# AGENDA

## MINNEOLA PLANNING & ZONING COMMISSION MEETING

**City Hall City Council Chambers**
**July 6, 2026 at 6:30 P.M.**

## I. CALL TO ORDER

## II. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

## III. AGENDA REVIEW

## IV. PUBLIC COMMENTS

The Minneola City Council will hear questions, comments, and concerns from the public. Action may not be taken by the city council at this meeting; however, questions may be answered by staff or issues may be referred for appropriate staff action.

Note: Pursuant to F.S. 286.0114 and the City of Minneola's Public Participation Policy adopted by Resolution 2013-19, members of the public shall be given a reasonable opportunity to be heard on propositions before the city council. Accordingly, comments, questions, and concerns regarding items listed on this agenda shall be received at the time the city council addresses such items during this meeting.

Pursuant to Resolution 2013-19, public comments are generally limited to three minutes.

## V. MINUTES

| | | |
|---|---|---|
| Item 1. | Planning & Zoning Commission Meeting Minutes - June 1, 2026 | Consider a Request to Approve the Minutes from the June 1, 2026 Planning & Zoning Commission Meeting. |

## VI. COMMISSION DISCUSSION AND ACTION ITEMS

| | | |
|---|---|---|
| Item 2. | Preliminary Subdivision Plat - Sugarloaf Pod A - The Prominence at Sugarloaf | Consider a Request to Approve the Preliminary Plat for Sugarloaf Pod A Subdivision, Located at CR 455, Minneola, Florida, Consisting of 773 Lots on 316.91 Acres. |

| | | |
|---|---|---|
| Item 3. | Ordinance 2026-09 CR 455 Annexation & Rezoning | An Ordinance of the City Council of the City of Minneola, Florida, Providing for the Voluntary Annexation of 4.88+/- Acres Pursuant to Section 171.044, Florida Statutes, Generally Located North of Bear Spring Road and West of County Road 455, in Lake County, Florida; Upon Annexation, Rezoning the Property From Lake County “Agriculture District (A)” to City of Minneola “Agriculture District (AG)” Within the City of Minneola; Providing for Severability; Providing for an Effective Date. |
| Item 4. | Ordinance 2026-10 Comprehensive Plan Amendment CR 455 | An Ordinance of the City Council of the City of Minneola, Florida, Providing for a Comprehensive Plan Amendment Amending the Land Use Designation from "Rural" on the Lake County Comprehensive Plan to “Agriculture” on the Future Land Use Map of the City of Minneola's Comprehensive Plan, for 4.88 + Acres of Property Generally Located North of Bear Spring Road and West of County Road 455, in Lake County, Florida; Providing for Conditions and Contingencies; Directing the City Clerk to Transmit the Amendment to the Appropriate Governmental Agencies Pursuant to Chapter 163, Florida Statutes; Providing for Severability; Providing for an Effective Date. |
| Item 5. | Lot Split - Founder's Ridge | Consider a Request to Approve a Lot Split for Founders Ridge Development, LLC, for Property Located on Citrus Grove Road. |
| Item 6. | Site Plan - Ace Hardware | Consider a Request to Approve the Site Plan Application for Ace Hardware at Grassy Lake Road & Citrus Grove Road. |
| Item 7. | Preliminary Plat - The Palms at Minneola | Consider a Request to Approve the Preliminary Subdivision Plan for The Palms at Minneola, Which is Generally Located South of Education Avenue, North |

of Minneola Avenue, and East of Highway 27

## VII. FINAL PUBLIC COMMENTS

Note: Pursuant to F.S. 286.0114 and the City of Minneola's Public Participation Policy adopted by Resolution 2013-19, members of the public shall be given a reasonable opportunity to be heard on propositions before the city council. Accordingly, comments, questions, and concerns regarding items listed on this agenda shall be received at the time the city council addresses such items during this meeting. Pursuant to Resolution 2013-19, public comments are generally limited to three minutes.

## VIII. REPORTS

City Planner Joyce Heffington, AICP

**AGENDA SUMMARY**
Planning & Zoning Commission Meeting
July 6, 2026

**Agenda Item:** 1.
**Subject Title:** Planning & Zoning Commission Meeting Minutes - June 1, 2026

**Objective:**
Consider a Request to Approve the Minutes from the June 1, 2026 Planning & Zoning Commission Meeting.

**Summary:**

**Exhibits:**
None

**Options:**

**Fiscal Impact:**

**Staff Recommendation:**

**AGENDA SUMMARY**
Planning & Zoning Commission Meeting
July 6, 2026

**Agenda Item:** 2.
**Subject Title:** Preliminary Subdivision Plat - Sugarloaf Pod A - The Prominence at Sugarloaf

**Objective:**
Consider a Request to Approve the Preliminary Plat for Sugarloaf Pod A Subdivision, Located at CR 455, Minneola, Florida, Consisting of 773 Lots on 316.91 Acres.

**Summary:**
EPC Holdings 808 LLC, the property owner, has submitted an application for approval of a preliminary subdivision plat for Sugarloaf Pod A, also known as The Prominence at Sugarloaf. The proposed development encompasses approximately 316.91 acres located east of CR 455 and north of North Hancock Road in Minneola, Florida. This subdivision is part of the Sugarloaf Mountain Planned Unit Development (PUD) and is planned to include 773 single-family residential lots in its first phase.

Key project features include:
Lot Sizes: A mix of 45x120, 55x120, and 65x120 foot lots

- Recreation Area: 8.40 acres dedicated to recreation
- Public Infrastructure: 71.89 acres allocated for public streets and rights-of-way
- No Wetlands: The site contains no designated wetlands
- Zoning: The property is zoned PUD, consistent with the surrounding area

**Exhibits:**
1. Application for Prel Plat - Sugarloaf Pod A
2. Concurrency Application
3. Lk Co Schools - School Concurrency Vested
4. ALTA Survey
5. Sugarloaf Pod A1-A2-A3 Prominence Preliminary Plat
6. Staff Comments
7. 2026-03-10 City - Pod A Pre Plat Resubmittal Letter
8. Traffic Impact Analysis RTC 11-11-2025
9. Revised Traffic Impact Analysis 11-2025
10. Geotech Report - Retention Ponds

11. CRAS Sugarloaf Pod A
12. Environmental Assessment Report
13. FWS Sugarloaf_Permit_TE96852B-0
14. Prominance at Sugarloaf - B HOA Articles of Incorporation DRAFT
15. Prominance at Sugarloaf - Declaration of Covenants DRAFT
16. Prominance at Sugarloaf - Exhibit C HOA BY LAWS DRAFT

**Options:**
1. Approve the plat as presented.
2. Approve the plat with conditions.
3. Postpone the decision.
4. Deny approval of the plat.

**Fiscal Impact:**
Undetermined

**Staff Recommendation:**
Staff recommends that all staff comments be satisfactorily addressed as a condition of approval.

City of Minneola
Planning Department
800 N Highway 27, Minneola, FL 34715

## APPLICATION FOR SUBDIVISION PRELIMINARY PLANS

(Applies to only subdivisions of 6 or more lots)

This checklist is based on the relevant provisions of Chapter 126 – Subdivisions and Plats - of the Minneola, FL Code of Ordinances. The code is available online at www.municode.com.

**General Requirements**

- Contact the Lake County E 911 office to get an **approved** subdivision name.
- Schedule a pre-application conference with this Department as early as possible in the project development process.
- No subdivision application shall be scheduled for processing until this Department determines the application package is complete.
- **Since the application package completeness determination must occur PRIOR the agenda deadline date, do not wait until the deadline to submit the application package**.
- Resubmissions must also comply with the agenda deadline date.
- All subdivision submissions must comply with the relevant requirements of Section 126 – 5 (d) – Preliminary Plans.
- Be advised that no site clearing activity, other than the minimum necessary for surveying purposes, may be initiated until the construction plans are approved AND a tree removal permit has been issued.
- All plats, plans & specifications must be signed & sealed by a Florida registered surveyor, landscape architect or engineer, as appropriate for the document.
- Preliminary plans are reviewed by the Development Review Committee, the Planning and Zoning Commission and the City Council.
- "...The preliminary approval shall expire if construction plans have not been approved within 18 months of the date of approval of the preliminary plan/plat, or unless a time extension is granted by the city council before the expiration date..." [Sec. 126-5 (d) (3)].
- Phasing must be arranged so that each phase can stand alone and function adequately with regard to required improvements, infrastructure and facilities.
- **"...No person shall transfer or sell by reference to, exhibition of, or by the use of a plan or plat, of a subdivision before plan or plat approval and is officially recorded according to the terms of this chapter..."** [Sec. 126-5 (b)].

## Section 126 - 5 (d) – Preliminary Plans
## APPLICATION FOR SUBDIVISION PRELIMINARY PLANS
## SUBMISSION CHECKLIST

Submit 3 copies of the preliminary plans at a scale of 100 feet to 1 inch on 24" by 36" sheets with 10 copies of the plans reduced to 11" by 17"

_____ Preliminary Plat – (5acres or less, or 10 du or more)... **$1,475 Application Fee**
_____ Preliminary Plat – (5-25acres or 10-50du or more)... **$1,775 Application Fee**
_____ Preliminary Plat – (25 acres or more or 50du or more) **$2,075 Application Fee**
_X_ Preliminary Plat – PUD or DRI..... **$2,275 Application Fee**

| Rec'd | Requirement |
|---|---|
| | A copy of the County E-911 approved subdivision name and identifying title |
| | |
| | Legal description of the subject site – could be on the boundary survey |
| | Complete name and mailing address of the property owner, developer and engineer |
| | Tract boundaries with dimensions |
| | North arrow, date of preparation and other pertinent legend information |
| | A location map at no greater than 1000 scale |
| | Zoning of the site AND adjacent parcels on all sides |
| | Plat book and page of the site |
| | Typical lot size by phase, if necessary |
| | A copy of the draft HOA deeds, restrictions and covenants |
| | Streets and easements of adjacent land |
| | Topography map in NGVD contours at 1 foot intervals |
| | Site conditions including, but not limited to, existing watercourses, drainage ditches, bodies of water, wetland, 100-year flood elevations, and surrounding physical features |
| | Existing property lines, buildings, transmission lines, water and/or sewer lines, bridges, culverts, city limits and utility easements on the subject site AND the adjacent parcels |
| | **Lake County E-911 approved street names**, street types, pavement widths and right-of-way dimensions and typical cross section diagrams |
| | Identification of the stormwater disposal method and connection to the city potable water, wastewater and reuse systems |
| | Proposed off-site roadway and other public improvements in the area |
| | Phasing the subdivision, if any – lots must be numbered consecutively for the whole project |
| | Dedications of sites and roadways to the public |
| | Identify/map the on-site soils |
| | A summary list of the total acres, lots, minimum lot area and lineal feet of streets |
| | An environmental assessment pursuant to the provisions of Chapter 114 of this Code |
| | A preliminary concurrency review document |
| | Adequately address zoning, buffering, environmentally sensitive area, upland habitat, floodplains, well field, aquifer protection, historic/archeological and traffic |
| | **A CD in PDF format which includes ALL the application package text and graphics** |

## APPLICATION FOR SUBDIVISION PRELIMINARY PLANS

(Applies **only** to division of land into 6 or more parcels)
(Please type or write very clearly)

**County 911 Approved** Subdivision Name: Sugarloaf Pod A

General Location and/or Street Address: CR 455 Minneola, FL 34715

Alternate Key Number:

Alt Key: 1037051 (Parcel ID #16-21-26-0003-000-00300); Alt Key: 3029020 (16-21-26-0003-000-00800); Alt Key: 3859092 (16-21-26-0003-000-01000); Alt Key: 2804271 (17-21-26-0001-000-00401); Alt Key: 1031028 (17-21-26-0004-000-03900); Alt Key: 1055062 (17-21-26-0004-000-04000); Alt Key: 3029038 (17-21-26-0004-000-04800); Alt Key: 3859090 (17-21-26-0004-000-07700); Alt Key: 3029011 (20-21-26-0001-000-06000); Alt Key: 1508746 (21-21-26-0002-000-00300); Alt Key: 3859093 (21-21-26-0002-000-01100)

Project Area: 316.91 # of Units: 773 Density: Zoning: PUD

Typical Lot Size: 45 x 120; 55x120 and 65x120 # of Phases: 1

# Lots & Acres by Phase: 773 lots, 316.91 ac. - Phase 1

# Acres of Recreation Area: 8.40 ac. # Acres of Wetlands: 0

# Acres of Roads & R/W: 71.89 ac. Public or Private Streets: Public

Has this site been subject to <u>any</u> other development permit action in the last two years?

No X If Yes, provide the type of action and date of final action below.

Attach a copy of the Property Owner's Authorization form.

Applicant Name: EPC Holdings 808 LLC

Applicant Address: 400 N. Ashley Drive, Suite 1750 Tampa, FL 33602

Applicant Phone #: 813-579-4465 Fax # and/or E-mail: mcuarta@richlandcommunities.com

## APPLICATION FOR SUBDIVISION PRELIMINARY PLANS (cont'd)

Owner Name: EPC Holdings 808 LLC

Owner Address: 400 N. Ashley Drive, Suite 1750 Tampa, FL 33602

Owner Phone #: 813-579-4465 Fax # and/or E-mail: mcuarta@richlandcommunities.com

Person to be contacted regarding questions about this application (e.g. engineer, architect, attorney, etc.):

Contact Name: Marc D. Stehli, PE / Poulos and Bennett, LLC (Engineer / Agent)

Contact Address: 2602 E. Livingston Street Orlando, FL 32803

Phone #: 407-487-2594 Fax #: _____ E-mail: mstehli@poulosandbennett.com

## APPLICATION FOR SUBDIVISION PRELIMINARY PLANS

### CERTIFICATION

I, the undersigned, do hereby certify that I have read the application and the relevant guidance material and understand the requirements described therein and that I will fully comply with all City, State and Federal regulations applicable to this project. I, the undersigned, do hereby certify that I have read this Checklist and understand the requirements described therein.

I understand that the application fee is *non-refundable*.

I further understand that I am responsible to reimburse the City for the actual advertising costs **AND** the actual consultants' review fees, if any. Said fees shall be paid within 30 days of receipt of the City's invoice **OR** further processing of the application will cease until the invoice is paid in full.

**Applications need to be submitted by the 1st of the month to be considered at the next month's Planning & Zoning Commission meeting. Any and all supporting documents that need to be reviewed by the Commission need to be submitted by the 15th of the same month to be included in the packet for review.**

**I understand that only application packages that are determined complete by the Department will be scheduled for review.**

EPC Holdings 808 LLC

By: _____

Applicant Signature John C. Troutman, Vice President

July 21, 2025

Date

**********

*(For office use)*

Project Name: _____

Application Fee Rec'd: _____ Receipt #: _____

## APPLICATION FOR SUBDIVISION PRELIMINARY PLANS

### OWNER'S APPLICATION AUTHORIZATION

**(Required if the property owner of record is not the applicant)**

**STATE OF FLORIDA**

**COUNTY OF LAKE**

Before me, the undersigned authority, personally appeared John C. Troutman who being by me first duly sworn on oath, deposes and says:

1. That he/she is the Vice President of the property owner of the subject parcel(s) in this application.

2. That he/she desires to apply for a Subdivision Preliminary Plans on land generally located at (insert legal description)

   See attached Legal Description

3. That he/she has appointed Marc D. Stehli, PE / Poulos & Bennett, LLC to act as agent in his/her behalf to accomplish the above.

By: _____

John C. Troutman — Owner's Signature

This is to certify that on _____, 20____ before me, an officer duly authorized to take acknowledgments in the State and County aforesaid,

personally appeared _____ he/she is

personally known to me or has produced _____ as identification and Did (Did Not) Take an Oath.

SEAL

See attached.

Signature of Acknowledger

Acknowledger Name

Serial Number

My Commission Expires

**CALIFORNIA ACKNOWLEDGMENT** CIVIL CODE § 1189

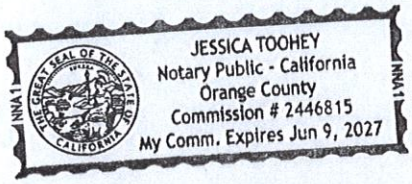
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange }

On July 22, 2025 before me, Jessica Toohey, Notary Public,
*Date* *Here Insert Name and Title of the Officer*

personally appeared John C Troutman
*Name(s) of Signer(s)*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.




*Place Notary Seal and/or Stamp Above*

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Jessica Toohey
*Signature of Notary Public*

**OPTIONAL**

*Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

**Capacity(ies) Claimed by Signer(s)**

| | |
|---|---|
| Signer's Name: _____ | Signer's Name: _____ |
| ☐ Corporate Officer – Title(s): _____ | ☐ Corporate Officer – Title(s): _____ |
| ☐ Partner – ☐ Limited ☐ General | ☐ Partner – ☐ Limited ☐ General |
| ☐ Individual ☐ Attorney in Fact | ☐ Individual ☐ Attorney in Fact |
| ☐ Trustee ☐ Guardian or Conservator | ☐ Trustee ☐ Guardian or Conservator |
| ☐ Other: _____ | ☐ Other: _____ |
| Signer is Representing: _____ | Signer is Representing: _____ |

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City of Minneola
Planning Department
800 N Highway 27, Minneola, FL 34715
(352) 394 – 3598

# Concurrency Management Application

This checklist is based on the relevant provisions of Chapter 90-5 of the Minneola Code of Ordinances. The Code is available online at www.municode.com. The requirements described below are minimums that may be adjusted in the pre-application conference.

State law requires the City to determine that the available capacity of the necessary public facilities, such as: roads, potable water, sanitary sewer, parks & recreations, stormwater management and solid waste, are available to serve the proposed project at the time its off-site impacts actually occur. This determination is done by comparing the impacts of the proposed project with the Level-of-Science (LOS) standards established in the City's Comprehensive Plan and the currently available capacities in these systems.

There are three types of concurrency certificates (letters): Conceptual, Preliminary, and Final. They are described as follows:

| | | |
|---|---|---|
| **Conceptual** | Optional at the zoning stage<br><br>Valid only for letter date | Valuable as an early assessment of available public facility capacities which will be available at the time of the project's final development order application. |
| **Preliminary** | Optional at the site plan or preliminary S/D plat stage<br><br>Valid only for letter date | Valuable as an early assessment of available public facility capacities which will be available at the time of the projects final development order application |
| **Final** | **Prior to issuing a Final Development Order**<br><br>Valid for a specified time | If public facilities capacities are found to be available at adopted levels of service at the time of final development approval, a certificate of concurrency will be issued and vice-versa. |

Applicant Name: EPC Holdings 808 LLC

Applicant Address: 400 N. Ashley Drive, Suite 1750 Tampa, FL 33602

Applicant Phone: 813-579-4465 Fax or E-mail Address: mcuarta@richlandcommunities.com

Project Name: Sugarloaf Pod A Preliminary Plat

General Location: CR 455

Alternate Key Number(s):

Alt Key: 1037051 (Parcel ID #16-21-26-0003-000-00300); Alt Key: 3029020 (16-21-26-0003-000-00800); Alt Key: 3859092 (16-21-26-0003-000-01000); Alt Key: 2804271 (17-21-26-0001-000-00401); Alt Key: 1031028 (17-21-26-0004-000-03900); Alt Key: 1055062 (17-21-26-0004-000-04000); Alt Key: 3029038 (17-21-26-0004-000-04800); Alt Key: 3859090 (17-21-26-0004-000-07700); Alt Key: 3029011 (20-21-26-0001-000-06000); Alt Key: 1508746 (21-21-26-0002-000-00300); Alt Key: 3859093 (21-21-26-0002-000-01100)

# City of Minneola
# Concurrency Management Application Cont.

## Minimum Submission Requirements

One copy each of the completed and signed Checklist and Application forms

**A non-refundable application fee of $350.00**

One copy of the legal description. This can be shown on either the Boundary Survey (11x17) or the Warranty Deed

### Concurrency Reviews, Development Orders, & Capacity Reservations

1. All concurrency determinations are made at staff level, no other review is required.
2. A concurrency determination must be provided to the application with 30 days after receipt of a complete application package.
3. The pre-application meeting will identify whether a traffic study will be required pursuant to Chapter 134-3 of the City's Code.
4. Conceptual and/or Preliminary Concurrency determinations are advisory only and are valid only for the date of the Concurrency Certificate. A Final Concurrency determination is applicable for the duration identified in the Final Concurrency letter.
5. The Final Concurrency Certificate shall include:
    a. The estimated impact on each of the public facilities identified in the application.
    b. The ability of each of the public facilities to accommodate the proposed project at the established LOS standards.
    c. An identification of public facility deficiencies that must be corrected prior to completion of the project.
    d. An identification of any improvements or additions that are needed for a public facility in order to meet the applicable LOS standards and the entities responsible for the improvements or additions.
    e. The date on which the improvements must be completed to maintain, or exceed, the established applicable LOS standards.
6. The concurrency determination may require one or more mitigation measures to be completed, particularly for roads and/or schools, through a variety enforceable agreements.
7. Should the City Council determine that the City and/or the developer not reach an agreement on how to ensure the necessary public facilities will be available to correct the identified deficiencies, the project shall be denied. [Sec. 90-5(h)]
8. A concurrency statement is not a capacity reservation.
9. A capacity reservation is valid only for the specific land used, densities, intensities, and construction schedules contained in the development order or development agreement.

# City of Minneola
## Concurrency Management Application Cont.

10. Payment of the water and sewer connection fees are optional, but may be required to reserve capacity in these systems and should be done as soon as possible in the review process.
11. No clearance or construction activity may be initiated until a Development Order (DO) is issued. The City may issue a DO only after approval of the conceptual or preliminary development plans according to the relevant permit process required in this Code. [Sec. 98-1(a)]
12. A development order allows land clearing, site preparation, utility construction, road construction, building construction, or rezoning of the subject parcel to PUD only. [Sec. 98-1(a)]
13. No Final Development Order shall be issued until a Concurrency Certificate is issued by the City [Sec. 90-5(b)(1)]
14. The applicant is responsible to require a Final Development Order from the City.
15. Both the City and the County collect various impact fees. For City fees, contact the Planning & Zoning Department at the address below. For County fees, contact Lake County Public Works at (352) 483-9000.

**Certification:**

I, the undersigned, do hereby certify that I have read this checklist and understand the requirements described herein. I further understand that only application packages that have been determined complete by the Planning Department, prior to the City Council agenda deadline, will be scheduled for processing.

Owner/Authorized Signature

July 21, 2025

Date

Transmit To:

City of Minneola
Planning & Zoning Department
800 N Highway 27
Minneola, FL 34715
(352) 394-3598

*Please note: Fax or e-mail submissions are not accepted*.

City of Minneola
Planning Department
800 N Highway 27, Minneola, FL 34715

# Concurrency Determination Application

Applicant Name: EPC Holdings 808 LLC

Applicant Address: 400 N. Ashley Drive, Suite 1750 Tampa, FL 33602

Applicant Ph. Number: 813-579-4465 E-mail Address: mcuarta@richlandcommunities.com

Owner Name: EPC Holdings 808 LLC

Owner Address: 400 N. Ashley Drive, Suite 1750 Tampa, FL 33602

Owner Ph. Number: 813-579-4465 E-mail Address: mcuarta@richlandcommunities.com

Subject Parcel General Location and/or Street Address: CR 455

Sugarloaf Pod A Preliminary Plat

Alternate Key Number(s):

Alt Key: 1037051 (Parcel ID #16-21-26-0003-000-00300); Alt Key: 3029020 (16-21-26-0003-000-00800); Alt Key: 3859092 (16-21-26-0003-000-01000); Alt Key: 2804271 (17-21-26-0001-000-00401); Alt Key: 1031028 (17-21-26-0004-000-03900); Alt Key: 1055062 (17-21-26-0004-000-04000); Alt Key: 3029038 (17-21-26-0004-000-04800); Alt Key: 3859090 (17-21-26-0004-000-07700); Alt Key: 3029011 (20-21-26-0001-000-06000); Alt Key: 1508746 (21-21-26-0002-000-00300); Alt Key: 3859093 (21-21-26-0002-000-01100)

Non-Residential:

Land Use Designation: PUD Current Zoning: PUD Proposed Zoning: PUD

Specific Proposed Use: _____ Number of Structures: _____

List Square Footage of Each Structure: _____

Total Square Footage: _____

Residential Units:

Single Family Detached: 773 Single Family Attached: 0

Multi-Family (three or more dwelling units): 0

Type of Concurrency Review Requested:

_____ Conceptual, valid only for date of letter (optional)

_____ Preliminary, valid only for date of letter (optional)

X Final, required prior to issuing of Final Development Order [Sec. 90-5(1)(c)]

**School Capacity.** Please contact the Lake County School Board in regards to School Concurrency at (352) 394-6694.

# City of Minneola
## Concurrency Determination Application Cont.

**CERTIFICATION**

I, the undersigned, do hereby certify that I have read the application and the relevant guidance material and understand the requirements described therein and that I will fully comply with all City, State, and Federal regulations applicable to this project.

I understand that the application fee is non-refundable.

I further understand that I am responsible to reimburse the City for the actual advertising costs and the actual consultants' review fee, if any. Said fees shall be paid within 30 days of receipt of the City's invoice or further processing of the application will cease until the invoice is paid in full.

I understand that only application packages that are determined complete by the Planning Department will be scheduled for review.

EPC Holdings 808 LLC

By: _____

Applicant Signature John C. Troutman, Vice President

July 21, 2025

Date

**Office Use Only:**

Project Name: _____

Application Fee: $350.00

Received By: _____ Receipt #: _____

Transmit To:

City of Minneola
Planning & Zoning Department
800 N Highway 27
Minneola, FL 34715
(352) 394-3598 x171 or x172

LAKE COUNTY SCHOOLS

201 West Burleigh Boulevard · Tavares · FL 32778-2496
(352) 253-6500 · Fax: (352) 253-6503 · *www.lake.k12.fl.us*

***Superintendent:***
**Diane S. Kornegay, M.Ed.**

***School Board Members:***
***District 1***
**Bill Mathias**
***District 2***
**Kristi Burns, Ph.D.**
***District 3***
**Marc Dodd**
***District 4***
**Sandy Gamble**
***District 5***
**Stephanie Luke**

March 28, 2022

Mr. John C. Troutman
400 N. Ashley Drive, #1750
Tampa, FL 33602

**RE: Sugarloaf Pod 7 aka Look Out Ridge at Sugarloaf Mountain**
**City of Minneola**

Dear Mr. Troutman:

Thank you for your school concurrency application submittal for the above referenced residential project. Upon further review of the development order history, it has been determined that the Sugarloaf Planned Unit Development zoning was approved by the Lake County Board of County Commissioners pursuant to Ordinance 9-91 on February 19, 1991. In July 1993 a request for a Development of Regional Impact (ADA694-001) was submitted and subsequently became effective July 26, 1994. The School Concurrency program was implemented in 2007.

Furthermore, the City was contacted regarding the status of the project, at which time, I was informed that a time extension has recently been requested for the Development Agreement. Because the project was approved prior to the implementation of the school concurrency program and remains valid the proposed Look Out Ridge at Sugarloaf Mountain subdivision (Sugarloaf Pod 7) is not subject to school concurrency review at this time.

However, in the event the City deems the project invalid or expired then the development would be subject to school concurrency review. Additionally, should the residential density be increased over the approved total units, those units would be subject to school concurrency review.

If you should have questions or need more information please do not hesitate to contact me at 352-253-6694 or by email at lavalleyh@lake.k12.fl.us.

Sincerely,

Helen LaValley
Growth Planning Dept.

Encl: SC Application packet & review fee check

PARCEL 1

All of that certain real property lying in Sections 16, 17, and 21 of Township 21 South, Range 26 East, Lake County, Florida, which is bounded on the South and West by State Road No. 256, and on the North and East by Tavares and Gulf Railway; and that portion of the North line of the Southwest Quarter of the Northeast Quarter of said Section 17, between the said State Road No. 256 and the Tavares and Gulf Railway and bounded on the East by the East line of the Southwest Quarter of the Northeast Quarter of said Section 21, LESS the following described property:

That part of the North 165 feet of the South Half of the Northeast Quarter of Section 17, Township 21 South Range 26 East, lying West of Tavares and Gulf Railway as now located, and East of Public Highway, State Road No. 256, as now located.

AND

The North 100 feet of the East 378–1/2 feet lying South of the Tavares and Gulf Railway as now located in the Southwest Quarter of the Northeast Quarter of Section 21, Township 21 South, Range 26 East, Lake County, Florida.

AND

That part of the South Half of the Southwest Quarter of Section 16, Township 21 South, Range 26 East, lying West of the Tavares and Gulf Railway right of way.

AND

That part of the South Half of Section 17, Township 21 South, Range 26 East, Lake County, Florida, lying East of State Road No. 455.

AND

That part of the Northeast Quarter of Section 20, Township 21 South, Range 26 East, Lake County, Florida, lying East of State Road No. 455.

AND

The Northwest Quarter of Section 21, Township 21 South, Range 26 East, Lake County, Florida, LESS AND EXCEPT that party lying North and East of the Tavares and Gulf Railway right of way, and LESS AND EXCEPT that part lying South of State Road No. 455.

AND

That part of the West Half of the Northeast Quarter of Section 21, Township 21 South, Range 26 East, Lake County, Florida, lying South of the Tavares and Gulf Railway right of way, and North of State Road No. 455, LESS AND EXCEPT the North 100 feet of the East 378–1/2 feet lying South of the Tavares and Gulf Railway as now located in the Southwest Quarter of the Northeast Quarter of Section 21, Township 21 South, Range 26 East, Lake County, Florida.

PARCEL 2

Commence at the Southeast corner of Section 20, Township 21 South, Range 26 East, Lake County, Florida; Thence run North 00 degrees 37'34" East 25.00 feet along the West line of the Southwest 1/4 of said Section 21 to the Northerly right–of–way line of Sugarloaf Mountain Road, a varying right–of–way, and the Point of Beginning; Thence run North 89 degrees 00'47" West 1322.04 feet along said Northerly right–of–way line to the West line of the East 1/2 of the Southeast 1/4 of said Section 20; Thence run North 00 degrees 41'34" East 2661.05 feet along the West line of the East 1/2 of the Southeast 1/4 of said Section 20; Thence run North 00 degrees 57'48" East 1327.94 feet along the West line of the East 1/2 of the Northeast 1/4 of said Section 20 to the Northwest corner of the Southeast 1/4 of the Northeast 1/4 of said Section 20; Thence run South 89 degrees 07'41" East 1323.68 feet along the North line of the Southeast 1/4 of the Northeast 1/4 of said Section 20 to the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 21, Township 21 South, Range 26 East, Lake County, Florida; Thence run South 89 degrees 07'57" East 120.00 feet to a point on the arc of a curve and the center of pavement of State Road No. 455; Thence run Southeasterly 413.44 feet along the center of said pavement and the arc of said curve, concave Northeasterly having a delta of 23 degrees 02'04", a radius of 1028.38 feet and a chord bearing of South 61 degrees 44'44" East; Thence run South 73 degrees 15'46" East 3365.23 feet along said center of pavement to the point of curvature of a curve; Thence run Southeasterly 524.40 feet along said center of pavement and the arc of a curve, concave Southwesterly, having a delta of 35 degrees 13'41", a radius of 852.89 feet, and a chord bearing of South 55 degrees 38'55" East; Thence run South 88 degrees 10'27" East 907.19 feet along the North line of the Northeast 1/4 of the Southeast 1/4 of said Section 21; Thence run South 00 degrees 19'09" West 250.09 feet along the West line of the East 200 feet of the North 250 feet of the North 1/2 of the North 1/2 of the Southeast 1/4 of said Section 21; Thence run South 88 degrees 10'27" East 200.07 feet along the South line of said East 200 feet of the North 250 feet of the North 1/2 of the North 1/2 of the Southeast 1/4 of Section 21; Thence run South 00 degrees 19'09" West 405.88 feet along the East line of the Southeast 1/4 of said Section 21; Thence run North 88 degrees 21'43" West 221.87 feet along the South line of the North 1/2 of the North ½ of the Southeast 1/4 of said Section 21 to the center of pavement of State Road No. 455; Thence run South 73 degrees 13' 16" East 231.29 feet along said centerline to the East line of the Southeast 1/4 of said Section 21; Thence run South 00 degrees 19'09" West 1195.54 feet along said line; Thence run South 78 degrees 28'09" West 222.00 feet; Thence run South 36 degrees 58'09" West 336.00 feet; Thence run North 89 degrees 58'51" West 453.30 feet; Thence run North 75 degrees 39'07" West 459.94 feet; Thence run South 00 degrees 35'23" West 488.39 feet along the East line of the Southwest 1/4 of the Southeast 1/4 of said Section 21 to the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of said Section 21; Thence run North 88 degrees 55' 13" West 1319.77 feet along the South line of said Section 21 to the Easterly right–of–way line of said Sugarloaf Mountain Road; Thence run North 00 degrees 51'25" East 35.00 feet along said right–of–way line; Thence run North 88 degrees 55'13" West 2640.60 feet along the Northerly right–of–way line of said Sugarloaf Mountain Road; Thence run South 00 degrees 37'34" West 10.00 feet along said right–of–way line to the Point of Beginning.

LESS AND EXCEPT road right of way in favor of Lake County, a political subdivision of the State of Florida, as described in that certain Right of Way Deed recorded February 26, 1973, in Official Records Book 496, Page 527, Public Records of Lake County, Florida.

AND LESS AND EXCEPT: #2
A Portion of Section 20, Township 21 South, Range 26 East, Lake County, Florida described as follows:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 20; THENCE NORTH 89°16'07" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 20 FOR 594.77 FEET; THENCE NORTH 00°00'00"' WEST FOR 35.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SUGARLOAF MOUNTAIN ROAD ACCORDING TO OFFICIAL RECORD BOOK 496, PAGE 527 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND TO THE POINT OF BEGINNING; THENCE NORTH 89°16'07" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 355.58 FEET: THENCE NORTH 00°43'53" EAST FOR 5.00 FEET TO THE NORTH LINE OF SOUTH 40.00 FEET OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 20; THENCE SOUTH 89°16'07" EAST ALONG SAID NORTH LINE FOR 355.51 FEET: THENCE SOUTH 00°00"00" EAST FOR 5.00 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT: #3
A Portion of Section 20, Township 21 South, Range 26 East, Lake County, Florida described as follows:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 20; THENCE NORTH 89°16'07" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 20 FOR 694.77 FEET; THENCE NORTH 00°00'00" WEST FOR 55.00 FEET TO THE NORTH LINE OF THE SOUTH 55 FEET OF THE SOUTHEAST 1/4 OF SECTION 20 AND TO THE POINT OF BEGINNING; THENCE NORTH 89°16'07" WEST ALONG SAID NORTH LINE FOR 355.32 FEET; THENCE NORTH 00°43'53" EAST FOR 112.33 FEET; THENCE NORTH 45°43'53" EAST FOR 201.50 FEET; THENCE NORTH 00°00'00" WEST FOR 58.90 FEET; THENCE NORTH 90°00'00" EAST FOR 94.80 FEET; THENCE SOUTH 00°00'00" EAST FOR 90.00 FEET; THENCE SOUTH 45°00'00" EAST FOR 162.31 FEET; THENCE SOUTH 00°00'00" EAST FOR 111.63 FEET TO THE POINT OF BEGINNING.

PARCEL 3

That part of the South Half of the Southwest Quarter of Section 16, Township 21 South, Range 26 East, Lake County, Florida, lying West of the Tavares and Gulf Railway right of way.

AND

That part of the South Half of Section 17, Township 21 South, Range 26 East, Lake County, Florida, lying East of State Road No. 455, LESS AND EXCEPT the following described property for road right of way:

A fifty (50) foot wide right of way, twenty–five (25) feet at right angles on each side of the following described center line in the North Half (N1/2) of the Southeast Quarter (SE 1/4), Section 17, Township 21 South, Range 26 East, East of the right of way of State Road No. 455: Commence at a point 1653.33 feet South 89 degrees 33 minutes 34 seconds West of and 52.13 feet South of the East Quarter comer of Section 17, Township 21 South, Range 26 East (Station 0 + 00); thence run North 89 degrees 33 minutes 35 seconds East 1021.00 feet; thence run North 47 degrees 36 minutes 35 seconds East 77.79 feet to the North line of the Southeast Quarter (SE 1/4) of said Section 17 (Station 10 + 98. 79). That part of the Northeast Quarter of Section 20, Township 21 South, Range 26 East, Lake County, Florida, lying East of State Road No. 455.

AND

The Northwest Quarter of Section 21, Township 21 South, Range 26 East, Lake County, Florida, LESS AND EXCEPT that party lying North and East of the Tavares and Gulf Railway right of way, and LESS AND EXCEPT that part lying South of State Road No. 455.

AND

That part of the West Halfof the Northeast Quarter of Section 21, Township 21 South, Range 26 East, Lake County, Florida, lying South of the Tavares and Gulf Railway right of way, and North of State Road No. 455,

LESS AND EXCEPT the North 100 feet of the East 378–1/2 feet lying South of the Tavares and Gulf Railway as now located in the Southwest Quarter of the Northeast Quarter of Section 21, Township 21 South, Range 26 East, Lake County, Florida.

PARCEL 5

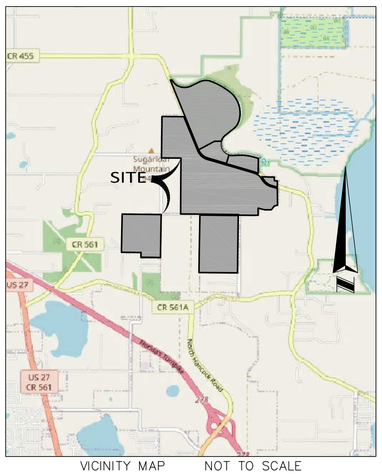
5–1

The Southeast Quarter of the Southeast Quarter of Section 17, Township 21 South, Range 26 East (LESS the North 50 feet of the Southeast Quarter of the Southeast Quarter of Section 17, Township 21 South, Range 26 East, Lake County, Florida, lying West of right of way of State Road No. 455; together with the Northeast Quarter of the Northeast Quarter and the South Three Quarters of the Northwest Quarter of the Northeast Quarter of Section 20, Township 21 South, Range 26 East, Lake County, Florida, all lying West of State Road No. 455,

together with the following described parcel:

5–2

Begin at the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 20, Township 21 South, Range 26 East; thence North 01 degrees 10 minutes 16 seconds East 120 feet, more or less, along the East line of Section 20 to the center of a paved road known to be State Road No. 455; thence run Southeasterly along the center of said road to the point of intersection with a line bearing South 89 degrees 7 minutes 57 seconds East from the POINT OF BEGINNING; thence run North 89 degrees 7 minutes 57 seconds West 120 feet, more or less, along said line to the POINT OF BEGINNING. LESS road right of way for State Road No. 455, Lake County, Florida.



VICINITY MAP NOT TO SCALE

PARCEL 6

6–1
The Northwest Quarter, and the North Quarter of the Northeast Quarter of the Southwest Quarter of Section 29, Township 21 South, Range 26 East, Lake County, Florida. LESS AND EXCEPTING, however, the North 25.00 feet thereof, being road right of way, recorded in Official Records Book 518, Page 770, Public Records of Lake County, Florida.

AND
6–2
The West Half of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter of Section 28, Township 21 South, Range 26 East, Lake County, Florida, LESS right of way for Sugarloaf Road.

AND
6–3
The North Three Quarters of the Northeast Quarter of the Northwest Quarter of Section 28, Township 21 South, Range 26 East, Lake County, Florida, LESS right of way for Sugarloaf Road.

AND
6–4
The South Quarter of the Northeast Quarter of the Northwest Quarter and the North Half of the Southeast Quarter of the Northwest Quarter of Section 28, Township 21 South, Range 26 East, Lake County, Florida. LESS right of way for Sugarloaf Road.

AND
6–5
The South Half of the Southeast Quarter of the Northwest Quarter and the North Quarter of the Northeast Quarter of the Southwest Quarter of Section 28, Township 21 South, Range 26 East, Lake County, Florida, LESS right of way for Sugarloaf Road.

AND
6–6
The South Three Quarters of the Northeast Quarter of the Southwest Quarter of Section 28, Township 21 South, Range 26 East, Lake County, Florida. LESS right of way for Sugarloaf Road.

LESS AND EXCEPT from the above parcels:

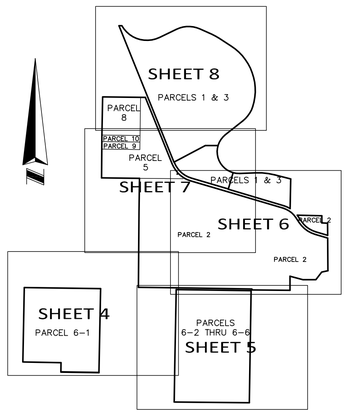
All of the plat of SUGARLOAF MOUNTAIN UNIT 1B, according to the plat thereof as recorded in Plat Book 59, page 76 through 79, inclusive, Public Records of Lake County, Florida.

AND ALSO LESS AND EXCEPT from the above parcels:

All of the plat of SUGARLOAF MOUNTAIN UNIT 2B, according to the plat thereof as recorded in Plat Book 60, Pages 54, 55 and 56, Public Records of Lake County, Florida.

AND ALSO LESS AND EXCEPT from the above parcels:

All of the plat of SUGARLOAF MOUNTAIN UNIT 2B ADDITION, according to the plat thereof as recorded in Plat Book 63, Page 64, Public Records of Lake County, Florida.



KEY MAP NOT TO SCALE

CERTIFIED TO:

ATTORNEYS' TITLE FUND SERVICES, LLC
SIVYER BARLOW & WATSON, P.A.
EPC HOLDINGS 808, LLC
RICHLAND COMMUNITIES

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 5, 8 & 11(b) OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 11/24/2021.

SIGNATURE: Digitally signed by James L. Rickman
Date: 2021.12.20 10:38:33 -05'00'

This item has been electronically signed and sealed by James Rickman on the 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.

JAMES L. RICKMAN, FLORIDA LICENSED SURVEYOR AND MAPPER #5633
FOR THE LICENSED FIRM OF ALLEN & COMPANY, LICENSED BUSINESS #6723


ALLEN & COMPANY
Founded in 1988
SURVEYING • MAPPING
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(407) 654–5355 FAX (407) 654–5356


# ALTA/NSPS LAND TITLE BOUNDARY & TOPOGRAPHIC SURVEY OF SUGARLOAF

SECTIONS 16, 17, 20, 21, 28 & 29
TOWNSHIP 21 SOUTH, RANGE 26 EAST
LAKE COUNTY, FLORIDA

FOR: RICHLAND COMMUNITIES

| DATE | REVISIONS |
|---|---|

JOB # 20210288
DATE: 11/16/2021
SCALE: N/A
CALC BY: DY
FIELD BY: JAR
DRAWN BY: DY
CHECKED BY: JLR

SHEET 1 OF 8

Drawing name: L:\Data\20210288\Survey\20210288.dta SHEET 1

AND ALSO LESS AND EXCEPT from the above parcels:

That portion of Section 28, Township 21 South, Range 26 East, Lake County, Florida described as follows:
Commencing at the North ¼ corner of said Section 28, thence South 00°54'50" West along the North South Center line for 3,785.92 feet; thence North 89°05'10" West for 35.00 feet to the Point of Beginning; thence South 00°54'50" West for 50.00 feet; thence North 89°05'10" West for 50.00 feet; thence North 00°54'50" East for 50.00 feet; thence South 89°05'10" East for 50.00 feet to the Point of Beginning.

AND ALSO LESS AND EXCEPT from the above parcels:

A STRIP OF LAND OF 10.00 FEET IN WIDTH OVER, UNDER AND ACROSS SECTION 21, TOWNSHIP 21 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 OF SAID SECTION 21; THENCE SOUTH 00°24'29" EAST ALONG THE EAST LINE: OF THE SOUTHEAST 1/4 OF SECTION 21 FOR 760,75 FEET TO THE SOUTHERLY RIGHT OF' WAY LINE OF COUNTY ROAD NO. 456 AS DESCRIBED IN OFFICIAL RECORDS BOOK 3185, PAGE 3; OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND TO THE POINT OF BEGINNING OF HEREIN DESCRIBED 10.00 FOOT STRIP OF LAND LYING TO THE LEFT (SOUTHERLY) OF AND ABUTTING THE FOLLOWJNG DESCRIBED SOUTHERLY RIGHT Of WAY LINE OF COUNTY ROAD NO, 455; RUN NORTH 73°37'08" WEST FOR 454,04 FEET TO THE POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,002.33 FEET, THENCE NORTHIWESTERLY ALONG THE ARC OF SAID CIRVE THROUGH A CENTRAL ANGLE OF 40°19'50" FOR 705.54 FEET TO THE POINT OF TANGENCY; THENCE NORTH 33°17'19" WEST FOR 203.37 FEET TO THE POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 512.64 FEET THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°1'3'55" FOR 570.62 FEET TO THE POINT OF TANGENCY; THENCE NORTH 73°31'14" WEST FOR 2,544.80 FEET TO THE EASTERLY BOUNDARY OF 'SUGARLOAF MOUNTAIN UNIT 1B AND TO THE POINT TERMINATION. SAID STRIP OF LAND BEING BOUNDED AT THE POINT OF BEGINNING BY THE EAST LINE OF SOUTHEAST 1/4 OF AFORESAID SECTION 21 AND BEING BOUNDED AT THE POINT TERMINATION BY THE EASTERLY BOUNDARY OF SUGARLOAF MOUNTAIN UNIT 1B.

Tracts A and D, SUGARLOAF MOUNTAIN UNIT 1B, according to the plat thereof, as recorded in Plat Book 59, Pages 76 through 79, inclusive, Public Records Lake County, Florida.

SUGARLOAF MOUNTAIN GOLF COURSE: (See Special Warranty Deed recorded in Official Records Book 3334, Page 2063, Public Records Lake County, Florida)

LEGAL DESCRIPTION

That portion of Sections 20 and 21, Township 21 South, Range 26 East, Lake County, Florida, described as follows:

Beginning at the Northeast comer of Tract L, "Sugarloaf Mountain Unit 1B", Plat Book 59, page 76 through 79 of the Public Records of Lake County, Florida; thence along the Southerly right of way line of County Road No. 455 as described in Official Records Book 3305, Page 1637 of the Public Records of Lake County, Florida, the following two (2) courses: run south 73 degrees 31 minutes 14 seconds East for 2544.80 feet to a point of curvature with a circular curve concave Southerly and having a radius of 802.64 feet; thence Easterly along the arc of said curve through a central angle of 13 degrees 12 minutes 31 seconds for 185.04 feet to an intersection with a circular curve concave Westerly having a chord bearing of South 11 degrees 01 minutes 21 seconds West and a radius of 50.00 feet; thence Southerly along the arc of said curve through a central angle of 49 degrees 05 minutes 52 seconds for 42.85 feet to a point of reverse curvature with a circular curve concave easterly and having a radius of 180.00 feet; thence Southerly along the arc of said curve through a central angle of 27 degrees 51 minutes 32 seconds for 87.52 feet to the point of tangency; thence South 03 degrees 17 minutes 15 seconds East for 87.51 feet to a point of curvature with a circular curve concave Northwesterly and having a radius of 175.00 feet; thence Southwesterly along the arc of said curve through a central angle of 65 degrees 45 minutes 40 seconds for 200.86 feet to a point of tangency; thence South 62 degrees 28 minutes 25 seconds West for 188.17 feet to a point of curvature with a circular curve concave Southeasterly and having a radius of 325.00 feet; thence Southwesterly along the arc of said curve through a central angle of 22 degrees 53 minutes 21 seconds for 129.83 feet to a point of reverse curvature with a circular curve concave Northerly and having a radius of 25.00 feet; thence Westerly along the arc of said curve through a central angle of 74 degrees 00 minutes 51 seconds for 32.29 feet to the point of tangency; thence North 66 degrees 24 minutes 04 seconds West for 8.76 feet; thence North 23 degrees 04 minutes 11 seconds East for 174.91 feet; thence North 65 degrees 51 minutes 39 seconds West for 621.80 feet; thence North 60 degrees 25 minutes 26 seconds West for 99.86 feet; thence North 58 degrees 06 minutes 24 seconds West for 375.53 feet; thence North 75 degrees 57 minutes 19 seconds West for 145.79 feet; thence South 44 degrees 08 minutes 06 seconds West for 142.65 feet; thence South 07 degrees 46 minutes 40 seconds West for 196.31 feet; thence South 04 degrees 26 minutes 33 seconds West for 377.04 feet; thence South 48 degrees 49 minutes 22 seconds East for 129.44 feet; thence North 60 degrees 20 minutes 13 seconds East for 268.87 feet; thence North 77 degrees 27 minutes 03 seconds East for 89.31 feet; thence South 66 degrees 55 minutes 49 seconds East for 676.60 feet; thence North 23 degrees 04 minutes 11 seconds East for 174.71 feet to an intersection with a circular curve concave Southwesterly, having a chord bearing of South 65 degrees 01 minutes 03 seconds East and a radius of 1975.00 feet; thence Southeasterly along the arc of said curve through a central angle of 01 degrees 52 minutes 42 seconds for 64.74 feet to a point of compound curvature with a circular curve concave Westerly and having a radius of 25.00 feet; thence Southerly along the arc of said curve through a central angle of 101 degrees 29 minutes 45 seconds for 44.29 feet to the point of tangency; thence South 37 degrees 25 minutes 03 seconds West for 45.09 feet to a point of curvature with a circular curve concave Easterly and having a radius of 325.00 feet; thence Southerly along the arc of said curve through a central angle of 90 degrees 51 minutes 29 seconds for 515.38 feet to the point of tangency; thence South 53 degrees 26 minutes 27 seconds East for 211.03 feet to a point of curvature with a circular curve concave Westerly and having a radius of 25.00 feet; thence Southerly along the arc of said curve through a central angle of 111 degrees 42 minutes 17 seconds for 48.74 feet to a point of compound curvature with a circular curve concave Northerly and having a radius of 142.13 feet; thence Westerly along the arc of said curve through a central angle of 35 degrees 43 minutes 38 seconds for 88.62 feet to the point of tangency; thence North 86 degrees 00 minutes 32 seconds West for 84.84 feet to a point of curvature with a circular curve concave Southerly and having a radius of 175.00 feet; thence Westerly along the arc of said curve through a central angle of 33 degrees 26 minutes 03 seconds for 102.12 feet to a point of reverse curvature with a circular curve concave Northerly and having a radius of 25.00 feet; thence Westerly along the arc of said curve through a central angle of 75 degrees 31 minutes 21 seconds for 32.95 feet to the point of tangency; thence North 43 degrees 55 minutes 14 seconds West for 7.32 feet to a point of curvature with a circular curve concave Southwesterly and having a radius of 175.00 feet; thence Northwesterly along the arc of said curve through a central angle of 36 degrees 54 minutes 30 seconds for 112.73 feet to the point of tangency; thence North 80 degrees 49 minutes 44 seconds West for 356.95 feet to a point of curvature with a circular curve concave Southerly and having a radius of 275.00 feet; thence Westerly along the arc of said curve through a central angle of 28 degrees 47 minutes 23 seconds for 138.18 feet to the point of tangency; thence South 70 degrees 22 minutes 54 seconds West for 371.09 feet; thence South 47 degrees 02 minutes 17 seconds East for 724.71 feet; thence North 76 degrees 20 minutes 19 seconds East for 515.33 feet; thence North 13 degrees 39 minutes 41 seconds West for 261.77 feet; thence North 36 degrees 53 minutes 02 seconds West for 52.92 feet; thence North 46 degrees 04 minutes 46 seconds East for 46.43 feet to a point of curvature with a circular curve concave Southerly and having a radius of 125.00 feet; thence Easterly along the arc of said curve through a central angle of 47 degrees 54 minutes 42 seconds for 104.53 feet to the point of tangency; thence South 86 degrees 00 minutes 32 seconds East for 84.84 feet to a point of curvature with a circular curve concave Northerly and having a radius of 192.13 feet; thence Easterly along the arc of said curve through a central angle of 45 degrees

SUGARLOAF MOUNTAIN GOLF COURSE: CONTINUED

55 minutes 27 seconds for 154.00 feet to a point of reverse curvature with a circular curve concave Southerly and having a radius of 25.00 feet; thence Easterly along the arc of said curve through a central angle of 78 degrees 29 minutes 33 seconds for 34.25 feet to the point of tangency; thence South 53 degrees 26 minutes 27 seconds East for 28.94 feet; thence South 36 degrees 33 minutes 33 seconds West for 96.77 feet; thence South 08 degrees 37 minutes 12 seconds East for 32.35 feet; thence South 47 degrees 56 minutes 24 seconds East for 131.03 feet; thence South 33 degrees 57 minutes 53 seconds East for 52.74 feet; thence South 24 degrees 54 minutes 36 seconds East for 81.08 feet; thence South 04 degrees 03 minutes 52 seconds East for 92.58 feet; thence South 15 degrees 35 minutes 54 seconds East for 111.39 feet; thence South 63 degrees 52 minutes 55 seconds East for 157.19 feet; thence North 89 degrees 34 minutes 59 seconds East for 153.75 feet; thence North 54 degrees 32 minutes 48 seconds East for 439.32 feet; thence North 09 degrees 02 minutes 41 seconds West for 224.33 feet; thence North 71 degrees 34 minutes 22 seconds West for 608.32 feet; thence South 36 degrees 33 minutes 33 seconds West for 129.39 feet; thence North 53 degrees 26 minutes 27 seconds West for 441.17 feet to a point of curvature with a circular curve concave easterly and having a radius of 275.00 feet; thence Northerly along the arc of said curve through a central angle of 90 degrees 51 minutes 30 seconds for 436.09 feet to the point of tangency; thence North 37 degrees 25 minutes 03 seconds East for 133.85 feet to a point of curvature with a circular curve concave Southeasterly and having a radius of 275.00 feet; thence Northeasterly along the arc of said curve through a central angle of 25 degrees 03 minutes 23 seconds for 120.26 feet to the point of tangency; thence North 62 degrees 28 minutes 25 seconds East for 188.17 feet to a point of curvature with a circular curve concave Northwesterly and having a radius of 225.00 feet; thence Northeasterly along the arc of said curve through a central angle of 65 degrees 45 minutes 40 seconds for 258.24 feet to the point of tangency; thence North 03 degrees 17 minutes 15 seconds West for 3.95 feet to a point of curvature with a circular curve concave Easterly and having a radius of 137.00 feet; thence Northerly along the arc of said curve through a central angle of 38 degrees 02 minutes 20 seconds for 90.95 feet to the point of tangency; thence North 34 degrees 45 minutes 05 seconds East for 20.37 feet to a point of curvature with a circular curve concave Southerly and having a radius of50.00 feet; thence Easterly along the arc of said curve through a central angle of 59 degrees 33 minutes 07 seconds for 51.97 feet to the Southwesterly right of way line of aforesaid County Road No. 455 and to an intersection with a circular curve concave Southwesterly having a chord bearing of South 41 degrees 36 minutes 00 seconds East and a radius of 802.64 feet; thence along said Southwesterly right of way line the following courses: run Southeasterly along the arc of said curve through a central angle of 16 degrees 37 minutes 22 seconds for 232.86 feet to the point of tangency; thence South 33 degrees 17 minutes 19 seconds East for 203.37 feet to a point of curvature with a circular curve concave Northeasterly and having a radius of 1012.33 feet; thence Southeasterly along the arc of said curve through a central angle of40 degrees 19 minutes 50 seconds for 712.58 feet to the point of tangency; thence South 73 degrees 37 minutes 09 seconds East for 457.06 feet to the East line of the Southeast ¼ of aforesaid Section 21; thence departing aforesaid Southwesterly right of way line of County Road No. 455 run South 00 degrees 24 minutes 29 seconds East along said East line for 1135.20 feet; thence South 78 degrees 40 minutes 27 seconds West for 252.97 feet; thence South 37 degrees 10 minutes 30 seconds West for 434.82 feet to the East line of the Southwest ¼ of the Southeast 1/4 of said Section 21; thence South 00 degrees 06 minutes 05 seconds West along said East line for 484.22 feet to the South line of the Southeast 1/4 of Section 21; thence North 89 degrees 31 minutes 49 seconds West along said South line for 225.88 feet; thence North 37 degrees 07 minutes 59 seconds West for 38.05 feet; thence North 26 degrees 11 minutes 57 seconds West for 53.71 feet; thence North 15 degrees 47 minutes 39 seconds West for 22.55 feet; thence North 42 degrees 06 minutes 48 seconds West for 45.79 feet; thence North 53 degrees 54 minutes 18 seconds West for 96.00 feet; thence North 38 degrees 17 minutes 37 seconds West for 114.43 feet; thence North 79 degrees 01 minutes 10 seconds West for 69.75 feet; thence North 70 degrees 46 minutes 36 seconds West for 28.40 feet; thence North 55 degrees 58 minutes 32 seconds West for 35.26 feet; thence North 72 degrees 22 minutes 59 seconds West for 81.81 feet; thence North 71 degrees 01 minutes 10 seconds West for 124.28 feet; thence North 73 degrees 57 minutes 13 seconds West for 100.00 feet; thence North 79 degrees 08 minutes 48 seconds West for 112.47 feet; thence South 08 degrees 33 minutes 06 seconds West for 120.00 feet to an intersection with a circular curve concave Southerly, having a chord bearing of South 68 degrees 26 minutes 35 seconds West and a radius of 225.50 feet; thence Westerly along the arc of said curve through a central angle of 42 degrees 26 minutes 33 seconds for 167.04 feet to the point of tangency; thence South 47 degrees 13 minutes 19 seconds West for 68.62 feet to a point of curvature with a circular curve concave Northwesterly and having a radius of 374.50 feet; thence Southwesterly along the arc of said curve through a central angle of 18 degrees 04 minutes 58 seconds for 118.19 feet to the point of tangency; thence South 65 degrees 18 minutes 17 seconds West for 22.04 feet to a point of curvature with a circular curve concave Northerly and having a radius of 124.50 feet; thence Westerly along the arc of said curve through a central angle of 25 degrees 09 minutes 54 seconds for 54.68 feet to the point of tangency; thence North 89 degrees 31 minutes 49 seconds West for 105.30 feet to a point of curvature with a circular curve concave Northerly and having a radius of 974.50 feet; thence Westerly along the arc of said curve through a central angle of 07 degrees 29 minutes 16 seconds for 127.36 feet; thence North 07 degrees 57 minutes 28 seconds East for 158.65 feet; thence North 77 degrees 25 minutes 33 seconds West for 99.39 feet; thence North 66 degrees 59 minutes 47 seconds West for 99.39 feet; thence North 61 degrees 09 minutes 12 seconds West for 89.44 feet; thence North 58 degrees 30 minutes 09 seconds West for 74.53 feet; thence North 52 degrees 59 minutes 25 seconds West for 94.41 feet; thence North 46 degrees 21 minutes 14 seconds West for 89.27 feet; thence North 42 degrees 16 minutes 23 seconds West for 90.00 feet; thence North 40 degrees 09 minutes 40 seconds West for 69.55 feet; thence North 31 degrees 14 minutes 20 seconds West for 69.13 feet; thence North 30 degrees 31 minutes 16 seconds West for 69.69 feet; thence North 22 degrees 18 minutes 05 seconds West for 59.67 feet; thence North 21 degrees 52 minutes 29 seconds West for 76.00 feet; thence North 26 degrees 30 minutes 13 seconds West for 75.98 feet; thence North 46 degrees 52 minutes 22 seconds West for 72.20 feet; thence North 45 degrees 04 minutes 33 seconds West for 69.22 feet; thence North 44 degrees 28 minutes 27 seconds West for 67.77 feet; thence North 44 degrees 54 minutes 32 seconds West for 84.83 feet; thence North 49 degrees 18 minutes 25 seconds West for 100.65 feet; thence North 70 degrees 46 minutes 57 seconds West for 125.76 feet; thence South 83 degrees 06 minutes 22 seconds West for 142.44 feet; thence South 66 degrees 59 minutes 01 seconds West for 107.45 feet; thence South 65 degrees 54 minutes 16 seconds West for 100.12 feet; thence South 66 degrees 28 minutes 34 seconds West for 300.24 feet; thence South 65 degrees 54 minutes 16 seconds West for 100.12 feet; thence South 66 degrees 27 minutes 31 seconds West for 105.11 feet; thence South 64 degrees 43 minutes 15 seconds West for 112.42 feet; thence South 65 degrees 13 minutes 37 seconds West for 100.67 feet; thence South 64 degrees 28 minutes 22 seconds West for 99.54 feet; thence South 66 degrees 39 minutes 09 seconds West for 97.76 feet; thence South 09 degrees 23 minutes 27 seconds East for 148.00 feet to an intersection with a circular curve concave Northerly, having a chord bearing of North 85 degrees 42 minutes 45 seconds West and a radius of 473.00 feet; thence Westerly along the arc of said curve through a central angle of 27 degrees 21 minutes 24 seconds for 225.84 feet to the point of tangency; thence North 72 degrees 02 minutes 03 seconds West for 49.00 feet to a point of curvature with a circular curve concave Northeasterly and having a radius of 473.00 feet; thence Northwesterly along the arc of said curve through a central angle of 50 degrees 57 minutes 02 seconds for 420.62 feet to the point of tangency; thence North 21 degrees 05 minutes 01 seconds West for 13.62 feet to an intersection with a circular curve concave Easterly and havin2 a chord bearing of North 05 degrees 53 minutes 43 seconds West and a radius of 362.76 feet; thence Northerly along the arc of said curve through a central angle of29 degrees 43 minutes 59 seconds for 188.25 feet to the point of tangency; thence North 08 degrees 58 minutes 17 seconds East for 187.65 feet; thence North 87 degrees 13 minutes 09 seconds East for 212.27 feet; thence North 87 degrees 13 minutes 09 seconds East for 212.78 feet; thence North 23 degrees 18 minutes 30 seconds East for 83.09 feet; thence North 37 degrees 14 minutes 01 seconds East for 72.68 feet; thence North 13 degrees 39 minutes 33 seconds East for 589.49 feet; thence North 57 degrees 47 minutes 28 seconds East for 295.34 feet; thence North 54 degrees 56 minutes 14 seconds East for 214.37 feet to Southerly boundary of aforesaid "Sugarloaf Mountain Unit IB" and to an intersection with a circular curve concave Southwesterly, having a chord bearing of South 36 degrees 02 minutes 10 seconds East and a radius of 375.00 feet; thence along said Southerly boundary and the Easterly boundary of "Sugarloaf Mountain Unit IB" the

SUGARLOAF MOUNTAIN GOLF COURSE: CONTINUED

remaining courses: run Southeasterly along the arc of said curve through a central angle of 01 degrees 56 minutes 48 seconds for 12.74 feet to the point of tangency; thence South 35 degrees 03 minutes 46 seconds East for 66.74 feet; thence North 54 degrees 56 minutes 14 seconds East for 50.00 feet; thence North 35 degrees 03 minutes 46 seconds West for 66.74 feet to a point of curvature with a circular curve concave Southwesterly and having a radius of 425.00 feet; thence Northwesterly along the arc of said curve through a central angle of 02 degrees 42 minutes 03 seconds for 20.03 feet to a point of reverse curvature with a circular curve concave Easterly and having a radius of 25.00 feet; thence Northerly along the arc of said curve through a central angle of 78 degrees 01 minutes 02 seconds for 34.04 feet to the point of tangency; thence North 40 degrees 15 minutes 13 seconds East for 182.83 feet; thence South 75 degrees 59 minutes 24 seconds East for 207.29 feet; thence North 13 degrees 59 minutes 16 seconds East for 266.52 feet; thence North 04 degrees 32 minutes 02 seconds East for 80.00 feet; thence North 04 degrees 01 minutes 51 seconds East for 460.00 feet; thence North 02 degrees 04 minutes 58 seconds East for 110.27 feet; thence North 04 degrees 10 minutes 26 seconds West for 184.73 feet; thence North 09 degrees 14 minutes 28 seconds West for 158.76 feet; thence North 16 degrees 28 minutes 46 seconds East for 192.97 feet to the Point of Beginning.

Parcel 7:

The North 50 feet of the Southeast 1/4 of the Southeast 1/4 of Section 17, Township 21 South, Range 26 East, lying West of the right-of-way of State Road No. 455, Lake County, Florida.

Parcel 8:

The SW 1/4 of the SE 1/4 of Section 17, Township 21 South, Range 26 East, Lake County, Florida.

Parcel 9:

The South 145 feet of the North 1/4 of the NW 1/4 of the NE 1/4 of Section 20, Township 21 South, Range 26 East, Lake County, Florida, subject to 20 feet off the West side for such width as may be required by the County of Lake.

Parcel 10:

The North 1/4 of the NW 1/4 of the NE 1/4, (Less the South 145 feet), Section 20, Township 21 South, Range 26 East, Lake county, Florida.

| LINE TABLE | | | |
|---|---|---|---|
| LINE | BEARING | LENGTH | |
| L1 | S16°28'46"W | 192.97' | (P)(M) |
| L2 | S09°14'28"E | 158.76' | (P)(M) |
| L3 | S04°10'26"E | 184.73' | (P)(M) |
| L4 | S02°04'58"W | 110.27' | (P)(M) |
| L5 | S13°59'16"W | 266.52' | (P)(M) |
| L6 | N75°59'24"W | 207.29' | (P)(M) |
| L7 | S40°15'13"W | 182.83' | (P)(M) |
| L8 | S35°03'46"E | 66.74' | (P)(M) |
| L9 | S54°56'14"W | 50.00' | (P)(M) |
| L10 | N35°03'46"W | 66.74' | (P)(M) |
| L11 | S54°56'14"W | 214.37' | (P)(M) |
| L12 | S57°47'28"W | 295.34' | (P)(M) |
| L13 | S37°18'09"W | 72.47' | (P)(M) |
| L14 | S23°19'55"W | 82.87' | (P)(M) |
| L15 | S08°58'17"W | 172.79' | (P)(M) |
| L16 | S07°07'50"W | 100.00' | (P)(M) |
| L17 | S00°00'00"E | 95.00' | (P)(M) |
| L18 | S86°54'22"W | 185.26' | (P)(M) |
| L19 | S70°07'57"W | 54.00' | (P)(M) |
| L20 | S81°36'56"W | 9.35' | (P)(M) |
| L21 | N07°45'19"W | 52.00' | (P)(M) |
| L22 | N08°58'17"E | 146.72' | (P)(M) |
| L23 | N67°20'31"W | 404.94' | (P)(M) |
| L24 | N00°26'38"E | 70.00' | (P)(M) |
| L25 | S50°19'28"E | 180.41' | (P)(M) |
| L26 | N45°14'52"W | 53.34' | (P)(M) |
| L27 | N01°23'03"E | 111.56' | (P)(M) |
| L28 | N15°38'01"E | 136.85' | (P)(M) |
| L29 | N14°17'17"W | 45.81' | (P)(M) |
| L30 | N75°42'42"E | 197.39' | (P)(M) |
| L31 | N18°31'52"W | 23.54' | (P)(M) |
| L32 | N18°31'52"W | 129.52' | (P)(M) |
| L33 | N71°28'08"E | 128.60' | (P)(M) |
| L34 | N17°11'45"E | 100.01' | (P)(M) |
| L35 | N00°00'01"W | 178.69' | (P)(M) |
| L36 | N47°41'08"E | 29.64' | (P)(M) |
| L37 | S42°18'52"E | 3.00' | (P)(M) |
| L38 | N47°41'08"E | 300.68' | (P)(M) |
| L39 | S03°17'15"E | 87.51' | (D)(M) |
| L40 | S62°28'25"W | 188.17' | (D)(M) |
| L41 | N66°24'04"W | 8.76' | (D)(M) |
| L42 | N23°04'11"E | 174.91' | (D)(M) |
| L43 | N65°51'39"W | 621.80' | (D)(M) |
| L44 | N60°25'26"W | 99.86' | (D)(M) |
| L45 | N58°06'24"W | 375.53' | (D)(M) |
| L46 | N75°57'19"W | 145.79' | (D)(M) |
| L47 | S44°08'06"W | 142.65' | (D)(M) |
| L48 | S07°46'40"W | 196.31' | (D)(M) |
| L49 | S04°26'33"W | 377.04' | (D)(M) |
| L50 | S48°49'22"E | 129.44' | (D)(M) |
| L51 | N60°20'13"E | 268.87' | (D)(M) |
| L52 | N77°27'03"E | 89.31' | (D)(M) |
| L53 | S66°55'49"E | 676.60' | (D)(M) |
| L54 | N23°04'11"E | 174.71' | (D)(M) |
| L55 | S37°25'03"W | 45.06' | (D)(M) |
| L56 | S53°26'27"E | 211.03' | (D)(M) |
| L57 | N86°00'32"W | 84.84' | (D)(M) |
| L58 | N43°55'14"W | 7.32' | (D)(M) |
| L59 | N80°49'44"W | 356.95' | (D)(M) |
| L60 | S70°22'54"W | 371.09' | (D)(M) |
| L61 | S47°02'17"E | 724.71' | (D)(M) |
| L62 | N76°20'19"E | 515.33' | (D)(M) |
| L63 | N13°39'41"W | 261.77' | (D)(M) |
| L64 | N36°53'02"W | 52.92' | (D)(M) |
| L65 | N46°04'46"E | 46.43' | (D)(M) |
| L66 | S86°00'32"E | 84.84' | (D)(M) |
| L67 | S53°26'27"E | 28.94' | (D)(M) |
| L68 | S36°33'33"W | 96.77' | (D)(M) |
| L69 | S08°37'12"E | 32.35' | (D)(M) |
| L70 | S47°56'24"E | 131.03' | (D)(M) |
| L71 | S33°57'53"E | 52.74' | (D)(M) |
| L72 | S24°54'36"E | 81.08' | (D)(M) |
| L73 | S04°03'52"E | 92.58' | (D)(M) |
| L74 | S15°35'54"E | 111.39' | (D)(M) |
| L75 | S63°52'55"E | 157.19' | (D)(M) |

| LINE TABLE | | | |
|---|---|---|---|
| LINE | BEARING | LENGTH | |
| L76 | N89°34'59"E | 153.75' | (D)(M) |
| L77 | N54°32'48"E | 439.32' | (D)(M) |
| L78 | N09°02'41"W | 224.33' | (D)(M) |
| L79 | N71°34'22"W | 608.32' | (D)(M) |
| L80 | S36°33'33"W | 129.39' | (D)(M) |
| L81 | N53°26'27"W | 441.17' | (D)(M) |
| L82 | N37°25'03"E | 133.85' | (D)(M) |
| L83 | N62°28'25"E | 188.17' | (D)(M) |
| L84 | N03°17'15"W | 3.95' | (D)(M) |
| L85 | N34°27'10"E | 20.37'D<br>22.72'C | |
| L86 | N89°31'49"W | 225.63' | (D)(M) |
| L87 | N37°07'59"W | 38.05' | (D)(M) |
| L88 | N26°11'57"W | 53.71' | (D)(M) |
| L89 | N15°47'39"W | 22.55' | (D)(M) |
| L90 | N42°06'48"W | 45.79' | (D)(M) |
| L91 | N53°54'18"W | 96.00' | (D)(M) |
| L92 | N38°17'37"W | 114.43' | (D)(M) |
| L93 | N79°01'10"W | 69.75' | (D)(M) |
| L94 | N70°46'36"W | 28.40' | (D)(M) |
| L95 | N55°58'32"W | 35.26' | (D)(M) |
| L96 | N72°22'59"W | 81.81' | (D)(M) |
| L97 | N71°01'10"W | 124.28' | (D)(M) |
| L98 | N73°57'13"W | 100.00' | (D)(M) |
| L99 | N79°08'48"E | 112.47' | (D)(M) |
| L100 | S08°33'06"W | 120.00' | (D)(M) |
| L101 | S47°13'19"W | 68.82' | (D)(M) |
| L102 | S65°18'17"W | 22.04' | (D)(M) |
| L103 | N89°31'49"W | 105.30' | (D)(M) |
| L104 | N07°57'28"E | 158.65' | (D)(M) |
| L105 | N77°25'33"W | 99.39' | (D)(M) |
| L106 | N66°59'47"W | 99.39' | (D)(M) |
| L107 | N61°09'12"W | 89.44' | (D)(M) |
| L108 | N58°30'09"W | 74.53' | (D)(M) |
| L109 | N52°59'25"W | 94.41' | (D)(M) |
| L110 | N46°21'14"W | 89.27' | (D)(M) |
| L111 | N42°16'23"W | 90.00' | (D)(M) |
| L112 | N40°09'40"W | 69.55' | (D)(M) |
| L113 | N31°14'20"W | 69.13' | (D)(M) |
| L114 | N30°31'16"W | 69.69' | (D)(M) |
| L115 | N22°18'05"W | 59.67' | (D)(M) |
| L116 | N21°52'29"W | 76.00' | (D)(M) |
| L117 | N26°30'13"W | 75.98' | (D)(M) |
| L118 | N46°52'22"W | 72.20' | (D)(M) |
| L119 | N45°04'33"W | 69.22' | (D)(M) |
| L120 | N44°28'27"W | 67.77' | (D)(M) |
| L121 | N44°54'32"W | 84.83' | (D)(M) |
| L122 | N49°18'25"W | 100.65' | (D)(M) |
| L123 | N70°46'57"W | 125.76' | (D)(M) |
| L124 | S83°06'22"W | 142.44' | (D)(M) |
| L125 | S66°59'01"W | 107.45' | (D)(M) |
| L126 | S65°54'16"W | 100.12' | (D)(M) |
| L127 | S66°28'34"W | 300.24' | (D)(M) |
| L128 | S65°54'16"W | 100.12' | (D)(M) |
| L129 | S66°27'31"W | 105.11' | (D)(M) |
| L130 | S64°43'15"W | 112.42' | (D)(M) |
| L131 | S65°13'37"W | 100.67' | (D)(M) |
| L132 | S64°28'22"W | 99.54' | (D)(M) |
| L133 | S66°39'09"W | 97.76' | (D)(M) |
| L134 | S09°23'27"E | 148.00' | (D)(M) |
| L135 | N72°02'03"W | 49.00' | (P)(M) |
| L136 | N21°05'01"W | 13.62' | (P)(M) |
| L137 | N28°10'15"W | 48.36' | (P)(M) |
| L138 | S62°10'53"W | 285.16' | (P)(M) |
| L139 | S20°15'44"W | 174.11' | (P)(M) |
| L140 | N28°49'01"E | 71.18' | (P)(M) |
| L141 | S73°22'26"E | 130.73' | (P)(M) |
| L142 | S16°37'31"W | 716.50' | (P)(M) |
| L143 | N90°00'00"W | 71.77' | (P)(M) |
| L144 | S57°05'33"W | 117.81' | (P)(M) |
| L145 | N32°54'28"W | 187.40' | (P)(M) |
| L146 | N17°11'45"E | 100.01' | (P)(M) |
| L147 | N00°00'01"W | 178.69' | (P)(M) |
| L148 | S47°41'09"W | 28.04' | (P)(M) |
| L149 | S70°48'14"W | 50.91' | (P)(M) |
| L150 | S47°41'09"W | 33.43' | (P)(M) |
| L151 | N73°31'14"W | 43.29' | (P)(M) |

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# ALTA/NSPS LAND TITLE BOUNDARY & TOPOGRAPHIC SURVEY OF SUGARLOAF

SECTIONS 16, 17, 20, 21, 28 & 29
TOWNSHIP 21 SOUTH, RANGE 26 EAST
LAKE COUNTY, FLORIDA

FOR: RICHLAND COMMUNITIES

REVISIONS | DATE

JOB #: 20210288
DATE: 11/16/2021
SCALE: N/A
CALC BY: DY
FIELD BY: JAR
DRAWN BY: DY
CHECKED BY: JLR

SHEET 2 OF 8

Drawing name: L:\Data\20210288\survey\20210288.dtx SHEET 2

SURVEYOR'S COMMENTS ON TITLE SEARCH REPORT:

1. Reservations of road rights of way in favor of the State of Florida, as set forth in the Deed from the Trustees of the Internal Improvement Fund of the State of Florida, recorded April 6, 1944 in Deed Book 217, Page 5, Public Records of Lake County, Florida. **(right of way reservation does not affect subject property)**

2. Phosphate, minerals, metals and petroleum reservations (which include the right of entry and exploration has been released) and road rights of way reservations and rights in favor of the State of Florida, as set forth in Deed from the Trustees of the Internal Improvement Fund of the State of Florida, recorded December 4, 1944 in Deed Book 225, Page 382, Public Records of Lake County, Florida. **(right of way reservation does not affect subject property)**

3. Phosphate, minerals, metals and petroleum reservations (which include the right of entry and exploration has been released) as set forth in Deed from the Trustees of the Internal Improvement Fund of the State of Florida, recorded June 26, 1947, in Deed Book 267, Page 272, Public Records of Lake County, Florida. **(right of way reservation does not affect subject property)**

4. Right of way Easement by and between T & G Groves, a partnership and Sumter Electric Cooperative, Inc., as Grantee, recorded June 1, 1966 in Official Records Book 313, Page 589, Public Records of Lake County, Florida. **(affects subject property as shown)**

5. Right–of–Way Easement in favor of Sumter Electric Cooperative, Inc. contained in instrument recorded July 7, 1971, under O.R. Book 436, Page 214, Public Records of Lake County, Florida. **(affects subject property, however the existing power lines have been moved inside the right of way so the easement may be expired)**

6. Right–of–Way Easement in favor of Sumter Electric Cooperative, Inc. contained in instrument recorded August 2, 1972, under O.R. Book 474, Page 183, Public Records of Lake County, Florida. **(affects a portion of the subject property, is blanket in nature, area affected is shown)**

7. Right–of–Way Easement in favor of Sumter Electric Cooperative, Inc. contained in instrument recorded February 27, 1980, under O.R. Book 695, Page 645, Public Records of Lake County, Florida. **(affects a portion of the subject property, is blanket in nature, area affected is shown)**

8. Development Order for Sugarloaf Mountain Development of Regional Impact recorded in O.R. Book 1414, Page 23, Agreement recorded in O.R. Book 1414, Page 71, Partial Assignment of Development Rights recorded in O.R. Book 3334, Page 2070 and Second Amendment recorded in O.R. Book 3738, Page 1039, Public Records of Lake County, Florida. **(affects subject property, is blanket in nature, there are no plottable easements)**

9. Water and Wastewater Utility Agreement recorded in O.R. Book 2906, Page 493, First Amendment recorded in O.R. Book 3554, Page 2480, Public Records of Lake County, Florida. **(affects subject property, is blanket in nature, there are no plottable easements)**

10. Memorandum of Option Agreement recorded in O.R. Book 2996, Page 641 and Partial Releases recorded in O.R. Book 3203, Page 2363, O.R. Book 3221, Page 409, O.R. Book 3261, Page 838, O.R. Book 3304, Page 357, O.R. Book 3304, Page 364, O.R. Book 3304, Page 375, O.R. Book 3334, Page 2050 and O.R. Book 3729, Page 2388, Public Records of Lake County, Florida. **(affects subject property, is blanket in nature, there are no plottable easements)**

11. Town Charter for Sugarloaf Mountain recorded in O.R. Book 3250, Page 1823 and First Amendment recorded in O.R. Book 3355, Page 482, Assignment of Decarant's Rights recorded in O.R. Book 4403, Page 251, Amended and Restated Charter for Sugarloaf Mountain recorded in O.R. Book 4883, Page 135 Public Records of Lake County, Florida. **(affects Parcel 7 only, is blanket in nature, there are no plottable easements)**

12. Village Charter for Overlook Village recorded in O.R. Book 3324, Page 2150 and First Amendment recorded in O.R. Book 3352, Page 485, Public Records of Lake County, Florida. **(affects a portion of the subject property, is blanket in nature, area affected is shown)**

13. Ordinance 2007–17 recorded in O.R. Book 3554, Page 2436, Public Records of Lake County, Florida. **(affects subject property, is blanket in nature, there are no plottable easements)**

14. Communications System Easement contained in instrument recorded February 27, 2008, under O.R. Book 3588, Page 1787, Public Records of Lake County, Florida. **(affects subject property as shown)**

SURVEYOR'S COMMENTS ON TITLE SEARCH REPORT:

15. All matters contained on the Plat of Sugarloaf Mountain Unit 1B, as recorded in Plat Book 59, Page 76, Public Records of Lake County, Florida. Surveyor's Affidavit recorded in O.R. Book 3445, Page 2401, Public Records of Lake County, Florida. **(affects subject property as shown)**

16. All matters contained on the Plat of Sugarloaf Mountain Unit 2B, as recorded in Plat Book 60, Page 54, Public Records of Lake County, Florida. Surveyor's Affidavit recorded in O.R. Book 3440, Page 1814, Public Records of Lake County, Florida. **(affects subject property as shown)**

17. All matters contained on the Plat of Sugarloaf Mountain Unit 2B Addition, as recorded in Plat Book 63, Page 64, Public Records of Lake County, Florida. **(affects subject property as shown)**

18. Developer's Agreement recorded in O.R. Book 4014, Page 21, Public Records of Lake County, Florida. **(affects subject property, is blanket in nature, there are no plottable easements)**

19. Right–of–Way Easement in favor of Sumter Electric Cooperative, Inc. contained in instrument recorded February 2, 1971, under O.R. Book 423, Page 249, Public Records of Lake County, Florida. **(affects a portion of Parcel 6, is blanket in nature, area affected is shown)**

20. Right–of–Way Easement in favor of Sumter Electric Cooperative, Inc. contained in instrument recorded September 4, 1973, under O.R. Book 520, Page 334, Public Records of Lake County, Florida. **(does not affect subject property, easement area is now dedicated public right of way)**

21. Permanent Easement in favor of Lake County contained in instrument recorded April 23, 1973, under O.R. Book 503, Page 415, Public Records of Lake County, Florida. **(affects subject property as shown)**

22. Right–of–Way Easement in favor of Sumter Electric Cooperative, Inc. contained in instrument recorded February 27, 1980, under O.R. Book 695, Page 645, Public Records of Lake County, Florida. **(same as item 7)**

23. Roadways contained in the Warranty Deed recorded in Deed Book 295, Page 431, Public Records of Lake County, Florida. **(affects Parcel 6 as shown)**

24. Covenants, conditions, and restrictions recorded in O.R. Book 3330, Page 1154, Public Records of Lake County, Florida, which contain provisions creating easements and/or assessments. **(affects a portion of the subject property, is blanket in nature, area affected is shown)**

25. Sugarloaf mountain Planned Unit Development Agreement recorded in O.R. Book 4756, Page 224, Public Records of Lake County, Florida. **(affects subject property, is blanket in nature, there are no plottable easements)**

26. Roadway recited in Warranty Deed recorded in Deed Book 143, Page 288, Public Records of Lake County, Florida. (as to Parcels 7–10) **(affects subject property as shown)**

27. Roadway recited in warranty Deed recorded in Deed Book 143, Page 290, Public Records of Lake County, Florida. (as to Parcels 7–10) **(affects subject property as shown)**

28. Roadway recited in Warranty Deed recorded in Deed Book 143, Page 291, Public Records of Lake County, Florida. (as to Parcels 7–10) **(affects subject property as shown)**

29. Roadway recited in Warranty Deed recorded in Deed Book 143, Page 265, Public Records of Lake County, Florida. (as to Parcels 7–10) **(affects subject property as shown)**

30. Roadway recited in Warranty Deed recorded in Deed Book 390, Page 371, Public Records of Lake County, Florida. (as to Parcels 7–10) **(affects subject property as shown)**

31. Right–of–Way Easement recorded in O.R. Book 436, Page 232, Public Records of Lake County, Florida. **(affects subject property as shown)**

32. Resolution recorded in O.R. Book 3738, Page 1039, Public Records of Lake County, Florida. (as to Parcels 7–10). **(affects subject property, is blanket in nature, there are no plottable easements)**

SURVEYOR'S NOTES:

BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE NE 1/4 OF SECTION 29–21–26 AS BEING N 01°03'10" E. ( AN ASSUMED BEARING FOR ANGULAR DESIGNATION ONLY )

THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN ON THIS BOUNDARY SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.

THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE SEARCH REPORT, PREPARED BY ATTORNEYS' TITLE FUND SERVICES, LLC, FILE NUMBER 1070801, EFFECTIVE DATE OF SEARCH MAY 11, 2021 AT 11:00 PM.

THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.

THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.

ADJOINING PARCEL OWNER AND RECORDING INFORMATION DELINEATED HEREON WAS OBTAINED FROM THE LAKE COUNTY PROPERTY APPRAISER'S PUBLIC ACCESS SYSTEM.

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

UNDERGROUND UTILITIES AND IMPROVEMENTS WERE NOT LOCATED, UNLESS SHOWN HEREON.

UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR VISIBLE, UNOBSTRUCTED, ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED, UNLESS NOTED OTHERWISE.

UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND ENCROACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND PROFESSIONAL PURVIEW AND SUBJECT TO LEGAL INTERPRETATION.

SUBJECT PROPERTY SHOWN HEREON IS IN ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ZONE X(SHADED) AREA DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ZONE AE, BASE FLOOD ELEVATION DETERMINED AND ZONE A, NO BASE FLOOD ELEVATIONS DETERMINED, ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 12069C0525E, MAPS REVISED DECEMBER 18, 2012.
THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

FLOOD ZONES SHOWN HEREON ARE FROM AN ESRI SHAPE FILE OBTAINED FROM THE LAKE COUNTY PUBLIC ACCESS WEB SITE.

ELEVATIONS SHOWN HEREON ARE BASED ON LAKE COUNTY DATUM, BENCHMARK NUMBER LK157, ELEVATION BEING 288.44'. (NORTH AMERICAN VERTICAL DATUM OF 1988)

WE HEREBY CERTIFY THAT THE LANDS SHOWN HEREON AND THE ADJACENT PARCELS OF LAND, WHERE THEY SHARE A COMMON BOUNDARY LINE, ARE CONTIGUOUS WITH NO GAPS, GORES, HIATUS, OR OVERLAPS.

ALL BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED

THE PROPERTY CONTAINS 57,447,029 SQUARE FEET OR 1318.80 ACRES, MORE OR LESS.

CURVE TABLE

| CURVE | RADIUS | BEARING | CHORD | DELTA | LENGTH | |
|---|---|---|---|---|---|---|
| C1 | 25.00' | S01°14'42"W | 31.47' | 78°01'02" | 34.04' | (P)(M) |
| C2 | 425.00' | N36°24'47"W | 20.03' | 2°42'03" | 20.03' | (P)(M) |
| C3 | 375.00' | N36°01'31"W | 12.60' | 1°55'31" | 12.60' | (P)(M) |
| C4 | 362.76' | S20°15'50"E | 6.30' | 0°59'44" | 6.30' | (P)(M) |
| C5 | 25.00' | N59°26'26"W | 31.85' | 79°08'13" | 34.53' | (P)(M) |
| C6 | 374.00' | S85°10'44"E | 162.87' | 25°09'10" | 164.19' | (P)(M) |
| C7 | 330.00' | S21°55'55"E | 261.23' | 46°37'54" | 268.58' | (P)(M) |
| C8 | 775.00' | N00°40'22"E | 400.15' | 29°55'18" | 404.73' | (P)(M) |
| C9 | 25.00' | N58°21'20"W | 38.40' | 100°21'04" | 43.79' | (P)(M) |
| C10 | 625.00' | S04°30'28"W | 274.56' | 25°22'35" | 276.81' | (P)(M) |
| C11 | 375.00' | N08°35'52"E | 112.13' | 17°11'46" | 112.55' | (P)(M) |
| C12 | 250.00' | S23°50'33"W | 202.12' | 47°41'09" | 208.07' | (P)(M) |
| C13 | 50.00' | N02°25'46"E | 70.41' | 89°30'44" | 78.11' | (P)(M) |
| C14 | 50.00' | N11°01'21"E | 41.55' | 49°05'52" | 42.85' | (D)(M) |
| C15 | 180.00' | S21°38'31"W | 86.66' | 27°51'32" | 87.52' | (D)(M) |
| C16 | 175.00' | N29°35'35"E | 190.01' | 65°45'40" | 200.86' | (D)(M) |
| C17 | 325.00' | S51°01'45"W | 128.97' | 22°53'21" | 129.83' | (D)(M) |
| C18 | 25.00' | N76°35'29"E | 30.10' | 74°00'51" | 32.29' | (D)(M) |
| C19 | 1975.00' | N65°01'03"W | 64.74' | 1°52'42" | 64.74' | (D)(M) |
| C20 | 25.00' | N13°19'50"W | 38.72' | 101°29'45" | 44.29' | (D)(M) |
| C21 | 325.00' | S08°00'42"E | 463.05' | 90°51'29" | 515.38' | (D)(M) |
| C22 | 25.00' | N02°24'41"E | 41.38' | 111°42'17" | 48.74' | (D)(M) |
| C23 | 142.13' | N76°07'32"E | 87.19' | 35°43'23" | 88.62' | (D)(M) |
| C24 | 175.00' | S77°16'27"W | 100.68' | 33°26'03" | 102.12' | (D)(M) |
| C25 | 25.00' | S81°40'55"E | 30.62' | 75°31'21" | 32.95' | (D)(M) |
| C26 | 175.00' | N62°22'29"W | 110.79' | 36°54'30" | 112.73' | (D)(M) |
| C27 | 275.00' | S84°46'34"W | 136.73' | 28°47'23" | 138.18' | (D)(M) |
| C28 | 125.00' | S70°02'07"W | 101.51' | 47°54'42" | 104.53' | (D)(M) |
| C29 | 192.13' | N71°01'45"E | 149.91' | 45°55'27" | 154.00' | (D)(M) |
| C30 | 25.00' | S87°18'48"W | 31.63' | 78°29'33" | 34.25' | (D)(M) |
| C31 | 275.00' | S08°00'42"E | 391.81' | 90°51'30" | 436.09' | (D)(M) |
| C32 | 275.00' | S49°56'44"W | 119.31' | 25°03'23" | 120.26' | (D)(M) |
| C33 | 225.00' | N29°35'35"E | 244.30' | 65°45'40" | 258.24' | (D)(M) |
| C34 | 137.00' | S15°43'55"W | 89.29' | 38°02'20" | 90.95' | (D)(M) |
| C35 | 225.50' | S68°26'35"W | 163.25' | 42°26'34" | 167.04' | (D)(M) |
| C36 | 374.50' | N56°15'48"E | 117.70' | 18°04'58" | 118.19' | (D)(M) |
| C37 | 124.50' | N77°53'14"E | 54.24' | 25°09'54" | 54.68' | (D)(M) |
| C38 | 974.50' | S85°47'10"E | 127.27' | 7°29'18" | 127.36' | (D)(M) |
| C39 | 473.00' | S85°42'45"E | 223.70' | 27°21'24" | 225.84' | (D)(M) |
| C40 | 473.00' | S46°33'32"E | 406.90' | 50°57'02" | 420.62' | (D)(M) |
| C41D | 50.00'D | | | 59°33'07"D | 51.97'D | |
| C41M | 50.00'M | S78°18'24"WM | 68.91'M | 87°06'38"M | 76.02'M | |
| C42 | 804.34' | N66°55'17"W | 184.62' | 13°10'50" | 185.03' | (D)(M) |
| C43 | 802.64' | N41°36'00"W | 232.05' | 16°37'22" | 232.86' | (D)(M) |
| C44 | 892.64' | N34°42'52"W | 44.43' | 2°51'07" | 44.43' | (D)(M) |

CURVE TABLE

| CURVE | RADIUS | BEARING | CHORD | DELTA | LENGTH | |
|---|---|---|---|---|---|---|
| C45 | 815.97' | S62°08'03"E | 322.18' | 22°46'20" | 324.31' | (P)(M) |
| C46 | 200.00' | N00°46'09"E | 193.56' | 57°52'51" | 202.04' | (P)(M) |
| C47 | 900.00' | S21°06'45"E | 221.18' | 14°06'59" | 221.74' | (P)(M) |
| C48 | 60.00' | S56°31'02"W | 56.57' | 56°15'20" | 58.91' | (P)(M) |
| C49 | 168.47' | S05°37'31"W | 132.69' | 46°23'00" | 136.38' | (P)(M) |
| C50 | 60.00' | N05°46'36"E | 46.97' | 46°04'58" | 48.26' | (P)(M) |
| C51 | 575.00' | S20°32'39"E | 246.23' | 24°43'38" | 248.15' | (P)(M) |
| C52 | 575.00' | S04°30'28"W | 252.59' | 25°22'35" | 254.67' | (P)(M) |
| C53 | 425.00' | N08°35'52"E | 127.08' | 17°11'46" | 127.55' | (P)(M) |
| C54 | 200.00' | S23°50'33"W | 161.69' | 47°41'09" | 166.45' | (P)(M) |
| C55 | 275.00' | S59°14'41"W | 110.21' | 23°07'07" | 110.96' | (P)(M) |
| C56 | 161.00' | N59°14'41"E | 64.52' | 23°07'03" | 64.96' | (P)(M) |
| C57 | 1115.97' | S61°35'55"E | 461.06' | 23°50'36" | 464.40' | (P)(M) |

LEGEND:

| | | | |
|---|---|---|---|
| | CATCH BASIN | C.M. | CONCRETE MONUMENT |
| | BACK FLOW PREVENTER | I.R. | IRON ROD |
| | CONCRETE MONUMENT AS NOTED | I.P. | IRON PIPE |
| | WATER METER | I.R.C. | IRON ROD AND CAP |
| | SET 1/2" IRON ROD AND CAP, L.B. 6723 UNLESS NOTED OTHER WISE | NO–ID | NO IDENTIFICATION |
| | DRAINAGE MANHOLE | CCR | CERTIFIED CORNER RECORD |
| E | ELECTRICAL BOX | LS | LICENSED SURVEYOR |
| | GUY ANCHOR | RLS | REGISTERED LAND SURVEYOR |
| | FOUND MONUMENT AS NOTED | FND | FOUND |
| | IRRIGATION VALVE | L.S. | LICENSED BUSINESS |
| | MAILBOX | RCP | REINFORCED CONCRETE PIPE |
| | MITRED END SECTION | ERCP | ELLIPTICAL REINFORCED CONCRETE PIPE |
| RWV | PHONE RISER | CPP | CORRUGATED PLASTIC PIPE |
| | RECLAIMED WATER VALVE | FDOT | FLORIDA DEPARTMENT OF TRANSPORTATION |
| | SIGN | POC | POINT OF COMMENCEMENT |
| | LARGE SIGN | POB | POINT OF BEGINNING |
| | SEWER VALVE | (D) | DEED |
| | TRAFFIC SIGNAL BOX | (M) | MEASURED |
| | ELECTRICAL PULL BOX | BWF | BARBED WIRE FENCE |
| | UTILITY POLE | —X— | BARBED WIRE FENCE |
| | UTILITY VAULT | —O— | CHAIN LINK FENCE |
| | WOODEN GUY POLE | —OU— | OVERHEAD UTILITY LINE |
| | WATER VALVE | W | WELL |
| CCR. | CERTIFIED CORNER RECORD | | CLEANOUT |
| D.B. | DEED BOOK | • | CHANGE IN DIRECTION |
| U.E | UTILITY EASEMENT | × 100.00 | SPOT ELEVATION |
| D.E. | DRAINAGE EASEMENT | | FIBER OPTIC MARKER |
| P.B. | PLAT BOOK | TR | TRANSFORMER |
| PG. | PAGE | EM | ELECTRIC PANEL |
| O.R. | OFFICIAL RECORDS | S | SANITARY MANHOLE |
| P.C. | POINT OF CURVATURE | | LIGHT POLE |
| P.T. | POINT OF TANGENCY | | FLOOD LIGHT |
| R | RADIUS | | FIRE HYDRANT |
| CH | CHORD | | |
| DIR | DIRECTION | | |
| Δ | DELTA | | |
| L | LENGTH | | |
| L.B. | LICENSED BUSINESS | | |


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# ALTA/NSPS LAND TITLE BOUNDARY & TOPOGRAPHIC SURVEY OF SUGARLOAF

SECTIONS 16, 17, 20, 21, 28 & 29
TOWNSHIP 21 SOUTH, RANGE 26 EAST
LAKE COUNTY, FLORIDA

FOR: RICHLAND COMMUNITIES

REVISIONS | DATE

JOB #: 20210288
DATE: 11/16/2021
SCALE: 1" = 800'
CALC BY: DY
FIELD BY: JAR
DRAWN BY: DY
CHECKED BY: JLR

SHEET 3 OF 8

Drawing name: L:\Data\2021\0288\Survey\20210288.dwg SHEET 3

1" = 200'
GRAPHIC SCALE
0 100 200 400

SEE SHEET 7

LOT 1 OWNER: MARCOS R MARTINEZ PARCEL# 20212605000000100
SUGARLOAF VIEW ESTATES PLAT BOOK 29, PAGE 31
LOT 2 OWNER: AARON KISSLER ET AL PARCEL# 20212605000000200
LOT 3 OWNER: MICHAEL S BETHEA ET AL PARCEL# 20212605000000300
LOT 8
WEST LINE OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 20-21-26
N 00°27'58" E 2651.62' (M)
2651.62' (D)

LOTS 188 – 190 SUGARLOAF MOUNTAIN UNIT 2B ADDITION P.B. 63, PG. 64 NOT INCLUDED

L15 L16 L17 L18 L19 L20 L21 L22 L23 L135 C4 C5 C6 C39 C40
+234.06 +245.40 +242.67 +233.30

LOT 8
OWNER: TIMOTHY EASTHAM ET AL PARCEL# 2 02126050000000800
SUGARLOAF VIEW ESTATES PLAT BOOK 29, PAGE 31

FND 5/8" I.R.C. LS 4709 FENCE CORNER 0.9'N./2.2'E.
N 89°16'28" W 370.13'
N 89°00'47" W(D)
N 89°16'28" W 595.04'
1322.04'(D)
35.00' RIGHT OF WAY PER O.R. 496, PG. 527
EAST LINE OF THE SE 1/4 OF SECTION 20-21-26
WEST LINE OF THE SW 1/4 OF SECTION 21-26

PARCEL 2 LESS #3
PARCEL 2 LESS #2
SEE DETAIL BELOW

NOT PLATTED
OWNER: ROBERT G SULLIVAN II ET AL PARCEL# 19212600040000300
OWNER: CRAIG RAGER PARCEL# 20212600030000200
FND 6"X6" C.M. NO=ID NW CORNER OF THE NW 1/4 SECTION 29-21-16 COR 44224
NOT PLATTED
OWNER: MICHAEL W MOUNT ET AL PARCEL# 20212600030000200
25.00'
OWNER: RAYMOND J SMITH PARCEL# 20212600030000200
OWNER: CHRISTINE M GREENE ET AL PARCEL# 20212600030000
OWNER: TED P SIVARD ET AL PARCEL# 20212600030000300
OWNER: MAYE F CARTER PARCEL# 20212600030000500
OWNER: VALERIE SIVARD PARCEL# 20212600030000100
NOT PLATTED
OWNER: NAOMI HAWORTH PARCEL# 20212600030000300
OWNER: BARRY S MORRIS ET AL PARCEL# 20212600030000400
NOT PLATTED
OWNER: EDWARD E BOLTON ET AL PARCEL# 20212600030000700
OWNER: JERRY D JOHNSON ET AL PARCEL# 20212605000000400
FND 6"X6" C.M. NO=ID NE CORNER OF THE NW 1/4 SECTION 29-21-16 COR 44224
OWNER: PENNY OSSE PARCEL# 3 02126000100000100 NOT PLATTED
83.10'
S 89°12'24" E 2666.00'
NORTH LINE OF THE NW 1/4 SECTION 29-21-16
25.00'
MOUNTAIN VIEW
50.00' RIGHT OF WAY O.R. 518, PG. 770 O.R. 518, PG. 771 O.R. 469, PG. 559 O.R. 518, PG. 769 O.R. 996, PG. 1861
12'± DIRT ROAD
SET 1/2" IRON ROD AND CAP L.B. #6723
SOUTH RIGHT OF WAY LINE SUGARLOAF MOUNTAIN ROAD O.R. 515, PG. 399
SUGARLOAF MOUNTAIN ROAD
RIGHT OF WAY VARIES

XONE X(SHADED)
ZONE AE
ZONE X
+85.68 +101.38 +119.50 +123.78 +130.02 +175.75 +176.37
WEST LINE OF THE NW 1/4 SECTION 29-21-16
OWNER: JANE HAWKESWORTH TRUSTEE ET AL PARCEL# 30212600010000003700 NOT PLATTED
2600.89'
20.00' ROADWAY O.R. 395, PG. 431
EAST LINE OF THE NW 1/4 SECTION 29-21-16
2939.91'
WEST LINE OF THE EAST HALF OF SECTION 29-21-26
+83.65 +92.98 +85.58 +102.00 +151.36 +180.39
FND 4"X4" C.M. RLS #636 5.0'N./0.6'W.
OWNER: PULTE HOME COMPANY LLC PARCEL# 29212600010000003100 NOT PLATTED
OWNER: MARIA I ARIOTTI PARCEL# 30212602000000002000
LOT 21 LOT 20 LOT 19
SUGAR RIDGE P.B. 31, PG.S 28-30
N 01°07'51" E
+80.37 +82.92 +105.43 +156.97 +192.40
NORTHWEST 1/4 OF SECTION 29-21-26 PARCEL 6-1
OWNER: DANIEL WELLS PARCEL# 30212602000001900
+119.42 +119.14 +97.09 +111.07 +149.46 +189.71
LOT 18 OWNER: BRITTIN C KANE ET AL PARCEL# 3 02126020000001800
OWNER: JEFFREY W BORGEN ET AL PARCEL# 30212602000001700
LOT 17
SUGAR RIDGE P.B. 31, PG.S 28-30
LOT 16 LOT 15
OWNER: JEFFREY W BORGEN ET AL PARCEL# 30212602000001600
+152.71 +148.86 +152.24 +137.57 +190.62 +216.94
FND 6"X6" C.M. NO=ID SW CORNER OF THE NW 1/4 SECTION 29-21-16 CCR 44225 & 74442
167.96'
N 88°57'35" W 1333.01'
OWNER: DOUGLAS F RAMSAY ET AL PARCEL #29212600030000002600
+153.34
SOUTH LINE OF THE NW 1/4 SECTION 29-21-16
NOT PLATTED
OWNER: DASHTAKI DARIUSH & SUE PARCEL# 30212600040000300
OWNER: MARK D ANDERSON ET AL PARCEL# 29212600030000800
OWNER: BRIAN K MILLER PARCEL# 29212600030000700
OWNER: COLLEEN MC CAIN MRCEL# 29212600030001500
NOT PLATTED
OWNER: NOE PACHECO ET AL PARCEL# 29212600030001400
OWNER: TOBIAS S BENNETT ET AL PARCEL# 29212600030001300
OWNER: DOUGLAS F RAMSAY ET AL PARCEL# 29212600030001200
NOT PLATTED
OWNER: DOUGLAS F RAMSAY ET AL PARCEL #29212600030001100
N 00°49'36" E 328.34'
NORTH 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 SECTION 29-21-26 PARCEL 6
S 01°08'01" W 2939.91'
FND. 1/2" I.R.C. RLS #4264 5.5'N./0.8'E.
SOUTH LINE OF THE NORTH 1/4 OF THE NE 1/4 OF THE SE 1/4
N 88°59'39" W 1331.25'
FND. 1/2" I.R.C. RLS #4264 7.7'N./0.5'E. FENCE CORNER 7.6'N./0.3' W.
REC. 1/2" IRON ROD AND CAP LB #4264 0.3' EAST
4.99' OVERLAP
FENCE CORNER 5.5' NORTH
NORTH LINE OF THE SOUTH 990.00' OF THE NE 1/4 OF THE SE 1/4
7.41' OVERLAP
FENCE CORNER 0.5' WEST

FND 5/8" IRC ILLEGIBLE 0.4'N./2.8'E. FENCE CORNER 1.2'S./2.7'E.
FENCE CORNER 5.7'N./2.5'E.
FENCE CORNER 0.9'S./2.5'E.
L159 L160 L161 L162 L163
PARCEL 2 LESS #3
OWNER: CITY OF MINNEOLA PARCEL# 20212600040000008500
FENCE CORNER 0.5'S./3.0'E.
18.3'
52.5'
FENCE CORNER 5.4'N./0.6'W.
NORTH LINE OF THE SOUTH 55.00' OF THE SE 1/4 OF SECTION 20-21-26
POB PARCEL 2 LESS #3
FND 5/8" IRC LB 7514
L153 L154 L155 L156 L157 L158
N 89°1
NORTH LINE OF THE SOUTH 40.00' OF THE SE 1/4 OF SECTION 20-21-26
55.00'(D)(M)
694.77'(D)(M)
SOUTH LINE OF THE SE 1/4 OF SECTION 20-21-26
POC PARCEL 2 LESSOUT #2 & #3
FND 6"X6" CM SE CORNER
NORTH RIGHT OF WAY LINE SUGARLOAF MOUNTAIN ROAD O.R. 496, PG. 527
N 89°16'07" W(D) N 89°16'28" W(M)
POINT OF COMMENCEMENT PARCEL 2
DETAIL 1"=100'

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L152 | N00°00'23"W (M) | 5.00' (D)(M) |
| | S00°00'00"E (D) | |
| L153 | N89°16'28"W (M) | 355.51(D)(M) |
| | S89°16'07"E (D) | |
| L154 | S00°43'32"W (M) | 5.00' (D)(M) |
| | N00°43'53"E (D) | |
| L155 | S89°16'28"E (M) | 355.58(D)(M) |
| | N89°16'07"W (D) | |
| L156 | N89°16'33"W (M) | 355.32(D)(M) |
| | N89°16'07"W (D) | |
| L157 | N00°43'32"E (M) | 112.33(D)(M) |
| | N00°43'53"E (D) | |
| L158 | N45°43'32"E (M) | 201.50(D)(M) |
| | N45°43'53"E (D) | |
| L159 | N02°40'25"E (M) | 58.90'(D)(M) |
| | N00°00'00"W (D) | |
| L160 | N89°59'39"E (M) | 94.80'(D)(M) |
| | N90°00'00"E (D) | |
| L161 | S00°00'21"E (M) | 90.00'(D)(M) |
| | S00°00'00"E (D) | |
| L162 | S45°00'21"E (M) | 162.31(D)(M) |
| | S45°00'00"E (D) | |
| L163 | S00°00'21"E (M) | 111.63'(D)(M) |
| | S00°00'00"E (D) | |

SHEET 8 PARCELS 1 & 3
PARCEL 8
PARCEL 10 PARCEL 9
PARCEL 5
SHEET 7 PARCELS 1 & 3
SHEET 6 PARCEL 2
PARCEL 2
SHEET 4 PARCEL 6-1
PARCELS 6-2 THRU 6-6 SHEET 5
KEY MAP NOT TO SCALE

SEE SHEET 5


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16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355 FAX (407) 654-5356


# ALTA/NSPS LAND TITLE BOUNDARY & TOPOGRAPHIC SURVEY OF SUGARLOAF

SECTIONS 16, 17, 20, 21, 28 & 29
TOWNSHIP 21 SOUTH, RANGE 26 EAST
LAKE COUNTY, FLORIDA

FOR: RICHLAND COMMUNITIES

| DATE | REVISIONS |
|---|---|

JOB #: 20210288
DATE: 11/16/2021
SCALE: 1" = 200'
CALC BY: DY
FIELD BY: JAR
DRAWN BY: DY
CHECKED BY: JLR

SHEET 4 OF 8

Drawing name: L:\Data\20210288\dwg\20210288.dgn SHEET 4

SEE SHEET 6

SEE SHEET 4

PARCEL 2

N 89°16'28" W 370.13'

N 89°00'47" W(D) 1322.04'(D)

35.00' RIGHT OF WAY PER O.R. 496, PG. 527

N 89°16'28" W 595.04'

PARCEL 2 LESS #2 SEE DETAIL SHEET 4

POINT OF BEGINNING PARCEL 2

POINT OF COMMENCEMENT PARCEL 2

SEE DETAIL "B" THIS SHEET

25.00' RIGHT OF WAY PER O.R. 496, PG. 527

N 88°55'13" W (D) 2640.60'(D)

N 89°09'36" W 2643.01'

NORTH LINE OF THE NW 1/4 OF SECTION 28-21-26

S 89°09'36" E 2618.00'

25.00' RIGHT OF WAY O.R. 496, PG. 530

SUGARLOAF MOUNTAIN ROAD RIGHT OF WAY VARIES

NOT PLATTED

20.0'± ASPHALT ROAD

NORTH RIGHT OF WAY LINE

FENCE 57.9'N

FND 1/2" I.R. NO-ID 10.00' NORTH

FENCE 11.7'E

N 00°51'25" E 35.00'(D)

N 00°36'21" E (M) 25.00'(M)

N 88°55'13" W (D)

N 89°31'39" W

EASTERLY RIGHT OF WAY LINE OF SUGARLOAF MOUNTAIN ROAD

FND 4" ROUND C.M. NO-ID

FND 2" I.P. NO-ID SE CORNER OF THE SW 1/4 SECTION 21-21-26

OWNER:KOCH GLENN E & MARY A PARCEL# 28212600010001200

NOT PLATTED

EAST LINE OF THE WEST 1/2 OF SECTION 28-21-26

20'± ASPHALT ROAD

OWNER:ARCHER LEA & LARRY L PARCEL# 28212600010000800

NOT PLATTED

OWNER:RATLIFF LISA PARCEL# 28212600010000200

OWNER:KHAN AHAMAD R & KAMLA LASINGH PARCEL# 28212600010002100

OWNER:LINVILLE BLAKE S & KARIN STEWART PARCEL# 28212600010000200

OWNER: LEENA OJTAR ET AL PARCEL# 28212600010002200

NOT PLATTED

OWNER:NEUNZIG BARRY J PARCEL# 28212600010000901

OWNER:BANJAMIN NALANI PARCEL# 28212600010000300

OWNER:MARDER JEFFREY & GABRIELA PARCEL# 28212600010001900

NOT PLATTED

OWNER:MILTON JAMES P PARCEL# 28212600010000301

OWNER:MILTON JAMES PARCEL# 28212600010000300

OWNER:EPPS JIMMIE C & LISA PARCEL# 28212600040002400

NOT PLATTED

OWNER:PALMER SONYA A TRUSTEE PARCEL# 28212600040002200

OWNER:McCALL MICHAEL C & ERIKA E PARCEL# 28212600040001400

NOT PLATTED

OWNER:ZONGOR KENNETH & AMY PARCEL# 28212600040002300

OWNER:KELLY LIVING TRUST PARCEL# 28212600040001101

SUGARLOAF MOUNTAIN ROAD RIGHT OF WAY VARIES

3918.01'

S 00°54'52" W

NORTH 3/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 SECTION 28-21-26 PARCEL 6-2

SOUTH 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 SECTION 28-21-26 PARCEL 6-4

NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 SECTION 28-21-26 PARCEL 6-4

SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 SECTION 28-21-26 PARCEL 6-5

AREA AFFECTED BY O.R. 423, PG. 249

NORTH 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 SECTION 28-21-26 PARCEL 6-5

SOUTH 3/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 SECTION 28-21-26 PARCEL 6-6

WEST 1/2 OF THE NORTHWEST 1/4 SECTION 28-21-26 PARCEL 6-2

NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28-21-26 PARCEL 6-2

ZONE X

ZONE A

ZONE X

ZONE A

ZONE X

ZONE A

ZONE X

LAKE COUNTY EASEMENT O.R. 503, PG. 415

WEST RIGHT OF WAY LINE O.R. 496, PG. 530

SEE DETAIL "A" THIS SHEET

EAST LINE OF THE NE 1/4 OF SECTION 29-21-26

WEST LINE OF THE NW 1/4 OF SECTION 28-21-26

EAST LINE OF THE SE 1/4 OF SECTION 29-21-26

WEST LINE OF THE SW 1/4 OF SECTION 28-21-26

N 01°03'10" E 2626.79'

N 00°56'16" E 1302.46'

OWNER: PULTE HOME COMPANY LLC PARCEL# 29212600010000300

NOT PLATTED

FND. 4"X4" C.M. NO-ID

FENCE CORNER 9.2'S,.7'E.

FENCE CORNER 8.9'S.

FENCE CORNER 19.1'S.

FENCE CORNER 9.6'S.

FENCE CORNER 0.4'S.

FENCE CORNER 0.5'S.

FENCE CORNER 9.5'S.

FENCE CORNER 10.4'S.

N 89°24'17" W 2624.91'

FND. 5/8" I.R. NO-ID

FND. 1/2" I.R. L.S. 4427

FND. 1/2" I.R. L.S. 4427

FND. 5/8" I.R. NO-ID

OWNER: ERIC L EDWARDS ET AL PARCEL# 28212608000000700

OWNER: AGUIRRE JACQUELINE ET AL PARCEL# 28212608000000600

OWNER: CLINTON A POWNALL ET AL PARCEL# 28212608000000500

OWNER: CHRISTOPHER T WEDEH ET AL PARCEL# 28212608000000400

OWNER: WILLIAM M STEFANCIC ET AL PARCEL# 28212608000000300

OWNER: JOSEE DEROCHERS ET AL PARCEL# 28212608000000200

OWNER: JERRY LEEK ET AL PARCEL# 28212608000000100

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

HUNTER'S RIDGE PLAT BOOK 41, PAGES 4 & 5

FND. 4" IRON PIPE NO-ID NE CORNER OF THE SE 1/4 SECTION 29-21-26

DETAIL "B" 1"=50'

35.00' RIGHT OF WAY PER O.R. 496, PG. 527

FENCE 9.1'NORTH

POINT OF BEGINNING PARCEL 2

N 89°16'28" W 595.04'

N 89°00'47" W(D) 1322.04'(D)

N 00°25'57" E 10.00'(M)

S 00°37'34" W 10.00'(D)

N 00°25'57" E(M)

N 00°37'34" E(D) 35.00'(M) 25.00'(D)

N 89°09'36" W 2643.01'

N 88°55'13" W 2640.60'(D)

POINT OF COMMENCEMENT PARCEL 2

FND. 6"X6" CM SE CORNER SECTION 20-21-26

25.00' RIGHT OF WAY PER O.R. 496, PG. 527

DETAIL "A" 1"=50'

ASPHALT DRIVEWAY

49.3'

49.4'

49.8'

49.6'

10.2'

10.0'

106.9'

8' CHAIN LINK FENCE LOCKED-NO ACCESS

1" = 200' GRAPHIC SCALE

0 100 200 400

SHEET 8 PARCELS 1 & 3

PARCEL 8

PARCEL 10 PARCEL 9

PARCEL 5

SHEET 7 PARCELS 1 & 3

SHEET 6

PARCEL 2

PARCEL 2

PARCEL 2

SHEET 4 PARCEL 6-1

PARCELS 6-2 THRU 6-6 SHEET 5


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SECTIONS 16, 17, 20, 21, 28 & 29
TOWNSHIP 21 SOUTH, RANGE 26 EAST
LAKE COUNTY, FLORIDA

FOR: RICHLAND COMMUNITIES

| REVISIONS | DATE |
|---|---|
| | |

| | |
|---|---|
| JOB # | 20210288 |
| DATE: | 11/16/2021 |
| SCALE: | 1" = 200' |
| CALC BY: | DY |
| FIELD BY: | JAR |
| DRAWN BY: | DY |
| CHECKED BY: | JLR |

SHEET 5 OF 8

Drawing name: L:\Jobs\20210288\dwg\20210288.dgn SHEET 5

SEE SHEET 7

SEE SHEET 7

SEE SHEET 7

FORMER TAVARES GULF RAILROAD
FORMER CSX RAILROAD
100.00' RIGHT OF WAY

FND 4"X4" C.M. BROKEN

12'± DIRT ROAD

FND 5/8" I.R.C., L.B. #3556

NOT PLATTED

FND 4"X4" C.M. L.B. #4709.

FND 4"X4" C.M. NO-ID

N 87°43'44" E 549.45'

FND 5/8" I.R.C., L.B. #6969

S 76°34'31" E 218.93'

FND 4"X4" C.M. NO-ID

AREA AFFECTED BY O.R. 474, PG. 183

N 73°31'13" W

SUGARLOAF MOUNTAIN UNIT 1B HOLE INCLUDED

TRACT B

TRACT D NOT INCLUDED P.T.

C57 L151 L139

AREA AFFECTED BY O.R. 3330, PG. 1154

TRACT D FUTURE DEVELOPMENT INCLUDED

C48 C49 C50 L140 L141

1346.22'

S 73°10'46" E(D)

24.0'± ASPHALT ROADWAY

FENCE 7.9' SW

N 16°28'47" E 493.92'

PARCEL 1
NW 1/4
SECTION 21-21-26
PARCEL 3
NW 1/4
SECTION 21-21-26

R=2350.00'
CH DIR=N84°25'23"W
CH=641.76'
Δ=15°41'45"
L=643.77'

116.78'
S 01°00'12" W

RIGHT OF WAY O.R. 4603, PG. 90

S 88°31'17" E 378.51'

ZONE X

LESS AND EXCEPT FROM PARCELS 1 & 3
NORTH 100' OF THE EAST 378.5' OF THE SW 1/4 OF THE NE 1/4 SECTION21-21-26

EAST LINE OF THE SW 1/4 OF THE NE 1/4 OF SECTION 21-21-28

1008.31' (M&D)

S 01°00'12" W

NOT PLATTED

PARCEL 1
WEST 1/2 OF THE NE 1/4
SECTION 21-21-26
PARCEL 3
WEST 1/2 OF THE NE 1/4
SECTION 21-21-26

POINT OF BEGINNING SUGARLOAF MOUNTAIN GOLF COURSE

COUNTY ROAD #455
80.00' RIGHT OF WAY O.R. 3186, PG. 31

N 73°31'13" W

S 73°31'13" E

L10.00' ADDITIONAL RIGHT OF WAY O.R. 3305, PG. 1637

1365.23'(D)

NORTH RIGHT OF WAY LINE COUNTY ROAD # 455 O.R. 3186, PG. 31

SUGARLOAF MOUNTAIN GOLF COURSE
O.R. 3334, PG. 2063

AREA AFFECTED BY O.R. 3330, PG. 1154

2030.04'

2544.81'

R=892.64'
CH DIR=N65°49'18"W
CH=239.16'
Δ=15°23'51"
L=239.89'

90.00' RIGHT OF WAY

24.0'± ASPHALT ROADWAY

SOUTH RIGHT OF WAY LINE COUNTY ROAD #455 O.R. 3305, PG. 1637

FND 4"X4" C.M. NO-ID

P.C.C.

CENTER OF PAVEMENT IS NORTH LINE OF PARCEL 2

FND 4"X4" C.M. NO-ID

P.C.C.

R=852.89'(D)
CH DIR=S55°38'55"E (D)
Δ=35°13'41"(D)
L=524.40'(D)

OWNER:STERLING VENUES LLC
PARCEL# 212126001000000101

LOTS 1 -75
SUGARLOAF MOUNTAIN UNIT 1B
P.B. 59, PG. 76
NOT INCLUDED

S 04°01'51" W 460.00'(P)(M)

AREA AFFECTED BY O.R. 3330, PG. 1154

OVERALL
R=802.64'
CH DIR=N53°24'16"W
CH=552.09'
Δ=40°13'54"
L=563.59'

NORTH LINE OF THE NE 1/4 OF THE SE 1/4 OF SECTION 21-21-26
NOT PLATTED
S 88°24'26" E(D)
907.19'(D)

FND 6"X6" C.M. NE CORNER OF THE SE 1/4 SECTION 21-21-26

C44 S 88°10'27" E 855.62'

N 33°17'19" W 203.37'

PARCEL 2

S 00°24'48" E 250.15'

SOUTH LINE OF THE EAST 200' OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SE 1/4 OF SECTION 21-21-26

NOT PLATTED

WEST LINE OF THE EAST 200' OF THE NORTH 250' OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SE 1/4 OF SECTION 21-21-26

R=922.33'
CH DIR=S53°27'14"E
CH=635.91'
Δ=40°19'50"
L=649.23'

N 88°24'26" W 200.12'

S 88°10'27" E (D) 200.07'(D)

SOUTH LINE OF THE NORTH 1/2 OF THE SE 1/4 OF SECTION 21-21-26

N 73°37'09" W 429.90'

N 88°21'43" W(D) 221.87(D)

EAST LINE THE SE 1/4 OF SECTION 21-21-26

OWNER:HUNTER JEFFREY D
PARCEL# 222126002000001100

S 00°24'48" E 1427.46'

S 00°24'48" E (M&D) 1428.88'(D)

S 73°37'09" E(D) 221.29'(D)

N 73°37'09" W 457.06'

EAST LINE OF PARCEL 2
EAST LINE THE SE 1/4 OF SECTION 21-21-26

S 00°24'48" E

1143.31'

OWNER:NATIONAL DEVELOPERS LLC C/O JOE POZO
PARCEL# 222126002000000300
NOT PLATTED

SHEET 8
PARCELS 1 & 3

SHEET 7
PARCELS 4 & 5

SHEET 6
PARCEL 2

SHEET 4
PARCEL 6-1

SHEET 5
PARCELS 6-2 THRU 6-6

1" = 200'
GRAPHIC SCALE
0 100 200 400

CART PATH

OLD ASPHALT PARKING AND CONCRETE WALKS FOR CLUBHOUSE

GOLF COURSE FACILITIES

S 70°09'33" W 589.49'(P)(M)

AREA AFFECTED BY O.R. 3330, PG. 1154

PARCEL 2

SUGARLOAF MOUNTAIN GOLF COURSE
O.R. 3334, PG. 2063

POND

GOLF COURSE MAINTENANCE EQUIPMENT

AREA AFFECTED BY O.R. 3330, PG. 1154

ZONE X

ZONE A

SUGARLOAF MOUNTAIN GOLF COURSE
O.R. 3334, PG. 2063

AREA AFFECTED BY O.R. 3330, PG. 1154

SUGARLOAF MOUNTAIN GOLF COURSE
O.R. 3334, PG. 2063

AREA AFFECTED BY O.R. 3330, PG. 1154

SUGARLOAF MOUNTAIN GOLF COURSE
O.R. 3334, PG. 2063

S 75°28'08" W(D) 222.00'(D)

S 78°40'27" W 222.00'

S 37°10'30" W 336.03'

N 75°21'47" W 466.09'

N 89°48'11" W 453.16'

N 89°58'51" W(D) 453.30'(D)

S 89°58'09" W(D) 336.00'(D)

S 75°39'07" W(D) 459.94'

NOT PLATTED

EAST LINE SW 1/4 OF THE SE 1/4 OF SECTION 21-21-26

S 00°08'53" W 489.99'

S 00°05'23" W(D) 488.99'(D)

OWNER:NATIONAL DEVELOPERS LLC C/O JOE POZO
PARCEL# 212126000400000700

FND I.R. NO-ID IN 4'± WATER
SE CORNER THE SW 1/4 OF THE SE 1/4 OF SECTION 21-21-26

SEE DETAIL "B" SHEET 5

EAST LINE OF THE SE 1/4 OF SECTION 28-26-26 / WEST LINE OF THE SW 1/4 OF SECTION 21-21-26

POINT OF BEGINNING PARCEL

25.00' RIGHT OF WAY PER O.R. 496, PG. 527

N 89°09'36" W

SUGARLOAF MOUNTAIN ROAD
RIGHT OF WAY VARIES

POINT OF COMMENCEMENT PARCEL 2

NORTH LINE OF THE NW 1/4 OF SECTION 28-21-26

S 89°09'36" E

25.00' RIGHT OF WAY O.R. 496, PG. 530

NOT PLATTED

2618.00'

20.0'± ASPHALT ROAD

2640.60'(D)
2643.01'

SOUTH LINE OF PARCEL 2
NORTH RIGHT OF WAY LINE

18.5'

FENCE 57.9'N.

FND 1/2" I.R. NO-ID 10.00' NORTH

N 00°51'25" E 35.00'(D)
N 00°36'21" E(M) 25.00'(M)

FENCE 11.7'E.

N 88°55'13" W (D)

1319.77'(D)

N 89°31'39" W

1330.50'

NOT PLATTED

SOUTH LINE OF SECTION 21-21-26
SOUTH LINE OF PARCEL 2

FND 2" I.P. NO-ID SE CORNER OF THE SW 1/4 SECTION 21-21-26

EASTERLY RIGHT OF WAY LINE OF SUGARLOAF MOUNTAIN ROAD

FND 4" ROUND C.M. NO-ID

OWNER:KOCH GLENN E & MARY A
PARCEL# 282126000100001200

OWNER:PAYNE STANLEY & SHERRI
PARCEL# 282126000100001000

OWNER:NATIONAL DEVELOPERS LLC C/O JOE POZO
PARCEL# 282126000100000100

SEE SHEET 5


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# ALTA/NSPS LAND TITLE BOUNDARY & TOPOGRAPHIC SURVEY OF SUGARLOAF

SECTIONS 16, 17, 20, 21, 28 & 29
TOWNSHIP 21 SOUTH, RANGE 26 EAST
LAKE COUNTY, FLORIDA

FOR: RICHLAND COMMUNITIES

| DATE | REVISIONS |
|---|---|

JOB # 20210288
DATE: 11/16/2021
SCALE: 1" = 200'
CALC BY: DY
FIELD BY: JAR
DRAWN BY: DY
CHECKED BY: JLR

SHEET 6 OF 8

Drawing name: L:\Dwg\20210288\dwg\20210288.dgn SHEET 6

SEE SHEET 8

SEE SHEET 6

SEE SHEET 4

SEE SHEET 6

FND 6"X6" C.M. NO-ID SW CORNER OF THE SE 1/4 SECTION 17-21-26 FENCE 1.3' EAST

PARCEL 8 SW 1/4 OF THE SE 1/4 OF SECTION 17-21-26

20.00' ROADWAY D.B. 143, PG. 288

20.00' ROADWAY D.B. 390, PG. 371

20.00' ROADWAY D.B. 390, PG. 371

PARCEL 10 NORTH 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 20-21-26 LESS THE SOUTH 145'

PARCEL 9 SOUTH 145' OF THE NORTH 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 20-21-26

20.00' ROADWAY D.B. 143, PG. 265

1333.01'

N 00°30'08" E

WEST LINE OF THE NW 1/4 OF THE NE 1/4 OF SECTION 20-21-26

OWNER: VELEZ LUIS C & BETTY PARCEL# 20212600000000200 NOT PLATTED

PARCEL 5-1 SOUTH 3/4 OF NW 1/4 OF THE NE 1/4 SECTION 20-21-26

FENCE 0.5'EAST

N 89°25'32" W 1323.92'

FND 4"X4" C.M. NO-ID

NORTH 1/8 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 20-21-26

NOT PLATTED

OWNER: TORRES ALVAREZ ET AL PARCEL# 20212600010000600

FND 4"X4" C.M. L.S. #2142

FND 4"X4" C.M. L.S. #2142

NOT PLATTED

OWNER: JOHN S SADLER PARCEL# 20212600010000603

1326.74'

N 00°42'25" E

OWNER: JOHN S SADLER PARCEL# 20212600010000601

OWNER: ELISA SHERI ROMANO PARCEL# 20212600010000400

OWNER: MEREDITH F MITCHELL PARCEL# 20212600010000500

NOT PLATTED

OWNER: NONE LISTED PARCEL# 20212600040000003601

OWNER: BRADFORD BOLTON ET AL PARCEL# 20212600040000003603

OWNER: BENJAMIN HOWARD ET AL PARCEL# 20212600040000003602

OWNER: ANDREA J PEPPER ET AL PARCEL# 20212600040000003600

NOT PLATTED

OWNER: RUSSELL R SHOUPE ET AL PARCEL# 20212600040000003900

OWNER: JONATHAN ROBERTS ET AL PARCEL# 20212600040000003800

LOT 1 OWNER: MARCOS R MARTINEZ PARCEL# 20212605000000100

2651.62'

N 00°27'58" E

WEST LINE OF THE EAST 1/2 OF THE NE 1/4 OF SECTION 20-21-26 PARCEL 2

WEST LINE OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 20-21-26 PARCEL 2

EAST LINE OF THE NW 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 20-21-26

WEST LINE OF THE NE 1/4 OF THE NE 1/4 OF SECTION 20-21-26

SOUTH LINE OF THE NW 1/4 OF THE NE 1/4 OF SECTION 20-21-26

NORTH 1/8 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 20-21-26

NW CORNER OF THE SE 1/4 OF THE NE 1/4 OF SECTION 20-21-26

NORTH LINE OF THE SE 1/4 OF THE NE 1/4 OF SECTION 20-21-26 NOTH LINE OF PARCEL 2

S 89°07'41" E(D) S 89°25'32" E(M) 1323.85'(M) 1323.68'(D)

NW CORNER OF THE SW 1/4 OF THE NW 1/4 OF SECTION 21-21-26

S 89°07'57" E(D) 120.00'(D)

SOUTH LINE OF THE SE 1/4 OF THE SE 1/4 OF SECTION 17-21-26

NORTH LINE OF THE NE 1/4 OF THE NE 1/4 OF SECTION 20-21-26

SOUTH LINE OF THE SW 1/4 OF THE SE 1/4 OF SECTION 17-21-26

PARCEL 1 SOUTH HALF OF SECTION 17-21-26 PARCEL 3 SOUTH HALF OF SECTION 17-21-26

FND 4"X4" C.M. NO-ID SW CORNER OF SECTION 16-21-26 SITE BENCHMARK #2 ELEVATION = 192.69'

SOUTH LINE OF SE 1/4 OF SECTION 17-21-26

209.11

24.0'± ASPHALT ROADWAY

N 21°56'22" W COUNTY ROAD #455 2498.65'

80.00' RIGHT OF WAY O.R. 3196, PG. 31

PARCEL 1 NE 1/4 OF SECTION 20-21-26 PARCEL 3 NE 1/4 OF SECTION 20-21-26

PARCEL 1 NW 1/4 OF SECTION21-21-26 PARCEL 3 NW 1/4 OF SECTION21-21-26

PARCEL 5-1 NE 1/4 OF THE NE 1/4 SECTION 20-21-26

PARCEL 5-2

R=1005.97' CH DIR=S31°52'58"E CH=347.42' Δ=19°53'14" L=349.17'

TRACT M NOT INCLUDED

TRACT L NOT INCLUDED

TRACT A SUGARLOAF MOUNTAIN UNIT 1B P.B. 59, PG. 76 INCLUDED

ADDITIONAL SUGARLOAF MOUNTAIN UNIT 1B PLAT 20.00' D.E.

ADDITIONAL RIGHT OF WAY DEDICATED PER PLAT P.B. 59, PGS. 76-78

TRACT B NOT INCLUDED

TRACT C LIFT STATION

EMBARQ EASEMENT O.R. 3588, PG. 1787

N 62°10'53" E 356.62'

20.00' U.E.

20.00' D.E.

28.00' D.E.

25.00' D.E.

AREA AFFECTED BY O.R. 695, PG. 645

AREA AFFECTED BY O.R. 474, PG. 183

AREA AFFECTED BY O.R. 3330, PG. 1154

TRACT D FUTURE DEVELOPMENT INCLUDED

ZONE X

S 51°33'32" W 740.61'

FND 4"X4" C.M. NO-ID 6.6' 0.2'N./0.4'W.

FND 5/8" I.R.C., L.B. #6969

FND 6"X6" C.M. SE CORNER OF THE SW 1/4 SECTION 16-21-26

12'± DIRT ROAD

N 90°00'00" E~444.44'

FND 4"X4" C.M. L.B. #4709.

R=760.08' CH DIR=S20°21'22"E CH=1445.06' Δ=143°49'48" L=1908.03'

NOT PLATTED

FORMER TAVARES GULF RAILROAD - FORMER CSX RAILROAD 100.00' RIGHT OF WAY

N 87°43'44" E 549.45'

N 16°28'46" E 1323.92'

1346.22'

PARCEL 1 NW 1/4 SECTION 21-21-26 PARCEL 3 NW 1/4 SECTION 21-21-26

110.00'

N 16°28'47" E

COUNTY ROAD #455 80.00' RIGHT OF WAY O.R. 3196, PG. 31

S 73°31'13" E

N 73°31'13" W

10.00' ADDITIONAL RIGHT OF WAY O.R. 3305, PG. 1837

POINT OF BEGINNING SUGARLOAF MOUNTAIN GOLF COURSE

FENCE 7.9' SW

S 73°45'46" E(D)

SUGARLOAF MOUNTAIN GOLF COURSE O.R. 3334, PG. 2063

AREA AFFECTED BY O.R. 3330, PG. 1154

LOTS 1 – 75 SUGARLOAF MOUNTAIN UNIT 1B P.B. 59, PG. 76 NOT INCLUDED

LOTS 101 – 187 SUGARLOAF MOUNTAIN UNIT 2B P.B. 60, PG. 54 NOT INCLUDED

S 04°01'51" W 460.00'(P)(M)

OLD ASPHALT PARKING AND CONCRETE WALKS FOR CLUBHOUSE

CART PATH

GOLF COURSE FACILITIES

PARCEL 2

S 70°09'33" W 589.49'(P)(M) 239.85'

N 71°56'31" E 370.01'(P)(M)

1" = 200' GRAPHIC SCALE

0 100 200 400

SHEET 8 PARCELS 1 & 3

SHEET 7 PARCELS 1 & 3

SHEET 6 PARCEL 2

SHEET 4 PARCEL 6-1

SHEET 5 PARCELS 6-2 THRU 6-6

PARCEL 8 PARCEL 10 PARCEL 9 PARCEL 5 PARCEL 2

SHEET 7

Drawing name: L:\Data\20210288\dwg\20210288.dwg

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LICENSED BUSINESS #6723
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355 FAX (407) 654-5356

# ALTA/NSPS LAND TITLE BOUNDARY & TOPOGRAPHIC SURVEY OF SUGARLOAF

SECTIONS 16, 17, 20, 21, 28 & 29
TOWNSHIP 21 SOUTH, RANGE 26 EAST
LAKE COUNTY, FLORIDA

FOR: RICHLAND COMMUNITIES

| DATE | REVISIONS |
|---|---|

JOB # 20210288
DATE: 11/16/2021
SCALE: 1" = 200'
CALC BY: DY
FIELD BY: JAR
DRAWN BY: DY
CHECKED BY: JLR

SHEET 7 OF 8

SEE SHEET 7

SOUTH LINE OF THE NORTH 1/2 OF THE NE 1/4 OF SECTION 17-21-26

LESS THE NORTH 165.00' OF THE S. 1/2 OF THE NE 1/4

S 89°35'18" E 102.26'

165.00'

4.7'

FND 1/2" I.R.C. ILLEGIBLE 0.4'N./1.9'W. FENCE CORNER 0.6'N./1.5'W.

FND 4"X4" C.M. NO-ID 0.9'N./0.9'W.

NOT PLATTED

12'± DIRT ROAD

FORMER TAVARES GULF RAILROAD
FORMER CSX RAILROAD
100.00' RIGHT OF WAY

N 64°20'15" E 664.69'

3.9' P.C.

FND 4"X4" C.M. NO-ID 0.3'E.

R=975.00'
CH DIR=N89°11'35"E
CH=819.65'
Δ=49°42'41"
L=845.94'

P.T. 2.8'

FND 4"X4" C.M. NO-ID 0.2'S./0.1'E.

NOT PLATTED

S 65°57'04" E 451.84'

6.4' P.C.

FND 4"X4" C.M. NO-ID 0.1'S./0.6'W.

R=1950.21'
CH DIR=S61°24'32"E
CH=307.76'
Δ=9°03'04"
L=308.08'

P.T. 2.3'

FND 4"X4" C.M. NO-ID 0.6'S./0.9'E.

S 56°54'01" E 489.31'

SOUTHERLY RIGHT OF WAY LINE

28.0'

P.C.

FND 4"X4" C.M. NO-ID 0.1'S./0.1'E.

1" = 200 '
GRAPHIC SCALE
0 100 200 400

R=1005.00'
CH DIR=S72°34'38"E
CH=1373.01'
Δ=86°10'15"
L=1511.48'

FND 1/2" I.R.C. L.B. #1916

SOUTHERLY RIGHT OF WAY LINE

N 21°59'22" W COUNTY ROAD #455 80.0' RIGHT OF WAY STRIP 40.0' EACH SIDE OF CENTERLINE

1285.21'

ZONE X

EAST LINE OF THE NE 1/4 OF SECTION 17-21-26
WEST LINE OF THE NW 1/4 OF SECTION 16-21-26

FND 4"X4" C.M. NO-ID NW CORNER OF THE SE 1/4 SECTION 17-21-26

S 48°34'15" W 68.21'

N 41°25'45" W 50.00'

N 89°28'45" W 978.18'

SOUTH LINE OF THE NE 1/4 OF SECTION 17-21-26

S 89°28'45" E 976.68'

50.00' RIGHT OF WAY LESSOUT FROM PARCEL 3

N 48°34'15" E 87.37'

FND 4"ROUND C.M. NO-ID NW CORNER OF THE SW 1/4 SECTION 16-21-26 SITE BENCHMARK #1 ELEVATION = 183.18'

SOUTH LINE OF THE NW 1/4 OF SECTION 16-21-26
NORTH LINE OF THE SW 1/4 OF SECTION 16-21-26

FND 5/8" I.R.C. L.B. #4741

AREA AFFECTED BY O.R. 474, PG. 183

R=1850.00'
CH DIR=S44°13'05"E
CH=812.31'
Δ=25°21'52"
L=818.98'

SHEET 8
PARCELS 1 & 3

PARCEL 8

PARCEL 10
PARCEL 9

PARCEL 5

SHEET 7
PARCELS 1 & 3

SHEET 6
PARCEL 2

PARCEL 2

PARCEL 2

SHEET 4
PARCEL 6-1

PARCELS 6-2 THRU 6-6
SHEET 5

OWNER:MUNDEN JERRY L & JANET C
PARCEL# 172126000400004200

NOT PLATTED

OWNER:BARRETT ROBERT C & ROBERTA H
PARCEL# 172126000300003200

FND 4"X4" C.M. NO-ID NW CORNER OF THE SE 1/4 SECTION 17-21-26

S 89°21'34" E 1490.65'

NORTH LINE OF THE SW 1/4 OF THE SE 1/4 OF SECTION 17-21-26

FND 4"X4" CM L.B. #707 FENCE CORNER 0.6'N./1.1'W.

SOUTH LINE OF THE NE 1/4 OF THE SE 1/4 OF SECTION 17-21-26
NORTH LINE OF THE SE 1/4 OF THE SE 1/4 OF SECTION 17-21-26

50.00' SECO EASEMENT O.R. 313, PG. 589

PARCEL 7
NORTH 50.00'
LESS FROM PARCEL 5

0.6'

6.1'

FENCE CORNER 0.4'S./2.0'E.

20.00' ROADWAY D.B. 143, PG. 291

WEST LINE OF THE SW 1/4 OF THE SE 1/4 OF SECTION 17-21-26

1333.29'

20.00' ROADWAY D.B. 143, PG. 290

OWNER:BARRETT ROBERT C & ROBERTA H
PARCEL# 172126000300003501
NOT PLATTED

N 01°03'51" E

20.00' ROADWAY D.B. 143, PG. 288

ZONE X

AREA AFFECTED BY O.R. 436, PG. 232

PARCEL 8
SW 1/4 OF THE SE 1/4 OF SECTION 17-21-26

N 21°56'21" W COUNTY ROAD #455 80.0' RIGHT OF WAY STRIP 40.0' EACH SIDE OF CENTERLINE

3802.78'

24.0'± ASPHALT ROADWAY

EASTERLY RIGHT OF WAY LINE

WESTERLY RIGHT OF WAY LINE

EAST LINE OF THE SW 1/4 OF THE SE 1/4 OF SECTION 17-21-26
WEST LINE OF THE SE 1/4 OF THE SE 1/4 OF SECTION 17-21-26

PARCEL 1
SOUTH HALF OF SECTION 17-21-26
PARCEL 3
SOUTH HALF OF SECTION 17-21-26

PARCEL 5-1
SE 1/4 OF THE SE 1/4 SECTION 17-21-26 LESS NORTH 50.00'

PARCEL 1
SOUTH HALF OF SECTION 17-21-26

EAST LINE OF THE SOUTH 1/2 OF THE SW 1/4 OF SECTION 16-21-26
WEST LINE OF THE SOUTH 1/2 OF THE SW 1/4 OF SECTION 16-21-26

AREA AFFECTED BY O.R. 695, PG. 645

NORTH LINE OF THE SOUTH 1/2 OF THE SW 1/4 OF SECTION 16-21-26

PARCEL 1
SOUTH HALF OF THE SW 1/4 OF SECTION 16-21-26
PARCEL 3
SOUTH HALF OF THE SW 1/4 OF SECTION 16-21-26

AREA AFFECTED BY O.R. 474, PG. 183

PARCEL 1
SOUTH HALF OF THE SW 1/4 OF SECTION 16-21-26

AREA AFFECTED BY

R=1845.57'
CH DIR=S08°00'35"E
CH=1473.39'
Δ=47°03'09"
L=1515.62'

R=1156.20'
CH DIR=S33°32'16"W
CH=715.38'
Δ=36°02'33"
L=727.31'

S 51°33'32" W 746.61'

FND 4"X4" C.M. NO-ID

NOT PLATTED

FND 4"X4" C.M. NO-ID

12'± DIRT ROAD

SEE SHEET 7

Drawing name: L:\Data\20210288\dwg\20210288.dgn SHEET 8


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# ALTA/NSPS LAND TITLE BOUNDARY & TOPOGRAPHIC SURVEY OF SUGARLOAF

SECTIONS 16, 17, 20, 21, 28 & 29
TOWNSHIP 21 SOUTH, RANGE 26 EAST
LAKE COUNTY, FLORIDA

FOR: RICHLAND COMMUNITIES

| DATE | REVISIONS |
|---|---|

| | |
|---|---|
| JOB # | 20210288 |
| DATE: | 11/16/2021 |
| SCALE: | 1" = 200' |
| CALC BY: | DY |
| FIELD BY: | JAR |
| DRAWN BY: | DY |
| CHECKED BY: | JLR |

SHEET 8 OF 8

# Preliminary Plat
# for
# Sugarloaf Mountain PUD Parcel A
# Pods A1, A2, & A3 - The Prominence at Sugarloaf
## City of Minneola, Florida

## Phase Legal Description

DESCRIPTION:

TRACTS M AND N, SUGARLOAF MOUNTAIN UNIT 1B, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 59, PAGES 76 THROUGH 79, INCLUSIVE, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

AND

ALL OF THAT CERTAIN FIFTY (50) FOOT WIDE RIGHT OF WAY, AS DESCRIBED IN WARRANTY DEED RECORDED FEBRUARY 2, 1965, IN OFFICIAL RECORDS BOOK 290, PAGE 183, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, TOGETHER WITH PORTIONS OF SECTIONS 16, 17, 20, AND 21, TOWNSHIP 21 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT M, SUGARLOAF MOUNTAIN UNIT 1B, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 59, PAGES 76 THROUGH 79, INCLUSIVE, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE SOUTH 62°10'53" WEST ALONG THE NORTHERLY BOUNDARY OF SAID PLAT OF SUGARLOAF MOUNTAIN UNIT 1B, A DISTANCE OF 10.05 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 455 (AN 80 FOOT WIDE RIGHT OF WAY); THENCE NORTH 21°56'22" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 5,141.89 FEET TO A POINT LYING ON THE SOUTH LINE OF THE NORTH 165 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 17; THENCE SOUTH 89°35'36" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 102.15 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE FORMER TAVARES AND GULF RAILWAY (NOW FORMER CSX RAILROAD), A 100-FOOT WIDE RIGHT OF WAY) SAID POINT ALSO LYING ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1,005.00 FEET, A CENTRAL ANGLE OF 86°13'36", A CHORD BEARING OF SOUTH 72°32'58" EAST AND A CHORD DISTANCE OF 1,373.72 FEET; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE RUN SOUTHEASTERLY AND EASTERLY ALONG SAID CURVE FOR AN ARC LENGTH OF 1,512.46 FEET TO A POINT OF TANGENCY, THE FOLLOWING NINE (9) COURSES BEING ALONG THE SOUTHERLY, SOUTHWESTERLY AND WESTERLY RIGHT OF WAY LINE OF SAID FORMER TAVARES AND GULF RAILWAY (NOW FORMER CSX RAILROAD); THENCE NORTH 64°20'14" EAST, A DISTANCE OF 664.69 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 975.00 FEET, A CENTRAL ANGLE OF 49°42'41", A CHORD BEARING OF NORTH 89°11'34" EAST AND A CHORD DISTANCE OF 819.65 FEET; THENCE EASTERLY ALONG SAID CURVE FOR AN ARC LENGTH OF 845.94 FEET TO A POINT OF TANGENCY; THENCE SOUTH 65°57'05" EAST, A DISTANCE OF 451.84 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1,950.21 FEET, A CENTRAL ANGLE OF 09°03'04", A CHORD BEARING OF SOUTH 61°25'33" EAST AND A CHORD DISTANCE OF 307.76 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE FOR AN ARC LENGTH OF 308.08 FEET TO A POINT OF TANGENCY; THENCE SOUTH 56°54'01" EAST, A DISTANCE OF 489.31 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1,850.00 FEET, A CENTRAL ANGLE OF 72°20'40", A CHORD BEARING OF SOUTH 20°43'41" EAST AND A CHORD DISTANCE OF 2,183.79 FEET; THENCE SOUTHERLY ALONG SAID CURVE FOR AN ARC LENGTH OF 2,335.90 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1,150.22 FEET, A CENTRAL ANGLE OF 36°12'34", A CHORD BEARING OF SOUTH 33°32'56" WEST AND A CHORD DISTANCE OF 714.87 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE FOR AN ARC LENGTH OF 726.91 FEET TO A POINT OF TANGENCY; THENCE SOUTH 51°39'12" WEST, A DISTANCE OF 740.66 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 759.97 FEET, A CENTRAL ANGLE OF 35°10'29", A CHORD BEARING OF SOUTH 34°03'58" WEST AND A CHORD DISTANCE OF 459.27 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE FOR AN ARC LENGTH OF 466.56 FEET, THE FOLLOWING TWO (2) COURSES BEING ALONG THE NORTHERLY BOUNDARY OF SAID PLAT OF SUGARLOAF MOUNTAIN UNIT 1B; THENCE NORTH 90°00'00" WEST ALONG A NON-TANGENT LINE, A DISTANCE OF 444.44 FEET; THENCE SOUTH 62°10'53" WEST, A DISTANCE OF 1231.73 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE LYING AND BEING IN LAKE COUNTY, FLORIDA, CONTAINING IN AGGREGATE 317.60 ACRES MORE OR LESS.

Parcel Id. No.:

16-21-26-0003-000-00300
16-21-26-0003-000-00800
16-21-26-0003-000-01000
17-21-26-0001-000-00401
17-21-26-0004-000-03900
17-21-26-0004-000-04000
17-21-26-0004-000-04800
17-21-26-0004-000-07700
20-21-26-0001-000-06000
21-21-26-0002-000-00300
21-21-26-0002-000-01100

## Owner/Applicant:

**EPC Holdings 808 LLC**
**400 N. Ashley Drive, Suite 1750**
**Tampa, FL 33602**

## Sheet Index

| Sheet Id. | Sheet Title | Subm./Rev. 1 | 2 | 3 | 4 | 5 | 6 |
|---|---|---|---|---|---|---|---|
| C0.00 | Cover | ■ | ■ | ■ | | | |
| C1.00 | Existing Conditions Plan | ■ | ■ | ■ | | | |
| C2.00 | Overall Master Site Plan | ■ | ■ | ■ | | | |
| C2.01 | Overall Master Drainage Plan | ■ | ■ | ■ | | | |
| C2.10 | Master Site Plan | ■ | ■ | ■ | | | |
| C2.20 - C2.21 | Land Use Tables | ■ | ■ | ■ | | | |
| C2.30 | Master Block Design Plan | ■ | ■ | ■ | | | |
| C3.50 - C3.66 | Geometry, Signage, & Striping Plan | ■ | ■ | ■ | | | |
| C4.50 - C4.66 | Grading and Drainage Plan | ■ | ■ | ■ | | | |
| C4.67 | Typical Grading Sections | ■ | ■ | ■ | | | |
| C4.68 | Typical Lot Grading | ■ | ■ | ■ | | | |
| C5.50 - C5.66 | Utility Plan | ■ | ■ | ■ | | | |
| C6.00 | Typical Road Sections & Details | ■ | ■ | ■ | | | |
| C7.00 | Fire Access and Parking Plan | ■ | ■ | ■ | | | |

| | Date | Description |
|---|---|---|
| | 08/01/2025 | Submit to City of Minneola |
| Rev 1 | 11/18/2025 | Re-Submit to City of Minneola per comments |
| Rev 2 | 03/06/2026 | Re-Submit to City of Minneola per comments |

## Utility Providers

Electric:
**SECO Energy**
330 US-301
Sumterville, FL 33585
352.569.9708

Telephone:
**Century Link**
407.501.2132

Water, Wastewater and Reclaimed:
**City of Minneola**
800 N. US Highway 27
Minneola, FL 34715
352.516.3929

Gas:
**Lake Apopka Gas**
1320 Winter Garden Vineland Rd.
Winter Garden, FL 34787
407.656.2734

Solid Waste, Fire and Police Protection:
**City of Minneola**
800 N. US Highway 27
Minneola, FL 34715
352.516.3929

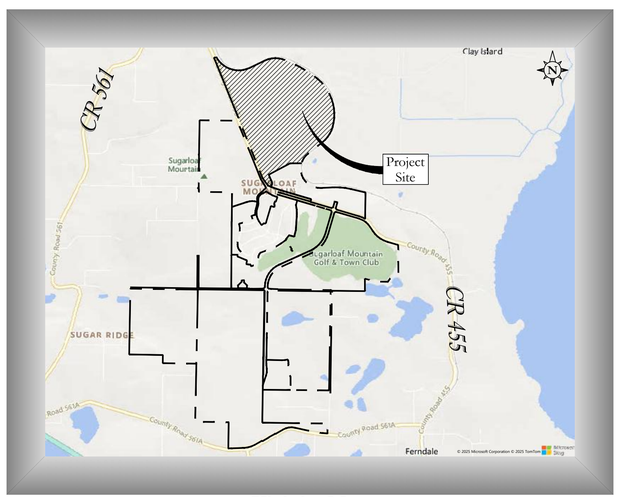
## Consultants

Civil Engineer:
**Poulos & Bennett, LLC**
2602 E. Livingston St.
Orlando, FL 32803
407.487.2594

Environmental:
**Bio-Tech Consulting, Inc.**
3025 East South St.
Orlando, FL 32803
407.894.5969

Surveyor:
**Wohlfarth Consulting Group, LLC**
246 N. Westmonte Dr.
Altamonte Springs, FL 32714
407.750.3123

Transportation:
**Traffic & Mobility Consultants**
3101 Maguire Rd. Suite 265
Orlando, FL 32803
407.531.5332




**Vicinity Map**
Scale: 1" = 3,000'

Preliminary Plat for Sugarloaf Mountain PUD Parcel A - Pods A1, A2, and A3 - The Prominence at Sugarloaf

MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: March 6, 2026

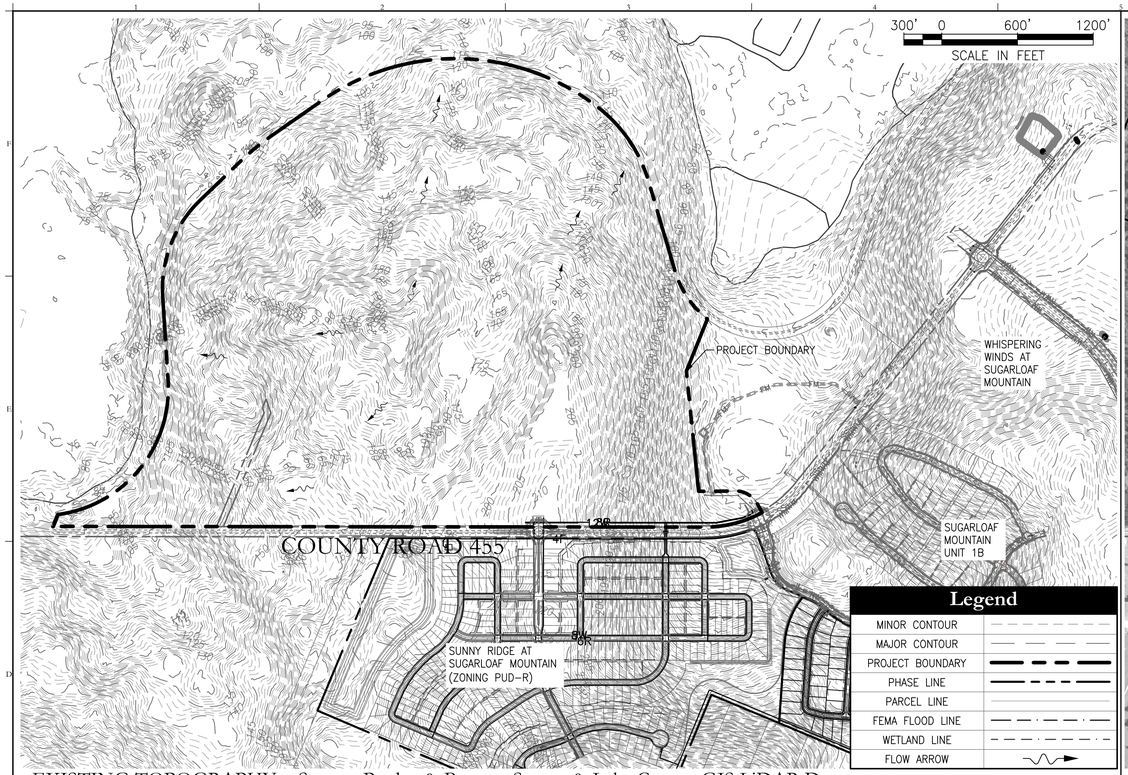
DN: CN=Marc D Stehli, dnQualifier=A01410D000003AFE033DC0027AE A4,O=Florida, C=US
Date: 2026.03.09 13:21:11-04'00'

This item has been electronically signed and sealed by Marc Daniel Stehli on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.


POULOS & BENNETT
a PAPE-DAWSON company
2602 E. Livingston St., Orlando, FL 32803
7563 Philips Hwy., Suite 303, Jacksonville, FL 32256
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

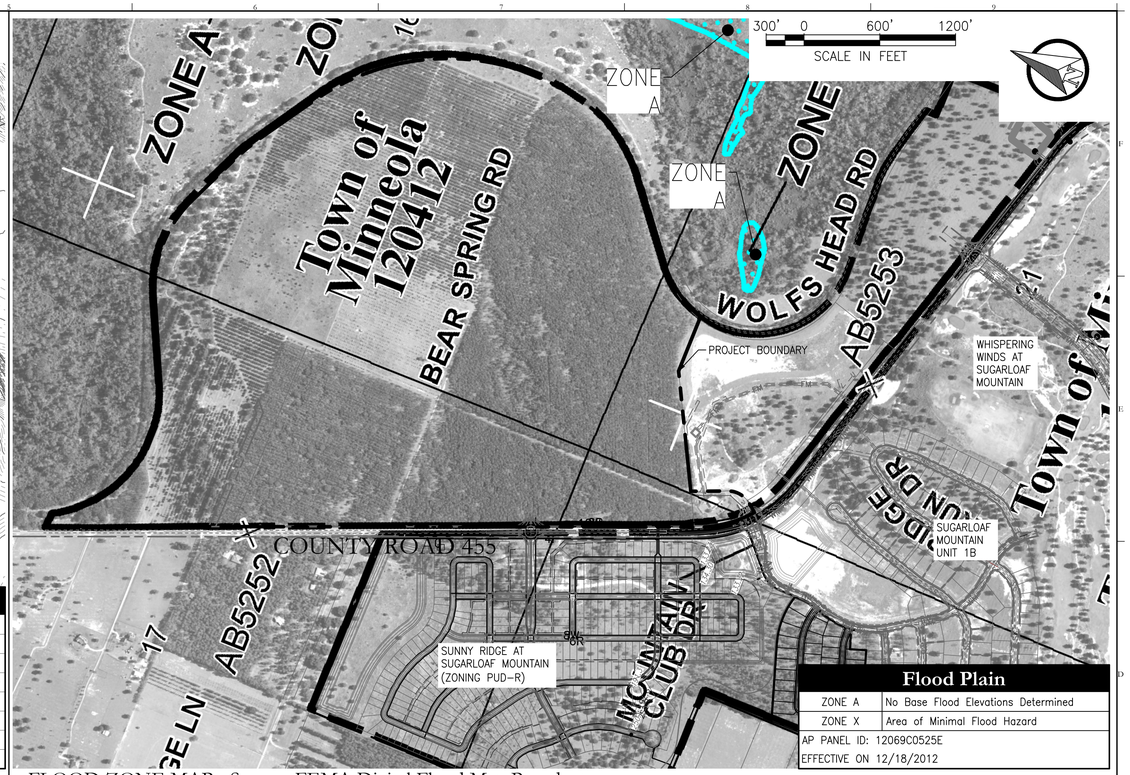


\\VMBOS1\PROJECTS\2025\25-025 RICHLAND - SUGARLOAF POD A - MINNEOLA\CORRESPONDENCE\RAGAN - SMITH\INCOMING\PRELIMINARY PLAT\2026-03-03 PSP CAD FILES - ALL SHEETS\2-PLAN SHEETS\24-0355-COVER



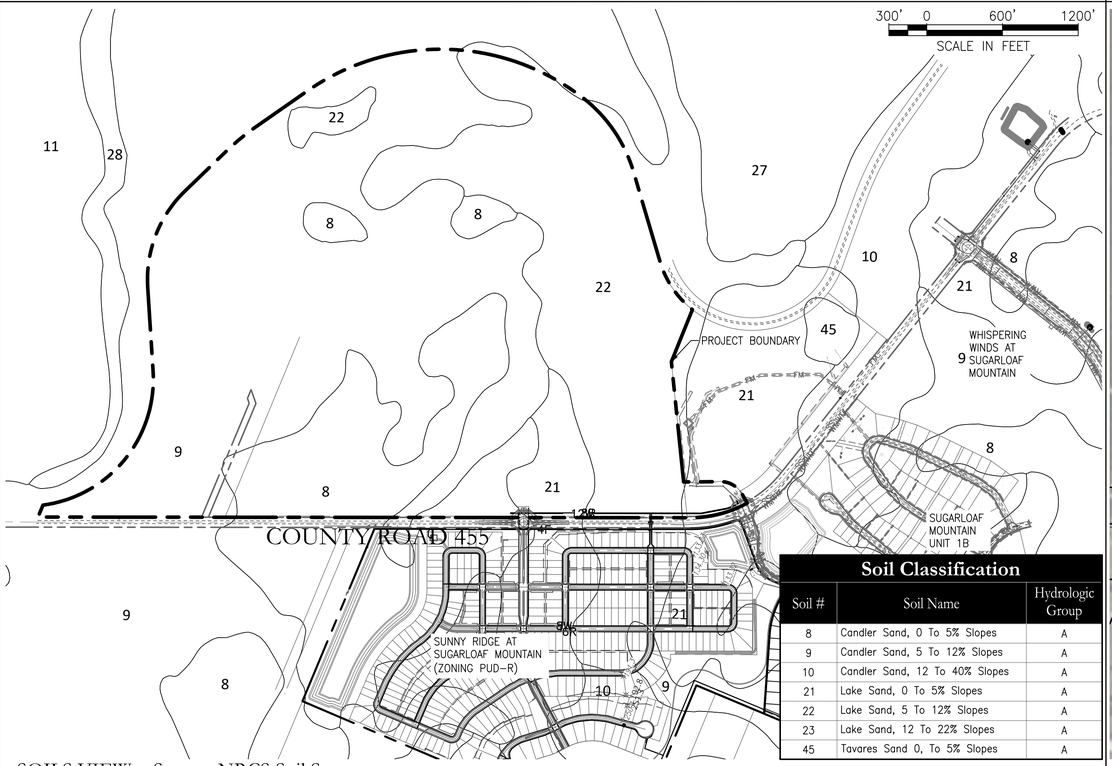

EXISTING TOPOGRAPHY - Source: Poulos & Bennett Survey & Lake County GIS LiDAR Data (DATA SOURCE NAVD88)

SCALE: 1" = 600'




FLOOD ZONE MAP - Source: FEMA Digital Flood Map Prouducts

SCALE: 1" = 600'

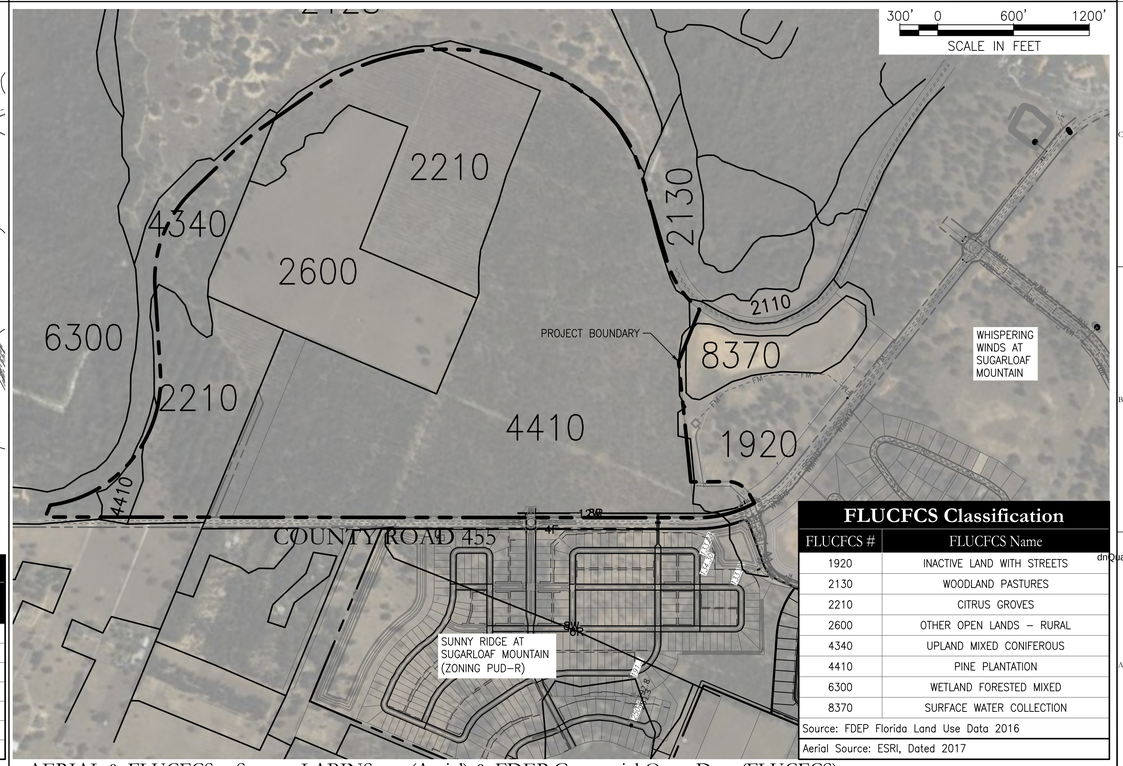



**Soil Classification**

| Soil # | Soil Name | Hydrologic Group |
|---|---|---|
| 8 | Candler Sand, 0 To 5% Slopes | A |
| 9 | Candler Sand, 5 To 12% Slopes | A |
| 10 | Candler Sand, 12 To 40% Slopes | A |
| 21 | Lake Sand, 0 To 5% Slopes | A |
| 22 | Lake Sand, 5 To 12% Slopes | A |
| 23 | Lake Sand, 12 To 22% Slopes | A |
| 45 | Tavares Sand 0, To 5% Slopes | A |

SOILS VIEW - Source: NRCS Soil Survey

SCALE: 1" = 600'




**FLUCFCS Classification**

| FLUCFCS # | FLUCFCS Name |
|---|---|
| 1920 | INACTIVE LAND WITH STREETS |
| 2130 | WOODLAND PASTURES |
| 2210 | CITRUS GROVES |
| 2600 | OTHER OPEN LANDS – RURAL |
| 4340 | UPLAND MIXED CONIFEROUS |
| 4410 | PINE PLANTATION |
| 6300 | WETLAND FORESTED MIXED |
| 8370 | SURFACE WATER COLLECTION |

Source: FDEP Florida Land Use Data 2016

Aerial Source: ESRI, Dated 2017

AERIAL & FLUCFCS - Source: LABINS.org (Aerial) & FDEP Geospatial Open Data (FLUCFCS)

SCALE: 1" = 600'

Consultant:

| NO. | DATE: | DESCRIPTIONS: |
|---|---|---|
| 02 | 03/06/26 | RESUBMITTAL TO CITY OF MINNEOLA |
| 01 | 11/18/25 | RESUBMITTAL TO CITY OF MINNEOLA |
| | 08/01/25 | SUBMIT TO CITY OF MINNEOLA |

SUBMISSIONS/REVISIONS

| | |
|---|---|
| VERTICAL DATUM: | NAVD 88 |
| JOB NO.: | 25-025 |
| DESIGNED BY: | ER |
| DRAWN BY: | ER |
| CHECKED BY: | ER |
| APPROVED BY: | MDS |
| SCALE IN FEET: | 1" = 600' |

Project Name:

**SUGARLOAF MOUNTAIN PUD PARCEL A - PODSA1, A2, & A3 THE PROMINENCE AT SUGARLOAF PRELIMINARY PLAT**

Jurisdiction:

CITY OF MINNEOLA, FL

Sheet Title:

**EXISTING CONDITIONS PLAN**

Sheet No.:

**C1.00**

Seal:

MARC DANIEL STEHLI LICENSE No. STATE OF FLORIDA PROFESSIONAL ENGINEER

DN: CN=Marc D Stehli, dnQualifier=A01410D00000188AFE033DC0027AE A4,O=Florida, C=US
Date: 2026.03.09 13:21:19-04'00'

MARC DANIEL STEHLI
P.E. NO. 0052781

DATE: March 6, 2026

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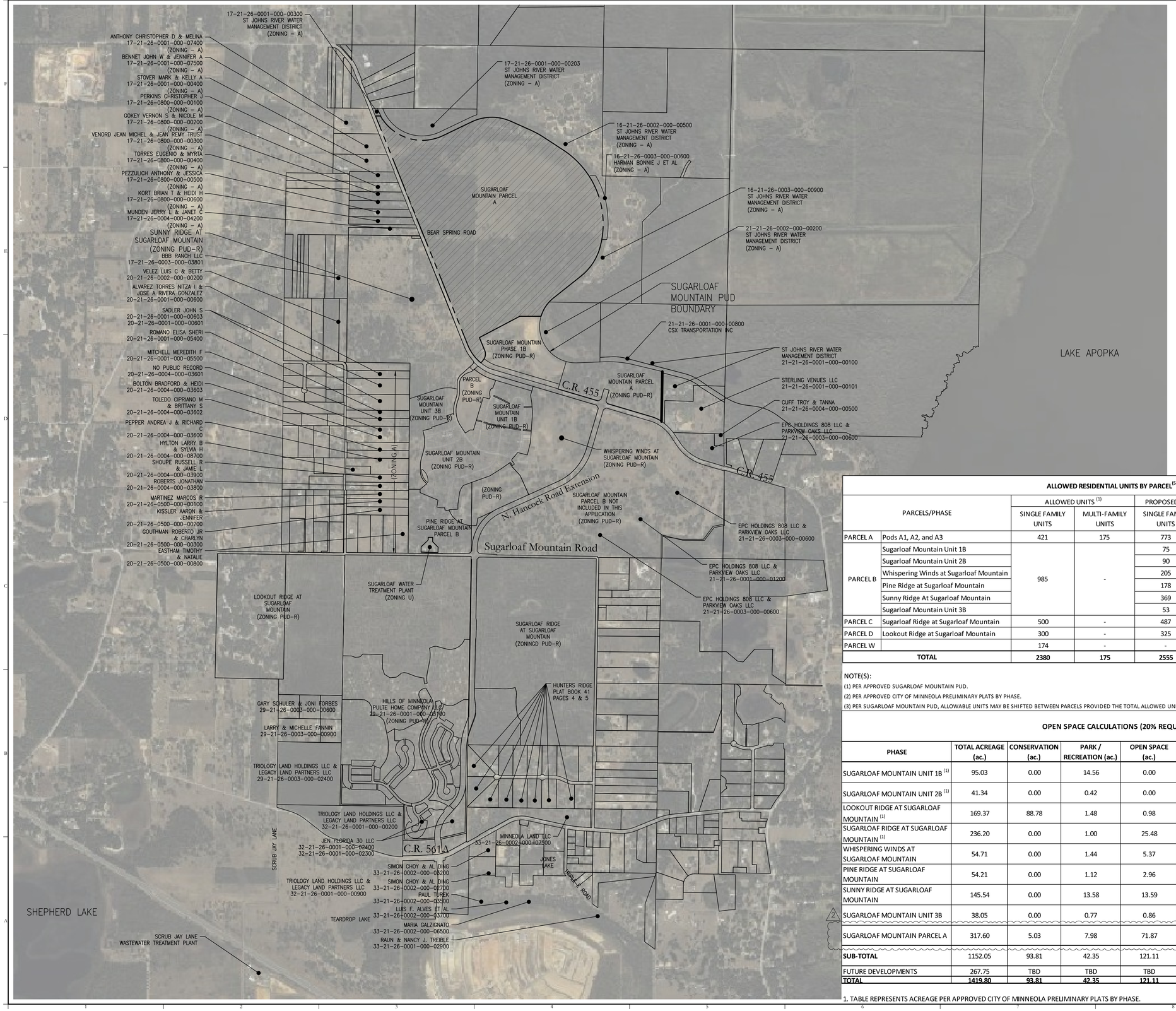
G:\24-0355\1-PRELIMINARY PLAT\2-PLAN SHEETS\24-0355-EXISTINGCONDITIONS




500' 0 1000' 2000'

SCALE IN FEET

| Zoning Classification | |
|---|---|
| Zoning | Description |
| CITY OF MINNEOLA ZONING | |
| PUD–R | Planned Unit Development, Residential |
| U | Utilities District |
| LAKE COUNTY ZONING | |
| A | Agricultural District |
| PUD | Planned Unit Development |

Source: Lake County, City of Minneola, 2018

**ALLOWED RESIDENTIAL UNITS BY PARCEL[5]**

| PARCELS/PHASE | | ALLOWED UNITS [1] | | PROPOSED/PERMITTED UNITS [2][3] | | REMAINING UNITS ALLOWED | |
|---|---|---|---|---|---|---|---|
| | | SINGLE FAMILY UNITS | MULTI-FAMILY UNITS | SINGLE FAMILY UNITS | MULTI-FAMILY UNITS | SINGLE FAMILY UNITS | MULTI-FAMILY UNITS |
| PARCEL A | Pods A1, A2, and A3 | 421 | 175 | 773 | - | - | - |
| PARCEL B | Sugarloaf Mountain Unit 1B | 985 | - | 75 | - | - | - |
| | Sugarloaf Mountain Unit 2B | | | 90 | - | | |
| | Whispering Winds at Sugarloaf Mountain | | | 205 | - | | |
| | Pine Ridge at Sugarloaf Mountain | | | 178 | - | | |
| | Sunny Ridge At Sugarloaf Mountain | | | 369 | - | | |
| | Sugarloaf Mountain Unit 3B | | | 53 | - | | |
| PARCEL C | Sugarloaf Ridge at Sugarloaf Mountain | 500 | - | 487 | - | - | - |
| PARCEL D | Lookout Ridge at Sugarloaf Mountain | 300 | - | 325 | - | - | - |
| PARCEL W | | 174 | - | - | - | - | - |
| **TOTAL** | | **2380** | **175** | **2555** | **0** | **0** | **0** |

NOTE(S):

(1) PER APPROVED SUGARLOAF MOUNTAIN PUD.

(2) PER APPROVED CITY OF MINNEOLA PRELIMINARY PLATS BY PHASE.

(3) PER SUGARLOAF MOUNTAIN PUD, ALLOWABLE UNITS MAY BE SHIFTED BETWEEN PARCELS PROVIDED THE TOTAL ALLOWED UNITS IS NOT EXCEEDED.

**OPEN SPACE CALCULATIONS (20% REQUIRED)**

| PHASE | TOTAL ACREAGE (ac.) | CONSERVATION (ac.) | PARK / RECREATION (ac.) | OPEN SPACE (ac.) | STORMWATER (ac.) | BUFFER (ac.) | REQUIRED OPEN SPACE (ac.) | PROVIDED OPEN SPACE (ac.) |
|---|---|---|---|---|---|---|---|---|
| SUGARLOAF MOUNTAIN UNIT 1B [1] | 95.03 | 0.00 | 14.56 | 0.00 | 16.70 | 6.72 | 19.01 | 37.98 |
| SUGARLOAF MOUNTAIN UNIT 2B [1] | 41.34 | 0.00 | 0.42 | 0.00 | 0.00 | 0.00 | 8.27 | 0.42 |
| LOOKOUT RIDGE AT SUGARLOAF MOUNTAIN [1] | 169.37 | 88.78 | 1.48 | 0.98 | 13.18 | 1.26 | 33.87 | 105.68 |
| SUGARLOAF RIDGE AT SUGARLOAF MOUNTAIN [1] | 236.20 | 0.00 | 1.00 | 25.48 | 69.91 | 1.80 | 47.24 | 98.19 |
| WHISPERING WINDS AT SUGARLOAF MOUNTAIN | 54.71 | 0.00 | 1.44 | 5.37 | 1.96 | 3.51 | 10.94 | 12.28 |
| PINE RIDGE AT SUGARLOAF MOUNTAIN | 54.21 | 0.00 | 1.12 | 2.96 | 9.85 | 1.94 | 10.84 | 15.87 |
| SUNNY RIDGE AT SUGARLOAF MOUNTAIN | 145.54 | 0.00 | 13.58 | 13.59 | 22.79 | 0.00 | 29.11 | 49.96 |
| SUGARLOAF MOUNTAIN UNIT 3B | 38.05 | 0.00 | 0.77 | 0.86 | 6.64 | 0.00 | 7.61 | 8.27 |
| SUGARLOAF MOUNTAIN PARCEL A | 317.60 | 5.03 | 7.98 | 71.87 | 58.50 | 0.00 | 63.52 | 143.38 |
| **SUB-TOTAL** | 1152.05 | 93.81 | 42.35 | 121.11 | 199.53 | 15.23 | 230.41 | 472.03 |
| FUTURE DEVELOPMENTS | 267.75 | TBD | TBD | TBD | TBD | TBD | 53.55 | TBD |
| **TOTAL** | **1419.80** | **93.81** | **42.35** | **121.11** | **199.53** | **15.23** | **283.96** | **472.03** |

1. TABLE REPRESENTS ACREAGE PER APPROVED CITY OF MINNEOLA PRELIMINARY PLATS BY PHASE.

Consultant:

| NO. | DATE: | DESCRIPTIONS: |
|---|---|---|
| 02 | 03/06/26 | RESUBMITTAL TO CITY OF MINNEOLA |
| 01 | 11/18/25 | RESUBMITTAL TO CITY OF MINNEOLA |
| | 08/01/25 | SUBMIT TO CITY OF MINNEOLA |

SUBMISSIONS/REVISIONS

| | |
|---|---|
| VERTICAL DATUM: | NAVD 88 |
| JOB NO.: | 25-025 |
| DESIGNED BY: | ER |
| DRAWN BY: | ER |
| CHECKED BY: | ER |
| APPROVED BY: | MDS |
| SCALE IN FEET: | 1" = 1000' |

Project Name:

# SUGARLOAF MOUNTAIN PUD PARCEL A - PODSA1, A2, & A3 THE PROMINENCE AT SUGARLOAF PRELIMINARY PLAT

Jurisdiction:

CITY OF MINNEOLA, FL

Sheet Title:

## OVERALL MASTER SITE PLAN

Sheet No.:

**C2.00**

Seal:

MARC DANIEL STEHLI LICENSE No. 69278 STATE OF FLORIDA PROFESSIONAL ENGINEER

MARC DANIEL STEHLI
P.E. NO. 69278

DATE: March 6, 2026

DN: CN=Marc Daniel Stehli, dnQualifier=A01410D000001937AFE033DC0027AE A4,O=Florida, C=US
Date: 2026.03.09 13:21:22-04'00'

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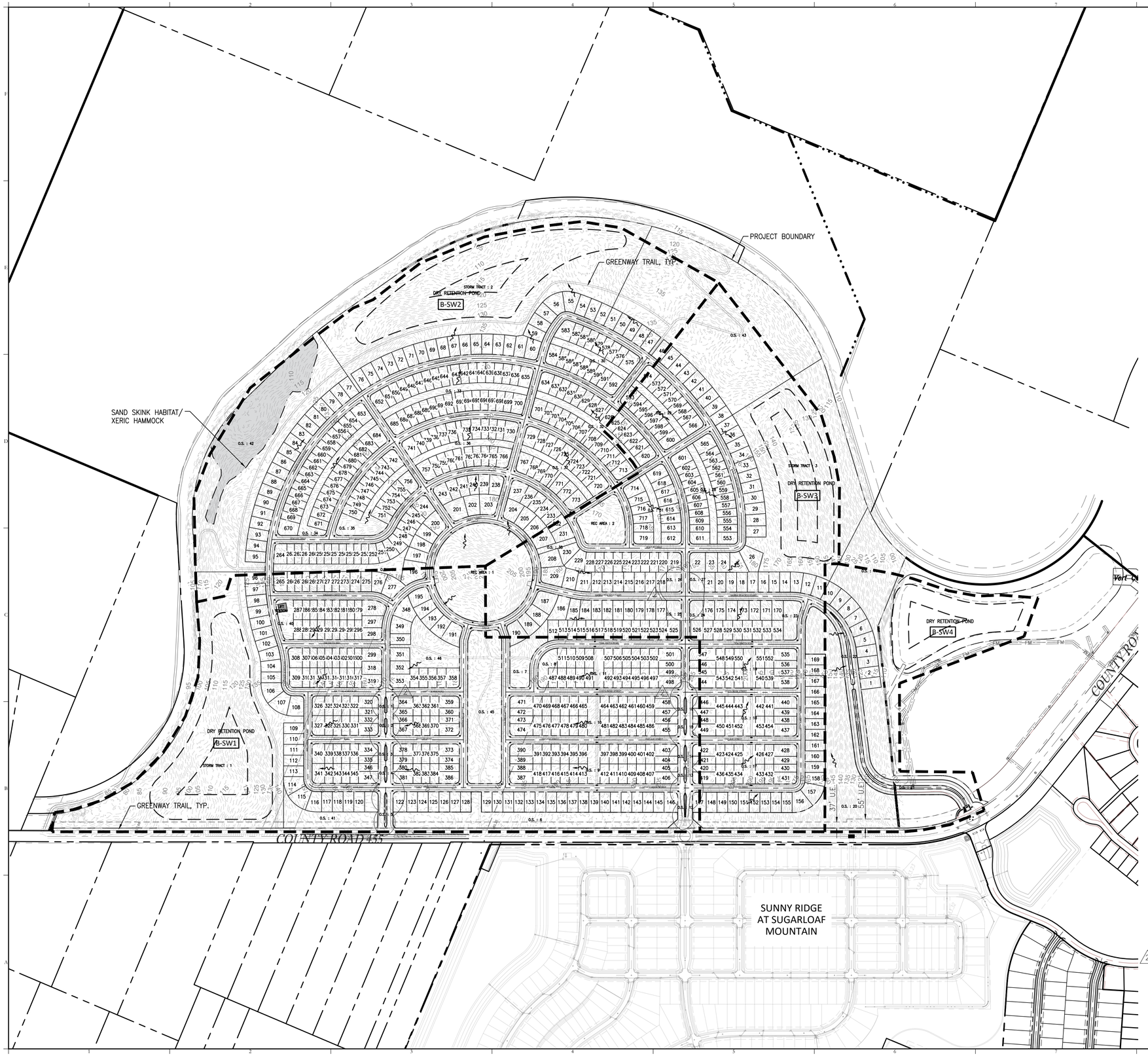


150 0 300 600

SCALE IN FEET

| LEGEND | |
|---|---|
| | EXISTING GRADE CONTOURS |
| | POST-DEVELOPMENT BASIN LINES |
| | FLOW ARROW |
| B-SW1 | BASIN ID |
| SW-1 | NODE ID |

SJRWMD STORMWATER CRITERIA:

1. WATER QUALITY CRITERIA
   a. VOLUME
   FOR DRY RETENTION SYSTEMS, THE DESIGN TREATMENT VOLUME IS THE GREATER OF THE FOLLOWING:
   - ONE-HALF INCH OF RUNOFF OVER THE DRAINAGE AREA; OR
   - 1.25 INCHES OF RUNOFF FROM THE IMPERVIOUS AREA.

   PLUS AN ADDITIONAL ONE-HALF INCH OF RUNOFF OVER THE DRAINAGE AREA.

   b. RECOVERY
   THE POND SHALL BE DESIGNED TO RECOVER THE REQUIRED TREATMENT VOLUME WITHIN 72 HOURS FOLLOWING A STORM EVENT VIA INFILTRATION.

2. WATER QUANTITY CRITERIA
   a. ATTENUATION
   THE POST-DEVELOPMENT PEAK RATE OF DISCHARGE WILL NOT EXCEED THE PRE-DEVELOPMENT PEAK RATE OF DISCHARGE DURING THE FOLLOWING STORM EVENTS:
   - MEAN ANNUAL STORM EVENT (4.2 IN)
   - 25-YEAR/24-HOUR STORM EVENT (8.4 IN.)

   b. VOLUME
   ADDITIONALLY FOR PONDS DISCHARGING TO LANDLOCKED BASINS THAT ARE NOT WHOLLY OWNED, THE PONDS SHALL BE DESIGNED TO RETAIN THE 25-YEAR/96-HOUR (11.1 IN.) VOLUMETRIC DIFFERENCE IN THE RUN-OFF OF THE PRE-DEVELOPMENT AND POST-DEVELOPMENT CONDITIONS.
   c. FLOOD ELEVATION
   THE 100-YEAR/24-HOUR STORM EVENT (11.4 IN.) SHALL BE CONSIDERED FOR ESTABLISHMENT OF THE 100-YEAR BASE FLOOD ELEVATION.
   d. RECOVERY
   WHERE BASINS ARE DESIGNED FOR REDUCING POST-DEVELOPMENT PEAK RATE DISCHARGE AND VOLUME, THE OUTLET AND REGULATION SCHEDULE SHOULD BE
   DESIGNED TO PROVIDE NECESSARY DESIGN DETENTION AND RETENTION STORAGE
   WITHIN 14 DAYS FOLLOWING ANY STORM EVENT.
   e. INFILTRATION
   THE DESIGN OF THE STORMWATER MANAGEMENT SYSTEM MAY ELECT TO CONSIDER INFILTRATION DURING THE ROUTING OF STORM EVENTS. THE FOLLOWING MODELING CRITERIA WILL BE INCLUDED:
   - POND BOTTOMS SHALL BE CONSIDERED IMPERVIOUS FOR THE PURPOSE OF CALCULATING CURVE NUMBERS;
   - INFILTRATION DURING THE DESIGN STORM ROUTING SHALL NOT BE CONSIDERED DURING MODELING OF THE MEAN ANNUAL STORM EVENT;
   - A FACTOR OF SAFETY OF 2 SHALL BE APPLIED TO BOTH THE HORIZONTAL AND VERTICAL PERMEABILITY RATES;

3. LAKE APOPKA PHOSPHORUS LOADING
THE PROJECT SITE IS LOCATED WITHIN THE LAKE APOPKA BASIN. ALTHOUGH THE SITE IS LANDLOCKED, TO AVOID 10 YEARS OF MONITORING, PHOSPHORUS LOADING CALCULATIONS ARE SUPPLIED.

4. SPECIAL BASIN : OCKLAWAHA BASIN
PER SECTION 13.2 A.H. VOL II, THE PROJECT MUST DEMONSTRATE THE POST-DEVELOPMENT PEAK RATE OF DISCHARGE DOES NOT EXCEED THE PRE-DEVELOPMENT PEAK RATE OF DISCHARGE FOR THE 10-YEAR/24-HOUR STORM EVENT.

CITY OF MINNEOLA STORMWATER CRITERIA:

1. WATER QUALITY CRITERIA
   a. VOLUME FOR ONLINE DRY RETENTION SYSTEMS, THE DESIGN TREATMENT VOLUME IS THE TEN-YEAR, TWO-HOUR STORM EVENT VOLUME.
   b. RECOVERY THE VOLUME OF STORM WATER IMPOUNDED FOR POLLUTION ABATEMENT SHALL BE RECOVERED WITHIN A 72-HOUR TIME PERIOD.
2. WATER QUANTITY CRITERIA
   a. ATTENUATION THE POST-DEVELOPMENT DISCHARGE RATES AND VOLUMES SHALL NOT EXCEED THE PRE-DEVELOPMENT DISCHARGE RATES AND VOLUMES FOR THE 50-YEAR, 24-HOUR STORM EVENT.
   b. VOLUME ADDITIONALLY, AREAS WITH NO POSITIVE OUTLET SHALL PROVIDE EXTENDED DRY RETENTION OF THE DIFFERENCE IN PRE- AND POST-DEVELOPMENT STORM WATER RUNOFF VOLUME FROM THE 25-YEAR, 96-HOUR STORM EVENT.

OWNERSHIP, OPERATION AND MAINTENANCE:
ALL STORMWATER MANAGEMENT PONDS SHALL BE OWNED, OPERATED AND MAINTAINED BY THE HOA/CDD. A DRAINAGE EASEMENT SHALL BE GRANTED OVER ALL STORMWATER POND TRACTS TO THE CITY OF MINNEOLA WHO HAVE THE ABILITY, NOT THE OBLIGATION, TO MAINTAIN.

2 Pond Note:
Ultimate location and size of proposed onsite dry retention ponds to be finalized during final engineering design and permitting.

Consultant:

| NO. | DATE: | DESCRIPTIONS: |
|---|---|---|
| 02 | 03/06/26 | RESUBMITTAL TO CITY OF MINNEOLA |
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SUBMISSIONS/REVISIONS

| | |
|---|---|
| VERTICAL DATUM: | NAVD 88 |
| JOB NO.: | 25-025 |
| DESIGNED BY: | ER |
| DRAWN BY: | ER |
| CHECKED BY: | ER |
| APPROVED BY: | MDS |
| SCALE IN FEET: | 1" = 300' |

Project Name:

# SUGARLOAF MOUNTAIN PUD PARCEL A - PODSA1, A2, & A3 THE PROMINENCE AT SUGARLOAF PRELIMINARY PLAT

Jurisdiction:

CITY OF MINNEOLA, FL

Sheet Title:

## OVERALL MASTER DRAINAGE PLAN

Sheet No.:

**C2.01**

Seal:

MARC DANIEL STEHLI LICENSE No. 86527 STATE OF FLORIDA PROFESSIONAL ENGINEER

MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: March 6, 2026

DN: cn=Marc Daniel Stehli
dnQualifier=A01410D000001938AFE033DC0027AE
A4,O=Florida, C=US
Date: 2026.03.09 13:21:25-04'00'

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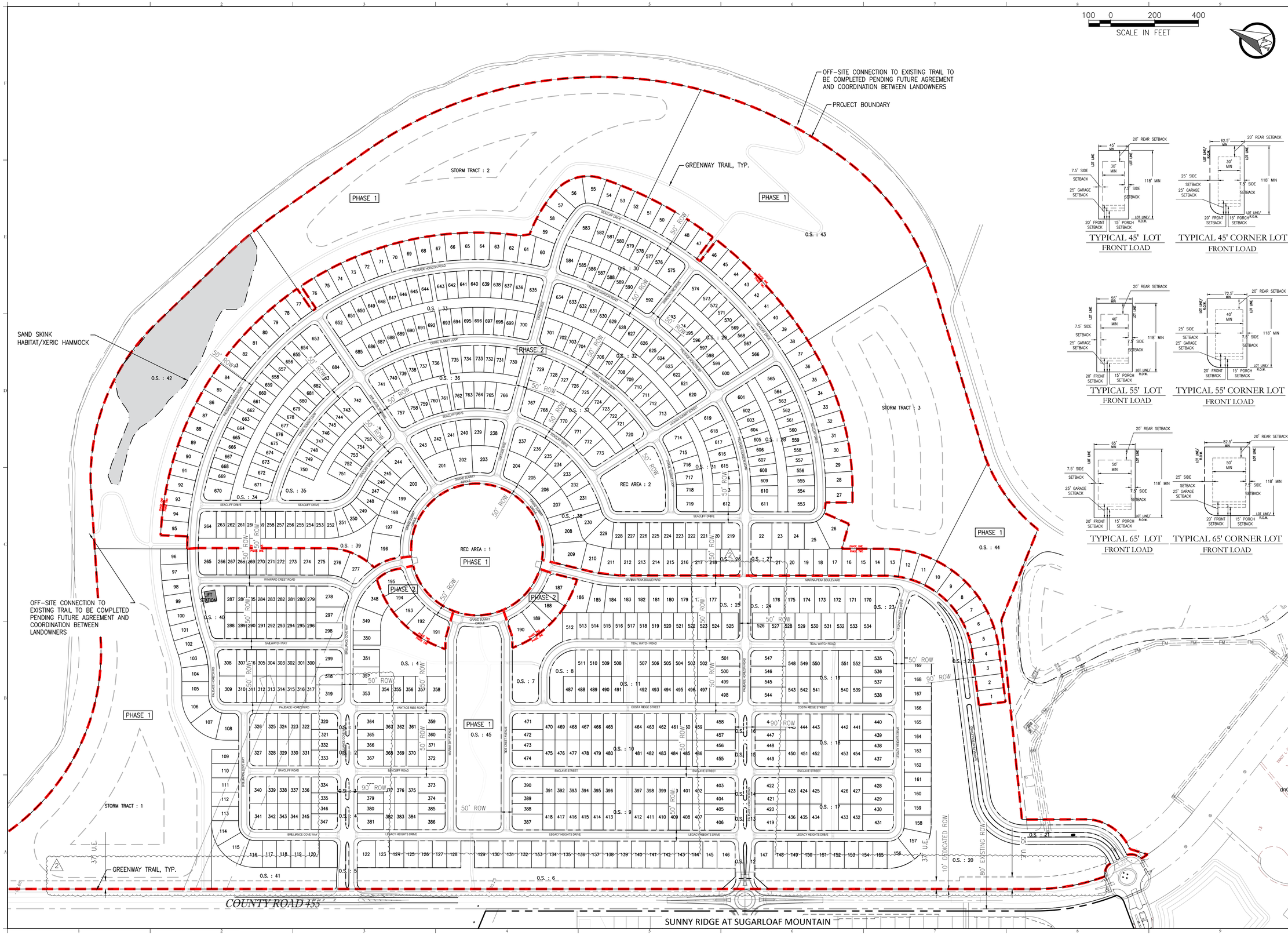





Consultant:

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| DRAWN BY: | ER |
| CHECKED BY: | ER |
| APPROVED BY: | MDS |
| SCALE IN FEET: | 1" = 200' |

Project Name:

**SUGARLOAF MOUNTAIN PUD PARCEL A - PODSA1, A2, & A3 THE PROMINENCE AT SUGARLOAF PRELIMINARY PLAT**

Jurisdiction:

CITY OF MINNEOLA, FL

Sheet Title:

**MASTER SITE PLAN**

Sheet No.:

**C2.10**

Seal:

MARC DANIEL STEHLI
LICENSE No. 0052781
STATE OF FLORIDA
PROFESSIONAL ENGINEER

DN: C=Marc D Stehli, dnQualifier=A01410D00000188AFE033DC0027AE A4,O=Florida, C=US
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## OPEN SPACE/RECREATION

### APPLICABLE STANDARDS

TWO APPLICABLE STANDARDS ARE ESTABLISHED IN THE CITY'S COMPREHENSIVE PLAN AND/OR LAND DEVELOPMENT CODE; BOTH WILL BE EXCEEDED IN THE SUGARLOAF MOUNTAIN PUD AS DEMONSTRATED BELOW:

1. CITY'S OPEN SPACE STANDARD
20% OF TOTAL ACREAGE OF A MIXED-USE PUD

2. CITY'S RECREATION SPACE STANDARD
2 ACRES PER 1,000 RESIDENTS

2

### REQUIREMENTS PER STANDARDS

APPLYING THE CITY'S STANDARDS TO THE SUGARLOAF MOUNTAIN PUD PRODUCES THE FOLLOWING REQUIREMENTS:

1. OPEN SPACE REQUIRED
PHASE ONE
OPEN SPACE REQUIRED: 44.04 ACRES (20% X 220.20 ACRES)
OPEN SPACE PROVIDED: 62.63 ACRES
PHASE TWO
OPEN SPACE REQUIRED: 19.48 ACRES (20% X 97.40 ACRES)
OPEN SPACE PROVIDED: 9.24 ACRES
TOTAL
OPEN SPACE REQUIRED: 63.52 ACRES (20% X 317.60 ACRES)
OPEN SPACE PROVIDED: 71.87 ACRES

2. RECREATION SPACE REQUIRED
PHASE ONE
379 DU X 3.16 (POP./DU)* = 1198 POP
2 ACRES/1000 X 1198 = 2.40 ACRES REQUIRED
REC SPACE PROVIDED: 6.49 ACRES
PHASE TWO
394 DU X 3.16 (POP./DU)* = 1245 POP
2 ACRES/1000 X 1245 = 2.49 ACRES REQUIRED
REC SPACE PROVIDED: 1.49 ACRES
TOTAL
773 DU X 3.16 (POP./DU)* = 2443 POP
2 ACRES/1000 X 2443 =4.89 ACRES REQUIRED
REC SPACE PROVIDED: 7.98 ACRES

* LAKE COUNTY AVERAGE PER 2010 STATISTICAL ABSTRACT

### OPEN SPACE AND RECREATION SPACE PROVIDED

OPEN SPACE AND RECREATION SPACE PROVIDED (ACRE)

| PHASE 1 | | | | PHASE 2 | |
|---|---|---|---|---|---|
| O_S : 1 | 0.03 | O_S : 18 | 0.41 | O_S : 26 | 0.24 |
| O_S : 2 | 0.03 | O_S : 19 | 0.41 | O_S : 27 | 0.24 |
| O_S : 3 | 0.03 | O_S : 20 | 9.72 | O_S : 28 | 0.65 |
| O_S : 4 | 0.03 | O_S : 21 | 0.53 | O_S : 29 | 0.47 |
| O_S : 5 | 0.06 | O_S : 22 | 0.17 | O_S : 30 | 0.53 |
| O_S : 6 | 3.94 | O_S : 23 | 0.5 | O_S : 31 | 0.45 |
| O_S : 7 | 1.08 | O_S : 24 | 0.24 | O_S : 32 | 0.92 |
| O_S : 8 | 0.42 | O_S : 25 | 0.26 | O_S : 33 | 1.06 |
| O_S : 9 | 0.42 | O_S : 40 | 0.4 | O_S : 34 | 1 |
| O_S : 10 | 0.42 | O_S : 41 | 1.47 | O_S : 35 | 1.09 |
| O_S : 11 | 0.34 | O_S : 42 | 12.43 | O_S : 36 | 0.74 |
| O_S : 12 | 0.03 | O_S : 43 | 16.98 | O_S : 37 | 0.62 |
| O_S : 13 | 0.03 | O_S : 44 | 5.92 | O_S : 38 | 0.19 |
| O_S : 14 | 0.03 | O_S : 45 | 4.33 | O_S : 39 | 1.04 |
| O_S : 15 | 0.03 | O_S : 46 | 1.50 | REC AREA: 2 | 1.49 |
| O_S : 16 | 0.03 | REC AREA: 1 | 6.49 | | |
| O_S : 17 | 0.41 | | | | |

| | | | | | |
|---|---|---|---|---|---|
| PHASE 1 OPEN SPACE | 62.63 | PHASE 2 OPEN SPACE | 9.24 | **TOTAL OPEN SPACE** | **71.87** |
| PHASE 1 REC SPACE | 6.49 | PHASE 2 REC SPACE | 1.49 | **TOTAL REC SPACE** | **7.98** |

## DEVELOPMENT INFORMATION

### GENERAL

| | |
|---|---|
| ZONING | PUD |
| PROPOSED UNITS FOR POD A | 773 |
| TOTAL SITE AREA POD A (AC.) | 317.60 |

### DEVELOPABLE LAND SUMMARY

| | |
|---|---|
| GROSS POD A (AC.) | 317.60 |
| SAND SKINK HABITAT/ XERIC OAK HAMMOCK (AC.) | 5.03 |
| DEVELOPABLE LAND AREA (AC.) | 312.57 |

### NET DEVELOPABLE LAND SUMMARY

| | |
|---|---|
| DEVELOPABLE LAND AREA (AC.) | 312.57 |
| STORMWATER AREA (AC.) | 58.50 |
| NET DEVELOPABLE LAND AREA (AC.) | 254.07 |

### LOT CRITERIA

| MIN. LOT SIZE | MIN. LOT AREA |
|---|---|
| 45' x 118' | 5,310 SF |
| 55' x 118' | 6,490 SF |
| 65' x 118' | 7,670 SF |

2

### PUBLIC STREETS

| NAME | SUFFIX | LF |
|---|---|---|
| BAYCLIFF | RD | 941.1 |
| BRILLIANCE COVE | WAY | 1602.4 |
| CORAL SUMMIT | LOOP | 2641.3 |
| COSTA RIDGE | ST | 1786.6 |
| ENCLAVE | ST | 1786.6 |
| GRAND SUMMIT | CIR | 2042.0 |
| HORIZON LINE | DR | 340.0 |
| LAGUNA SUMMIT | ST | 1016.5 |
| LEGACY HEIGHTS | DR | 4668.5 |
| MARINA PEAK | BLVD | 3503.2 |
| MARINA SKY | AVE | 993.6 |
| PALISADE HORIZON | RD | 6853.8 |
| SAILWATCH | WAY | 630.2 |
| SEACLIFF | DR | 2875.2 |
| TIDE CREST | AVE | 998.6 |
| TIDAL WATCH | RD | 1842.2 |
| TRANQUIL BLUFF | WAY | 970.0 |
| VANTAGE RISE | | 3543.0 |
| WINWARD CREST | RD | 756.2 |
| TOTAL: | | 39791.0 |

## OWNERSHIP / MAINTENANCE

| | | |
|---|---|---|
| ROADWAYS | PUBLIC | TO BE OWNED AND MAINTAINED BY CITY OF MINNEOLA |
| DRAINAGE TRACT | PRIVATE | TO BE OWNED AND MAINTAINED BY THE HOA/CDD WITH A DRAINAGE EASEMENT DEDICATED TO CITY OF MINNEOLA FOR MAINTENANCE. |
| DRAINAGE EASEMENTS | PUBLIC | TO BE DEDICATED TO THE CITY OF MINNEOLA. DRAINAGE FACILITIES WITHIN EASEMENTS ARE TO BE OWNED AND MAINTAINED BY THE HOA |
| UTILITY EASEMENTS | PUBLIC | TO BE DEDICATED TO THE CITY OF MINNEOLA UTILITIES. UTILITIES WITHIN EASEMENTS ARE TO BE OWNED AND MAINTAINED BY THE CITY OF MINNEOLA. |
| WATER, RECLAIMED WATER AND SANITARY SEWER UTILITIES | PUBLIC | TO BE OWNED AND MAINTAINED BY THE CITY OF MINNEOLA. |
| OPEN SPACE, PARK, AND BUFFER TRACTS | PRIVATE | TO BE OWNED AND MAINTAINED BY HOA/CDD |
| SIDEWALKS IN RIGHT OF WAY | PUBLIC | TO BE OWNED AND MAINTAINED BY THE CITY OF MINNEOLA. |
| LIGHTING | PUBLIC | TO BE OWNED AND MAINTAINED BY SECO |
| RETAINING WALLS | PRIVATE | TO BE OWNED AND MAINTAINED BY HOA/CDD |

## UTILITY SERVICE

| | |
|---|---|
| POTABLE WATER SERVICE | CITY OF MINNEOLA |
| RECLAIMED WATER SERVICE | CITY OF MINNEOLA |
| WASTEWATER SERVICE | CITY OF MINNEOLA |
| ELECTRIC SERVICE | SECO |
| FIRE PROTECTION | CITY OF MINNEOLA FIRE DEPARTMENT |
| AVERAGE DAILY TRAFFIC | 6,199 TRIPS |

## TRIP GENERATION

| ITE CODE | LAND USE | SIZE | DAILY | |
|---|---|---|---|---|
| | | | RATE | TRIPS |
| 210 | SINGLE FAMILY RESIDENTIAL | 773 DU | 8.02 | 6,199 |
| TOTAL | | 773 DU | 8.02 | 6,199 |

SOURCE: ITE TRIP GENERATION MANUAL, 11TH EDITION

### GARBAGE PICKUP

1. SINGLE FAMILY UNITS TO BE PICKED UP AT FRONT RIGHT OF WAY.

### WASTEWATER MANAGEMENT

1. A WATER RECLAMATION FACILITY IS LOCATED ON SCRUB JAY LANE, JUST SOUTH OF THE TURNPIKE.

### WETLANDS

1. NO WETLANDS ARE LOCATED WITHIN THE PROJECT LIMITS.

### UTILITIES

1. THE SIZE, LOCATON AND POINTS OF CONNECTION FOR WATER, WASTEWATER AND RECLAIMED WATER MAINS ARE PROVIDED ON THE ENCLOSED UTILITY PLANS.

### MISCELLANEOUS

1. ANY EXISTING SEPTIC TANKS OR WELLS SHALL BE PROPERLY ABANDONED PRIOR TO EARTHWORK OR CONSTRUCTION.
2. A WATER RECLAMATION FACILITY IS LOCATED ON SCRUB JAY LANE, JUST SOUTH OF THE TURNPIKE.

### WETLANDS

1. NO WETLANDS ARE LOCATED WITHIN THE PROJECT LIMITS.

### UTILITIES

1. THE SIZE, LOCATON AND POINTS OF CONNECTION FOR WATER, WASTEWATER AND RECLAIMED WATER MAINS ARE PROVIDED ON THE ENCLOSED UTILITY PLANS.

### MISCELLANEOUS

1. ANY EXISTING SEPTIC TANKS OR WELLS SHALL BE PROPERLY ABANDONED PRIOR TO EARTHWORK OR CONSTRUCTION. PERMITS SHALL BE APPLIED FOR AND ISSUED BY THE APPROPRIATE AGENCIES.
2. TOTAL LINEAR FOOTAGE OF PROPOSED ROADS = 39,791.0 LF 2
3. LANDSCAPE BUFFER REQUIREMENTS ARE NOT ESTABLISHED ON THIS SITE PER THE RECORDED 2016 PUD AGREEMENT

### SCHOOL DEMAND

| Student Population per Lake County | | | | |
|---|---|---|---|---|
| **Phase** | **School Type** | **Residential Units Detached** | **Multiplier per OCSB** | **Student Population** |
| | Elementary Students | 773 | 0.209 | 161 |
| | Middle School Students | 773 | 0.096 | 74 |
| | High School Students | 773 | 0.113 | 87 |
| ***Total Students:*** | | | | 322 |

2

## SITE / LOT DATA (2)

(2) PER SUGARLOAF MOUNTAIN PUD DEVELOPMENT STANDARDS SECTION 3.

| SINGLE FAMILY MIN. LOT WIDTH (FT.) | SINGLE FAMILY LOT SIZE (SQ. FT.) | MIN. SETBACKS | | | | | | | MIN. HOME SIZE (SQ FT.) | MAX. LOT ISR |
|---|---|---|---|---|---|---|---|---|---|---|
| | | FRONT | FRONT PORCH | GARAGE | REAR | REAR ACCESSORY | SIDE | SIDE STREET | | |
| 65 | 7,670 | 20 | 15 | 25 | 20 | 5 | 7.5 | 25 | 1,800 | 60% |
| 55 | 6,490 | 20 | 15 | 25 | 20 | 5 | 7.5 | 25 | 1,600 | 60% |
| 45 | 5,310 | 20 | 15 | 25 | 20 | 5 | 7.5 | 25 | 1,400 | 60% |

NOTES:
1. SWIMMING POOLS AND IMPERVIOUS DECKS SHALL COUNT AS IMPERVIOUS SURFACE AREAS.
2. A MINIMUM SETBACK OF 5' FROM THE REAR LOT SHALL APPLY TO ACCESSORY STRUCTURES, DETACHED GARAGES, POOLS WITH OR WITHOUT SCREEN ENCLOSURES, AND SCREEN ROOMSENCLOSURES WITH OR WITHOUT A POOL. THE SIDE YARD SETBACK FOR A PRINCIPAL STRUCTURE SHALL ALSO APPLY TO ACCESSORY STRUCTURES, GARAGES, POOLS WITH OR WITHOUT SCREEN ENCLOSURES, AND SCREEN ROOM ENCLOSURES WITH OR WITHOUT A POOL. THESE USES SHALL NOT BE ALLOWED WITHIN THE FRONT OR SIDE YARD.
3. DRIVEWAYS FOR ALL RESIDENTIAL UNITS, INCLUDING MULTI-FAMILY AND SINGLE-FAMILY HOMES WITH FRONT LOADED GARAGES, MUST HAVE A MINIMUM LENGTH OF 25 FEET. RESIDENTIAL BUILDING SETBACK FROM TURNPIKE SHALL BE 50'.

### BUILDING HEIGHTS

| RESIDENTIAL TYPE | MAXIMUM BUILDING HEIGHT |
|---|---|
| SINGLE FAMILY | 35 feet |

### LOT SUMMARY

| LOT SUMMARY | | |
|---|---|---|
| DENSITY | LOT SIZE | TOTAL |
| **HIGH** | **45' LOT (SINGLE FAMILY DETACHED)- FRONT LOADED** | **297** |
| | PHASE 1 | 101 |
| | PHASE 2 | 196 |
| **MEDIUM** | **55' LOT (SINGLE FAMILY DETACHED)-FRONT LOADED** | **239** |
| | PHASE 1 | 172 |
| | PHASE 2 | 67 |
| **LOW** | **65' LOT (SINGLE FAMILY DETACHED)-FRONT LOADED** | **237** |
| | PHASE 1 | 106 |
| | PHASE 2 | 131 |
| **TOTAL** | | **773** |
| | PHASE 1 TOTAL | 379 |
| | PHASE 2 TOTAL | 394 |

MINIMUM LOT SIZE PROVIDED: 45' X 118' SINGLE FAMILY DETACHED = 5,310 SF

Consultant:

| NO. | DATE: | DESCRIPTIONS: |
|---|---|---|
| 02 | 03/06/26 | RESUBMITTAL TO CITY OF MINNEOLA |
| 01 | 11/18/25 | RESUBMITTAL TO CITY OF MINNEOLA |
| | 08/01/25 | SUBMIT TO CITY OF MINNEOLA |

SUBMISSIONS/REVISIONS

| | |
|---|---|
| VERTICAL DATUM: | NAVD 88 |
| JOB NO.: | 25-025 |
| DESIGNED BY: | ER |
| DRAWN BY: | ER |
| CHECKED BY: | ER |
| APPROVED BY: | MDS |
| SCALE IN FEET: | N.T.S. |

Project Name:

**SUGARLOAF MOUNTAIN PUD PARCEL A - PODSA1, A2, & A3 THE PROMINENCE AT SUGARLOAF PRELIMINARY PLAT**

Jurisdiction:

CITY OF MINNEOLA, FL

Sheet Title:

**LAND USE TABLES**

Sheet No.:

**C2.20**

Seal:

MARC DANIEL STEHLI LICENSE No. STATE OF FLORIDA PROFESSIONAL ENGINEER

MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: March 6, 2026

DN: CN=Marc D Stehli, dnQualifier=A01410D00000188AFE033DC0027AEA4,O=Florida, C=US
Date: 2026.03.09 13:21:30-04'00'

This item has been electronically signed and sealed by Marc Daniel Stehli on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

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Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

G:\24-0355\1-PRELIMINARY PLAT\2-PLAN SHEETS\24-0355-LANDUSETABLES

| LOTNUMBER | LOTWIDTH |
|---|---|
| 1 | 65 |
| 2 | 65 |
| 3 | 65 |
| 4 | 65 |
| 5 | 65 |
| 6 | 65 |
| 7 | 65 |
| 8 | 65 |
| 9 | 65 |
| 10 | 65 |
| 11 | 65 |
| 12 | 65 |
| 13 | 65 |
| 14 | 65 |
| 15 | 65 |
| 16 | 65 |
| 17 | 65 |
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| LOTNUMBER | LOTWIDTH |
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| LOTNUMBER | LOTWIDTH |
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| 101 | 65 |
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| LOTNUMBER | LOTWIDTH |
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| LOTNUMBER | LOTWIDTH |
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| 244 | 65 |
| 245 | 45 |
| 246 | 45 |
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| 250 | 45 |

| LOTNUMBER | LOTWIDTH |
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| 253 | 45 |
| 254 | 45 |
| 255 | 45 |
| 256 | 45 |
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| 267 | 45 |
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| 273 | 65 |
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| 276 | 65 |
| 277 | 65 |
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| 280 | 45 |
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| 282 | 45 |
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| 285 | 45 |
| 286 | 45 |
| 287 | 55 |
| 288 | 55 |
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| 291 | 45 |
| 292 | 45 |
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| 295 | 45 |
| 296 | 45 |
| 297 | 55 |
| 298 | 55 |
| 299 | 55 |
| 300 | 45 |

| LOTNUMBER | LOTWIDTH |
|---|---|
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| 303 | 45 |
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| 306 | 45 |
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| LOTNUMBER | LOTWIDTH |
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| 396 | 55 |
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| 398 | 55 |
| 399 | 55 |
| 400 | 55 |

| LOTNUMBER | LOTWIDTH |
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| 402 | 55 |
| 403 | 55 |
| 404 | 45 |
| 405 | 45 |
| 406 | 55 |
| 407 | 55 |
| 408 | 55 |
| 409 | 55 |
| 410 | 55 |
| 411 | 55 |
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| 425 | 55 |
| 426 | 55 |
| 427 | 55 |
| 428 | 55 |
| 429 | 45 |
| 430 | 45 |
| 431 | 55 |
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| 437 | 55 |
| 438 | 45 |
| 439 | 45 |
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| 442 | 55 |
| 443 | 55 |
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| 445 | 55 |
| 446 | 55 |
| 447 | 45 |
| 448 | 45 |
| 449 | 55 |
| 450 | 55 |

| LOTNUMBER | LOTWIDTH |
|---|---|
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| 453 | 55 |
| 454 | 55 |
| 455 | 55 |
| 456 | 45 |
| 457 | 45 |
| 458 | 55 |
| 459 | 55 |
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| 496 | 55 |
| 497 | 55 |
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| 499 | 45 |
| 500 | 45 |

| LOTNUMBER | LOTWIDTH |
|---|---|
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| 502 | 55 |
| 503 | 55 |
| 504 | 55 |
| 505 | 55 |
| 506 | 55 |
| 507 | 55 |
| 508 | 55 |
| 509 | 55 |
| 510 | 55 |
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| 541 | 55 |
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| 543 | 55 |
| 544 | 55 |
| 545 | 45 |
| 546 | 45 |
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| 549 | 55 |
| 550 | 55 |

| LOTNUMBER | LOTWIDTH |
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| 552 | 55 |
| 553 | 55 |
| 554 | 45 |
| 555 | 45 |
| 556 | 45 |
| 557 | 45 |
| 558 | 45 |
| 559 | 45 |
| 560 | 45 |
| 561 | 45 |
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| 563 | 45 |
| 564 | 45 |
| 565 | 55 |
| 566 | 55 |
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| 575 | 55 |
| 576 | 45 |
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| 580 | 45 |
| 581 | 45 |
| 582 | 45 |
| 583 | 55 |
| 584 | 55 |
| 585 | 45 |
| 586 | 45 |
| 587 | 45 |
| 588 | 45 |
| 589 | 45 |
| 590 | 45 |
| 591 | 45 |
| 592 | 55 |
| 593 | 55 |
| 594 | 45 |
| 595 | 45 |
| 596 | 45 |
| 597 | 45 |
| 598 | 45 |
| 599 | 45 |
| 600 | 55 |

| LOTNUMBER | LOTWIDTH |
|---|---|
| 601 | 55 |
| 602 | 45 |
| 603 | 45 |
| 604 | 45 |
| 605 | 45 |
| 606 | 45 |
| 607 | 45 |
| 608 | 45 |
| 609 | 45 |
| 610 | 45 |
| 611 | 55 |
| 612 | 55 |
| 613 | 45 |
| 614 | 45 |
| 615 | 45 |
| 616 | 45 |
| 617 | 45 |
| 618 | 45 |
| 619 | 55 |
| 620 | 55 |
| 621 | 45 |
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| 624 | 45 |
| 625 | 45 |
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| 628 | 45 |
| 629 | 45 |
| 630 | 45 |
| 631 | 45 |
| 632 | 45 |
| 633 | 45 |
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| 638 | 45 |
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| 640 | 45 |
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| 642 | 45 |
| 643 | 45 |
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| 647 | 45 |
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| 649 | 45 |
| 650 | 45 |

| LOTNUMBER | LOTWIDTH |
|---|---|
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| 653 | 55 |
| 654 | 45 |
| 655 | 45 |
| 656 | 45 |
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| 669 | 45 |
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| 672 | 55 |
| 673 | 45 |
| 674 | 45 |
| 675 | 45 |
| 676 | 45 |
| 677 | 45 |
| 678 | 45 |
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| 681 | 45 |
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| 697 | 45 |
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| 699 | 45 |
| 700 | 45 |

| LOTNUMBER | LOTWIDTH |
|---|---|
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| 703 | 45 |
| 704 | 45 |
| 705 | 45 |
| 706 | 45 |
| 707 | 45 |
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| 711 | 45 |
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| 715 | 45 |
| 716 | 45 |
| 717 | 45 |
| 718 | 45 |
| 719 | 55 |
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| 722 | 45 |
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| 730 | 55 |
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| 732 | 45 |
| 733 | 45 |
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| 737 | 55 |
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| 739 | 45 |
| 740 | 45 |
| 741 | 55 |
| 742 | 55 |
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| 744 | 45 |
| 745 | 45 |
| 746 | 45 |
| 747 | 45 |
| 748 | 45 |
| 749 | 45 |
| 750 | 55 |

| LOTNUMBER | LOTWIDTH |
|---|---|
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| 757 | 55 |
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| 761 | 45 |
| 762 | 45 |
| 763 | 45 |
| 764 | 45 |
| 765 | 45 |
| 766 | 55 |
| 767 | 55 |
| 768 | 45 |
| 769 | 45 |
| 770 | 45 |
| 771 | 55 |
| 772 | 55 |
| 773 | 55 |

Consultant:

| NO. | DATE: | DESCRIPTIONS: |
|---|---|---|
| 02 | 03/06/26 | RESUBMITTAL TO CITY OF MINNEOLA |
| 01 | 11/18/25 | RESUBMITTAL TO CITY OF MINNEOLA |
| | 08/01/25 | SUBMIT TO CITY OF MINNEOLA |

SUBMISSIONS/REVISIONS

| | |
|---|---|
| VERTICAL DATUM: | NAVD 88 |
| JOB NO.: | 25-025 |
| DESIGNED BY: | ER |
| DRAWN BY: | ER |
| CHECKED BY: | ER |
| APPROVED BY: | MDS |
| SCALE IN FEET: | N.T.S. |

Project Name:

**SUGARLOAF MOUNTAIN PUD PARCEL A - PODSA1, A2, & A3 THE PROMINENCE AT SUGARLOAF PRELIMINARY PLAT**

Jurisdiction:

CITY OF MINNEOLA, FL

Sheet Title:

**LAND USE TABLES**

Sheet No.:

**C2.21**

Seal:

MARC DANIEL STEHLI LICENSE No. 0052781 STATE OF FLORIDA PROFESSIONAL ENGINEER

MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: March 6, 2026

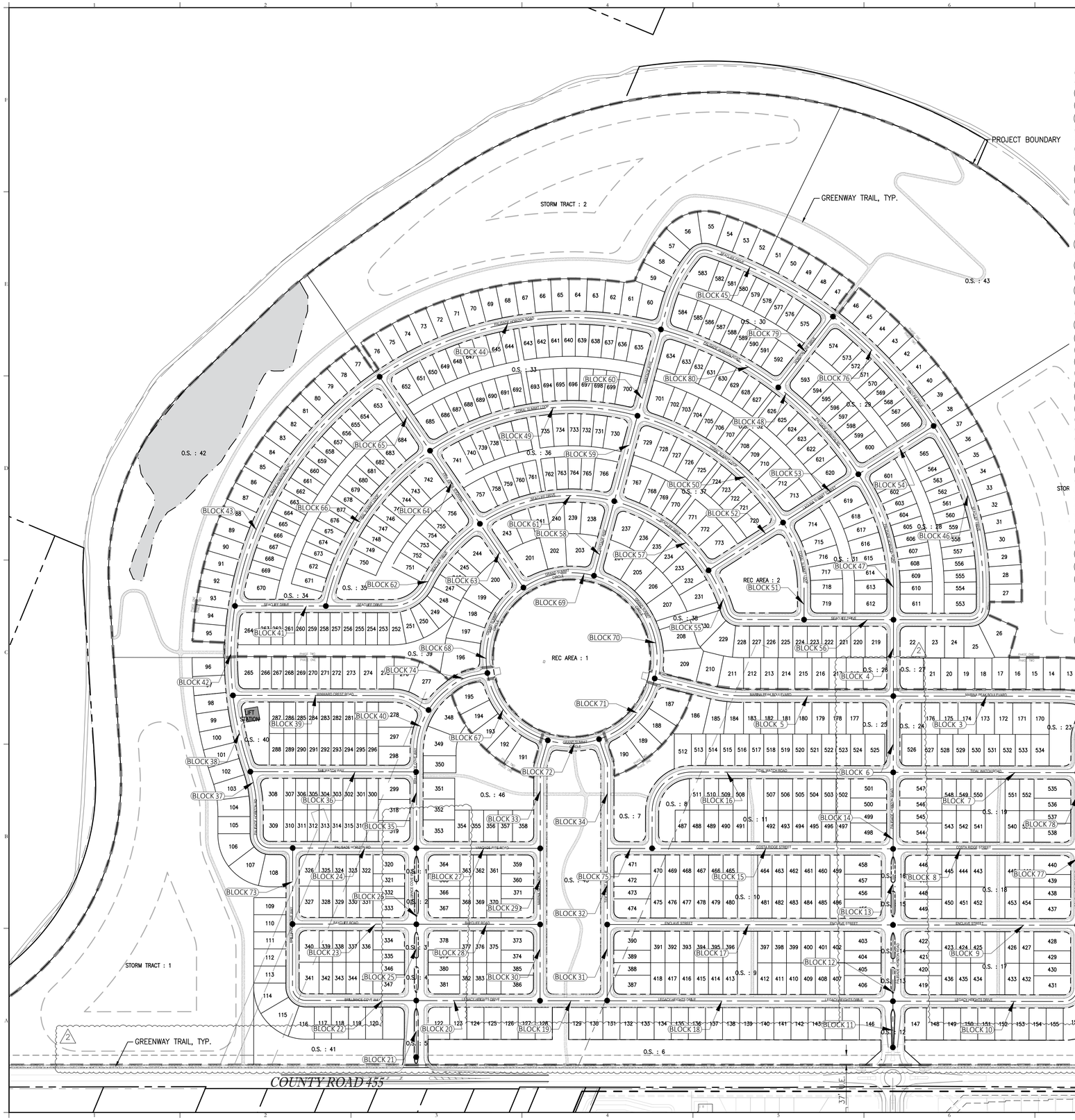
dnQualifier=A01410D000001938AE033DC0027AE
A4,O=Florida, C=US
Date: 2026.03.09 13:21:33-04'00'

This item has been electronically signed and sealed by Marc Daniel Stehli on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.


POULOS & BENNETT
a PAPE-DAWSON company

**Poulos & Bennett, LLC**
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567


G:\24-0355\1-PRELIMINARY PLAT\2-PLAN SHEETS\24-0355-LANDUSETABLES




| Block Length Table | | |
|---|---|---|
| BLOCK | MAXIMUM LENGTH (FT) [1] | PROVIDED LENGTH (FT) |
| 1 | 1200 | 642 |
| 2 | 1200 | 279 |
| 3 | 1200 | 745 |
| 4 | 1200 | 290 |
| 5 | 1200 | 914 |
| 6 | 1200 | 290 |
| 7 | 1200 | 700 |
| 8 | 1200 | 700 |
| 9 | 1200 | 700 |
| 10 | 1200 | 968 |
| 11 | 1200 | 175 |
| 12 | 1200 | 290 |
| 13 | 1200 | 290 |
| 14 | 1200 | 290 |
| 15 | 1200 | 916 |
| 16 | 1200 | 1142 |
| 17 | 1200 | 1086 |
| 18 | 1200 | 1086 |
| 19 | 1200 | 255 |
| 20 | 1200 | 470 |
| 21 | 1200 | 215 |
| 22 | 1200 | 739 |
| 23 | 1200 | 470 |
| 24 | 1200 | 470 |
| 25 | 1200 | 290 |
| 26 | 1200 | 289 |
| 27 | 1200 | 470 |
| 28 | 1200 | 470 |
| 29 | 1200 | 289 |
| 30 | 1200 | 290 |
| 31 | 1200 | 290 |
| 32 | 1200 | 290 |
| 33 | 1200 | 414 |
| 34 | 1200 | 419 |
| 35 | 1200 | 289 |
| 36 | 1200 | 631 |
| 37 | 1200 | 407 |
| 38 | 1200 | 298 |
| 39 | 1200 | 756 |
| 40 | 1200 | 243 |
| 41 | 1200 | 345 |
| 42 | 1200 | 341 |
| 43 | 1200 | 1059 |
| 44 | 1200 | 1118 |
| 45 | 1200 | 912 |
| 46 | 1200 | 1093 |
| 47 | 1200 | 580 |
| 48 | 1200 | 451 |
| 49 | 1200 | 824 |
| 50 | 1200 | 702 |
| 51 | 1200 | 385 |
| 52 | 1200 | 336 |
| 53 | 1200 | 340 |
| 54 | 1200 | 340 |
| 55 | 1200 | 475 |
| 56 | 1200 | 340 |
| 57 | 1200 | 454 |
| 58 | 1200 | 293 |
| 59 | 1200 | 336 |
| 60 | 1200 | 340 |
| 61 | 1200 | 534 |
| 62 | 1200 | 724 |
| 63 | 1200 | 293 |
| 64 | 1200 | 336 |
| 65 | 1200 | 340 |
| 66 | 1200 | 728 |
| 67 | 1200 | 362 |
| 68 | 1200 | 372 |
| 69 | 1200 | 280 |
| 70 | 1200 | 501 |
| 71 | 1200 | 326 |
| 72 | 1200 | 197 |
| 73 | 1200 | 289 |
| 74 | 1200 | 274 |
| 75 | 1200 | 170 |
| 76 | 1200 | 567 |
| 77 | 1200 | 290 |
| 78 | 1200 | 290 |
| 79 | 1200 | 340 |
| 80 | 1200 | 500 |
| AVERAGE | 1200 | 488 |

NOTES:
1: PER Sec. 126-4 BLOCK LENGTHS SHALL NOT EXCEED 1200 FT.

Consultant:

| NO. | DATE: | DESCRIPTIONS: |
|---|---|---|
| 02 | 03/06/26 | RESUBMITTAL TO CITY OF MINNEOLA |
| 01 | 11/18/25 | RESUBMITTAL TO CITY OF MINNEOLA |
| | 08/01/25 | SUBMIT TO CITY OF MINNEOLA |

SUBMISSIONS/REVISIONS

| | |
|---|---|
| VERTICAL DATUM: | NAVD 88 |
| JOB NO.: | 25-025 |
| DESIGNED BY: | ER |
| DRAWN BY: | ER |
| CHECKED BY: | ER |
| APPROVED BY: | MDS |
| SCALE IN FEET: | 1" = 300' |

Project Name:

# SUGARLOAF MOUNTAIN PUD PARCEL A - PODSA1, A2, & A3 THE PROMINENCE AT SUGARLOAF PRELIMINARY PLAT

Jurisdiction:

CITY OF MINNEOLA, FL

Sheet Title:

## MASTER BLOCK DESIGN PLAN

Sheet No.:

**C2.30**

Seal:

MARC DANIEL STEHLI LICENSE No. 0052781 STATE OF FLORIDA PROFESSIONAL ENGINEER

MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: March 6, 2026

DN: CN=Marc D Stehli, E=mstehli@poulosandbennett.com, OU=A01410D000001933AFE033DC0027AE, A4, O=Florida, C=US
Date: 2026.03.09 13:21:35-04'00'

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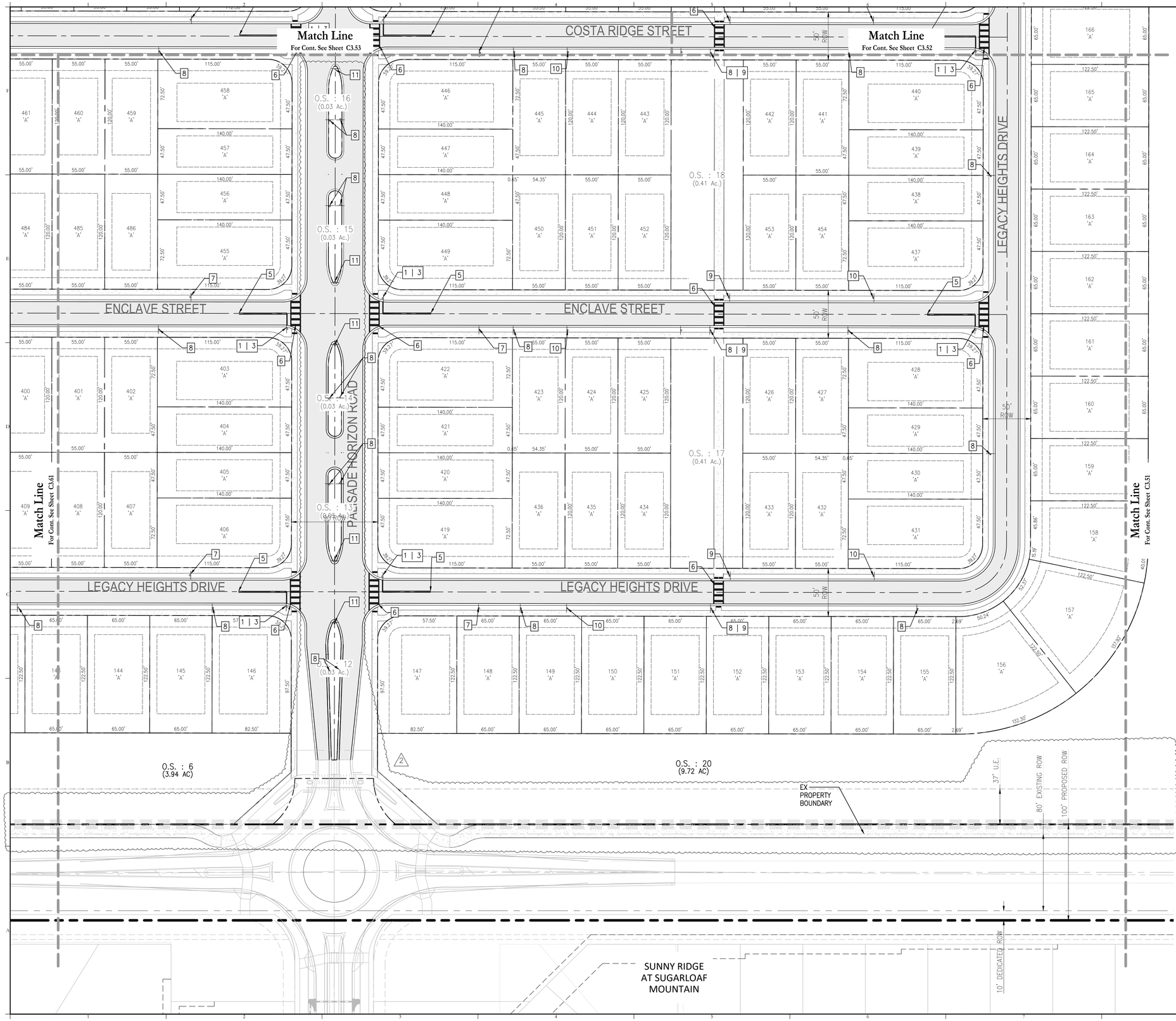
Eng. Bus. No. 28567


G:\24-0355\1-PRELIMINARY PLAT\2-PLAN SHEETS\24-0355-MASTERBLOCKDESIGN




25 0 50 100
SCALE IN FEET

SIGN & STRIPING LEGEND:

1. 30" STOP SIGN (R1-1) & 24" WHITE STOP BAR PER FDOT INDEX NO. 700-010 & 711-001
2. CURB RAMP (CR-F)
3. STREET NAME SIGN (D3-1)
5. 50' LF-6" SOLID DOUBLE YELLOW PER FDOT INDEX NO. 711-001
6. SPECIAL EMPHASIS CROSSWALK, 6' AND 10' PER FDOT INDEX 711-001 AND CAST IN PLACE DETECTABLE WARNINGS PER FDOT INDEX NO. 522-002
7. SPEED LIMIT SIGN - 20 MPH
8. NO PARKING SIGN
9. 30"X30" PEDESTRIAN CROSSING SIGN (W11-2) W/ 24"X12" DOWNWARD POINTING ARROW SIGN (W16-7P) PER MUTCD
10. PEDESTRIAN SIGN (W11-12) AND AHEAD PLAQUE (W16-9P)
11. 24"X24" NO U-TURN SIGN (R3-4)

**Sign Legend**

| Id. | Symbol |
|---|---|
| 1 | STOP |
| 3 | E Main St |
| 11 | NO U TURN |

SIGNAGE AND STRIPING NOTES:

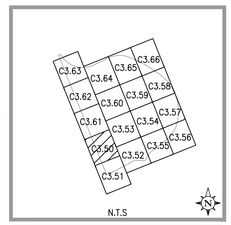
1. ALL STRIPING & SIGNAGE PER FDOT STANDARDS & SPECIFICATIONS MANUAL LATEST EDITION, MUTCD & CITY OF MINNEOLA ROAD CONSTRUCTION SPECIFICATIONS UNLESS OTHERWISE SPECIFIED.
2. ALL STRIPING SHALL BE THERMOPLASTIC UNLESS OTHERWISE SPECIFIED.
3. ALL PAVEMENT MARKINGS MUST COMPLY WITH FDOT INDEX 711-001.
4. HANDICAP (HC) RAMPS AND DETECTABLE WARNING SURFACE WILL BE CONSTRUCTED AT THE STREET INTERSECTION(S) AND DRIVEWAY CONNECTION(S) TO COMPLY WITH THE AMERICANS WITH DISABILITY ACT (ADA) AND WILL MEET FDOT DESIGN STANDARDS.
5. ALL TRAFFIC CONTROL SIGNS WITHIN THE RIGHT OF WAY SHALL BE MANUFACTURED USING DIAMOND GRADE REFLECTIVE SHEETING. ALL SIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MUTCD AND CITY ON MINNEOLA CRITERIA FOR SIGN SIZE AND SHAPE AND LETTERING DIMENSIONS.
6. NO PARKING SIGNS SHALL BE POSTED ON THE SAME SIDE OF STREET AS FIRE HYDRANTS AND READ "NO PARKING THIS SIDE OF STREET".

SIGNAGE AND STRIPING NOTES:

1. ALL LOTS SHALL MEET MINIMUM LOT WIDTH AT THE BUILDING LOCATION.
2. MINIMUM RIGHT-OF-WAY RADII AT INTERSECTIONS SHALL BE 25-FEET MI.
3. CURB RETURN RADII AT INTERSECTION SHALL BE 25-FEET MIN.




NO PARKING SIGN DETAIL
N.T.S.




Consultant:

| NO. | DATE: | DESCRIPTIONS: |
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SUBMISSIONS/REVISIONS

| | |
|---|---|
| VERTICAL DATUM: | NAVD 88 |
| JOB NO.: | 25-025 |
| DESIGNED BY: | ER |
| DRAWN BY: | ER |
| CHECKED BY: | ER |
| APPROVED BY: | MDS |
| SCALE IN FEET: | 1" = 50' |

Project Name:

**SUGARLOAF MOUNTAIN PUD PARCEL A - PODSA1, A2, & A3 THE PROMINENCE AT SUGARLOAF PRELIMINARY PLAT**

Jurisdiction:

CITY OF MINNEOLA, FL

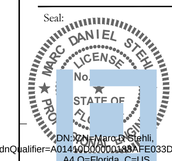
Sheet Title:

**GEOMETRY, SIGNAGE & STRIPING PLAN**

Sheet No.:

**C3.50**

Seal:




MARC DANIEL STEHLI
P.E. NO. 0652781
DATE: March 6, 2026

DN: CN=Marc Daniel Stehli, dnQualifier=A01410200000AAFE033DC0027AE A4,O=Florida, C=US
Date: 2026.03.09 13:21:38-04'00'

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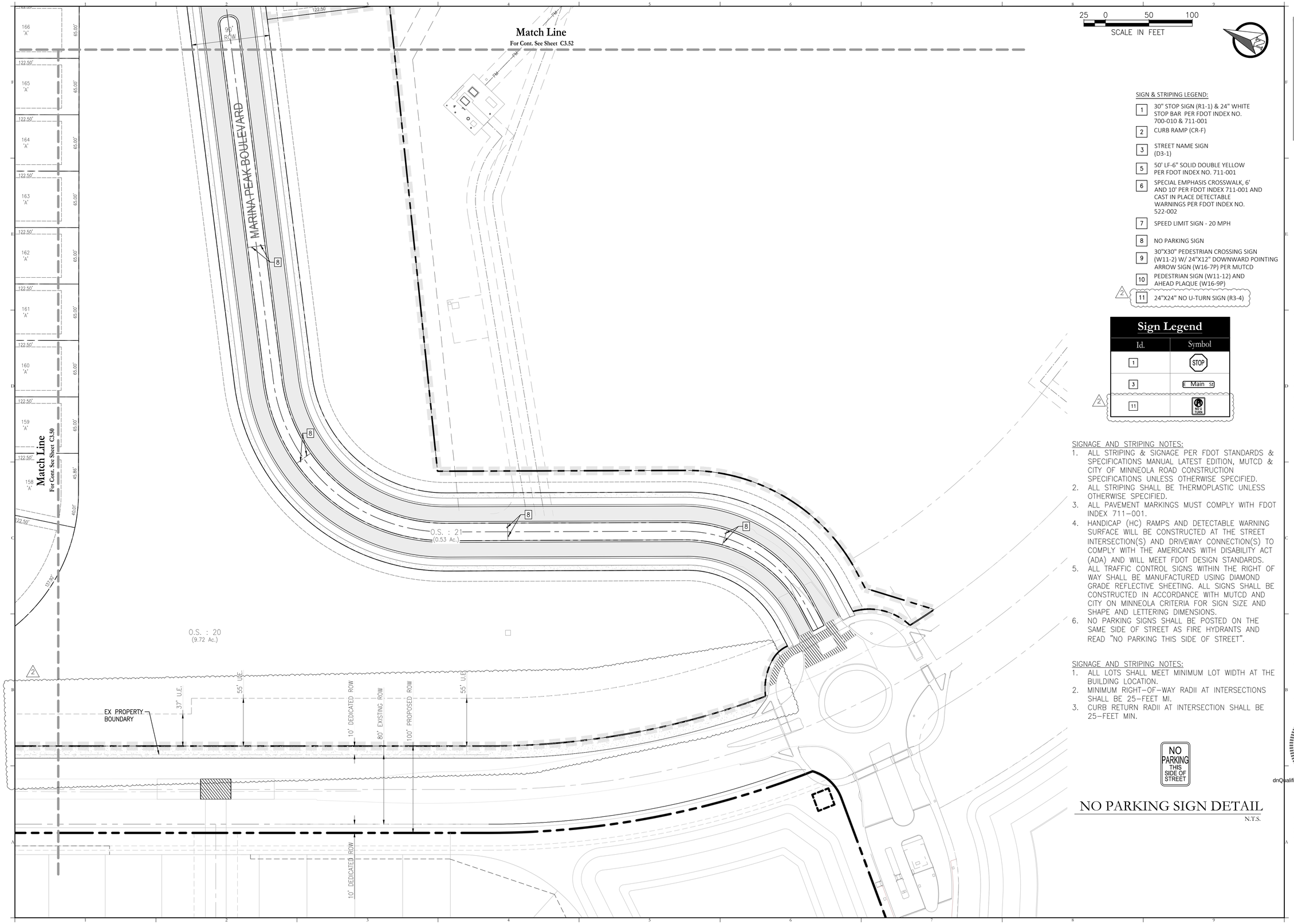
Eng. Bus. No. 28567


C:\24-0355\1-PRELIMINARY PLAT\2-PLAN SHEETS\24-0355-GEOMETRYSIGNAGESTRIPING




SIGN & STRIPING LEGEND:

1. 30" STOP SIGN (R1-1) & 24" WHITE STOP BAR PER FDOT INDEX NO. 700-010 & 711-001
2. CURB RAMP (CR-F)
3. STREET NAME SIGN (D3-1)
5. 50' LF-6" SOLID DOUBLE YELLOW PER FDOT INDEX NO. 711-001
6. SPECIAL EMPHASIS CROSSWALK, 6' AND 10' PER FDOT INDEX 711-001 AND CAST IN PLACE DETECTABLE WARNINGS PER FDOT INDEX NO. 522-002
7. SPEED LIMIT SIGN - 20 MPH
8. NO PARKING SIGN
9. 30"X30" PEDESTRIAN CROSSING SIGN (W11-2) W/ 24"X12" DOWNWARD POINTING ARROW SIGN (W16-7P) PER MUTCD
10. PEDESTRIAN SIGN (W11-12) AND AHEAD PLAQUE (W16-9P)
11. 24"X24" NO U-TURN SIGN (R3-4)

**Sign Legend**

| Id. | Symbol |
|---|---|
| 1 | STOP |
| 3 | E Main St |
| 11 | NO U TURN |

SIGNAGE AND STRIPING NOTES:

1. ALL STRIPING & SIGNAGE PER FDOT STANDARDS & SPECIFICATIONS MANUAL LATEST EDITION, MUTCD & CITY OF MINNEOLA ROAD CONSTRUCTION SPECIFICATIONS UNLESS OTHERWISE SPECIFIED.
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5. ALL TRAFFIC CONTROL SIGNS WITHIN THE RIGHT OF WAY SHALL BE MANUFACTURED USING DIAMOND GRADE REFLECTIVE SHEETING. ALL SIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MUTCD AND CITY ON MINNEOLA CRITERIA FOR SIGN SIZE AND SHAPE AND LETTERING DIMENSIONS.
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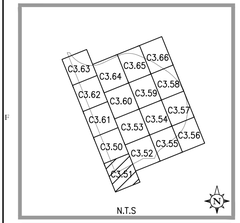
NO PARKING SIGN DETAIL
N.T.S.




Consultant:

| NO. | DATE: | DESCRIPTIONS: |
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SUBMISSIONS/REVISIONS

| | |
|---|---|
| VERTICAL DATUM: | NAVD 88 |
| JOB NO.: | 25-025 |
| DESIGNED BY: | ER |
| DRAWN BY: | ER |
| CHECKED BY: | ER |
| APPROVED BY: | MDS |
| SCALE IN FEET: | 1" = 50' |

Project Name:

**SUGARLOAF MOUNTAIN PUD PARCEL A - PODSA1, A2, & A3 THE PROMINENCE AT SUGARLOAF PRELIMINARY PLAT**

Jurisdiction:

CITY OF MINNEOLA, FL

Sheet Title:

**GEOMETRY, SIGNAGE & STRIPING PLAN**

Sheet No.:

**C3.51**

Seal:

MARC DANIEL STEHLI LICENSE No. 0052781 STATE OF FLORIDA PROFESSIONAL ENGINEER

MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: March 6, 2026

DN: 2N=Marc D Stehli, dnQualifier=A01410D000001933AFE033DC0027AE, A4,O=Florida, C=US
Date: 2026.03.09 13:21:40-04'00'

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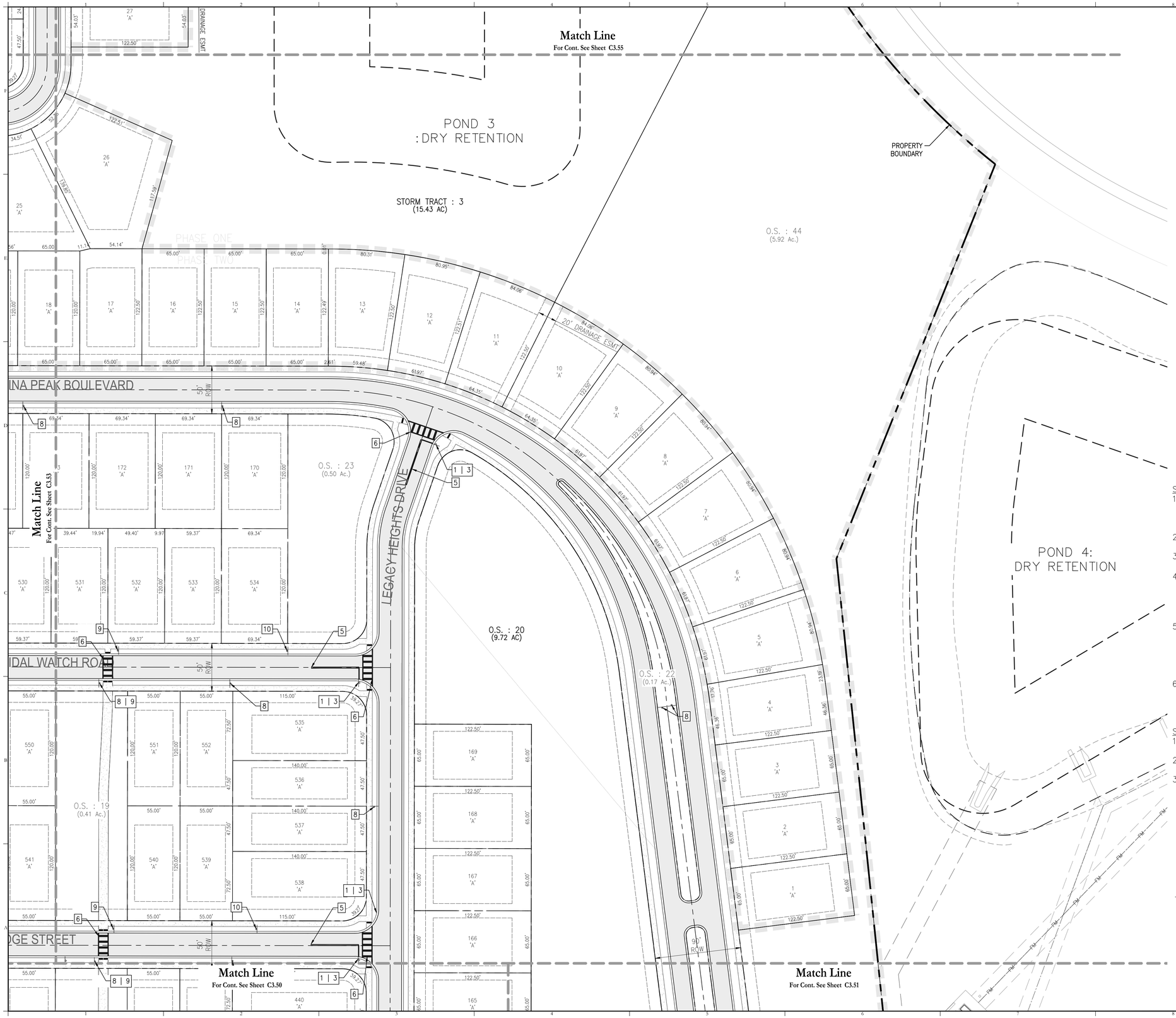
G:\24-0355\1-PRELIMINARY PLAT\2-PLAN SHEETS\24-0355-GEOMETRYSIGNAGESTRIPING




SIGN & STRIPING LEGEND:

1. 30" STOP SIGN (R1-1) & 24" WHITE STOP BAR PER FDOT INDEX NO. 700-010 & 711-001
2. CURB RAMP (CR-F)
3. STREET NAME SIGN (D3-1)
5. 50' LF-6" SOLID DOUBLE YELLOW PER FDOT INDEX NO. 711-001
6. SPECIAL EMPHASIS CROSSWALK, 6' AND 10' PER FDOT INDEX 711-001 AND CAST IN PLACE DETECTABLE WARNINGS PER FDOT INDEX NO. 522-002
7. SPEED LIMIT SIGN - 20 MPH
8. NO PARKING SIGN
9. 30"X30" PEDESTRIAN CROSSING SIGN (W11-2) W/ 24"X12" DOWNWARD POINTING ARROW SIGN (W16-7P) PER MUTCD
10. PEDESTRIAN SIGN (W11-12) AND AHEAD PLAQUE (W16-9P)
11. 24"X24" NO U-TURN SIGN (R3-4)

**Sign Legend**

| Id. | Symbol |
|---|---|
| 1 | STOP |
| 3 | E Main St |
| 11 | NO U TURN |

SIGNAGE AND STRIPING NOTES:

1. ALL STRIPING & SIGNAGE PER FDOT STANDARDS & SPECIFICATIONS MANUAL LATEST EDITION, MUTCD & CITY OF MINNEOLA ROAD CONSTRUCTION SPECIFICATIONS UNLESS OTHERWISE SPECIFIED.
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SIGNAGE AND STRIPING NOTES:

1. ALL LOTS SHALL MEET MINIMUM LOT WIDTH AT THE BUILDING LOCATION.
2. MINIMUM RIGHT-OF-WAY RADII AT INTERSECTIONS SHALL BE 25-FEET MI.
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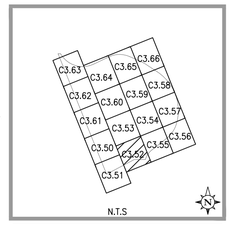
NO PARKING SIGN DETAIL
N.T.S.




Consultant:

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Project Name:

**SUGARLOAF MOUNTAIN PUD PARCEL A - PODSA1, A2, & A3 THE PROMINENCE AT SUGARLOAF PRELIMINARY PLAT**

Jurisdiction:

CITY OF MINNEOLA, FL

Sheet Title:

**GEOMETRY, SIGNAGE & STRIPING PLAN**

Sheet No.:

**C3.52**

Seal:

MARC DANIEL STEHLI LICENSE No. 0052781 STATE OF FLORIDA PROFESSIONAL ENGINEER

MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: March 6, 2026

DN: 2.16.840.1.113883.4.1=E033DC0027AE, A4.0=Florida, C=US
dnQualifier=A01410D000001988AE033DC0027AE
Date: 2026.03.09 13:21:43-04'00'

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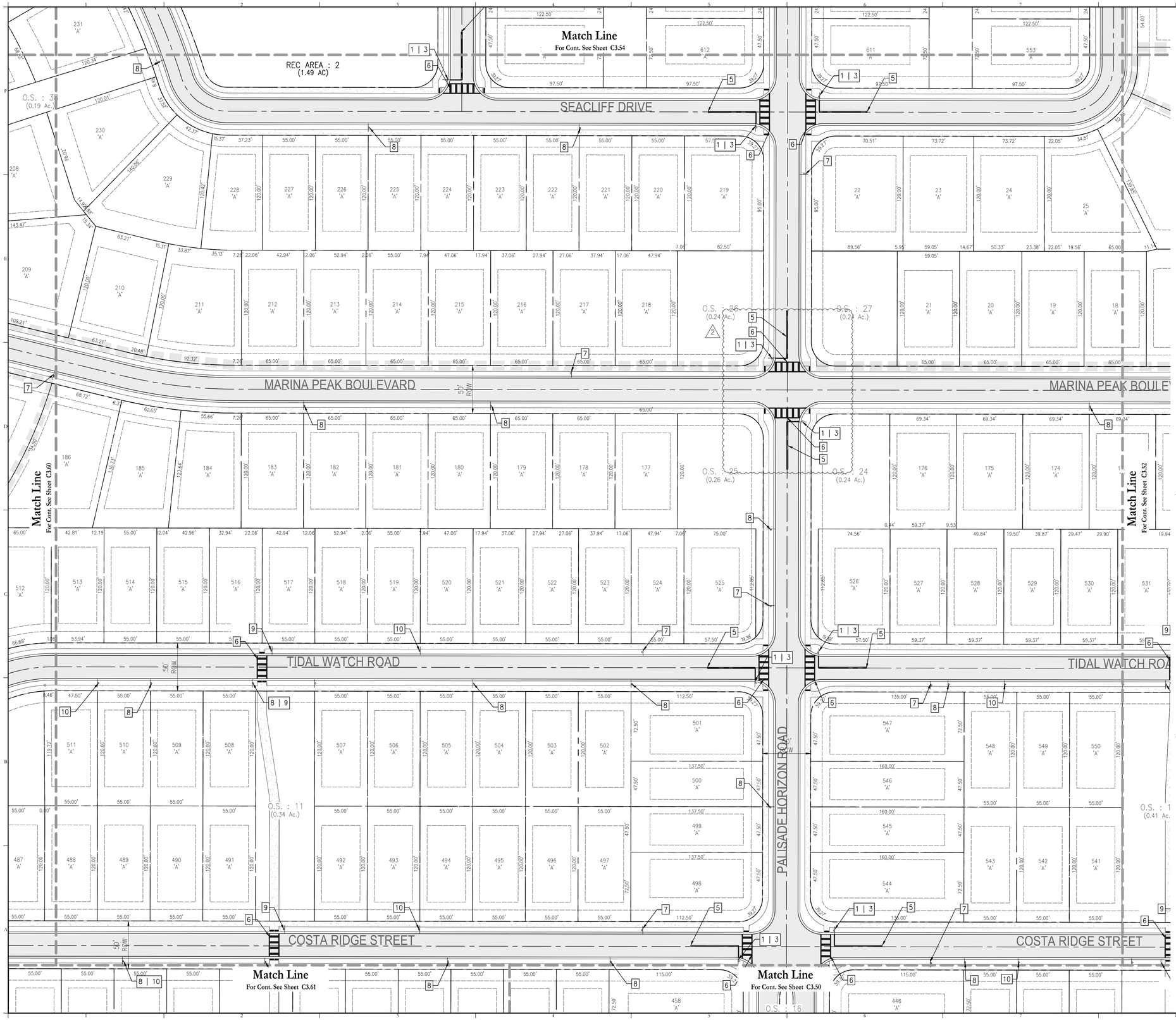
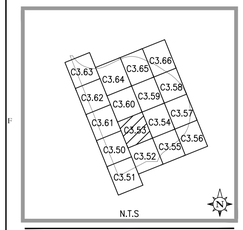



25 0 50 100
SCALE IN FEET

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**Sign Legend**

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NO PARKING SIGN DETAIL
N.T.S.

Consultant:

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Project Name:

**SUGARLOAF MOUNTAIN PUD PARCEL A - PODSA1, A2, & A3 THE PROMINENCE AT SUGARLOAF PRELIMINARY PLAT**

Jurisdiction:

CITY OF MINNEOLA, FL

Sheet Title:

**GEOMETRY, SIGNAGE & STRIPING PLAN**

Sheet No.:

**C3.53**

Seal:




MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: March 6, 2026

DN: 2N=Marc D Stehli, dnQualifier=A01410D000001A8AFE033DC00274E A4,O=Florida, C=US
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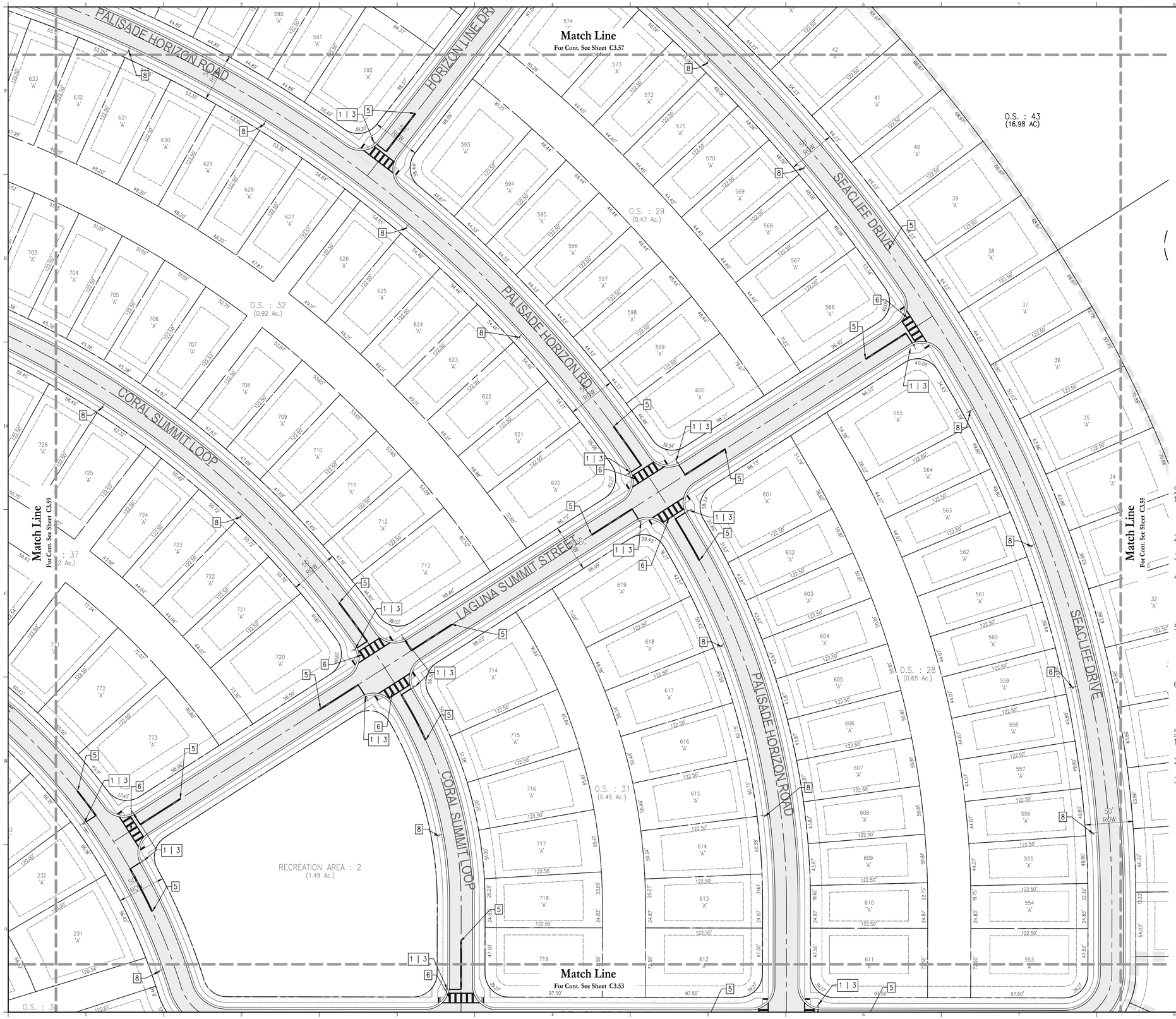
Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567


G:\24-0355\1-PRELIMINARY PLAT\2-PLAN SHEETS\24-0355-GEOMETRYSIGNAGESTRIPING




25 0 50 100
SCALE IN FEET

SIGN & STRIPING LEGEND:

1. 30" STOP SIGN (R1-1) & 24" WHITE STOP BAR PER FDOT INDEX NO. 700-010 & 711-001
2. CURB RAMP (CR-F)
3. STREET NAME SIGN (D3-1)
5. 50' LF-6" SOLID DOUBLE YELLOW PER FDOT INDEX NO. 711-001
6. SPECIAL EMPHASIS CROSSWALK, 6' AND 10' PER FDOT INDEX 711-001 AND CAST IN PLACE DETECTABLE WARNINGS PER FDOT INDEX NO. 522-002
7. SPEED LIMIT SIGN - 20 MPH
8. NO PARKING SIGN
9. 30"X30" PEDESTRIAN CROSSING SIGN (W11-2) W/ 24"X12" DOWNWARD POINTING ARROW SIGN (W16-7P) PER MUTCD
10. PEDESTRIAN SIGN (W11-12) AND AHEAD PLAQUE (W16-9P)
11. 24"X24" NO U-TURN SIGN (R3-4)

2

**Sign Legend**

| Id. | Symbol |
|---|---|
| 1 | STOP |
| 3 | E Main St |
| 11 | NO U TURN |

SIGNAGE AND STRIPING NOTES:

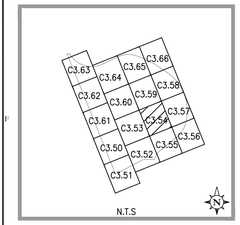
1. ALL STRIPING & SIGNAGE PER FDOT STANDARDS & SPECIFICATIONS MANUAL LATEST EDITION, MUTCD & CITY OF MINNEOLA ROAD CONSTRUCTION SPECIFICATIONS UNLESS OTHERWISE SPECIFIED.
2. ALL STRIPING SHALL BE THERMOPLASTIC UNLESS OTHERWISE SPECIFIED.
3. ALL PAVEMENT MARKINGS MUST COMPLY WITH FDOT INDEX 711-001.
4. HANDICAP (HC) RAMPS AND DETECTABLE WARNING SURFACE WILL BE CONSTRUCTED AT THE STREET INTERSECTION(S) AND DRIVEWAY CONNECTION(S) TO COMPLY WITH THE AMERICANS WITH DISABILITY ACT (ADA) AND WILL MEET FDOT DESIGN STANDARDS.
5. ALL TRAFFIC CONTROL SIGNS WITHIN THE RIGHT OF WAY SHALL BE MANUFACTURED USING DIAMOND GRADE REFLECTIVE SHEETING. ALL SIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MUTCD AND CITY ON MINNEOLA CRITERIA FOR SIGN SIZE AND SHAPE AND LETTERING DIMENSIONS.
6. NO PARKING SIGNS SHALL BE POSTED ON THE SAME SIDE OF STREET AS FIRE HYDRANTS AND READ "NO PARKING THIS SIDE OF STREET".

SIGNAGE AND STRIPING NOTES:

1. ALL LOTS SHALL MEET MINIMUM LOT WIDTH AT THE BUILDING LOCATION.
2. MINIMUM RIGHT-OF-WAY RADII AT INTERSECTIONS SHALL BE 25-FEET MI.
3. CURB RETURN RADII AT INTERSECTION SHALL BE 25-FEET MIN.

NO PARKING THIS SIDE OF STREET

NO PARKING SIGN DETAIL
N.T.S.




Consultant:

| NO. | DATE: | DESCRIPTIONS: |
|---|---|---|
| 02 | 03/06/26 | RESUBMITTAL TO CITY OF MINNEOLA |
| 01 | 11/18/25 | RESUBMITTAL TO CITY OF MINNEOLA |
| | 08/01/25 | SUBMIT TO CITY OF MINNEOLA |

SUBMISSIONS/REVISIONS

| | |
|---|---|
| VERTICAL DATUM: | NAVD 88 |
| JOB NO.: | 25-025 |
| DESIGNED BY: | ER |
| DRAWN BY: | ER |
| CHECKED BY: | ER |
| APPROVED BY: | MDS |
| SCALE IN FEET: | 1" = 50' |

Project Name:

**SUGARLOAF MOUNTAIN PUD PARCEL A - PODSA1, A2, & A3 THE PROMINENCE AT SUGARLOAF PRELIMINARY PLAT**

Jurisdiction:

CITY OF MINNEOLA, FL

Sheet Title:

**GEOMETRY, SIGNAGE & STRIPING PLAN**

Sheet No.:

**C3.54**

Seal:

MARC DANIEL STEHLI LICENSE No. 0052781 STATE OF FLORIDA PROFESSIONAL ENGINEER

MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: March 6, 2026

dnQualifier=A01410D000001938AFE033DC0027AE
A4,O=Florida, C=US
Date: 2026.03.09 13:21:48-04'00'

This item has been electronically signed and sealed by Marc Daniel Stehli on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.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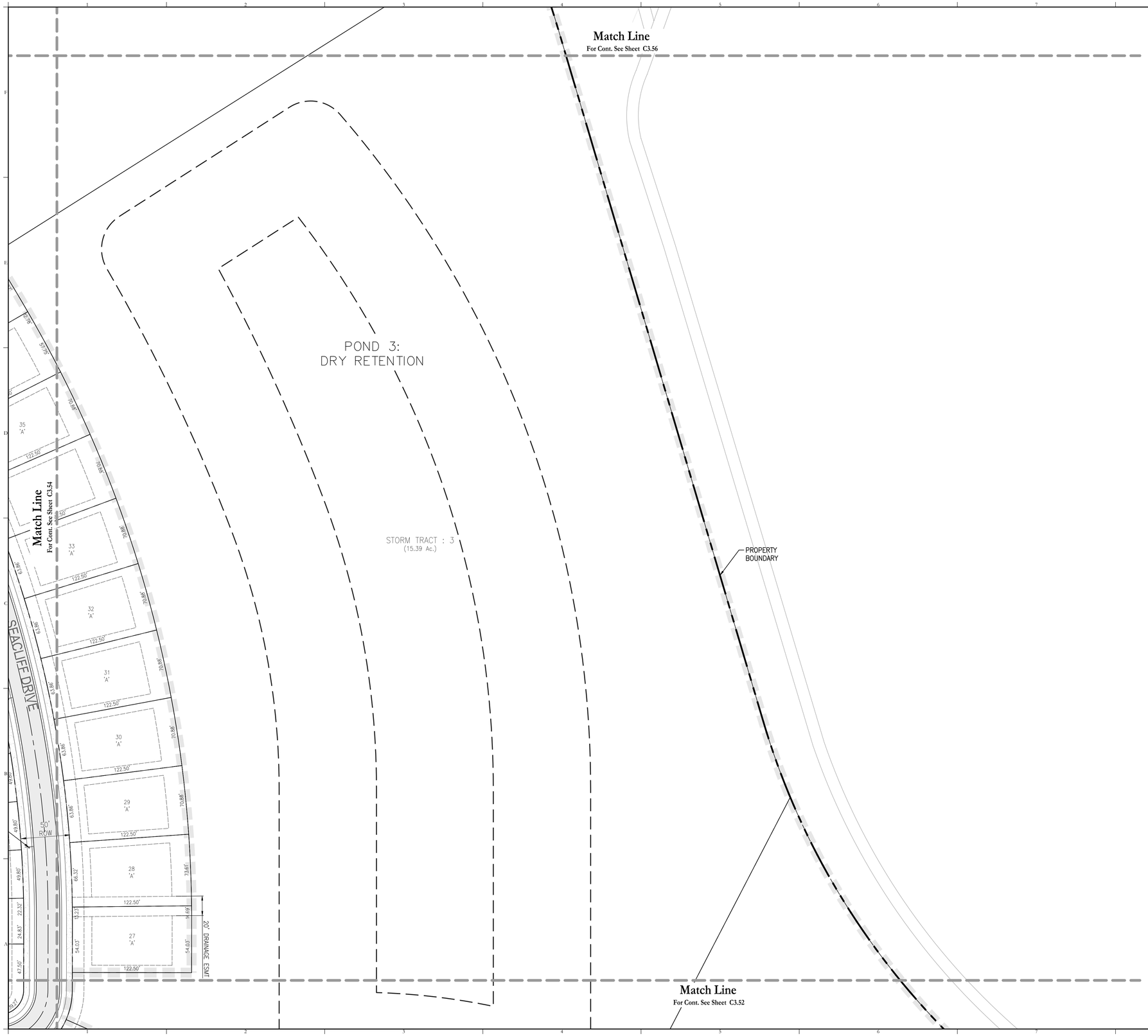





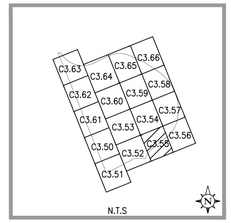


SIGN & STRIPING LEGEND:

1. 30" STOP SIGN (R1-1) & 24" WHITE STOP BAR PER FDOT INDEX NO. 700-010 & 711-001
2. CURB RAMP (CR-F)
3. STREET NAME SIGN (D3-1)
5. 50' LF-6" SOLID DOUBLE YELLOW PER FDOT INDEX NO. 711-001
6. SPECIAL EMPHASIS CROSSWALK, 6' AND 10' PER FDOT INDEX 711-001 AND CAST IN PLACE DETECTABLE WARNINGS PER FDOT INDEX NO. 522-002
7. SPEED LIMIT SIGN - 20 MPH
8. NO PARKING SIGN
9. 30"X30" PEDESTRIAN CROSSING SIGN (W11-2) W/ 24"X12" DOWNWARD POINTING ARROW SIGN (W16-7P) PER MUTCD
10. PEDESTRIAN SIGN (W11-12) AND AHEAD PLAQUE (W16-9P)
11. 24"X24" NO U-TURN SIGN (R3-4) (2)

**Sign Legend**

| Id. | Symbol |
|---|---|
| 1 | STOP |
| 3 | E Main St |
| 11 | NO U TURN |

SIGNAGE AND STRIPING NOTES:

1. ALL STRIPING & SIGNAGE PER FDOT STANDARDS & SPECIFICATIONS MANUAL LATEST EDITION, MUTCD & CITY OF MINNEOLA ROAD CONSTRUCTION SPECIFICATIONS UNLESS OTHERWISE SPECIFIED.
2. ALL STRIPING SHALL BE THERMOPLASTIC UNLESS OTHERWISE SPECIFIED.
3. ALL PAVEMENT MARKINGS MUST COMPLY WITH FDOT INDEX 711-001.
4. HANDICAP (HC) RAMPS AND DETECTABLE WARNING SURFACE WILL BE CONSTRUCTED AT THE STREET INTERSECTION(S) AND DRIVEWAY CONNECTION(S) TO COMPLY WITH THE AMERICANS WITH DISABILITY ACT (ADA) AND WILL MEET FDOT DESIGN STANDARDS.
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6. NO PARKING SIGNS SHALL BE POSTED ON THE SAME SIDE OF STREET AS FIRE HYDRANTS AND READ "NO PARKING THIS SIDE OF STREET".

SIGNAGE AND STRIPING NOTES:

1. ALL LOTS SHALL MEET MINIMUM LOT WIDTH AT THE BUILDING LOCATION.
2. MINIMUM RIGHT-OF-WAY RADII AT INTERSECTIONS SHALL BE 25-FEET MI.
3. CURB RETURN RADII AT INTERSECTION SHALL BE 25-FEET MIN.




NO PARKING SIGN DETAIL

N.T.S.

Consultant:

| NO. | DATE: | DESCRIPTIONS: |
|---|---|---|
| 02 | 03/06/26 | RESUBMITTAL TO CITY OF MINNEOLA |
| 01 | 11/18/25 | RESUBMITTAL TO CITY OF MINNEOLA |
| | 08/01/25 | SUBMIT TO CITY OF MINNEOLA |

SUBMISSIONS/REVISIONS

| | |
|---|---|
| VERTICAL DATUM: | NAVD 88 |
| JOB NO.: | 25-025 |
| DESIGNED BY: | ER |
| DRAWN BY: | ER |
| CHECKED BY: | ER |
| APPROVED BY: | MDS |
| SCALE IN FEET: | 1" = 50' |

Project Name:

**SUGARLOAF MOUNTAIN PUD PARCEL A - PODSA1, A2, & A3 THE PROMINENCE AT SUGARLOAF PRELIMINARY PLAT**

Jurisdiction:

CITY OF MINNEOLA, FL

Sheet Title:

**GEOMETRY, SIGNAGE & STRIPING PLAN**

Sheet No.:

**C3.55**

Seal:

MARC DANIEL STEHLI LICENSE No. 0052781 STATE OF FLORIDA PROFESSIONAL ENGINEER

MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: March 6, 2026

DN: CN=Marc D Stehli, dnQualifier=A01410D000001993AFE033DC0027AE A4,O=Florida, C=US
Date: 2026.03.09 13:21:50-04'00'

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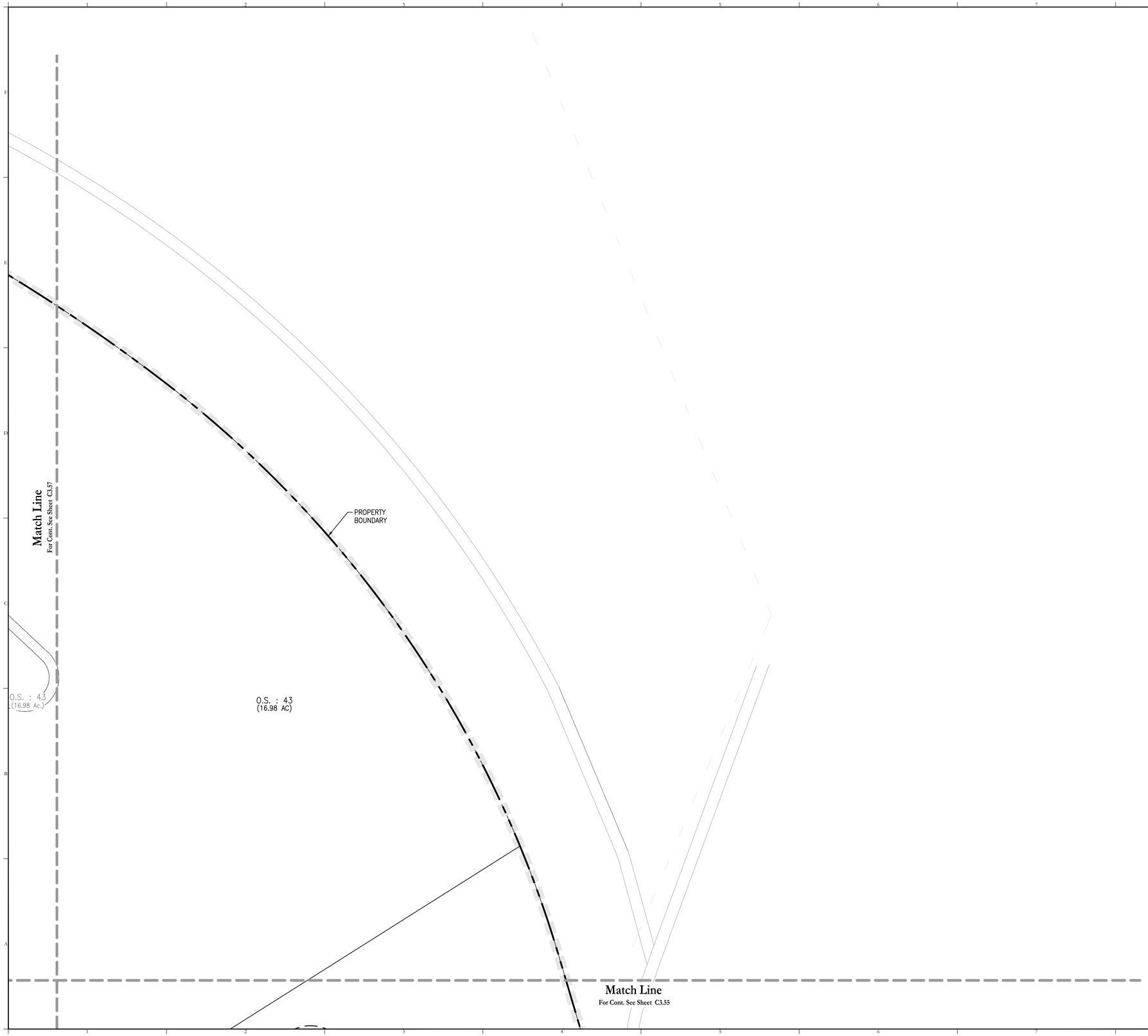





SIGN & STRIPING LEGEND:

1. 30" STOP SIGN (R1-1) & 24" WHITE STOP BAR PER FDOT INDEX NO. 700-010 & 711-001
2. CURB RAMP (CR-F)
3. STREET NAME SIGN (D3-1)
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6. SPECIAL EMPHASIS CROSSWALK, 6' AND 10' PER FDOT INDEX 711-001 AND CAST IN PLACE DETECTABLE WARNINGS PER FDOT INDEX NO. 522-002
7. SPEED LIMIT SIGN - 20 MPH
8. NO PARKING SIGN
9. 30"X30" PEDESTRIAN CROSSING SIGN (W11-2) W/ 24"X12" DOWNWARD POINTING ARROW SIGN (W16-7P) PER MUTCD
10. PEDESTRIAN SIGN (W11-12) AND AHEAD PLAQUE (W16-9P)
11. (2) 24"X24" NO U-TURN SIGN (R3-4)

**Sign Legend**

| Id. | Symbol |
|---|---|
| 1 | STOP |
| 3 | E Main St |
| 11 (2) | NO U TURN |

SIGNAGE AND STRIPING NOTES:

1. ALL STRIPING & SIGNAGE PER FDOT STANDARDS & SPECIFICATIONS MANUAL LATEST EDITION, MUTCD & CITY OF MINNEOLA ROAD CONSTRUCTION SPECIFICATIONS UNLESS OTHERWISE SPECIFIED.
2. ALL STRIPING SHALL BE THERMOPLASTIC UNLESS OTHERWISE SPECIFIED.
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6. NO PARKING SIGNS SHALL BE POSTED ON THE SAME SIDE OF STREET AS FIRE HYDRANTS AND READ "NO PARKING THIS SIDE OF STREET".

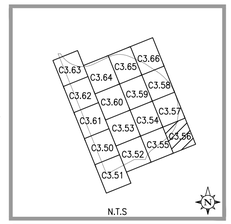
SIGNAGE AND STRIPING NOTES:

1. ALL LOTS SHALL MEET MINIMUM LOT WIDTH AT THE BUILDING LOCATION.
2. MINIMUM RIGHT-OF-WAY RADII AT INTERSECTIONS SHALL BE 25-FEET MI.
3. CURB RETURN RADII AT INTERSECTION SHALL BE 25-FEET MIN.




NO PARKING SIGN DETAIL

N.T.S.




Consultant:

| NO. | DATE: | DESCRIPTIONS: |
|---|---|---|
| 02 | 03/06/26 | RESUBMITTAL TO CITY OF MINNEOLA |
| 01 | 11/18/25 | RESUBMITTAL TO CITY OF MINNEOLA |
| | 08/01/25 | SUBMIT TO CITY OF MINNEOLA |

SUBMISSIONS/REVISIONS

| | |
|---|---|
| VERTICAL DATUM: | NAVD 88 |
| JOB NO.: | 25-025 |
| DESIGNED BY: | ER |
| DRAWN BY: | ER |
| CHECKED BY: | ER |
| APPROVED BY: | MDS |
| SCALE IN FEET: | 1" = 50' |

Project Name:

**SUGARLOAF MOUNTAIN PUD PARCEL A - PODSA1, A2, & A3**
**THE PROMINENCE AT SUGARLOAF PRELIMINARY PLAT**

Jurisdiction:

CITY OF MINNEOLA, FL

Sheet Title:

**GEOMETRY, SIGNAGE & STRIPING PLAN**

Sheet No.:

**C3.56**

Seal:

MARC DANIEL STEHLI LICENSE No. 0052781 STATE OF FLORIDA PROFESSIONAL ENGINEER

MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: March 6, 2026

DN: cn=Marc Daniel Stehli, dnQualifier=A01410D5000001933AFE033DC0027AE, A4,O=Florida, C=US
Date: 2026.03.09 13:21:53-04'00'

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Eng. Bus. No. 28567

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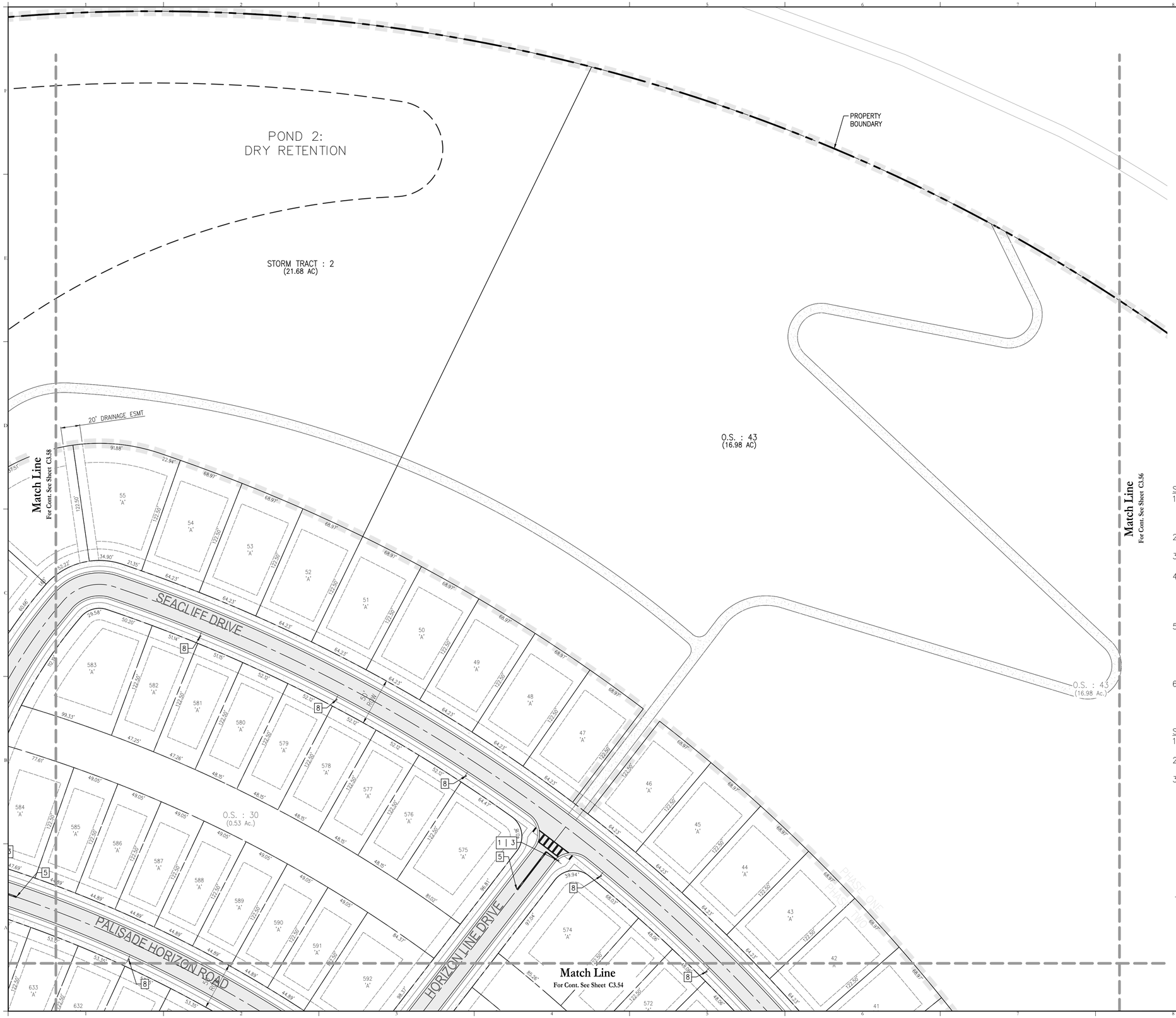


SIGN & STRIPING LEGEND:

1. 30" STOP SIGN (R1-1) & 24" WHITE STOP BAR PER FDOT INDEX NO. 700-010 & 711-001
2. CURB RAMP (CR-F)
3. STREET NAME SIGN (D3-1)
5. 50' LF-6" SOLID DOUBLE YELLOW PER FDOT INDEX NO. 711-001
6. SPECIAL EMPHASIS CROSSWALK, 6' AND 10' PER FDOT INDEX 711-001 AND CAST IN PLACE DETECTABLE WARNINGS PER FDOT INDEX NO. 522-002
7. SPEED LIMIT SIGN - 20 MPH
8. NO PARKING SIGN
9. 30"X30" PEDESTRIAN CROSSING SIGN (W11-2) W/ 24"X12" DOWNWARD POINTING ARROW SIGN (W16-7P) PER MUTCD
10. PEDESTRIAN SIGN (W11-12) AND AHEAD PLAQUE (W16-9P)
11. 24"X24" NO U-TURN SIGN (R3-4) (2)

**Sign Legend**

| Id. | Symbol |
|---|---|
| 1 | STOP |
| 3 | E Main St |
| 11 | NO U TURN |

SIGNAGE AND STRIPING NOTES:

1. ALL STRIPING & SIGNAGE PER FDOT STANDARDS & SPECIFICATIONS MANUAL LATEST EDITION, MUTCD & CITY OF MINNEOLA ROAD CONSTRUCTION SPECIFICATIONS UNLESS OTHERWISE SPECIFIED.
2. ALL STRIPING SHALL BE THERMOPLASTIC UNLESS OTHERWISE SPECIFIED.
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5. ALL TRAFFIC CONTROL SIGNS WITHIN THE RIGHT OF WAY SHALL BE MANUFACTURED USING DIAMOND GRADE REFLECTIVE SHEETING. ALL SIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MUTCD AND CITY ON MINNEOLA CRITERIA FOR SIGN SIZE AND SHAPE AND LETTERING DIMENSIONS.
6. NO PARKING SIGNS SHALL BE POSTED ON THE SAME SIDE OF STREET AS FIRE HYDRANTS AND READ "NO PARKING THIS SIDE OF STREET".

SIGNAGE AND STRIPING NOTES:

1. ALL LOTS SHALL MEET MINIMUM LOT WIDTH AT THE BUILDING LOCATION.
2. MINIMUM RIGHT-OF-WAY RADII AT INTERSECTIONS SHALL BE 25-FEET MI.
3. CURB RETURN RADII AT INTERSECTION SHALL BE 25-FEET MIN.




NO PARKING SIGN DETAIL

N.T.S.

Consultant:

| NO. | DATE: | DESCRIPTIONS: |
|---|---|---|
| 02 | 03/06/26 | RESUBMITTAL TO CITY OF MINNEOLA |
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SUBMISSIONS/REVISIONS

| | |
|---|---|
| VERTICAL DATUM: | NAVD 88 |
| JOB NO.: | 25-025 |
| DESIGNED BY: | ER |
| DRAWN BY: | ER |
| CHECKED BY: | ER |
| APPROVED BY: | MDS |
| SCALE IN FEET: | 1" = 50' |

Project Name:

**SUGARLOAF MOUNTAIN PUD PARCEL A - PODSA1, A2, & A3 THE PROMINENCE AT SUGARLOAF PRELIMINARY PLAT**

Jurisdiction:

CITY OF MINNEOLA, FL

Sheet Title:

**GEOMETRY, SIGNAGE & STRIPING PLAN**

Sheet No.:

**C3.57**

Seal:

MARC DANIEL STEHLI LICENSE No. 0052781 STATE OF FLORIDA

MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: March 6, 2026

DN: 2.16.840.1.113883.4.6=E033DC0027AE, dnQualifier=A01410D000001A9AE033DC0027AE, cn=Marc D Stehli, o=Poulos & Bennett, ou=A4, o=Florida, c=US
Date: 2026.03.09 13:21:56-04'00'

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POULOS & BENNETT
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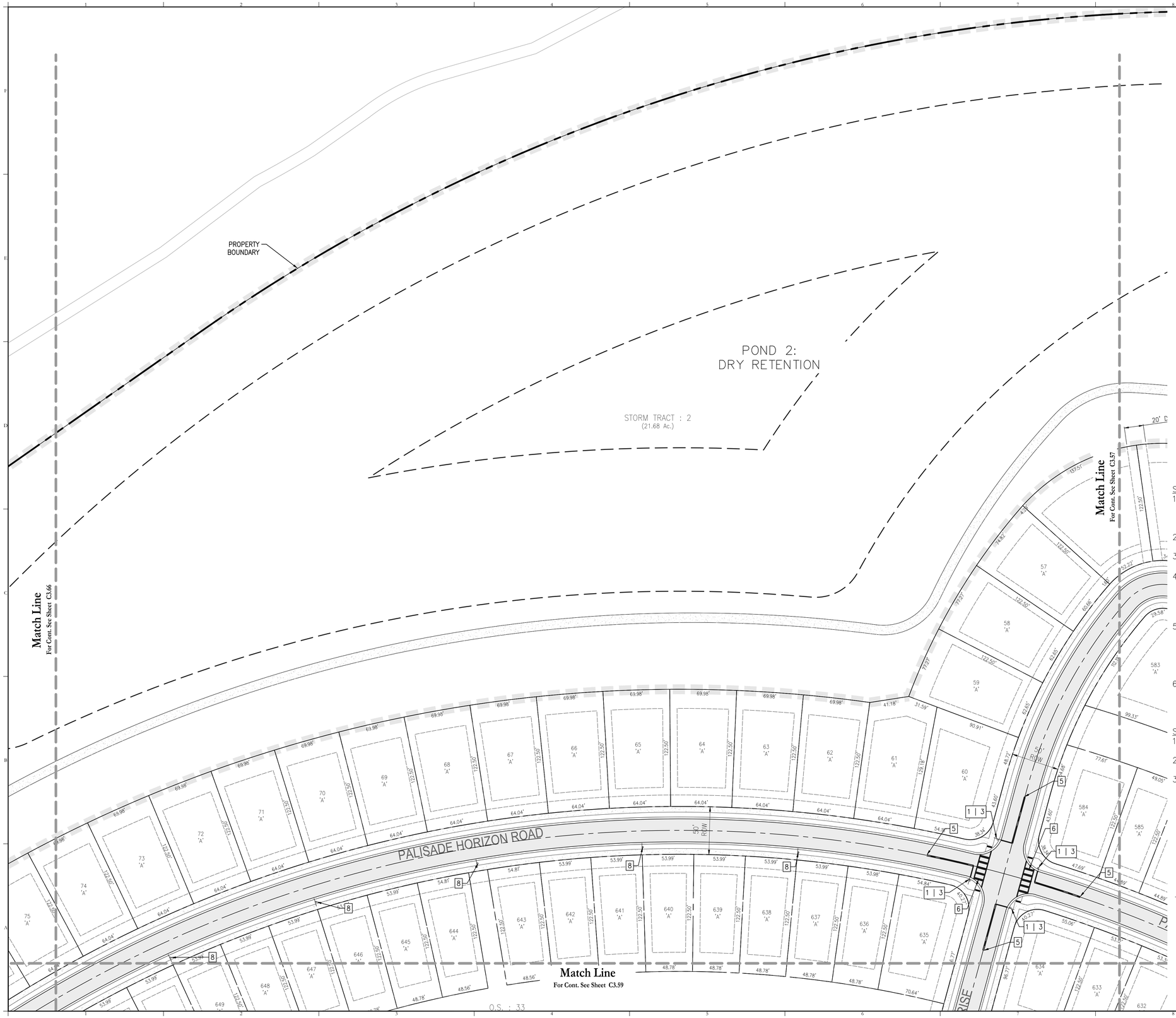


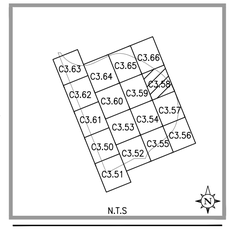


Consultant:

| NO. | DATE: | DESCRIPTIONS: |
|---|---|---|
| 02 | 03/06/26 | RESUBMITTAL TO CITY OF MINNEOLA |
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| SUBMISSIONS/REVISIONS | |
|---|---|
| VERTICAL DATUM: | NAVD 88 |
| JOB NO.: | 25-025 |
| DESIGNED BY: | ER |
| DRAWN BY: | ER |
| CHECKED BY: | ER |
| APPROVED BY: | MDS |
| SCALE IN FEET: | 1" = 50' |

Project Name:

**SUGARLOAF MOUNTAIN PUD PARCEL A - PODSA1, A2, & A3 THE PROMINENCE AT SUGARLOAF PRELIMINARY PLAT**

Jurisdiction:

CITY OF MINNEOLA, FL

Sheet Title:

**GEOMETRY, SIGNAGE & STRIPING PLAN**

Sheet No.:

**C3.58**

Seal:

MARC DANIEL STEHLI LICENSE No. 65278 STATE OF FLORIDA PROFESSIONAL ENGINEER

MARC DANIEL STEHLI
P.E. NO. 065278
DATE: March 6, 2026

DN: CN=Marc Daniel Stehli, dnQualifier=A01410D000001937AFE033DC0027AE A4,O=Florida, C=US
Date: 2026.03.09 13:22:00-04'00'

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Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
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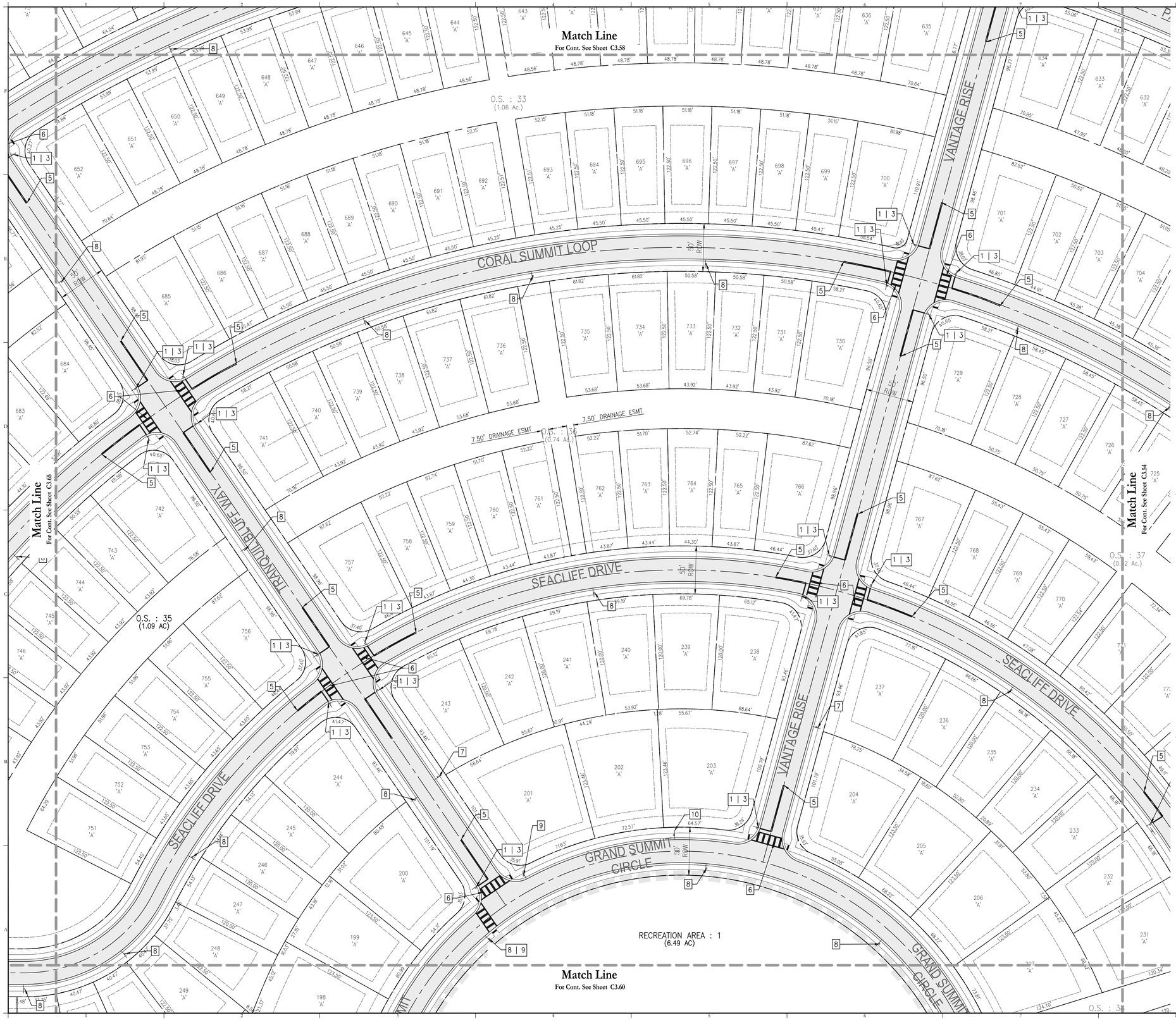
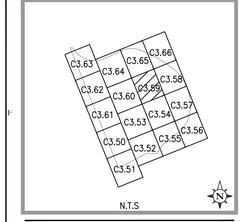



25 0 50 100
SCALE IN FEET




SIGN & STRIPING LEGEND:

1. 30" STOP SIGN (R1-1) & 24" WHITE STOP BAR PER FDOT INDEX NO. 700-010 & 711-001
2. CURB RAMP (CR-F)
3. STREET NAME SIGN (D3-1)
5. 50' LF-6" SOLID DOUBLE YELLOW PER FDOT INDEX NO. 711-001
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**Sign Legend**

| Id. | Symbol |
|---|---|
| 1 | STOP |
| 3 | E Main St |
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SIGNAGE AND STRIPING NOTES:

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2. ALL STRIPING SHALL BE THERMOPLASTIC UNLESS OTHERWISE SPECIFIED.
3. ALL PAVEMENT MARKINGS MUST COMPLY WITH FDOT INDEX 711-001.
4. HANDICAP (HC) RAMPS AND DETECTABLE WARNING SURFACE WILL BE CONSTRUCTED AT THE STREET INTERSECTION(S) AND DRIVEWAY CONNECTION(S) TO COMPLY WITH THE AMERICANS WITH DISABILITY ACT (ADA) AND WILL MEET FDOT DESIGN STANDARDS.
5. ALL TRAFFIC CONTROL SIGNS WITHIN THE RIGHT OF WAY SHALL BE MANUFACTURED USING DIAMOND GRADE REFLECTIVE SHEETING. ALL SIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MUTCD AND CITY ON MINNEOLA CRITERIA FOR SIGN SIZE AND SHAPE AND LETTERING DIMENSIONS.
6. NO PARKING SIGNS SHALL BE POSTED ON THE SAME SIDE OF STREET AS FIRE HYDRANTS AND READ "NO PARKING THIS SIDE OF STREET".

SIGNAGE AND STRIPING NOTES:

1. ALL LOTS SHALL MEET MINIMUM LOT WIDTH AT THE BUILDING LOCATION.
2. MINIMUM RIGHT-OF-WAY RADII AT INTERSECTIONS SHALL BE 25-FEET MI.
3. CURB RETURN RADII AT INTERSECTION SHALL BE 25-FEET MIN.




NO PARKING SIGN DETAIL
N.T.S.

Consultant:

| NO. | DATE: | DESCRIPTIONS: |
|---|---|---|
| 02 | 03/06/26 | RESUBMITTAL TO CITY OF MINNEOLA |
| 01 | 11/18/25 | RESUBMITTAL TO CITY OF MINNEOLA |
| | 08/01/25 | SUBMIT TO CITY OF MINNEOLA |

SUBMISSIONS/REVISIONS

| | |
|---|---|
| VERTICAL DATUM: | NAVD 88 |
| JOB NO.: | 25-025 |
| DESIGNED BY: | ER |
| DRAWN BY: | ER |
| CHECKED BY: | ER |
| APPROVED BY: | MDS |
| SCALE IN FEET: | 1" = 50' |

Project Name:

**SUGARLOAF MOUNTAIN PUD PARCEL A - PODSA1, A2, & A3 THE PROMINENCE AT SUGARLOAF PRELIMINARY PLAT**

Jurisdiction:

CITY OF MINNEOLA, FL

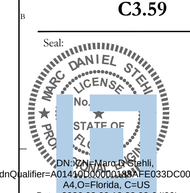
Sheet Title:

**GEOMETRY, SIGNAGE & STRIPING PLAN**

Sheet No.:

**C3.59**

Seal:




MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: March 6, 2026

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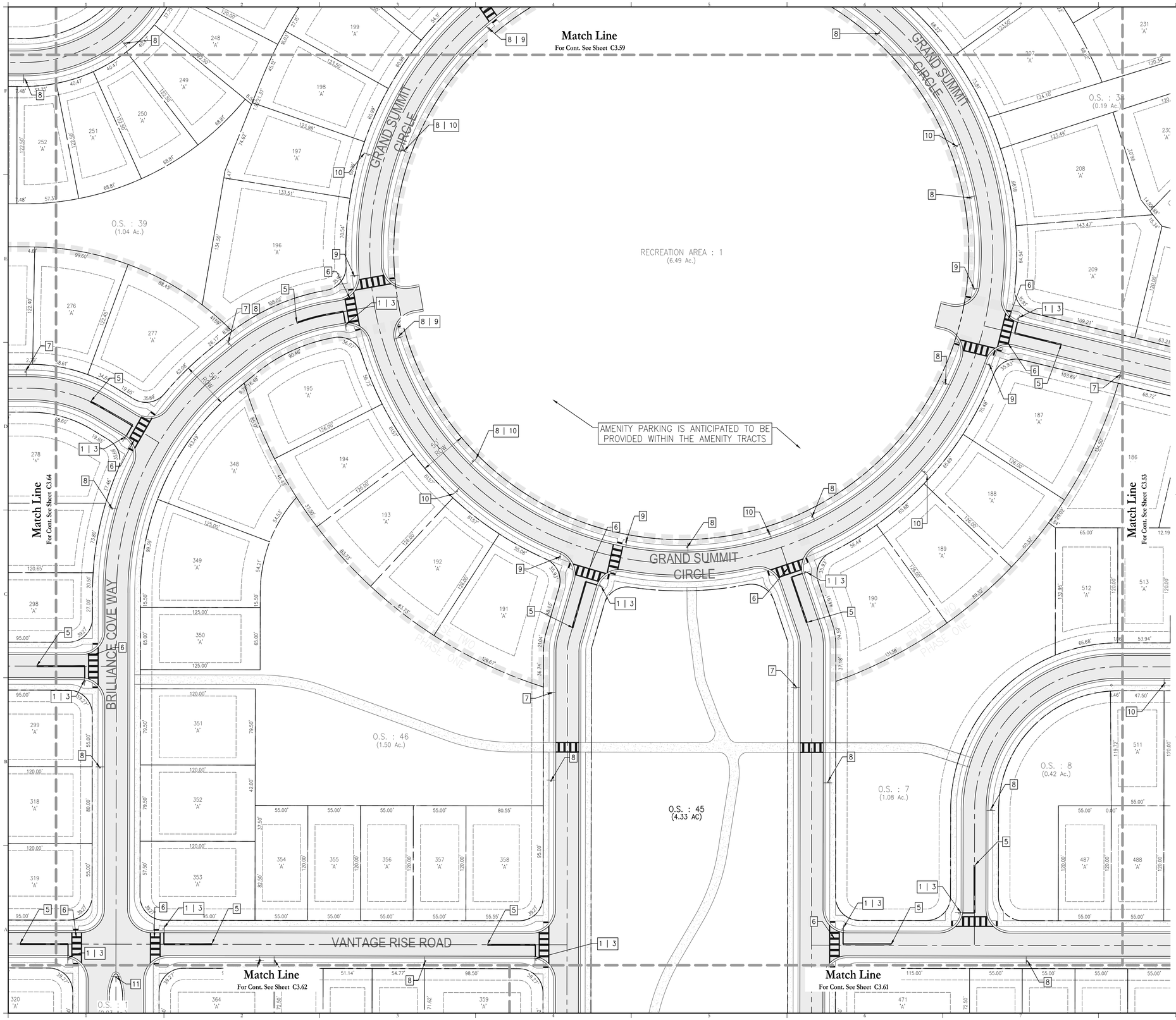
Eng. Bus. No. 28567


G:\24-0355\1-PRELIMINARY PLAT\2-PLAN SHEETS\24-0355-GEOMETRYSIGNAGESTRIPING




SIGN & STRIPING LEGEND:

1. 30" STOP SIGN (R1-1) & 24" WHITE STOP BAR PER FDOT INDEX NO. 700-010 & 711-001
2. CURB RAMP (CR-F)
3. STREET NAME SIGN (D3-1)
5. 50' LF-6" SOLID DOUBLE YELLOW PER FDOT INDEX NO. 711-001
6. SPECIAL EMPHASIS CROSSWALK, 6' AND 10' PER FDOT INDEX 711-001 AND CAST IN PLACE DETECTABLE WARNINGS PER FDOT INDEX NO. 522-002
7. SPEED LIMIT SIGN - 20 MPH
8. NO PARKING SIGN
9. 30"X30" PEDESTRIAN CROSSING SIGN (W11-2) W/ 24"X12" DOWNWARD POINTING ARROW SIGN (W16-7P) PER MUTCD
10. PEDESTRIAN SIGN (W11-12) AND AHEAD PLAQUE (W16-9P)
11. 24"X24" NO U-TURN SIGN (R3-4)

**Sign Legend**

| Id. | Symbol |
|---|---|
| 1 | STOP |
| 3 | E Main St |
| 11 | NO U TURN |

SIGNAGE AND STRIPING NOTES:

1. ALL STRIPING & SIGNAGE PER FDOT STANDARDS & SPECIFICATIONS MANUAL LATEST EDITION, MUTCD & CITY OF MINNEOLA ROAD CONSTRUCTION SPECIFICATIONS UNLESS OTHERWISE SPECIFIED.
2. ALL STRIPING SHALL BE THERMOPLASTIC UNLESS OTHERWISE SPECIFIED.
3. ALL PAVEMENT MARKINGS MUST COMPLY WITH FDOT INDEX 711-001.
4. HANDICAP (HC) RAMPS AND DETECTABLE WARNING SURFACE WILL BE CONSTRUCTED AT THE STREET INTERSECTION(S) AND DRIVEWAY CONNECTION(S) TO COMPLY WITH THE AMERICANS WITH DISABILITY ACT (ADA) AND WILL MEET FDOT DESIGN STANDARDS.
5. ALL TRAFFIC CONTROL SIGNS WITHIN THE RIGHT OF WAY SHALL BE MANUFACTURED USING DIAMOND GRADE REFLECTIVE SHEETING. ALL SIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MUTCD AND CITY ON MINNEOLA CRITERIA FOR SIGN SIZE AND SHAPE AND LETTERING DIMENSIONS.
6. NO PARKING SIGNS SHALL BE POSTED ON THE SAME SIDE OF STREET AS FIRE HYDRANTS AND READ "NO PARKING THIS SIDE OF STREET".

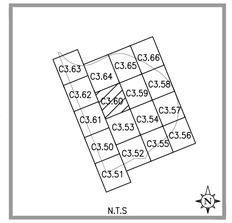
SIGNAGE AND STRIPING NOTES:

1. ALL LOTS SHALL MEET MINIMUM LOT WIDTH AT THE BUILDING LOCATION.
2. MINIMUM RIGHT-OF-WAY RADII AT INTERSECTIONS SHALL BE 25-FEET MI.
3. CURB RETURN RADII AT INTERSECTION SHALL BE 25-FEET MIN.

NO PARKING THIS SIDE OF STREET

NO PARKING SIGN DETAIL

N.T.S.




Consultant:

| NO. | DATE: | DESCRIPTIONS: |
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SUBMISSIONS/REVISIONS

| | |
|---|---|
| VERTICAL DATUM: | NAVD 88 |
| JOB NO.: | 25-025 |
| DESIGNED BY: | ER |
| DRAWN BY: | ER |
| CHECKED BY: | ER |
| APPROVED BY: | MDS |
| SCALE IN FEET: | 1" = 50' |

Project Name:

**SUGARLOAF MOUNTAIN PUD PARCEL A - PODSA1, A2, & A3 THE PROMINENCE AT SUGARLOAF PRELIMINARY PLAT**

Jurisdiction:

CITY OF MINNEOLA, FL

Sheet Title:

**GEOMETRY, SIGNAGE & STRIPING PLAN**

Sheet No.:

**C3.60**

Seal:

MARC DANIEL STEHLI LICENSE No. 0052781 STATE OF FLORIDA

MARC DANIEL STEHLI P.E. NO. 0052781 DATE: March 6, 2026

DN: CN=Marc D Stehli, dnQualifier=A01410D000001A3AFE033DC00027AE A4,O=Florida, C=US
Date: 2026.03.09 13:22:05-04'00'

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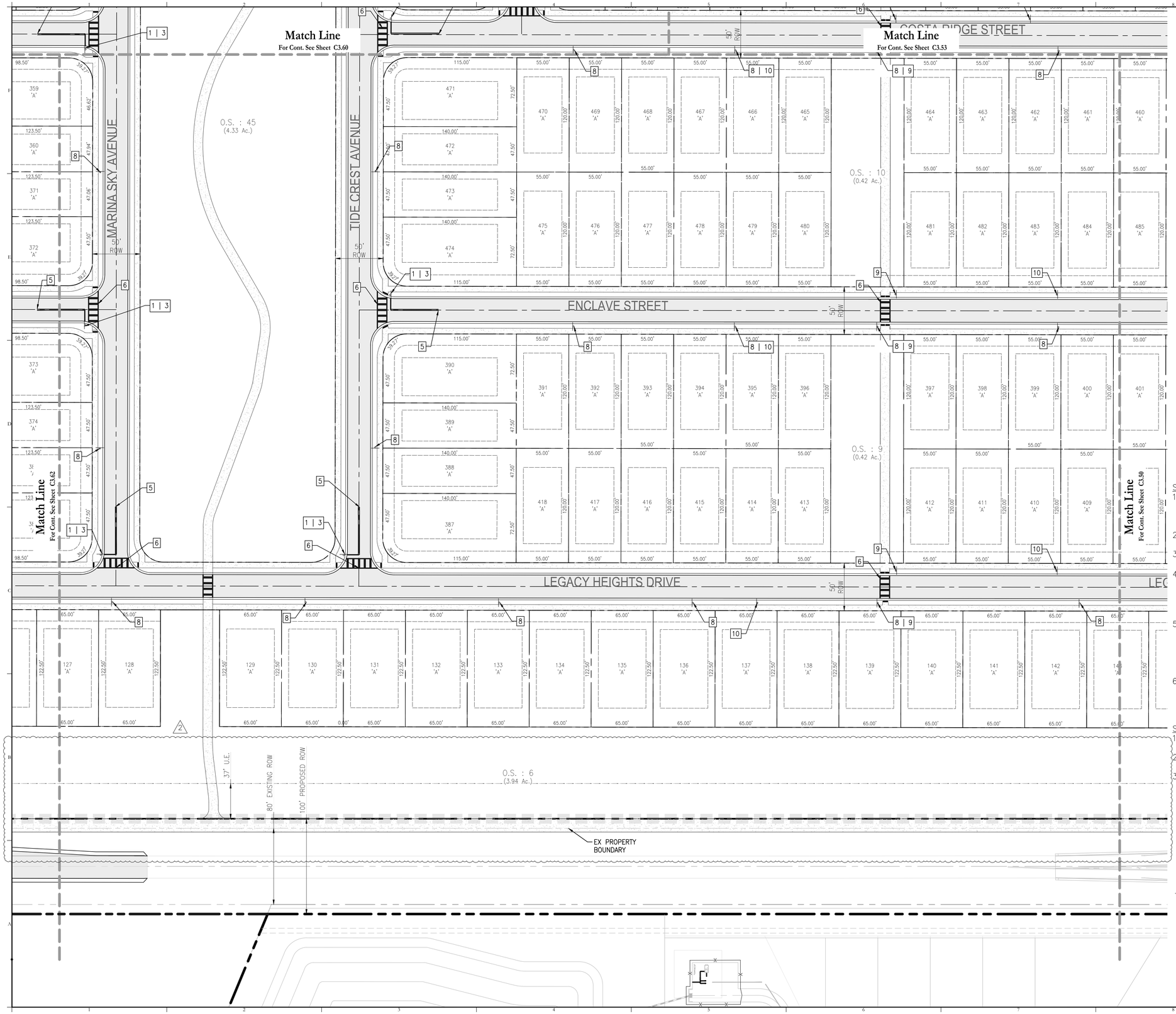
G:\24-0355\1-PRELIMINARY PLAT\2-PLAN SHEETS\24-0355-GEOMETRYSIGNAGESTRIPING




SIGN & STRIPING LEGEND:

1. 30" STOP SIGN (R1-1) & 24" WHITE STOP BAR PER FDOT INDEX NO. 700-010 & 711-001
2. CURB RAMP (CR-F)
3. STREET NAME SIGN (D3-1)
5. 50' LF-6" SOLID DOUBLE YELLOW PER FDOT INDEX NO. 711-001
6. SPECIAL EMPHASIS CROSSWALK, 6' AND 10' PER FDOT INDEX 711-001 AND CAST IN PLACE DETECTABLE WARNINGS PER FDOT INDEX NO. 522-002
7. SPEED LIMIT SIGN - 20 MPH
8. NO PARKING SIGN
9. 30"X30" PEDESTRIAN CROSSING SIGN (W11-2) W/ 24"X12" DOWNWARD POINTING ARROW SIGN (W16-7P) PER MUTCD
10. PEDESTRIAN SIGN (W11-12) AND AHEAD PLAQUE (W16-9P)
11. 24"X24" NO U-TURN SIGN (R3-4)

**Sign Legend**

| Id. | Symbol |
|---|---|
| 1 | STOP |
| 3 | E Main St |
| 11 | NO U TURN |

SIGNAGE AND STRIPING NOTES:

1. ALL STRIPING & SIGNAGE PER FDOT STANDARDS & SPECIFICATIONS MANUAL LATEST EDITION, MUTCD & CITY OF MINNEOLA ROAD CONSTRUCTION SPECIFICATIONS UNLESS OTHERWISE SPECIFIED.
2. ALL STRIPING SHALL BE THERMOPLASTIC UNLESS OTHERWISE SPECIFIED.
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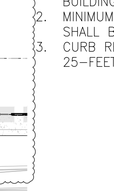
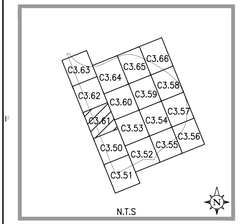
6. NO PARKING SIGNS SHALL BE POSTED ON THE SAME SIDE OF STREET AS FIRE HYDRANTS AND READ "NO PARKING THIS SIDE OF STREET".

SIGNAGE AND STRIPING NOTES:

1. ALL LOTS SHALL MEET MINIMUM LOT WIDTH AT THE BUILDING LOCATION.
2. MINIMUM RIGHT-OF-WAY RADII AT INTERSECTIONS SHALL BE 25-FEET MI.
3. CURB RETURN RADII AT INTERSECTION SHALL BE 25-FEET MIN.




NO PARKING SIGN DETAIL
N.T.S.




Consultant:

| NO. | DATE: | DESCRIPTIONS: |
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| 02 | 03/06/26 | RESUBMITTAL TO CITY OF MINNEOLA |
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SUBMISSIONS/REVISIONS

| | |
|---|---|
| VERTICAL DATUM: | NAVD 88 |
| JOB NO.: | 25-025 |
| DESIGNED BY: | ER |
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| SCALE IN FEET: | 1" = 50' |

Project Name:

**SUGARLOAF MOUNTAIN PUD PARCEL A - PODSA1, A2, & A3 THE PROMINENCE AT SUGARLOAF PRELIMINARY PLAT**

Jurisdiction:

CITY OF MINNEOLA, FL

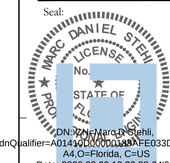
Sheet Title:

**GEOMETRY, SIGNAGE & STRIPING PLAN**

Sheet No.:

**C3.61**

Seal:

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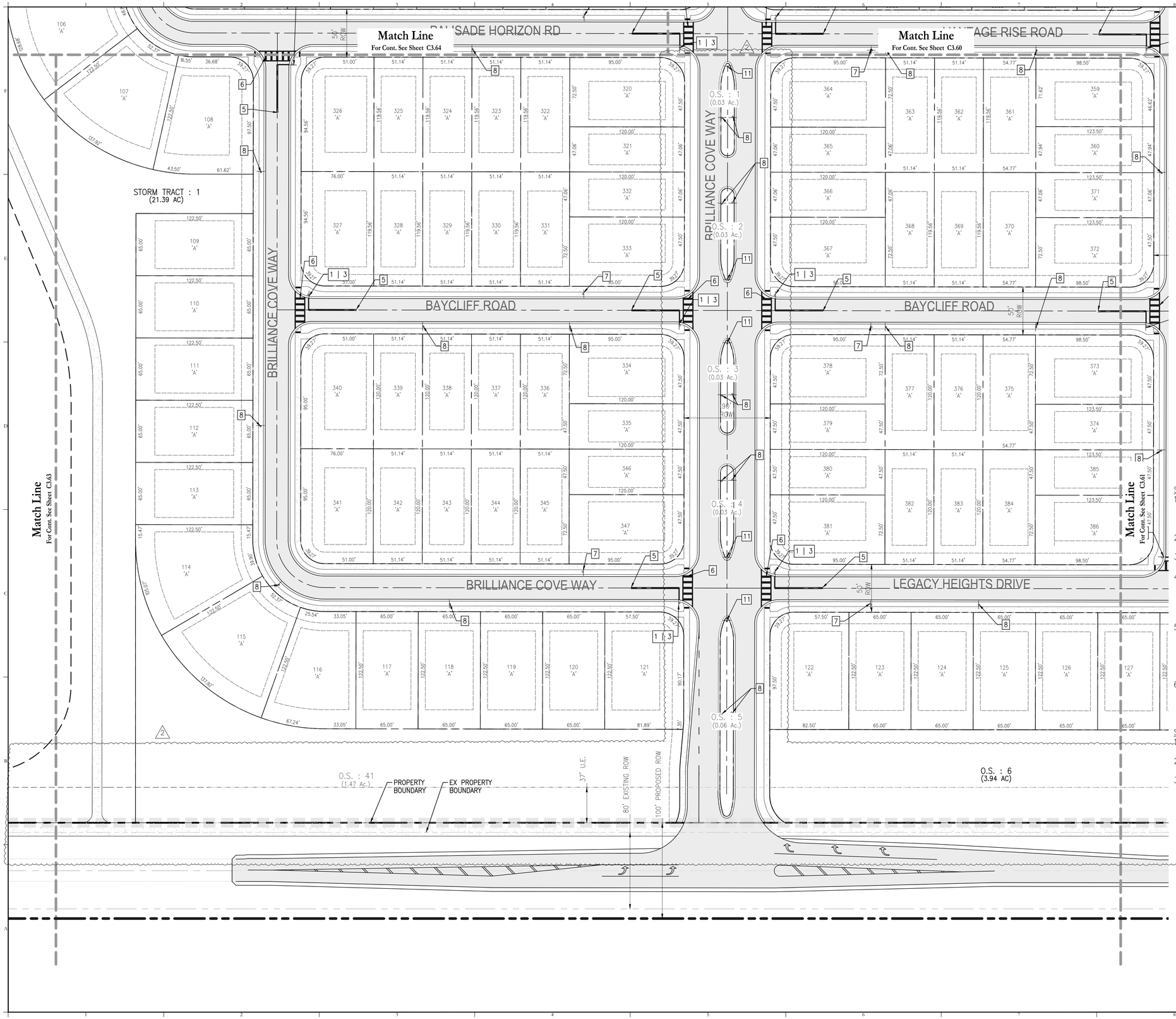
Eng. Bus. No. 28567

G:\24-0355\1-PRELIMINARY PLAT\2-PLAN SHEETS\24-0355-GEOMETRYSIGNAGESTRIPING




25 0 50 100
SCALE IN FEET

SIGN & STRIPING LEGEND:

1. 30" STOP SIGN (R1-1) & 24" WHITE STOP BAR PER FDOT INDEX NO. 700-010 & 711-001
2. CURB RAMP (CR-F)
3. STREET NAME SIGN (D3-1)
5. 50' LF-6" SOLID DOUBLE YELLOW PER FDOT INDEX NO. 711-001
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7. SPEED LIMIT SIGN - 20 MPH
8. NO PARKING SIGN
9. 30"X30" PEDESTRIAN CROSSING SIGN (W11-2) W/ 24"X12" DOWNWARD POINTING ARROW SIGN (W16-7P) PER MUTCD
10. PEDESTRIAN SIGN (W11-12) AND AHEAD PLAQUE (W16-9P)
11. 24"X24" NO U-TURN SIGN (R3-4)

**Sign Legend**

| Id. | Symbol |
|---|---|
| 1 | STOP |
| 3 | E Main St |
| 11 | NO U-TURN |

SIGNAGE AND STRIPING NOTES:

1. ALL STRIPING & SIGNAGE PER FDOT STANDARDS & SPECIFICATIONS MANUAL LATEST EDITION, MUTCD & CITY OF MINNEOLA ROAD CONSTRUCTION SPECIFICATIONS UNLESS OTHERWISE SPECIFIED.
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SIGNAGE AND STRIPING NOTES:

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2. MINIMUM RIGHT-OF-WAY RADII AT INTERSECTIONS SHALL BE 25-FEET MI.
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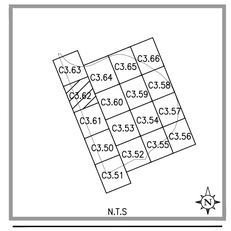
NO PARKING SIGN DETAIL
N.T.S.




Consultant:

| NO. | DATE: | DESCRIPTIONS: |
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| 02 | 03/06/26 | RESUBMITTAL TO CITY OF MINNEOLA |
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SUBMISSIONS/REVISIONS

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| DRAWN BY: | ER |
| CHECKED BY: | ER |
| APPROVED BY: | MDS |
| SCALE IN FEET: | 1" = 50' |

Project Name:

**SUGARLOAF MOUNTAIN PUD PARCEL A - PODSA1, A2, & A3 THE PROMINENCE AT SUGARLOAF PRELIMINARY PLAT**

Jurisdiction:

CITY OF MINNEOLA, FL

Sheet Title:

**GEOMETRY, SIGNAGE & STRIPING PLAN**

Sheet No.:

**C3.62**

Seal:

MARC DANIEL STEHLI LICENSE No. 0052781 STATE OF FLORIDA PROFESSIONAL ENGINEER

MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: March 6, 2026

DN: 2.16.840.1.113883.4.1=E033DC0027AE, cn=Marc D Stehli, dnQualifier=A01410D000001988, c=US
Date: 2026.03.09 13:22:11-04'00'

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G:\24-0355\1-PRELIMINARY PLAT\2-PLAN SHEETS\24-0355-GEOMETRYSIGNAGESTRIPING

SIGNAGE AND STRIPING NOTES:

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SIGN & STRIPING LEGEND:

| | |
|---|---|
| 1 | 30" STOP SIGN (R1-1) & 24" WHITE STOP BAR PER FDOT INDEX NO. 700-010 & 711-001 |
| 2 | CURB RAMP (CR-F) |
| 3 | STREET NAME SIGN (D3-1) |
| 5 | 50' LF-6" SOLID DOUBLE YELLOW PER FDOT INDEX NO. 711-001 |
| 6 | SPECIAL EMPHASIS CROSSWALK, 6' AND 10' PER FDOT INDEX 711-001 AND CAST IN PLACE DETECTABLE WARNINGS PER FDOT INDEX NO. 522-002 |
| 7 | SPEED LIMIT SIGN - 20 MPH |
| 8 | NO PARKING SIGN |
| 9 | 30"X30" PEDESTRIAN CROSSING SIGN (W11-2) W/ 24"X12" DOWNWARD POINTING ARROW SIGN (W16-7P) PER MUTCD |
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| 2 / 11 | 24"X24" NO U-TURN SIGN (R3-4) |

**Sign Legend**

| Id. | Symbol |
|---|---|
| 1 | STOP |
| 3 | E Main St |
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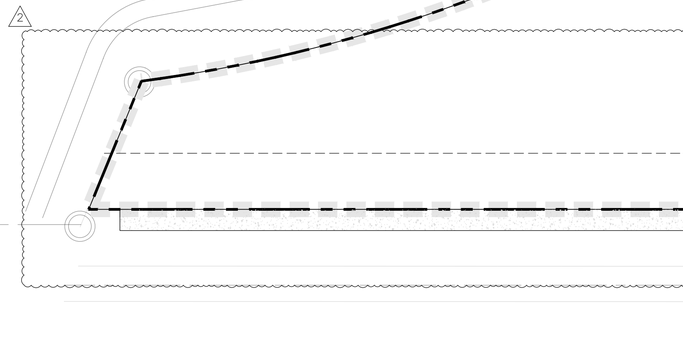
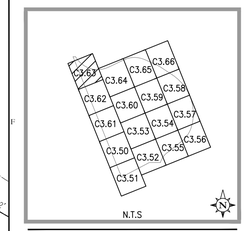



NO PARKING SIGN DETAIL

N.T.S.




Consultant:

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Project Name:

**SUGARLOAF MOUNTAIN PUD PARCEL A - PODSA1, A2, & A3 THE PROMINENCE AT SUGARLOAF PRELIMINARY PLAT**

Jurisdiction:

CITY OF MINNEOLA, FL

Sheet Title:

**GEOMETRY, SIGNAGE & STRIPING PLAN**

Sheet No.:

**C3.63**

Seal:

MARC DANIEL STEHLI LICENSE No. 0052781 STATE OF FLORIDA PROFESSIONAL ENGINEER

MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: March 6, 2026

dnQualifier=A01410D5000001933AE033DC0027AE
A4,O=Florida, C=US
Date: 2026.03.09 13:22:13-04'00'

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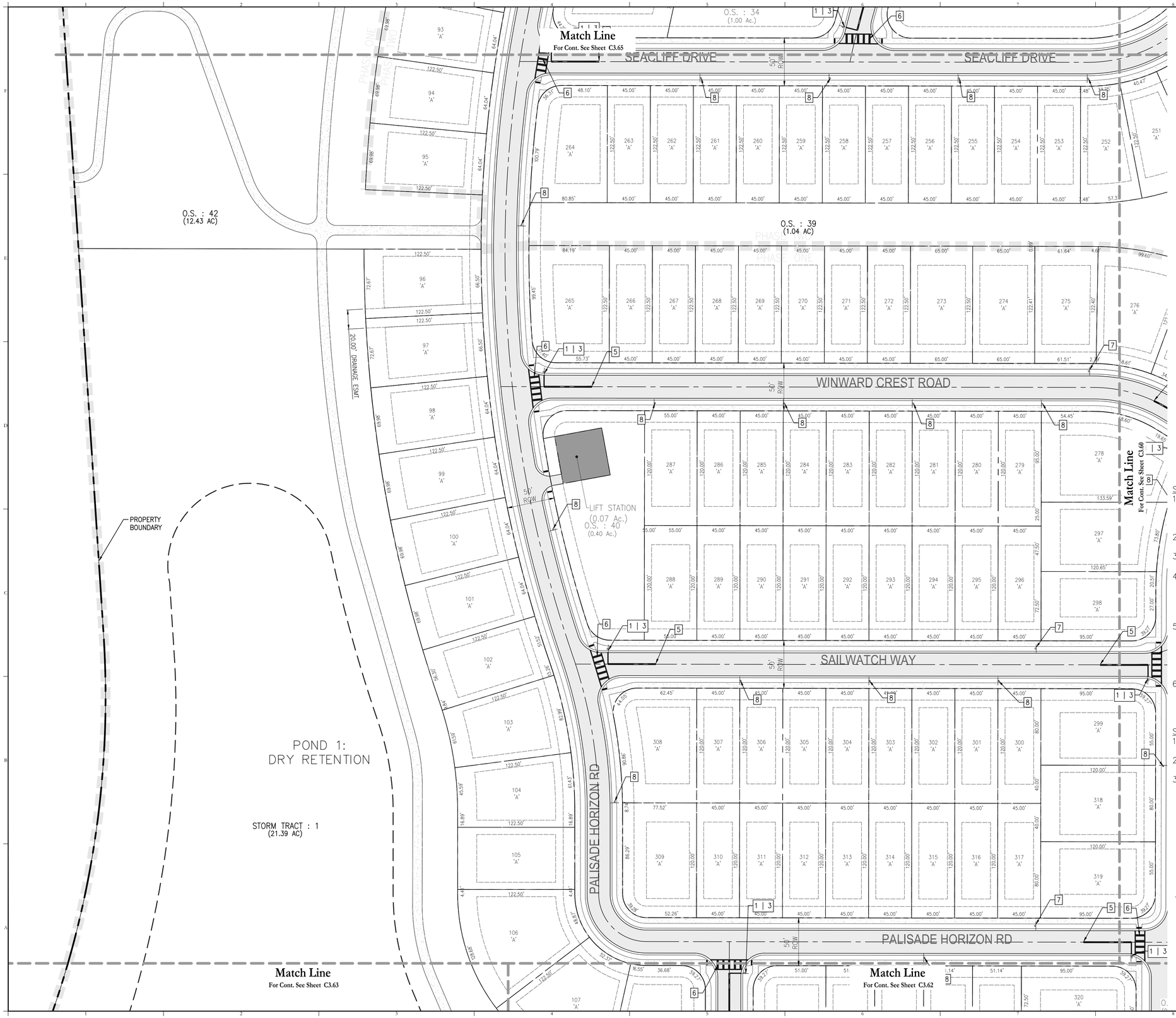


25 0 50 100
SCALE IN FEET

SIGN & STRIPING LEGEND:

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10. PEDESTRIAN SIGN (W11-12) AND AHEAD PLAQUE (W16-9P)
11. 24"X24" NO U-TURN SIGN (R3-4)

**Sign Legend**

| Id. | Symbol |
|---|---|
| 1 | STOP |
| 3 | E Main St |
| 11 | NO U TURN |

SIGNAGE AND STRIPING NOTES:

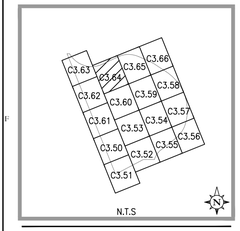
1. ALL STRIPING & SIGNAGE PER FDOT STANDARDS & SPECIFICATIONS MANUAL LATEST EDITION, MUTCD & CITY OF MINNEOLA ROAD CONSTRUCTION SPECIFICATIONS UNLESS OTHERWISE SPECIFIED.
2. ALL STRIPING SHALL BE THERMOPLASTIC UNLESS OTHERWISE SPECIFIED.
3. ALL PAVEMENT MARKINGS MUST COMPLY WITH FDOT INDEX 711-001.
4. HANDICAP (HC) RAMPS AND DETECTABLE WARNING SURFACE WILL BE CONSTRUCTED AT THE STREET INTERSECTION(S) AND DRIVEWAY CONNECTION(S) TO COMPLY WITH THE AMERICANS WITH DISABILITY ACT (ADA) AND WILL MEET FDOT DESIGN STANDARDS.
5. ALL TRAFFIC CONTROL SIGNS WITHIN THE RIGHT OF WAY SHALL BE MANUFACTURED USING DIAMOND GRADE REFLECTIVE SHEETING. ALL SIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MUTCD AND CITY ON MINNEOLA CRITERIA FOR SIGN SIZE AND SHAPE AND LETTERING DIMENSIONS.
6. NO PARKING SIGNS SHALL BE POSTED ON THE SAME SIDE OF STREET AS FIRE HYDRANTS AND READ "NO PARKING THIS SIDE OF STREET".

SIGNAGE AND STRIPING NOTES:

1. ALL LOTS SHALL MEET MINIMUM LOT WIDTH AT THE BUILDING LOCATION.
2. MINIMUM RIGHT-OF-WAY RADII AT INTERSECTIONS SHALL BE 25-FEET MI.
3. CURB RETURN RADII AT INTERSECTION SHALL BE 25-FEET MIN.

NO PARKING THIS SIDE OF STREET

NO PARKING SIGN DETAIL
N.T.S.




Consultant:

| NO. | DATE: | DESCRIPTIONS: |
|---|---|---|
| 02 | 03/06/26 | RESUBMITTAL TO CITY OF MINNEOLA |
| 01 | 11/18/25 | RESUBMITTAL TO CITY OF MINNEOLA |
| | 08/01/25 | SUBMIT TO CITY OF MINNEOLA |

SUBMISSIONS/REVISIONS

| | |
|---|---|
| VERTICAL DATUM: | NAVD 88 |
| JOB NO.: | 25-025 |
| DESIGNED BY: | ER |
| DRAWN BY: | ER |
| CHECKED BY: | ER |
| APPROVED BY: | MDS |
| SCALE IN FEET: | 1" = 50' |

Project Name:

**SUGARLOAF MOUNTAIN PUD PARCEL A - PODSA1, A2, & A3 THE PROMINENCE AT SUGARLOAF PRELIMINARY PLAT**

Jurisdiction:

CITY OF MINNEOLA, FL

Sheet Title:

**GEOMETRY, SIGNAGE & STRIPING PLAN**

Sheet No.:

**C3.64**

Seal:

MARC DANIEL STEHLI LICENSE No. STATE OF FLORIDA

MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: March 6, 2026

dnQualifier=A01410D000001988AFE033DC00027AE
A4,O=Florida, C=US
Date: 2026.03.09 13:22:16-04'00'

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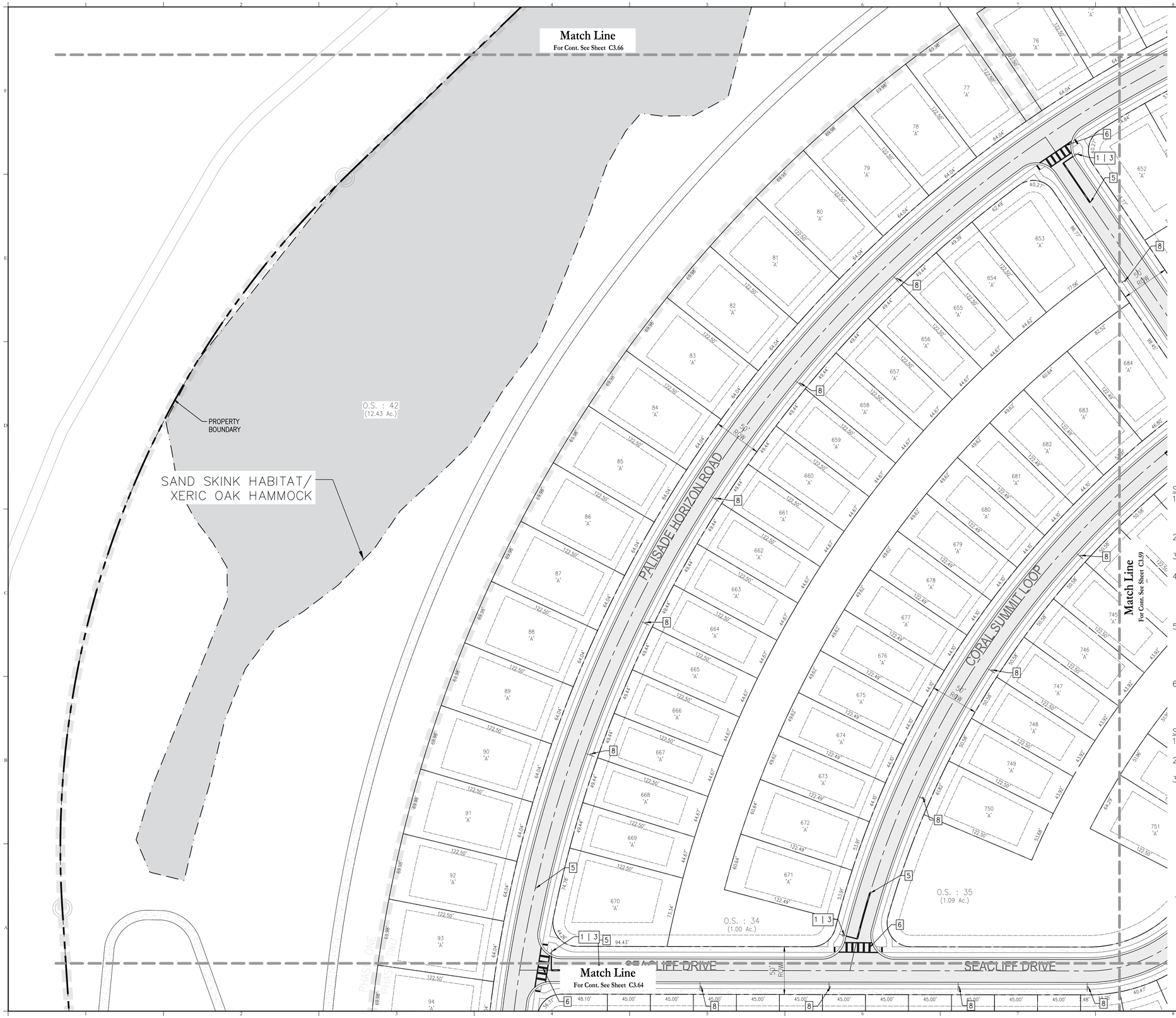
G:\24-0355\1-PRELIMINARY PLAT\2-PLAN SHEETS\24-0355-GEOMETRYSIGNAGESTRIPING




SIGN & STRIPING LEGEND:

1. 30" STOP SIGN (R1-1) & 24" WHITE STOP BAR PER FDOT INDEX NO. 700-010 & 711-001
2. CURB RAMP (CR-F)
3. STREET NAME SIGN (D3-1)
5. 50' LF-6" SOLID DOUBLE YELLOW PER FDOT INDEX NO. 711-001
6. SPECIAL EMPHASIS CROSSWALK, 6' AND 10' PER FDOT INDEX 711-001 AND CAST IN PLACE DETECTABLE WARNINGS PER FDOT INDEX NO. 522-002
7. SPEED LIMIT SIGN - 20 MPH
8. NO PARKING SIGN
9. 30"X30" PEDESTRIAN CROSSING SIGN (W11-2) W/ 24"X12" DOWNWARD POINTING ARROW SIGN (W16-7P) PER MUTCD
10. PEDESTRIAN SIGN (W11-12) AND AHEAD PLAQUE (W16-9P)
11. 24"X24" NO U-TURN SIGN (R3-4)

**Sign Legend**

| Id. | Symbol |
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| 1 | STOP |
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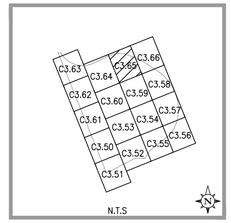
NO PARKING SIGN DETAIL

N.T.S.

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|---|---|
| VERTICAL DATUM: | NAVD 88 |
| JOB NO.: | 25-025 |
| DESIGNED BY: | ER |
| DRAWN BY: | ER |
| CHECKED BY: | ER |
| APPROVED BY: | MDS |
| SCALE IN FEET: | 1" = 50' |

Project Name:

**SUGARLOAF MOUNTAIN PUD PARCEL A - PODSA1, A2, & A3 THE PROMINENCE AT SUGARLOAF PRELIMINARY PLAT**

Jurisdiction:

CITY OF MINNEOLA, FL

Sheet Title:

**GEOMETRY, SIGNAGE & STRIPING PLAN**

Sheet No.:

**C3.65**

Seal:

MARC DANIEL STEHLI LICENSE No. 0052781 STATE OF FLORIDA

MARC DANIEL STEHLI P.E. NO. 0052781 DATE: March 6, 2026

DN: 2N=Marc.D.Stehli, dnQualifier=A01410D000001933AFE033DC0027AE A4,O=Florida, C=US
Date: 2026.03.09 13:22:19-04'00'

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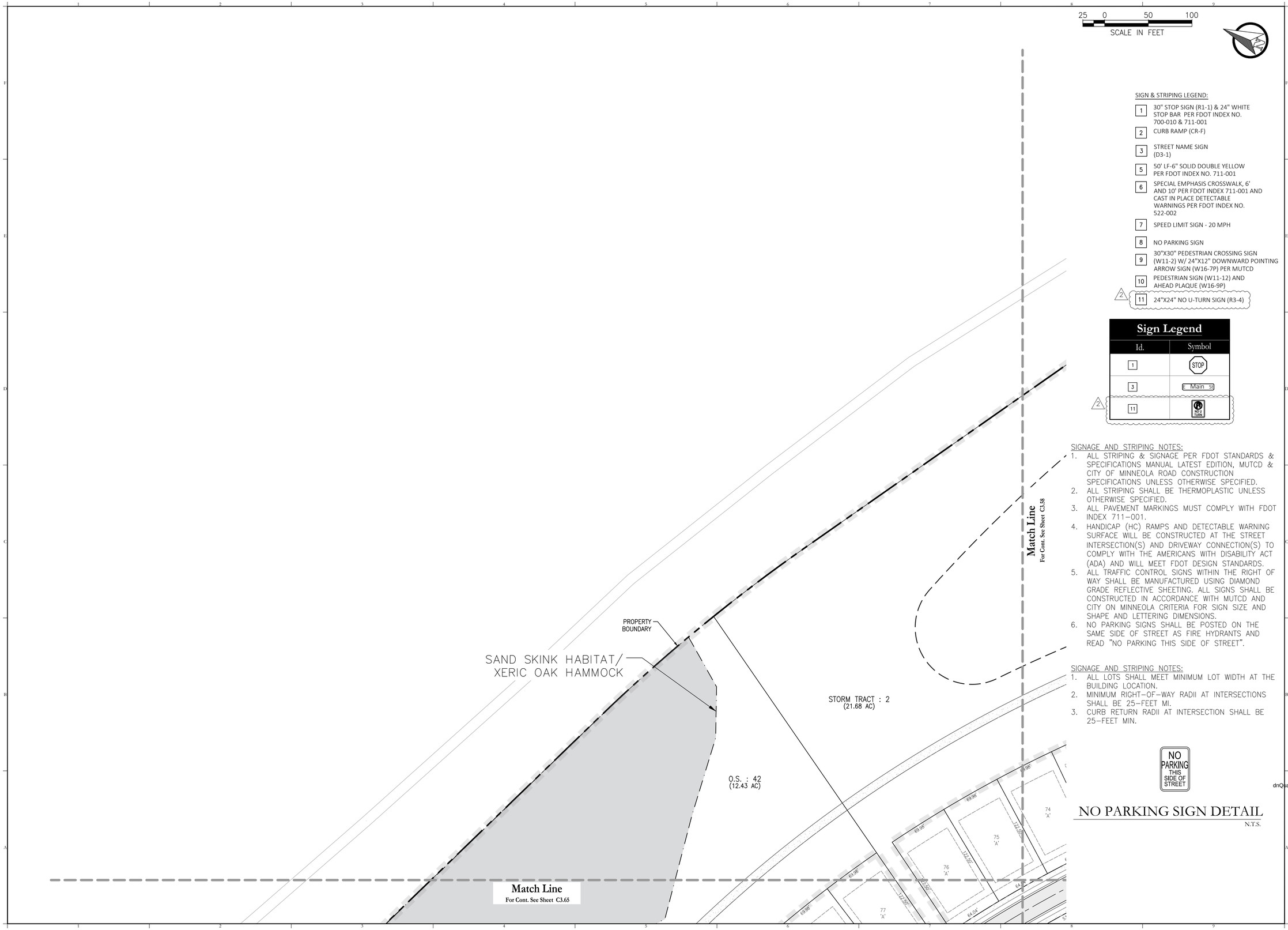


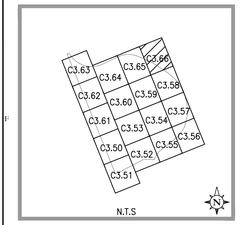


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Jurisdiction:

CITY OF MINNEOLA, FL

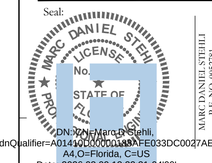
Sheet Title:

**GEOMETRY, SIGNAGE & STRIPING PLAN**

Sheet No.:

**C3.66**

Seal:

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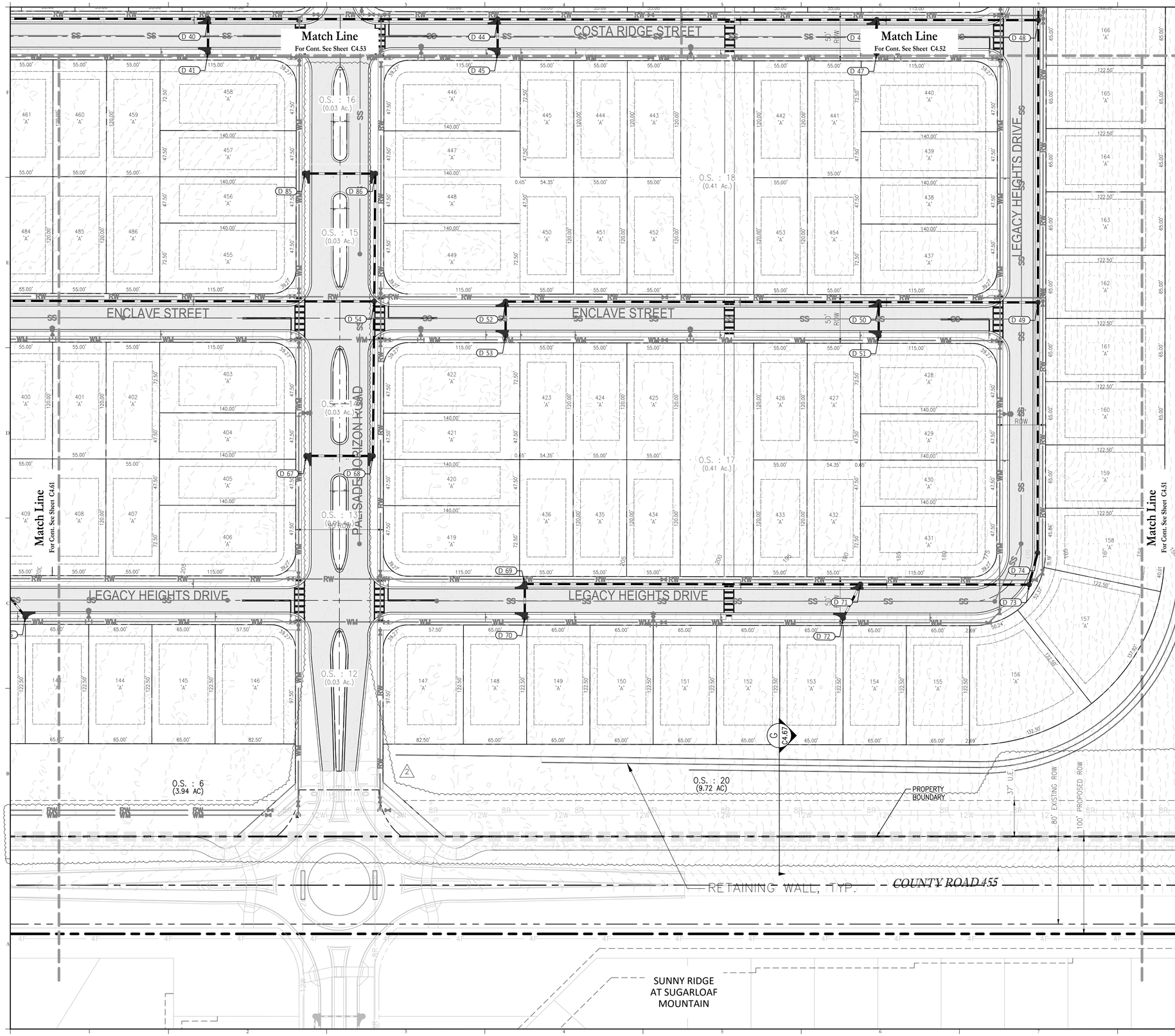


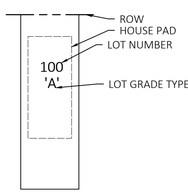

25 0 50 100
SCALE IN FEET

## LEGEND

| SYMBOL | DESCRIPTION |
|---|---|
| ×82.7 | EXISTING ELEVATION |
| 82.7 | PROPOSED ELEVATION |
| | PROPOSED FLOW ARROW |
| 85 | EXISTING MAJOR CONTOUR |
| 84 | EXISTING MINOR CONTOUR |
| 85 | PROPOSED MAJOR CONTOUR |
| 84 | PROPOSED MINOR CONTOUR |
| | BENCHMARK |
| | PROPOSED DRAINAGE SWALE & FLOW DIRECTION |
| R-2 100.2 | BORING LOCATION |
| | PROPOSED FES, CI, MH & DBI |

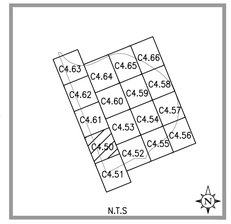
LOT GRADING NOTES:

1. ELEVATIONS SHOWN WITHIN EACH HOUSE PAD REPRESENT THE DESIGNED FINISH FLOOR ELEVATION. CONTRACTOR TO SET FINISHED DIRT GRADE 10" BELOW THE FINISHED FLOOR ELEVATION AND COMPACT IN ACCORDANCE WITH HUD 79G REQUIREMENTS.
2. THE SIZE AND LOCATION OF THE HOUSE PADS SHOWN ARE ONLY SCHEMATIC AND SHOULD NOT BE USED FOR FINAL HOME BUILDING LAYOUT AND CONSTRUCTION.
3. SEE SHEET C2.10 FOR BUILDING SETBACKS.
4. INDIVIDUAL HOMES ARE TO BE CONSTRUCTED WITHIN THE HOUSE PAD SHOWN AND TO THE DESIGN FINISHED FLOOR ELEVATION. IF THE BUILDER DESIRES TO BUILD THE HOUSE IN AN ALTERNATE LOCATION OR BUILD A HOUSE LARGER THAN THE ENVELOPE PROVIDED, THE PROPOSED CHANGES MUST BE RESUBMITTED TO THE CITY OF MINNEOLA FOR APPROVAL. INDIVIDUAL HOME BUILDERS PROPOSING BUILDINGS INCONSISTENT WITH THE BUILDING PAD LOCATIONS AND FINISHED FLOOR ELEVATIONS SHOWN WILL BE RESPONSIBLE FOR PROVIDING FINAL LOT GRADING THAT PROVIDES POSITIVE DRAINAGE AWAY FROM THE HOUSE AND DOES NOT HAVE ADVERSE IMPACTS ON ADJACENT LOTS.
5. ALL SLOPES STEEPER THAN 6:1 SHALL BE SODDED.
6. LOT GRADING SHALL NOT IMPOSE ANY ADDITIONAL RUNOFF ONTO OR IMPEDE RUNOFF FROM ADJACENT PROPERTIES.
7. ALL SWALES LOCATED WITHIN THIS PROJECT SHALL BE CONSTRUCTED AS PART OF THE MASTER SURFACE WATER MANAGEMENT SYSTEM, NOT BY INDIVIDUAL LOT OWNERS.
8. THE CONTRACTOR SHALL INSTALL, AS PART OF THE INFRASTRUCTURE AND PRIOR TO CERTIFICATE OF COMPLETION, DROP CURBS AND HANDICAP RAMPS AT ALL INTERSECTIONS OF THE SIDEWALK WITH THE PROPOSED PAVEMENT TO MEET CITY OF MINNEOLA AND A.D.A. SPECIFICATIONS.
9. ALL STORM PONDS ARE TO BE OWNED, OPERATED, AND MAINTAINED BY CDD.
10. THE HEIGHT, LOCATION, AND PRESENCE OF STEM WALLS ARE ONLY SCHEMATIC AND SHOULD BE CONSIDERED OPTIONAL.




FLOODPLAIN:

- PER FEMA FIRM MAP NO. 12069C0525E, DATED DECEMBER 18, 2012, THE ENTIRE PROPERTY LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.

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SUBMISSIONS/REVISIONS

| | |
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| VERTICAL DATUM: | NAVD 88 |
| JOB NO.: | 25-025 |
| DESIGNED BY: | ER |
| DRAWN BY: | ER |
| CHECKED BY: | ER |
| APPROVED BY: | MDS |
| SCALE IN FEET: | 1" = 50' |

Project Name:

**SUGARLOAF MOUNTAIN PUD PARCEL A - PODSA1, A2, & A3 THE PROMINENCE AT SUGARLOAF PRELIMINARY PLAT**

Jurisdiction:

CITY OF MINNEOLA, FL

Sheet Title:

**GRADING AND DRAINAGE PLAN**

Sheet No.:

**C4.50**

Seal:

MARC DANIEL STEHLI LICENSE No. 0052781 STATE OF FLORIDA

MARC DANIEL STEHLI P.E. NO. 0052781 DATE: March 6, 2026

DN: cn=Marc Daniel Stehli, dnQualifier=A01410D000001 9AFE033DC0027AE A4,O=Florida, C=US
Date: 2026.03.09 13:22:24-04'00'

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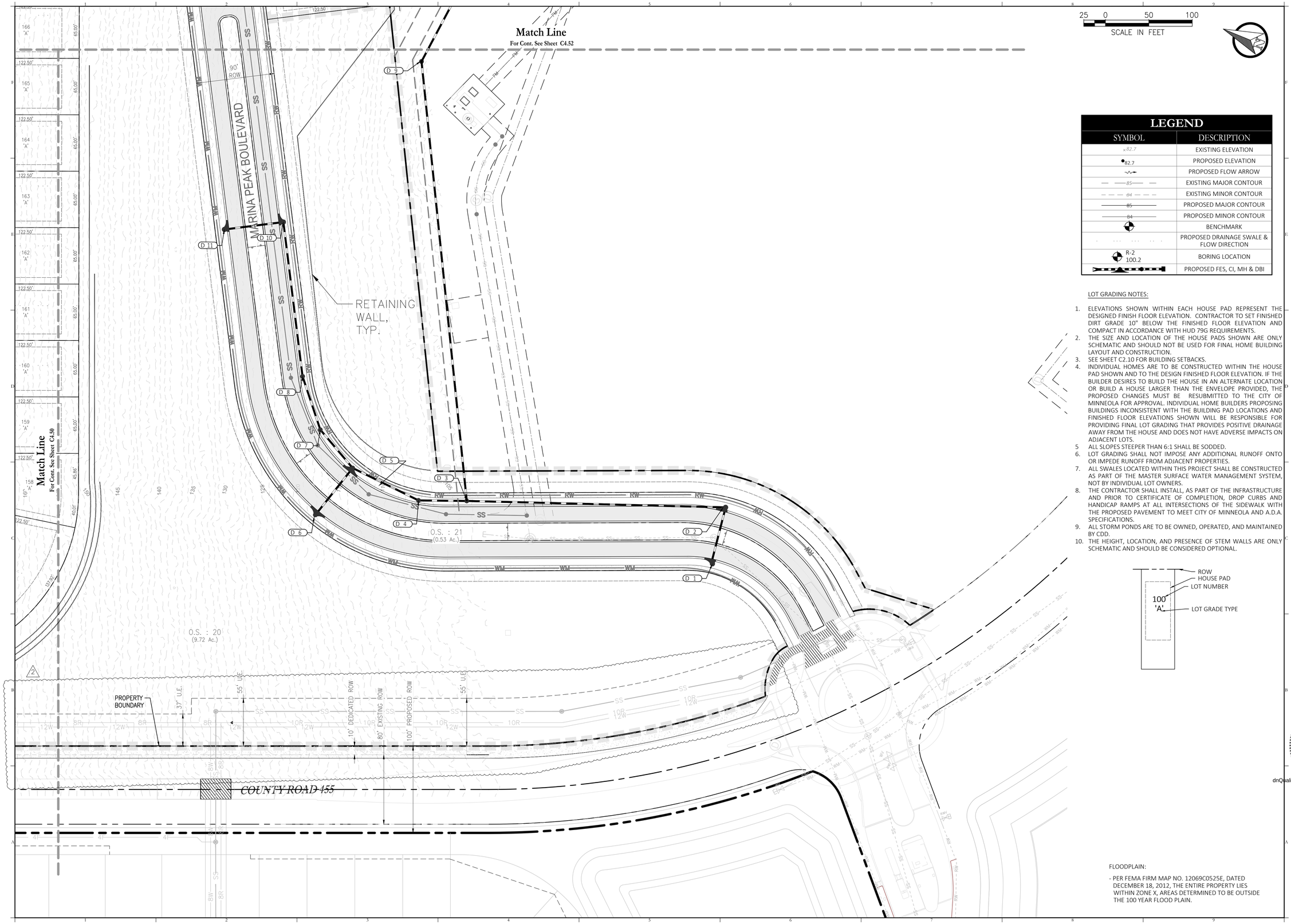
G:\24-0355\1-PRELIMINARY PLAT\2-PLAN SHEETS\24-0355-GRADINGDRAINAGE




## LEGEND

| SYMBOL | DESCRIPTION |
|---|---|
| ×82.7 | EXISTING ELEVATION |
| 82.7 | PROPOSED ELEVATION |
| | PROPOSED FLOW ARROW |
| 85 | EXISTING MAJOR CONTOUR |
| 84 | EXISTING MINOR CONTOUR |
| 85 | PROPOSED MAJOR CONTOUR |
| 84 | PROPOSED MINOR CONTOUR |
| | BENCHMARK |
| | PROPOSED DRAINAGE SWALE & FLOW DIRECTION |
| R-2 100.2 | BORING LOCATION |
| | PROPOSED FES, CI, MH & DBI |

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2. THE SIZE AND LOCATION OF THE HOUSE PADS SHOWN ARE ONLY SCHEMATIC AND SHOULD NOT BE USED FOR FINAL HOME BUILDING LAYOUT AND CONSTRUCTION.
3. SEE SHEET C2.10 FOR BUILDING SETBACKS.
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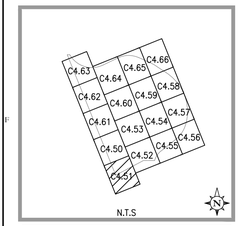


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| SCALE IN FEET: | 1" = 50' |

Project Name:

**SUGARLOAF MOUNTAIN PUD PARCEL A - PODSA1, A2, & A3 THE PROMINENCE AT SUGARLOAF PRELIMINARY PLAT**

Jurisdiction:

CITY OF MINNEOLA, FL

Sheet Title:

**GRADING AND DRAINAGE PLAN**

Sheet No.:

**C4.51**

Seal:

MARC DANIEL STEHLI LICENSE No. 0052781 STATE OF FLORIDA

MARC DANIEL STEHLI
P.E. NO. 0052781

DATE: March 6, 2026

DN: CN=Marc Daniel Stehli, dnQualifier=A01410C0000018AFE033DC0027AE, A4,O=Florida, C=US
Date: 2026.03.09 13:22:26-04'00'

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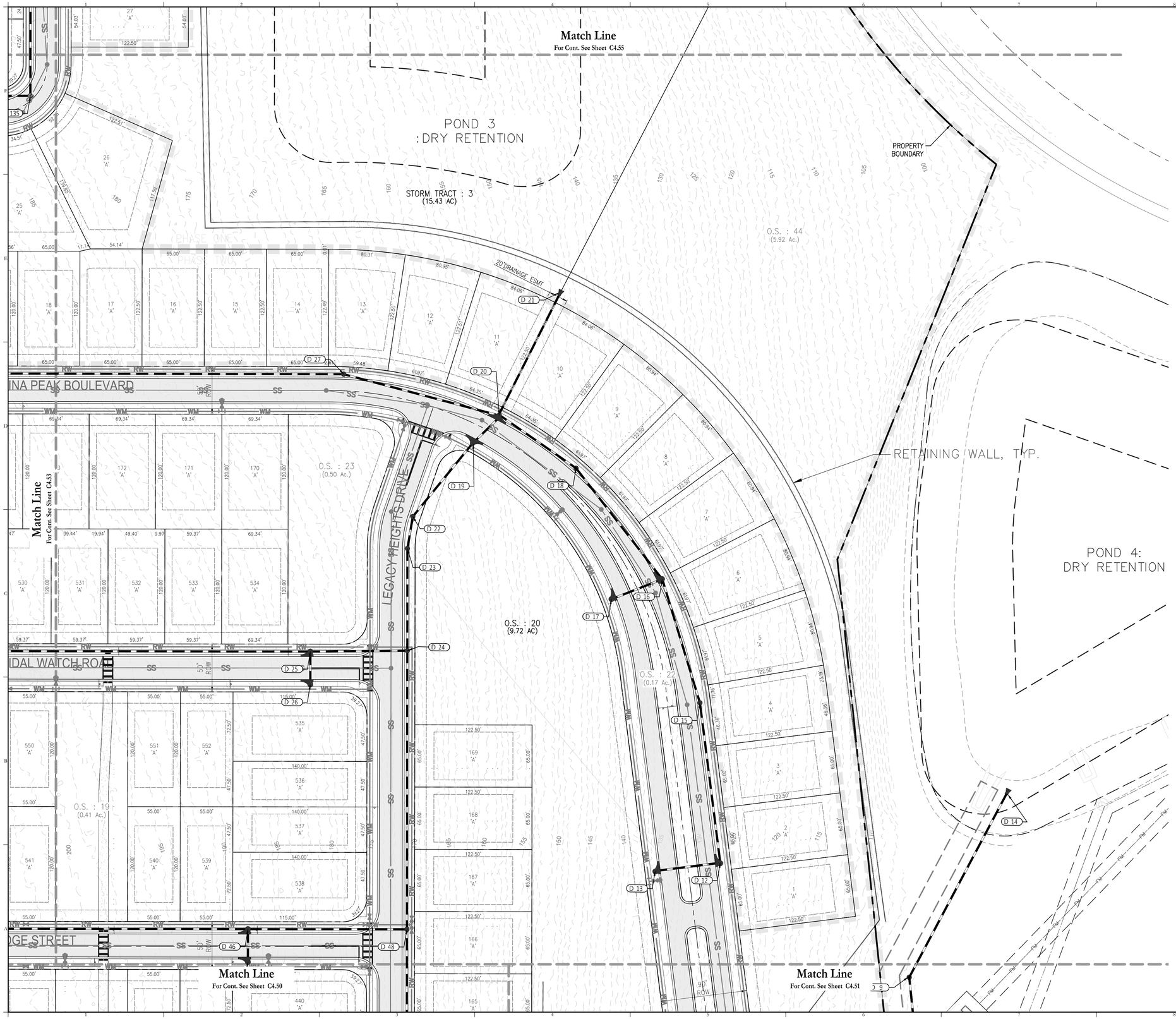


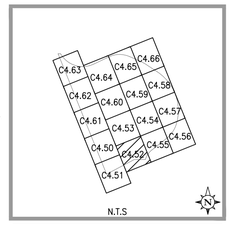


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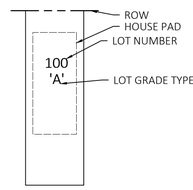


FLOODPLAIN:

- PER FEMA FIRM MAP NO. 12069C0525E, DATED DECEMBER 18, 2012, THE ENTIRE PROPERTY LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.

Consultant:

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|---|---|
| VERTICAL DATUM: | NAVD 88 |
| JOB NO.: | 25-025 |
| DESIGNED BY: | ER |
| DRAWN BY: | ER |
| CHECKED BY: | ER |
| APPROVED BY: | MDS |
| SCALE IN FEET: | 1" = 50' |

Project Name:

# SUGARLOAF MOUNTAIN PUD PARCEL A - PODSA1, A2, & A3 THE PROMINENCE AT SUGARLOAF PRELIMINARY PLAT

Jurisdiction:

CITY OF MINNEOLA, FL

Sheet Title:

## GRADING AND DRAINAGE PLAN

Sheet No.:

## C4.52

Seal:




MARC DANIEL STEHLI
P.E. NO. 0063781

DATE: March 6, 2026

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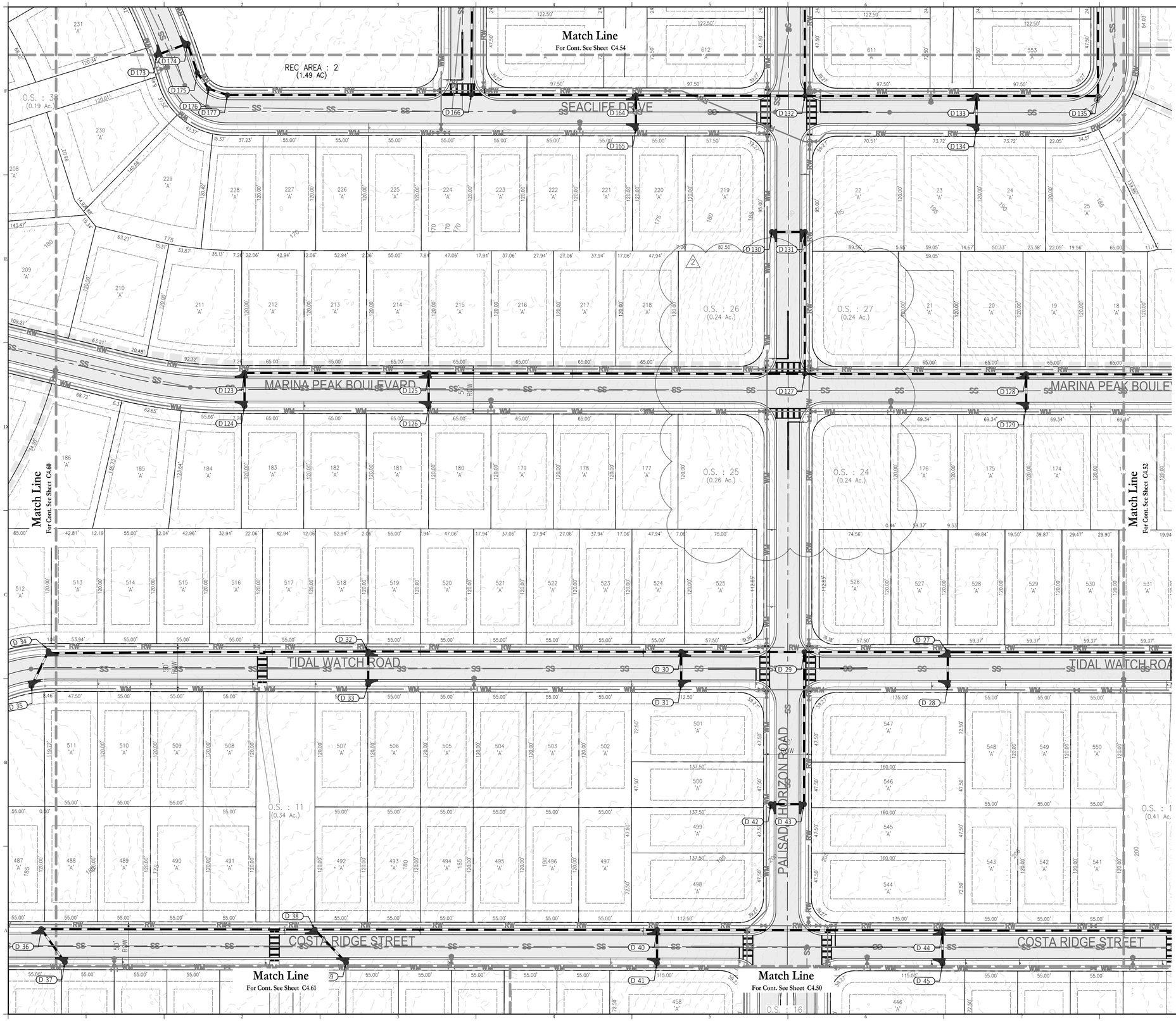
G:\24-0355\1-PRELIMINARY PLAT\2-PLAN SHEETS\24-0355-GRADINGDRAINAGE




25 0 50 100
SCALE IN FEET

## LEGEND

| SYMBOL | DESCRIPTION |
|---|---|
| ×82.7 | EXISTING ELEVATION |
| 82.7 | PROPOSED ELEVATION |
| | PROPOSED FLOW ARROW |
| 85 | EXISTING MAJOR CONTOUR |
| 84 | EXISTING MINOR CONTOUR |
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| 84 | PROPOSED MINOR CONTOUR |
| | BENCHMARK |
| | PROPOSED DRAINAGE SWALE & FLOW DIRECTION |
| R-2 100.2 | BORING LOCATION |
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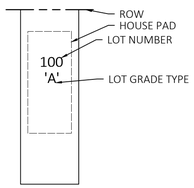


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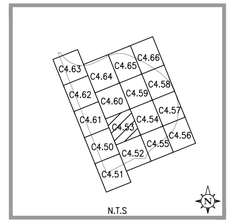


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Project Name:

# SUGARLOAF MOUNTAIN PUD PARCEL A - PODSA1, A2, & A3 THE PROMINENCE AT SUGARLOAF PRELIMINARY PLAT

Jurisdiction:

CITY OF MINNEOLA, FL

Sheet Title:

## GRADING AND DRAINAGE PLAN

Sheet No.:

## C4.53

Seal:

MARC DANIEL STEHLI LICENSE No. STATE OF FLORIDA PROFESSIONAL ENGINEER

MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: March 6, 2026

DN: CN=Marc Daniel Stehli, dnQualifier=A01410D000001937AFE033DC0027AE A4,O=Florida, C=US
Date: 2026.03.09 13:22:31-04'00'

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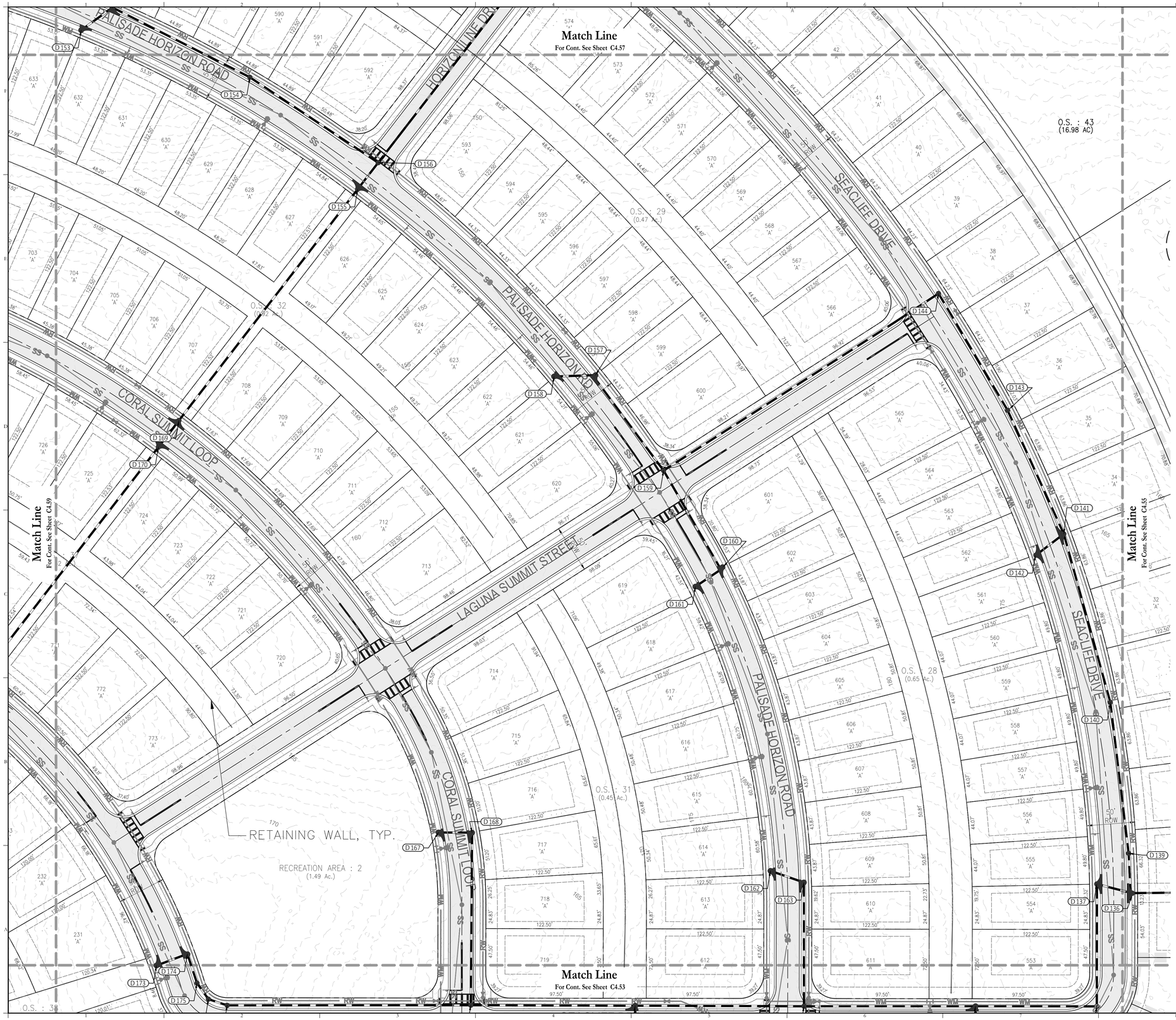


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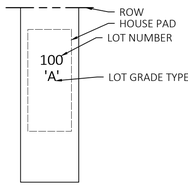


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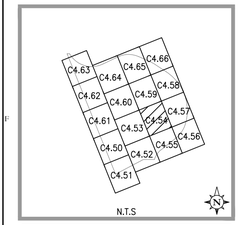


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Project Name:

**SUGARLOAF MOUNTAIN PUD PARCEL A - PODSA1, A2, & A3 THE PROMINENCE AT SUGARLOAF PRELIMINARY PLAT**

Jurisdiction:

CITY OF MINNEOLA, FL

Sheet Title:

**GRADING AND DRAINAGE PLAN**

Sheet No.:

**C4.54**

Seal:

MARC DANIEL STEHLI LICENSE No. 0052781 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Marc Daniel Stehli
DN: cn=Marc Daniel Stehli, dnQualifier=A01410D000001938AFE033DC00274E, A4,O=Florida, C=US
Date: 2026.03.09 13:22:34-04'00'

MARC DANIEL STEHLI P.E. NO. 0052781 DATE: March 6, 2026

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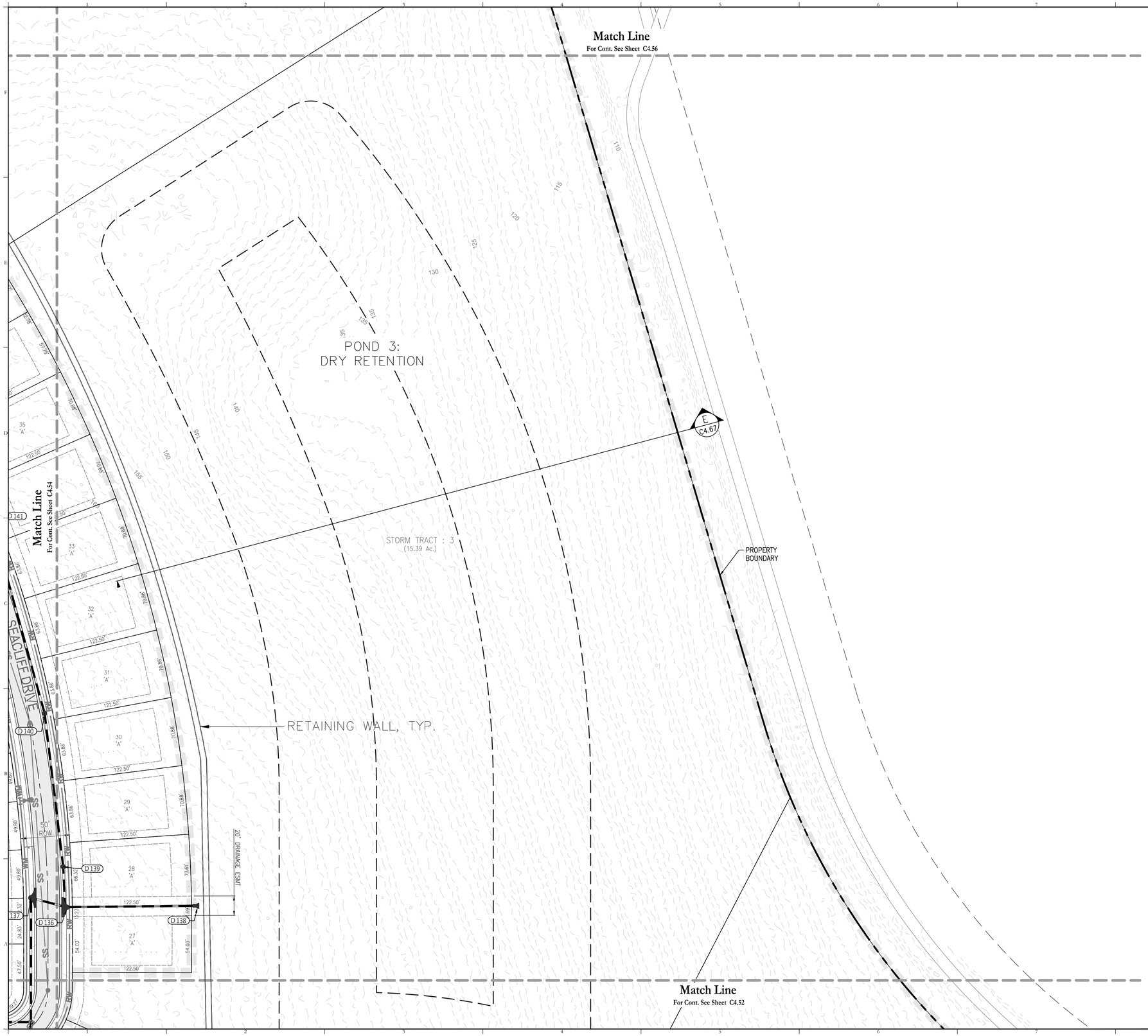


## LEGEND

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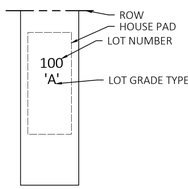


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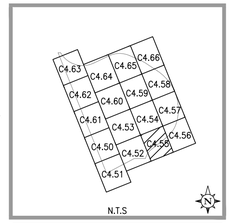


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Project Name:

**SUGARLOAF MOUNTAIN PUD PARCEL A - PODSA1, A2, & A3 THE PROMINENCE AT SUGARLOAF PRELIMINARY PLAT**

Jurisdiction:

CITY OF MINNEOLA, FL

Sheet Title:

**GRADING AND DRAINAGE PLAN**

Sheet No.:

**C4.55**

Seal:

MARC DANIEL STEHLI LICENSE No. 0052781 STATE OF FLORIDA PROFESSIONAL ENGINEER

MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: March 6, 2026

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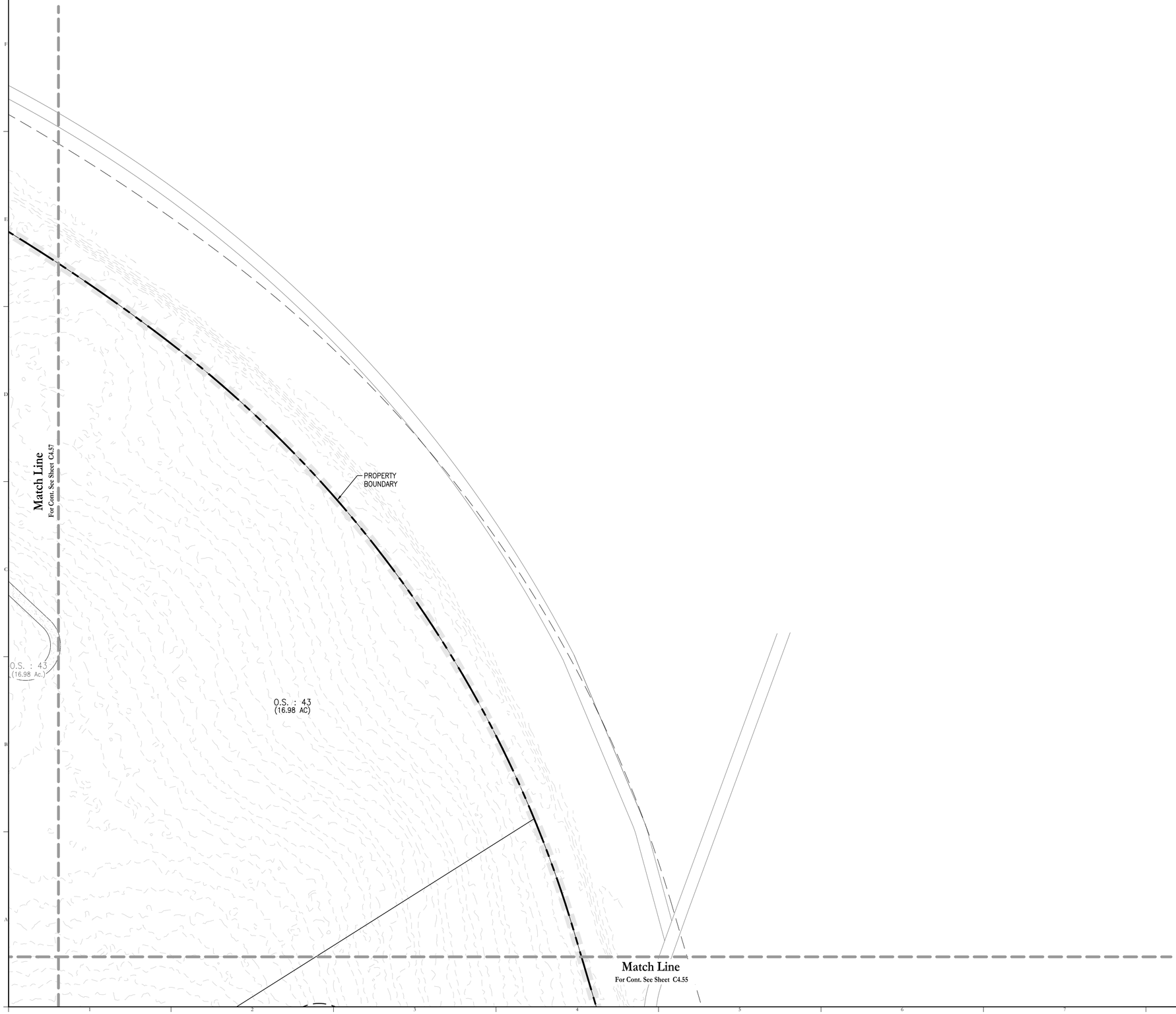


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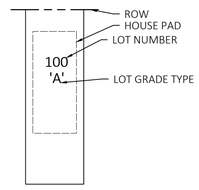


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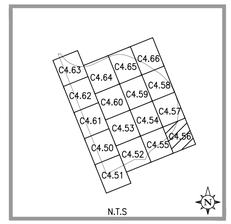


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| DRAWN BY: | ER |
| CHECKED BY: | ER |
| APPROVED BY: | MDS |
| SCALE IN FEET: | 1" = 50' |

Project Name:

# SUGARLOAF MOUNTAIN PUD PARCEL A - PODSA1, A2, & A3 THE PROMINENCE AT SUGARLOAF PRELIMINARY PLAT

Jurisdiction:

CITY OF MINNEOLA, FL

Sheet Title:

## GRADING AND DRAINAGE PLAN

Sheet No.:

**C4.56**

Seal:

MARC DANIEL STEHLI LICENSE No. STATE OF FLORIDA PROFESSIONAL ENGINEER

MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: March 6, 2026

DN: CN=Marc Daniel Stehli, dnQualifier=A01410D000001AAFE033DC0027AE A4,O=Florida, C=US
Date: 2026.03.09 13:22:39-04'00'

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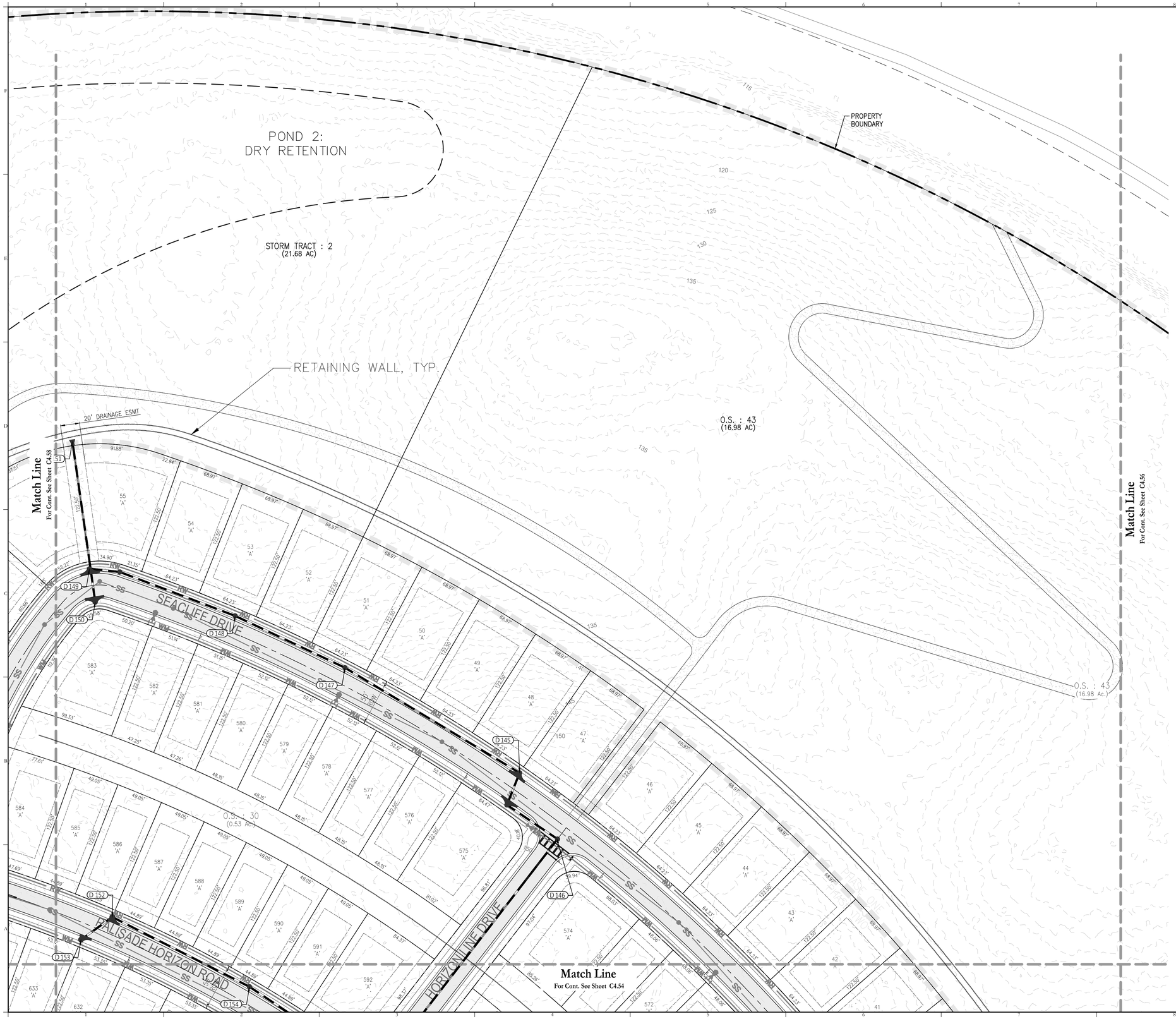
G:\24-0355\1-PRELIMINARY PLAT\2-PLAN SHEETS\24-0355-GRADINGDRAINAGE

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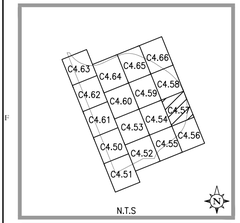
SCALE IN FEET

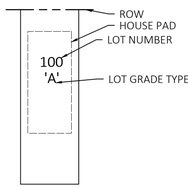



## LEGEND

| SYMBOL | DESCRIPTION |
|---|---|
| ×82.7 | EXISTING ELEVATION |
| 82.7 | PROPOSED ELEVATION |
| | PROPOSED FLOW ARROW |
| 85 | EXISTING MAJOR CONTOUR |
| 84 | EXISTING MINOR CONTOUR |
| 85 | PROPOSED MAJOR CONTOUR |
| 84 | PROPOSED MINOR CONTOUR |
| | BENCHMARK |
| | PROPOSED DRAINAGE SWALE & FLOW DIRECTION |
| R-2 100.2 | BORING LOCATION |
| | PROPOSED FES, CI, MH & DBI |

LOT GRADING NOTES:

1. ELEVATIONS SHOWN WITHIN EACH HOUSE PAD REPRESENT THE DESIGNED FINISH FLOOR ELEVATION. CONTRACTOR TO SET FINISHED DIRT GRADE 10" BELOW THE FINISHED FLOOR ELEVATION AND COMPACT IN ACCORDANCE WITH HUD 79G REQUIREMENTS.
2. THE SIZE AND LOCATION OF THE HOUSE PADS SHOWN ARE ONLY SCHEMATIC AND SHOULD NOT BE USED FOR FINAL HOME BUILDING LAYOUT AND CONSTRUCTION.
3. SEE SHEET C2.10 FOR BUILDING SETBACKS.
4. INDIVIDUAL HOMES ARE TO BE CONSTRUCTED WITHIN THE HOUSE PAD SHOWN AND TO THE DESIGN FINISHED FLOOR ELEVATION. IF THE BUILDER DESIRES TO BUILD THE HOUSE IN AN ALTERNATE LOCATION OR BUILD A HOUSE LARGER THAN THE ENVELOPE PROVIDED, THE PROPOSED CHANGES MUST BE RESUBMITTED TO THE CITY OF MINNEOLA FOR APPROVAL. INDIVIDUAL HOME BUILDERS PROPOSING BUILDINGS INCONSISTENT WITH THE BUILDING PAD LOCATIONS AND FINISHED FLOOR ELEVATIONS SHOWN WILL BE RESPONSIBLE FOR PROVIDING FINAL LOT GRADING THAT PROVIDES POSITIVE DRAINAGE AWAY FROM THE HOUSE AND DOES NOT HAVE ADVERSE IMPACTS ON ADJACENT LOTS.
5. ALL SLOPES STEEPER THAN 6:1 SHALL BE SODDED.
6. LOT GRADING SHALL NOT IMPOSE ANY ADDITIONAL RUNOFF ONTO OR IMPEDE RUNOFF FROM ADJACENT PROPERTIES.
7. ALL SWALES LOCATED WITHIN THIS PROJECT SHALL BE CONSTRUCTED AS PART OF THE MASTER SURFACE WATER MANAGEMENT SYSTEM, NOT BY INDIVIDUAL LOT OWNERS.
8. THE CONTRACTOR SHALL INSTALL, AS PART OF THE INFRASTRUCTURE AND PRIOR TO CERTIFICATE OF COMPLETION, DROP CURBS AND HANDICAP RAMPS AT ALL INTERSECTIONS OF THE SIDEWALK WITH THE PROPOSED PAVEMENT TO MEET CITY OF MINNEOLA AND A.D.A. SPECIFICATIONS.
9. ALL STORM PONDS ARE TO BE OWNED, OPERATED, AND MAINTAINED BY CDD.
10. THE HEIGHT, LOCATION, AND PRESENCE OF STEM WALLS ARE ONLY SCHEMATIC AND SHOULD BE CONSIDERED OPTIONAL.




FLOODPLAIN:

- PER FEMA FIRM MAP NO. 12069C0525E, DATED DECEMBER 18, 2012, THE ENTIRE PROPERTY LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.

Consultant:

| NO. | DATE: | DESCRIPTIONS: |
|---|---|---|
| 02 | 03/06/26 | RESUBMITTAL TO CITY OF MINNEOLA |
| 01 | 11/18/25 | RESUBMITTAL TO CITY OF MINNEOLA |
| | 08/01/25 | SUBMIT TO CITY OF MINNEOLA |

SUBMISSIONS/REVISIONS

| | |
|---|---|
| VERTICAL DATUM: | NAVD 88 |
| JOB NO.: | 25-025 |
| DESIGNED BY: | ER |
| DRAWN BY: | ER |
| CHECKED BY: | ER |
| APPROVED BY: | MDS |
| SCALE IN FEET: | 1" = 50' |

Project Name:

**SUGARLOAF MOUNTAIN PUD PARCEL A - PODSA1, A2, & A3 THE PROMINENCE AT SUGARLOAF PRELIMINARY PLAT**

Jurisdiction:

CITY OF MINNEOLA, FL

Sheet Title:

**GRADING AND DRAINAGE PLAN**

Sheet No.:

**C4.57**

Seal:

MARC DANIEL STEHLI LICENSE No. 0052781 STATE OF FLORIDA

MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: March 6, 2026

DN: 2.N=Marc D Stehli, dnQualifier=A01410D000001A9AFE033DC0027AE A4,O=Florida, C=US
Date: 2026.03.09 13:22:42-04'00'

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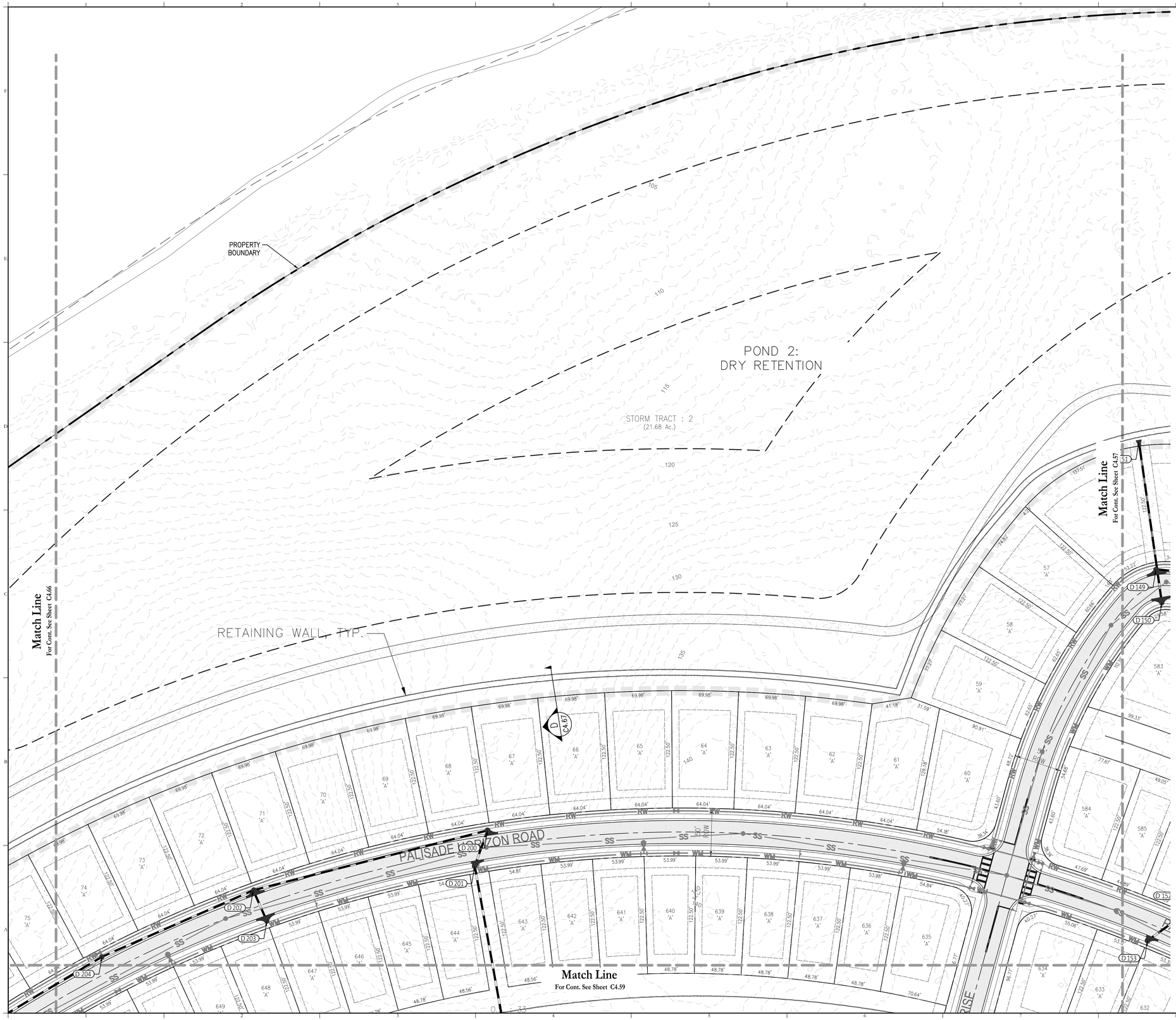


## LEGEND

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| ×82.7 | EXISTING ELEVATION |
| 82.7 | PROPOSED ELEVATION |
| | PROPOSED FLOW ARROW |
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| 84 | PROPOSED MINOR CONTOUR |
| | BENCHMARK |
| | PROPOSED DRAINAGE SWALE & FLOW DIRECTION |
| R-2 100.2 | BORING LOCATION |
| | PROPOSED FES, CI, MH & DBI |

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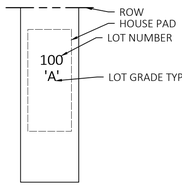
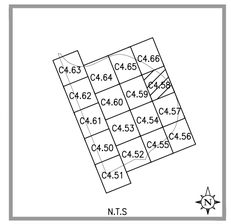



FLOODPLAIN:

- PER FEMA FIRM MAP NO. 12069C0525E, DATED DECEMBER 18, 2012, THE ENTIRE PROPERTY LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.




Consultant:

| NO. | DATE: | DESCRIPTIONS: |
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SUBMISSIONS/REVISIONS

| | |
|---|---|
| VERTICAL DATUM: | NAVD 88 |
| JOB NO.: | 25-025 |
| DESIGNED BY: | ER |
| DRAWN BY: | ER |
| CHECKED BY: | ER |
| APPROVED BY: | MDS |
| SCALE IN FEET: | 1" = 50' |

Project Name:

**SUGARLOAF MOUNTAIN PUD PARCEL A - PODSA1, A2, & A3**
**THE PROMINENCE AT SUGARLOAF PRELIMINARY PLAT**

Jurisdiction:

CITY OF MINNEOLA, FL

Sheet Title:

**GRADING AND DRAINAGE PLAN**

Sheet No.:

**C4.58**

Seal:

MARC DANIEL STEHLI LICENSE No. 0052781 STATE OF FLORIDA PROFESSIONAL ENGINEER

MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: March 6, 2026

Marc Daniel Stehli
dnQualifier=A01410D000001A3AFE033DC0027AE
A4,O=Florida, C=US
Date: 2026.03.09 13:22:44-04'00'

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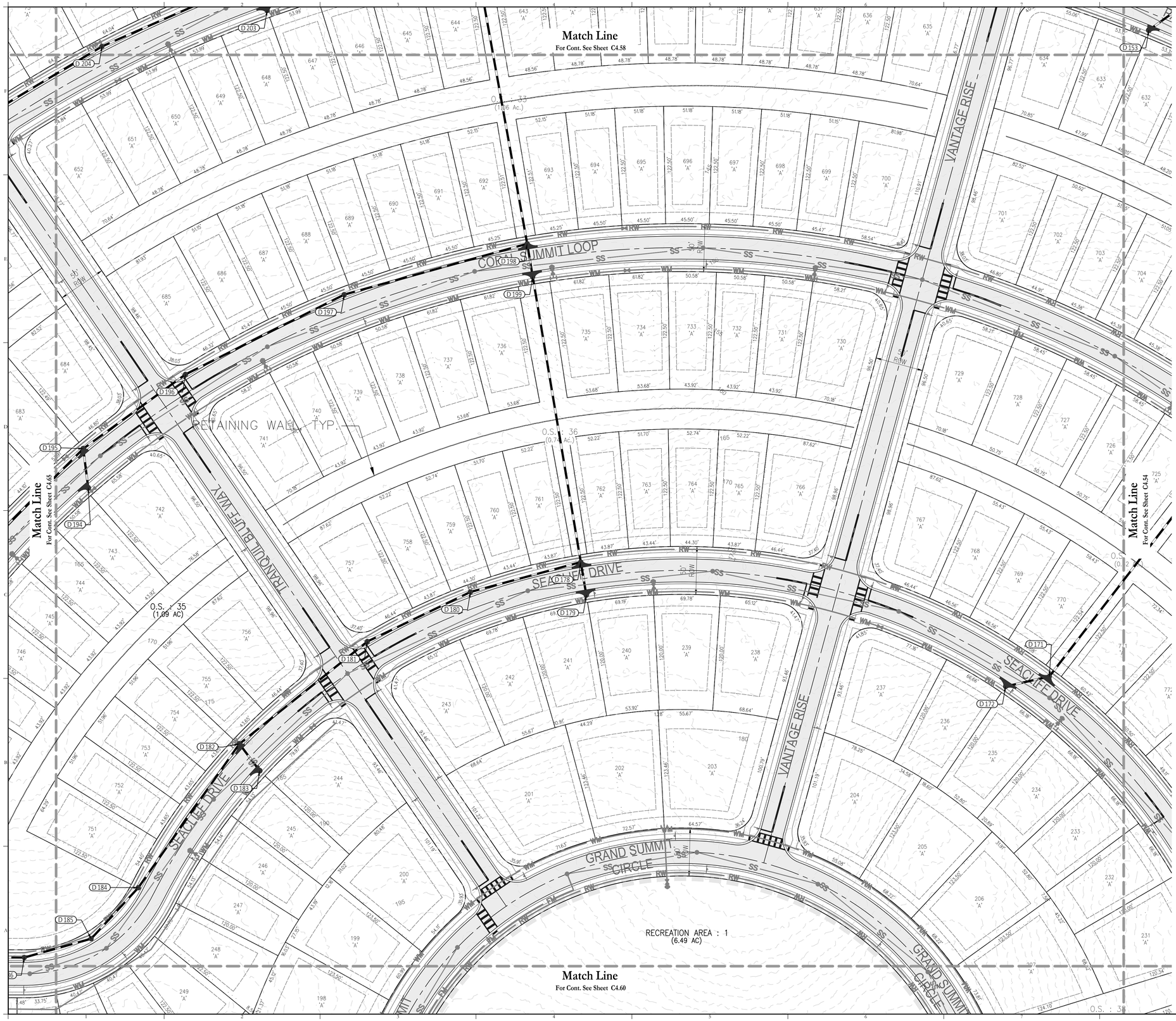


25 0 50 100
SCALE IN FEET

## LEGEND

| SYMBOL | DESCRIPTION |
|---|---|
| ×82.7 | EXISTING ELEVATION |
| 82.7 | PROPOSED ELEVATION |
| | PROPOSED FLOW ARROW |
| — 85 — | EXISTING MAJOR CONTOUR |
| — 84 — | EXISTING MINOR CONTOUR |
| 85 | PROPOSED MAJOR CONTOUR |
| 84 | PROPOSED MINOR CONTOUR |
| | BENCHMARK |
| | PROPOSED DRAINAGE SWALE & FLOW DIRECTION |
| R-2 100.2 | BORING LOCATION |
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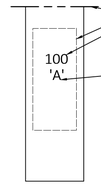
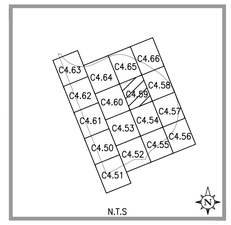



FLOODPLAIN:

- PER FEMA FIRM MAP NO. 12069C0525E, DATED DECEMBER 18, 2012, THE ENTIRE PROPERTY LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.




Consultant:

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| VERTICAL DATUM: | NAVD 88 |
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Project Name:

# SUGARLOAF MOUNTAIN PUD PARCEL A - PODSA1, A2, & A3 THE PROMINENCE AT SUGARLOAF PRELIMINARY PLAT

Jurisdiction:

CITY OF MINNEOLA, FL

Sheet Title:

## GRADING AND DRAINAGE PLAN

Sheet No.:

## C4.59

Seal:

MARC DANIEL STEHLI LICENSE No. 0052781 STATE OF FLORIDA PROFESSIONAL ENGINEER

MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: March 6, 2026

DN: CN=Marc D Stehli, dnQualifier=A01410D000001988AFE033DC0027AE A4, O=Florida, C=US
Date: 2026.03.09 13:22:47-04'00'

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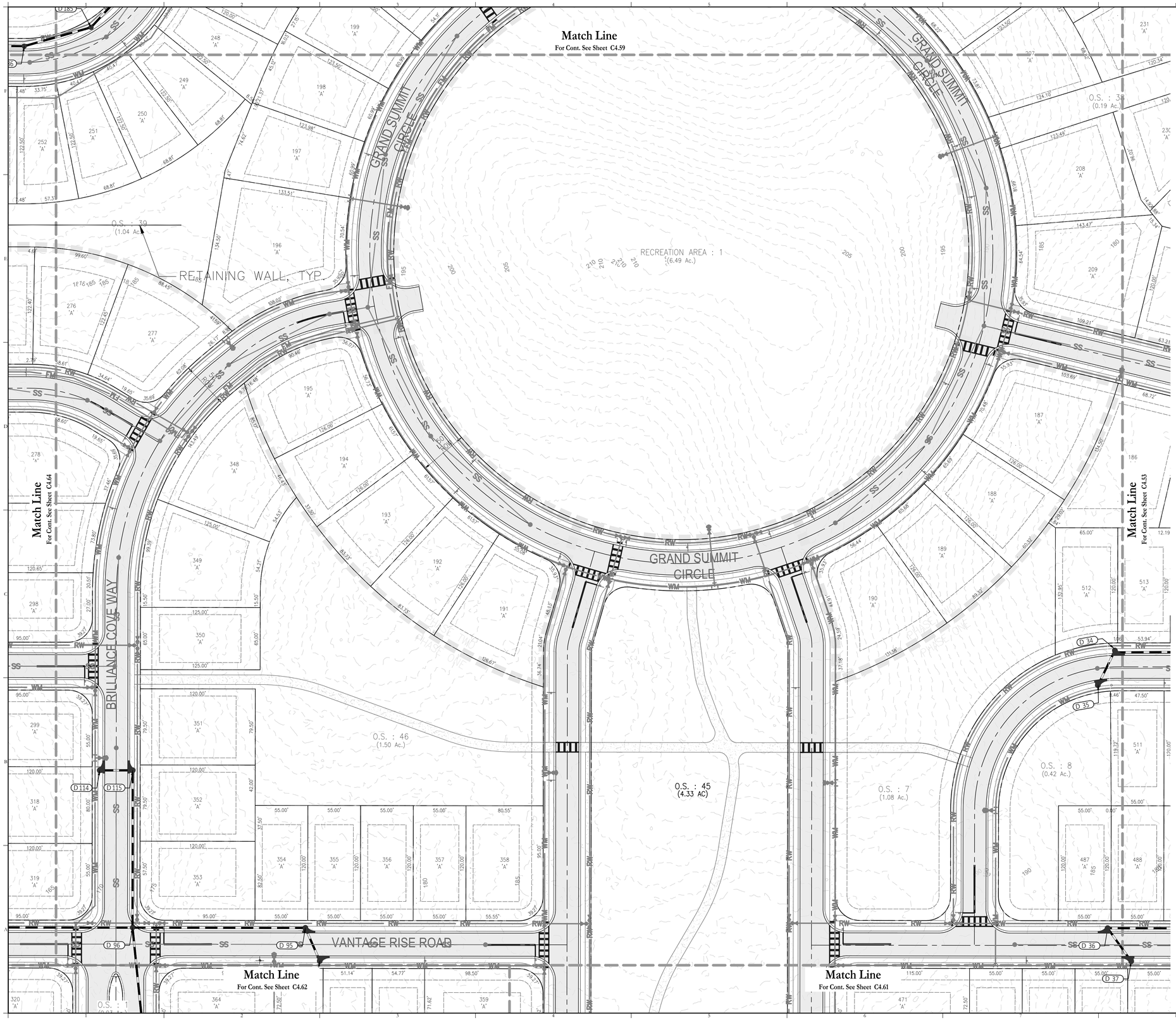


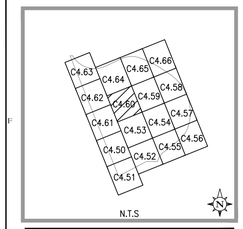


## LEGEND

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LOT GRADING NOTES:

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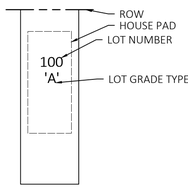


FLOODPLAIN:

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| 02 | 03/06/26 | RESUBMITTAL TO CITY OF MINNEOLA |
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Project Name:

**SUGARLOAF MOUNTAIN PUD PARCEL A - PODSA1, A2, & A3 THE PROMINENCE AT SUGARLOAF PRELIMINARY PLAT**

Jurisdiction:

CITY OF MINNEOLA, FL

Sheet Title:

**GRADING AND DRAINAGE PLAN**

Sheet No.:

**C4.60**

Seal:

MARC DANIEL STEHLI LICENSE No. 0052781 STATE OF FLORIDA

MARC DANIEL STEHLI P.E. NO. 0052781

DATE: March 6, 2026

DN: 2.N=Marc.D.Stehli.dnQualifier=A01410D000001A3AFE033DC0027AE A4,O=Florida, C=US
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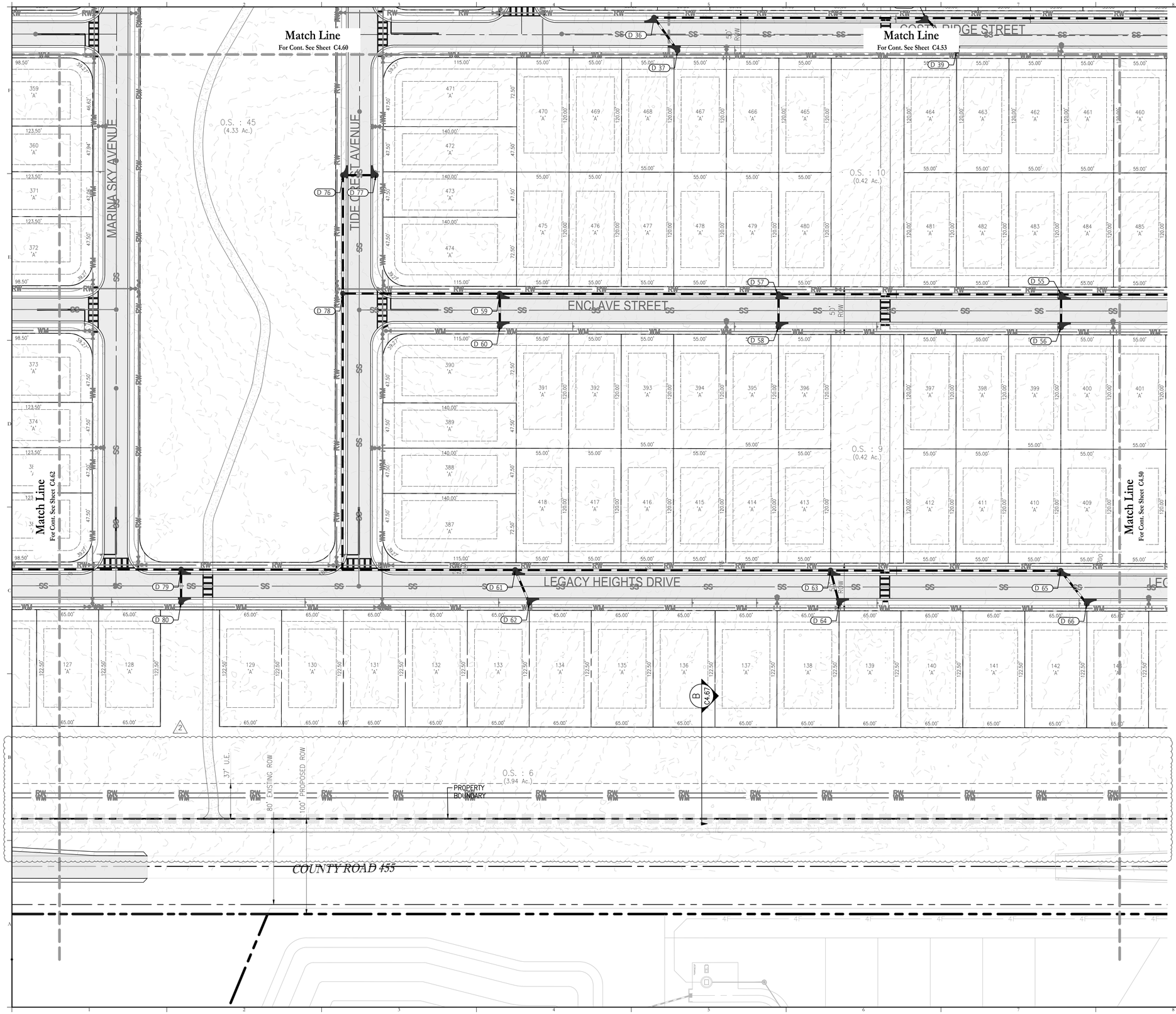


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| | PROPOSED FES, CI, MH & DBI |

LOT GRADING NOTES:

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3. SEE SHEET C2.10 FOR BUILDING SETBACKS.
4. INDIVIDUAL HOMES ARE TO BE CONSTRUCTED WITHIN THE HOUSE PAD SHOWN AND TO THE DESIGN FINISHED FLOOR ELEVATION. IF THE BUILDER DESIRES TO BUILD THE HOUSE IN AN ALTERNATE LOCATION OR BUILD A HOUSE LARGER THAN THE ENVELOPE PROVIDED, THE PROPOSED CHANGES MUST BE RESUBMITTED TO THE CITY OF MINNEOLA FOR APPROVAL. INDIVIDUAL HOME BUILDERS PROPOSING BUILDINGS INCONSISTENT WITH THE BUILDING PAD LOCATIONS AND FINISHED FLOOR ELEVATIONS SHOWN WILL BE RESPONSIBLE FOR PROVIDING FINAL LOT GRADING THAT PROVIDES POSITIVE DRAINAGE AWAY FROM THE HOUSE AND DOES NOT HAVE ADVERSE IMPACTS ON ADJACENT LOTS.
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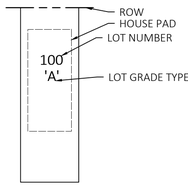
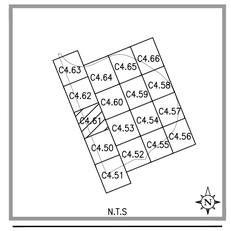



FLOODPLAIN:

- PER FEMA FIRM MAP NO. 12069C0525E, DATED DECEMBER 18, 2012, THE ENTIRE PROPERTY LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.




Consultant:

| NO. | DATE: | DESCRIPTIONS: |
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SUBMISSIONS/REVISIONS

| | |
|---|---|
| VERTICAL DATUM: | NAVD 88 |
| JOB NO.: | 25-025 |
| DESIGNED BY: | ER |
| DRAWN BY: | ER |
| CHECKED BY: | ER |
| APPROVED BY: | MDS |
| SCALE IN FEET: | 1" = 50' |

Project Name:

**SUGARLOAF MOUNTAIN PUD PARCEL A - PODSA1, A2, & A3 THE PROMINENCE AT SUGARLOAF PRELIMINARY PLAT**

Jurisdiction:

CITY OF MINNEOLA, FL

Sheet Title:

**GRADING AND DRAINAGE PLAN**

Sheet No.:

**C4.61**

Seal:

MARC DANIEL STEHLI LICENSE No. 65278 STATE OF FLORIDA PROFESSIONAL ENGINEER

MARC DANIEL STEHLI
P.E. NO. 065278
DATE: March 6, 2026

DN: CN=Marc D Stehli, dnQualifier=A01410D0000019AE033DC0027AE A4,O=Florida, C=US
Date: 2026.03.09 13:22:52-04'00'

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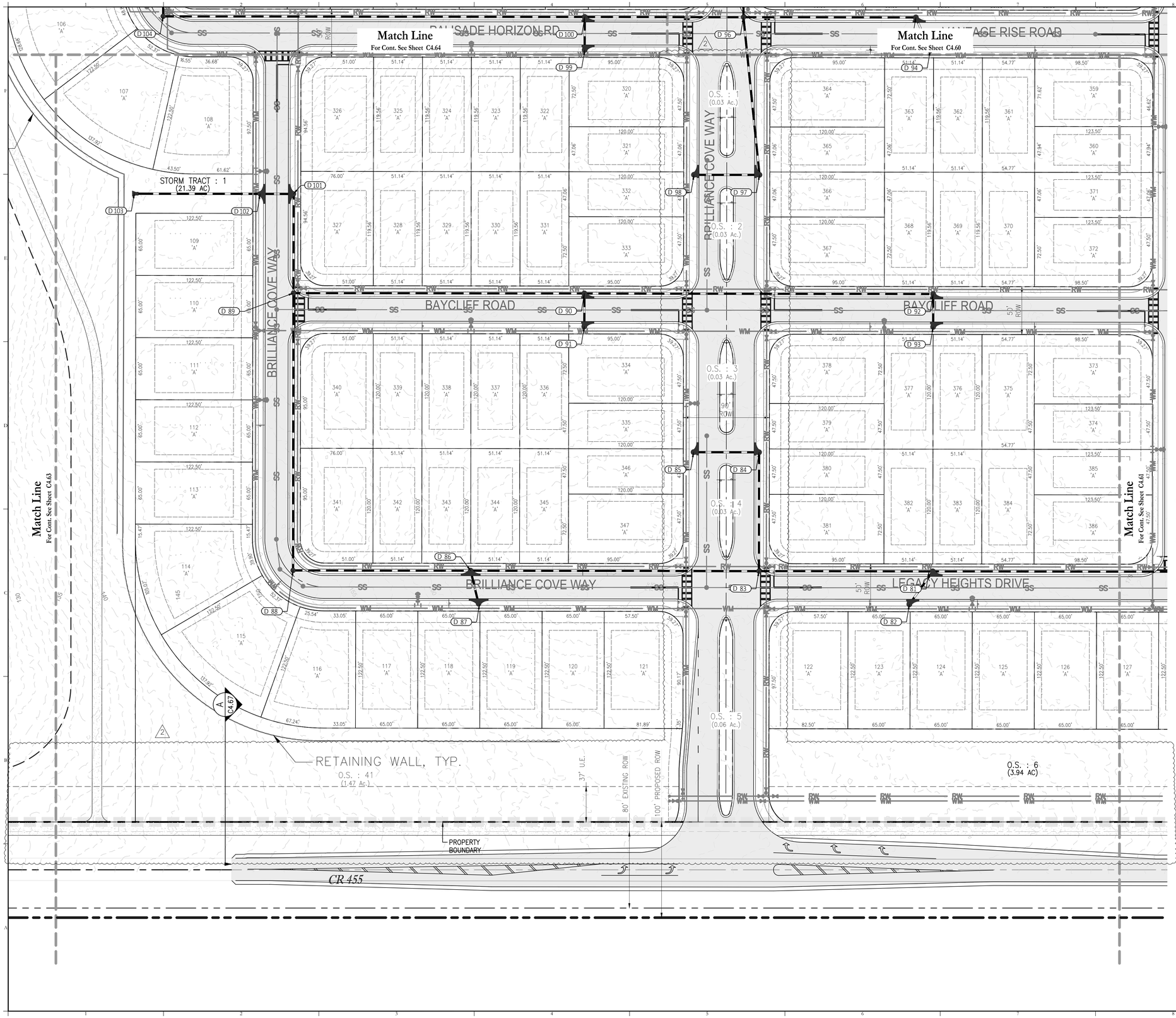
C:\24-0355\1-PRELIMINARY PLAT\2-PLAN SHEETS\24-0355-GRADINGDRAINAGE

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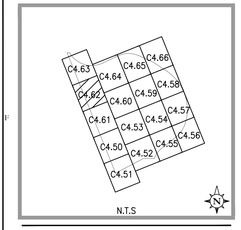
SCALE IN FEET




## LEGEND

| SYMBOL | DESCRIPTION |
|---|---|
| ×82.7 | EXISTING ELEVATION |
| 82.7 | PROPOSED ELEVATION |
| | PROPOSED FLOW ARROW |
| — —85— — | EXISTING MAJOR CONTOUR |
| — — —84— — — | EXISTING MINOR CONTOUR |
| 85 | PROPOSED MAJOR CONTOUR |
| 84 | PROPOSED MINOR CONTOUR |
| | BENCHMARK |
| | PROPOSED DRAINAGE SWALE & FLOW DIRECTION |
| R-2 100.2 | BORING LOCATION |
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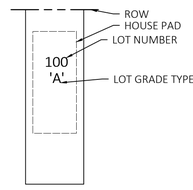


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| DESIGNED BY: | ER |
| DRAWN BY: | ER |
| CHECKED BY: | ER |
| APPROVED BY: | MDS |
| SCALE IN FEET: | 1" = 50' |

Project Name:

# SUGARLOAF MOUNTAIN PUD PARCEL A - PODSA1, A2, & A3 THE PROMINENCE AT SUGARLOAF PRELIMINARY PLAT

Jurisdiction:

CITY OF MINNEOLA, FL

Sheet Title:

## GRADING AND DRAINAGE PLAN

Sheet No.:

**C4.62**

Seal:




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C:\24-0355\1-PRELIMINARY PLAT\2-PLAN SHEETS\24-0355-GRADINGDRAINAGE

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|---|---|
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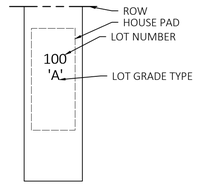
| 82.7 | PROPOSED ELEVATION |
| | PROPOSED FLOW ARROW |
| 85 | EXISTING MAJOR CONTOUR |
| 84 | EXISTING MINOR CONTOUR |
| 85 | PROPOSED MAJOR CONTOUR |
| 84 | PROPOSED MINOR CONTOUR |
| | BENCHMARK |
| | PROPOSED DRAINAGE SWALE & FLOW DIRECTION |
| R-2 100.2 | BORING LOCATION |
| | PROPOSED FES, CI, MH & DBI |

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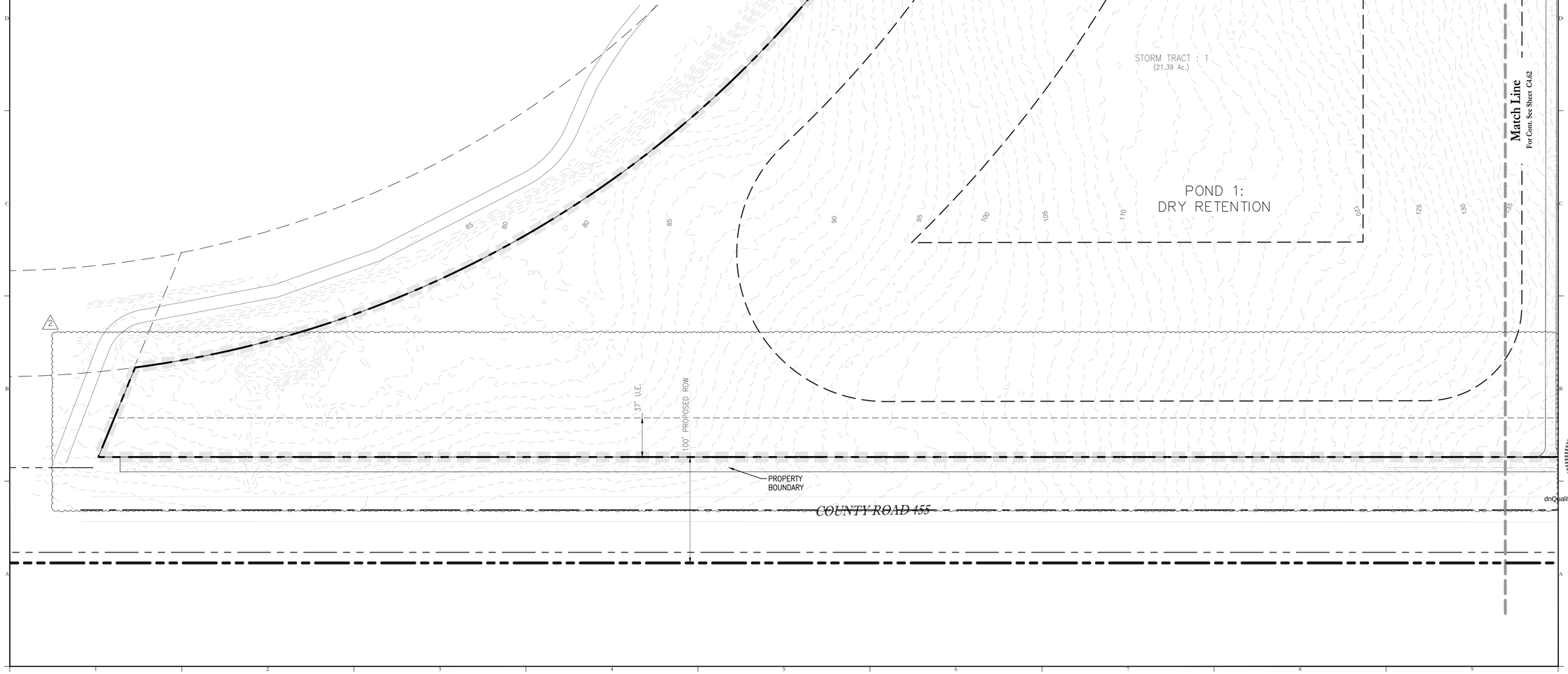


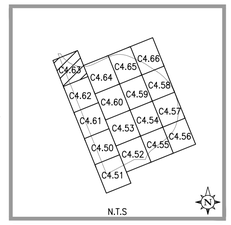


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| SCALE IN FEET: | 1" = 50' |

Project Name:

**SUGARLOAF MOUNTAIN PUD PARCEL A - PODSA1, A2, & A3 THE PROMINENCE AT SUGARLOAF PRELIMINARY PLAT**

Jurisdiction:

CITY OF MINNEOLA, FL

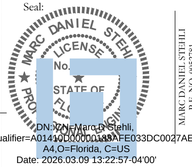
Sheet Title:

**GRADING AND DRAINAGE PLAN**

Sheet No.:

**C4.63**

Seal:

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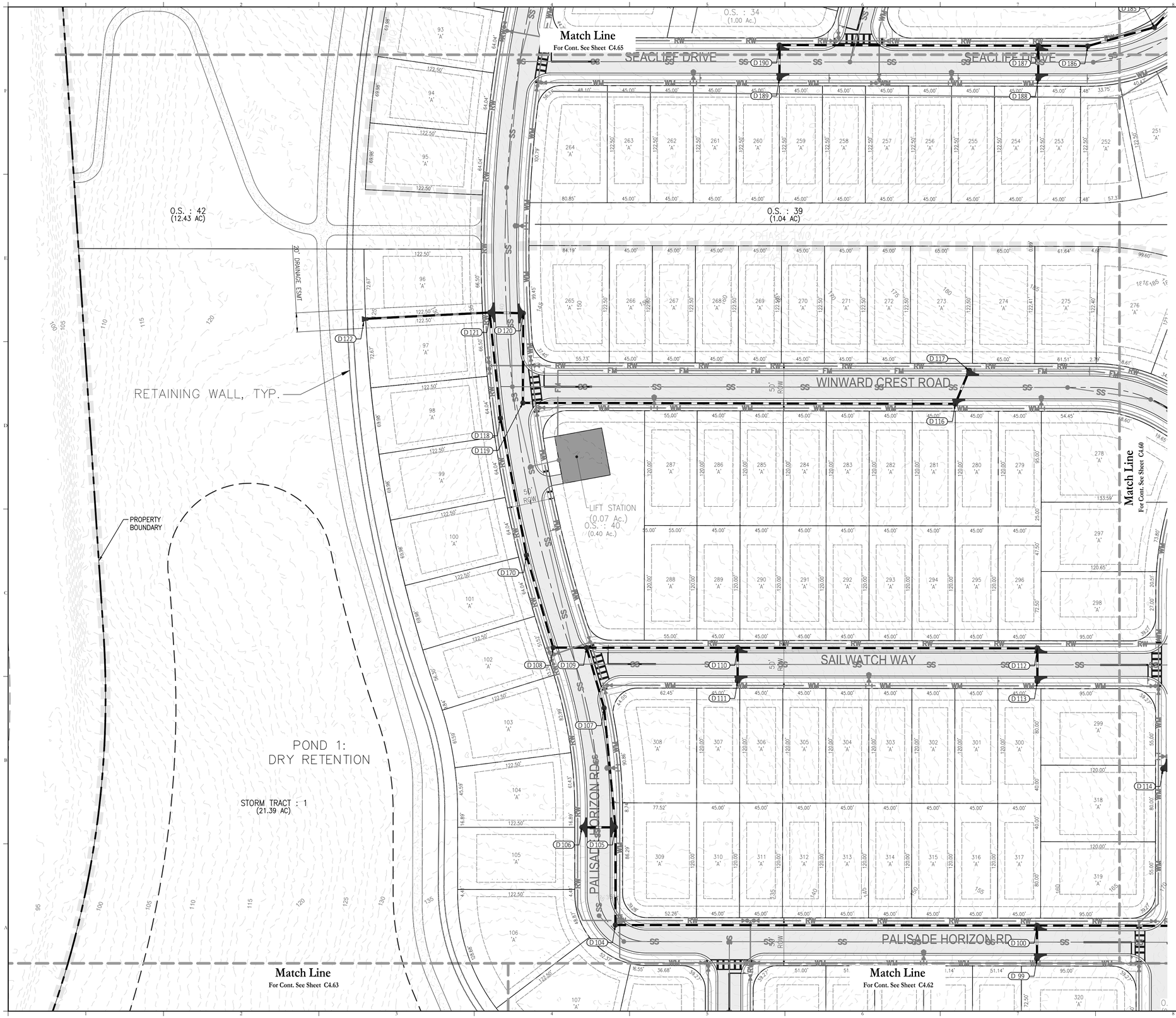


25 0 50 100

SCALE IN FEET

## LEGEND

| SYMBOL | DESCRIPTION |
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| 82.7 | PROPOSED ELEVATION |
| | PROPOSED FLOW ARROW |
| — 85 — | EXISTING MAJOR CONTOUR |
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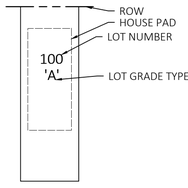


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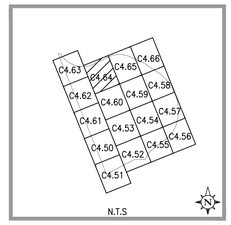


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Jurisdiction:

CITY OF MINNEOLA, FL

Sheet Title:

**GRADING AND DRAINAGE PLAN**

Sheet No.:

**C4.64**

Seal:

MARC DANIEL STEHLI LICENSE No. 0052781 STATE OF FLORIDA

MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: March 6, 2026

DN: 2.16.840.1.113883.4.1=E033DC0027AE, A4, O=Florida, C=US
Date: 2026.03.09 13:22:59-04'00'

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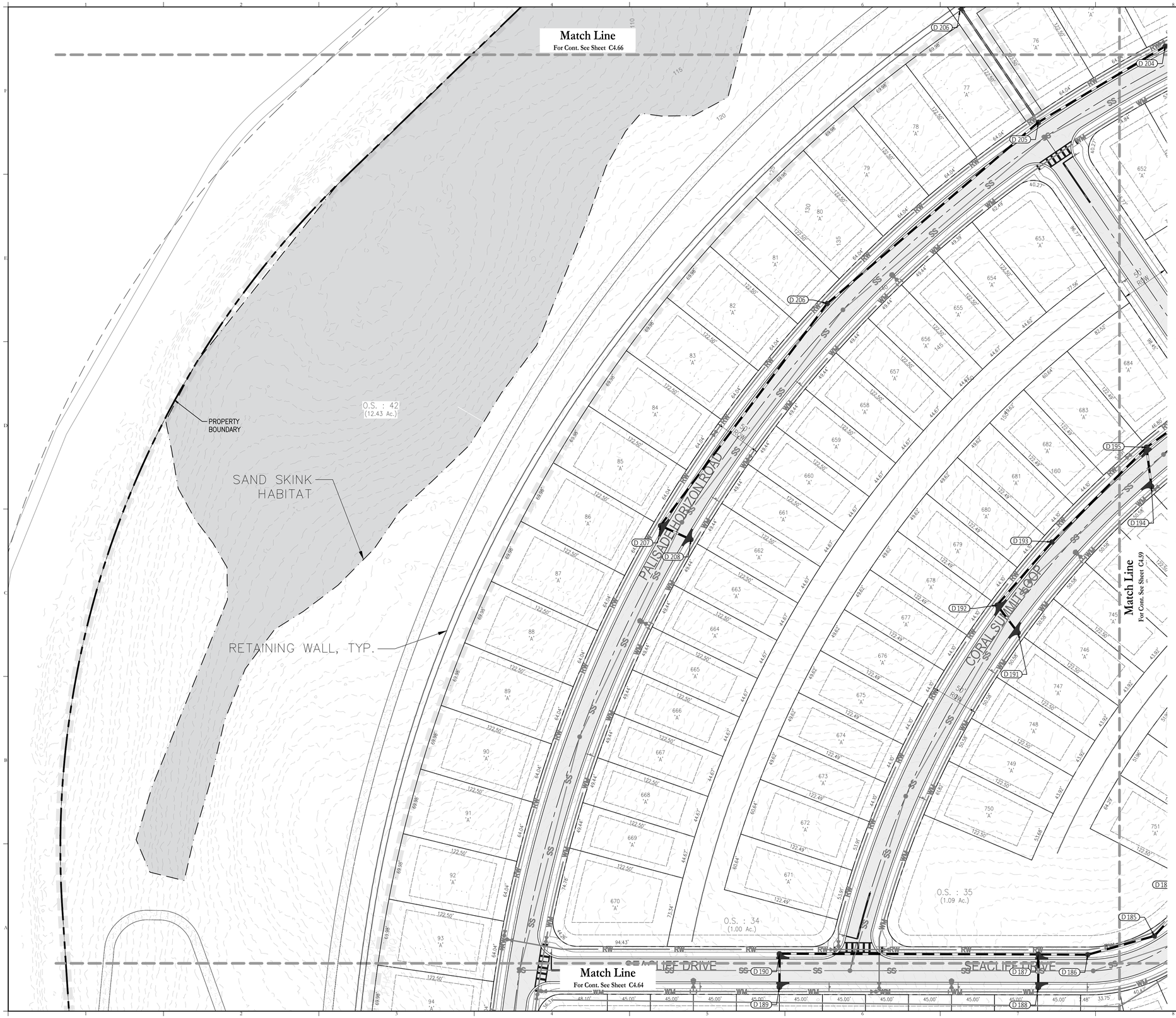


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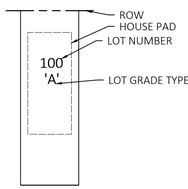
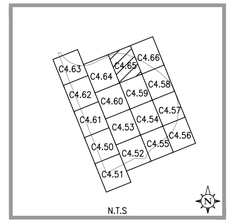



FLOODPLAIN:

- PER FEMA FIRM MAP NO. 12069C0525E, DATED DECEMBER 18, 2012, THE ENTIRE PROPERTY LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.




Consultant:

| NO. | DATE: | DESCRIPTIONS: |
|---|---|---|
| 02 | 03/06/26 | RESUBMITTAL TO CITY OF MINNEOLA |
| 01 | 11/18/25 | RESUBMITTAL TO CITY OF MINNEOLA |
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SUBMISSIONS/REVISIONS

| | |
|---|---|
| VERTICAL DATUM: | NAVD 88 |
| JOB NO.: | 25-025 |
| DESIGNED BY: | ER |
| DRAWN BY: | ER |
| CHECKED BY: | ER |
| APPROVED BY: | MDS |
| SCALE IN FEET: | 1" = 50' |

Project Name:

**SUGARLOAF MOUNTAIN PUD PARCEL A - PODSA1, A2, & A3 THE PROMINENCE AT SUGARLOAF PRELIMINARY PLAT**

Jurisdiction:

CITY OF MINNEOLA, FL

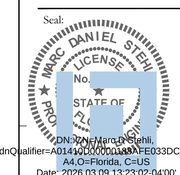
Sheet Title:

**GRADING AND DRAINAGE PLAN**

Sheet No.:

**C4.65**

Seal:




MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: March 6, 2026

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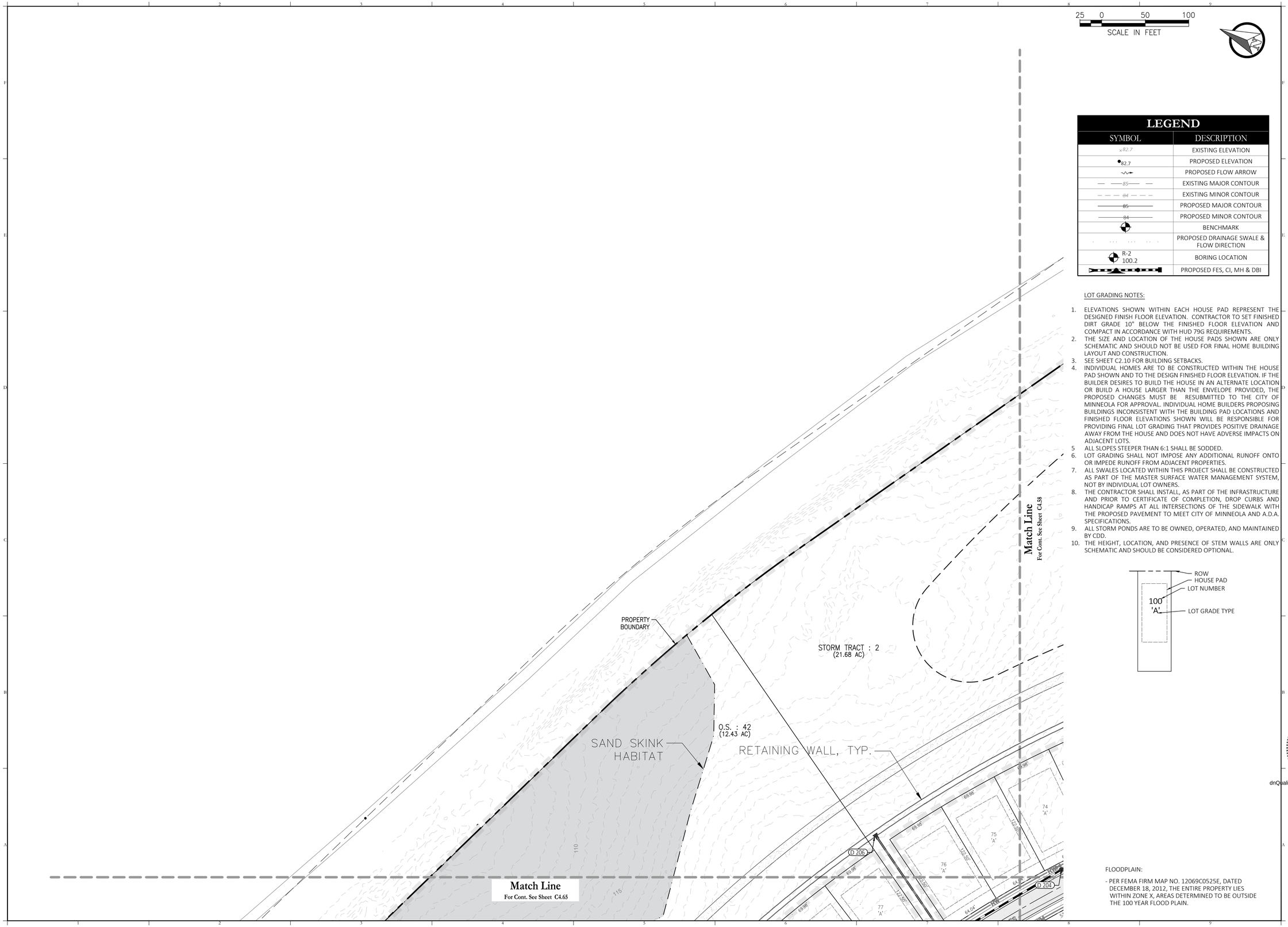
G:\24-0355\1-PRELIMINARY PLAT\2-PLAN SHEETS\24-0355-GRADINGDRAINAGE




## LEGEND

| SYMBOL | DESCRIPTION |
|---|---|
| ×82.7 | EXISTING ELEVATION |
| 82.7 | PROPOSED ELEVATION |
| | PROPOSED FLOW ARROW |
| 85 | EXISTING MAJOR CONTOUR |
| 84 | EXISTING MINOR CONTOUR |
| 85 | PROPOSED MAJOR CONTOUR |
| 84 | PROPOSED MINOR CONTOUR |
| | BENCHMARK |
| | PROPOSED DRAINAGE SWALE & FLOW DIRECTION |
| R-2 100.2 | BORING LOCATION |
| | PROPOSED FES, CI, MH & DBI |

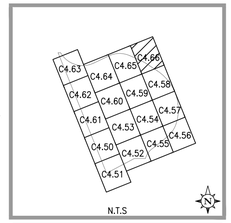
LOT GRADING NOTES:

1. ELEVATIONS SHOWN WITHIN EACH HOUSE PAD REPRESENT THE DESIGNED FINISH FLOOR ELEVATION. CONTRACTOR TO SET FINISHED DIRT GRADE 10" BELOW THE FINISHED FLOOR ELEVATION AND COMPACT IN ACCORDANCE WITH HUD 79G REQUIREMENTS.
2. THE SIZE AND LOCATION OF THE HOUSE PADS SHOWN ARE ONLY SCHEMATIC AND SHOULD NOT BE USED FOR FINAL HOME BUILDING LAYOUT AND CONSTRUCTION.
3. SEE SHEET C2.10 FOR BUILDING SETBACKS.
4. INDIVIDUAL HOMES ARE TO BE CONSTRUCTED WITHIN THE HOUSE PAD SHOWN AND TO THE DESIGN FINISHED FLOOR ELEVATION. IF THE BUILDER DESIRES TO BUILD THE HOUSE IN AN ALTERNATE LOCATION OR BUILD A HOUSE LARGER THAN THE ENVELOPE PROVIDED, THE PROPOSED CHANGES MUST BE RESUBMITTED TO THE CITY OF MINNEOLA FOR APPROVAL. INDIVIDUAL HOME BUILDERS PROPOSING BUILDINGS INCONSISTENT WITH THE BUILDING PAD LOCATIONS AND FINISHED FLOOR ELEVATIONS SHOWN WILL BE RESPONSIBLE FOR PROVIDING FINAL LOT GRADING THAT PROVIDES POSITIVE DRAINAGE AWAY FROM THE HOUSE AND DOES NOT HAVE ADVERSE IMPACTS ON ADJACENT LOTS.
5. ALL SLOPES STEEPER THAN 6:1 SHALL BE SODDED.
6. LOT GRADING SHALL NOT IMPOSE ANY ADDITIONAL RUNOFF ONTO OR IMPEDE RUNOFF FROM ADJACENT PROPERTIES.
7. ALL SWALES LOCATED WITHIN THIS PROJECT SHALL BE CONSTRUCTED AS PART OF THE MASTER SURFACE WATER MANAGEMENT SYSTEM, NOT BY INDIVIDUAL LOT OWNERS.
8. THE CONTRACTOR SHALL INSTALL, AS PART OF THE INFRASTRUCTURE AND PRIOR TO CERTIFICATE OF COMPLETION, DROP CURBS AND HANDICAP RAMPS AT ALL INTERSECTIONS OF THE SIDEWALK WITH THE PROPOSED PAVEMENT TO MEET CITY OF MINNEOLA AND A.D.A. SPECIFICATIONS.
9. ALL STORM PONDS ARE TO BE OWNED, OPERATED, AND MAINTAINED BY CDD.
10. THE HEIGHT, LOCATION, AND PRESENCE OF STEM WALLS ARE ONLY SCHEMATIC AND SHOULD BE CONSIDERED OPTIONAL.




FLOODPLAIN:

- PER FEMA FIRM MAP NO. 12069C0525E, DATED DECEMBER 18, 2012, THE ENTIRE PROPERTY LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.

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| APPROVED BY: | MDS |
| SCALE IN FEET: | 1" = 50' |

Project Name:

# SUGARLOAF MOUNTAIN PUD PARCEL A - PODSA1, A2, & A3 THE PROMINENCE AT SUGARLOAF PRELIMINARY PLAT

Jurisdiction:

CITY OF MINNEOLA, FL

Sheet Title:

## GRADING AND DRAINAGE PLAN

Sheet No.:

**C4.66**

Seal:

MARC DANIEL STEHLI LICENSE No. 0052781 STATE OF FLORIDA PROFESSIONAL ENGINEER

MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: March 6, 2026

Digitally signed by Marc Daniel Stehli
DN: cn=Marc Daniel Stehli, dnQualifier=A01410D000001933AFE033DC0027AE, A4,O=Florida, C=US
Date: 2026.03.09 13:23:05-04'00'

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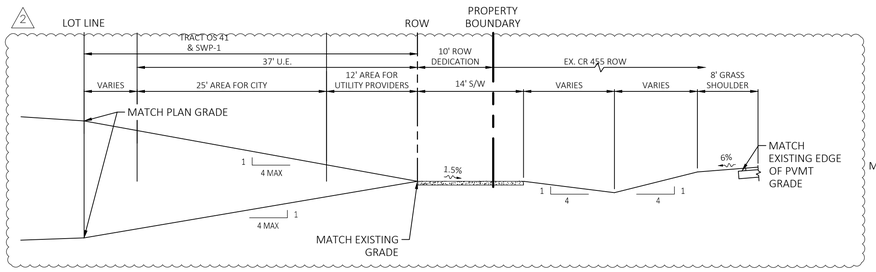
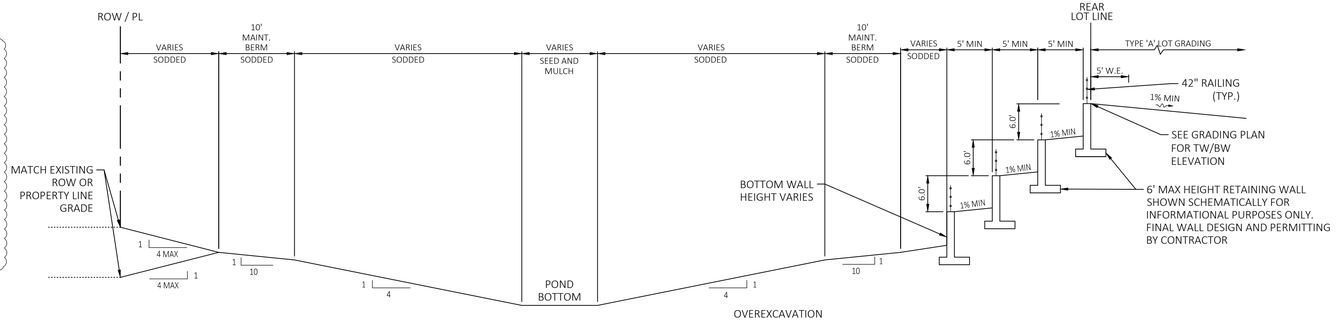
G:\24-0355\1-PRELIMINARY PLAT\2-PLAN SHEETS\24-0355-GRADINGDRAINAGE




## A TYPICAL GRADING SECTION

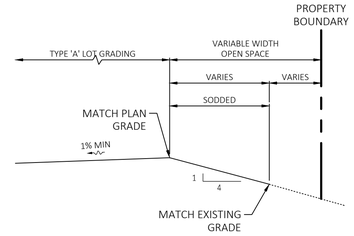
N.T.S.




## E TYPICAL DRY RETENTION POND SECTION (WALL CONDITION)

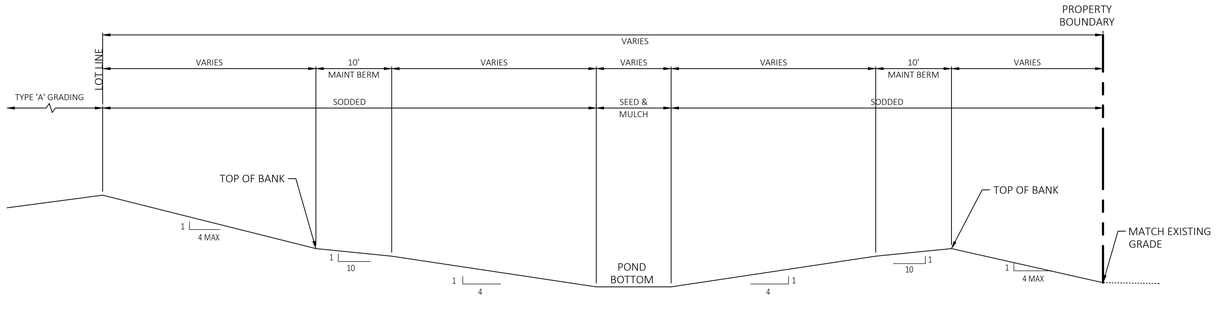
NOTE: POND SIDE SLOPES, BERM, AND TRANSITION SWALES TO BE SODDED. POND BOTTOM SO BE SEEDED AND MULCHED.

N.T.S.




## B TYPICAL GRADING SECTION

N.T.S.




## F TYPICAL DRY RETENTION POND SECTION

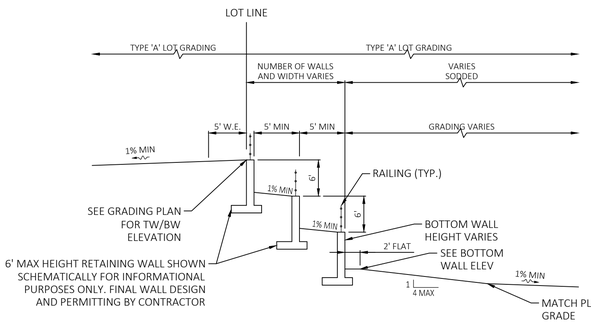
NOTE: POND SIDE SLOPES, BERM, AND TRANSITION SWALES TO BE SODDED. POND BOTTOM SO BE SEEDED AND MULCHED.

N.T.S.



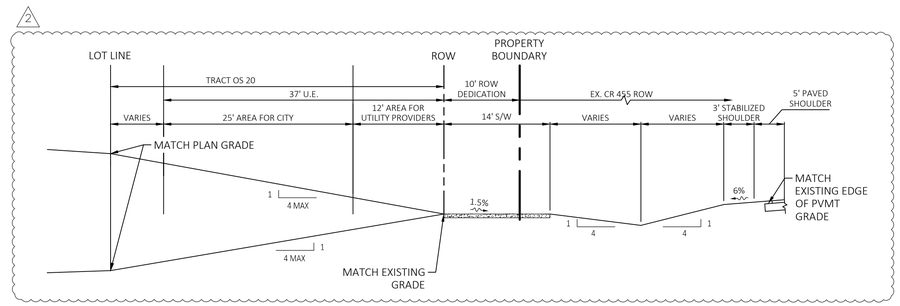

## C TYPICAL WALL GRADING SECTION

N.T.S.




## D TYPICAL WALL GRADING SECTION

N.T.S.




## G TYPICAL GRADING SECTION

N.T.S.

Consultant:

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Project Name:

**SUGARLOAF MOUNTAIN PUD PARCEL A - PODSA1, A2, & A3 THE PROMINENCE AT SUGARLOAF PRELIMINARY PLAT**

Jurisdiction:

CITY OF MINNEOLA, FL

Sheet Title:

**TYPICAL GRADING SECTIONS**

Sheet No.:

**C4.67**

Seal:

MARC DANIEL STEHLI LICENSE No. 0052781 STATE OF FLORIDA PROFESSIONAL ENGINEER

MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: March 6, 2026

Digitally signed by Marc Daniel Stehli
DN: cn=Marc Daniel Stehli, dnQualifier=A01410D000001937AE033DC0027AE, A4,O=Florida, C=US
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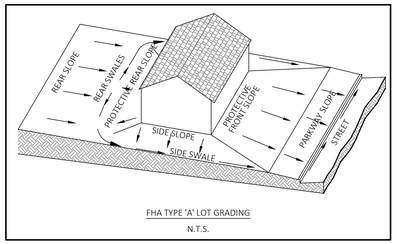
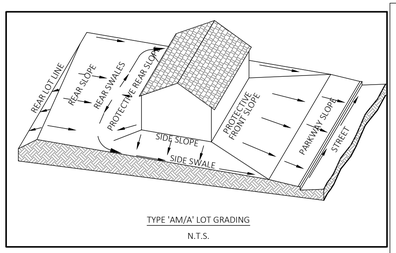
\\PNBS01\PROJECTS\2025\25-025 RICHLAND - SUGARLOAF POD A - MINNEOLA\CORRESPONDENCE\PAGAN-SMITH\INCOMING\PRELIMINARY PLAT\2026-03-03 PSP CAD FILES - ALL SHEETS\2-PLAN SHEETS\24-0355-GRADINGDRAINAGE



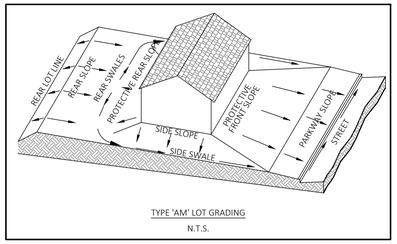

FHA TYPE 'A' LOT GRADING

N.T.S.




TYPE 'AM/A' LOT GRADING

N.T.S.




TYPE 'AM' LOT GRADING

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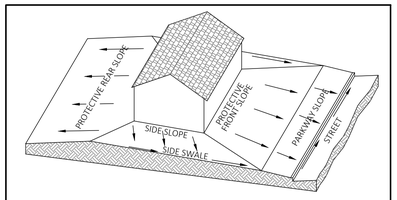
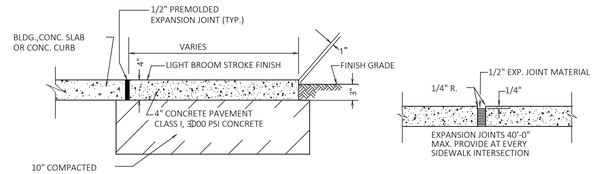



FHA TYPE 'B' LOT GRADING



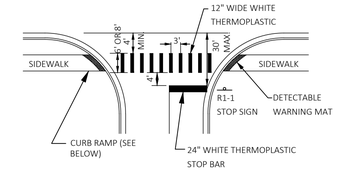

WALK SECTION

EXPANSION JOINT

CONTROL JOINT

## SIDEWALK JOINT DETAIL

N.T.S.

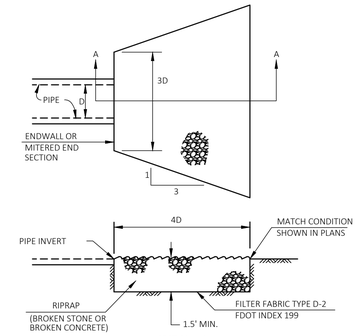



NOTE: STOP SIGNS TO BE 30" (HIGH INTENSITY)
& STOP BARS TO BE 24" WIDE WHITE THERMOPLASTIC
REFER TO FDOT INDEX 711-001 FOR MORE INFORMATION.

## CROSSWALK & CURB RAMP DETAIL

N.T.S.

REFER TO FDOT INDEX 522-002 FOR
PUBLIC & PRIVATE SIDEWALK CURB RAMPS




SECTION A-A

RIPRAP SHALL MEET THE REQUIREMENTS OF FDOT STANDARD SPECIFICATIONS SECTION 530 INCLUDING THE FOLLOWING GRADATION:

| WEIGHT MAX. (POUNDS) | WEIGHT 50% (POUNDS) | WEIGHT MIN. (POUNDS) |
|---|---|---|
| 75 | 30 | 4 |

ENSURE THAT AT LEAST 97% OF THE MATERIAL BY WEIGHT IS SMALLER THAN WEIGHT MAXIMUM POUNDS. ENSURE THAT AT LEAST 50% OF THE MATERIAL BY WEIGHT IS GREATER THAN WEIGHT 50% POUNDS. ENSURE THAT AT LEAST 90% OF THE MATERIAL BY WEIGHT IS GREATER THAN WEIGHT MINIMUM POUNDS.

## RIP RAP DETAIL

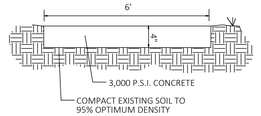
N.T.S




R1-1 30"x30" STOP SIGN WITH 24" WIDE STOP BAR. BOTTOM OF SIGN A MINIMUM 7' HIGH. 24" WIDE STOP BAR PER DETAIL

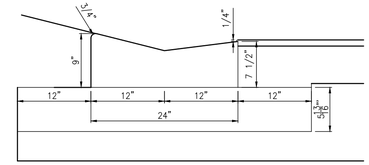
## STOP SIGN DETAIL

N.T.S.




## SIDEWALK DETAIL

N.T.S.




## MIAMI CURB DETAIL

N.T.S.

Consultant:

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| SCALE IN FEET: | 1" = 50' |

Project Name:

**SUGARLOAF MOUNTAIN PUD PARCEL A - PODSA1, A2, & A3 THE PROMINENCE AT SUGARLOAF PRELIMINARY PLAT**

Jurisdiction:

CITY OF MINNEOLA, FL

Sheet Title:

**TYPICAL LOT GRADING**

Sheet No.:

**C4.68**

Seal:

MARC DANIEL STEHLI LICENSE No. 0052781 STATE OF FLORIDA PROFESSIONAL ENGINEER

MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: March 6, 2026

Digitally signed by Marc Daniel Stehli
dnQualifier=A01410D000001937AFE033DC0027AE
A4,O=Florida, C=US
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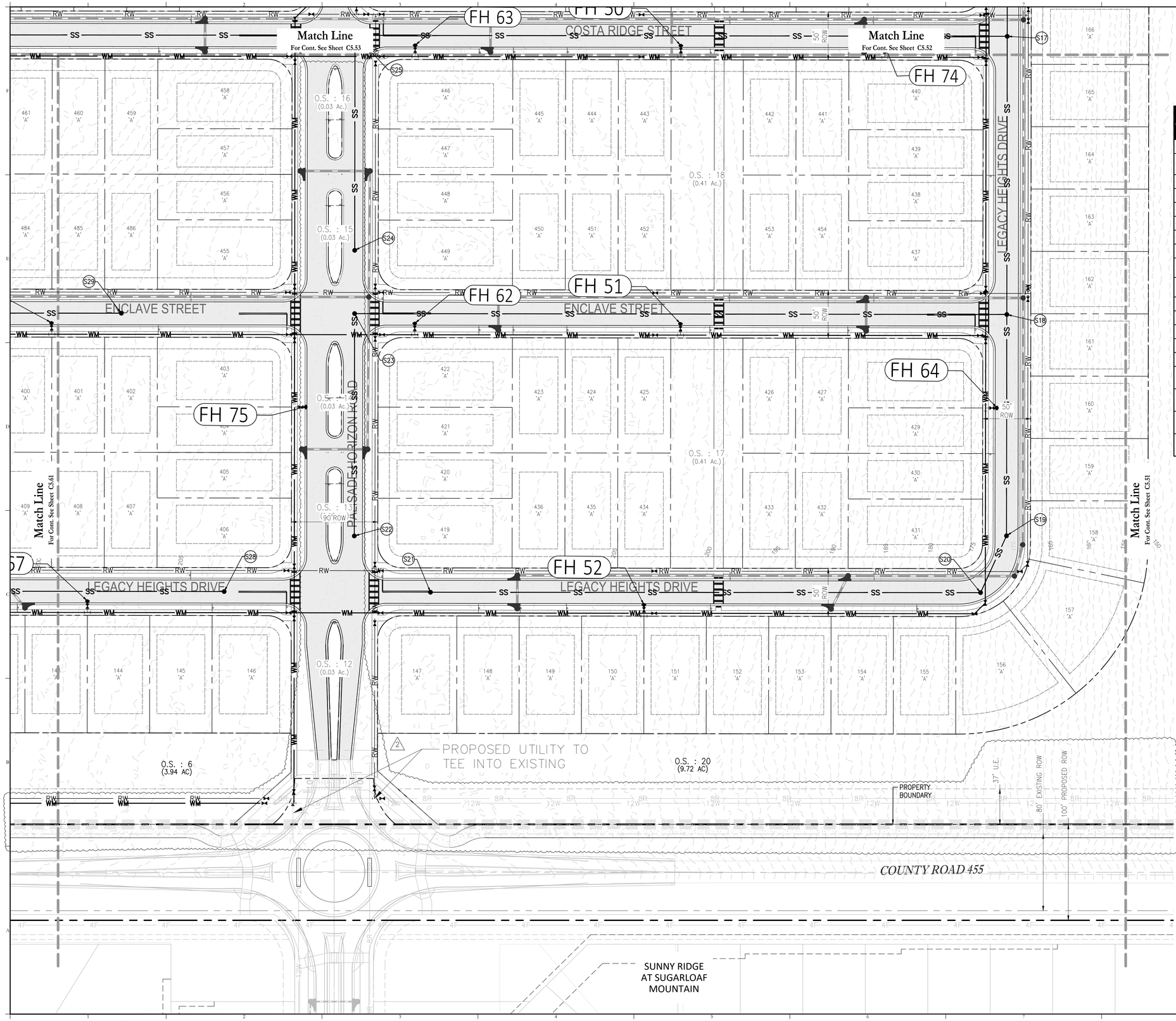
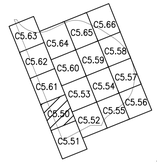



25 0 50 100

SCALE IN FEET

TYP. – ALL UTILITY PLANS




Consultant:

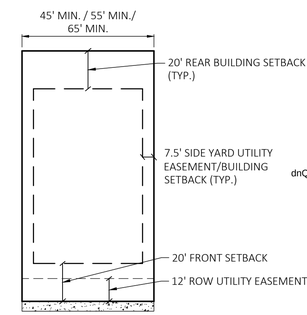
## Utility Legend

| Existing | Utility Type | Proposed |
|---|---|---|
| WM WM | WATER MAIN (WM) | 8W |
| RW RW | RECLAIM WATER MAIN (RW) | 6R |
| SS SS | SANITARY SEWER (SS) | |
| FM FM | FORCE MAIN (FM) | 6F |
| EL EL | ELECTRIC (EL) | N/A |
| GAS | GAS | N/A |
| FO FO | FIBER OPTIC (FO) | N/A |
| N/A | WATER SERVICE | |
| N/A | RECLAIM WATER SERVICE | |
| N/A | SANITARY SEWER LATERAL | |
| N/A | GATE VALVE (G.V.) | |
| N/A | PLUG VALVE | |
| N/A | TEE | |
| N/A | BEND | |
| N/A | REDUCER (RED.) | |
| N/A | AIR RELEASE VALVE | ARV |
| N/A | BLOW-OFF VALVE | 8W |
| N/A | FIRE HYDRANT | |
| N/A | BT SAMPLE POINT | 1 |

NOTES:

1. PROVIDE MINIMUM HORIZONTAL SEPARATION DISTANCES BETWEEN ALL WATER, REUSE, AND WASTEWATER MAINS AND STORM INLETS/STRUCTURES.
2. AT THE TIME OF PLATTING A 12' WIDE UTILITY EASEMENT WILL BE PROVIDED ADJACENT TO ALL RIGHT-OF-WAY.
3. A BLUE REFLECTOR SHALL BE PLACED IN FRONT OF EACH FIRE HYDRANT IN THE CENTER OF THE NEAREST TRAVEL LANE.
4. PIPE JOINT DEFLECTION FOR THE WATER LINE IS PERMITTED WITHIN 75% OF THE MANUFACTURER'S RECOMMENDED JOINT DEFLECTION. DEFLECTIONS GREATER THAN PERMITTED SHALL BE ACCOMPLISHED BY FITTINGS ONLY. IN ANY CASE, MAINS SHALL NOT BE BENT.
5. CONTRACTOR SHALL FIELD VERIFY ALL WATER MAIN AND FORCEMAIN POINTS OF CONNECTION FOR LOCATION, SIZE, AND PRESSURE.
6. THE PROVIDED FIRE FLOW SHALL BE IN CONFORMANCE WITH FLORIDA BUILDING CODE 2010 AND FLORIDA FIRE PREVENTION CODE. CHAPTER 18 OF THE FLORIDA FIRE PREVENTION CODE, SECTION 18.4.5.1 STATES THAT FOR RESIDENTIAL DWELLINGS 5,000 S.F. OR LESS THE FIRE FLOW DEMAND IS 1,000 GPM. FOR UNITS IN EXCESS OF 5,000 S.F. UP TO 22,700 S.F. THE FIRE FLOW DEMAND IS 1,500 GPM. IF UNITS INCLUDE AN AUTOMATIC SPRINKLER SYSTEM, A 50% CREDIT OF DEMAND REQUIREMENT WILL BE GIVEN.
7. UTILITY SYMBOLS ARE GRAPHICAL REPRESENTATIONS OF PROVIDED FACILITIES AND SHALL BE INSTALLED PER THE UTILITY PROVIDER'S STANDARD DETAILS AND SPECIFICATIONS, LATEST EDITION.
8. FIRE HYDRANTS SHALL BE LOCATED 3'-5' BEHIND BACK OF CURB.
9. UTILITY SYMBOLS ARE GRAPHICAL REPRESENTATIONS OF PROPOSED FACILITIES AND SHALL BE INSTALLED PER THE UTILITY PROVIDER'S STANDARD DETAILS AND SPECIFICATIONS, LATEST EDITION.
10. ALL VALVES ARE TO BE LOCATED WITHIN CLOSE PROXIMITY OF TEE/CROSS WHENEVER POSSIBLE (WITHIN 24" PREFERRED). VALVES ARE NOT TO BE LOCATED WITHIN DETECTABLE WARNING MAT, SIDEWALK RAMP, OR CURB. CONTRACTOR TO COORDINATE FINAL VALVE LOCATION WITH CITY MINNEOLA INSPECTOR PRIOR TO INSTALLATION.
11. ALL POTABLE & RECLAIM PIPING UNDER PAVEMENT SHALL BE DUCTILE IRON PIPING

1 TYP. – ALL UTILITY PLANS




TYPICAL UTILITY EASEMENT LAYOUT

N.T.S.

| NO. | DATE: | DESCRIPTIONS: |
|---|---|---|
| 02 | 03/06/26 | RESUBMITTAL TO CITY OF MINNEOLA |
| 01 | 11/18/25 | RESUBMITTAL TO CITY OF MINNEOLA |
| | 08/01/25 | SUBMIT TO CITY OF MINNEOLA |

SUBMISSIONS/REVISIONS

| | |
|---|---|
| VERTICAL DATUM: | NAVD 88 |
| JOB NO.: | 25-025 |
| DESIGNED BY: | ER |
| DRAWN BY: | ER |
| CHECKED BY: | ER |
| APPROVED BY: | MDS |
| SCALE IN FEET: | 1" = 50' |

Project Name:

**SUGARLOAF MOUNTAIN PUD PARCEL A - PODSA1, A2, & A3 THE PROMINENCE AT SUGARLOAF PRELIMINARY PLAT**

Jurisdiction:

CITY OF MINNEOLA, FL

Sheet Title:

**UTILITY PLAN**

Sheet No.:

**C5.50**

Seal:

MARC DANIEL STEHLI LICENSE No. STATE OF FLORIDA PROFESSIONAL ENGINEER

MARC DANIEL STEHLI P.E. NO. 0052781

DATE: March 6, 2026

DN: 2.5.4.65=Marc Daniel Stehli, dnQualifier=A01410D000001AA7E033DC0027AE A4,O=Florida, C=US
Date: 2026.03.09 13:23:13-04'00'

This item has been electronically signed and sealed by Marc Daniel Stehli on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

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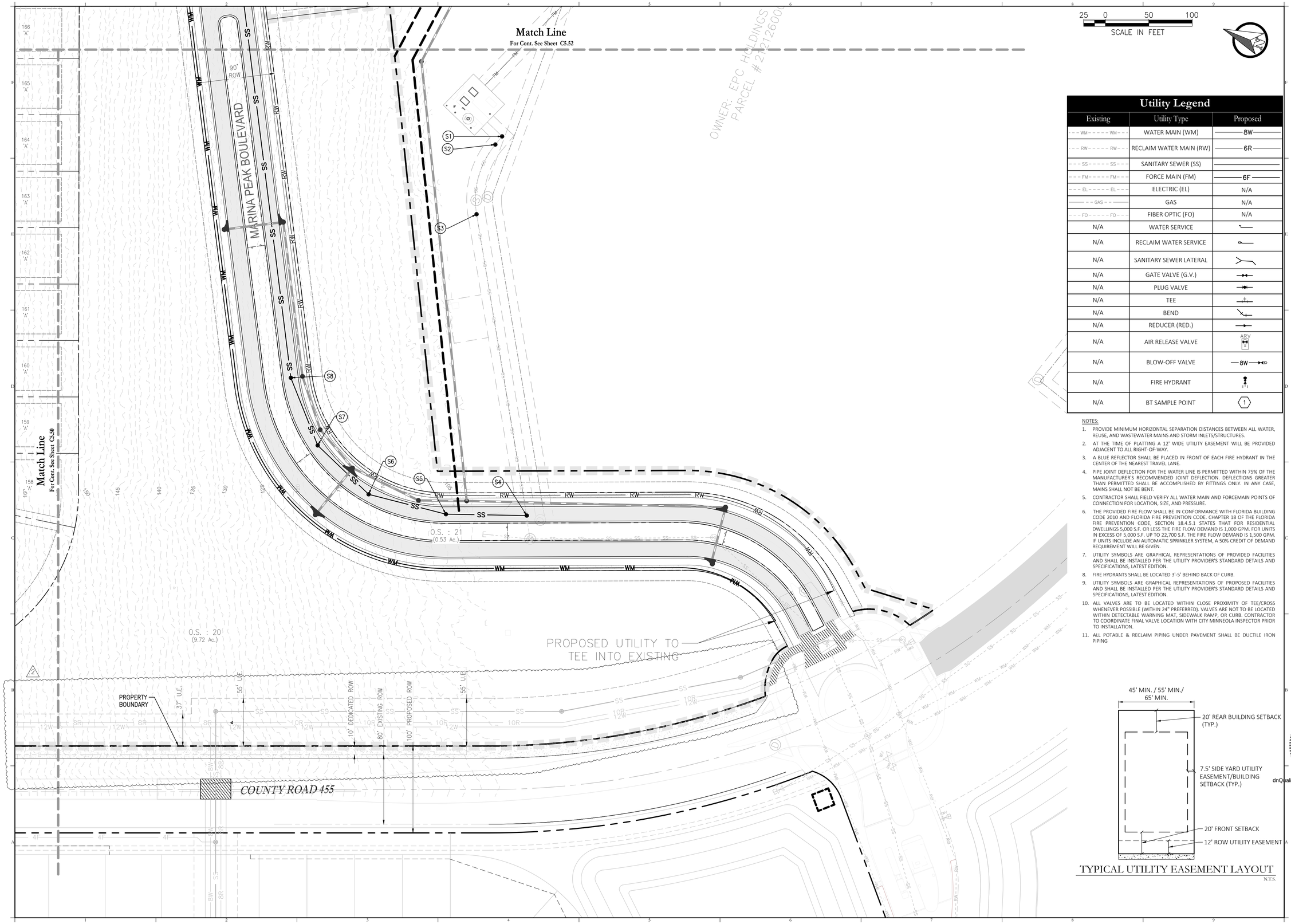
**Poulos & Bennett, LLC**
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567


C:\24-0355\1-PRELIMINARY PLAT\2-PLAN SHEETS\24-0355-UTILITY




25 0 50 100
SCALE IN FEET

## Utility Legend

| Existing | Utility Type | Proposed |
|---|---|---|
| WM | WATER MAIN (WM) | 8W |
| RW | RECLAIM WATER MAIN (RW) | 6R |
| SS | SANITARY SEWER (SS) | |
| FM | FORCE MAIN (FM) | 6F |
| EL | ELECTRIC (EL) | N/A |
| GAS | GAS | N/A |
| FO | FIBER OPTIC (FO) | N/A |
| N/A | WATER SERVICE | |
| N/A | RECLAIM WATER SERVICE | |
| N/A | SANITARY SEWER LATERAL | |
| N/A | GATE VALVE (G.V.) | |
| N/A | PLUG VALVE | |
| N/A | TEE | |
| N/A | BEND | |
| N/A | REDUCER (RED.) | |
| N/A | AIR RELEASE VALVE | ARV |
| N/A | BLOW-OFF VALVE | 8W |
| N/A | FIRE HYDRANT | |
| N/A | BT SAMPLE POINT | 1 |

NOTES:

1. PROVIDE MINIMUM HORIZONTAL SEPARATION DISTANCES BETWEEN ALL WATER, REUSE, AND WASTEWATER MAINS AND STORM INLETS/STRUCTURES.
2. AT THE TIME OF PLATTING A 12' WIDE UTILITY EASEMENT WILL BE PROVIDED ADJACENT TO ALL RIGHT-OF-WAY.
3. A BLUE REFLECTOR SHALL BE PLACED IN FRONT OF EACH FIRE HYDRANT IN THE CENTER OF THE NEAREST TRAVEL LANE.
4. PIPE JOINT DEFLECTION FOR THE WATER LINE IS PERMITTED WITHIN 75% OF THE MANUFACTURER'S RECOMMENDED JOINT DEFLECTION. DEFLECTIONS GREATER THAN PERMITTED SHALL BE ACCOMPLISHED BY FITTINGS ONLY. IN ANY CASE, MAINS SHALL NOT BE BENT.
5. CONTRACTOR SHALL FIELD VERIFY ALL WATER MAIN AND FORCEMAIN POINTS OF CONNECTION FOR LOCATION, SIZE, AND PRESSURE.
6. THE PROVIDED FIRE FLOW SHALL BE IN CONFORMANCE WITH FLORIDA BUILDING CODE 2010 AND FLORIDA FIRE PREVENTION CODE. CHAPTER 18 OF THE FLORIDA FIRE PREVENTION CODE, SECTION 18.4.5.1 STATES THAT FOR RESIDENTIAL DWELLINGS 5,000 S.F. OR LESS THE FIRE FLOW DEMAND IS 1,000 GPM. FOR UNITS IN EXCESS OF 5,000 S.F. UP TO 22,700 S.F. THE FIRE FLOW DEMAND IS 1,500 GPM. IF UNITS INCLUDE AN AUTOMATIC SPRINKLER SYSTEM, A 50% CREDIT OF DEMAND REQUIREMENT WILL BE GIVEN.
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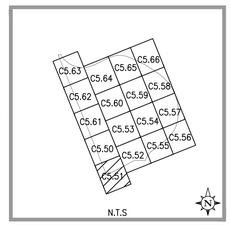
TYPICAL UTILITY EASEMENT LAYOUT
N.T.S.

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| SCALE IN FEET: | 1" = 50' |

Project Name:

**SUGARLOAF MOUNTAIN PUD PARCEL A - PODSA1, A2, & A3 THE PROMINENCE AT SUGARLOAF PRELIMINARY PLAT**

Jurisdiction:

CITY OF MINNEOLA, FL

Sheet Title:

**UTILITY PLAN**

Sheet No.:

**C5.51**

Seal:

MARC DANIEL STEHLI
LICENSE
No. 65278
STATE OF FLORIDA

MARC DANIEL STEHLI
P.E. NO. 0652781
DATE: March 6, 2026

dnQualifier=A01410D000001A1AE033DC0027AE
A4,O=Florida, C=US
Date: 2026.03.09 13:23:15-04'00'

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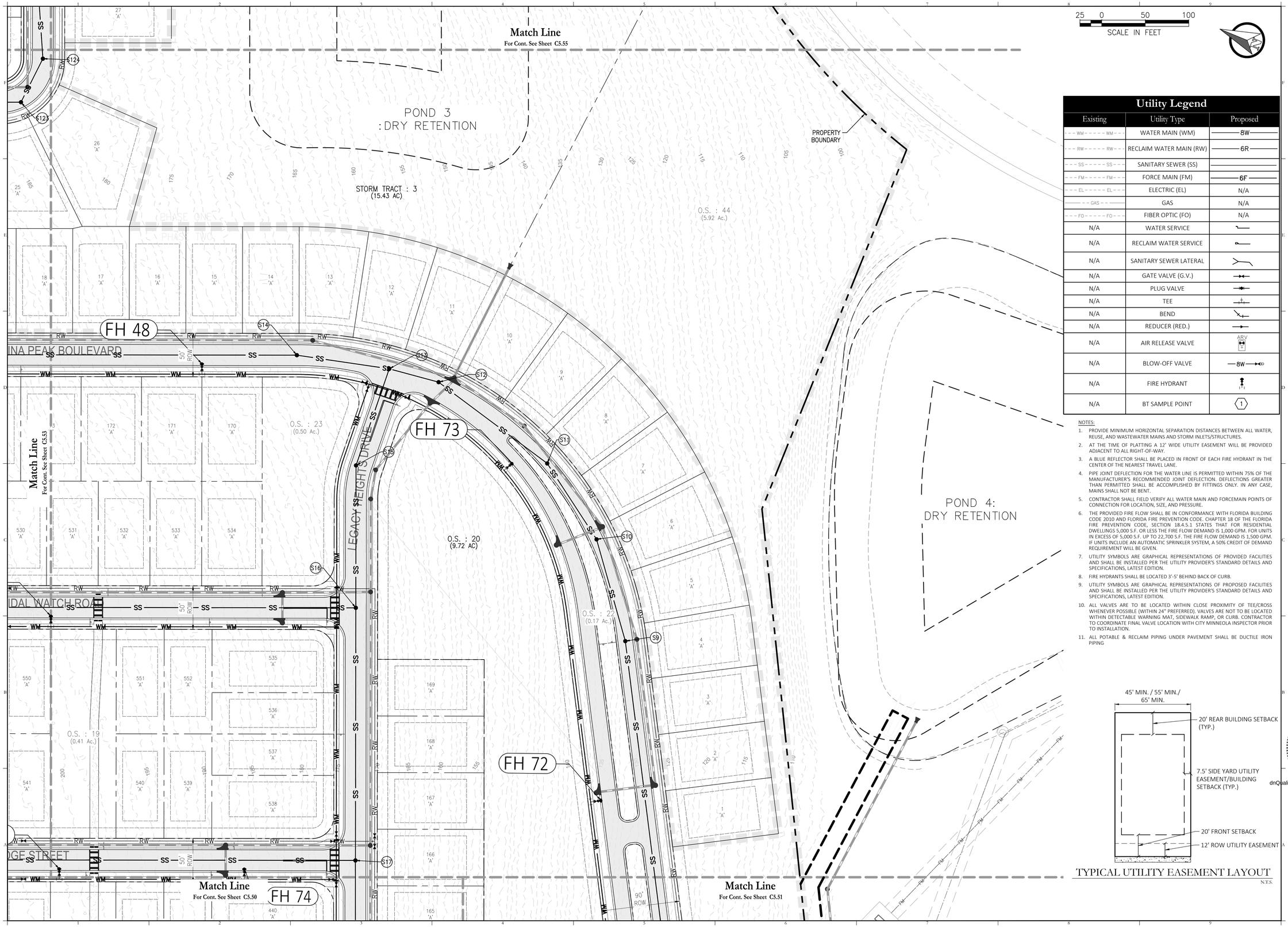
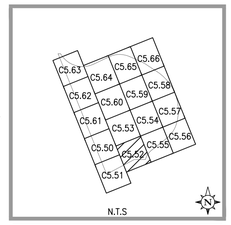
G:\24-0355\1-PRELIMINARY PLAT\2-PLAN SHEETS\24-0355-UTILITY




## Utility Legend

| Existing | Utility Type | Proposed |
|---|---|---|
| WM WM | WATER MAIN (WM) | 8W |
| RW RW | RECLAIM WATER MAIN (RW) | 6R |
| SS SS | SANITARY SEWER (SS) | |
| FM FM | FORCE MAIN (FM) | 6F |
| EL EL | ELECTRIC (EL) | N/A |
| GAS | GAS | N/A |
| FO FO | FIBER OPTIC (FO) | N/A |
| N/A | WATER SERVICE | |
| N/A | RECLAIM WATER SERVICE | |
| N/A | SANITARY SEWER LATERAL | |
| N/A | GATE VALVE (G.V.) | |
| N/A | PLUG VALVE | |
| N/A | TEE | |
| N/A | BEND | |
| N/A | REDUCER (RED.) | |
| N/A | AIR RELEASE VALVE | ARV |
| N/A | BLOW-OFF VALVE | 8W |
| N/A | FIRE HYDRANT | |
| N/A | BT SAMPLE POINT | 1 |

NOTES:

1. PROVIDE MINIMUM HORIZONTAL SEPARATION DISTANCES BETWEEN ALL WATER, REUSE, AND WASTEWATER MAINS AND STORM INLETS/STRUCTURES.
2. AT THE TIME OF PLATTING A 12' WIDE UTILITY EASEMENT WILL BE PROVIDED ADJACENT TO ALL RIGHT-OF-WAY.
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TYPICAL UTILITY EASEMENT LAYOUT
N.T.S.

Consultant:

| NO. | DATE: | DESCRIPTIONS: |
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| | |
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| VERTICAL DATUM: | NAVD 88 |
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| DESIGNED BY: | ER |
| DRAWN BY: | ER |
| CHECKED BY: | ER |
| APPROVED BY: | MDS |
| SCALE IN FEET: | 1" = 50' |

Project Name:

**SUGARLOAF MOUNTAIN PUD PARCEL A - PODSA1, A2, & A3 THE PROMINENCE AT SUGARLOAF PRELIMINARY PLAT**

Jurisdiction:

CITY OF MINNEOLA, FL

Sheet Title:

**UTILITY PLAN**

Sheet No.:

**C5.52**

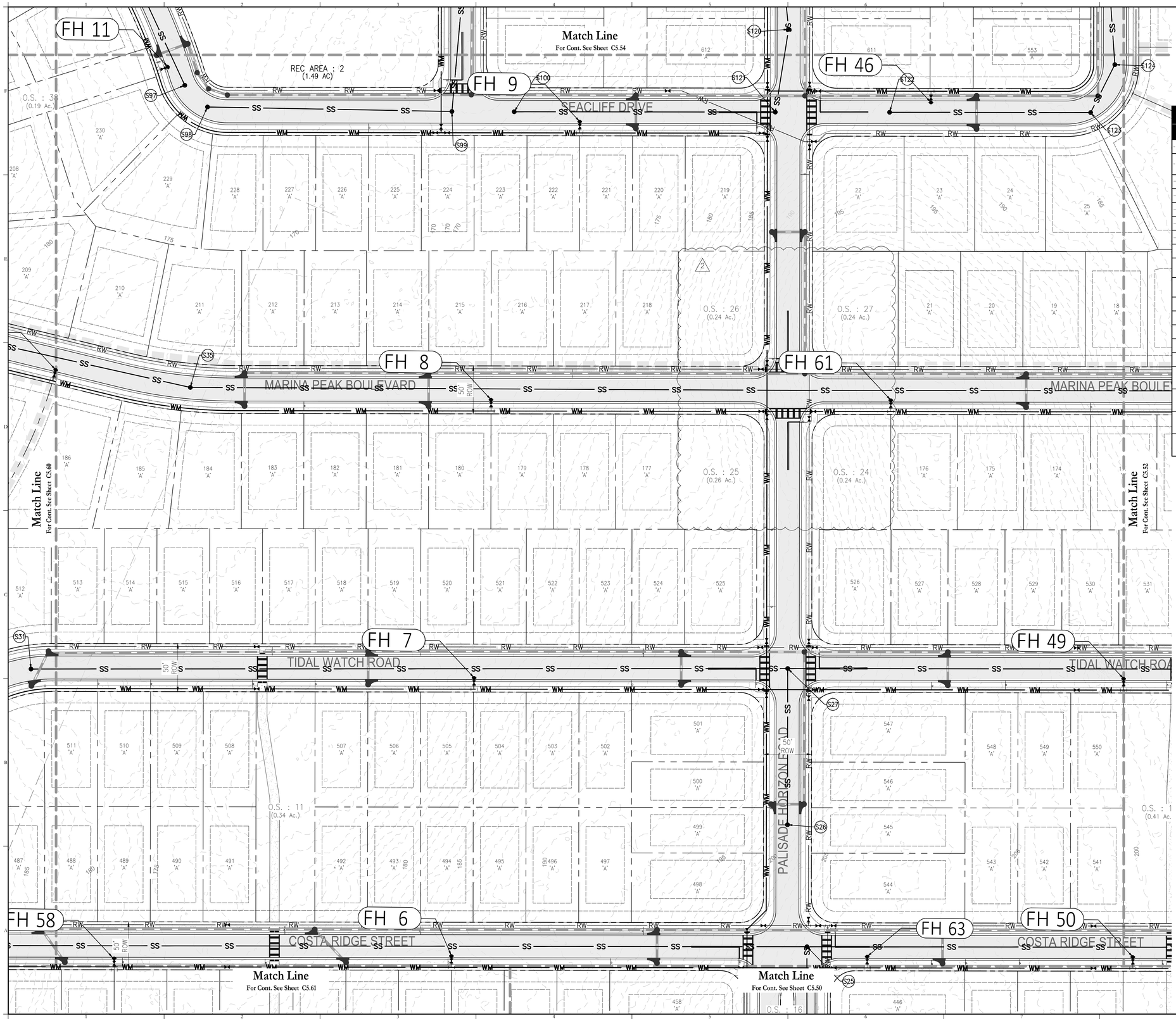
Seal:

MARC DANIEL STEHLI LICENSE No. 0052781 STATE OF FLORIDA PROFESSIONAL ENGINEER

MARC DANIEL STEHLI
P.E. NO. 0052781

DATE: March 6, 2026

DN: 2.16.840.1.113883.3.1.1.1

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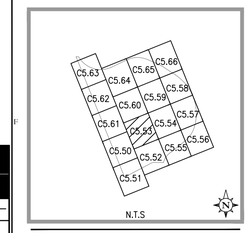
SCALE IN FEET




## Utility Legend

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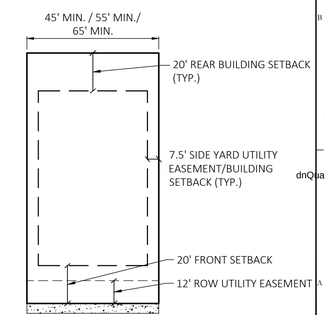


TYPICAL UTILITY EASEMENT LAYOUT
N.T.S.

Consultant:

| NO. | DATE: | DESCRIPTIONS: |
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Project Name:

**SUGARLOAF MOUNTAIN PUD PARCEL A - PODSA1, A2, & A3**
**THE PROMINENCE AT SUGARLOAF PRELIMINARY PLAT**

Jurisdiction:

CITY OF MINNEOLA, FL

Sheet Title:

**UTILITY PLAN**

Sheet No.:

**C5.53**

Seal:

MARC DANIEL STEHLI LICENSE No. 0052781 STATE OF FLORIDA

MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: March 6, 2026

DN: 2N=Marc D Stehli, dnQualifier=A01410D000001933AFE033DC00027AE A4,O=Florida, C=US
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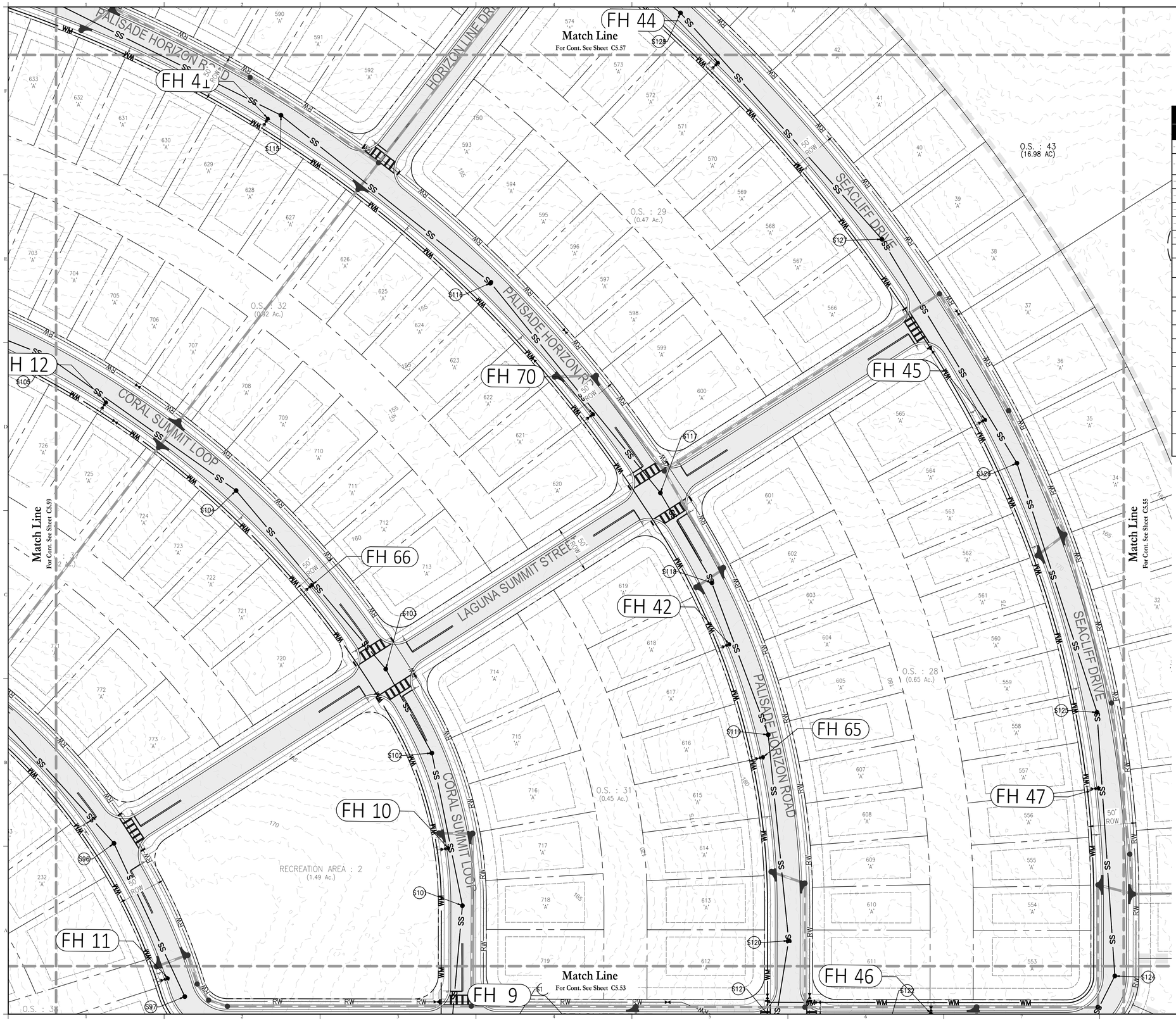
G:\24-0355\1-PRELIMINARY PLAT\2-PLAN SHEETS\24-0355-UTILITY

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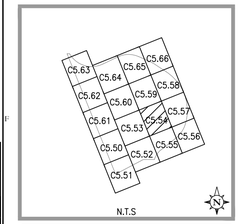


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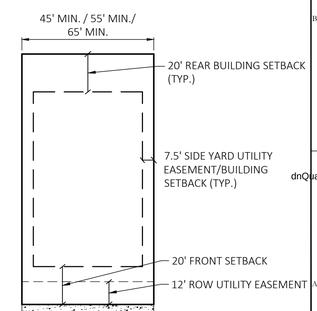


TYPICAL UTILITY EASEMENT LAYOUT
N.T.S.

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**SUGARLOAF MOUNTAIN PUD PARCEL A - PODSA1, A2, & A3 THE PROMINENCE AT SUGARLOAF PRELIMINARY PLAT**

Jurisdiction:

CITY OF MINNEOLA, FL

Sheet Title:

**UTILITY PLAN**

Sheet No.:

**C5.54**

Seal:

MARC DANIEL STEHLI LICENSE No. 0052781 STATE OF FLORIDA

MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: March 6, 2026

Digitally signed by Marc Daniel Stehli
DN: cn=Marc Daniel Stehli, dnQualifier=A01410D000001938AFE033DC0027AE, A4,O=Florida, C=US
Date: 2026.03.09 13:23:23-04'00'

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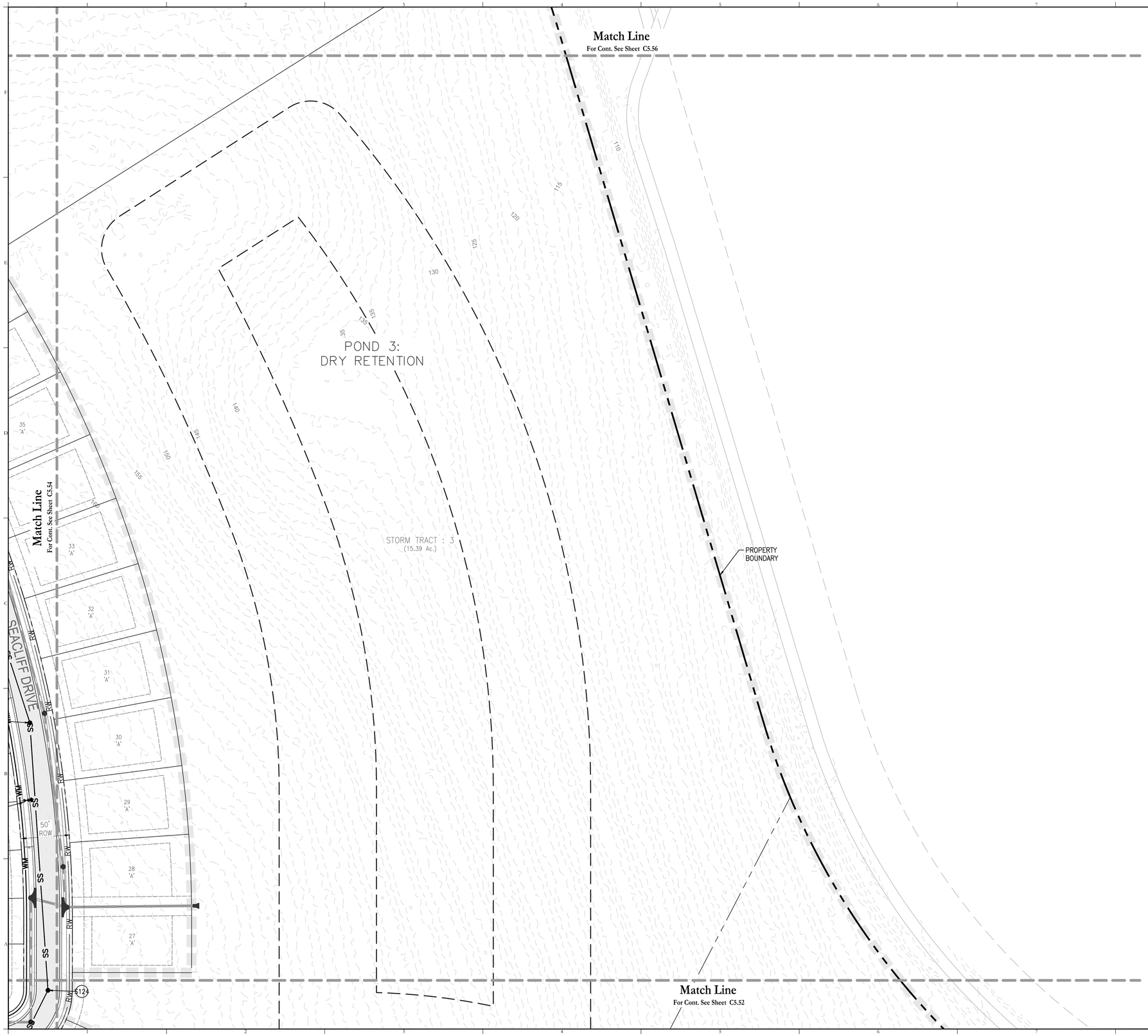
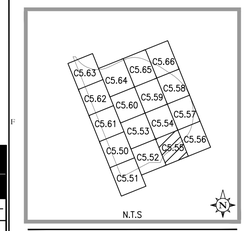
G:\24-0355\1-PRELIMINARY PLAT\2-PLAN SHEETS\24-0355-UTILITY




## Utility Legend

| Existing | Utility Type | Proposed |
|---|---|---|
| WM | WATER MAIN (WM) | 8W |
| RW | RECLAIM WATER MAIN (RW) | 6R |
| SS | SANITARY SEWER (SS) | |
| FM | FORCE MAIN (FM) | 6F |
| EL | ELECTRIC (EL) | N/A |
| GAS | GAS | N/A |
| FO | FIBER OPTIC (FO) | N/A |
| N/A | WATER SERVICE | |
| N/A | RECLAIM WATER SERVICE | |
| N/A | SANITARY SEWER LATERAL | |
| N/A | GATE VALVE (G.V.) | |
| N/A | PLUG VALVE | |
| N/A | TEE | |
| N/A | BEND | |
| N/A | REDUCER (RED.) | |
| N/A | AIR RELEASE VALVE | ARV |
| N/A | BLOW-OFF VALVE | 8W |
| N/A | FIRE HYDRANT | |
| N/A | BT SAMPLE POINT | 1 |

NOTES:

1. PROVIDE MINIMUM HORIZONTAL SEPARATION DISTANCES BETWEEN ALL WATER, REUSE, AND WASTEWATER MAINS AND STORM INLETS/STRUCTURES.
2. AT THE TIME OF PLATTING A 12' WIDE UTILITY EASEMENT WILL BE PROVIDED ADJACENT TO ALL RIGHT-OF-WAY.
3. A BLUE REFLECTOR SHALL BE PLACED IN FRONT OF EACH FIRE HYDRANT IN THE CENTER OF THE NEAREST TRAVEL LANE.
4. PIPE JOINT DEFLECTION FOR THE WATER LINE IS PERMITTED WITHIN 75% OF THE MANUFACTURER'S RECOMMENDED JOINT DEFLECTION. DEFLECTIONS GREATER THAN PERMITTED SHALL BE ACCOMPLISHED BY FITTINGS ONLY. IN ANY CASE, MAINS SHALL NOT BE BENT.
5. CONTRACTOR SHALL FIELD VERIFY ALL WATER MAIN AND FORCEMAIN POINTS OF CONNECTION FOR LOCATION, SIZE, AND PRESSURE.
6. THE PROVIDED FIRE FLOW SHALL BE IN CONFORMANCE WITH FLORIDA BUILDING CODE 2010 AND FLORIDA FIRE PREVENTION CODE. CHAPTER 18 OF THE FLORIDA FIRE PREVENTION CODE, SECTION 18.4.5.1 STATES THAT FOR RESIDENTIAL DWELLINGS 5,000 S.F. OR LESS THE FIRE FLOW DEMAND IS 1,000 GPM. FOR UNITS IN EXCESS OF 5,000 S.F. UP TO 22,700 S.F. THE FIRE FLOW DEMAND IS 1,500 GPM. IF UNITS INCLUDE AN AUTOMATIC SPRINKLER SYSTEM, A 50% CREDIT OF DEMAND REQUIREMENT WILL BE GIVEN.
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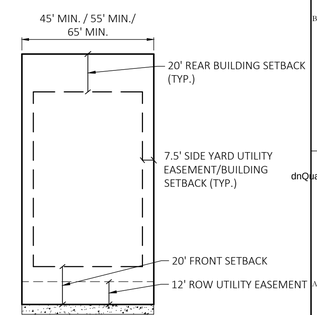


TYPICAL UTILITY EASEMENT LAYOUT
N.T.S.

Consultant:

| NO. | DATE: | DESCRIPTIONS: |
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| 02 | 03/06/26 | RESUBMITTAL TO CITY OF MINNEOLA |
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SUBMISSIONS/REVISIONS

| | |
|---|---|
| VERTICAL DATUM: | NAVD 88 |
| JOB NO.: | 25-025 |
| DESIGNED BY: | ER |
| DRAWN BY: | ER |
| CHECKED BY: | ER |
| APPROVED BY: | MDS |
| SCALE IN FEET: | 1" = 50' |

Project Name:

**SUGARLOAF MOUNTAIN PUD PARCEL A - PODSA1, A2, & A3**
**THE PROMINENCE AT SUGARLOAF PRELIMINARY PLAT**

Jurisdiction:

CITY OF MINNEOLA, FL

Sheet Title:

**UTILITY PLAN**

Sheet No.:

**C5.55**

Seal:

MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: March 6, 2026

DN: CN=Marc D Stehli, dnQualifier=A01410D0000018AFE033DC0027AE A4, O=Florida, C=US
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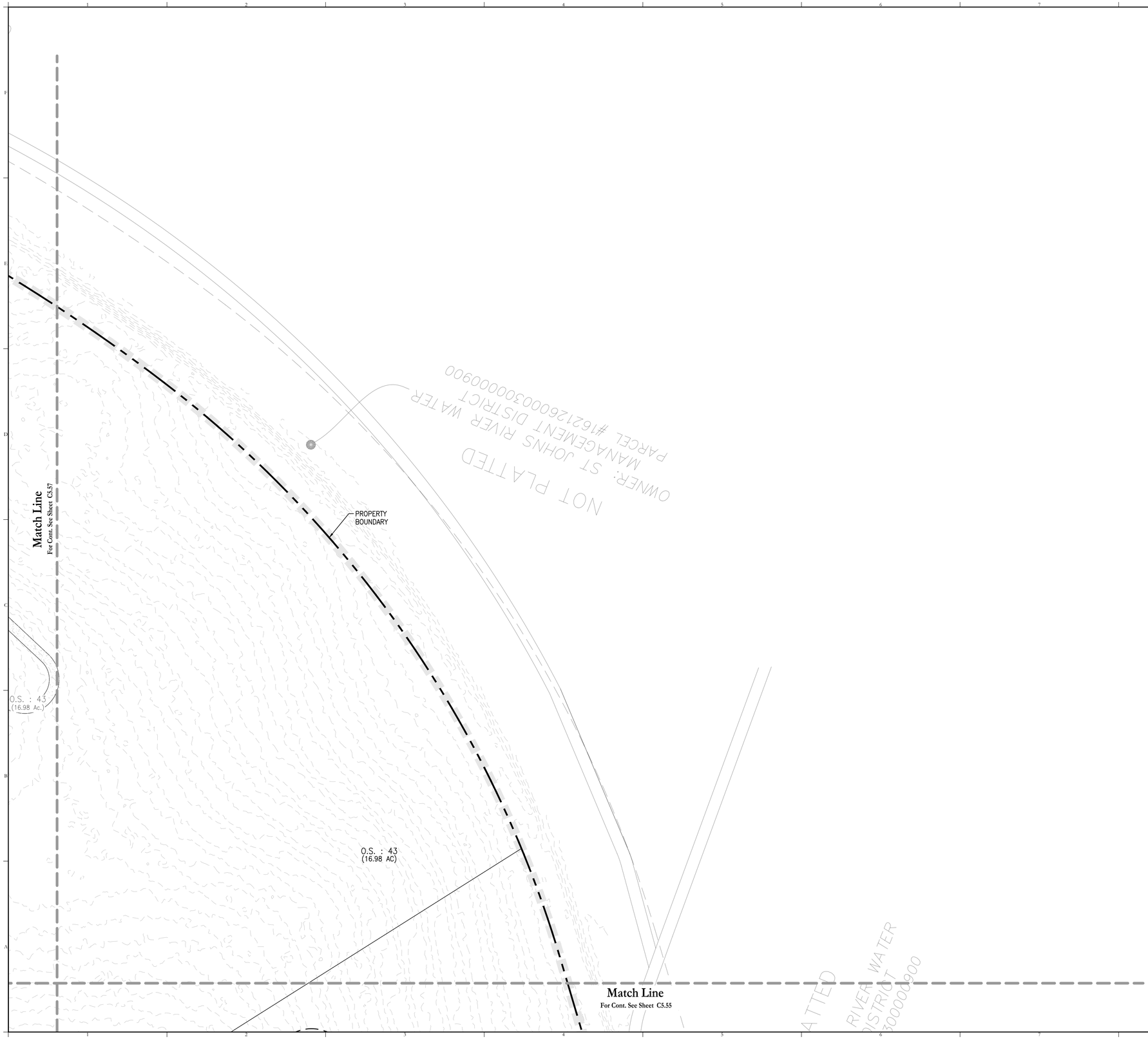


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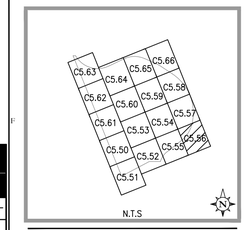
SCALE IN FEET

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| N/A | AIR RELEASE VALVE | ARV |
| N/A | BLOW-OFF VALVE | 8W |
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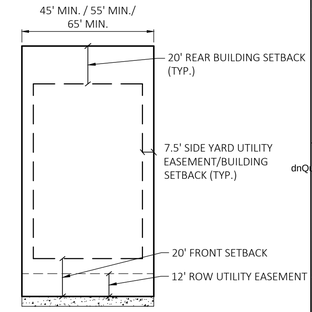


TYPICAL UTILITY EASEMENT LAYOUT
N.T.S.

Consultant:

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Project Name:

# SUGARLOAF MOUNTAIN PUD PARCEL A - PODSA1, A2, & A3 THE PROMINENCE AT SUGARLOAF PRELIMINARY PLAT

Jurisdiction:

CITY OF MINNEOLA, FL

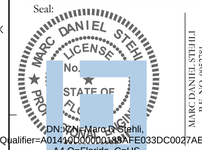
Sheet Title:

## UTILITY PLAN

Sheet No.:

**C5.56**

Seal:




MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: March 6, 2026

Digitally signed by Marc D Stehli
DN: C=US, E=marc.stehli@poulosandbennett.com, O=Florida, CN=Marc D Stehli, dnQualifier=A01410D0000018CAFE033DC0027AE
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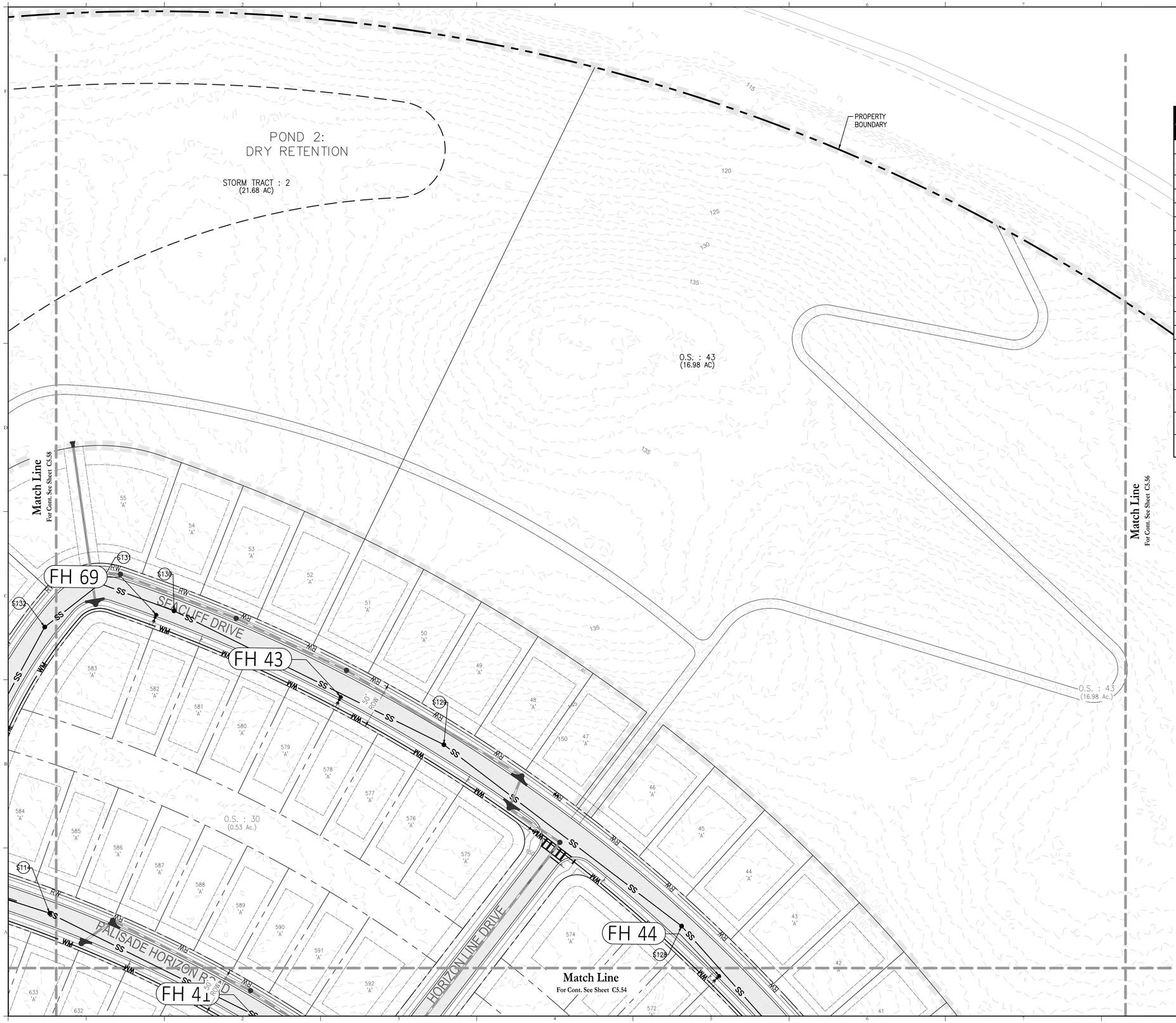


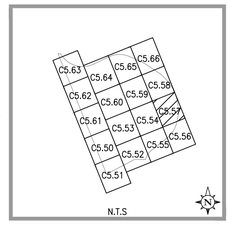


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| N/A | BEND | |
| N/A | REDUCER (RED.) | |
| N/A | AIR RELEASE VALVE | ARV |
| N/A | BLOW-OFF VALVE | 8W |
| N/A | FIRE HYDRANT | |
| N/A | BT SAMPLE POINT | 1 |

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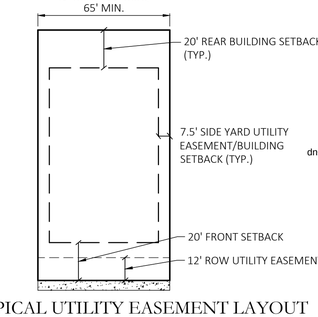


TYPICAL UTILITY EASEMENT LAYOUT
N.T.S.

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| SCALE IN FEET: | 1" = 50' |

Project Name:

**SUGARLOAF MOUNTAIN PUD PARCEL A - PODSA1, A2, & A3 THE PROMINENCE AT SUGARLOAF PRELIMINARY PLAT**

Jurisdiction:

CITY OF MINNEOLA, FL

Sheet Title:

**UTILITY PLAN**

Sheet No.:

**C5.57**

Seal:

MARC DANIEL STEHLI LICENSE No. STATE OF FLORIDA PROFESSIONAL ENGINEER

MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: March 6, 2026

CDN=Marc Daniel Stehli, dnQualifier=A01410D000001AAFED33DC0027AE A4,O=Florida, C=US
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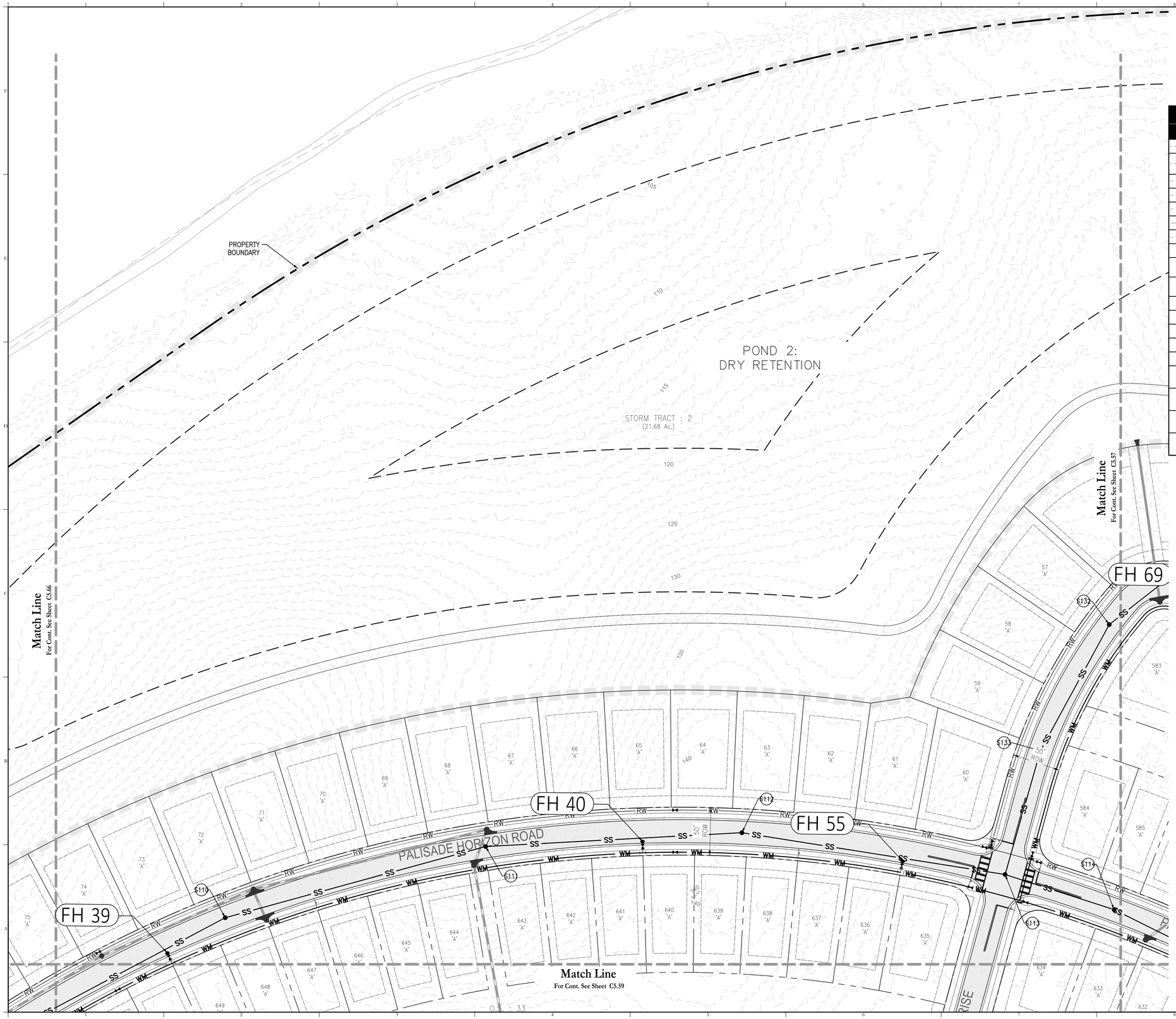


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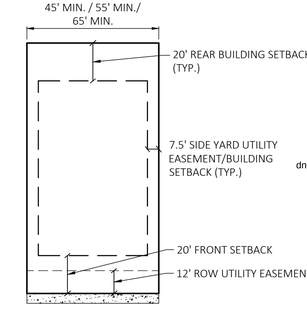


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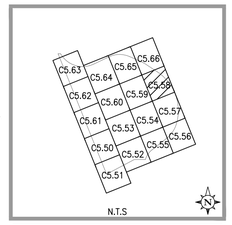


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Jurisdiction:

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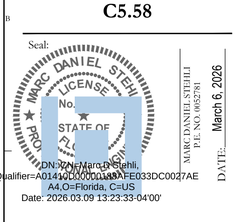
Sheet Title:

**UTILITY PLAN**

Sheet No.:

**C5.58**

Seal:

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**Poulos & Bennett, LLC**
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567


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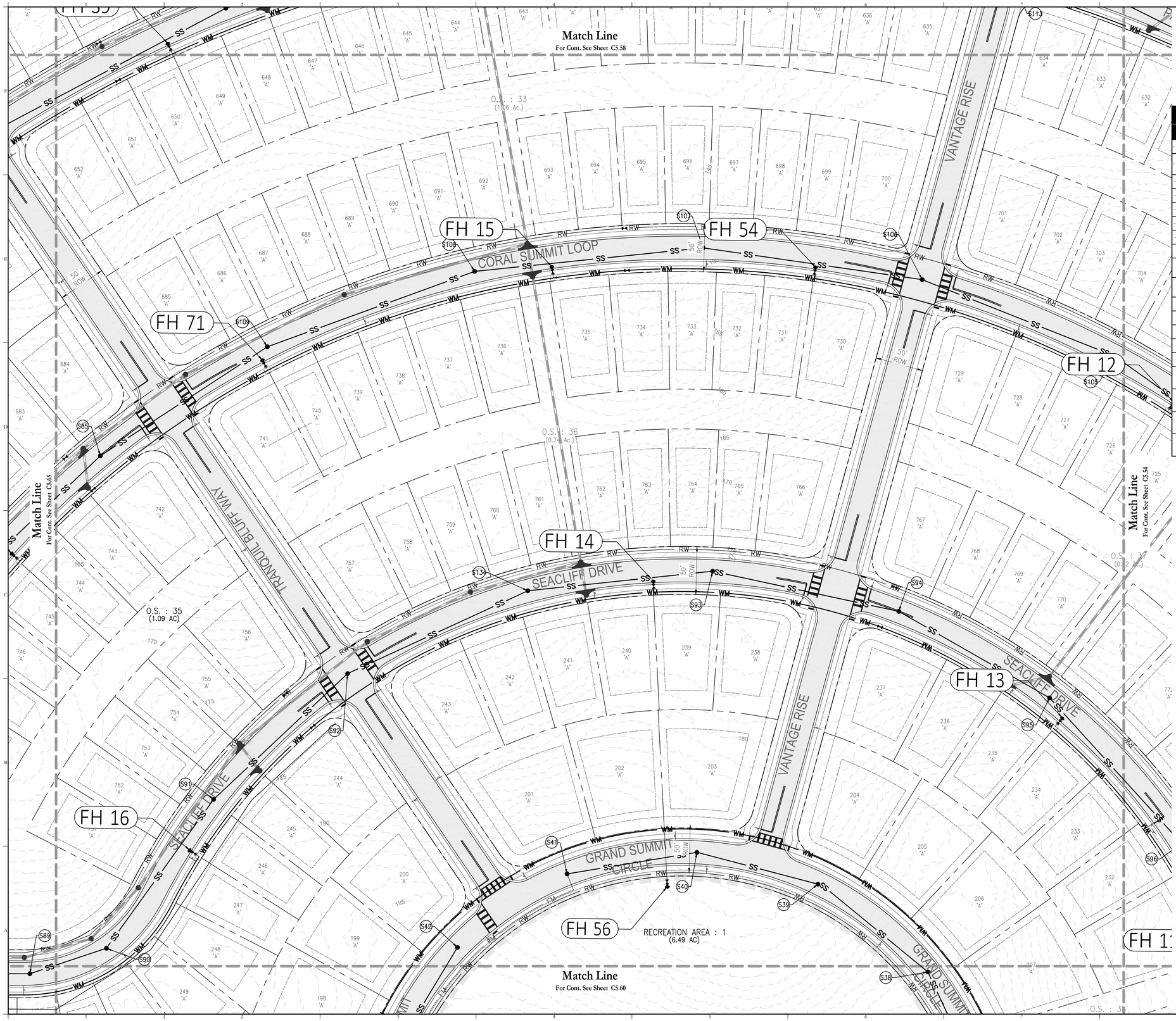


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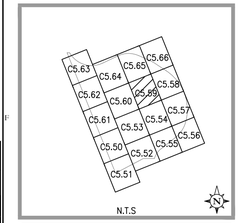
SCALE IN FEET




## Utility Legend

| Existing | Utility Type | Proposed |
|---|---|---|
| WM WM | WATER MAIN (WM) | 8W |
| RW RW | RECLAIM WATER MAIN (RW) | 6R |
| SS SS | SANITARY SEWER (SS) | |
| FM FM | FORCE MAIN (FM) | 6F |
| EL EL | ELECTRIC (EL) | N/A |
| GAS | GAS | N/A |
| FO FO | FIBER OPTIC (FO) | N/A |
| N/A | WATER SERVICE | |
| N/A | RECLAIM WATER SERVICE | |
| N/A | SANITARY SEWER LATERAL | |
| N/A | GATE VALVE (G.V.) | |
| N/A | PLUG VALVE | |
| N/A | TEE | |
| N/A | BEND | |
| N/A | REDUCER (RED.) | |
| N/A | AIR RELEASE VALVE | ARV |
| N/A | BLOW-OFF VALVE | 8W |
| N/A | FIRE HYDRANT | |
| N/A | BT SAMPLE POINT | 1 |

NOTES:

1. PROVIDE MINIMUM HORIZONTAL SEPARATION DISTANCES BETWEEN ALL WATER, REUSE, AND WASTEWATER MAINS AND STORM INLETS/STRUCTURES.
2. AT THE TIME OF PLATTING A 12' WIDE UTILITY EASEMENT WILL BE PROVIDED ADJACENT TO ALL RIGHT-OF-WAY.
3. A BLUE REFLECTOR SHALL BE PLACED IN FRONT OF EACH FIRE HYDRANT IN THE CENTER OF THE NEAREST TRAVEL LANE.
4. PIPE JOINT DEFLECTION FOR THE WATER LINE IS PERMITTED WITHIN 75% OF THE MANUFACTURER'S RECOMMENDED JOINT DEFLECTION. DEFLECTIONS GREATER THAN PERMITTED SHALL BE ACCOMPLISHED BY FITTINGS ONLY. IN ANY CASE, MAINS SHALL NOT BE BENT.
5. CONTRACTOR SHALL FIELD VERIFY ALL WATER MAIN AND FORCEMAIN POINTS OF CONNECTION FOR LOCATION, SIZE, AND PRESSURE.
6. THE PROVIDED FIRE FLOW SHALL BE IN CONFORMANCE WITH FLORIDA BUILDING CODE 2010 AND FLORIDA FIRE PREVENTION CODE, CHAPTER 18 OF THE FLORIDA FIRE PREVENTION CODE, SECTION 18.4.5.1 STATES THAT FOR RESIDENTIAL DWELLINGS 5,000 S.F. OR LESS THE FIRE FLOW DEMAND IS 1,000 GPM. FOR UNITS IN EXCESS OF 5,000 S.F. UP TO 22,700 S.F. THE FIRE FLOW DEMAND IS 1,500 GPM. IF UNITS INCLUDE AN AUTOMATIC SPRINKLER SYSTEM, A 50% CREDIT OF DEMAND REQUIREMENT WILL BE GIVEN.
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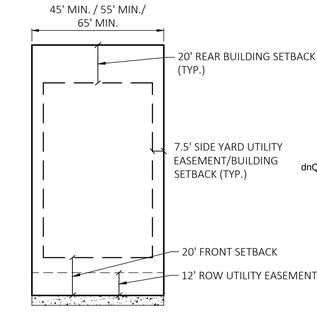
11. ALL POTABLE & RECLAIM PIPING UNDER PAVEMENT SHALL BE DUCTILE IRON PIPING




TYPICAL UTILITY EASEMENT LAYOUT
N.T.S.

Consultant:

| NO. | DATE: | DESCRIPTIONS: |
|---|---|---|
| 02 | 03/06/26 | RESUBMITTAL TO CITY OF MINNEOLA |
| 01 | 11/18/25 | RESUBMITTAL TO CITY OF MINNEOLA |
| | 08/01/25 | SUBMIT TO CITY OF MINNEOLA |

SUBMISSIONS/REVISIONS

| | |
|---|---|
| VERTICAL DATUM: | NAVD 88 |
| JOB NO.: | 25-025 |
| DESIGNED BY: | ER |
| DRAWN BY: | ER |
| CHECKED BY: | ER |
| APPROVED BY: | MDS |
| SCALE IN FEET: | 1" = 50' |

Project Name:

**SUGARLOAF MOUNTAIN PUD PARCEL A - PODSA1, A2, & A3 THE PROMINENCE AT SUGARLOAF PRELIMINARY PLAT**

Jurisdiction:

CITY OF MINNEOLA, FL

Sheet Title:

**UTILITY PLAN**

Sheet No.:

**C5.59**

Seal:

MARC DANIEL STEHLI LICENSE No. 0052781 STATE OF FLORIDA PROFESSIONAL ENGINEER

MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: March 6, 2026

DN: CN=Marc Daniel Stehli dnQualifier=A01410D000001933AFE033DC0027AE A4,O=Florida, C=US
Date: 2026.03.09 13:23:36-04'00'

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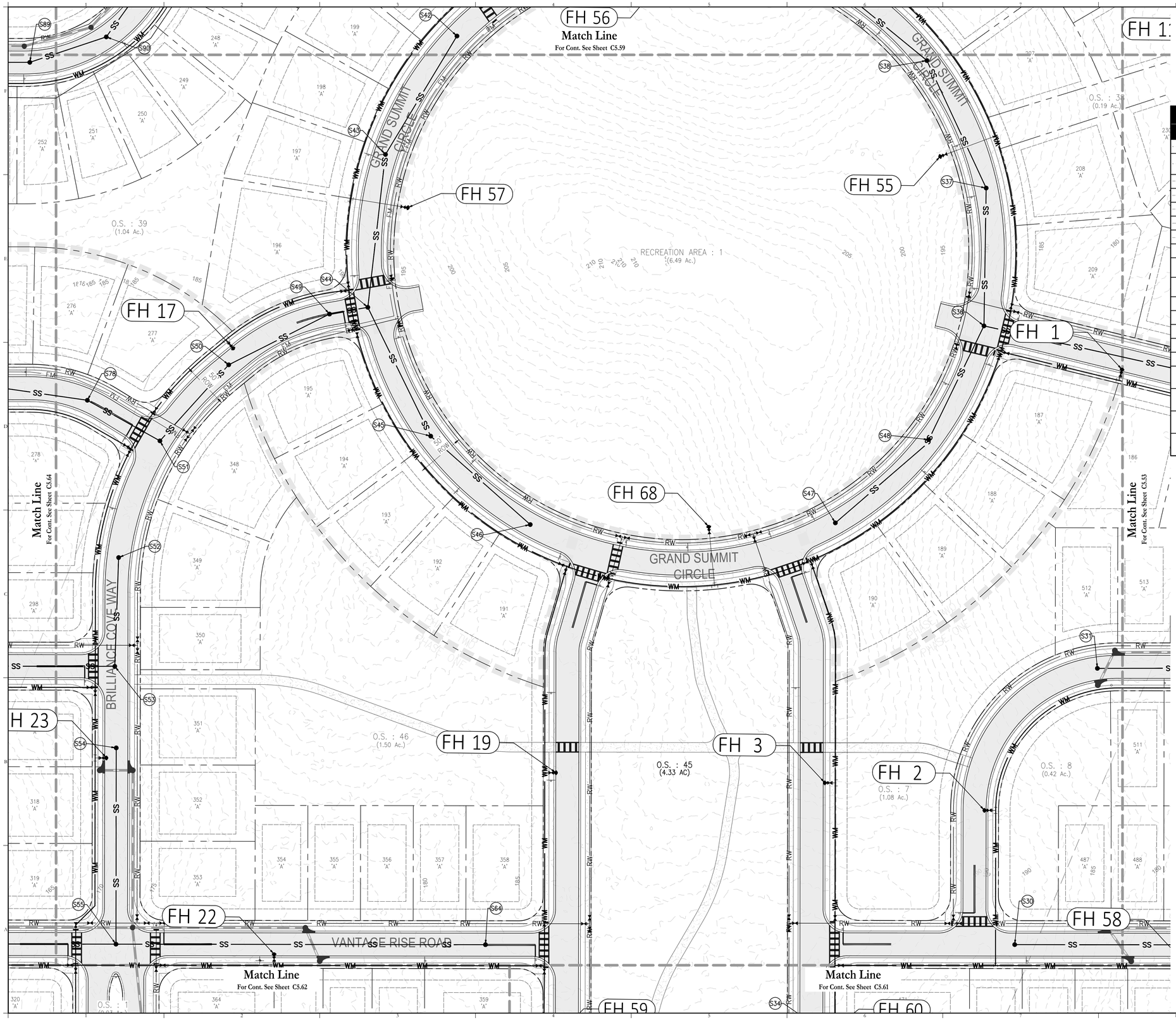


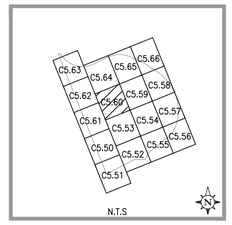


## Utility Legend

| Existing | Utility Type | Proposed |
|---|---|---|
| WM WM | WATER MAIN (WM) | 8W |
| RW RW | RECLAIM WATER MAIN (RW) | 6R |
| SS SS | SANITARY SEWER (SS) | |
| FM FM | FORCE MAIN (FM) | 6F |
| EL EL | ELECTRIC (EL) | N/A |
| GAS | GAS | N/A |
| FO FO | FIBER OPTIC (FO) | N/A |
| N/A | WATER SERVICE | |
| N/A | RECLAIM WATER SERVICE | |
| N/A | SANITARY SEWER LATERAL | |
| N/A | GATE VALVE (G.V.) | |
| N/A | PLUG VALVE | |
| N/A | TEE | |
| N/A | BEND | |
| N/A | REDUCER (RED.) | |
| N/A | AIR RELEASE VALVE | ARV |
| N/A | BLOW-OFF VALVE | 8W |
| N/A | FIRE HYDRANT | |
| N/A | BT SAMPLE POINT | 1 |

NOTES:

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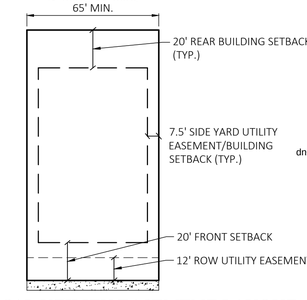


TYPICAL UTILITY EASEMENT LAYOUT
N.T.S.

Consultant:

| NO. | DATE: | DESCRIPTIONS: |
|---|---|---|
| 02 | 03/06/26 | RESUBMITTAL TO CITY OF MINNEOLA |
| 01 | 11/18/25 | RESUBMITTAL TO CITY OF MINNEOLA |
| | 08/01/25 | SUBMIT TO CITY OF MINNEOLA |

SUBMISSIONS/REVISIONS

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|---|---|
| VERTICAL DATUM: | NAVD 88 |
| JOB NO.: | 25-025 |
| DESIGNED BY: | ER |
| DRAWN BY: | ER |
| CHECKED BY: | ER |
| APPROVED BY: | MDS |
| SCALE IN FEET: | 1" = 50' |

Project Name:

**SUGARLOAF MOUNTAIN PUD PARCEL A - PODSA1, A2, & A3 THE PROMINENCE AT SUGARLOAF PRELIMINARY PLAT**

Jurisdiction:

CITY OF MINNEOLA, FL

Sheet Title:

**UTILITY PLAN**

Sheet No.:

**C5.60**

Seal:

MARC DANIEL STEHLI LICENSE No. 0052781 STATE OF FLORIDA PROFESSIONAL ENGINEER

MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: March 6, 2026

dnQualifier=A01410D000001938AFE033DC0027AE4A,O=Florida, C=US
Date: 2026.03.09 13:23:38-04'00'

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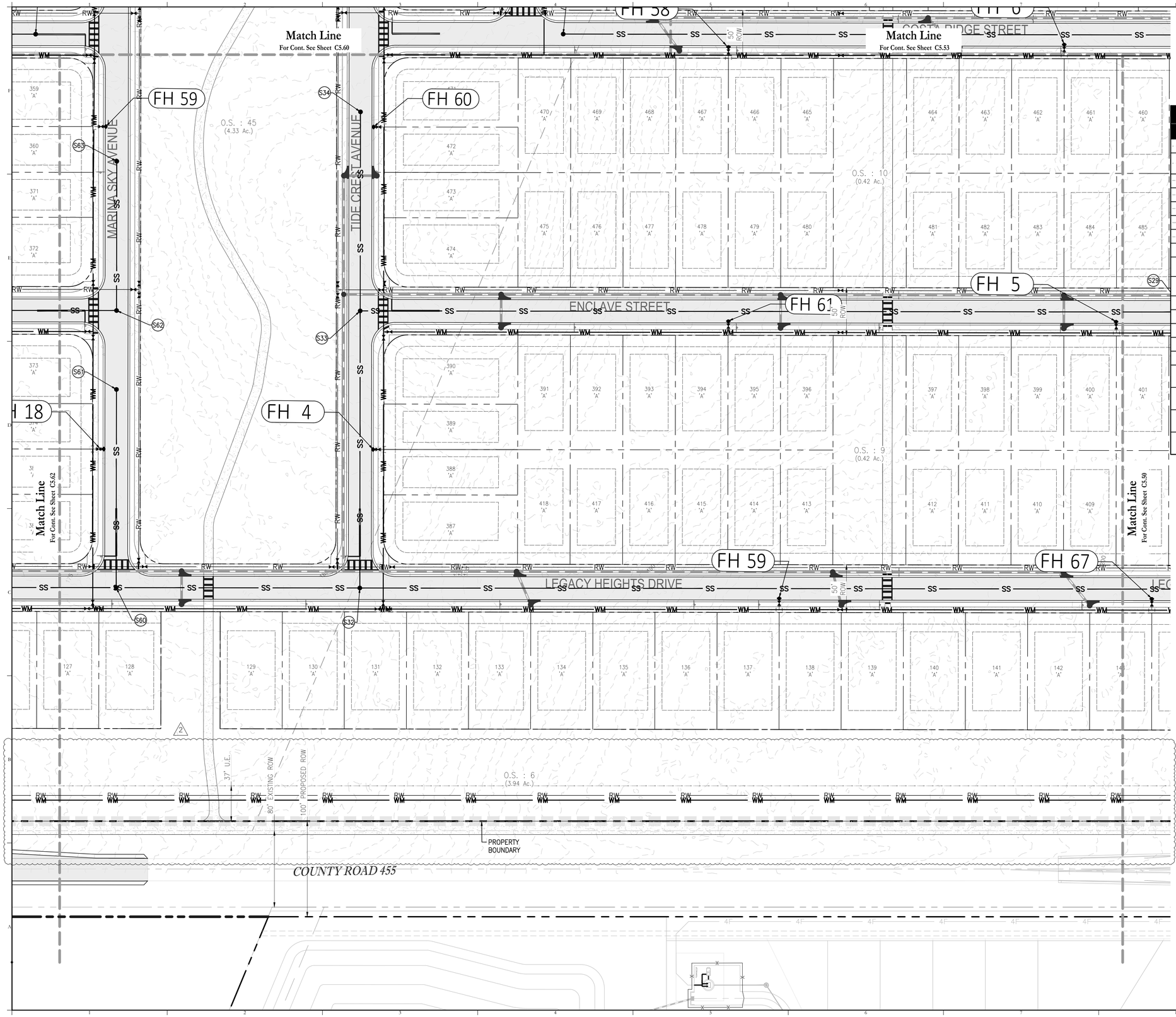


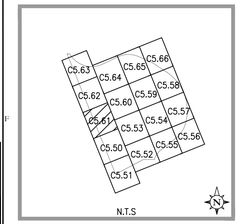


Consultant:

## Utility Legend

| Existing | Utility Type | Proposed |
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| EL EL | ELECTRIC (EL) | N/A |
| GAS | GAS | N/A |
| FO FO | FIBER OPTIC (FO) | N/A |
| N/A | WATER SERVICE | |
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| N/A | PLUG VALVE | |
| N/A | TEE | |
| N/A | BEND | |
| N/A | REDUCER (RED.) | |
| N/A | AIR RELEASE VALVE | ARV |
| N/A | BLOW-OFF VALVE | 8W |
| N/A | FIRE HYDRANT | |
| N/A | BT SAMPLE POINT | 1 |

NOTES:

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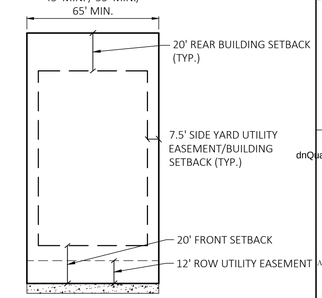


TYPICAL UTILITY EASEMENT LAYOUT
N.T.S.

| NO. | DATE: | DESCRIPTIONS: |
|---|---|---|
| 02 | 03/06/26 | RESUBMITTAL TO CITY OF MINNEOLA |
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SUBMISSIONS/REVISIONS

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| VERTICAL DATUM: | NAVD 88 |
| JOB NO.: | 25-025 |
| DESIGNED BY: | ER |
| DRAWN BY: | ER |
| CHECKED BY: | ER |
| APPROVED BY: | MDS |
| SCALE IN FEET: | 1" = 50' |

Project Name:

**SUGARLOAF MOUNTAIN PUD PARCEL A - PODSA1, A2, & A3 THE PROMINENCE AT SUGARLOAF PRELIMINARY PLAT**

Jurisdiction:

CITY OF MINNEOLA, FL

Sheet Title:

**UTILITY PLAN**

Sheet No.:

**C5.61**

Seal:

MARC DANIEL STEHLI LICENSE No. STATE OF FLORIDA

MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: March 6, 2026

DN: 2.N=Marc D Stehli, dnQualifier=A01410D000001988FE033DC0027AE A4,O=Florida, C=US
Date: 2026.03.09 13:23:41-04'00'

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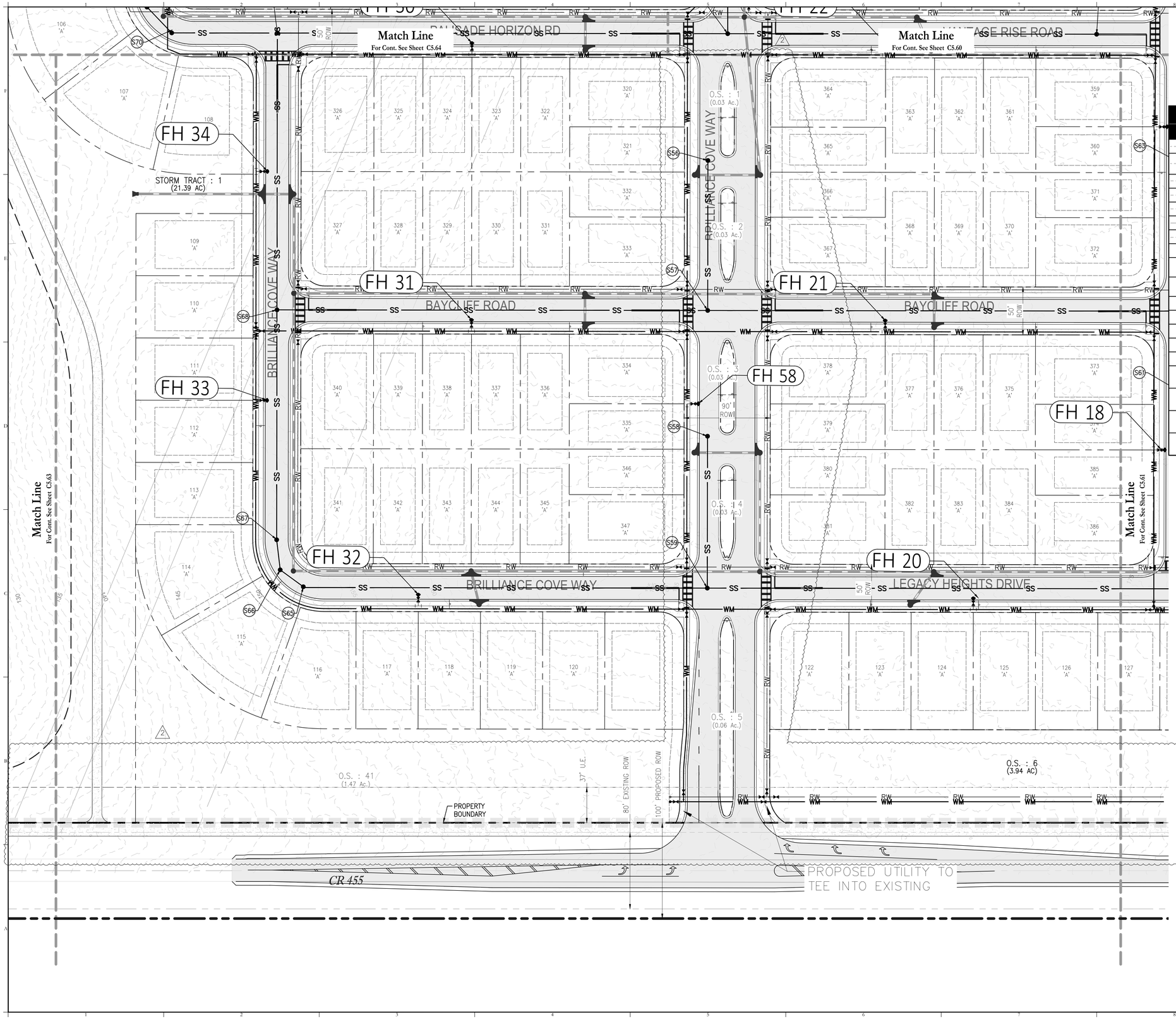


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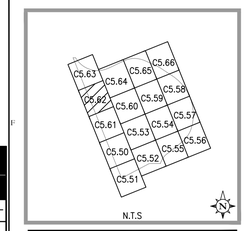
SCALE IN FEET




## Utility Legend

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| RW RW | RECLAIM WATER MAIN (RW) | 6R |
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| EL EL | ELECTRIC (EL) | N/A |
| GAS | GAS | N/A |
| FO FO | FIBER OPTIC (FO) | N/A |
| N/A | WATER SERVICE | |
| N/A | RECLAIM WATER SERVICE | |
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| N/A | GATE VALVE (G.V.) | |
| N/A | PLUG VALVE | |
| N/A | TEE | |
| N/A | BEND | |
| N/A | REDUCER (RED.) | |
| N/A | AIR RELEASE VALVE | ARV |
| N/A | BLOW-OFF VALVE | 8W |
| N/A | FIRE HYDRANT | |
| N/A | BT SAMPLE POINT | 1 |

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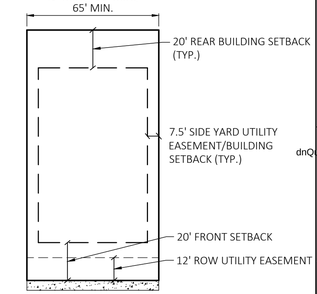


TYPICAL UTILITY EASEMENT LAYOUT
N.T.S.

Consultant:

| NO. | DATE: | DESCRIPTIONS: |
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| 02 | 03/06/26 | RESUBMITTAL TO CITY OF MINNEOLA |
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| VERTICAL DATUM: | NAVD 88 |
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| DESIGNED BY: | ER |
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Project Name:

**SUGARLOAF MOUNTAIN PUD PARCEL A - PODSA1, A2, & A3 THE PROMINENCE AT SUGARLOAF PRELIMINARY PLAT**

Jurisdiction:

CITY OF MINNEOLA, FL

Sheet Title:

**UTILITY PLAN**

Sheet No.:

**C5.62**

Seal:

MARC DANIEL STEHLI LICENSE No. 0052781 STATE OF FLORIDA

MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: March 6, 2026

DN: 2Ne:Marc D Stehli,
dnQualifier=A01410D000001988AFE033DC0027AE
A4,O=Florida, C=US
Date: 2026.03.09 13:23:44-04'00'

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2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567


G:\24-0355\1-PRELIMINARY PLAT\2-PLAN SHEETS\24-0355-UTILITY

## Utility Legend

| Existing | Utility Type | Proposed |
|---|---|---|
| WM | WATER MAIN (WM) | 8W |
| RW | RECLAIM WATER MAIN (RW) | 6R |
| SS | SANITARY SEWER (SS) | |
| FM | FORCE MAIN (FM) | 6F |
| EL | ELECTRIC (EL) | N/A |
| GAS | GAS | N/A |
| FO | FIBER OPTIC (FO) | N/A |
| N/A | WATER SERVICE | |
| N/A | RECLAIM WATER SERVICE | |
| N/A | SANITARY SEWER LATERAL | |
| N/A | GATE VALVE (G.V.) | |
| N/A | PLUG VALVE | |
| N/A | TEE | |
| N/A | BEND | |
| N/A | REDUCER (RED.) | |
| N/A | AIR RELEASE VALVE | ARV |
| N/A | BLOW-OFF VALVE | 8W |
| N/A | FIRE HYDRANT | |
| N/A | BT SAMPLE POINT | 1 |

NOTES:

1. PROVIDE MINIMUM HORIZONTAL SEPARATION DISTANCES BETWEEN ALL WATER, REUSE, AND WASTEWATER MAINS AND STORM INLETS/STRUCTURES.
2. AT THE TIME OF PLATTING A 12' WIDE UTILITY EASEMENT WILL BE PROVIDED ADJACENT TO ALL RIGHT-OF-WAY.
3. A BLUE REFLECTOR SHALL BE PLACED IN FRONT OF EACH FIRE HYDRANT IN THE CENTER OF THE NEAREST TRAVEL LANE.
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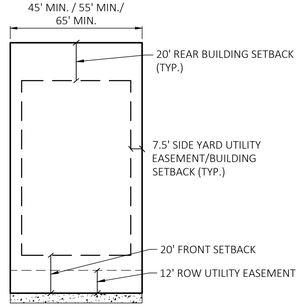
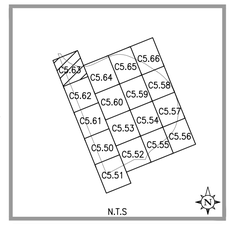



TYPICAL UTILITY EASEMENT LAYOUT
N.T.S.

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| SCALE IN FEET: | 1" = 50' |

Project Name:

**SUGARLOAF MOUNTAIN PUD PARCEL A - PODSA1, A2, & A3 THE PROMINENCE AT SUGARLOAF PRELIMINARY PLAT**

Jurisdiction:

CITY OF MINNEOLA, FL

Sheet Title:

**UTILITY PLAN**

Sheet No.:

**C5.63**

Seal:

MARC DANIEL STEHLI LICENSE No. 0052781 STATE OF FLORIDA PROFESSIONAL ENGINEER

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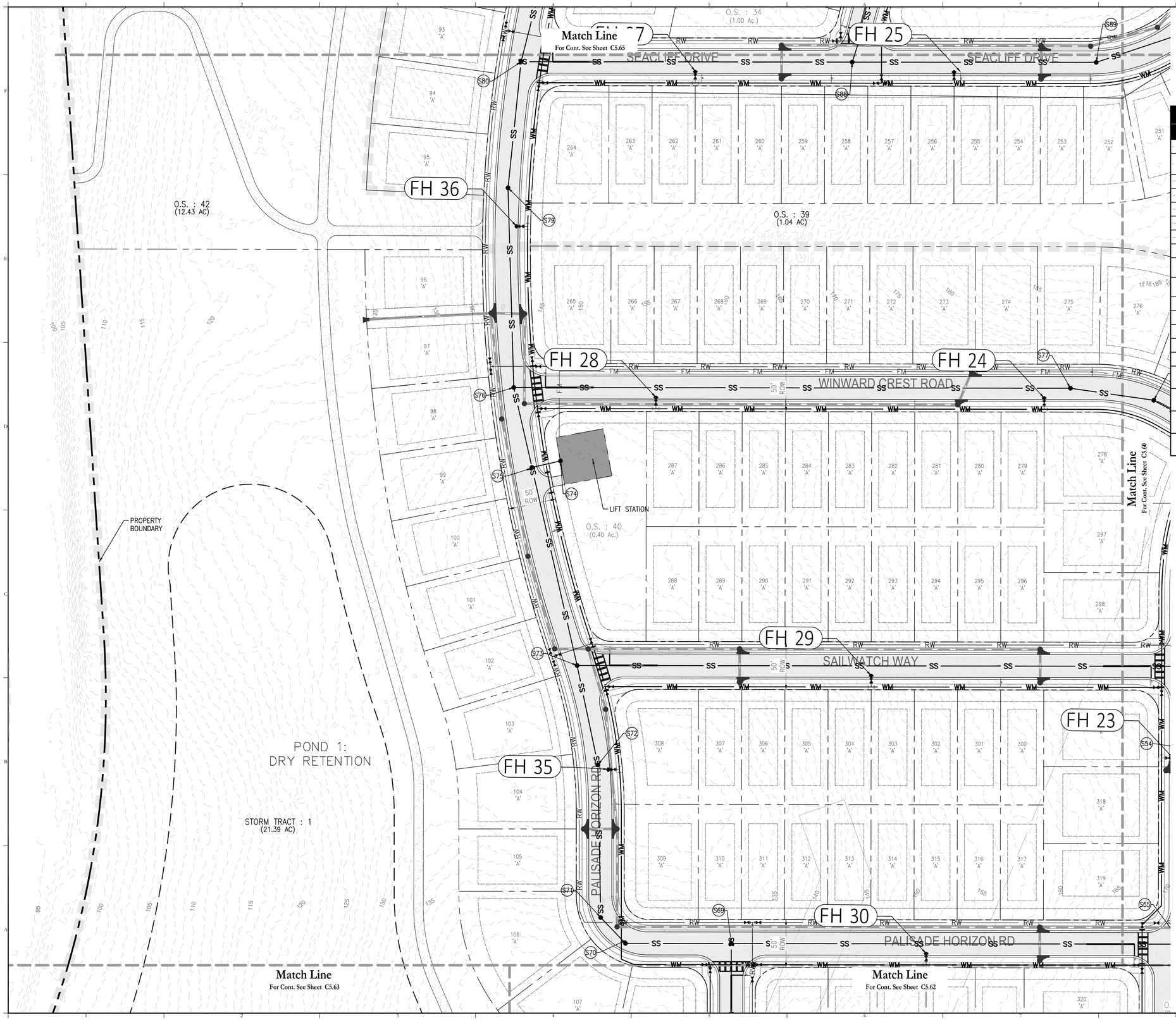


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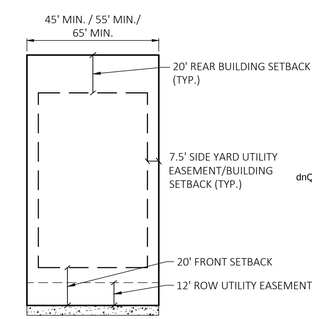
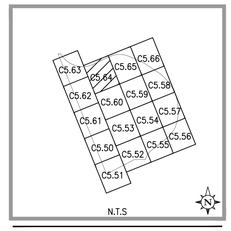



TYPICAL UTILITY EASEMENT LAYOUT
N.T.S.

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**SUGARLOAF MOUNTAIN PUD PARCEL A - PODSA1, A2, & A3 THE PROMINENCE AT SUGARLOAF PRELIMINARY PLAT**

Jurisdiction:

CITY OF MINNEOLA, FL

Sheet Title:

**UTILITY PLAN**

Sheet No.:

**C5.64**

Seal:

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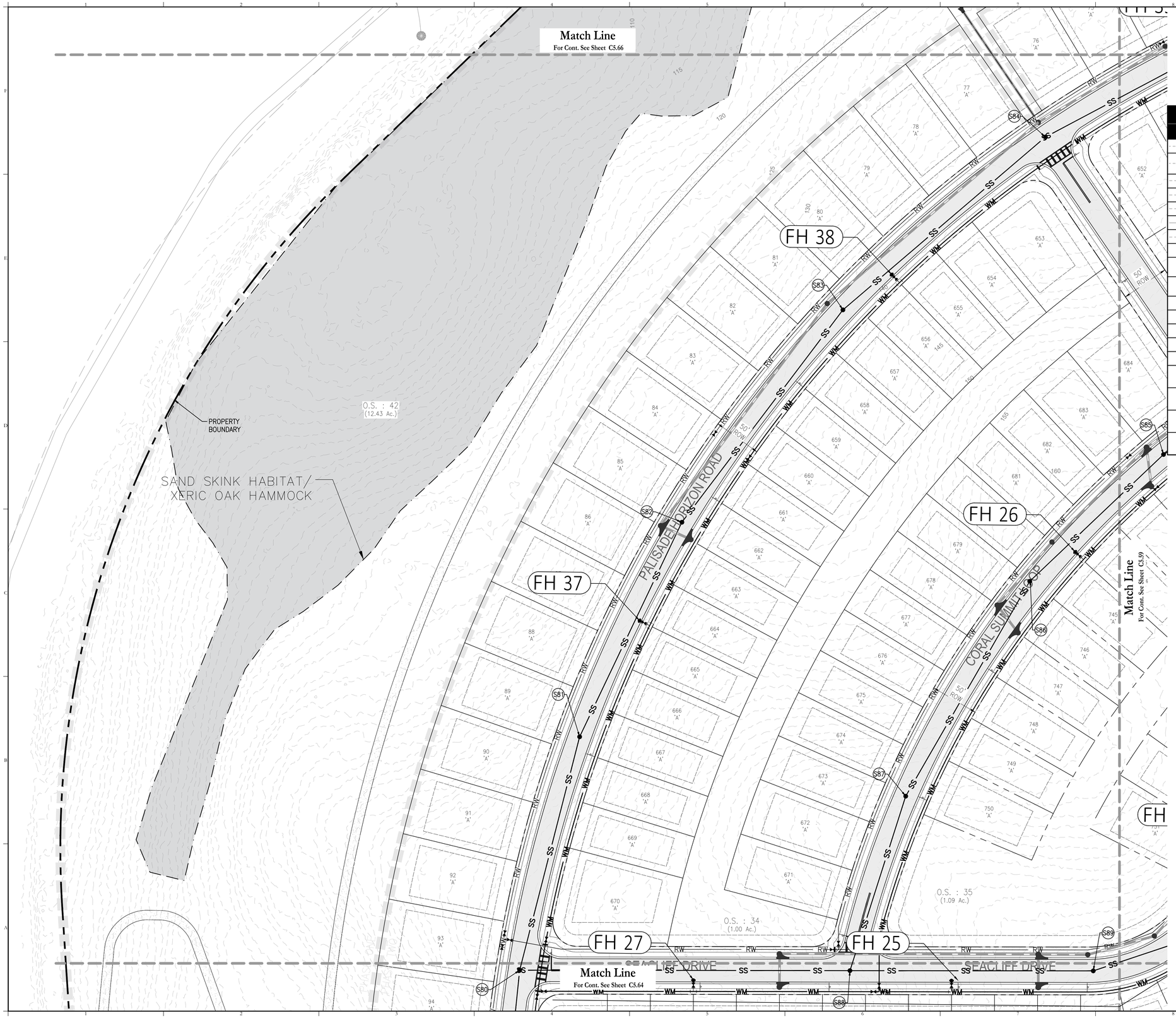


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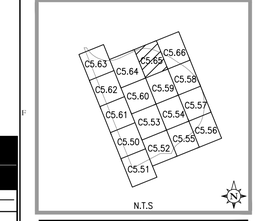


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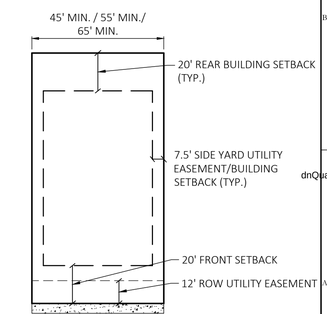


TYPICAL UTILITY EASEMENT LAYOUT
N.T.S.

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Sheet No.:

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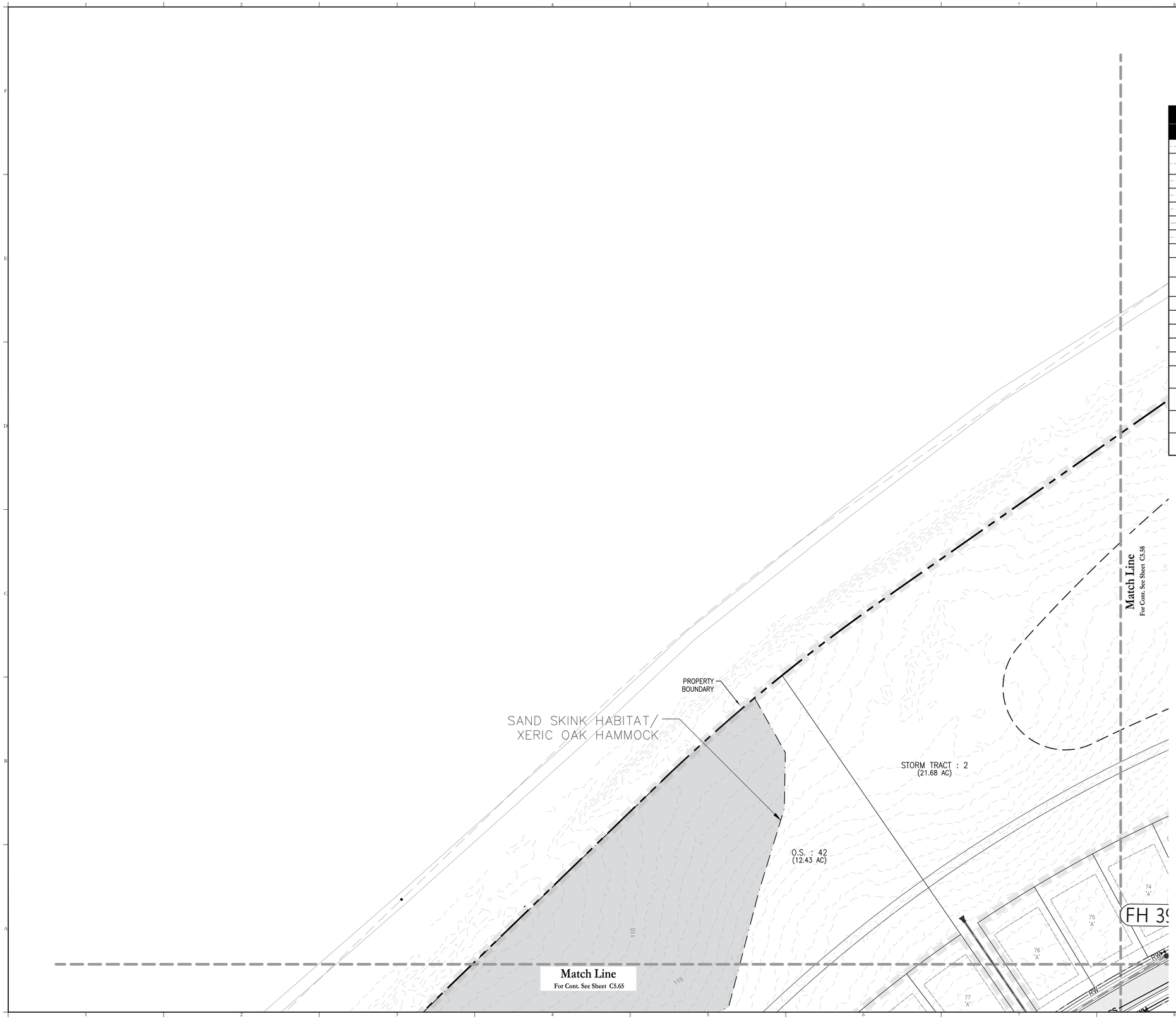


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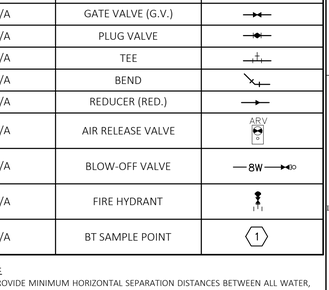


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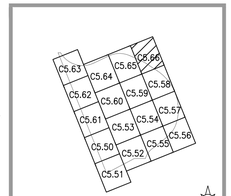


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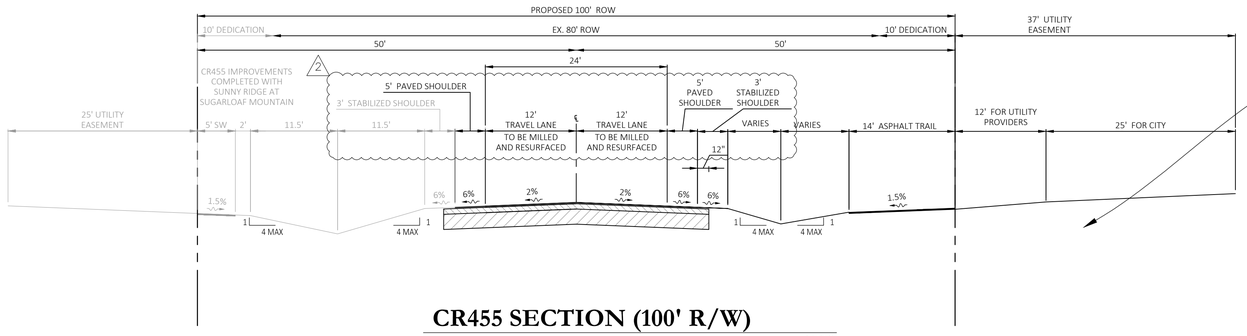
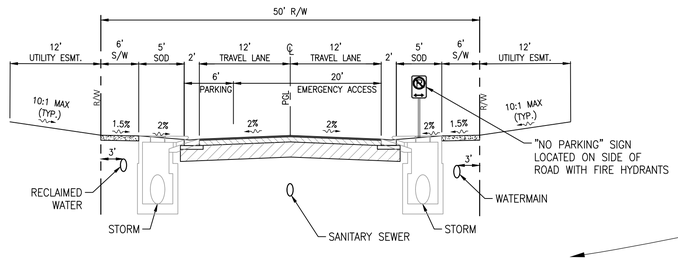
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567


G:\24-0355\1-PRELIMINARY PLAT\2-PLAN SHEETS\24-0355-UTILITY



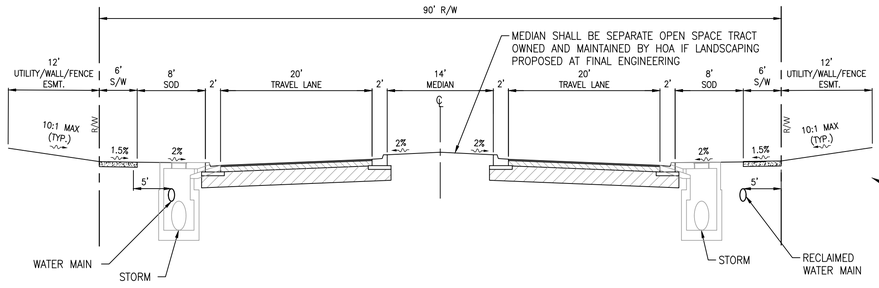

## CR455 SECTION (100' R/W)

N.T.S.



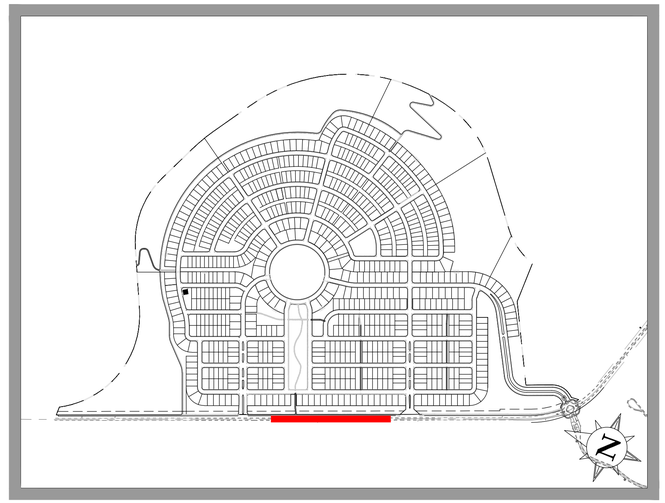

## TYPICAL ROAD SECTION (50' R/W)

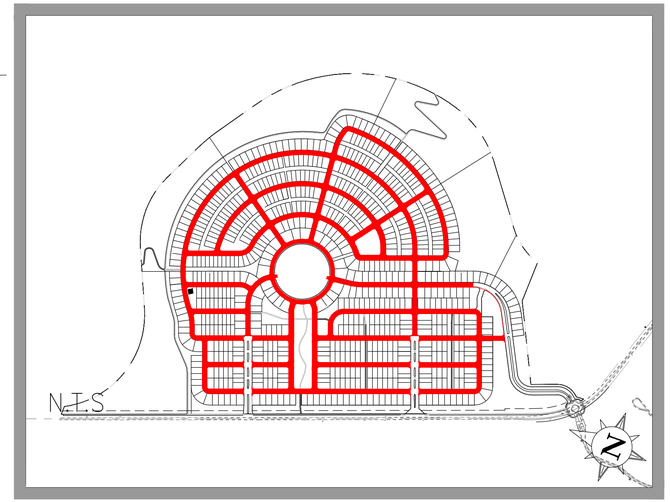
PARKING ONE SIDE 1" = 10'

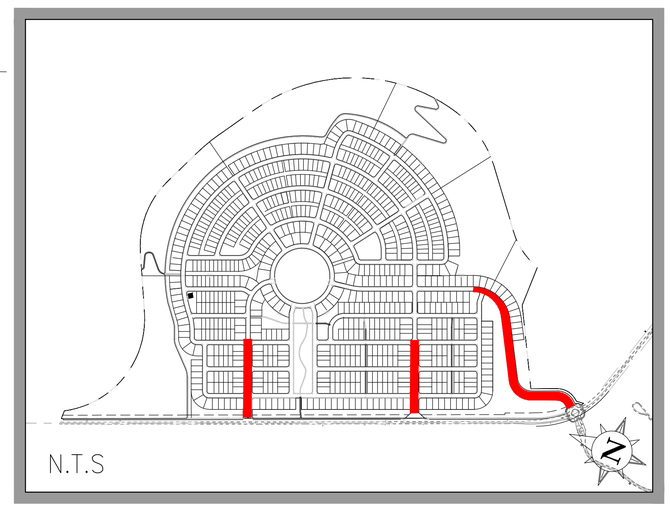



## TYPICAL ROAD SECTION (90' R/W)

1" = 10'




Consultant:

| NO. | DATE: | DESCRIPTIONS: |
|---|---|---|
| 02 | 03/06/26 | RESUBMITTAL TO CITY OF MINNEOLA |
| 01 | 11/18/25 | RESUBMITTAL TO CITY OF MINNEOLA |
| | 08/01/25 | SUBMIT TO CITY OF MINNEOLA |

SUBMISSIONS/REVISIONS

| | |
|---|---|
| VERTICAL DATUM: | NAVD 88 |
| JOB NO.: | 25-025 |
| DESIGNED BY: | ER |
| DRAWN BY: | ER |
| CHECKED BY: | ER |
| APPROVED BY: | MDS |
| SCALE IN FEET: | N.T.S. |

Project Name:

**SUGARLOAF MOUNTAIN PUD PARCEL A - PODSA1, A2, & A3 THE PROMINENCE AT SUGARLOAF PRELIMINARY PLAT**

Jurisdiction:

CITY OF MINNEOLA, FL

Sheet Title:

**TYPICAL ROAD SECTIONS & DETAILS**

Sheet No.:

**C6.00**

Seal:

MARC DANIEL STEHLI LICENSE No. STATE OF FLORIDA PROFESSIONAL ENGINEER

DN: C=Marc D Stehli, dnQualifier=A01410D0000188AFE033DC0027AE A4,O=Florida, C=US
Date: 2026.03.09 13:23:57-04'00'

MARC DANIEL STEHLI
P.E. NO. 0052781

DATE: March 6, 2026

This item has been electronically signed and sealed by Marc Daniel Stehli on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

POULOS & BENNETT
a PAPE-DAWSON company

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

\\PNBS01\PROJECTS\2025\25-025 RICHLAND - SUGARLOAF POD A - MINNEOLA\CORRESPONDENCE\RAGAN-SMITH\INCOMING\PRELIMINARY PLAT\2026-03-03 PSP CAD FILES - ALL SHEETS\2-PLAN SHEETS\24-0355-TYPICALROADSSECTIONS

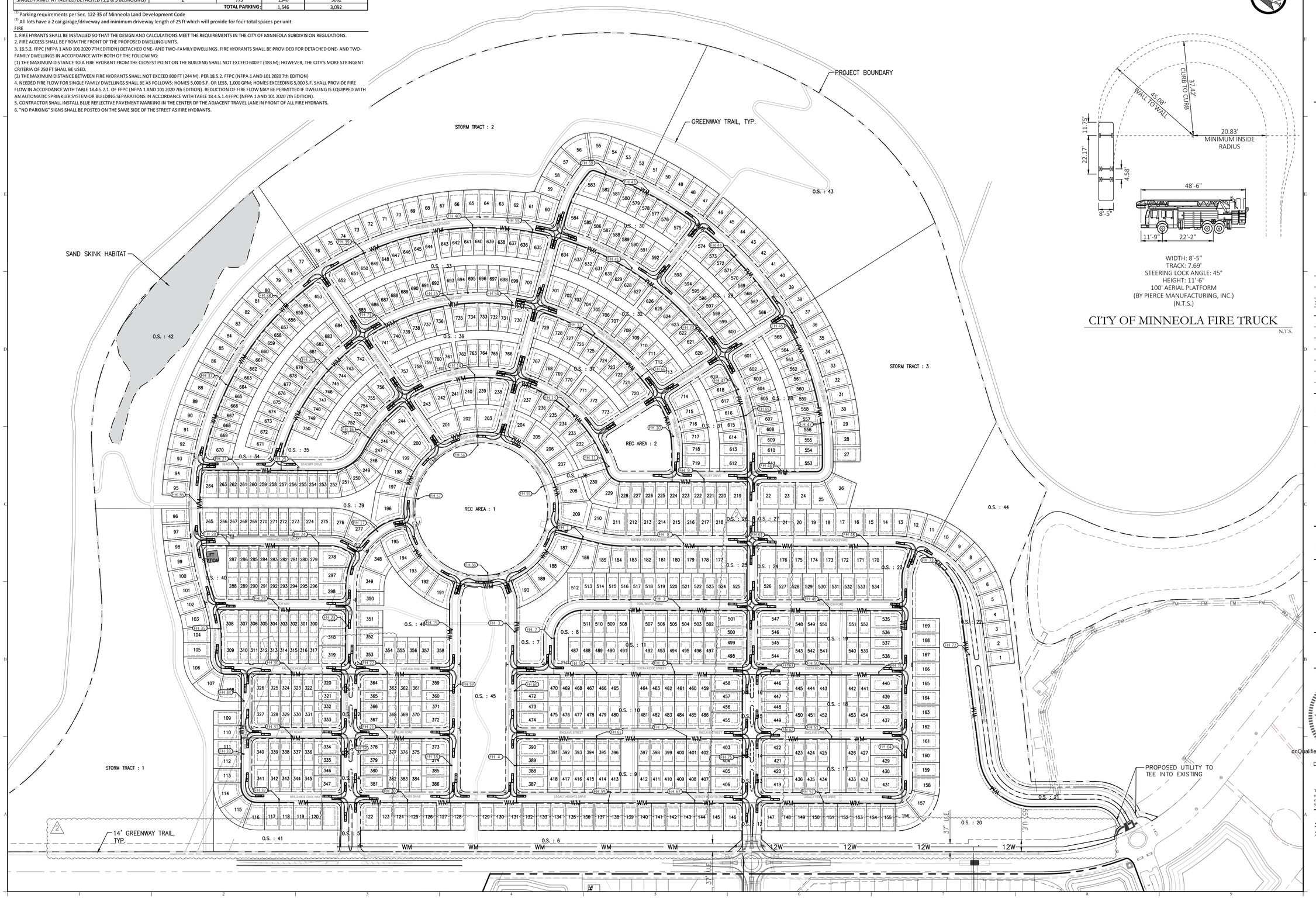
| PARKING REQUIREMENTS | | | | |
|---|---|---|---|---|
| PARKING DESCRIPTION | REQUIRED SPACE PER UNIT [1] | NUMBER OF UNITS | SPACES REQUIRED | TOTAL SPACES PROVIDED [2] |
| SINGLE-FAMILY ATTACHED/DETACHED (1,2 & 3 BEDROOMS) | 2 | 773 | 1546 | 3092 |
| | | **TOTAL PARKING:** | 1,546 | 3,092 |

[1] Parking requirements per Sec. 122-35 of Minneola Land Development Code

[2] All lots have a 2 car garage/driveway and minimum driveway length of 25 ft which will provide for four total spaces per unit.

FIRE

1. FIRE HYRANTS SHALL BE INSTALLED SO THAT THE DESIGN AND CALCULATIONS MEET THE REQUIREMENTS IN THE CITY OF MINNEOLA SUBDIVISION REGULATIONS.
2. FIRE ACCESS SHALL BE FROM THE FRONT OF THE PROPOSED DWELLING UNITS.
3. 18.5.2. FFPC (NFPA 1 AND 101 2020 7TH EDITION) DETACHED ONE- AND TWO-FAMILY DWELLINGS. FIRE HYDRANTS SHALL BE PROVIDED FOR DETACHED ONE- AND TWO-FAMILY DWELLINGS IN ACCORDANCE WITH BOTH OF THE FOLLOWING:
(1) THE MAXIMUM DISTANCE TO A FIRE HYDRANT FROM THE CLOSEST POINT ON THE BUILDING SHALL NOT EXCEED 600 FT (183 M); HOWEVER, THE CITY'S MORE STRINGENT CRITERIA OF 250 FT SHALL BE USED.
(2) THE MAXIMUM DISTANCE BETWEEN FIRE HYDRANTS SHALL NOT EXCEED 800 FT (244 M). PER 18.5.2. FFPC (NFPA 1 AND 101 2020 7th EDITION)
4. NEEDED FIRE FLOW FOR SINGLE FAMILY DWELLINGS SHALL BE AS FOLLOWS: HOMES 5,000 S.F. OR LESS, 1,000 GPM; HOMES EXCEEDING 5,000 S.F. SHALL PROVIDE FIRE FLOW IN ACCORDANCE WITH TABLE 18.4.5.2.1. OF FFPC (NFPA 1 AND 101 2020 7th EDITION). REDUCTION OF FIRE FLOW MAY BE PERMITTED IF DWELLING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM OR BUILDING SEPARATIONS IN ACCORDANCE WITH TABLE 18.4.5.1.4 FFPC (NFPA 1 AND 101 2020 7th EDITION).
5. CONTRACTOR SHALL INSTALL BLUE REFLECTIVE PAVEMENT MARKING IN THE CENTER OF THE ADJACENT TRAVEL LANE IN FRONT OF ALL FIRE HYDRANTS.
6. "NO PARKING" SIGNS SHALL BE POSTED ON THE SAME SIDE OF THE STREET AS FIRE HYDRANTS.




100 0 200 400
SCALE IN FEET




WIDTH: 8'-5"
TRACK: 7.69'
STEERING LOCK ANGLE: 45°
HEIGHT: 11'-6"
100' AERIAL PLATFORM
(BY PIERCE MANUFACTURING, INC.)
(N.T.S.)

## CITY OF MINNEOLA FIRE TRUCK

N.T.S.

Consultant:

| NO. | DATE: | DESCRIPTIONS: |
|---|---|---|
| 02 | 03/06/26 | RESUBMITTAL TO CITY OF MINNEOLA |
| 01 | 11/18/25 | RESUBMITTAL TO CITY OF MINNEOLA |
| | 08/01/25 | SUBMIT TO CITY OF MINNEOLA |

SUBMISSIONS/REVISIONS

| | |
|---|---|
| VERTICAL DATUM: | NAVD 88 |
| JOB NO.: | 25-025 |
| DESIGNED BY: | ER |
| DRAWN BY: | ER |
| CHECKED BY: | ER |
| APPROVED BY: | MDS |
| SCALE IN FEET: | 1" = 200' |

Project Name:

# SUGARLOAF MOUNTAIN PUD PARCEL A - PODSA1, A2, & A3 THE PROMINENCE AT SUGARLOAF PRELIMINARY PLAT

Jurisdiction:

CITY OF MINNEOLA, FL

Sheet Title:

## FIRE ACCESS AND PARKING PLAN

Sheet No.:

**C7.00**

Seal:

MARC DANIEL STEHLI LICENSE No. 65278 STATE OF FLORIDA PROFESSIONAL ENGINEER

MARC DANIEL STEHLI
P.E. NO. 0652781
DATE: March 6, 2026

DN: CN=Marc Daniel Stehli
dnQualifier=A01410D000001938AE033DC0027AE
A4,O=Florida, C=US
Date: 2026.03.09 13:23:59-04'00'

This item has been electronically signed and sealed by Marc Daniel Stehli on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.


POULOS & BENNETT
a PAPE-DAWSON company

**Poulos & Bennett, LLC**
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567



\\VMS501\PROJECTS\2025\25-025 RICHLAND - SUGARLOAF POD A - MINNEOLA\CORRESPONDENCE\EVAGAN-SMITH\INCOMING\PRELIMINARY PLAT\2026-03-03 DSP CAD FILES - ALL SHEETS\2-PLAN SHEETS\24-0355-FIREACCESS_PARKING

| | |
|---|---|
| TO: | Marc Stehli, PE, Pape-Dawson |
| FROM: | Eric Raasch, AICP, Inspire Project Manager |
| CC: | Thomas Grimms, AICP; Jose Fernandez |
| DATE: | May 14, 2026 |
| SUBJECT: | Sugarloaf Mountain PUD Pod A Preliminary Plat Review - Inspire Case 210b |

We have conducted a review of the ***preliminary plat*** for the above-referenced project. The proposed project area spans 317.60 acres, consisting of 773 single family lots within the Sugarloaf Mountain PUD boundary. Typical lot sizes are 45x120, 55x120, and 65x120, with 7.98 acres reserved for recreation, 71.76 acres for open space, and 58.50 acres for stormwater management. The site is zoned PUD. No site visit was conducted.

## PLANNING

1. All outstanding comments have been resolved. Inspire has no additional comments.

## FIRE

1. Approved. No comments.

## LAKE COUNTY

1. Pending comments.

## PUBLIC WORKS

1. **(Comment Resolved)** Sheet C2.20 - Drainage Easement and Utility Easement should be owned by City of Minneola and **maintained by HOA/CDD**. (Please apply it to all of the subdivisions.)
2. **(Comment Resolved)** The Maximum Impervious surface for Residential Single Family in the Sugarloaf Development Agreement is only 60%. **(Defer to Planning Department)**
3. **(Comment Resolved) Ordinance 2023-11**. City requires 6 feet sidewalk. **Defer to Planning Department**
4. **Section 134-43 (j) (1)** Medians and islands within the road right-of-way are prohibited unless it can be demonstrated to the city mayor or designee that it is an integral part of the proposed transportation system and will not create a traffic safety hazard. Lot 319,320,331,331 to 346, and 365-380 have the garages facing the Double Boulevard and Median. It is not clear how the owners access the driveway from the opposite road. **Defer to Planning Department and City Council.**

5. **(Comment Resolved)** There are missing "No Parking" signs along the median.

6. **(Comment Resolved)** Please show Drainage Easement where stormwater pipes are between lots.

7. **(Comment Resolved) Page C5.64** Sewer Force Main should be placed on the same side of the Reclaimed Water.

8. **(Comment Resolved)** Sheet C5.53. City does not allow fitting and valve under pavement. The fitting of the Reclaimed Water at Lot 612 should be moved to the unpaved area.

9. **(Comment Resolved)** For valves at all Tee and Cross. City does not allow fitting and valve under pavement. One or two valves at Tee and Cross connection, where are next to the radius of the road, must be placed on the opposite side of the road.

10. **(Comment Resolved)** There are missing Fire Hydrant Tag, and please tag Fire Hydrant and place it on the blank area like FH47 (Sheet C5.54).

11. **(Comment Resolved)** Utility Plan does not match the Key Map of the Utility Plan Page.

12. **(No Response Required) Response from Sunny Ridge Subdivision:** The watermain and reclaim main has been relocated to the east side of CR 455 on the Sugarloaf Pod A property. The water main will be extended north with the development of that subdivision and will the included with the next Preliminary Plat submittal for Pod A. Please clarify if the reclaim main will need to be extended as well. A 25' utility easement on the east side of CR 455 has been provided for the future waterline, reclaim and dry utilities (if the waterline is to be extended only the easement width will be reduced to 15').
    **Sugarloaf Pod A must extend both Water line and Reclaimed Water line to the north of the POD A property for the future connection along with 25' Utilities Easement. Please provide the consistent design throughout two subdivisions.**

## ENGINEERING

1. **Informational Comment, No Response Required.** The applicant is cautioned that the issuance of City approval does not relieve them of their responsibility from obtaining all other required regulatory approvals and permits. Other permits may include but are not limited to the following:

    FDEP NPDES Construction

    St. Johns River Water Management District ERP

    USFW Permit

    FDEP Water

FDEP Sewer

Lake County Driveway

Lake County Right-of-Way

2. **Defer to Final Design and C.O.** The Environmental Assessment identifies the presence of several potentially threatened or endangered flora/fauna species.

    a. **Defer to C.O.** Gopher tortoises were identified on-site. USFW gopher tortoise permitting to be verified during final design and prior to final Certificate of Occupancy (C.O.).

    b. **Defer to Final Design** A southeastern American kestrel survey is recommended to be performed between April and August.

    c. **Comment Resolved.** A sand skink permit is referenced. A copy of the permit is requested for the file.

3. **Defer to Planning.** Overall zoning and land use requirements, allotted uses, park facilities, recreational areas, setbacks, open space, densities, pedestrian access and trail requirements, roadway connection requirements, right-of-way dedication requirements, development agreement criteria, and all other overall approval criteria are deferred to Planning and City Attorney as applicable.

4. **Comment Resolved.** The travel lanes on the 90-foot right-of-way section on sheet C6.00 are listed as 17-feet lanes. Minimum lane widths per City LDC Section 134-43(g) are 12-feet for major collectors and 11-feet for minor collectors.

    *The revised plans provide 10-foot lane widths in accordance with local road requirements versus the 11-minimum required for minor collector road. As the roads are all generally internal to the subdivision, this appears consistent with City code. However, a minimum 11-foot lane travel lanes is recommended on the longer access run, Marina Park Boulevard, discussion recommended.*

    *Applicant responds that each 20' pavement width portion of roadway on Marina Peak Boulevard is intended to be striped for only one travel lane in each direction.*

5. **Defer to Final Design.** 20-foot utility easements are typically requested along roadways such as CR. 455. The proposed plans list an additional 10-foot dedicated right-of-way, a 12-foot utility easement that is anticipated to be dedicated to Lake County during right-of-way recording, and an additional 15-feet of City of Minneola utility easement. This appears to be a reasonable attempt to meet City request, verification with Public Works and Planning required. If approved by the City, the applicant is cautioned that additional easement width may be required during final design process depending upon the number of utilities, the size, the depth, and the required width of removal/replacement if required.

6. **Defer to Final Design.** Amenity parking is anticipated to be provided within the amenity tracts.

7. **Defer to Final Design.** The applicant is cautioned that the proposed development may

require a temporary package wastewater facility depending upon sewer availability at the time of project design completion, construction, and the anticipated connection time frame to connect to the City's system. The City is in the design phase of expanding the City's wastewater plant. The expansion has not been constructed.

8. **Defer to Final Design.** Defer final utility layout and line sizing review to the final design reviews.
9. **Defer to Lake County.** A traffic impact study methodology report was provided. Roadway segments were identified that are anticipated to function below their adopted LOS capacity at buildout. It is unclear what, if any improvements are proposed to ensure adequate LOS is provided.

PAPE–DAWSON

March 10, 2026
***Via Courier delivery to Eric Raasch and Tom Grimms***

City of Minneola
800 N. US Hwy 27
Minneola, FL 34715

Subject: Sugarloaf Mountain Parcel A Pods A1, A2, A3 – The Prominence at Sugarloaf Preliminary Plat
Inspire Case #210a
Response to Comments – Preliminary Plat
Pape-Dawson Job #25-025

We received comments dated January 13, 2026, and provide responses below along with the following:

- 4 sets 22"x34" and 2 sets 11"x17" and PDF: Sugarloaf Mountain Parcel A Pods A1, A2, A3 – The Prominence at Sugarloaf Preliminary Plat Plans, revised March 6, 2026, digitally signed and sealed;
- CD of PDFs of submitted documents.

PLANNING

Sugarloaf Mountain Development Agreement

1. Section 3 lists anticipated Residential Development by Parcel for Parcel A as 421 single family units and 175 multifamily units. The PD allows the number to change, but not to the point that the entirety of the PUD exceeds 2,380 single family units and 175 multifamily units. The Preliminary Plat for Sugarloaf Mountain PUD Pod A has 773 single-family units and 0 multi-family units which exceeds the 596 units allocated for Pod A. Please provide a table indicating the number of lots in each Sugarloaf parcel to ensure total number of units is not exceeded. Inspire is available to discuss the accounting if a meeting is preferred.

   **Response: A summary table documenting the number of lots in each Sugarloaf parcel is provided on sheet C2.00. This table provides a comparison analysis of the allowed numbers of units to the permitted number of units for each parcel in the approved Sugarloaf Mountain PUD and demonstrates that the maximum number of units allowed with the approved PUD has been achieved with the proposed Prominence development. Per discussion with City on January 29, 2026, Inspire to review table and confirm lot calculation is correct and matches intent of the approved PUD.**

FIRE

1. Approved. No Comments**.**

LAKE COUNTY

1. The development is accessing the existing roundabout at CR 455. The existing roundabout at CR 455 required improvement, needs to meet and discuss with City, County and Developer.

   **Response: Per discussions with Lake County, the entire CR 455 corridor will be improved to provide the following:**

   - **Milling & resurfacing of the existing pavement**
   - **Additon of 4' paved and 4' unpaved shoulders**
   - **Construction of roadside conveyance swales**
   - **5' sidewalk along southern and western ROW and 12' asphalt trail along eastern and northern ROW**
   - **Minor improvements to the existing roundabout**
   - **Sunny Ridge roundabout**
   - **Prominence northern turn lane**

   **The improvements will be split between the Sugarloaf Pod A East, Sunny Ridge and the Prominence developments. The three sections will be from the new N. Handcock Road roundabout to the existing roundabout (Pod A East), from the existing roundabout to the Sunny Ridge roundabout (Sunny Ridge) and the remaining portion north of the Sunny Ridge roundabout (the Prominence).**

2. The existing pavement on CR455, fronting the development required improvement, please have a call-out or note on the Sheet C6.00.

   **Response: Improvements to the CR 455 pavement section fronting the development are shown within the CR 455 cross section on sheet C6.00.**

Future Permitting

1. A right-of-way utilization permit will be required to permit utility and offsite road and right-of-way work along CR455. The Right-of-Way Utilization Permit application can be found from this website - https://www.lakecountyfl.gov/public-works . "APPLY for Right-of-Way (ROW) Utilization Permit" under "Forms." Please upload the approved plan, location map, MOT plan sheets or FDOT Indexes and any other supporting documents.

   **Response: Acknowledged. Right-of-way Utilization application shall be submitted with final engineering plans.**

2. An individual permit application is required per access connection to CR455. The type of permit application is the Commercial/Subdivision driveway Connection permit. The permit application can be found here- https://www.lakecountyfl.gov/publicworks and please send the permit app and supporting documents to pwpermits@lakecountyfl.gov.

**Response: Acknowledged. Commercial/Subdivision Driveway Connection application shall be submitted with final engineering plans.**

PUBLIC WORKS

1. (Comment Resolved).

2. (Comment Resolved).

3. (Comment Resolved).

4. Section 134-43 (j) (1) Medians and islands within the road right-of-way are prohibited unless it can be demonstrated to the city mayor or designee that it is an integral part of the proposed transportation system and will not create a traffic safety hazard. Lot 319,320,331,331 to 346, and 365-380 have the garages facing the Double Boulevard and Median. It is not clear how the owners access the driveway from the opposite road. The proposed design creates a traffic safety hazard. (Discussion Needed).

   **Response: Per discussion with City on January 29, 2026, medians adjacent to Lots 320–321, 332–335, 346–347, 455-458, and 403-406 have been revised to add a median opening for lot owners to access driveways from the opposite road. Additionally, based on concerns brought up by the City during the discussion on January 29, 2026, the medians have been extended towards intersections, and No U-turn signs have been added to the medians at street intersections to deter drivers from making U-turn movements through street intersections to access driveways from the opposite road.**

   **Lots of concern mentioned in this comment that were not addressed with median openings discussed with City on January 29, 2026, have been addressed as follows:**

   - **Lots 319, 331, 336-345, and 368-377 do not have medians in the roadway blocking driveway access from the opposite road and no changes have been made.**

   - **Lots 365-367, and 378-380 have driveway access from the opposite roadway via the median openings previously discussed. Additionally, lots 365-367 and 378-380 have their primary driveway access on the same side of the roadway as traffic entering the subdivision, and it is unlikely that driveway access to these lots from the opposite road would be utilized as a primary means of access.**

5. (Comment Resolved).

6. (Comment Resolved).

7. (Comment Resolved).

8. (Comment Resolved).

9. (Comment Resolved).

10. (Comment Resolved).

ENGINEERING

Concurrency

**All outstanding comments have been resolved or deferred. Tetra Tech has no technical objection and requires no further reviews.**

1. Defer to Lake County. A traffic study was provided. Roadway segments were identified that are anticipated to function below their adopted LOS capacity at buildout. It is unclear what, if any improvements are proposed to ensure adequate LOS is provided. Offsite improvements generally anticipated to occur within Lake County jurisdiction.

2. Defer to Final Design. Utility impacts of the proposed project were not specifically stated. The anticipated impacts are significant due to the proposed 773 single family residences.

3. Defer to Final Design. The applicant is cautioned that the proposed development may require a temporary package wastewater facility depending upon sewer availability at the time of project design completion, construction, and the anticipated connection time frame to connect to the City's system. The City is in the design phase of expanding the City's wastewater plant. The expansion has not been constructed.

4. Defer to Final Design. The applicant is cautioned that concurrency review and approval does not guarantee or reserve capacity.

Preliminary Plat

1. Informational Comment, No Response Required. The applicant is cautioned that the issuance of City approval does not relieve them of their responsibility from obtaining all other required regulatory approvals and permits. Other permits may include but are not limited to the following:

   FDEP NPDES Construction
   St. Johns River Water Management District ERP
   USFW Permit
   FDEP Water
   FDEP Sewer
   Lake County Driveway
   Lake County Right-of-Way

2. Defer to Final Design and C.O. The Environmental Assessment identifies the presence of several potentially threatened or endangered flora/fauna species.

   **Response: Comment to be addressed with final engineering.**

a. Defer to C.O. Gopher tortoises were identified on-site. USFW gopher tortoise permitting to be verified during final design and prior to final Certificate of Occupancy (C.O.).

   **Response: Comment to be addressed with final engineering.**

b. Defer to Final Design A southeastern American kestrel survey is recommended to be performed between April and August.

**Response: Comment to be addressed with final engineering.**

c. Comment Resolved. A sand skink permit is referenced. A copy of the permit is requested for the file.

**Response: Comment says it was previously resolved and we had previously provide the Permit.**

3. Defer to Planning. Overall zoning and land use requirements, allotted uses, park facilities, recreational areas, setbacks, open space, densities, pedestrian access and trail requirements, roadway connection requirements, right-of-way dedication requirements, development agreement criteria, and all other overall approval criteria are deferred to Planning and City Attorney as applicable.

**Response: Acknowledged.**

4. The travel lanes on the 90-foot right-of-way section on sheet C6.00 are listed as 17-feet lanes. Minimum lane widths per City LDC Section 134-43(g) are 12-feet for major collectors and 11-feet for minor collectors. The revised plans provide 10-foot lane widths in accordance with local road requirements versus the 11-minimum required for minor collector road. As the roads are all generally internal to the subdivision, this appears consistent with City code. However, a minimum 11-foot lane travel lanes is recommended on the longer access run, Marina Park Boulevard, discussion recommended.

**Response: Per discussion with the City on January 29, 2026, the intent is for each 20' pavement width portion of roadway on Marina Peak Boulevard to be striped for only one travel lane in each direction. Based on the outcome of this discussion with the City, the proposed design satisfies code requirements.**

5. Defer to Final Design. 20-foot utility easements are typically requested along roadways such as CR. 455. The proposed plans list an additional 10-foot dedicated right-of-way, a 12-foot utility easement that is anticipated to be dedicated to Lake County during right-of-way recording, and an additional 15-feet of City of Minneola utility easement. This appears to be a reasonable attempt to meet City request, verification with Public Works and Planning required. If approved by the City, the applicant is cautioned that additional easement width may be required during final design process depending upon the number of utilities, the size, the depth, and the required width of removal/replacement if required.

**Response: Acknowledged.**

6. Defer to Final Design. Amenity parking is anticipated to be provided within the amenity tracts.

**Response: Acknowledged.**

7. Defer to Final Design. The applicant is cautioned that the proposed development may require a temporary package wastewater facility depending upon sewer availability at the time of project design completion, construction, and the anticipated connection time frame to connect to the City's system. The City is in the design phase of expanding the City's wastewater plant. The expansion has not been constructed.

**Response: Acknowledged.**

8. Defer to Final Design. Defer final utility layout and line sizing review to the final design reviews.

**Response: Acknowledged.**

9. Defer to Lake County. A traffic impact study methodology report was provided. Roadway segments were identified that are anticipated to function below their adopted LOS capacity at buildout. It is unclear what, if any improvements are proposed to ensure adequate LOS is provided.

**Response: Acknowledged. See response to Lake County comments.**

Please do not hesitate to contact me should you have any questions or should you require any additional information at (407) 487-2594 or marc.stehli@pape-dawson.com.

Sincerely,



Marc Stehli, PE
Pape-Dawson Consulting Engineers, LLC

November 11, 2025

Joyce Heffington, AICP
CRA Administrator
City of Minneola, Florida
800 North US 27
Minneola, Florida 34755
jheffington@minneola.us

Re: Sugarloaf Mountain Pod A
Response to Traffic Impact Analysis Comments
TMC Project № 22016.6
City of Minneola, Florida

Dear Ms. Heffington,

Please find below our responses to the review comments prepared by the City of Minneola dated October 15, 2025, regarding the above referenced Traffic Impact Analysis dated August, 2025. The comments are listed in **bold** typeface and the TMC responses follow in *italic* typeface. Additionally, a revised Traffic Impact Study is provided under cover reflecting the changes resulting from these comments.

1. **Traffic Impact Analysis does not include entry road parcel.**

   *TMC Response: Access to the site from the external network is proposed at three (3) locations on CR 455. The southernmost access point (Project Access I) will be connected to the existing CR 455 and Mountain Club Drive roundabout. The parcel ID for this driveway is 202126040000N00000 (alternate key: 3895110), which is mentioned in the revised report.*

2. **A traffic impact study methodology report was provided. Roadway segments were identified that are anticipated to function below their adopted LOS capacity at buildout. It is unclear what, if any improvements are proposed to ensure adequate LOS is provided.**

   *TMC Response: The deficient roadway segment's capacity analysis with the recommended mitigation is included in **Table 6** in the revised report.*

   *To provide further clarification on this comment, the reviewer provided additional feedback on the TIS report, which are addressed below:*

A. **The Roadway Segment Capacity analysis states that with the proposed development CR 455 from SR 19 to Hancock Road Extension the roadway classification should be changed. What should it be changed to and would this additional capacity allow it to operate below capacity.**

   *TMC Response: CR 455 from SR 19 to Hancock Road Extension is currently classified as a rural roadway. As extensive development is being added to the area, the roadway classification should be changed, which will increase the peak hour capacity. With the context*

*classification of C3R and based on the improved capacity, the segments of CR 455 from SR 19 to Hancock Road Extension are projected to operate adequately. The improved capacity analysis is detailed in **Table 6** in the revised report.*

**B. The Report states that all study intersections are projected to operate adequately for buildout conditions. However, the intersection of CR 561A and Hancock Rd is projected to operate at LOS E for the PM peak hour buildout condition. What mitigations are suggested to allow this intersection to operate at an acceptable LOS?**

*TMC Response: It is recommended to optimize the signal timing plan of this intersection by prioritizing the northbound left turn movement to restore the operation at adequate LOS. The results with optimized signal timing plan are illustrated in **Table 8**. And the HCM sheets are included in **Appendix K**. As no project trips are contributing to the critical northbound left and eastbound right turn movements, the project is not responsible for this.*

**C. The Site Concept in Appendix A does not show a roundabout at the Project Access II intersection as referenced in the Report. Please provide a site concept plan showing a roundabout at this access point.**

*TMC Response: An updated concept plan is included in **Appendix A** to reflect the intersection of Project Access II and CR 455 as a roundabout.*

**D. Please provide FDOT approval for the traffic study.**

*TMC Response: During the traffic methodology approval process, SR 19 from Central Avenue to CR 455 was included as a study segment, though this segment does not meet the Lake-Sumter MPO criteria to be included in the study area. The roadway capacity analysis indicates that SR 19 is projected to operate at acceptable LOS standard at the buildout condition. Therefore, this TIA report should not need to be gone through under the FDOT's review process. Also, the project does not have access to any FDOT facility, which could be another trigger for FDOT to be included.*

**END OF COMMENTS**

We trust these responses and the revised Traffic Impact Analysis adequately address the review comments. We remain available to discuss this matter further or to answer any questions you may have.

Kind regards,

TRAFFIC & MOBILITY CONSULTANTS LLC

Md Tarek Hasan, PhD, PE
Traffic Engineer

**SUGARLOAF MOUNTAIN POD A**
Project № 22016.6, v1.1
November 2025

# TRAFFIC IMPACT ANALYSIS
# CITY OF MINNEOLA
# FLORIDA

***Prepared for:***

Richland Communities
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Tampa, Florida 33602

***Prepared by:***

988 Woodcock Road, Suite 200
Orlando, Florida 32803
www.trafficmobility.com
(407) 531-5332

## EXECUTIVE SUMMARY

### ***Project Information***

| | |
|---|---|
| Name: | Sugarloaf Mountain Pod A |
| Location: | North-east corner of Mountain Club Drive and CR 455 roundabout |
| Jurisdiction: | City of Minneola, Florida |
| Description: | 773 detached single-family dwelling units |
| Access Plan: | Three (3) access driveways on CR 455:<br>• CR 455 and Project Access I (Proposed Two-Way Stop)<br>• CR 455 and Project Access II (Proposed Roundabout)<br>• CR 455 and Mountain Club Drive/Project Access III (Existing Roundabout) |

### ***Findings***

| | |
|---|---|
| Trip Generation: | 6,623 daily trips / 479 AM peak hour trips / 679 PM peak hour trips |
| Roadway Capacity: | • CR 455, from SR 19 to Hancock Road Extension, are projected to operate above their adopted LOS capacity at project buildout. A change in classification should increase the peak hour capacity of the roadway. No mitigation is recommended.<br>• CR 561, from CR 48 to CR 455, and Hancock Road, from CR 561A to SR 91 are projected to operate at their capacity due to background traffic and marginally above their adopted capacity at project buildout. No mitigation is recommended.<br>• CR 561A, from CR 561 to Scrub Jay Lane, is projected to operate above its adopted LOS capacity due to background traffic. Per the Florida's Statutes, the development is not responsible to mitigate the pre-existing deficiency. |
| Intersection Capacity: | All study intersections and project access driveways are projected to operate adequately, except the CR 561A and Hancock Road intersection, which is recommended to be optimized the signal timing plan to restore the operation. |

### ***Recommendations***

| | |
|---|---|
| Access Improvements: | • Install a 425-foot southbound left turn deceleration lane at the CR 455 and Project Access III intersection.<br>• Install a 400-foot northbound turn deceleration lane at the CR 455 and Project Access III intersection. |

## PROFESSIONAL ENGINEERING CERTIFICATION

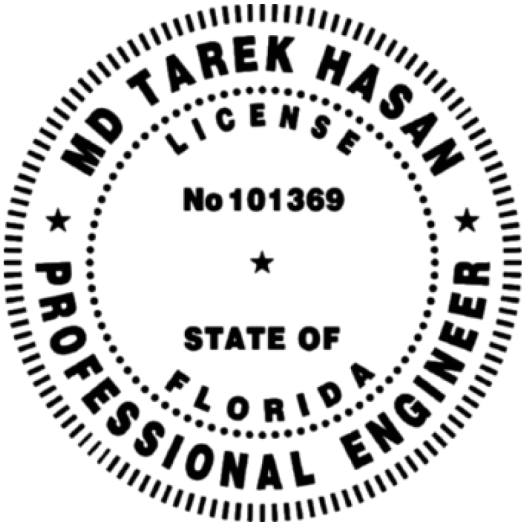
I hereby certify that I am a Professional Engineer properly registered in the State of Florida practicing with Traffic & Mobility Consultants LLC, a corporation authorized to operate as an engineering business, CA-30024, by the State of Florida Department of Professional Regulation, Board of Professional Engineers, and that I have prepared or approved the evaluations, findings, opinions, conclusions, or technical advice attached hereto for:

**PROJECT:** Sugarloaf Mountain Pod A

**LOCATION:** City of Minneola, Florida

**CLIENT:** Richland Communities

I hereby acknowledge that the procedures and references used to develop the results contained in these computations are standard to the professional practice of Transportation Engineering as applied through professional judgment and experience.




THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

MD TAREK HASAN Digitally signed by MD TAREK HASAN
Date: 2025.11.11 16:06:35 -05'00'

ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

TRAFFIC & MOBILITY CONSULTANTS LLC
988 WOODCOCK RD, SUITE 200
ORLANDO, FLORIDA 32803
CERTIFICATE OF AUTHORIZATION CA-30024
MD TAREK HASAN, P.E. NO 101369

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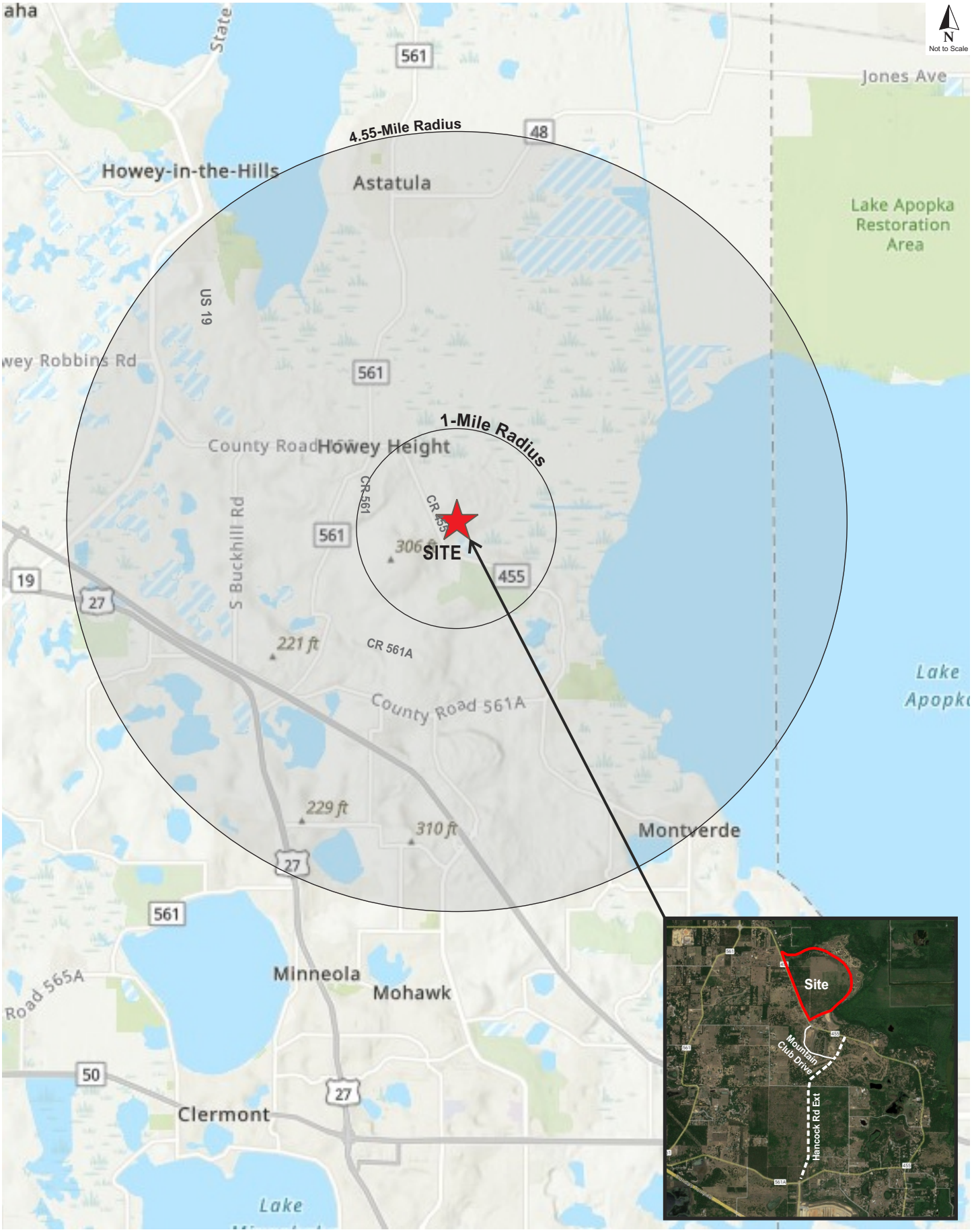
## 1.0 INTRODUCTION

This Traffic Impact Analysis (TIA) was conducted to assess the impact of the proposed Sugarloaf Mountain Pod A development on the surrounding transportation network. The report is updated based on the comments received from City of Minneola and our response to comments are included in the Comments Correspondence section. The proposed residential development consists of 773 detached single-family dwelling units with an anticipated buildout year of 2035.

The site is located at the north-east corner of Mountain Club Drive and CR 455 roundabout in the City of Minneola, Lake County, Florida. **Figure 1** depicts the site location and the surrounding transportation network. The preliminary development site plan is provided in **Appendix A**. Access to the site from the external network is proposed at three (3) locations on CR 455. The southernmost access point (Project Access I) will be connected to the existing CR 455 and Mountain Club Drive roundabout. The parcel ID for this driveway is 202126040000N00000 (alternate key: 3895110). The center access point (Project Access II) on CR 455 is proposed to be a roundabout, which will also serve as a shared connection to Sugarloaf Mountain Phase 2 (aka Sunny Ridge) project. And the northernmost access point (Project Access III) on CR 455 will serve as a full access point to the site.

The analysis was prepared in accordance with the approved methodology submitted to the City of Minneola and Lake County. A copy of the approved methodology is included in **Appendix B**.

Data used in the analysis consisted of site plan/development information provided by the project engineers, AM and PM peak hour intersection traffic counts obtained by Traffic & Mobility Consultants LLC, trip generation from the Institute of Transportation Engineers (ITE) and roadway attributes obtained from the *2025 Lake County Speed Class LOS, Lake County Congestion Management Process (CMP) Database* and the Florida Department of Transportation (FDOT).


N
Not to Scale
4.55-Mile Radius
1-Mile Radius
SITE
Howey-in-the-Hills
Astatula
Howey Height
Lake Apopka Restoration Area
Jones Ave
US 19
S Buckhill Rd
CR 561
CR 455
CR 561A
County Road 561A
Montverde
Minneola
Mohawk
Clermont
Lake
561
48
455
19
27
50
221 ft
229 ft
310 ft
Site
Mountain Club Drive
Hancock Rd Ext

## 1.1 Study Area

The project study area was established based on the standard TIA guidelines maintained by Lake Sumter Metropolitan Planning Organization (LSMPO). In accordance with the requirements for a Tier 2 TIA study, the impact area includes roadway segments and intersections within a 1.0-mile radius and extending up to a 4.55-mile radius where the development is expected to consume 5% or more of their adopted Level of Service (LOS) capacities. The existing roadway information was obtained using the 2025 *Lake County Annual Counts, 2025 Lake County Speed Class LOS* and *FDOT's Multimodal Quality/Level of Service (MQ/LOS)* data. Using the data from these three (3) sources, a master table was developed by Traffic and Mobility Consultants LLC (TMC), an excerpt of which has been included in **Appendix C**. The project study area determination is provided in **Table 1,** as determined in the approved methodology.

**Table 1**
**Study Area**

| Count STA | Segment ID | Description | # of Lns | AT | Cntxt Cls | LOS Std | Cap | Trip Distr | Project Trips | Signif-icance | Signif-icant? | Within 1.00 mile | Included in Study? |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **CR 455** | | | | | | | | | | | | | |
| 245 | 950 | SR 19 to CR 561 | 2 | R | C2 | C | 390 | 15% | 64 | 16.4% | Y | N | Y |
| 243 | 960 | CR 561 to Hancock Rd Ext | 2 | R | C2 | C | 310 | 70% | 300 | 96.8% | Y | Y | Y |
| 243 | 960 | Hancock Rd Ext to CR 561A | 2 | R | C2 | C | 310 | 10% | 43 | 13.9% | Y | Y | Y |
| 227 | 970 | CR 561A to Ridgewood Ave | 2 | U | C3R | D | 800 | 10% | 43 | 5.4% | Y | N | Y |
| **CR 561** | | | | | | | | | | | | | |
| 257 | 1410 | CR 448 to CR 48 | 2 | U | C2T | D | 680 | 15% | 64 | 9.4% | Y | N | Y |
| 252 | 1420 | CR 48 to South Astatula City Limit | 2 | U | C3R | D | 800 | 15% | 64 | 8.0% | Y | N | Y |
| N/A* | 1430 | South Astatula City Limit to CR 455 | 2 | U | C3R | D | 800 | 15% | 64 | 8.0% | Y | N | Y |
| 242 | 1440 | CR 455 to Howey Cross Rd | 2 | R | C2 | C | 310 | 0% | 0 | 0.0% | N | N | N |
| 238 | 1450 | Howey Cross Rd to Turnpike Rd/CR 561A | 2 | T | C2 | C | 320 | 0% | 0 | 0.0% | N | N | N |
| **CR 561/CR 561A** | | | | | | | | | | | | | |
| 235 | 1460 | Turnpike Rd/CR 561A to US 27 | 2 | T | C2T | C | 520 | 10% | 43 | 8.3% | Y | N | Y |
| **CR 561A** | | | | | | | | | | | | | |
| 237 | 1540 | Turnpike Rd/CR 561 to Scrub Jay Ln | 2 | T | C2T | C | 520 | 10% | 43 | 8.3% | Y | N | Y |
| 234 | 1545 | Scrub Jay Ln to N Hancock Rd | 2 | T | C2T | C | 650 | 15% | 64 | 9.8% | Y | N | Y |
| 236 | 1546 | N Hancock Rd to CR 455 | 2 | T | C2T | C | 520 | 0% | 0 | 0.0% | N | N | N |
| **Citrus Grove Rd** | | | | | | | | | | | | | |
| 226 | 1920 | US 27 to Grassy Lake Rd | 2 | U | C3R | D | 1,050 | 5% | 21 | 2.0% | N | N | N |
| **N Hancock Rd** | | | | | | | | | | | | | |
| 233 | 2054 | CR 561A to SR 91/Florida's Turnpike | 2 | T | C2T | C | 650 | 45% | 193 | 29.7% | Y | N | Y |
| 225 | 2055 | SR 91/Florida's Turnpike to Old Hwy 50 (W) | 4 | U | C3R | D | 1,750 | 20% | 86 | 4.9% | N | N | N |
| **N Hancock Rd Ext** | | | | | | | | | | | | | |
| N/A* | N/A* | CR 455 to Sugarloaf Mountain Rd | 2 | U | C3R | D | 1,050 | 60% | 257 | 24.5% | Y | Y | Y |
| N/A* | N/A* | Sugarloaf Mountain Rd to Del Web Ent | 2 | U | C3R | D | 1,050 | 60% | 257 | 24.5% | Y | Y | Y |
| N/A* | N/A* | Del Web Ent to CR 561A | 4 | U | C3R | D | 1,750 | 60% | 257 | 14.7% | Y | Y | Y |
| **SR 19**** | | | | | | | | | | | | | |
| 110495 | 3060 | Central Avenue to CR 455 | 2 | U | C3R | D | 1,110 | 10% | 43 | 3.9% | N | N | Y |
| 110255 | 3070 | CR 455 to US 27/SR 25 | 2 | R | C2 | D | 880 | 5% | 21 | 2.4% | N | N | N |
| **US 27**** | | | | | | | | | | | | | |
| 110363 | 3830 | SR 19 to CR 561 | 4 | U | C3C | D | 1,810 | 5% | 21 | 1.2% | N | N | N |
| 110468 | 3840 | CR 561 to CR 561A | 4 | U | C3C | D | 1,900 | 10% | 43 | 2.3% | N | N | N |
| 110163 | 3850 | CR 561A to CR 561/Main Ave | 6 | U | C2 | D | 4,370 | 10% | 43 | 1.0% | N | N | N |

*2025 Lake County - Speed Class LOS - Source of roadway parameters (area type, context class, LOS Standard, daily service volumes)*
*FDOT Multimodal Quality / Level of Service Handbook, January 2023 was used to derive peak hour peak direction service volumes*
*Lake County Congestion Management Plan (CMP) - Referenced for roadway segment descriptions based on CMP Segment ID's*
** Capacity based on the adjacent segment*
*** Capacity based on 2023 Lake County CMP Database*

Based on the study area analysis, the study roadway segments are as follows:

- CR 455
  - SR 19 to CR 561
  - CR 561 to Hancock Road Extension
  - Hancock Road Extension to CR 561A
  - CR 561A to Ridgewood Avenue
- CR 561
  - CR 448 to CR 48
  - CR 48 to South Astatula City Limit
  - South Astatula City Limit to CR 455
- CR 561/CR 561A
  - Turnpike Road/CR 561A to US 27
- CR 561A
  - Turnpike Road/CR 561A to Scrub Jay Lane
  - Scrub Jay Lane to N Hancock Road
- Hancock Road
  - CR 561A to SR 91/Florida's Turnpike
- Hancock Road Extension
  - CR 455 to Sugarloaf Mountain Road
  - Sugarloaf Mountain Road Del Web Entrance
  - Del Web Entrance to CR 561A
- SR 19
  - Central Avenue to CR 455

The study intersections are as follows:

- CR 561A & Hancock Road (Existing Signal)
- CR 561 & CR 455 (Existing Roundabout)
- Hancock Road Extension & CR 455 (Proposed Roundabout)
- Hancock Road Extension & Mountain Club Drive (Proposed Two-Way Stop)
- Hancock Road Extension & Sugarloaf Mountain Road (Proposed Roundabout)
- CR 455 & Mountain Club Drive/Project Access I (Existing Roundabout)
- CR 455 & Project Access II (Proposed Roundabout)
- CR 455 & Project Access III (Proposed Two-Way Stop)

## 2.0 EXISTING CONDITIONS ANALYSIS

Existing conditions in the vicinity of the site were analyzed to establish a baseline for the traffic conditions prevailing in the vicinity of the proposed development. The analysis included a review of existing roadway segment capacity and analysis of the intersection operations at the study intersections.

### 2.1 Roadway Segment Capacity

Existing traffic conditions were analyzed to establish the prevailing capacity conditions on the study network. The analysis was conducted using segments capacities and PM peak hour volumes from the mentioned master table developed by TMC that is based on 2025 *Lake County Annual Counts, 2025 Lake County Speed Class LOS* and *FDOT's Multimodal Quality/Level of Service (MQ/LOS)* database, as included in **Appendix C**. For segment without the latest counts, data was sourced from the *2023 Lake County Congestion Management Plan (CMP)* Database. The results of the existing roadway analysis are shown in **Table 2**. The analysis reveals that all study roadway segments are currently operating within their adopted LOS capacity.

**Table 2**
**Existing Roadway Capacity Analysis**

| Roadway Segment | # of Lns | LOS Std | PH Dir Cap | Dir | Existing Conditions Vol | LOS | V/C |
|---|---|---|---|---|---|---|---|
| **CR 455** | | | | | | | |
| SR 19 to CR 561 | 2 | C | 390 | NB/EB<br>SB/WB | 244<br>249 | C<br>C | 0.64 |
| CR 561 to Hancock Rd Ext | 2 | C | 310 | NB/EB<br>SB/WB | 134<br>127 | B<br>B | 0.43 |
| Hancock Rd Ext to CR 561A | 2 | C | 310 | NB/EB<br>SB/WB | 134<br>127 | B<br>B | 0.43 |
| CR 561A to Ridgewood Ave | 2 | D | 800 | NB/EB<br>SB/WB | 155<br>139 | C<br>C | 0.19 |
| **CR 561** | | | | | | | |
| CR 448 to CR 48 | 2 | D | 680 | NB/EB<br>SB/WB | 418<br>399 | C<br>C | 0.61 |
| CR 48 to South Astatula City Limit | 2 | D | 800 | NB/EB<br>SB/WB | 626<br>655 | C<br>C | 0.82 |
| South Astatula City Limit to CR 455 | 2 | D | 800 | NB/EB<br>SB/WB | 626<br>655 | C<br>C | 0.82 |
| **CR 561/CR 561A** | | | | | | | |
| Turnpike Rd/CR 561A to US 27 | 2 | C | 520 | NB/EB<br>SB/WB | 387<br>398 | C<br>C | 0.77 |
| **CR 561A** | | | | | | | |
| Turnpike Rd/CR 561 to Scrub Jay Ln | 2 | C | 520 | NB/EB<br>SB/WB | 344<br>233 | C<br>C | 0.66 |
| Scrub Jay Ln to N Hancock Rd | 2 | C | 650 | NB/EB<br>SB/WB | 236<br>312 | C<br>C | 0.48 |
| **Hancock Rd** | | | | | | | |
| CR 561A to SR 91/Florida's Turnpike | 2 | C | 650 | NB/EB<br>SB/WB | 321<br>271 | C<br>C | 0.49 |
| **SR 19*** | | | | | | | |
| Central Avenue to CR 455 | 2 | D | 1,110 | NB/EB<br>SB/WB | 436<br>481 | C<br>C | 0.43 |

*2025 Lake County - Speed Class LOS - Source of LOS Standard, daily service volumes*
*FDOT 2023 MQLOS Handbook was used to derive peak hour peak direction service volumes*
*2025 Lake County Annual Counts - Source of PM peak hour volumes*
**Capacity and peak hour volumes based on 2023 Lake County CMP Database*

## 2.2 Intersection Capacity

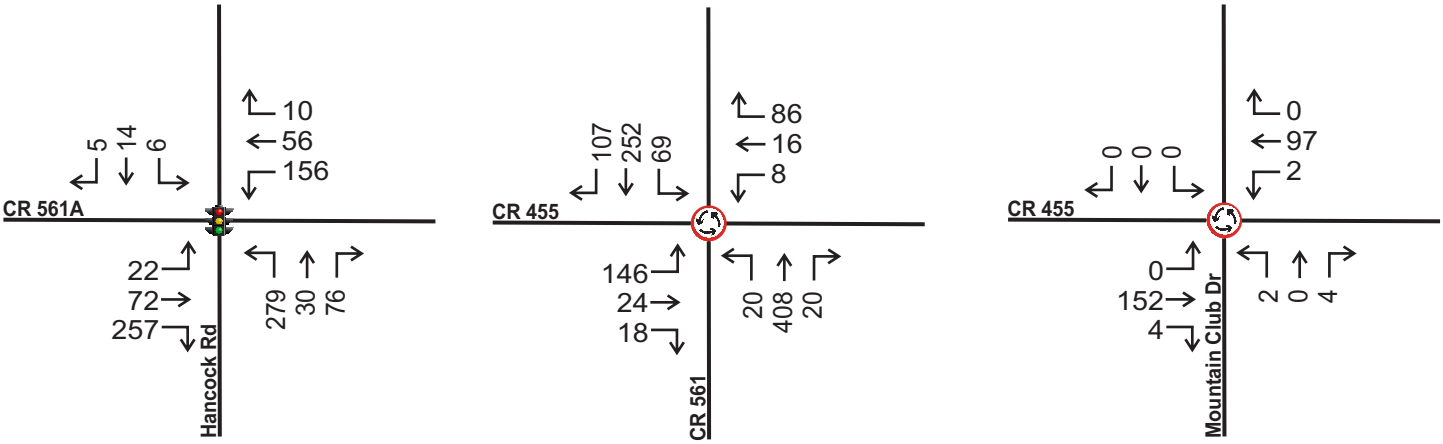
The intersection capacity analysis was performed for the AM and PM peak hour periods. The capacity analysis was performed using *Synchro* and the methods of the *Highway Capacity Manual (HCM)*. Turning movement volumes obtained during the AM and PM peak hour are displayed in **Figure 2**. Existing turning movement counts were collected on May 22, 2025 and July 8, 2025. The counts taken in May were during peak season; therefore, no seasonal factor was applied. And the counts taken in July were adjusted by a peak seasonal factor of 1.06. The turning movement counts and the *2024 Peak Season Factor Category Report* for Lake County, obtained from the *FTO* website, are included in **Appendix D**. The results of the intersection capacity analysis, as summarized in **Table 3**, reveal that all existing study intersections are operating adequately. Detailed existing conditions *HCM* analysis worksheets are included in **Appendix E**.

**Table 3**
**Existing Intersection Capacity Analysis**

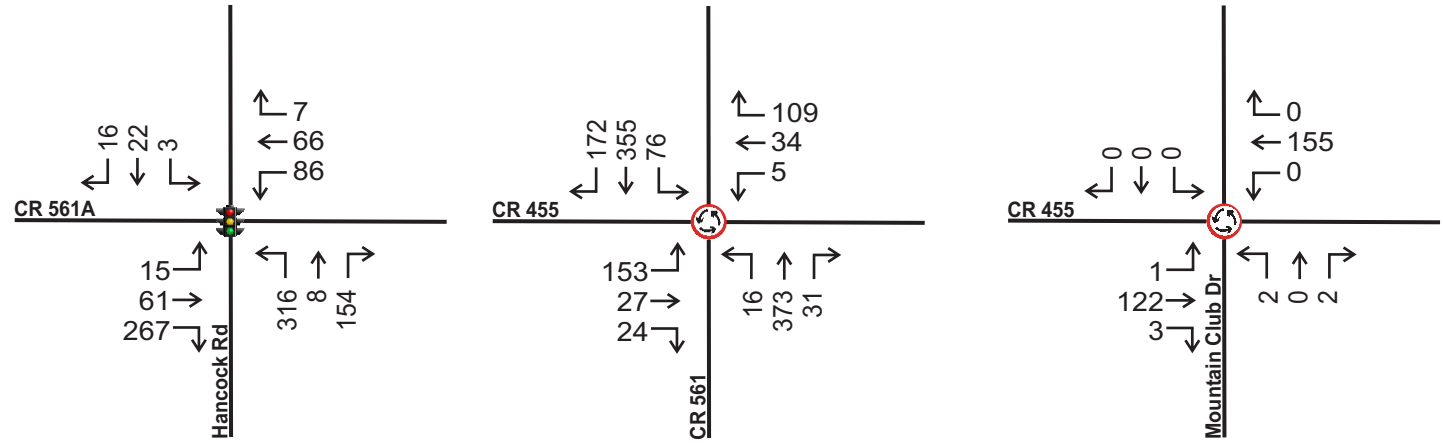
| Intersection | Control | Time Period | EB | | WB | | NB | | SB | | Overall | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Delay | LOS | Delay | LOS | Delay | LOS | Delay | LOS | Delay | LOS |
| CR 561A & Hancock Rd | Signal | AM | 29.7 | C | 19.1 | B | 23.3 | C | 31.6 | C | 24.8 | C |
| | | PM | 33.4 | C | 21.9 | C | 23.0 | C | 31.3 | C | 26.7 | C |
| CR 561 & CR 455 | RAB | AM | 6.7 | A | 7.4 | A | 9.1 | A | 6.5 | A | 7.6 | A |
| | | PM | 7.7 | A | 7.7 | A | 8.8 | A | 8.4 | A | 8.4 | A |
| CR 455 & Mountain Club Dr | RAB | AM | 4.0 | A | 3.6 | A | 3.2 | A | 0.0 | A | 3.8 | A |
| | | PM | 3.4 | A | 3.7 | A | 3.0 | A | 0.0 | A | 3.6 | A |

*Average delay expressed in seconds/vehicle*

***AM Peak***




***PM Peak***



## 3.0 PROJECT TRAFFIC

### 3.1 Trip Generation

The traffic generation of the proposed development was calculated using the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition*. The trip generation for the project is summarized in **Table 4** and the ITE charts are provided in **Appendix F**.

**Table 4**
**Trip Generation Calculations**

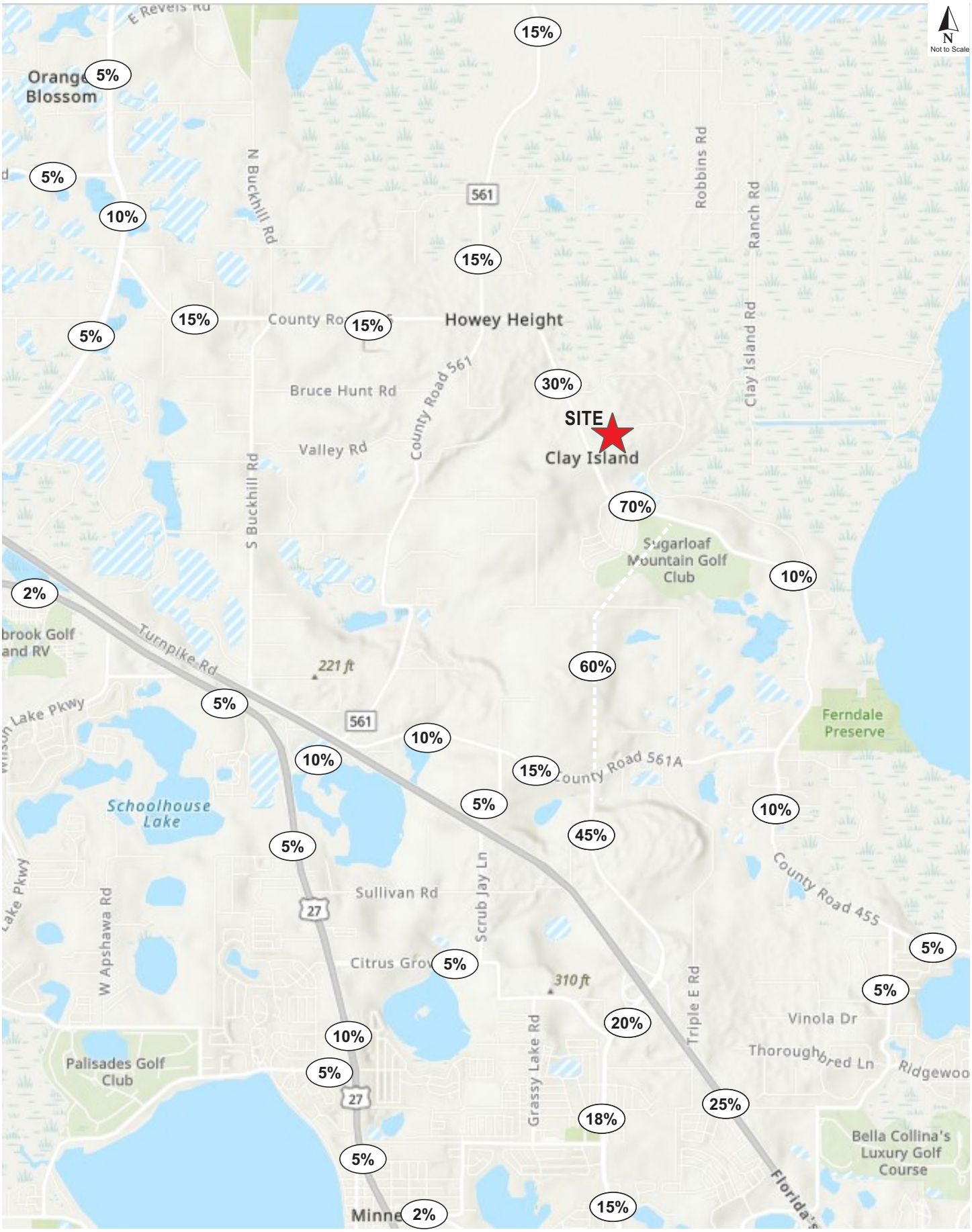
| ITE Code | Land Use | Size | Daily | | AM Peak Hour | | | | PM Peak Hour | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Rate | Trips | Rate | Total | Enter | Exit | Rate | Total | Enter | Exit |
| 210 | Single Family Detached | 773 DU | 8.57 | 6,623 | 0.62 | 479 | 120 | 359 | 0.88 | 679 | 428 | 251 |

*Trip generation analysis based on ITE Trip Generation Manual, 11th Edition*

The proposed development is projected to generate 6,623 new daily trips of which 479 trips occur during the AM peak hour, and 679 trips occur during the PM peak hour.

### 3.2 Trip Distribution/Assignment

The trip distribution pattern was developed using the new version of the *Central Florida Regional Planning Model (CFRPM v7)*. The model distribution was manually adjusted based on local knowledge, professional engineering judgement, and the location of the development with respect to the study area attractions and activity centers to better reflect prevailing travel and traffic flow patterns in the study area. The raw model plot is provided in **Appendix G**, and the adjusted project trip distribution is shown in **Figure 3.**


N
Not to Scale
15%
5%
10%
5%
15%
15%
15%
5%
30%
SITE
Clay Island
70%
10%
2%
60%
5%
10%
10%
15%
5%
45%
10%
5%
5%
5%
10%
5%
20%
10%
5%
25%
18%
5%
15%
2%
Howey Height
Bruce Hunt Rd
Valley Rd
County Road 561
S Buckhill Rd
N Buckhill Rd
Robbins Rd
Ranch Rd
Clay Island Rd
Sugarloaf Mountain Golf Club
Ferndale Preserve
County Road 561A
Schoolhouse Lake
Sullivan Rd
Scrub Jay Ln
County Road 455
Triple E Rd
Vinola Dr
Thoroughbred Ln
Grassy Lake Rd
W Apshawa Rd
Palisades Golf Club
Bella Collina's Luxury Golf Course
Turnpike Rd
221 ft
310 ft
561
27
27

## 4.0 PROJECTED CONDITIONS ANALYSIS

An analysis of projected conditions was conducted to determine the impact of the proposed development on the roadway segments capacity, as well as the proposed access connections and intersections adjacent to the site. The project buildout year for the analysis is 2035.

### 4.1 Planned and Programmed Improvements

The *FDOT Work Program (WP)*, and the *LSMPO Transportation Improvement Program (TIP)* and the *Lake County Capital Improvement Program (CIP)* have been reviewed. Hancock Road, from North of the Turnpike to CR 561A, is funded for construction to be widened to four lanes. This improvement is funded for construction within the next three (3) years and will be included in the projected conditions. The *Lake County CIP* is included in the **Appendix H.**

### 4.2 Projected Traffic

The total buildout traffic volume is composed of projected background traffic, vested trips, and project trips. Vested trips were obtained from the Sugarloaf Mountain PODs 6 through 8, Sugarloaf Mountain Phase 2, Hills of Minneola, and Del Webb traffic studies. The certificate of occupation for these developments was obtained from the City of Minneola. Based on the rate of certification, it is estimated that the vested developments will reach full occupancy by the project buildout of 2035. Projected background traffic volumes were calculated using historical growth rates obtained from the *2025 Lake County Traffic Counts* or through trend analysis. A minimum annual growth rate of 2% was used for segments, where the determined growth rate was less than 2%. The traffic studies, a summary of the vested trips within the study area, and the trends analysis are presented in **Appendix I**. The growth rate was applied to the existing volumes and compared to the vested trips on the study roadway segments. The greater of the two were used for future projections analysis. The project trips were estimated based on trips generated by the proposed development and the project distribution.

### 4.3 Roadway Segment Capacity

A projected roadway capacity analysis was conducted by comparing projected traffic volumes on the study roadway segments to their services volume. The results of the projected roadway analysis are shown in **Table 5**. The analysis reveals the following:

- CR 455, from SR 19 to Hancock Road Extension, is projected to operate above its adopted capacity at project buildout. The roadway is currently classified as a rural roadway. However, with the development happening in the area, the roadway classification should be changed, which will increase the peak hour capacity. With the context classification of C3R and based on the improved capacity, the segments of CR 455 from SR 19 to Hancock Road Extension are projected to operate adequately, as illustrated in **Table 6**.
- CR 561, from CR 48 to CR 455, is projected to operate marginally above its adopted capacity at project buildout. Mitigation is not recommended at this time.
- CR 561A, from CR 561 to Scrub Jay Lane, is projected to operate above its adopted capacity due to background traffic. Per the Florida's Statutes, the development is not responsible to mitigate the pre-existing deficient roadway.
- Due to several development projects along the segment of Hancock Road, from CR 561A to SR 91/Florida's Turnpike, the segment is projected to operate at its capacity. This roadway segment is programmed to be widened to a four-lane facility. The increased capacity is not projected to be quite adequate to address the forecast traffic demand. However, since the volume to capacity (v/c) ratio is 1.07, it is unlikely that the road will need to be widened further.
- The remaining study roadway segments are projected to operate adequately.

## Table 5
## Projected Roadway Segment Capacity Analysis

| Roadway Segment | # of Lns | LOS Std | PH Dir Cap | Dir | Existing Conditions Vol | Existing Conditions LOS | Existing Conditions V/C | Background 2035 AGR | Background 2035 Growth | Background 2035 Vested | Background 2035 Max | Background 2035 Total | Background 2035 LOS | Background 2035 V/C | Buildout 2035 Dist | Buildout 2035 Trips | Buildout 2035 Total | Buildout 2035 LOS | Buildout 2035 V/C |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **CR 455** | | | | | | | | | | | | | | | | | | | |
| SR 19 to CR 561 | 2 | C | 390 | NB/EB | 244 | C | 0.64 | 7.63% | 186 | 70 | 186 | 430 | D | 1.13 | 15% | 64 | 494 | D | 1.27 |
| | | | | SB/WB | 249 | C | | | 190 | 41 | 190 | 439 | D | | | 38 | 477 | D | |
| CR 561 to Hancock Rd Ext | 2 | C | 310 | NB/EB | 134 | B | 0.43 | 4.52% | 61 | 213 | 213 | 347 | D | 1.41 | 70% | 176 | 523 | D | 2.37 |
| | | | | SB/WB | 127 | B | | | 57 | 309 | 309 | 436 | D | | | 300 | 736 | E | |
| Hancock Rd Ext to CR 561A | 2 | C | 310 | NB/EB | 134 | B | 0.43 | 4.52% | 61 | 122 | 122 | 256 | C | 0.83 | 10% | 25 | 281 | C | 0.96 |
| | | | | SB/WB | 127 | B | | | 57 | 128 | 128 | 255 | C | | | 43 | 298 | C | |
| CR 561A to Ridgewood Ave | 2 | D | 800 | NB/EB | 155 | C | 0.19 | 2.72% | 42 | 160 | 160 | 315 | C | 0.39 | 10% | 43 | 358 | C | 0.45 |
| | | | | SB/WB | 139 | C | | | 38 | 138 | 138 | 277 | C | | | 25 | 302 | C | |
| **CR 561** | | | | | | | | | | | | | | | | | | | |
| CR 448 to CR 48 | 2 | D | 680 | NB/EB | 418 | C | 0.61 | 2.00% | 84 | 50 | 84 | 502 | C | 0.74 | 15% | 38 | 540 | D | 0.80 |
| | | | | SB/WB | 399 | C | | | 80 | 29 | 80 | 479 | C | | | 64 | 543 | D | |
| CR 48 to South Astatula City Limit | 2 | D | 800 | NB/EB | 626 | C | 0.82 | 2.00% | 125 | 0 | 125 | 751 | D | 0.98 | 15% | 38 | 789 | D | 1.06 |
| | | | | SB/WB | 655 | C | | | 131 | 0 | 131 | 786 | D | | | 64 | 850 | F | |
| South Astatula City Limit to CR 455 | 2 | D | 800 | NB/EB | 626 | C | 0.82 | 2.00% | 125 | 0 | 125 | 751 | D | 0.98 | 15% | 38 | 789 | D | 1.06 |
| | | | | SB/WB | 655 | C | | | 131 | 0 | 131 | 786 | D | | | 64 | 850 | F | |
| **CR 561/CR 561A** | | | | | | | | | | | | | | | | | | | |
| Turnpike Rd/CR 561A to US 27 | 2 | C | 520 | NB/EB | 387 | C | 0.77 | 2.00% | 77 | 0 | 77 | 464 | C | 0.92 | 10% | 43 | 507 | C | 0.98 |
| | | | | SB/WB | 398 | C | | | 80 | 0 | 80 | 478 | C | | | 25 | 503 | C | |
| **CR 561A** | | | | | | | | | | | | | | | | | | | |
| Turnpike Rd/CR 561 to Scrub Jay Ln | 2 | C | 520 | NB/EB | 344 | C | 0.66 | 6.07% | 209 | 0 | 209 | 553 | D | 1.06 | 10% | 43 | 596 | D | 1.15 |
| | | | | SB/WB | 233 | C | | | 141 | 0 | 141 | 374 | C | | | 25 | 399 | C | |
| Scrub Jay Ln to N Hancock Rd | 2 | C | 650 | NB/EB | 236 | C | 0.48 | 5.66% | 134 | 0 | 134 | 370 | C | 0.75 | 15% | 64 | 434 | C | 0.81 |
| | | | | SB/WB | 312 | C | | | 177 | 0 | 177 | 489 | C | | | 38 | 527 | C | |
| **Hancock Rd*** | | | | | | | | | | | | | | | | | | | |
| CR 561A to SR 91/Florida's Turnpike | 2 | C | 650 | NB/EB | 321 | C | 0.49 | 3.91% | 126 | 1365 | 1365 | 1686 | D | 0.96 | 45% | 193 | 1879 | F | 1.07 |
| | | | | SB/WB | 271 | C | | | 106 | 1192 | 1192 | 1463 | C | | | 113 | 1576 | C | |
| **N Hancock Rd Ext** | | | | | | | | | | | | | | | | | | | |
| CR 455 to Sugarloaf Mountain Rd | 2 | D | 1,050 | NB/EB | | | | | | 441 | 441 | 441 | C | 0.42 | 60% | 257 | 698 | C | 0.66 |
| | | | | SB/WB | | | | | | 349 | 349 | 349 | C | | | 151 | 500 | C | |
| Sugarloaf Mountain Rd to Del Web Ent | 2 | D | 1,050 | NB/EB | | | | | | 731 | 731 | 731 | C | 0.70 | 60% | 257 | 988 | D | 0.94 |
| | | | | SB/WB | | | | | | 465 | 465 | 465 | C | | | 151 | 616 | C | |
| Del Web Ent to CR 561A | 4 | D | 1,750 | NB/EB | | | | | | 887 | 887 | 887 | C | 0.51 | 60% | 257 | 1144 | C | 0.65 |
| | | | | SB/WB | | | | | | 565 | 565 | 565 | C | | | 151 | 716 | C | |
| **SR 19**** | | | | | | | | | | | | | | | | | | | |
| Central Avenue to CR 455 | 2 | D | 1,110 | NB/EB | 436 | C | 0.43 | 3.50% | 183 | 21 | 183 | 619 | C | 0.62 | 10% | 25 | 644 | C | 0.65 |
| | | | | SB/WB | 481 | C | | | 202 | 35 | 202 | 683 | C | | | 43 | 726 | C | |

*2025 Lake County - Speed Class LOS - Source of LOS Standard, daily service volumes*
*FDOT 2023 MQLOS Handbook was used to derive peak hour peak direction service volumes*
*2025 Lake County Annual Counts - Source of PM peak hour volumes*
**Context class C3R and LOS D with capacity of 1,750 is considered at background and buildout condition*
**Capacity and peak hour volumes based on 2023 Lake County CMP Database*

**Table 6**
**Mitigated Roadway Segment Capacity Analysis**

| Roadway Segment | # of Lns | LOS Std | PH Dir Cap | Dir | Buildout (Mitigation) Total | LOS | V/C |
|---|---|---|---|---|---|---|---|
| **CR 455** | | | | | | | |
| SR 19 to CR 561 | 2 | D | 800 | NB/EB<br>SB/WB | 494<br>477 | C<br>C | 0.62 |
| CR 561 to Hancock Rd Ext | 2 | D | 800 | NB/EB<br>SB/WB | 523<br>736 | C<br>D | 0.92 |

*Capacity is based on area type urban, context class C3R, LOS D, which is similar to CR 455 from CR 561A to Ridgewood Ave*

## 4.4 Intersection Capacity Analysis

Projected background traffic was estimated using the vested trips discussed in the previous section. **Table 7** shows the intersection analysis for background and buildout conditions. The intersection volume projection sheets are included in **Appendix J**. The projected AM and PM peak hour volumes for are illustrated in **Figures 4** and **Figure 5**, respectively. The background and buildout conditions analysis worksheets are included in **Appendix K**. The projected intersection analysis reveals that:

- The signalized intersection of CR 561A and Hancock Road is projected to operate at LOS E at PM peak hour of buildout condition. The northbound left and the eastbound right turn heavy traffic are responsible for this. As no project trips are contributing to these critical movements, the project is not responsible for providing mitigation. However, per the request of the City, the intersection was analyzed to provide mitigation. It is recommended to optimize the signal timing plan of this intersection prioritizing the northbound left turn movement to restore the operation at adequate LOS. The results with optimized signal timing plan are illustrated in **Table 8.** And the *HCM* sheets are included in **Appendix K.**

- All other study intersections are projected to operate adequately at background and project buildout conditions.

## Table 7
## Projected Intersection Capacity Analysis

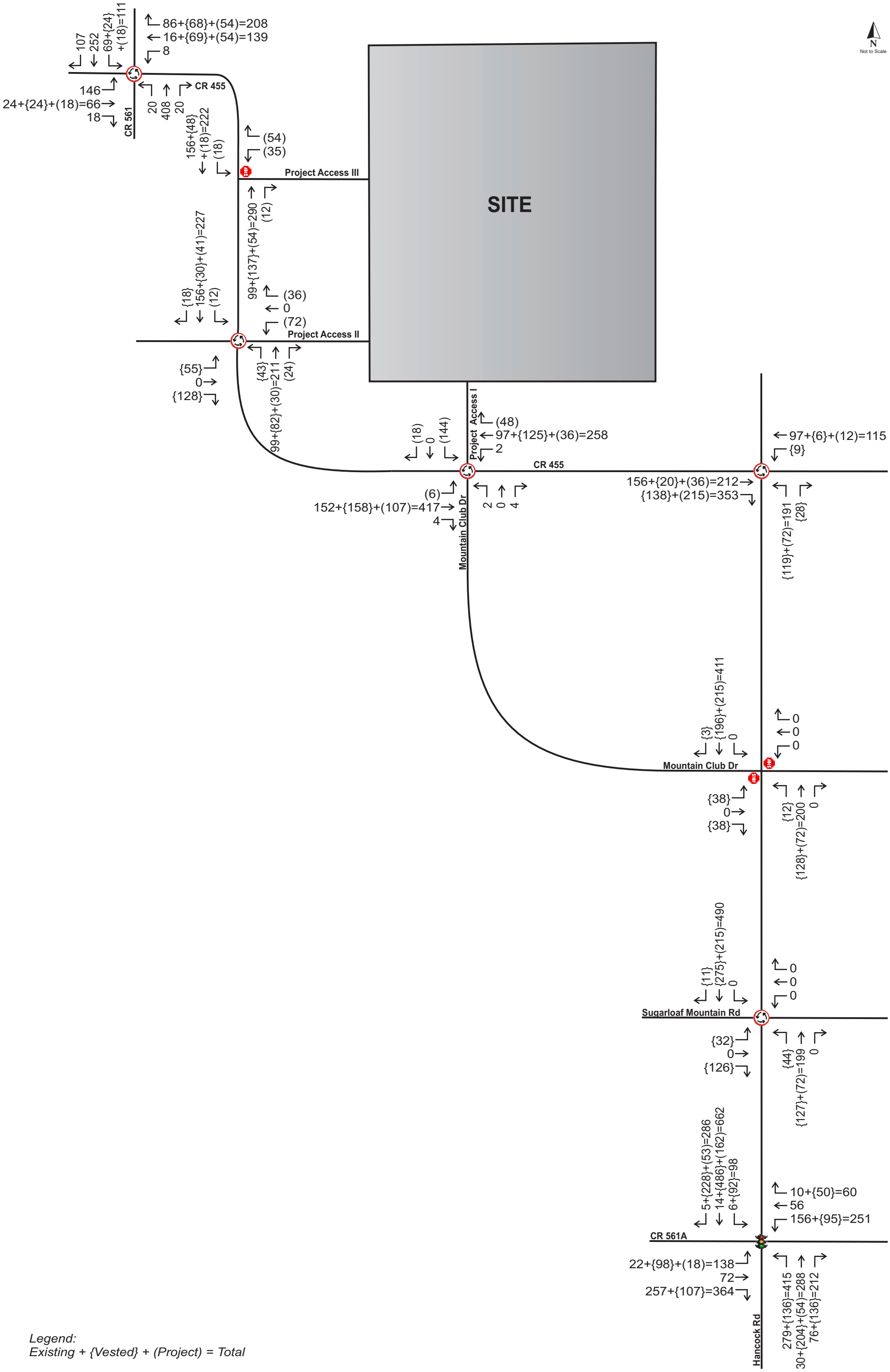
| Intersection | Control | Time Period | Scenario | EB | | WB | | NB | | SB | | Overall | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | Delay | LOS | Delay | LOS | Delay | LOS | Delay | LOS | Delay | LOS |
| CR 561A & Hancock Rd | Signal | AM | Background | 45.7 | D | 34.1 | C | 36.6 | D | 40.7 | D | 39.0 | D |
| | | | Buildout | 53.2 | D | 41.5 | D | 46.8 | D | 50.6 | D | 48.5 | D |
| | | PM | Background | 43.9 | D | 36.6 | D | 67.2 | E | 40.1 | D | 53.2 | D |
| | | | Buildout | 64.1 | E | 45.7 | D | 72.6 | E | 39.4 | D | 60.5 | E |
| CR 455 & CR 561 | RAB | AM | Background | 7.3 | A | 11.0 | B | 10.0 | A | 7.6 | A | 9.0 | A |
| | | | Buildout | 7.8 | A | 15.3 | C | 10.7 | B | 8.7 | A | 10.7 | B |
| | | PM | Background | 9.7 | A | 9.0 | A | 11.0 | B | 10.0 | B | 10.1 | B |
| | | | Buildout | 12.9 | B | 11.1 | B | 14.6 | B | 12.7 | B | 12.9 | B |
| Hancock Road Ext & CR 455 | RAB | AM | Background | 4.9 | A | 3.9 | A | 4.5 | A | -- | -- | 4.6 | A |
| | | | Buildout | 7.2 | A | 4.4 | A | 5.5 | A | -- | -- | 6.4 | A |
| | | PM | Background | 5.0 | A | 5.2 | A | 4.8 | A | -- | -- | 5.0 | A |
| | | | Buildout | 6.7 | A | 8.3 | A | 7.9 | A | -- | -- | 7.5 | A |
| Hancock Road Ext & Mountain Club Dr | TWSC | AM | Background | 10.8 | B | -- | -- | 7.7 | A | 0.0 | A | -- | -- |
| | | | Buildout | 13.9 | B | -- | -- | 8.3 | A | 0.0 | A | -- | -- |
| | | PM | Background | 12.0 | B | -- | -- | 7.8 | A | 0.0 | A | -- | -- |
| | | | Buildout | 17.4 | C | -- | -- | 8.3 | A | 0.0 | A | -- | -- |
| Hancock Road Ext & Sugarloaf Mountain Rd | RAB | AM | Background | 5.3 | A | 0.0 | A | 3.9 | A | 4.9 | A | 4.7 | A |
| | | | Buildout | 7.1 | A | 0.0 | A | 4.5 | A | 7.0 | A | 6.3 | A |
| | | PM | Background | 4.7 | A | 0.0 | A | 5.7 | A | 4.2 | A | 5.1 | A |
| | | | Buildout | 5.8 | A | 0.0 | A | 8.6 | A | 5.5 | A | 7.3 | A |
| CR 455 & Mountain Club Dr/Project Access I | RAB | AM | Background | 5.3 | A | 4.6 | A | 3.9 | A | 0.0 | A | 5.0 | A |
| | | | Buildout | 8.4 | A | 5.4 | A | 5.4 | A | 5.6 | A | 6.8 | A |
| | | PM | Background | 4.4 | A | 4.9 | A | 3.5 | A | 0.0 | A | 4.7 | A |
| | | | Buildout | 5.9 | A | 8.1 | A | 4.4 | A | 5.9 | A | 7.1 | A |
| CR 455 & Project Access II | RAB | AM | Background | 4.9 | A | 0.0 | A | 4.5 | A | 4.2 | A | 4.5 | A |
| | | | Buildout | 5.8 | A | 4.9 | A | 5.0 | A | 5.1 | A | 5.2 | A |
| | | PM | Background | 4.3 | A | 0.0 | A | 5.2 | A | 5.2 | A | 5.1 | A |
| | | | Buildout | 5.2 | A | 5.3 | A | 7.1 | A | 6.7 | A | 6.6 | A |
| CR 455 & Project Access III | TWSC | AM | Buildout | -- | -- | 12.4 | B | 0.0 | A | 8.0 | A | -- | -- |
| | | PM | Buildout | -- | -- | 13.2 | B | 0.0 | A | 8.1 | A | -- | -- |

*Average delay expressed in seconds/vehicle*

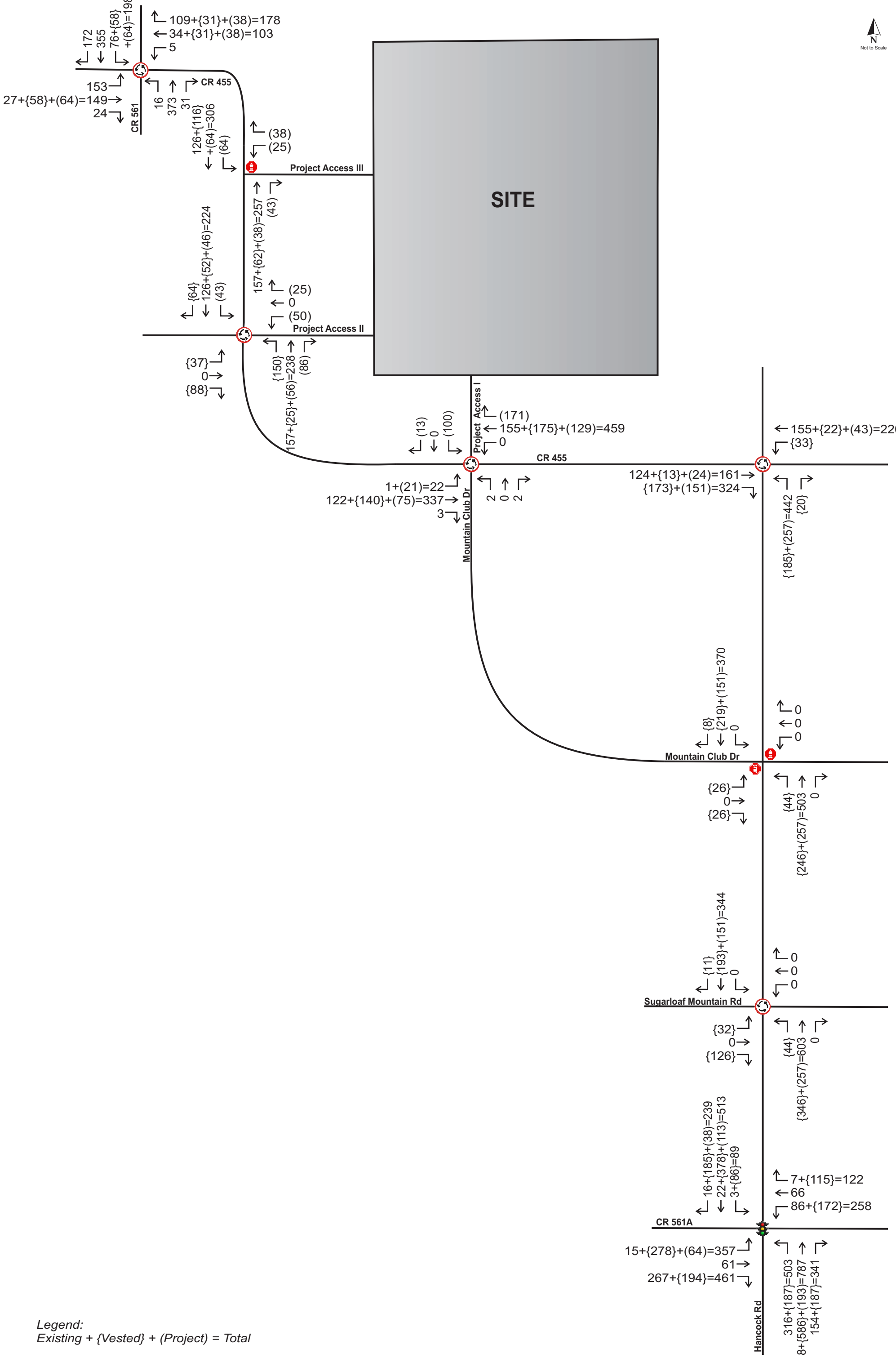
## Table 8
## CR 561A and Hancock Road Intersection Mitigation

| Intersection | Control | Time Period | Scenario | EB | | WB | | NB | | SB | | Overall | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | Delay | LOS | Delay | LOS | Delay | LOS | Delay | LOS | Delay | LOS |
| CR 561A & Hancock Rd | Signal | AM | Mitigation | 43.9 | D | 51.3 | D | 38.0 | D | 42.8 | D | 42.4 | D |
| | | PM | | 70.1 | E | 52.7 | D | 44.6 | D | 53.4 | D | 52.4 | D |

*Average delay expressed in seconds/vehicle*




*Legend:*
*Existing + {Vested} + (Project) = Total*




*Legend:*
*Existing + {Vested} + (Project) = Total*

## 5.0 ACCESS REVIEW

Access to the site from the external network is proposed at three (3) locations on CR 455. The southernmost access point (Project Access I) will be connected to the existing CR 455 and Mountain Club Drive roundabout. The center access point (Project Access II) on CR 455 is proposed to be a roundabout, which will also serve as a shared connection to Sugarloaf Mountain Phase 2 (aka Sunny Ridge) project. And the northernmost access point (Project Access III) on CR 455 will serve as a full access point to the site. CR 455 is a 2-lane undivided roadway facility with a posted speed of 45 mph adjacent to the site. No turn lanes are warranted due to Project Access I and Project Access II being a roundabout. An access analysis was performed to determine the need for deceleration lanes at the Project Access III driveway. The access driveways were analyzed using the Lake County requirements.

*CR 455 and Project Access III*

Per Lake County requirements, the need for turn lanes should be considered "If the property accessing the road is projected to generate 500 or more vehicle trips per day, or 50 or more vehicle trips in any hour," the excerpt from the Lake County *Transportation Planning, Design and Construction Standards* is included in **Appendix L**. The southbound left turn deceleration lane and the northbound right turn lane are warranted at this intersection. The calculations are provided as follows:

Southbound Left Turn Lane Length = Taper Length + Storage Length
Taper Length at Design Speed 50 mph = 230 feet
Storage Length at Design Speed 50 mph = 195 feet
Southbound Left Turn Lane Length = 230 feet + 195 feet = 425 feet

Therefore, a 425-foot southbound left turn deceleration lane is recommended at the CR 455 and Project Access III intersection.

Northbound Right Turn Lane Length = Taper Length + Storage Length
Taper Length at Design Speed 50 mph = 230 feet
Storage Length at Design Speed 50 mph = 170 feet
Northbound Right Turn Lane Length = 230 feet + 170 feet = 400 feet

Therefore, a 400-foot northbound right turn deceleration lane is recommended at the CR 455 and Project Access III intersection.

## 6.0 STUDY CONCLUSIONS

This traffic analysis was conducted to assess the impact of the proposed development of Sugarloaf Mountain Pod A. The site is located at the north-east corner of Mountain Club Drive and CR 455 roundabout in the City of Minneola, Lake County, Florida. The proposed residential development consists of 773 detached single-family dwelling units with an anticipated buildout year of 2035.

The analysis included determination of project trip generation, a review of existing and projected roadway segments and intersection capacity, and access review. The results of the traffic analysis for the development are summarized as follows:

Summary of Findings

- The development is projected to generate 6,623 new daily trips of which 479 trips occur during the AM peak hour, and 679 trips occur during the PM peak hour.
- The roadway segment of CR 455, from SR 19 to Hancock Road Extension, are projected to operate above their adopted LOS capacity at project buildout. A change in classification should increase the peak hour capacity of the roadway. No mitigation is recommended.
- The roadway segment of CR 561, from CR 48 to CR 455, and Hancock Road, from CR 561A to SR 91 are projected to operate at their capacity due to background traffic and projected to operate marginally above their adopted capacity at project buildout. No mitigation is recommended.
- The roadway segment of CR 561A, from CR 561 to Scrub Jay Lane, is projected to operate above its adopted capacity due to background traffic. Per the Florida's Statutes, the development is not responsible to mitigate the pre-existing deficiency.
- All study intersections and project access driveways are projected to operate adequately at buildout of the development, except the CR 561A and Hancock Road intersection, which is recommended to be optimized the signal timing plan to restore the operation. As no project trips are contributing to the critical northbound left and eastbound right turn movements, the project is not responsible for implementing this mitigation.

Summary of Recommendations

- Install a 425-foot southbound left turn lane at the CR 455 and Project Access III intersection.
- Install a 400-foot northbound turn lane at the CR 455 and Project Access III intersection.

**COMMENTS CORRESPONDANCE**

Outlook

## [Draft] Fw: 22016.6 Sugarloaf Mountain Pod A Final TIA

**From** TarekH@trafficmobility.com
**Draft saved** Mon 10/27/2025 1:54 PM

**rom:** Marc Stehli <mstehli@poulosandbennett.com>
**Sent:** Wednesday, October 15, 2025 1:20 PM
**To:** Tarek Hasan <TarekH@trafficmobility.com>
**Cc:** 25-025 Richland - Sugarloaf POD A <25-025@poulosandbennett.com>; Charlotte Davidson <CharlotteD@trafficmobility.com>; Chris Kowalski <ckowalski@poulosandbennett.com>
**Subject:** RE: 22016.6 Sugarloaf Mountain Pod A Final TIA

Tarek – We have received comments from the City on the Pod A Pre-Plat as provided below.

c. *Traffic Impact Analysis does not include entry road parcel*

9. A traffic impact study methodology report was provided. Roadway segments were identified that are anticipated to function below their adopted LOS capacity at buildout. It is unclear what, if any improvements are proposed to ensure adequate LOS is provided.

**Marc Stehli, P.E.**

POULOS & BENNETT
a PAPE-DAWSON company

**O:** 407.487.2594 | **E:** mstehli@poulosandbennett.com

| | |
|---|---|
| **TO:** | Marc Stehli, PE, Poulos and Bennett, LLC |
| **FROM:** | Eric Raasch, AICP, Inspire Project Manager |
| **CC:** | Thomas Grimms, AICP; Jose Fernandez |
| **DATE:** | October 27, 2025 |
| **SUBJECT:** | Sugarloaf Mountain PUD Pod A TIA Review - Inspire Case 222 |

We have conducted a review of the ***traffic impact analysis*** for the above-referenced project. The proposed project area spans 163.02 acres, consisting of 773 single family lots within the Sugarloaf Mountain PUD boundary. Typical lot sizes are 45x120, 55x120, and 65x120, with 8.41 acres reserved for recreation, 38.8 acres for open space, and 91.92 acres for stormwater management. The site is zoned PUD. No site visit was conducted.

## TRAFFIC ENGINEERING (MOBILITY AND PARKING SERVICES)

### *General Comments*

MAPS has conducted a review of the Sugarloaf Mountain Pod A Traffic Impact Analysis (TIA) dated August 2025, and prepared by Traffic & Mobility Consultants. Below are the comments regarding the TIA Report.

1. The Roadway Segment Capacity analysis states that with the proposed development CR 455 from SR 19 to Hancock Road Extension the roadway classification should be changed. What should it be changed to and would this additional capacity allow it to operate below capacity.
2. The Report states that all study intersections are projected to operate adequately for buildout conditions. However, the intersection of CR 561A and Hancock Rd is projected to operate at LOS E for the PM peak hour buildout condition. What mitigations are suggested to allow this intersection to operate at an acceptable LOS?
3. The Site Concept in Appendix A does not show a roundabout at the Project Access II intersection as referenced in the Report. Please provide a site concept plan showing a roundabout at this access point.
4. Please provide FDOT approval for the traffic study.

November 11, 2025

Joyce Heffington, AICP
CRA Administrator
City of Minneola, Florida
800 North US 27
Minneola, Florida 34755
jheffington@minneola.us

Re: Sugarloaf Mountain Pod A
Response to Traffic Impact Analysis Comments
TMC Project № 22016.6
City of Minneola, Florida

Dear Ms. Heffington,

Please find below our responses to the review comments prepared by the City of Minneola dated October 15, 2025, regarding the above referenced Traffic Impact Analysis dated August, 2025. The comments are listed in **bold** typeface and the TMC responses follow in *italic* typeface. Additionally, a revised Traffic Impact Study is provided under cover reflecting the changes resulting from these comments.

1. **Traffic Impact Analysis does not include entry road parcel.**

   *TMC Response: Access to the site from the external network is proposed at three (3) locations on CR 455. The southernmost access point (Project Access I) will be connected to the existing CR 455 and Mountain Club Drive roundabout. The parcel ID for this driveway is 202126040000N00000 (alternate key: 3895110), which is mentioned in the revised report.*

2. **A traffic impact study methodology report was provided. Roadway segments were identified that are anticipated to function below their adopted LOS capacity at buildout. It is unclear what, if any improvements are proposed to ensure adequate LOS is provided.**

   *TMC Response: The deficient roadway segment's capacity analysis with the recommended mitigation is included in **Table 6** in the revised report.*

   *To provide further clarification on this comment, the reviewer provided additional feedback on the TIS report, which are addressed below:*

A. **The Roadway Segment Capacity analysis states that with the proposed development CR 455 from SR 19 to Hancock Road Extension the roadway classification should be changed. What should it be changed to and would this additional capacity allow it to operate below capacity.**

   *TMC Response: CR 455 from SR 19 to Hancock Road Extension is currently classified as a rural roadway. As extensive development is being added to the area, the roadway classification should be changed, which will increase the peak hour capacity. With the context*

*classification of C3R and based on the improved capacity, the segments of CR 455 from SR 19 to Hancock Road Extension are projected to operate adequately. The improved capacity analysis is detailed in **Table 6** in the revised report.*

**B. The Report states that all study intersections are projected to operate adequately for buildout conditions. However, the intersection of CR 561A and Hancock Rd is projected to operate at LOS E for the PM peak hour buildout condition. What mitigations are suggested to allow this intersection to operate at an acceptable LOS?**

*TMC Response: It is recommended to optimize the signal timing plan of this intersection by prioritizing the northbound left turn movement to restore the operation at adequate LOS. The results with optimized signal timing plan are illustrated in **Table 8**. And the HCM sheets are included in **Appendix K**. As no project trips are contributing to the critical northbound left and eastbound right turn movements, the project is not responsible for this.*

**C. The Site Concept in Appendix A does not show a roundabout at the Project Access II intersection as referenced in the Report. Please provide a site concept plan showing a roundabout at this access point.**

*TMC Response: An updated concept plan is included in **Appendix A** to reflect the intersection of Project Access II and CR 455 as a roundabout.*

**D. Please provide FDOT approval for the traffic study.**

*TMC Response: During the traffic methodology approval process, SR 19 from Central Avenue to CR 455 was included as a study segment, though this segment does not meet the Lake-Sumter MPO criteria to be included in the study area. The roadway capacity analysis indicates that SR 19 is projected to operate at acceptable LOS standard at the buildout condition. Therefore, this TIA report should not need to be gone through under the FDOT's review process. Also, the project does not have access to any FDOT facility, which could be another trigger for FDOT to be included.*

**END OF COMMENTS**

We trust these responses and the revised Traffic Impact Analysis adequately address the review comments. We remain available to discuss this matter further or to answer any questions you may have.

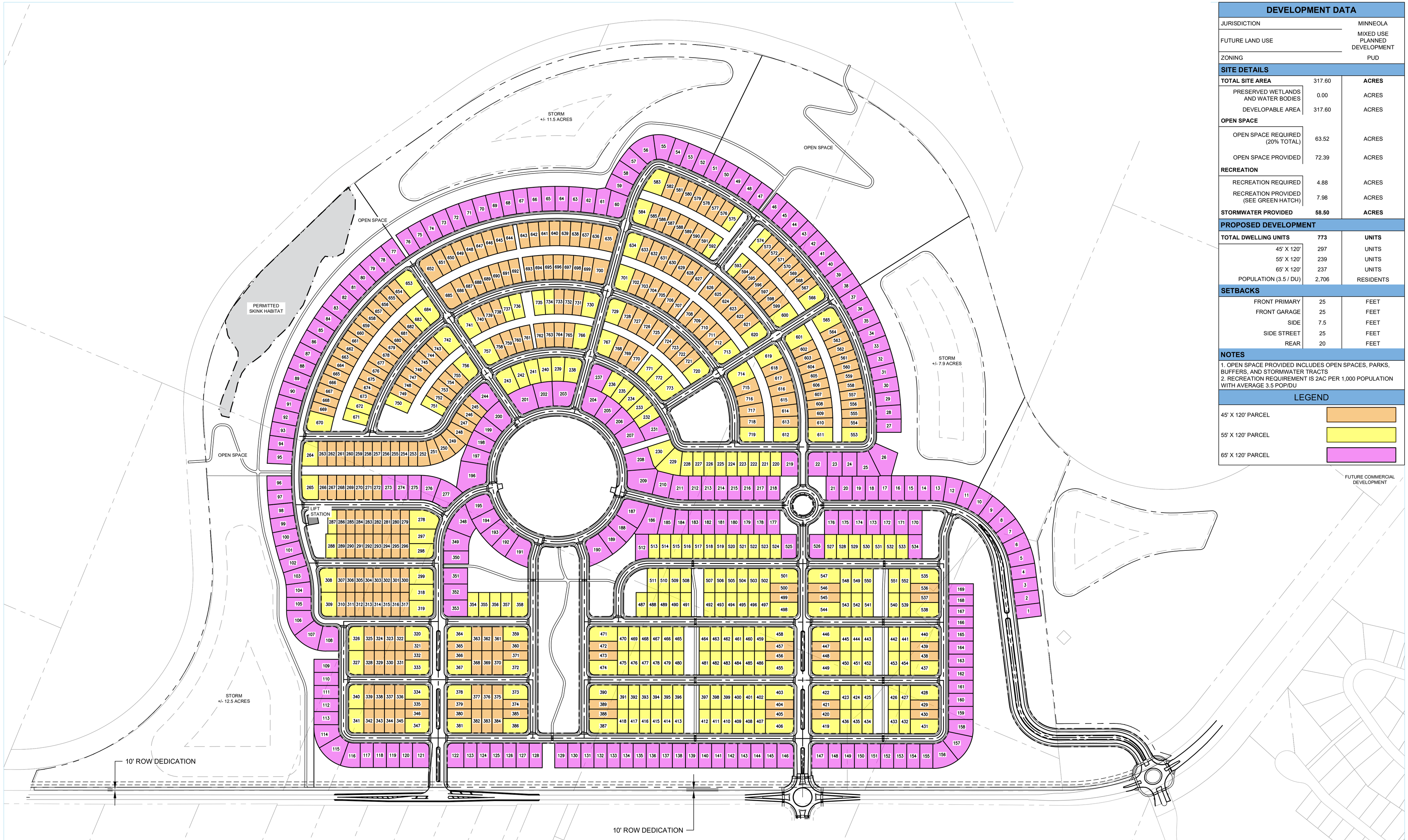
Kind regards,

TRAFFIC & MOBILITY CONSULTANTS LLC

Md Tarek Hasan, PhD, PE
Traffic Engineer

**APPENDICES**

**Appendix A**
Preliminary Development Plan




## DEVELOPMENT DATA

| | |
|---|---|
| JURISDICTION | MINNEOLA |
| FUTURE LAND USE | MIXED USE PLANNED DEVELOPMENT |
| ZONING | PUD |

## SITE DETAILS

| | | |
|---|---|---|
| **TOTAL SITE AREA** | 317.60 | **ACRES** |
| PRESERVED WETLANDS AND WATER BODIES | 0.00 | ACRES |
| DEVELOPABLE AREA | 317.60 | ACRES |
| **OPEN SPACE** | | |
| OPEN SPACE REQUIRED (20% TOTAL) | 63.52 | ACRES |
| OPEN SPACE PROVIDED | 72.39 | ACRES |
| **RECREATION** | | |
| RECREATION REQUIRED | 4.88 | ACRES |
| RECREATION PROVIDED (SEE GREEN HATCH) | 7.98 | ACRES |
| **STORMWATER PROVIDED** | **58.50** | **ACRES** |

## PROPOSED DEVELOPMENT

| | | |
|---|---|---|
| **TOTAL DWELLING UNITS** | **773** | **UNITS** |
| 45' X 120' | 297 | UNITS |
| 55' X 120' | 239 | UNITS |
| 65' X 120' | 237 | UNITS |
| POPULATION (3.5 / DU) | 2,706 | RESIDENTS |

## SETBACKS

| | | |
|---|---|---|
| FRONT PRIMARY | 25 | FEET |
| FRONT GARAGE | 25 | FEET |
| SIDE | 7.5 | FEET |
| SIDE STREET | 25 | FEET |
| REAR | 20 | FEET |

## NOTES

1. OPEN SPACE PROVIDED INCLUDES OPEN SPACES, PARKS, BUFFERS, AND STORMWATER TRACTS
2. RECREATION REQUIREMENT IS 2AC PER 1,000 POPULATION WITH AVERAGE 3.5 POP/DU

## LEGEND

45' X 120' PARCEL

55' X 120' PARCEL

65' X 120' PARCEL

RaganSmith
a Pape-Dawson company

POULOS & BENNETT
a Pape-Dawson company

# SUGARLOAF POD A

## SITE LAYOUT

MINNEOLA, FLORIDA

DISCLAIMERS:

1. This concept plan is illustrative in nature and based on information provided by the Client. It has not been compared with the jurisdictional development standards for validation of density, stormwater calculations, roadway geometry, etc. All conceptual plans are subject to change based on final entitlements and engineering.

0 200 400

24-0355
11/6/25

**Appendix B**
Approved Methodology

Outlook

## RE: 22016.6 Sugarloaf Mountain Pod A TIS Methodology, v1.1

**From** Eric Raasch <eraasch@inspireplacemaking.com>
**Date** Mon 7/7/2025 1:08 PM
**To** Tarek Hasan <TarekH@trafficmobility.com>
**Cc** Charlotte Davidson <CharlotteD@trafficmobility.com>; Lewis, Sharon E <sharon.lewis@lakecountyfl.gov>; 22016 SUGARLOAF <22016@trafficmobility.com>; Heffington, Joyce <jheffington@minneola.us>

Hi Tarek,

We reviewed and this is to confirm that we have no additional comments on the Sugarloaf Pod A Methodology.

Thanks,
Eric

**Eric Raasch, AICP**
*Principal*
**M:** 407-683-6939
**Location:** 4767 New Broad Street, Orlando, Florida 32814

---

**From:** Tarek Hasan <TarekH@trafficmobility.com>
**Sent:** Wednesday, July 2, 2025 11:59 AM
**To:** Eric Raasch <eraasch@inspireplacemaking.com>
**Cc:** Charlotte Davidson <CharlotteD@trafficmobility.com>; Lewis, Sharon E <sharon.lewis@lakecountyfl.gov>; 22016 SUGARLOAF <22016@trafficmobility.com>; Heffington, Joyce <jheffington@minneola.us>
**Subject:** 22016.6 Sugarloaf Mountain Pod A TIS Methodology, v1.1

Good Afternoon Eric,

Please find the attached the revised TIS Methodology along with our response to your comments for the Sugarloaf Mountain Pod A project for your review. Kindly let us know if there are any additional concerns.

Your response would be appreciated. Thank you!

Best Regards,
**Tarek Hasan, PhD, PE**
Traffic Engineer

988 Woodcock Road, Suite 200
Orlando, FL 32803

Outlook

## RE: 22016.6 Sugarloaf Mountain Pod A TIS Methodology

**From** Lewis, Sharon E <sharon.lewis@lakecountyfl.gov>
**Date** Fri 5/23/2025 10:08 AM
**To** Tarek Hasan <TarekH@trafficmobility.com>; eraasch@inspireplacemaking.com <eraasch@inspireplacemaking.com>
**Cc** Heffington, Joyce <jheffington@minneola.us>; Charlotte Davidson <CharlotteD@trafficmobility.com>

Tarek,

Methodology is good to go.

Lake County Florida Government logo: Sun setting over grassy horizon with Blue Heron in foreground. Subtext: Lake County, FL. Real Florida. Real Close.

*SHARON E LEWIS, MSCTM*
*Traffic project Engineer*

*Public Works, Engineering*

*A P.O Box 7800, tavares, FL 32778*
*P 352-253-9050 | F 352-253-6016*
*E Sharon.lewis@lakecountyfl.gov | W www.lakecountyfl.gov*

*NOTE: Florida has a very broad public records law.*
*Your email communications may be subject to public disclosure.*

---

**From:** Tarek Hasan <TarekH@trafficmobility.com>
**Sent:** Friday, May 23, 2025 9:42 AM
**To:** eraasch@inspireplacemaking.com; Lewis, Sharon E <sharon.lewis@lakecountyfl.gov>
**Cc:** Heffington, Joyce <jheffington@minneola.us>; Charlotte Davidson <CharlotteD@trafficmobility.com>
**Subject:** 22016.6 Sugarloaf Mountain Pod A TIS Methodology

**CAUTION:** This email originated from outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning All,

Please find attached the TIS methodology for your review for the Sugarloaf Mountain Pod A project located at the north-east corner of Mountain Club Drive and
CR 455 roundabout, in the City of Minneola, in Lake County.
We will be looking forward to your feedback before proceeding with the traffic study.
Thank you.

Best Regards,

**Tarek Hasan, PhD, EIT**

# MEMORANDUM

July 2, 2025

**Re: Sugarloaf Mountain Pod A**
Traffic Impact Study Methodology, v1.1
City of Minneola, Florida
Project № 22016.6

---

This memorandum outlines the approach to the proposed Traffic Impact Study (TIS) for the above-mentioned project and is revised to address the comments received from the City of Minneola. The methodology is consistent with the requirements of the City of Minneola, Lake County, and the Lake~Sumter Metropolitan Planning Organization (LSMPO) for a Tier 2 TIS.

## Project Description

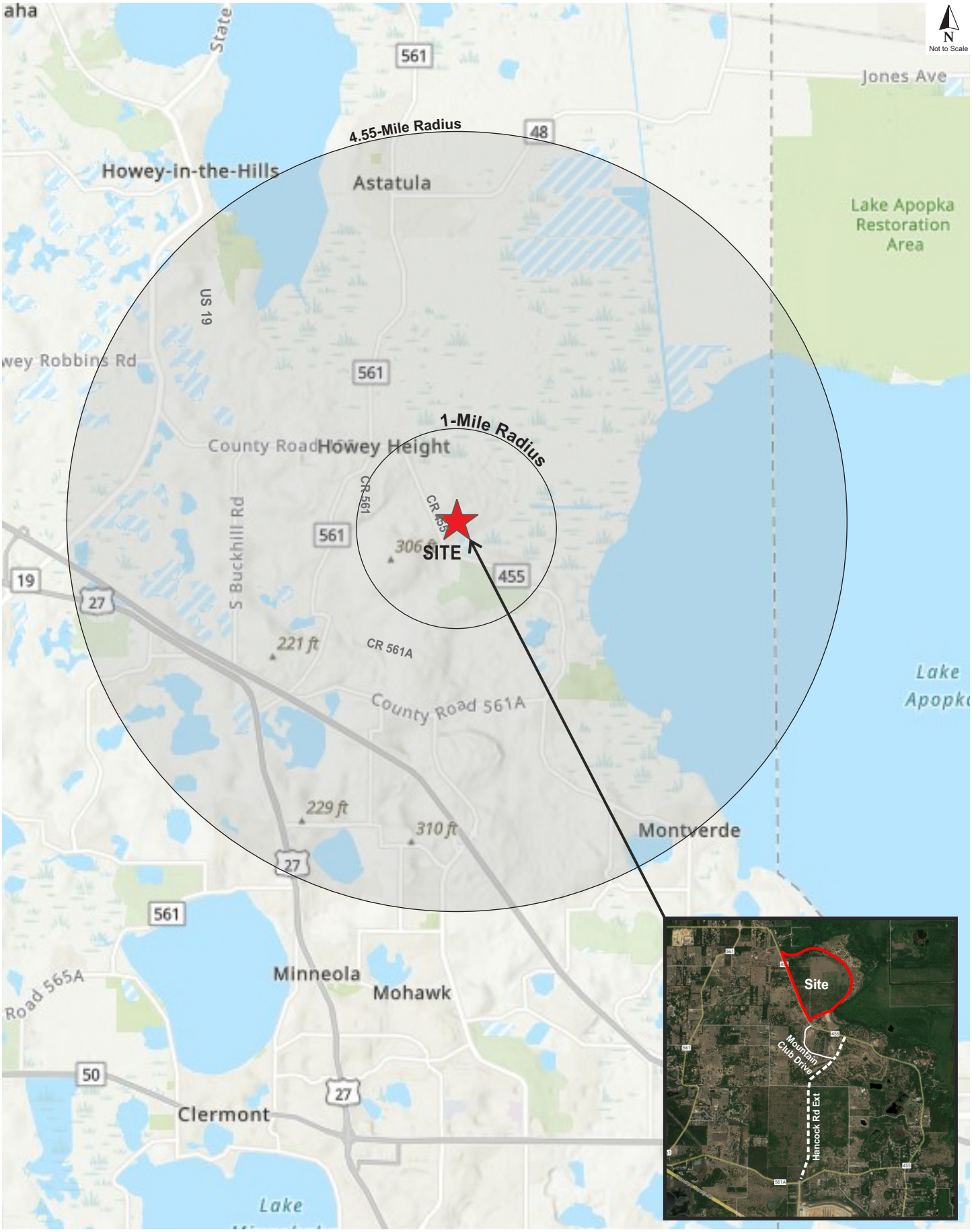
The proposed residential development comprises 773 single-family detached dwelling units with an anticipated buildout year of 2035. The conceptual development plan is provided in the **Attachments**.

## Project Location

The Sugarloaf Mountain Pod A site is located at the north-east corner of Mountain Club Drive and CR 455 roundabout, in the City of Minneola in Lake County, Florida, as shown in **Figure 1**.

## Project Access

Access to the site from the external network is proposed at three (3) locations on CR 455. The northernmost access point on CR 455 will serve as a full access point to the site. The center access point on CR 455 is proposed to be a roundabout, which will also serve as a shared connection to Sugarloaf Mountain Phase 2 (aka Sunny Ridge) project. And the southernmost access point will be connected to the existing CR 455 and Mountain Club Drive roundabout.





TMC Traffic & Mobility CONSULTANTS 22016.6 Sugarloaf Mountain Pod A, v1.1


**Site Location Map** **Figure 1**

Trip Generation

The trip generation analysis was conducted using information published by the Institute of Transportation Engineers (ITE) in the *Trip Generation Manual, 11th Edition*. **Table 1** summarizes the trip generation analysis and the detailed ITE sheets are included in the **Attachments**.

**Table 1**
**Trip Generation Analysis**

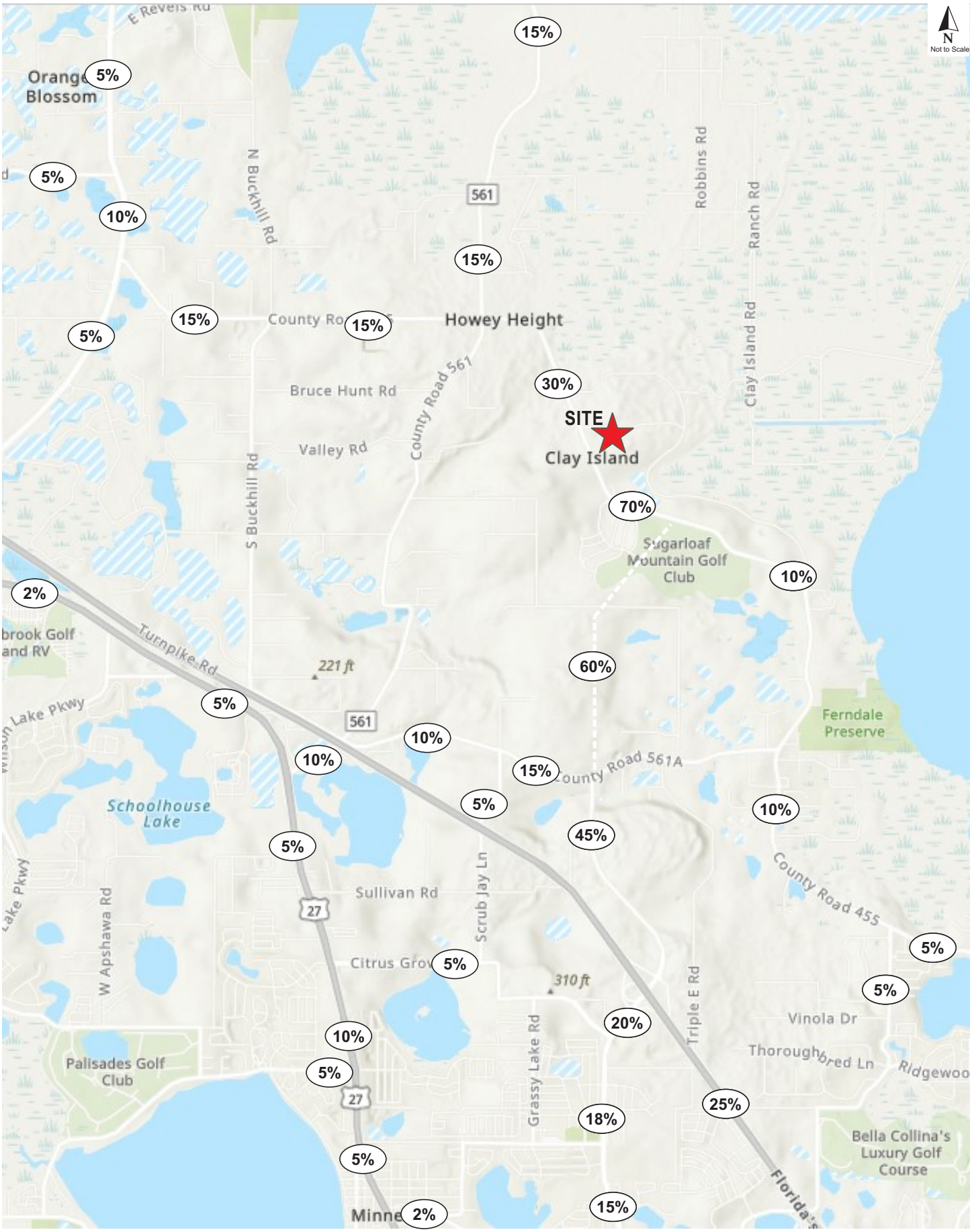
| ITE Code | Land Use | Size | Daily | | AM Peak Hour | | | | PM Peak Hour | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Rate | Trips | Rate | Total | Enter | Exit | Rate | Total | Enter | Exit |
| 210 | Single Family Detached | 773 DU | 8.57 | 6,623 | 0.62 | 479 | 120 | 359 | 0.88 | 679 | 428 | 251 |

*Trip generation analysis based on ITE Trip Generation Manual, 11th Edition*

The proposed development is projected to generate 6,623 daily trips, of which 479 trips occur during the AM peak hour and 679 occur during the PM peak hour. The development is projected to generate more than 100 new peak hour trips and therefore a Tier 2 Traffic Impact Study will be conducted.

Trip Distribution

The travel demand model based on the Florida Standard Urban Transportation Model Structure (FSUTMS) *Central Florida Regional Planning Model (CFRPM) Version 7.0* travel demand forecasting model was used to generate a general distribution pattern for the development. The model output is included in the **Attachments**. The raw model trip distribution has been adjusted based on prevailing traffic conditions and general knowledge of the area. The proposed trip distribution pattern is presented in **Figure 2**.




TMC Traffic & Mobility Consultants

22016.6 Sugarloaf Mountain Pod A, v1.1

**Project Trip Distribution** **Figure 2**

Study Area

In accordance with the requirements of a Tier 2 TIS, the study area will encompass roadway segments and intersections within a minimum 1-mile radius in addition to roadways where development is expected to consume five percent (5%) or more of their adopted Level of Service (LOS) capacities up to a 4.55-mile radius. The 4.55-mile radius is one half (1/2) of the single-family land use trip travel length. **Table 2** presents a review of this radius area. The roadway information was obtained from the *2025 Lake County Speed Class LOS* which includes area type, context classification, LOS standard and daily service volumes, as included in the **Attachments**. *2023 FDOT's Multimodal Quality/Level of Service (MQ/LOS) Manual* was referenced to derive peak hour directional service volumes and also included in the **Attachments.** Project trips are calculated based on the project trip distribution that was previously identified.

**Table 2**
**Study Area Review**

| Count STA | Segment ID | Description | # of Lns | AT | Cntxt Cls | LOS Std | Cap | Trip Distr | Project Trips | Signif-icance | Signif-icant? | Within 1.00 mile | Included in Study? |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **CR 455** | | | | | | | | | | | | | |
| 245 | 950 | SR 19 to CR 561 | 2 | R | C2 | C | 390 | 15% | 64 | 16.4% | Y | N | Y |
| 243 | 960 | CR 561 to Hancock Rd Ext | 2 | R | C2 | C | 310 | 70% | 300 | 96.8% | Y | Y | Y |
| 243 | 960 | Hancock Rd Ext to CR 561A | 2 | R | C2 | C | 310 | 10% | 43 | 13.9% | Y | Y | Y |
| 227 | 970 | CR 561A to Ridgewood Ave | 2 | U | C3R | D | 530 | 10% | 43 | 8.1% | Y | N | Y |
| **CR 561** | | | | | | | | | | | | | |
| 257 | 1410 | CR 448 to CR 48 | 2 | U | C2T | D | 680 | 15% | 64 | 9.4% | Y | N | Y |
| 252 | 1420 | CR 48 to South Astatula City Limit | 2 | U | C3R | D | 800 | 15% | 64 | 8.0% | Y | N | Y |
| N/A* | 1430 | South Astatula City Limit to CR 455 | 2 | U | C3R | D | 800 | 15% | 64 | 8.0% | Y | N | Y |
| 242 | 1440 | CR 455 to Howey Cross Rd | 2 | R | C2 | C | 310 | 0% | 0 | 0.0% | N | N | N |
| 238 | 1450 | Howey Cross Rd to Turnpike Rd/CR 561A | 2 | T | C2 | C | 320 | 0% | 0 | 0.0% | N | N | N |
| **CR 561/CR 561A** | | | | | | | | | | | | | |
| 235 | 1460 | Turnpike Rd/CR 561A to US 27 | 2 | T | C2T | C | 520 | 10% | 43 | 8.3% | Y | N | Y |
| **CR 561A** | | | | | | | | | | | | | |
| 237 | 1540 | Turnpike Rd/CR 561 to Scrub Jay Ln | 2 | T | C2T | C | 520 | 10% | 43 | 8.3% | Y | N | Y |
| 234 | 1545 | Scrub Jay Ln to N Hancock Rd | 2 | T | C2T | C | 650 | 15% | 64 | 9.8% | Y | N | Y |
| 236 | 1546 | N Hancock Rd to CR 455 | 2 | T | C2T | C | 520 | 0% | 0 | 0.0% | N | N | N |
| **Citrus Grove Rd** | | | | | | | | | | | | | |
| 226 | 1920 | US 27 to Grassy Lake Rd | 2 | U | C3R | D | 1,050 | 5% | 21 | 2.0% | N | N | N |
| **N Hancock Rd** | | | | | | | | | | | | | |
| 233 | 2054 | CR 561A to SR 91/Florida's Turnpike | 2 | T | C2T | C | 650 | 45% | 193 | 29.7% | Y | N | Y |
| 225 | 2055 | SR 91/Florida's Turnpike to Old Hwy 50 (W) | 4 | U | C3R | D | 1,110 | 20% | 86 | 7.7% | Y | N | Y |
| **N Hancock Rd Ext** | | | | | | | | | | | | | |
| N/A* | N/A* | CR 455 to CR 561A | 2 | T | C2T | C | 650 | 60% | 257 | 39.5% | Y | Y | Y |
| **SR 19**** | | | | | | | | | | | | | |
| 110495 | 3060 | Central Avenue to CR 455 | 2 | U | C3R | D | 1,110 | 10% | 43 | 3.9% | N | N | N |
| 110255 | 3070 | CR 455 to US 27/SR 25 | 2 | R | C2 | C | 430 | 5% | 21 | 4.9% | N | N | Y |
| **US 27**** | | | | | | | | | | | | | |
| 110363 | 3830 | SR 19 to CR 561 | 4 | U | C3C | D | 1,810 | 5% | 21 | 1.2% | N | N | N |
| 110468 | 3840 | CR 561 to CR 561A | 4 | U | C3C | D | 1,901 | 10% | 43 | 2.3% | N | N | N |
| 110163 | 3850 | CR 561A to CR 561/Main Ave | 6 | U | C2 | D | 4,370 | 10% | 43 | 1.0% | N | N | N |

*2025 Lake County - Speed Class LOS - Source of roadway parameters (area type, context class, LOS Standard, daily service volumes)*
*FDOT Multimodal Quality / Level of Service Handbook, January 2023 was used to derive peak hour peak direction service volumes*
*Lake County Congestion Management Plan (CMP) - Referenced for roadway segment descriptions based on CMP Segment ID's*
** Capacity for based on the adjacent segment*
*** Capacity based on 2023 Lake County CMP Database*

*Study Roadway Segments*

- CR 455
  - SR 19 to CR 561
  - CR 561 to Hancock Road Extension
  - Hancock Road Extension to CR 561A
  - CR 561A to Ridgewood Avenue
- CR 561
  - CR 448 to CR 48
  - CR 48 to South Astatula City Limit
  - South Astatula City Limit to CR 455
- CR 561/CR 561A
  - Turnpike Rd/CR 561A to US 27
- CR 561A
  - Turnpike Rd/CR 561A to Scrub Jay Lane
  - Scrub Jay Lane to N Hancock Road
- Hancock Road
  - CR 561A to SR 91/Florida's Turnpike
  - SR 91/Florida's Turnpike to Old Highway 50
- Hancock Road Extension
  - CR 455 to CR 561A
- SR 19
  - CR 455 to US 27/SR 25

*Study Roadway Intersections*

- CR 561A & Hancock Road (Existing Signal)
- CR 561 & CR 455 (Existing Roundabout)
- CR 455 & Mountain Club Drive/Southern Project Access (Existing Roundabout)
- Hancock Road Extension & CR 455 (Proposed Roundabout)
- Hancock Road Extension & Mountain Club Drive (Proposed Two-Way Stop)
- Hancock Road Extension & Sugarloaf Mountain Road (Proposed Roundabout)
- CR 455 & Northern Project Access (Proposed Two-Way Stop)
- CR 455 & Center Project Access (Proposed Roundabout)

Capacity Analysis

The TIS will include an analysis of the peak hour conditions in the existing year, background and the future project buildout year (2035). The capacity analysis will be based on the capacities from the *2025 Lake County Speed Class LOS data,* service volumes from the *2023 FDOT's Multimodal Quality/Level of Service (MQ/LOS) Manual,* and the methods of the *Highway Capacity Manual (HCM)*.

Projected Traffic

The TIS will include an analysis of the roadway segments in the PM peak hour. The study intersections will be analyzed for both AM and PM peak hour operations. Offsite and access improvements necessary to support the proposed development at buildout will be identified in the study.

Projected background traffic for the buildout year (2035) will be calculated using the higher of historical annual growth rate and committed trips generated by approved developments within the area, using a minimum growth rate of 2.0%. Historical annual growth rate will be calculated from the latest available five years of Annual Average Daily Traffic (AADT) which will be obtained from the *2025 Lake County Counts* data. And the vested trips will be obtained from the following adjacent projects:

- Sugarloaf Mountain: Pods 6, 7, 8 and Phase 2
- Hills of Minneola
- Del Webb

Turn Lane Warrant Analysis

A turn lane warrant analysis for access driveway intersections will be performed to determine the potential need for deceleration lanes to support the proposed development.

Planned and Programmed Improvements

The roadway improvements identified on *FDOT Work Program (WP)*, *LSMPO 2025-29 Transportation Improvement Program (TIP)* and the *Lake County Capital Improvement Program (CIP)* have been reviewed to determine if any roadway or intersection improvements in the study area are funded for construction. No improvements were identified in the published information. However, the project team provided information on the extension of Hancock Road from CR 561A to CR 455. Along with this improvement, there will be two (2) roundabouts at the intersection of Hancock Road Extension and Sugarloaf Mountain Road, and Hancock Road Extension and CR 455, which will be considered in the analysis.

Report

A report will be prepared for submittal to the City of Minneola, Lake County, and FDOT documenting the analysis and findings of the study.

**ATTACHMENTS**

| | |
|---|---|
| **TO:** | Joyce Heffington, AICP, Minneola CRA Administrator |
| **FROM:** | Eric Raasch, AICP, Inspire Project Manager |
| **CC:** | Patricia A. Tyjeski, AICP; Gabriela Castro, AICP |
| **DATE:** | June 20, 2025 |
| **SUBJECT:** | Sugarloaf Pod A TIS Methodology (Inspire Case 186) |

## TRAFFIC CONSULTANT (MAPS)

MAPS has conducted a review of the Sugarloaf Mountain Pod A Traffic Impact Study (TIS) Methodology dated May 21, 2025, and prepared by Traffic & Mobility Consultants. Below are the comments regarding the TIS Methodology.

1. Include the intersection of CR 561 and CR 455 in the analysis.
2. Perform capacity analyses during the AM and PM peak periods at each of the three access intersections.
3. Conduct left-turn and right-right turn lane warrant analyses for the access intersections.
4. Since this project generates more than 5,000 daily trips it will require regional coordination that should include FDOT review.

If you have any questions regarding this analysis, please feel free to contact me.

July 2, 2025

Joyce Heffington, AICP
CRA Administrator
City of Minneola, Florida
800 North US 27
Minneola, Florida 34755
jheffington@minneola.us

Re: Sugarloaf Mountain Pod A
Response to Traffic Impact Study Methodology Comments
TMC Project № 22016.6
City of Minneola, Florida

Dear Ms. Heffington,

Please find below our responses to the review comments prepared by the City of Minneola (Traffic Consultants – MAPS) dated June 20, 2025, regarding the above referenced Traffic Impact Study Methodology dated May 21, 2025. The comments are listed in **bold** typeface and the TMC responses follow in *italic* typeface. Additionally, a revised Traffic Impact Study Methodology is provided under cover reflecting the changes resulting from these comments.

1. **Include the intersection of CR 561 and CR 455 in the analysis.**

   *TMC Response: The intersection of CR 561 and CR 455 will be considered in the analysis. Please see the updated study intersection's list in the TIS Methodology.*

2. **Perform capacity analyses during the AM and PM peak periods at each of the three access intersections.**

   *TMC Response: Acknowledged. All study intersections including the access points will be analyzed for AM and PM peak periods.*

3. **Conduct left-turn and right-right turn lane warrant analyses for the access intersections.**

   *TMC Response: Acknowledged. Turn lane warrant analysis will be performed at the access intersections as mentioned in the Projected Traffic section of the TIS Methodology.*

4. **Since this project generates more than 5,000 daily trips it will require regional coordination that should include FDOT review.**

   *TMC Response: The TIS report will be submitted to FDOT for review.*

**END OF COMMENTS**

We trust these responses and the revised Traffic Impact Study Methodology adequately address the review comments. We remain available to discuss this matter further or to answer any questions you may have.

Kind regards,

TRAFFIC & MOBILITY CONSULTANTS LLC



Md Tarek Hasan, PhD, PE
Traffic Engineer

**Appendix C**

2025 Lake County Traffic Counts, 2023 Lake County CMP, & 2023 MQLOS

# Traffic & Mobility Consultants' Summary of Lake County Roadway Paremeters

| Count Station# | State/ County | CMS Seg ID | Segment Information | | | | | Post Speed | Cap Grp | Exist Lns | Imp Lns | LOS Std | Existing | | Proposed | | 2025 Existing Conditions | | | | | | | 5-Year Annual Avg GR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | Daily | Peak Hr | Daily | Peak | Daily | | | PM Peak | | | | |
| | | | Roadway | From | To | AT | FT | | | | | | Cap | Cap | Cap | Cap | Vol | V/C | LOS | NB/EB | SB/WB | V/C | LOS | |
| 486 | County | 10 | ABRAMS RD | SR 44 | WAYCROSS AVE | U | | 30 | C3R | 2L | | D | 21,168 | 1,049 | | | 5,778 | 0.27 | C | 246 | 276 | 0.26 | C | 1.29% |
| 27 | County | 20 | ANDERSON HILL RD | LAKE SHORE DR | US 27 | U | | 30 | C3R | 2L | | D | 16,128 | 799 | | | 1,538 | 0.10 | C | 103 | 54 | 0.13 | C | -3.84% |
| 518 | County | 40 | ARLINGTON AVE | W LADY LAKE BLVD | SOUTH TERMINI | U | | 25 | C2T | 2L | | D | 12,960 | 677 | | | 1,934 | 0.15 | C | 86 | 99 | 0.15 | C | 0.99% |
| 246 | County | 50 | AUSTIN MERRITT RD | YOUTH CAMP RD | CR 33 | R | | 40 | C2 | 2L | | C | 5,904 | 430 | | | 2,227 | 0.38 | C | 140 | 63 | 0.32 | C | 6.98% |
| 624 | County | 70 | BATES AVE | CR 44 / DELAND RD | ESTES RD | U | | 40 | C2T | 2L | | D | 17,010 | 888 | | | 1,799 | 0.11 | C | 98 | 118 | 0.13 | C | 2.74% |
| 416 | County | 80 | BAY RD | BAY RD / CR 19A | OLD US 441/ CR 500A | U | | 35 | C3R | 2L | | D | 16,128 | 799 | | | 2,987 | 0.19 | C | 124 | 154 | 0.19 | C | -0.22% |
| 411 | County | 90 | BAY RD | OLD US 441/ CR 500A | CR 452/ LAKESHORE DR | U | | 35 | C3R | 2L | | D | 16,128 | 799 | | | 1,592 | 0.10 | C | 78 | 67 | 0.10 | C | -1.10% |
| 212 | County | 100 | BLACKSTILL LAKE RD | FOSGATE RD | CR 50 | U | | 35 | C3R | 2L | | D | 21,168 | 1,049 | | | 5,222 | 0.25 | C | 248 | 244 | 0.24 | C | 0.75% |
| 247 | County | 110 | BRIDGES RD | SR 33 | US 27 | R | | 40 | C2 | 2L | | C | 5,904 | 430 | | | 2,260 | 0.38 | C | 132 | 80 | 0.31 | C | 3.48% |
| 620 | County | 120 | BRITT RD | SR 44 | HORSE RANCH RD | U | | 40 | C2T | 2L | | D | 12,960 | 677 | | | N/A | #VALUE! | F | N/A | N/A | 0.00 | B | N/A |
| 412 | County | 140 | CR 19A (DORA AVE) | LAKE DORA DR | CR 500A/ OLD 441 | U | | 35 | C2T | 2L | | D | 12,960 | 677 | | | 1,580 | 0.12 | C | 62 | 112 | 0.17 | C | -1.98% |
| 437 | County | 150 | CR 19A (DORA AVE) | CR 500A/ OLD 441 | DAVID WALKER RD | U | | 35 | C3R | 2L | | D | 21,168 | 1,049 | | | 4,390 | 0.21 | C | 188 | 205 | 0.20 | C | -4.07% |
| 445 | County | 160 | CR 19A (DORA AVE) | DAVID WALKER RD | US 441 | U | | 35 | C3C | 2L | | D | 20,507 | 1,011 | | | 3,129 | 0.15 | C | 143 | 144 | 0.14 | C | -4.75% |
| 507 | County | 170 | CR 19A | CR 452 | CR 44 | U | | 45 | C3R | 2L | | D | 16,128 | 799 | | | 2,929 | 0.18 | C | 158 | 101 | 0.20 | C | -3.55% |
| 439 | County | 190 | CR 19A | US 441 | BAY RD | U | | 40 | C4 | 2L | | D | 16,632 | 822 | | | 12,844 | 0.77 | D | 625 | 541 | 0.76 | D | -3.34% |
| 424 | County | 200 | CR 19A | BAY RD / CR 19A | CR 44C/ CR 500A | U | | 45 | C3R | 2L | | D | 21,168 | 1,049 | | | 8,085 | 0.38 | C | 330 | 367 | 0.35 | C | -2.06% |
| 540 | County | 210 | CR 25 | MARION COUNTY LINE | GRIFFIN AVE | U | | 35 | C2T | 2L | | D | 17,010 | 888 | | | 11,694 | 0.69 | C | 713 | 322 | 0.80 | D | 0.48% |
| 534 | County | 220 | CR 25 | GRIFFIN AVE | US 27 / US 441 | U | | 35 | C3R | 2L | | D | 21,168 | 1,049 | | | 9,760 | 0.46 | C | 291 | 577 | 0.55 | C | -1.38% |
| 495 | County | 230 | CR 25A | US 27/US 441 | CR 466A | U | | 30 | C3R | 2L | | D | 16,128 | 799 | | | 7,159 | 0.44 | C | 331 | 299 | 0.41 | C | -2.33% |
| 482 | County | 240 | CR 25A | CR 466A | US 27/US 441 | U | | 30 | C2T | 2L | | D | 12,960 | 677 | | | 4,404 | 0.34 | C | 192 | 237 | 0.35 | C | -2.84% |
| 403 | County | 250 | CR 25A | US 27 (NORTH) | US 27 (SOUTH) | R | | 40 | C2T | 2L | | C | 13,041 | 680 | | | 521 | 0.04 | C | 21 | 29 | 0.04 | C | 6.28% |
| 268 | County | 260 | SR 33 / CR 33 | US 27 | CR 48 /CR 470 | U | | 50 | C3R | 2L | | D | 21,168 | 1,049 | | | 10,301 | 0.49 | C | 392 | 441 | 0.42 | C | -0.65% |
| 260 | County | 270 | SR 33 / SR 48 / CR 33 / CR 48 | CR 48 /CR 470 | CR 48 | U | | 45 | C3C | 2L | | D | 19,530 | 963 | | | 9,859 | 0.50 | C | 303 | 551 | 0.57 | C | -0.35% |
| 249 | County | 280 | CR 33 | CR 48 | BRIDGES RD | U | | 55 | C2T | 2L | | D | 16,200 | 846 | | | 4,942 | 0.31 | C | 297 | 148 | 0.35 | C | 0.68% |
| 218 | County | 290 | CR 33 | BRIDGES RD | PEBBLE ROCK RD | R | | 35 | C2T | 2L | | C | 12,420 | 648 | | | 7,728 | 0.62 | C | 346 | 309 | 0.53 | C | 5.44% |
| 542 | County | 310 | CR 42 | MARION COUNTY LINE | SR 19 | U | | 45 | C2T | 2L | | D | 16,200 | 846 | | | 5,393 | 0.33 | C | 269 | 259 | 0.32 | C | 1.41% |
| 638 | County | 320 | CR 42 | SR 19 | CR 450 | R | | 45 | C2T | 2L | | C | 9,936 | 518 | | | 5,158 | 0.52 | C | 235 | 232 | 0.45 | C | -0.45% |
| 637 | County | 330 | CR 42 | CR 450 | CR 439 | R | | 55 | C2T | 2L | | C | 12,420 | 648 | | | 6,410 | 0.52 | C | 284 | 271 | 0.44 | C | 0.67% |
| 801 | County | 340 | CR 42 | CR 439 | CENTRAL AVE | R | | 40 | C2T | 2L | | C | 12,420 | 648 | | | 3,665 | 0.30 | C | 166 | 145 | 0.26 | C | -1.35% |
| 803 | #N/A | 360 | CR 42 | PALMETTO ST | LAKE MACK DR | #N/A | | #N/A | #N/A | #N/A | | #N/A | #N/A | #N/A | | | #N/A | #N/A | #N/A | 182 | 274 | #N/A | #N/A | 0.69% |
| 607 | County | 380 | CR 435 | SR 46 | DUBSDREAD DR | U | | 40 | C3R | 2L | | D | 20,160 | 999 | | | 7,812 | 0.39 | C | 336 | 385 | 0.39 | C | 0.75% |
| 601 | County | 390 | CR 435 | DUBSDREAD DR | ORANGE COUNTY LINE | U | | 40 | C2T | 2L | | D | 17,010 | 888 | | | 5,793 | 0.34 | C | 354 | 239 | 0.40 | C | -0.14% |
| 627 | County | 400 | CR 437 | CR 44A | SR 44 | R | | 55 | C2T | 2L | | C | 13,041 | 680 | | | N/A | #VALUE! | F | N/A | N/A | 0.00 | B | N/A |
| 619 | County | 410 | CR 437 | SR 44 | WOLF BRANCH RD | U | | 45 | C3R | 2L | | D | 20,160 | 999 | | | 8,313 | 0.41 | C | 348 | 470 | 0.47 | C | -4.60% |
| 609 | County | 420 | CR 437 | WOLF BRANCH RD | SR 46 | U | | 45 | C2T | 2L | | D | 16,200 | 846 | | | 12,158 | 0.75 | C | 645 | 416 | 0.76 | C | -1.89% |
| 606 | County | 430 | CR 437 | SR 46 | ORANGE COUNTY LINE | U | | 45 | C2T | 2L | | D | 16,200 | 846 | | | 7,753 | 0.48 | C | 286 | 347 | 0.41 | C | -3.07% |
| 636 | County | 440 | CR 439 | CR 42 | CR 44A | R | | 55 | C2T | 2L | | C | 12,420 | 648 | | | 4,576 | 0.37 | C | 257 | 167 | 0.40 | C | 1.71% |
| 625 | County | 450 | CR 439 | CR 44A | SR 44 | R | | 45 | C2T | 2L | | C | 9,936 | 518 | | | 4,338 | 0.44 | C | 126 | 273 | 0.53 | C | -1.12% |
| 458 | County | 460 | CR 44 | US 441 | SILVER LAKE RD | U | | 55 | C2T | 2L | | D | 17,010 | 888 | | | 11,728 | 0.69 | C | 539 | 368 | 0.61 | C | -1.38% |
| 483 | County | 470 | CR 44 | SILVER LAKE RD | CR 473 | U | | 55 | C2T | 2L | | D | 16,200 | 846 | | | 11,274 | 0.70 | C | 662 | 322 | 0.78 | D | 21.74% |
| 500 | County | 480 | CR 44 | CR 473 | APIARY RD | U | | 40 | C2T | 2L | | D | 17,010 | 888 | | | 16,731 | 0.98 | D | 929 | 488 | 1.05 | F | -3.24% |
| 506 | County | 490 | CR 44 | APIARY RD | CR 452 | U | | 45 | C3R | 2L | | D | 20,160 | 999 | | | 13,018 | 0.65 | C | 496 | 578 | 0.58 | C | -3.17% |
| 502 | County | 500 | CR 44 | CR 452 | SR 19 | U | | 30 | C3R | 2L | | D | 21,168 | 1,049 | | | 13,885 | 0.66 | C | 558 | 603 | 0.57 | C | -3.62% |
| 503 | County | 510 | CR 44 | SR 19 | HICKS DITCH RD | U | | 45 | C3R | 2L | | D | 21,168 | 1,049 | | | 11,450 | 0.54 | C | 447 | 526 | 0.50 | C | -2.99% |
| 498 | County | 520 | CR 44 | HICKS DITCH RD | CR 44A | U | | 45 | C2T | 2L | | D | 17,010 | 888 | | | 10,904 | 0.64 | C | 424 | 502 | 0.57 | C | -2.41% |
| 626 | County | 530 | CR 44 | CR 44A | ORANGE AVE | U | | 55 | C3R | 2L | | D | 21,168 | 1,049 | | | 9,605 | 0.45 | C | 430 | 363 | 0.41 | C | -1.92% |
| 467 | County | 540 | CR 44 LEG A | CR 44 | US 441 | U | | 45 | C2T | 2L | | D | 16,200 | 846 | | | 1,067 | 0.07 | C | 84 | 18 | 0.10 | C | -5.50% |
| 805 | #N/A | 570 | CR 445A | SR 19 | CR 445 | #N/A | | #N/A | #N/A | #N/A | | #N/A | #N/A | #N/A | | | #N/A | #N/A | #N/A | 128 | 96 | #N/A | #N/A | #N/A |
| 806 | #N/A | 580 | CR 445A | CR 445 | SR 40 | #N/A | | #N/A | #N/A | #N/A | | #N/A | #N/A | #N/A | | | #N/A | #N/A | #N/A | 146 | 143 | #N/A | #N/A | #N/A |
| 269 | County | 590 | CR 448 | SR 19 | CR 561 | U | | 55 | C3C | 2L | | D | 20,507 | 1,011 | | | 5,763 | 0.28 | C | 278 | 232 | 0.28 | C | 5.57% |
| 270 | County | 600 | CR 448 | CR 561 | LAKE INDUSTRIAL BLVD | U | | 55 | C3C | 2L | | D | 20,507 | 1,011 | | | 12,731 | 0.62 | C | 467 | 620 | 0.61 | C | 5.83% |
| 261 | County | 610 | CR 448 | LAKE INDUSTRIAL BLVD | ORANGE COUNTY LINE | R | | 45 | C2 | 2L | | C | 5,904 | 430 | | | 9,835 | 1.67 | D | 385 | 529 | 1.23 | D | 5.96% |
| 256 | County | 620 | CR 448A | CR 448 | CR 48 | R | | 45 | C2 | 2L | | C | 7,380 | 430 | | | 6,812 | 0.92 | C | 304 | 362 | 0.84 | C | 4.53% |
| 468 | County | 640 | CR 449 (SILVER LAKE) | CR 44 | MORNINGSIDE DR | U | | 45 | C2T | 2L | | D | 12,960 | 677 | | | 2,096 | 0.16 | C | 178 | 48 | 0.26 | C | -1.55% |
| 634 | County | 670 | CR 44A | SKYLINE DR | CR 450A/ CR44A | R | | 45 | C2T | 2L | | C | 12,420 | 648 | | | 2,198 | 0.18 | C | 106 | 93 | 0.16 | C | 1.92% |
| 629 | County | 680 | CR 44A | CR 450A | CR 44A | R | | 45 | C2T | 2L | | C | 12,420 | 648 | | | 2,926 | 0.24 | C | 159 | 118 | 0.24 | C | 5.61% |
| 460 | County | 690 | CR 44A (GRIFFIN RD) | THOMAS RD | US 27/US 441 | U | | 35 | C4 | 2L | | D | 15,840 | 783 | | | 7,489 | 0.47 | D | 239 | 413 | 0.53 | D | -2.76% |
| 628 | County | 700 | CR 44A | CR 44 / DELAND RD | ESTES RD | U | | 55 | C2T | 2L | | D | 16,200 | 846 | | | 5,797 | 0.36 | C | 278 | 272 | 0.33 | C | -1.33% |
| 630 | County | 710 | CR 44A | ESTES RD | CR 439 | R | | 55 | C2T | 2L | | C | 12,420 | 648 | | | 5,161 | 0.42 | C | 253 | 269 | 0.42 | C | 0.74% |
| 631 | County | 720 | CR 44A | CR 439 | CR 437 | R | | 45 | C2T | 2L | | C | 12,420 | 648 | | | 4,252 | 0.34 | C | 182 | 215 | 0.33 | C | 0.94% |
| 632 | County | 730 | CR 44A | CR 437 | SR 44 | R | | 55 | C2T | 2L | | C | 12,420 | 648 | | | 2,057 | 0.17 | C | 100 | 81 | 0.15 | C | 3.26% |
| 440 | County | 760 | CR 44C (EUDORA RD) | US 441 | CR 500A | U | | 25 | C4 | 3L | | D | 23,353 | 1,062 | | | 9,651 | 0.41 | C | 454 | 372 | 0.43 | C | -1.30% |
| 461 | County | 770 | CR 44C (GRIFFIN RD) | CR 468 | THOMAS RD | U | | 35 | C2T | 2L | | D | 16,200 | 846 | | | 4,850 | 0.30 | C | 192 | 237 | 0.28 | C | -4.25% |
| 541 | County | 780 | CR 450 | MARION COUNTY LINE | BABB RD | R | | 55 | C2T | 2L | | C | 12,420 | 648 | | | 2,146 | 0.17 | C | 98 | 99 | 0.15 | C | 3.23% |
| 531 | County | 790 | CR 450 | BABB RD | SR 19 | U | | 35 | C2T | 2L | | D | 12,960 | 677 | | | 2,940 | 0.23 | C | 155 | 127 | 0.23 | C | 2.16% |
| 533 | County | 800 | CR 450 | SR 19 | E UMATILLA BLVD/ W 7TH ST | U | | 35 | C3R | 2L | | D | 20,160 | 999 | | | 5,274 | 0.26 | C | 207 | 322 | 0.32 | C | 2.06% |
| 633 | County | 820 | CR 450A | SR 19 | CR 44A NORTH | R | | 55 | C2T | 2L | | C | 12,420 | 648 | | | 2,285 | 0.18 | C | 134 | 110 | 0.21 | C | 4.63% |
| 532 | County | 830 | CR 452 | MARION COUNTY LINE | FELKINS RD | R | | 55 | C2T | 2L | | C | 12,420 | 648 | | | 8,731 | 0.70 | C | 409 | 337 | 0.63 | C | 7.81% |
| 504 | County | 850 | CR 452 | SANDY LANE | LAKE LANDING BLVD | U | | 45 | C2T | 2L | | D | 16,200 | 846 | | | 10,399 | 0.64 | C | 522 | 348 | 0.62 | C | 1.22% |
| 496 | County | 870 | CR 452 (EUSTIS) | CR 44 / CR 452 | SR 19 | U | | 40 | C2T | 2L | | D | 12,960 | 677 | | | 12,677 | 0.98 | D | 392 | 620 | 0.92 | D | -3.23% |
| 407 | County | 910 | CR 452 (LAKE DORA DR) | DORA AVE | LAKE AVE | U | | 35 | C2T | 2L | | D | 12,960 | 677 | | | 1,348 | 0.10 | C | 47 | 93 | 0.14 | C | 0.53% |
| 404 | County | 920 | CR 452 (LAKESHORE DR) | LAKE AVE | BAY RD | U | | 35 | C2T | 2L | | D | 12,960 | 677 | | | 1,371 | 0.11 | C | 68 | 71 | 0.10 | C | -1.52% |
| 419 | County | 940 | CR 452 (LAKESHORE DR) | OLD US 441 / CR 500A | 11TH AVE | U | | 25 | C3R | 2L | | D | 16,128 | 799 | | | 729 | 0.05 | C | 35 | 49 | 0.06 | C | 1.71% |
| 245 | County | 950 | CR 455 | SR 19 | CR 561 | R | | 55 | C2 | 2L | | C | 7,380 | 387 | | | 4,837 | 0.66 | C | 244 | 249 | 0.64 | C | 7.63% |
| 243 | County | 960 | CR 455 | CR 561 | CR 561A | R | | 45 | C2 | 2L | | C | 5,904 | 310 | | | 2,448 | 0.41 | C | 134 | 127 | 0.43 | B | 4.52% |

| Count Station# | State/ County | CMS Seg ID | Segment Information | | | | | Post Speed | Cap Grp | Exist Lns | Imp Lns | LOS Std | Existing | | Proposed | | 2025 Existing Conditions | | | | | | | 5-Year Annual Avg GR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Roadway | From | To | AT | FT | | | | | | Daily Cap | Peak Hr Cap | Daily Cap | Peak Cap | Daily | | | PM Peak | | | | |
| | | | | | | | | | | | | | | | | | Vol | V/C | LOS | NB/EB | SB/WB | V/C | LOS | |
| 227 | County | 970 | CR 455 | CR 561A | RIDGEWOOD AVE | U | | 35 | C3R | 2L | | D | 16,128 | 799 | | | 2,940 | 0.18 | C | 155 | 139 | 0.19 | C | 2.72% |
| 204 | County | 980 | CR 455 | RIDGEWOOD AVE | CR 455/ CR 50 | U | | 35 | C2T | 2L | | D | 16,200 | 846 | | | 8,523 | 0.53 | C | 447 | 325 | 0.53 | C | 3.00% |
| 43 | County | 990 | CR 455 | CR 455 / CR 50 | SR 50 | U | | 45 | C5 | 2L | | D | 13,136 | 652 | | | 9,541 | 0.73 | D | 513 | 347 | 0.79 | D | 2.03% |
| 603 | County | 1000 | CR 46 (SANFORD RD) | HIGHLAND ST | US 441 | U | | 35 | C3R | 2L | | D | 16,128 | 799 | | | 7,252 | 0.45 | C | 236 | 342 | 0.43 | C | 2.95% |
| 475 | County | 1010 | CR 460 (MARTIN LUTHER KING B | THOMAS RD | US 27 | U | | 35 | C3R | 2L | | D | 21,168 | 1,049 | | | 6,076 | 0.29 | C | 294 | 258 | 0.28 | C | -1.73% |
| 522 | County | 1020 | CR 466 | SUMTER COUNTY LINE RD | ROLLING ACRES RD | U | | 45 | C3R | 4L | | D | 33,570 | 1,665 | | | 20,480 | 0.61 | C | 859 | 872 | 0.52 | C | 3.60% |
| 523 | County | 1030 | CR 466 | ROLLING ACRES RD | US 27 | U | | 45 | C3R | 4L | | D | 33,570 | 1,665 | | | 15,786 | 0.47 | C | 686 | 615 | 0.41 | C | -0.61% |
| 527 | County | 1040 | CR 466 / LAKE GRIFFIN RD | US 27/ US 441 | GRAYS AIRPORT RD | U | | 25 | C2T | 2L | | D | 16,200 | 846 | | | 2,984 | 0.18 | C | 166 | 100 | 0.20 | C | -2.86% |
| 492 | County | 1060 | CR 466A | SUMTER COUNTY LINE | TIMBERTOP LN | U | | 45 | C3R | 2L | | D | 22,226 | 1,101 | | | 18,682 | 0.84 | C | 764 | 759 | 0.69 | C | 39.75% |
| 491 | County | 1070 | CR 466A | CR 468 / ROSE AVE | US 27 | U | | 35 | C3R | 2L | | D | 21,168 | 1,049 | | | 6,743 | 0.32 | C | 236 | 292 | 0.28 | C | -0.18% |
| 474 | County | 1080 | CR 466A (PICCIOLA RD) | US 27 | CR 466B | U | | 40 | C2T | 2L | | D | 17,010 | 888 | | | 6,128 | 0.36 | C | 356 | 188 | 0.40 | C | -2.47% |
| 497 | County | 1100 | CR 466B | EAGLE NEST RD | CR 466A | U | | 35 | C2T | 2L | | D | 12,960 | 677 | | | 4,711 | 0.36 | C | 182 | 274 | 0.41 | C | -0.47% |
| 490 | County | 1110 | CR 468 | CR 466A | PINE RIDGE DAIRY RD | U | | 35 | C2T | 2L | | D | 12,960 | 677 | | | 4,574 | 0.35 | C | 168 | 222 | 0.33 | C | 4.16% |
| 480 | County | 1120 | CR 468 | PINE RIDGE DAIRY RD | GRIFFIN RD | U | | 35 | C2T | 2L | | D | 16,200 | 846 | | | 7,187 | 0.44 | C | 294 | 334 | 0.39 | C | 3.10% |
| 436 | County | 1130 | CR 468 | GRIFFIN RD | SR 44 | U | | 45 | C3R | 2L | | D | 16,128 | 799 | | | 7,385 | 0.46 | C | 307 | 315 | 0.39 | C | -1.92% |
| 612 | County | 1145 | CR 46A REALIGNMENT | SR 44 | SR 46 | R | | 55 | C2T | 2L | | C | 12,420 | 648 | | | 11,937 | 0.96 | C | 372 | 778 | 1.20 | D | 5.21% |
| 267 | County | 1150 | CR 470 | SUMTER COUNTY LINE | FLORIDA TURNPIKE | R | | 55 | C2 | 2L | | C | 6,199 | 430 | | | 9,154 | 1.48 | D | 595 | 218 | 1.38 | D | -3.93% |
| 266 | County | 1155 | CR 470 | FLORIDA TURNPIKE | BAY AVE | R | | 55 | C2 | 2L | | C | 8,136 | 452 | | | 9,401 | 1.16 | D | 486 | 302 | 1.07 | D | 4.76% |
| 499 | County | 1170 | CR 473 | CR 44 | FOUNTAIN LAKE BLVD | U | | 35 | C2T | 2L | | D | 17,010 | 888 | | | 6,917 | 0.41 | C | 256 | 326 | 0.37 | C | -1.17% |
| 443 | County | 1180 | CR 473 | FOUNTAIN LAKE BLVD | US 441 | U | | 40 | C4 | 4L | | D | 32,490 | 1,411 | | | 13,859 | 0.43 | C | 757 | 458 | 0.54 | C | -0.98% |
| 4 | County | 1190 | CR 474 | SR 33 | GREEN SWAMP RD | R | | 55 | C2 | 2L | | C | 7,380 | 430 | | | 5,528 | 0.75 | C | 237 | 323 | 0.75 | C | 4.56% |
| 3 | County | 1200 | CR 474 | GREEN SWAMP RD | US 27 | R | | 55 | C3R | 2L | | C | 17,640 | 873 | | | 5,850 | 0.33 | C | 210 | 298 | 0.34 | C | -1.10% |
| 222 | County | 1210 | CR 478 | SR 19 | JAMARLY RD | U | | 45 | C2 | 2L | | D | 12,600 | 730 | | | 2,463 | 0.20 | C | 98 | 126 | 0.17 | C | 8.46% |
| 259 | County | 1220 | CR 48 | SUMTER COUNTY LINE | CLEARWATER LAKE RD | R | | 55 | C2 | 2L | | C | 7,380 | 430 | | | 4,677 | 0.63 | C | 164 | 265 | 0.62 | C | 6.54% |
| 248 | County | 1225 | CR 48 | CLEARWATER LAKE RD | CR 33 | R | | 55 | C2 | 2L | | C | 5,904 | 430 | | | 4,641 | 0.79 | C | 141 | 252 | 0.59 | C | 11.19% |
| 263 | County | 1230 | CR 48 | CR 33 | HAYWOOD WORM FARM RD | U | | 45 | C3R | 2L | | D | 20,160 | 999 | | | 8,546 | 0.42 | C | 363 | 368 | 0.37 | C | 1.81% |
| 262 | County | 1235 | CR 48 | HAYWOOD WORM FARM RD | US 27 | U | | 45 | C3R | 2L | | D | 21,168 | 1,049 | | | 10,396 | 0.49 | C | 429 | 465 | 0.44 | C | 0.22% |
| 264 | County | 1240 | CR 48 | US 27 | LIME AVE | U | | 40 | C3R | 2L | | D | 21,168 | 1,049 | | | 10,741 | 0.51 | C | 496 | 401 | 0.47 | C | -1.06% |
| 255 | County | 1250 | CR 48 | LIME AVE | SR 19 | R | | 40 | C3R | 2L | | C | 17,640 | 873 | | | 9,677 | 0.55 | C | 461 | 387 | 0.53 | C | -0.07% |
| 253 | County | 1260 | CR 48 | CR 561 | RANCH RD | U | | 40 | C3R | 2L | | D | 20,160 | 999 | | | 7,499 | 0.37 | C | 348 | 341 | 0.35 | C | 2.64% |
| 217 | County | 1280 | CR 50 (SUNSET AVE) | CR 33 | SR 50 | U | | 30 | C2 | 2L | | D | 10,080 | 730 | | | 2,028 | 0.20 | C | 94 | 87 | 0.13 | C | 7.05% |
| 210 | County | 1290 | CR 50 | US 27 | N HANCOCK RD | U | | 45 | C3R | 2L | | D | 21,168 | 1,049 | | | 7,537 | 0.36 | C | 309 | 400 | 0.38 | C | -1.07% |
| 202 | County | 1300 | CR 50 | N HANCOCK RD | CR 455 | U | | 45 | C3R | 2L | | D | 20,160 | 999 | | | 10,363 | 0.51 | C | 317 | 782 | 0.78 | C | 9.75% |
| 42 | County | 1310 | CR 50 | CR 455 | ORANGE COUNTY LINE | U | | 45 | C4 | 2L | | D | 16,632 | 822 | | | 10,586 | 0.64 | D | 341 | 767 | 0.93 | D | 8.83% |
| 417 | County | 1320 | CR 500A/ OLD 441 | SR 19 | DORA AVE | U | | 35 | C3C | 2L | | D | 20,507 | 1,011 | | | 9,131 | 0.45 | C | 515 | 315 | 0.51 | C | -0.41% |
| 413 | County | 1330 | CR 500A/OLD 441/ALFRED ST | DORA AVE | BAY RD | U | | 45 | C3R | 2L | | D | 21,168 | 1,049 | | | 9,515 | 0.45 | C | 471 | 455 | 0.45 | C | -0.36% |
| 420 | County | 1340 | CR 500A/OLD 441 | BAY RD | CR 44C / EUDORA AVE | U | | 35 | C3R | 2L | | D | 16,128 | 799 | | | 10,086 | 0.63 | C | 443 | 512 | 0.64 | C | 1.95% |
| 421 | County | 1350 | CR 500A/OLD 441 | CR 44C / EUDORA DR | LAKESHORE DR | U | | 35 | C3R | 2L | | D | 22,226 | 1,101 | | | 14,719 | 0.66 | C | 644 | 686 | 0.62 | C | -3.63% |
| 415 | County | 1370 | CR 500A/ 5TH AVE | OLD 441 | N HIGHLAND ST | U | | 35 | C2T | 2L | | D | 12,960 | 677 | | | 10,411 | 0.80 | D | 477 | 423 | 0.70 | C | -1.00% |
| 605 | County | 1380 | CR 500A (HIGHLAND ST) | 5TH AVE | SR 46 | U | | 25 | C4 | 2L | | D | 15,840 | 783 | | | 2,568 | 0.16 | D | 109 | 153 | 0.20 | D | -2.92% |
| 602 | County | 1390 | CR 500A/ OLD 441 | SR 46 | ORANGE COUNTY LINE | U | | 35 | C3R | 2L | | D | 16,128 | 799 | | | 5,518 | 0.34 | C | 300 | 209 | 0.37 | C | -4.13% |
| 401 | County | 1400 | CR 561 | SR 19 | CR 448 | U | | 45 | C3C | 2L | | D | 20,507 | 1,011 | | | 15,834 | 0.77 | D | 822 | 553 | 0.81 | D | -0.59% |
| 257 | County | 1410 | CR 561 | CR 448 | CR 48 | U | | 50 | C2T | 2L | | D | 12,960 | 677 | | | 9,041 | 0.70 | C | 418 | 399 | 0.62 | C | -1.36% |
| 252 | County | 1420 | CR 561 | CR 48 | SOUTH ASTATULA CITY LIMIT | U | | 40 | C3R | 2L | | D | 16,128 | 799 | | | 12,993 | 0.81 | C | 626 | 655 | 0.82 | C | 1.55% |
| 242 | County | 1440 | CR 561 | CR 455 | HOWEY CROSS RD | R | | 35 | C2 | 2L | | C | 5,904 | 430 | | | 8,105 | 1.37 | D | 351 | 408 | 0.95 | C | 0.44% |
| 238 | County | 1450 | CR 561 | HOWEY CROSS RD | TURNPIKE RD / CR 561A | T | | 40 | C2 | 2L | | C | 6,199 | 430 | | | 8,534 | 1.38 | D | 398 | 369 | 0.92 | C | 0.56% |
| 235 | County | 1460 | CR 561 / CR 561A | TURNPIKE RD / CR 561A | US 27 | T | | 45 | C2T | 2L | | C | 9,936 | 518 | | | 9,834 | 0.99 | C | 387 | 398 | 0.77 | C | 1.03% |
| 214 | County | 1480 | 8TH ST/OSCEOLA ST/4TH ST/CAR | EAST AVE | W MINNEOLA AVE | U | | 30 | C3R | 2L | | D | 16,128 | 799 | | | N/A | #VALUE! | F | N/A | N/A | 0.00 | B | N/A |
| 203 | County | 1500 | CR 561 | CR 561A | SR 50 | U | | 35 | C3R | 2L | | D | 21,168 | 1,049 | | | 5,456 | 0.26 | C | 214 | 302 | 0.29 | C | 11.89% |
| 45 | County | 1510 | CR 561 | SR 50 | LOG HOUSE RD | U | | 25 | C4 | 2L | | D | 16,632 | 822 | | | 6,441 | 0.39 | D | 335 | 268 | 0.41 | D | 0.24% |
| 10 | County | 1520 | CR 561 | LOG HOUSE RD | FLORIDA BOYS RANCH RD | U | | 55 | C3R | 2L | | D | 21,168 | 1,049 | | | 3,250 | 0.15 | C | 117 | 202 | 0.19 | C | 0.53% |
| 6 | County | 1530 | CR 561 | FLORIDA BOYS RANCH RD | SR 33 | R | | 55 | C2 | 2L | | C | 7,380 | 430 | | | 2,727 | 0.37 | C | 146 | 157 | 0.36 | C | 4.96% |
| 237 | County | 1540 | CR 561A | TURNPIKE RD / CR 561 | SCRUB JAY LN | T | | 55 | C2T | 2L | | C | 9,936 | 518 | | | 6,757 | 0.68 | C | 344 | 233 | 0.66 | C | 6.07% |
| 234 | County | 1545 | CR 561A | SCRUB JAY LN | N HANCOCK RD | T | | 55 | C2T | 2L | | C | 12,420 | 648 | | | 6,646 | 0.54 | C | 236 | 312 | 0.48 | C | 5.66% |
| 213 | County | 1560 | CR 561A | CR 565A | JALARMY RD | U | | 40 | C3R | 2L | | D | 21,168 | 1,049 | | | 7,762 | 0.37 | C | 383 | 302 | 0.37 | C | 3.21% |
| 223 | County | 1570 | CR 561 (LAKE MINNEOLA SHORE | JALARMY RD | US 27 | U | | 40 | C3R | 2L | | D | 21,168 | 1,049 | | | 11,638 | 0.55 | C | 403 | 496 | 0.47 | C | 3.05% |
| 241 | County | 1580 | CR 565 | US 27 | KJELLSTROM LANE | R | | 55 | C2 | 2L | | C | 5,904 | 430 | | | 3,140 | 0.53 | C | 216 | 72 | 0.50 | C | 9.04% |
| 208 | County | 1590 | CR 565 (VILLA CITY RD) | KJELLSTROM LANE | SR 50 | U | | 40 | C2T | 2L | | D | 17,010 | 888 | | | 7,246 | 0.43 | C | 287 | 259 | 0.32 | C | 9.11% |
| 201 | County | 1620 | CR 565A | SR 50 | CR 561A | U | | 40 | C4 | 2L | | D | 16,632 | 822 | | | 9,625 | 0.58 | D | 455 | 392 | 0.55 | D | 0.75% |
| 47 | County | 1630 | CR 565A | SR 50 | CR 565B | U | | 55 | C4 | 2L | | D | 12,672 | 626 | | | 2,500 | 0.20 | D | 81 | 141 | 0.23 | D | 1.47% |
| 18 | County | 1640 | CR 565B | SR 33 | CR 561 | R | | 45 | C2 | 2L | | C | 5,904 | 430 | | | 2,780 | 0.47 | C | 117 | 159 | 0.37 | C | 9.65% |
| 205 | County | 1670 | CITRUS TOWER BLVD | US 27 | OAKLEY SEAVER DR | U | | 35 | C4 | 2L | | D | 16,632 | 822 | | | 11,930 | 0.72 | D | 607 | 426 | 0.74 | D | -1.53% |
| 44 | County | 1680 | CITRUS TOWER BLVD | OAKLEY SEAVER DR | SR 50 | U | | 30 | C5 | 4L | | D | 34,470 | 1,710 | | | 15,244 | 0.44 | C | 626 | 711 | 0.42 | C | -0.44% |
| 28 | County | 1690 | CITRUS TOWER BLVD | SR 50 | HOOKS ST | U | | 40 | C4 | 4L | | D | 32,490 | 1,411 | | | 20,745 | 0.64 | C | 932 | 924 | 0.66 | C | 1.23% |
| 36 | County | 1692 | CITRUS TOWER BLVD | HOOKS ST | JOHNS LAKE RD | U | | 30 | C4 | 4L | | D | 34,115 | 1,482 | | | 18,053 | 0.53 | C | 677 | 689 | 0.46 | C | -0.49% |
| 24 | County | 1695 | CITRUS TOWER BLVD | JOHNS LAKE RD | US 27 | U | | 40 | C4 | 4L | | D | 34,115 | 1,482 | | | 18,201 | 0.53 | C | 767 | 568 | 0.52 | C | 7.42% |
| 442 | County | 1700 | DAVID WALKER DR | OLD US 441 / CR 500A | CR 19A | U | | 35 | C4 | 2L | | D | 16,632 | 822 | | | 7,502 | 0.45 | D | 317 | 303 | 0.39 | D | -3.04% |
| 471 | County | 1730 | DAVID WALKER DR | MOUNT HOMER RD | FLINKS AVE/KURT AVE | U | | 20 | C3R | 2L | | D | 16,128 | 799 | | | 5,485 | 0.34 | C | 255 | 165 | 0.32 | C | -0.25% |
| 406 | County | 1740 | DEAD RIVER RD | WEST TERMINI | SR 19 | U | | 35 | C3R | 2L | | D | 20,160 | 999 | | | 7,060 | 0.35 | C | 262 | 316 | 0.32 | C | 0.00% |
| 258 | County | 1770 | DUDA RD | CR 448A | ORANGE COUNTY LINE | R | | 55 | C2 | 2L | | C | 5,904 | 430 | | | 7,622 | 1.29 | D | 329 | 394 | 0.92 | C | 2.14% |
| 510 | County | 1780 | EAGLES NEST RD | US 27 | CR 466B | U | | 40 | C2T | 2L | | D | 12,960 | 677 | | | 4,311 | 0.33 | C | 256 | 145 | 0.38 | C | 2.90% |
| 454 | County | 1800 | EAST CROOKED LAKE RD | LAKEVIEW DR | BRDVIEW AVE | U | | 25 | C3R | 2L | | D | 16,128 | 799 | | | 4,860 | 0.30 | C | 232 | 157 | 0.29 | C | -0.77% |
| 501 | County | 1820 | EMERALDA AVE | EMERALDA ISLAND RD | CR 44 | U | | 35 | C2T | 2L | | D | 12,960 | 677 | | | 4,284 | 0.33 | C | 268 | 148 | 0.40 | C | 0.32% |
| 622 | County | 1840 | ESTES RD | CR 44A | LAKE LINCOLN LANE | U | | 40 | C3R | 2L | | D | 20,160 | 999 | | | 5,094 | 0.25 | C | 265 | 217 | 0.27 | C | 5.36% |
| 30 | County | 1865 | EXCALLIBUR RD | HOOKS ST | CITRUS TOWER BLVD | U | | 35 | C3R | 2L | | D | 22,226 | 1,101 | | | 7,125 | 0.32 | C | 321 | 313 | 0.29 | C | 8.91% |
| 508 | County | 1870 | FISH CAMP RD | CR 452 | CR 44 | U | | 35 | C3R | 2L | | D | 16,128 | 799 | | | 1,640 | 0.10 | C | 95 | 67 | 0.12 | C | 1.20% |
| 221 | County | 1875 | GRASSY LAKE RD/FOSGATE RD | CR 50 (WASHINGTON ST) | HANCOCK RD | U | | 40 | C3R | 2L | | D | 21,168 | 1,049 | | | N/A | #VALUE! | F | N/A | N/A | 0.00 | B | N/A |
| 514 | County | 1900 | GOOSE PRAIRIE RD | EMERALDA AVE | CR 452 | U | | 45 | C2T | 2L | | D | 12,960 | 677 | | | 3,267 | 0.25 | C | 204 | 115 | 0.30 | C | 0.92% |

| Count Station# | State/ County | CMS Seg ID | Segment Information | | | | | Post Speed | Cap Grp | Exist Lns | Imp Lns | LOS Std | Existing | | Proposed | | 2025 Existing Conditions | | | | | | | 5-Year Annual Avg GR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Roadway | From | To | AT | FT | | | | | | Daily Cap | Peak Hr Cap | Daily Cap | Peak Cap | Daily | | | PM Peak | | | | |
| | | | | | | | | | | | | | | | | | Vol | V/C | LOS | NB/EB | SB/WB | V/C | LOS | |
| 40 | County | 1910 | GRAND HIGHWAY | CITRUS TOWER BLVD | SR 50 | U | | 35 | C4 | 2L | | D | 16,632 | 822 | | | 6,853 | 0.41 | D | 278 | 279 | 0.34 | D | 1.24% |
| 37 | County | 1915 | S. GRAND HIGHWAY | SR 50 | HOOKS ST | U | | 25 | C4 | 4L | | D | 34,115 | 1,482 | | | 5,727 | 0.17 | C | 287 | 197 | 0.19 | C | -1.59% |
| 226 | County | 1920 | CITRUS GROVE RD | US 27 | GRASSY LAKE RD | U | | 40 | C3R | 2L | | D | 21,168 | 1,049 | | | 8,251 | 0.39 | C | 240 | 422 | 0.40 | C | 39.11% |
| 517 | County | 1930 | GRAYS AIRPORT RD | MARION COUNTY RD | CR 466 | U | | 45 | C2T | 2L | | D | 12,960 | 677 | | | 2,796 | 0.22 | C | 168 | 82 | 0.25 | C | 0.85% |
| 512 | County | 1950 | S GRAYS AIRPORT RD | GRIFFIN VIEW DR | EAGLES NEST RD | U | | 45 | C2T | 2L | | D | 12,960 | 677 | | | 2,817 | 0.22 | C | 97 | 179 | 0.26 | C | 1.73% |
| 536 | County | 1970 | GRIFFIN AVE | US 27 / US 411 | CR 25 | U | | 35 | C2T | 2L | | D | 16,200 | 846 | | | 8,868 | 0.55 | C | 461 | 258 | 0.54 | C | -2.06% |
| 535 | County | 1980 | GRIFFIN AVE | CR 25 | UNCLE DONALDS LANE | U | | 35 | C2T | 2L | | D | 12,960 | 677 | | | 2,825 | 0.22 | C | 159 | 106 | 0.24 | C | 1.26% |
| 515 | County | 2010 | GRIFFIN VIEW DR | US 27 | GRAYS AIRPORT RD | U | | 45 | C2T | 2L | | D | 12,960 | 677 | | | 3,282 | 0.25 | C | 183 | 124 | 0.27 | C | -2.74% |
| 21 | County | 2050 | HAMMOCK RIDGE | LAKE SHORE DR | US 27 | U | | 35 | C4 | 4L | | D | 34,115 | 1,482 | | | 16,106 | 0.47 | C | 524 | 530 | 0.36 | C | 4.88% |
| 233 | County | 2054 | N. HANCOCK RD | CR 561A | SR 91 (FLORIDA TURNPIKE) | T | | 45 | C2T | 2L | | C | 12,420 | 648 | | | 7,169 | 0.58 | C | 321 | 271 | 0.50 | C | 3.91% |
| 225 | County | 2055 | N. HANCOCK RD | SR 91 (FLORIDA TURNPIKE) | OLD HWY 50 (W) | U | | 45 | C3R | 4L | | D | 35,249 | 1,748 | | | N/A | #VALUE! | F | N/A | N/A | 0.00 | B | N/A |
| 207 | County | 2060 | N. HANCOCK RD | OLD HWY 50 (E) | N RIDGE BLVD | U | | 35 | C4 | 4L | | D | 34,115 | 1,482 | | | 20,417 | 0.60 | C | 779 | 961 | 0.65 | C | 5.48% |
| 39 | County | 2070 | N. HANCOCK RD | N RIDGE BLVD | SR 50 | U | | 45 | C4 | 4L | | D | 34,115 | 1,482 | | | 16,107 | 0.47 | C | 676 | 629 | 0.46 | C | -1.27% |
| 35 | County | 2080 | S. HANCOCK RD | SR 50 | HOOKS ST | U | | 45 | C4 | 4L | | D | 32,490 | 1,411 | | | 19,673 | 0.61 | C | 700 | 649 | 0.50 | C | 1.51% |
| 17 | County | 2090 | S. HANCOCK RD | JOHNS LAKE RD | HARTWOOD MARSH RD | U | | 45 | C4 | 2L | | D | 16,632 | 822 | | | 11,852 | 0.71 | D | 486 | 510 | 0.62 | D | 4.97% |
| 15 | County | 2100 | HARTWOOD MARSH RD | US 27 | HANCOCK RD | U | | 40 | C4 | 2L | | D | 16,632 | 822 | | | 16,953 | 1.02 | E | 735 | 683 | 0.89 | D | 3.30% |
| 20 | County | 2110 | HARTWOOD MARSH RD | N. 90 DEGREE BEND | ORANGE COUNTY LINE | U | | 35 | C3R | 2L | | D | 21,168 | 1,049 | | | 9,765 | 0.46 | C | 612 | 300 | 0.58 | C | -2.71% |
| 32 | County | 2140 | HOOKS ST | LAKESHORE DR | US 27 | U | | 30 | C4 | 2L | | D | 12,672 | 626 | | | 7,285 | 0.57 | D | 359 | 248 | 0.57 | D | -0.88% |
| 31 | County | 2150 | HOOKS ST | US 27 | OAKLEY SEAVER DR | U | | 35 | C4 | 4L | | D | 34,115 | 1,482 | | | 11,136 | 0.33 | C | 520 | 476 | 0.35 | C | 2.14% |
| 33 | County | 2153 | HOOKS ST | OAKLEY SEAVER DR | CITRUS TOWER BLVD | U | | 35 | C4 | 4L | | D | 34,115 | 1,482 | | | 11,619 | 0.34 | C | 502 | 520 | 0.35 | C | -3.46% |
| 34 | County | 2155 | HOOKS ST | CITRUS TOWER BLVD | HANCOCK RD | U | | 35 | C4 | 4L | | D | 32,490 | 1,411 | | | 8,915 | 0.27 | C | 368 | 329 | 0.26 | C | -3.62% |
| 224 | County | 2170 | JALARMY RD | CR 478 | CR 561A | U | | 35 | C3R | 2L | | D | 16,128 | 799 | | | 6,384 | 0.40 | C | 264 | 275 | 0.34 | C | 4.76% |
| 26 | County | 2180 | JOHNS LAKE RD | US 27 | HANCOCK RD | U | | 35 | C4 | 2L | | D | 16,632 | 822 | | | 6,623 | 0.40 | D | 325 | 326 | 0.40 | D | 1.46% |
| 521 | County | 2220 | E LADY LAKE BLVD | US 27/US441 | BERCHFIELD RD | U | | 25 | C2T | 2L | | D | 12,960 | 677 | | | 419 | 0.03 | C | 33 | 6 | 0.05 | C | -5.92% |
| 509 | County | 2250 | LAKE ELLA RD | SUMTER COUNTY LINE | MICRO RACETRACK RD | U | | 45 | C2T | 2L | | D | 12,960 | 677 | | | 2,460 | 0.19 | C | 133 | 110 | 0.20 | C | 5.16% |
| 511 | County | 2254 | LAKE ELLA RD | MICRO RACETRACK RD | ROLLING ACRES RD | U | | 35 | C2T | 2L | | D | 12,960 | 677 | | | 1,836 | 0.14 | C | 80 | 76 | 0.12 | C | -0.69% |
| 7 | County | 2260 | LAKE ERIE RD | CR 565 | SR 33 | R | | 35 | C2 | 2L | | C | 7,380 | 430 | | | N/A | #VALUE! | F | N/A | N/A | 0.00 | B | N/A |
| 448 | County | 2270 | LAKE EUSTIS DR | US 441 | CLAY BLVD | U | | 30 | C3R | 2L | | D | 21,168 | 1,049 | | | 6,597 | 0.31 | C | 305 | 251 | 0.29 | C | -1.75% |
| 19 | County | 2280 | LAKE LOUISA RD | LAKESHORE DR | VISTA DEL LAGO BLVD | U | | 40 | C3R | 2L | | D | 21,168 | 1,049 | | | 4,225 | 0.20 | C | 198 | 194 | 0.19 | C | 2.59% |
| 9 | County | 2290 | LAKE LOUISA RD | VISTA DEL LAGO BLVD | US 27 | U | | 35 | C3R | 2L | | D | 21,168 | 1,049 | | | 4,236 | 0.20 | C | 127 | 239 | 0.23 | C | 3.41% |
| 8 | County | 2330 | LAKESHORE DR (CLER) | CR 561 | OSWALT RD | T | | 45 | C2T | 2L | | C | 13,041 | 680 | | | 3,556 | 0.27 | C | 142 | 188 | 0.28 | C | 5.22% |
| 14 | County | 2340 | LAKESHORE DR (CLER) | OSWALT RD | HARDER RD | T | | 35 | C3R | 2L | | C | 18,522 | 917 | | | 12,113 | 0.65 | C | 660 | 409 | 0.72 | C | 2.03% |
| 22 | County | 2350 | LAKESHORE DR (CLER) | HARDER RD | LAKE LOUISA RD | U | | 40 | C3R | 2L | | D | 21,168 | 1,049 | | | 16,510 | 0.78 | C | 523 | 851 | 0.81 | C | 2.05% |
| 23 | County | 2354 | LAKESHORE DR (CLER) | LAKE LOUISA RD | ANDERSON HILL RD | U | | 30 | C3R | 2L | | D | 20,160 | 999 | | | 6,618 | 0.33 | C | 417 | 213 | 0.42 | C | -3.61% |
| 484 | County | 2360 | LAKESHORE DR (EUSTIS) | CLAY BLVD | SOUTH BAY ST / SR 19 SB | U | | 30 | C3R | 2L | | D | 16,128 | 799 | | | 5,766 | 0.36 | C | 260 | 203 | 0.33 | C | -3.31% |
| 271 | County | 2390 | LANE PARK CUTOFF | SR 19 | CR 561 | U | | 35 | C3C | 2L | | D | 19,530 | 963 | | | 1,981 | 0.10 | C | 100 | 81 | 0.10 | C | -2.23% |
| 239 | County | 2420 | WILSON LAKE PARKWAY | US 27 | LIBBY RD | T | | 40 | C2T | 2L | | C | 10,433 | 544 | | | 3,573 | 0.34 | C | 76 | 194 | 0.36 | C | 8.02% |
| 616 | County | 2430 | LIMIT AVE | DONNELLY ST | US 441 | U | | 35 | C3R | 2L | | D | 16,128 | 799 | | | 3,637 | 0.23 | C | 166 | 170 | 0.21 | C | 2.82% |
| 13 | County | 2450 | LOG HOUSE RD | CR 561 | LAKESHORE DR | U | | 35 | C3R | 2L | | D | 16,128 | 799 | | | 4,170 | 0.26 | C | 238 | 186 | 0.30 | C | 4.89% |
| 430 | County | 2470 | MAIN ST (LEESBURG) | CR 468 | THOMAS AVE | U | | 45 | C4 | 2L | | D | 12,672 | 626 | | | 9,952 | 0.79 | D | 436 | 428 | 0.70 | D | -2.78% |
| 431 | County | 2490 | MAIN ST (LEESBURG) | US 27 | LEE ST | U | | 35 | C4 | 2L | | D | 12,672 | 626 | | | 8,560 | 0.68 | D | 323 | 404 | 0.65 | D | -3.96% |
| 432 | County | 2530 | MAIN ST (LEESBURG) | DIXIE AVE / SR 44 | NICHOLS DR / SUNNYSIDE DI | U | | 35 | C3R | 2L | | D | 16,128 | 799 | | | 4,793 | 0.30 | C | 264 | 145 | 0.33 | C | -2.27% |
| 539 | County | 2540 | MARION COUNTY RD | CR 25 | GRAYS AIRPORT RD | U | | 45 | C2T | 2L | | D | 16,200 | 846 | | | 2,284 | 0.14 | C | 157 | 66 | 0.19 | C | -0.69% |
| 493 | County | 2580 | MICRO RACETRACK RD | LAKE ELLA RD | CR 466A | U | | 35 | C3R | 2L | | D | 16,128 | 799 | | | 8,689 | 0.54 | C | 367 | 428 | 0.54 | C | 1.48% |
| 422 | County | 2590 | MORNINGSIDE DR (MOUNT DORA | US 441 | CR 500A | U | | 25 | C2T | 2L | | D | 12,960 | 677 | | | 2,064 | 0.16 | C | 92 | 104 | 0.15 | C | 2.74% |
| 444 | County | 2600 | MT HOMER RD | CR 19A | US 441 | U | | 35 | C3C | 2L | | D | 19,530 | 963 | | | 277 | 0.01 | C | 37 | 6 | 0.04 | C | 1.30% |
| 450 | County | 2610 | MT HOMER RD | US 441 | DAVID WALKER DR | U | | 35 | C3R | 2L | | D | 16,128 | 799 | | | 2,057 | 0.13 | C | 110 | 80 | 0.14 | C | -0.93% |
| 463 | County | 2620 | MT HOMER RD | DAVID WALKER DR | KURT ST | U | | 35 | C2T | 2L | | D | 12,960 | 677 | | | 4,063 | 0.31 | C | 255 | 166 | 0.38 | C | 0.46% |
| 446 | County | 2650 | OLD EUSTIS RD | E CROOKED LAKE DR | DONNELLY ST | U | | 25 | C3R | 2L | | D | 16,128 | 799 | | | 2,106 | 0.13 | C | 92 | 138 | 0.17 | C | 9.57% |
| 459 | County | 2660 | OLD MOUNT DORA RD | SR 19 | EUDORA RD | U | | 25 | C2T | 2L | | D | 12,960 | 677 | | | 4,720 | 0.36 | C | 206 | 217 | 0.32 | C | -1.75% |
| 487 | County | 2680 | ORANGE AVE | SR 19 | HASSELTON ST | U | | 40 | C3R | 4L | | D | 25,178 | 1,249 | | | 12,165 | 0.48 | C | 551 | 564 | 0.45 | C | -1.59% |
| 623 | County | 2690 | ORANGE AVE | HASSELTON ST | ABRAMS RD | U | | 55 | C3R | 2L | | D | 21,168 | 1,049 | | | 13,029 | 0.62 | C | 488 | 601 | 0.57 | C | -1.68% |
| 11 | County | 2700 | OSWALT RD | LAKESHORE DR | EDGEWATER DR | U | | 35 | C3R | 2L | | D | 21,168 | 1,049 | | | 4,272 | 0.20 | C | 130 | 255 | 0.24 | C | 1.08% |
| 494 | County | 2730 | RADIO RD | CR 44 | MORNINGSIDE DR | U | | 45 | C3R | 2L | | D | 21,168 | 1,049 | | | 3,420 | 0.16 | C | 155 | 135 | 0.15 | C | -4.07% |
| 453 | County | 2740 | RADIO RD | MORNINGSIDE DR | US 441 | U | | 45 | C4 | 4L | | D | 32,409 | 1,407 | | | 7,949 | 0.25 | C | 304 | 387 | 0.28 | C | -1.41% |
| 530 | County | 2750 | ROLLING ACRES RD | US 27 / US 441 | OAK ST | U | | 35 | C4 | 4L | | D | 32,409 | 1,407 | | | 17,012 | 0.52 | C | 826 | 706 | 0.59 | C | 4.64% |
| 526 | County | 2760 | ROLLING ACRES RD | OAK ST | CR 466 | U | | 35 | C3R | 2L | | D | 20,160 | 999 | | | 16,045 | 0.80 | C | 703 | 636 | 0.70 | C | -0.98% |
| 513 | County | 2770 | ROLLING ACRES RD | CR 466 | LAKE ELLA RD | U | | 45 | C2T | 2L | | D | 16,200 | 846 | | | 7,734 | 0.48 | C | 349 | 328 | 0.41 | C | 2.75% |
| 613 | County | 2780 | ROUND LAKE RD | WOLF BRANCH RD | SR 46 | U | | 45 | C3R | 2L | | D | 21,168 | 1,049 | | | 4,797 | 0.23 | C | 348 | 193 | 0.33 | C | -5.80% |
| 604 | County | 2790 | ROUND LAKE RD | SR 46 | ORANGE COUNTY LINE | U | | 45 | C3R | 2L | | D | 21,168 | 1,049 | | | 4,996 | 0.24 | C | 221 | 229 | 0.22 | C | -2.35% |
| 635 | County | 2800 | ROYAL TRAILS RD | SEAGRAPE AVE | SR 44 | R | | 40 | C2T | 2L | | C | 12,420 | 648 | | | 2,335 | 0.19 | C | 155 | 63 | 0.24 | C | 5.83% |
| 537 | County | 2810 | SHAY BLVD | TARRSON BLVD | GRIFFIN AVE | U | | 25 | C3R | 2L | | D | 16,128 | 799 | | | 2,051 | 0.13 | C | 125 | 98 | 0.16 | C | -4.26% |
| 265 | County | 2820 | SHIRLEY SHORES RD | CR 448 | DEER ISLAND RD | R | | 45 | C2 | 2L | | C | 5,904 | 430 | | | 3,036 | 0.51 | C | 161 | 129 | 0.37 | C | 3.09% |
| 451 | County | 2830 | SLEEPY HOLLOW RD | US 441 | SUNNYSIDE DR | U | | 35 | C2T | 2L | | D | 17,010 | 888 | | | 5,063 | 0.30 | C | 216 | 264 | 0.30 | C | 4.71% |
| 807 | #N/A | 2840 | SR 19 | MARION COUNTY LINE | CR 445A | #N/A | | #N/A | #N/A | #N/A | | #N/A | #N/A | #N/A | | | #N/A | #N/A | #N/A | 93 | 140 | #N/A | #N/A | #N/A |
| 5 | State | 3140 | SR 33 | CR 561 | CR 474 | R | | 60 | C2 | 2L | | C | 8,200 | 430 | | | 11,839 | 1.44 | D | 469 | 488 | 1.14 | D | 7.66% |
| 2 | State | 3150 | SR 33 | CR 474 | POLK COUNTY LINE | R | | 60 | C2 | 2L | | C | 8,200 | 430 | | | 10,989 | 1.34 | D | 429 | 465 | 1.08 | D | 12.00% |
| 808 | #N/A | 3160 | SR 40 | MARION COUNTY LINE | CR 445A | #N/A | | #N/A | #N/A | #N/A | | #N/A | #N/A | #N/A | | | #N/A | #N/A | #N/A | 233 | 276 | #N/A | #N/A | #N/A |
| 610 | State | 3345 | SR 46 | CR 46A (REALIGNED) | SEMINOLE C/L | U | | 45 | C2T | 2L | | D | 18,900 | 987 | | | 17,677 | 0.94 | D | 629 | 666 | 0.67 | C | -5.81% |
| 611 | County | 3395 | SR 46 | CR 435 | CR 46A (REALIGNED) | R | | 45 | C2T | 2L | | C | 12,420 | 648 | | | 9,617 | 0.77 | C | 337 | 571 | 0.88 | C | -2.52% |
| 29 | County | 3569 | STEVES RD | US 27 | CITRUS TOWER BLVD | U | | 30 | C4 | 2L | | D | 16,632 | 822 | | | 7,531 | 0.45 | D | 389 | 331 | 0.47 | D | 2.20% |
| 429 | County | 3570 | SUNNYSIDE DR | MAIN ST/DR NICHOLS DR | SLEEPY HOLLOW RD | U | | 20 | C2T | 2L | | D | 13,608 | 711 | | | 4,208 | 0.31 | C | 258 | 135 | 0.36 | C | -0.65% |
| 423 | County | 3580 | SUNNYSIDE DR | SLEEPY HOLLOW RD | BRIDGEWATER CT | U | | 35 | C2T | 2L | | D | 12,960 | 677 | | | 2,484 | 0.19 | C | 168 | 97 | 0.25 | C | -2.14% |
| 414 | County | 3590 | SUNNYSIDE DR | BRIDGEWATER CT | SUNNYSIDE DR | U | | 35 | C2T | 2L | | D | 12,960 | 677 | | | 1,476 | 0.11 | C | 43 | 93 | 0.14 | C | -0.63% |
| 466 | County | 3600 | THOMAS AVE | CR 460 | CR 44A | U | | 35 | C3C | 2L | | D | 15,624 | 770 | | | 8,280 | 0.53 | C | 366 | 407 | 0.53 | C | -2.16% |
| 216 | County | 3640 | TUSCANOOGA RD | EGG RD | SR 50 | U | | 30 | C2T | 2L | | D | 12,960 | 677 | | | 2,087 | 0.16 | C | 69 | 122 | 0.18 | C | -4.75% |
| 219 | County | 3650 | UNDERPASS RD | CR 33 | AMERICAN LEGION RD | U | | 40 | C2T | 2L | | D | 17,010 | 888 | | | 1,670 | 0.10 | C | 61 | 103 | 0.12 | C | 9.43% |
| 538 | County | 3670 | US 27/US441 | SUMTER COUNTY LINE | GRIFFIN AVE | U | | 45 | C4 | 6L | | D | 51,120 | 2,529 | | | 26,710 | 0.52 | C | 1,107 | 1,009 | 0.44 | C | -3.61% |

| Count Station# | State/ County | CMS Seg ID | Segment Information | | | | | | | | | | Existing | | Proposed | | 2025 Existing Conditions | | | | | | | 5-Year Annual Avg GR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | Daily | Peak Hr | Daily | Peak | Daily | | | PM Peak | | | | |
| | | | Roadway | From | To | AT | FT | Post Speed | Cap Grp | Exist Lns | Imp Lns | LOS Std | Cap | Cap | Cap | Cap | Vol | V/C | LOS | NB/EB | SB/WB | V/C | LOS | |
| 240 | State | 3820 | US 27/SR 25 | FLORIDA TURNPIKE | SR 19 | U | | 55 | C4 | 4L | | D | 37,905 | 1,880 | | | 22,244 | 0.59 | C | 903 | 721 | 0.48 | C | -0.06% |
| 1 | State | 3930 | US 27/SR 25 | CR 474 | US 192 | U | | 55 | C6 | 6L | | D | 57,855 | 2,867 | | | 30,726 | 0.53 | D | 960 | 933 | 0.34 | D | -9.86% |
| 618 | County | 4140 | WAYCROSS AVE | COUNTY CLUB RD | SR 44 (OLD CR 44B) | U | | 35 | C3R | 2L | | D | 21,168 | 1,049 | | | 6,355 | 0.30 | C | 197 | 378 | 0.36 | C | 1.81% |
| 615 | County | 4160 | WOLF BRANCH RD | US 441 | BRITT RD | U | | 45 | C3R | 2L | | D | 21,168 | 1,049 | | | 11,399 | 0.54 | C | 500 | 407 | 0.48 | C | -5.37% |
| 614 | County | 4170 | WOLF BRANCH RD | BRITT RD | CR 437 | U | | 45 | C3R | 2L | | D | 21,168 | 1,049 | | | 6,524 | 0.31 | C | 307 | 268 | 0.29 | C | -1.46% |
| 402 | County | 4180 | WOODLEA RD | LANE PARK RD | SR 19 | U | | 35 | C3C | 3L | | D | 26,682 | 1,318 | | | 3,570 | 0.13 | C | 159 | 138 | 0.12 | C | 1.97% |
| 543 | County | #N/A | C.R. 44 | 0.16 Mi E of Harbor Shores R | #N/A | U | | 55 | C2T | 2L | | D | 17,010 | 888 | | | 13,787 | 0.81 | D | 480 | 645 | 0.73 | C | N/A |
| 283 | County | #N/A | C.R. 455 | 0.25 Mi S OF RIDGEWOOD A | #N/A | U | | 35 | C3R | 2L | | D | 20,160 | 999 | | | 5,722 | 0.28 | C | 336 | 329 | 0.34 | C | N/A |
| 281 | County | #N/A | C.R. 48 | 0.13 Mi W OF BLOOMFIELD . | #N/A | R | | 40 | C2T | 2L | | C | 13,041 | 680 | | | 8,500 | 0.65 | C | 438 | 327 | 0.64 | C | N/A |
| 544 | County | #N/A | CHERRY LAKE RD (C.R. 100)/NE 9 | 0.05 Mi N of Lake Ella Rd | #N/A | R | | 45 | C2T | 2L | | C | 9,936 | 518 | | | 2,277 | 0.23 | C | 128 | 103 | 0.25 | C | N/A |
| 273 | County | #N/A | CHERRY LAKE RD (C.R. 478) | 0.25 Mi E OF CORALWOOD I | #N/A | R | | 45 | C2T | 2L | | C | 9,936 | 518 | | | 1,995 | 0.20 | C | 83 | 85 | 0.16 | C | N/A |
| 209 | County | #N/A | CR 50 | EAST OF HANCOCK RD | #N/A | #N/A | | 45 | C3R | 2L | | #N/A | #N/A | #N/A | | | 12,680 | #N/A | C | 509 | 774 | #N/A | C | 3.37% |
| 236 | County | #N/A | CR 561A | 0.25 Mi WEST OF CR 455 | #N/A | T | | 55 | C2T | 2L | | C | 9,936 | 518 | | | 2,668 | 0.27 | C | 146 | 118 | 0.28 | C | 5.59% |
| 206 | County | #N/A | CR 565A | NORTH OF SR 50 | #N/A | #N/A | | 40 | NA | 4L | | #N/A | #N/A | #N/A | | | 7,357 | #N/A | #N/A | 278 | 245 | #N/A | #N/A | -7.15% |
| 621 | County | #N/A | CR46A | 0.25 Mi SOUTH OF SR44 | #N/A | R | | 55 | C2T | 2L | | C | 12,420 | 648 | | | 10,631 | 0.86 | C | 361 | 571 | 0.88 | C | 0.25% |
| 251 | County | #N/A | DEWEY ROBBINS RD | 0.25 Mi EAST OF US 27 | #N/A | R | | 45 | C2T | 2L | | C | 12,420 | 648 | | | 1,016 | 0.08 | C | 74 | 41 | 0.11 | C | 10.74% |
| 282 | County | #N/A | FOSTGATE RD | 0.13 Mi N OF RIDGEWOOD A | #N/A | U | | 35 | C3R | 2L | | D | 16,128 | 799 | | | 1,991 | 0.12 | C | 77 | 93 | 0.12 | C | N/A |
| 38 | County | #N/A | HARTLE RD | 0.11 SOUTH OF SR 50 | #N/A | U | | 35 | C4 | 4L | | D | 30,866 | 1,340 | | | 8,212 | 0.27 | C | 421 | 296 | 0.31 | C | 7.61% |
| 16 | County | #N/A | HARTWOOD MARSH RD | .1Mi E HANCOCK | #N/A | U | | 40 | C4 | 2L | | D | 16,632 | 822 | | | 13,489 | 0.81 | D | 577 | 720 | 0.88 | D | 3.04% |
| 280 | County | #N/A | LAKE EMMA RD | 0.18 Mi S OF ORANGE AVE | #N/A | R | | 45 | C2T | 2L | | C | 9,936 | 518 | | | 2,096 | 0.21 | C | 60 | 138 | 0.27 | C | N/A |
| 276 | County | #N/A | LANE PARK RD | 0.08 Mi E OF CROSBY RD | #N/A | R | | 35 | C2T | 2L | | C | 9,936 | 518 | | | 1,259 | 0.13 | C | 64 | 60 | 0.12 | C | N/A |
| 277 | County | #N/A | NUMBER TWO RD | 0.18 Mi S OF C.R. 48 | #N/A | R | | 45 | C2T | 2L | | C | 9,936 | 518 | | | 1,730 | 0.17 | C | 87 | 79 | 0.17 | C | N/A |
| 278 | County | #N/A | NUMBER TWO RD | 0.5 Mi W OF S.R. 19 | #N/A | R | | 30 | C2T | 2L | | C | 9,936 | 518 | | | 5,862 | 0.59 | C | 276 | 274 | 0.53 | C | N/A |
| 272 | County | #N/A | OBRIEN RD | 1.24 Mi N OF S.R. 19 | #N/A | R | | 35 | C2T | 2L | | C | 9,936 | 518 | | | 6,302 | 0.63 | C | 286 | 233 | 0.55 | C | N/A |
| 415A | County | #N/A | OLD 441 | B/W HELMS RD & LAKESHO | #N/A | U | | 35 | C2T | 2L | | D | 12,960 | 677 | | | 10,867 | 0.84 | D | 516 | 462 | 0.76 | C | N/A |
| 274 | County | #N/A | S BUCKHILL RD | 0.24 Mi S OF C.R. 455 | #N/A | R | | 45 | C2T | 2L | | C | 9,936 | 518 | | | 1,265 | 0.13 | C | 62 | 82 | 0.16 | C | N/A |
| 275 | County | #N/A | S BUCKHILL RD | 0.18 Mi N OF TURNPIKE RD | #N/A | R | | 40 | C2T | 2L | | C | 9,936 | 518 | | | 2,185 | 0.22 | C | 64 | 137 | 0.27 | C | N/A |
| 50 | County | #N/A | SCHOFIELD RD | 0.20 Mi S. OF WELLNESS WA | #N/A | U | | 40 | C3R | 2L | | D | 20,160 | 999 | | | 10,171 | 0.50 | C | 406 | 342 | 0.41 | C | N/A |
| 51 | County | #N/A | SCHOFIELD RD | 0.57 Mi E. OF 5 MILE RD | #N/A | R | | 35 | C2 | 2L | | C | 7,380 | 430 | | | 12,602 | 1.71 | E | 381 | 646 | 1.50 | D | N/A |
| 639 | County | #N/A | SORRENTO AVE | B/W CR 437 N & CR 437 S | #N/A | R | | 45 | C2T | 2L | | C | 12,420 | 648 | | | 10,870 | 0.88 | C | 514 | 402 | 0.79 | C | N/A |
| 608 | County | #N/A | SR46 | EAST OF NORTH CR437 | #N/A | R | | 45 | C3R | 2L | | C | 17,640 | 873 | | | 11,174 | 0.63 | C | 722 | 346 | 0.83 | C | -6.95% |
| 279 | County | #N/A | TURKEY LAKE RD | 0.5 Mi S OF NUMBER TWO R | #N/A | R | | 30 | C2T | 2L | | C | 9,936 | 518 | | | 3,071 | 0.31 | C | 142 | 130 | 0.27 | C | N/A |
| 232 | County | #N/A | VILLA CITY RD | 0.5 Mi N. OF SIMON BROWN | #N/A | R | | 40 | C2T | 2L | | C | 9,936 | 518 | | | 4,663 | 0.47 | C | 132 | 323 | 0.62 | C | 10.13% |
| 48 | County | #N/A | WELLNESS WAY | B/W US 27 & SCHOFIELD RD | #N/A | U | | 40 | C3R | 2L | | D | 21,168 | 1,049 | | | 11,038 | 0.52 | C | 356 | 452 | 0.43 | C | N/A |
| 49 | County | #N/A | WELLNESS WAY | 0.51 Mi W. OF 5 MILE RD | #N/A | U | | 40 | C3R | 2L | | D | 22,226 | 1,101 | | | N/A | #VALUE! | F | N/A | N/A | 0.00 | B | N/A |

***Resources:***

*2023 Lake County Congestion Management Plan (CMP) - Referenced for roadway segment descriptions based on CMP Count ID's*

*2025 Lake County - Speed Class LOS - Source of roadway parameters including daily service volumes*

*2025 Lake County Annual Counts - Source of daily and PM peak hour volumes*

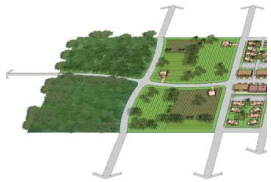
*FDOT Multimodal Quality / Level of Service Handbook, January 2023 - Referenced to derive peak hour peak direction service volumes*

# Lake County CMP Database

| SEGMENT ID | COUNTY STATION | FDOT STATION | DATA SOURCE | SPEED LIMIT | SEGMENT LENGTH (MI) | ROAD NAME | FROM | TO | LANES (2023) | LANES (2028) | URBAN / RURAL | DIVIDED / UNDIVIDED | CONTEXT CLASSIFICATION | MAINTAINING AGENCY | JURISDICTION | ADOPTED LOS STANDARD | DAILY SERVICE VOLUME | 2023 AADT | 2023 DAILY V/C | 2023 DAILY LOS | PEAK HOUR DIRECTIONAL SERVICE VOLUME | 2023 PEAK HOUR NB/EB VOLUME | 2023 PEAK HOUR SB/WB VOLUME | 2023 PEAK HOUR V/C | 2023 PEAK HOUR LOS | GROWTH RATE | DAILY SERVICE VOLUME (2028) | 2028 AADT | 2028 DAILY V/C | 2028 DAILY LOS | PEAK HOUR DIRECTIONAL SERVICE VOLUME (2028) | 2028 PEAK HOUR NB/EB VOLUME | 2028 PEAK HOUR SB/WB VOLUME | 2028 PEAK HOUR V/C | 2028 PEAK HOUR LOS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2150 | 31 | | County | 40 | 0.84 | HOOKS STREET | US 27 | OAKLEY SEAVER DRIVE | 4 | 4 | URBAN | DIVIDED | C3C | COUNTY | CITY OF CLERMONT | D | 32,940 | 10,577 | 0.32 | C | 1,629 | 573 | 478 | 0.35 | C | 1.50% | 32,940 | 11,394 | 0.35 | C | 1,629 | 618 | 514 | 0.38 | C |
| 2153 | 33 | | County | 35 | 0.27 | HOOKS STREET | OAKLEY SEAVER DRIVE | CITRUS TOWER BOULEVARD | 4 | 4 | URBAN | DIVIDED | C3C | COUNTY | CITY OF CLERMONT | D | 32,940 | 12,895 | 0.39 | C | 1,629 | 636 | 466 | 0.39 | C | 1.00% | 32,940 | 13,553 | 0.41 | C | 1,629 | 669 | 489 | 0.41 | C |
| 2155 | 34 | | County | 35 | 1.05 | HOOKS STREET | CITRUS TOWER BOULEVARD | HANCOCK ROAD | 4 | 4 | URBAN | DIVIDED | C3R | COUNTY | CITY OF CLERMONT | D | 33,570 | 9,566 | 0.28 | C | 1,665 | 398 | 491 | 0.29 | C | 1.00% | 33,570 | 10,054 | 0.30 | C | 1,665 | 418 | 516 | 0.31 | C |
| 2160 | 456 | 117021 | County | 35 | 0.59 | HUFFSTETLER DRIVE | DAVID WALKER DRIVE | KURT STREET | 2 | 2 | URBAN | UNDIVIDED | C3C | COUNTY | CITY OF EUSTIS | D | 15,624 | 1,269 | 0.08 | C | 770 | 79 | 53 | 0.10 | C | 1.00% | 15,624 | 1,334 | 0.09 | C | 770 | 83 | 56 | 0.11 | C |
| 2170 | 224 | | County | 35 | 0.35 | JALARMY ROAD | CR 478 | CR 561A | 2 | 2 | URBAN | UNDIVIDED | C3R | COUNTY | UNINCORPORATED LAKE COUNTY | D | 16,128 | 6,293 | 0.39 | C | 799 | 244 | 198 | 0.30 | C | 5.50% | 16,128 | 8,225 | 0.51 | C | 799 | 318 | 258 | 0.40 | C |
| 2180 | 26 | | County | 35 | 1.57 | JOHNS LAKE ROAD | US 27 | HANCOCK ROAD | 2 | 2 | URBAN | UNDIVIDED | C3C | COUNTY | CITY OF CLERMONT | D | 20,507 | 9,611 | 0.47 | C | 1,011 | 352 | 493 | 0.49 | C | 8.00% | 20,507 | 14,122 | 0.69 | C | 1,011 | 517 | 724 | 0.72 | D |
| 2190 | 473 | | County | 25 | 0.25 | KURT STREET | W LAKEVIEW AVENUE | DAVID WALKER DRIVE | 2 | 2 | URBAN | UNDIVIDED | C3C | CITY OF EUSTIS | CITY OF EUSTIS | D | 15,624 | 9,163 | 0.59 | C | 770 | 546 | 292 | 0.71 | C | 1.00% | 15,624 | 9,630 | 0.62 | C | 770 | 574 | 307 | 0.75 | D |
| 2200 | 469 | | County | 35 | 0.50 | KURT STREET | DAVID WALKER DRIVE | MT HOMER ROAD / W ARDICE AVENUE | 2 | 2 | URBAN | UNDIVIDED | C3C | CITY OF EUSTIS | CITY OF EUSTIS | D | 20,507 | 4,559 | 0.22 | C | 1,011 | 179 | 246 | 0.24 | C | 1.00% | 20,507 | 4,792 | 0.23 | C | 1,011 | 188 | 259 | 0.26 | C |
| 2205 | 455 | | County | 35 | 0.42 | KURT STREET | MT HOMER ROAD / W ARDICE AVENUE | US 441 | 2 | 2 | URBAN | UNDIVIDED | C3C | CITY OF EUSTIS | CITY OF EUSTIS | D | 20,507 | 5,798 | 0.28 | C | 1,011 | 261 | 281 | 0.28 | C | 1.00% | 20,507 | 6,094 | 0.30 | C | 1,011 | 275 | 295 | 0.29 | C |
| 2210 | 520 | | County | 25 | 0.45 | W LADY LAKE BOULEVARD | WEST TERMINI | US 27/US441 | 2 | 2 | URBAN | UNDIVIDED | C3R | TOWN OF LADY LAKE | TOWN OF LADY LAKE | D | 16,128 | 1,454 | 0.09 | C | 799 | 66 | 39 | 0.08 | C | 1.25% | 16,128 | 1,547 | 0.10 | C | 799 | 70 | 41 | 0.09 | C |
| 2220 | 521 | | County | 25 | 0.96 | E LADY LAKE BOULEVARD | US 27/US441 | BERCHFIELD ROAD | 2 | 2 | URBAN | UNDIVIDED | C2 | COUNTY | TOWN OF LADY LAKE | D | 14,000 | 506 | 0.04 | B | 730 | 30 | 17 | 0.04 | B | 1.00% | 14,000 | 532 | 0.04 | B | 730 | 32 | 18 | 0.04 | B |
| 2230 | 408 | | County | 35 | 0.56 | FAIRVIEW AVENUE | OLD 441/ CR 500A | LAKESHORE DRIVE | 2 | 2 | URBAN | UNDIVIDED | C3R | COUNTY | UNINCORPORATED LAKE COUNTY | D | 16,128 | 715 | 0.04 | C | 799 | 43 | 24 | 0.05 | C | 1.00% | 16,128 | 751 | 0.05 | C | 799 | 45 | 25 | 0.06 | C |
| 2240 | 0 | | NO COUNT | 40 | 0.64 | LAKE DRIVE | SR 44 | COUNTRY ROAD | 2 | 2 | RURAL | UNDIVIDED | C3R | COUNTY | UNINCORPORATED LAKE COUNTY | C | 14,112 | - | - | - | 698 | - | - | - | - | N/A | 14,112 | - | - | - | 698 | - | - | - | - |
| 2250 | 509 | | County | 35 | 0.50 | LAKE ELLA ROAD | SUMTER COUNTY LINE | MICRO RACETRACK ROAD | 2 | 2 | URBAN | UNDIVIDED | C2 | COUNTY | UNINCORPORATED LAKE COUNTY | D | 14,000 | 2,898 | 0.21 | B | 730 | 178 | 97 | 0.24 | B | 8.75% | 14,000 | 4,408 | 0.31 | B | 730 | 271 | 147 | 0.37 | C |
| 2254 | 511 | ADJACENT | 35 | 0.51 | LAKE ELLA ROAD | MICRO RACETRACK ROAD | ROLLING ACRES ROAD | 2 | 2 | URBAN | UNDIVIDED | C2 | COUNTY | UNINCORPORATED LAKE COUNTY | D | 14,000 | 1,502 | 0.11 | B | 730 | 66 | 64 | 0.09 | B | 1.00% | 14,000 | 1,579 | 0.11 | B | 730 | 69 | 67 | 0.09 | B |
| 2255 | 511 | | County | 45 | 1.91 | LAKE ELLA ROAD | ROLLING ACRES ROAD | US 27 | 2 | 2 | URBAN | UNDIVIDED | C2 | COUNTY | UNINCORPORATED LAKE COUNTY | D | 14,000 | 1,502 | 0.11 | B | 730 | 66 | 64 | 0.09 | B | 1.00% | 14,000 | 1,579 | 0.11 | B | 730 | 69 | 67 | 0.09 | B |
| 2260 | 7 | | County | 35 | 5.01 | LAKE ERIE ROAD | CR 565 | SR 33 | 2 | 2 | RURAL | UNDIVIDED | C2 | COUNTY | UNINCORPORATED LAKE COUNTY | C | 8,200 | 969 | 0.12 | B | 430 | 22 | 46 | 0.11 | B | 8.25% | 8,200 | 1,440 | 0.18 | B | 430 | 33 | 68 | 0.16 | B |
| 2270 | 448 | | County | 35 | 1.59 | LAKE EUSTIS DRIVE | US 441 | CLAY BOULEVARD | 2 | 2 | URBAN | UNDIVIDED | C3R | COUNTY | EUSTIS/TAVARES | D | 21,168 | 7,225 | 0.34 | C | 1,049 | 313 | 274 | 0.30 | C | 1.00% | 21,168 | 7,594 | 0.36 | C | 1,049 | 329 | 288 | 0.31 | C |
| 2280 | 19 | | County | 40 | 2.57 | LAKE LOUISA ROAD | LAKESHORE DRIVE | VISTA DEL LAGO BOULEVARD | 2 | 2 | URBAN | UNDIVIDED | C3R | COUNTY | UNINCORPORATED LAKE COUNTY | D | 20,160 | 4,010 | 0.20 | C | 999 | 165 | 174 | 0.17 | C | 1.75% | 20,160 | 4,373 | 0.22 | C | 999 | 180 | 190 | 0.19 | C |
| 2290 | 9 | | County | 35 | 1.13 | LAKE LOUISA ROAD | VISTA DEL LAGO BOULEVARD | US 27 | 2 | 2 | URBAN | UNDIVIDED | C3R | COUNTY | UNINCORPORATED LAKE COUNTY | D | 21,168 | 3,804 | 0.18 | C | 1,049 | 197 | 120 | 0.19 | C | 2.00% | 21,168 | 4,200 | 0.20 | C | 1,049 | 217 | 132 | 0.21 | C |
| 2300 | 802 | | County | 25 | 1.10 | LAKE MACK DRIVE | CR 42 | ANOTHER ANNA ROAD | 2 | 2 | RURAL | UNDIVIDED | C2T | COUNTY | UNINCORPORATED LAKE COUNTY | C | 9,936 | 1,697 | 0.17 | C | 518 | 45 | 104 | 0.20 | C | 1.25% | 9,936 | 1,806 | 0.18 | C | 518 | 47 | 110 | 0.21 | C |
| 2310 | 435 | | County | 25 | 0.20 | LAKE STREET | US 441 | MAIN STREET | 2 | 2 | URBAN | UNDIVIDED | C3C | CITY OF LEESBURG | CITY OF LEESBURG | D | 15,624 | 3,443 | 0.22 | C | 770 | 115 | 140 | 0.18 | C | 1.25% | 15,624 | 3,664 | 0.23 | C | 770 | 123 | 149 | 0.19 | C |
| 2320 | 425 | | County | 25 | 0.31 | LAKE STREET | MAIN STREET | SR 44 | 2 | 2 | URBAN | UNDIVIDED | C4 | CITY OF LEESBURG | CITY OF LEESBURG | D | 12,672 | 3,623 | 0.29 | D | 626 | 121 | 134 | 0.21 | D | 1.25% | 12,672 | 3,855 | 0.30 | D | 626 | 129 | 142 | 0.23 | D |
| 2330 | 8 | | County | 45 | 1.55 | LAKESHORE DRIVE (CLER) | CR 561 | OSWALT ROAD | 2 | 2 | TRANS. | UNDIVIDED | C3R | COUNTY | UNINCORPORATED LAKE COUNTY | D | 21,168 | 3,655 | 0.17 | C | 1,049 | 152 | 167 | 0.16 | C | 4.25% | 21,168 | 4,501 | 0.21 | C | 1,049 | 187 | 205 | 0.20 | C |
| 2340 | 14 | | County | 45 | 1.62 | LAKESHORE DRIVE (CLER) | OSWALT ROAD | HARDER ROAD | 2 | 2 | TRANS. | UNDIVIDED | C3R | COUNTY | UNINCORPORATED LAKE COUNTY | D | 21,168 | 12,297 | 0.58 | C | 1,049 | 616 | 388 | 0.59 | C | 2.00% | 21,168 | 13,577 | 0.64 | C | 1,049 | 681 | 428 | 0.65 | C |
| 2350 | 22 | | County | 40 | 0.67 | LAKESHORE DRIVE (CLER) | HARDER ROAD | LAKE LOUISA ROAD | 2 | 2 | URBAN | UNDIVIDED | C3R | COUNTY | UNINCORPORATED LAKE COUNTY | D | 21,168 | 17,698 | 0.84 | C | 1,049 | 705 | 904 | 0.86 | C | 2.25% | 21,168 | 19,781 | 0.93 | D | 1,049 | 788 | 1,011 | 0.96 | D |
| 2354 | 23 | | County | 30 | 0.75 | LAKESHORE DRIVE (CLER) | LAKE LOUISA ROAD | ANDERSON HILL ROAD | 2 | 2 | URBAN | UNDIVIDED | C3R | COUNTY | UNINCORPORATED LAKE COUNTY | D | 20,160 | 6,821 | 0.34 | C | 999 | 376 | 203 | 0.38 | C | 1.00% | 20,160 | 7,169 | 0.36 | C | 999 | 395 | 213 | 0.40 | C |
| 2360 | 484 | | County | 35 | 1.65 | LAKESHORE DRIVE (EUSTIS) | CLAY BOULEVARD | SOUTH BAY STREET / SR 19 SB | 2 | 2 | URBAN | UNDIVIDED | C3R | COUNTY | CITY OF EUSTIS | D | 16,128 | 6,969 | 0.43 | C | 799 | 297 | 261 | 0.37 | C | 3.75% | 16,128 | 8,377 | 0.52 | C | 799 | 357 | 313 | 0.45 | C |
| 2370 | 476 | | County | 35 | 0.43 | W LAKEVIEW AVENUE | KURT STREET | SR 19 | 2 | 2 | URBAN | UNDIVIDED | C3C | CITY OF EUSTIS | CITY OF EUSTIS | D | 15,624 | 8,101 | 0.52 | C | 770 | 480 | 276 | 0.62 | C | 1.00% | 15,624 | 8,514 | 0.54 | C | 770 | 504 | 290 | 0.65 | C |
| 2380 | 477 | | County | 30 | 0.65 | E LAKEVIEW AVENUE | SR 19 | JASMINE STREET / CROOKED LAKE COURT | 2 | 2 | URBAN | UNDIVIDED | C3R | CITY OF EUSTIS | CITY OF EUSTIS | D | 16,128 | 2,829 | 0.18 | C | 799 | 182 | 129 | 0.23 | C | 1.00% | 16,128 | 2,973 | 0.18 | C | 799 | 191 | 135 | 0.24 | C |
| 2384 | 477 | ADJACENT | 30 | 0.34 | E LAKEVIEW AVENUE | JASMINE STREET / CROOKED LAKE COURT | HASELTON STREET | 2 | 2 | URBAN | UNDIVIDED | C3R | CITY OF EUSTIS | CITY OF EUSTIS | D | 16,128 | 2,829 | 0.18 | C | 799 | 182 | 129 | 0.23 | C | 1.00% | 16,128 | 2,973 | 0.18 | C | 799 | 191 | 135 | 0.24 | C |
| 2390 | 271 | | County | 35 | 0.62 | LANE PARK CUTOFF | SR 19 | CR 561 | 2 | 2 | URBAN | UNDIVIDED | C3C | COUNTY | CITY OF TAVARES | D | 19,530 | 1,837 | 0.09 | C | 963 | 86 | 167 | 0.17 | C | 1.00% | 19,530 | 1,931 | 0.10 | C | 963 | 90 | 175 | 0.18 | C |
| 2400 | 441 | | County | 25 | 0.74 | LEE STREET | GRIFFIN ROAD | US 441 | 2 | 2 | URBAN | UNDIVIDED | C3R | CITY OF LEESBURG | CITY OF LEESBURG | D | 16,128 | 2,244 | 0.14 | C | 799 | 110.00 | 92.00 | 0.14 | C | 1.00% | 16,128 | 2,358 | 0.15 | C | 799 | 116 | 97 | 0.15 | C |
| 2410 | 438 | | County | 25 | 0.50 | LEE STREET | US 441 | MAIN STREET | 2 | 2 | URBAN | UNDIVIDED | C3C | CITY OF LEESBURG | CITY OF LEESBURG | D | 15,624 | 2,533 | 0.16 | C | 770 | 124.00 | 104.00 | 0.16 | C | 1.00% | 15,624 | 2,662 | 0.17 | C | 770 | 130 | 109 | 0.17 | C |
| 2420 | 239 | | County | 40 | 0.35 | WILSON LAKE PARKWAY | US 27 | LIBBY ROAD | 2 | 2 | URBAN | UNDIVIDED | C3R | COUNTY | CITY OF GROVELAND | D | 20,160 | 2,767 | 0.14 | C | 999 | 59 | 126 | 0.13 | C | 3.50% | 20,160 | 3,286 | 0.16 | C | 999 | 70 | 150 | 0.15 | C |
| 2430 | 616 | 117005 | County | 35 | 0.99 | LIMIT AVENUE | DONNELLY STREET | US 441 | 2 | 2 | URBAN | UNDIVIDED | C3R | COUNTY | CITY OF MOUNT DORA | D | 16,128 | 2,016 | 0.13 | C | 799 | 157 | 148 | 0.20 | C | 1.00% | 16,128 | 2,119 | 0.13 | C | 799 | 165 | 155 | 0.21 | C |
| 2440 | 427 | | County | 25 | 0.71 | LONE OAK DRIVE | MAIN STREET | SR 44 | 2 | 2 | URBAN | UNDIVIDED | C3R | CITY OF LEESBURG | CITY OF LEESBURG | D | 16,128 | 3,614 | 0.22 | C | 799 | 180 | 206 | 0.26 | C | 1.25% | 16,128 | 3,846 | 0.24 | C | 799 | 192 | 219 | 0.27 | C |
| 2450 | 13 | | County | 35 | 0.87 | LOG HOUSE ROAD | CR 561 | LAKESHORE DRIVE | 2 | 2 | URBAN | UNDIVIDED | C3R | COUNTY | UNINCORPORATED LAKE COUNTY | D | 16,128 | 4,022 | 0.25 | C | 799 | 243 | 170 | 0.30 | C | 4.50% | 16,128 | 5,012 | 0.31 | C | 799 | 303 | 212 | 0.38 | C |
| 2460 | 410 | | County | 25 | 0.74 | E MAIN STREET | SR 19 | CR 452/ ST CLAIR ABRAMS STREET | 2 | 2 | URBAN | DIVIDED | C5 | CITY OF TAVARES | CITY OF TAVARES | D | 13,136 | 8,119 | 0.62 | D | 652 | 400 | 282 | 0.61 | D | 1.25% | 13,136 | 8,639 | 0.66 | D | 652 | 426 | 300 | 0.65 | D |
| 2470 | 430 | ADJACENT | 45 | 0.76 | MAIN STREET (LEESBURG) | CR 468 | THOMAS AVENUE | 2 | 2 | URBAN | UNDIVIDED | C3C | COUNTY | CITY OF LEESBURG | CITY OF LEESBURG | D | 20,507 | 10,781 | 0.53 | C | 1,011 | 458 | 448 | 0.45 | C | 1.75% | 20,507 | 11,758 | 0.57 | C | 1,011 | 499 | 488 | 0.49 | C |
| 2480 | 430 | | County | 35 | 1.03 | MAIN STREET (LEESBURG) | THOMAS AVENUE | US 27 | 2 | 2 | URBAN | UNDIVIDED | C4 | COUNTY | CITY OF LEESBURG | CITY OF LEESBURG | D | 12,672 | 10,781 | 0.85 | D | 626 | 458 | 448 | 0.73 | D | 1.75% | 12,672 | 11,758 | 0.93 | D | 626 | 499 | 488 | 0.80 | D |
| 2490 | 431 | | County | 25 | 0.45 | MAIN STREET (LEESBURG) | US 27 | LEE STREET | 2 | 2 | URBAN | UNDIVIDED | C4 | COUNTY | CITY OF LEESBURG | CITY OF LEESBURG | D | 12,672 | 9,897 | 0.78 | D | 626 | 372 | 436 | 0.70 | D | 1.00% | 12,672 | 10,402 | 0.82 | D | 626 | 391 | 458 | 0.73 | D |
| 2500 | 431 | ADJACENT | 25 | 0.39 | MAIN STREET (LEESBURG) | LEE STREET | CANAL STREET | 2 | 2 | URBAN | UNDIVIDED | C4 | COUNTY | CITY OF LEESBURG | CITY OF LEESBURG | D | 12,672 | 9,897 | 0.78 | D | 626 | 372 | 436 | 0.70 | D | 1.00% | 12,672 | 10,402 | 0.82 | D | 626 | 391 | 458 | 0.73 | D |
| 2510 | 428 | | County | 25 | 0.41 | MAIN STREET (LEESBURG) | CANAL STREET | LAKE STREET | 2 | 2 | URBAN | UNDIVIDED | C4 | COUNTY | CITY OF LEESBURG | CITY OF LEESBURG | D | 12,672 | 5,536 | 0.44 | D | 626 | 228 | 252 | 0.40 | D | 1.00% | 12,672 | 5,891 | 0.46 | D | 626 | 243 | 268 | 0.43 | D |
| 2520 | 433 | | County | 35 | 0.62 | MAIN STREET (LEESBURG) | LAKE STREET | DIXIE AVENUE / SR 44 | 2 | 2 | URBAN | UNDIVIDED | C4 | COUNTY | CITY OF LEESBURG | CITY OF LEESBURG | D | 15,840 | 4,021 | 0.25 | D | 783 | 165.00 | 197.00 | 0.25 | D | 1.00% | 15,840 | 4,226 | 0.27 | D | 783 | 173 | 207 | 0.26 | D |
| 2530 | 432 | | County | 35 | 0.32 | MAIN STREET (LEESBURG) | DIXIE AVENUE / SR 44 | NICHOLS DRIVE / SUNNYSIDE DRIVE | 2 | 2 | URBAN | UNDIVIDED | C3C | COUNTY | CITY OF LEESBURG | CITY OF LEESBURG | D | 15,624 | 4,834 | 0.31 | C | 770 | 256 | 185 | 0.33 | C | 1.00% | 15,624 | 5,081 | 0.33 | C | 770 | 269 | 194 | 0.35 | C |
| 2540 | 539 | | County | 45 | 2.52 | MARION COUNTY ROAD | CR 25 | GRAYS AIRPORT ROAD | 2 | 2 | URBAN | UNDIVIDED | C2 | COUNTY | UNINCORPORATED LAKE COUNTY | D | 14,000 | 2,321 | 0.17 | B | 730 | 138 | 86 | 0.19 | B | 1.75% | 14,000 | 2,531 | 0.18 | B | 730 | 150 | 94 | 0.21 | B |
| 2550 | 539 | ADJACENT | 45 | 3.01 | MARION COUNTY ROAD | GRAYS AIRPORT ROAD | LAKE GRIFFIN ROAD | 2 | 2 | RURAL | UNDIVIDED | C2 | COUNTY | UNINCORPORATED LAKE COUNTY | C | 8,200 | 2,321 | 0.28 | B | 430 | 138 | 86 | 0.32 | B | 1.75% | 8,200 | 2,531 | 0.31 | B | 430 | 150 | 94 | 0.35 | B |
| 2560 | 215 | | County | 30 | 3.23 | MASCOTTE EMPIRE ROAD | SR 50 | EMPIRE CHURCH ROAD | 2 | 2 | URBAN | UNDIVIDED | C2 | CITY OF MASCOTTE | CITY OF MASCOTTE | D | 14,000 | 800 | 0.06 | B | 730 | 33.00 | 39.00 | 0.05 | B | 1.00% | 14,000 | 841 | 0.06 | B | 730 | 35 | 41 | 0.06 | B |
| 2570 | 525 | | County | 25 | 0.42 | McLENDON STREET | CLAY AVENUE | US 27/US441 | 2 | 2 | URBAN | UNDIVIDED | C3R | TOWN OF LADY LAKE | TOWN OF LADY LAKE | D | 16,128 | 1,467 | 0.09 | C | 799 | 61 | 46 | 0.08 | C | 1.25% | 16,128 | 1,561 | 0.10 | C | 799 | 65 | 49 | 0.08 | C |
| 2580 | 493 | | County | 35 | 1.74 | MICRO RACETRACK ROAD | LAKE ELLA ROAD | CR 466A | 2 | 2 | URBAN | UNDIVIDED | C2 | COUNTY | UNINCORPORATED LAKE COUNTY | D | 14,000 | 10,653 | 0.76 | D | 730 | 394 | 507 | 0.69 | D | 4.75% | 14,000 | 13,435 | 0.96 | D | 730 | 496 | 639 | 0.88 | D |
| 2590 | 422 | | County | 35 | 1.10 | MORNINGSIDE DRIVE (MOUNT DORA) | US 441 | CR 500A | 2 | 2 | URBAN | UNDIVIDED | C3R | COUNTY | UNINCORPORATED LAKE COUNTY | D | 16,128 | 2,141 | 0.13 | C | 799 | 79 | 98 | 0.12 | C | 6.00% | 16,128 | 2,865 | 0.18 | C | 799 | 106 | 131 | 0.16 | C |
| 2600 | 444 | | County | 40 | 0.74 | MT HOMER ROAD | CR 19A | US 441 | 2 | 2 | URBAN | UNDIVIDED | C3C | CITY OF TAVARES | CITY OF TAVARES | D | 19,530 | 263 | 0.01 | C | 963 | 20 | 10 | 0.02 | C | 1.25% | 19,530 | 280 | 0.01 | C | 963 | 21 | 11 | 0.02 | C |
| 2610 | 450 | | County | 40 | 0.68 | MT HOMER ROAD | US 441 | DAVID WALKER DRIVE | 2 | 2 | URBAN | UNDIVIDED | C3R | COUNTY | CITY OF EUSTIS | D | 16,128 | 2,260 | 0.14 | C | 799 | 131 | 78 | 0.16 | C | 1.00% | 16,128 | 2,375 | 0.15 | C | 799 | 138 | 82 | 0.17 | C |
| 2620 | 463 | | County | 35 | 0.51 | MT HOMER ROAD | DAVID WALKER DRIVE | KURT STREET | 2 | 2 | URBAN | UNDIVIDED | C3C | COUNTY | CITY OF EUSTIS | D | 15,624 | 4,707 | 0.30 | C | 770 | 241 | 210 | 0.31 | C | 4.00% | 15,624 | 5,727 | 0.37 | C | 770 | 293 | 255 | 0.38 | C |
| 2630 | 110505 | 110505 | State | 40 | 0.23 | OLD 441 (CR 500A) | US 441 | SR 19 | 4 | 4 | URBAN | UNDIVIDED | C3C | CITY OF TAVARES | CITY OF TAVARES | D | 24,705 | 18,010 | 0.73 | C | 1,222 | 883 | 738 | 0.72 | C | 5.00% | 24,705 | 22,986 | 0.93 | D | 1,222 | 1,127 | 942 | 0.92 | D |
| 2640 | 447 | | County | 25 | 0.34 | OLD EUSTIS ROAD | MORNINGSIDE DRIVE | E CROOKED LAKE DRIVE | 2 | 2 | URBAN | UNDIVIDED | C3R | COUNTY | UNINCORPORATED LAKE COUNTY | D | 16,128 | 867 | 0.05 | C | 799 | 59 | 16 | 0.07 | C | 1.25% | 16,128 | 923 | 0.06 | C | 799 | 63 | 17 | 0.08 | C |
| 2650 | 446 | | County | 25 | 0.99 | OLD EUSTIS ROAD | E CROOKED LAKE DRIVE | DONNELLY STREET | 2 | 2 | URBAN | UNDIVIDED | C3R | COUNTY | CITY OF MOUNT DORA | D | 16,128 | 1,721 | 0.11 | C | 799 | 68 | 82 | 0.10 | C | 2.25% | 16,128 | 1,924 | 0.12 | C | 799 | 76 | 92 | 0.12 | C |
| 2660 | 459 | | County | 25 | 0.65 | OLD MOUNT DORA ROAD | SR 19 | EUDORA ROAD | 2 | 2 | URBAN | UNDIVIDED | C3R | COUNTY | CITY OF EUSTIS | D | 16,128 | 5,580 | 0.35 | C | 799 | 261 | 231 | 0.33 | C | 1.25% | 16,128 | 5,938 | 0.37 | C | 799 | 277 | 246 | 0.35 | C |
| 2670 | 459 | | ADJACENT | 25 | 0.89 | OLD MOUNT DORA ROAD | EUDORA ROAD | US 441 | 2 | 2 | URBAN | UNDIVIDED | C3R | COUNTY | CITY OF EUSTIS | D | 16,128 | 5,580 | 0.35 | C | 799 | 261 | 231 | 0.33 | C | 1.25% | 16,128 | 5,938 | 0.37 | C | 799 | 277 | 246 | 0.35 | C |
| 2680 | 487 | 115150 | County | 40 | 1.01 | ORANGE AVENUE | SR 19 | HASSELTON STREET | 4 | 4 | URBAN | UNDIVIDED | C4 | COUNTY | CITY OF EUSTIS | D | 24,368 | 11,741 | 0.48 | C | 1,208 | 539 | 448 | 0.45 | C | 1.00% | 24,368 | 12,340 | 0.51 | C | 1,208 | 566 | 470 | 0.47 | C |
| 2690 | 623 | 115150 | County | 55 | 0.98 | ORANGE AVENUE | HASSELTON STREET | ABRAMS ROAD | 2 | 2 | URBAN | UNDIVIDED | C3R | COUNTY | CITY OF EUSTIS | D | 21,168 | 13,287 | 0.63 | C | 1,049 | 509 | 607 | 0.58 | C | 1.00% | 21,168 | 13,965 | 0.66 | C | 1,049 | 534 | 638 | 0.61 | C |
| 2700 | 11 | | County | 45 | 1.97 | OSWALT ROAD | LAKESHORE DRIVE | EDGEWATER DRIVE | 2 | 2 | URBAN | UNDIVIDED | C3R | COUNTY | UNINCORPORATED LAKE COUNTY | D | 21,168 | 4,420 | 0.21 | C | 1,049 | 111 | 255 | 0.24 | C | 1.00% | 21,168 | 4,645 | 0.22 | C | 1,049 | 117 | 268 | 0.26 | C |
| 2710 | 220 | | County | 40 | 0.20 | PALMETTO DRIVE | SUNSET AVENUE | CR 33 | 2 | 2 | URBAN | UNDIVIDED | C3R | CITY OF MASCOTTE | CITY OF MASCOTTE | D | 16,128 | 840 | 0.05 | C | 799 | 34 | 41 | 0.05 | C | 1.00% | 16,128 | 883 | 0.05 | C | 799 | 36 | 43 | 0.05 | C |
| 2720 | 488 | | County | 25 | 0.38 | PRESCOTT STREET | BATES AVENUE | SR 44 | 2 | 2 | URBAN | UNDIVIDED | C3R | CITY OF EUSTIS | CITY OF EUSTIS | D | 16,128 | 591 | 0.04 | C | 799 | 21 | 36 | 0.04 | C | 1.00% | 16,128 | 621 | 0.04 | C | 799 | 22 | 37 | 0.05 | C |
| 2730 | 494 | | County | 45 | 2.29 | RADIO ROAD | CR 44 | MORNINGSIDE DRIVE | 2 | 2 | URBAN | UNDIVIDED | C3R | COUNTY | UNINCORPORATED LAKE COUNTY | D | 21,168 | 3,159 | 0.15 | C | 1,049 | 179 | 125 | 0.17 | C | 1.00% | 21,168 | 3,320 | 0.16 | C | 1,049 | 188 | 131 | 0.18 | C |
| 2740 | 453 | | County | 45 | 0.95 | RADIO ROAD | MORNINGSIDE DRIVE | US 441 | 2 | 2 | URBAN | UNDIVIDED | C3R | COUNTY | UNINCORPORATED LAKE COUNTY | D | 21,168 | 8,287 | 0.39 | C | 1,049 | 281 | 412 | 0.39 | C | 1.00% | 21,168 | 8,710 | 0.41 | C | 1,049 | 295 | 433 | 0.41 | C |
| 2750 | 530 | | County | 35 | 0.78 | ROLLING ACRES ROAD | US 27 / US 441 | OAK STREET | 2 | 2 | URBAN | UNDIVIDED | C3C | COUNTY | TOWN OF LADY LAKE | D | 20,507 | 15,788 | 0.77 | D | 1,011 | 575 | 728 | 0.72 | D | 1.00% | 20,507 | 16,593 | 0.81 | D | 1,011 | 605 | 765 | 0.76 | D |
| 2760 | 526 | 117011 | County | 35 | 0.50 | ROLLING ACRES ROAD | OAK STREET | CR 466 | 2 | 2 | URBAN | UNDIVIDED | C3R | COUNTY | TOWN OF LADY LAKE | D | 20,160 | 13,761 | 0.68 | C | 999 | 697 | 445 | 0.70 | C | 1.00% | 20,160 | 14,463 | 0.72 | C | 999 | 733 | 467 | 0.73 | C |
| 2770 | 513 | | County | 45 | 2.00 | ROLLING ACRES ROAD | CR 466 | LAKE ELLA ROAD | 2 | 2 | URBAN | UNDIVIDED | C2 | COUNTY | UNINCORPORATED LAKE COUNTY | D | 14,000 | 7,843 | 0.56 | C | 730 | 327 | 297 | 0.45 | C | 1.50% | 14,000 | 8,449 | 0.60 | D | 730 | 352 | 320 | 0.48 | C |
| 2780 | 613 | | County | 45 | 1.00 | ROUND LAKE ROAD | WOLF BRANCH ROAD | SR 46 | 2 | 2 | URBAN | UNDIVIDED | C3R | COUNTY | CITY OF MOUNT DORA | D | 21,168 | 7,531 | 0.36 | C | 1,049 | 271 | 422 | 0.40 | C | 1.00% | 21,168 | 7,915 | 0.37 | C | 1,049 | 285 | 443 | 0.42 | C |
| 2790 | 604 | | County | 45 | 1.02 | ROUND LAKE ROAD | SR 46 | ORANGE COUNTY LINE | 2 | 2 | URBAN | UNDIVIDED | C3R | COUNTY | UNINCORPORATED LAKE COUNTY | D | 21,168 | 6,901 | 0.33 | C | 1,049 | 420 | 225 | 0.40 | C | 2.75% | 21,168 | 7,904 | 0.37 | C | 1,049 | 481 | 257 | 0.46 | C |
| 2800 | 635 | | County | 40 | 4.15 | ROYAL TRAILS ROAD | SEAGRAPE AVENUE | SR 44 | 2 | 2 | RURAL | UNDIVIDED | C2 | COUNTY | UNINCORPORATED LAKE COUNTY | C | 8,200 | 2,103 | 0.26 | B | 430 | 48 | 147 | 0.34 | B | 4.25% | 8,200 | 2,590 | 0.32 | B | 430 | 59 | 181 | 0.42 | B |
| 2810 | 537 | | County | 25 | 0.50 | SHAY BOULEVARD | TARRSON BOULEVARD | GRIFFIN AVENUE | 2 | 2 | URBAN | UNDIVIDED | C3R | COUNTY | TOWN OF LADY LAKE | D | 16,128 | 2,626 | 0.16 | C | 799 | 117 | 108 | 0.15 | C | 1.00% | 16,128 | 2,760 | 0.17 | C | 799 | 123 | 113 | 0.15 | C |
| 2820 | 265 | | County | 55 | 3.14 | SHIRLEY SHORES ROAD | CR 448 | DEER ISLAND ROAD | 2 | 2 | RURAL | UNDIVIDED | C2 | COUNTY | UNINCORPORATED LAKE COUNTY | C | 8,200 | 3,138 | 0.38 | B | 430 | 142 | 112 | 0.33 | B | 5.50% | 8,200 | 4,101 | 0.50 | B | 430 | 186 | 147 | 0.43 | B |
| 2830 | 451 | 117022 | County | 35 | 1.11 | SLEEPY HOLLOW ROAD | US 441 | SUNNYSIDE DRIVE | 2 | 2 | URBAN | UNDIVIDED | C3R | COUNTY | CITY OF LEESBURG | D | 21,168 | 4,936 | 0.23 | C | 1,049 | 221 | 224 | 0.21 | C | 4.75% | 21,168 | 6,225 | 0.29 | C | 1,049 | 278 | 282 | 0.27 | C |
| 2840 | 807 | | County | 55 | 3.61 | SR 19 | MARION COUNTY LINE | CR 445A | 2 | 2 | RURAL | UNDIVIDED | C1 | STATE | UNINCORPORATED LAKE COUNTY | C | 8,200 | 2,521 | 0.31 | B | 430 | 70 | 105 | 0.24 | B | 1.00% | 8,200 | 2,650 | 0.32 | B | 430 | 74 | 110 | 0.26 | B |
| 2850 | 110365 | 110365 | State | 55 | 5.50 | SR 19 | CR 445A | CR 445 | 2 | 2 | RURAL | UNDIVIDED | C1 | STATE | UNINCORPORATED LAKE COUNTY | C | 8,200 | 4,740 | 0.58 | C | 430 | 200 | 215 | 0.50 | B | 4.00% | 8,200 | 5,767 | 0.70 | C | 430 | 243 | 262 | 0.61 | C |
| 2860 | 110297 | 110297 | State | 55 | 5.21 | SR 19 | CR 445 | CR 42 | 2 | 2 | RURAL | UNDIVIDED | C2 | STATE | UNINCORPORATED LAKE COUNTY | C | 8,200 | 6,160 | 0.75 

# C1 & C2

Motor Vehicle Highway Generalized Service Volume Tables



(C1-Natural & C2-Rural)

## Adjusted Capacity

**Peak Hour Directional**

| | B | C | D | E |
|---|---|---|---|---|
| **1 Lane** | 240 | 430 | 730 | 1,490 |
| **2 Lane** | 1,670 | 2,390 | 2,910 | 3,340 |
| **3 Lane** | 2,510 | 3,570 | 4,370 | 5,010 |

**Peak Hour Two-Way**

| | B | C | D | E |
|---|---|---|---|---|
| **2 Lane** | 440 | 780 | 1,330 | 2,710 |
| **4 Lane** | 3,040 | 4,350 | 5,290 | 6,070 |
| **6 Lane** | 4,560 | 6,490 | 7,950 | 9,110 |

**AADT**

| | B | C | D | E |
|---|---|---|---|---|
| **2 Lane** | 4,600 | 8,200 | 14,000 | 28,500 |
| **4 Lane** | 32,000 | 45,800 | 55,700 | 63,900 |
| **6 Lane** | 48,000 | 68,300 | 83,700 | 95,900 |

*Round results to the nearest tens (i.e. 1,754 should be rounded to 1,750)*

## Base Capacity

**Peak Hour Directional**

| | B | C | D | E |
|---|---|---|---|---|
| **1 Lane** | 240 | 430 | 730 | 1,490 |
| **2 Lane** | 1,670 | 2,390 | 2,910 | 3,340 |
| **3 Lane** | 2,510 | 3,570 | 4,370 | 5,010 |

**Peak Hour Two-Way**

| | B | C | D | E |
|---|---|---|---|---|
| **2 Lane** | 440 | 780 | 1,330 | 2,710 |
| **4 Lane** | 3,040 | 4,350 | 5,290 | 6,070 |
| **6 Lane** | 4,560 | 6,490 | 7,950 | 9,110 |

**AADT**

| | B | C | D | E |
|---|---|---|---|---|
| **2 Lane** | 4,600 | 8,200 | 14,000 | 28,500 |
| **4 Lane** | 32,000 | 45,800 | 55,700 | 63,900 |
| **6 Lane** | 48,000 | 68,300 | 83,700 | 95,900 |

**Apply Adjustment Factors**

| | |
|---|---|
| **2 Lane Divided** Roadway **with** Exclusive Left Turn Adjustment: Multiply by 1.05 | ☐ |
| **Multilane Undivided** Highway **with** Exclusive Left Turn Adjustment: Multiply by 0.95 | ☐ |
| **Multilane Undivided** Highway **without** Exclusive Left Turn Adjustment: Multiply by 0.75 | ☐ |

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.

*Source: 2023 FDOT MQ/LOS Handbook, Appendix B: Florida's Generalized Service Volume Tables*

*2023 Multimodal Quality/ Level Of Service Handbook, January 2023*

# C2T

Motor Vehicle Highway Generalized Service Volume Tables



(C2T-Rural Town)

## Adjusted Capacity

**Peak Hour Directional**

| | B | C | D | E |
|---|---|---|---|---|
| **1 Lane** | * | 720 | 940 | ** |
| **2 Lane** | * | 1,140 | 1,640 | ** |
| **3 Lane** | * | 2,120 | 2,510 | ** |

**Peak Hour Two-Way**

| | B | C | D | E |
|---|---|---|---|---|
| **2 Lane** | * | 1,310 | 1,710 | ** |
| **4 Lane** | * | 2,070 | 2,980 | ** |
| **6 Lane** | * | 3,850 | 4,560 | ** |

**AADT**

| | B | C | D | E |
|---|---|---|---|---|
| **2 Lane** | * | 13,800 | 18,000 | ** |
| **4 Lane** | * | 21,800 | 31,400 | ** |
| **6 Lane** | * | 40,500 | 48,000 | ** |

*Round results to the nearest tens (i.e. 1,754 should be rounded to 1,750)*

## Base Capacity

**Peak Hour Directional**

| | B | C | D | E |
|---|---|---|---|---|
| **1 Lane** | * | 720 | 940 | ** |
| **2 Lane** | * | 1,140 | 1,640 | ** |
| **3 Lane** | * | 2,120 | 2,510 | ** |

**Peak Hour Two-Way**

| | B | C | D | E |
|---|---|---|---|---|
| **2 Lane** | * | 1,310 | 1,710 | ** |
| **4 Lane** | * | 2,070 | 2,980 | ** |
| **6 Lane** | * | 3,850 | 4,560 | ** |

**AADT**

| | B | C | D | E |
|---|---|---|---|---|
| **2 Lane** | * | 13,800 | 18,000 | ** |
| **4 Lane** | * | 21,800 | 31,400 | ** |
| **6 Lane** | * | 40,500 | 48,000 | ** |

**Apply Adjustment Factors**

| | |
|---|---|
| One-way Facility: PHDS Multiply by 1.2 ; AADT: Multiply by 0.6 | ☐ |
| **2 Lane Divided** Roadway **with** Exclusive Left Turn Adjustment: Multiply by 1.05 | ☐ |
| **2 Lane Undivided** Roadway **with No** Exclusive Left Turn Lane(s): Multiply by 0.80 | ☐ |
| Exclusive Right Turn Lane(s): Multiply by 1.05 | ☐ |
| **Multilane Undivided** Roadway **with** Exclusive Left Turn: Multiply by 0.95 | ☐ |
| **Multilane Undivided** Roadway **with No** Exclusive Left Turn Lane(s): Multiply by 0.75 | ☐ |
| Non-State Signalized Roadway: Multiply by 0.90 | ☐ |

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.
*Cannot be achieved using table input value defaults.
**Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached.

*Source: 2023 FDOT MQ/LOS Handbook, Appendix B: Florida's Generalized Service Volume Tables*
*PHDS: Peak Hour Directional Service*
*2023 Multimodal Quality/ Level Of Service Handbook, January 2023*

# C3R

Motor Vehicle Highway Generalized Service Volume Tables



(C3R-Suburban Residential)

## Adjusted Capacity

**Peak Hour Directional**

| | B | C | D | E |
|---|---|---|---|---|
| **1 Lane** | * | 970 | 1,110 | ** |
| **2 Lane** | * | 1,700 | 1,850 | ** |
| **3 Lane** | * | 2,620 | 2,730 | ** |

**Peak Hour Two-Way**

| | B | C | D | E |
|---|---|---|---|---|
| **2 Lane** | * | 1,760 | 2,020 | ** |
| **4 Lane** | * | 3,090 | 3,360 | ** |
| **6 Lane** | * | 4,760 | 4,960 | ** |

**AADT**

| | B | C | D | E |
|---|---|---|---|---|
| **2 Lane** | * | 19,600 | 22,400 | ** |
| **4 Lane** | * | 34,300 | 37,300 | ** |
| **6 Lane** | * | 52,900 | 55,100 | ** |

*Round results to the nearest tens (i.e. 1,754 should be rounded to 1,750)*

## Base Capacity

**Peak Hour Directional**

| | B | C | D | E |
|---|---|---|---|---|
| **1 Lane** | * | 970 | 1,110 | ** |
| **2 Lane** | * | 1,700 | 1,850 | ** |
| **3 Lane** | * | 2,620 | 2,730 | ** |

**Peak Hour Two-Way**

| | B | C | D | E |
|---|---|---|---|---|
| **2 Lane** | * | 1,760 | 2,020 | ** |
| **4 Lane** | * | 3,090 | 3,360 | ** |
| **6 Lane** | * | 4,760 | 4,960 | ** |

**AADT**

| | B | C | D | E |
|---|---|---|---|---|
| **2 Lane** | * | 19,600 | 22,400 | ** |
| **4 Lane** | * | 34,300 | 37,300 | ** |
| **6 Lane** | * | 52,900 | 55,100 | ** |

*Source: 2023 FDOT MQ/LOS Handbook*

**Apply Adjustment Factors**

| | |
|---|---|
| One-way Facility: PHDS Multiply by 1.2 ; AADT: Multiply by 0.6 | ☐ |
| **2 Lane Divided** Roadway **with** Exclusive Left Turn Adjustment: Multiply by 1.05 | ☐ |
| **2 Lane Undivided** Roadway **with No** Exclusive Left Turn Lane(s): Multiply by 0.80 | ☐ |
| Exclusive Right Turn Lane(s): Multiply by 1.05 | ☐ |
| **Multilane Undivided** Roadway **with** Exclusive Left Turn: Multiply by 0.95 | ☐ |
| **Multilane Undivided** Roadway **with No** Exclusive Left Turn Lane(s): Multiply by 0.75 | ☐ |
| Non-State Signalized Roadway | ☐ |

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.

*Cannot be achieved using table input value defaults.

**Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached.

*Source: 2023 FDOT MQ/LOS Handbook, Appendix B: Florida's Generalized Service Volume Tables*

*PHDS: Peak Hour Directional Service*

*2023 Multimodal Quality/ Level Of Service Handbook, January 2023*

# C3C

## Motor Vehicle Highway Generalized Service Volume Tables



(C3C-Suburban Commercial)

## Adjusted Capacity

**Peak Hour Directional**

| | B | C | D | E |
|---|---|---|---|---|
| **1 Lane** | * | 760 | 1,070 | ** |
| **2 Lane** | * | 1,520 | 1,810 | ** |
| **3 Lane** | * | 2,360 | 2,680 | ** |
| **4 Lane** | * | 3,170 | 3,180 | ** |

**Peak Hour Two-Way**

| | B | C | D | E |
|---|---|---|---|---|
| **2 Lane** | * | 1,380 | 1,950 | ** |
| **4 Lane** | * | 2,760 | 3,290 | ** |
| **6 Lane** | * | 4,290 | 4,870 | ** |
| **8 Lane** | * | 5,760 | 5,780 | ** |

**AADT**

| | B | C | D | E |
|---|---|---|---|---|
| **2 Lane** | * | 15,300 | 21,700 | ** |
| **4 Lane** | * | 30,700 | 36,600 | ** |
| **6 Lane** | * | 47,700 | 54,100 | ** |
| **8 Lane** | * | 64,000 | 64,200 | ** |

*Round results to the nearest tens (i.e. 1,754 should be rounded to 1,750)*

## Base Capacity

**Peak Hour Directional**

| | B | C | D | E |
|---|---|---|---|---|
| **1 Lane** | * | 760 | 1,070 | ** |
| **2 Lane** | * | 1,520 | 1,810 | ** |
| **3 Lane** | * | 2,360 | 2,680 | ** |
| **4 Lane** | * | 3,170 | 3,180 | ** |

**Peak Hour Two-Way**

| | B | C | D | E |
|---|---|---|---|---|
| **2 Lane** | * | 1380 | 1950 | ** |
| **4 Lane** | * | 2760 | 3290 | ** |
| **6 Lane** | * | 4290 | 4870 | ** |
| **8 Lane** | * | 5760 | 5780 | ** |

**AADT**

| | B | C | D | E |
|---|---|---|---|---|
| **2 Lane** | * | 15,300 | 21,700 | ** |
| **4 Lane** | * | 30,700 | 36,600 | ** |
| **6 Lane** | * | 47,700 | 54,100 | ** |
| **8 Lane** | * | 64,000 | 64,200 | ** |

*Source: 2023 FDOT MQ/LOS Handbook*

**Apply Adjustment Factors**

| | |
|---|---|
| One-way Facility: PHDS Multiply by 1.2 ; AADT: Multiply by 0.6 | ☐ |
| **2 Lane Divided** Roadway **with** Exclusive Left Turn Adjustment: Multiply by 1.05 | ☐ |
| **2 Lane Undivided** Roadway **with No** Exclusive Left Turn Lane(s): Multiply by 0.80 | ☐ |
| Exclusive Right Turn Lane(s): Multiply by 1.05 | ☐ |
| **Multilane Undivided** Roadway **with** Exclusive Left Turn: Multiply by 0.95 | ☐ |
| **Multilane Undivided** Roadway **with No** Exclusive Left Turn Lane(s): Multiply by 0.75 | ☐ |
| Non-State Signalized Roadway | ☐ |

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.

*Cannot be achieved using table input value defaults.

**Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached.

*Source: 2023 FDOT MQ/LOS Handbook, Appendix B: Florida's Generalized Service Volume Tables*

*PHDS: Peak Hour Directional Service*

*2023 Multimodal Quality/ Level Of Service Handbook, January 2023*

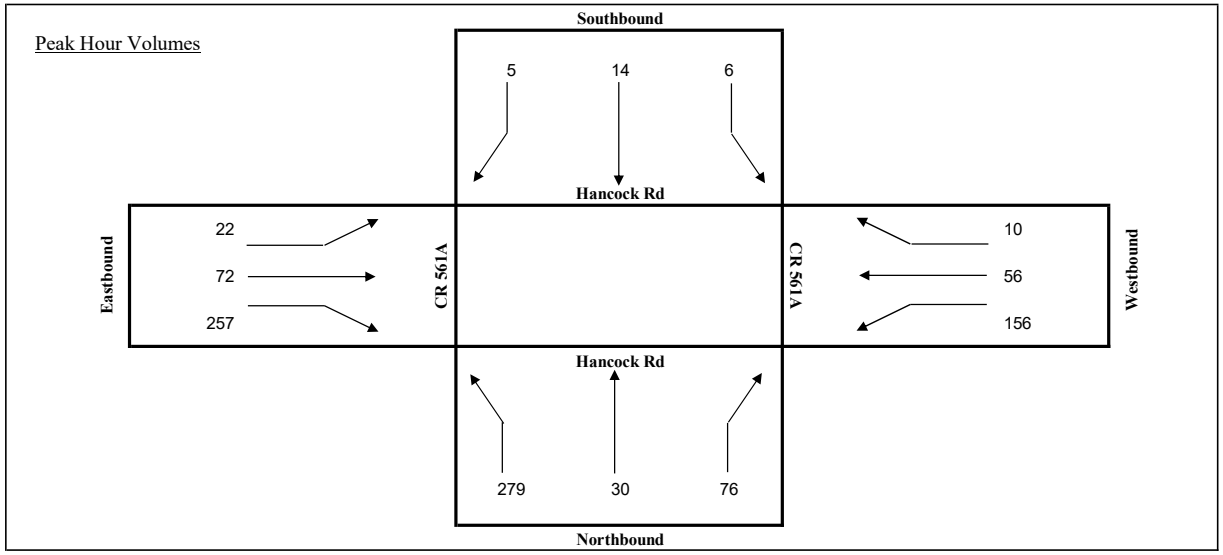
**Appendix D**
Turning Movement Counts & Seasonal Factor Data

## TURNING MOVEMENT COUNT ANALYSIS

**AUTOS & TRUCKS**

**Intersection (N/S):** Hancock Rd
**Intersection (E/W):** CR 561A
**Date:** 5/22/2025

| | | Hancock Rd | | | Hancock Rd | | | CR 561A | | | CR 561A | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | NB | | | SB | | | EB | | | WB | | | |
| Start | End | L | T | R | L | T | R | L | T | R | L | T | R | TOTAL |
| 7:00 AM | 7:15 AM | 46 | 9 | 23 | 3 | 5 | 3 | 4 | 15 | 71 | 45 | 11 | 3 | 238 |
| 7:15 AM | 7:30 AM | 55 | 5 | 19 | 2 | 5 | 1 | 5 | 25 | 58 | 47 | 15 | 1 | 238 |
| 7:30 AM | 7:45 AM | 75 | 7 | 20 | 1 | 5 | 0 | 4 | 21 | 67 | 42 | 13 | 4 | 259 |
| 7:45 AM | 8:00 AM | 79 | 5 | 15 | 0 | 2 | 0 | 7 | 18 | 61 | 36 | 10 | 1 | 234 |
| 8:00 AM | 8:15 AM | 60 | 9 | 22 | 3 | 5 | 4 | 4 | 13 | 58 | 42 | 16 | 2 | 238 |
| 8:15 AM | 8:30 AM | 65 | 9 | 19 | 2 | 2 | 1 | 7 | 20 | 71 | 36 | 17 | 3 | 252 |
| 8:30 AM | 8:45 AM | 56 | 6 | 17 | 0 | 1 | 3 | 6 | 15 | 55 | 34 | 10 | 0 | 203 |
| 8:45 AM | 9:00 AM | 47 | 4 | 15 | 2 | 3 | 0 | 5 | 16 | 57 | 32 | 8 | 2 | 191 |
| **Total for:** | 7:00 AM | 8:00 AM | 255 | 26 | 77 | 6 | 17 | 4 | 20 | 79 | 257 | 170 | 49 | 9 | 969 |
| **Total for:** | 8:00 AM | 9:00 AM | 228 | 28 | 73 | 7 | 11 | 8 | 22 | 64 | 241 | 144 | 51 | 7 | 884 |
| **Tota Peak Hour:** | 7:30 AM | 8:30 AM | 279 | 30 | 76 | 6 | 14 | 5 | 22 | 72 | 257 | 156 | 56 | 10 | 983 |
| **Overall PHF:** | 0.95 | | | | | | | | | | | | | | |

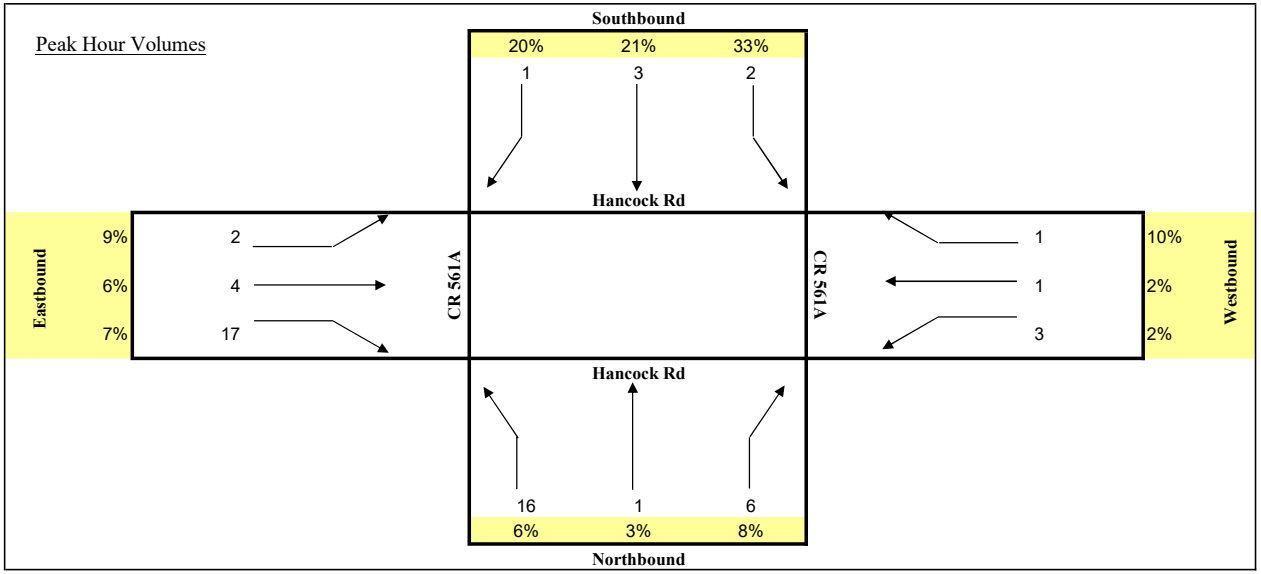


## TURNING MOVEMENT COUNT ANALYSIS

**TRUCKS**

**Intersection (N/S):** Hancock Rd
**Intersection (E/W):** CR 561A
**Date:** 5/22/2025

| | | Hancock Rd | | | Hancock Rd | | | CR 561A | | | CR 561A | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | NB | | | SB | | | EB | | | WB | | | |
| Start | End | L | T | R | L | T | R | L | T | R | L | T | R | TOTAL |
| 7:00 AM | 7:15 AM | 2 | 1 | 3 | 1 | 0 | 1 | 2 | 0 | 5 | 1 | 1 | 1 | 18 |
| 7:15 AM | 7:30 AM | 2 | 0 | 1 | 1 | 0 | 0 | 0 | 3 | 5 | 1 | 0 | 0 | 13 |
| 7:30 AM | 7:45 AM | 6 | 0 | 0 | 0 | 2 | 0 | 0 | 1 | 3 | 1 | 0 | 0 | 13 |
| 7:45 AM | 8:00 AM | 6 | 0 | 2 | 0 | 1 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 13 |
| 8:00 AM | 8:15 AM | 2 | 1 | 1 | 0 | 1 | 2 | 1 | 0 | 1 | 2 | 2 | 0 | 13 |
| 8:15 AM | 8:30 AM | 2 | 1 | 1 | 1 | 0 | 0 | 1 | 0 | 5 | 1 | 1 | 0 | 13 |
| 8:30 AM | 8:45 AM | 5 | 0 | 2 | 0 | 1 | 1 | 0 | 0 | 2 | 1 | 0 | 0 | 12 |
| 8:45 AM | 9:00 AM | 3 | 1 | 3 | 0 | 0 | 0 | 0 | 1 | 2 | 2 | 1 | 1 | 14 |
| **Total for:** | 7:00 AM | 8:00 AM | 16 | 1 | 6 | 2 | 3 | 1 | 2 | 4 | 17 | 3 | 1 | 1 | 57 |
| **Total for:** | 8:00 AM | 9:00 AM | 12 | 3 | 7 | 1 | 2 | 3 | 2 | 1 | 10 | 6 | 4 | 1 | 52 |
| **Tota Peak Hour:** | 7:00 AM | 8:00 AM | 16 | 1 | 6 | 2 | 3 | 1 | 2 | 4 | 17 | 3 | 1 | 1 | 57 |
| **Overall PHF:** | 0.79 | | | | | | | | | | | | | | |

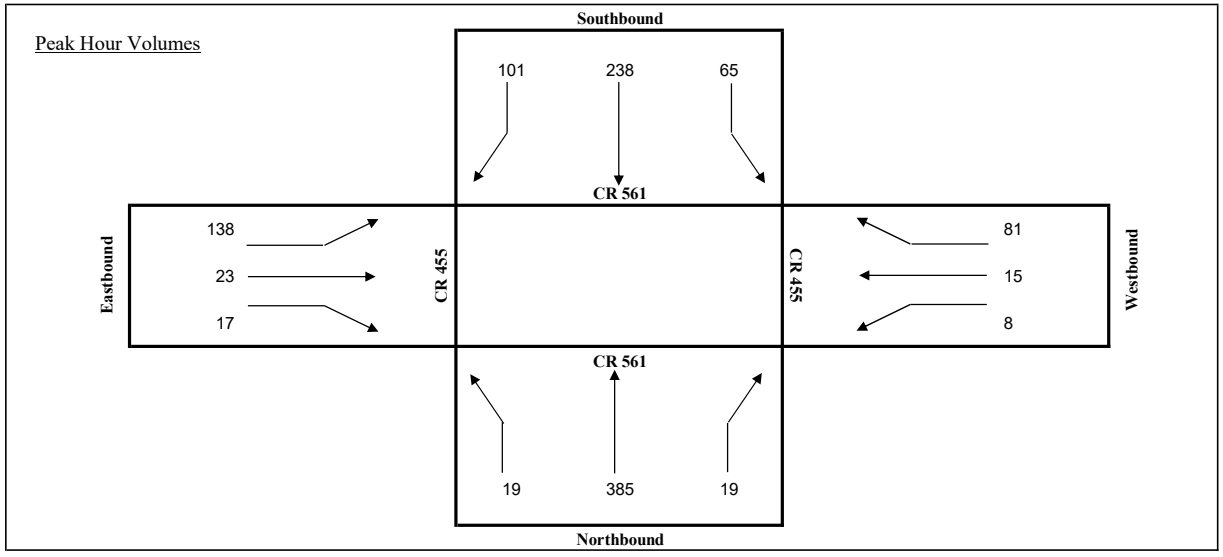


## TURNING MOVEMENT COUNT ANALYSIS

**AUTOS & TRUCKS**

**Intersection (N/S):** CR 561
**Intersection (E/W):** CR 455
**Date:** 7/8/2025

| | | | CR 561 NB | | | CR 561 SB | | | CR 455 EB | | | CR 455 WB | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Start | End | | L | T | R | L | T | R | L | T | R | L | T | R | TOTAL |
| 7:00 AM | 7:15 AM | | 7 | 101 | 5 | 14 | 44 | 23 | 29 | 6 | 6 | 3 | 2 | 10 | 250 |
| 7:15 AM | 7:30 AM | | 3 | 79 | 4 | 30 | 55 | 23 | 22 | 9 | 10 | 3 | 5 | 12 | 255 |
| 7:30 AM | 7:45 AM | | 9 | 95 | 10 | 22 | 63 | 30 | 23 | 11 | 2 | 2 | 5 | 21 | 293 |
| 7:45 AM | 8:00 AM | | 3 | 94 | 1 | 22 | 62 | 20 | 38 | 6 | 4 | 3 | 1 | 19 | 273 |
| 8:00 AM | 8:15 AM | | 5 | 102 | 2 | 16 | 60 | 22 | 46 | 1 | 3 | 2 | 5 | 20 | 284 |
| 8:15 AM | 8:30 AM | | 2 | 94 | 6 | 5 | 53 | 29 | 31 | 5 | 8 | 1 | 4 | 21 | 259 |
| 8:30 AM | 8:45 AM | | 3 | 77 | 1 | 12 | 50 | 34 | 27 | 4 | 2 | 2 | 2 | 17 | 231 |
| 8:45 AM | 9:00 AM | | 3 | 67 | 3 | 9 | 58 | 26 | 27 | 4 | 6 | 5 | 5 | 19 | 232 |
| **Total for:** | 7:00 AM | 8:00 AM | 22 | 369 | 20 | 88 | 224 | 96 | 112 | 32 | 22 | 11 | 13 | 62 | 1071 |
| **Total for:** | 8:00 AM | 9:00 AM | 13 | 340 | 12 | 42 | 221 | 111 | 131 | 14 | 19 | 10 | 16 | 77 | 1006 |
| **Tota Peak Hour:** | 7:30 AM | 8:30 AM | 19 | 385 | 19 | 65 | 238 | 101 | 138 | 23 | 17 | 8 | 15 | 81 | 1109 |
| **Overall PHF:** | 0.95 | | | | | | | | | | | | | | |

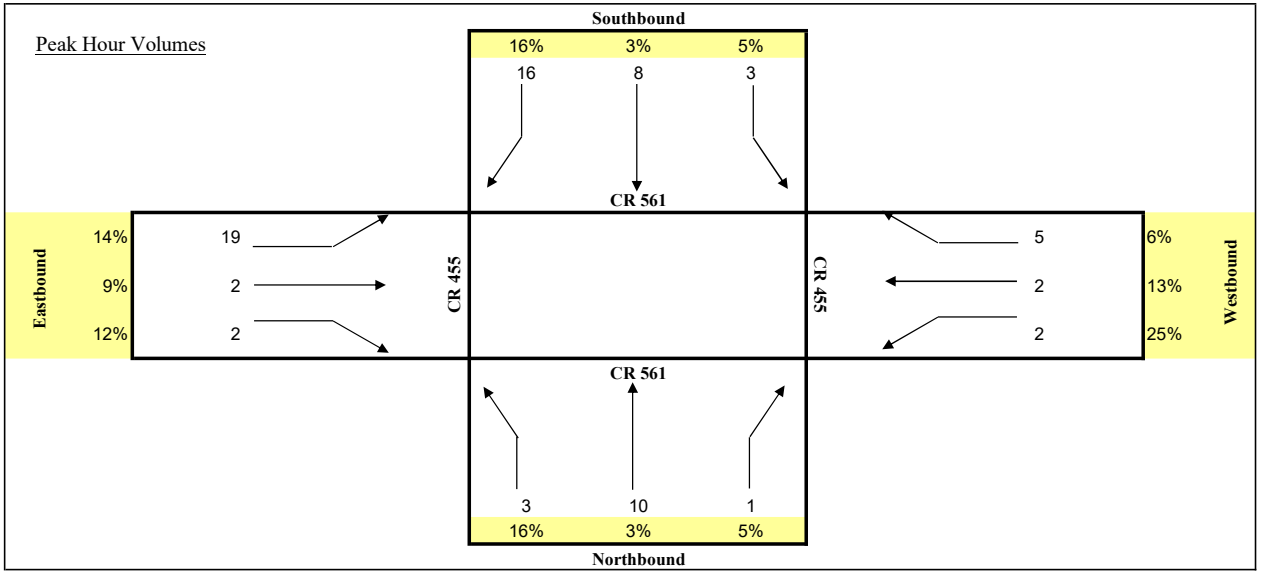


## TURNING MOVEMENT COUNT ANALYSIS

**TRUCKS**

**Intersection (N/S):** CR 561
**Intersection (E/W):** CR 455
**Date:** 7/8/2025

| | | CR 561 | | | CR 561 | | | CR 455 | | | CR 455 | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | NB | | | SB | | | EB | | | WB | | | |
| Start | End | R | T | L | R | T | L | R | T | L | R | T | L | TOTAL |
| 7:00 AM | 7:15 AM | 2 | 3 | 0 | 1 | 2 | 5 | 2 | 1 | 1 | 1 | 2 | 0 | 20 |
| 7:15 AM | 7:30 AM | 0 | 1 | 1 | 2 | 2 | 2 | 0 | 0 | 1 | 0 | 0 | 0 | 9 |
| 7:30 AM | 7:45 AM | 0 | 0 | 1 | 0 | 4 | 1 | 3 | 0 | 0 | 1 | 1 | 1 | 12 |
| 7:45 AM | 8:00 AM | 1 | 4 | 0 | 2 | 1 | 2 | 5 | 1 | 0 | 0 | 0 | 2 | 18 |
| 8:00 AM | 8:15 AM | 1 | 1 | 0 | 1 | 3 | 6 | 5 | 0 | 0 | 0 | 0 | 1 | 18 |
| 8:15 AM | 8:30 AM | 1 | 3 | 1 | 0 | 1 | 0 | 2 | 0 | 1 | 1 | 1 | 0 | 11 |
| 8:30 AM | 8:45 AM | 0 | 2 | 0 | 1 | 2 | 4 | 5 | 2 | 0 | 0 | 0 | 2 | 18 |
| 8:45 AM | 9:00 AM | 1 | 4 | 0 | 1 | 2 | 6 | 7 | 0 | 1 | 1 | 1 | 2 | 26 |
| **Total for:** | 7:00 AM | 8:00 AM | 3 | 8 | 2 | 5 | 9 | 10 | 10 | 2 | 2 | 2 | 3 | 3 | 59 |
| **Total for:** | 8:00 AM | 9:00 AM | 3 | 10 | 1 | 3 | 8 | 16 | 19 | 2 | 2 | 2 | 2 | 5 | 73 |
| **Tota Peak Hour:** | 8:00 AM | 9:00 AM | 3 | 10 | 1 | 3 | 8 | 16 | 19 | 2 | 2 | 2 | 2 | 5 | 73 |
| **Overall PHF:** | 0.70 | | | | | | | | | | | | | | |

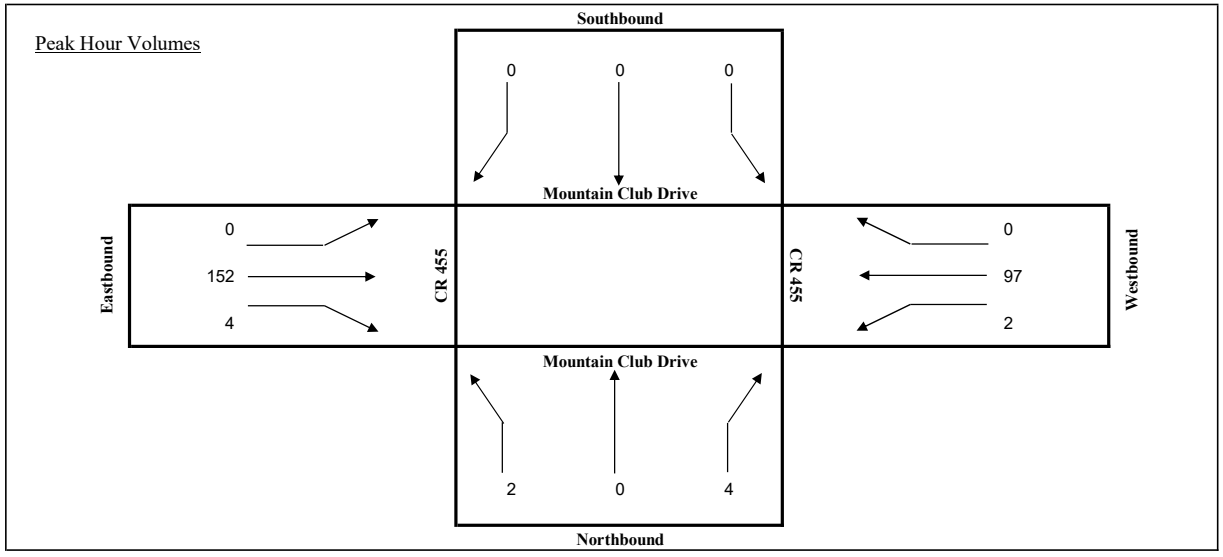


## TURNING MOVEMENT COUNT ANALYSIS

**AUTOS & TRUCKS**

**Intersection (N/S):** Mountain Club Drive
**Intersection (E/W):** CR 455
**Date:** 5/22/2025

| | | Mountain Club Drive | | | Mountain Club Drive | | | CR 455 | | | CR 455 | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | NB | | | SB | | | EB | | | WB | | | |
| Start | End | L | T | R | L | T | R | L | T | R | L | T | R | TOTAL |
| 7:00 AM | 7:15 AM | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 47 | 0 | 1 | 25 | 0 | 76 |
| 7:15 AM | 7:30 AM | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 40 | 2 | 0 | 20 | 0 | 64 |
| 7:30 AM | 7:45 AM | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 34 | 2 | 1 | 32 | 0 | 70 |
| 7:45 AM | 8:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 31 | 0 | 0 | 20 | 0 | 51 |
| 8:00 AM | 8:15 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 26 | 1 | 0 | 25 | 0 | 52 |
| 8:15 AM | 8:30 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 25 | 0 | 1 | 19 | 0 | 45 |
| 8:30 AM | 8:45 AM | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 26 | 0 | 0 | 23 | 0 | 50 |
| 8:45 AM | 9:00 AM | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 18 | 1 | 0 | 16 | 0 | 36 |
| **Total for:** | 7:00 AM | 8:00 AM | 2 | 0 | 4 | 0 | 0 | 0 | 0 | 152 | 4 | 2 | 97 | 0 | 261 |
| **Total for:** | 8:00 AM | 9:00 AM | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 95 | 2 | 1 | 83 | 0 | 183 |
| **Tota Peak Hour:** | 7:00 AM | 8:00 AM | 2 | 0 | 4 | 0 | 0 | 0 | 0 | 152 | 4 | 2 | 97 | 0 | 261 |
| **Overall PHF:** | 0.86 | | | | | | | | | | | | | | |

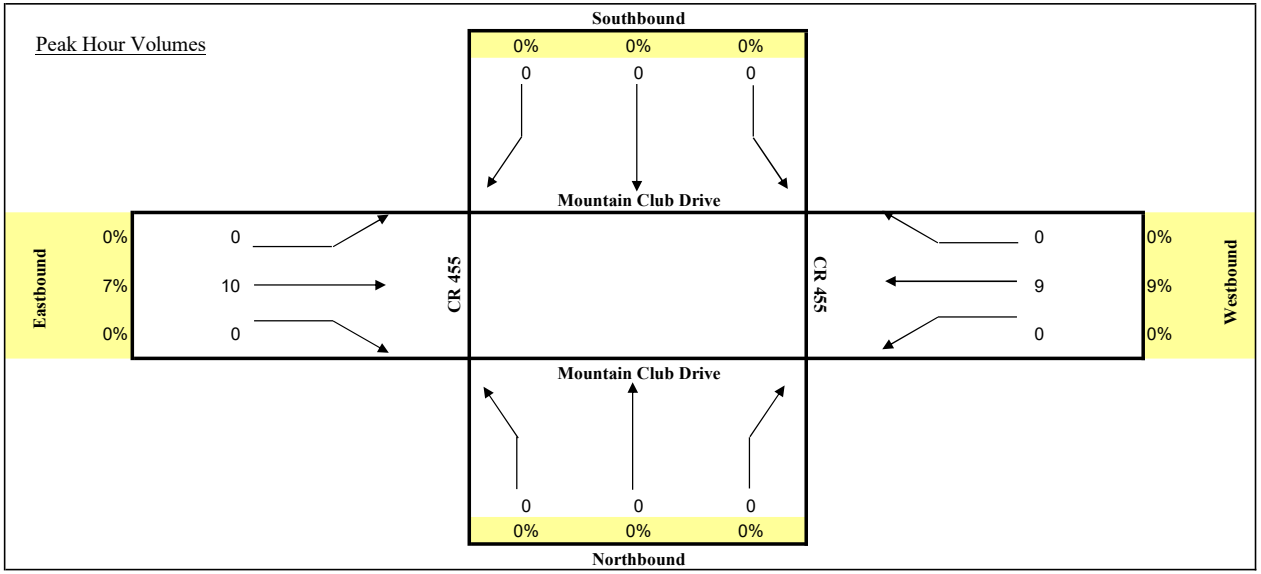


## TURNING MOVEMENT COUNT ANALYSIS

**TRUCKS**

**Intersection (N/S):** Mountain Club Drive
**Intersection (E/W):** CR 455
**Date:** 5/22/2025

| | | Mountain Club Drive | | | Mountain Club Drive | | | CR 455 | | | CR 455 | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | NB | | | SB | | | EB | | | WB | | | |
| Start | End | R | T | L | R | T | L | R | T | L | R | T | L | TOTAL |
| 7:00 AM | 7:15 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 2 | 0 | 5 |
| 7:15 AM | 7:30 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7:30 AM | 7:45 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 1 | 0 | 3 |
| 7:45 AM | 8:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 0 | 2 |
| 8:00 AM | 8:15 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 3 | 0 | 4 |
| 8:15 AM | 8:30 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 0 | 0 | 3 | 0 | 8 |
| 8:30 AM | 8:45 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 2 | 0 | 4 |
| 8:45 AM | 9:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 1 | 0 | 3 |
| **Total for:** | 7:00 AM | 8:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 0 | 0 | 4 | 0 | 10 |
| **Total for:** | 8:00 AM | 9:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 0 | 0 | 9 | 0 | 19 |
| **Tota Peak Hour:** | 8:00 AM | 9:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 0 | 0 | 9 | 0 | 19 |
| **Overall PHF:** | 0.59 | | | | | | | | | | | | | | |

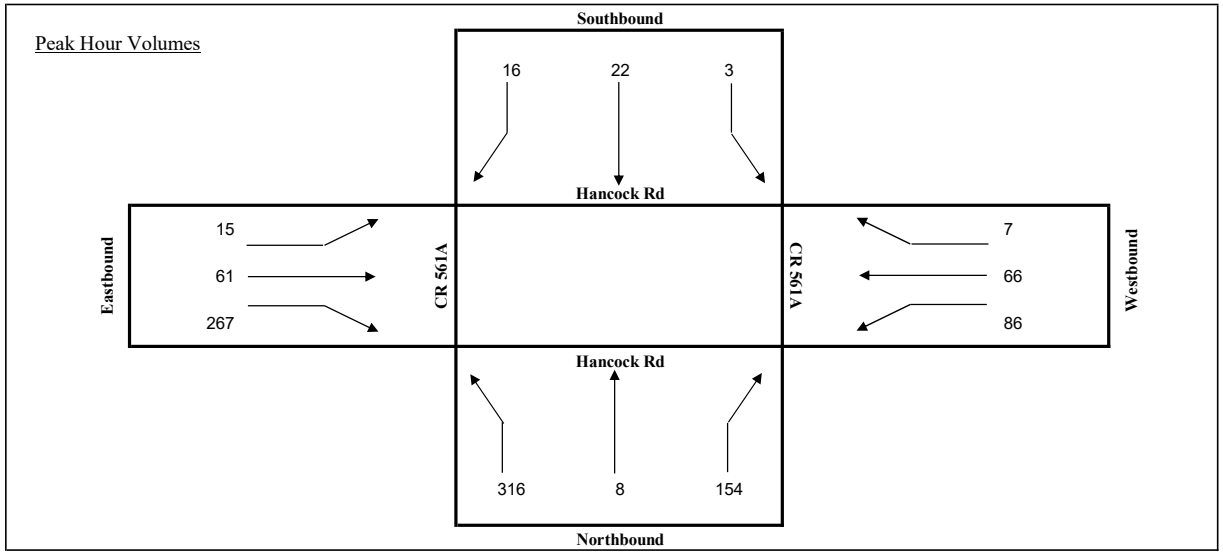


## TURNING MOVEMENT COUNT ANALYSIS

**AUTOS & TRUCKS**

**Intersection (N/S):** Hancock Rd
**Intersection (E/W):** CR 561A
**Date:** 5/22/2025

| | | | Hancock Rd | | | Hancock Rd | | | CR 561A | | | CR 561A | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | NB | | | SB | | | EB | | | WB | | | |
| | Start | End | L | T | R | L | T | R | L | T | R | L | T | R | TOTAL |
| | 4:00 PM | 4:15 PM | 72 | 7 | 19 | 4 | 2 | 6 | 6 | 10 | 50 | 32 | 10 | 2 | 220 |
| | 4:15 PM | 4:30 PM | 68 | 9 | 22 | 3 | 5 | 3 | 2 | 7 | 61 | 29 | 9 | 2 | 220 |
| | 4:30 PM | 4:45 PM | 76 | 2 | 31 | 0 | 4 | 7 | 5 | 11 | 68 | 22 | 12 | 1 | 239 |
| | 4:45 PM | 5:00 PM | 80 | 2 | 42 | 0 | 10 | 4 | 4 | 12 | 71 | 27 | 16 | 4 | 272 |
| | 5:00 PM | 5:15 PM | 85 | 0 | 39 | 1 | 5 | 4 | 2 | 10 | 65 | 20 | 16 | 0 | 247 |
| | 5:15 PM | 5:30 PM | 69 | 2 | 33 | 2 | 2 | 2 | 6 | 17 | 58 | 18 | 13 | 0 | 222 |
| | 5:30 PM | 5:45 PM | 82 | 4 | 40 | 0 | 5 | 6 | 3 | 22 | 73 | 21 | 21 | 3 | 280 |
| | 5:45 PM | 6:00 PM | 74 | 2 | 32 | 1 | 6 | 3 | 5 | 23 | 66 | 17 | 19 | 3 | 251 |
| **Total for:** | 4:00 PM | 5:00 PM | 296 | 20 | 114 | 7 | 21 | 20 | 17 | 40 | 250 | 110 | 47 | 9 | 951 |
| **Total for:** | 5:00 PM | 6:00 PM | 310 | 8 | 144 | 4 | 18 | 15 | 16 | 72 | 262 | 76 | 69 | 6 | 1000 |
| **Tota Peak Hour:** | 4:45 PM | 5:45 PM | 316 | 8 | 154 | 3 | 22 | 16 | 15 | 61 | 267 | 86 | 66 | 7 | 1021 |
| **Overall PHF:** | 0.91 | | | | | | | | | | | | | | |

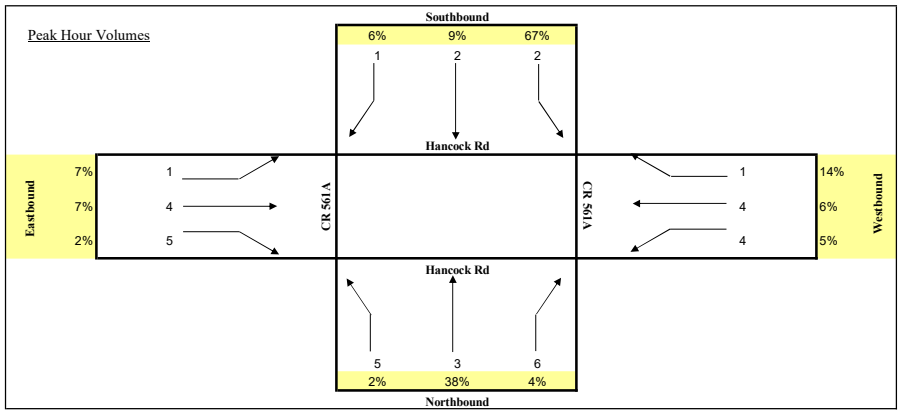


## TURNING MOVEMENT COUNT ANALYSIS

**TRUCKS**

**Intersection (N/S):** Hancock Rd
**Intersection (E/W):** CR 561A
**Date:** 5/22/2025

| | | Hancock Rd | | | Hancock Rd | | | CR 561A | | | CR 561A | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | NB | | | SB | | | EB | | | WB | | | |
| Start | End | L | T | R | L | T | R | L | T | R | L | T | R | TOTAL |
| 4:00 PM | 4:15 PM | 2 | 2 | 3 | 1 | 0 | 0 | 1 | 0 | 2 | 2 | 2 | 0 | 15 |
| 4:15 PM | 4:30 PM | 2 | 1 | 0 | 1 | 0 | 0 | 0 | 2 | 2 | 1 | 0 | 0 | 9 |
| 4:30 PM | 4:45 PM | 1 | 0 | 2 | 0 | 1 | 1 | 0 | 2 | 0 | 0 | 1 | 0 | 8 |
| 4:45 PM | 5:00 PM | 0 | 0 | 1 | 0 | 1 | 0 | 0 | 0 | 1 | 1 | 1 | 1 | 6 |
| 5:00 PM | 5:15 PM | 2 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 1 | 0 | 6 |
| 5:15 PM | 5:30 PM | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 5:30 PM | 5:45 PM | 3 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 1 | 1 | 7 |
| 5:45 PM | 6:00 PM | 2 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 6 |
| **Total for:** | 4:00 PM | 5:00 PM | 5 | 3 | 6 | 2 | 2 | 1 | 1 | 4 | 5 | 4 | 4 | 1 | 38 |
| **Total for:** | 5:00 PM | 6:00 PM | 8 | 0 | 2 | 1 | 1 | 0 | 0 | 0 | 3 | 1 | 3 | 1 | 20 |
| **Tota Peak Hour:** | 4:00 PM | 5:00 PM | 5 | 3 | 6 | 2 | 2 | 1 | 1 | 4 | 5 | 4 | 4 | 1 | 38 |
| **Overall PHF:** | 0.63 | | | | | | | | | | | | | | |

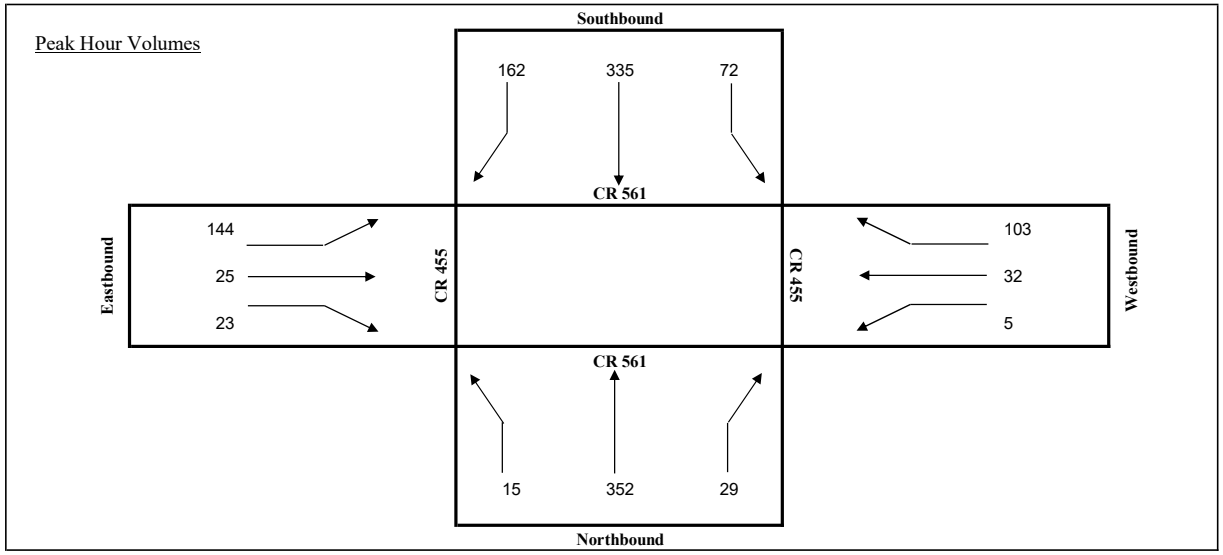


## TURNING MOVEMENT COUNT ANALYSIS

**AUTOS & TRUCKS**

**Intersection (N/S):** CR 561
**Intersection (E/W):** CR 455
**Date:** 7/8/2025

| | | CR 561 NB | | | CR 561 SB | | | CR 455 EB | | | CR 455 WB | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Start | End | L | T | R | L | T | R | L | T | R | L | T | R | TOTAL |
| 4:00 PM | 4:15 PM | 6 | 59 | 6 | 11 | 60 | 24 | 26 | 0 | 4 | 0 | 6 | 21 | 223 |
| 4:15 PM | 4:30 PM | 2 | 72 | 4 | 12 | 80 | 38 | 33 | 6 | 8 | 1 | 2 | 19 | 277 |
| 4:30 PM | 4:45 PM | 6 | 88 | 2 | 14 | 80 | 43 | 28 | 3 | 2 | 3 | 7 | 27 | 303 |
| 4:45 PM | 5:00 PM | 3 | 85 | 6 | 19 | 103 | 33 | 38 | 5 | 4 | 1 | 4 | 20 | 321 |
| 5:00 PM | 5:15 PM | 2 | 94 | 7 | 21 | 85 | 48 | 41 | 8 | 5 | 0 | 9 | 29 | 349 |
| 5:15 PM | 5:30 PM | 5 | 85 | 8 | 13 | 69 | 42 | 36 | 7 | 8 | 1 | 12 | 27 | 313 |
| 5:30 PM | 5:45 PM | 5 | 88 | 8 | 19 | 78 | 39 | 29 | 5 | 6 | 3 | 7 | 27 | 314 |
| 5:45 PM | 6:00 PM | 5 | 70 | 9 | 22 | 65 | 33 | 23 | 6 | 2 | 3 | 8 | 30 | 276 |
| **Total for:** | 4:00 PM | 5:00 PM | 17 | 304 | 18 | 56 | 323 | 138 | 125 | 14 | 18 | 5 | 19 | 87 | 1124 |
| **Total for:** | 5:00 PM | 6:00 PM | 17 | 337 | 32 | 75 | 297 | 162 | 129 | 26 | 21 | 7 | 36 | 113 | 1252 |
| **Tota Peak Hour:** | 4:45 PM | 5:45 PM | 15 | 352 | 29 | 72 | 335 | 162 | 144 | 25 | 23 | 5 | 32 | 103 | 1297 |
| **Overall PHF:** | 0.93 | | | | | | | | | | | | | | |

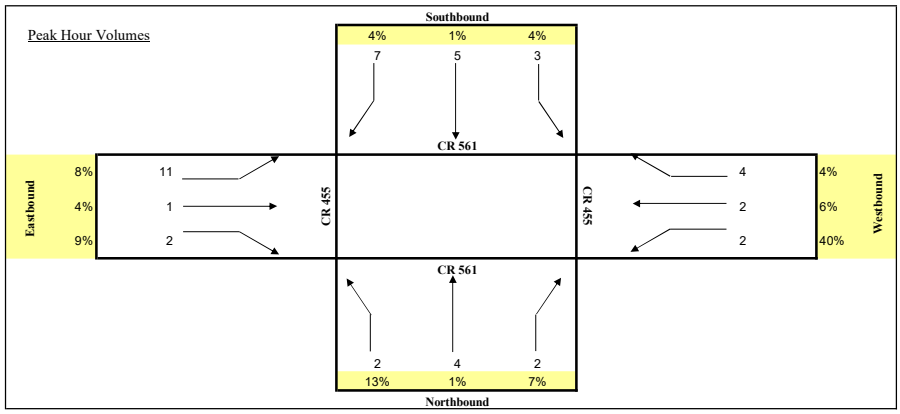


## TURNING MOVEMENT COUNT ANALYSIS

**TRUCKS**

**Intersection (N/S):** CR 561
**Intersection (E/W):** CR 455
**Date:** 7/8/2025

| | | CR 561 NB | | | CR 561 SB | | | CR 455 EB | | | CR 455 WB | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Start | End | R | T | L | R | T | L | R | T | L | R | T | L | TOTAL |
| 4:00 PM | 4:15 PM | 1 | 2 | 1 | 2 | 1 | 2 | 2 | 0 | 1 | 0 | 1 | 0 | 13 |
| 4:15 PM | 4:30 PM | 1 | 2 | 0 | 0 | 0 | 2 | 3 | 1 | 0 | 1 | 0 | 2 | 12 |
| 4:30 PM | 4:45 PM | 0 | 0 | 1 | 0 | 3 | 2 | 1 | 0 | 1 | 1 | 0 | 2 | 11 |
| 4:45 PM | 5:00 PM | 0 | 0 | 0 | 1 | 1 | 1 | 5 | 0 | 0 | 0 | 1 | 0 | 9 |
| 5:00 PM | 5:15 PM | 1 | 1 | 0 | 1 | 1 | 0 | 1 | 1 | 1 | 0 | 0 | 0 | 7 |
| 5:15 PM | 5:30 PM | 0 | 1 | 0 | 0 | 0 | 2 | 1 | 0 | 0 | 0 | 0 | 0 | 4 |
| 5:30 PM | 5:45 PM | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 3 |
| 5:45 PM | 6:00 PM | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 3 |
| **Total for:** | 4:00 PM | 5:00 PM | 2 | 4 | 2 | 3 | 5 | 7 | 11 | 1 | 2 | 2 | 2 | 4 | 45 |
| **Total for:** | 5:00 PM | 6:00 PM | 1 | 3 | 0 | 1 | 2 | 3 | 3 | 1 | 1 | 1 | 0 | 1 | 17 |
| **Tota Peak Hour:** | 4:00 PM | 5:00 PM | 2 | 4 | 2 | 3 | 5 | 7 | 11 | 1 | 2 | 2 | 2 | 4 | 45 |
| **Overall PHF:** | 0.87 | | | | | | | | | | | | | | |

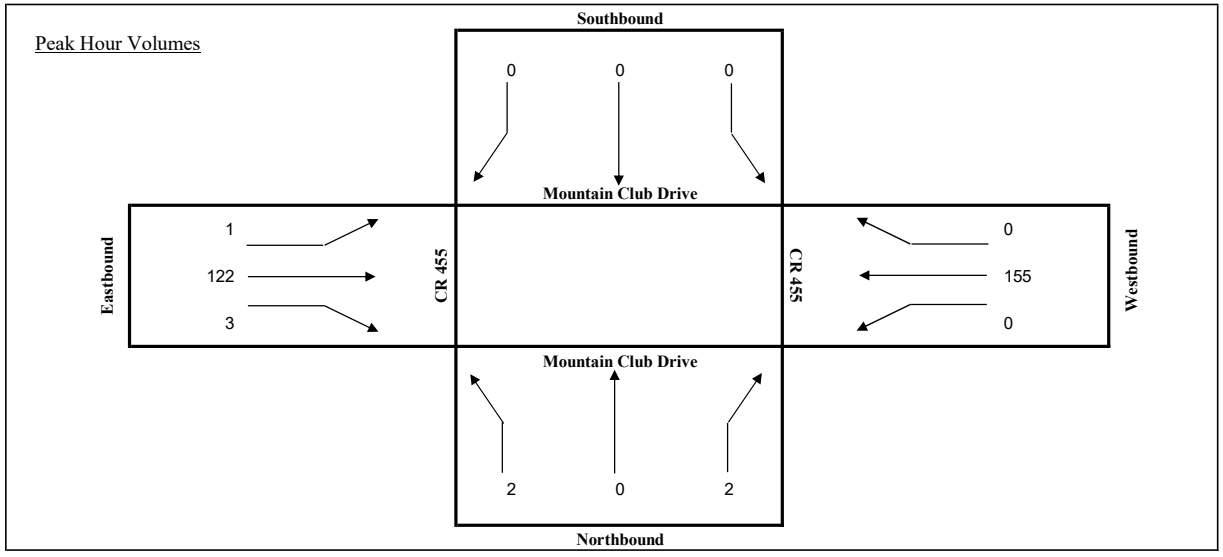


## TURNING MOVEMENT COUNT ANALYSIS

**AUTOS & TRUCKS**

**Intersection (N/S):** Mountain Club Drive
**Intersection (E/W):** CR 455
**Date:** 5/22/2025

| | | | Mountain Club Drive | | | Mountain Club Drive | | | CR 455 | | | CR 455 | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | NB | | | SB | | | EB | | | WB | | | |
| | Start | End | L | T | R | L | T | R | L | T | R | L | T | R | TOTAL |
| | 4:00 PM | 4:15 PM | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 21 | 0 | 0 | 30 | 0 | 54 |
| | 4:15 PM | 4:30 PM | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 26 | 2 | 1 | 29 | 0 | 60 |
| | 4:30 PM | 4:45 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 31 | 1 | 1 | 37 | 0 | 70 |
| | 4:45 PM | 5:00 PM | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 26 | 1 | 0 | 45 | 0 | 74 |
| | 5:00 PM | 5:15 PM | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 34 | 0 | 0 | 40 | 0 | 76 |
| | 5:15 PM | 5:30 PM | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 25 | 1 | 0 | 36 | 0 | 63 |
| | 5:30 PM | 5:45 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 37 | 1 | 0 | 34 | 0 | 72 |
| | 5:45 PM | 6:00 PM | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 37 | 1 | 1 | 29 | 0 | 71 |
| **Total for:** | 4:00 PM | 5:00 PM | 4 | 0 | 3 | 0 | 0 | 0 | 0 | 104 | 4 | 2 | 141 | 0 | 258 |
| **Total for:** | 5:00 PM | 6:00 PM | 2 | 0 | 2 | 1 | 0 | 0 | 1 | 133 | 3 | 1 | 139 | 0 | 282 |
| **Tota Peak Hour:** | 4:45 PM | 5:45 PM | 2 | 0 | 2 | 0 | 0 | 0 | 1 | 122 | 3 | 0 | 155 | 0 | 285 |
| **Overall PHF:** | 0.94 | | | | | | | | | | | | | | |

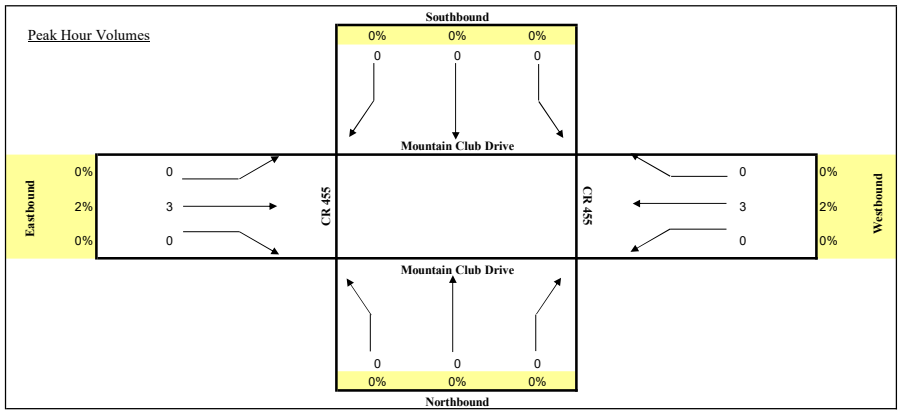


## TURNING MOVEMENT COUNT ANALYSIS

**TRUCKS**

**Intersection (N/S):** Mountain Club Drive
**Intersection (E/W):** CR 455
**Date:** 5/22/2025

| | | Mountain Club Drive | | | Mountain Club Drive | | | CR 455 | | | CR 455 | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | NB | | | SB | | | EB | | | WB | | | |
| Start | End | R | T | L | R | T | L | R | T | L | R | T | L | TOTAL |
| 4:00 PM | 4:15 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 |
| 4:15 PM | 4:30 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 0 | 2 |
| 4:30 PM | 4:45 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 0 | 2 |
| 4:45 PM | 5:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 1 |
| 5:00 PM | 5:15 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 |
| 5:15 PM | 5:30 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 0 | 2 |
| 5:30 PM | 5:45 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 0 | 2 |
| 5:45 PM | 6:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 |
| **Total for:** | 4:00 PM | 5:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 3 | 0 | 6 |
| **Total for:** | 5:00 PM | 6:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 1 | 0 | 2 | 0 | 6 |
| **Tota Peak Hour:** | 4:00 PM | 5:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 3 | 0 | 6 |
| **Overall PHF:** | 0.75 | | | | | | | | | | | | | | |



2024 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 1100  LAKE COUNTYWIDE

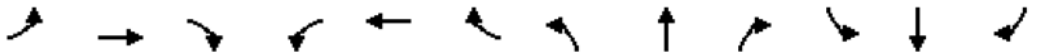
MOCF: 0.95

| WEEK | DATES | SF | PSCF |
|---|---|---|---|
| 1 | 01/01/2024 - 01/06/2024 | 1.02 | 1.07 |
| 2 | 01/07/2024 - 01/13/2024 | 1.04 | 1.09 |
| 3 | 01/14/2024 - 01/20/2024 | 1.05 | 1.11 |
| 4 | 01/21/2024 - 01/27/2024 | 1.03 | 1.08 |
| 5 | 01/28/2024 - 02/03/2024 | 1.01 | 1.06 |
| 6 | 02/04/2024 - 02/10/2024 | 0.99 | 1.04 |
| * 7 | 02/11/2024 - 02/17/2024 | 0.97 | 1.02 |
| * 8 | 02/18/2024 - 02/24/2024 | 0.96 | 1.01 |
| * 9 | 02/25/2024 - 03/02/2024 | 0.96 | 1.01 |
| *10 | 03/03/2024 - 03/09/2024 | 0.95 | 1.00 |
| *11 | 03/10/2024 - 03/16/2024 | 0.94 | 0.99 |
| *12 | 03/17/2024 - 03/23/2024 | 0.94 | 0.99 |
| *13 | 03/24/2024 - 03/30/2024 | 0.94 | 0.99 |
| *14 | 03/31/2024 - 04/06/2024 | 0.94 | 0.99 |
| *15 | 04/07/2024 - 04/13/2024 | 0.94 | 0.99 |
| *16 | 04/14/2024 - 04/20/2024 | 0.94 | 0.99 |
| *17 | 04/21/2024 - 04/27/2024 | 0.95 | 1.00 |
| *18 | 04/28/2024 - 05/04/2024 | 0.96 | 1.01 |
| *19 | 05/05/2024 - 05/11/2024 | 0.98 | 1.03 |
| 20 | 05/12/2024 - 05/18/2024 | 0.99 | 1.04 |
| 21 | 05/19/2024 - 05/25/2024 | 1.00 | 1.05 |
| 22 | 05/26/2024 - 06/01/2024 | 1.01 | 1.06 |
| 23 | 06/02/2024 - 06/08/2024 | 1.02 | 1.07 |
| 24 | 06/09/2024 - 06/15/2024 | 1.03 | 1.08 |
| 25 | 06/16/2024 - 06/22/2024 | 1.04 | 1.09 |
| 26 | 06/23/2024 - 06/29/2024 | 1.05 | 1.11 |
| 27 | 06/30/2024 - 07/06/2024 | 1.06 | 1.12 |
| 28 | 07/07/2024 - 07/13/2024 | 1.06 | 1.12 |
| 29 | 07/14/2024 - 07/20/2024 | 1.07 | 1.13 |
| 30 | 07/21/2024 - 07/27/2024 | 1.06 | 1.12 |
| 31 | 07/28/2024 - 08/03/2024 | 1.05 | 1.11 |
| 32 | 08/04/2024 - 08/10/2024 | 1.04 | 1.09 |
| 33 | 08/11/2024 - 08/17/2024 | 1.03 | 1.08 |
| 34 | 08/18/2024 - 08/24/2024 | 1.03 | 1.08 |
| 35 | 08/25/2024 - 08/31/2024 | 1.03 | 1.08 |
| 36 | 09/01/2024 - 09/07/2024 | 1.03 | 1.08 |
| 37 | 09/08/2024 - 09/14/2024 | 1.04 | 1.09 |
| 38 | 09/15/2024 - 09/21/2024 | 1.04 | 1.09 |
| 39 | 09/22/2024 - 09/28/2024 | 1.02 | 1.07 |
| 40 | 09/29/2024 - 10/05/2024 | 1.01 | 1.06 |
| 41 | 10/06/2024 - 10/12/2024 | 0.99 | 1.04 |
| 42 | 10/13/2024 - 10/19/2024 | 0.97 | 1.02 |
| 43 | 10/20/2024 - 10/26/2024 | 0.98 | 1.03 |
| 44 | 10/27/2024 - 11/02/2024 | 0.99 | 1.04 |
| 45 | 11/03/2024 - 11/09/2024 | 0.99 | 1.04 |
| 46 | 11/10/2024 - 11/16/2024 | 1.00 | 1.05 |
| 47 | 11/17/2024 - 11/23/2024 | 1.00 | 1.05 |
| 48 | 11/24/2024 - 11/30/2024 | 1.01 | 1.06 |
| 49 | 12/01/2024 - 12/07/2024 | 1.01 | 1.06 |
| 50 | 12/08/2024 - 12/14/2024 | 1.02 | 1.07 |
| 51 | 12/15/2024 - 12/21/2024 | 1.02 | 1.07 |
| 52 | 12/22/2024 - 12/28/2024 | 1.04 | 1.09 |
| 53 | 12/29/2024 - 12/31/2024 | 1.05 | 1.11 |

* PEAK SEASON

04-MAR-2025 16:32:53 830UPD 5_1100_PKSEASON.TXT

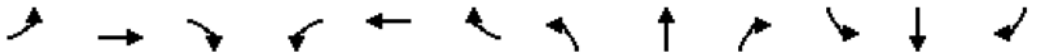
**Appendix E**
HCM Analysis Worksheets - Existing Conditions



| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Traffic Volume (veh/h) | 22 | 72 | 257 | 156 | 56 | 10 | 279 | 30 | 76 | 6 | 14 | 5 |
| Future Volume (veh/h) | 22 | 72 | 257 | 156 | 56 | 10 | 279 | 30 | 76 | 6 | 14 | 5 |
| Initial Q (Qb), veh | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Lane Width Adj. | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Ped-Bike Adj(A_pbT) | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 |
| Parking Bus, Adj | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Work Zone On Approach | | No | | | No | | | No | | | No | |
| Adj Sat Flow, veh/h/ln | 1767 | 1811 | 1796 | 1870 | 1870 | 1752 | 1811 | 1856 | 1781 | 1411 | 1589 | 1604 |
| Adj Flow Rate, veh/h | 23 | 76 | 271 | 164 | 59 | 11 | 294 | 32 | 80 | 6 | 15 | 5 |
| Peak Hour Factor | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 |
| Percent Heavy Veh, % | 9 | 6 | 7 | 2 | 2 | 10 | 6 | 3 | 8 | 33 | 21 | 20 |
| Cap, veh/h | 414 | 391 | 328 | 462 | 539 | 428 | 497 | 115 | 287 | 178 | 110 | 94 |
| Arrive On Green | 0.03 | 0.22 | 0.22 | 0.10 | 0.29 | 0.29 | 0.18 | 0.24 | 0.24 | 0.01 | 0.07 | 0.07 |
| Sat Flow, veh/h | 1682 | 1811 | 1522 | 1781 | 1870 | 1485 | 1725 | 470 | 1174 | 1344 | 1589 | 1359 |
| Grp Volume(v), veh/h | 23 | 76 | 271 | 164 | 59 | 11 | 294 | 0 | 112 | 6 | 15 | 5 |
| Grp Sat Flow(s),veh/h/ln | 1682 | 1811 | 1522 | 1781 | 1870 | 1485 | 1725 | 0 | 1644 | 1344 | 1589 | 1359 |
| Q Serve(g_s), s | 0.8 | 2.5 | 12.2 | 5.0 | 1.7 | 0.4 | 10.6 | 0.0 | 4.0 | 0.3 | 0.6 | 0.2 |
| Cycle Q Clear(g_c), s | 0.8 | 2.5 | 12.2 | 5.0 | 1.7 | 0.4 | 10.6 | 0.0 | 4.0 | 0.3 | 0.6 | 0.2 |
| Prop In Lane | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 0.71 | 1.00 | | 1.00 |
| Lane Grp Cap(c), veh/h | 414 | 391 | 328 | 462 | 539 | 428 | 497 | 0 | 402 | 178 | 110 | 94 |
| V/C Ratio(X) | 0.06 | 0.19 | 0.83 | 0.35 | 0.11 | 0.03 | 0.59 | 0.00 | 0.28 | 0.03 | 0.14 | 0.05 |
| Avail Cap(c_a), veh/h | 638 | 1324 | 1113 | 817 | 1627 | 1291 | 699 | 0 | 1215 | 384 | 954 | 816 |
| HCM Platoon Ratio | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Upstream Filter(I) | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 0.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Uniform Delay (d), s/veh | 21.0 | 23.1 | 26.9 | 18.7 | 18.8 | 18.4 | 22.5 | 0.0 | 22.0 | 30.8 | 31.5 | 31.3 |
| Incr Delay (d2), s/veh | 0.1 | 0.2 | 5.2 | 0.5 | 0.1 | 0.0 | 1.1 | 0.0 | 0.4 | 0.1 | 0.6 | 0.2 |
| Initial Q Delay(d3), s/veh | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| %ile BackOfQ(95%),veh/ln | 0.5 | 1.8 | 7.9 | 3.4 | 1.2 | 0.2 | 7.1 | 0.0 | 2.6 | 0.2 | 0.4 | 0.1 |
| Unsig. Movement Delay, s/veh | | | | | | | | | | | | |
| LnGrp Delay(d), s/veh | 21.1 | 23.3 | 32.2 | 19.2 | 18.9 | 18.4 | 23.7 | 0.0 | 22.4 | 30.8 | 32.0 | 31.5 |
| LnGrp LOS | C | C | C | B | B | B | C | | C | C | C | C |
| Approach Vol, veh/h | | 370 | | | 234 | | | 406 | | | 26 | |
| Approach Delay, s/veh | | 29.7 | | | 19.1 | | | 23.3 | | | 31.6 | |
| Approach LOS | | C | | | B | | | C | | | C | |

| Timer - Assigned Phs | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|---|---|---|---|---|---|---|---|---|
| Phs Duration (G+Y+Rc), s | 21.6 | 11.8 | 10.4 | 28.2 | 9.0 | 24.4 | 15.7 | 22.9 |
| Change Period (Y+Rc), s | 8.4 | 6.8 | 8.6 | 7.4 | 8.4 | 6.8 | 8.6 | 7.4 |
| Max Green Setting (Gmax), s | 21.6 | 43.2 | 11.4 | 62.6 | 11.6 | 53.2 | 21.4 | 52.6 |
| Max Q Clear Time (g_c+I1), s | 12.6 | 2.6 | 2.8 | 3.7 | 2.3 | 6.0 | 7.0 | 14.2 |
| Green Ext Time (p_c), s | 0.6 | 0.1 | 0.0 | 0.3 | 0.0 | 0.6 | 0.3 | 1.3 |

| Intersection Summary | |
|---|---|
| HCM 7th Control Delay, s/veh | 24.8 |
| HCM 7th LOS | C |



| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Traffic Volume (veh/h) | 15 | 61 | 267 | 86 | 66 | 7 | 316 | 8 | 154 | 3 | 22 | 16 |
| Future Volume (veh/h) | 15 | 61 | 267 | 86 | 66 | 7 | 316 | 8 | 154 | 3 | 22 | 16 |
| Initial Q (Qb), veh | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Lane Width Adj. | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Ped-Bike Adj(A_pbT) | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 |
| Parking Bus, Adj | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Work Zone On Approach | | No | | | No | | | No | | | No | |
| Adj Sat Flow, veh/h/ln | 1796 | 1796 | 1870 | 1826 | 1811 | 1693 | 1870 | 1337 | 1841 | 907 | 1767 | 1811 |
| Adj Flow Rate, veh/h | 16 | 67 | 293 | 95 | 73 | 8 | 347 | 9 | 169 | 3 | 24 | 18 |
| Peak Hour Factor | 0.91 | 0.91 | 0.91 | 0.91 | 0.91 | 0.91 | 0.91 | 0.91 | 0.91 | 0.91 | 0.91 | 0.91 |
| Percent Heavy Veh, % | 7 | 7 | 2 | 5 | 6 | 14 | 2 | 38 | 4 | 67 | 9 | 6 |
| Cap, veh/h | 411 | 393 | 347 | 411 | 488 | 386 | 585 | 18 | 337 | 167 | 220 | 191 |
| Arrive On Green | 0.03 | 0.22 | 0.22 | 0.08 | 0.27 | 0.27 | 0.19 | 0.31 | 0.31 | 0.01 | 0.12 | 0.12 |
| Sat Flow, veh/h | 1711 | 1796 | 1585 | 1739 | 1811 | 1434 | 1781 | 58 | 1084 | 864 | 1767 | 1535 |
| Grp Volume(v), veh/h | 16 | 67 | 293 | 95 | 73 | 8 | 347 | 0 | 178 | 3 | 24 | 18 |
| Grp Sat Flow(s),veh/h/ln | 1711 | 1796 | 1585 | 1739 | 1811 | 1434 | 1781 | 0 | 1142 | 864 | 1767 | 1535 |
| Q Serve(g_s), s | 0.6 | 2.4 | 14.2 | 3.3 | 2.5 | 0.3 | 12.8 | 0.0 | 10.2 | 0.2 | 1.0 | 0.8 |
| Cycle Q Clear(g_c), s | 0.6 | 2.4 | 14.2 | 3.3 | 2.5 | 0.3 | 12.8 | 0.0 | 10.2 | 0.2 | 1.0 | 0.8 |
| Prop In Lane | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 0.95 | 1.00 | | 1.00 |
| Lane Grp Cap(c), veh/h | 411 | 393 | 347 | 411 | 488 | 386 | 585 | 0 | 355 | 167 | 220 | 191 |
| V/C Ratio(X) | 0.04 | 0.17 | 0.85 | 0.23 | 0.15 | 0.02 | 0.59 | 0.00 | 0.50 | 0.02 | 0.11 | 0.09 |
| Avail Cap(c_a), veh/h | 609 | 1176 | 1038 | 741 | 1412 | 1118 | 722 | 0 | 756 | 287 | 950 | 826 |
| HCM Platoon Ratio | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Upstream Filter(I) | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 0.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Uniform Delay (d), s/veh | 23.1 | 25.5 | 30.1 | 21.1 | 22.3 | 21.6 | 21.7 | 0.0 | 22.6 | 30.5 | 31.2 | 31.1 |
| Incr Delay (d2), s/veh | 0.0 | 0.2 | 5.7 | 0.3 | 0.1 | 0.0 | 1.0 | 0.0 | 1.1 | 0.0 | 0.2 | 0.2 |
| Initial Q Delay(d3), s/veh | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| %ile BackOfQ(95%),veh/ln | 0.4 | 1.8 | 9.4 | 2.3 | 1.8 | 0.2 | 8.6 | 0.0 | 4.7 | 0.1 | 0.7 | 0.5 |
| Unsig. Movement Delay, s/veh | | | | | | | | | | | | |
| LnGrp Delay(d), s/veh | 23.2 | 25.7 | 35.7 | 21.4 | 22.5 | 21.6 | 22.7 | 0.0 | 23.7 | 30.5 | 31.4 | 31.4 |
| LnGrp LOS | C | C | D | C | C | C | C | | C | C | C | C |
| Approach Vol, veh/h | | 376 | | | 176 | | | 525 | | | 45 | |
| Approach Delay, s/veh | | 33.4 | | | 21.9 | | | 23.0 | | | 31.3 | |
| Approach LOS | | C | | | C | | | C | | | C | |

| Timer - Assigned Phs | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|---|---|---|---|---|---|---|---|---|
| Phs Duration (G+Y+Rc), s | 23.8 | 16.8 | 10.7 | 29.0 | 8.9 | 31.7 | 14.8 | 25.0 |
| Change Period (Y+Rc), s | 8.4 | 6.8 | 8.6 | 7.4 | 8.4 | 6.8 | 8.6 | 7.4 |
| Max Green Setting (Gmax), s | 21.6 | 43.2 | 11.4 | 62.6 | 11.6 | 53.2 | 21.4 | 52.6 |
| Max Q Clear Time (g_c+I1), s | 14.8 | 3.0 | 2.6 | 4.5 | 2.2 | 12.2 | 5.3 | 16.2 |
| Green Ext Time (p_c), s | 0.6 | 0.1 | 0.0 | 0.4 | 0.0 | 1.1 | 0.2 | 1.3 |

| Intersection Summary | |
|---|---|
| HCM 7th Control Delay, s/veh | 26.7 |
| HCM 7th LOS | C |

| Intersection | |
|---|---|
| Intersection Delay, s/veh | 7.6 |
| Intersection LOS | A |

| Approach | EB | WB | NB | SB |
|---|---|---|---|---|
| Entry Lanes | 1 | 1 | 1 | 1 |
| Conflicting Circle Lanes | 1 | 1 | 1 | 1 |
| Adj Approach Flow, veh/h | 198 | 116 | 471 | 451 |
| Demand Flow Rate, veh/h | 224 | 125 | 488 | 481 |
| Vehicles Circulating, veh/h | 360 | 642 | 280 | 53 |
| Vehicles Exiting, veh/h | 174 | 126 | 304 | 714 |
| Ped Vol Crossing Leg, #/h | 0 | 0 | 0 | 0 |
| Ped Cap Adj | 1.000 | 1.000 | 1.000 | 1.000 |
| Approach Delay, s/veh | 6.7 | 7.4 | 9.1 | 6.5 |
| Approach LOS | A | A | A | A |

| Lane | Left | Left | Left | Left |
|---|---|---|---|---|
| Designated Moves | LTR | LTR | LTR | LTR |
| Assumed Moves | LTR | LTR | LTR | LTR |
| RT Channelized | | | | |
| Lane Util | 1.000 | 1.000 | 1.000 | 1.000 |
| Follow-Up Headway, s | 2.609 | 2.609 | 2.609 | 2.609 |
| Critical Headway, s | 4.976 | 4.976 | 4.976 | 4.976 |
| A (Intercept) | 1380 | 1380 | 1380 | 1380 |
| B (Slope) | 1.02e-3 | 1.02e-3 | 1.02e-3 | 1.02e-3 |
| Entry Flow, veh/h | 224 | 125 | 488 | 481 |
| Cap Entry Lane, veh/h | 956 | 717 | 1037 | 1307 |
| Entry HV Adj Factor | 0.883 | 0.927 | 0.965 | 0.938 |
| Flow Entry, veh/h | 198 | 116 | 471 | 451 |
| Cap Entry, veh/h | 844 | 664 | 1001 | 1226 |
| V/C Ratio | 0.234 | 0.174 | 0.471 | 0.368 |
| Control Delay, s/veh | 6.7 | 7.4 | 9.1 | 6.5 |
| LOS | A | A | A | A |
| 95th %tile Queue, veh | 1 | 1 | 3 | 2 |

| Intersection | |
|---|---|
| Intersection Delay, s/veh | 8.4 |
| Intersection LOS | A |

| Approach | EB | WB | NB | SB |
|---|---|---|---|---|
| Entry Lanes | 1 | 1 | 1 | 1 |
| Conflicting Circle Lanes | 1 | 1 | 1 | 1 |
| Adj Approach Flow, veh/h | 220 | 159 | 451 | 649 |
| Demand Flow Rate, veh/h | 236 | 167 | 463 | 667 |
| Vehicles Circulating, veh/h | 481 | 606 | 293 | 64 |
| Vehicles Exiting, veh/h | 250 | 150 | 424 | 709 |
| Ped Vol Crossing Leg, #/h | 0 | 0 | 0 | 0 |
| Ped Cap Adj | 1.000 | 1.000 | 1.000 | 1.000 |
| Approach Delay, s/veh | 7.7 | 7.7 | 8.8 | 8.4 |
| Approach LOS | A | A | A | A |

| Lane | Left | Left | Left | Left |
|---|---|---|---|---|
| Designated Moves | LTR | LTR | LTR | LTR |
| Assumed Moves | LTR | LTR | LTR | LTR |
| RT Channelized | | | | |
| Lane Util | 1.000 | 1.000 | 1.000 | 1.000 |
| Follow-Up Headway, s | 2.609 | 2.609 | 2.609 | 2.609 |
| Critical Headway, s | 4.976 | 4.976 | 4.976 | 4.976 |
| A (Intercept) | 1380 | 1380 | 1380 | 1380 |
| B (Slope) | 1.02e-3 | 1.02e-3 | 1.02e-3 | 1.02e-3 |
| Entry Flow, veh/h | 236 | 167 | 463 | 667 |
| Cap Entry Lane, veh/h | 845 | 744 | 1023 | 1293 |
| Entry HV Adj Factor | 0.932 | 0.951 | 0.974 | 0.974 |
| Flow Entry, veh/h | 220 | 159 | 451 | 649 |
| Cap Entry, veh/h | 787 | 707 | 997 | 1258 |
| V/C Ratio | 0.279 | 0.225 | 0.452 | 0.516 |
| Control Delay, s/veh | 7.7 | 7.7 | 8.8 | 8.4 |
| LOS | A | A | A | A |
| 95th %tile Queue, veh | 1 | 1 | 2 | 3 |

| Intersection | |
|---|---|
| Intersection Delay, s/veh | 3.8 |
| Intersection LOS | A |

| Approach | EB | WB | NB | SB |
|---|---|---|---|---|
| Entry Lanes | 1 | 1 | 1 | 1 |
| Conflicting Circle Lanes | 1 | 1 | 1 | 1 |
| Adj Approach Flow, veh/h | 182 | 115 | 7 | 0 |
| Demand Flow Rate, veh/h | 194 | 125 | 7 | 0 |
| Vehicles Circulating, veh/h | 2 | 2 | 189 | 127 |
| Vehicles Exiting, veh/h | 125 | 194 | 7 | 0 |
| Ped Vol Crossing Leg, #/h | 0 | 0 | 0 | 0 |
| Ped Cap Adj | 1.000 | 1.000 | 1.000 | 1.000 |
| Approach Delay, s/veh | 4.0 | 3.6 | 3.2 | 0.0 |
| Approach LOS | A | A | A | - |

| Lane | Left | Left | Left | Left |
|---|---|---|---|---|
| Designated Moves | LTR | LTR | LTR | LTR |
| Assumed Moves | LTR | LTR | LTR | LTR |
| RT Channelized | | | | |
| Lane Util | 1.000 | 1.000 | 1.000 | 1.000 |
| Follow-Up Headway, s | 2.609 | 2.609 | 2.609 | 2.609 |
| Critical Headway, s | 4.976 | 4.976 | 4.976 | 4.976 |
| A (Intercept) | 1380 | 1380 | 1380 | 1380 |
| B (Slope) | 1.02e-3 | 1.02e-3 | 1.02e-3 | 1.02e-3 |
| Entry Flow, veh/h | 194 | 125 | 7 | 0 |
| Cap Entry Lane, veh/h | 1377 | 1377 | 1138 | 1212 |
| Entry HV Adj Factor | 0.936 | 0.919 | 1.000 | 1.000 |
| Flow Entry, veh/h | 182 | 115 | 7 | 0 |
| Cap Entry, veh/h | 1289 | 1265 | 1138 | 1212 |
| V/C Ratio | 0.141 | 0.091 | 0.006 | 0.000 |
| Control Delay, s/veh | 4.0 | 3.6 | 3.2 | 3.0 |
| LOS | A | A | A | A |
| 95th %tile Queue, veh | 0 | 0 | 0 | 0 |

| Intersection | |
|---|---|
| Intersection Delay, s/veh | 3.6 |
| Intersection LOS | A |

| Approach | EB | WB | NB | SB |
|---|---|---|---|---|
| Entry Lanes | 1 | 1 | 1 | 1 |
| Conflicting Circle Lanes | 1 | 1 | 1 | 1 |
| Adj Approach Flow, veh/h | 134 | 165 | 4 | 0 |
| Demand Flow Rate, veh/h | 137 | 168 | 4 | 0 |
| Vehicles Circulating, veh/h | 0 | 3 | 134 | 170 |
| Vehicles Exiting, veh/h | 170 | 135 | 3 | 1 |
| Ped Vol Crossing Leg, #/h | 0 | 0 | 0 | 0 |
| Ped Cap Adj | 1.000 | 1.000 | 1.000 | 1.000 |
| Approach Delay, s/veh | 3.4 | 3.7 | 3.0 | 0.0 |
| Approach LOS | A | A | A | - |

| Lane | Left | Left | Left | Left |
|---|---|---|---|---|
| Designated Moves | LTR | LTR | LTR | LTR |
| Assumed Moves | LTR | LTR | LTR | LTR |
| RT Channelized | | | | |
| Lane Util | 1.000 | 1.000 | 1.000 | 1.000 |
| Follow-Up Headway, s | 2.609 | 2.609 | 2.609 | 2.609 |
| Critical Headway, s | 4.976 | 4.976 | 4.976 | 4.976 |
| A (Intercept) | 1380 | 1380 | 1380 | 1380 |
| B (Slope) | 1.02e-3 | 1.02e-3 | 1.02e-3 | 1.02e-3 |
| Entry Flow, veh/h | 137 | 168 | 4 | 0 |
| Cap Entry Lane, veh/h | 1380 | 1376 | 1204 | 1160 |
| Entry HV Adj Factor | 0.981 | 0.980 | 1.000 | 1.000 |
| Flow Entry, veh/h | 134 | 165 | 4 | 0 |
| Cap Entry, veh/h | 1354 | 1349 | 1204 | 1160 |
| V/C Ratio | 0.099 | 0.122 | 0.003 | 0.000 |
| Control Delay, s/veh | 3.4 | 3.7 | 3.0 | 3.1 |
| LOS | A | A | A | A |
| 95th %tile Queue, veh | 0 | 0 | 0 | 0 |

**Appendix F**
ITE Trip Generation Sheets

# Single-Family Detached Housing
(210)

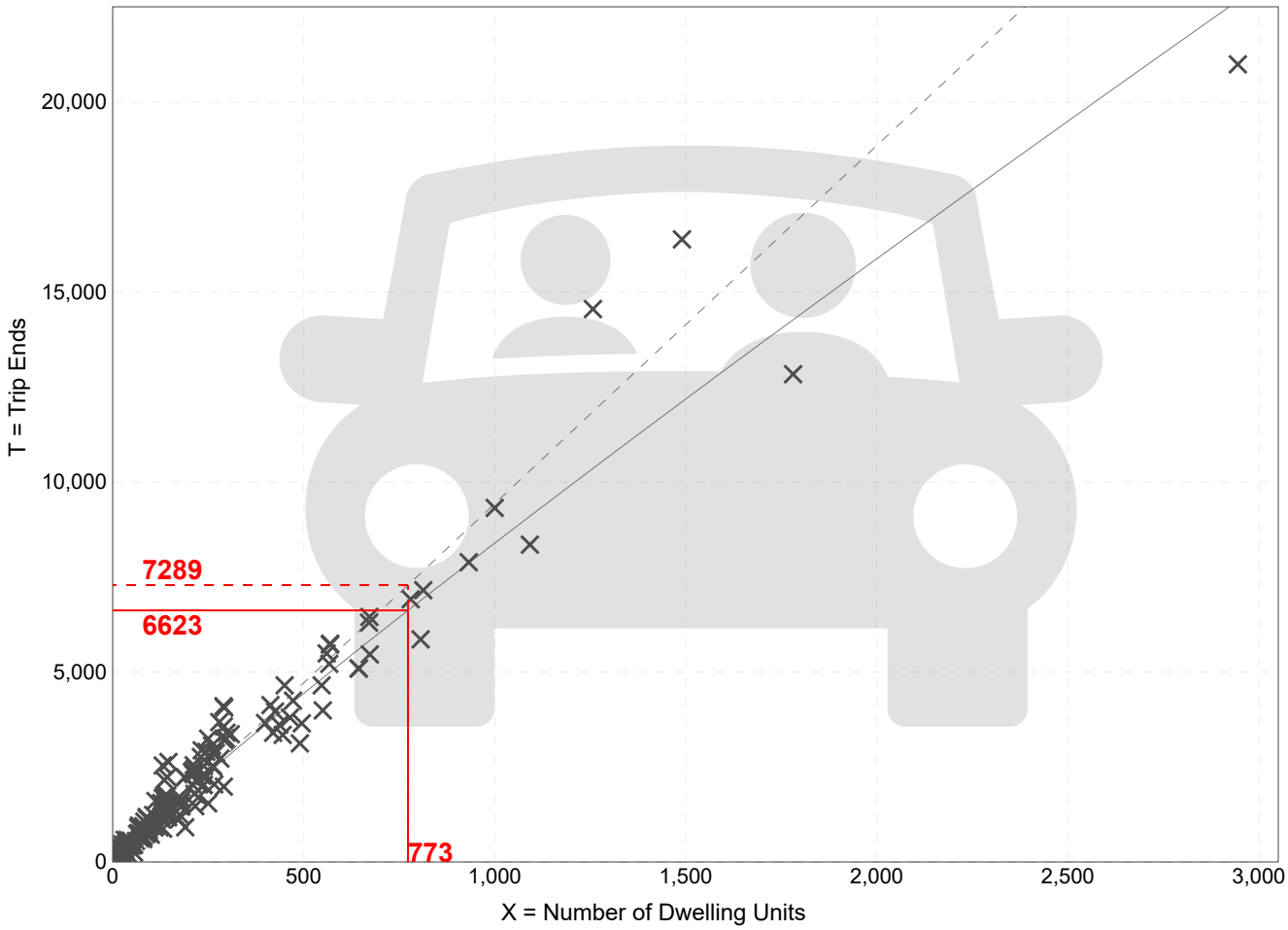
**Vehicle Trip Ends vs:** **Dwelling Units**
**On a:** **Weekday**

**Setting/Location:** **General Urban/Suburban**
Number of Studies: 174
Avg. Num. of Dwelling Units: 246
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 9.43 | 4.45 - 22.61 | 2.13 |

## Data Plot and Equation




**Fitted Curve Equation: Ln(T) = 0.92 Ln(X) + 2.68**

**$R^2$= 0.95**

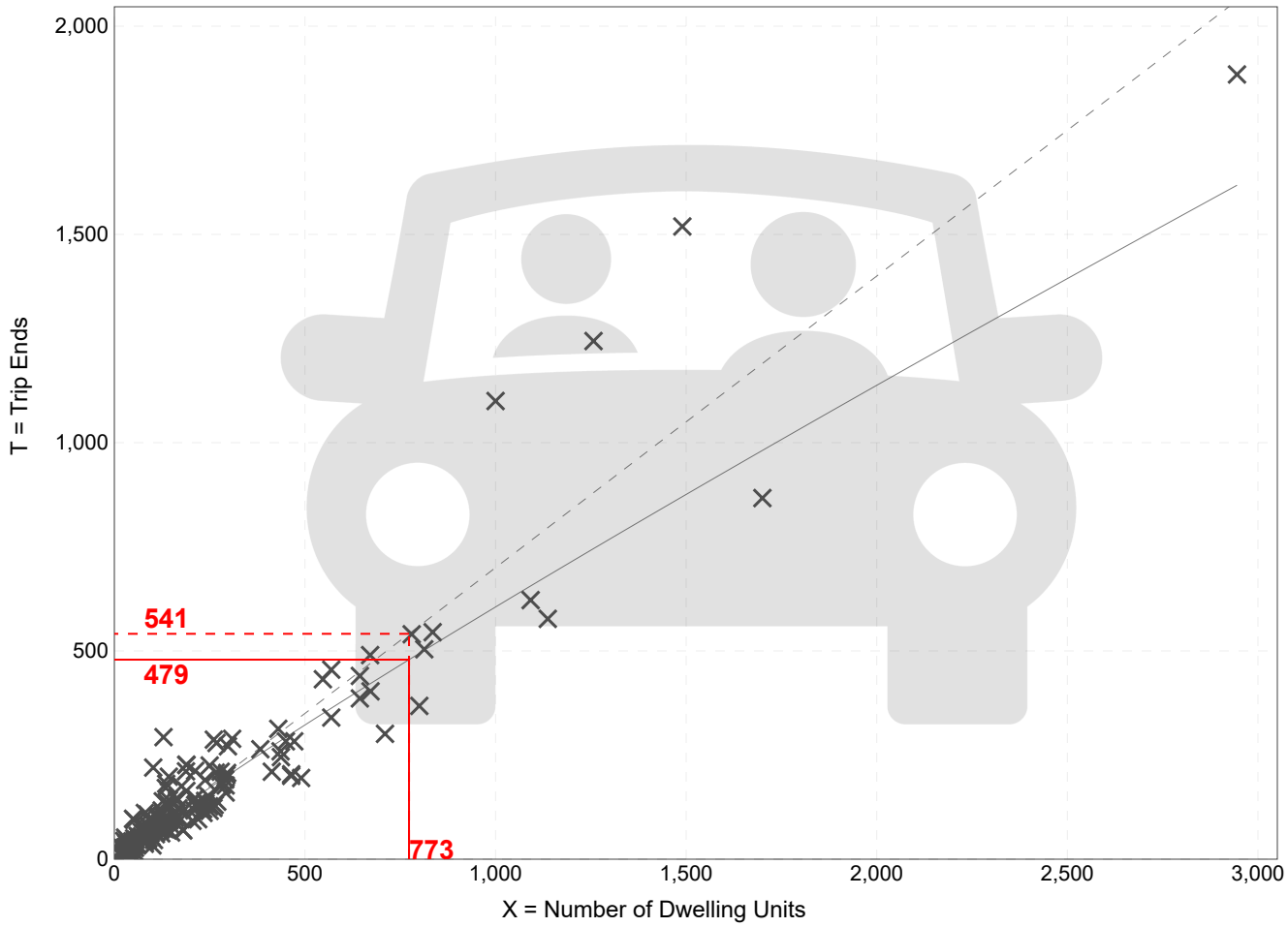
# Single-Family Detached Housing
(210)

| | |
|---|---|
| **Vehicle Trip Ends vs:** | **Dwelling Units** |
| **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: | 192 |
| Avg. Num. of Dwelling Units: | 226 |
| Directional Distribution: | 25% entering, 75% exiting |

## Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 0.70 | 0.27 - 2.27 | 0.24 |

## Data Plot and Equation




**Fitted Curve Equation: Ln(T) = 0.91 Ln(X) + 0.12**

**$R^2$= 0.90**

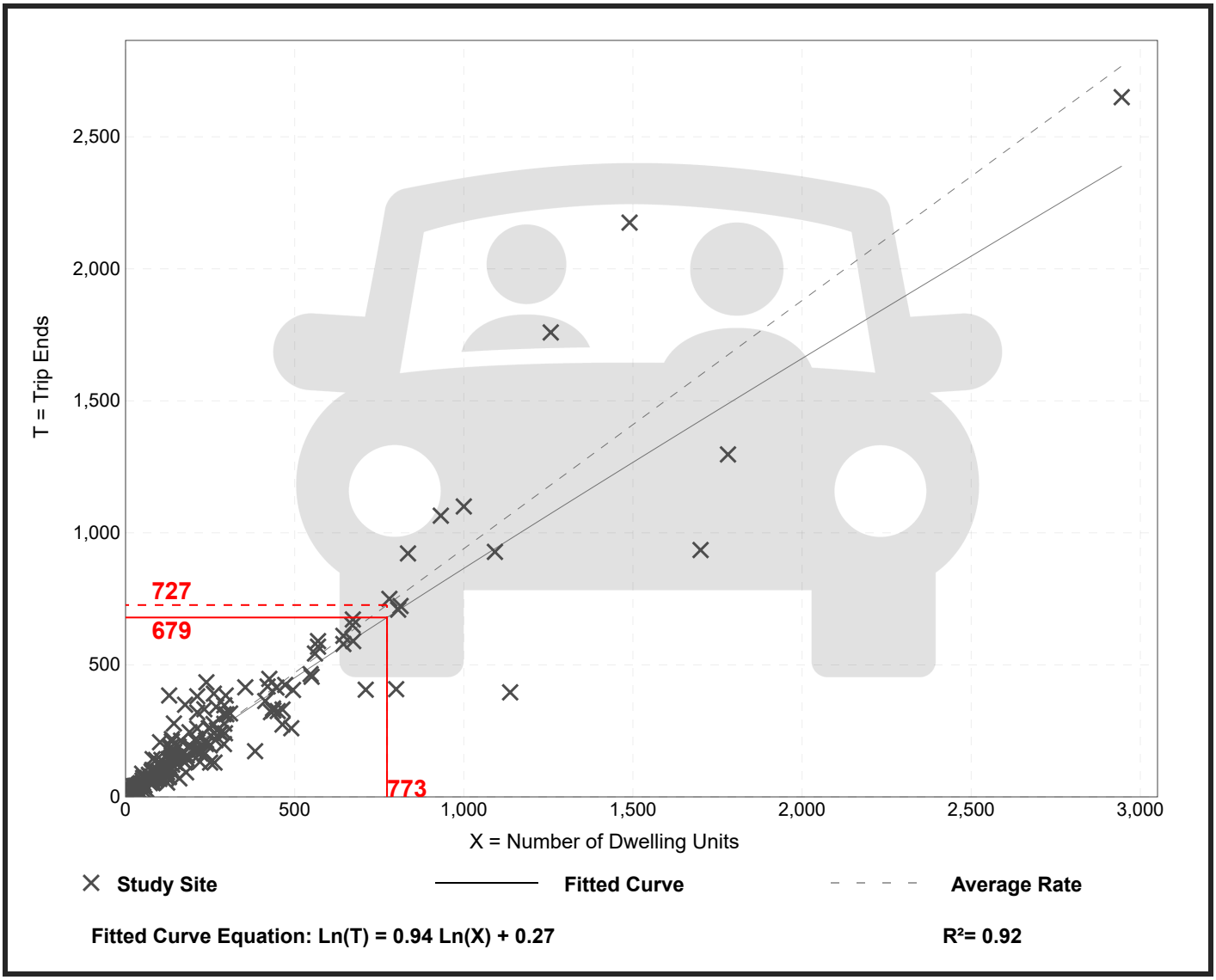
# Single-Family Detached Housing
(210)

| | |
|---|---|
| **Vehicle Trip Ends vs:** | **Dwelling Units** |
| **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: | 208 |
| Avg. Num. of Dwelling Units: | 248 |
| Directional Distribution: | 63% entering, 37% exiting |

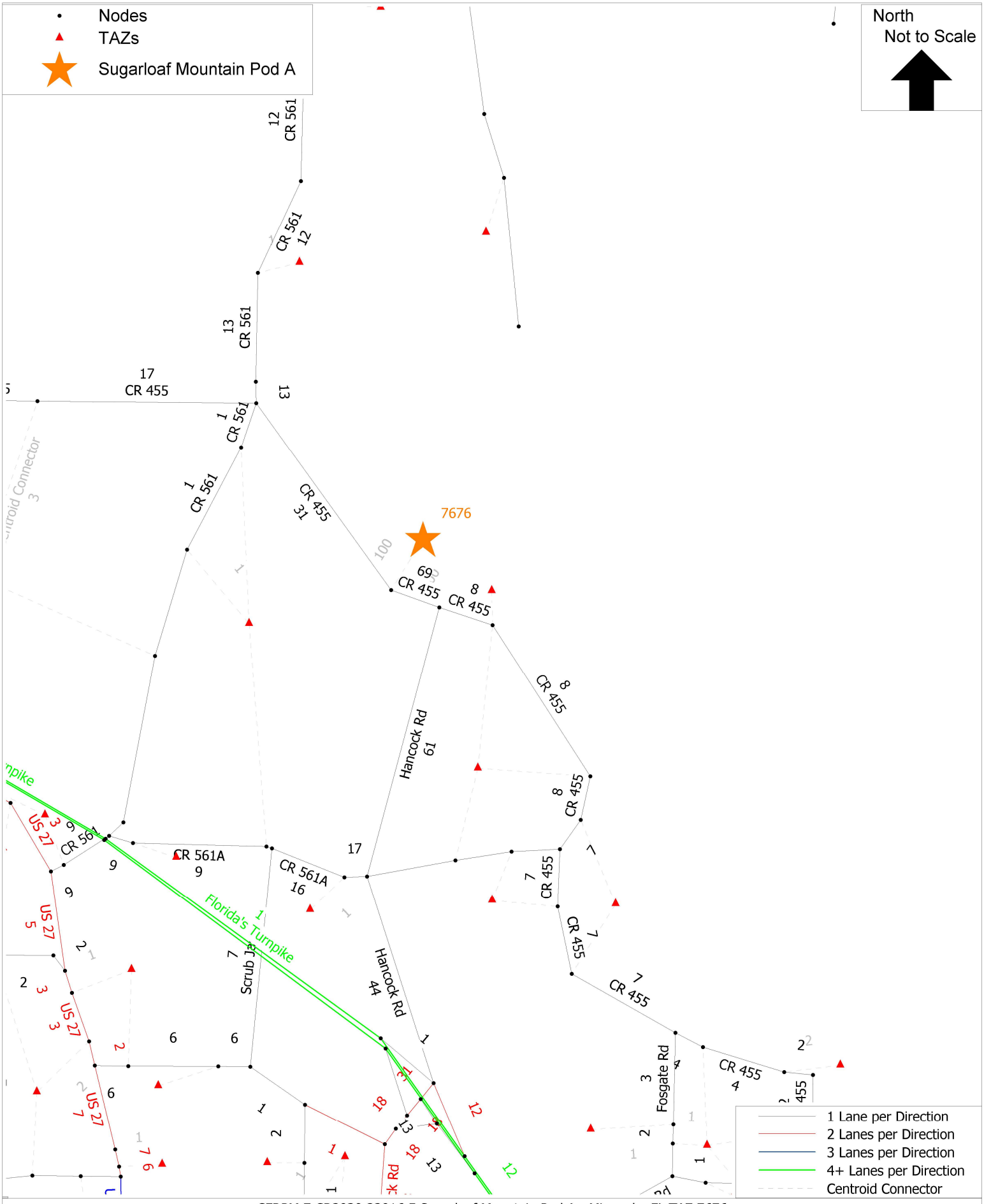
## Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 0.94 | 0.35 - 2.98 | 0.31 |

## Data Plot and Equation

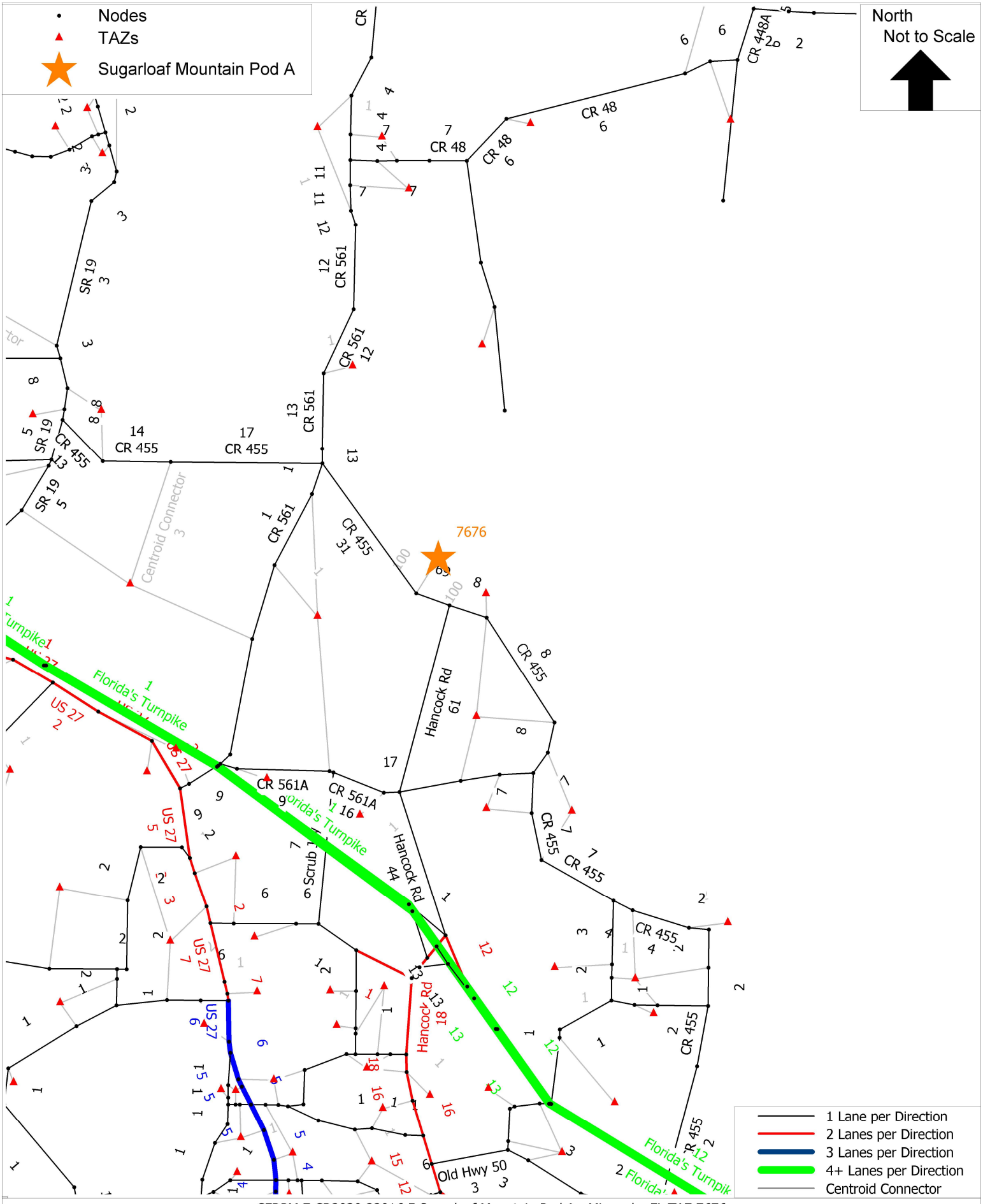


**Appendix G**
CFRPM Model Output




CFRPM 7 CR2030 22016.5 Sugarloaf Mountain Pod A - Minneola, FL TAZ 7676
Project Trip Distribution
T:\AProjectFiles\2022\22016 Sugarloaf MTN\22016.6 TIA POD A\Model\Model Files\HWYLOAD_SL_AllDay_A30.NET 5/19/2025

cube (Licensed to Traffic & Mobility Consultants, LLC)




CFRPM 7 CR2030 22016.5 Sugarloaf Mountain Pod A - Minneola, FL TAZ 7676
Project Trip Distribution
T:\AProjectFiles\2022\22016 Sugarloaf MTN\22016.6 TIA POD A\Model\Model Files\HWYLOAD_SL_AllDay_A30.NET 5/19/2025

cube (Licensed to Traffic & Mobility Consultants, LLC)

**Appendix H**
Planned & Programmed Improvement

LAKE COUNTY DEPARTMENT OF PUBLIC WORKS
5 - YEAR TRANSPORTATION IMPROVEMENT PLAN
FISCAL YEAR 2025 THRU 2029
FUNDING SOURCE: **ROAD IMPACT FEES SOUTH LAKE COUNTY**

* in thousands

| Project Name | Scope of Work | Cost Estimate | 2025* | 2026* | 2027* | 2028* | 2029* |
|---|---|---|---|---|---|---|---|
| **Hammock Ridge Road** at Lakeshore Drive Roundabout<br><br>*SPJ23005-CD2* | *FM#449454-1* | $ 2,325,000 | | **325 DSN**<br>contingency | **1,800 CST** | **200 CST** | |
| **Hancock Rd** C-1254 Intersection with Sunburst Ln<br><br>*INT16011-CD2* | Construct southbound left turn lane | $ 700,000 | | **700 ROW**<br>**CST** | | | |
| **Hancock Rd** North Just N of Turnpike to CR 561A | Widen Existing Road from 2 to 4 lanes | $ 3,000,000 | **3,000 CST** | | | | |
| **Hancock Rd** North Just N of Turnpike to CR 561A | Tunnel | $ - | **0 CST**<br><br>4,500 needed | | | | |
| **Hancock Rd** North Hartwood Marsh Road to SR 50 | Widen Existing Road to 3 or 4 lanes | $ 250,000 | | | | | **250 PE**<br><br>additional funding needed |

**Appendix I**
Vested Trips

# Vested Trip Summary

| Roadway Segment | Sugarloaf Pod 6 | Sugarloaf PODs 7&8 | Sugarloaf Ph 2 | Hills of Minneola | | Del Webb Hills | Total |
|---|---|---|---|---|---|---|---|
| | | | | Ori Vol | Adjust Vol | | |
| **CR 455** | | | | | | | |
| SR 19 to CR 561 | 16 | 22 | 32 | | | | 70 |
| | 9 | 13 | 19 | | | | 41 |
| CR 561 to Hancock Rd Extension | 20 | 38 | 75 | 83 | 80 | | 213 |
| | 33 | 65 | 128 | 86 | 83 | | 309 |
| Hancock Rd Extension to CR 561A | 7 | 22 | 13 | 83 | 80 | | 122 |
| | 11 | 13 | 21 | 86 | 83 | | 128 |
| CR 561A to Ridgewood Ave | 22 | 43 | 13 | 85 | 82 | | 160 |
| | 13 | 25 | 21 | 82 | 79 | | 138 |
| **CR 561** | | | | | | | |
| CR 488 to CR 48 | 18 | | 32 | | | | 50 |
| | 10 | | 19 | | | | 29 |
| CR 48 to South Astatula City Limit | 18 | 13 | 32 | 49 | 47 | | |
| | 10 | 22 | 19 | 51 | 49 | | |
| South Astatula City Limit to CR 455 | 18 | 25 | 32 | 49 | 47 | | |
| | 10 | 43 | 19 | 51 | 49 | | |
| **CR 561/CR 561A** | | | | | | | |
| Turnpike Rd/CR 561A to US 27 | 40 | 86 | 21 | 68 | 66 | | |
| | 23 | 51 | 13 | 66 | 64 | | |
| **CR 561A** | | | | | | | |
| Turnpike Rd/CR 561 to Scrub Jay Ln | 44 | 86 | 21 | 119 | 115 | | |
| | 26 | 51 | 13 | 115 | 111 | | |
| Scrub Jay Ln to N Hancock Rd | 56 | 108 | 32 | 188 | 182 | | |
| | 33 | 64 | 19 | 180 | 174 | | |
| **Hancock Rd** | | | | | | | |
| CR 561A to SR 91/Florida's Turnpike | 111 | 215 | 96 | 895 | 865 | 78 | 1365 |
| | 65 | 125 | 56 | 927 | 896 | 50 | 1192 |
| **Hancock Rd Extension** | | | | | | | |
| CR 455 to Sugarloaf Mountain Rd | 178 | 55 | 128 | 83 | 80 | | 441 |
| | 104 | 87 | 75 | 86 | 83 | | 349 |
| Sugarloaf Mountain Rd to Del Webb Ent | 178 | 345 | 128 | 83 | 80 | | 731 |
| | 104 | 203 | 75 | 86 | 83 | | 465 |
| Del Webb Ent to CR 561A | 178 | 345 | 128 | 83 | 80 | 156 | 887 |
| | 104 | 203 | 75 | 86 | 83 | 100 | 565 |
| **SR 19*** | | | | | | | |
| Central Avenue to CR 455 | 8 | 13 | | | | | |
| | 13 | 22 | | | | | |

*Source 1: Sugarloaf Pod 6 Traffic Impact Analysis dated May, 2024*

*Source 2: Sugarloaf Mountain Phase 1 Traffic Operational Analysis dated October, 2022 (referenced for PODs 7 and 8)*

*Source 3: Hills of Minneola PD Traffic Impact Analysis dated 2017;*
*adjusted trips to 96.7% to exclude senior housing already in place; Hancock Rd Ext project trips assumed*

*Source 4: Del Webb Traffic Impact Study v1.2 dated December 2018;*
*Hancock Rd Extension project trips assumed*

**SUGARLOAF MOUNTAIN POD 6**
Project № 22016.3 v1.2
May 2024

# TRAFFIC IMPACT ANALYSIS
# CITY OF MINNEOLA
# FLORIDA

***Prepared by:***

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Orlando, Florida 32803
www.trafficmobility.com
(407) 531-5332

***Prepared for:***
Richland Communities
400 North Ashley Drive, Suite 1750
Tampa, Florida 33602

## 3.0 PROJECT TRAFFIC

### 3.1 Trip Generation

The traffic generation of the proposed development was calculated using the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition*. The trip generation for the project is summarized in **Table 3** and the ITE charts are provided in **Appendix F**.

**Table 3**
**Trip Generation Calculations**

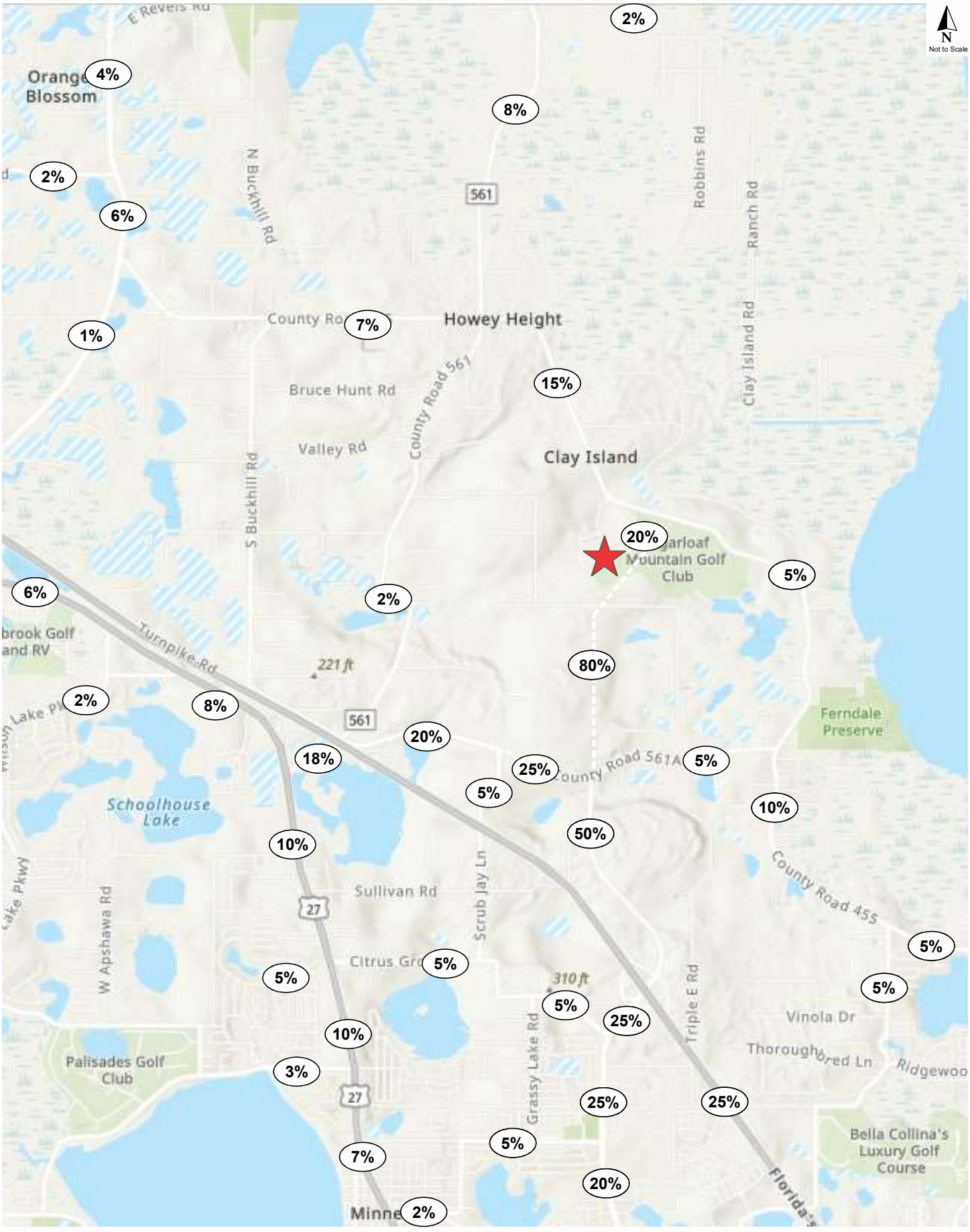
| ITE Code | Land Use | Size | Daily | | AM Peak Hour | | | | PM Peak Hour | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Rate | Trips | Rate | Total | Enter | Exit | Rate | Total | Enter | Exit |
| 210 | Single Family Detached | 384 DU | 9.06 | 3,479 | 0.66 | 253 | 63 | 190 | 0.92 | 352 | 222 | 130 |

*Trip generation analysis based on ITE Trip Generation Manual, 11th Edition*

The proposed development is projected to generate 3,479 new daily trips of which 253 trips occur during the AM peak hour, and 352 trips occur during the PM peak hour.

### 3.2 Trip Distribution/Assignment

The trip distribution pattern was developed using the new version of the *Central Florida Regional Planning Model (CFRPM v7)*. The model distribution was manually adjusted based on local knowledge, professional engineering judgement, and the location of the development with respect to the study area attractions and activity centers to better reflect prevailing travel and traffic flow patterns in the study area. The raw model plot is provided in **Appendix G**, and the adjusted project trip distribution is shown in **Figure 3.**




**Project Trip Distribution**
Sugarloaf Mountain POD 6
22016.3 v1.2

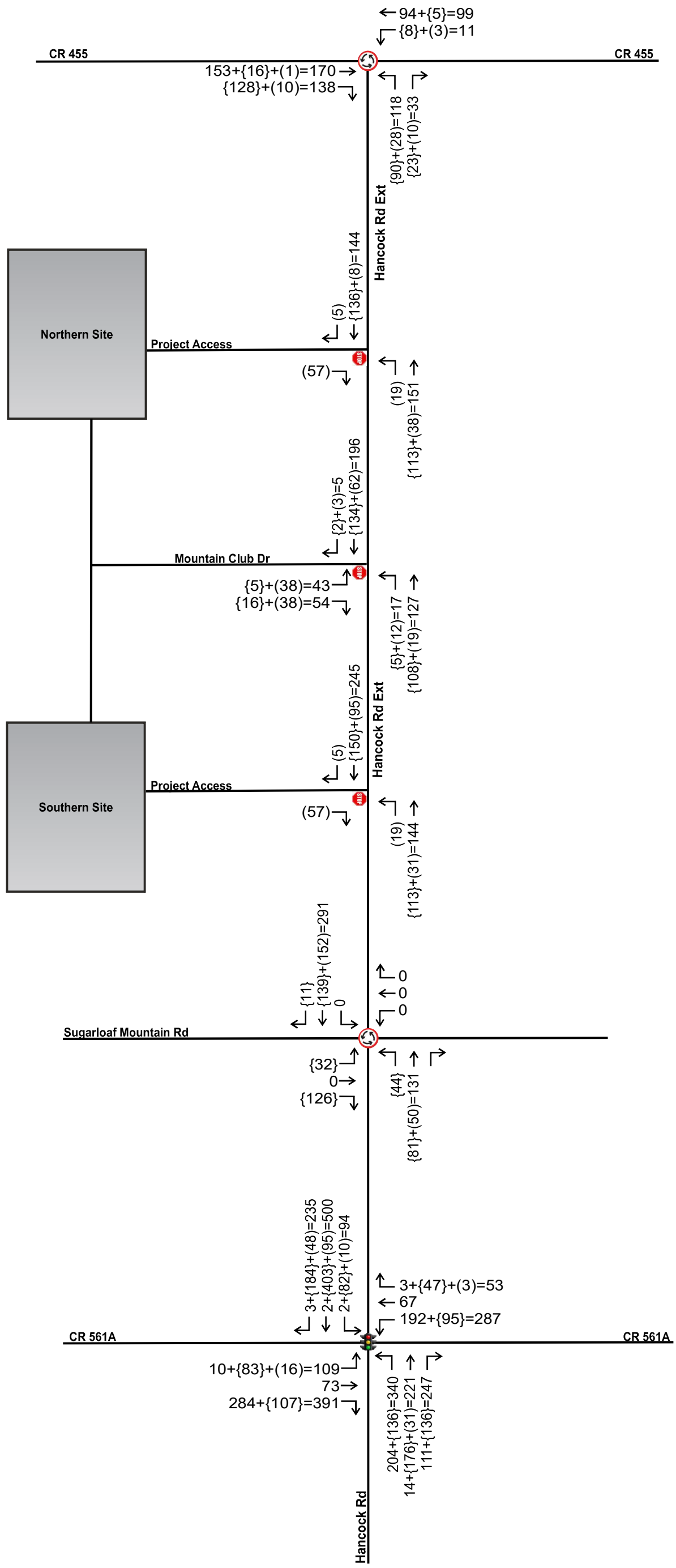
Figure 3

## Table 5
## Projected Roadway Segment Capacity Analysis

| Roadway Segment | Seg ID | LOS Std | PH Dir Cap | Dir | Existing Conditions Vol | LOS | V/C | Background 2029 AGR | Growth | Vested | Max | Total | LOS | V/C | Buildout 2029 Dist | Trips | Total | LOS | V/C |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **CR 455** | | | | | | | | | | | | | | | | | | | |
| SR 19 to CR 561 | 950 | C | 430 | NB/EB<br>SB/WB | 177<br>140 | B<br>B | 0.41 | 4% | 42<br>34 | 36<br>21 | 42<br>34 | 219<br>174 | B<br>B | 0.51 | 7% | 16<br>9 | 235<br>183 | C<br>B | 0.55 |
| CR 561 to Hancock Rd Extension | 960 | C | 430 | NB/EB<br>SB/WB | 99<br>105 | B<br>B | 0.24 | 2% | 12<br>13 | 217<br>318 | 217<br>318 | 316<br>423 | C<br>C | 0.98 | 15% | 20<br>33 | 336<br>456 | C<br>D | 1.06 |
| Hancock Rd Extension to CR 561A | 960 | C | 430 | NB/EB<br>SB/WB | 99<br>105 | B<br>B | 0.24 | 2% | 12<br>13 | 116<br>120 | 116<br>120 | 215<br>225 | B<br>C | 0.52 | 5% | 7<br>11 | 222<br>236 | C<br>C | 0.55 |
| **CR 561** | | | | | | | | | | | | | | | | | | | |
| CR 48 to South Astatula City Limit | 1420 | D | 677 | NB/EB<br>SB/WB | 519<br>508 | D<br>D | 0.77 | 2.25% | 70<br>69 | 36<br>21 | 70<br>69 | 589<br>577 | D<br>D | 0.87 | 8% | 18<br>10 | 607<br>587 | D<br>D | 0.90 |
| **CR 561/CR 561A** | | | | | | | | | | | | | | | | | | | |
| CR 561/CR 561A to US 27 | 1460 | D | 730 | NB/EB<br>SB/WB | 242<br>361 | C<br>C | 0.49 | 1.00% | 15<br>22 | 169<br>163 | 169<br>163 | 411<br>524 | C<br>D | 0.72 | 18% | 40<br>23 | 451<br>547 | D<br>D | 0.75 |
| **CR 561A** | | | | | | | | | | | | | | | | | | | |
| Turnpike Rd/CR 561 to Scrub Jay Ln | 1540 | D | 730 | NB/EB<br>SB/WB | 362<br>275 | A<br>A | 0.50 | 2.00% | 43<br>33 | 185<br>166 | 185<br>166 | 547<br>441 | D<br>D | 0.75 | 20% | 44<br>26 | 591<br>467 | D<br>D | 0.81 |
| Scrub Jay Ln to N Hancock Rd | 1545 | D | 730 | NB/EB<br>SB/WB | 230<br>334 | C<br>C | 0.46 | 2.00% | 28<br>40 | 268<br>246 | 268<br>246 | 498<br>580 | D<br>D | 0.79 | 25% | 56<br>33 | 554<br>613 | D<br>D | 0.84 |
| N Hancock Rd to CR 455 | 1546 | D | 730 | NB/EB<br>SB/WB | 230<br>334 | C<br>C | 0.46 | 2.00% | 28<br>40 | 226<br>248 | 226<br>248 | 456<br>582 | D<br>D | 0.80 | 5% | 7<br>11 | 463<br>593 | D<br>D | 0.81 |
| **Hancock Rd** | | | | | | | | | | | | | | | | | | | |
| CR 561A to SR 91/Florida's Turnpike | 2054 | D | 999 | NB/EB<br>SB/WB | 251<br>306 | B<br>B | 0.31 | 2.25% | 34<br>41 | 1267<br>1135 | 1267<br>1135 | 1518<br>1441 | F<br>E | 1.52 | 50% | 111<br>65 | 1629<br>1506 | F<br>F | 1.63 |
| **Hancock Rd Extension** | | | | | | | | | | | | | | | | | | | |
| CR 455 to Sugarloaf Mountain Rd | | | 1,000 | NB/EB<br>SB/WB | | | | | | 281<br>255 | 281<br>255 | 281<br>255 | B<br>B | 0.28 | 80% | 178<br>104 | 459<br>359 | B<br>B | 0.46 |
| Sugarloaf Mountain Rd to CR 561A | | | 1,000 | NB/EB<br>SB/WB | | | | | | 727<br>471 | 727<br>471 | 727<br>471 | C<br>B | 0.73 | 80% | 178<br>104 | 905<br>575 | D<br>C | 0.91 |

*Source: 2023 Lake County CMP Database*
*Growth Rate not used*

N
Not to Scale

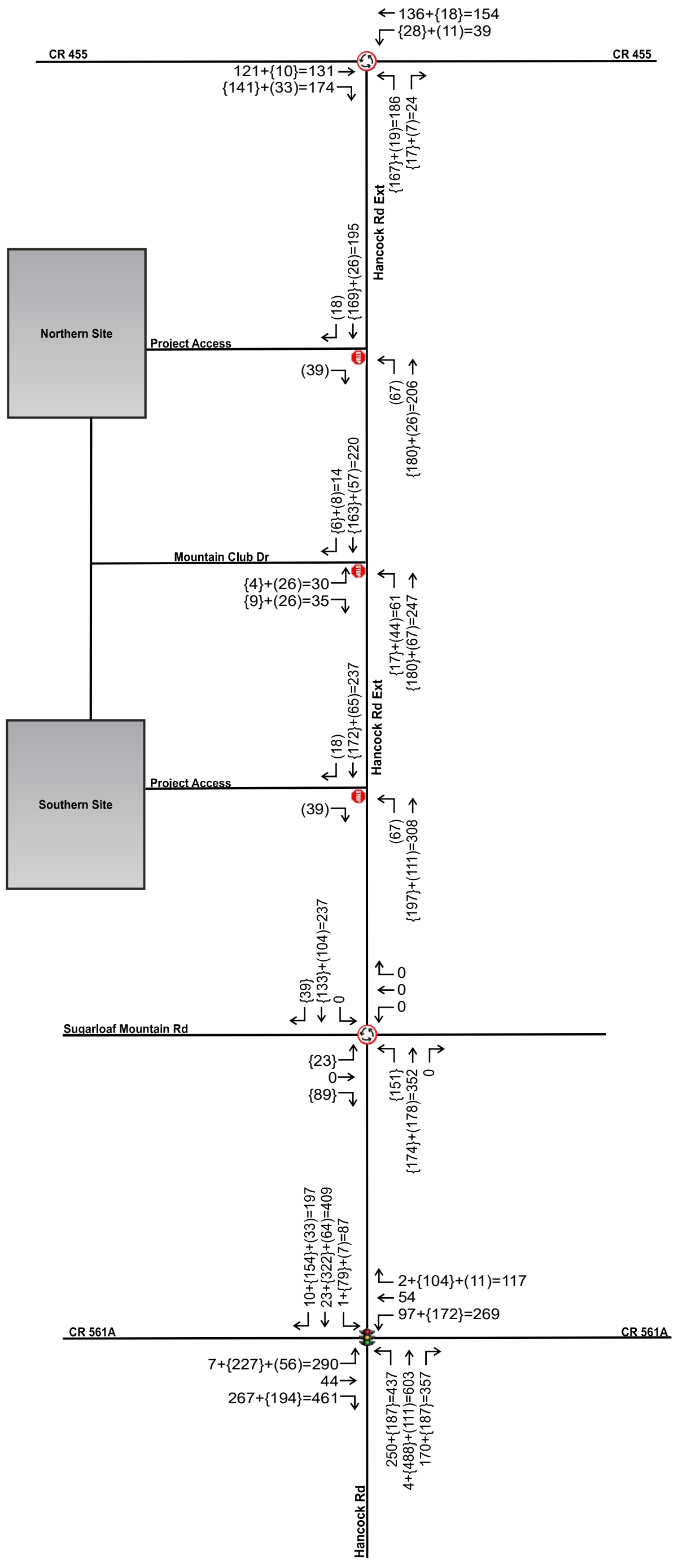



*Legend:*
*Background + {Vested} + (Project) = Total*

**Projected AM Peak Hour Intersection Volumes**
Sugarloaf Mountain POD 6
22016.3 v1.2

Figure 4

N
Not to Scale




*Legend:*
*Background + {Vested} + (Project) = Total*

**Projected PM Peak Hour Intersection Volumes**
Sugarloaf Mountain POD 6
22016.3 v1.2

Figure 5

**Project No.** 22016.3

**Intersection Volumes**

| Period | Tgen | Enter | Exit | SF | AGR | Years | Legend |
|---|---|---|---|---|---|---|---|
| AM Peak | | 63 | 190 | 1.00 | 2.00% | 7 | Backg'd + {Vested} + (Project) = Total |

**Intersection= CR 561A & Hancock Road** — 1

| Approach | Mvmt | Raw | SF | Adjusted | GR | Adj Bg'd | PH2 | Pods 7 & 8 | Hills of Minn | Del Webb | Vested | Backg'd | %Proj Ent | %Proj Ext | Project | Total | Formula |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | 9 | 1.00 | 9 | 1.14 | **10** | 10 | 32 | 24 | 17 | **83** | **93** | 25% | | **16** | **109** | 10 + {83} + (16) = 109 |
| EB | T | 64 | 1.00 | 64 | 1.14 | **73** | | | | | **0** | **73** | | | **0** | **73** | 73 |
| | R | 249 | 1.00 | 249 | 1.14 | **284** | | | 107 | | **107** | **391** | | | **0** | **391** | 284 + {107} = 391 |
| | L | 168 | 1.00 | 168 | 1.14 | **192** | | | 95 | | **95** | **287** | | | **0** | **287** | 192 + {95} = 287 |
| WB | T | 59 | 1.00 | 59 | 1.14 | **67** | | | | | **0** | **67** | | | **0** | **67** | 67 |
| | R | 3 | 1.00 | 3 | 1.14 | **3** | | 6 | 24 | 17 | **47** | **50** | 5% | | **3** | **53** | 3 + {47} + (3) = 53 |
| | L | 204 | 1.00 | 204 | 1.00 | **204** | | | 136 | | **136** | **340** | | | **0** | **340** | 204 + {136} = 340 |
| NB | T | 14 | 1.00 | 14 | 1.00 | **14** | 31 | 63 | 48 | 34 | **176** | **190** | 50% | | **31** | **221** | 14 + {176} + (31) = 221 |
| | R | 111 | 1.00 | 111 | 1.00 | **111** | | | 136 | | **136** | **247** | | | **0** | **247** | 111 + {136} = 247 |
| | L | 2 | 1.00 | 2 | 1.14 | **2** | | 18 | 30 | 34 | **82** | **84** | | 5% | **10** | **94** | 2 + {82} + (10) = 94 |
| SB | T | 2 | 1.00 | 2 | 1.14 | **2** | 94 | 179 | 61 | 69 | **403** | **405** | | 50% | **95** | **500** | 2 + {403} + (95) = 500 |
| | R | 3 | 1.00 | 3 | 1.14 | **3** | 31 | 89 | 30 | 34 | **184** | **187** | | 25% | **48** | **235** | 3 + {184} + (48) = 235 |

*Vested trips for Hills of Minneola (Minn) include reduction to 96.77% to account for traffic already in place*

**Intersection= Hancock Road Ext & CR 455** — 2

| Approach | Mvmt | Raw | SF | Adjusted | GR | Adj Bg'd | PH2 | Pods 7 & 8 | Hills of Minn | Del Webb | Vested | Backg'd | %Proj Ent | %Proj Ext | Project | Total | Formula |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | | | | | **0** | | | | | **0** | **0** | | | **0** | **0** | |
| EB | T | | | | | **153** | 16 | | | | **16** | **169** | | | **1** | **170** | 153 + {16} + (1) = 170 |
| | R | | | | | **0** | 109 | 19 | | | **128** | **128** | 15% | | **10** | **138** | {128} + (10) = 138 |
| | L | | | | | **0** | 2 | 6 | | | **8** | **8** | 5% | | **3** | **11** | {8} + (3) = 11 |
| WB | T | | | | | **94** | 5 | | | | **5** | **99** | | | **0** | **99** | 94 + {5} = 99 |
| | R | | | | | **0** | | | | | **0** | **0** | | | **0** | **0** | |
| | L | | | | | **0** | 36 | 54 | | | **90** | **90** | | 15% | **28** | **118** | {90} + (28) = 118 |
| NB | T | | | | | **0** | | | | | **0** | **0** | | | **0** | **0** | |
| | R | | | | | **0** | 5 | 18 | | | **23** | **23** | | 5% | **10** | **33** | {23} + (10) = 33 |
| | L | | | | | **0** | | | | | **0** | **0** | | | **0** | **0** | |
| SB | T | | | | | **0** | | | | | **0** | **0** | | | **0** | **0** | |
| | R | | | | | **0** | | | | | **0** | **0** | | | **0** | **0** | |

**Intersection= Hancock Road Ext & Mountain Club Dr** — 3

| Approach | Mvmt | Raw | SF | Adjusted | GR | Adj Bg'd | PH2 | Pods 7 & 8 | Hills of Minn | Del Webb | Vested | Backg'd | %Proj Ent | %Proj Ext | Project | Total | Formula |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | | | | | **0** | 5 | | | | **5** | **5** | | 20% | **38** | **43** | {5} + (38) = 43 |
| EB | T | | | | | **0** | | | | | **0** | **0** | | | **0** | **0** | |
| | R | | | | | **0** | 16 | | | | **16** | **16** | | 20% | **38** | **54** | {16} + (38) = 54 |
| | L | | | | | **0** | | | | | **0** | **0** | | | **0** | **0** | |
| WB | T | | | | | **0** | | | | | **0** | **0** | | | **0** | **0** | |
| | R | | | | | **0** | | | | | **0** | **0** | | | **0** | **0** | |
| | L | | | | | **0** | 5 | | | | **5** | **5** | 20% | | **12** | **17** | {5} + (12) = 17 |
| NB | T | | | | | **0** | 36 | 72 | | | **108** | **108** | 30% | | **19** | **127** | {108} + (19) = 127 |
| | R | | | | | **0** | | | | | **0** | **0** | | | **0** | **0** | |
| | L | | | | | **0** | | | | | **0** | **0** | | | **0** | **0** | |
| SB | T | | | | | **0** | 109 | 25 | | | **134** | **134** | 8% | 30% | **62** | **196** | {134} + (62) = 196 |
| | R | | | | | **0** | 2 | | | | **2** | **2** | 4% | | **3** | **5** | {2} + (3) = 5 |

**Intersection= Hancock Road Ext & Sugarloaf Mountain Rd** — 4

| Approach | Mvmt | Raw | SF | Adjusted | GR | Adj Bg'd | PH2 | Pods 7 & 8 | Hills of Minn | Del Webb | Vested | Backg'd | %Proj Ent | %Proj Ext | Project | Total | Formula |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | | | | | **0** | | 32 | | | **32** | **32** | | | **0** | **32** | {32} |
| EB | T | | | | | **0** | | | | | **0** | **0** | | | **0** | **0** | |
| | R | | | | | **0** | | 126 | | | **126** | **126** | | | **0** | **126** | {126} |
| | L | | | | | **0** | | | | | **0** | **0** | | | **0** | **0** | |
| WB | T | | | | | **0** | | | | | **0** | **0** | | | **0** | **0** | |
| | R | | | | | **0** | | | | | **0** | **0** | | | **0** | **0** | |
| | L | | | | | **0** | | 44 | | | **44** | **44** | | | **0** | **44** | {44} |
| NB | T | | | | | **0** | 41 | 40 | | | **81** | **81** | 80% | | **50** | **131** | {81} + (50) = 131 |
| | R | | | | | **0** | | | | | **0** | **0** | | | **0** | **0** | |
| | L | | | | | **0** | | | | | **0** | **0** | | | **0** | **0** | |
| SB | T | | | | | **0** | 125 | 14 | | | **139** | **139** | | 80% | **152** | **291** | {139} + (152) = 291 |
| | R | | | | | **0** | | 11 | | | **11** | **11** | | | **0** | **11** | {11} |

**Intersection= Hancock Rd & North Access Driveway** — 5

| Approach | Mvmt | Raw | SF | Adjusted | GR | Adj Bg'd | PH2 | Pods 7 & 8 | Hills of Minn | Del Webb | Vested | Backg'd | %Proj Ent | %Proj Ext | Project | Total | Formula |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | | | | | **0** | | | | | **0** | **0** | | | **0** | **0** | |
| EB | T | | | | | **0** | | | | | **0** | **0** | | | **0** | **0** | |
| | R | | | | | **0** | | | | | **0** | **0** | | 30% | **57** | **57** | (57) |
| | L | | | | | **0** | | | | | **0** | **0** | | | **0** | **0** | |
| WB | T | | | | | **0** | | | | | **0** | **0** | | | **0** | **0** | |
| | R | | | | | **0** | | | | | **0** | **0** | | | **0** | **0** | |
| | L | | | | | **0** | | | | | **0** | **0** | 30% | | **19** | **19** | (19) |
| NB | T | | | | | **0** | 41 | 72 | | | **113** | **113** | | 23% | **38** | **151** | {113} + (38) = 151 |
| | R | | | | | **0** | | | | | **0** | **0** | | | **0** | **0** | |
| | L | | | | | **0** | | | | | **0** | **0** | | | **0** | **0** | |
| SB | T | | | | | **0** | 111 | 25 | | | **136** | **136** | 12% | | **8** | **144** | {136} + (8) = 144 |
| | R | | | | | **0** | | | | | **0** | **0** | 8% | | **5** | **5** | (5) |

**Intersection= Hancock Rd & South Access Driveway** — 6

| Approach | Mvmt | Raw | SF | Adjusted | GR | Adj Bg'd | PH2 | Pods 7 & 8 | Hills of Minn | Del Webb | Vested | Backg'd | %Proj Ent | %Proj Ext | Project | Total | Formula |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | | | | | **0** | | | | | **0** | **0** | | | **0** | **0** | |
| EB | T | | | | | **0** | | | | | **0** | **0** | | | **0** | **0** | |
| | R | | | | | **0** | | | | | **0** | **0** | | 30% | **57** | **57** | (57) |
| | L | | | | | **0** | | | | | **0** | **0** | | | **0** | **0** | |
| WB | T | | | | | **0** | | | | | **0** | **0** | | | **0** | **0** | |
| | R | | | | | **0** | | | | | **0** | **0** | | | **0** | **0** | |
| | L | | | | | **0** | | | | | **0** | **0** | 30% | | **19** | **19** | (19) |
| NB | T | | | | | **0** | 41 | 72 | | | **113** | **113** | 50% | | **31** | **144** | {113} + (31) = 144 |
| | R | | | | | **0** | | | | | **0** | **0** | | | **0** | **0** | |
| | L | | | | | **0** | | | | | **0** | **0** | | | **0** | **0** | |
| SB | T | | | | | **0** | 125 | 25 | | | **150** | **150** | | 50% | **95** | **245** | {150} + (95) = 245 |
| | R | | | | | **0** | | | | | **0** | **0** | 8% | | **5** | **5** | (5) |

**Project No.** 22016.3

**Intersection Volumes**

| Period | Tgen | Enter | Exit | SF | AGR | Years | Legend |
|---|---|---|---|---|---|---|---|
| PM Peak | | 222 | 130 | 1.00 | 2.00% | 7 | Backg'd + {Vested} + (Project) = Total |

**Intersection= CR 561A & Hancock Road** — 1

| Approach | Mvmt | Raw | SF | Adjusted | GR | Adj Bg'd | PH2 | Pods 7 & 8 | Hills of Minn | Del Webb | Vested | Backg'd | %Proj Ent | %Proj Ext | Project | Total | Formula |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | 6 | 1.00 | 6 | 1.14 | 7 | 37 | 108 | 43 | 39 | 227 | 234 | 25% | | 56 | 290 | 7 + {227} + (56) = 290 |
| EB | T | 39 | 1.00 | 39 | 1.14 | 44 | | | | | 0 | 44 | | | 0 | 44 | 44 |
| | R | 234 | 1.00 | 234 | 1.14 | 267 | | | 194 | | 194 | 461 | | | 0 | 461 | 267 + {194} = 461 |
| | L | 85 | 1.00 | 85 | 1.14 | 97 | | | 172 | | 172 | 269 | | | 0 | 269 | 97 + {172} = 269 |
| WB | T | 47 | 1.00 | 47 | 1.14 | 54 | | | | | 0 | 54 | | | 0 | 54 | 54 |
| | R | 2 | 1.00 | 2 | 1.14 | 2 | | 22 | 43 | 39 | 104 | 106 | 5% | | 11 | 117 | 2 + {104} + (11) = 117 |
| | L | 250 | 1.00 | 250 | 1.00 | 250 | | | 187 | | 187 | 437 | | | 0 | 437 | 250 + {187} = 437 |
| NB | T | 4 | 1.00 | 4 | 1.00 | 4 | 109 | 215 | 86 | 78 | 488 | 492 | 50% | | 111 | 603 | 4 + {488} + (111) = 603 |
| | R | 170 | 1.00 | 170 | 1.00 | 170 | | | 187 | | 187 | 357 | | | 0 | 357 | 170 + {187} = 357 |
| | L | 1 | 1.00 | 1 | 1.14 | 1 | | 12 | 42 | 25 | 79 | 80 | | 5% | 7 | 87 | 1 + {79} + (7) = 87 |
| SB | T | 20 | 1.00 | 20 | 1.14 | 23 | 64 | 125 | 83 | 50 | 322 | 345 | | 50% | 64 | 409 | 23 + {322} + (64) = 409 |
| | R | 9 | 1.00 | 9 | 1.14 | 10 | 21 | 66 | 42 | 25 | 154 | 164 | | 25% | 33 | 197 | 10 + {154} + (33) = 197 |

*Vested trips for Hills of Minneola (Minn) include reduction to 96.77% to account for traffic already in place*

**Intersection= Hancock Road Ext & CR 455** — 2

| Approach | Mvmt | Raw | SF | Adjusted | GR | Adj Bg'd | PH2 | Pods 7 & 8 | Hills of Minn | Del Webb | Vested | Backg'd | %Proj Ent | %Proj Ext | Project | Total | Formula |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | | | | | 0 | | | | | 0 | 0 | | | 0 | 0 | |
| EB | T | | | | | 121 | 10 | | | | 10 | 131 | | | 0 | 131 | 121 + {10} = 131 |
| | R | | | | | 0 | 76 | 65 | | | 141 | 141 | 15% | | 33 | 174 | {141} + (33) = 174 |
| | L | | | | | 0 | 6 | 22 | | | 28 | 28 | 5% | | 11 | 39 | {28} + (11) = 39 |
| WB | T | | | | | 136 | 18 | | | | 18 | 154 | | | 0 | 154 | 136 + {18} = 154 |
| | R | | | | | 0 | | | | | 0 | 0 | | | 0 | 0 | |
| | L | | | | | 0 | 129 | 38 | | | 167 | 167 | | 15% | 19 | 186 | {167} + (19) = 186 |
| NB | T | | | | | 0 | | | | | 0 | 0 | | | 0 | 0 | |
| | R | | | | | 0 | 4 | 13 | | | 17 | 17 | | 5% | 7 | 24 | {17} + (7) = 24 |
| | L | | | | | 0 | | | | | 0 | 0 | | | 0 | 0 | |
| SB | T | | | | | 0 | | | | | 0 | 0 | | | 0 | 0 | |
| | R | | | | | 0 | | | | | 0 | 0 | | | 0 | 0 | |

**Intersection= Hancock Road Ext & Mountain Club Dr** — 3

| Approach | Mvmt | Raw | SF | Adjusted | GR | Adj Bg'd | PH2 | Pods 7 & 8 | Hills of Minn | Del Webb | Vested | Backg'd | %Proj Ent | %Proj Ext | Project | Total | Formula |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | | | | | 0 | 4 | | | | 4 | 4 | | 20% | 26 | 30 | {4} + (26) = 30 |
| EB | T | | | | | 0 | | | | | 0 | 0 | | | 0 | 0 | |
| | R | | | | | 0 | 9 | | | | 9 | 9 | | 20% | 26 | 35 | {9} + (26) = 35 |
| | L | | | | | 0 | | | | | 0 | 0 | | | 0 | 0 | |
| WB | T | | | | | 0 | | | | | 0 | 0 | | | 0 | 0 | |
| | R | | | | | 0 | | | | | 0 | 0 | | | 0 | 0 | |
| | L | | | | | 0 | 17 | | | | 17 | 17 | 20% | | 44 | 61 | {17} + (44) = 61 |
| NB | T | | | | | 0 | 129 | 51 | | | 180 | 180 | 30% | | 67 | 247 | {180} + (67) = 247 |
| | R | | | | | 0 | | | | | 0 | 0 | | | 0 | 0 | |
| | L | | | | | 0 | | | | | 0 | 0 | | | 0 | 0 | |
| SB | T | | | | | 0 | 76 | 87 | | | 163 | 163 | 8% | 30% | 57 | 220 | {163} + (57) = 220 |
| | R | | | | | 0 | 6 | | | | 6 | 6 | 4% | | 8 | 14 | {6} + {8} = 14 |

**Intersection= Hancock Road Ext & Sugarloaf Mountain Rd** — 4

| Approach | Mvmt | Raw | SF | Adjusted | GR | Adj Bg'd | PH2 | Pods 7 & 8 | Hills of Minn | Del Webb | Vested | Backg'd | %Proj Ent | %Proj Ext | Project | Total | Formula |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | | | | | 0 | | 23 | | | 23 | 23 | | | 0 | 23 | {23} |
| EB | T | | | | | 0 | | | | | 0 | 0 | | | 0 | 0 | |
| | R | | | | | 0 | | 89 | | | 89 | 89 | | | 0 | 89 | {89} |
| | L | | | | | 0 | | | | | 0 | 0 | | | 0 | 0 | |
| WB | T | | | | | 0 | | | | | 0 | 0 | | | 0 | 0 | |
| | R | | | | | 0 | | | | | 0 | 0 | | | 0 | 0 | |
| | L | | | | | 0 | | 151 | | | 151 | 151 | | | 0 | 151 | {151} |
| NB | T | | | | | 0 | 146 | 28 | | | 174 | 174 | 80% | | 178 | 352 | {174} + (178) = 352 |
| | R | | | | | 0 | | | | | 0 | 0 | | | 0 | 0 | |
| | L | | | | | 0 | | | | | 0 | 0 | | | 0 | 0 | |
| SB | T | | | | | 0 | 85 | 48 | | | 133 | 133 | | 80% | 104 | 237 | {133} + (104) = 237 |
| | R | | | | | 0 | | 39 | | | 39 | 39 | | | 0 | 39 | {39} |

**Intersection= CR 455 & North Access Driveway** — 5

| Approach | Mvmt | Raw | SF | Adjusted | GR | Adj Bg'd | PH2 | Pods 7 & 8 | Hills of Minn | Del Webb | Vested | Backg'd | %Proj Ent | %Proj Ext | Project | Total | Formula |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | | | | | 0 | | | | | 0 | 0 | | | 1 | 1 | (1) |
| EB | T | | | | | 0 | | | | | 0 | 0 | | | 0 | 0 | |
| | R | | | | | 0 | | | | | 0 | 0 | | 30% | 39 | 39 | (39) |
| | L | | | | | 0 | | | | | 0 | 0 | | | 0 | 0 | |
| WB | T | | | | | 0 | | | | | 0 | 0 | | | 0 | 0 | |
| | R | | | | | 0 | | | | | 0 | 0 | | | 0 | 0 | |
| | L | | | | | 0 | | | | | 0 | 0 | 30% | | 67 | 67 | (67) |
| NB | T | | | | | 0 | 133 | | | | 180 | 180 | | 20% | 26 | 206 | {180} + (26) = 206 |
| | R | | | | | 0 | | | | | 0 | 0 | | | 0 | 0 | |
| | L | | | | | 0 | | | | | 0 | 0 | | | 0 | 0 | |
| SB | T | | | | | 0 | 82 | | | | 169 | 169 | 12% | | 26 | 195 | {169} + (26) = 195 |
| | R | | | | | 0 | | | | | 0 | 0 | 8% | | 18 | 18 | (18) |

**Intersection= CR 455 & South Access Driveway** — 6

| Approach | Mvmt | Raw | SF | Adjusted | GR | Adj Bg'd | PH2 | Pods 7 & 8 | Hills of Minn | Del Webb | Vested | Backg'd | %Proj Ent | %Proj Ext | Project | Total | Formula |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | | | | | 0 | | | | | 0 | 0 | | | 0 | 0 | |
| EB | T | | | | | 0 | | | | | 0 | 0 | | | 0 | 0 | |
| | R | | | | | 0 | | | | | 0 | 0 | | 30% | 39 | 39 | (39) |
| | L | | | | | 0 | | | | | 0 | 0 | | | 0 | 0 | |
| WB | T | | | | | 0 | | | | | 0 | 0 | | | 0 | 0 | |
| | R | | | | | 0 | | | | | 0 | 0 | | | 0 | 0 | |
| | L | | | | | 0 | | | | | 0 | 0 | 30% | | 67 | 67 | (67) |
| NB | T | | | | | 0 | 146 | | | | 197 | 197 | 50% | | 111 | 308 | {197} + (111) = 308 |
| | R | | | | | 0 | | | | | 0 | 0 | | | 0 | 0 | |
| | L | | | | | 0 | | | | | 0 | 0 | | | 0 | 0 | |
| SB | T | | | | | 0 | 76 | | | | 172 | 172 | | 50% | 65 | 237 | {172} + (65) = 237 |
| | R | | | | | 0 | | | | | 0 | 0 | 8% | | 18 | 18 | (18) |

**SUGARLOAF MOUNTAIN PHASE 1**
Project № 22016.1
October 2022

# TRAFFIC OPERATIONS ANALYSIS
# CITY OF MINNEOLA
# FLORIDA

***Prepared by:***

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## 3.0 PROJECT TRAFFIC

### 3.1 Trip Generation

The trip generation analysis was conducted using the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition.* The ITE information sheets are included in **Appendix E**. **Table 2** summarizes the resulting trip generation analysis.

**Table 2**
**Trip Generation Analysis**

| ITE Code | Land Use | Size | Daily | | AM Peak Hour | | | | PM Peak Hour | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Rate | Trips | Rate | Total | Enter | Exit | Rate | Total | Enter | Exit |
| 210 | Single Family Residential | 781 DU | 8.56 | 6,686 | 0.62 | 484 | 126 | 358 | 0.88 | 686 | 432 | 254 |

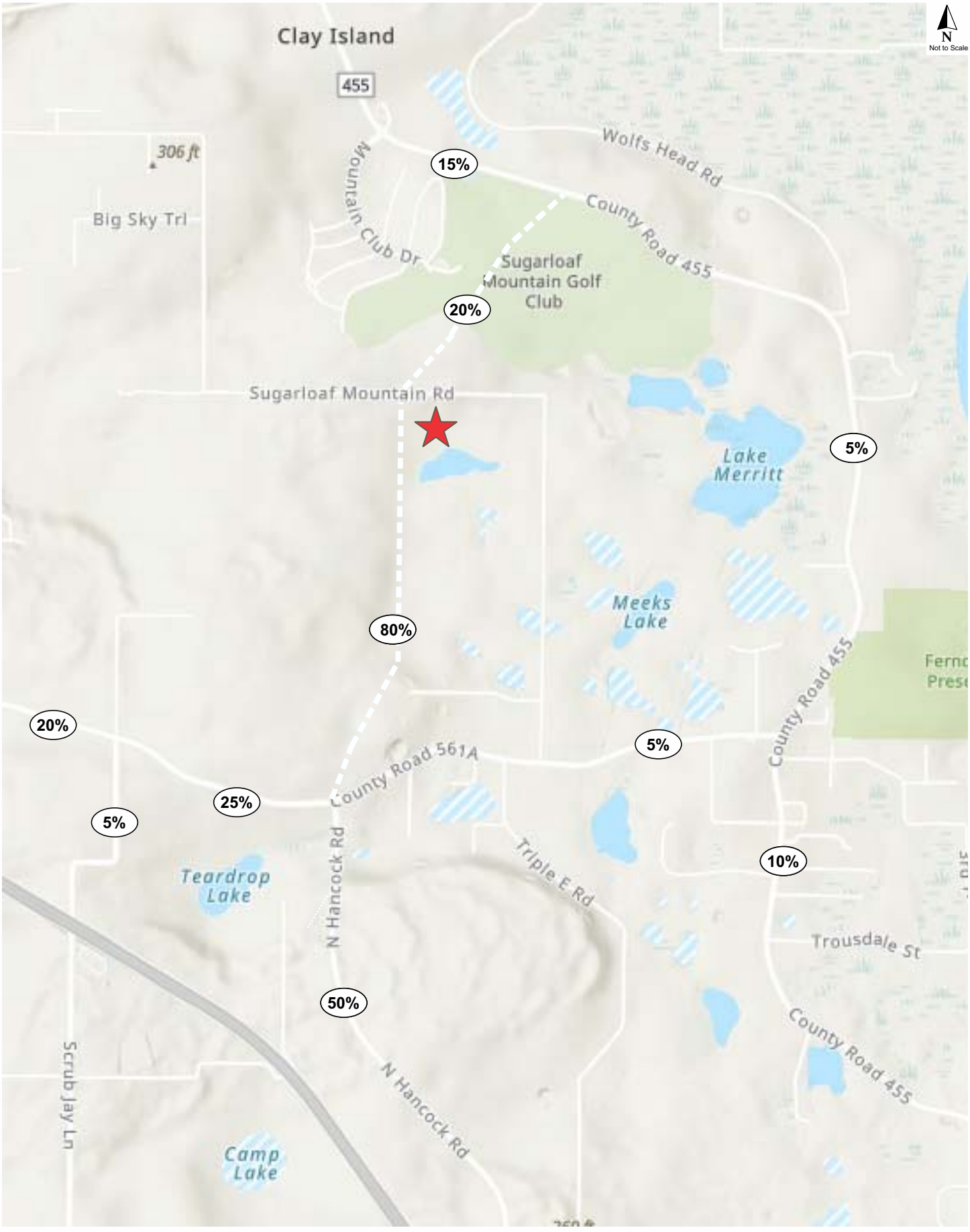
*Trip generation analysis based on ITE Trip Generation Manual, 11th Edition*

The proposed development is projected to generate 6,686 new daily trips, of which 484 trips occur during the AM peak hour and 686 trips occur during the PM peak hour. Approximately 44 and 56 percent of the trips are associated with Parcel D (344 units) and Parcel C-a (437 units), respectively. The 686 PM peak hour trips are within the threshold for Phase 1 of the PUD.

### 3.2 Trip Distribution

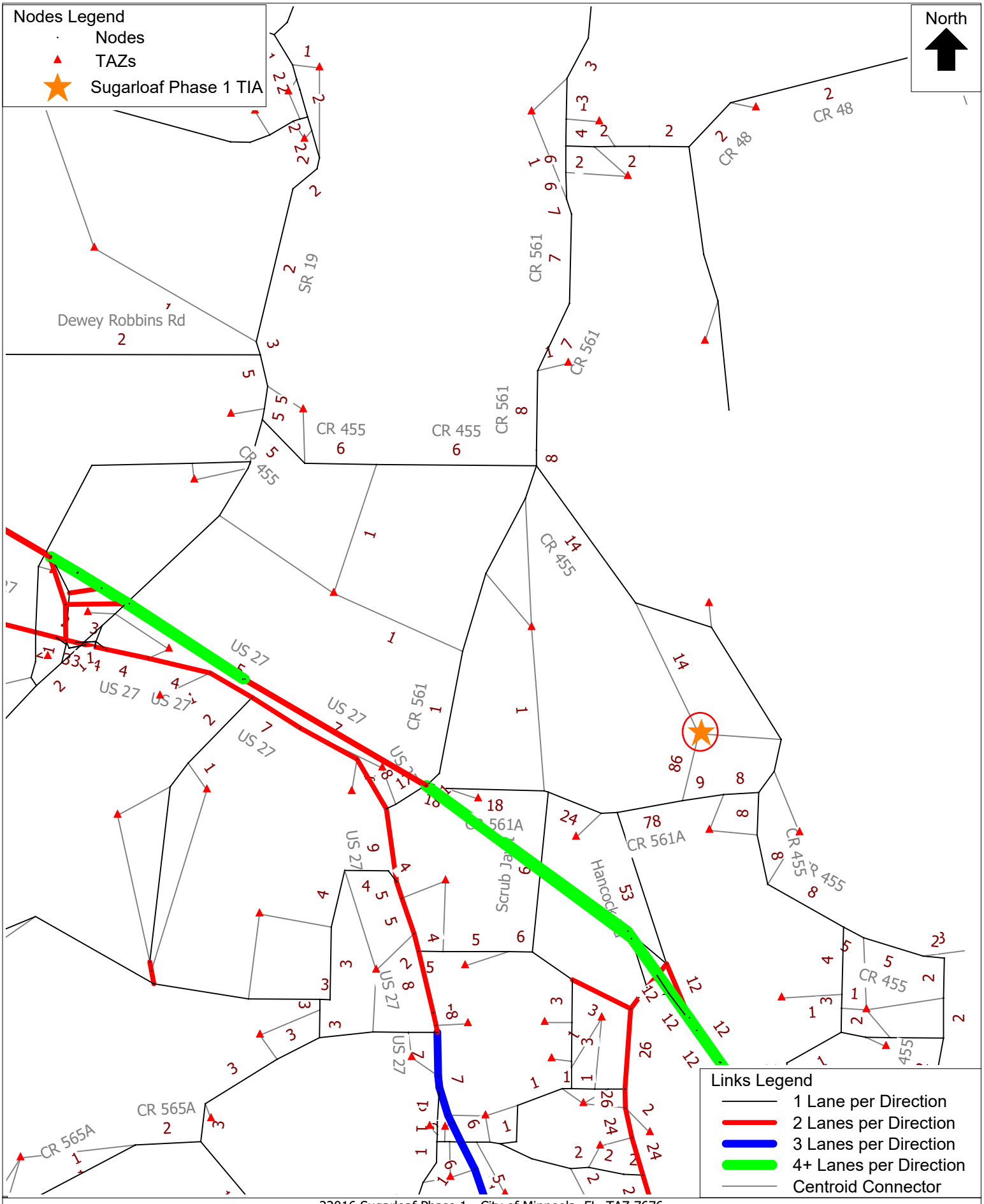
The travel demand model based on the *Florida Standard Urban Transportation Model Structure (FSUTMS) Central Florida Regional Planning Model (CFRPM) Version 7.0* travel demand forecasting model has been used to generate a general distribution pattern for the residential development. **Appendix F** provides the raw model trip distribution for the Sugarloaf Mountain Phase 1 development. The Phase 1 project trip distribution was adjusted based on knowledge of the area. The proposed trip distribution pattern is presented in **Figure 3**.

The trip distribution reflects the majority of project trips distributed to CR 561A. This is consistent with the location of area attractions such as commercial development and employment centers. It also correlates with there not being any current parcels planned with commercial development within the Sugarloaf Mountain site.



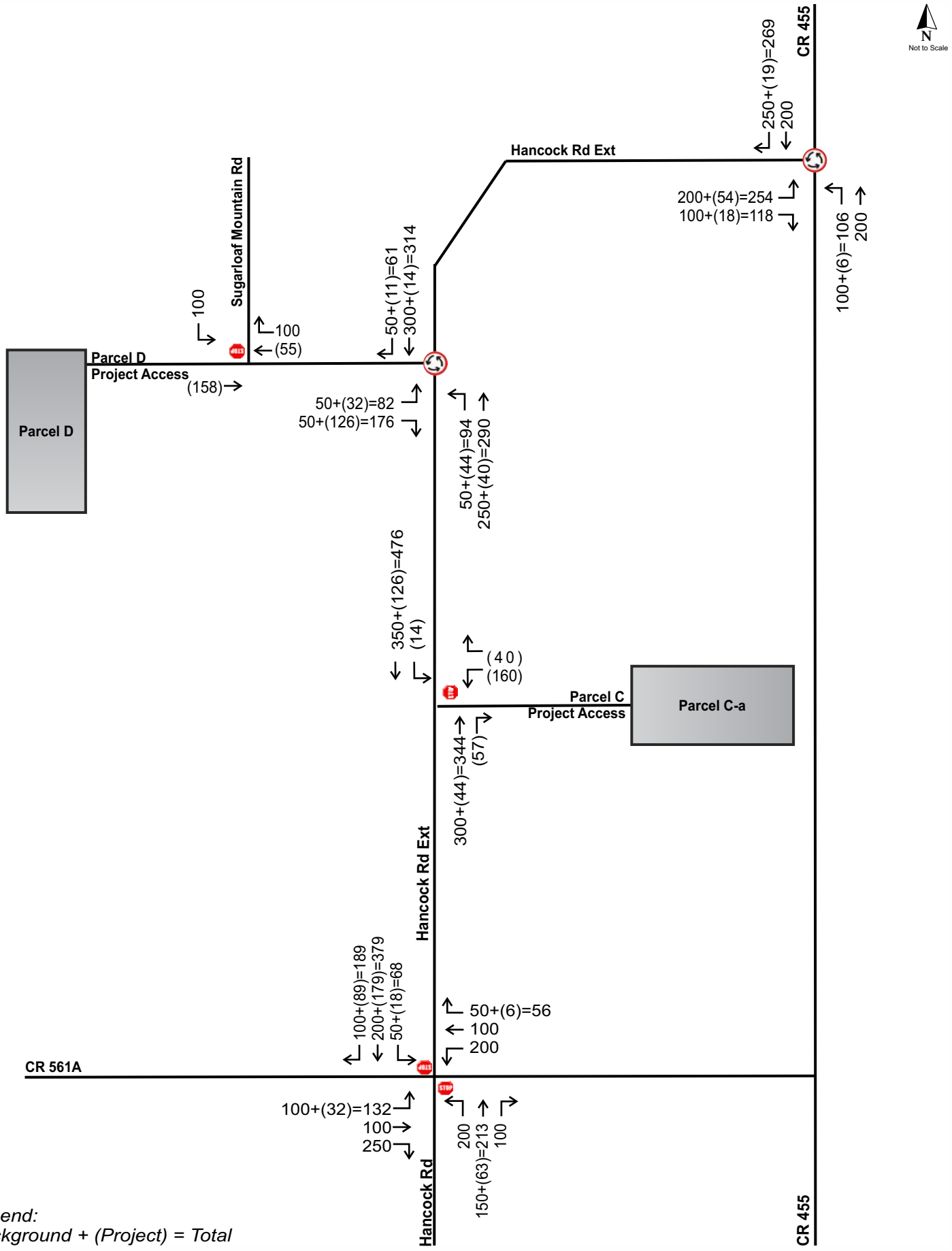

**Project Trip Distribution**
Sugarloaf Mountain Phase 1
22016.1

Figure 3




22016 Sugarloaf Phase 1 - City of Minneola, FL. TAZ 7676
Project Distribution
C:\FSUTMS\D5\CFRPM7\Base\CF_2025\P22016 Pod7\OUTPUT\HWYLOAD_SL_AllDay_A25.NET Wed 30 Mar 2022

cube
(Licensed to )

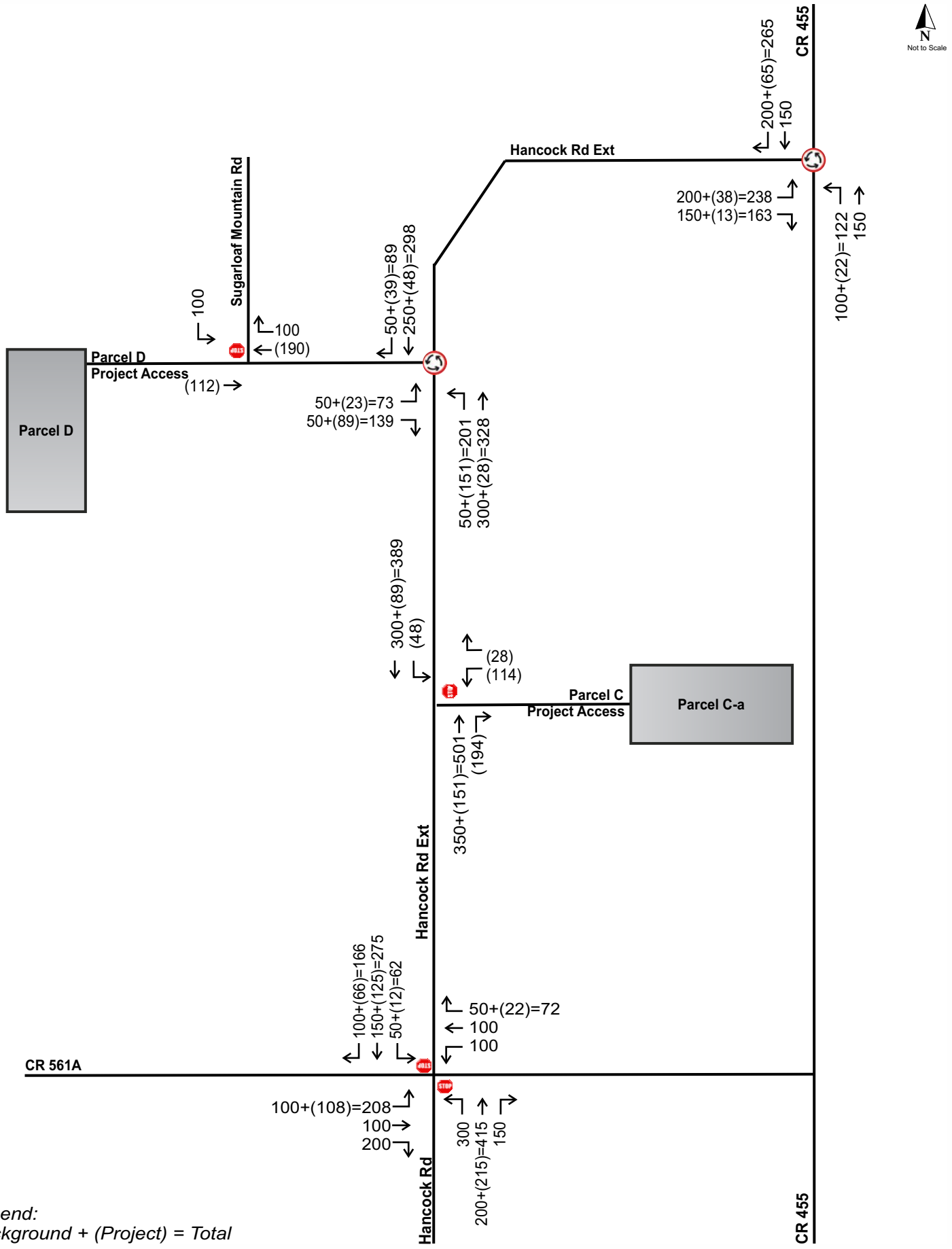



*Legend:*
*Background + (Project) = Total*

# Projected AM Peak Hour Intersection Volumes

Sugarloaf Mountain Phase 1
22016.1

Figure 4




*Legend:*
*Background + (Project) = Total*

# Projected PM Peak Hour Intersection Volumes

Sugarloaf Mountain Phase 1
22016.1

Figure 5

**22016 Sugarloaf Mountain Phase 1**

| Period | Tgen | Enter | Exit | | PassB | Enter | Exit |
|---|---|---|---|---|---|---|---|
| AM Peak | | 126 | 358 | | | 0 | 0 |

| | SF | Gwth/yr | Years | Increase |
|---|---|---|---|---|
| Sugarloaf Rd & CR 561A | 1.03 | 4.25% | 5 | 1.21 |
| Hancock Rd | 1.03 | 2.00% | 5 | 1.10 |

Legend

## Intersection= Hancock Rd & CR 561A — 1

| Approach | Mvmt | Raw | SF | Adjusted | GR | 2027Gwth | 2030Ext | 2027BG | Diverted | % PB Ent | % PB Ext | Passby | %Proj Ent | %Proj Ext | Project | Total | Background + {Diverted} + (Project) = Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | 0 | 1.03 | 0 | 1.21 | 0 | 27 | 100 | | | | 0 | 25% | | 32 | 132 | 100 + (32) = 132 |
| EB | T | 70 | 1.03 | 72 | 1.21 | 87 | 77 | 100 | | | | 0 | | | 0 | 100 | 100 |
| | R | 180 | 1.03 | 185 | 1.21 | 224 | 198 | 250 | | | | 0 | | | 0 | 250 | 250 |
| | L | 117 | 1.03 | 121 | 1.21 | 146 | 129 | 200 | | | | 0 | | | 0 | 200 | 200 |
| WB | T | 73 | 1.03 | 75 | 1.21 | 91 | 60 | 100 | | | | 0 | | | 0 | 100 | 100 |
| | R | 0 | 1.03 | 0 | 1.21 | 0 | 10 | 50 | | | | 0 | 5% | | 6 | 56 | 50 + (6) = 56 |
| | L | 157 | 1.03 | 162 | 1.10 | 178 | 173 | 200 | | | | 0 | | | 0 | 200 | 200 |
| NB | T | 0 | 1.03 | 0 | 1.10 | 0 | 100 | 150 | | | | 0 | 50% | | 63 | 213 | 150 + (63) = 213 |
| | R | 59 | 1.03 | 61 | 1.10 | 67 | 55 | 100 | | | | 0 | | | 0 | 100 | 100 |
| | L | 0 | 1.03 | 0 | 1.10 | 0 | 10 | 50 | | | | 0 | | 5% | 18 | 68 | 50 + (18) = 68 |
| SB | T | 0 | 1.03 | 0 | 1.10 | 0 | 122 | 200 | | | | 0 | | 50% | 179 | 379 | 200 + (179) = 379 |
| | R | 0 | 1.03 | 0 | 1.10 | 0 | 35 | 100 | | | | 0 | | 25% | 89 | 189 | 100 + (89) = 189 |

## Intersection= Hancock Rd Ext & CR 455 — 2

| Approach | Mvmt | Raw | SF | Adjusted | GR | 2027Gwth | 2030Ext | 2027BG | Diverted | % PB Ent | % PB Ext | Passby | %Proj Ent | %Proj Ext | Project | Total | Background + {Diverted} + (Project) = Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | | | 0 | 1.00 | | 90 | 200 | | | | 0 | | 15% | 54 | 254 | 200 + (54) = 254 |
| EB | T | | | 0 | 1.00 | | 0 | 0 | | | | 0 | | | 0 | 0 | |
| | R | | | 0 | 1.00 | | 40 | 100 | | | | 0 | | 5% | 18 | 118 | 100 + (18) = 118 |
| | L | | | 0 | 1.00 | | 0 | 0 | | | | 0 | | | 0 | 0 | |
| WB | T | | | 0 | 1.00 | | 0 | 0 | | | | 0 | | | 0 | 0 | |
| | R | | | 0 | 1.00 | | 0 | 0 | | | | 0 | | | 0 | 0 | |
| | L | | | 0 | 1.21 | | 61 | 100 | | | | 0 | 5% | | 6 | 106 | 100 + (6) = 106 |
| NB | T | | | 109 | 1.21 | 132 | 158 | 200 | | | | 0 | | | 0 | 200 | 200 |
| | R | | | 0 | 1.21 | | 0 | 0 | | | | 0 | | | 0 | 0 | |
| | L | | | 0 | 1.21 | | 0 | 0 | | | | 0 | | | 0 | 0 | |
| SB | T | | | 115 | 1.21 | 139 | 153 | 200 | | | | 0 | | | 0 | 200 | 200 |
| | R | | | 0 | 1.21 | | 90 | 250 | | | | 0 | 15% | | 19 | 269 | 250 + (19) = 269 |

*Source:* *2022 Lake County CMP Database, August 2, 2022*

## Intersection= Hancock Rd Ext & Sugarloaf Mountain Rd — 3

| Approach | Mvmt | Raw | SF | Adjusted | GR | 2027Gwth | 2030Ext | 2027BG | Diverted | % PB Ent | % PB Ext | Passby | %Proj Ent | %Proj Ext | Project | Total | Background + {Diverted} + (Project) = Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | | 1.03 | 0 | 1.21 | | 12 | 50 | | | | 0 | | 9% | 32 | 82 | 50 + (32) = 82 |
| EB | T | | 1.03 | 0 | 1.21 | | 0 | 0 | | | | 0 | | | 0 | 0 | |
| | R | 22 | 1.03 | 23 | 1.21 | 28 | 26 | 50 | | | | 0 | | 35% | 126 | 176 | 50 + (126) = 176 |
| | L | | 1.03 | 0 | 1.21 | | 0 | 0 | | | | 0 | | | 0 | 0 | |
| WB | T | | 1.03 | 0 | 1.21 | | 0 | 0 | | | | 0 | | | 0 | 0 | |
| | R | | 1.03 | 0 | 1.21 | | 0 | 0 | | | | 0 | | | 0 | 0 | |
| | L | 10 | 1.03 | 10 | 1.21 | 12 | 19 | 50 | | | | 0 | 35% | | 44 | 94 | 50 + (44) = 94 |
| NB | T | | 1.03 | 0 | 1.21 | | 118 | 250 | | | | 0 | | 11% | 40 | 290 | 250 + (40) = 290 |
| | R | | 1.03 | 0 | 1.21 | | 0 | 0 | | | | 0 | | | 0 | 0 | |
| | L | | 1.03 | 0 | 1.21 | | 0 | 0 | | | | 0 | | | 0 | 0 | |
| SB | T | | 1.03 | 0 | 1.21 | | 141 | 300 | | | | 0 | 11% | | 14 | 314 | 300 + (14) = 314 |
| | R | | 1.03 | 0 | 1.21 | | 10 | 50 | | | | 0 | 9% | | 11 | 61 | 50 + (11) = 61 |

*Source:* *Derived from January 20 turning movement count at CR 561A & Sugarloaf Mountain Rd; adjusted to reflect new traffic patterns with realigned Sugarloaf Mountain Rd*

## Intersection= Hancock Rd Ext & Parcel C-a Project Access — 4

| Approach | Mvmt | Raw | SF | Adjusted | GR | 2027Gwth | 2030Ext | 2027BG | Diverted | % PB Ent | % PB Ext | Passby | %Proj Ent | %Proj Ext | Project | Total | Background + {Diverted} + (Project) = Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | | | 0 | 1.00 | | 0 | 0 | | | | 0 | | | 0 | 0 | |
| EB | T | | | 0 | 1.00 | | 0 | 0 | | | | 0 | | | 0 | 0 | |
| | R | | | 0 | 1.00 | | 0 | 0 | | | | 0 | | | 0 | 0 | |
| | L | | | 0 | 1.00 | | 0 | 0 | | | | 0 | | 45% | 160 | 160 | (160) |
| WB | T | | | 0 | 1.00 | | 0 | 0 | | | | 0 | | | 0 | 0 | |
| | R | | | 0 | 1.00 | | 0 | 0 | | | | 0 | | 11% | 40 | 40 | (40) |
| | L | | | 0 | 1.00 | | 0 | 0 | | | | 0 | | | 0 | 0 | |
| NB | T | | | 0 | 1.00 | | 137 | 300 | | | | 0 | 35% | | 44 | 344 | 300 + (44) = 344 |
| | R | | | 0 | 1.00 | | 0 | 0 | | | | 0 | 45% | | 57 | 57 | (57) |
| | L | | | 0 | 1.00 | | 0 | 0 | | | | 0 | 11% | | 14 | 14 | (14) |
| SB | T | | | 0 | 1.00 | | 167 | 350 | | | | 0 | | 35% | 126 | 476 | 350 + (126) = 476 |
| | R | | | 0 | 1.00 | | 0 | 0 | | | | 0 | | | 0 | 0 | |

## Intersection= Sugarloaf Mountain Rd & Parcel D Project Access — 5

| Approach | Mvmt | Raw | SF | Adjusted | GR | 2027Gwth | 2030Ext | 2027BG | Diverted | % PB Ent | % PB Ext | Passby | %Proj Ent | %Proj Ext | Project | Total | Background + {Diverted} + (Project) = Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | | | 0 | 1.00 | | 0 | 0 | | | | 0 | | | 0 | 0 | |
| EB | T | | | 0 | 1.00 | | 0 | 0 | | | | 0 | | 44% | 158 | 158 | (158) |
| | R | | | 0 | 1.00 | | 0 | 0 | | | | 0 | | | 0 | 0 | |
| | L | | | 0 | 1.00 | | 0 | 0 | | | | 0 | | | 0 | 0 | |
| WB | T | | | 0 | 1.00 | | 0 | 0 | | | | 0 | 44% | | 55 | 55 | (55) |
| | R | 22 | 1.03 | 23 | 1.21 | 28 | 0 | 100 | | | | 0 | | | 0 | 100 | 100 |
| | L | | | 0 | 1.00 | | 0 | 0 | | | | 0 | | | 0 | 0 | |
| NB | T | | | 0 | 1.00 | | 0 | 0 | | | | 0 | | | 0 | 0 | |
| | R | | | 0 | 1.00 | | 0 | 0 | | | | 0 | | | 0 | 0 | |
| | L | 10 | 1.03 | 10 | 1.21 | 12 | 0 | 100 | | | | 0 | | | 0 | 100 | 100 |
| SB | T | | | 0 | 1.00 | | 0 | 0 | | | | 0 | | | 0 | 0 | |
| | R | | | 0 | 1.00 | | 0 | 0 | | | | 0 | | | 0 | 0 | |

*Source:* *Derived from January 20 turning movement count at CR 561A & Sugarloaf Mountain Rd; adjusted to reflect new traffic patterns with realigned Sugarloaf Mountain Rd*

**22016 Sugarloaf Mountain Phase 1**

| Period | Tgen | Enter | Exit | | PassB | Enter | Exit |
|---|---|---|---|---|---|---|---|
| PM Peak | | 432 | 254 | | | 0 | 0 |

| | SF | Gwth/yr | Years | Increase |
|---|---|---|---|---|
| Sugarloaf Rd & CR 561A | 1.03 | 4.25% | 5 | 1.21 |
| Hancock Rd | 1.03 | 2.00% | 5 | 1.10 |

Legend

## Intersection= Hancock Rd & CR 561A — 1

| Approach | Mvmt | Raw | SF | Adjusted | GR | 2027Gwth | 2030Ext | 2027BG | Diverted | % PB Ent | % PB Ext | Passby | %Proj Ent | %Proj Ext | Project | Total | Background + {Diverted} + (Project) = Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | 0 | 1.03 | 0 | 1.21 | 0 | 40 | 100 | | | | 0 | 25% | | 108 | 208 | 100 + (108) = 208 |
| EB | T | 59 | 1.03 | 61 | 1.21 | 74 | 25 | 100 | | | | 0 | | | 0 | 100 | 100 |
| | R | 153 | 1.03 | 158 | 1.21 | 191 | 168 | 200 | | | | 0 | | | 0 | 200 | 200 |
| | L | 60 | 1.03 | 62 | 1.21 | 75 | 66 | 100 | | | | 0 | | | 0 | 100 | 100 |
| WB | T | 55 | 1.03 | 57 | 1.21 | 69 | 61 | 100 | | | | 0 | | | 0 | 100 | 100 |
| | R | 0 | 1.03 | 0 | 1.21 | 0 | 14 | 50 | | | | 0 | 5% | | 22 | 72 | 50 + (22) = 72 |
| | L | 261 | 1.03 | 269 | 1.10 | 296 | 237 | 300 | | | | 0 | | | 0 | 300 | 300 |
| NB | T | 0 | 1.03 | 0 | 1.10 | 0 | 113 | 200 | | | | 0 | 50% | | 215 | 415 | 200 + (215) = 415 |
| | R | 109 | 1.03 | 112 | 1.10 | 123 | 20 | 150 | | | | 0 | | | 0 | 150 | 150 |
| | L | 0 | 1.03 | 0 | 1.10 | 0 | 19 | 50 | | | | 0 | | 5% | 12 | 62 | 50 + (12) = 62 |
| SB | T | 0 | 1.03 | 0 | 1.10 | 0 | 83 | 150 | | | | 0 | | 50% | 125 | 275 | 150 + (125) = 275 |
| | R | 0 | 1.03 | 0 | 1.10 | 0 | 35 | 100 | | | | 0 | | 25% | 66 | 166 | 100 + (66) = 166 |

## Intersection= Hancock Rd Ext & CR 455 — 2

| Approach | Mvmt | Raw | SF | Adjusted | GR | 2027Gwth | 2030Ext | 2027BG | Diverted | % PB Ent | % PB Ext | Passby | %Proj Ent | %Proj Ext | Project | Total | Background + {Diverted} + (Project) = Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | | | 0 | 1.00 | | 30 | 200 | | | | 0 | | 15% | 38 | 238 | 200 + (38) = 238 |
| EB | T | | | 0 | 1.00 | | 0 | 0 | | | | 0 | | | 0 | 0 | |
| | R | | | 0 | 1.00 | | 112 | 150 | | | | 0 | | 5% | 13 | 163 | 150 + (13) = 163 |
| | L | | | 0 | 1.00 | | 0 | 0 | | | | 0 | | | 0 | 0 | |
| WB | T | | | 0 | 1.00 | | 0 | 0 | | | | 0 | | | 0 | 0 | |
| | R | | | 0 | 1.00 | | 0 | 0 | | | | 0 | | | 0 | 0 | |
| | L | | | 0 | 1.21 | | 100 | 100 | | | | 0 | 5% | | 22 | 122 | 100 + (22) = 122 |
| NB | T | | | 115 | 1.21 | 139 | 113 | 150 | | | | 0 | | | 0 | 150 | 150 |
| | R | | | 0 | 1.21 | | 0 | 0 | | | | 0 | | | 0 | 0 | |
| | L | | | 0 | 1.21 | | 0 | 0 | | | | 0 | | | 0 | 0 | |
| SB | T | | | 109 | 1.21 | 132 | 118 | 150 | | | | 0 | | | 0 | 150 | 150 |
| | R | | | 0 | 1.21 | | 30 | 200 | | | | 0 | 15% | | 65 | 265 | 200 + (65) = 265 |

*Source:* *2022 Lake County CMP Database, August 2, 2022; AM assumed as inverse of PM peak hour volumes*

## Intersection= Hancock Rd Ext & Sugarloaf Mountain Rd — 3

| Approach | Mvmt | Raw | SF | Adjusted | GR | 2027Gwth | 2030Ext | 2027BG | Diverted | % PB Ent | % PB Ext | Passby | %Proj Ent | %Proj Ext | Project | Total | Background + {Diverted} + (Project) = Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | | 1.03 | 0 | 1.21 | | 9 | 50 | | | | 0 | | 9% | 23 | 73 | 50 + (23) = 73 |
| EB | T | | 1.03 | 0 | 1.21 | | 0 | 0 | | | | 0 | | | 0 | 0 | |
| | R | 20 | 1.03 | 21 | 1.21 | 25 | 20 | 50 | | | | 0 | | 35% | 89 | 139 | 50 + (89) = 139 |
| | L | | 1.03 | 0 | 1.21 | | 0 | 0 | | | | 0 | | | 0 | 0 | |
| WB | T | | 1.03 | 0 | 1.21 | | 0 | 0 | | | | 0 | | | 0 | 0 | |
| | R | | 1.03 | 0 | 1.21 | | 0 | 0 | | | | 0 | | | 0 | 0 | |
| | L | 26 | 1.03 | 27 | 1.21 | 33 | 25 | 50 | | | | 0 | 35% | | 151 | 201 | 50 + (151) = 201 |
| NB | T | | 1.03 | 0 | 1.21 | | 142 | 300 | | | | 0 | | 11% | 28 | 328 | 300 + (28) = 328 |
| | R | | 1.03 | 0 | 1.21 | | 0 | 0 | | | | 0 | | | 0 | 0 | |
| | L | | 1.03 | 0 | 1.21 | | 0 | 0 | | | | 0 | | | 0 | 0 | |
| SB | T | | 1.03 | 0 | 1.21 | | 117 | 250 | | | | 0 | 11% | | 48 | 298 | 250 + (48) = 298 |
| | R | | 1.03 | 0 | 1.21 | | 13 | 50 | | | | 0 | 9% | | 39 | 89 | 50 + (39) = 89 |

*Source:* *Derived from January 20 turning movement count at CR 561A & Sugarloaf Mountain Rd; adjusted to reflect new traffic patterns with realigned Sugarloaf Mountain Rd*

## Intersection= Hancock Rd Ext & Parcel C Project Access — 4

| Approach | Mvmt | Raw | SF | Adjusted | GR | 2027Gwth | 2030Ext | 2027BG | Diverted | % PB Ent | % PB Ext | Passby | %Proj Ent | %Proj Ext | Project | Total | Background + {Diverted} + (Project) = Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | | | 0 | 1.00 | | 0 | 0 | | | | 0 | | | 0 | 0 | |
| EB | T | | | 0 | 1.00 | | 0 | 0 | | | | 0 | | | 0 | 0 | |
| | R | | | 0 | 1.00 | | 0 | 0 | | | | 0 | | | 0 | 0 | |
| | L | | | 0 | 1.00 | | 0 | 0 | | | | 0 | | 45% | 114 | 114 | (114) |
| WB | T | | | 0 | 1.00 | | 0 | 0 | | | | 0 | | | 0 | 0 | |
| | R | | | 0 | 1.00 | | 0 | 0 | | | | 0 | | 11% | 28 | 28 | (28) |
| | L | | | 0 | 1.00 | | 0 | 0 | | | | 0 | | | 0 | 0 | |
| NB | T | | | 0 | 1.00 | | 167 | 350 | | | | 0 | 35% | | 151 | 501 | 350 + (151) = 501 |
| | R | | | 0 | 1.00 | | 0 | 0 | | | | 0 | 45% | | 194 | 194 | (194) |
| | L | | | 0 | 1.00 | | 0 | 0 | | | | 0 | 11% | | 48 | 48 | (48) |
| SB | T | | | 0 | 1.00 | | 137 | 300 | | | | 0 | | 35% | 89 | 389 | 300 + (89) = 389 |
| | R | | | 0 | 1.00 | | 0 | 0 | | | | 0 | | | 0 | 0 | |

## Intersection= Sugarloaf Mountain Rd & Parcel D Project Access — 5

| Approach | Mvmt | Raw | SF | Adjusted | GR | 2027Gwth | 2030Ext | 2027BG | Diverted | % PB Ent | % PB Ext | Passby | %Proj Ent | %Proj Ext | Project | Total | Background + {Diverted} + (Project) = Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | | | 0 | 1.00 | | 0 | 0 | | | | 0 | | | 0 | 0 | |
| EB | T | | | 0 | 1.00 | | 0 | 0 | | | | 0 | | 44% | 112 | 112 | (112) |
| | R | | | 0 | 1.00 | | 0 | 0 | | | | 0 | | | 0 | 0 | |
| | L | | | 0 | 1.00 | | 0 | 0 | | | | 0 | | | 0 | 0 | |
| WB | T | | | 0 | 1.00 | | 0 | 0 | | | | 0 | 44% | | 190 | 190 | (190) |
| | R | 20 | 1.03 | 21 | 1.21 | 25 | 0 | 100 | | | | 0 | | | 0 | 100 | 100 |
| | L | | | 0 | 1.00 | | 0 | 0 | | | | 0 | | | 0 | 0 | |
| NB | T | | | 0 | 1.00 | | 0 | 0 | | | | 0 | | | 0 | 0 | |
| | R | | | 0 | 1.00 | | 0 | 0 | | | | 0 | | | 0 | 0 | |
| | L | 26 | 1.03 | 27 | 1.21 | 33 | 0 | 100 | | | | 0 | | | 0 | 100 | 100 |
| SB | T | | | 0 | 1.00 | | 0 | 0 | | | | 0 | | | 0 | 0 | |
| | R | | | 0 | 1.00 | | 0 | 0 | | | | 0 | | | 0 | 0 | |

*Source:* *Derived from January 20 turning movement count at CR 561A & Sugarloaf Mountain Rd; adjusted to reflect new traffic patterns with realigned Sugarloaf Mountain Rd*

**SUGARLOAF MOUNTAIN PHASE 2**
Project № 22016.5, v2.0
June 2025

# TRAFFIC IMPACT ANALYSIS
# CITY OF MINNEOLA
# FLORIDA

***Prepared by:***

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## 3.0 PROJECT TRAFFIC

### 3.1 Trip Generation

The traffic generation of the proposed development was calculated using the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition*. The trip generation for the project is summarized in **Table 4** and the ITE charts are provided in **Appendix G**.

**Table 4**
**Trip Generation Calculations**

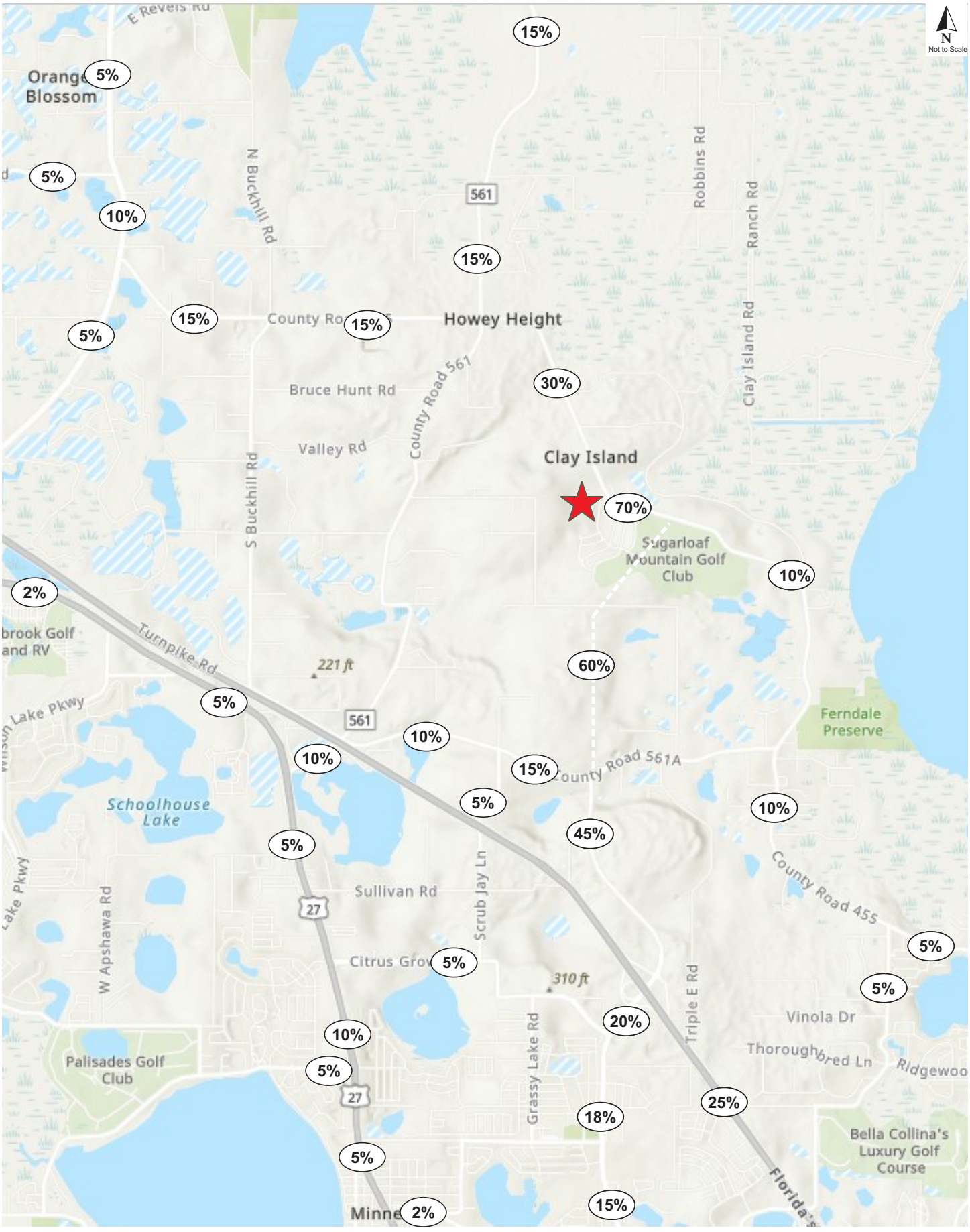
| ITE Code | Land Use | Size | Daily | | AM Peak Hour | | | | PM Peak Hour | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Rate | Trips | Rate | Total | Enter | Exit | Rate | Total | Enter | Exit |
| 210 | Single Family Detached | 369 DU | 9.09 | 3,354 | 0.66 | 244 | 61 | 183 | 0.92 | 339 | 214 | 125 |

*Trip generation analysis based on ITE Trip Generation Manual, 11th Edition*

The proposed development is projected to generate 3,354 new daily trips of which 244 trips occur during the AM peak hour, and 339 trips occur during the PM peak hour.

### 3.2 Trip Distribution/Assignment

The trip distribution pattern was developed using the new version of the *Central Florida Regional Planning Model (CFRPM v7)*. The model distribution was manually adjusted based on local knowledge, professional engineering judgement, and the location of the development with respect to the study area attractions and activity centers to better reflect prevailing travel and traffic flow patterns in the study area. The raw model plot is provided in **Appendix H**, and the adjusted project trip distribution is shown in **Figure 3.**




**Project Trip Distribution**
Sugarloaf Mountain Phase 2
22016.5, v2.0

Figure 3

## Table 5
## Projected Roadway Segment Capacity Analysis

| Roadway Segment | # of Lns | LOS Std | PH Dir Cap | Dir | Existing Conditions Vol | Existing Conditions LOS | Existing Conditions V/C | Background 2030 AGR | Background 2030 Growth | Background 2030 Vested | Background 2030 Max | Background 2030 Total | Background 2030 LOS | Background 2030 V/C | Buildout 2030 Dist | Buildout 2030 Trips | Buildout 2030 Total | Buildout 2030 LOS | Buildout 2030 V/C |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **CR 455** | | | | | | | | | | | | | | | | | | | |
| SR 19 to CR 561 | 2 | C | 390 | NB/EB<br>SB/WB | 244<br>249 | C<br>C | 0.64 | 7.63% | 112<br>114 | 80<br>47 | 112<br>114 | 356<br>363 | C<br>C | 0.93 | 15% | 32<br>19 | 388<br>382 | C<br>C | 0.99 |
| CR 561 to Hancock Rd Extension | 2 | C | 310 | NB/EB<br>SB/WB | 134<br>127 | C<br>C | 0.43 | 4.52% | 36<br>34 | 438<br>357 | 438<br>357 | 572<br>484 | D<br>D | 1.85 | 60% | 75<br>128 | 647<br>612 | D<br>D | 2.09 |
| Hancock Rd Extension to CR 561A | 2 | C | 310 | NB/EB<br>SB/WB | 134<br>127 | C<br>C | 0.43 | 4.52% | 36<br>34 | 152<br>132 | 152<br>132 | 286<br>259 | C<br>C | 0.92 | 10% | 13<br>21 | 299<br>280 | C<br>C | 0.96 |
| **CR 561** | | | | | | | | | | | | | | | | | | | |
| CR 448 to CR 48 | 2 | D | 680 | NB/EB<br>SB/WB | 418<br>399 | D<br>D | 0.61 | 2.00% | 50<br>48 | 82<br>48 | 82<br>48 | 500<br>447 | D<br>D | 0.74 | 15% | 32<br>19 | 532<br>466 | D<br>D | 0.78 |
| **CR 561A** | | | | | | | | | | | | | | | | | | | |
| Scrub Jay Ln to N Hancock Rd | 2 | C | 650 | NB/EB<br>SB/WB | 236<br>312 | C<br>C | 0.48 | 5.66% | 80<br>106 | 0<br>0 | 80<br>106 | 316<br>418 | C<br>C | 0.64 | 15% | 32<br>19 | 348<br>437 | C<br>C | 0.67 |
| **Hancock Rd** | | | | | | | | | | | | | | | | | | | |
| CR 561A to SR 91/Florida's Turnpike | 4 | D | 1,670 | NB/EB<br>SB/WB | 321<br>271 | C<br>C | 0.19 | 3.91% | 75<br>64 | 1462<br>1249 | 1462<br>1249 | 1783<br>1520 | F<br>F | 1.07 | 45% | 96<br>56 | 1879<br>1576 | F<br>F | 1.13 |
| **Hancock Rd Extension** | | | | | | | | | | | | | | | | | | | |
| CR 455 to Sugarloaf Mountain Rd | 2 | D | 1,000 | NB/EB<br>SB/WB | | | | | | 570<br>425 | 570<br>425 | 570<br>425 | C<br>C | 0.57 | 60% | 128<br>75 | 698<br>500 | C<br>C | 0.70 |
| Sugarloaf Mountain Rd to Del Webb Ent | 2 | D | 1,000 | NB/EB<br>SB/WB | | | | | | 860<br>541 | 860<br>541 | 860<br>541 | C<br>C | 0.86 | 60% | 128<br>75 | 988<br>616 | F<br>C | 0.99 |
| Del Webb Ent to CR 561A | 4 | D | 1,670 | NB/EB<br>SB/WB | | | | | | 1016<br>641 | 1016<br>641 | 1016<br>641 | D<br>C | 0.61 | 60% | 128<br>75 | 1144<br>716 | D<br>C | 0.69 |

*Source: 2025 Lake County Traffic Counts*

N
Not to Scale

SITE

Project Access
(18)
156+{71}=227
{12}
{36}
0
{72}
(55)
0
(128)
(43)
99+{112}=211
{24}

CR 455
{18}
0
{144}
{48}
97+{118}=258
2
97+{12}+(6)=115
{9}
{6}
152+{137}+(128)=417
4
2 0 4
156+{37}+(19)=213
{244}+(109)=353
{154}+(37)=191
{28}

Mountain Club Dr
{3}
{302}+(109)=411
0
0
0
0
{38}
0
{38}
{12}
{163}+(37)=200
0

Mountain Club Dr
{11}
{381}+(109)=490
0
0
0
0
Sugarloaf Mountain Rd
{32}
0
{126}
{44}
{162}+(37)=199
0

CR 561A
5+{254}+(27)=286
14+{566}+(82)=662
6+{92}=98
10+{50}=60
56
156+{95}=251
22+{107}+(9)=138
72
257+{107}=364
279+{136}=415
30+{230}+(28)=288
76+{136}=212

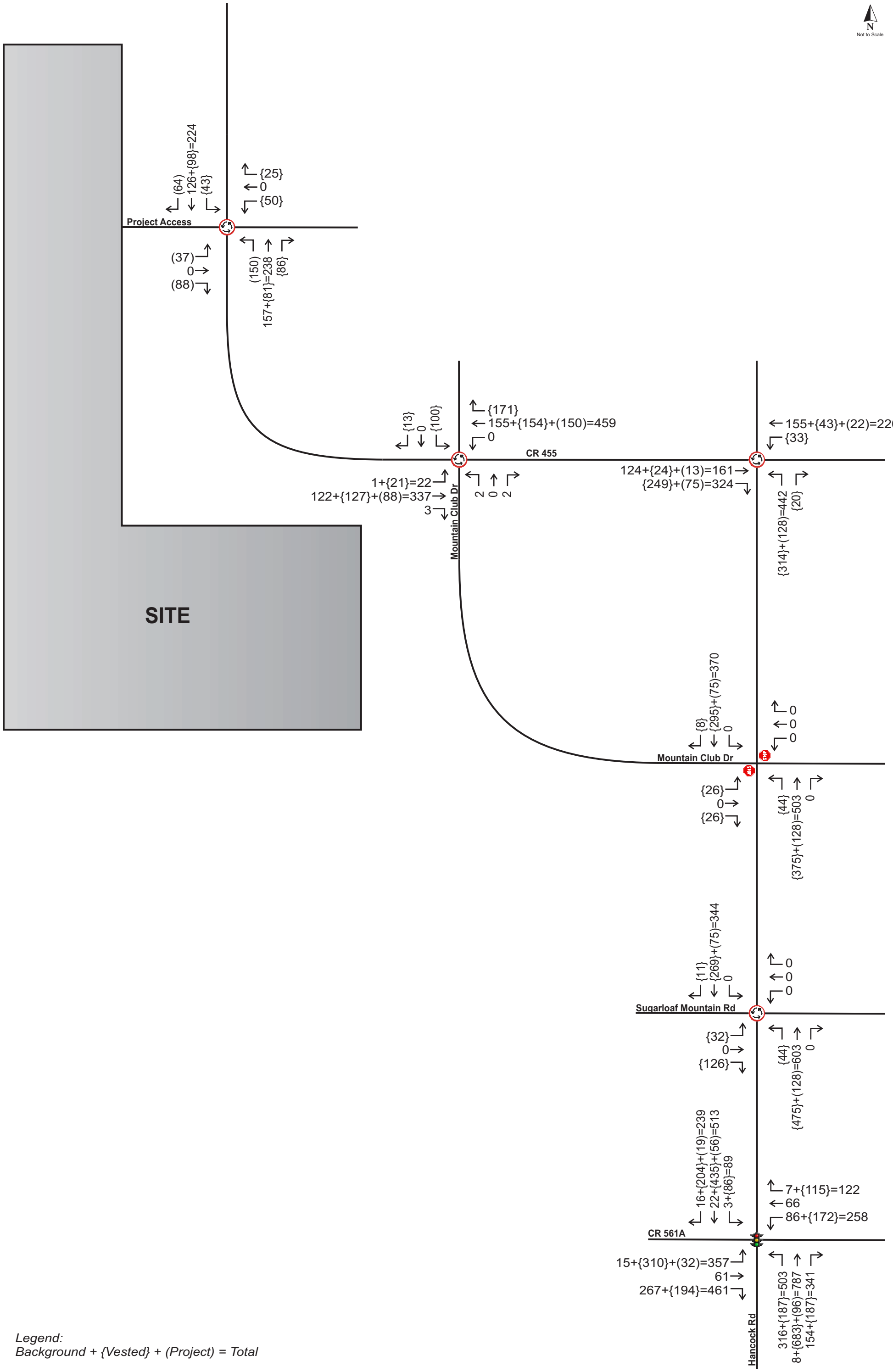
Hancock Rd

*Legend:*
*Background + {Vested} + (Project) = Total*

TMC Traffic & Mobility CONSULTANTS

**Projected AM Peak Hour Intersection Volumes**
Sugarloaf Mountain Phase 2
22016.5, v2.0

Figure
4




*Legend:*
*Background + {Vested} + (Project) = Total*

**Projected PM Peak Hour Intersection Volumes**
Sugarloaf Mountain Phase 2
22016.5, v2.0

Figure 5

**Project No.** 22016.5

**Intersection Volumes**

| Period | Tgen | Enter | Exit | SF | AGR | Years | Legend |
|---|---|---|---|---|---|---|---|
| AM Peak | | 61 | 183 | 1.00 | 2.00% | 5 | Backg'd + {Vested} + (Project) = Total |

**Intersection= CR 561A & Hancock Road** — 1

| Approach | Mvmt | Raw | SF | Adjusted | GR | Adj Bg'd | Pod 6 | Pods 7 & 8 | Pod A | Hills of Minn | Del Webb | Vested | Backg'd | %Proj Ent | %Proj Ext | Project | Total | Formula |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | 22 | 1.00 | 22 | 1.00 | 22 | 16 | 32 | 18 | 24 | 17 | 107 | 129 | 15% | | 9 | 138 | 22 + {107} + (9) = 138 |
| EB | T | 72 | 1.00 | 72 | 1.00 | 72 | | | | | | 0 | 72 | | | 0 | 72 | 72 |
| | R | 257 | 1.00 | 257 | 1.00 | 257 | | | | 107 | | 107 | 364 | | | 0 | 364 | 257 + {107} = 364 |
| | L | 156 | 1.00 | 156 | 1.00 | 156 | | | | 95 | | 95 | 251 | | | 0 | 251 | 156 + {95} = 251 |
| WB | T | 56 | 1.00 | 56 | 1.00 | 56 | | | | | | 0 | 56 | | | 0 | 56 | 56 |
| | R | 10 | 1.00 | 10 | 1.00 | 10 | 3 | 6 | | 24 | 17 | 50 | 60 | | | 0 | 60 | 10 + {50} = 60 |
| | L | 279 | 1.00 | 279 | 1.00 | 279 | | | | 136 | | 136 | 415 | | | 0 | 415 | 279 + {136} = 415 |
| NB | T | 30 | 1.00 | 30 | 1.00 | 30 | 31 | 63 | 54 | 48 | 34 | 230 | 260 | 45% | | 28 | 288 | 30 + {230} + (28) = 288 |
| | R | 76 | 1.00 | 76 | 1.00 | 76 | | | | 136 | | 136 | 212 | | | 0 | 212 | 76 + {136} = 212 |
| | L | 6 | 1.00 | 6 | 1.00 | 6 | 10 | 18 | | 30 | 34 | 92 | 98 | | | 0 | 98 | 6 + {92} = 98 |
| SB | T | 14 | 1.00 | 14 | 1.00 | 14 | 95 | 179 | 162 | 61 | 69 | 566 | 580 | | 45% | 82 | 662 | 14 + {566} + (82) = 662 |
| | R | 5 | 1.00 | 5 | 1.00 | 5 | 48 | 89 | 53 | 30 | 34 | 254 | 259 | | 15% | 27 | 286 | 5 + {254} + (27) = 286 |

**Intersection= Hancock Road Ext & CR 455** — 2

| Approach | Mvmt | Raw | SF | Adjusted | GR | Adj Bg'd | Pod 6 | Pods 7 & 8 | Pod A | Hills of Minn | Del Webb | Vested | Backg'd | %Proj Ent | %Proj Ext | Project | Total | Formula |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | | | | | 0 | | | | | | 0 | 0 | | | 0 | 0 | |
| EB | T | | | | | 156 | 1 | | 36 | | | 37 | 193 | | 10% | 19 | 212 | 156 + {37} + (19) = 212 |
| | R | | | | | 0 | 10 | 19 | 215 | | | 244 | 244 | | 60% | 109 | 353 | {244} + {109} = 353 |
| | L | | | | | 0 | 3 | 6 | | | | 9 | 9 | | | 0 | 9 | {9} |
| WB | T | | | | | 97 | | | 12 | | | 12 | 109 | 10% | | 6 | 115 | 97 + {12} + (6) = 115 |
| | R | | | | | 0 | | | | | | 0 | 0 | | | 0 | 0 | |
| | L | | | | | 0 | 28 | 54 | 72 | | | 154 | 154 | 60% | | 37 | 191 | {154} + {37} = 191 |
| NB | T | | | | | 0 | | | | | | 0 | 0 | | | 0 | 0 | |
| | R | | | | | 0 | 10 | 18 | | | | 28 | 28 | | | 0 | 28 | {28} |
| | L | | | | | 0 | | | | | | 0 | 0 | | | 0 | 0 | |
| SB | T | | | | | 0 | | | | | | 0 | 0 | | | 0 | 0 | |
| | R | | | | | 0 | | | | | | 0 | 0 | | | 0 | 0 | |

**Intersection= Hancock Road Ext & Mountain Club Dr** — 3

| Approach | Mvmt | Raw | SF | Adjusted | GR | Adj Bg'd | Pod 6 | Pods 7 & 8 | Pod A | Hills of Minn | Del Webb | Vested | Backg'd | %Proj Ent | %Proj Ext | Project | Total | Formula |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | | | | | 0 | 38 | | | | | 38 | 38 | | | 0 | 38 | {38} |
| EB | T | | | | | 0 | | | | | | 0 | 0 | | | 0 | 0 | |
| | R | | | | | 0 | 38 | | | | | 38 | 38 | | | 0 | 38 | {38} |
| | L | | | | | 0 | | | | | | 0 | 0 | | | 0 | 0 | |
| WB | T | | | | | 0 | | | | | | 0 | 0 | | | 0 | 0 | |
| | R | | | | | 0 | | | | | | 0 | 0 | | | 0 | 0 | |
| | L | | | | | 0 | 12 | | | | | 12 | 12 | | | 0 | 12 | {12} |
| NB | T | | | | | 0 | 19 | 72 | 72 | | | 163 | 163 | 60% | | 37 | 200 | {163} + {37} = 200 |
| | R | | | | | 0 | | | | | | 0 | 0 | | | 0 | 0 | |
| | L | | | | | 0 | | | | | | 0 | 0 | | | 0 | 0 | |
| SB | T | | | | | 0 | 62 | 25 | 215 | | | 302 | 302 | | 60% | 109 | 411 | {302} + {109} = 411 |
| | R | | | | | 0 | 3 | | | | | 3 | 3 | | | 0 | 3 | {3} |

**Intersection= Hancock Road Ext & Sugarloaf Mountain Rd** — 4

| Approach | Mvmt | Raw | SF | Adjusted | GR | Adj Bg'd | Pod 6 | Pods 7 & 8 | Pod A | Hills of Minn | Del Webb | Vested | Backg'd | %Proj Ent | %Proj Ext | Project | Total | Formula |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | | | | | 0 | | 32 | | | | 32 | 32 | | | 0 | 32 | {32} |
| EB | T | | | | | 0 | | | | | | 0 | 0 | | | 0 | 0 | |
| | R | | | | | 0 | | 126 | | | | 126 | 126 | | | 0 | 126 | {126} |
| | L | | | | | 0 | | | | | | 0 | 0 | | | 0 | 0 | |
| WB | T | | | | | 0 | | | | | | 0 | 0 | | | 0 | 0 | |
| | R | | | | | 0 | | | | | | 0 | 0 | | | 0 | 0 | |
| | L | | | | | 0 | | 44 | | | | 44 | 44 | | | 0 | 44 | {44} |
| NB | T | | | | | 0 | 50 | 40 | 72 | | | 162 | 162 | 60% | | 37 | 199 | {162} + {37} = 199 |
| | R | | | | | 0 | | | | | | 0 | 0 | | | 0 | 0 | |
| | L | | | | | 0 | | | | | | 0 | 0 | | | 0 | 0 | |
| SB | T | | | | | 0 | 152 | 14 | 215 | | | 381 | 381 | | 60% | 109 | 490 | {381} + {109} = 490 |
| | R | | | | | 0 | | 11 | | | | 11 | 11 | | | 0 | 11 | {11} |

**Intersection= CR 455 & Mountain Club Dr** — 5

| Approach | Mvmt | Raw | SF | Adjusted | GR | Adj Bg'd | Pod 6 | Pods 7 & 8 | Pod A | Hills of Minn | Del Webb | Vested | Backg'd | %Proj Ent | %Proj Ext | Project | Total | Formula |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | 0 | 1.00 | 0 | 1.00 | 0 | | | 6 | | | 6 | 6 | | | 0 | 6 | {6} |
| EB | T | 152 | 1.00 | 152 | 1.00 | 152 | 11 | 19 | 107 | | | 137 | 289 | | 70% | 128 | 417 | 152 + {137} + (128) = 417 |
| | R | 4 | 1.00 | 4 | 1.00 | 4 | | | | | | 0 | 4 | | | 0 | 4 | 4 |
| | L | 2 | 1.00 | 2 | 1.00 | 2 | | | | | | 0 | 2 | | | 0 | 2 | 2 |
| WB | T | 97 | 1.00 | 97 | 1.00 | 97 | 28 | 54 | 36 | | | 118 | 215 | 70% | | 43 | 258 | 97 + {118} + (43) = 258 |
| | R | 0 | 1.00 | 0 | 1.00 | 0 | | | 48 | | | 48 | 48 | | | 0 | 48 | {48} |
| | L | 2 | 1.00 | 2 | 1.00 | 2 | | | | | | 0 | 2 | | | 0 | 2 | 2 |
| NB | T | 0 | 1.00 | 0 | 1.00 | 0 | | | | | | 0 | 0 | | | 0 | 0 | |
| | R | 4 | 1.00 | 4 | 1.00 | 4 | | | | | | 0 | 4 | | | 0 | 4 | 4 |
| | L | 0 | 1.00 | 0 | 1.00 | 0 | | | 144 | | | 144 | 144 | | | 0 | 144 | {144} |
| SB | T | 0 | 1.00 | 0 | 1.00 | 0 | | | | | | 0 | 0 | | | 0 | 0 | |
| | R | 0 | 1.00 | 0 | 1.00 | 0 | | | 18 | | | 18 | 18 | | | 0 | 18 | {18} |

**Intersection= CR 455 & Access Driveway** — 6

| Approach | Mvmt | Raw | SF | Adjusted | GR | Adj Bg'd | Pod 6 | Pods 7 & 8 | Pod A | Hills of Minn | Del Webb | Vested | Backg'd | %Proj Ent | %Proj Ext | Project | Total | Formula |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | | | | | 0 | | | | | | 0 | 0 | | 30% | 55 | 55 | {55} |
| EB | T | | | | | 0 | | | | | | 0 | 0 | | | 0 | 0 | |
| | R | | | | | 0 | | | | | | 0 | 0 | | 70% | 128 | 128 | {128} |
| | L | | | | | 0 | | | 72 | | | 72 | 72 | | | 0 | 72 | {72} |
| WB | T | | | | | 0 | | | | | | 0 | 0 | | | 0 | 0 | |
| | R | | | | | 0 | | | 36 | | | 36 | 36 | | | 0 | 36 | {36} |
| | L | | | | | 0 | | | | | | 0 | 0 | 70% | | 43 | 43 | {43} |
| NB | T | | | | | 99 | 28 | 54 | 30 | | | 112 | 211 | | | 0 | 211 | 99 + {112} = 211 |
| | R | | | | | 0 | | | 24 | | | 24 | 24 | | | 0 | 24 | {24} |
| | L | | | | | 0 | | | 12 | | | 12 | 12 | | | 0 | 12 | {12} |
| SB | T | | | | | 156 | 11 | 19 | 41 | | | 71 | 227 | | | 0 | 227 | 156 + {71} = 227 |
| | R | | | | | 0 | | | | | | 0 | 0 | 30% | | 18 | 18 | {18} |

**Project No.** 22016.5

**Intersection Volumes**

| Period | Tgen | Enter | Exit | SF | AGR | Years | Legend |
|---|---|---|---|---|---|---|---|
| PM Peak | | 214 | 125 | 1.00 | 2.00% | 5 | Backg'd + {Vested} + (Project) = Total |

**Intersection= CR 561A & Hancock Road** — 1

| Approach | Mvmt | Raw | SF | Adjusted | GR | Adj Bg'd | Pod 6 | Pods 7 & 8 | Pod A | Hills of Minn | Del Webb | Vested | Backg'd | %Proj Ent | %Proj Ext | Project | Total | Formula |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | 15 | 1.00 | 15 | 1.00 | **15** | 56 | 108 | 64 | 43 | 39 | **310** | **325** | 15% | | **32** | **357** | 15 + {310} + (32) = 357 |
| EB | T | 61 | 1.00 | 61 | 1.00 | **61** | | | | | | **0** | **61** | | | **0** | **61** | 61 |
| | R | 267 | 1.00 | 267 | 1.00 | **267** | | | | 194 | | **194** | **461** | | | **0** | **461** | 267 + {194} = 461 |
| | L | 86 | 1.00 | 86 | 1.00 | **86** | | | | 172 | | **172** | **258** | | | **0** | **258** | 86 + {172} = 258 |
| WB | T | 66 | 1.00 | 66 | 1.00 | **66** | | | | | | **0** | **66** | | | **0** | **66** | 66 |
| | R | 7 | 1.00 | 7 | 1.00 | **7** | 11 | 22 | | 43 | 39 | **115** | **122** | | | **0** | **122** | 7 + {115} = 122 |
| | L | 316 | 1.00 | 316 | 1.00 | **316** | | | | 187 | | **187** | **503** | | | **0** | **503** | 316 + {187} = 503 |
| NB | T | 8 | 1.00 | 8 | 1.00 | **8** | 111 | 215 | 193 | 86 | 78 | **683** | **691** | 45% | | **96** | **787** | 8 + {683} + (96) = 787 |
| | R | 154 | 1.00 | 154 | 1.00 | **154** | | | | 187 | | **187** | **341** | | | **0** | **341** | 154 + {187} = 341 |
| | L | 3 | 1.00 | 3 | 1.00 | **3** | 7 | 12 | | 42 | 25 | **86** | **89** | | | **0** | **89** | 3 + {86} = 89 |
| SB | T | 22 | 1.00 | 22 | 1.00 | **22** | 64 | 125 | 113 | 83 | 50 | **435** | **457** | | 45% | **56** | **513** | 22 + {435} + (56) = 513 |
| | R | 16 | 1.00 | 16 | 1.00 | **16** | 33 | 66 | 38 | 42 | 25 | **204** | **220** | | 15% | **19** | **239** | 16 + {204} + (19) = 239 |

**Intersection= Hancock Road Ext & CR 455** — 2

| Approach | Mvmt | Raw | SF | Adjusted | GR | Adj Bg'd | Pod 6 | Pods 7 & 8 | Pod A | Hills of Minn | Del Webb | Vested | Backg'd | %Proj Ent | %Proj Ext | Project | Total | Formula |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | | | | | **0** | | | | | | **0** | **0** | | | **0** | **0** | |
| EB | T | | | | | **124** | | | 24 | | | **24** | **148** | | 10% | **13** | **161** | 124 + {24} + (13) = 161 |
| | R | | | | | **0** | 33 | 65 | 151 | | | **249** | **249** | | 60% | **75** | **324** | {249} + (75) = 324 |
| | L | | | | | **0** | 11 | 22 | | | | **33** | **33** | | | **0** | **33** | {33} |
| WB | T | | | | | **155** | | | 43 | | | **43** | **198** | 10% | | **22** | **220** | 155 + {43} + (22) = 220 |
| | R | | | | | **0** | | | | | | **0** | **0** | | | **0** | **0** | |
| | L | | | | | **0** | 19 | 38 | 257 | | | **314** | **314** | 60% | | **128** | **442** | {314} + (128) = 442 |
| NB | T | | | | | **0** | | | | | | **0** | **0** | | | **0** | **0** | |
| | R | | | | | **0** | 7 | 13 | | | | **20** | **20** | | | **0** | **20** | {20} |
| | L | | | | | **0** | | | | | | **0** | **0** | | | **0** | **0** | |
| SB | T | | | | | **0** | | | | | | **0** | **0** | | | **0** | **0** | |
| | R | | | | | **0** | | | | | | **0** | **0** | | | **0** | **0** | |

**Intersection= Hancock Road Ext & Mountain Club Dr** — 3

| Approach | Mvmt | Raw | SF | Adjusted | GR | Adj Bg'd | Pod 6 | Pods 7 & 8 | Pod A | Hills of Minn | Del Webb | Vested | Backg'd | %Proj Ent | %Proj Ext | Project | Total | Formula |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | | | | | **0** | 26 | | | | | **26** | **26** | | | **0** | **26** | {26} |
| EB | T | | | | | **0** | | | | | | **0** | **0** | | | **0** | **0** | |
| | R | | | | | **0** | 26 | | | | | **26** | **26** | | | **0** | **26** | {26} |
| | L | | | | | **0** | | | | | | **0** | **0** | | | **0** | **0** | |
| WB | T | | | | | **0** | | | | | | **0** | **0** | | | **0** | **0** | |
| | R | | | | | **0** | | | | | | **0** | **0** | | | **0** | **0** | |
| | L | | | | | **0** | 44 | | | | | **44** | **44** | | | **0** | **44** | {44} |
| NB | T | | | | | **0** | 67 | 51 | 257 | | | **375** | **375** | 60% | | **128** | **503** | {375} + (128) = 503 |
| | R | | | | | **0** | | | | | | **0** | **0** | | | **0** | **0** | |
| | L | | | | | **0** | | | | | | **0** | **0** | | | **0** | **0** | |
| SB | T | | | | | **0** | 57 | 87 | 151 | | | **295** | **295** | | 60% | **75** | **370** | {295} + (75) = 370 |
| | R | | | | | **0** | 8 | | | | | **8** | **8** | | | **0** | **8** | {8} |

**Intersection= Hancock Road Ext & Sugarloaf Mountain Rd** — 4

| Approach | Mvmt | Raw | SF | Adjusted | GR | Adj Bg'd | Pod 6 | Pods 7 & 8 | Pod A | Hills of Minn | Del Webb | Vested | Backg'd | %Proj Ent | %Proj Ext | Project | Total | Formula |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | | | | | **0** | | 32 | | | | **32** | **32** | | | **0** | **32** | {32} |
| EB | T | | | | | **0** | | | | | | **0** | **0** | | | **0** | **0** | |
| | R | | | | | **0** | | 126 | | | | **126** | **126** | | | **0** | **126** | {126} |
| | L | | | | | **0** | | | | | | **0** | **0** | | | **0** | **0** | |
| WB | T | | | | | **0** | | | | | | **0** | **0** | | | **0** | **0** | |
| | R | | | | | **0** | | | | | | **0** | **0** | | | **0** | **0** | |
| | L | | | | | **0** | | 44 | | | | **44** | **44** | | | **0** | **44** | {44} |
| NB | T | | | | | **0** | 178 | 40 | 257 | | | **475** | **475** | 60% | | **128** | **603** | {475} + (128) = 603 |
| | R | | | | | **0** | | | | | | **0** | **0** | | | **0** | **0** | |
| | L | | | | | **0** | | | | | | **0** | **0** | | | **0** | **0** | |
| SB | T | | | | | **0** | 104 | 14 | 151 | | | **269** | **269** | | 60% | **75** | **344** | {269} + (75) = 344 |
| | R | | | | | **0** | | 11 | | | | **11** | **11** | | | **0** | **11** | {11} |

**Intersection= CR 455 & Mountain Club Dr** — 5

| Approach | Mvmt | Raw | SF | Adjusted | GR | Adj Bg'd | Pod 6 | Pods 7 & 8 | Pod A | Hills of Minn | Del Webb | Vested | Backg'd | %Proj Ent | %Proj Ext | Project | Total | Formula |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | 1 | 1.00 | 1 | 1.00 | **1** | | | 21 | | | **21** | **22** | | | **0** | **22** | 1 + {21} = 22 |
| EB | T | 122 | 1.00 | 122 | 1.00 | **122** | 33 | 19 | 75 | | | **127** | **249** | | 70% | **88** | **337** | 122 + {127} + (88) = 337 |
| | R | 3 | 1.00 | 3 | 1.00 | **3** | | | | | | **0** | **3** | | | **0** | **3** | 3 |
| | L | 0 | 1.00 | 0 | 1.00 | **0** | | | | | | **0** | **0** | | | **0** | **0** | |
| WB | T | 155 | 1.00 | 155 | 1.00 | **155** | 19 | 6 | 129 | | | **154** | **309** | 70% | | **150** | **459** | 155 + {154} + (150) = 459 |
| | R | 0 | 1.00 | 0 | 1.00 | **0** | | | 171 | | | **171** | **171** | | | **0** | **171** | {171} |
| | L | 2 | 1.00 | 2 | 1.00 | **2** | | | | | | **0** | **2** | | | **0** | **2** | 2 |
| NB | T | 0 | 1.00 | 0 | 1.00 | **0** | | | | | | **0** | **0** | | | **0** | **0** | |
| | R | 2 | 1.00 | 2 | 1.00 | **2** | | | | | | **0** | **2** | | | **0** | **2** | 2 |
| | L | 0 | 1.00 | 0 | 1.00 | **0** | | | 100 | | | **100** | **100** | | | **0** | **100** | {100} |
| SB | T | 0 | 1.00 | 0 | 1.00 | **0** | | | | | | **0** | **0** | | | **0** | **0** | |
| | R | 0 | 1.00 | 0 | 1.00 | **0** | | | 13 | | | **13** | **13** | | | **0** | **13** | {13} |

**Intersection= CR 455 & Access Driveway** — 6

| Approach | Mvmt | Raw | SF | Adjusted | GR | Adj Bg'd | Pod 6 | Pods 7 & 8 | Pod A | Hills of Minn | Del Webb | Vested | Backg'd | %Proj Ent | %Proj Ext | Project | Total | Formula |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | | | | | **0** | | | | | | **0** | **0** | | 30% | **37** | **37** | {37} |
| EB | T | | | | | **0** | | | | | | **0** | **0** | | | **0** | **0** | |
| | R | | | | | **0** | | | | | | **0** | **0** | | 70% | **88** | **88** | {88} |
| | L | | | | | **0** | | | 50 | | | **50** | **50** | | | **0** | **50** | {50} |
| WB | T | | | | | **0** | | | | | | **0** | **0** | | | **0** | **0** | |
| | R | | | | | **0** | | | 25 | | | **25** | **25** | | | **0** | **25** | {25} |
| | L | | | | | **0** | | | | | | **0** | **0** | 70% | | **150** | **150** | (150) |
| NB | T | | | | | **157** | 19 | 6 | 56 | | | **81** | **238** | | | **0** | **238** | 157 + {81} = 238 |
| | R | | | | | **0** | | | 86 | | | **86** | **86** | | | **0** | **86** | {86} |
| | L | | | | | **0** | | | 43 | | | **43** | **43** | | | **0** | **43** | {43} |
| SB | T | | | | | **126** | 33 | 19 | 46 | | | **98** | **224** | | | **0** | **224** | 126 + {98} = 224 |
| | R | | | | | **0** | | | | | | **0** | **0** | 30% | | **64** | **64** | (64) |

**Table 5**
**Remaining Development Trip Generation**

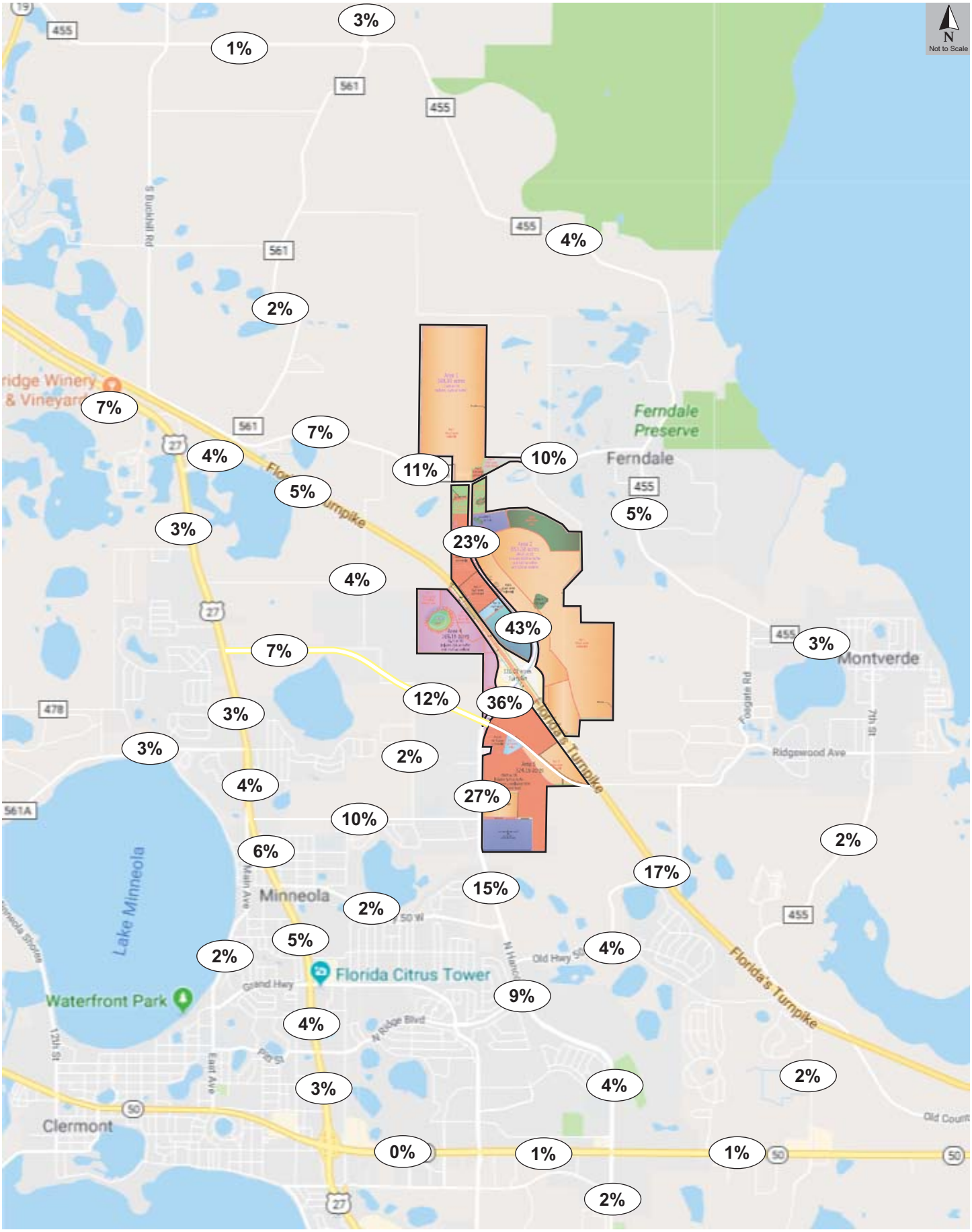
| ITE Code | Land Use | Size | Daily | | PM Peak Hour | | | |
|---|---|---|---|---|---|---|---|---|
| | | | Rate | Trips | Rate | Total | Enter | Exit |
| 150 | Warehouse | 700 KSF | 1.65 ( E ) | 1,155 | 0.19 ( R ) | 133 | 36 | 97 |
| 210 | Single Family | 1,600 DU | 8.01 ( E ) | 12,816 | 0.89 ( E ) | 1,424 | 897 | 527 |
| 221 | Apartments | 600 DU | 5.45 ( E ) | 3,270 | 0.44 ( R ) | 264 | 161 | 103 |
| ~~251~~ | ~~Age-Restricted~~ | ~~1,000 DU~~ | ~~4.27 ( E )~~ | ~~4,270~~ | ~~0.29 ( E )~~ | ~~290~~ | ~~177~~ | ~~113~~ |
| 820 | Retail | 660 KSF | 31.22 ( E ) | 20,605 | 3.19 ( E ) | 2,105 | 1,010 | 1,095 |
| 720 | Medical Office | 125 KSF | 37.72 ( E ) | 4,715 | 3.41 ( E ) | 426 | 119 | 307 |
| 610 | Hospital | 250 KSF | 10.72 ( R ) | 2,680 | 1.24 ( E ) | 310 | 99 | 211 |
| | | Total Trip Generation | | ~~49,511~~ | | ~~4,952~~ | ~~2,499~~ | ~~2,453~~ |
| | | *Pass-by Trips* | | *7,006* | | *716* | *343* | *372* |
| | | New Trips (including internal trips) | | ~~42,505~~ | | ~~4,236~~ | ~~2,156~~ | ~~2,081~~ |
| | | *Internal Capture (18%)** | | *~~8,912~~* | | ~~892~~ | *~~450~~* | *~~442~~* |
| | | *Net New External Trips* | | *~~33,593~~* | | *~~3,344~~* | *~~1,706~~* | *~~1,639~~* |

*Trip generation calculation based on ITE Trip Generation, 10th Edition*

** Based on model assignment of trips, 18% of project trips are contained within the project limits (Internal Trips)*

The age-restricted trips are accounted for in the Del Webb developemnt

Net New Trips Daily:31,353 PM Total: 3236

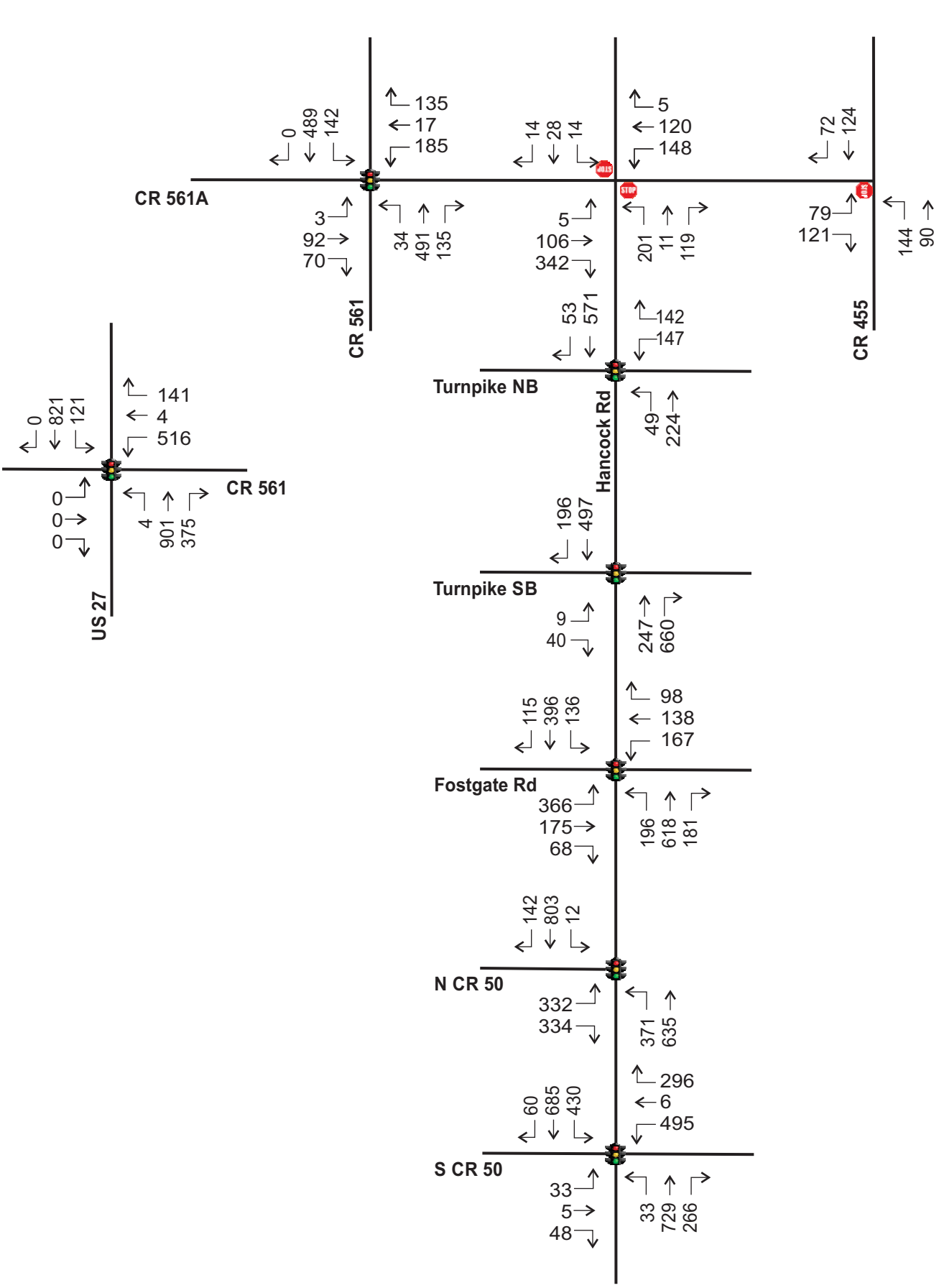



**Project Trip Distribution**
Hills of Minneola PD
17120.1

Figure 3

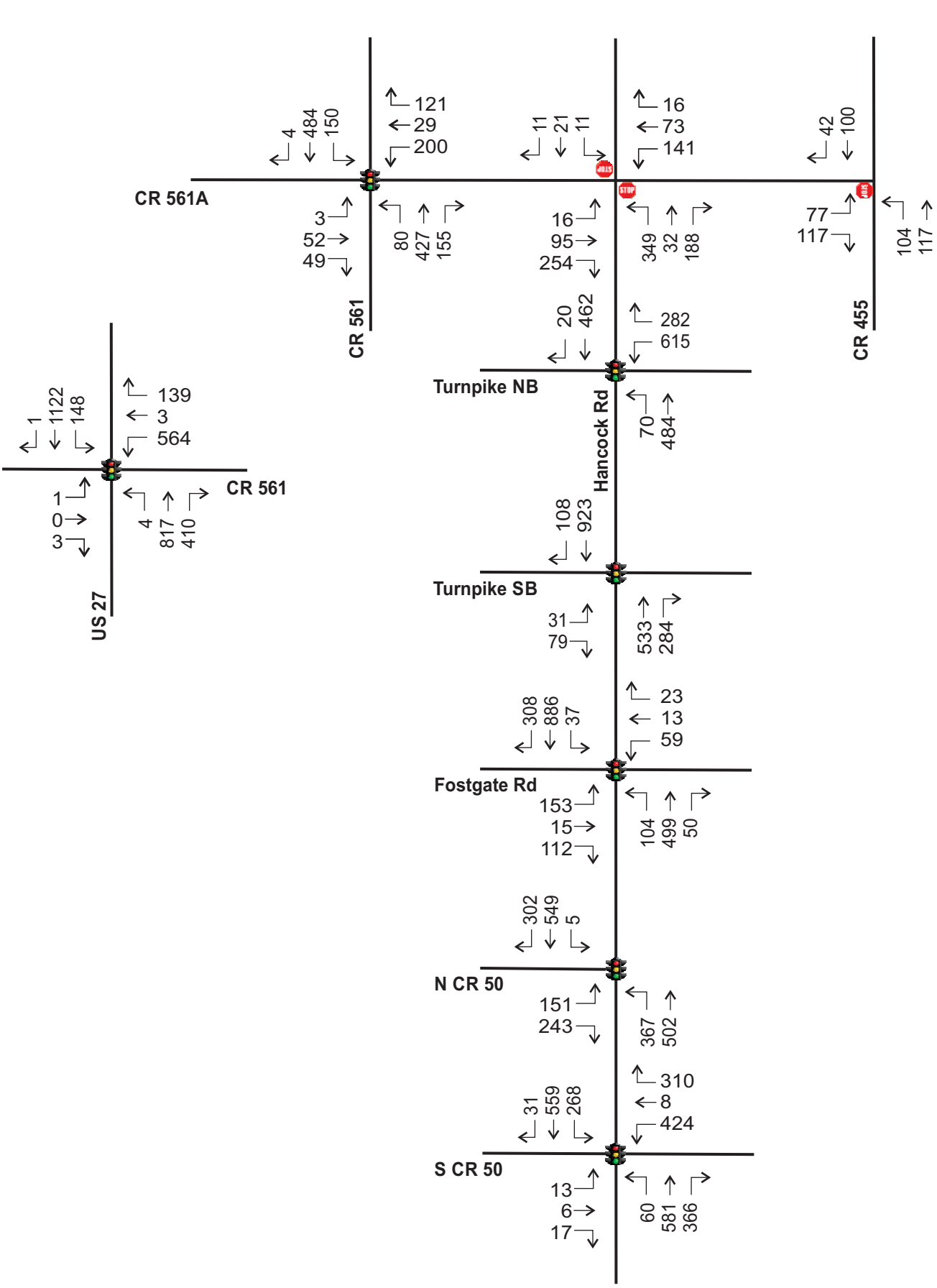
## Table 8
## Roadway Capacity Analysis

| Road | From | To | # Ln | LOS Std | Cap | Existing Traffic NB/EB | Existing Traffic SB/WB | Existing Traffic LOS | Growth 2025 AGR | Growth 2025 NB/EB | Growth 2025 SB/WB | Proj Distrib | Vested Project NB/EB | Vested Project SB/WB | Backg'd 2025 NB/EB | Backg'd 2025 SB/WB | Backg'd 2025 LOS | Project NB/EB | Project SB/WB | Total 2025 NB/EB | Total 2025 SB/WB | Total 2025 LOS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| C.R. 455 | CR 561 | CR 561A | 2 | D | 1,200 | 74 | 110 | B | 7.05% | 116 | 172 | 4% | 21 | 32 | 137 | 204 | B | 83 | 86 | 220 | 290 | B |
| C.R. 455 | CR 561 A | RIDGEWOOD AVE | 2 | D | 1,200 | 127 | 166 | B | 2.61% | 154 | 201 | 5% | 41 | 27 | 195 | 228 | B | 108 | 104 | 303 | 332 | B |
| C.R. 455 | RIDGEWOOD AVE | CR 455/ CR 50 | 2 | D | 1,200 | 319 | 358 | B | 7.77% | 517 | 581 | 3% | 24 | 16 | 541 | 597 | C | 65 | 62 | 606 | 659 | C |
| C.R. 455 | CR 455 / CR 50 | SR 50 | 2 | D | 792 | 445 | 347 | C | 7.91% | 727 | 567 | 2% | 16 | 11 | 743 | 578 | C | 43 | 42 | 786 | 620 | D |
| C.R. 50 | US 27 | HANCOCK RD | 2 | D | 792 | 323 | 507 | C | 2.00% | 375 | 588 | 2% | 16 | 11 | 391 | 599 | C | 43 | 42 | 434 | 641 | C |
| C.R. 50 | HANCOCK RD | CR 455 | 2 | D | 792 | 697 | 227 | C | 8.32% | 1,161 | 378 | 4% | 21 | 32 | 1,182 | 410 | **F** | 83 | 86 | 1,265 | 496 | **F** |
| C.R. 561 | CR 455 | HOWEY CROSS RD | 2 | D | 792 | 277 | 377 | C | 7.46% | 442 | 602 | 2% | 11 | 16 | 453 | 618 | C | 42 | 43 | 495 | 661 | C |
| C.R. 561 | HOWEY CROSS RD | TURNPIKE RD / CR 561A | 2 | D | 792 | 323 | 358 | C | 6.77% | 498 | 552 | 2% | 11 | 16 | 509 | 568 | C | 42 | 43 | 551 | 611 | C |
| C.R. 561 / C.R. 561A | TURNPIKE RD / CR 561A | US 27 | 2 | D | 792 | 432 | 430 | C | 6.57% | 659 | 656 | 4% | 32 | 21 | 691 | 677 | C | 86 | 83 | 777 | 760 | D |
| C.R. 561 (MAIN AVE) | US 27 | EAST AVE | 2 | D | 792 | 68 | 116 | C | 2.00% | 79 | 135 | 2% | 16 | 11 | 95 | 146 | C | 43 | 42 | 138 | 188 | C |
| C.R. 561A | TURNPIKE RD / CR 561 | SCRUB JAY LN | 2 | D | 792 | 83 | 78 | C | 8.40% | 139 | 130 | 7% | 57 | 38 | 196 | 168 | C | 151 | 146 | 347 | 314 | C |
| C.R. 561A | SCRUB JAY LN | HANCOCK RD | 2 | D | 792 | 83 | 78 | C | 8.40% | 139 | 130 | 11% | 89 | 59 | 228 | 189 | C | 237 | 229 | 465 | 418 | C |
| C.R. 561A | HANCOCK RD | CR 455 | 2 | D | 792 | 81 | 73 | C | 9.92% | 145 | 131 | 10% | 54 | 81 | 199 | 212 | C | 208 | 216 | 407 | 428 | C |
| FOSGATE RD | US 27 | HANCOCK RD | 2 | D | 675 | 164 | 111 | C | 16.65% | 382 | 259 | 10% | 81 | 54 | 463 | 313 | D | 216 | 208 | 679 | 521 | E |
| CITRUS GROVE RD | US 27 | SCRUB JAY LN | 2 | D | 675 | 77 | 73 | C | 17.07% | 182 | 173 | 7% | 57 | 38 | 239 | 211 | C | 151 | 146 | 390 | 357 | D |
| CITRUS GROVE RD | SCRUB JAY LN | HANCOCK RD | 2 | D | 675 | 77 | 73 | C | 17.07% | 182 | 173 | 12% | 97 | 64 | 279 | 237 | C | 259 | 250 | 538 | 487 | D |
| N. HANCOCK RD | CR 561 A | HILLS ACCESS | 2 | D | 880 | 327 | 159 | C | 5.00% | 458 | 223 | 23% | 124 | 187 | 582 | 410 | C | 479 | 496 | 1,061 | 906 | **F** |
| N. HANCOCK RD | HILLS ACCESS | TURNPIKE | 2 | D | 880 | 332 | 164 | C | 5.00% | 465 | 230 | 43% | 231 | 349 | 696 | 579 | C | 895 | 927 | 1,591 | 1,506 | **F** |
| N. HANCOCK RD | TURNPIKE | FOSGATE RD | 4 | D | 1,800 | 344 | 811 | C | 5.00% | 482 | 1,135 | 27% | 219 | 145 | 701 | 1,280 | C | 582 | 562 | 1,283 | 1,842 | F |
| N. HANCOCK RD | FOSGATE RD | CR 50 | 4 | D | 1,800 | 428 | 605 | C | 5.00% | 599 | 847 | 15% | 122 | 81 | 721 | 928 | C | 323 | 312 | 1,044 | 1,240 | C |
| N. HANCOCK RD | CR 50 | N RIDGE BLVD | 4 | D | 1,800 | 584 | 559 | C | 3.98% | 770 | 737 | 9% | 73 | 48 | 843 | 785 | C | 194 | 187 | 1,037 | 972 | C |
| N. HANCOCK RD | N RIDGE BLVD | SR 50 | 4 | D | 1,800 | 718 | 667 | C | 3.36% | 911 | 846 | 4% | 32 | 21 | 943 | 867 | C | 86 | 83 | 1,029 | 950 | C |
| US 27/SR 25 | SR 19 | CR 561 | 4 | C | 1,740 | 826 | 965 | C | 3.70% | 1,070 | 1,251 | 7% | 38 | 57 | 1,108 | 1,308 | C | 146 | 151 | 1,254 | 1,459 | C |
| US 27/SR 25 | CR 561 | CR 561A | 4 | C | 1,910 | 1,431 | 1,674 | C | 2.95% | 1,769 | 2,069 | 3% | 16 | 24 | 1,785 | 2,093 | **F** | 62 | 65 | 1,847 | 2,158 | **F** |
| US 27/SR 25 | CR 561A | CR 561/ MAIN AVE | 6 | C | 2,940 | 1,639 | 1,916 | C | 4.32% | 2,205 | 2,578 | 3% | 16 | 24 | 2,221 | 2,602 | C | 62 | 65 | 2,283 | 2,667 | C |
| US 27/SR 25 | CR 561/ MAIN AVE | CR 50 | 6 | C | 2,940 | 1,639 | 1,916 | C | 4.32% | 2,205 | 2,578 | 6% | 49 | 32 | 2,254 | 2,610 | C | 129 | 125 | 2,383 | 2,735 | C |
| US 27/SR 25 | CR 50 | GRAND HWY | 6 | C | 2,940 | 1,660 | 1,940 | C | 4.30% | 2,231 | 2,607 | 5% | 41 | 27 | 2,272 | 2,634 | C | 108 | 104 | 2,380 | 2,738 | C |



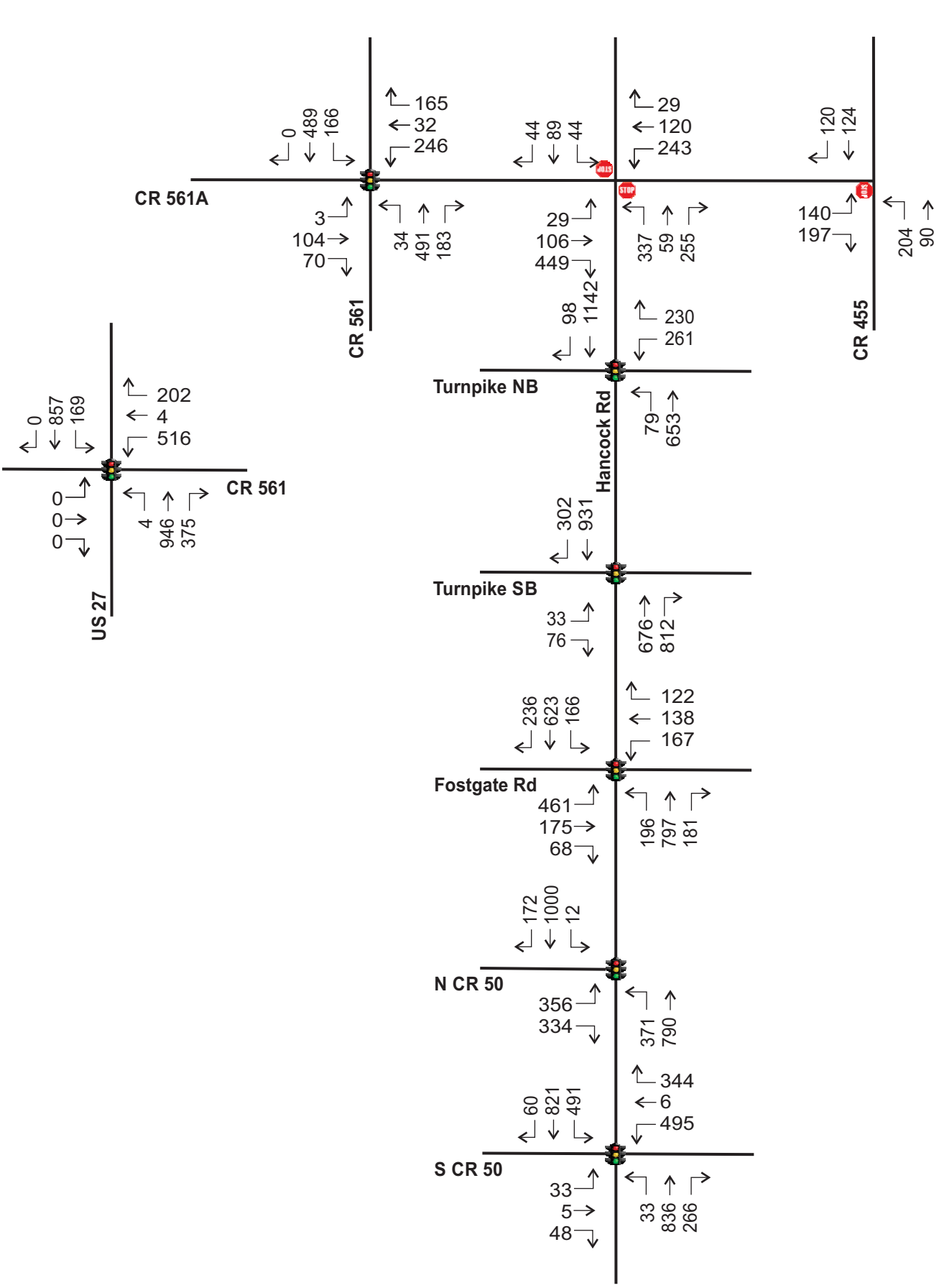

**Background AM Peak Intersection Volumes**
Hills of Minneola PD
17120.1

Figure 6



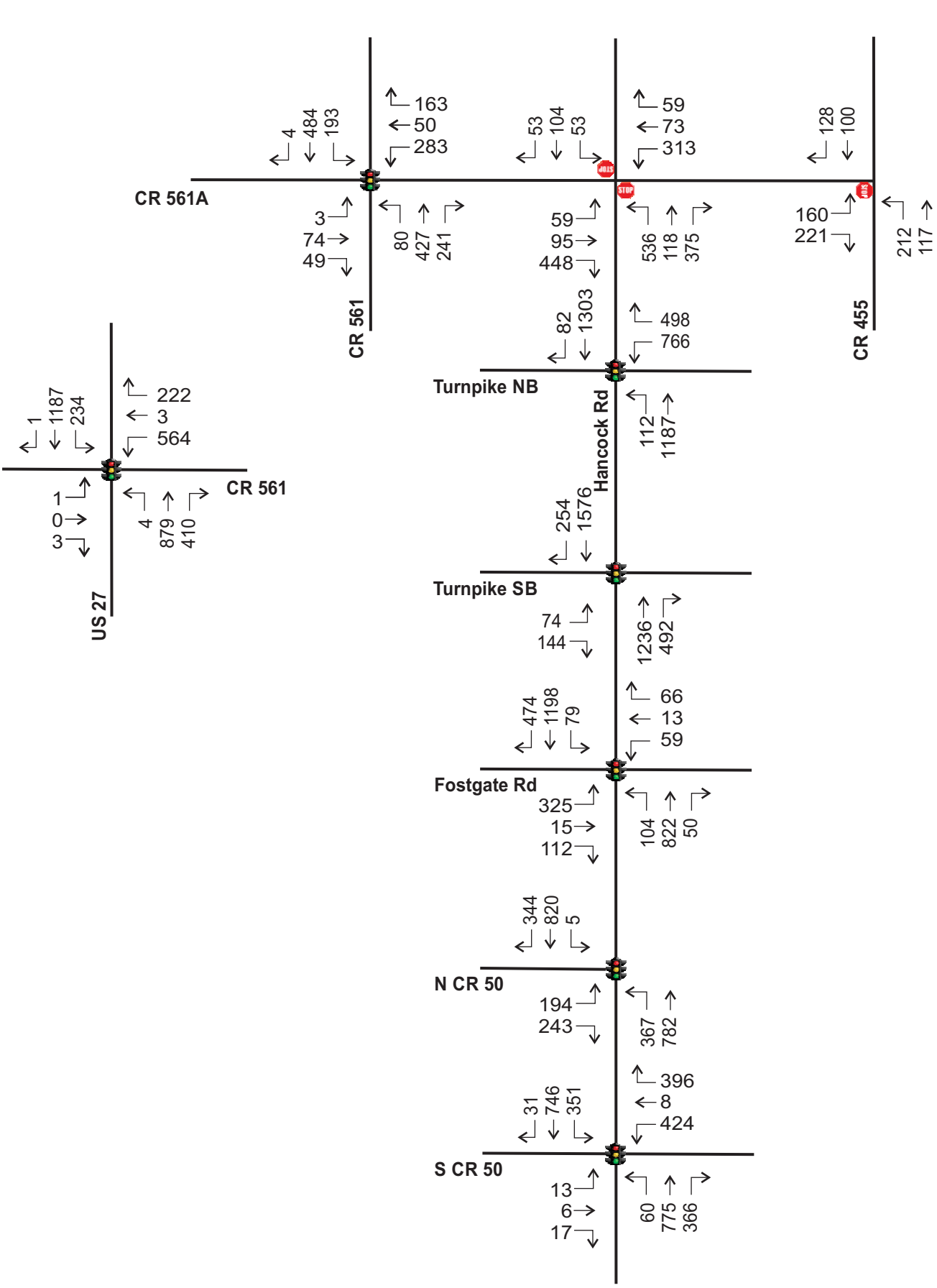

**Background PM Peak Intersection Volumes**
Hills of Minneola PD
17120.1

Figure 7




**Projected AM Peak Intersection Volumes**
Hills of Minneola PD
17120.1

Figure 8




**Projected PM Peak Intersection Volumes**
Hills of Minneola PD
17120.1

Figure 9

## 2.0 PROJECT TRIPS

### 2.1 Trip Generation

A The trip generation of the proposed development was calculated using information from the Institute of Transportation Engineers (ITE), *Trip Generation Manual, 10th Edition*. The trip generation calculation is summarized in **Table 1**. Detailed trip generation sheets are included in **Appendix D**.

**Table 1**
**Trip Generation Calculation**

| ITE Code | Land Use | Size | Daily | | AM Peak Hour | | | | PM Peak Hour | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Rate | Trips | Rate | Total | Enter | Exit | Rate | Total | Enter | Exit |
| 251 | Senior Housing Detached | 854 DU | 4.27 | 3,647 | 0.24 | 205 | 68 | 137 | 0.3 | 256 | 156 | 100 |

*Trip generation analysis based on ITE Trip Generation Manual, 10th Edition*

The Del Webb Hills development is projected to generate 3,647 daily trips, of which 205 trips occur during the AM peak hour and 256 trips occur during the PM peak hour.

### 2.2 Trip Distribution

A trip distribution pattern at buildout of the proposed development was developed based on the results of the travel demand model runs prepared for the development as well as manual adjustments of the model output to more accurately reflect the existing transportation network, travel patterns, and location of the development with respect to area attractions. The distribution pattern at the intersection of CR 561A and N Hancock Road is summarized as follows:

- To/From South on N Hancock Road 50%
- To/From East on CR 561A 25%
- To/From West on CR 561A 25%

This distribution pattern was applied to the project's trip generation to determine traffic volumes at buildout of the development.

**20019 - Del Webb Hills**

**Projected AM 2027 Intersection Volumes**

| Period | Tgen | Enter | Exit | SF | AGR | Years | Legend |
|---|---|---|---|---|---|---|---|
| AM Peak | | 68 | 137 | 0.00 | 10.0% | 9 | Backg'd + (Project) = Total |

## Intersection= CR 561A & Hancock Rd 1

| Approach | Mvmt | Raw | SF | Adjusted | GR | Adj Bg'd | %Proj Ent | %Proj Ext | Project | Total | Formula |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | 0 | 1.00 | **0** | 1.90 | **0** | 25% | | **17** | **17** | (17) |
| EB | T | 67 | 1.00 | **67** | 1.90 | **127** | | | **0** | **127** | 127 |
| | R | 200 | 1.00 | **200** | 1.90 | **380** | | | **0** | **380** | 380 |
| | L | 75 | 1.00 | **75** | 1.90 | **143** | | | **0** | **143** | 143 |
| WB | T | 71 | 1.00 | **71** | 1.90 | **135** | | | **0** | **135** | 135 |
| | R | 0 | 1.00 | **0** | 1.90 | **0** | 25% | | **17** | **17** | (17) |
| | L | 103 | 1.00 | **103** | 1.90 | **196** | | | **0** | **196** | 196 |
| NB | T | 0 | 1.00 | **0** | 1.90 | **0** | 50% | | **34** | **34** | (34) |
| | R | 42 | 1.00 | **42** | 1.90 | **80** | | | **0** | **80** | 80 |
| | L | 0 | 1.00 | **0** | 1.90 | **0** | | 25% | **34** | **34** | (34) |
| SB | T | 0 | 1.00 | **0** | 1.90 | **0** | | 50% | **69** | **69** | (69) |
| | R | 0 | 1.00 | **0** | 1.90 | **0** | | 25% | **34** | **34** | (34) |

**20019 - Del Webb Hills**

**Projected PM 2027 Intersection Volumes**

| Period | Tgen | Enter | Exit | SF | AGR | Years | Legend |
|---|---|---|---|---|---|---|---|
| PM Peak | | 156 | 100 | 0.00 | 10.0% | 9 | Backg'd + (Project) = Total |

## Intersection= CR 561A & Hancock Rd 1

| Approach | Mvmt | Raw | SF | Adjusted | GR | Adj Bg'd | %Proj Ent | %Proj Ext | Project | Total | Formula |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | 0 | 1.00 | **0** | 1.90 | **0** | 25% | | **39** | **39** | (39) |
| EB | T | 60 | 1.00 | **60** | 1.90 | **114** | | | **0** | **114** | 114 |
| | R | 114 | 1.00 | **114** | 1.90 | **217** | | | **0** | **217** | 217 |
| | L | 45 | 1.00 | **45** | 1.90 | **86** | | | **0** | **86** | 86 |
| WB | T | 43 | 1.00 | **43** | 1.90 | **82** | | | **0** | **82** | 82 |
| | R | 0 | 1.00 | **0** | 1.90 | **0** | 25% | | **39** | **39** | (39) |
| | L | 223 | 1.00 | **223** | 1.90 | **424** | | | **0** | **424** | 424 |
| NB | T | 0 | 1.00 | **0** | 1.90 | **0** | 50% | | **78** | **78** | (78) |
| | R | 104 | 1.00 | **104** | 1.90 | **198** | | | **0** | **198** | 198 |
| | L | 0 | 1.00 | **0** | 1.90 | **0** | | 25% | **25** | **25** | (25) |
| SB | T | 0 | 1.00 | **0** | 1.90 | **0** | | 50% | **50** | **50** | (50) |
| | R | 0 | 1.00 | **0** | 1.90 | **0** | | 25% | **25** | **25** | (25) |

**Appendix J**
Intersection Projection Calculation Sheets

**Project No.** 22016.6

**Intersection Volumes**

| Period | Tgen | Enter | Exit | SF | AGR | Years | Legend |
|---|---|---|---|---|---|---|---|
| AM Peak | | 120 | 359 | 1.00 | 2.00% | 10 | Existing + {Vested} + (Project) = Total |

**Intersection= CR 561A & Hancock Road** — 1

| Approach | Mvmt | Raw | SF | Adjusted | GR | Adj Bg'd | Pod 6 | Pods 7 & 8 | Ph 2 | Hills of Minn | Del Webb | Vested | Backg'd | %Proj Ent | %Proj Ext | Project | Total | Formula |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | 22 | 1.00 | **22** | 1.00 | **22** | 16 | 32 | 9 | 24 | 17 | **98** | **120** | 15% | | **18** | **138** | 22 + {98} + (18) = 138 |
| EB | T | 72 | 1.00 | **72** | 1.00 | **72** | | | 0 | | | **0** | **72** | | | **0** | **72** | 72 |
| | R | 257 | 1.00 | **257** | 1.00 | **257** | | | 0 | 107 | | **107** | **364** | | | **0** | **364** | 257 + {107} = 364 |
| | L | 156 | 1.00 | **156** | 1.00 | **156** | | | 0 | 95 | | **95** | **251** | | | **0** | **251** | 156 + {95} = 251 |
| WB | T | 56 | 1.00 | **56** | 1.00 | **56** | | | 0 | | | **0** | **56** | | | **0** | **56** | 56 |
| | R | 10 | 1.00 | **10** | 1.00 | **10** | 3 | 6 | 0 | 24 | 17 | **50** | **60** | | | **0** | **60** | 10 + {50} = 60 |
| | L | 279 | 1.00 | **279** | 1.00 | **279** | | | 0 | 136 | | **136** | **415** | | | **0** | **415** | 279 + {136} = 415 |
| NB | T | 30 | 1.00 | **30** | 1.00 | **30** | 31 | 63 | 28 | 48 | 34 | **204** | **234** | 45% | | **54** | **288** | 30 + {204} + (54) = 288 |
| | R | 76 | 1.00 | **76** | 1.00 | **76** | | | 0 | 136 | | **136** | **212** | | | **0** | **212** | 76 + {136} = 212 |
| | L | 6 | 1.00 | **6** | 1.00 | **6** | 10 | 18 | 0 | 30 | 34 | **92** | **98** | | | **0** | **98** | 6 + {92} = 98 |
| SB | T | 14 | 1.00 | **14** | 1.00 | **14** | 95 | 179 | 82 | 61 | 69 | **486** | **500** | | 45% | **162** | **662** | 14 + {486} + (162) = 662 |
| | R | 5 | 1.00 | **5** | 1.00 | **5** | 48 | 89 | 27 | 30 | 34 | **228** | **233** | | 15% | **53** | **286** | 5 + {228} + (53) = 286 |

**Intersection= CR 561 & CR 455** — 2

| Approach | Mvmt | Raw | SF | Adjusted | GR | Adj Bg'd | Pod 6 | Pods 7 & 8 | Ph 2 | Hills of Minn | Del Webb | Vested | Backg'd | %Proj Ent | %Proj Ext | Project | Total | Formula |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | 138 | 1.06 | **146** | 1.00 | **146** | | | | | | **0** | **146** | | | **0** | **146** | 146 |
| EB | T | 23 | 1.06 | **24** | 1.00 | **24** | 5 | 10 | 9 | | | **24** | **48** | 15% | | **18** | **66** | 24 + {24} + (18) = 66 |
| | R | 17 | 1.06 | **18** | 1.00 | **18** | | | | | | **0** | **18** | | | **0** | **18** | 18 |
| | L | 8 | 1.06 | **8** | 1.00 | **8** | | | | | | **0** | **8** | | | **0** | **8** | 8 |
| WB | T | 15 | 1.06 | **16** | 1.00 | **16** | 14 | 27 | 28 | | | **69** | **85** | | 15% | **54** | **139** | 16 + {69} + (54) = 139 |
| | R | 81 | 1.06 | **86** | 1.00 | **86** | 14 | 27 | 27 | | | **68** | **154** | | 15% | **54** | **208** | 86 + {68} + (54) = 208 |
| | L | 19 | 1.06 | **20** | 1.00 | **20** | | | | | | **0** | **20** | | | **0** | **20** | 20 |
| NB | T | 385 | 1.06 | **408** | 1.00 | **408** | | | | | | **0** | **408** | | | **0** | **408** | 408 |
| | R | 19 | 1.06 | **20** | 1.00 | **20** | | | | | | **0** | **20** | | | **0** | **20** | 20 |
| | L | 65 | 1.06 | **69** | 1.00 | **69** | 6 | 9 | 9 | | | **24** | **93** | 15% | | **18** | **111** | 69 + {24} + (18) = 111 |
| SB | T | 238 | 1.06 | **252** | 1.00 | **252** | | | | | | **0** | **252** | | | **0** | **252** | 252 |
| | R | 101 | 1.06 | **107** | 1.00 | **107** | | | | | | **0** | **107** | | | **0** | **107** | 107 |

**Intersection= Hancock Road Ext & CR 455** — 3

| Approach | Mvmt | Raw | SF | Adjusted | GR | Adj Bg'd | Pod 6 | Pods 7 & 8 | Ph 2 | Hills of Minn | Del Webb | Vested | Backg'd | %Proj Ent | %Proj Ext | Project | Total | Formula |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | | | | | **0** | | | 0 | | | **0** | **0** | | | **0** | **0** | |
| EB | T | | | | | **156** | 1 | | 19 | | | **20** | **176** | | 10% | **36** | **212** | 156 + {20} + (36) = 212 |
| | R | | | | | **0** | 10 | 19 | 109 | | | **138** | **138** | | 60% | **215** | **353** | {138} + (215) = 353 |
| | L | | | | | **0** | 3 | 6 | 0 | | | **9** | **9** | | | **0** | **9** | {9} |
| WB | T | | | | | **97** | | | 6 | | | **6** | **103** | 10% | | **12** | **115** | 97 + {6} + (12) = 115 |
| | R | | | | | **0** | | | 0 | | | **0** | **0** | | | **0** | **0** | |
| | L | | | | | **0** | 28 | 54 | 37 | | | **119** | **119** | 60% | | **72** | **191** | {119} + (72) = 191 |
| NB | T | | | | | **0** | | | 0 | | | **0** | **0** | | | **0** | **0** | |
| | R | | | | | **0** | 10 | 18 | 0 | | | **28** | **28** | | | **0** | **28** | {28} |
| | L | | | | | **0** | | | 0 | | | **0** | **0** | | | **0** | **0** | |
| SB | T | | | | | **0** | | | 0 | | | **0** | **0** | | | **0** | **0** | |
| | R | | | | | **0** | | | 0 | | | **0** | **0** | | | **0** | **0** | |

**Intersection= Hancock Road Ext & Mountain Club Dr** — 4

| Approach | Mvmt | Raw | SF | Adjusted | GR | Adj Bg'd | Pod 6 | Pods 7 & 8 | Ph 2 | Hills of Minn | Del Webb | Vested | Backg'd | %Proj Ent | %Proj Ext | Project | Total | Formula |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | | | | | **0** | 38 | | 0 | | | **38** | **38** | | | **0** | **38** | {38} |
| EB | T | | | | | **0** | | | 0 | | | **0** | **0** | | | **0** | **0** | |
| | R | | | | | **0** | 38 | | 0 | | | **38** | **38** | | | **0** | **38** | {38} |
| | L | | | | | **0** | | | 0 | | | **0** | **0** | | | **0** | **0** | |
| WB | T | | | | | **0** | | | 0 | | | **0** | **0** | | | **0** | **0** | |
| | R | | | | | **0** | | | 0 | | | **0** | **0** | | | **0** | **0** | |
| | L | | | | | **0** | 12 | | 0 | | | **12** | **12** | | | **0** | **12** | {12} |
| NB | T | | | | | **0** | 19 | 72 | 37 | | | **128** | **128** | 60% | | **72** | **200** | {128} + (72) = 200 |
| | R | | | | | **0** | | | 0 | | | **0** | **0** | | | **0** | **0** | |
| | L | | | | | **0** | | | 0 | | | **0** | **0** | | | **0** | **0** | |
| SB | T | | | | | **0** | 62 | 25 | 109 | | | **196** | **196** | | 60% | **215** | **411** | {196} + (215) = 411 |
| | R | | | | | **0** | 3 | | 0 | | | **3** | **3** | | | **0** | **3** | {3} |

**Intersection= Hancock Road Ext & Sugarloaf Mountain Rd** **5**

| Approach | Mvmt | Raw | SF | Adjusted | GR | Adj Bg'd | Pod 6 | Pods 7 & 8 | Ph 2 | Hills of Minn | Del Webb | Vested | Backg'd | %Proj Ent | %Proj Ext | Project | Total | Formula |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | | | | | 0 | | 32 | 0 | | | 32 | 32 | | | 0 | 32 | {32} |
| EB | T | | | | | 0 | | | 0 | | | 0 | 0 | | | 0 | 0 | |
| | R | | | | | 0 | | 126 | 0 | | | 126 | 126 | | | 0 | 126 | {126} |
| | L | | | | | 0 | | | 0 | | | 0 | 0 | | | 0 | 0 | |
| WB | T | | | | | 0 | | | 0 | | | 0 | 0 | | | 0 | 0 | |
| | R | | | | | 0 | | | 0 | | | 0 | 0 | | | 0 | 0 | |
| | L | | | | | 0 | | 44 | 0 | | | 44 | 44 | | | 0 | 44 | {44} |
| NB | T | | | | | 0 | 50 | 40 | 37 | | | 127 | 127 | 60% | | 72 | 199 | {127} + (72) = 199 |
| | R | | | | | 0 | | | 0 | | | 0 | 0 | | | 0 | 0 | |
| | L | | | | | 0 | | | 0 | | | 0 | 0 | | | 0 | 0 | |
| SB | T | | | | | 0 | 152 | 14 | 109 | | | 275 | 275 | | 60% | 215 | 490 | {275} + (215) = 490 |
| | R | | | | | 0 | | 11 | 0 | | | 11 | 11 | | | 0 | 11 | {11} |

**Intersection= CR 455 & Mountain Club Dr/Project Access I** **6**

| Approach | Mvmt | Raw | SF | Adjusted | GR | Adj Bg'd | Pod 6 | Pods 7 & 8 | Ph 2 | Hills of Minn | Del Webb | Vested | Backg'd | %Proj Ent | %Proj Ext | Project | Total | Formula |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | 0 | 1.00 | 0 | 1.00 | 0 | | | 0 | | | 0 | 0 | 5% | | 6 | 6 | (6) |
| EB | T | 152 | 1.00 | 152 | 1.00 | 152 | 11 | 19 | 128 | | | 158 | 310 | | 30% | 107 | 417 | 152 + {158} + (107) = 417 |
| | R | 4 | 1.00 | 4 | 1.00 | 4 | | | 0 | | | 0 | 4 | | | 0 | 4 | 4 |
| | L | 2 | 1.00 | 2 | 1.00 | 2 | | | 0 | | | 0 | 2 | | | 0 | 2 | 2 |
| WB | T | 97 | 1.00 | 97 | 1.00 | 97 | 28 | 54 | 43 | | | 125 | 222 | 30% | | 36 | 258 | 97 + {125} + (36) = 258 |
| | R | 0 | 1.00 | 0 | 1.00 | 0 | | | 0 | | | 0 | 0 | 40% | | 48 | 48 | (48) |
| | L | 2 | 1.00 | 2 | 1.00 | 2 | | | 0 | | | 0 | 2 | | | 0 | 2 | 2 |
| NB | T | 0 | 1.00 | 0 | 1.00 | 0 | | | 0 | | | 0 | 0 | | | 0 | 0 | |
| | R | 4 | 1.00 | 4 | 1.00 | 4 | | | 0 | | | 0 | 4 | | | 0 | 4 | 4 |
| | L | 0 | 1.00 | 0 | 1.00 | 0 | | | 0 | | | 0 | 0 | | 40% | 144 | 144 | (144) |
| SB | T | 0 | 1.00 | 0 | 1.00 | 0 | | | 0 | | | 0 | 0 | | | 0 | 0 | |
| | R | 0 | 1.00 | 0 | 1.00 | 0 | | | 0 | | | 0 | 0 | | 5% | 18 | 18 | (18) |

**Intersection= CR 455 & Project Access II** **7**

| Approach | Mvmt | Raw | SF | Adjusted | GR | Adj Bg'd | Pod 6 | Pods 7 & 8 | Ph 2 | Hills of Minn | Del Webb | Vested | Backg'd | %Proj Ent | %Proj Ext | Project | Total | Formula |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | | | | | 0 | | | 55 | | | 55 | 55 | | | 0 | 55 | {55} |
| EB | T | | | | | 0 | | | 0 | | | 0 | 0 | | | 0 | 0 | |
| | R | | | | | 0 | | | 128 | | | 128 | 128 | | | 0 | 128 | {128} |
| | L | | | | | 0 | | | 0 | | | 0 | 0 | | 20% | 72 | 72 | (72) |
| WB | T | | | | | 0 | | | 0 | | | 0 | 0 | | | 0 | 0 | |
| | R | | | | | 0 | | | 0 | | | 0 | 0 | | 10% | 36 | 36 | (36) |
| | L | | | | | 0 | | | 43 | | | 43 | 43 | | | 0 | 43 | {43} |
| NB | T | | | | | 99 | 28 | 54 | 0 | | | 82 | 181 | 10% | 5% | 30 | 211 | 99 + {82} + (30) = 211 |
| | R | | | | | 0 | | | 0 | | | 0 | 0 | 20% | | 24 | 24 | (24) |
| | L | | | | | 0 | | | 0 | | | 0 | 0 | 10% | | 12 | 12 | (12) |
| SB | T | | | | | 156 | 11 | 19 | 0 | | | 30 | 186 | 5% | 10% | 41 | 227 | 156 + {30} + (41) = 227 |
| | R | | | | | 0 | | | 18 | | | 18 | 18 | | | 0 | 18 | {18} |

**Intersection= CR 455 & Project Access III** **8**

| Approach | Mvmt | Raw | SF | Adjusted | GR | Adj Bg'd | Pod 6 | Pods 7 & 8 | Ph 2 | Hills of Minn | Del Webb | Vested | Backg'd | %Proj Ent | %Proj Ext | Project | Total | Formula |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | | | | | 0 | | | | | | 0 | 0 | | | 0 | 0 | |
| EB | T | | | | | 0 | | | | | | 0 | 0 | | | 0 | 0 | |
| | R | | | | | 0 | | | | | | 0 | 0 | | | 0 | 0 | |
| | L | | | | | 0 | | | | | | 0 | 0 | | 10% | 35 | 35 | (35) |
| WB | T | | | | | 0 | | | | | | 0 | 0 | | | 0 | 0 | |
| | R | | | | | 0 | | | | | | 0 | 0 | | 15% | 54 | 54 | (54) |
| | L | | | | | 0 | | | | | | 0 | 0 | | | 0 | 0 | |
| NB | T | | | | | 99 | 28 | 54 | 55 | | | 137 | 236 | | 15% | 54 | 290 | 99 + {137} + (54) = 290 |
| | R | | | | | 0 | | | | | | 0 | 0 | 10% | | 12 | 12 | (12) |
| | L | | | | | 0 | | | | | | 0 | 0 | 15% | | 18 | 18 | (18) |
| SB | T | | | | | 156 | 11 | 19 | 18 | | | 48 | 204 | 15% | | 18 | 222 | 156 + {48} + (18) = 222 |
| | R | | | | | 0 | | | | | | 0 | 0 | | | 0 | 0 | |

**Project No.** 22016.6

**Intersection Volumes**

| Period | Tgen | Enter | Exit | SF | AGR | Years | Legend |
|---|---|---|---|---|---|---|---|
| PM Peak | | 428 | 251 | 1.00 | 2.00% | 10 | Existing + {Vested} + (Project) = Total |

**Intersection= CR 561A & Hancock Road** — 1

| Approach | Mvmt | Raw | SF | Adjusted | GR | Adj Bg'd | Pod 6 | Pods 7 & 8 | Ph 2 | Hills of Minn | Del Webb | Vested | Backg'd | %Proj Ent | %Proj Ext | Project | Total | Formula |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | 15 | 1.00 | **15** | 1.00 | **15** | 56 | 108 | 32 | 43 | 39 | **278** | **293** | 15% | | **64** | **357** | 15 + {278} + (64) = 357 |
| EB | T | 61 | 1.00 | **61** | 1.00 | **61** | | | 0 | | | **0** | **61** | | | **0** | **61** | 61 |
| | R | 267 | 1.00 | **267** | 1.00 | **267** | | | 0 | 194 | | **194** | **461** | | | **0** | **461** | 267 + {194} = 461 |
| | L | 86 | 1.00 | **86** | 1.00 | **86** | | | 0 | 172 | | **172** | **258** | | | **0** | **258** | 86 + {172} = 258 |
| WB | T | 66 | 1.00 | **66** | 1.00 | **66** | | | 0 | | | **0** | **66** | | | **0** | **66** | 66 |
| | R | 7 | 1.00 | **7** | 1.00 | **7** | 11 | 22 | 0 | 43 | 39 | **115** | **122** | | | **0** | **122** | 7 + {115} = 122 |
| | L | 316 | 1.00 | **316** | 1.00 | **316** | | | 0 | 187 | | **187** | **503** | | | **0** | **503** | 316 + {187} = 503 |
| NB | T | 8 | 1.00 | **8** | 1.00 | **8** | 111 | 215 | 96 | 86 | 78 | **586** | **594** | 45% | | **193** | **787** | 8 + {586} + (193) = 787 |
| | R | 154 | 1.00 | **154** | 1.00 | **154** | | | 0 | 187 | | **187** | **341** | | | **0** | **341** | 154 + {187} = 341 |
| | L | 3 | 1.00 | **3** | 1.00 | **3** | 7 | 12 | 0 | 42 | 25 | **86** | **89** | | | **0** | **89** | 3 + {86} = 89 |
| SB | T | 22 | 1.00 | **22** | 1.00 | **22** | 64 | 125 | 56 | 83 | 50 | **378** | **400** | | 45% | **113** | **513** | 22 + {378} + (113) = 513 |
| | R | 16 | 1.00 | **16** | 1.00 | **16** | 33 | 66 | 19 | 42 | 25 | **185** | **201** | | 15% | **38** | **239** | 16 + {185} + (38) = 239 |

**Intersection= CR 561 & CR 455** — 2

| Approach | Mvmt | Raw | SF | Adjusted | GR | Adj Bg'd | Pod 6 | Pods 7 & 8 | Ph 2 | Hills of Minn | Del Webb | Vested | Backg'd | %Proj Ent | %Proj Ext | Project | Total | Formula |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | 144 | 1.06 | **153** | 1.00 | **153** | | | | | | **0** | **153** | | | **0** | **153** | 153 |
| EB | T | 25 | 1.06 | **27** | 1.00 | **27** | 16 | 10 | 32 | | | **58** | **85** | 15% | | **64** | **149** | 27 + {58} + (64) = 149 |
| | R | 23 | 1.06 | **24** | 1.00 | **24** | | | | | | **0** | **24** | | | **0** | **24** | 24 |
| | L | 5 | 1.06 | **5** | 1.00 | **5** | | | | | | **0** | **5** | | | **0** | **5** | 5 |
| WB | T | 32 | 1.06 | **34** | 1.00 | **34** | 9 | 3 | 19 | | | **31** | **65** | | 15% | **38** | **103** | 34 + {31} + (38) = 103 |
| | R | 103 | 1.06 | **109** | 1.00 | **109** | 10 | 3 | 18 | | | **31** | **140** | | 15% | **38** | **178** | 109 + {31} + (38) = 178 |
| | L | 15 | 1.06 | **16** | 1.00 | **16** | | | | | | **0** | **16** | | | **0** | **16** | 16 |
| NB | T | 352 | 1.06 | **373** | 1.00 | **373** | | | | | | **0** | **373** | | | **0** | **373** | 373 |
| | R | 29 | 1.06 | **31** | 1.00 | **31** | | | | | | **0** | **31** | | | **0** | **31** | 31 |
| | L | 72 | 1.06 | **76** | 1.00 | **76** | 17 | 9 | 32 | | | **58** | **134** | 15% | | **64** | **198** | 76 + {58} + (64) = 198 |
| SB | T | 335 | 1.06 | **355** | 1.00 | **355** | | | | | | **0** | **355** | | | **0** | **355** | 355 |
| | R | 162 | 1.06 | **172** | 1.00 | **172** | | | | | | **0** | **172** | | | **0** | **172** | 172 |

**Intersection= Hancock Road Ext & CR 455** — 3

| Approach | Mvmt | Raw | SF | Adjusted | GR | Adj Bg'd | Pod 6 | Pods 7 & 8 | Ph 2 | Hills of Minn | Del Webb | Vested | Backg'd | %Proj Ent | %Proj Ext | Project | Total | Formula |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | | | | | **0** | | | 0 | | | **0** | **0** | | | **0** | **0** | |
| EB | T | | | | | **124** | | | 13 | | | **13** | **137** | | 10% | **24** | **161** | 124 + {13} + (24) = 161 |
| | R | | | | | **0** | 33 | 65 | 75 | | | **173** | **173** | | 60% | **151** | **324** | {173} + (151) = 324 |
| | L | | | | | **0** | 11 | 22 | 0 | | | **33** | **33** | | | **0** | **33** | {33} |
| WB | T | | | | | **155** | | | 22 | | | **22** | **177** | 10% | | **43** | **220** | 155 + {22} + (43) = 220 |
| | R | | | | | **0** | | | 0 | | | **0** | **0** | | | **0** | **0** | |
| | L | | | | | **0** | 19 | 38 | 128 | | | **185** | **185** | 60% | | **257** | **442** | {185} + (257) = 442 |
| NB | T | | | | | **0** | | | 0 | | | **0** | **0** | | | **0** | **0** | |
| | R | | | | | **0** | 7 | 13 | 0 | | | **20** | **20** | | | **0** | **20** | {20} |
| | L | | | | | **0** | | | 0 | | | **0** | **0** | | | **0** | **0** | |
| SB | T | | | | | **0** | | | 0 | | | **0** | **0** | | | **0** | **0** | |
| | R | | | | | **0** | | | 0 | | | **0** | **0** | | | **0** | **0** | |

**Intersection= Hancock Road Ext & Mountain Club Dr** — 4

| Approach | Mvmt | Raw | SF | Adjusted | GR | Adj Bg'd | Pod 6 | Pods 7 & 8 | Ph 2 | Hills of Minn | Del Webb | Vested | Backg'd | %Proj Ent | %Proj Ext | Project | Total | Formula |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | | | | | **0** | 26 | | 0 | | | **26** | **26** | | | **0** | **26** | {26} |
| EB | T | | | | | **0** | | | 0 | | | **0** | **0** | | | **0** | **0** | |
| | R | | | | | **0** | 26 | | 0 | | | **26** | **26** | | | **0** | **26** | {26} |
| | L | | | | | **0** | | | 0 | | | **0** | **0** | | | **0** | **0** | |
| WB | T | | | | | **0** | | | 0 | | | **0** | **0** | | | **0** | **0** | |
| | R | | | | | **0** | | | 0 | | | **0** | **0** | | | **0** | **0** | |
| | L | | | | | **0** | 44 | | 0 | | | **44** | **44** | | | **0** | **44** | {44} |
| NB | T | | | | | **0** | 67 | 51 | 128 | | | **246** | **246** | 60% | | **257** | **503** | {246} + (257) = 503 |
| | R | | | | | **0** | | | 0 | | | **0** | **0** | | | **0** | **0** | |
| | L | | | | | **0** | | | 0 | | | **0** | **0** | | | **0** | **0** | |
| SB | T | | | | | **0** | 57 | 87 | 75 | | | **219** | **219** | | 60% | **151** | **370** | {219} + (151) = 370 |
| | R | | | | | **0** | 8 | | 0 | | | **8** | **8** | | | **0** | **8** | {8} |

**Intersection= Hancock Road Ext & Sugarloaf Mountain Rd** **5**

| Approach | Mvmt | Raw | SF | Adjusted | GR | Adj Bg'd | Pod 6 | Pods 7 & 8 | Ph 2 | Hills of Minn | Del Webb | Vested | Backg'd | %Proj Ent | %Proj Ext | Project | Total | Formula |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | | | | | 0 | | 32 | 0 | | | 32 | 32 | | | 0 | 32 | {32} |
| EB | T | | | | | 0 | | | 0 | | | 0 | 0 | | | 0 | 0 | |
| | R | | | | | 0 | | 126 | 0 | | | 126 | 126 | | | 0 | 126 | {126} |
| | L | | | | | 0 | | | 0 | | | 0 | 0 | | | 0 | 0 | |
| WB | T | | | | | 0 | | | 0 | | | 0 | 0 | | | 0 | 0 | |
| | R | | | | | 0 | | | 0 | | | 0 | 0 | | | 0 | 0 | |
| | L | | | | | 0 | | 44 | 0 | | | 44 | 44 | | | 0 | 44 | {44} |
| NB | T | | | | | 0 | 178 | 40 | 128 | | | 346 | 346 | 60% | | 257 | 603 | {346} + (257) = 603 |
| | R | | | | | 0 | | | 0 | | | 0 | 0 | | | 0 | 0 | |
| | L | | | | | 0 | | | 0 | | | 0 | 0 | | | 0 | 0 | |
| SB | T | | | | | 0 | 104 | 14 | 75 | | | 193 | 193 | | 60% | 151 | 344 | {193} + (151) = 344 |
| | R | | | | | 0 | | 11 | 0 | | | 11 | 11 | | | 0 | 11 | {11} |

**Intersection= CR 455 & Mountain Club Dr/Project Access I** **6**

| Approach | Mvmt | Raw | SF | Adjusted | GR | Adj Bg'd | Pod 6 | Pods 7 & 8 | Ph 2 | Hills of Minn | Del Webb | Vested | Backg'd | %Proj Ent | %Proj Ext | Project | Total | Formula |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | 1 | 1.00 | 1 | 1.00 | 1 | | | 0 | | | 0 | 1 | 5% | | 21 | 22 | 1 + (21) = 22 |
| EB | T | 122 | 1.00 | 122 | 1.00 | 122 | 33 | 19 | 88 | | | 140 | 262 | | 30% | 75 | 337 | 122 + {140} + (75) = 337 |
| | R | 3 | 1.00 | 3 | 1.00 | 3 | | | 0 | | | 0 | 3 | | | 0 | 3 | 3 |
| | L | 0 | 1.00 | 0 | 1.00 | 0 | | | 0 | | | 0 | 0 | | | 0 | 0 | |
| WB | T | 155 | 1.00 | 155 | 1.00 | 155 | 19 | 6 | 150 | | | 175 | 330 | 30% | | 129 | 459 | 155 + {175} + (129) = 459 |
| | R | 0 | 1.00 | 0 | 1.00 | 0 | | | 0 | | | 0 | 0 | 40% | | 171 | 171 | (171) |
| | L | 2 | 1.00 | 2 | 1.00 | 2 | | | 0 | | | 0 | 2 | | | 0 | 2 | 2 |
| NB | T | 0 | 1.00 | 0 | 1.00 | 0 | | | 0 | | | 0 | 0 | | | 0 | 0 | |
| | R | 2 | 1.00 | 2 | 1.00 | 2 | | | 0 | | | 0 | 2 | | | 0 | 2 | 2 |
| | L | 0 | 1.00 | 0 | 1.00 | 0 | | | 0 | | | 0 | 0 | | 40% | 100 | 100 | (100) |
| SB | T | 0 | 1.00 | 0 | 1.00 | 0 | | | 0 | | | 0 | 0 | | | 0 | 0 | |
| | R | 0 | 1.00 | 0 | 1.00 | 0 | | | 0 | | | 0 | 0 | | 5% | 13 | 13 | (13) |

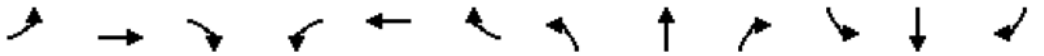
**Intersection= CR 455 & Project Access II** **7**

| Approach | Mvmt | Raw | SF | Adjusted | GR | Adj Bg'd | Pod 6 | Pods 7 & 8 | Ph 2 | Hills of Minn | Del Webb | Vested | Backg'd | %Proj Ent | %Proj Ext | Project | Total | Formula |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | | | | | 0 | | | 37 | | | 37 | 37 | | | 0 | 37 | {37} |
| EB | T | | | | | 0 | | | 0 | | | 0 | 0 | | | 0 | 0 | |
| | R | | | | | 0 | | | 88 | | | 88 | 88 | | | 0 | 88 | {88} |
| | L | | | | | 0 | | | 0 | | | 0 | 0 | | 20% | 50 | 50 | (50) |
| WB | T | | | | | 0 | | | 0 | | | 0 | 0 | | | 0 | 0 | |
| | R | | | | | 0 | | | 0 | | | 0 | 0 | | 10% | 25 | 25 | (25) |
| | L | | | | | 0 | | | 150 | | | 150 | 150 | | | 0 | 150 | {150} |
| NB | T | | | | | 157 | 19 | 6 | 0 | | | 25 | 182 | 10% | 5% | 56 | 238 | 157 + {25} + (56) = 238 |
| | R | | | | | 0 | | | 0 | | | 0 | 0 | 20% | | 86 | 86 | (86) |
| | L | | | | | 0 | | | 0 | | | 0 | 0 | 10% | | 43 | 43 | (43) |
| SB | T | | | | | 126 | 33 | 19 | 0 | | | 52 | 178 | 5% | 10% | 46 | 224 | 126 + {52} + (46) = 224 |
| | R | | | | | 0 | | | 64 | | | 64 | 64 | | | 0 | 64 | {64} |

**Intersection= CR 455 & Project Access III** **8**

| Approach | Mvmt | Raw | SF | Adjusted | GR | Adj Bg'd | Pod 6 | Pods 7 & 8 | Ph 2 | Hills of Minn | Del Webb | Vested | Backg'd | %Proj Ent | %Proj Ext | Project | Total | Formula |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | | | | | 0 | | | | | | 0 | 0 | | | 0 | 0 | |
| EB | T | | | | | 0 | | | | | | 0 | 0 | | | 0 | 0 | |
| | R | | | | | 0 | | | | | | 0 | 0 | | | 0 | 0 | |
| | L | | | | | 0 | | | | | | 0 | 0 | | 10% | 25 | 25 | (25) |
| WB | T | | | | | 0 | | | | | | 0 | 0 | | | 0 | 0 | |
| | R | | | | | 0 | | | | | | 0 | 0 | | 15% | 38 | 38 | (38) |
| | L | | | | | 0 | | | | | | 0 | 0 | | | 0 | 0 | |
| NB | T | | | | | 157 | 19 | 6 | 37 | | | 62 | 219 | | 15% | 38 | 257 | 157 + {62} + (38) = 257 |
| | R | | | | | 0 | | | | | | 0 | 0 | 10% | | 43 | 43 | (43) |
| | L | | | | | 0 | | | | | | 0 | 0 | 15% | | 64 | 64 | (64) |
| SB | T | | | | | 126 | 33 | 19 | 64 | | | 116 | 242 | 15% | | 64 | 306 | 126 + {116} + (64) = 306 |
| | R | | | | | 0 | | | | | | 0 | 0 | | | 0 | 0 | |

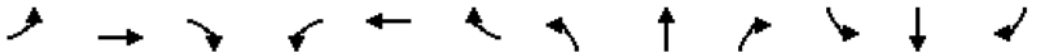
**Appendix K**
HCM Worksheets – Background & Projected Conditions



| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Traffic Volume (veh/h) | 120 | 72 | 364 | 251 | 56 | 60 | 415 | 234 | 212 | 98 | 500 | 233 |
| Future Volume (veh/h) | 120 | 72 | 364 | 251 | 56 | 60 | 415 | 234 | 212 | 98 | 500 | 233 |
| Initial Q (Qb), veh | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Lane Width Adj. | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Ped-Bike Adj(A_pbT) | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 |
| Parking Bus, Adj | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Work Zone On Approach | | No | | | No | | | No | | | No | |
| Adj Sat Flow, veh/h/ln | 1767 | 1811 | 1796 | 1870 | 1870 | 1752 | 1811 | 1856 | 1781 | 1411 | 1589 | 1604 |
| Adj Flow Rate, veh/h | 126 | 76 | 178 | 264 | 59 | 31 | 437 | 246 | 178 | 103 | 526 | 137 |
| Peak Hour Factor | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 |
| Percent Heavy Veh, % | 9 | 6 | 7 | 2 | 2 | 10 | 6 | 3 | 8 | 33 | 21 | 20 |
| Cap, veh/h | 375 | 255 | 215 | 441 | 385 | 306 | 470 | 702 | 489 | 322 | 650 | 293 |
| Arrive On Green | 0.08 | 0.14 | 0.14 | 0.15 | 0.21 | 0.21 | 0.21 | 0.35 | 0.35 | 0.07 | 0.22 | 0.22 |
| Sat Flow, veh/h | 1682 | 1811 | 1522 | 1781 | 1870 | 1485 | 1725 | 1986 | 1383 | 1344 | 3019 | 1359 |
| Grp Volume(v), veh/h | 126 | 76 | 178 | 264 | 59 | 31 | 437 | 217 | 207 | 103 | 526 | 137 |
| Grp Sat Flow(s),veh/h/ln | 1682 | 1811 | 1522 | 1781 | 1870 | 1485 | 1725 | 1763 | 1607 | 1344 | 1509 | 1359 |
| Q Serve(g_s), s | 6.9 | 4.1 | 12.4 | 13.5 | 2.8 | 1.8 | 20.5 | 9.9 | 10.4 | 6.4 | 18.1 | 9.6 |
| Cycle Q Clear(g_c), s | 6.9 | 4.1 | 12.4 | 13.5 | 2.8 | 1.8 | 20.5 | 9.9 | 10.4 | 6.4 | 18.1 | 9.6 |
| Prop In Lane | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 0.86 | 1.00 | | 1.00 |
| Lane Grp Cap(c), veh/h | 375 | 255 | 215 | 441 | 385 | 306 | 470 | 623 | 568 | 322 | 650 | 293 |
| V/C Ratio(X) | 0.34 | 0.30 | 0.83 | 0.60 | 0.15 | 0.10 | 0.93 | 0.35 | 0.36 | 0.32 | 0.81 | 0.47 |
| Avail Cap(c_a), veh/h | 416 | 874 | 734 | 532 | 1074 | 852 | 540 | 860 | 784 | 365 | 1030 | 464 |
| HCM Platoon Ratio | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Upstream Filter(I) | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Uniform Delay (d), s/veh | 35.8 | 42.0 | 45.6 | 32.3 | 35.5 | 35.1 | 25.1 | 26.0 | 26.2 | 29.8 | 40.7 | 37.3 |
| Incr Delay (d2), s/veh | 0.5 | 0.6 | 8.0 | 1.3 | 0.2 | 0.1 | 21.4 | 0.3 | 0.4 | 0.6 | 2.7 | 1.2 |
| Initial Q Delay(d3), s/veh | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| %ile BackOfQ(95%),veh/ln | 5.0 | 3.3 | 8.7 | 9.6 | 2.3 | 1.2 | 15.8 | 7.2 | 7.0 | 3.7 | 10.9 | 5.7 |
| Unsig. Movement Delay, s/veh | | | | | | | | | | | | |
| LnGrp Delay(d), s/veh | 36.3 | 42.6 | 53.6 | 33.7 | 35.7 | 35.3 | 46.5 | 26.3 | 26.6 | 30.4 | 43.3 | 38.5 |
| LnGrp LOS | D | D | D | C | D | D | D | C | C | C | D | D |
| Approach Vol, veh/h | | 380 | | | 354 | | | 861 | | | 766 | |
| Approach Delay, s/veh | | 45.7 | | | 34.1 | | | 36.6 | | | 40.7 | |
| Approach LOS | | D | | | C | | | D | | | D | |

| Timer - Assigned Phs | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|---|---|---|---|---|---|---|---|---|
| Phs Duration (G+Y+Rc), s | 31.6 | 30.3 | 17.3 | 29.9 | 16.5 | 45.3 | 24.4 | 22.8 |
| Change Period (Y+Rc), s | 8.4 | 6.8 | 8.6 | 7.4 | 8.4 | 6.8 | 8.6 | 7.4 |
| Max Green Setting (Gmax), s | 27.6 | 37.2 | 11.4 | 62.6 | 11.6 | 53.2 | 21.4 | 52.6 |
| Max Q Clear Time (g_c+I1), s | 22.5 | 20.1 | 8.9 | 4.8 | 8.4 | 12.4 | 15.5 | 14.4 |
| Green Ext Time (p_c), s | 0.7 | 3.4 | 0.1 | 0.4 | 0.1 | 2.5 | 0.4 | 1.0 |

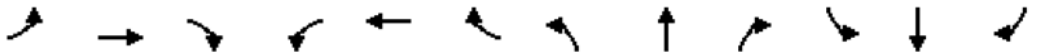
| Intersection Summary | |
|---|---|
| HCM 7th Control Delay, s/veh | 39.0 |
| HCM 7th LOS | D |



| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Traffic Volume (veh/h) | 138 | 72 | 364 | 251 | 56 | 60 | 415 | 288 | 212 | 98 | 662 | 286 |
| Future Volume (veh/h) | 138 | 72 | 364 | 251 | 56 | 60 | 415 | 288 | 212 | 98 | 662 | 286 |
| Initial Q (Qb), veh | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Lane Width Adj. | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Ped-Bike Adj(A_pbT) | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 |
| Parking Bus, Adj | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Work Zone On Approach | | No | | | No | | | No | | | No | |
| Adj Sat Flow, veh/h/ln | 1767 | 1811 | 1796 | 1870 | 1870 | 1752 | 1811 | 1856 | 1781 | 1411 | 1589 | 1604 |
| Adj Flow Rate, veh/h | 145 | 76 | 178 | 264 | 59 | 31 | 437 | 303 | 178 | 103 | 697 | 193 |
| Peak Hour Factor | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 |
| Percent Heavy Veh, % | 9 | 6 | 7 | 2 | 2 | 10 | 6 | 3 | 8 | 33 | 21 | 20 |
| Cap, veh/h | 374 | 249 | 209 | 422 | 358 | 284 | 452 | 877 | 502 | 329 | 785 | 353 |
| Arrive On Green | 0.09 | 0.14 | 0.14 | 0.14 | 0.19 | 0.19 | 0.22 | 0.41 | 0.41 | 0.07 | 0.26 | 0.26 |
| Sat Flow, veh/h | 1682 | 1811 | 1522 | 1781 | 1870 | 1485 | 1725 | 2159 | 1237 | 1344 | 3019 | 1359 |
| Grp Volume(v), veh/h | 145 | 76 | 178 | 264 | 59 | 31 | 437 | 246 | 235 | 103 | 697 | 193 |
| Grp Sat Flow(s),veh/h/ln | 1682 | 1811 | 1522 | 1781 | 1870 | 1485 | 1725 | 1763 | 1633 | 1344 | 1509 | 1359 |
| Q Serve(g_s), s | 9.3 | 4.8 | 14.6 | 16.0 | 3.4 | 2.2 | 26.1 | 12.3 | 12.8 | 7.1 | 28.4 | 15.6 |
| Cycle Q Clear(g_c), s | 9.3 | 4.8 | 14.6 | 16.0 | 3.4 | 2.2 | 26.1 | 12.3 | 12.8 | 7.1 | 28.4 | 15.6 |
| Prop In Lane | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 0.76 | 1.00 | | 1.00 |
| Lane Grp Cap(c), veh/h | 374 | 249 | 209 | 422 | 358 | 284 | 452 | 716 | 663 | 329 | 785 | 353 |
| V/C Ratio(X) | 0.39 | 0.31 | 0.85 | 0.63 | 0.16 | 0.11 | 0.97 | 0.34 | 0.35 | 0.31 | 0.89 | 0.55 |
| Avail Cap(c_a), veh/h | 376 | 746 | 627 | 467 | 917 | 727 | 452 | 734 | 680 | 358 | 879 | 396 |
| HCM Platoon Ratio | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Upstream Filter(I) | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Uniform Delay (d), s/veh | 41.9 | 49.6 | 53.8 | 38.8 | 43.1 | 42.6 | 35.2 | 26.2 | 26.3 | 31.1 | 45.5 | 40.8 |
| Incr Delay (d2), s/veh | 0.7 | 0.7 | 9.3 | 2.2 | 0.2 | 0.2 | 33.8 | 0.3 | 0.3 | 0.5 | 10.2 | 1.3 |
| Initial Q Delay(d3), s/veh | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| %ile BackOfQ(95%),veh/ln | 6.9 | 3.9 | 10.0 | 11.4 | 2.8 | 1.5 | 20.9 | 8.7 | 8.5 | 4.1 | 16.9 | 9.0 |
| Unsig. Movement Delay, s/veh | | | | | | | | | | | | |
| LnGrp Delay(d), s/veh | 42.6 | 50.3 | 63.2 | 41.0 | 43.3 | 42.8 | 69.1 | 26.5 | 26.6 | 31.6 | 55.7 | 42.1 |
| LnGrp LOS | D | D | E | D | D | D | E | C | C | C | E | D |
| Approach Vol, veh/h | | 399 | | | 354 | | | 918 | | | 993 | |
| Approach Delay, s/veh | | 53.2 | | | 41.5 | | | 46.8 | | | 50.6 | |
| Approach LOS | | D | | | D | | | D | | | D | |

| Timer - Assigned Phs | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|---|---|---|---|---|---|---|---|---|
| Phs Duration (G+Y+Rc), s | 36.0 | 40.0 | 19.9 | 31.9 | 17.3 | 58.7 | 26.8 | 24.9 |
| Change Period (Y+Rc), s | 8.4 | 6.8 | 8.6 | 7.4 | 8.4 | 6.8 | 8.6 | 7.4 |
| Max Green Setting (Gmax), s | 27.6 | 37.2 | 11.4 | 62.6 | 11.6 | 53.2 | 21.4 | 52.6 |
| Max Q Clear Time (g_c+I1), s | 28.1 | 30.4 | 11.3 | 5.4 | 9.1 | 14.8 | 18.0 | 16.6 |
| Green Ext Time (p_c), s | 0.0 | 2.8 | 0.0 | 0.4 | 0.0 | 2.9 | 0.2 | 1.0 |

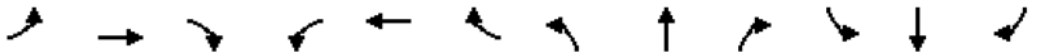
| Intersection Summary | |
|---|---|
| HCM 7th Control Delay, s/veh | 48.5 |
| HCM 7th LOS | D |



| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Traffic Volume (veh/h) | 293 | 61 | 461 | 258 | 66 | 122 | 503 | 594 | 341 | 89 | 400 | 201 |
| Future Volume (veh/h) | 293 | 61 | 461 | 258 | 66 | 122 | 503 | 594 | 341 | 89 | 400 | 201 |
| Initial Q (Qb), veh | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Lane Width Adj. | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Ped-Bike Adj(A_pbT) | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 |
| Parking Bus, Adj | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Work Zone On Approach | | No | | | No | | | No | | | No | |
| Adj Sat Flow, veh/h/ln | 1796 | 1796 | 1870 | 1826 | 1811 | 1693 | 1870 | 1337 | 1841 | 907 | 1767 | 1811 |
| Adj Flow Rate, veh/h | 322 | 67 | 239 | 284 | 73 | 67 | 553 | 653 | 300 | 98 | 440 | 99 |
| Peak Hour Factor | 0.91 | 0.91 | 0.91 | 0.91 | 0.91 | 0.91 | 0.91 | 0.91 | 0.91 | 0.91 | 0.91 | 0.91 |
| Percent Heavy Veh, % | 7 | 7 | 2 | 5 | 6 | 14 | 2 | 38 | 4 | 67 | 9 | 6 |
| Cap, veh/h | 485 | 312 | 275 | 471 | 313 | 248 | 484 | 781 | 480 | 168 | 741 | 339 |
| Arrive On Green | 0.15 | 0.17 | 0.17 | 0.15 | 0.17 | 0.17 | 0.19 | 0.31 | 0.31 | 0.10 | 0.22 | 0.22 |
| Sat Flow, veh/h | 1711 | 1796 | 1585 | 1739 | 1811 | 1434 | 1781 | 2540 | 1560 | 864 | 3357 | 1535 |
| Grp Volume(v), veh/h | 322 | 67 | 239 | 284 | 73 | 67 | 553 | 653 | 300 | 98 | 440 | 99 |
| Grp Sat Flow(s),veh/h/ln | 1711 | 1796 | 1585 | 1739 | 1811 | 1434 | 1781 | 1270 | 1560 | 864 | 1678 | 1535 |
| Q Serve(g_s), s | 17.4 | 3.7 | 17.0 | 15.3 | 4.0 | 4.7 | 21.6 | 27.7 | 19.1 | 10.1 | 13.6 | 6.2 |
| Cycle Q Clear(g_c), s | 17.4 | 3.7 | 17.0 | 15.3 | 4.0 | 4.7 | 21.6 | 27.7 | 19.1 | 10.1 | 13.6 | 6.2 |
| Prop In Lane | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 |
| Lane Grp Cap(c), veh/h | 485 | 312 | 275 | 471 | 313 | 248 | 484 | 781 | 480 | 168 | 741 | 339 |
| V/C Ratio(X) | 0.66 | 0.22 | 0.87 | 0.60 | 0.23 | 0.27 | 1.14 | 0.84 | 0.63 | 0.58 | 0.59 | 0.29 |
| Avail Cap(c_a), veh/h | 485 | 708 | 624 | 472 | 713 | 565 | 484 | 1409 | 865 | 168 | 1572 | 719 |
| HCM Platoon Ratio | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Upstream Filter(I) | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Uniform Delay (d), s/veh | 32.9 | 41.1 | 46.6 | 31.8 | 41.3 | 41.5 | 30.4 | 37.3 | 34.3 | 32.2 | 40.4 | 37.6 |
| Incr Delay (d2), s/veh | 3.4 | 0.3 | 8.3 | 2.2 | 0.4 | 0.6 | 86.3 | 2.4 | 1.3 | 5.1 | 0.8 | 0.5 |
| Initial Q Delay(d3), s/veh | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| %ile BackOfQ(95%),veh/ln | 12.2 | 2.9 | 11.5 | 10.6 | 3.2 | 3.0 | 31.2 | 13.3 | 11.5 | 4.1 | 9.4 | 4.2 |
| Unsig. Movement Delay, s/veh | | | | | | | | | | | | |
| LnGrp Delay(d), s/veh | 36.3 | 41.4 | 54.8 | 34.0 | 41.7 | 42.1 | 116.7 | 39.8 | 35.7 | 37.2 | 41.2 | 38.0 |
| LnGrp LOS | D | D | D | C | D | D | F | D | D | D | D | D |
| Approach Vol, veh/h | | 628 | | | 424 | | | 1506 | | | 637 | |
| Approach Delay, s/veh | | 43.9 | | | 36.6 | | | 67.2 | | | 40.1 | |
| Approach LOS | | D | | | D | | | E | | | D | |

| Timer - Assigned Phs | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|---|---|---|---|---|---|---|---|---|
| Phs Duration (G+Y+Rc), s | 30.0 | 32.4 | 26.0 | 27.4 | 19.9 | 42.4 | 25.9 | 27.5 |
| Change Period (Y+Rc), s | 8.4 | 6.8 | 8.6 | 7.4 | 8.4 | 6.8 | 8.6 | 7.4 |
| Max Green Setting (Gmax), s | 21.6 | 54.2 | 17.4 | 45.6 | 11.6 | 64.2 | 17.4 | 45.6 |
| Max Q Clear Time (g_c+I1), s | 23.6 | 15.6 | 19.4 | 6.7 | 12.1 | 29.7 | 17.3 | 19.0 |
| Green Ext Time (p_c), s | 0.0 | 3.2 | 0.0 | 0.6 | 0.0 | 5.9 | 0.0 | 1.1 |

| Intersection Summary | |
|---|---|
| HCM 7th Control Delay, s/veh | 53.2 |
| HCM 7th LOS | D |



| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Traffic Volume (veh/h) | 357 | 61 | 461 | 258 | 66 | 122 | 503 | 787 | 341 | 89 | 513 | 239 |
| Future Volume (veh/h) | 357 | 61 | 461 | 258 | 66 | 122 | 503 | 787 | 341 | 89 | 513 | 239 |
| Initial Q (Qb), veh | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Lane Width Adj. | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Ped-Bike Adj(A_pbT) | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 |
| Parking Bus, Adj | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Work Zone On Approach | | No | | | No | | | No | | | No | |
| Adj Sat Flow, veh/h/ln | 1796 | 1796 | 1870 | 1826 | 1811 | 1693 | 1870 | 1337 | 1841 | 907 | 1767 | 1811 |
| Adj Flow Rate, veh/h | 392 | 67 | 239 | 284 | 73 | 67 | 553 | 865 | 300 | 98 | 564 | 141 |
| Peak Hour Factor | 0.91 | 0.91 | 0.91 | 0.91 | 0.91 | 0.91 | 0.91 | 0.91 | 0.91 | 0.91 | 0.91 | 0.91 |
| Percent Heavy Veh, % | 7 | 7 | 2 | 5 | 6 | 14 | 2 | 38 | 4 | 67 | 9 | 6 |
| Cap, veh/h | 436 | 306 | 270 | 422 | 308 | 244 | 465 | 973 | 598 | 143 | 1037 | 474 |
| Arrive On Green | 0.13 | 0.17 | 0.17 | 0.13 | 0.17 | 0.17 | 0.16 | 0.38 | 0.38 | 0.09 | 0.31 | 0.31 |
| Sat Flow, veh/h | 1711 | 1796 | 1585 | 1739 | 1811 | 1434 | 1781 | 2540 | 1560 | 864 | 3357 | 1535 |
| Grp Volume(v), veh/h | 392 | 67 | 239 | 284 | 73 | 67 | 553 | 865 | 300 | 98 | 564 | 141 |
| Grp Sat Flow(s),veh/h/ln | 1711 | 1796 | 1585 | 1739 | 1811 | 1434 | 1781 | 1270 | 1560 | 864 | 1678 | 1535 |
| Q Serve(g_s), s | 17.4 | 4.3 | 19.9 | 17.4 | 4.7 | 5.5 | 21.6 | 42.9 | 19.8 | 10.4 | 18.8 | 9.4 |
| Cycle Q Clear(g_c), s | 17.4 | 4.3 | 19.9 | 17.4 | 4.7 | 5.5 | 21.6 | 42.9 | 19.8 | 10.4 | 18.8 | 9.4 |
| Prop In Lane | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 |
| Lane Grp Cap(c), veh/h | 436 | 306 | 270 | 422 | 308 | 244 | 465 | 973 | 598 | 143 | 1037 | 474 |
| V/C Ratio(X) | 0.90 | 0.22 | 0.89 | 0.67 | 0.24 | 0.27 | 1.19 | 0.89 | 0.50 | 0.69 | 0.54 | 0.30 |
| Avail Cap(c_a), veh/h | 436 | 608 | 536 | 422 | 613 | 485 | 465 | 1210 | 743 | 143 | 1350 | 617 |
| HCM Platoon Ratio | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Upstream Filter(I) | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Uniform Delay (d), s/veh | 45.8 | 48.2 | 54.7 | 39.9 | 48.4 | 48.7 | 30.9 | 38.9 | 31.7 | 33.6 | 38.7 | 35.4 |
| Incr Delay (d2), s/veh | 21.0 | 0.4 | 9.5 | 4.1 | 0.4 | 0.6 | 105.1 | 7.1 | 0.7 | 12.8 | 0.4 | 0.3 |
| Initial Q Delay(d3), s/veh | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| %ile BackOfQ(95%),veh/ln | 11.4 | 3.5 | 13.2 | 12.9 | 3.8 | 3.6 | 34.2 | 19.9 | 11.8 | 4.7 | 12.2 | 6.3 |
| Unsig. Movement Delay, s/veh | | | | | | | | | | | | |
| LnGrp Delay(d), s/veh | 66.8 | 48.6 | 64.2 | 44.0 | 48.8 | 49.3 | 136.0 | 46.0 | 32.4 | 46.4 | 39.1 | 35.8 |
| LnGrp LOS | E | D | E | D | D | D | F | D | C | D | D | D |
| Approach Vol, veh/h | | 698 | | | 424 | | | 1718 | | | 803 | |
| Approach Delay, s/veh | | 64.1 | | | 45.7 | | | 72.6 | | | 39.4 | |
| Approach LOS | | E | | | D | | | E | | | D | |

| Timer - Assigned Phs | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|---|---|---|---|---|---|---|---|---|
| Phs Duration (G+Y+Rc), s | 30.0 | 48.5 | 26.0 | 30.3 | 20.0 | 58.5 | 26.0 | 30.3 |
| Change Period (Y+Rc), s | 8.4 | 6.8 | 8.6 | 7.4 | 8.4 | 6.8 | 8.6 | 7.4 |
| Max Green Setting (Gmax), s | 21.6 | 54.2 | 17.4 | 45.6 | 11.6 | 64.2 | 17.4 | 45.6 |
| Max Q Clear Time (g_c+I1), s | 23.6 | 20.8 | 19.4 | 7.5 | 12.4 | 44.9 | 19.4 | 21.9 |
| Green Ext Time (p_c), s | 0.0 | 4.2 | 0.0 | 0.6 | 0.0 | 6.7 | 0.0 | 1.1 |

| Intersection Summary | |
|---|---|
| HCM 7th Control Delay, s/veh | 60.5 |
| HCM 7th LOS | E |

| Intersection | |
|---|---|
| Intersection Delay, s/veh | 9.0 |
| Intersection LOS | A |

| Approach | EB | WB | NB | SB |
|---|---|---|---|---|
| Entry Lanes | 1 | 1 | 1 | 1 |
| Conflicting Circle Lanes | 1 | 1 | 1 | 1 |
| Adj Approach Flow, veh/h | 224 | 259 | 471 | 476 |
| Demand Flow Rate, veh/h | 253 | 283 | 488 | 507 |
| Vehicles Circulating, veh/h | 386 | 642 | 335 | 135 |
| Vehicles Exiting, veh/h | 256 | 181 | 304 | 790 |
| Ped Vol Crossing Leg, #/h | 0 | 0 | 0 | 0 |
| Ped Cap Adj | 1.000 | 1.000 | 1.000 | 1.000 |
| Approach Delay, s/veh | 7.3 | 11.0 | 10.0 | 7.6 |
| Approach LOS | A | B | A | A |

| Lane | Left | Left | Left | Left |
|---|---|---|---|---|
| Designated Moves | LTR | LTR | LTR | LTR |
| Assumed Moves | LTR | LTR | LTR | LTR |
| RT Channelized | | | | |
| Lane Util | 1.000 | 1.000 | 1.000 | 1.000 |
| Follow-Up Headway, s | 2.609 | 2.609 | 2.609 | 2.609 |
| Critical Headway, s | 4.976 | 4.976 | 4.976 | 4.976 |
| A (Intercept) | 1380 | 1380 | 1380 | 1380 |
| B (Slope) | 1.02e-3 | 1.02e-3 | 1.02e-3 | 1.02e-3 |
| Entry Flow, veh/h | 253 | 283 | 488 | 507 |
| Cap Entry Lane, veh/h | 931 | 717 | 981 | 1202 |
| Entry HV Adj Factor | 0.887 | 0.917 | 0.965 | 0.939 |
| Flow Entry, veh/h | 224 | 259 | 471 | 476 |
| Cap Entry, veh/h | 826 | 657 | 947 | 1129 |
| V/C Ratio | 0.272 | 0.395 | 0.498 | 0.422 |
| Control Delay, s/veh | 7.3 | 11.0 | 10.0 | 7.6 |
| LOS | A | B | A | A |
| 95th %tile Queue, veh | 1 | 2 | 3 | 2 |

| Intersection | |
|---|---|
| Intersection Delay, s/veh | 10.7 |
| Intersection LOS | B |

| Approach | EB | WB | NB | SB |
|---|---|---|---|---|
| Entry Lanes | 1 | 1 | 1 | 1 |
| Conflicting Circle Lanes | 1 | 1 | 1 | 1 |
| Adj Approach Flow, veh/h | 242 | 373 | 471 | 495 |
| Demand Flow Rate, veh/h | 272 | 407 | 488 | 527 |
| Vehicles Circulating, veh/h | 406 | 642 | 374 | 199 |
| Vehicles Exiting, veh/h | 320 | 220 | 304 | 850 |
| Ped Vol Crossing Leg, #/h | 0 | 0 | 0 | 0 |
| Ped Cap Adj | 1.000 | 1.000 | 1.000 | 1.000 |
| Approach Delay, s/veh | 7.8 | 15.3 | 10.7 | 8.7 |
| Approach LOS | A | C | B | A |

| Lane | Left | Left | Left | Left |
|---|---|---|---|---|
| Designated Moves | LTR | LTR | LTR | LTR |
| Assumed Moves | LTR | LTR | LTR | LTR |
| RT Channelized | | | | |
| Lane Util | 1.000 | 1.000 | 1.000 | 1.000 |
| Follow-Up Headway, s | 2.609 | 2.609 | 2.609 | 2.609 |
| Critical Headway, s | 4.976 | 4.976 | 4.976 | 4.976 |
| A (Intercept) | 1380 | 1380 | 1380 | 1380 |
| B (Slope) | 1.02e-3 | 1.02e-3 | 1.02e-3 | 1.02e-3 |
| Entry Flow, veh/h | 272 | 407 | 488 | 527 |
| Cap Entry Lane, veh/h | 912 | 717 | 942 | 1126 |
| Entry HV Adj Factor | 0.889 | 0.917 | 0.965 | 0.939 |
| Flow Entry, veh/h | 242 | 373 | 471 | 495 |
| Cap Entry, veh/h | 811 | 657 | 910 | 1058 |
| V/C Ratio | 0.298 | 0.568 | 0.518 | 0.468 |
| Control Delay, s/veh | 7.8 | 15.3 | 10.7 | 8.7 |
| LOS | A | C | B | A |
| 95th %tile Queue, veh | 1 | 4 | 3 | 3 |

| Intersection | |
|---|---|
| Intersection Delay, s/veh | 10.1 |
| Intersection LOS | B |

| Approach | EB | WB | NB | SB |
|---|---|---|---|---|
| Entry Lanes | 1 | 1 | 1 | 1 |
| Conflicting Circle Lanes | 1 | 1 | 1 | 1 |
| Adj Approach Flow, veh/h | 282 | 226 | 451 | 711 |
| Demand Flow Rate, veh/h | 301 | 237 | 463 | 732 |
| Vehicles Circulating, veh/h | 546 | 606 | 423 | 99 |
| Vehicles Exiting, veh/h | 285 | 280 | 424 | 744 |
| Ped Vol Crossing Leg, #/h | 0 | 0 | 0 | 0 |
| Ped Cap Adj | 1.000 | 1.000 | 1.000 | 1.000 |
| Approach Delay, s/veh | 9.7 | 9.0 | 11.0 | 10.0 |
| Approach LOS | A | A | B | B |

| Lane | Left | Left | Left | Left |
|---|---|---|---|---|
| Designated Moves | LTR | LTR | LTR | LTR |
| Assumed Moves | LTR | LTR | LTR | LTR |
| RT Channelized | | | | |
| Lane Util | 1.000 | 1.000 | 1.000 | 1.000 |
| Follow-Up Headway, s | 2.609 | 2.609 | 2.609 | 2.609 |
| Critical Headway, s | 4.976 | 4.976 | 4.976 | 4.976 |
| A (Intercept) | 1380 | 1380 | 1380 | 1380 |
| B (Slope) | 1.02e-3 | 1.02e-3 | 1.02e-3 | 1.02e-3 |
| Entry Flow, veh/h | 301 | 237 | 463 | 732 |
| Cap Entry Lane, veh/h | 791 | 744 | 896 | 1247 |
| Entry HV Adj Factor | 0.938 | 0.953 | 0.974 | 0.972 |
| Flow Entry, veh/h | 282 | 226 | 451 | 711 |
| Cap Entry, veh/h | 742 | 709 | 873 | 1212 |
| V/C Ratio | 0.381 | 0.319 | 0.517 | 0.587 |
| Control Delay, s/veh | 9.7 | 9.0 | 11.0 | 10.0 |
| LOS | A | A | B | B |
| 95th %tile Queue, veh | 2 | 1 | 3 | 4 |

| Intersection | |
|---|---|
| Intersection Delay, s/veh | 12.9 |
| Intersection LOS | B |

| Approach | EB | WB | NB | SB |
|---|---|---|---|---|
| Entry Lanes | 1 | 1 | 1 | 1 |
| Conflicting Circle Lanes | 1 | 1 | 1 | 1 |
| Adj Approach Flow, veh/h | 351 | 307 | 451 | 780 |
| Demand Flow Rate, veh/h | 372 | 323 | 463 | 804 |
| Vehicles Circulating, veh/h | 618 | 606 | 566 | 143 |
| Vehicles Exiting, veh/h | 329 | 423 | 424 | 786 |
| Ped Vol Crossing Leg, #/h | 0 | 0 | 0 | 0 |
| Ped Cap Adj | 1.000 | 1.000 | 1.000 | 1.000 |
| Approach Delay, s/veh | 12.9 | 11.1 | 14.6 | 12.7 |
| Approach LOS | B | B | B | B |

| Lane | Left | Left | Left | Left |
|---|---|---|---|---|
| Designated Moves | LTR | LTR | LTR | LTR |
| Assumed Moves | LTR | LTR | LTR | LTR |
| RT Channelized | | | | |
| Lane Util | 1.000 | 1.000 | 1.000 | 1.000 |
| Follow-Up Headway, s | 2.609 | 2.609 | 2.609 | 2.609 |
| Critical Headway, s | 4.976 | 4.976 | 4.976 | 4.976 |
| A (Intercept) | 1380 | 1380 | 1380 | 1380 |
| B (Slope) | 1.02e-3 | 1.02e-3 | 1.02e-3 | 1.02e-3 |
| Entry Flow, veh/h | 372 | 323 | 463 | 804 |
| Cap Entry Lane, veh/h | 735 | 744 | 775 | 1193 |
| Entry HV Adj Factor | 0.943 | 0.951 | 0.974 | 0.971 |
| Flow Entry, veh/h | 351 | 307 | 451 | 780 |
| Cap Entry, veh/h | 692 | 708 | 755 | 1158 |
| V/C Ratio | 0.506 | 0.434 | 0.598 | 0.674 |
| Control Delay, s/veh | 12.9 | 11.1 | 14.6 | 12.7 |
| LOS | B | B | B | B |
| 95th %tile Queue, veh | 3 | 2 | 4 | 6 |

| Intersection | |
|---|---|
| Intersection Delay, s/veh | 4.6 |
| Intersection LOS | A |

| Approach | EB | WB | NB |
|---|---|---|---|
| Entry Lanes | 1 | 1 | 1 |
| Conflicting Circle Lanes | 1 | 1 | 1 |
| Adj Approach Flow, veh/h | 341 | 122 | 159 |
| Demand Flow Rate, veh/h | 348 | 124 | 163 |
| Vehicles Circulating, veh/h | 10 | 132 | 195 |
| Vehicles Exiting, veh/h | 246 | 226 | 163 |
| Ped Vol Crossing Leg, #/h | 0 | 0 | 0 |
| Ped Cap Adj | 1.000 | 1.000 | 1.000 |
| Approach Delay, s/veh | 4.9 | 3.9 | 4.5 |
| Approach LOS | A | A | A |

| Lane | Left | Left | Left |
|---|---|---|---|
| Designated Moves | TR | LT | LR |
| Assumed Moves | TR | LT | LR |
| RT Channelized | | | |
| Lane Util | 1.000 | 1.000 | 1.000 |
| Follow-Up Headway, s | 2.609 | 2.609 | 2.609 |
| Critical Headway, s | 4.976 | 4.976 | 4.976 |
| A (Intercept) | 1380 | 1380 | 1380 |
| B (Slope) | 1.02e-3 | 1.02e-3 | 1.02e-3 |
| Entry Flow, veh/h | 348 | 124 | 163 |
| Cap Entry Lane, veh/h | 1366 | 1206 | 1131 |
| Entry HV Adj Factor | 0.980 | 0.982 | 0.975 |
| Flow Entry, veh/h | 341 | 122 | 159 |
| Cap Entry, veh/h | 1339 | 1184 | 1103 |
| V/C Ratio | 0.255 | 0.103 | 0.144 |
| Control Delay, s/veh | 4.9 | 3.9 | 4.5 |
| LOS | A | A | A |
| 95th %tile Queue, veh | 1 | 0 | 1 |

| Intersection | |
|---|---|
| Intersection Delay, s/veh | 6.4 |
| Intersection LOS | A |

| Approach | EB | WB | NB |
|---|---|---|---|
| Entry Lanes | 1 | 1 | 1 |
| Conflicting Circle Lanes | 1 | 1 | 1 |
| Adj Approach Flow, veh/h | 614 | 135 | 238 |
| Demand Flow Rate, veh/h | 627 | 138 | 243 |
| Vehicles Circulating, veh/h | 10 | 212 | 235 |
| Vehicles Exiting, veh/h | 340 | 266 | 402 |
| Ped Vol Crossing Leg, #/h | 0 | 0 | 0 |
| Ped Cap Adj | 1.000 | 1.000 | 1.000 |
| Approach Delay, s/veh | 7.2 | 4.4 | 5.5 |
| Approach LOS | A | A | A |

| Lane | Left | Left | Left |
|---|---|---|---|
| Designated Moves | TR | LT | LR |
| Assumed Moves | TR | LT | LR |
| RT Channelized | | | |
| Lane Util | 1.000 | 1.000 | 1.000 |
| Follow-Up Headway, s | 2.609 | 2.609 | 2.609 |
| Critical Headway, s | 4.976 | 4.976 | 4.976 |
| A (Intercept) | 1380 | 1380 | 1380 |
| B (Slope) | 1.02e-3 | 1.02e-3 | 1.02e-3 |
| Entry Flow, veh/h | 627 | 138 | 243 |
| Cap Entry Lane, veh/h | 1366 | 1112 | 1086 |
| Entry HV Adj Factor | 0.980 | 0.982 | 0.979 |
| Flow Entry, veh/h | 614 | 135 | 238 |
| Cap Entry, veh/h | 1338 | 1091 | 1063 |
| V/C Ratio | 0.459 | 0.124 | 0.224 |
| Control Delay, s/veh | 7.2 | 4.4 | 5.5 |
| LOS | A | A | A |
| 95th %tile Queue, veh | 2 | 0 | 1 |

| Intersection | |
|---|---|
| Intersection Delay, s/veh | 5.0 |
| Intersection LOS | A |

| Approach | EB | WB | NB |
|---|---|---|---|
| Entry Lanes | 1 | 1 | 1 |
| Conflicting Circle Lanes | 1 | 1 | 1 |
| Adj Approach Flow, veh/h | 337 | 228 | 223 |
| Demand Flow Rate, veh/h | 344 | 233 | 227 |
| Vehicles Circulating, veh/h | 37 | 205 | 152 |
| Vehicles Exiting, veh/h | 401 | 174 | 229 |
| Ped Vol Crossing Leg, #/h | 0 | 0 | 0 |
| Ped Cap Adj | 1.000 | 1.000 | 1.000 |
| Approach Delay, s/veh | 5.0 | 5.2 | 4.8 |
| Approach LOS | A | A | A |

| Lane | Left | Left | Left |
|---|---|---|---|
| Designated Moves | TR | LT | LR |
| Assumed Moves | TR | LT | LR |
| RT Channelized | | | |
| Lane Util | 1.000 | 1.000 | 1.000 |
| Follow-Up Headway, s | 2.609 | 2.609 | 2.609 |
| Critical Headway, s | 4.976 | 4.976 | 4.976 |
| A (Intercept) | 1380 | 1380 | 1380 |
| B (Slope) | 1.02e-3 | 1.02e-3 | 1.02e-3 |
| Entry Flow, veh/h | 344 | 233 | 227 |
| Cap Entry Lane, veh/h | 1329 | 1120 | 1182 |
| Entry HV Adj Factor | 0.980 | 0.979 | 0.982 |
| Flow Entry, veh/h | 337 | 228 | 223 |
| Cap Entry, veh/h | 1302 | 1096 | 1161 |
| V/C Ratio | 0.259 | 0.208 | 0.192 |
| Control Delay, s/veh | 5.0 | 5.2 | 4.8 |
| LOS | A | A | A |
| 95th %tile Queue, veh | 1 | 1 | 1 |

| Intersection | |
|---|---|
| Intersection Delay, s/veh | 7.5 |
| Intersection LOS | A |

| Approach | EB | WB | NB |
|---|---|---|---|
| Entry Lanes | 1 | 1 | 1 |
| Conflicting Circle Lanes | 1 | 1 | 1 |
| Adj Approach Flow, veh/h | 527 | 275 | 502 |
| Demand Flow Rate, veh/h | 538 | 281 | 512 |
| Vehicles Circulating, veh/h | 37 | 490 | 178 |
| Vehicles Exiting, veh/h | 734 | 201 | 396 |
| Ped Vol Crossing Leg, #/h | 0 | 0 | 0 |
| Ped Cap Adj | 1.000 | 1.000 | 1.000 |
| Approach Delay, s/veh | 6.7 | 8.3 | 7.9 |
| Approach LOS | A | A | A |

| Lane | Left | Left | Left |
|---|---|---|---|
| Designated Moves | TR | LT | LR |
| Assumed Moves | TR | LT | LR |
| RT Channelized | | | |
| Lane Util | 1.000 | 1.000 | 1.000 |
| Follow-Up Headway, s | 2.609 | 2.609 | 2.609 |
| Critical Headway, s | 4.976 | 4.976 | 4.976 |
| A (Intercept) | 1380 | 1380 | 1380 |
| B (Slope) | 1.02e-3 | 1.02e-3 | 1.02e-3 |
| Entry Flow, veh/h | 538 | 281 | 512 |
| Cap Entry Lane, veh/h | 1329 | 837 | 1151 |
| Entry HV Adj Factor | 0.980 | 0.979 | 0.980 |
| Flow Entry, veh/h | 527 | 275 | 502 |
| Cap Entry, veh/h | 1303 | 820 | 1128 |
| V/C Ratio | 0.405 | 0.336 | 0.445 |
| Control Delay, s/veh | 6.7 | 8.3 | 7.9 |
| LOS | A | A | A |
| 95th %tile Queue, veh | 2 | 1 | 2 |

| Intersection | |
|---|---|
| Int Delay, s/veh | 2.2 |

| Movement | EBL | EBR | NBL | NBT | SBT | SBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 38 | 38 | 12 | 128 | 196 | 3 |
| Future Vol, veh/h | 38 | 38 | 12 | 128 | 196 | 3 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Free | Free | Free | Free |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | 0 | - | - | - | - | - |
| Veh in Median Storage, # | 0 | - | - | 0 | 0 | - |
| Grade, % | 0 | - | - | 0 | 0 | - |
| Peak Hour Factor | 92 | 92 | 92 | 92 | 92 | 92 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 41 | 41 | 13 | 139 | 213 | 3 |

| Major/Minor | Minor2 | | Major1 | | Major2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 380 | 215 | 216 | 0 | - | 0 |
| Stage 1 | 215 | - | - | - | - | - |
| Stage 2 | 165 | - | - | - | - | - |
| Critical Hdwy | 6.42 | 6.22 | 4.12 | - | - | - |
| Critical Hdwy Stg 1 | 5.42 | - | - | - | - | - |
| Critical Hdwy Stg 2 | 5.42 | - | - | - | - | - |
| Follow-up Hdwy | 3.518 | 3.318 | 2.218 | - | - | - |
| Pot Cap-1 Maneuver | 622 | 825 | 1353 | - | - | - |
| Stage 1 | 821 | - | - | - | - | - |
| Stage 2 | 864 | - | - | - | - | - |
| Platoon blocked, % | | | | - | - | - |
| Mov Cap-1 Maneuver | 616 | 825 | 1353 | - | - | - |
| Mov Cap-2 Maneuver | 616 | - | - | - | - | - |
| Stage 1 | 813 | - | - | - | - | - |
| Stage 2 | 864 | - | - | - | - | - |

| Approach | EB | NB | SB |
|---|---|---|---|
| HCM Ctrl Dly, s/v | 10.78 | 0.66 | 0 |
| HCM LOS | B | | |

| Minor Lane/Major Mvmt | NBL | NBT | EBLn1 | SBT | SBR |
|---|---|---|---|---|---|
| Capacity (veh/h) | 154 | - | 705 | - | - |
| HCM Lane V/C Ratio | 0.01 | - | 0.117 | - | - |
| HCM Ctrl Dly (s/v) | 7.7 | 0 | 10.8 | - | - |
| HCM Lane LOS | A | A | B | - | - |
| HCM 95th %tile Q(veh) | 0 | - | 0.4 | - | - |

| Intersection | |
|---|---|
| Int Delay, s/veh | 1.6 |

| Movement | EBL | EBR | NBL | NBT | SBT | SBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 38 | 38 | 12 | 200 | 411 | 3 |
| Future Vol, veh/h | 38 | 38 | 12 | 200 | 411 | 3 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Free | Free | Free | Free |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | 0 | - | - | - | - | - |
| Veh in Median Storage, # | 0 | - | - | 0 | 0 | - |
| Grade, % | 0 | - | - | 0 | 0 | - |
| Peak Hour Factor | 92 | 92 | 92 | 92 | 92 | 92 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 41 | 41 | 13 | 217 | 447 | 3 |

| Major/Minor | Minor2 | | Major1 | | Major2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 692 | 448 | 450 | 0 | - | 0 |
| Stage 1 | 448 | - | - | - | - | - |
| Stage 2 | 243 | - | - | - | - | - |
| Critical Hdwy | 6.42 | 6.22 | 4.12 | - | - | - |
| Critical Hdwy Stg 1 | 5.42 | - | - | - | - | - |
| Critical Hdwy Stg 2 | 5.42 | - | - | - | - | - |
| Follow-up Hdwy | 3.518 | 3.318 | 2.218 | - | - | - |
| Pot Cap-1 Maneuver | 410 | 610 | 1110 | - | - | - |
| Stage 1 | 643 | - | - | - | - | - |
| Stage 2 | 797 | - | - | - | - | - |
| Platoon blocked, % | | | | - | - | - |
| Mov Cap-1 Maneuver | 404 | 610 | 1110 | - | - | - |
| Mov Cap-2 Maneuver | 404 | - | - | - | - | - |
| Stage 1 | 635 | - | - | - | - | - |
| Stage 2 | 797 | - | - | - | - | - |

| Approach | EB | NB | SB |
|---|---|---|---|
| HCM Ctrl Dly, s/v | 13.91 | 0.47 | 0 |
| HCM LOS | B | | |

| Minor Lane/Major Mvmt | NBL | NBT | EBLn1 | SBT | SBR |
|---|---|---|---|---|---|
| Capacity (veh/h) | 102 | - | 487 | - | - |
| HCM Lane V/C Ratio | 0.012 | - | 0.17 | - | - |
| HCM Ctrl Dly (s/v) | 8.3 | 0 | 13.9 | - | - |
| HCM Lane LOS | A | A | B | - | - |
| HCM 95th %tile Q(veh) | 0 | - | 0.6 | - | - |

| Intersection | |
|---|---|
| Int Delay, s/veh | 1.7 |

| Movement | EBL | EBR | NBL | NBT | SBT | SBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 26 | 26 | 44 | 246 | 219 | 8 |
| Future Vol, veh/h | 26 | 26 | 44 | 246 | 219 | 8 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Free | Free | Free | Free |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | 0 | - | - | - | - | - |
| Veh in Median Storage, # | 0 | - | - | 0 | 0 | - |
| Grade, % | 0 | - | - | 0 | 0 | - |
| Peak Hour Factor | 92 | 92 | 92 | 92 | 92 | 92 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 28 | 28 | 48 | 267 | 238 | 9 |

| Major/Minor | Minor2 | | Major1 | | Major2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 605 | 242 | 247 | 0 | - | 0 |
| Stage 1 | 242 | - | - | - | - | - |
| Stage 2 | 363 | - | - | - | - | - |
| Critical Hdwy | 6.42 | 6.22 | 4.12 | - | - | - |
| Critical Hdwy Stg 1 | 5.42 | - | - | - | - | - |
| Critical Hdwy Stg 2 | 5.42 | - | - | - | - | - |
| Follow-up Hdwy | 3.518 | 3.318 | 2.218 | - | - | - |
| Pot Cap-1 Maneuver | 461 | 796 | 1319 | - | - | - |
| Stage 1 | 798 | - | - | - | - | - |
| Stage 2 | 704 | - | - | - | - | - |
| Platoon blocked, % | | | | - | - | - |
| Mov Cap-1 Maneuver | 441 | 796 | 1319 | - | - | - |
| Mov Cap-2 Maneuver | 441 | - | - | - | - | - |
| Stage 1 | 764 | - | - | - | - | - |
| Stage 2 | 704 | - | - | - | - | - |

| Approach | EB | NB | SB |
|---|---|---|---|
| HCM Ctrl Dly, s/v | 12.04 | 1.19 | 0 |
| HCM LOS | B | | |

| Minor Lane/Major Mvmt | NBL | NBT | EBLn1 | SBT | SBR |
|---|---|---|---|---|---|
| Capacity (veh/h) | 273 | - | 568 | - | - |
| HCM Lane V/C Ratio | 0.036 | - | 0.1 | - | - |
| HCM Ctrl Dly (s/v) | 7.8 | 0 | 12 | - | - |
| HCM Lane LOS | A | A | B | - | - |
| HCM 95th %tile Q(veh) | 0.1 | - | 0.3 | - | - |

| Intersection | |
|---|---|
| Int Delay, s/veh | 1.3 |

| Movement | EBL | EBR | NBL | NBT | SBT | SBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 26 | 26 | 44 | 503 | 370 | 8 |
| Future Vol, veh/h | 26 | 26 | 44 | 503 | 370 | 8 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Free | Free | Free | Free |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | 0 | - | - | - | - | - |
| Veh in Median Storage, # | 0 | - | - | 0 | 0 | - |
| Grade, % | 0 | - | - | 0 | 0 | - |
| Peak Hour Factor | 92 | 92 | 92 | 92 | 92 | 92 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 28 | 28 | 48 | 547 | 402 | 9 |

| Major/Minor | Minor2 | | Major1 | | Major2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 1049 | 407 | 411 | 0 | - | 0 |
| Stage 1 | 407 | - | - | - | - | - |
| Stage 2 | 642 | - | - | - | - | - |
| Critical Hdwy | 6.42 | 6.22 | 4.12 | - | - | - |
| Critical Hdwy Stg 1 | 5.42 | - | - | - | - | - |
| Critical Hdwy Stg 2 | 5.42 | - | - | - | - | - |
| Follow-up Hdwy | 3.518 | 3.318 | 2.218 | - | - | - |
| Pot Cap-1 Maneuver | 252 | 644 | 1148 | - | - | - |
| Stage 1 | 672 | - | - | - | - | - |
| Stage 2 | 524 | - | - | - | - | - |
| Platoon blocked, % | | | | - | - | - |
| Mov Cap-1 Maneuver | 237 | 644 | 1148 | - | - | - |
| Mov Cap-2 Maneuver | 237 | - | - | - | - | - |
| Stage 1 | 632 | - | - | - | - | - |
| Stage 2 | 524 | - | - | - | - | - |

| Approach | EB | NB | SB |
|---|---|---|---|
| HCM Ctrl Dly, s/v | 17.41 | 0.67 | 0 |
| HCM LOS | C | | |

| Minor Lane/Major Mvmt | NBL | NBT | EBLn1 | SBT | SBR |
|---|---|---|---|---|---|
| Capacity (veh/h) | 145 | - | 346 | - | - |
| HCM Lane V/C Ratio | 0.042 | - | 0.163 | - | - |
| HCM Ctrl Dly (s/v) | 8.3 | 0 | 17.4 | - | - |
| HCM Lane LOS | A | A | C | - | - |
| HCM 95th %tile Q(veh) | 0.1 | - | 0.6 | - | - |

| Intersection | |
|---|---|
| Intersection Delay, s/veh | 4.7 |
| Intersection LOS | A |

| Approach | EB | WB | NB | SB |
|---|---|---|---|---|
| Entry Lanes | 1 | 1 | 1 | 1 |
| Conflicting Circle Lanes | 1 | 1 | 1 | 1 |
| Adj Approach Flow, veh/h | 172 | 0 | 186 | 311 |
| Demand Flow Rate, veh/h | 176 | 0 | 190 | 317 |
| Vehicles Circulating, veh/h | 305 | 226 | 36 | 49 |
| Vehicles Exiting, veh/h | 61 | 0 | 445 | 177 |
| Ped Vol Crossing Leg, #/h | 0 | 0 | 0 | 0 |
| Ped Cap Adj | 1.000 | 1.000 | 1.000 | 1.000 |
| Approach Delay, s/veh | 5.3 | 0.0 | 3.9 | 4.9 |
| Approach LOS | A | - | A | A |

| Lane | Left | Left | Left | Left |
|---|---|---|---|---|
| Designated Moves | LTR | LTR | LTR | LTR |
| Assumed Moves | LTR | LTR | LTR | LTR |
| RT Channelized | | | | |
| Lane Util | 1.000 | 1.000 | 1.000 | 1.000 |
| Follow-Up Headway, s | 2.609 | 2.609 | 2.609 | 2.609 |
| Critical Headway, s | 4.976 | 4.976 | 4.976 | 4.976 |
| A (Intercept) | 1380 | 1380 | 1380 | 1380 |
| B (Slope) | 1.02e-3 | 1.02e-3 | 1.02e-3 | 1.02e-3 |
| Entry Flow, veh/h | 176 | 0 | 190 | 317 |
| Cap Entry Lane, veh/h | 1011 | 1096 | 1330 | 1313 |
| Entry HV Adj Factor | 0.977 | 1.000 | 0.980 | 0.981 |
| Flow Entry, veh/h | 172 | 0 | 186 | 311 |
| Cap Entry, veh/h | 988 | 1096 | 1304 | 1288 |
| V/C Ratio | 0.174 | 0.000 | 0.143 | 0.242 |
| Control Delay, s/veh | 5.3 | 3.3 | 3.9 | 4.9 |
| LOS | A | A | A | A |
| 95th %tile Queue, veh | 1 | 0 | 0 | 1 |

| Intersection | |
|---|---|
| Intersection Delay, s/veh | 6.3 |
| Intersection LOS | A |

| Approach | EB | WB | NB | SB |
|---|---|---|---|---|
| Entry Lanes | 1 | 1 | 1 | 1 |
| Conflicting Circle Lanes | 1 | 1 | 1 | 1 |
| Adj Approach Flow, veh/h | 172 | 0 | 264 | 545 |
| Demand Flow Rate, veh/h | 176 | 0 | 269 | 556 |
| Vehicles Circulating, veh/h | 544 | 305 | 36 | 49 |
| Vehicles Exiting, veh/h | 61 | 0 | 684 | 256 |
| Ped Vol Crossing Leg, #/h | 0 | 0 | 0 | 0 |
| Ped Cap Adj | 1.000 | 1.000 | 1.000 | 1.000 |
| Approach Delay, s/veh | 7.1 | 0.0 | 4.5 | 7.0 |
| Approach LOS | A | - | A | A |

| Lane | Left | Left | Left | Left |
|---|---|---|---|---|
| Designated Moves | LTR | LTR | LTR | LTR |
| Assumed Moves | LTR | LTR | LTR | LTR |
| RT Channelized | | | | |
| Lane Util | 1.000 | 1.000 | 1.000 | 1.000 |
| Follow-Up Headway, s | 2.609 | 2.609 | 2.609 | 2.609 |
| Critical Headway, s | 4.976 | 4.976 | 4.976 | 4.976 |
| A (Intercept) | 1380 | 1380 | 1380 | 1380 |
| B (Slope) | 1.02e-3 | 1.02e-3 | 1.02e-3 | 1.02e-3 |
| Entry Flow, veh/h | 176 | 0 | 269 | 556 |
| Cap Entry Lane, veh/h | 792 | 1011 | 1330 | 1313 |
| Entry HV Adj Factor | 0.977 | 1.000 | 0.980 | 0.981 |
| Flow Entry, veh/h | 172 | 0 | 264 | 545 |
| Cap Entry, veh/h | 774 | 1011 | 1304 | 1287 |
| V/C Ratio | 0.222 | 0.000 | 0.202 | 0.424 |
| Control Delay, s/veh | 7.1 | 3.6 | 4.5 | 7.0 |
| LOS | A | A | A | A |
| 95th %tile Queue, veh | 1 | 0 | 1 | 2 |

| Intersection | |
|---|---|
| Intersection Delay, s/veh | 5.1 |
| Intersection LOS | A |

| Approach | EB | WB | NB | SB |
|---|---|---|---|---|
| Entry Lanes | 1 | 1 | 1 | 1 |
| Conflicting Circle Lanes | 1 | 1 | 1 | 1 |
| Adj Approach Flow, veh/h | 172 | 0 | 424 | 222 |
| Demand Flow Rate, veh/h | 176 | 0 | 433 | 226 |
| Vehicles Circulating, veh/h | 214 | 469 | 36 | 49 |
| Vehicles Exiting, veh/h | 61 | 0 | 354 | 420 |
| Ped Vol Crossing Leg, #/h | 0 | 0 | 0 | 0 |
| Ped Cap Adj | 1.000 | 1.000 | 1.000 | 1.000 |
| Approach Delay, s/veh | 4.7 | 0.0 | 5.7 | 4.2 |
| Approach LOS | A | - | A | A |

| Lane | Left | Left | Left | Left |
|---|---|---|---|---|
| Designated Moves | LTR | LTR | LTR | LTR |
| Assumed Moves | LTR | LTR | LTR | LTR |
| RT Channelized | | | | |
| Lane Util | 1.000 | 1.000 | 1.000 | 1.000 |
| Follow-Up Headway, s | 2.609 | 2.609 | 2.609 | 2.609 |
| Critical Headway, s | 4.976 | 4.976 | 4.976 | 4.976 |
| A (Intercept) | 1380 | 1380 | 1380 | 1380 |
| B (Slope) | 1.02e-3 | 1.02e-3 | 1.02e-3 | 1.02e-3 |
| Entry Flow, veh/h | 176 | 0 | 433 | 226 |
| Cap Entry Lane, veh/h | 1109 | 855 | 1330 | 1313 |
| Entry HV Adj Factor | 0.977 | 1.000 | 0.980 | 0.981 |
| Flow Entry, veh/h | 172 | 0 | 424 | 222 |
| Cap Entry, veh/h | 1084 | 855 | 1304 | 1288 |
| V/C Ratio | 0.159 | 0.000 | 0.326 | 0.172 |
| Control Delay, s/veh | 4.7 | 4.2 | 5.7 | 4.2 |
| LOS | A | A | A | A |
| 95th %tile Queue, veh | 1 | 0 | 1 | 1 |

| Intersection | |
|---|---|
| Intersection Delay, s/veh | 7.3 |
| Intersection LOS | A |

| Approach | EB | WB | NB | SB |
|---|---|---|---|---|
| Entry Lanes | 1 | 1 | 1 | 1 |
| Conflicting Circle Lanes | 1 | 1 | 1 | 1 |
| Adj Approach Flow, veh/h | 172 | 0 | 703 | 386 |
| Demand Flow Rate, veh/h | 176 | 0 | 717 | 393 |
| Vehicles Circulating, veh/h | 381 | 753 | 36 | 49 |
| Vehicles Exiting, veh/h | 61 | 0 | 521 | 704 |
| Ped Vol Crossing Leg, #/h | 0 | 0 | 0 | 0 |
| Ped Cap Adj | 1.000 | 1.000 | 1.000 | 1.000 |
| Approach Delay, s/veh | 5.8 | 0.0 | 8.6 | 5.5 |
| Approach LOS | A | - | A | A |

| Lane | Left | Left | Left | Left |
|---|---|---|---|---|
| Designated Moves | LTR | LTR | LTR | LTR |
| Assumed Moves | LTR | LTR | LTR | LTR |
| RT Channelized | | | | |
| Lane Util | 1.000 | 1.000 | 1.000 | 1.000 |
| Follow-Up Headway, s | 2.609 | 2.609 | 2.609 | 2.609 |
| Critical Headway, s | 4.976 | 4.976 | 4.976 | 4.976 |
| A (Intercept) | 1380 | 1380 | 1380 | 1380 |
| B (Slope) | 1.02e-3 | 1.02e-3 | 1.02e-3 | 1.02e-3 |
| Entry Flow, veh/h | 176 | 0 | 717 | 393 |
| Cap Entry Lane, veh/h | 936 | 640 | 1330 | 1313 |
| Entry HV Adj Factor | 0.977 | 1.000 | 0.980 | 0.981 |
| Flow Entry, veh/h | 172 | 0 | 703 | 386 |
| Cap Entry, veh/h | 914 | 640 | 1304 | 1288 |
| V/C Ratio | 0.188 | 0.000 | 0.539 | 0.299 |
| Control Delay, s/veh | 5.8 | 5.6 | 8.6 | 5.5 |
| LOS | A | A | A | A |
| 95th %tile Queue, veh | 1 | 0 | 3 | 1 |

| Intersection | |
|---|---|
| Intersection Delay, s/veh | 5.0 |
| Intersection LOS | A |

| Approach | EB | WB | NB | SB |
|---|---|---|---|---|
| Entry Lanes | 1 | 1 | 1 | 1 |
| Conflicting Circle Lanes | 1 | 1 | 1 | 1 |
| Adj Approach Flow, veh/h | 365 | 260 | 7 | 0 |
| Demand Flow Rate, veh/h | 390 | 283 | 7 | 0 |
| Vehicles Circulating, veh/h | 2 | 2 | 385 | 285 |
| Vehicles Exiting, veh/h | 283 | 390 | 7 | 0 |
| Ped Vol Crossing Leg, #/h | 0 | 0 | 0 | 0 |
| Ped Cap Adj | 1.000 | 1.000 | 1.000 | 1.000 |
| Approach Delay, s/veh | 5.3 | 4.6 | 3.9 | 0.0 |
| Approach LOS | A | A | A | - |

| Lane | Left | Left | Left | Left |
|---|---|---|---|---|
| Designated Moves | LTR | LTR | LTR | LTR |
| Assumed Moves | LTR | LTR | LTR | LTR |
| RT Channelized | | | | |
| Lane Util | 1.000 | 1.000 | 1.000 | 1.000 |
| Follow-Up Headway, s | 2.609 | 2.609 | 2.609 | 2.609 |
| Critical Headway, s | 4.976 | 4.976 | 4.976 | 4.976 |
| A (Intercept) | 1380 | 1380 | 1380 | 1380 |
| B (Slope) | 1.02e-3 | 1.02e-3 | 1.02e-3 | 1.02e-3 |
| Entry Flow, veh/h | 390 | 283 | 7 | 0 |
| Cap Entry Lane, veh/h | 1377 | 1377 | 932 | 1032 |
| Entry HV Adj Factor | 0.935 | 0.918 | 1.000 | 1.000 |
| Flow Entry, veh/h | 365 | 260 | 7 | 0 |
| Cap Entry, veh/h | 1288 | 1264 | 932 | 1032 |
| V/C Ratio | 0.283 | 0.206 | 0.008 | 0.000 |
| Control Delay, s/veh | 5.3 | 4.6 | 3.9 | 3.5 |
| LOS | A | A | A | A |
| 95th %tile Queue, veh | 1 | 1 | 0 | 0 |

| Intersection | |
|---|---|
| Intersection Delay, s/veh | 6.8 |
| Intersection LOS | A |

| Approach | EB | WB | NB | SB |
|---|---|---|---|---|
| Entry Lanes | 1 | 1 | 1 | 1 |
| Conflicting Circle Lanes | 1 | 1 | 1 | 1 |
| Adj Approach Flow, veh/h | 497 | 358 | 7 | 188 |
| Demand Flow Rate, veh/h | 531 | 386 | 7 | 191 |
| Vehicles Circulating, veh/h | 172 | 9 | 696 | 331 |
| Vehicles Exiting, veh/h | 350 | 694 | 7 | 64 |
| Ped Vol Crossing Leg, #/h | 0 | 0 | 0 | 0 |
| Ped Cap Adj | 1.000 | 1.000 | 1.000 | 1.000 |
| Approach Delay, s/veh | 8.4 | 5.4 | 5.4 | 5.6 |
| Approach LOS | A | A | A | A |

| Lane | Left | Left | Left | Left |
|---|---|---|---|---|
| Designated Moves | LTR | LTR | LTR | LTR |
| Assumed Moves | LTR | LTR | LTR | LTR |
| RT Channelized | | | | |
| Lane Util | 1.000 | 1.000 | 1.000 | 1.000 |
| Follow-Up Headway, s | 2.609 | 2.609 | 2.609 | 2.609 |
| Critical Headway, s | 4.976 | 4.976 | 4.976 | 4.976 |
| A (Intercept) | 1380 | 1380 | 1380 | 1380 |
| B (Slope) | 1.02e-3 | 1.02e-3 | 1.02e-3 | 1.02e-3 |
| Entry Flow, veh/h | 531 | 386 | 7 | 191 |
| Cap Entry Lane, veh/h | 1158 | 1367 | 679 | 985 |
| Entry HV Adj Factor | 0.936 | 0.927 | 1.000 | 0.984 |
| Flow Entry, veh/h | 497 | 358 | 7 | 188 |
| Cap Entry, veh/h | 1084 | 1268 | 679 | 969 |
| V/C Ratio | 0.459 | 0.282 | 0.010 | 0.194 |
| Control Delay, s/veh | 8.4 | 5.4 | 5.4 | 5.6 |
| LOS | A | A | A | A |
| 95th %tile Queue, veh | 2 | 1 | 0 | 1 |

| Intersection | |
|---|---|
| Intersection Delay, s/veh | 4.7 |
| Intersection LOS | A |

| Approach | EB | WB | NB | SB |
|---|---|---|---|---|
| Entry Lanes | 1 | 1 | 1 | 1 |
| Conflicting Circle Lanes | 1 | 1 | 1 | 1 |
| Adj Approach Flow, veh/h | 283 | 351 | 4 | 0 |
| Demand Flow Rate, veh/h | 289 | 358 | 4 | 0 |
| Vehicles Circulating, veh/h | 0 | 3 | 286 | 360 |
| Vehicles Exiting, veh/h | 360 | 287 | 3 | 1 |
| Ped Vol Crossing Leg, #/h | 0 | 0 | 0 | 0 |
| Ped Cap Adj | 1.000 | 1.000 | 1.000 | 1.000 |
| Approach Delay, s/veh | 4.4 | 4.9 | 3.5 | 0.0 |
| Approach LOS | A | A | A | - |

| Lane | Left | Left | Left | Left |
|---|---|---|---|---|
| Designated Moves | LTR | LTR | LTR | LTR |
| Assumed Moves | LTR | LTR | LTR | LTR |
| RT Channelized | | | | |
| Lane Util | 1.000 | 1.000 | 1.000 | 1.000 |
| Follow-Up Headway, s | 2.609 | 2.609 | 2.609 | 2.609 |
| Critical Headway, s | 4.976 | 4.976 | 4.976 | 4.976 |
| A (Intercept) | 1380 | 1380 | 1380 | 1380 |
| B (Slope) | 1.02e-3 | 1.02e-3 | 1.02e-3 | 1.02e-3 |
| Entry Flow, veh/h | 289 | 358 | 4 | 0 |
| Cap Entry Lane, veh/h | 1380 | 1376 | 1031 | 956 |
| Entry HV Adj Factor | 0.981 | 0.980 | 1.000 | 1.000 |
| Flow Entry, veh/h | 283 | 351 | 4 | 0 |
| Cap Entry, veh/h | 1353 | 1349 | 1031 | 956 |
| V/C Ratio | 0.209 | 0.260 | 0.004 | 0.000 |
| Control Delay, s/veh | 4.4 | 4.9 | 3.5 | 3.8 |
| LOS | A | A | A | A |
| 95th %tile Queue, veh | 1 | 1 | 0 | 0 |

| Intersection | |
|---|---|
| Intersection Delay, s/veh | 7.1 |
| Intersection LOS | A |

| Approach | EB | WB | NB | SB |
|---|---|---|---|---|
| Entry Lanes | 1 | 1 | 1 | 1 |
| Conflicting Circle Lanes | 1 | 1 | 1 | 1 |
| Adj Approach Flow, veh/h | 385 | 670 | 4 | 120 |
| Demand Flow Rate, veh/h | 392 | 684 | 4 | 122 |
| Vehicles Circulating, veh/h | 108 | 25 | 497 | 500 |
| Vehicles Exiting, veh/h | 514 | 476 | 3 | 209 |
| Ped Vol Crossing Leg, #/h | 0 | 0 | 0 | 0 |
| Ped Cap Adj | 1.000 | 1.000 | 1.000 | 1.000 |
| Approach Delay, s/veh | 5.9 | 8.1 | 4.4 | 5.9 |
| Approach LOS | A | A | A | A |

| Lane | Left | Left | Left | Left |
|---|---|---|---|---|
| Designated Moves | LTR | LTR | LTR | LTR |
| Assumed Moves | LTR | LTR | LTR | LTR |
| RT Channelized | | | | |
| Lane Util | 1.000 | 1.000 | 1.000 | 1.000 |
| Follow-Up Headway, s | 2.609 | 2.609 | 2.609 | 2.609 |
| Critical Headway, s | 4.976 | 4.976 | 4.976 | 4.976 |
| A (Intercept) | 1380 | 1380 | 1380 | 1380 |
| B (Slope) | 1.02e-3 | 1.02e-3 | 1.02e-3 | 1.02e-3 |
| Entry Flow, veh/h | 392 | 684 | 4 | 122 |
| Cap Entry Lane, veh/h | 1236 | 1345 | 831 | 829 |
| Entry HV Adj Factor | 0.982 | 0.980 | 1.000 | 0.984 |
| Flow Entry, veh/h | 385 | 670 | 4 | 120 |
| Cap Entry, veh/h | 1213 | 1318 | 831 | 815 |
| V/C Ratio | 0.317 | 0.509 | 0.005 | 0.147 |
| Control Delay, s/veh | 5.9 | 8.1 | 4.4 | 5.9 |
| LOS | A | A | A | A |
| 95th %tile Queue, veh | 1 | 3 | 0 | 1 |

| Intersection | |
|---|---|
| Intersection Delay, s/veh | 4.5 |
| Intersection LOS | A |

| Approach | EB | WB | NB | SB |
|---|---|---|---|---|
| Entry Lanes | 1 | 1 | 1 | 1 |
| Conflicting Circle Lanes | 1 | 1 | 1 | 1 |
| Adj Approach Flow, veh/h | 199 | 0 | 244 | 222 |
| Demand Flow Rate, veh/h | 203 | 0 | 249 | 226 |
| Vehicles Circulating, veh/h | 206 | 310 | 61 | 48 |
| Vehicles Exiting, veh/h | 68 | 0 | 348 | 262 |
| Ped Vol Crossing Leg, #/h | 0 | 0 | 0 | 0 |
| Ped Cap Adj | 1.000 | 1.000 | 1.000 | 1.000 |
| Approach Delay, s/veh | 4.9 | 0.0 | 4.5 | 4.2 |
| Approach LOS | A | - | A | A |

| Lane | Left | Left | Left | Left |
|---|---|---|---|---|
| Designated Moves | LTR | LTR | LTR | LTR |
| Assumed Moves | LTR | LTR | LTR | LTR |
| RT Channelized | | | | |
| Lane Util | 1.000 | 1.000 | 1.000 | 1.000 |
| Follow-Up Headway, s | 2.609 | 2.609 | 2.609 | 2.609 |
| Critical Headway, s | 4.976 | 4.976 | 4.976 | 4.976 |
| A (Intercept) | 1380 | 1380 | 1380 | 1380 |
| B (Slope) | 1.02e-3 | 1.02e-3 | 1.02e-3 | 1.02e-3 |
| Entry Flow, veh/h | 203 | 0 | 249 | 226 |
| Cap Entry Lane, veh/h | 1118 | 1006 | 1297 | 1314 |
| Entry HV Adj Factor | 0.980 | 1.000 | 0.980 | 0.982 |
| Flow Entry, veh/h | 199 | 0 | 244 | 222 |
| Cap Entry, veh/h | 1096 | 1006 | 1271 | 1290 |
| V/C Ratio | 0.182 | 0.000 | 0.192 | 0.172 |
| Control Delay, s/veh | 4.9 | 3.6 | 4.5 | 4.2 |
| LOS | A | A | A | A |
| 95th %tile Queue, veh | 1 | 0 | 1 | 1 |

| Intersection | |
|---|---|
| Intersection Delay, s/veh | 5.2 |
| Intersection LOS | A |

| Approach | EB | WB | NB | SB |
|---|---|---|---|---|
| Entry Lanes | 1 | 1 | 1 | 1 |
| Conflicting Circle Lanes | 1 | 1 | 1 | 1 |
| Adj Approach Flow, veh/h | 199 | 117 | 302 | 280 |
| Demand Flow Rate, veh/h | 203 | 120 | 309 | 285 |
| Vehicles Circulating, veh/h | 345 | 343 | 74 | 128 |
| Vehicles Exiting, veh/h | 68 | 40 | 474 | 335 |
| Ped Vol Crossing Leg, #/h | 0 | 0 | 0 | 0 |
| Ped Cap Adj | 1.000 | 1.000 | 1.000 | 1.000 |
| Approach Delay, s/veh | 5.8 | 4.9 | 5.0 | 5.1 |
| Approach LOS | A | A | A | A |

| Lane | Left | Left | Left | Left |
|---|---|---|---|---|
| Designated Moves | LTR | LTR | LTR | LTR |
| Assumed Moves | LTR | LTR | LTR | LTR |
| RT Channelized | | | | |
| Lane Util | 1.000 | 1.000 | 1.000 | 1.000 |
| Follow-Up Headway, s | 2.609 | 2.609 | 2.609 | 2.609 |
| Critical Headway, s | 4.976 | 4.976 | 4.976 | 4.976 |
| A (Intercept) | 1380 | 1380 | 1380 | 1380 |
| B (Slope) | 1.02e-3 | 1.02e-3 | 1.02e-3 | 1.02e-3 |
| Entry Flow, veh/h | 203 | 120 | 309 | 285 |
| Cap Entry Lane, veh/h | 971 | 973 | 1280 | 1211 |
| Entry HV Adj Factor | 0.980 | 0.975 | 0.979 | 0.983 |
| Flow Entry, veh/h | 199 | 117 | 302 | 280 |
| Cap Entry, veh/h | 951 | 948 | 1252 | 1190 |
| V/C Ratio | 0.209 | 0.123 | 0.241 | 0.235 |
| Control Delay, s/veh | 5.8 | 4.9 | 5.0 | 5.1 |
| LOS | A | A | A | A |
| 95th %tile Queue, veh | 1 | 0 | 1 | 1 |

| Intersection | |
|---|---|
| Intersection Delay, s/veh | 5.1 |
| Intersection LOS | A |

| Approach | EB | WB | NB | SB |
|---|---|---|---|---|
| Entry Lanes | 1 | 1 | 1 | 1 |
| Conflicting Circle Lanes | 1 | 1 | 1 | 1 |
| Adj Approach Flow, veh/h | 136 | 0 | 361 | 263 |
| Demand Flow Rate, veh/h | 139 | 0 | 368 | 268 |
| Vehicles Circulating, veh/h | 197 | 409 | 41 | 166 |
| Vehicles Exiting, veh/h | 237 | 0 | 295 | 243 |
| Ped Vol Crossing Leg, #/h | 0 | 0 | 0 | 0 |
| Ped Cap Adj | 1.000 | 1.000 | 1.000 | 1.000 |
| Approach Delay, s/veh | 4.3 | 0.0 | 5.2 | 5.2 |
| Approach LOS | A | - | A | A |

| Lane | Left | Left | Left | Left |
|---|---|---|---|---|
| Designated Moves | LTR | LTR | LTR | LTR |
| Assumed Moves | LTR | LTR | LTR | LTR |
| RT Channelized | | | | |
| Lane Util | 1.000 | 1.000 | 1.000 | 1.000 |
| Follow-Up Headway, s | 2.609 | 2.609 | 2.609 | 2.609 |
| Critical Headway, s | 4.976 | 4.976 | 4.976 | 4.976 |
| A (Intercept) | 1380 | 1380 | 1380 | 1380 |
| B (Slope) | 1.02e-3 | 1.02e-3 | 1.02e-3 | 1.02e-3 |
| Entry Flow, veh/h | 139 | 0 | 368 | 268 |
| Cap Entry Lane, veh/h | 1129 | 909 | 1323 | 1165 |
| Entry HV Adj Factor | 0.978 | 1.000 | 0.981 | 0.982 |
| Flow Entry, veh/h | 136 | 0 | 361 | 263 |
| Cap Entry, veh/h | 1104 | 909 | 1298 | 1144 |
| V/C Ratio | 0.123 | 0.000 | 0.278 | 0.230 |
| Control Delay, s/veh | 4.3 | 4.0 | 5.2 | 5.2 |
| LOS | A | A | A | A |
| 95th %tile Queue, veh | 0 | 0 | 1 | 1 |

| Intersection | |
|---|---|
| Intersection Delay, s/veh | 6.6 |
| Intersection LOS | A |

| Approach | EB | WB | NB | SB |
|---|---|---|---|---|
| Entry Lanes | 1 | 1 | 1 | 1 |
| Conflicting Circle Lanes | 1 | 1 | 1 | 1 |
| Adj Approach Flow, veh/h | 136 | 81 | 515 | 360 |
| Demand Flow Rate, veh/h | 139 | 83 | 525 | 367 |
| Vehicles Circulating, veh/h | 351 | 471 | 89 | 221 |
| Vehicles Exiting, veh/h | 237 | 143 | 401 | 333 |
| Ped Vol Crossing Leg, #/h | 0 | 0 | 0 | 0 |
| Ped Cap Adj | 1.000 | 1.000 | 1.000 | 1.000 |
| Approach Delay, s/veh | 5.2 | 5.3 | 7.1 | 6.7 |
| Approach LOS | A | A | A | A |

| Lane | Left | Left | Left | Left |
|---|---|---|---|---|
| Designated Moves | LTR | LTR | LTR | LTR |
| Assumed Moves | LTR | LTR | LTR | LTR |
| RT Channelized | | | | |
| Lane Util | 1.000 | 1.000 | 1.000 | 1.000 |
| Follow-Up Headway, s | 2.609 | 2.609 | 2.609 | 2.609 |
| Critical Headway, s | 4.976 | 4.976 | 4.976 | 4.976 |
| A (Intercept) | 1380 | 1380 | 1380 | 1380 |
| B (Slope) | 1.02e-3 | 1.02e-3 | 1.02e-3 | 1.02e-3 |
| Entry Flow, veh/h | 139 | 83 | 525 | 367 |
| Cap Entry Lane, veh/h | 965 | 854 | 1260 | 1101 |
| Entry HV Adj Factor | 0.978 | 0.976 | 0.981 | 0.981 |
| Flow Entry, veh/h | 136 | 81 | 515 | 360 |
| Cap Entry, veh/h | 944 | 833 | 1236 | 1081 |
| V/C Ratio | 0.144 | 0.097 | 0.417 | 0.333 |
| Control Delay, s/veh | 5.2 | 5.3 | 7.1 | 6.7 |
| LOS | A | A | A | A |
| 95th %tile Queue, veh | 1 | 0 | 2 | 1 |

| Intersection | |
|---|---|
| Int Delay, s/veh | 2 |

| Movement | WBL | WBR | NBT | NBR | SBL | SBT |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 35 | 54 | 290 | 12 | 18 | 222 |
| Future Vol, veh/h | 35 | 54 | 290 | 12 | 18 | 222 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Free | Free | Free | Free |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | 0 | - | - | - | - | - |
| Veh in Median Storage, # | 0 | - | 0 | - | - | 0 |
| Grade, % | 0 | - | 0 | - | - | 0 |
| Peak Hour Factor | 92 | 92 | 92 | 92 | 92 | 92 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 38 | 59 | 315 | 13 | 20 | 241 |

| Major/Minor | Minor1 | | Major1 | | Major2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 602 | 322 | 0 | 0 | 328 | 0 |
| Stage 1 | 322 | - | - | - | - | - |
| Stage 2 | 280 | - | - | - | - | - |
| Critical Hdwy | 6.42 | 6.22 | - | - | 4.12 | - |
| Critical Hdwy Stg 1 | 5.42 | - | - | - | - | - |
| Critical Hdwy Stg 2 | 5.42 | - | - | - | - | - |
| Follow-up Hdwy | 3.518 | 3.318 | - | - | 2.218 | - |
| Pot Cap-1 Maneuver | 463 | 719 | - | - | 1231 | - |
| Stage 1 | 735 | - | - | - | - | - |
| Stage 2 | 767 | - | - | - | - | - |
| Platoon blocked, % | | | - | - | | - |
| Mov Cap-1 Maneuver | 454 | 719 | - | - | 1231 | - |
| Mov Cap-2 Maneuver | 454 | - | - | - | - | - |
| Stage 1 | 735 | - | - | - | - | - |
| Stage 2 | 753 | - | - | - | - | - |

| Approach | WB | NB | SB |
|---|---|---|---|
| HCM Ctrl Dly, s/v | 12.37 | 0 | 0.6 |
| HCM LOS | B | | |

| Minor Lane/Major Mvmt | NBT | NBR | WBLn1 | SBL | SBT |
|---|---|---|---|---|---|
| Capacity (veh/h) | - | - | 585 | 135 | - |
| HCM Lane V/C Ratio | - | - | 0.165 | 0.016 | - |
| HCM Ctrl Dly (s/v) | - | - | 12.4 | 8 | 0 |
| HCM Lane LOS | - | - | B | A | A |
| HCM 95th %tile Q(veh) | - | - | 0.6 | 0 | - |

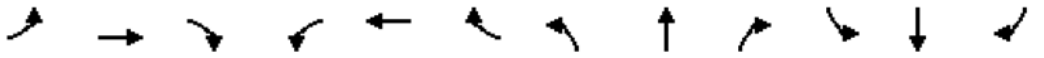
| Intersection | |
|---|---|
| Int Delay, s/veh | 1.8 |

| Movement | WBL | WBR | NBT | NBR | SBL | SBT |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 25 | 38 | 257 | 43 | 64 | 306 |
| Future Vol, veh/h | 25 | 38 | 257 | 43 | 64 | 306 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Free | Free | Free | Free |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | 0 | - | - | - | - | - |
| Veh in Median Storage, # | 0 | - | 0 | - | - | 0 |
| Grade, % | 0 | - | 0 | - | - | 0 |
| Peak Hour Factor | 92 | 92 | 92 | 92 | 92 | 92 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 27 | 41 | 279 | 47 | 70 | 333 |

| Major/Minor | Minor1 | | Major1 | | Major2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 774 | 303 | 0 | 0 | 326 | 0 |
| Stage 1 | 303 | - | - | - | - | - |
| Stage 2 | 472 | - | - | - | - | - |
| Critical Hdwy | 6.42 | 6.22 | - | - | 4.12 | - |
| Critical Hdwy Stg 1 | 5.42 | - | - | - | - | - |
| Critical Hdwy Stg 2 | 5.42 | - | - | - | - | - |
| Follow-up Hdwy | 3.518 | 3.318 | - | - | 2.218 | - |
| Pot Cap-1 Maneuver | 367 | 737 | - | - | 1234 | - |
| Stage 1 | 749 | - | - | - | - | - |
| Stage 2 | 628 | - | - | - | - | - |
| Platoon blocked, % | | | - | - | | - |
| Mov Cap-1 Maneuver | 341 | 737 | - | - | 1234 | - |
| Mov Cap-2 Maneuver | 341 | - | - | - | - | - |
| Stage 1 | 749 | - | - | - | - | - |
| Stage 2 | 584 | - | - | - | - | - |

| Approach | WB | NB | SB |
|---|---|---|---|
| HCM Ctrl Dly, s/v | 13.25 | 0 | 1.4 |
| HCM LOS | B | | |

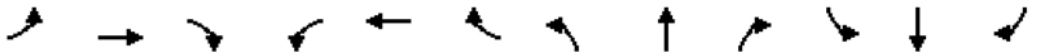
| Minor Lane/Major Mvmt | NBT | NBR | WBLn1 | SBL | SBT |
|---|---|---|---|---|---|
| Capacity (veh/h) | - | - | 505 | 311 | - |
| HCM Lane V/C Ratio | - | - | 0.136 | 0.056 | - |
| HCM Ctrl Dly (s/v) | - | - | 13.2 | 8.1 | 0 |
| HCM Lane LOS | - | - | B | A | A |
| HCM 95th %tile Q(veh) | - | - | 0.5 | 0.2 | - |



| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Traffic Volume (veh/h) | 138 | 72 | 364 | 251 | 56 | 60 | 415 | 288 | 212 | 98 | 662 | 286 |
| Future Volume (veh/h) | 138 | 72 | 364 | 251 | 56 | 60 | 415 | 288 | 212 | 98 | 662 | 286 |
| Initial Q (Qb), veh | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Lane Width Adj. | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Ped-Bike Adj(A_pbT) | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 |
| Parking Bus, Adj | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Work Zone On Approach | | No | | | No | | | No | | | No | |
| Adj Sat Flow, veh/h/ln | 1767 | 1811 | 1796 | 1870 | 1870 | 1752 | 1811 | 1856 | 1781 | 1411 | 1589 | 1604 |
| Adj Flow Rate, veh/h | 145 | 76 | 178 | 264 | 59 | 31 | 437 | 303 | 178 | 103 | 697 | 193 |
| Peak Hour Factor | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 |
| Percent Heavy Veh, % | 9 | 6 | 7 | 2 | 2 | 10 | 6 | 3 | 8 | 33 | 21 | 20 |
| Cap, veh/h | 323 | 253 | 212 | 312 | 285 | 226 | 454 | 842 | 482 | 348 | 766 | 345 |
| Arrive On Green | 0.06 | 0.14 | 0.14 | 0.07 | 0.15 | 0.15 | 0.21 | 0.39 | 0.39 | 0.07 | 0.25 | 0.25 |
| Sat Flow, veh/h | 1682 | 1811 | 1522 | 1781 | 1870 | 1485 | 1725 | 2159 | 1237 | 1344 | 3019 | 1359 |
| Grp Volume(v), veh/h | 145 | 76 | 178 | 264 | 59 | 31 | 437 | 246 | 235 | 103 | 697 | 193 |
| Grp Sat Flow(s),veh/h/ln | 1682 | 1811 | 1522 | 1781 | 1870 | 1485 | 1725 | 1763 | 1633 | 1344 | 1509 | 1359 |
| Q Serve(g_s), s | 5.2 | 3.6 | 10.8 | 6.4 | 2.6 | 1.7 | 18.5 | 9.3 | 9.7 | 5.3 | 21.2 | 11.7 |
| Cycle Q Clear(g_c), s | 5.2 | 3.6 | 10.8 | 6.4 | 2.6 | 1.7 | 18.5 | 9.3 | 9.7 | 5.3 | 21.2 | 11.7 |
| Prop In Lane | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 0.76 | 1.00 | | 1.00 |
| Lane Grp Cap(c), veh/h | 323 | 253 | 212 | 312 | 285 | 226 | 454 | 688 | 637 | 348 | 766 | 345 |
| V/C Ratio(X) | 0.45 | 0.30 | 0.84 | 0.85 | 0.21 | 0.14 | 0.96 | 0.36 | 0.37 | 0.30 | 0.91 | 0.56 |
| Avail Cap(c_a), veh/h | 323 | 345 | 290 | 312 | 380 | 302 | 454 | 688 | 637 | 374 | 790 | 355 |
| HCM Platoon Ratio | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Upstream Filter(I) | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Uniform Delay (d), s/veh | 34.0 | 36.5 | 39.6 | 37.6 | 35.0 | 34.7 | 24.3 | 20.4 | 20.5 | 23.2 | 34.2 | 30.6 |
| Incr Delay (d2), s/veh | 1.0 | 0.7 | 14.5 | 19.1 | 0.4 | 0.3 | 32.6 | 0.3 | 0.4 | 0.5 | 14.3 | 1.9 |
| Initial Q Delay(d3), s/veh | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| %ile BackOfQ(95%),veh/ln | 5.3 | 2.8 | 8.2 | 7.9 | 2.1 | 1.1 | 16.3 | 6.5 | 6.2 | 2.9 | 13.6 | 6.8 |
| Unsig. Movement Delay, s/veh | | | | | | | | | | | | |
| LnGrp Delay(d), s/veh | 35.0 | 37.2 | 54.0 | 56.7 | 35.4 | 34.9 | 56.9 | 20.7 | 20.9 | 23.7 | 48.5 | 32.5 |
| LnGrp LOS | C | D | D | E | D | C | E | C | C | C | D | C |
| Approach Vol, veh/h | | 399 | | | 354 | | | 918 | | | 993 | |
| Approach Delay, s/veh | | 43.9 | | | 51.3 | | | 38.0 | | | 42.8 | |
| Approach LOS | | D | | | D | | | D | | | D | |

| Timer - Assigned Phs | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|---|---|---|---|---|---|---|---|---|
| Phs Duration (G+Y+Rc), s | 28.1 | 30.8 | 13.8 | 21.8 | 15.2 | 43.6 | 15.0 | 20.6 |
| Change Period (Y+Rc), s | 8.4 | 6.8 | 8.6 | 7.4 | 8.4 | 6.8 | 8.6 | 7.4 |
| Max Green Setting (Gmax), s | 19.7 | 24.7 | 5.2 | 19.2 | 8.6 | 35.8 | 6.4 | 18.0 |
| Max Q Clear Time (g_c+I1), s | 20.5 | 23.2 | 7.2 | 4.6 | 7.3 | 11.7 | 8.4 | 12.8 |
| Green Ext Time (p_c), s | 0.0 | 0.8 | 0.0 | 0.2 | 0.0 | 2.7 | 0.0 | 0.4 |

| Intersection Summary | |
|---|---|
| HCM 7th Control Delay, s/veh | 42.4 |
| HCM 7th LOS | D |



| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Traffic Volume (veh/h) | 357 | 61 | 461 | 258 | 66 | 122 | 503 | 787 | 341 | 89 | 513 | 239 |
| Future Volume (veh/h) | 357 | 61 | 461 | 258 | 66 | 122 | 503 | 787 | 341 | 89 | 513 | 239 |
| Initial Q (Qb), veh | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Lane Width Adj. | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Ped-Bike Adj(A_pbT) | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 |
| Parking Bus, Adj | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Work Zone On Approach | | No | | | No | | | No | | | No | |
| Adj Sat Flow, veh/h/ln | 1796 | 1796 | 1870 | 1826 | 1811 | 1693 | 1870 | 1337 | 1841 | 907 | 1767 | 1811 |
| Adj Flow Rate, veh/h | 392 | 67 | 239 | 284 | 73 | 67 | 553 | 865 | 300 | 98 | 564 | 141 |
| Peak Hour Factor | 0.91 | 0.91 | 0.91 | 0.91 | 0.91 | 0.91 | 0.91 | 0.91 | 0.91 | 0.91 | 0.91 | 0.91 |
| Percent Heavy Veh, % | 7 | 7 | 2 | 5 | 6 | 14 | 2 | 38 | 4 | 67 | 9 | 6 |
| Cap, veh/h | 402 | 306 | 270 | 346 | 219 | 173 | 559 | 994 | 610 | 139 | 636 | 291 |
| Arrive On Green | 0.14 | 0.17 | 0.17 | 0.09 | 0.12 | 0.12 | 0.27 | 0.39 | 0.39 | 0.06 | 0.19 | 0.19 |
| Sat Flow, veh/h | 1711 | 1796 | 1585 | 1739 | 1811 | 1434 | 1781 | 2540 | 1560 | 864 | 3357 | 1535 |
| Grp Volume(v), veh/h | 392 | 67 | 239 | 284 | 73 | 67 | 553 | 865 | 300 | 98 | 564 | 141 |
| Grp Sat Flow(s),veh/h/ln | 1711 | 1796 | 1585 | 1739 | 1811 | 1434 | 1781 | 1270 | 1560 | 864 | 1678 | 1535 |
| Q Serve(g_s), s | 15.0 | 3.5 | 16.1 | 9.6 | 4.0 | 4.7 | 28.5 | 34.3 | 15.8 | 7.0 | 17.8 | 8.9 |
| Cycle Q Clear(g_c), s | 15.0 | 3.5 | 16.1 | 9.6 | 4.0 | 4.7 | 28.5 | 34.3 | 15.8 | 7.0 | 17.8 | 8.9 |
| Prop In Lane | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 |
| Lane Grp Cap(c), veh/h | 402 | 306 | 270 | 346 | 219 | 173 | 559 | 994 | 610 | 139 | 636 | 291 |
| V/C Ratio(X) | 0.97 | 0.22 | 0.88 | 0.82 | 0.33 | 0.39 | 0.99 | 0.87 | 0.49 | 0.70 | 0.89 | 0.49 |
| Avail Cap(c_a), veh/h | 402 | 386 | 340 | 346 | 299 | 237 | 559 | 1020 | 627 | 139 | 671 | 307 |
| HCM Platoon Ratio | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Upstream Filter(I) | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Uniform Delay (d), s/veh | 40.9 | 39.0 | 44.2 | 41.9 | 43.9 | 44.2 | 28.7 | 30.6 | 25.0 | 40.1 | 43.1 | 39.4 |
| Incr Delay (d2), s/veh | 38.2 | 0.4 | 19.8 | 14.6 | 0.9 | 1.4 | 35.2 | 8.1 | 0.6 | 14.7 | 13.3 | 1.3 |
| Initial Q Delay(d3), s/veh | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| %ile BackOfQ(95%),veh/ln | 12.1 | 2.8 | 12.1 | 7.2 | 3.3 | 3.0 | 23.4 | 16.3 | 9.5 | 2.7 | 13.0 | 6.0 |
| Unsig. Movement Delay, s/veh | | | | | | | | | | | | |
| LnGrp Delay(d), s/veh | 79.1 | 39.3 | 64.0 | 56.5 | 44.8 | 45.6 | 64.0 | 38.8 | 25.6 | 54.8 | 56.3 | 40.7 |
| LnGrp LOS | E | D | E | E | D | D | E | D | C | D | E | D |
| Approach Vol, veh/h | | 698 | | | 424 | | | 1718 | | | 803 | |
| Approach Delay, s/veh | | 70.1 | | | 52.7 | | | 44.6 | | | 53.4 | |
| Approach LOS | | E | | | D | | | D | | | D | |

| Timer - Assigned Phs | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|---|---|---|---|---|---|---|---|---|
| Phs Duration (G+Y+Rc), s | 37.4 | 27.4 | 23.6 | 20.6 | 15.4 | 49.4 | 18.2 | 26.0 |
| Change Period (Y+Rc), s | 8.4 | 6.8 | 8.6 | 7.4 | 8.4 | 6.8 | 8.6 | 7.4 |
| Max Green Setting (Gmax), s | 29.0 | 21.8 | 15.0 | 18.0 | 7.0 | 43.8 | 9.6 | 23.4 |
| Max Q Clear Time (g_c+I1), s | 30.5 | 19.8 | 17.0 | 6.7 | 9.0 | 36.3 | 11.6 | 18.1 |
| Green Ext Time (p_c), s | 0.0 | 0.8 | 0.0 | 0.3 | 0.0 | 3.9 | 0.0 | 0.5 |

| Intersection Summary | |
|---|---|
| HCM 7th Control Delay, s/veh | 52.4 |
| HCM 7th LOS | D |

**Appendix L**
Lake County Turn Lane Standards

### 2. Turn Lanes

Turn lanes consist of left-turn lanes and right-turn lanes (deceleration lanes). Turn lanes shall be installed on the road which is being accessed at the proposed entrance(s) to the development, as deemed necessary by the County Manager or Designee. The County Manager or Designee may also require turn lanes at adjacent or nearby intersections in lieu of, or in addition to, turn lanes at the development entrances.

Conditions which are to be considered in determining the need for turn lanes include the following:

a) If the property accessing the road is projected to generate 500 or more vehicle trips per day, or 50 or more vehicle trips in any hour;

b) If a traffic analysis indicates that turn lanes would be necessary to maintain capacity on fronting roads and/or on adjacent or nearby intersections.

c) If entrances are proposed at locations where grade, topography, site distance, traffic, or other unusual conditions indicate that turn lanes would be needed for traffic safety. The need for turn lanes to accommodate right turn movements and left turn movements shall be based upon anticipated traffic distribution and projected turning movement volumes among other considerations, including traffic safety.

## C. ***Traffic Analysis***

### 1. Transportation Concurrency Management System

Transportation Concurrency Management System is administered by the Lake-Sumter Metropolitan Planning Organization (LSMPO). All information regarding traffic study could be found on LSPMO website www.lakesumtermpo.com/concurrency/index.aspx

## D. ***Road Classification***

### 1. Arterial Roads

An arterial road is a route providing service which is relatively continuous and of relatively high traffic volume, long average trip length, high operating speed and of high mobility importance.

Arterial roads are grouped into the following sub-categories:

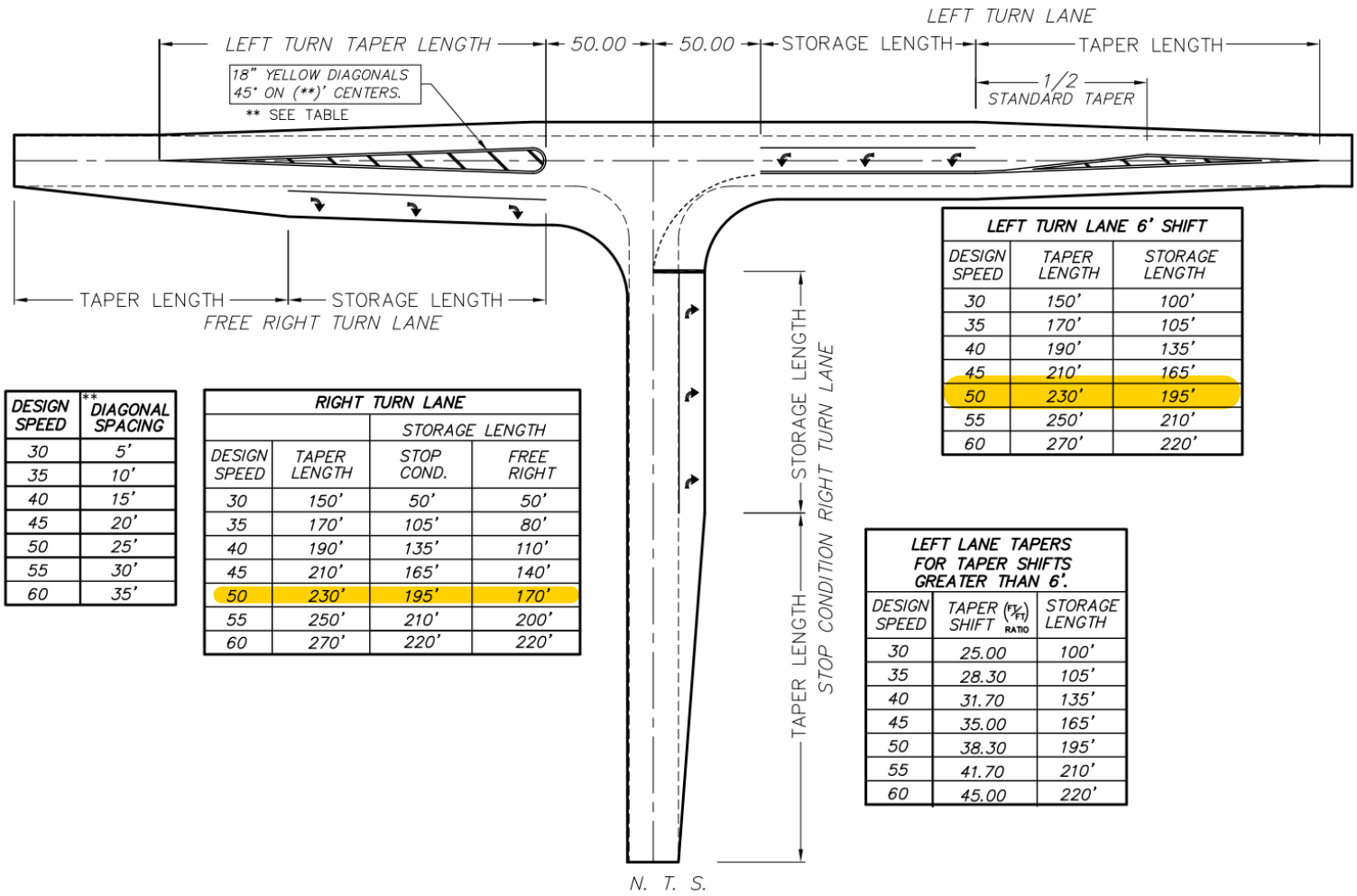
**a)** Principal Arterial
**b)** Minor Arterial

The classification of roads as arterials shall be based upon criteria established by the Florida Department of Transportation utilizing their most recent, adopted functional classification system.

### 2. Collector Roads

A collector road is a route providing services which is of relatively moderate traffic volume, moderate trip length and moderate operating speed. Collector roads collect and distribute the traffic between local roads and arterial roads and serves as a linkage between land access and mobility needs.

# LAKE COUNTY STANDARD TURN LANES




| LEFT TURN LANE 6' SHIFT | | |
|---|---|---|
| DESIGN SPEED | TAPER LENGTH | STORAGE LENGTH |
| 30 | 150' | 100' |
| 35 | 170' | 105' |
| 40 | 190' | 135' |
| 45 | 210' | 165' |
| 50 | 230' | 195' |
| 55 | 250' | 210' |
| 60 | 270' | 220' |

| DESIGN SPEED | ** DIAGONAL SPACING |
|---|---|
| 30 | 5' |
| 35 | 10' |
| 40 | 15' |
| 45 | 20' |
| 50 | 25' |
| 55 | 30' |
| 60 | 35' |

| RIGHT TURN LANE | | | |
|---|---|---|---|
| | | STORAGE LENGTH | |
| DESIGN SPEED | TAPER LENGTH | STOP COND. | FREE RIGHT |
| 30 | 150' | 50' | 50' |
| 35 | 170' | 105' | 80' |
| 40 | 190' | 135' | 110' |
| 45 | 210' | 165' | 140' |
| 50 | 230' | 195' | 170' |
| 55 | 250' | 210' | 200' |
| 60 | 270' | 220' | 220' |

| LEFT LANE TAPERS FOR TAPER SHIFTS GREATER THAN 6'. | | |
|---|---|---|
| DESIGN SPEED | TAPER SHIFT (FT/FT) RATIO | STORAGE LENGTH |
| 30 | 25.00 | 100' |
| 35 | 28.30 | 105' |
| 40 | 31.70 | 135' |
| 45 | 35.00 | 165' |
| 50 | 38.30 | 195' |
| 55 | 41.70 | 210' |
| 60 | 45.00 | 220' |

O: _CAD STANDARDS\DWG\Turn LanesR1.dwg (02/06/2007)

THIS SHOULD BE USED AS A GUIDE LINE ONLY.
ALL DESIGNS SHALL BE SUBMITTED FOR REVIEW.

Andreyev Engineering, Inc.

CLERMONT OFFICE
1170 W. Minneola Avenue
Clermont, Florida 34711
352-241-0508
Fax: 352-241-0977

▼ Groundwater ▼ Environmental ▼ Geotechnical ▼ Construction Materials Testing

May 7, 2025
Project No.: CPGT-21-143

To: Richland Developers – Florida, Inc.
400 N. Ashley Drive, Suite 1750
Tampa, Florida 33602

Attention: Mr. Matt Cuarta
Land Director - Florida

Subject: Geotechnical Investigation
Proposed Sugarloaf Pod A - Retention Ponds
Lake County, Florida

Dear Mr. Cuarta:

Per your request and authorization, Andreyev Engineering, Inc. (AEI) has completed a geotechnical investigation for the above referenced project. The purpose of this study was to obtain geotechnical data to assist in the retention ponds design at Sugarloaf Mountain Road of the proposed Sugarloaf Pod A development. We understand that the project will consist of developing the property with residential lots, asphalt roadways and three (3) dry stormwater retention systems. This report presents the results of our geotechnical investigation along with an evaluation of the soil and groundwater conditions encountered. In addition, it provides preliminary geotechnical engineering recommendations to assist with the design of the proposed retention ponds.

## SITE LOCATION AND PROJECT DESCRIPTION

The subject site is located east of State Road 455 in Clermont, Lake County, Florida Sections 16, 17 & 21, Township 21 South, Range 26 East. A quadrangle map U.S.G.S. Topographic map is presented on **Figure 1**, a Soil Survey map on **Figure 2,** and a Boring Location Plan is presented on **Figure 3**. We understand that the proposed project will consist of a residential subdivision with three (3) dry stormwater retention areas located throughout the property.

## PURPOSE AND SCOPE OF FIELD EXPLORATION

The scope of our field investigation consisted of the following:

- Mobilized crew and drilling equipment to the site.

- Performed eleven (11) power auger borings to depths of 30 to 50 feet below existing ground surface, within the proposed retention pond configuration areas.

- Collected three (3) deep soil bulk samples from borings A-3, A-6 and A-9 and performed remolded permeability tube samples for laboratory permeability testing.

- Performed twelve (12) moisture and #200 sieve tests.

- Measured the stabilized groundwater table at each boring location, when present within the termination depth of the borings.

- Prepared a geotechnical report including results of the soil investigations, evaluation of encountered conditions, estimation of seasonal high groundwater levels and retention pond parameters design recommendations.

## SOIL AND GROUNDWATER CONDITIONS

The approximate locations of the borings are shown on the attached **Figure 3**. Please note that survey control was not provided for our field investigation. Therefore, the locations of the borings indicated on the attached **Figure 3** should be considered approximate.

Representative portions of each soil strata identified in the borings were packaged and sealed for transportation to our laboratory for further examination and visual classification.

### Soil Conditions

The soil types encountered at the boring locations are presented in the form of soil profiles on the attached **Figure 4**. The stratification presented on **Figure 4** is based on visual examination of the recovered soil samples and the interpretation of the field logs by a geotechnical engineer.

In general, the borings encountered the following soil types:

| Stratum No. | Soil Description | USCS GROUP |
|---|---|---|
| 1 | Orange brown to brown to light brown fine sand | (SP) |
| 2 | Orange slightly silty fine sand | (SP-SM) |
| 3 | Very light brown to very light gray fine sand | (SP) |
| 4 | Orange to light brown clayey fine sand | (SC) |
| 5 | Very light brown slightly clayey fine sand | (SP-SC) |

Please refer to the soil profiles on the attached **Figure 4** for specific boring data. The information presented on the soil profiles represents the subsurface conditions encountered at the noted boring locations. Accordingly, the materials between and away from the boring locations may vary from those encountered at the specific boring locations. The strata boundaries presented on the soil profiles have been approximated. The actual boundaries may be gradual or otherwise not clearly defined.

The results of the moisture content and percentage of fines passing the #200 sieve are presented in the following table and on the soil profiles on the attached **Figures 4**.

| Boring | Sample Depth (feet) | Moisture Content (%) | -#200 (%) |
|---|---|---|---|
| A-2 | 20 to 25 | 3.6 | 10.5 |
| A-3 | 20 to 25 | 3.4 | 4.8 |
| A-4 | 25 to 30 | 12.8 | 4.1 |
| A-4 | 40 to 45 | 4.4 | 10.7 |
| A-5 | 10 to 15 | 3.3 | 8.6 |
| A-5 | 30 to 35 | 2.1 | 4.9 |
| A-6 | 10 to 15 | 4.9 | 15.3 |
| A-6 | 27 to 30 | 3.8 | 20.3 |
| A-7 | 15 to 20 | 6.1 | 6.3 |
| A-9 | 20 to 22 | 3.0 | 5.1 |
| A-9 | 22 to 25 | 8.5 | 16.1 |
| A-9 | 25 to 30 | 23.3 | 19.4 |

## NRCS Soil Survey

Based on the review of the National Resource Conservation Service Soil Survey for Lake County, the site contains the following soil type:

| Soil Unit # | Name | High Water Table Depth (inches) | General Soil Profile |
|---|---|---|---|
| 8 | Candler sand, 0 to 5 percent slopes | >80 | 0 – 80” Sand |
| 9 | Candler sand, 5 to 12 percent slopes | >80 | 0 – 80” Sand |
| 10 | Candler sand, 12 to 40 percent slopes | >80 | 0 – 80” Sand |
| 21 | Lake sand, 0 to 5 percent slopes | >80 | 0 – 80” Sand |
| 22 | Lake sand, 5 to 12 percent slopes | >80 | 0 – 80” Sand |
| 45 | Tavares sand, 0 to 5 percent slopes | 42 to 72 | 0 – 80” Sand |

A copy of the NRCS soil survey map is shown on the attached **Figure 2**.

## Groundwater Table

At the time of our subsurface investigation (April 14, 15 and 16, 2025), the groundwater was encountered in borings A-7, A-10 and A-11 at depths of 29.0, 25.2, and 26.0 feet below ground surface, respectively. The groundwater was not encountered in the other eight borings to the investigated depths of 30, 35 and 50 feet below ground surface. The groundwater encountered in boring A-7 is shown on the soil profile on **Figure 4**.

Fluctuation of the groundwater table should be anticipated throughout the year due to variations in seasonal rainfall. Due to the presence of the clayey fine sand soils layers (Stratum 4) and the poorly permeable characteristics of these soils, we anticipate temporary perching of groundwater above these soils during periods of heavy or extended rainfall to occur above these soils. We anticipate that a temporary perched groundwater table would occur at about 0.5-foot above the top of Stratum 4 depending on the depth and the slope of the underlying clay layers. At boring locations where clayey fine sand soils were not encountered, we anticipate that the seasonal high groundwater table to occur at more than 15 to 30 feet below ground surface, depending on the boring's ground elevation. At borings where groundwater table was encountered, we anticipate that the seasonal groundwater table to occur approximately 2 feet above the recorded level.

# EVALUATIONS AND RECOMMENDATIONS

## General

The proposed stormwater retention pond areas, located in the vicinities of borings A-1 through A-11, appear suitable for stormwater detention pond system design. Existing materials excavated from the stormwater pond areas are generally suitable for backfill materials provided organic content and clay/silt content is minimal.

## Stormwater Retention Areas

Based on the site plan provided to us, there are three (3) proposed dry stormwater pond areas as depicted on the attached **Figure 3**. In order to evaluate the soil and groundwater conditions within the proposed pond areas, we performed eleven (11) power auger borings to depths of 30 to 50 feet below ground surface. The results of the borings are shown in the form of soil profiles on **Figure 4**.

In addition, we performed a total of three (3) laboratory permeability tests. The measured permeability values are presented below:

| Test Location | Sample Depth (feet) | Stratum | Vertical Permeability Value (feet/day) |
|---|---|---|---|
| A-3* | 20 | 1 | 44.0 |
| A-6* | 27 to 30 | 4 | 5.1 |
| A-9* | 20 | 1 | 43.4 |

***Re-molded sample***

The laboratory test results are presented adjacent to the A-3, A-6, and A-9 soil profiles on the attached **Figure 4**. The permeability values should not be misconstrued to represent the design exfiltration rate. The exfiltration rate should be lower due to pond bottom siltation, pond geometry, volume, and groundwater mounding effects. Below is a summary of recommended aquifer parameters to be used in the design and stormwater recovery analyses for the proposed retention pond and the potential underground stormwater system areas.

For analysis and design purposes the following aquifer characteristics should be used. These aquifer characteristics were determined from the results of the field and laboratory investigations, adjusting for depth and soil variability:

| Pond | Borings | Pond Boring Area Aquifer Parameters | | | | |
|---|---|---|---|---|---|---|
| | | Bottom of Aquifer (NAVD-88) | Depth of SHGWL (NAVD-88) | Horizontal Hydraulic Conductivity (ft/day) | Vertical Hydraulic Conductivity (ft/day) | Storage Coefficient |
| 1 | A-1, A-2, A-3 | 90.0* | 90.5** | 54.5 | 21.3 | 0.3 |
| 2 | A-4, A-5, A-6 | 98.3* | 98.8** | 6.7 | 3.1 | 0.3 |
| 3 | A-7, A-8, A-9 | 70.0 | 73.0 | 36.9 | 12.7 | 0.3 |

**Aquifer depth is the average depth to the bottom of borings when no restrictive layer is encountered.*
*** Seasonal high-water table is estimated to be 2 foot above recorded levels or 0.5 foot above the estimated restrictive layer (Stratum 3).*

The weighted average of the unsaturated vertical permeability was calculated by multiplying the weighted average saturated vertical permeability of the unsaturated zone by 2/3. The saturated horizontal permeability was calculated by multiplying the saturated vertical permeability by 1.5, where appropriate. Saturated vertical permeabilities of 5 feet per day (Strata 2 and 3) and 3

feet per day (Stratum 5) were estimated, when present. The following formulas were used in the calculation of both the weighted average horizontal and weighted average vertical permeabilities:

Weighted Average Vertical Permeability = $$\frac{\sum L}{\frac{L_1}{Kv_1}+\frac{L_2}{Kv_2}+\frac{L_3}{Kv_3}+.....\frac{L_n}{Kv_n}}$$

Weighted Average Horizontal Permeability= $$\frac{Kh_1.L_1+Kh_2.L_2+Kh_3.L_3+....Kh_n.L_n}{\sum L}$$

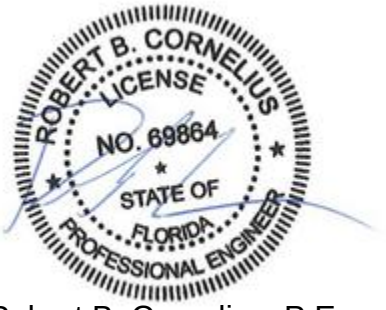
## LIMITATIONS

This geotechnical report should be considered preliminary in nature and has been prepared for the exclusive use of Richland Developers - Florida, Inc., and their designers, based on our understanding of the project as stated in this report. Any modifications in design concepts from the description stated in this report should be made known to AEI for possible modification of recommendations presented in this report. This exploration was performed in accordance with generally accepted soil and geotechnical engineering practices. No other warranty, expressed or implied, is made as to the professional advice presented herein. Statements regarding all geotechnical recommendations are for use by the designers and are not intended for use by potential contractors. The geotechnical exploration and recommendations submitted herein are based on the data obtained from the soil borings presented on **Figure 4**. The report does not reflect any variations which may occur adjacent to, between, or away from the borings. The nature and extent of the variations between the borings may not become evident until during construction. If variations then appear evident, it will be necessary to re-evaluate the recommendations presented in this report. An on-site visit may be required by a geotechnical engineer to note the characteristics of the variations during the construction period. This geotechnical study investigated the soil conditions drilled to a depth of 50 feet below ground surface and was not intended to investigate deeper soil conditions with regard to the presence or absence of Karst activity. As previously discussed, AEI recommends that additional geotechnical investigations be performed for the proposed site improvements at this project location, in order to provide a more thorough evaluation of the site's soil and groundwater conditions and prepare more specific design level geotechnical recommendations and construction specifications.

## CLOSURE

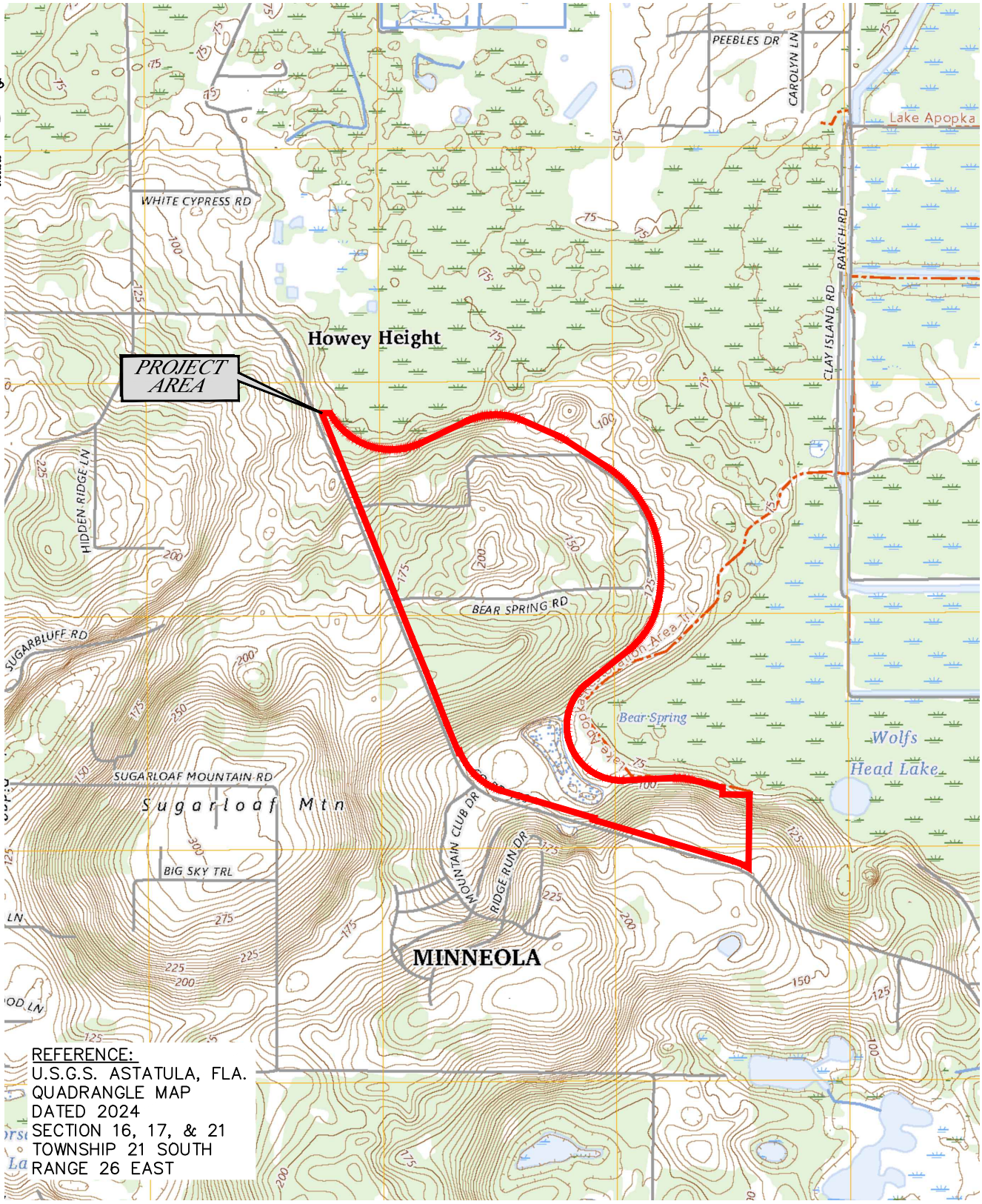
AEI appreciates the opportunity to participate in this project, and we trust that the information herein is sufficient for your needs. If you have any questions or comments concerning the contents of this report, please do not hesitate to contact our office.

Sincerely,
**ANDREYEV ENGINEERING, INC.**




Robert B. Cornelius, P.E.
Project Engineer
Florida Registration No.: 69864

# FIGURES




REFERENCE:
U.S.G.S. ASTATULA, FLA.
QUADRANGLE MAP
DATED 2024
SECTION 16, 17, & 21
TOWNSHIP 21 SOUTH
RANGE 26 EAST

0 2000 4000 Feet

**Andreyev Engineering, Inc.**

| APPROXIMATE SCALE: | DATE: 04/21/25 | ENGINEER: RC |
|---|---|---|
| 1"=2000' | PN: CPGT-21-143 | DRAWN BY: DLS |

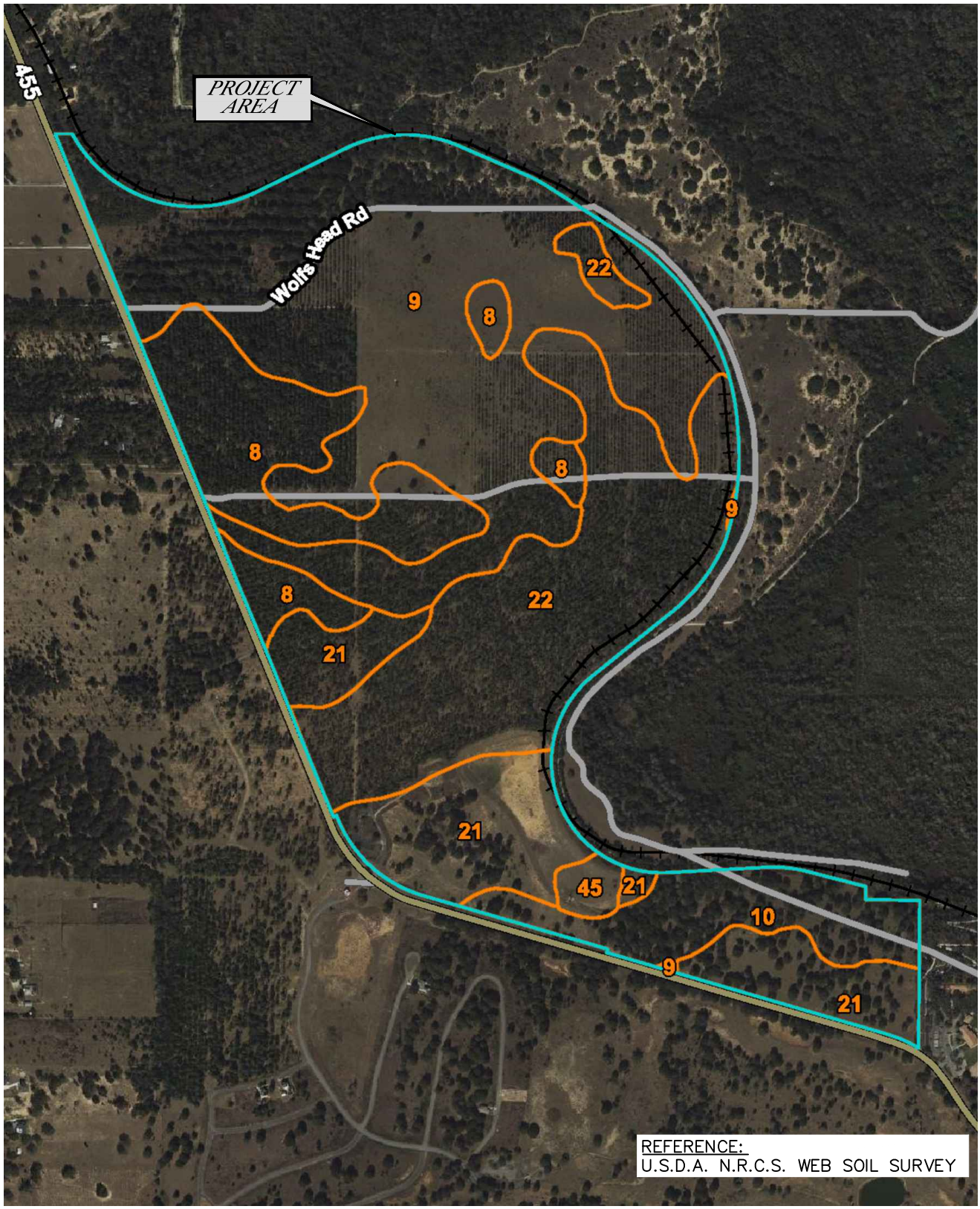
GEOTECHNICAL INVESTIGATION

# SUGARLOAF - POD A

LAKE COUNTY, FL

U.S.G.S. TOPOGRAPHIC MAP

FIGURE 1




*LEGEND:*

| | |
|---|---|
| 8 | CANDLER SAND, 0 TO 5% SLOPES |
| 9 | CANDLER SAND, 5 TO 12% SLOPES |
| 10 | CANDLER SAND, 12 TO 40% SLOPES |
| 21 | LAKE SAND, 0 TO 5% SLOPES |
| 22 | LAKE SAND, 5 TO 12% SLOPES |
| 45 | TAVARES SAND, 0 TO 5% SLOPES |

0 1000 2000 Feet

**Andreyev Engineering, Inc.**

GEOTECHNICAL INVESTIGATION

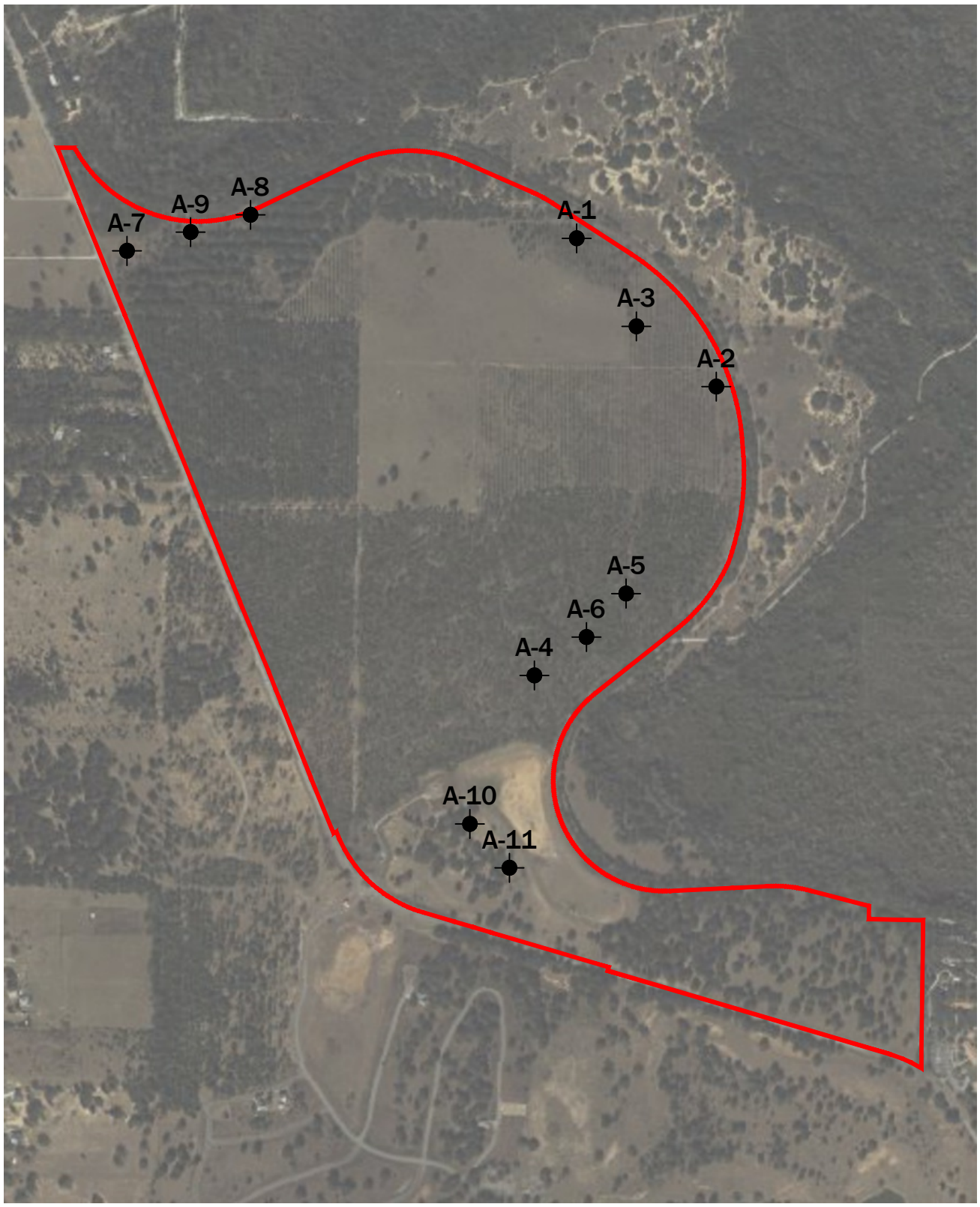
# SUGARLOAF - POD A

LAKE COUNTY, FL

N.R.C.S. SOIL SURVEY MAP

FIGURE 2

| APPROXIMATE SCALE: | DATE: 04/21/25 | ENGINEER: RC |
|---|---|---|
| 1"=1000' | PN: CPGT-21-143 | DRAWN BY: DLS |




*LEGEND:*

APPROXIMATE SUBJECT PROPERTY BOUNDARY

APPROXIMATE LOCATION OF MACHINE AUGER BORING

0 1000 2000 Feet

**Andreyev Engineering, Inc.**

| APPROXIMATE SCALE: | DATE: 04/21/25 | ENGINEER: RC |
|---|---|---|
| 1"=1000' | PN: CPGT-21-143 | DRAWN BY: DLS |

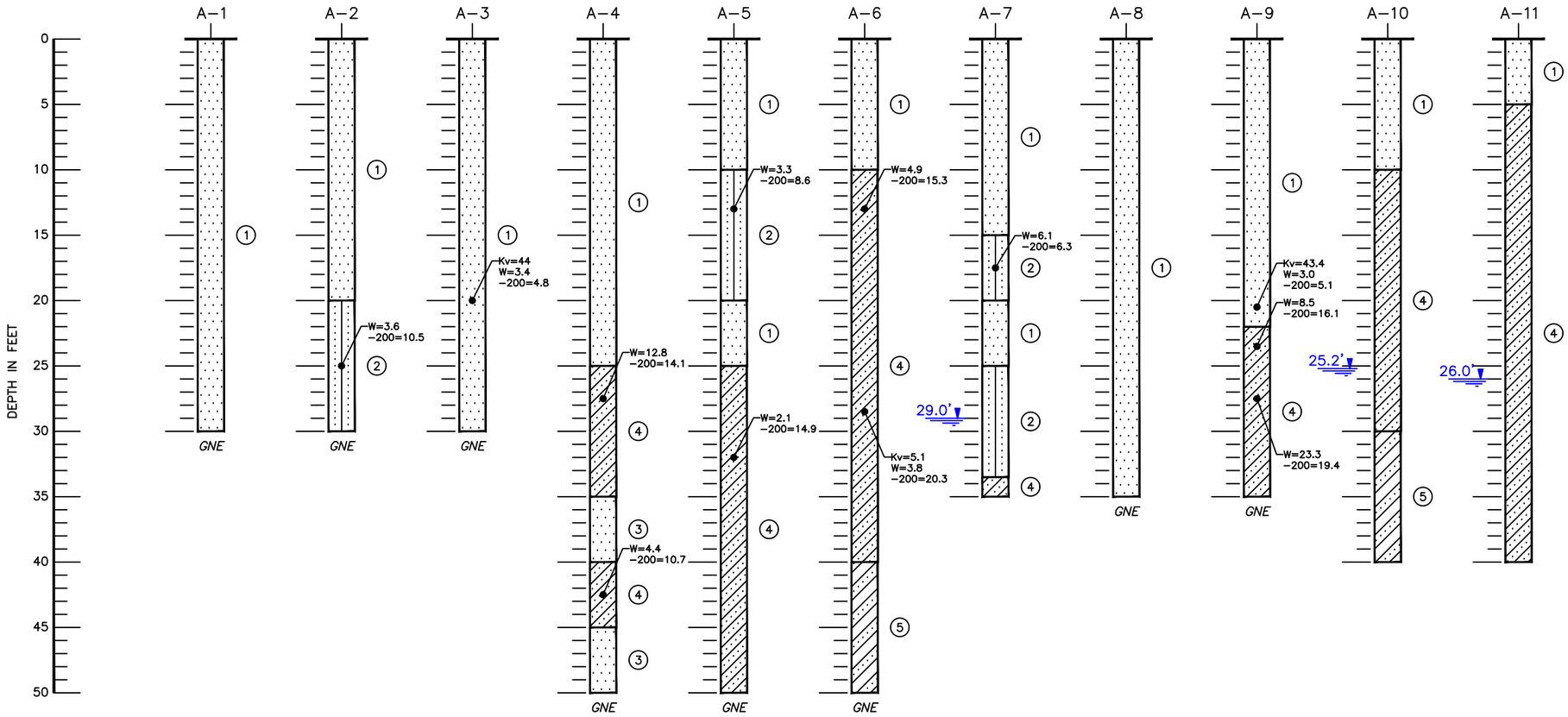
GEOTECHNICAL INVESTIGATION

**SUGARLOAF - POD A**

LAKE COUNTY, FL

BORING LOCATION PLAN

FIGURE 3




*LEGEND:*

1 ORANGE BROWN TO BROWN TO LIGHT ORANGE TO LIGHT BROWN FINE SAND (SP)

2 ORANGE SLIGHTLY SILTY FINE SAND (SP–SM)

3 VERY LIGHT BROWN TO VERY LIGHT GRAY FINE SAND (SP)

4 ORANGE TO LIGHT BROWN CLAYEY TO SILTY FINE SAND (SC)(SM)

5 VERY LIGHT BROWN SLIGHTLY CLAYEY FINE SAND (SP–SC)

*(SP)* UNIFIED SOIL CLASSIFICATION SYSTEM GROUP SYMBOL

1.0' DEPTH TO GROUNDWATER, JULY, 1999

*GNE* GROUNDWATER NOT ENCOUNTERED

*W* MOISTURE CONTENT, IN PERCENT

*–200* PERCENT OF FINES PASSING THE U.S. No. 200 SIEVE

Andreyev Engineering, Inc.

GEOTECHNICAL INVESTIGATION

**SUGARLOAF - POD A**

LAKE COUNTY, FL

SOIL PROFILES

FIGURE 4

| APPROXIMATE SCALE: | DATE: 05/07/25 | ENGINEER: RC |
|---|---|---|
| 1"=10' | PN: CPGT–21–143 | DRAWN BY: DLS |

FLORIDA DEPARTMENT of STATE

**RON DESANTIS**
Governor

**CORD BYRD**
Secretary of State

U.S. Fish and Wildlife Service
777 37th Street, Suite D-101
Vero Beach, Florida 32960

July 7, 2025

RE: DHR Project File No.: 2025-4167 Received by DHR: June 6, 2025
*CULTURAL RESOURCE ASSESSMENT SURVEY OF THE SUGARLOAF POD A PROPERTY, LAKE COUNTY, FLORIDA*

To Whom It May Concern:

Our office reviewed the referenced project in accordance with Section 106 of the *National Historic Preservation Act of 1966*, as amended, and its implementing regulations in *36 CFR Part 800: Protection of Historic Properties*, and Chapters 267.061 and 373.414, *Florida Statutes*, and implementing state regulations, for possible effects on historic properties listed in, or eligible for, the *National Register of Historic Places* (NRHP). The project was completed in fulfillment of requirements for a U.S. Fish and Wildlife Service (USFWS) undertaking.

In May 2025, Archaeological Consultants, Inc. (ACI), conducted the above referenced Phase I cultural resource assessment survey (CRAS) on behalf of Bio-Tech Consulting, Inc. ACI excavated approximately 357 acres with 193 shovel tests dug throughout the project area in Lake County. As a result of the survey, no archaeological sites or historical resources were encountered within the APE. Based on the survey results, it is the opinion of ACI that the proposed project will not affect any known historic properties.

Based on the information provided, our office concurs with the survey results presented and finds that the proposed project will have no effect on historic properties listed, or eligible for listing, in the NRHP. Further, we find the submitted report complete and sufficient in accordance with Chapter 1A-46, *Florida Administrative Code*.

If you have any questions, please contact Ethan Putman, Historic Preservationist, by email at Ethan.Putman@dos.fl.gov.

Sincerely,

Kelly L Chase
For

Alissa Slade Lotane
Director, Division of Historical Resources
& State Historic Preservation Officer

Orlando [Headquarters]
3025 East South Street
Orlando, FL 32803

Cocoa
400 High Point Drive
Suite 400
Cocoa, FL 32926

Jacksonville
11235 St. Johns Industrial Pkwy N
Suite 2
Jacksonville, FL 32246

Key West
1107 Key Plaza
Suite 259
Key West, FL 33040

Lantana
445 West Lantana Road
Suite 5
Lantana, FL 33462

Tallahassee
2560-1 Barrington Circle
Tallahassee, FL 32308

Tampa
6011 Benjamin Road
Suite 101-B
Tampa, FL 33634

Denver
10701 Melody Drive
Suite 304
Northglenn, CO 80234

Raleigh
4338 Bland Road
Raleigh, NC 27609

Charlotte
5105 Monroe Road
Suite A
Charlotte, NC 28205

East Syracuse
6700 Old Collamer Road
Suite 112
East Syracuse, NY 13057

Bismarck
4501 Coleman Street
Suite 103
Bismarck, ND 58503

Austin
3801 N Capital of TX Highway
Suite E-240
Austin, TX 78746

Midland
5114 West County Road 12
Midland, TX 79706

San Antonio
7700 Broadway Street
Suite 104
San Antonio, TX 78209

Orlando [Aquatic & Land Management Operations]
3825 Rouse Road
Orlando, FL 32817

**Bio-Tech** Consulting

Environmental and Permitting

July 21, 2025

Matt Young
**Richland Acquisition Fund, LLC**
555 Winderley Place, Suite 129
Maitland, Florida 32751

**Proj: Sugarloaf Pod A Site – City of Minneola, Lake County, Florida Sections 16, 17, 20, and 21, Township 21 South, Range 26 East (BTC File #1091-36)**
**Re: Environmental Assessment Report**

Dear Matt:

In June 2025, Bio-Tech Consulting (BTC) conducted an Environmental Assessment (EA) of the approximately ±356 acre Sugarloaf Pod A Site. This site is located in the City of Minneola, Lake County, Florida, within Sections 16, 17, 20, and 21, Township 21 South, Range 26 East. (**Figures 1 and 2**). This EA included the following elements:

- general review of site topography;
- review of soil types mapped within the site boundaries;
- evaluation of land use types/vegetative communities present;
- delineation of any on-site wetland/surface water communities;
- field review for occurrence of protected flora and fauna; and,
- an overview of potential development constraints.

## TOPOGRAPHY

Based upon a review of the USGS Topographic Map present in **Figure 3** (Astatula, Florida Quadrangle), elevations on the subject property range from highs between +200 and +210 feet above the National Geodetic Vertical Datum of 1929 (NGVD) in the central to western portions of the parcel, to below +95 feet NGVD in the southern portion of the property. A spot elevation of +104 feet NGVD is depicted along the southern property boundary on the available topographic map. In general, it would appear that the subject parcel slopes from the center of the property to the north, east, and south.

## SOILS

According to the Soil Survey of Lake County, Florida, prepared by the U.S. Department of Agriculture (USDA) and the Natural Resources Conservation Service (NRCS), six (6) soil types occur within the subject property boundaries (**Figure 4**). These soil types include the following:

- **Candler sand, 0 to 5 percent slopes (#8)**
- **Candler sand, 5 to 12 percent slopes (#9)**
- **Candler sand, 12 to 40 percent slopes (#10)**
- **Lake sand, 0 to 5 percent slopes (#21)**
- **Lake sand, 5 to 12 percent slopes (#22)**
- **Tavares sand, 0 to 5 percent slopes (#45)**

The following presents a brief description of each of the soil types mapped for the subject site:

**Candler sand, 0 to 5 percent slopes (#8)** is a nearly level to gently sloping, excessively drained soil found on the rolling uplands of Florida's central ridge. The surface layer of this soil type generally consists of dark gray sand about 7 inches thick. The water table for this soil type is at a depth of more than 120 inches. Permeability is very rapid throughout the profile of this soil type.

**Candler sand, 5 to 12 percent slopes (#9)** is a sloping to strongly sloping, excessively drained soil found on the rolling uplands of Florida's central ridge. Typically, the surface layer of this soil type consists of dark gray sand about 5 to 6 inches thick. The water table for this soil type is at a depth of more than 120 inches. Permeability is very rapid throughout the profile of this soil type.

**Candler sand, 12 to 40 percent slopes (#10)** is a very steep, excessively drained sandy soil found on the rolling uplands of Florida's central ridge. Typically, the surface layer of this soil type consists of dark gray sand about 3 inches thick. The water table for this soil type is at a depth of more than 120 inches. Permeability is very rapid throughout the profile of this soil type.

**Lake sand, 0 to 5 percent slopes (#21)** is a nearly level to gently sloping, well drained to excessively drained soil. Typically, the surface layer of this soil type consists of dark brown sand about 7 inches thick. The water table for this soil type is at a depth of more than 120 inches. Permeability is very rapid throughout the profile of this soil type.

**Lake sand, 5 to 12 percent slopes (#22)** is a sloping to strongly sloping, well drained to excessively drained soil. Typically, the surface layer of this soil type consists of dark brown sand about 7 inches thick. The water table for this soil type is at a depth of more than 120 inches. Permeability is very rapid throughout the profile of this soil type.

**Tavares sand, 0 to 5 percent slopes (#45)** is a nearly level to gently sloping soil, moderately well-drained soil. It has a very dark grayish-brown sandy surface layer approximately 7 inches thick. Below this layer are 4 levels of sand beginning at 7 inches, 25 inches, 34 inches, and 61 inches. The water table for this soil type is at a depth of 40 to 60 inches for more than 6 months out of the year and below 60 inches during dry periods. This soil type is rapidly permeable throughout.

The Florida Association of Environmental Soil Scientists (FAESS) does not consider the main component or inclusions present within the on-site soil types to be hydric. This information can be found in the Hydric Soils of Florida Handbook, Third Edition, March 2000.

## LAND USE TYPES/VEGETATIVE COMMUNITIES

The subject site currently supports eight (8) land use types/vegetative communities within its boundaries. These areas were identified utilizing the Florida Land Use, Cover and Forms Classification System, Level III (FLUCFCS, FDOT, January 1999) (**Figure 5**). The upland land use types/vegetative communities are classified as Open Land (190), Inactive Land with Street Patterns (192), Improved Pastures (211), Abandoned Groves (224), Tree Nurseries (241), Upland Hardwood Forests (420), Xeric Oak (421), and Coniferous Plantations (441). There were no wetland/surface water land use types/vegetative communities identified. The following provides a brief description of the land use types/vegetative communities identified on the site.

### Uplands

### 190 Open Land

The southern portion of the site is a maintained grassy area which is most consistent with the Open Land (190) classification, per the FLUCFCS. Vegetative species observed include bahiagrass (*Paspalum notatum*), Bermuda grass (*Cynodon dactylon*), fountain grass (*Pennisetum setaceum*), laurel oak (*Quercus laurifolia*), cabbage palm (*Sabal palmetto*), beggarticks (*Bidens alba*), cogon grass (*Imperata cylindrica*), guineagrass (*Urochloa maxima*), caesarweed (*Urena lobata*), and lantana (*Lantana* spp.).

### 192 Inactive Land with street patterns but without structures

The southern area of the property consists of maintained open land with some areas of forested canopy, and within this area is inactive land with a paved road. Historically, the site contained a single structure, but this structure has since been removed and only the road access remains. These areas are best classified as Inactive Land with street patterns but without structures (192), per the FLUCFCS. Vegetative species identified within this community type included guineagrass (*Urochloa maxima*), false daisy (*Eclipta protrata*), common ragweed (*Ambrosia artemisiifolia*),

hairy indigo (*Indigofera hirsuta*), Caesar's Weed (*Urena lobata*), and bahiagrass (*Paspalum notatum*).

### 211 Improved Pasture

The central portion of the property consists of pasturelands that have been maintained. These areas are best classified as Improved Pasture (211), per the FLUCFCS. Vegetative species identified within this land use/community type include laurel oak (*Quercus laurifolia*), slash pine (*Pinus elliottii*), live oak (*Quercus virginiana*), camphor tree (*Cinnamomum camphora*), cabbage palm (*Sabal palmetto*), John Charles (*Hyptis verticillata*), saw palmetto (*Serenoa repens*), common pokeweed (*Phytolacca americana*), prickly-pear cactus (*Opuntia humifusa*), dogfennel (*Eupatorium capillifolium*), rattlebox (*Crotalaria* spp.), bahiagrass (*Paspalum notatum*), cogongrass (*Imperata cylindrica*), caesarweed (*Urena lobata*), beggarticks (*Bidens alba*), Virginia creeper (*Parthenocissus quinquefolia*), greenbrier vine (*Smilax* spp.), and blackberry (*Rubus* spp.).

### 224 Abandoned Groves

There are two sections of the property that contain remnant citrus groves that is most consistent with the Abandoned Groves (224) FLUCFCS classification. Vegetative species identified within this community type included *Citrus* spp., bahiagrass (*Paspalum notatum*), bermudagrass (*Cynodon dactylon*), crabgrass (*Digitaria serotina*), Mexican clover (*Richardia scabra*), dogfennel (*Eupatorium capillifolium*), lantana (*Lantana camara*), prickly-pear cactus (*Opuntia humifusa*), beggarticks (*Bidens alba*), common ragweed (*Ambrosia artemisiifolia*), broomsedge (*Andropogon virginicus*), rose natalgrass (*Melinis repens*), guineagrass (*Urochloa maxima*), gopher apple (*Licania michauxii*), and hairy indigo (*Indigofera hirsuta*).

### 241 Tree Nurseries

The northwest of the property contains an area of a land use type/vegetative community that is best classified as Tree Nurseries (241) per the FLUCFCS. This land use type is not associated with timber, and is usually ornamental in nature. This area consists of rows of planted oaks. Vegetative species identified within this community type include laurel oak (*Quercus laurifolia*), live oak (*Quercus virginiana*), black cherry *(Prunus serotina),* cabbage palm (*Sabal palmetto*), common pokeweed (*Phytolacca americana*), caesarweed (*Urena lobata*), Virginia creeper (*Parthenocissus quinquefolia*), American beautyberry (*Callicarpa americana*), lantana (*Lantana camara*), greenbrier vine (*Smilax* spp.), chinaberry tree (*Melia azedarach*), and blackberry (*Rubus* sp.).

### 420 Upland Hardwood Forests

In the northwest corner of the property consists of an area that is best classified as Upland Hardwood Forests (420) per FLUCFCS. This area is comprised of a sporadic to moderately dense canopy that is dominated by both large and small upland hardwood tree species. Vegetative species identified within this community type include live oak (*Quercus virginiana*), laurel oak (*Quercus laurifolia*), citrus (*Citrus* spp.), black cherry *(Prunus serotina),* sand live oak (*Quercus geminata*), caesarweed (*Urena lobata*), beautyberry (*Callicarpa americana*), saw palmetto (*Serenoa repens*), wild coffee (*Psychotria nervosa*), lantana (*Lantana camara*), Virginia creeper (*Parthenocissus quinquefolia*), Spanish moss (*Tillandsia usneodes*), muscadine grape (*Vitis rotundifolia*), and greenbrier vine (*Smilax* spp.).

### 421 Xeric Oak

In the western portion of the property consists of an area that is best classified as Xeric Oak (421) per the FLUCFCS. This area is comprised of xeric tolerant oak and pine species. Vegetative species identified within this community type include live oak (*Quercus virginiana*), laurel oak (*Quercus laurifolia*), scrub oak (*Quercus inopina*), sand live oak (*Quercus geminata*), cabbage palm (*Sabal palmetto*), black cherry (*Prunus serotina*), citrus species (*citrus* spp.), John Charles (*Hyptis verticillata*), scrub rosemary (*Ceratiola ericoides*), saw palmetto (*Serenoa repens*), common pokeweed (*Phytolacca americana*), shiny blueberry (*Vaccinium myrsinites*), poison ivy (*Toxicodendron radicans*), wax myrtle (*Morella cerifera*), prickly pear (*Opuntia* spp.), cogon grass (*Imperata cylindrica*), blackberry (*Rubus* spp.), rose natalgrass (*Melinis repens*), bahiagrass (*Paspalum notatum*), wild balsam apple (*Momordica balsamina*), caesarweed (*Urena lobata*), guineagrass (*Urochloa maxima*), dogfennel (*Eupatorium capillifolium*), American beauty-berry (*Callicarpa americana*), broomsedge bluestem *(Andropogon virginicus),* hairy indigo (*Indigofera hirsuta*), greenbrier vine (*Smilax* spp.), muscadine grapevine (*Vitus rotundifolia*), and lantana (*Lantana camara*).

### 441 Coniferous Plantations

The vast majority of the remaining upland areas that exist throughout the site contained planted loblolly pine trees (*Pinus taeda*). These areas are most consistent with the Coniferous Plantations (441) FLUCFCS classification. Other vegetative species identified within these areas included slash pine (*Pinus elliottii*), cabbage palm (*Sabal palmetto*), laurel oak (*Quercus laurifolia*), common ragweed (*Ambrosia artemisiifolia*), beggarticks (*Bidens alba*), black cherry tree (*Prunus serotina*), winged sumac (*Rhus copallinum*), purple passionflower (*Passiflora incarnata*), *Lantana* spp., caesarweed (*Urena lobata*), rose natalgrass (*Melinis repens*),hairy indigo (*Indigofera hirsuta*), American pokeweed (*Phytolacca americana*), muscadine grapevine (*Vitis rotundifolia*), dog fennel (*Eupatorium capillifolium*), reindeer lichen (*Cladonia rangiferina*), greenbrier (*Smilax*

spp.), bahiagrass (*Paspalum notatum*) American beautyberry (*Callicarpa americana*), prickly-pear cactus (*Opuntia humifusa*), Spanish moss (*Tillandsia usneoides*), and guineagrass (*Urochloa maxima*).

**PROTECTED SPECIES**

Using methodologies outlined in the Florida's Fragile Wildlife (Wood, 2001); Measuring and Monitoring Biological Diversity Standard Methods for Mammals (Wilson, et al., 1996); and Florida Fish and Wildlife Conservation Commission's (FWC's) Gopher Tortoise Permitting Guidelines (April 2023); an assessment for listed floral and faunal species was conducted at the site on June 26, 2025 (**Figure 6A**). This assessment included both direct observations and indirect evidence, such as tracks, burrows, tree markings and vocalizations which indicated the presence of species observed. The assessment focused on species that are listed by the FWC's Official Lists - Florida's Endangered and Threatened Species (December 2022) and listed species that have the potential to occur in Lake County (see attached **Table 1**).

No plant species listed as "Threatened" or "Endangered" by either The Florida Department of Agriculture and Consumer Services (FDACS) or U.S. Fish and Wildlife Service (USFWS) were identified on the site during the assessments conducted. In addition, one (1) species identified on the site is listed as commercially exploited by the FDACS. The harvesting of this species, saw palmetto (*Serenoa repens*) for commercial gain is prohibited. There are no regulations that prohibit the removal of state-listed flora species as a result of proposed development activities.

The following is a list of those wildlife species identified on the site during the evaluation of the property:

**Reptiles and Amphibians**
black racer (*Coluber constrictor*)
brown anole (*Anolis sagrei*)
**gopher tortoise (*Gopherus polyphemus*)**
green anole (*Anolis carolinensis*)

**Birds**
American Crow (*Corvus brachyrhynchos*)
Blue Jay (*Cyanocitta cristata*)
Carolina Wren (*Thryothorus ludovicianus*)
Cattle Egret (*Bubulcus ibis*)
Mourning Dove (*Zenaida macroura*)
Northern Cardinal (*Cardinalis cardinalis*)
Pileated Woodpecker (*Dryocopus pileatus*)

Red-tailed Hawk (*Buteo jamaicensis*)
Tufted Titmouse (*Baeolophus bicolor*)
Turkey Vulture (*Cathartes aura*)

**Mammals**
eastern gray squirrel (*Sciurus carolinensis*)
nine-banded armadillo (*Dasypus novemcinctus*)
North American raccoon (*Procyon lotor*)
opossum (*Didelphis virginiana*)
southeastern pocket gopher (*Geomys pinetis*)

One (1) of the above wildlife species, the gopher tortoise (*Gopherus polyphemus*) is identified in the FWC's Official Lists - Florida's Endangered and Threatened Species (December 2022).

**Observed Wildlife**

**Gopher Tortoise (*Gopherus polyphemus*)**
*State Listed as "Threatened" by FWC*

Currently the gopher tortoise (*Gopherus polyphemus*) is classified as a "Category 2 Candidate Species" by the USFWS, and as of September 2007 is now classified as "Threatened" by FWC, and as "Threatened" by Florida Committee on Rare and Endangered Plants and Animals (FCREPA). The basis of the "Threatened" classification by the FWC for the gopher tortoise is due to habitat loss and destruction of burrows. Gopher tortoises are commonly found in areas with well-drained soils associated with the pine flatwoods, pastures and abandoned orange groves. Several other protected species known to occur in Lake County have a possibility of occurring in this area, as they are gopher tortoise commensal species. These species include the eastern indigo snake (*Drymarchon corais couperi*), Florida mouse (*Podomys floridanus*) and the gopher frog (*Rana capito*). However, none of these species were observed during the survey conducted.

The FWC provides three (3) options for developers that have gopher tortoises on their site. These options include: 1) avoidance (i.e., maintain at least a 25-foot distance from construction activities), 2) preservation of habitat and 3) off-site relocation. Based on the expected site development plan, the likely option to addressing the on-site gopher tortoise population is off-site relocation and would require that any gopher tortoise within 25 feet of proposed construction activities be relocated off-site to an approved recipient site. Relocation will need to be permitted through FWC prior to any on-site construction activities. A formal 100% gopher tortoise survey will be required by FWC in order to secure an off-site relocation permit.

The subject site was surveyed for the existence of gopher tortoises through the use of pedestrian transects. The survey covered approximately 50 % of the suitable habitat present within the subject site boundaries. Based on the survey results, seventy-seven (77) Potentially Occupied gopher tortoise burrows (PO-active/inactive) were observed and recorded using a handheld GPS (**Figure 6A**). Extrapolated to a 100% survey, an estimated one-hundred and fifty-four (154) burrows may be present. Utilizing the factored occupation rate of 0.614 (*Auffenburg-Franz*), there is an estimated population of ninety-five (95) tortoises on site.

*If relocation efforts cannot be completed within 90 days of a formal gopher tortoise survey, FWC requires an additional survey to be conducted.*

**Potential Wildlife**

The wildlife surveys conducted within the subject site boundaries do not preclude the potential for any listed species, currently or in the future. The following listed species were not observed on-site, but have the potential to occur.

**Bald Eagle (*Haliaeetus leucocephalus*)**
*State protected by F.A.C. 68A-16.002 and federally protected by both the Migratory Bird Treaty Act (1918) and the Bald and Golden Eagle Protection Act (1940)*

In August of 2007, the US Fish and Wildlife Service (USFWS) removed the Bald Eagle from the list of federally endangered and threatened species. Additionally, the Bald Eagle was removed from FWC's imperiled species list in April of 2008. Although the Bald Eagle is no longer protected under the Endangered Species Act, it is still protected under the Bald and Golden Eagle Protection Act, the Migratory Bird Treaty Act (16 U.S.C. 668-668d), and FWC's Bald Eagle rule (Florida Administrative Code 68A-16.002).

In May of 2007, the USFWS issued the National Bald Eagle Management Guidelines. In April of 2008, the FWC adopted a new Bald Eagle Management Plan that was written to closely follow the federal guidelines. In November of 2017, the FWC issued "A Species Action Plan for the Bald Eagle" in response to the sunset of the 2008 Bald Eagle Management Plan. As provided within the above referenced Species Action Plan, the USFWS became the regulating body responsible for issuing permits for Bald Eagles.

In April of 2024, the USFWS adapted new permitting regulations for the issuance of permits for Bald Eagle Incidental Take, including Bald Eagle Disturbance Take, and Bald Eagle Nest Take under the Bald and Golden Eagle Protection Act (50 CFR Part 22). The revised regulations include a new system of General Permit Conditions for each of the above referenced permits, in addition to the Specific Permit situations the Service has authorized in the past. A USFWS Bald Eagle

"Eagle Disturbance Take" is needed for any activity occurring within the 660-foot buffer zone of the Bald Eagle nest where a project cannot fully comply with the General Permit Conditions for the Bald Eagle Disturbance Take. If the specific conditions outlined can be fully adhered to, then a General Permit can be submitted via the project's Agent's self-certification.

In addition to the on-site evaluation for listed species, BTC conducted a review of FWC's database (2015-2016 Nesting Season) and Audubon's Eagle Watch program database (2024-2025 Nesting Season) for recorded Bald Eagle nests within the surrounding 660 feet of the subject site (**Figure 6B**). This review revealed that there are no recorded Bald Eagle nests within 660 feet of the project site boundaries. Thus, no developmental constraints are expected with respect to Bald Eagle nests unless a new nest is found.

**Eastern Indigo Snake (*Drymarchon couperi*)**
*Federally Listed as "Threatened" by USFWS*

The Eastern indigo snake (*Drymarchon couperi*) is a federally threatened species. The basis for this listing was a result of dramatic population declines caused by over-collecting for the domestic and international pet trade as well as mortalities caused by rattlesnake collectors who gassed gopher tortoise burrows to collect snakes. Since its listing, habitat loss and fragmentation by residential and commercial expansion have become much more significant threats to the eastern indigo snake. This species is widely distributed throughout central and south Florida and primarily occurs in sandhill habitat in northern Florida and southern Georgia.

No evidence of Eastern indigo snakes were observed within the site during the wildlife survey conducted by BTC. Based on the field assessment, this site will impact more than 25 active and inactive gopher tortoise burrows. Using the USFWS's August 13, 2013 Consultation Key for the Eastern indigo snake, a key determination would result in a finding of "may affect".

During the ERP, State 404 or USACE Dredge and Fill permit review process, the USFWS may determine that an Eastern indigo snake survey is required during the review of the project. The survey can be accomplished from October 1st thru April 30 for a minimum of five (5) surveys with 2 days of optimal weather (overnight low temperature above 60º F). It should also be noted that eastern indigo snake mitigation may be purchased in lieu of conducting the Eastern indigo snake survey. A FDEP 404 or USACE Permit will likely require the following of the Service's Standard Protection Measures for the Eastern indigo snake which will include, but not limited to, posting Eastern indigo snake identification signage and educational material at the site, inspecting on-site holes and other refugia, as well as stopping construction to allow any Eastern indigo snake to safely

vacate the project site. In addition, a FWC Conservation Permit to relocate Gopher tortoises will also contain permit conditions relating to the safety of indigo snakes and require that any encountered snakes be allowed to leave the property unharmed during the gopher tortoise relocation and during the development construction.

**Southeastern American Kestrel (*Falco sparverius paulus*)**
*State Listed as "Threatened" by FWC*

According to the Ecology and Habitat Protection Needs of the Southeastern American Kestrel (*Falco sparverius paulus*) in Large Scale Development Sites in Florida, FWC Nongame Wildlife Technical Report No. 13 (March 1993), two (2) subspecies of the American kestrel occur regularly in state of Florida, *Falco sparverius paulus* and *F. s. sparverius*. Of the two, *F. s. paulus*, the Southeastern American Kestrel, is a permanent, non-migrating resident in Florida and is listed as "Threatened" by the FWC. In addition, the Southeastern American Kestrel is currently under consideration for federal listing under the Endangered Species Act. The population decline of the Southeastern American Kestrel in the state of Florida is primarily due to a reduction in suitable nest sites, in addition to a decline in foraging habitat quality.

Southeastern American Kestrels build nests in dead trees (snags) in abandoned nest cavities previously excavated by woodpeckers. Kestrels have also been noted to utilize both abandoned and occupied buildings and man-made kestrel nest boxes as nest sites. In north-central Florida, the nests occur most frequently in longleaf pine, turkey oak or live oak snags and man-made structures. The breeding season for Southeastern American Kestrel begins near the end of January. No nesting material is brought into the nest; the eggs are laid directly on any debris present on the cavity floor. Incubation lasts for approximately 29-31 days. Hatchlings have pink skin and short, white down. The young grow to their adult weight in 16-17 days and sustain flight 3-4 days post fledging. Both the male and female continue to bring food to the young for several weeks post-fledging until the juveniles disperse approximately 23-24 days post-fledging.

The Southeastern American Kestrel will often use the same territory year after year, and may remain on or near the territory year-round. They may remain paired year-round depending on foraging availability. The Southeastern American Kestrel prefers open habitats including pastures, open longleaf pine-turkey oak sandhill communities, grasslands and open sites within suburban and residential areas. They require the open area to have short vegetation, scattered perch sites, adequate prey and suitable nesting sites within close proximity to each other. The Southeastern American Kestrel habitat is broken down into two habitat types. These types are as follows:

- TYPE I HABITAT. Upland plant communities with less than 10% canopy cover and with at least 60% herbaceous ground cover less than 25 cm in height.

- TYPE II HABITAT. Open woodland communities with greater than 10% but less than 25% canopy cover and with at least 60% herbaceous ground cover less than 25 cm in height.

While no Kestrels were observed during the on-site assessment, the subject site contains Type I (i.e., Improved Pasture) Habitat. BTC recommends conducting a survey for this species between April and August to ensure that this species is not utilizing the property for foraging or nesting on-site or adjacent to the property. In the event the Southeastern American Kestrel is found to be nesting on or near the subject site, a temporary 490-foot buffer around the nest tree would be required during the breeding season (March 1 to July 31) while construction work is on-going. If on-site nest tree must be removed, or the temporary buffers cannot be implemented, or the Suitable Foraging Habitat is reduced to less than 124 acres (on-site and off-site), then a Take Permit through FWC must be obtained.

**USFWS CONSULTATION AREAS**

The USFWS has established Consultation Areas for certain listed species (**Figure 7**). Generally, these consultation areas only become an issue if USFWS consultation is required, which is usually associated with permitting through the U.S. Army Corps of Engineers (USACOE) or Florida Department of Environmental Protections (FDEP). The user of this report should be aware that species presence and need for additional review are often determined to be unnecessary early in the permit review process due to lack of appropriate habitat or other conditions. However, the USFWS makes the final determination.

Consultation Areas are typically regional in size, often spanning multiple counties where the species in question is known to exist. Consultation areas by themselves do not indicate the presence of a listed species. They only indicate an area where there is a potential for a listed species to occur and that additional review might be necessary to confirm or rule-out the presence of the species. The additional review typically includes the application of species-specific criteria to rule-out or confirm the presence of the species in question. Such criteria might consist of a simple review for critical habitat types. In other cases, the review might include the need for species-specific surveys using established methodologies that have been approved by the USFWS. The following presents further information pertaining to species in which their USFWS consultation areas covers the subject property.

**Sand Skink (*Neoseps reynoldsi*)**
*Federally Listed as "Threatened" by USFWS*

The subject site falls within the Sand Skink Consultation Area for the United States Fish and Wildlife Service (USFWS). The sand skink is listed as "Threatened" by the USFWS. The sand skink exists in areas vegetated with sand pine (*Pinus clausa*) - rosemary (*Ceratiola ericoides*) scrub or a long leaf pine (*Pinus palustris*) - turkey oak (*Quercus laevis*) association. Habitat destruction is the primary threat to this species' survival. Citrus groves, residential, commercial and recreational facilities have depleted the xeric upland habitat of the sand skink. All properties within the limits of this consultation area that are located at elevations greater than 80' and contain suitable (moderate-to-well drained) soils are believed by USFWS to be areas of potential sand skink habitat.

A USFWS Sand Skink Take Permit (#TE96852B-0) was approved for the site on 10/31/2016 and expires 10/31/2041 and subsequently updated on November 30, 2022 to modify the location of sand skink take. This permit allows for the taking of this species within 1.58 acres of 68.6 acres of the total occupied habitat that would be eliminated during construction based on site plans. The permit also required 3.16 mitigation credits at a sand skink bank which credits were purchased in December of 2016. Any modifications to the permit would have to be reviewed and approved by USFWS. BTC does not anticipate any species-specific surveys will be required.

**Florida Scrub-Jay (*Aphelocoma coerulescens*)**
*Federally Listed as "Threatened" by USFWS*

Currently the Florida Scrub-Jay is listed as "Threatened" by the USFWS. Florida Scrub-Jays are largely restricted to scattered, often small and isolated patches of sand pine scrub, xeric oak, scrubby flatwoods, and scrubby coastal stands in peninsular Florida (Woolfenden 1978a, Fitzpatrick et al. 1991). They avoid wetlands and forests, including canopied sand pine stands. Optimal Scrub-Jay habitat is dominated by shrubby scrub, live oaks, myrtle oaks, or scrub oaks from 1 to 3 m (3 to 10 ft.) tall, covering 50% to 90 % of the area; bare ground or sparse vegetation less than 15 cm (6 in) tall covering 10% to 50% of the area; and scattered trees with no more than 20% canopy cover (Fitzpatrick et al. 1991).

Florida Scrub-Jays are most abundant in open, oak-dominated scrub communities of the interior and Atlantic coast sand ridges of the Peninsula. Florida Scrub-Jay habitat is broken down into three (3) types. These habitat types are the following:

- TYPE I HABITAT. Any upland plant community in which the percent cover of the substrate by scrub oak species is 15% or more.

- TYPE II HABITAT. Any plant community not meeting the definition of Type I habitat, in which one or more scrub oak species is represented.

- TYPE III HABITAT. Any upland or seasonally dry wetland within ¼ mile of any designated as Type I or Type II habitat.

In most cases, the Type I habitat is recognized as xeric oak scrub, scrubby pine flatwoods, scrubby coastal strand, or sand pine scrub. Usual classification schemes are not as useful in identifying or predicting habitat type; the presence of scrub oaks is the key indicator. The third habitat type includes many different plant communities where scrub oak species are not represented, but that are nearby or adjacent to Type I or Type II habitat. The xeric oak habitat that exists within the project site is consistent with Type I Habitat, with some areas meeting Type II Habitat.

No Scrub-Jays were observed on the subject site during the environmental assessment conducted by BTC. While there is habitat present within the site suitable for Scrub-Jays, we believe the surrounding tall canopy would not allow the proper protection from predators. BTC does not anticipate any species-specific surveys will be required. However, USFWS and/or another agency make the final determination if a species-specific survey is required.

**Everglade Snail Kite (*Rostrhamus sociabilis*)**
*Federally Listed as "Endangered" by USFWS*

The subject site falls within the USFWS Consultation Area for the Everglade Snail Kite. Currently the Snail Kite is listed as "Endangered" by the USFWS. Snail Kites are similar in size to Red-shouldered Hawks. All Snail Kites have deep red eyes and a white rump patch. Males are slate gray, and females and juveniles vary in amounts of white, light brown, and dark brown, but the females always have white on their chin. Kites vocalize mainly during courtship and nesting. They may occur in nearly all of the wetlands of central and southern Florida. They regularly occur in lake shallows along the shores and islands of many major lakes, including Lakes Okeechobee, Kissimmee, Tohopekaliga (Toho) and East Toho. They also regularly occur in the expansive marshes of southern Florida such as Water Conservation Areas 1, 2, and 3, Everglades National Park, the upper St. John's River marshes and Grassy Waters Preserve.

No Snail Kites were observed on the site during the wildlife survey conducted by BTC. Since there is no suitable habitat for this species within the site boundary, a formal survey is not anticipated to be required.

The environmental limitations described in this document are based on observations and technical information available on the date of the on-site evaluation. This report is for general planning purposes only. The limits of any on-site wetlands/surface waters can only be determined and verified through field delineation and/or on-site review by the pertinent regulatory agencies. The wildlife surveys conducted within the subject property boundaries do not preclude the potential for any listed species, as noted on Table 1 (attached), currently or in the future. Should you have any questions or require any additional information, please do not hesitate to contact our office at (407) 894-5969. Thank you.

Regards,

Cameron Eskew

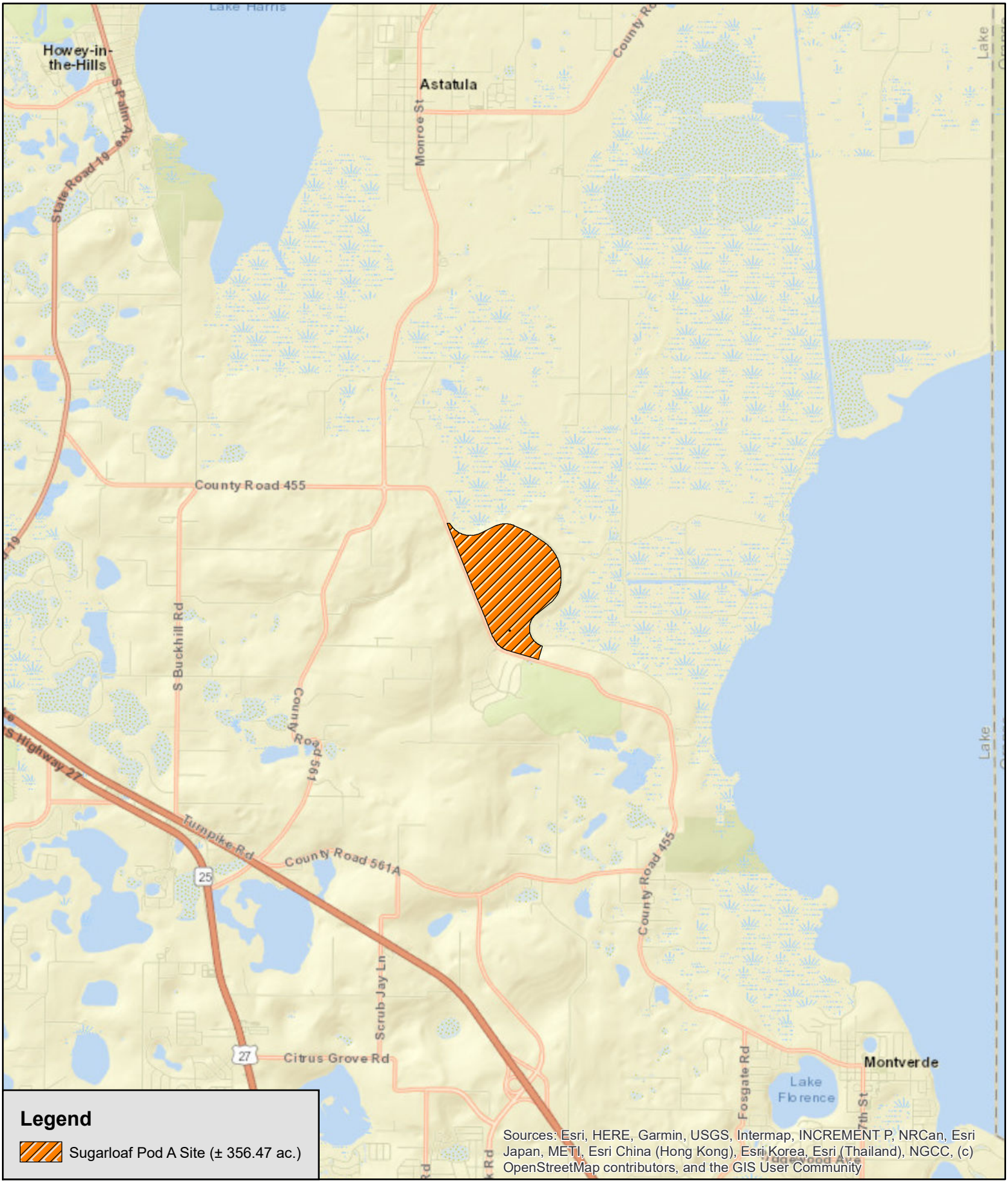
Cameron Eskew
Environmental Scientist II

Mark Ausley

Mark Ausley
V.P. of Regulatory & Wildlife Sciences

**Attachments:**

Figure 1 – Location Map
Figure 2 – 2023 Aerial Photograph
Figure 3 – USGS Topographic Map
Figure 4 – USDA-NRCS Soils Map
Figure 5 – FLUCFCS Map
Figure 6A – Wildlife Survey Map
Figure 6B – Wildlife Proximity Map
Figure 7 – USFWS Consultation Areas Map
Figure 8 – Wetlands/Surface Waters Map
Figure 9 – SJRWMD Mitigation Basin Map
Audubon Florida EagleWatch Nest Map
Table 1 - Potentially Occurring Listed Wildlife and Plant Species in Lake County, Florida

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Sugarloaf Pod A Site
Lake County, Florida
Figure 1
Location Map

N
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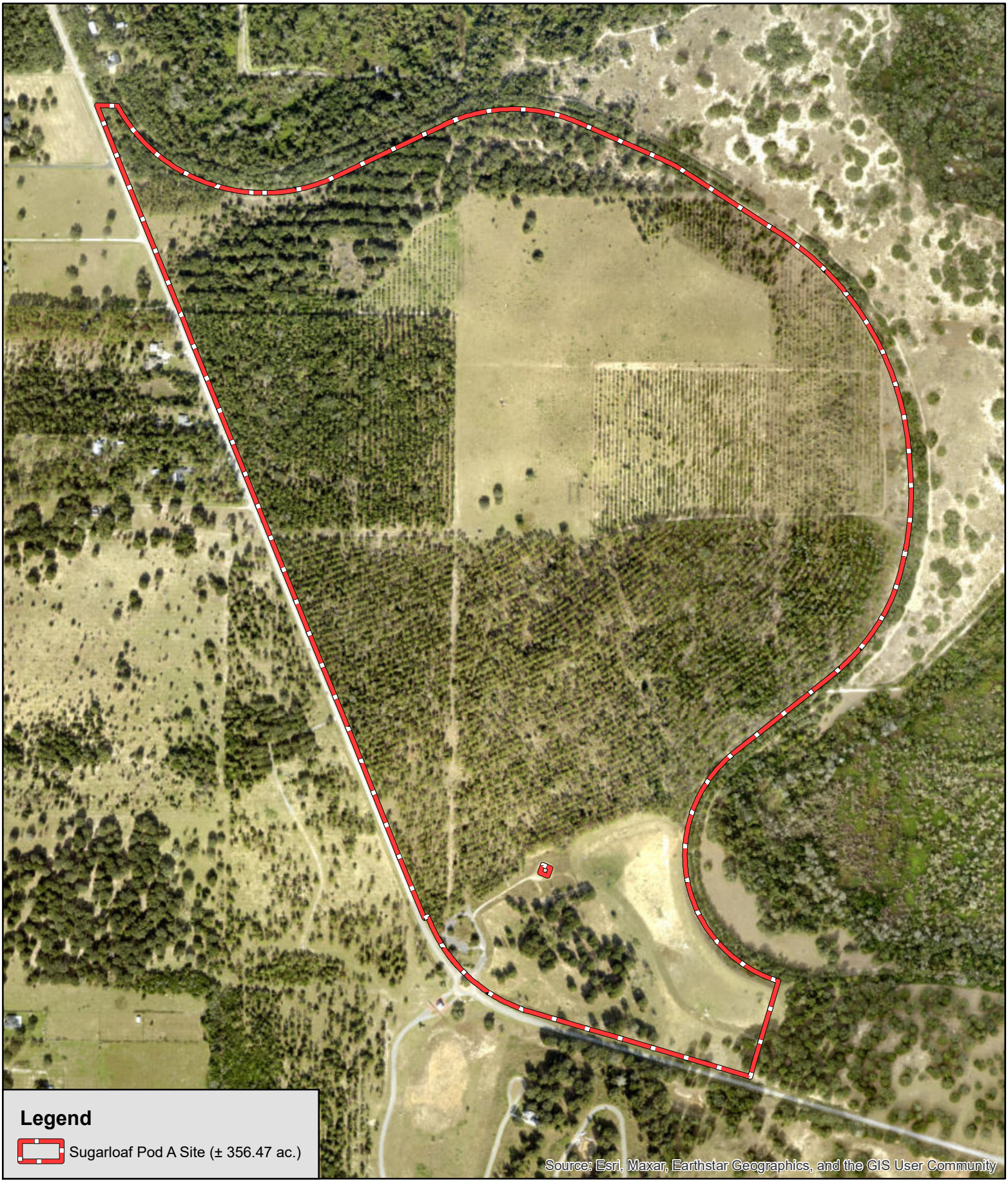
1
Miles

Project #:
Produced By: EM
Date: 4/18/2025

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Sugarloaf Pod A Site
Lake County, Florida
Figure 2
2023 Aerial Photograph

N
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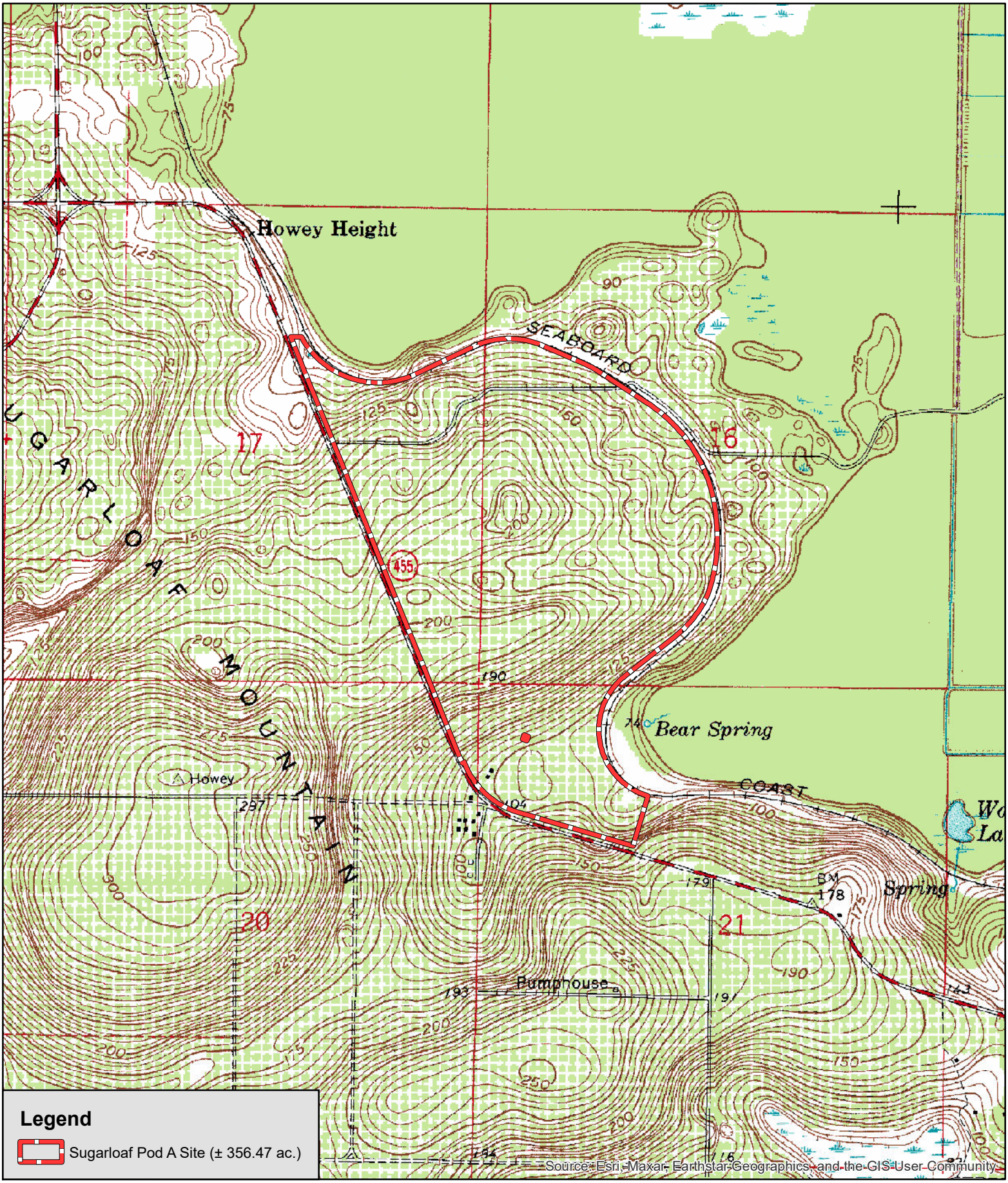
800
Feet

Project #:
Produced By: EM
Date: 4/18/2025

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Sugarloaf Pod A Site
Lake County, Florida
Figure 3
USGS Topographic Map

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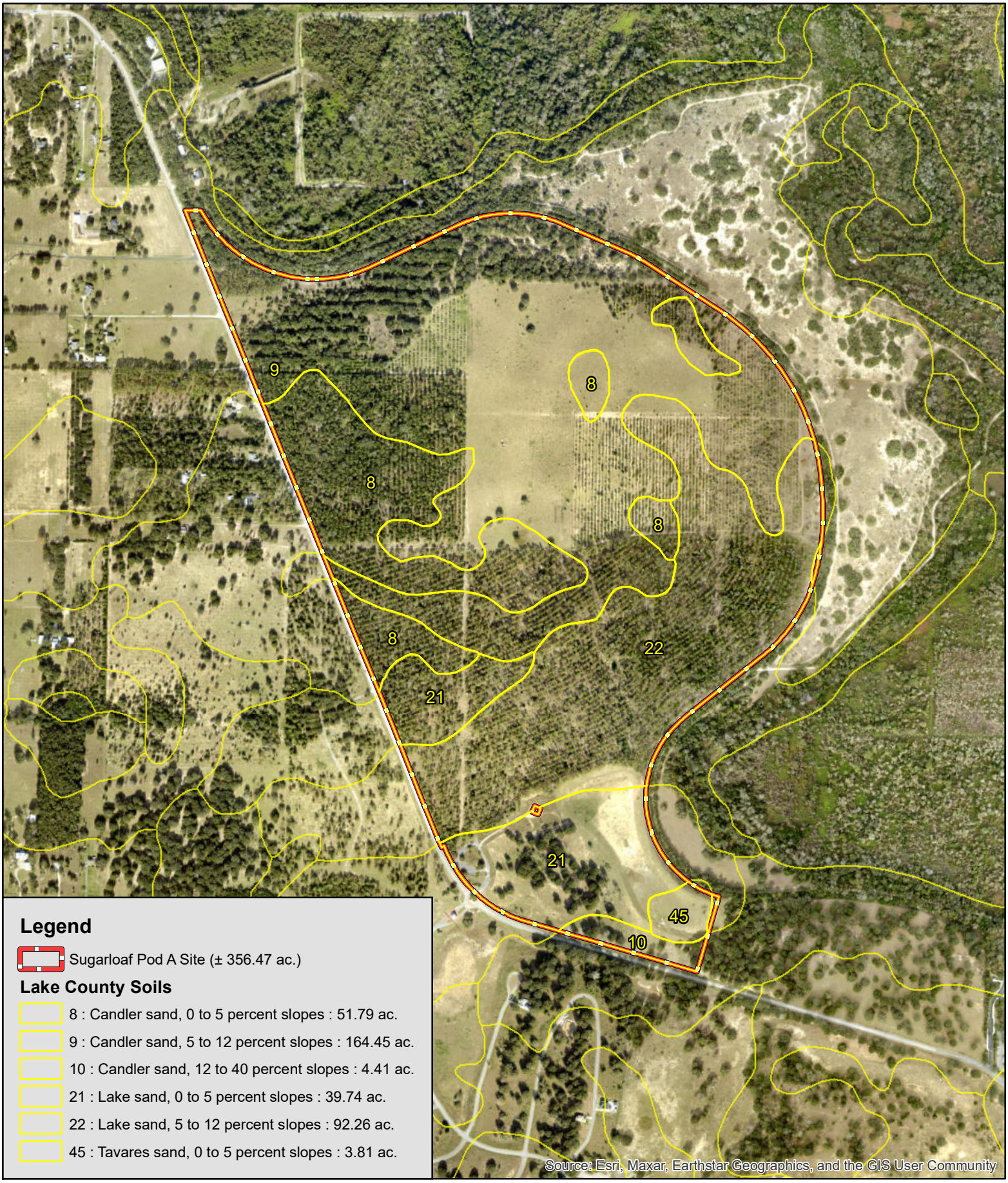
Project #:
Produced By: EM
Date: 4/18/2025




**Legend**

Sugarloaf Pod A Site (± 356.47 ac.)

**Lake County Soils**

- 8 : Candler sand, 0 to 5 percent slopes : 51.79 ac.
- 9 : Candler sand, 5 to 12 percent slopes : 164.45 ac.
- 10 : Candler sand, 12 to 40 percent slopes : 4.41 ac.
- 21 : Lake sand, 0 to 5 percent slopes : 39.74 ac.
- 22 : Lake sand, 5 to 12 percent slopes : 92.26 ac.
- 45 : Tavares sand, 0 to 5 percent slopes : 3.81 ac.

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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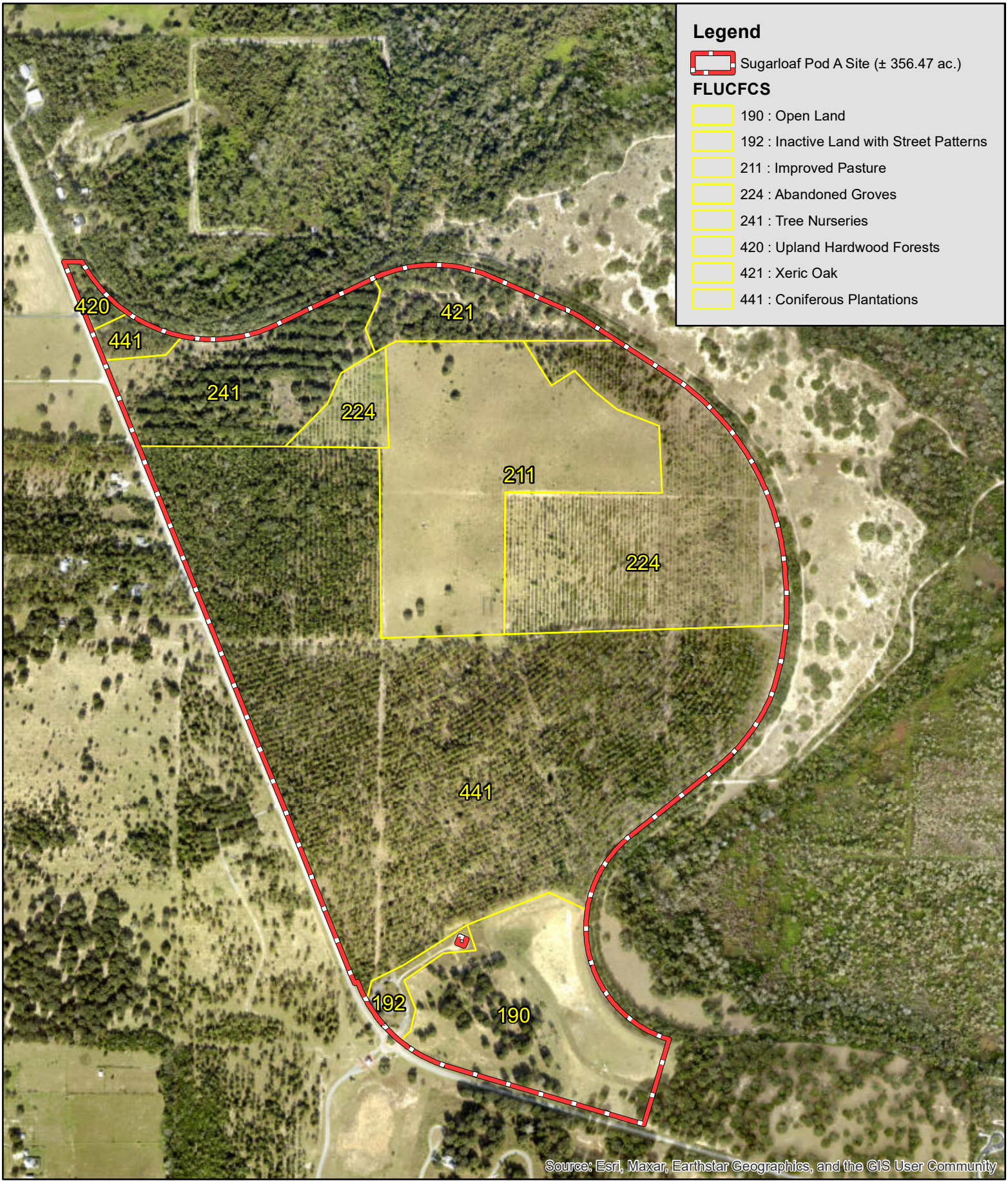
# Sugarloaf Pod A Site
# Lake County, Florida
# Figure 4
# USDA-NRCS Soils Map

N W E S

1,000 Feet

Project #:
Produced By: EM
Date: 4/18/2025

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Sugarloaf Pod A Site
Lake County, Florida
Figure 5
FLUCFCS Map

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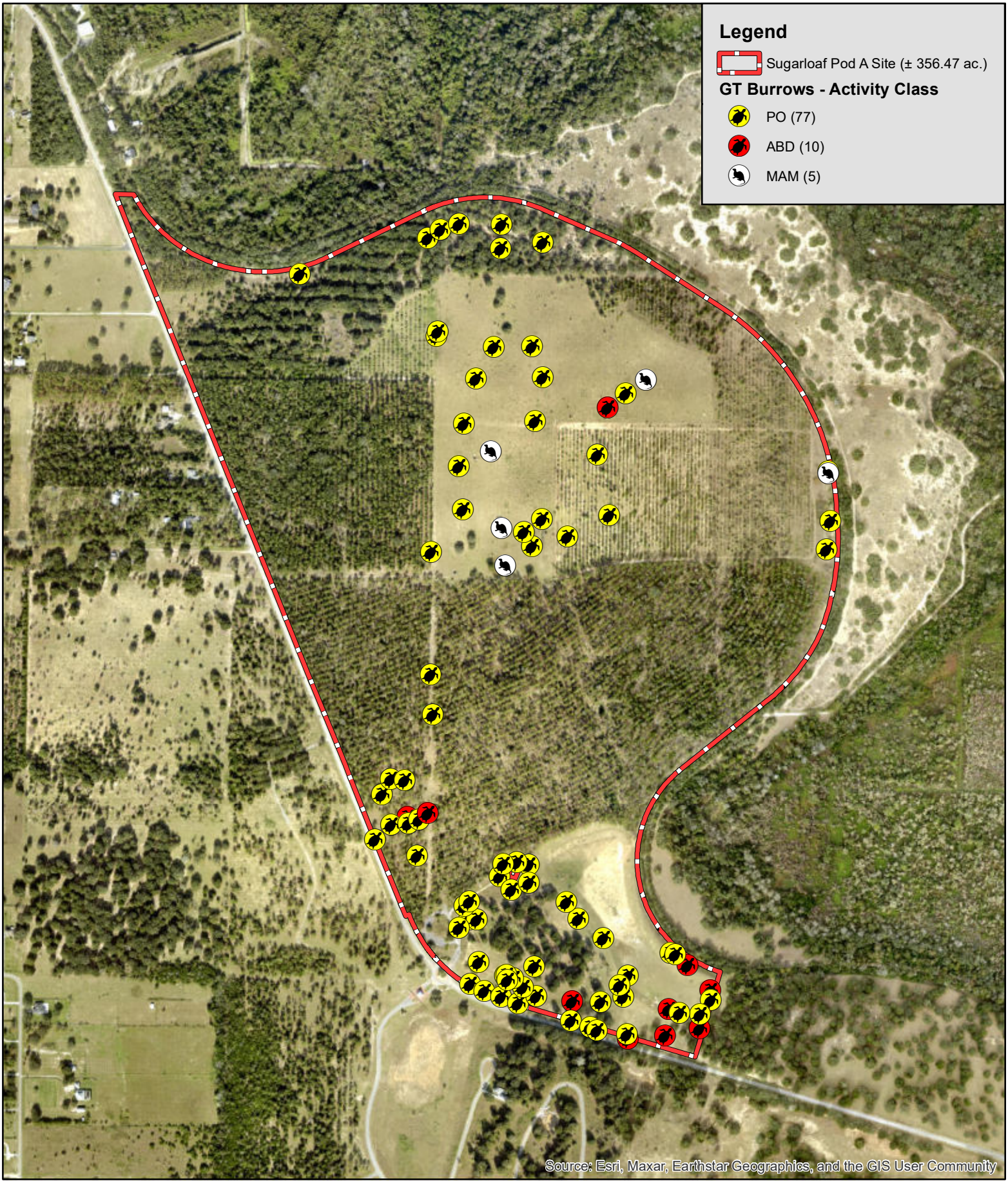
Feet

Project #: 1091-36
Produced By: CRE
Date: 7/7/2025

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Sugarloaf Pod A Site
Lake County, Florida
Figure 6A
Wildlife Survey Map

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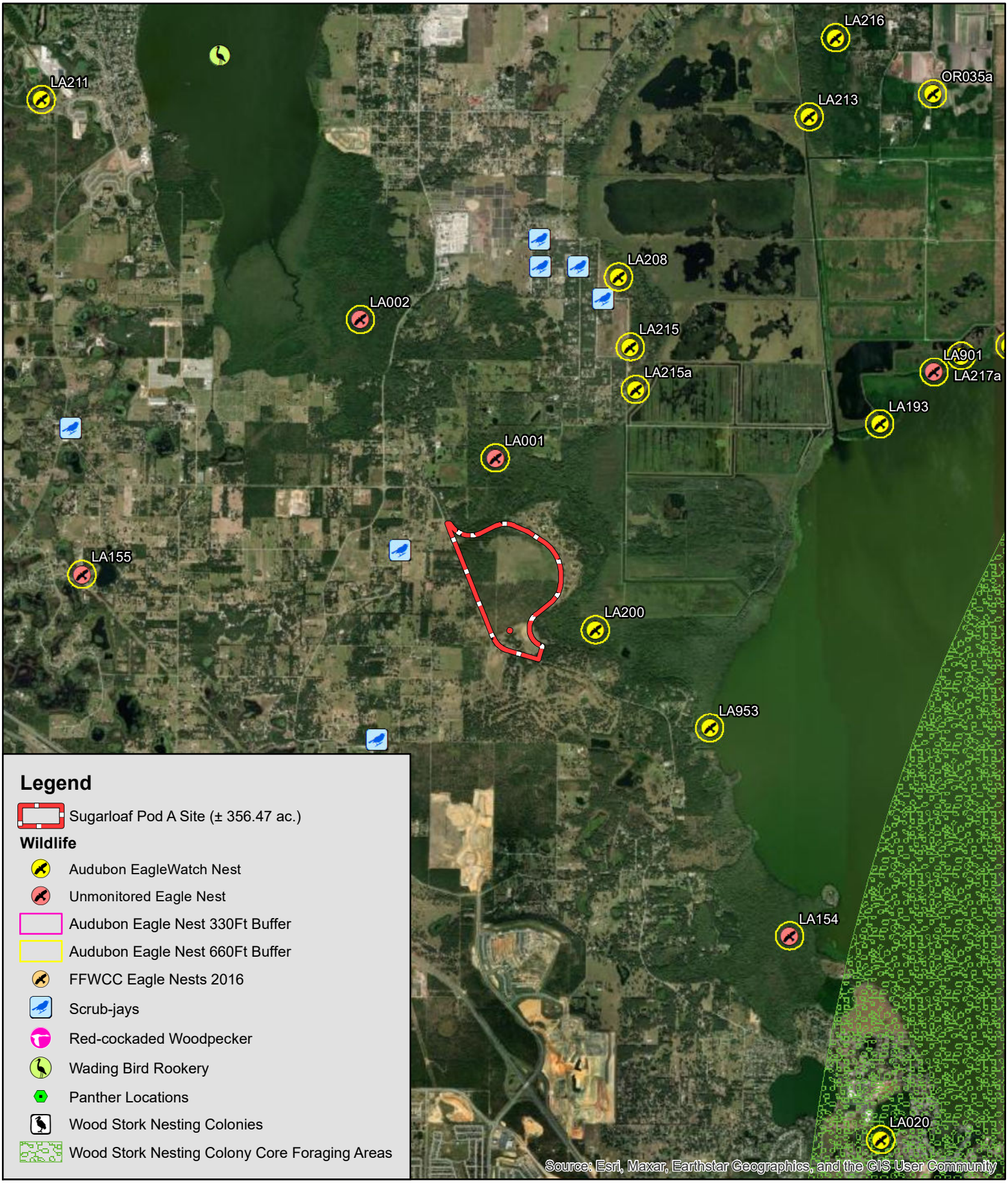
Feet

Project #: 1091-36
Produced By: CRE
Date: 7/24/2025




## Legend

- Sugarloaf Pod A Site (± 356.47 ac.)

**Wildlife**

- Audubon EagleWatch Nest
- Unmonitored Eagle Nest
- Audubon Eagle Nest 330Ft Buffer
- Audubon Eagle Nest 660Ft Buffer
- FFWCC Eagle Nests 2016
- Scrub-jays
- Red-cockaded Woodpecker
- Wading Bird Rookery
- Panther Locations
- Wood Stork Nesting Colonies
- Wood Stork Nesting Colony Core Foraging Areas

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# Sugarloaf Pod A Site
# Lake County, Florida
# Figure 6B
# Wildlife Proximity Map

N
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1
Miles

Project #:
Produced By: EM
Date: 4/18/2025




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Sugarloaf Pod A Site
Lake County, Florida
Figure 7
USFWS Consultation Areas Map

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Feet

Project #:
Produced By: EM
Date: 4/18/2025




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Sugarloaf Pod A Site
Lake County, Florida
Figure 8
National Wetlands Inventory Map

N
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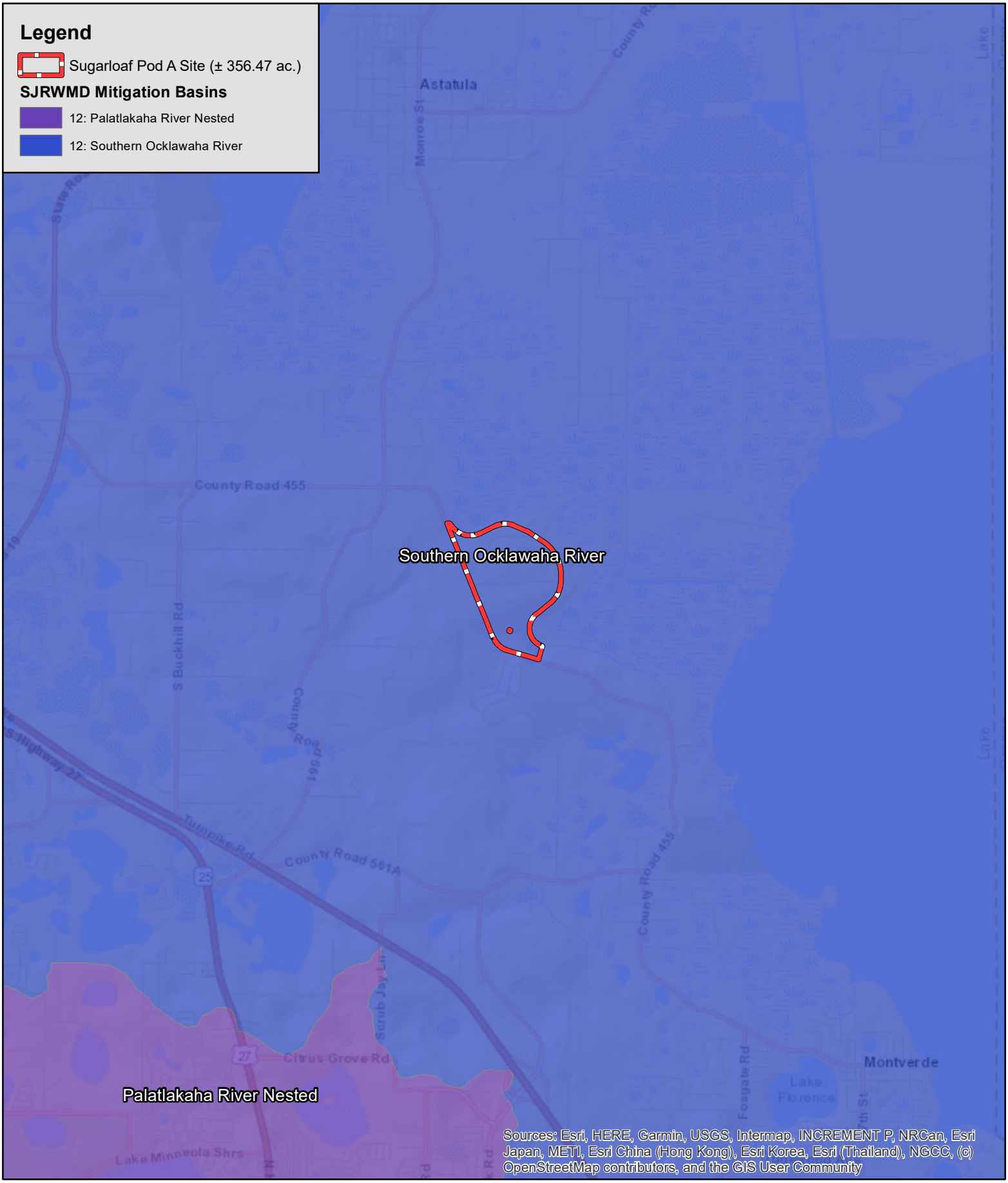
1,000
Feet

Project #:
Produced By: EM
Date: 4/18/2025




**Bio-Tech** Consulting
Environmental and Permitting
3025 East South Street Orlando, FL 32803
Phone 407.894.5969 Fax 407.894.5970
bio-techconsulting.com

Sugarloaf Pod A Site
Lake County, Florida
Figure 9
SJRWMD Mitigation Basins Map

N
W E
S

1
Miles

Project #:
Produced By: EM
Date: 4/18/2025

# EagleWatch Map




7/7/2025, 12:35:02 PM

Bald Eagle Nest Locations

- unmonitored
- Audubon

1:18,056

0 0.17 0.35 0.7 mi

0 0.28 0.55 1.1 km

Google, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

| *Table 1:* | | | |
|---|---|---|---|
| **Potentially Occurring Listed Wildlife and Plant Species in Lake County (as of April 2024)** | | | |
| ***Scientific Name*** | **Common Name** | **Federal Status** | **State Status** |
| **FISHES** | | | |
| *Ameiurus brunneus* | Snail Bullhead | | N |
| *Cyprinodon variegatus hubbsi* | Lake Eustis Pupfish | | N |
| *Enneacanthus chaetodon* | Blackbanded Sunfish | | N |
| *Pteronotropis welaka* | Bluenose Shiner | | ST |
| **AMPHIBIANS** | | | |
| *Lithobates capito* | Gopher Frog | UR | N |
| *Notophthalmus perstriatus* | Striped Newt | | ST |
| **REPTILES** | | | |
| *Alligator mississippiensis* | American Alligator | SAT | FT(S/A) |
| *Clemmys guttata* | Spotted Turtle | UR | N |
| *Crotalus adamanteus* | Eastern Diamondback Rattlesnake | UR | N |
| *Drymarchon couperi* | Eastern Indigo Snake | T | FT |
| *Gopherus polyphemus* | Gopher Tortoise | | ST |
| *Heterodon simus* | Southern Hognose Snake | | N |
| *Lampropeltis extenuata* | Short-tailed Snake | PT | ST |
| *Lampropeltis floridana* | Florida Kingsnake | | N |
| *Pituophis melanoleucus* | Pine Snake | PS | ST |
| *Plestiodon reynoldsi* | Sand Skink | T | FT |
| *Sceloporus woodi* | Florida Scrub Lizard | UR | N |
| **BIRDS** | | | |
| *Antigone canadensis pratensis* | Florida Sandhill Crane | | ST |
| *Aphelocoma coerulescens* | Florida Scrub-Jay | T | FT |
| *Aramus guarauna* | Limpkin | | N |
| *Athene cunicularia floridana* | Florida Burrowing Owl | | ST |
| *Dryobates borealis* | Red-cockaded Woodpecker | E, PT | FE |
| *Dryobates villosus* | Hairy Woodpecker | | N |
| *Egretta caerulea* | Little Blue Heron | | ST |
| *Egretta thula* | Snowy Egret | | N |
| *Egretta tricolor* | Tricolored Heron | | ST |
| *Eudocimus albus* | White Ibis | | N |
| *Falco sparverius paulus* | Southeastern American Kestrel | | ST |
| *Grus americana* | Whooping Crane | XN | FXN |
| *Haliaeetus leucocephalus* | Bald Eagle | | N |
| *Mycteria americana* | Wood Stork | T, PDL | FT |
| *Pandion haliaetus* | Osprey | | N |
| *Peucaea aestivalis* | Bachman's Sparrow | | N |
| *Plegadis falcinellus* | Glossy Ibis | | N |
| **MAMMALS** | | | |
| *Eptesicus fuscus* | Big Brown Bat | | N |
| *Myotis austroriparius* | Southeastern Myotis | | N |
| *Neofiber alleni* | Round-tailed Muskrat | | N |
| *Podomys floridanus* | Florida Mouse | | N |
| *Sciurus niger niger* | Southeastern Fox Squirrel | | N |
| *Trichechus manatus latirostris* | Florida Manatee | T | N |
| *Ursus americanus floridanus* | Florida Black Bear | | N |
| **PLANTS AND LICHENS** | | | |
| *Astragalus obcordatus* | Florida milkvetch | | N |
| *Bonamia grandiflora* | Florida bonamia | T | E |
| *Carex chapmanii* | Chapman's sedge | | T |
| *Centrosema arenicola* | sand butterfly pea | | E |

| | | | |
|---|---|---|---|
| *Chionanthus pygmaeus* | pygmy fringe tree | E | E |
| *Chrysopsis floridana* | Florida goldenaster | DL | E |
| *Clitoria fragrans* | scrub pigeon-wing | T | E |
| *Coleataenia abscissa* | cutthroatgrass | | E |
| *Cucurbita okeechobeensis* | Okeechobee gourd | E | E |
| *Digitaria gracillima* | longleaf fingergrass | | N |
| *Digitaria leucocoma* | Lake Ella crabgrass | | N |
| *Eriogonum floridanum* | scrub buckwheat | T | E |
| *Gymnopogon chapmanianus* | Chapman's skeletongrass | | N |
| *Hartwrightia floridana* | Florida hartwrightia | UR | T |
| *Hasteola robertiorum* | Florida hasteola | | E |
| *Hypoxis sessilis* | glossyseed yellow stargrass | | N |
| *Illicium parviflorum* | star anise | | E |
| *Justicia cooleyi* | Cooley's water-willow | E | E |
| *Lechea cernua* | nodding pinweed | | T |
| *Matelea floridana* | Florida spiny-pod | | E |
| *Mnesithea tuberculosa* | Piedmont jointgrass | | T |
| *Monotropa hypopithys* | pinesap | | E |
| *Najas filifolia* | Narrowleaf Naiad | UR | T |
| *Nemastylis floridana* | celestial lily | | E |
| *Nolina brittoniana* | Britton's beargrass | E | E |
| *Paronychia chartacea* | paper nailwort | T | E |
| *Pecluma dispersa* | widespread polypody | | E |
| *Pecluma plumula* | plume polypody | | E |
| *Pecluma ptilodon var. bourgeauana* | comb polypody | | E |
| *Polygala lewtonii* | Lewton's polygala | E | E |
| *Polygonella myriophylla* | Small's jointweed | E | E |
| *Prunus geniculata* | scrub plum | E | E |
| *Salix floridana* | Florida willow | UR | E |
| *Scleria bellii* | smooth-seeded hairy nutrush | | N |
| *Sideroxylon alachuense* | silver buckthorn | | E |
| *Sideroxylon lycioides* | buckthorn | | E |
| *Stylisma abdita* | scrub stylisma | | E |
| *Vicia ocalensis* | Ocala vetch | | E |
| *Warea amplexifolia* | clasping warea | E | E |
| *Warea carteri* | Carter's warea | E | E |

**FEDERAL LEGAL STATUS**

Legal status information provided by FNAI for information only. For official definitions and lists of protected species, federal agency. Definitions derived from U.S. Endangered Species Act of 1973, Sec. 3. Note that the federal status given by FNAI refers only to Florida populations and that federal status may differ elsewhere.

**C** = Candidate species for which federal listing agencies have sufficient information on biological vulnerability and threats to proposing to list the species as Endangered or Threatened.

**DL** = Species has been delisted.

**E** = Endangered: species in danger of extinction throughout all or a significant portion of its range.

**E, T** = Species currently listed endangered in a portion of its range but only listed as threatened in other areas

**E, PDL** = Species currently listed endangered but has been proposed for delisting.

**E, PT** = Species currently listed endangered but has been proposed for listing as threatened.

**E, XN** = Species currently listed endangered but tracked population is a non-essential experimental population.

**T** = Threatened: species likely to become Endangered within the foreseeable future throughout all or a significant portion of its

**PE** = Species proposed for listing as endangered

**PS** = Partial status: some but not all of the species' infraspecific taxa have federal

**PT** = Species proposed for listing as threatened

**SAT** = Treated as threatened due to similarity of appearance to a species which is federally listed such that enforcement difficulty in attempting to differentiate between the listed and unlisted species.
**SC** = Not currently listed, but considered a "species of concern" to USFWS.
**UR** = Species is currently under review for listing.

**STATE LEGAL STATUS**

Provided by FNAI for information only. For official definitions and lists of protected species, consult the relevant state
Animals: Definitions derived from "Florida's Endangered Species and Species of Special Concern, Official Lists" and published Wildlife Conservation Commission, 1 August 1997, and subsequent updates.

**C** = Candidate for listing at the Federal level by the U. S. Fish and Wildlife Service
**FE** = Listed as Endangered Species at the Federal level by the U. S. Fish and Wildlife Service
**FT** = Listed as Threatened Species at the Federal level by the U. S. Fish and Wildlife Service
**FXN** = Federal listed as an experimental population in Florida
**FT(S/A)** = Federal Threatened due to similarity of appearance
**ST** = State population listed as Threatened by the FFWCC. Defined as a species, subspecies, or isolated population which is vulnerable to environmental alteration, declining in number at a rapid rate, or whose range or habitat is decreasing in as a consequence is destined or very likely to become an endangered species within the foreseeable future.
**N** = Not currently listed, nor currently being considered for listing.
Plants: Definitions derived from Sections 581.011 and 581.185(2), Florida Statutes, and the Preservation of Native 5B-40.001. FNAI does not track all state-regulated plant species; for a complete list of state-regulated plant species, Plant Industry, 352-372-3505 or see: <http://www.doacs.state.fl.us/pi/>.
**E** = Endangered: species of plants native to Florida that are in imminent danger of extinction within the state, the survival of unlikely if the causes of a decline in the number of plants continue; includes all species determined to be endangered to the U.S. Endangered Species Act.
**T** = Threatened: species native to the state that are in rapid decline in the number of plants within the state, but which have not so decreased in number as to cause them to be Endangered.

NATIVE THREATENED SP. HABITAT CONSERVATION PLAN - T WILDLIFE

**Permit Number: TE96852B-0**
Effective: 10/31/2016 Expires: 10/31/2041

Issuing Office:

Department of the Interior
U.S. FISH & WILDLIFE SERVICE
Ecological Services Permit Office
1875 Century Boulevard
Atlanta, GA 30345
permitsR4ES@fws.gov

*Field Supervisor, North Florida Ecological Services Office, Jacksonville, Florida*

*Permittee:*

**EPC HOLDINGS 808 LLC AND PARKVIEW OAKS LLC**
**400 N. ASHLEY DRIVE, SUITE 2500**
**TAMPA, FL 33602**
***U.S.A.***

Name and Title of Principal Officer:
MATTHEW BRAY - PRESIDENT

Authority: Statutes and Regulations: 16 USC 1533(d); 50 CFR 17.32, 50 CFR 13.

**Location where authorized activity may be conducted:**
A 1,433-acre project site, within Sections 16, 17, 20, 21, 28, and 29, Township 21 South, Range 26 East, Lake County, Florida.

**Reporting requirements:**
Reports will be provided to the U.S. Fish and Wildlife Service office appearing in Condition L of this Permit.

**Conditions and Authorizations:**

A. General conditions set out in Subpart B of 50 CFR 13, and specific conditions contained in Federal regulations cited above, are hereby made a part of this permit. All activities authorized herein must be carried out in accord with and for the purposes described in the application submitted. Continued validity, or renewal of this permit is subject to complete and timely compliance with all applicable conditions, including the filing of all required information and reports.

B. The validity of this permit is also conditioned upon strict observance of all applicable foreign, state, local tribal, or other federal law.

C. Valid for use by Permittee named above. Also valid for use by Permittee's authorized agents.

D.Acceptance of this Permit serves as evidence that the Permittee and its authorized agents understand and agree to abide by the terms of this Permit and all sections of Title 50 Code of Federal Regulations, Parts 13 and 17, pertinent to issued permits. Section 11 of the Endangered Species Act of 1973, as amended, provides for civil and criminal penalties for failure to comply with Permit conditions.

THIS PERMIT CONSISTS OF CONDITIONS A - L (4 PAGES TOTAL).

E. The commercial parcel described above; and identified by the Lake County Property Appraiser with the Alternate Key IDs of 1037051, 2804271, 1031028, 1065062, 3029038, 3029020, 3029011, 3859093, 1017301, 2868180, 3854637, 3884096, 1590361, 3860074, 1070015, 3860073, 1070015, and 3859995, 1590817, 3019890, 1027764, 2934590, 2934581, 2934603, and 1065101; encompasses 1,433 acres where the Permittee proposes construction of a residential development and associated infrastructure (Project). Status surveys and biological analysis indicate that 68.6 acres of the Project area are occupied habitat for the threatened sand skink (*Plestiodon reynoldsi*) and 1.58 acres of occupied habitat would be permanently eliminated due to Project construction. The *Plestiodon reynoldsi* on the Project site comprise the "covered species."

The Permittee, and any authorized agents, are authorized to take the covered species within the Project area incidental to earth moving, grading, and other land alteration and construction activities necessary to construct the residential development as described in the Permittee's Habitat Conservation Plan (HCP), and as conditioned herein. This permit does not authorize take of any covered species resulting from unlawful activities.

F. The Permittee, with reasonable notice, shall permit the contact office of the U.S. Fish and Wildlife Service personnel identified in Condition M, below, or other properly permitted and qualified persons designated by the U.S. Fish and Wildlife Service, to enter the Project area boundaries at reasonable hours and times for the general purposes specified in Title 50 Code of Federal Regulations § 13.21(e)(2).

G. The Permittee shall implement the following measures to ensure that take of the covered species is minimized and mitigated:

1. Purchase 3.16 mitigation credits within the Collany Conservation Bank or another approved Service sand skink bank prior to any clearing activities.

2. Avoidance of clearing activities during the sand skink breeding season (February-June) where possible.

H. The Permittee and the U.S. Fish and Wildlife Service agree that modification and amendments to the Permittee's HCP and this Permit may occur through its effective term. The following procedures shall govern the modification and amendment process:

1. This Permit is based upon the Permittee's expected compliance with the provisions and commitments established in the submitted HCP and the terms and conditions identified herein. Where a conflict occurs between the HCP and this Permit, the Permit shall control.

2. Either the Permittee or the U.S. Fish and Wildlife Service may propose modifications and/or amendments to the HCP or this Permit by providing written notice. Such notice shall include a statement of the reason for the proposed modification and an analysis of the environmental effects of such modification or amendment, including effects on operations under the HCP and on the covered species. This analysis shall be conducted jointly by the Permittee and the contact office of the U.S. Fish and Wildlife Service. The U.S. Fish and Wildlife Service or the Permittee will use best efforts to respond to a proposed modification or amendment within sixty (60) days of receipt of such notice. Provided any such proposed modification or amendment would not result in any of the conditions identified in Condition H.3, below, and absent any objection from the U.S. Fish and Wildlife Service

or the Permittee, the proposed modification and/or amendment will be determined as minor and shall become effective upon written approval by the U.S. Fish and Wildlife Service or the Permittee. If, for any reason, a receiving party objects to a proposed amendment or modification, it must be processed in accordance with Condition H.3, below.

3. The U.S. Fish and Wildlife Service will not propose or approve modifications or amendments to the HCP or this Permit if the U.S. Fish and Wildlife Service determines that such modifications would result in operations under the HCP and Permit that are significantly different from those analyzed in connection with the original HCP, that would adversely affect the environment in new or significantly different ways from those analyzed in connection with the original HCP, or that would result in additional take of the covered species not analyzed in connection with the original HCP.

4. Any amendment or modification shall conform with all applicable legal requirements, including but not limited to the Endangered Species Act, the National Environmental Policy Act, and the U.S. Fish and Wildlife Service's permit regulations at 50 C.F.R. §13 and §17.

I. The written confirmation required by Condition G.1, above shall include the following certification from a responsible official who supervised or directed the preparation of the report:

> Under penalty of law, I certify that, to the best of my knowledge, after appropriate inquiries of all relevant persons involved in the preparation of this written confirmation, the information submitted is true, accurate, and complete.

J. The Permittee and the U.S. Fish and Wildlife Service acknowledge that even with the above detailed provisions for mitigating and/or minimizing impacts to the covered species, changes in circumstances could arise which were not fully anticipated by this permit and which may result in substantial and adverse change in the status of the covered species. The U.S. Fish and Wildlife Service's policy regarding changed and unforeseen circumstances is contained in the final "No Surprises" rule published on February 23, 1998, (63 Fed. Reg. 8859) and codified at 50 C.F.R. § 17.

Unforeseen and/or changed circumstances may become apparent either to the Permittee, authorized agents, or to personnel of the U.S. Fish and Wildlife Service. For purposes of implementation of this condition, unforeseen circumstances are defined as changes in circumstances affecting a species or geographic area covered by the HCP that could not reasonably have been anticipated by the HCP developers and the U.S. Fish and Wildlife Service at the time of the HCP's negotiation and development, and that result in a substantial and adverse change in the status of the covered species. Changed circumstances are defined as changes in circumstances affecting a species or geographic area covered by the HCP that can reasonably be anticipated by HCP developers and the U.S. Fish and Wildlife Service, and that can be planned for. Should either unforeseen or changed circumstances arise, the Permittee and the contact office of the U.S. Fish and Wildlife Service identified in Condition L, below, shall meet within twenty (20) working days following notice by either party. The U.S. Fish and Wildlife Service and Permittee shall together agree upon appropriate and reasonable measures for addressing such circumstances, within the rule of applicable law, and the Permittee shall implement appropriate and reasonable measures within an additional thirty (30) working days, unless a longer period of time is agreed to by the U.S. Fish and Wildlife Service.

K. Upon locating a dead, injured, or sick *Plestiodon reynoldsi* or any other threatened or endangered species,

initial notification must be made immediately to the U.S. Fish and Wildlife Service Law Enforcement Office, 20501
Independence Boulevard, Groveland, Florida 34736 (353/429-1037). Notification should also be made, by the next work day, to the contact office of the U.S. Fish and Wildlife Service noted in Condition L. Care should be taken in handling sick, injured, or dead specimens to ensure effective treatment or to preserve biological materials for later analysis. In conjunction with the care of sick or injured threatened or endangered species or preservation of biological materials from a dead animal, the finder should take responsible steps to ensure that the site is not unnecessarily disturbed.

L. For purposes of receiving reports, and monitoring compliance and administration of the terms and conditions of this permit, the contact office of the U.S. Fish and Wildlife Service is:

U.S. Fish and Wildlife Service
7915 Baymeadows Way, Suite 200
Jacksonville, Florida 32256-7517
Telephone: 904/731-3336

**END**

UNITED STATES
DEPARTMENT OF THE INTERIOR
U.S. Fish and Wildlife Service
7915 Baymeadows Way Suite 200
Jacksonville, FL 32256
OFFICIAL BUSINESS
PENALTY FOR PRIVATE USE, $300

JACKSONVILLE
FL 320
01 NOV '16
PM 3 L




EPC HOLDINGS 808 LLC
400 N. ASHLEY DRIVE STE 2500
TAMPA, FL 33602

33602-434625

# EXHIBIT B –

## ARTICLES OF INCORPORATION

## FOR

## PROMINANCE AT SUGARLOAF SUBDIVISION HOMEOWNERS ASSOCIATION

In compliance with the requirements of Florida Statutes, Chapter 617, the undersigned incorporator has executed, adopted, and caused to be delivered for filing these Articles of Incorporation for the purpose of forming a corporation not for profit, and does hereby certify:

### ARTICLE I

NAME; PRINCIPAL OFFICE

1.1 Name: The name of the corporation shall be **PROMINANCE AT SUGARLOAF SUBDIVISION HOMEOWNERS ASSOCIATION, INC**. For convenience, the corporation shall be referred to in this instrument as the "Association," these Articles of Incorporation as the "Articles," and the Bylaws of the Association as the "Bylaws."

1.2 Principal Office. The principal office and mailing address of the Association shall be at 555 Winderley Place Suite 129 Maitland, FL 3275, or at such other place as may be subsequently designated by the Board of Directors. All books and records of the Association shall be kept at its principal office or at such other place as may be permitted by Chapter 617, Florida Statutes, the Florida Not for Profit Corporation Act (the "Act").

### ARTICLE II

PURPOSE AND POWERS

2.1 Purpose. The purpose of the Association shall be to serve as a homeowners association under Section 720.301, *et seq.,* Florida Statutes, and more particularly authorized by the Declaration of Covenants, Conditions and Restrictions for Northern Oaks Subdivision, recorded (or to be recorded) in the Public Records of the City/County in which the Property is located, as hereafter amended and/or supplemented from time to time (the "Declaration"). All of the definitions set forth in the Declaration are hereby incorporated herein by this reference, and capitalized terms not otherwise defined herein shall have the meanings ascribed to such terms in the Declaration. The further objects and purposes of the Association are to preserve the values and amenities in the Property and to maintain the Common Areas thereof for the benefit of the Members of the Association.

2.2 No Individual Benefit. The Association is not organized for profit and no part of the net earnings, if any, shall inure to the benefit of any Member or individual person, firm, or corporation.

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2.3 Corporate Powers. The Association shall have all of the common law and statutory powers of a corporation not for profit under the Act which are not in conflict with the terms of these Articles and the Declaration above identified. The Association shall also have all of the powers necessary to implement the purposes of the Association as set forth in the Declaration and to provide for the general health and welfare of its membership.

2.4 Delegation. The Association shall have the power to contract for the management of the Association and to delegate to the party with whom such contract has been entered into (which may be an affiliate of the Declarant) the powers and duties of the Association, except those which require specific approval of the Board of Directors or Members.

2.5 Association Property. All funds and the title to all properties acquired by the Association and their proceeds shall be held for the benefit and use of the Members in accordance with the provisions of the Declaration, these Articles, and the Bylaws.

2.6 Existence and Duration. Existence of the Association shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The Association shall exist in perpetuity.

2.7 Distribution of Income; Dissolution.

(a) The Association shall not pay a dividend to its Members and shall make no distribution of income to its Members, directors, or officers.

(b) In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the storm water management system must be transferred to and accepted by an entity which complies with Rule 62-330.310, F.A.C., and Applicant's Handbook Volume I, Section 12.3, and be approved by the Agency prior to such termination, dissolution or liquidation.

2.8 Limitation. The powers of the Association shall be subject to and shall be exercised in accordance with the provisions hereof and of the Declaration, the Bylaws, and applicable law, provided that in the event of conflict, the provisions of applicable law shall control over those of the Declaration, these Articles, and the Bylaws.

## ARTICLE III

MEMBERS

3.1 Membership. The Members of the Association shall consist of all of the record title owners of Lots within the Property from time to time, including the Declarant (the "Owners").

3.2 Assignment. The membership in the Association shall be appurtenant to and run with ownership of each Lot in the Property. Upon acquisition of a Lot within the Property, the Lot owner shall automatically become a Member of the Association, and upon the sale of a Lot in the Property, the Membership appurtenant to said Lot shall automatically pass to the subsequent grantee of title to the Lot. A Membership in the Association may not otherwise be transferred, assigned or hypothecated.



DRAFT

3.3 Voting. The Association shall have two (2) classes of voting membership:

(a) Class A. The Class A Members shall be all Owners, with the exception of the Declarant and each Designated Builder until the termination of the Class B membership. Each Class A member shall be entitled to one (1) vote for each Lot owned.

(b) Class B. The Class B Members shall be the Declarant and each Designated Builder. Each Class B Member shall be entitled to nine (9) votes for each Lot owned by such Member. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier: (i) three (3) months after ninety percent (90%) of the Lots in all phases of the community that will ultimately be operated by the Association have been conveyed to Purchasers; or (ii) when the Declarant and each Designated Builder notifies the Association in writing that it relinquishes its Class B membership; or (iii) such earlier date as the Declarant may determine, in its sole and absolute discretion, whereupon the Class A Members shall be obligated to elect the Board and assume control of the Association (the "Turnover").

All votes shall be exercised or cast in the manner provided by the Declaration and Bylaws.

3.4 Meetings. The Bylaws shall provide for an annual meeting of Members, and may make provision for regular and special meetings of Members other than the annual meeting.

## ARTICLE IV

## DIRECTORS

4.1 Number and Qualification. The property, business, and affairs of the Association shall be managed by a board consisting of the number of directors determined from time to time by the Board in the manner provided by the Bylaws, but which shall consist of not less than three (3) directors. All directors shall be Members of the Association or authorized representatives, officers, or employees of Members of the Association that are entities, or designees of the Declarant.

4.2 Duties. All of the duties of the Association existing under the Act, the Declaration, these Articles, and the Bylaws shall be exercised exclusively by the Board of Directors, its agents, contractors, or employees, subject only to approval by Members when such approval is specifically required.

The Association shall operate, maintain and manage the stormwater management system(s) in a manner consistent with the requirements of Agency Permit No. INSERT ERP PERMIT # HERE and applicable Agency rules, and shall assist in the enforcement of the restrictions and covenants contained herein.

4.3 Powers. All of the powers of the Association existing under the Act, the Declaration, these Articles, and the Bylaws shall be exercised exclusively by the Board of Directors, its agents, contractors, or employees, subject only to approval by Members when such approval is specifically required.

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The Association shall levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the storm water management system.

4.4 Assessments. The assessments shall be used for the maintenance and repair of the stormwater management systems and mitigation or preservation areas, including but not limited to work within retention areas, drainage structures and drainage easements.

4.5 Initial Directors. The names and addresses of the initial members of the Board of Directors who shall hold office until their successors are duly elected and qualified as provided in the Bylaws, are as follows:

NAME ADDRESS

Matt Cuarta
555 Winderley Place
Suite 129
Maitland, FL 32751
(813)-802-8840

Curth Wilkinson
400 N. Ashley Drive
Suite #1750
Tampa, Florida 33602
(813)-579-4248

Dawn M. Lemons
400 N. Ashley Drive
Suite #1750
Tampa, Florida 33602
(813)-579-4495

Suzanne Lupia
400 N. Ashley Drive
Suite #1750
Tampa, Florida 33602
(813)-579-4477

Matthew Young
555 Winderley Place
Suite 129
Maitland, FL 32751
(407)-446-0276

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4.6 Election. Except as otherwise provided herein, and as except for the members of the Board of Directors appointed by Declarant, directors of the Association shall be elected at the annual meeting of the Members in the manner determined by and subject to the qualifications set forth in the Bylaws. Notwithstanding anything herein contained to the contrary, from and after the Turnover, Members other than the Declarant shall be entitled to elect at least a majority of the Board of Directors of the Association; provided, however, that the Declarant is entitled to elect at least one (1) member of the Board of Directors of the Association as long as the Declarant holds for sale in the ordinary course of business at least five percent (5%) of the Lots.

4.7 Term; Removal. Directors elected by the Owners shall hold office until their successors are elected and qualified at the next succeeding annual meeting of Members. Directors may resign or be removed, and vacancies on the Board of Directors shall be filled in the manner provided by the Bylaws.

4.8 Vacancy. If a director elected by the general membership shall, for any reason, cease to be a director, the remaining directors so elected may elect a successor to fill the vacancy for the balance of the term.

4.9 Early Transition. The Declarant may transfer control of the Association to Owners other than the Declarant prior to the date required by law in its sole discretion by causing enough of its appointed directors to resign, whereupon it shall be the affirmative obligation of Owners other than the Declarant to elect directors and assume control of the Association. Provided the Owners other than Declarant receive at least fourteen (14) days' notice of Declarant's decision to cause its appointees to resign, neither the Declarant, nor such appointees, shall be liable in any manner in connection with such resignations even if the Owners other than the Declarant refuse or fail to assume control.

## ARTICLE V

OFFICERS

5.1 Officers Provided For. The Association shall have a President, a Vice President, a Secretary, a Treasurer, and such other officers as the Board of Directors may from time to time elect. One person may be appointed to serve in multiple officer positions.

5.2 Election and Appointment of Officers. The officers of the Association, in accordance with any applicable provision of the Bylaws, shall be elected by the Board of Directors for terms of one (1) year and thereafter until qualified successors are duly appointed and have taken office. The Bylaws may provide for the method of voting in the appointment, for the removal from office of officers, for filling vacancies, and for the duties of the officers. The officers may or may not be directors of the Association. If the office of President shall become vacant for any reason, or if the President shall be unable or unavailable to act, the Vice President shall automatically succeed to the office or perform its duties and exercise its powers. If any office shall become vacant for any reason, the Board of Directors may elect or appoint an individual to fill such vacancy.

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5.3 Initial Officers. The names and titles of the initial officers of the Association, who shall hold office until the first annual meeting of directors and thereafter until successors are duly elected and have taken office, shall be as follows:

| | |
|---|---|
| President: | Matt Young |
| Vice President: | Matt Cuarta |
| Secretary: | Suzanne Lupia |
| Treasurer: | Curt Wilkinson |

## ARTICLE VI

INDEMNIFICATION PROVISIONS

6.1 Indemnification.

(a) The Association shall indemnify any person who was or is a party to any proceeding (other than an action by, or in the right of, the Association) by reason of the fact that he is or was a director, officer, employee, or agent (each, an "Indemnitee") of the Association, against liability incurred in connection with such proceeding, including any appeal thereof, to the full extent permitted by law.

(b) The Association shall indemnify to the full extent permitted by law any person, who was or is a party to any proceeding by or in the right of the Association to procure a judgment in its favor by reason of the fact that he is or was a director, officer, employee, or agent of the Association against expenses and amounts paid in settlement not exceeding, in the judgment of the Board of Directors, the estimated expense of litigating the proceeding to conclusion, actually and reasonably incurred in connection with the defense or settlement of such proceeding, including any appeal thereof.

6.2 Indemnification for Expenses. To the extent that a director, officer, employee, or agent of the Association has been successful on the merits or otherwise in defense of any proceeding referred to in Section 6.1(a) or Section 6.1(b), or in defense of any claim, issue, or matter therein, he shall be indemnified against expenses actually and reasonably incurred by him in connection therewith to the full extent permitted by law.

6.3 Determination of Applicability. Any indemnification under Section 6.1(a) or Section 6.1(b), unless pursuant to a determination by a court, shall be made by the Association only as authorized in the specific case upon a determination that indemnification of the director, officer, employee, or agent is proper under the circumstances because he has met the applicable standard of conduct set forth in applicable law. Such determination shall be made:

(a) By the Board of Directors by a majority vote of a quorum consisting of directors who were not parties to such proceeding;

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(b) If such a quorum is not obtainable or, even if obtainable, by majority vote of a Committee duly designated by the Board of Directors (in which directors who are parties may participate) consisting solely of two or more directors not at the time parties to the proceeding;

(c) By independent legal counsel: (i) selected by the Board of Directors prescribed in paragraph (a) or the committee prescribed in paragraph (b); or (ii) if a quorum of the directors cannot be obtained for paragraph (a) and the Committee cannot be designated under paragraph (b), selected by majority vote of the full Board of Directors (in which directors who are parties may participate); or

(d) By a majority of the voting interests of the Members of the Association who were not parties to such proceeding,

6.4 Determination Regarding Expenses. Evaluation of the reasonableness of expenses and authorization of indemnification shall be made in the same manner as the determination that indemnification is permissible.

6.5 Advancing Expenses. Expenses incurred by an officer or director in defending a civil or criminal proceeding may be paid by the Association in advance of the final disposition of such proceeding upon receipt of an undertaking by or on behalf of such director or officer to repay such amount if he is ultimately found not to be entitled to indemnification by the Association pursuant to this section. Expenses incurred by other employees and agents may be paid in advance upon such terms or conditions that the Board of Directors deems appropriate.

6.6 Exclusivity. The indemnification and advancement of expenses provided pursuant to this Article VI are not exclusive, and the Association may make any other or further indemnification or advancement of expenses of any of its directors, officers, employees, or agents, under any bylaw, agreement, or vote of disinterested directors, or otherwise, both as to action in his official capacity and as to action in another capacity while holding such office to the full extent permitted by law.

6.7 Continuing Effect. Indemnification and advancement of expenses as provided in this section shall continue as to a person who has ceased to be a director, officer, employee, or agent and shall inure to the benefit of the heirs, executors, and administrators of such a person, unless otherwise provided when authorized or ratified.

6.8 Definitions. For purposes of this Article VI, the term "expenses" shall be deemed to include attorneys' fees, including those for any appeals; the term "liability" shall be deemed to include obligations to pay a judgment, settlement, penalty, fine, and expenses actually and reasonably incurred with respect to a proceeding; the term "proceeding" shall be deemed to include any threatened, pending, or completed action, suit, or other type of proceeding, whether civil, criminal, administrative, or investigative, and whether formal or informal; and the term "agent" shall be deemed to include a volunteer; the term "serving at the request of the Association" shall be deemed to include any service as a director, officer, employee, or agent of the Association that imposes duties on such persons.

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6.9 Amendment. Anything to the contrary herein notwithstanding, no amendment to the provisions of this Article VI shall be applicable as to any party' eligible for indemnification hereunder who has not given his prior written consent to such amendment.

## ARTICLE VII

BYLAWS

The initial Bylaws of the Association shall be adopted by the Board of Directors and may be altered, amended, or rescinded in the manner provided in the Bylaws and the Declaration.

## ARTICLE VIII

AMENDMENTS

8.1 Notice. Amendments to these Articles of Incorporation shall be proposed and approved by a simple majority of the Board of Directors unless the approval of the membership of the Association is required under the Declaration, in which case the Members must approve said amendment.

8.2 Proviso. No amendment to these Articles may be adopted which would eliminate, modify, prejudice, abridge, or otherwise adversely affect any rights, benefits, privileges, or priorities granted or reserved to the Declarant or mortgagees of Living Units without the consent of said Declarant or mortgagees in each instance. No amendment shall be made that is in conflict with the Act or the Declaration.

8.3 Declarant Amendments. Notwithstanding anything herein contained to the contrary, to the extent lawful, the Declarant may amend these Articles consistent with the provisions of the Declaration allowing certain amendments to be effected by the Declarant alone.

## ARTICLE IX

INCORPORATOR

The name and address of the Incorporator of this Corporation is:

Richland Communities Inc.,

## ARTICLE X

INITIAL REGISTERED OFFICE;
Richland Communities Inc., 555 Winderley Place Suite 129 Maitland, FL 32751

## ARTICLE XI

The initial registered office of this corporation shall be at 555 Winderley Place Suite 129 Maitland, FL 32751, and the registered agent of this corporation at that address shall be Richland Communities Inc.



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**IN WITNESS WHEREOF**, the Incorporator has affixed his/her signature below.

_____
Printed Name: Matt Young

**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED**

In compliance with the laws of Florida, the following is submitted:

That desiring to organize under the laws of the State of Florida with its principal office as indicated in the foregoing articles of incorporation, in the City of Minneola County of Lake, State of Florida, the Association named in the said articles has named Richland Communities Inc., having an address of 555 Winderley Place Suite 129 Maitland, FL 32751, as its statutory registered agent.

Having been named the statutory agent of said Association at the place designated in this certificate, I am familiar with the obligations of that position, and hereby accept the same and agree to act in this capacity.

_____
Printed Name:

DATED this _____ day of _____, 2023

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THIS INSTRUMENT WAS PREPARED BY
AND SHOULD BE RETURNED TO:

_____
_____
_____
_____
Telephone: _____

# DECLARATION OF COVENANTS,

# CONDITIONS AND RESTRICTIONS

# FOR

# PROMINANCE AT SUGARLOAF SUBDIVISION

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# DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
# FOR
# PROMINANCE AT SUGARLOAF SUBDIVISION

**THIS DECLARATION** is made on the date hereinafter set forth by **Richland Communities Inc.** a Florida corporation, whose address is 555 Winderley Place Suite 129 Maitland, FL 32751 ("Declarant").

## WITNESSETH:

**WHEREAS,** Declarant is the owner of certain real property ("Property") located in the City of Minneola, State of Florida, described on **Exhibit "A"** attached hereto; and

**WHEREAS,** Declarant desires to preserve and enhance the quality of life in the community being developed on the Property, provide for the maintenance of certain common areas and improvements within the Property, and provide for the development on the Property of detached single family residences; and

**WHEREAS,** Declarant has formed a not-for-profit corporation pursuant to Chapters 617 and 720, Florida Statutes, to own, maintain, operate and/or administer the common areas and improvements within the Property, to administer and enforce this Declaration, and to collect and disburse the assessments and charges hereinafter created, all as set forth herein.

**NOW, THEREFORE,** Declarant hereby declares that the Property described above shall be subject to the following reservations, easements, limitations, restrictions, servitudes, covenants, conditions, charges and liens (hereinafter sometimes collectively termed "Covenants and Restrictions") which are for the purpose of protecting the value and desirability of the Property, and which shall run with the land, and be binding on all parties having any right, title or interest in the Property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each Owner of any portion of the Property.

## ARTICLE I
## DEFINITIONS

Section 1.1 "Additional Property" means any real property, other than the real property described on Exhibit "A" attached hereto, which is made subject to the provisions of this Declaration when added to the Property as provided by Article II, Section 2.2 herein below.

Section 1.2 "Architectural Committee" means the committee established pursuant to Section 3.8 of this Declaration.

Section 1.3 "Architectural Committee Rules" means the rules adopted by the Architectural Committee, as such rules may be amended from time to time.

Section 1.4 "Articles" means the Articles of Incorporation of the Association, which have been filed with the Office of the Secretary of State of the State of Florida, a current copy of which is attached hereto as Exhibit "B," as may be amended from time to time.

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Section 1.5 "Assessment Lien" means the lien granted to the Association by this Declaration to secure the payment of Assessments and all other amounts payable to the Association under the Project Documents.

Section 1.6 "Assessments" means the annual, special, and neighborhood assessments levied and assessed against each Lot pursuant to Article IV of this Declaration.

Section 1.7 "Association" means Sugarloaf Pod 7 Subdivision Home Owners Association, Inc., a Florida nonprofit corporation organized by the Declarant to administer and enforce the Project Documents and to exercise the rights, powers and duties set forth therein, and its successors and assigns.

Section 1.8 "Association Rules" means the rules and regulations adopted by the Association, as the same may be amended from time to time.

Section 1.9 "Board" or "Board of Directors" means the board of directors of the Association.

Section 1.10 "Builder" means a person or entity in the business of, or a person or entity which has an affiliate in the business of, constructing and selling homes or in the business of acting as a land banker that sells lots to persons or entities who construct and sell homes, which purchases a Lot or Lots without Residential Units constructed thereon for the purpose of constructing Residential Units thereon and selling such Lots and Residential Units.

Section 1.11 "Bylaws" means the bylaws of the Association, a current copy of which is attached hereto as Exhibit "C," as may be amended from time to time.

Section 1.12 "Common Area" means all real property and real property interests (including, but not limited to, easement rights and interests of the Association and/or for the benefit of the Members) owned by the Association, but such definition shall not preclude the Association from operating, maintaining or repairing any other real property for the benefit of the members of the Association (such as, but not limited to, landscaping in public rights-of-way) or any other real property maintained by the Association pursuant to a written agreement entered into by the Association for the benefit of the members.

Section 1.13 "Common Expenses" means expenditures made by, or financial liabilities of, the Association, together with any allocations to reserves.

Section 1.14 "County" means Seminole County, Florida.

Section 1.15 "Declarant" means Sugarloaf Pod 7 Subdivision Property Owners Association, Inc., a Florida corporation, and its successors and assigns, and any assignee of Declarant's rights. Declarant may assign any of its rights by express recorded instrument to a subsequent Owner of all or part of the Property. At any time when there is more than one Declarant, except as otherwise expressly provided in this Declaration, any approval or other action required or permitted by the "Declarant" under this Declaration shall require the written consent of the Declarants owning a majority of all Lots then owned by all Declarants. No successor Declarant shall have any liability resulting from any actions or inactions of any preceding Declarant unless expressly assumed by the successive Declarant, in which event the preceding Declarant shall be released from liability.

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If there is more than one Declarant, the obligations and liabilities of the Declarant under this Declaration shall be limited to the obligations that relate to the Lots within the Project then owned by such Declarant at the time liabilities or obligations arose, such liability shall not be joint or joint and several, and a Declarant shall not be liable for the actions or inactions or another Declarant.

Section 1.16 "Declaration" means the provisions of this document and any amendment hereto.

Section 1.17 "Designated Builder" means any Builder that is designated by Declarant as a "Designated Builder" in a supplemental declaration or in a written notice given by Declarant to the Association and by such designation receives certain rights as expressly provided in this Declaration.

Section 1.18 "District Permit" means the permit and/or approval issued by the Water Management District, as modified from time to time with the approval of the Water Management District, which governs the construction, use, operation and/or maintenance of the Surface Water Management System for the Project. The Association is obligated to accept assignment of, and to assume in writing, all of Declarant's rights and obligations under the District Permit.

Section 1.19 "First Mortgage" means any mortgage (including, but not limited to, any deed of trust or contract for deed, which applicable law would characterize as a mortgage) on a Lot which has priority over all other mortgages on the same Lot.

Section 1.20 "First Mortgagee" means the holder of any First Mortgage.

Section 1.21 "Improvement" means buildings, roads, driveways, site or subdivision improvements, parking areas, fences, walls, rocks, hedges, trees, shrubs, other plantings, and all other structures or landscaping improvements of every type and kind.

Section 1.22 "Lot" or "lot" means any Lot shown on a Plat. For purposes of voting on any issue required to receive the approval of Lot Owners, if a parcel is (i) designated on a Plat as a tract or parcel other than a Lot or Common Area (such as, but not limited to, a future development tract), (ii) is zoned for residential use, and (iii) is encumbered by this Declaration, then the Owner of such parcel shall be deemed to be the Owner of the maximum number of Lots into which such parcel may be subdivided under then applicable zoning and other legal requirements.

Section 1.23 "Member" means any person, corporation, partnership, joint venture or other legal entity who/that is a member of the Association as provided in Article III, Section 3.8 hereof.

Section 1.24 "New Construction" means the initial construction of a Residential Unit and related Improvements on a Lot.

Section 1.25 "New Construction Committee" means the committee established pursuant to Section 3.7 of this Declaration.

Section 1.26 "Owner" or "owner" shall mean the record owner, except as provided below, whether one or more persons or entities, of fee simple title to any Lot, excluding one who is buying a Lot under a contract (whether or not notice thereof is recorded) but has not yet acquired title to

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the Lot, and also excluding others having an interest merely as security for the performance of an obligation.

Section 1.27 "Plat" means any recorded subdivision plat of any portion of the Property and all amendments thereto.

Section 1.28 "Project" means the Property together with all Improvements located thereon and all easements, rights and privileges appurtenant thereto.

Section 1.29 "Project Documents" means this Declaration and the Articles, Bylaws, Association Rules and Architectural Committee Rules.

Section 1.30 "Purchaser" means any person other than a Declarant or a Designated Builder, who by means of a voluntary transfer becomes the Owner of a Lot except for an Owner who purchases a Lot and then leases it to a Declarant for use as a model in connection with the sale of other Lots.

Section 1.31 "Residential Unit" means any building situated upon a Lot and designed and intended for independent ownership and for use and occupancy as a residence by a Single Family.

Section 1.32 "Single Family" shall mean an individual living alone, a group of two or more persons each related to the other by blood, marriage or legal adoption, or a group of not more than three persons not all so related, together with their domestic servants, who maintain a common household in a dwelling.

Section 1.33 "Single Family Residence" shall mean a building, house, or dwelling unit used as a residence for a Single Family, including any appurtenant garage and/or storage area.

Section 1.34 "Single Family Residential Use" shall mean the occupation or use of a Single Family Residence in conformity with this Declaration and the requirements imposed by applicable zoning laws or other state, county or municipal rules and regulations.

Section 1.35 "Surface Water Management System" or "Stormwater Management System" or "Nutrient Removing Filtration System" shall mean the system which is designed and constructed or implemented to control discharges which are necessitated by rainfall events, incorporating methods to collect, convey, store, absorb, inhibit, treat, use or reuse water to prevent or reduce flooding, over-drainage, environmental degradation, and water pollution or otherwise affect the quantity or quality of discharges from the system, as permitted by Chapters 40A through 40E, Florida Administrative Code, as applicable.

Section 1.36 "Tract" means any portion of the Property established as a Tract in any Plat.

Section 1.37 "Turnover" means that point in time at which the Declarant is incapable of electing a majority of the Board of Directors of the Association. For the purposes of this Declaration, Turnover shall occur upon the termination of the Class B membership pursuant to Article III, Section 3.10 herein below.

Section 1.38 "Visible from Neighboring Property" or "visible from neighboring property" shall mean that an object is or would be visible to a person six feet (6') tall standing on a neighboring

Lot, Tract, Common Area or street at an elevation not greater than the elevation at the base of the object being viewed.

Section 1.39 "Water Management District" shall mean the St. Johns River Water Management Water Management District.

## ARTICLE II
## PLAN OF DEVELOPMENT

Section 2.1 Property Initially Subject to the Declaration. This Declaration is being recorded to establish a general plan for the development and use of the Project in order to protect and enhance the value and desirability of the Project. All of the Property within the Project shall be held, sold, and conveyed subject to this Declaration. By acceptance of a deed or by acquiring any interest in any of the Property subject to this Declaration, each person or entity, for himself or itself, his heirs, personal representatives, successors, transferees and assigns, binds himself, his heirs, personal representatives, successors, transferees and assigns, to all of the provisions, restrictions, covenants, conditions, rules, and regulations now or hereafter imposed by this Declaration and any amendments thereof. In addition, each such person by so doing thereby acknowledges that this Declaration sets forth a general plan for the development and use of the Property and hereby evidences his intent that all the restrictions, conditions, covenants, easements, rules and regulations contained in this Declaration shall run with the land and be binding on all subsequent and future Owners, grantees, purchasers, assignees, lessees and transferees thereof. Furthermore, each such person fully understands and acknowledges that this Declaration shall be mutually beneficial, prohibitive, and enforceable by the Association and all Owners. Declarant, its successors, assigns and grantees, covenants and agrees that the Lots and the membership in the Association and the other rights created by this Declaration shall not be separated or separately conveyed, and such shall be deemed to be conveyed or encumbered with its respective Lot even though the description in the instrument of conveyance or encumbrance may refer only to the Lot.

Section 2.2 Additional Property. So long as the Class B membership (as hereinafter defined) shall exist, the Declarant may, from time to time, bring all or any portions of the Additional Property under the provisions hereof by recorded supplemental declarations (which shall not require the consent of any existing Owners, the Association, or any mortgagee) and thereby add to and include all or such portions of the Additional Property as part of the Property subject to this Declaration. To the extent that Additional Property shall be made a part of the Property as a common scheme, reference herein to the Property should be deemed to be a reference to all of such Additional Property where such reference is intended to include property other than that legally described on Exhibit "A" attached hereto. Nothing herein, however, shall obligate the Declarant to add to the initial portion of the Property, to develop any such future portions under such common scheme, nor to prohibit the Declarant from rezoning and/or changing the development plans with respect to such future portions, nor to prohibit the Declarant from adding additional or other property to the Property under such common scheme.

Section 2.3 Supplemental Declarations. Supplemental declaration(s) may, but need not necessarily, be recorded from time to time by Declarant (or with the express prior written consent of Declarant, in its sole discretion). A supplemental declaration shall be supplemental to this Declaration, and may create a sub-association and/or impose supplemental obligations, covenants,

conditions, or restrictions, or reservations of easements, with respect to a particular portion of the Property or other land described in such instrument. This Declaration and any supplemental declaration shall be construed to be consistent with each other to the greatest extent reasonably possible; however, in the event of any irreconcilable conflict, the provisions of this Declaration shall prevail. Any purported supplemental declaration recorded by a person other than Declarant, without the express prior written consent of Declarant, shall be null and void.

Section 2.4 Sub-associations. Sub-associations may be created from time to time, to administer to particular portions of the Property; provided that no sub-association may be validly organized except pursuant to the authority and jurisdiction of a supplemental declaration as set forth in Section 2.3 above. A duly created sub-association shall be a supplemental homeowners association, organized pursuant to the authority and jurisdiction of a supplemental declaration, with concurrent and supplemental jurisdiction (subject to this Declaration and the other Project Documents) with the Association with respect to a particular portion of the Property.

A sub-association shall have the power to establish standards and conduct activities for the property under its responsibility, subject to the Property Documents and any documents created in connection with the creation and ongoing operations of the sub-association. Notwithstanding the foregoing, the Association shall have the power and authority to veto any action taken or contemplated to be taken by any sub-association which the Board reasonably determines to be in violation of the Project Documents, or adverse or detrimental to the best interests of the Association, or its Members. The Association also shall have the power to reasonably require specific action to be taken by any sub-association in connection with the sub-association's obligations and responsibilities (for example, without limitation, requiring specific maintenance or repairs, or requiring that a proposed sub-association budget include certain items and that expenditures be made therefor). A sub-association shall take appropriate action required by the Association by written notice, within the reasonable time frame set forth in such notice. If the sub-association fails to so comply, the Association shall have the power and authority to effectuate such action on behalf of the sub-association and to levy special assessments, pursuant to Article 4 of this Declaration, to cover the reasonable costs thereof.

Section 2.5 Removal of Property. So long as the Class B membership shall exist, the Declarant shall have the right from time to time, in its sole discretion and without the consent of any person (other than consent of the owner of the property being removed), to delete from the Property and remove from the effect of this Declaration one or more portions of the Property, provided, however, that a portion of the Property may not be deleted from this Declaration unless at the time of such deletion and removal no Residential Units or material Common Area improvements have been constructed thereon (unless the removal is for the purpose of accomplishing minor adjustments to the boundaries of Lots or the Property). No deletion of Property shall occur if such deletion would act to terminate access to any right-of-way or utility line unless reasonable alternative provisions are made for such access. No deletion of Property shall affect the Assessment Lien on the deleted Property for Assessments accruing prior to deletion. Any deletion of Property hereunder shall be made by Declarant recording written notice thereof.

## ARTICLE III
## THE ASSOCIATION; RIGHTS AND DUTIES, MEMBERSHIP AND VOTING RIGHTS

Section 3.1 Rights, Powers, and Duties. The Association is a Florida nonprofit corporation charged with the duties and invested with the powers prescribed by law and set forth in the Project Documents, specifically including all those powers prescribed by Chapters 617 and 720, Florida Statutes, as amended from time to time, together with such rights, powers and duties as may be reasonably necessary to effectuate the objectives and purposes of the Association as set forth in the Project Documents, and shall provide (or cause to be provided) the following services:

Section 3.1.1 Maintenance of all Common Areas and/or any improvements from time to time located thereon, including, without limitation, recreation areas, amenities, grass, landscaping and irrigation systems, screen walls and entry features, all private roads (if applicable), driveways, alleys and parking areas and all lights and landscaping on and around such private roads, driveways, alleys and parking areas within the Property which are not maintained by governmental authorities or located within any Lot. Neither Declarant nor the Association guarantees or represents that any view over and across an open space from adjacent residential Units or other property will be preserved without impairment. Without limiting the foregoing, neither Declarant nor the Association shall have the obligation to relocate, prune, or thin trees or other landscaping except as set forth in this Article III. Any express or implied easements for view purposes and/or for the passage of light and air are hereby expressly disclaimed. Notwithstanding anything to the contrary herein contained, the Association shall maintain all Common Area landscaping in accordance with the landscape plan (if applicable) submitted to and approved by applicable governmental authorities in connection with the approval of the Project, which requirement may not be amended or deleted without the prior approval of the applicable governmental authorities which approved such landscape plan.

Section 3.1.2 Subject to Article XIV below, maintenance, operation and repair of the Surface Water Management System, which shall include the exercise of practices that allow the Surface Water Management System to provide drainage, water storage, conveyance or other surface water or stormwater management capabilities as permitted by the Water Management District. Any repair or reconstruction of the Surface Water Management System shall be as permitted, or if modified as approved, by the Water Management District. Subject to Article XIV below, maintenance, operation and repair of the Nutrient Removing Filtration System to provide drainage, water storage, retention ponds conveyance, nutrient removal, or other surface water or stormwater management capabilities as permitted by the Water Management District. Any repair or reconstruction of the Nutrient Removing Filtration System shall be as permitted, or if modified as approved, by the Water Management District.

Section 3.1.3 Providing other maintenance upon any portion of the Property (including all Residential Units) and/or any improvement from time to time located thereon which, in the Board's opinion, requires such maintenance because (i) said property is being maintained in a substandard manner or (ii) otherwise violates any of the covenants and restrictions contained herein. The Association shall notify the Owner responsible for the Lot in writing, specifying the nature of the condition to be corrected, and if the Owner has not caused the same to be corrected within fifteen (15) days after the date of said notice, the Association may correct such condition at the Owner's sole cost and expense as provided below.

The cost of such maintenance or corrective actions shall be assessed by the Association against the Owner on whose behalf such maintenance or corrective actions are performed, but shall not be

considered part of the annual maintenance assessment or charge. Any such special assessment or charge shall be a lien upon the subject Lot (including a Residential Unit), as the case may be, and an obligation of the Owner and shall become immediately due and payable in all respects, together with attorneys' fees, court costs, interest and other fees or costs of collection as required by the Association.

Section 3.1.4 Constructing improvements on the Common Area and granting easements and licenses as may be required, permitted, recommended or desirable (as determined by the Board in its sole option and discretion to provide the services as authorized in this Article).

Section 3.1.5 The Board shall have the right, in its discretion, to enter into contracts on behalf of the Association for the purpose of carrying out its duties hereunder or which will otherwise be of benefit to the Owners in general, subject to the requirements of Sections 720.3055 and 720.309, Florida Statutes, as amended. The terms of any such contracts shall be negotiated by the Board in its discretion, which may designate an officer of the Association to act on its behalf. It is specifically contemplated that the Board may (but shall not be required to) cause the Association to enter into a contract with a licensed community association management company for the purpose of carrying out the Association's obligations under the Project Documents. It is also contemplated that the Board may (but shall not be required to) enter into one or more agreements controlling the provision of telephone, cable television, internet access and other communications or data transmission services (as the case may be) to and within the Property, and/or such other similar agreements as the Board may deem from time to time to be necessary and/or desirable. Any expenses associated with contracts entered into by the Board on behalf of the Association shall constitute Common Expenses.

Section 3.1.6 The Association may, but shall not be obligated to, maintain or support various activities within the Property which are intended to foster or promote safety or security. No representation or warranty is made that any fire protection system, burglar alarm system, gate system or other security system installed or security measures undertaken on or about the Property cannot be compromised or circumvented, nor that any such systems or security measures will prevent loss or provide the detection or protection for which they may be designed or intended. Each Owner acknowledges, understands, and covenants to inform all occupants of its Residential Unit, and their respective families and invitees, that neither the Association, the Board, the Declarant, committees, neighborhood associations, nor any other persons involved with the governance, maintenance, and management of the Property are insurers of safety or security within the Property. All Owners and occupants, and their respective families and invitees, assume all risks of personal injury and loss or damage to persons, units, and the contents of units, and further acknowledge that neither the Association, its Board and committees, the management company of the Association, any neighborhood association nor the Declarant have made representations or warranties regarding any attended or unattended entry gate, patrolling of the property, any fire protection system, burglar alarm system, or other security systems recommended or installed or any security measures undertaken within the property. All Owners and occupants, and their respective families and invitees, further acknowledge that they have not relied upon any such representations or warranties, expressed or implied.

Any gate house or gate attendant service which may exist for the community is intended to limit access to the Property but is not intended to constitute any assurance that the Property is

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secure from entry or intrusion by nonowners and nonoccupants. The Association may, but shall not be obligated to, maintain or support certain activities within the Property designed to make the Property safer than they otherwise might be. However, neither the Association, the Board, the management agent of the Association, any neighborhood association nor Declarant shall in any way be considered insurers or guarantors of security within the Property, nor shall any of the abovementioned parties be held liable for any loss or damage by reason of failure to provide adequate security or for the ineffectiveness of security measures undertaken. No representation or warranty is made that any systems or measures, including any mechanism or system for limiting access to the property (or onsite roving patrol or resources, if applicable) cannot be compromised or circumvented, nor that any such systems or security measures undertaken will in all cases present loss or provide the detection or protection for which the system is designed or intended.

Section 3.1.7 Other provisions of this Declaration grant and give the Association and/or the Declarant the right to grant certain permits, licenses, approvals and easements over the Property and Common Area for utilities, access and other purposes reasonably necessary or useful for the proper maintenance and operation of the Property under the circumstances specified therein.

In furtherance of the foregoing provisions, and in order to promote the health, safety and welfare of the Owners and occupants of the Property and provide for the maintenance and preservation of the Common Area and Property, the Declarant and the Association shall be entitled (but not obligated) to establish and enforce conditions governing the use of the Common Area by third parties, including (without limitation) parties providing utility or other services to the Property. Accordingly, all third parties utilizing the Common Area shall be required to comply with such conditions as may be determined by the Association and/or the Declarant, as applicable, to be reasonable and necessary to maintain, preserve and protect the Common Area and the Property, and to preserve and protect the safety of persons and property from time to time located upon or within the Property. Conditions may be imposed, in particular, on any person or entity utilizing the Common Area for the installation, maintenance, repair or replacement from time to time of utilities or any other improvements or facilities (a "Service Provider") pursuant to any easement, permit, license, right of use or similar right or privilege granted by either the Declarant or the Association (whether or not pursuant to the Declaration, the Plat or any other agreement or instrument) in order to accomplish the foregoing purposes and in order to avoid, if possible, the installation of improvements which interfere with the use of the Common Area and/or detract from the appearance of the Common Area and the Property. Such conditions may include, without limitation, the right of the Association or Declarant to:

(A) Require that the Service Provider submit a written request for authorization to utilize the Common Area, in form and content (and accompanied by such additional documents and information) as are reasonably required by the Association or the Declarant to adequately review and process same;

(B) Require the Service Provider to pay a processing fee in an amount reasonably determined by the Association or the Declarant to compensate it for the cost of processing, reviewing and approving such request;

(C) Require that improvements be installed below ground to the maximum extent practicable;

(D) Approve the location of any improvements;

(E) Approve the size and composition of any aboveground improvements;

(F) Approve the plans and specifications for all improvements;

(G) Supervise construction, installation, repair and other activities;

(H) Establish appropriate times for such activities to be conducted;

(I) Require screening or landscaping around aboveground improvements;

(J) Minimize interference with other uses of the Common Area and Property;

(K) Impose safety, security and traffic control requirements;

(L) Establish and enforce reasonable rules and regulations;

(M) Require the Service Provider to reimburse the Association or the Declarant for any actual, out-of-pocket expenses incurred or payable by the Association or the Declarant to others in order to perform any activities contemplated in this Section 3.1.7, including, without limitation, costs or fees of consultants, contractors and others who may be engaged to perform such activities or to monitor or enforce the provisions of this Section with respect to such Service Provider;

(N) Take such other actions as are reasonable or appropriate in furtherance of the foregoing; and

(O) Nothing contained herein, however, shall be construed to impose upon the Declarant or the Association an affirmative obligation to establish such conditions, nor any particular condition listed above, nor shall either the Declarant or the Association be liable to each other or any Owner, Member or other person for failure to establish or enforce any such conditions.

Section 3.2 Mortgage and Pledge. With the approval of at least twothirds (2/3) of the Board and the consent of the Declarant so long as it owns a Lot, the Board shall have the power and authority to mortgage the property of the Association and to pledge the revenues of the Association as security for loans made to the Association which loans shall be used by the Association in performing its functions.

Section 3.3 Conveyance by Association. Subject to the provisions hereof, the Association shall be empowered to delegate or convey any of its functions or Property to any governmental unit, public utility or private party approved by at least two-thirds (2/3) of the Board and by the Declarant so long as it owns a Lot, which approval may be withheld by the Declarant in its sole discretion.

Section 3.4 Action by Association. Unless the Project Documents specifically require a vote of the Members, approvals or actions to be given or taken by the Association shall be valid if given or taken by the Board, acting by majority vote unless a different standard is specified in the Project

Documents. Copies of the Articles and Bylaws of the Association shall be available for inspection at the office of the Association or its contract manager during reasonable business hours.

Section 3.5 Board of Directors and Officers. The affairs of the Association shall be conducted by a Board of Directors and such officers and committees as the Board may elect or appoint in accordance with the Articles and the Bylaws. Subject to Section 720.307, Florida Statutes, as amended, until termination of the Class B membership Declarant shall have the right to appoint and remove members of the Board. After termination of the Class B membership, the Members shall elect the Board as provided in the Bylaws.

Section 3.6 Association Rules. The Board may, from time to time and subject to the provisions of this Declaration, adopt, amend and repeal Association Rules, provided, however, that such Association Rules (or any amendments thereto) shall not be effective as to any Lot or Tract owned by Declarant unless either (i) such Association Rules have been approved by Declarant in writing, or (ii) such Association Rules were adopted (or amended) by a Board having a majority of its members appointed by the Declarant. The Association Rules may restrict and govern the use of any area by any Owner, by the family of such Owner, or by any invitee, licensee or lessee of such Owner except that the Association Rules may not discriminate among Owners and shall not be inconsistent with this Declaration, the Articles, the Bylaws or applicable law. Upon adoption, the Association Rules shall have the same force and effect as if they were set forth in and were a part of this Declaration.

Section 3.7 New Construction Committee. The Declarant shall establish a New Construction Committee consisting of one or more members appointed by the Declarant to approve New Construction on each Lot and to perform such other functions and duties as may be imposed upon it by this Declaration or the Declarant related thereto. The New Construction Committee shall be responsible for initial approval of all New Construction on the Lot through and including the issuance of a Certificate of Occupancy for the Residential Unit thereon. So long as Declarant owns at least one (1) Lot in the Property, the Declarant shall have the right to appoint and remove all members of the New Construction Committee. It is expressly provided that the New Construction Committee shall not be a Committee of the Association unless and until Declarant shall assign its rights and obligations with respect thereto in writing to the Association at Declarant's discretion; provided, however, that upon the sale of the last Lot owned by Declarant, if Declarant has not previously assigned such rights and obligations to the Association, the New Construction Committee shall thereupon become a Committee of the Association whose members shall be appointed by the Board, and all rights and obligations of Declarant with respect to the New Construction Committee shall automatically pass to the Association. At such time as the Association acquires the rights and obligations of the New Construction Committee, the Association may, in its discretion, elect to merge the New Construction Committee into the Architectural Committee, in which event the Architectural Committee shall thereafter perform the functions of the New Construction Committee.

Section 3.8 Architectural Committee. The Board shall establish an Architectural Committee consisting of not less than three (3) members to regulate the external design, appearance and use of the Property and to perform such other functions and duties as may be imposed upon it by this Declaration or the Board (excluding approval of New Construction unless otherwise expressly

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provided in Section 3.7 above). So long as the Class B membership exists, the Declarant shall have the right to appoint and remove all members of the Architectural Committee.

Section 3.9 Identity of Members. Membership in the Association shall be limited to Owners of Lots. An Owner of a Lot shall automatically, upon becoming the Owner thereof, be a Member of the Association and shall remain a Member of the Association until such time as his ownership ceases for any reason, at which time his membership in the Association shall automatically cease. In no event shall any mortgagee or other party holding any type of security interest in a Lot or the Residential Unit constructed thereon be a Member of the Association, unless and until any of said parties obtains or receives fee simple title to such Lot.

Section 3.10 Transfer of Membership. Membership in the Association shall be appurtenant to each Lot and a membership in the Association shall not be transferred, pledged or alienated in any way, except upon the sale of a Lot and then only to such Purchaser, or by intestate succession, testamentary disposition, foreclosure of mortgage of record or other legal process. Any attempt to make a prohibited transfer shall be void and shall not be reflected upon the books and records of the Association. The Association shall have the right to charge a reasonable transfer fee to the Purchaser in connection with any transfer of a Lot.

Section 3.11 Classes of Members. The Association shall have two (2) classes of voting membership:

Class A. The Class A Members shall be all Owners, with the exception of the Declarant and each Designated Builder until the termination of the Class B membership. Each Class A member shall be entitled to one (1) vote for each Lot owned.

Class B. The Class B Members shall be the Declarant and each Designated Builder. Each Class B Member shall be entitled to nine (9) votes for each Lot owned by such Member. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

(i) three (3) months after ninety percent (90%) of the Lots have been conveyed to Purchasers; or

(ii) when the Declarant and each Designated Builder notifies the Association in writing that it relinquishes its Class B membership; or

(iii) such earlier date as the Declarant may determine, in its sole and absolute discretion.

Upon the occurrence of the earlier of the foregoing events, the Class A Members shall be obligated to elect the Board and assume control of the Association (Turnover"). Notwithstanding Turnover, the Declarant shall be entitled to elect at least one (1) member of the Board of Directors of the Association as long as (i) the Declarant holds for sale in the ordinary course of business at least five percent (5%) of the Lots, or (ii) the Declarant is otherwise permitted by law to do so.

Section 3.12 Joint Ownership; Ownership by Trustee. When more than one person is the Owner of any Lot, all such persons shall be Members. In the case of a Lot where fee simple title is vested

in a trustee pursuant to a written trust agreement, the beneficiary or beneficiaries entitled to possession shall be deemed to be the Owner, and all such persons shall be Members. The vote for any Lot described in this Section shall be exercised as the aforesaid Members who own such Lot determine amongst themselves, but in no event shall more than one ballot be cast with respect to any such Lot. The vote or votes for each such Lot must be cast as a unit, and fractional votes shall not be allowed. In the event that joint or beneficial Owners are unable to agree among themselves as to how their vote or votes shall be cast, they shall lose their right to vote on the matter in question. If any Owner casts a ballot representing a certain Lot, it will thereafter be conclusively presumed for all purposes that he was acting with the authority and consent of all other Owners of the same Lot. In the event more than one ballot is cast for a particular Lot, none of said votes shall be counted and said votes shall be deemed void.

Section 3.13 Corporate Ownership. In the event any Lot is owned by a corporation, partnership, limited liability company, or other association, the corporation, partnership, limited liability company or association shall be a Member and shall designate in writing at the time of acquisition of the Lot an individual who shall have the power to vote said membership, and in the absence of such designation and until such designation is made, the president, general partner, manager, managing member, or chief executive officer of such corporation, partnership, limited liability company or association shall have the power to vote the membership.

Section 3.14 Suspension of Voting Rights. In the event any Owner is delinquent in the payment of any Assessments or other amounts due under any of the provisions of the Project Documents for a period of ninety (90) days, said Owner's right to vote as a Member of the Association shall automatically be suspended, and shall remain suspended until all payments, including accrued interest and attorneys' fees, are brought current.

Section 3.15 Fines. The Association, acting through its Board of Directors, shall have the right to adopt a schedule of fines for violation of any provision of the Project Documents by any Owner or such Owner's licensees and invitees. No fine shall be imposed without first providing a written warning to the Owner describing the violation and an opportunity to be heard. Only if and to the extent permitted by applicable law, fines shall constitute a lien on all Lots owned by the Owner and shall be paid within thirty (30) days following imposition. Except as otherwise limited by applicable law, failure to pay any fine shall subject the Owner to the same potential penalties and enforcement as failure to pay any assessments under Article IV.

## ARTICLE IV
## COVENANT FOR MAINTENANCE ASSESSMENTS

Section 4.1 Creation of the Lien and Personal Obligation of Assessments. The Declarant, for each Lot owned by it, hereby covenants, and each Owner of a Lot, by becoming the Owner thereof, whether or not it is expressed in the deed or other instrument by which the Owner acquired ownership of the Lot, is deemed to covenant and agree to pay to the Association annual assessments, special assessments, and any applicable neighborhood assessments. The annual, special, and neighborhood assessments, together, with interest, costs, and reasonable attorneys' fees, shall be a charge on the land and shall be a continuing lien upon the Lot against which each such Assessment is made. Each such Assessment, together with interest, costs, and reasonable attorneys' fees, shall also be the personal obligation of the Owner of such Lot at the time when the

Assessment became due. Except as otherwise expressly provided herein or by applicable law, an Owner is jointly and severally liable with the previous Owner for all unpaid assessments that came due up to the time of transfer of title. This liability is without prejudice to any right the present Owner may have to recover any amounts paid by the present owner from the previous owner. Notwithstanding anything to the contrary contained in this Section, the liability of a First Mortgagee, or its successor or assignee as a subsequent holder of the first mortgage who acquires title to a parcel by foreclosure or by deed in lieu of foreclosure, for the unpaid assessments that became due before the mortgagee's acquisition of title, shall be limited as and to the extent provided by Section 720.3085, Florida Statutes, as amended from time to time. In the case of coownership of a Residential Unit, all of such coowners shall be jointly and severally liable for the entire amount of the Assessments. The Association shall, upon demand, at any time, furnish to any Owner liable for an assessment a certificate in writing signed by an officer of the Association, setting forth whether said assessment has been paid. The Association may charge a reasonable fee for such certificate. Such certificate shall be prima facie evidence of payment of any assessment therein stated to have been paid.

Section 4.2 Purpose of the Assessments. The Assessments levied by the Association shall be used exclusively for (i) the upkeep, maintenance and improvement of the Common Area, (ii) maintenance, repair, replacement, and operation of rights-of-way and easements within or immediately adjacent to the Property (such as, but not limited to, landscaping and sidewalks within the right-of-way of adjoining streets) to the extent that such actions are required by government entities or deemed appropriate by the Board, (iii) promoting the recreation, health, safety and welfare of the Owners and other lawful occupants of Lots within the Property, and (iv) the performance and exercise by the Association of its rights, duties and obligations under the Project Documents. Notwithstanding the foregoing, neighborhood assessments, if applicable, shall be used only for the benefit of the neighborhood paying such assessments, shall not be used for any purpose that is covered by annual assessments or special assessments in other areas of the Property, and shall be accounted for separately from annual and special assessments.

Section 4.3 Annual Assessment.

(A) For each fiscal year of the Association commencing upon the first to occur of (i) transfer to and acceptance for maintenance by the Association of any Common Area or (ii) conveyance of a Lot to a Purchaser, the Board shall adopt a budget for the Association containing an estimate of the total amount of funds which the Board believes to be required during the ensuing fiscal year to pay all Common Expenses, including, but not limited to, (i) the amount required to pay the cost of maintenance, management, operation, repair and replacement of the Common Area, the Surface Water Management System and those parts of the Lots, if any, which the Association has the responsibility of maintaining, repairing or replacing under the Project Documents, (ii) the cost of wages, materials, insurance premiums, services, supplies and maintenance or repair of the Common Area, the Surface Water Management System and for the general operation and administration of the Association, (iii) the amount required to render to Owners all services required to be rendered by the Association under the Project Documents, and (iv) such amounts as

may be necessary to provide general operating reserves and reserves for contingencies and replacement.

(B) For each fiscal year of the Association commencing upon the first to occur of (i) transfer to and acceptance for maintenance by the Association of any Common Area or (ii) conveyance of a Lot to a Purchaser, the total amount of the estimated Common Expenses shall be assessed by the Board. Except to the extent that this Declaration expressly provides for (a) neighborhood Assessments only on Lots benefiting from such neighborhood Assessments, (b) reduced Assessments, or (c) exemptions from Assessments, all Assessments shall be equal on all Lots.

(C) A Designated Builder shall be obligated to pay only twenty-five percent (25%) of the annual Assessment attributable to a Lot for each fiscal year of the Association commencing upon the conveyance of the first Lot to a Purchaser, and continuing until the earliest of (i) the date on which a certificate of occupancy or similar permit is issued by the appropriate governmental authority for the Residential Unit on the Lot, (ii) six (6) months from the date on which a building permit is issued by the appropriate governmental authority for construction of a Residential Unit on the Lot, or (iii) two (2) years after the Lot was conveyed to the Designated Builder by the Declarant. If a Lot ceases to qualify for the reduced twenty-five percent (25%) rate of assessment during the period to which an annual Assessment is attributable, the annual Assessment shall be prorated between the applicable rates on the basis of the number of days in the assessment period that the Lot qualified for each rate.

(D) The Declarant shall be exempt from payment of annual Assessments on Lots owned by the Declarant, subject to the provisions of Section 4.3(E) below. If a Lot ceases to be owned by Declarant and therefore becomes subject to assessment during the period to which an annual Assessment is attributable, the Assessment shall be prorated based on the basis of the number of days in the assessment period that the Lot is not owned by Declarant.

(E) Pursuant to Section 720.308, Florida Statutes, until Turnover occurs, the Declarant and each Designated Builder paying reduced Assessments pursuant to Section 4.3(C) shall pay to the Association any amounts (hereinafter "Subsidy Amounts") which, in addition to the annual Assessments levied by the Association, may be required by the Association to pay any operating expenses incurred that exceed the Assessments receivable from other Members and other income of the Association, such that the Association may be able to fully perform its duties and obligations under the Project Documents, including the obligation to maintain adequate reserve accounts (if any) established by the Board. Notwithstanding the foregoing, neither Declarant nor any Designated Builder shall have any obligation to pay any combination of Subsidy Amounts and Assessments during any calendar year in excess of the total amount that Declarant or such Designated Builder would have paid during such calendar year if such person were paying full Assessments. Any estimated payment by the Declarant or Designated Builder to fund Subsidy Amounts under this Section in excess of such person's actual obligation for Subsidy Amounts under this section shall, at Declarant's option, be credited toward payment of Declarant's and such Designated Builder's next due Assessment payment(s) or refunded to the payors thereof; for example, if Declarant and such Designated Builders pay $25,000 to the Association in the middle of a calendar year to fund estimated Subsidy Amounts and the actual Subsidy Amounts required as of the end of the year would have been only $20,000 in the absence of such payment, Declarant

and such Designated Builders shall be entitled to a $5,000 credit toward their next due Assessment payment or a refund of $5,000. Any Subsidy Amounts payable by Declarant and Designated Builders under this section shall be paid solely by Declarant until such time as Declarant has paid Assessments on Lots owned by Declarant at a rate of 25% of the annual Assessment and thereafter allocated among Declarant and Designated Builders paying reduced Assessments on the basis of the respective number of lots owned by Declarants and such Designated Builders as of such date as the Board determines that payment is necessary under this Section 4.3(E). Payments under this section shall be made by Declarant and Designated Builders paying reduced Assessments on such basis as the Board may determine from time to time, but in no event more often than monthly or less often than annually.

(F) The Board shall give notice of the annual Assessment to each Owner at least thirty (30) days prior to the beginning of each fiscal year of the Association, but the failure to give such notice shall not affect the validity of the annual Assessment established by the Board nor relieve any Owner from its obligation to pay the annual Assessment.

(G) Until January 1 of the year immediately following the conveyance of the first Lot to a Purchaser, the maximum annual Assessment for each Lot shall be two thousand dollars AND .00/100 DOLLARS ($2,000.00). The annual Assessments provided for herein shall be due and payable in advance in equal quarterly or monthly installments on the first day of such period, as may be determined by the Board. The foregoing annual Assessment is in addition to any and all other Assessments and other financial obligations which any Owner may have to the Association.

From and after January 1 of the year immediately following the conveyance of the first Residential Unit to an Owner, the maximum annual Assessment may be increased each year: (a) upon approval by a majority of the Board without a vote of the Members, by an amount not greater than fifteen percent (15%) above the maximum annual Assessment for the previous year, or (b) upon approval of a majority of the total cumulative vote of the Members voting in person or by proxy at a meeting duly called for such purpose, by an amount greater than fifteen percent (15%) above the maximum annual Assessment for the previous year. The Board may fix the annual Assessment at an amount not in excess of the maximum.

(H) If the Board determines during any fiscal year that its funds budgeted or available for that fiscal year are, or will become, inadequate to meet all expenses of the Association for any reason, including, without limitation, nonpayment of Assessments by Members, it may increase the annual Assessment for that fiscal year and the revised annual Assessment shall commence on the date designated by the Board except that no increase in the annual Assessment for any fiscal year which would result in the annual Assessment exceeding the maximum annual Assessment for such fiscal year shall become effective until approved by Members casting a simple majority of the votes cast by Members who are voting in person or by proxy at a meeting duly called for such purpose at which a quorum is present.

Section 4.4 Special Assessments. In addition to the annual Assessments authorized above, the Association may levy, in any fiscal year, a special Assessment applicable to that fiscal year only for the purpose of defraying, in whole or in part, the cost of any acquisition, construction, reconstruction, repair or replacement of a capital improvement on the Common Area, including fixtures and personal Property related thereto, or for any other lawful Association purpose,

provided that any such special Assessment shall have the assent of the Members casting a simple majority of the votes cast by Members who are voting in person or by proxy at a meeting duly called for such purpose at which a quorum is present. Special Assessments shall be levied at a uniform rate for all Lots.

Section 4.5 Date of Commencement of Annual Assessments; Due Dates. The annual Assessments shall commence as to all Lots on the first day of the month following the conveyance of the first Lot to a Purchaser. The first annual Assessment shall be adjusted according to the number of months remaining in the fiscal year of the Association. The Board may require that the annual Assessment be paid in installments as provided in Section 4.3(G) above, and in such event the Board shall establish the due dates for each installment. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the Association or the Association's designated agent setting forth whether the Assessments on a specified Lot have been paid.

Section 4.6 Transfer Fee. At each closing of the sale of a Residential Unit, the purchaser thereof shall pay to the Association a Transfer Fee in the amount of ten percent (10%) of the then current annual Assessment amount, which shall be used by the Association to offset administration costs in connection with the change in membership as well as pay operating or any other expenses of the Association.

Section 4.7 CIAC Assessment. In addition to the other Assessments provided for herein, the Association shall have the right to collect a recurring Assessment as a contribution in aid of construction ("CIAC Assessment") from the purchaser or grantee at the time of the each conveyance of the fee simple title to any Lot. The first CIAC Assessment (the "Initial CIAC Assessment") with respect to any Lot shall be in the initial amount of two thousand dollars AND .00/100 DOLLARS ($2,000.00) per Lot and shall be due and payable by the purchaser or grantee at the time of the first conveyance of the fee simple title to the Lot by the Declarant to an Owner other than the Declarant. The amount of the CIAC Assessment may be adjusted from time to time by the Association but in no event to an amount which would exceed one hundred twenty five percent (125%) of the corresponding CIAC Assessment in effect during the prior fiscal year). All Initial CIAC Assessments shall, upon receipt by the Association, be promptly disbursed to the Declarant to be used solely for the reimbursement of hard and soft costs associated with the construction of recreational facilities and Common Area improvements within the Property for the benefit of the Owners, their families and guest. All subsequent CIAC Assessments shall, upon receipt by the Association, be used by the Association for the payment of such expenses as the Association shall determine.

Section 4.8 Effect of Nonpayment of Assessments; Remedies of the Association.

(A) Any Assessment, or any installment of an Assessment, not paid within thirty (30) days after the Assessment, or the installment of the Assessment, first became due shall bear interest at the rate of at the rate of eighteen percent (18%) per year and have added to such Assessment or installment, the greater of (i) five percent (5%) of the amount of the unpaid Assessment, or (ii) a late charge of twenty five dollars ($25.00). Any payment received and accepted by the Association shall be applied first to any interest accrued, then to any administrative late fee, then to any costs and reasonable attorney's fees incurred in collection, and then to the delinquent Assessment. Any

Assessment, or any installment of an Assessment, which is delinquent shall become a continuing lien on the Lot against which such Assessment was made. The Assessment Lien may be placed of record by the recordation of a Notice or Claim of Lien which shall set forth (i) the legal description of the Lot against which the claim of lien is made, (ii) the name of the record Owner, (iii) the name and address of the Association, (iv) the amount claimed as of the date of the recording of the notice including late charges, interest, lien recording fees, reasonable collection costs and reasonable attorneys' fees, and (v) the due date of such delinquent Assessments. Any Claim of Lien so recorded shall secure all unpaid Assessments that are then due and that may accrue subsequent thereto and before the entry of a certificate of title, as well as interest, late charges and reasonable costs and attorneys' fees incurred by the Association incident to the collection process.

(B) The Assessment Lien shall have priority over all liens or claims created subsequent to the recordation of this Declaration except for (i) liens for ad valorem real property taxes and assessments on the Lot, and (ii) the lien of any First Mortgage (provided, however, that only the Assessment Lien shall be extinguished upon the sale or transfer of a Lot pursuant to a mortgage foreclosure or deed in lieu thereof, and not the Assessments themselves, which shall continue to be the obligation of the Owner of the Lot, including any successor Owner, to the extent provided in Section 720.3085, Florida Statutes, or in such greater amount as is permitted by any successor statute thereto).

(C) Before recording a Notice or Claim of Lien against any Lot, the Association shall make a written demand to the defaulting Owner for payment of the delinquent Assessments together with late charges, interest, reasonable collection costs and reasonable attorneys' fees, if any, by registered or certified mail, return receipt requested, and by firstclass United States mail to the Owner at his or her last address as reflected in the records of the Association. The demand shall state the date and amount of the delinquency. Each default shall constitute a separate basis for a demand or claim of lien but any number of defaults may be included within a single demand or claim of lien. If the delinquency is not paid within fortyfive (45) days alter delivery of the demand, the Association may proceed with recording a Notice or Claim of Lien against the Lot of the defaulting Owner. The Association shall not be obligated to release the Assessment Lien until all delinquent Assessments, late charges, interest, lien recording fees, reasonable collection costs and reasonable attorneys' fees have been paid in full whether or not all of such amounts are set forth in the Notice or Claim of Lien.

(D) The Association shall have the right, at its option, to enforce collection of any delinquent Assessments together with late charges, interest, lien recording fees, reasonable collection costs, reasonable attorneys' and paralegals' fees and any other sums due to the Association in any manner allowed by law including, but not limited to, (i) bringing an action at law against the Owner personally obligated to pay the delinquent Assessment Assessments or (ii) bringing an action to foreclose the Assessment Lien against the Lot in the manner provided by law for the foreclosure of a realty mortgage. Provided, however, that no action may be brought by the Association to foreclose an Assessment Lien until fortyfive (45) days after the Owner has been provided notice of the Association's intent to foreclose the Assessment Lien and collect the delinquent Assessments by registered or certified mail, return receipt requested, and by firstclass United States mail at the Owner's last address as reflected in the records of the Association. Such notice may not be provided until the passage of the fortyfive (45) days required by Subsection (C)

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above. The Association shall have the power to bid in at any foreclosure sale and to purchase, acquire, hold, lease, mortgage and convey any and all Lots purchased at such sale.

Section 4.9 Subordination of the Lien to Mortgages. The Assessment Lien shall be subordinate to the lien of any First Mortgage, except as otherwise provided in Section 4.1 and Section 4.8(B) above. The sale or transfer of any Lot shall not affect the Assessment Lien except that the sale or transfer of a Lot pursuant to judicial foreclosure of a First Mortgage or the transfer of the Lot to the holder of the First Mortgage by deed in lieu of foreclosure shall extinguish the Assessment Lien as to payments which became due prior to the sale or transfer. However, in such event, only the Assessment Lien shall be extinguished upon the sale or transfer of the Lot pursuant to such a mortgage foreclosure or deed in lieu thereof, and not the Assessments themselves, which shall continue to be the obligation of the Owner of the Lot, including any successor Owner, to the extent provided in Section 720.3085, Florida Statutes, or in such greater amount as is permitted by any successor statute thereto. No sale or transfer shall relieve the Lot from liability for any Assessments thereafter becoming due or from the lien thereof.

Section 4.10 Exemption of Owner. No Owner of a Lot may exempt himself from liability for Assessments levied against his Lot or for other amounts which he may owe to the Association under the Project Documents by waiver and nonuse of any of the Common Area and facilities or by the abandonment of his Lot.

Section 4.11 Maintenance of Reserve Fund. Out of the annual Assessments and other income, the Board may establish and maintain a reserve fund for the periodic maintenance, repair, and replacement of improvements to the Common Area.

Section 4.12 No Offsets. All Assessments and other amounts payable to the Association shall be payable in accordance with the provisions of the Project Documents, and no offsets against such Assessments or other amounts shall be permitted for any reason, including, without limitation, a claim that the Association is not properly exercising its duties and powers as provided in the Project Documents.

Section 4.13 Reserve Account Funding. In addition to the Transfer Fee described in Section 4.6, the first Purchaser of a Lot following construction of a residence on such Lot shall pay to the Association at the time of the purchase an amount equal to onesixth (1/6) of the then current annual Assessment amount. All amounts paid pursuant to this Section shall be deposited by the Association into a reserve account to fund future major repairs and replacements. Declarant and the Association may take forecasts of such payments into account when budgeting the amounts to be funded to reserves from other Association funds. Nothing in this Section shall be construed as prohibiting or mandating additional payments by the Association into reserve accounts from other Association funds. Payments made pursuant to this Section do not apply toward payment of annual Assessments and constitute a separate obligation.

Section 4.14 Neighborhood Assessments. The Board of Directors shall have the right to impose neighborhood Assessments against Lots in any specific area of the Property in order to provide for the repair, replacement, operation and maintenance of Common Areas within such area that are different from or in addition to the types of Common Areas in the balance of the Property and that are reasonably intended to benefit less than all of the Property (e.g. private streets, separate

entryways or gates, enhanced landscaping, community centers, swimming pools). Any such determination by the Board shall be made in a writing specifying the purposes of the neighborhood Assessment and the Lots subject thereto. Any such determination by the Board may also include an additional imposition on such Lots pursuant to Section 4.12 in order to fund a reserve account for the specific improvements intended to be maintained by the neighborhood Assessment.

Section 4.15 Assessments for Communications Services. The Association shall have the right, at its discretion and from time to time, to negotiate and execute one or more contracts ("Communications Agreement[s]") with a provider (or providers) of its choice offering internet access, telephone, cable television, and other forms of communications and data transmission services to the Property ("Communications Services"). In addition to the annual Assessments included within Article IV, the Association may include in the annual Assessment or levy in any assessment year a special Assessment applicable to that year (and the same shall be charged and collected on a monthly, quarterly or yearly basis as determined by the Board) for the purpose of paying the cost of providing Communications Services to the Property. Each Owner acknowledges that the Property is intended to have Communications Services available and that the condition of availability may be such that each Lot must be included in the service plan. Each Owner therefore acknowledges and agrees that each Lot shall, in the event the Association enters into any such Communications Agreements, be subject to an Assessment, either as part of the annual Assessment or in addition to and apart from the annual and any other special Assessments, for the purpose of paying each Lot's pro rata share of Communications Services provided to the Property regardless of whether or not such Owner subscribes or elects to receive any of such services separately from another provider. At the discretion of the Board, the Assessment authorized and provided for herein may apply only to such service as is defined as "basic" by the provider and any additional services that constitute "expanded basic," "upgrades" or "enhanced" services shall be subscribed for and paid by each Owner, if desired, on an individual basis.

Section 4.16 Financial Reporting. Within ninety (90) days after the end of the fiscal year, the Association shall prepare and complete, or contract with a third party for the preparation and completion of, a financial report for the preceding fiscal year. Within twentyone (21) days after the final financial report is completed by the association or received from the third party, but not later than one hundred twenty (120) days after the end of the fiscal year, the association shall provide each member with a copy of the annual financial report or a written notice that a copy of the financial report is available upon request at no charge to the member. The financial reports shall be prepared in accordance with Section 720.303(7), Florida Statutes, as amended from time to time.

Section 4.17 Declarant Audit Right. Following the termination of the Class B membership and so long as Declarant owns any Lot, the Declarant shall have the right to audit the books and records of the Association.

Section 4.18 Surplus Funds. The Association shall not be obligated to spend in any year all the Assessments and other sums received by it in such year, and may carry forward as surplus any balances remaining, including, but not limited to using such surplus to fund reserves. The Association shall not be obligated to reduce the amount of the annual Assessment in the succeeding year if a surplus exists from a prior year, and the Association may carry forward from year to year

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such surplus as the Board in its discretion may determine to be desirable for the greater financial security of the Association and the accomplishment of its purposes.

## ARTICLE V
## USE RESTRICTIONS

Section 5.1 Compliance by Owners; Association Rules. Every Owner shall comply with the restrictions and covenants set forth herein and any and all Association Rules hereafter adopted by the Association.

Section 5.2 Residential Use. Except as otherwise provided herein, all Lots shall be improved and used only for Single Family Residential Use. No gainful occupation, profession, trade or other commercial activity shall be conducted on any lot; provided, however, the Declarant may use its Lots for such facilities as in its sole opinion may be reasonably required, convenient or incidental to the construction and sale of residential units, including, without limitation, a business office, storage areas, construction yards, signs, a model site or sites, and a display and sales office. Notwithstanding the foregoing, home businesses are permitted on the Lots provided (i) they are in accordance with applicable governmental ordinances and other legal requirements for home businesses in residential districts, and (ii) they do not generate any pedestrian or vehicular traffic to or from the home in excess of that which would customarily be generated by a Single Family Residential Use which does not include a home business.

Section 5.3 Building Type and Size. No building shall be constructed or permitted to remain on any lot other than one detached Single Family Residence not to exceed two stories in height and a private one (1) to five (5) car garage. Unless otherwise approved in writing by the New Construction Committee or Architectural Committee, as applicable, all buildings shall be of new construction and no prefabricated structure shall be placed upon any lot if Visible from Neighboring Property; storage structures and/or a sales or construction offices may be maintained upon any lot or lots by the Declarant or a Designated Builder for the purpose of erecting and selling dwellings on the Property or for the purpose of constructing improvements on the Common Area, but such temporary structures shall be removed upon completion of construction or selling of a dwelling or the Common Area, whichever is later. No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other out buildings shall be used on any lot at any time as a residence, either temporarily or permanently. Declarant and its contractors shall have the right to place temporary construction trailers and store materials on the Common Areas for the purpose of constructing improvements on the Common Areas.

Section 5.4 Signs. No sign of any kind which is Visible from Neighboring Property shall be installed or displayed on any Lot or Common Area without the prior written approval of the Association as to size, color, design, message content, number and location except: (i) such signs as may be used by Declarant in connection with the development and sale of Lots and/or Residential Units or Common Area in the Project; (ii) in the discretion of Declarant, such signs as may be used by Designated Builders in connection with the development and sale of Lots and/or Residential Units or Common Area in the Project, subject to Declarant's prior written approval of same; (iii) such signs as may be required by legal proceedings, or which by law may not be prohibited; (iv) one (1) discreet, professionally prepared "For Sale" or "For Lease" sign of not more than eighteen (18) inches by twenty four (24) inches may be placed on any Lot, for a period

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not to exceed sixty (60) days, upon the filing of written notice of the same with the Secretary of the Association; and (v) such signs as may be desired by Declarant or required for traffic control, construction job identification, builder identification, and subdivision identification as are in conformance with governmental requirements. All other signs must be approved in advance in writing by the New Construction Committee or Architectural Committee, as applicable, as provided above. All signs must conform to applicable ordinances and other governmental requirements. Notwithstanding the foregoing, in no event shall any signs advertising residential property for lease or rent be displayed within 24 months after the initial conveyance of a Lot with a Residential Unit constructed thereon to an Owner from a Declarant or a Designated Builder.

Section 5.5 Noxious and Offensive Activity. No noxious or offensive activity shall be allowed on the Property nor shall anything be done thereon which may be, or may become, an annoyance or nuisance to the neighborhood, or which shall in any way interfere with the quiet enjoyment of each of the Owners and tenants of their respective lots and residences. Without limiting the generality of the foregoing, no speakers, horns, sirens or other sound devices, except security devices used exclusively for security purposes, shall be located or used on a Lot. The provisions of this Section shall not apply to any activity of Declarant or any Designated Builder or their respective employees, agents, or contractors during the course of construction activities or sales activities upon or about the Property.

Section 5.6 Parking. Parking of Vehicles (as defined in Section 5.7) is prohibited in the front yard of Lots except on a driveway. Parking of Vehicles on any street within the Property is prohibited except that Vehicles that are too large to fit on a driveway may, if permitted by applicable law, park on the portion of the street directly adjacent to the Owner's Lot during daylight hours only and must either be put into the garage or removed from the Property during nighttime hours, and parking shall be permitted on streets where parking spaces have been approved by applicable governmental authorities and identified by striping on the pavement. Parking of any inoperable Vehicle anywhere on a Lot (other than in an enclosed garage) or on a street within the Property is prohibited. No part of any Vehicle may be parked over any part of a sidewalk because such parking may impede use of the sidewalks, particularly by pedestrians with disabilities. The provisions of this Section shall not apply to (a) Vehicles that are exempt from this Section under applicable law, (b) Vehicles of Declarant or any Designated Builder or their respective employees, agents, or contractors during the course of construction activities or sales activities upon or about the Property, or (c) Vehicles used by the Association in repairing, maintaining and replacing the Common Areas and all Improvements thereon, or in performing all other rights, duties and obligations of the Association under this Declaration.

Section 5.7 Motor Vehicles.

(A) No automobile, truck, motorcycle, mobile home, travel trailer, tent trailer, trailer, camper shell, detached camper, recreational vehicle, all-terrain vehicle, boat trailer, golf cart or other similar equipment or motor vehicle of any kind (collectively, "Vehicles" and individually a "Vehicle") shall be parked, kept, or maintained on the Common Area. Vehicles with a gross vehicle weight rating exceeding 14,500 pounds and designated in a Class 5 or above, and commercial Vehicles are prohibited on the Property unless (i) parked in the rear or side yard of a Lot in a manner that such Vehicles are not Visible from Neighboring Property or (ii) owned by any guest or invitee of any Owner or tenant and parked on a Lot only during such time as the guest

or invitee is visiting the Owner or tenant, but in no event shall such a motor Vehicle be parked on a Lot for more than seven (7) days during any six (6) month period of time. Any Vehicle, regardless of size, that is parked in the rear or side yard of any Lot must be parked so as not to be Visible from Neighboring Property.

(B) Except for emergency Vehicle repairs on a Lot, no Vehicle of any kind shall be constructed, reconstructed, or repaired on any Lot (other than in an enclosed garage) or the Common Area. No inoperable Vehicle or Vehicle which because of missing fenders, bumpers, hoods or other parts or because of lack of proper maintenance is, in the sole opinion of the Architectural Committee, unsightly or detracts from the appearance of the Project shall be stored, parked, or kept on any Lot except in an enclosed garage.

(C) No Vehicle with a gross vehicle weight rating exceeding 14,500 pounds and designated in a Class 5 or above, and no commercial Vehicle may be parked on any area in the Project so as to be Visible from Neighboring Property; provided, however, this provision shall not apply to Vehicles that do not exceed 14,500 pounds and are a Class 4 or less which are parked as provided in Section 5.6 and are used on a regular and recurring basis for transportation. For purposes of this Section, commercial Vehicles shall mean any Vehicle that (i) displays the name, trade name, telephone number or other identifying information of any business or governmental entity or (ii) otherwise bears the appearance of a commercial Vehicle by reason of its normal contents (e.g. trade goods, extensive tools, ladders), as reasonably determined by the Architectural Committee.

(D) The provisions of this Section 5.7 shall not apply to (a) Vehicles that are exempt from this Section under applicable law, (b) Vehicles operated by delivery, pickup and fire protection services, trash collection and recycling services, ambulance services, police and other authorities of the law, United States Mail carriers, representatives of electrical, telephone, water, cable television and other utilities, persons or companies providing business or commercial services to residents of the Property and the like, while such services are being performed, (c) Vehicles of Declarant or any Designated Builder or their respective employees, agents, or contractors during the course of construction activities or sales activities upon or about the Property, or (d) Vehicles used by the Association in repairing, maintaining and replacing the Common Areas and all Improvements thereon, and in performing all other rights, duties and obligations of the Association under this Declaration.

Section 5.8 Towing of Vehicles. The Association shall have the right to have any Vehicle parked, kept, maintained, constructed, reconstructed, or repaired in violation of the Project Documents towed away at the sole cost and expense of the owner of the Vehicle or equipment. Any expense incurred by the Association in connection with the towing of any Vehicle shall be paid to the Association by the owner of the Vehicle by the Association. If the Vehicle towed is owned by an Owner, then the cost incurred by the Association in towing the Vehicle or equipment shall be assessed against the Owner and his Lot and be payable on demand, and such cost shall be secured by the Assessment Lien.

Section 5.9 Machinery and Equipment. No machinery or equipment of any kind shall be placed, operated, or maintained upon or adjacent to any Lot except such machinery or equipment as is usual and customary in connection with the use or maintenance of improvements constructed

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by the Declarant or approved by the New Construction Committee or Architectural Committee, as applicable. The provisions of this Section shall not apply to any activity of Declarant or any Designated Builder or their respective employees, agents, or contractors during the course of construction activities or sales activities upon or about the Property.

Section 5.10 Restrictions and Further Subdivision. No Lot shall be further subdivided or separated into smaller lots or parcels by any Owner other than the Declarant, and no portion less than all or an undivided interest in all of any Lot shall be conveyed or transferred by any Owner other than the Declarant. Notwithstanding the foregoing and subject to compliance with any applicable ordinances, a vacant Lot may be split between the Owners of the Lots adjacent to such Lot so that each portion of such Lot would be held in common ownership with another Lot adjacent to that portion.

Section 5.11 Windows. Within thirty (30) days of occupancy of a Residential Unit each Owner shall install permanent suitable window treatments on all windows facing the street. No reflective materials, including, but without limitation, aluminum foil, reflective screens or glass, mirrors or similar type items, shall be installed or placed upon the outside or inside of any windows, except that professional window tinting shall be allowed subject to prior written approval of the New Construction Committee or Architectural Committee, as applicable.

Section 5.12 HVAC and Solar Panels. Except as initially installed by the Declarant or a Designated Builder, no heating, air conditioning, evaporative cooling or solar energy collecting unit or panels shall be placed, constructed or maintained upon any Lot without the prior written approval of the New Construction Committee or Architectural Committee, as applicable.

Section 5.13 Garages and Driveways. The interior of all garages situated on any lot shall be maintained in a neat and clean condition. Garages shall be used only for the parking of Vehicles and the storage of normal household supplies and materials and shall not be used for or converted to living quarters or recreational activities after the initial construction thereof without the prior written approval of the Architectural Committee. Garage doors shall be left open only as needed for ingress, egress, and ventilation while work is conducted inside the garage.

Section 5.14 Installation of Landscaping.

(A) If not already installed at the time an Owner acquires his Lot, within one hundred twenty (120) days after becoming the Owner of a Lot, the Owner shall install landscaping and irrigation improvements in compliance with the Architectural Committee Rules and other applicable requirements set forth in the applicable zoning ordinances in that portion of his Lot which is between the street(s) adjacent to his Lot and the exterior wall of his Residential Unit or any wall separating the side or back yard of the Lot from the front yard of the Lot. Any Lot that has nonsolid fencing (e.g. wrought iron rather than a solid wall) on any boundary of its rear yard shall be completely landscaped and irrigated (front, rear, and side yards) by the Owner of such Lot in compliance with Architectural Committee Rules and other applicable requirements set forth in the applicable zoning ordinances within one hundred twenty (120) days of becoming the Owner of the Lot. The landscaping and irrigation improvements shall be installed in accordance with plans approved in writing by the New Construction Committee or Architectural Committee, as

applicable. Prior to installation of such landscaping, the Owner shall maintain the portions of such Lot required to be landscaped in a weed-free condition.

(B) If any Owner fails to landscape any portion of his Lot within the time provided for in this Section, the Association shall have the right, but not the obligation, to enter upon such Owner's Lot to install such landscaping improvements as the Association deems appropriate, and the cost of any such installation shall be paid to the Association by the Owner of the Lot, upon demand from the Association. Any amounts payable by an Owner to the Association pursuant to this Section shall be secured by the Assessment Lien, and the Association may enforce collection of such amounts in the same manner and to the same extent as provided elsewhere in this Declaration for the collection and enforcement of Assessments.

(C) Notwithstanding the foregoing, but subject to the other requirements of this Article V and the reasonable approval of the New Construction Committee or Architectural Committee, as applicable, no Owner shall be prohibited from implementing Floridafriendly landscaping, as such is defined in Section 373.185, Florida Statutes.

(D) This Section 5.14 shall not apply to Declarant or any Builder with respect to any Lot or any other property that has not been conveyed to an Owner with a residence already constructed thereon, except that this Section 5.14 shall apply upon commencement of residential occupancy of any Lot containing a residence.

Section 5.15 Declarant's and Designated Builder Exemption. Nothing contained in this Declaration shall be construed to prevent the construction, installation or maintenance by a Declarant (or its designated agents and contractors) or a Designated Builder (subject to approval by Declarant) during the period of development, construction, performance of warranty work, sales and marketing on the Property, or any production homes, model homes and sales offices and parking incidental thereto, construction trailers, landscaping or signs deemed necessary or convenient by a Declarant or a Designated Builder (subject to the approval of Declarant), in their sole discretion, to the development, construction, sale and marketing of property within the Property. Any actions taken by a Designated Builder pursuant to this Section shall require the prior approval of Declarant, which shall not be unreasonably withheld. The Association shall take no action that would interfere with access to or use of model homes; without limitation of the foregoing, the Association shall have no right to close private streets to access by members of the public desiring access to model homes.

Residential subdivision and new home construction are subject to and accompanied by substantial levels of noise, dust, traffic, and other construction-related "nuisances." Each Owner acknowledges and agrees that it may be purchasing a Residential Unit which is within a residential subdivision currently being developed, and that the Owner may experience and accepts a substantial level of construction-related "nuisances" until the subdivision (and other neighboring portions of land being developed) have been completed and sold out.

Section 5.16 Leasing Restrictions. All tenants shall be subject to the terms and conditions of this Declaration and the Project Documents. Each Owner shall deliver copies of the Project Documents to any tenant leasing such Owner's Residential Unit, and to any management company engaged by such Owner to lease the Residential Unit on the Owner's behalf. Each Owner shall

cause his, her or its tenants or other occupants to comply with this Declaration and the Project Documents and, to the extent permitted by applicable law, shall be responsible and liable for all violations and losses caused by such tenants or occupants, notwithstanding the fact that such tenants or occupants are also fully liable for any violation of each and all of those documents. No sign that is Visible from Neighboring Property may be placed on a Lot or any other area within the Project indicating that a Lot is available for lease at any time during the twentyfour (24) months after the initial conveyance of a Lot with a Residential Unit constructed thereon to an Owner from a Declarant or a Designated Builder (or by a trustee for the benefit of a Declarant or a Designated Builder). No Lot may be leased for a period of less than thirty (30) days. The provisions of this Section 5.16 shall not apply to any Declarant's or any Designated Builder's use of Lots owned by (or leased to) a Declarant or a Designated Builder, as applicable, as a model home or for marketing purposes.

Section 5.16.1 Management of NonOwner Occupied Residential Units. In the event that any Owner hires any person or company to act as a property manager, leasing agent, management company or perform similar functions with respect to such Owner's Residential Unit (a "Manager"), or in the event that any Owner's Manager changes, such Owner shall deliver written notice thereof to the Association, specifying the following information:

(A) The complete name and mailing address of the Manager;

(B) The telephone number, fax number and email address of the Manager, to the extent applicable;

(C) If the Manager is a company, the name of an individual at the company who is responsible for the account; and

(D) The name and telephone number of a contact person at the Manager who should be notified in the event of an emergency involving the Residential Unit, if different than set forth above.

Upon receipt of the foregoing information, the Association shall have the right (but not the obligation) to notify the Manager in writing of the existence of this Declaration and to deliver copies of any Project Documents to the Manager together with copies of any other rules and regulations hereunder which are applicable to the Residential Unit. Upon request, the Manager shall be required to acknowledge receipt of such documents and to acknowledge its obligation to comply with such documents in connection with its management or leasing of the Residential Unit.

Section 5.16.2 Rental of Residential Units. In the event that any Owner rents or leases such Owner's Residential Unit to a tenant or lessee (a "Tenant"), whether or not using the services of a Manager, such Owner shall deliver written notice thereof to the Association, specifying the following information:

(A) The complete name and mailing address of the Tenant; and

(B) The telephone number, fax number, and email address for the Tenant, to the extent applicable.

Upon receipt of the foregoing information, the Association shall have the right (but not the obligation) to notify the Tenant in writing of the existence of this Declaration and deliver copies of any Project Documents to the Tenant together with copies of any other rules and regulations hereunder which are applicable to the Residential Unit. Upon request, the Tenant shall be required to acknowledge receipt of such documents and to acknowledge its obligation to comply with such documents in connection with its rental of the Residential Unit.

Section 5.17 Animals. No animals, insects, livestock, or poultry of any kind shall be raised, bred, or kept on or within any lot or structure thereon except that dogs, cats or other common household pets (types and breeds limited to those determined to be acceptable by the Board) may be kept on or within the lots, provided they are not kept, bred or maintained for any commercial purpose, or in unreasonable numbers as determined by the Architectural Committee. Notwithstanding the foregoing, no animals or fowl may be kept on any Lot which results in a nuisance to, which is an annoyance to, or which are obnoxious to other Owners or tenants in the vicinity. All pets, required by any law, must be kept within a fenced yard or on a leash under the control of the Owner at all times. No structure for the care, housing or confinement of any animal or fowl shall be maintained so as to be Visible from Neighboring Property. All dogs must be on leashes when they are not in a Residential Unit. In addition, any person walking a pet within the Property shall not allow any such pet to trespass on any other Owner's Lot and shall remove and properly dispose of any pet waste deposited on any portion of the Property by such Owner's pet.

Section 5.18 Drilling and Mining. No drilling, refining, quarrying, or mining operations of any kind, shall be permitted upon or in any Lot nor shall oil wells, tanks, tunnels or mineral excavations or shafts be permitted on any Lot. No derrick or other structure designed for use in boring for or removing water, oil, natural gas, or other minerals shall be erected, maintained, or permitted upon any Lot.

Section 5.19 Refuse. All refuse, including, without limitation, all animal wastes, shall be regularly removed from the Lots and shall not be allowed to accumulate thereon. Until removal from the Lots, refuse shall be placed in closed refuse containers with operable lids so that such containers are not open to the air. Refuse containers shall be kept clean, sanitary, and free of noxious odors. Refuse containers shall be maintained so as to not be Visible from Neighboring Property, except to make the same available for collection and then only for the shortest time reasonably necessary to effect such collection.

Section 5.20 Antennas and Satellite Dishes.

(A) This Section applies to antennas, satellite television dishes, and other devices ("Receivers"), including any poles or masts ("Masts") for such Receivers, for the transmission or reception of television or radio signals or any other form of electromagnetic radiation.

(B) As of the date of recordation of this Declaration, Receivers one meter or less in diameter are subject to the provisions of Title 47, Section 1.4000 of the Code of Federal Regulations ("Federal Regulations"). "Regulated Receivers" shall mean Receivers subject to Federal Regulations as such regulations may be amended or modified in the future or subject to any other applicable federal, state or local law, ordinance or regulation ("Other Laws") that would render the restrictions in this Section on Unregulated Receivers (hereinafter defined) invalid or

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unenforceable as to a particular Receiver. "Unregulated Receiver" shall mean all Receivers that are not Regulated Receivers. Notwithstanding the foregoing, a Regulated Receiver having a Mast in excess of the size permitted under Federal Regulations or Other Laws for Regulated Receivers shall be treated as an Unregulated Receiver under this Section.

(C) No Unregulated Receivers shall be permitted outdoors on any Lot, whether attached to a building or structure or on any Lot, unless approved in writing by the Architectural Committee, with such screening and fencing as such Committee may require. Unregulated Receivers must be ground mounted and not Visible from Neighboring Property.

(D) Regulated Receivers shall be subject to the following requirements:

(i) If permitted by applicable Federal Regulations or Other Laws, no Regulated Receiver shall be permitted outdoors on any Lot, whether attached to a building or structure or on any Lot, unless approved in writing by the Architectural Committee, with such screening and fencing as such Committee may require. If such restriction is not so permitted, the provisions of subsections (ii) and (iii) below shall apply.

(ii) A Regulated Receiver and any required Mast shall be placed so as not to be Visible from Neighboring Property if such placement will not (a) unreasonably delay or prevent installation, maintenance or use of the Regulated Receiver, (b) unreasonably increase the cost of installation, maintenance or use of the Regulated Receiver, or (c) preclude the reception of an acceptable quality signal.

(iii) Regulated Receivers and any required Masts shall be placed on Lots only in accordance with the following descending order of locations, with Owners required to use the first available location that does not violate the requirements of parts (a) through (c) in subsection (ii) above: (1) a location in the rear yard of the Lot where the Receiver will be screened from view by landscaping or other improvements; (2) an unscreened location in the rear yard of the Lot; (3) on the roof, but completely below the highest point on the roofline; (4) a location in the side yard of the Lot where the Receiver and any pole or mast will be screened from view by landscaping or other Improvements; (5) on the roof above the roofline; (6) an unscreened location in the side yard; and (7) a location in the front yard of the Lot where the Receiver will be screened from view by landscaping or other Improvements.

Notwithstanding the foregoing order of locations, if a location stated in the above list allows a Receiver to be placed so as not to be Visible from Neighboring Property, such location shall be used for the Receiver rather than any higher-listed location at which a Receiver will be Visible from Neighboring Property, provided that placement in such nonvisible location will not violate the requirements of parts (a) through (c) in subsection (ii) above.

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(iv) Owners shall install and maintain landscaping or other Improvements ("Screening") around Receivers and Masts to screen items that would otherwise be Visible from Neighboring Property unless such requirement would violate the requirements of parts (a) through (c) in subsection (ii) above, if an Owner is not required to install and maintain Screening due to an unreasonable delay in installation of the Receiver that such Screening would cause, the Owner shall install such screening within thirty (30) days following installation of the Receiver and shall thereafter maintain such Screening, unless such Screening installation or maintenance will violate the provisions of parts (a) through (c) in subsection (ii) above. If an Owner is not required to install Screening due to an unreasonable increase in the cost of installing the Receiver caused by the cost of such Screening, the Association shall have the right, at the option of the Association, to enter onto the Lot and install such Screening and, in such event, the Owner shall maintain the Screening following installation, unless such Screening installation or maintenance will violate the provisions of parts (a) through (c) in subsection (ii) above.

The provisions of this Section are severable from each other; the invalidity or unenforceability of any provision or portion of this Section shall not invalidate or render unenforceable any other provisions or portions of this Section, and all such other provisions or portions shall remain valid and enforceable. The invalidity or unenforceability of any provisions or portions of this Section to a particular type of Receiver or Mast or to a particular Receiver or Mast on a particular Lot shall not invalidate or render unenforceable such provisions or portions regarding other Receivers or Masts on other Lots.

Section 5.21 Utility Services. To the extent reasonably practicable, all lines, wires, or other devices for the communication or transmission of electric current or power, including telephone, television, and radio signals, shall be contained in conduits or cables installed and maintained underground or concealed in, under, or on buildings or other structures, as approved by the New Construction Committee or Architectural Committee, as applicable. Temporary power or telephone structures incident to construction activities approved by the New Construction Committee or Architectural Committee, as applicable are permitted.

Section 5.22 Diseases and Insects. No Owner or resident shall permit any thing or condition to exist upon a Lot which shall induce, breed, or harbor infectious plant diseases or noxious insects, including but not limited to swimming pools which are not kept operable and in clean condition.

Section 5.23 Construction Control. No excavation, grading work or construction activity for the purpose of New Construction shall be performed on any Lot by any Owner other than Declarant without the prior written approval of the New Construction Committee.

Section 5.24 Architectural Control. The following provisions shall govern architectural control of all Improvements with the exception of New Construction (which must be approved by the New Construction Committee rather than the Architectural Committee):

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(A) No excavating or grading work shall be performed on any Lot for the purpose of constructing Improvements by any Owner other than Declarant without the prior approval of the Architectural Committee Each Owner altering any grading or drainage on a Lot shall ensure that such alterations comply with all requirements of any grading or drainage plan approved by any governmental entity having jurisdiction over the Property and that such alterations do not alter or impede the flow of storm water from the manner existing prior to such alterations; approval of plans or proposed improvements by the Architectural Committee shall not constitute a waiver of this requirement or a warranty that such plans or improvements are consistent with this requirement or any other requirement of this Declaration, the Association Rules, any governmental requirement or construction industry standard.

(B) No Improvements shall be constructed or installed on any Lot without the prior written approval of the Architectural Committee.

(C) No addition, alteration, repair, change or other work which in any way alters the exterior appearance, including but without limitation, the exterior color scheme, of any Lot, or the Improvements located thereon, shall be made or done without the prior written approval of the Architectural Committee.

(D) Any Owner desiring approval of the Architectural Committee for the construction, installation, addition, alteration, repair, change or replacement of any Improvement which would alter the exterior appearance of the Improvement, shall submit to the Architectural Committee a written request for approval specifying in detail the nature and extent of the construction, installation, addition, alteration, repair, change or replacement of any Improvement which the Owner desires to perform, including, but not limited to, the shape, height, materials, floor plans, color scheme and location of such proposed Improvement. Any Owner requesting the approval of the Architectural Committee shall also submit to the Architectural Committee any additional information, plans and specifications which the Architectural Committee may request. In the event that the Architectural Committee fails to approve or disapprove an application for approval within sixty (60) days after the application, together with all supporting information, plans and specifications requested by the Architectural Committee have been submitted to it, approval will not be required and this Section will be deemed to have been complied with by the Owner who had requested approval of such plans.

(E) Without curtailing the right of the Architectural Committee to reject certain requests or employ judgment in evaluating requests, the following guidelines shall be considered when evaluating requests regarding fences. Even in the event of strict compliance with the following guidelines, prior written approval from the Architectural Committee shall be required for each and every fence installation.

(i) Any fence installed on a Lot within the Property must have a uniform maximum height of six feet (6') above the sod level.

(ii) Any fence must be made entirely of one of the following materials: (a) PVC; (b) wrought iron; or (c) aluminum rail.

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(iii) All fences comprised of PVC shall be beige in color, or painted beige in color within thirty (30) days of installation. All fences comprised of wrought iron or aluminum rail shall be black in color or painted black in color within thirty (30) days of installation.

(iv) No fence shall be approved or installed which encroaches into Common Area or other Lots.

(v) No fence shall be approved or installed which extends in front of the front wall of the Residential Unit or beyond the rear wall of the Residential Unit without the prior approval of the Architectural Committee.

(F) The approval by the Architectural Committee of any construction, installation, addition, alteration, repair, change, or other work pursuant to this Section shall not be deemed a waiver of the Architectural Committee's right to withhold approval of any similar construction, installation, addition, alteration, repair, change, or other work subsequently submitted for approval.

(G) Upon receipt of approval from the Architectural Committee for any construction, installation, addition, alteration, repair, change, or other work, the Owner who obtained such approval shall proceed to perform, construct or make the construction, installation, addition, alteration, repair, change or other work approved by the Architectural Committee as soon as practicable and shall diligently pursue such work so that it is completed as soon as reasonably practical and within such time as may be prescribed by the Architectural Committee.

(H) The approval of the Architectural Committee required by this Section shall be in addition to, and not in lieu of, any approvals, consents, or permits required under the ordinances or rules and regulations of any county or municipality having jurisdiction over the Property.

(I) The provisions of this Section shall not apply to, and approval of the Architectural Committee shall not be required for, the construction, erection, installation, addition, alteration, repair, change, or replacement of any Improvements made by, or on behalf of, the Declarant.

(J) In no event shall the Association, the Board, the Declarant, the Architectural Committee, any member of the Architectural Committee, or any director, officer, manager, member, employee or agent thereof have any liability for any action or inaction by the Architectural Committee or its members, including without limitation any approval or disapproval of plans by the Architectural Committee. The sole remedy for an Owner asserting that the Architectural Committee has improperly withheld approval or has improperly granted approval shall be an action to compel the Architectural Committee to take appropriate action. In no event shall any damages of any nature be awarded against the Association, the Architectural Committee or any member of the Architectural Committee arising from any action or inaction described in this Section 5.23. Every person who submits plans for approval, by submission of such plans and specifications, agrees that it will not bring any action or suit for damages against the Association, Board, Declarant, Architectural Committee, any member of the Architectural Committee, or any director, officer, employee, manager, member or agent thereof.

(K) Each Owner is strongly advised to consult with independent architects and engineers to ensure that all improvements or alterations made by such Owner are safe and in compliance with

applicable governmental requirements. No approval by the Architectural Committee shall constitute a guaranty or warranty by the Association, the Architectural Committee or any member of the Architectural Committee that the matters approved will comply with this Declaration, any Association Rules or architectural guidelines, or any applicable governmental requirements or that any plans or improvements are safe or properly designed. The Owner constructing or altering any improvements shall indemnify, defend and hold the Association harmless from (i) any claims or damages of any nature arising from such improvements or alterations or any approval thereof by the Architectural Committee and (ii) any claim that the Association, the Architectural Committee or any member of the Architectural Committee breached any duty to other Owners in issuing approval of such Owner's improvements or alterations.

Section 5.25 Clothes Drying Facilities. No outside clotheslines or other outside facilities for drying or airing clothes shall be erected, placed, or maintained on any Lot so as to be Visible from Neighboring Property.

Section 5.26 Overhead Encroachments. No tree, shrub, or planting of any kind on any Lot shall be allowed to overhang or otherwise to encroach upon any sidewalk, street, pedestrian way or other area from ground level to a height of eight (8) feet without the prior written approval of the Architectural Committee.

Section 5.27 Drainage. No Residential Unit, structure, building, landscaping, fence, wall or other Improvement shall be constructed, installed, placed or maintained in any manner that would obstruct, interfere with the Surface Water Management System or change the direction or flow of water in accordance with the Surface Water Management System for the Project, for any part thereof, or for any Lot as shown on the approved drainage plans on file with the municipality, County, Water Management District or other governing body in which the Project is located. In addition, no Owner or other Person shall change the grade or elevation of a Lot in any manner that would obstruct, interfere with, or change the direction or flow of water in accordance with the approved drainage plans.

Section 5.28 Basketball Goals and Backboards. No basketball backboard, hoop or similar structure or device shall be permitted except in accordance with the Architectural Committee Rules.

Section 5.29 Playground Equipment. No jungle gyms, swing sets, or similar playground equipment which would be Visible from Neighboring Property shall be erected or installed on any Lot without the prior written approval of the New Construction Committee or Architectural Committee, as applicable.

Section 5.30 Lights. Except as initially installed by the Declarant, no spotlights, floodlights or other high intensity lighting shall be placed or utilized upon any Lot or any structure erected thereon which in any manner will allow light to be directed or reflected on any other property except as approved by the New Construction Committee or Architectural Committee, as applicable.

Section 5.31 Flags. The official flag of the United States and/or the State of Florida may be displayed on any Lot provided: (i) such flag is displayed in the manner required under the Federal

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Flag Code (4 U.S.C. §§ 410); (ii) if detached from a Residential Unit, the pole is no higher than twenty feet (20') high; (iii) if attached to a Residential Unit, the pole is no longer than ten feet (10') in length and does not extend more than ten feet (10') from the edge of the Residential Unit; (iv) the flag and pole do not obstruct sightlines at intersections and are not erected within or upon an easement; (v) the flag is no larger than 4½ feet by 6 feet in size, (vi) any flag lighting does not violate Section 5.29 of this Declaration; and (vii) the flag is maintained in good condition. Any Owner may additionally display one official flag of the United States Army, Navy, Air Force, Marines, or Coast Guard, or a POWMIA flag on any Lot; provided that such flag be equal in size to or smaller than the United States flag. The flag of another nation may be displayed in lieu of the United States flag on national holidays of such nation provided such display complies with the requirements for displaying the United States flag.

Section 5.32 Yard Sales. Owners may hold "yard sales" to sell personal property of such Owners only in compliance with the following requirements: (i) yard sales shall be limited to two (2) days per year on any Lot, (ii) no yard sale shall commence prior to 6:00 AM EST or continue after 5:00 PM EST, (iii) no Owner shall post any signs advertising any yard sale anywhere on the Property except that a temporary sign may be posted on such Owner's Lot on the day that a yard sale is being held, (iv) if the Association ever adopts standard yard sale dates for the Property, yard sales shall be held only on such dates, and (v) no yard sale may be conducted without all applicable governmental permits and approvals having been obtained. The Association shall give reasonable notice to all Owners if it adopts standard yard sale dates for yard sales on the Property.

Section 5.33 Holiday Displays. Owners may display holiday decorations which are Visible from Neighboring Property only if the decorations are of the kinds normally displayed in single family residential neighborhoods, are of reasonable size and scope, and do not disturb other Owners and residents by excessive light or sound emission or by causing an unreasonable amount of spectator traffic. Holiday decorations may be displayed between November 1 and January 31 of each year and, during other times of year, from one week before to one week after any nationally recognized holiday.

Section 5.34 Screen Enclosures. The following guidelines shall be considered when evaluating requests regarding screen enclosures. Note that, even in the event of strict compliance with the following guidelines, prior written approval from the ARB shall be required for each and every screen enclosure installation:

(A) Approval for screen enclosures shall be limited to aluminum frame structures that are either bronze or black.

(B) Approval for screen enclosures shall be limited to screen meshes on the enclosure that are a standard dark color (e.g. charcoal, bronze or black).

(C) Kick plates may be approved which are no taller than 24" above the patio deck.

(D) Opaque screen materials shall be prohibited.

(E) No enclosures shall be permitted at the front entries if the proposed structure extends beyond the face of the covered entry.

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Section 5.35 Firearms. The use or discharge of firearms or other weapons within the Property is prohibited. The carrying of firearms or other weapons in the Common Areas without a permit is also prohibited. The term "firearms or other weapons" includes, but is not limited to, "BB" guns, pellet guns, knives, swords, crossbows and other firearms or other weapons of all types, regardless of size.

Section 5.36 Wildlife. All exterior trash cans shall be bear resistant and such trash cans shall be placed by the curb only on the morning of pickup. More information for living with bears can be found at myfwc.com/conservation/you-conserve/wildlife/black-bears.

## ARTICLE VI
## RESERVATION OF RIGHT TO RESUBDIVIDE AND REPLAT

Subject to the approval of any and all appropriate governmental agencies having jurisdiction, Declarant hereby reserves the right at any time, without the consent of other Owners or First Mortgagees, to re-subdivide and re-plat any Tract or Tracts, Lot or Lots which the Declarant then owns and has not sold, specifically including Tracts as shown on the Plat.

## ARTICLE VII
## PARTY WALLS

Section 7.1 General Rules of Law to Apply. Each wall or fence, any part of which is placed on a dividing line between separate Lots shall constitute a "Party Wall." Each adjoining Owner's obligation with respect to party walls shall be determined by this Declaration, except as otherwise required by Florida law.

Section 7.2 Sharing Repair and Maintenance. Each Owner shall maintain the exterior surface of a party wall facing his Lot. Except as provided in this Article VII, the cost of reasonable repair shall be shared equally by adjoining Lot Owners.

Section 7.3 Damage by One Owner. If a party wall is damaged or destroyed by the act of one adjoining Owner, or his guests, tenants, licensees, agents or family members (whether or not such act is negligent or otherwise culpable), then that Owner shall immediately rebuild or repair the party wall to its prior condition without cost to the adjoining Owner and shall indemnify the adjoining Owner from any consequential damages, loss or liabilities. No Owner shall violate any of the following restrictions and any damage (whether cosmetic or structural) resulting from violation of any of the following restrictions shall be considered caused by the Owner causing such action or allowing such action to occur on such Owner's Lot:

(i) No Owner shall allow sprinklers to spray or other water sources to deliver water within five feet (5') of any wall, excluding rainfall that falls directly on such area (i.e. an Owner shall not collect rainfall from other portions of the Lot and deliver it within five feet (5') of any wall);

(ii) No Owner shall allow any tree to grow within six feet (6') of any wall (with such distance measured from the aboveground part of the tree that is nearest to the wall within five feet (5') of the ground level of the tree, including any portion of the root system that is not completely covered by soil);

(iii) No Owner shall allow attachment of anything, including but not limited to any climbing plant or vine, to any wall; and

(iv) No Owner shall allow water to be provided (by sprinkler, drip line, hose, hand delivery or otherwise) to any plant located within five feet (5') of any wall, excluding rainfall that falls directly on such plant (i.e. an Owner shall not collect rainfall from other portions of the Lot and deliver it to any plant within five feet (5') of any wall).

Section 7.4 Other Damage. If a party wall is damaged or destroyed by any cause other than the act of one of the adjoining Owners, his agents, tenants, licensees, guests or family members (including ordinary wear and tear and deterioration from lapse of time), then the adjoining Owners shall rebuild or repair the party wall to its prior condition, equally sharing the expense; provided, however, that if a party wall is damaged or destroyed as a result of an accident or circumstances that originate or occur on a particular Lot, (whether or not such accident or circumstance is caused by the action or inaction of the Owner of that Lot, or his agents, tenants, licensees, guests or family members) then in such event, the Owner of that particular Lot shall be solely responsible for the cost of rebuilding or repairing the party wall and shall immediately repair the party wall to its prior condition.

Section 7.5 Right of Entry. Each Owner shall permit the Owners of adjoining Lots, or their representatives, to enter his Lot for the purpose of installations, alteration, or repairs to a party wall on the Property of such adjoining Owners, provided that other than for emergencies, requests for entry are made in advance and that such entry is at a time reasonably convenient to the Owner of the adjoining Lot. An adjoining Owner making entry pursuant to this Section shall not be deemed guilty of trespassing by reason of such entry. Such entering Owner shall indemnify the adjoining Owner from any consequential damages sustained by reason of such entry.

Section 7.6 Right of Contribution. The right of any Owner to contribution from any other Owner under this Article shall be appurtenant to the land and shall pass to such Owner's successors in title.

Section 7.7 Consent of Adjoining Owner. In addition to meeting the requirements of this Declaration and of any applicable building code and similar regulations or ordinances, any Owner proposing to modify, alter, make additions to or rebuild (other than rebuilding in a manner materially consistent with the previously existing wall) the party wall, shall first obtain the written consent of the adjoining Owner, which shall not be unreasonably withheld or conditioned.

Section 7.8 Walls Adjacent to Streets or Common Area. A wall that is adjacent to streets or Common Area shall be treated as though the wall is a party wall with the street or common area constituting a Lot owned by the Association, except that any portion of such wall consisting of decorative metalwork that was originally on such wall (or any replacement thereof) shall be the sole responsibility of the Association (subject to an Owner's liability for repairs that would be such Owner's sole responsibility under Sections 7.3 or 7.4). Notwithstanding the foregoing, (a) the provisions in Sections 7.3 and 7.4 regarding an Owner's sole liability for repair of damage caused by such Owner's guests or licensees shall not apply to damage resulting from guests or licensees of the Association and such damage shall be considered caused by unrelated third parties and (b)

the rule in Section 7.4 regarding damage arising from events occurring on a particular Owner's Lot shall not apply to damage arising from events occurring on streets or Common Areas. Notwithstanding the foregoing, any damage to a wall that is covered by the Association's casualty insurance shall, to the extent of proceeds actually received from such insurance, be paid for by the Association.

Section 7.9 Walls Forming Part of Residence. If a Lot contains a wall that is (i) an exterior wall of a residence (including any garage associated with a residence) and (ii) located on or immediately adjacent to the Lot boundary line, the provisions of this Article shall apply subject to the following:

(A) The wall shall have a perpetual easement for encroachments onto any adjoining Lot or Common Area of up to one foot, provided, however, that such easement shall only apply to initial construction of the wall and any replacements of the wall that do not encroach further than the original wall.

(B) Any roof improvements (including gutters and similar related improvements) above such wall shall have a perpetual easement for encroachments onto any adjoining Lot or Common Area of up to four feet (4'), provided, however, that such easement shall only apply to initial construction of the roof improvements and any replacements of the roof improvements that do not encroach further than the original roof improvements.

(C) The Owner of the Lot adjacent to such wall shall not, without the written approval of the Owner of the Lot on which the residence is located, do any of the following:

(i) use the wall for recreational purposes (e.g. bouncing balls);

(ii) use the wall as part of an enclosure for pets; or

(iii) otherwise take any action regarding the wall that a reasonable person would conclude has a substantial likelihood of disturbing the peaceful and undisturbed use of the interior of the residence of which the wall forms a part.

(D) Notwithstanding Section 7.7, no Owner shall be required to obtain permission from the adjoining Lot Owner to rebuild a wall in the same manner as originally constructed.

Section 7.10 Construction and Installation of a Party Wall.

(A) Right to Construct. Each Builder hereby agrees and acknowledges that certain portions of each Builder's Lots may share a Party Wall with the Lots of another Builder. Any Builder (the "Constructing Builder") that first commences construction on a portion of the Builder's Lots requiring the construction and installation of a Party Wall (commencement of construction being the commencement of grading) shall be responsible for causing the construction and installation of the Party Wall. The Constructing Builder shall cooperate and coordinate with any adjacent property owner(s) (the "Non-Constructing Builder") in order to avoid any interference with any of the Non-Constructing Builder's construction and installation of improvements upon its Lots. The Constructing Builder shall complete the construction and

installation of any Party Wall in a timely manner. If the Constructing Builder fails to timely construct and install the Party Wall in accordance with the terms of this subsection (A), including, but not limited to, receipt of the lien waivers required by subsection (C) below, then the Non-Constructing Builder shall have the right to complete such construction and pay any outstanding costs to release any liens. The Non-Constructing Builder hereby grants to the Constructing Builder a temporary nonexclusive easement over, across, in, under, and through those portions of the Non-Constructing Builder's Lots that are not planned or utilized for the construction of buildings, structures, or other improvements for the purpose of constructing the Party Wall. The easement may not be exercised or used in any fashion that would unreasonably interfere with or impact the Non-Constructing Builder's development of its Lots. The easement with respect to any Lot shall automatically expire upon the sale of such Lot, together with a Residential Unit thereon, to a Purchaser.

(B) Payments. The cost of any Party Wall shall be divided equally between the Builder(s) sharing the Party Wall. Subject to receipt of the lien releases described in subsection (C) below, within ten (10) days after the Constructing Builder submits an invoice to the Non-Constructing Builder in connection with the cost of the construction and installation of a Party Wall (the "Wall Payment Due Date"), the Non-Constructing Builder shall pay to the Constructing Builder, in cash, by cashier's check or by wire transfer of immediately available funds, the Non-Constructing Builder's share of the cost.

(C) Lien Waivers. The Constructing Builder shall not permit any contractors, subcontractors or material suppliers to file any liens or claims including, but not limited to, stop notices, bonded stop notices, mechanics', material-men's, professional service, contractors' or subcontractors' liens or claim for damage arising from the services performed by the Constructing Builder and its agents, employees, contractors and subcontractors, against any other Builder's Lots. It shall be a condition precedent to the Constructing Builder receiving payment that all mechanics and material-men deliver statutory unconditional lien releases for the work constructed to date.

(D) Non-Payment. If a Non-Constructing Builder fails to pay the amounts incurred by the Constructing Builder for the construction and installation of the Party Wall on the Non-Constructing Builder's Lots on or before the Wall Payment Due Date, the amounts unpaid shall bear interest at the rate of eighteen percent (18%) per annum until paid in full, and shall be secured by a lien against the Lots of the Non-Constructing Builder, which lien may be foreclosed in the manner provided for in Florida law for the foreclosure of realty mortgages.

## ARTICLE VIII
## EASEMENTS

Section 8.1 Owner's Easements of Enjoyment.

(A) Every Member, and any person residing with such Member, shall have a right and easement of enjoyment in and to the Common Area which shall be appurtenant to and shall pass with the title to every Lot and Parcel, subject to the following provisions:

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(i) The right of the Association to suspend the voting rights and right to the use of the Common Areas (except as hereinafter expressly provided) by any Member (and such Member's tenants, guests, or invitees) who is more than ninety (90) days delinquent in the payment of any Assessment against his Lot for any period during which such Member remains delinquent. Furthermore, the Association may suspend the right of an Owner (and such Owner's tenants, guests, or invitees) to use the recreational facilities, but not the Owner's voting rights, for a period not to exceed sixty (60) days for any other infraction of the Project Documents and for successive sixty-day (60) periods thereafter if any such infraction is not corrected during any prior sixty-day (60) period. The Association may levy reasonable fines of up to $1,000 per single violation hereof against any member so suspended or any tenant, guest, or invitee thereof. A fine may be levied in the amount of up to $100 per day for each day of a continuing violation, with a single fourteen (14) day notice and opportunity for a hearing before a committee of at least three uninterested Members appointed by the board. A fine of $1,000 or more shall be secured by a lien on the affected parcel in favor of the Association, but a fine of less than $1,000 may not become a lien against a parcel. In any action to recover a fine, the prevailing party is entitled to collect its reasonable attorney's fees and costs from the non-prevailing party as determined by the court. The provisions regarding the suspension-of-use rights do not apply to the portion of Common Areas to the extent the same must be used to provide access or utility services to the Lot.

(ii) The right of the Association to dedicate, transfer or encumber all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the Board, provided, however, that any such action taken at any time that Declarant owns any Lot shall be subject to the approval of Declarant. If ingress or egress to any Lot is through the Common Area, any dedication, transfer, or encumbrance of the Common Area shall be subject to the Lot Owner's easement of ingress and egress.

(iii) The right of the Association to regulate the use of the Common Area through the Association Rules and to prohibit or limit access to such portions of the Common Area, such as landscaped right-of-ways, not intended for use by the Owners or other lawful occupants of a Residential Unit.

(B) If a Lot is leased or rented by the Owner thereof, the tenant and the members of his family residing with such tenant pursuant to the lease shall have the right to use the Common Area during the term of the lease, and the Owner of such Lot shall have no right to use the Common Area until the termination or expiration of such lease, except for the portion of Common Areas that must be used to provide access or utility services to the Lot.

(C) The guest and invitees (other than tenants) of any Member or other person entitled to use the Common Area pursuant to this Declaration may use any recreational facility located on

the Common Area provided they are accompanied by a Member or other person entitled to use the recreational facilities pursuant to this Declaration. The Board shall have the right to limit the number of guests and invitees who may use the recreational facilities located on the Common Area at any one time and may restrict the use of the recreational facilities by guests and invitees to certain specified times.

Section 8.2 Drainage Easements. Drainage flow shall not be obstructed or diverted from drainage easements. The Declarant hereby reserves for itself, its successors and assigns, and hereby grants to the Association, easements for and may, but shall not be required to, cut swales and drain-ways for surface water wherever within the Property and whenever such action may appear to the Declarant or the Association, as the case may be, to be necessary to maintain reasonable standards of health, safety and/or appearance provided that any such action is in compliance with any permit from time to time issued by the Water Management District, as such permits may be amended or supplemented from time to time. These easements include the right to cut or remove any trees, bushes or shrubbery, make any gradings of the soil, or take any other action reasonably necessary to install drainage facilities and maintain reasonable standards of health, safety and/or appearance, but shall not include the right to disturb any improvements erected within the Property which are not located within the specific easement areas designated on the Plat or in this Declaration. Except as provided herein, existing drainage and drainage channels (or areas reserved for such purposes) shall not be altered so as to divert the flow of water onto adjacent parcels or into sanitary sewer lines. Notwithstanding anything provided herein to the contrary, the Surface Water Management System makes use of certain portions of the Property, including, but not limited to, portions of the Common Areas dedicated for water management purposes. The Declarant hereby reserves unto itself, its successors and assigns, and hereby grants to the Association, a perpetual nonexclusive easement over, under and upon all Lots and other portions of the Property which may be utilized for the Surface Water Management System to make use of such Surface Water Management System for the surface water drainage, retention, detention and maintenance necessary to develop the Property as the Declarant deems to be appropriate. In addition to the foregoing, the Declarant, its successors and assigns, and the Association, shall have the right to utilize all drainage easements provided for herein or on the plat of the Property for purposes of accessing any and all drainage facilities on the Property and for access to any Common Areas and/or any improvement from time to time located thereon.

Section 8.3 Mailbox Easements. Mailbox structures shall be installed at such locations within the Property as Declarant and the U.S. Postal Service determine to be appropriate. If mailbox structures benefiting more than a single Residential Unit are constructed or installed on Lots, an easement shall be deemed to exist over such portion of the Lot(s) on which such structures are constructed or installed so as to facilitate the use of such mailbox structure by the U.S. Postal Service, the Owners of the Residential Units to be served by such structures, and the Association. All such common mailbox structures shall be Common Areas.

Section 8.4 Utility Easements. Except as installed by the Declarant or approved by the New Construction Committee or Architectural Committee, as applicable, no lines, wires, or other devices for the communication or transmission of electric current or power, including telephone, television, cable and radio signals, shall be erected, placed or maintained anywhere in or upon any Lot unless the same shall be contained in conduits or cables installed and maintained underground or concealed in, under or on buildings or other structures, to the extent treasonably practicable. No

structure, landscaping, or other improvements shall be placed, erected, or maintained upon any area designated on the Plat as a public utility easement which may damage or interfere with the installation and maintenance of utilities. Such public utility easement areas, and all improvements thereon, shall be maintained by the Owner of the Lot on which the easement area is located unless the utility company or a county, municipality or other public authority maintains said easement area. There is hereby created a blanket easement upon, across, over and under the Property for ingress to, egress from and the installation, replacing, repairing, altering, operating and maintaining of all utility and service lines and systems including, but not limited to, water, sewer, gas, telephone, electricity, cable or communication lines and systems, such as utilities are installed in connection with the initial development of each Lot. Pursuant to this easement, a providing utility or service company may install and maintain facilities and equipment on the Lots and Common Areas and affix and maintain wires, circuits, and conduits on, in, and under the roofs and exterior walls of buildings thereon. Notwithstanding anything to the contrary contained in this Section, no sewers, electrical lines, water lines, or other utility or sewer lines may be installed or relocated within the Property except as initially created or approved by Declarant without the prior written approval of, in the case of a Common Area, the Association and the New Construction Committee or Architectural Committee, as applicable or, in the case of a Lot, the Owner of such Lot and the New Construction Committee or Architectural Committee, as applicable. Nothing contained herein shall entitle Declarant or any utility in exercising the rights granted herein to disturb any Residential Unit constructed in accordance with the requirements hereof. Declarant further reserves temporary construction easements for utility lines, maintenance of storage tanks and facilities and access to and from such facilities.

Section 8.5 Encroachments. All Lots shall be subject to an easement for overhangs and encroachments by walls, fences or other structures upon adjacent Lots as constructed by the original builder or as reconstructed or repaired in accordance with the original plans and specifications or as a result of the reasonable repair, shifting, settlement or movement of any such structure.

Section 8.6 Declarant's Easement. The Declarant hereby reserves to itself, its successors and assigns, and to such other persons as the Declarant may from time to time designate in writing, a perpetual nonexclusive easement, privilege and right in and to, over, under, on and across the Common Area, including but not limited to all easements for access, drainage, parking, walls, conservation, environmental swales, utilities and other purposes shown on the Plat for ingress and egress; provided, however, that such access and use does not (i) unreasonably interfere with the reasonable use and enjoyment of the Common Area and facilities located thereon by the Owners, nor (ii) unreasonably interfere with the easement rights of any other parties; nor (iii) violate any recorded covenants or restrictions affecting same. The Declarant hereby further reserves to itself, its successors and assigns, and to such other persons as the Declarant may from time to time designate in writing, a nonexclusive perpetual easement, privilege and right in and to, over, under, on and across the Property, to construct, install, locate, maintain, repair, replace and operate any lines, cables, conduits, pipes and other such improvements related to the infrastructure and development thereof in connection with the Declarant's development of the Property or any portion thereof; provided, however, that the Declarant shall be obligated to restore any disturbed area to as close to the original condition of the area as is reasonably practicable. The Declarant reserves for itself, its successors and assigns, a nonexclusive easement for the construction, installation, maintenance, repair, replacement and operation of security, television and

communication cables and facilities within the rights-of-way and easement areas referred to herein. In addition to the foregoing, the Declarant reserves for itself, its successors, and assigns, all easement rights reserved by the Declarant as set forth on any Plat.

Section 8.7 Easements to Facilitate Development. Declarant hereby reserves to itself, all Designated Builders, and their successors and assigns the right to: (a) use any Lots owned or leased by such party, or any other Lot with written consent of the Owner thereof or, with the approval of a majority of Declarant and the Designated Builders (based on the number of Lots owned by each such party), any portion of the Common Area, as models, management offices, sales offices, a visitors' center, construction, construction offices, customer service offices or sales office parking areas; and (b) with the approval of a majority of Declarant and the Designated Builders (based on the number of Lots owned by each such party), install and maintain on the Common Area, any Lot owned or leased by such party, or any other Lot with the consent of the Owner thereof; such marketing, promotional or other signs which the Declarant or a Designated Builder deem necessary for the development, sale or lease of the Property.

Section 8.8 Service Easements; Dedications and Easements Required by Governmental Authority. All persons and entities affiliated with delivery, pickup and fire protection services, garbage services, ambulance services, police and other authorities of the law, United States Mail carriers, representatives of electrical, telephone, water, cable television and other utilities authorized by the Declarant or the Association, and to such other persons as the Declarant or the Association from time to time may designate, a nonexclusive, perpetual easement for ingress and egress over and across the Common Area for the purposes of performing their authorized services, to service all or any portion of the Property and to perform any investigation related thereto. Declarant hereby reserves to itself and its successors and assigns, the right to make any dedications and to grant any easements, rights-of-way, and licenses required by any government or governmental agency over and through all or any portion of the Common Area.

Section 8.9 Easement to Inspect and Right to Correct.

(A) Easement. Declarant reserves, for itself and such other persons as it may designate, perpetual, nonexclusive easements throughout the Property, to the extent reasonably necessary for the purposes of access, inspecting, testing, redesigning, correcting, or improving any portion of the Property, including Residential Units and the Common Area. Declarant shall have the right to redesign, correct, or improve any part of the Property, including Residential Units and the Common Area.

(B) Right of Entry. In addition to the above easement, Declarant reserves a right of entry onto each Lot (but not into the interior of a Residential Unit) upon reasonable notice to the Owner; provided, in an emergency, no such notice need be given. Other than in an emergency, entry onto a Lot shall be only after Declarant notifies the Owner (or occupant) and agrees with the Owner regarding a reasonable time to enter the Lot to perform such activities. Each Owner agrees to cooperate in a reasonable manner with Declarant in Declarant's exercise of the rights provided to it by this Section. Entry onto the Common Areas and into any improvements and structures thereon may be made by Declarant at any time, provided advance notice is given to the Association; provided, in an emergency, no notice need be given. The exercise of these easements shall not unreasonably interfere with the use of any Residential Unit.

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(C) Damage. Any damage to a Residential Unit or the Common Areas resulting from the exercise of the easement and right of entry described in subsections (A) and (B) of this Section shall promptly be repaired by, and at the expense of, Declarant. The Declarant shall otherwise have no liability for any loss or damage incurred by an Owner or the Association as a result of the Declarant's exercise of its rights hereunder except to the extent such loss or damage is proximately caused by the gross negligence, willful misconduct or unlawful conduct of the Declarant or its agents.

Section 8.10 Easement for Maintenance and Enforcement. The Association and its directors, officers, agents, contractors and employees, the Architectural Review Committee and any other persons and entities authorized by the Board are hereby granted the right of access over and through any Lots (excluding the interior of any Residential Unit), for (i) the exercise and discharge of their respective powers and responsibilities under the Project Documents; (ii) making inspections in order to verify that all Improvements on the Lot have been constructed in accordance with the plans and specifications for such Improvements approved by the New Construction Committee or Architectural Committee, as applicable and that all Improvements are being properly maintained as required by the Project Documents; (iii) correcting any condition originating in a Lot or in the Common Area threatening another Lot or the Common Area; (iv) performing installations or maintenance of utilities, landscaping or other improvements located on the Lots for which the Association is responsible for maintenance; or (v) correcting any condition which violates the Project Documents. The Association shall have no liability for any loss or damage incurred by an Owner as a result of the Association's exercise of its rights hereunder except to the extent such loss or damage is proximately caused by the gross negligence, willful misconduct or unlawful conduct of the Association or its agents.

Section 8.11 Easements for Additional Property. Easements over, upon, under, through and across the Common Area are reserved to the Association and the Declarant, and may be declared or granted from time to time by the Declarant for such further utility, egress, ingress or drainage easements over and across the Property as may be required from time to time to serve any other or additional lands during the course of development of the same, whether or not such additional lands become subject to the jurisdiction of the Association and a part of the Property or Additional Property.

Section 8.12 Rights of Declarant and Designated Builders. Notwithstanding any other provision of this Declaration to the contrary, the Declarant and each Designated Builder has the right to maintain construction trailers, model homes and sales offices on Lots owned or leased by such party and to construct and maintain parking areas for the purpose of accommodating persons visiting such construction trailers, model homes and sales offices and employees and contractors of such party. Any home constructed as a model home shall cease to be used as a model home and any sales office shall cease to be used as a sales office at any time the Declarant or such Designated Builder is not actually engaged in the sale of Lots.

Model homes are displayed for illustrative purposes only, and such display shall not constitute an agreement or commitment on the part of Declarant or Designated Builder to deliver the Residential Unit in conformity with any model home, and any representation or inference to the contrary is hereby expressly disclaimed. None of the decorator items and other items or furnishings (including, but not limited to, decorator paint colors, wallpaper, window treatments, mirrors,

upgraded carpet, decorator builtins, model home furniture, model home landscaping, and the like) shown installed or on display in any model home are included for sale by the Declarant to a purchaser unless an authorized officer of Declarant has specifically agreed in a written addendum to the purchase agreement to make specific items a part of the purchase agreement.

Section 8.13 Duration of Development Rights; Joinder; Assignment. The rights and easements reserved by or granted to the Declarant pursuant to this Article VIII shall continue so long as any Declarant owns one or more Lots or holds an option to purchase one or more Lots. The joinder of the Association or any Owner or mortgagee of any Owner shall not be required for any easement that may be granted or declared by Declarant hereunder. Declarant may make limited temporary assignments of its easement rights under this Declaration to any person or entity performing construction, installation, or maintenance on any portion of the Property.

Section 8.14 Miscellaneous. If any easement created or intended to be created by this Declaration would be found ineffective as a matter of law on account of the fact that it is purported to be created at a time when both the burdened and benefited properties are owned by the same party, such easement shall be instead be deemed a contractual obligation and license having the same terms for the duration of the period that the burdened and benefited properties are owned by the same party, which shall automatically be converted to an easement on such future date as the burdened and benefited properties become owned by different parties, without requiring the execution or recordation of any further instruments, so as to preserve the intent and purpose of this Declaration.

## ARTICLE IX
## MAINTENANCE

Section 9.1 Maintenance by Owner. Each Owner shall maintain his Lot and Residential Unit in good repair. The yards and landscaping on all improved Lots shall be neatly and attractively maintained, and shall be cultivated and planted to the extent required to maintain an appearance in harmony with other improved Lots in the Property. If any sidewalk is partially or completely located on an Owner's Lot and third parties have an easement to use such sidewalk, or if any sidewalk is located between boundary line of the Owner's Lot and the curb of any adjacent street, then the Association (and not the Owner) shall be responsible for the maintenance and repair of such sidewalk (other than pressure washing the sidewalk to keep the same free from unreasonable accumulations of mold and mildew, which shall be the responsibility of the Owner from time to time, as needed). During prolonged absence, an Owner shall arrange for the continued care and upkeep of his Lot. Except for areas owned by the Association or that the Association has elected in writing to maintain, which election may be terminated by the Association at any time, each Owner shall also maintain in good condition and repair any landscaping within the portion of any adjacent right of way that is located between such Owner's Lot and the curb of the adjacent street. In the event a Lot Owner fails to fulfill his maintenance and repair obligations under this Article or in the event an Owner fails to landscape his Lot as required by Section 5.14 of Article V, the Architectural Committee may have said Lot and residence landscaped, cleaned and repaired and may charge the Lot Owner for said work in accordance with the provisions of said Section. An Owner shall not allow a condition to exist on his Lot which will adversely affect any other Lots or Residential Units of other Owners. Any repainting or redecorating of the exterior surfaces of a

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Residential Unit which alters the original appearance will require the prior approval of the Architectural Committee.

Section 9.2 Maintenance by the Association. The Association shall be responsible for the maintenance, repair, and replacement of the Common Area and may, without any approval of the Owners being required, do any of the following:

(A) Reconstruct, repair, replace or refinish any Improvement or portion thereof upon any such area (to the extent that such work is not done by a governmental entity, if any, responsible for the maintenance and upkeep of such area);

(B) Construct, reconstruct, repair, replace, or refinish any portion of the Common Area used as a road, street, walk, driveway, and parking area;

(C) Replace injured and diseased trees or other vegetation in any such area, and plant trees, shrubs and ground cover to the extent that the Board deems necessary for the conservation of water and soil and for aesthetic purposes;

(D) Place and maintain upon any such area such signs as the Board may deem appropriate for the proper identification, use and regulation thereof;

(E) Construct, maintain, repair and replace landscaped areas on any portion of the Common Area;

(F) Maintain any and all easement areas granted to the Association herein or on the Plat or in any other document, including but not limited to easements for access, open space, recreation, utilities, and drainage.

(G) Maintain the Surface Water Management System and any other portion of the Common Area used for drainage and retention;

(H) If applicable, maintain any multiple residence mailboxes used for delivery of personal mail within the Property, provided, however, that each Owner shall be responsible for repair or replacement of locks and/or keys for each Owner's mailbox; and

(I) Do all such other and further acts which the Board deems necessary to preserve and protect the Common Area and the appearance thereof, in accordance with the general purposes specified in this Declaration.

Neither Declarant nor any Builder within the Property shall be responsible for maintenance, repair or replacement of Common Areas or improvements thereon previously transferred to the Association, except that any express or implied warranties provided by any provider of labor or materials in connection with improvements shall be deemed assigned to the Association concurrently with such transfer. This paragraph shall not be subject to amendment without the written approval of the Declarant.

Section 9.3 Damage or Destruction of Common Area by Owners. No Owner shall in any way damage or destroy any Common Area or interfere with the activities of the Association in

connection therewith. Any expenses incurred by the Association by reason of any such act of an Owner shall be paid by said Owner, upon demand, to the Association to the extent that the Owner is liable therefore under Florida law, and such amounts shall be a lien on any Lots owned by said Owner and the Association may enforce collection of any such amounts in the same manner as provided elsewhere in this Declaration for the collection and enforcement of Assessments.

Section 9.4 Payment of Utility Charges. Each Lot shall be separately metered for water, sewer, and electrical service and all charges for such services shall be the sole obligation and responsibility of the Owner of such Lot. The cost of water, sewer, and electrical service to the Common Area shall be a Common Expense of the Association and shall be included in the budget of the Association.

Section 9.5 Landscaping Replacement. Landscaping originally planted on the Common Areas may exceed the landscaping that is ultimately planned for Common Areas due to overplanting in anticipation of normal plant losses. The Board is hereby granted the authority to remove and not replace dead or damaged landscaping if, in the reasonable discretion of the Board, (a) the remaining landscaping is acceptable to the Board and (b) the remaining landscaping is generally consistent in quality and quantity with the landscaping shown on approved landscaping plans filed with governmental entities in connection with Property, even if the location or types of specific plants are different than those shown on such approved landscaping plans. Declarant reserves the right to substitute plants and trees planted on the Property or shown on approved landscaping plans with equivalent or better landscaping materials. The Declarant shall not be responsible for replacement of landscaping installed in the Common Areas that dies more than ninety days following installation or that requires replacement due to vandalism, lack of proper watering or maintenance by Association, or damage due to negligence; the Association shall be solely responsible for such replacement (subject to potential recovery by the Association from any vandal or negligent person).

Section 9.6 Alteration of Maintenance Procedures. Following Turnover and so long as Declarant owns any Lot, the Association shall not, without the written approval of Declarant, alter or fail to follow the maintenance and repair procedures in place immediately prior to Turnover unless such alteration will provide for a higher level of maintenance and repair. Declarant shall have the right, but not the obligation, to perform any required maintenance or repair not performed by the Association within ten (10) business days following notice from Declarant that such maintenance or repair is required under this Section; if Declarant performs such maintenance or repair, the costs incurred by Declarant shall be reimbursed by the Association within thirty (30) days following written demand for reimbursement accompanied by copies of invoices for such costs. This Section shall not be subject to amendment without the written approval of the Declarant.

## ARTICLE X
## INSURANCE; CONDEMNATION

Section 10.1 Scope of Coverage. Commencing not later than the time of the first conveyance of a Lot to a person other than the Declarant, the Association shall maintain, to the extent reasonably available, the following insurance coverage:

(A) Property insurance on the Common Area insuring against all risk of direct physical loss, insured against in an amount equal to the maximum insurable replacement value of the Common Area, as determined by the Board; provided, however, that the total amount of insurance after application of any deductibles shall not be less than one hundred percent (100%) of the current replacement cost of the insured Property, exclusive of land, excavations, foundations and other items normally excluded from a property policy,

(B) Comprehensive general liability insurance, including medical payments insurance, in an amount determined by the Board, but not less than $1,000,000.00. Such insurance shall cover all occurrences commonly insured against for death, bodily injury and property damage arising out of or in connection with the use, ownership or maintenance of the Common Area, and shall also include hired automobile and nonowned automobile coverage with cost liability endorsements to cover liabilities of the Owners as a group to an Owner and provide coverage for any legal liability that results from lawsuits related to employment contracts in which the Association is a party;

(C) Workmen's compensation insurance to the extent necessary to meet the requirements of the laws of Florida;

(D) Such other insurance as the Association shall determine from time to time to be appropriate to protect the Association or the Owners, specifically including, but not limited to directors' and officers' liability insurance for the directors and officers of the Association, as well as similar liability insurance covering other functionaries of the Association (such as but not limited to members of Committees) in form and amounts as may be deemed advisable by the Board of Directors;

(E) The insurance policies purchased by the Association shall, to the extent reasonably available, contain the following provisions:

(i) There shall be no subrogation with respect to the Association, its agents, servants, and employees, with respect to Owners and members of their household;

(ii) No act or omission by any Owner, unless acting within the scope of his authority on behalf of the Association, will void the policy or be a condition to recovery on the policy;

(iii) The coverage afforded by such policy shall not be brought into contribution or proration with any insurance which may be purchased by Owners or their mortgagees or beneficiaries under deeds of trust;

(iv) A "severability of interest" endorsement which shall preclude the insurer from denying the claim of an Owner because of the negligent acts of the Association or other Owners;

(v) The Association shall be named as the Insured; and

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(vi) For policies of hazard insurance, a standard mortgagee clause providing that the insurance carrier shall notify the first mortgagee named in the policy at least thirty (30) days in advance of the effective date of any substantial modification, reduction or cancellation of the policy;

(F) If any building or other vertical Improvement in the Common Area is located in an area identified by the Secretary of Housing & Urban Development as an area having special flood hazards, a policy of flood insurance on such portion of the Common Area must be maintained in the lesser of one hundred percent (100%) of the current replacement cost of the building or Improvement and any other property covered by the required form of policy or the maximum limit of coverage available under the National Insurance Act of 1968, as amended; and

(G) "Agreed Amount" and "Inflation Guard" endorsements.

Section 10.2 Certificates of Insurance. An insurer that has issued an insurance policy under this Article shall issue certificates or a memorandum of insurance to the Association and, upon request, to any Owner or its mortgagee. Any insurance obtained pursuant to this Article may not be cancelled until thirty (30) days after notice of the proposed cancellation has been mailed to the Association, each Owner and each mortgagee to whom certificates of insurance have been issued.

Section 10.3 Fidelity Bonds.

(A) The Association shall maintain blanket fidelity bonds for all officers, directors, trustees and employees of the Association and all other persons handling or responsible for funds of or administered by the Association, including, but without limitation, officers, directors and employees of any management agent of the Association, whether or not they receive compensation for their services. The total amount of fidelity bond maintained by the Association shall be based upon the best business judgment of the Board, and shall not be less than the greater of (i) the amount equal to one hundred percent (100%) of the estimated annual operating expenses of the Association, (ii) the estimated maximum amount of funds, including reserve funds, in the custody of the Association or the management agent, as the case may be, at any given time during the term of each bond, (iii) the sum equal to three (3) months annual Assessments on all Lots. Fidelity bonds obtained by the Association must also meet the following requirements:

(i) The fidelity bonds shall name the Association as an obligee;

(ii) The bonds shall contain waivers by the issuers of the bonds of all defenses based upon the exclusion of persons serving without compensation from the definition of "employees" or similar terms or expressions; and

(iii) The bonds shall provide that they may not be canceled or substantially modified (including cancellation from nonpayment of premium) without at least ten (10) days prior written notice to the Association.

(B) The Association shall require any management agent of the Association to maintain its own fidelity bond in an amount equal to or greater than the amount of the fidelity bond to be maintained by the Association pursuant to subsection (A) of this Section. The fidelity bond maintained by the management agent shall cover funds maintained in bank accounts of the

management agent and need not name the Association as an obligee, but the management agent shall deliver to the Association upon request, from time to time, a copy of its fidelity bond then in effect.

Section 10.4 Payment of Premiums. The premiums for any insurance obtained by the Association pursuant to this Article shall be a Common Expense included in the budget of the Association and shall be paid by the Association.

Section 10.5 Insurance Obtained by Owners. Each Owner shall be responsible for obtaining property insurance for his own benefit and at his own expense covering his Lot, and all Improvements and personal property located thereon. Each Owner shall also be responsible for obtaining at his expense personal liability coverage for death, bodily injury, or property damage arising out of the use, ownership, or maintenance of his Lot.

Section 10.6 Payment of Insurance Proceeds. With respect to any loss to the Common Area covered by property insurance obtained by the Association in accordance with this Article, the loss shall be adjusted with the Association and the insurance proceeds shall be payable to the Association and not to any mortgagee. Subject to the provisions of Section 10.7 of this Article, the proceeds shall be disbursed for the repair or restoration of the damage to Common Area.

Section 10.7 Repair and Replacement of Damaged or Destroyed Property. Any portion of the Common Area damaged or destroyed shall be repaired or replaced promptly by the Association unless (i) repair or replacement would be illegal under any state or local health or safety statute or ordinance, or (ii) Owners owning at least eighty percent (80%) of the Lots vote not to rebuild. No mortgagee shall have the right to participate in the determination of whether the damage or destruction to the Common Area shall be repaired or replaced. The cost of repair or replacement in excess of insurance proceeds and reserves shall be paid by the Association. If the entire Common Area is not repaired or replaced, insurance proceeds attributable to the damaged Common Area shall be used to restore the damaged area to a condition which is not in violation of any state or local health or safety statute or ordinance and the remainder of the proceeds shall be added to the Association's reserve fund or used for such other purposes as the Board shall determine.

Section 10.8 Condemnation. Any conveyance in lieu of and under threat of condemnation must be approved by (i) at least two-thirds (2/3) of the Board and (ii) the Declarant so long as the Declarant owns any property subject to this Declaration or which may become subject to this Declaration. The award made for such taking shall be payable to the Association as trustee for all Owners to be disbursed as follows:

If the taking involves a portion of the Common Area on which Improvements have been constructed, then, unless within sixty (60) days after such taking the Declarant (so long as the Declarant owns any property which is or may become subject to this Declaration) and at least two-thirds (2/3) of the Board shall otherwise agree, the Association shall restore or replace such Improvements so taken on the remaining land included in the Common Area to the extent lands are available therefore, in accordance with plans approved by the Board and applicable governmental authorities. If such Improvements are to be repaired or restored, the above provisions of this Article regarding the disbursement of insurance proceeds shall apply. If the

taking does not involve any Improvements on the Common Area, or if there is a decision made not to repair or restore, or if there are net funds remaining after any such restoration or replacement is completed, then such award or net funds shall be disbursed to the Association and used for such purposes as the Board shall determine.

## ARTICLE XI
## TERM AND ENFORCEMENT

Section 11.1 Enforcement. Subject to the provisions of Section 11.4 and of Article XII, the Declarant, the Association, the Architectural Committee, or any Owner shall have the right (but not the obligation) to enforce the terms of this Declaration and any amendment thereto. Failure by the Association, the Architectural Committee, or any Owner to enforce the same shall in no event be deemed a waiver of the right to do so thereafter. Deeds of conveyance of the Property may reference this Declaration, but whether or not such reference is made, each and all of the terms of this Declaration shall be valid and binding upon the respective grantees. Violators of any one or more of the terms hereof may be restrained by any court of competent jurisdiction and damages awarded against such violators, provided, however, that a violation shall not affect the lien of any First Mortgage. If the Architectural Committee enforces any provision of the Project Documents, the cost of the enforcement shall be paid by the Association. In addition to any enforcement rights otherwise available to the Association, the Association shall have the right to enforce any provision of this Declaration by directly taking action necessary to cure or remove a breach of this Declaration, including without limitation, removal, repair or replacement of any sign, landscaping or other Improvement on any portion of the Property; in such event, the Association shall be entitled to recover the costs incurred by the Association in connection with such cure. Pursuant to such cure/removal right of the Association, the Association or its authorized agents may, upon reasonable written notice (or immediately, for willful and recurrent violations, when written notice has previously been given), enter any Lot in which a violation exists and may correct such violation at the expense of the Owner of such Lot, and the Association and its agents are hereby granted an easement for such purpose. Such expenses, and such fines as may be imposed pursuant to this Declaration, the Bylaws, or Association Rules, shall be a special Assessment secured by an Assessment Lien upon such Lot enforceable in accordance with the provisions of this Declaration. All remedies available at law or equity shall be available in the event of any breach of any provision of this Section by any Owner, tenant or other person. In addition, the Water Management District shall have the right to enforce, by a proceeding at law or in equity, the provisions contained in this Declaration that relate to the maintenance, operation and repair of the Surface Water Management System for the Property.

Section 11.2 Term. The terms of this Declaration shall run with and bind the land for thirty (30) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years for so long as the Lots shall continue to be used for residential purposes. Provided, however, no termination shall void the duty of the Association to maintain the Surface Water Management System if it is mandated to do so by the terms of the District Permit, unless specifically allowed by the Water Management District. Further, no such termination shall have the effect of terminating any easements herein provided or reserved.

Section 11.3 Amendment. So long as the Class B Membership exists, the Declaration may be amended at any time and from time to time by the Declarant, without the consent or joinder of the

Association, any Owner or mortgagee, if such amendment (a) clarifies ambiguities or corrects scrivener's errors, (b) is required in order to cause this Declaration to comply with applicable requirements of FHA, VA, FNMA, FHLMC, or any governmental or quasigovernmental agency or authority, or (c) are otherwise desirable in the sole discretion of Declarant. Following Turnover, the Declaration may be amended at any time, and from time to time, by (i) an instrument signed by the Owner(s) of at least a majority of the Lots or (ii) a certification by the President of the Association that the Owners of at least a majority of the Lots have voted in favor of the amendment at a duly called election; provided, however, any amendment made at a time when Declarant owns any Lots shall require the approval of the Declarant, which may be withheld in Declarant's sole and absolute discretion. Notwithstanding the foregoing, any amendment to the Declaration which alters any provision relating to the Surface Water Management System beyond maintenance in its original condition must have the prior approval of the Water Management District. Any such amendment shall be recorded with the County Recorder and shall take effect immediately upon recordation regardless of the status of the then current term of the Declaration under Section 11.2 above. A properly executed and recorded amendment may alter the restrictions in whole or in part applicable to all or any portion of the Property and need not be uniform in application to the Property.

Section 11.4 Approval of Litigation. Except for any legal proceedings initiated by the Association to (i) enforce the terms of this Declaration; (ii) enforce the Association Rules; (iii) enforce the Architectural Committee Rules; (iv) collect any unpaid Assessments levied pursuant to this Declaration; or (v) enforce a contract entered into by the Association with vendors providing services to the Association, the Association shall not incur litigation expenses, including without limitation, attorneys' fees and costs, where the Association initiates legal proceedings or is joined as a plaintiff in legal proceedings, without the prior approval of a majority of the Members of the Association entitled to cast a vote who are voting in person or by proxy at a meeting duly called for such purpose, excluding the vote of any Owner who would be a defendant in such proceedings. The costs of any legal proceedings initiated by the Association which are not included in the above exceptions shall be financed by the Association only with monies that are collected for that purpose by special Assessment and the Association shall not borrow money, use reserve funds, or use monies collected for other Association obligations. Each Owner shall notify prospective Purchasers of such legal proceedings initiated by the Board and not included in the above exceptions and must provide such prospective Purchasers with a copy of the notice received from the Association in accordance with Section 12.3 of this Declaration. Nothing in this Section shall preclude the Board from incurring expenses for legal advice in the normal course of operating the Association to (i) enforce the Project Documents; (ii) comply with the statutes or regulations related to the operation of the Association; (iii) amend the Project Documents as provided in this Declaration; (iv) grant easements or convey Common Area as provided in this Declaration; (v) perform the obligations of the Association as provided in this Declaration; or (vi) defend (including but not limited to the filing of counterclaims and cross-claims in) any lawsuit filed against the Association. Subject to the exceptions in the first sentence of this Section, with respect to matters involving property or Improvements to property, the Association additionally shall not initiate legal proceedings or join as a plaintiff in legal proceedings unless (1) such property or Improvement is owned either by the Association or jointly by all Members of the Association, (2) the Association has the maintenance responsibility for such property or Improvements pursuant to this Declaration, or (3) the Owner who owns such property or Improvements consents in writing to the Association initiating or joining such legal proceeding.

## ARTICLE XII
## CLAIM AND DISPUTE RESOLUTION/LEGAL ACTIONS

It is intended that the Common Area, each Lot, and all Improvements constructed on the Property by persons ("Developers") in the business of constructing improvements will be constructed in compliance with all applicable building codes and ordinances and that all Improvements will be of a quality that is consistent with good construction and development practices in the area where the Project is located for production housing similar to that constructed within the Project. Nevertheless, due to the complex nature of construction and the subjectivity involved in evaluating such quality, disputes may arise as to whether a defect exists and the responsibility therefor. It is intended that all disputes and claims regarding alleged defects ("Alleged Defects") in any Improvements on any Lot or Common Area will be resolved amicably, without the necessity of time-consuming and costly litigation. Accordingly, all Developers (including Declarant), the Association, the Board, and all Owners shall be bound by the following claim resolution procedures.

Section 12.1 Right to Cure Alleged Defect. If a person or entity ("Claimant") claims, contends, or alleges an Alleged Defect, each Developer shall have the right to inspect, repair, and/or replace such Alleged Defect as set forth herein.

Section 12.1.1 Notice of Alleged Defect. If a Claimant discovers an Alleged Defect, within fifteen (15) days after discovery thereof, Claimant shall give written notice of the Alleged Defect ("Notice of Alleged Defect") to the Developer constructing the Improvement with respect to which the Alleged Defect relates.

Section 12.1.2 Right to Enter, Inspect, Repair, and/or Replace. Within a reasonable time after the receipt by a Developer of a Notice of Alleged Defect, or the independent discovery of any Alleged Defect by a Developer, Developer shall have the right, upon reasonable notice to Claimant and during normal business hours, to enter onto or into the Common Area, areas of Association responsibility, any Lot or Residential Unit, and/or any Improvements for the purposes of inspecting and/or conducting testing and, if deemed necessary by Developer at its sole discretion, repairing and/or replacing such Alleged Defect. In conducting such inspection, testing, repairs, and/or replacement, Developer shall be entitled to take any actions as it shall deem reasonable and necessary under the circumstances.

Section 12.2 No Additional Obligations; Irrevocability and Waiver of Right. Nothing set forth in this Article shall be construed to impose any obligation on a Developer to inspect, test, repair, or replace any item or Alleged Defect for which such Developer is not otherwise obligated under applicable law or any warranty provided by such Developer in connection with the sale of the Lots and Residential Units and/or the Improvements constructed thereon. The right reserved to Developer to enter, inspect, test, repair and/or replace an Alleged Defect shall be irrevocable and may not be waived or otherwise terminated with regard to a Developer except by a written document executed by such Developer and recorded in the records of the County.

Section 12.3 Legal Actions. All legal actions initiated by a Claimant shall be brought in accordance with and subject to Section 11.4 and Section 12.4 of this Declaration. If a Claimant initiates any legal action, cause of action, regulatory action, proceeding, reference, mediation, or

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arbitration against a Developer alleging (1) damages for costs of repairing Alleged Defect ("Alleged Defect Costs"), (2) for the diminution in value of any real or personal property resulting from such Alleged Defect, or (3) for any consequential damages resulting from such Alleged Defect, any judgment or award in connection therewith shall first be used to correct and or repair such Alleged Defect or to reimburse the Claimant for any costs actually incurred by such Claimant in correcting and/or repairing the Alleged Defect. If the Association as a Claimant recovers any funds from a Developer (or any other person or entity) to repair an Alleged Defect, any excess funds remaining after repair of such Alleged Defect shall be paid in to the Association's reserve fund. If the Association is a Claimant, the Association must provide a written notice to all Members prior to initiation of any legal action, regulatory action, cause of action, proceeding, reference, mediation or arbitration against a Developer(s) which notice shall include at a minimum (1) a description of the Alleged Defect; (2) a description of the attempts of the Developer(s) to correct such Alleged Defect and the opportunities provided to the Developer(s) to correct such Alleged Defect; (3) a certification from an architect or engineer licensed in the State of Florida that such Alleged Defect exists along with a description of the scope of work necessary to cure such Alleged Defect and a resume of such architect or engineer; (4) the estimated Alleged Defect Costs; (5) the name and professional background of the attorney retained by the Association to pursue the claim against the Developer(s) and a description of the relationship between such attorney and member(s) of the Board or the Association's management company (if any); (6) a description of the fee arrangement between such attorney and the Association; (7) the estimated attorneys' fees and expert fees and costs necessary to pursue the claim against the Developer(s) and the source of the funds which will be used to pay such fees and expenses; (8) the estimated time necessary to conclude the action against the Developer(s); and (9) an affirmative statement from a majority of the members of the Board that the action is in the best interests of the Association and its Members.

Section 12.4 Alternative Dispute Resolution. Any dispute or claim between or among (a) a Developer (or its brokers, agents, consultants, contractors, subcontractors, or employees) on the one hand, and any Owner(s) or the Association on the other hand; or (b) any Owner and another Owner; or (c) the Association and any Owner, regarding any controversy or claim between the parties, including any claim based on contract, tort, or statute, arising out of or relating to (i) the rights or duties of the parties under this Declaration; (ii) the design or construction of any portion of the Project; (iii) or an Alleged Defect, but excluding disputes relating to the payment of any type of Assessment (collectively a "Dispute"), shall be subject first to negotiation, then mediation, and then arbitration as set forth in this Section 12.4 prior to any party to the Dispute instituting litigation with regard to the Dispute.

Section 12.4.1 Negotiation. Each party to a Dispute shall make every reasonable effort to meet in person and confer for the purpose of resolving a Dispute by good faith negotiation. Upon receipt of a written request from any party to the Dispute, the Board may appoint a representative to assist the parties in resolving the dispute by negotiation, if in its discretion the Board believes its efforts will be beneficial to the parties and to the welfare of the community. Each party to the Dispute shall bear their own attorneys' fees and costs in connection with such negotiation.

Section 12.4.2 Mediation. If the parties cannot resolve their Dispute pursuant to the procedures described in Subsection 12.4.1 above within such time period as may be agreed upon by such parties (the "Termination of Negotiations"), the party instituting the Dispute (the "Disputing

Party") shall have thirty (30) days after the termination of negotiations within which to submit the Dispute to mediation pursuant to the mediation procedures adopted by the American Arbitration Association or any successor thereto or to any other independent entity providing similar services upon which the parties to the Dispute may mutually agree. No person shall serve as a mediator in any Dispute in which such person has a financial or personal interest in the result of the mediation, except by the written consent of all parties to the Dispute. Prior to accepting any appointment, the prospective mediator shall disclose any circumstances likely to create a presumption of bias or to prevent a prompt commencement of the mediation process. If the Disputing Party does not submit the Dispute to mediation within thirty days after Termination of Negotiations, the Disputing Party shall be deemed to have waived any claims related to the Dispute and all other parties to the Dispute shall be released and discharged from any and all liability to the Disputing Party on account of such Dispute; provided, nothing herein shall release or discharge such party or parties from any liability to persons or entities not a party to the foregoing proceedings.

Section 12.4.2.1 Position Memoranda; Pre-Mediation Conference. Within ten (10) days of the selection of the mediator, each party to the Dispute shall submit a brief memorandum setting forth its position with regard to the issues to be resolved. The mediator shall have the right to schedule a pre-mediation conference and all parties to the Dispute shall attend unless otherwise agreed. The mediation shall commence within ten (10) days following submittal of the memoranda to the mediator and shall conclude within fifteen (15) days from the commencement of the mediation unless the parties to the Dispute mutually agree to extend the mediation period. The mediation shall be held in the County where the property is located or such other place as is mutually acceptable by the parties to the Dispute.

Section 12.4.2.2 Conduct of Mediation. The mediator has discretion to conduct the mediation in the manner in which the mediator believes is most appropriate for reaching a settlement of the Dispute. The mediator is authorized to conduct joint and separate meetings with the parties to the Dispute and to make oral and written recommendations for settlement. Whenever necessary, the mediator may also obtain expert advice concerning technical aspects of the dispute, provided the parties to the Dispute agree to obtain and assume the expenses of obtaining such advice as provided in Subsection 12.4.2.5 below. The mediator does not have the authority to impose a settlement on any party to the Dispute.

Section 12.4.2.3 Exclusion Agreement. Any admissions, offers of compromise or settlement negotiations or communications at the mediation shall be excluded in any subsequent dispute resolution forum.

Section 12.4.2.4 Parties Permitted at Sessions. Persons other than the parties to the Dispute may attend mediation sessions only with the permission of all parties to the Dispute and the mediator. Confidential information disclosed to a mediator by the parties to the Dispute or by witnesses in the course of the mediation shall be kept confidential. There shall be no stenographic, video-graphic, or audio record of the mediation process.

Section 12.4.2.5 Expenses of Mediation. The expenses of witnesses for either side shall be paid by the party producing such witnesses. All other expenses of the mediation, including, but not limited to, the fees and costs charged by the mediator and the expenses of any witnesses or the cost of any proof of expert advice produced at the direct request of the mediator, shall be borne

equally by the parties to the Dispute unless agreed to otherwise. Each party to the Dispute shall bear their own attorneys' fees and costs in connection with such mediation.

Section 12.4.3 Final and Binding Arbitration. If the parties cannot resolve their Dispute pursuant to the procedures described in Subsection 12.4.2 above, the Disputing Party shall have thirty (30) days following termination of mediation proceedings (as determined by the mediator) to submit the Dispute to final and binding arbitration in accordance with the Commercial Arbitration Rules of the American Arbitration Association, as modified or as otherwise provided in this Section 12.4. If the Disputing Party does not submit the Dispute to arbitration within thirty days after termination of mediation proceedings, the Disputing Party shall be deemed to have waived any claims related to the Dispute and all other parties to the Dispute shall be released and discharged from any and all liability to the Disputing Party on account of such Dispute; provided, nothing herein shall release or discharge such party or parties from any liability to a person or entity not a party to the foregoing proceedings.

The existing parties to the Dispute shall cooperate in good faith to ensure that all necessary and appropriate parties are included in the arbitration proceeding. No Developer shall be required to participate in the arbitration proceeding if all parties against whom a Developer would have necessary or permissive cross-claims or counterclaims are not or cannot be joined in the arbitration proceedings. Subject to the limitations imposed in this Section 12.4, the arbitrator shall have the authority to try all issues, whether of fact or law.

Section 12.4.3.1 Place. The arbitration proceedings shall be heard in the County where the Property is located.

Section 12.4.3.2 Arbitration. A single arbitrator shall be selected in accordance with the rules of the American Arbitration Association from panels maintained by the American Arbitration Association with experience in relevant matters which are the subject of the Dispute. The arbitrator shall not have any relationship to the parties or interest in the Project. The parties to the Dispute shall meet to select the arbitrator within ten (10) days after service of the initial complaint on all defendants named therein.

Section 12.4.3.3 Commencement and Timing of Proceeding. The arbitrator shall promptly commence the arbitration proceeding at the earliest convenient date in light of all of the facts and circumstances and shall conduct the proceeding without undue delay.

Section 12.4.3.4 Prehearing Conferences. The arbitrator may require one or more prehearing conferences.

Section 12.4.3.5 Discovery. The parties to the Dispute shall be entitled to limited discovery only, consisting of the exchange between the parties of the following matters: (i) witness lists; (ii) expert witness designations; (iii) expert witness reports; (iv) exhibits; (v) reports of testing or inspections of the property subject to the Dispute, including but not limited to, destructive or invasive testing; and (vi) trial briefs. The Developer shall also be entitled to conduct further tests and inspections as provided in Section 12.1 above. Any other discovery shall be permitted by the arbitrator upon a showing of good cause or based on the mutual agreement of the parties to the Dispute. The arbitrator shall oversee discovery and may enforce all discovery orders in the same manner as any trial court judge.

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Section 12.4.3.6 Limitation on Remedies/Prohibition on the Award of Punitive Damages. Notwithstanding contrary provisions of the Commercial Arbitration Rules, the arbitrator in any proceeding shall not have the power to award punitive or consequential damages; however, the arbitrator shall have the power to grant all other legal and equitable remedies and award compensatory damages. The arbitrator's award may be enforced as provided for in the Florida Arbitration Code, Chapter 682, Florida Statutes, or such similar law governing enforcement of awards in a trial court as is applicable in the jurisdiction in which the arbitration is held.

Section 12.4.3.7 Motions. The arbitrator shall have the power to hear and dispose or motions, including motions to dismiss, motions for judgment on the pleadings, and summary judgment motions, in the same manner as a trial court judge, except the arbitrator shall also have the power to adjudicate summary issues of fact or law including the availability of remedies, whether or not the issue adjudicated could dispose of an entire cause of action or defense.

Section 12.4.3.8 Expenses of Arbitration. Each party to the Dispute shall bear all of its own costs incurred prior to and during the arbitration proceedings, including the fees and costs of its attorneys or other representatives, discovery costs, and expenses of witnesses produced by such party. Each party to the Dispute shall share equally all charges rendered by the arbitrator unless otherwise agreed to by the parties.

Section 12.5 Statute of Limitations. Nothing in this Article shall be considered to toll, stay, or extend any applicable statute of limitations.

Section 12.6 Enforcement of Resolution. If the parties to a Dispute resolve such Dispute through negotiation or mediation in accordance with Subsection 12.4.1 or Subsection 12.4.2 above, and any party thereafter fails to abide by the terms of such negotiation or mediation, or if an arbitration award is made in accordance with Subsection 12.4.3 and any party to the Dispute thereafter fails to comply with such resolution or award, then the other party to the Dispute may file suit or initiate administrative proceedings to enforce the terms of such negotiation, mediation, or award without the need to again comply with the procedures set forth in this Article. In such event, the party taking action to enforce the terms of the negotiation, mediation, or the award shall be entitled to recover from the non-complying party (or if more than one non-complying party, from all such parties pro rata), all costs incurred to enforce the terms of the negotiation, mediation or award including, without limitation, attorneys' and paralegals' fees and court costs.

## ARTICLE XIII
## GENERAL PROVISIONS

Section 13.1 Severability. Judicial invalidation of any part of this Declaration shall not affect the validity of any other provisions.

Section 13.2 Construction. The Article and Section headings have been inserted for convenience only and shall not be considered in resolving questions of interpretation or construction. All terms and words used in this Declaration regardless of the number and gender in which they are used shall be deemed and construed to include any other number, and any other gender, as the context or sense requires. In the event of any conflict or inconsistency between this Declaration, the Articles, and/or the Bylaws, the provisions of this Declaration shall control over the provision of

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the Articles and the Bylaws and the provisions of the Articles shall prevail over the provisions of the Bylaws.

Section 13.3 Notices. Any notice permitted or required to be delivered as provided herein may be delivered either personally or by mail, postage prepaid; if to an Owner, addressed to that Owner at the address of the Owner's Lot or if to the Architectural Committee, addressed to that Committee at the normal business address of the Association. If notice is sent by mail, it shall be deemed to have been delivered twenty-four (24) hours after a copy of the same has been deposited in the United States mail, postage prepaid. If personally delivered, notice shall be effective on receipt. Notwithstanding the foregoing, if application for approval, plans, specifications and any other communication or documents shall not be deemed to have been submitted to the Architectural Committee, unless actually received by said Committee. Any vote, election, consent or approval of any nature by the Owners or the Board, whether hereunder or for any other purpose, may, in the discretion of the Board and in lieu of a meeting of the Board or the Owners, as applicable, be held by a mail-in ballot process pursuant to such reasonable rules as the Board may specify.

Section 13.4 Tract Declaration. Any Owner of a Tract containing more than one Lot shall have the right to impose on any portion of the Tract owned by such Owner a Tract Declaration ("Tract Declaration') in such form as may be approved in writing by Declarant. A Tract Declaration may modify the provisions of Section 11.4 or Article XII of this Declaration and, to the extent that any Tract Declaration is inconsistent with such provisions of this Declaration, the provisions of such Tract Declaration shall take priority over and control over such provisions of this Declaration. A Tract Declaration may also impose other covenants, conditions, restrictions, easements, or other matters to the extent not inconsistent with the provisions of this Declaration.

Section 13.5 Prices. Declarant shall have the right, from time to time, in its sole discretion, to establish and/or adjust sales prices or price levels for new Residential Units and/or Lots.

Section 13.6 Restriction of Traffic. Declarant reserves the right, so long as it owns any portion of the Property, to unilaterally restrict and/or reroute all pedestrian and vehicular traffic within the Property, in Declarant's sole discretion, to accommodate Declarant's construction activities, and sales and marketing activities (as well as those of any Designated Builder approved by Declarant); provided that no Residential Unit shall be deprived of access to a dedicated street adjacent thereto.

Section 13.7 Communication. All communication from Owners to Declarant, its successors or assigns, the Board, or any officer of the Association shall be in writing in order to be deemed effective.

Section 13.8 Interpretation. The Board shall have the right, except as limited by any other provisions of this Declaration or the Bylaws, to determine all questions arising in connection with this Declaration and to construe and interpret its provisions, and its good faith determination, construction, or interpretation shall be final and binding. In all cases, the provisions of this Declaration shall be given that interpretation or construction that will best consummate the general plan of development for the Project.

Section 13.9 Declarant's Consent or Approval. Notwithstanding anything in this Declaration to the contrary, to the extent that any action hereunder requires Declarant's consent or approval, such

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consent or approval shall only be required so long as Declarant owns any portion of the Property. At such time as Declarant no longer owns any portion of the Property, any action which is subject to Declarant's consent or approval shall no longer require such consent or approval.

Section 13.10 Laws of Florida. The provisions of this Declaration shall be construed under and subject to the laws of the State of Florida and the County in which the Project is located.

Section 13.11 Other Rights. Declarant reserves all other rights, powers, and authority of Declarant set forth in this Declaration, and, to the extent not expressly prohibited by Applicable Florida law, further reserves all other rights, powers, and authority, in Declarant's sole discretion, of a declarant under applicable Florida law.

Section 13.12 Disclaimers and Releases. By acceptance of a deed to a Residential Unit, each Purchaser or Owner, for itself and all persons claiming under such Purchaser or Owner, shall conclusively be deemed to have acknowledged and agreed: (a) that Declarant specifically disclaims any and all representations and warranties, express and implied, with regard to any of the disclosed or described matters (other than to the extent expressly set forth in the foregoing disclosures); and (b) to fully and unconditionally release Declarant and the Association, and their respective directors, officers, managers, members, agents, employees, suppliers and contractors, and their successors and assigns, from any and all loss, damage or liability (including, but not limited to, any claim for nuisance or health hazards) related to or arising in connection with any disturbance, inconvenience, injury, or damage resulting from or pertaining to all and/or any one or more of the conditions, activities, occurrences described herein.

## ARTICLE XIV
## WATER MANAGEMENT DISTRICT REQUIREMENTS

Section 14.1 Purpose. The provisions of this Article XIV are included for purposes of complying with various requirements of the Water Management District. The provisions of this Article XIV are intended to supplement and not replace the remaining provisions of this Declaration. However, in the event of any conflict between any provision of this Article XIV and any other provision of this Declaration, and assuming no reasonable interpretation of such provisions reconciles such conflict, then the provisions of this Article XIV will prevail. Furthermore, if so required by the Water Management District, the Declarant may amend this Article as may be necessary or desirable to comply with such requirement, without the joinder or consent of any other party, including any Owner, mortgagee, or the Association.

Section 14.2 Surface Water Management System. The Association shall own and be responsible for the maintenance, operation, and repair of the Surface Water Management System. Maintenance of the Surface Water Management System shall mean the exercise of practices which allow the system to provide drainage, water storage, retention ponds, conveyance, or other surface water or stormwater management capabilities as permitted by the Water Management District. Any repair or reconstruction of the Surface Water Management System shall be as permitted, or if modified, as approved by the Water Management District. The Association shall own and be responsible for maintenance, operation, and repair of the Nutrient Removing Filtration System. Maintenance of the Nutrient Removing Filtration System shall mean the exercise of practices which allow the system to provide drainage, water storage, retention ponds conveyance, nutrient

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removal, or other surface water or stormwater management capabilities as permitted by the Water Management District. Any repair or reconstruction of the Nutrient Removing Filtration System shall be as permitted, or if modified, as approved by the Water Management District.

Section 14.3 Association Existence. The Association shall exist in perpetuity; however, if the Association is dissolved, the property rights comprising the portions of the Common Area consisting of the Surface Water Management System will be conveyed to an appropriate agency of local government. If this is not accepted, then the Surface Water Management System will be dedicated to a similar nonprofit corporation; provided, however if no other notforprofit corporation or agency will accept such property, then any affected governmental instrumentality or agency, including the Water Management District, may petition the Circuit Court of the County in which the Property is located to appoint a receiver or trustee to conduct the affairs and fulfill the obligations of the Association with respect to such applicable portions of the Common Area, or otherwise dispose of the Common Area or portions thereof as the Circuit Court may deem appropriate. If a receiver or trustee is appointed, the Association shall be responsible for court costs, attorney's fees, and all other expenses of the receivership or trust, which shall constitute Common Expenses of the Association and shall be assessed against its Members. If the Association has been dissolved, or if the Association shall not have a sufficient number of directors, the receiver or trustee shall have all powers and duties of a duly constituted board of directors. The receiver or trustee shall serve until such time as the Circuit Court may deem appropriate.

Section 14.4 Maintenance and Ownership of the Surface Water Management System. The Surface Water Management System, including any drainage, stormwater, Nutrient Removing Filtration System or other easements of which such system may be comprised, constitutes Common Areas of the Association. The Association shall be responsible for the operation and maintenance of the Surface Water Management System, Nutrient Removing Filtration System and for assessing and collecting fees for the operation, maintenance, and if necessary, replacement of the system. Any repair or reconstruction of the Surface Water Management System and Nutrient Removing Filtration System shall be as provided in the District Permit or, if modified, as approved, in writing, by the Water Management District. Notwithstanding the foregoing, no person shall alter the drainage flow of the Surface Water Management System and Nutrient Removing Filtration System, including buffer areas or swales, without the prior written approval of the Water Management District.

Section 14.5 Surface Water Management Permit. The registered agent for the Association shall maintain copies of the District Permit and all other Stormwater Management System permitting documents for the benefit of the Association.

## ARTICLE XV
## SPECIAL PROVISIONS

Section 15.1 Pesticides, insecticides and fertilizers may drift over and disperse upon portions of the Project from time to time.

Section 15.2 Water Body Restrictions. The following restrictions shall be applicable to any pond, lake, wetland or other water body owned or maintained by the Association ("Water Body"):

(A) There shall be no swimming in the Water Body except in the case of an emergency or as may be provided by the Association Rules.

(B) Unless otherwise approved in writing by the Board, only boats and watercraft operated by the Association for maintenance, safety or other community purposes or by Declarant shall be allowed in the Water Body.

(C) The Association and Declarant shall have authority to restrict the usage of all or any portion of the Water Body by any persons, including an Owner or occupant, or their family, guests or invitees due to negligence or violation of any of the Association Rules or any other safety regulations, as well as for reasons set forth elsewhere in this Declaration. Any person whose use of the Water Body is restricted by Declarant may request review of such restriction by the Board, the decision of which shall be binding.

(D) If forces of nature or governmental restrictions prohibit or otherwise render maintenance of the Water Body in the size, level or formation as originally shown on any Plat for the Property not possible or unreasonable for environmental or other reasons, neither Declarant nor the Association shall be obligated to maintain the Water Body in the size, level or formation as originally shown on any Plat.

(E) It is possible that effluent water, reclaimed water, or so called "gray water" may be used to fill Water Bodies and to maintain certain landscaping in the Common Areas. Owners acknowledge that the cost of such water may fluctuate and shall be a Common Expense.

Section 15.3 Additional Disclosures And Disclaimers Regarding Water Bodies and Common Turf Areas. By acceptance of a deed to a Unit, each Owner shall conclusively be deemed to understand, and to have acknowledged and agreed to, all of the following disclosures and disclaimers:

(A) Portions of the Property are located adjacent to or nearby Water Bodies, and adjacent Common Areas ("Water Bodies/Turf Areas"). In connection therewith: (a) the water facilities, hazards, other installations located on the Water Bodies/Turf Areas may be an attractive nuisance; (b) operation, maintenance, and use, of the Water Bodies/Turf Areas may result in a certain loss of privacy, and will entail various operations and applications, including (but not necessarily limited to) all or any one or more of the following: (1) the right of the Association, and its employees, agents, suppliers, and contractors, to (i) enter upon and travel over the Property to and from and between any one or more of the Property entry areas, and portions of the Water Bodies/Turf Areas, and (ii) enter upon the Property to maintain, repair, and replace, water and irrigation lines and pipes used in connection with Water Bodies/Turf Areas landscaping; (2) operation and use of noisy electric, gasoline, and other power driven vehicles and equipment, on various days of the week, including weekends, and during various times of the day, including, without limitation, early morning and late evening hours; (3) operation of sprinkler and other irrigation systems during the day and night; (4) storage, transportation, and application of insecticides, pesticides, herbicides, fertilizers, and other supplies and chemical substances (all, collectively, "chemical substances"); (5) parking and/or storage of Vehicles, equipment, chemical substances, and other items; (6) irrigation of the Water Bodies/Turf Areas, and supply of water facilities thereon, with recycled or effluent water; (7) "overspray" of recycled or effluent water

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and chemicals onto the Property; and/or (8) recreational users from time to time may shout and use language (or bodily motions or gestures), which may be distinctly audible (or visible) to persons in the Property, and which language (or bodily motions or gestures) may be profane or otherwise offensive in tone and content; (c) play on the Water Bodies/Turf Areas may be allowed during all daylight and/or evening hours, up to and including seven days a week; (d) play on the Water Bodies/Turf Areas may result in damage to the Property, including, without limitation, damage to windows, doors, stucco, roof tiles, sky lights, and other areas of the Residential Unit and other portions of the Property, and damage to real and personal property of Owner or others, whether outdoors or within a residence or other building, and injury to person; and (e) although fencing and other features may (but need not necessarily) be incorporated into the Residential Unit or other portions of the Property in an effort to decrease the hazards associated with such play, the Owner acknowledges that such fencing and other features may protect against some, but certainly not all, damage which may occur.

(B) The Water Bodies/Turf Areas also may include one or more separate large maintenance and/or warehouse-type building(s), storage area(s) for Vehicles, equipment, and chemical substances (as defined above), fuel storage and aboveground fuel island(s), and related facilities (all, collectively, "Maintenance Facility"), constructed and/or operated by the Association or owner(s) or operator(s) of the Maintenance Facility, at a location on or adjacent to the Property. The location of the Maintenance Facility will require frequent and recurring travel by Maintenance Facility and other Water Bodies/Turf Areas personnel, and Vehicles (and travel by and transportation of other personnel, equipment, chemicals, fuel, and other items) over Common Areas of the Property to and from the Maintenance Facility and other portions of the Water Bodies/Turf Areas and Property entry areas. In connection with the Maintenance Facility: (a) the facilities and related items located on the Maintenance Facility may be an attractive nuisance; (b) operation, maintenance, and use, of the Maintenance Facility may result in a certain loss of privacy, and will entail various operations and applications, including (but not necessarily limited to) all or any one or more of the following: (1) the right of owner(s) and operator(s) of the Maintenance Facility, and their employees, agents, suppliers, and contractors, to enter upon and travel over the Property to and from and between any one or more of the Property entry areas, the Maintenance Facility, and other portions of the Property; (2) operation, maintenance, and repair of noisy electric, gasoline, and other power driven Vehicles and equipment, on various days of the week, including weekends, and during various times of the day, including, without limitation, early morning and late evening hours; (3) storage, transportation, and application, of chemical substances; (4) parking and/or storage of Vehicles, equipment, chemical substances, fuel, and other items; and (5) fueling and related operations; and (c) although walls, fencing, and other features may be incorporated into the Maintenance Facility, the Owner acknowledges that such walls, fencing, and other features will certainly not eliminate all sight, noise, or other conditions, on or emanating from the Maintenance Facility.

(C) All and any one or more of the matters described above may cause inconvenience and disturbance to the Owner, and other occupants of and visitors to the Resident Unit and/or Common Areas, and possible injury to person and damage to property, and the Owner has carefully considered the foregoing matters, and the location of the Property (including the Common Areas and the Residential Unit) and their proximity to the Water Bodies/Turf Areas and to the Maintenance Facility, before making the decision to purchase a Residential Unit in the Property.

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Section 15.4 Easements for Water Body Maintenance and Flood Water. Declarant reserves for itself, the Association, and their successors, assigns and designees, the nonexclusive right and easement, but not the obligation, to enter upon any Water Body located within the Common Areas to: (a) install, operate, maintain and replace pumps to supply irrigation water to the Common Areas; (b) construct, maintain, and repair structures and equipment used for retaining water; (c) maintain such areas in a manner consistent with the Association Rules; and (d) replace, remove and/or fill in the Water Bodies if and to the extent permitted by applicable governmental authorities. Declarant, the Association, and their successors, assigns, and designees shall have an access easement over and across any of the Property abutting or containing Water Bodies to the extent reasonably necessary to exercise their rights under this Section.

Declarant further reserves for itself, the Association, and their successors, assigns, and designees, a perpetual, nonexclusive right and easement of access and encroachment over the Common Areas and Lots (but not the Residential Units thereon) adjacent to or within 100 feet of Water Bodies constituting a part of the Property, in order to (a) temporarily flood and back water upon and maintain water over such portions of the Property; (b) alter in any manner and generally maintain the Water Bodies and other bodies of water within the Common Areas; and (c) maintain and landscape the slopes and banks pertaining to such areas. All persons entitled to exercise these easements shall use reasonable care in and repair any damage resulting from the intentional exercise of such easements. Nothing herein shall be construed to make Declarant or any other person liable for damage resulting from flooding due to hurricanes, heavy rainfall, or other natural occurrences.

Section 15.5 Airplane Traffic. The Property is or may be located within or nearby certain airplane flight patterns or clear zones, and/or subject to significant levels of airplane traffic and noise.

Section 15.6 Future Development. Declarant presently plans to develop only those Lots which have already been released for construction and sale, and Declarant has no obligation with respect to future phases, plans, zoning, or development of other real property contiguous to or nearby the Lots presently planned for development. The Owner of a Residential Unit may have seen proposed or contemplated residential and other developments which may have been illustrated in the plot plan or other sales literature in or from Declarant's sales office, and/or may have been advised of the same in discussions with sales personnel; however, notwithstanding such plot plans, sales literature, or discussions or representations by sales personnel or otherwise, Declarant is under no obligation to construct such future or planned developments or units, and the same may not be built in the event that Declarant, for any reason whatsoever, decides not to build same. An Owner is not entitled to rely upon, and in fact has not relied upon, the presumption or belief that the same will be built; and no sales personnel or any other person in any way associated with Declarant has any authority to make any statement contrary to the foregoing provisions.

Section 15.7 Gas Lines. The Property or portions thereof are or may be nearby major regional underground natural gas transmission pipelines.

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**IN WITNESS WHEREOF**, the Declarant has executed this Declaration as of the day and year first above written.

Signed, sealed and delivered
in the presence of

WITNESSES:

_____
Name:_____

_____
Name:_____

**Richland Communities Inc.**, a Florida corporation

By:_____
Name:_____
Title:_____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of (month), 20 (year), by (Name), as (Title) of Richland Communities Inc.**,** a Florida corporation, on behalf of the _____, and who is ☐ personally known to me or ☐ has produced a _____ driver's license as identification.

(NOTARY SEAL)

_____
Notary Signature

_____
Printed Notary Signature

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**EXHIBIT "A"**

**LEGAL DESCRIPTION OF PROPERTY**

**(See attached)**

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**EXHIBIT "B"**

**ARTICLES OF INCORPORATION OF ASSOCIATION**

**(See attached)**

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**EXHIBIT "C"**
**BYLAWS OF ASSOCIATION**
**(See Attached)**

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# EXHIBIT C –

**BYLAWS**
**OF**
**PROMINENCE AT SUGARLOAF SUBDIVISION HOMEOWNERS ASSOCIATION, INC.**

## ARTICLE I
## NAME AND LOCATION

The name of the corporation is Prominence at Sugarloaf Subdivision Homeowners Association, Inc. The principal office of the Association shall be located at 555 Winderley Place Suite 129 Maitland, FL 32751, but meetings of members or directors may be held at such places within Florida designated by the board of directors.

## ARTICLE II
## DEFINITIONS

**1.** "Articles" shall mean the Articles of Incorporation of Prominence at Sugarloaf Subdivision Homeowners Association, Inc.

**2.** "Association" shall mean the Prominence at Sugarloaf Subdivision Homeowners Association, Inc., its successors and assigns.

**3.** "Board" shall mean the board of directors of the Association.

**4.** "Common Area" shall mean all real property (including the improvements thereon) owned by the Association, if any, or easement areas in favor of the Association, if any, for the common use and enjoyment of the Owners.

**5.** "Developer" shall mean Richland Developers Inc, FL. and its successors and assigns. Developer may assign all or a portion of its rights hereunder. In the event of a partial assignment, the assignee shall be deemed Developer and may exercise such rights of Developer specifically assigned to it. Any such assignment may be made on a non-exclusive basis.

**6.** "Declaration" shall mean the Declaration of Covenants, Conditions and Restrictions of Sugarloaf Pod 7 Subdivision recorded or to be recorded in the public records within the City of Minneola, Florida.

**7.** "Governing Documents" shall mean these Bylaws, the Articles and the Declaration.

**8.** "Lot" shall mean any plot of land shown as a lot upon any recorded plat of the Property (as hereinafter defined) with the exception of the Common Area.

**9.** "Member" shall mean those persons entitled to membership as provided in the Declaration.

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**10.** "Owner" shall mean the record owner, whether one or more persons or entities, of the fee simple title to any Lot which is a part of the Property, including contract sellers, but excluding those having such interest merely as security for performance of an obligation.

**11.** "Property" shall mean that certain real property described in the Declaration and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

## ARTICLE III
## MEMBERS

**1.** Qualifications. The qualification of Members, the manner of their admission to membership, changes in membership and the termination of such membership, shall be as set forth in the Declaration and the Articles.

**2.** Member Roster. The Secretary of the Association shall maintain a roster in the office of the Association showing the names and addresses of the Members. Each Member shall at all times advise the Secretary of any change of address of the Member or any change of ownership of the Member's Lot. The Association shall not be responsible for reflecting any changes until notified of such change in writing.

## ARTICLE IV
## MEETING OF MEMBERS

**1.** Annual Meetings. The first annual meeting of the Members shall be held within one (1) year from the date of incorporation of the Association, and each subsequent regular annual meeting of the Members shall be held annually. The Board shall determine the date, time and place to hold the annual meeting.

**2.** Special Meetings. Special meetings of the Members may be called at any time by the President or by the Board, or upon written request of one-fourth (1/4) of the Class A Members who are entitled to vote.

**3.** Notice of Meetings. Written notice of each meeting of the Members shall be given by, or at the direction of, the Secretary or person authorized to call the meeting, by mailing a copy of such notice at least fifteen (15) days before such meeting to each Member entitled to vote thereat, addressed to the Member's address last appearing on the books of the Association, or supplied by such Member to the Association for the purpose of notice. Such notice shall specify the place, day and hour of the meeting, and, in the case of a special meeting, the purpose of the meeting.

**4.** Attendance at Meetings. Any person entitled to cast the vote of a Member, and in the event a Lot is owned by more than one (1) person, all co-Owners of such Lot, may attend any meeting of the Members. Any person not expressly authorized to attend a meeting of the Members as set forth above may be excluded from any meeting of the Members by the presiding officer of such meeting.

**5.** Organization. At each meeting of the Members, the President, or in the President's absence, the Vice President, or their designee, shall act as Chairman of the Meeting. The Secretary or,

in the Secretary's absence, any person appointed by the Chairman of the Meeting shall act as Secretary of the meeting.

**6.** Minutes. The Association shall maintain minutes of each meeting of the Members and the Board in written form or in another form which can be converted into written form within a reasonable time. The minutes shall be kept in a book available for inspection by Members or their authorized representatives at any reasonable time. The Association shall retain these minutes for a period of not less than seven (7) years. A vote or abstention from voting on each matter voted upon for each Director present at a Board meeting must be recorded in the minutes.

**7.** Quorum. At meetings of Members, the presence of Members, in person or by proxy, entitled to cast one-tenth (1/10) of the votes of each class of Membership shall constitute a quorum for any action except as otherwise provided in the Articles, the Declaration, or these Bylaws. If, however, such quorum shall not be present or represented at any meeting, the Members entitled to vote shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting of the time, date, and place that the meeting will be reconvened, provided that a quorum is obtained.

**8.** Proxies. At all meetings of Members, each Member may vote in person or by proxy duly appointed in writing which bears a date not more than three (3) months prior to such meeting. All proxies shall be in writing, shall comply with the requirements of Chapter 720, Florida Statutes, as amended from time to time and shall be filed with the Secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by the Member of their Lot.

**9.** Parliamentary Rules. Roberts' Rules of Order (latest edition) shall govern the conduct of the meetings of Members when not in conflict with the Governing Documents.

## ARTICLE V
## BOARD OF DIRECTORS: SELECTION AND TERM OF OFFICE

**1.** Number. The affairs of this Association shall be managed by a board of a minimum of three (3) and a maximum of seven (7) directors. The number of directors shall always consist of an odd number.

**2.** Term of Office. At the annual meetings of the Members, the Members, when entitled, shall elect directors for a term of one (1) year or until the next annual meeting of the Members whichever is later. The term of each director's services shall extend until the next annual Members meeting and until their successor is duly elected and qualified, or until he is removed in the manner elsewhere provided.

**3.** Removal. Any director may be removed from the Board, with or without cause, by the vote or agreement in writing of a majority of the Members of the Association. In the event of death, resignation or removal of a director, their successor shall be selected by the remaining members of the Board and shall serve for the unexpired term of their predecessor.

**4.** Compensation. Directors shall serve without compensation or fees; provided, however, nothing herein shall be deemed to prevent reimbursement of out-of-pocket expenses approved by the Board and incurred on behalf of the Association.

**5.** Nomination. Nomination for election to the Board shall be made from the floor at the annual meeting.

**6.** Election. Election to the Board shall be by written ballot (unless dispensed with by majority consent of the Lots represented at the meeting). At the election Members may cast, in respect to each position to be filled on the Board, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

## ARTICLE VI
## MEETINGS OF DIRECTORS

**1.** Regular Meetings. Regular meetings of the Board may be held at such time and place as shall be determined, from time to time, by a majority of the directors. Meetings of the directors shall be open to all Members and notices of such meetings shall be posted in a conspicuous place on the Association property at least forty-eight (48) hours in advance of a meeting, except in emergency. Notice of any meeting in which assessments against Lots are to be established shall specifically contain a statement that assessments shall be considered and a statement of the nature of such assessments.

**2.** Special Meetings. Special meetings of the Board shall be held when called by the President of the Association, or by any two directors, after not less than three (3) days notice to each director.

**3.** Quorum. A majority of the directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the directors present at a duly held meeting, at which a quorum is present, shall be regarded as the act of the Board.

**4.** Minutes of Meetings. The minutes of all meetings of the Board shall be kept in a book available for inspection by the Members or the directors, at any reasonable time.

## ARTICLE VII
## POWERS AND DUTIES OF THE BOARD OF DIRECTORS

**1.** Powers. The Board shall have power to:

A. Adopt and publish rules and regulations governing the use of the Common Area and facilities, and the personal conduct of the Members and their guests thereon, and to establish penalties for any infraction thereof.

B. Suspend the voting rights and right to use of the recreational facilities of a Member during any period in which such Member shall be in default in the payment of any assessment levied by the Association. Such rights may also be suspended after notice and hearing for infraction of published rules and regulations.

C. Exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by other provisions of the Governing Documents.

D. Employ a manager, an independent contractor, and such other employees as they deem necessary, and to prescribe their duties.

E. Appoint by resolution, committees as from time to time may be deemed necessary which may exercise such powers, duties and functions as may be determined by the Board, which may include any powers which may be exercised by the Board.

**2.** Duties. It shall be the duty of the Board to:

A. Cause to be kept minutes of all meetings of the Members and Board.

B. Supervise all officers, agents and employees of the Association, and to see that their duties are properly performed.

C. As more fully provided in the Declaration, to:

D. Fix the amount of the annual assessment against each Lot.

E. Send written notice of each assessment to every Owner in advance of each annual assessment period.

F. Foreclose the lien against any property for which assessments are not paid or to bring an action at law against the owner personally obligated to pay the same.

G. Issue, or to cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid. A reasonable charge may be made by the Board for the issuance of these certificates. If a certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payment.

H. Procure and maintain adequate liability and hazard insurance on property owned by the Association.

I. Cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate.

J. Cause the Common Area to be maintained.

K. Supervise and ensure the making of necessary repairs, additions and improvements to, or alterations of the Property.

L. Maintain bank accounts on behalf of the Association and designate signatories required therefore.

M. Enter into and upon any portion of the Property, including any Lot(s), when necessary to maintain, care and preserve any real or personal property in the event the respective Owner fails to do so.

N. Perform all duties and obligations of the Association as set forth in the Governing Documents and as otherwise provided by statute or law, and all powers incidental thereto or implied therefrom.

## ARTICLE VIII
## OFFICERS AND THEIR DUTIES

**1.** Enumeration of Offices. The officers of this Association shall be a President and Vice-President, who shall at all times be Members of the Board, a Secretary and a Treasurer, and such other officers as the Board may from time to time by resolution create.

**2.** Election of Officers. The election of officers shall take place at the first meeting of the Board following each annual meeting of the Members.

**3.** Term. The officers of the Association shall be elected annually by the Board and each shall hold office for one (1) year unless the officer shall sooner resign, or shall be removed, or otherwise disqualified to serve.

**4.** Special Appointments. The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.

**5.** Resignation and Removal. Any Officer may be removed from office, with or without cause, by the Board. Any Officer may resign at any time by giving written notice to the Board, the President or the Secretary. Such resignation shall take effect on the date of receipt of such notice, or at any later time as specified, and unless otherwise specified, the acceptance of such resignation shall not be necessary to make it effective.

**6.** Vacancies. A vacancy in any office shall be filled by appointment by the Board. The Officer appointed to such vacancy shall serve for the remainder of the term of the Officer he replaces.

**7.** Multiple Offices. The offices of Secretary and Treasurer may be held by the same person. No person shall simultaneously hold more than one of any of the other offices except in the case of special appointments created pursuant to Section 4 of this Article.

**8.** Duties. The duties of the officers are as follows:

A. President. The President shall preside at all meetings of the Board; shall see that orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds and other written instruments.

B. Vice-President. The Vice-President shall act in the place and stead of the President in the event of their absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board.

C. Secretary. The Secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the Members; keep the corporate seal of the Association and affix it on all papers requiring said seal; serve notice of meetings of the Board and of the Members; keep appropriate current records showing the Members of the Association together with their addresses, and shall perform such other duties as required by the Board.

DRAFT

D. Treasurer. The Treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board; shall sign all checks and promissory notes of the Association; keep proper books of account; and shall prepare an annual budget and a statement of income and expenditures and deliver a copy of each to each of the Members.

## ARTICLE IX
## INDEMNIFICATION

The directors and officers of the Association shall be indemnified by the Association to the fullest extent now or hereinafter permitted by law and shall not be personally liable for any act, debt, liability or other obligation of the Association. Similarly, Members are not personally liable for any act, debt, liability or obligation of the Association. A Member may become liable to the Association for dues, assessments or fee as provided by law.

## ARTICLE X
## COMMITTEES

The Board may appoint a committee or committees as deemed appropriate in carrying out its purpose.

## ARTICLE XI
## BOOKS AND RECORDS

The books, records and papers of the Association shall at all times be subject to inspection by any Member. The Declaration, Articles and Bylaws of the Association shall be available for inspection by any Member, where copies may be purchased at a reasonable cost.

## ARTICLE XII
## CORPORATE SEAL

The Association shall have a seal in circular form having within its circumference the words: Sugarloaf Pod 7 Subdivision Homeowners Association, Inc., the year “2018” and the words “Corporation Not-For-Profit”. The seal may be used by causing it, or a facsimile thereof, to be impressed, affixed or otherwise reproduced upon any instrument or document executed in the name of the Association.

## ARTICLE XIII
## AMENDMENTS

These Bylaws may be amended at a regular or special meeting of the Members by a vote of a majority of the Owners. Notwithstanding the foregoing, the Developer specifically reserves the

right to amend these Bylaws in order to comply with the requirements of the St. John's River Water Management District or any other governmental agency.

## ARTICLE XIV
## MISCELLANEOUS

**1.** Fiscal Year. The fiscal year of the Association shall begin on the first day of January and end on the 31st day of December of every year, except that the first fiscal year shall begin on the date of incorporation.

**2.** Partial Invalidity. If any of the provisions of these Bylaws shall be or become unenforceable at law or in equity, the remaining provisions shall, nevertheless, be and remain in full force and effect.

**3.** Conflicts. In the event of any conflict, any applicable Florida statute, the Declaration, Articles, Bylaws and the rules and regulations of the Association shall govern, in that order.

**4.** Captions. Captions are utilized only as a matter of convenience and for reference, and in no way are intended to or shall define, limit or describe the scope of these Bylaws or the intent of any provision.

DRAFT

## CERTIFICATION

**I,** the undersigned, do hereby certify:

**THAT** I am the duly elected and acting Secretary of Sugarloaf Pod 7 Subdivision Homeowners Association, Inc., a Florida corporation not for profit; and

**THAT** the foregoing Bylaws constitute the original Bylaws of the Association, as duly adopted by consent of the Board.

**IN WITNESS WHEREOF,** I have hereunto subscribed my name and affixed the seal of the Association this _____ day of _____ 2023.

_____
Secretary

DRAFT

**AGENDA SUMMARY**
Planning & Zoning Commission Meeting
July 6, 2026

**Agenda Item:** 3.
**Subject Title:** Ordinance 2026-09 CR 455 Annexation & Rezoning

**Objective:**
An Ordinance of the City Council of the City of Minneola, Florida, Providing for the Voluntary Annexation of 4.88+/- Acres Pursuant to Section 171.044, Florida Statutes, Generally Located North of Bear Spring Road and West of County Road 455, in Lake County, Florida; Upon Annexation, Rezoning the Property From Lake County "Agriculture District (A)" to City of Minneola "Agriculture District (AG)" Within the City of Minneola; Providing for Severability; Providing for an Effective Date.

**Summary:**
Judith Yeager, owner, requests an annexation to the City of Minneola and the rezoning to Agriculture District (AG) of 4.88+/- Acres of property generally located North of Bear Spring Road and West of County Road 455.

**Exhibits:**
1. Annexation Application
2. Ordinance 2026-09 Annexation & Rezoning 7-6-26
3. Survey
4. Warranty Deed
5. HIGHLAND RESERVE Plat
6. County Annexation Letter
7. Ord 2026-09 Affidavit
8. Posted Ord 2026-09
9. Addresses
10. Mailed Notice
11. Mailing

**Options:**
1. Approve the ordinance as written.
2. Approve the ordinance with conditions.
3. Postpone the decision.
4. Deny approval of the ordinance.

**Fiscal Impact:**

Undetermined.

**Staff Recommendation:**
The subject property contains approximately 4.88 acres, exclusive of the area previously dedicated for public right-of-way. Although the Agriculture (AG) District is generally associated with a minimum parcel size of five (5) acres, staff finds the parcel substantially consistent with that standard. The parcel is an existing platted lot of record, and the sub-five-acre lot area resulted, in part, from the dedication of frontage for public right-of-way purposes. The acreage difference is minor, and staff finds the parcel functionally equivalent to a five-acre agricultural parcel for purposes of applying the City's Agriculture (AG) Future Land Use and zoning classifications.

# City of Minneola
## Annexation Application Cont.

The application material described herein is based on the provisions of Section 98-2 of the City's code and the relevant provision of Chapter 171, Florida Statutes.

Applicant Name: Judith Yeager

Applicant Address:

2750 Purple Meadow Ct

Minneola, FL 34715

Applicant Ph. #: 352-267-0482 E-mail: judy@imsfl.us

Project Name: Yeager Annexation

General Location and/or Street Address:
21097 County Road 455 Clermont, FL 34715

Alternate Key #: 3789882

Owner Name: Judith A. and David W. Yeager

Owner Address: 2750 Purple Meadow Court Minneola, FL 34715

Owner Ph. #: 352-267-0482 E-mail Address: judy@imsfl.us

Subject Site Area (square feet or acres) 4.881404 Present Use: Residence

Existing County FLUM: Rural Existing County Zoning: Agriculture District (A)

Proposed City FLUM: Agriculture Proposing City Zoning: Agriculture District (AG)

Proposed Use: Reside in the home and agriculture activities on the property

Reasons for the request:

David & I have served this community for years. We want to continue to serve the City of Minneola using the knowledge and experience we have as the City continues to grow and move forward. We have admired this peaceful and rural location and that is why we purchased it.

# City of Minneola
# Annexation Application Cont.

## Certification

I, the undersigned, do hereby certify that I have read the application and the relevant guidance material and understand the requirements described therein and that I will fully comply with all City, State and Federal regulations applicable to this project.

I understand that the application fee is non-refundable.

I further understand that I am responsible to reimburse the City for the actual advertising costs, mailing costs, AND the actual consultants' review fees, if any. Said fees shall be paid within 30 days of receipt of the City's invoice or further processing of the application will cease until the invoice is paid in full.

I understand that only application packages that are determined complete by the Department will be scheduled for review.

Judith Leasy

Applicant Signature

6/3/26

Date

---

*Office Use:*

Applicant Name: _____

Application For: _____

Amount: _____ Check: _____

Amount: _____ Check: _____

Rec'd by: _____ Date: _____ Receipt #: _____

# City of Minneola
# Annexation Application Cont.

## Owner's Authorization

*(required if the property owner is not the applicant)*

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority, personally appeared _____

who is being by me first duly sworn on oath, deposes and says:

1. That he/she is the property owner of the subject parcels in this application.
2. That he/she desires to apply for an annexation of land generally located at:

   _____

3. That he/she has appointed _____
   to act as agent in his/her behalf to accomplish the above.

Judith Yeager
_____
Owner's Signature

This is to certify that on June 4 , 2024 before me,
an officer duly authorized to take acknowledgements in the State and County aforesaid, personally
appeared Judith Yeager he/she is personally know to me or has produced
drivers license as identification and did (did not) take an oath.

SEAL

KRISTINE THOMPSON
Notary Public-State of Florida
Commission # HH 743668
My Commission Expires
February 22, 2030

HH 743668
_____
Serial Number

K Thompson
_____
Signature of Acknowledger

Kristine Thompson
_____
Acknowledger Name

2/22/30
_____
My Commission Expires

# City of Minneola
# Annexation Application Cont.

## Adjacent Property Owners

Type a list of owner's names and mailing addresses for all property owners lying within 300 ft of all sides of the property described in the attached application, as recorded in the current County tax rolls, or attach copies of the appropriate property record card.

| Alternate Key # | Property Owner | Address, include Zip Code |
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*Use additional pages as necessary.*

| Owner Name | Owner Address | Owner City | Owner State | Owner Zip |
|---|---|---|---|---|
| BBB RANCH LLC | 21055 COUNTY ROAD 455 | CLERMONT | FL | 34715 |
| PERKINS CHRISTOPHER J | 21103 COUNTY ROAD 455 | CLERMONT | FL | 34715 |
| STOVER MARK A & KELLY A | PO BOX 560437 | MONTVERDE | FL | 34756-0437 |
| VENORD JEAN MICHEL & JEAN REMY TRUST | 3208 E COLONIAL DR SUITE C #279 | ORLANDO | FL | 32803 |
| YEAGER JUDITH A & DAVID W | 21097 COUNTY ROAD 455 | CLERMONT | FL | 34715 |
| EPC HOLDINGS 808 LLC & | 3161 MICHELSON DR STE 425 | IRVINE | CA | 92612 |
| TORRES EUGENIO | 21083 COUNTY ROAD 455 | CLERMONT | FL | 34715 |

**ORDINANCE 2026-09**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MINNEOLA, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF 4.88+/- ACRES PURSUANT TO SECTION 171.044, FLORIDA STATUTES, GENERALLY LOCATED NORTH OF BEAR SPRING ROAD AND WEST OF COUNTY ROAD 455, IN LAKE COUNTY, FLORIDA; UPON ANNEXATION, REZONING THE PROPERTY FROM LAKE COUNTY "AGRICULTURE DISTRICT (A)" TO CITY OF MINNEOLA "AGRICULTURE DISTRICT (AG)" WITHIN THE CITY OF MINNEOLA; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City of Minneola has received a petition from David W. and Judith A. Yeager, (the "Owner"), requesting that approximately 4.88 acres of land, generally located north of Bear Spring Road and west of County Road 455 (the "Property"), be annexed to and made a part of the City of Minneola, and

**WHEREAS**, the Property to be annexed is contiguous to the existing City limits, per Section 171.031, Florida Statutes; and

**WHEREAS**, the annexation petition bears the signature of all required parties; and

**WHEREAS**, the notice of the proposed annexation has been properly published in accordance with Section 171.044(2), Florida Statutes; and

**WHEREAS**, the City Council finds that the Property is contiguous to the existing municipal boundary, is reasonably compact, and that the annexation will not create an enclave, as required by Chapter 171, Florida Statutes.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MINNEOLA, FLORIDA, AS FOLLOWS:**

**Section 1**. **Annexation.** The boundaries of the City of Minneola are hereby amended to include and annex into the City limits the real Property consisting of 4.88± acres, as more particularly described in Exhibit "A," attached hereto and incorporated herein by reference.

**Section 2. Rezoning.** The Property annexed pursuant to this Ordinance shall be assigned a zoning designation of Agriculture District (AG) under the City of Minneola Land Development Code.

**Section 3**. **Transmittal.** The City Clerk shall forward a certified copy of this Ordinance to the Clerk of the Circuit Court, the County Manager of Lake County, Florida, and the Secretary of State of the State of Florida within seven (7) days after its passage on second and final reading.

**Section 4**. **Severability.** If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent

jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this Ordinance.

**Section 5**. **Effective Date**. This Ordinance shall become effective immediately upon passage.

**PASSED AND ORDAINED** this _____ day of _____, 2026, by the City Council of the City of Minneola, Florida.

_____
Pam Serviss, Mayor

ATTEST:

_____
Kristine Thompson, City Clerk

Passed First Reading _____
Passed Second Reading _____

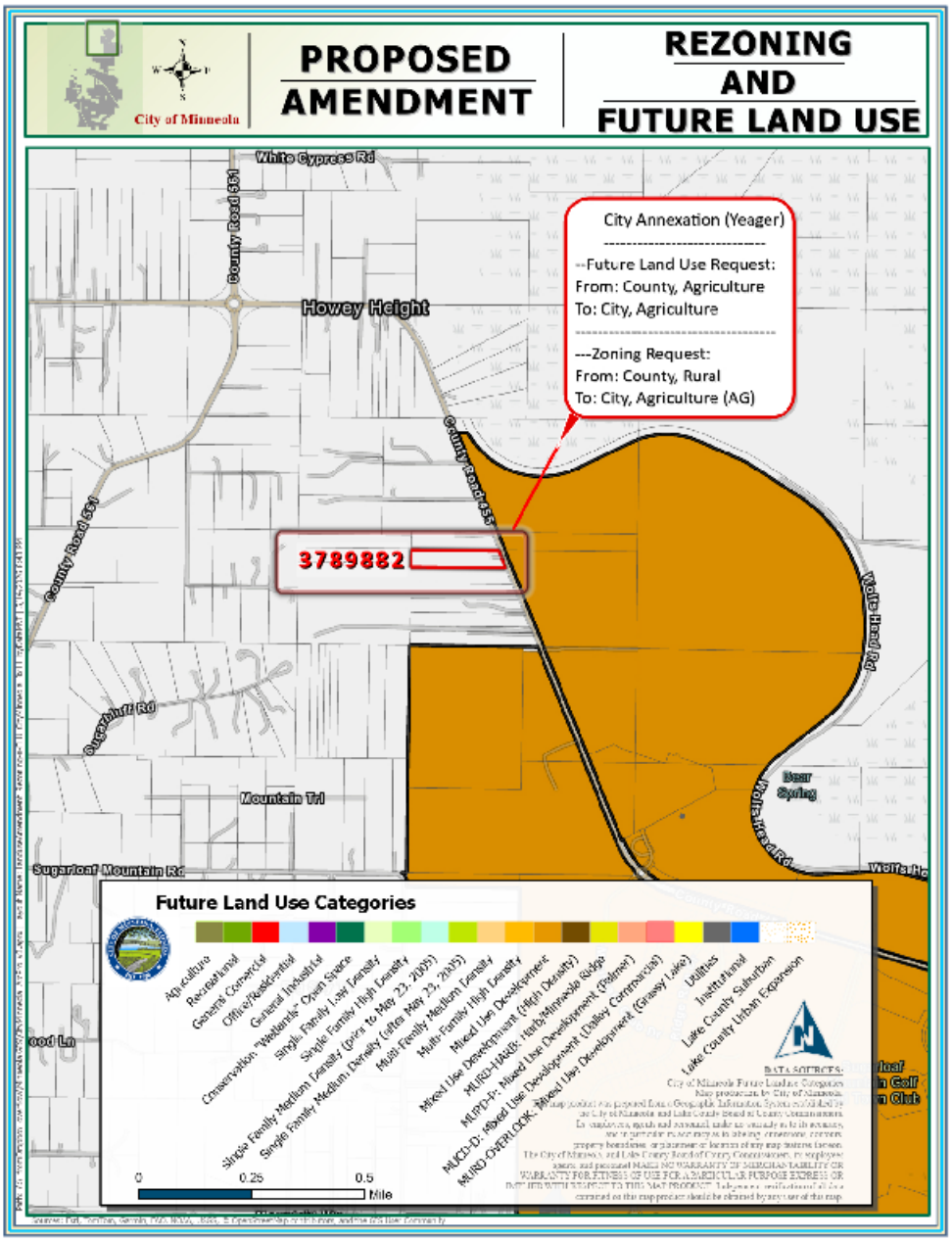
Approved as to form:

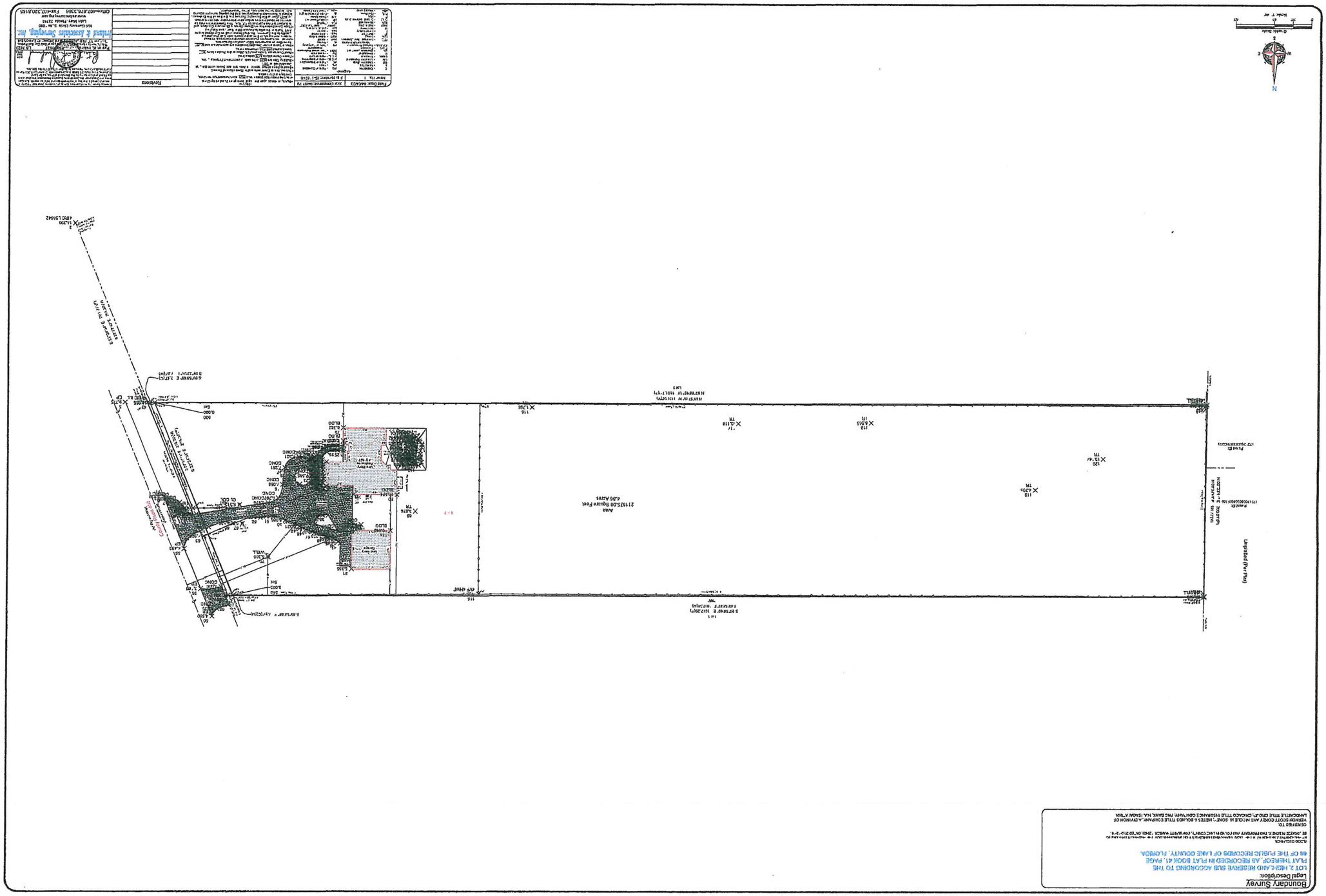
_____
Scott A. Gerken, City Attorney

**EXHIBIT "A"**
**LEGAL DESCRIPTION**

LOT 2, HIGHLAND RESERVE SUB ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41 PAGE 88 OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA.

**EXHIBIT "B"**


PROPOSED AMENDMENT
REZONING AND FUTURE LAND USE
City of Minneola
White Cypress Rd
County Road 561
Howey Height
City Annexation (Yeager)
--Future Land Use Request:
From: County, Agriculture
To: City, Agriculture
---Zoning Request:
From: County, Rural
To: City, Agriculture (AG)
County Road 455
3789882
County Road 561
Wolfe Head Rd
Sugarloaf Rd
Mountain Trl
Sugarloaf Mountain Rd
Future Land Use Categories
Agriculture
Recreational
General Commercial
Office/Residential
General Industrial
Conservation "Wetlands" Open Space
Single Family Low Density
Single Family High Density
Single Family Medium Density (pre to May 22, 2035)
Single Family Medium Density (after May 22, 2035)
Multi-Family Medium Density
Multi-Family High Density
Mixed Use Development
Mixed Use Development (High Density)
MURD-HARB: Harbj-Minneola Ridge
MUPD-P: Mixed Use Development (Palmer)
MUCD-D: Mixed Use Development (Valley Commercial)
MURD-DIFFLOCK: Mixed Use Development (Grassy Lake)
Utilities
Institutional
Lake County Suburban
Lake County Urban Expansion
0
0.25
0.5
Mile


Boundary Survey
Legal Description:
LOT 2, HIGHLAND RESERVE SUB ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGE 66 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
Unplatted (Per Plat)
Area
21107.00 Square Feet
4.85 Acres

Return to:
Florida Title & Guarantee Agency
10025 Cleary Blvd
Plantation, FL 33324

This Instrument Prepared
under the supervision of:

Elizabeth Martinez
Florida Title & Guarantee Agency
10025 Cleary Blvd
Plantation, FL 33324

Property Appraisers Parcel Identification (Folio) No.:
17-21-26-0800-000-00200

Our File No.: 83-26-0110

## WARRANTY DEED

This Warranty Deed made this 27th day of March, 2026 by Nicole M. Gokey and Vernon Scott Gokey, a married couple, whose mailing address is 5533 Moon River Drive, Groveland, FL 34736, hereinafter called the grantor(s), to Judith A Yeager and David W Yeager, a married couple, whose post office address is 21097 County Road 455, Clermont, FL 34715, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor(s), for and in consideration of the sum of $10.00 (ten) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Lake County, State of Florida, viz:

Lot 2, Highland Reserve, according to the Plat thereof as recorded in Plat Book 41, Page 88, Public Records of Lake County, Florida.

SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2026 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

First Witness Signature

Casey Williams

Printed Signature

100 W. 5th Ave

Mt Dora FL 32757

Address of First Witness

Second Witness Signature

Lisa A. Guzman

Printed Signature

100 W 5th Avenue

Mt. Dora FL 32757

Address of Second Witness

Nicole M. Gokey

Vernon Scott Gokey

State of Florida

County of Lake

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25th day of March, 2026 by Nicole M. Gokey and Vernon Scott Gokey, who has produced Drivers Licenses as Identification or is personally known to me to be the persons therein.

Notary Public, State of Florida

My commission expires:
Seal

CASEY WILLIAMS
Notary Public - State of Florida
Commission # HH 764307
My Comm. Expires Feb 27, 2030
Bonded through National Notary Assn.

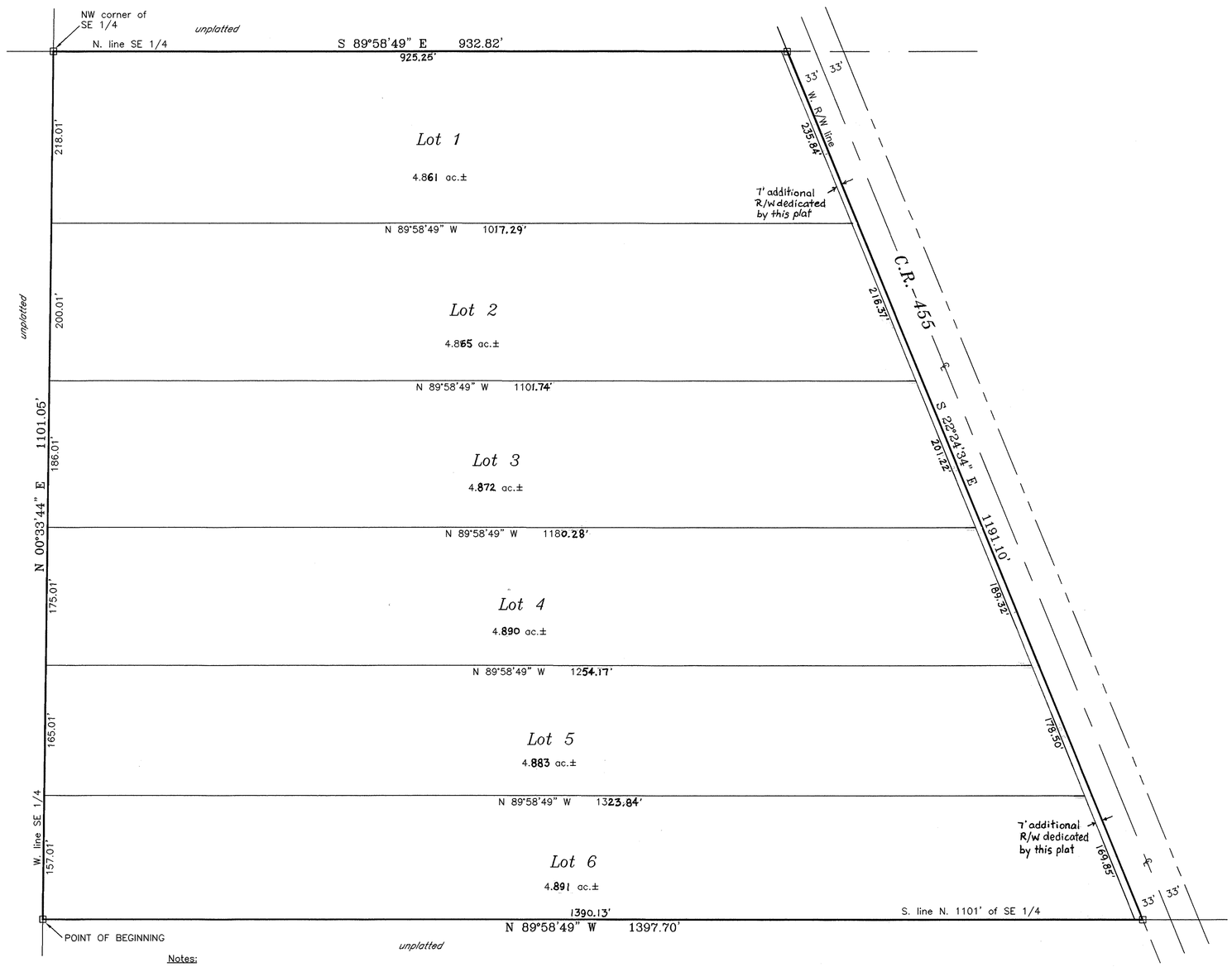
99036241

# Highland Reserve

*A portion of Section 17, Township 21 South, Range 26 East, Lake County, Florida*

Description:
Commence at the South 1/4 corner of Section 17, Township 21 South, Range 26 East, Public Records of Lake County, Florida, thence run N 00°33'44" E along the West line of the Southeast 1/4 of said Section 17 for a distance of 1565.64 feet to the South line of the North 1101.00 feet of the Southeast 1/4 of said Section 17 and the POINT OF BEGINNING; thence continue N 00°33'44" E along said West line of the Southeast 1/4 for a distance of 1101.05 feet to the Northwest corner of said Southeast 1/4; thence run S 89°58'49" E along the North line of said Southeast 1/4 for a distance of 932.82 feet to the West right of way line of C.R.-455; thence run S 22°24'34" E along said West right of way line for a distance of 1191.10 feet to the aforesaid South line of the North 1101.00 feet of the Southeast 1/4 of Section 17; thence run N 89°58'49" W along said South line for a distance of 1397.70 feet to the Point of Beginning.

North - Scale 1" = 100'
0 25 50 100 150 200




Notes:

- Bearings based on the West line of the Southeast 1/4 of Section 17-21-26 as being N 00°33'44" E, an assumed meridian.
- NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.
- It is the responsibility of the property owners to operate and maintain any stormwater management system not located within the right of way of the roads unless such responsibility is voluntarily assumed by Lake County.
- Iron rod & cap marked "FLA GEO LB 6642" set at all lot corners at time of platting.
- NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat.
- A 50' buffer will be maintained around gopher turtle habitat.
- All utility easements also service cable TV.
- GOPHER TORTOISES WILL BE AVOIDED AS REQUIRED BY STATE AND FEDERAL LAW.

Point of Commencement
S 1/4 corner
Sec. 17-21-26
found 6"x6" concrete monument, no #

Legend:

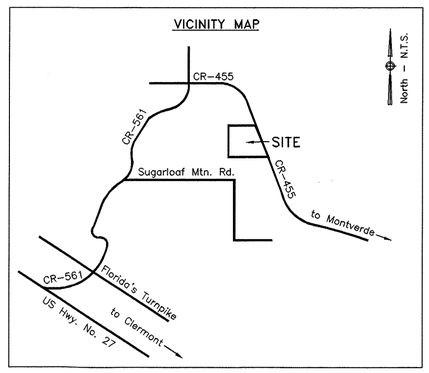
℄ Denotes centerline of right of way

R/W Denotes right of way line

□ Denotes set concrete monument & disk marked "PSM 5322 PRM", PERMANENT REFERENCE MONUMENT


*prepared by:*
Florida Geodetic Surveying, Inc.
720 West Montrose Street
P.O. Box 121442
Clermont, FL 34712-1442
(352) 394-3000


VICINITY MAP




STATEMENT OF REVIEWER

"Pursuant to Section 177.081, Florida Statutes, I have reviewed this plat for conformity to Chapter 177, Florida Statutes, and find that said plat complies with the technical requirements of that chapter; provided however, that my review does not include field verification of any of the coordinates, points or measurements shown on this plat."

Donald H. Roof DATED: 3/30/99

DONALD H. ROOF, P.S.M.
LAKE COUNTY PUBLIC WORKS DEPT.
FLA. REG # 5064

PLAT BOOK: 41
PAGE: 88

Page 1 of 1

DEDICATION

Highland Reserve

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 herein expressed and dedicates all easements and additional right of way for C.R.-455 to the perpetual use of the public, and
IN WITNESS WHEREOF, the undersigned does
hereonto set his hand and seal on Dec. 22, 1998.

*Highland Real Estate and Investments, Inc.*
Dale J. Ladd, PRES.
Dale J. Ladd, President

*Attested:*
Erin Ferguson
Erin Ferguson
Sharon M. Slack

STATE OF FLORIDA COUNTY OF LAKE
THIS IS TO CERTIFY, That on December 22, 1998 before me, on officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared, Dale J. Ladd, President,
known to me personally to be
the person described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be his free act and deed for the uses and purposes therein expressed.
IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

OFFICIAL NOTARY SEAL
DONNA L FRANKLIN
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC728000
MY COMMISSION EXP. APR. 20,2002

Donna L. Franklin
NOTARY PUBLIC Donna L. Franklin
My Commission Expires: 4-20-02

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT the undersigned, being a registered Surveyor and Mapper, fully licensed to practice in the State of Florida, does hereby certify that this plat was prepared under his supervision, and that this plat complies with all the provisions of Chapter 177, Florida Statutes.

Jeffrey P. Rhoden Date: 12/21/98
Jeffrey P. Rhoden, Registration # 5322

Florida Geodetic Surveying, Inc.
720 Montrose St.
Clermont, Florida 34711
Registration # LB 6642

CERTIFICATE OF APPROVAL
BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, that on April 20, 1999 the foregoing plat or plan was approved by the Board of County Commissioners of Lake County, Florida.

Chairman of the Board

Attest:
Clerk of the Board

JOINDER AND CONSENT TO DEDICATION

The undersigned hereby certifies that they are the holder of a mortgage, lien, or other encumbrance upon the above described property, and that the undersigned hereby joins in the and consents to the dedication of the lands described above by the owner thereof, and agrees that its mortgage, lien, or other encumbrance, which is recorded in Official Records Book 1603, Page 0506 of the Public Records of Lake County, Florida, shall be subordinate to the above dedication.
Signed and delivered in the presence of:

First Federal Savings Bank of Lake County

Brian R. Hofer, Vice President ATTEST: Erin Ferguson

STATE OF FLORIDA COUNTY OF LAKE
THIS IS TO CERTIFY, That on December 22, 1998 before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared Brian R. Hofer,
to me known personally or by drivers license ID to be the individuals described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed as such individuals thereunto authorized; that said Dedication is the act and deed of said individuals.
IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

OFFICIAL NOTARY SEAL
DONNA L FRANKLIN
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC728000
MY COMMISSION EXP. APR. 20,2002

Donna L. Franklin
NOTARY PUBLIC Donna L. Franklin
My Commission Expires: 4-20-02

CERTIFICATE OF APPROVAL

Planning & Zoning Coordinator Date 4/22/99

County Engineer Date APRIL 21, 1999

County Attorney Date 4/28/99

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 Charter 177, Florida Statutes, and was filed for the record on April 30 1999 at 8:45 AM
File No. 99036241

Clerk of the Circuit Court
Lake County, Florida

APR 30 8:45 AM 1999
RECORDED IN OFFICIAL RECORDS BOOK OF LAKE COUNTY, FLORIDA
JAMES C. WATKINS
CLERK OF CIRCUIT COURT

# City of Minneola

*"Central Florida's High Point"*

May 6, 2026

Lake County Board of County Commissioners
315 W. Main St.
Tavares, FL 32778

Dear Commissioners:

The City of Minneola (the "City") has received a request to annex approximately 5± acres of property generally located north of Bear Spring Road and west of County Road 455. The property is owned by Judith A.  and David W. Yeager. The affected Alternate Key Number is 3789882.

The property is currently Shown in Exhibit B-1 of the Interlocal Service Boundary Agreement (ISBA) between Lake County and the City. It is also located directly across the street from properties already within the City limits.

We respectfully request written confirmation of the County's approval of the proposed annexation.

Sincerely,

*Joyce Heffington*

Joyce Heffington, AICP
CRA Administrator

AFFIDAVIT OF PUBLICATION

# Clermont Sun

Published Weekly

Clermont, Lake County, Florida

Case No. 2026-09

STATE OF FLORIDA
COUNTY OF LAKE

Before the undersigned authority, Gina Sapp, personally appeared who on oath says that she is the Classified Advertising Legal Clerk of Clermont Sun, a newspaper published at Clermont in Lake County, Florida; that the attached copy or reprint of the advertisement, to the right, being a Public Notice, was published in said newspaper by print in the issues of or by publication on the newspaper's website, if authorized, on:

June 17, 2026

Affiant further says that the Clermont Sun newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Gina Sapp

Sworn to and subscribed before me this 17th day of June 2026 by Gina Sapp, who is personally known to me.

Ashley N. Abear, Clerk, Notary Number: #HH744101
Notary expires: December 27, 2029

00012418 00210936

Joyce Heffington
CITY OF MINNEOLA
P.O BOX 678
MINNEOLA, FL 34755

Notary Public State of Florida
Ashley Abear
My Commission HH 744101
Expires 12/27/2029



**P.O. BOX 678**
**MINNEOLA, FL 34755**
**(352) 394-3598**

## NOTICE OF PUBLIC HEARING

## ORDINANCE 2026-09

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MINNEOLA, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF 4.88 ± ACRES PURSUANT TO SECTION 171.044, FLORIDA STATUTES, GENERALLY LOCATED NORTH OF BEAR SPRING ROAD AND WEST OF COUNTY ROAD 455, IN LAKE COUNTY, FLORIDA; UPON ANNEXATION, REZONING THE PROPERTY FROM LAKE COUNTY "AGRICULTURE DISTRICT (A)" TO CITY OF MINNEOLA "AGRICULTURE DISTRICT (AG)" WITHIN THE CITY OF MINNEOLA; PROVIDING FOR CONDITIONS AND CONTINGENCIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

The City of Minneola Planning and Zoning Commission will hold a public hearing on Monday, July 6, 2026 at 6:30 p.m. at the Minneola City Hall located at 800 North U.S. 27, Minneola, FL, to consider a request for the annexation and rezoning of 4.88 ± acres of property generally located north of Bear Spring Road and west of County Road 455. The request is to change the zoning from Lake County "Agriculture District" (A) to "Agriculture District" (AG) within the City of Minneola.

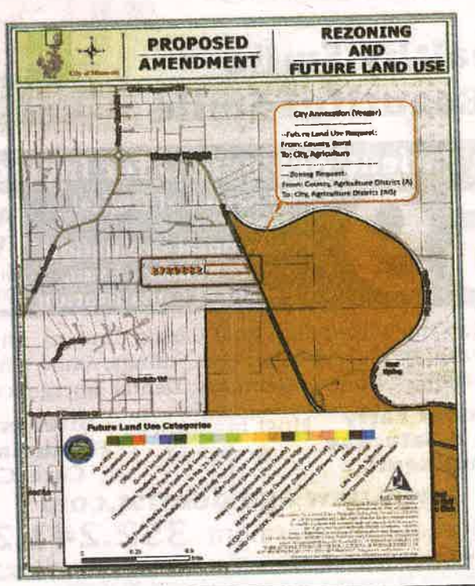
The City of Minneola City Council will hold a public hearing on Tuesday, July 7, 2026 at 6:30 p.m. and Tuesday, July 21, 2026 at 6:30 P.M. at the Minneola City Hall located at 800 North U.S. 27, Minneola, FL, on the matter.

The staff report on the case shall be sent to the City Council and will be available to the general public at least five (5) days prior to the hearing on the case. The complete legal description for the property described herein by metes and bounds and a copy of the ordinance may be obtained from the City Clerk. Interested parties may appear and be heard with regard to this proposed ordinance.

A person who decides to appeal any decision made by any board, agency, or council with respect to any matter considered at such meeting or hearing, will need a record of the proceedings. For such purposes, any such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based (Florida Statutes, 286.0105).

The City of Minneola Land Development Code is available for inspection at the City Hall, located at 800 North U.S. 27, Minneola, FL, during normal working hours 8:30 a.m. to 5 p.m.

PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT KRISTINE THOMPSON, CITY CLERK AT (352) 394-3598 AT LEAST 48 HOURS BEFORE THE DATE OF THE SCHEDULED HEARING.






Posted 6/17/26

| Alt Key | Owner Name | Owner Address |
|---|---|---|
| 1411203 | BBB RANCH LLC | 21055 COUNTY ROAD 455 |
| 1590078 | BBB RANCH LLC | 21055 COUNTY ROAD 455 |
| 3910635 | BBB RANCH LLC | 21055 COUNTY ROAD 455 |
| 3789881 | PERKINS CHRISTOPHER J | 21103 COUNTY ROAD 455 |
| 1031052 | STOVER MARK A & KELLY A | PO BOX 560437 |
| 3789883 | VENORD JEAN MICHEL & JEAN REMY TRUST | 3208 E COLONIAL DR SUITE C #279 |
| 3789882 | YEAGER JUDITH A & DAVID W | 21097 COUNTY ROAD 455 |
| 1031028 | EPC HOLDINGS 808 LLC & | 3161 MICHELSON DR STE 425 |
| 2804271 | EPC HOLDINGS 808 LLC & | 3161 MICHELSON DR STE 425 |
| 1065062 | EPC HOLDINGS 808 LLC & | 3161 MICHELSON DR STE 425 |
| 3789884 | TORRES EUGENIO | 21083 COUNTY ROAD 455 |

| Owner City | Owner State | Owner Zip | Property Address |
|---|---|---|---|
| CLERMONT | FL | 34715 | 21059 COUNTY ROAD 455 |
| CLERMONT | FL | 34715 | COUNTY ROAD 455 |
| CLERMONT | FL | 34715 | COUNTY ROAD 455 |
| CLERMONT | FL | 34715 | 21103 COUNTY ROAD 455 |
| MONTVERDE | FL | 34756-0437 | 21111 COUNTY ROAD 455 |
| ORLANDO | FL | 32803 | COUNTY ROAD 455 |
| CLERMONT | FL | 34715 | 21097 COUNTY ROAD 455 |
| IRVINE | CA | 92612 | WOLFS HEAD RD |
| IRVINE | CA | 92612 | WOLFS HEAD RD |
| IRVINE | CA | 92612 | BEAR SPRING RD |
| CLERMONT | FL | 34715 | 21083 COUNTY ROAD 455 |

| Owner Name | Owner Address |
| --- | --- |
| BBB RANCH LLC | 21055 COUNTY ROAD 455 |
| PERKINS CHRISTOPHER J | 21103 COUNTY ROAD 455 |
| STOVER MARK A & KELLY A | PO BOX 560437 |
| VENORD JEAN MICHEL & JEAN REMY TRUST | 3208 E COLONIAL DR SUITE C #279 |
| YEAGER JUDITH A & DAVID W | 21097 COUNTY ROAD 455 |
| EPC HOLDINGS 808 LLC & | 3161 MICHELSON DR STE 425 |
| TORRES EUGENIO | 21083 COUNTY ROAD 455 |

| Owner City | Owner State | Owner Zip |
|---|---|---|
| CLERMONT | FL | 34715 |
| CLERMONT | FL | 34715 |
| MONTVERDE | FL | 34756-0437 |
| ORLANDO | FL | 32803 |
| CLERMONT | FL | 34715 |
| IRVINE | CA | 92612 |
| CLERMONT | FL | 34715 |

# City of Minneola

*"Central Florida's High Point"*

June 18, 2026

Dear Adjacent Property Owner:

Due to administrative errors by City staff, and through no fault of the applicant, the annexation, rezoning, and comprehensive plan amendment application for 21097 County Road 455 (Alternate Key No. 3789882) will now be considered by the Planning and Zoning Commission on Monday, July 6, 2026.

The application requests annexation of the property into the City of Minneola with an Agricultural (AG) zoning designation and a corresponding Agricultural Future Land Use designation. The property qualifies for annexation because it is contiguous to the City limits, by virtue of being located directly across a public roadway from properties already located within the City, as provided by 171.031 Florida Statutes.

Enclosed please find notices of the rescheduled public hearings.

If you have any questions, please contact the City of Minneola Planning Department.

Sincerely,

*Joyce Heffington*

Joyce Heffington, AICP
CRA Administrator

**CITY OF MINNEOLA**
**P.O. BOX 678**
**MINNEOLA, FL 34755**
**(352) 394-3598**

## NOTICE OF PUBLIC HEARING

## ORDINANCE 2026-09

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MINNEOLA, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF 4.88+/- ACRES PURSUANT TO SECTION 171.044, FLORIDA STATUTES, GENERALLY LOCATED NORTH OF BEAR SPRING ROAD AND WEST OF COUNTY ROAD 455, IN LAKE COUNTY, FLORIDA; UPON ANNEXATION, REZONING THE PROPERTY FROM LAKE COUNTY "AGRICULTURE DISTRICT (A)" TO CITY OF MINNEOLA "AGRICULTURE DISTRICT (AG)" WITHIN THE CITY OF MINNEOLA; PROVIDING FOR CONDITIONS AND CONTINGENCIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

The City of Minneola Planning and Zoning Commission will hold a public hearing on Monday, July 6, 2026 at 6:30 p.m. at the Minneola City Hall located at 800 North U.S. 27, Minneola, FL, to consider a request for the annexation and rezoning of 4.88± acres of property generally located north of Bear Spring Road and west of County Road 455. The request is to change the zoning from Lake County "Agriculture District" (A) to "Agriculture District" (AG) within the City of Minneola.

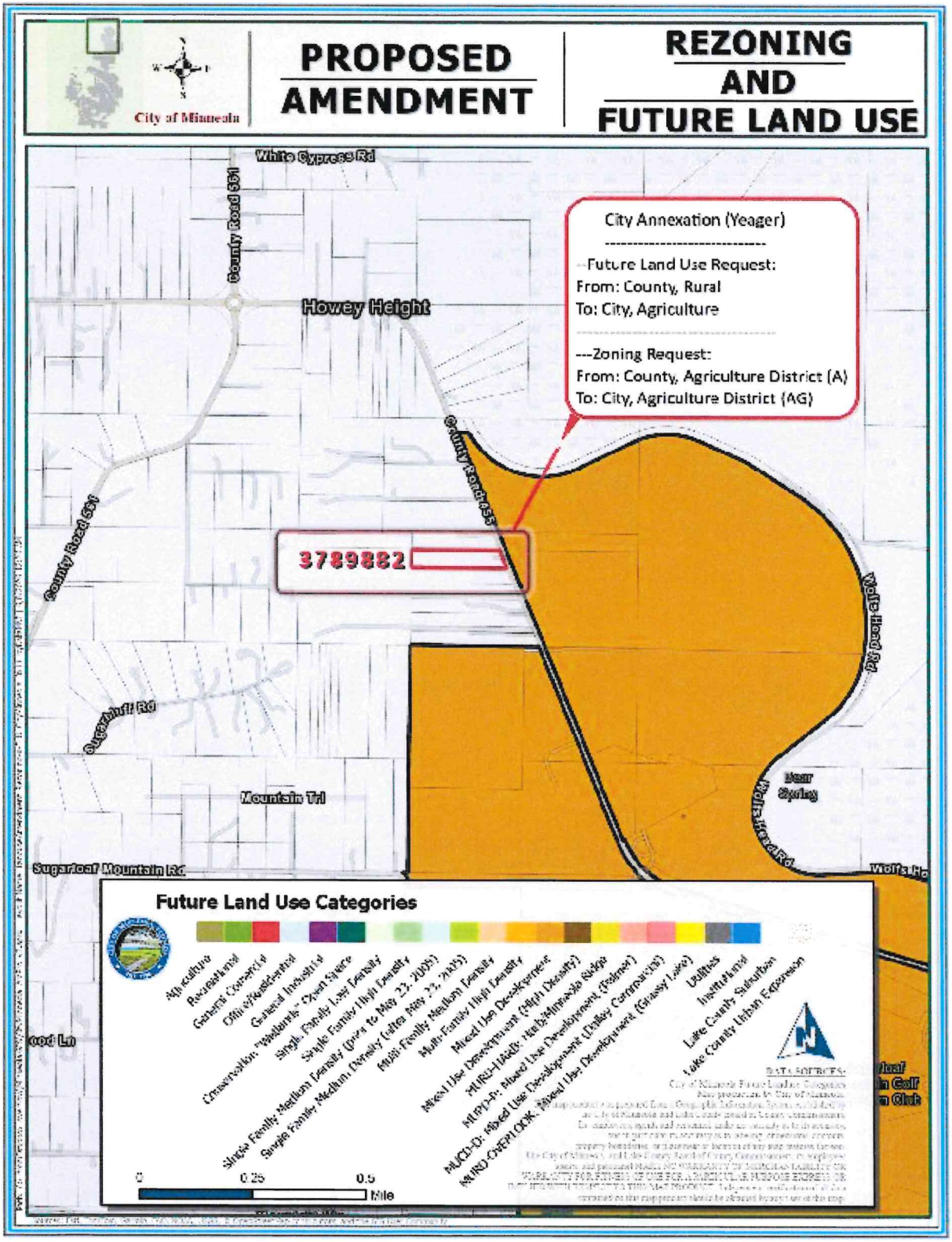
The City of Minneola City Council will hold a public hearing on Tuesday, July 7, 2026 at 6:30 p.m. and Tuesday, July 21, 2026 at 6:30 P.M. at the Minneola City Hall located at 800 North U.S. 27, Minneola, FL, on the matter.

The staff report on the case shall be sent to the City Council and will be available to the general public at least five (5) days prior to the hearing on the case. The complete legal description for the property described herein by metes and bounds and a copy of the ordinance may be obtained from the City Clerk. Interested parties may appear and be heard with regard to this proposed ordinance.

A person who decides to appeal any decision made by any board, agency, or council with respect to any matter considered at such meeting or hearing, will need a record of the proceedings. For such purposes, any such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based (Florida Statutes, 286.0105).

The City of Minneola Land Development Code is available for inspection at the City Hall, located at 800 North U.S. 27, Minneola, FL, during normal working hours 8:30 a.m. to 5 p.m.

PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT KRISTINE THOMPSON, CITY CLERK AT (352) 394-3598 AT LEAST 48 HOURS BEFORE THE DATE OF THE SCHEDULED HEARING.


City of Minneola
PROPOSED AMENDMENT
REZONING AND FUTURE LAND USE
White Cypress Rd
County Road 561
Howey Height
City Annexation (Yeager)
---Future Land Use Request:
From: County, Rural
To: City, Agriculture
---Zoning Request:
From: County, Agriculture District (A)
To: City, Agriculture District (AG)
County Road 561
3789882
Wolfs Head Rd
Sugarloaf Rd
Mountain Trl
Sugarloaf Mountain Rd
Dear Spring
Future Land Use Categories
Agriculture
Recreational
General Commercial
Office/Residential
General Industrial
Conservation "Wetlands" Open Space
Single Family Low Density
Single Family High Density
Single Family Medium Density (prior to May 23, 2005)
Single Family Medium Density (after May 23, 2005)
Multi-Family Medium Density
Multi-Family High Density
Mixed Use Development
Mixed Use Development (High Density)
MURD-HADD: Hard/Minneola Ridge
MUPD-D: Mixed Use Development (Palmer)
MUCD-D: Mixed Use Development (Dailey Commercial)
MURD-OVERLOOK: Mixed Use Development (Grassy Lake)
Utilities
Institutional
Lake County Suburban
Lake County Urban Expansion
0
0.25
0.5
Mile
DATA SOURCES:

**CITY OF MINNEOLA**
**P.O. BOX 678**
**MINNEOLA, FL 34755**
**(352) 394-3598**

## NOTICE OF PUBLIC HEARING

### ORDINANCE 2026-10

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MINNEOLA, FLORIDA, PROVIDING FOR A COMPREHENSIVE PLAN AMENDMENT PURSUANT TO SECTION 163.3187, FLORIDA STATUTES; AMENDING THE LAND USE DESIGNATION FROM "RURAL" ON THE LAKE COUNTY COMPREHENSIVE PLAN TO "AGRICULTURE" ON THE FUTURE LAND USE MAP OF THE CITY OF MINNEOLA'S COMPREHENSIVE PLAN, FOR 4.88 ± ACRES OF PROPERTY GENERALLY LOCATED NORTH OF BEAR SPRING ROAD AND WEST OF COUNTY ROAD 455, IN LAKE COUNTY, FLORIDA; PROVIDING FOR CONDITIONS AND CONTINGENCIES; DIRECTING THE CITY CLERK TO TRANSMIT THE AMENDMENT TO THE APPROPRIATE GOVERNMENTAL AGENCIES PURSUANT TO CHAPTER 163, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

The City of Minneola Planning and Zoning Commission will hold a public hearing on Monday, July 6, 2026 at 6:30 p.m. at the Minneola City Hall located at 800 North U.S. 27, Minneola, FL, of the proposed comprehensive plan amendment. The request is for a Small-Scale Comprehensive Plan Amendment pursuant to Section 163.3187, Florida Statutes, to amend the Future Land Use Map designation for approximately 4.88 ± acres of property generally located north of Bear Spring Road and west of County Road 455 from Lake County 'Rural' to City of Minneola 'Agriculture'.

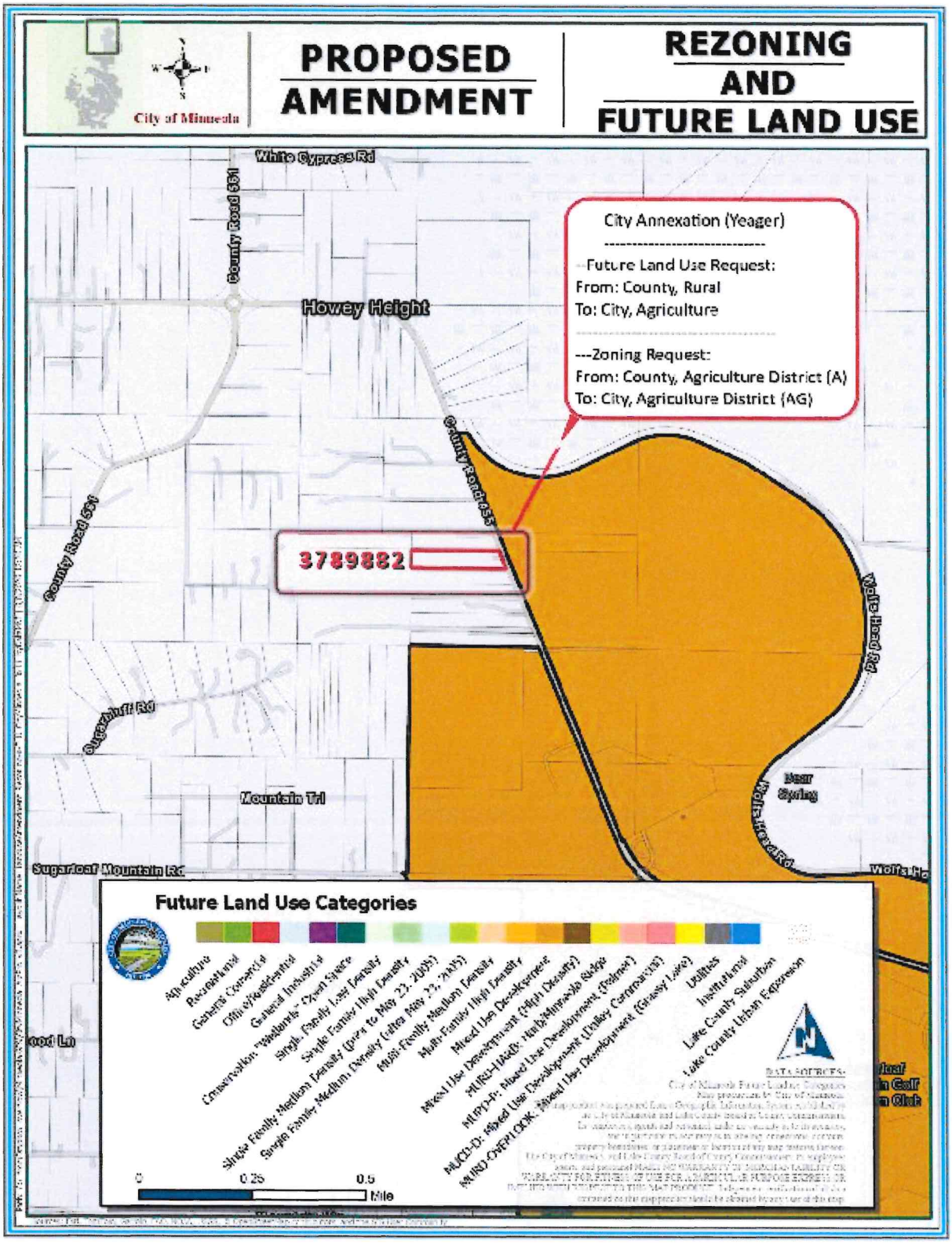
The City of Minneola City Council will hold a public hearing on Tuesday, July 7, 2026 at 6:30 p.m. and Tuesday, July 21, 2026 at 6:30 P.M. at the Minneola City Hall located at 800 North U.S. 27, Minneola, FL, on the matter.

The staff report on the case shall be sent to the City Council and will be available to the general public at least five (5) days prior to the hearing on the case. The complete legal description for the property described herein by metes and bounds and a copy of the ordinance may be obtained from the City Clerk. Interested parties may appear and be heard with regard to this proposed ordinance.

A person who decides to appeal any decision made by any board, agency, or council with respect to any matter considered at such meeting or hearing, will need a record of the proceedings. For such purposes, any such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based (Florida Statutes, 286.0105).

The City of Minneola Land Development Code and the proposed Ordinance are available for inspection at the City Hall, located at 800 North U.S. 27, Minneola, FL, during normal working hours 8:30 a.m. to 5 p.m.

PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT KRISTINE THOMPSON, CITY CLERK AT (352) 394-3598 AT LEAST 48 HOURS BEFORE THE DATE OF THE SCHEDULED HEARING.


City of Minneola
PROPOSED AMENDMENT
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3789882
County Road 561
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Sugarloaf Rd
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Mixed Use Development (High Density)
Mixed Use Development (Mixed Use Development (Palmer)
MUCD-D: Mixed Use Development (Dalley Commercial)
MURD-OVERLOOK: Mixed Use Development (Grassy Lake)
Utilities
Institutional
Lake County Suburban
Lake County Urban Expansion
0
0.25
0.5
Mile
DATA SOURCES:

**City of Minneola**
P.O. BOX 678
MINNEOLA, FLORIDA 34755

*"Central Florida's High Point"*

FIRST-CLASS

US POSTAGE IMI PITNEY BOWES

ZIP 34715 $ 000.74⁰
02 7H
0006112720 JUN 18 2026

VENORD JEAN MICHEL & JEAN REMY TRUST
3208 E COLONIAL DR SUITE C #279
ORLANDO, FL 32803

**City of Minneola**
P.O. BOX 678
MINNEOLA, FLORIDA 34755

*"Central Florida's High Point"*

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EPC HOLDINGS 808 LLC &
3161 MICHELSON DR STE 425
IRVINE, CA 92612

**City of Minneola**
P.O. BOX 678
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*"Central Florida's High Point"*

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$ 000.74⁰
JUN 18 2026

TORRES EUGENIO
21083 COUNTY ROAD 455
CLERMONT, FL 34715

**City of Minneola**
P.O. BOX 678
MINNEOLA, FLORIDA 34755

*"Central Florida's High Point"*

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$ 000.74⁰
JUN 18 2026

STOVER MARK A & KELLY A
PO BOX 560437
MONTVERDE, FL 34756-0437

**City of Minneola**
P.O. BOX 678
MINNEOLA, FLORIDA 34755

*"Central Florida's High Point"*

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02 7H
0006112720

$ 000.74⁰
JUN 18 2026

PERKINS CHRISTOPHER J
21103 COUNTY ROAD 455
CLERMONT, FL 34715

**City of Minneola**
P.O. BOX 678
MINNEOLA, FLORIDA 34755

*"Central Florida's High Point"*

FIRST-CLASS

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ZIP 34715
02 7H
0006112720

$ 000.74⁰
JUN 18 2026

BBB RANCH LLC
21055 COUNTY ROAD 455
CLERMONT, FL 34715

**City of Minneola**
P.O. BOX 678
MINNEOLA, FLORIDA 34755

*"Central Florida's High Point"*

FIRST-CLASS

US POSTAGE IMI PITNEY BOWES

ZIP 34715
02 7H
0006112720

$ 000.74⁰

JUN 18 2026

Yeager Judith & David W
21097 County Road 455
CLERMONT, FL 34715

**City of Minneola**
P.O. BOX 678
MINNEOLA, FLORIDA 34755

*"Central Florida's High Point"*

FIRST-CLASS

US POSTAGE IMI PITNEY BOWES

ZIP 34715
02 7H
0006112720

$ 000.74⁰

JUN 18 2026

EPC HOLDINGS 808 LLC &
3161 MICHELSON DR STE 425
IRVINE, CA 92612

**AGENDA SUMMARY**
Planning & Zoning Commission Meeting
July 6, 2026

**Agenda Item:** 4.
**Subject Title:** Ordinance 2026-10 Comprehensive Plan Amendment CR 455

**Objective:**
An Ordinance of the City Council of the City of Minneola, Florida, Providing for a Comprehensive Plan Amendment Amending the Land Use Designation from "Rural" on the Lake County Comprehensive Plan to “Agriculture” on the Future Land Use Map of the City of Minneola's Comprehensive Plan, for 4.88 + Acres of Property Generally Located North of Bear Spring Road and West of County Road 455, in Lake County, Florida; Providing for Conditions and Contingencies; Directing the City Clerk to Transmit the Amendment to the Appropriate Governmental Agencies Pursuant to Chapter 163, Florida Statutes; Providing for Severability; Providing for an Effective Date.

**Summary:**
Judith Yeager, Owner, requests a future land use change from Lake County "Rural" to City of Minneola "Agricuture" for 4.88 ± acres of property generally located North of Bear Spring Road and West of County Road 455, in Lake County, Florida.

**Exhibits:**
1. Zoning Comp Plan Application
2. Ordinance 2026-10 Comp Plan 7-6-26
3. Survey
4. HIGHLAND RESERVE Plat
5. County Annexation Letter
6. Ord 2026-10 Affidavit
7. Posted Ord 2026-10
8. Addresses
9. Mailed Notice
10. Mailing
11. Warranty Deed

**Options:**
1. Approve the Ordinance as presented.
2. Approve the Ordinance with conditions.
3. Postpone the decision.
4. Deny the Ordinance.

**Fiscal Impact:**
Undetermined

**Staff Recommendation:**
The subject property contains approximately 4.88 acres, exclusive of the area previously dedicated for public right-of-way. Although the Agriculture (AG) District is generally associated with a minimum parcel size of five (5) acres, staff finds the parcel substantially consistent with that standard. The parcel is an existing platted lot of record, and the sub-five-acre lot area resulted, in part, from the dedication of frontage for public right-of-way purposes. The acreage difference is minor, and staff finds the parcel functionally equivalent to a five-acre agricultural parcel for purposes of applying the City's Agriculture (AG) Future Land Use and zoning classifications.

**CITY OF MINNEOLA, FLORIDA**
**ZONING MAP AMENDMENT**
**WITH**
**COMPREHENSIVE PLAN AMENDMENT**
**APPLICATION**

**X Small Scale Comp Plan Amendment _ Large Scale Comp Plan Amendment**

*(Please check one Comp Plan Amendment type above)*

Applicant Name: Judith Yeager

Applicant Address: 2750 Purple Meadow Court

Minneola, FL 34715

Applicant Phone #: 352-267-0482 Fax# or E-mail: judy@imsfl.us

General Location and/or Street Address:

21097 County Road 455 Clermont, FL 34715

Alternate Key Number(s): 3789882

Owner Name: Judith A. and David W. Yeager

Owner Address: 2750 Purple Meadow Ct

Minneola, FL 34715

Owner Phone#: 352-267-0482 Fax# or E-mail judy@imsfl.us

Site Area (acres or sq. ft.): 4.881404___ _

---------- **EXISTING** ----------

FLUM: Rural Zoning: Agriculture District (A)

Potable Water Source: Well Sewage Disposal Method: Septic

Present Use & List Of Structures By Use: Residence

---

Has this site been subject to other development applications in the last two years?

NoX If Yes, provide the type of action and date of final action:

---------- **PROPOSED** ----------

FLUM: Agriculture Zoning: Agriculture District (AG)

Potable Water Source: Well Sewage Disposal Method: Septic

Proposed Use: Residence

Reasons for the request: See attached sheet

Adjacent Roadway Classification & LOS: Rural Standard LOS "C" 2026 2-way LOS "C"

Estimated traffic generated by the proposed project: No additional traffic

Reasons for the Request

David & I have served this community for years. We want to continue to serve the City of Minneola using the knowledge and experience we have as the City continues to grow and move forward.

We have admired this peaceful and rural location and that is why we purchased it.

**CITY OF MINNEOLA, FLORIDA**
**ZONING MAP AMENDMENT**
**WITH**
**COMPREHENSIVE PLAN AMENDMENT**

## CERTIFICATION

I, the undersigned, do hereby certify that I have read the application and the relevant guidance material and understand the requirements described therein and that I will fully comply with all City, State and Federal regulations applicable to this project.

I understand that the application fee is non-refundable.

I further understand that I am responsible to reimburse the City for the actual advertising costs, mailing costs, **AND** the actual consultants' review fees, if any. Said fees shall be paid within 30 days of receipt of the City's invoice **OR** further processing of the application will cease until the invoice is paid in full.

**I understand that only application packages that are determined complete by the Department will be scheduled for review.**

Judith Lyons
Applicant Signature

6/9/26
Date

**********

*Payment Record for Office Use:*

Applicant Name: _____

Application for: _____

Amount: _____ Check #: _____

Amount: _____ Check #: _____

Rec'd by: _____ Date: _____ Receipt #: _____

**CITY OF MINNEOLA, FLORIDA**
**ZONING MAP AMENDMENT**
**WITH**
**COMPREHENSIVE PLAN AMENDMENT**

**OWNER'S APPLICATION AUTHORIZATION**
**(Required if the property owner of record is not the applicant)**

**STATE OF FLORIDA**

**COUNTY OF LAKE**

Before me, the undersigned authority, personally appeared _____ who being by me first duly sworn on oath, deposes and says:

1. That he/she is the property owner of the subject parcel(s) in this application.

2. That he/she desires to apply for a Zoning Map Amendment and Comprehensive Plan Amendment on land generally located at (insert legal description)

_____

_____

3. That he/she has appointed _____ to act as agent in his/her behalf to accomplish the above.

Judith Yeager
_____
Owner's Signature

This is to certify that on June 09, 2026 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Judith Yeager he/she is personally known to me or has produced FL DRL as identification and Did (Did Not) Take an Oath.

STAMP/SEAL

NOTARY PUBLIC STATE OF FLORIDA
JULIETA ALVAREZ
MY COMMISSION # HH 657419
EXPIRES: July 8, 2029

_____
Signature of Acknowledger

Julieta Alvarez
_____
Acknowledger Name

_____
Serial Number

July 08, 2029
_____
My Commission Expires

**CITY OF MINNEOLA, FLORIDA**
**ZONING MAP AMENDMENT**
**WITH**
**COMPREHENSIVE PLAN AMENDMENT**
**ADJACENT PROPERTY OWNERS**

Type a list of owner's names and mailing addresses for all properties lying within 300 feet of all sides of the property described in the attached application, as recorded on the current County tax rolls, or attach photocopies of the appropriate Property Record Cards. [not both]

| Alternate Key # | Property Owner | Address (include zip code) |
|---|---|---|
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*Use additional pages as necessary*

| Owner Name | Owner Address | Owner City | Owner State | Owner Zip |
|---|---|---|---|---|
| BBB RANCH LLC | 21055 COUNTY ROAD 455 | CLERMONT | FL | 34715 |
| PERKINS CHRISTOPHER J | 21103 COUNTY ROAD 455 | CLERMONT | FL | 34715 |
| STOVER MARK A & KELLY A | PO BOX 560437 | MONTVERDE | FL | 34756-0437 |
| VENORD JEAN MICHEL & JEAN REMY TRUST | 3208 E COLONIAL DR SUITE C #279 | ORLANDO | FL | 32803 |
| YEAGER JUDITH A & DAVID W | 21097 COUNTY ROAD 455 | CLERMONT | FL | 34715 |
| EPC HOLDINGS 808 LLC & | 3161 MICHELSON DR STE 425 | IRVINE | CA | 92612 |
| TORRES EUGENIO | 21083 COUNTY ROAD 455 | CLERMONT | FL | 34715 |

**ORDINANCE 2026-10**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MINNEOLA, FLORIDA, PROVIDING FOR A COMPREHENSIVE PLAN AMENDMENT PURSUANT TO SECTION 163.3187, FLORIDA STATUTES; AMENDING THE LAND USE DESIGNATION FROM "RURAL" ON THE LAKE COUNTY COMPREHENSIVE PLAN TO "AGRICULTURE" ON THE FUTURE LAND USE MAP OF THE CITY OF MINNEOLA'S COMPREHENSIVE PLAN, FOR 4.88 ± ACRES OF PROPERTY GENERALLY LOCATED NORTH OF BEAR SPRING ROAD AND WEST OF COUNTY ROAD 455, IN LAKE COUNTY, FLORIDA; DIRECTING THE CITY CLERK TO TRANSMIT THE AMENDMENT TO THE APPROPRIATE GOVERNMENTAL AGENCIES PURSUANT TO CHAPTER 163, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS,** a Petition has been received from David W. and Judith A. Yeager ("Owner"), requesting that 4.88 ± acres of real property generally located north of Bear Spring Road and west of County Road 455 that real property within the city limits of the City of Minneola, be assigned a land use designation of" Agriculture" under the Comprehensive Plan for the City of Minneola; and

**WHEREAS,** the required notice of the proposed comprehensive plan amendment has been properly published as required by Chapter 163, Florida Statutes; and

**WHEREAS,** the Planning and Zoning Commission of the City of Minneola and the Local Planning Agency for the City of Minneola have reviewed the proposed amendment to the Comprehensive Plan and have found that the proposed amendment is consistent with the Comprehensive Plan of the City of Minneola.

**NOW, THEREFORE,** be it ordained by the City Council of the City of Minneola, Florida, as follows:

**Section 1.** The property legally described in Exhibit "A," consisting of approximately 4.88 acres, is hereby assigned a Future Land Use designation of Agriculture under the City of Minneola Comprehensive Plan as depicted on the map attached hereto as Exhibit "B" and incorporated herein by reference.

**Section 2.** The City Clerk is hereby directed to transmit a copy of this Ordinance to the appropriate governmental agencies pursuant to Chapter 163, Florida Statutes.

**Section 3.** If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this Ordinance.

**Section 4**. **Effective Date**. This Ordinance shall become effective 31 days after adoption.

**PASSED AND ORDAINED** in regular session of the City Council of the City of Minneola, Lake County, Florida, this _____ day of _____, 2026.

**THE CITY OF MINNEOLA, FLORIDA**

BY: _____
Pam Serviss, Mayor

ATTEST: _____
Kristine Thompson, Clerk

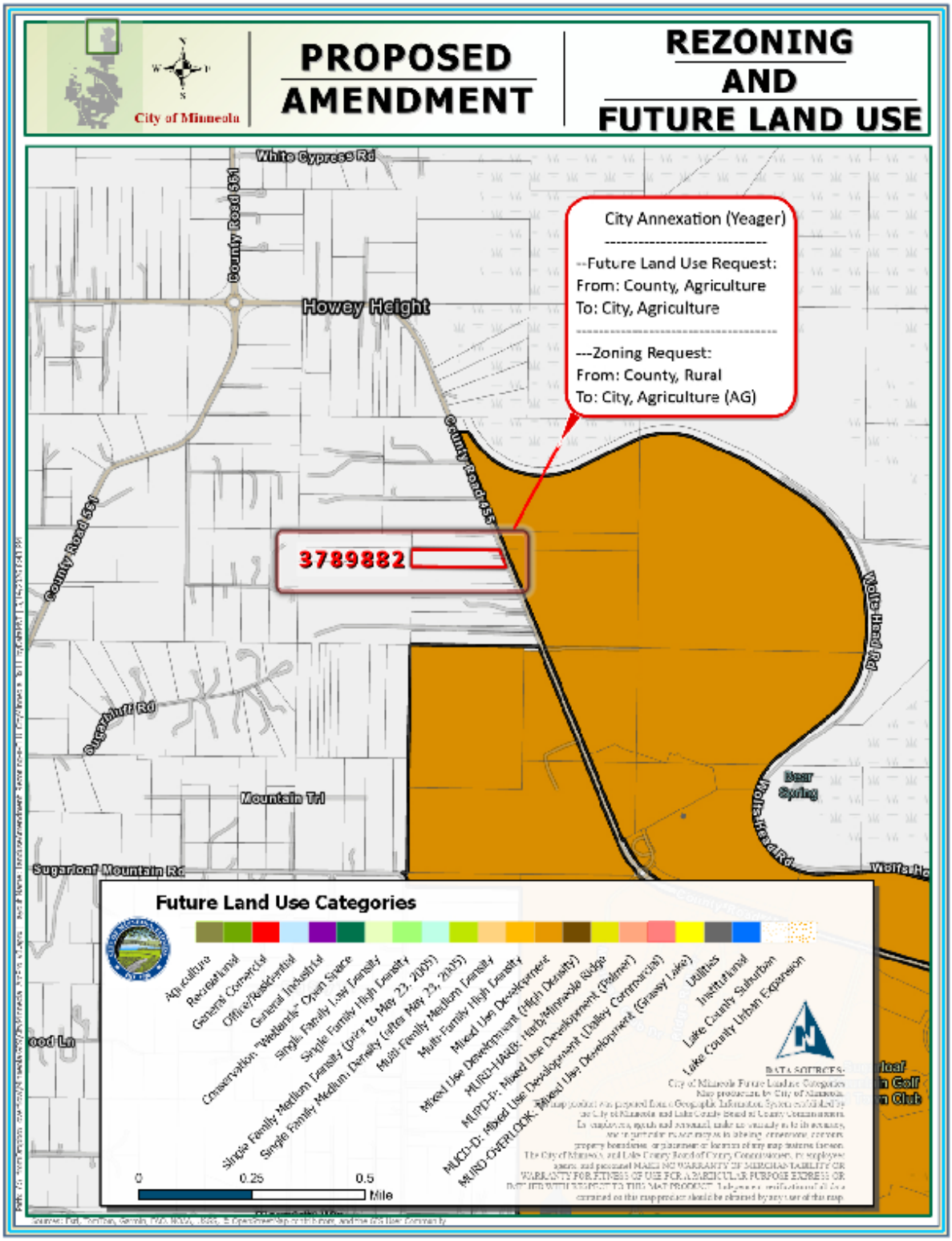
Approved as to form:

_____
Scott A. Gerken, City Attorney

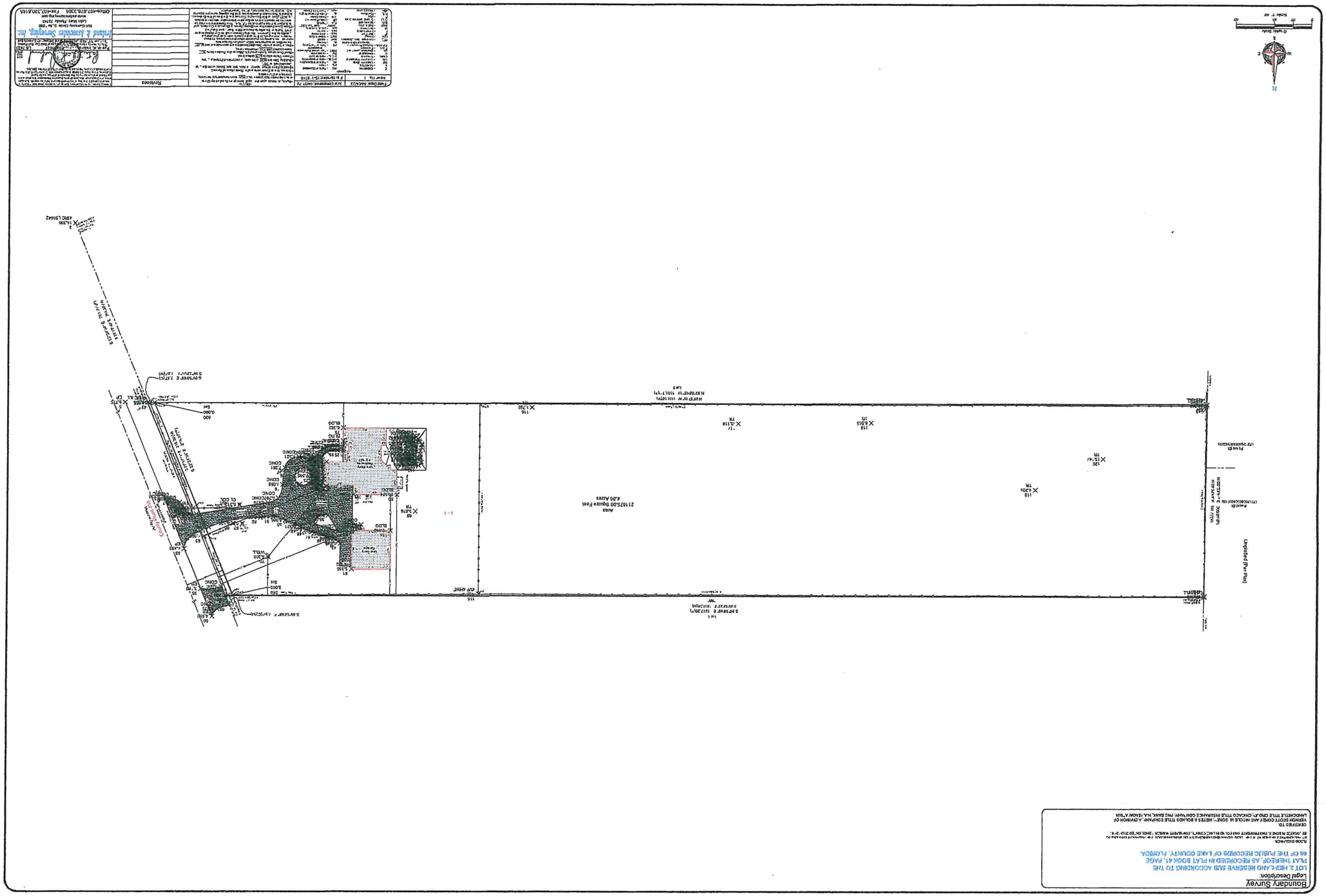
**EXHIBIT "A"**
**LEGAL DESCRIPTION**

LOT 2, HIGHLAND RESERVE SUB ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41 PAGE 88 OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA.

Exhibit "B"



City of Minneola
PROPOSED AMENDMENT
REZONING AND FUTURE LAND USE
White Cypress Rd
County Road 561
Howey Height
City Annexation (Yeager)
--Future Land Use Request:
From: County, Agriculture
To: City, Agriculture
---Zoning Request:
From: County, Rural
To: City, Agriculture (AG)
County Road 455
3789882
County Road 561
Wolfs Head Rd
Sugarloaf Rd
Mountain Trl
Bear Spring
Wolfs Head Rd
Sugarloaf Mountain Rd
Future Land Use Categories
Agriculture
Recreational
General Commercial
Office/Residential
General Industrial
Conservation "Wetlands" Open Space
Single Family Low Density
Single Family High Density
Single Family Medium Density (prior to May 23, 2005)
Single Family Medium Density (after May 23, 2005)
Multi-Family Medium Density
Multi-Family High Density
Mixed Use Development
Mixed Use Development (High Density)
MURD-HARB: Harb/Minneola Ridge
MURD-P: Mixed Use Development (Palmer)
MUCD-D: Mixed Use Development (Dalley Commercial)
MURD-OVERLOOK: Mixed Use Development (Grassy Lake)
Utilities
Institutional
Lake County Suburban
Lake County Urban Expansion
0
0.25
0.5
Mile
DATA SOURCES:


Boundary Survey
Legal Description:
LOT 2, HIGHLAND RESERVE SUB ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGE 66 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
Unplatted (Per Plat)
Area
21107.00 Square Feet
4.86 Acres

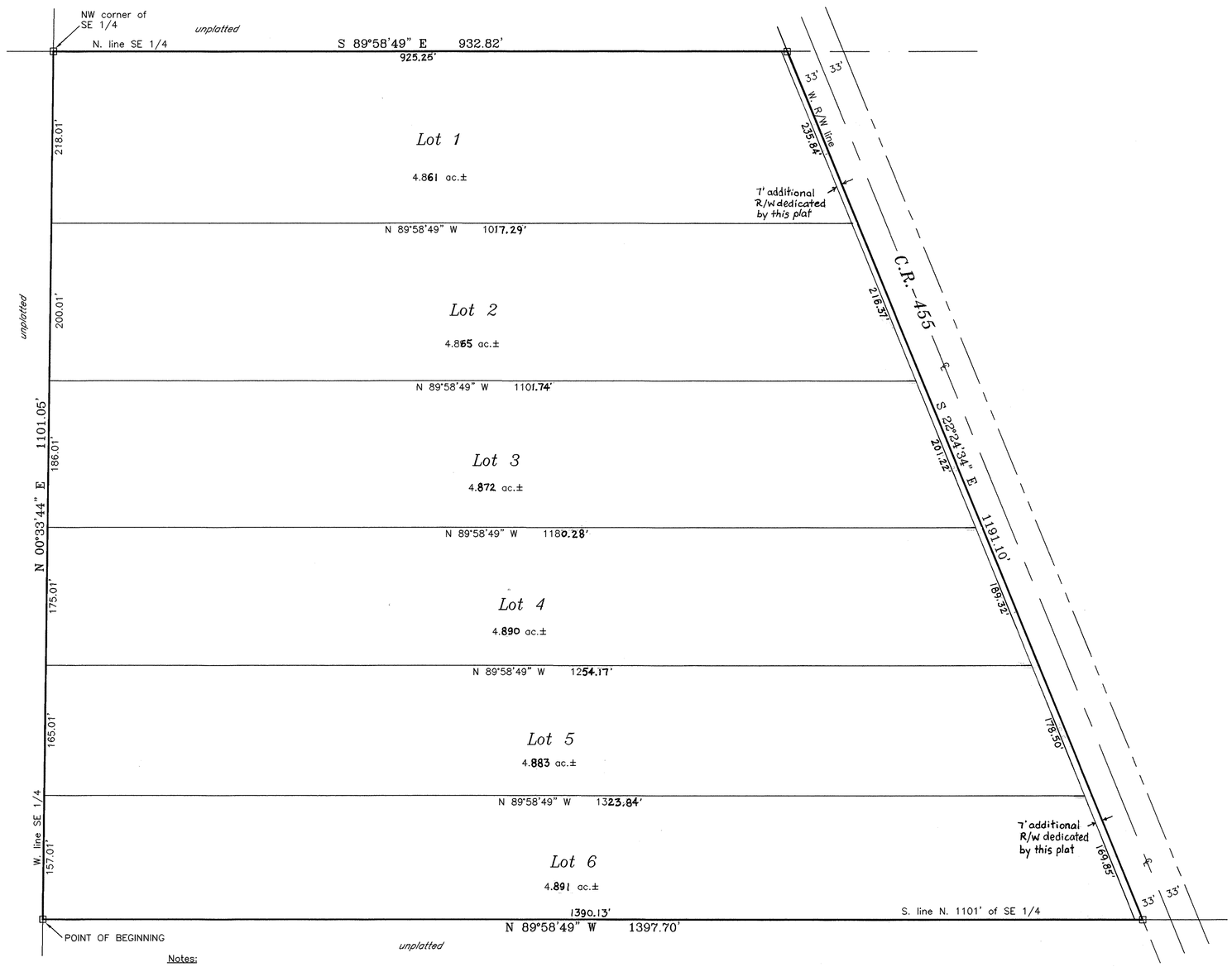
99036241

# Highland Reserve

*A portion of Section 17, Township 21 South, Range 26 East, Lake County, Florida*

Description:
Commence at the South 1/4 corner of Section 17, Township 21 South, Range 26 East, Public Records of Lake County, Florida, thence run N 00°33'44" E along the West line of the Southeast 1/4 of said Section 17 for a distance of 1565.64 feet to the South line of the North 1101.00 feet of the Southeast 1/4 of said Section 17 and the POINT OF BEGINNING; thence continue N 00°33'44" E along said West line of the Southeast 1/4 for a distance of 1101.05 feet to the Northwest corner of said Southeast 1/4; thence run S 89°58'49" E along the North line of said Southeast 1/4 for a distance of 932.82 feet to the West right of way line of C.R.-455; thence run S 22°24'34" E along said West right of way line for a distance of 1191.10 feet to the aforesaid South line of the North 1101.00 feet of the Southeast 1/4 of Section 17; thence run N 89°58'49" W along said South line for a distance of 1397.70 feet to the Point of Beginning.

North - Scale 1" = 100'
0 25 50 100 150 200




Notes:

- Bearings based on the West line of the Southeast 1/4 of Section 17-21-26 as being N 00°33'44" E, an assumed meridian.
- NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.
- It is the responsibility of the property owners to operate and maintain any stormwater management system not located within the right of way of the roads unless such responsibility is voluntarily assumed by Lake County.
- Iron rod & cap marked "FLA GEO LB 6642" set at all lot corners at time of platting.
- NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat.
- A 50' buffer will be maintained around gopher turtle habitat.
- All utility easements also service cable TV.
- GOPHER TORTOISES WILL BE AVOIDED AS REQUIRED BY STATE AND FEDERAL LAW.

Point of Commencement
S 1/4 corner
Sec. 17-21-26
found 6"x6" concrete monument, no #

Legend:

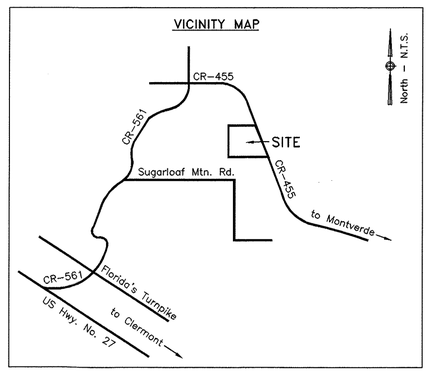
℄ Denotes centerline of right of way

R/W Denotes right of way line

□ Denotes set concrete monument & disk marked "PSM 5322 PRM", PERMANENT REFERENCE MONUMENT


*prepared by:*
Florida Geodetic Surveying, Inc.
720 West Montrose Street
P.O. Box 121442
Clermont, FL 34712-1442
(352) 394-3000


VICINITY MAP




STATEMENT OF REVIEWER

"Pursuant to Section 177.081, Florida Statutes, I have reviewed this plat for conformity to Chapter 177, Florida Statutes, and find that said plat complies with the technical requirements of that chapter; provided however, that my review does not include field verification of any of the coordinates, points or measurements shown on this plat."

Donald H. Roof DATED: 3/30/99

DONALD H. ROOF, P.S.M.
LAKE COUNTY PUBLIC WORKS DEPT.
FLA. REG # 5064

PLAT BOOK: 41
PAGE: 88

Page 1 of 1

DEDICATION

Highland Reserve

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 herein expressed and dedicates all easements and additional right of way for C.R.-455 to the perpetual use of the public, and
IN WITNESS WHEREOF, the undersigned does
hereonto set his hand and seal on Dec. 22, 1998.

*Highland Real Estate and Investments, Inc.*
Dale J. Ladd, PRES.
Dale J. Ladd, President

*Attested:*
Erin Ferguson
Erin Ferguson
Sharon M. Black

STATE OF FLORIDA COUNTY OF LAKE
THIS IS TO CERTIFY, That on December 22, 1998 before me, on officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared, Dale J. Ladd, President,
known to me personally to be
the person described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be his free act and deed for the uses and purposes therein expressed.
IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

OFFICIAL NOTARY SEAL
DONNA L FRANKLIN
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC728000
MY COMMISSION EXP. APR. 20,2002

Donna L. Franklin
NOTARY PUBLIC Donna L. Franklin
My Commission Expires: 4-20-02

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT the undersigned, being a registered Surveyor and Mapper, fully licensed to practice in the State of Florida, does hereby certify that this plat was prepared under his supervision, and that this plat complies with all the provisions of Chapter 177, Florida Statutes.

Jeffrey P. Rhoden Date: 12/21/98
Jeffrey P. Rhoden, Registration # 5322

Florida Geodetic Surveying, Inc.
720 Montrose St.
Clermont, Florida 34711
Registration # LB 6642

CERTIFICATE OF APPROVAL
BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, that on April 20, 1999 the foregoing plat or plan was approved by the Board of County Commissioners of Lake County, Florida.

Chairman of the Board

Attest:
Clerk of the Board

JOINDER AND CONSENT TO DEDICATION

The undersigned hereby certifies that they are the holder of a mortgage, lien, or other encumbrance upon the above described property, and that the undersigned hereby joins in the and consents to the dedication of the lands described above by the owner thereof, and agrees that its mortgage, lien, or other encumbrance, which is recorded in Official Records Book 1603, Page 0506 of the Public Records of Lake County, Florida, shall be subordinate to the above dedication.
Signed and delivered in the presence of:

First Federal Savings Bank of Lake County

Brian R. Hofer, Vice President ATTEST: Erin Ferguson

STATE OF FLORIDA COUNTY OF LAKE
THIS IS TO CERTIFY, That on December 22, 1998 before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared Brian R. Hofer,
to me known personally or by drivers license ID to be the individuals described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed as such individuals thereunto authorized; that said Dedication is the act and deed of said individuals.
IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

OFFICIAL NOTARY SEAL
DONNA L FRANKLIN
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC728000
MY COMMISSION EXP. APR. 20,2002

Donna L. Franklin
NOTARY PUBLIC Donna L. Franklin
My Commission Expires: 4-20-02

CERTIFICATE OF APPROVAL

Planning & Zoning Coordinator Date 4/22/99

County Engineer Date APRIL 21, 1999

County Attorney Date 4/28/99

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 Charter 177, Florida Statutes, and was filed for the record on April 30, 1999 at 8:45 AM
File No. 99036241

Clerk of the Circuit Court
Lake County, Florida

APR 30 8:45 AM 1999
RECORDED IN OFFICIAL RECORDS BOOK OF LAKE COUNTY, FLORIDA
JAMES C. WATKINS
CLERK OF CIRCUIT COURT

# City of Minneola

*"Central Florida's High Point"*

May 6, 2026

Lake County Board of County Commissioners
315 W. Main St.
Tavares, FL 32778

Dear Commissioners:

The City of Minneola (the "City") has received a request to annex approximately 5± acres of property generally located north of Bear Spring Road and west of County Road 455. The property is owned by Judith A.  and David W. Yeager. The affected Alternate Key Number is 3789882.

The property is currently Shown in Exhibit B-1 of the Interlocal Service Boundary Agreement (ISBA) between Lake County and the City. It is also located directly across the street from properties already within the City limits.

We respectfully request written confirmation of the County's approval of the proposed annexation.

Sincerely,

*Joyce Heffington*

Joyce Heffington, AICP
CRA Administrator

AFFIDAVIT OF PUBLICATION

# Clermont Sun

Published Weekly

Clermont, Lake County, Florida

Case No. 2026-10

STATE OF FLORIDA
COUNTY OF LAKE

Before the undersigned authority, Gina Sapp, personally appeared who on oath says that she is the Classified Advertising Legal Clerk of Clermont Sun, a newspaper published at Clermont in Lake County, Florida; that the attached copy or reprint of the advertisement, to the right, being a Public Notice, was published in said newspaper by print in the issues of or by publication on the newspaper's website, if authorized, on:

June 17, 2026

Affiant further says that the Clermont Sun newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Gina Sapp

Sworn to and subscribed before me this 17th day of June 2026 by Gina Sapp, who is personally known to me.

Ashley N. Abear, Clerk, Notary Number: #HH744101
Notary expires: December 27, 2029

00012418 00210934

Joyce Heffington
CITY OF MINNEOLA
P.O BOX 678
MINNEOLA, FL 34755

Notary Public State of Florida
Ashley Abear
My Commission HH 744101
Expires 12/27/2029



**CITY OF MINNEOLA**
**P.O. BOX 678**
**MINNEOLA, FL 34755**
**(352) 394-3598**

## NOTICE OF PUBLIC HEARING
## ORDINANCE 2026-10

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MINNEOLA, FLORIDA, PROVIDING FOR A COMPREHENSIVE PLAN AMENDMENT PURSUANT TO SECTION 163.3187, FLORIDA STATUTES; AMENDING THE LAND USE DESIGNATION FROM "RURAL" ON THE LAKE COUNTY COMPREHENSIVE PLAN TO "AGRICULTURE" ON THE FUTURE LAND USE MAP OF THE CITY OF MINNEOLA'S COMPREHENSIVE PLAN, FOR 4.88 ± ACRES OF PROPERTY GENERALLY LOCATED NORTH OF BEAR SPRING ROAD AND WEST OF COUNTY ROAD 455, IN LAKE COUNTY, FLORIDA; PROVIDING FOR CONDITIONS AND CONTINGENCIES; DIRECTING THE CITY CLERK TO TRANSMIT THE AMENDMENT TO THE APPROPRIATE GOVERNMENTAL AGENCIES PURSUANT TO CHAPTER 163, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

The City of Minneola Planning and Zoning Commission will hold a public hearing on Monday, July 6, 2026 at 6:30 p.m. at the Minneola City Hall located at 800 North U.S. 27, Minneola, FL. of the proposed comprehensive plan amendment. The request is for a Small-Scale Comprehensive Plan Amendment pursuant to Section 163.3187, Florida Statutes, to amend the Future Land Use Map designation for approximately 4.88 ± acres of property generally located north of Bear Spring Road and west of County Road 455 from Lake County 'Rural' to City of Minneola 'Agriculture'.

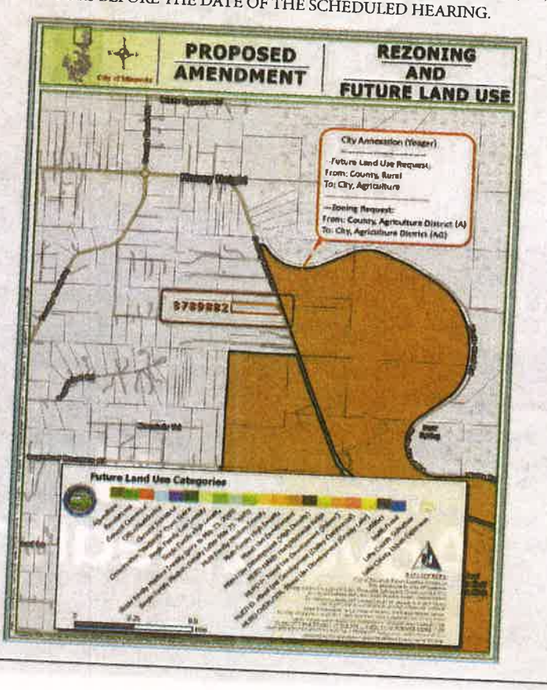
The City of Minneola City Council will hold a public hearing on Tuesday, July 7, 2026 at 6:30 p.m. and Tuesday, July 21, 2026 at 6:30 P.M. at the Minneola City Hall located at 800 North U.S. 27, Minneola, FL, on the matter.

The staff report on the case shall be sent to the City Council and will be available to the general public at least five (5) days prior to the hearing on the case. The complete legal description for the property described herein by metes and bounds and a copy of the ordinance may be obtained from the City Clerk. Interested parties may appear and be heard with regard to this proposed ordinance.

A person who decides to appeal any decision made by any board, agency, or council with respect to any matter considered at such meeting or hearing, will need a record of the proceedings. For such purposes, any such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based (Florida Statutes, 286.0105).

The City of Minneola Land Development Code and the proposed Ordinance are available for inspection at the City Hall, located at 800 North U.S. 27, Minneola, FL, during normal working hours 8:30 a.m. to 5 p.m.

PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT KRISTINE THOMPSON, CITY CLERK AT (352) 394-3598 AT LEAST 48 HOURS BEFORE THE DATE OF THE SCHEDULED HEARING.






Posted 6/17/26

| Alt Key | Owner Name | Owner Address |
|---|---|---|
| 1411203 | BBB RANCH LLC | 21055 COUNTY ROAD 455 |
| 1590078 | BBB RANCH LLC | 21055 COUNTY ROAD 455 |
| 3910635 | BBB RANCH LLC | 21055 COUNTY ROAD 455 |
| 3789881 | PERKINS CHRISTOPHER J | 21103 COUNTY ROAD 455 |
| 1031052 | STOVER MARK A & KELLY A | PO BOX 560437 |
| 3789883 | VENORD JEAN MICHEL & JEAN REMY TRUST | 3208 E COLONIAL DR SUITE C #279 |
| 3789882 | YEAGER JUDITH A & DAVID W | 21097 COUNTY ROAD 455 |
| 1031028 | EPC HOLDINGS 808 LLC & | 3161 MICHELSON DR STE 425 |
| 2804271 | EPC HOLDINGS 808 LLC & | 3161 MICHELSON DR STE 425 |
| 1065062 | EPC HOLDINGS 808 LLC & | 3161 MICHELSON DR STE 425 |
| 3789884 | TORRES EUGENIO | 21083 COUNTY ROAD 455 |

| Owner City | Owner State | Owner Zip | Property Address |
|---|---|---|---|
| CLERMONT | FL | 34715 | 21059 COUNTY ROAD 455 |
| CLERMONT | FL | 34715 | COUNTY ROAD 455 |
| CLERMONT | FL | 34715 | COUNTY ROAD 455 |
| CLERMONT | FL | 34715 | 21103 COUNTY ROAD 455 |
| MONTVERDE | FL | 34756-0437 | 21111 COUNTY ROAD 455 |
| ORLANDO | FL | 32803 | COUNTY ROAD 455 |
| CLERMONT | FL | 34715 | 21097 COUNTY ROAD 455 |
| IRVINE | CA | 92612 | WOLFS HEAD RD |
| IRVINE | CA | 92612 | WOLFS HEAD RD |
| IRVINE | CA | 92612 | BEAR SPRING RD |
| CLERMONT | FL | 34715 | 21083 COUNTY ROAD 455 |

| Owner Name | Owner Address |
| --- | --- |
| BBB RANCH LLC | 21055 COUNTY ROAD 455 |
| PERKINS CHRISTOPHER J | 21103 COUNTY ROAD 455 |
| STOVER MARK A & KELLY A | PO BOX 560437 |
| VENORD JEAN MICHEL & JEAN REMY TRUST | 3208 E COLONIAL DR SUITE C #279 |
| YEAGER JUDITH A & DAVID W | 21097 COUNTY ROAD 455 |
| EPC HOLDINGS 808 LLC & | 3161 MICHELSON DR STE 425 |
| TORRES EUGENIO | 21083 COUNTY ROAD 455 |

| Owner City | Owner State | Owner Zip |
|---|---|---|
| CLERMONT | FL | 34715 |
| CLERMONT | FL | 34715 |
| MONTVERDE | FL | 34756-0437 |
| ORLANDO | FL | 32803 |
| CLERMONT | FL | 34715 |
| IRVINE | CA | 92612 |
| CLERMONT | FL | 34715 |

# City of Minneola

*"Central Florida's High Point"*

June 18, 2026

Dear Adjacent Property Owner:

Due to administrative errors by City staff, and through no fault of the applicant, the annexation, rezoning, and comprehensive plan amendment application for 21097 County Road 455 (Alternate Key No. 3789882) will now be considered by the Planning and Zoning Commission on Monday, July 6, 2026.

The application requests annexation of the property into the City of Minneola with an Agricultural (AG) zoning designation and a corresponding Agricultural Future Land Use designation. The property qualifies for annexation because it is contiguous to the City limits, by virtue of being located directly across a public roadway from properties already located within the City, as provided by 171.031 Florida Statutes.

Enclosed please find notices of the rescheduled public hearings.

If you have any questions, please contact the City of Minneola Planning Department.

Sincerely,

*Joyce Heffington*

Joyce Heffington, AICP
CRA Administrator

**CITY OF MINNEOLA**
**P.O. BOX 678**
**MINNEOLA, FL 34755**
**(352) 394-3598**

## NOTICE OF PUBLIC HEARING

## ORDINANCE 2026-09

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MINNEOLA, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF 4.88+/- ACRES PURSUANT TO SECTION 171.044, FLORIDA STATUTES, GENERALLY LOCATED NORTH OF BEAR SPRING ROAD AND WEST OF COUNTY ROAD 455, IN LAKE COUNTY, FLORIDA; UPON ANNEXATION, REZONING THE PROPERTY FROM LAKE COUNTY "AGRICULTURE DISTRICT (A)" TO CITY OF MINNEOLA "AGRICULTURE DISTRICT (AG)" WITHIN THE CITY OF MINNEOLA; PROVIDING FOR CONDITIONS AND CONTINGENCIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

The City of Minneola Planning and Zoning Commission will hold a public hearing on Monday, July 6, 2026 at 6:30 p.m. at the Minneola City Hall located at 800 North U.S. 27, Minneola, FL, to consider a request for the annexation and rezoning of 4.88± acres of property generally located north of Bear Spring Road and west of County Road 455. The request is to change the zoning from Lake County "Agriculture District" (A) to "Agriculture District" (AG) within the City of Minneola.

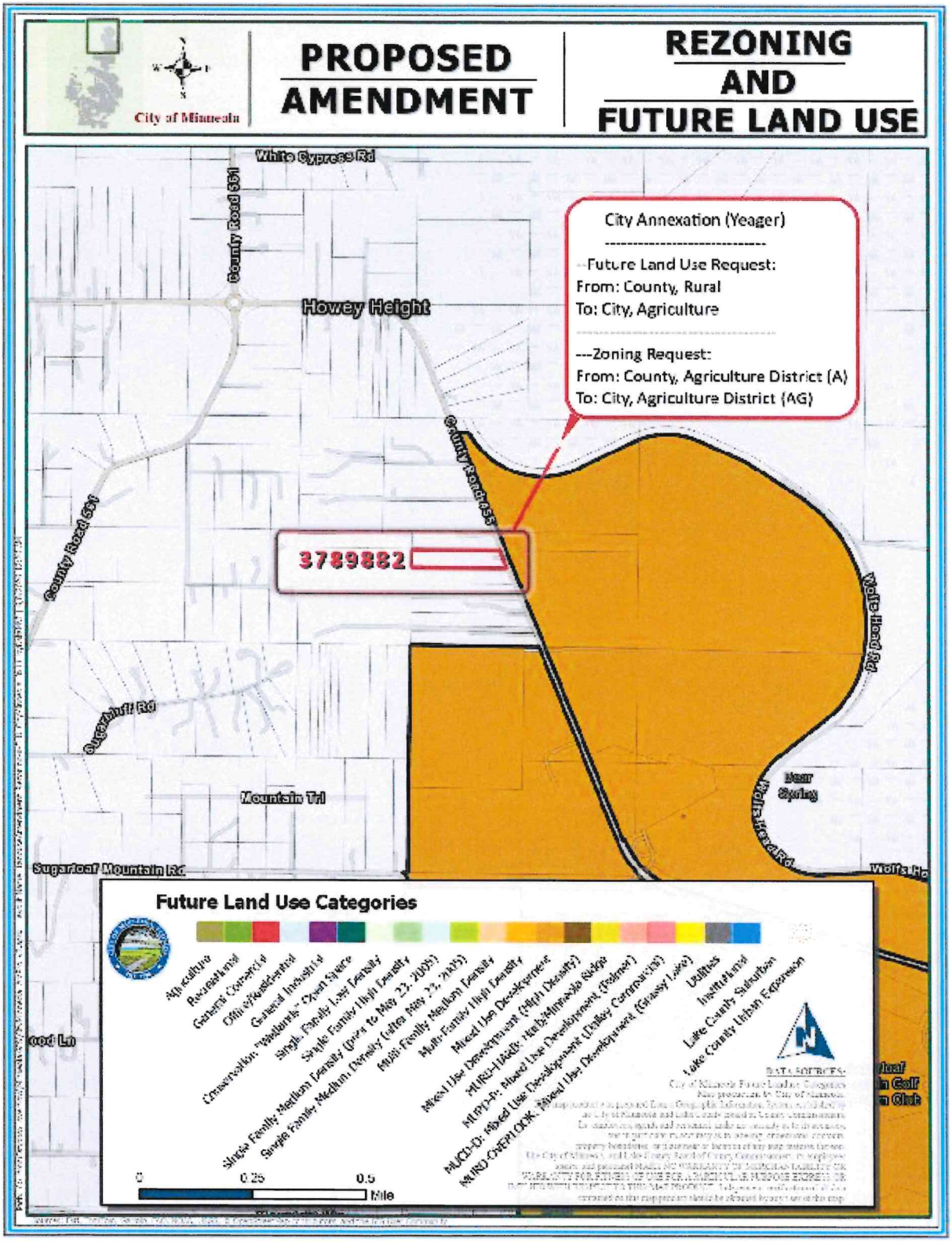
The City of Minneola City Council will hold a public hearing on Tuesday, July 7, 2026 at 6:30 p.m. and Tuesday, July 21, 2026 at 6:30 P.M. at the Minneola City Hall located at 800 North U.S. 27, Minneola, FL, on the matter.

The staff report on the case shall be sent to the City Council and will be available to the general public at least five (5) days prior to the hearing on the case. The complete legal description for the property described herein by metes and bounds and a copy of the ordinance may be obtained from the City Clerk. Interested parties may appear and be heard with regard to this proposed ordinance.

A person who decides to appeal any decision made by any board, agency, or council with respect to any matter considered at such meeting or hearing, will need a record of the proceedings. For such purposes, any such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based (Florida Statutes, 286.0105).

The City of Minneola Land Development Code is available for inspection at the City Hall, located at 800 North U.S. 27, Minneola, FL, during normal working hours 8:30 a.m. to 5 p.m.

PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT KRISTINE THOMPSON, CITY CLERK AT (352) 394-3598 AT LEAST 48 HOURS BEFORE THE DATE OF THE SCHEDULED HEARING.


City of Minneola
PROPOSED AMENDMENT
REZONING AND FUTURE LAND USE
White Cypress Rd
County Road 561
Howey Height
City Annexation (Yeager)
---Future Land Use Request:
From: County, Rural
To: City, Agriculture
---Zoning Request:
From: County, Agriculture District (A)
To: City, Agriculture District (AG)
County Road 561
3789882
Wolfs Head Rd
Sugarloaf Rd
Mountain Trl
Bear Spring
Sugarloaf Mountain Rd
Future Land Use Categories
Agriculture
Recreational
General Commercial
Office/Residential
General Industrial
Conservation "Wetlands" Open Space
Single Family Low Density
Single Family High Density
Single Family Medium Density (prior to May 23, 2005)
Single Family Medium Density (after May 23, 2005)
Multi-Family Medium Density
Multi-Family High Density
Mixed Use Development
Mixed Use Development (High Density)
MURD-HADD: Hard/Minneola Ridge
MUPD-D: Mixed Use Development (Palmer)
MUCD-D: Mixed Use Development (Dailey Commercial)
MURD-OVERLOOK: Mixed Use Development (Grassy Lake)
Utilities
Institutional
Lake County Suburban
Lake County Urban Expansion
0
0.25
0.5
Mile
DATA SOURCES:

**CITY OF MINNEOLA**
**P.O. BOX 678**
**MINNEOLA, FL 34755**
**(352) 394-3598**

## NOTICE OF PUBLIC HEARING

### ORDINANCE 2026-10

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MINNEOLA, FLORIDA, PROVIDING FOR A COMPREHENSIVE PLAN AMENDMENT PURSUANT TO SECTION 163.3187, FLORIDA STATUTES; AMENDING THE LAND USE DESIGNATION FROM "RURAL" ON THE LAKE COUNTY COMPREHENSIVE PLAN TO "AGRICULTURE" ON THE FUTURE LAND USE MAP OF THE CITY OF MINNEOLA'S COMPREHENSIVE PLAN, FOR 4.88 ± ACRES OF PROPERTY GENERALLY LOCATED NORTH OF BEAR SPRING ROAD AND WEST OF COUNTY ROAD 455, IN LAKE COUNTY, FLORIDA; PROVIDING FOR CONDITIONS AND CONTINGENCIES; DIRECTING THE CITY CLERK TO TRANSMIT THE AMENDMENT TO THE APPROPRIATE GOVERNMENTAL AGENCIES PURSUANT TO CHAPTER 163, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

The City of Minneola Planning and Zoning Commission will hold a public hearing on Monday, July 6, 2026 at 6:30 p.m. at the Minneola City Hall located at 800 North U.S. 27, Minneola, FL, of the proposed comprehensive plan amendment. The request is for a Small-Scale Comprehensive Plan Amendment pursuant to Section 163.3187, Florida Statutes, to amend the Future Land Use Map designation for approximately 4.88 ± acres of property generally located north of Bear Spring Road and west of County Road 455 from Lake County 'Rural' to City of Minneola 'Agriculture'.

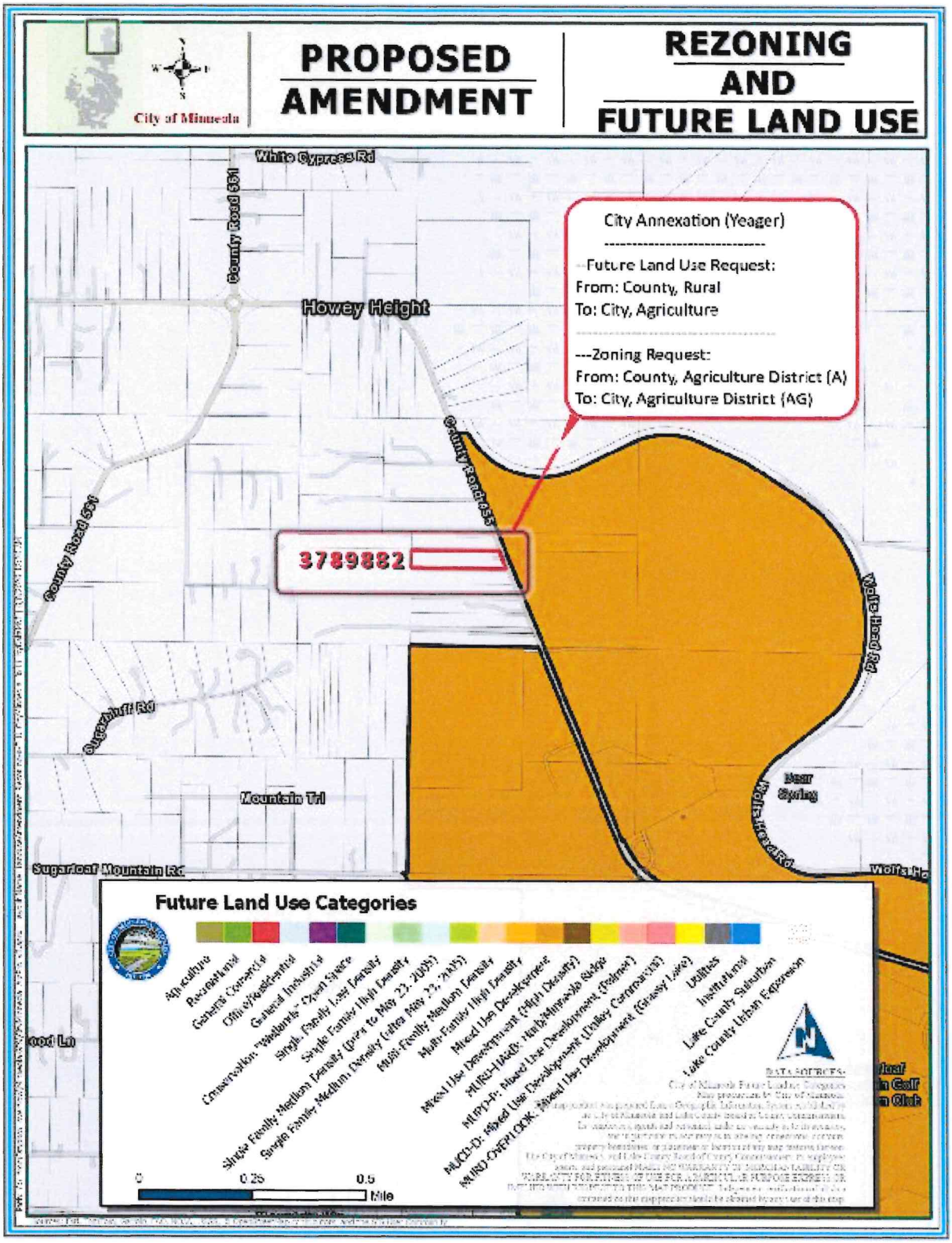
The City of Minneola City Council will hold a public hearing on Tuesday, July 7, 2026 at 6:30 p.m. and Tuesday, July 21, 2026 at 6:30 P.M. at the Minneola City Hall located at 800 North U.S. 27, Minneola, FL, on the matter.

The staff report on the case shall be sent to the City Council and will be available to the general public at least five (5) days prior to the hearing on the case. The complete legal description for the property described herein by metes and bounds and a copy of the ordinance may be obtained from the City Clerk. Interested parties may appear and be heard with regard to this proposed ordinance.

A person who decides to appeal any decision made by any board, agency, or council with respect to any matter considered at such meeting or hearing, will need a record of the proceedings. For such purposes, any such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based (Florida Statutes, 286.0105).

The City of Minneola Land Development Code and the proposed Ordinance are available for inspection at the City Hall, located at 800 North U.S. 27, Minneola, FL, during normal working hours 8:30 a.m. to 5 p.m.

PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT KRISTINE THOMPSON, CITY CLERK AT (352) 394-3598 AT LEAST 48 HOURS BEFORE THE DATE OF THE SCHEDULED HEARING.


City of Minneola
PROPOSED AMENDMENT
REZONING AND FUTURE LAND USE
White Cypress Rd
County Road 561
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City Annexation (Yeager)
---Future Land Use Request:
From: County, Rural
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---Zoning Request:
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County Road 455
3789882
County Road 561
Wolfe Head Rd
Sugarloaf Rd
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Bear Spring
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Future Land Use Categories
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General Industrial
Conservation "Wetlands" Open Space
Single Family Low Density
Single Family Medium Density (prior to May 23, 2005)
Single Family Medium Density (after May 23, 2005)
Multi-Family Medium Density
Multi-Family High Density
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MUPD-H: Mixed Use Development (Palmer)
MUCD-D: Mixed Use Development (Dalley Commercial)
MURD-OVERLOOK: Mixed Use Development (Grassy Lake)
Utilities
Institutional
Lake County Suburban
Lake County Urban Expansion
0
0.25
0.5
Mile
DATA SOURCES:

**City of Minneola**
P.O. BOX 678
MINNEOLA, FLORIDA 34755

*"Central Florida's High Point"*

FIRST-CLASS

US POSTAGE IMI PITNEY BOWES

ZIP 34715 $ 000.74⁰
02 7H
0006112720 JUN 18 2026

VENORD JEAN MICHEL & JEAN REMY TRUST
3208 E COLONIAL DR SUITE C #279
ORLANDO, FL 32803

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EPC HOLDINGS 808 LLC &
3161 MICHELSON DR STE 425
IRVINE, CA 92612

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MINNEOLA, FLORIDA 34755

*"Central Florida's High Point"*

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JUN 18 2026

TORRES EUGENIO
21083 COUNTY ROAD 455
CLERMONT, FL 34715

**City of Minneola**
P.O. BOX 678
MINNEOLA, FLORIDA 34755

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JUN 18 2026

STOVER MARK A & KELLY A
PO BOX 560437
MONTVERDE, FL 34756-0437

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MINNEOLA, FLORIDA 34755

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JUN 18 2026

PERKINS CHRISTOPHER J
21103 COUNTY ROAD 455
CLERMONT, FL 34715

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$ 000.74⁰
JUN 18 2026

BBB RANCH LLC
21055 COUNTY ROAD 455
CLERMONT, FL 34715

**City of Minneola**
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ZIP 34715
02 7H
0006112720

$ 000.74⁰

JUN 18 2026

Yeager Judith & David W
21097 County Road 455
CLERMONT, FL 34715

**City of Minneola**
P.O. BOX 678
MINNEOLA, FLORIDA 34755

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ZIP 34715
02 7H
0006112720

$ 000.74⁰

JUN 18 2026

EPC HOLDINGS 808 LLC &
3161 MICHELSON DR STE 425
IRVINE, CA 92612

Return to:
Florida Title & Guarantee Agency
10025 Cleary Blvd
Plantation, FL 33324

This Instrument Prepared
under the supervision of:

Elizabeth Martinez
Florida Title & Guarantee Agency
10025 Cleary Blvd
Plantation, FL 33324

Property Appraisers Parcel Identification (Folio) No.:
17-21-26-0800-000-00200

Our File No.: 83-26-0110

## WARRANTY DEED

This Warranty Deed made this 27th day of March, 2026 by Nicole M. Gokey and Vernon Scott Gokey, a married couple, whose mailing address is 5533 Moon River Drive, Groveland, FL 34736, hereinafter called the grantor(s), to Judith A Yeager and David W Yeager, a married couple, whose post office address is 21097 County Road 455, Clermont, FL 34715, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor(s), for and in consideration of the sum of $10.00 (ten) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Lake County, State of Florida, viz:

Lot 2, Highland Reserve, according to the Plat thereof as recorded in Plat Book 41, Page 88, Public Records of Lake County, Florida.

SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2026 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

First Witness Signature

Casey Williams

Printed Signature

100 W. 5th Ave

Mt Dora FL 32757

Address of First Witness

Second Witness Signature

Lisa A. Guzman

Printed Signature

100 W 5th Avenue

Mt. Dora FL 32757

Address of Second Witness

Nicole M. Gokey

Vernon Scott Gokey

State of Florida

County of Lake

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25th day of March, 2026 by Nicole M. Gokey and Vernon Scott Gokey, who has produced Drivers Licenses as Identification or is personally known to me to be the persons therein.

Notary Public, State of Florida

My commission expires:
Seal

CASEY WILLIAMS
Notary Public - State of Florida
Commission # HH 764307
My Comm. Expires Feb 27, 2030
Bonded through National Notary Assn.

**AGENDA SUMMARY**
Planning & Zoning Commission Meeting
July 6, 2026

**Agenda Item:** 5.
**Subject Title:** Lot Split - Founder's Ridge

**Objective:**
Consider a Request to Approve a Lot Split for Founders Ridge Development, LLC, for Property Located on Citrus Grove Road.

**Summary:**
The applicant, represented by Bret Jones, P.A., has made a request on behalf of her client for a lot split of approximately 25 acres at the east end of the Founders Ridge property. The proposed lot split will have direct access onto Turkey Farm Road on the south side of the property.Access and Infrastructure Improvements:Turkey Farm Road: The south side of the proposed lot split will be accessed via Turkey Farm Road. Importantly, Turkey Farm Road is scheduled to be brought up to city standards by the developer of the adjacent Camp Lake Commerce Center, ensuring safe and adequate access for future development.Camp Lake Commerce Drive: This road will run along the east side of the proposed lot split. Camp Lake Commerce Drive is also to be brought up to standard and dedicated for public use, but ongoing maintenance will be the responsibility of Camp Lake Commerce. This arrangement provides additional access and infrastructure support for the new lot.

**Exhibits:**
1. Lot Split Application
2. Development
3. Survey

**Options:**
1) Approve the Lot Split
2) Approve the Lot Split with conditions
3) Postpone the decision on the Lot Split
4) Deny the Lot Split

**Fiscal Impact:**
undetermined

**Staff Recommendation:**

Staff recommends approval of the proposed lot split of 25 acres.

City of Minneola

Planning Department

800 N Highway 27, Minneola, FL 34715

(352) 394 – 3598

# Lot Split Application

*Nonrefundable fee $250.00*

Applicant Name: Bret Jones, P.A.

Applicant Address: 700 Almond Street

Applicant Phone #: Fax # and/or E-mail: 352-394-4025 / mdamon@bretjonespa.com

Applicant Is: Owner: Agent : ■ Purchaser: ☐ Lessee: ☐ (ck one)

General Location and/or Street Address: Citrus Grove Rd, Minneola, FL 34715

Alternate Key Number(s): 3839020

Subject Site Area (acres or sq. ft.): Zoning Category: PUD

Present Use ( inc. sq. ft. of structures): Vacant (Ag / Timber)

Proposed Use: Mixed-Use

Source of Potable Water: City of Minneola

Has any previous application been filed within the last two years in connection with the subject parcel?
If Yes, Briefly describe the nature of this request, including the approximate date of the request.

Large Scale Comprehensive Plan Amendment and PUD Amendment - January 2025

*Office use only*

Project Name:

Application Fee: $250.00 Receipt #:

Approved 5/15/26

# City of Minneola
## Lot Split Application Cont.

### Contact List

Owner Name: Founders Ridge Development, LLC

Owner Address: 1990 Main Street, Suite 801, Sarasota, FL 34236

Owner Ph. #: N/A E-mail Address: neises@kundk-immobilien.de

Project Manager: _____

Manager Address: _____

Manager Ph. #: _____ E-mail Address: _____

Engineer Name: _____ License #: _____

Engineer Address: _____

Engineer Ph. #: _____ E-mail Address: _____

Architect Name: _____ License #: _____

Architect Address: _____

Architect Ph. #: _____ E-mail Address: _____

Landscape Architect Name: _____ License #: _____

L. Architect Address: _____

L. Architect Ph. #: _____ E-mail Address: _____

# City of Minneola
# Lot Split Application Cont.

## Certification

I, the undersigned, do hereby certify that I have read the application and the relevant guidance material and understand the requirements described therein and that I will fully comply with all City, State and Federal regulations applicable to this project.

I further understand that I am responsible to reimburse the City for the actual advertising costs and the actual consultants' review fees, if any. Said fees shall be paid within 30 days of receipt of the City's invoice or further processing of the application will cease until the invoice is paid in full.

I understand that only application packages that are determined complete by the Department will be scheduled for review.

Madelyn Damon

Applicant Signature

5/4/26

Date

**CITY OF MINNEOLA**
ATTN: Building Dept
(352)394-3598 Ext: 180

**INVOICE #**
26-00934

REMIT PAYMENT BY MAIL OR PAY ONLINE
CITY OF MINNEOLA - BUILDING DEPT.
PO BOX 678
MINNEOLA, FL 34755

CUSTOMER ID: C-000169 PIN: 071695
INVOICE DATE: 06/09/26
DUE DATE: 07/09/26

FOUNDERS RIDGE DEVELOPMENT LLC

877 EXECUTIVE CENTER DR STE 10
SAINT PETERSBURG, FL 33702

**www.EdmundsGovPay.com/Minneola**

*(Please use the Invoice Quick Pay box for online payments)*

PERMIT INFORMATION
APPLICATION ID: 33616
LOCATION: CITRUS GROVE RD
OWNER: FOUNDERS RIDGE DEVELOPMENT LLC

| QUANTITY/UNIT | SERVICE ID | DESCRIPTION | UNIT PRICE | AMOUNT |
|---|---|---|---|---|
| 1.0000 | LOTSPLT | Lot Split<br>Permit App Id: 33616 | 250.000000 | 250.00 |
| | | | TOTAL DUE: | $ 250.00 |
| | | Prn Payment: 06/09/26 CK 1661 | | -250.00 |
| | | | BALANCE: | $ 0.00 |

***PAYMENT COUPON - PLEASE DETACH AND RETURN THIS PORTION ALONG WITH YOUR PAYMENT***

---

CITY OF MINNEOLA
800 N. US HIGHWAY 27
P.O. BOX 678
MINNEOLA,FL 34755

FOUNDERS RIDGE DEVELOPMENT LLC
877 EXECUTIVE CENTER DR STE 10
SAINT PETERSBURG, FL 33702

INVOICE #: 26-00934
DESCRIPTION: Permit App Id: 33616
CUSTOMER ID: C-000169 PIN: 071695
DUE DATE: 07/09/26
TOTAL DUE: $ 0.00

Docusign Envelope ID: D6EFB0BA-D424-8677-80B0-DF591EE97C62

# City of Minneola
# Lot Split Application Cont.

## Owner's Authorization

*(required if the property owner is not the applicant)*

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority, personally appeared **Stephanie Neises, as President of Avid Hunter Management, Inc., which is the general partner of Avid Hunter Ltd., which is the manager of Founders Ridge Development, LLC** who is being by me first duly sworn on oath, deposes and says:

1. That he/she is the property owner of the subject parcels in this application.

2. That he/she desires to apply for a lot split of the parcels generally located at:
   **Citrus Grove Road and Camp Lake Commerce Drive**

3. That he/she has appointed **Bret Jones, P.A.**
   to act as agent in his/her behalf to accomplish the above.

Signiert von:
STEPHANIE NEISES
9A05287915154BE...
Owner's Signature

This is to certify that on April 4th, 20 26 before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared Remote Online x he/she is personally know to me or has produced _____ as identification and did (did not) take an oath.

SEAL

DS

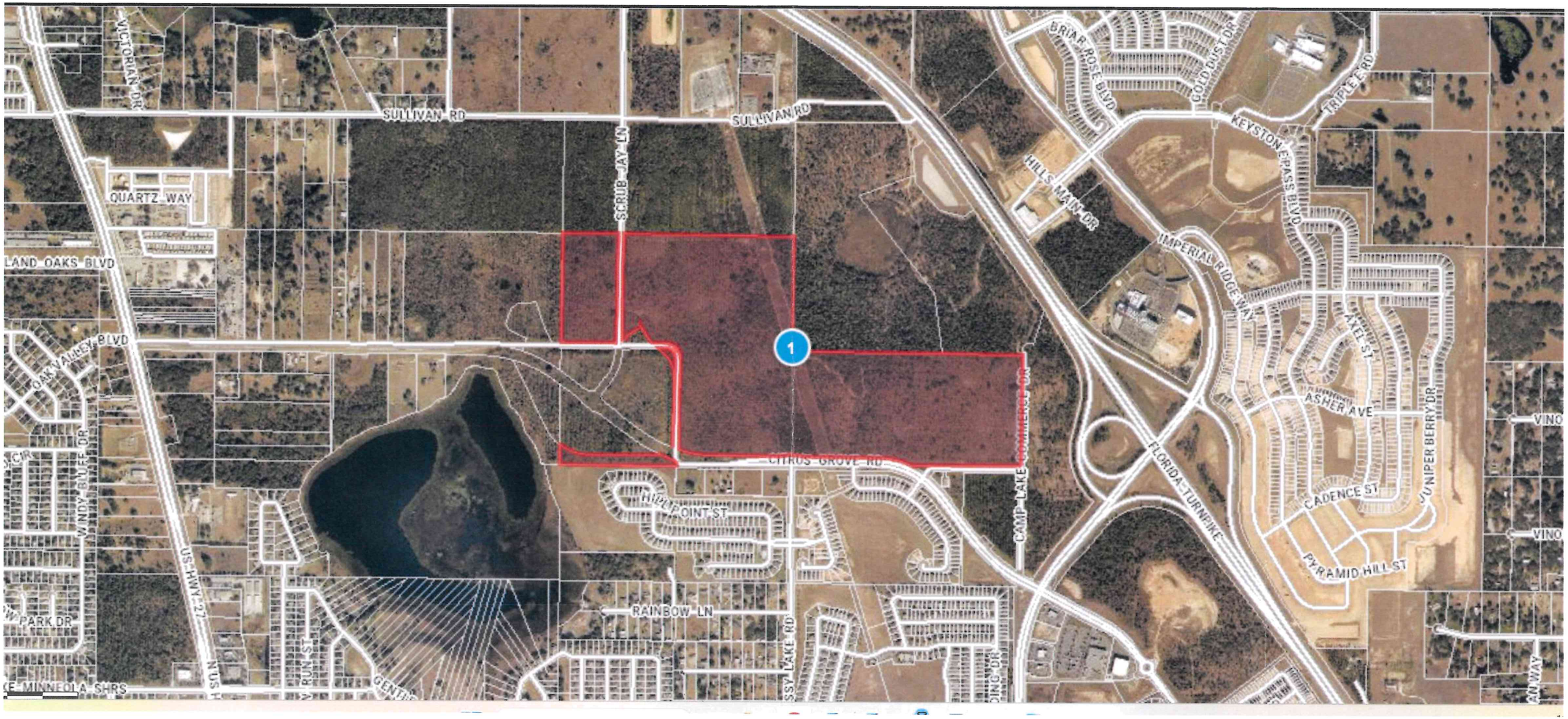
DERRIK BONELLI
Notary Public-State of Florida
Commission # HH653332
Commission Expires 3/18/2029

DocuSigned by:
Derrik Bonelli
A218B8C8989A412...
Signature of Acknowledger

Derrik Bonelli
Acknowledger Name

_____
Serial Number

03/18/2029
My Commission Expires



SULLIVAN RD
SULLIVAN RD
VICTORIAN DR
QUARTZ WAY
LAND OAKS BLVD
OAK VALLEY BLVD
SCRUB JAY LN
BRIAR ROSE BLVD
GOLD DUST DR
TRIPLE E RD
KEYSTONE PASS BLVD
HILLS MAIN DR
IMPERIAL RIDGE WAY
AXEL ST
ASHER AVE
JUNIPER BERRY DR
CADENCE ST
PYRAMID HILL ST
FLORIDA TURNPIKE
CAMP LAKE COMMERCE DR
CITRUS GROVE RD
HILLPOINT ST
RAINBOW LN
US HWY 27
WINDY BLUFF DR
PARK DR
1

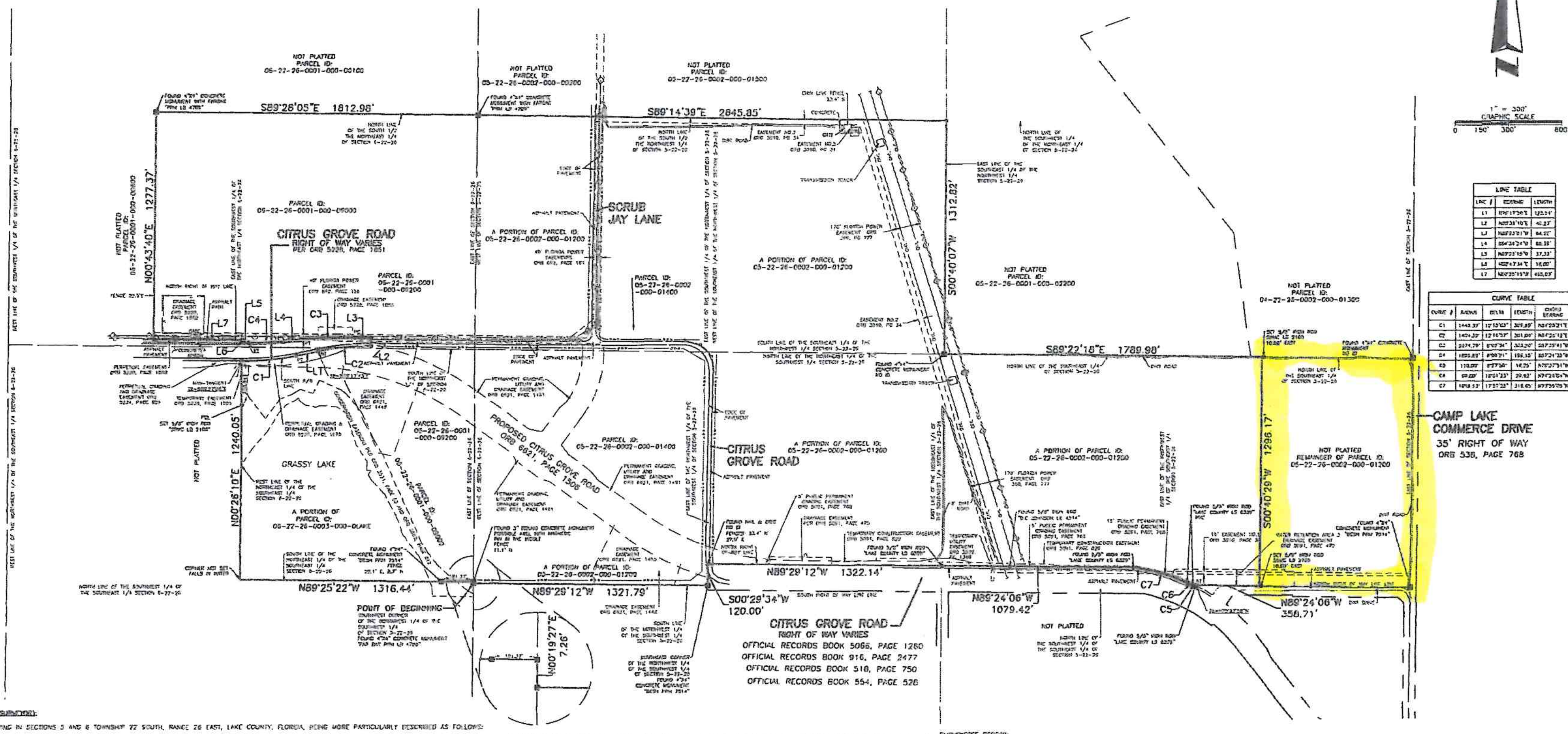
NOTICE OF LIABILITY:

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

# BOUNDARY SURVEY

## CITRUS GROVE - BOUNDARY OF LOT SPLIT

### SECTION 5, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA




| LINE TABLE | | |
|---|---|---|
| LINE # | BEARING | LENGTH |
| L1 | N78°17'50"E | 125.54' |
| L2 | N00°33'10"E | 48.23' |
| L3 | N89°23'01"W | 94.22' |
| L4 | S84°34'24"W | 96.35' |
| L5 | N89°25'15"W | 37.33' |
| L6 | N00°43'34"E | 16.00' |
| L7 | N89°25'15"W | 495.03' |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE # | RADIUS | DELTA | LENGTH | CHORD BEARING | CHORD DISTANCE |
| C1 | 1448.39' | 12°15'03" | 309.89' | N84°25'21"E | 309.16' |
| C2 | 1404.39' | 12°16'57" | 301.00' | N84°26'12"E | 300.42' |
| C3 | 2074.79' | 6°02'34" | 303.20' | S87°35'41"W | 303.06' |
| C4 | 1899.85' | 6°00'21" | 199.15' | S87°34'35"W | 199.06' |
| C5 | 110.00' | 8°27'50" | 16.25' | N79°37'51"W | 16.23' |
| C6 | 90.00' | 16°51'23" | 26.62' | N74°28'04"W | 26.19' |
| C7 | 1019.93' | 17°57'25" | 319.65' | N79°59'25"W | 318.35' |

DESCRIPTION (BY THIS SURVEYOR):

A PORTION OF LAND LYING IN SECTIONS 5 AND 6 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE NORTH 00°19'27" EAST, A DISTANCE OF 7.26 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE DEPARTING SAID WEST LINE, NORTH 89°25'22" WEST, A DISTANCE OF 1,316.44 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE NORTH 00°26'10" EAST, A DISTANCE OF 1,240.05 FEET ALONG SAID WEST LINE TO THE SOUTH RIGHT OF WAY LINE OF CITRUS GROVE ROAD (RIGHT OF WAY VARIES) AS SHOWN ON OFFICIAL RECORDS BOOK 5228, PAGE 1854, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES, FROM A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,448.39 FEET A CHORD BEARING OF NORTH 84°25'21" EAST AND A CENTRAL ANGLE OF 12°15'03" THENCE FROM A TANGENT BEARING OF SOUTH 89°27'08" EAST, EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 309.89 FEET TO A POINT OF TANGENCY; THENCE NORTH 78°17'50" EAST, A DISTANCE OF 125.54 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,404.39 FEET, A CHORD BEARING OF NORTH 84°26'12" EAST AND A CENTRAL ANGLE OF 12°16'57"; THENCE FROM A TANGENT BEARING OF NORTH 78°17'43" EAST, EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 301.00 FEET; THENCE NORTH 00°33'10" EAST, A DISTANCE OF 48.23 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID CITRUS GROVE ROAD (VARIABLE RIGHT OF WAY WIDTH) PER OFFICIAL RECORDS BOOK 5228, PAGE 1851 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING SIX (6) COURSES AND DISTANCES, NORTH 89°23'01" WEST, A DISTANCE OF 94.22 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,074.79 FEET, A CHORD BEARING OF SOUTH 87°35'41" WEST AND A CENTRAL ANGLE OF 06°02'34" THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 303.20 FEET TO A POINT OF TANGENCY, THENCE SOUTH 84°34'24" WEST, A DISTANCE OF 96.35 FEET TO A POINT OF CURVATURE OF CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,899.85 FEET, A CHORD BEARING OF SOUTH 87°34'35" WEST AND A CENTRAL ANGLE OF 06°00'21" THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 199.15 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°25'15" WEST, A DISTANCE OF 37.33 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 6; THENCE NORTH 00°43'34" EAST, A DISTANCE OF 16.00 FEET ALONG SAID EAST LINE; THENCE DEPARTING SAID EAST LINE, NORTH 89°25'15" WEST, A DISTANCE OF 495.03 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, NORTH 00°43'40" EAST, A DISTANCE OF 1,277.37 FEET TO THE NORTH LINE OF THE SOUTH HALF OF NORTHEAST QUARTER OF SAID SECTION 6; THENCE SOUTH 89°26'05" EAST, A DISTANCE OF 1,812.98 FEET ALONG SAID NORTH LINE TO THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 5; THENCE SOUTH 89°14'39" EAST, A DISTANCE OF 2,645.85 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 5; THENCE SOUTH 00°40'07" WEST, A DISTANCE OF 1,312.82 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5 TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE SOUTH 89°22'18" EAST, A DISTANCE OF 1,789.98 ALONG SAID NORTH LINE; THENCE DEPARTING SAID NORTH LINE, SOUTH 00°40'29" WEST, A DISTANCE OF 1,296.17 FEET TO THE NORTH RIGHT OF WAY LINE OF CITRUS GROVE ROAD (RIGHT OF WAY VARIES) AS SHOWN ON OFFICIAL RECORDS BOOK 5066, PAGE 1260, OFFICIAL RECORDS BOOK 916, PAGE 2477, OFFICIAL RECORDS BOOK 518, PAGE 750 AND OFFICIAL RECORDS BOOK 554, PAGE 528 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING SIX (6) COURSES AND DISTANCES: NORTH 89°24'06" WEST, A DISTANCE OF 358.71 FEET; TO A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 110.00 FEET, A CENTRAL ANGLE OF 08°27'50" AND A CHORD BEARING OF NORTH 79°37'51" WEST; THENCE FROM A TANGENT BEARING OF NORTH 75°23'56" WEST, WESTERLY A DISTANCE OF 16.25 FEET ALONG THE ARC OF SAID CURVE; TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 90.00 FEET AND A CENTRAL ANGLE OF 16°51'23"; THENCE WESTERLY, A DISTANCE OF 26.62 FEET ALONG THE ARC OF SAID CURVE; TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1019.93 FEET AND A CENTRAL ANGLE OF 17°57'25"; THENCE WESTERLY, A DISTANCE OF 319.65 FEET ALONG THE ARC OF SAID CURVE; THENCE NORTH 89°24'06" WEST, A DISTANCE OF 1079.42 FEET; THENCE NORTH 89°29'12" WEST, A DISTANCE OF 1,322.14 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE SOUTH 00°29'34" WEST, A DISTANCE OF 120.00 FEET ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE NORTH 89°29'12" WEST, A DISTANCE OF 1321.79 FEET ALONG THE SOUTH LINE OF AFORESAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5 TO THE POINT OF BEGINNING.

SYMBOL LEGEND:

- = BURIED TELEPHONE PEDESTAL
- = CONCRETE MONUMENT
- = DOWN GUY
- = FOUND 5/8" IRON ROD "SSMC LB 2108" UNLESS OTHERWISE NOTED
- = FOUND NAIL W/DISC "SSMC LB 2108" UNLESS OTHERWISE NOTED
- = UTILITY POLE

LINETYPE LEGEND:

- = GUARDRAIL
- -×- = WIRE FENCE
- -X- = CHAINLINK FENCE
- -OHL- = OVERHEAD UTILITY LINE

ABBREVIATION LEGEND:

- R/W = RIGHT OF WAY
- ORB = OFFICIAL RECORDS BOOK
- PG (S) = PAGE (S)
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- LB = LICENSED BUSINESS
- LS = LICENSED SURVEYOR
- PRM = PERMANENT REFERENCE MONUMENT
- ID = IDENTIFICATION
- NAD = NORTH AMERICAN DATUM
- PT = POINT OF TANGENCY
- PC = POINT OF CURVATURE
- NT = NON TANGENT CURVE
- TB = TANGENT BEARING
- C = CURVE
- L = LINE
- POL = POINT ON LINE

SURVEYOR'S REPORT:

1. UTILITY LOCATIONS IF SHOWN HEREON ARE BASED ON FIELD LOCATION OF MARKINGS BY UTILITY COMPANY REPRESENTATIVES, SURFACE FEATURES AND CONSTRUCTION PLANS FURNISHED TO THE SURVEYOR. ADDITIONAL SUB-SURFACE UTILITIES MAY EXIST THAT HAVE NOT BEEN FIELD LOCATED.
2. EASEMENTS OR RIGHTS OF WAY THAT APPEAR ON RECORDED PLANS OR THAT HAVE BEEN FURNISHED TO THE SURVEYOR BY OTHERS HAVE BEEN INCORPORATED INTO THIS DRAWING WITH APPROPRIATE NOTATION. OTHER EASEMENTS MAY BE DISCOVERED BY A SEARCH OF THE PUBLIC RECORDS.
3. MINIMUM HORIZONTAL ACCURACY FOR THIS SURVEY IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 REQUIREMENTS OF FLORIDA ADMINISTRATION CODE. THE MAP AND MEASUREMENT METHODS USED FOR THIS SURVEY MEET OR EXCEED THIS REQUIREMENT. THE DIMENSIONS SHOWN HEREON ARE IN UNITED STATES SURVEY FEET AND DECIMALS THEREOF.
4. THIS SURVEY DOES NOT DETERMINE OWNERSHIP OF THE LANDS SHOWN HEREON.
5. UNDERGROUND FOUNDATIONS HAVE NOT BEEN LOCATED.
6. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, AND IF SHOWN HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062 AND FLORIDA STATUTE 472.025.
7. FEATURES SHOWN BY SYMBOL AS INDICATED IN THE LEGEND ARE NOT TO SCALE.
8. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. BEARINGS SHOWN HEREON ARE BASED ON EAST LINE OF SECTION 5, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING SOUTH 00°40'29" WEST. BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
10. HORIZONTAL POSITIONS FOR ALL FEATURES SHOWN ON THE MAP ARE RELATIVE TO NORTH AMERICAN DATUM OF 1983 (NAD83), 1990 ADJUSTMENT, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE. PRIMARY CONTROL FOR THIS PROJECT WAS ESTABLISHED USING STATIC GPS METHODS AND WAS PROCESSED USING NATIONAL GEODETIC SURVEY (NGS) OPUS-RS SERVICE; DISTANCES SHOWN ARE GRID DISTANCES.
11. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF AN ABSTRACT, TITLE SEARCH, TITLE OPINION OR TITLE COMMITMENT. A TITLE SEARCH MAY REVEAL ADDITIONAL INFORMATION AFFECTING THE PARCEL AS SHOWN.
12. UNLESS SHOWN, ONLY THOSE VISIBLE FEATURES FOUND WITHIN THE BOUNDARIES OF THIS SURVEY OR IN THE IMMEDIATE VICINITY OF THE ABOVE DESCRIBED PARCEL BOUNDARY HAVE BEEN LOCATED.
13. RIGHT OF WAY INFORMATION SHOWN HEREON WAS DETERMINED BY FOUND MONUMENTATION, RECORDED PLATS, AND INFORMATION OBTAINED ON THE LAKE COUNTY PROPERTY APPRAISERS WEB SITE. NO RIGHT OF WAY DOCUMENTATION WAS PROVIDED BY CLIENT.
14. ADJACENT PROPERTY INFORMATION SHOWN HEREON WAS NOT FURNISHED TO THIS SURVEYOR, AND WAS COMPILED USING LATEST AVAILABLE DATA. NO ATTEMPT WAS MADE BY THIS SURVEYOR TO VERIFY ITS ACCURACY.
15. FENCES WERE LOCATED ONLY WHERE DIMENSIONED AND MAY NOT RUN STRAIGHT; OWNERSHIP OF FENCES, IF ANY, ARE UNKNOWN.
16. THE ABOVE DESCRIBED PARCEL CONTAINS 303.24 ACRES, MORE OR LESS.

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

SSMC SUE • SURVEY • GIS

| REVISION DATE | REVISION | BY |
|---|---|---|
| 04/15/2024 | REVISE BOUNDARY | SK |

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

Boundary Survey

Project: Founders Ridge, Minneola, Florida 34715

Field Date: February 23, 2022 | Drawn By: SK | Scale: 1" = 300'

Certified to: Founders Ridge Development II, LLC; Founders Ridge Development LLC; City of Minneola, Florida

DRAWING NUMBER 67288004
SHEET NUMBER 1 OF 1

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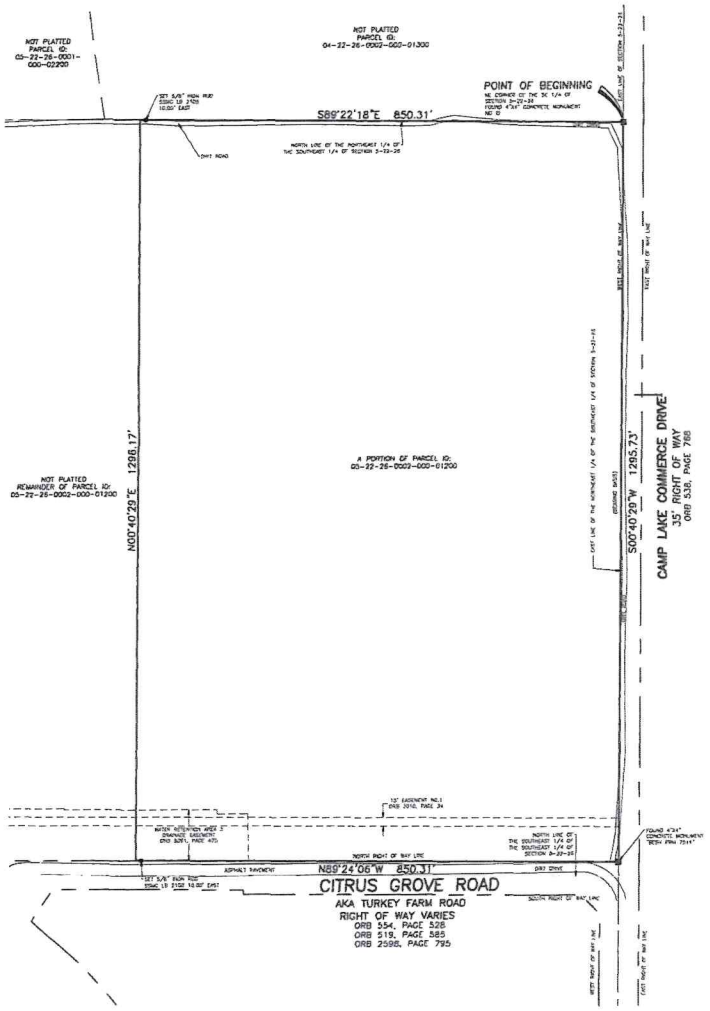
# BOUNDARY SURVEY

## CITRUS GROVE - BOUNDARY OF LOT SPLIT

SECTION 5, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA




SYMBOL LEGEND:

- ● = IRON ROD
- ■ = CONCRETE MONUMENT

ABBREVIATION LEGEND:

| | |
|---|---|
| PRM | = PERMANENT REFERENCE MONUMENT |
| ORB | = OFFICIAL RECORDS BOOK |
| LB | = LICENSED BUSINESS |
| ID | = IDENTIFICATION |
| SSMC | = SOUTHEASTERN SURVEYING & MAPPING CORPORATION |

1" = 100' GRAPHIC SCALE
0 50' 100' 200'

DESCRIPTION (BY THIS SURVEYOR)

A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 5 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE SOUTH 00°40'29" WEST, A DISTANCE OF 1295.73 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5 TO THE NORTH RIGHT OF WAY LINE OF CITRUS GROVE ROAD (RIGHT OF WAY VARIES) AS SHOWN ON OFFICIAL RECORDS BOOK 554, PAGE 528; OFFICIAL RECORDS BOOK 519, PAGE 585 AND OFFICIAL RECORDS BOOK 2598, PAGE 795 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE NORTH 89°24'06" WEST, A DISTANCE OF 850.31 FEET ALONG SAID NORTH RIGHT OF WAY LINE; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, NORTH 00°40'29" EAST, A DISTANCE OF 1296.17 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE SOUTH 89°22'18" EAST, A DISTANCE OF 850.31 FEET ALONG SAID NORTH LINE TO THE **POINT OF BEGINNING.**

SURVEYOR'S REPORT:

1. UTILITY LOCATIONS IF SHOWN HEREON ARE BASED ON FIELD LOCATION OF MARKINGS BY UTILITY COMPANY REPRESENTATIVES, SURFACE FEATURES AND CONSTRUCTION PLANS FURNISHED TO THE SURVEYOR. ADDITIONAL SUB-SURFACE UTILITIES MAY EXIST THAT HAVE NOT BEEN FIELD LOCATED.
2. EASEMENTS OR RIGHTS OF WAY THAT APPEAR ON RECORDED PLANS OR THAT HAVE BEEN FURNISHED TO THE SURVEYOR BY OTHERS HAVE BEEN INCORPORATED INTO THIS DRAWING WITH APPROPRIATE NOTATION. OTHER EASEMENTS MAY BE DISCOVERED BY A SEARCH OF THE PUBLIC RECORDS.
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4. THIS SURVEY DOES NOT DETERMINE OWNERSHIP OF THE LANDS SHOWN HEREON.
5. UNDERGROUND FOUNDATIONS HAVE NOT BEEN LOCATED.
6. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, AND IF SHOWN HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062 AND FLORIDA STATUTE 472.025.
7. FEATURES SHOWN BY SYMBOL AS INDICATED IN THE LEGEND ARE NOT TO SCALE.
8. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. BEARINGS SHOWN HEREON ARE BASED ON EAST LINE OF SECTION 5, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING SOUTH 00°40'29" WEST, BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED
10. HORIZONTAL POSITIONS FOR ALL FEATURES SHOWN ON THE MAP ARE RELATIVE TO NORTH AMERICAN DATUM OF 1983 (NAD83), 1990 ADJUSTMENT, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE. PRIMARY CONTROL FOR THIS PROJECT WAS ESTABLISHED USING STATIC GPS METHODS AND WAS PROCESSED USING NATIONAL GEODETIC SURVEY (NGS) OPUS-RS SERVICE. DISTANCES SHOWN ARE GRID DISTANCES.
11. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF AN ABSTRACT, TITLE SEARCH, TITLE OPINION OR TITLE COMMITMENT. A TITLE SEARCH MAY REVEAL ADDITIONAL INFORMATION AFFECTING THE PARCEL AS SHOWN
12. UNLESS SHOWN, ONLY THOSE VISIBLE FEATURES FOUND WITHIN THE BOUNDARIES OF THIS SURVEY OR IN THE IMMEDIATE VICINITY OF THE ABOVE DESCRIBED PARCEL BOUNDARY HAVE BEEN LOCATED.
13. RIGHT OF WAY INFORMATION SHOWN HEREON WAS DETERMINED BY FOUND MONUMENTATION, RECORDED PLATS, AND INFORMATION OBTAINED ON THE LAKE COUNTY PROPERTY APPRAISERS WEB SITE. NO RIGHT OF WAY DOCUMENTATION WAS PROVIDED BY CLIENT.
14. ADJACENT PROPERTY INFORMATION SHOWN HEREON WAS NOT FURNISHED TO THIS SURVEYOR, AND WAS COMPILED USING LATEST AVAILABLE DATA. NO ATTEMPT WAS MADE BY THIS SURVEYOR TO VERIFY ITS ACCURACY.
15. FENCES WERE LOCATED ONLY WHERE DIMENSIONED AND MAY NOT RUN STRAIGHT; OWNERSHIP OF FENCES, IF ANY, ARE UNKNOWN.
16. THE ABOVE DESCRIBED PARCEL CONTAINS 25.30 ACRES, MORE OR LESS.

NOTICE OF LIABILITY:

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


SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
3018 All American Boulevard
Orlando, Florida 32810
(407) 292-2580
e-mail: bobbie@ssmcsurveying.com
Certificate Number LB0005


SSMC SITE • SURVEY • GIS

BOBBIE W. ALLISON, PSM
Registered Land Surveyor
Florida Certificate No. 5164

| REVISION | DATE | BY |
|---|---|---|
| REVISE BOUNDARY | 04/15/2026 | SK |

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

Project: Boundary Survey
Foundere Ridge
Minneola, Florida 34715

Field Date: March, 2026 | Drawn By: SK | Scale: 1" = 100'

Certified to:
Foundere Ridge Development II, LLC
Foundere Ridge Development LLC
City of Minneola, Florida

DRAWING NUMBER
67288005
SHEET NUMBER
1 OF 1

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**AGENDA SUMMARY**
Planning & Zoning Commission Meeting
July 6, 2026

**Agenda Item:** 6.
**Subject Title:** Site Plan - Ace Hardware

**Objective:**
Consider a Request to Approve the Site Plan Application for Ace Hardware at Grassy Lake Road & Citrus Grove Road.

**Summary:**
Tolle ASMA, LLC, Owner, has submitted an application for a Site Plan for approximately 2.18 developable acres (total site area 2.26 acres) located at the southeast corner of Citrus Grove Road and Grassy Lake Road. The proposed development is for a commercial use, specifically an Ace Hardware store, on a currently vacant commercial parcel.

Site Access and Circulation:
The property will have direct road access from both Citrus Grove Road and Grassy Lake Road, facilitating convenient ingress and egress for customers and deliveries.Engineering plans include the delineation of all driveways, internal traffic circulation patterns, and traffic control devices to ensure safe and efficient movement within the site.

Parking and Accessibility:
The site plan provides for a total of 72 parking spaces, including 3 designated handicap-accessible spaces, in compliance with City Code requirements.All parking areas are designed with appropriate paving, striping, and fire lane access as required by city standards.

**Exhibits:**
1. Ace Site Plan App Executed
2. 24081-0 D-signed Boundary Survey
3. 2026-05-07 Ace Construction Plans signed
4. 042226 - ARCH - ACE HARDWARE (MINNEOLA) - REV #3 - S&S
5. 042326 - E1.2 - ACE HARDWARE (MINNEOLA) - REV #3 - S&S
6. Minneola Ace Hardware Irrigation Plan 04-29-2026.pdf SS
7. Minneola Ace Hardware Landscape Plan 04-28-2026.pdf SS
8. ACE Stormwater Report signed

9. Ace Utility Report signed
10. Grassy Lake Ace Hardware Water Budget
11. RPT 2114015-v1- GEO Preliminary Geotechnical Exporation - Overlook at Grassy Lake Commercial - Minneola Lake County - Too~1
12. Addresses
13. Public Hearing Notice Site Plan
14. 2026-05-07 Asma Ace RTC Letter 1
15. 203b_Ace Hardware SP3v2

**Options:**

1) Approve the Site Plan
2) Approve the Site Plan with conditions
3) Postpone the decision on the Site Plan
4) Deny the Site Plan

**Fiscal Impact:**

Undetermined.

**Staff Recommendation:**

Staff recommends that all staff comments be satisfactorily addressed as a condition of site plan approval including a variance for the architecture and the roof.

City of Minneola
Planning Department
800 N Highway 27, Minneola, FL 34715
(352) 394 – 3598 x172

# Site Plan Application

## Application Review Process

### Development Review Process (DRP)

- An application package which has been determined complete by the Planning Department (Dept) will be forwarded to the DRP reviewers
- All applications shall be reviewed monthly by the DRP reviewers and comments shall be discussed at the next meeting if required.
- Formal comments of the DRP reviewers shall be transmitted in writing to the applicant

### Planning and Zoning Commission (P&Z)

- A P&Z review is required by the City Code

### City Council

- The City Council will hold a public meeting regarding the subject project
- The City Council may (1) defer the project, (2) deny the project, (3) approve the project subject to conditions, or (4) approve the project
- An approved site plan automatically expires if actual construction has not commenced in 365 days of approval
- Major modifications to an approved site plan must follow the same process as the original plan

Reservation of water and sewer capacity may be done only after a Development Order has been issued [subsection 90-5(d)]

For additional information on the site plan process, see Chapter 122, Section 41, Site Development Submittal Requirements, of the City of Minneola Land Development Regulations.

# City of Minneola
# Site Plan Application Cont.

## Site Plan Review Check List and Fees

| | | | |
|---|---|---|---|
| | Site Plan Review | Minor Amendment | $1,200.00 Application Fee |
| X | Site Plan Review | 5 acres or less, or 10 du or more | $2,000.00 Application Fee |
| | Site Plan Review | 5-25 acres, or 10-50 du or more | $3,000.00 Application Fee |
| | Site Plan Review | 25 acres or more, or 50 du or more | $4,000.00 Application Fee |
| | Site Plan Review | PUD or DRI | $4,300.00 Application Fee |

The following information is required for all Site Plan applications:

| Rec'd | Requirement |
|---|---|
| | Copies of all permits including USFW NPDES SJRWMD |
| | (6) 11" x 17" Boundary Survey signed and sealed by a licensed Florida surveyor |
| | (6) 11" x 17" copy of the recorded lot split/minor subdivision plat, if required |
| | (6) 24" x 36" Site Construction Plan signed and sealed by a design professional and Landscape/Irrigation plans signed and sealed by a landscape architect, reports, color Architectural Renderings signed and sealed by a design professional |
| | (2) 11" x 17" Site Construction, Landscape & Irrigation plans, Architectural Renderings |
| | (1) CD including all applications and documents in PDF format |
| | (1) list of the completed Adjacent Property Owners with addresses and alternate keys |
| | (1) set of mailing labels for all adjacent property owners |
| | (3) Sets of all reports including Environmental Geotechnical Traffic Study Archiological |

Non-refundable application fee, as indicated above

1. Site Plan
   a. Name of project
   b. Vicinity map showing the relationship of the proposed project to adjacent streets and roads at no smaller than one-inch equals 2000-feet (1"=2000')
   c. Linear dimensions of the parcel
   d. Existing topography at 1-ft. intervals and finished grade elevation
   e. Existing and proposed building restriction lines e.g. R/W, setbacks, easements
   f. Identification of existing soil classification from the Soil Conservation Service
   g. Identification of the 100-year flood elevation, if any
   h. Wetlands and other natural features
   i. Stormwater management facilities and calculations
   j. Landscape plan including irrigation systems, screens, walls and berms
   k. Identification of zoning on the subject site and all adjacent parcels
   l. Location and calculation of the site's open space areas
   m. Location, dimension, and sketch or photograph of all proposed signage

# City of Minneola
## Site Plan Application Cont.

2. Buildings and Structures
   a. Existing structure locations with elevations
   b. Proposed structure locations with elevations (four sides and colors included)
   c. Use of the proposed structure
   d. Number of stories and height of each proposed structure
   e. Square footage of each story & square footage by major interior uses in all structures
   f. Number of dwelling units and density for residential uses
   g. Projected number of employees, if applicable
   h. Number of seats for eating and/or drinking establishments

3. Streets, Sidewalks, Driveways, Parking Areas & Loading Spaces
   a. Engineering plans and specifications for all paved surfaces and sidewalks
   b. Delineation and numbering of all parking spaces including location of handicap spaces
   c. Delineation of the amount of impervious areas & the impervious surface ratio calculation
   d. Delineation of all fire lanes pursuant to Section 14 of the City Code
   e. Location of the driveways and median cuts
   f. Delineation of the internal traffic control circulation pattern
   g. Location and identification of the internal traffic control devices

4. Stormwater Management Facilities
   a. Stormwater calculations and facilities
   b. Cross section of stormwater facilities
   c. Engineering cost estimates delineating improvements proposed for city maintenance
   d. Size, material and location of the stormwater facilities
   e. Delineation of the 100-year flood elevation, if applicable
5. Potable Water, Wastewater & Solid Waste Facilities
   a. Fire flow equipment and calculations
   b. Lift station and equipment and location
   c. Size, material, specifications, profiles and location of wastewater facilities, incl. septic tanks
   d. Size, material, specifications, profiles and location of potable water facilities
   e. Size, location and material of grease separation facilities, if applicable
   f. Location and access provisions of refuse facilities

6. Other
   a. Traffic Analysis, as determined by Dept.
   b. Environmental Assessment, as determined by Dept.

# City of Minneola
# Site Plan Application Cont.

The following requirements must be met:

- Landscaping requirements in Section 110 of the City Code
- Architectural and Design Standards described in Section 94-3 or Section 94-4, as applicable
- Sign Standards in Section 118 of the City Code
- Before construction, a tree clearing permit must be obtained as described in Section 98-9 of the City Code
- Relevant requirements of Chapter 134 – Transportation Standards
- Prior to construction, submission of the City impact fee calculation form and payment of the fees
- A copy of the HRS and/or SJRWMD potable water and wastewater permits
- A Concurrency Review Application form must be submitted with the Site Plan Review Application package

# City of Minneola
## Site Plan Application Cont.

The application material described herein is based on the provisions of Section 122 – 41 Development Standards of the City Code. The Code is available online at www.municode.com. The requirements below are minimums that may be adjusted in the pre-application conference.

Applicant Name: Nicole Gargasz, Gemini Land Development, Inc.

Applicant Address: 2875 S. Orange Ave., Suite 500-3600, Orlando, FL 32806

Applicant Phone #: 407-247-3581 Fax # and/or E-mail: nicole@geminild.com

Applicant Is: Owner: ☐ Agent: ☒ Purchaser: ☐ Lessee: ☐ (check one)

General Location and/or Street Address: Intersection of Grassy Lake Rd & Citrus Grove Rd

Alternate Key Number: 3957886 Parcel ID 05-22-26-0004-000-02100

Owner Name: Toole Asma, LLC, William N. Asma

Owner Address: 884 South Dillard Street, Winter Garden FL 34787

Owner Phone #: 407-656-2593 Fax # and/or E-mail: neil@toolesace.com

Subject Site Area (acres or sq. ft.): 2.26 acres Zoning Category: C

Present Use: Vacant Commercial

Proposed Use: Commercial

Source of Potable Water: City of Minneola

Wastewater Disposal Method: Gravity Sewer to City of Minneola

Has any previous application been filed within the last two years in connection with the subject parcel? If Yes, briefly describe the nature of this request, including the approximate date of the request.

Overlook Phase 4 Engineering & Platting 2024

# City of Minneola
# Site Plan Application Cont.

## Contact List

Owner Name: Toole Asma, LLC, William N. Asma

Owner Address: 884 South Dillard Street, Winter Garden FL 34787

Owner Ph. #: 407-656-2593 E-mail Address: neil@toolesace.com

Project Manager: Nicole Gargasz, Gemini Land Development, Inc.

Manager Address: 2875 S. Orange Ave., Suite 500-3600, Orlando, FL 32806

Manager Ph. #: 407-247-3581 E-mail Address: nicole@geminild.com

Engineer Name: Bobby Johnson, PE License #: 77677

Engineer Address: Gemini Land Development, Inc.
2875 S. Orange Ave., Suite 500-3600, Orlando, FL 32806

Engineer Ph. #: 407-758-1666 E-mail Address: bobby@geminild.com

Architect Name: Jeff Powell, AIA License #: 26002236

Architect Address: 713 W. Montrose Street, Clermont, FL 34711

Architect Ph. #: 352-874-2340 E-mail Address: jeff@powellstudioarch.com

Landscape Architect Name: LR Huffstetler, Inc. License #: 0000744

L. Architect Address: 36955 Lake Yale Drive, Grand Island, FL 32735

L. Architect Ph. #: 352-516-5254 E-mail Address: bobhuff3@yahoo.com

# City of Minneola
# Site Plan Application Cont.

## Certification

I, the undersigned, do hereby certify that I have read the application and the relevant guidance material and understand the requirements described therein and that I will fully comply with all City, State and Federal regulations applicable to this project.

I further understand that I am responsible to reimburse the City for the actual advertising costs and the actual consultants' review fees, if any. Said fees shall be paid within 30 days of receipt of the City's invoice or further processing of the application will cease until the invoice is paid in full.

I understand that only application packages that are determined complete by the Department will be scheduled for review.

Applicant Signature

7/16/25
Date

---

*Office Use:*

Applicant Name: _____

Application For: _____

Amount: _____ Check: _____

Amount: _____ Check: _____

Rec'd by: _____ Date: _____ Receipt #: _____

# City of Minneola
# Site Plan Application Cont.

## Owner's Authorization

*(required if the property owner is not the applicant)*

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority, personally appeared William N. Asma

who is being by me first duly sworn on oath, deposes and says:

1. That he/she is the property owner of the subject parcels in this application.
2. That he/she desires to apply for an annexation of land generally located at:
   Ace Hardware at Grassy Lake Rd & Citrus Grove Rd
3. That he/she has appointed Nicole Gargasz/Bobby Johnson Gemini Land Dev., Inc. to act as agent in his/her behalf to accomplish the above.
4. That he/she agrees to pay any costs associated with the application, review, and hearings for the above.

Owner's Signature

This is to certify that on July 16, 20 25 before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared _____ he/she is personally know to me or has produced _____ as identification and did (did not) take an oath.

SEAL

SHANNON RODGERS
NOTARY PUBLIC
MY COMMISSION EXPIRES 4-15-2026
STATE OF FLORIDA
COMMISSION NUMBER HH 213380

Shannon Rodgers
Signature of Acknowledger

Shannon Rodgers
Acknowledger Name

Serial Number

4-15-26
My Commission Expires

# City of Minneola
# Site Plan Application Cont.

## NPDES Stormwater Certification Statement

Project Name: _____

I hereby certify that proper Erosion and Sediment Control (ESC) procedures will be implemented by the Construction Site Operator from project initiation through project completion.

I further certify that Best Management Practices (BMPS) will be implemented to ensure proper control of waste materials on site and to limit the exposure of general project litter and hazardous materials to stormwater.

## Project Owner Information

Project Owner Name: _____

Owner Address: _____

Phone #: _____ Fax and/or E-mail: _____

_____ _____

Signature Date

## Project Contractor Information

Project Contractor Name: _____

Contractor Address: _____

Phone #: _____ Fax and/or E-mail: _____

_____ _____

Signature Date

City of Minneola
FLORIDA

**City of Minneola**
800 N. US Hwy 27
Minneola, FL 34715
(352) 394-3598

## Waiver / Disclaimer and Condition Pursuant to Chapter 166.033, Florida Statutes

Applicant: _____

Authorized Representative*: Nicole Gargasz, Gemini Land Development, Inc.

Application Number: _____

Application Request: SIte Plans for Ace Hardware at Grassy Lake Rd & Citrus Grove Rd

I, Nicole Gargasz (Print Applicant / Authorized Representative* name), on behalf of William N. Asma (Applicant) hereby waive the deadlines and/or procedural requirements of Florida Statute Section 166.033 as the provisions of said statute apply to the above referenced application, including, but not limited to:

- 30-day Staff review of Applicant's application and/or response to Request for Additional Information
- 30-day requirement for Applicant's response to City's Request for Additional information
- The limitation of three (3) requests by the City of Minneola for additional information.
- Requirement of Final Determination on Applicant's application approving, denying, or approving with conditions within 120 or 180 days of the determination of incompleteness, as applicable.

I further acknowledge that the City offers weekly development review meetings on Thursdays for me to discuss any comments I received based on my submittal. It is my responsibility to request and schedule a meeting with the City if I have any questions.

_____ 7/16/2025

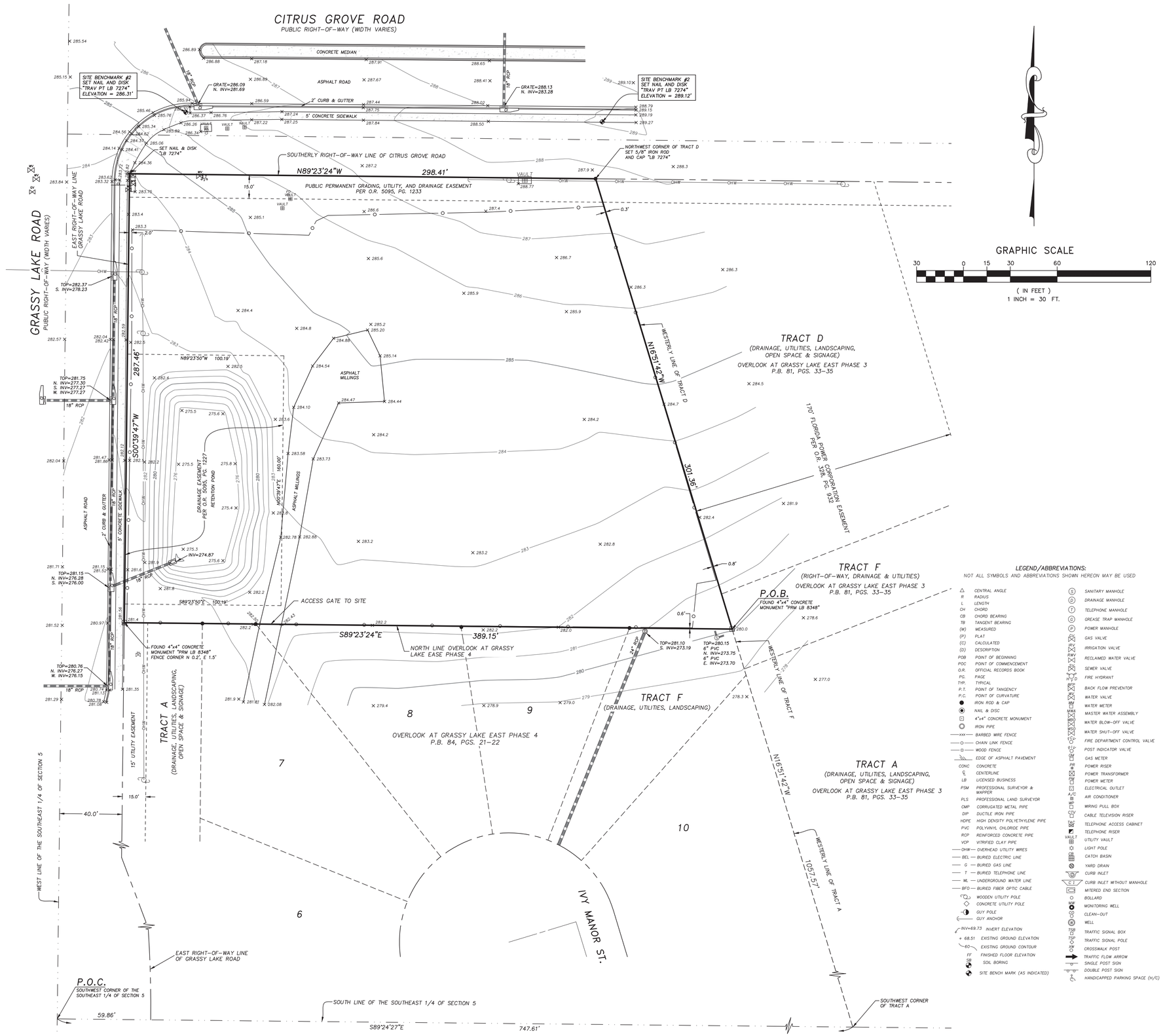
Signature of Applicant or Authorized Representative* Date

*Agent Authorization Form required.

# BOUNDARY AND TOPOGRAPHIC SURVEY

CERTIFIED TO:

TOOLE ASMA, LLC
MAYNARD NEXSEN PC
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
SEACOAST BANK, N.A.




GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )
1 INCH = 30 FT.

LEGEND/ABBREVIATIONS:

NOT ALL SYMBOLS AND ABBREVIATIONS SHOWN HEREON MAY BE USED

| | |
|---|---|
| Δ | CENTRAL ANGLE |
| R | RADIUS |
| L | LENGTH |
| CH | CHORD |
| CB | CHORD BEARING |
| TB | TANGENT BEARING |
| (M) | MEASURED |
| (P) | PLAT |
| (C) | CALCULATED |
| (D) | DESCRIPTION |
| POB | POINT OF BEGINNING |
| POC | POINT OF COMMENCEMENT |
| O.R. | OFFICIAL RECORDS BOOK |
| PG. | PAGE |
| TYP. | TYPICAL |
| P.T. | POINT OF TANGENCY |
| P.C. | POINT OF CURVATURE |
| ● | IRON ROD & CAP |
| ⊙ | NAIL & DISC |
| ⊡ | 4"x4" CONCRETE MONUMENT |
| ○ | IRON PIPE |
| xxx | BARBED WIRE FENCE |
| —o— | CHAIN LINK FENCE |
| —□— | WOOD FENCE |
| | EDGE OF ASPHALT PAVEMENT |
| CONC | CONCRETE |
| ℄ | CENTERLINE |
| LB | LICENSED BUSINESS |
| PSM | PROFESSIONAL SURVEYOR & MAPPER |
| PLS | PROFESSIONAL LAND SURVEYOR |
| CMP | CORRUGATED METAL PIPE |
| DIP | DUCTILE IRON PIPE |
| HDPE | HIGH DENSITY POLYETHYLENE PIPE |
| PVC | POLYVINYL CHLORIDE PIPE |
| RCP | REINFORCED CONCRETE PIPE |
| VCP | VITRIFIED CLAY PIPE |
| OHW | OVERHEAD UTILITY WIRES |
| BEL | BURIED ELECTRIC LINE |
| G | BURIED GAS LINE |
| T | BURIED TELEPHONE LINE |
| WL | UNDERGROUND WATER LINE |
| BFO | BURIED FIBER OPTIC CABLE |
| | WOODEN UTILITY POLE |
| | CONCRETE UTILITY POLE |
| | GUY POLE |
| | GUY ANCHOR |
| INV=69.73 | INVERT ELEVATION |
| + 68.51 | EXISTING GROUND ELEVATION |
| 60 | EXISTING GROUND CONTOUR |
| FF | FINISHED FLOOR ELEVATION |
| SB | SOIL BORING |
| | SITE BENCH MARK (AS INDICATED) |
| S | SANITARY MANHOLE |
| D | DRAINAGE MANHOLE |
| T | TELEPHONE MANHOLE |
| G | GREASE TRAP MANHOLE |
| P | POWER MANHOLE |
| | GAS VALVE |
| IRR | IRRIGATION VALVE |
| RWV | RECLAIMED WATER VALVE |
| | SEWER VALVE |
| | FIRE HYDRANT |
| | BACK FLOW PREVENTOR |
| | WATER VALVE |
| | WATER METER |
| | MASTER WATER ASSEMBLY |
| | WATER BLOW-OFF VALVE |
| | WATER SHUT-OFF VALVE |
| | FIRE DEPARTMENT CONTROL VALVE |
| | POST INDICATOR VALVE |
| | GAS METER |
| | POWER RISER |
| | POWER TRANSFORMER |
| | POWER METER |
| | ELECTRICAL OUTLET |
| A/C | AIR CONDITIONER |
| | WIRING PULL BOX |
| | CABLE TELEVISION RISER |
| | TELEPHONE ACCESS CABINET |
| | TELEPHONE RISER |
| VAULT | UTILITY VAULT |
| | LIGHT POLE |
| | CATCH BASIN |
| | YARD DRAIN |
| | CURB INLET |
| C I | CURB INLET WITHOUT MANHOLE |
| | MITERED END SECTION |
| | BOLLARD |
| MW | MONITORING WELL |
| | CLEAN-OUT |
| W | WELL |
| TSB | TRAFFIC SIGNAL BOX |
| | TRAFFIC SIGNAL POLE |
| | CROSSWALK POST |
| | TRAFFIC FLOW ARROW |
| | SINGLE POST SIGN |
| | DOUBLE POST SIGN |
| | HANDICAPPED PARKING SPACE (H/C) |

DESCRIPTION:

THAT PART OF SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF SECTION 5; THENCE RUN S89°24'27"E ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 747.61 FEET, TO THE SOUTHWEST CORNER OF TRACT A, OVERLOOK AT GRASSY LAKE EAST PHASE 3, AS RECORDED IN PLAT BOOK 81, PAGES 33-35, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH LINE RUN N16°51'42"W ALONG THE WESTERLY LINE OF TRACT A AND TRACT F, OF SAID OVERLOOK AT GRASSY LAKE EAST PHASE 3, A DISTANCE OF 1057.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N16°51'42"W ALONG SAID WESTERLY LINE OF TRACT F AND TRACT D, OVERLOOK AT GRASSY LAKE EAST PHASE 3, A DISTANCE OF 301.36 FEET, TO THE NORTHWEST CORNER OF SAID TRACT D, ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CITRUS GROVE ROAD; THENCE DEPARTING SAID WESTERLY LINE OF TRACT D, RUN N89°23'24"W ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 298.41 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF GRASSY LAKE ROAD; THENCE DEPARTING SOUTHERLY RIGHT-OF-WAY LINE RUN S00°39'47"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 287.46 FEET TO THE NORTH LINE OF OVERLOOK AT GRASSY LAKE EAST PHASE 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 84, PAGES 21-22, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE DEPARTING EASTERLY RIGHT-OF-WAY LINE RUN S89°23'24"E ALONG THE SAID NORTH LINE OF OVERLOOK AT GRASSY LAKE EAST PHASE 4, A DISTANCE OF 389.15 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 2.269 ACRES MORE OR LESS.

SURVEYORS NOTES:

1. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL, OR DIGITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. PRINTED COPIES OF A DIGITAL SIGNED AND SEALED SURVEY ARE NOT VALID.

2. LANDS SHOWN HEREON WERE BENEFITED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 1555509A3, DATED NOVEMBER 22, 2024 FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP AND OTHER INSTRUMENTS OF RECORD.

3. REVISIONS DO NOT CONSTITUTE A RE-CERTIFICATION OF THE EXISTING FIELD CONDITIONS OF THIS SURVEY.

4. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 22 SOUTH, RANGE 26 EAST AS BEING S89°24'27"E (ASSUMED).

5. UNDERGROUND IMPROVEMENTS AND INSTALLATIONS HAVE NOT BEEN LOCATED.

6. THE LANDS SHOWN HEREON LIE ENTIRELY WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD) ACCORDING TO "FIRM" MAP NO. 12095C0260 F, COMMUNITY NO. 120179, DATED SEPTEMBER 25, 2009.

7. THE ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88 DATUM PER LAKE COUNTY BENCHMARK NUMBER "LK 160", ELEVATION = 130.809.

8. SITE BENCHMARKS ARE SHOWN HEREON.

9. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.052 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

SCHEDULE B-II EXCEPTIONS:

6. INTENTIONALLY DELETED.

7. RIGHT-OF-WAY EASEMENT CONTAINED IN INSTRUMENT RECORDED JANUARY 2, 1980, UNDER O.R. BOOK 691, PAGE 1864, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND THEREFORE CANNOT BE GRAPHICALLY SHOWN.)

8. ORDINANCE 2008-14 RECORDED IN O.R. BOOK 3746, PAGE 2372, AND RE-RECORDED IN O.R. BOOK 4289, PAGE 284, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND THEREFORE CANNOT BE GRAPHICALLY SHOWN.)

9. RESOLUTION 2008-14 RECORDED IN O.R. BOOK 3795, PAGE 1084, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND THEREFORE CANNOT BE GRAPHICALLY SHOWN.)

10. PLANNED UNIT DEVELOPMENT AGREEMENT RECORDED IN O.R. BOOK 3853, PAGE 506, RERECORDED IN O.R. BOOK 3861, PAGE 2437, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND THEREFORE CANNOT BE GRAPHICALLY SHOWN.)

11. AMENDED AND RESTATED PLANNED UNIT DEVELOPMENT AGREEMENT RECORDED IN O.R. BOOK 4748, PAGE 308, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND THEREFORE CANNOT BE GRAPHICALLY SHOWN.)

12. TEMPORARY NON-EXCLUSIVE EASEMENT CONTAINED IN INSTRUMENT RECORDED APRIL 13, 2018, UNDER O.R. BOOK 5095, PAGE 1211, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (AFFECTED THE SUBJECT PROPERTY AND IS NOW EXPIRED. THEREFORE IT IS NOT SHOWN.)

13. DRAINAGE EASEMENT CONTAINED IN INSTRUMENT RECORDED APRIL 13, 2018, UNDER O.R. BOOK 5095, PAGE 1227, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.)

14. PERMANENT GRADING, UTILITY AND DRAINAGE EASEMENT CONTAINED IN INSTRUMENT RECORDED APRIL 13, 2018, UNDER O.R. BOOK 5095, PAGE 1233, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.)

15. INTENTIONALLY DELETED.

16. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN O.R. BOOK 5856, PAGE 2100, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND THEREFORE CANNOT BE GRAPHICALLY SHOWN.)

17. UTILITIES IMPROVEMENT AGREEMENT RECORDED IN O.R. BOOK 6102, PAGE 260, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (DOES NOT AFFECT THE SUBJECT PROPERTY.)

SHEET 1 OF 1

SECTION 5
TOWNSHIP 22 SOUTH
RANGE 26 EAST


BISHMAN Surveying & Mapping, Inc.
CERTIFICATE OF AUTHORIZATION LB 7274
301 N. TUBB STREET, SUITE 106, OAKLAND, FLORIDA 34760
Phone No. 407.905.8877


ARON D. BISHMAN License Number 5668 STATE OF FLORIDA Professional Surveyor and Mapper

Digitally signed by Aron D Bishman
Date: 2024.12.10 10:03:46 -05'00'

ARON D. BISHMAN, P.S.M. FLORIDA REGISTRATION NO. 5668

| REVISIONS: | |
|---|---|
| 12/10/2024 - UPDATED PER NEW TITLE COMMITMENT | |

| JOB NUMBER: 24081.000 | |
|---|---|
| SURVEY DATE: | 9-3-2024 |
| FIELD BY: | T. CONARD |
| FIELD BOOK: | 2404 |
| PAGES: | 3 |
| FIELD FILE: | 24081.MJF |
| DRAWING FILE: | 24081-0.DWG |

SITE DEVELOPMENT PLANS FOR

# GRASSY LAKE
# ACE HARDWARE

PREPARED FOR

## TOOLE ASMA, LLC
## 884 SOUTH DILLARD STREET
## WINTER GARDEN, FLORIDA 34787

## PROJECT TEAM

### APPLICANT/OWNER
TOOLE ASMA, LLC
884 SOUTH DILLARD STREET
WINTER GARDEN, FLORIDA 34787
PHONE: 407.656.5750

### CIVIL ENGINEER
GEMINI LAND DEVELOPMENT, INC.
2875 S. ORANGE AVENUE, SUITE 500-3600
ORLANDO, FLORIDA 32806
PHONE: 407.247.3581

### GEOTECHNICAL ENGINEER
UNIVERSAL ENGINEERING SCIENCES
3532 MAGGIE BLVD
OAKLAND, FLORIDA 34811
PHONE: 407.423.0504

### SURVEYOR
BISHMAN SURVEYING & MAPPING, INC
301 N TUBB STREET, SUITE 106
OAKLAND, FLORIDA 34760
PHONE: 407.905.8877

### ARCHITECT
POWELL STUDIO ARCHITECTURE
713 W. MONTROSE STREET
CLERMONT, FLORIDA 34711
PHONE: 352.874.2340

### LANDSCAPE ARCHITECT
L.R. HUFFSTETLER, INC.
36955 LAKE YALE DRIVE
GRAND ISLAND, FLORIDA 32735
PHONE: 352.516.5254

## PERMITTING AGENCIES

### LOCAL MUNICIPALITY
CITY OF MINNEOLA
P.O. BOX 678
MINNEOLA, FLORIDA 34755
PHONE: 352.394.3598

### STATE
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
3319 MAGUIRE BOULEVARD, SUITE 232
ORLANDO, FLORIDA 32803
PHONE: 407.897.4100

### STATE
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
601 SOUTH LAKE DESTINY ROAD, SUITE 200
MAITLAND, FL ORIDA 32751
PHONE: 407.659.4800

## UTILITY SERVICE PROVIDERS

### WATER & WASTEWATER
CITY OF MINNEOLA
P.O. BOX 678
MINNEOLA, FLORIDA 34755
PHONE: 352.394.3598

### NATURAL GAS ⚠1
LAKE APOPKA NATURAL GAS DISTRICT
676 W MONTROSE STREET
CLERMONT, FLORIDA 34711
PHONE: 352.394.3480

### ELECTRIC
DUKE ENERGY
3250 BOMMETT CREEK ROAD
P.O. BOX 10000
LAKE BUENA VISTA, FLORIDA 34830
PHONE: 407.938.6602

### TELEPHONE ⚠1
CENTURYKLINK/LUMEN
PHONE: 1.800.244.1111
EMAIL: SCSLUMEN@CENTURYKLINK.COM

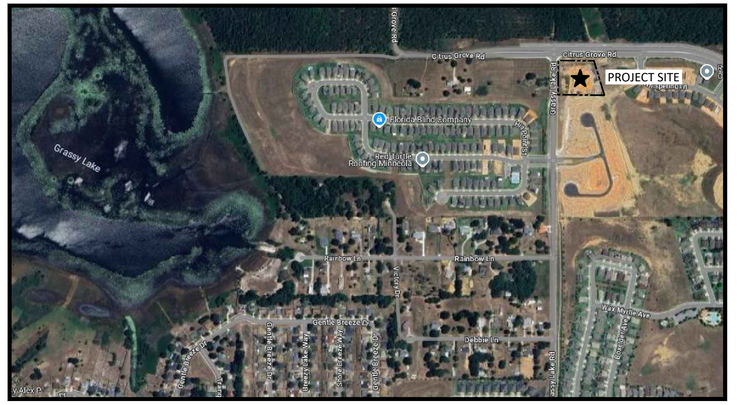
### CABLE
SPECTRUM
3767 ALL AMERICAN BLVD
APOPKA, FLORIDA 32810
PHONE: 407.532.8511

## VARIANCE REQUEST: ⚠2

Powell Studio Architecture respectfully requests variance approval from the City of Minneola LDC to allow for minor deviations associated with the proposed development at ACE Hardware Minneola. The requested variances are driven by site-specific constraints and design considerations, and are intended to facilitate a cohesive, functional, and context-sensitive project, whilst staying true to the intend use / program. Please see below the following items for which we're requesting a variance, and their respective code sections, and reasoning:

1 - East Elevation - Section 94-3(g)(5) - The east elevation has the Garden Center, which is integral to the commercial program of Ace Hardware.
2 - TPO roofing Membrane - Section 94-3(g)(10)c - TPO roofing is common and evident in other nearby structures, and as such a variance is requested to utilize a TPO roofing membrane with parapet as the primary roofing system.

## LOCATION MAP




SCALE 1":600'

PARCEL IDENTIFICATION No.
05-22-26-0004-000-02100

| Sheet Index | | Submit | | | | | |
|---|---|---|---|---|---|---|---|
| Sheet Id. | Sheet Title | 1 | 2 | 3 | 4 | 5 | 6 |
| C0.00 | Cover Sheet | ✓ | ✓ | ✓ | | | |
| C1.00 | General Notes & Specifications | ✓ | ✓ | ✓ | | | |
| C2.00 | Existing Conditions & Demolition Plan | ✓ | ✓ | ✓ | | | |
| C3.00 | Site Plan, Site Data & Geometry Plan | ✓ | ✓ | ✓ | | | |
| C3.10 | Vehicle Tracking | ✓ | ✓ | ✓ | | | |
| C4.00 | Grading, Drainage Plan | ✓ | ✓ | ✓ | | | |
| C4.10 | Utility Plan | ✓ | ✓ | ✓ | | | |
| C5.00-C5.03 | General Details | ✓ | ✓ | ✓ | | | |
| Reference Drawings (Prepared By Others) | | | | | | | |
| 1 | Boundary & Topographic Survey | ✓ | ✓ | ✓ | | | |
| L1 - L2 | Landscape Plan | ✓ | ✓ | ✓ | | | |
| IR1 - IR2 | Irrigation Plan | ✓ | ✓ | ✓ | | | |
| A1.1 - A8.1 | Architectural Plans | ✓ | ✓ | ✓ | | | |
| ⚠2 E1.2 | Site Photometrics Plan | | | ✓ | | | |

| | Date | Description |
|---|---|---|
| | 7/21/25 | Submit to City of Minneola |
| 1 | 12/19/25 | Revised per City comments |
| 2 | 5/7/2026 | Revised per City comments |

*DESCRIPTION:*

*THAT PART OF SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:*

*COMMENCE AT THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF SECTION 5; THENCE RUN S89°24'27"E ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 747.61 FEET, TO THE SOUTHWEST CORNER OF TRACT A, OVERLOOK AT GRASSY LAKE EAST PHASE 3, AS RECORDED IN PLAT BOOK 81, PAGES 33–33, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH LINE RUN N16°51'42"W ALONG THE WESTERLY LINE OF TRACT A AND TRACT F, OF SAID OVERLOOK AT GRASSY LAKE EAST PHASE 3, A DISTANCE OF 1057.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N16°51'42"W ALONG SAID WESTERLY LINE OF TRACT F AND TRACT D, OVERLOOK AT GRASSY LAKE EAST PHASE 3, A DISTANCE OF 301.36 FEET, TO THE NORTHWEST CORNER OF SAID TRACT D, ALSO BEING ON THE SOUTHERLY RIGHT–OF–WAY LINE OF CITRUS GROVE ROAD; THENCE DEPARTING SAID WESTERLY LINE OF TRACT D, RUN N89°23'24"W ALONG SAID SOUTHERLY RIGHT–OF–WAY LINE FOR A DISTANCE OF 298.41 FEET TO A POINT ON THE EASTERLY RIGHT–OF–WAY LINE OF GRASSY LAKE ROAD; THENCE DEPARTING SOUTHERLY RIGHT–OF–WAY LINE RUN S00°39'47"W ALONG SAID EASTERLY RIGHT–OF–WAY LINE FOR A DISTANCE OF 287.46 FEET TO THE NORTH LINE OF PROPOSED OVERLOOK AT GRASSY LAKE EAST PHASE 4; THENCE DEPARTING EASTERLY RIGHT–OF–WAY LINE RUN S89°23'24"E ALONG THE SAID NORTH LINE OF PROPOSED OVERLOOK AT GRASSY LAKE EAST PHASE 4, A DISTANCE OF 389.15 FEET TO THE POINT OF BEGINNING.*

*THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 2.269 ACRES MORE OR LESS.*

ROBERT M. JOHNSON LICENSE No. 77677 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Robert M Johnson
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Key Map:

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Consultant(s) / Note(s)

| NO. | DATE: | SUBMISSIONS/REVISIONS |
|---|---|---|
| 2 | 5/7/26 | Revised per City comments |
| 1 | 12/19/25 | Revised per City comments |
| | 7/21/25 | Submit to City of Minneola |

| | |
|---|---|
| DATE: | July 2025 |
| VERTICAL DATUM: | NAVD88 |
| JOB NO.: | 24-003 |
| DESIGNED BY: | NCG |
| DRAWN BY: | NCG/CL |
| CHECKED BY: | RMJ |
| APPROVED BY: | NCG |
| SCALE (FT) | NOTED/NTS |

Project Name:
GRASSY LAKE
ACE HARDWARE

SITE DEVELOPMENT PLANS

Jurisdiction:
City of Minneola, FL

Sheet Title:
COVER SHEET

Sheet No.
C0.00

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ROBERT M. JOHNSON LICENSE No. 77677 STATE OF FLORIDA PROFESSIONAL ENGINEER
Robert M. Johnson, P.E.
Registration No.77677
Date: 5/7/2026

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**GENERAL NOTES:**

1. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR(S) TO ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAND AT THE JOB SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL ABIDE BY ALL CONDITIONS CONTAINED THEREIN. PERMITS INCLUDED (BUT NOT NECESSARILY LIMITED TO) ARE:
   - CITY OF MINNEOLA
   - WATER MANAGEMENT DISTRICT CONSUMPTIVE USE (WATER USE) FOR CONSTRUCTION DEWATERING (CUP)
   - WATER MANAGEMENT DISTRICT ENVIRONMENTAL RESOURCE PERMIT (ERP)
   - FDEP WATER DISTRIBUTION
   - FDEP SANITARY SEWER COLLECTION AND TRANSMISSION
   - FDEP REUSE
   - FDEP DREDGE AND FILL
   - LOCAL RIGHT OF WAY USE
   - LOCAL UNDERGROUND UTILITIES
   - FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION TORTOISE INCIDENTAL TAKE
2. CONTRACTOR IS ADVISED THAT THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY REQUIRES THAT OPERATORS FILE A NOTICE OF INTENT (NOI) FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NPDES GENERAL PERMIT PRIOR TO BEGINNING WORK. IT IS CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN SAME. A COPY SHALL BE SENT TO OWNER.
3. FLORIDA LAW (F.S. 556) FLORIDA LAW (F.S. 556) UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT MANDATES THAT EXCAVATORS/CONTRACTORS SHALL CONTACT SUNSHINE 811 (FKA: SUNSHINE STATE ONE-CALL OF FLORIDA) BY CALLING 800-432-4770 OR 811 AT LEAST 2 FULL BUSINESS DAYS PRIOR TO BEGINNING ANY EXCAVATION OR DEMOLITION TO ALLOW MEMBER OPERATORS AN OPPORTUNITY TO IDENTIFY AND MARK THEIR UNDERGROUND FACILITIES AND APPROPRIATELY RESPOND TO THE POSITIVE RESPONSE SYSTEM.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE PROJECT SITE DURING CONSTRUCTION, TO PREVENT TRESPASSING OF UNAUTHORIZED PEDESTRIANS AND/OR VEHICLES IN ALL WORK AREAS. THE CONTRACTOR SHALL POST SIGNS, CONSTRUCT BARRIERS OR IMPLEMENT OTHER METHODS NECESSARY TO CONTROL ACCESS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR TRESPASSING ON THE CONSTRUCTION SITE OR DAMAGES TO ANY WORK RELATED THERETO.
5. CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES OF PROPOSED START OF WORK IN ACCORDANCE WITH THEIR STANDARD REQUIREMENTS; INCLUDING BUT NOT LIMITED TO WATER, RECLAIMED WATER, SEWER, POWER, TELEPHONE, GAS AND CABLE TV COMPANIES.
6. PRIOR TO COMMENCEMENT, CONTRACTOR SHALL PROVIDE GLD WITH CONSTRUCTION SCHEDULE FOR VARIOUS SITE WORK ELEMENTS SO THAT PERIODIC SITE VISITS MAY BE COORDINATED TO ENSURE TIMELY CERTIFICATION OF COMPLETION TO AGENCIES AND AVOID DELAYS IN ISSUANCE OF CERTIFICATES OF OCCUPANCY/COMPLETION.
7. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST STANDARDS OF ALL APPLICABLE AGENCIES INCLUDING THE CITY OF MINNEOLA
8. EXISTING UTILITIES HAVE BEEN FIELD VERIFIED BY OTHERS AT AREAS OF CONNECTION AND AREAS OF CONFLICT AS SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD RE-VERIFICATION OF SIZE AND LOCATION OF ALL EXISTING UTILITIES AND RELATED CONSTRUCTION PRIOR TO COMMENCEMENT OF WORK. SHALL THE CONTRACTOR OBSERVE ANY DEVIATIONS FROM WHAT IS SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF SAID PRIOR TO COMMENCEMENT OF WORK. ANY WORK THAT MUST BE REDONE DUE TO FAILURE OF CONTRACTOR TO NOTIFY THE ENGINEER OF DEVIATIONS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTORS SOLE EXPENSE.
9. ANY DIFFERING SITE CONDITIONS FROM THAT WHICH IS REPRESENTED HEREON, WHETHER ABOVE, ON OR BELOW THE SURFACE OF THE GROUND, SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND OWNER IN WRITING. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO DIFFERING SITE CONDITIONS WILL BE ALLOWED IF CONTRACTOR FAILS TO PROVIDE THE REQUIRED WRITTEN NOTIFICATION OF SUCH CONDITIONS FOR REVIEW BY THE ENGINEER AND OWNER.
10. AS PART OF THE CLEARING AND GRUBBING OPERATION, THE CONTRACTOR IS TO REMOVE ALL FENCING AND/OR EXISTING FACILITIES FROM THE SITE. CONTRACTOR IS RESPONSIBLE FOR CONDUCTING SITE VISIT TO UNDERSTAND THE EXISTING CONDITIONS OF THE SITE. IF REMOVAL OF EXISTING FACILITIE IS NOT INCLUDED IN THE BASE BID, THEN IT SHALL BE SPECIFICALLY IDENTIFIED.
11. CONTRACTOR SHALL PROTECT ADJACENT WETLANDS AND ALL ADJACENT PROPERTIES FROM DAMAGE BY SEDIMENTATION OR OTHER POTENTIAL CONSTRUCTION RELATED CAUSES.
12. IF AN EAGLE MANAGEMENT PLAN HAS BEEN FILED AND APPROVED BY FLORIDA GAME AND FRESHWATER FISH COMMISSION AND THE U.S. DEPARTMENT OF THE INTERIOR FISH AND WILDLIFE SERVICE. CONTRACTOR SHALL ABIDE BY THE PERMIT.
13. MAINTAIN MINIMUM 3' COVER OVER PROPOSED GRAVITY SANITARY, FORCE MAIN, WATER AND REUSE LINES, UNLESS OTHERWISE NOTED.
14. CONCRETE SIDEWALKS (AS SPECIFIED BY APPROPRIATE ROADWAY SECTION) ADJACENT TO ALL LOTS TO BE INSTALLED BY HOME BUILDER. SIDEWALKS ADJACENT TO PONDS, PARKS, AND OPEN SPACE, AS SHOWN ON PLANS, ARE TO BE CONSTRUCTED WITH INFRASTRUCTURE. ALL POND ACCESS TRACT SIDEWALK SHALL BE 6" MINIMUM.
15. DURING CONSTRUCTION, WHEN COMBUSTIBLES ARE BROUGHT ON TO THE SITE, ACCESS ROADS AND A SUITABLE TEMPORARY OR PERMANENT SUPPLY OF WATER ACCEPTABLE TO THE FIRE DEPARTMENT.
16. ALL RECOMMENDATIONS AND REQUIREMENTS OF INSPECTION PERSONNEL OTHER THAN OWNER'S SHALL BE REPORTED TO ENGINEER/OWNER/OWNERS REPRESENTATIVE PRIOR TO IMPLEMENTATION. COMPENSATION WILL NOT BE ALLOWED FOR WORK WHICH IS NOT AUTHORIZED BY ENGINEER/OWNER.
17. CONTRACTOR SHALL BE EXTREMELY CAUTIOUS WHEN WORKING NEAR TREES WHICH ARE TO BE SAVED, WHETHER SHOWN IN THE PLANS OR DESIGNATED IN THE FIELD. CONTRACTOR SHALL BECOME FAMILIAR WITH AND CONFORM WITH ALL TREE PROTECTION/PRESERVATION PROVISIONS OF THE CONTRACT DOCUMENTS AND LOCAL GOVERNMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT AND MITIGATION COSTS FOR ANY TREES REMOVED THAT WERE DESIGNATED TO BE PRESERVED.
18. ALL WORK SHALL BE OPEN TO AND SUBJECT TO INSPECTION BY AUTHORIZED PERSONNEL OF THE TOWN, COUNTY, OWNER, INVOLVED UTILITY COMPANIES, PROJECT ENGINEER AND REGULATORY AGENCIES.
19. CONTRACTOR SHALL CONFIRM COMPATIBILITY OF PIPE SLOPES AND INVERTS DURING SHOP DRAWING AND MATERIALS ORDERING PHASE OF PROJECT AND ADVISE ENGINEER OF ANY DISCREPANCIES.
20. NO EXISTING MATERIAL SHALL BE USED IN NEW CONSTRUCTION UNLESS APPROVED DURING THE SHOP DRAWING APPROVAL PROCESS OR AS APPROVED BY ENGINEER/OWNER IN WRITING.
21. ALL FDOT DESIGN INDICES ARE HEREBY INCORPORATED AS PLAN REFERENCES HEREIN. CONTRACTOR IS RESPONSIBLE FOR OBTAINING COMPLETE COPIES OF ALL APPLICABLE INDEX DRAWINGS AND CONSTRUCTING ALL WORKS IN CONFORMANCE WITH THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, CURRENT EDITION.
22. CONTRACTOR SHALL STAKE ALL IMPROVEMENTS USING THE LATEST BUILDING GEOMETRY AND CENTERLINE GEOMETRY ON THESE PLANS. CONTRACTOR SHALL CONFIRM WITH THE OWNER/ARCHITECT THAT BUILDING GEOMETRY IS CURRENT PRIOR TO CONSTRUCTION. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO COMPLETELY STAKE AND CHECK ALL IMPROVEMENTS TO ENSURE ADEQUATE POSITIONING, BOTH HORIZONTAL AND VERTICAL, INCLUDING MINIMUM BUILDING SETBACKS PRIOR TO THE INSTALLATION OF ANY IMPROVEMENT.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SURVEY MONUMENTATION. DISTURBED MONUMENTATION SHALL BE RESTORED BY A FLORIDA-LICENSED LAND SURVEYOR SELECTED BY THE OWNER AT CONTRACTOR'S EXPENSE.
24. IMMEDIATELY AT ONSET OF CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES CRITICAL TO COMPLETING THE PROJECT (INCLUDING WATER, REUSE, SEWER, POWER, TELEPHONE, GAS, AND CABLE TV) AND SHALL EVALUATE POTENTIAL CONFLICTS. ALL SUCH CONFLICTS SHALL BE REPORTED TO ENGINEER/OWNER IMMEDIATELY UPON DISCOVERY.
25. CONTRACTOR SHALL INSTRUCT THE GEOTECHNICAL TESTING LABORATORY PROVIDING CONSTRUCTION TESTING TO PROVIDE GLD WITH COPIES OF ALL SITE-WORK TEST REPORTS AS THEY ARE GENERATED. CONTRACTOR SHALL MAINTAIN THE RESPONSIBILITY OF CONSTRUCTING THE PROJECT IN STRICT ACCORDANCE WITH THE PROJECT PLANS, SPECIFICATIONS AND REQUIREMENTS. RECEIPT OF COPIES OF GEOTECHNICAL REPORTS BY GLD IN NO WAY OBLIGATES GLD TO ANY REVIEW, COMMENTS OR ACTIONS REGARDING THE WORK.
26. STREET SIGNS SHALL BE INSTALLED AS NECESSARY, MATCHING CITY OF MINNEOLA REQUIREMENTS.

**AS-BUILT NOTES:**

1. THE CONTRACTOR SHALL SUBMIT A CERTIFIED SET OF RECORD DRAWINGS TO THE CITY OF MINNEOLA AND THE ENGINEER OF RECORD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING INFORMATION ON THE APPROVED PLANS CONCURRENTLY WITH CONSTRUCTION PROGRESS. RECORD DRAWINGS SUBMITTED TO THE TOWN AND THE ENGINEER AS PART OF THE PROJECT ACCEPTANCE SHALL COMPLY WITH MUNICIPALITY REQUIREMENTS AND THE FOLLOWING REQUIREMENTS.
   1.1. THE VERTICAL AND HORIZONTAL DATUMS USED SHALL BE AS STATED ON THE DRAWINGS.
   1.2. DRAWINGS SHALL BE LEGIBLY MARKED TO RECORD ACTUAL CONSTRUCTION.
   1.3. DRAWINGS SHALL SHOW ACTUAL LOCATION OF ALL UNDERGROUND AND ABOVE GROUND STORM DRAINAGE, POTABLE WATER AND WASTEWATER PIPING, AND RELATED APPURTENANCES. ALL CHANGES TO PIPING LOCATION INCLUDING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES AND APPURTENANCES SHALL BE CLEARLY SHOWN AND REFERENCED TO PERMANENT SURFACE IMPROVEMENTS. DRAWINGS SHALL ALSO SHOW ACTUAL INSTALLED PIPE MATERIAL, CLASS, ETC.
   1.4. DRAWINGS SHALL CLEARLY INDICATE VERTICAL AND HORIZONTAL SEPARATION BETWEEN POTABLE WATER MAIN AND STORM DRAINAGE/SANITARY SEWER/RECLAIMED WATER MAINS AT POINTS OF CROSSING IN ACCORDANCE WITH FDEP CRITERIA,AND UTILITY PROVIDER REQUIREMENTS.
   1.5. DRAWINGS SHALL CLEARLY SHOW ALL FIELD CHANGES OF DIMENSION AND DETAIL INCLUDING CHANGES MADE BY FIELD ORDER OR BY CHANGE ORDER.
   1.6. DRAWINGS SHALL CLEARLY SHOW ALL DETAILS NOT ON ORIGINAL CONTRACT DRAWINGS, BUT CONSTRUCTED IN THE FIELD. ALL EQUIPMENT AND PIPING RELOCATION SHALL BE CLEARLY SHOWN.
   1.7. LOCATION OF ALL INLETS, MANHOLES, HYDRANTS, VALVES, AND VALVE BOXES SHALL BE SHOWN. ALL VALVES SHALL BE REFERENCED FROM AT LEAST TWO AND PREFERABLY THREE PERMANENT POINTS OR BY STATE PLANE COORDINATES OR OTHER UTILITY PROVIDER ACCEPTABLE REFERENCE.
   1.8. DIMENSIONS BETWEEN ALL INLETS AND MANHOLES SHALL BE FIELD VERIFIED AND THE INVERTS, AND GRADE ELEVATIONS OF ALL INLETS AND MANHOLES SHALL BE SHOWN.
   1.9. CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY FOR POND GRADING. AS-BUILT POND CONTOURS SHALL BE PROVIDED AT TOP OF BANK, POND BOTTOM, AND ALL GRADE BREAKS AND ELEVATIONS SPECIFIED ON THE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR RE-GRADING POND SLOPES THAT ARE STEEPER THAN REQUIRED PER PLAN (HORIZONTAL:VERTICAL) TO A DEPTH OF 2 FT MINIMUM BELOW THE SLWT.
   1.10. WHERE THE POTABLE WATER MAIN CROSSES OTHER UTILITIES (STORM, GRAVITY SEWER, FORCEMAIN AND RECLAIMED WATER), THE CERTIFIED AS-BUILT DRAWINGS SHALL CLEARLY INDICATE THE CONSTRUCTED ELEVATIONS, ALONG WITH PHOTOGRAPHS OF EACH CROSSING, IN SUCH A WAY THAT THE VERTICAL SEPARATION BETWEEN THE WATER MAIN AND OTHER UTILITIES MAY BE VERIFIED BY THE ENGINEER. FAILURE TO PROVIDE THIS INFORMATION WILL RESULT IN THE CONTRACTOR EXCAVATING AND SURVEYING THE UTILITIES AT NO ADDITIONAL COST TO THE OWNER.
   1.11. WHERE THE POTABLE WATER MAIN CROSSES OTHER UTILITIES (STORM, GRAVITY SEWER, FORCEMAIN AND RECLAIMED WATER), THE CERTIFIED AS-BUILT DRAWINGS SHALL CLEARLY INDICATE THE LOCATIONS OF PIPE JOINTS IN SUCH A MANNER AS TO DEMONSTRATE THE PIPE IS CENTERED AT ALL THE CROSSING. FAILURE TO PROVIDE THIS INFORMATION WILL RESULT IN THE CONTRACTOR EXCAVATING AND SURVEYING THE UTILITIES AT NO ADDITIONAL COST TO THE OWNER.
   1.12. WHERE UPGRADED PIPE MATERIALS ARE SHOWN IN THE PLANS OR AS DIRECTED IN THE FIELD BY THE ENGINEER OR MUNICIPALITY, THE LENGTH, LOCATIONS, FITTINGS, ETC. FOR UPGRADED PIPE SHALL BE SHOWN ON THE AS-BUILT DRAWINGS, RECORD DRAWINGS OR PHOTOS.
2. CONTRACTOR TO PLACE GRADE STAKES AT CENTER OF FRONT AND REAR LIMITS OF EACH BUILDING PAD FOR OWNER/ENGINEER INSPECTION AND APPROVAL.
3. COMPLETE CERTIFIED AS-BUILT DRAWINGS SHALL BE PROVIDED TO THE CITY OF MINNEOLA AND THE ENGINEER OF RECORD PRIOR TO BACTERIOLOGICAL TESTING. FAILURE TO PROVIDE ACCURATE DRAWINGS MAY RESULT IN EXPIRED TEST RESULTS AND REQUIRE ADDITIONAL TESTING AT THE CONTRACTOR'S EXPENSE. & SHALL COMPLY WITH CITY OF MINNEOLA REQUIREMENTS AVAILABLE ON LINE.
4. AS-BUILT DRAWINGS SHALL BE PREPARED IN ACCORDANCE WITH GLD CAD STANDARDS.
5. POTABLE WATER CROSSINGS – GLD REQUIRES THAT AT LEAST TEN PERCENT (10%) OF THE POTABLE WATER CROSSINGS AND INSTALLATIONS BE FIELD VERIFIED BY GLD STAFF. THE 10% TO BE FIELD VERIFIED WILL BE IDENTIFIED BY GLD PRIOR TO GLD.CONSTRUCTION AND PROVIDED TO THE SITE CONTRACTOR.
6. AS-BUILT RECORD DRAWINGS SHALL COMPLY WITH CITY OF MINNEOLA REQUIREMENTS AVAILABLE ON-LINE.

**SURVEY AND CONTROL:**

1. EXISTING TOPOGRAPHY AND CONTOURS BASED ON THE FOLLOWING:

   SURVEYOR: BISHMAN SURVEYING & MAPPING, INC.
   JOB NO.: 24081-1
   DATED: 09-03-2024
2. SURVEYOR'S REFERENCE VERTICAL BENCHMARK:

   DESCRIPTION: NAVD88 DATUM PER LAKE COUNTY
   ELEVATION: BENCHMARK LK 160, ELEV. 130.809
3. BENCHMARK LOCATION AND ELEVATION ARE AS REPRESENTED BY SURVEYOR AT THE TIME OF THE SURVEY. CONTRACTOR SHALL VERIFY ITS CORRECTNESS AT TIME OF CONSTRUCTION.

**PAVING, DRAINAGE, AND GRADING:**

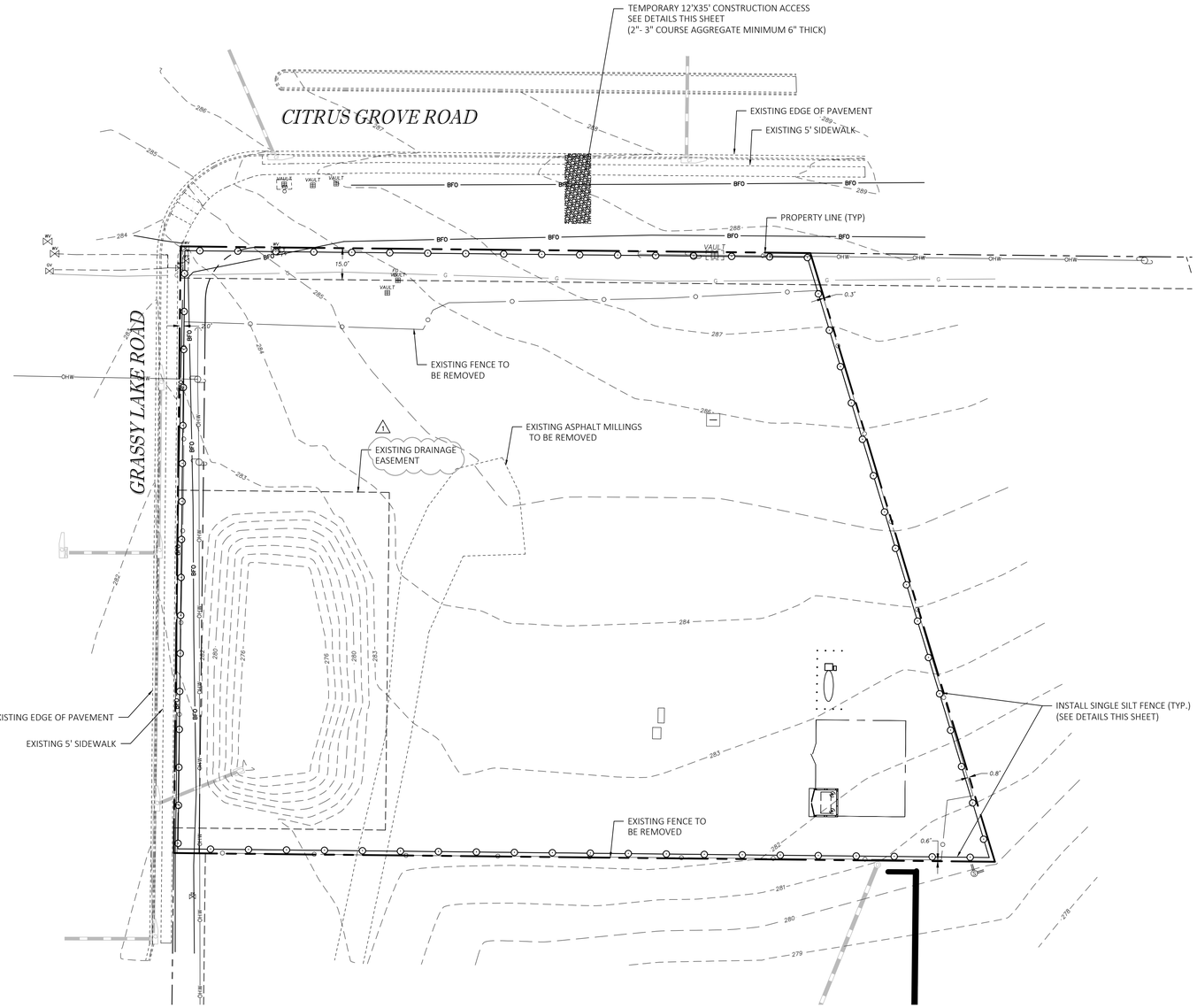
1. THE CONTRACTOR SHALL INSTALL, AS PART OF THE INFRASTRUCTURE AND PRIOR TO CERTIFICATE OF COMPLETION, DROP CURBS AND HANDICAP RAMPS AT ALL INTERSECTIONS OF SIDEWALK WITH THE PROPOSED PAVEMENT TO MEET STATE OF FLORIDA ACCESSIBILITY CODE AND FEDERAL A.D.A. REQUIREMENTS.
2. CONTRACTOR IS RESPONSIBLE FOR OBTAINING FDEP GENERIC PERMIT FOR THE DISCHARGE OF PRODUCED GROUND WATER FROM ANY NON-CONTAMINATED SITE ACTIVITY IN ACCORDANCE OF FLORIDA ADMINISTRATIVE CODE 62-621.300 (2), 62-620, AND FLORIDA STATUTES CHAPTER 403.
3. DURING CONSTRUCTION, THE GEOTECHNICAL ENGINEER PROVIDING PROJECT TESTING SHALL MONITOR CONSTRUCTION CONDITIONS AND PROVIDE RECOMMENDATIONS FOR ADDITIONAL ROADWAY UNDERDRAINS AS NEEDED. ENGINEER SHALL BE NOTIFIED OF ANY SUCH RECOMMENDATIONS.
4. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD STAKE AND ROPE OFF CONSERVATION AREA LINES. OWNER RESERVES THE RIGHT TO CHECK THE STAKING AND ROPING AND REQUIRE IT TO BE RELOCATED IF NECESSARY. IT SHALL REMAIN IN PLACE UNTIL ADJACENT CONSTRUCTION IS COMPLETE.
5. ALL SIGNAGE, PAVEMENT MARKING AND TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH FDOT 'DESIGN STANDARDS' AND FHWA 'MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES'; LATEST EDITIONS.
6. REGULATORY SIGNS (STOP, ETC.) SHALL BE IN PLACE PRIOR TO FINAL INSPECTION OF PAVING AND DRAINAGE IMPROVEMENTS. UNLESS SIGNAGE IS PROVIDED BY THE MUNICIPALITY.
7. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCE BETWEEN CENTERLINES OF DRAINAGE STRUCTURES AND FROM INVERTS OF ENDWALLS AND/OR MITERED END SECTIONS. BIDDERS SHALL ADJUST FOR PIPE LENGTHS WHEN BIDDING MITERED END SECTIONS.
8. CONTRACTOR SHALL NOT COMPACT, STABILIZE, OR CONSTRUCT BASE COURSE WITHIN LANDSCAPE ISLANDS, TRACTS OR MEDIANS. WHERE SUCH TREATMENT DOES OCCUR, IT SHALL BE REMOVED AND REPLACED WITH SUITABLE PLANTING SOILS ACCEPTABLE TO OWNER'S LANDSCAPE ARCHITECT.
9. ALL PAVEMENT RETURN RADII SHALL BE 25' AND MEASURED FROM THE INTERFACE TO THE CONCRETE CURB AND PAVEMENT SURFACE UNLESS OTHERWISE NOTED.
10. SITE GRADING, PAVING AND DRAINAGE MATERIALS AND CONSTRUCTION SHALL CONFORM TO FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION AND TO CITY OF MINNEOLA STANDARD SPECIFICATIONS.
11. STORM DRAINS SHALL BE REINFORCED CONCRETE PIPE, PER ASTM C-76 CLASS III, UNLESS OTHERWISE SPECIFIED. LIFTING HOLES ARE PROHIBITED.
12. WHERE SPECIFIED, 4" TO 48" PIPES SHALL BE ADS HDPE N-12 SMOOTH INTERIOR POLYETHYLENE PIPE. PIPES AND FITTINGS SHALL BE MADE OF VIRGIN PE COMPOUNDS WHICH CONFORM TO THE REQUIREMENTS OF CELL CLASS 324420C AS DEFINED AND DESCRIBED IN ASTM D3350.
13. HDPE FITTINGS SHALL NOT REDUCE OR IMPAIR THE OVERALL INTEGRITY OR FUNCTION OF THE PIPE LINE. FITTINGS MAY BE EITHER MOLDED OR FABRICATED. THE FITTINGS MAY BE INSTALLED BY VARIOUS METHODS, SUCH AS SNAP-ON, SCREW-ON, BELL AND SPIGOT, AND WRAP AROUND. COUPLINGS SHALL PROVIDE SUFFICIENT LONGITUDINAL STRENGTH TO PRESERVE PIPE ALIGNMENT AND PREVENT SEPARATION AT THE JOINTS. ONLY FITTINGS SUPPLIED OR RECOMMENDED BY THE PIPE MANUFACTURER SHALL BE USED. WHERE DESIGNATED ON THE PLANS, OR AS DIRECTED BY THE ENGINEER IN THE FIELD, A NEOPRENE OR RUBBER GASKET SHALL BE SUPPLIED.
14. INSTALLATION OF THE HDPE PIPE SHALL BE IN ACCORDANCE WITH THE ASTM RECOMMENDED PRACTICE D2321.
15. UNDERDRAIN SHALL BE HEAVY-DUTY CORRUGATED POLYETHYLENE PIPE WITH FACTORY-INSTALLED FILTER FABRIC AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS (ADS), OR APPROVED EQUAL.
16. UNDERDRAIN DISCHARGE PIPE SHALL BE PVC PER ASTM D3034 SDR 35 WITH ELASTOMERIC JOINTS, NON-PERFORATED.
17. YARD DRAINS SHALL BE NYLOPLAST INLINE DRAINS AND DRAIN BASINS AS APPLICABLE WITH CAST IRON GRATES AND WATERTIGHT ADAPTER CONNECTIONS (OR APPROVED EQUAL).
18. YARD DRAIN PIPING: PVC CONFORMING TO ASTM D3034, SDR35 SHALL BE USED FOR ALL PIPE RUNS IN WHICH ANY PART LIES UNDER PAVED AREAS. SAID PVC OR HEAVY DUTY CORRUGATED POLYETHYLENE MAY BE USED FOR ALL OTHER RUNS. MATERIAL SELECTION SHALL BE CONSISTENT THROUGHOUT THE PROJECT.
19. DITCH BOTTOM AND CONTROL STRUCTURE INLET GRATES SHALL BE SECURED WITH CHAIN AND EYEBOLT.
20. FIVE (5) FEET OF SOD IS REQUIRED AROUND ALL DITCH BOTTOM INLETS, MANHOLES, HEADWALLS AND MITERED END SECTIONS.
21. THE LIMITS OF THE POND TRACTS SHALL BE SODDED FROM TRACT LIMITS TO 2' BELOW NCL. IN THE CASE OF DRY BOTTOM PONDS, THE BOTTOM WILL BE SEEDED AND MULCHED UNLESS OTHERWISE SPECIFIED.
22. BLUE REFLECTIVE PAVEMENT MARKERS FOR ALL FIRE HYDRANTS SHALL BE PLACED IN THE CENTER OF THE NEAREST TRAVELED LANE TO MARK THEIR LOCATIONS.
23. CONCRETE SIDEWALKS ADJACENT TO PONDS, PARKS, AND OPEN SPACE, AS WELL AS TRACT ACCESS APRONS AS SHOWN ON PLANS, ARE TO BE CONSTRUCTED BY THE CONTRACTOR WITH INFRASTRUCTURE.
24. TOP ELEVATIONS OF MANHOLES IN GRASSED AREAS SHALL BE AT MINIMUM 4 INCHES ABOVE FINISH GRADE.
25. MINIMUM LONGITUDINAL SLOPE OF CURB SHALL BE 0.30% UNLESS SPECIFIED OTHERWISE.
26. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE DOCUMENTATION, FOR ADS STORM PIPE, FROM THE PIPE MANUFACTURER CONFIRMING THAT SUFFICIENT COVER HAS BEEN PROVIDED TO PREVENT FLOTATION. IN THE EVENT THAT ADEQUATE COVER IS NOT PROVIDED, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN DESIGN AND CONSTRUCTION SPECIFICATIONS FROM THE MANUFACTURER, FOR THE ADS PIPE ANCHORING SYSTEM. IF ADS STORM PIPE IS USED THEN MITERED END SECTIONS (MES) MAY BE SUBSTITUTED FOR FLARED END SECTIONS (FES) AT PIPE RUN TERMINATIONS.
27. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING PROPER TRAFFIC MAINTENANCE AND CONTROLS IN ACCORDANCE WITH REGULATORY STANDARDS. WHERE A TRAFFIC MAINTENANCE PLAN IS REQUIRED, THE CONTRACTOR SHALL HAVE THE PLAN PREPARED BY AN FDOT CERTIFIED DESIGNER AND SUBMIT THE PLAN TO THE TOWN FOR FINAL APPROVAL. PLAN MAY ALSO NEED TO BE REVIEWED BY FDOT.
28. GEOTECHNICAL SERVICES HAVE BEEN PROVIDED AS REFERENCED BELOW. GEOTECHNICAL RECOMMENDATIONS ARE NOT THE RESPONSIBILITY OF GLD. GLD HAS RELIED ON THE BELOW REFERENCED GEOTECHNICAL REPORT(S) IN PREPARATION OF THE DRAWINGS. ANY CONFLICT BETWEEN INFORMATION WITHIN THE REPORT AND THESE DRAWINGS SHALL BE REPORTED TO ENGINEER/OWNER. GLD ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS, COMPLETENESS OR ACCURACY OF GEOTECHNICAL INFORMATION.
29. GEOTECHNICAL ENGINEER: UNIVERSAL ENGINEERING SCIENCES, INC. PROJECT NUMBER: 0130.2400291.000, REPORT NUMBER: 2114015 DATED: 10-11-24
30. CONTRACTOR IS RESPONSIBLE FOR GRADING ALL PAVEMENTS TO DRAIN POSITIVELY. INTERSECTIONS SHALL BE TRANSITIONED TO PROVIDE A SMOOTH DRIVING SURFACE WHILE MAINTAINING POSITIVE DRAINAGE. SHALL AREAS OF POOR DRAINAGE BE OBSERVED, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PLACEMENT OF CURBS OR PAVEMENT COURSES, SO THAT RECOMMENDATIONS FOR CORRECTION MAY BE MADE.
31. FINISHED FLOOR ELEVATION IS TYPICALLY 6 INCHES ABOVE DESIGN FINISHED GRADE AT OUTSIDE PERIMETER OF BUILDINGS EXCEPT AT ENTRIES AND WHERE OTHERWISE SHOWN.
32. 100-YEAR FLOOD ELEVATIONS SHOWN HEREIN ARE DERIVED FROM (FEMA/FLOOD INSURANCE RATE MAP OF LAKE COUNTY, FL, PANEL #12095C0580 E DATED 12/18/2012)
33. ALL DISTURBED TOWN, FDOT, AND COUNTY RIGHTS OF WAY SHALL BE RESTORED. SOD SHALL BE PLACED FROM EDGE OF PAVEMENT TO THE TOE OF BANK AND ALL AREAS SHALL MATCH OR EXCEED PRE-CONSTRUCTION CONDITIONS.
34. FINISHED FLOOR ELEVATIONS ARE MINIMUM ELEVATIONS REQUIRED TO SATISFY DRAINAGE AND/OR 100-YEAR FLOODPLAIN REQUIREMENTS. PAD ELEVATIONS, IMMEDIATELY OUTSIDE OF BUILDING WALLS SHALL BE NO MORE THAN 8 INCHES BELOW THE FINISHED FLOOR ELEVATIONS SHOWN.
35. ALL OFF-SITE DISTURBED AREAS SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITION, OR BETTER.
36. OVER-EXCAVATION OF RETENTION BASINS SHALL NOT BE ALLOWED UNLESS SPECIFICALLY AUTHORIZED BY ENGINEER/OWNER. SHALL UNAUTHORIZED OVER-EXCAVATION OCCUR, IT SHALL BE BACKFILLED, RE-GRADED, RE-SODDED AND/OR RE-SEEDED AS REQUIRED BY OWNER AT CONTRACTOR'S EXPENSE TO OWNER'S SPECIFICATIONS.
37. CONTRACTOR SHALL REMOVE ALL MUCK DEPOSITS IN CONSTRUCTION AREAS AND AREAS TO BE FILLED. SEE GEOTECHNICAL REPORT.
38. ENGINEER RESERVES THE RIGHT TO WITHHOLD AUTHORIZATION FOR PAYMENT FOR ANY ROADWORK WHICH HAS NOT BEEN TESTED BY A FLORIDA-REGISTERED GEOTECHNICAL ENGINEER AND REPORTED TO CONFORM TO PROJECT SPECIFICATIONS.
39. ROAD GRADING AND CONSTRUCTION SHALL INCLUDE BRINGING ANY UTILITY EASEMENTS, AS SHOWN OR NOTED ON THE PLAT OR CONSTRUCTION DRAWINGS, ADJACENT TO THE RIGHT-OF-WAY LINE TO WITHIN 6 INCHES OF FINAL DESIGN GRADE. LOT GRADING REQUIREMENT MAY BE MORE STRINGENT.
40. INLETS WHICH ARE GRAPHICALLY SHOWN ON LOT LINES AND NOT OTHERWISE LOCATED BY STATIONING SHALL BE LOCATED SUCH THAT THE CENTERLINE OF THE INLET TOP IS ALIGNED WITH THE LOT LINE.
41. DRAINAGE MANHOLES AND INLETS (NOT INCLUDING CONTROL STRUCTURES) IN THE PLANS ARE IDENTIFIED BY TOP TYPE ONLY. CONTRACTOR SHALL PROVIDE STANDARD DITCH BOTTOM INLET, J OR P STRUCTURE BOTTOMS, SIZED AS REQUIRED TO ACCOMMODATE PIPE SIZES AND ORIENTATIONS SHOWN. SHOP DRAWINGS SHALL BE SUBMITTED WHICH CLEARLY REPRESENT SUCH DATA.
42. NEW PIPES SHALL BE CONNECTED TO EXISTING PIPES AT AN EXISTING FACTORY MADE JOINT. REMOVE PARTIAL PIPES IF AND AS NEEDED.
43. CONTRACTOR SHALL STABILIZE AND PROTECT ALL END WALL, MITERED END SECTION, FLARED END SECTION, ETC. STRUCTURES THROUGHOUT THE PROJECT UNTIL THE BANK SLOPES OF THE RECEIVING WATER BODY ARE STABILIZED AND ACCEPTED BY OWNER.
44. CONTRACTOR/BIDDER SHALL OBSERVE OFFSITE ROADWAYS FOR FRICTION COURSE REMOVAL AND RESTORATION REQUIREMENTS AND FOR LEVELING COURSE REQUIREMENTS WHICH SHALL BE INCLUDED IN THE BID AND IN THE WORK.
46. ALL STORM PIPE 12" OR GREATER SHALL BE INSPECTED BY CCTV PRIOR TO COMPLETION.
47. ALL HDPE PIPE SHALL MEET ALL TOWN MATERIAL AND INSTALLATION REQUIREMENTS AS SPECIFIED IN TOWN STANDARDS SPECIFICATIONS INCLUDING CLASS I BEDDING & LASER PROFILING.
48. ALL COMPACTION SHALL BE 98% OF THE MODIFIED PROCTOR MAXIMUM DENSITY (AASHTO T-180).

**UTILITY NOTES:**

THE UTILITY NOTES BELOW ARE PROVIDED AS MINIMUM REQUIREMENTS AND ARE NOT INTENDED TO SUPERCEDE LOCAL GOVERNMENT AND AGENCY REQUIREMENTS. ALL UTILITIES SHALL BE UNDERGROUND PURSUANT TO CODE (SEC. 18-33) INCLUDING ELECTRICAL POWER, CABLE, TELEPHONE, ETC.

**POTABLE WATER NOTES:**

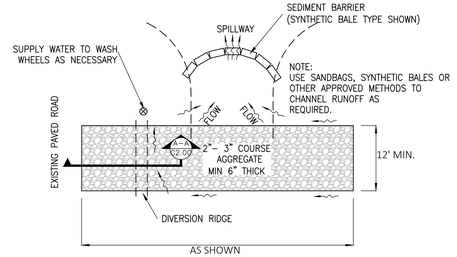
1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN COMPLIANCE WITH AWWA STANDARDS AND IN ACCORDANCE WITH LOCAL GOVERNMENT STANDARDS.
2. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN FITTINGS OF BRANCHES AND MAINS.
3. DEFLECTIONS AT PIPE JOINTS SHALL NOT EXCEED THOSE RECOMMENDED BY THE PIPE MANUFACTURER.
4. ALL GATE VALVES SHALL BE EQUIPPED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH COVER, WITH THREADED CAST BRONZE EXTENSIONS WHERE NEEDED.
5. ALL PUBLIC WATER SYSTEM COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT WILL BE INSTALLED UNDER THIS PROJECT AND THAT WILL COME INTO CONTACT WITH DRINKING WATER WILL CONFORM TO NSF INTERNATIONAL STANDARD 61 AND WILL BE MARKED WITH THE NSF SEAL OF APPROVAL.
6. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL BE COLOR CODED IN ACCORDANCE WITH SUB



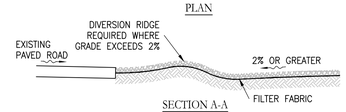

## Legend

| Symbol | Description |
|---|---|
| | SILT FENCE |
| | DOUBLE SILK FENCE (TYPICAL) |
| 74 | EXISTING CONTOUR |
| 74 | PROPOSED CONTOUR |
| | DRAINAGE FLOW ARROW |
| | PROPERTY BOUNDARY |
| | EXISTING EASEMENT |
| | TREES TO REMAIN |

15' 0 30' 60'
SCALE IN FEET




PLAN




SECTION A-A

NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAIN INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. TEMPORARY ACCESS TO BE CONSTRUCTED TO SUPPORT THE LOAD OF A FIRE APPARATUS.

**TEMPORARY GRAVEL CONSTRUCTION ACCESS**
N.T.S.

EROSION CONTROL NOTES:

1. DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO INSURE AGAINST POLLUTING, SILTING OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING SURFACE WATERS. SUCH MEASURES SHALL BE APPROVED BY THE PROJECT ENGINEER AND MAY INCLUDE, BUT ARE NOT LIMITED TO, CONSTRUCTION OF TEMPORARY EROSION CONTROL STRUCTURES SUCH AS SEDIMENT BASINS, SEDIMENT CHECKS, OR SILT BARRIERS.
2. AT A MINIMUM, THE RETENTION/DETENTION STORAGE AREA 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.
3. IF DURING CONSTRUCTION, THE PROPOSED EROSION CONTROL SYSTEM DOES NOT PERFORM SATISFACTORILY, ALTERNATIVES AND ADDITIONAL METHODS OF PROTECTION SHALL BE IMPLEMENTED BY THE CONTRACTOR IN ORDER TO COMPLY WITH THE CITY OF FRUITLAND PARK EROSION PROTECTION STANDARDS. CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR ALL EROSION CONTROL COSTS INCLUDING ANY COSTS ASSOCIATED WITH COMPLIANCE ISSUES AND ENFORCEMENT ACTIONS.
4. THE CONTRACTOR WILL BE REQUIRED TO SUBMIT A DETAILED EROSION CONTROL PLAN TO THE CITY OF FRUITLAND PARK FOR REVIEW AND APPROVAL A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO THE PRE-CONSTRUCTION MEETING. AT A MINIMUM, THE EROSION CONTROL PLAN SHALL PROPOSE SILT SCREEN OR STAKED HAY BALES AND TURBIDITY BARRIERS IN ACCORDANCE WITH THE CONSTRUCTION PLANS.
5. THREE (3) FOOT STRIP OF SOD SHALL BE PLACED BEHIND BACK OF CURB.
6. WORK SHALL BE DONE IN ACCORDANCE WITH EPA, FDEP, AND THE CITY OF FRUITLAND PARK BEST MANAGEMENT PRACTICES AND EROSION CONTROL SPECIFICATIONS.
7. THE CONTRACTOR IS RESPONSIBLE FOR APPLYING FOR AND OBTAINING A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE PROJECT. THE CONTRACTOR MUST THEN PERFORM ALL WORK IN ACCORDANCE WITH THE APPROVED SWPPP.
8. SILT SCREEN TO BE INSTALLED AROUND THE ENTIRE PROJECT AS SHOWN PRIOR TO CLEARING AND IS TO BE MAINTAINED AND REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE AND ADJACENT GRADES ARE STABILIZED.
9. DISTURBED AREAS NOT IDENTIFIED TO BE SODDED SHALL BE SEEDED & MULCHED (SEE SEED AND MULCH SPECIFICATIONS THIS SHEET) WITHIN 48 HOURS OF FINAL GRADING.
10. ALL EROSION CONTROL MEASURES SHALL BE PLACED PRIOR TO CONSTRUCTION. EROSION CONTROL SHALL CONFORM TO CITY OF FRUITLAND PARK REQUIREMENTS.
11. LAND PREPARATION PROCESSES SHALL CONFORM TO SECTION V OF THE "STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL" PREPARED FOR THE FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION AND FLORIDA DEPARTMENT OF TRANSPORTATION, LATEST UPDATE.
12. THE CONTRACTOR IS RESPONSIBLE FOR APPLYING FOR AND OBTAINING A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT PRIOR TO START OF ANY CLEARING OR CONSTRUCTION.
13. CONTRACTOR SHALL RETAIN COPIES OF DATA USED TO COMPLETE THE NOTICE OF INTENT TO CONSTRUCT (NOI), THE SWPPP, AND ALL REPORTS REQUIRED BY THE NPDES GENERIC PERMIT FOR A PERIOD OF AT LEAST THREE (3) YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED. SUCH REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE.
14. CONTRACTOR AND SUBCONTRACTOR(S) IDENTIFIED IN THE SWPPP SHALL SIGN THE CERTIFICATION STATEMENT CONTAINED IN PART V.E.2 OF THE GENERIC PERMIT BEFORE CONDUCTING ANY WORK IDENTIFIED IN THE SWPPP.
15. CONTRACTOR SHALL MAINTAIN A COPY OF THE SWPPP AT THE SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.
16. CONTRACTOR SHALL AMEND THE SWPPP WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION OR MAINTENANCE THAT MAY HAVE A SIGNIFICANT EFFECT ON THE POTENTIAL FOR OFF-SITE DISCHARGE OF POLLUTANTS, INCLUDING THE ADDITION OF OR CHANGE IN LOCATION OF DISCHARGE POINTS AND REVISION TO CONTROLS WHICH MAY HAVE PROVED TO BE INEFFECTIVE.
17. AMENDMENTS TO THE SWPPP SHALL INCLUDE IDENTIFYING ANY NEW CONTRACTOR AND/OR SUBCONTRACTOR THAT WILL IMPLEMENT A POLLUTION PREVENTION MEASURE.
18. AMENDMENTS TO THE SWPPP SHALL BE PREPARED, DATED AND KEPT AS ATTACHMENTS TO THE ORIGINAL PLAN.
19. THE SWPPP SHALL BE AMENDED TO REFLECT ANY CHANGE APPLICABLE TO PROTECTING SURFACE WATER RESOURCES IN SITE PERMITS APPROVED BY STATE, REGIONAL OR LOCAL OFFICIALS FOR WHICH CONTRACTOR RECEIVES WRITTEN NOTICE AND CONTRACTOR SHALL RE-CERTIFY THAT SUCH CHANGES RELATED TO SUCH WRITTEN NOTICE.
20. THE SWPPP SHALL BE MODIFIED TO REFLECT CORRECTIVE MEASURES TAKEN AS A RESULT OF REGULARLY SCHEDULED INSPECTIONS OR THOSE AFTER A ONE QUARTER (0.25) INCH OR GREATER RAINFALL. SUCH AMENDMENTS TO THE PLAN SHALL BE IMPLEMENTED WITHIN SEVEN (7) CALENDAR DAYS FOLLOWING INSPECTION.
21. CONTRACTOR SHALL REMAIN RESPONSIBLE FOR OPERATION AND MAINTENANCE OF POLLUTION PROTECTION MEASURES UNTIL CONSTRUCTION HAS BEEN COMPLETED IN SUBSTANTIAL CONFORMANCE WITH THE CONTRACT PLANS AND CERTIFIED AS SUCH BY GEMINI LAND DEVELOPMENT, WHETHER OR NOT CONTRACTOR HAS SUBMITTED A NOTICE OF TERMINATION (NOT) TO FDEP.

NPDES PERMIT

CONTRACTOR SHALL PREPARE AND SUBMIT TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION THE "NOTICE OF INTENT" AND "NOTICE OF TERMINATION" FOR "STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES," PER FLORIDA ADMINISTRATIVE CODE 62-621.300(4) IN ACCORDANCE WITH FDEP REQUIREMENTS. THE CONTRACTOR SHALL PREPARE AND SUBMIT WITH THE APPLICATION, AN APPROVED "STORMWATER POLLUTION PREVENTION PLAN" AND PERFORM/CERTIFY ALL INSPECTIONS AND RETAIN ALL. INSPECTION REPORTS AND DOCUMENTATION ON FILE AS REQUIRED FOR FDEP REVIEW. ALL FEES SHALL BE PAID BY THE CONTRACTOR, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PENALTIES OR FINES FDEP MAY LEVY FOR FAILURE TO COMPLY WITH THE PERMITTING REQUIREMENTS.

Key Map:

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Consultant(s) / Note(s)

CALL BEFORE YOU EXCAVATE
"CALL SUNSHINE"
1-800-432-4770
TOLL FREE
FL STATUE 553 351(1979) REQUIRES MIN. 2 DAYS AND MAX. 5 DAYS NOTICE BEFORE YOU EXCAVATE

| NO. | DATE: | DESCRIPTIONS: |
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| 2 | 5/7/26 | Revised per City comments |
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| | 7/21/25 | Submit to City of Minneola |

SUBMISSIONS/REVISIONS

| | |
|---|---|
| DATE: | July 2025 |
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| DESIGNED BY: | NCG |
| DRAWN BY: | NCG/CL |
| CHECKED BY: | RMJ |
| APPROVED BY: | NCG |
| SCALE (FT) | 1" = 30' |

Project Name:

GRASSY LAKE
ACE HARDWARE

SITE DEVELOPMENT PLANS

Jurisdiction:
City of Minneola, FL

Sheet Title:

**EROSION CONTROL PLAN**

Sheet No.

C2.00

GEMINI LAND DEVELOPMENT
2875 S. Orane Avenue, Suite 500-3600
Orlando, Florida 32806
407.247.3581 www.geminild.com
FBPE CA No. 36898

NOT FOR CONSTRUCTION UNLESS SIGNED AND SEALED

ROBERT M. JOHNSON LICENSE No. 77677 STATE OF FLORIDA PROFESSIONAL ENGINEER

Robert M. Johnson, P.E.
Registration No. 77677
Date: 5/7/2026

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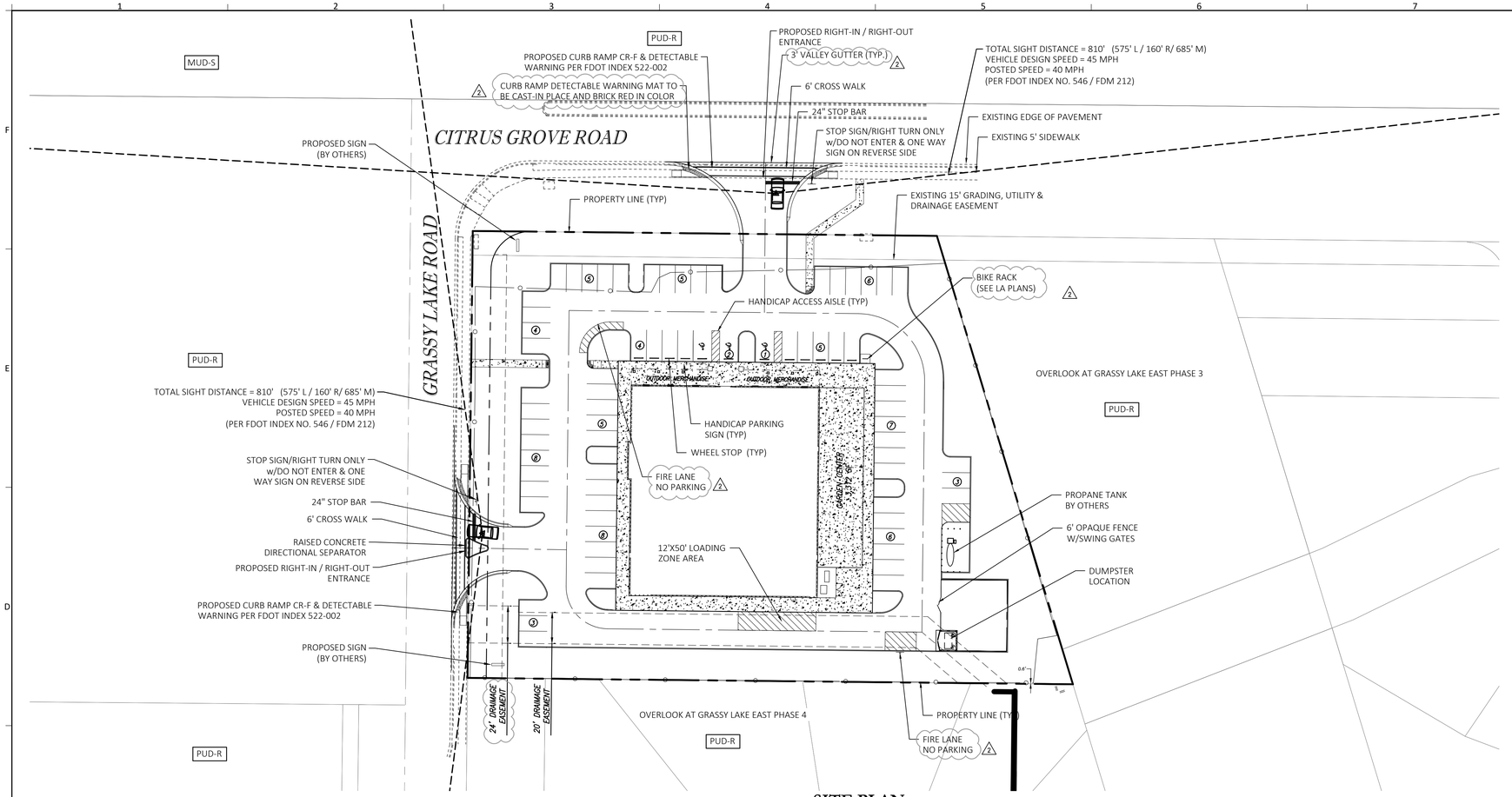
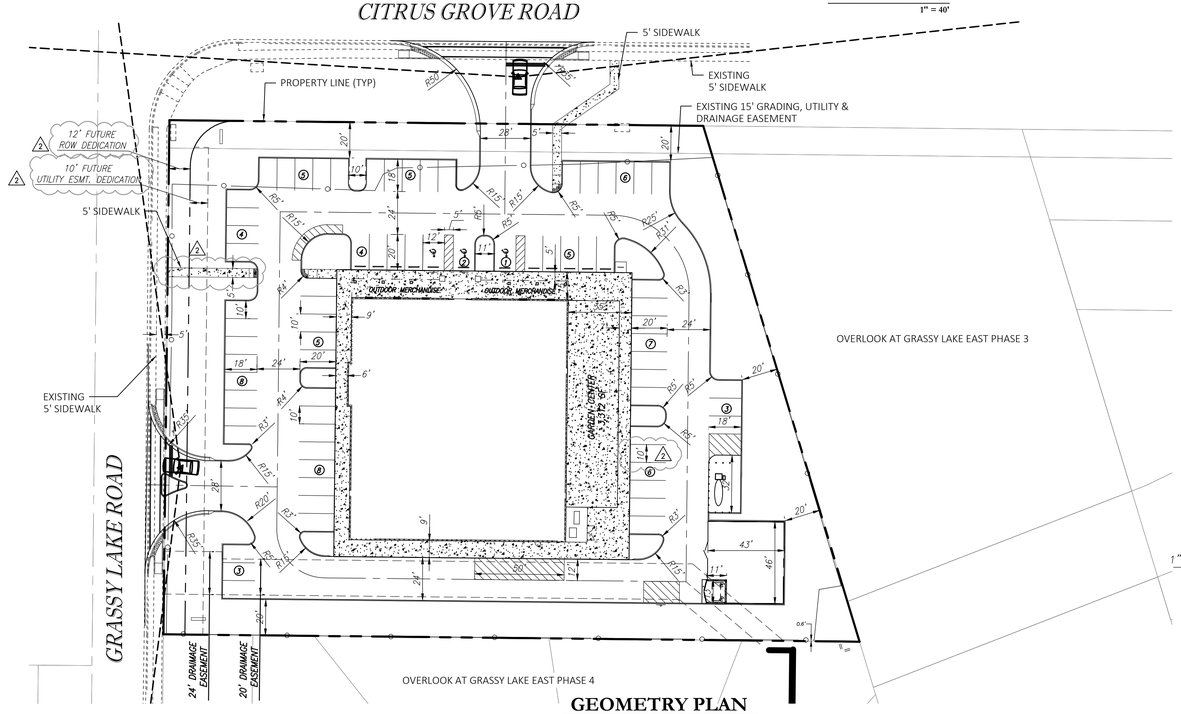
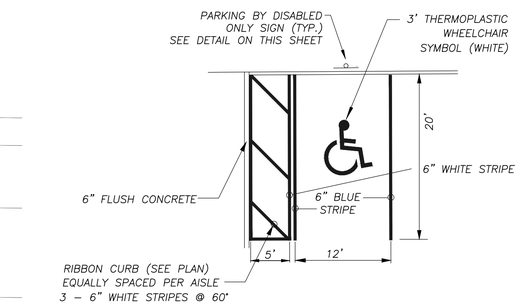


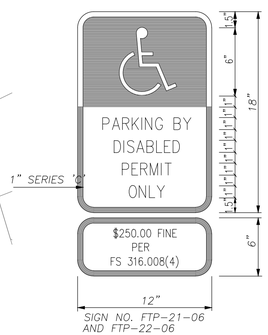

## SITE PLAN
1" = 40'




## GEOMETRY PLAN
1" = 40'




## HANDICAP STRIPING DETAIL
NTS




NOTES:

DISABLED PARKING SIGNAGE SHALL ADHERE TO FDOT INDEX 711-001

1. TOP PORTION OF FTP-21-06 SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION OF FTP-22-06 SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. SIGNS ARE TO BE MOUNTED AT STANDARD HEIGHT. (MINIMUM 7' FROM GROUND TO BOTTOM OF SIGN).

## HANDICAP SIGN DETAIL
N.T.S.

30' 0 60' 120'
SCALE IN FEET

## LEGEND
PROPERTY LINE
CENTER LINE
RIGHT OF WAY

## General Site Data

| | |
|---|---|
| Land Use | RETAIL SALES & SERVICES |
| Zoning | B-1 (MAX FAR 1.1) |
| Parcel ID Number | 05-22-26-0004-000-02100 |
| Proposed Building S.F. | 16,454 SF BUILDING/3,312 SF GARDEN CENTER = 19,766 SF (0.21 FAR) |
| Total Acres | 2.26 ac. |
| ROW Dedication | 0.08 ac. |
| Net Developable | 2.18 ac. |
| Total Impervious Area | 1.53 ac. (70%) Building 16,454 sf – Garden Center 3,312 sf – Sidewalks 7,176 sf – Parking Lot 39,704 sf |
| Total Pervious Area | 0.65 ac (30%) |
| Max. Building Height | 35' |

| Building Setbacks: | Min. |
|---|---|
| Front | 25' |
| Rear | 25' |
| Side | 25' |

## General Notes

Ownership / Maintenance

| | | |
|---|---|---|
| Parking/Driveway | Private | To Be Owned & Maintained By Property Owner |
| Stormwater Pond & Drainage System | Private | To Be Owned & Maintained By Property Owner |
| Sanitary Sewer | Private | Gravity Sewer To Be Owned & Maintained By The Property Owner |
| Potable Water | Private | To Be Owned & Maintained By Property Owner Upstream Of Meter |

Miscellaneous

| | |
|---|---|
| Potable Water Services | City Of Minneola |
| Reclaim Services | City Of Minneola |
| Wastewater Services | City Of Minneola |
| Power | SECO |
| Fire Protection | Lake County Fire |
| Gas | Lake Apopka Natural Gas District |
| Telephone | CenturyLink/Lumem |
| Cable/Communications | SPECTRUM |
| | |

Notes:

1. Entry signs to comply with City of Minneola sign requirements final sign plans are required to be submitted for review and approval.
2. Stormwater facilities shall be designed and permitted in accordance with City of Minneola/SJRWMD requirements.
3. Project site is within Zone X per FEMA panel 12069C0580E dated 12-18-2012
2. 4. The 20'-24' proposed drainage easement to be dedicated to Lake County and maintained by the property owner.

2 ## Parking Calculations

| Description | Size | Required | Provided |
|---|---|---|---|
| Parking | 10'x20' | 72 | 35 |
| Parking | 10'x18' | | 34 |
| Handicap (ADA) Parking | 12'x20' | | 3 |
| | Totals : | 72 | 72 |

NOTES

PARKING REQUIREMENTS:
1 SPACE / 250 SF OF FLOOR AREA FOR RETAIL SALES PLUS 1 SPACE/1000 SF OF BULK STORAGE/LANDSCAPE MATERIALS = $\frac{16454}{250}$ = 65 SPACES + $\frac{6933}{1000}$ = 7 > TOTAL REQUIRED 72

PER ADA CODE, 26 TO 50 SPACES REQUIRED 2 ADA, 51 TO 75 REQUIRE 3 ADA SPACES

2 BICYCLE PARKING REQUIREMENTS: PER SECTION 122-35, 0.05 BICYCLE SPACES ARE REQUIRED PER REQUIRED PARKING SPACE COUNT. 0.05 X 72 PARKING SPACES = 3.6 (4 BICYCLE SPACES HAVE BEEN PROVIDED.)

NOTES:

1. CONTRACTOR SHALL VERIFY FINAL BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
2. ALL DIMENSIONS ARE TO FACE OF CURB, BUILDING FACE (OUTSIDE WALL OR VENEER), EDGE OR PAVEMENT (WHERE CURB IS NOT PRESENT), OR PROPERTY LINE, UNLESS OTHERWISE NOTED.
3. REFER TO FDOT INDEX No.. 711-001 FOR STRIPING & MARKING DETAILS.
4. REFER TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION) FOR SIGNAGE DETAILS.
5. SIDEWALK LOCATIONS TO BE COORDINATED WITH ARCHITECT.
6. THE SITE IS NOT WITHIN A FEMA FLOOD HAZARD AREA (FHA).
7. THERE ARE NO WETLANDS ONSITE.
8. ALL ON-SITE UTILITIES SHALL BE PRIVATELY OWNED & MAINTAINED.
9. ALL WORK PERFORMED WITHIN THE FDOT RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF FDOT DESIGN STANDARDS, SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE UTILITY ACCOMMODATION MANUAL.

Key Map:

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| DRAWN BY: | NCG/CL |
| CHECKED BY: | RMJ |
| APPROVED BY: | NCG |
| SCALE (FT) | 1" = 60' |

Project Name:

GRASSY LAKE
ACE HARDWARE

SITE DEVELOPMENT PLANS

Jurisdiction:

City of Minneola, FL

Sheet Title:

OVERALL SITE PLAN

Sheet No.

C3.00

GEMINI LAND DEVELOPMENT
2875 S. Orane Avenue, Suite 500-3600
Orlando, Florida 32806
407.247.3581 www.geminild.com
FBPE CA No. 36898

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ROBERT M. JOHNSON LICENSE No. 77677 STATE OF FLORIDA PROFESSIONAL ENGINEER

Robert M. Johnson, P.E.
Registration No. 77677
Date: 5/7/2026

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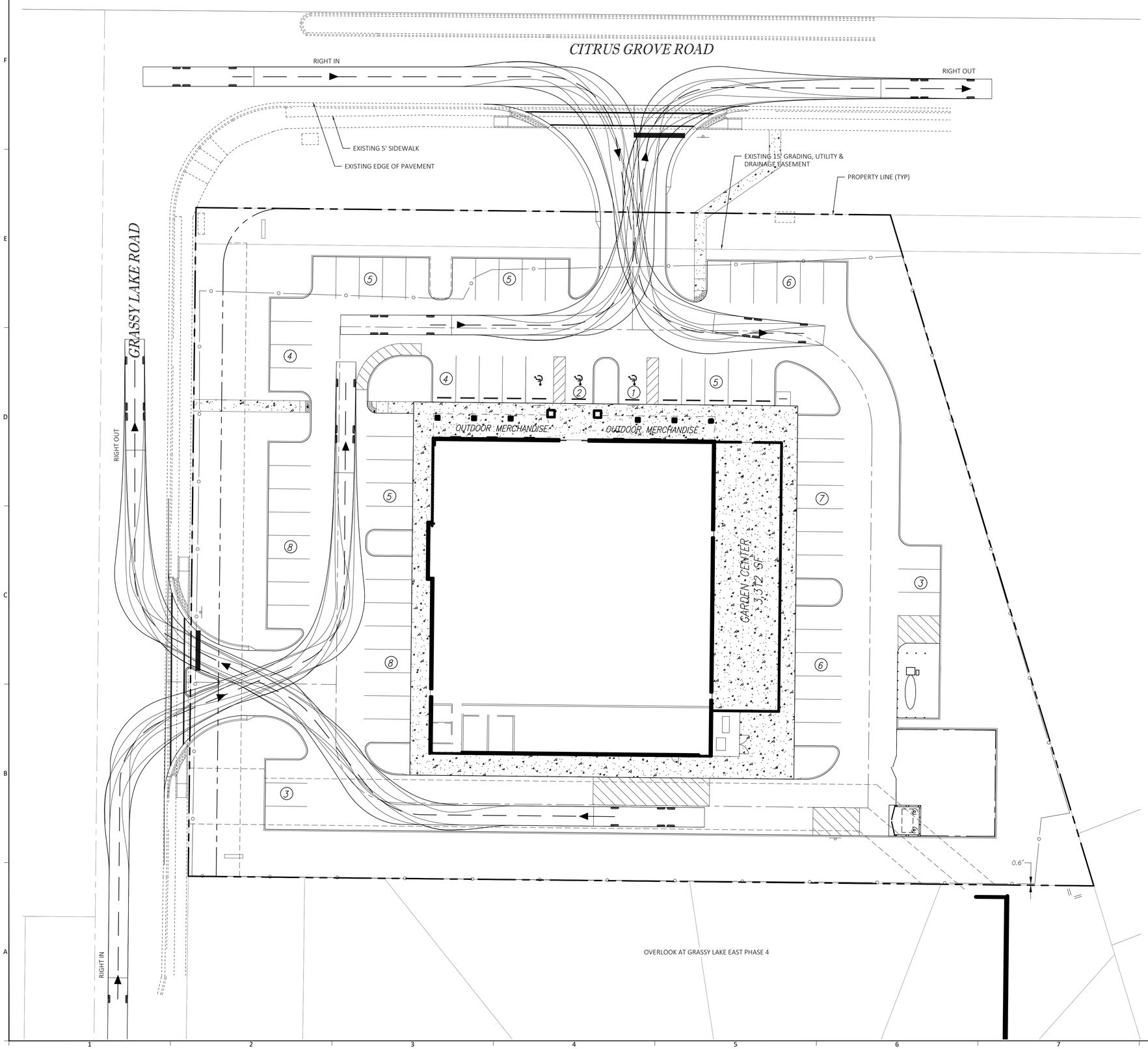


10' 0 20' 40'
SCALE IN FEET

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| CHECKED BY: | RMJ |
| APPROVED BY: | NCG |
| SCALE (FT) | 1" = 20' |

Project Name:

# GRASSY LAKE ACE HARDWARE

## SITE DEVELOPMENT PLANS

Jurisdiction:
City of Minneola, FL

Sheet Title:

**VEHICLE TRACKING**

Sheet No.

C3.10

GEMINI LAND DEVELOPMENT
2875 S. Orane Avenue, Suite 500-3600
Orlando, Florida 32806
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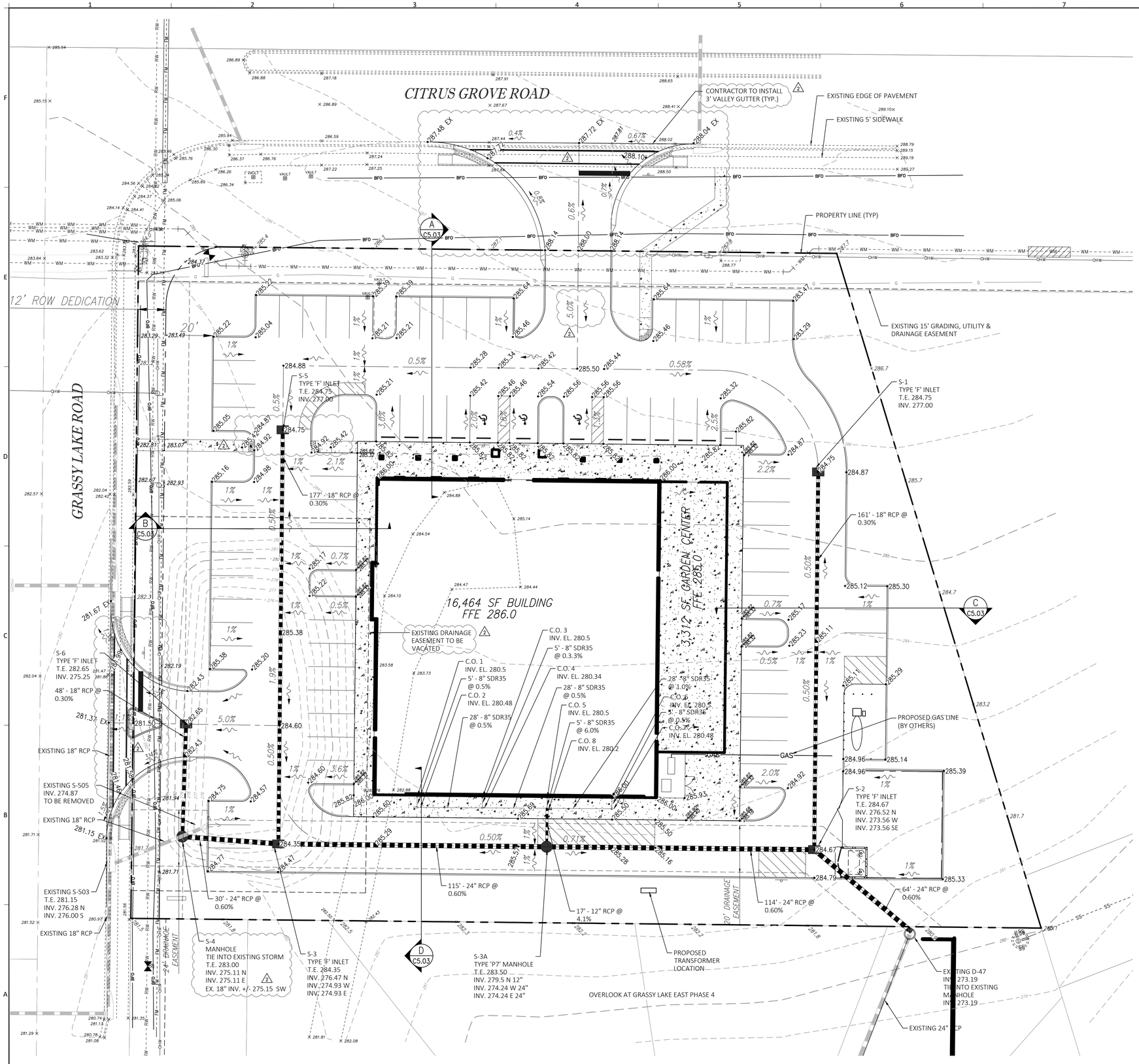


10' 0 20' 40'
SCALE IN FEET

## Legend

| Utility Type | Symbol |
|---|---|
| STORM PIPE | |
| STORM MANHOLE | |
| STORM INLET | |
| STORM M.E.S. | |
| CONTROL STRUCTURE | |
| EXIST. STORM INLET | |

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2. ALL DIMENSIONS ARE TO FACE OF CURB, BUILDING FACE (OUTSIDE WALL OR VENEER), EDGE OR PAVEMENT (WHERE CURB IS NOT PRESENT), OR PROPERTY LINE, UNLESS OTHERWISE NOTED.
3. REFER TO FDOT INDEX No. 711-001 FOR ALL STRIPING & MARKINGS.
4. REFER TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION) FOR ALL SIGNAGE.
5. SIDEWALK LOCATIONS TO BE COORDINATED WITH ARCHITECT.
6. ALL IRRIGATION ON SITE SHALL BE DESIGNED TO BE SUPPLIED BY RECLAIMED WATER WHEN AVAILABLE AND SHALL BE SERVED BY A JUMPER TO POTABLE WATER UNTIL THAT TIME.
7. ANY RETAINING WALLS OR SITE WALLS WILL REQUIRE A SEPARATE PERMIT.
8. ALL METERS SHALL HAVE THE APPROPRIATE BACKFLOW PREVENTORS.
9. ALL COMPACTION SHALL BE 98% OF THE MODIFIED PROCTOR MAX. DENSITY (AASHTO T-180).
11. AS-BUILT RECORD DRAWINGS SHALL COMPLY WITH THE CITY OF MINNEOLA REQUIREMENTS.

Key Map:

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Consultant(s) / Note(s)

| NO. | DATE: | DESCRIPTIONS: |
|---|---|---|
| 2 | 5/7/26 | Revised per City comments |
| 1 | 12/19/25 | Revised per City comments |
| | 7/21/25 | Submit to City of Minneola |

SUBMISSIONS/REVISIONS

| | |
|---|---|
| DATE: | July 2025 |
| VERTICAL DATUM: | NAVD88 |
| JOB NO.: | 24-003 |
| DESIGNED BY: | NCG |
| DRAWN BY: | NCG/CL |
| CHECKED BY: | RMJ |
| APPROVED BY: | NCG |
| SCALE (FT) | 1" = 20' |

Project Name:

GRASSY LAKE
ACE HARDWARE

SITE DEVELOPMENT PLANS

Jurisdiction:
City of Minneola, FL

Sheet Title:

**GRADING, DRAINAGE PLAN**

Sheet No.

C4.00

GEMINI LAND DEVELOPMENT
2875 S. Orane Avenue, Suite 500-3600
Orlando, Florida 32806
407.247.3581 www.geminild.com
FBPE CA No. 36898

NOT FOR CONSTRUCTION UNLESS SIGNED AND SEALED

ROBERT M. JOHNSON LICENSE No. 77677 STATE OF FLORIDA PROFESSIONAL ENGINEER

Robert M. Johnson, P.E.
Registration No. 77677
Date: 5/7/2026

Digital Signature - This item has been electronically signed and sealed by Robert M. Johnson, PE on the date adjacent to the seal using a SHA authentication code.
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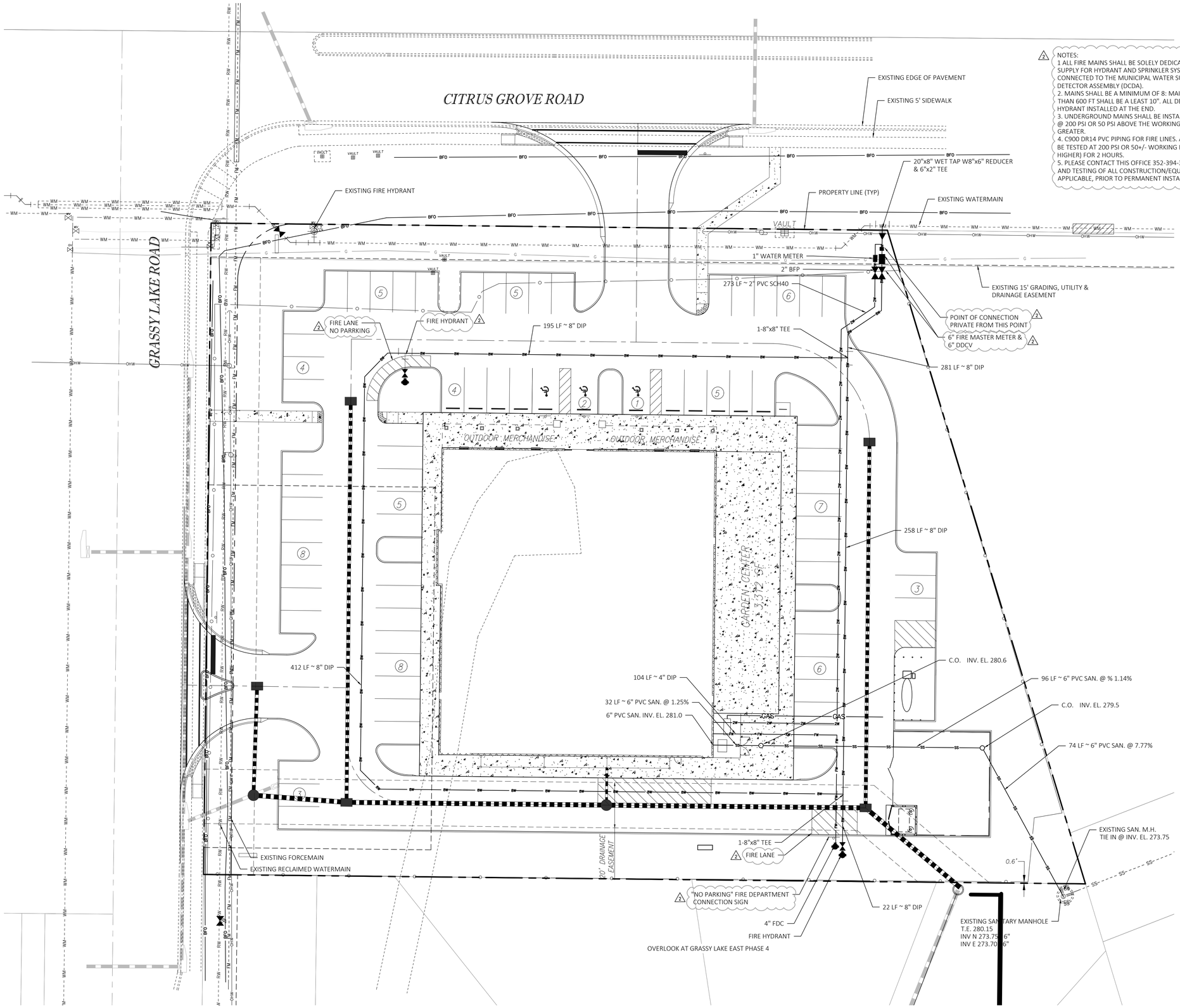
P:\24-003 ASMA ACE MINNEOLA\CAD\FINAL\CITY\24003-SP-GDP




2 NOTES:
1 ALL FIRE MAINS SHALL BE SOLELY DEDICATED TO FIREFIGHTING WATER SUPPLY FOR HYDRANT AND SPRINKLER SYSTEM, AND SHALL BE CONNECTED TO THE MUNICIPAL WATER SUPPLY BY A DOUBLE CHECK DETECTOR ASSEMBLY (DCDA).
2. MAINS SHALL BE A MINIMUM OF 8: MAINS. DEAD-ENDS MAINS MORE THAN 600 FT SHALL BE A LEAST 10". ALL DEAD-END MAINS SHALL HAVE A HYDRANT INSTALLED AT THE END.
3. UNDERGROUND MAINS SHALL BE INSTALLED AND TESTED PER NFPA 24 @ 200 PSI OR 50 PSI ABOVE THE WORKING PRESSURE, WHICHEVER IS GREATER.
4. C900 DR14 PVC PIPING FOR FIRE LINES. ALL FIRE SERVICE PIPING WILL BE TESTED AT 200 PSI OR 50+/- WORKING PRESSURE (WHICHEVER IS HIGHER) FOR 2 HOURS.
5. PLEASE CONTACT THIS OFFICE 352-394-3598 EXT 202 FOR INSPECTIONS AND TESTING OF ALL CONSTRUCTION/EQUIPMENT/SYSTEMS, IF APPLICABLE, PRIOR TO PERMANENT INSTALLATION OR COVERING.

Key Map:

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Consultant(s) / Note(s)

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| APPROVED BY: | NCG |
| SCALE (FT) | 1" = 20' |

Project Name:

# GRASSY LAKE ACE HARDWARE

## SITE DEVELOPMENT PLANS

Jurisdiction:
City of Minneola, FL

Sheet Title:

**UTILITY PLAN**

Sheet No.

C4.10

GEMINI LAND DEVELOPMENT
2875 S. Orane Avenue, Suite 500-3600
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ROBERT M. JOHNSON LICENSE No. 77677 STATE OF FLORIDA PROFESSIONAL ENGINEER

Robert M. Johnson, P.E.
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Digital Signature - This item has been electronically signed and sealed by Robert M. Johnson, PE on the date adjacent to the seal using a SHA authentication code.
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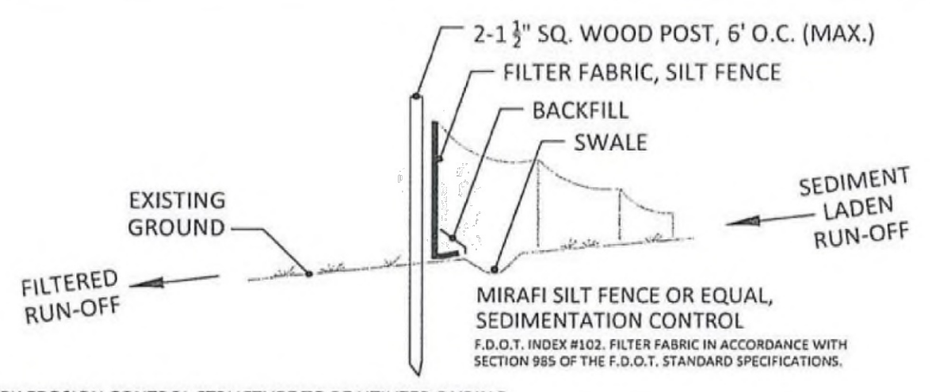
P:\24-003 ASMA ACE MINNEOLA\CAD\FINAL\CITY\24003-SP-UP

Sec. 70-381. - Contents of division.

This division contains the detail drawings of the utility systems in the following categories:

(1) General details.
(2) Water details.
(3) Sanitary sewer details.
(4) Reuse details.
(5) Grease trap details.




NOTES:
1. TEMPORARY EROSION CONTROL STRUCTURE TO BE UTILIZED DURING CONSTRUCTION AT AREAS DESIGNATED BY ENGINEER OR AREAS ON-SITE WHERE UNSTABILIZED GRADES MAY CAUSE EROSION PROBLEMS. EROSION CONTROL STRUCTURE MAY BE REMOVED AFTER UPSLOPE AREA HAS BEEN STABILIZED BY SOD, OR COMPACTED AS DETERMINED BY CONTRACTOR.
2. ALTERNATE EROSION CONTROL STRUCTURE:
   STRAW BALES ENTRENCHED W/ WOOD STAKES (2) PER BALE.
   F.D.O.T. INDEX #102. FILTER FABRIC IN ACCORDANCE WITH SECTION 985 OF THE F.D.O.T. STANDARD SPECIFICATIONS.
3. CONSTRUCT STORMWATER SYSTEMS BEFORE ANY BUILDING OR ROAD CONSTRUCTION IS STARTED.
   a.) PROTECT SYSTEM FROM SILTING AND DEBRIS BY METHODS PROVIDED IN DETAILS.
   b.) PROTECT SWALE BOTTOM FROM SEALING BY EXCAVATING ALL SILT DEPOSITS DURING CONSTRUCTION. THIS SHALL BE DONE BEFORE SODDING IS FINISHED

THE FOLLOWING LIST REPRESENTS A BASIC EROSION AND SEDIMENT CONTROL PROGRAM WHICH IS TO BE IMPLEMENTED TO HELP PREVENT OFF-SITE SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROJECT.

PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE EARLIEST PRACTICAL TIME CONSISTENT WITH GOOD CONSTRUCTION PRACTICES. ONE OF THE FIRST CONSTRUCTION ACTIVITIES SHOULD BE THE PLACEMENT OF PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AROUND THE PERIMETER OF THE PROJECT OR THE INITIAL WORK AREA TO PROTECT THE PROJECT, ADJACENT PROPERTIES AND WATER RESOURCES.

TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMICAL, EFFECTIVE AND CONTINUOUS CONTROL THROUGHOUT THE CONSTRUCTION PHASE. TEMPORARY MEASURES SHALL NOT BE CONSTRUCTED FOR EXPEDIENCY IN LIEU OF PERMANENT MEASURES.

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADEQUATELY MAINTAINED TO PERFORM THEIR INTENDED FUNCTION DURING CONSTRUCTION OF THE PROJECT.

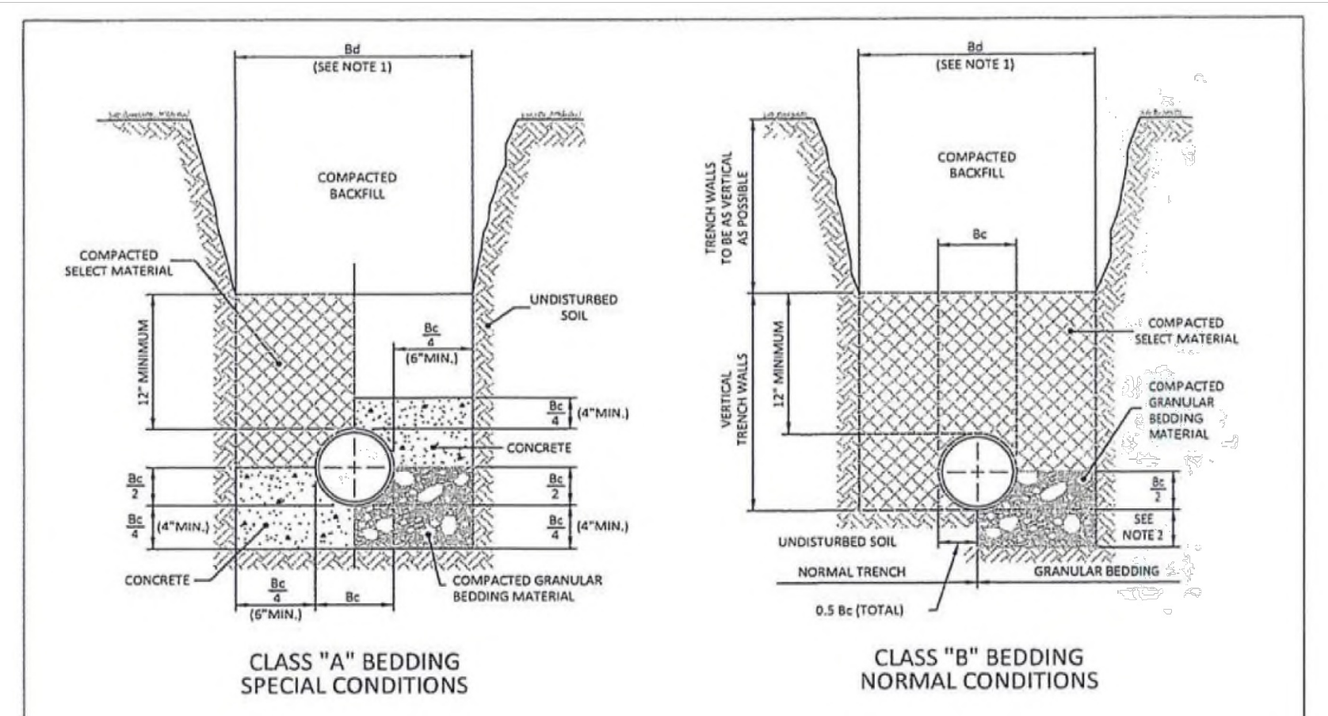
NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

MATERIAL FROM SEDIMENT TRAPS SHALL NOT BE STOCKPILED OR DISPOSED OF IN A MANNER WHICH MAKES THEM READILY SUSCEPTIBLE TO BEING WASHED INTO ANY WATERCOURSE BY RUNOFF OR HIGH WATER.

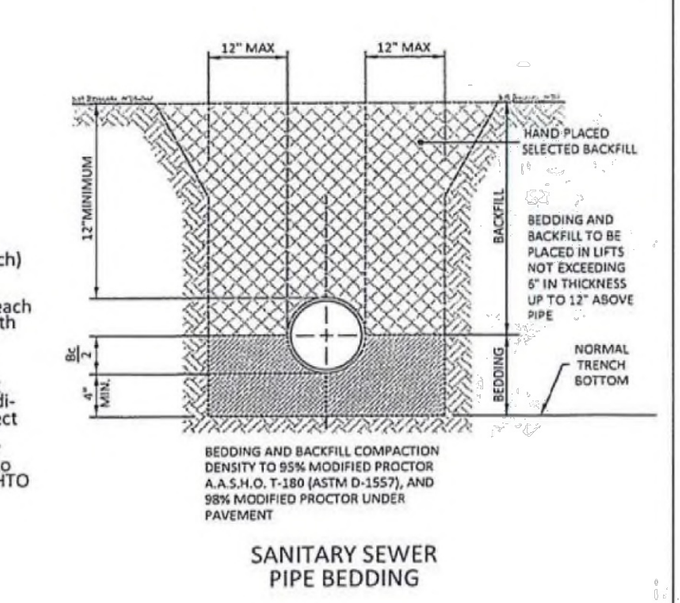
ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SODDED.

| EROSION CONTROL STRUCTURE | G-1 |
|---|---|
| CITY OF MINNEOLA | Not To Scale<br>January 2019 |

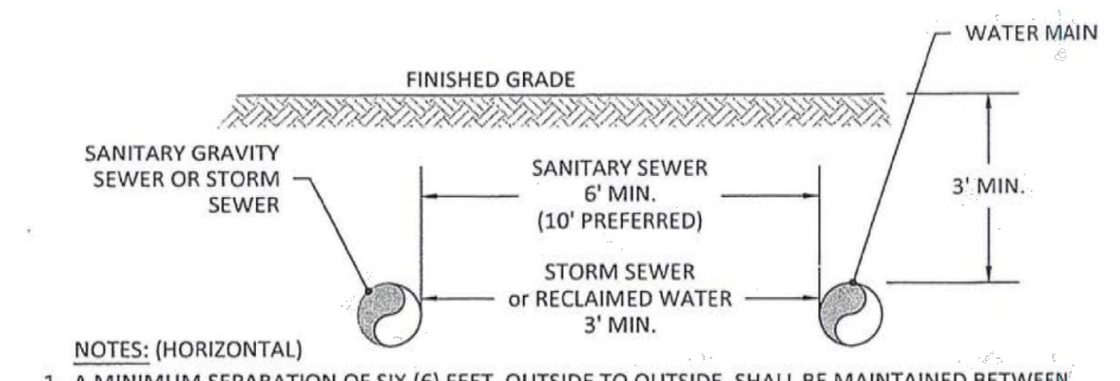



NOTES: FOR BEDDING AND TRENCHING

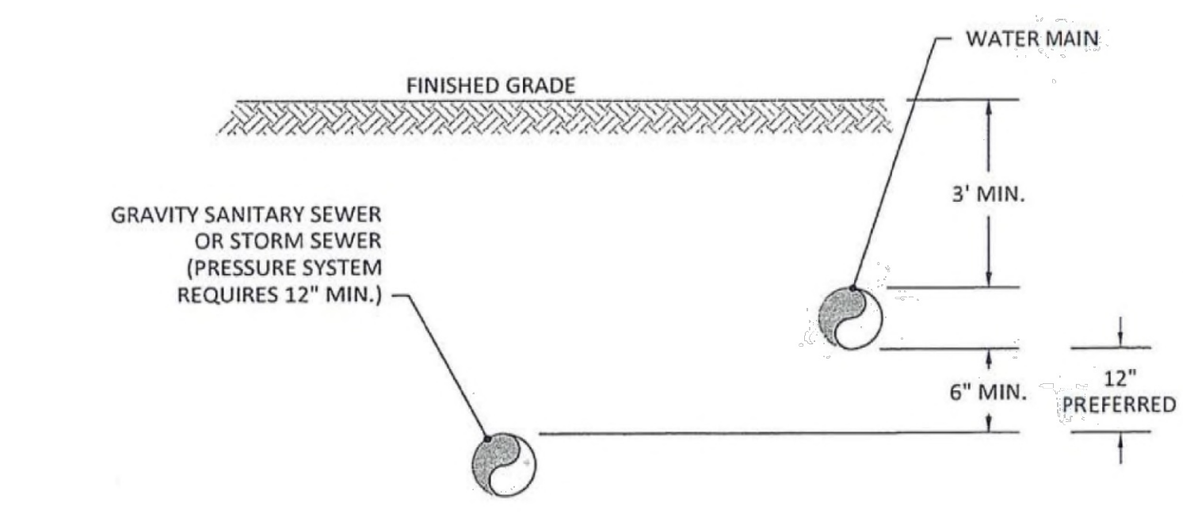
1. Dimension Bc = Pipe O.D.
   Dimension Bd = Trench Width at Top of Pipe
   Maximum Bd = Bc + 30"
   Minimum Bd = Maximum Dimension of Bell + 12" (Unsheeted Trench)
2. Depth for removal for unsuitable material shall be as required to reach suitable foundation. For rock or other non-cushioning material, depth shall be 6" below bottom of utility.
3. All backfill and select material under all roadways, drives (including dirt drives), and parking areas shall be compacted to 98% of the modified proctor maximum dry density, (AASHTO T-180). Backfill and select material under all other areas shall be compacted as follows: From bottom of trench to 12" above top of pipe - 95% of modified proctor maximum dry density (AASHTO T-180). From 12" above top of pipe to top of backfill - 95% of modified proctor maximum dry density (AASHTO T-180)




| BEDDING DETAILS | G-3 |
|---|---|
| CITY OF MINNEOLA | Not To Scale<br>January 2019 |



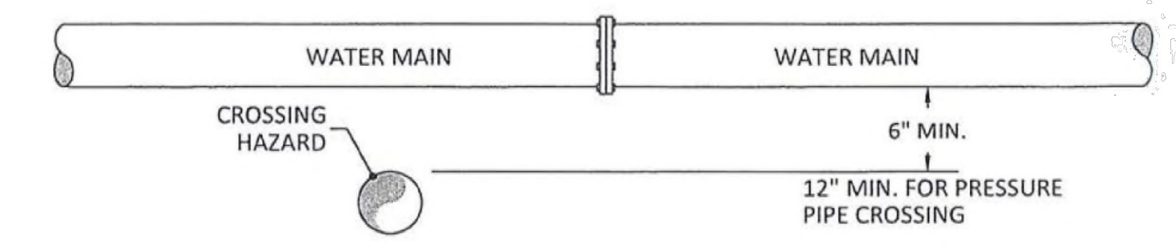

NOTES: (HORIZONTAL)
1. A MINIMUM SEPARATION OF SIX (6) FEET, OUTSIDE TO OUTSIDE, SHALL BE MAINTAINED BETWEEN WATER MAINS AND SANITARY GRAVITY SEWER LINES.
2. A MINIMUM HORIZONTAL SEPARATION OF THREE (3) FEET, OUTSIDE TO OUTSIDE, SHALL BE MAINTAINED BETWEEN WATER MAINS AND RECLAIMED WATER LINES CARRYING UNRESTRICTED PUBLIC ACCESS REUSE WATER, AND STORM SEWER LINES.




3. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND SANITARY GRAVITY SEWERS SHALL BE REDUCED TO THREE FEET (3') WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES (6") ABOVE THE TOP OF THE SEWER (62-555.314(C)).

| PIPING CLEARANCES | G-4.1 |
|---|---|
| CITY OF MINNEOLA | Not To Scale<br>January 2019 |

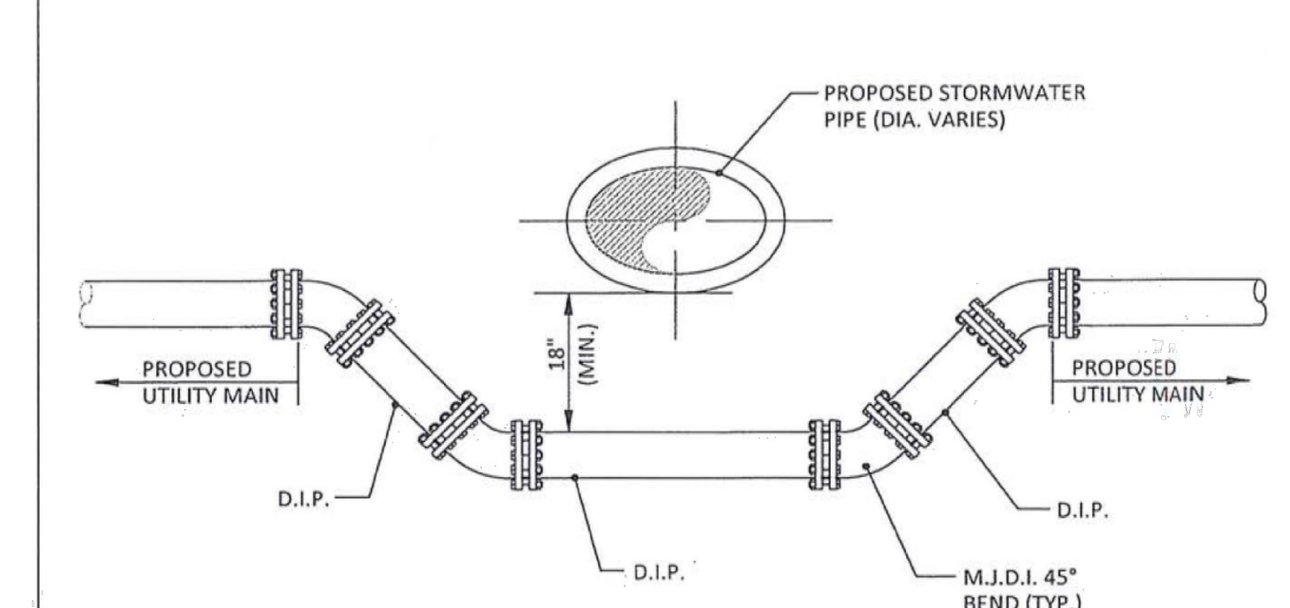
4. THERE SHALL BE AT LEAST A SIX FOOT (6') FOOT SEPARATION BETWEEN WATER MAINS AND SANITARY FORCE MAINS WITHOUT EXCEPTION. FIELD PROBLEMS SHALL BE REPORTED TO THE CITY ENGINEER. SPECIFIC SOLUTIONS MUST BE ACCEPTED BY F.D.E.P. PRIOR TO IMPLEMENTATION.
5. NO WATER PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SANITARY SEWER MANHOLE OR STORM SEWER STRUCTURE.




NOTES: (VERTICAL)

1. A MINIMUM OF VERTICAL SEPARATION OF AT LEAST SIX INCHES (6"), AND PREFERABLY TWELVE INCHES (12") ABOVE, OR AT LEAST TWELVE INCHES (12") BELOW, OUTSIDE TO OUTSIDE OF PIPE BARREL, SHALL BE MAINTAINED BETWEEN WATER MAIN, SANITARY GRAVITY SEWER, OR STORM SEWER. MINIMUM VERTICAL SEPARATION OF 12" OUTSIDE TO OUTSIDE SHALL BE MAINTAINED FOR CROSSING PRESSURE PIPES (RECLAIMED WATER, STORM FORCEMAIN, OR SANITARY FORCEMAIN).
2. IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE CROSSING HAZARD.
3. WHERE IT IS NOT POSSIBLE TO MAINTAIN THE REQUIRED SEPARATION, IT SHALL BE REPORTED TO THE CITY ENGINEER. DEVIATIONS AND OTHER ALTERNATIVES SHALL BE CONSIDERED ON A CASE-BY-CASE BASIS AND MUST RECEIVE SPECIFIC APPROVAL BY F.D.E.P., IN ACCORDANCE WITH FLORIDA STATUTE 62-555.314(5), PRIOR TO IMPLEMENTATION.

| PIPING CLEARANCES | G-4.2 |
|---|---|
| CITY OF MINNEOLA | Not To Scale<br>January 2019 |




NOTES:
1. ALL PROPOSED JOINTS SHALL BE RESTRAINED.
2. ALL EXISTING JOINTS WITHIN 12' SHALL BE RESTRAINED.

| UTILITY / STORM SEWER PIPE CROSSING | G-5 |
|---|---|
| CITY OF MINNEOLA | Not To Scale<br>January 2019 |

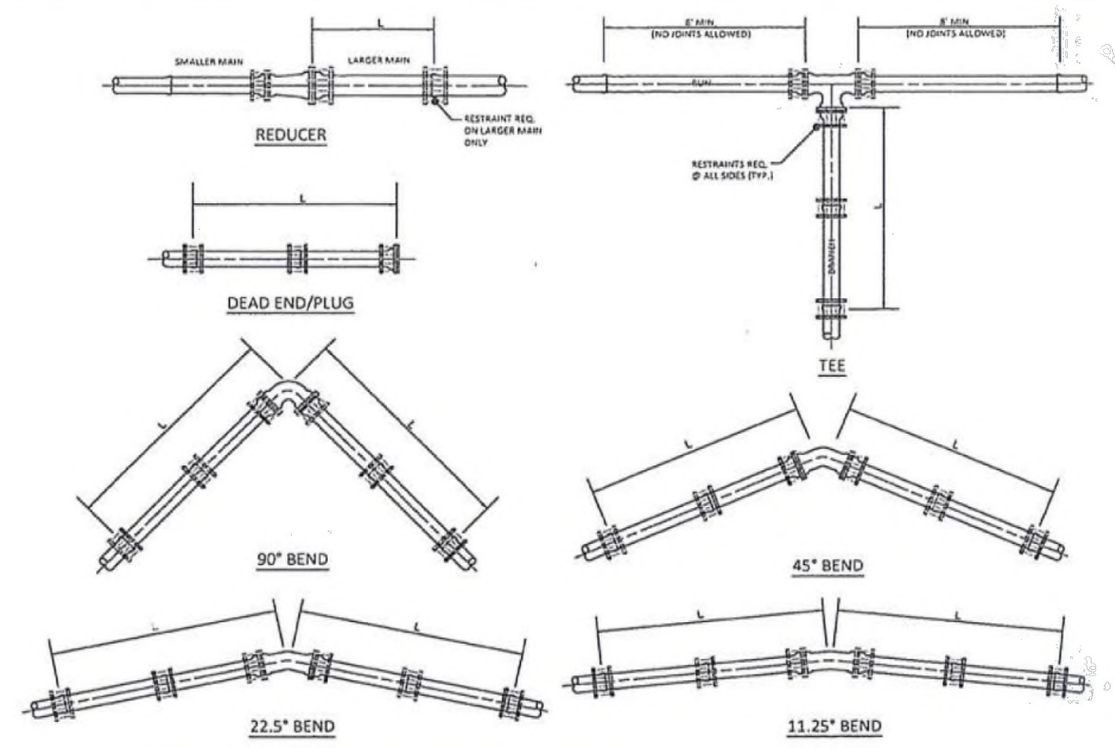


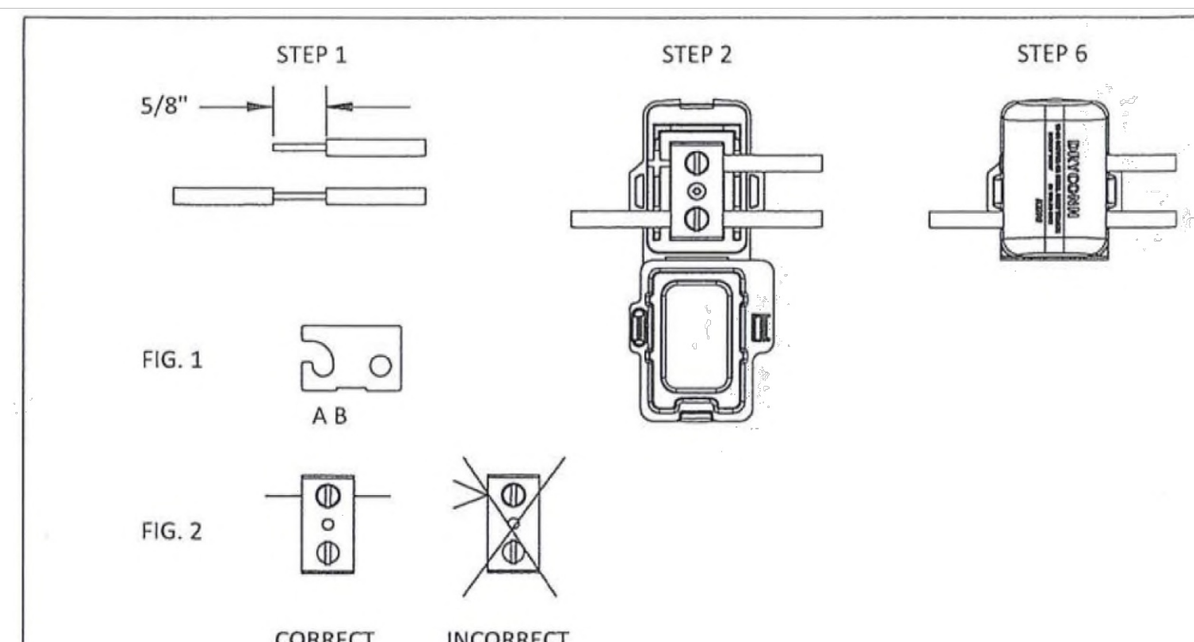

TABLE OF THRUST RESTRAINT LENGTHS

| PIPE SIZE (inches) | 90° BEND P.V.C. (L) | 90° BEND DUCTILE IRON (L) | 45° BEND P.V.C. (L) | 45° BEND DUCTILE IRON (L) | 22 1/2° BEND P.V.C. (L) | 22 1/2° BEND DUCTILE IRON (L) | 11 1/4° BEND P.V.C. (L) | 11 1/4° BEND DUCTILE IRON (L) | TEES P.V.C. (L) | TEES DUCTILE IRON (L) | DEAD END & PLUG P.V.C. (L) | DEAD END & PLUG DUCTILE IRON (L) | REDUCER PIPE SIZES | REDUCER P.V.C. (L) | REDUCER DUCTILE IRON (L) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4 | 20' | 16' | 8' | 7' | 4' | 3' | 2' | 2' | 15' | 10' | 45' | 29' | 6"x4" | 33' | 21' |
| 6 | 28' | 22' | 12' | 9' | 6' | 4' | 3' | 2' | 33' | 21' | 63' | 40' | 8"x6" | 34' | 22' |
| 8 | 36' | 29' | 15' | 12' | 7' | 6' | 4' | 3' | 52' | 33' | 82' | 52' | 10"x8" | 33' | 21' |
| 10 | 43' | 34' | 18' | 14' | 9' | 7' | 4' | 3' | 68' | 43' | 98' | 63' | 12"x10" | 34' | 22' |
| 12 | 50' | 40' | 21' | 17' | 10' | 8' | 5' | 4' | 84' | 54' | 116' | 74' | 16"x12" | 63' | 40' |
| 16 | 63' | 51' | 26' | 21' | 13' | 10' | 6' | 5' | 116' | 74' | 148' | 94' | 18"x16" | 33' | 21' |
| 18 | 70, | 56' | 29' | 23' | 14' | 11' | 7' | 6' | 131' | 83' | 163' | 103' | 20"x18" | 33' | 21' |
| 20 | 75' | 61' | 31' | 25' | 15' | 12' | 7' | 6' | 145' | 92' | 178' | 113' | 20"x20" | 62' | 39' |
| 24 | 86' | 70' | 36' | 29' | 17' | 14' | 9' | 7' | 173' | 110' | 207' | 132' | | | |

THRUST RESTRAINT DESIGN NOTES

1. RESTRAINT JOINTS, FITTINGS, & VALVE REQUIREMENTS CALCULATED BY THE THRUST RESTRAINT DESIGN PROGRAM PROVIDED BY UNI-FLANGE, THE FORD METER BOX COMPANY, INC.
2. DATA BASED ON MAX. PRESSURE OF 150 p.s.i., THE UNIFIED SOILS CLASSIFICATION SYSTEM (SOIL TYPE SP), THE PIPE BEDDED IN NATIVE SOIL w/ A MINIMUM OF 2.5' COMPACTED FILL OVER THE PIPE, AND USING A SAFETY FACTOR OF 1.5 FOR THE DATA.
3. ALL FITTINGS & VALVES SHALL HAVE RESTRAINED JOINTS PER SPECIFICATIONS & ALL BELL & SPIGOT JOINTS TO BE RESTRAINED WITH A RESTRAINING HARNESS WITHIN THE REQUIRED LENGTH OF RESTRAINED PIPE (L).
4. THRUST BLOCKS SHALL BE USED ONLY AS SPECIFIED BY PROJECT ENGINEER.

| THRUST RESTRAINT DETAILS | G-6 |
|---|---|
| CITY OF MINNEOLA | Not To Scale<br>January 2019 |

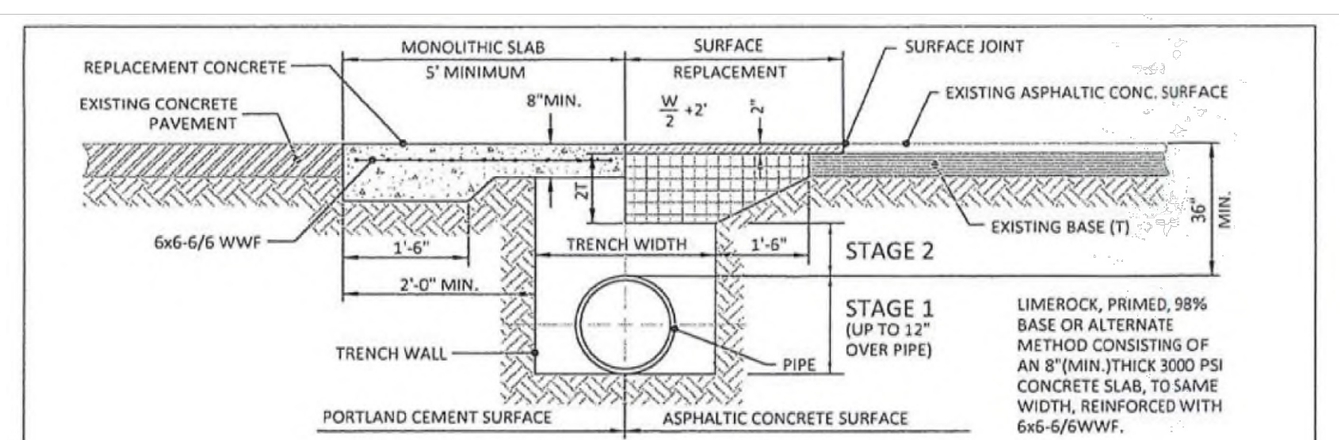



KING INNOVATION DRYCONN DIRECT BURY LUG - AQUA®

IMPORTANT: TURN OFF POWER BEFORE INSTALLING OR REMOVING CONNECTORS. PRODUCT TO BE USED IN ACCORDANCE WITH LOCAL AND NATIONAL CODES.
INSTRUCTIONS: FOR LOW VOLTAGE APPLICATIONS - 50 VOLTS MAX.
1. STRIP MAIN AND TAP CONDUCTOR(S) TO 5/8" (WIDTH OF LUG).
2. PLACE STRIPPED CONDUCTOR(S) INTO SIDE A OR B.**
3. TORQUE TO 35 LB-IN. (SOLID AND STANDED CONDUCTORS)
   ALTERNATE TORQUE METHOD FOR USE ON SOLID WIRE: USING A SCREWDRIVER, TIGHTEN SET SCREW UNTIL IT COMES INTO CONTACT WITH THE SOLID CONDUCTOR. NOTE LOCATION OF SCREWDRIVER SLOT AND CONTINUE TIGHTENING THE SET SCREW AS INDICATED BELOW:
   3/4 TURN #10 - 14 SOLID COPPER
   1/4 TURN #10 - 14 STEEL CORE TRACER
4. REPEAT STEPS 1 THROUGH 3 FOR ADJACENT SIDE.
5. REMOVE SEALANT COVER AND DISCARD.
6. CLOSE HOUSING, ALIGNING CONDUCTORS UNTIL HOUSING LID IS FULLY LATCHED.
7. DO NOT REUSE.

**USE SIDE A FOR UNCUT MAIN OR TAP CONDUCTORS (FIGURE 1). WHEN SPLICING MULTIPLE TAP CONDUCTORS ON SIDE A OR B USE ONLY LIKE GAUGE AND TYPE (SOLID/STRANDED). DO NOT INSTALL MULTIPLE CONDUCTORS INTO THE SAME LUG OPENING (FIGURE 2).
SILICONE SEALANT TEMPERATURE RATING: -45°F TO 400°F
WIRE RANGE: #10-14 SOLID AND STRANDED COPPER; #10 - 14 STEEL CORE TRACER

| LOCATING WIRE SPLICING | G-8 |
|---|---|
| CITY OF MINNEOLA | Not To Scale<br>January 2019 |




REPLACEMENT OF FLEXIBLE PAVEMENT
FOR PERMITTED PAVEMENT CUT

DENSITY PROCEDURES:

THE BACK FILL FOR THE FIRST AND SECOND STAGES SHALL BE PLACED IN 6" LAYERS (COMPACTED THICKNESS) AND SHALL BE COMPACTED TO 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180. TEST REPORTS SHALL BE FURNISHED TO THE CITY.

STAGE #1

STAGE 1 WILL BE PERFORMED WITH 6" LIFTS UP TO 12" OVER THE PIPE.

THE PERMITTEE SHALL PROVIDE ADEQUATE COMPACTED FILL BENEATH THE HAUNCHES OF THE PIPE, USING MECHANICAL TAMPS SUITABLE FOR THIS PURPOSE. THIS COMPACTION APPLIES TO THE MATERIAL PLACED BENEATH THE HAUNCHES OF THE PIPE AND ABOVE ANY BEDDING REQUIRED.

STAGE #2

STAGE 2 CAN BE PERFORMED IN 12" LIFTS UP TO THE BASE.

THE PERMITTEE SHALL OBTAIN A WELL-COMPACTED BED AND FILL ALONG THE SIDES OF THE PIPE AND TO A POINT INDICATING THE TOP OF SUB-GRADE MATERIAL.

GENERAL NOTES:

BASE AND BACK FILL MATERIALS SHALL BE EITHER OF THE SAME TYPE AND COMPOSITION AS THE MATERIALS REMOVED, OR OF EQUAL OR GREATER STRUCTURAL ADEQUACY. MATERIALS CONTAMINATED WITH DELETERIOUS SUBSTANCES DURING EXCAVATION SHALL NOT BE USED.

REPLACED BASE MATERIAL OVER DITCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE, (MINIMUM 12")

BASE MATERIAL SHALL BE PLACED IN TWO OR THREE LAYERS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO THE SPECIFIED DENSITY.

ASPHALT CONCRETE PAYMENT THICKNESS SHALL EQUAL EXISTING THICKNESS BUT NOT LESS THAN TWO (2) INCHES.

SURFACE TREATED PAVEMENT JOINT SHALL BE LAPPED AND FEATHERED AND EXTENDED AT LEAST 2' PAST EACH SURFACE JOINT.

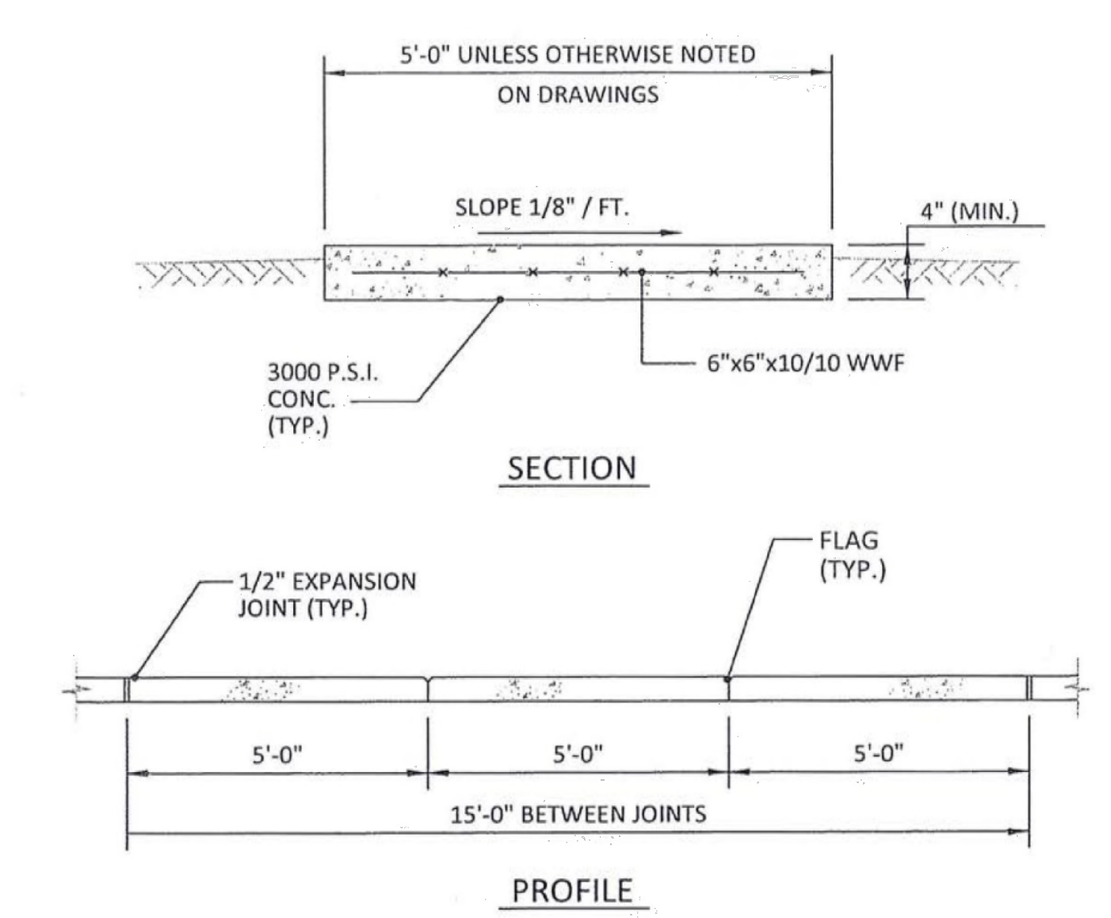
SURFACE MATERIAL WILL BE CONSISTENT WITH THE EXISTING SURFACE.

LIMESTONE, SAND-CLAY, SHELL, ETC. BASES:

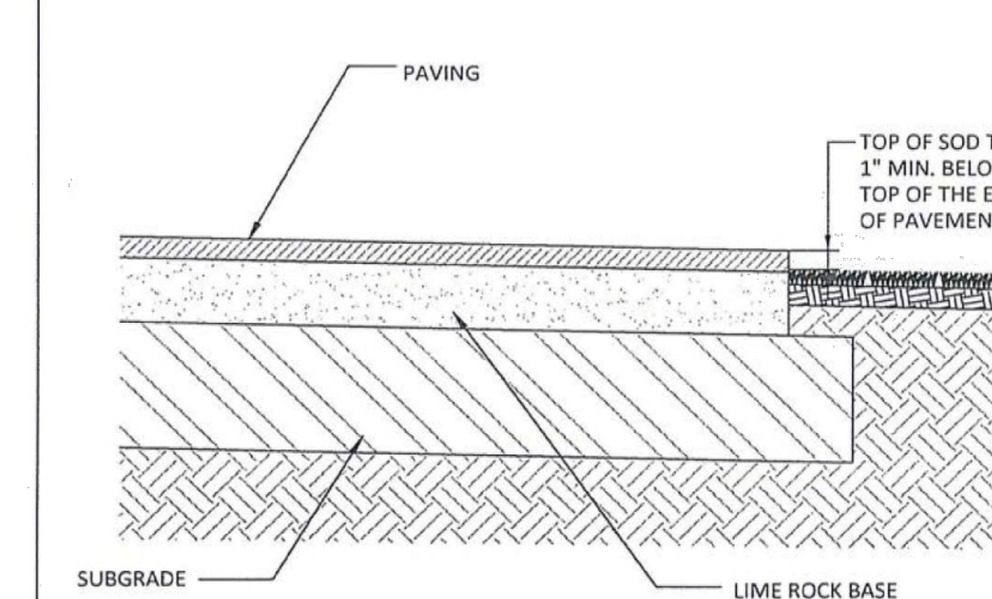
6" LAYERS COMPACTED THICKNESS DENSITY REQUIREMENTS:

98% UNDER ROADWAY
98% OUTSIDE THE TRAVELED ROADWAY, SUCH AS INTERSECTIONS, CROSSOVERS, TURNOUTS, ETC.
95% SHOULDER PAVEMENT
METHOD AASHTO T-180

| OPEN CUT AND REPAIR DETAIL | G-9 |
|---|---|
| CITY OF MINNEOLA | Not To Scale<br>January 2019 |




| CONCRETE WALKWAY DETAIL | G-10 |
|---|---|
| CITY OF MINNEOLA | Not To Scale<br>January 2019 |




| SOD PLANTING | G-11 |
|---|---|
| CITY OF MINNEOLA | Not To Scale<br>January 2019 |

1. THE CITY'S PUBLIC WORKS DEPARTMENT SHALL BE NOTIFIED 48 HOURS PRIOR TO BEGINNING ANY WATER SYSTEM'S CONSTRUCTION.
2. PRIOR TO TAKING ANY WATER LINES OUT OF SERVICE, THE CONTRACTOR SHALL NOTIFY THE CITY AND AFFECTED CUSTOMERS, IN WRITING, 48-HOURS PRIOR TO SHUTDOWN.
3. WATER MAINS SHALL BE PVC AWWA CLASS C-900, MINIMUM CL-150 (DR-18) DUCTILE IRON PIPE PRESSURE RATING FOR PIPE SIZES 4"-12". PVC PIPES 14" OR LARGER SHALL BE AWWA CLASS C-905 (DR-21). ALL COUPLINGS, COMPOUNDS, SOLVENTS, LUBRICANTS AND PIPE PREPARATION FOR LAYING SHALL BE IN ACCORDANCE WITH THE PIPE MANUFACTURER'S LATEST RECOMMENDATIONS.
4. ALL WATER MAINS SHALL BE NSF APPROVED AND BEAR THE "NSF" SEAL FOR POTABLE WATER USE, AND HAVE A MINIMUM OF 36 INCHES OF COVER (MAXIMUM COVER OF 60 INCHES). IN SPECIAL CASES WHERE IT IS IMPOSSIBLE TO PROVIDE ADEQUATE COVER, DUCTILE IRON PIPE OR ENCASEMENT MAT BE USED AS APPROVED BY THE CITY AND FDEP.
5. DE-WATERING SHALL BE PROVIDED TO KEEP GROUND WATER ELEVATION A MINIMUM OF 12 INCHES BELOW PROPOSED WATER MAIN.
6. ALL WATER MAINS SHALL BE INSTALLED ON A FIRM FOUNDATION WITH ALL UNSUITABLE MATERIAL (MUCK, ROCK, COQUINA, ETC.) REMOVED AND REPLACED WITH CLEAN GRANULAR MATERIAL.
7. TRENCHES SHALL BE BACK FILLED WITH MATERIAL ACCEPTABLE TO THE CITY, WITH A MINIMUM COMPACTION OF 98% (AASHTO T-180) IN PAVED AREAS AND 95% (AASHTO T-180) IN UNPAVED AREAS.
8. IT SHALL BE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT TRENCH COMPACTION TESTS BE PROVIDED AT POINTS 1 FOOT ABOVE THE PIPE AND AT 2 FEET VERTICAL INTERVALS TO FINISH GRADE AT A MINIMUM SPACING OF EVERY 300 FEET. RESULTS OF TESTING MUST BE PROVIDED TO THE CITY.
9. AS STANDARD PRACTICE, WATER MAINS SHALL BE INSTALLED 5 FEET OFF THE BACK OF THE CURB IN THE UNPAVED PORTION OF THE RIGHT-OF-WAY ON THE OPPOSITE SIDE OF THE RECLAIMED WATER LINES OR AS APPROVED BY THE CITY.
10. ALL WATER MAINS CROSSING UNDER PAVEMENT SHALL BE DUCTILE IRON AND SHALL EXTEND 5 FEET OFF THE BACK OF CURB.
11. ALL SLEEVES ON WATER SERVICES UNDER PAVEMENT SHALL EXTEND 3 FEET BEYOND THE BACK OF CURB.
12. PIPE WARNING TAPE SHALL BE LOCATED 18 INCHES BELOW FINISH GRADE FOR ALL PIPES. PIPE IDENTIFICATION TAPE SHALL BE PROVIDED ON ALL PIPES.
13. WATER VALVES SHALL BE PLACED EVERY 500 FEET FOR MAINS 12 INCHES OR LESS IN DIAMETER AND EVERY 1,000 FEET FOR MAINS LARGER THAN 12 INCHES. VALVES SHALL BE PLACED ON THE BRANCH LEGS OF ALL TEES AND CROSSES.

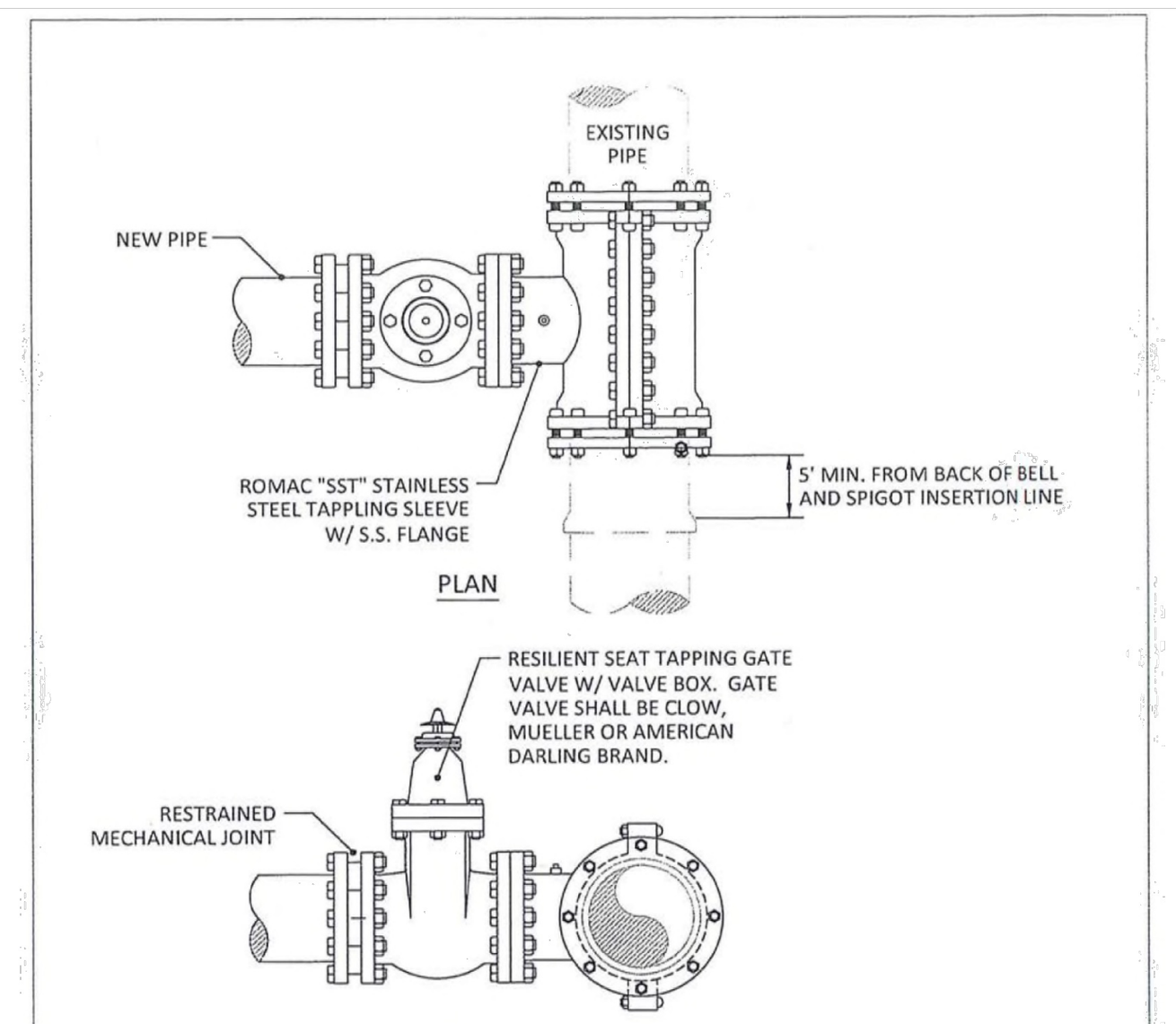
| GENERAL WATER NOTES | W-1.1 |
|---|---|
| CITY OF MINNEOLA | Not To Scale<br>January 2019 |

14. APPROVED WATER VALVE TYPES ARE THE FOLLOWING:
   A. BRASS BALL-TYPE VALVE FOR VALVES LESS THAT 2" DIAMETER.
   B. STANDARD GATE VALVES 2" THROUGH 12" DIAMETER, RESILIENT WEDGE GATES VALVES (AWWA C-509)
   C. PLUG VALVES SHALL BE USED FOR VALVES LARGER THAN 12".
   D. TAPPING VALVES WITH MECHANICAL TAPPING SLEEVE FOR SIZE ON SIZE STAINLESS STEEL OR EPOXY COATED SLEEVE WITH STAINLESS STEEL BOLTS AND NUTS FOR OTHERS.
15. ALL POTABLE WATER VALVE BOXES SHALL ADJUSTED TO FINISH GRADE AND THE CAPS SHALL BE PAINTED BLUE TO MAKE THEM PLAINLY VISIBLE. ALL VALVES MUST HAVE 24" x 24" x 6" CONCRETE COLLAR.
16. WATER VALVES SHALL BE COMPLETELY OPENED BY THE CITY WATER/WASTEWATER DIVISION, IN THE PRESENCE OF THE CONTRACTOR, PRIOR TO FINAL ACCEPTANCE OF ANY NEW WATER SYSTEM.
17. MEGALUGS, SPLIT-RESTRAINED BOLTLESS RESTRAINED JOINTS, OR GRIPPER GASKETS MAY BE USED ON ALL PIPES NOT MEETING REQUIRED COVER REQUIREMENTS. ENGINEER SHALL FOLLOW THE MOST RECENT DIPRA THRUST RESTRAINT DESIGN GUIDELINES.
18. ALL WATER SERVICES SHALL BE MARKED ALONG THE OUTSIDE EDGE OF CURB WITH UPSIDE-DOWN "W" OR BY METAL TABS SET INTO PAVEMENT. VALVES FOR WATER SHALL BE MARKED BY A "V" OR METAL TABS SET INTO THE PAVEMENT. BLOW-OFFS SHALL BE MARKED WITH A "B".
19. ALL SINGLE RESIDENTIAL WATER SERVICES SHALL BE MINIMUM 1" AND DOUBLE RESIDENTIAL SERVICES SHALL BE MINIMUM 1-1/2" BLACK OR BLUE POLYETHYLENE TUBING. POLYBUTYLENE SHALL NOT BE USED.
20. WATER SERVICES SHOULD BE DOUBLE 1-1/2" SERVICES LOCATED AT SIDE LOT LINES, ALTERNATING WITH RECLAIMED WATER SERVICE LOCATIONS. IN INSTANCES WHERE WATER SERVICES NEED TO BE OFFSET, 1" SERVICES SHALL BE SPECIFIED. THESE SERVICES MAY BE OFFSET FROM THE LOT LINE A MAXIMUM DISTANCE OF 5.0 FEET.
21. ALL WATER SERVICE ENDINGS SHALL BE MARKED BY 2"x4" LUMBER (PRESSURE TREATED). ALL SERVICE SHALL EXTEND 6 INCHES ABOVE GRADE, SECURED TO THE BASE OF THE LUMBER. ALL SERVICES MUST BE ADJUSTED TO FINAL METER BOX LOCATION BY OWNER PRIOR TO INITIAL METER INSTALLATION.
22. WATER DISTRIBUTION SYSTEM SHALL BE DESIGNED TO COMPLY WITH THE CITY'S FIRE (WATER) FLOW CODE.
23. HYDRANT LOCATION AND SPACING SHALL BE AS PER THE CITY'S LAND DEVELOPMENT CODE.
24. BLUE REFLECTORS SHALL BE SECURELY AFFIXED TO ROADWAY (CENTER LINE OF ROAD) ADJACENT TO HYDRANT LOCATION.

| GENERAL WATER NOTES | W-1.2 |
|---|---|
| CITY OF MINNEOLA | Not To Scale<br>January 2019 |

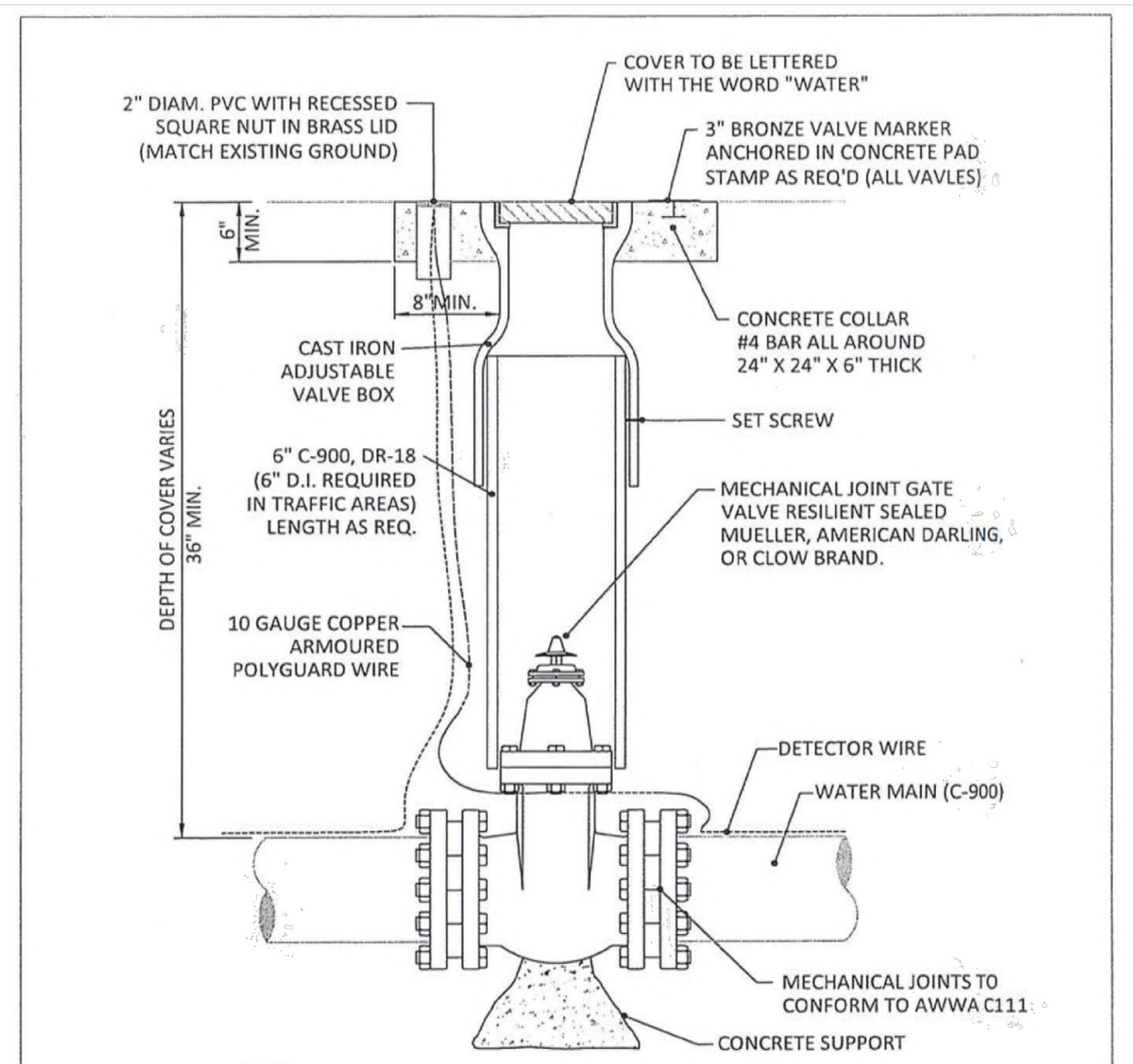
25. ALL FIRE HYDRANTS SHALL BE CONSTRUCTED TO MAKE THEM EASILY ACCESSIBLE TO FIRE PERSONNEL IN CASE OF FIRE. THE MAIN NOZZLE SHOULD ALWAYS FACE THE STREET AND BE 18"-24" ABOVE GRADE.
26. OUT-OF-SERVICE FIRE HYDRANTS MUST BE CLEARLY MARKED (RED RING ON NOZZLE, LABELED DISK ON NOZZLE) FACING ROADWAY.
27. WATER SYSTEMS WILL BE PRESSURE TESTED AT 150 PSI STATIC PRESSURE FOR A PERIOD OF 2 HOURS PER AWWA STANDARDS.
28. ALL WATER MAINS TO BE CLEARED FOR SERVICE SHALL BE FLUSHED, DISINFECTED, PRESSURE TESTED, AND BACTERIOLOGICALLY CLEANSED FOR SERVICE, IN ACCORDANCE WITH THE LATEST AWWA STANDARDS AND CHAPTER 62-555 FLORIDA ADMINISTRATIVE CODE.
29. UPON CONSTRUCTION COMPLETION AND ACCEPTANCE OF THE SYSTEM, IT SHALL BE THE DESIGN ENGINEER'S RESPONSIBILITY TO INSURE THAT THE SYSTEM IS PROPERLY CERTIFIED AND ACCEPTED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION OR THE CITY PUBLIC WORKS AND "AS-BUILTS" ARE PROVIDED TO THE CITY ENGINEER, PRIOR TO ANY USE OF THIS SYSTEM.

| GENERAL WATER NOTES | W-1.3 |
|---|---|
| CITY OF MINNEOLA | Not To Scale<br>January 2019 |




NOTES:
1. SIZE ON SIZE WET TAPS WILL CALL FOR FULL ENCIRCLEMENT STAINLESS STEEL MJ TAPPING SLEEVE.
2. ALL NEWLY INSTALLED TAPPING SLEEVES AND TAPPING VALVES SHALL BE PNEUMATICALLY PRESSURE TESTED AT A TEST PRESSURE OF 150 PSI FOR A PERIOD OF 30 MINUTES.

| WET TAP TIE-IN DETAIL - WATER MAIN | W-2 |
|---|---|
| CITY OF MINNEOLA | Not To Scale<br>January 2019 |




NOTE:
1. EXTENSION STEM WITH 2" SQ. WRENCH NUT AND UPPER GUIDE IS REQUIRED TO EXTEND TO WITHIN 12 INCHES OF FINISHED GRADE. BOX SHALL NOT REST ON PIPE.

| GATE VALVE 2" TO 12" & VALVE BOX | W-3 |
|---|---|
| CITY OF MINNEOLA | Not To Scale<br>January 2019 |

Key Map:

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Consultant(s) / Note(s)

| NO. | DATE: | DESCRIPTIONS: |
|---|---|---|
| 2 | 5/7/26 | Revised per City comments |
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| | 7/21/25 | Submit to City of Minneola |

SUBMISSIONS/REVISIONS

| | |
|---|---|
| DATE: | July 2025 |
| VERTICAL DATUM: | NAVD88 |
| JOB NO.: | 24-003 |
| DESIGNED BY: | NCG |
| DRAWN BY: | NCG/CL |
| CHECKED BY: | RMJ |
| APPROVED BY: | NCG |
| SCALE (FT) | N/A |

Project Name:

GRASSY LAKE
ACE HARDWARE

SITE DEVELOPMENT
PLANS

Jurisdiction:
City of Minneola, FL

Sheet Title:

**GENERAL DETAILS**

Sheet No.

C5.00

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ROBERT M. JOHNSON LICENSE No. 77677 STATE OF FLORIDA PROFESSIONAL ENGINEER

Robert M. Johnson, P.E.
Registration No. 77677
5/7/2026
Date:

Digital Signature - This item has been electronically signed and sealed by Robert M. Johnson, PE on the date adjacent to the seal using a SHA authentication code.

Non-Digital Signature - This item has been electronically signed and sealed by Robert M. Johnson, PE on the date indicated here using a SHA authentication code.

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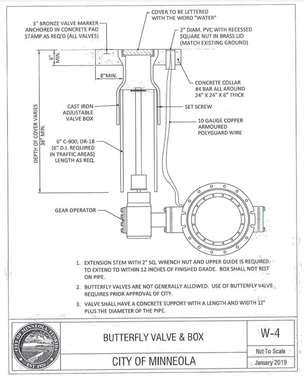


| BUTTERFLY VALVE & BOX | W-4 |
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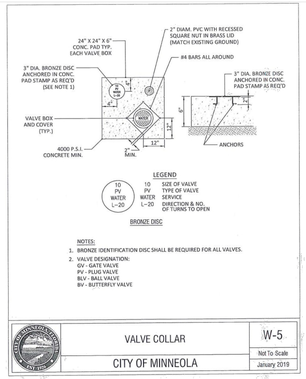
| CITY OF MINNEOLA | Not To Scale |
| | January 2019 |




| VALVE COLLAR | W-5 |
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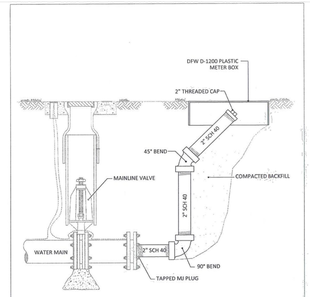
| | January 2019 |




| BLOW OFF DETAIL | W-6 |
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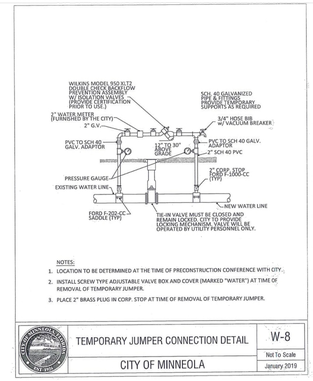
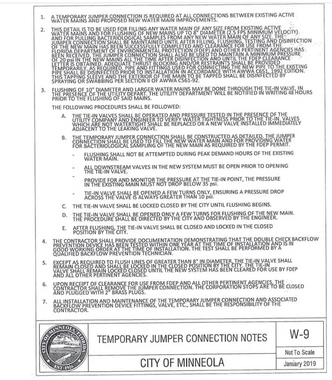
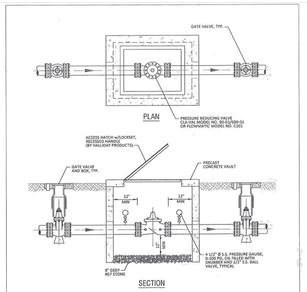
| | January 2019 |

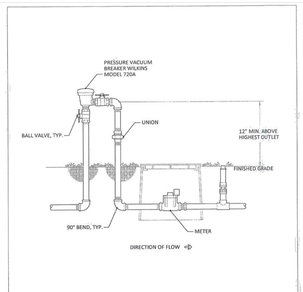



| TEMPORARY JUMPER CONNECTION DETAIL | W-8 |
|---|---|
| CITY OF MINNEOLA | Not To Scale |
| | January 2019 |


1. A TEMPORARY JUMPER CONNECTION IS REQUIRED AT ALL CONNECTIONS BETWEEN EXISTING ACTIVE WATER MAINS AND NEW MAINS UNDER CONSTRUCTION.
2. THE CONTRACTOR SHALL NOT PERFORM ANY WATER MAIN CUT-INS OR TAPS FROM EXISTING ACTIVE WATER MAINS UNTIL THE NEW MAINS HAVE BEEN DISINFECTED AND PASSED BACTERIOLOGICAL TESTING AND UNTIL THE NEW MAINS HAVE BEEN PRESSURE TESTED AT 150 PSI (MINIMUM TWO HOUR DURATION) FOR LEAKAGE. THE CONTRACTOR SHALL PROVIDE TEMPORARY PUMPING AND PIPING AS REQUIRED TO MAINTAIN PRESSURE IN THE NEW MAINS DURING THE TESTING PERIOD




| CITY OF MINNEOLA | PRESSURE REDUCING VALVE | W-20 |
|---|---|---|
| | CITY OF MINNEOLA | Not To Scale |
| | | January 2019 |




| CITY OF MINNEOLA | PRESSURE VACUUM BREAKER FOR IRRIGATION SYSTEMS | W-21 |
|---|---|---|
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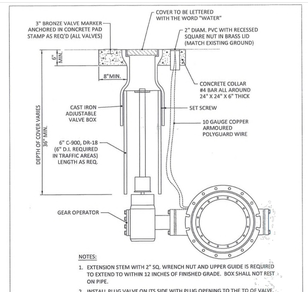


| CITY OF MINNEOLA | PLUG VALVE & BOX FOR WATER APPLICATIONS GREATER THAN 12" | W-22 |
|---|---|---|
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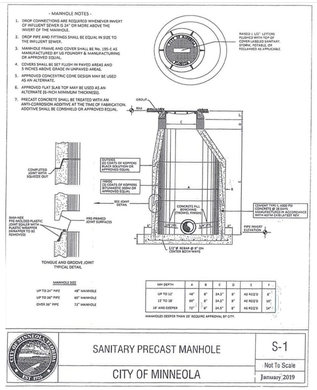
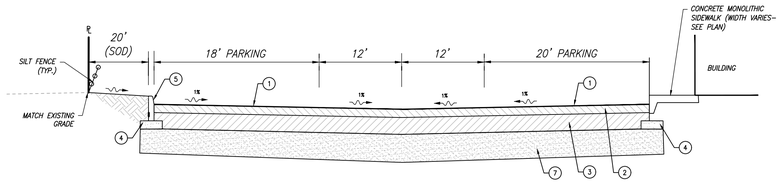
| | | January 2019 |

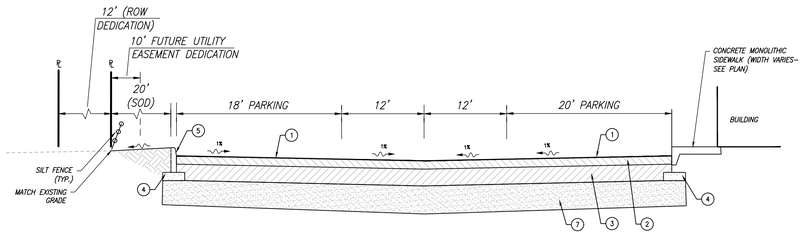

- MANHOLE NOTES -
1. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF EFFLUENT SEWER.
2. DROP PIPE AND FITTINGS SHALL BE EQUAL IN SIZE TO THE INFLUENT SEWER.
3. MANHOLE FRAME AND COVER SHALL BE No. 105-C AS MANUFACTURED BY US FOUNDRY & MANUFACTURING CO., INCORPORATED.
4. COVERS SHALL BE SET FLUSH IN PAVED AREAS AND 5 INCHES ABOVE GRADE IN UNPAVED AREAS.
5. APPROVED CONCENTRIC CONE DESIGN MAY BE USED WHERE APPLICABLE.
6. APPROVED FLAT SLAB TOP MAY BE USED AS AN ALTERNATE (6 INCH MINIMUM THICKNESS).
7. PRECAST CONCRETE SHALL BE TREATED WITH AN ANTI-CORROSION ADDITIVE AT THE TIME OF FABRICATION. ADDITIVE SHALL BE CORSHIELD OR APPROVED EQUAL.
RADIUS 1 1/2" - LIFTING HOLES WITH TOP OF CONE-LADDER SAFETY STEPS AT 12" O.C. STAGGERED AS SPECIFIED WITH STEPS LOCATED 180° APART
GROUT
CONFORM TO ASTM C-478
EXPANSION JOINT MATERIAL
PRE-FORMED JOINT SURFACE
TONGUE AND GROOVE JOINT TYPICAL SECTION
MANHOLE SIZE
UP TO 24" PIPE — 48" MANHOLE
UP TO 60" PIPE — 60" MANHOLE
OVER 60" PIPE — 72" MANHOLE
PRECAST CONCRETE MANHOLE WALL
PIPE INVERT ELEVATION
CONCRETE ONLY UNDER PAVEMENT
PIPE OPENING
PIPE OPENING
PIPE OPENING



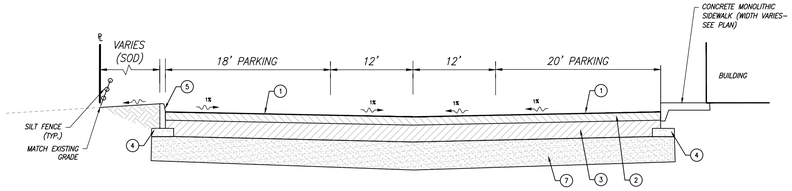

**A TYPICAL SECTION**
N.T.S.

LEGEND:

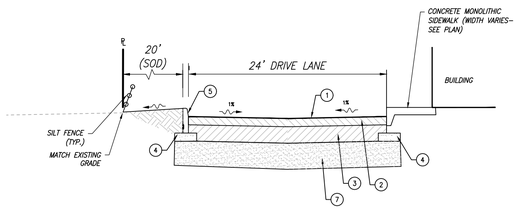
1. 1-1/2" (IN.) TYPE SP-9.5 ASPHALT
2. 8" LIMEROACK BASE MIN. LBR 100, COMPACTED TO 98% MODIFIED PROCTOR PER ASTM D-1557
3. 12" (IN.) COMPACTED SUBGRADE - MIN LBR 40 & MIN 98% MODIFIED PROCTOR PER ASTM D-1557
4. 6" (IN.) STABILIZED SUBGRADE IN CURB AREA TO EXTEND 12" (IN.) EACH SIDE TO 50 FBV
5. 6" x 18" VERTICAL CURB




**B TYPICAL SECTION**
N.T.S.




**C TYPICAL SECTION**
N.T.S.




**D TYPICAL SECTION**
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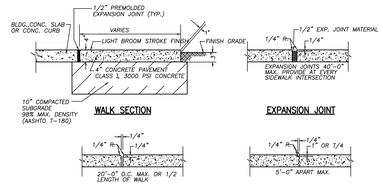
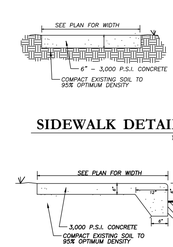
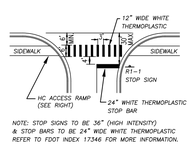



**SIDEWALK JOINT DETAIL**
NTS



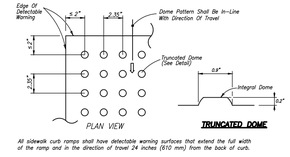

**SIDEWALK DETAIL**
NTS

**MONOLITHIC SIDEWALK/CURB DETAIL**
NTS




NOTE: STOP SIGNS TO BE 36" (HIGH INTENSITY) & STOP BARS TO BE 24" WIDE WHITE THERMOPLASTIC REFER TO FDOT INDEX 17346 FOR MORE INFORMATION.

**CROSSWALK & HC RAMP DETAIL**
NTS
REFER TO FDOT INDEX #0304 FOR PUBLIC & PRIVATE SIDEWALK CURB RAMPS



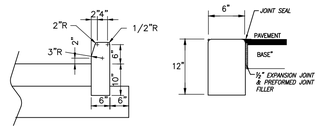

All sidewalk curb ramps shall have detectable warning surfaces that extend the full width of the ramp and in the direction of travel 24 inches (610 mm) from the back of curb.

CURB RAMP DETECTABLE WARNING SURFACE

**CURB RAMP DETECTABLE WARNING SURFACE DETAIL**
NTS
REFER TO FDOT INDEX #0304 FOR PUBLIC & PRIVATE SIDEWALK CURB RAMPS




**DUMPSTER PAD DETAIL**
NTS




VERTICAL CURB 6" FLUSH CURB

**CURB DETAILS**
N.T.S.

Key Map:

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| DESIGNED BY: | NCG |
| DRAWN BY: | NCG/CL |
| CHECKED BY: | RMJ |
| APPROVED BY: | NCG |
| SCALE (FT) | N/A |

Project Name:

GRASSY LAKE
ACE HARDWARE

SITE DEVELOPMENT PLANS

Jurisdiction:
City of Minneola, FL

Sheet Title:

**GENERAL DETAILS & SECTIONS**

Sheet No.

C5.03

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ROBERT M. JOHNSON LICENSE No. 77677 STATE OF FLORIDA PROFESSIONAL ENGINEER

Robert M. Johnson, P.E.
Registration No. 77677
Date: 5/7/2026

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\\22EH-SM-XTB.dwg

## GENERAL NOTES

1. CONSTRUCTION SHALL COMPLY WITH ALL CITY, STATE, AND FEDERAL CODES & STANDARDS.
2. CONTRACTOR SHALL VISIT THE SITE, INVESTIGATE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS PRIOR TO BIDDING THE PROJECT.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FURTHER CONSTRUCTION.
4. CONTRACTOR SHALL COMPLY WITH THE CONTENTS OF THE SPECIFICATIONS FOR THE PROJECT.
5. DIMENSIONS LESS THAN 2'-0" MAY BE SHOWN IN INCHES, I.E. 22" = 1'-10".
6. ALL ANGLED CONDITIONS ARE 45 DEGREES UNLESS NOTED OTHERWISE.
7. THE WORD "PROVIDE" MEANS TO FURNISH AND INSTALL COMPLETE, INCLUDING CONNECTIONS, UNLESS OTHERWISE SPECIFIED.
8. ALL ITEMS OUTSIDE THE PROJECT BOUNDARIES SHALL BE PROTECTED SO AS TO INSURE THAT THEY WILL REMAIN INTACT DURING CONSTRUCTION. ALL ITEMS OUTSIDE THE PROJECT BOUNDARIES WHICH ARE DISTURBED, DAMAGED, OR SOILED DUE TO THE ACTS OF THE CONTRACTOR OR SUBCONTRACTORS, SHALL BE CLEANED, REPAIRED OR REPLACED TO THEIR PREVIOUS CONDITION AS DETERMINED BY THE ARCHITECT.
9. THE CONTRACTOR SHALL MAINTAIN FIRE ACCESS AND EGRESS AT ALL TIMES.
10. ALL FIRE SPRINKLER HEADS, SMOKE DETECTORS, OR OTHER CEILING MOUNTED EQUIPMENT SHALL BE MOUNTED IN THE CENTER OF ACOUSTICAL CEILING TILES.
11. IT IS THE INTENT OF THESE DRAWINGS AND DOCUMENTS TO PROVIDE ALL ITEMS REQUIRED FOR COMPLETE SYSTEMS WHETHER SHOWN OR NOT. CONTRACTOR SHALL PROVIDE ALL ESCUTHEON PLATES, FINISH PLATES, TRIM PIECES, ETC. AS REQUIRED TO PROVIDE A COMPLETE AND FINISHED WORK AS DETERMINED BY THE ARCHITECT.
12. ALL WOOD USED IN CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED. FASTENERS FOR TREATED WOOD (NAILS, BOLTS, HARDWARE, ETC.) SHALL BE GALVANIZED.
13. ALL INTERIOR PARTITIONS ARE 5/8" GYPSUM BOARD, TAPED AND PAINT TEXTURED WITH ORANGE PEEL FINISH UNLESS OTHERWISE NOTED.
14. PARTITIONS SHALL BE LOCATED TO ALIGN WITH FURRING ON ALL MASONRY WALL CONDITIONS.
15. THE TERM 'WORK' MEANS THE CONSTRUCTION REQUIRED BY THE CONTRACT DOCUMENTS, INCLUDING ALL LABOR NECESSARY TO PRODUCE SUCH CONSTRUCTION, AND ALL MATERIALS AND EQUIPMENT INCORPORATED OR TO BE INCORPORATED THEREIN.
16. ALL WORK MENTIONED OR INDICATED IN THE CONTRACT DOCUMENTS SHALL BE PERFORMED BY THE CONTRACTOR AS PART OF THIS CONTRACT UNLESS IT IS SPECIFICALLY INDICATED IN THE CONTRACT DOCUMENTS THAT SUCH WORK IS TO BE DONE BY OTHERS. SHOULD THE DRAWINGS OR THE SPECIFICATIONS DISAGREE IN THEMSELVES OR WITH EACH OTHER, THE CONTRACTOR SHALL PROVIDE THE BETTER QUALITY OR GREATER QUANTITY OF WORK UNLESS OTHERWISE DIRECTED BY WRITTEN ADDENDUM TO THE CONTRACT.
17. IN THE EVENT OF ANY CONFLICT AMONG THE CONTRACT DOCUMENTS, THE DOCUMENTS SHALL BE CONSTRUED ACCORDING TO THE FOLLOWING PRIORITES:

| | |
|---|---|
| HIGHEST PRIORITY: | MODIFICATIONS |
| SECOND PRIORITY: | AGREEMENT |
| THIRD PRIORITY: | ADDENDA - LATER DATE TO TAKE PRECEDENCE |
| FOURTH PRIORITY: | SUPPLEMENTARY GENERAL CONDITIONS |
| FIFTH PRIORITY: | GENERAL CONDITIONS |
| SIXTH PRIORITY: | SPECIFICATIONS |
| SEVENTH PRIORITY: | DRAWINGS |

18. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL REFER TO ALL OF THE DRAWINGS, INCLUDING THOSE SHOWING PRIMARILY THE WORK OF THE MECHANICAL, ELECTRICAL, AND OTHER SPECIALIZED TRADES, AND TO ALL OF THE SECTIONS OF THE SPECIFICATIONS, AND SHALL PERFORM ALL WORK REASONABLY INFERABLE THEREFROM AS BEING NECESSARY TO PRODUCE THE INDICATED RESULTS.\
19. THE MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION DRAWINGS ARE DIAGRAMMATIC ONLY, AND ARE NOT INTENDED TO SHOW THE ALIGNMENT, PHYSICAL LOCATIONS OR CONFIGURATIONS OF SUCH WORK, UNLESS NOTED OTHERWISE. WORK SHALL BE INSTALLED WITHOUT ADDITIONAL COST TO THE OWNER TO CLEAR ALL OBSTRUCTIONS, PERMIT PROPER CLEARANCES FOR THE WORK OF OTHER TRADES, ADN PRESENT AND ORDERLY APPEARANCE WHERE EXPOSED.
20. WHERE THE WORK IS TO FIT WITH EXISTING CONDITIONS OR WORK TO BE PERFORMED BY OTHERS, THE CONTRACTOR SHALL FULLY AND COMPLETELY JOIN THE WORK WITH SUCH CONDITIONS OR WORK, UNLESS OTHERWISE SPECIFIED.
21. IN ALL CASES IN WHICH A MANUFACTURER'S NAME, TRADE NAME OR OTHER PROPRIETARY DESIGNATION IS USED IN CONECTION WITH MATERIALS OR ARTICLES TO BE FURNISHED UNDER THIS CONTRACT, WHETHER OR NOT THE PHRASE 'OR EQUAL' IS USED AFTER SUCH NAME, THE CONTRACTOR SHALL FURNISH THE PRODUCT OF THE NAMED MANUFACTURER(S) WITHOUT SUBSTITUTION, UNLESS WRITTEN REQUEST FOR SUCH SUBSTITUTION HAS BEEN SUBMITTED BY THE CONTRACTOR AND APPROVED IN WRITING BY THE ARCHITECT.
22. WHERE NO EXPLICIT QUALITY OR STANDARDS FOR MATERIALS OR WORKMANSHIP ARE ESTABLISHED FOR WORK, SUCH WORK IS TO BE OF GOOD QUALITY FOR THE INTENDED USE AND CONSISTENT WITH THE QUALITY OF THE SURROUNDING WORK AND THE CONSTRUCTION OF THE PROJECT GENERALLY.
23. THE ARCHITECT AND/OR ENGINEER OF THIS CONTRACT SET OF DOCUMENTS WILL NOT ACCEPT RESPONSIBLITY AS TO ANY UNAUTHORIZED CHANGES OR DEVIATIONS TO THIS PROJECT THAT DIFFER FROM THE PLANS AND SPECIFICATIONS WITHOUT FINAL WRITTEN APPROVAL FROM THE ARCHITECT OR ENGINEER, AS TO SUCH ACTION.

## PROJECT TEAM

### OWNER:
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EMAIL: nicole@geminild.com




# TOOLES ACE HARDWARE

## MINNEOLA, FL. 34715

## PROJECT / CODE DATA

### CONSTRUCTION

| | | |
|---|---|---|
| A. | TOTAL CONDITIONED BUILDING AREA: | 16,420 SF. |
| B. | TOTAL UNCONDITIONED COVERED WALKWAY / ENTRY AREA: | 1,350 SF. |
| C. | TOTAL UNCONDITIONED GARDEN CENTER AREA: | 3,292 SF. |
| | **TOTAL BUILDING FOOTPRINT / AREA:** | **21,062 SF.** |
| D. | CONSTRUCTION TYPE: | TYPE V-B |
| | *SPRINKLERED BUILDING IN ACCORDANCE WITH FBC 903.3.1.1* | |
| E. | OCCUPANCY (FBC 310.4): | M - MERCANTILE |
| | (SEE OCC. LOAD CALC. TABLE ON SHEET A3.2) = | 257 OCCUPANTS |
| F. | MAXIMUM ALLOWABLE AREA (FBC TABLE 506.2): | 36,000 SF |
| | ACTUAL TENANT AREA = | 21,062 SF / 1 STORY |
| G. | MAXIMUM ALLOWABLE HEIGHT (FBC TABLE 504.3a): | 60'-0" / TWO (2) STORIES |
| | ACTUAL BUILDING HEIGHT = | 35'-3" / ONE (1-STORY) |
| H. | NUMBER OF EXITS REQUIRED (FBC 1006.3.3): | TWO (2) |
| | NUMBER OF EXITS PROVIDED: | FIVE (5) |
| I. | MAX. EXIT ACCESS TRAVEL DISTANCE (FBC TABLE 1017.2): | 250'-0" |
| J. | MAX. COMMON PATH OF EGRESS TRAVEL (FBC 1006.2.1): | 75'-0" |
| K. | MAX. DEAD END CORRIDOR LENGTH: (NONE PROVIDED): | 50'-0" |
| L. | FIRE RESISTANCE RATING REQUIREMENTS (FBC TABLE 601 & FBC 705.4): | |
| | PARTY AND FIRE WALLS: | 0 HR |
| | STRUCTURAL FRAME: | 0 HR |
| | BEARING WALLS - INTERIOR | 0 HR |
| | BEARING WALLS - EXTERIOR | 0 HR |
| | NONBEARING WALLS & PARTITIONS (INTERIOR) | 0 HR |
| | NONBEARING WALLS & PARTITIONS (EXTERIOR) | 0 HR |
| | FLOOR CONSTRUCTION | 0 HR |
| | ROOF CONSTRUCTION | 0 HR |

PARCEL ID: 05-22-26-0004-000-02100

ALT. KEY: 3957886

ADDRESS:

0 UNASSIGNED
MINNEOLA FL, 34715

## LEGAL DESCRIPTION

FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 5 TOWNSHIP 22 SOUTH RANGE 26 EAST RUN SOUTH 89-24-27 EAST ALONG THE SOUTH LINE 747.61 FEET TO THE SOUTHWEST CORNER OF TRACT A OVERLOOK AT GRASSY LAKE EAST PHASE 3 PB 81 PG 33-35 RUN NORTH 16-51-42 WEST ALONG THE WESTERLY LINE OF SAID TRACT A AND TRACT F A DISTANCE OF 1057.57 FEET FOR THE POINT OF BEGINNING, THENCE CONTINUE NORTH 16-51-42 WEST ALONG SAID WESTERLY LINE OF TRACT F AND TRACT D A DISTANCE OF 301.36 FEET TO THE NORTHWEST CORNER OF SAID TRACT D ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF CITRUS GROVE ROAD, THENCE RUN NORTH 89-23-24 WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE 298.41 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF GRASSY LAKE ROAD, THENCE RUN SOUTH 0-39-47 WEST ALONG SAID EASTERLY RIGHT OF WAY LINE 287.46 FEET TO THE NORTH LINE OF OVERLOOK AT GRASSY LAKE EAST PHASE 4 PB 84 PG 21-22, SOUTH 89-23-24 EAST 389.15 FEET TO THE POINT OF BEGINNING ORB 6445 PG 1153

## VICINITY MAP




VICINITY / LOCATION MAP

NTS

## ABBREVIATIONS

| | | | |
|---|---|---|---|
| A.B. | ANCHOR BOLT | GALV. | GALVANIZED |
| ABV. | ABOVE | G.C. | GENERAL CONTRACTOR |
| A/C | AIR-CONDITIONER | GFI | GROUND FAULT INTERRUPTER |
| ADJ. | ADJUSTABLE | HGT | HEIGHT |
| A.F.F. | ABOVE FINISHED FLOOR | MFGR | MANUFACTURER |
| A.H.U. | AIR HANDLER UNIT | MIN. | MINIMUM |
| BM. | BEAM | MIR. | MIRROR |
| BOT. | BOTTOM | N.T.S. | NOT TO SCALE |
| CLG. | CEILING | OPN'G | OPENING |
| CJ | CONTROL JOINT | PED. | PEDESTAL |
| COL. | COLUMN | PSF | POUNDS PER SQUARE FOOT |
| COMP. | A/C COMPRESSOR | RAD | RADIUS |
| C.T. | CERAMIC TILE | REQ'D | REQUIRED |
| DIA. | DIAMETER | RND | ROUND |
| DISP. | DISPOSAL | S.F. | SQUARE FOOT (FEET) |
| E.W. | EACH WAY | SHT | SHEET |
| ELEC. | ELECTRICAL | SQ. | SQUARE |
| ELEV. | ELEVATION | TEMP. | TEMPERED |
| EXT. | EXTERIOR | TYP. | TYPICAL |
| FBC | FLORIDA BUILDING CODE | U.N.O. | UNLESS NOTED OTHERWISE |
| FIN. FLR. | FINISHED FLOOR | VERT. | VERTICAL |
| F.G. | FIXED GLASS | VTR | VENT THROUGH ROOF |
| FLR. | FLOOR | W/ | WITH |
| FT. | FOOT / FEET | W/C | WATER CLOSET |
| FX | FIXED | WP | WATER PROOF |

## LIST OF CODES & STANDARDS

| | |
|---|---|
| FBC 2023 8TH ED. | FLORIDA BUILDING CODE |
| FBC 2023 8TH ED. | FLORIDA EXISTING BUILDING CODE |
| FPC 2023 8TH ED. | FLORIDA PLUMBING CODE |
| FMC 2023 8TH ED. | FLORIDA MECHANICAL CODE |
| FBC 2023 8TH ED. | FLORIDA ENERGY CONSERVATION CODE |
| FBC 2023 8TH ED. | FLORIDA ACCESSIBILITY CODE |
| FFPC 2021 8TH ED. | FLORIDA FIRE PREVENTION CODE 8TH ED. |
| NFPA-70-2020 | NATIONAL ELECTRICAL CODE |

## SHEET DRAWING INDEX

| SHEET # | TITLE | REVISION #1 (01/16/26 OWNER COMMENTS) | REVISION #2 (02/20/2026 OWNER COMMENTS) | REVISION #3 (03/14/2026 MUNI COMMENTS) | REVISION #4 (DATE ADDENDUM #) | REVISION #5 (DATE ADDENDUM #) |
|---|---|---|---|---|---|---|
| **ARCHITECTURAL** | | | | | | |
| A 1.1 | PROJECT DATA | ● | ● | ● | | |
| A 1.2 | TYPICAL ADA STANDARDS | | | | | |
| A 2.0 | ARCHITECTURAL SITE PLAN | | | ● | | |
| A 2.1 | DUMPSTER PLAN AND DETAILS | | | | | |
| A 3.1 | FLOOR PLAN | | ● | ● | | |
| A 3.2 | LIFE SAFETY PLAN | | | ● | | |
| A 3.3 | REFLECTED CEILING PLAN | ● | ● | ● | | |
| A 4.1 | ELEVATIONS | ● | ● | ● | | |
| A 4.2 | ELEVATIONS | ● | ● | ● | | |
| A 5.1 | BUILDING SECTION | | | ● | | |
| A 5.2 | WALL SECTIONS | | | | | |
| A 5.3 | WALL SECTIONS | | | | | |
| A 6.1 | WALL TYPE & DETAILS | ● | | | | |
| A 7.1 | ROOF PLAN | ● | | ● | | |
| A 7.2 | ROOF DETAILS | | | | | |
| A 8.1 | DOOR SCHEDULE & DETAILS | | | ● | | |
| **STRUCTURAL** | | | | | | |
| S0.1 | OVERALL STRUCTURAL NOTES | | | | | |
| S0.2 | OVERALL STRUCTURAL SCHEDULES | | | | | |
| S0.3 | OVERALL STRUCTURAL SCHEDULES | | | | | |
| S1.0 | OVERALL TYPICAL DETAILS | | | | | |
| S1.1 | OVERALL TYPICAL DETAILS | | | | | |
| S1.2 | OVERALL TYPICAL DETAILS | | | | | |
| S2.0 | STRUCTURAL FOUNDATION PLAN | | | | | |
| S2.1 | STRUCTURAL ROOF FRAMING PLAN | | | | | |
| S3.0 | OVERALL STRUCTURAL SECTIONS | | | | | |
| S4.0 | OVERALL STRUCTURAL SECTIONS | | | | | |
| **MECHANICAL** | | | | | | |
| M0.1 | SYMBOL & LEGENDS MECHANICAL | | | | | |
| M2.1 | FLOOR PLAN MECHANICAL | ● | | | | |
| M2.2 | ROOF PLAN MECHANICAL | | | | | |
| M3.1 | SCHEDULES MECHANICAL | | | | | |
| M4.1 | DETAILS MECHANICAL | | | | | |
| M5.1 | SPECIFICATIONS MECHANICAL | | | | | |
| M6.1 | SPECIFICATIONS MECHANICAL | | | | | |
| **ELECTRICAL** | | | | | | |
| E0.1 | SYMBOL & LEGEND ELECTRICAL | | | | | |
| E1.1 | SITE PLAN ELECTRICAL | | | | | |
| E1.2 | SITE PLAN PHOTOMETRICS | | | ● | | |
| E1.3 | SITE LIGHTING CUT SHEETS | | | | | |
| E2.1 | FLOOR PLAN POWER & SYSTEM | ● | ● | | | |
| E2.2 | ROOF PLAN ELECTRICAL | | | | | |
| E2.3 | ENLARGED POWER AND SYSTEMS | | | | | |
| E3.1 | FLOOR PLAN LIGHTING | ● | ● | | | |
| E4.1 | RISER DIAGRAM ELECTRICAL | | | | | |
| E5.1 | SCHEDULES ELECTRICAL | ● | ● | | | |
| E5.2 | SCHEDULES ELECTRICAL | | | | | |
| E6.1 | DETAILS ELECTRICAL | | | | | |
| E7.1 | SPECIFICATIONS ELECTRICAL | | | | | |
| **PLUMBING** | | | | | | |
| P0.1 | SYMBOL LEGEND PLUMBING | | | | | |
| P1.1 | SITE PLAN PLUMBING | | | | | |
| P2.1 | FLOOR PLAN PLUMBING | | | | | |
| P2.2 | ROOF PLAN PLUMBING | | | | | |
| P3.1 | ENLARGED RESTROOM PLAN PLUMBING | | | | | |
| P4.1 | SCHEDULES AND DETAILS PLUMBING | | | | | |

## PLUMBING CALCULATION TABLE

| | WATER CLOSETS | | LAVATORIES | | DRINKING FOUNTAIN | SERVICE SINK |
|---|---|---|---|---|---|---|
| | MALE | FEMALE | MALE | FEMALE | | |
| REQ. FIXTURES | 1 PER 500 | | 1 PER 750 | | 1 PER 500 | 1 SERVICE SINK |
| PROVIDED FIXTURES | 2 | | 2 | | 1 HI - 1 LO | 1 |

## GENERAL NOTE - DEFERRED SUBMITTALS:

DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN APPROVED PER 107.3.4.1.

THE FOLLOWING STRUCTURAL COMPONENTS SHALL BE TREATED AS DEFERRED SUBMITTALS:

1. PRE-ENGINEERED STRUCTURE (STEEL JOIST AND WOOD TRUSSES)
2. FIRE PROTECTION SYSTEMS
3. PRE-ENGINEERED AWNINGS / CANOPIES
4. SCREENED GARDEN CENTER ENCLOSURE
5. LOW VOLTAGE DESIGN


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www.powellstudioarch.com
AA# 26002236



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CONSULTANT:

OWNER / PROJECT:

TOOLES ACE HARDWARE
MINNEOLA, FLORIDA, 34715

PROFESSIONAL SEAL:

STATE OF FLORIDA
ROBERT JEFFREY POWELL
REGISTERED ARCHITECT
AR94675

Robert Jeffrey Powell, AIA
Florida Licensed Architect #AR94675
This item has been electronically signed and sealed by Robert Jeffrey Powell, #AR94675 using a Digital Signature and the signature must be verified on any electronic copies.

2026.04.23 11:16:44-04'00'

PROJECT NO: PSA2025-10.00

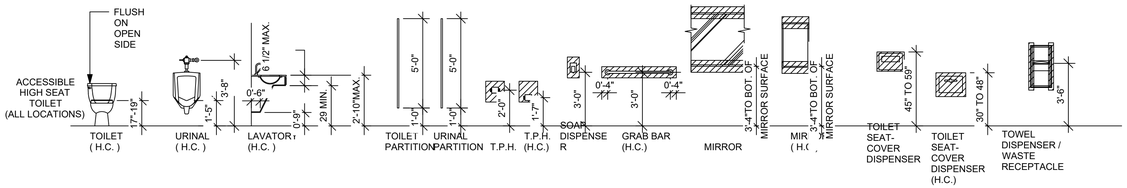
REVISIONS:

| MARK | DATE | DESCRIPTION |
|---|---|---|
| 1 | 01/16/26 | OWNER COMMENTS |
| 2 | 02/20/26 | OWNER COMMENTS |
| 3 | 04/13/26 | MUNI COMMENTS |

ISSUE DATE: DECEMBER 18, 2025

PROJECT DATA

A1.1

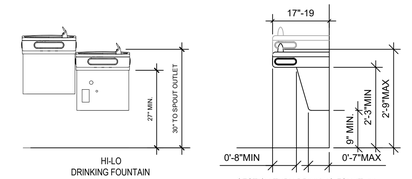



**NOTES:**

1. HORIZONTAL BLOCKING DIMENSIONS ARE MINIMUM.
2. BLOCKING TO BE FRAMED.
3. REFER TO MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR ADDITIONAL BLOCKING REQUIREMENTS NOT SHOWN.

## 1 A1.2 COMMON AREA RESTROOM ELEVATIONS

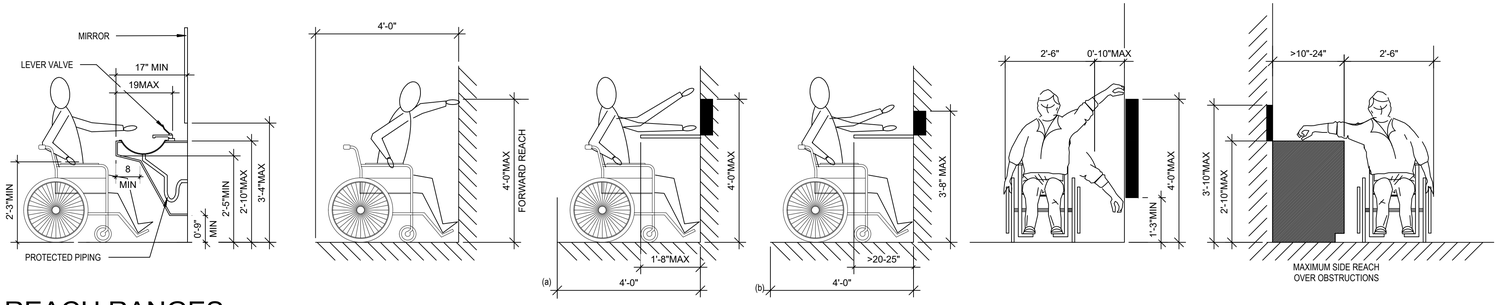
SCALE: 1/4" = 1'-0"




(a) SPOUT HEIGHT AND KNEE CLEARANCE

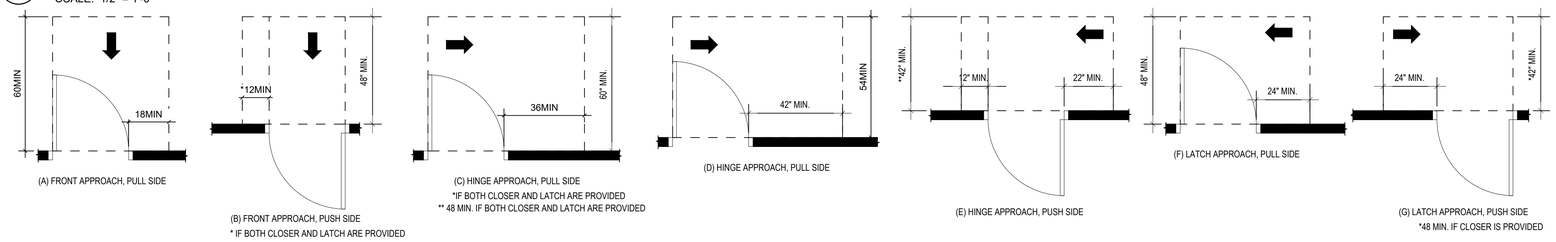
## 2 A1.2 DRINKING FOUNTAIN CLEARANCES

SCALE: 1/2" = 1'-0"




## 3 A1.2 REACH RANGES

SCALE: 1/2" = 1'-0"




(A) FRONT APPROACH, PULL SIDE

(B) FRONT APPROACH, PUSH SIDE
* IF BOTH CLOSER AND LATCH ARE PROVIDED

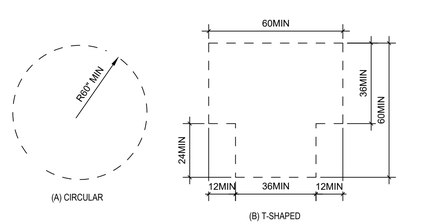
(C) HINGE APPROACH, PULL SIDE
*IF BOTH CLOSER AND LATCH ARE PROVIDED
** 48 MIN. IF BOTH CLOSER AND LATCH ARE PROVIDED

(D) HINGE APPROACH, PULL SIDE

(E) HINGE APPROACH, PUSH SIDE

(F) LATCH APPROACH, PULL SIDE

(G) LATCH APPROACH, PUSH SIDE
*48 MIN. IF CLOSER IS PROVIDED




(A) CIRCULAR

(B) T-SHAPED

## 4 A1.2 TURNING SPACE CLEARANCE

SCALE: 3/8" = 1'-0"

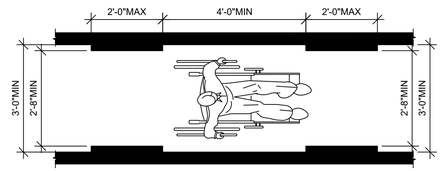
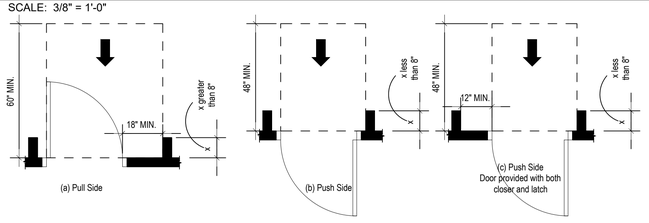



FIG. 403.5
Clear Width of an Accessible Route

## CLEAR SPACE OF AN ACCESSIBLE ROUTE

## 6 A1.2

SCALE: 1/2" = 1'-0"

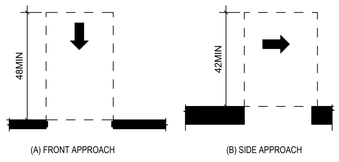



## 5 A1.2 MANEUVERING CLEARANCES AT SWING DOORS

SCALE: 3/8" = 1'-0"

## 7 A1.2 MANEUVERING CLEARANCES AT RECESSED DOORS

SCALE: 3/8" = 1'-0"

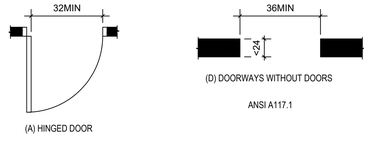



(A) FRONT APPROACH

(B) SIDE APPROACH

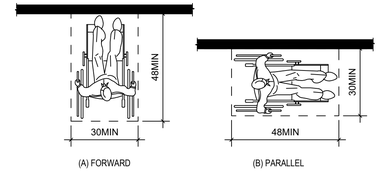
## 8 A1.2 CLEARANCES AT OPENINGS

SCALE: 3/8" = 1'-0"




## 9 A1.2 DOORWAY CLEAR WIDTHS

SCALE: 3/8" = 1'-0"




## 10 A1.2 CLEAR FLOOR SPACE

SCALE: 3/8" = 1'-0"

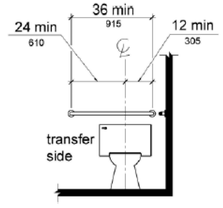



**Figure 604.5.2**
**Rear Wall Grab Bar at Water Closets**

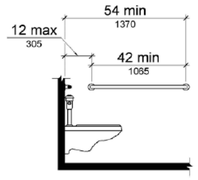



**Figure 604.5.1**
**Side Wall Grab Bar at Water Closets**

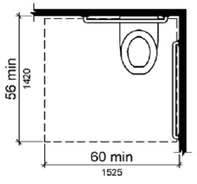
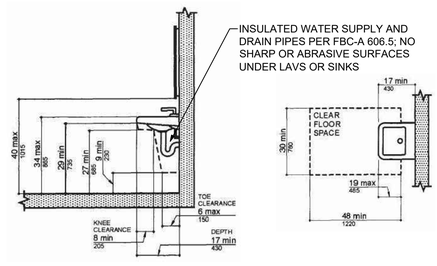



**Figure 604.3.1**
**Size of Clearance at Water Closets**

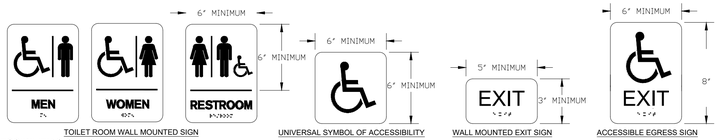
## 11 A1.2 WATER CLOSET CLEARANCES

SCALE: 3/8" = 1'-0"




## 12 A1.2 LAVATORY CLEARANCES

SCALE: 3/8" = 1'-0"




TOILET ROOM WALL MOUNTED SIGN

UNIVERSAL SYMBOL OF ACCESSIBILITY

WALL MOUNTED EXIT SIGN

ACCESSIBLE EGRESS SIGN

ACCESSIBILITY SIGNAGE NOTES:

CHARACTER PROPORTION:
CHARACTERS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER "O" IS 55 PERCENT MINIMUM AND 110 PERCENT MAXIMUM OF THE HEIGHT OF THE UPPERCASE LETTER "I".

RAISED AND BRAILLE CHARACTERS AND PICTORIAL SYMBOL SIGNS (PICTOGRAMS):
LETTERS AND NUMERIC SHALL BE RAISED 1/32 IN., UPPER CASE, SANS SERIF OR SIMPLE SERIF TYPE AND SHALL BE ACCOMPANIED WITH GRADE BRAILLE. RAISED CHARACTERS SHALL BE AT LEAST 5/8" (16 MM) HIGH, BUT NO HIGHER THAN 2 IN. (50 MM). PICTOGRAMS SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE BORDER DIMENSION OF THE PICTOGRAM SHALL BE 6 IN. (152 MM) MINIMUM OF HEIGHT.

FINISH AND CONTRAST:
THE CHARACTERS AND BACKGROUND OF SIGNS SHALL BE EGGSHELL, MATTE, OR OTHER NON-GLARE FINISH. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.

MOUNTING LOCATION AND HEIGHT:
WHERE PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE TO THE LATCH SIDE OF THE DOOR, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST, ADJACENT WALL. MOUNTING LOCATION OF SUCH SIGNAGE SHALL BE SO THAT A PERSON MAY APPROACH WITHIN 3 IN. (76 MM) OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF THE DOOR. MOUNTING HEIGHT SHALL BE 60 IN. (1525 MM) MAXIMUM ABOVE THE FINISH FLOOR MEASURE TO THE BASELINE OF THE HIGHEST TACTILE CHARACTER.

SYMBOLS OF ACCESSIBILITY:
FACILITIES AND ELEMENTS REQUIRED TO BE IDENTIFIED AS ACCESSIBLE BY SECTION 4.1 OF THE A.D.A.A.G SHALL USE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.

## 13 A1.2 ACCESSIBILITY SIGNAGE DETAILS

NOT TO SCALE

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CONSULTANT:

OWNER / PROJECT:

TOOLES ACE HARDWARE
MINNEOLA, FLORIDA, 34715

PROFESSIONAL SEAL:

STATE OF FLORIDA — ROBERT JEFFREY POWELL — AR94675 — REGISTERED ARCHITECT

Robert Jeffrey Powell, AIA
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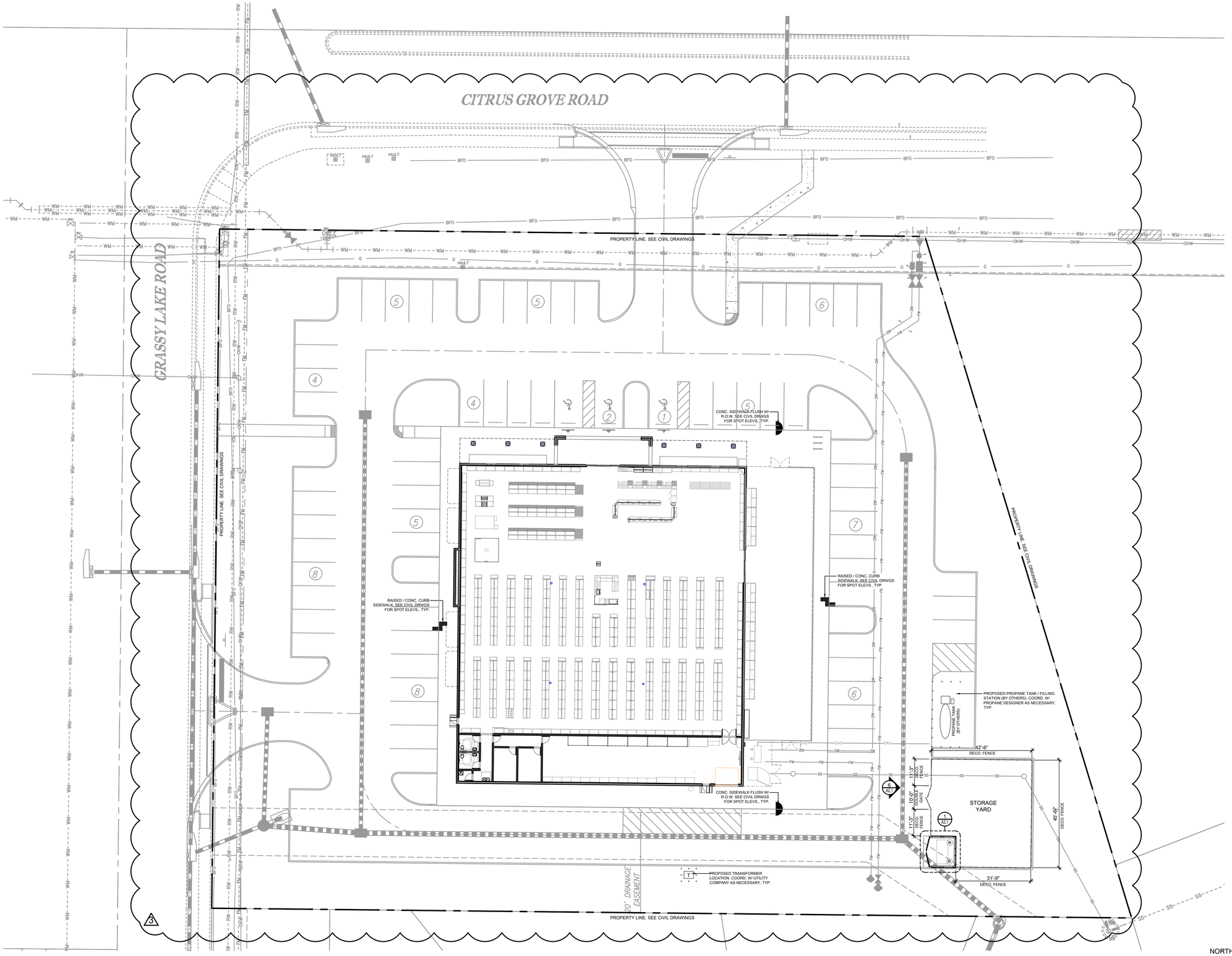
TYPICAL ADA STANDARDS

A1.2




1 A2.0 ARCHITECTURAL SITE PLAN
NTS

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OWNER / PROJECT:

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MINNEOLA, FLORIDA, 34715

PROFESSIONAL SEAL:

STATE OF FLORIDA
ROBERT JEFFREY POWELL
AR94675
REGISTERED ARCHITECT

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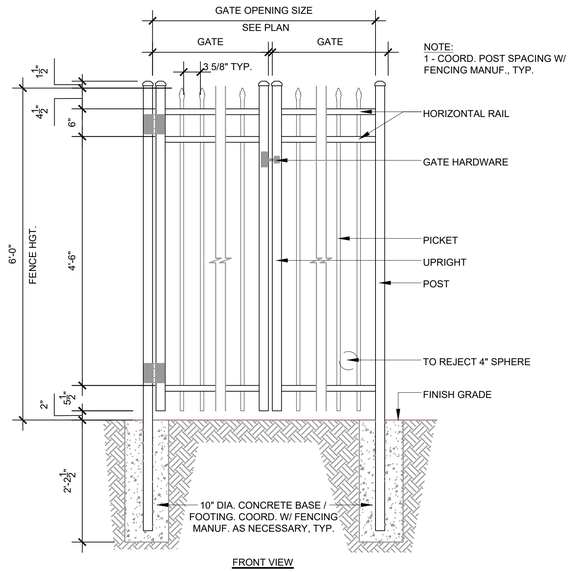
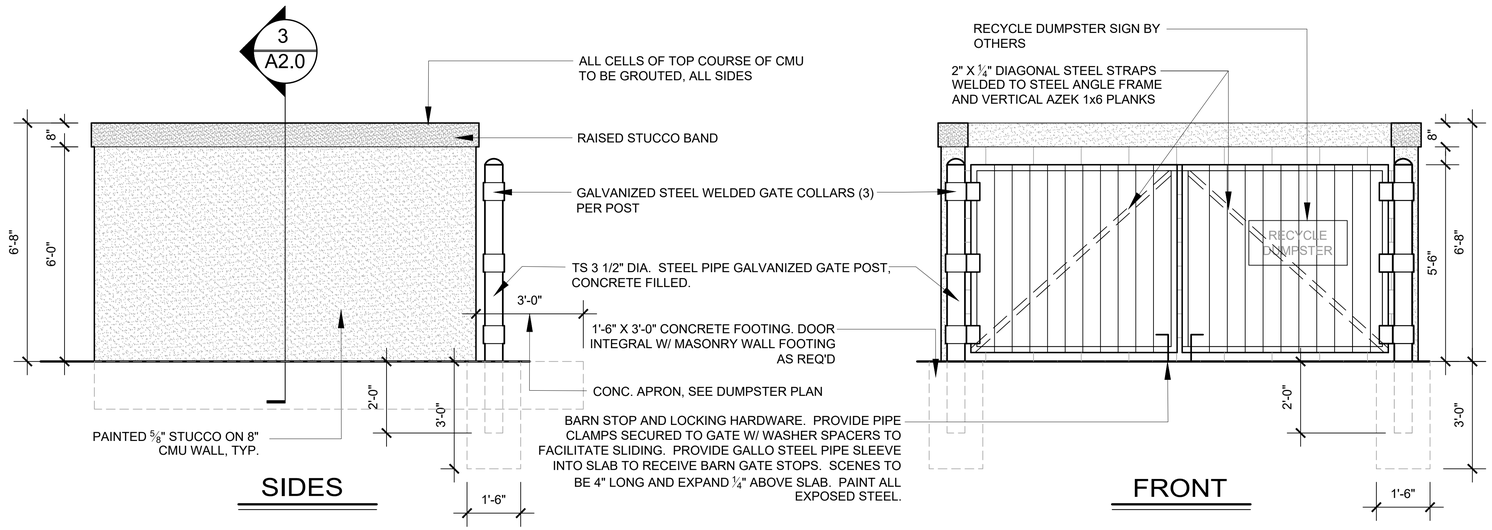
ARCHITECTURAL SITE PLAN

A2.0



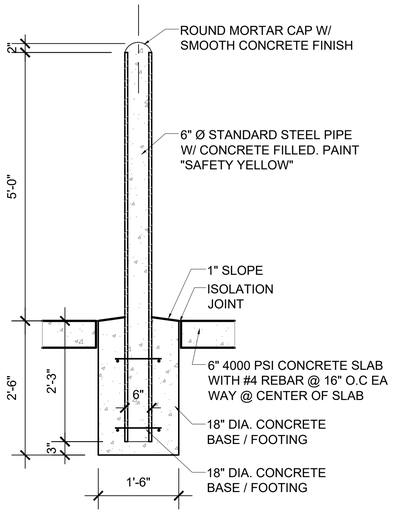

## 6 A2.1 DECO. GATE / FENCING DTL.

SCALE: 1" = 1'-0"



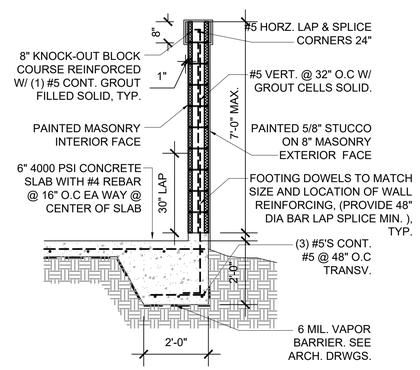

## 2 A2.1 DUMPSTER ELEVATIONS

SCALE: 1/2" = 1'-0"



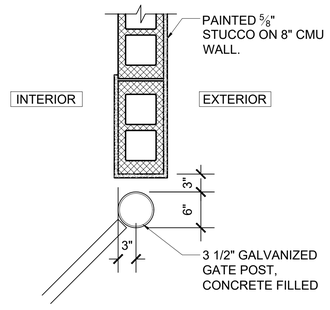

## 5 A2.1 TYP. BOLLARD DETAIL

SCALE: 3/4" = 1'-0"



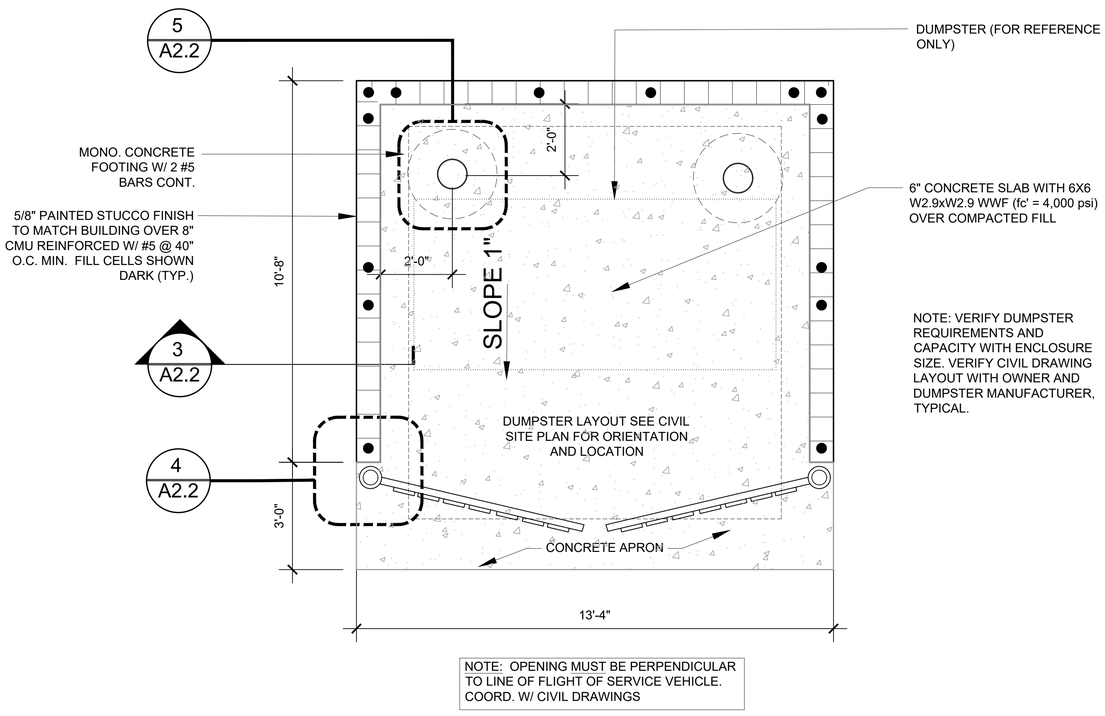

## 3 A2.1 DUMPSTER ENCLOSURE SECTION

SCALE: 1/2" = 1'-0"




## 4 A2.1 DUMPSTER GATE DETAIL

SCALE: 1" = 1'-0"




NOTE: OPENING MUST BE PERPENDICULAR TO LINE OF FLIGHT OF SERVICE VEHICLE. COORD. W/ CIVIL DRAWINGS

## 1 A2.1 DUMPSTER PLAN

SCALE: 1/2" = 1'-0"

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CONSULTANT:

OWNER / PROJECT:

# TOOLES ACE HARDWARE

MINNEOLA, FLORIDA, 34715

PROFESSIONAL SEAL:

STATE OF FLORIDA
ROBERT JEFFREY POWELL
AR94675
REGISTERED ARCHITECT

Robert Jeffrey Powell, AIA
Florida Licensed Architect #AR94675
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DUMPSTER PLAN AND DETAILS

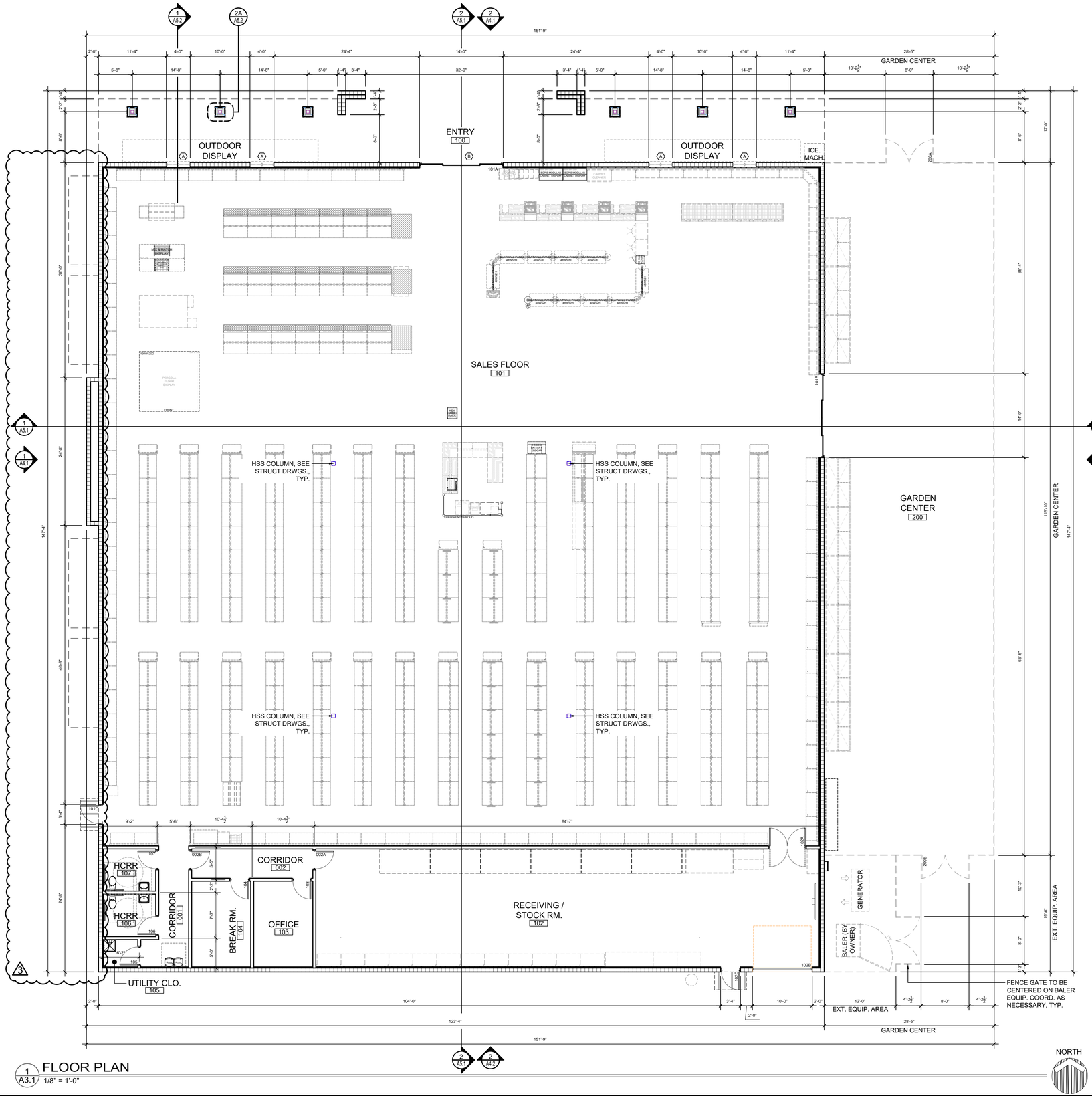
A2.1

## FLOOR PLAN GENERAL NOTES:

1. CONTRACTOR TO PROVIDE AND INSTALL NEW 10LB ABC FIRE EXTINGUISHERS AND COORDINATE PLACEMENTS WITH FIRE MARSHALL. INSTALL QUANTITY AS REQUIRED SO AS NOT TO EXCEED 75' OF TRAVEL TO AN EXTINGUISHER.
2. CONSTRUCTION SHALL COMPLY WITH ALL CITY, STATE, AND FEDERAL CODES & STANDARDS.
3. DO NOT SCALE THE DRAWINGS. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE CONSTRUCTION COMMENCES.
4. THERE ARE NO EXTERIOR SIGNS AS PART OF THIS SCOPE OF WORK. EXTERIOR SIGNAGE WILL BE PERMITTED BY FUTURE TENANT.
5. ALL INTERIOR WALLS SHALL BE DESIGNATED A1 U.N.O, AND ALL EXTERIOR WALLS ARE TO BE ASSUMED B1 U.N.O. SEE WALL TYPE DETAILS ON SHEET A6.1.
6. PROVIDE 2X4 BLOCKING AT 12" O.C TO 90" A.F.F AT ALL WALL WALLS SCHEDULED TO RECEIVE SHELVING.
7. THE GENERAL CONTRACTOR SHALL VERIFY ALL INTERIOR SUITE FINISHES AND FIXTURES WITH OWNER / ARCHITECT.

## FLOOR PLAN SYMBOL LEGEND:

- NEW INTERIOR PARTITION
- ONE HOUR FIRE RATED WALL
- TWO HOUR FIRE RATED WALL
- X# INTERIOR WALL TYPE TAG
- FE. FIRE EXTINGUISHER - WALL MOUNTED
- LEVEL THRESHOLD TRANSITION (1/2" MAX.)




1 A3.1 FLOOR PLAN
1/8" = 1'-0"

NORTH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# TOOLES ACE HARDWARE

MINNEOLA, FLORIDA, 34715

PROFESSIONAL SEAL:

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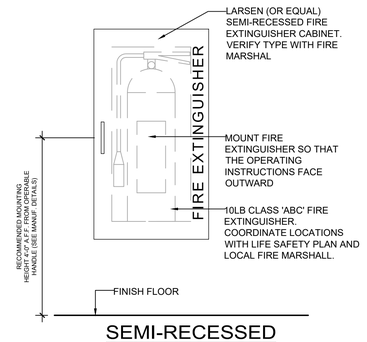
FLOOR PLAN

A3.1

## OCCUPANT LOAD CALCULATION TABLE

| RM. NUM. | ROOM NAME | OCCUPANT LOAD FACTOR 1 OCCUP./"X" SQ. FT. | AREA (GSF / NSF) | OCCUP LOAD (NO. OF PERSONS) | REMARKS |
|---|---|---|---|---|---|
| 101 | SALES FLOOR | 1 OCC. / 60 GSF | | 227 PERSONS | |
| 102 | RECEIVING / STOCK RM. | 1 OCC. / 300 GSF | | 6 PERSONS | |
| 103 | OFFICE | 1 OCC. / 150 GSF | | 2 PERSON | |
| 104 | BREAK ROOM | 1 OCC. / 15 GSF | | 10 PERSONS | |
| 105 | UTILITY CLOSET | 1 OCC. / 300 GSF | | 1 PERSON | |
| 200 | GARDEN CENTER | 1 OCC. / 60 GSF | | 11 PERSONS | |
| TOTAL OCCUPANT BUILDING LOAD: | | | | 257 PERSONS | |

NOTE: G.C. TO COORDINATE TYPE AND LOCATION OF ALL FIRE EXTINGUISHERS WITH FIRE MARSHALL PRIOR TO INSTALLATION. FIRE EXTINGUISHERS TO BE AVAILABLE WITHIN 75'-0" TRAVEL DISTANCE FROM ANY POINT WITHIN FACILITY. FIRE EXTINGUISHERS SHALL BE INSTALLED SO THAT THE TOP OF THE FIRE EXTINGUISHER IS NO MORE THAN 5'-0" A.F.F. THE CABINET HANDLE SHALL BE MOUNTED NO HIGHER THAN 48" A.F.F. PER MANUFACTURER'S GUIDELINES.

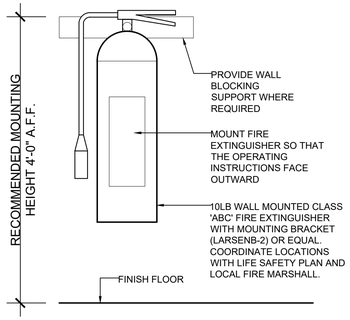



SEMI-RECESSED

3 A3.2 FIRE EXTINGUISHER DETAILS

1" = 1'-0" (BASIS OF DESIGN LARSEN OR EQUAL)

NOTE: G.C. TO COORDINATE TYPE AND LOCATION OF ALL FIRE EXTINGUISHERS WITH FIRE MARSHALL PRIOR TO INSTALLATION. FIRE EXTINGUISHERS SHALL BE INSTALLED SO THAT THE TOP OF THE FIRE EXTINGUISHER IS NO MORE THAN 5'-0" A.F.F. IN NO CASE SHALL THE CLEARANCE BETWEEN THE BOTTOM OF THE FIRE EXTINGUISHER BE LESS THAN 4" A.F.F.

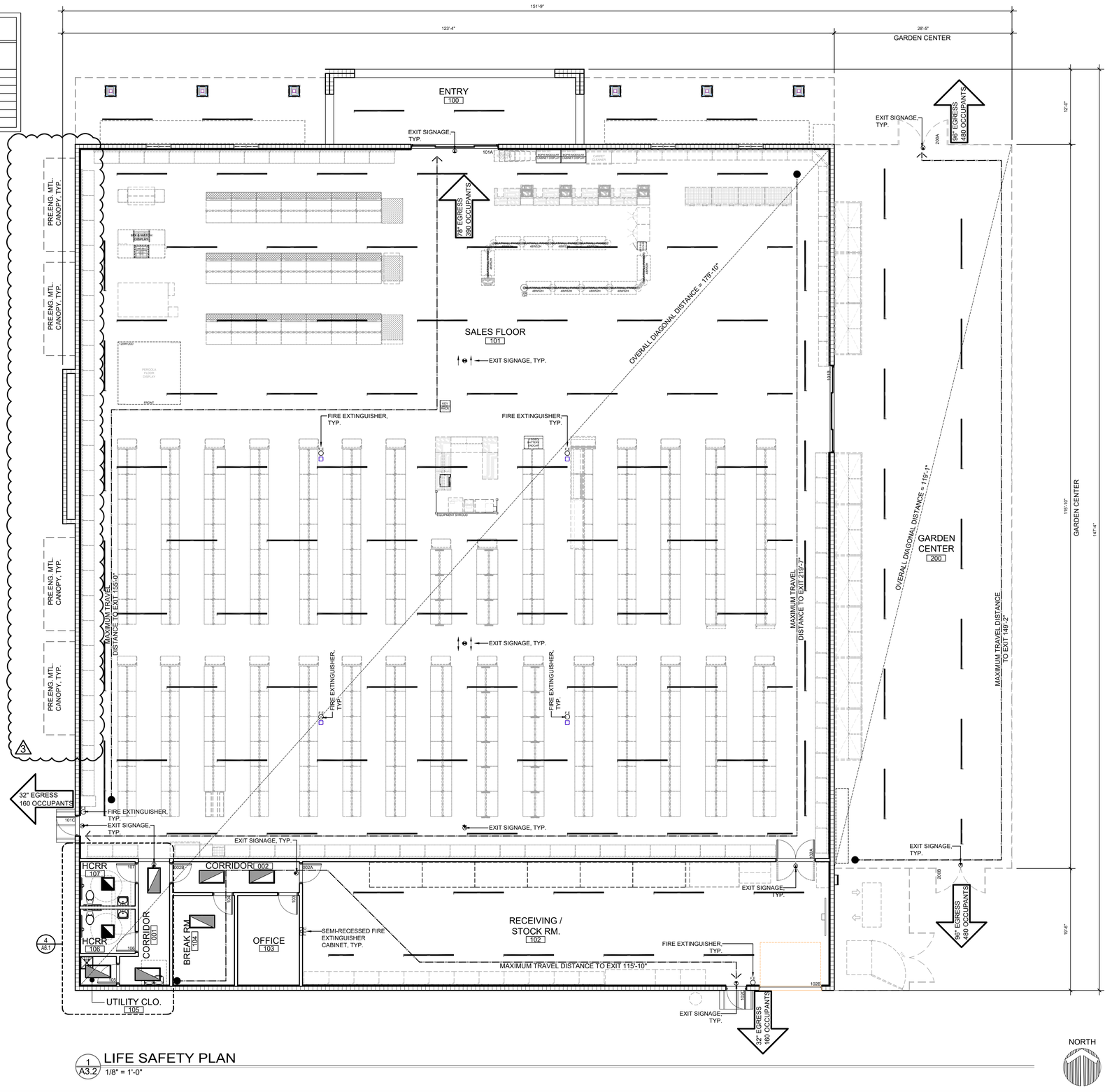



2 A3.2 FIRE EXTINGUISHER

1" = 1'-0" (BASIS OF DESIGN LARSEN OR EQUAL)

NOTE: G.C. TO COORDINATE TYPE AND LOCATION OF ALL FIRE EXTINGUISHERS WITH FIRE MARSHALL PRIOR TO INSTALLATION. FIRE EXTINGUISHERS TO BE AVAILABLE WITHIN 75'-0" TRAVEL DISTANCE FROM ANY POINT. FIRE EXTINGUISHERS SHALL BE INSTALLED SO THAT THE TOP OF THE FIRE EXTINGUISHER IS NO MORE THAN 5'-0" A.F.F. THE CABINET HANDLE SHALL BE MOUNTED NO HIGHER THAN 48" A.F.F. PER MANUFACTURER'S GUIDELINES. SEE FIRE EXTINGUISHER DETAILS ON SHEET A7.3.

A LIFE SAFETY PLAN IS INTENDED FOR CODE COMPLIANCE CONFIRMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.




1 A3.2 LIFE SAFETY PLAN

1/8" = 1'-0"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STATE OF FLORIDA ★ ROBERT JEFFREY POWELL ★ AR94675 REGISTERED ARCHITECT

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LIFE SAFETY PLAN

A3.2

## REFLECTED CEILING PLAN GENERAL NOTES:

1. SEE DIMENSIONED FLOOR PLAN FOR INTERIOR DIMENSIONS AS WELL AS DIMENSIONAL TOLERANCES.
2. PROVIDE SOUND BATT INSULATION ABOVE CEILING AT ALL CLASSROOMS.
3. ALL ITEMS INSTALLED WITHIN CEILING TILES SHALL BE CENTERED WITHIN THE TILE THE ITEM IS INSTALLED (UNLESS OTHERWISE NOTED), INCLUDING BUT NOT LIMITED TO, INCANDESCENT LIGHTING, SMOKE DETECTORS, MOTION SENSORS, ETC.
4. SEE DETAIL 3/A6.1 FOR ACOUSTICAL CEILING GRID AND PANEL SPECIFICATIONS.
5. G.C SHALL HIRE A LICENSED FIRE SPRINKLER CONTRACTOR TO MODIFY THE FIRE SPRINKLER SYSTEM WITHIN THE FACILITY. FIRE SPRINKLER CONTRACTOR SHALL SUBMIT AND OBTAIN A SEPARATE PERMIT PRIOR TO INSTALLATION / MODIFICATION OF THE SPRINKLER SYSTEM.
6. THE FIRE SPRINKLER CONTRACTOR SHALL VERIFY AND PROVIDE PROPER FIRE SPRINKLER COVERAGE.
7. THE FLAME SPREAD RATING OF THE ACOUSTICAL CEILING TILE SHALL BE AS FOLLOWS AND VERIFIED BY THE CONTRACTOR:
   a. FLAME SPREAD: 25 OR UNDER PER ASTM E-84.
   b. CLASS 'A' FLAME RESISTANCE, NON-COMBUSTIBLE IN ACCORDANCE WITH ASTM 1264, UL LABELED.
   c. NCR RANGE .55 TO .75

## REFLECTED CEILING PLAN SYMBOL LEGEND:

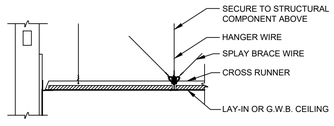
- ONE (1) HOUR RATED FIRE PARTITION
- TWO (2) HOUR RATED FIRE PARTITION
- EXIT LIGHT
- DOWN LIGHTING
- EMERGENCY DOWN LIGHTING
- EMERGENCY LIGHT (WALL MOUNTED)
- 2'X4' FLOURESCENT LIGHT FIXTURE
- EMERGENCY 2'X4' FLOURESCENT LIGHT FIXTURE
- 8' STRIP LIGHT FIXTURE
- 8' STRIP LIGHT FIXTURE W/ INT. EMERG. BALLAST
- EXTERIOR (WET RATED) FAN
- DUAL TECHNOLOGY OCCUPANCY SENSOR
- SUSPENDED STRIP LIGHTING
- FLUORESCENT WALL MOUNTED FIXTURE
- EMERGENCY FLUORESCENT WALL MOUNTED FIXTURE
- EXTERIOR LIGHTING
- PENDANT LIGHTING (COORD. W/ OWNER)

## REFLECTED CEILING PLAN KEY:

1. EXPOSED TO STRUCTURE TO BE PAINTED WHITE. COLOR BASIS OF DESIGN: CLARK-KENSINGTON LATEX, FLAT WHITE DRY-FALL COATING
2. 24" X 24" ACOUSTICAL TILE CEILING AT 10'-0" AFF.
3. 24" X 48" ACOUSTICAL TILE CEILING AT 10'-0" AFF.
4. DRYWALL BULKHEAD AT 9'-6"
5. SOFFIT BOARD AT 13'-3" (SEE BLDG. SECTION FOR ADDT'L INFO.)
6. SOFFIT BOARD AT UNDERSIDE OF STRUCTURE
7. EXPOSED CEILING. COORD. W/ MANUF.

MINIMUM SIZE OF THE BRACING MEMBER FOR CEILING

| WALL HEIGHT | MAXIMUM SPACING OF THE BRACE | |
|---|---|---|
| | 6'-0" | 8'-0" |
| UP TO 10' | 12 GA WIRE | 12 GA WIRE |
| 12' | 10 GA WIRE | 10 GA WIRE * |
| 14' | 10 GA WIRE | 25 GA STUD |
| 16' | 10 GA WIRE | 25 GA STUD |



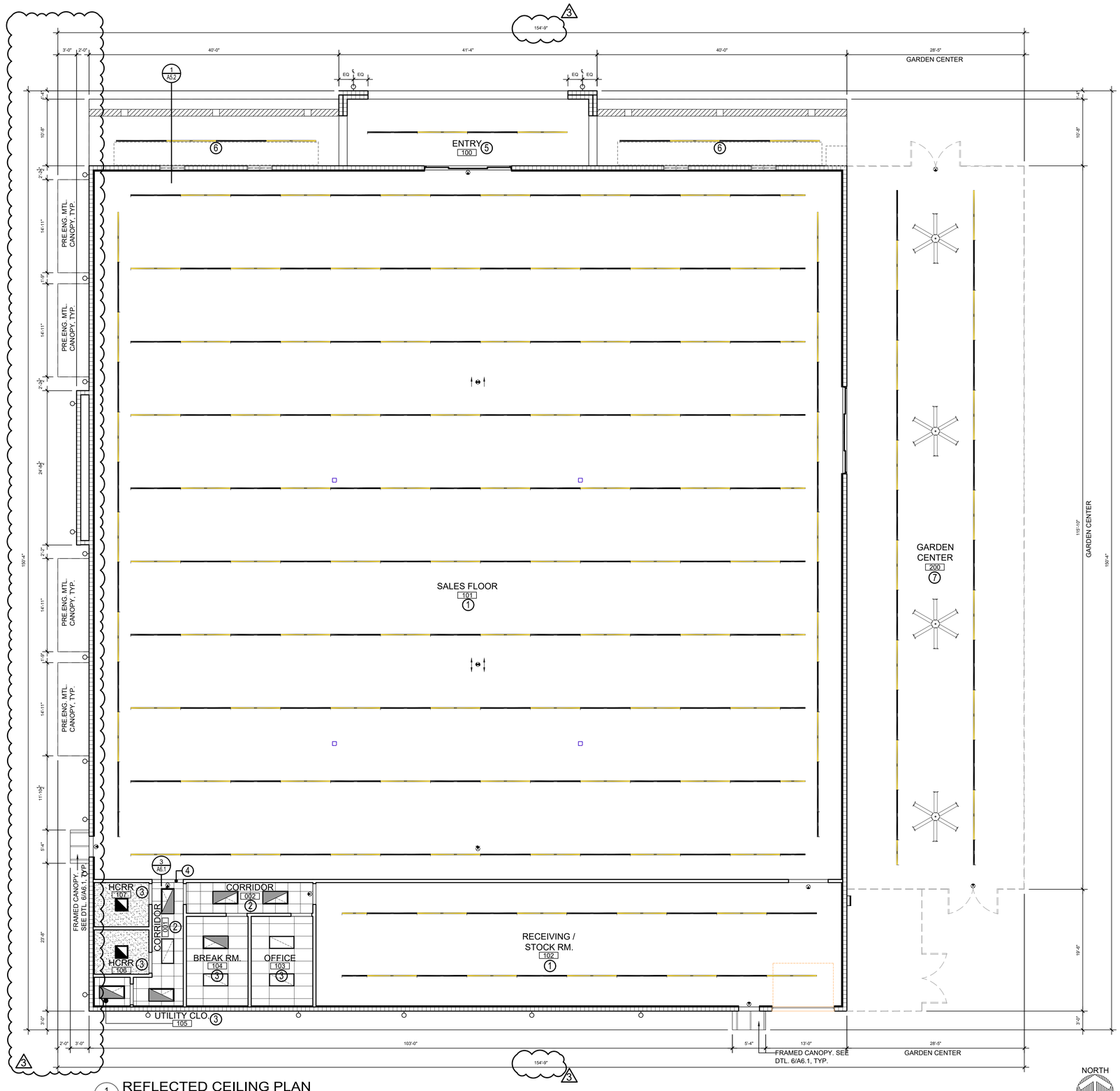

| HANGER WIRE | ALLOW. TENSION |
|---|---|
| 12 GAUGE | 170# |
| 11 GAUGE | 225# |
| 10 GAUGE | 300# |

LATERAL FORCE BRACING NOT TO EXCEED 12'-0" O.C. IN EITHER DIRECTION WITH THE FIRST POINT WITHIN 4' FROM EACH WALL.

CONTINUE HORIZONTAL STRUT TO PREVENT SPREADING OF RUNNERS. LOCKING CLIP TO FASTEN CROSS RUNNER TO MAIN RUNNER.

CEILING SYSTEM HANGER WIRES AND BRACE WIRES MUST CONNECT TO STRUCTURAL COMPONENTS ONLY: STEEL JOIST AND GIRDER BOTTOM CHORDS, OR BEAM AND CHANNEL BOTTOM FLANGES SUPPORT AND BRACING WIRES ARE NOT ALLOWED TO BE CONNECTED TO: PIPING OR CONDUITS, JOIST BRACING, ROOF DECK, HVAC DUCTWORK.

2 / A3.3 ACOUSTICAL CEILING TILE / GRID DETAIL
1/8 = 1'-0"




1 / A3.3 REFLECTED CEILING PLAN
1/8 = 1'-0"

NORTH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CONSULTANT:

OWNER / PROJECT:

# TOOLES ACE HARDWARE

MINNEOLA, FLORIDA, 34715

PROFESSIONAL SEAL:

STATE OF FLORIDA · ROBERT JEFFREY POWELL · REGISTERED ARCHITECT · AR94675

Robert Jeffrey Powell, AIA
Florida Licensed Architect #AR94675
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2026.04.23 11:17:19-04'00'

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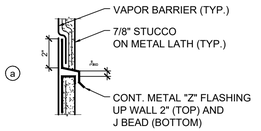
| 2 | 02/20/26 | OWNER COMMENTS |
| 3 | 04/13/26 | MUNI COMMENTS |

ISSUE DATE: DECEMBER 18, 2025

REFLECTED CEILING PLAN

A3.3



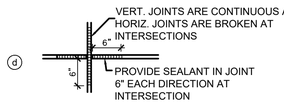

CONTROL/EXPANSION JOINT - HORIZONTAL APPLICATIONS




CONTROL/EXPANSION JOINT - VERTICAL & CEILING APPLICATIONS




CONTROL/EXPANSION JOINT - VERTICAL & CEILING APPLICATIONS

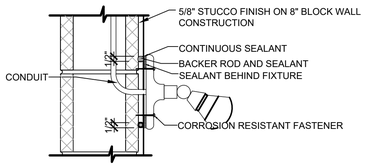



CONTROL/EXPANSION JOINT - AT INTERSECTION

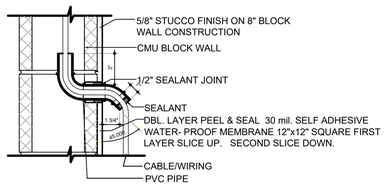
NOTE: STUCCO CONTROL JOINTS TO BE PLACED SO AS NOT TO EXCEED 144 S.F. OF WALL OR 18 L.F.

## 8 A4.1 STUCCO DETAIL
SCALE: 3" = 1'-0"

NOTE: COMPLETELY SEAL THE CONDUIT PENETRATION OF THE STUCCO WALL SYSTEM PRIOR TO INSTALLATION OF THE ELECTRICAL BOX.

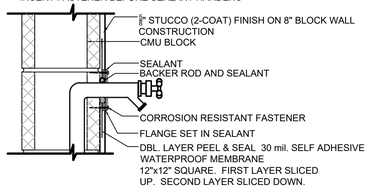



## 4 A4.1 LIGHTING DETAIL
3" = 1'-0"



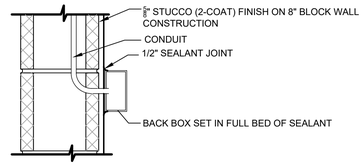

## 5 A4.1 CONDUIT DETAIL
3" = 1'-0"

NOTE: PRE-DRILL ATTACHMENT HOLES AND FILL WITH SEALANT PRIOR TO INSERTING FASTENER. INSERT FASTENER BEFORE SEALANT HARDENS

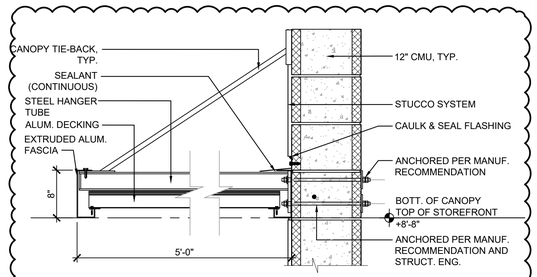



## 6 A4.1 HOSE BIBB DETAIL
3" = 1'-0"

NOTE: COMPLETELY SEAL THE CONDUIT PENETRATION OF THE STUCCO WALL SYSTEM PRIOR TO INSTALLATION OF THE ELECTRICAL BOX.




## 7 A4.1 CONDUIT BOX DETAIL
3" = 1'-0"

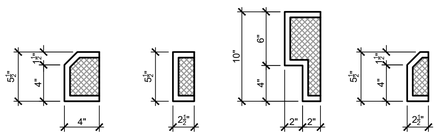



**BASIS OF DESIGN: MAPES CANTILEVER ALUMINUM AWNING**

## 9 A4.1 PRE-ENG. MTL. CANOPY DTL.
SCALE: 1" = 1'-0"

| EXTERIOR FINISH SCHEDULE | | |
|---|---|---|
| COLOR | DESCRIPTION | COLOR (BASIS OF DESIGN) |
| | R-1 ROOF | CHARCOAL |
| | T-1 TRIM | CHARCOAL |
| | S-1 STUCCO & SIDING | SW 7004 SNOWBOUND |
| | V-1 BRICK VENEER | CHARCOAL 100 SERIES BRICK-EASE |
| | C-1 FRAMED CANOPY | CHARCOAL |

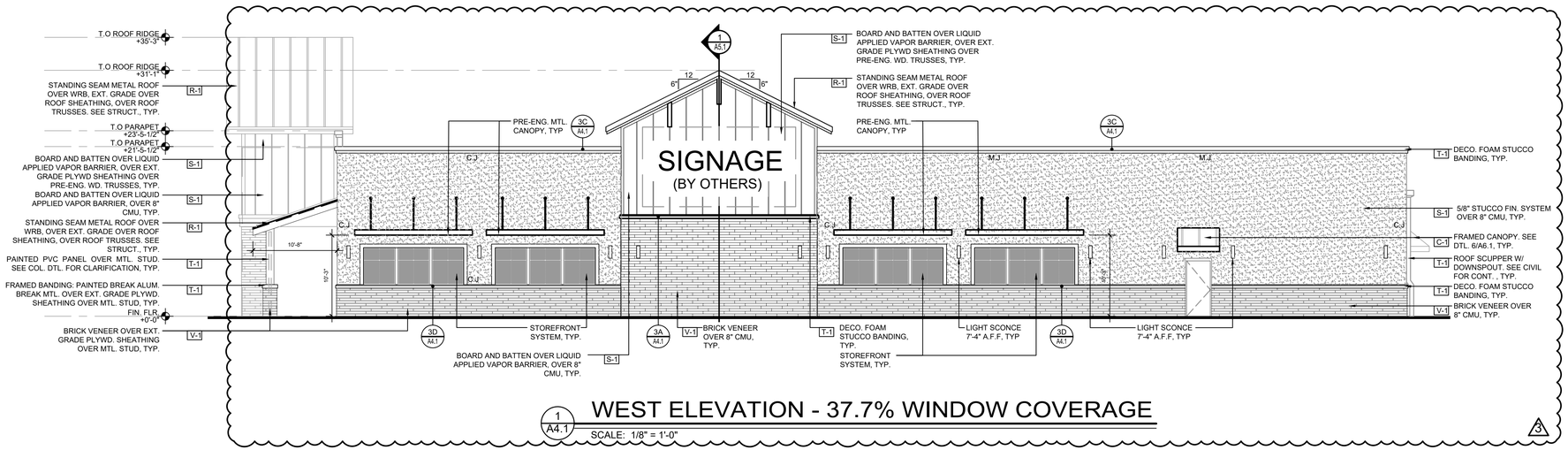
**NOTE:**
COORD. ALL FINAL COLOR SELECTIONS WITH OWNER AS NECESSARY.




## 3 A4.1 DECO. STUCCO BANDING DTLS.
1-1/2" = 1'-0"




## 2 A5.1 NORTH ELEVATION - 31.3% WINDOW COVERAGE
SCALE: 1/8" = 1'-0"




## 1 A5.1 WEST ELEVATION - 37.7% WINDOW COVERAGE
SCALE: 1/8" = 1'-0"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CONSULTANT:

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MINNEOLA, FLORIDA, 34715

PROFESSIONAL SEAL:

STATE OF FLORIDA
ROBERT JEFFREY POWELL
AR94675
REGISTERED ARCHITECT

Robert Jeffrey Powell, AIA
Florida Licensed Architect #AR94675
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ISSUE DATE: DECEMBER 18, 2025

ELEVATIONS

A4.1

| EXTERIOR FINISH SCHEDULE | | |
|---|---|---|
| COLOR | DESCRIPTION | COLOR (BASIS OF DESIGN) |
| | R-1 ROOF | CHARCOAL |
| | T-1 TRIM | CHARCOAL |
| | S-1 STUCCO & SIDING | SW 7004 SNOWBOUND |
| | V-1 BRICK VENEER | CHARCOAL 100 SERIES BRICK-EASE |
| | C-1 FRAMED CANOPY | CHARCOAL |

**NOTE:**
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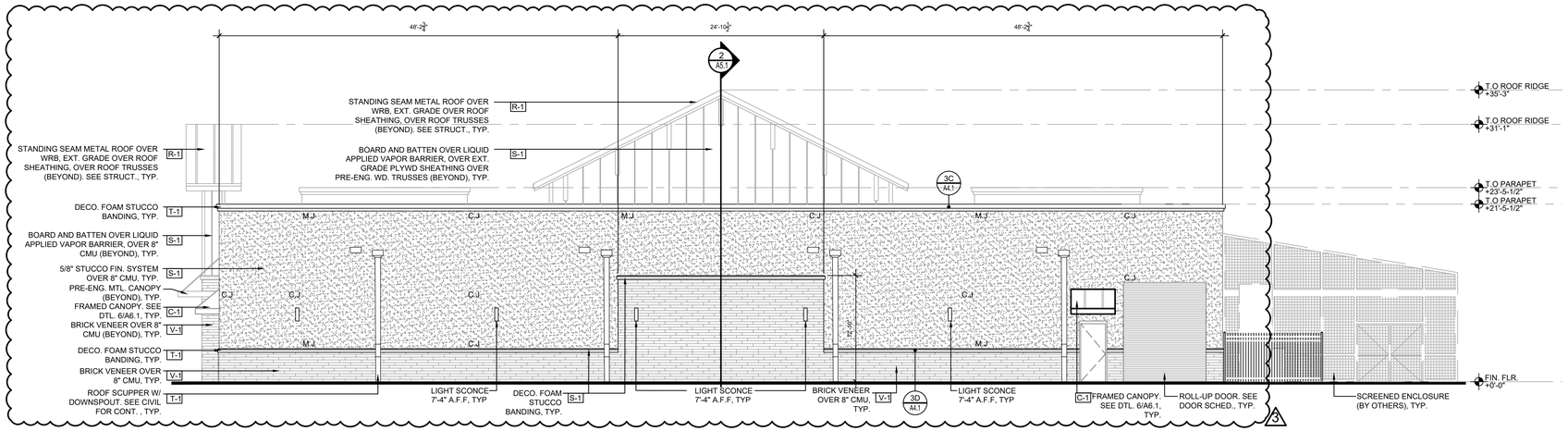
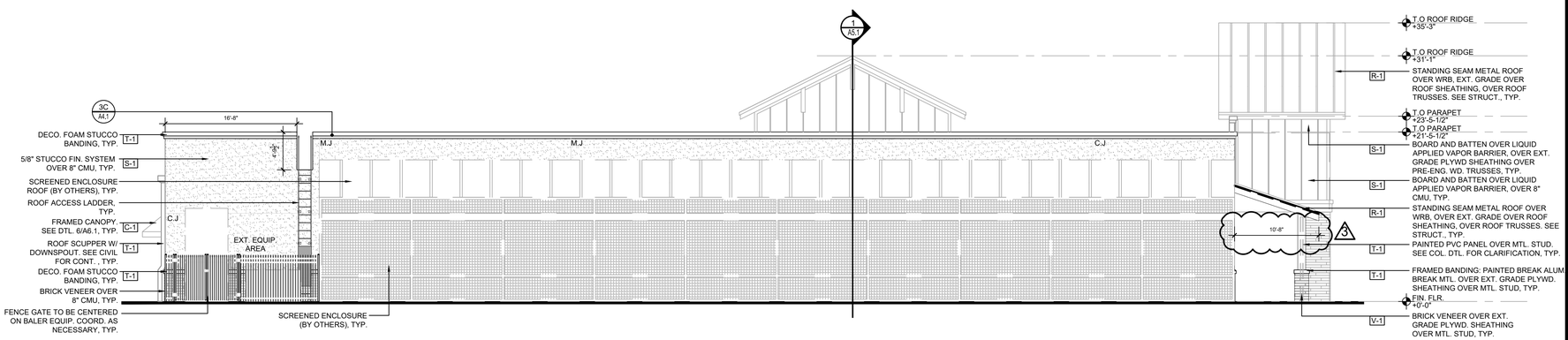



## 2 / A4.2 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"




## 1 / A4.2 EAST ELEVATION

SCALE: 1/8" = 1'-0"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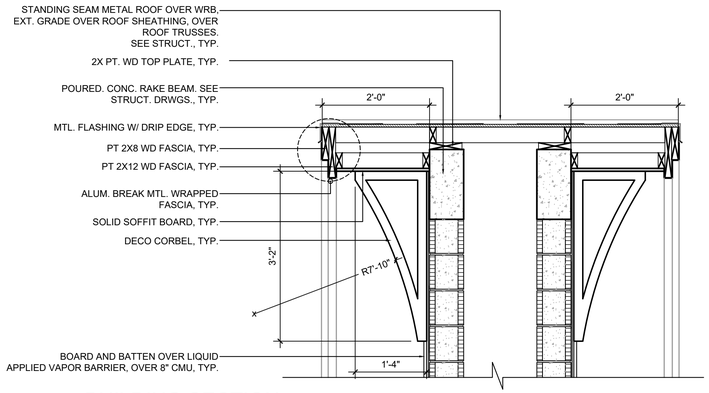
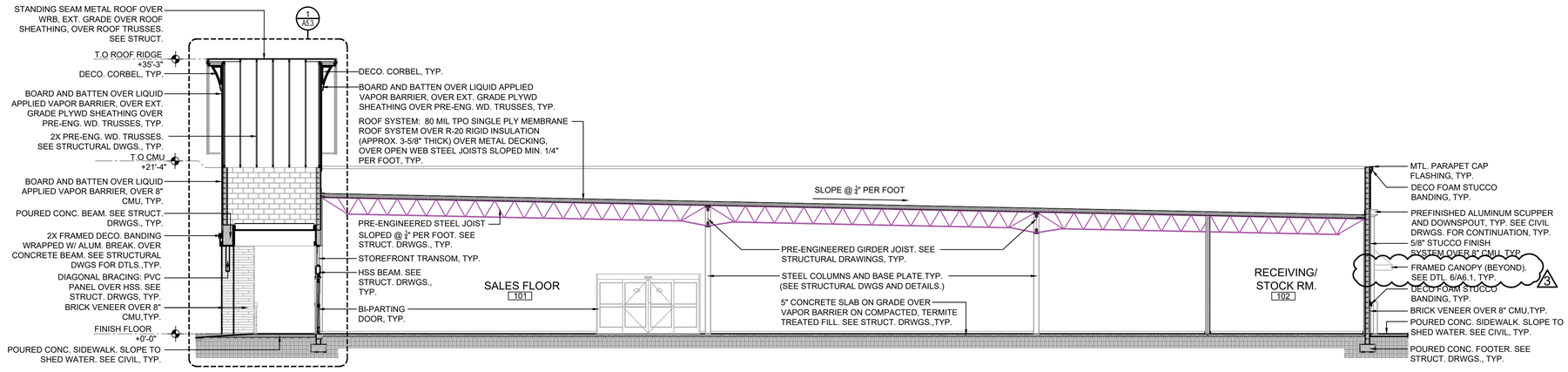
ELEVATIONS

A4.2



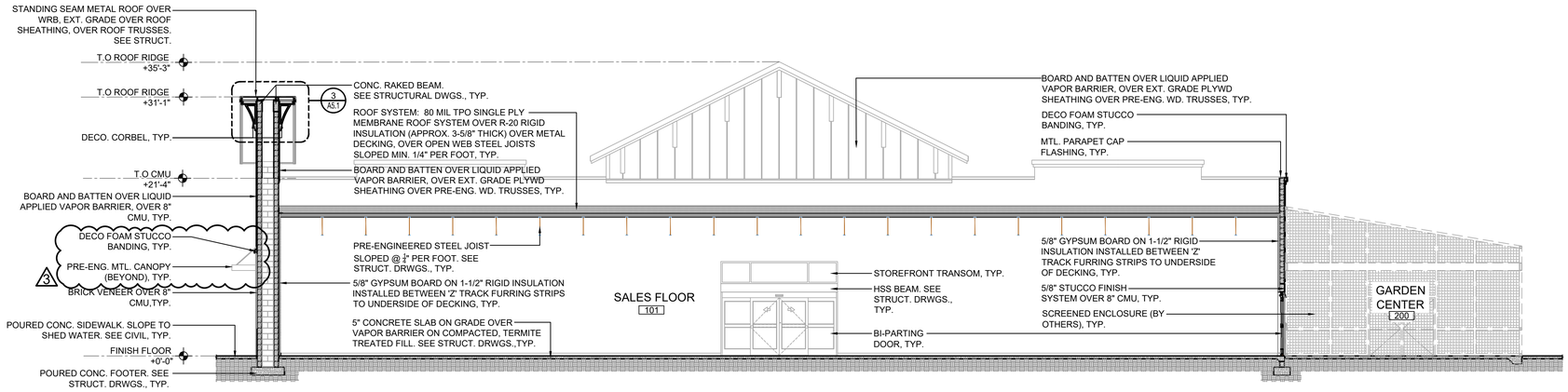

3 A5.1 BUILDING SECTION

3/4" = 1'-0"




2 A5.1 BUILDING SECTION

1/8" = 1'-0"




1 A5.1 BUILDING SECTION

1/8" = 1'-0"

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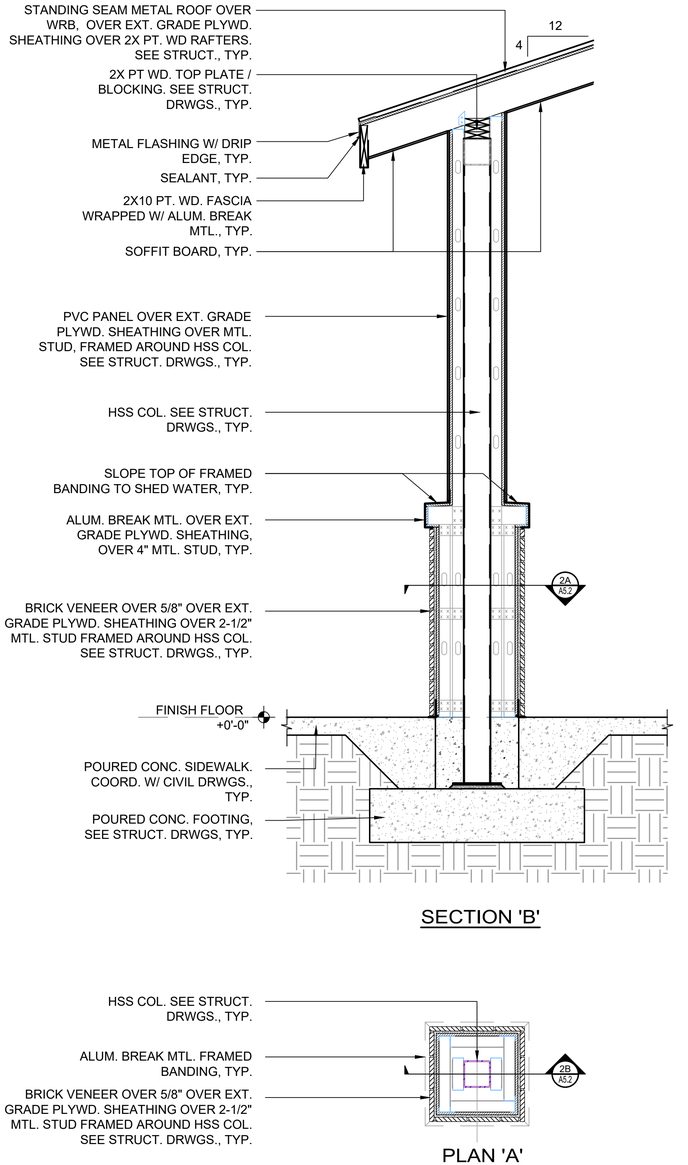
BUILDING SECTION

A5.1

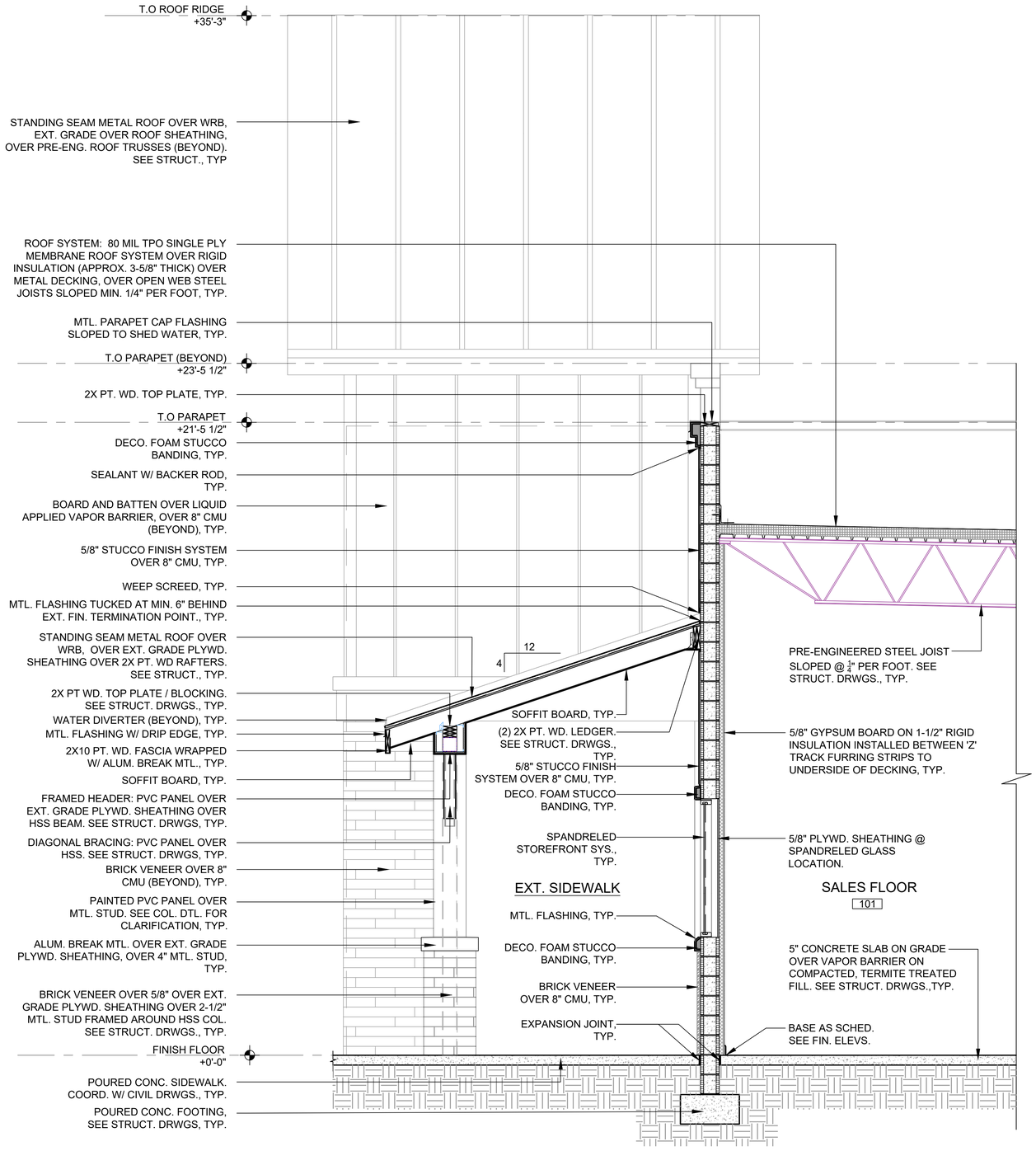



SECTION 'B'




PLAN 'A'

2 A5.2 COLUMN PLAN & SECTION
3/4" = 1'-0"




1 A5.2 WALL SECTION
1/2" = 1'-0"

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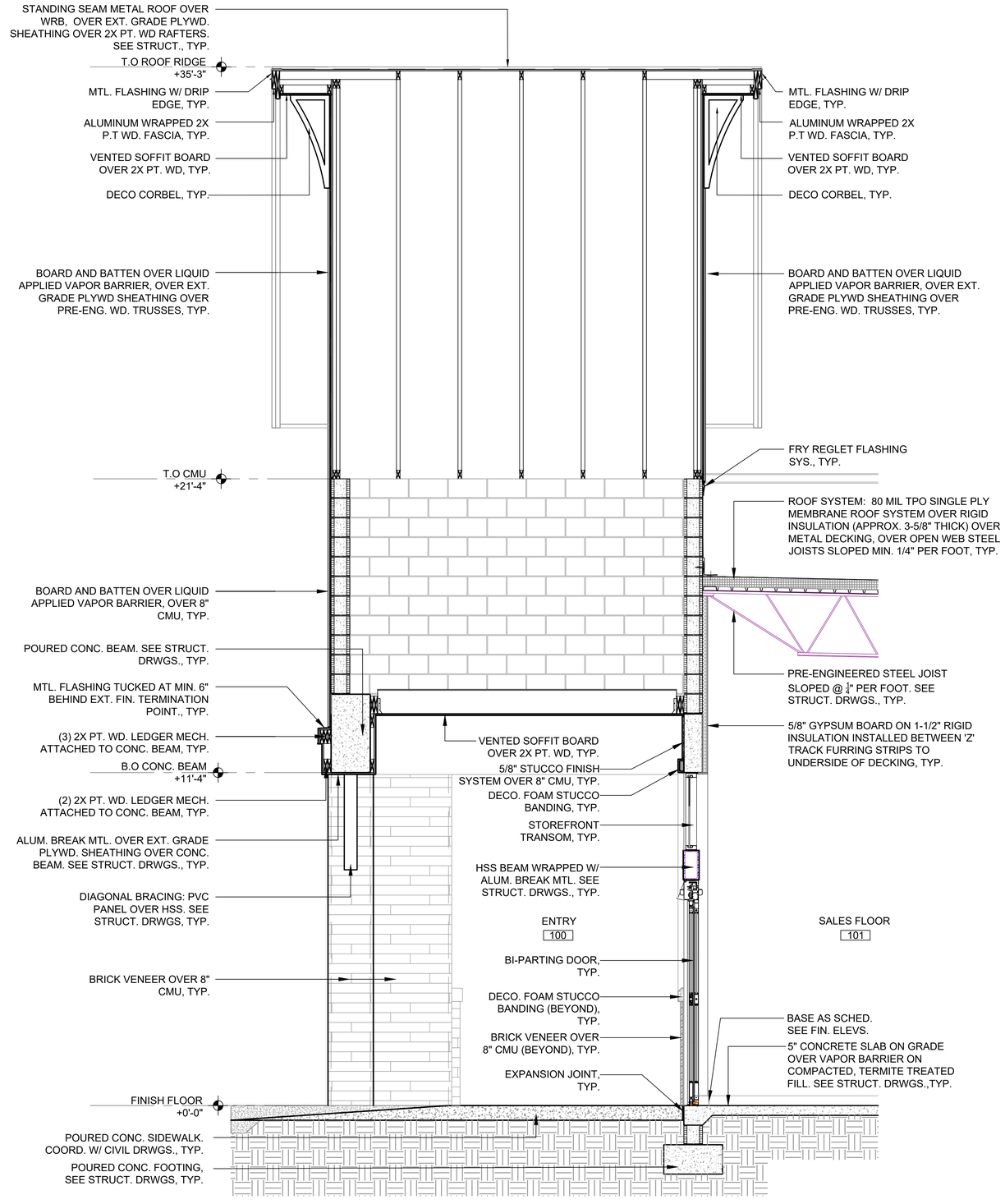
WALL SECTIONS

A5.2




1 A5.3 WALL SECTION
1/2" = 1'-0"

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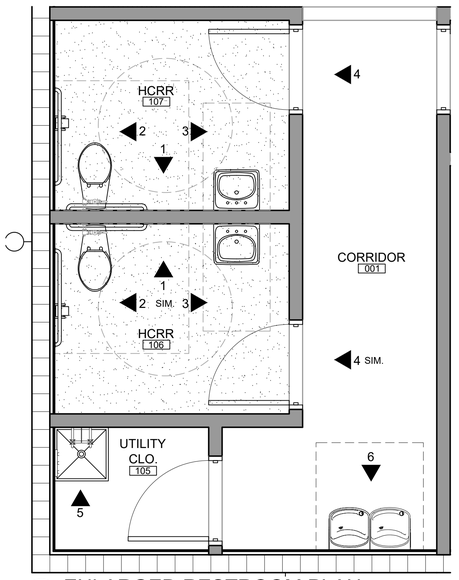
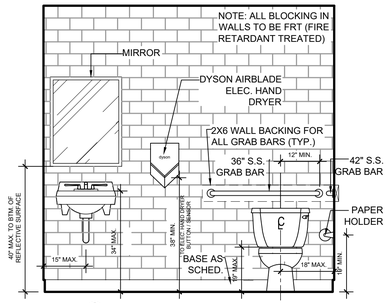
WALL SECTIONS

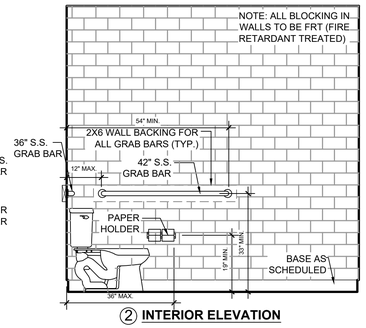
A5.3



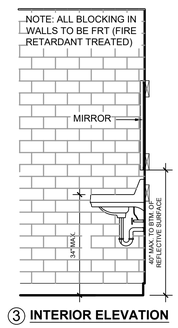

4 A6.1 ENLARGED RESTROOM PLAN
SCALE: 3/8" = 1'-0"



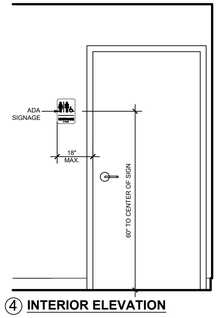

1 INTERIOR ELEVATION



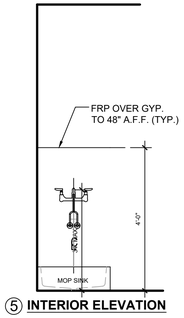

2 INTERIOR ELEVATION



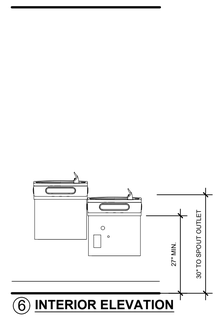

3 INTERIOR ELEVATION




4 INTERIOR ELEVATION




5 INTERIOR ELEVATION

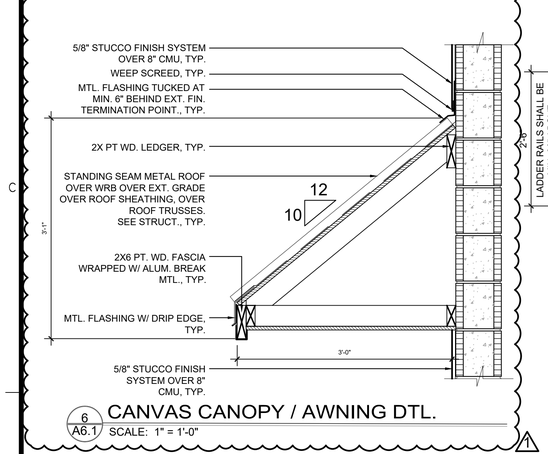



6 INTERIOR ELEVATION

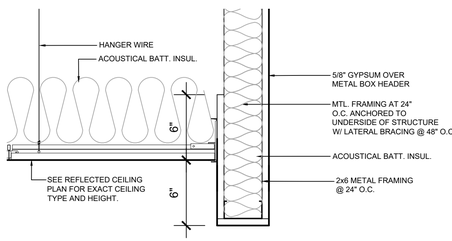
5 A6.1 ENLARGED RESTROOM PLAN
SCALE: 1/2" = 1'-0"

## RESTROOM ACCESSORIES SCHEDULE

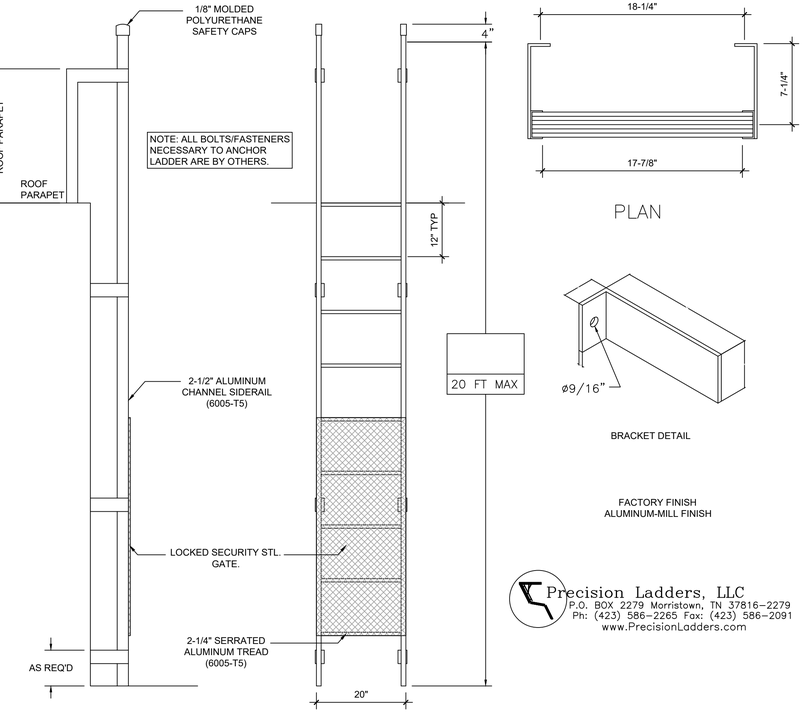
| DESCRIPTION | MODEL NUMBER | NOTES |
|---|---|---|
| 36" GRAB BAR | BOBRICK # B-6806 X 36 | SURFACE MOUNTED |
| 42" GRAB BAR | BOBRICK # B-6806 X 42 | SURFACE MOUNTED |
| TOILET PAPER DISPENSER - ALT. | BOBRICK # B-2890 | SURFACE MOUNTED |
| SOAP SANITIZER DISPENSER | BOBRICK # B-2012 | SURFACE MOUNTED |
| MIRROR (24" X 30") | BOBRICK # B-165 | SURFACE MOUNTED, FRAMED |
| HAT AND COAT HOOK | BOBRICK # B-6827 | SURFACE MOUNTED TO DOOR |
| MOP & BROOM HOLDER | BOBRICK # B-223X24 | SURFACE MOUNTED |




6 A6.1 CANVAS CANOPY / AWNING DTL.
SCALE: 1" = 1'-0"




3 A6.1 BULKHEAD DETAIL / TRANSITION
SCALE: 1" = 1'-0"




2 A6.1 EXT. ROOF ACCESS LADDER (BASIS OF DESIGN)
SCALE: 3/4" = 1'-0"



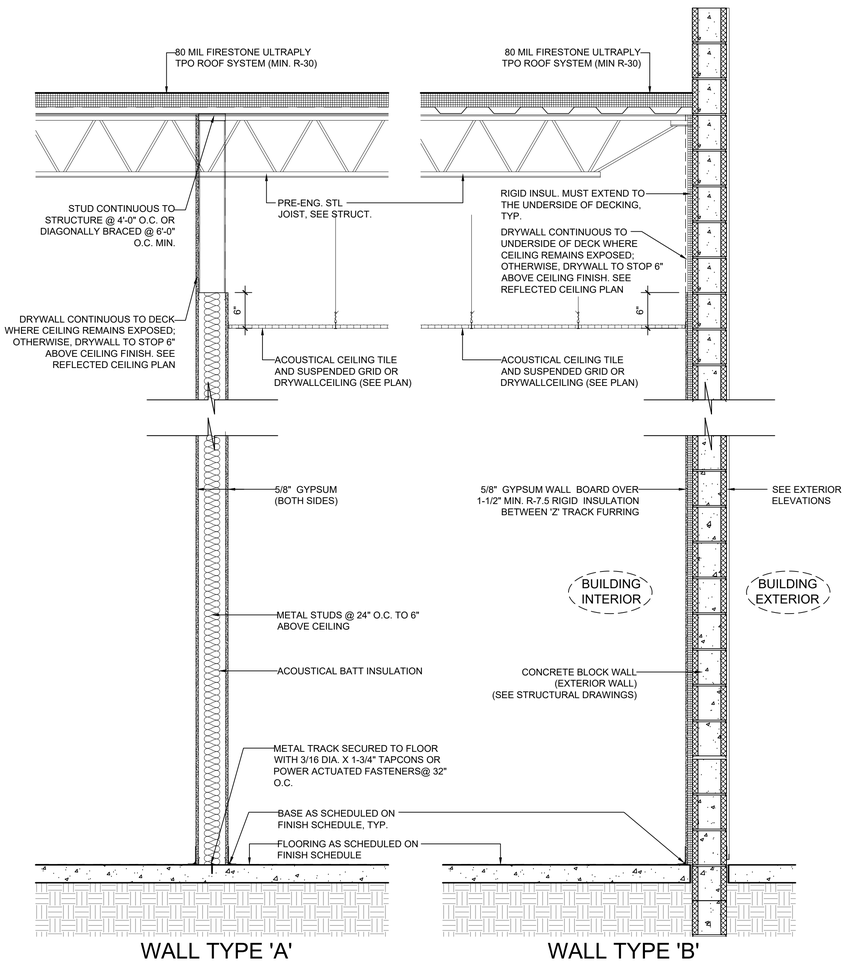

PLAN




BRACKET DETAIL

FACTORY FINISH
ALUMINUM-MILL FINISH

Precision Ladders, LLC
P.O. BOX 2279 Morristown, TN 37816-2279
Ph: (423) 586-2265 Fax: (423) 586-2091
www.PrecisionLadders.com




1 A6.1 WALL TYPES
SCALE: 3/4" = 1'-0"

POWELL STUDIO
ARCHITECTURE
ARCHITECTURE I INTERIOR DESIGN
713 WEST MONTROSE STREET ● CLERMONT, FLORIDA 34711
PH: (352) 874-2340 ● FAX: (877) 680-7183
www.powellstudioarch.com
AA# 26002236

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CONSULTANT:

OWNER / PROJECT:

# TOOLES ACE HARDWARE

MINNEOLA, FLORIDA, 34715

PROFESSIONAL SEAL:

STATE OF FLORIDA
ROBERT JEFFREY POWELL
AR94675
REGISTERED ARCHITECT

Robert Jeffrey Powell, AIA
Florida Licensed Architect #AR94675
This item has been electronically signed and sealed by Robert Jeffrey Powell, AR94675 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.
2026.04.23 11:17:38-04'00'

PROJECT NO: PSA2025-10.00

REVISIONS:

| MARK | DATE | DESCRIPTION |
|---|---|---|
| 1 | 01/16/26 | OWNER COMMENTS |

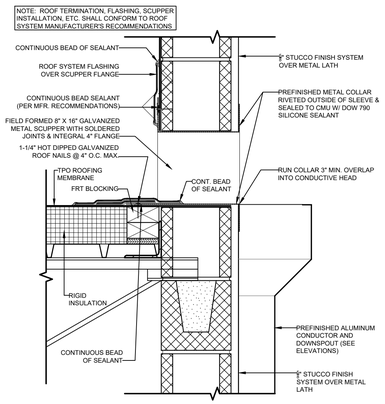
ISSUE DATE: DECEMBER 18, 2025

WALL TYPES & DETAILS

A6.1

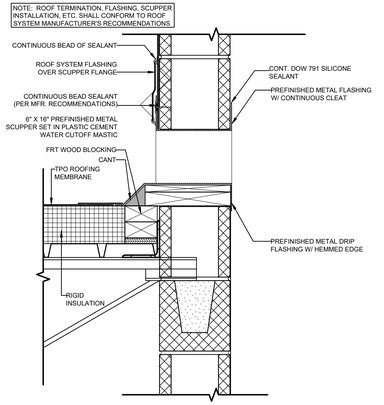
## ROOF NOTES

1. REFER TO MECHANICAL AND PLUMBING PLANS FOR ROOF PENETRATION LOCATIONS.
2. REFER TO ROOF FRAMING PLAN FOR OVERHANG LENGTHS AND TRUSS PROFILES.
3. REFER TO WALL SECTIONS FOR SIZE AND TYPE OF VENTING AT EAVES.
4. DENOTES GUTTERS WITH DOWNSPOUTS.
5. ALL DOWNSPOUTS ARE TO BE TIED TO SEWER. SEE CIVIL FOR CONTINUATION.



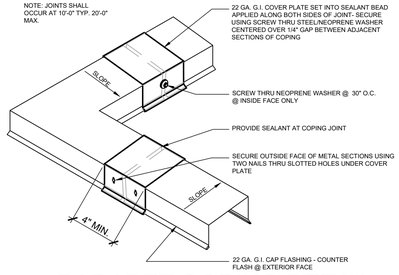

4 A7.1 SCUPPER DETAIL

N.T.S.



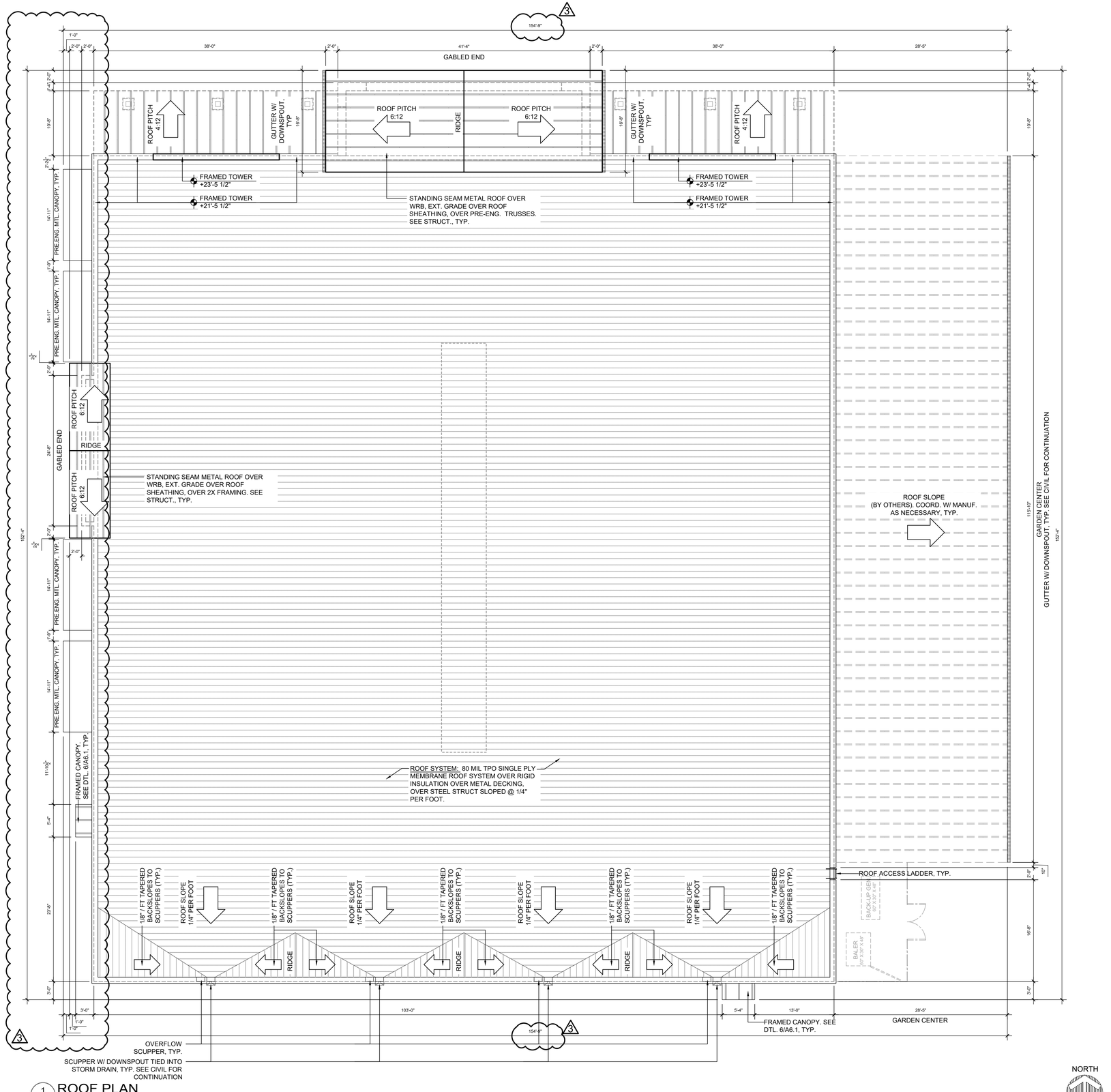

3 A7.1 OVER-FLOW SCUPPER DETAIL

N.T.S.




2 A7.1 PARAPET COPING DETAIL

SCALE: 1" = 1'-0"




1 A7.1 ROOF PLAN

1/8" = 1'-0"

POWELL STUDIO ARCHITECTURE
ARCHITECTURE | INTERIOR DESIGN
713 WEST MONROE STREET ● CLERMONT, FLORIDA 34711
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CONSULTANT:

OWNER / PROJECT:

# TOOLES ACE HARDWARE

MINNEOLA, FLORIDA, 34715

PROFESSIONAL SEAL:

STATE OF FLORIDA · ROBERT JEFFREY POWELL · AR94675 · REGISTERED ARCHITECT

Robert Jeffrey Powell, AIA
Florida Licensed Architect #AR94675
This item has been electronically signed and sealed by Robert Jeffrey Powell, AR94675 using a Digital Signature and the date. Printed copies of this document are not sealed and the signature must be verified on any electronic copies.

2026.04.23 11:17:41-04'00'

PROJECT NO: PSA2025-10.00

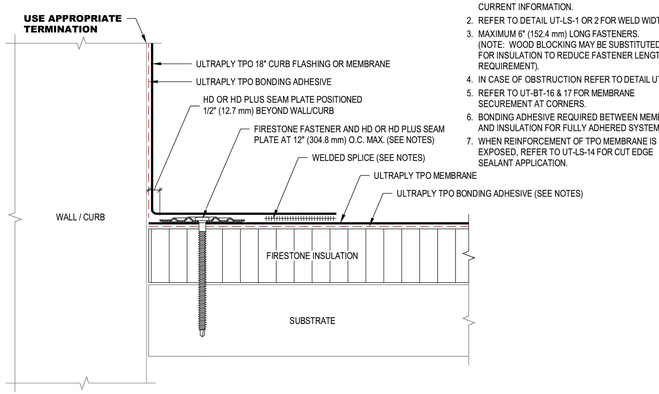
REVISIONS:

| MARK | DATE | DESCRIPTION |
|---|---|---|
| 1 | 01/16/26 | OWNER COMMENTS |
| 2 | 04/13/26 | MUNI COMMENTS |

ISSUE DATE: DECEMBER 18, 2025

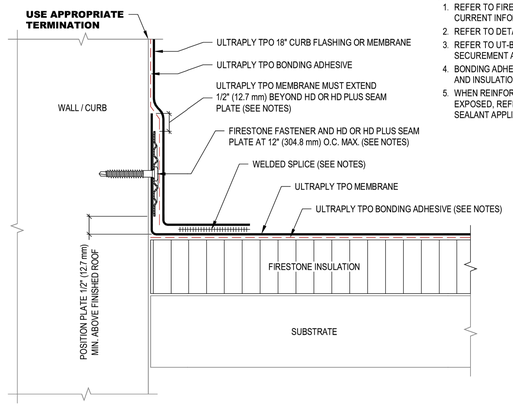
ROOF PLAN

A7.1



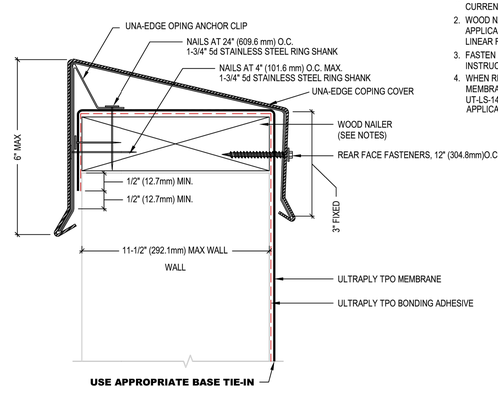

NOTES:
1. REFER TO FIRESTONE WEBSITE FOR MOST CURRENT INFORMATION.
2. REFER TO DETAIL UT-LS-1 OR 2 FOR WELD WIDTH.
3. MAXIMUM 6" (152.4 mm) LONG FASTENERS. (NOTE: WOOD BLOCKING MAY BE SUBSTITUTED FOR INSULATION TO REDUCE FASTENER LENGTH REQUIREMENT).
4. IN CASE OF OBSTRUCTION REFER TO DETAIL UT-BT-5.
5. REFER TO UT-BT-16 & 17 FOR MEMBRANE SECUREMENT AT CORNERS.
6. BONDING ADHESIVE REQUIRED BETWEEN MEMBRANE AND INSULATION FOR FULLY ADHERED SYSTEMS.
7. WHEN REINFORCEMENT OF TPO MEMBRANE IS EXPOSED, REFER TO UT-LS-14 FOR CUT EDGE SEALANT APPLICATION.

| MAXIMUM WARRANTY: 20 YEARS | | | |
|---|---|---|---|
| Firestone BUILDING PRODUCTS NOBODY COVERS YOU BETTER.™ www.firestonebpco.com | BASE TIE-IN WITH HD SEAM PLATES FASTENED TO DECK | ISSUE / REVISION DATE: 1/1/2006 | DETAIL NO. UT-BT-1 |
| | ULTRAPLY™ TPO — ACCEPTABLE SYSTEMS: ALL | NOT TO SCALE | |



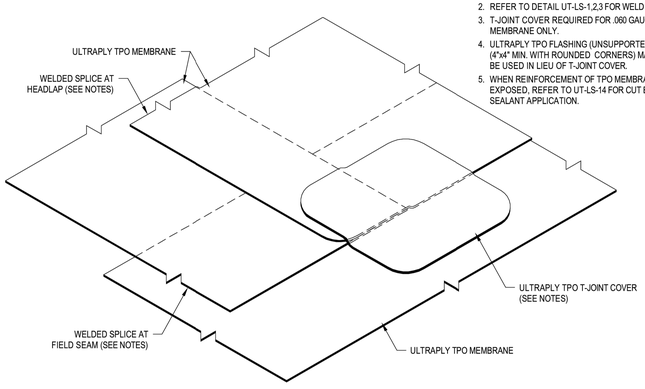

NOTES:
1. REFER TO FIRESTONE WEBSITE FOR MOST CURRENT INFORMATION.
2. REFER TO DETAIL UT-LS-1 OR 2 FOR WELD WIDTH.
3. REFER TO UT-BT-16 & 17 FOR MEMBRANE SECUREMENT AT CORNERS.
4. BONDING ADHESIVE REQUIRED BETWEEN MEMBRANE AND INSULATION FOR FULLY ADHERED SYSTEMS.
5. WHEN REINFORCEMENT OF TPO MEMBRANE IS EXPOSED, REFER TO UT-LS-14 FOR CUT EDGE SEALANT APPLICATION.

| MAXIMUM WARRANTY: 20 YEARS | | | |
|---|---|---|---|
| Firestone BUILDING PRODUCTS NOBODY COVERS YOU BETTER.™ www.firestonebpco.com | BASE TIE-IN WITH HD SEAM PLATES FASTENED TO WALL / CURB | ISSUE / REVISION DATE: 1/1/2006 | DETAIL NO. UT-BT-2 |
| | ULTRAPLY™ TPO — ACCEPTABLE SYSTEMS: ALL | NOT TO SCALE | |



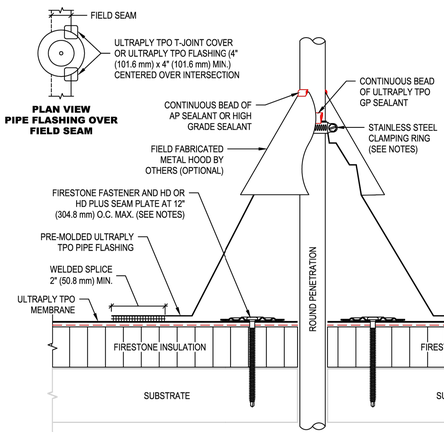

NOTES:
1. REFER TO FIRESTONE WEBSITE FOR MOST CURRENT INFORMATION.
2. WOOD NAILER MUST BE INSTALLED TO MEET APPLICABLE BUILDING CODES OR 200 LBS PER LINEAR FOOT MINIMUM IN ANY GIVEN DIRECTION.
3. FASTEN COPING CLEAT AS PER SUPPLIED INSTRUCTIONS AND FASTENERS.
4. WHEN REINFORCEMENT OF TPO MEMBRANE IS EXPOSED, REFER TO UT-LS-14 FOR CUT EDGE SEALANT APPLICATION.

| MAXIMUM WARRANTY: 20 YEARS | | | |
|---|---|---|---|
| Firestone BUILDING PRODUCTS NOBODY COVERS YOU BETTER.™ www.firestonebpco.com | TERMINATION AT TOP OF WALL WITH UNA-EDGE COPING | ISSUE / REVISION DATE: 12/1/2007 | DETAIL NO. UT-T-12A |
| | ULTRAPLY™ TPO — ACCEPTABLE SYSTEMS: ALL | NOT TO SCALE | |



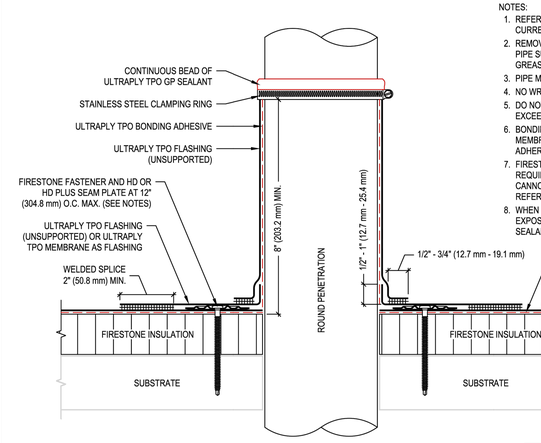

NOTES:
1. REFER TO FIRESTONE WEB SITE FOR MOST CURRENT INFORMATION.
2. REFER TO DETAIL UT-LS-1,2,3 FOR WELD WIDTH.
3. T-JOINT COVER REQUIRED FOR .060 GAUGE MEMBRANE ONLY.
4. ULTRAPLY TPO FLASHING (UNSUPPORTED) (4"x4" MIN. WITH ROUNDED CORNERS) MAY BE USED IN LIEU OF T-JOINT COVER.
5. WHEN REINFORCEMENT OF TPO MEMBRANE IS EXPOSED, REFER TO UT-LS-14 FOR CUT EDGE SEALANT APPLICATION.

| MAXIMUM WARRANTY: 20 YEARS | | | |
|---|---|---|---|
| Firestone BUILDING PRODUCTS NOBODY COVERS YOU BETTER.™ www.firestonebpco.com | LAP SPLICE WITH HEADLAP OVER FIELD SEAM USING T-JOINT COVER | ISSUE / REVISION DATE: 1/1/2006 | DETAIL NO. UT-LS-8 |
| | ULTRAPLY™ TPO — ACCEPTABLE SYSTEMS: ALL | NOT TO SCALE | |



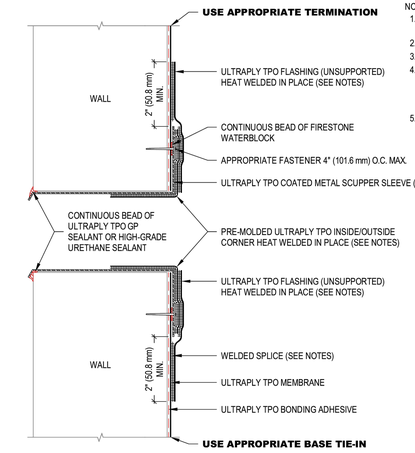

NOTES:
1. REFER TO FIRESTONE WEBSITE FOR MOST CURRENT INFORMATION.
2. REMOVE ALL EXISTING FLASHINGS, LEADS, ETC. PIPE SURFACE MUST BE FREE OF ALL RUST, GREASE, INSULATION, ETC.
3. PIPE MUST BE ANCHORED TO ENSURE STABILITY.
4. PRE-MOLDED PIPE FLASHING MAY BE CUT TO HEIGHT, BUT NO LOWER THAN REINFORCING RING ( NO WRINKLES OR FOLDS UNDER CLAMPING RING).
5. APPLY GP SEALANT BETWEEN PENETRATION AND PRE-MOLDED PIPE FLASHING PRIOR TO INSTALLATION OF CLAMPING RING.
6. SMALL PRE-MOLDED PIPE FLASHING FITS 1" (25.4 mm) - 3-1/2" (88.9 mm) PENETRATION SIZES.
7. DO NOT USE WHEN SERVICE LINE TEMP. EXCEEDS 160°F. REFER TO UT-P-6 & 7.
8. FIRESTONE FASTENER AND HD SEAM PLATE REQUIRED FOR MAS ONLY. IF FASTENER CANNOT BE INSTALLED AS ILLUSTRATED, REFER TO DETAILS UT-P-15 & 16.

| MAXIMUM WARRANTY: 20 YEARS | | | |
|---|---|---|---|
| Firestone BUILDING PRODUCTS NOBODY COVERS YOU BETTER.™ www.firestonebpco.com | PENETRATION WITH ULTRAPLY TPO SMALL PIPE FLASHING | ISSUE / REVISION DATE: 10/25/2010 | DETAIL NO. UT-P-2 |
| | ULTRAPLY™ TPO — ACCEPTABLE SYSTEMS: ALL | NOT TO SCALE | |



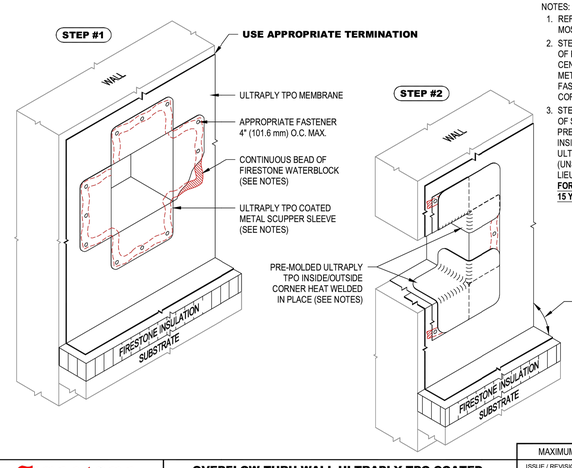

NOTES:
1. REFER TO FIRESTONE WEBSITE FOR MOST CURRENT INFORMATION.
2. REMOVE ALL EXISTING FLASHINGS, LEADS, ETC. PIPE SURFACE MUST BE FREE OF ALL RUST, GREASE, INSULATION, ETC.
3. PIPE MUST BE ANCHORED TO ENSURE STABILITY.
4. NO WRINKLES OR FOLDS UNDER CLAMPING RING.
5. DO NOT USE WHEN SERVICE LINE TEMP. EXCEEDS 160°F. REFER TO UT-P-6 & 7.
6. BONDING ADHESIVE REQUIRED BETWEEN MEMBRANE AND INSULATION FOR FULLY ADHERED SYSTEMS.
7. FIRESTONE FASTENER AND HD SEAM PLATE REQUIRED FOR MAS ONLY. IF FASTENER CANNOT BE INSTALLED AS ILLUSTRATED, REFER TO DETAILS UT-P-15 & 16.
8. WHEN REINFORCEMENT OF TPO MEMBRANE IS EXPOSED, REFER TO UT-LS-14 FOR CUT EDGE SEALANT APPLICATION.

| MAXIMUM WARRANTY: 20 YEARS | | | |
|---|---|---|---|
| Firestone BUILDING PRODUCTS NOBODY COVERS YOU BETTER.™ www.firestonebpco.com | PENETRATION WITH ULTRAPLY TPO FLASHING (UNSUPPORTED) | ISSUE / REVISION DATE: 10/25/2010 | DETAIL NO. UT-P-4 |
| | ULTRAPLY™ TPO — ACCEPTABLE SYSTEMS: ALL | NOT TO SCALE | |



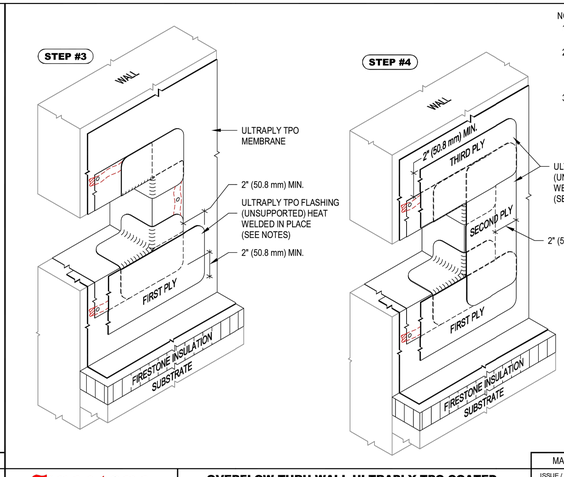

NOTES:
1. REFER TO FIRESTONE WEBSITE FOR MOST CURRENT INFORMATION.
2. REFER TO DETAIL UT-LS-2 FOR WELD WIDTH.
3. ROUND ALL SHEET METAL FLANGE CORNERS.
4. ULTRAPLY TPO FLASHING (UNSUPPORTED) MAY BE USED IN LIEU OF PRE-MOLDED ULTRAPLY TPO INSIDE/OUTSIDE CORNER **FOR A MAXIMUM WARRANTY OF 15 YEARS**.
5. SEE UT-S-6a & b FOR DETAILED INSTALLATION INSTRUCTIONS.

| MAXIMUM WARRANTY: 20 YEARS | | | |
|---|---|---|---|
| Firestone BUILDING PRODUCTS NOBODY COVERS YOU BETTER.™ www.firestonebpco.com | OVERFLOW THRU-WALL ULTRAPLY TPO COATED METAL SCUPPER | ISSUE / REVISION DATE: 1/1/2006 | DETAIL NO. UT-S-6 |
| | ULTRAPLY™ TPO — ACCEPTABLE SYSTEMS: ALL | NOT TO SCALE | |




NOTES:
1. REFER TO FIRESTONE WEBSITE FOR MOST CURRENT INFORMATION.
2. STEP #1 - APPLY CONTINUOUS BEAD OF FIRESTONE WATERBLOCK CENTERED UNDER NAILS. FASTEN METAL SCUPPER WITH APPROPRIATE FASTENERS AND ROUND ALL CORNERS OF SCUPPER.
3. STEP #2 - STRIP IN ALL CORNERS OF SCUPPER AS INDICATED WITH PRE-MOLDED ULTRAPLY TPO INSIDE/OUTSIDE CORNERS. ULTRAPLY TPO FLASHING (UNSUPPORTED) MAY BE USED IN LIEU OF PRE-MOLDED CORNERS **FOR A MAXIMUM WARRANTY OF 15 YEARS**.

| MAXIMUM WARRANTY: 20 YEARS | | | |
|---|---|---|---|
| Firestone BUILDING PRODUCTS NOBODY COVERS YOU BETTER.™ www.firestonebpco.com | OVERFLOW THRU-WALL ULTRAPLY TPO COATED METAL SCUPPER INSTALLATION STEPS 1 & 2 | ISSUE / REVISION DATE: 1/1/2006 | DETAIL NO. UT-S-6a |
| | ULTRAPLY™ TPO — ACCEPTABLE SYSTEMS: ALL | NOT TO SCALE | |




NOTES:
1. REFER TO FIRESTONE WEBSITE FOR MOST CURRENT INFORMATION.
2. STEP #3 - STRIP IN BOTTOM EDGE OF SCUPPER AS INDICATED WITH ULTRAPLY TPO FLASHING (UNSUPPORTED).
3. STEP #4 - STRIP IN SIDE EDGES AND TOP EDGES OF SCUPPER AS INDICATED WITH ULTRAPLY TPO FLASHING (UNSUPPORTED).

| MAXIMUM WARRANTY: 20 YEARS | | | |
|---|---|---|---|
| Firestone BUILDING PRODUCTS NOBODY COVERS YOU BETTER.™ www.firestonebpco.com | OVERFLOW THRU-WALL ULTRAPLY TPO COATED METAL SCUPPER INSTALLATION STEPS 3 & 4 | ISSUE / REVISION DATE: 1/1/2006 | DETAIL NO. UT-S-6b |
| | ULTRAPLY™ TPO — ACCEPTABLE SYSTEMS: ALL | NOT TO SCALE | |

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CONSULTANT:

OWNER / PROJECT:

TOOLES ACE HARDWARE
MINNEOLA, FLORIDA, 34715

PROFESSIONAL SEAL:

STATE OF FLORIDA — ROBERT JEFFREY POWELL — REGISTERED ARCHITECT — AR94675

Robert Jeffrey Powell, AIA
Florida Licensed Architect AAR94675
This item has been electronically signed and sealed by Robert Jeffrey Powell, AR94675 using a Digital Signature and the date adjacent to the seal/signature and sealed and the signature must be verified on any electronic copies.

2026.04.23 11:17:44-04'00'

PROJECT NO: PSA2025-10.00

REVISIONS:

| MARK | DATE | DESCRIPTION |
|---|---|---|

ISSUE DATE: DECEMBER 18, 2025

ROOF DETAILS

A7.2

# ROOM FINISH SCHEDULE

| RM. NUM. | ROOM NAME | FLOOR | | | BASE | | | WALLS | | | | | CEILING | | | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | DIAMOND POLISHED CONCRETE | SEALED TEXTURED CONCRETE | NONE | NONE | VINYL | FLOWCRETE INTEGRAL BASE | EXTERIOR FINISH | GWB / PRIMED AND PAINTED | CERAMIC TILE | FRP TO 48" AFF | EXPOSED STRUCTURE (PAINTED) | ACOUSTIC CEILING TILE | GWB / PRIMED AND PAINTED | | * SEE REFLECTED CEILING PLAN FOR DESIGNATION |
| 001 | CORRIDOR | ● | | | | ● | | | ● | | | | | | | |
| 002 | CORRIDOR | ● | | | | ● | | | ● | | | | ● | | | |
| 100 | ENTRY | ● | | | | ● | | | ● | | | | | ● | | |
| 101 | SALES FLOOR | ● | | | | ● | | | ● | | | | | ● | | |
| 102 | RECEIVING / STOCK RM. | ● | | | | ● | | | ● | | | | | ● | | |
| 103 | OFFICE | ● | | | | ● | | | ● | | | | | | ● | |
| 104 | BREAK ROOM | ● | | | | ● | | | ● | | | | | | ● | |
| 105 | UTILITY CLOSET | ● | | | | | ● | | ● | | ● | | | | ● | FRP TO 48" A.F.F AT FLOOR MOUNTED MOP SINK |
| 106 | HCRR | ● | | | | | ● | | ● | ● | | | | | ● | |
| 107 | HCRR | ● | | | | | ● | | ● | ● | | | | | ● | |
| 200 | GARDEN CENTER | | ● | | ● | | | ● | | | | | ● | | | |

# FINISH NOTES:

1) THE FLAME SPREAD RATING OF THE FOLLOWING MATERIALS DESIGNATIONS IS AS FOLLOWS:

A) WALL FINISH & WALL BOARD:
TO BE 5/8" GYPSUM BOARD EACH SIDE OF METAL STUDS IN ALL SPACES NOTED ON PLAN. WALL PAINT MANUFACTURER TO PROVIDE NECESSARY TEST REPORT ON PAINT COMPOUND MIXTURE & FLAME SPREAD RATING TO THE BUILDING OFFICIAL UPON REQUEST.CLASS 'B' CORRIDORS & EXIT LOCATIONS:
CLASS 'B' AREAS OTHER THAN EXITS: FLAME SPREAD: 26 - 75
SMOKE DEVELOPMENT: 0 - 450

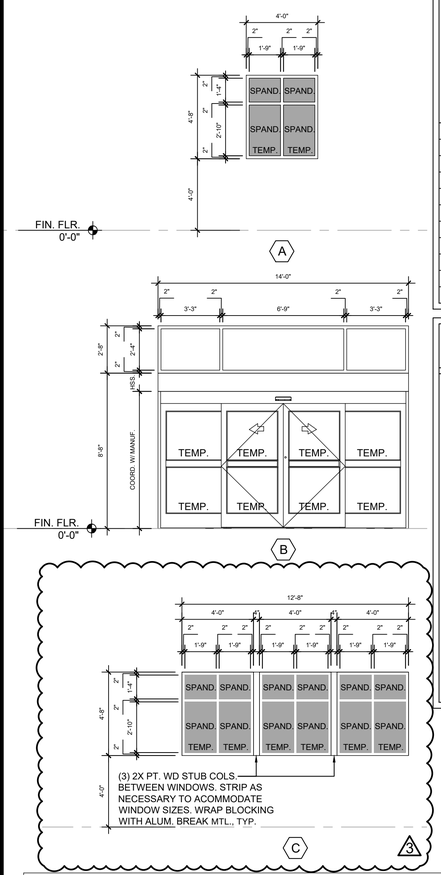
B) ACOUSTICAL CEILING TILE:
1. FLAME SPREAD: 25 OR UNDER PER ASTM E-84.
2. CLASS 'A' FLAME RESISTANCE, NON-COMBUSTIBLE IN ACCORDANCE WITH ASTM 1264, UL LABELED.
3. NCR RANGE .55 TO .75
4. PATTERN / DESIGN: ARMSTRONG CORTEGA 24" X 48" X 3/4".
5. CEILING GRID: CHICAGO METALLIC 200 SERIES GRID OR APPROVED EQUAL.

2) VINYL WALL BASE:
a. ASTM E 648 (NFPA 253): CRITICAL RADIANT FLUX - CLASS I
b. ASTM E 84/NFPA 255 (FLAME/SMOKE) - CLASS B, <450

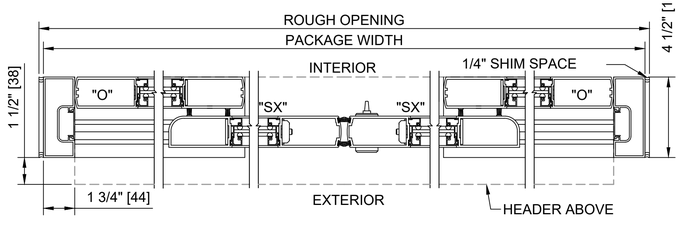
3) VERIFY ALL MATERIALS AND FINISHES WITH OWNER.

# STOREFRONT NOTES:

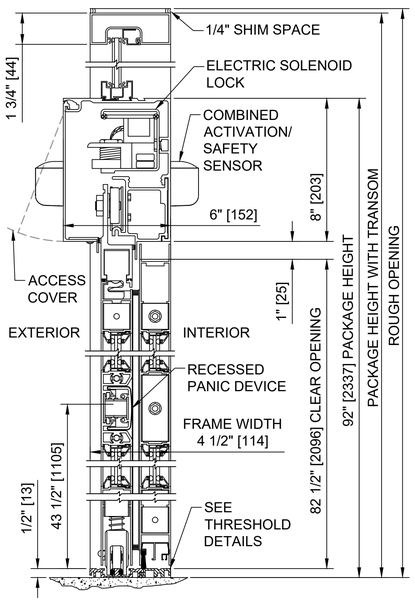
1. BASIS OF DESIGN: KAWNEER TRIFAB VG 450.
2. FRAME FINISH: ANODIZED ALUMINUM "BLACK".
3. FRAME SIZE: 1-3/4" X 4-1/2".
4. TEMP. = TEMPERED GLASS.
5. SPAND. = SPANDRELED GLASS
6. ALL GLAZING TO BE ¼" CLEAR GLASS, UNLESS NOTED OTHERWISE.
7. GENERAL CONTRACTOR SHALL FIELD VERIFY ALL OPENINGS PRIOR TO FABRICATION OF ALUMINUM STOREFRONT AND WINDOWS.




## 6 STOREFRONT ELEVATIONS
A8.1 1/4" = 1'-0"




## 5 BI-PARTING DOOR PLAN
A8.1 3" = 1'-0"




## 4 BI-PARTING DOOR SECTION
A8.1 3" = 1'-0"

# DOOR SCHEDULE

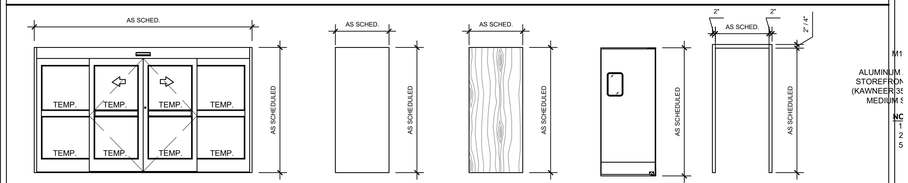
| NO. | DOOR | FRAME | TYPE | FIRE RATING | HDWR SET | REMARKS |
|---|---|---|---|---|---|---|
| 002A | 3'-0" x 7'-0" x 2" | HM | M2 | N/A | D | ADD PANIC HARDWARE |
| 002B | 3'-0" x 7'-0" x 2" | HM | M2 | N/A | D | PASSAGE |
| 101A | 13'-4" x 7'-8" | HM | M1 | N/A | A | HARDWARE BY MANUF. |
| 101B | 13'-4" x 7'-8" | HM | M1 | N/A | A | HARDWARE BY MANUF. |
| 101C | 3'-0" x 7'-0" x 2" | HM | M2 | N/A | B | EXTERIOR DOOR |
| 102A | (2) 3'-0" x 7'-0" x 2" | HM | E1 | N/A | BY MANUF. | RECEIVING / STOCK RM. |
| 102B | 10'-0" x 12'-0" | BY MFR. | BY MFR. | N/A | BY MANUF. | ROLL-UP DOOR |
| 102C | 3'-0" x 7'-0" x 2" | HM | M2 | N/A | B | EXTERIOR DOOR |
| 103 | 3'-0" x 7'-0" x 2" | HM | M2 | N/A | E | OFFICE |
| 104 | 3'-0" x 7'-0" x 2" | HM | M2 | N/A | E | BREAK RM. |
| 105 | 3'-0" x 7'-0" x 2" | HM | M2 | N/A | F | STORAGE |
| 106 | 3'-0" x 7'-0" x 2" | HM | M2 | N/A | C | HCRR |
| 107 | 3'-0" x 7'-0" x 2" | HM | M2 | N/A | C | HCRR |
| 200A | 3'-0" x 7'-0" x 2" | AL | BY MFR. | N/A | BY MFR. | ADD PANIC HARDWARE |
| 200B | 3'-0" x 7'-0" x 2" | AL | BY MFR. | N/A | BY MFR. | ADD PANIC HARDWARE |

# DOOR HARDWARE SCHEDULE

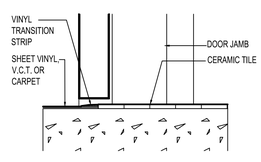
| SET | ITEM | MANUFACTURER & MODEL NO. | FINISH / REMARKS |
|---|---|---|---|
| **HARDWARE SET 'A'** | -AUTOMATIC OPERATOR<br>-WEATHER STRIP<br>-FRAMES AND DOORS WITH VERTICAL WEATHER STRIP<br>-EMERGENCY BREAKAWAY<br>-(2) 2-POINT LOCKS<br>CONCEALED 5-POSITION SWITCH (OFF EXIT ONLY AUTO REDUCED OPENING HOLD OPEN<br>-(4) ADJ. CONCEALED DOOR SWEEPS-ONE PER DOOR LEAF<br>-LOCK INDICATOR, ¾" HIGH x 8⅝" WIDE THRESHOLD W/ LEAD-UPS AND (1) YEAR WARRANTY | UNISLIDE RESILIENCE OVERHEAD CONCEALED TRANSOM, NARROW STILE, FULL BREAKOUT, NON IMPACT BI-PARTING DOOR SYSTEM AS MANUFACTURED BY BESAM. (STATE OF FLORIDA APPROVAL NO. 5436.3) | ALL HARDWARE TO BE BLACK ANODIZED ALUMINUM FINISH |
| **HARDWARE SET 'B'** | (1-1/2 PAIR) BUTT HINGES<br><br>(1) EXIT DEVICE<br>(1) WEATHER STRIP<br>(1) CLOSER<br>(3) SILENCER<br>(1) OVERHEAD RAIN DRIP | STANLEY F179, NRP FULL MORTISE STANDARD WEIGHT PLAIN BEARING 4-1/2" X 4-1/2" 5 KNUCKLE HINGE WITH NON-REMOVABLE PIN, OR EQUAL<br>SARGENT 80 SERIES, OR EQUAL<br>BOTTOM DOOR SWEEP<br>LCN 1260 SERIES CLOSER / HOLD OPEN<br><br>PEMKO OVERHEAD RAIN DRIP #346, 4" LONGER THAN DOOR WIDTH | |
| **HARDWARE SET 'C'** | (1-1/2) PAIR 4-1/2 X 4-1/2 BUTT HINGES<br>(1) PRIVACY LATCHSET<br>(1) CLOSER<br>(1) WALL STOP<br>(3) SILENCERS | 3 EA. BUTTS - STANLEY FBB 191 (32D) 4.5 x 4.5<br>BEST 73KC-0-L-15D-S3-626<br>YALE 3000 SERIES, OR EQUAL, PARALLEL ARM MOUNTED<br>IVES 407 (32D), OR EQUAL | |
| **HARDWARE SET 'D'** | (1-1/2) PAIR 4-1/2 X 4-1/2 BUTT HINGES<br>(1) PASSAGE LATCHSET<br>(1) CLOSER<br>(1) WALL STOP<br>(3) SILENCERS | 3 EA. BUTTS - STANLEY FBB 191 (32D) 4.5 x 4.5<br><br>YALE 3000 SERIES, OR EQUAL, PARALLEL ARM MOUNTED<br>IVES 407 (32D), OR EQUAL | |
| **HARDWARE SET 'E'** | (1-1/2) PAIR 4-1/2 X 4-1/2 BUTT HINGES<br>(1) OFFICE LATCHSET<br>(1) CLOSER<br>(1) WALL STOP<br>(3) SILENCERS | 3 EA. BUTTS - STANLEY FBB 191 (32D) 4.5 x 4.5<br><br>YALE 3000 SERIES, OR EQUAL, PARALLEL ARM MOUNTED<br>IVES 407 (32D), OR EQUAL | |
| **HARDWARE SET 'F'** | (1-1/2) PAIR 4-1/2 X 4-1/2 BUTT HINGES<br>(1) STORAGE LATCHSET<br>(1) WALL STOP<br>(3) SILENCERS | 3 EA. BUTTS - STANLEY FBB 191 (32D) 4.5 x 4.5<br><br>IVES 407 (32D), OR EQUAL | |

**NOTES:**
1. VERIFY PROPER DOOR FUNCTIONALITY AND HARDWARE PRIOR TO ORDERING. CONTRACTOR TO VERIFY ACCESS CONTROL REQUIREMENTS WITH OWNER.
2. CONTRACTOR TO REVIEW AND CONFIRM HARDWARE SETS WITH OWNER AND ARCHITECT PRIOR TO ORDERING.
3. ALL INTERIOR DOORS SHALL BE PROVIDED WITH LEVER HANDLE LATCH SETS COMPLIANT WITH FBC ACCESSIBILITY 309 & 404.2.7

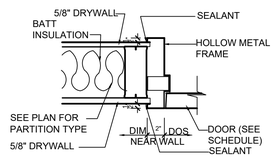
# DOOR TYPES & FRAMES



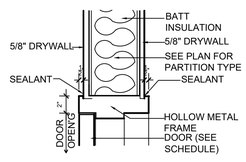

**NOTES:**
1. STOREFRONT BASIS OF DESIGN: KAWNEER MEDIUM STILE 350 SERIES STANDARD ENTRANCE DOORS (OR APPROVED EQUAL)
2. FRAME FINISH: ANODIZED ALUMINUM "BLACK"
5. ALL GLAZING TO BE INSULATED / LOW E, CLEAR GLASS, UNLESS NOTED OTHERWISE.




## 3 INT. DOOR THRESHOLD
A8.1 1-1/2" = 1'-0"




## 2 INT. DOOR JAMB
A8.1 1-1/2" = 1'-0"




## 1 INT. DOOR HEAD
A8.1 1-1/2" = 1'-0"


POWELL STUDIO
ARCHITECTURE
ARCHITECTURE | INTERIOR DESIGN
713 WEST MONTROSE STREET ● CLERMONT, FLORIDA 34711
PH: (352) 874-2340 ● FAX: (877) 680-7183
www.powellstudioarch.com
AA# 26002236



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CONSULTANT:

OWNER / PROJECT:

# TOOLES ACE HARDWARE
MINNEOLA, FLORIDA, 34715

PROFESSIONAL SEAL:




Robert Jeffrey Powell, AIA
Florida Licensed Architect #AR94675
This item has been electronically signed and sealed by Robert Jeffrey Powell, AR94675 using a Digital Signature and the date adjacent to the seal. Printed copies of this sealed and the signature must be verified on any electronic copies.

2026.04.23 11:17:47-04'00'

PROJECT NO: PSA2025-10.00

REVISIONS:

| MARK | DATE | DESCRIPTION |
|---|---|---|
| 3 | 04/13/26 | MUNI COMMENTS |

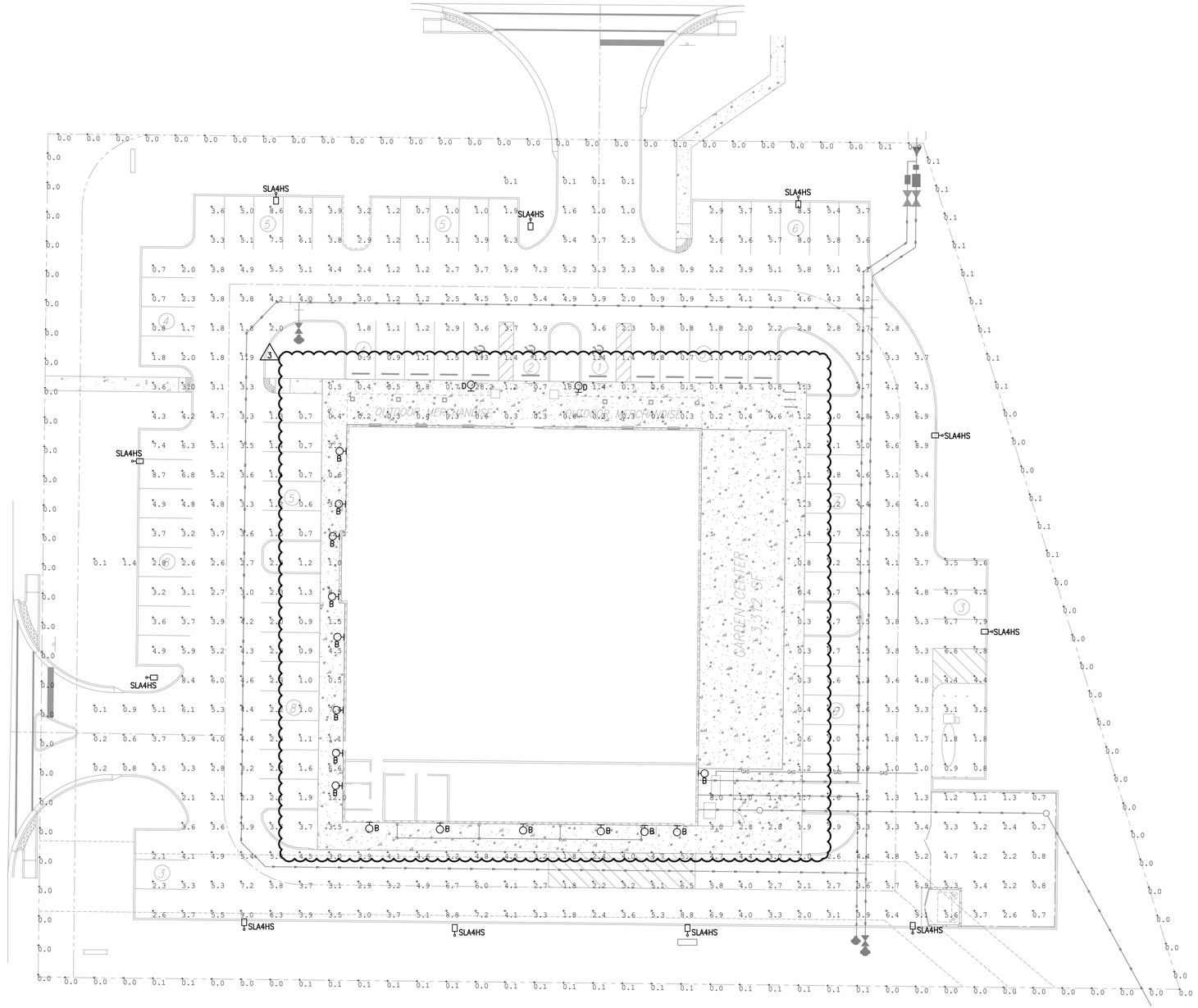
ISSUE DATE: DECEMBER 18, 2025

DOOR SCHEDULE & DETAILS

A8.1

| Luminaire Schedule | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Symbol | Qty | Label | Arrangement | Description | LLF | Luminaire Lumens | Luminaire Watts | Total Watts |
| | 2 | D | Single | LTC-6RD-P-20L35K8MD-DM1-S-BL | 1.000 | 2265 | 22.641 | 45.282 |
| | 15 | B | Single | LTC-6RD-P-20L35K8MD-DM1-S-BL | 1.000 | 2265 | 22.641 | 339.615 |
| | 11 | SLA4HS | Single | VP-1-16UL-135-4K7-4F-HSS-90-B | 0.950 | 16897 | 144.5 | 1589.5 |

| Calculation Summary | | | | | | | |
|---|---|---|---|---|---|---|---|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
| Parking Area | Illuminance | Fc | 3.18 | 28.2 | 0.1 | 31.80 | 282.00 |
| Property Line | Illuminance | Fc | 0.03 | 0.1 | 0.0 | N.A. | N.A. |




1 E1.2 SITE PLAN - PHOTOMETRICS
1" = 20'-0"

NORTH

POWELL STUDIO ARCHITECTURE
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Joseph, Lawrence & Co
Consulting Engineers
1180 HARWOOD AVE., SUITE 3000
ALTAMONTE SPRINGS, FLORIDA 32714
TEL: 321.972.4466
WWW.JLCENG.COM
CA NO. 28730

OWNER / PROJECT:

# TOOLES ACE HARDWARE

MINNEOLA, FLORIDA, 34715

PROFESSIONAL SEAL: JLC25.0138.00

BLAKE L. SUDDETH LICENSE No. 59950 STATE OF FLORIDA PROFESSIONAL ENGINEER

Blake L Suddeth

This item has been digitally signed and sealed by Blake L Suddeth 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. A verified on any electronic copies. 2025.04.23 12:51:25-04'00'

PROJECT NO: PSA 2025-10.00

REVISIONS:

| MARK | DATE | DESCRIPTION |
|---|---|---|
| 3 | 04/09/26 | MUNI COMMENTS |

ISSUE DATE: DECEMBER 18, 2025

SITE PLAN
PHOTOMETRICS

E1.2

IRRIGATION DESIGN NOTES

A. GENERAL NOTES

1. The plans and drawings are diagrammatic of the work to be performed. The work shall be executed in a manner to avoid conflicts with utilities and other element of construction, including landscape materials. Any and all deviations shall be brought to the attention of the owner or owners representitive. The contractor shall not willfully install any aspect of the irrigation system as shown on the plans and drawings when it is obvious in the field that obstructions, grade differences, or discrepancies exist that might not have been known during the design of the irrigation system. In the event that notification of the conflict is not given to the representative, the contractor will assume full responsibly for all revisions.

2. Irrigation system shall be installed in accordance with the plans, Irrigation System Specifications and all contract documents. Contractor shall comply with all prevailing local codes, ordinances and regulations.

3. Check and verify all site conditions, including service utility locations, prior to trenching or digging. Coordinate all irrigation system construction with existing and / or new plantings to avoid conflict or interference with location piping, sleeving, cables and service utilities. The irrigation contractor is responsible for coordinating installation with all other construction on site especially landscape installation. Irrigation system is to be relocated for no additional cost for any conflict with landscape installation or any other site construction or existing conditions. All components that are not contained within the specific areas shown on the drawings will not be accepted. All piping and other components are to remain within the property of the OWNER.

4. Where existing or new trees, light standards, signs, electronic controllers and / or other objects are on obstruction to an irrigation sprinkler's pattern, the component and piping shall be relocated as necessary to obtain proper coverage without damaging the obstruction. The Landscape Architect or representative is to determine if obstruction occurs at all.

5. Component spacing is maximum. Do not exceed spacing shown or noted on the plans. Component spacing may be changed to accommodate changes in terrain and planting layout as long as the modified spacing does not exceed the spacing shown in the plans. Unless shown otherwise, irrigation contractor shall provide 100% coverage.

6. All materials and equipment shown shall be installed as detailed on the plans. If the drawing do not thoroughly describe the techniques to be used, the installer shall follow the installation methods/instructions recommended be their manufacturer.

7. Irrigation contractor shall adjust all sprinklers, controller and other operating characteristics, including coverage, operating pressure, flow rates and operation time, as indicated on the drawings and on the irrigation system specifications. Adjust all sprinklers to avoid overthrow of water onto buildings, roadways, sidewalks or existing native vegetation.

8. Contractor to provide installation shop drawings and manufacturer product information for all irrigation components. All installation shall be as recommended by manufacturers. The quantities shown in the legends and symbol sheets shall not be used for bidding purposes. The contractor will be responsible for conducting a comprehensive take-off of materials to determine the actual quantities of materials necessary to execute the work described on the plans and drawings.

9. All trenches shall be backfilled with clean, debris-free materials. Clean sand shall be used for bedding materials if parent soil cannot adequately rid of rock and other extraneous debris. Pulling pipe may be utilized were applicable.

10. All solvent welding shall be preceded by priming of the fittings and pipe as recommended by the manufacturer.

11. Contractor and label / number all zone valve covers with corresponding controller zone number and isolation valve box with record drawing numbers.

B. MAINLINE & PIPING

1. All irrigation main(s) & sub main(s) and lateral piping shall be CLASS 200 PVC Purple Pantone (Reclaimed) pipe with glue fittings. All

2. The depth of all lines shall be 18" minimum cover for mainline and 12" minimum cover for lateral lines as specified per plans and details. Measurements shall be from top of pipe(s) to finish grade. Contractor will be responsible for retrenching and relaying any piping not meeting specified depths.

C. SLEEVING

1. All sleeves SCH. 40 PVC size as per plan. All sleeves to be twice the diameter of piping to be installed.

2. Irrigation contractor shall coordinate with general contractor for the location of sleeving crossings whether shown or not. At no time shall wiring share the same sleeve with main(s) or other piping unless wiring is installed in conduit inside of sleeve for protection.

3. All sleeving shall extend (12") beyond the edge of the surface requiring sleeving.

4. All wiring sleeves shall be SCH. 40 (1") or as sized per plan.

D. ISOLATION VALVES
Not applicable on this project

E. QUICK COUPLER VALVES
Not applicable on this project

F. CONTROL SYSTEM Weathermatic SL-1600 Resi-Bundle

SL1600 CONTROLLER(S) shall be model SL1600 as manufactured by Weathermatic Sprinkler Division of Telsco Industries, or approved equal. Controller(s) shall be modular.

OPERATION: Controller shall be capable of standard timed watering or auto adjust watering times when equipped with an optional SLW weather monitor manufactured by Weathermatic. Auto Adjust watering shall be based on real time, on-site weather data and system audit data entered by the user. Auto adjust timing shall be based on the Hargreaves ET calculation formula. Controller shall provide reviewable watering deficits, scheduled run times by zone and a total run time recap for each zone which is resettable by the user. A more or less function shall be provided to allow run time adjustment by zone for shade/sunlight, system efficiency and other local factors. Auto adjust mode shall also include automatic calculation of run/soak times based on both soil type and zone elevation.

Each program shall have eight independent start times, calendar schedules, watering budgets by month and a soak/cycle for varying soil percolation rates.

Controller shall have a pump start/master valve position which shall be programmable to operate on demand from any selected zone. A programmable safety delay shall be included for zone to zone delay and master valve to zone delay for opening and closure.

Controller shall have input for rain and freeze sensor devices. Use of the optional SLW weather monitor shall incorporate the rain and freeze shutdown functions and shall incorporate a 48 hour delay after closure of the rain sense switch.

Controller shall have self-diagnostic capabilities to detect "short" or "open" zones and the ability to display lists of faults on an LCD display for the user. Diagnostics shall also include LCD display of volt/amp readings by zone and for transformer output as well as backup battery reading. A chatter function shall also be provided to assist in locating buried valves. The controller shall automatically prevent master valve opening or pump start when the valve locator diagnostic is used.

Display shall be backlit for clear viewing in all lighting conditions. Zone timing shall be settable from 1 minute to 9 hours and 55 minutes.

Program D shall operate concurrently with programs A, B and C. Programs A, B and C shall stack in sequence of start time operation.

Program schedules shall include options for days of the week, odd date, even date or an interval of 1 to 30 days. A 'no water' window shall be available to inhibit daily operations of a program between two selected times on a given day; omission of up to 7 specified calendar dates or specific days of the week. Adjustments for leap year shall be automatic.

Manual operation shall be provided by program, by station, or on a programmable test program with durations from ten (10) seconds to ten (10) minutes. The programmable test program shall also check for short and open conditions on each zone each time it is run.

Non-volatile memory shall retain all programming and real-time clock shall be provided to maintain date and time.

CONSTRUCTION: Controller shall be enclosed in a U.L., CE and C-Mark Listed rainproof plastic enclosure with optional key lock. The enclosure shall be rated for outdoor or indoor use. Enclosure shall be a wall mount (pedestal mount) model with removable knockouts on the lower side and back of the housing for choice of wiring location. The operating panel shall be a totally enclosed module that is removable from the housing for programming at a separate location. A test post for 24V a.c. operation shall be accessible with or without the operating panel. Zone modules (SLM4) shall be self-contained modules that can be installed without turning off power to the unit and programming of new zones shall not be required. Module wiring connections shall be of the type that allows insertion of solid wires without any tool. Each module shall contain its own surge protection.

ELECTRIC: Controller shall be completely electric in operation. Controller shall be installed and wired in accordance with manufacturer's published instructions. Controller shall be capable of operating from an independent power supply. Primary shall be 115V a.c. 60hz or 230V, 50hz.

WARRANTY: Controller shall have a manufacturer's limited warranty of three (3) years.

G. RAIN SENSOR SmartLine®/ Weather Stations SLW5

WEATHER STATION(S) shall be model SLW5 manufactured by Weathermatic Sprinkler Division of Telsco Industries. Weather stations must be compatible for use with SmartLine irrigation controls.
CONSTRUCTION: Weather station shall be wireless in design using bi-directional communication. Weather station shall have integrated on-site sensors for rain-shut off, freeze shut-off and calculation of daily evapotranspiration irrigation deficits. Weather station shall have an integral mounting bracket with a two-point articulating arm made from high-impact molded resin. Weather station shall be suitable for outdoor mounting in light-commercial or residential environments. Weather station shall be capable of two-way communications with the SmartLine controls and have independent power supply, self-diagnostic circuit and microprocessor.
OPERATION: Weather stations rain sensor shall be adjustable to interrupt irrigation after a user selected precipitation amount of 1/8th", 1/4" or 1/2". Weather station shall be capable of interrupting irrigation after temperatures reach below 37 degrees Fahrenheit. Weather station shall provide instant notification to the controller of either a rain or freeze event and upon clearing of the same. Evapotranspiration deficits shall be calculated daily and transferred to the SmartLine controller each day.
WARRANTY: Weather station shall have a manufacturer's limited warranty of two (2) years

L. IRRIGATION CONTROL WIRE(S)

1. Irrigation Control wires shall be minimum of 18 Gauge Direct Burial wire approved for use in irrigation.

2. CONSTRUCTION: Conductors must be soft drawn, annealed, solid copper conforming to ASTM 33. Conductor insulation must be polyvinyl chloride (PVC) conforming to UL #493.
multiple insulated conductors shall be laid in l and encased in a single outer jacket of thick, high-density, sunlight resistant polyethylene conforming to ICEA S-61-402 and NEMA WC5. The conductors must be color-coded: normally one conductor white for common and the other single colored. All conductors shall be the same size.

A. REMOTE CONTROL VALVES Hunter ICV Filter Sentry

The valve shall be available in a globe body style with 1 inch Female National Pipe Thread (FNPT) inlet and outlet. The 3-inch model shall be available in a combination globe/angle configuration. When specified, the valve shall be configured with British Standard Pipe threads. The valve shall be equipped with a flow control mechanism with removable handle that will regulate flow from full on to completely off. When specified for use with reclaimed water, a reclaimed water identifier handle shall be available. The body and bonnet shall be molded of non-corrodible, glass-reinforced nylon, rated to 220 PSI (15 bars, 1500 kPa). The body of the valve shall have brass inserts, with through-holes, which will accept the bonnet bolts. The bonnet bolts shall be serviceable with a slotted screwdriver, Phillips screwdriver, or a hex wrench, and shall be held captive in the bonnet when the bonnet is removed from the valve body. The diaphragm assembly shall be of molded EPDM construction, reinforced with nylon fabric and have a EPDM seating material. The valve shall be equipped with an internal filter as well as a self-cleaning metering rod, so only clean water can enter the solenoid chamber. An optional filter cleaning system that cleans a stainless steel filter each time the valve opens and closes shall be available. All metal parts internal to the valve shall be manufactured from corrosion-resistant stainless steel.
The standard solenoid shall be a 24 VAC unit with a 370mA inrush current and 190mA holding current at 60 cycles and a 475 mA inrush current and 230 mA holding current at 50 cycles. When specified, the unit shall be equipped with a DC latching solenoid for use with battery-operated controllers. The solenoid shall be an encapsulated, one-piece unit with captive plunger. It shall be equipped with manual internal and external bleed capability to release the upper chamber water to the downstream piping, or to atmosphere, allowing the valve to open.
The valve shall carry a five-year, exchange warranty (not prorated). The valve shall be manufactured by Hunter Industries

VALVE & SPLICE BOXES

1. All valve boxes shall meet specifications, be sized 1" valves in 7" valve box 1.5" and larger valves in 10 round valve boxes & installed as shown and detailed herein. Top of valve boxes shall be flush and level with grade when installed. Contractor to reinstall and re-level boxes if soil settling occurs.

2. Where possible and feasible install valve boxes within planting bed lines. No valve boxes shall be installed within: 3' of any sidewalk or other pedestrian used surface, 5' from any vehicular roadways, swale(s) or any other low-point.

K. POP-UP SPRAY HEADS Hunter PRO Series PRS 40 PSI as per plan

The sprinkler shall be available with a 6 or 12-inch pop-up stroke, depending on the body specified, to bring the nozzle into a clean environment. The sprinkler shall be available as an aboveground shrub head. The sprinkler shall have the option of either a factory-installed or field-installed drain check valve capable of checking up to 10 feet (3.0 m) in elevation change. When specified as factory-installed, the sprinkler shall have the words "CHECK VALVE" stamped in white lettering on the body cap. The sprinkler shall have available an optional, snap-on cap, molded in purple alcryn rubber, or a replacement body cap, molded in purple to indicate the use of reclaimed water. A vandal-resistant locking cap shall be available as a field-installed option.
The sprinkler shall have a standard pressure-regulating device as an integral part of the pop-up riser. This regulator will prevent fogging or misting of the nozzle spray pattern by maintaining a constant nozzle outlet pressure of 30 PSI for use with Spray Nozzles and constant nozzle outlet pressure of 40 PSI for MP Rotator Nozzles with inlet pressures of up to 100 PSI, regardless of the radius of nozzle installed.
The body of the sprinkler shall be constructed of corrosion and UV-resistant, heavy-duty A.B.S. The riser of the sprinkler shall be constructed of abrasion and UV-resistant A.B.S. and shall be adjustable for pattern alignment. The riser shall be compatible with female threaded nozzles and shall have a stainless steel spring for positive retraction when irrigation is complete.
The sprinkler shall have a pressure-activated, multi-function, UV stable wiper seal that will clean debris from the pop-up stem while it retracts. The seal shall be molded around a rigid plastic ring to prevent seal deformation. This seal shall prevent the sprinkler from sticking in the up position and be capable of sealing the sprinkler riser stem to the sprinkler cap under normal operating pressures. The seal shall be removable from the cap for easy service and shall be replaceable.
The sprinkler shall have a factory-installed, removable flush cap with a pull-up tab that shall prevent debris from entering the sprinkler during installation and allow the system to be flushed before installing the nozzle. The flush cap shall have a directional flushing action that allows the water to escape only in one direction. The flush cap shall open as the stem extends and completely close when the stem is in the retracted position.
The sprinkler shall have an exposed surface diameter after installation of 2-1/4 inches (6 cm). In addition, the 6-inch (15 cm) and 12-inch (30 cm) sprinklers shall be available with a 1/2-inch FNPT side inlet. When specified with a factory-installed check valve, the 6-inch (15 cm) and 12-inch (30 cm) sprinklers will be supplied without the side inlet.
The sprinkler shall carry a five-year, exchange warranty (not prorated).
The sprinkler shall be manufactured by Hunter Industries Incorporated, San Marcos, California.

2. Hunter MP Rotator Nozzles
The sprinkler shall produce and maintain a matched precipitation rate no greater than 0.6" per hour throughout the arc adjustment range and radius adjustment range, (up to 25% of radius reduction), when spaced at 50% of wetted diameter.

The part circle sprinkler shall have an infinitely adjustable arc from 45° to 105°, 90° to 210° or between 210° to 270° depending on the model selected. The full circle sprinkler shall irrigate a full 360°. The 45° to 105° model shall not require coverage from adjacent sprinklers closer than 3' from the head.

Full or part circle sprinklers shall be capable of up to 25% radius reduction using a stainless-steel radius adjustment screw. The radius reduction screw shall have a slip clutch mechanism to prevent internal damage if turned past the minimum or maximum radius settings. The radius reduction screw shall reduce the pressure and flow upstream of the adjustable orifice thereby maintaining stream integrity.

Part circle sprinklers shall have arc adjustment capabilities using a stainless-steel ring. The adjustment ring shall be effective only while the sprinkler is popped up and shall be ineffective while the sprinkler is popped down. When turned past the minimum or maximum arc limits the adjustment mechanism shall have a ratcheting action to prevent internal damage.

This same ratcheting action shall allow the orientation of the left edge of the variable arc when installed on a fixed riser or in a popup body. This is independent of and in addition to any ratchet that may exist in a popup body.

The sprinkler itself shall pop-up at approximately 15 psi of water pressure. Upon cessation of water pressure, the sprinkler itself shall retract. When installed in a pop-up body the sprinkler itself shall pop-up after the body stem is almost fully extended. Upon decreasing pressure, the sprinkler itself shall pop-down before the pop-down of the body stem is complete.

The sprinkler's adjustable orifice shall be manufactured from polyurethane and acetyl plastic materials for durability.

The sprinkler shall be fitted with a detachable filter.

Sprinkler Assembly models MP Corner, MP Side Strip, MP Left Strip, MP Right Strip, MP1000, MP2000 & MP3000 shall be able to be installed in popup bodies having a 5/8-27 UNS male threaded stem, at all common popup heights. Sprinkler Assembly shall also be able to be attached to a 1/2 FIPT x 5/8-27 UNS male threaded adapter for use on fixed pipe risers. Models MP Corner HT, MP Side Strip HT, MP Left Strip HT, MP Right Strip HT, MP1000HT, MP2000HT & MP3000HT shall be able to be installed in popup spray head bodies having a 5/8-28 UNS female threaded stem, at all common popup heights. Sprinkler Assembly shall also be able to be attached to a 1/2 FIPT x 5/8-28 UNS female threaded adapter for use on fixed pipe risers.

L. Hunter HDL Drip Tubing

**HDL-PC & HDL-R**

The drip line shall feature construction of robust materials and pressure compensation.
The drip line shall feature color-coded stripes to indicate flow.
The drip line shall be UV resistant.
The PC dripline shall be distinguished from other HDL by its light brown base resin.
The drip line shall be offered in stretch-wrapped coils.
The drip line shall utilize flat emitters with multiple inlet filters.
The drip line shall be available in a reclaimed version identified by purple stripes to indicate irrigation using non-potable water.

M. Contractor is required to provide static pressure reading from water source to Landscape Architect prior to construction of irrigation system. System design based on typical information for systems in Florida of 65 PSI static pressure at point of connection designated on plan. Source must supply a minimum of 17 gallons per minute with a dynamic pressure of 60 PSI at entrance of backflow device.

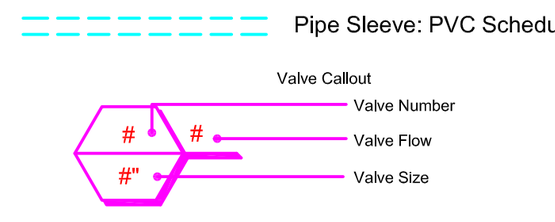
## IRRIGATION SCHEDULE

2026-04-28 16:14

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY | ARC | PSI | RADIUS |
|---|---|---|---|---|---|
| | Hunter MP Corner PROS-06-PRS30-CV-F-R T Turf Rotator, 6in. pop-up with factory installed check valve, floguard, reclaimed body cap, pressure regulated to 30 psi, MP Rotator nozzle on PRS30 body. T=Turquoise adj arc 45-105. | 12 | Adj | 30 | 12' |
| | Hunter MP Strip PROS-06-PRS30-CV-F-R LCS Turf Rotator, 6in. pop-up with factory installed check valve, floguard, reclaimed body cap, pressure regulated to 30 psi, MP Rotator nozzle on PRS30 body. LCS=Ivory left strip, SS=Brown side strip, RCS=Copper right strip. | 1 | LCS | 30 | 4'x12' |
| | Hunter MP Strip PROS-06-PRS30-CV-F-R RCS Turf Rotator, 6in. pop-up with factory installed check valve, floguard, reclaimed body cap, pressure regulated to 30 psi, MP Rotator nozzle on PRS30 body. LCS=Ivory left strip, SS=Brown side strip, RCS=Copper right strip. | 4 | RCS | 30 | 4'x12' |
| | Hunter MP Strip PROS-06-PRS30-CV-F-R SS Turf Rotator, 6in. pop-up with factory installed check valve, floguard, reclaimed body cap, pressure regulated to 30 psi, MP Rotator nozzle on PRS30 body. LCS=Ivory left strip, SS=Brown side strip, RCS=Copper right strip. | 6 | SST | 30 | 4'x24' |
| | Hunter MP1000 PROS-06-PRS30-CV-F-R M Turf Rotator, 6in. pop-up with check valve, floguard, reclaimed body cap, pressure regulated to 30 psi, MP Rotator nozzle on PRS30 body. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc. | 25 | 90-210 | 30 | 12' |
| | Hunter MP2000 PROS-06-PRS30-CV-F-R K Turf Rotator, 6in. pop-up with check valve, floguard, reclaimed body cap, pressure regulated to 30 psi, MP Rotator nozzle on PRS30 body. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc. | 21 | 90-210 | 30 | 17' |
| | Hunter MP3000 PROS-06-PRS30-CV-F-R A Turf Rotator, 6in. pop-up with factory installed check valve, floguard, reclaimed body cap, pressure regulated to 30 psi, MP Rotator nozzle on PRS30 body. B=Blue adj arc 90-210, Y=Yellow adj arc 210-270, A=Gray 360 arc. | 1 | 360 | 30 | 27' |
| | Hunter MP3000 PROS-06-PRS30-CV-F-R B Turf Rotator, 6in. pop-up with factory installed check valve, floguard, reclaimed body cap, pressure regulated to 30 psi, MP Rotator nozzle on PRS30 body. B=Blue adj arc 90-210, Y=Yellow adj arc 210-270, A=Gray 360 arc. | 20 | 90-210 | 30 | 27' |
| | Hunter MP800SR PROS-06-PRS30-CV-F-R ADJ Turf Rotator, 6in. pop-up with check valve, floguard, pressure regulated to 30 psi, MP Rotator nozzle on PRS30 body. ADJ=Orange and Gray ( arc 90-210), 360=Lime Green and Gray (arc 360) | 12 | Adj | 30 | 8' |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY | PSI |
|---|---|---|---|
| | Hunter ICZ-101-40-LF 1" Drip Control Zone Kit. 1in. ICV Globe Valve with 1in. HY100 filter system. Pressure Regulation: 40 psi. Flow Range: .5 GPM - 15 GPM. 150 mesh stainless steel screen. | 13 | |
| | Hunter PLD-BV Manual flush/shut off valve, barbed insert. Typically installed in 10in. box, with adequate blank tubing to extend valve out of valve box. Use with HDL or other 3/4in. dripline. | 32 | |
| | Hunter PLD-AVR 3/4" PLD-AVR allows for air to escape a RESIDENTIAL drip irrigation system to prevent blockage and water hammering. 1/2in. MPT connection with 80 PSI maximum rating. | 8 | |
| | Hunter ECO-ID-12 ECO-ID: 1/2in. FPT connection with 15 psi - 100 psi operating pressure. Specify with Hunter SJ swing joint. | 7 | |
| | Hunter HDL-09-12-PC Drip Ring Drip Ring 2 Row 13' Drip Line | 84 | 25 |
| | Area to Receive Dripline Hunter HDL-09-12-PC HDL-09-12-PC: Hunter Dripline with 0.9 GPH flow. Light brown tubing with black striping. Emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. Install with Hunter PLD barbed or PLD-LOC fittings. | 8,544 lf | 25 |
| | Hunter HDL-09-12-CV HDL-09-12-CV: Hunter Dripline w/ 0.9 GPH emitters at 12" O.C. Check valve, dark brown tubing w/ black striping. Install with Hunter PLD barbed or PLD-LOC fittings. | 39.0 lf | 15 |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY |
|---|---|---|
| | Hunter ICV-G-FS 1" 1in., 1-1/2in., 2in., and 3in. Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use. With Filter Sentry. | 4 |
| MV | Hunter ICV-G-FS-R 1" 1in., 1-1/2in., 2in., and 3in. Plastic Electric Master Valve, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use. With Filter Sentry Factory Installed Option, and Reclaimed Water ID, Purple Handle. | 1 |
| BF | Watts LF909 1" Lead Free Reduced Pressure Backflow Preventer. | 1 |
| C | Weathermatic SL1620 (2) 20-zone model controller, permanently-mounted modules, internal 120VAC/230VAC transformer, large backlit LCD display | 1 |
| WS | Weathermatic SLW5 Wireless Weather Sensor for ET Based Watering, 900mhz - 1500ft. line of site range | 1 |
| M | Point of Connection 1 1/2" 4'" Existing Well 2 HP Submersable Pump 22 GPM @ 65 PSI | 1 |
| | Irrigation Lateral Line: PVC Class 200 SDR 21-NP | 126.6 lf |
| | Irrigation Lateral Line: PVC Class 200 SDR 21-NP 1/2" | 4,905 lf |
| | Irrigation Lateral Line: PVC Class 200 SDR 21-NP 3/4" | 325.4 lf |
| | Irrigation Lateral Line: PVC Class 200 SDR 21-NP 1" | 108.2 lf |
| | Irrigation Lateral Line: PVC Class 200 SDR 21-NP 1 1/4" | 18.4 lf |
| | Irrigation Mainline: PVC Class 200 SDR 21 1" | 28.4 lf |
| | Irrigation Mainline: PVC Class 200 SDR 21 1 1/4" | 924.5 lf |
| | Irrigation Mainline: PVC Class 200 SDR 21 1 1/2" | 137.6 lf |
| | Pipe Sleeve: PVC Schedule 40 2" | 208.3 lf |
| | Pipe Sleeve: PVC Schedule 40 4" | 237.4 lf |




## CRITICAL ANALYSIS

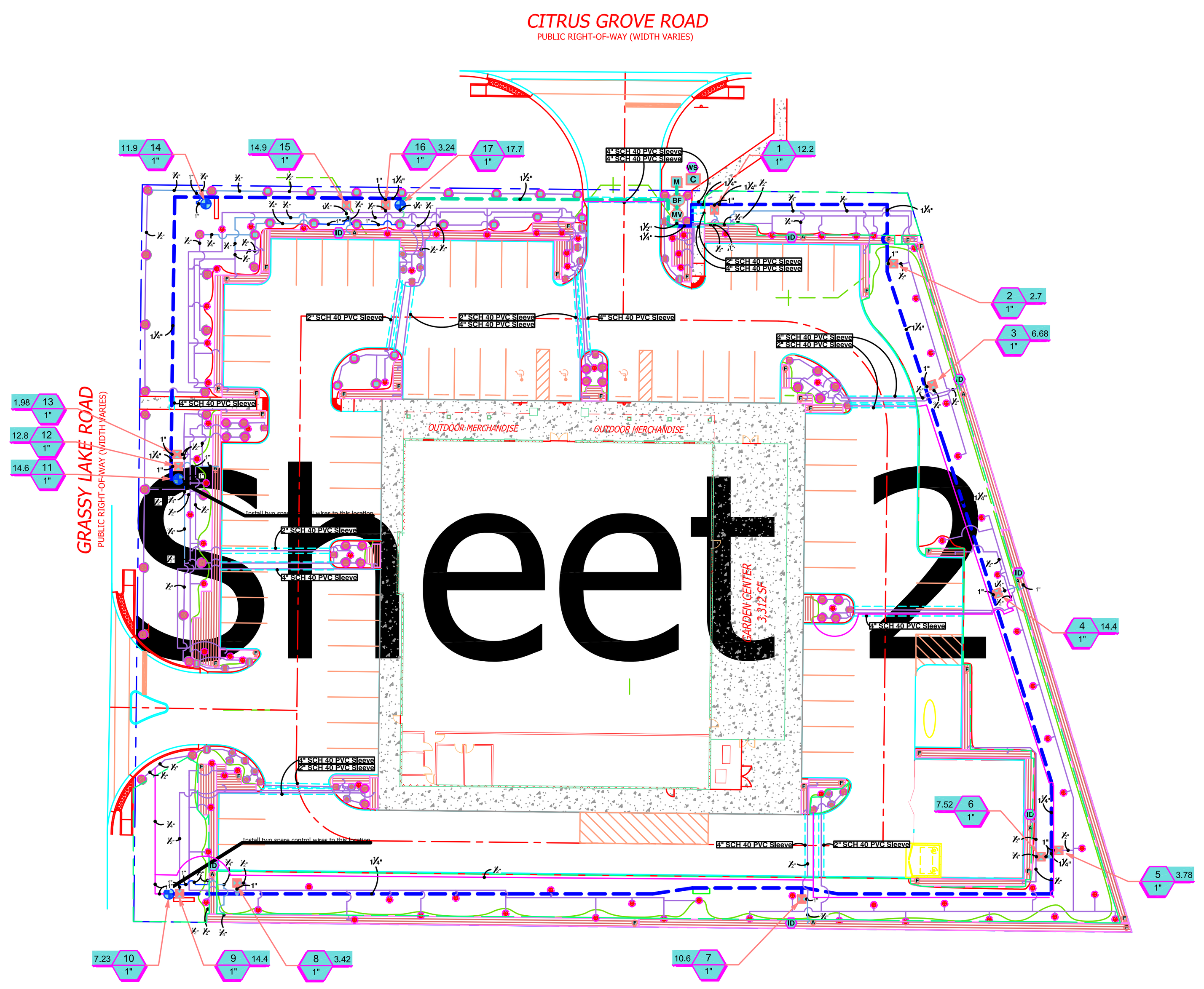
| | |
|---|---|
| Generated: | 2026-04-25 12:03 |
| P.O.C. NUMBER: 01 | |
| Water Source Information: | 1" Meter 17 GPM @ 67 PSI |
| FLOW AVAILABLE | |
| Water Meter Size: | 1" |
| Flow Available | 21.1 GPM |
| PRESSURE AVAILABLE | |
| Static Pressure at POC: | 67 PSI |
| Elevation Change: | 5.00 ft |
| Service Line Size: | 1" |
| Length of Service Line: | 20 ft |
| Pressure Available: | 63 PSI |
| DESIGN ANALYSIS | |
| Maximum Station Flow: | 17.68 GPM |
| Flow Available at POC: | 21.1 GPM |
| Residual Flow Available: | 3.42 GPM |
| Critical Station: | 12 |
| Design Pressure: | 25 PSI |
| Friction Loss: | 1.14 PSI |
| Fittings Loss: | 0.11 PSI |
| Elevation Loss: | 0 PSI |
| Loss through Valve: | 10.7 PSI |
| Pressure Req. at Critical Station: | 36.9 PSI |
| Loss for Fittings: | 0.63 PSI |
| Loss for Main Line: | 6.31 PSI |
| Loss for POC to Valve Elevation: | 0 PSI |
| Loss for Backflow: | 14.6 PSI |
| Loss for Master Valve: | 3 PSI |
| Loss for Water Meter: | 1.14 PSI |
| Critical Station Pressure at POC: | 62.5 PSI |
| Pressure Available: | 63 PSI |
| Residual Pressure Available: | 0.45 PSI |

Contractor to verify quantities of materials. Quantities supplied are a courtesy and Consultant is not responsible for errors in quantities or dimensional errors in design.

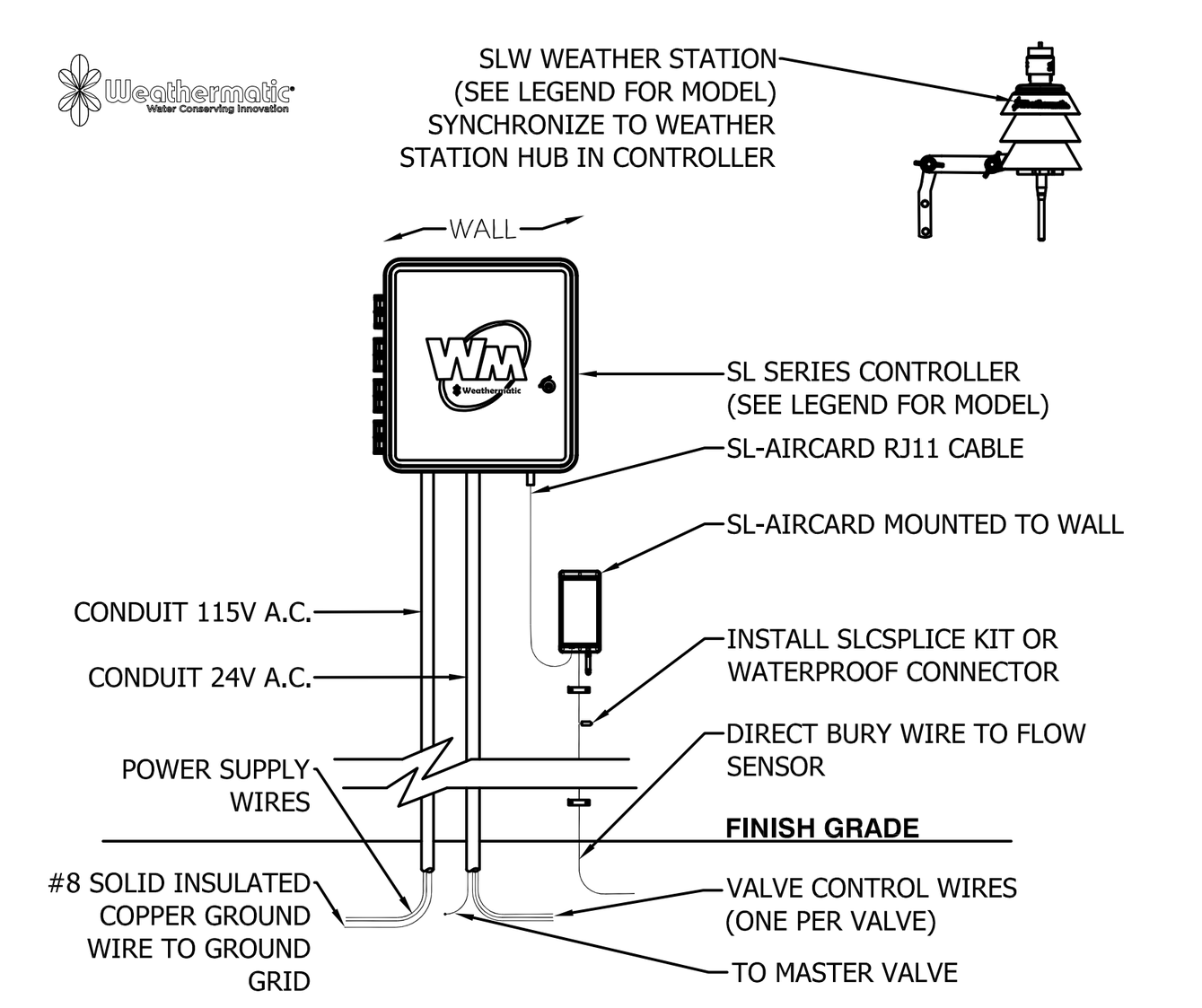
Sunshine State One Call of Florida, Inc. 811

CALL 811 BEFORE YOU DIG

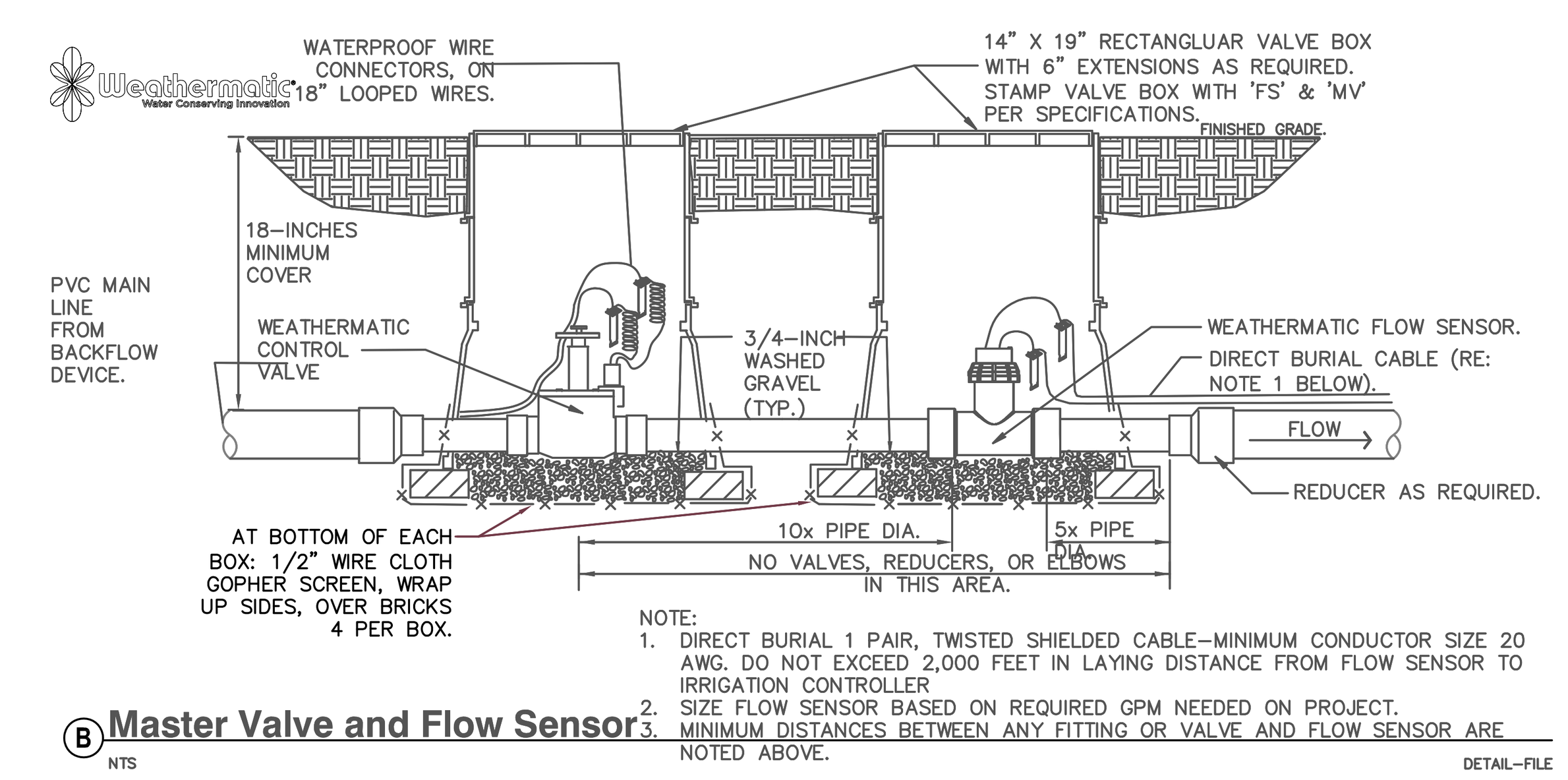
Per Florida Water Star Requirements:
This design has all piping designed for water velocity the be 5 feet per second or less
All zones have matched precipitation nozzles.
No head spacing exceeds head to head spacing.
All zones have pressure regulation at emitters or at the valve
There are no spray nozzles used with this design.
This design utilizes pressure regulation with check valves in the inline drip tubing, PRS 40 6" Pressure regulated spray bodies with MPR Rotator Nozzels



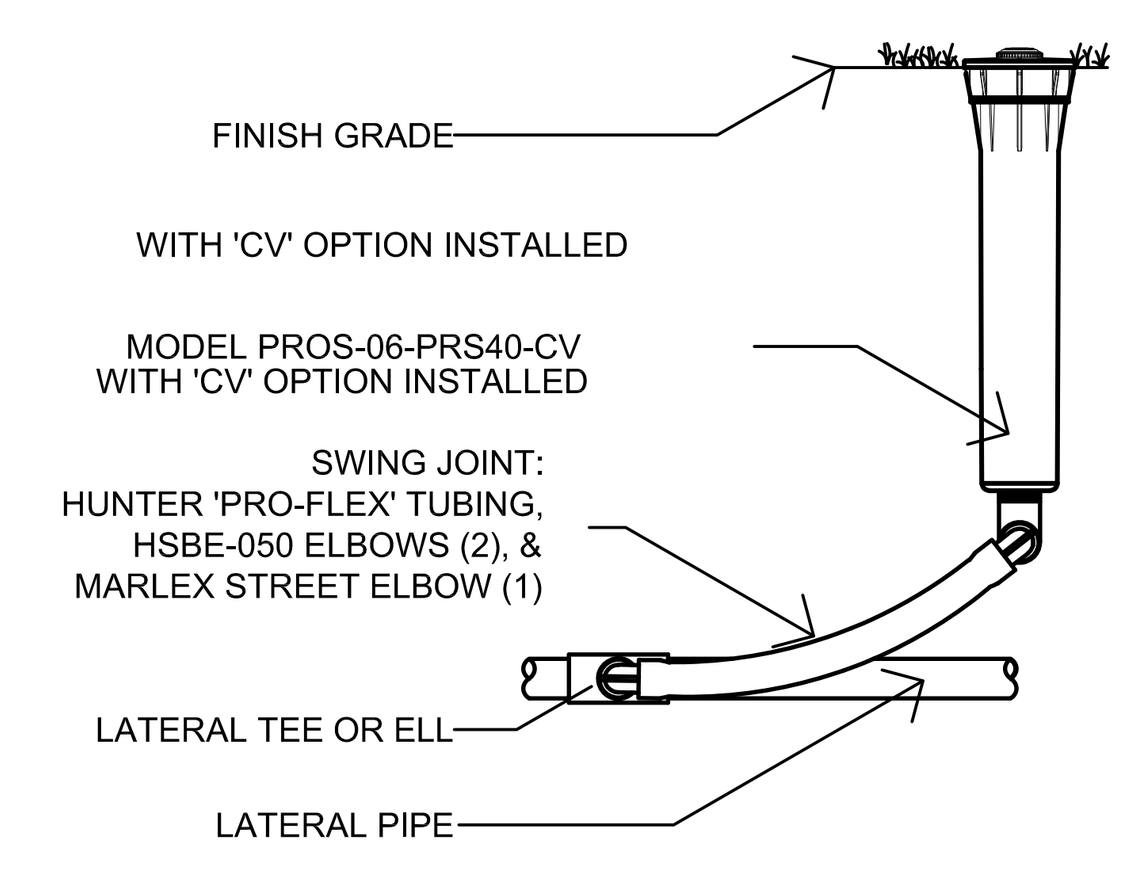

Drawing Key: scale 1" = 50'



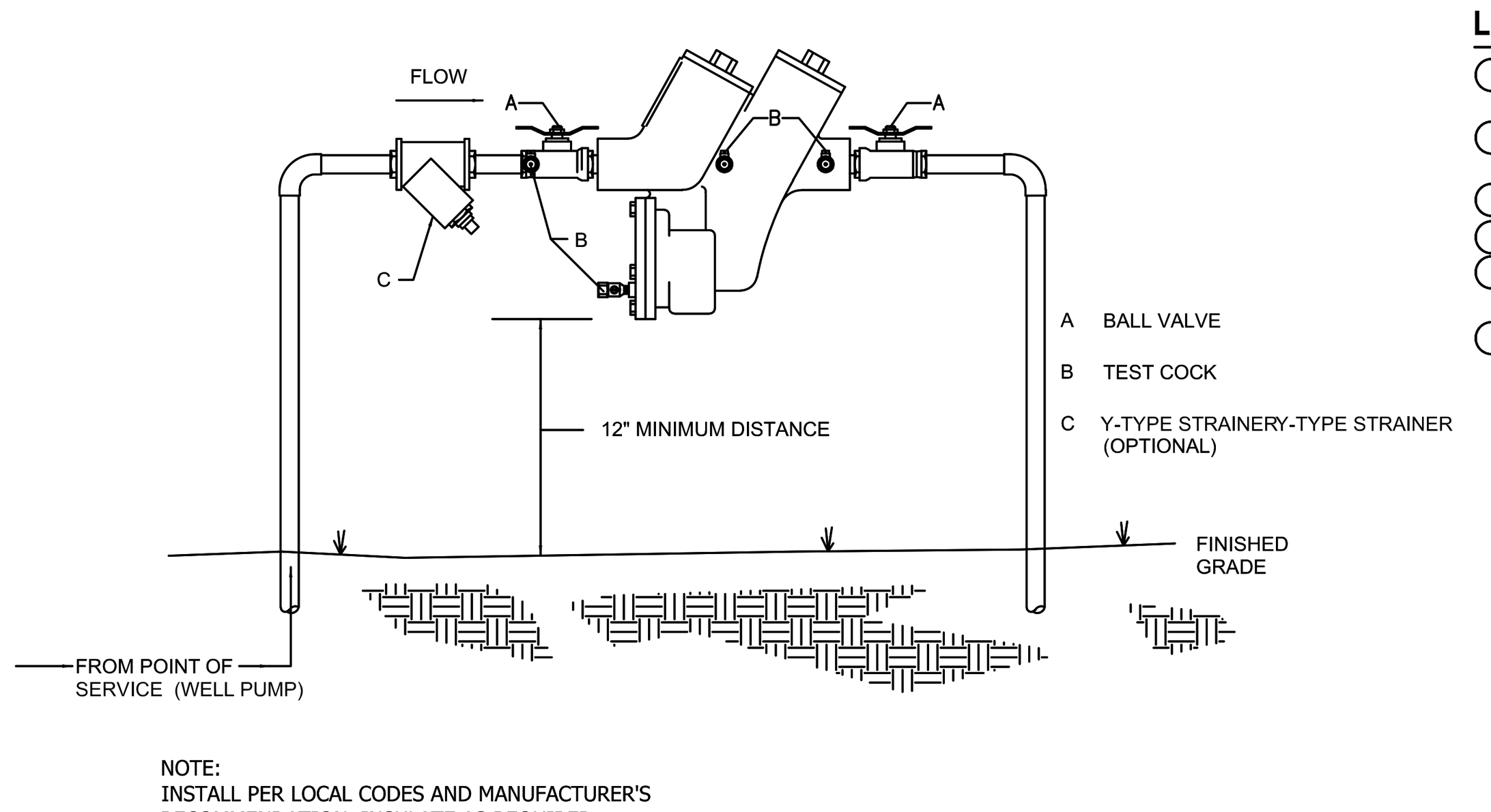

A SmartLine Controller with SLW & Aircard with Flow



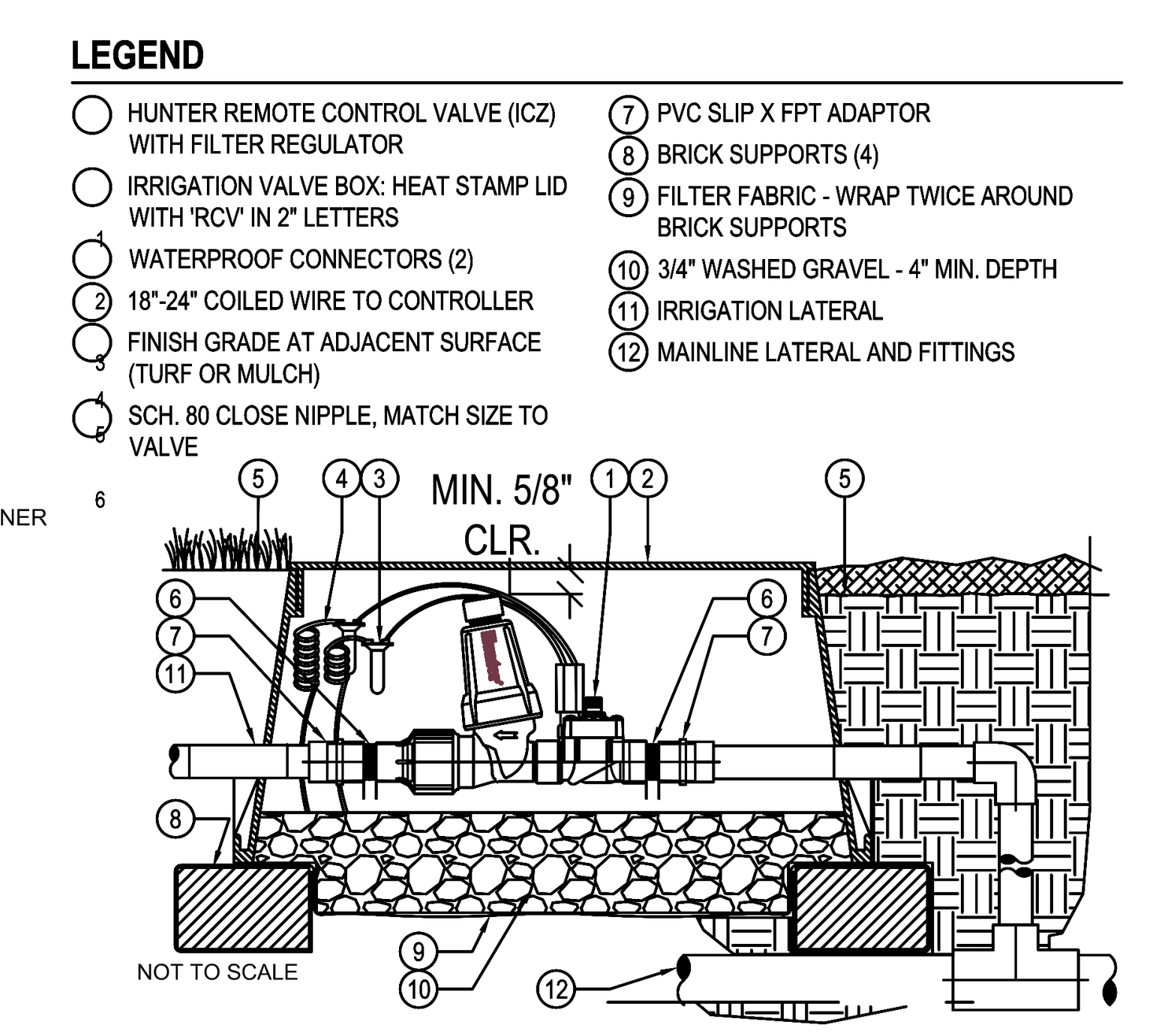

B Master Valve and Flow Sensor
NTS



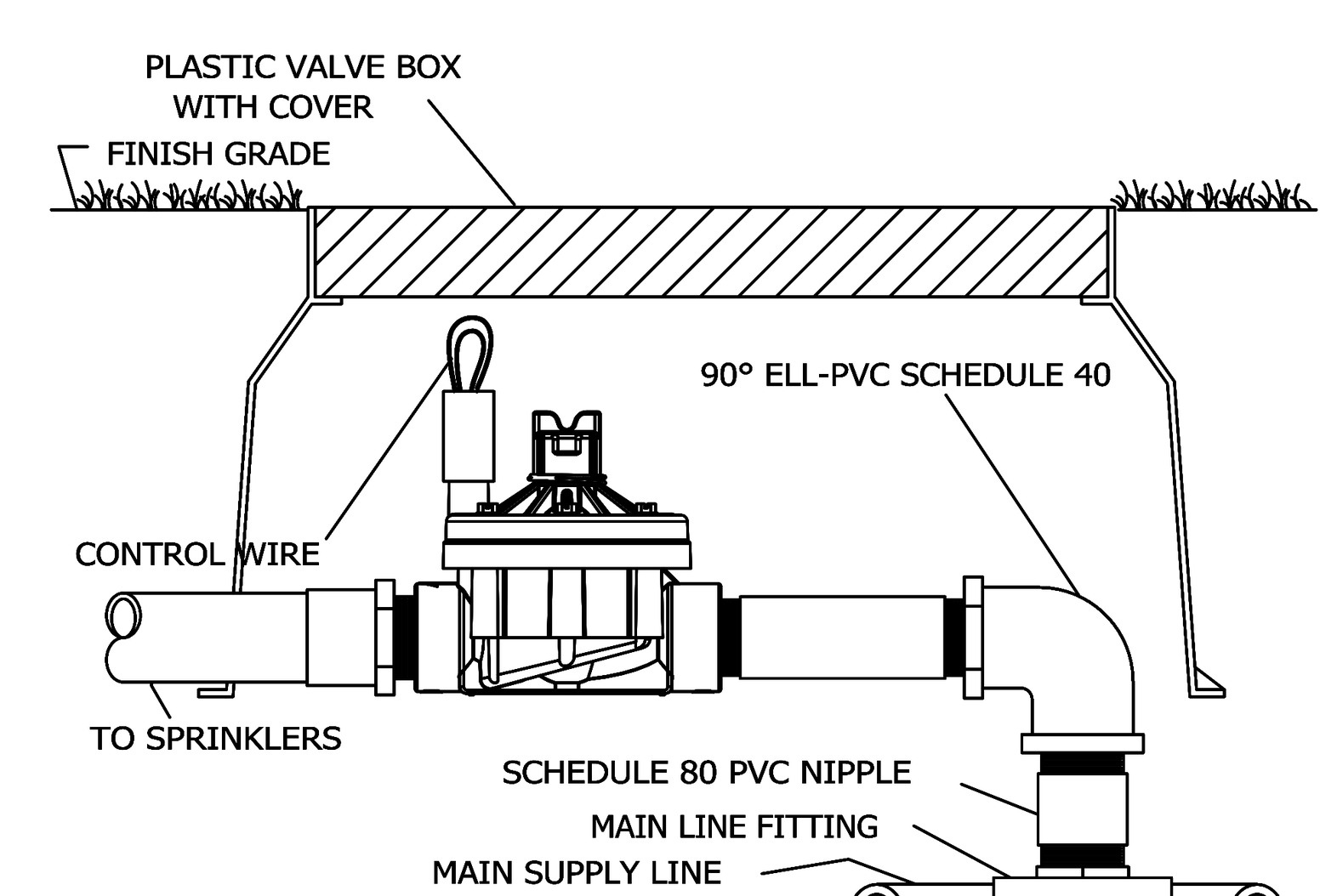

C PROS-06-PRS40-CV MP ROTATOR SPRINKLER
Not to Scale Hunter IRRIGATION DETAIL



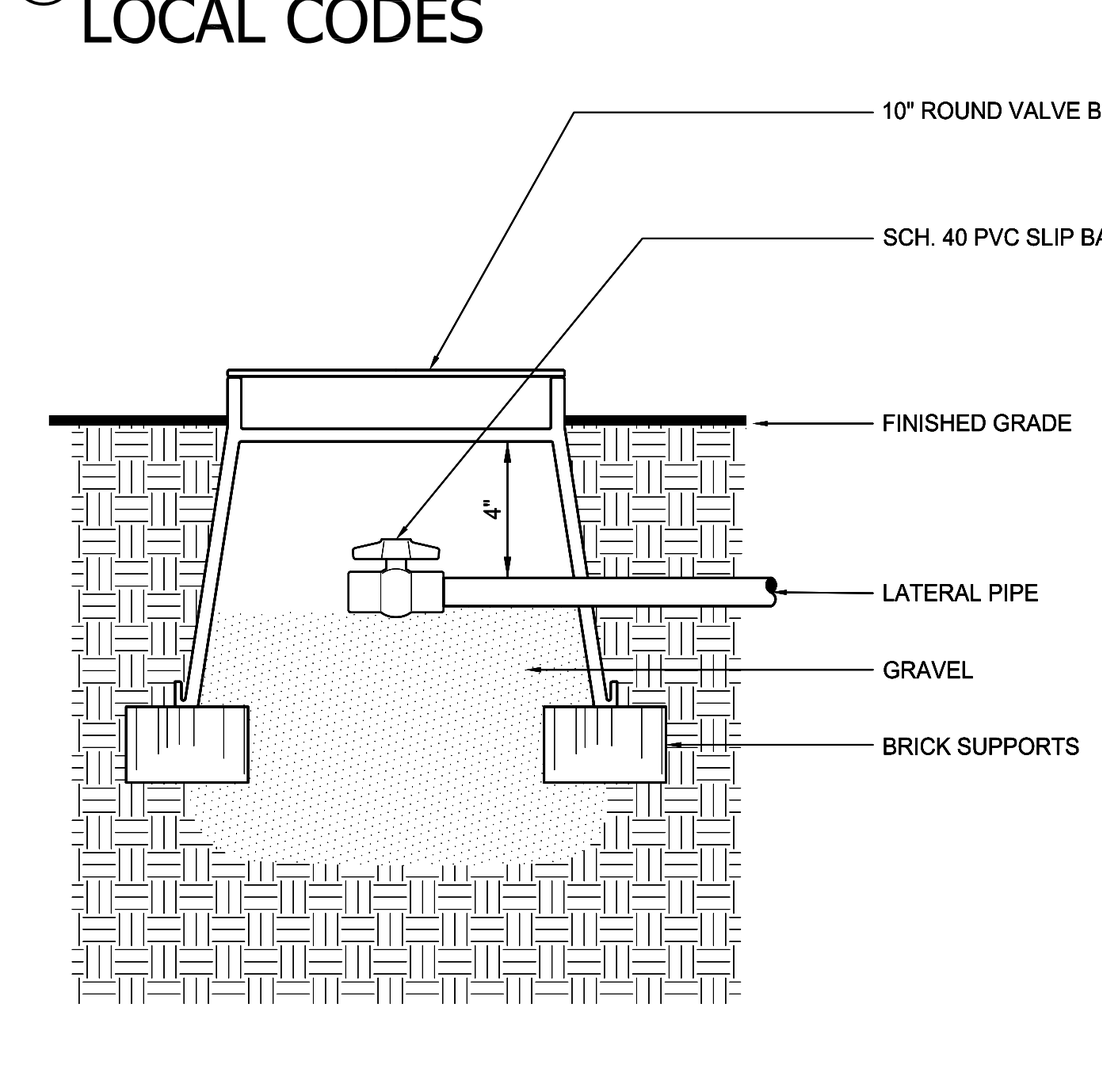

D TYPICAL REDUCED PRESSURE ZONE BACKFLOW PREVENTOR TO MEET LOCAL CODES



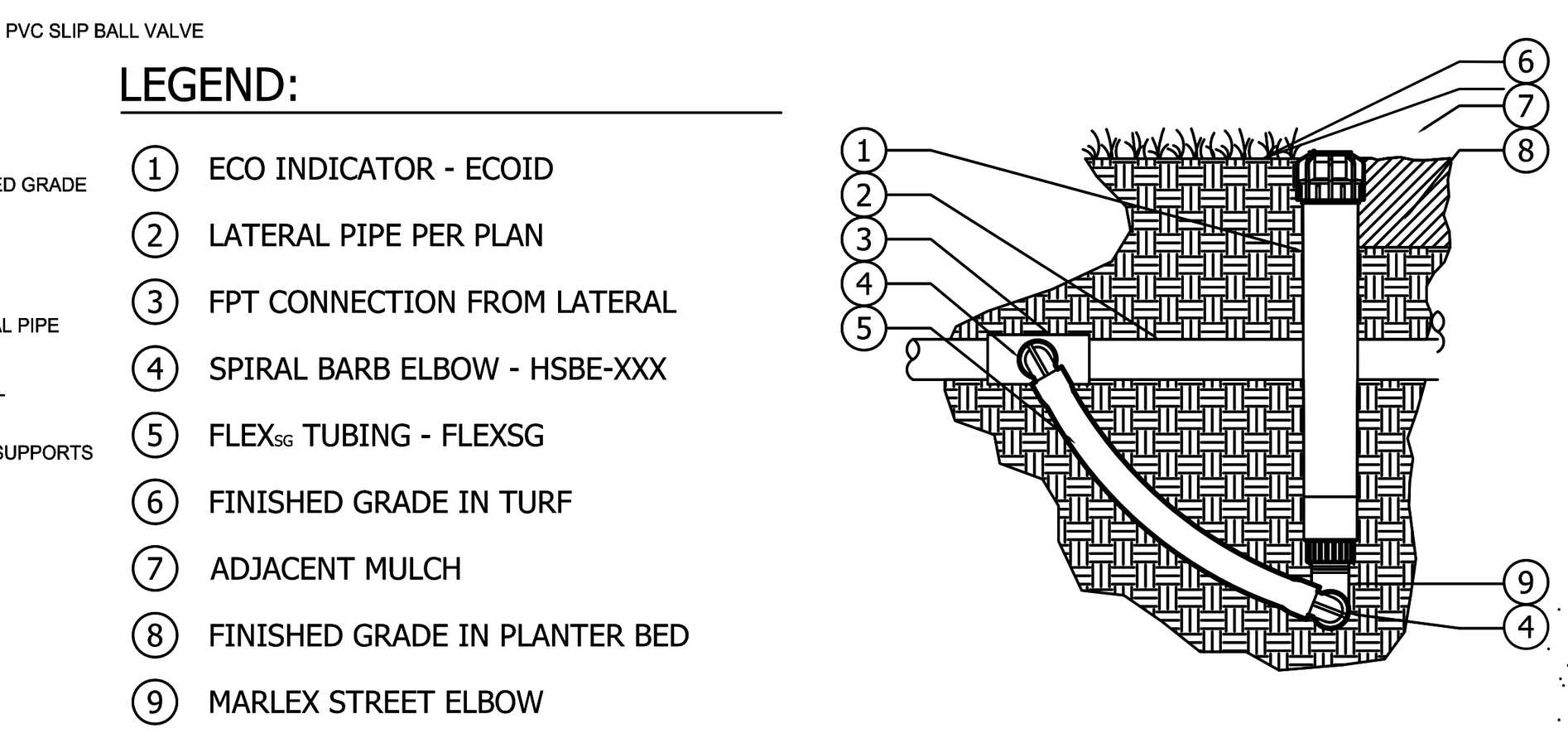

E DRIP CONTROL ZONE KIT (Hunter ICZ-151-XL-40-1.5")



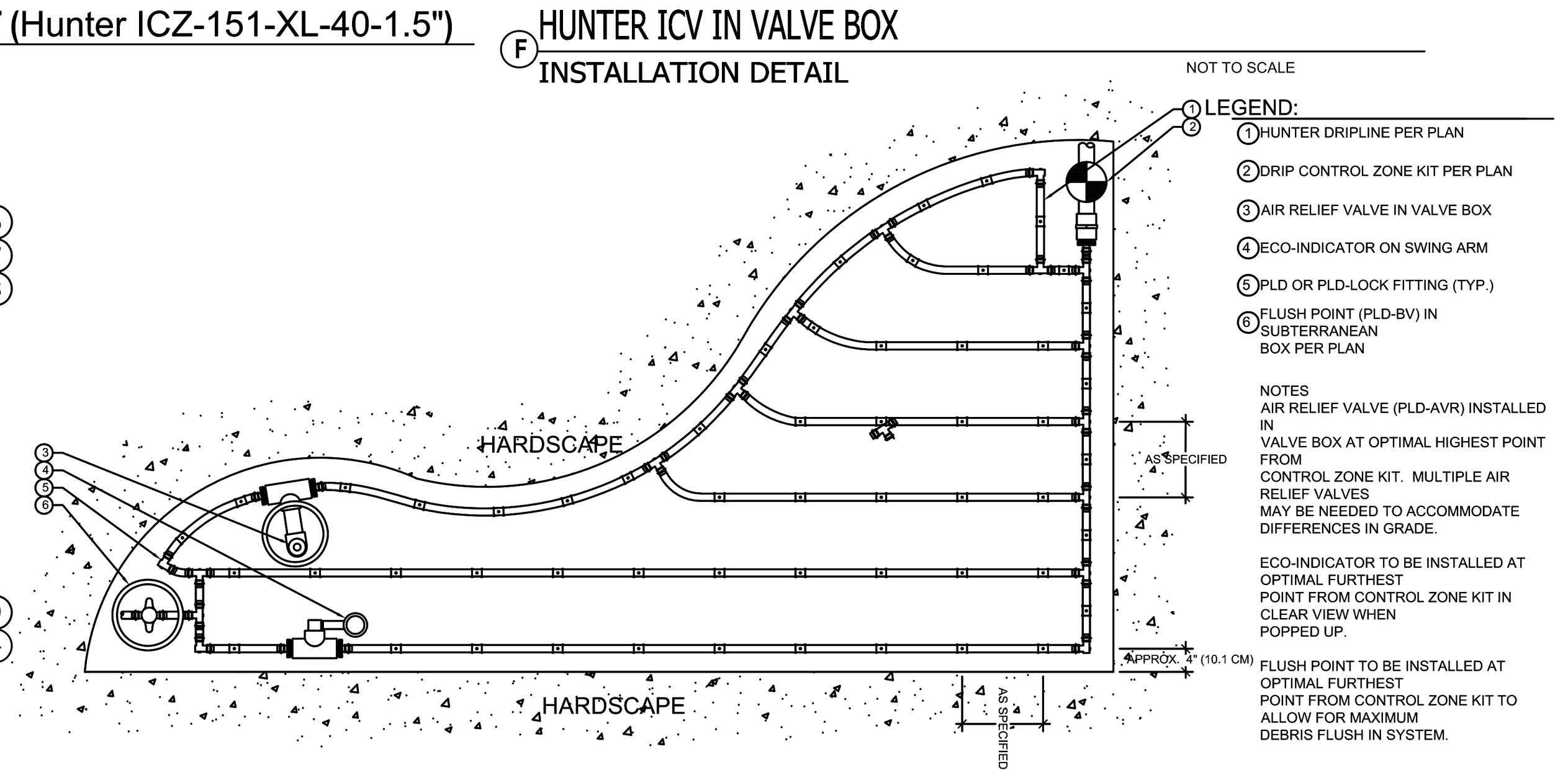

F HUNTER ICV IN VALVE BOX
INSTALLATION DETAIL




G Drip Flush Assembly
N.T.S.




H ECO INDICATOR WITH FLEX TUBING
Hunter NOT TO SCALE
NOT TO SCALE




I HUNTER DRIPLINE - IRREGULAR PLANTED AREA
Hunter HM.HDL.02 (Hunter HDL-09-12-250-R )
NOT TO SCALE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Landscape Architecture & Planning
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L.R. Huffstetler III - Lic. # 0000744

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bobhuff3@yahoo.com

Florida Water Star AP

Leslie R Huffstetler
Digitally signed by Leslie R Huffstetler
Date: 2026.04.29 08:01:40 -04'00'


APPLICANT/OWNER
TOOLE ASMA, LLC
884 SOUTH DILLARD STREET
WINTER GARDEN, FLORIDA 34787
PHONE: 407-656-5750

Irrigation Plan

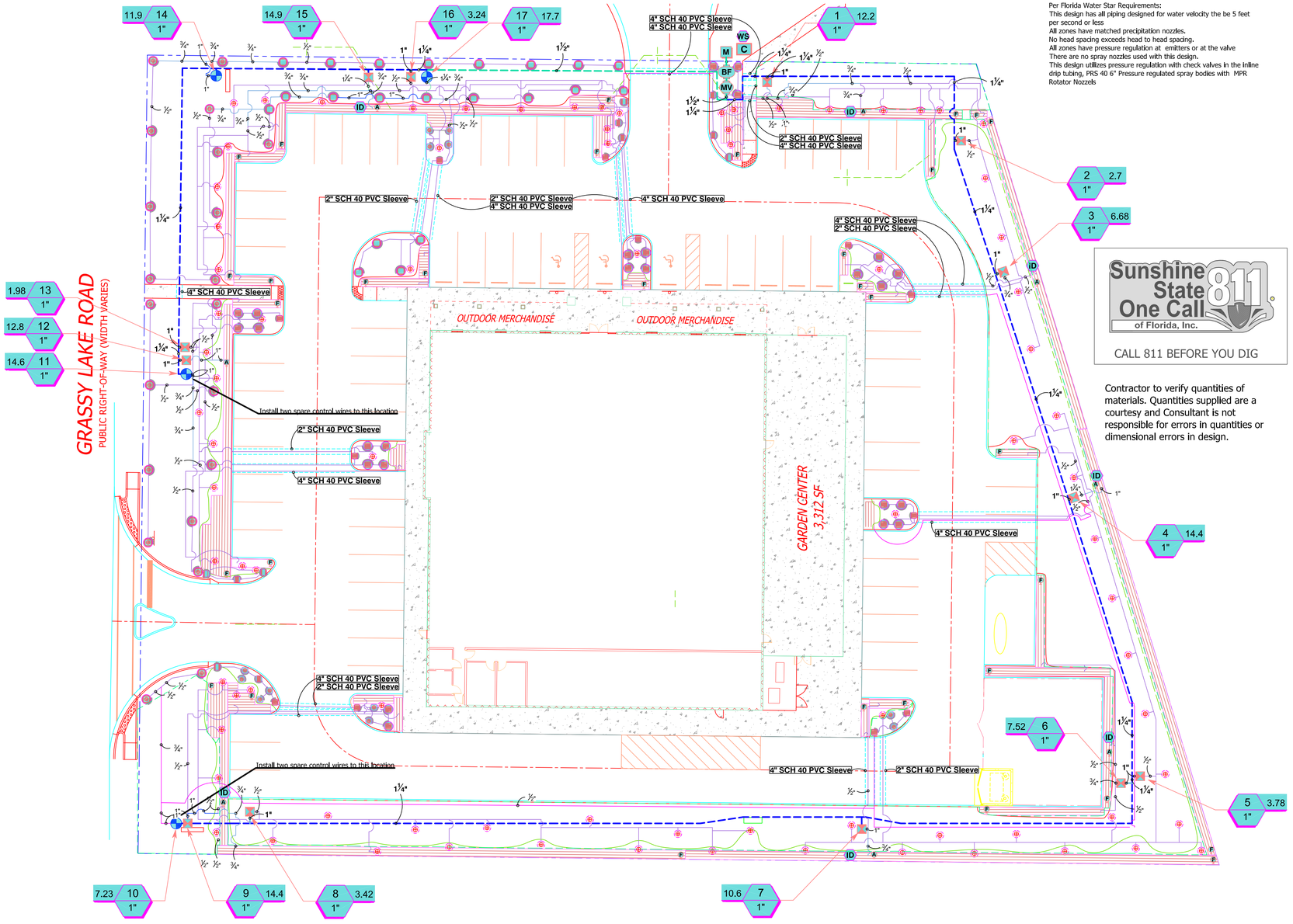
Minneola Ace Hardware
Minneola, Florida

| revisions: date: | description: |
|---|---|
| 11-07-2025 | staff comments |
| 04-16-2026 | base change |

drawing date: 04-27-2026

scale: N/A
when plotted on 24" x 36" sheet

sheet: IR1
of: 2




Per Florida Water Star Requirements:
This design has all piping designed for water velocity the be 5 feet per second or less
All zones have matched precipitation nozzles.
No head spacing exceeds head to head spacing.
All zones have pressure regulation at emitters or at the valve
There are no spray nozzles used with this design.
This design utilizes pressure regulation with check valves in the inline drip tubing, PRS 40 6" Pressure regulated spray bodies with MPR Rotator Nozzels

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Contractor to verify quantities of materials. Quantities supplied are a courtesy and Consultant is not responsible for errors in quantities or dimensional errors in design.

2026-04-28 16:14

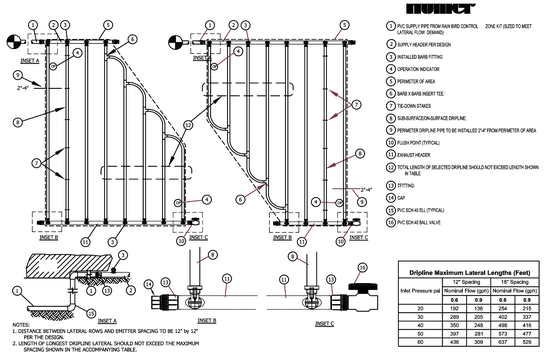
## IRRIGATION SCHEDULE

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY | ARC | PSI | RADIUS |
|---|---|---|---|---|---|
| | Hunter MP Corner PROS-06-PRS30-CV-F-R T<br>Turf Rotator, 6in. pop-up with factory installed check valve, floguard, reclaimed body cap, pressure regulated to 30 psi, MP Rotator nozzle on PRS30 body. T=Turquoise adj arc 45-105. | 12 | Adj | 30 | 12' |
| | Hunter MP Strip PROS-06-PRS30-CV-F-R LCS<br>Turf Rotator, 6in. pop-up with factory installed check valve, floguard, reclaimed body cap, pressure regulated to 30 psi, MP Rotator nozzle on PRS30 body. LCS=Ivory left strip, SS=Brown side strip, RCS=Copper right strip. | 1 | LCS | 30 | 4'x12' |
| | Hunter MP Strip PROS-06-PRS30-CV-F-R RCS<br>Turf Rotator, 6in. pop-up with factory installed check valve, floguard, reclaimed body cap, pressure regulated to 30 psi, MP Rotator nozzle on PRS30 body. LCS=Ivory left strip, SS=Brown side strip, RCS=Copper right strip. | 4 | RCS | 30 | 4'x12' |
| | Hunter MP Strip PROS-06-PRS30-CV-F-R SS<br>Turf Rotator, 6in. pop-up with factory installed check valve, floguard, reclaimed body cap, pressure regulated to 30 psi, MP Rotator nozzle on PRS30 body. LCS=Ivory left strip, SS=Brown side strip, RCS=Copper right strip. | 6 | SST | 30 | 4'x24' |
| | Hunter MP1000 PROS-06-PRS30-CV-F-R M<br>Turf Rotator, 6in. pop-up with check valve, floguard, reclaimed body cap, pressure regulated to 30 psi, MP Rotator nozzle on PRS30 body. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc. | 25 | 90-210 | 30 | 12' |
| | Hunter MP2000 PROS-06-PRS30-CV-F-R K<br>Turf Rotator, 6in. pop-up with check valve, floguard, reclaimed body cap, pressure regulated to 30 psi, MP Rotator nozzle on PRS30 body. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc. | 21 | 90-210 | 30 | 17' |
| | Hunter MP3000 PROS-06-PRS30-CV-F-R A<br>Turf Rotator, 6in. pop-up with factory installed check valve, floguard, reclaimed body cap, pressure regulated to 30 psi, MP Rotator nozzle on PRS30 body. B=Blue adj arc 90-210, Y=Yellow adj arc 210-270, A=Gray 360 arc. | 1 | 360 | 30 | 27' |
| | Hunter MP3000 PROS-06-PRS30-CV-F-R B<br>Turf Rotator, 6in. pop-up with factory installed check valve, floguard, reclaimed body cap, pressure regulated to 30 psi, MP Rotator nozzle on PRS30 body. B=Blue adj arc 90-210, Y=Yellow adj arc 210-270, A=Gray 360 arc. | 20 | 90-210 | 30 | 27' |
| | Hunter MP800SR PROS-06-PRS30-CV-F-R ADJ<br>Turf Rotator, 6in. pop-up with check valve, floguard, pressure regulated to 30 psi, MP Rotator nozzle on PRS30 body. ADJ=Orange and Gray ( arc 90-210), 360=Lime Green and Gray (arc 360) | 12 | Adj | 30 | 8' |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY | PSI |
|---|---|---|---|
| | Hunter ICZ-101-40-LF 1"<br>Drip Control Zone Kit. 1in. ICV Globe Valve with 1in. HY100 filter system. Pressure Regulation: 40 psi. Flow Range: .5 GPM - 15 GPM. 150 mesh stainless steel screen. | 13 | |
| F | Hunter PLD-BV<br>Manual flush/shut off valve, barbed Insert. Typically installed in 10in. box, with adequate blank tubing to extend valve out of valve box. Use with HDL or other 3/4in. dripline. | 32 | |
| A | Hunter PLD-AVR 3/4"<br>PLD-AVR allows for air to escape a RESIDENTIAL drip irrigation system to prevent blockage and water hammering. 1/2in. MPT connection with 80 PSI maximum rating. | 8 | |
| ID | Hunter ECO-ID-12<br>ECO-ID: 1/2in. FPT connection with 15 psi - 100 psi operating pressure. Specify with Hunter SJ swing joint. | 7 | |
| | Hunter HDL-09-12-PC Drip Ring<br>Drip Ring 2 Row 13' Drip Line | 84 | 25 |
| | Area to Receive Dripline<br>Hunter HDL-09-12-PC<br>HDL-09-12-PC: Hunter Dripline with 0.9 GPH flow. Light brown tubing with black stripling. Emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. Install with Hunter PLD barbed or PLD-LOC fittings. | 8,544 lf | 25 |
| | Hunter HDL-09-12-CV<br>HDL-09-12-CV: Hunter Dripline w/ 0.9 GPH emitters at 12" O.C. Check valve, dark brown tubing w/ black stripling. Install with Hunter PLD barbed or PLD-LOC fittings. | 39.0 lf | 15 |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY |
|---|---|---|
| | Hunter ICV-G-FS 1"<br>1in., 1-1/2in., 2in., and 3in. Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use. With Filter Sentry. | 4 |
| MV | Hunter ICV-G-FS-R 1"<br>1in., 1-1/2in., 2in., and 3in. Plastic Electric Master Valve, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use. With Filter Sentry Factory Installed Option, and Reclaimed Water ID, Purple Handle. | 1 |
| BF | Watts LF909 1"<br>Lead Free Reduced Pressure Backflow Preventer. | 1 |
| C | Weathermatic SL1620 (2)<br>20-zone model controller, permanently-mounted modules, internal 120VAC/230VAC transformer, large backlit LCD display | 1 |
| WS | Weathermatic SLW5<br>Wireless Weather Sensor for ET Based Watering, 900mhz - 1500ft. line of site range | 1 |
| M | Point of Connection 1 1/2"<br>4 " Existing Well 2 HP Submersable Pump 22 GPM @ 65 PSI | 1 |
| | Irrigation Lateral Line: PVC Class 200 SDR 21-NP | 126.6 lf |
| | Irrigation Lateral Line: PVC Class 200 SDR 21-NP 1/2" | 4,905 lf |
| | Irrigation Lateral Line: PVC Class 200 SDR 21-NP 3/4" | 325.4 lf |
| | Irrigation Lateral Line: PVC Class 200 SDR 21-NP 1" | 108.2 lf |
| | Irrigation Lateral Line: PVC Class 200 SDR 21-NP 1 1/4" | 18.4 lf |
| | Irrigation Mainline: PVC Class 200 SDR 21 1" | 28.4 lf |
| | Irrigation Mainline: PVC Class 200 SDR 21 1 1/4" | 924.5 lf |
| | Irrigation Mainline: PVC Class 200 SDR 21 1 1/2" | 137.6 lf |
| | Pipe Sleeve: PVC Schedule 40 2" | 208.3 lf |
| | Pipe Sleeve: PVC Schedule 40 4" | 237.4 lf |

Valve Callout
Valve Number
Valve Flow
Valve Size



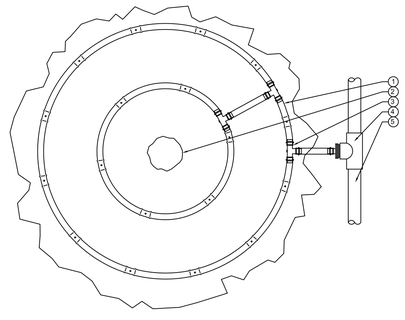

1 PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
2 SUPPLY HEADER PER DESIGN
3 INSTALLED BARB FITTING
4 OPERATION INDICATOR
5 PERIMETER OF AREA
6 BARB X BARB INSERT TEE
7 TIE-DOWN STAKES
8 SUB-SURFACE/ON-SURFACE DRIPLINE
9 PERIMETER DRIPLINE PIPE TO BE INSTALLED 2'-4" FROM PERIMETER OF AREA
10 FLUSH POINT (TYPICAL)
11 EXHAUST HEADER
12 TOTAL LENGTH OF SELECTED DRIPLINE SHOULD NOT EXCEED LENGTH SHOWN IN TABLE
13 FITTING
14 CAP
15 PVC SCH 40 ELL (TYPICAL)
16 PVC SCH 40 BALL VALVE

NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE 12" by 12" WITHIN THE DESIGN.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.

**Dripline Maximum Lateral Lengths (Feet)**

| Inlet Pressure psi | 12" Spacing | | 18" Spacing | |
|---|---|---|---|---|
| | Nominal Flow (gph) | | Nominal Flow (gph) | |
| | 0.6 | 0.9 | 0.6 | 0.9 |
| 20 | 192 | 136 | 284 | 215 |
| 30 | 289 | 205 | 402 | 337 |
| 40 | 350 | 248 | 498 | 416 |
| 50 | 397 | 281 | 573 | 477 |
| 60 | 436 | 309 | 637 | 529 |

J HUNTER HDL DRIPLINE
NOT TO SCALE



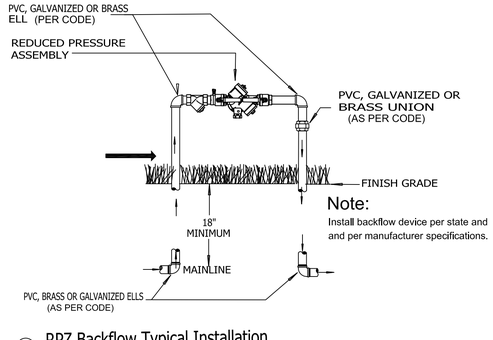
LEGEND:
1 HUNTER DRIPLINE (HDL) PER PLAN
2 TREE (SEE PLANTING PLAN)
3 PLD OR PLD-LOC FITTING TYP.
4 PVC TO DRIP LINE TUBING CONNECTION (PLD OR PLD-LOC FITTINGS) TYP.
5 PVC LATERAL LINE

NOTES
AIR RELIEF VALVE (PLD-AVR) INSTALLED IN
VALVE BOX AT OPTIMAL HIGHEST POINT FROM
CONTROL ZONE KIT. MULTIPLE AIR RELIEF VALVES
MAY BE NEEDED TO ACCOMMODATE DIFFERENCES IN GRADE.

ECO-INDICATOR TO BE INSTALLED AT OPTIMAL FURTHEST
POINT FROM CONTROL ZONE KIT IN CLEAR VIEW WHEN
POPPED UP.

FLUSH POINT TO BE INSTALLED AT OPTIMAL FURTHEST
POINT FROM CONTROL ZONE KIT TO ALLOW FOR MAXIMUM
DEBRIS FLUSH IN SYSTEM.

K HUNTER DRIPLINE - TREE RING LARGE SPECIMEN
HDL Dripline Typical
NOT TO SCALE




Note:
Install backflow device per state and and per manufacturer specifications.

L RPZ Backflow Typical Installation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Florida Water Star

# Irrigation Plan

# Minneola Ace Hardware
Minneola, Florida

revisions:
date: description:
11-07-2025 staff comments
04-27-2026 base change

drawing date: 04-27-2026

scale: N/A
when plotted on 24" x 36" sheet

sheet: IR2
of: 2

# INSTALLATION AND MAINTENANCE NOTES

1. The work consists of the complete plant material installation as shown on the drawings and as herein specified This work shall include, but is not limited to, the supplying of all plant material specified, the furnishing of all labor, equipment, appliances and materials called for, and in performing all operations in connection with the landscape specifications as shown on this plan. Further, the work shall include the maintaining of all plants and planting areas until phase acceptance by the owner, and fulfilling of all guarantee provisions as herein specified.
2. Adjustments to planter beds as shown on plans may be necessary due to walk locations, berming, relationship to roadways, etc. Plant material may need to be added or subtracted in the field. The contractor shall be responsible for the final plant count upon completion of the job. The final plant count will be submitted to the owner prior to final payment.
3. The contractor shall fully acquaint themselves with the related site grading, water supply, electrical supply, and other utilities to preclude any misunderstanding and facilitate a trouble free installation.
4. No substitution shall be made without written permission of the owner.
5. In the event of a variation between the plant list and the number of plants shown on the plans, contact the Project Landscape Architect immediately.
6. Plant materials will be inspected at the job site by the owner. When inspected work does not comply with the specified requirements, the contractor shall replace rejected work and continue specified maintenance until the work is reinspected and found acceptable and remove rejected plants and materials from the job site within 48 hours.
7. All materials shall be installed in a neat and workmanlike manner. The owner or his landscape architect reserves the right to direct the removal and replacement of any items which, in his opinion, do not present an orderly and reasonably neat or workmanlike appearance, provided such items can be installed in an orderly way by the usual method of such work.
8. All plant material shall be Florida No. 1 grade or better as defined in "Grades and Standards for Nursery Plants", as published by the Florida Department of Agriculture and Consumer Services, most current edition.
9. All planting beds shall be mulched with 3" of pine bark nuggets, 100% organic, of the highest grade.
10. All trees 8' or larger shall be staked or guyed. Staking materials and methods shall be submitted to the Owner for approval prior to installation.
11. Planting soil shall consist of the existing soil amended if required.
12. Fertilizer shall be quick release, water soluble and shall conform to the applicable state of Florida and City of Clermont fertilizer laws. The contractor shall submit to the owner or landscape architect a fertilization certification.
13. All plants shall be watered thoroughly when planted.
14. Sod shall be well matted with grass roots. The sod shall be taken up in rectangles preferably 12" by 24", a minimum of 2" in thickness, and shall be reasonably free of weeds and other grasses and shall have a soil mat of sufficient thickness adhering firmly to the roots to withstand all necessary handling. The sod shall be shaded and kept moist until it is planted. Damaged sod will be rejected. Replanting shall be done within 48 hours after time of harvesting or kept damp until planted.
15. Sodding schedule:
    - A. All lawn areas shall be planted with with a species specified by the Owner (limits determined by Owner).
    - B. Soft spots and inequalities in grade shall be corrected before starting work.
    - C. Lay sod without voids. Thoroughly water after planting. The surface shall be true to finish grade lines and even and firm at all points.
    - D. Place sod with staggered joints closely butted, tamped or rolled to an even surface Erosion control measures are mandatory in swales, rights of ways, or any other areas subject to erosion.
16. All shrub areas and areas to be sodded will be automatically irrigated. Verify areas to be irrigated with owner prior to commencing work.
17. Contractor shall clean up and remove from the premises all surplus materials and rubbish.
18. All shrubs and sod shall be guaranteed for one hundred eighty (180) days after final acceptance of the final phase by owner. All trees shall be guaranteed for one (1) year after final acceptance of the final phase.
19. Protective barricades shall be placed around all protected trees to be saved and shall remain in place until construction is complete. Barricades shall be constructed as detailed.
20. Final inspection will not take place until all materials have been planted/installed properly.
21. Contractor will be notified by letter of the final acceptance of each phase within ten (10) days after final phase inspection or ten (10) days after reinspection should that be necessary.
22. Upon final notice of final acceptance of each phase, the owner will assume maintenance.
23. If trees are wrapped in burlap and wire, remove wire and burlap from the surface of the root ball.

## Landscape Notes:

All plant material to be Florida #1 or better as defined in the Florida Grades and Standards for Nursery Plants, most current edition.

Required canopy trees shall have a single straight trunk to a minimum of four feet (4'), and a minimum caliper of three inches (3"), a minimum spread of four feet (4'), and be a minimum of eight feet (8') tall at the time of planting.

Required ornamental trees may be single stemmed or multi-stemmed, have a minimum caliper of two inches (2"), a minimum spread of four feet (4'), and be a minimum of eight feet (8') tall at the time of planting.

Required shrubs and hedges shall have a minimum height of twenty-four inches (24") at the time of planting. When a continuous hedge is required, the plants shall be planted at a maximum spacing of thirty six inches (36") on center.

Landscape plants and features that are not required by code shall be optional to install at owner's discretion without plan revision.

All Landscape trees to be from preferred tree list or approved alternatives.

All landscape shrubs to be from preferred shrub list or approved alternatives.

Installation of trees and shrubs shall comply with standard nursery practice.

Landscaping to meet all applicable Florida Friendly and City requirements.

Required landscape buffers to utilize existing plant material where applicable.

All landscape planting in the WRAs will be above the designated high water elevation.

See engineering plans for details and dimensions.

Ground cover hatch patterns illustrate differences in mass planted areas, hatch pattern is not associated with any particular ground cover type.

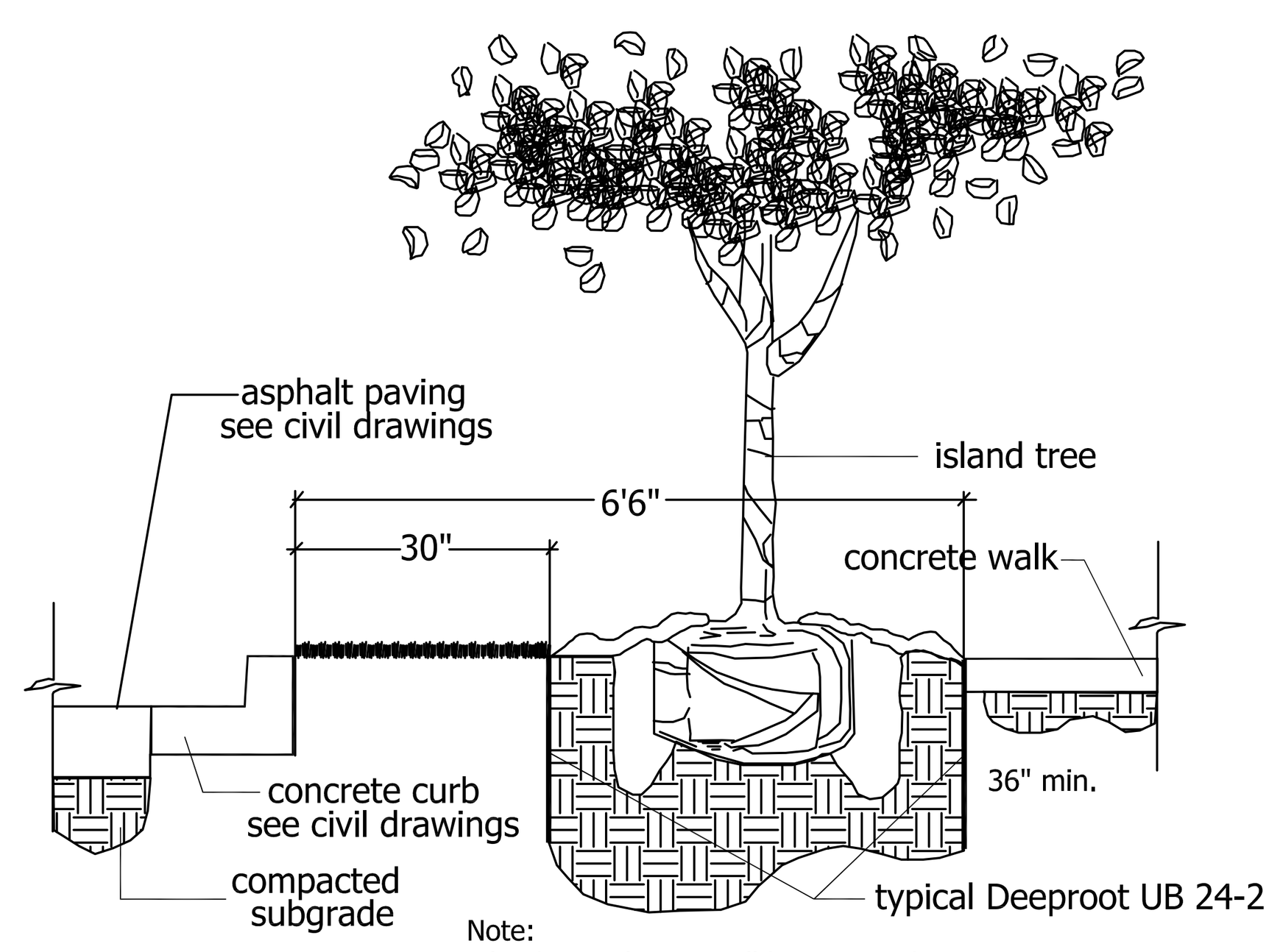
Minor changes to tree locations are possible to avoid conflict with Photometric plan.

All landscaped areas will be 100% irrigated throughout the establishment period.

Trees with invasive root systems will maintain a 5' setback from utilities.

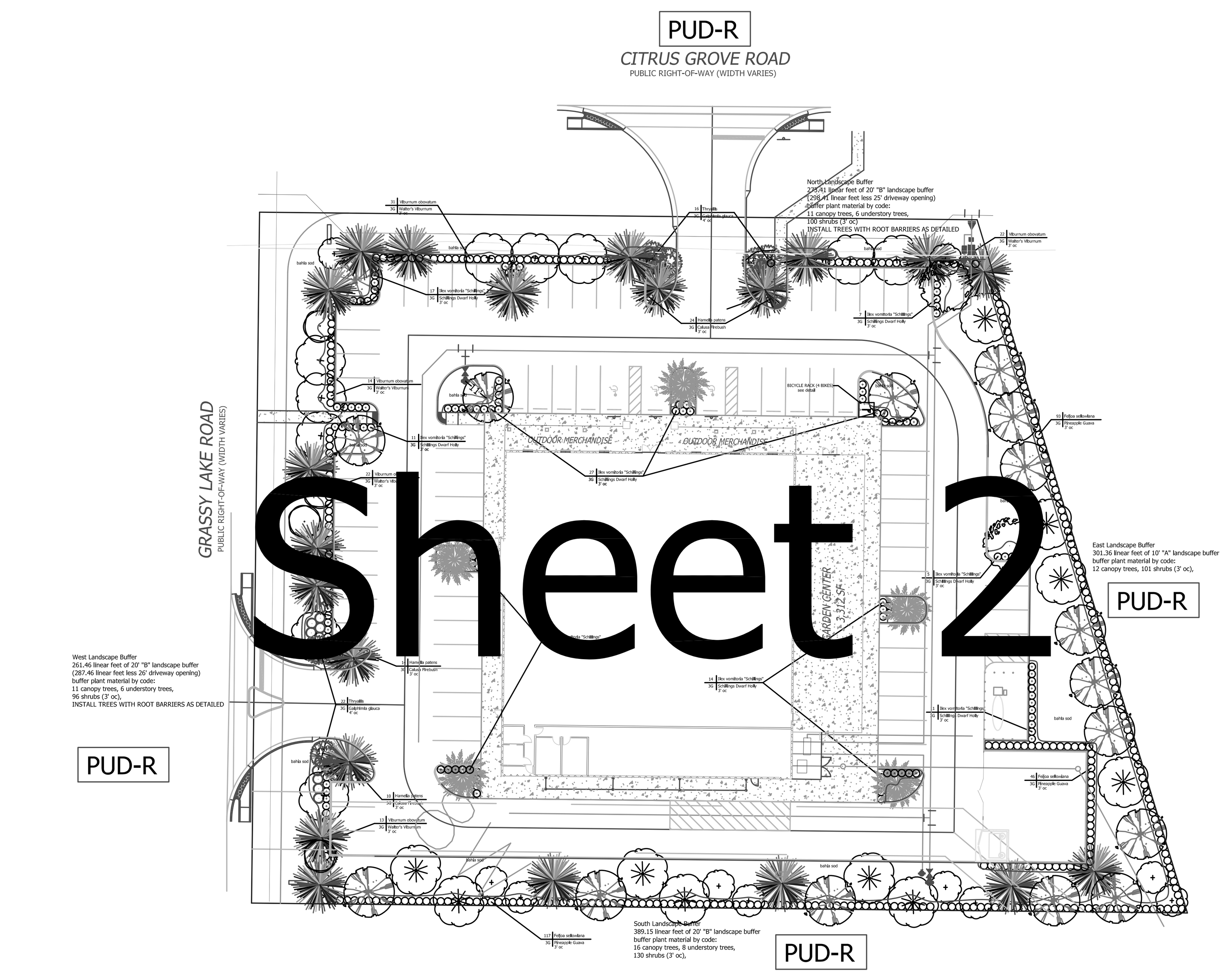
All foundation plantings to be a minimum of 3' from building walls.

Trees and plant material to be maintained with 13'-6" height clearance above the roadway.



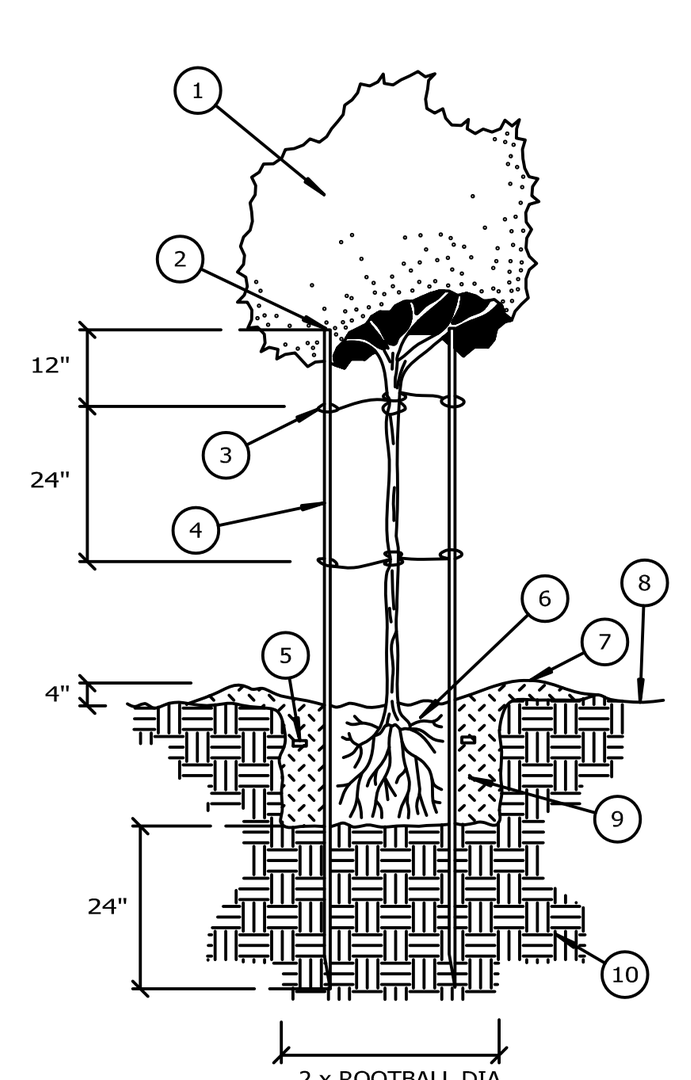

Note:
Island tree planting will be reviewed on an individual case basis. Utilities will be staked to determine the need for hand digging prior to installation.

Island and Landscape Buffer Tree Planting
With Root Barrier Detail
not to scale



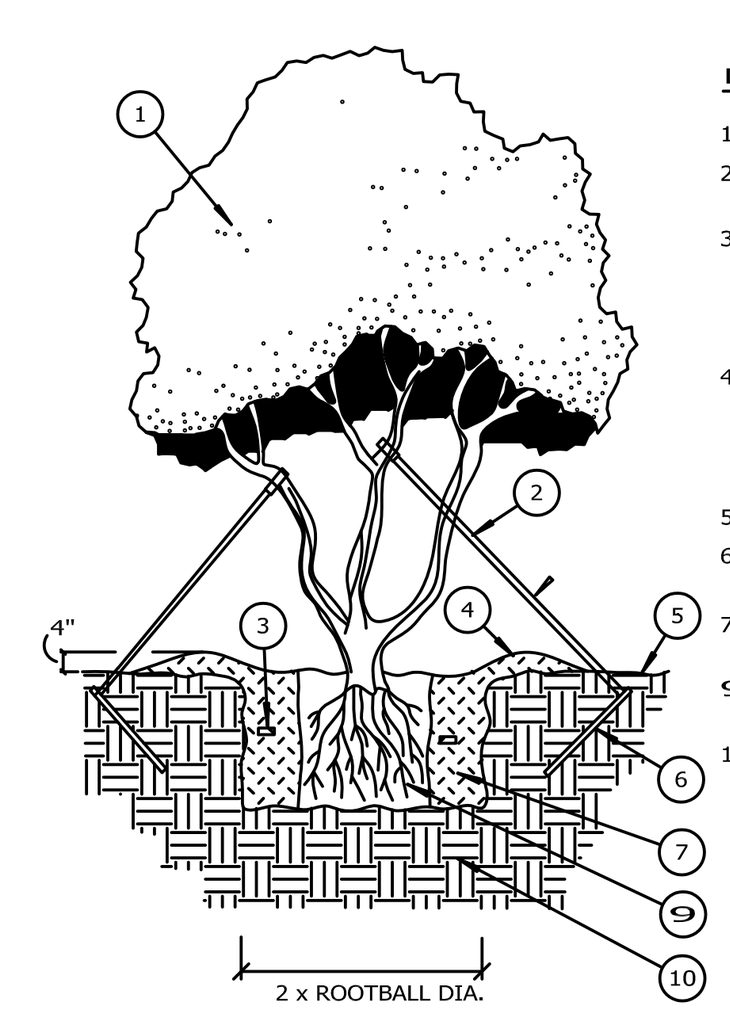

Drawing Key:
scale 1" = 50'

## Planting Details:



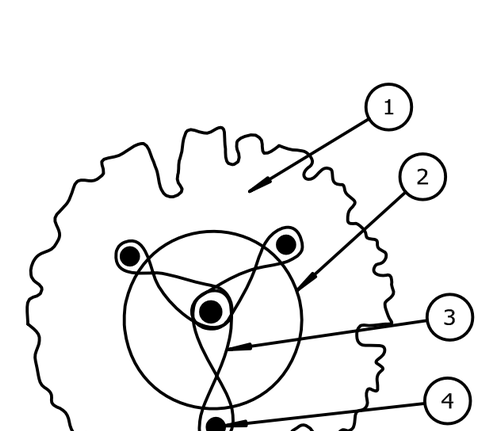
LEGEND
1. TREE PER PLAN
2. TRIM TOP OF STAKES BELOW LOWEST BRANCHES TO PREVENT DAMAGE
3. CROSS TIE BETWEEN STAKE AND TREE PER PLANTING SPECIFICATIONS
4. 2" DIA. x 10' LONG LODGE POLE STAKES (INSTALL WIDER THAN ROOTBALL)
5. 21 GRAM PLANT TABLETS 5 GAL = 3, 15 GAL = 5, 24" BOX = 8
6. ROOTBALL (SET CROWN +/- 3" ABOVE FINISH GRADE)
7. EARTH WATERING BASIN (RAKE SMOOTH PRIOR TO SEEDING IN HYDROSEED AREAS; AT END OF PLANT ESTABLISHMENT PERIOD FOR ALL REMAINING BASINS)
8. FINISH GRADE
9. COMPACTED BACKFILL MIX (PER PLANTING SPECS/NOTES)
10. UNDISTURBED NATIVE SOIL

TREE PLANTING



LEGEND
1. TREE PER PLAN
2. NYLON STRAPS AS SHOWN OR DUCKBILL STYLE TREE ANCHOR
3. 7 GRAM PLANT TABLETS 24" BOX = 12, 30" BOX = 15 36" BOX = 18, 42" BOX = 21 48" BOX = 24, 54" BOX = 27 60" BOX = 30, 72" BOX = 33
4. EARTH WATERING BASIN (RAKE SMOOTH PRIOR TO HYDROSEEDING IN HYDROSEED AREAS; AT END OF PLANT ESTABLISHMENT PERIOD FOR ALL REMAINING BASINS)
5. FINISH GRADE
6. ANCHOR STAKES (2x2x30" PRESSURE TREATED OR 1" DIA. x 30" GALVANIZED PIPE)
7. COMPACTED BACKFILL MIX (PER PLANTING SPECS/NOTES)
9. ROOTBALL (SET CROWN +/- 3" ABOVE FINISH GRADE
10. UNDISTURBED NATIVE SOIL

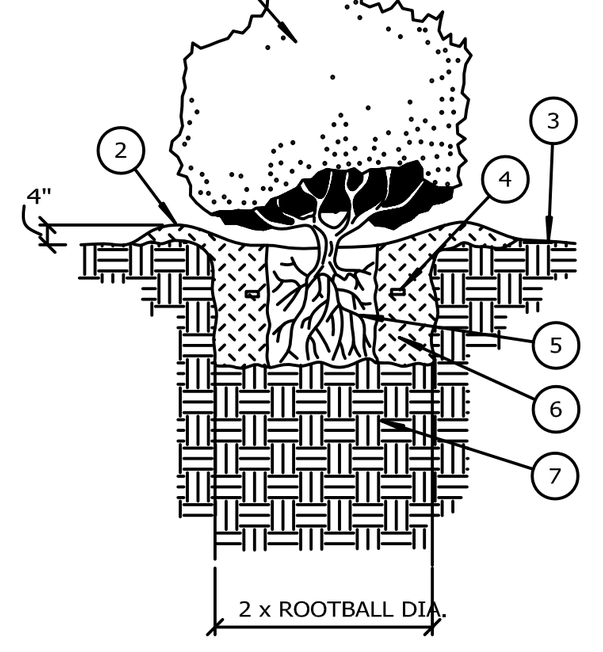
TREE GUYING



LEGEND
1. TREE CANOPY PER PLAN
2. ROOTBALL (DO NOT PENETRATE WITH STAKES)
3. (6) TREE TIES PER PLANTING SPECS/NOTES - 3 @ EACH HEIGHT LEVEL PER TREE PLANTING DETAIL
4. (3) 2" DIA. x 10' LOND LODGE POLE STAKES

NOTE: REFER TO TREE PLANTING DETAIL FOR PLANTING AND MATERIAL SPECIFICATIONS

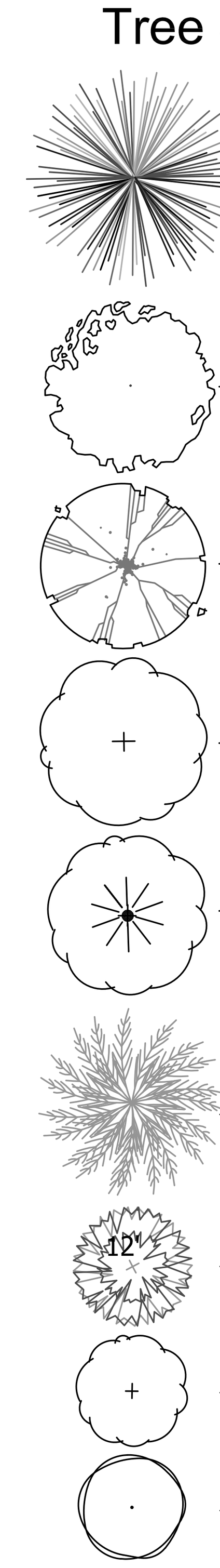
TREE TRIPLE STAKE



LEGEND
1. SHRUB OR VINE PER PLAN
2. EARTH WATERING BASIN (RAKE SMOOTH PRIOR TO SEEDING IN HYDROSEED AREAS; AT END OF PLANT ESTABLISHMENT PERIOD FOR ALL REMAINING BASINS)
3. FINISH GRADE
4. 7 GRAM PLANT TABLETS 1 GAL = 3, 5 GAL = 6, 15 GAL = 9
5. ROOTBALL (SET CROWN +/- 3" ABOVE FINISH GRADE)
6. COMPACTED BACKFILL MIX (PER PLANTING SPECS/NOTES)
7. UNDISTURBED NATIVE SOIL

SHRUB PLANTING

## Tree Symbol Legend:



| | | |
|---|---|---|
| 1 | Pinus palustris | Long Leaf Pine |
| 1 | Magnolia grandiflora | DD Blanchard Magnolia |
| 1 | Quercus virginiana | Live Oak |
| 1 | Ulmus americana var. floridana | Florida Elm |
| 1 | Juniperus virginiana | Eastern Red Cedar |
| 1 | Washintonia spp. | Washington & Desert Palm |
| 1 | Sabal palmetto | Sabal Palm |
| 1 | Ilex vomitoria | Yaupon Holly |
| 1 | Chioanthus virginicus | Fringe Tree |

## Plant List:

| Quantity | Common Name | Scientific Name | Soil Moisture Range | Native | Spacing | Notes |
|---|---|---|---|---|---|---|
| | **TREES** | | | | | |
| 2 | DD Blanchard Magnolia | *Magnolia grandiflora* | L, M | Yes | as shown | 3'' cal. X 8' |
| 10 | Florida Elm | *Ulmus americana var. floridana* | M | Yes | as shown | 3'' cal. X 8' |
| 10 | Eastern Red Cedar | *Juniperus virginiana* | L | Yes | as shown | 3'' cal. X 8' |
| 17 | Long Leaf Pine | *Pinus palustris* | L, M | Yes | as shown | 3'' cal. X 8' |
| 5 | Wahington & Desert Palm | *Washingtonia spp.* | L | No | as shown | 12'' cal. Min., 16' oa height |
| 15 | Southern Live Oak | *Quercus virginiana* | L, M | Yes | as shown | 3'' cal. X 8' |
| 10 | Yaupon Holly | *Ilex vomitoria* | L, M | Yes | as shown | 2'' cal X 8' |
| 4 | Fringe Tree | *Chioanthus virginicus* | L, M | Yes | as shown | 2'' cal X 8', MT |
| 10 | Sabal Palm | *Sabal palmetto* | L, M, H | Yes | as shown | 12'' cal, oa height as noted |
| | **SHRUBS** | | | | | |
| 92 | Schillings Dwarf Holly | *Ilex vomitoria 'schillings dwarf'* | L | Yes | 3' oc | 3G, 24'' |
| 48 | Calusa Fire Bush | *Hamelia patens 'Calusa'* | M | Yes | 3' oc | 3G, 24'' |
| 102 | Walter's Viburnum | *Viburnum obovatum* | L, M, H | Yes | 3' oc | 3G, 24'' |
| 256 | Pineapple Guava | *Feijoa sellowiana* | L, M | No | 3' oc | 3G, 24'' |
| 38 | Thryallis | *Galphimia glauca* | L, M | No | 4' oc | 3G, 24'' |
| | **SOD** | | | | | |
| as required | Argentine Bahia | *Paspalum notatum* | L, M | No | | sod |

**Affidavit of compliance with Florida Water Star Requirements:**

**This design has all piping designed for water velocity the be 5 feet per second or less**
**All zones have matched precipitation nozzles.**
**No head spacing exceeds head to head spacing.**
**All zones have pressure regulation at emitters or at the valve**
**There are no spray nozzles used with this design.**
**This design utilizes pressure regulation with check valves in the inline drip tubing, PRS 40 MPR Rotator Nozzels and PGP Pressure Regulating Bodies with MPR nozzels.**

**The signature and seal on this sheet applies to this affidavit.**

## SITE IMPERVIOUS AREA:

SITE AREA - 1.53 ac

BUILDING - 16,454 sf
GARDEN CENTER - 3,312 sf
SIDEWALKS - 7,176 sf
PARKING LOT - 39,704 sf
TOTAL IMPERVIOUS AREA - 66,646 sf

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bobhuff3@yahoo.com

Leslie R Huffstetler
Digitally signed by Leslie R Huffstetler
Date: 2026.04.28 07:13:19 -04'00'

APPLICANT/OWNER
TOOLE ASMA, LLC
884 SOUTH DILLARD STREET
WINTER GARDEN, FLORIDA 34787
PHONE: 407-656-5750

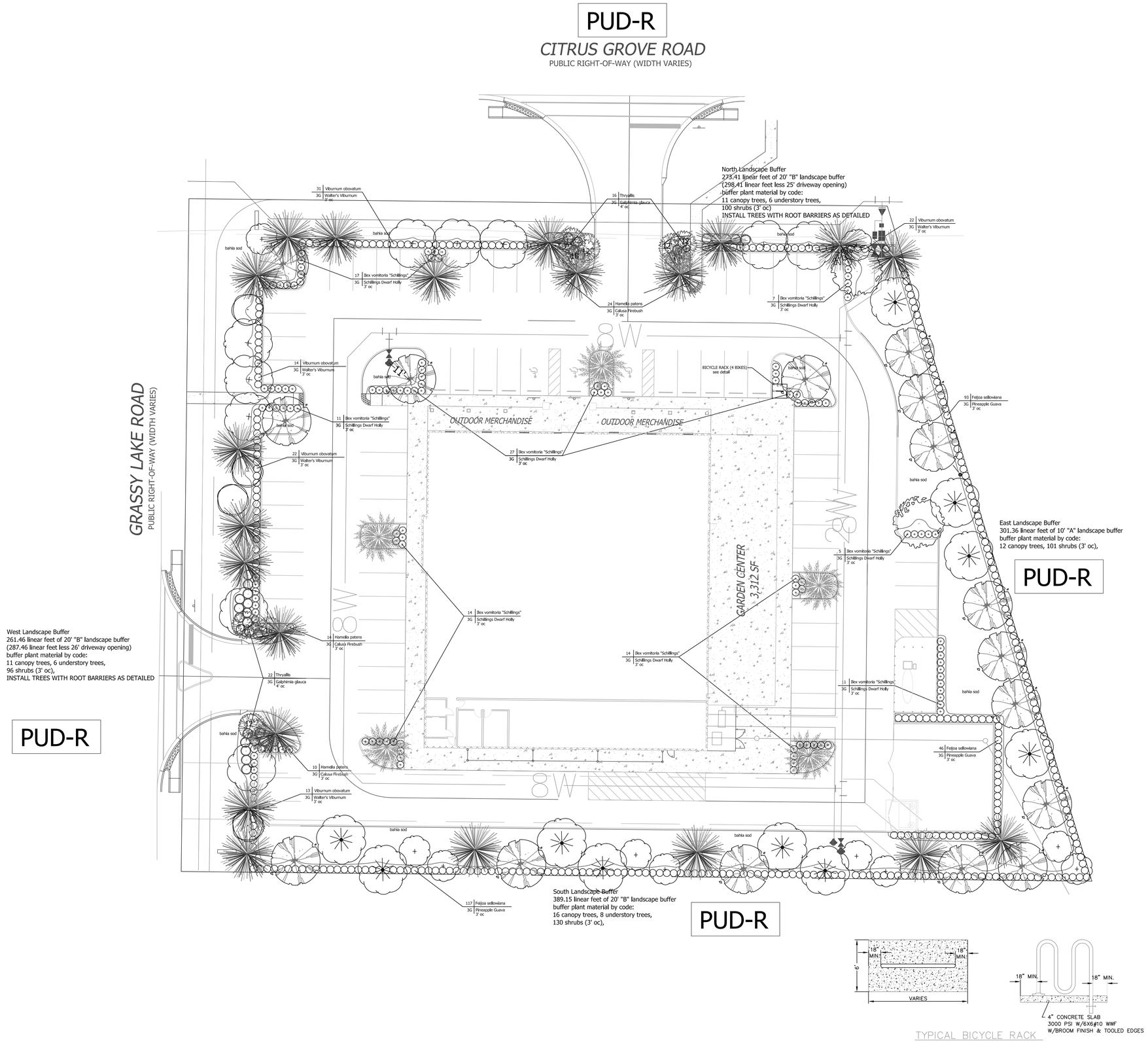
Landscape Plan

Minneola
Ace Hardware
Minneola, Florida

| revisions: date: | description: |
|---|---|
| 11-07-2025 | staff comments |
| 04-16-2026 | base change |

drawing date: 05-30-2025

scale: N/A
when plotted on 24" x 36" sheet
sheet: L1
of: 2

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Florida Water AP

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# Landscape Plan

# Minneola Ace Hardware

Minneola, Florida

Scale 1"=20'

0 4 8 12 16 20 40 80 160

revisions:

| date: | description: |
|---|---|
| 11-07-2025 | staff comments |
| 04-16-2026 | base change |

drawing date: 05-30-2025

scale: N/A
when plotted on
24" x 36" sheet

sheet: L2
of: 2

GEMINI
LAND DEVELOPMENT

PREPARED BY

Gemini Land Development, Inc.

DATE

July 2025

# OVERLOOK

# ACE HARDWARE

STORMWATER REPORT

# Stormwater Report

# Overlook

# Ace Hardware

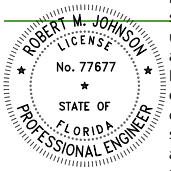
*Prepared by*

**Gemini Land Development, Inc.**

*Certificate of Authorization No. 36898*

*2875 S. Orange Avenue, Suite 500-3600*

*Orlando Florida 32806*




Digitally signed by Robert M Johnson
Reason: This item has been electronically signed and sealed using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.
Date: 2025.07.22 09:31:51 -04'00'

Robert M. Johnson, P.E.

Florida Professional Engineer License No. 77677

# OVERLOOK ACE HARDWARE

## SUMMARY

**Drainage Statement for Ace Hardware Commercial Development**
**Related to ERP No. 134321-4 (Overlook at Grassy Lake, Phases 3 & 4)**

**Project Description:**
The subject property is a ±2.27-acre commercial parcel located at the southeast corner of Citrus Grove Road and Grassy Lake Road within the City of Minneola, Lake County, Florida. The proposed development consists of an Ace Hardware store (16.5KSF). Supporting infrastructure includes parking, drives, and sidewalks. The site proposes approximately 1.51 acres of impervious cover.

**Permitting Background:**
This site was previously incorporated into the master stormwater design for Overlook at Grassy Lake Phases 3 & 4 under SJRWMD Environmental Resource Permit No. 134321-4. As part of that ERP, the commercial outparcel was modeled as 2.27 acres at 80% impervious (1.82 acres) and routed to the master stormwater facility (DRA) constructed in the southern portion of Phases 3 & 4. The proposed impervious area for the Ace Hardware site (1.51 acres at 67%) is less than the 1.82 acres accounted for under the original permit.

**Stormwater Management Approach:**
The proposed development will utilize the existing stormwater infrastructure and pond system permitted under ERP No. 134321-4. Runoff from the Ace Hardware site will be directed to the existing stormwater collection system and conveyed to the master DRA via manhole D-47, previously constructed.

**Temporary Pond Removal:**
A temporary dry retention pond constructed along Grassy Lake Road (originally associated with the Citrus Grove Road Phase I improvements, see DRMP report dated March 2017) was intended for short-term runoff management during initial roadway development. With the connection of the commercial site's drainage system to the permanent pond system of Overlook Phases 3 & 4, this temporary pond is no longer necessary. The Grassy Lake Road improvements were incorporated into the master stormwater design for Overlook at Grassy Lake Phases 3 & 4 under SJRWMD Environmental Resource Permit No. 134321-4. As part of that ERP, the Grassy Lake Road Improvements was modeled as 0.56 acres of impervious and 1.56 acres of pervious and routed to the master stormwater facility (DRA) constructed in the southern portion of Phases 3 & 4. The stormwater quantity and quality treatment provided by the permitted and constructed pond fully replaces the temporary system and meets or exceeds SJRWMD criteria.

| Permit | Name | Road Imp. | Road Perv. | Com. Imp | Com. Perv. | Note |
|---|---|---|---|---|---|---|
| 148907-1 | Citrus Grove Road | 0.56 ac | 1.56 ac | | | Construction of Grassy Lake and temporary Pond. |
| 134321-4 | Overlook Ph3 & Ph4 | 0.56 ac | 1.56 ac | 1.82 ac | 0.45 ac | Pond Construction & Master permitting of Grassy Lake Road and future Commercial |
| Proposed | Minneola Ace | 0.56 ac | 1.56 ac | 1.51 ac | 0.76 ac | Proposed removal of temp. Pond and proposed Ace Hardware. |

APPENDIX A – CITRUS GROVE ROAD CALCULATIONS 148907-1

# Stormwater Management Report
# For
# Citrus Grove Road



LAKE COUNTY
FLORIDA

Lake County
Department of Public Works
Engineering Division
437 Ardice Avenue
Eustis, FL 32726

DRMP, Inc.
941 Lake Baldwin Lane
Orlando, FL 32814

March 2017

**PERMIT SUBMITTAL**




| REVISIONS | DATE |
|---|---|
| ---- | - |
| | |
| | |
| | |
| | |

DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS
DRMP, INC.
941 LAKE BALDWIN LANE
ORLANDO, FLORIDA 32814
P 407.896.0594 F 407.896.4836
CERTIFICATE OF AUTHORIZATION NO. 2648

LAKE COUNTY
FLORIDA

LAKE COUNTY
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

| ROAD | RSQ NO. |
|---|---|
| CITRUS GROVE ROAD | 15-0040 |

JOHN L. MINTON, P.E. LICENSE NO. 54657
DATE:

# DRAINAGE MAP 1

SHEET NO. 3

Kyle Staats 3/20/2017 9:43:53 AM P:\Projects15\15-0358.000_Design_of_Phase_One_of_Citrus_Grove_Road_CADD\drainage\DRNPRD02.dwg

**WRA-5**

Contributing Basins: Grassy Lake Road
Stations: 20+60 to 24+70 (Grassy Lake Road)

| Contributing Basin | Impervious Area (acre) | Impervious Area Description | Total Area (acre) |
|---|---|---|---|
| WRA-5 | 0.56 | pav't, curb, sidewalk | 2.12 |
| Totals = | 0.6 | | 2.1 |

Criteria 1):

Treatment Volume = 0.5-inch x 2.12 acre
Treatment Volume = **0.09 ac-ft**

Criteria 2):

Treatment Volume = 1.25-inch x 0.56 acre
Treatment Volume = **0.06 ac-ft**

Plus 1/2 inch of runoff over drainage area = 0.09 ac-ft

Treatment Volume Required = **0.18 ac-ft**

Pond Stage/Storage

| | Stage (Ft. NAVD88) | Area (Ac.) | Incr. Storage (ac-ft) | Cum. Storage (ac-ft) |
|---|---|---|---|---|
| Pond Bottom | 275.6 | 0.09 | 0 | 0 |
| Treatment Volume | 277.3 | 0.12 | 0.18 | 0.18 |
| Top of Berm | 278.6 | 0.15 | 0.18 | 0.36 |

**0.18 Ac.-Ft.** <= **0.36 Ac.-Ft.** OK

## Basin WRA-2

| Cover Description | Area |
|---|---|
| R/W Pervious | 2.82 Ac |
| Rangeland | 0.12 Ac |
| | |
| **Total Impervious Area:** | **0.00 Ac** |
| **Total Area:** | **2.94 Ac** |

## Basin WRA-3

| Cover Description | Area |
|---|---|
| R/W Impervious | 0.05 Ac |
| R/W Pervious | 1.33 Ac |
| Rangeland | 0.35 Ac |
| | |
| **Total Impervious Area:** | **0.05 Ac** |
| **Total Area:** | **1.73 Ac** |

## Basin WRA-5

| Cover Description | Area |
|---|---|
| R/W Impervious | 0.52 Ac |
| R/W Pervious | 0.68 Ac |
| Rangeland | 0.87 Ac |
| Sidewalk | 0.04 Ac |
| | |
| **Total Impervious Area:** | **0.56 Ac** |
| **Total Area:** | **2.12 Ac** |

# FLORIDA DEPARTMENT OF TRANSPORTATION
## STORM DRAIN TABULATION FORM



Financial Prj Id: **15-0040** County: **Lake** Network: **S-500** Designed by **Ryne Burkett** Date: 2/ 7/2017
Description: **Citrus Grove Road Phase I** Organization **DRMP, INC.** State Road: **.** Checked by: **John Minton** Date: 2/ 7/2017

| LOCATION OF UPPER END / ALIGNMENT NAME / STATION | DIST | SD | STR. NO. / UPPER / LOWER | TYPE OF STR. | LEN. (ft.) | AREAS (Ac) C= 0.95 / C= 0.20 / C= 0.00 INC | TOTAL | SUB-TOTAL (C*A) | TIME OF CONC (min) | TIME OF FLOW SECT. (min) | INTEN (in/hr) | TOTAL (C*A) | BASE FLOW SUMM BASE (cfs) | TOTAL FLOW (cfs) | MINOR LOSS (ft.) | INLET ELEV. (ft.) | HGL CLEAR (ft.) | HYDRAULIC GRADE CROWN / FLOWLINE UPPER (ft.) | LOWER (ft.) | FALL (ft.) | # BR L S | PIPE SIZE (in.) RISE SPAN | SLOPE % HGL PHYS MIN. | ACTUAL VEL. PHYS. VEL. (fps) | FULL FLOW CAP. (cfs) | NOTES & REMARKS ZONE: 7 / FREQ. (Yrs): 10 / MANNINGS n: 0.0120 / TAILW EL (ft): 276.80 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| GrassyLk | | | **S-500** | | | 0.09 | 0.09 | 0.09 | | | | | | | | | | 278.70 | 278.70 | 0.00 | | 18.00 | 0.003 | 0.38 | | |
| | | | | P-5 | 100.00 | 0.01 | 0.01 | 0.00 | 10.00 | 0.83 | 7.41 | 0.09 | 0.00 | **0.67** | 0.00 | 282.22 | **3.52** | 279.50 | 278.70 | | 1 | | 0.800 | | 10.33 | |
| 21+50 | 30.25 | Lt. | S-502 | | | 0.00 | 0.00 | 0.00 | | | | | 0.00 | | | | | 278.00 | 277.20 | 0.80 | | 18.00 | 0.150 | 5.85 | | |
| GrassyLk | | | **S-501** | | | 0.10 | 0.10 | 0.10 | | | | | | | | | | 278.70 | 278.70 | 0.00 | | 18.00 | 0.004 | 0.41 | | |
| | | | | P-5 | 43.50 | 0.00 | 0.00 | 0.00 | 10.00 | 0.36 | 7.41 | 0.10 | 0.00 | **0.72** | 0.00 | 281.77 | **3.07** | 279.00 | 278.70 | | 1 | | 0.690 | | 9.79 | |
| 22+50 | 13.25 | Rt. | S-502 | | | 0.00 | 0.00 | 0.00 | | | | | 0.00 | | | | | 277.50 | 277.20 | 0.30 | | 18.00 | 0.150 | 5.54 | | |
| GrassyLk | | | **S-502** | | | 0.08 | 0.28 | 0.08 | | | | | | | | | | 278.23 | 278.20 | 0.03 | | 18.00 | 0.029 | 1.10 | | |
| | | | | P-5 | 100.00 | 0.02 | 0.03 | 0.00 | 10.83 | 0.83 | 7.21 | 0.27 | 0.00 | **1.95** | 0.00 | 281.43 | **3.20** | 278.70 | 278.20 | | 1 | | 0.500 | | 8.17 | |
| 22+50 | 30.25 | Lt. | S-503 | | | 0.00 | 0.00 | 0.00 | | | | | 0.00 | | | | | 277.20 | 276.70 | 0.50 | | 18.00 | 0.150 | 4.62 | | |
| GrassyLk | | | **S-503** | | | 0.08 | 0.36 | 0.08 | | | | | | | | | | 277.73 | 277.70 | 0.03 | | 18.00 | 0.047 | 1.40 | | |
| | | | | P-5 | 62.66 | 0.02 | 0.05 | 0.00 | 11.67 | 0.52 | 7.03 | 0.35 | 0.00 | **2.48** | 0.00 | 280.93 | **3.20** | 278.20 | 277.70 | | 1 | | 0.798 | | 10.42 | |
| 23+50 | 30.25 | Lt. | S-505 | | | 0.00 | 0.00 | 0.00 | | | | | 0.00 | | | | | 276.70 | 276.20 | 0.50 | | 18.00 | 0.150 | 5.90 | | |
| GrassyLk | | | **S-504** | | | 0.08 | 0.08 | 0.08 | | | | | | | | | | 277.70 | 277.70 | 0.00 | | 18.00 | 0.003 | 0.33 | | |
| | | | | P-5 | 43.50 | 0.00 | 0.00 | 0.00 | 10.00 | 0.36 | 7.41 | 0.08 | 0.00 | **0.58** | 0.00 | 280.96 | **3.26** | 278.20 | 277.70 | | 1 | | 1.149 | | 12.64 | |
| 24+12.66 | 13.25 | Rt. | S-505 | | | 0.00 | 0.00 | 0.00 | | | | | 0.00 | | | | | 276.70 | 276.20 | 0.50 | | 18.00 | 0.150 | 7.15 | | |
| GrassyLk | | | **S-505** | | | 0.09 | 0.53 | 0.09 | | | | | | | | | | 277.14 | 277.10 | 0.04 | | 18.00 | 0.100 | 2.04 | | |
| | | | | P-5 | 35.23 | 0.02 | 0.07 | 0.00 | 12.19 | 0.00 | 6.92 | 0.52 | 0.00 | **3.60** | 0.00 | 280.61 | **3.47** | 277.70 | 277.10 | | 1 | | 1.703 | | 15.18 | |
| 24+12.66 | 30.25 | Lt. | S-505OF | | | 0.00 | 0.00 | 0.00 | | | | | 0.00 | | | | | 276.20 | 275.60 | 0.60 | | 18.00 | 0.150 | 8.59 | | |

**Units: ENGLISH**

**HGL method: Standard FDOT (Jump HGL to pipe crown).**

Automated Storm sewer Analysis & Design (ASAD), copyright 1992-2007, Hiteshew Engineering Systems, Inc. Ph: (352) 383-4191
Portions of ASAD were developed by Kenneth J. Leeming, P.E. at International Engineering Consultants, Inc.

APPENDIX B – OVERLOOK PHASE 3 & PHASE 4 CALCULATIONS 14321-4

**Stormwater Management Calculations**
**For**
**Overlook at Grassy Lake Ph. 3 & 4**
**Introduction**

The project consists of 52.46 acres and is located in Lake County east of U.S. Hwy 27, west of N. Hancock Rd., at the southeast corner of Citrus Grove Rd. and Grassy Lake Rd. intersection, in Section 5, Township 22 south, Range 26 east of Lake County Florida. The existing property has three drainage patterns, 1). Southwest corner drains to southwest offsite, 2). Southeast corner drains southeast offsite, and 3). Remainder of property drains to existing low area middle south of property. Previously permitted Citrus Grove Road, Phase 1 (Permit No. 148907-1), has approximately 2.12 acres of runoff that discharges onto the proposed Overlook at Grassy Lake Commercial site, located in the north west corner of the proposed project. This runoff has been included in the Post Basin as the permitted 2.12 acres of which 0.56 acres is impervious. Approximately 2.27 acres in the north west corner of the proposed project is being left undeveloped as the Overlook at Grassy Lake Commercial Property. This area is included in the Post Basin and is being ran as 80% impervious or 1.82 acres. There is approximately 1.1 acres of offsite, south of southern property line, that drains onto subject property in the pre-condition and will continue to do so in the post condition. In the post condition the site will be one drainage basin that will include all the proposed improvements and the abovementioned Citrus Grove Road Basin, Commercial Basin, and offsite area. The existing site is orange grove with dense underbrush.

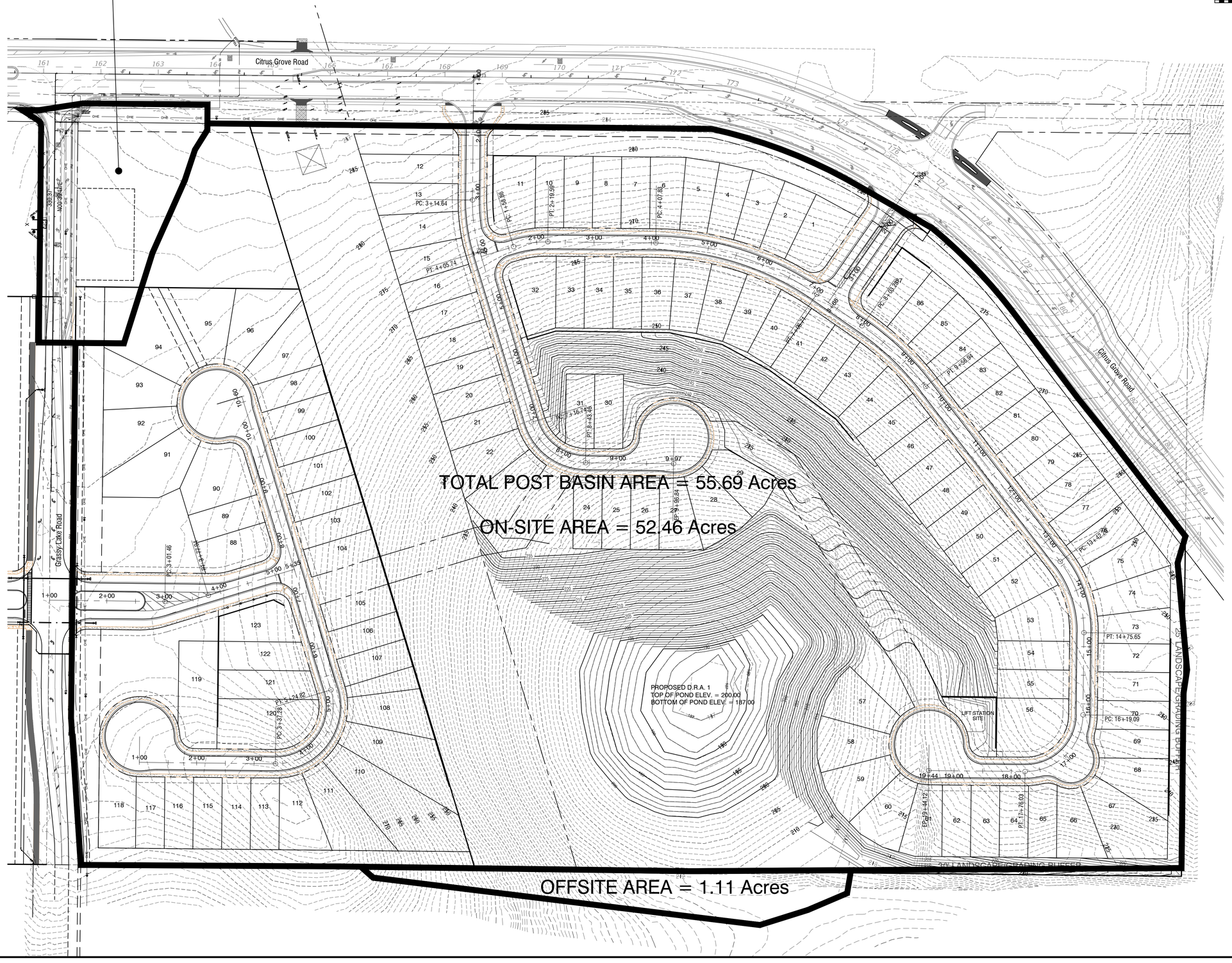
In the post developed condition there will be one large DRA constructed at the ultimate low area along the southern portion of the property. This DRA is sized to hold the entire 25-year 96-hour storm event, routed with horizontal infiltration. The site is all type ‘A’ soils and the water table is greater than 7 feet below the proposed DRA bottom (SHWT=168.00) (Bott=187.00). The St Johns River Water Management Districts criteria for permit is meet the Pre/Post runoff volume for the 25 year 96 hour storm event, the Pre/Post rate of runoff for the 25 year 24 hour storm event, hold the pollution abatement volume and recover this volume in 72 hours and full volume in 14 days. Since the proposed retention pond holds the entire rainfall events, without any discharge, the pre-developed condition was not routed. Ponds 3.1 was utilized to demonstrate the post condition meets the SJRWMD requirements. The storms were routed with only horizontal infiltration and a factor safety of 2 applied to that rate. The proposed top of DRA berm is at elevation 200.00, the adjacent property grade is at elevation 211.00.

DRA 25 yr 96 hr max. stage 197.52

DRA Treatment Volume recovers +/- 12 hours
DRA Total Volume recovers +/- 168 hours (7 days) after storm event

See the attached Appendix for all stormwater calculations and information demonstrating that the proposed system meets all the requirements of the St. Johns River Water Management District.

CITRUS GROVE ROAD, PHASE 1
AREA = 2.12 Acres (PERMIT NO. 148907-1)




Scale: 1"= 60'
60' 0 60' 120'
SCALE IN FEET

| DATE | REVISION |
|---|---|
| | 1 |
| | 2 |
| | 3 |
| | 4 |
| | 5 |
| | 6 |
| | 7 |
| | 8 |

OVERLOOK AT GRASSY LAKE EAST
PHASE 3 & 4
SECTION 05, TOWNSHIP 22, RANGE 26

POST BASIN MAP


BESH HALFF
902 North Sinclair Ave.
Tavares, Florida 32778
Office: 352.343.8481
Fax: 352.343.8495
Certificate of Authorization Number: 33380


| | |
|---|---|
| DATE: | APRIL 2021 |
| DESIGNED BY: | SPH |
| DRAWN BY: | SPH |
| CHECKED BY.: | DKB |
| JOB NO.: | 121053.0000 |
| FILE NAME: | OGLPH3&4BASE |

Sheet 1

DUANE K. BOOTH, PE
Registered Eng 44631

**POST BASIN**
**DRAINAGE BASIN**
**POST-DEVELOPMENT**
**CURVE NUMBER CALCULATIONS**

| | | |
|---|---|---|
| **Total Area:** | 55.69 | **AC** |

| | | |
|---|---|---|
| **Total Weighted CN Area:** | **55.69** | **AC** |
| **Weighted Curve Number:** | **57.84** | |

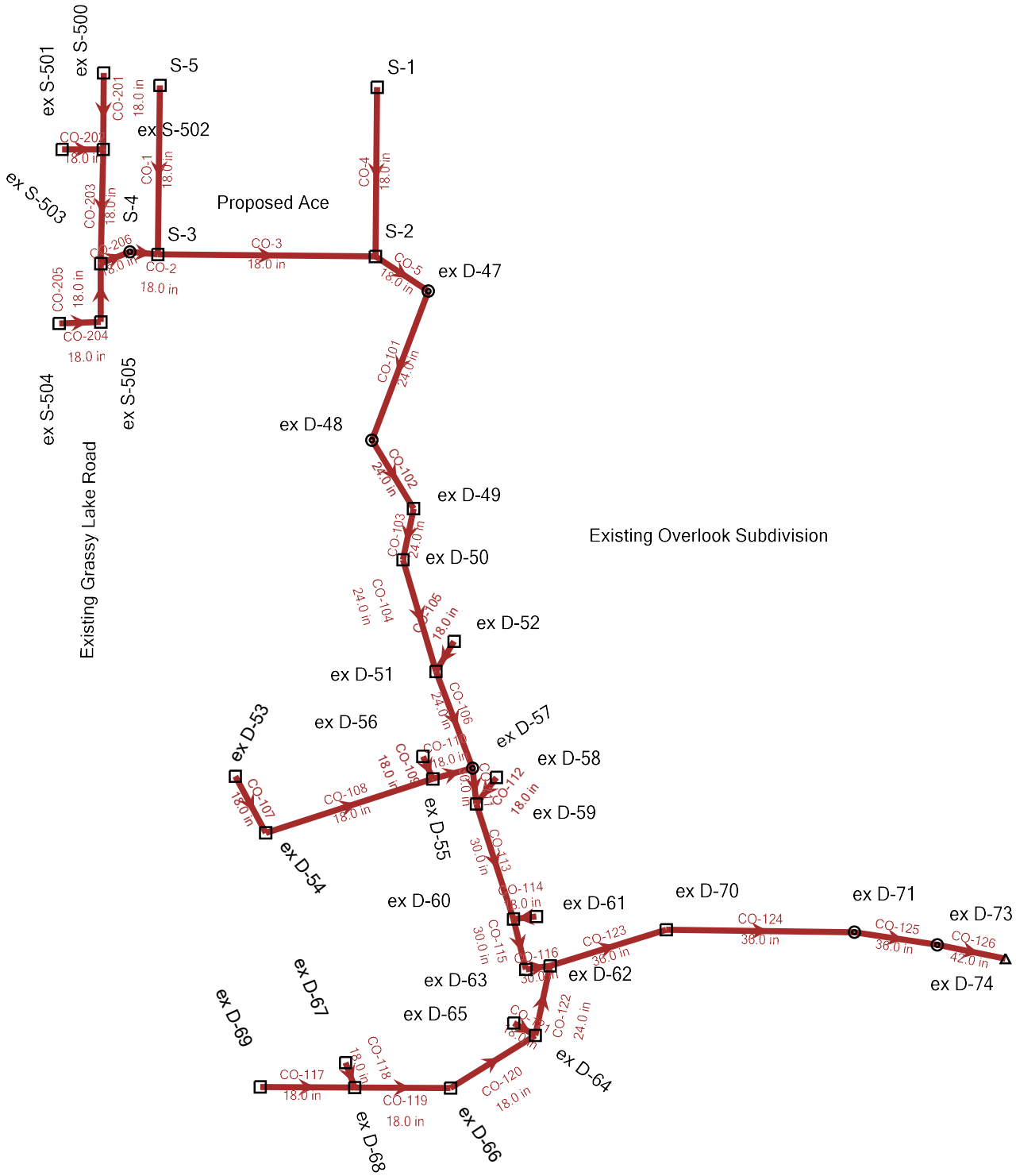
| Land Use Description | Area | | % DCIA, % Impervious & % Pervious | | | |
|---|---|---|---|---|---|---|
| Offsite Type "A" soil - Open Space | 1.11 | AC | 100% | Pervious | | |
| Type "A" soil - Open Space | 35.23 | AC | 100% | Pervious | | |
| Type "A" soil - Imp. Lots | 10.17 | AC | 100% | Impervious | | |
| Type "A" soil - Imp. Roads & Swk. | 5.08 | AC | 100% | Impervious | 0% | Pervious |
| Type "A" soil- Imp. Pond | 0.16 | AC | 100% | Impervious | 0% | Pervious |
| Type "A" soil - Imp. Citrus Grove Rd. | 0.56 | AC | 100% | Impervious | 0% | Pervious |
| Type "A" soil- Open Space Citrus Grove Rd. | 1.56 | AC | 100% | Pervious | | |
| Future Commercial Site Impervious (80%) | 1.82 | AC | 100% | Impervious | | |
| **TOTAL AREA - - - - - - ->** | **55.69** | **AC** | | | | |

**WEIGHTED C.N.**

| | % LAND USED | AREA (AC) | % AREA | C.N. | %XC.N. |
|---|---|---|---|---|---|
| Offsite Type "A" soil - Open Space | 100% | 1.11 | 2.0% | 39 | 0.78 |
| Type "A" soil - Open Space | 100% | 35.23 | 63.3% | 39 | 24.68 |
| Type "A" soil - Imp. Lots | 100% | 10.17 | 18.3% | 98 | 17.89 |
| Type "A" soil - Imp. Roads & Swk. | 100% | 5.08 | 9.1% | 98 | 8.93 |
| Type "A" soil- Imp. Pond | 100% | 0.16 | 0.3% | 98 | 0.29 |
| Type "A" soil - Imp. Citrus Grove Rd. | 100% | 0.56 | 1.0% | 98 | 0.99 |
| Type "A" soil- Open Space Citrus Grove Rd. | 100% | 1.56 | 2.8% | 39 | 1.09 |
| Future Commercial Site Impervious (80%) | 100% | 1.82 | 3.3% | 98 | 3.20 |
| **TOTAL - - - - - - - - - - - - - - - ->** | | **55.69** | **100%** | | **57.84** |

# APPENDIX C – STORMCAD SIZING

# Scenario: Base



# FlexTable: Catchment Table

| Label | Outflow Element | Runoff Coefficient (Rational) | Time of Concentration (min) | Area (Unified) (acres) | Catchment Intensity (in/h) | Flow (Total Out) (cfs) |
|---|---|---|---|---|---|---|
| CM-1 | ex S-500 | 0.900 | 10.000 | 0.100 | 7.410 | 0.67 |
| CM-2 | ex S-501 | 0.950 | 10.000 | 0.100 | 7.410 | 0.71 |
| CM-3 | ex S-502 | 0.800 | 10.000 | 0.100 | 7.410 | 0.60 |
| CM-4 | ex S-503 | 0.800 | 10.000 | 0.100 | 7.410 | 0.60 |
| CM-5 | ex S-504 | 0.950 | 10.000 | 0.080 | 7.410 | 0.57 |
| CM-6 | ex S-505 | 0.820 | 10.000 | 0.110 | 7.410 | 0.67 |
| CM-7 | S-5 | 0.725 | 10.000 | 0.677 | 7.410 | 3.66 |
| CM-8 | S-1 | 0.725 | 10.000 | 0.592 | 7.410 | 3.21 |
| CM-9 | S-3 | 0.725 | 10.000 | 0.460 | 7.410 | 2.49 |
| CM-10 | S-2 | 0.725 | 10.000 | 0.563 | 7.410 | 3.05 |
| CM-101 | ex D-53 | 0.150 | 10.000 | 1.054 | 7.410 | 1.18 |
| CM-102 | ex D-67 | 0.150 | 10.000 | 0.466 | 7.410 | 0.52 |
| CM-103 | ex D-53 | 0.550 | 10.000 | 0.158 | 7.410 | 0.65 |
| CM-104 | ex D-54 | 0.550 | 10.000 | 0.276 | 7.410 | 1.13 |
| CM-105 | ex D-56 | 0.550 | 10.000 | 0.271 | 7.410 | 1.11 |
| CM-106 | ex D-55 | 0.550 | 10.000 | 0.267 | 7.410 | 1.10 |
| CM-107 | ex D-67 | 0.550 | 10.000 | 0.798 | 7.410 | 3.28 |
| CM-108 | ex D-69 | 0.550 | 10.000 | 0.531 | 7.410 | 2.18 |
| CM-109 | ex D-68 | 0.550 | 10.000 | 0.351 | 7.410 | 1.44 |
| CM-110 | ex D-50 | 0.550 | 10.000 | 1.208 | 7.410 | 4.96 |
| CM-111 | ex D-49 | 0.550 | 10.000 | 1.006 | 7.410 | 4.13 |
| CM-112 | ex D-52 | 0.550 | 10.000 | 0.450 | 7.410 | 1.85 |
| CM-113 | ex D-58 | 0.550 | 10.000 | 0.461 | 7.410 | 1.89 |
| CM-114 | ex D-61 | 0.550 | 10.000 | 0.464 | 7.410 | 1.91 |
| CM-115 | ex D-51 | 0.550 | 10.000 | 0.360 | 7.410 | 1.48 |
| CM-116 | ex D-59 | 0.550 | 10.000 | 0.206 | 7.410 | 0.85 |
| CM-117 | ex D-60 | 0.550 | 10.000 | 0.400 | 7.410 | 1.64 |
| CM-118 | ex D-65 | 0.550 | 10.000 | 0.376 | 7.410 | 1.55 |
| CM-119 | ex D-63 | 0.550 | 10.000 | 0.320 | 7.410 | 1.31 |
| CM-120 | ex D-66 | 0.550 | 10.000 | 0.349 | 7.410 | 1.44 |
| CM-121 | ex D-64 | 0.550 | 10.000 | 0.664 | 7.410 | 2.73 |
| CM-122 | ex D-62 | 0.550 | 10.000 | 0.556 | 7.410 | 2.29 |
| CM-123 | ex D-50 | 0.150 | 10.000 | 0.106 | 7.410 | 0.12 |
| CM-124 | ex D-50 | 0.150 | 10.000 | 0.207 | 7.410 | 0.23 |
| CM-125 | ex D-70 | 0.150 | 10.000 | 0.254 | 7.410 | 0.28 |
| CM-126 | ex D-70 | 0.150 | 10.000 | 0.161 | 7.410 | 0.18 |
| CM-127 | ex D-66 | 0.150 | 10.000 | 0.070 | 7.410 | 0.08 |
| CM-128 | ex D-64 | 0.150 | 10.000 | 0.063 | 7.410 | 0.07 |

# FlexTable: Catch Basin Table

| Label | Elevation (Ground) (ft) | Elevation (Invert) (ft) | Flow (Captured) (cfs) | Hydraulic Grade Line (In) (ft) | Headloss (ft) |
|---|---|---|---|---|---|
| S-5 | 283.00 | 277.00 | 3.66 | 279.09 | 0.05 |
| S-3 | 283.00 | 274.93 | 2.49 | 278.82 | 0.31 |
| S-2 | 283.00 | 273.56 | 3.05 | 276.92 | 0.78 |
| S-1 | 283.00 | 277.00 | 3.21 | 277.94 | 0.14 |
| ex D-49 | 275.48 | 270.50 | 4.13 | 272.58 | 0.58 |
| ex D-50 | 274.47 | 267.50 | 5.31 | 269.91 | 0.75 |
| ex D-51 | 270.03 | 260.00 | 1.48 | 262.62 | 0.87 |
| ex D-52 | 271.03 | 266.00 | 1.85 | 266.66 | 0.15 |
| ex D-53 | 275.20 | 270.00 | 1.83 | 270.66 | 0.15 |
| ex D-54 | 274.40 | 269.00 | 1.13 | 269.85 | 0.20 |
| ex D-55 | 267.49 | 260.00 | 1.10 | 261.15 | 0.29 |
| ex D-56 | 267.49 | 262.27 | 1.11 | 262.78 | 0.11 |
| ex D-59 | 264.00 | 255.00 | 0.85 | 257.64 | 0.74 |
| ex D-58 | 264.83 | 259.50 | 1.89 | 260.17 | 0.15 |
| ex D-60 | 259.20 | 250.50 | 1.64 | 254.95 | 0.59 |
| ex D-61 | 259.11 | 250.77 | 1.91 | 254.97 | 0.01 |
| ex D-63 | 258.56 | 250.20 | 1.31 | 254.00 | 0.62 |
| ex D-62 | 258.56 | 250.00 | 2.29 | 253.19 | 0.73 |
| ex D-69 | 273.75 | 268.75 | 2.18 | 269.47 | 0.17 |
| ex D-68 | 270.08 | 262.00 | 1.44 | 263.44 | 0.39 |
| ex D-67 | 270.53 | 265.18 | 3.80 | 266.16 | 0.23 |
| ex D-66 | 264.36 | 257.00 | 1.51 | 258.61 | 0.46 |
| ex D-64 | 259.57 | 251.50 | 2.80 | 253.66 | 0.22 |
| ex D-65 | 259.57 | 251.76 | 1.55 | 253.67 | 0.01 |
| ex D-70 | 257.50 | 238.00 | 0.46 | 241.12 | 0.87 |
| ex S-500 | 282.52 | 277.99 | 0.67 | 279.03 | 0.00 |
| ex S-501 | 282.17 | 277.46 | 0.71 | 279.03 | 0.00 |
| ex S-502 | 281.82 | 277.21 | 0.60 | 279.03 | 0.01 |
| ex S-503 | 281.25 | 275.84 | 0.60 | 278.97 | 0.05 |
| ex S-504 | 281.23 | 276.52 | 0.57 | 278.99 | 0.00 |
| ex S-505 | 280.90 | 275.95 | 0.67 | 278.99 | 0.01 |

# FlexTable: Manhole Table

| Label | Elevation (Ground) (ft) | Elevation (Invert in 1) (ft) | Flow (Total Out) (cfs) | Hydraulic Grade Line (Out) (ft) | Hydraulic Grade Line (In) (ft) | Headloss (ft) |
|---|---|---|---|---|---|---|
| S-4 | 283.00 | 275.11 | 3.38 | 278.85 | 278.89 | 0.05 |
| ex D-47 | 281.30 | 273.19 | 13.92 | 274.53 | 275.01 | 0.48 |
| ex D-48 | 277.10 | 271.00 | 13.81 | 272.85 | 273.10 | 0.26 |
| ex D-57 | 265.72 | 258.50 | 28.61 | 258.82 | 259.52 | 0.69 |
| ex D-71 | 214.00 | 208.00 | 47.48 | 199.24 | 200.12 | 0.87 |
| ex D-73 | 200.00 | 194.00 | 47.37 | 190.10 | 190.51 | 0.41 |

# FlexTable: Outfall Table

| Label | Elevation (Ground) (ft) | Elevation (Invert) (ft) | Elevation (User Defined Tailwater) (ft) | Hydraulic Grade (ft) | Flow (Total Out) (cfs) |
|---|---|---|---|---|---|
| ex D-74 | 200.00 | 187.00 | 190.00 | 190.00 | 47.18 |

# FlexTable: Conduit Table

| Label | Start Node | Invert (Start) (ft) | Stop Node | Invert (Stop) (ft) | Length (Unified) (ft) | Slope (Calculated) (ft/ft) | Diameter (in) | Manning's n | Flow (cfs) | Velocity (ft/s) | Capacity (Full Flow) (cfs) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| CO-1 | S-5 | 277.00 | S-3 | 276.47 | 177.0 | 0.003 | 18.0 | 0.013 | 3.66 | 2.07 | 5.75 |
| CO-2 | S-4 | 275.11 | S-3 | 274.93 | 29.7 | 0.006 | 18.0 | 0.013 | 3.38 | 1.91 | 8.18 |
| CO-3 | S-3 | 274.93 | S-2 | 273.56 | 229.0 | 0.006 | 18.0 | 0.013 | 8.76 | 4.95 | 8.12 |
| CO-4 | S-1 | 277.00 | S-2 | 276.47 | 177.0 | 0.003 | 18.0 | 0.013 | 3.21 | 3.34 | 5.75 |
| CO-5 | S-2 | 273.56 | ex D-47 | 273.19 | 64.0 | 0.006 | 18.0 | 0.013 | 13.97 | 7.90 | 7.99 |
| CO-101 | ex D-47 | 273.19 | ex D-48 | 271.00 | 167.0 | 0.013 | 24.0 | 0.013 | 13.92 | 8.39 | 25.90 |
| CO-102 | ex D-48 | 271.00 | ex D-49 | 270.50 | 82.0 | 0.006 | 24.0 | 0.013 | 13.81 | 6.22 | 17.66 |
| CO-103 | ex D-49 | 270.50 | ex D-50 | 269.50 | 59.0 | 0.017 | 24.0 | 0.013 | 17.23 | 9.74 | 29.45 |
| CO-104 | ex D-50 | 267.50 | ex D-51 | 263.00 | 121.0 | 0.037 | 24.0 | 0.013 | 21.67 | 13.86 | 43.62 |
| CO-105 | ex D-52 | 266.00 | ex D-51 | 265.00 | 36.0 | 0.028 | 18.0 | 0.013 | 1.85 | 6.44 | 17.51 |
| CO-106 | ex D-51 | 260.00 | ex D-57 | 258.50 | 107.0 | 0.014 | 24.0 | 0.013 | 24.39 | 9.66 | 26.78 |
| CO-107 | ex D-53 | 270.00 | ex D-54 | 269.00 | 65.0 | 0.015 | 18.0 | 0.013 | 1.83 | 5.20 | 13.03 |
| CO-108 | ex D-54 | 269.00 | ex D-55 | 262.00 | 183.0 | 0.038 | 18.0 | 0.013 | 2.94 | 8.25 | 20.54 |
| CO-109 | ex D-56 | 262.27 | ex D-55 | 262.00 | 27.0 | 0.010 | 18.0 | 0.013 | 1.11 | 3.87 | 10.50 |
| CO-110 | ex D-55 | 260.00 | ex D-57 | 257.00 | 46.0 | 0.065 | 18.0 | 0.013 | 5.08 | 11.67 | 26.82 |
| CO-111 | ex D-57 | 257.00 | ex D-59 | 256.60 | 39.0 | 0.010 | 30.0 | 0.013 | 28.61 | 9.12 | 41.54 |
| CO-112 | ex D-58 | 259.50 | ex D-59 | 259.00 | 33.0 | 0.015 | 18.0 | 0.013 | 1.89 | 5.23 | 12.93 |
| CO-113 | ex D-59 | 255.00 | ex D-60 | 250.50 | 126.0 | 0.036 | 30.0 | 0.013 | 30.85 | 14.89 | 77.51 |
| CO-114 | ex D-61 | 250.77 | ex D-60 | 250.50 | 24.4 | 0.011 | 18.0 | 0.013 | 1.91 | 1.08 | 11.04 |
| CO-115 | ex D-60 | 250.50 | ex D-63 | 250.20 | 54.0 | 0.006 | 30.0 | 0.013 | 33.71 | 6.87 | 30.57 |
| CO-116 | ex D-63 | 250.20 | ex D-62 | 250.00 | 26.0 | 0.008 | 30.0 | 0.013 | 34.69 | 7.07 | 35.99 |
| CO-117 | ex D-69 | 268.75 | ex D-68 | 264.90 | 100.0 | 0.038 | 18.0 | 0.013 | 2.18 | 7.58 | 20.61 |
| CO-118 | ex D-67 | 265.18 | ex D-68 | 264.90 | 28.0 | 0.010 | 18.0 | 0.013 | 3.80 | 5.46 | 10.50 |
| CO-119 | ex D-68 | 262.00 | ex D-66 | 259.35 | 99.0 | 0.027 | 18.0 | 0.013 | 7.37 | 9.35 | 17.19 |
| CO-120 | ex D-66 | 257.00 | ex D-64 | 254.20 | 107.0 | 0.026 | 18.0 | 0.013 | 8.82 | 9.71 | 16.99 |
| CO-121 | ex D-65 | 251.76 | ex D-64 | 251.50 | 26.0 | 0.010 | 18.0 | 0.013 | 1.55 | 0.87 | 10.50 |
| CO-122 | ex D-64 | 251.50 | ex D-62 | 250.00 | 77.0 | 0.019 | 24.0 | 0.013 | 13.03 | 9.57 | 31.57 |
| CO-123 | ex D-62 | 250.00 | ex D-70 | 249.37 | 126.0 | 0.005 | 36.0 | 0.013 | 47.54 | 7.60 | 47.16 |
| CO-124 | ex D-70 | 238.00 | ex D-71 | 208.00 | 201.0 | 0.149 | 36.0 | 0.013 | 47.62 | 27.83 | 257.66 |
| CO-125 | ex D-71 | 197.00 | ex D-73 | 194.00 | 98.0 | 0.031 | 36.0 | 0.013 | 47.48 | 15.66 | 116.69 |
| CO-126 | ex D-73 | 187.30 | ex D-74 | 187.00 | 73.6 | 0.004 | 42.0 | 0.013 | 47.37 | 7.30 | 64.22 |
| CO-201 | ex S-500 | 277.99 | ex S-502 | 277.21 | 81.1 | 0.010 | 18.0 | 0.013 | 0.67 | 3.29 | 10.30 |
| CO-202 | ex S-501 | 277.46 | ex S-502 | 277.21 | 43.6 | 0.006 | 18.0 | 0.013 | 0.71 | 0.40 | 7.95 |
| CO-203 | ex S-502 | 277.21 | ex S-503 | 275.84 | 120.9 | 0.011 | 18.0 | 0.013 | 1.87 | 1.06 | 11.18 |
| CO-204 | ex S-504 | 276.52 | ex S-505 | 275.95 | 44.0 | 0.013 | 18.0 | 0.013 | 0.57 | 0.32 | 11.95 |
| CO-205 | ex S-505 | 275.95 | ex S-503 | 275.84 | 62.0 | 0.002 | 18.0 | 0.013 | 1.16 | 0.65 | 4.43 |
| CO-206 | ex S-503 | 275.84 | S-4 | 275.11 | 33.2 | 0.022 | 18.0 | 0.013 | 3.40 | 1.92 | 15.57 |

# Conduit FlexTable: Combined Pipe/Node Report

| Label | Start Node | Stop Node | Length (Unified) (ft) | Invert (Start) (ft) | Invert (Stop) (ft) | Slope (Calculated) (ft/ft) | Diameter (in) | Upstream Inlet C | System Intensity (in/h) | Upstream Inlet Area (acres) | Upstream Structure Flow (Total Surface) (cfs) | System CA (acres) | System Intensity (in/h) | System Rational Flow (cfs) | Flow (cfs) | Capacity (Full Flow) (cfs) | Velocity (ft/s) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| CO-1 | S-5 | S-3 | 177.0 | 277.00 | 276.47 | 0.003 | 18.0 | 0.725 | 7.410 | 0.677 | 3.66 | 0.491 | 7.410 | 3.66 | 3.66 | 5.75 | 2.07 |
| CO-2 | S-4 | S-3 | 29.7 | 275.11 | 274.93 | 0.006 | 18.0 | (N/A) | 6.550 | (N/A) | 0.00 | 0.511 | 6.550 | 3.38 | 3.38 | 8.18 | 1.91 |
| CO-3 | S-3 | S-2 | 229.0 | 274.93 | 273.56 | 0.006 | 18.0 | 0.725 | 6.506 | 0.460 | 2.49 | 1.335 | 6.506 | 8.76 | 8.76 | 8.12 | 4.95 |
| CO-4 | S-1 | S-2 | 177.0 | 277.00 | 276.47 | 0.003 | 18.0 | 0.725 | 7.410 | 0.592 | 3.21 | 0.430 | 7.410 | 3.21 | 3.21 | 5.75 | 3.34 |
| CO-5 | S-2 | ex D-47 | 64.0 | 273.56 | 273.19 | 0.006 | 18.0 | 0.725 | 6.377 | 0.563 | 3.05 | 2.173 | 6.377 | 13.97 | 13.97 | 7.99 | 7.90 |
| CO-101 | ex D-47 | ex D-48 | 167.0 | 273.19 | 271.00 | 0.013 | 24.0 | (N/A) | 6.356 | (N/A) | 0.00 | 2.173 | 6.356 | 13.92 | 13.92 | 25.90 | 8.39 |
| CO-102 | ex D-48 | ex D-49 | 82.0 | 271.00 | 270.50 | 0.006 | 24.0 | (N/A) | 6.303 | (N/A) | 0.00 | 2.173 | 6.303 | 13.81 | 13.81 | 17.66 | 6.22 |
| CO-103 | ex D-49 | ex D-50 | 59.0 | 270.50 | 269.50 | 0.017 | 24.0 | 0.550 | 6.269 | 1.006 | 4.13 | 2.726 | 6.269 | 17.23 | 17.23 | 29.45 | 9.74 |
| CO-104 | ex D-50 | ex D-51 | 121.0 | 267.50 | 263.00 | 0.037 | 24.0 | 0.468 | 6.253 | 1.521 | 5.31 | 3.438 | 6.253 | 21.67 | 21.67 | 43.62 | 13.86 |
| CO-105 | ex D-52 | ex D-51 | 36.0 | 266.00 | 265.00 | 0.028 | 18.0 | 0.550 | 7.410 | 0.450 | 1.85 | 0.248 | 7.410 | 1.85 | 1.85 | 17.51 | 6.44 |
| CO-106 | ex D-51 | ex D-57 | 107.0 | 260.00 | 258.50 | 0.014 | 24.0 | 0.550 | 6.231 | 0.360 | 1.48 | 3.883 | 6.231 | 24.39 | 24.39 | 26.78 | 9.66 |
| CO-107 | ex D-53 | ex D-54 | 65.0 | 270.00 | 269.00 | 0.015 | 18.0 | 0.202 | 7.410 | 1.212 | 1.83 | 0.245 | 7.410 | 1.83 | 1.83 | 13.03 | 5.20 |
| CO-108 | ex D-54 | ex D-55 | 183.0 | 269.00 | 262.00 | 0.038 | 18.0 | 0.550 | 7.359 | 0.276 | 1.13 | 0.396 | 7.359 | 2.94 | 2.94 | 20.54 | 8.25 |
| CO-109 | ex D-56 | ex D-55 | 27.0 | 262.27 | 262.00 | 0.010 | 18.0 | 0.550 | 7.410 | 0.271 | 1.11 | 0.149 | 7.410 | 1.11 | 1.11 | 10.50 | 3.87 |
| CO-110 | ex D-55 | ex D-57 | 46.0 | 260.00 | 257.00 | 0.065 | 18.0 | 0.550 | 7.270 | 0.267 | 1.10 | 0.693 | 7.270 | 5.08 | 5.08 | 26.82 | 11.67 |
| CO-111 | ex D-57 | ex D-59 | 39.0 | 257.00 | 256.60 | 0.010 | 30.0 | (N/A) | 6.203 | (N/A) | 0.00 | 4.576 | 6.203 | 28.61 | 28.61 | 41.54 | 9.12 |
| CO-112 | ex D-58 | ex D-59 | 33.0 | 259.50 | 259.00 | 0.015 | 18.0 | 0.550 | 7.410 | 0.461 | 1.89 | 0.254 | 7.410 | 1.89 | 1.89 | 12.93 | 5.23 |
| CO-113 | ex D-59 | ex D-60 | 126.0 | 255.00 | 250.50 | 0.036 | 30.0 | 0.550 | 6.193 | 0.206 | 0.85 | 4.943 | 6.193 | 30.85 | 30.85 | 77.51 | 14.89 |
| CO-114 | ex D-61 | ex D-60 | 24.4 | 250.77 | 250.50 | 0.011 | 18.0 | 0.550 | 7.410 | 0.464 | 1.91 | 0.255 | 7.410 | 1.91 | 1.91 | 11.04 | 1.08 |
| CO-115 | ex D-60 | ex D-63 | 54.0 | 250.50 | 250.20 | 0.006 | 30.0 | 0.550 | 6.172 | 0.400 | 1.64 | 5.418 | 6.172 | 33.71 | 33.71 | 30.57 | 6.87 |
| CO-116 | ex D-63 | ex D-62 | 26.0 | 250.20 | 250.00 | 0.008 | 30.0 | 0.550 | 6.152 | 0.320 | 1.31 | 5.594 | 6.152 | 34.69 | 34.69 | 35.99 | 7.07 |
| CO-117 | ex D-69 | ex D-68 | 100.0 | 268.75 | 264.90 | 0.038 | 18.0 | 0.550 | 7.410 | 0.531 | 2.18 | 0.292 | 7.410 | 2.18 | 2.18 | 20.61 | 7.58 |
| CO-118 | ex D-67 | ex D-68 | 28.0 | 265.18 | 264.90 | 0.010 | 18.0 | 0.403 | 7.410 | 1.264 | 3.80 | 0.509 | 7.410 | 3.80 | 3.80 | 10.50 | 5.46 |
| CO-119 | ex D-68 | ex D-66 | 99.0 | 262.00 | 259.35 | 0.027 | 18.0 | 0.550 | 7.356 | 0.351 | 1.44 | 0.993 | 7.356 | 7.37 | 7.37 | 17.19 | 9.35 |
| CO-120 | ex D-66 | ex D-64 | 107.0 | 257.00 | 254.20 | 0.026 | 18.0 | 0.483 | 7.313 | 0.419 | 1.51 | 1.196 | 7.313 | 8.82 | 8.82 | 16.99 | 9.71 |
| CO-121 | ex D-65 | ex D-64 | 26.0 | 251.76 | 251.50 | 0.010 | 18.0 | 0.550 | 7.410 | 0.376 | 1.55 | 0.207 | 7.410 | 1.55 | 1.55 | 10.50 | 0.87 |
| CO-122 | ex D-64 | ex D-62 | 77.0 | 251.50 | 250.00 | 0.019 | 24.0 | 0.515 | 7.270 | 0.727 | 2.80 | 1.778 | 7.270 | 13.03 | 13.03 | 31.57 | 9.57 |
| CO-123 | ex D-62 | ex D-70 | 126.0 | 250.00 | 249.37 | 0.005 | 36.0 | 0.550 | 6.143 | 0.556 | 2.29 | 7.678 | 6.143 | 47.54 | 47.54 | 47.16 | 7.60 |
| CO-124 | ex D-70 | ex D-71 | 201.0 | 238.00 | 208.00 | 0.149 | 36.0 | 0.150 | 6.103 | 0.415 | 0.46 | 7.740 | 6.103 | 47.62 | 47.62 | 257.66 | 27.83 |
| CO-125 | ex D-71 | ex D-73 | 98.0 | 197.00 | 194.00 | 0.031 | 36.0 | (N/A) | 6.086 | (N/A) | 0.00 | 7.740 | 6.086 | 47.48 | 47.48 | 116.69 | 15.66 |
| CO-126 | ex D-73 | ex D-74 | 73.6 | 187.30 | 187.00 | 0.004 | 42.0 | (N/A) | 6.071 | (N/A) | 0.00 | 7.740 | 6.071 | 47.37 | 47.37 | 64.22 | 7.30 |
| CO-201 | ex S-500 | ex S-502 | 81.1 | 277.99 | 277.21 | 0.010 | 18.0 | 0.900 | 7.410 | 0.100 | 0.67 | 0.090 | 7.410 | 0.67 | 0.67 | 10.30 | 3.29 |
| CO-202 | ex S-501 | ex S-502 | 43.6 | 277.46 | 277.21 | 0.006 | 18.0 | 0.950 | 7.410 | 0.100 | 0.71 | 0.095 | 7.410 | 0.71 | 0.71 | 7.95 | 0.40 |
| CO-203 | ex S-502 | ex S-503 | 120.9 | 277.21 | 275.84 | 0.011 | 18.0 | 0.800 | 6.997 | 0.100 | 0.60 | 0.265 | 6.997 | 1.87 | 1.87 | 11.18 | 1.06 |
| CO-204 | ex S-504 | ex S-505 | 44.0 | 276.52 | 275.95 | 0.013 | 18.0 | 0.950 | 7.410 | 0.080 | 0.57 | 0.076 | 7.410 | 0.57 | 0.57 | 11.95 | 0.32 |
| CO-205 | ex S-505 | ex S-503 | 62.0 | 275.95 | 275.84 | 0.002 | 18.0 | 0.820 | 6.900 | 0.110 | 0.67 | 0.166 | 6.900 | 1.16 | 1.16 | 4.43 | 0.65 |
| CO-206 | ex S-503 | S-4 | 33.2 | 275.84 | 275.11 | 0.022 | 18.0 | 0.800 | 6.601 | 0.100 | 0.60 | 0.511 | 6.601 | 3.40 | 3.40 | 15.57 | 1.92 |

GEMINI
LAND DEVELOPMENT

PREPARED BY
Gemini Land Development, Inc.

DATE
July 2025

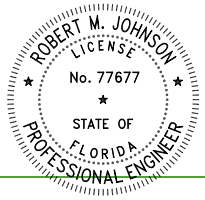
# ACE MINNEOLA

UTILITY REPORT

# Utility Report

# Ace Minneola

*Prepared by*
**Gemini Land Development, Inc.**
*Certificate of Authorization No. 36898*
*2875 S. Orange Avenue, Suite 500-3600*
*Orlando Florida 32806*




Digitally signed by Robert M Johnson
Reason: This item has been electronically signed and sealed using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.
Date: 2025.07.17 10:11:24 -04'00'

Robert M. Johnson, P.E.

Florida Professional Engineer License No. 77677

# ACE MINNEOLA

## SUMMARY

The proposed project is a16.5ksf hardware store located at the southeast corner of the intersection of Citrus Grove Road and Grassy Lake Road in the Town of Minneola.



## PROPOSED PROJECT

### PROPOSED WATER SYSTEM

The proposed development consists of a 16.5ksf hardware store with attached garden Center. The project will connect to the existing 20" watermain on Citrus Grove Road. The minimum fireflow per FFPC for a 16.5ksf building and Type II (000) construction with a 75% sprinkler credit is 688 gpm. The Town of Minneola requires minimum fire flow of 1500 gpm for commercial projects.

**Minneola Ace Hardware**
**POTABLE WATER DEMAND CALCULATIONS**

| Land Use | Retail Restroom Quantity (sf) | Residential Units (DU) | 1BR Units (DU) | 2BR Units (DU) | Total ERC's | Average Daily Flow (GPD) | Average Daily Flow (GPM) | Max Daily Flow (GPM) PF = 2.0 | Peak Hourly Flow (GPM) PF =4.0 | Required Fire Flow (GPM) |
|---|---|---|---|---|---|---|---|---|---|---|
| ex Overlook P3 | 0 | 73 | 0 | 0 | 73 | 25,550 | 18 | 35 | 71 | |
| ex Overlook P4 | | 36 | | | 36 | 12,600 | 9 | 18 | 35 | |
| Hardware Store | 16,500 | 0 | 0 | 0 | 6.6 | 2,310 | 2 | 3 | 6 | 1500 |
| **TOTAL** | **16,500** | **109** | | | **116** | **40,460** | **28** | **56** | **112** | |

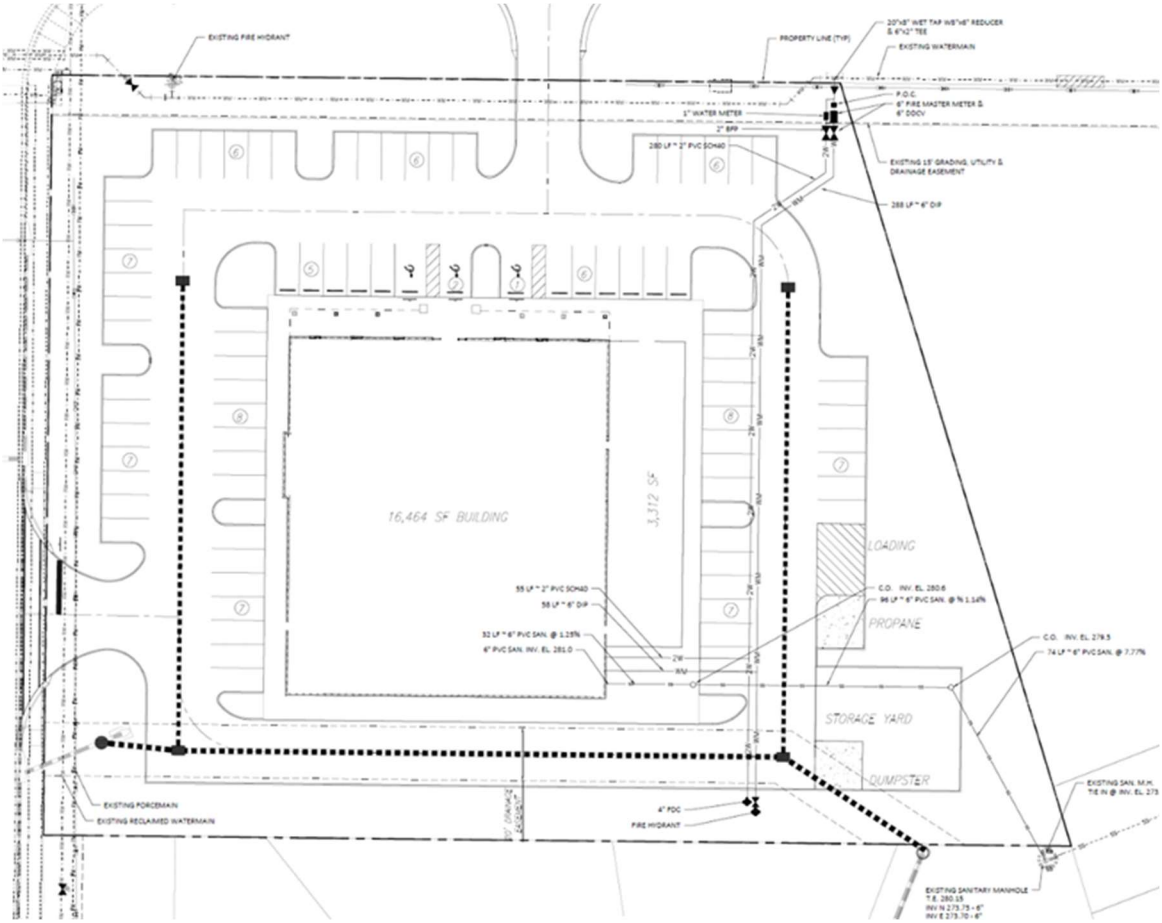
Notes:

(1) **ERC Factors**

| | | |
|---|---|---|
| Non Residential | 0.400 | per 1000 sf |
| Residential | 1.000 | per unit |
| 1BR Apartment | 0.583 | per unit |
| 2BR Apartment | 0.833 | per unit |
| 1 ERC = | 350 | GPD |

(1) gpd/1440=gpm

## SITE LAYOUT




## WATERCAD MODELING

The WaterCAD software was used to analyze the proposed water system to ensure that the required flows and pressures are available to provide fire flow protection. The model was based on the Overlook Phases 3 and 4 water model and updated based updated water demands and the fireflow for the hardware store. A fire flow 1000gpm of 1000gpm was modeled at the existing hydrant located at the intersection of Citrus Grove Road and Grassy Lake Road and a second flow of 500 gpm was at the proposed hydrant next to the FDC at the opposite corner of the building. Please see copy of WaterCAD report computations provided in Appendix B of this report.

The proposed modeling details during a fireflow event during max day flows, a minimum 30psi is maintained in the system.

## PROPOSED SANITARY SYSTEM

The existing Overlook Phase 3 & 4 lift station is master planned for commercial development, up to a peak flow of 10gpm. The peak flow proposed by the hardware store is conservatively estimated at 0.4 ERU per 1000 sq-ft for a peak flow of 6gpm, which is less than master planned flow.

**Minneola Ace Hardware**
**SEWER DEMAND CALCULATIONS**

| Land Use | Retail Restroom Quantity (sf) | Residential Units (DU) | 1BR Units (DU) | 2BR Units (DU) | Total ERC's | Average Daily Flow (GPD) | Average Daily Flow (GPM) | Max Daily Flow (GPM) PF = 2.0 | Peak Hourly Flow (GPM) PF =4.0 |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | |
| Hardware Store | 16,500 | 0 | 0 | 0 | 6.6 | 1,980 | 1 | 3 | 6 |
| **TOTAL** | **16,500** | **0** | | | **7** | **1,980** | **1** | **3** | **6** |

Notes:

(1) **ERC Factors**

| | | |
|---|---|---|
| Non Residential | 0.400 | per 1000 sf |
| Residential | 1.000 | per unit |
| 1BR Apartment | 0.583 | per unit |
| 2BR Apartment | 0.833 | per unit |
| 1 ERC = | 300 | GPD |

(1) gpd/1440=gpm

# APPENDIX A – DEMAND CALCULATIONS

**Minneola Ace Hardware**
**POTABLE WATER DEMAND CALCULATIONS**

| Land Use | Retail Restroom Quantity (sf) | Residential Units (DU) | 1BR Units (DU) | 2BR Units (DU) | Total ERC's | Average Daily Flow (GPD) | Average Daily Flow (GPM) | Max Daily Flow (GPM) PF = 2.0 | Peak Hourly Flow (GPM) PF =4.0 | Required Fire Flow (GPM) |
|---|---|---|---|---|---|---|---|---|---|---|
| ex Overlook P3 | 0 | 73 | 0 | 0 | 73 | 25,550 | 18 | 35 | 71 | |
| ex Overlook P4 | | 36 | | | 36 | 12,600 | 9 | 18 | 35 | |
| Hardware Store | 16,500 | 0 | 0 | 0 | 6.6 | 2,310 | 2 | 3 | 6 | 1500 |
| **TOTAL** | **16,500** | **109** | | | **116** | **40,460** | **28** | **56** | **112** | |

Notes:

(1) **ERC Factors**

| | | |
|---|---|---|
| Non Residential | 0.400 | per 1000 sf |
| Residential | 1.000 | per unit |
| 1BR Apartment | 0.583 | per unit |
| 2BR Apartment | 0.833 | per unit |
| 1 ERC = | 350 | GPD |

(1) gpd/1440=gpm

# ACE MINNEOLA
# FIRE FLOW CALCULATIONS

FFPC, EIGHTH EDITION

| Building | Construction Type (NFPA 220) | Total Fire Area (SF) | | | | Required Fire Flow (gpm) [1] | Reduction for Sprinkler System[2] (%) | Min. Fire Flow (gpm)[2] | Req. Fire Flow (gpm)[4] | Min. Fire Hydrants Required[3] |
|---|---|---|---|---|---|---|---|---|---|---|
| | | 1st Floor | 2nd Floor | 3rd Floor | Total | | | | | |
| Office | Type II (000) | 16,500 | 0 | 0 | 16,500 | 2,750 | 75% | 688 | 1,500 | 1 |

NOTES:
(1) Required Minimum Fire Flow based on Table 18.4.5.2.1
(2) The Required Fire Flow can be reduced by 75% for NFPA 13 sprinkler systems. In no case shall the Required Fire Flow be less than 1,000 GPM.
(3) Minimum required from Table 18.5.4.3 for distance less than 250ft.

**Minneola Ace Hardware**
**SEWER DEMAND CALCULATIONS**

| Land Use | Retail Restroom Quantity (sf) | Residential Units (DU) | 1BR Units (DU) | 2BR Units (DU) | Total ERC's | Average Daily Flow (GPD) | Average Daily Flow (GPM) | Max Daily Flow (GPM) PF = 2.0 | Peak Hourly Flow (GPM) PF =4.0 |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | |
| Hardware Store | 16,500 | 0 | 0 | 0 | 6.6 | 1,980 | 1 | 3 | 6 |
| **TOTAL** | **16,500** | **0** | | | **7** | **1,980** | **1** | **3** | **6** |

Notes:

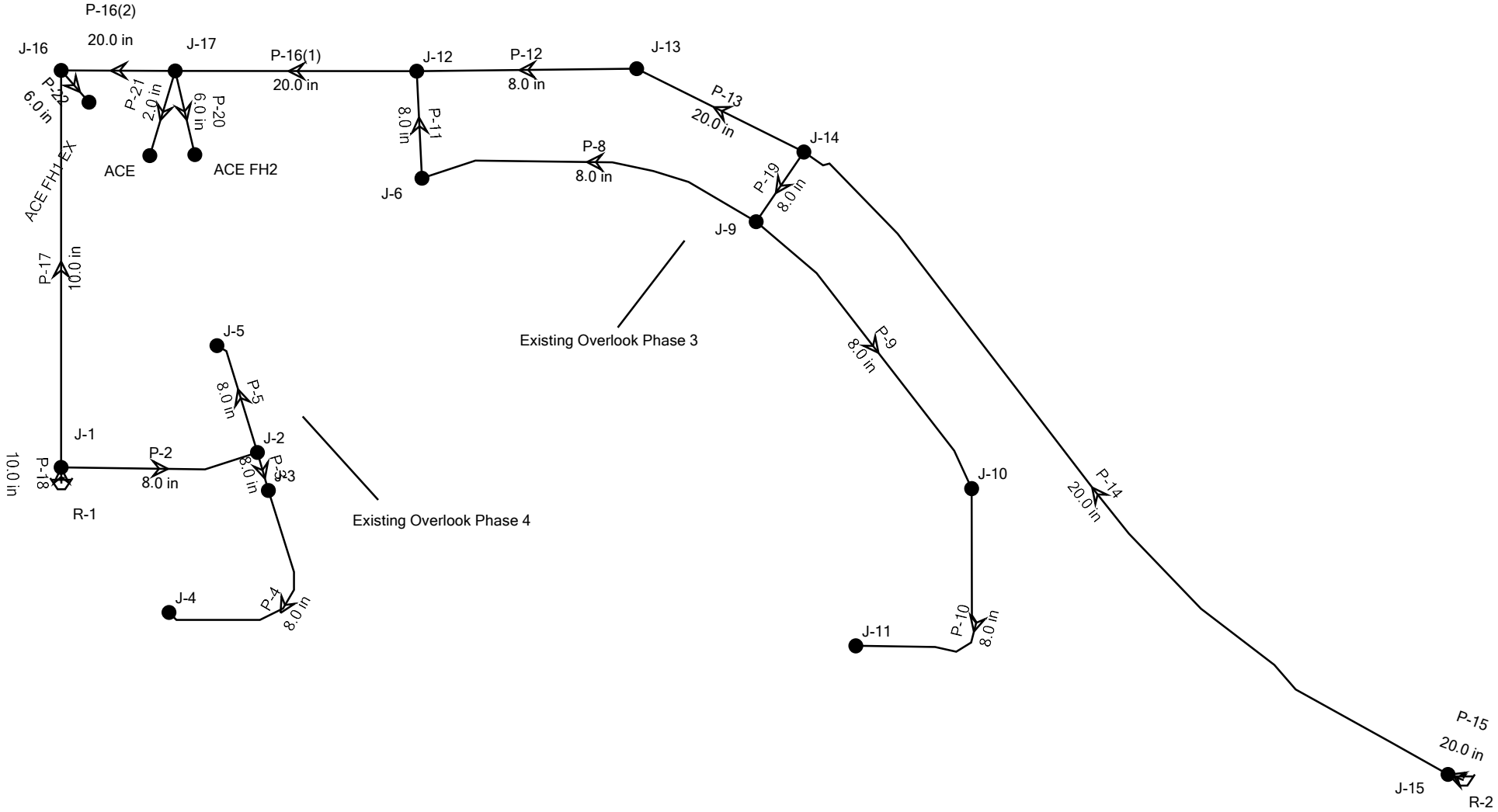
(1) **ERC Factors**

| | | |
|---|---|---|
| Non Residential | 0.400 | per 1000 sf |
| Residential | 1.000 | per unit |
| 1BR Apartment | 0.583 | per unit |
| 2BR Apartment | 0.833 | per unit |
| 1 ERC = | 300 | GPD |

(1) gpd/1440=gpm

# APPENDIX B – WATER SYSTEM WATERCAD MODEL

# Scenario: Base



# FlexTable: Junction Table

| Label | Elevation (ft) | Demand (gpm) | Hydraulic Grade (ft) | Pressure (psi) |
|---|---|---|---|---|
| J-1 | 280.00 | 0 | 366.92 | 38 |
| J-2 | 267.50 | 4 | 366.91 | 43 |
| J-3 | 264.50 | 4 | 366.91 | 44 |
| J-4 | 272.50 | 4 | 366.91 | 41 |
| J-5 | 275.50 | 4 | 366.91 | 40 |
| J-6 | 276.50 | 9 | 365.36 | 38 |
| J-9 | 273.50 | 9 | 366.47 | 40 |
| J-10 | 253.00 | 9 | 366.46 | 49 |
| J-11 | 223.00 | 9 | 366.46 | 62 |
| J-12 | 289.50 | 0 | 365.03 | 33 |
| J-13 | 277.00 | 0 | 366.77 | 39 |
| J-14 | 282.50 | 0 | 366.78 | 36 |
| J-15 | 240.00 | 0 | 367.00 | 55 |
| J-16 | 284.50 | 0 | 364.98 | 35 |
| J-17 | 288.00 | 0 | 364.98 | 33 |
| ACE FH2 | 285.00 | 500 | 361.43 | 33 |
| ACE | 285.00 | 3 | 364.91 | 35 |
| ACE FH1 EX | 287.00 | 1,000 | 360.14 | 32 |

# FlexTable: Pipe Table

| Label | Start Node | Stop Node | Length (ft) | Diameter (in) | Material | Hazen-Williams C | Flow (gpm) | Velocity (ft/s) | Headloss Gradient (ft/ft) |
|---|---|---|---|---|---|---|---|---|---|
| P-2 | J-1 | J-2 | 400 | 8.0 | PVC | 150.0 | 18 | 0.11 | 0.000 |
| P-3 | J-2 | J-3 | 80 | 8.0 | PVC | 150.0 | 9 | 0.06 | 0.000 |
| P-4 | J-3 | J-4 | 492 | 8.0 | PVC | 150.0 | 4 | 0.03 | 0.000 |
| P-5 | J-2 | J-5 | 235 | 8.0 | PVC | 150.0 | 4 | 0.03 | 0.000 |
| P-8 | J-6 | J-9 | 704 | 8.0 | PVC | 150.0 | -308 | 1.96 | 0.002 |
| P-9 | J-9 | J-10 | 695 | 8.0 | PVC | 150.0 | 18 | 0.11 | 0.000 |
| P-10 | J-10 | J-11 | 551 | 8.0 | PVC | 150.0 | 9 | 0.06 | 0.000 |
| P-11 | J-6 | J-12 | 215 | 8.0 | PVC | 150.0 | 299 | 1.91 | 0.001 |
| P-12 | J-12 | J-13 | 442 | 8.0 | PVC | 150.0 | -506 | 3.21 | 0.004 |
| P-13 | J-13 | J-14 | 375 | 20.0 | PVC | 150.0 | -506 | 0.52 | 0.000 |
| P-14 | J-14 | J-15 | 1,828 | 20.0 | PVC | 150.0 | -840 | 0.86 | 0.000 |
| P-15 | J-15 | R-2 | 34 | 20.0 | PVC | 150.0 | -840 | 0.86 | 0.000 |
| P-17 | J-16 | J-1 | 797 | 10.0 | PVC | 150.0 | -699 | 2.85 | 0.002 |
| P-18 | J-1 | R-1 | 33 | 10.0 | PVC | 150.0 | -716 | 2.93 | 0.003 |
| P-19 | J-14 | J-9 | 170 | 8.0 | PVC | 150.0 | 335 | 2.14 | 0.002 |
| P-16(1) | J-12 | J-17 | 485 | 20.0 | PVC | 150.0 | 805 | 0.82 | 0.000 |
| P-16(2) | J-17 | J-16 | 229 | 20.0 | PVC | 150.0 | 301 | 0.31 | 0.000 |
| P-20 | J-17 | ACE FH2 | 173 | 6.0 | Ductile Iron | 130.0 | 500 | 5.67 | 0.021 |
| P-21 | J-17 | ACE | 178 | 2.0 | Ductile Iron | 130.0 | 3 | 0.33 | 0.000 |
| P-22 | J-16 | ACE FH1 EX | 85 | 6.0 | PVC | 150.0 | 1,000 | 11.35 | 0.057 |

# FlexTable: Reservoir Table

| Label | Elevation (ft) | Flow (Out net) (gpm) | Hydraulic Grade (ft) |
|---|---|---|---|
| R-1 | 367.00 | 716 | 367.00 |
| R-2 | 367.00 | 840 | 367.00 |

APPENDIX C – EXISTING PERMITTED OVERLOOK PHASES 3 AND 4 LIFTSTATION CALCULATIONS

# OVERLOOK AT GRASSY LAKE PHASE 3 Lift Station

City of Minneola, Lake County, Florida

## Lift Station Calculations

Prepared by:

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Halff Project No. 044974.007

***August 5, 2021***
*Revision No. 1: 12/6/2021*
*Revision No. 2: 4/1/2022*

Name: _____
Troy Mitchell, P.E. No. 60190

Date: _____

# LIFT STATION CALCULATIONS

## OVERLOOK AT GRASSY LAKE PHASE 3 Lift Station

**I. Design Flow Rates:**

| Parcel ID | Residential Land Use Description | Unit Description | Units | Unit Flow (GPD/Unit) | Average Daily Flow (GPD) | Average Daily Flow (GPM) | Minimum Daily Flow (GPM) | Maximum Daily Flow (GPM) | Peak Daily Flow (GPM) |
|---|---|---|---|---|---|---|---|---|---|
| 1 | *Residential - SF (attached)* | dwelling unit | 72 | 300 | 21,600 | 15 | 8 | 30 | 60 |
| 2 | *N/A* | --- | | --- | 0 | 0 | 0 | 0 | 0 |
| 3 | *N/A* | --- | | --- | 0 | 0 | 0 | 0 | 0 |
| 4 | *N/A* | --- | | --- | 0 | 0 | 0 | 0 | 0 |
| 5 | *N/A* | --- | | --- | 0 | 0 | 0 | 0 | 0 |
| 6 | *N/A* | --- | | --- | 0 | 0 | 0 | 0 | 0 |
| 7 | *N/A* | --- | | --- | 0 | 0 | 0 | 0 | 0 |
| 8 | *N/A* | --- | | --- | 0 | 0 | 0 | 0 | 0 |
| 9 | *N/A* | --- | | --- | 0 | 0 | 0 | 0 | 0 |
| 10 | *N/A* | --- | | --- | 0 | 0 | 0 | 0 | 0 |
| | | | | Total Residential | 21,600 | 15 | 8 | 30 | 60 |

| | $F_{min}$ | $F_{max}$ | $F_{peak}$ |
|---|---|---|---|
| **Residential Design Peaking Factors:** | 0.50 | 2.00 | 4.00 |

| Parcel ID | Non-Residential Land Use Description | Unit Description | Units | Unit Flow (GPD/Unit) | Daily Flow (GPD) | Daily Flow (GPM) | Daily Flow (GPM) | Daily Flow (GPM) | Daily Flow (GPM) |
|---|---|---|---|---|---|---|---|---|---|
| 1 | *Commercial - Prof. Office* | square feet | 23,522 | 0.15 | 3,528 | 2 | 1 | 5 | 10 |
| 2 | *N/A* | --- | | --- | 0 | 0 | 0 | 0 | 0 |
| 3 | *N/A* | --- | | --- | 0 | 0 | 0 | 0 | 0 |
| 4 | *N/A* | --- | | --- | 0 | 0 | 0 | 0 | 0 |
| 5 | *N/A* | --- | | --- | 0 | 0 | 0 | 0 | 0 |
| 6 | *N/A* | --- | | --- | 0 | 0 | 0 | 0 | 0 |
| 7 | *N/A* | --- | | --- | 0 | 0 | 0 | 0 | 0 |
| 8 | *N/A* | --- | | --- | 0 | 0 | 0 | 0 | 0 |
| 9 | *N/A* | --- | | --- | 0 | 0 | 0 | 0 | 0 |
| 10 | *N/A* | --- | | --- | 0 | 0 | 0 | 0 | 0 |
| 11 | *N/A* | --- | | --- | 0 | 0 | 0 | 0 | 0 |
| 12 | *N/A* | --- | | --- | 0 | 0 | 0 | 0 | 0 |
| | | | | Total Non-Residential | 3,528 | 2 | 1 | 5 | 10 |

Note: Commercial Lot: 2.25 acres. Assume 80% Impervious Area with 30% (of 80%) Building Area.

| | $F_{min}$ | $F_{max}$ | $F_{peak}$ |
|---|---|---|---|
| **Non-Residential Design Peaking Factors:** | 0.50 | 2.00 | 4.00 |

**Equivalent Residential Unit, ERU:** 300 gpd/du

**Total Project ERU's =** 84

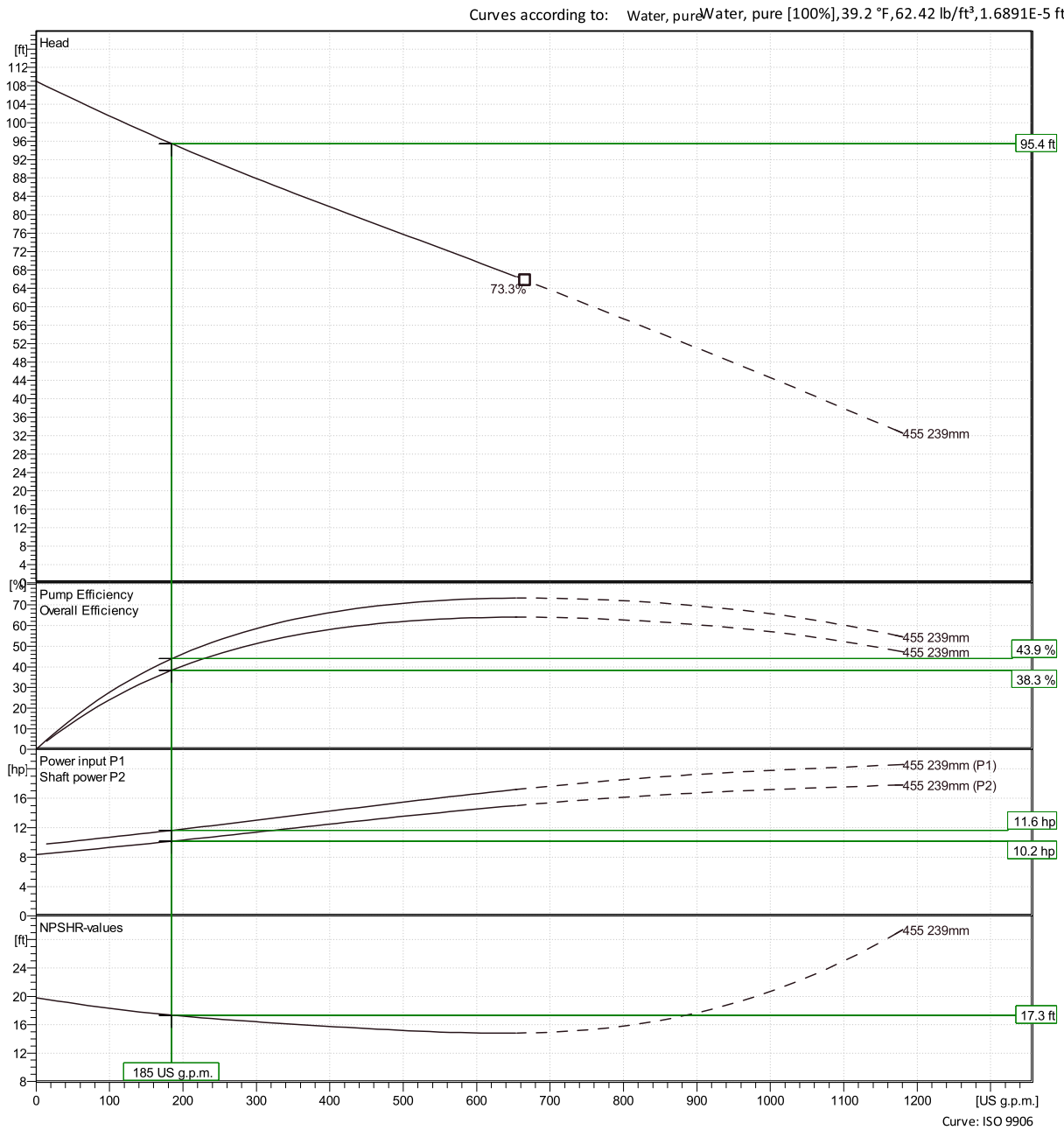
| | Daily Flow (GPD) | Daily Flow (GPM) | Daily Flow (GPM) | Daily Flow (GPM) | Daily Flow (GPM) |
|---|---|---|---|---|---|
| **Total Design** | **25,128** | **17** | **9** | **35** | **70** |

# NP 3153 HT 3~ 455

## Performance curve

### Duty point

| Flow | Head |
|---|---|
| 185 US g.p.m. | 95.4 ft |




| Created on | 4/1/2022 | Last update | 4/1/2022 |
|---|---|---|---|

APPENDIX D – EXISTING PERMITTED OVERLOOK PHASES 3 AND 4 MAX DAY FLOW MODEL

# Scenario Summary Report
# Scenario: Max day plus Fire flow

## Scenario Summary

| | |
|---|---|
| ID | 84 |
| Label | Max day plus Fire flow |
| Notes | |
| Active Topology | Base Active Topology |
| Physical | Base Physical |
| Demand | Max day Plus Fire Flow |
| Initial Settings | Base Initial Settings |
| Operational | Base Operational |
| Age | Base Age |
| Constituent | Base Constituent |
| Trace | Base Trace |
| Fire Flow | 1000 gpm Fire flow |
| Energy Cost | Base Energy Cost |
| Transient | Base Transient |
| Pressure Dependent Demand | Base Pressure Dependent Demand |
| Failure History | Base Failure History |
| SCADA | Base SCADA |
| User Data Extensions | Base User Data Extensions |
| Steady State/EPS Solver Calculation Options | Base Calculation Options |
| Transient Solver Calculation Options | Base Calculation Options |

## Hydraulic Summary

| | | | |
|---|---|---|---|
| Time Analysis Type | Steady State | Use simple controls during steady state? | True |
| Friction Method | Hazen-Williams | Is EPS Snapshot? | False |
| Accuracy | 0.001 | Start Time | 12:00:00 AM |
| Trials | 40 | Calculation Type | Hydraulics Only |

# Hydraulic Model Inventory: Overlook at Grassy Lake Ph 3 and 4.wtg

| | |
|---|---|
| Title | |
| Engineer | |
| Company | |
| Date | 8/26/2021 |
| Notes | |

## Scenario Summary

| | |
|---|---|
| ID | 84 |
| Label | Max day plus Fire flow |
| Notes | |
| Active Topology | Base Active Topology |
| Physical | Base Physical |
| Demand | Max day Plus Fire Flow |
| Initial Settings | Base Initial Settings |
| Operational | Base Operational |
| Age | Base Age |
| Constituent | Base Constituent |
| Trace | Base Trace |
| Fire Flow | 1000 gpm Fire flow |
| Energy Cost | Base Energy Cost |
| Transient | Base Transient |
| Pressure Dependent Demand | Base Pressure Dependent Demand |
| Failure History | Base Failure History |
| SCADA | Base SCADA |
| User Data Extensions | Base User Data Extensions |
| Steady State/EPS Solver Calculation Options | Base Calculation Options |
| Transient Solver Calculation Options | Base Calculation Options |

## Network Inventory

| | | | |
|---|---|---|---|
| Pipes | 18 | Pump Stations | 0 |
| Laterals | 0 | Variable Speed Pump Batteries | 0 |
| Junctions | 16 | PRV's | 0 |
| Hydrants | 0 | PSV's | 0 |
| Tanks | 0 | PBV's | 0 |
| Reservoirs | 2 | FCV's | 0 |
| Customer Meters | 0 | TCV's | 0 |
| Taps | 0 | GPV's | 0 |
| SCADA Elements | 0 | Isolation Valves | 0 |
| Pumps | 0 | Spot Elevations | 0 |

## Transient Network Inventory

| | | | |
|---|---|---|---|
| Turbines | 0 | Rupture Disks | 0 |
| Periodic Head-Flows | 0 | Discharges to Atmosphere | 0 |
| Air Valves | 0 | Orifices Between Pipes | 0 |
| Hydropneumatic Tanks | 0 | Valves With Linear Area Change | 0 |
| Surge Valves | 0 | Surge Tanks | 0 |
| Check Valves | 0 | | |

# Hydraulic Model Inventory: Overlook at Grassy Lake Ph 3 and 4.wtg

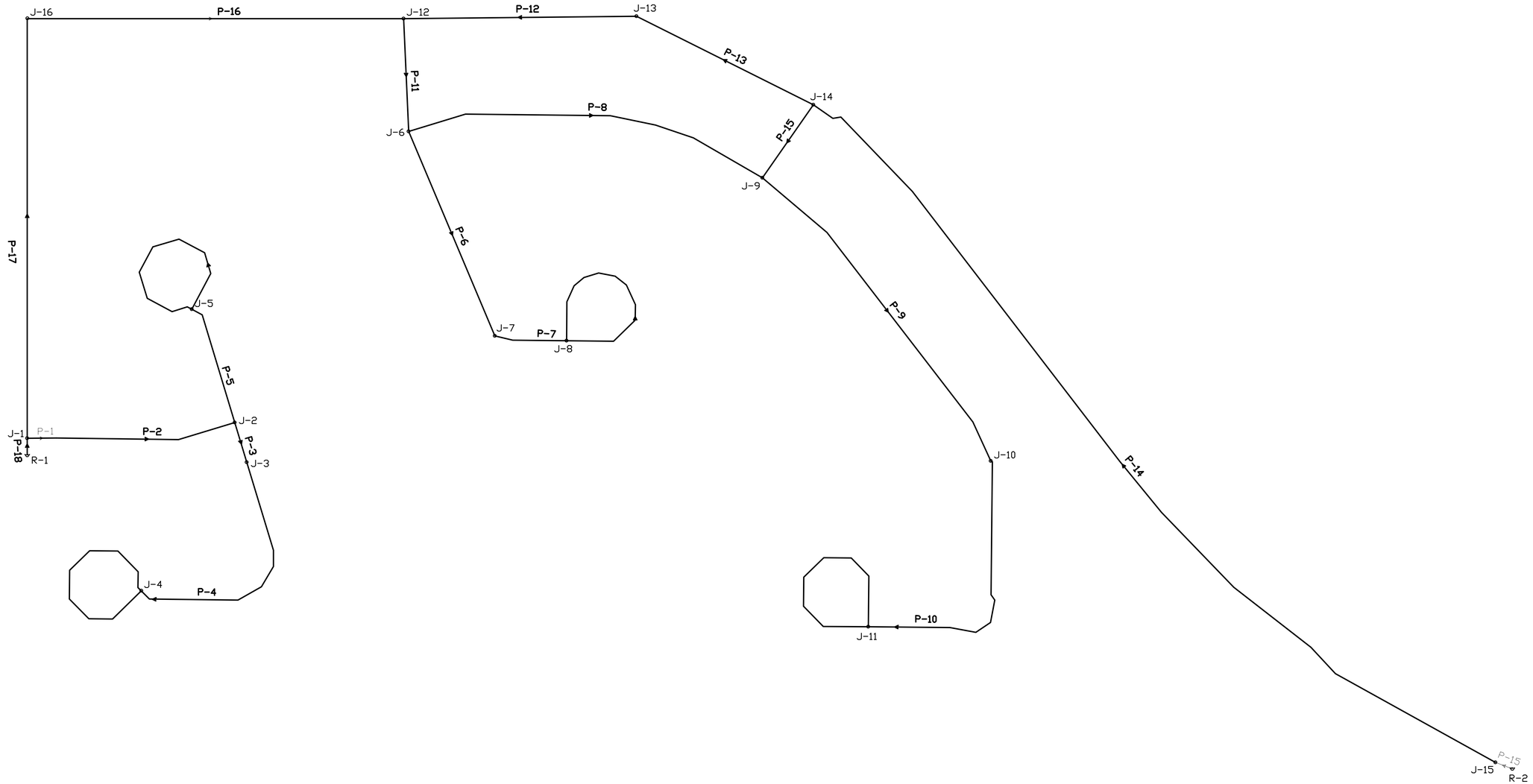
| Pressure Pipes Inventory | | | |
|---|---|---|---|
| 8.0 (in) | 5,718 ft | 20.0 (in) | 3,385 ft |
| 10.0 (in) | 794 ft | All Diameters | 9,897 ft |

FlexTable: Pipe Table (Current Time: 0.000 hours) (Overlook at Grassy Lake Ph 3 and 4.wtg)

| | ID | Label | Length (Scaled) (ft) | Start Node | Stop Node | Diameter (in) | Material | Hazen-Williams C | Flow (gpm) | Velocity (ft/s) | Headloss Gradient (ft/ft) | Has User Defined Length? | Length (User Defined) (ft) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 30: P-3 | 30 | P-3 | 78 | J-2 | J-3 | 8.0 | PVC | 150.0 | 12 | 0.07 | 0.000 | ☑ | 78 |
| 33: P-7 | 33 | P-7 | 567 | J-7 | J-8 | 8.0 | PVC | 150.0 | 3 | 0.02 | 0.000 | ☑ | 567 |
| 36: P-15 | 36 | P-15 | 167 | J-9 | J-14 | 8.0 | PVC | 150.0 | -348 | 2.22 | 0.002 | ☑ | 167 |
| 39: P-5 | 39 | P-5 | 652 | J-2 | J-5 | 8.0 | PVC | 150.0 | 1,011 | 6.45 | 0.014 | ☑ | 652 |
| 41: P-4 | 41 | P-4 | 909 | J-3 | J-4 | 8.0 | PVC | 150.0 | 10 | 0.06 | 0.000 | ☑ | 909 |
| 43: P-2 | 43 | P-2 | 452 | J-1 | J-2 | 8.0 | PVC | 150.0 | 1,026 | 6.55 | 0.015 | ☑ | 340 |
| 48: P-8 | 48 | P-8 | 694 | J-6 | J-9 | 8.0 | PVC | 150.0 | -321 | 2.05 | 0.002 | ☑ | 694 |
| 52: P-14 | 52 | P-14 | 1,805 | J-14 | J-15 | 20.0 | PVC | 150.0 | -202 | 0.21 | 0.000 | ☑ | 1,805 |
| 61: P-9 | 61 | P-9 | 687 | J-9 | J-10 | 8.0 | PVC | 150.0 | 20 | 0.13 | 0.000 | ☑ | 687 |
| 62: P-10 | 62 | P-10 | 982 | J-10 | J-11 | 8.0 | PVC | 150.0 | 10 | 0.06 | 0.000 | ☑ | 981 |
| 67: P-6 | 67 | P-6 | 417 | J-6 | J-7 | 8.0 | PVC | 150.0 | 7 | 0.04 | 0.000 | ☑ | 431 |
| 68: P-11 | 68 | P-11 | 212 | J-6 | J-12 | 8.0 | PVC | 150.0 | -697 | 4.45 | 0.007 | ☑ | 212 |
| 71: P-15 | 71 | P-15 | 34 | J-15 | R-2 | 20.0 | PVC | 150.0 | -203 | 0.21 | 0.000 | ☑ | 10 |
| 76: P-13 | 76 | P-13 | 371 | J-14 | J-13 | 20.0 | PVC | 150.0 | -147 | 0.15 | 0.000 | ☑ | 371 |
| 77: P-12 | 77 | P-12 | 436 | J-13 | J-12 | 20.0 | PVC | 150.0 | -148 | 0.15 | 0.000 | ☑ | 436 |
| 80: P-16 | 80 | P-16 | 763 | J-12 | J-16 | 20.0 | PVC | 150.0 | -846 | 0.86 | 0.000 | ☑ | 763 |
| 83: P-17 | 83 | P-17 | 784 | J-16 | J-1 | 10.0 | PVC | 150.0 | -847 | 3.46 | 0.003 | ☑ | 784 |
| 91: P-18 | 91 | P-18 | 37 | J-1 | R-1 | 10.0 | Ductile Iron | 130.0 | -1,874 | 7.65 | 0.020 | ☑ | 10 |

FlexTable: Junction Table (Current Time: 0.000 hours) (Overlook at Grassy Lake Ph 3 and 4.wtg)

| | ID | Label | Elevation (ft) | Zone | Demand Collection | Demand (gpm) | Hydraulic Grade (ft) | Pressure (psi) |
|---|---|---|---|---|---|---|---|---|
| 31: J-2 | 31 | J-2 | 267.50 | <None> | <Collection: | 3 | 364.81 | 42 |
| 32: J-3 | 32 | J-3 | 264.50 | <None> | <Collection: | 2 | 364.81 | 43 |
| 34: J-7 | 34 | J-7 | 241.50 | <None> | <Collection: | 4 | 365.47 | 54 |
| 35: J-8 | 35 | J-8 | 236.50 | <None> | <Collection: | 3 | 365.47 | 56 |
| 37: J-9 | 37 | J-9 | 273.50 | <None> | <Collection: | 7 | 366.65 | 40 |
| 38: J-14 | 38 | J-14 | 282.50 | <None> | <Collection: | 1 | 366.98 | 37 |
| 40: J-5 | 40 | J-5 | 275.50 | <None> | <Collection: | 1,011 | 355.49 | 35 |
| 42: J-4 | 42 | J-4 | 272.50 | <None> | <Collection: | 10 | 364.81 | 40 |
| 49: J-6 | 49 | J-6 | 276.50 | <None> | <Collection: | 1,011 | 365.47 | 38 |
| 51: J-11 | 51 | J-11 | 223.00 | <None> | <Collection: | 10 | 366.64 | 62 |
| 60: J-10 | 60 | J-10 | 253.00 | <None> | <Collection: | 10 | 366.65 | 49 |
| 63: J-12 | 63 | J-12 | 289.50 | <None> | <Collection: | 1 | 366.99 | 34 |
| 69: J-15 | 69 | J-15 | 240.00 | <None> | <Collection: | 1 | 367.00 | 55 |
| 72: J-1 | 72 | J-1 | 280.00 | <None> | <Collection: | 1 | 369.80 | 39 |
| 75: J-13 | 75 | J-13 | 277.00 | <None> | <Collection: | 1 | 366.99 | 39 |
| 79: J-16 | 79 | J-16 | 284.50 | <None> | <Collection: | 1 | 367.00 | 36 |


J-16
P-16
J-12
P-12
J-13
P-13
P-11
J-14
P-8
J-6
P-15
J-9
P-6
P-17
J-5
P-5
J-7
P-7
J-8
P-9
J-10
P-14
J-2
J-1
P-1
P-2
P-3
P-18
R-1
J-3
J-4
P-4
P-10
J-11
J-15
P-15
R-2

# Florida Water Star℠ Water Budget Calculator

**Date Budget Created:** 11/14/2025 **Budget Created By:** Bob Huffstetler v24.7.2

**Property Description:** Minneola Ace Hardware

**Property Address:** Mineola, FL

**Irrigation Company:**

**Phone:** **Email:** **Company Contact:**

| Irrigation Zone Information | | | | | | SUMMER Runtimes (March to October) | | | | | | | WINTER Runtimes (November to February, 17 weeks total) | | | | | | | ANNUAL | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Zone | Landscape Type per Zone | Sprinkler or Emitter Type per Zone | Total Zone Flow (gpm) | Zone Area ($ft^2$) | Average Precipitation Rate per Zone (inches/hour) | Water Required per Week MAX 1.50" per week (inches) | Watering Days per Week (days) | Cycles per Watering Day (cycles) | Run time per Cycle MAX 60 min. (minutes) | Summer Water Use (March thru October) – 35 Weeks – (gallons) | (gal/$ft^2$) | (in/$ft^2$) | Water Required per Week MAX 0.75" per week (inches) | Watering Days per Week (days) | Cycles per Watering Day (cycles) | Run time per Cycle MAX 60 min. (minutes) | Winter Water Use (November thru February) – 17 Weeks – (gallons) | (gal/$ft^2$) | (in/$ft^2$) | Annual Water Use per Zone – 52 Weeks – Tot Yrly MAX 25 in./$ft^2$ (gallons) | (in/$ft^2$) |
| | *Use Menu* | *Use Menu* | *Enter Value* | *Enter Value* | *Auto Calc* | *Auto Calc* | *Use Menu* | *Use Menu* | *Enter Value* | *Auto Calc* | | | *Auto Calc* | *Use Menu* | *Use Menu* | *Enter Value* | *Auto Calc* | | | Auto Calc | |
| UNIRR | UNIRRIGATED | NONE | NONE | 21,296 | UNIRRIGATED | UNIRRIGATED | NONE | NONE | NONE | UNIRRIGATED | | | UNIRRIGATED | NONE | NONE | NONE | UNIRRIGATED | | | UNIRRIGATED | |
| 1 | Only Shrubs | Only Inline Drip | 15.7 | 652 | 2.32 | 1.237 | 2 | 4 | 4 | 17,584 | 27 | 43 | 0.618 | 1 | 4 | 4 | 4,270 | 7 | 11 | 21,854 | 54 |
| 2 | Only Trees | Only Inline Drip | 11.7 | 312 | 3.61 | 1.445 | 2 | 4 | 3 | 9,828 | 32 | 51 | 0.722 | 1 | 4 | 3 | 2,387 | 8 | 12 | 12,215 | 63 |
| 3 | Only Shrubs | Only Inline Drip | 16.2 | 771 | 2.02 | 1.349 | 2 | 4 | 5 | 22,680 | 29 | 47 | 0.674 | 1 | 4 | 5 | 5,508 | 7 | 11 | 28,188 | 59 |
| 4 | Only Shrubs | Only Inline Drip | 9.9 | 592 | 1.62 | 1.294 | 2 | 4 | 6 | 16,699 | 28 | 45 | 0.647 | 1 | 4 | 6 | 4,056 | 7 | 11 | 20,755 | 56 |
| 5 | Only Shrubs | Only Inline Drip | 16.2 | 555 | 2.81 | 1.499 | 2 | 4 | 4 | 18,144 | 33 | 52 | 0.750 | 1 | 4 | 4 | 4,406 | 8 | 13 | 22,550 | 65 |
| 6 | Only Trees | Only Inline Drip | 9.2 | 676 | 1.31 | 1.395 | 2 | 4 | 8 | 20,563 | 30 | 49 | 0.697 | 1 | 4 | 8 | 4,994 | 7 | 12 | 25,557 | 61 |
| 7 | Only Shrubs | Only Inline Drip | 16.1 | 477 | 3.25 | 1.300 | 2 | 4 | 3 | 13,524 | 28 | 45 | 0.650 | 1 | 4 | 3 | 3,284 | 7 | 11 | 16,808 | 57 |
| 8 | Only Shrubs | Only Inline Drip | 10.7 | 394 | 2.62 | 1.395 | 2 | 4 | 4 | 11,984 | 30 | 49 | 0.697 | 1 | 4 | 4 | 2,910 | 7 | 12 | 14,894 | 61 |
| 9 | Turf | Rotator | 16.47 | 2,759 | 0.57 | 1.150 | 2 | 4 | 15 | 69,174 | 25 | 40 | 0.575 | 1 | 4 | 15 | 16,799 | 6 | 10 | 85,973 | 50 |
| 10 | Turf | Rotator | 16.1 | 1,503 | 1.03 | 1.375 | 2 | 4 | 10 | 45,080 | 30 | 48 | 0.688 | 1 | 4 | 10 | 10,948 | 7 | 12 | 56,028 | 60 |
| 11 | Turf | Rotator | 11.44 | 2,088 | 0.53 | 1.055 | 2 | 4 | 15 | 48,048 | 23 | 37 | 0.528 | 1 | 4 | 15 | 11,669 | 6 | 9 | 59,717 | 46 |
| 12 | Turf | Rotator | 12.67 | 1,820 | 0.67 | 1.341 | 2 | 4 | 15 | 53,214 | 29 | 47 | 0.670 | 1 | 4 | 15 | 12,923 | 7 | 11 | 66,137 | 58 |
| 13 | Turf | Rotator | 7.81 | 2,441 | 0.31 | 0.616 | 2 | 4 | 15 | 32,802 | 13 | 22 | 0.308 | 1 | 4 | 15 | 7,966 | 3 | 5 | 40,768 | 27 |
| 14 | Turf | Rotator | 8.38 | 1,422 | 0.57 | 1.135 | 2 | 4 | 15 | 35,196 | 25 | 40 | 0.568 | 1 | 4 | 15 | 8,548 | 6 | 10 | 43,744 | 49 |
| 15 | Turf | Rotator | 15.5 | 1,758 | 0.85 | 1.472 | 2 | 4 | 13 | 56,420 | 32 | 51 | 0.736 | 1 | 4 | 13 | 13,702 | 8 | 13 | 70,122 | 64 |
| 16 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 17 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 18 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 19 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 20 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 21 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 22 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 23 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 24 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 25 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 26 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 27 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 28 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 29 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 30 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 31 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 32 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 33 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 34 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 35 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 36 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 37 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 38 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 39 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 40 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |

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# Florida Water Star℠ Water Budget Calculator

**Date Budget Created:** 11/14/2025 **Budget Created By:** Bob Huffstetler v24.7.2

**Property Description:** Minneola Ace Hardware

**Property Address:** Mineola, FL

**Irrigation Company:**

**Phone:** **Email:** **Company Contact:**

| Irrigation Zone Information | | | | | | SUMMER Runtimes (March to October) | | | | | | | WINTER Runtimes (November to February, 17 weeks total) | | | | | | | ANNUAL | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Zone | Landscape Type per Zone | Sprinkler or Emitter Type per Zone | Total Zone Flow (gpm) | Zone Area ($ft^2$) | Average Precipitation Rate per Zone (inches/hour) | Water Required per Week MAX 1.50" per week (inches) | Watering Days per Week (days) | Cycles per Watering Day (cycles) | Run time per Cycle MAX 60 min. (minutes) | Summer Water Use (March thru October) – 35 Weeks – (gallons) | ($gal/ft^2$) | ($in/ft^2$) | Water Required per Week MAX 0.75" per week (inches) | Watering Days per Week (days) | Cycles per Watering Day (cycles) | Run time per Cycle MAX 60 min. (minutes) | Winter Water Use (November thru February) – 17 Weeks – (gallons) | ($gal/ft^2$) | ($in/ft^2$) | Annual Water Use per Zone – 52 Weeks – Tot Yrly MAX 25 in./$ft^2$ (gallons) | ($in/ft^2$) |
| | *Use Menu* | *Use Menu* | *Enter Value* | *Enter Value* | *Auto Calc* | *Auto Calc* | *Use Menu* | *Use Menu* | *Enter Value* | *Auto Calc* | | | *Auto Calc* | *Use Menu* | *Use Menu* | *Enter Value* | *Auto Calc* | | | Auto Calc | |
| 41 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 42 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 43 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 44 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 45 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 46 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 47 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 48 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 49 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 50 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 51 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 52 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 53 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 54 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 55 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 56 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 57 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 58 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 59 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 60 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 61 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 62 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 63 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 64 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 65 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 66 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 67 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 68 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 69 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 70 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 71 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 72 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 73 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 74 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 75 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 76 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 77 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 78 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 79 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 80 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 81 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |

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# Florida Water Star℠ Water Budget Calculator

**Date Budget Created:** 11/14/2025 **Budget Created By:** Bob Huffstetler v24.7.2

**Property Description:** Minneola Ace Hardware

**Property Address:** Mineola, FL

**Irrigation Company:**

**Phone:** **Email:** **Company Contact:**

| Irrigation Zone Information | | | | | | SUMMER Runtimes (March to October) | | | | | | | WINTER Runtimes (November to February, 17 weeks total) | | | | | | | ANNUAL | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Zone | Landscape Type per Zone | Sprinkler or Emitter Type per Zone | Total Zone Flow (gpm) | Zone Area ($ft^2$) | Average Precipitation Rate per Zone (inches/hour) | Water Required per Week MAX 1.50" per week (inches) | Watering Days per Week (days) | Cycles per Watering Day (cycles) | Run time per Cycle MAX 60 min. (minutes) | Summer Water Use (March thru October) – 35 Weeks – (gallons) | ($gal/ft^2$) | ($in/ft^2$) | Water Required per Week MAX 0.75" per week (inches) | Watering Days per Week (days) | Cycles per Watering Day (cycles) | Run time per Cycle MAX 60 min. (minutes) | Winter Water Use (November thru February) – 17 Weeks – (gallons) | ($gal/ft^2$) | ($in/ft^2$) | Annual Water Use per Zone – 52 Weeks – Tot Yrly MAX 25 $in./ft^2$ (gallons) | ($in/ft^2$) |
| | *Use Menu* | *Use Menu* | *Enter Value* | *Enter Value* | *Auto Calc* | *Auto Calc* | *Use Menu* | *Use Menu* | *Enter Value* | *Auto Calc* | | | *Auto Calc* | *Use Menu* | *Use Menu* | *Enter Value* | *Auto Calc* | | | Auto Calc | |
| 82 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 83 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 84 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 85 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 86 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 87 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 88 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 89 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 90 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 91 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 92 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 93 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 94 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 95 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 96 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 97 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 98 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 99 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 100 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 101 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 102 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 103 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 104 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 105 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 106 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 107 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 108 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 109 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 110 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 111 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 112 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 113 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 114 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 115 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 116 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 117 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 118 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 119 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 120 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 121 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 122 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |

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# Florida Water Star℠ Water Budget Calculator

**Date Budget Created:** 11/14/2025 **Budget Created By:** Bob Huffstetler v24.7.2

**Property Description:** Minneola Ace Hardware

**Property Address:** Mineola, FL

**Irrigation Company:**

**Phone:** **Email:** **Company Contact:**

| Irrigation Zone Information | | | | | | SUMMER Runtimes (March to October) | | | | | | | WINTER Runtimes (November to February, 17 weeks total) | | | | | | | ANNUAL | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Zone | Landscape Type per Zone | Sprinkler or Emitter Type per Zone | Total Zone Flow (gpm) | Zone Area ($ft^2$) | Average Precipitation Rate per Zone (inches/hour) | Water Required per Week MAX 1.50" per week (inches) | Watering Days per Week (days) | Cycles per Watering Day (cycles) | Run time per Cycle MAX 60 min. (minutes) | Summer Water Use (March thru October) – 35 Weeks – (gallons) | ($gal/ft^2$) | ($in/ft^2$) | Water Required per Week MAX 0.75" per week (inches) | Watering Days per Week (days) | Cycles per Watering Day (cycles) | Run time per Cycle MAX 60 min. (minutes) | Winter Water Use (November thru February) – 17 Weeks – (gallons) | ($gal/ft^2$) | ($in/ft^2$) | Annual Water Use per Zone – 52 Weeks – Tot Yrly MAX 25 in./$ft^2$ (gallons) | ($in/ft^2$) |
| | *Use Menu* | *Use Menu* | *Enter Value* | *Enter Value* | *Auto Calc* | *Auto Calc* | *Use Menu* | *Use Menu* | *Enter Value* | *Auto Calc* | | | *Auto Calc* | *Use Menu* | *Use Menu* | *Enter Value* | *Auto Calc* | | | Auto Calc | |
| 123 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 124 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 125 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 126 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 127 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 128 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 129 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 130 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 131 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 132 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 133 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 134 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 135 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 136 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 137 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 138 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 139 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 140 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 141 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 142 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 143 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 144 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 145 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 146 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 147 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 148 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 149 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 150 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 151 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 152 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 153 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 154 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 155 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 156 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 157 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 158 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 159 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 160 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 161 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 162 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 163 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |

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**Property Description:** Minneola Ace Hardware

**Property Address:** Mineola, FL

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| | *Use Menu* | *Use Menu* | *Enter Value* | *Enter Value* | *Auto Calc* | *Auto Calc* | *Use Menu* | *Use Menu* | *Enter Value* | *Auto Calc* | | | *Auto Calc* | *Use Menu* | *Use Menu* | *Enter Value* | *Auto Calc* | | | Auto Calc | |
| 164 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 165 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 166 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 167 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 168 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 169 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 170 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 171 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 172 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 173 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 174 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 175 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 176 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 177 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 178 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 179 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 180 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 181 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 182 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 183 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 184 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 185 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 186 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 187 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 188 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 189 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 190 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 191 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 192 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 193 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 194 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 195 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 196 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 197 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 198 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| 199 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
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# Florida Water Star℠ Water Budget Calculator

**Date Budget Created:** 11/14/2025 **Budget Created By:** Bob Huffstetler v24.7.2

**Property Description:** Minneola Ace Hardware

**Property Address:** Mineola, FL

**Irrigation Company:**

**Phone:** **Email:** **Company Contact:**

| Irrigation Zone Information | | | | | | **SUMMER Runtimes** (March to October) | | | | | | | **WINTER Runtimes** (November to February, 17 weeks total) | | | | | | | **ANNUAL** | |
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**Property Address:** Mineola, FL

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**Phone:** **Email:** **Company Contact:**

| Irrigation Zone Information | | | | | | SUMMER Runtimes (March to October) | | | | | | | WINTER Runtimes (November to February, 17 weeks total) | | | | | | | ANNUAL | |
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| 300 | SELECT | SELECT | | | -- | -- | SELECT | SELECT | | 0 | -- | -- | -- | SELECT | SELECT | | 0 | -- | -- | 0 | -- |
| **Landscaped Area Square Feet:** | | | | 39,517 | | **Landscaped Area Totals - Summer:** | | | | 470,940 | 11.92 | 19 | **Landscaped Area Totals - Winter:** | | | | 114,371 | 2.89 | 5 | 585,312 | 24 |

| | | | | | |
|---|---|---|---|---|---|
| **Enter % Reduction for Smart Water Application Technology Discount (SWAT):** | NONE | **SWAT Override %:** | | **Landscaped Area ANNUAL TOTALS (Maximum of 25"/$ft^2$):** | 585,312 | 24 |

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# PRELIMINARY GEOTECHNICAL EXPLORATION

OVERLOOK AT GRASSY LAKE PUD COMMERCIAL
SEQ OF CITRUS GROVE RD AND GRASSY LAKE RD
MINNEOLA, LAKE COUNTY, FLORIDA

UES PROJECT NO. 0130.2400291.0000
UES REPORT NO. 2114015

**PREPARED FOR:**

Toole Asma, LLC
884 South Dillard Street
Winter Garden, Florida 34787

Attention: Mr. Nick Asma

**PREPARED BY:**

UES
3532 Maggie Boulevard
Orlando, Florida 32811
(407) 423-0504

October 11, 2024

October 11, 2024

Toole Asma, LLC
884 South Dillard Street
Winter Garden, Florida 34787
P: 407-656-5750

Attention: Mr. Nick Asma
nick.asma@asmapa.com

Reference: **Preliminary Geotechnical Exploration**
Overlook at Grassy Lake PUD Commercial
SEQ of Citrus Grove Rd and Grassy Lake Rd
Minneola, Lake County, Florida
UES Project No. 0130.2400291.0000
UES Report No. 2114015

Dear Mr. Asma:

UES Professional Solutions, LLC d/b/a UES has completed the Preliminary Geotechnical Exploration at the above referenced site in Minneola, Florida. The scope of our exploration was planned in conjunction with and authorized by you. This exploration was performed in general accordance with UES Proposal No. 2105272 dated August 20, 2024, and generally accepted soil and foundation engineering practices. No other warranty, express or implied, is made.

The following report presents the results of our field exploration with a geotechnical engineering interpretation of those results with respect to the project characteristics as provided to us. We have included our estimates of the seasonal high groundwater level at the boring locations and preliminary geotechnical recommendations for foundation design and site preparation. In general, the site was found to be suitable for the proposed development. However, additional exploration will be required to meet jurisdictional standards for final design.

We appreciate the opportunity to have worked with you on this project and look forward to a continued association. Please do not hesitate to contact us if you should have any questions, or if we may further assist you as your plans proceed.

Respectfully Submitted,
UES Professional Solutions, LLC
Florida Engineering Business Registry No. 549

Dennis V. Fernandes, E.I.
Geotechnical Project Manager

RICARDO C KIRIAKIDIS L. LICENSE No 70602 STATE OF FLORIDA PROFESSIONAL ENGINEER

Ricardo C Kiriakidis L.
2024.10.11 10:39:51 -04'00'

This item has been digitally signed and sealed by Ricardo C. Kiriakidis L. 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

Ricardo C. Kiriakidis L., Ph.D., P.E.
Date: 10/11/2024
Geotechnical Department Manager
Florida Registration No. 70602

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# 1.0 PROJECT DESCRIPTION

We understand that Toole Asma, LLC is in the due diligence process for a new commercial development located in Lake County, Florida. The parcel is identified with Parcel I.D. 052226000400001300 by the Lake County Property Appraiser. **UES was not provided with a site plan or any information about the design of the development.**

Please note that our exploration was preliminary in nature and conducted to acquire general subsurface information. The information contained within this report should not be considered sufficient for the final design of the proposed developments. Additional field work and geotechnical engineering analysis will likely be needed to supplement the findings presented herein for the final design efforts.

# 2.0 PURPOSE

The purposes of this exploration were:

- to explore and evaluate the subsurface conditions at the site with special attention to potential problems that may impact the proposed development,
- to provide our estimates of the seasonal high groundwater level at the boring locations and
- to identify potential constraints to development and provide a preliminary geotechnical assessment regarding the planned construction for due diligence concerns.

This report presents an evaluation of site conditions on the basis of geotechnical procedures for site characterization. The recovered samples were not examined, either visually or analytically, for chemical composition or environmental hazards. We would be glad to provide you with a proposal for these services at your request.

Our exploration was not designed to specifically address the potential for surface expression of deep geological conditions, such as sinkhole development related to karst activity. This evaluation requires a more extensive range of field services than those performed in this study. We would be pleased to conduct an exploration to evaluate the probable effect of the regional geology upon the proposed construction, if you so desire.

# 3.0 SITE DESCRIPTION

The subject site is located within Section 5, Township 22 South, Range 26 East in Lake County, Florida. More specifically, the site is located at SWQ of Schofield Rd & Cook Rd in Minneola, Florida as shown on the attached Appendix. At the time of drilling, the site consisted of mainly clear areas and remaining orange groves.

## 3.1 SOIL SURVEY

There is one (1) native soil types and Water mapped within the general vicinity of the site according to the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Soil Survey of Lake County. A brief summary of the mapped surficial soil types is presented in Table I. *Please note the native soil type and its associated engineering properties might have been altered during previous and current land use*.

TABLE I
SUMMARY OF PUBLISHED SOIL DATA [1]

| Soil Symbol | Soil Type | Hydrologic Group | Drainage Characteristics | Depth to Published Seasonal High GWT (feet) |
|---|---|---|---|---|
| 8 | Candler sand, 0 to 5 percent slopes | A | Excessively drained | > 6½ |

1 Data obtained from the NRCS online webpage, accessed on 10/10/2024
2 GWT = Groundwater table




**Figure I:** Web Soil Survey
(Image obtained from the USDA NRCS Web Soil Survey online webpage, accessed on 6/10/2024)

## 3.2 TOPOGRAPHY

According to information obtained from the United States Geologic Survey (USGS) "Clermont East, Florida" quadrangle map, the pre-development ground surface elevation across the site area was approximately from +285 to +290 feet National Geodetic Vertical Datum (NGVD). A copy of a portion of the USGS Map is included in Appendix A.

# 4.0 SCOPE OF SERVICES

The services conducted by UES during our geotechnical explorations were as follows:

- Drilled four (4) Standard Penetration Test (SPT) borings to a depth of 20 feet below existing land surface (bls) scattered within the subject property.
- Secured samples of representative soils encountered in the soil borings for review, laboratory analysis and classification by a Geotechnical Engineer.
- Measured the existing site groundwater levels and provided an estimate of the seasonal high groundwater level at the boring locations.

- Conducted laboratory testing on selected soil samples obtained in the field to determine their engineering properties.
- Assessed the existing soil conditions with respect to the proposed construction.
- Prepared a report which documents the results of our exploration and analysis with geotechnical engineering recommendations.

## 5.0 FIELD EXPLORATION

The SPT borings were performed with an ATV mounted drilling rig. Horizontal and vertical survey control was not provided for the test locations prior to our field exploration program. UES located the test borings by using the provided site plan, measuring from existing on-site landmarks shown on an aerial photograph, and by using handheld GPS devices. The indicated test locations should be considered accurate to the degree of the methodologies used. The approximate boring locations are shown in Appendix B.

The SPT borings, designated B-01 through B-04, as shown on the attached Boring Location Plan in Appendix B-1, were performed in general accordance with the procedures of ASTM D 1586 "Standard Method for Penetration Test and Split-Barrel Sampling of Soils". SPT sampling was performed continuously to 10 feet to detect variations in the near surface soil profile and on approximate 5 feet centers thereafter. The soil samples recovered from the test borings were returned to our laboratory and visually classified in general accordance with ASTM D 2487 "Standard Classification of Soils for Engineering Purposes (Unified Soil Classification System – USCS).

## 6.0 SOIL CLASSIFICATION

The soil samples recovered from the test borings were returned to our laboratory and visually classified in general accordance with ASTM D 2487 "Standard Classification of Soils for Engineering Purposes" (Unified Soil Classification System). Laboratory testing to aid in evaluation for the general engineering characteristics of the site soils should be taken once the site plan and final design are known.

## 7.0 SUBSURFACE CONDITIONS

### 7.1 GENERALIZED SOIL PROFILE

The results of our field exploration and laboratory analysis, together with pertinent information obtained from the SPT and hand auger borings, such as soil profiles, penetration resistance and groundwater levels are shown on the boring logs included in Appendix B. The Key to Boring Logs, Soil Classification Chart is also included in Appendix B. The soil profiles were prepared from field logs after the recovered soil samples were examined by a Geotechnical Engineer.

The stratification lines shown on the boring logs represent the approximate boundaries between soil types and may not depict exact subsurface soil conditions. The actual soil boundaries may be more transitional than depicted. A generalized profile of the soil encountered at our boring locations is presented in Table III. For detailed soil profiles, please refer to the attached boring logs.

TABLE III
GENERALIZED SOIL PROFILE

| Typical Depth (feet, bls) | | Soil Description | Range of SPT "N" Values (blows/ft) |
|---|---|---|---|
| From | To | | |
| 0 | 20* | Very loose to medium dense fine SAND and clayey SAND [SP or SC]. | 3 to 27 |

* Denotes maximum termination depth of boring

## 8.0 GROUNDWATER CONDITIONS

### 8.1 EXISTING GROUNDWATER LEVEL

The groundwater **was not encountered** on October 4th of 2024 during our drilling operations. Please refer to the attached boring logs in Appendix B for boring location specific groundwater levels. Fluctuations in groundwater levels should be anticipated throughout the year, primarily due to seasonal variations in rainfall, surface runoff, and other factors that may vary from the time the boring was conducted.

### 8.3 SEASONAL HIGH GROUNDWATER LEVEL

Based on historical data, the rainy season in Central Florida is between June and October of the year. In order to estimate the seasonal high water level at the boring locations, many factors are examined, including the following:

- Measured groundwater level
- Drainage characteristics of existing soil types
- Current & historical rainfall data
- Natural relief points (such as lakes, rivers, wetlands, etc.)
- Man-made drainage systems (ditches, canals, retention basins, etc.)
- On-site types of vegetation
- Review of available data (soil surveys, USGS maps, etc.)
- Redoximorphic features (mottling, stripping, etc.)

Based on the results of our field exploration and the factors listed above, we estimate that the seasonal high groundwater level at the boring locations will generally form **at depth greater than 10 feet bls** depending on the boring locations. Site grading operations may influence the groundwater levels. The estimated seasonal high groundwater levels at the boring locations are shown on the individual boring logs as attached in Appendix B.

It should be noted that the estimated seasonal high water levels provided should be considered accurate to approximately ±½ foot and do not provide any assurance that groundwater levels will not exceed these estimated levels during any given year in the future. Should the impediments to surface water drainage be present, or should rainfall intensity and duration, or total rainfall quantities, exceed the normally anticipated rainfall quantities, groundwater levels might exceed our seasonal high estimates. Further, it should be understood that changes in the surface hydrology and subsurface drainage from on-site and/or off-site improvements could have significant effects on the normal and seasonal high groundwater levels.

# 9.0 PRELIMINARY GEOTECHNICAL ASSESSMENT

## 9.1 SITE SUITABILITY CONSIDERATIONS

**General Site Suitability:** Generally, the subsurface soils consisted mostly of very loose to medium dense sands [SP and SC]. In the event that large cuts are expected, care must be taken not to expose the poorly draining soils typically found in the area to deeper depths.

**Site Preparation:** We recommend stripping the construction limits of any vegetation, weeds, roots, **surface organic soils**, debris, pavement, etc. Stripping should be performed at least 5 feet beyond the foundation lines. Stripping depths on the order of 6 to 12 inches should be anticipated. Deeper stripping may be necessary within heavily vegetated or depressional areas of the site. We recommend that the stripped surface be observed and probed by representatives of UES, prior to the placement of fill. After approval of the stripped surface, any loose subgrade soils, and all subsequent fill soils, will need to be densified in order to provide a homogeneous, compacted, sandy soil system to a minimum depth of 2 feet below the bottom of the proposed foundations and floor slabs. The following preliminary recommendations are presented to provide a general description of the work that will likely be necessary. These recommendations will have to confirmed after a final geotechnical exploration is completed.

**Structural Fill:** All structural fill should consist of clean fine sands [SP] (less than 5 percent fines) placed in maximum 12-inch uniform loose lifts. Fill soils containing between 5 and 11 percent fines (SP-SM or SP-SC) may be also be used, however, strict moisture control may be required. Each lift of structural fill should be densified to at least 95 percent of the Modified Proctor test maximum dry density of the soil (ASTM D 1557) and tested for compaction and approved before the placement of subsequent lifts.

**Shallow footing foundations:** We assume that the proposed structures will consist of 1- to 2-story block and wood-framed construction. We have assumed that the maximum column loads will not exceed 25 kips and that maximum wall loads will not exceed 4 kips per linear foot for the proposed residential structures.

Provided the site is properly prepared prior to construction, the proposed residential structures can be supported upon conventional, shallow footing foundations designed for a maximum allowable net soil bearing pressure of **2,000 per square foot** (psf) in an effort to keep total and differential settlements to tolerable levels (i.e. 1-inch or less total settlement and ½-inch or less of differential settlement). The allowable net soil bearing pressure is that pressure that may be transmitted to the soil in excess of the minimum surrounding overburden pressure. The allowable bearing pressure should include dead load plus sustained live load. Per the Florida Building Code (FLBC), the foundations should be designed for the most unfavorable effects due to the combinations of loads specified in the FLBC.

The foundations may bear on either the compacted suitable native soils or compacted structural fill. The bearing level soils should be densified to at least 95 percent of the maximum dry density as determined by ASTM D 1557 (Modified Proctor) to a depth of at least **2 feet** below foundation levels.

The minimum width recommended for an isolated column footing is 24 inches. For continuous wall or thickened edge monolithic slab footings, the minimum widths should comply with the current FLBC, but under no circumstances should be less than 12 inches in width. The base of

all footings should bear at least 12 inches below finished grade elevation as required under the current FLBC.

Construction Observations and Testing: We recommend the developer retain UES to provide inspection services during the site preparation procedures for confirmation of the adequacy of the earthwork operations. Field tests and observations include verification of foundation subgrade by monitoring earthwork operations and performing quality assurance tests of the placement of compacted structural fill courses. In-place density tests shall be performed within two feet of the bottom of all foundations and in each lift of structural fill to verify proper compaction of the subgrade soils.

## 9.2 Preliminary Pavement Design

We assume that the proposed pavements will consist of a combination of flexible (asphaltic) pavement and rigid (concrete) pavements sections with typical commercial traffic.

Flexible pavements combine the strength and durability of several layer components to produce an appropriate and cost-effective combination of available materials. We recommend using a three-layer pavement section consisting of stabilized subgrade, base course, and surface course. For concrete pavements, we recommend a minimum 12-inch compacted subgrade beneath the pavement.

One of the most critical influences on the pavement performance in Central Florida is the relationship between the pavement subgrade and the seasonal high groundwater level. Many roadways and parking areas have been destroyed as a result of deterioration of the base and the base/surface course bond. We strongly recommend that the seasonal high groundwater and the bottom of the base course be separated by at least 12 to 18 inches for flexible pavements, depending on the type of base material used.

*If the separation is not provided by grading, the installation of underdrains will be required. Based on the anticipated seasonal high groundwater levels, portions of the site will likely need to be raised in order to provide adequate separation.*

## 9.3 Preliminary Stormwater Pond Design

Based on the anticipated seasonal high groundwater conditions at this site, we believe that "dry" ponds would be suitable stormwater management system for this project. However, depending on final grades and pond bottom (likely source of fill) deep wet ponds may be plausible (use of liners may be required).

Based on the results of our exploration, the soils across the site consist mostly of a mixture of fine sands [SP] and fine clayey sand [SC] The seasonal high groundwater table at each of the borings is shown on the attached boring logs. The stormwater pond bottom and side slopes should be stabilized according to applicable Water Management District and local municipality guidelines. The seasonal high groundwater table at each of the bores is shown on the attached boring logs.

## 9.4 Suitability of Excavated Soil for Use as Fill

The soils excavated from stormwater management areas or areas of significant cuts are usually re-used as structural fill throughout the development. Table IV lists the suitability of excavated materials for use as structural fill based on percent fines content.

TABLE IV
SUITABILITY OF EXCAVATED MATERIAL FOR USE AS FILL

| Designation | USCS Soil Classification | % Fines Passing No. 200 Sieve | Suitability for Use as Structural Fill |
|---|---|---|---|
| Group A | SP | 0-5 | Favorable, freely draining, "clean" sands |
| Group B | SP-SC, SP-SM | 6-12 | Suitable, will require aeration and moisture control |
| Group C | SM, SC, SM-SC | 13-20 | Poor, impedes infiltration, limit overall use, extremely sensitive to water, do not use in pavement or pond areas |
| Group D | SM, SC, SM-SC, CH, MH | >20 | Very Poor, not recommended for structural fill, may be used as stabilizing material in pavement subgrade |
| Group E | PT, OL, SM-OL | Organic | Unsuitable, must be completely removed and replaced with Group A or B soils |

Based on the results of our soil borings and laboratory testing program, soil profiles in the upper 20 feet generally consists of fine sands [SP, SP-SM] ("Groups A and B"). All fill materials should be free of organics, debris, and other deleterious materials. We note that its possible for soils to differ from those encountered in our borings, especially in areas not explored and/or closer to the water body.

Clean sandy soils (Group A) with less than 5 percent soil fines are best suited for fill usage, since they are typically free-draining and require minimal moisture control during placement and compaction. The sands with silt and clay (Group B), with contents of 6 to 12 percent soil fines, will require some extra care during placement and compaction. These soils are less freely-draining and might require aeration and drying prior to usage, during use in the rainy season, and when placed near the groundwater table. We recommend that imported fill material meet the Group A and Group B qualifications.

Soils classified as silty or clayey, Group C and D (greater than 12 percent fines), will impede infiltration and may cause a perched water condition. We do not recommend using these soils as structural fill material as they will require stringent moisture control during stockpiling, placement and compaction. They will also be problematic during compaction.

## 10.0 FINAL GEOTECHNICAL EXPLORATION

Please note that this exploration was preliminary in nature and was designed to help determine the presence of any near surface constraints which would significantly impact the intended development of the subject site, as well as affect the cost of construction. The information obtained from this exploration is not sufficient to meet the industry standard of care for final design.

We strongly recommended that the information obtained from this preliminary exploration be supplemented with a more comprehensive subsurface exploration once the building layouts and the site plan have been finalized. The foundations for the building and the pavement grades should be designed based on the information obtained from a comprehensive geotechnical exploration program.

This report has not been prepared to meet the full needs of design professionals, contractors, or any other parties. Any use of this report without the guidance of the geotechnical engineer who prepared it constitutes improper usage which could lead to erroneous assumptions, faulty conclusions, and other problems.

## 11.0 CONSTRUCTION RELATED SERVICES

We recommend the owner retain UES to provide inspection services during the site preparation procedures for confirmation of the adequacy of the earthwork operations. Field tests and observations include verification of foundation and pavement subgrades by monitoring earthwork operations and performing quality assurance tests of the placement of compacted structural fill courses.

The geotechnical engineering design does not end with the advertisement of the construction documents. The design is an on-going process throughout construction. Because of our familiarity with the site conditions and the intent of the engineering design, we are most qualified to address site problems or construction changes, which may arise during construction, in a timely and cost-effective manner.

## 12.0 LIMITATIONS

This report has been prepared for the exclusive use of ***Toole Asma, LLC*** and other designated members of their design/construction team associated with the proposed construction for the specific project discussed in this report. No other site or project facilities should be designed using the soil information contained in this report. As such, UES will not be responsible for the performance of any other site improvement designed using the data in this report.

This report should not be relied upon for final design recommendations or professional opinions by unauthorized third parties without the expressed written consent of UES. Unauthorized third parties that rely upon the information contained herein without the expressed written consent of UES assume all risk and liability for such reliance.

The recommendations submitted in this report are based upon the data obtained from the soil borings performed at the locations indicated on the Boring Location Plan and from other information as referenced. This report does not reflect any variations which may occur between the boring locations. The nature and extent of such variations may not become evident until the course of construction. If variations become evident, it will then 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 the variations.

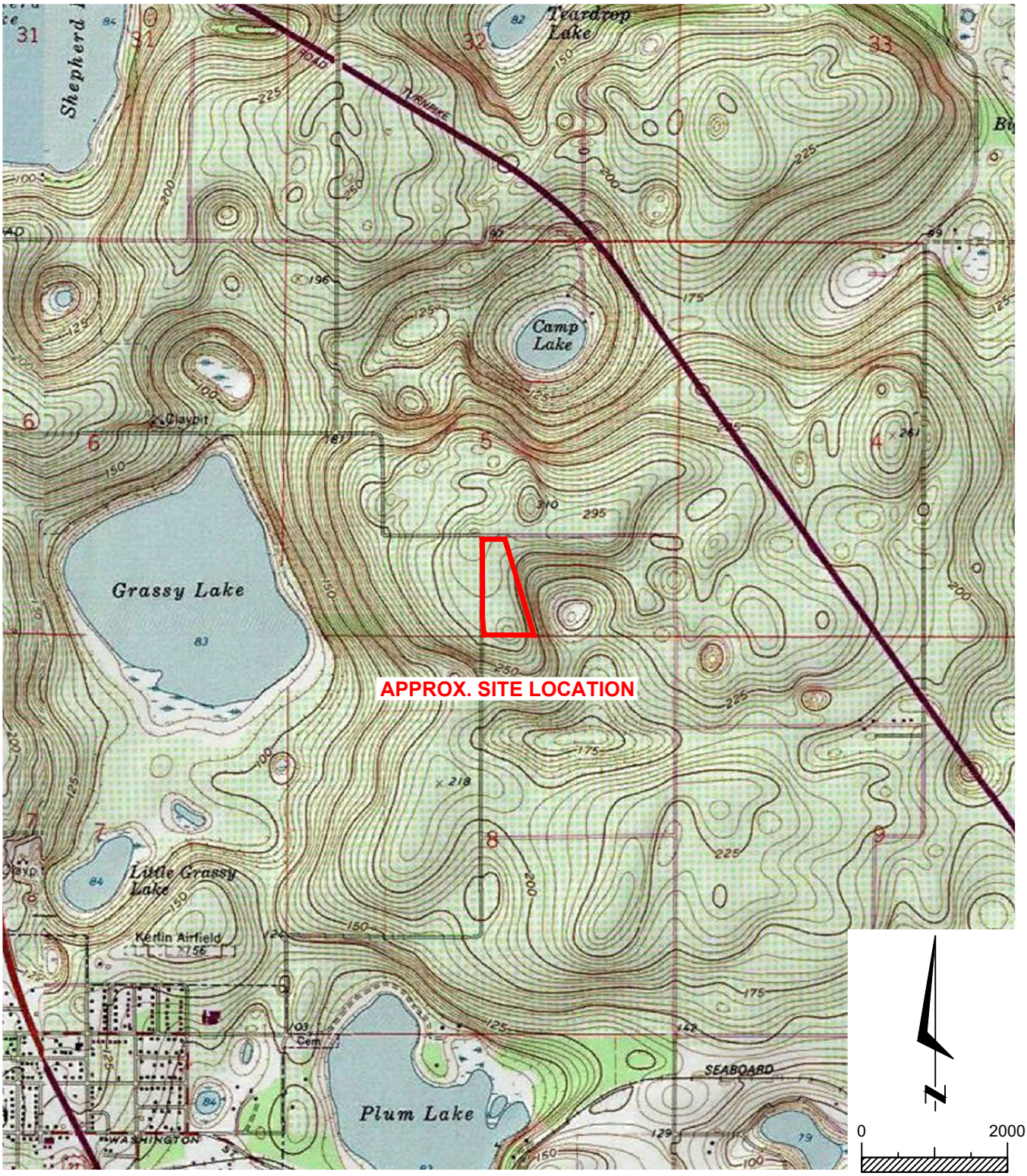
Borings for a typical geotechnical report are widely spaced and generally not sufficient for reliably detecting the presence of isolated, anomalous surface or subsurface conditions, or reliably estimating unsuitable or suitable material quantities. Accordingly, UES does not recommend relying on our boring information for estimation of material quantities unless our contracted services ***specifically*** include sufficient exploration for such purpose(s) and within the report we so state that the level of exploration provided should be sufficient to detect anomalous conditions or estimate such quantities. Therefore, UES will not be responsible for any extrapolation or use of our data by others beyond the purpose(s) for which it is applicable or intended.

All users of this report are cautioned that there was no requirement for UES to attempt to locate any man-made buried objects or identify any other potentially hazardous conditions that may exist at the site during the course of this exploration. Therefore, no attempt was made by UES to locate or identify such concerns. UES cannot be responsible for any buried man-made objects or environmental hazards which may be subsequently encountered during construction that are not discussed within the text of this report. We can provide this service if requested.

During the early stages of most construction projects, geotechnical issues not addressed in this report may arise. Because of the natural limitations inherent in working with the subsurface, it is not possible for a geotechnical engineer to predict and address all possible problems. A Geotechnical Business Council (GBC) publication, "Important Information About This Geotechnical Engineering Report" appears in Appendix C, and will help explain the nature of geotechnical issues. Further, we present documents in Appendix C: Constraints and Restrictions, to bring to your attention the potential concerns and the basic limitations of a typical geotechnical report.

* * * * * * * * *

# APPENDIX A




SOURCE: USGS QUADRANGLE MAP OF "CLERMONT EAST, FLORIDA".

UES

# GEOTECHNICAL EXPLORATION
# OVERLOOK AT GRASSY LAKE - PUD COMMERCIAL
# MINNEOLA, LAKE COUNTY, FLORIDA

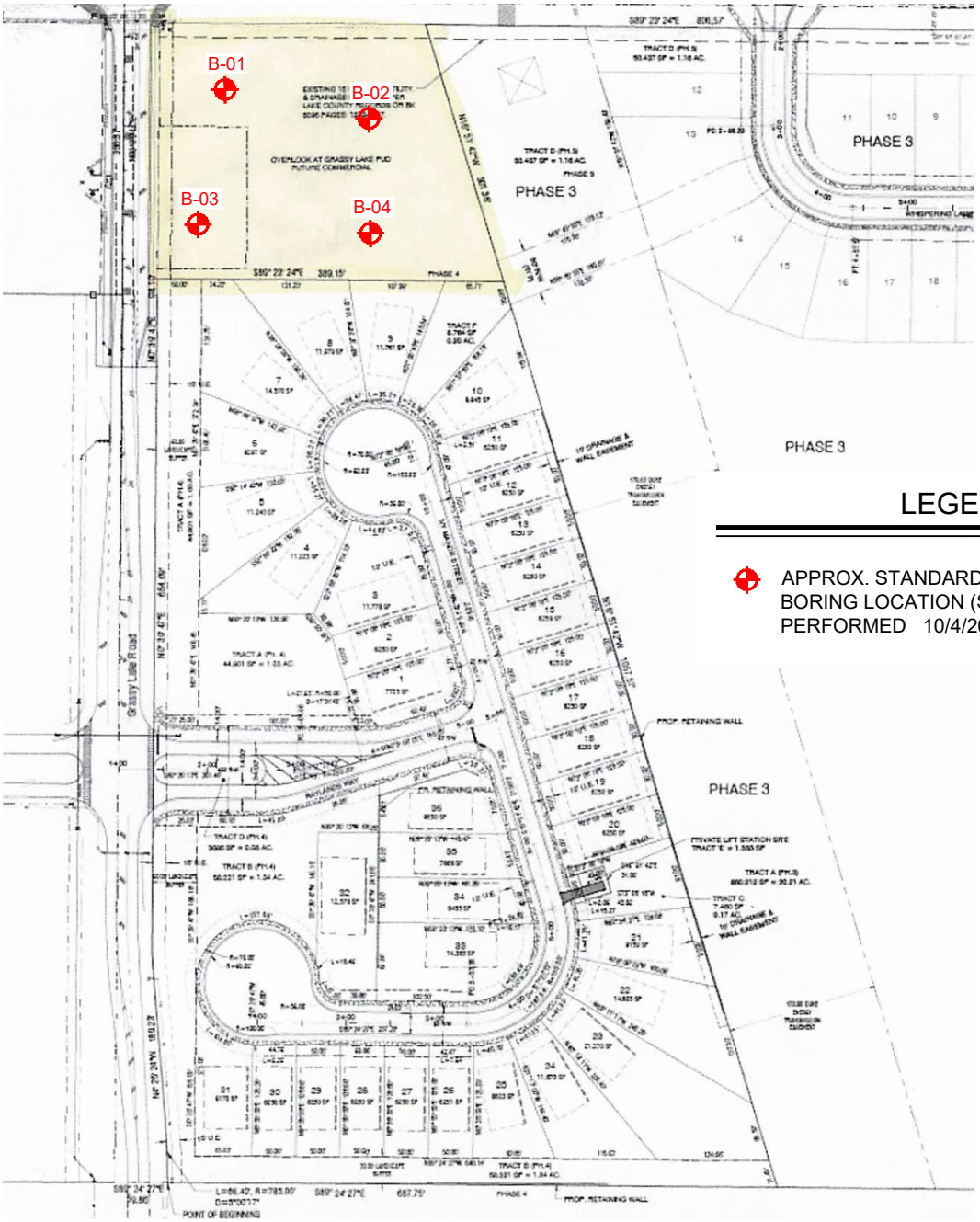
## SITE LOCATION MAP

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **DRAWN BY:** | N.F. | **DATE:** | 10 - 7 - 2024 | **CHECKED BY:** | D.F. | **DATE:** | 10 - 11 - 2024 |
| **SCALE:** | AS SHOWN | **PROJECT NO:** | 0130.2400291.0000 | **REPORT NO:** | 2114015 | **PAGE NO:** | A-1 |

24-0653-01

# APPENDIX B

UES™




## LEGEND

APPROX. STANDARD PENETRATION TEST BORING LOCATION (SPT) PERFORMED 10/4/2024

N

0 200

SCALE (FT.)

THIS DRAWING CREATED USING PLAN PROVIDED BY CLIENT.

UES

# GEOTECHNICAL EXPLORATION
# OVERLOOK AT GRASSY LAKE - PUD COMMERCIAL
# MINNEOLA, LAKE COUNTY, FLORIDA

## BORING LOCATION PLAN

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **DRAWN BY:** | N.F. | **DATE:** | 10 - 7 - 2024 | **CHECKED BY:** | D.F. | **DATE:** | 10 - 11 - 2024 |
| **SCALE:** | AS SHOWN | **PROJECT NO:** | 0130.2400291.0000 | **REPORT NO:** | 2114015 | **PAGE NO:** | B-1 |

24-0653-01

UES

# UES
# BORING LOG

| | |
|---|---|
| PROJECT NO.: | 0130.2400291.0000 |
| REPORT NO.: | 2114015 |
| PAGE: | B-2.1 |

PROJECT: GEOTECHNICAL EXPLORATION
OVERLOOK AT GRASSY LAKE - PUD COMMERCIAL
MINNEOLA, FLORIDA

BORING I.D.: **B-01** SHEET: **1 of 1**
SECTION: 5 TOWNSHIP: 22 S RANGE: 26 E

CLIENT: TOOLE ASMA, LLC

LOCATION: SEE BORING LOCATION PLAN

REMARKS: SHGWT = SEASONAL HIGH GROUNDWATER TABLE, N.S. = NOT SURVEYED, NE = NOT ENCOUNTERED

G.S. ELEVATION (ft): N.S.
WATER TABLE (ft): NE
DATE OF READING: 10/4/2024
EST. SHGWT (ft): >10

DATE STARTED: 10/4/24
DATE FINISHED: 10/4/24
DRILLED BY: ORL - JB/DM/JP
TYPE OF SAMPLING: ASTM D 1586

| DEPTH (FT.) | SAMPLE | BLOWS PER 6" INCREMENT | N BLOWS / FT | W.T. | SYMBOL | DESCRIPTION | -200 (%) | MC (%) | ATTERBERG LIMITS LL | ATTERBERG LIMITS PI | K (FT/ DAY) | ORG. CONT. (%) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0 | | | | | | Medium dense orange brown fine SAND [SP] | | | | | | |
| | | 8-8-10 | 18 | | | -- loose | | | | | | |
| | | 3-4-4 | 8 | | | | | | | | | |
| 5 | | 3-2-2 | 4 | | | -- very loose | | | | | | |
| | | 1-2-1 | 3 | | | -- loose | | | | | | |
| | | 2-2-2 | 4 | | | | | | | | | |
| 10 | | 2-2-2 | 4 | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| 15 | | 4-4-5 | 9 | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | Medium dense orange brown clayey fine SAND [SC] | | | | | | |
| 20 | | 7-7-8 | 15 | | | BORING TERMINATED AT 20.0 FEET | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| 25 | | | | | | | | | | | | |

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UES

# UES
# BORING LOG

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|---|---|
| PROJECT NO.: | 0130.2400291.0000 |
| REPORT NO.: | 2114015 |
| PAGE: | B-2.2 |

PROJECT: GEOTECHNICAL EXPLORATION
OVERLOOK AT GRASSY LAKE - PUD COMMERCIAL
MINNEOLA, FLORIDA

BORING I.D.: **B-02** SHEET: **1 of 1**
SECTION: 5 TOWNSHIP: 22 S RANGE: 26 E

CLIENT: TOOLE ASMA, LLC
LOCATION: SEE BORING LOCATION PLAN
REMARKS: SHGWT = SEASONAL HIGH GROUNDWATER TABLE, N.S. = NOT SURVEYED, NE = NOT ENCOUNTERED

G.S. ELEVATION (ft): N.S.
WATER TABLE (ft): NE
DATE OF READING: 10/4/2024
EST. SHGWT (ft): >10

DATE STARTED: 10/4/24
DATE FINISHED: 10/4/24
DRILLED BY: ORL - JB/DM/JP
TYPE OF SAMPLING: ASTM D 1586

| DEPTH (FT.) | SAMPLE | BLOWS PER 6" INCREMENT | N BLOWS / FT | W.T. | SYMBOL | DESCRIPTION | -200 (%) | MC (%) | ATTERBERG LIMITS LL | ATTERBERG LIMITS PI | K (FT/ DAY) | ORG. CONT. (%) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0 | | | | | | Medium dense orange brown fine SAND [SP] | | | | | | |
| | | 4-5-6 | 11 | | | -- loose | | | | | | |
| | | 4-4-4 | 8 | | | | | | | | | |
| 5 | | 4-2-2 | 4 | | | | | | | | | |
| | | 3-2-2 | 4 | | | | | | | | | |
| | | 3-2-3 | 5 | | | | | | | | | |
| 10 | | 3-3-3 | 6 | | | | | | | | | |
| | | | | | | Loose dark orange brown clayey fine SAND [SC] | | | | | | |
| 15 | | 4-4-4 | 8 | | | | | | | | | |
| | | | | | | -- medium dense | | | | | | |
| 20 | | 5-6-7 | 13 | | | BORING TERMINATED AT 20.0 FEET | | | | | | |
| 25 | | | | | | | | | | | | |

W-13727.GPJ

# UES
# BORING LOG

| | |
|---|---|
| PROJECT NO.: | 0130.2400291.0000 |
| REPORT NO.: | 2114015 |
| PAGE: | B-2.3 |

PROJECT: GEOTECHNICAL EXPLORATION
OVERLOOK AT GRASSY LAKE - PUD COMMERCIAL
MINNEOLA, FLORIDA

BORING I.D.: **B-03** SHEET: **1 of 1**
SECTION: 5 TOWNSHIP: 22 S RANGE: 26 E

CLIENT: TOOLE ASMA, LLC

LOCATION: SEE BORING LOCATION PLAN

REMARKS: SHGWT = SEASONAL HIGH GROUNDWATER TABLE, N.S. = NOT SURVEYED, NE = NOT ENCOUNTERED

G.S. ELEVATION (ft): N.S.
WATER TABLE (ft): NE
DATE OF READING: 10/4/2024
EST. SHGWT (ft): >10

DATE STARTED: 10/4/24
DATE FINISHED: 10/4/24
DRILLED BY: ORL - JB/DM/JP
TYPE OF SAMPLING: ASTM D 1586

| DEPTH (FT.) | SAMPLE | BLOWS PER 6" INCREMENT | N BLOWS / FT | W.T. | SYMBOL | DESCRIPTION | -200 (%) | MC (%) | ATTERBERG LIMITS LL | ATTERBERG LIMITS PI | K (FT/ DAY) | ORG. CONT. (%) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0 | | | | | | Medium dense orange brown fine SAND [SP] | | | | | | |
| | | 10-10-12 | 22 | | | | | | | | | |
| | | 13-14-13 | 27 | | | | | | | | | |
| 5 | | 5-5-6 | 11 | | | -- loose | | | | | | |
| | | 4-3-4 | 7 | | | | | | | | | |
| | | 3-4-3 | 7 | | | | | | | | | |
| 10 | | 3-3-4 | 7 | | | | | | | | | |
| | | | | | | -- medium dense | | | | | | |
| 15 | | 4-5-6 | 11 | | | | | | | | | |
| | | 6-7-9 | 16 | | | | | | | | | |
| 20 | | | | | | BORING TERMINATED AT 20.0 FEET | | | | | | |
| 25 | | | | | | | | | | | | |

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# UES
# BORING LOG

| | |
|---|---|
| PROJECT NO.: | 0130.2400291.0000 |
| REPORT NO.: | 2114015 |
| PAGE: | B-2.4 |

PROJECT: GEOTECHNICAL EXPLORATION
OVERLOOK AT GRASSY LAKE - PUD COMMERCIAL
MINNEOLA, FLORIDA

BORING I.D.: **B-04** SHEET: **1 of 1**
SECTION: 5 TOWNSHIP: 22 S RANGE: 26 E

CLIENT: TOOLE ASMA, LLC

LOCATION: SEE BORING LOCATION PLAN

REMARKS: SHGWT = SEASONAL HIGH GROUNDWATER TABLE, N.S. = NOT SURVEYED, NE = NOT ENCOUNTERED

G.S. ELEVATION (ft): N.S.
WATER TABLE (ft): NE
DATE OF READING: 10/4/2024
EST. SHGWT (ft): >10

DATE STARTED: 10/4/24
DATE FINISHED: 10/4/24
DRILLED BY: ORL - JB/DM/JP
TYPE OF SAMPLING: ASTM D 1586

| DEPTH (FT.) | SAMPLE | BLOWS PER 6" INCREMENT | N BLOWS / FT | W.T. | SYMBOL | DESCRIPTION | -200 (%) | MC (%) | ATTERBERG LIMITS LL | ATTERBERG LIMITS PI | K (FT/ DAY) | ORG. CONT. (%) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0 | | | | | | Loose orange brown fine SAND [SP] | | | | | | |
| | | 4-4-5 | 9 | | | | | | | | | |
| | | 4-3-4 | 7 | | | | | | | | | |
| 5 | | 3-3-3 | 6 | | | | | | | | | |
| | | 2-3-2 | 5 | | | | | | | | | |
| | | 1-2-2 | 4 | | | | | | | | | |
| 10 | | 2-2-2 | 4 | | | | | | | | | |
| | | | | | | Loose orange brown clayey fine SAND [SC] | | | | | | |
| 15 | | 3-4-4 | 8 | | | | | | | | | |
| | | | | | | -- medium dense | | | | | | |
| 20 | | 6-9-10 | 19 | | | BORING TERMINATED AT 20.0 FEET | | | | | | |
| 25 | | | | | | | | | | | | |

W-13727.GPJ

# KEY TO BORING LOGS

## SYMBOLS AND ABBREVIATIONS

| SYMBOL | DESCRIPTION |
|---|---|
| N-Value | No. of Blows of a 140-lb. Weight Falling 30 Inches Required to Drive a Standard Spoon 1 Foot |
| WOR | Weight of Drill Rods |
| WOH | Weight of Drill Rods and Hammer |
|  | Sample from Auger Cuttings |
|  | Standard Penetration Test Sample |
|  | Thin-wall Shelby Tube Sample (Undisturbed Sampler Used) |
| RQD | Rock Quality Designation |
|  | Stabilized Groundwater Level |
|  | Seasonal High Groundwater Level (also referred to as the W.S.W.T.) |
| NE | Not Encountered |
| GNE | Groundwater Not Encountered |
| BT | Boring Terminated |
| -200 (%) | Fines Content or % Passing No. 200 Sieve |
| MC (%) | Moisture Content |
| LL | Liquid Limit (Atterberg Limits Test) |
| PI | Plasticity Index (Atterberg Limits Test) |
| NP | Non-Plastic (Atterberg Limits Test) |
| K | Coefficient of Permeability |
| Org. Cont. | Organic Content |
| G.S. Elevation | Ground Surface Elevation |

## UNIFIED SOIL CLASSIFICATION SYSTEM

| MAJOR DIVISIONS | | | GROUP SYMBOLS | TYPICAL NAMES |
|---|---|---|---|---|
| COARSE GRAINED SOILS More than 50% retained on the No. 200 sieve* | GRAVELS 50% or more of coarse fraction retained on No. 4 sieve | CLEAN GRAVELS | GW | Well-graded gravels and gravel-sand mixtures, little or no fines |
| | | | GP | Poorly graded gravels and gravel-sand mixtures, little or no fines |
| | | GRAVELS WITH FINES | GM | Silty gravels and gravel-sand-silt mixtures |
| | | | GC | Clayey gravels and gravel-sand-clay mixtures |
| | SANDS More than 50% of coarse fraction passes No. 4 sieve | CLEAN SANDS 5% or less passing No. 200 sieve | SW** | Well-graded sands and gravelly sands, little or no fines |
| | | | SP** | Poorly graded sands and gravelly sands, little or no fines |
| | | SANDS with 12% or more passing No. 200 sieve | SM** | Silty sands, sand-silt mixtures |
| | | | SC** | Clayey sands, sand-clay mixtures |
| FINE-GRAINED SIOLS 50% or more passes the No. 200 sieve* | SILTS AND CLAYS Liquid limit 50% or less | | ML | Inorganic silts, very fine sands, rock flour, silty or clayey fine sands |
| | | | CL | Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, lean clays |
| | | | OL | Organic silts and organic silty clays of low plasticity |
| | SILTS AND CLAYS Liquid limit greater than 50% | | MH | Inorganic silts, micaceous or diamicaceous fine sands or silts, elastic silts |
| | | | CH | Inorganic clays or clays of high plasticity, fat clays |
| | | | OH | Organic clays of medium to high plasticity |
| | | | PT | Peat, muck and other highly organic soils |

*Based on the material passing the 3-inch (75 mm) sieve
** Use dual symbol (such as SP-SM and SP-SC) for soils with more than 5% but less than 12% passing the No. 200 sieve

**RELATIVE DENSITY**
(Sands and Gravels)
Very loose – Less than 4 Blow/Foot
Loose – 4 to 10 Blows/Foot
Medium Dense – 11 to 30 Blows/Foot
Dense – 31 to 50 Blows/Foot
Very Dense – More than 50 Blows/Foot

**CONSISTENCY**
(Silts and Clays)
Very Soft – Less than 2 Blows/Foot
Soft – 2 to 4 Blows/Foot
Firm – 5 to 8 Blows/Foot
Stiff – 9 to 15 Blows/Foot
Very Stiff – 16 to 30 Blows/Foot
Hard – More than 30 Blows/Foot

**RELATIVE HARDNESS**
(Limestone)
Soft – 100 Blows for more than 2 Inches
Hard – 100 Blows for less than 2 Inches

## MODIFIERS

**These modifiers Provide Our Estimate of the Amount of Minor Constituents (Silt or Clay Size Particles) in the Soil Sample**
Trace – 5% or less
With Silt or With Clay – 6% to 11%
Silty or Clayey – 12% to 30%
Very Silty or Very Clayey – 31% to 50%

**These Modifiers Provide Our Estimate of the Amount of Organic Components in the Soil Sample**
Trace – Less than 3%
Few – 3% to 4%
Some – 5% to 8%
Many – Greater than 8%

**These Modifiers Provide Our Estimate of the Amount of Other Components (Shell, Gravel, Etc.) in the Soil Sample**
Trace – 5% or less
Few – 6% to 12%
Some – 13% to 30%
Many – 31% to 50%

# APPENDIX C

# Important Information about This

# Geotechnical-Engineering Report

**Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.**

**While you cannot eliminate all such risks, you can manage them. The following information is provided to help.**

## Geotechnical Services Are Performed for Specific Purposes, Persons, and Projects

Geotechnical engineers structure their services to meet the specific needs of their clients. A geotechnical-engineering study conducted for a civil engineer may not fulfill the needs of a constructor — a construction contractor — or even another civil engineer. Because each geotechnical- engineering study is unique, each geotechnical-engineering report is unique, prepared *solely* for the client. No one except you should rely on this geotechnical-engineering report without first conferring with the geotechnical engineer who prepared it. *And no one — not even you* — should apply this report for any purpose or project except the one originally contemplated.

## Read the Full Report

Serious problems have occurred because those relying on a geotechnical-engineering report did not read it all. Do not rely on an executive summary. Do not read selected elements only.

## Geotechnical Engineers Base Each Report on a Unique Set of Project-Specific Factors

Geotechnical engineers consider many unique, project-specific factors when establishing the scope of a study. Typical factors include: the client's goals, objectives, and risk-management preferences; the general nature of the structure involved, its size, and configuration; the location of the structure on the site; and other planned or existing site improvements, such as access roads, parking lots, and underground utilities. Unless the geotechnical engineer who conducted the study specifically indicates otherwise, do not rely on a geotechnical-engineering report that was:

- not prepared for you;
- not prepared for your project;
- not prepared for the specific site explored; or
- completed before important project changes were made.

Typical changes that can erode the reliability of an existing geotechnical-engineering report include those that affect:

- the function of the proposed structure, as when it's changed from a parking garage to an office building, or from a light-industrial plant to a refrigerated warehouse;
- the elevation, configuration, location, orientation, or weight of the proposed structure;
- the composition of the design team; or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project changes—even minor ones—and request an assessment of their impact. *Geotechnical engineers cannot accept responsibility or liability for problems that occur because their reports do not consider developments of which they were not informed.*

## Subsurface Conditions Can Change

A geotechnical-engineering report is based on conditions that existed at the time the geotechnical engineer performed the study. *Do not rely on a geotechnical-engineering report whose adequacy may have been affected by*: the passage of time; man-made events, such as construction on or adjacent to the site; or natural events, such as floods, droughts, earthquakes, or groundwater fluctuations. *Contact the geotechnical engineer before applying this report to determine if it is still reliable.* A minor amount of additional testing or analysis could prevent major problems.

## Most Geotechnical Findings Are Professional Opinions

Site exploration identifies subsurface conditions only at those points where subsurface tests are conducted or samples are taken. Geotechnical engineers review field and laboratory data and then apply their professional judgment to render an opinion about subsurface conditions throughout the site. Actual subsurface conditions may differ — sometimes significantly — from those indicated in your report. Retaining the geotechnical engineer who developed your report to provide geotechnical-construction observation is the most effective method of managing the risks associated with unanticipated conditions.

## A Report's Recommendations Are Not Final

Do not overrely on the confirmation-dependent recommendations included in your report. *Confirmation-dependent recommendations are not final,* because geotechnical engineers develop them principally from judgment and opinion. Geotechnical engineers can finalize their recommendations *only* by observing actual subsurface conditions revealed during construction. *The geotechnical engineer who developed your report cannot assume responsibility or liability for the report's confirmation-dependent recommendations if that engineer does not perform the geotechnical-construction observation required to confirm the recommendations' applicability.*

## A Geotechnical-Engineering Report Is Subject to Misinterpretation

Other design-team members' misinterpretation of geotechnical-engineering reports has resulted in costly

problems. Confront that risk by having your geotechnical engineer confer with appropriate members of the design team after submitting the report. Also retain your geotechnical engineer to review pertinent elements of the design team's plans and specifications. Constructors can also misinterpret a geotechnical-engineering report. Confront that risk by having your geotechnical engineer participate in prebid and preconstruction conferences, and by providing geotechnical construction observation.

## Do Not Redraw the Engineer's Logs

Geotechnical engineers prepare final boring and testing logs based upon their interpretation of field logs and laboratory data. To prevent errors or omissions, the logs included in a geotechnical-engineering report should *never* be redrawn for inclusion in architectural or other design drawings. Only photographic or electronic reproduction is acceptable, *but recognize that separating logs from the report can elevate risk.*

## Give Constructors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can make constructors liable for unanticipated subsurface conditions by limiting what they provide for bid preparation. To help prevent costly problems, give constructors the complete geotechnical-engineering report, *but* preface it with a clearly written letter of transmittal. In that letter, advise constructors that the report was not prepared for purposes of bid development and that the report's accuracy is limited; encourage them to confer with the geotechnical engineer who prepared the report (a modest fee may be required) and/or to conduct additional study to obtain the specific types of information they need or prefer. A prebid conference can also be valuable. *Be sure constructors have sufficient time* to perform additional study. Only then might you be in a position to give constructors the best information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions.

## Read Responsibility Provisions Closely

Some clients, design professionals, and constructors fail to recognize that geotechnical engineering is far less exact than other engineering disciplines. This lack of understanding has created unrealistic expectations that have led to disappointments, claims, and disputes. To help reduce the risk of such outcomes, geotechnical engineers commonly include a variety of explanatory provisions in their reports. Sometimes labeled "limitations," many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

## Environmental Concerns Are Not Covered

The equipment, techniques, and personnel used to perform an *environmental* study differ significantly from those used to perform a *geotechnical* study. For that reason, a geotechnical-engineering report does not usually relate any environmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated environmental problems have led to numerous project failures.* If you have not yet obtained your own environmental information, ask your geotechnical consultant for risk-management guidance. *Do not rely on an environmental report prepared for someone else.*

## Obtain Professional Assistance To Deal with Mold

Diverse strategies can be applied during building design, construction, operation, and maintenance to prevent significant amounts of mold from growing on indoor surfaces. To be effective, all such strategies should be devised for the *express purpose* of mold prevention, integrated into a comprehensive plan, and executed with diligent oversight by a professional mold-prevention consultant. Because just a small amount of water or moisture can lead to the development of severe mold infestations, many mold- prevention strategies focus on keeping building surfaces dry. While groundwater, water infiltration, and similar issues may have been addressed as part of the geotechnical- engineering study whose findings are conveyed in this report, the geotechnical engineer in charge of this project is not a mold prevention consultant; *none of the services performed in connection with the geotechnical engineer's study were designed or conducted for the purpose of mold prevention. Proper implementation of the recommendations conveyed in this report will not of itself be sufficient to prevent mold from growing in or on the structure involved.*

## Rely, on Your GBC-Member Geotechnical Engineer for Additional Assistance

Membership in the Geotechnical Business Council of the Geoprofessional Business Association exposes geotechnical engineers to a wide array of risk-confrontation techniques that can be of genuine benefit for everyone involved with a construction project. Confer with you GBC-Member geotechnical engineer for more information.

GEOTECHNICAL BUSINESS COUNCIL
of the Geoprofessional Business Association

8811 Colesville Road/Suite G106, Silver Spring, MD 20910
Telephone: 301/565-2733 Facsimile: 301/589-2017
e-mail: info@geoprofessional.org www.geoprofessional.org

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# CONSTRAINTS & RESTRICTIONS

The intent of this document is to bring to your attention the potential concerns and the basic limitations of a typical geotechnical report.

## WARRANTY

UES Professional Solutions, LLC d/b/a UES has prepared this report for our client for his exclusive use, in accordance with generally accepted soil and foundation engineering practices, and makes no other warranty either expressed or implied as to the professional advice provided in the report.

## UNANTICIPATED SOIL CONDITIONS

The analysis and recommendations submitted in this report are based upon the data obtained from soil borings performed at the locations indicated on the Boring Location Plan. This report does not reflect any variations which may occur between these borings.

The nature and extent of variations between borings may not become known until excavation begins. If variations appear, we may have to re-evaluate our recommendations after performing on-site observations and noting the characteristics of any variations.

## CHANGED CONDITIONS

We recommend that the specifications for the project require that the contractor immediately notify UES, as well as the owner, when subsurface conditions are encountered that are different from those present in this report.

No claim by the contractor for any conditions differing from those anticipated in the plans, specifications, and those found in this report, should be allowed unless the contractor notifies the owner and UES of such changed conditions. Further, we recommend that all foundation work and site improvements be observed by a representative of UES to monitor field conditions and changes, to verify design assumptions and to evaluate and recommend any appropriate modifications to this report.

## MISINTERPRETATION OF SOIL ENGINEERING REPORT

UES is responsible for the conclusions and opinions contained within this report based upon the data relating only to the specific project and location discussed herein. If the conclusions or recommendations based upon the data presented are made by others, those conclusions or recommendations are not the responsibility of UES.

## CHANGED STRUCTURE OR LOCATION

This report was prepared in order to aid in the evaluation of this project and to assist the architect or engineer in the design of this project. If any changes in the design or location of the structure as outlined in this report are planned, or if any structures are included or added that are not discussed in the report, the conclusions and recommendations contained in this report shall not be considered valid unless the changes are reviewed and the conclusions modified or approved by UES.

## USE OF REPORT BY BIDDERS

Bidders who are examining the report prior to submission of a bid are cautioned that this report was prepared as an aid to the designers of the project and it may affect actual construction operations.

Bidders are urged to make their own soil borings, test pits, test caissons or other investigations to determine those conditions that may affect construction operations. UES cannot be responsible for any interpretations made from this report or the attached boring logs with regard to their adequacy in reflecting subsurface conditions which will affect construction operations.

## STRATA CHANGES

Strata changes are indicated by a definite line on the boring logs which accompany this report. However, the actual change in the ground may be more gradual. Where changes occur between soil samples, the location of the change must necessarily be estimated using all available information and may not be shown at the exact depth.

## OBSERVATIONS DURING DRILLING

Attempts are made to detect and/or identify occurrences during drilling and sampling, such as: water level, boulders, zones of lost circulation, relative ease or resistance to drilling progress, unusual sample recovery, variation of driving resistance, obstructions, etc.; however, lack of mention does not preclude their presence.

## WATER LEVELS

Water level readings have been made in the drill holes during drilling and they indicate normally occurring conditions. Water levels may not have been stabilized at the last reading. This data has been reviewed and interpretations made in this report. However, it must be noted that fluctuations in the level of the groundwater may occur due to variations in rainfall, temperature, tides, and other factors not evident at the time measurements were made and reported. Since the probability of such variations is anticipated, design drawings and specifications should accommodate such possibilities and construction planning should be based upon such assumptions of variations.

## LOCATION OF BURIED OBJECTS

All users of this report are cautioned that there was no requirement for UES to attempt to locate any man-made buried objects during the course of this exploration and that no attempt was made by UES to locate any such buried objects. UES cannot be responsible for any buried man-made objects which are subsequently encountered during construction that are not discussed within the text of this report.

## TIME

This report reflects the soil conditions at the time of exploration. If the report is not used in a reasonable amount of time, significant changes to the site may occur and additional reviews may be required.

| OwnerName | OwnerAddress |
| --- | --- |
| BISS SAMUEL D & ANDREA C | 1228 IVY MANOR ST |
| CONSTANTINO MICHAEL B & SOFIA T | 1232 IVY MANOR ST |
| FOUNDERS RIDGE DEVELOPMENT LLC | 877 EXECUTIVE CENTER DR STE 100 |
| GRASSY LAKE MEDICAL LLC | PO BOX 4028 |
| OVERLOOK AT GRASSY LAKE HOA INC | 1631 E VINE ST STE 300 |
| TOOLE ASMA LLC | PO BOX 770099 |
| CALIXTO JUAN R & STEFANIE K | 1224 IVY MANOR ST |
| GLINTON LAVERNE A | 1177 WHISPERING LN |
| MACQUARRIE MATTHEW & STACI | 1181 WHISPERING LN |
| ALLEN JOHN H O & HEATHER D L | 13400 SAINT SIMONS CHAPEL CT |
| CIRUJALES ARAZAS RICKY J & TO-QUYEN B NGUYEN | 1209 IVY MANOR ST |
| CISCO DAMIAN & DANISHA | 1193 WHISPERING LN |
| FRIEDMAN ERIC C & MALORIE M | 1217 IVY MANOR ST |
| LINK JASON E & WENDY C | 1216 IVY MANOR ST |
| MASSEY JOSLYN | 1212 IVY MANOR ST |
| NVR INC | 7547 GOLF CHANNEL DR |
| RIVERA FRANKIE | 1208 IVY MANOR ST |
| ZERO JOSEPH T III & GENA E | 1189 WHISPERING LN |
| BONILLA ARAGON OSCAR E & | 3214 HILL POINT ST |
| GROCHOWSKI THOMAS & CELIA | 3210 HILL POINT ST |
| OVERLOOK AT GRASSY LAKE HOA INC | 1637 E VINE ST STE 200 |
| PRICE DENISE L | 3218 HILL POINT ST |

| OwnerCity | OwnerState | OwnerZip |
|---|---|---|
| MINNEOLA | FL | 34715 |
| MINNEOLA | FL | 34715 |
| SAINT PETERSBURG | FL | 33702 |
| WINTER PARK | FL | 32793-4028 |
| KISSIMMEE | FL | 34744 |
| WINTER GARDEN | FL | 34777-0099 |
| MINNEOLA | FL | 34715 |
| MINNEOLA | FL | 34715 |
| MINNEOLA | FL | 34715 |
| BOWIE | MD | 20720 |
| MINNEOLA | FL | 34715 |
| MINNEOLA | FL | 34715 |
| MINNEOLA | FL | 34715 |
| MINNEOLA | FL | 34715 |
| MINNEOLA | FL | 34715 |
| ORLANDO | FL | 32819 |
| MINNEOLA | FL | 34715 |
| MINNEOLA | FL | 34715 |
| MINNEOLA | FL | 34715 |
| MINNEOLA | FL | 34715 |
| KISSIMMEE | FL | 34744 |
| MINNEOLA | FL | 34715 |

**CITY OF MINNEOLA**
**P.O. BOX 678**
**MINNEOLA, FL 34755**
**(352) 394-3598**

# NOTICE OF PUBLIC HEARING

The City of Minneola Planning and Zoning Commission will hold a public hearing on **Monday, July 6, 2026 at 6:30 p.m**. at the Minneola City Hall located at 800 North U.S. 27, Minneola, FL, to consider a request from Nicole Gargasz, Gemini Land Development, Applicant for Toole Asma, LLC, William N. Asma, Owner for a site plan for approximately 2.26 acres generally located east of Grassy Lake Road and south of Citrus Grove Road.

The City of Minneola City Council, will hold a public hearing on **Tuesday, August 4, 2026 at 6:30 p.m**. at the Minneola City Hall located at 800 North U.S. 27, Minneola, FL, to consider the request.

The staff report on the case shall be sent to the City Council and will be available to the general public at least five (5) days prior to the hearing on the case.

A person who decides to appeal any decision made by any board, agency, or council with respect to any matter considered at such meeting or hearing, will need a record of the proceedings. For such purposes, any such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based (Florida Statutes, 286.0105).

The City of Minneola Land Development Code is available for inspection at the City Hall, located at 800 North U.S. 27, Minneola, FL, during normal working hours 8:00 a.m. to 5:00 p.m.

PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT KRISTINE THOMPSON, CITY CLERK AT (352) 394-3598, ext. 111, AT LEAST 48 HOURS BEFORE THE DATE OF THE SCHEDULED HEARING.

GEMINI
LAND DEVELOPMENT

May 7, 2026

To:
Inspire Placemaking Collective
Attn: Eric Raasch, AICP – Inspire Project Manager
4767 New Broad Street
Orlando, FL 32814

Cc: Joyce Heffington, AICP; Jose Fernandez

Re: Grassy Lake Ace Hardware – Inspire Case 203a
Response to Comment Letter

Dear Mr. Raasch,

On behalf of Gemini Land Development, Inc., we are submitting the following responses to the comment letter dated February 27, 2026, regarding the Grassy Lake Ace Hardware site plan review. Each of the comments provided has been addressed below, with revisions to the site plan and supporting documents as noted.

We appreciate the review and coordination on this project, and we look forward to working with City staff and Lake County to complete the approval process. Please do not hesitate to contact our office with any questions or if additional clarification is needed.

Sincerely,

Nicole C. Gargasz

Nicole Gargasz
Principal/Project Manager

Response to Comment Letter
Grassy Lake Ace Hardware – Inspire Case 203a
Submitted by: Gemini Land Development, Inc.

**PLANNING**

1. The parking space widths were updated to 10', however, the parking calculation table still shows spaces as 9' wide. *Please revise the parking calculation table to reflect the change.*
**Response: The table has been revised to reflect the correct width.**

2. The site plan shows a monument sign within the 15' grading, utility and drainage easement. *Inspire defers to Engineering and Public Works as to whether the monument sign can be located within the easement.*
**Response: Acknowledged. No comments received from Public Works or Engineering.**

**Chapter 94, Development Standards**
3. **Section 94-3(c)** provides exterior lighting requirements. *Please provide an exterior lighting plan according to this section.*
**Response: Please refer to the site photometrics provided with this submission.**

4. **Section 94-3(g)(2)** states facades/elevations that are adjacent to an arterial or collector street shall have two of the following design features:

a. Windows at a minimum of 40 percent of the affected facade;
b. Projected covered public entry with a minimum of 25 percent of the wall space devoted to windows;
c. Covered walkway (excluding canvas type) unless provided with six-inch columns or better attached to the building at a minimum of eight feet wide with a 60 percent minimum coverage for the affected facade.

*Please revise architectural drawings to include the percentages of windows and a covered entry for the north elevation.*
**Response: The provided North Elevation meets the design intent with item b. projected covered public entry with a 31.3% (minimum required = 25%) window coverage, and c. a covered walkway that is 10'-8" wide (minimum required = 8') and covering 100% (minimum required = 60%) of the affected façade.**

5. **Section 94-3(g)(3)** states that building facades facing a public street shall have two of the indicated design features. *Please revise the architectural drawings to incorporate architectural elements along the west elevation.*
**Response: The West Elevation has been revised to achieve 37.7% (minimum required = 33%) window coverage, with pre-engineered metal awnings incorporated above the glazing as the covered walkway.**

6. **Section 94-3(g)(5)** states facades attached to a primary facade shall incorporate features of the primary facade for a minimum of 33 percent of the overall wall length measured from the attached primary facade. *Please revise the architectural drawings to incorporate these features.*

**Response: The west elevation has been adjusted per the 33% rule, however we are requesting a variance of the east elevation that has the Garden Center, which is integral to the commercial program of Ace Hardware.**

7. **Section 94-3(g)(6)** requires buildings and projects to provide a minimum of three indicated design treatments. *Please identify three features from the list that are proposed for this project.*
**Response: The proposed structure has been designed to incorporate architectural design treatments recommended by the applicable Municode requirements. The building includes the following elements: arcades, raised cornices, peaked roof elements, a projected and covered entry, and an emphasized building base.**

8. **Section 94-3(g)(7)b.** states building facades shall include a repeating pattern and include at least three of the design elements listed, and at least one of these elements shall repeat horizontally. All design elements shall repeat at intervals of no more than 100 feet horizontally and a maximum of 15 feet vertically. *Please provide and identify the required three features.*
**Response: The building elevations have been designed to comply with Section 94-3(g)(7)b. by incorporating a repeating pattern consisting of multiple required design elements. Each elevation includes a combination of color changes, texture changes, architectural banding, and pattern variations.**

**Additionally, these elements are designed to repeat horizontally and vertically in accordance with the code requirements. Please note that the South Elevation has been revised to incorporate an additional design element that breaks the façade massing to ensure the horizontal repetition interval does not exceed 100 feet.**

9. **Section 94-3(g)(10)c.** states that tile or metal shall be the primary roof material. The applicant is proposing a TPO membrane roof. *Please either provide a tile or metal roof, or request a variance to permit the TPO membrane roof.*
**Response: Use of TPO roofing is common and evident in other nearby structures, and as such a variance is requested to utilize a TPO roofing membrane with parapet as the primary roofing system.**

10. **Section 94-3(g)(13)** states that outdoor display of merchandise, with the exception of propane tanks, is prohibited except where approved in the business' original site plan. The landscape plan shows an "outdoor display" area adjacent to the northern façade. *Please provide additional details on what is proposed for this outdoor display area.*
**Response: Outdoor display areas feature typical hardware merchandise, such as wheelbarrows, patio furniture, and live plants. These displays help create a welcoming, neighborhood-oriented atmosphere and reinforce the traditional character of a community hardware store.**

**Chapter 10, Landscaping**
11. **Section 110-3(a)(1)** states the maximum number of uninterrupted parking spaces between landscaping areas is eight. The proposed plan has two sections showing ten uninterrupted parking spaces in a row. *Please revise the plan to not exceed eight uninterrupted parking spaces in a row.*
**Response: The site plan has been revised to reflect this requirement.**

12. **Section 110-3(a)(1)** states that all landscape areas (islands) shall contain a minimum of one approved canopy tree and ground cover or grass. The proposed plan shows a sidewalk within the landscape island

on the western portion of the site. *Please either relocate the sidewalk so it is outside of the landscape island, or increase the size the landscape island to meet the minimum size 200 square feet without the sidewalk area and provide the required canopy tree and ground cover within the landscape island.*
**Response: Sidewalk has been relocated so that the islands have the required square footage as requested.**

13. **Section 122-35** provides a chart with minimum off-street and required bicycle spaces. *On the site plan, please provide required bicycle spaces.*
**Response: Required bicycle spaces have been added to the chart on the Site Plan as requested. See sheet for updates.**

14. **Section 122-42(4)a.** requires a certificate of concurrency or evidence of application. *Please either submit a concurrency application or provide proof that an application has been submitted.*
**Response: A concurrency application was mailed to the City of Minneola as required dated 4/15/26.**

**ENGINEERING**

1. **Informational Comment, No Response Required**. The applicant is cautioned that the issuance of City approval does not relieve them of their responsibility from obtaining all other required regulatory approvals and permits. Other permits may include but are not limited to the following:
FDEP NPDES Construction
St. Johns River Water Management District ERP
Lake County Driveway Connection
Lake County Right-of-Way Utilization
**Response: Acknowledged. All necessary permits will be obtained.**

2. **Informational Comment, No Response Required.** The environmental assessment for the project site was included with the Overlook Development. The site has also been previously impacted by the Citrus Grove Road project and the Overlook project.
**Response: Acknowledged.**

3. **Comment Resolved**. The sidewalk widths are not identified on the site/geometry plan sheet C3.00
**Response: Acknowledged.**

4. **Comment Resolved.** One site cross section along the western boundary is provided. A north-south cross section and an east boundary cross section are also recommended. *Additional cross sections added as requested. Comment resolved.*
**Response: Acknowledged.**

a. **Comment Resolved.** The grade slopes are not identified on the western boundary cross section on sheet C5.03 for the green space between the parking area and the property line.
**Response: Grade slopes have been shown as requested. See updated cross sections.**

5. **Defer to Planning.** Zoning, signage, trail connectivity, land use, buffering, setbacks, densities, building heights, floor to area ratios, open space, lot sizes, cross access requirements between adjacent properties, and other planning considerations are deferred to planning.
**Response: Acknowledged.**

**PUBLIC WORKS**

1. There is 15' Existing Utility Easement on the Westside of the property. Although the Easement was not recorded within this property, the Existing Utility Easement was installed and recorded when the owner developed Overlook Phase 3 & Overlook Phase 4. If the owner dedicates 12' ROW to the Lake County, the owner needs to relocate the existing utilities outside of the ROW or paved area. All of the Utilities Easement must be provided along with the Utilities Lines.
**Response: The ROW dedication is being proposed as a Future ROW dedication, and we will coordinate with Lake County on the Reservation of the Future ROW. Any relocation of utilities and associated financial responsibility for such relocation will be the responsibility of the Lake County roadway project at the time the Future ROW is activated.**

2. **(Comment Resolved)** It is missing an irrigation water meter. There is an existing Reclaimed Water of the Westside of the Property, please provide it.
**Response: Acknowledged.**

3. **(Comment Resolved)** The City requires a standard parking space shall be ten feet wide and 20 feet long.
**Response: Acknowledged.**

4. **(Comment Resolved)** No trees planted within ten (10) feet of city owned utilities and city right-of-way.
**Response: Acknowledged.**

**LAKE COUNTY**

1. Please add-on a call-out for curb ramp detectable warning mat to be cast-in place and brick red `in color.
   **Response: Detectable warming mat callout has been added – please see sheet C3.00.**

2. Please add spot elevation for both crosswalks to meet ADA compliant.
   **Response: Grades have been added at all crosswalks to ensure ADA compliance.**

3. The stormwater flows from both access flow toward the roads. Please provide a detailed section on both accesses that shows how the stormwater flows. Is there any valley gutter between EOP of the road and the access?
   **Response: Please see detailed grading at these intersections on sheet C4.00 that depict the flow of stormwater at both access drives. The access drive along Citrus Grove Road will have a valley gutter included to ensure positive drainage to the west. The access drive along Grassy Lake Road does not require valley gutter as the slope of the roads falls adequately south and the flow of stormwater will not be interrupted.**

4. Sheet C 4.00, Please include a call-out for the existing easement to be vacated.
   **Response: A callout has been added for the existing drainage easement to be vacated.**

5. Sheet C4.00, the existing 18" RCP from S-503 to S-4 please provide INV. Elev. For the pipe on manhole S-4.
   **Response: Existing invert has been added as requested.**

6. The 20 ft. drainage easement shall be extended to the end of additional 12 ft. ROW dedication.
   **Response: We show a 24' drainage easement for this location. Please see sheet C4.00**

7. Sheet C3.00. add on General Notes: The 20ft. proposed drainage easement to be dedicated to Lake County maintained by the property owner.
   **Response: Note added.**

8. Additional right-of-way dedication for the Grassy Lake rd. and the 20 ft. drainage to the County will require the following information to be provided to Lake County Public Works Department-Engineering Division.
   - The legal description and sketch of the area being dedicated as additional right-of-way.
   - Right-of-way Survey for the area of the offsite road improvements, as applicable.
   - Boundary Survey of the property.
   - Most recent title for the development property. This can be the Owners Policy from the most recent purchase or the Title Commitment.
   - The By-Laws or Operating Agreement clearly states who will sign the Deed and in what capacity. If neither of these are available, I can accept a letter from the attorney who represents the company, on their letterhead, stating who will sign and in what capacity.
   - A contact person info will need to be provided that is on the development team that can assist with coordination and questions.

   **Response: Due to the City of Minneola's requirement that the existing utilities along the west side of the property be relocated outside of any dedicated right-of-way, the owner is proposing to reserve the additional 12' of ROW along Grassy Lake Road as Future ROW rather than dedicating it at this time. We will coordinate with Lake County Public Works on the Reservation of the Future ROW, and the legal description, sketch, surveys, title, and signatory documentation listed above will be provided in connection with that reservation. Upon activation of the Future ROW by the Lake County roadway project, the associated utility relocation and financial responsibility will be the responsibility of that roadway project.**

Advisory Comments.

9. A Right-of-Way Utilization Permit application will be required to permit the utility and offsite road and right-of-way work along Grassy Lake rd. To apply for the permit, you will need to go to this website - https://www.lakecountyfl.gov/public-works and "*APPLY for Right-of-Way (ROW) Utilization Permit*" under "*Forms*." Please upload the approved signed and sealed plan, location map, MOT plan sheets or FDOT Indexes and any other supporting documents.
   **Response: Understood. Permit will be applied for once we receive approval for construction plans.**

10. A Commercial Driveway Connection Permit application will be required to permit the access off Grassy Lake Rd. . The permit application can be found here - https://www.lakecountyfl.gov/public-works and please send the permit app and supporting documents to pwpermits@lakecountyfl.gov.

**Response: Understood. Permit will be applied for once we receive approval for construction plans.**

11. A Right-of-Way Utilization Permit application will be required to permit the utility and offsite road and right-of-way work along Citrus Grove rd. To apply for the permit, you will need to go to this website - https://www.lakecountyfl.gov/public-works and "*APPLY for Right-of-Way (ROW) Utilization Permit*" under "*Forms*." Please upload the approved signed and sealed plan, location map, MOT plan sheets or FDOT Indexes and any other supporting documents.
**Response: Understood. Permit will be applied for once we receive approval for construction plans.**

12. A Commercial Driveway Connection Permit application will be required to permit the access off Citrus Grove rd. The permit application can be found here - https://www.lakecountyfl.gov/public-works and please send the permit app and supporting documents to pwpermits@lakecountyfl.gov.
**Response: Understood. Permit will be applied for once we receive approval for construction plans.**

13. Please note: additional comments and concern will be provided during the review for the application on Commercial driveways and ROW utilization permits.
**Response: Acknowledged.**

**CITY OF MINNEOLA FIRE DEPARTMENT**

1. All FD access roadways grading may not exceed 5% (1 ft. drop in 20 ft.) on approach, departure, or changes in grade.
**Response: Acknowledged and grading has been updated not to exceed 5% as noted.**

2. FD access MIN. 20' clear width of PAVED roadway, 13'-6" height clearance.* Measurements shall not include curbing, gutters, or drops from pavement. Landscaping over access roadway**.**
**Response: Note added to landscape plans stating that trees will be pruned to adhere to the 13'-6" height clearance.**

3. FDC's have signage "NO PARKING, FIRE DEPARTMENT CONNECTION" & fire lane established
**Response: No Parking signage & fire lane has been added as requested.**

4. Landscaping shall not interfere with FD access clearances.
**Response: Acknowledged.**

5. The existing hydrant is not accessible, more than 15 feet from access road. Another hydrant is required on the property.
**Response: A hydrant has been added to the northwest corner of the building that is not greater than 15' from the access road. All points of the building are within 250' of a hydrant.**

6. Hydrants and FDC- All hydrants providing Needed Fire Flow will be within 250' of all points of each building to be protected; measured "as the hose is laid" (on the road) not "as the crow flys".

**Response: A hydrant has been added to the northwest corner of the building that is not greater than 15' from the access road. All points of the building is within 250' of a hydrant.**

7. Hydrants not > 15' from access road.
   **Response: A hydrant has been added to the northwest corner of the building that is not greater than 15' from the access road.**

8. Point of connection clearly marked and shown as private from this point onward. All mains on private property are PRIVATE therefore installation must follow NFPA 24 AND must be installed by the appropriate type of certified Florida State Fire Protection Contractors for the project. ***UG fire lines are separately permitted through the Building Dept.
   **Response: Notes added on sheet C4.10.**

9. All fire mains shall be solely dedicated to firefighting water supply for hydrants and sprinkler systems, and shall be connected to the municipal water supply by a Double Check Detector Assembly (DCDA).
   **Response: DCDA is proposed and shown on sheet C4.10.**

10. Mains shall be a minimum of 8" mains. Dead-end mains more than 600 ft. shall be at least 10". All dead-end mains shall have a hydrant installed at the end.
    **Response: An 8" loop is proposed around the building.**

11. Plans must state "Underground mains shall be installed and tested per NFPA 24 @ 200 psi. or 50 psi above the working pressure, whichever is greater."
    **Response: Note added on sheet C4.10.**

12. C900 DR 14 PVC piping for fire lines. ALL fire service piping will be tested at 200 PSI or 50+/- working pressure (whichever is higher) for 2 hrs.
    **Response: Note added on sheet C4.10.**

13. Please contact this office 352-394-3598 ext. 202 for inspections and testing of all construction/equipment/systems, if applicable, prior to permanent installation OR COVERING.
    **Response: Note added on sheet C4.10.**

14. Updated autoturn.
    **Response: Autoturn has been updated.**

**To:** Nicole Gargasz, Gemini Land Development

**From:** Eric Raasch, AICP, Inspire Project Manager

**CC:** Thomas Grimms, AICP; Jose Fernandez

**Date:** June 19, 2026

**Reference:** Grassy Lake Ace Hardware Site Plan Resubmittal – Inspire Case 203b

We have conducted a review of the ***site plan*** for the above-referenced project. The proposed project area spans 2.26 acres, consisting of a 16,454 square foot Ace Hardware and a 3,312 square foot Garden Center within the Overlook at Grassy Lake PUD development.

# PLANNING

## GENERAL COMMENTS

1. The applicant has indicated they will be requesting variances from Section 94-3(g)(5) and Section 94-3(g)(10)c. *Please submit separate variance applications for each request consistent with Section 98-13.*
2. On page C3.00, the scale bar is inaccurate with scale of plan. Site plans are depicted at 1" = 40', scale bar is depicted at 1" = 60'. *Please revise scale bar to be consistent with the site plan and geometry plan.*

## CHAPTER 94, DEVELOPMENT STANDARDS

3. **Section 94-3(c)(3)** limits lighting fixtures to a maximum of 30 feet in height within the parking lot and a maximum of 15 feet in height within non-vehicular pedestrian areas. *Please provide the height specifications of the proposed lighting fixtures.*
4. **Section 94-3(g)(5)** states that facades attached to a primary facade shall incorporate features of the primary facade for a minimum of 33 percent of the overall wall length measured from the attached primary facade. The applicant is requesting a variance for this requirement for the east elevation. *Please submit a variance application, as the site plan cannot be approved until the variance is granted.*
5. **Section 94-3(g)(7)b.** states that building facades shall include a repeating pattern and include at least three of the design elements listed, and at least one of these elements shall repeat horizontally. All design elements shall repeat at intervals of no more than 100 feet horizontally and a maximum of 15 feet vertically. With the resubmitted application, a horizontal element was

not repeated and blank wall areas without design elements exceeded the maximum permitted intervals of 100 feet horizontally and 15 feet vertically. *Please revise the architectural elevations to incorporate a repeatable horizontal element and reduce blank wall areas.*

6. **Section 94-3(g)(10)c.** states that tile or metal shall be the primary roof material. The applicant is proposing a TPO membrane roof. The applicant is requesting a variance for this requirement. *Please submit a variance application, as the site plan cannot be approved until the variance is granted.*
7. **Section 94-3(g)(13)** states that outdoor display of merchandise, with the exception of propane tanks, is prohibited except where approved in the business' original site plan. The landscape plan shows an "outdoor display" area adjacent to the northern façade. The applicant has stated that the outdoor display will feature typical hardware merchandise, such as wheelbarrows, patio furniture, and live plants. *Informational comments no response necessary, This information will be presented to City Council for approval.*

### CHAPTER 110, LANDSCAPING

8. **Section 110-3(a)(2)** states that all landscape areas (islands) shall be a minimum of 200 square feet. The proposed plan shows the bike rack located in a landscape area. *Please provide the size of the bike rack area and the size of the landscape area, ensuring the landscape area still meets the minimum 200 square feet without the bike rack area.*

### CHAPTER 122, SITE DEVELOPMENT

9. **Section 122-42(4)a.** requires a certificate of concurrency or evidence of application. Applicant states an application was submitted to the City in April. *Inspire will defer to City staff whether this application was submitted and approved.*

## Engineering

1. **Informational Comment, No Response Required**. The applicant is cautioned that the issuance of City approval does not relieve them of their responsibility from obtaining all other required regulatory approvals and permits. Other permits may include but are not limited to the following:

   FDEP NPDES Construction

   St. Johns River Water Management District ERP

   Lake County Driveway Connection

   Lake County Right-of-Way Utilization

2. **Informational Comment, No Response Required.** The environmental assessment for the project site was included with the Overlook Development. The site has also been previously impacted by the Citrus Grove Road project and the Overlook project.
3. **Comment Resolved**. The sidewalk widths are not identified on the site/geometry plan sheet C3.00

4. **Comment Resolved.** One site cross section along the western boundary is provided. A north-south cross section and an east boundary cross section are also recommended.

   *Additional cross sections added as requested. Comment resolved.*

   a. **Comment Resolved.** The grade slopes are not identified on the western boundary cross section on sheet C5.03 for the green space between the parking area and the property line.

5. **Defer to Planning.** Zoning, signage, trail connectivity, land use, buffering, setbacks, densities, building heights, floor to area ratios, open space, lot sizes, cross access requirements between adjacent properties, and other planning considerations are deferred to planning.

## Public Works

1. There is 15' Existing Utility Easement on the Westside of the property. Although the Easement was not recorded within this property, the Existing Utility Easement was installed and recorded when the owner developed Overlook Phase 3 & Overlook Phase 4. If the owner dedicates 12' ROW to the Lake County, the owner needs to relocate the existing utilities outside of the ROW or paved area. All of the Utilities Easement must be provided along with the Utilities Lines. Staff will coordinate a meeting between the applicant team, City staff, and Lake County Public Works staff to ensure that the proposed solution is acceptable to all parties.
2. **(Comment Resolved)** It is missing an irrigation water meter. There is an existing Reclaimed Water of the Westside of the Property, please provide it.
3. **(Comment Resolved)** The City requires a standard parking space shall be ten feet wide and 20 feet long.
4. **(Comment Resolved)** No trees planted within ten (10) feet of city owned utilities and city right-of-way.

## Lake County

1. Additional right-of-way dedication for the Grassy Lake rd. and the 20 ft. drainage to the County will require the following information to be provided to Lake County Public Works Department-Engineering Division. This is also requirement prior to right of way and commercial driveway permit approval.

   a. The legal description and sketch of the area being dedicated as additional right-of-way.

   b. Right-of-way Survey for the area of the offsite road improvements, as applicable.

   c. Boundary Survey of the property.

   d. Most recent title for the development property. This can be the Owners Policy from the most recent purchase or the Title Commitment.

e. The By-Laws or Operating Agreement clearly states who will sign the Deed and in what capacity. If neither of these are available, I can accept a letter from the attorney who represents the company, on their letterhead, stating who will sign and in what capacity.

f. A contact person info will need to be provided that is on the development team that can assist with coordination and questions.

## Advisory Comments.

2. A Right-of-Way Utilization Permit application will be required to permit the utility and offsite road and right-of-way work along Grassy Lake rd. To apply for the permit, you will need to go to this website - https://www.lakecountyfl.gov/public-works and "*APPLY for Right-of-Way (ROW) Utilization Permit* " under "*Forms* . " Please upload the approved signed and sealed plan, location map, MOT plan sheets or FDOT Indexes and any other supporting documents.
3. A Commercial Driveway Connection Permit application will be required to permit the access off Grassy Lake Rd. . The permit application can be found here - https://www.lakecountyfl.gov/public-works and please send the permit app and supporting documents to pwpermits@lakecountyfl.gov .
4. A Right-of-Way Utilization Permit application will be required to permit the utility and offsite road and right-of-way work along Citrus Grove rd. To apply for the permit, you will need to go to this website - https://www.lakecountyfl.gov/public-works and "*APPLY for Right-of-Way (ROW) Utilization Permit* " under "*Forms* . " Please upload the approved signed and sealed plan, location map, MOT plan sheets or FDOT Indexes and any other supporting documents.
5. A Commercial Driveway Connection Permit application will be required to permit the access off Citrus Grove rd. The permit application can be found here - https://www.lakecountyfl.gov/public-works and please send the permit app and supporting documents to pwpermits@lakecountyfl.gov.
6. Please note: additional comments and concern will be provided during the review for the application on Commercial driveways and ROW utilization permits.

# Fire

1. Not approved. Auto turn incomplete.

**AGENDA SUMMARY**
Planning & Zoning Commission Meeting
July 6, 2026

**Agenda Item:** 7.
**Subject Title:** Preliminary Plat - The Palms at Minneola

**Objective:**
Consider a Request to Approve the Preliminary Subdivision Plan for The Palms at Minneola, Which is Generally Located South of Education Avenue, North of Minneola Avenue, and East of Highway 27

**Summary:**
FTNK Investments, LLC, Owner, has submitted an application for a preliminary plat for 5.84 acres for The Palms at Minneola. The property is located east of Ridge Crest Loop, south of Education Avenue, and north of East Minneola Street. The proposed subdivision contains 35 single family attached homes (townhomes).

- Applicant/Owner: FTNK Investments, LLC (Contact: Faraz Tartibi)
- Location: East of Ridge Crest Loop, south of Education Avenue, north of East Minneola Street
- Parcel Size: 5.84 acres
- Number of Units: 35 single family attached homes (townhomes)
- Zoning: RSF-3 (Residential Single Family)
- Typical Lot Size: 2,869 square feet
- Development Phase: Single phase
- Acres of Roads & Right-of-Way: 1.465 acres
- Streets: Public

**Exhibits:**
1. Subdivision Application
2. concurrency_application_24_Signed
3. Deed
4. Survey
5. tree_clearing_removal_permit_10-18
6. Minneola Townhomes Plan Set_Signed
7. Landscape Plans
8. Architectural Elevations

9. Ecological Assessment
10. FWC Email
11. Geotechnical Report
12. Lift Station Calculations_Signed
13. Minneola Tonwhomes Drainage Report_Signed
14. Phase 1 ESA
15. Potable Water Demands
16. 2025-7-10 Minneola Townhomes Traffic Study Ex Ltr Review
17. HOA Docs_Revised
18. RoadNameReservation_PalmsatMinneola
19. The Palms at Minneola application for subdivision preliminary plans
20. The Palms At Minneola Pre Plat #4th Sub- PW Comments
21. The Palms at Minneola- Preliminary Plat Plan Review #4
22. The Palms PSP4 v1

**Options:**

1) Approve the plat as presented
2) Approve the plat with conditions
3) Postpone the decision
4) Deny approval of the plat

**Fiscal Impact:**

Undetermined

**Staff Recommendation:**

Staff recommends that all outstanding staff comments be satisfactorily addressed as a condition of approval.

City of Minneola
Planning Department
800 N Highway 27, Minneola, FL 34715

## APPLICATION FOR SUBDIVISION PRELIMINARY PLANS

(Applies to only subdivisions of 6 or more lots)

This checklist is based on the relevant provisions of Chapter 126 – Subdivisions and Plats - of the Minneola, FL Code of Ordinances. The code is available online at www.municode.com.

**General Requirements**

- Contact the Lake County E 911 office to get an **approved** subdivision name.
- Schedule a pre-application conference with this Department as early as possible in the project development process.
- No subdivision application shall be scheduled for processing until this Department determines the application package is complete.
- **Since the application package completeness determination must occur PRIOR the agenda deadline date, do not wait until the deadline to submit the application package**.
- Resubmissions must also comply with the agenda deadline date.
- All subdivision submissions must comply with the relevant requirements of Section 126 – 5 (d) – Preliminary Plans.
- Be advised that no site clearing activity, other than the minimum necessary for surveying purposes, may be initiated until the construction plans are approved AND a tree removal permit has been issued.
- All plats, plans & specifications must be signed & sealed by a Florida registered surveyor, landscape architect or engineer, as appropriate for the document.
- Preliminary plans are reviewed by the Development Review Committee, the Planning and Zoning Commission and the City Council.
- "...The preliminary approval shall expire if construction plans have not been approved within 18 months of the date of approval of the preliminary plan/plat, or unless a time extension is granted by the city council before the expiration date..." [Sec. 126-5 (d) (3)].
- Phasing must be arranged so that each phase can stand alone and function adequately with regard to required improvements, infrastructure and facilities.
- **"...No person shall transfer or sell by reference to, exhibition of, or by the use of a plan or plat, of a subdivision before plan or plat approval and is officially recorded according to the terms of this chapter..."** [Sec. 126-5 (b)].

## Section 126 - 5 (d) – Preliminary Plans
## APPLICATION FOR SUBDIVISION PRELIMINARY PLANS
## SUBMISSION CHECKLIST

Submit 3 copies of the preliminary plans at a scale of 100 feet to 1 inch on 24" by 36" sheets with 10 copies of the plans reduced to 11" by 17"

_____ Preliminary Plat – (5acres or less, or 10 du or more)...**$1,475 Application Fee**
_____ Preliminary Plat – (5-25acres or 10-50du or more)... **$1,775 Application Fee**
__X__ Preliminary Plat – (25 acres or more or 50du or more) **$2,075 Application Fee**
_____ Preliminary Plat – PUD or DRI..... **$2,275 Application Fee**

| Rec'd | Requirement |
|---|---|
| X | A copy of the County E-911 approved subdivision name and identifying title |
| | |
| X | Legal description of the subject site – could be on the boundary survey |
| X | Complete name and mailing address of the property owner, developer and engineer |
| X | Tract boundaries with dimensions |
| X | North arrow, date of preparation and other pertinent legend information |
| X | A location map at no greater than 1000 scale |
| X | Zoning of the site AND adjacent parcels on all sides |
| X | Plat book and page of the site |
| X | Typical lot size by phase, if necessary |
| X | A copy of the draft HOA deeds, restrictions and covenants |
| X | Streets and easements of adjacent land |
| X | Topography map in NGVD contours at 1 foot intervals |
| X | Site conditions including, but not limited to, existing watercourses, drainage ditches, bodies of water, wetland, 100-year flood elevations, and surrounding physical features |
| X | Existing property lines, buildings, transmission lines, water and/or sewer lines, bridges, culverts, city limits and utility easements on the subject site AND the adjacent parcels |
| X | **Lake County E-911 approved street names**, street types, pavement widths and right-of-way dimensions and typical cross section diagrams |
| X | Identification of the stormwater disposal method and connection to the city potable water, wastewater and reuse systems |
| X | Proposed off-site roadway and other public improvements in the area |
| | Phasing the subdivision, if any – lots must be numbered consecutively for the whole project |
| X | Dedications of sites and roadways to the public |
| X | Identify/map the on-site soils |
| X | A summary list of the total acres, lots, minimum lot area and lineal feet of streets |
| X | An environmental assessment pursuant to the provisions of Chapter 114 of this Code |
| X | A preliminary concurrency review document |
| X | Adequately address zoning, buffering, environmentally sensitive area, upland habitat, floodplains, well field, aquifer protection, historic/archeological and traffic |
| X | **A CD in PDF format which includes ALL the application package text and graphics** |

## APPLICATION FOR SUBDIVISION PRELIMINARY PLANS

(Applies **only** to division of land into 6 or more parcels)
(Please type or write very clearly)

**County 911 Approved** Subdivision Name: The Palms at Minneola

General Location and/or Street Address: 2437 Rock Lane, Oviedo, FL 32765

Alternate Key Number: 1744075

Project Area: 5.84 AC # of Units: 35 Density: 5.99 Zoning: RSF-3

Typical Lot Size: 2,869 SF # of Phases: 1

# Lots & Acres by Phase: N/A - 1 Phase

# Acres of Recreation Area: N/A # Acres of Wetlands: N/A

# Acres of Roads & R/W: 1.465 AC Public or Private Streets: Public

Has this site been subject to <u>any</u> other development permit action in the last two years?

No X If Yes, provide the type of action and date of final action below.

Attach a copy of the Property Owner's Authorization form.

Applicant Name: FTNK Investments, LLC

Applicant Address: 2437 Rock Lane, Oviedo, FL 32765

Applicant Phone #: 407-446-6644 Fax # and/or E-mail: ftartibi@gmail.com

## APPLICATION FOR SUBDIVISION PRELIMINARY PLANS (cont'd)

Owner Name: FTNK Investments, LLC

Owner Address: 2437 Rock Lane, Oviedo, FL 32765

Owner Phone #: 407-446-6644 Fax # and/or E-mail: ftartibi@gmail.com

Person to be contacted regarding questions about this application (e.g. engineer, architect, attorney, etc.):

Contact Name: Faraz Tartibi

Contact Address: 2437 Rock Lane, Oviedo, FL 32765

Phone #: 407-446-6644 Fax #: _____ E-mail: ftartibi@gmail.com

## APPLICATION FOR SUBDIVISION PRELIMINARY PLANS

### CERTIFICATION

I, the undersigned, do hereby certify that I have read the application and the relevant guidance material and understand the requirements described therein and that I will fully comply with all City, State and Federal regulations applicable to this project. I, the undersigned, do hereby certify that I have read this Checklist and understand the requirements described therein.

I understand that the application fee is *non-refundable*.

I further understand that I am responsible to reimburse the City for the actual advertising costs **AND** the actual consultants' review fees, if any. Said fees shall be paid within 30 days of receipt of the City's invoice **OR** further processing of the application will cease until the invoice is paid in full.

**Applications need to be submitted by the 1st of the month to be considered at the next month's Planning & Zoning Commission meeting. Any and all supporting documents that need to be reviewed by the Commission need to be submitted by the 15th of the same month to be included in the packet for review.**

**I understand that only application packages that are determined complete by the Department will be scheduled for review.**

Applicant Signature

7/29/2025
Date

**********

*(For office use)*

Project Name: _____

Application Fee Rec'd: _____ Receipt #: _____

City of Minneola
Planning Department
800 N Highway 27, Minneola, FL 34715
(352) 394 – 3598

# Concurrency Management Application

This checklist is based on the relevant provisions of Chapter 90-5 of the Minneola Code of Ordinances. The Code is available online at www.municode.com. The requirements described below are minimums that may be adjusted in the pre-application conference.

State law requires the City to determine that the available capacity of the necessary public facilities, such as: roads, potable water, sanitary sewer, parks & recreations, stormwater management and solid waste, are available to serve the proposed project at the time its off-site impacts actually occur. This determination is done by comparing the impacts of the proposed project with the Level-of-Science (LOS) standards established in the City's Comprehensive Plan and the currently available capacities in these systems.

There are three types of concurrency certificates (letters): Conceptual, Preliminary, and Final. They are described as follows:

| | | |
|---|---|---|
| **Conceptual** | Optional at the zoning stage<br><br>Valid only for letter date | Valuable as an early assessment of available public facility capacities which will be available at the time of the project's final development order application. |
| **Preliminary** | Optional at the site plan or preliminary S/D plat stage<br><br>Valid only for letter date | Valuable as an early assessment of available public facility capacities which will be available at the time of the projects final development order application |
| **Final** | **Prior to issuing a Final Development Order**<br><br>Valid for a specified time | If public facilities capacities are found to be available at adopted levels of service at the time of final development approval, a certificate of concurrency will be issued and vice-versa. |

Applicant Name: FTNK Investments, LLC

Applicant Address: 2437 Rock Lane, Oviedo, FL 32765

Applicant Phone: 407-446-6644 Fax or E-mail Address: ftartibi@gmail.com

Project Name: The Palms at Minneola

General Location: 12503 E Minneola Street, Clermont, FL 34711

Alternate Key Number(s): 1744075

# City of Minneola
# Concurrency Management Application Cont.

## Minimum Submission Requirements

One copy each of the completed and signed Checklist and Application forms

**A non-refundable application fee of $350.00**

One copy of the legal description. This can be shown on either the Boundary Survey (11x17) or the Warranty Deed

### Concurrency Reviews, Development Orders, & Capacity Reservations

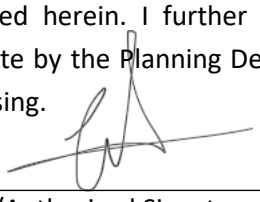
1. All concurrency determinations are made at staff level, no other review is required.
2. A concurrency determination must be provided to the application with 30 days after receipt of a complete application package.
3. The pre-application meeting will identify whether a traffic study will be required pursuant to Chapter 134-3 of the City's Code.
4. Conceptual and/or Preliminary Concurrency determinations are advisory only and are valid only for the date of the Concurrency Certificate. A Final Concurrency determination is applicable for the duration identified in the Final Concurrency letter.
5. The Final Concurrency Certificate shall include:
    a. The estimated impact on each of the public facilities identified in the application.
    b. The ability of each of the public facilities to accommodate the proposed project at the established LOS standards.
    c. An identification of public facility deficiencies that must be corrected prior to completion of the project.
    d. An identification of any improvements or additions that are needed for a public facility in order to meet the applicable LOS standards and the entities responsible for the improvements or additions.
    e. The date on which the improvements must be completed to maintain, or exceed, the established applicable LOS standards.
6. The concurrency determination may require one or more mitigation measures to be completed, particularly for roads and/or schools, through a variety enforceable agreements.
7. Should the City Council determine that the City and/or the developer not reach an agreement on how to ensure the necessary public facilities will be available to correct the identified deficiencies, the project shall be denied. [Sec. 90-5(h)]
8. A concurrency statement is not a capacity reservation.
9. A capacity reservation is valid only for the specific land used, densities, intensities, and construction schedules contained in the development order or development agreement.

# City of Minneola
# Concurrency Management Application Cont.

10. Payment of the water and sewer connection fees are optional, but may be required to reserve capacity in these systems and should be done as soon as possible in the review process.
11. No clearance or construction activity may be initiated until a Development Order (DO) is issued. The City may issue a DO only after approval of the conceptual or preliminary development plans according to the relevant permit process required in this Code. [Sec. 98-1(a)]
12. A development order allows land clearing, site preparation, utility construction, road construction, building construction, or rezoning of the subject parcel to PUD only. [Sec. 98-1(a)]
13. No Final Development Order shall be issued until a Concurrency Certificate is issued by the City [Sec. 90-5(b)(1)]
14. The applicant is responsible to require a Final Development Order from the City.
15. Both the City and the County collect various impact fees. For City fees, contact the Planning & Zoning Department at the address below. For County fees, contact Lake County Public Works at (352) 483-9000.

**Certification:**

I, the undersigned, do hereby certify that I have read this checklist and understand the requirements described herein. I further understand that only application packages that have been determined complete by the Planning Department, prior to the City Council agenda deadline, will be scheduled for processing.



Owner/Authorized Signature

7/29/25

Date

Transmit To:

City of Minneola
Planning & Zoning Department
800 N Highway 27
Minneola, FL 34715
(352) 394-3598

*Please note: Fax or e-mail submissions are not accepted*.

City of Minneola

Planning Department

800 N Highway 27, Minneola, FL 34715

## Concurrency Determination Application

Applicant Name: FTNK Investments, LLC

Applicant Address: 2437 Rock Lane, Oviedo, FL 32765

Applicant Ph. Number: 407-446-6644 E-mail Address: ftartibi@gmail.com

Owner Name: FTNK Investments, LLC

Owner Address: 2437 Rock Lane, Oviedo, FL 32765

Owner Ph. Number: 407-446-6644 E-mail Address: ftartibi@gmail.com

Subject Parcel General Location and/or Street Address: 12503 E Minneola Street, Clermont, FL 34711

Alternate Key Number(s): 1744075

Non-Residential:

Land Use Designation: _____ Current Zoning: _____ Proposed Zoning: _____

Specific Proposed Use: _____ Number of Structures: _____

List Square Footage of Each Structure: _____

Total Square Footage: _____

Residential Units:

Single Family Detached: _____ Single Family Attached: 35

Multi-Family (three or more dwelling units): _____

Type of Concurrency Review Requested:

_____ Conceptual, valid only for date of letter (optional)

_____ Preliminary, valid only for date of letter (optional)

X Final, required prior to issuing of Final Development Order [Sec. 90-5(1)(c)]

**School Capacity.** Please contact the Lake County School Board in regards to School Concurrency at (352) 394-6694.

# City of Minneola
# Concurrency Determination Application Cont.

**CERTIFICATION**

I, the undersigned, do hereby certify that I have read the application and the relevant guidance material and understand the requirements described therein and that I will fully comply with all City, State, and Federal regulations applicable to this project.

I understand that the application fee is non-refundable.

I further understand that I am responsible to reimburse the City for the actual advertising costs and the actual consultants' review fee, if any. Said fees shall be paid within 30 days of receipt of the City's invoice or further processing of the application will cease until the invoice is paid in full.

I understand that only application packages that are determined complete by the Planning Department will be scheduled for review.



Applicant Signature

7/29/25

Date

**Office Use Only:**

Project Name: _____

Application Fee: $350.00

Received By: _____ Receipt #: _____

Transmit To:

City of Minneola
Planning & Zoning Department
800 N Highway 27
Minneola, FL 34715
(352) 394-3598 x171 or x172

INSTRUMENT#: 2021035504 OR BK 5664 PG 2028 PAGES: 3 3/16/2021 12:11:57 PM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT & COMPTROLLER, LAKE COUNTY, FLORIDA
REC FEES: $27.00 DEED DOC:$3780.00

**THIS INSTRUMENT PREPARED BY AND**
**UPON RECORDING, PLEASE RETURN TO:**
Nick Asma, Esquire
Asma & Asma, P.A.
884 South Dillard Street
Winter Garden, Florida 34787

# SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and executed as of this 15 day of March, 2021, by **ELIOT E. KERLIN an unmarried widower**, whose address is 1817 Ems Road East, Fort Worth TX 76116 ("Grantor"), to **FTNK INVESTMENTS LLC**, a Florida limited liability company, whose address is 2437 Rock Lane, Oviedo, FL 32765 ("Grantee").

WITNESSETH: THAT the Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Lake County, Florida, which is described as:

**See Attached Exhibit A**

TOGETHER with all tenements, hereditaments, easements and appurtenances thereto belonging or in anywise appertaining.

SUBJECT to all outstanding taxes for 2020 and subsequent years, and to zoning ordinances, covenants, restrictions, agreements, limitations, conditions, reservations and easements of record, if any, however, reference thereto shall not serve to reimpose same.

AND GRANTOR hereby covenants with the Grantee that Grantor is lawfully seized of said land in fee simple, and that Grantor has good right and lawful authority to sell and convey said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

WHEREVER used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of entities.

IN WITNESS WHEREOF, the Grantors have signed and sealed these presents to be effective the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness: Eliot Kerlin Jr.

Eliot E. Kerlin

Witness: Getrude Mazoradze

STATE OF
COUNTY OF

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 13th day of March, 2021 by Eliot E. Kerlin, who is personally known to me or has produced drivers license as identification.

Notary Public

[SEAL]

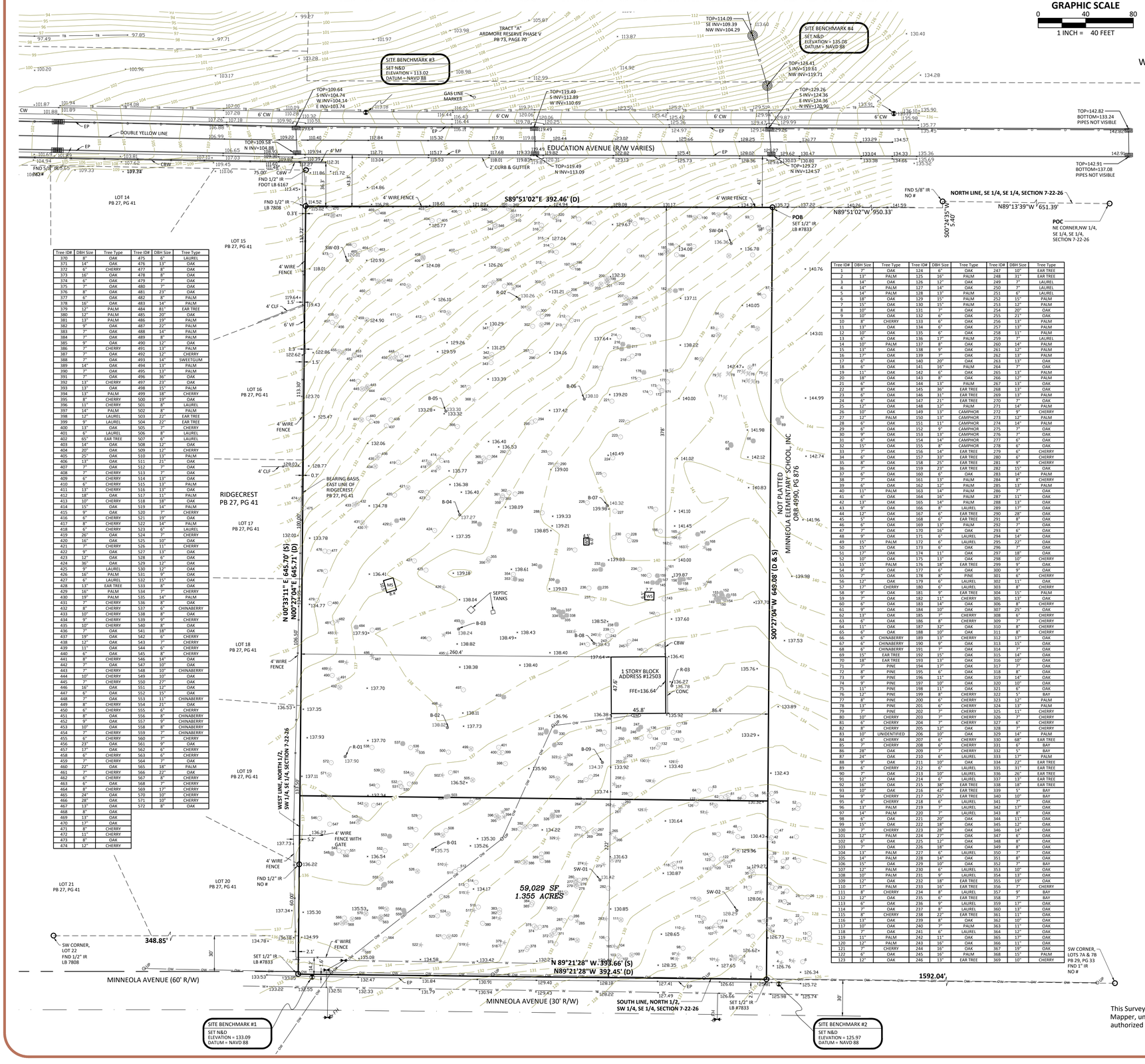
ANITA C. SPENCE
Notary Public, State of Texas
Notary ID# 13249550-2
Comm. Exp. 05-27-2024

Exhibit A
Legal Description

A Parcel of land lying in Section 7, township 22 South, Range 26 East and being a portion of that certain Warranty Deed recorded in Official Records Book 707, Page 1139, Public Records of Lake County, Florida, being described as follows:

Commence at the Northeast corner of the Northwest Quarter of the Southeast Quarter of the Southeast Quarter of said Section 7 for a Point of Reference; thence run North 89°13'39" West along the North line of the Southeast Quarter of the Southeast Quarter of said Section 7, 651.39 feet; thence departing said North line, run South 00°24'35" West, 5.40 feet; thence run North 89°51'02" West, 950.33 feet to the Point of Beginning; thence run South 00°27'04" West, 649.08 feet to the South line of the North Half of the Southwest Quarter of the Southeast Quarter of said Section 7; thence run North 89°21'28" West along said South line, 392.45 feet to the West Line of the North Half of the Southwest Quarter of the Southeast Quarter of said Section 7; thence run North 00°27'04" East along said West line, 645.71 feet; thence run South 89°51'02" East, 392.46 feet; to the Point of Beginning.

# BOUNDARY & TOPOGRAPHIC SURVEY




| Tree ID# | DBH Size | Tree Type |
|---|---|---|
| 370 | 8" | OAK |
| 371 | 14" | OAK |
| 372 | 6" | CHERRY |
| 373 | 16" | OAK |
| 374 | 6" | OAK |
| 375 | 7" | OAK |
| 376 | 8" | OAK |
| 377 | 6" | OAK |
| 378 | 16" | OAK |
| 379 | 12" | PALM |
| 380 | 13" | PALM |
| 381 | 13" | PALM |
| 382 | 9" | OAK |
| 383 | 7" | OAK |
| 384 | 7" | OAK |
| 385 | 9" | OAK |
| 386 | 7" | CHERRY |
| 387 | 7" | OAK |
| 388 | 7" | OAK |
| 389 | 14" | OAK |
| 390 | 7" | OAK |
| 391 | 7" | OAK |
| 392 | 13" | CHERRY |
| 393 | 13" | OAK |
| 394 | 13" | PALM |
| 395 | 8" | OAK |
| 396 | 11" | CHERRY |
| 397 | 14" | PALM |
| 398 | 12" | LAUREL |
| 399 | 9" | LAUREL |
| 400 | 13" | OAK |
| 401 | 6" | LAUREL |
| 402 | 65" | EAR TREE |
| 403 | 14" | OAK |
| 404 | 20" | OAK |
| 405 | 25" | OAK |
| 406 | 13" | OAK |
| 407 | 7" | OAK |
| 408 | 7" | CHERRY |
| 409 | 6" | CHERRY |
| 410 | 6" | CHERRY |
| 411 | 13" | CHERRY |
| 412 | 18" | OAK |
| 413 | 10" | CHERRY |
| 414 | 15" | OAK |
| 415 | 9" | OAK |
| 416 | 6" | CHERRY |
| 417 | 8" | CHERRY |
| 418 | 6" | CHERRY |
| 419 | 26" | OAK |
| 420 | 16" | OAK |
| 421 | 7" | CHERRY |
| 422 | 9" | OAK |
| 423 | 12" | OAK |
| 424 | 36" | OAK |
| 425 | 9" | LAUREL |
| 426 | 16" | PALM |
| 427 | 6" | LAUREL |
| 428 | 13" | EAR TREE |
| 429 | 16" | PALM |
| 430 | 19" | PALM |
| 431 | 7" | CHERRY |
| 432 | 8" | CHERRY |
| 433 | 10" | CHERRY |
| 434 | 9" | CHERRY |
| 435 | 10" | CHERRY |
| 436 | 7" | OAK |
| 437 | 19" | OAK |
| 438 | 12" | OAK |
| 439 | 11" | OAK |
| 440 | 6" | OAK |
| 441 | 8" | CHERRY |
| 442 | 7" | OAK |
| 443 | 7" | CHERRY |
| 444 | 10" | CHERRY |
| 445 | 7" | CHERRY |
| 446 | 16" | OAK |
| 447 | 6" | OAK |
| 448 | 7" | OAK |
| 449 | 8" | CHERRY |
| 450 | 6" | CHERRY |
| 451 | 8" | OAK |
| 452 | 9" | OAK |
| 453 | 10" | OAK |
| 454 | 7" | CHERRY |
| 455 | 6" | CHERRY |
| 456 | 23" | OAK |
| 457 | 13" | OAK |
| 458 | 6" | CHERRY |
| 459 | 7" | CHERRY |
| 460 | 22" | OAK |
| 461 | 7" | CHERRY |
| 462 | 6" | CHERRY |
| 463 | 6" | OAK |
| 464 | 8" | CHERRY |
| 465 | 24" | OAK |
| 466 | 28" | OAK |
| 467 | 13" | OAK |
| 468 | 8" | OAK |
| 469 | 13" | OAK |
| 470 | 13" | OAK |
| 471 | 8" | CHERRY |
| 472 | 11" | CHERRY |
| 473 | 8" | OAK |
| 474 | 12" | CHERRY |

| Tree ID# | DBH Size | Tree Type |
|---|---|---|
| 1 | 7" | OAK |
| 2 | 13" | PALM |
| 3 | 14" | OAK |
| 4 | 14" | PALM |
| 5 | 14" | PALM |
| 6 | 18" | OAK |
| 7 | 15" | OAK |
| 8 | 10" | OAK |
| 9 | 10" | OAK |
| 10 | 8" | CHERRY |
| 11 | 13" | OAK |
| 12 | 10" | OAK |
| 13 | 6" | OAK |
| 14 | 10" | PALM |
| 15 | 11" | OAK |
| 16 | 17" | OAK |
| 17 | 6" | OAK |
| 18 | 6" | OAK |
| 19 | 11" | OAK |
| 20 | 18" | OAK |
| 21 | 6" | OAK |
| 22 | 8" | OAK |
| 23 | 6" | OAK |
| 24 | 6" | OAK |
| 25 | 12" | OAK |
| 26 | 10" | OAK |
| 27 | 12" | PALM |
| 28 | 6" | OAK |
| 29 | 6" | OAK |
| 30 | 9" | OAK |
| 31 | 6" | OAK |
| 32 | 15" | OAK |
| 33 | 7" | OAK |
| 34 | 6" | OAK |
| 35 | 8" | OAK |
| 36 | 7" | OAK |
| 37 | 6" | OAK |
| 38 | 7" | OAK |
| 39 | 6" | OAK |
| 40 | 11" | PALM |
| 41 | 6" | OAK |
| 42 | 13" | OAK |
| 43 | 6" | OAK |
| 44 | 12" | OAK |
| 45 | 5" | OAK |
| 46 | 6" | OAK |
| 47 | 7" | OAK |
| 48 | 9" | OAK |
| 49 | 15" | PALM |
| 50 | 15" | OAK |
| 51 | 17" | OAK |
| 52 | 10" | OAK |
| 53 | 15" | PALM |
| 54 | 9" | OAK |
| 55 | 7" | OAK |
| 56 | 12" | OAK |
| 57 | 17" | CHERRY |
| 58 | 9" | OAK |
| 59 | 7" | OAK |
| 60 | 6" | OAK |
| 61 | 9" | OAK |
| 62 | 13" | OAK |
| 63 | 6" | OAK |
| 64 | 11" | OAK |
| 65 | 6" | OAK |
| 66 | 6" | CHINABERRY |
| 67 | 6" | CHINABERRY |
| 68 | 6" | CHINABERRY |
| 69 | 15" | EAR TREE |
| 70 | 18" | EAR TREE |
| 71 | 7" | PINE |
| 72 | 8" | PINE |
| 73 | 9" | PINE |
| 74 | 9" | PINE |
| 75 | 13" | PINE |
| 76 | 12" | PINE |
| 77 | 8" | PINE |
| 78 | 13" | PINE |
| 79 | 7" | PINE |
| 80 | 10" | CHERRY |
| 81 | 6" | CHERRY |
| 82 | 8" | CHERRY |
| 83 | 10" | UNIDENTIFIED |
| 84 | 6" | CHERRY |
| 85 | 6" | CHERRY |
| 86 | 28" | OAK |
| 87 | 24" | OAK |
| 88 | 9" | OAK |
| 89 | 6" | CHERRY |
| 90 | 7" | OAK |
| 91 | 12" | OAK |
| 92 | 16" | OAK |
| 93 | 10" | OAK |
| 94 | 9" | CHERRY |
| 95 | 6" | CHERRY |
| 96 | 13" | PALM |
| 97 | 14" | PALM |
| 98 | 17" | OAK |
| 99 | 15" | OAK |
| 100 | 7" | CHERRY |
| 101 | 12" | PALM |
| 102 | 6" | OAK |
| 103 | 7" | OAK |
| 104 | 13" | PALM |
| 105 | 14" | PALM |
| 106 | 15" | OAK |
| 107 | 12" | PALM |
| 108 | 10" | PALM |
| 109 | 12" | OAK |
| 110 | 17" | PALM |
| 111 | 8" | CHERRY |
| 112 | 12" | OAK |
| 113 | 6" | OAK |
| 114 | 7" | OAK |
| 115 | 8" | CHERRY |
| 116 | 13" | OAK |
| 117 | 10" | OAK |
| 118 | 7" | OAK |
| 119 | 11" | PALM |
| 120 | 12" | PALM |
| 121 | 7" | CHERRY |
| 122 | 6" | OAK |
| 123 | 12" | OAK |

| Tree ID# | DBH Size | Tree Type |
|---|---|---|
| 124 | 6" | OAK |
| 125 | 16" | PALM |
| 126 | 12" | OAK |
| 127 | 14" | OAK |
| 128 | 13" | PALM |
| 129 | 15" | PALM |
| 130 | 15" | PALM |
| 131 | 7" | OAK |
| 132 | 6" | OAK |
| 133 | 6" | OAK |
| 134 | 6" | OAK |
| 135 | 6" | OAK |
| 136 | 17" | PALM |
| 137 | 8" | OAK |
| 138 | 9" | OAK |
| 139 | 6" | OAK |
| 140 | 20" | OAK |
| 141 | 16" | PALM |
| 142 | 8" | OAK |
| 143 | 13" | PALM |
| 144 | 31" | EAR TREE |
| 145 | 31" | EAR TREE |
| 146 | 31" | EAR TREE |
| 147 | 21" | EAR TREE |
| 148 | 12" | PALM |
| 149 | 13" | CAMPHOR |
| 150 | 13" | CAMPHOR |
| 151 | 11" | CAMPHOR |
| 152 | 9" | CAMPHOR |
| 153 | 13" | CAMPHOR |
| 154 | 14" | CAMPHOR |
| 155 | 8" | CAMPHOR |
| 156 | 14" | EAR TREE |
| 157 | 33" | EAR TREE |
| 158 | 25" | EAR TREE |
| 159 | 23" | EAR TREE |
| 160 | 6" | OAK |
| 161 | 13" | PALM |
| 162 | 12" | PALM |
| 163 | 14" | PALM |
| 164 | 16" | PALM |
| 165 | 14" | PALM |
| 166 | 8" | LAUREL |
| 167 | 6" | EAR TREE |
| 168 | 6" | EAR TREE |
| 169 | 13" | PALM |
| 170 | 16" | OAK |
| 171 | 6" | LAUREL |
| 172 | 6" | LAUREL |
| 173 | 6" | OAK |
| 174 | 11" | OAK |
| 175 | 13" | OAK |
| 176 | 18" | EAR TREE |
| 177 | 6" | OAK |
| 178 | 8" | PINE |
| 179 | 6" | LAUREL |
| 180 | 6" | LAUREL |
| 181 | 6" | LAUREL |
| 182 | 11" | CHERRY |
| 183 | 14" | OAK |
| 184 | 10" | OAK |
| 185 | 7" | CHERRY |
| 186 | 8" | CHERRY |
| 187 | 32" | OAK |
| 188 | 10" | OAK |
| 189 | 13" | CHERRY |
| 190 | 9" | OAK |
| 191 | 7" | OAK |
| 192 | 15" | OAK |
| 193 | 13" | OAK |
| 194 | 17" | OAK |
| 195 | 6" | OAK |
| 196 | 11" | OAK |
| 197 | 10" | OAK |
| 198 | 11" | OAK |
| 199 | 8" | CHERRY |
| 200 | 6" | CHERRY |
| 201 | 6" | CHERRY |
| 202 | 7" | CHERRY |
| 203 | 7" | CHERRY |
| 204 | 7" | CHERRY |
| 205 | 12" | OAK |
| 206 | 10" | OAK |
| 207 | 6" | CHERRY |
| 208 | 6" | CHERRY |
| 209 | 7" | CHERRY |
| 210 | 6" | LAUREL |
| 211 | 10" | OAK |
| 212 | 6" | LAUREL |
| 213 | 10" | LAUREL |
| 214 | 6" | LAUREL |
| 215 | 38" | EAR TREE |
| 216 | 42" | EAR TREE |
| 217 | 25" | EAR TREE |
| 218 | 6" | LAUREL |
| 219 | 7" | LAUREL |
| 220 | 7" | LAUREL |
| 221 | 20" | OAK |
| 222 | 18" | OAK |
| 223 | 28" | OAK |
| 224 | 27" | OAK |
| 225 | 12" | OAK |
| 226 | 18" | OAK |
| 227 | 6" | LAUREL |
| 228 | 14" | OAK |
| 229 | 10" | OAK |
| 230 | 6" | LAUREL |
| 231 | 9" | LAUREL |
| 232 | 18" | EAR TREE |
| 233 | 16" | EAR TREE |
| 234 | 8" | LAUREL |
| 235 | 6" | EAR TREE |
| 236 | 9" | LAUREL |
| 237 | 8" | LAUREL |
| 238 | 22" | EAR TREE |
| 239 | 8" | OAK |
| 240 | 7" | PALM |
| 241 | 6" | LAUREL |
| 242 | 11" | OAK |
| 243 | 16" | OAK |
| 244 | 16" | PALM |
| 245 | 16" | PALM |
| 246 | 13" | EAR TREE |

| Tree ID# | DBH Size | Tree Type |
|---|---|---|
| 247 | 10" | EAR TREE |
| 248 | 31" | EAR TREE |
| 249 | 7" | LAUREL |
| 250 | 7" | LAUREL |
| 251 | 6" | LAUREL |
| 252 | 15" | PALM |
| 253 | 12" | PALM |
| 254 | 20" | OAK |
| 255 | 21" | OAK |
| 256 | 13" | PALM |
| 257 | 13" | PALM |
| 258 | 11" | PALM |
| 259 | 7" | LAUREL |
| 260 | 14" | PALM |
| 261 | 12" | PALM |
| 262 | 13" | PALM |
| 263 | 13" | OAK |
| 264 | 7" | OAK |
| 265 | 13" | PALM |
| 266 | 12" | PALM |
| 267 | 13" | OAK |
| 268 | 13" | OAK |
| 269 | 13" | PALM |
| 270 | 7" | OAK |
| 271 | 14" | PALM |
| 272 | 9" | CHERRY |
| 273 | 12" | PALM |
| 274 | 14" | PALM |
| 275 | 7" | OAK |
| 276 | 7" | OAK |
| 277 | 6" | OAK |
| 278 | 6" | OAK |
| 279 | 6" | CHERRY |
| 280 | 6" | CHERRY |
| 281 | 9" | CHERRY |
| 282 | 15" | OAK |
| 283 | 14" | PALM |
| 284 | 8" | CHERRY |
| 285 | 13" | PALM |
| 286 | 7" | OAK |
| 287 | 11" | OAK |
| 288 | 13" | OAK |
| 289 | 13" | OAK |
| 290 | 28" | OAK |
| 291 | 8" | OAK |
| 292 | 7" | OAK |
| 293 | 6" | OAK |
| 294 | 14" | OAK |
| 295 | 22" | OAK |
| 296 | 7" | OAK |
| 297 | 18" | OAK |
| 298 | 10" | CHERRY |
| 299 | 9" | OAK |
| 300 | 9" | OAK |
| 301 | 6" | CHERRY |
| 302 | 11" | OAK |
| 303 | 8" | CHERRY |
| 304 | 15" | PALM |
| 305 | 13" | OAK |
| 306 | 8" | CHERRY |
| 307 | 25" | OAK |
| 308 | 6" | OAK |
| 309 | 7" | OAK |
| 310 | 8" | CHERRY |
| 311 | 8" | CHERRY |
| 312 | 17" | OAK |
| 313 | 15" | OAK |
| 314 | 7" | OAK |
| 315 | 14" | OAK |
| 316 | 10" | OAK |
| 317 | 7" | OAK |
| 318 | 8" | OAK |
| 319 | 14" | OAK |
| 320 | 10" | OAK |
| 321 | 6" | OAK |
| 322 | 5" | BAY |
| 323 | 12" | PALM |
| 324 | 13" | PALM |
| 325 | 11" | CHERRY |
| 326 | 7" | CHERRY |
| 327 | 6" | CHERRY |
| 328 | 7" | CHERRY |
| 329 | 14" | PALM |
| 330 | 68" | EAR TREE |
| 331 | 6" | BAY |
| 332 | 5" | BAY |
| 333 | 17" | PALM |
| 334 | 22" | EAR TREE |
| 335 | 31" | EAR TREE |
| 336 | 26" | EAR TREE |
| 337 | 13" | EAR TREE |
| 338 | 18" | EAR TREE |
| 339 | 5" | BAY |
| 340 | 10" | BAY |
| 341 | 7" | OAK |
| 342 | 17" | OAK |
| 343 | 8" | OAK |
| 344 | 11" | OAK |
| 345 | 12" | OAK |
| 346 | 14" | OAK |
| 347 | 6" | OAK |
| 348 | 8" | OAK |
| 349 | 8" | OAK |
| 350 | 7" | OAK |
| 351 | 8" | OAK |
| 352 | 7" | BAY |
| 353 | 10" | OAK |
| 354 | 13" | OAK |
| 355 | 19" | OAK |
| 356 | 7" | CHERRY |
| 357 | 9" | BAY |
| 358 | 7" | BAY |
| 359 | 17" | OAK |
| 360 | 13" | OAK |
| 361 | 11" | OAK |
| 362 | 10" | OAK |
| 363 | 11" | OAK |
| 364 | 12" | OAK |
| 365 | 17" | OAK |
| 366 | 11" | OAK |
| 367 | 19" | OAK |
| 368 | 15" | PALM |
| 369 | 10" | CHERRY |

## DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 22 SOUTH, RANGE 26 EAST AND BEING A PORTION OF THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 707, PAGE 1139, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7 FOR A POINT OF REFERENCE; THENCE RUN NORTH 89°13'39" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7, 651.39 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°24'35" WEST, 5.40 FEET; THENCE RUN NORTH 89°51'02" WEST, 950.33 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°27'04" WEST, 649.08 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7; THENCE RUN NORTH 89°21'28" WEST ALONG SAID SOUTH LINE, 392.45 FEET TO THE WEST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7; THENCE RUN NORTH 00°27'04" EAST ALONG SAID WEST LINE, 645.71 FEET; THENCE RUN SOUTH 89°51'02" EAST, 392.46 FEET TO THE POINT OF BEGINNING.

## GENERAL SURVEY NOTES:

1. BEARING STRUCTURE IS BASED ON THE MONUMENTED EAST LINE OF THE PLAT OF RIDGECREST, PER PLAT BOOK 27, PAGE 41, BEING: N00°33'11"E, RELATIVE TO FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE, NAD(83)-(2011)-(EPOCH 2010.0000), ESTABLISHED PER FDOT FPRN.

2. THIS SURVEY REFLECTS ONLY MATTERS OF RECORD AS PROVIDED BY THE CLIENT OR CLIENTS REPRESENTATIVE.

3. THIS SURVEY WAS MADE ON THE GROUND. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ENGINEER AND CONTRACTOR SHALL VERIFY MEASUREMENTS OF CONNECTIONS TO EXISTING UTILITIES BEFORE ORDERING MATERIALS AND BEFORE COMMENCEMENT OF CONSTRUCTION. IF THERE IS A DISCREPANCY BETWEEN THE MEASUREMENTS SHOWN HEREON AND THE VERIFYING MEASUREMENTS, THIS SURVEYOR SHALL BE CONTACTED IMMEDIATELY TO FURTHER VERIFY THE DISCREPANCY.

4. THIS SITE LIES IN ZONE X PER FLOOD INSURANCE RATE MAP NO. 12069C0580E, COMMUNITY NO. 120421, LAKE COUNTY, FLORIDA, EFFECTIVE DECEMBER 18, 2012.

5. ACCORDING TO FLORIDA STATUTES, CHAPTER 472.025, A LAND SURVEYOR SHALL NOT AFFIX HIS SEAL OR NAME TO ANY PLAN OR DRAWING WHICH DEPICTS WORK WHICH HE IS NOT LICENSED TO PERFORM OR WHICH IS BEYOND HIS PROFESSION OR SPECIALTY THEREIN. THEREFORE, WE ARE UNABLE TO CERTIFY AS TO MUNICIPAL ZONING COMPLIANCE, INTERPRETATION OF ZONING CODES OR THE DETERMINATION OF VIOLATIONS THEREOF.

6. THIS SURVEY MADE WITHOUT BENEFIT OF COMMITMENT FOR TITLE OR SEARCH OF PUBLIC RECORDS FOR EASEMENTS AND/OR ENCUMBRANCES THAT MAY AFFECT THIS SUBJECT PROPERTY.

7. ELEVATIONS ARE BASED ON BENCHMARK DESIGNATION K 493, BEING: 164.47 FEET, (NAVD 88), PUBLISHED BY NGS (NATIONAL GEODETIC SURVEY).

8. THE MAPPED FEATURES SHOWN HEREON ARE RELATIVE TO FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE, NAD(83)-(2011)-(EPOCH 2010.0000), ESTABLISHED PER FDOT FPRN.

## LAND AREA:

CONTAINS 254,476 SQUARE FEET OR 5.8420 ACRES MORE OR LESS.

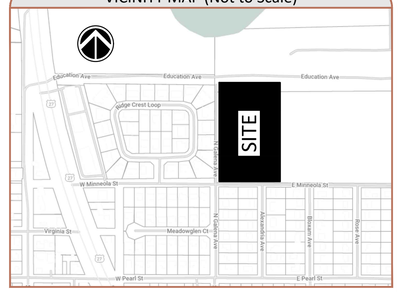
## Certified to:

BROWNS EYE CENTER;
DR. NAVID REZA KHOSHOOEE;
FTNK INVESTMENTS LLC

JAMES DENNIS BRAY
License Number
PSM6507
STATE OF
FLORIDA
Professional Surveyor and Mapper

This Survey is "Not Valid" without the original signature and seal of this Florida licensed Surveyor and Mapper, unless provided with electronic signature. The seal appearing on this document was authorized by the signing Professional Surveyor and Mapper on the Date of the electronic signature.

VICINITY MAP (Not to Scale)




## LEGEND

| | |
|---|---|
| AC | AIR CONDITIONER |
| -BB- | BOTTOM OF BANK |
| BHM | BUILDING HEIGHT MEASUREMENT |
| | BACK FLOW PREVENTER |
| | BENCHMARK |
| | BOLLARD |
| -E- | BURIED ELECTRIC LINE |
| -C- | BURIED CABLE TELEVISION LINE |
| CALC | CALCULATED |
| C&M | CALCULATED & MEASURED |
| Δ | CENTRAL ANGLE |
| CBW | CONCRETE BLOCK WALL |
| CC | COVERED CONCRETE |
| CCR | CERTIFIED CORNER RECORD |
| CF | CONCRETE FLUME |
| CHW | CONCRETE HEADWALL |
| CLF | CHAIN LINK FENCE |
| ℄ | CENTERLINE |
| CM | CONCRETE MONUMENT |
| CMP | CORRUGATED METAL PIPE |
| >CO | CLEAN OUT |
| CONC | CONCRETE |
| COVD | COVERED |
| CP | CONCRETE PAD |
| | CURB INLET |
| CW | CONCRETE WALKWAY |
| -D- | BURIED STORM/DRAIN LINE |
| DB | DEED BOOK |
| DE | DRAINAGE EASEMENT |
| | DOT INLET |
| DP | DUMPSTER PAD |
| DW | DRIVEWAY |
| | EASEMENT NUMBER |
| | ELECTRIC BOX |
| | ELECTRICAL METER |
| EL | ELEVATION |
| EOAT | EASEMENT |
| EP | EDGE OF PAVEMENT |
| FDOT | FLORIDA DEPARTMENT OF TRANSPORTATION |
| FPRN | FLORIDA PERMANENT REFERENCE NETWORK |
| FIRM | FLOOD INSURANCE RATE MAP |
| FFE | FINISHED FLOOR ELEVATION |
| | FIRE HYDRANT |
| -FM- | BURIED FORCE MAIN LINE |
| FND | FOUND |
| -FO- | BURIED FIBER OPTIC CABLE LINE |
| | FIBER OPTIC CABLE BOX |
| C FP | FLAG POLE |
| -G- | BURIED GAS LINE |
| | GAS METER |
| | GAS VALVE |
| | GREASE TRAP MANHOLE |
| | GUY WIRE ANCHOR |
| | HANDICAP PARKING |
| HDPE | HIGH DENSITY POLYETHYLENE PIPE |
| INST# | RECORD INSTRUMENT# |
| INV | INVERT ELEVATION |
| IP | IRON PIPE |
| IR | IRON ROD |
| L | ARC LENGTH |
| LB | LICENSED BUSINESS |
| | LIGHT POLE |
| LS | LICENSED SURVEYOR |
| LSA | LANDSCAPED AREA |
| MF | METAL FENCE |
| MS | METAL SHED |
| | MITERED END SECTION |
| | MONITORING WELL |
| NAIL & DISK | NAIL & DISK |
| NAVD | NORTH AMERICAN VERTICAL DATUM |
| NAD | NORTH AMERICAN DATUM |
| NGVD | NATIONAL GEODETIC VERTICAL DATUM |
| NTS | NOT TO SCALE |
| ORB | OFFICIAL RECORDS BOOK |
| -OH- | OVERHEAD WIRE |
| PB | PLAT BOOK |
| PC | POINT OF CURVATURE |
| PCC | POINT OF COMPOUND CURVATURE |
| PP | PER PLANS |
| PG | PAGE |
| POI | POINT OF INTERSECTION |
| POB | POINT OF BEGINNING |
| POC | POINT OF COMMENCEMENT |
| PRC | POINT OF REVERSE CURVATURE |
| # PS | PARKING SPACES |
| PSM | PROFESSIONAL SURVEYOR & MAPPER |
| PSP | PEDESTRIAN SIGNAL POLE |
| PT | POINT OF TANGENCY |
| PVC | POLYVINYL CHLORIDE PIPE |
| R | CURVE RADIUS |
| RCP | REINFORCED CONCRETE PIPE |
| -R- | REUSE WATER LINE |
| | REUSE WATER METER |
| -•-•- | REUSE WATER VALVE |
| | RAMP |
| R/W | RIGHT-OF-WAY |
| | SANITARY MANHOLE |
| -S- | BURIED SANITARY LINE |
| SF | SQUARE FEET |
| SP | STATE PLANE |
| SOO | SHOWN FOR DIRECTION ONLY |
| SN | SIGN |
| SWF | STOCK WIRE FENCE |
| | SEWER VALVE |
| XXX.00 | SPOT ELEVATION |
| | STORM MANHOLE |
| -T- | BURIED TELECOMMUNICATIONS LINE |
| | TELECOMMUNICATIONS MANHOLE |
| | STORM INLET |
| -TB- | TOP OF BANK |
| CTP | TRAFFIC SIGNAL POLE |
| | TRAFFIC SIGN |
| | TRANSFORMER/JUNCTION BOX |
| | TELEPHONE RISER |
| | TRAFFIC SIGNAL BOX |
| | TELEVISION BOX |
| TSW | TRAFFIC SIGNAL WIRE |
| TYP | TYPICAL |
| -U- | UNKNOWN UTILITY |
| UE | UTILITY EASEMENT |
| -UP- | UTILITY POLE |
| UM | UTILITY MARKER |
| VCP | VITRIFIED CLAY PIPE |
| VF | VINYL FENCE |
| -W- | BURIED WATER LINE |
| WF | WOOD FENCE |
| WS | WOOD SHED |
| | WATER VALVE |
| TSW | TRAFFIC SIGNAL WIRE |
| | WATER METER |
| YD | YARD DRAIN |


ADDRESS:
12503 E MINNEOLA STREET
CLERMONT, FL 32765


## Job Information

JOB NO. 904944
CF NO. LAK-07-22-26
FIELD DATE: 03/31/2022
SCALE: 1" = 40'
DRAWN BY: RCJ; GLT

## Revisions

| Date: | Description | By: |
|---|---|---|
| 5/9/2022 | Certification | JB |
| 5/27/2025 | ROUTE SURVEY | GLT |
| 9/18/2025 | SOIL BORINGS | DSK |


**Altamax Surveying**
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www.altamaxsurveying.com

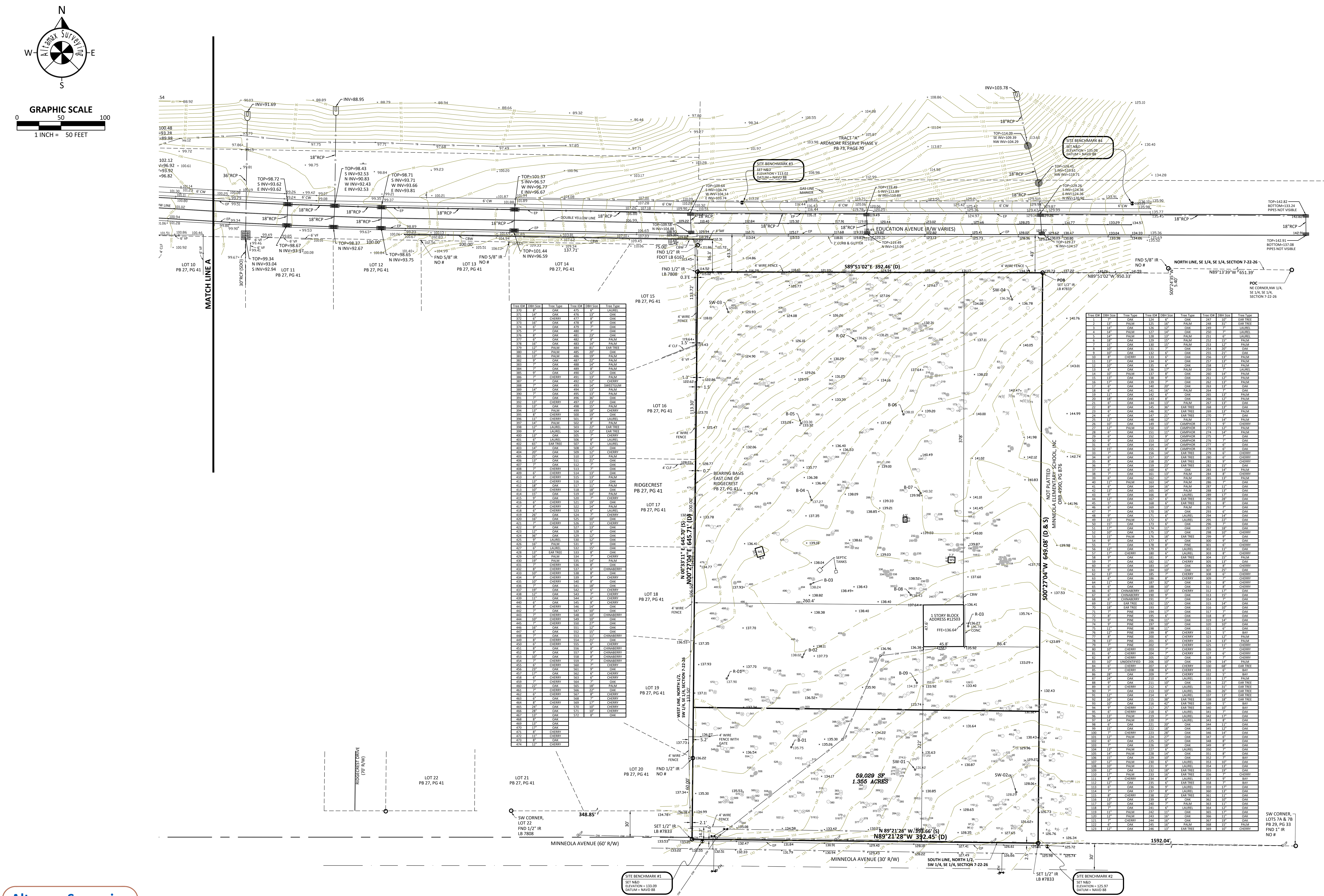

Digitally signed by James D Bray
DN: cn=James D Bray c=US
o=Unaffiliated
Reason: I am the author of this document
Location:
Date: 2025-09-24 14:49:04:00

James D. Bray PSM 6507

SHEET 1 OF 4

SHEET 2 OF 4

# ROUTE SURVEY




| Tree ID# | DBH Size | Tree Type | Tree ID# | DBH Size | Tree Type |
|---|---|---|---|---|---|
| 370 | 8" | OAK | 475 | 6" | LAUREL |
| 371 | 14" | OAK | 476 | 13" | OAK |
| 372 | 6" | CHERRY | 477 | 8" | OAK |
| 373 | 16" | OAK | 478 | 8" | OAK |
| 374 | 6" | OAK | 479 | 7" | OAK |
| 375 | 7" | OAK | 480 | 7" | OAK |
| 376 | 8" | OAK | 481 | 23" | OAK |
| 377 | 6" | OAK | 482 | 8" | PALM |
| 378 | 16" | OAK | 483 | 14" | PALM |
| 379 | 12" | PALM | 484 | 81" | EAR TREE |
| 380 | 12" | PALM | 485 | 20" | OAK |
| 381 | 13" | PALM | 486 | 19" | PALM |
| 382 | 9" | OAK | 487 | 22" | PALM |
| 383 | 7" | OAK | 488 | 14" | PALM |
| 384 | 7" | OAK | 489 | 8" | PALM |
| 385 | 9" | OAK | 490 | 12" | OAK |
| 386 | 7" | CHERRY | 491 | 13" | PALM |
| 387 | 7" | OAK | 492 | 12" | CHERRY |
| 388 | 7" | OAK | 493 | 14" | SWEETGUM |
| 389 | 14" | OAK | 494 | 13" | PALM |
| 390 | 7" | OAK | 495 | 13" | PALM |
| 391 | 7" | OAK | 496 | 36" | OAK |
| 392 | 13" | CHERRY | 497 | 23" | OAK |
| 393 | 13" | OAK | 498 | 15" | PALM |
| 394 | 13" | PALM | 499 | 18" | CHERRY |
| 395 | 8" | CHERRY | 500 | 19" | OAK |
| 396 | 11" | CHERRY | 501 | 8" | LAUREL |
| 397 | 14" | PALM | 502 | 8" | PALM |
| 398 | 12" | LAUREL | 503 | 22" | EAR TREE |
| 399 | 9" | LAUREL | 504 | 22" | EAR TREE |
| 400 | 13" | OAK | 505 | 7" | CHERRY |
| 401 | 6" | LAUREL | 506 | 8" | LAUREL |
| 402 | 65" | EAR TREE | 507 | 6" | LAUREL |
| 403 | 14" | OAK | 508 | 12" | OAK |
| 404 | 20" | OAK | 509 | 12" | CHERRY |
| 405 | 25" | OAK | 510 | 13" | PALM |
| 406 | 13" | OAK | 511 | 21" | OAK |
| 407 | 7" | OAK | 512 | 7" | OAK |
| 408 | 7" | CHERRY | 513 | 7" | OAK |
| 409 | 6" | CHERRY | 514 | 13" | OAK |
| 410 | 6" | CHERRY | 515 | 13" | PALM |
| 411 | 13" | CHERRY | 516 | 13" | OAK |
| 412 | 18" | OAK | 517 | 11" | PALM |
| 413 | 10" | CHERRY | 518 | 18" | OAK |
| 414 | 15" | OAK | 519 | 14" | PALM |
| 415 | 9" | OAK | 520 | 7" | CHERRY |
| 416 | 6" | CHERRY | 521 | 19" | OAK |
| 417 | 8" | CHERRY | 522 | 14" | PALM |
| 418 | 6" | CHERRY | 523 | 6" | LAUREL |
| 419 | 26" | OAK | 524 | 7" | CHERRY |
| 420 | 16" | OAK | 525 | 10" | OAK |
| 421 | 7" | CHERRY | 526 | 11" | CHERRY |
| 422 | 9" | OAK | 527 | 13" | OAK |
| 423 | 12" | OAK | 528 | 6" | OAK |
| 424 | 36" | OAK | 529 | 12" | OAK |
| 425 | 9" | LAUREL | 530 | 12" | OAK |
| 426 | 16" | PALM | 531 | 9" | OAK |
| 427 | 6" | LAUREL | 532 | 15" | OAK |
| 428 | 13" | EAR TREE | 533 | 8" | OAK |
| 429 | 16" | PALM | 534 | 7" | CHERRY |
| 430 | 19" | PALM | 535 | 14" | PALM |
| 431 | 7" | CHERRY | 536 | 8" | OAK |
| 432 | 8" | CHERRY | 537 | 6" | CHINABERRY |
| 433 | 10" | CHERRY | 538 | 8" | OAK |
| 434 | 9" | CHERRY | 539 | 9" | CHERRY |
| 435 | 10" | CHERRY | 540 | 8" | OAK |
| 436 | 7" | OAK | 541 | 18" | OAK |
| 437 | 19" | OAK | 542 | 6" | CHERRY |
| 438 | 12" | OAK | 543 | 7" | CHERRY |
| 439 | 11" | OAK | 544 | 6" | CHERRY |
| 440 | 6" | OAK | 545 | 8" | CHERRY |
| 441 | 8" | CHERRY | 546 | 14" | OAK |
| 442 | 7" | OAK | 547 | 10" | OAK |
| 443 | 7" | CHERRY | 548 | 10" | CHINABERRY |
| 444 | 10" | CHERRY | 549 | 10" | OAK |
| 445 | 7" | CHERRY | 550 | 27" | OAK |
| 446 | 16" | OAK | 551 | 12" | OAK |
| 447 | 6" | OAK | 552 | 15" | OAK |
| 448 | 7" | OAK | 553 | 11" | CHINABERRY |
| 449 | 8" | CHERRY | 554 | 21" | OAK |
| 450 | 6" | CHERRY | 555 | 6" | CHERRY |
| 451 | 8" | OAK | 556 | 8" | CHINABERRY |
| 452 | 9" | OAK | 557 | 9" | CHINABERRY |
| 453 | 10" | OAK | 558 | 8" | CHINABERRY |
| 454 | 7" | CHERRY | 559 | 7" | CHINABERRY |
| 455 | 6" | CHERRY | 560 | 7" | CHERRY |
| 456 | 23" | OAK | 561 | 9" | OAK |
| 457 | 17" | OAK | 562 | 6" | CHERRY |
| 458 | 6" | CHERRY | 563 | 6" | CHERRY |
| 459 | 7" | CHERRY | 564 | 7" | CHERRY |
| 460 | 22" | OAK | 565 | 18" | PALM |
| 461 | 7" | CHERRY | 566 | 22" | OAK |
| 462 | 6" | CHERRY | 567 | 8" | CHERRY |
| 463 | 6" | OAK | 568 | 7" | CHERRY |
| 464 | 8" | CHERRY | 569 | 17" | CHERRY |
| 465 | 24" | OAK | 570 | 10" | CHERRY |
| 466 | 28" | OAK | 571 | 10" | CHERRY |
| 467 | 13" | OAK | 572 | 8" | OAK |
| 468 | 8" | OAK | | | |
| 469 | 13" | OAK | | | |
| 470 | 17" | OAK | | | |
| 471 | 8" | CHERRY | | | |
| 472 | 11" | CHERRY | | | |
| 473 | 8" | OAK | | | |
| 474 | 12" | CHERRY | | | |

| Tree ID# | DBH Size | Tree Type | Tree ID# | DBH Size | Tree Type | Tree ID# | DBH Size | Tree Type |
|---|---|---|---|---|---|---|---|---|
| 1 | 7" | OAK | 124 | 6" | OAK | 247 | 10" | EAR TREE |
| 2 | 13" | PALM | 125 | 16" | PALM | 248 | 31" | EAR TREE |
| 3 | 14" | OAK | 126 | 12" | OAK | 249 | 7" | LAUREL |
| 4 | 14" | PALM | 127 | 14" | OAK | 250 | 7" | LAUREL |
| 5 | 14" | PALM | 128 | 13" | PALM | 251 | 6" | LAUREL |
| 6 | 18" | OAK | 129 | 15" | PALM | 252 | 15" | PALM |
| 7 | 15" | OAK | 130 | 15" | PALM | 253 | 12" | PALM |
| 8 | 10" | OAK | 131 | 7" | OAK | 254 | 20" | OAK |
| 9 | 10" | OAK | 132 | 6" | OAK | 255 | 21" | OAK |
| 10 | 8" | CHERRY | 133 | 6" | OAK | 256 | 13" | PALM |
| 11 | 13" | OAK | 134 | 6" | OAK | 257 | 13" | PALM |
| 12 | 10" | OAK | 135 | 6" | OAK | 258 | 11" | PALM |
| 13 | 6" | OAK | 136 | 17" | PALM | 259 | 7" | LAUREL |
| 14 | 10" | PALM | 137 | 8" | OAK | 260 | 14" | PALM |
| 15 | 13" | OAK | 138 | 9" | OAK | 261 | 12" | PALM |
| 16 | 17" | OAK | 139 | 7" | OAK | 262 | 13" | PALM |
| 17 | 6" | OAK | 140 | 20" | OAK | 263 | 13" | OAK |
| 18 | 6" | OAK | 141 | 16" | PALM | 264 | 7" | OAK |
| 19 | 11" | OAK | 142 | 6" | OAK | 265 | 13" | PALM |
| 20 | 18" | OAK | 143 | 8" | OAK | 266 | 12" | PALM |
| 21 | 6" | OAK | 144 | 13" | PALM | 267 | 13" | OAK |
| 22 | 8" | OAK | 145 | 36" | EAR TREE | 268 | 13" | OAK |
| 23 | 6" | OAK | 146 | 31" | EAR TREE | 269 | 13" | PALM |
| 24 | 6" | OAK | 147 | 21" | EAR TREE | 270 | 7" | OAK |
| 25 | 12" | OAK | 148 | 12" | PALM | 271 | 14" | PALM |
| 26 | 10" | OAK | 149 | 13" | CAMPHOR | 272 | 9" | CHERRY |
| 27 | 12" | PALM | 150 | 13" | CAMPHOR | 273 | 12" | PALM |
| 28 | 6" | OAK | 151 | 11" | CAMPHOR | 274 | 14" | PALM |
| 29 | 6" | OAK | 152 | 9" | CAMPHOR | 275 | 7" | OAK |
| 30 | 9" | OAK | 153 | 13" | CAMPHOR | 276 | 7" | OAK |
| 31 | 6" | OAK | 154 | 14" | CAMPHOR | 277 | 6" | OAK |
| 32 | 15" | OAK | 155 | 8" | CAMPHOR | 278 | 6" | OAK |
| 33 | 7" | OAK | 156 | 14" | EAR TREE | 279 | 6" | CHERRY |
| 34 | 6" | OAK | 157 | 33" | EAR TREE | 280 | 6" | CHERRY |
| 35 | 8" | OAK | 158 | 25" | EAR TREE | 281 | 9" | CHERRY |
| 36 | 7" | OAK | 159 | 23" | EAR TREE | 282 | 15" | OAK |
| 37 | 6" | OAK | 160 | 6" | OAK | 283 | 14" | PALM |
| 38 | 7" | OAK | 161 | 13" | PALM | 284 | 8" | CHERRY |
| 39 | 6" | OAK | 162 | 12" | PALM | 285 | 13" | PALM |
| 40 | 11" | PALM | 163 | 14" | PALM | 286 | 7" | OAK |
| 41 | 6" | OAK | 164 | 16" | PALM | 287 | 11" | OAK |
| 42 | 13" | OAK | 165 | 14" | PALM | 288 | 13" | OAK |
| 43 | 9" | OAK | 166 | 8" | LAUREL | 289 | 17" | OAK |
| 44 | 12" | OAK | 167 | 6" | EAR TREE | 290 | 28" | OAK |
| 45 | 5" | OAK | 168 | 6" | EAR TREE | 291 | 8" | OAK |
| 46 | 6" | OAK | 169 | 13" | PALM | 292 | 7" | OAK |
| 47 | 7" | OAK | 170 | 16" | OAK | 293 | 6" | OAK |
| 48 | 9" | OAK | 171 | 6" | LAUREL | 294 | 14" | OAK |
| 49 | 15" | PALM | 172 | 6" | LAUREL | 295 | 22" | OAK |
| 50 | 15" | OAK | 173 | 6" | OAK | 296 | 7" | OAK |
| 51 | 17" | OAK | 174 | 11" | OAK | 297 | 18" | OAK |
| 52 | 10" | OAK | 175 | 13" | OAK | 298 | 10" | CHERRY |
| 53 | 15" | PALM | 176 | 18" | EAR TREE | 299 | 9" | OAK |
| 54 | 9" | OAK | 177 | 6" | OAK | 300 | 9" | OAK |
| 55 | 7" | OAK | 178 | 8" | PINE | 301 | 6" | CHERRY |
| 56 | 12" | OAK | 179 | 6" | LAUREL | 302 | 11" | OAK |
| 57 | 17" | CHERRY | 180 | 6" | LAUREL | 303 | 8" | CHERRY |
| 58 | 9" | OAK | 181 | 9" | EAR TREE | 304 | 15" | PALM |
| 59 | 7" | OAK | 182 | 11" | CHERRY | 305 | 13" | OAK |
| 60 | 6" | OAK | 183 | 14" | OAK | 306 | 8" | CHERRY |
| 61 | 9" | OAK | 184 | 10" | OAK | 307 | 25" | OAK |
| 62 | 13" | OAK | 185 | 7" | CHERRY | 308 | 6" | CHERRY |
| 63 | 6" | OAK | 186 | 8" | CHERRY | 309 | 7" | CHERRY |
| 64 | 11" | OAK | 187 | 32" | OAK | 310 | 8" | CHERRY |
| 65 | 6" | OAK | 188 | 10" | OAK | 311 | 8" | CHERRY |
| 66 | 6" | CHINABERRY | 189 | 13" | CHERRY | 312 | 17" | OAK |
| 67 | 6" | CHINABERRY | 190 | 9" | OAK | 313 | 15" | OAK |
| 68 | 6" | CHINABERRY | 191 | 7" | OAK | 314 | 7" | OAK |
| 69 | 15" | EAR TREE | 192 | 15" | OAK | 315 | 14" | OAK |
| 70 | 18" | EAR TREE | 193 | 13" | OAK | 316 | 10" | OAK |
| 71 | 7" | PINE | 194 | 17" | OAK | 317 | 7" | OAK |
| 72 | 8" | PINE | 195 | 6" | OAK | 318 | 8" | OAK |
| 73 | 9" | PINE | 196 | 11" | OAK | 319 | 14" | OAK |
| 74 | 9" | PINE | 197 | 10" | OAK | 320 | 10" | OAK |
| 75 | 11" | PINE | 198 | 11" | OAK | 321 | 6" | OAK |
| 76 | 12" | PINE | 199 | 8" | CHERRY | 322 | 5" | BAY |
| 77 | 8" | PINE | 200 | 6" | CHERRY | 323 | 12" | PALM |
| 78 | 13" | PINE | 201 | 6" | CHERRY | 324 | 13" | PALM |
| 79 | 7" | PINE | 202 | 7" | CHERRY | 325 | 11" | CHERRY |
| 80 | 10" | CHERRY | 203 | 7" | CHERRY | 326 | 7" | CHERRY |
| 81 | 6" | CHERRY | 204 | 7" | CHERRY | 327 | 6" | CHERRY |
| 82 | 8" | CHERRY | 205 | 12" | OAK | 328 | 7" | CHERRY |
| 83 | 10" | UNIDENTIFIED | 206 | 10" | OAK | 329 | 14" | PALM |
| 84 | 6" | CHERRY | 207 | 6" | CHERRY | 330 | 68" | EAR TREE |
| 85 | 7" | CHERRY | 208 | 6" | CHERRY | 331 | 6" | BAY |
| 86 | 28" | OAK | 209 | 7" | CHERRY | 332 | 5" | BAY |
| 87 | 24" | OAK | 210 | 6" | LAUREL | 333 | 17" | PALM |
| 88 | 9" | OAK | 211 | 10" | OAK | 334 | 22" | EAR TREE |
| 89 | 6" | CHERRY | 212 | 6" | LAUREL | 335 | 31" | EAR TREE |
| 90 | 7" | OAK | 213 | 10" | LAUREL | 336 | 26" | EAR TREE |
| 91 | 12" | OAK | 214 | 6" | LAUREL | 337 | 13" | EAR TREE |
| 92 | 16" | OAK | 215 | 38" | EAR TREE | 338 | 18" | EAR TREE |
| 93 | 10" | OAK | 216 | 42" | EAR TREE | 339 | 5" | BAY |
| 94 | 9" | CHERRY | 217 | 25" | EAR TREE | 340 | 10" | BAY |
| 95 | 6" | CHERRY | 218 | 6" | LAUREL | 341 | 7" | OAK |
| 96 | 13" | PALM | 219 | 7" | LAUREL | 342 | 17" | OAK |
| 97 | 14" | PALM | 220 | 7" | LAUREL | 343 | 8" | OAK |
| 98 | 6" | OAK | 221 | 20" | OAK | 344 | 11" | OAK |
| 99 | 15" | OAK | 222 | 18" | OAK | 345 | 12" | OAK |
| 100 | 7" | CHERRY | 223 | 28" | OAK | 346 | 14" | OAK |
| 101 | 12" | PALM | 224 | 27" | OAK | 347 | 6" | OAK |
| 102 | 6" | OAK | 225 | 12" | OAK | 348 | 8" | OAK |
| 103 | 7" | OAK | 226 | 18" | OAK | 349 | 8" | OAK |
| 104 | 13" | PALM | 227 | 6" | LAUREL | 350 | 7" | OAK |
| 105 | 14" | PALM | 228 | 14" | OAK | 351 | 8" | OAK |
| 106 | 15" | PALM | 229 | 10" | OAK | 352 | 7" | BAY |
| 107 | 12" | PALM | 230 | 6" | LAUREL | 353 | 10" | OAK |
| 108 | 10" | PALM | 231 | 9" | LAUREL | 354 | 13" | OAK |
| 109 | 12" | OAK | 232 | 18" | EAR TREE | 355 | 19" | OAK |
| 110 | 17" | PALM | 233 | 16" | EAR TREE | 356 | 7" | CHERRY |
| 111 | 8" | CHERRY | 234 | 8" | LAUREL | 357 | 9" | BAY |
| 112 | 12" | OAK | 235 | 6" | EAR TREE | 358 | 7" | BAY |
| 113 | 6" | OAK | 236 | 9" | LAUREL | 359 | 17" | OAK |
| 114 | 7" | OAK | 237 | 8" | LAUREL | 360 | 13" | OAK |
| 115 | 8" | CHERRY | 238 | 22" | EAR TREE | 361 | 11" | OAK |
| 116 | 13" | OAK | 239 | 8" | OAK | 362 | 10" | OAK |
| 117 | 10" | OAK | 240 | 7" | PALM | 363 | 11" | OAK |
| 118 | 7" | OAK | 241 | 6" | LAUREL | 364 | 12" | OAK |
| 119 | 11" | PALM | 242 | 11" | OAK | 365 | 17" | OAK |
| 120 | 12" | PALM | 243 | 16" | OAK | 366 | 11" | OAK |
| 121 | 7" | CHERRY | 244 | 16" | OAK | 367 | 19" | OAK |
| 122 | 6" | OAK | 245 | 16" | PALM | 368 | 15" | PALM |
| 123 | 12" | OAK | 246 | 13" | EAR TREE | 369 | 10" | CHERRY |

## LEGEND

- AC - AIR CONDITIONER
- -BB- - BOTTOM OF BANK
- BHM - BUILDING HEIGHT MEASUREMENT
- BACK FLOW PREVENTER
- BENCHMARK
- BOLLARD
- -E- - BURIED ELECTRIC LINE
- -C- - BURIED CABLE TELEVISION LINE
- CALC - CALCULATED
- C&M - CALCULATED & MEASURED
- Δ - CENTRAL ANGLE
- CBW - CONCRETE BLOCK WALL
- CC - COVERED CONCRETE
- CCR - CERTIFIED CORNER RECORD
- CF - CONCRETE FLUME
- CHW - CONCRETE HEADWALL
- CLF - CHAIN LINK FENCE
- ℄ - CENTERLINE
- CM - CONCRETE MONUMENT
- CMP - CORRUGATED METAL PIPE
- ∘CO - CLEAN OUT
- CONC - CONCRETE
- COVD - COVERED
- CP - CONCRETE PAD
- CURB INLET
- CW - CONCRETE WALKWAY
- -D- - BURIED STORM/DRAIN LINE
- (D) - DESCRIBED
- DB - DEED BOOK
- DE - DRAINAGE EASEMENT
- DOT INLET
- DP - DUMPSTER PAD
- DW - DRIVEWAY
- # - EASEMENT NUMBER
- EB - ELECTRIC BOX
- EM - ELECTRICAL METER
- EL - ELEVATION
- ESMT - EASEMENT
- EP - EDGE OF PAVEMENT
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- FPRN - FLORIDA PERMANENT REFERENCE NETWORK
- FIRM - FLOOD INSURANCE RATE MAP
- FFE - FINISHED FLOOR ELEVATION
- FH - FIRE HYDRANT
- -FM- - BURIED FORCE MAIN LINE
- FND - FOUND
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- FOC - FIBER OPTIC CABLE BOX
- ○ FP - FLAG POLE
- -G- - BURIED GAS LINE
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- -RU- - REUSE WATER LINE
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- RP - RAMP
- R/W - RIGHT-OF-WAY
- SANITARY MANHOLE
- -S- - BURIED SANITARY LINE
- (S) - SURVEY
- SF - SQUARE FEET
- SP - STATE PLANE
- SDO - SHOWN FOR DIRECTION ONLY
- SN - SIGN
- SWF - STOCK WIRE FENCE
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- YD - YARD DRAIN

## ADDRESS:

*12503 E MINNEOLA STREET*
*CLERMONT, FL 32765*

## Job Information

JOB NO. 906894
CF NO. LAK-07-22-26-SPC-ROUTE
FIELD DATE: 03/31/2022
DRAWN BY: GLT

## Revisions

| DATE: | DESCRIPTION: | BY: |
|---|---|---|
| 5/9/2022 | Certification | JB |
| 5/27/2025 | ROUTE SURVEY | GLT |
| 9/18/2025 | SOIL BORINGS | DSK |


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SHEET 3 OF 4

# ROUTE SURVEY

N

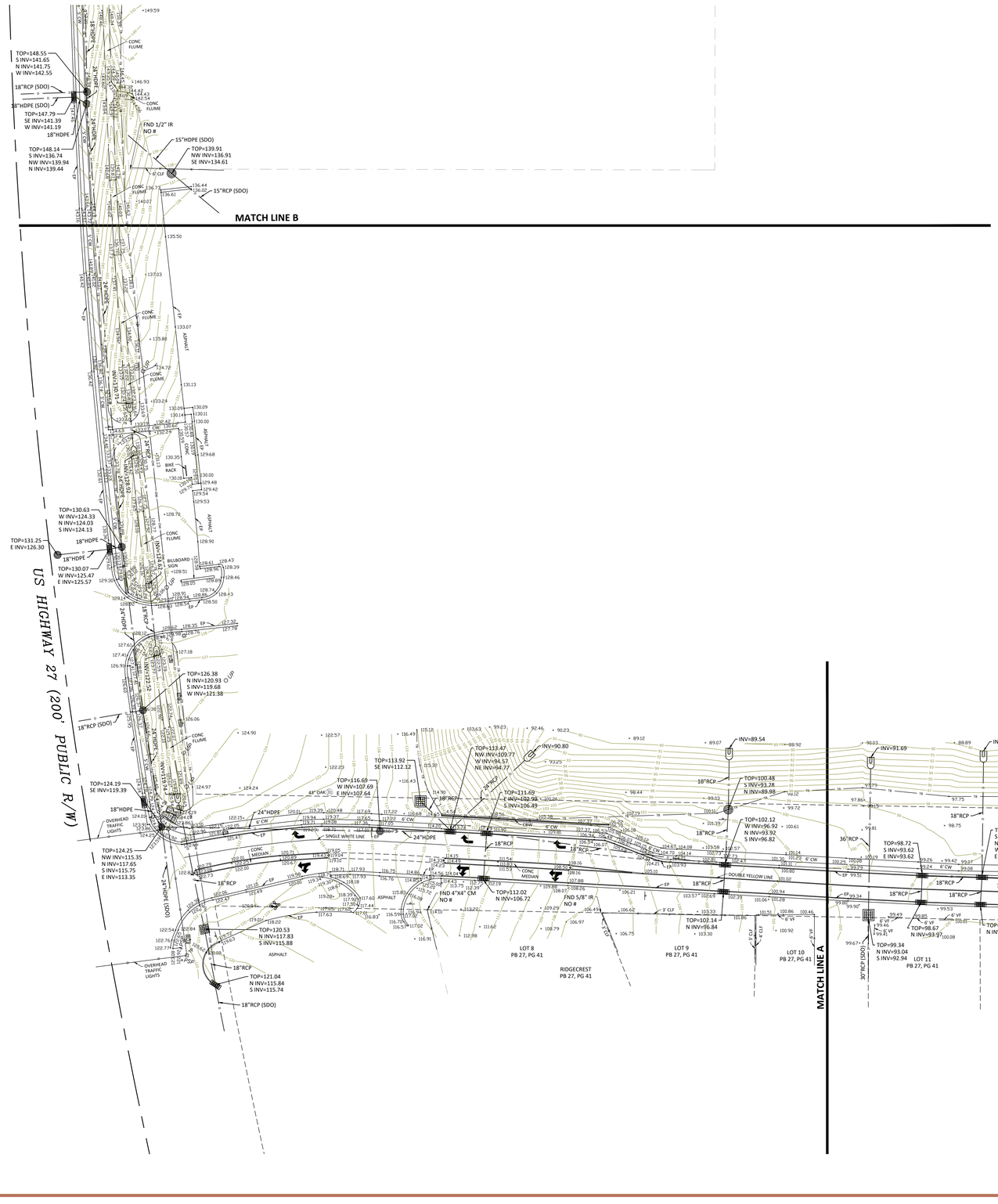
W — Altamax Surveying — E

S

**GRAPHIC SCALE**

0 — 50 — 100

1 INCH = 50 FEET




| Tree ID# | DBH Size | Tree Type | Tree ID# | DBH Size | Tree Type |
|---|---|---|---|---|---|
| 370 | 8" | OAK | 475 | 6" | LAUREL |
| 371 | 14" | OAK | 476 | 13" | OAK |
| 372 | 6" | CHERRY | 477 | 8" | OAK |
| 373 | 10" | OAK | 478 | 8" | OAK |
| 374 | 6" | OAK | 479 | 7" | OAK |
| 375 | 7" | OAK | 480 | 7" | OAK |
| 376 | 8" | OAK | 481 | 23" | OAK |
| 377 | 6" | OAK | 482 | 8" | PALM |
| 378 | 10" | OAK | 483 | 14" | PALM |
| 379 | 12" | PALM | 484 | 31" | EAR TREE |
| 380 | 13" | PALM | 485 | 20" | OAK |
| 381 | 13" | PALM | 486 | 19" | PALM |
| 382 | 9" | OAK | 487 | 22" | PALM |
| 383 | 7" | OAK | 488 | 14" | PALM |
| 384 | 7" | OAK | 489 | 8" | PALM |
| 385 | 9" | OAK | 490 | 12" | OAK |
| 386 | 7" | CHERRY | 491 | 13" | PALM |
| 387 | 7" | OAK | 492 | 12" | CHERRY |
| 388 | 14" | OAK | 493 | 13" | PALM/ELM |
| 389 | 6" | OAK | 494 | 13" | PALM |
| 390 | 7" | OAK | 495 | 13" | PALM |
| 391 | 7" | OAK | 496 | 16" | OAK |
| 392 | 13" | CHERRY | 497 | 23" | OAK |
| 393 | 13" | OAK | 498 | 15" | PALM |
| 394 | 13" | PALM | 499 | 18" | CHERRY |
| 395 | 8" | CHERRY | 500 | 19" | OAK |
| 396 | 11" | CHERRY | 501 | 8" | LAUREL |
| 397 | 14" | OAK | 502 | 8" | OAK |

**LEGEND**

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SHEET 4 OF 4

# ROUTE SURVEY

N

W — Altamax Surveying — E

S

**GRAPHIC SCALE**

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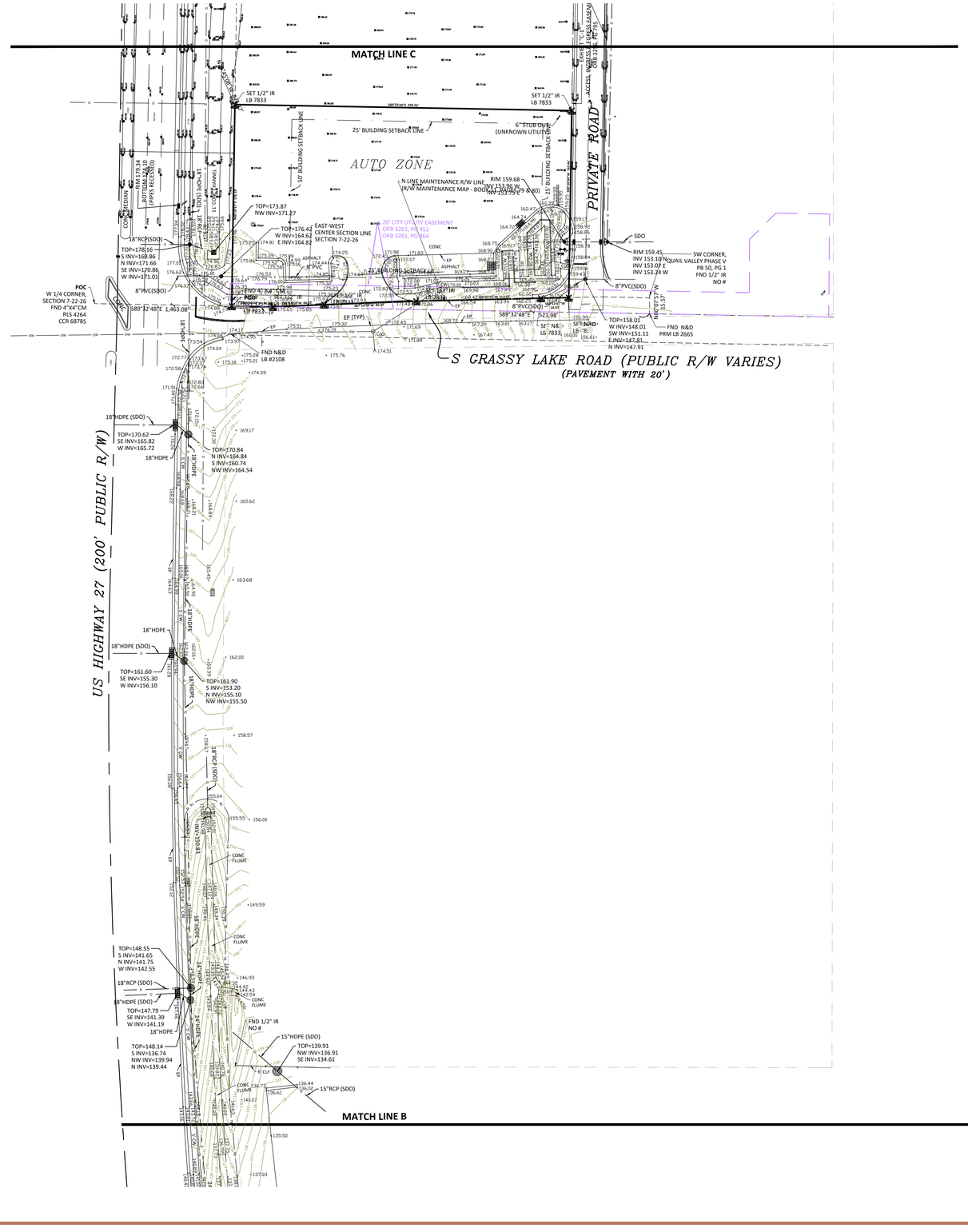


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City of Minneola
Planning Department
800 N Highway 27, Minneola, FL 34715
(352) 394 – 3598 x172

# Tree Clearing/Removal Permit Application

A clearing/tree removal permit must be obtained prior to any land clearing or the removal of protected trees for all land uses (such as subdividing land, site plans, etc.). A clearing/tree removal permit shall be submitted at the time of preliminary subdivision plan or site plan submittal.

## Application

Application shall be made to the Planning Department. The Planning Department shall determine if the application is complete. Applicable fees shall be paid upon application submittal. Fee is $10.00 per tree or $50.00 whichever is less. Fee of $250.00 is applied for an "after the fact" permit.

Applications need to be submitted by the 1st of the month to be considered at the next Planning & Zoning Commission meeting. Any and all supporting documents that need to be reviewed by the Commission need to be submitted by the 15th of the same month to be included in the packet for review.

## Staff Review

The Development Review Process shall review the application and plans for compliance with the Land Development Regulations.

## Issuance

The Planning Department shall issue the clearing/tree removal permit which authorizes the removal of trees and vegetation.

## Final Inspection

After all proposed clearing/tree removal has been completed, and all required tree and soil preservation measures have been implemented, an authorized agent of the City shall make a final inspection to verify the work has been completed in compliance with the permit and Code requirements. Upon approval, a building permit may be issued.

For additional information, see Chapter 98, Section 9, Clearing and Tree Removal Permit, of the City's Land Development Regulations at www.municode.com.

# City of Minneola
# Tree Clearing/Removal Permit Application Cont.

## Checklist

Project Name: The Palms at Minneola

Project Address: 12503 E Minneola Street, Clermont, FL 34711

| Rec'd | Requirement |
|---|---|
| X | Attach aerial photograph outlining the property boundaries, proposed improvements, inventory of individual trees, other than non-preferred trees, which are 6 inches DBH or greater, including DBH of each tree, and its common name. |
| X | Attach a survey indicating trees which are 24 inches DBH or greater and have been horizontally located by a surveyor. |
| X | Attach landscape and replacement plans pursuant to the Landscape and Tree Protection chapter. |
| X | Attach construction and/or erosion control plans which will describe the method(s) to be used in controlling erosion which may be expected to occur as a result of the proposed clearing or grubbing. |
| X | Attach a copy of all jurisdictional agency permits, if applicable. |
| X | Attach approval of subdivision/site development plan approval. |

# City of Minneola
## Tree Clearing/Removal Permit Application Cont.

Note: In accordance with the fee schedule of the City of Minneola additional fees may be charged for advertising and/or actual costs of engineering application review. The fees must be paid within 30 calendar days of receipt of the City invoice.

Applicant FTNK Investments, LLC

Address 2437 Rock Lane, Oviedo, FL 32765

Telephone 407-446-6644 E-Mail address: ftartibi@gmail.com

Applicant is: ■ Owner ☐ Agent ☐ Purchaser

Owner FTNK Investments, LLC

Address 2437 Rock Lane, Oviedo, FL 32765

Telephone 407-446-6644 E-Mail address: ftartibi@gmail.com

Contractor _____

Address _____

Telephone _____ E-Mail address: _____

License Number _____

Land Clearing Operator _____

Address _____

Telephone _____ E-Mail address: _____

Date the clearing/tree removal is proposed to begin _____

Date the clearing/tree removal is proposed to be completed _____

Surveyor Altamax Surveying

Address 910 Belle Avenue Suite 1100, Casselberry, FL 32708

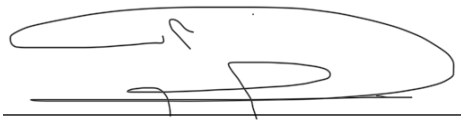
Telephone 407-677-0200 E-Mail address: www.altamaxsurveying.com

Date of Approved Landscape Plans, if applicable: _____

Date of Approved Subdivision/Site Plans, if applicable: _____

Reason(s) for clearing/tree removal:

- [x] The land clearing or tree removal is necessary in order to make site improvements authorized by an approved development plan and the area to be cleared and the number of trees to be removed is the minimum necessary for such work.
- [ ] The tree is located where it creates or will create a safety or health hazard, or a nuisance with respect to existing or proposed structures or vehicle or pedestrian routes, and relocation of the tree on the site is not a feasible alternative.
- [ ] The tree is diseased or injured.
- [ ] Other

Applicant Signature:  Date: 10-23-2025

City of Minneola Approval: _____ Date: _____

---

*Office Use:*

Applicant Name: _____

Application For: _____

Amount: _____ Check: _____

Amount: _____ Check: _____

Rec'd by: _____ Date: _____ Receipt #: _____

# PRELIMINARY PLAT

## FOR

# THE PALMS AT MINNEOLA

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 22 SOUTH, RANGE 26 EAST AND BEING A PORTION OF THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 707, PAGE 1139, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7 FOR A POINT OF REFERENCE; THENCE RUN NORTH 89°13'39" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7, 651.39 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°24'35" WEST, 5.40 FEET; THENCE RUN NORTH 89°51'02" WEST, 950.33 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°27'04" WEST, 649.08 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7; THENCE RUN NORTH 89°21'28" WEST ALONG SAID SOUTH LINE, 392.45 FEET TO THE WEST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7; THENCE RUN NORTH 00°27'04" EAST ALONG SAID WEST LINE, 645.71 FEET; THENCE RUN SOUTH 89°51'02" EAST, 392.46 FEET TO THE POINT OF BEGINNING.

SITE LOCATION




# PARCEL ID # 07-22-26-0004-000-02100
# SECTION 07, TOWNSHIP 22S, RANGE 26E
# 12503 E MINNEOLA STREET
# CLERMONT, FLORIDA 34711

PREPARED FOR:

## FTNK INVESTMENTS, LLC

PREPARED BY:

CULVER ENGINEERING

## PROJECT TEAM

**DEVELOPER / APPLICANT / OWNER**

**FTNK INVESTMENTS, LLC**
2437 ROCK LN
OVIEDO, FL 32765
PHONE: (407) 446-6644
EMAIL: FTARTIBI@GMAIL.COM

**CIVIL ENGINEER**

**CULVER ENGINEERING, LLC**
2064 FARNHAM DRIVE
OCOEE, FL 34761
PHONE: (407) 576-2065
EMAIL: DUSTIN@CULVERENGINEERINGLLC.COM

**SURVEYOR**

**ALTAMAX SURVEYING**
910 BELLE AVENUE, SUITE 1100
CASSELBERRY, FL 32708
PHONE: (407) 677-0200
EMAIL: WWW.ALTAMAXSURVEYING.COM

**LANDSCAPE ARCHITECT**

**30A LANDSCAPE ARCHITECT**
421 JENKS AVE. #2549
PANAMA CITY, FL 32401
PHONE: (850) 914-9006
EMAIL: ALAN@30ALANDSCAPEARCHITECT.COM

## AGENCIES

**PERMITTING AGENCY**

**CITY OF MINNEOLA**
800 N. US HIGHWAY 27
MINNEOLA, FL 34715
PHONE: (352) 394-3598

**SJRWMD**

**ST. JOHNS RIVER WATER MANAGEMENT DISTRICT**
601 S. LAKE DESTINY
MAITLAND, FL 32751
PHONE: (407) 659-4800

## UTILITY PROVIDERS

**WATER / WASTEWATER**

**CITY OF MINNEOLA**
800 N. US HIGHWAY 27
MINNEOLA, FL 34715
PHONE: (352) 394-3598

**ELECTRIC**

**SECO ELECTRIC**
850 N. HOWEY ROAD
GROVELAND, FL 34736
PHONE: (352) 429-2195

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THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DUSTIN W CULVER , P.E. ON THE DATE AND 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.

FOR REVIEW ONLY
CIVIL DISCIPLINE ONLY
CERTIFICATE OF AUTHORIZATION NUMBER 00036189

DUSTIN W CULVER LICENSE No. 84678 STATE OF FLORIDA PROFESSIONAL ENGINEER

**DUSTIN W. CULVER, P.E.**
FLORIDA REGISTRATION 84678
NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK

| | |
|---|---|
| REVISION 1: | |
| REVISION 2: | |
| REVISION 3: | |
| REVISION 4: | |
| REVISION 5: | |
| REVISION 6: | |
| REVISION 7: | |

| | |
|---|---|
| DESIGN / CHECKED: | JCL / DWC |
| DATE: | 05/12/2026 |
| PROJECT NUMBER: | 25-005 |

SHEET: **C-1.0**

THE PALMS AT MINNEOLA PRELIMINARY PLAT - CLERMONT, FLORIDA

## GENERAL NOTES:

1. GENERAL:
   A. ALL WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE LATEST STANDARDS AND SPECIFICATIONS. **STANDARDS AND SPECIFICATIONS** INCLUDE BUT ARE NOT LIMITED TO THE APPROVED PLANS AND APPROVED REVISIONS, GEOTECHNICAL REPORT(S), APPLICABLE FEDERAL, STATE AND LOCAL CODES, ORDINANCES, STANDARDS, SPECIFICATIONS AND REGULATIONS INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
      - LOCAL CITY AND/OR COUNTY
      - WATER MANAGEMENT DISTRICT: SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD), SAINT JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD), ETC.
      - FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT)
      - FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP)
      - FLORIDA BUILDING CODE AND FLORIDA ACCESSIBILITY CODE.
      - AMERICANS WITH DISABILITIES ACT (ADA), U.S. DEPARTMENT OF JUSTICE
      - MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), U.S. DEPARTMENT OF TRANSPORTATION
      - FAIR HOUSING ACT, U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)
   B. ALL STANDARDS AND SPECIFICATIONS SHALL BE OF LATEST REVISION. IN THE EVENT OF A CONFLICT BETWEEN THE REQUIREMENTS, THE MOST STRINGENT CRITERIA SHALL APPLY AS DETERMINED BY THE OWNER'S REPRESENTATIVE. IF THE MORE STRINGENT CRITERIA IS UNCLEAR, A REQUEST SHOULD BE MADE IN WRITING FOR ENGINEER'S INTERPRETATION OF THE MORE STRINGENT CRITERIA.
   C. ALL STANDARDS AND SPECIFICATIONS AS LISTED HEREIN, THE APPROVED PLANS AND APPROVED REVISIONS, THE GEOTECHNICAL REPORT(S), BOUNDARY AND TOPOGRAPHIC SURVEY(S), AND REQUIRED PERMITS ARE HEREBY INCORPORATED AS THE COMPLETE SITE CIVIL CONSTRUCTION DOCUMENTS.
   D. CONTRACTOR SHALL COMPLY WITH ALL PERMIT CONDITIONS DURING CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN COPIES OF PERMITS FOR ALL AGENCIES HAVING JURISDICTION FROM THE OWNER.

2. MATERIALS: ALL MATERIALS PROVIDED SHALL MEET THE MOST STRINGENT STANDARDS AND SPECIFICATIONS INCLUDING BUT NOT LIMITED TO CITY OR COUNTY, FDOT, UTILITY COMPANY, GEOTECHNICAL REPORT, FDEP, AND/OR AS REQUIRED BY OWNER.

3. INSTALLATION: ALL INSTALLATIONS SHALL MEET THE MOST STRINGENT STANDARDS AND SPECIFICATIONS INCLUDING BUT NOT LIMITED TO CITY OR COUNTY, FDOT, UTILITY COMPANY, GEOTECHNICAL REPORT, FDEP, AND/OR AS REQUIRED BY OWNER.

4. INSPECTIONS AND TESTING:
   A. TESTING OF MATERIALS AND INSTALLATION SHALL BE PROVIDED BY THE OWNER RETAINED TESTING COMPANY. CONTRACTOR TO COORDINATE CLOSELY WITH TESTING COMPANY AND OWNER TO ENSURE THAT ALL PROPER TESTING IS COMPLETE.
   B. CONTRACTOR IS RESPONSIBLE TO PERFORM ALL TESTING AS REQUIRED BY CITY AND/ OR COUNTY, FDOT, GEOTECHNICAL ENGINEER, UTILITY COMPANY, FDEP, AND AS REQUIRED BY OWNER AND/OR ENGINEER.
   C. TEST RESULTS SHALL BE SUPPLIED BY CONTRACTOR IN A TIMELY MANOR AND UPON REQUEST.
   D. MATERIALS TESTING RESULTS SHALL BE SUPPLIED BY CONTRACTOR IN A TIMELY MANOR AND UPON REQUEST .
   E. THE CONTRACTOR'S GEOTECHNICAL ENGINEER SHALL CERTIFY ALL SITE, UTILITY, POND BERMS, AND ROADWAY COMPACTION ALONG WITH UNDERDRAINS AND PAVEMENT HAVE BEEN CONSTRUCTED IN SUBSTANTIAL CONFORMANCE OF THE STANDARDS AND SPECIFICATIONS.

5. SHOP DRAWINGS: CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO RESPECTIVE GOVERNING AGENCIES AND CULVER ENGINEERING FOR REVIEW PRIOR TO PURCHASES AND FIELD INSTALLATION.

6. NOTIFICATIONS:
   A. PRIOR TO CONSTRUCTION: CONTRACTOR SHALL NOTIFY ENGINEER AND APPROPRIATE AGENCIES AT LEAST 3 WORKING DAYS PRIOR TO CONSTRUCTION AND SUPPLY THEM WITH THE CONTRACTOR'S NAME, STARTING DATE, PROJECTED CONSTRUCTION SCHEDULE, ALL REQUIRED SHOP DRAWINGS, AND OTHER INFORMATION AS REQUIRED. ANY WORK PERFORMED PRIOR TO NOTIFYING THE ENGINEER MAY BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
   B. RIGHT OF WAY: CONTRACTOR SHALL NOTIFY THE CITY, COUNTY, OR FDOT OFFICE 48 HOURS PRIOR TO ANY WORK WITHIN THEIR RESPECTIVE RIGHT OF WAY.

7. DISCREPANCIES:
   A. PLANS & SPECIFICATIONS: CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES FOUND BETWEEN THESE PLANS, CULVER ENGINEERING SPECIFICATIONS, CITY OR COUNTY SPECIFICATIONS, FDOT SPECIFICATIONS, ARCHITECTURAL PLANS, GEOTECHNICAL REPORT, SURVEY, AND/OR FIELD CONDITIONS PRIOR TO CONSTRUCTION.
   B. MATERIAL QUANTITIES: CONTRACTOR SHALL VERIFY THE QUANTITIES OF MATERIALS SHOWN ON PLANS PRIOR TO BIDDING. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER'S REPRESENTATIVE AND ENGINEER OF ANY DISCREPANCIES SHOWN BETWEEN THE PLAN VIEW AND CALLOUTS AND REQUEST CLARIFICATION FROM THE ENGINEER.
   C. LAYOUT: CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES FOUND BETWEEN PLAN AND/OR SURVEY MEASUREMENTS AND FIELD CONDITIONS.
   D. PLAT: CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE PLANS AND PLAT. THE CONTRACTOR SHALL VERIFY WITH THE ENGINEER THAT THE PLAT IS CORRECT PRIOR TO CONSTRUCTION.

8. BUILDING SPECIFIC INFORMATION:
   A. ARCHITECTURAL PLANS: CONTRACTOR SHALL REFER TO LATEST ARCHITECTURAL PLANS ISSUED BY ARCHITECT FOR BUILDING SPECIFIC INFORMATION (E.G. LAYOUT, ROOF DOWNSPOUT LOCATIONS, UTILITY SERVICE LOCATIONS, FOUNDATION DESIGN, ETC.).
   B. PLAN COORDINATION: CONTRACTOR SHALL COORDINATE BUILDINGS FROM ARCHITECTURAL PLANS WITH BUILDING OFFSETS AS SHOWN ON ENGINEERING PLAN TO ENSURE THAT THEY CAN BE CONSTRUCTED AS SHOWN. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.
   C. PROPOSED LOCATIONS: LOCATIONS OF THE PROPOSED BUILDING SHOWN ON THIS PLAN ARE MEANT AS A REFERENCE FOR CONSTRUCTING SITE IMPROVEMENTS. THE ACTUAL LOCATIONS AND DIMENSIONS OF PROPOSED BUILDING IMPROVEMENTS SHALL BE DETERMINED FROM THE ARCHITECTURAL PLANS AND FIELD LOCATED BY A SURVEYOR RETAINED BY THE CONTRACTOR.
   D. FOUNDATION DESIGN: CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR FOUNDATION DESIGN.

9. GEOTECHNICAL RECOMMENDATIONS:
   A. GEOTECHNICAL REPORTS: CAN BE OBTAINED FROM THE OWNER AND/OR GEOTECHNICAL ENGINEER AS LISTED ON THE PLANS. IF A REPORT IS NOT PROVIDED WITH BID PACKAGE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO ATTAIN A COPY AND VERIFY THE SPECIFICATIONS WITH THE ENGINEER.
   B. CONTRACTOR RESPONSIBILITY: CULVER ENGINEERING, LLC HAS RELIED UPON THE GEOTECHNICAL REPORT(S) IN PREPARATION OF THE PLANS AND IS NOT RESPONSIBLE FOR THE GEOTECHNICAL REQUIREMENTS OR RECOMMENDATIONS AS PROVIDED IN GEOTECHNICAL REPORT(S). THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY CONFLICT BETWEEN THE INFORMATION CONTAINED IN THE GEOTECHNICAL REPORT(S) AND THESE PLANS. CULVER ENGINEERING ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS, COMPLETENESS, OR ACCURACY OF THE GEOTECHNICAL REPORT(S). WHEN THE PLANS AND/OR SPECIFICATIONS CONTAIN THE RESULTS OF A SOILS SURVEY, THE CONTRACTOR SHALL NOT ASSUME THE INFORMATION IS A GUARANTEE OF THE DEPTH, EXTENT OR CHARACTER OF MATERIAL PRESENT. THE CONTRACTOR IS RESPONSIBLE TO MAKE A NECESSARY EXAMINATION OF THE SITE AND OF ANY MATERIAL SOURCES INDICATED ON THE PLANS TO BE INFORMED OF THE CONDITIONS UNDER WHICH CONSTRUCTION IS TO OCCUR.

10. SITE LAYOUT:
   A. DIMENSIONS SHOWN ARE MEASURED TO/FROM THE FACE OF CURB, PROPERTY LINE, PROPERTY CORNER, OR FACE OF BUILDING, UNLESS OTHERWISE NOTED ON PLANS.
   B. CONTRACTOR SHALL STAKE ALL IMPROVEMENTS USING THE DIMENSION BASELINE AND OFFSETS PROVIDED ON THE PLANS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO COMPLETELY STAKE AND CHECK ALL IMPROVEMENTS TO ENSURE ADEQUATE POSITIONING, BOTH HORIZONTAL AND VERTICAL (INCLUDING MINIMUM BUILDING SETBACKS) PRIOR TO THE INSTALLATION OF ANY IMPROVEMENTS.
   C. CONTRACTOR SHALL HAVE DESIGN SURVEYOR SET/LOCATE THE PROPERTY CORNERS AND BENCHMARKS PRIOR TO CONSTRUCTION.
   D. BUILDING LAYOUT SHALL BE PROVIDED OR VERIFIED BY SURVEYOR THAT PROVIDED THE SURVEY THE DESIGN WAS BASED ON AND/OR SURVEYOR THAT CREATED THE PLAT.
   E. CENTER LINE OF ROADWAYS SHALL BE LAID OUT OR VERIFIED/CERTIFIED BY SURVEYOR THAT CREATED THE PLAT.
   F. ALL LIGHT POLES AND STRUCTURES SHALL BE LOCATED IN FIELD BY SURVEYOR RETAINED BY CONTRACTOR.

11. FENCING: FENCING MATERIALS AND INSTALLATION SHALL BE PER FDOT SPECIFICATIONS (LATEST EDITION) AND/OR AS REQUIRED BY OWNER.

12. PAVEMENT MARKINGS:
   A. ALL PAVEMENT MARKINGS SHALL COMPLY WITH AND BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, MANUAL OF UNIFORM CONTROL TRAFFIC DEVICES, AND LOCAL CODE.
   B. ALL TRAFFIC ARROWS, STOP BARS, AND STRIPING SHALL BE THERMOPLASTIC. MATERIAL CERTIFICATION SHALL BE REQUIRED FOR ALL PAINT AND THERMOPLASTIC STATING SAID MATERIALS DO NOT CONTAIN LEAD.

13. TRAFFIC SIGNS AND EQUIPMENT:
   A. PERMANENT TRAFFIC SIGNS, THEIR SUPPORTS, ASSOCIATED HARDWARE, AND REFLECTIVE SHEETING SHALL COMPLY WITH AND BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, AND LOCAL CODE.
   B. CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF ANY TRAFFIC EQUIPMENT, INCLUDING BUT NOT LIMITED TO, FIBER, LOOP SENSORS, PULL BOXES, CONDUIT, TRAFFIC SIGNALS, AND CABINETS. ANY ITEMS DAMAGED BY THE CONTRACTOR SHALL BE RESTORED TO THEIR ORIGINAL CONDITION UNLESS OTHERWISE AGREED UPON BY THE STATE AND/OR LOCAL ENGINEER.

14. MAINTENANCE OF TRAFFIC:
   A. REFER TO THE LATEST EDITION OF THE FDOT STANDARD PLANS FOR ROAD CONSTRUCTION INDEX 102 SERIES FOR MAINTENANCE OF TRAFFIC.
   B. MAINTENANCE OF TRAFFIC SETUP SHALL BE SUPERVISED BY A CERTIFIED MAINTENANCE OF TRAFFIC INDIVIDUAL.

15. RESTORATION: ALL AREAS DISTURBED DURING CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO THEIR ORIGINAL OR BETTER CONDITIONS WHERE NO SPECIFIC IMPROVEMENTS ARE SHOWN.

## PAVING, GRADING, AND DRAINAGE NOTES:

1. SURVEY: TOPOGRAPHIC INFORMATION, BOUNDARY INFORMATION, AND VERTICAL CONTROL PROVIDED WITHIN THESE CONSTRUCTION PLANS ARE TAKEN FROM A SURVEY BY THE SURVEYOR LISTED ON THE PLANS AND CAN BE OBTAINED FROM OWNER.

2. GENERAL:
   A. THE MOST STRINGENT STANDARDS AND SPECIFICATIONS AS DEFINED ABOVE AND/OR MENTIONED HEREIN SHALL BE ADHERED TO. CONTRACTOR IS RESPONSIBLE FOR OBTAINING COPIES OF LATEST STANDARDS AND SPECIFICATIONS.
   B. CONTRACTOR SHALL RETAIN A COPY OF THE LOCAL JURISDICTIONAL, WATER MANAGEMENT DISTRICT, AND ANY OTHER RELATED PERMITS ON-SITE AT ALL TIMES AND SHALL ADHERE TO BOTH GENERAL CONDITIONS AND SPECIFIC CONDITIONS OF THE RESPECTIVE PERMITS AND APPLICATIONS.
   C. CONSTRUCTION SEQUENCE SHALL BE SUCH THAT ALL UNDERGROUND INSTALLATIONS OF EVERY KIND, INCLUDING SPRINKLERS, SHALL BE PLACED BENEATH THE PAVEMENT AND ITS EDGES AND SHALL BE TESTED OR INSPECTED PRIOR TO THE CONSTRUCTION OF THE PAVEMENT. THE PAVEMENT SHALL NOT BE CUT WITHOUT PRIOR APPROVAL OF ENGINEER AND OWNER.

## PAVING, GRADING, AND DRAINAGE NOTES (CONT.):

3. MATERIALS: ALL MATERIALS PROVIDED SHALL MEET THE STANDARDS AND SPECIFICATIONS INCLUDING BUT NOT LIMITED TO CITY OR COUNTY, FDOT, AND ANY SPECIFICATIONS IN PLANS AND GEOTECHNICAL REPORT.

4. INSTALLATION: ALL INSTALLATIONS SHALL MEET THE STANDARDS AND SPECIFICATIONS INCLUDING BUT NOT LIMITED TO CITY OR COUNTY, FDOT, AND ANY SPECIFICATIONS IN PLANS AND GEOTECHNICAL REPORT.

5. INSPECTIONS AND TESTING:
   A. TESTING OF MATERIALS AND INSTALLATION SHALL BE PROVIDED BY THE OWNER RETAINED TESTING COMPANY UNLESS OTHERWISE AGREED UPON BY OWNER. CONTRACTOR TO COORDINATE CLOSELY WITH TESTING COMPANY AND OWNER TO ENSURE THAT ALL PROPER TESTING IS COMPLETED.
   B. ALL GRADING SHALL BE INSPECTED AND TESTED BY OR UNDER THE DIRECTION OF A QUALIFIED GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ENGINEER SHALL INSPECT AND TEST THE EXCAVATION, PLACEMENT, AND COMPACTION OF FILLS AND SHALL INSPECT AND TEST THE BACKFILLING AND COMPACTION OF TRENCHES. THE GEOTECHNICAL ENGINEER SHALL PROVIDE A REPORT OF TESTING AND STATE THAT OBSERVATIONS AND TESTS WERE MADE BY HIM/HER OR UNDER HIS/HER SUPERVISION; THAT, IN THE GEOTECHNICAL ENGINEER'S OPINION, ALL EMBANKMENTS AND EXCAVATIONS WERE CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL ASPECTS OF ALL STANDARDS AND SPECIFICATION AND THAT ALL EMBANKMENTS AND EXCAVATIONS ARE ACCEPTABLE FOR THEIR INTENDED USE.
   C. CONTRACTOR IS RESPONSIBLE TO PERFORM ALL TESTING AS REQUIRED BY CITY AND/OR COUNTY, FDOT, GEOTECHNICAL ENGINEER, AND AS REQUIRED BY OWNER.
   D. TEST RESULTS SHALL BE SUPPLIED BY CONTRACTOR IN A TIMELY MANOR AND UPON REQUEST.
   E. MATERIALS TESTING RESULTS SHALL BE SUPPLIED BY CONTRACTOR IN A TIMELY MANOR AND UPON REQUEST.
   F. BASE TO BE INSPECTED PRIOR TO ASPHALT INSTALLATION. ENGINEER TO BE NOTIFIED 72 HOURS IN ADVANCE.
   G. CONCRETE FORMWORK TO BE INSPECTED PRIOR TO CONCRETE INSTALLATION. ENGINEER TO BE NOTIFIED 72 HOURS IN ADVANCE.
   H. CONTRACTOR TO PROVIDE GEOTECHNICAL TESTING AFTER CONSTRUCTION TO VERIFY SOIL CONDITIONS. NUMBER OF LOCATIONS SHOULD BE THE GREATER OF 50' GRID, 3 LOCATIONS, OR BASED ON DESIGN GEOTECHNICAL ENGINEER RECOMMENDATIONS. CONTRACTOR TO ADHERE TO ANY REMEDIATION REQUIREMENTS IF NECESSARY.
   I. CONTRACTOR'S GEOTECHNICAL ENGINEER SHALL CERTIFY THAT THE POND BERMS HAVE BEEN CONSTRUCTED PER THE RECOMMENDATIONS OF THE DESIGN GEOTECHNICAL ENGINEER AND CIVIL ENGINEER OF RECORD.
   J. CONTRACTOR SHALL RETAIN DESIGN GEOTECHNICAL ENGINEER TO PROVIDE GEOTECHNICAL CERTIFICATION THAT THE RETENTION BASINS (INCLUDING UNDERGROUND SYSTEMS) RECOVER AS PERMITTED/DESIGNED. CONTRACTOR'S GEOTECHNICAL ENGINEER SHALL PERFORM PERMEABILITY TESTING AND BORINGS WITHIN DRY RETENTION/DETENTION BASINS (INCLUDING UNDERGROUND SYSTEMS) AS REQUIRED FOR DESIGN GEOTECHNICAL ENGINEER TO CERTIFY. THIS GEOTECHNICAL CERTIFICATION IS REQUIRED PRIOR TO CIVIL ENGINEER CERTIFICATION THAT THE SITE IS SUBSTANTIALLY COMPLETE. THE CONTRACTOR'S GEOTECHNICAL ENGINEER SHALL PERFORM BORINGS AND PERMEABILITY TESTS AS NECESSARY AND SHALL BE PROVIDED TO ENGINEER OF RECORD.

6. SHOP DRAWINGS: CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO RESPECTIVE GOVERNING AGENCIES AND CULVER ENGINEERING FOR REVIEW PRIOR TO PURCHASES AND FIELD INSTALLATION.

7. COMPACTION: CONTRACTOR TO ADHERE TO THE STANDARDS AND SPECIFICATIONS INCLUDING BUT NOT LIMITED TO LOCAL CODE REQUIREMENTS, AND GEOTECHNICAL REPORT FOR COMPACTION REQUIREMENTS.

8. EARTHWORK
   A. GENERAL: IN THE CASE OF CONFLICTS, THE REQUIREMENTS OF THE EARTHWORK SPECIFICATIONS PREPARED FOR THE PROJECT BY THE GEOTECHNICAL ENGINEER SHALL GOVERN THE REQUIREMENTS OF THIS PLAN AND THESE NOTES. PLANS SHALL BE REVISED ACCORDINGLY.
   B. EARTHWORK QUANTITIES: UNLESS DIRECTED OTHERWISE BY OWNER OR OWNER'S REPRESENTATIVE, CONTRACTOR SHALL PERFORM INVESTIGATIONS AND CALCULATIONS AS NECESSARY TO CONFIRM THE EARTHWORK QUANTITIES. THERE IS NO IMPLICATION THAT EARTHWORK BALANCES. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY IMPORT FILL NEEDED OR FOR REMOVAL AND DISPOSAL OF ANY EXCESS MATERIALS.
   C. FILL PREPARATION: ALL AREAS TO BE FILLED SHALL BE PREPARED PRIOR TO FILLING, AND FILL SHALL BE PLACED IN ACCORDANCE WITH STANDARD SPECIFICATIONS AND THE RECOMMENDATIONS AND SPECIFICATIONS CONTAINED IN THE GEOTECHNICAL REPORT. ALL VEGETATIVE MATTER AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED BY CONTRACTOR FROM THE SURFACE UPON WHICH THE FILL IS TO BE PLACED. LOOSE FILL AND ALLUVIAL SOILS SHALL BE REMOVED TO SUITABLE, FIRM NATURAL GROUND. THE EXPOSED SOILS SHALL BE SCARIFIED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND THEN COMPACTED TO A MINIMUM OF 90% OF ASTM-D1557. CONTRACTOR SHALL PLACE, SPREAD, WATER, AND COMPACT THE FILL IN STRICT ACCORDANCE WITH THE SPECIFICATIONS.
   D. FILL MATERIAL: ALL FILL MATERIALS SHALL BE FREE OF MUCK, STUMPS, ROOTS, BRUSH, VEGETATIVE MATTER, RUBBISH, OR OTHER UNSUITABLE MATTER. TOP LAYER WITHIN 2 FEET OF FINISH GRADE SHALL BE SANDY SOILS (SW OR SP), FREE OF SILT AND CLAY. ADDITIONALLY, ALL FILL MATERIAL SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS CONTAINED IN THE GEOTECHNICAL REPORT.
   E. COMPACTION: EXISTING GROUND AND IMPORT FILL SHALL BE COMPACTED PER THE MOST STRINGENT OF THE PLANS, LOCAL CODE REQUIREMENTS, AND GEOTECHNICAL REPORT. FOR USE OF ON SITE SOILS, REFER TO GEOTECHNICAL REPORT PROVIDED BY GEOTECHNICAL ENGINEER INDICATED ON COVER SHEET.
   F. TRENCH SOILS: ALL ORGANIC SOILS BELOW UTILITY TRENCHES SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL AND COMPACTED TO NO LESS THAN 98% OF THE MODIFIED PROCTOR MAXIMUM DENSITY (AASHTO T-180).

9. GRADING:
   A. EXISTING GRADES: CONTRACTOR SHALL VERIFY ALL EXISTING GRADES ON SITE BEFORE BEGINNING WORK. ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY MAJOR DIFFERENCES BETWEEN CONTRACTOR'S DATA AND DRAWINGS.
   B. PROPOSED GRADING INTENT: GRADING SHOWN ON THESE PLANS IS PROVIDED TO CONTRACTOR TO EXPRESS THE GENERAL GRADING INTENT OF THE PROJECT. CONTRACTOR SHALL GRADE THE ENTIRE SITE TO PROVIDE POSITIVE DRAINAGE IN ALL AREAS TO PREVENT PONDING OF WATER, SHALL CONTROL SURFACE WATER TO AVOID DAMAGE TO ADJOINING PROPERTIES OR TO FINISHED WORK ON THE SITE, AND SHALL TAKE REMEDIAL MEASURES TO PREVENT EROSION OF FRESHLY GRADED AREAS UNTIL SUCH TIME AS PERMANENT DRAINAGE AND EROSION CONTROL MEASURES HAVE BEEN INSTALLED. SMOOTH TRANSITIONS SHALL BE PROVIDED BETWEEN CONTOURS OR SPOT ELEVATIONS AS SHOWN ON THE PLANS. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER PRIOR TO DEMOBILIZATION OF GRADING EQUIPMENT TO DETERMINE THAT THE GRADING INTENT HAS BEEN ACHIEVED.
   C. PAVEMENT GRADING: CONTRACTOR SHALL CONSTRUCT PAVEMENT TO THE SPOT GRADES SHOWN. IN ADDITION, ALL GRADE LINES AND H.P. AND L.P. LINES SHALL BE CONSTRUCTED AS SHOWN ON THE PLAN. FINAL ELEVATIONS MUST FALL WITHIN 0.25" OF THE PROPOSED SPOT GRADES AND LINES. ALL PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDOT SPECIFICATIONS (LATEST EDITION).
   D. PAVEMENT SPOTS: SPOT ELEVATIONS ARE SHOWN AT THE EDGE OF PAVEMENT EXCEPT WHEN CALLED OUT AS TOP OF CURB (TC).
   E. BUILDING TIE-IN: AT ALL BUILDING ENTRANCES OR DRIVE-THRUS, CONTRACTOR SHALL MATCH EXISTING ELEVATIONS WITH THE SURFACE COURSE.
   F. FINISH FLOOR ELEVATIONS (FFE) ARE MINIMUMS. CONTRACTOR SHALL GRADE LOT PER SPECIFIC FLOOR PLAN REQUIREMENTS WITH MINIMUM 1% POSITIVE SLOPE AWAY FROM BUILDING. ACTUAL FINISH FLOOR ELEVATIONS MAY BE HIGHER IF NECESSARY BUT SHALL BE VERIFIED AND APPROVED BY ENGINEER.
   G. SIDEWALKS ADJACENT TO BUILDING ARE TO BE BELOW FINISH FLOOR ELEVATIONS (FFE) UNLESS OTHERWISE STATED ON PLANS. FOR SIDEWALKS ABOVE FFE, BUILDING TO HAVE PROPER WATER SEALING. REFER TO ARCHITECT FOR WATER SEALING DETAILS. FOR DISCREPANCIES, CONTRACTOR TO COORDINATE WITH CIVIL ENGINEER AND ARCHITECT PRIOR TO CONSTRUCTION.
   H. THRESHOLDS SHALL BE HIGHER THAN SIDEWALKS, BUT SHALL BE 1/4 INCH HIGH MAXIMUM OR, IF BEVELED, 1/2 INCH HIGH MAXIMUM PER FLORIDA ACCESSIBILITY CODE (OR LESS IF ANOTHER APPLICABLE CODE IS MORE STRINGENT). CHANGES IN ELEVATION SHALL COMPLY WITH FLORIDA ACCESSIBILITY CODE. SIDEWALKS SHALL SLOPE AWAY FROM ALL BUILDINGS. FOR DISCREPANCIES, CONTRACTOR TO COORDINATE WITH CIVIL ENGINEER AND ARCHITECT PRIOR TO CONSTRUCTION.
   I. SLOPES: SLOPES AND TRANSITIONS OF CONCRETE SIDEWALK, RAMP TAPERS, AND VEHICULAR USE AREAS SHALL NOT BE ANY STEEPER THAN 2D:1 (5%) UNLESS OTHERWISE NOTED ON PLANS. ALL PEDESTRIAN USE AREAS TO MEET ADA SPECIFICATIONS, FLORIDA ACCESSIBILITY CODE, AND SHALL NOT HAVE A CROSS SLOPE STEEPER THAN 2%.
   J. HANDICAP PARKING SPACES: SLOPES AND TRANSITIONS IN HANDICAP PARKING SPACES SHALL MEET ALL REQUIREMENTS OF ADA SPECIFICATION AND FLORIDA ACCESSIBILITY CODE. IN THE EVENT OF A CONFLICT BETWEEN CODE AND PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER FOR CLARIFICATION.

10. PAVEMENT:
   A. SHOULDERS: PAVED SHOULDERS SHALL BE SAW CUT AND REMOVED PRIOR TO CONSTRUCTION.
   B. SAW CUT: CONTRACTOR SHALL SAW CUT THE EXISTING ASPHALT PAVING WHERE PROPOSED PARKING ISLANDS ARE LOCATED AND AT PARKING AREA PERIMETERS. PARKING AREAS AND TRAVEL WAYS SHALL BE OVERLAID WITH A SURFACE COURSE. POSITIVE DRAINAGE MAY REQUIRE ADDITIONAL ASPHALT.
   C. PAVEMENT MIX: PAVEMENT MIX AND COMPONENTS SHALL MEET MOST STRINGENT REQUIREMENT OF FDOT, GEOTECHNICAL ENGINEER, AND CIVIL ENGINEER. MIX DESIGN SHALL BE SUBMITTED TO ENGINEER PRIOR TO INSTALLATION. WATER SHALL NOT BE ADDED TO CONCRETE MIX IN FIELD UNLESS APPROVED BY ENGINEER.
   D. ASPHALT BINDER: UNLESS OTHERWISE SPECIFIED IN PLANS THE FOLLOWING SHALL APPLY. ASPHALT BINDER FOR STANDARD DUTY PAVEMENT SHALL BE A MINIMUM OF PG 67-22. ASPHALT BINDER FOR HEAVY DUTY PAVEMENT SHALL BE A MINIMUM OF PG 76-22.
   E. EXISTING PAVEMENT TIE-IN: CONTRACTOR SHALL TRIM, TACK, AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
   F. TACK COAT: CONTRACTOR SHALL APPLY TACK COATS BETWEEN ALL LAYERS OF ASPHALTIC CONCRETE COURSES. TACK COAT SHALL MEET THE LATEST EDITIONS OF THE CITY OR COUNTY AND FDOT SPECIFICATIONS.
   G. EXISTING PAVEMENT MARKINGS: CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EXISTING PAVEMENT MARKINGS WHICH ARE IN CONFLICT WITH THIS PROPOSED PLAN.
   H. ROADWAY: CONSTRUCTION OF THE ROADWAY SHALL BE IN ACCORDANCE WITH THE PAVEMENT SECTION INCLUDED IN THESE PLANS, LOCAL CODE, FDOT, AND THE GEOTECHNICAL REPORT. ANY CONFLICTS BETWEEN THE PAVEMENT SECTION SHOWN WITHIN THESE PLANS AND THE GEOTECHNICAL REPORT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONTRACT BID. SUBGRADE PREPARATION AND PAVEMENT INSTALLATION SHALL CONFORM TO FDOT STANDARDS (LATEST EDITION) AND GEOTECHNICAL REPORT RECOMMENDATIONS.
   I. PAVEMENT LIFTS: PAVEMENT LIFT THICKNESS SHALL MEET FDOT SPECIFICATIONS. SUBDIVISION ROADS SHALL BE INSTALLED IN A MINIMUM OF 2 LIFTS WITH THE FINAL LIFT AFTER FINAL HOME CONSTRUCTION UNLESS OTHERWISE APPROVED BY OWNER OR ENGINEER.
   J. SUBGRADE STABILIZATION: SHALL BE PER GEOTECHNICAL REPORT AND MEET FDOT SPECIFICATIONS (LATEST EDITION).
   K. PAVEMENT REMOVAL AND REPLACEMENT: SHALL BE PER CITY OR COUNTY AND FDOT SPECIFICATIONS (LATEST EDITION).

11. WALLS: CONTRACTOR SHALL PROVIDE STRUCTURAL DESIGN CERTIFIED BY A STRUCTURAL ENGINEER FOR RETAINING WALLS AND SCREEN WALLS, PROVIDE SHOP DRAWINGS, AND ATTAIN APPROVAL THROUGH THE LOCAL BUILDING DEPARTMENT.

12. EROSION CONTROL: SEE SEPARATE NOTES AND PLAN. CONTRACTOR SHALL PROVIDE AND IMPLEMENT A STORM WATER POLLUTION PREVENTION PLAN IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FDEP, CITY OR COUNTY, AND FDOT REQUIREMENTS.

13. STORM SEWER SYSTEM:
   A. ALL RELATED ITEMS REQUIRED FOR THE CONSTRUCTION OF THE STORM SEWER (OUTFALL PROTECTION, POLLUTION CONTROL, ETC.) SHALL BE IN ACCORDANCE WITH DETAILS SHOWN ON THE CONSTRUCTION PLANS, FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS (LATEST EDITION), AND FDOT STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION (LATEST EDITION).
   B. CONTRACTOR SHALL PROTECT ALL EXISTING STORM SEWER SYSTEMS FROM DAMAGE BY SEDIMENT OR OTHER CONSTRUCTION RELATED CAUSES. SEE EROSION CONTROL NOTES AND PLAN.
   C. STORM CLEAN OUTS LOCATED IN PAVEMENT SHALL BE TRAFFIC BEARING.
   D. STORM AND UTILITY STRUCTURES SHOWN WITHIN PAVED AREAS SHALL HAVE TRAFFIC BEARING STEEL GRATES.
   E. CULVERTS AND STORM PIPES SHALL MEET FDOT AND LOCAL JURISDICTIONAL SPECIFICATIONS AND REQUIREMENTS PROVIDED BY MANUFACTURER. ALL PIPES SHALL BE REINFORCED CONCRETE PIPE (RCP), MINIMUM CLASS III WITH A MAX MANNINGS COEFFICIENT OF 0.012 UNLESS OTHERWISE SPECIFIED ON PLANS
   F. STORM PIPE JOINTS SHALL BE WRAPPED WITH FDOT APPROVED FILTER FABRIC.

## PAVING, GRADING, AND DRAINAGE NOTES (CONT.):

14. STORMWATER RETENTION PONDS
   A. CARE SHOULD BE TAKEN WHEN EXCAVATING AND CONSTRUCTING RETENTION PONDS TO AVOID OVERLY COMPACTING POND BOTTOM.
   B. SOD SHALL NOT BE PLACED ON RETENTION POND BOTTOMS. IF LANDSCAPE PLAN INDICATES OTHERWISE, CONTRACTOR SHALL VERIFY THE SPECIFICATION WITH THE ENGINEER.
   C. RETENTION PONDS SHALL NOT BE UTILIZED AS A SEDIMENT BASIN FOR DEWATERING ACTIVITIES. IF DEWATERING ON SITE IS REQUIRED, A TEMPORARY SEDIMENT BASIN SHALL BE CONSTRUCTED OUTSIDE OF RETENTION POND AREA, IN ACCORDANCE WITH FDEP REQUIREMENTS.
   D. RETENTION PONDS SHALL BE PROTECTED FROM STORMWATER RUNOFF DURING CONSTRUCTION. PONDS SHALL BE OPENED TO STORMWATER R

## UTILITY NOTES (CONT.):

23. DEWATERING:
   A. CONTRACTOR SHALL INCLUDE DEWATERING AS NECESSARY IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND LOCAL TECHNICAL SPECIFICATIONS.
   B. CONTRACTOR IS RESPONSIBLE TO COORDINATE DEWATERING WITH OTHER SITE ACTIVITIES.
   C. CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY FOR DEWATERING.
   D. CONTRACTOR IS RESPONSIBLE TO ADHERE TO ALL CITY OR COUNTY, FDEP, FDOT, AND ALL OTHER APPLICABLE ENVIRONMENTAL REGULATIONS.
   E. CONTRACTOR SHOULD NOTIFY ENGINEER PRIOR TO ANY DEWATERING THAT RESULTS IN OFF-SITE RUNOFF.

24. CONCRETE (DRAINAGE & UTILITY) STRUCTURES:
   A. STRUCTURES SHALL BE CONSTRUCTED PER UTILITY COMPANY AND FDOT SPECIFICATIONS (LATEST EDITION).
   B. GROUTING OF STRUCTURES SHALL BE PER UTILITY COMPANY AND FDOT SPECIFICATIONS (LATEST EDITION).
   C. STORM AND UTILITY STRUCTURES SHALL HAVE TRAFFIC BEARING STEEL GRATES UNLESS OTHERWISE NOTED.

27. RELOCATIONS: CONTRACTOR SHALL VERIFY THE SUITABILITY OF REUSE OF ANY AND ALL OBJECTS CALLED OUT TO BE RELOCATED. IF AN OBJECT IS NOT SUITABLE FOR RELOCATION, CONTRACTOR TO NOTIFY ENGINEER OF RECORD AND OWNER PRIOR TO CONSTRUCTION.

28. WATER LINE CONSTRUCTION FDEP PERMIT NOTES:
   A. ALL PIPE, PIPE FITTINGS, PIPE JOINT PACKING AND JOINTING MATERIALS, VALVES, FIRE HYDRANTS, AND METERS INSTALLED UNDER THIS PROJECT WILL CONFORM TO APPLICABLE AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS.
   B. ALL WATER SYSTEM COMPONENTS THAT WILL BE INSTALLED UNDER THIS PROJECT AND THAT WILL COME INTO CONTACT WITH DRINKING WATER WILL CONFORM TO NSF INTERNATIONAL STANDARD 61 AS ADOPTED IN RULE 62-555.335, F.A.C. OR OTHER APPLICABLE STANDARDS, REGULATIONS, OR REQUIREMENTS REFERENCED IN PARAGRAPH 62-555.320(3)(b), F.A.C.
   C. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL CONTAIN NO MORE THAN 8.0% LEAD, AND ANY SOLDER OR FLUX USED IN THIS PROJECT WILL CONTAIN NO MORE THAN 0.2% LEAD.
   D. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(B)3, F.A.C., USING BLUE AS A PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE WILL BE SOLID-WALL BLUE PIPE, WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.)
   E. NEW OR ALTERED FIRE HYDRANT LEADS INCLUDED IN THIS PROJECT WILL HAVE AN INSIDE DIAMETER OF AT LEAST SIX INCHES AND WILL INCLUDE AN AUXILIARY VALVE.
   F. ALL FIRE HYDRANTS THAT WILL BE INSTALLED UNDER THIS PROJECT AND THAT WILL HAVE UNPLUGGED, UNDERGROUND DRAINS WILL BE LOCATED AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., OR VACUUM-TYPE SANITARY SEWER; AT LEAST SIX FEET FROM ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-10, F.A.C.; AND AT LEAST TEN FEET FROM ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM."
   G. AT HIGH POINTS WHERE AIR CAN ACCUMULATE IN NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT, PROVISIONS WILL BE MADE TO REMOVE THE AIR BY MEANS OF AIR RELIEF VALVES, AND AUTOMATIC AIR RELIEF VALVES WILL NOT BE USED IN SITUATIONS WHERE FLOODING OF THE VALVE MANHOLE OR CHAMBER MAY OCCUR.
   H. THE OPEN END OF THE AIR RELIEF PIPE FROM ALL AUTOMATIC AIR RELIEF VALVES INSTALLED UNDER THIS PROJECT WILL BE EXTENDED TO AT LEAST ONE FOOT ABOVE GRADE AND WILL BE PROVIDED WITH A SCREENED, DOWNWARD-FACING ELBOW.
   I. NEW OR ALTERED CHAMBERS, PITS, OR MANHOLES THAT CONTAIN VALVES, BLOW-OFFS, METERS, OR OTHER SUCH WATER DISTRIBUTION SYSTEM APPURTENANCES AND THAT ARE INCLUDED IN THIS PROJECT WILL NOT BE CONNECTED DIRECTLY TO ANY SANITARY OR STORM SEWER, AND BLOW-OFFS OR AIR RELIEF VALVES INSTALLED UNDER THIS PROJECT WILL NOT BE CONNECTED DIRECTLY TO ANY SANITARY OR STORM SEWER.
   J. NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT WILL BE INSTALLED IN ACCORDANCE WITH APPLICABLE AWWA STANDARDS OR IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDED PROCEDURES.
   K. A CONTINUOUS AND UNIFORM BEDDING WILL BE PROVIDED IN TRENCHES FOR UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT; BACKFILL MATERIAL WILL BE TAMPED IN LAYERS AROUND UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT AND TO A SUFFICIENT HEIGHT ABOVE THE PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE; AND UNSUITABLY SIZED STONES (AS DESCRIBED IN APPLICABLE AWWA STANDARDS OR MANUFACTURERS' RECOMMENDED INSTALLATION PROCEDURES) FOUND IN TRENCHES WILL BE REMOVED FOR A DEPTH OF AT LEAST SIX INCHES BELOW THE BOTTOM OF UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT.
   L. ALL WATER MAIN TEES, BENDS, PLUGS, AND HYDRANTS INSTALLED UNDER THIS PROJECT WILL BE PROVIDED WITH THRUST BLOCKS OR RESTRAINED JOINTS TO PREVENT MOVEMENT.
   M. NEW OR ALTERED WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL BE CONSTRUCTED OF ASBESTOS-CEMENT OR POLYVINYL CHLORIDE PIPE WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C603 OR C605, RESPECTIVELY, AS INCORPORATED INTO RULE 62-555.330, F.A.C., AND ALL OTHER NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C600 AS INCORPORATED INTO RULE 62-555.330.
   N. NEW OR ALTERED WATER MAINS, INCLUDING FIRE HYDRANT LEADS AND INCLUDING SERVICE LINES THAT WILL BE UNDER THE CONTROL OF A PUBLIC WATER SYSTEM AND THAT HAVE AN INSIDE DIAMETER OF THREE INCHES OR GREATER, WILL BE DISINFECTED AND BACTERIOLOGICALLY EVALUATED IN ACCORDANCE WITH RULE 62-555.340, F.A.C.
   O. NEW OR ALTERED WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL BE INSTALLED IN AREAS WHERE THERE ARE KNOWN AGGRESSIVE SOIL CONDITIONS WILL BE PROTECTED THROUGH USE OF CORROSION-RESISTANT WATER MAIN MATERIALS, THROUGH ENCASEMENT OF THE WATER MAINS IN POLYETHYLENE, OR THROUGH PROVISION OF CATHODIC PROTECTION.
   P. NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT WILL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER (OR A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER IF THE BOTTOM OF THE WATER MAIN WILL BE LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER); A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AND A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM."
   Q. NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE; AND NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE.
   R. AT THE UTILITY CROSSINGS DESCRIBED IN PART II.C.1.W ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
   S. NEW OR ALTERED WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ABOVE SURFACE WATER WILL BE ADEQUATELY SUPPORTED AND ANCHORED, PROTECTED FROM DAMAGE AND FREEZING, AND ACCESSIBLE FOR REPAIR OR REPLACEMENT.
   T. NEW OR ALTERED WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS UNDER SURFACE WATER WILL HAVE A MINIMUM COVER OF TWO FEET.
   U. NEW OR ALTERED WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS UNDER SURFACE WATER COURSES GREATER THAN 15 FEET IN WIDTH WILL HAVE FLEXIBLE OR RESTRAINED, WATERTIGHT PIPE JOINTS AND WILL INCLUDE VALVES AT BOTH ENDS OF THE WATER CROSSING SO THE UNDERWATER MAIN CAN BE ISOLATED FOR TESTING AND REPAIR; THE AFOREMENTIONED ISOLATION VALVES WILL BE EASILY ACCESSIBLE AND WILL NOT BE SUBJECT TO FLOODING; THE ISOLATION VALVE CLOSEST TO THE WATER SUPPLY SOURCE WILL BE IN A MANHOLE; AND PERMANENT TAPS WILL BE PROVIDED ON EACH SIDE OF THE ISOLATION VALVE WITHIN THE MANHOLE TO ALLOW FOR INSERTION OF A SMALL METER TO DETERMINE LEAKAGE FROM THE UNDERWATER MAIN AND TO ALLOW FOR SAMPLING OF WATER FROM THE UNDERWATER MAIN.

## REVISION NOTES:

REVISION CLOUDS PROVIDED TO ASSIST THE CONTRACTOR. ONLY THE LATEST REVISION IS SHOWN. OTHER PLAN CHANGES MAY BE NECESSARY AS A RESULT OF THIS REVISION WHICH MAY NOT BE CLOUDED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW THIS PLAN SET IN ITS ENTIRETY TO ENSURE ALL PLAN CHANGES ARE ACCOUNTED FOR, INCLUDING PREVIOUS REVISIONS AND CHANGES TO OTHER PLAN SHEETS AS A RESULT OF THE REVISIONS SHOWN (EX. SCREENED IMAGES AT PIPES, ETC.).

## UTILITY LOCATIONS:

THE CONTRACTOR SHALL NOTIFY SUNSHINE LOCATORS FORTY-EIGHT (48) HOURS PRIOR TO BEGINNING CONSTRUCTION AT 811 OR 1-800-432-4770, MONDAY THROUGH FRIDAY 7:00 A.M. TO 4:30 P.M. CHAPTER 553 - 851 OF THE FLORIDA STATUTES REQUIRES THAT AN EXCAVATOR NOTIFY ALL GAS UTILITIES A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO EXCAVATING. THE DRAWINGS SHOW ONLY THE APPROXIMATE LOCATION OF GAS MAINS (IF ANY) AND DO NOT SHOW SERVICE LINES.




## AS-BUILT SURVEY:

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR TO OBTAIN A COPY OF MINIMUM REQUIREMENTS FOR AS-BUILT SURVEY/RECORD DRAWING ACCEPTANCE FROM THE AGENCY HAVING JURISDICTION (AHJ) SUCH AS CITY AND/OR COUNTY, WATER MANAGEMENT DISTRICT, FDOT, FDEP, AND UTILITY SERVICE PROVIDER(S), . CONTRACTOR TO BE FAMILIAR WITH THESE REQUIREMENTS AND PRODUCE AS-BUILT SURVEY THAT SUBSTANTIALLY COMPLIES OR EXCEEDS THESE REQUIREMENTS INCLUDING ANY REQUIRED ELECTRONIC DATA SUBMITTAL.

2. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL FURNISH THE ENGINEER WITH COMPLETE AS-BUILT SURVEY CERTIFIED BY A REGISTERED LAND SURVEYOR. CONTRACTOR MAY FURNISH PARTIAL AS-BUILT DRAWINGS FOR VARIOUS PURPOSES (SUCH AS FDEP CLEARANCES). HOWEVER, A COMPLETE AS-BUILT SURVEY SHALL BE PROVIDED UPON COMPLETION OF CONSTRUCTION. NO ENGINEER'S CERTIFICATION FOR CERTIFICATE OF OCCUPANCY PURPOSES WILL BE MADE UNTIL A COMPLETE AS-BUILT SURVEY IS RECEIVED AND APPROVED BY THE ENGINEER.

3. MINIMUM REQUIREMENTS, IN ADDITION TO THE REQUIREMENTS LISTED ELSEWHERE, AT A MINIMUM THE AS-BUILT SURVEY SHALL INCLUDE SUFFICIENT AS-BUILT INFORMATION TO CONVEY THAT THE CONSTRUCTION HAS BEEN COMPLETE WITHIN ACCEPTABLE TOLERANCES TO THE APPROVED DESIGN AND SHALL INCLUDE BUT IS NOT LIMITED TO THE FOLLOWING:

   A. GRADING AND DRAINAGE
      i. ELEVATIONS AT ALL PROPOSED SPOT ELEVATIONS, DITCHES/SWALES, BERMS, TOP OF BANKS, TOE OF SLOPES, GRADE BREAKS LOCATIONS, AND PONDS.
      ii. LOCATIONS AND SIZE OF STORM PIPE, UNDER DRAINS, STORM STRUCTURE LOCATIONS, AND ANY OTHER STORM/DRAINAGE FACILITIES.
      iii. TOP ELEVATION OF EACH MANHOLE FRAME AND COVER/GRATE ALONG WITH ALL OTHER DRAINAGE STRUCTURES (OUTFALL/CONTROL STRUCTURE, WEIRS, HEADWALLS, ETC.).
      iv. ELEVATIONS OF ALL COMPONENTS OF OUTFALL/CONTROL STRUCTURES INCLUDING INVERTS, WEIRS, SKIMMERS, ETC.
      v. INVERT OF EACH LINE ENTERING AND LEAVING EACH STORM STRUCTURES INCLUDING UNDERDRAIN PIPES.
      vi. INVERTS OF MITERED END SECTIONS AND HEADWALLS.
      vii. STUB-OUT LOCATIONS WITH TWO HORIZONTAL TIES FROM PERMANENT VISIBLE OBJECTS AND INVERT ELEVATIONS.
      viii. MATERIAL TYPES THAT VARY FROM PLAN AND/OR STANDARDS AND SPECIFICATIONS. IF ALTERNATES WERE ALLOWED, THE SELECTED MATERIAL TYPE SHOULD BE SHOWN.

   B. SANITARY SEWER
      i. LOCATIONS OF SANITARY MAINS (GRAVITY AND FORCE MAINS), SANITARY LATERALS, SANITARY STRUCTURES, SANITARY SERVICE LATERALS, SANITARY CLEAN-OUTS, AND ANY OTHER SANITARY FACILITIES AND FITTINGS. ANY OBJECTS NOT VISIBLE FROM THE SURFACE (SUCH AS FITTINGS, ETC.) SHALL INCLUDE TWO HORIZONTAL TIES FROM PERMANENT VISIBLE OBJECTS.
      ii. STUB-OUT AND SERVICE WYE LOCATIONS WITH TWO HORIZONTAL TIES FROM PERMANENT VISIBLE OBJECTS AND INVERT ELEVATIONS. ADDITIONALLY, THE DEPTH OF STUB-OUTS AND SERVICE WYES AND DISTANCE FROM MAIN LINE.
      iii. TOP ELEVATION OF EACH MANHOLE FRAME AND COVER AND CLEANOUTS.
      iv. INVERT OF EACH LINE ENTERING AND LEAVING EACH MANHOLE/STRUCTURE.
      v. SIZE, SLOPE, AND LENGTH OF EACH RUN OF MAIN BETWEEN MANHOLES (CENTER TO CENTER).
      vi. MATERIAL TYPES THAT VARY FROM PLAN AND/OR STANDARD AND SPECIFICATIONS. IF ALTERNATES WERE ALLOWED, THE SELECTED MATERIAL TYPE SHOULD BE SHOWN.

   C. WATER, REUSE/RECLAIM, AND FORCE MAINS
      i. LOCATIONS OF ALL PIPES, INCLUDING MAINS AND SERVICES, VALVES, FIRE APPARATUS, AND FITTINGS.
      ii. LENGTH OF PIPES BETWEEN BRANCHES AND VALVES.
      iii. DEPTH & SIZE OF LINES AT ALL VALVES, FITTINGS AND FIRE APPARATUS.
      iv. CLEARANCES FROM OTHER UTILITIES AT ALL CROSSINGS FROM OUTSIDE OF PIPE. AS-BUILTS SURVEY SHALL CLEARLY INDICATE COMPLIANCE WITH MINIMUM SEPARATION DISTANCES.
      v. MATERIAL TYPES THAT VARY FROM PLAN AND/OR STANDARD AND SPECIFICATIONS. IF ALTERNATES WERE ALLOWED, THE SELECTED MATERIAL TYPE SHOULD BE SHOWN.

   D. OTHER IMPROVEMENTS
      i. LOCATIONS OF ALL STRUCTURES, DITCHES, BERMS, BUILDING(S), SIDEWALK, CURB, GUTTERS, PAVEMENT, AND SIGNS.

4. THE ENGINEER RESERVES THE RIGHT TO REQUIRE THE CONTRACTOR TO UNCOVER, RETEST, AND OR PERFORM ANY ACTION NECESSARY TO ENSURE THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.

CIVIL DISCIPLINE ONLY
CERTIFICATE OF AUTHORIZATION NUMBER 00036189

DUSTIN W. CULVER LICENSE No. 84678 STATE OF FLORIDA PROFESSIONAL ENGINEER

**DUSTIN W. CULVER, P.E.**
FLORIDA REGISTRATION 84678
NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK

CULVER ENGINEERING

PREPARED FOR:
**FTNK INVESTMENTS, LLC**

| ISSUE DATE: | 05/12/2026 |
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| REVISION 1: | |
| REVISION 2: | |
| REVISION 3: | |
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| REVISION 5: | |
| REVISION 6: | |

# GENERAL NOTES

# THE PALMS AT MINNEOLA
# PRELIMINARY PLAT

| | |
|---|---|
| DESIGN: | JCL |
| CHECKED: | DWC |
| PROJECT NUMBER: | 25-005 |

SHEET:
**GN-1.1**

## EROSION CONTROL:

1. GENERAL: CONTRACTOR SHALL INSTALL ANY ADDITIONAL EROSION CONTROL WHEN NECESSARY IN ORDER TO MEET STATE AND LOCAL STANDARDS.
2. EXISTING SYSTEMS: CONTRACTOR SHALL PROTECT ALL EXISTING STORMWATER COLLECTION SYSTEMS FROM DAMAGE BY SEDIMENT OR OTHER CONSTRUCTION RELATED CAUSES.
3. CONFLICTS: CONTRACTOR SHALL COORDINATE ALL UTILITY CROSSINGS AND ADDRESS CONFLICTS PRIOR TO BEGINNING WORK IN A GIVEN AREA(S).
4. STABILIZATION:
   A. EROSION CONTROL SHALL BE MAINTAINED WITHIN CONSTRUCTION AREAS BY QUICKLY STABILIZING DISTURBED AREAS TO PREVENT THE RELEASE OF SEDIMENT. THIS SHALL BE ACCOMPLISHED USING SOD, TURBIDITY FENCES, AND OTHER MEANS ACCEPTABLE TO OWNER, ENGINEER, AND REGULATORY AGENCIES.
   B. AREAS DISTURBED THAT WILL NOT BE IMPROVED FOR A PERIOD OF 30 DAYS OR MORE SHALL RECEIVE TEMPORARY STABILIZATION AS DEEMED NECESSARY BY THE MUNICIPAL INSPECTOR.
5. BMP:
   A. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, CONTRACTOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES BMP TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
   B. WHEN UTILIZING CONSTRUCTION PHASES, CONTRACTOR SHALL BE RESPONSIBLE FOR ADDITIONAL ON-SITE BMPs AS DEEMED NECESSARY AND SHALL BE APPROVED BY JURISDICTIONAL AUTHORITIES.
   C. ALL BMPs SHALL BE CLEANED OF SEDIMENT WHEN 50% OR LESS OF BMP IS REACHED.
   D. ALL BMPs SHALL REMAIN IN PLACE UNTIL SUCH TIME THAT THE MUNICIPAL INSPECTOR ALLOWS REMOVAL.
   E. APPROPRIATE BMPs MUST BE IMPLEMENTED TO ENSURE THAT DISCHARGES DO NOT EXCEED SURFACE WATER QUALITY STANDARDS PER THE FDEP CONSTRUCTION GENERIC PERMIT (CGP). IF DEWATERING OFFSITE OR INTO A COUNTY MS4, TURBIDITY MUST BE MONITORED TO ENSURE THAT DISCHARGES DO NOT EXCEED 29 NTU OVER BACKGROUND PER 62-302.530 FAC. REFER TO THE DEWATERING REQUIREMENTS IN 62-621.300(4)(a) CONSTRUCTION GENERIC PERMIT OR 62-621.300(2)(a) DEWATERING GENERIC PERMIT AS APPLICABLE.
   F. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL BMPs AFTER EACH RAIN EVENT OF 1/2" AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, REMULCHING, AND RENETTING, MUST BE PERFORMED IMMEDIATELY, IF EROSION AND SEDIMENT CONTROL BMPs FAIL TO PERFORM AS EXPECTED. REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED SHALL BE REQUIRED.
   G. CONTRACTOR SHALL INSPECT BMPs AT END OF EACH WORKING DAY.
   H. SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS, OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED OR PLACED IN TOPSOIL STOCKPILES.
   I. BMPs USED ON SITE MUST MEET THE MINIMUM SPECIFICATIONS IN THE 2013 STATE OF FLORIDA E&SC DESIGNER AND REVIEWER MANUAL.
6. MULCH:
   A. MULCH WITH MULCH CONTROL NETTING OR EROSION CONTROL BLANKETS SHALL BE INSTALLED ON ALL SLOPES 3:1 AND STEEPER.
   B. STRAW MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN.
7. ENTRANCE/EXIT:
   A. CONSTRUCTION ENTRANCE SHALL BE GRADED SO THAT NO SEDIMENTS LEAVE THE SITE.
   B. ALL EMPLOYEES, SUBCONTRACTORS, AND SUPPLIERS SHALL UTILIZE CONSTRUCTION ACCESS.
   C. CONSTRUCTION VEHICLES SHALL ENTER AND EXIT THE SITE AT ONE LOCATION.
   D. ALL EXIT LOCATIONS INTENDED SHALL BE USED CONTINUOUSLY AND FOR A PERIOD OF TIME SHALL HAVE STABILIZED CONSTRUCTION ENTRANCE/EXIT BMPs (TC-1 "STABILIZED CONSTRUCTION ENTRANCE/EXIT" OR TC-2 "ENTRANCE/OUTLET TIRE WASH").
   E. INSPECT ROUTINELY FOR DAMAGE AND ASSESS EFFECTIVENESS OF THE BMP. REMOVE AGGREGATE, SEPARATE AND DISPOSE OF SEDIMENT IF CONSTRUCTION ENTRANCE/EXIT IS CLOGGED NO MORE THAN 50% WITH SEDIMENT.
   F. IF APPLICABLE, ROUTE RUNOFF FROM STABILIZED ENTRANCES THROUGH A SEDIMENT TRAPPING DEVICE BEFORE DISCHARGE.
8. INLETS:
   G. ALL EXISTING AND PROPOSED STORM DRAINAGE INLETS AND PIPES SHALL BE PROTECTED FROM SILT, SAND, AND DEBRIS DURING CONSTRUCTION. ANY ACCUMULATION OF DEBRIS WITHIN THE STORM DRAINAGE PIPE SYSTEM SHALL BE REMOVED BY CONTRACTOR.
   H. PROVIDE GEOHAY HAY BALES IN FRONT OF ALL DRAINAGE CURB INLETS AND PROVIDE FILTER FABRIC UNDER THE GRATE OF ALL DITCH BOTTOM INLETS AFTER INITIAL COMPLETION OF THE DRAINAGE STRUCTURES. MAINTAIN THESE MEASURES DAILY.
9. DAILY:
   A. CONSTRUCTION SITE SHALL BE INSPECTED FOR EROSION PROBLEMS DAILY AND AFTER EACH RAINFALL GREATER THAN 0.5". A RAIN GAUGE SHALL BE ON SITE TO MEASURE THE FALL AMOUNTS.
   B. THE ADJACENT STREETS SHALL BE SWEPT AT THE END-OF EACH DAY OF DIRT FROM THE CONSTRUCTION SITE. CONTRACTOR SHALL IMPLEMENT STREET SWEEPING AND VACUUMING AS NEEDED. CLEAN DIRT FROM ROADWAYS DAILY.
   C. CONSTRUCTION SITE SHALL BE CLEANED OF LITTER AND TRASH EACH DAY AND DISPOSED OF OFF-SITE.
   D. INSPECT ALL SEDIMENT CONTROL DEVICES FOR DAMAGE DAILY AND REPAIRS AS NEEDED.
   E. CONTRACTOR SHALL EMPLOY SAFETY AND ROADWAY ENTRY AND EXIT PLANS ON A DAILY/WEEKLY BASIS.
   F. HUMAN WASTEWATER SHALL BE COLLECTED ON-SITE BY THE USE OF TEMPORARY SANITARY SERVICE.
10. SILT FENCE:
    A. SILT FENCE SHALL BE IN PLACE AS SHOWN PRIOR TO CONSTRUCTION.
    B. PRIOR TO CONSTRUCTION, SILT FENCE SHALL BE INSTALLED AT THE LIMITS OF CONSTRUCTION AS DEFINED THROUGHOUT THIS PLAN SET. SEE DETAIL SHEETS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION ON EROSION CONTROL.
    C. SILT FENCE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
11. SOD: ALL DISTURBED AREAS SHALL BE SODDED EXCEPT AS SHOWN ON PLAN. ALL SOD IN RIGHT OF WAY SHALL BE ARGENTINE BAHIA. ALL SLOPES 4:1 OR GREATER SHALL BE SODDED.
12. STOCKPILES: SHALL BE ENCOMPASSED WITH SILT FENCE, SHALL NOT EXCEED 35' IN HEIGHT, AND SHALL NOT BE LOCATED NEAR SITE PERIMETER. LOCATION AND SLOPE SHALL BE APPROVED BY MUNICIPAL INSPECTOR AND OTHER JURISDICTIONAL AUTHORITIES AS REQUIRED.
13. TOXIC SUBSTANCES: ALL TOXIC SUBSTANCES (IF ANY) BROUGHT ON-SITE SHALL BE HANDLED AND STORED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND STANDARDS. ALL SUBSTANCES THAT MAY BE CONSIDERED TOXIC SHALL ALSO BE HANDLED AND STORED ACCORDING TO FEDERAL, STATE, AND LOCAL LAWS AND STANDARDS.
14. DRAINAGE/GRADE: THE CONTRACTOR SHALL PROPERLY GRADE ALL EXCAVATED SURFACES TO PROVIDE POSITIVE DRAINAGE AND PREVENT PONDING OF WATER; SHALL CONTROL SURFACE WATER TO AVOID DAMAGE TO ADJOINING PROPERTIES OR TO FINISHED WORK ON THE SITE; AND SHALL TAKE REMEDIAL MEASURES TO PREVENT EROSION OF FRESHLY GRADED AREAS UNTIL SUCH TIME AS PERMANENT DRAINAGE AND EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
15. GRAVEL LAYER: GRAVEL LAYER SHALL BE 12" MIN THICK AND PLACED OVER GEOTEXTILE MAT.
16. SPEED: TRUCK SPEED TO BE REDUCED TO CONTROL DUST.
17. DITCHES: KEEP ALL TEMPORARY ROADWAY DITCHES CLEAR.
18. WATER DOWN: CONTRACTOR TO WATER DOWN AREAS WHEN AND WHERE DISTURBED SOIL IS RAISING AND BECOMING AIRBORNE IN ORDER TO SETTLE IT. REPEAT AS NEEDED.
19. SEDIMENT BASIN: LARGE SITES MAY REQUIRE A TEMPORARY SEDIMENT BASIN. CONTRACTOR SHALL DETERMINE LOCATION. TEMPORARY SEDIMENT BASIN SHALL BE APPROVED BY JURISDICTIONAL AUTHORITIES.
20. STORMWATER DISCHARGE: CONTRACTOR TO ABIDE BY ALL PROVISIONS OF THE FDEP GENERAL PERMIT FOR STORM WATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES.
21. DUST ABATEMENT: CONTRACTOR TO PROVIDE A DUST ABATEMENT PLAN INCLUDING A 6-FOOT HIGH SCREEN FENCE ALONG ALL PROPERTY LINES.

## DEMOLITION NOTES:

1. DEMOLISH AS REQUIRED TO ACCOMPLISH WORK INDICATED IN THESE DOCUMENTS. ALL REQUIRED DEMOLITION WORK SHALL BE INCLUDED IN THE BASE BID PACKAGE SUBMITTED BY THE CONTRACTOR.
2. DO NOT ALLOW MATERIALS AND DEBRIS GENERATED BY DEMOLITION ACTIVITIES TO ACCUMULATE ON THE JOB SITE. REMOVE DAILY AND DISPOSE OF IN A LEGAL MANNER. NO ON SITE SALE OR BURNING OF REMOVED ITEMS IS PERMITTED.
3. THIS PLAN IS TO BE USED IN CONJUNCTION WITH THE ENTIRE SET OF CONSTRUCTION DRAWINGS. DO NOT REMOVE ANY ITEMS WITHOUT VERIFYING AND COORDINATING WITH ALL GENERAL TRADES AS TO HOW THEY RELATE TO THE OVERALL PROJECT.
4. THE CONTRACTOR MUST TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE PUBLIC AND/OR WORKMEN ON THE SITE TO PREVENT ACCIDENTS OR INJURY TO ANY PERSON ON, ABOUT OR ADJACENT TO THE PREMISES. THE CONTRACTOR SHALL COMPLY WITH ALL LAWS, ORDINANCES, CODES AND REGULATIONS PERTAINING TO SAFETY AND THE PREVENTIONS OF ACCIDENTS.
5. THE CONTRACTOR MUST MAINTAIN ADEQUATE SUPPORTS, INSULATIONS, WATERPROOFING, EMERGENCY LIGHTING, SECURITY, ALARMS, ETC. FOR ALL OR PART OF ITEMS WHICH ARE TO REMAIN.

## CONTRACTOR CERTIFICATION:

" I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PLAN THEREUNDER."

NAME: TITLE:

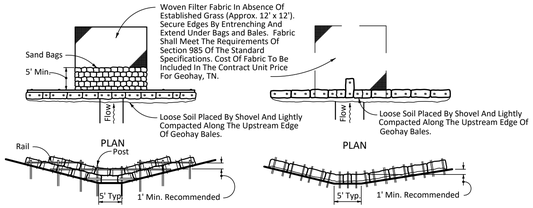
CONTRACTING FIRM: ADDRESS:

TELEPHONE #: DATE:

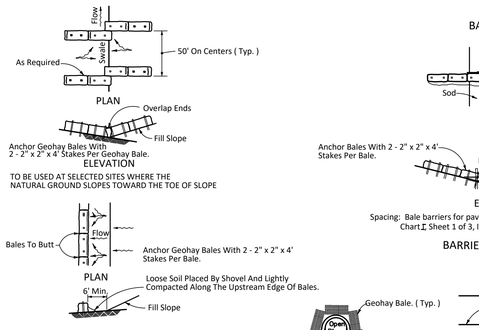
THIS SOIL EROSION/SEDIMENT CONTROL & DUST ABATEMENT PLAN IS FOR THE PURPOSE OF SHOWING INTENTION OF METHOD TO CONTROL STORM WATER RUNOFF & DUST DISTURBANCE CAUSED BY CONSTRUCTION ACTIVITY. CONTRACTOR SHALL ADJUST AND/OR ADD BMP'S BASED ON SPECIFIC SITE CONDITIONS & CONSTRUCTION ACTIVITY SATISFYING NPDES REQUIREMENTS. CONTRACTOR TO OBTAIN GENERAL PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES (RULE 62-621.300(4), F.A.C.)

## NOTES

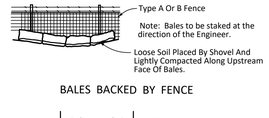
1. SILT FENCE SHOWN FOR SCHEMATIC PURPOSES ONLY.
2. SILT FENCE SHOULD BE INSTALLED AT THE LIMITS OF CONSTRUCTION AS DEFINED THROUGHOUT THIS PLAN SET.
3. ALL EXISTING TREES WITHIN THE PROPERTY LIMITS TO BE REMOVED.




BARRIER FOR UNPAVED DITCHES



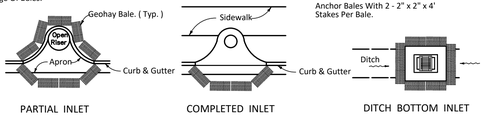

BARRIERS FOR FILL SLOPES



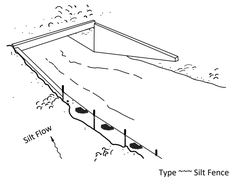

BALES BACKED BY FENCE

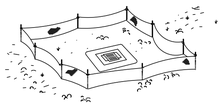



BARRIER FOR PAVED DITCH




PROTECTION AROUND INLETS OR SIMILAR STRUCTURES





Type ~~~ Silt Fence Protection Around Ditch Bottom Inlets.

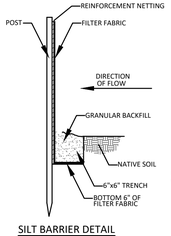

Note: Spacing for Type ~~~ Fence to be in accordance with Chart ~, Sheet 1 of 3 and ditch installations at drainage structures Sheet 2 of 3.
Type ~~~ Silt Fence

Do not deploy in a manner that silt fences will act as a dam across permanent flowing watercourses. Silt fences are to be used at upland locations and turbidity barriers used at permanent bodies of water.

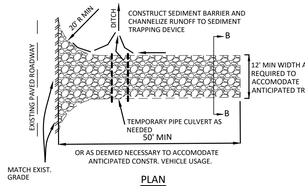
SILT FENCE APPLICATIONS

BALED GEOHAY AND SILT FENCES

N.T.S

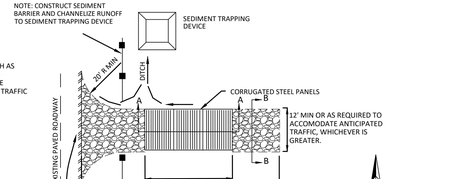



SILT BARRIER DETAIL
N.T.S.



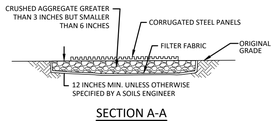

PLAN
NTS

STABILIZED CONSTRUCTION ENTRANCE/EXIT (TYPE 1)

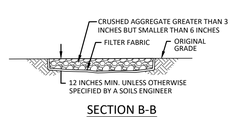



PLAN
NTS

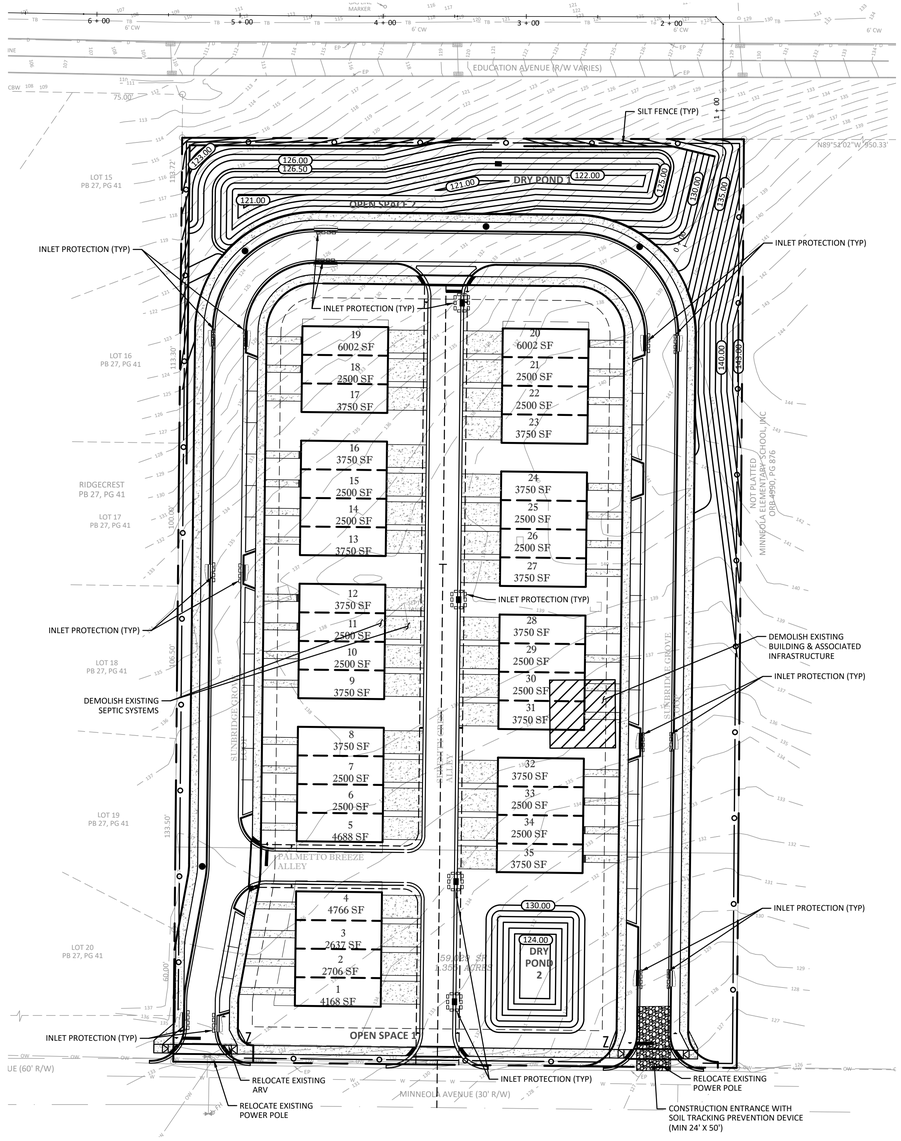
STABILIZED CONSTRUCTION ENTRANCE/EXIT (TYPE 2)




SECTION A-A
NTS




SECTION B-B
NTS




**SITE LEGEND**

- PROJECT BOUNDARY
- SILT FENCE
- RIP RAP

CIVIL DISCIPLINE ONLY
CERTIFICATE OF AUTHORIZATION NUMBER 00036189

DUSTIN W. CULVER LICENSE No. 84678 STATE OF FLORIDA PROFESSIONAL ENGINEER

**DUSTIN W. CULVER, P.E.**
FLORIDA REGISTRATION 84678
NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK

CULVER ENGINEERING

PREPARED FOR:
**FTNK INVESTMENTS, LLC**

ISSUE DATE: 05/12/2026

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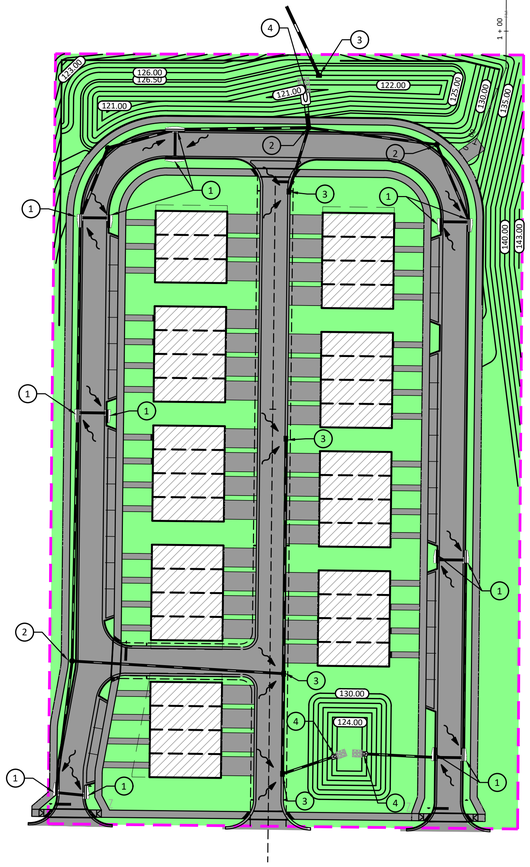
# EROSION CONTROL & DEMOLITION PLAN

# THE PALMS AT MINNEOLA PRELIMINARY PLAT

| | |
|---|---|
| DESIGN: | JCL |
| CHECKED: | DWC |
| PROJECT NUMBER: | 25-005 |

SHEET:
**EC-1.0**




## INSPECTION REQUIREMENTS

A. INSPECTION REQUIREMENTS

THE OPERATION AND MAINTENANCE ENTITY MUST ENSURE THAT INSPECTIONS ARE BEING CONDUCTED SO AS TO ENSURE THAT STORMWATER MANAGEMENT SYSTEMS ARE BEING MAINTAINED AS DESIGNED AND PERMITTED. THE OPERATION AND MAINTENANCE ENTITY MUST ALSO PERFORM PERIODIC INSPECTIONS TO IDENTIFY WHETHER THERE ARE ANY DEFICIENCIES IN STRUCTURAL INTEGRITY DEGRADATION DUE TO INSUFFICIENT MAINTENANCE, OR IMPROPER OPERATION OF PROJECTS THAT MAY ENDANGER PUBLIC HEALTH, SAFETY, OR WELFARE, OR WATER RESOURCES.

1. SPECIAL ATTENTION SHALL BE MADE DURING INSPECTIONS TO ENSURE THAT:

   A. ALL EROSION IS CONTROLLED, AND SOIL IS APPROPRIATELY STABILIZED TO PREVENT SEDIMENT DISCHARGE TO WATERS IN THE STATE;
   B. THE SYSTEM IS KEPT FREE OF DEBRIS, TRASH, GARBAGE, OILS AND GREASES, FLATABLES, AND OTHER REFUSE;
   C. STORMWATER MANAGEMENT SYSTEMS THAT INCLUDE OIL AND GREASE SEPARATORS, SKIMMERS, OR COLLECTION DEVICES ARE WORKING PROPERLY AND DO NOT ALLOW THE DISCHARGE OF OILS OR GREASES. OILS AND GREASES OR OTHER MATERIALS REMOVED FROM SUCH A DEVICE DURING ROUTINE MAINTENANCE SHALL BE DISPOSED OF AT A SANITARY LANDFILL OR BY THE OTHER LAWFUL MEANS;
   D. ALL STRUCTURES WITHIN STORMWATER MANAGEMENT SYSTEMS HAVE NOT BECOME CLOGGED OR CHOKED WITH VEGETATIVE OR AQUATIC GROWTH TO SUCH AN EXTENT AS TO RENDER THEM INOPERABLE;
   E. SYSTEM COMPONENTS HAVE BEEN MAINTAINED TO REMOVE SEDIMENTS, DEBRIS, AND OTHER DELETERIOUS MATERIALS TO ENSURE THAT THE SYSTEMS CONTINUE TO PERFORM AS DESIGNED AND PERMITTED, AND THAT THEIR ORIGINAL PERMITTED DIMENSIONS HAVE NOT BEEN ALTERED SUBSTANTIALLY; AND
   F. ALL SYSTEM COMPONENTS ASSOCIATED WITH NUTRIENT OR OTHER POLLUTANT REMOVAL ARE IN GOOD WORKING ORDER. MAINTENANCE LOGS AND RECORDS ARE REVIEWED TO ENSURE DEVICES ARE FUNCTIONING PROPERLY AND ARE BEING REPLACED AT THE INTERVALS RECOMMENDED IN THE OPERATION AND MAINTENANCE PLAN.

2. FORM 62-330.311(3) "INSPECTION CHECKLISTS" SHALL BE USED FOR REPORTING AND SUPPLEMENTED WITH ADDITIONAL INFORMATION AS DENOTED WITHIN THE FORM. A PERMITTEE MAY SUBMIT THE INFORMATION REQUIRED ON THE CHECKLIST IN ANOTHER FORMAT, AS LONG AS ALL REQUIRED INFORMATION IS PRESENT.

3. UNLESS OTHERWISE SPECIFIED IN THE PERMIT, THE OPERATION AND MAINTENANCE ENTITY MUST MAINTAIN A RECORD OF EACH INSPECTION, INCLUDING THE DATE OF INSPECTION, THE NAME AND CONTACT INFORMATION OF THE INSPECTOR, WHETHER THE SYSTEM WAS FUNCTIONING AS DESIGNED AND PERMITTED, AND MAKE SUCH RECORD AVAILABLE UPON REQUEST OF THE WATER MANAGEMENT DISTRICT, IN ACCORDANCE WITH THE FOLLOWING REPORTING SECTION.

4. INSPECTION/REPORTING OF THE SMS SHALL BE PERFORMED AT 3 YEAR INTERVAL (MAX.).

B. REPORTING

1. ALL FORMS REQUIRED FOR REPORTING CAN BE SUBMITTED TO THE WATER MANAGEMENT DISTRICT INTERNET SITE.

2. THE OPERATION AND MAINTENANCE ENTITY, RESPONSIBLE FOR A STORMWATER MANAGEMENT SYSTEM, SHALL SUBMIT AN INSPECTION REPORT TO THE WATER MANAGEMENT DISTRICT DESCRIBING AND CERTIFYING THE RESULTS OF THE INSPECTION WITHIN 30 DAYS OF THE DATE OF THE INSPECTION. A QUALIFIED INSPECTOR SHALL CERTIFY THE RESULTS OF ALL SUCH INSPECTIONS. THE PERMITTEE SHALL SUBMIT INSPECTION REPORTS WITH THE WATER MANAGEMENT DISTRICT USING THE FORM, "OPERATION AND MAINTENANCE INSPECTION CERTIFICATION". REPORTS SHALL ALSO INCLUDE, AS APPLICABLE:

   A. WATER MANAGEMENT DISTRICT "INSPECTION CHECKLISTS" FORM;
   B. ANY UPDATED OPERATION AND MAINTENANCE COST ESTIMATES AS DESCRIBED IN APPLICANTS HANDBOOK VOLUME 1.
   C. A SUMMARY OF UPDATES TO THE OPERATION AND MAINTENANCE PLAN DESCRIBED IN THE APPLICANTS HANDBOOK VOLUME 1; AND
   D. ANY MONITORING REPORTS AS MAY BE REQUIRED BY A SPECIFIC PERMIT CONDITION.

3. WITHIN 30 DAYS OF ANY FAILURE OF A STORMWATER MANAGEMENT SYSTEM OR DEVIATION FROM THE PERMIT, A REPORT SHALL SUBMITTED ELECTRONICALLY OR IN WRITING TO THE WATER MANAGEMENT DISTRICT USING THE "OPERATION AND MAINTENANCE INSPECTION CERTIFICATION" FORM DESCRIBING THE REMEDIAL ACTIONS TAKEN TO RESOLVE THE FAILURE OR DEVIATION.

C. RECORDING OF OPERATION AND MAINTENANCE DOCUMENTS AND NOTICE OF PERMIT

1. OPERATION AND MAINTENANCE DOCUMENTS REQUIRED BY THE ABOVE SECTIONS, MUST BE SUBMITTED TO THE WATER MANAGEMENT DISTRICT FOR APPROVAL PRIOR TO RECORDING. SUCH DOCUMENTS MUST BE RECORDED IN LOCAL PUBLIC RECORDS UPON COMPLETION OF CONSTRUCTION OF THE SYSTEM. FINAL OPERATION AND MAINTENANCE DOCUMENTS MUST BE RECEIVED BY THE WATER MANAGEMENT DISTRICT WHEN MAINTENANCE AND OPERATION OF THE SYSTEM IS ACCEPTED BY THE OPERATION AND MAINTENANCE ENTITY.

2. PERMITTEES ARE ADVISED THAT THE WATER MANAGEMENT DISTRICT SHALL CAUSE A "RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT" FORM, TO BE RECORDED IN THE LOCAL PUBLIC RECORDS IN ACCORDANCE WITH THE APPROPRIATE SECTIONS UPON ISSUANCE OF A PERMIT, EXCEPT FOR CERTAIN TYPES OF ACTIVITIES IDENTIFIED IN THAT SUBSECTION.

## STORMWATER MANAGEMENT SYSTEM DESCRIPTION

THE PROJECT STORMWATER MANAGEMENT SYSTEM (SMS) IS COMPRISED OF CONVEYANCE/COLLECTION FACILITIES DESIGNED TO DIRECT STORMWATER RUNOFF TO DRY-POND FACILITIES FOR WATER QUALITY TREATMENT AND RETENTION. MORE SPECIFICALLY, THE SMS IS DIVIDED INTO TWO DRAINAGE BASIN WHICH COLLECTS RUNOFF INTO THE DRY-POND FACILITIES.

THE SITE DRAINAGE BASIN ENCOMPASSES THE ENTIRE PROJECT AREA AND THE OFF-SITE RUN-ON AREAS THAT FLOW TO PROPERTY. SURFACES FLOW TO A SERIES OF INLET/PIPED CONNECTIONS THAT ARE DIRECTLY CONNECTED TO THE DRY RETENTION POND.

## STORMWATER MANAGEMENT SYSTEM AND APPURENANT WORKS OPERATION AND MAINTENANCE RESPONSIBILITY

A. FTNK INVESTMENTS, LLC (ADDRESS: 2437 ROCK LANE, OVIEDO, FLORIDA 32765) IS THE RESPONSIBLE ENTITY FOR THE STORMWATER MANAGEMENT SYSTEM OPERATION AND MAINTENANCE.

| STORMWATER DRY POND 1 DATA TABLE | |
|---|---|
| | DRY RETENTION POND |
| POND BOTTOM EL. | 121.00 |
| POND NORMAL POOL EL. | N/A |
| WQT EL. | 121.80 |
| OUTFALL STR. TOP EL. | 126.00 |
| POND TOP EL. | 126.50 |
| WQT RECOVERY TIME (HRS) | 72 (MAX) |

| STORMWATER DRY POND 2 DATA TABLE | |
|---|---|
| | DRY RETENTION POND |
| POND BOTTOM EL. | 124.00 |
| POND NORMAL POOL EL. | N/A |
| WQT EL. | 126.20 |
| OUTFALL STR. TOP EL. | N/A |
| POND TOP EL. | 130.00 |
| WQT RECOVERY TIME (HRS) | 72 (MAX) |

## SMS MAINTENANCE REQUIREMENTS AND ANNUAL BUDGET COST ESTIMATE

| I. ROUTINE MAINTENANCE ITEM DESCRIPTIONS | AMOUNT ($) |
|---|---|
| A. GRASS/LANDSCAPE AREAS | |
| 1. GRASS LAWNS, EMBANKMENTS & BERMS | |
| A. MOWING | $7,440 |
| B. EROSION/RUTTING REPAIR | |
| C. GRASS RESODDING/REPLANTING | |
| D. LAWN/LANDSCAPE CLIPPINGS REMOVAL | |
| B. CONVEYANCE/COLLECTION FACILITIES | |
| 1. PAVED VEHICULAR USE AREAS | |
| A. SWEEP/BLOWN CLEAN OF DEBRIS/SOILS SEDIMENT BUILDUP | |
| 2. DRAINAGE INLETS | |
| A. DEBRIS REMOVAL FROM GRATES | |
| B. DEBRIS REMOVAL FROM INLET BOTTOMS | |
| C. EROSION REPAIR AT INLET PERIMETER | |
| C. POND FACILITIES | |
| 1. GRASSED MAINTENANCE/EARTHEN BERMS & EMBANKMENT SLOPES | |
| A. MOWING | $1,350 |
| B. EROSION AND/OR RUTTING REPAIR | |
| C. DEBRIS, SEDIMENTATION REMOVAL | |
| 2. OUTFALL CONTROL STRUCTURE | |
| A. DEBRIS REMOVAL FROM GRATE AND STRUCTURE BOTTOM | |
| B. SKIMMER REPAIR | |
| C. VEGETATION REMOVAL FROM SKIMMER, WEIR AND BLEED-DOWN DEVICES | |
| D. EROSION AND/OR RUTTING REPAIR | |
| 3. OUTFALL DISCHARGE PIPE/END TREATMENT | |
| A. MAINTAIN FREE OF DEBRIS, VEGETATION, EROSION AND SEDIMENTION | |
| B. END TREATMENT STRUCTURAL REPAIR | |
| ROUTINE MAINTENANCE ITEMS SUBTOTAL | $8,790 |
| II. CAPITAL RESERVE ITEMS | |
| A. REPLACEMENT ITEMS | |
| 1. MES STEEL GRATES | $2,500 |
| 2. CONTROL STRUCTURE SKIMMER | |
| 3. RIP-RAP REPLENISHMENT | $500 |
| B. MISCELLANOUS MAINTENANCE | |
| 1. STORM PIPE CLEANING | $1,350 |
| 2. INSPECTION/CERTIFICATION | $500 |
| 3. EROSION/GRASS REPAIR | $500 |
| CAPITAL RESERVE ITEMS SUBTOTAL | $5,350 |
| TOTAL | $14,140 |

## ANNUAL BUDGET COST ESTIMATE BASIS

A. ROUTINE MAINTENANCE COST ESTIMATE BASIS

1. MOWING FREQUENCY: 40 EVENTS PER YEAR
2. MOWING COST: $75 PER MOWING-AC.

B. CAPITAL RESERVE ANNUAL COST ESTIMATE BASIS

1. INLET GRATES: ($500/EA) 10-YR LIFE
2. SKIMMER: ($1,500/EA) 10-YR LIFE
3. RIP-RAP REPLENISHMENT: ($500/LS) 5-YR LIFE
4. STORM PIPE CLEANING: ($4,050/LS) 3-YR FREQ.
5. PROFESSIONAL INSPECTION/CERT: ($1,500/LS) 3-YR FREQ.
6. EROSION/GRASS REPAIRS: ($500/LS) 1-YR FREQ.
7. INVASIVE PLANT IRRADICATION: ($500/LS) 1-YR FREQ.

NOTES:

1. MOWING COST INCLUDES SITEWIDE BLOWING, SWEEPING & DEBRIS REMOVAL.

## LAND USE LEGEND

- GRASS/DRY PONDS/LAWNS/LANDSCAPING (2.93 AC)
- PAVEMENT/SIDEWALK/CURB (3.04 AC)
- BUILDINGS (0.13 AC)
- DRY POND LIMITS

## MISCELLANEOUS LEGEND

- DRAINAGE BASIN BOUNDARY LINE
- DRAINAGE STORM PIPE

## DRAINAGE STRUCTURE LEGEND

1. STORM INLET
2. STORM MANHOLE
3. DITCH BOTTOM INLET
4. MITERED END SECTION

N

0 60' 120'

GRAPHIC SCALE: 1" = 60'

CIVIL DISCIPLINE ONLY
CERTIFICATE OF AUTHORIZATION NUMBER 00036189

DUSTIN W CULVER LICENSE No. 84678 STATE OF FLORIDA PROFESSIONAL ENGINEER

DUSTIN W. CULVER, P.E.
FLORIDA REGISTRATION 84678
NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK

CULVER ENGINEERING

PREPARED FOR:

FTNK INVESTMENTS, LLC

| ISSUE DATE: | 05/12/2026 |
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| REVISION 1: | |
| REVISION 2: | |
| REVISION 3: | |
| REVISION 4: | |
| REVISION 5: | |
| REVISION 6: | |

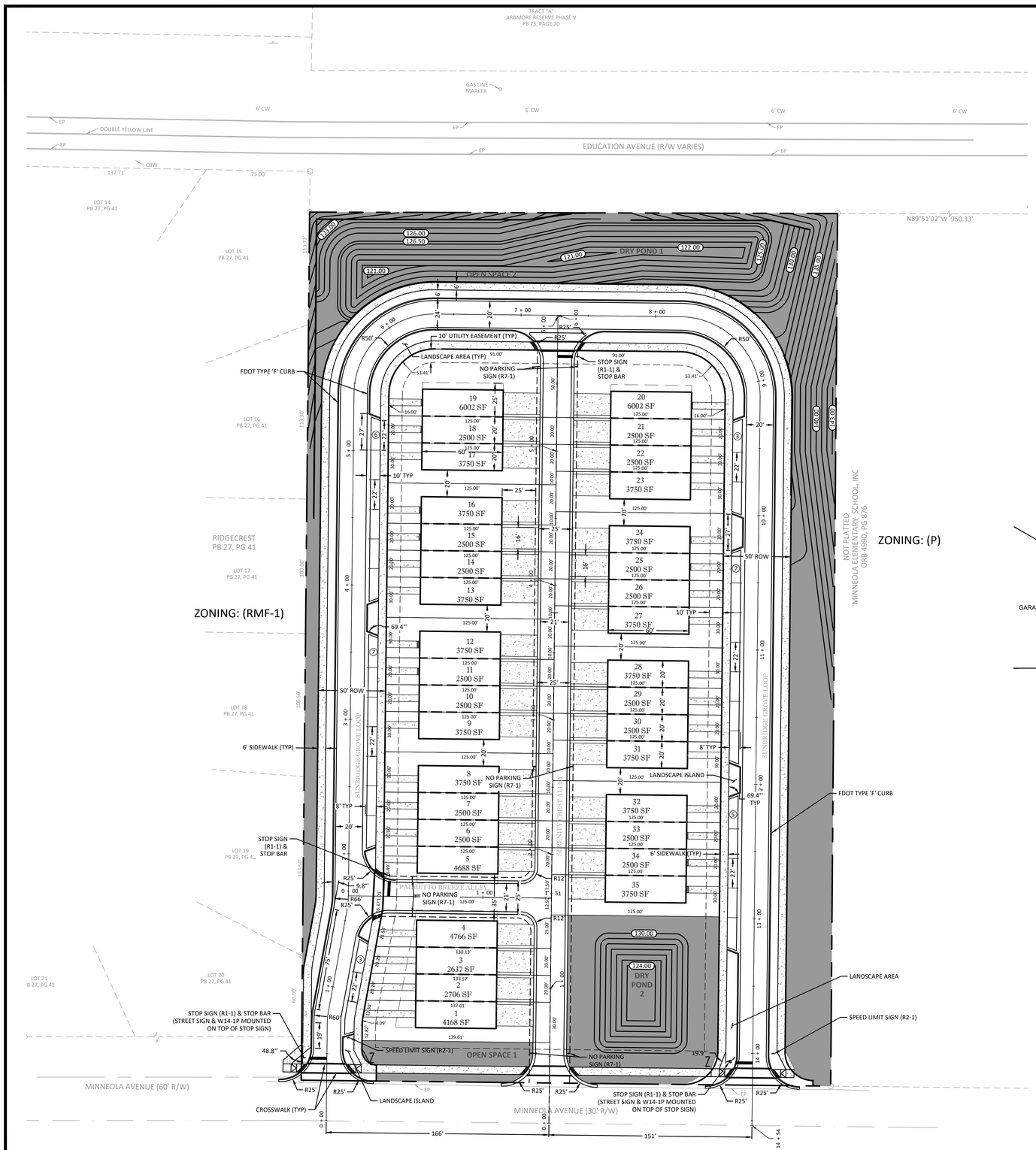
# SMS OPERATION & MAINTENANCE PLAN

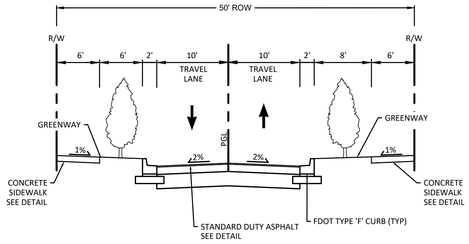
# THE PALMS AT MINNEOLA PRELIMINARY PLAT

| | |
|---|---|
| DESIGN: | JCL |
| CHECKED: | DWC |
| PROJECT NUMBER: | 25-005 |

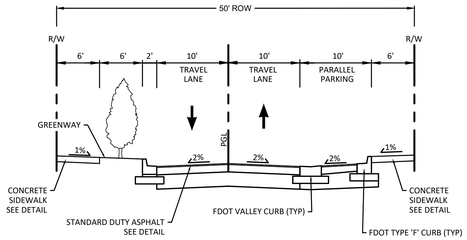
SHEET:

SM-1.0

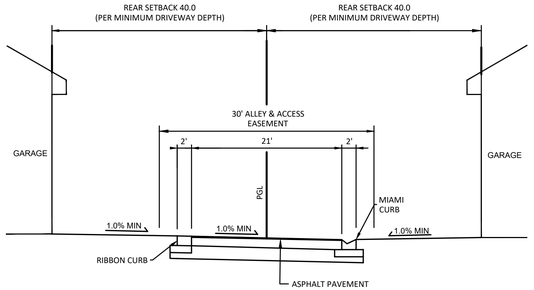


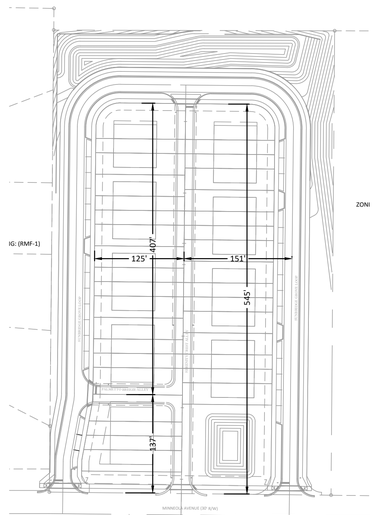

## 50' ROW
TYPICAL CROSS SECTION
SCALE: 1" = 10'




## 50' ROW
TYPICAL CROSS SECTION W/ PARKING
SCALE: 1" = 10'




## 2-WAY ALLEYWAY
TYPICAL CROSS SECTION
SCALE: 1" = 10'




## MASTER BLOCK DESIGN
INSET
SCALE: 1" = 100'

**LEGEND**

- PROJECT BOUNDARY
- SETBACK
- OPEN SPACE AREA

### GENERAL/MISCELLANEOUS

| | |
|---|---|
| PARCEL ID #: | 07-22-26-0004-000-02100 |
| ALTERNATE KEY: | 1744075 |
| EXISTING USE: | VACANT |
| EXISTING VEGETATION | WOODED |
| PROPOSED USE: | SINGLE FAMILY RESIDENTIAL |
| ZONING: | RSF-3 |

### SITE DATA

| | |
|---|---|
| TOTAL AREA: | 5.84 AC |
| RIGHT OF WAY / ALLEYWAY (INTERNAL): | 1.82 AC |
| OPEN SPACE TRACT AREA: | 1.72 AC |
| RESIDENTIAL LOT AREA: | 2.31 AC |
| LOTS / UNITS: | 35 LOTS / UNITS |
| DENSITY: | 5.99 DU / AC |

### SCHOOLS

| | | | |
|---|---|---|---|
| SCHOOL TYPE / HOUSING TYPE: | BASED ON LOT COUNT OF | 35 | |
| ALL : | 35 X 0.329 = | 12 | CHILDREN |

### OPEN SPACE

| | |
|---|---|
| OPEN SPACE TRACT AREA: | 1.715 AC |
| OPEN SPACE TRACT PERCENTAGE: | 29% |
| REQUIRED OPEN SPACE TRACT PERCENTAGE: | 15% |

### LOT / BUILDING CRITERIA

| | REQUIRED | PROVIDED |
|---|---|---|
| MIN. LOT WIDTH: | 20' | 20' |
| MIN. LOT AREA: | 2,000 SF | 2,450 SF |
| MIN. LIVING AREA: | 1,000 SF PER DU | 1,000 SF PER DU |
| MIN. BUILDING SEPARATION: | 20' | 20' |
| TOTAL LOT AREA: | N/A SF | 100,406 SF |
| TOTAL LOTS: | N/A LOTS | 35 LOTS |
| AVERAGE LOT AREA: | N/A SF | 2,869 SF |

### SETBACKS

| | | |
|---|---|---|
| FRONT: | 25' | 25' |
| SIDE: | 10' | 10' |
| REAR: | 25' DRIVEWAY | 25' DRIVEWAY |

### LIGHTING
SITE LIGHTING SHALL COMPLY WITH CITY OF MINNEOLA CODE.

### SIGNAGE
SIGNAGE SHALL COMPLY WITH CITY OF MINNEOLA CODE.

### SOILS

| | |
|---|---|
| CANDLER FINE SAND | 37.70% |
| LAKE SAND | 62.30% |

### FLOOD PLAIN
ZONE X; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
FROM FIRM MAP NUMBER 12069C0580E, EFF. 12/18/2012

### PHASING
PROJECT WILL BE DEVELOPED IN ONE PHASE.

### IMPERVIOUS / PERVIOUS AREAS:

| | AREA | PERCENT |
|---|---|---|
| LOT AREA IMPERVIOUS (EXCLUDES ALLEYS) | 1.39 AC | 23.80% |
| PAVEMENT /CURB | 1.08 AC | 18.49% |
| SIDEWALK | 0.31 AC | 5.31% |
| **IMPERVIOUS TOTAL** | **2.78** AC | 47.60% |
| **PERVIOUS TOTAL** | **3.06** AC | 52.40% |
| **SITE TOTAL** | **5.84** AC | 100.00% |

### OWNERSHIP/MAINTENANCE

| | | |
|---|---|---|
| ROADWAYS | PRIVATE: | TO BE OWNED AND MAINTAINED BY PROPERTY OWNER'S ASSOCIATION |
| DRAINAGE EASEMENTS | PRIVATE: | TO BE OWNED BY PROPERTY OWNER'S ASSOCIATION |
| DRAINAGE EASEMENTS | PUBLIC: | TO BE OWNED BY CITY OF MINNEOLA AND MAINTAINED BY PROPERTY OWNER'S ASSOCIATION |
| UTILITY EASEMENTS | PUBLIC | TO BE OWNED AND MAINTAINED BY HOME OWNER'S ASSOCIATION WITH EASEMENT GRANTED TO CITY OF MINNEOLA |
| WATER AND WASTEWATER | PRIVATE: | TO BE OWNED AND MAINTAINED BY PROPERTY OWNER'S ASSOCIATION |
| OPEN SPACE | PRIVATE: | TO BE OWNED AND MAINTAINED BY PROPERTY OWNER'S ASSOCIATION |
| LANDSCAPE & SIGNAGE EASEMENTS | PUBLIC | TO BE OWNED AND MAINTAINED BY PROPERTY OWNER'S ASSOCIATION |

### NOTES
1. BILLBOARDS AND POLE SIGNS SHALL BE PROHIBITED.
2. THERE IS NO PROPOSED 100 YR. FLOOD PLAIN ENCROACHMENT.
3. THERE ARE NO WETLAND OR CONSERVATION AREAS LOCATED ON THE SUBJECT PROPERTY.
4. A HOMEOWNER'S ASSOCIATION WILL BE CREATED FOR MAINTENANCE AND OWNERSHIP OF COMMON AREA TRACTS AS REFLECTED IN THE TRACT TABLE.
5. FIRE PROTECTION WILL BE PROVIDED BY CITY OF MINNEOLA IN ACCORDANCE WITH THE FLORIDA FIRE PREVENTION CODE.
6. ALL CONSTRUCTION ACCESS TO THE SITE WILL BE FROM MINNEOLA AVE.

SPEED LIMIT 20 — R2-1

STOP — NOTE: SIGN TO BE 30" X 30" HIGH INTENSITY (STREET SIGN COMBINATION) — R1-1

STREET NAME — NOTE: SIGN TO BE IN COMBINATION WITH STOP SIGN PER O.C. SPEC.

NO PARKING ANY TIME — R7-1

N

0 40' 80'
GRAPHIC SCALE: 1" = 40'

CIVIL DISCIPLINE ONLY
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DUSTIN W. CULVER, P.E.
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NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK

CULVER ENGINEERING

PREPARED FOR:
FTNK INVESTMENTS, LLC

| ISSUE DATE: | 05/12/2026 |
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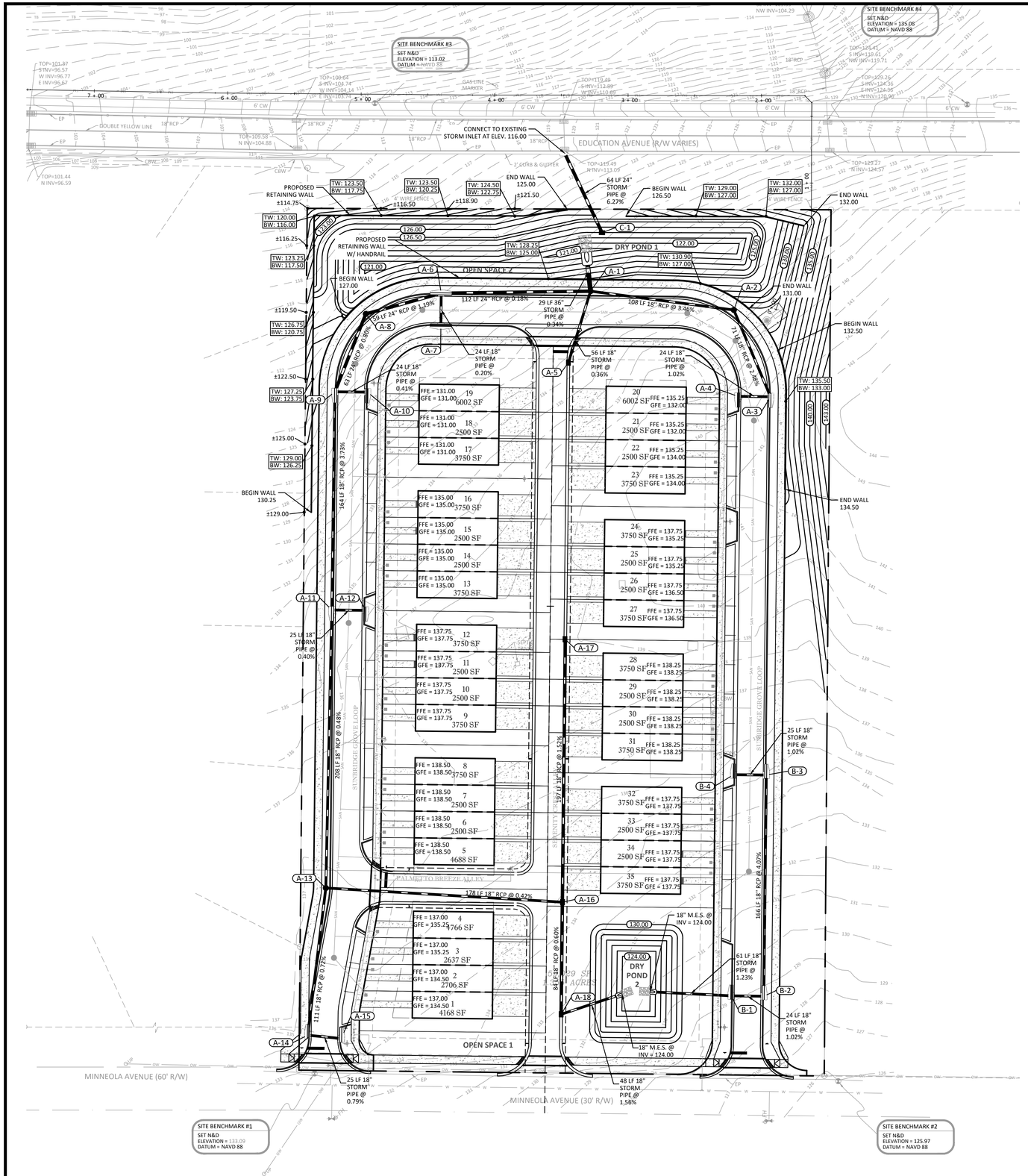
| REVISION 4: | |
| REVISION 5: | |
| REVISION 6: | |

DIMENSION & SIGNAGE PLAN

THE PALMS AT MINNEOLA
PRELIMINARY PLAT

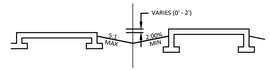
| | |
|---|---|
| DESIGN: | JCL |
| CHECKED: | DWC |
| PROJECT NUMBER: | 25-005 |

SHEET:
C-2.0




**NOTES:**

1. REAR YARD GRADE TRANSITION CANNOT EXCEED 3:1 SLOPE. IF GRADE TRANSITION EXCEEDS 3:1 SLOPE, RETAINING WALLS ARE REQUIRED. IF SIDE YARD SLOPE EXCEEDS 5:1, A STEM WALL OR THICKENED EDGE SLAB WILL BE REQUIRED.




TYPICAL SECTION AT LOT LINE
NTS

**LEGEND**

- PROJECT BOUNDARY
- STORM PIPES
- FDOT TYPE '6' INLET
- FDOT TYPE 'S' INLET
- STORM MANHOLE
- TYPE 'C' INLET
- 73.0 — PROPOSED CONTOUR
- 73 — EXISTING CONTOUR
- EXISTING STORM PIPES

## STORM SEWER SCHEDULE

ALL STRUCTURES SHOWN WITHIN PAVED AREAS SHALL HAVE TRAFFIC BEARING STEEL GRATES.

STRUCTURE TOPS ELEVATIONS ARE FOR INFORMATIONAL PURPOSE ONLY . CONTRACTOR TO ADJUST STRUCTURE TOPS TO PROPOSED GRADE.

| | |
|---|---|
| A-1 | STORM MANHOLE<br>TOP = 128.57<br>S INV = 124.50<br>E INV = 121.00<br>W INV = 120.60<br>N INV = 120.60 |
| A-2 | STORM MANHOLE<br>TOP = 131.40<br>SE INV = 124.75<br>W INV = 124.75 |
| A-3 | FDOT TYPE 'S' INLET<br>TOP = 132.86<br>W INV = 127.25<br>NW INV = 126.50 |
| A-4 | FDOT TYPE 'S' INLET<br>TOP = 132.86<br>E INV = 127.50 |
| A-5 | FDOT TYPE 'C' INLET<br>TOP = 128.40<br>N INV = 124.70 |
| A-6 | FDOT TYPE '6' INLET<br>TOP = 127.13<br>S INV = 120.80<br>E INV = 120.80<br>W INV = 120.80 |
| A-7 | FDOT TYPE '6' INLET<br>TOP = 127.13<br>N INV = 120.85 |
| A-8 | STORM MANHOLE<br>TOP = 127.54<br>S INV = 121.50<br>E INV = 121.50 |
| A-9 | FDOT TYPE 'S' INLET<br>TOP = 128.74<br>E INV = 122.00<br>S INV = 122.00<br>N INV = 122.00 |
| A-10 | FDOT TYPE 'S' INLET<br>TOP = 128.73<br>W INV = 122.10 |
| A-11 | FDOT TYPE 'S' INLET<br>TOP = 134.39<br>E INV = 127.00<br>S INV = 127.00<br>N INV = 128.10 |
| A-12 | FDOT TYPE 'S' INLET<br>TOP = 134.39<br>W INV = 127.10 |
| A-13 | STORM MANHOLE<br>TOP = 136.89<br>S INV = 128.00<br>E INV = 126.00<br>N INV = 126.00 |
| A-14 | FDOT TYPE 'S' INLET<br>TOP = 134.27<br>E INV = 128.80<br>N INV = 128.80 |
| A-15 | FDOT TYPE 'S' INLET<br>TOP = 134.15<br>W INV = 129.00 |
| A-16 | FDOT TYPE 'C' INLET<br>TOP = 134.38<br>W INV = 125.25<br>N INV = 127.00<br>S INV = 125.25 |
| A-17 | FDOT TYPE 'C' INLET<br>TOP = 135.38<br>S INV = 130.00 |
| A-18 | FDOT TYPE 'C' INLET<br>TOP = 131.43<br>N INV = 124.75<br>E INV = 124.75 |
| B-1 | FDOT TYPE 'S' INLET<br>TOP = 129.95<br>E INV = 124.75<br>W INV = 124.75 |
| B-2 | FDOT TYPE 'S' INLET<br>TOP = 129.95<br>N INV = 125.00<br>W INV = 125.00 |
| B-3 | FDOT TYPE 'S' INLET<br>TOP = 136.65<br>W INV = 131.75<br>S INV = 131.75 |
| B-4 | FDOT TYPE 'S' INLET<br>TOP = 136.65<br>E INV = 132.00 |
| C-1 | FDOT TYPE 'C' INLET<br>TOP = 125.80<br>NW INV = 120.00 |

NOTE

ALL CONSTRUCTION DETAILS ARE CONCEPTUAL & SUBJECT TO REVIEW & MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS

N

0 40' 80'

GRAPHIC SCALE: 1" = 40'

CIVIL DISCIPLINE ONLY
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CULVER ENGINEERING

PREPARED FOR:
FTNK INVESTMENTS, LLC

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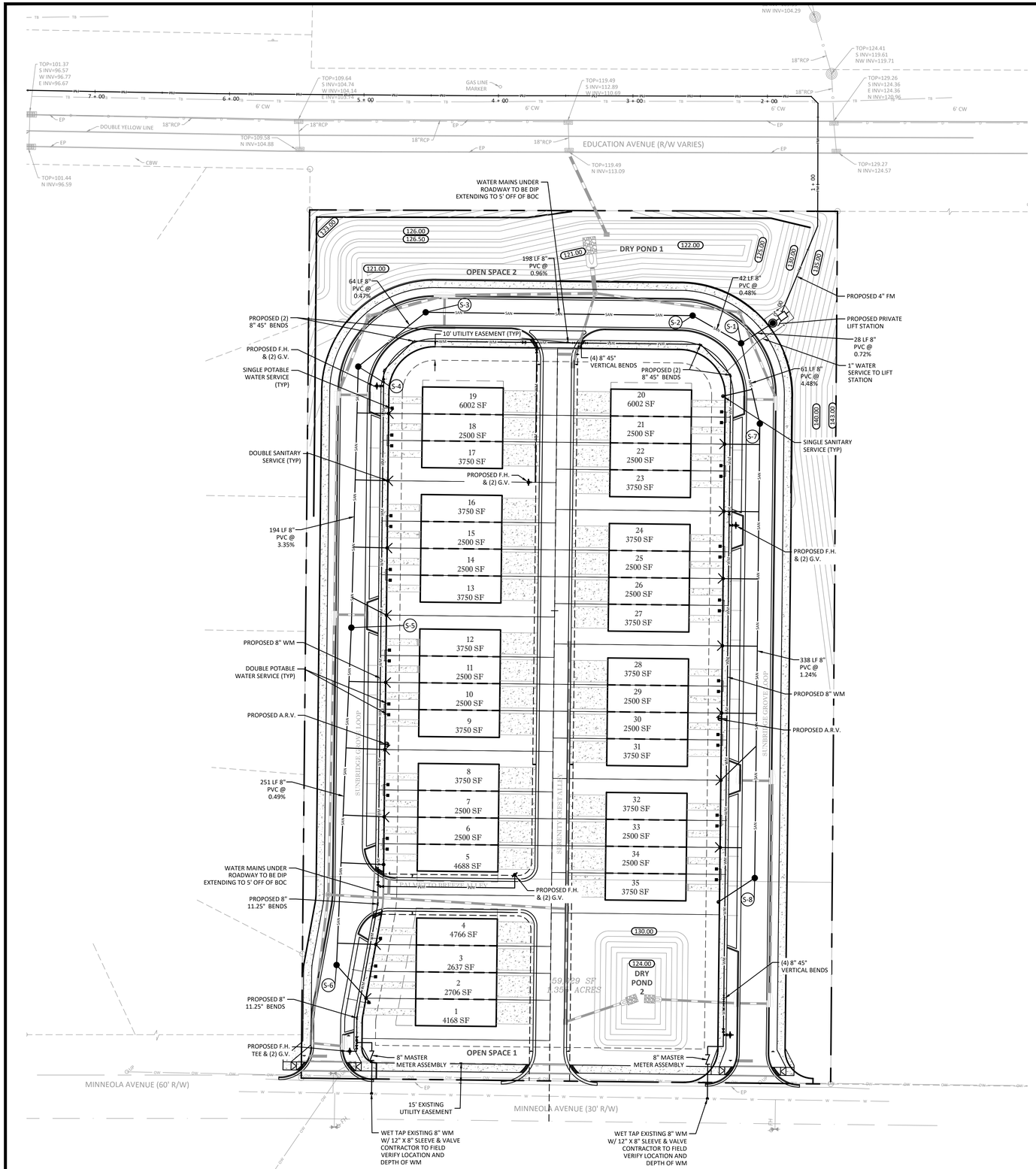
| REVISION 3: | |
| REVISION 4: | |
| REVISION 5: | |
| REVISION 6: | |

PAVING, GRADING & DRAINAGE PLAN

THE PALMS AT MINNEOLA
PRELIMINARY PLAT

| | |
|---|---|
| DESIGN: | JCL |
| CHECKED: | DWC |
| PROJECT NUMBER: | 25-005 |

SHEET:
C-3.0




**LEGEND**

- PROJECT BOUNDARY
- WM — WATER MAIN
- RM — REUSE MAIN
- FM — SANITARY FORCE MAIN
- SAN — SANITARY PIPE
- SANITARY MANHOLE
- G.V. — GATE VALVE
- F.H. & (2) G.V. — FIRE HYDRANT ASSEMBLY
- A.R.V. — AIR RELEASE VALVE, SEE UTILITY DETAILS
- DUAL SANITARY SERVICE
- DUAL REUSE SERVICE
- DUAL WATER SERVICE
- STORM PIPE

## SANITARY SEWER SCHEDULE

STRUCTURE TOPS ELEVATIONS ARE FOR INFORMATIONAL PURPOSE ONLY. CONTRACTOR TO ADJUST STRUCTURE TOPS TO PROPOSED GRADE.

S-1 SANITARY MANHOLE
TOP = 131.52
NW INV = 121.50
S INV = 122.75
NE INV = 121.40

S-2 SANITARY MANHOLE
TOP = 130.45
W INV = 121.80
SE INV = 121.70

S-3 SANITARY MANHOLE
TOP = 126.95
SW INV = 123.80
E INV = 123.70

S-4 SANITARY MANHOLE
TOP = 127.93
S INV = 124.20
NE INV = 124.10

S-5 SANITARY MANHOLE
TOP = 134.51
S INV = 130.80
N INV = 130.70

S-6 SANITARY MANHOLE
TOP = 135.72
N INV = 132.03

S-7 SANITARY MANHOLE
TOP = 133.10
S INV = 125.60
N INV = 125.50

S-8 SANITARY MANHOLE
TOP = 133.89
N INV = 129.80

**NOTE:**
FIRE LINE IS SHOWN FOR SCHEMATIC/INFORMATIONAL PURPOSES ONLY (INCLUDING PIPE MATERIALS, VALVES, FITTINGS, ETC). SEPARATE SIGNED AND SEALED FIRE LINE DESIGN AND PERMIT TO BE ATTAINED AND SUBMITTED BY THE CONTRACTOR, PRIOR TO CONSTRUCTION.

NOTE

ALL CONSTRUCTION DETAILS ARE CONCEPTUAL & SUBJECT TO REVIEW & MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS

N

0 40' 80'

GRAPHIC SCALE: 1" = 40'

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CULVER ENGINEERING

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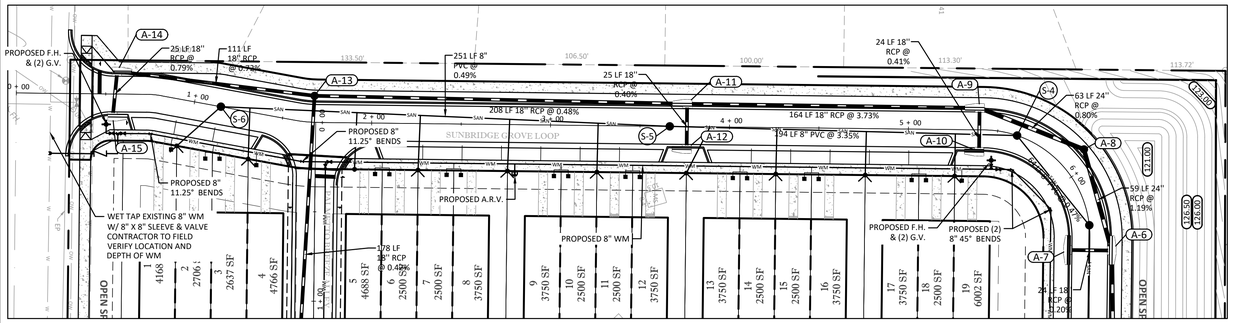
| REVISION 3: | |
| REVISION 4: | |
| REVISION 5: | |
| REVISION 6: | |

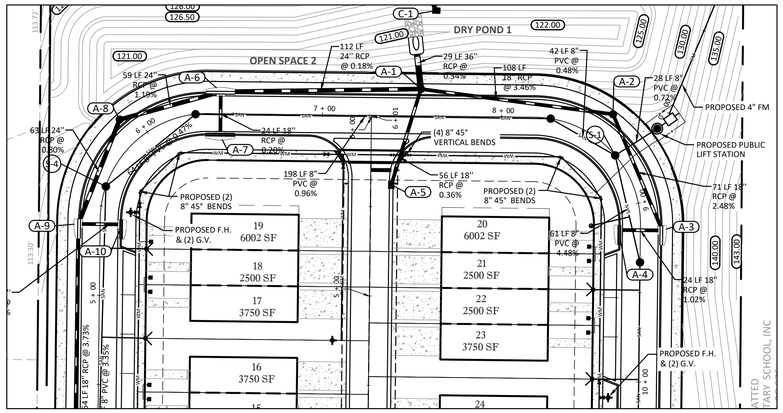
# UTILITY PLAN

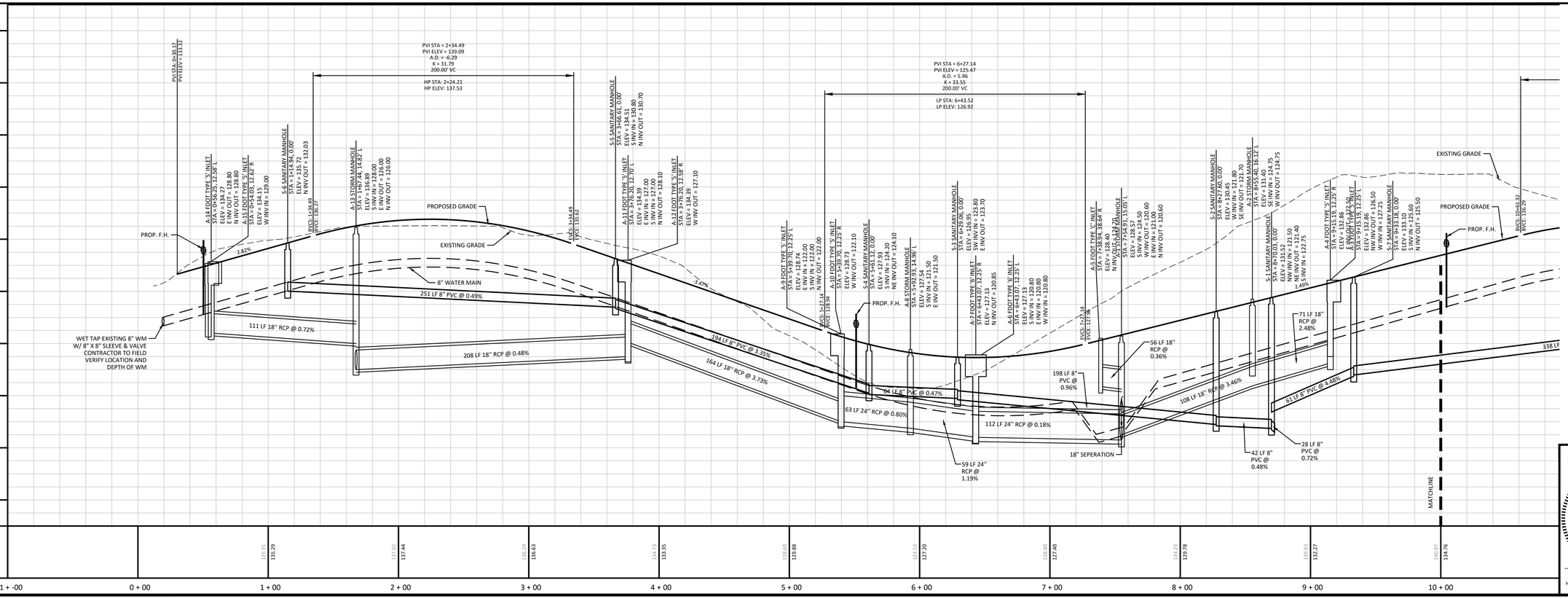
# THE PALMS AT MINNEOLA PRELIMINARY PLAT

| | |
|---|---|
| DESIGN: | JCL |
| CHECKED: | DWC |
| PROJECT NUMBER: | 25-005 |

SHEET:
C-4.0




**LEGEND**

- PROJECT BOUNDARY
- WM — WATER MAIN
- RM — REUSE MAIN
- FM — SANITARY FORCE MAIN
- SAN — SANITARY PIPE
- SANITARY MANHOLE
- G.V. — GATE VALVE
- F.H. — FIRE HYDRANT ASSEMBLY
- A.R.V. — AIR RELEASE VALVE. SEE UTILITY DETAILS
- DUAL SANITARY SERVICE
- DUAL REUSE SERVICE
- DUAL WATER SERVICE
- STORM PIPE

SCALE: 1" = 40' (HORIZONTAL)
SCALE: 1" = 4' (VERTICAL)

CULVER ENGINEERING

PREPARED FOR:
FTNK INVESTMENTS, LLC

| ISSUE DATE: | 05/12/2026 |
|---|---|
| REVISION 1: | |
| REVISION 2: | |
| REVISION 3: | |
| REVISION 4: | |
| REVISION 5: | |
| REVISION 6: | |

# PLAN & PROFILE SUNBRIDGE GROVE LOOP

# THE PALMS AT MINNEOLA PRELIMINARY PLAT

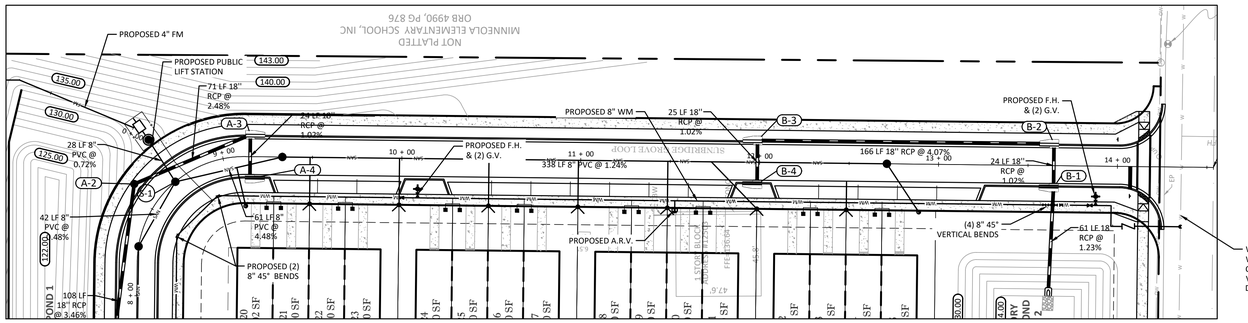
CIVIL DISCIPLINE ONLY
CERTIFICATE OF AUTHORIZATION NUMBER 00036189

DUSTIN W CULVER LICENSE No. 84678 STATE OF FLORIDA PROFESSIONAL ENGINEER

DUSTIN W. CULVER, P.E.
FLORIDA REGISTRATION 84678
NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK

| DESIGN: | JCL |
|---|---|
| CHECKED: | DWC |
| PROJECT NUMBER: | 25-005 |

SHEET:
C-5.0

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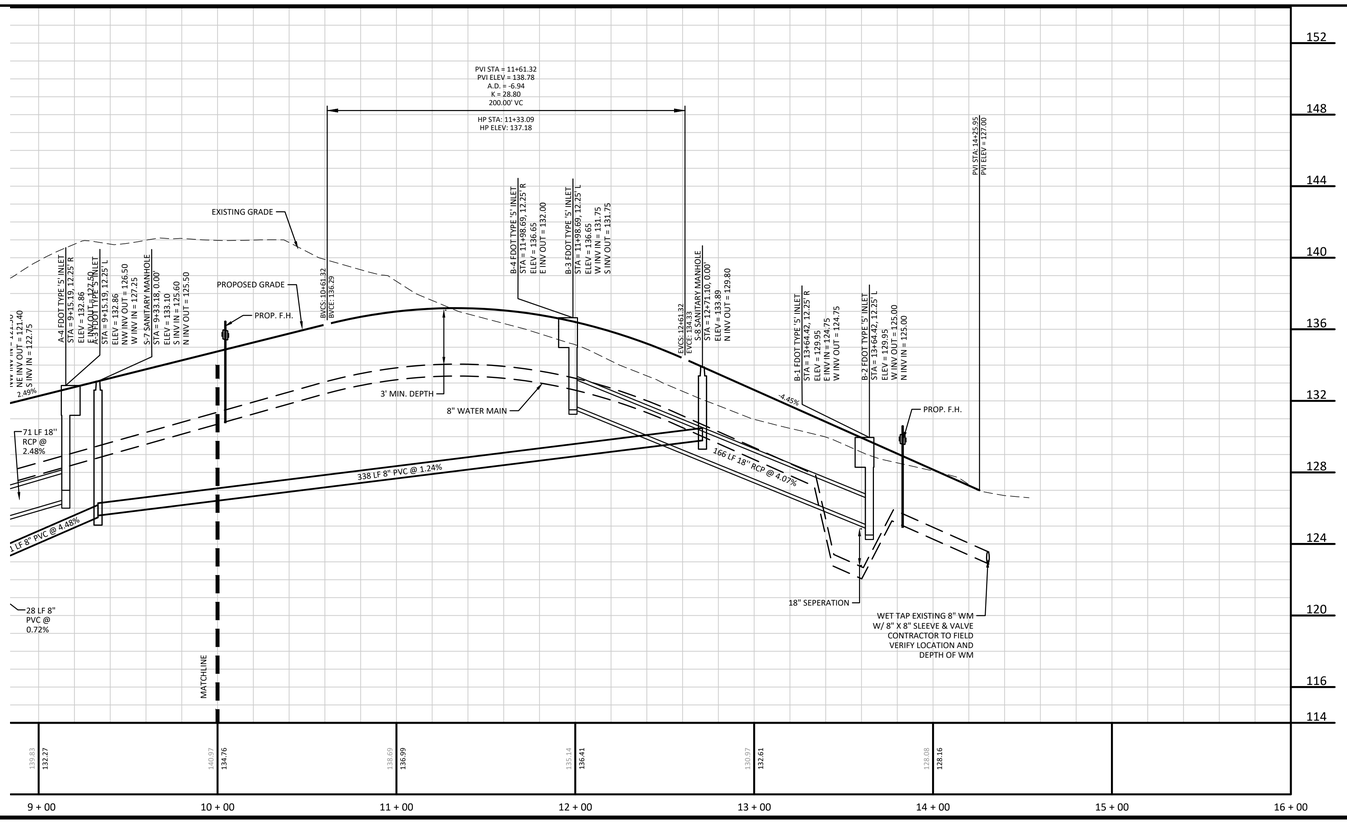


**LEGEND**

- PROJECT BOUNDARY
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- FM — SANITARY FORCE MAIN
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- SANITARY MANHOLE
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- DUAL SANITARY SERVICE
- DUAL REUSE SERVICE
- DUAL WATER SERVICE
- STORM PIPE

SCALE: 1" = 40' (HORIZONTAL)

SCALE: 1" = 4' (VERTICAL)

CULVER ENGINEERING

PREPARED FOR:

FTNK INVESTMENTS, LLC

| ISSUE DATE: | 05/12/2026 |
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| REVISION 4: | |
| REVISION 5: | |
| REVISION 6: | |

PLAN & PROFILE
SUNBRIDGE GROVE LOOP

THE PALMS AT MINNEOLA
PRELIMINARY PLAT

CIVIL DISCIPLINE ONLY
CERTIFICATE OF AUTHORIZATION NUMBER 00036189

DUSTIN W CULVER LICENSE No. 84678 STATE OF FLORIDA PROFESSIONAL ENGINEER

DUSTIN W. CULVER, P.E.
FLORIDA REGISTRATION 84678
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| DESIGN: | JCL |
| CHECKED: | DWC |
| PROJECT NUMBER: | 25-005 |

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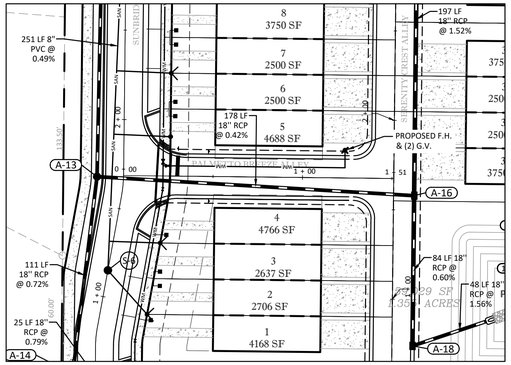
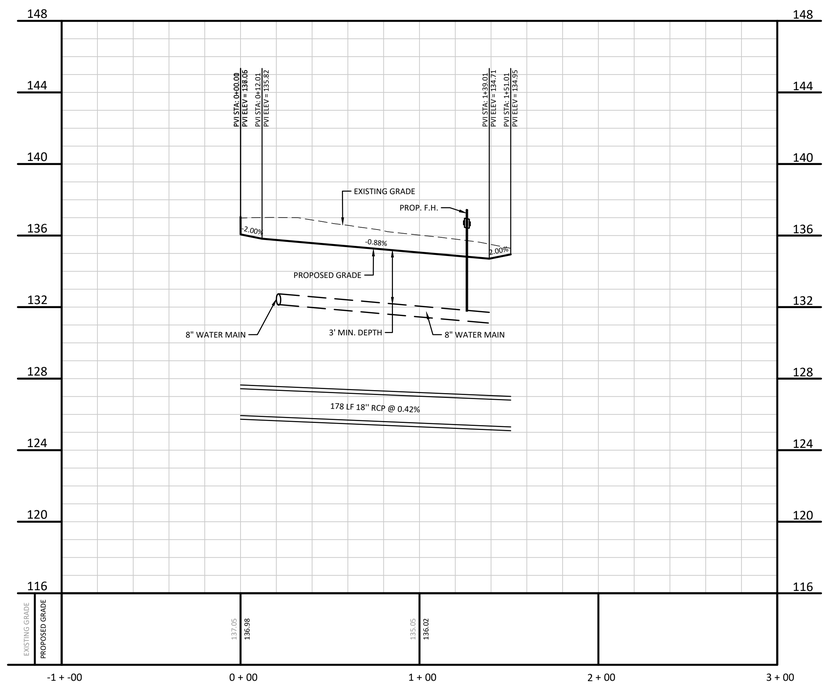
C-5.1

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**LEGEND**

- PROJECT BOUNDARY
- WATER MAIN
- REUSE MAIN
- SANITARY FORCE MAIN
- SANITARY PIPE
- SANITARY MANHOLE
- G.V. GATE VALVE
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SCALE: 1" = 40' (HORIZONTAL)
SCALE: 1" = 4' (VERTICAL)

CIVIL DISCIPLINE ONLY
CERTIFICATE OF AUTHORIZATION NUMBER 00036189

DUSTIN W CULVER LICENSE No. 84678 STATE OF FLORIDA PROFESSIONAL ENGINEER

DUSTIN W. CULVER, P.E.
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CULVER ENGINEERING

PREPARED FOR:
FTNK INVESTMENTS, LLC

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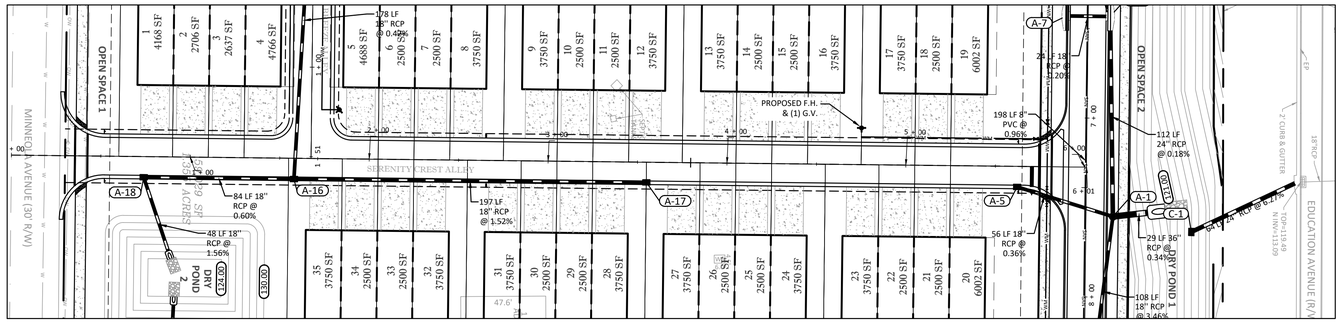
| REVISION 5: | |
| REVISION 6: | |

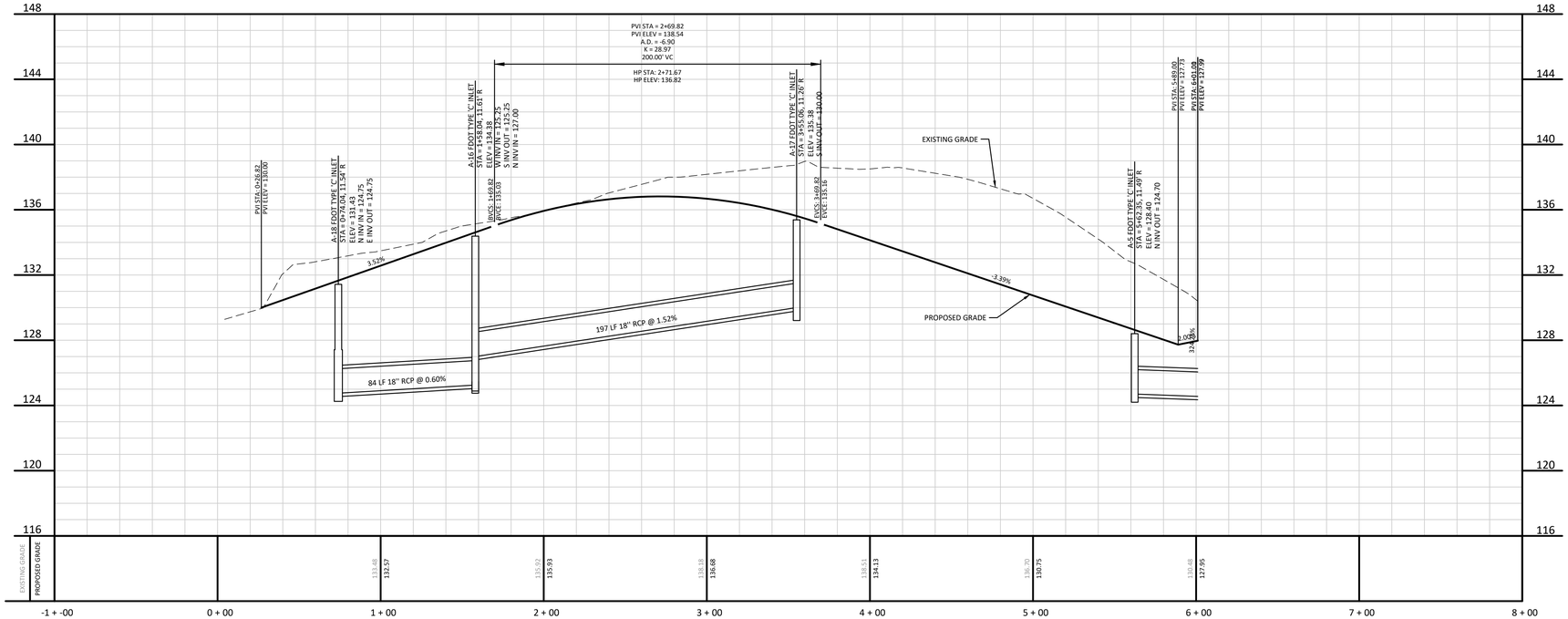
PLAN & PROFILE
PALMETTO BREEZE ALLEY

THE PALMS AT MINNEOLA
PRELIMINARY PLAT

| | |
|---|---|
| DESIGN: | JCL |
| CHECKED: | DWC |
| PROJECT NUMBER: | 25-005 |

SHEET:
C-5.2




**LEGEND**

- PROJECT BOUNDARY
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- FM — SANITARY FORCE MAIN
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- DUAL SANITARY SERVICE
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- DUAL WATER SERVICE
- STORM PIPE

SCALE: 1" = 40' (HORIZONTAL)
SCALE: 1" = 4' (VERTICAL)

CIVIL DISCIPLINE ONLY
CERTIFICATE OF AUTHORIZATION NUMBER 00036189

DUSTIN W CULVER LICENSE No. 84678 STATE OF FLORIDA PROFESSIONAL ENGINEER

**DUSTIN W. CULVER, P.E.**
FLORIDA REGISTRATION 84678
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CULVER ENGINEERING

**PREPARED FOR:**
**FTNK INVESTMENTS, LLC**

| ISSUE DATE: | 05/12/2026 |
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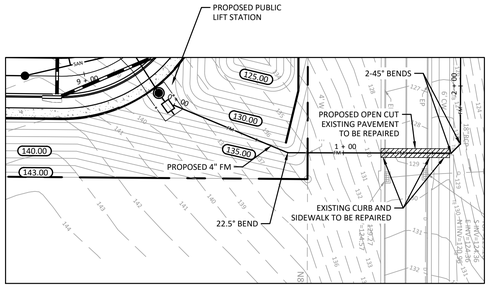
| REVISION 4: | |
| REVISION 5: | |
| REVISION 6: | |

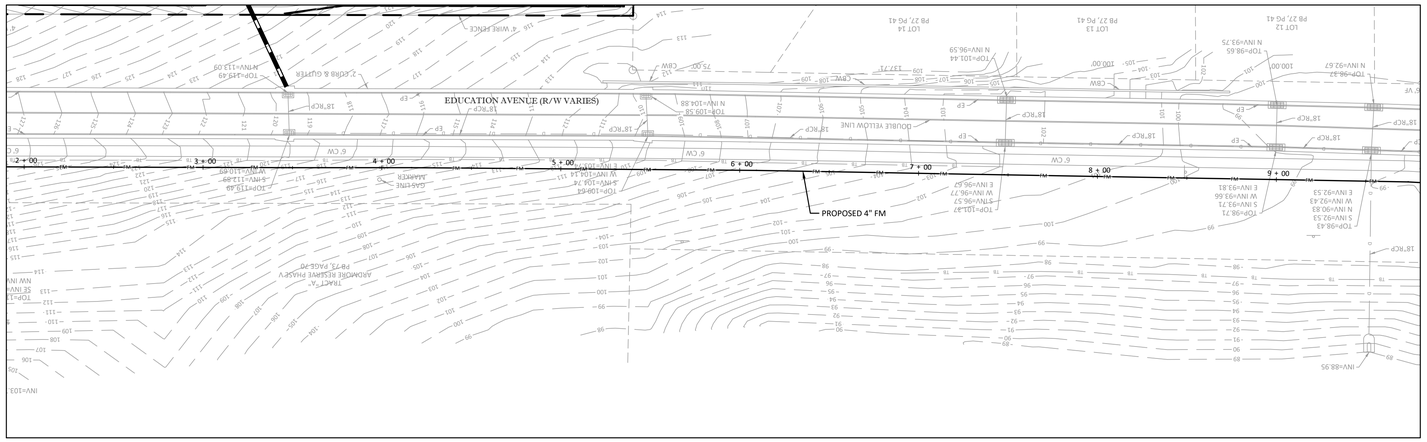
# PLAN & PROFILE SERENITY CREST ALLEY

# THE PALMS AT MINNEOLA PRELIMINARY PLAT

| | |
|---|---|
| DESIGN: | JCL |
| CHECKED: | DWC |
| PROJECT NUMBER: | 25-005 |

SHEET:
**C-5.3**

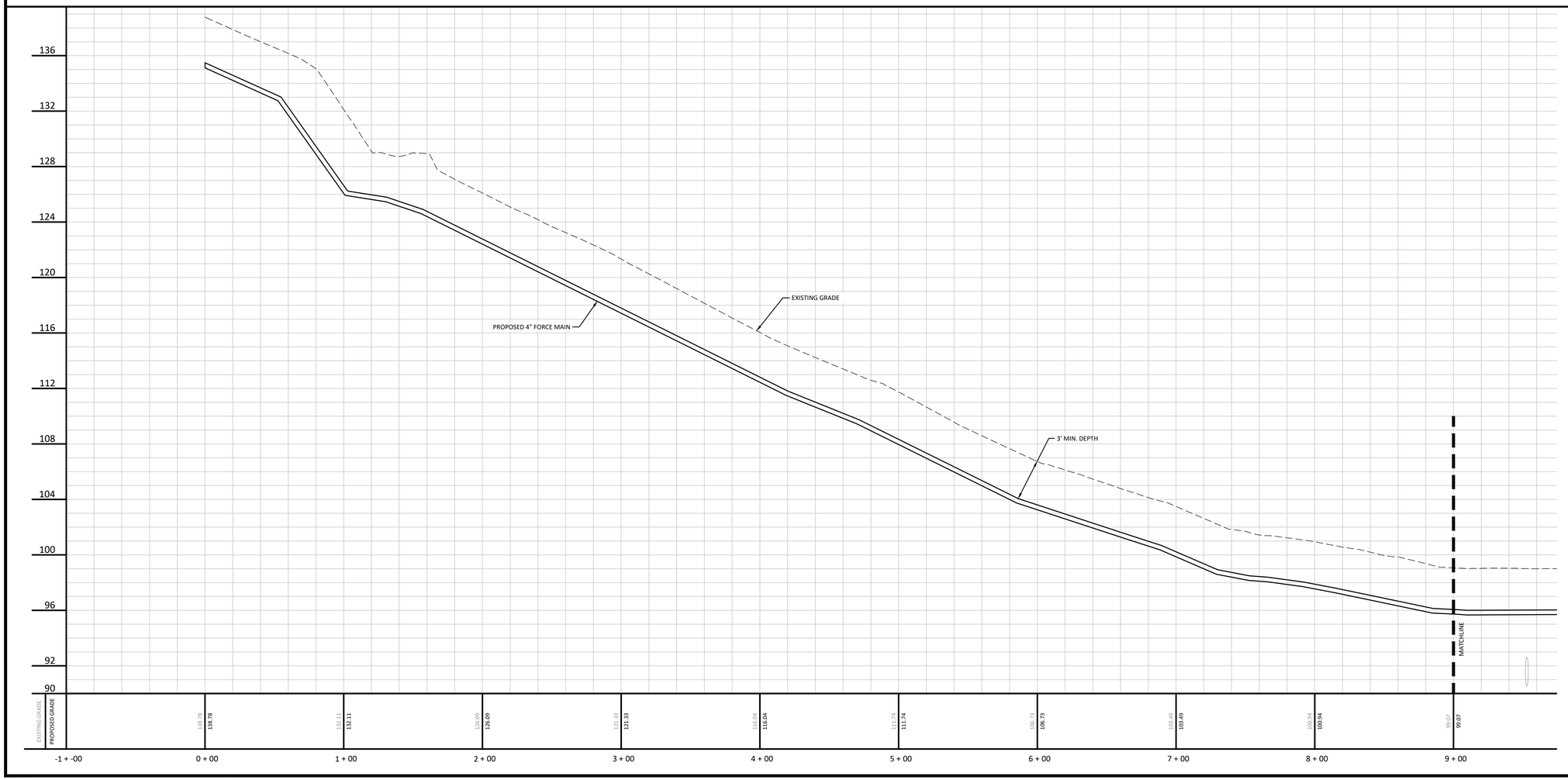



**LEGEND**

PROJECT BOUNDARY

FM SANITARY FORCE MAIN




SCALE: 1" = 40' (HORIZONTAL)

SCALE: 1" = 4' (VERTICAL)

CIVIL DISCIPLINE ONLY
CERTIFICATE OF AUTHORIZATION NUMBER 00036189

DUSTIN W. CULVER LICENSE No. 84678 STATE OF FLORIDA PROFESSIONAL ENGINEER

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FLORIDA REGISTRATION 84678
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CULVER ENGINEERING

PREPARED FOR:

FTNK INVESTMENTS, LLC

| ISSUE DATE: | 06/12/2026 |
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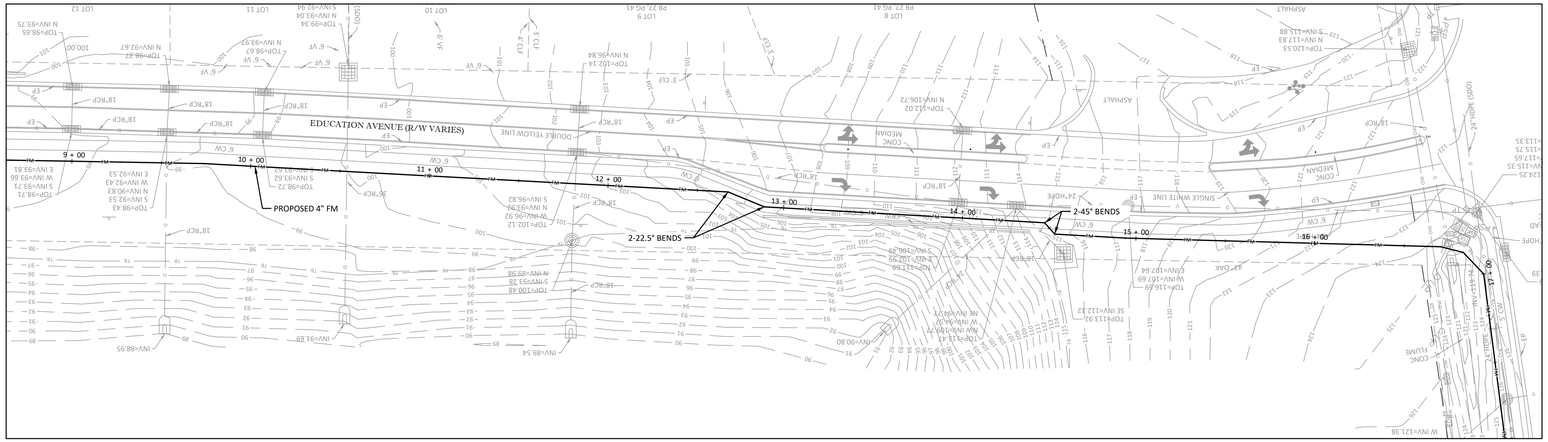
PLAN & PROFILE OFFSITE FORCE MAIN

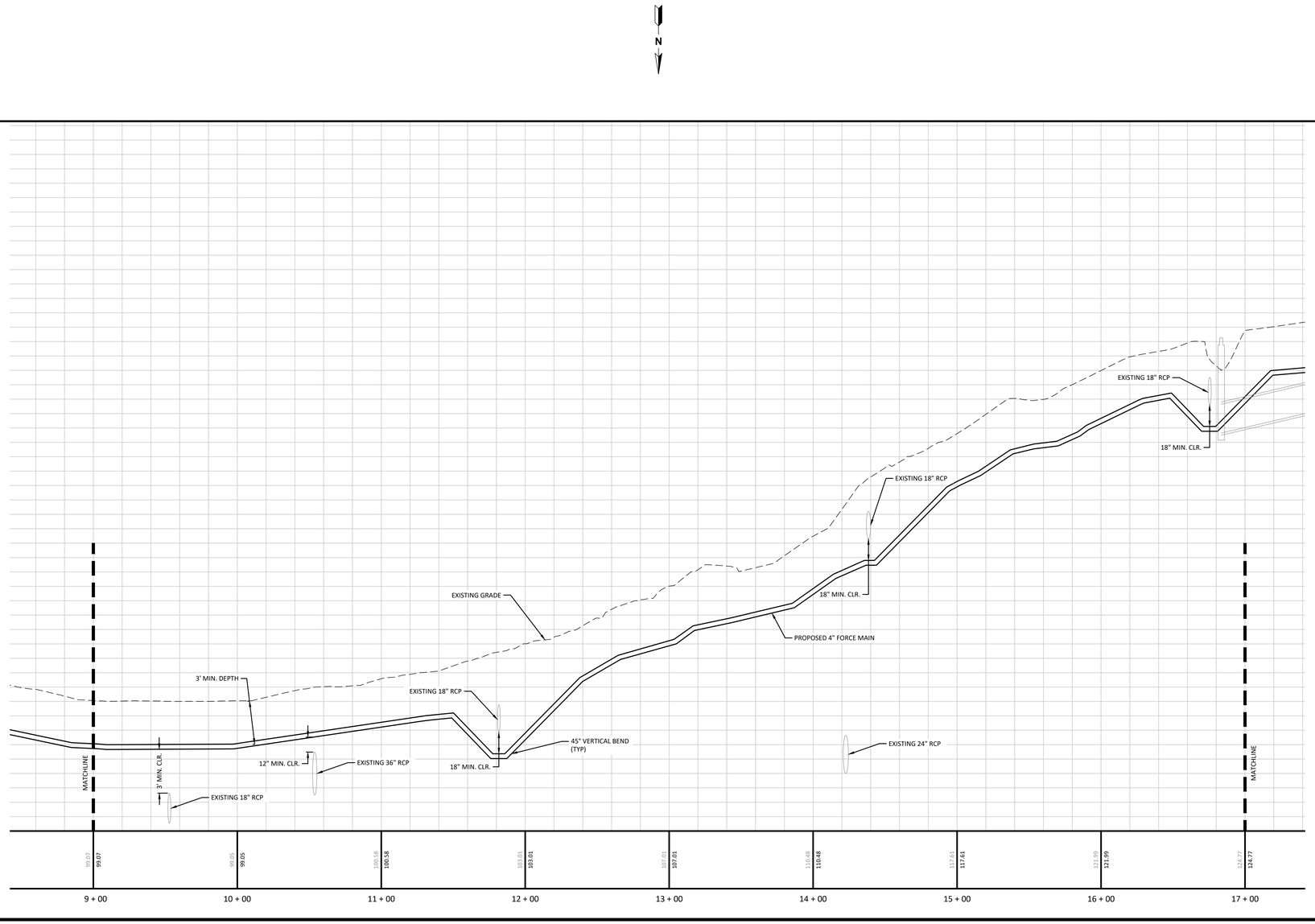
THE PALMS AT MINNEOLA PRELIMINARY PLAT

| | |
|---|---|
| DESIGN: | JCL |
| CHECKED: | DWC |
| PROJECT NUMBER: | 25-005 |

SHEET:

C-5.4




**LEGEND**

PROJECT BOUNDARY

SANITARY FORCE MAIN

SCALE: 1" = 40' (HORIZONTAL)

SCALE: 1" = 4' (VERTICAL)

CULVER ENGINEERING

PREPARED FOR:

**FTNK INVESTMENTS, LLC**

| ISSUE DATE: | 05/12/2026 |
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| REVISION 1: | |
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| REVISION 6: | |

# PLAN & PROFILE OFFSITE FORCE MAIN

# THE PALMS AT MINNEOLA PRELIMINARY PLAT

| | |
|---|---|
| DESIGN: | JCL |
| CHECKED: | DWC |
| PROJECT NUMBER: | 25-005 |

SHEET:

**C-5.5**

CIVIL DISCIPLINE ONLY
CERTIFICATE OF AUTHORIZATION NUMBER 00036189

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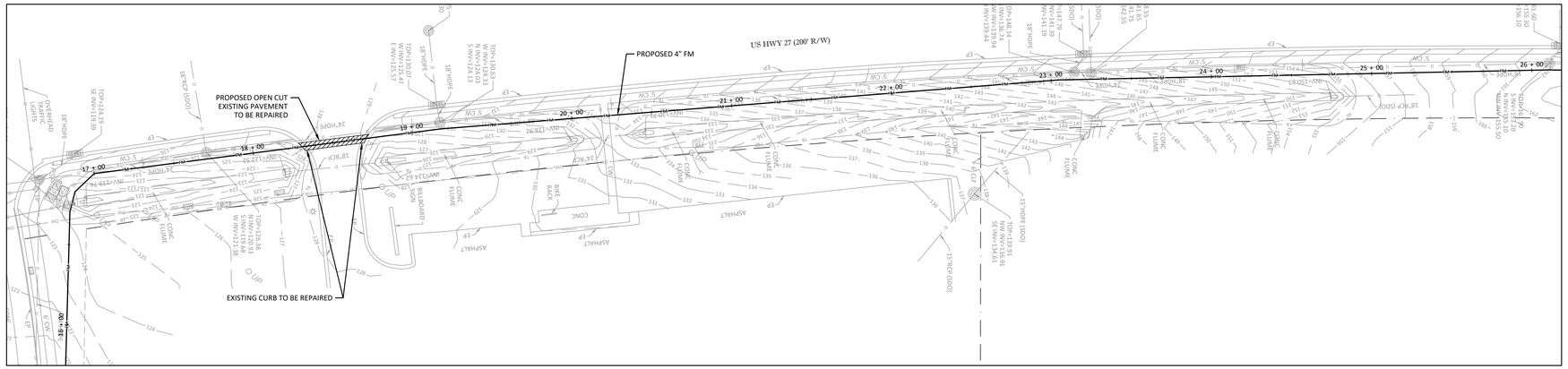


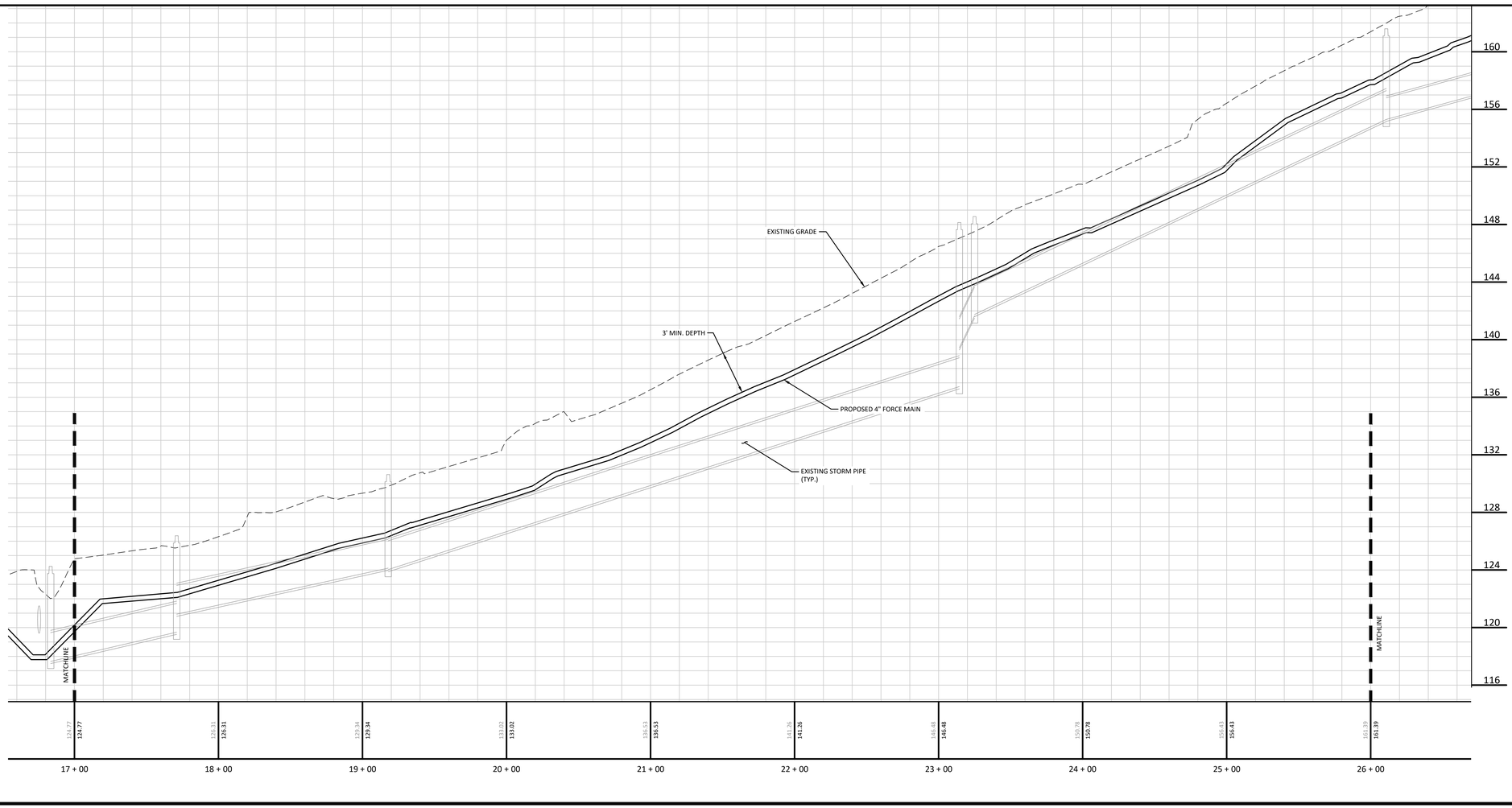

**LEGEND**

PROJECT BOUNDARY

FM SANITARY FORCE MAIN

**NOTES**

1. ANY WORK BETWEEN 2' AND 15' FROM THE TRAVEL WAY TO HAVE MOT IN PLACE PER FDOT STANDARD PLANS INDEX 102-602.
2. ALL DISTURBED AREAS WITHIN FDOT ROW TO BE RESTORED
3. PAVEMENT, SIDEWALK, SHOULDER, AND TURF RESTORED TO FDOT STANDARDS.




SCALE: 1" = 40' (HORIZONTAL)

SCALE: 1" = 4' (VERTICAL)

CULVER ENGINEERING

PREPARED FOR:

**FTNK INVESTMENTS, LLC**

| ISSUE DATE: | 05/12/2026 |
|---|---|
| REVISION 1: | |
| REVISION 2: | |
| REVISION 3: | |
| REVISION 4: | |
| REVISION 5: | |
| REVISION 6: | |

# PLAN & PROFILE OFFSITE FORCE MAIN

# THE PALMS AT MINNEOLA PRELIMINARY PLAT

| | |
|---|---|
| DESIGN: | JCL |
| CHECKED: | DWC |
| PROJECT NUMBER: | 25-005 |

SHEET:

**C-5.6**

CIVIL DISCIPLINE ONLY
CERTIFICATE OF AUTHORIZATION NUMBER 00036189

DUSTIN W CULVER LICENSE No. 84678 STATE OF FLORIDA PROFESSIONAL ENGINEER

**DUSTIN W. CULVER, P.E.**
FLORIDA REGISTRATION 84678
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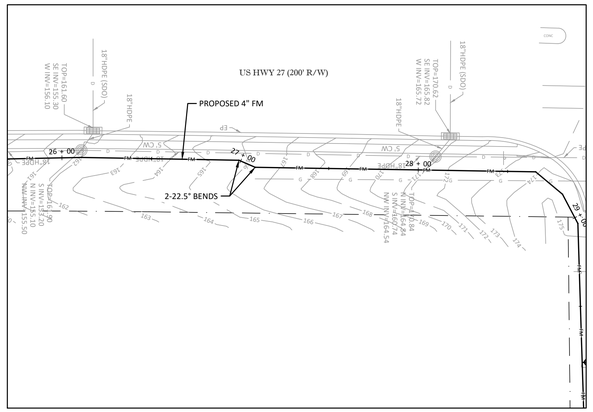
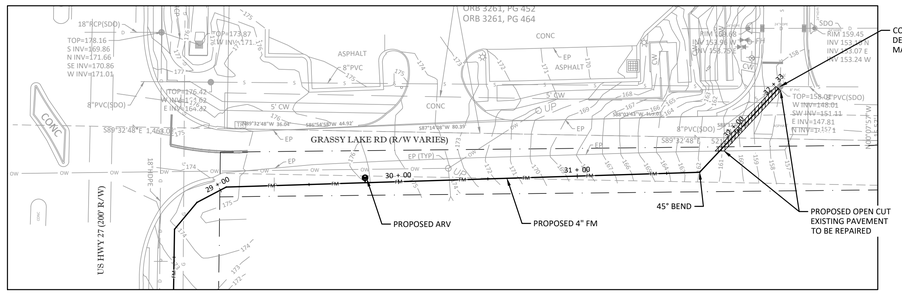


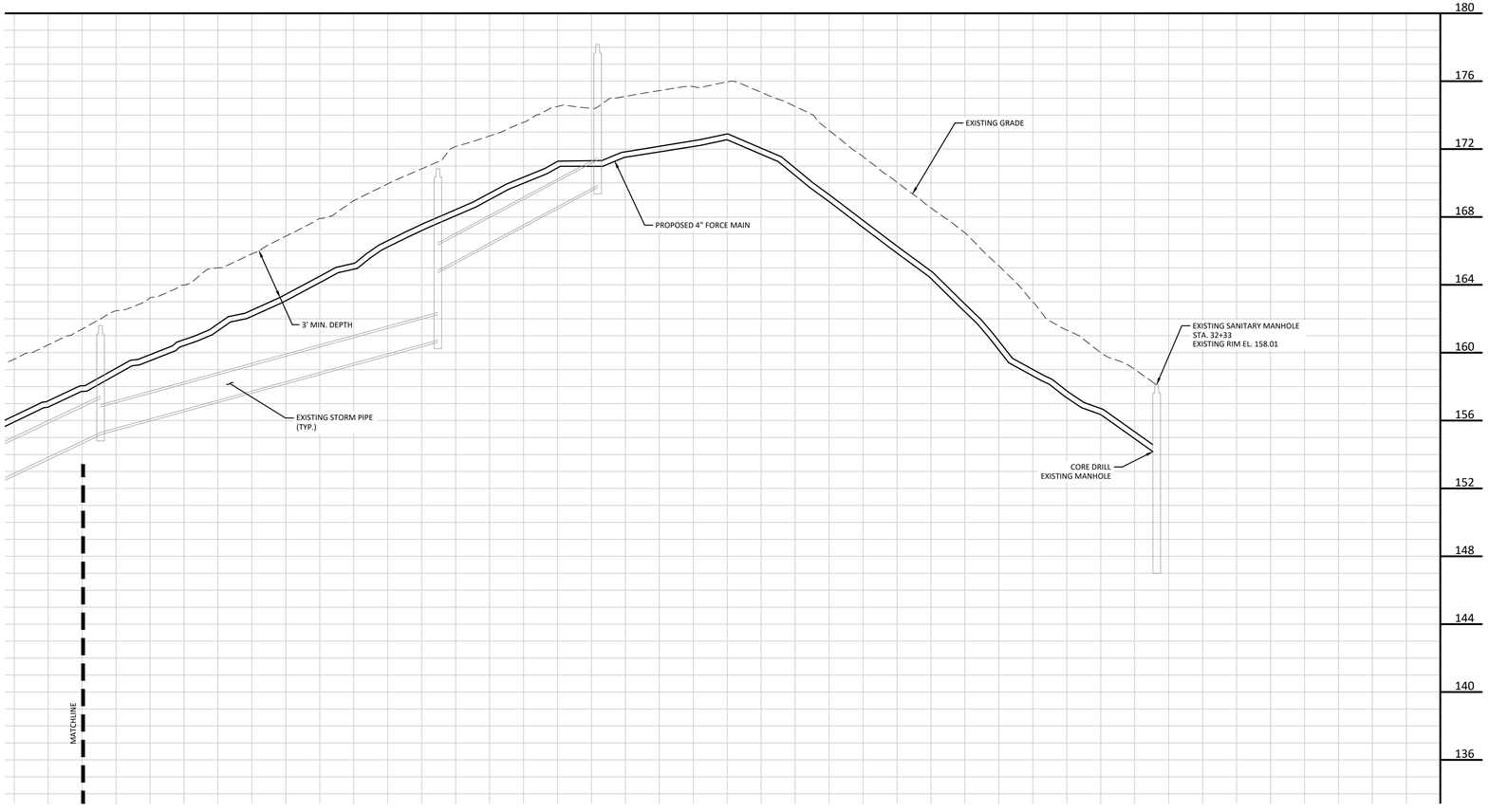

**LEGEND**

PROJECT BOUNDARY

FM SANITARY FORCE MAIN

**NOTES**

1. ANY WORK BETWEEN 2' AND 15' FROM THE TRAVEL WAY TO HAVE MOT IN PLACE PER FDOT STANDARD PLANS INDEX 102-602.
2. ALL DISTURBED AREAS WITHIN FDOT ROW TO BE RESTORED
3. PAVEMENT, SIDEWALK, SHOULDER, AND TURF RESTORED TO FDOT STANDARDS.




SCALE: 1" = 40' (HORIZONTAL)

SCALE: 1" = 4' (VERTICAL)

CIVIL DISCIPLINE ONLY
CERTIFICATE OF AUTHORIZATION NUMBER 00036189

DUSTIN W CULVER LICENSE No. 84678 STATE OF FLORIDA PROFESSIONAL ENGINEER

**DUSTIN W. CULVER, P.E.**
FLORIDA REGISTRATION 84678
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CULVER ENGINEERING

PREPARED FOR:

**FTNK INVESTMENTS, LLC**

| ISSUE DATE: | 05/12/2026 |
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| REVISION 4: | |
| REVISION 5: | |
| REVISION 6: | |

# PLAN & PROFILE OFFSITE FORCE MAIN

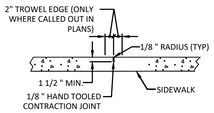
# THE PALMS AT MINNEOLA PRELIMINARY PLAT

| | |
|---|---|
| DESIGN: | JCL |
| CHECKED: | DWC |
| PROJECT NUMBER: | 25-005 |

SHEET:

**C-5.7**

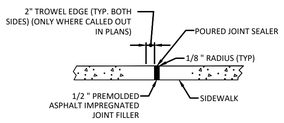
## SIDEWALK DETAILS




NOTE: CONTRACTION JOINTS TO BE SPACED AT A WIDTH OF WALKWAY OR A MAX. OF 10'.

CONTRACTION JOINTS

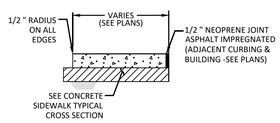
NTS




NOTE: EXPANSION JOINTS TO BE SPACED AT A MAX. OF 30'.

EXPANSION JOINTS

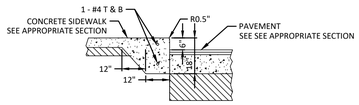
NTS




NOTE: TO BE CONSTRUCTED PER FDOT INDEX 310 & FDOT SPECIFICATIONS (SECTION 350)

SIDEWALK

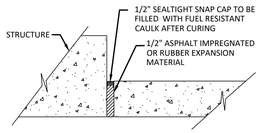
NTS




TURNED DOWN EDGE SIDEWALK

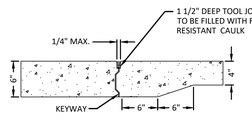
NTS

## CONCRETE JOINT DETAILS



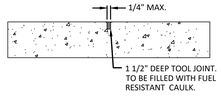

ISOLATION JOINT DETAIL

NTS




CONSTRUCTION JOINT DETAIL

NTS



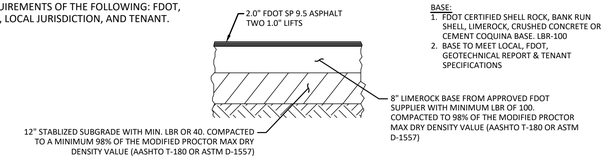

CONTROL JOINT DETAIL

NTS

NOTE: SEE ARCHITECT SPECIFICATIONS FOR COMPLETE CONCRETE DETAILS.

## PAVEMENT DETAILS

NOTE: TO BE CONSTRUCTED TO MOST STRINGENT SPECIFICATIONS AND REQUIREMENTS OF THE FOLLOWING: FDOT, GEOTECHNICAL ENGINEER, LOCAL JURISDICTION, AND TENANT.

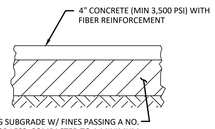



BASE:
1. FDOT CERTIFIED SHELL ROCK, BANK RUN SHELL, LIMEROCK, CRUSHED CONCRETE OR CEMENT COQUINA BASE. LBR-100
2. BASE TO MEET LOCAL, FDOT, GEOTECHNICAL REPORT & TENANT SPECIFICATIONS

SEE DESIGNER NOTE 1

STANDARD DUTY ASPHALT PAVEMENT

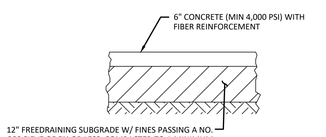
NTS




NOTE: MINIMUM SIDEWALK WIDTH 5'.

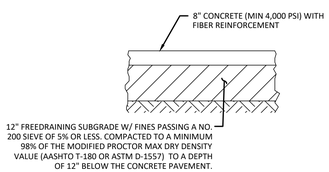
CONCRETE SIDEWALK

NTS



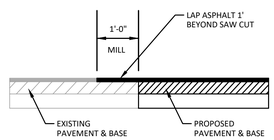

STANDARD DUTY (NON-STAMPED/COLORED) CONCRETE PAVEMENT

NTS



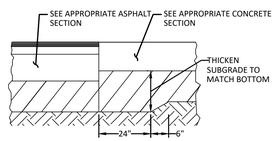

HEAVY DUTY (NON-STAMPED/COLORED) CONCRETE PAVEMENT

NTS




PAVEMENT SPLICE DETAIL

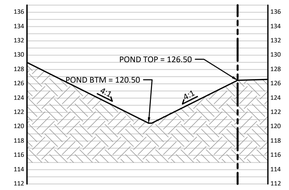
NTS




ASPHALT TO CONCRETE TRANSITION DETAIL

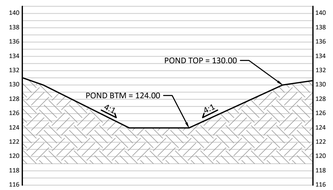
NTS

NOTE: POND BANKS TO BE SODDED AND POND BOTTOMS TO BE SEEDED.



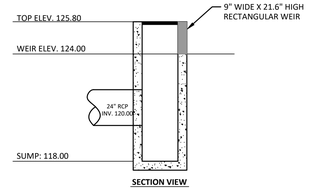

POND TYPICAL CROSS SECTION - DRY POND 1

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 10'




POND TYPICAL CROSS SECTION - DRY POND 2

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 10'




SECTION VIEW

**C-1 CONTROL STRUCTURE DETAIL**
**MODIFIED TYPE 'C' INLET**

POND CONTROL STRUCTURE

SCALE: 1" = 4'

CIVIL DISCIPLINE ONLY
CERTIFICATE OF AUTHORIZATION NUMBER 00036189

DUSTIN W CULVER LICENSE No. 84678 STATE OF FLORIDA PROFESSIONAL ENGINEER

DUSTIN W. CULVER, P.E.
FLORIDA REGISTRATION 84678
NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK

CULVER ENGINEERING

PREPARED FOR:

FTNK INVESTMENTS, LLC

| ISSUE DATE: | 05/12/2026 |
|---|---|
| REVISION 1: | |
| REVISION 2: | |
| REVISION 3: | |
| REVISION 4: | |
| REVISION 5: | |
| REVISION 6: | |

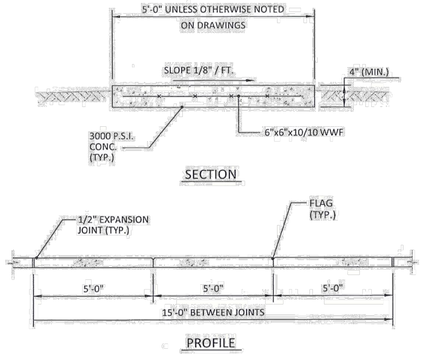
SITE DETAILS

THE PALMS AT MINNEOLA
PRELIMINARY PLAT

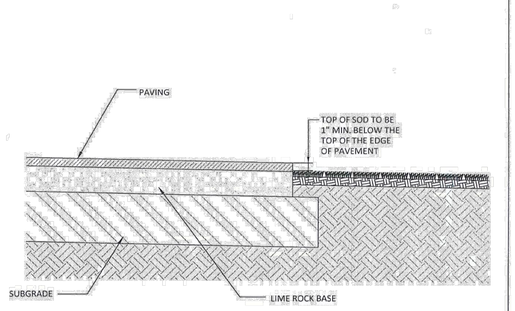
| | |
|---|---|
| DESIGN: | JCL |
| CHECKED: | DWC |
| PROJECT NUMBER: | 25-005 |

SHEET:

C-6.0




CONCRETE WALKWAY DETAIL | G-10 | Not To Scale | CITY OF MINNEOLA | January 2019




SOD PLANTING | G-11 | Not To Scale | CITY OF MINNEOLA | January 2019

CIVIL DISCIPLINE ONLY
CERTIFICATE OF AUTHORIZATION
NUMBER 00036189

DUSTIN W. CULVER
LICENSE
No. 84678
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

**DUSTIN W. CULVER, P.E.**
FLORIDA REGISTRATION 84678
NOT VALID FOR CONSTRUCTION UNLESS
SIGNED IN THIS BLOCK

CULVER ENGINEERING

PREPARED FOR:
**FTNK INVESTMENTS, LLC**

| ISSUE DATE: | 05/12/2026 |
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| REVISION 1: | |
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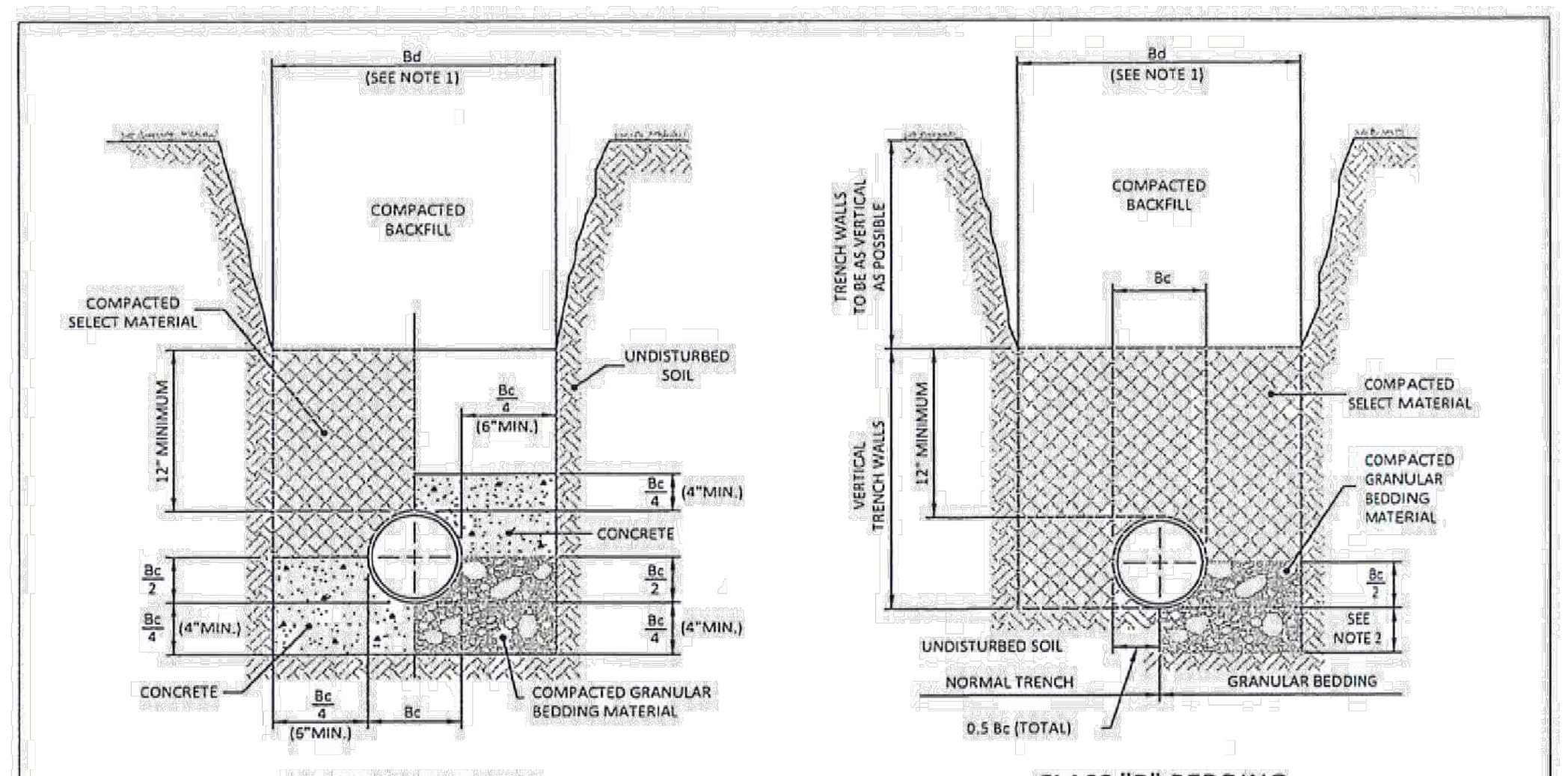
| REVISION 4: | |
| REVISION 5: | |
| REVISION 6: | |

# SITE DETAILS

# THE PALMS AT MINNEOLA
# PRELIMINARY PLAT

| | |
|---|---|
| DESIGN: | JCL |
| CHECKED: | DWC |
| PROJECT NUMBER: | 25-005 |

SHEET:
**C-6.1**

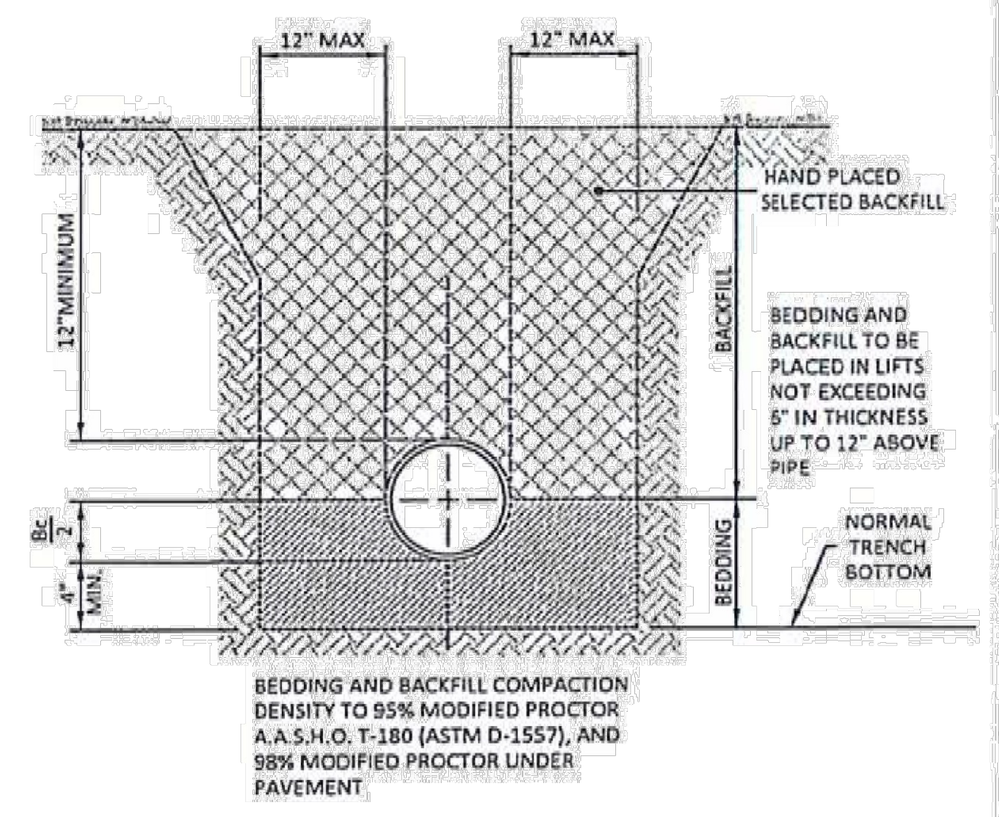



CLASS "A" BEDDING
SPECIAL CONDITIONS

CLASS "B" BEDDING
NORMAL CONDITIONS

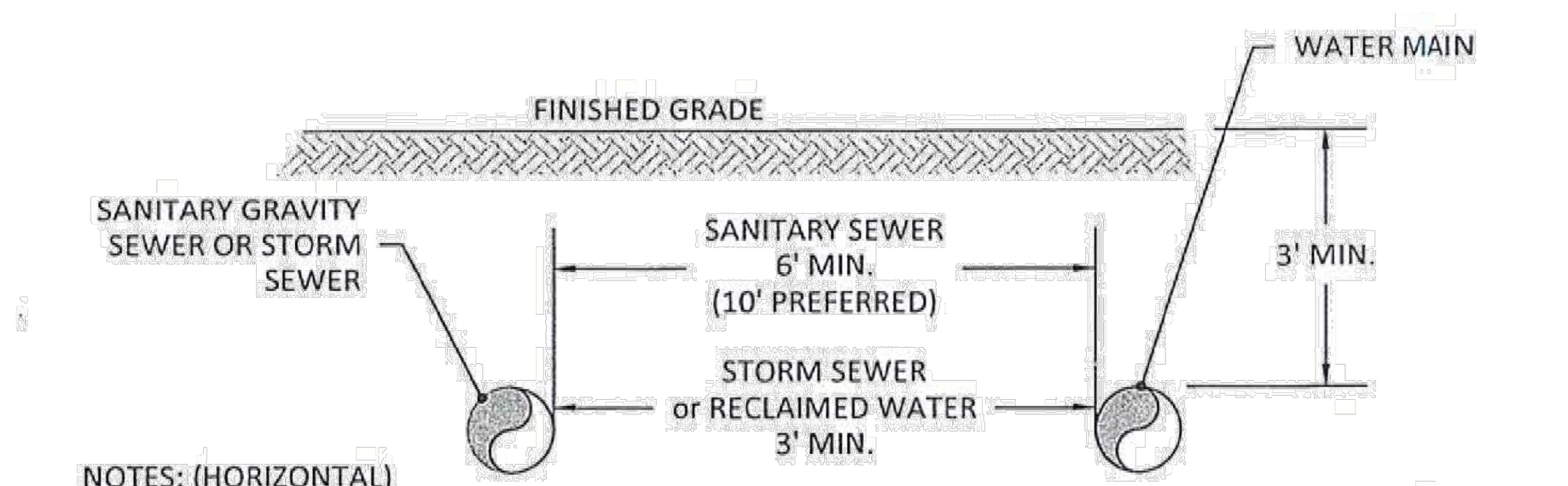
NOTES: FOR BEDDING AND TRENCHING

1. Dimension Bc = Pipe O.D.
   Dimension Bd = Trench Width at Top of Pipe
   Maximum Bd = Bc + 30"
   Minimum Bd = Maximum Dimension of Bell + 12" (Unsheeted Trench)
2. Depth for removal for unsuitable material shall be as required to reach suitable foundation. For rock or other non-cushioning material, depth shall be 6" below bottom of utility.
3. All backfill and select material under all roadways, drives (including dirt drives), and parking areas shall be compacted to 98% of the modified proctor maximum dry density, (AASHTO T-180). Backfill and select material under all other areas shall be compacted as follows: From bottom of trench to 12" above top of pipe - 95% of modified proctor maximum dry density (AASHTO T-180). From 12" above top of pipe to top of backfill - 95% of modified proctor maximum dry density (AASHTO T-180)



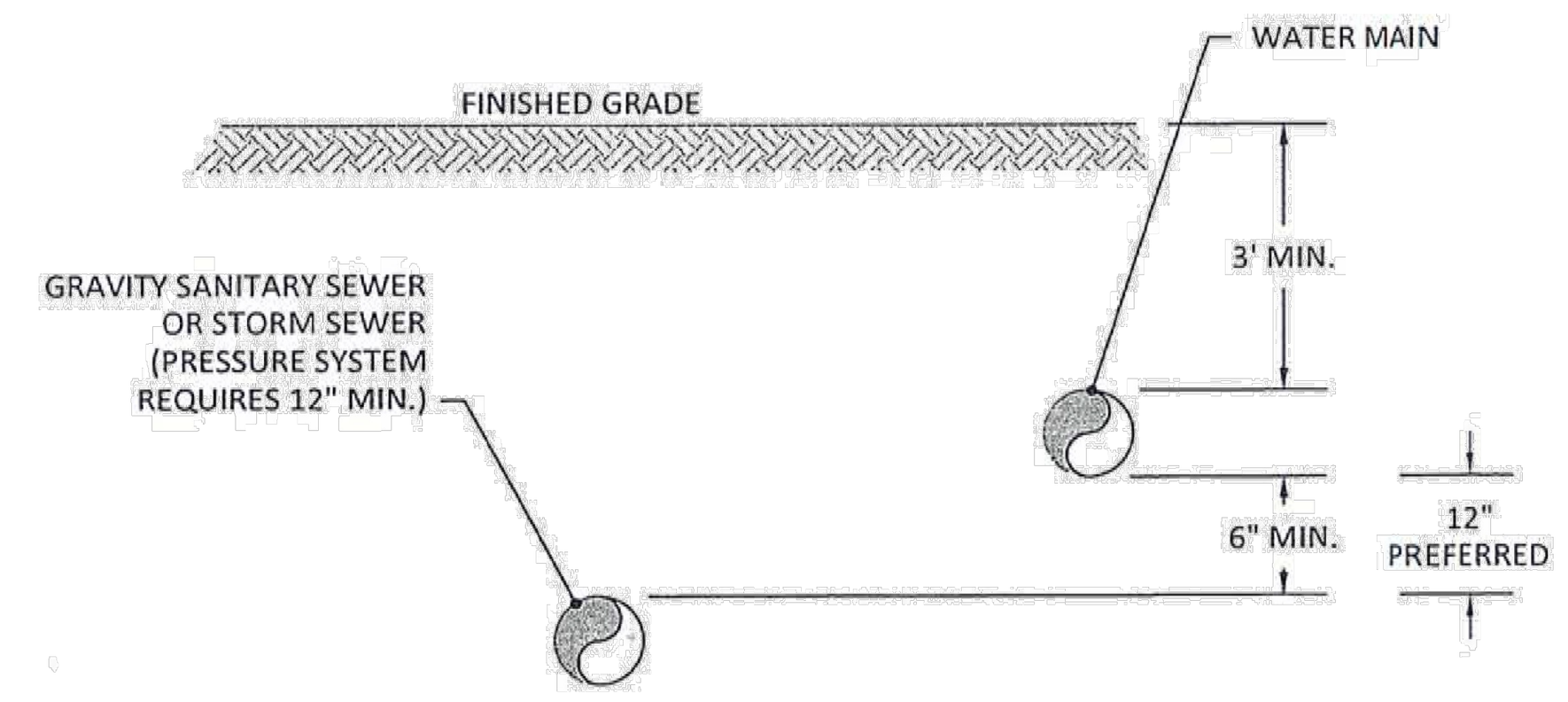

SANITARY SEWER
PIPE BEDDING

BEDDING DETAILS | G-3
CITY OF MINNEOLA | Not To Scale | January 2019




NOTES: (HORIZONTAL)

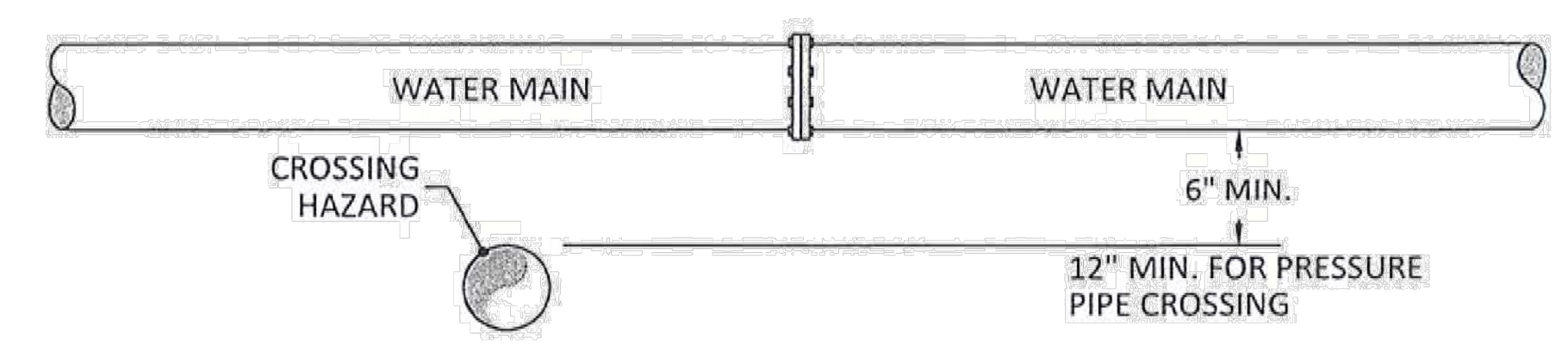
1. A MINIMUM SEPARATION OF SIX (6) FEET, OUTSIDE TO OUTSIDE, SHALL BE MAINTAINED BETWEEN WATER MAINS AND SANITARY GRAVITY SEWER LINES.
2. A MINIMUM HORIZONTAL SEPARATION OF THREE (3) FEET, OUTSIDE TO OUTSIDE, SHALL BE MAINTAINED BETWEEN WATER MAINS AND RECLAIMED WATER LINES CARRYING UNRESTRICTED PUBLIC ACCESS REUSE WATER, AND STORM SEWER LINES.




3. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND SANITARY GRAVITY SEWERS SHALL BE REDUCED TO THREE FEET (3') WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES (6") ABOVE THE TOP OF THE SEWER (62-555.314(C)).

PIPING CLEARANCES | G-4.1
CITY OF MINNEOLA | Not To Scale | January 2019

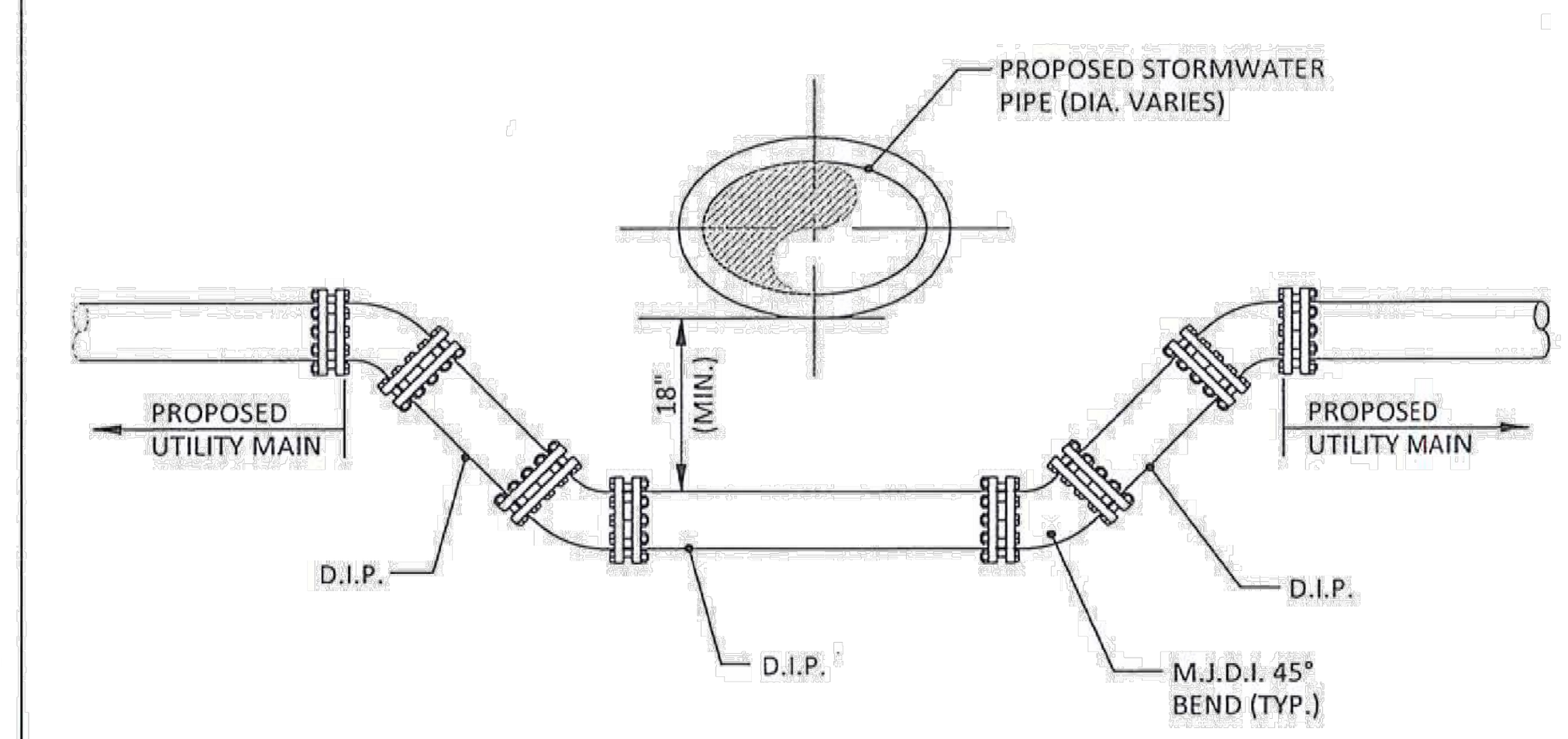
4. THERE SHALL BE AT LEAST A SIX FOOT (6') FOOT SEPARATION BETWEEN WATER MAINS AND SANITARY FORCE MAINS WITHOUT EXCEPTION. FIELD PROBLEMS SHALL BE REPORTED TO THE CITY ENGINEER. SPECIFIC SOLUTIONS MUST BE ACCEPTED BY F.D.E.P. PRIOR TO IMPLEMENTATION.
5. NO WATER PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SANITARY SEWER MANHOLE OR STORM SEWER STRUCTURE.




NOTES: (VERTICAL)

1. A MINIMUM OF VERTICAL SEPARATION OF AT LEAST SIX INCHES (6"), AND PREFERABLY TWELVE INCHES (12") ABOVE, OR AT LEAST TWELVE INCHES (12") BELOW, OUTSIDE TO OUTSIDE OF PIPE BARREL, SHALL BE MAINTAINED BETWEEN WATER MAIN, SANITARY GRAVITY SEWER, OR STORM SEWER. MINIMUM VERTICAL SEPARATION OF 12" OUTSIDE TO OUTSIDE SHALL BE MAINTAINED FOR CROSSING PRESSURE PIPES (RECLAIMED WATER, STORM FORCEMAIN, OR SANITARY FORCEMAIN).
2. IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE CROSSING HAZARD.
3. WHERE IT IS NOT POSSIBLE TO MAINTAIN THE REQUIRED SEPARATION, IT SHALL BE REPORTED TO THE CITY ENGINEER. DEVIATIONS AND OTHER ALTERNATIVES SHALL BE CONSIDERED ON A CASE-BY-CASE BASIS AND MUST RECEIVE SPECIFIC APPROVAL BY F.D.E.P., IN ACCORDANCE WITH FLORIDA STATUTE 62-555.314(5), PRIOR TO IMPLEMENTATION.

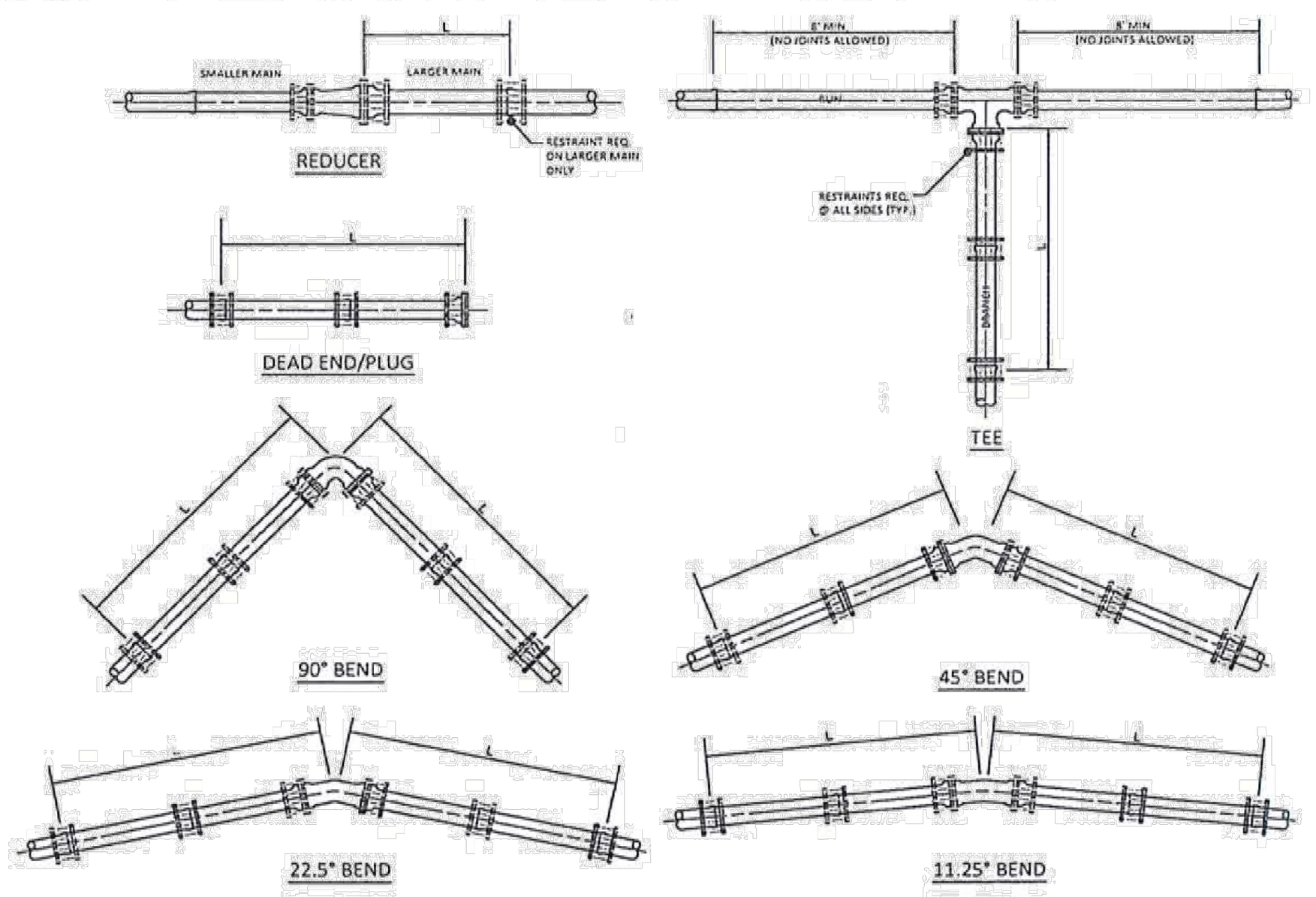
PIPING CLEARANCES | G-4.2
CITY OF MINNEOLA | Not To Scale | January 2019




NOTES:

1. ALL PROPOSED JOINTS SHALL BE RESTRAINED.
2. ALL EXISTING JOINTS WITHIN 12' SHALL BE RESTRAINED.

UTILITY / STORM SEWER PIPE CROSSING | G-5
CITY OF MINNEOLA | Not To Scale | January 2019

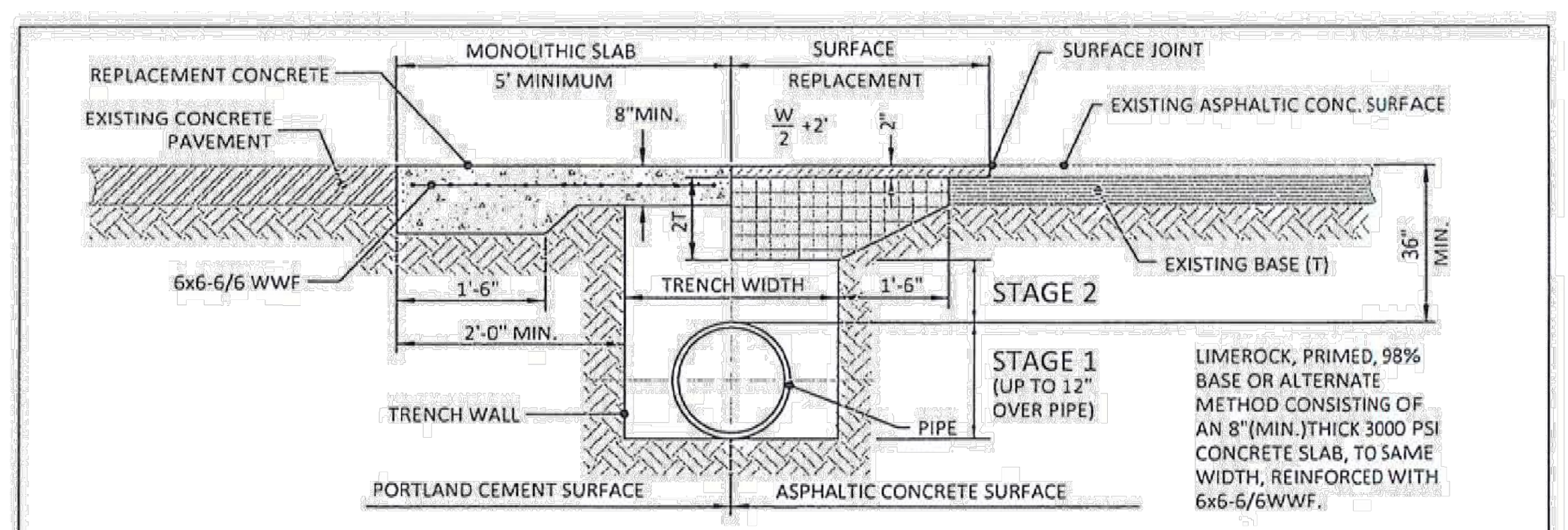



| TABLE OF THRUST RESTRAINT LENGTHS | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| PIPE SIZE (inches) | 90° BEND | | 45° BEND | | 22 1/2° BEND | | 11 1/4° BEND | | TEES | | DEAD END & PLUG | | REDUCER | | |
| | P.V.C. (L) | DUCTILE IRON (L) | P.V.C. (L) | DUCTILE IRON (L) | P.V.C. (L) | DUCTILE IRON (L) | P.V.C. (L) | DUCTILE IRON (L) | P.V.C. (L) | DUCTILE IRON (L) | P.V.C. (L) | DUCTILE IRON (L) | PIPE SIZES | P.V.C. (L) | DUCTILE IRON (L) |
| 4 | 20' | 16' | 8' | 7' | 4' | 3' | 2' | 2' | 15' | 10' | 45' | 29' | 6"x4" | 33' | 21' |
| 6 | 28' | 22' | 12' | 9' | 6' | 4' | 3' | 2' | 33' | 21' | 63' | 40' | 8"x6" | 34' | 22' |
| 8 | 36' | 29' | 15' | 12' | 7' | 6' | 4' | 3' | 52' | 33' | 82' | 52' | 10"x8" | 33' | 21' |
| 10 | 43' | 34' | 18' | 14' | 9' | 7' | 4' | 3' | 68' | 43' | 98' | 63' | 12"x10" | 34' | 22' |
| 12 | 50' | 40' | 21' | 17' | 10' | 8' | 5' | 4' | 84' | 54' | 116' | 74' | 16"x12" | 63' | 40' |
| 16 | 63' | 51' | 26' | 21' | 13' | 10' | 6' | 5' | 116' | 74' | 148' | 94' | 18"x16" | 33' | 21' |
| 18 | 70, | 56' | 29' | 23' | 14' | 11' | 7' | 6' | 131' | 83' | 163' | 103' | 20"x18" | 33' | 21' |
| 20 | 75' | 61' | 31' | 25' | 15' | 12' | 7' | 6' | 145' | 92' | 178' | 113' | 20"x20" | 62' | 39' |
| 24 | 86' | 70' | 36' | 29' | 17' | 14' | 9' | 7' | 173' | 110' | 207' | 132' | | | |

THRUST RESTRAINT DESIGN NOTES

1. RESTRAINT JOINTS, FITTINGS, & VALVE REQUIREMENTS CALCULATED BY THE THRUST RESTRAINT DESIGN PROGRAM PROVIDED BY UNI-FLANGE, THE FORD METER BOX COMPANY, INC.
2. DATA BASED ON MAX. PRESSURE OF 150 p.s.i., THE UNIFIED SOILS CLASSIFICATION SYSTEM (SOIL TYPE SP), THE PIPE BEDDED IN NATIVE SOIL w/ A MINIMUM OF 2.5' COMPACTED FILL OVER THE PIPE, AND USING A SAFETY FACTOR OF 1.5 FOR THE DATA.
3. ALL FITTINGS & VALVES SHALL HAVE RESTRAINED JOINTS PER SPECIFICATIONS & ALL BELL & SPIGOT JOINTS TO BE RESTRAINED WITH A RESTRAINING HARNESS WITHIN THE REQUIRED LENGTH OF RESTRAINED PIPE (L).
4. THRUST BLOCKS SHALL BE USED ONLY AS SPECIFIED BY PROJECT ENGINEER.

THRUST RESTRAINT DETAILS | G-6
CITY OF MINNEOLA | Not To Scale | January 2019




REPLACEMENT OF FLEXIBLE PAVEMENT
FOR PERMITTED PAVEMENT CUT

DENSITY PROCEDURES:

THE BACK FILL FOR THE FIRST AND SECOND STAGES SHALL BE PLACED IN 6" LAYERS (COMPACTED THICKNESS) AND SHALL BE COMPACTED TO 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180. TEST REPORTS SHALL BE FURNISHED TO THE CITY.

STAGE #1

STAGE 1 WILL BE PERFORMED WITH 6" LIFTS UP TO 12" OVER THE PIPE.

THE PERMITTEE SHALL PROVIDE ADEQUATE COMPACTED FILL BENEATH THE HAUNCHES OF THE PIPE, USING MECHANICAL TAMPS SUITABLE FOR THIS PURPOSE. THIS COMPACTION APPLIES TO THE MATERIAL PLACED BENEATH THE HAUNCHES OF THE PIPE AND ABOVE ANY BEDDING REQUIRED.

STAGE #2

STAGE 2 CAN BE PERFORMED IN 12" LIFTS UP TO THE BASE.

THE PERMITTEE SHALL OBTAIN A WELL-COMPACTED BED AND FILL ALONG THE SIDES OF THE PIPE AND TO A POINT INDICATING THE TOP OF SUB-GRADE MATERIAL.

GENERAL NOTES:

BASE AND BACK FILL MATERIALS SHALL BE EITHER OF THE SAME TYPE AND COMPOSITION AS THE MATERIALS REMOVED, OR OF EQUAL OR GREATER STRUCTURAL ADEQUACY. MATERIALS CONTAMINATED WITH DELETERIOUS SUBSTANCES DURING EXCAVATION SHALL NOT BE USED.

REPLACED BASE MATERIAL OVER DITCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE, (MINIMUM 12")

BASE MATERIAL SHALL BE PLACED IN TWO OR THREE LAYERS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO THE SPECIFIED DENSITY.

ASPHALT CONCRETE PAYMENT THICKNESS SHALL EQUAL EXISTING THICKNESS BUT NOT LESS THAN TWO (2) INCHES.

SURFACE TREATED PAVEMENT JOINT SHALL BE LAPPED AND FEATHERED AND EXTENDED AT LEAST 2' PAST EACH SURFACE JOINT.

SURFACE MATERIAL WILL BE CONSISTENT WITH THE EXISTING SURFACE.

LIMESTONE, SAND-CLAY, SHELL, ETC. BASES:

6" LAYERS COMPACTED THICKNESS DENSITY REQUIREMENTS:

98% UNDER ROADWAY

98% OUTSIDE THE TRAVELED ROADWAY, SUCH AS INTERSECTIONS, CROSSOVERS, TURNOUTS, ETC.

95% SHOULDER PAVEMENT

METHOD AASHTO T-180

OPEN CUT AND REPAIR DETAIL | G-9
CITY OF MINNEOLA | Not To Scale | January 2019

1. THE CITY'S PUBLIC WORKS DEPARTMENT SHALL BE NOTIFIED 48 HOURS PRIOR TO BEGINNING ANY WATER SYSTEM'S CONSTRUCTION.
2. PRIOR TO TAKING ANY WATER LINES OUT OF SERVICE, THE CONTRACTOR SHALL NOTIFY THE CITY AND AFFECTED CUSTOMERS, IN WRITING, 48-HOURS PRIOR TO SHUTDOWN.
3. WATER MAINS SHALL BE PVC AWWA CLASS C-900, MINIMUM CL-150 (DR-18) DUCTILE IRON PIPE PRESSURE RATING FOR PIPE SIZES 4"-12". PVC PIPES 14" OR LARGER SHALL BE AWWA CLASS C-905 (DR-21). ALL COUPLINGS, COMPOUNDS, SOLVENTS, LUBRICANTS AND PIPE PREPARATION FOR LAYING SHALL BE IN ACCORDANCE WITH THE PIPE MANUFACTURER'S LATEST RECOMMENDATIONS.
4. ALL WATER MAINS SHALL BE NSF APPROVED AND BEAR THE "NSF" SEAL FOR POTABLE WATER USE, AND HAVE A MINIMUM OF 36 INCHES OF COVER (MAXIMUM COVER OF 60 INCHES). IN SPECIAL CASES WHERE IT IS IMPOSSIBLE TO PROVIDE ADEQUATE COVER, DUCTILE IRON PIPE OR ENCASEMENT MAT BE USED AS APPROVED BY THE CITY AND FDEP.
5. DE-WATERING SHALL BE PROVIDED TO KEEP GROUND WATER ELEVATION A MINIMUM OF 12 INCHES BELOW PROPOSED WATER MAIN.
6. ALL WATER MAINS SHALL BE INSTALLED ON A FIRM FOUNDATION WITH ALL UNSUITABLE MATERIAL (MUCK, ROCK, COQUINA, ETC.) REMOVED AND REPLACED WITH CLEAN GRANULAR MATERIAL.
7. TRENCHES SHALL BE BACK FILLED WITH MATERIAL ACCEPTABLE TO THE CITY, WITH A MINIMUM COMPACTION OF 98% (AASHTO T-180) IN PAVED AREAS AND 95% (AASHTO T-180) IN UNPAVED AREAS.
8. IT SHALL BE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT TRENCH COMPACTION TESTS BE PROVIDED AT POINTS 1 FOOT ABOVE THE PIPE AND AT 2 FEET VERTICAL INTERVALS TO FINISH GRADE AT A MINIMUM SPACING OF EVERY 300 FEET. RESULTS OF TESTING MUST BE PROVIDED TO THE CITY.
9. AS STANDARD PRACTICE, WATER MAINS SHALL BE INSTALLED 5 FEET OFF THE BACK OF THE CURB IN THE UNPAVED PORTION OF THE RIGHT-OF-WAY ON THE OPPOSITE SIDE OF THE RECLAIMED WATER LINES OR AS APPROVED BY THE CITY.
10. ALL WATER MAINS CROSSING UNDER PAVEMENT SHALL BE DUCTILE IRON AND SHALL EXTEND 5 FEET OFF THE BACK OF CURB.
11. ALL SLEEVES ON WATER SERVICES UNDER PAVEMENT SHALL EXTEND 3 FEET BEYOND THE BACK OF CURB.
12. PIPE WARNING TAPE SHALL BE LOCATED 18 INCHES BELOW FINISH GRADE FOR ALL PIPES. PIPE IDENTIFICATION TAPE SHALL BE PROVIDED ON ALL PIPES.
13. WATER VALVES SHALL BE PLACED EVERY 500 FEET FOR MAINS 12 INCHES OR LESS IN DIAMETER AND EVERY 1,000 FEET FOR MAINS LARGER THAN 12 INCHES. VALVES SHALL BE PLACED ON THE BRANCH LEGS OF ALL TEES AND CROSSES.

GENERAL WATER NOTES | W-1.1
CITY OF MINNEOLA | Not To Scale | January 2019

14. APPROVED WATER VALVE TYPES ARE THE FOLLOWING:
    A. BRASS BALL-TYPE VALVE FOR VALVES LESS THAT 2" DIAMETER.
    B. STANDARD GATE VALVES 2" THROUGH 12" DIAMETER, RESILIENT WEDGE GATES VALVES (AWWA C-509)
    C. PLUG VALVES SHALL BE USED FOR VALVES LARGER THAN 12".
    D. TAPPING VALVES WITH MECHANICAL TAPPING SLEEVE FOR SIZE ON SIZE STAINLESS STEEL OR EPOXY COATED SLEEVE WITH STAINLESS STEEL BOLTS AND NUTS FOR OTHERS.
15. ALL POTABLE WATER VALVE BOXES SHALL ADJUSTED TO FINISH GRADE AND THE CAPS SHALL BE PAINTED BLUE TO MAKE THEM PLAINLY VISIBLE. ALL VALVES MUST HAVE 24" x 24" x 6" CONCRETE COLLAR.
16. WATER VALVES SHALL BE COMPLETELY OPENED BY THE CITY WATER/WASTEWATER DIVISION, IN THE PRESENCE OF THE CONTRACTOR, PRIOR TO FINAL ACCEPTANCE OF ANY NEW WATER SYSTEM.
17. MEGALUGS, SPLIT-RESTRAINED BOLTLESS RESTRAINED JOINTS, OR GRIPPER GASKETS MAY BE USED ON ALL PIPES NOT MEETING REQUIRED COVER REQUIREMENTS. ENGINEER SHALL FOLLOW THE MOST RECENT DIPRA THRUST RESTRAINT DESIGN GUIDELINES.
18. ALL WATER SERVICES SHALL BE MARKED ALONG THE OUTSIDE EDGE OF CURB WITH UPSIDE-DOWN "W" OR BY METAL TABS SET INTO PAVEMENT. VALVES FOR WATER SHALL BE MARKED BY A "V" OR METAL TABS SET INTO THE PAVEMENT. BLOW-OFFS SHALL BE MARKED WITH A "B".
19. ALL SINGLE RESIDENTIAL WATER SERVICES SHALL BE MINIMUM 1" AND DOUBLE RESIDENTIAL SERVICES SHALL BE MINIMUM 1-1/2" BLACK OR BLUE POLYETHYLENE TUBING. POLYBUTYLENE SHALL NOT BE USED.
20. WATER SERVICES SHOULD BE DOUBLE 1-1/2" SERVICES LOCATED AT SIDE LOT LINES, ALTERNATING WITH RECLAIMED WATER SERVICE LOCATIONS. IN INSTANCES WHERE WATER SERVICES NEED TO BE OFFSET, 1" SERVICES SHALL BE SPECIFIED. THESE SERVICES MAY BE OFFSET FROM THE LOT LINE A MAXIMUM DISTANCE OF 5.0 FEET.
21. ALL WATER SERVICE ENDINGS SHALL BE MARKED BY 2"x4" LUMBER (PRESSURE TREATED). ALL SERVICE SHALL EXTEND 6 INCHES ABOVE GRADE, SECURED TO THE BASE OF THE LUMBER. ALL SERVICES MUST BE ADJUSTED TO FINAL METER BOX LOCATION BY OWNER PRIOR TO INITIAL METER INSTALLATION.
22. WATER DISTRIBUTION SYSTEM SHALL BE DESIGNED TO COMPLY WITH THE CITY'S FIRE (WATER) FLOW CODE.
23. HYDRANT LOCATION AND SPACING SHALL BE AS PER THE CITY'S LAND DEVELOPMENT CODE.
24. BLUE REFLECTORS SHALL BE SECURELY AFFIXED TO ROADWAY (CENTER LINE OF ROAD) ADJACENT TO HYDRANT LOCATION.

GENERAL WATER NOTES | W-1.2
CITY OF MINNEOLA | Not To Scale | January 2019

CIVIL DISCIPLINE ONLY
CERTIFICATE OF AUTHORIZATION
NUMBER 00036189

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STATE OF
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PROFESSIONAL ENGINEER

DUSTIN W. CULVER, P.E.
FLORIDA REGISTRATION 84678
NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK

CULVER ENGINEERING

PREPARED FOR:
FTNK INVESTMENTS, LLC

ISSUE DATE: 05/12/2026
REVISION 1:
REVISION 2:
REVISION 3:
REVISION 4:
REVISION 5:
REVISION 6:

UTILITY DETAILS

THE PALMS AT MINNEOLA
PRELIMINARY PLAT

DESIGN: JCL
CHECKED: DWC
PROJECT NUMBER: 25-005

SHEET:
C-7.0

25. ALL FIRE HYDRANTS SHALL BE CONSTRUCTED TO MAKE THEM EASILY ACCESSIBLE TO FIRE PERSONNEL IN CASE OF FIRE. THE MAIN NOZZLE SHOULD ALWAYS FACE THE STREET AND BE 18"-24" ABOVE GRADE.

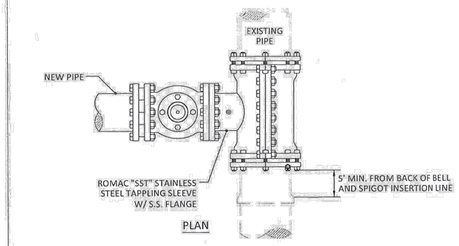
26. OUT-OF-SERVICE FIRE HYDRANTS MUST BE CLEARLY MARKED (RED RING ON NOZZLE, LABELED DISK ON NOZZLE) FACING ROADWAY.

27. WATER SYSTEMS WILL BE PRESSURE TESTED AT 150 PSI STATIC PRESSURE FOR A PERIOD OF 2 HOURS PER AWWA STANDARDS.

28. ALL WATER MAINS TO BE CLEARED FOR SERVICE SHALL BE FLUSHED, DISINFECTED, PRESSURE TESTED, AND BACTERIOLOGICALLY CLEANSED FOR SERVICE, IN ACCORDANCE WITH THE LATEST AWWA STANDARDS AND CHAPTER 62-555 FLORIDA ADMINISTRATIVE CODE.

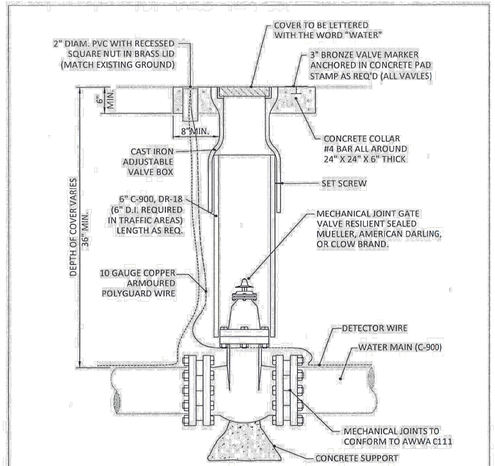
29. UPON CONSTRUCTION COMPLETION AND ACCEPTANCE OF THE SYSTEM, IT SHALL BE THE DESIGN ENGINEER'S RESPONSIBILITY TO INSURE THAT THE SYSTEM IS PROPERLY CERTIFIED AND ACCEPTED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION OR THE CITY PUBLIC WORKS AND "AS-BUILTS" ARE PROVIDED TO THE CITY ENGINEER, PRIOR TO ANY USE OF THIS SYSTEM.

| GENERAL WATER NOTES | W-1.3 |
|---|---|
| CITY OF MINNEOLA | Not To Scale |
| | January 2019 |



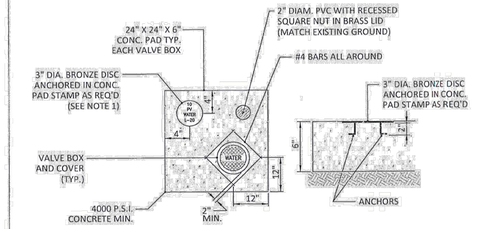

NOTES:
1. SIZE ON SIZE WET TAPS WILL CALL FOR FULL ENCIRCLEMENT STAINLESS STEEL MJ TAPPING SLEEVE.
2. ALL NEWLY INSTALLED TAPPING SLEEVES AND TAPPING VALVES SHALL BE PNEUMATICALLY PRESSURE TESTED AT A TEST PRESSURE OF 150 PSI FOR A PERIOD OF 30 MINUTES.

| WET TAP TIE-IN DETAIL - WATER MAIN | W-2 |
|---|---|
| CITY OF MINNEOLA | Not To Scale |
| | January 2019 |




NOTE:
1. EXTENSION STEM WITH 2" SQ. WRENCH NUT AND UPPER GUIDE IS REQUIRED TO EXTEND TO WITHIN 12 INCHES OF FINISHED GRADE. BOX SHALL NOT REST ON PIPE.

| GATE VALVE 2" TO 12" & VALVE BOX | W-3 |
|---|---|
| CITY OF MINNEOLA | Not To Scale |
| | January 2019 |



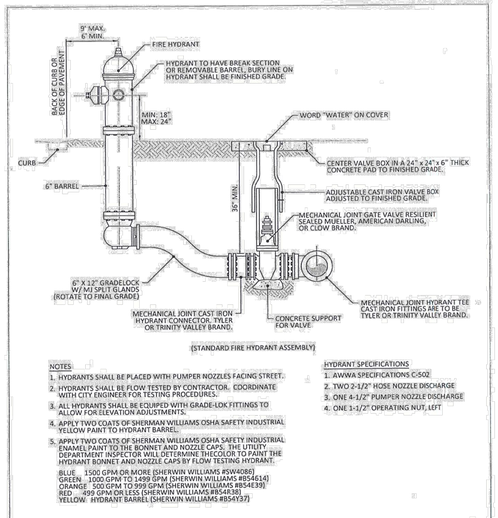

LEGEND

10 PV WATER L-20 — 10 SIZE OF VALVE; PV TYPE OF VALVE; WATER SERVICE; L-20 DIRECTION & NO. OF TURNS TO OPEN

BRONZE DISC

NOTES:
1. BRONZE IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES.
2. VALVE DESIGNATION:
   GV - GATE VALVE
   PV - PLUG VALVE
   BLV - BALL VALVE
   BV - BUTTERFLY VALVE

| VALVE COLLAR | W-5 |
|---|---|
| CITY OF MINNEOLA | Not To Scale |
| | January 2019 |

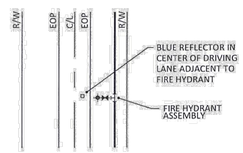



(STANDARD FIRE HYDRANT ASSEMBLY)

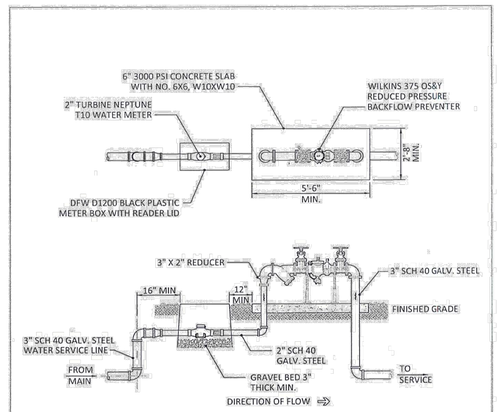
NOTES:
1. HYDRANTS SHALL BE PLACED WITH PUMPER NOZZLES FACING STREET.
2. HYDRANTS SHALL BE FLOW TESTED BY CONTRACTOR. COORDINATE WITH CITY ENGINEER FOR TESTING PROCEDURES.
3. ALL HYDRANTS SHALL BE EQUIPED WITH GRADE-LOK FITTINGS TO ALLOW FOR ELEVATION ADJUSTMENTS.
4. APPLY TWO COATS OF SHERMAN WILLIAMS OSHA SAFETY INDUSTRIAL YELLOW PAINT TO HYDRANT BARREL.
5. APPLY TWO COATS OF SHERMAN WILLIAMS OSHA SAFETY INDUSTRIAL ENAMEL PAINT TO THE BONNET AND NOZZLE CAPS. THE UTILITY DEPARTMENT INSPECTOR WILL DETERMINE THECOLOR TO PAINT THE HYDRANT BONNET AND NOZZLE CAPS BY FLOW TESTING HYDRANT.
   BLUE 1500 GPM OR MORE (SHERWIN WILLIAMS #SW4086)
   GREEN 1000 GPM TO 1499 GPM (SHERWIN WILLIAMS #B54614)
   ORANGE 500 GPM TO 999 GPM (SHERWIN WILLIAMS #B54439)
   RED 499 GPM OR LESS (SHERWIN WILLIAMS #B54438)
   YELLOW HYDRANT BARREL (SHERWIN WILLIAMS #B54137)

HYDRANT SPECIFICATIONS
1. AWWA SPECIFICATIONS C-502
2. TWO 2-1/2" HOSE NOZZLE DISCHARGE
3. ONE 4-1/2" PUMPER NOZZLE DISCHARGE
4. ONE 1-1/2" OPERATING NUT, LEFT

| FIRE HYDRANT ASSEMBLY | W-12 |
|---|---|
| CITY OF MINNEOLA | Not To Scale |
| | January 2019 |




| FIRE HYDRANT REFLECTOR DETAIL | W-13 |
|---|---|
| CITY OF MINNEOLA | Not To Scale |
| | January 2019 |

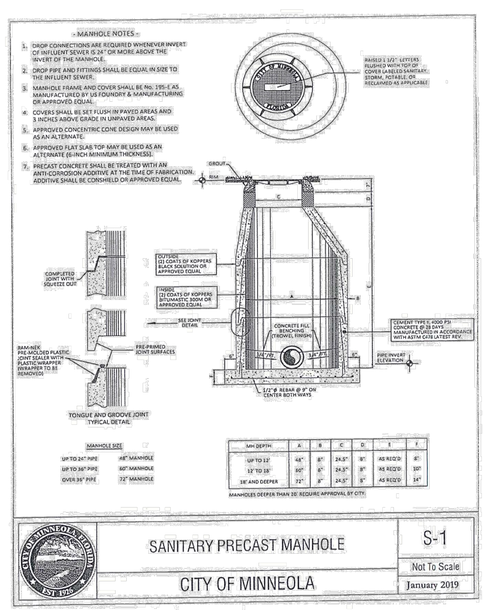



NOTES:
1. ALL PIPE AND FITTINGS SHALL BE SCHEDULE 40 GALVANIZED STEEL FOR NON-RESIDENTIAL INSTALLATIONS.
2. THE CITY WILL PROVIDE AND INSTALL METERS 2" IN SIZE AND SMALLER.
3. THE DEVELOPER WILL PROVIDE AND INSTALL METERS LARGER THATN 2".
4. REDUCED PRESSURE BACKFLOW PREVENTOER SHALL BE WILKENS MODEL 375 OS&Y. REFER TO DETAIL W-18.

| NON-RESIDENTIAL WATER METER & BACKFLOW PREVENTER ASSEMBLY | W-19 |
|---|---|
| CITY OF MINNEOLA | Not To Scale |
| | January 2019 |

MANHOLE NOTES

1. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE.
2. DROP PIPE AND FITTINGS SHALL BE EQUAL IN SIZE TO THE INFLUENT SEWER.
3. MANHOLE FRAME AND COVER SHALL BE No. 195-E AS MANUFACTURED BY US FOUNDRY & MANUFACTURING OR APPROVED EQUAL.
4. COVERS SHALL BE SET FLUSH IN PAVED AREAS AND 3 INCHES ABOVE GRADE IN UNPAVED AREAS.
5. APPROVED CONCENTRIC CONE DESIGN MAY BE USED AS AN ALTERNATE.
6. APPROVED FLAT SLAB TOP MAY BE USED AS AN ALTERNATE (6-INCH MINIMUM THICKNESS).
7. PRECAST CONCRETE SHALL BE TREATED WITH AN ANTI-CORROSION ADDITIVE AT THE TIME OF FABRICATION. ADDITIVE SHALL BE CONSHIELD OR APPROVED EQUAL.




MANHOLE SIZE

| | |
|---|---|
| UP TO 24" PIPE | 48" MANHOLE |
| UP TO 36" PIPE | 60" MANHOLE |
| OVER 36" PIPE | 72" MANHOLE |

| MH DEPTH | A | B | C | D | E | F |
|---|---|---|---|---|---|---|
| UP TO 12' | 4'-6" | 8" | 24.5" | 9" | AS REQ'D | 8" |
| 12' TO 18' | 5'-0" | 8" | 24.5" | 9" | AS REQ'D | 10" |
| 18' AND DEEPER | 7'-1" | 8" | 24.5" | 9" | AS REQ'D | 14" |

MANHOLES DEEPER THAN 25' REQUIRE APPROVAL BY CITY.

| SANITARY PRECAST MANHOLE | S-1 |
|---|---|
| CITY OF MINNEOLA | Not To Scale |
| | January 2019 |

CIVIL DISCIPLINE ONLY
CERTIFICATE OF AUTHORIZATION NUMBER 00036189

DUSTIN W CULVER LICENSE No. 84678 STATE OF FLORIDA PROFESSIONAL ENGINEER

DUSTIN W. CULVER, P.E.
FLORIDA REGISTRATION 84678
NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK

CULVER ENGINEERING

PREPARED FOR:
FTNK INVESTMENTS, LLC

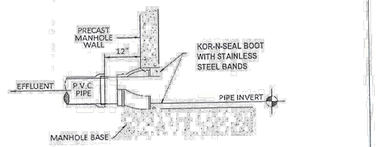
| ISSUE DATE: | 05/12/2026 |
|---|---|
| REVISION 1: | |
| REVISION 2: | |
| REVISION 3: | |
| REVISION 4: | |
| REVISION 5: | |
| REVISION 6: | |

UTILITY DETAILS

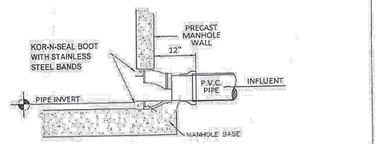
THE PALMS AT MINNEOLA
PRELIMINARY PLAT

| DESIGN: | JCL |
|---|---|
| CHECKED: | DWC |
| PROJECT NUMBER: | 25-005 |

SHEET:
C-7.1

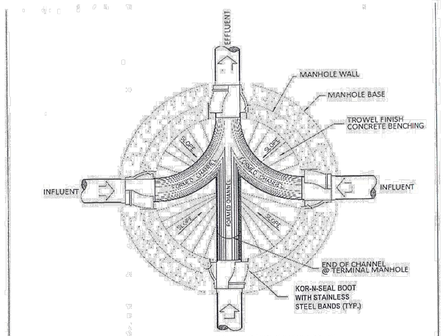



EFFLUENT CONNECTION




INFLUENT CONNECTION

| PIPE CONNECTION TO PRECAST SANITARY MANHOLE | S-2 |
|---|---|
| CITY OF MINNEOLA | Not To Scale |
| | January 2019 |

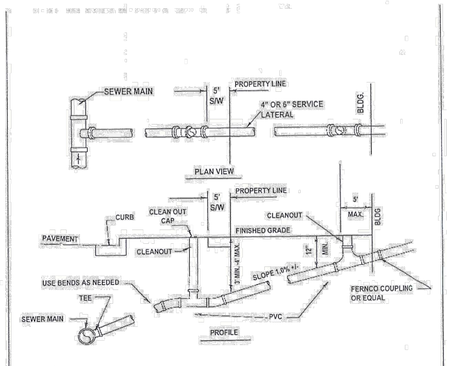



FLOW PATTERNS FOR INVERT CHANNELS

NOTES:

1. INVERT CHANNELS TO BE CONSTRUCTED FOR SMOOTH FLOW WITH NO OBSTRUCTIONS. HALF PIPE INVERT CHANNELS.
2. SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS PROVIDING FOR SMOOTH FLOWS.
3. CHANNELS FOR FUTURE CONNECTIONS (STUBS) SHALL BE CONSTRUCTED, FILLED WITH SAND AND COVERED WITH 1" OF MORTAR.
4. WHERE PIPE INVERTS DIFFER BY MORE THAN 2 FEET (2'), PROVIDE A TEE AND DROP-PIPE TO PREVENT SPLATTER.

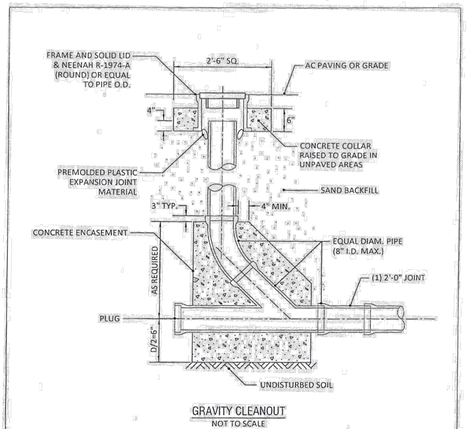
| TYPICAL MANHOLE PLAN | S-3 |
|---|---|
| CITY OF MINNEOLA | Not To Scale |
| | January 2019 |




NOTES:

1. MARK ALL POINTS WHERE SEWER SERVICES CROSS CURB WITH AN "S" MARK IN CONCRETE.
2. MINIMUM LATERAL SIZE FOR RESIDENTIAL SERVICE IS 4". MINIMUM LATERAL SIZE FOR NON-RESIDENTIAL SERVICE IS 6".
3. CLEANOUT CAPS SHALL BE SURROUNDED BY A CONCRETE PAD 12" X 12" X 3" THICK.

| SANITARY SEWER SERVICE (PVC SINGLE SERVICE) | S-5 |
|---|---|
| CITY OF MINNEOLA | Not To Scale |
| | January 2019 |




GRAVITY CLEANOUT
NOT TO SCALE

| GRAVITY CLEANOUT | S-9 |
|---|---|
| CITY OF MINNEOLA | Not To Scale |
| | January 2019 |

CIVIL DISCIPLINE ONLY
CERTIFICATE OF AUTHORIZATION NUMBER 00036189

DUSTIN W. CULVER, P.E.
FLORIDA REGISTRATION 84678
NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK

CULVER ENGINEERING

PREPARED FOR:

FTNK INVESTMENTS, LLC

| ISSUE DATE: | 05/12/2026 |
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| REVISION 3: | |
| REVISION 4: | |
| REVISION 5: | |
| REVISION 6: | |

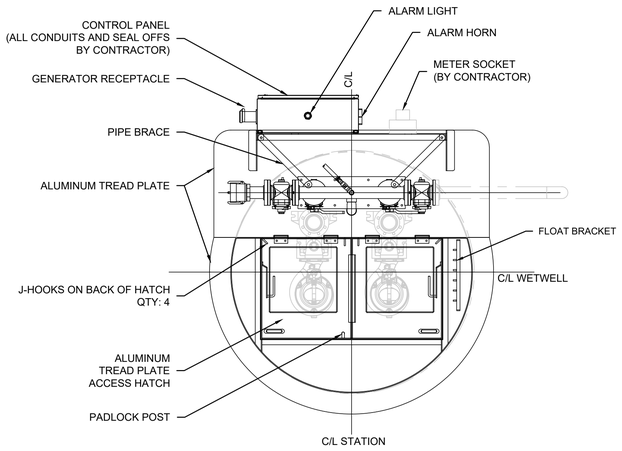
UTILITY DETAILS

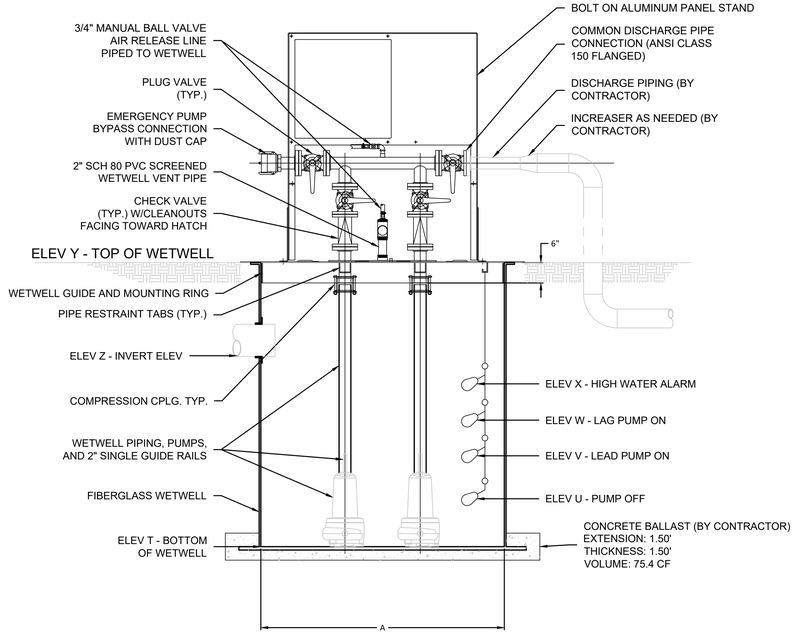
THE PALMS AT MINNEOLA
PRELIMINARY PLAT

| DESIGN: | JCL |
|---|---|
| CHECKED: | DWC |
| PROJECT NUMBER: | 25-005 |

SHEET:

C-7.2




THE ENTIRE STATION, INCLUDING THE WETWELL, PUMPS, STATION PIPING, VALVES, COVER WITH HATCH, ELECTRICAL RACK, AND CONTROLS ARE PROVIDED AS A PRE-ASSEMBLED UNIT BY HYDRASERVICE, NO ALTERNATIVES.

PUMPS:

MANUFACTURER:
PUMPS SHALL BE OF SUBMERSIBLE TYPE MANUFACTURED BY SULZER/ABS.

PUMPS SHALL BE SULZER MODEL XFP 81E VX 60 HZ - PE80/2-E , 10.7 HP,
3 PHASE, 230 VOLTS, ___ FLA, 3530 RPM

NO OTHER MANUFACTURERS WILL BE ALLOWED.

OPERATING CONDITIONS SHALL BE:
A. PRIMARY: 97.3 GPM AT 78.6 FEET TDH.
B. SECONDARY: 97.3 GPM AT 76.6 FEET TDH.
C. MIN. SHUTOFF HEAD: 91 FEET.
PUMP CURVE RUNOUT: 100 GPM AT 75 FEET TDH OR LESS.

FIBERGLASS WET WELL:

WET WELL:
THE WET WELL SHALL BE CONSTRUCTED OF COMMERCIAL GRADE POLYESTER RESIN WITH GLASS FIBER REINFORCEMENT. EACH WET WELL SHALL HAVE AN ANTI-FLOTATION RING THAT IS AT LEAST 4 INCHES DIAMETER LARGER THAN THE WET WELL. THE WET WELL SHALL INCLUDE "TOP VAULT", GUIDE RAIL ASSEMBLIES, CABLE HOLDER, COVER AND DISCHARGE CONNECTIONS INSTALLED BY THE PUMP SUPPLIER.

GUIDE RAIL ASSEMBLY:
A GUIDE RAIL SYSTEM SHALL BE PROVIDED FOR EACH PUMP. EACH GUIDE RAIL SYSTEM SHALL INCLUDE A BASE ELBOW, DISCHARGE FLANGE WITH PROFILE GASKET, SS GUIDE RAIL, SS UPPER GUIDE RAIL BRACKET AND SS LIFTING CABLE.

WET WELL COVER:
THE COVER SHALL BE A 300PSF ALUMINUM COVER WITH HOLD OPEN ARM. THE COVER SHALL ALSO HAVE A WELDED 3" COUPLING FOR THE VENT AND A LOCKING PROVISION. ALL FASTENERS ON THE COVER SHALL BE SS.

FLOATS:
FLOATS SHALL BE ANCHOR SCIENTIFIC NORMALLY OPEN FLOAT SWITCHES.

LIFTING ASSEMBLY:
PUMP LIFTING DEVICE SHALL BE 316 SS LIFTING CABLE WITH SHACKLE SIZED PER PUMP WEIGHT.

TOPVAULT ABOVE GRADE EQUIPMENT:
THE EQUIPMENT COMMON BASE SHALL BE REINFORCED ALUMINUM SAFETY PLATE. AN ALUMINUM HATCH SHALL BE PROVIDED FOR ACCESS TO THE WET WELL. THE ACCESS COVER SHALL BE OF ¼" ALUMINUM DIAMOND PLATE, REINFORCED WITH STIFFENER BARS AS REQUIRED. THE COVER SHALL BE ABLE TO WITHSTAND THE LIVE LOAD OF 300 LBS. PER SQUARE FOOT. THE COVER WILL HAVE STAINLESS STEEL HINGES AND BE EQUIPPED WITH A LIFTING HANDLE AND A PADLOCK LOCKING POST (PADLOCK BY OTHERS). THE COVER SHALL OPEN TO 90 DEGREES AND LOCK AUTOMATICALLY IN THAT POSITION BY A STAINLESS-STEEL POSITIVE LOCKING ARM. HOOKS WILL BE PROVIDED IN THE ACCESS HATCH FOR PUMP LIFTING CABLES OR CHAINS.

A CAUTION SIGN SHALL BE ATTACHED TO THE ACCESS HATCH. THE SIGN SHALL READ AS FOLLOWS:

CAUTION: DANGEROUS/HAZARDOUS GASES
LEVEL 2 CONFINED SPACE
DO NOT ENTER WITHOUT PROPER
EQUIPMENT OR SUPERVISION

THE STATION SEWAGE PIPING SHALL BE SCHEDULE 40 316 STAINLESS STEEL PIPE THAT WILL EXTEND DOWN THROUGH THE COMMON BASE PLATE. EACH DISCHARGE LINE SHALL BE FITTED WITH A PLUG VALVE AND CHECK VALVE AS SPECIFIED HEREIN AND SIZED AS SHOWN ON THE PLANS.

A ¾" TAPPING PORT WITH A MANUAL BALL VALVE WILL BE INSTALLED INTO THE PIPING ASSEMBLY TO ALLOW FOR AIR RELEASE TO THE WETWELL THROUGH THE BASE WITH A ¾" NPT SEALED CONNECTION.

PLUG VALVES OF THE NON-LUBRICATED TYPE SHALL BE FURNISHED AND SIZED AS SHOWN ON THE PLANS. THE VALVE BODY SHALL BE OF HIGH-QUALITY CAST-IRON CONSTRUCTION WITH A WELDED NICKEL SEAT. THE VALVES SHALL BE FURNISHED WITH PERMANENTLY LUBRICATED, CORROSION RESISTANT BEARING SURFACES IN THE UPPER AND LOWER JOURNALS TO WITHSTAND FULL RATED BEARING LOADS AND TO PROVIDE LONG LIFE IN SEWAGE SERVICE. VALVES SHALL PROVIDE A LEAK TIGHT SEAL AGAINST FULL RATED PRESSURE IN BOTH DIRECTIONS. ONE HANDLE FOR VALVE OPERATION WILL BE PROVIDED WITH THE STATION

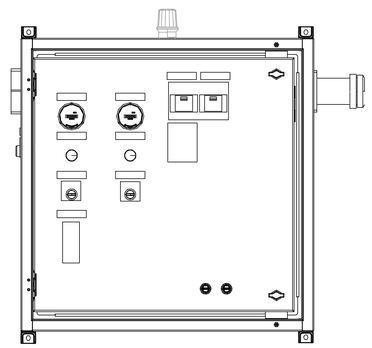
SPRING AND LEVER CHECK VALVES SIZED AS SHOWN ON THE PLANS SHALL BE INSTALLED IN THE DISCHARGE PIPING. THE VALVE SHALL PERMIT FLOW IN ONE DIRECTION ONLY AND CLOSE TIGHTLY WITHOUT SLAMMING WHEN THE DISCHARGE PRESSURE EXCEEDS THE INLET PRESSURE. THE VALVE IN THE FULLY OPEN POSITION SHALL PERMIT FULL FLOW THROUGH THE VALVE EQUAL TO THE NOMINAL PIPE DIAMETER. THE VALVE BODY SHALL BE OF HIGH-QUALITY CAST-IRON CONSTRUCTION CAPABLE OF VERTICAL INSTALLATION.

| STATION OPTIONS | | |
|---|---|---|
| PIPE & VALVE SIZE | WETWELL SIZE (A) | SELECTION |
| 2" | 48" | |
| 2" | 60" | |
| 2" | 72" | |
| 3" | 48" | |
| 3" | 60" | |
| 3" | 72" | |
| 4" | 60" | X |
| 4" | 72" | |
| 6" | 72" | |
| 6" | 96" | |

| LIFT STATION DATA | | |
|---|---|---|
| | DIMENSIONS | ELEV. AT CONSTANT |
| FORCE MAIN SIZE | 4" | |
| WET WELL DIAMETER (A) | 5' | |
| WET WELL DEPTH | 13.2' | |
| ELEV T | | 117.55 |
| ELEV U | | 119.05 |
| ELEV V | | 120.70 |
| ELEV W | | 121.70 |
| ELEV X | | 122.20 |
| ELEV Y | | 131.00 |
| ELEV Z | | 122.20 |

Enclosure Type:
___304SS, NEMA 4X
___FIBERGLASS

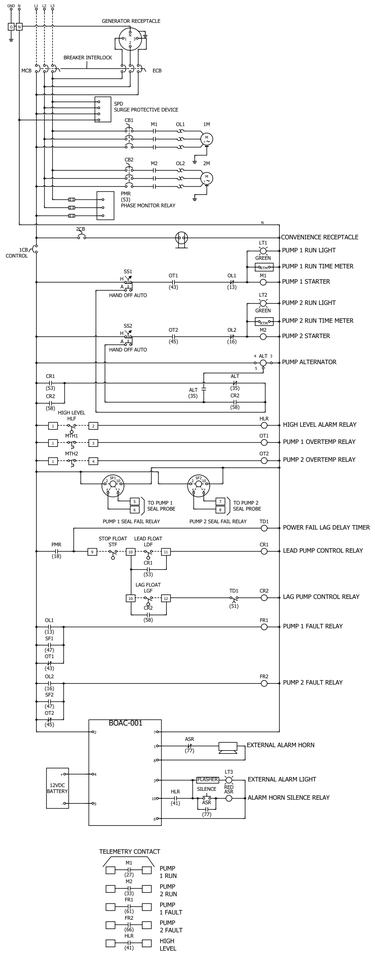
Telemetry
___Remote Monitoring (Optional)



ELECTRICAL INFORMATION

Enclosure Type:
___230V/1PH
___208V/3PH
___230V/3PH
___460V/3PH

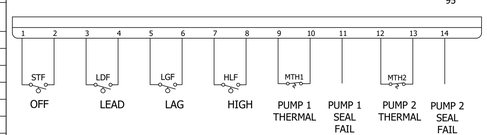
Note: If 460V/3Ph - must add disconnect




CONTROL PANEL:
PUMP CONTROL PANEL SHALL INCORPORATE THE FOLLOWING ITEMS:
A. NEMA 4X , _____ ENCLOSURE WITH DEADFRONT CONSTRUCTION. ENCLOSURE SHALL INCLUDE THE PROVISION FOR PADLOCKING.
B. MAIN AND EMERGENCY CIRCUIT BREAKERS.
C. PANEL SHALL BE SERVICE ENTRANCE RATED.
D. EMERGENCY GENERATOR RECEPTACLE.
E. MOTOR CIRCUIT BREAKERS.
F. CONTROL CIRCUIT BREAKERS.
G. MOTOR STARTERS WITH OVERLOAD PROTECTION.
H. PUMP RUN INDICATOR LIGHTS.
I. HAND-OFF-AUTO SWITCHES.
J. ELAPSED TIME METERS.
K. 120V LIQUID LEVEL CONTROLS, STANDARD 4-FLOAT LOGIC.
L. ALTERNATOR.
M. PHASE MONITOR.
N. LIGHTNING ARRESTOR.
O. ALARM LIGHT & HORN WITH SILENCE BUTTON.
P. DC ALARM CIRCUIT.
Q. 120V GFI RECEPTACLE.

** IF 1 PHASE SERVICE IS SPECIFIED, VFDs ARE TO BE PROVIDED IN THE PANEL FOR 1 PHASE TO 3 PHASE CONVERSION **

ELECTRICAL COMPONENTS NOT SIGNED AND SEALED AS PART OF CIVIL SET.




HYDRA SERVICE INC.
SPECIALIST IN FLUID MOVEMENT

HYDRA SERVICE INC.
BRADENTON, FL 941-713-8145
DEBARY, FL 407-330-3456

DRAWING NAME:

DRAWN BY: | DATE:

CIVIL DISCIPLINE ONLY
CERTIFICATE OF AUTHORIZATION
NUMBER 00036189

DUSTIN W CULVER LICENSE No. 84678 STATE OF FLORIDA PROFESSIONAL ENGINEER

**DUSTIN W. CULVER, P.E.**
FLORIDA REGISTRATION 84678
NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK

CULVER ENGINEERING

PREPARED FOR:
**FTNK INVESTMENTS, LLC**

| ISSUE DATE: | 05/12/2026 |
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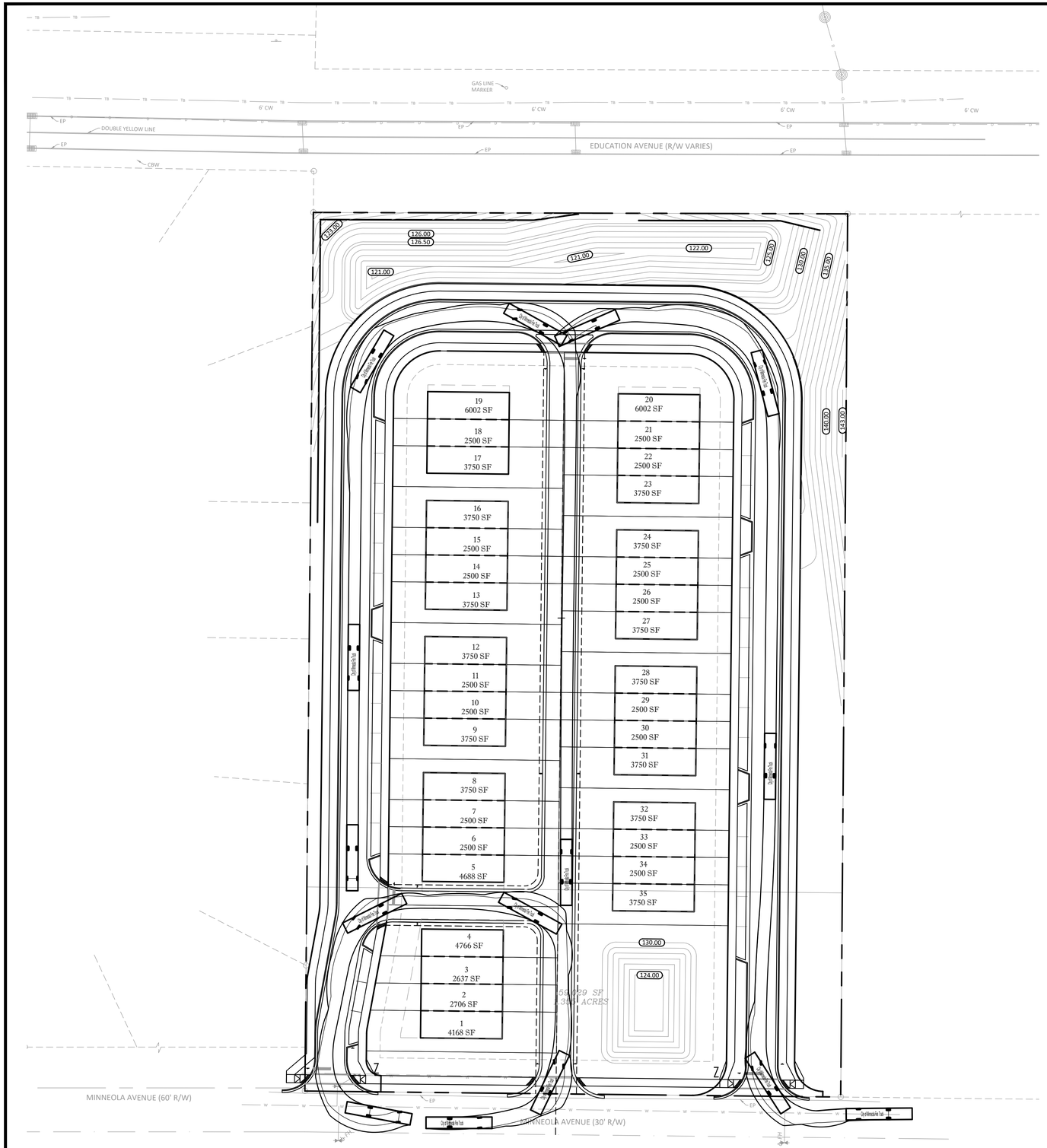
| REVISION 1: | |
| REVISION 2: | |
| REVISION 3: | |
| REVISION 4: | |
| REVISION 5: | |
| REVISION 6: | |

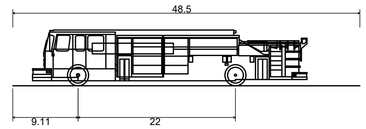
**UTILITY DETAILS**

**THE PALMS AT MINNEOLA**
**PRELIMINARY PLAT**

| | |
|---|---|
| DESIGN: | JCL |
| CHECKED: | DWC |
| PROJECT NUMBER: | 25-005 |

SHEET:
**C-7.3**




| City of Minneola Fire Truck | |
|---|---|
| Overall Length | 48.500ft |
| Overall Width | 8.420ft |
| Overall Body Height | 7.789ft |
| Min Body Ground Clearance | 0.700ft |
| Track Width | 8.420ft |
| Lock-to-lock time | 6.00s |
| Max Wheel Angle | 46.00° |




GRAPHIC SCALE: 1" = 40'

CIVIL DISCIPLINE ONLY
CERTIFICATE OF AUTHORIZATION
NUMBER 00036189

DUSTIN W CULVER
LICENSE
No. 84678
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

**DUSTIN W. CULVER, P.E.**
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NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK

CULVER ENGINEERING

PREPARED FOR:

**FTNK INVESTMENTS, LLC**

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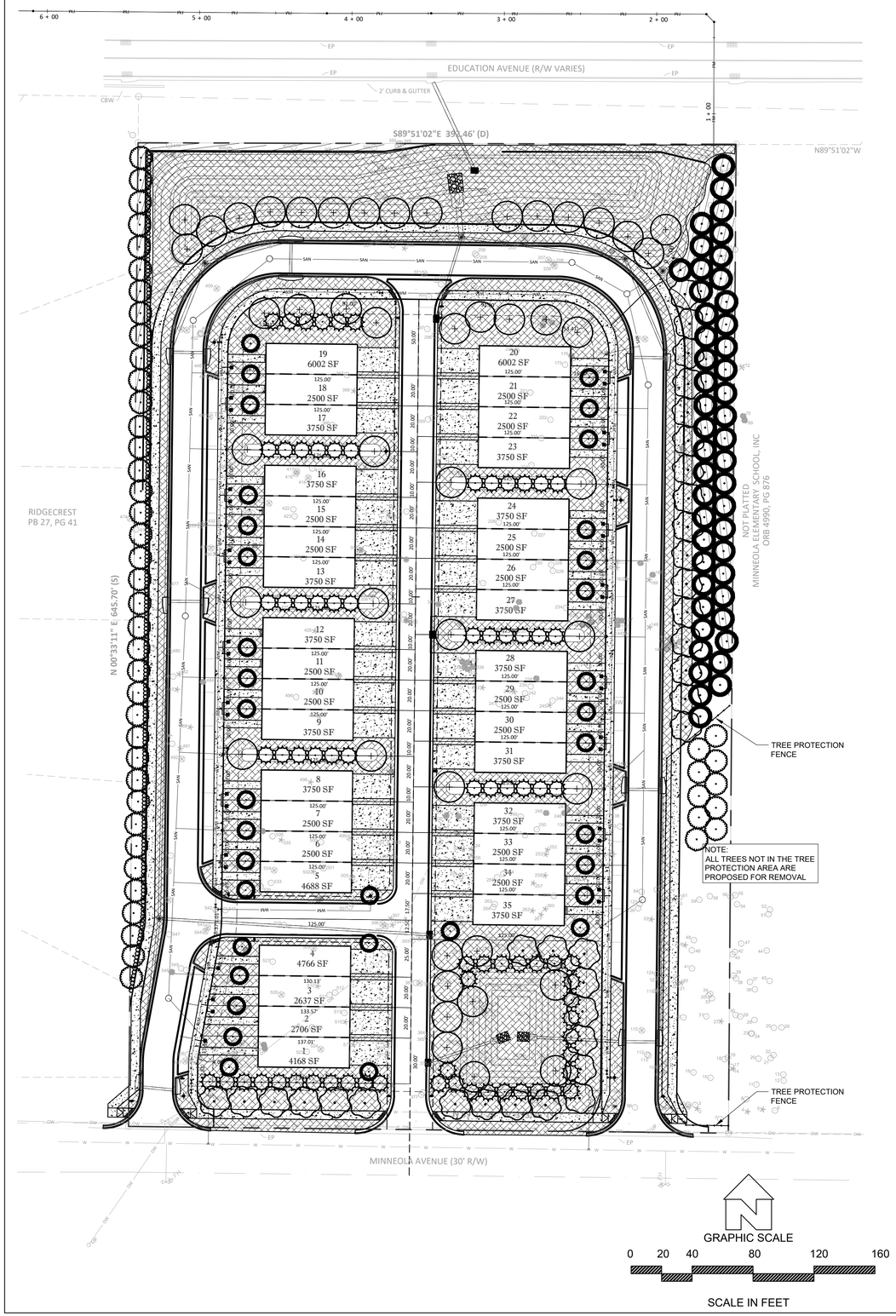
| REVISION 5: | |
| REVISION 6: | |

# FIRE TRUCK PLAN

# THE PALMS AT MINNEOLA
## PRELIMINARY PLAT

| | |
|---|---|
| DESIGN: | JCL |
| CHECKED: | DWC |
| PROJECT NUMBER: | 25-005 |

SHEET:
**TR-1.0**




LANDSCAPING REQUIREMENTS

SITE AREA: 254,474.8 S.F.

**BUFFER REQUIREMENT:**
EAST PROPERTY LINE 649.1 L.F.
CLASS A BUFFER PER 100 L.F.
6.5 X 4 CANOPY TREES = 26 CANOPY TREES REQUIRED
**37 PROVIDED**
SHRUBS TO FORM CONTINUOUS VISUAL SCREEN
**PROVIDED**

NOTE: EXISTING CHINABERRY AND EAR TREE ARE NOT INCLUDED IN TREE CALCULATIONS

TOTAL INCHES REMOVED = 5,140
NON-PROTECTED INCHES REMOVED = 529
TOTAL PROTECTED INCHES REMOVED = 4,611
25% REPLACEMENT INCHES REQUIRED = 1,152.75 (1,153)
TOTAL INCHES PROPOSED: 1,156

LANDSCAPE LEGEND

GROUNDCOVER

90,000 SF INCLUDING 10% FOR WASTE
TIF 419 BERMUDA SOD
CYNODON DACTYLON 'TIF 419'

SHRUBS

223 SWEET VIBURNUM
VIBURNUM ODORATISSIMUM
24" MIN. HT. 36" O.C.

TREES

77 EAST PALATKA HOLLY
ILEX 'EAST PALATKA'
4" CAL. 12' MIN. HT.

48 SOUTHERN MAGNOLIA
MAGNOLIAGRANDIFLORA
4" CAL. 12' MIN. HT.

48 SLASH PINE
PINUS ELLIOTTII
4" CAL. 12' MIN. HT.

34 LIVE OAK
QUERCUS VIRGINIANA
4" CAL. 12' MIN. HT.

35 CABBAGE PALM
SABAL PALMETTO
4" CAL. 12' MIN. HT.

47 BALD CYPRESS
TAXODIUM DISTICHUM
4" CAL. 12' MIN. HT.

| | Tree ID# | DBH Size | Tree Type | Tree ID# | DBH Size | Tree Type | Tree ID# | DBH Size | Tree Type |
|---|---|---|---|---|---|---|---|---|---|
| | 1 | 7" | OAK | 124 | 6" | OAK | 247 | 10" | EAR TREE |
| SAVED | 2 | 13" | PALM | 125 | 16" | PALM | 248 | 31" | EAR TREE |
| SAVED | 3 | 14" | OAK | 126 | 12" | OAK | 249 | 7" | LAUREL |
| | 4 | 14" | PALM | 127 | 14" | OAK | 250 | 7" | LAUREL |
| | 5 | 14" | PALM | 128 | 13" | PALM | 251 | 6" | LAUREL |
| | 6 | 18" | OAK | 129 | 15" | PALM | 252 | 15" | PALM |
| SAVED | 7 | 15" | OAK | 130 | 15" | PALM | 253 | 12" | PALM |
| | 8 | 10" | OAK | 131 | 7" | OAK | 254 | 20" | OAK |
| SAVED | 9 | 10" | OAK | 132 | 6" | OAK | 255 | 21" | OAK |
| SAVED | 10 | 8" | CHERRY | 133 | 6" | OAK | 256 | 13" | PALM |
| | 11 | 13" | OAK | 134 | 6" | OAK | 257 | 13" | PALM |
| | 12 | 10" | OAK | 135 | 6" | OAK | 258 | 11" | PALM |
| | 13 | 6" | OAK | 136 | 17" | PALM | 259 | 7" | LAUREL |
| | 14 | 10" | PALM | 137 | 8" | OAK | 260 | 14" | PALM |
| SAVED | 15 | 13" | OAK | 138 | 9" | OAK | 261 | 12" | PALM |
| SAVED | 16 | 17" | OAK | 139 | 7" | OAK | 262 | 13" | PALM |
| | 17 | 6" | OAK | 140 | 20" | OAK | 263 | 13" | PALM |
| SAVED | 18 | 6" | OAK | 141 | 16" | PALM | 264 | 7" | OAK |
| SAVED | 19 | 11" | OAK | 142 | 6" | OAK | 265 | 13" | PALM |
| | 20 | 18" | OAK | 143 | 6" | OAK | 266 | 12" | PALM |
| | 21 | 6" | OAK | 144 | 13" | PALM | 267 | 13" | OAK |
| | 22 | 8" | OAK | 145 | 36" | EAR TREE | 268 | 13" | OAK |
| | 23 | 6" | OAK | 146 | 31" | EAR TREE | 269 | 13" | PALM |
| | 24 | 6" | OAK | 147 | 21" | EAR TREE | 270 | 7" | OAK |
| | 25 | 12" | OAK | 148 | 12" | PALM | 271 | 14" | PALM |
| | 26 | 10" | OAK | 149 | 13" | CAMPHOR | 272 | 9" | CHERRY |
| SAVED | 27 | 12" | PALM | 150 | 13" | CAMPHOR | 273 | 12" | PALM |
| | 28 | 6" | OAK | 151 | 11" | CAMPHOR | 274 | 14" | PALM |
| | 29 | 6" | OAK | 152 | 9" | CAMPHOR | 275 | 7" | OAK |
| | 30 | 9" | OAK | 153 | 13" | CAMPHOR | 276 | 7" | OAK |
| SAVED | 31 | 6" | OAK | 154 | 14" | CAMPHOR | 277 | 6" | OAK |
| SAVED | 32 | 15" | OAK | 155 | 8" | CAMPHOR | 278 | 6" | OAK |
| SAVED | 33 | 7" | OAK | 156 | 14" | EAR TREE | 279 | 6" | CHERRY |
| SAVED | 34 | 6" | OAK | 157 | 33" | EAR TREE | 280 | 6" | CHERRY |
| SAVED | 35 | 8" | OAK | 158 | 25" | EAR TREE | 281 | 9" | CHERRY |
| | 36 | 7" | OAK | 159 | 23" | EAR TREE | 282 | 15" | OAK |
| | 37 | 6" | OAK | 160 | 6" | OAK | 283 | 14" | PALM |
| | 38 | 7" | OAK | 161 | 13" | PALM | 284 | 8" | CHERRY |
| | 39 | 6" | OAK | 162 | 12" | PALM | 285 | 13" | PALM |
| SAVED | 40 | 11" | PALM | 163 | 14" | PALM | 286 | 7" | OAK |
| SAVED | 41 | 6" | OAK | 164 | 16" | PALM | 287 | 11" | OAK |
| | 42 | 13" | OAK | 165 | 14" | PALM | 288 | 13" | OAK |
| | 43 | 9" | OAK | 166 | 8" | LAUREL | 289 | 17" | OAK |
| | 44 | 12" | OAK | 167 | 6" | EAR TREE | 290 | 28" | OAK |
| | 45 | 6" | OAK | 168 | 6" | EAR TREE | 291 | 8" | OAK |
| SAVED | 46 | 6" | OAK | 169 | 13" | PALM | 292 | 7" | OAK |
| | 47 | 7" | OAK | 170 | 16" | OAK | 293 | 6" | OAK |
| SAVED | 48 | 9" | OAK | 171 | 6" | LAUREL | 294 | 14" | OAK |
| SAVED | 49 | 15" | PALM | 172 | 6" | LAUREL | 295 | 22" | OAK |
| | 50 | 15" | OAK | 173 | 6" | OAK | 296 | 7" | OAK |
| | 51 | 17" | OAK | 174 | 11" | OAK | 297 | 18" | OAK |
| | 52 | 10" | OAK | 175 | 13" | OAK | 298 | 10" | CHERRY |
| | 53 | 15" | PALM | 176 | 18" | EAR TREE | 299 | 9" | OAK |
| | 54 | 9" | OAK | 177 | 6" | OAK | 300 | 9" | OAK |
| | 55 | 7" | OAK | 178 | 8" | PINE | 301 | 6" | CHERRY |
| | 56 | 12" | OAK | 179 | 6" | LAUREL | 302 | 11" | OAK |
| | 57 | 17" | CHERRY | 180 | 6" | LAUREL | 303 | 8" | CHERRY |
| SAVED | 58 | 9" | OAK | 181 | 9" | EAR TREE | 304 | 15" | PALM |
| SAVED | 59 | 7" | OAK | 182 | 11" | CHERRY | 305 | 13" | OAK |
| SAVED | 60 | 6" | OAK | 183 | 14" | OAK | 306 | 8" | CHERRY |
| SAVED | 61 | 9" | OAK | 184 | 10" | OAK | 307 | 25" | OAK |
| SAVED | 62 | 13" | OAK | 185 | 7" | CHERRY | 308 | 6" | CHERRY |
| | 63 | 6" | OAK | 186 | 6" | CHERRY | 309 | 7" | CHERRY |
| | 64 | 11" | OAK | 187 | 32" | OAK | 310 | 8" | CHERRY |
| | 65 | 6" | OAK | 188 | 10" | OAK | 311 | 8" | CHERRY |
| | 66 | 6" | CHINABERRY | 189 | 13" | CHERRY | 312 | 17" | OAK |
| | 67 | 6" | CHINABERRY | 190 | 9" | OAK | 313 | 15" | OAK |
| | 68 | 6" | CHINABERRY | 191 | 7" | OAK | 314 | 7" | OAK |
| | 69 | 15" | EAR TREE | 192 | 15" | OAK | 315 | 14" | OAK |
| | 70 | 18" | EAR TREE | 193 | 13" | OAK | 316 | 10" | OAK |
| | 71 | 7" | PINE | 194 | 17" | OAK | 317 | 7" | OAK |
| | 72 | 8" | PINE | 195 | 6" | OAK | 318 | 8" | OAK |
| | 73 | 9" | PINE | 196 | 11" | OAK | 319 | 14" | OAK |
| | 74 | 9" | PINE | 197 | 10" | OAK | 320 | 10" | OAK |
| | 75 | 11" | PINE | 198 | 11" | OAK | 321 | 6" | OAK |
| | 76 | 12" | PINE | 199 | 8" | CHERRY | 322 | 5" | BAY |
| | 77 | 8" | PINE | 200 | 6" | CHERRY | 323 | 12" | PALM |
| | 78 | 13" | PINE | 201 | 6" | CHERRY | 324 | 13" | PALM |
| | 79 | 7" | PINE | 202 | 7" | CHERRY | 325 | 11" | CHERRY |
| | 80 | 10" | CHERRY | 203 | 7" | CHERRY | 326 | 7" | CHERRY |
| | 81 | 6" | CHERRY | 204 | 7" | CHERRY | 327 | 6" | CHERRY |
| | 82 | 8" | CHERRY | 205 | 12" | OAK | 328 | 7" | CHERRY |
| | 83 | 10" | UNIDENTIFIED | 206 | 10" | OAK | 329 | 14" | PALM |
| | 84 | 6" | CHERRY | 207 | 6" | CHERRY | 330 | 68" | EAR TREE |
| | 85 | 7" | CHERRY | 208 | 6" | CHERRY | 331 | 6" | BAY |
| | 86 | 28" | OAK | 209 | 7" | CHERRY | 332 | 5" | BAY |
| | 87 | 24" | OAK | 210 | 6" | LAUREL | 333 | 17" | PALM |
| | 88 | 6" | OAK | 211 | 10" | OAK | 334 | 22" | EAR TREE |
| | 89 | 6" | CHERRY | 212 | 6" | LAUREL | 335 | 31" | EAR TREE |
| | 90 | 7" | OAK | 213 | 10" | LAUREL | 336 | 26" | EAR TREE |
| | 91 | 12" | OAK | 214 | 6" | LAUREL | 337 | 13" | EAR TREE |
| | 92 | 16" | OAK | 215 | 38" | EAR TREE | 338 | 18" | EAR TREE |
| | 93 | 10" | OAK | 216 | 42" | EAR TREE | 339 | 5" | BAY |
| | 94 | 6" | CHERRY | 217 | 25" | EAR TREE | 340 | 10" | BAY |
| | 95 | 6" | CHERRY | 218 | 6" | LAUREL | 341 | 7" | OAK |
| | 96 | 13" | PALM | 219 | 7" | LAUREL | 342 | 17" | OAK |
| | 97 | 14" | PALM | 220 | 7" | LAUREL | 343 | 8" | OAK |
| | 98 | 6" | OAK | 221 | 20" | OAK | 344 | 11" | OAK |
| | 99 | 15" | OAK | 222 | 18" | OAK | 345 | 12" | OAK |
| | 100 | 7" | CHERRY | 223 | 28" | OAK | 346 | 14" | OAK |
| | 101 | 12" | PALM | 224 | 27" | OAK | 347 | 6" | OAK |
| | 102 | 6" | OAK | 225 | 12" | OAK | 348 | 8" | OAK |
| | 103 | 7" | OAK | 226 | 18" | OAK | 349 | 8" | OAK |
| | 104 | 13" | PALM | 227 | 6" | LAUREL | 350 | 7" | OAK |
| | 105 | 14" | PALM | 228 | 14" | OAK | 351 | 8" | OAK |
| | 106 | 15" | OAK | 229 | 10" | OAK | 352 | 7" | BAY |
| | 107 | 12" | PALM | 230 | 6" | LAUREL | 353 | 10" | OAK |
| | 108 | 10" | PALM | 231 | 6" | LAUREL | 354 | 13" | OAK |
| | 109 | 12" | OAK | 232 | 18" | EAR TREE | 355 | 19" | OAK |
| | 110 | 17" | PALM | 233 | 16" | EAR TREE | 356 | 7" | CHERRY |
| | 111 | 8" | CHERRY | 234 | 8" | LAUREL | 357 | 9" | BAY |
| | 112 | 12" | OAK | 235 | 8" | EAR TREE | 358 | 7" | BAY |
| | 113 | 6" | OAK | 236 | 5" | LAUREL | 359 | 17" | OAK |
| | 114 | 7" | OAK | 237 | 8" | LAUREL | 360 | 13" | OAK |
| | 115 | 8" | CHERRY | 238 | 22" | EAR TREE | 361 | 11" | OAK |
| | 116 | 13" | OAK | 239 | 8" | OAK | 362 | 10" | OAK |
| | 117 | 10" | OAK | 240 | 7" | PALM | 363 | 11" | OAK |
| | 118 | 7" | OAK | 241 | 6" | LAUREL | 364 | 12" | OAK |
| | 119 | 11" | PALM | 242 | 11" | OAK | 365 | 17" | OAK |
| | 120 | 12" | PALM | 243 | 16" | OAK | 366 | 11" | OAK |
| | 121 | 7" | CHERRY | 244 | 16" | OAK | 367 | 19" | OAK |
| | 122 | 6" | OAK | 245 | 16" | PALM | 368 | 15" | PALM |
| | 123 | 12" | OAK | 246 | 13" | EAR TREE | 369 | 10" | CHERRY |

| | Tree ID# | DBH Size | Tree Type | Tree ID# | DBH Size | Tree Type |
|---|---|---|---|---|---|---|
| SAVED | 370 | 8" | OAK | 475 | 6" | LAUREL |
| | 371 | 14" | OAK | 476 | 13" | OAK |
| | 372 | 6" | CHERRY | 477 | 8" | OAK |
| | 373 | 16" | OAK | 478 | 8" | OAK |
| | 374 | 6" | OAK | 479 | 7" | OAK |
| | 375 | 7" | OAK | 480 | 7" | OAK |
| | 376 | 8" | OAK | 481 | 23" | OAK |
| | 377 | 6" | OAK | 482 | 8" | PALM |
| | 378 | 16" | OAK | 483 | 14" | PALM |
| SAVED | 379 | 12" | PALM | 484 | 81" | EAR TREE |
| | 380 | 12" | PALM | 485 | 20" | OAK |
| | 381 | 13" | PALM | 486 | 19" | PALM |
| | 382 | 9" | OAK | 487 | 22" | PALM |
| | 383 | 7" | OAK | 488 | 14" | PALM |
| | 384 | 7" | OAK | 489 | 8" | PALM |
| | 385 | 9" | OAK | 490 | 12" | OAK |
| | 386 | 7" | CHERRY | 491 | 13" | PALM |
| | 387 | 7" | OAK | 492 | 12" | CHERRY |
| | 388 | 7" | OAK | 493 | 14" | SWEETGUM |
| | 389 | 14" | OAK | 494 | 13" | PALM |
| | 390 | 7" | OAK | 495 | 13" | PALM |
| | 391 | 7" | OAK | 496 | 30" | OAK |
| SAVED | 392 | 13" | CHERRY | 497 | 23" | OAK |
| SAVED | 393 | 13" | OAK | 498 | 15" | PALM |
| | 394 | 13" | PALM | 499 | 18" | CHERRY |
| | 395 | 8" | CHERRY | 500 | 19" | OAK |
| | 396 | 11" | CHERRY | 501 | 8" | LAUREL |
| | 397 | 14" | PALM | 502 | 8" | PALM |
| SAVED | 398 | 12" | LAUREL | 503 | 22" | EAR TREE |
| SAVED | 399 | 8" | LAUREL | 504 | 22" | EAR TREE |
| | 400 | 13" | OAK | 505 | 7" | CHERRY |
| | 401 | 6" | LAUREL | 506 | 8" | LAUREL |
| | 402 | 65" | EAR TREE | 507 | 6" | LAUREL |
| SAVED | 403 | 14" | OAK | 508 | 12" | OAK |
| SAVED | 404 | 20" | OAK | 509 | 12" | CHERRY |
| SAVED | 405 | 25" | OAK | 510 | 13" | PALM |
| | 406 | 13" | OAK | 511 | 21" | OAK |
| | 407 | 7" | OAK | 512 | 7" | OAK |
| | 408 | 7" | CHERRY | 513 | 7" | OAK |
| | 409 | 6" | CHERRY | 514 | 13" | OAK |
| | 410 | 6" | CHERRY | 515 | 13" | PALM |
| | 411 | 13" | CHERRY | 516 | 13" | OAK |
| | 412 | 18" | OAK | 517 | 11" | PALM |
| SAVED | 413 | 10" | CHERRY | 518 | 18" | OAK |
| SAVED | 414 | 15" | OAK | 519 | 14" | PALM |
| | 415 | 9" | OAK | 520 | 7" | CHERRY |
| | 416 | 6" | CHERRY | 521 | 10" | OAK |
| | 417 | 8" | CHERRY | 522 | 14" | PALM |
| | 418 | 6" | CHERRY | 523 | 6" | LAUREL |
| | 419 | 6" | OAK | 524 | 7" | CHERRY |
| | 420 | 16" | OAK | 525 | 10" | OAK |
| | 421 | 7" | CHERRY | 526 | 11" | CHERRY |
| SAVED | 422 | 9" | OAK | 527 | 13" | OAK |
| | 423 | 12" | OAK | 528 | 6" | OAK |
| | 424 | 36" | OAK | 529 | 12" | OAK |
| | 425 | 9" | LAUREL | 530 | 12" | OAK |
| | 426 | 16" | PALM | 531 | 9" | OAK |
| SAVED | 427 | 6" | LAUREL | 532 | 15" | OAK |
| | 428 | 13" | EAR TREE | 533 | 8" | OAK |
| | 429 | 16" | PALM | 534 | 7" | CHERRY |
| | 430 | 19" | PALM | 535 | 14" | PALM |
| | 431 | 7" | CHERRY | 536 | 8" | OAK |
| | 432 | 8" | CHERRY | 537 | 6" | CHINABERRY |
| | 433 | 10" | CHERRY | 538 | 8" | OAK |
| | 434 | 9" | CHERRY | 539 | 9" | CHERRY |
| | 435 | 10" | CHERRY | 540 | 8" | OAK |
| | 436 | 7" | OAK | 541 | 18" | OAK |
| | 437 | 19" | OAK | 542 | 6" | CHERRY |
| | 438 | 12" | OAK | 543 | 7" | CHERRY |
| | 439 | 11" | OAK | 544 | 6" | CHERRY |
| | 440 | 6" | OAK | 545 | 8" | CHERRY |
| | 441 | 8" | CHERRY | 546 | 14" | OAK |
| | 442 | 7" | OAK | 547 | 10" | OAK |
| | 443 | 7" | CHERRY | 548 | 10" | CHINABERRY |
| | 444 | 10" | CHERRY | 549 | 10" | OAK |
| | 445 | 7" | CHERRY | 550 | 27" | OAK |
| | 446 | 16" | OAK | 551 | 12" | OAK |
| | 447 | 6" | OAK | 552 | 15" | OAK |
| | 448 | 7" | OAK | 553 | 11" | CHINABERRY |
| | 449 | 8" | CHERRY | 554 | 21" | OAK |
| | 450 | 6" | CHERRY | 555 | 6" | CHERRY |
| | 451 | 8" | OAK | 556 | 8" | CHINABERRY |
| | 452 | 9" | OAK | 557 | 9" | CHINABERRY |
| | 453 | 10" | OAK | 558 | 8" | CHINABERRY |
| | 454 | 7" | CHERRY | 559 | 7" | CHINABERRY |
| | 455 | 6" | CHERRY | 560 | 7" | CHERRY |
| | 456 | 23" | OAK | 561 | 9" | OAK |
| | 457 | 17" | OAK | 562 | 6" | CHERRY |
| | 458 | 6" | CHERRY | 563 | 6" | CHERRY |
| | 459 | 7" | CHERRY | 564 | 7" | OAK |
| | 460 | 22" | OAK | 565 | 18" | PALM |
| | 461 | 7" | CHERRY | 566 | 22" | OAK |
| | 462 | 6" | CHERRY | 567 | 8" | OAK |
| | 463 | 6" | OAK | 568 | 7" | CHERRY |
| | 464 | 8" | CHERRY | 569 | 17" | CHERRY |
| | 465 | 24" | OAK | 570 | 10" | CHERRY |
| | 466 | 28" | OAK | 571 | 10" | CHERRY |
| | 467 | 13" | OAK | 572 | 8" | OAK |
| | 468 | 8" | OAK | | | |
| | 469 | 13" | OAK | | | |
| | 470 | 17" | OAK | | | |
| | 471 | 8" | CHERRY | | | |
| | 472 | 11" | CHERRY | | | |
| | 473 | 8" | OAK | | | |
| | 474 | 12" | CHERRY | | | |

LANDSCAPE NOTES:

1. LOCATE ALL UTILITIES BEFORE DIGGING. PROTECT ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION.
2. ELIMINATE EXISTING VEGETATION IN AREAS TO BE PLANTED. SPRAY WITH ROUNDUP AT MANUFACTURER'S RECOMMENDED RATE TWICE IN 14 DAYS.
3. TOP DRESS ALL AREAS TO RECEIVE PLANTINGS WITH 2" FINISHED MUSHROOM COMPOST PRIOR TO PLANTING.
4. ALL PLANT MATERIAL FLORIDA #1 OR BETTER.
5. DECREASE PLANT SPACING AS REQUIRED TO ALLOW PLACEMENT OF THE DESIGNATED NUMBER OF PLANTS PER GROUPING.
6. FERTILIZE ALL PLANTINGS WITH OSMOCOTE OR OTHER APPROVED SLOW RELEASE FERTILIZER AT MANUFACTURER'S RECOMMENDED RATE BEFORE MULCHING.
7. APPLY PREEN OR OTHER APPROVED PRE-EMERGENT HERBICIDE TO ALL PLANTING AREAS BEFORE MULCHING.
8. MULCH ALL AREAS OF TREE, SHRUB AND GROUNDCOVER MASS PLANTINGS WITH 3" MULCH.
9. QUANTITIES SHOWN IN PLANT LIST ARE FOR CONTRACTOR'S CONVENIENCE. VERIFY ALL PLANT QUANTITIES SHOWN ON PLAN AND IN PLANT LIST.
10. B&B MATERIAL MAY BE SUBSTITUTED FOR CONTAINER GROWN MATERIAL PROVIDED IT EXCEEDS THE MINIMUM SIZES NOTED.
11. SOD ALL DISTURBED AREAS WITH SPECIES SHOWN ON PLAN.
12. WARRANTY ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE.

IRRIGATION NOTES:

1. AUTOMATIC IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE OF ALL LANDSCAPE AREAS.
2. CONTRACTOR RESPONSIBLE FOR LOCATING AND SUPPLYING ELECTRICAL POWER TO CONTROLLER.
3. CONTRACTOR TO PROVIDE AND PAY FEES FOR SEPARATE IRRIGATION METER.
4. PROVIDE BACKFLOW PREVENTION PER CITY REQUIREMENTS.
5. PROVIDE RAIN SHUT OFF DEVICE PER FLA. STATE LAW.

SOURCE DATA FOR SITE PLAN PROVIDED BY CLIENT

25045 - MINNEOLA TOWNHOMES

© 2024 ALAN D. HOLT, ASLA
LANDSCAPE ARCHITECT

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TELEPHONE: (850)914-9006 E-MAIL:alan@30alandscapearchitect.com

# MINNEOLA TOWNHOMES

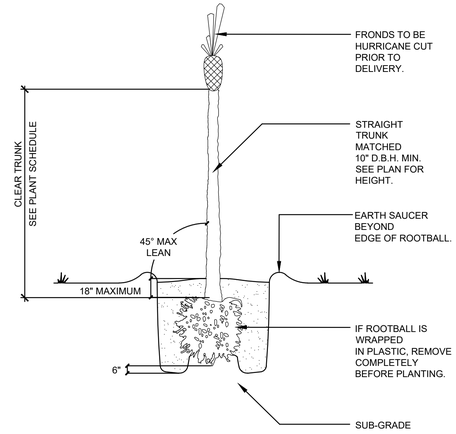
MINNEOLA, FL

| DATE | ISSUE/REVISION |
|---|---|
| 10-27-25 | PERMIT |
| 5-17-26 | PERMIT |
| | |
| | |
| | |
| | |

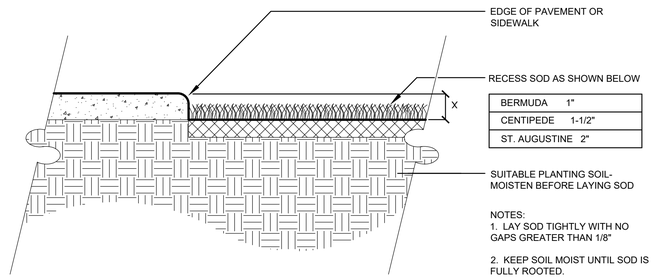
LANDSCAPE PLAN SHEET NUMBER

LP1

ONE OF TWO

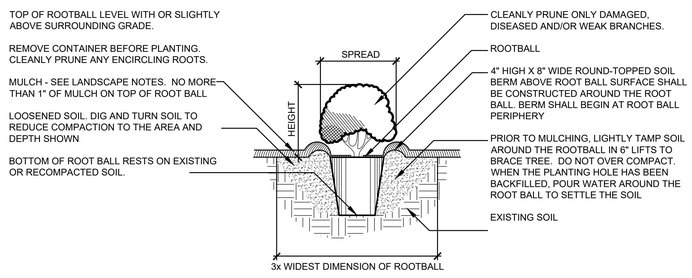



2 LP2 **PALM TREE DETAIL**
SCALE: NOT TO SCALE



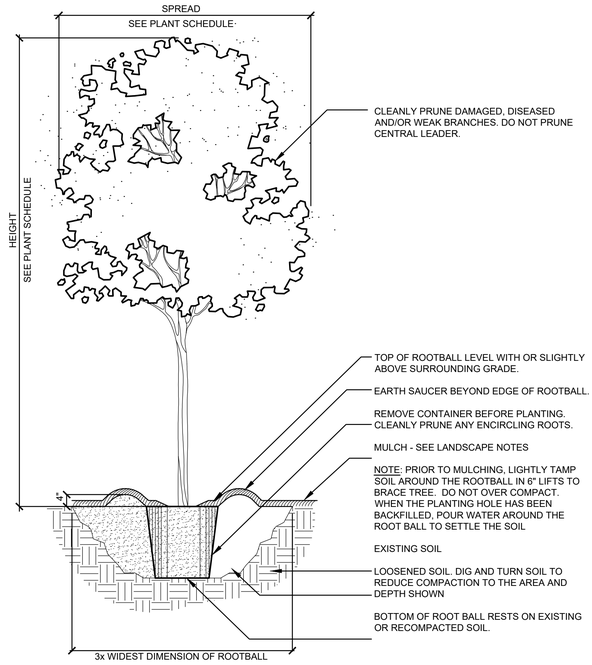

NOTES:
1. LAY SOD TIGHTLY WITH NO GAPS GREATER THAN 1/8"
2. KEEP SOIL MOIST UNTIL SOD IS FULLY ROOTED.
3. DO NOT INSTALL SOD UNTIL IRRIGATION SYSTEM IS FUNCTIONAL.

4 LP2 **SOD DETAIL AT PAVING**
SCALE: NOT TO SCALE




NOTE: MEASURE HEIGHT FROM TOP OF ROOT BALL SEE PLANT SCHEDULE FOR REQUIRED HEIGHT AND SPREAD FOR EACH SPECIES

3 LP2 **PLANTING DETAIL FOR SHRUBS**
SCALE: NOT TO SCALE




NOTES:
1. REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK.
2. REMOVE ALL STRAPS, ROPES, WIRE &/OR STRINGS USED TO LIFT THE ROOTBALL.
3. REMOVE ALL BURLAP &/OR WIRE FROM THE TOP OF THE ROOT BALL.
4. TOP OF FIRST FEEDER ROOT TO BE SET SLIGHTLY ABOVE SURROUNDING FINISH GRADE.

1 LP2 **TREE PLANTING**
SCALE: NOT TO SCALE

SOURCE DATA FOR SITE PLAN PROVIDED BY CLIENT

25045 - MINNEOLA TOWNHOMES

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# MINNEOLA TOWNHOMES

MINNEOLA, FL

| DATE | ISSUE/REVISION |
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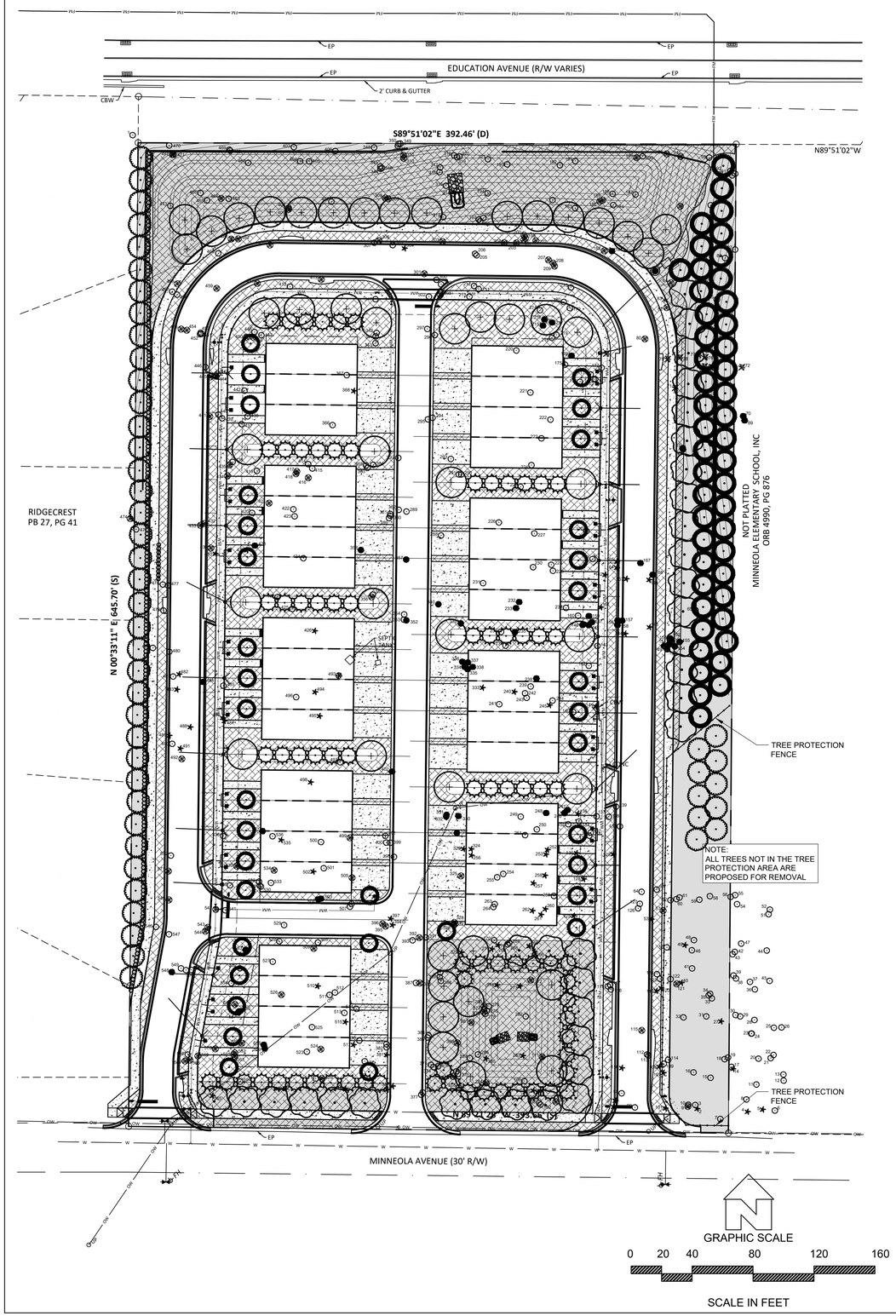
LANDSCAPE ARCHITECT ALAN D. HOLT REGISTERED FLORIDA

LANDSCAPE PLAN SHEET NUMBER

LP2

TWO OF TWO




LANDSCAPING REQUIREMENTS

SITE AREA: 254,474.8 S.F.

**BUFFER REQUIREMENT:**
EAST PROPERTY LINE 649.1 L.F.
CLASS A BUFFER PER 100 L.F.
6.5 X 4 CANOPY TREES = 26 CANOPY TREES REQUIRED
**37 PROVIDED**
SHRUBS TO FORM CONTINUOUS VISUAL SCREEN
**PROVIDED**

NOTE: EXISTING CHINABERRY AND EAR TREE ARE NOT INCLUDED IN TREE CALCULATIONS

TOTAL INCHES REMOVED = 5,140
NON-PROTECTED INCHES REMOVED = 529
TOTAL PROTECTED INCHES REMOVED = 4,611
25% REPLACEMENT INCHES REQUIRED = 1,152.75 (1,153)
TOTAL INCHES PROPOSED: 1,156

LANDSCAPE LEGEND

GROUNDCOVER

89,000 SF INCLUDING 10% FOR WASTE
TIF 419 BERMUDA SOD
CYNODON DACTYLON 'TIF 419'

SHRUBS

235 SWEET VIBURNUM
VIBURNUM ODORATISSIMUM
24" MIN. HT. 36" O.C.

TREES

77 EAST PALATKA HOLLY
ILEX 'EAST PALATKA'
4" CAL. 12' MIN. HT.

48 SOUTHERN MAGNOLIA
MAGNOLIAGRANDIFLORA
4" CAL. 12' MIN. HT.

48 SLASH PINE
PINUS ELLIOTTII
4" CAL. 12' MIN. HT.

34 LIVE OAK
QUERCUS VIRGINIANA
4" CAL. 12' MIN. HT.

35 CABBAGE PALM
SABAL PALMETTO
4" CAL. 12' MIN. HT.

47 BALD CYPRESS
TAXODIUM DISTICHUM
4" CAL. 12' MIN. HT.

| | Tree ID# | DBH Size | Tree Type | Tree ID# | DBH Size | Tree Type | Tree ID# | DBH Size | Tree Type | |
|---|---|---|---|---|---|---|---|---|---|---|
| | 1 | 7" | OAK | 124 | 6" | OAK | 247 | 10" | EAR TREE | |
| SAVED | 2 | 13" | PALM | 125 | 16" | PALM | 248 | 31" | EAR TREE | |
| SAVED | 3 | 14" | OAK | 126 | 12" | OAK | 249 | 7" | LAUREL | |
| | 4 | 14" | PALM | 127 | 14" | OAK | 250 | 7" | LAUREL | |
| | 5 | 14" | PALM | 128 | 13" | PALM | 251 | 6" | LAUREL | |
| | 6 | 18" | OAK | 129 | 15" | PALM | 252 | 15" | PALM | |
| SAVED | 7 | 15" | OAK | 130 | 15" | PALM | 253 | 12" | PALM | |
| | 8 | 10" | OAK | 131 | 7" | OAK | 254 | 20" | OAK | |
| SAVED | 9 | 10" | OAK | 132 | 6" | OAK | 255 | 21" | OAK | |
| SAVED | 10 | 8" | CHERRY | 133 | 6" | OAK | 256 | 13" | PALM | SAVED |
| | 11 | 13" | OAK | 134 | 6" | OAK | 257 | 13" | PALM | |
| | 12 | 10" | OAK | 135 | 6" | OAK | 258 | 11" | PALM | |
| | 13 | 6" | OAK | 136 | 17" | PALM | 259 | 7" | LAUREL | |
| | 14 | 10" | PALM | 137 | 8" | OAK | 260 | 14" | PALM | |
| SAVED | 15 | 13" | OAK | 138 | 9" | OAK | 261 | 12" | PALM | |
| SAVED | 16 | 17" | OAK | 139 | 7" | OAK | 262 | 13" | PALM | |
| | 17 | 6" | OAK | 140 | 20" | OAK | 263 | 13" | OAK | |
| SAVED | 18 | 6" | OAK | 141 | 16" | PALM | 264 | 7" | OAK | |
| SAVED | 19 | 11" | OAK | 142 | 6" | OAK | 265 | 13" | PALM | |
| | 20 | 18" | OAK | 143 | 6" | OAK | 266 | 12" | PALM | |
| | 21 | 6" | OAK | 144 | 13" | PALM | 267 | 13" | OAK | |
| | 22 | 8" | OAK | 145 | 36" | EAR TREE | 268 | 13" | OAK | SAVED |
| | 23 | 6" | OAK | 146 | 31" | EAR TREE | 269 | 13" | PALM | SAVED |
| | 24 | 6" | OAK | 147 | 21" | EAR TREE | 270 | 7" | OAK | SAVED |
| | 25 | 12" | OAK | 148 | 12" | PALM | 271 | 14" | PALM | |
| | 26 | 10" | OAK | 149 | 13" | CAMPHOR | 272 | 9" | CHERRY | |
| SAVED | 27 | 12" | PALM | 150 | 13" | CAMPHOR | 273 | 12" | PALM | |
| | 28 | 6" | OAK | 151 | 11" | CAMPHOR | 274 | 14" | PALM | |
| | 29 | 6" | OAK | 152 | 9" | CAMPHOR | 275 | 7" | OAK | SAVED |
| | 30 | 9" | OAK | 153 | 13" | CAMPHOR | 276 | 7" | OAK | SAVED |
| SAVED | 31 | 6" | OAK | 154 | 14" | CAMPHOR | 277 | 6" | OAK | |
| SAVED | 32 | 15" | OAK | 155 | 8" | CAMPHOR | 278 | 6" | OAK | |
| SAVED | 33 | 7" | OAK | 156 | 14" | EAR TREE | 279 | 6" | CHERRY | SAVED |
| SAVED | 34 | 6" | OAK | 157 | 33" | EAR TREE | 280 | 6" | CHERRY | SAVED |
| SAVED | 35 | 8" | OAK | 158 | 25" | EAR TREE | 281 | 9" | CHERRY | SAVED |
| | 36 | 7" | OAK | 159 | 23" | EAR TREE | 282 | 15" | OAK | SAVED |
| | 37 | 6" | OAK | 160 | 6" | OAK | 283 | 14" | PALM | |
| | 38 | 7" | OAK | 161 | 13" | PALM | 284 | 8" | CHERRY | |
| | 39 | 6" | OAK | 162 | 12" | PALM | 285 | 13" | PALM | |
| SAVED | 40 | 11" | PALM | 163 | 14" | PALM | 286 | 7" | OAK | |
| SAVED | 41 | 6" | OAK | 164 | 16" | PALM | 287 | 11" | OAK | |
| | 42 | 13" | OAK | 165 | 14" | PALM | 288 | 13" | OAK | |
| | 43 | 9" | OAK | 166 | 8" | LAUREL | 289 | 17" | OAK | |
| | 44 | 12" | OAK | 167 | 6" | EAR TREE | 290 | 28" | OAK | SAVED |
| | 45 | 7" | OAK | 168 | 6" | EAR TREE | 291 | 8" | OAK | SAVED |
| SAVED | 46 | 6" | OAK | 169 | 13" | PALM | 292 | 7" | OAK | |
| | 47 | 7" | OAK | 170 | 16" | OAK | 293 | 6" | OAK | |
| SAVED | 48 | 9" | OAK | 171 | 6" | LAUREL | 294 | 14" | OAK | |
| SAVED | 49 | 15" | PALM | 172 | 6" | LAUREL | 295 | 22" | OAK | |
| | 50 | 15" | OAK | 173 | 6" | OAK | 296 | 7" | OAK | |
| | 51 | 17" | OAK | 174 | 11" | OAK | 297 | 18" | OAK | |
| | 52 | 10" | OAK | 175 | 13" | OAK | 298 | 10" | CHERRY | |
| | 53 | 15" | PALM | 176 | 18" | EAR TREE | 299 | 9" | OAK | SAVED |
| | 54 | 9" | OAK | 177 | 6" | OAK | 300 | 9" | OAK | |
| | 55 | 7" | OAK | 178 | 8" | PINE | 301 | 6" | CHERRY | |
| | 56 | 12" | OAK | 179 | 6" | LAUREL | 302 | 11" | OAK | |
| | 57 | 17" | CHERRY | 180 | 6" | LAUREL | 303 | 8" | CHERRY | |
| SAVED | 58 | 9" | OAK | 181 | 9" | EAR TREE | 304 | 15" | PALM | SAVED |
| SAVED | 59 | 7" | OAK | 182 | 11" | CHERRY | 305 | 13" | OAK | |
| SAVED | 60 | 6" | OAK | 183 | 14" | OAK | 306 | 8" | CHERRY | |
| SAVED | 61 | 9" | OAK | 184 | 10" | OAK | 307 | 25" | OAK | |
| SAVED | 62 | 13" | OAK | 185 | 7" | CHERRY | 308 | 6" | CHERRY | |
| | 63 | 6" | OAK | 186 | 6" | CHERRY | 309 | 7" | CHERRY | |
| | 64 | 11" | OAK | 187 | 32" | OAK | 310 | 8" | CHERRY | |
| | 65 | 6" | OAK | 188 | 10" | OAK | 311 | 8" | CHERRY | |
| | 66 | 6" | CHINABERRY | 189 | 13" | CHERRY | 312 | 17" | OAK | |
| | 67 | 6" | CHINABERRY | 190 | 9" | OAK | 313 | 15" | OAK | |
| | 68 | 6" | CHINABERRY | 191 | 7" | OAK | 314 | 7" | OAK | |
| | 69 | 15" | EAR TREE | 192 | 15" | OAK | 315 | 14" | OAK | |
| | 70 | 18" | EAR TREE | 193 | 13" | OAK | 316 | 10" | OAK | |
| | 71 | 7" | PINE | 194 | 17" | OAK | 317 | 7" | OAK | |
| | 72 | 8" | PINE | 195 | 6" | OAK | 318 | 8" | OAK | |
| | 73 | 9" | PINE | 196 | 11" | OAK | 319 | 14" | OAK | |
| | 74 | 9" | PINE | 197 | 10" | OAK | 320 | 10" | OAK | |
| | 75 | 11" | PINE | 198 | 11" | OAK | 321 | 6" | OAK | |
| | 76 | 12" | PINE | 199 | 8" | CHERRY | 322 | 5" | BAY | |
| | 77 | 8" | PINE | 200 | 6" | CHERRY | 323 | 12" | PALM | |
| | 78 | 13" | PINE | 201 | 6" | CHERRY | 324 | 13" | PALM | |
| | 79 | 7" | PINE | 202 | 7" | CHERRY | 325 | 11" | CHERRY | |
| | 80 | 10" | CHERRY | 203 | 7" | CHERRY | 326 | 7" | CHERRY | |
| | 81 | 6" | CHERRY | 204 | 7" | CHERRY | 327 | 6" | CHERRY | |
| | 82 | 8" | CHERRY | 205 | 12" | OAK | 328 | 7" | CHERRY | |
| | 83 | 10" | UNIDENTIFIED | 206 | 10" | OAK | 329 | 14" | PALM | |
| | 84 | 6" | CHERRY | 207 | 6" | CHERRY | 330 | 68" | EAR TREE | |
| | 85 | 7" | CHERRY | 208 | 6" | CHERRY | 331 | 6" | BAY | |
| | 86 | 28" | OAK | 209 | 7" | CHERRY | 332 | 5" | BAY | |
| | 87 | 24" | OAK | 210 | 6" | LAUREL | 333 | 17" | PALM | |
| | 88 | 6" | OAK | 211 | 10" | OAK | 334 | 22" | EAR TREE | |
| | 89 | 6" | CHERRY | 212 | 6" | LAUREL | 335 | 31" | EAR TREE | |
| | 90 | 7" | OAK | 213 | 10" | LAUREL | 336 | 26" | EAR TREE | |
| | 91 | 12" | OAK | 214 | 6" | LAUREL | 337 | 13" | EAR TREE | |
| | 92 | 16" | OAK | 215 | 38" | EAR TREE | 338 | 18" | EAR TREE | |
| | 93 | 10" | OAK | 216 | 42" | EAR TREE | 339 | 5" | BAY | SAVED |
| | 94 | 6" | CHERRY | 217 | 25" | EAR TREE | 340 | 10" | BAY | SAVED |
| | 95 | 6" | CHERRY | 218 | 6" | LAUREL | 341 | 7" | OAK | |
| | 96 | 13" | PALM | 219 | 7" | LAUREL | 342 | 17" | OAK | |
| | 97 | 14" | PALM | 220 | 7" | LAUREL | 343 | 8" | OAK | |
| | 98 | 6" | OAK | 221 | 20" | OAK | 344 | 11" | OAK | |
| | 99 | 15" | OAK | 222 | 18" | OAK | 345 | 12" | OAK | |
| | 100 | 7" | CHERRY | 223 | 28" | OAK | 346 | 14" | OAK | |
| | 101 | 12" | PALM | 224 | 27" | OAK | 347 | 6" | OAK | |
| | 102 | 6" | OAK | 225 | 12" | OAK | 348 | 8" | OAK | |
| | 103 | 7" | OAK | 226 | 18" | OAK | 349 | 8" | OAK | |
| | 104 | 13" | PALM | 227 | 6" | LAUREL | 350 | 7" | OAK | |
| | 105 | 14" | PALM | 228 | 14" | OAK | 351 | 8" | OAK | |
| | 106 | 15" | OAK | 229 | 10" | OAK | 352 | 7" | BAY | |
| | 107 | 12" | PALM | 230 | 6" | LAUREL | 353 | 10" | OAK | |
| | 108 | 10" | PALM | 231 | 6" | LAUREL | 354 | 13" | OAK | |
| | 109 | 12" | OAK | 232 | 18" | EAR TREE | 355 | 19" | OAK | SAVED |
| | 110 | 17" | PALM | 233 | 16" | EAR TREE | 356 | 7" | CHERRY | SAVED |
| | 111 | 8" | CHERRY | 234 | 8" | LAUREL | 357 | 9" | BAY | |
| | 112 | 12" | OAK | 235 | 8" | EAR TREE | 358 | 7" | BAY | SAVED |
| | 113 | 6" | OAK | 236 | 5" | LAUREL | 359 | 17" | OAK | |
| SAVED | 114 | 7" | OAK | 237 | 8" | LAUREL | 360 | 13" | OAK | |
| | 115 | 8" | CHERRY | 238 | 22" | EAR TREE | 361 | 11" | OAK | SAVED |
| | 116 | 13" | OAK | 239 | 8" | OAK | 362 | 10" | OAK | |
| | 117 | 10" | OAK | 240 | 7" | PALM | 363 | 11" | OAK | |
| | 118 | 7" | OAK | 241 | 6" | LAUREL | 364 | 12" | OAK | |
| | 119 | 11" | PALM | 242 | 11" | OAK | 365 | 17" | OAK | |
| | 120 | 12" | PALM | 243 | 16" | OAK | 366 | 11" | OAK | |
| SAVED | 121 | 7" | CHERRY | 244 | 16" | OAK | 367 | 19" | OAK | |
| SAVED | 122 | 6" | OAK | 245 | 16" | PALM | 368 | 15" | PALM | |
| | 123 | 12" | OAK | 246 | 13" | EAR TREE | 369 | 10" | CHERRY | SAVED |

| | Tree ID# | DBH Size | Tree Type | Tree ID# | DBH Size | Tree Type | Tree ID# | DBH Size | Tree Type | |
|---|---|---|---|---|---|---|---|---|---|---|
| | 370 | 8" | OAK | 475 | 6" | LAUREL | | | | SAVED |
| | 371 | 14" | OAK | 476 | 13" | OAK | | | | |
| | 372 | 6" | CHERRY | 477 | 8" | OAK | | | | |
| | 373 | 16" | OAK | 478 | 8" | OAK | | | | |
| | 374 | 6" | OAK | 479 | 7" | OAK | | | | |
| | 375 | 7" | OAK | 480 | 7" | OAK | | | | |
| | 376 | 8" | OAK | 481 | 23" | OAK | | | | |
| | 377 | 6" | OAK | 482 | 8" | PALM | | | | |
| | 378 | 16" | OAK | 483 | 14" | OAK | | | | |
| | 379 | 12" | PALM | 484 | 81" | EAR TREE | | | | |
| | 380 | 12" | PALM | 485 | 20" | OAK | | | | |
| | 381 | 13" | PALM | 486 | 19" | PALM | | | | |
| | 382 | 9" | OAK | 487 | 22" | PALM | | | | |
| | 383 | 7" | OAK | 488 | 14" | PALM | | | | |
| | 384 | 7" | OAK | 489 | 8" | PALM | | | | |
| | 385 | 9" | OAK | 490 | 12" | OAK | | | | |
| | 386 | 7" | CHERRY | 491 | 13" | PALM | | | | |
| | 387 | 7" | OAK | 492 | 12" | CHERRY | | | | |
| | 388 | 7" | OAK | 493 | 14" | SWEETGUM | | | | |
| | 389 | 14" | OAK | 494 | 13" | PALM | | | | |
| | 390 | 7" | OAK | 495 | 13" | PALM | | | | |
| | 391 | 7" | OAK | 496 | 30" | OAK | | | | |
| | 392 | 13" | CHERRY | 497 | 23" | OAK | | | | |
| | 393 | 13" | OAK | 498 | 15" | PALM | | | | |
| | 394 | 13" | PALM | 499 | 18" | CHERRY | | | | |
| | 395 | 8" | CHERRY | 500 | 19" | OAK | | | | |
| | 396 | 11" | CHERRY | 501 | 8" | LAUREL | | | | |
| | 397 | 14" | PALM | 502 | 8" | PALM | | | | |
| | 398 | 12" | LAUREL | 503 | 22" | EAR TREE | | | | |
| | 399 | 8" | LAUREL | 504 | 22" | EAR TREE | | | | |
| | 400 | 13" | OAK | 505 | 7" | CHERRY | | | | |
| | 401 | 6" | LAUREL | 506 | 8" | LAUREL | | | | |
| | 402 | 65" | EAR TREE | 507 | 6" | LAUREL | | | | |
| | 403 | 14" | OAK | 508 | 12" | OAK | | | | |
| | 404 | 20" | OAK | 509 | 12" | CHERRY | | | | |
| | 405 | 25" | OAK | 510 | 13" | PALM | | | | |
| | 406 | 13" | OAK | 511 | 21" | OAK | | | | |
| | 407 | 7" | OAK | 512 | 7" | OAK | | | | |
| | 408 | 7" | CHERRY | 513 | 7" | OAK | | | | |
| | 409 | 6" | CHERRY | 514 | 13" | OAK | | | | |
| | 410 | 6" | CHERRY | 515 | 13" | PALM | | | | |
| | 411 | 13" | CHERRY | 516 | 13" | OAK | | | | |
| | 412 | 18" | OAK | 517 | 11" | PALM | | | | |
| | 413 | 10" | CHERRY | 518 | 18" | OAK | | | | |
| | 414 | 15" | OAK | 519 | 14" | PALM | | | | |
| | 415 | 9" | OAK | 520 | 7" | CHERRY | | | | |
| | 416 | 6" | CHERRY | 521 | 19" | OAK | | | | |
| | 417 | 8" | CHERRY | 522 | 14" | PALM | | | | |
| | 418 | 6" | CHERRY | 523 | 6" | LAUREL | | | | |
| | 419 | 26" | OAK | 524 | 7" | CHERRY | | | | |
| | 420 | 16" | OAK | 525 | 10" | OAK | | | | |
| | 421 | 7" | CHERRY | 526 | 11" | CHERRY | | | | |
| | 422 | 9" | OAK | 527 | 13" | OAK | | | | |
| | 423 | 12" | OAK | 528 | 6" | OAK | | | | |
| | 424 | 30" | OAK | 529 | 12" | OAK | | | | |
| | 425 | 9" | LAUREL | 530 | 12" | OAK | | | | |
| | 426 | 16" | PALM | 531 | 9" | OAK | | | | |
| | 427 | 6" | LAUREL | 532 | 15" | OAK | | | | |
| | 428 | 13" | EAR TREE | 533 | 8" | OAK | | | | |
| | 429 | 16" | PALM | 534 | 7" | CHERRY | | | | |
| | 430 | 19" | PALM | 535 | 14" | PALM | | | | |
| | 431 | 7" | CHERRY | 536 | 8" | OAK | | | | |
| | 432 | 8" | CHERRY | 537 | 6" | CHINABERRY | | | | |
| | 433 | 10" | CHERRY | 538 | 8" | OAK | | | | |
| | 434 | 9" | CHERRY | 539 | 9" | CHERRY | | | | |
| | 435 | 10" | CHERRY | 540 | 8" | OAK | | | | |
| | 436 | 7" | OAK | 541 | 18" | OAK | | | | |
| | 437 | 19" | OAK | 542 | 6" | CHERRY | | | | |
| | 438 | 12" | OAK | 543 | 7" | CHERRY | | | | |
| | 439 | 11" | OAK | 544 | 6" | CHERRY | | | | |
| | 440 | 6" | OAK | 545 | 8" | CHERRY | | | | |
| | 441 | 8" | CHERRY | 546 | 14" | OAK | | | | |
| | 442 | 7" | OAK | 547 | 10" | OAK | | | | |
| | 443 | 7" | CHERRY | 548 | 10" | CHINABERRY | | | | |
| | 444 | 10" | CHERRY | 549 | 10" | OAK | | | | |
| | 445 | 7" | CHERRY | 550 | 27" | OAK | | | | |
| | 446 | 16" | OAK | 551 | 12" | OAK | | | | |
| | 447 | 6" | OAK | 552 | 15" | OAK | | | | |
| | 448 | 7" | OAK | 553 | 11" | CHINABERRY | | | | |
| | 449 | 8" | CHERRY | 554 | 21" | OAK | | | | |
| | 450 | 6" | CHERRY | 555 | 6" | CHERRY | | | | |
| | 451 | 8" | OAK | 556 | 8" | CHINABERRY | | | | |
| | 452 | 9" | OAK | 557 | 9" | CHINABERRY | | | | |
| | 453 | 10" | OAK | 558 | 8" | CHINABERRY | | | | |
| | 454 | 7" | CHERRY | 559 | 7" | CHINABERRY | | | | |
| | 455 | 6" | CHERRY | 560 | 7" | CHERRY | | | | |
| | 456 | 23" | OAK | 561 | 9" | OAK | | | | |
| | 457 | 17" | OAK | 562 | 6" | CHERRY | | | | |
| | 458 | 6" | CHERRY | 563 | 6" | CHERRY | | | | |
| | 459 | 7" | CHERRY | 564 | 7" | OAK | | | | |
| | 460 | 22" | OAK | 565 | 18" | PALM | | | | |
| | 461 | 7" | CHERRY | 566 | 22" | OAK | | | | |
| | 462 | 6" | CHERRY | 567 | 8" | CHERRY | | | | |
| | 463 | 6" | OAK | 568 | 7" | CHERRY | | | | |
| | 464 | 8" | CHERRY | 569 | 17" | CHERRY | | | | |
| | 465 | 24" | OAK | 570 | 10" | CHERRY | | | | |
| | 466 | 28" | OAK | 571 | 10" | CHERRY | | | | |
| | 467 | 13" | OAK | 572 | 8" | OAK | | | | |
| | 468 | 8" | OAK | | | | | | | |
| | 469 | 13" | OAK | | | | | | | |
| | 470 | 17" | OAK | | | | | | | |
| | 471 | 8" | CHERRY | | | | | | | |
| | 472 | 11" | CHERRY | | | | | | | |
| | 473 | 8" | OAK | | | | | | | |
| | 474 | 12" | CHERRY | | | | | | | |

LANDSCAPE NOTES:

1. LOCATE ALL UTILITIES BEFORE DIGGING. PROTECT ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION.
2. ELIMINATE EXISTING VEGETATION IN AREAS TO BE PLANTED. SPRAY WITH ROUNDUP AT MANUFACTURER'S RECOMMENDED RATE TWICE IN 14 DAYS.
3. TOP DRESS ALL AREAS TO RECEIVE PLANTINGS WITH 2" FINISHED MUSHROOM COMPOST PRIOR TO PLANTING.
4. ALL PLANT MATERIAL FLORIDA #1 OR BETTER.
5. DECREASE PLANT SPACING AS REQUIRED TO ALLOW PLACEMENT OF THE DESIGNATED NUMBER OF PLANTS PER GROUPING.
6. FERTILIZE ALL PLANTINGS WITH OSMOCOTE OR OTHER APPROVED SLOW RELEASE FERTILIZER AT MANUFACTURER'S RECOMMENDED RATE BEFORE MULCHING.
7. APPLY PREEN OR OTHER APPROVED PRE-EMERGENT HERBICIDE TO ALL PLANTING AREAS BEFORE MULCHING.
8. MULCH ALL AREAS OF TREE, SHRUB AND GROUNDCOVER MASS PLANTINGS WITH 3" MULCH.
9. QUANTITIES SHOWN IN PLANT LIST ARE FOR CONTRACTOR'S CONVENIENCE. VERIFY ALL PLANT QUANTITIES SHOWN ON PLAN AND IN PLANT LIST.
10. B&B MATERIAL MAY BE SUBSTITUTED FOR CONTAINER GROWN MATERIAL PROVIDED IT EXCEEDS THE MINIMUM SIZES NOTED.
11. SOD ALL DISTURBED AREAS WITH SPECIES SHOWN ON PLAN.
12. WARRANTY ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE.

IRRIGATION NOTES:

1. AUTOMATIC IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE OF ALL LANDSCAPE AREAS.
2. CONTRACTOR RESPONSIBLE FOR LOCATING AND SUPPLYING ELECTRICAL POWER TO CONTROLLER.
3. CONTRACTOR TO PROVIDE AND PAY FEES FOR SEPARATE IRRIGATION METER.
4. PROVIDE BACKFLOW PREVENTION PER CITY REQUIREMENTS.
5. PROVIDE RAIN SHUT OFF DEVICE PER FLA. STATE LAW.

SOURCE DATA FOR SITE PLAN PROVIDED BY CLIENT

25045 - MINNEOLA TOWNHOMES

© 2024 ALAN D. HOLT, ASLA
LANDSCAPE ARCHITECT

Alan D. Holt, A.S.L.A.
LANDSCAPE ARCHITECT, PA
FL LA#1659
PO BOX 2549 PANAMA CITY, FL 32402
TELEPHONE: (850)914-9006 E-MAIL:alan@30alandscapearchitect.com

# MINNEOLA TOWNHOMES

MINNEOLA, FL

| DATE | ISSUE/REVISION |
|---|---|
| 10-27-25 | PERMIT |
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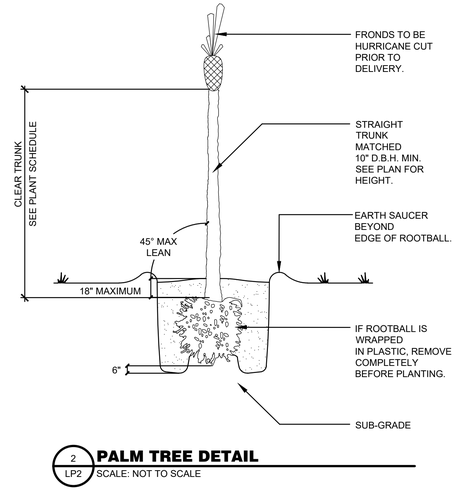
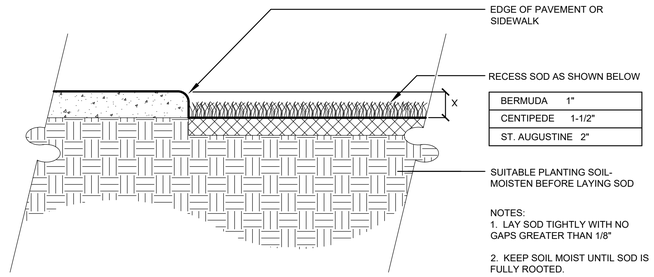
LANDSCAPE PLAN
SHEET NUMBER

LP1

ONE OF TWO

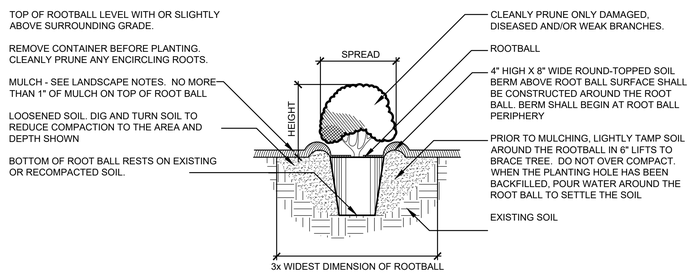



2 LP2 **PALM TREE DETAIL**
SCALE: NOT TO SCALE



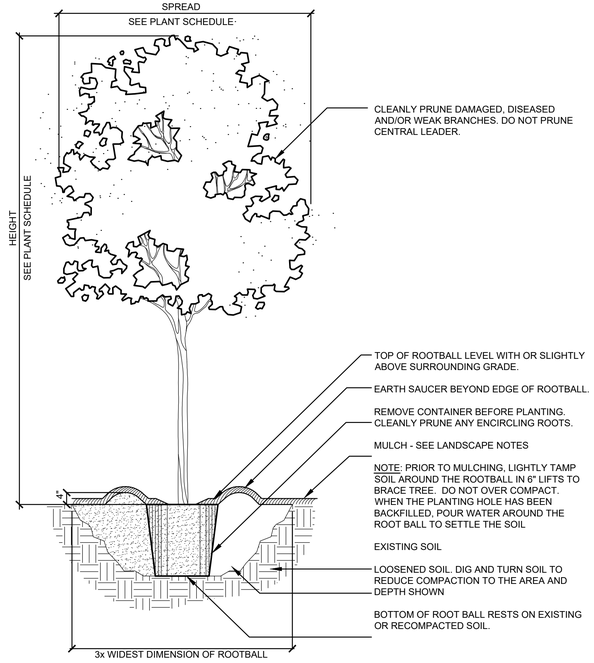

NOTES:
1. LAY SOD TIGHTLY WITH NO GAPS GREATER THAN 1/8"
2. KEEP SOIL MOIST UNTIL SOD IS FULLY ROOTED.
3. DO NOT INSTALL SOD UNTIL IRRIGATION SYSTEM IS FUNCTIONAL.

4 LP2 **SOD DETAIL AT PAVING**
SCALE: NOT TO SCALE




NOTE: MEASURE HEIGHT FROM TOP OF ROOT BALL SEE PLANT SCHEDULE FOR REQUIRED HEIGHT AND SPREAD FOR EACH SPECIES

3 LP2 **PLANTING DETAIL FOR SHRUBS**
SCALE: NOT TO SCALE




NOTES:
1. REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK.
2. REMOVE ALL STRAPS, ROPES, WIRE &/OR STRINGS USED TO LIFT THE ROOTBALL.
3. REMOVE ALL BURLAP &/OR WIRE FROM THE TOP OF THE ROOT BALL.
4. TOP OF FIRST FEEDER ROOT TO BE SET SLIGHTLY ABOVE SURROUNDING FINISH GRADE.

1 LP2 **TREE PLANTING**
SCALE: NOT TO SCALE

SOURCE DATA FOR SITE PLAN PROVIDED BY CLIENT

25045 - MINNEOLA TOWNHOMES

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# MINNEOLA TOWNHOMES

MINNEOLA, FL

| DATE | ISSUE/REVISION |
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LANDSCAPE ARCHITECT ALAN D. HOLT REGISTERED Florida

LANDSCAPE PLAN SHEET NUMBER

LP2

TWO OF TWO



# 12503 Minneola St Townhomes

## Tri-Plex

REVISION TABLE

| NUMBER | DATE | REVISED BY | DESCRIPTION |
|---|---|---|---|

12503 Minneola St Townhomes

DRAWINGS PROVIDED BY:

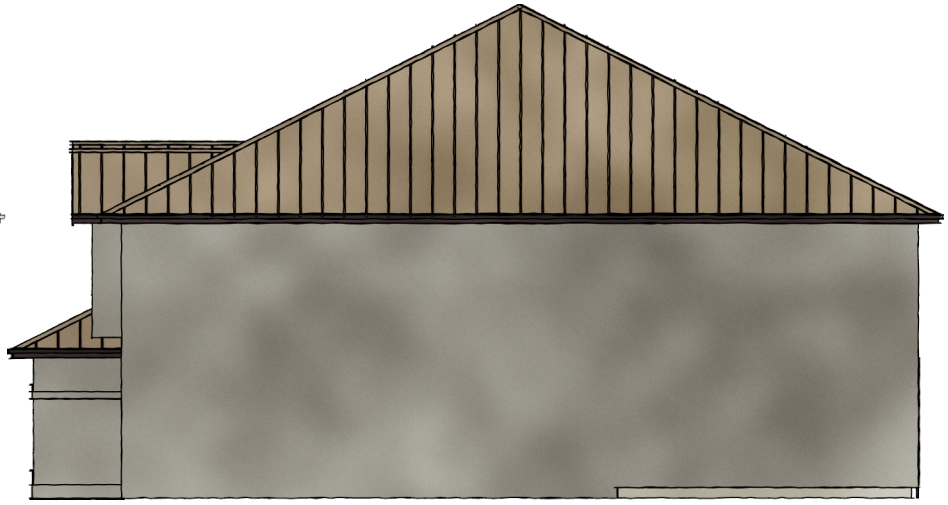
DATE:
5/12/2026

SCALE:

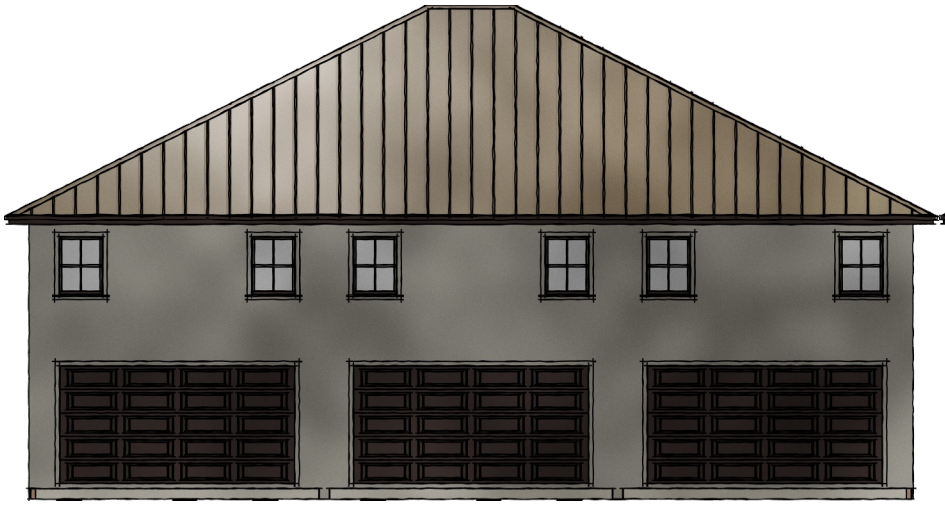
SHEET:
1



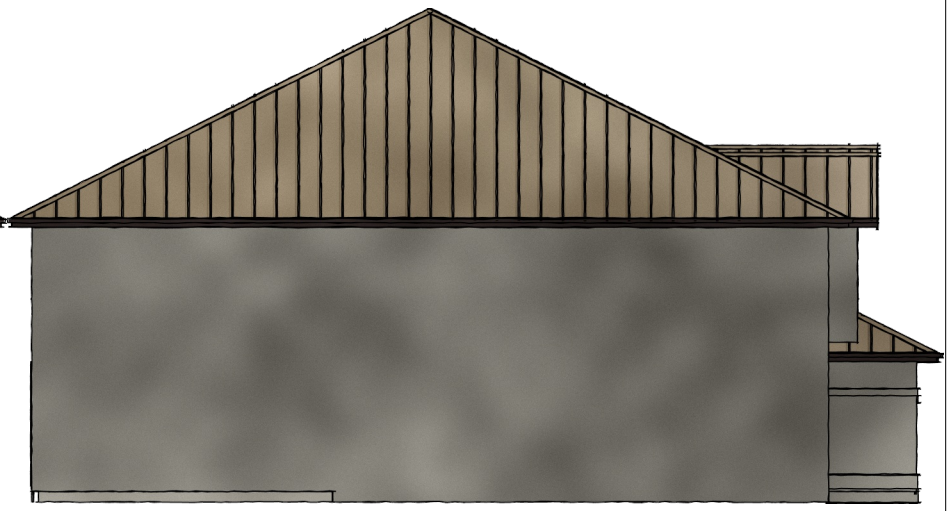

E1 ELEVATION 1
1/4 IN = 1 FT



E2 ELEVATION 2
1/4 IN = 1 FT



E3 ELEVATION 3
1/4 IN = 1 FT



E4 ELEVATION 4
1/4 IN = 1 FT

REVISION TABLE

| NUMBER | DATE | REVISED BY | DESCRIPTION |
|---|---|---|---|
| | | | |

12503 Minneola St
Townhomes

DRAWINGS PROVIDED BY:

DATE:
5/12/2026

SCALE:

SHEET:
2




E1 ELEVATION 1
3/8 IN = 1 FT

Style
Bermuda/Island Regency

REVISION TABLE

| NUMBER | DATE | REVISED BY | DESCRIPTION |
|---|---|---|---|

DRAWINGS PROVIDED BY:

DATE:
5/12/2026

SCALE:

SHEET:



# 12503 Minneola St Townhomes

## Quad-Plex

REVISION TABLE

| NUMBER | DATE | REVISED BY | DESCRIPTION |
|---|---|---|---|
| | | | |

12503 Minneola St Townhomes

DRAWINGS PROVIDED BY:

DATE: 5/12/2026

SCALE:

SHEET: 3



E5 ELEVATION 5
1/4 IN = 1 FT



E7 ELEVATION 7
1/4 IN = 1 FT

REVISION TABLE

| NUMBER | DATE | REVISED BY | DESCRIPTION |
|---|---|---|---|
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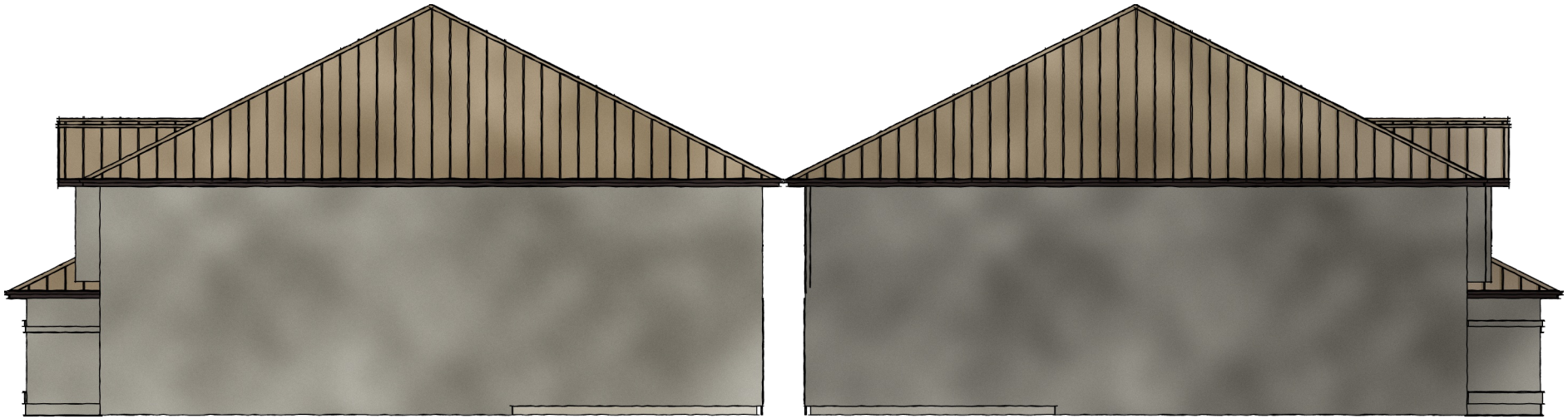
12503 Minneola St
Townhomes

DRAWINGS PROVIDED BY:

DATE:
5/12/2026

SCALE:

SHEET:
4



E6 ELEVATION 6
1/4 IN = 1 FT

E4 ELEVATION 4
1/4 IN = 1 FT

REVISION TABLE

| NUMBER | DATE | REVISED BY | DESCRIPTION |
|---|---|---|---|
| | | | |

12503 Minneola St
Townhomes

DRAWINGS PROVIDED BY:

DATE:
5/12/2026

SCALE:

SHEET:
5




E5 ELEVATION 5
1/4 IN = 1 FT

Stucco Exterior & Details

Style
Bermuda/Island Regency

REVISION TABLE
NUMBER | DATE | REVISED BY | DESCRIPTION

DRAWINGS PROVIDED BY:

DATE:
5/12/2026

SCALE:

SHEET:

January 26, 2022

***Electronic Mail Delivery Only***
***Dr.khoshooee@gmail.com***
***Ftartibi@gmail.com***

FTNK Investments, LLC
2437 Rock Lane
Oviedo, Florida 32765

**c/o** **Mr. Navid Reza Khoshooee, OD**
**Manager**

RE: **Ecological Assessment**
12503 East Minneola Street
Minneola, Lake County, Florida

Dear Mr. Khoshooee:

Montrose Environmental Solutions (MES) conducted an ecological assessment (EA) on the property located at 12503 East Minneola Street, Minneola, Lake County, Florida. Specifically, this site is lies south of Education Avenue, north of East Minneola Street, and west of the proposed North Galena Avenue (**Figures 1** and **2**). The purpose of this EA was to identify ecological features (wetlands and other surface waters, threatened and endangered wildlife species, and their habitat) that may be within or immediately adjacent to the project site, and to evaluate these features' influence on the property. This report summarizes and documents our methodology and findings

## Methodology

MES biologists conducted a desktop assessment followed by ground-truthing activities for the project site. Our assessment identified and documented the presence of natural habitats, including jurisdictional wetlands and other surface waters; wildlife species categorized as endangered (E), threatened (T), or species of special concern (SSC) by state and federal regulations; and such species' habitat. This assessment included review and analysis of the following public record databases, handbooks, and manuals:

- Audubon's Center for Birds of Prey Eagle Watch Database (AEW)
- Florida Fish and Wildlife Conservation Commission (FWC) Wildlife Databases
- Florida Department of Environmental Protection (FDEP) Statewide Land Use Database
- U.S. Fish and Wildlife Service (FWS) Information for Planning and Consultation (IPaC)
- Florida Natural Inventories (FNAI) Rare Species and Communities Database
- U.S. Army Corps of Engineers (USACE) Wetland Delineation Manual
- U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey

- U.S. Geological Survey (USGS) Topographic Quadrangle Map (**Figure 3**)

### Wetlands and Other Surface Waters

If present, the jurisdictional extent of wetlands and other surface water systems are field delineated in accordance with the *Corps of Engineers Wetlands Delineation Manual* (Technical Report Y-87-1) (USACE 1987), the *November 2010 Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic Gulf Coastal Plan Region* (USACE 2010), and the State of Florida's *Delineation of the Landward Extent of Wetlands and Surface Waters* (Chapter 62-340, Florida Administrative Code [FAC]) (State of Florida 1994). If wetland boundaries differ between the two methods, the more "wetland inclusive" extent is used to evaluate that wetland system boundary. The landward extent of other surface water systems is recognized to be at the top-of-bank for ditches with side slopes of 1-foot vertical to 4-feet horizontal or steeper, or the seasonal high level for swales with side slopes flatter than 1-foot vertical to 4-feet horizontal. If encountered, systems were classified using the FDEP statewide land use type data from the Florida Land Use Covers, Forms, and Classification System (FLUCFCS) and the FWS classification system described in *Classification of Wetlands and Deepwater Habitats of the United States* (Cowardin, et al. December 1979).

### Protected Wildlife Species and Their Habitat

Protected wildlife species are those animals listed by FWS and/or FWC as E, T, or SSC, thereby receiving a level of protection due to their listed status. Database queries were conducted to evaluate the project site for the occurrence, or potential for occurrence, of protected wildlife species and followed the queries with ground-truthing on January 18, 2022.

## General Site Conditions

### Soils

The USDA NRCS Soil Survey is a comprehensive published source of information and data regarding near-surface soil and depth-to-groundwater conditions. The NRCS Soil Survey of Lake County, Florida **(NRCS 2019)**, was reviewed for data regarding near-surface soil conditions (i.e., soil unit types) within the project site (**Figure 4**).

The following soil types were identified within limits of the project:

- 8 – Candler sand, 0 to 5% slopes
- 21 – Lake sand, 0 to 5% slopes
- 22 – Lake sand, 5 to 12% slopes

NRCS Soil Survey data characterizes these soils as excessively drained with a depth to water table of greater than 80 inches. No hydric soil was identified within the project site.

### Land Use

FDEP's statewide land use database (FDEP 2020) and site review were used to characterize and describe land use types within the project (**Figure 5**). Land uses were revised, if necessary, based on ground-truth observations. Dominant land uses are described below.

### Uplands

**FLUCFCS 221(9) – Citrus Grove (Remnant)** – The property consists of approximately 6 acres historically used in citrus operation as evident by remnant citrus trees, dilapidated sheds, a utility building,

and an irrigation system. This land use is vegetatively comprised of orange tree (*Citrus* spp.), earpod tree (*Enterolobium contortisiliquum*), slash pine (*Pinus elliotti*), live oak (*Quercus virginiana*), turkey oak (*Quercus laevis*), cherry laurel (*Prunus laurocerasus*), cabbage palm (*Sabal palmetto*), Chinese tallow (*Triadica sebifera*), rattlebox (*Crotalaria* spp.), beautyberry (*Callicarpa americana*), ceasarweed (*Urena lobata*), castor bean (*Ricinus communis*), oleander (*Nerium oleander*), asparagus-fern (*Asparagus setaceus*), beggarticks (*Bidens* spp.), snake plant (*Dracaena trifasciata*), climbing dayflower (*Commelina diffusa*), spiderwort (*Tradescantia fluminensis*), greenbrier (*Smilax* spp.), prickly pear (*Opuntia humifusa*), bahiagrass (*Paspalum notatum*), and areas of dense leaf litter.

**FLUCFCS 7000 – Barren Land** – This land use is located within the east portion of the project area and consists of open sands with spare groundcover (*Paspalum* spp.).

### Wetlands and Other Surface Waters

No wetlands or other surface water systems were identified within limits of the proposed project area.

## Federal- and State-Protected Wildlife Species

Literature reviews and database queries were conducted to identify federal- and/or state-protected wildlife species known to occur in Lake County, Florida, and the potential occurrence of such species within the project area. Federal- and/or state-protected wildlife species are those categorized by FWS and/or FWC as T, E, or SSC, thereby receiving a level of protection due to their listed status. The potential occurrence of protected wildlife species identified within the project area is based on the type/quality of vegetative communities present and the surrounding land uses. The probability of each wildlife species occurring within the project area was ranked using the following requirements:

1. **No –** Indicates no suitable habitat is present. Suitable habitat is defined as intact natural land that is typically used by a species under consideration.
2. **Low –** Indicates marginally suitable habitat may exist within the project area, but the species was not observed during field observations. Marginal describes natural land that a species under consideration could inhabit but that has been altered from its native state due to human activity, ecological succession, or conversion.
3. **Moderate –** Indicates that suitable habitat exists within the project area, but the species was not observed during field observations.
4. **High –** Indicates that suitable habitat exists within the project area and that the species of interest was observed during in the field.

**Table 1** provides a summary of the federal- and/or state-protected species known to occur in Lake County, Florida, and their potential for occurrence within the project area. Wildlife species with an occurrence potential of moderate or high, or species for which the site is within a consultation area, are discussed in detail below.

*Table 1: Federal- and/or State-Protected Wildlife Species Known to Occur within Lake County, Florida, and the Potential for Occurrence within the Project Area.*

| Scientific Name | Common Name | Protection Status | Occurrence Potential | Consultation Area | Habitat |
|---|---|---|---|---|---|
| **Reptiles** | | | | | |
| *Alligator mississippiensis* | American alligator | FT(S/A) | No | -- | Various aquatic habitats |
| *Drymarchon corais couperi* | Eastern indigo snake | FT | Low | -- | Wide variety of habitats |

| Scientific Name | Common Name | Protection Status | Occurrence Potential | Consultation Area | Habitat |
|---|---|---|---|---|---|
| *Gopherus polyphemus* | Gopher tortoise | ST | Moderate | -- | Sandhills, scrub, hammocks, dry prairies, flatwoods, mixed forests |
| *Pituophis melanoleucus mugitus* | Florida pine snake | ST | Low | -- | Sandhills, scrubby flatwoods, xeric hammocks, ruderal areas |
| *Plestiodon reynoldsi* | Sand skink | FT | Moderate | Yes | Rosemary scrub, scrubby flatwoods, sand pine, oak scrub |
| *Lampropeltis extenuate* | Short-tailed snake | ST | Low | -- | Longleaf pine-turkey oak, sand pine scrub, xeric hammocks |
| **Birds** | | | | | |
| *Haliaeetus leucocephalus* | *Bald eagle | -- | No | -- | Forested areas adjacent to bodies of water |
| *Rostrhamus sociabillis plumbeus* | Everglade snail kite | FE | No | Yes | Freshwater marshes, vegetated fringes of shallow lakes and ponds |
| *Laterallus jamaicensis* | Eastern black rail | FT | No | -- | Salt and freshwater marshes |
| *Athene cunicularia* | Florida burrowing owl | ST | Low | -- | Dry prairies and sandhills |
| *Grus canadensis* | Florida sandhill crane | ST | No | -- | Shallow wetlands, freshwater marshes, wet prairies |
| *Aphelocoma coeruluscens* | Florida scrub-jay | FT | No | Yes | Scrub, scrubby flatwoods |
| *Egretta caerulea* | Little blue heron | ST | No | -- | Marshes, ponds, rivers |
| *Egretta tricolor* | Tricolored heron | ST | No | -- | Marshes, ponds, rivers |
| *Mycteria americana* | Wood stork | FT | No | -- | Fresh and brackish forested wetlands, swamps, ponds, marshes |

Occurrence Potential = No, Low, Moderate, High
Consultation Area = Identified within consultation area as depicted by FWS and/or FWC GIS Data
Code Key: FE = Federal Designation – Endangered, ST = State Designation – Threatened, FT = Federal Designation – Threatened, FT S/A = Federal Designation – Threatened due to Similar in Appearance
Data Source: FWS ECOS (FWS 2021); FNAI (FNAI 2021)
*Florida's endangered species, and threatened species* (FWC 2018)

*Protected under the Migratory Bird Treaty Act and the Bald and Golden Eagle Protection Act

## Bald Eagle

Although the bald eagle (*Haliaeetus leucocephalus*) is delisted, the species remains protected through the Migratory Bird Treaty Act and the Bald and Golden Eagle Protection Act. Florida has one of the densest concentrations of nesting bald eagles in the lower 48 states, with several clustered around significant lake, river, and coastal systems throughout the state (FWC 1999-2021). Bald eagles typically nest and roost in forested habitats consisting of mature canopy trees along habitat edges, allowing an unobstructed view of surrounding areas. Daytime roosts are often found in the highest trees and adjacent to shorelines. High-quality foraging habitat for bald eagles has a diversity and abundance of prey, access to shallow water, and tall trees or structures (FWC 1999-2021).

The AEW Database Program monitors nest sites during nesting season. Data provided on their website is updated through the 2020–2021 nesting season (Audubon Society 2021). MES biologists queried the AEW database for known bald eagle nest sites within a 1-mile radius of the site and identified no bald eagle nests. Additionally, no nest sites were observed during the site review.

## Federal-Protected Wildlife Species

### *Sand Skink*

FWS lists the sand skink (*Plestiodon reynoldsi*) as threatened. It is endemic to the sandy ridges of central Florida, occurring in Highlands, Lake, Marion, Orange, Osceola, Polk, and Putnam counties (FWS 2020). Principal populations occur on the Lake Wales and Winter Haven Ridges in Highlands, Lake, and Polk counties. Skinks typically occur in habitats that contain a mosaic of open sandy patches interspersed with shrubs and trees. Areas containing extensive rooted vegetation may preclude sand skink movement and are less likely to be used by skinks. The sand skink is a unique lizard adapted to an underground existence and appears to be most abundant in the ecotone between areas with abundant leaf litter/vegetative cover and areas with adjacent open sands

Skinks are generally found at elevations 82 feet above sea level and higher and prefer excessively drained, well-drained, and moderately well-drained sandy soils. Suitable soils include Apopka, Arredondo, Archbold, Astatula, Basinger, Candler, Daytona, Duette, Florahome, Gainesville, Hague, Immokalee, Kendrick, Lake, Millhopper, Orsino, Paola, Placid, Pomello, Pompano, Satellite, Samsula, Smyrna, St. Lucie, Urban Land, Tavares, Zolfo, and Zuber soil series, commonly referred to as “skink soils” (FWS 2020). Seasonally, sand skinks are most active from mid-February through mid-May and again in late summer–early fall.

To be considered potentially suitable habitat, a site must be within the FWS-delineated consultation area (**Figure 6**), contain appropriate soil type(s), and have appropriate elevations (82 feet above mean sea level). The subject property meets all three FWS-listed criteria. When sand skinks are active, they leave a distinct “S” trail in open sandy areas. During our site review, we did not observe skink trails; however, appropriate conditions were observed within the property that may provide suitable habitat for the skink.

### *Everglade Snail Kite*

FWS lists the Everglade snail kite (*Rostrhamus sociabilis plumbeus*) as endangered. The snail kite is found near extensive, open freshwater marshes and lakes with shallow water and a low density of emergent vegetation of natural and artificial systems (FWS 1986). The apple snail (*Pomacea paludosa*) is the snail kite’s primary food source, making the snail kite’s survival dependent on the hydrology and water quality of watersheds associated with the Everglades, Lake Okeechobee, and Kissimmee Valley, and upper St. Johns River (FWS 1986).

The project lies within the consultation area for the snail kite (**Figure 7**); however, it does not fall within the designated critical habitat for the species (FWS 2000). No suitable habitat is located within the project site.

### *Florida Scrub-Jay*

FWS lists the Florida scrub-jay (*Aphelocoma coerulescens*) as threatened. This species is typically found in sand pine, xeric oak scrub, and scrubby flatwoods with open sandy soils and fire-dominated habitat types. The scrub-jay’s diet consists mainly of acorns, arthropods, berries, seeds, and a wide variety of insects (Woolfenden and Fitzpatrick 1996).

The project site lies within the consultation area for the Florida scrub-jay (**Figure 8**); however, suitable habitat was not observed within the property.

### State-Protected Wildlife Species

#### *Gopher Tortoise*

FWC lists the gopher tortoise as threatened, and FWS considers it a candidate species for listing. The gopher tortoise inhabits subterranean burrows in dry, upland habitats, including longleaf pine sandhills, xeric oak hammocks, scrub, pine flatwoods, dry prairies, and coastal dunes. Gopher tortoises are also found in altered habitats such as pastures, ruderal fields, and grassy roadsides. To be suitable for gopher tortoises, the habitat must have well-drained sandy soils, herbaceous plants, and open sunny areas. Gopher tortoise burrows are an important habitat to many native species. It is estimated that 39 invertebrates and 42 vertebrate species use these burrows to some degree (Cox and Inkley 1987). Of those species, protected species that frequently inhabit the gopher tortoise burrow include the Florida pine snake, eastern indigo snake, and burrowing owl.

One abandoned gopher tortoise burrow was observed within limits of the property (**Figure 9**).

## Results/Discussion

### Wetlands and/or Other Surface Waters

No wetlands or other surface water systems were identified within the limits of the project area.

### Protected Wildlife Species

The property contains appropriate habitat or conditions for the sand skink and gopher tortoise; both are protected wildlife species. We offer the following recommendations based on our site review and findings regarding these species.

#### *Sand Skink*

Due to site conditions that provide suitable habitat (elevation, soil types, and the site's location within the FWS consultation area), there is a potential that the sand skink inhabits the property. As such, a site-specific survey for the sand skink should be conducted following FWS's sand skink survey protocol. Survey protocol is conducted in the spring between March 1st through May 15th when skinks are more active and leave an "S" shaped track that is readily identifiable. Should sand skinks be found to inhibit the property, compensation or mitigation may be used to offset impacts to the species. Mitigation requirements will be determined based on final survey results and proposed project impacts.

#### *Gopher Tortoise*

One gopher tortoise burrow, classified as abandoned, was observed within the property. Prior to land alteration activities (clearing, grading, paving, bulldozing, digging, constructing, and site preparation for development), and in accordance with FWC's gopher tortoise survey protocol, a 100% gopher tortoise survey should be conducted to identify all potentially occupied burrows. If construction activities cannot remain 25 feet from an active gopher tortoise burrow, coordination with FWC should be conducted to obtain a gopher tortoise relocation permit.

## Closure

We appreciate the opportunity to support you on this project. If you have any questions or require additional information, please contact us at your convenience. In addition, we have included a proposal to conduct a sand skink and gopher tortoise survey and agency coordination regarding these species as mentioned in the result/discussion section.

Sincerely,



Kendra Tremain
Project Ecologist II

***Attachments***

Figures

- Figure 1 – Location Map
- Figure 2 – Aerial Map
- Figure 3 – USGS Topographic Quadrangle Map
- Figure 4 – NRCS Soil Survey Map
- Figure 5 – Land Use Map
- Figure 6 – Sand Skink Habitat Area Map
- Figure 7 – Everglade Snail Kite Consultation Area Map
- Figure 8 – Florida Scrub-Jay Consultation Area Map
- Figure 9 – Gopher Tortoise Burrow Location Map

cc: Maurice “Mo” Pearson, Principal Scientist
Luis Ortiz, Staff Biologist

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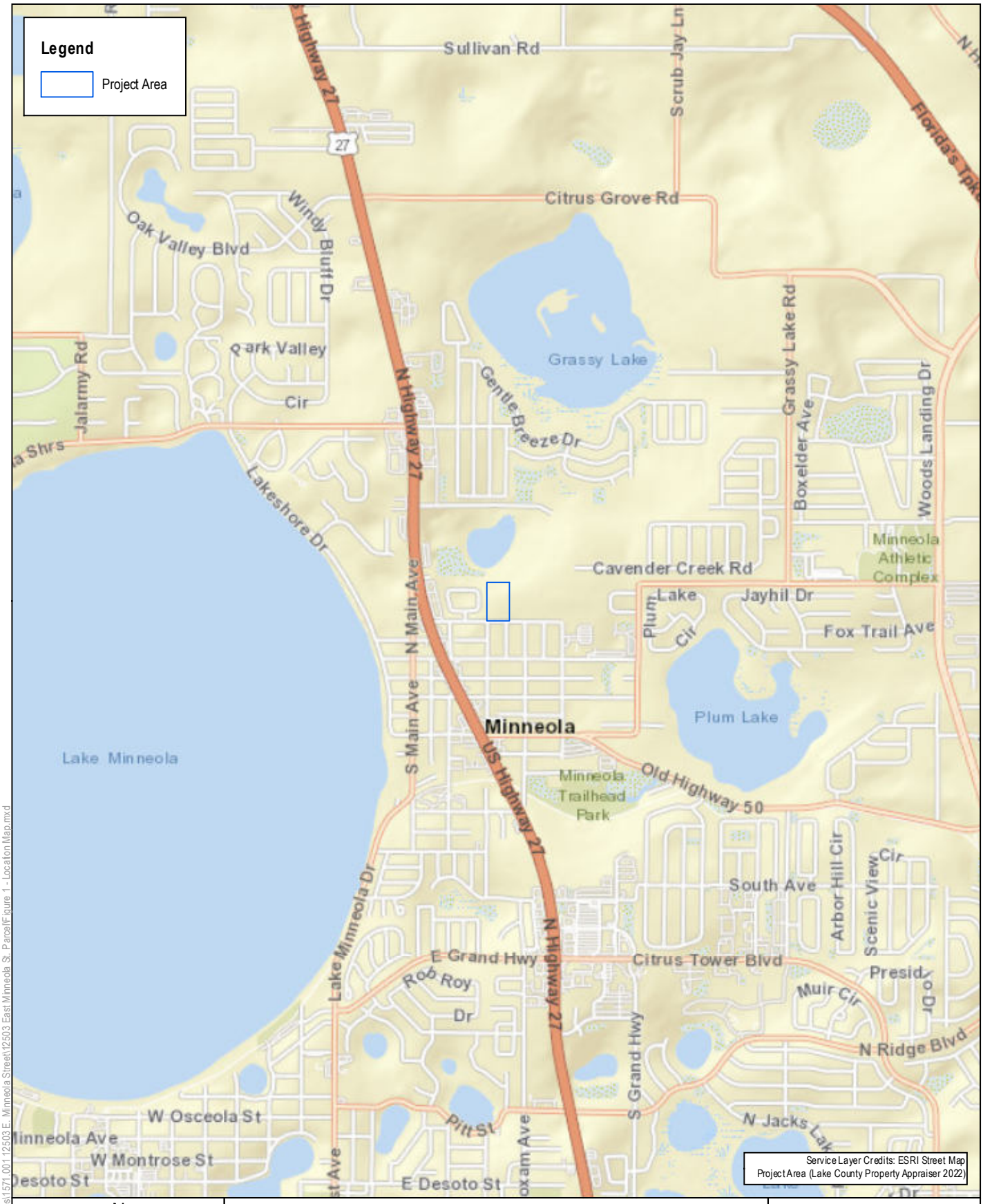
# Figures

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| DRN: LMO | APR: KJT |
| DATE: 1.13.2022 | PN: 1571.001 |

**12503 East Minneola Street**
**Ecological Assessment**
Location Map
Lake County, Florida

MONTROSE ENVIRONMENTAL

Figure No. 1

Document Path: T:\GIS_Client Files\1571.001 12503 E. Minneola Street\12503 East Minneola St. Parcel\Figure 1 - Location Map.mxd




N

0 150 300 Feet

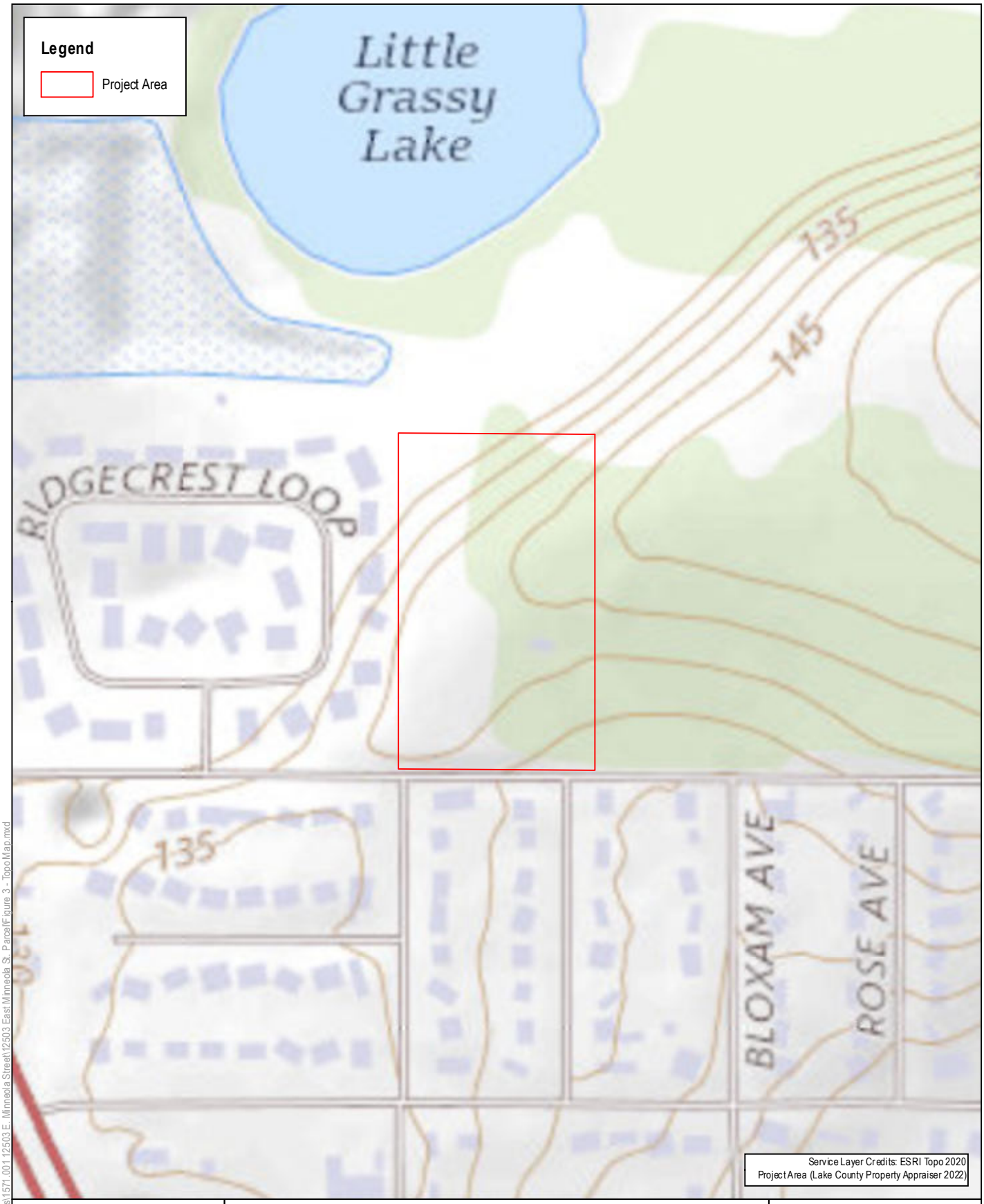
| | |
|---|---|
| DRN: LMO | APR: KJT |
| DATE: 1.13.2022 | PN: 1571.001 |

**12503 East Minneola Street**
**Ecological Assessment**
Areial Map
Lake County, Florida

MONTROSE ENVIRONMENTAL

Figure No. 2

Document Path: T:\GIS_Client Files\1571.001 12503 E. Minneola Street\12503 East Minneola St_Parcel\Figure 2_Aerial Map.mxd




N

0 150 300 Feet

| | |
|---|---|
| DRN: LMO | APR: KJT |
| DATE: 1.13.2022 | PN: 1571.001 |

**12503 East Minneola Street**
**Ecological Assessment**
USGS Topographic Quadrangle Map
Lake County, Florida

MONTROSE ENVIRONMENTAL

Figure No. 3

Document Path: T:\GIS_Client Files\1571.001 12503 E. Minneola Street\12503 East Minneola St_Parcel\Figure 3 - TopoMap.mxd




N

0 150 300 Feet

| | |
|---|---|
| DRN: LMO | APR: KJT |
| DATE: 1.13.2022 | PN: 1571.001 |

**12503 East Minneola Street**
**Ecological Assessment**
NRCS Soil Survey Map
Lake County, Florida

MONTROSE ENVIRONMENTAL

Figure No. 4

Document Path: T:\GIS_Client Files\1571.001.12503 E. Minneola Street\12503 East Minneola St_Parcel\Figure 4 - NRCS Soil Survey Map.mxd




N

0 150 300 Feet

| | |
|---|---|
| DRN: LMO | APR: KJT |
| DATE: 1.20.2022 | PN: 1571.001 |

**12503 East Minneola Street**
**Ecological Assessment**
Land Use Map
Lake County, Florida

MONTROSE ENVIRONMENTAL

Figure No. 5

Document Path: T:\GIS_Client Files\1571.001\12503 E. Minneola Street\12503 East Minneola St. Parcel\Figure 5 - Land Use Map.mxd



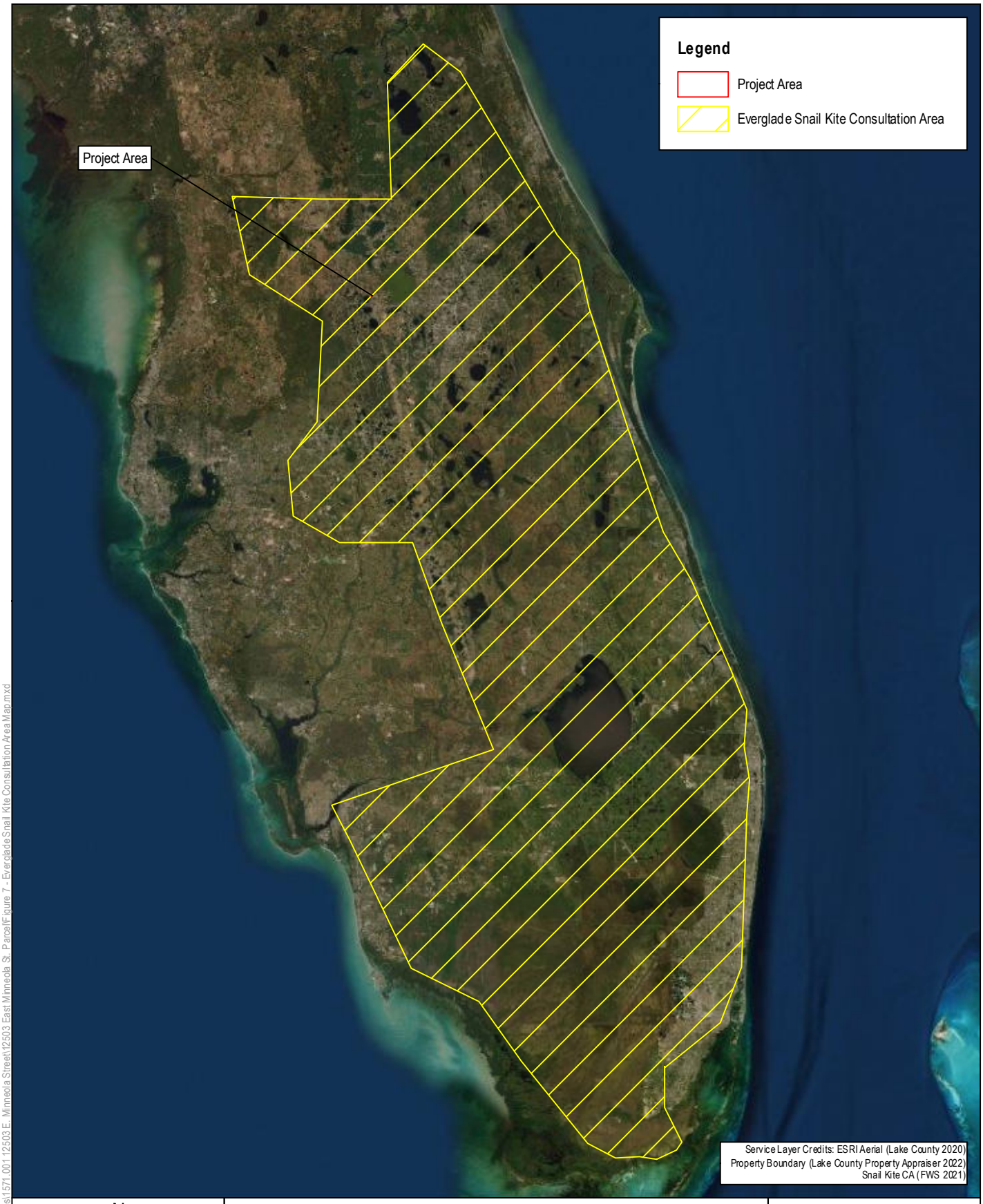

Document Path: T:\GIS_Client Files\1571.001 12503 E. Minneola Street\12503 East Minneola St_Parcel\Figure 6 - Sand Skink Habitat and Consultation Area Map.mxd

| | |
|---|---|
| DRN: LMO | APR: KJT |
| DATE: 1.13.2022 | PN: 1571.001 |

**12503 East Minneola Street**
**Ecological Assessment**
Sand Skink Habitat Map
Lake County, Florida

MONTROSE ENVIRONMENTAL

Figure No. 6




N

0 20 40 Miles

| | |
|---|---|
| DRN: LMO | APR: KJT |
| DATE: 1.13.2022 | PN: 1571.001 |

**12503 East Minneola Street**
**Ecological Assessment**
Everglade Snail Kite Consultation Area Map
Lake County, Florida

MONTROSE ENVIRONMENTAL

Figure No. 7

Document Path: T:\GIS_Client Files\1571.001 12503 E. Minneola Street\12503 East Minneola St_Parcel\Figure 7 - Everglade Snail Kite Consultation Area Map.mxd




N

0 20 40 Miles

| | |
|---|---|
| DRN: LMO | APR: KJT |
| DATE: 1.13.2022 | PN: 1571.001 |

**12503 East Minneola Street**
**Ecological Assessment**
Florida Scrub Jay Historic Habitat and Consultation Area Map
Lake County, Florida

MONTROSE ENVIRONMENTAL

Figure No. 8

Document Path: T:\GIS_Client Files\1571.001 12503 E. Minneola Street\12503 East Minneola St_Parcel\Figure 8 - Florida Scrub Jay Historic Habitat and Consultation Area Map.mxd




N

0 150 300 Feet

| | |
|---|---|
| DRN: LMO | APR: KJT |
| DATE: 1.24.2022 | PN: 1571.001 |

**12503 East Minneola Street**
**Ecological Assessment**
Gopher Tortoise Burrow Location Map
Lake County, Florida

MONTROSE ENVIRONMENTAL

Figure No. 9

Document Path: T:\GIS_Client Files\1571.001 12503 E. Minneola Street\12503 East Minneola St_Parcel\Figure 9_Gopher Tortoise Burrow Location Map.mxd

# Fwd: FW: New ECOSphere Project

**Navid Reza Khoshooee** <dr.khoshooee@gmail.com> Thu, Oct 23, 2025 at 2:38 PM
To: Dustin Culver <dustin@culvereng.com>
Cc: Faraz Tartibi <ftartibi@gmail.com>

---------- Forwarded message ---------
From: **Faraz Tartibi** <ftartibi@gmail.com>
Date: Wed, Jan 22, 2025 at 10:43 AM
Subject: Fwd: FW: New ECOSphere Project
To: Navid Reza Khoshooee <Dr.khoshooee@gmail.com>

---------- Forwarded message ---------
From: **Clark Modica** <clark@modica.cc>
Date: Tue, Jan 21, 2025 at 5:21 PM
Subject: FW: New ECOSphere Project
To: Aaron Blake <aaron@havenpropertygroup.com>, Faraz Tartibi <ftartibi@gmail.com>

Please see below and attached.

Thanks,

Clark

---

**From:** Gawera, Erin <erin_gawera@fws.gov>
**Sent:** Tuesday, January 21, 2025 4:12 PM
**To:** 'Clark Modica' <clark@modica.cc>
**Subject:** Re: New ECOSphere Project

Hi Clark,

The Service agrees that this site does not appear to have suitable sand skink habitat due to the lack of swimmable soils. A sand skink survey will not be needed and we have no objection to development of the property.

Thank you,

Erin

**********

**Erin M. Gawera, Fish and Wildlife Biologist**

**US Fish and Wildlife Service**
Email: erin_gawera@fws.gov
https://www.fws.gov/office/florida-ecological-services

Florida Ecological Services Field Office
7915 Baymeadows Way, Suite 200
Jacksonville, FL 32256-7517
904/404-2464 (direct)

FLES Main Office: 352/448-9151

**Regulatory Email for New Projects to be submitted:**

**fw4flesregs@fws.gov** 🦋 🌻 🌼

---

**From:** Administrator Email <ecosphere_support@ecosphere.fws.gov>
**Sent:** Wednesday, January 15, 2025 3:04 AM
**To:** Gawera, Erin <erin_gawera@fws.gov>
**Subject:** New ECOSphere Project

A new Project, Minneola Street Property (Lake) (Project Code: 2025-0037823), has been created in ECOSphere, and you have been added as project staff.

---

**20241224_em_modica to svc_Minneola Street Property.pdf**
7786K

# GEOTECHNICAL EXPLORATION

MINNEOLA TOWNHOMES
LAKE COUNTY, FLORIDA

UES PROJECT NO. 0130.2500024.0000
UES REPORT NO. 2133530

**PREPARED FOR:**

FTNK Investments
2437 Rock Lane
Oviedo, Florida 32765

Attention: Mr. Faraz Tartibi

**PREPARED BY:**

UES Professional Solutions, LLC
3532 Maggie Boulevard
Orlando, Florida 32811
(407) 423-0504

February 25, 2025

February 25, 2025

FTNK Investments
2437 Rock Lane
Oviedo, Florida 32765

Attention: Mr. Faraz Tartibi
ftartibi@gmail.com

Reference: **Geotechnical Exploration**
Minneola Townhomes
Lake County, Florida
UES Project No. 0130.2500024.0000
UES Report No. 2133530

Dear Mr. Tartibi:

UES Professional Solutions, LLC d/b/a UES has completed a geotechnical exploration at the above referenced site in Lake County, Florida. The scope of our exploration was planned in conjunction with and authorized by you. This exploration was performed in accordance with UES Proposal No. 2116482 dated October 28, 2024 and with generally accepted soil and foundation engineering practices. No other warranty, express or implied, is made.

The following report presents the results of our field exploration with a geotechnical engineering interpretation of those results with respect to the project characteristics as provided to us. We have included soil descriptions at boring locations, our estimates of the seasonal high groundwater level at the boring locations, & geotechnical recommendations for foundation design, pavement design, site preparation, and stormwater system design. *The site was found to be generally suitable for the proposed development following typical site preparation procedures presented in this report.*

We appreciate the opportunity to have worked with you on this project and look forward to a continued association. Please do not hesitate to contact us if you should have any questions, or if we may further assist you as your plans proceed.

Respectfully Submitted,
UES PROFESIONAL SOLUTIONS, LLC
Florida Engineering Business Registry No. 549

Ricardo C. Kiriakidis L., PhD., P.E.
Geotechnical Department Manager

ZACHARY W. ADAMS
NO. 82935
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Digitally signed by Zachary W Adams
Date: 2025.02.25 13:20:52 -05'00'

Zachary W. Adams, P.E.
Senior Geotechnical Project Manager
Florida Registration No. 82935

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## 1.0 PROJECT DESCRIPTION

We understand that FTNK Investments is in the design phase for a new townhome development located in Lake County, Florida. The site is located at 12503 Minneola Street in Minneola, Florida and is comprised of approximately 6.16 acres. We were provided with a conceptual site plan showing the proposed site improvements. The site plan identified nine (9) townhome structures totaling 35 dwelling units, four (4) stormwater ponds/swales, and associated paved roadways.

At this time, UES has been requested to perform a Geotechnical Exploration of the subject site for design purposes. Grading information was not provided at the time of this report. We have assumed that cuts/fills on the order of 3 feet or less will be necessary to achieve finished grades in the proposed building and pavement areas of the site.

Should any of the above information or assumptions made by UES be inconsistent with the planned development and construction, we request that you contact us immediately to allow us the opportunity to review the new information in conjunction with our report and revise or modify our engineering recommendations accordingly, as needed.

**No site or project facilities/improvements, other than those described herein, should be designed using the soil information presented in this report. Moreover, UES will not be responsible for the performance of any site improvement so designed and constructed.**

## 2.0 PURPOSE

The purposes of this exploration were:

- to explore and evaluate the subsurface conditions at the site with special attention to potential problems that may impact the proposed development,
- to provide our estimates of the seasonal high groundwater level at the boring locations, and
- to provide geotechnical engineering recommendations for foundation design, pavement design, site preparation techniques, and stormwater system design.

This report presents an evaluation of site conditions on the basis of geotechnical procedures for site characterization. The recovered samples were not examined, either visually or analytically, for chemical composition or environmental hazards. We would be glad to provide you with a proposal for these services at your request.

Our exploration was not designed to specifically address the potential for surface expression of deep geological conditions, such as sinkhole development related to karst activity. This evaluation requires a more extensive range of field services than those performed in this study. We would be pleased to conduct an exploration to evaluate the probable effect of regional geology upon the proposed construction, if you desire.

## 3.0 SITE DESCRIPTION

The subject site is located within Section 07, Township 22 South, Range 26 East in Lake County, Florida. More specifically, the site is located at 12503 Minneola Street in Minneola, Florida as shown on the attached Figure A-1. At the time of drilling, the site consisted of a densely vegetated, vacant parcel.

### 3.1 SOIL SURVEY

There are three (3) native soil types mapped within the general vicinity of the site according to the USDA NRCS Soil Survey of Lake County. A brief summary of the mapped surficial soil type(s) is presented in Table I below. *Please note that the native soil types and their associated engineering properties have likely been altered by past development in the vicinity of the site.*

TABLE I
SUMMARY OF PUBLISHED SOIL DATA [1]

| Soil Symbol | Soil Type | Hydrologic Group | Drainage Characteristics | Depth of Published Seasonal High GWT (feet)[2] |
|---|---|---|---|---|
| 8 | Candler sand, 0 to 5 percent slopes | A | Excessively drained | >6½ |
| 21 | Lake sand, 0 to 5 percent slopes | A | Excessively drained | >6½ |
| 22 | Lake sand, 5 to 12 percent slopes | A | Excessively drained | >6½ |

[1] Data obtained from the USDA NRCS Web Soil Survey online webpage, accessed on 2/21/2025

### 3.2 TOPOGRAPHY

According to information obtained from the United States Geologic Survey (USGS) "Clermont East, Florida" quadrangle map, the predevelopment ground surface elevations across the site area range from approximately +120 to +135 feet National Geodetic Vertical Datum (NGVD). The site is located approximately 500 feet south of Little Grassy Lake. According to the USGS map, the normal water level in the lake is noted at +84 feet NGVD. A copy of the portion of the USGS Map is included in Appendix A.

## 4.0 SCOPE OF SERVICES

The services conducted by UES during our current geotechnical exploration were as follows:

- Drilled sixteen (16) Standard Penetration Test (SPT) borings within the proposed townhome structures, roadways, and stormwater ponds to depths of 10 to 20 feet below existing land surface (bls).
- Secured samples of representative soils encountered in the soil borings for review, laboratory analysis and classification by a Geotechnical Engineer.
- Measured the existing site groundwater levels and provide an estimate of the seasonal high groundwater level at the boring locations.
- Conducted laboratory testing on selected soil samples obtained in the field to determine their engineering properties.

- Assessed the existing soil conditions with respect to the proposed construction.

- Prepared a report which documents the results of our exploration and analysis with geotechnical engineering recommendations.

## 5.0 FIELD EXPLORATION

The SPT soil borings were performed with an ATV-mounted drilling rig. Horizontal and vertical survey control was not provided for the test locations prior to our field exploration program. UES located the test borings by using the provided site plan, measuring from existing on-site landmarks shown on an aerial photograph, and by using handheld GPS devices. The indicated test locations should be considered accurate to the degree of the methodologies used. The approximate boring locations are shown in Appendix B.

The sixteen (16) SPT borings, designated B-01 through B-09, R-01 through R-03, and SW-01 through SW-04 on the attached Boring Location Plan in Appendix B, were performed in general accordance with the procedures of ASTM D 1586 "Standard Method for Penetration Test and Split-Barrel Sampling of Soils". SPT sampling was performed continuously to 10 feet to detect variations in the near surface soil profile and on approximate 5 feet centers thereafter.

*Ground surface elevations at the boring locations would be beneficial to help us to identify any anomalies in our measured and estimated seasonal high groundwater levels, as well as improve the usefulness the groundwater information during the civil engineering design of the site.*

## 6.0 LABORATORY TESTING

The soil samples recovered from the test borings were returned to our laboratory and visually classified in general accordance with ASTM D 2487 "Standard Classification of Soils for Engineering Purposes" (Unified Soil Classification System). We selected representative soil samples from the borings for laboratory testing to aid in classifying the soils and to help to evaluate the general engineering characteristics of the site soils. The results of these tests are shown on the boring logs in Appendix B. A summary of the tests performed for the supplemental exploration is shown in Table II below.

TABLE II
LABORATORY METHODOLOGIES

| Test Performed | Number Performed | Reference |
|---|---|---|
| Wash No. 200 Sieve Determination | 9 | ASTM D 1140 "Standard Test Methods for Amount of Material in Soils Finer than No. 200 (75-µm) Sieve" |
| Permeability Test | 4 | Using the D method obtained from a Full Gradation |
| Moisture Content | 13 | ASTM D 2216 "Laboratory Determination of Water (Moisture) Content of Soil by Mass" |

# 7.0 SUBSURFACE CONDITIONS

## 7.1 GENERALIZED SOIL PROFILE

The results of our field exploration and laboratory analysis, together with pertinent information obtained from the SPT borings, such as soil profiles, penetration resistance and groundwater levels are shown on the boring logs included in Appendix B. The Key to Boring Logs, Soil Classification Chart is also included in Appendix B. The soil profiles were prepared from field logs after the recovered soil samples were examined by a Geotechnical Engineer. The stratification lines shown on the boring logs represent the approximate boundaries between soil types and may not depict exact subsurface soil conditions. The actual soil boundaries may be more transitional than depicted. A generalized profile of the soils encountered at our boring locations is presented in Table III below. For detailed profiles, please refer to the attached boring logs.

TABLE III
GENERALIZED SOIL PROFILE

| Typical Depth (feet, bls) | | Soil Description | Range of SPT "N" Values (blows per foot, bpf) |
|---|---|---|---|
| From | To | | |
| Surface | 13½ to 20 | Very loose to medium dense fine SAND [SP] and fine SAND with clay [SP-SC] | W.O.H. to 17 |
| 13½ to 20 | 20* | Medium dense clayey SAND [SP-SC, SC] | 13 to 28 |

*Denotes maximum termination depth of the borings

## 7.2 NOTABLE FINDINGS – LOOSE SOIL CONDITIONS

A notable finding during the exploration program was the presence of very loose to loose soil conditions observed in each of the borings performed across the site. The very loose, near surface soils, within approximately 10 feet of the surface, exhibited SPT "N" blow count values ranging from Weight of Hammer (W.O.H.) to 5 blows per foot (bpf).

It has been our experience that soils with SPT "N" blow counts less than approximately 5 bpf may not provide adequate support for the structures without some soil improvement. Larger sized compaction equipment may be required to achieve the in-place soil densities recommended in the site preparation section of this report. The site contractor should select their equipment appropriately.

Although the use of conventional shallow footing foundations is viable, in our opinion, the loose soil conditions found across portions of the site could require higher compactive effort and soil moisture conditioning than is typical using conventional site preparation techniques.

# 8.0 GROUNDWATER CONDITIONS

## 8.1 EXISTING GROUNDWATER LEVEL

We measured the water levels in the boreholes on February 19 & 20, 2025, during our drilling operations. Groundwater was not encountered to the maximum termination depths at our boring locations at the time of our exploration. The encountered groundwater level at each boring is shown on the individual boring logs in Appendix B.

Fluctuations in groundwater levels should be anticipated throughout the year, primarily due to seasonal variations in rainfall, surface runoff, and other factors that may vary from the time the borings were conducted.

### 8.2 SEASONAL HIGH GROUNDWATER LEVEL

Based on historical data, the rainy season in Central Florida is between June and October of the year. In order to estimate the seasonal high water level at the boring locations, many factors are examined, including the following:

- Measured groundwater level
- Drainage characteristics of existing soil types
- Current & historical rainfall data
- Natural relief points (such as lakes, rivers, wetlands, etc.)
- Man-made drainage systems (ditches, canals, retention basins, etc.)
- On-site types of vegetation
- Review of available data (soil surveys, USGS maps, etc.)
- Redoximorphic features (mottling, stripping, etc.)

Based on the results of our field exploration and the factors listed above, we estimate that the seasonal high groundwater table will generally form at depths greater than 10 feet below the existing ground surface. The estimated seasonal high groundwater levels at the boring locations are shown on the attached SPT boring logs.

It should be noted that the estimated seasonal high water levels provided should be considered accurate to about ½ foot +/- and do not provide any assurance that groundwater levels will not exceed these estimated levels during any given year in the future. Should the impediments to surface water drainage be present, or should rainfall intensity and duration, or total rainfall quantities, exceed the normally anticipated rainfall quantities, groundwater levels might exceed our seasonal high estimates. Further, it should be understood that changes in the surface hydrology and subsurface drainage from on-site and/or off-site improvements could have significant effects on the normal and seasonal high groundwater levels.

## 9.0 FOUNDATION DESIGN RECOMMENDATIONS

The following recommendations are made based upon a review of the attached soil test data, our understanding of the proposed construction, and experience with similar projects and subsurface conditions. The applicability of geotechnical recommendations is very dependent upon project characteristics such as improvement locations, and grade alterations. UES must review the final site and grading plans to validate all recommendations rendered herein.

Additionally, if subsurface conditions are encountered during construction, which were not encountered in the borings, report those conditions immediately to us for observation and recommendations.

## 9.1 Structural and Grading Information

UES understands that the proposed project will consist of the design and construction of a new residential townhome development located in Minneola, Lake County, Florida. We were provided with a conceptual site plan showing the proposed site improvements. The site plan identified nine (9) townhomes structures, four (4) stormwater ponds, and associated paved roadways.

Preliminary structural loading information was not available at the time of this report. We have assumed that the maximum column loads will not exceed 75 kips and that maximum wall loads will not exceed 5 kips per linear foot. We anticipate that cuts/fills on the order of 3 feet or less will be necessary to achieve finished grades in the proposed building areas.

Prior to finalizing any design, the structural/grading information outlined above should be confirmed by the project structural/civil engineer. This is crucial to our evaluation and estimates of settlements. If any of this information is incorrect or if you anticipate any changes, please inform UES immediately so that we may review and modify our recommendations as appropriate.

## 9.2 Analysis

Based on the results of the soil borings, the near surface soils within the proposed building areas appear to be mostly very loose to medium fine SAND [SP, SP-SC] overlying medium dense clayey fine SAND [SC, SP-SC] to depths of 20 feet below existing grades.

It is our opinion that proposed structure can be supported on properly designed and constructed shallow foundation systems. Provided that the site preparation recommendations outlined in this report are followed, and any loose surficial soils are properly densified, the parameters outlined below may be used for foundation design.

## 9.3 Bearing Pressure

Provided our suggested site preparation procedures are followed, we recommend designing shallow footing foundations for a **maximum allowable net soil bearing pressure of 2,000 pounds per square foot (psf)**. The allowable net bearing pressure is that pressure that may be transmitted to the soil in excess of the minimum surrounding overburden pressure. The allowable bearing pressure should include dead load plus sustained live load. The foundations should be designed for the most unfavorable effects due to the combinations of loads specified in the FLBC.

## 9.4 Foundation Size

The minimum width recommended for an isolated column footing is 24 inches. For continuous wall or slab on grade foundations, the minimum footing width should comply with the current FLBC, but under no circumstances should be less than 12 inches. Even though the maximum allowable soil bearing pressure may not be achieved, these width recommendations should control the size of the foundations.

## 9.5 Bearing Depth

The base of all footings should be at least 12 inches below finished grade elevation in accordance with the FLBC. We recommend stormwater and surface water be diverted away from the building exterior, both during and after construction, to reduce the possibility of erosion beneath the exterior footings.

## 9.6 Bearing Material

The foundations may bear on either the compacted suitable native soils or compacted structural backfill. The bearing level soils should exhibit a density of at least 95 percent of the maximum dry density as determined by ASTM D 1557 (Modified Proctor) **to a depth of at least 2 feet below foundation level**. In addition to compaction, the bearing soils must exhibit stability and be free of "pumping" conditions.

## 9.7 Settlement Estimates

Post-construction settlement of the structure will be influenced by several interrelated factors, such as (1) subsurface stratification and strength/compressibility characteristics of the bearing soils to a depth of approximately twice the width of the footing; (2) footing size, bearing level, applied loads, and resulting bearing pressures beneath the foundation; (3) site preparation and earthwork construction techniques used by the contractor, and (4) external factors, including but not limited to vibration from offsite sources and groundwater fluctuations beyond those normally anticipated for the naturally-occurring site and soil conditions which are present.

Our settlement estimates for the structure are based upon adherence to our recommended site preparation procedures presented in this report. Any deviation from these recommendations could result in an increase in the estimated post-construction settlement of the structures. Furthermore, should building loads change from those assumed by us, greater settlements may be expected.

Due to the sandy nature of the surficial soils, following the compaction operations we expect the majority of settlement to be elastic in nature and occur relatively quickly, on application of the loads, during and immediately following construction. Using the recommended maximum allowable bearing pressure, the assumed maximum structural loads, and the field and laboratory test data which we have correlated into the strength and compressibility characteristics of the subsurface soils, **we estimate the total post-construction vertical settlement of the proposed structure to be on the order of 1 inch or less.**

Differential settlement results from differences in applied bearing pressures and the variations in the compressibility characteristics of the subsurface soils. Assuming our site preparation recommendations are followed, **we anticipate post-construction differential settlement of less than ½ inch.**

## 9.8 Floor Slabs

Conventional floor slabs may be supported upon the compacted fill and should be structurally isolated from other foundation elements or adequately reinforced to prevent distress due to differential movements. For the slab design, we recommend using a subgrade modulus (k) of 100 pounds per cubic inch, which can be achieved by compacting the subgrade soils as recommended in this report. We recommend using a sheet vapor barrier (in accordance with Florida Building Code requirements) beneath the building slab-on-grade to help control moisture migration through the slab.

# 10.0 PAVEMENT RECOMMENDATIONS

## 10.1 GENERAL

We assume that the proposed roadways will consist of a flexible asphaltic pavement section with typical light and some heavy-duty traffic. At the time of this exploration, specific traffic loading information was not provided to us. We understand that the roadways will be designed and constructed in accordance with the Lake County Roadway Design Standards. Our recommendations for design of the roadways are listed in the following sections.

## 10.2 ASPHALTIC PAVEMENTS

### 10.2.1 Layer Components

We recommend using a three-layer pavement section for the proposed roadways consisting of compacted subgrade (sub-base), base course, and surface course. The Lake County Transportation, Design and Construction Standard has divided the pavement requirements for local roads into categories as a function of average daily traffic (ADT). Table IV summarizes the minimum pavement component thicknesses for roadway design.

TABLE IV
MINIMUM ASPHALTIC PAVEMENT COMPONENT THICKNESSES

| Traffic Loading | Layer Component (inches) | | |
|---|---|---|---|
| | Surface Course | Base Course | Subgrade |
| <500 | 1½ | 6 | 12 |
| 500 to 1,500 | 2 | 6 | 12 |
| 1,500 to 4,000 | 2 | 8 | 12 |

### 10.2.2 Subgrade

We recommend that the stabilized subgrade materials immediately beneath the base course exhibit a minimum Limerock Bearing Ratio (LBR) of 40 as specified by Florida Department of Transportation (FDOT). The stabilized subgrade should be compacted to at least 98 percent of the Modified Proctor maximum dry density (ASTM D 1557) value.

Stabilized subgrade can be imported materials or a blend of on-site and imported materials. If a blend is proposed, we recommend that the contractor perform a mix design to find the optimum mix proportions.

Compaction testing of the subgrade should be performed to full depth at a frequency of at least one (1) test per 5,000 square feet, or every 300 linear feet of roadway, whichever is greater.

### 10.2.3 Base Course

Based on the results of our exploration and our experience in the project area, limerock, soil-cement and recycled crushed concrete are suitable base course materials for this project. However, local municipality standards may govern the use of recycled crushed concrete use as an alternative base course material. We recommend the civil engineer consult with the local municipalities prior to selecting the base course material for this project.

**For a limerock base**, the base course should be compacted to a minimum density of 98 percent of the Modified Proctor maximum dry density and exhibit a minimum LBR of 100. The limerock material should comply with the latest edition of the Florida Department of Transportation (FDOT) Road and Bridge Construction specifications.

**For a soil-cement base**, we recommend the contractor perform a soil-cement design with a minimum seven (7)-day strength of 300 pounds per square inch (psi) on the materials he intends to use. Place soil-cement in maximum 6-inch lifts uniform and compact in place to a minimum density of 95 percent of the maximum dry density according to specifications in ASTM D-558, "Moisture Density Relations of Soil Cement Mixtures".

Place and finish the soil-cement according to Portland Cement Association requirements. Final review of the soil-cement base course should include manual "chaining" and/or "soundings" seven days after placement. Shrinkage cracks will form in the soil-cement mixture and you should expect reflection cracking on the surface course.

**Recycled Concrete Aggregate (RCA)** may provide a cost-effective alternative material in lieu of limerock or soil cement base courses. Local availability, along with municipality standards, typically governs the use of crushed concrete use as an alternative base course material. The advantages of using crushed concrete as a pavement base course include its high strength (stronger than limerock), resistance to groundwater related distress, and lack of reflection cracking caused by thermal expansion and contraction.

If RCA base is used, the base course material should be sourced from an FDOT approved supplier. The base should be compacted to a minimum density of 98 percent of the Modified Proctor maximum dry density and exhibit a minimum LBR of 150. The base material should comply with the latest edition of the FDOT Road and Bridge Construction Specifications.

Compaction testing of the base course should be performed to full depth at a frequency of at least one (1) test per 5,000 square feet, or a minimum of 3 tests, whichever is greater.

### 10.2.4 Surface Course

For the pavements, we recommend that the surfacing consist of FDOT SuperPave (SP) asphaltic concrete. The surface course should consist of FDOT SP-9.5 fine mix for light-duty areas and FDOT SP-12.5 topped with SP-9.5 fine mix for heavy duty areas. The asphalt concrete should be placed within the allowable lift thicknesses for fine Type SP mixes per the latest edition of FDOT, Standard Specifications for Road and Bridge Construction.

The asphaltic concrete should be compacted to an average field density of 93 percent of the laboratory maximum density determined from specific gravity ($G_{mm}$) methods, with an individual test tolerance of **+2 percent and -1.2% of the design $G_{mm}$.** Specific requirements for the SuperPave asphaltic concrete structural course are outlined in the latest edition of FDOT, Standard Specifications for Road and Bridge Construction.

Note: If the Designer (or Contract Documents) limits compaction to the static mode only or lifts are placed one-inch thick, then the average field density should be 92 percent, with an individual test tolerance of + 3 percent, and -1.2% of the design $G_{mm}$.

After placement and field compaction, the wearing surface should be cored to evaluate material thickness and density. Cores should be obtained at frequencies of at least one (1) core per 5,000 square feet of placed pavement, or a minimum of two (2) cores per day's production.

### 10.2.5 Effects of Groundwater

One of the most critical influences on the pavement performance in Central Florida is the relationship between the pavement base course and the seasonal high groundwater level. Sufficient separation will need to be maintained between the bottom of base course and the anticipated seasonal high groundwater level. According to Lake County's requirements seasonal high groundwater level should be at least **6-inches below the bottom of the stabilized subgrade.**

The separation should be confirmed by reviewing the final site grading and paving plan. If the separation is not provided by grading, the installation of underdrains will be required.

### 10.2.6 Landscape Underdrains

In the event that landscape areas adjacent to the pavements include large mounds (>1 foot) of poorly draining organic topsoils or silty/clayey sands, we recommend that landscape drains be provided to protect the roadway against adverse effects from over-irrigation or excess rainfall. Poorly draining silty and clayey material causes the irrigation and rainwater to perch and migrate laterally into the pavement components, which eventually compromises the integrity of the pavement section.

## 11.0 SITE PREPARATION

We recommend normal, good practice site preparation procedures for the new construction areas. These procedures include: stripping/clearing of the site to remove existing vegetation, roots, topsoils, organics, debris, utility lines, etc. Following stripping, the exposed subgrade soils should be proof-rolled, and all subgrade and subsequent fill/backfill soils should be properly densified.

A more detailed description of this work is presented in this section.

1. Prior to construction, existing underground utility lines within the construction areas should be located. It should be noted that if underground pipes are not properly removed or plugged, they may serve as conduits for subsurface erosion which may lead to excessive settlement of overlying structures.

2. Strip the proposed construction limits of existing vegetation, topsoil, roots, organic soils, debris and other deleterious materials within and 5 feet beyond the perimeter of the new construction areas. Expect clearing and grubbing to depths of 6 to 12 inches. We strongly recommend that the stripped/excavated surfaces be observed and probed by representatives of UES.

3. Proof-roll the exposed subsurface soils under the observation of UES, to locate any soft areas of unsuitable soils, and to increase the density of the shallow loose fine sand soils. If deemed necessary by UES, in areas that continue to "yield", remove any deleterious materials and replace with a clean, compacted sand backfill.

4. After approval of the stripped surface, within the building areas, compact the upper **2 feet of the exposed subgrade soils** (including the 5 feet margin) to at least 95 percent of the Modified Proctor test maximum dry density (ASTM D 1557).

5. Place fill/backfill as necessary. All fill should consist of clean sand with less than 12 percent soil fines and be free of organics, debris and other deleterious materials. Fill soils containing between 5 and 12 percent fines may require strict moisture control. Place fill in maximum 12-inch loose, uniform lifts and compact each lift at least 95 percent of the Modified Proctor maximum dry density.

6. Within the pavement areas, the upper 12 inches of subgrade beneath the base course or concrete slabs (sub-base) should be stabilized and compacted to at least 98 percent of the Modified Proctor maximum dry density.

7. Test the subgrade and each lift of fill for compaction at a frequency of not less than one test per 2,500 square feet in the building areas and 5,000 square feet of pavement areas, with a minimum of 4 tests in each area.

8. Prior to the placement of reinforcing steel and concrete, verify compaction within the footing trenches to a depth of 2 feet. We recommend testing every column footing and at least one test every 100 feet of wall footing, with a minimum of 4 tests per building. Re-compaction of the foundation excavation bearing level soils, if loosened by the excavation process, can typically be achieved by making several passes with a walk-behind vibratory sled or jumping jack.

Stability of the compacted soils is essential and independent of compaction and density control. If the near surface soils or the structural fill experience "pumping" conditions, terminate all earthwork activities in that area. Pumping conditions occur when there is too much water present in the soil-water matrix. Earthwork activities are actually attempting to compact the water and not the soil. The disturbed soils should be dried in place by scarification and aeration prior to any additional earthwork activities.

Vibrations produced during vibratory compaction operations at the site may be significantly noticeable within 100 feet and may cause distress to adjacent structures if not properly regulated. Provisions should be made to monitor these vibrations so that any necessary modifications in the compaction operations can be made in the field before potential damages occur. UES can provide vibration monitoring services to help document and evaluate the effects of the surface compaction operation on existing structures. It is recommended that large vibratory rollers remain a minimum of 50 feet from existing structures. Within this zone, the use of a static roller or small hand guided plate compactors is recommended.

## 12.0 STORMWATER MANAGEMENT DESIGN

We understand that this phase of the project will include the construction of four (4) small stormwater ponds. As part of our exploration program, UES performed four (4) soil borings, designated SW-01 through SW-04, within the proposed stormwater pond footprints. Our recommended design parameters are shown in Tables V on the following page.

TABLE V
STORMWATER POND DESIGN PARAMETERS

| Design Parameter | Estimated Values | | | |
|---|---|---|---|---|
| Relevant Boring Logs | SW-01 | SW-02 | SW-03 | SW-04 |
| Estimated Depth to Base of Surficial Aquifer (feet) | 15* | 15* | 15* | 15* |
| Estimated Fillable Porosity of Surficial in-situ sands (percent) | 25 | 25 | 25 | 25 |
| Estimated Seasonal High Groundwater Level (feet) | 10+ | 10+ | 10+ | 10+ |
| Estimated Horizontal Saturated Hydraulic Conductivity of Surficial Aquifer (feet per day) | 40 | 40 | 40 | 40 |
| Estimated Vertical Unsaturated Hydraulic Conductivity of Surficial Aquifer (feet per day) | 26 | 26 | 26 | 26 |

*Depth to base of surficial aquifer based on termination depth of boring

Please note that the depths presented in Table V are referenced to the existing ground surface at the time of our exploration. The hydraulic conductivity values were based on results of laboratory testing. Appropriate factors of safety should be included in the design. UES can perform the drawdown/recovery analyses once the final system configurations and treatment volumes are established, if desired.

## 13.0 DEWATERING AND EXCAVATION CONSIDERATIONS

Shallow groundwater is not anticipated on this site. However, if encountered, where excavations will extend only a few feet below the groundwater table, a sump pump may be sufficient to control the groundwater table. Deeper excavations may require well points and/or sock drains to control the groundwater table. Regardless of the method(s) used, we recommend drawing down the water level at least 2 feet below the bottom of the excavation. The actual method(s) of dewatering should be determined by the contractor. The design and discharge of the dewatering system must be performed in accordance with applicable regulatory criteria (i.e. water management district, etc.) and compliance with such criteria is the sole responsibility of the contractor.

Excavations should be sloped as necessary to prevent slope failure and to allow backfilling. As a minimum, temporary excavations below 4-foot depth should be sloped in accordance with OSHA regulations. Where lateral confinement will not permit slopes to be laid back, the excavation should be shored in accordance with OSHA requirements. During excavation, excavated material should not be stockpiled at the top of the slope within a horizontal distance equal to the excavation depth. Provisions for maintaining workman safety within excavations is the sole responsibility of the contractor.

## 14.0 CONSTRUCTION RELATED SERVICES

We recommend the owner retain UES to provide inspection services during the site preparation procedures for confirmation of the adequacy of the earthwork operations. Field tests and observations include verification of foundation and pavement subgrades by monitoring earthwork operations and performing quality assurance tests of the placement of compacted structural fill courses.

The geotechnical engineering design does not end with the advertisement of the construction documents. The design is an on-going process throughout construction. Because of our familiarity with the site conditions and the intent of the engineering design, we are most qualified to address site problems or construction changes, which may arise during construction, in a timely and cost-effective manner.

## 15.0 LIMITATIONS

This report has been prepared for the exclusive use of FTNK Investments and other designated members of their design/construction team associated with the proposed construction for the specific project discussed in this report. No other site or project facilities should be designed using the soil information contained in this report. As such, UES will not be responsible for the performance of any other site improvement designed using the data in this report.

This report should not be relied upon for final design recommendations or professional opinions by unauthorized third parties without the expressed written consent of UES. Unauthorized third parties that rely upon the information contained herein without the expressed written consent of UES assume all risk and liability for such reliance.

The recommendations submitted in this report are based upon the data obtained from the soil borings performed at the locations indicated on the Boring Location Plan and from other information as referenced. This report does not reflect any variations which may occur between the boring locations. The nature and extent of such variations may not become evident until the course of construction. If variations become evident, it will then 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 the variations.

Borings for a typical geotechnical report are widely spaced and generally not sufficient for reliably detecting the presence of isolated, anomalous surface or subsurface conditions, or reliably estimating unsuitable or suitable material quantities. Accordingly, UES does not recommend relying on our boring information for estimation of material quantities unless our contracted services ***specifically*** include sufficient exploration for such purpose(s) and within the report we so state that the level of exploration provided should be sufficient to detect anomalous conditions or estimate such quantities. Therefore, UES will not be responsible for any extrapolation or use of our data by others beyond the purpose(s) for which it is applicable or intended.

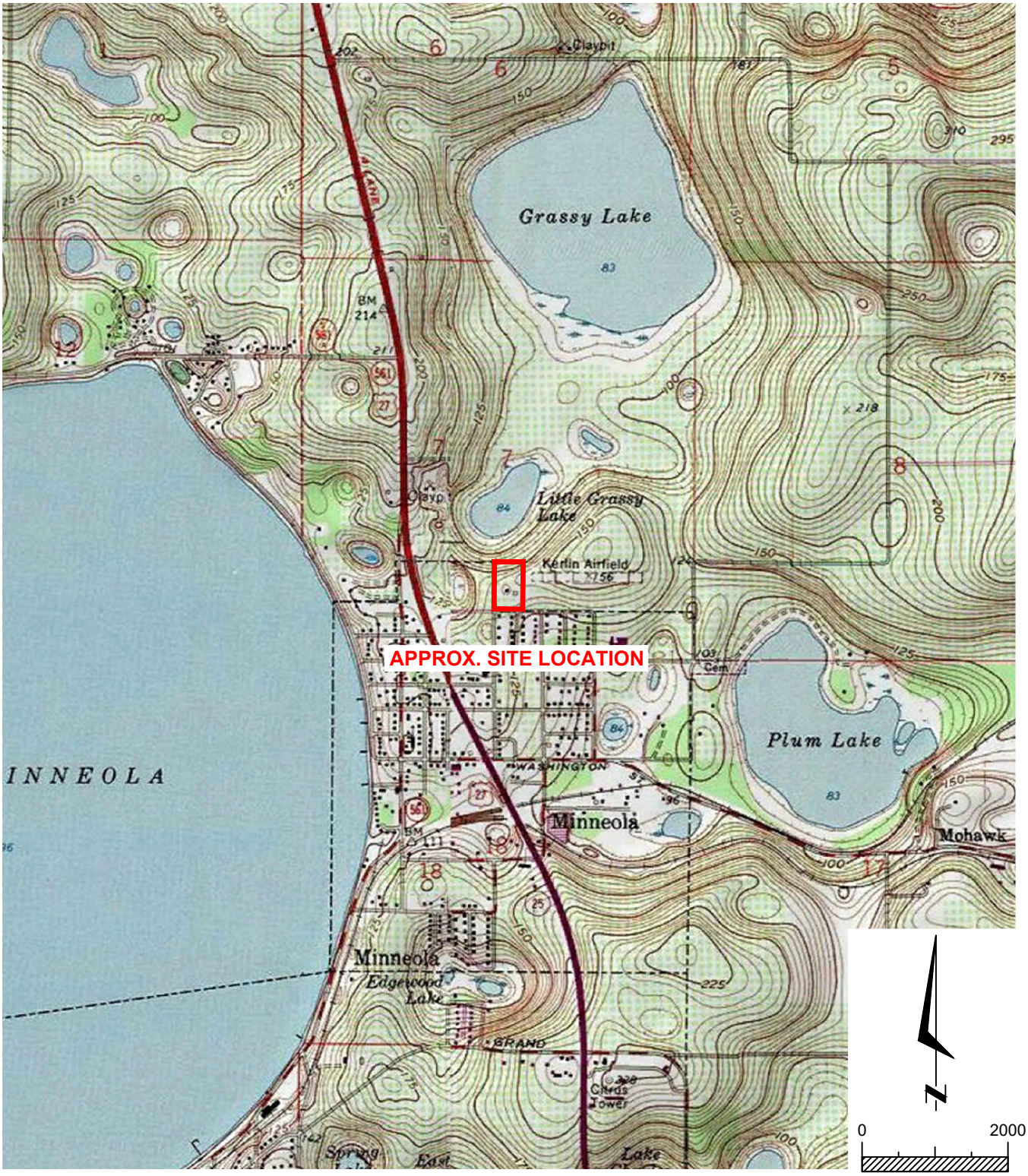
All users of this report are cautioned that there was no requirement for UES to attempt to locate any man-made buried objects or identify any other potentially hazardous conditions that may exist at the site during the course of this exploration. Therefore, no attempt was made by UES to locate or identify such concerns. UES cannot be responsible for any buried man-made objects or environmental hazards which may be subsequently encountered during construction that are not discussed within the text of this report. We can provide this service if requested.

During the early stages of most construction projects, geotechnical issues not addressed in this report may arise. Because of the natural limitations inherent in working with the subsurface, it is not possible for a geotechnical engineer to predict and address all possible problems. A Geotechnical Business Council (GBC) publication, "Important Information About This Geotechnical Engineering Report" appears in Appendix C, and will help explain the nature of geotechnical issues.

Further, we present documents in Appendix C: Constraints and Restrictions, to bring to your attention the potential concerns and the basic limitations of a typical geotechnical report.

* * * * * * * * *

# APPENDIX A




SOURCE: USGS QUADRANGLE MAP OF "CLERMONT EAST, FLORIDA".

UES

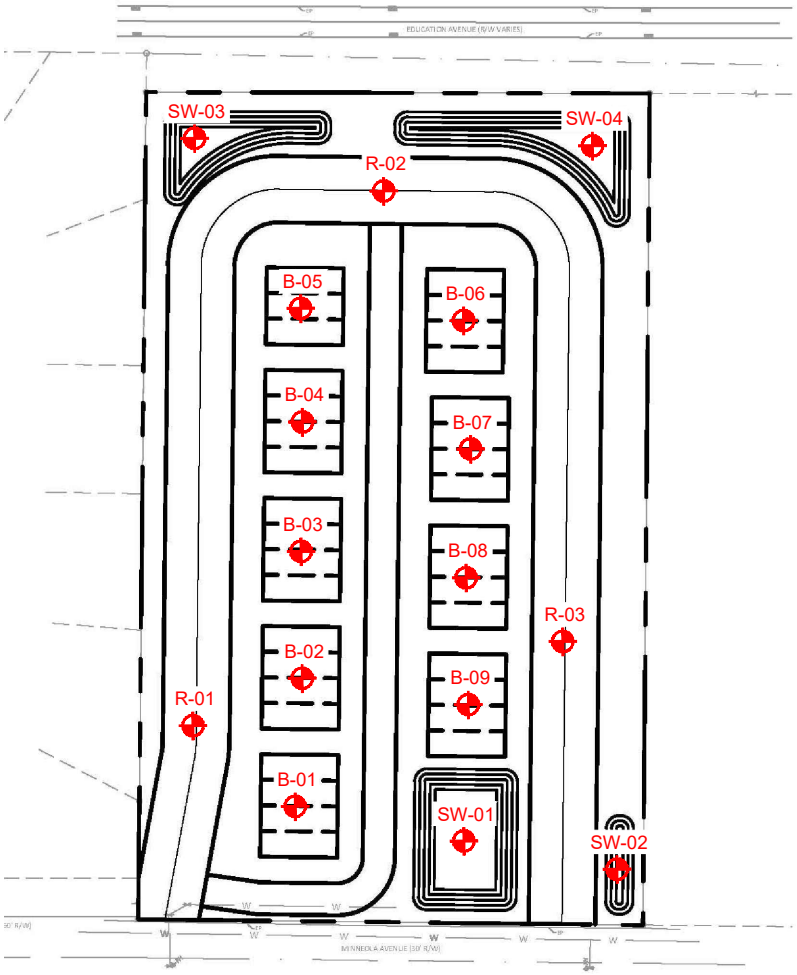
# GEOTECHNICAL EXPLORATION
# MINNEOLA TOWNHOMES
# LAKE COUNTY, FLORIDA

## SITE LOCATION MAP

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| DRAWN BY: | N.F. | DATE: | 2 - 20 - 2025 | CHECKED BY: | Z.W.A. | DATE: | 2 - 21 - 2025 |
| SCALE: | AS SHOWN | PROJECT NO: | 0130.2500024.0000 | REPORT NO: | 2133530 | PAGE NO: | A-1 |

25-0089-01

# APPENDIX B




## LEGEND

APPROX. STANDARD PENETRATION TEST BORING LOCATION (SPT) PERFORMED 2/19/2025 - 2/20/2025

0 150

SCALE (FT.)

N

THIS DRAWING CREATED USING PLAN PROVIDED BY CLIENT.

UES

# GEOTECHNICAL EXPLORATION
# MINNEOLA TOWNHOMES
# LAKE COUNTY, FLORIDA

## BORING LOCATION PLAN

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **DRAWN BY:** | N.F. | **DATE:** | 2 - 20 - 2025 | **CHECKED BY:** | Z.W.A. | **DATE:** | 2 - 21 - 2025 |
| **SCALE:** | AS SHOWN | **PROJECT NO:** | 0130.2500024.0000 | **REPORT NO:** | 2133530 | **PAGE NO:** | B-1 |

25-0089-01

# UES
# BORING LOG

| | |
|---|---|
| PROJECT NO.: | 0130.2500024.0000 |
| REPORT NO.: | 2133530 |
| PAGE: | B-2.1 |

PROJECT: GEOTECHNICAL EXPLORATION
MINNEOLA TOWNHOMES
LAKE COUNTY, FLORIDA

BORING I.D.: **B-01** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: FTNK INVESTMENTS

LOCATION: SEE BORING LOCATION PLAN

REMARKS: SHGWT = SEASONAL HIGH GROUNDWATER TABLE, N.S. = NOT SURVEYED, NE = NOT ENCOUNTERED

G.S. ELEVATION (ft): N.S.
WATER TABLE (ft): NE
DATE OF READING: 2/19/2025
EST. SHGWT (ft): 15.0+

DATE STARTED: 2/19/25
DATE FINISHED: 2/19/25
DRILLED BY: ORL - JB/DM/JP
TYPE OF SAMPLING: ASTM D 1586

| DEPTH (FT.) | SAMPLE | BLOWS PER 6" INCREMENT | N BLOWS / FT | W.T. | SYMBOL | DESCRIPTION | -200 (%) | MC (%) | ATTERBERG LIMITS LL | ATTERBERG LIMITS PI | K (FT/ DAY) | ORG. CONT. (%) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0 | | | | | | Loose orange brown fine SAND [SP] | | | | | | |
| | | 1-2-2 | 4 | | | -- very loose | | | | | | |
| | | 2-2-1 | 3 | | | -- loose | 3 | 1 | | | | |
| 5 | | 2-2-3 | 5 | | | | | | | | | |
| | | 3-4-3 | 7 | | | | | | | | | |
| | | 4-2-2 | 4 | | | | | | | | | |
| 10 | | 3-2-2 | 4 | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| 15 | | 2-3-3 | 6 | ▽ | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| 20 | | 3-4-5 | 9 | | | BORING TERMINATED AT 20.0 FEET | | | | | | |

W-13931.GPJ

# UES
# BORING LOG

| | |
|---|---|
| PROJECT NO.: | 0130.2500024.0000 |
| REPORT NO.: | 2133530 |
| PAGE: | B-2.2 |

PROJECT: GEOTECHNICAL EXPLORATION
MINNEOLA TOWNHOMES
LAKE COUNTY, FLORIDA

BORING I.D.: **B-02** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: FTNK INVESTMENTS

LOCATION: SEE BORING LOCATION PLAN

REMARKS: SHGWT = SEASONAL HIGH GROUNDWATER TABLE, N.S. = NOT SURVEYED, NE = NOT ENCOUNTERED

G.S. ELEVATION (ft): N.S.
WATER TABLE (ft): NE
DATE OF READING: 2/19/2025
EST. SHGWT (ft): 15.0+

DATE STARTED: 2/19/25
DATE FINISHED: 2/19/25
DRILLED BY: ORL - JB/DM/JP
TYPE OF SAMPLING: ASTM D 1586

| DEPTH (FT.) | SAMPLE | BLOWS PER 6" INCREMENT | N BLOWS / FT | W.T. | SYMBOL | DESCRIPTION | -200 (%) | MC (%) | ATTERBERG LIMITS LL | ATTERBERG LIMITS PI | K (FT/ DAY) | ORG. CONT. (%) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0 | | | | | | Loose orange brown fine SAND [SP] | | | | | | |
| | | 2-2-2 | 4 | | | -- very loose | | | | | | |
| | | 2-2-1 | 3 | | | | | | | | | |
| 5 | | 1-2-1 | 3 | | | -- loose | | | | | | |
| | | 2-2-2 | 4 | | | | | | | | | |
| | | 2-2-2 | 4 | | | Loose orange brown fine SAND with clay [SP-SC] | | | | | | |
| 10 | | 2-2-3 | 5 | | | | | | | | | |
| 15 | | 3-3-3 | 6 | ▽ | | -- medium dnese | | | | | | |
| 20 | | 4-5-6 | 11 | | | BORING TERMINATED AT 20.0 FEET | | | | | | |

W-13931.GPJ

# UES
# BORING LOG

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|---|---|
| PROJECT NO.: | 0130.2500024.0000 |
| REPORT NO.: | 2133530 |
| PAGE: | B-2.3 |

PROJECT: GEOTECHNICAL EXPLORATION
MINNEOLA TOWNHOMES
LAKE COUNTY, FLORIDA

BORING I.D.: **B-03** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: FTNK INVESTMENTS

LOCATION: SEE BORING LOCATION PLAN

REMARKS: SHGWT = SEASONAL HIGH GROUNDWATER TABLE, N.S. = NOT SURVEYED, NE = NOT ENCOUNTERED

G.S. ELEVATION (ft): N.S.
WATER TABLE (ft): NE
DATE OF READING: 2/20/2025
EST. SHGWT (ft): 15.0+

DATE STARTED: 2/20/25
DATE FINISHED: 2/20/25
DRILLED BY: ORL - JB/DM/JP
TYPE OF SAMPLING: ASTM D 1586

| DEPTH (FT.) | SAMPLE | BLOWS PER 6" INCREMENT | N BLOWS / FT | W.T. | SYMBOL | DESCRIPTION | -200 (%) | MC (%) | ATTERBERG LIMITS LL | ATTERBERG LIMITS PI | K (FT/ DAY) | ORG. CONT. (%) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0 | | | | | | Very loose orange brown fine SAND [SP] | | | | | | |
| | | 1-1-2 | 3 | | | -- loose | | | | | | |
| | | 1-2-2 | 4 | | | | | | | | | |
| 5 | | 1-2-2 | 4 | | | | | | | | | |
| | | 3-2-3 | 5 | | | | | | | | | |
| | | 3-2-3 | 5 | | | | 5 | 4 | | | | |
| | | | | | | Loose orange brown fine SAND with clay [SP-SC] | | | | | | |
| 10 | | 3-3-2 | 5 | | | | | | | | | |
| 15 | | 3-3-2 | 5 | ▽ | | | | | | | | |
| 20 | | 3-4-4 | 8 | | | BORING TERMINATED AT 20.0 FEET | | | | | | |

W-13931.GPJ

# UES
# BORING LOG

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| PROJECT NO.: | 0130.2500024.0000 |
| REPORT NO.: | 2133530 |
| PAGE: | B-2.4 |

PROJECT: GEOTECHNICAL EXPLORATION
MINNEOLA TOWNHOMES
LAKE COUNTY, FLORIDA

BORING I.D.: **B-04** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: FTNK INVESTMENTS

LOCATION: SEE BORING LOCATION PLAN

REMARKS: SHGWT = SEASONAL HIGH GROUNDWATER TABLE, N.S. = NOT SURVEYED, NE = NOT ENCOUNTERED

G.S. ELEVATION (ft): N.S.
WATER TABLE (ft): NE
DATE OF READING: 2/20/2025
EST. SHGWT (ft): 13.0

DATE STARTED: 2/20/25
DATE FINISHED: 2/20/25
DRILLED BY: ORL - JB/DM/JP
TYPE OF SAMPLING: ASTM D 1586

| DEPTH (FT.) | SAMPLE | BLOWS PER 6" INCREMENT | N BLOWS / FT | W.T. | SYMBOL | DESCRIPTION | -200 (%) | MC (%) | ATTERBERG LIMITS LL | ATTERBERG LIMITS PI | K (FT/ DAY) | ORG. CONT. (%) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0 | | | | | | Loose orange brown fine SAND [SP] | | | | | | |
| | | 2-2-2 | 4 | | | -- very loose | | | | | | |
| | | 1-1-2 | 3 | | | | | | | | | |
| 5 | | 1-1-2 | 3 | | | -- loose | | | | | | |
| | | 2-2-2 | 4 | | | | | | | | | |
| | | 2-2-3 | 5 | | | | | | | | | |
| | | | | | | Loose dark orange brown fine SAND with clay [SP-SC] | | | | | | |
| 10 | | 3-4-5 | 9 | | | | | | | | | |
| | | | | ▽ | | | | | | | | |
| | | | | | | Medium dense dark orange brown clayey fine SAND [SC] | | | | | | |
| 15 | | 10-12-11 | 23 | | | | | | | | | |
| | | | | | | Medium dense dark orange brown fine SAND with clay [SP-SC] | | | | | | |
| 20 | | 8-14-14 | 28 | | | | | | | | | |
| | | | | | | BORING TERMINATED AT 20.0 FEET | | | | | | |

W-13931.GPJ

# UES
# BORING LOG

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| PROJECT NO.: | 0130.2500024.0000 |
| REPORT NO.: | 2133530 |
| PAGE: | B-2.5 |

PROJECT: GEOTECHNICAL EXPLORATION
MINNEOLA TOWNHOMES
LAKE COUNTY, FLORIDA

BORING I.D.: **B-05** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: FTNK INVESTMENTS

LOCATION: SEE BORING LOCATION PLAN

REMARKS: SHGWT = SEASONAL HIGH GROUNDWATER TABLE, N.S. = NOT SURVEYED, NE = NOT ENCOUNTERED

G.S. ELEVATION (ft): N.S.
WATER TABLE (ft): NE
DATE OF READING: 2/20/2025
EST. SHGWT (ft): 15.0+

DATE STARTED: 2/20/25
DATE FINISHED: 2/20/25
DRILLED BY: ORL - JB/DM/JP
TYPE OF SAMPLING: ASTM D 1586

| DEPTH (FT.) | SAMPLE | BLOWS PER 6" INCREMENT | N BLOWS / FT | W.T. | SYMBOL | DESCRIPTION | -200 (%) | MC (%) | ATTERBERG LIMITS LL | ATTERBERG LIMITS PI | K (FT/ DAY) | ORG. CONT. (%) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0 | | | | | | Loose orange brown fine SAND [SP] | | | | | | |
| | | 2-2-2 | 4 | | | -- very loose | | | | | | |
| | | 2-1-2 | 3 | | | -- loose | | | | | | |
| 5 | | 2-2-2 | 4 | | | -- very loose | | | | | | |
| | | 1-1-2 | 3 | | | | 3 | 2 | | | | |
| | | 2-3-3 | 6 | | | Loose orange brown fine SAND with clay [SP-SC] | | | | | | |
| 10 | | 3-3-3 | 6 | | | | | | | | | |
| 15 | | 4-5-4 | 9 | ▽ | | | | | | | | |
| | | 8-7-9 | 16 | | | -- medium dense | | | | | | |
| 20 | | | | | | BORING TERMINATED AT 20.0 FEET | | | | | | |

W-13931.GPJ

# UES
# BORING LOG

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|---|---|
| PROJECT NO.: | 0130.2500024.0000 |
| REPORT NO.: | 2133530 |
| PAGE: | B-2.6 |

PROJECT: GEOTECHNICAL EXPLORATION
MINNEOLA TOWNHOMES
LAKE COUNTY, FLORIDA

BORING I.D.: **B-06** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: FTNK INVESTMENTS

LOCATION: SEE BORING LOCATION PLAN

REMARKS: SHGWT = SEASONAL HIGH GROUNDWATER TABLE, N.S. = NOT SURVEYED, NE = NOT ENCOUNTERED

| | | | |
|---|---|---|---|
| G.S. ELEVATION (ft): | N.S. | DATE STARTED: | 2/20/25 |
| WATER TABLE (ft): | NE | DATE FINISHED: | 2/20/25 |
| DATE OF READING: | 2/20/2025 | DRILLED BY: | ORL - JB/DM/JP |
| EST. SHGWT (ft): | 13.0 | TYPE OF SAMPLING: | ASTM D 1586 |

| DEPTH (FT.) | SAMPLE | BLOWS PER 6" INCREMENT | N BLOWS / FT | W.T. | SYMBOL | DESCRIPTION | -200 (%) | MC (%) | ATTERBERG LIMITS LL | ATTERBERG LIMITS PI | K (FT/ DAY) | ORG. CONT. (%) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0 | | | | | | Very loose orange brown fine SAND [SP] | | | | | | |
| | | 1-2-1 | 3 | | | | | | | | | |
| | | 1-1-1 | 2 | | | | | | | | | |
| 5 | | 1-0-0 | 0 | | | | | | | | | |
| | | 1-0-1 | 1 | | | | | | | | | |
| | | 1-0-1 | 1 | | | Very loose dark orange brown fine SAND with clay [SP-SC] | | | | | | |
| 10 | | 1-0-1 | 1 | ▽ | | | | | | | | |
| | | | | | | Medium dense dark orange brown clayey fine SAND [SC] | | | | | | |
| 15 | | 4-6-7 | 13 | | | | | | | | | |
| | | 7-11-13 | 24 | | | | | | | | | |
| 20 | | | | | | BORING TERMINATED AT 20.0 FEET | | | | | | |

W-13931.GPJ

# UES
# BORING LOG

| | |
|---|---|
| PROJECT NO.: | 0130.2500024.0000 |
| REPORT NO.: | 2133530 |
| PAGE: | B-2.7 |

PROJECT: GEOTECHNICAL EXPLORATION
MINNEOLA TOWNHOMES
LAKE COUNTY, FLORIDA

BORING I.D.: **B-07** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: FTNK INVESTMENTS

LOCATION: SEE BORING LOCATION PLAN

REMARKS: SHGWT = SEASONAL HIGH GROUNDWATER TABLE, N.S. = NOT SURVEYED, NE = NOT ENCOUNTERED

G.S. ELEVATION (ft): N.S.
WATER TABLE (ft): NE
DATE OF READING: 2/20/2025
EST. SHGWT (ft): 13.0

DATE STARTED: 2/20/25
DATE FINISHED: 2/20/25
DRILLED BY: ORL - JB/DM/JP
TYPE OF SAMPLING: ASTM D 1586

| DEPTH (FT.) | SAMPLE | BLOWS PER 6" INCREMENT | N BLOWS / FT | W.T. | SYMBOL | DESCRIPTION | -200 (%) | MC (%) | ATTERBERG LIMITS LL | ATTERBERG LIMITS PI | K (FT/ DAY) | ORG. CONT. (%) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0 | | | | | | Loose orange brown fine SAND [SP] | | | | | | |
| | | 2-2-2 | 4 | | | -- very loose | | | | | | |
| | | 1-2-1 | 3 | | | | | | | | | |
| 5 | | 1-1-2 | 3 | | | | | | | | | |
| | | 1-1-1 | 2 | | | -- loose | | | | | | |
| | | 2-2-3 | 5 | | | -- medium dense | | | | | | |
| 10 | | 4-5-6 | 11 | ▽ | | | | | | | | |
| | | | | | | Medium dense orange brown clayey fine SAND [SC] | 17 | 7 | | | | |
| 15 | | 11-10-11 | 21 | | | | | | | | | |
| | | | | | | | | | | | | |
| 20 | | 8-10-10 | 20 | | | BORING TERMINATED AT 20.0 FEET | | | | | | |

W-13931.GPJ

# UES
# BORING LOG

| | |
|---|---|
| PROJECT NO.: | 0130.2500024.0000 |
| REPORT NO.: | 2133530 |
| PAGE: | B-2.8 |

PROJECT: GEOTECHNICAL EXPLORATION
MINNEOLA TOWNHOMES
LAKE COUNTY, FLORIDA

BORING I.D.: **B-08** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: FTNK INVESTMENTS

LOCATION: SEE BORING LOCATION PLAN

REMARKS: SHGWT = SEASONAL HIGH GROUNDWATER TABLE, N.S. = NOT SURVEYED, NE = NOT ENCOUNTERED

G.S. ELEVATION (ft): N.S.
WATER TABLE (ft): NE
DATE OF READING: 2/20/2025
EST. SHGWT (ft): 15.0+

DATE STARTED: 2/20/25
DATE FINISHED: 2/20/25
DRILLED BY: ORL - JB/DM/JP
TYPE OF SAMPLING: ASTM D 1586

| DEPTH (FT.) | SAMPLE | BLOWS PER 6" INCREMENT | N BLOWS / FT | W.T. | SYMBOL | DESCRIPTION | -200 (%) | MC (%) | ATTERBERG LIMITS LL | ATTERBERG LIMITS PI | K (FT/ DAY) | ORG. CONT. (%) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0 | | | | | | Very loose orange brown fine SAND [SP] | | | | | | |
| | | 2-1-1 | 2 | | | | | | | | | |
| | | 1-1-1 | 2 | | | | | | | | | |
| 5 | | 1-2-1 | 3 | | | | | | | | | |
| | | 1-2-1 | 3 | | | -- loose | | | | | | |
| | | 2-2-2 | 4 | | | | | | | | | |
| | | | | | | Loose orange brown fine SAND with clay [SP-SC] | | | | | | |
| 10 | | 2-3-2 | 5 | | | | | | | | | |
| 15 | | 4-3-4 | 7 | ▽ | | | | | | | | |
| | | | | | | Medium dense orange brown clayey fine SAND [SC] | | | | | | |
| 20 | | 8-11-15 | 26 | | | BORING TERMINATED AT 20.0 FEET | | | | | | |

W-13931.GPJ

# UES
# BORING LOG

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|---|---|
| PROJECT NO.: | 0130.2500024.0000 |
| REPORT NO.: | 2133530 |
| PAGE: | B-2.9 |

PROJECT: GEOTECHNICAL EXPLORATION
MINNEOLA TOWNHOMES
LAKE COUNTY, FLORIDA

BORING I.D.: **B-09** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: FTNK INVESTMENTS

LOCATION: SEE BORING LOCATION PLAN

REMARKS: SHGWT = SEASONAL HIGH GROUNDWATER TABLE, N.S. = NOT SURVEYED, NE = NOT ENCOUNTERED

G.S. ELEVATION (ft): N.S.
WATER TABLE (ft): NE
DATE OF READING: 2/19/2025
EST. SHGWT (ft): 15.0+

DATE STARTED: 2/19/25
DATE FINISHED: 2/19/25
DRILLED BY: ORL - JB/DM/JP
TYPE OF SAMPLING: ASTM D 1586

| DEPTH (FT.) | SAMPLE | BLOWS PER 6" INCREMENT | N BLOWS / FT | W.T. | SYMBOL | DESCRIPTION | -200 (%) | MC (%) | ATTERBERG LIMITS LL | ATTERBERG LIMITS PI | K (FT/ DAY) | ORG. CONT. (%) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0 | | | | | | Loose orange brown fine SAND [SP] | | | | | | |
| | | 2-2-2 | 4 | | | -- very loose | | | | | | |
| | | 2-1-1 | 2 | | | | 2 | 1 | | | | |
| 5 | | 1-2-1 | 3 | | | -- loose | | | | | | |
| | | 2-2-3 | 5 | | | | | | | | | |
| | | 4-4-5 | 9 | | | | | | | | | |
| 10 | | 4-4-5 | 9 | | | | | | | | | |
| | | | | | | Medium dense dark orange brown fine SAND with clay [SP-SC] | | | | | | |
| 15 | | 7-8-9 | 17 | ▽ | | | | | | | | |
| | | | | | | Medium dense dark orange brown clayey fine SAND [SC] | | | | | | |
| 20 | | 8-10-12 | 22 | | | BORING TERMINATED AT 20.0 FEET | | | | | | |

W-13931.GPJ

# UES
# BORING LOG

| | |
|---|---|
| PROJECT NO.: | 0130.2500024.0000 |
| REPORT NO.: | 2133530 |
| PAGE: | B-2.10 |

PROJECT: GEOTECHNICAL EXPLORATION
MINNEOLA TOWNHOMES
LAKE COUNTY, FLORIDA

BORING I.D.: **R-01** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: FTNK INVESTMENTS

LOCATION: SEE BORING LOCATION PLAN

REMARKS: SHGWT = SEASONAL HIGH GROUNDWATER TABLE, N.S. = NOT SURVEYED, NE = NOT ENCOUNTERED

G.S. ELEVATION (ft): N.S.
WATER TABLE (ft): NE
DATE OF READING: 2/19/2025
EST. SHGWT (ft): 10.0+

DATE STARTED: 2/19/25
DATE FINISHED: 2/19/25
DRILLED BY: ORL - JB/DM/JP
TYPE OF SAMPLING: ASTM D 1586

| DEPTH (FT.) | SAMPLE | BLOWS PER 6" INCREMENT | N BLOWS / FT | W.T. | SYMBOL | DESCRIPTION | -200 (%) | MC (%) | ATTERBERG LIMITS LL | ATTERBERG LIMITS PI | K (FT/ DAY) | ORG. CONT. (%) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0 | | | | | | Very loose orange brown fine SAND [SP] | | | | | | |
| | | 2-1-1 | 2 | | | | | | | | | |
| | | 2-1-1 | 2 | | | -- loose | | | | | | |
| 5 | | | | | | | | | | | | |
| | | 2-2-2 | 4 | | | | | | | | | |
| | | 2-2-2 | 4 | | | | | | | | | |
| | | 2-2-2 | 4 | | | | | | | | | |
| | | 2-3-2 | 5 | ▽ | | | | | | | | |
| 10 | | | | | | BORING TERMINATED AT 10.0 FEET | | | | | | |
| 15 | | | | | | | | | | | | |
| 20 | | | | | | | | | | | | |

W-13931.GPJ

# UES
# BORING LOG

| | |
|---|---|
| PROJECT NO.: | 0130.2500024.0000 |
| REPORT NO.: | 2133530 |
| PAGE: | B-2.11 |

PROJECT: GEOTECHNICAL EXPLORATION
MINNEOLA TOWNHOMES
LAKE COUNTY, FLORIDA

BORING I.D.: **R-02** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: FTNK INVESTMENTS

LOCATION: SEE BORING LOCATION PLAN

REMARKS: SHGWT = SEASONAL HIGH GROUNDWATER TABLE, N.S. = NOT SURVEYED, NE = NOT ENCOUNTERED

G.S. ELEVATION (ft): N.S.
WATER TABLE (ft): NE
DATE OF READING: 2/20/2025
EST. SHGWT (ft): 10.0+

DATE STARTED: 2/20/25
DATE FINISHED: 2/20/25
DRILLED BY: ORL - JB/DM/JP
TYPE OF SAMPLING: ASTM D 1586

| DEPTH (FT.) | SAMPLE | BLOWS PER 6" INCREMENT | N BLOWS / FT | W.T. | SYMBOL | DESCRIPTION | -200 (%) | MC (%) | ATTERBERG LIMITS LL | ATTERBERG LIMITS PI | K (FT/ DAY) | ORG. CONT. (%) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0 | | | | | | Very loose orange brown fine SAND [SP] | | | | | | |
| | | 1-2-1 | 3 | | | | | | | | | |
| | | 1-1-1 | 2 | | | | | | | | | |
| 5 | | 1-1-1 | 2 | | | -- loose | | | | | | |
| | | 2-2-2 | 4 | | | | | | | | | |
| | | 3-4-4 | 8 | | | | | | | | | |
| | | 4-5-5 | 10 | ▽ | | Loose dark orange brown fine SAND with clay [SP-SC] | | | | | | |
| 10 | | | | | | BORING TERMINATED AT 10.0 FEET | | | | | | |
| 15 | | | | | | | | | | | | |
| 20 | | | | | | | | | | | | |

W-13931.GPJ

# UES
# BORING LOG

| | |
|---|---|
| PROJECT NO.: | 0130.2500024.0000 |
| REPORT NO.: | 2133530 |
| PAGE: | B-2.12 |

PROJECT: GEOTECHNICAL EXPLORATION
MINNEOLA TOWNHOMES
LAKE COUNTY, FLORIDA

BORING I.D.: **R-03** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: FTNK INVESTMENTS

LOCATION: SEE BORING LOCATION PLAN

REMARKS: SHGWT = SEASONAL HIGH GROUNDWATER TABLE, N.S. = NOT SURVEYED, NE = NOT ENCOUNTERED

| | | | |
|---|---|---|---|
| G.S. ELEVATION (ft): | N.S. | DATE STARTED: | 2/19/25 |
| WATER TABLE (ft): | NE | DATE FINISHED: | 2/19/25 |
| DATE OF READING: | 2/19/2025 | DRILLED BY: | ORL - JB/DM/JP |
| EST. SHGWT (ft): | 10.0+ | TYPE OF SAMPLING: | ASTM D 1586 |

| DEPTH (FT.) | SAMPLE | BLOWS PER 6" INCREMENT | N BLOWS / FT | W.T. | SYMBOL | DESCRIPTION | -200 (%) | MC (%) | ATTERBERG LIMITS LL | ATTERBERG LIMITS PI | K (FT/ DAY) | ORG. CONT. (%) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0 | | | | | | Loose orange brown fine SAND [SP] | | | | | | |
| | | 2-2-2 | 4 | | | -- very loose | | | | | | |
| | | 1-1-1 | 2 | | | | | | | | | |
| 5 | | 1-1-1 | 2 | | | | | | | | | |
| | | 1-2-1 | 3 | | | -- loose | | | | | | |
| | | 2-2-3 | 5 | | | | | | | | | |
| | | | | | | Loose orange brown fine SAND with clay [SP-SC] | | | | | | |
| 10 | | 3-4-4 | 8 | ▽ | | BORING TERMINATED AT 10.0 FEET | | | | | | |
| 15 | | | | | | | | | | | | |
| 20 | | | | | | | | | | | | |

W-13931.GPJ

# UES
# BORING LOG

| | |
|---|---|
| PROJECT NO.: | 0130.2500024.0000 |
| REPORT NO.: | 2133530 |
| PAGE: | B-2.13 |

PROJECT: GEOTECHNICAL EXPLORATION
MINNEOLA TOWNHOMES
LAKE COUNTY, FLORIDA

BORING I.D.: **SW-01** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: FTNK INVESTMENTS

LOCATION: SEE BORING LOCATION PLAN

REMARKS: SHGWT = SEASONAL HIGH GROUNDWATER TABLE, N.S. = NOT SURVEYED, NE = NOT ENCOUNTERED

G.S. ELEVATION (ft): N.S.
WATER TABLE (ft): NE
DATE OF READING: 2/19/2025
EST. SHGWT (ft): 10.0+

DATE STARTED: 2/19/25
DATE FINISHED: 2/19/25
DRILLED BY: ORL - JB/DM/JP
TYPE OF SAMPLING: ASTM D 1586

| DEPTH (FT.) | SAMPLE | BLOWS PER 6" INCREMENT | N BLOWS / FT | W.T. | SYMBOL | DESCRIPTION | -200 (%) | MC (%) | ATTERBERG LIMITS LL | ATTERBERG LIMITS PI | K (FT/ DAY) | ORG. CONT. (%) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0 | | | | | | Loose orange brown fine SAND [SP] | | | | | | |
| | | 4-3-3 | 6 | | | | | | | | | |
| | | 2-2-2 | 4 | | | | | | | | | |
| 5 | | 3-2-3 | 5 | | | | | | | | | |
| | | | | | | | 4 | 2 | | | | |
| | | 4-3-3 | 6 | | | | | | | | | |
| | | 3-2-2 | 4 | | | | | | | | | |
| 10 | | 2-2-2 | 4 | ▽ | | | | | | | | |
| | | | | | | | 4 | 4 | | | | |
| 15 | | 2-3-2 | 5 | | | BORING TERMINATED AT 15.0 FEET | | | | | | |
| 20 | | | | | | | | | | | | |

W-13931.GPJ

# UES
# BORING LOG

| | |
|---|---|
| PROJECT NO.: | 0130.2500024.0000 |
| REPORT NO.: | 2133530 |
| PAGE: | B-2.14 |

PROJECT: GEOTECHNICAL EXPLORATION
MINNEOLA TOWNHOMES
LAKE COUNTY, FLORIDA

BORING I.D.: **SW-02** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: FTNK INVESTMENTS

LOCATION: SEE BORING LOCATION PLAN

REMARKS: SHGWT = SEASONAL HIGH GROUNDWATER TABLE, N.S. = NOT SURVEYED, NE = NOT ENCOUNTERED

| | | | |
|---|---|---|---|
| G.S. ELEVATION (ft): | N.S. | DATE STARTED: | 2/19/25 |
| WATER TABLE (ft): | NE | DATE FINISHED: | 2/19/25 |
| DATE OF READING: | 2/19/2025 | DRILLED BY: | ORL - JB/DM/JP |
| EST. SHGWT (ft): | 10.0+ | TYPE OF SAMPLING: | ASTM D 1586 |

| DEPTH (FT.) | SAMPLE | BLOWS PER 6" INCREMENT | N BLOWS / FT | W.T. | SYMBOL | DESCRIPTION | -200 (%) | MC (%) | ATTERBERG LIMITS LL | ATTERBERG LIMITS PI | K (FT/ DAY) | ORG. CONT. (%) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0 | | | | | | Loose orange brown fine SAND [SP] | | | | | | |
| | | 2-2-2 | 4 | | | | | | | | | |
| | | 2-2-2 | 4 | | | | | | | | | |
| 5 | | | | | | | 4 | 1 | | | | |
| | | 3-2-3 | 5 | | | | | | | | | |
| | | 3-4-3 | 7 | | | | | | | | | |
| | | 3-2-3 | 5 | | | | | | | | | |
| | | | | | | | 3 | 2 | | | | |
| 10 | | 2-3-2 | 5 | ▽ | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| 15 | | 3-3-3 | 6 | | | BORING TERMINATED AT 15.0 FEET | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| 20 | | | | | | | | | | | | |

W-13931.GPJ

# UES
# BORING LOG

| | |
|---|---|
| PROJECT NO.: | 0130.2500024.0000 |
| REPORT NO.: | 2133530 |
| PAGE: | B-2.15 |

PROJECT: GEOTECHNICAL EXPLORATION
MINNEOLA TOWNHOMES
LAKE COUNTY, FLORIDA

BORING I.D.: **SW-03** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: FTNK INVESTMENTS

LOCATION: SEE BORING LOCATION PLAN

REMARKS: SHGWT = SEASONAL HIGH GROUNDWATER TABLE, N.S. = NOT SURVEYED, NE = NOT ENCOUNTERED

G.S. ELEVATION (ft): N.S.
WATER TABLE (ft): NE
DATE OF READING: 2/20/2025
EST. SHGWT (ft): 10.0+

DATE STARTED: 2/20/25
DATE FINISHED: 2/20/25
DRILLED BY: ORL - JB/DM/JP
TYPE OF SAMPLING: ASTM D 1586

| DEPTH (FT.) | SAMPLE | BLOWS PER 6" INCREMENT | N BLOWS / FT | W.T. | SYMBOL | DESCRIPTION | -200 (%) | MC (%) | ATTERBERG LIMITS LL | ATTERBERG LIMITS PI | K (FT/ DAY) | ORG. CONT. (%) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0 | | | | | | Very loose orange brown fine SAND [SP] | | | | | | |
| | | 1-2-1 | 3 | | | | | | | | | |
| | | 2-1-1 | 2 | | | | | | | | | |
| 5 | | 2-1-2 | 3 | | | -- loose | | | | | | |
| | | | | | | | 3 | 2 | | | | |
| | | 3-2-2 | 4 | | | | | | | | | |
| | | 2-3-3 | 6 | | | | | | | | | |
| | | | | | | Loose orange brown fine SAND with clay [SP-SC] | | | | | | |
| | | | | | | | 9 | 5 | | | | |
| 10 | | 4-4-3 | 7 | ▽ | | | | | | | | |
| | | | | | | | | | | | | |
| 15 | | 3-3-3 | 6 | | | BORING TERMINATED AT 15.0 FEET | | | | | | |
| 20 | | | | | | | | | | | | |

W-13931.GPJ

UES

# UES
# BORING LOG

| | |
|---|---|
| PROJECT NO.: | 0130.2500024.0000 |
| REPORT NO.: | 2133530 |
| PAGE: | B-2.16 |

PROJECT: GEOTECHNICAL EXPLORATION
MINNEOLA TOWNHOMES
LAKE COUNTY, FLORIDA

BORING I.D.: **SW-04** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: FTNK INVESTMENTS

LOCATION: SEE BORING LOCATION PLAN

REMARKS: SHGWT = SEASONAL HIGH GROUNDWATER TABLE, N.S. = NOT SURVEYED, NE = NOT ENCOUNTERED

G.S. ELEVATION (ft): N.S.
WATER TABLE (ft): NE
DATE OF READING: 2/20/2025
EST. SHGWT (ft): 10.0+

DATE STARTED: 2/20/25
DATE FINISHED: 2/20/25
DRILLED BY: ORL - JB/DM/JP
TYPE OF SAMPLING: ASTM D 1586

| DEPTH (FT.) | SAMPLE | BLOWS PER 6" INCREMENT | N BLOWS / FT | W.T. | SYMBOL | DESCRIPTION | -200 (%) | MC (%) | ATTERBERG LIMITS LL | ATTERBERG LIMITS PI | K (FT/ DAY) | ORG. CONT. (%) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0 | | | | | | Loose orange brown fine SAND [SP] | | | | | | |
| | | 2-2-2 | 4 | | | -- very loose | | | | | | |
| | | 1-1-1 | 2 | | | -- loose | | | | | | |
| 5 | | | | | | | 3 | 1 | | | | |
| | | 2-2-2 | 4 | | | Loose orange brown fine SAND with clay [SP-SC] | | | | | | |
| | | 2-3-2 | 5 | | | | | | | | | |
| | | 2-3-2 | 5 | | | | | | | | | |
| 10 | | 2-2-3 | 5 | ▽ | | | | | | | | |
| | | | | | | | 8 | 5 | | | | |
| 15 | | 3-4-4 | 8 | | | BORING TERMINATED AT 15.0 FEET | | | | | | |
| 20 | | | | | | | | | | | | |

W-13931.GPJ

# KEY TO BORING LOGS

## SYMBOLS AND ABBREVIATIONS

| SYMBOL | DESCRIPTION |
|---|---|
| N-Value | No. of Blows of a 140-lb. Weight Falling 30 Inches Required to Drive a Standard Spoon 1 Foot |
| WOR | Weight of Drill Rods |
| WOH | Weight of Drill Rods and Hammer |
|  | Sample from Auger Cuttings |
|  | Standard Penetration Test Sample |
|  | Thin-wall Shelby Tube Sample (Undisturbed Sampler Used) |
| RQD | Rock Quality Designation |
|  | Stabilized Groundwater Level |
|  | Seasonal High Groundwater Level (also referred to as the W.S.W.T.) |
| NE | Not Encountered |
| GNE | Groundwater Not Encountered |
| BT | Boring Terminated |
| -200 (%) | Fines Content or % Passing No. 200 Sieve |
| MC (%) | Moisture Content |
| LL | Liquid Limit (Atterberg Limits Test) |
| PI | Plasticity Index (Atterberg Limits Test) |
| NP | Non-Plastic (Atterberg Limits Test) |
| K | Coefficient of Permeability |
| Org. Cont. | Organic Content |
| G.S. Elevation | Ground Surface Elevation |

## UNIFIED SOIL CLASSIFICATION SYSTEM

| MAJOR DIVISIONS | | | GROUP SYMBOLS | TYPICAL NAMES |
|---|---|---|---|---|
| COARSE GRAINED SOILS More than 50% retained on the No. 200 sieve* | GRAVELS 50% or more of coarse fraction retained on No. 4 sieve | CLEAN GRAVELS | GW | Well-graded gravels and gravel-sand mixtures, little or no fines |
| | | | GP | Poorly graded gravels and gravel-sand mixtures, little or no fines |
| | | GRAVELS WITH FINES | GM | Silty gravels and gravel-sand-silt mixtures |
| | | | GC | Clayey gravels and gravel-sand-clay mixtures |
| | SANDS More than 50% of coarse fraction passes No. 4 sieve | CLEAN SANDS 5% or less passing No. 200 sieve | SW** | Well-graded sands and gravelly sands, little or no fines |
| | | | SP** | Poorly graded sands and gravelly sands, little or no fines |
| | | SANDS with 12% or more passing No. 200 sieve | SM** | Silty sands, sand-silt mixtures |
| | | | SC** | Clayey sands, sand-clay mixtures |
| FINE-GRAINED SIOLS 50% or more passes the No. 200 sieve* | SILTS AND CLAYS Liquid limit 50% or less | | ML | Inorganic silts, very fine sands, rock flour, silty or clayey fine sands |
| | | | CL | Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, lean clays |
| | | | OL | Organic silts and organic silty clays of low plasticity |
| | SILTS AND CLAYS Liquid limit greater than 50% | | MH | Inorganic silts, micaceous or diamicaceous fine sands or silts, elastic silts |
| | | | CH | Inorganic clays or clays of high plasticity, fat clays |
| | | | OH | Organic clays of medium to high plasticity |
| | | | PT | Peat, muck and other highly organic soils |

*Based on the material passing the 3-inch (75 mm) sieve
** Use dual symbol (such as SP-SM and SP-SC) for soils with more than 5% but less than 12% passing the No. 200 sieve

**RELATIVE DENSITY**
(Sands and Gravels)
Very loose – Less than 4 Blow/Foot
Loose – 4 to 10 Blows/Foot
Medium Dense – 11 to 30 Blows/Foot
Dense – 31 to 50 Blows/Foot
Very Dense – More than 50 Blows/Foot

**CONSISTENCY**
(Silts and Clays)
Very Soft – Less than 2 Blows/Foot
Soft – 2 to 4 Blows/Foot
Firm – 5 to 8 Blows/Foot
Stiff – 9 to 15 Blows/Foot
Very Stiff – 16 to 30 Blows/Foot
Hard – More than 30 Blows/Foot

**RELATIVE HARDNESS**
(Limestone)
Soft – 100 Blows for more than 2 Inches
Hard – 100 Blows for less than 2 Inches

## MODIFIERS

**These modifiers Provide Our Estimate of the Amount of Minor Constituents (Silt or Clay Size Particles) in the Soil Sample**
Trace – 5% or less
With Silt or With Clay – 6% to 11%
Silty or Clayey – 12% to 30%
Very Silty or Very Clayey – 31% to 50%

**These Modifiers Provide Our Estimate of the Amount of Organic Components in the Soil Sample**
Trace – Less than 3%
Few – 3% to 4%
Some – 5% to 8%
Many – Greater than 8%

**These Modifiers Provide Our Estimate of the Amount of Other Components (Shell, Gravel, Etc.) in the Soil Sample**
Trace – 5% or less
Few – 6% to 12%
Some – 13% to 30%
Many – 31% to 50%

# APPENDIX C

# Important Information about This

# Geotechnical-Engineering Report

**Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.**

**While you cannot eliminate all such risks, you can manage them. The following information is provided to help.**

## Geotechnical Services Are Performed for Specific Purposes, Persons, and Projects

Geotechnical engineers structure their services to meet the specific needs of their clients. A geotechnical-engineering study conducted for a civil engineer may not fulfill the needs of a constructor — a construction contractor — or even another civil engineer. Because each geotechnical- engineering study is unique, each geotechnical-engineering report is unique, prepared *solely* for the client. No one except you should rely on this geotechnical-engineering report without first conferring with the geotechnical engineer who prepared it. *And no one — not even you* — should apply this report for any purpose or project except the one originally contemplated.

## Read the Full Report

Serious problems have occurred because those relying on a geotechnical-engineering report did not read it all. Do not rely on an executive summary. Do not read selected elements only.

## Geotechnical Engineers Base Each Report on a Unique Set of Project-Specific Factors

Geotechnical engineers consider many unique, project-specific factors when establishing the scope of a study. Typical factors include: the client's goals, objectives, and risk-management preferences; the general nature of the structure involved, its size, and configuration; the location of the structure on the site; and other planned or existing site improvements, such as access roads, parking lots, and underground utilities. Unless the geotechnical engineer who conducted the study specifically indicates otherwise, do not rely on a geotechnical-engineering report that was:

- not prepared for you;
- not prepared for your project;
- not prepared for the specific site explored; or
- completed before important project changes were made.

Typical changes that can erode the reliability of an existing geotechnical-engineering report include those that affect:

- the function of the proposed structure, as when it's changed from a parking garage to an office building, or from a light-industrial plant to a refrigerated warehouse;
- the elevation, configuration, location, orientation, or weight of the proposed structure;
- the composition of the design team; or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project changes—even minor ones—and request an assessment of their impact. *Geotechnical engineers cannot accept responsibility or liability for problems that occur because their reports do not consider developments of which they were not informed.*

## Subsurface Conditions Can Change

A geotechnical-engineering report is based on conditions that existed at the time the geotechnical engineer performed the study. *Do not rely on a geotechnical-engineering report whose adequacy may have been affected by*: the passage of time; man-made events, such as construction on or adjacent to the site; or natural events, such as floods, droughts, earthquakes, or groundwater fluctuations. *Contact the geotechnical engineer before applying this report to determine if it is still reliable.* A minor amount of additional testing or analysis could prevent major problems.

## Most Geotechnical Findings Are Professional Opinions

Site exploration identifies subsurface conditions only at those points where subsurface tests are conducted or samples are taken. Geotechnical engineers review field and laboratory data and then apply their professional judgment to render an opinion about subsurface conditions throughout the site. Actual subsurface conditions may differ — sometimes significantly — from those indicated in your report. Retaining the geotechnical engineer who developed your report to provide geotechnical-construction observation is the most effective method of managing the risks associated with unanticipated conditions.

## A Report's Recommendations Are Not Final

Do not overrely on the confirmation-dependent recommendations included in your report. *Confirmation-dependent recommendations are not final,* because geotechnical engineers develop them principally from judgment and opinion. Geotechnical engineers can finalize their recommendations *only* by observing actual subsurface conditions revealed during construction. *The geotechnical engineer who developed your report cannot assume responsibility or liability for the report's confirmation-dependent recommendations if that engineer does not perform the geotechnical-construction observation required to confirm the recommendations' applicability.*

## A Geotechnical-Engineering Report Is Subject to Misinterpretation

Other design-team members' misinterpretation of geotechnical-engineering reports has resulted in costly

problems. Confront that risk by having your geotechnical engineer confer with appropriate members of the design team after submitting the report. Also retain your geotechnical engineer to review pertinent elements of the design team's plans and specifications. Constructors can also misinterpret a geotechnical-engineering report. Confront that risk by having your geotechnical engineer participate in prebid and preconstruction conferences, and by providing geotechnical construction observation.

## Do Not Redraw the Engineer's Logs

Geotechnical engineers prepare final boring and testing logs based upon their interpretation of field logs and laboratory data. To prevent errors or omissions, the logs included in a geotechnical-engineering report should *never* be redrawn for inclusion in architectural or other design drawings. Only photographic or electronic reproduction is acceptable, *but recognize that separating logs from the report can elevate risk.*

## Give Constructors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can make constructors liable for unanticipated subsurface conditions by limiting what they provide for bid preparation. To help prevent costly problems, give constructors the complete geotechnical-engineering report, *but* preface it with a clearly written letter of transmittal. In that letter, advise constructors that the report was not prepared for purposes of bid development and that the report's accuracy is limited; encourage them to confer with the geotechnical engineer who prepared the report (a modest fee may be required) and/or to conduct additional study to obtain the specific types of information they need or prefer. A prebid conference can also be valuable. *Be sure constructors have sufficient time* to perform additional study. Only then might you be in a position to give constructors the best information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions.

## Read Responsibility Provisions Closely

Some clients, design professionals, and constructors fail to recognize that geotechnical engineering is far less exact than other engineering disciplines. This lack of understanding has created unrealistic expectations that have led to disappointments, claims, and disputes. To help reduce the risk of such outcomes, geotechnical engineers commonly include a variety of explanatory provisions in their reports. Sometimes labeled "limitations," many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

## Environmental Concerns Are Not Covered

The equipment, techniques, and personnel used to perform an *environmental* study differ significantly from those used to perform a *geotechnical* study. For that reason, a geotechnical-engineering report does not usually relate any environmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated environmental problems have led to numerous project failures.* If you have not yet obtained your own environmental information, ask your geotechnical consultant for risk-management guidance. *Do not rely on an environmental report prepared for someone else.*

## Obtain Professional Assistance To Deal with Mold

Diverse strategies can be applied during building design, construction, operation, and maintenance to prevent significant amounts of mold from growing on indoor surfaces. To be effective, all such strategies should be devised for the *express purpose* of mold prevention, integrated into a comprehensive plan, and executed with diligent oversight by a professional mold-prevention consultant. Because just a small amount of water or moisture can lead to the development of severe mold infestations, many mold- prevention strategies focus on keeping building surfaces dry. While groundwater, water infiltration, and similar issues may have been addressed as part of the geotechnical- engineering study whose findings are conveyed in this report, the geotechnical engineer in charge of this project is not a mold prevention consultant; *none of the services performed in connection with the geotechnical engineer's study were designed or conducted for the purpose of mold prevention. Proper implementation of the recommendations conveyed in this report will not of itself be sufficient to prevent mold from growing in or on the structure involved.*

## Rely, on Your GBC-Member Geotechnical Engineer for Additional Assistance

Membership in the Geotechnical Business Council of the Geoprofessional Business Association exposes geotechnical engineers to a wide array of risk-confrontation techniques that can be of genuine benefit for everyone involved with a construction project. Confer with you GBC-Member geotechnical engineer for more information.

GEOTECHNICAL BUSINESS COUNCIL
of the Geoprofessional Business Association

8811 Colesville Road/Suite G106, Silver Spring, MD 20910
Telephone: 301/565-2733 Facsimile: 301/589-2017
e-mail: info@geoprofessional.org www.geoprofessional.org

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# CONSTRAINTS & RESTRICTIONS

The intent of this document is to bring to your attention the potential concerns and the basic limitations of a typical geotechnical report.

## WARRANTY

Universal Engineering Sciences has prepared this report for our client for his exclusive use, in accordance with generally accepted soil and foundation engineering practices, and makes no other warranty either expressed or implied as to the professional advice provided in the report.

## UNANTICIPATED SOIL CONDITIONS

The analysis and recommendations submitted in this report are based upon the data obtained from soil borings performed at the locations indicated on the Boring Location Plan. This report does not reflect any variations which may occur between these borings.

The nature and extent of variations between borings may not become known until excavation begins. If variations appear, we may have to re-evaluate our recommendations after performing on-site observations and noting the characteristics of any variations.

## CHANGED CONDITIONS

We recommend that the specifications for the project require that the contractor immediately notify Universal Engineering Sciences, as well as the owner, when subsurface conditions are encountered that are different from those present in this report.

No claim by the contractor for any conditions differing from those anticipated in the plans, specifications, and those found in this report, should be allowed unless the contractor notifies the owner and Universal Engineering Sciences of such changed conditions. Further, we recommend that all foundation work and site improvements be observed by a representative of Universal Engineering Sciences to monitor field conditions and changes, to verify design assumptions and to evaluate and recommend any appropriate modifications to this report.

## MISINTERPRETATION OF SOIL ENGINEERING REPORT

Universal Engineering Sciences is responsible for the conclusions and opinions contained within this report based upon the data relating only to the specific project and location discussed herein. If the conclusions or recommendations based upon the data presented are made by others, those conclusions or recommendations are not the responsibility of Universal Engineering Sciences.

## CHANGED STRUCTURE OR LOCATION

This report was prepared in order to aid in the evaluation of this project and to assist the architect or engineer in the design of this project. If any changes in the design or location of the structure as outlined in this report are planned, or if any structures are included or added that are not discussed in the report, the conclusions and recommendations contained in this report shall not be considered valid unless the changes are reviewed and the conclusions modified or approved by Universal Engineering Sciences.

## USE OF REPORT BY BIDDERS

Bidders who are examining the report prior to submission of a bid are cautioned that this report was prepared as an aid to the designers of the project and it may affect actual construction operations.

Bidders are urged to make their own soil borings, test pits, test caissons or other investigations to determine those conditions that may affect construction operations. Universal Engineering Sciences cannot be responsible for any interpretations made from this report or the attached boring logs with regard to their adequacy in reflecting subsurface conditions which will affect construction operations.

## STRATA CHANGES

Strata changes are indicated by a definite line on the boring logs which accompany this report. However, the actual change in the ground may be more gradual. Where changes occur between soil samples, the location of the change must necessarily be estimated using all available information and may not be shown at the exact depth.

## OBSERVATIONS DURING DRILLING

Attempts are made to detect and/or identify occurrences during drilling and sampling, such as: water level, boulders, zones of lost circulation, relative ease or resistance to drilling progress, unusual sample recovery, variation of driving resistance, obstructions, etc.; however, lack of mention does not preclude their presence.

## WATER LEVELS

Water level readings have been made in the drill holes during drilling and they indicate normally occurring conditions. Water levels may not have been stabilized at the last reading. This data has been reviewed and interpretations made in this report. However, it must be noted that fluctuations in the level of the groundwater may occur due to variations in rainfall, temperature, tides, and other factors not evident at the time measurements were made and reported. Since the probability of such variations is anticipated, design drawings and specifications should accommodate such possibilities and construction planning should be based upon such assumptions of variations.

## LOCATION OF BURIED OBJECTS

All users of this report are cautioned that there was no requirement for Universal Engineering Sciences to attempt to locate any man-made buried objects during the course of this exploration and that no attempt was made by Universal Engineering Sciences to locate any such buried objects. Universal Engineering Sciences cannot be responsible for any buried man-made objects which are subsequently encountered during construction that are not discussed within the text of this report.

## TIME

This report reflects the soil conditions at the time of exploration. If the report is not used in a reasonable amount of time, significant changes to the site may occur and additional reviews may be required.



# Pump Sizing

**Project Data**

| Tenant | Unit Type | Units | ERU Factor | ERU's | ERU (GPD) | ADF (GPD) | ADF (GPM) |
|---|---|---|---|---|---|---|---|
| Single Family | Lot | 35 | 1.000 | 35 | 284 | 9,940 | 6.90 |

| | | | |
|---|---|---|---|
| Average Daily Flow | | 9,940 | GPD |
| | | 6.90 | GPM |
| Peaking Factor / Minimizing Factor | 4 | 0.25 | |
| Peak Flow / Minimum Flow | 27.61 | 1.73 | GPM |
| Flow Used For Calcs | | **28** | GPM |
| | | 0.06 | CFS |

| | | | |
|---|---|---|---|
| Effluent Pipe Diameter | **4** | Inches | |
| Area | 0.087 | SF | |
| Velocity | 2.0 | FPS | 5.0 |
| Flow Rate Range | **78** | GPM | **196** |

| | | | | |
|---|---|---|---|---|
| Starting Elev.= | | | 131.00 | Feet |
| Highest Elev.= | | | 176.00 | Feet |
| Press. @ Conn.= | 0 | PSI = | 0.0 | feet |
| 1st Pump on Elev.= | | | 120.70 | Feet |
| Pumps Off Elev.= | | | 119.05 | Feet |
| High Head Static Head = | | | 56.95 | Feet |
| Low Head Static Head = | | | 55.30 | Feet |







THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DUSTIN W CULVER , P.E. ON THE DATE AND 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.

# Pump Sizing

| | | Prop. Station Piping | | Proposed Forcemain | |
|---|---|---|---|---|---|
| **Pipe Length (ft)** | | | **45** | | **3,233** |
| **Pipe Size (in)** | | | **4.0** | | **4.0** |
| **Inside Diameter (in)** | | | **4.0** | | **4.0** |
| **Area (sf)** | | | 0.087 | | 0.087 |
| **Roughness C** | | PVC | **150** | PVC | **150** |
| **Fittings:** | K | Number | Sub-K | Number | Sub-K |
| **Disch. Conn.** | | | | | |
| **90 deg.** | 0.60 | 3 | 1.80 | 0 | 0.00 |
| **45 deg.** | 0.40 | 2 | 0.80 | 15 | 6.00 |
| **22.5 deg.** | 0.25 | 0 | 0.00 | 1 | 0.25 |
| **5.625 deg.** | 0.15 | 0 | 0.00 | 0 | 0.00 |
| **Wye** | 0.50 | 1 | 0.50 | 0 | 0.00 |
| **Expansion** | 0.20 | 0 | 0.00 | 0 | 0.00 |
| **Contraction** | 0.50 | 0 | 0.00 | 0 | 0.00 |
| **Gate Valve** | 0.40 | 2 | 0.80 | 1 | 0.40 |
| **Check Valve** | 2.50 | 1 | 2.50 | 0 | 0.00 |
| | | | 6.40 | | 6.65 |

| **10** | **Q increment** | | | | | | High Head Headloss | Low Head Headloss |
|---|---|---|---|---|---|---|---|---|
| Q (gpm) | Velocity (ft/sec) | Pipe (ft) | Fittings (ft) | Velocity (ft/sec) | Pipe (ft) | Fittings (ft) | Total (ft) | Total (ft) |
| **50** | 1.28 | 0.07 | 0.16 | 1.28 | 5.20 | 0.17 | 62.56 | 60.91 |
| 60 | 1.53 | 0.10 | 0.23 | 1.53 | 7.29 | 0.24 | 64.82 | 63.17 |
| 70 | 1.79 | 0.13 | 0.32 | 1.79 | 9.70 | 0.33 | 67.43 | 65.78 |
| 80 | 2.04 | 0.17 | 0.42 | 2.04 | 12.41 | 0.43 | 70.38 | 68.73 |
| 90 | 2.30 | 0.21 | 0.53 | 2.30 | 15.44 | 0.55 | 73.67 | 72.02 |
| 100 | 2.55 | 0.26 | 0.65 | 2.55 | 18.76 | 0.67 | 77.29 | 75.64 |
| 110 | 2.81 | 0.31 | 0.78 | 2.81 | 22.38 | 0.82 | 81.24 | 79.59 |
| 120 | 3.07 | 0.37 | 0.93 | 3.07 | 26.28 | 0.97 | 85.50 | 83.85 |
| 130 | 3.32 | 0.42 | 1.10 | 3.32 | 30.48 | 1.14 | 90.09 | 88.44 |
| 140 | 3.58 | 0.49 | 1.27 | 3.58 | 34.96 | 1.32 | 94.99 | 93.34 |
| 150 | 3.83 | 0.55 | 1.46 | 3.83 | 39.72 | 1.52 | 100.20 | 98.55 |
| 160 | 4.09 | 0.62 | 1.66 | 4.09 | 44.75 | 1.73 | 105.71 | 104.06 |
| 170 | 4.34 | 0.70 | 1.87 | 4.34 | 50.07 | 1.95 | 111.53 | 109.88 |
| 180 | 4.60 | 0.77 | 2.10 | 4.60 | 55.65 | 2.18 | 117.66 | 116.01 |
| 190 | 4.85 | 0.86 | 2.34 | 4.85 | 61.50 | 2.43 | 124.08 | 122.43 |
| 200 | 5.11 | 0.94 | 2.59 | 5.11 | 67.63 | 2.70 | 130.81 | 129.16 |
| 210 | 5.36 | 1.03 | 2.86 | 5.36 | 74.02 | 2.97 | 137.83 | 136.18 |
| 220 | 5.62 | 1.12 | 3.14 | 5.62 | 80.67 | 3.26 | 145.14 | 143.49 |
| 230 | 5.88 | 1.22 | 3.43 | 5.88 | 87.58 | 3.56 | 152.75 | 151.10 |
| 240 | 6.13 | 1.32 | 3.74 | 6.13 | 94.76 | 3.88 | 160.64 | 158.99 |

# Wet Well Design

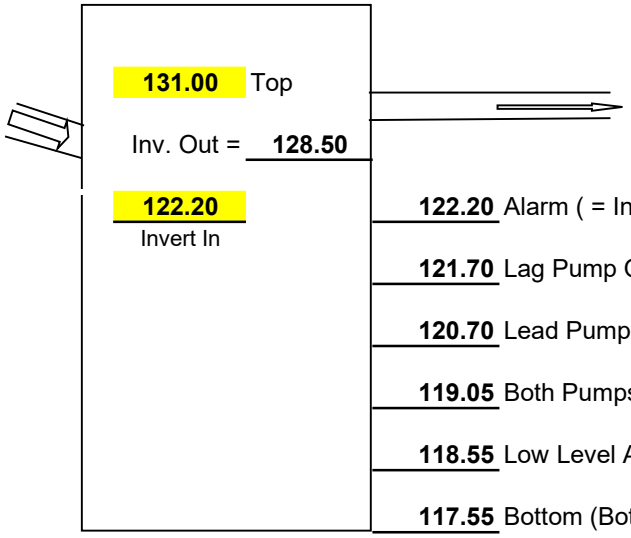
| | | |
|---|---|---|
| Wet Well Diameter= | 5 | ft |
| Area = | 19.64 | SF |
| Unit Volume = | 146.9 | gal/ft |

## Storage Depth

| | | | |
|---|---|---|---|
| Tr = Vr/(Q-S) + Vr/S, rearranging this equation, we get: Vr = (-S(S-Q)Tr)/Q | | | |
| S = Critical In-Flow = | 13.81 | gpm | = ADF x 2 |
| Qina = ADF to Wetwell | 6.90 | gpm | |
| Pf = Peaking Factor | 4.00 | | |
| Qinp = PDF to Wetwell | 27.61 | gpm | |
| Q = Peak Out-Flow Rate = | 97.00 | gpm | |
| Minimum Cycle Time = | **10** | minutes | |
| Emergency Storage Time = | **0** | minutes | |
| Tr = Cycle Time Required = | **10** | minutes | |
| Vr = Volume Required = | 243 | gallons | = (Q*Tr)/4 |
| Dr = Storage Depth Required = | **1.65** | feet | = Vr / (Unit Volume) |
| Da = Actual Storage Depth = | **1.65** | **feet** | |
| Volume Actual (Va) = | **242.3** | **gallons** | = Unit Volume x Da |

## Total Actual Cycle Time

| Influent Condition | ADF | PDF | |
|---|---|---|---|
| T1 = Pump Run Time = | 2.7 | 3.5 | minutes $T1 = \frac{Va}{Qout - Qin}$ |
| T2 = Pump Off Time = | 35.1 | 8.8 | minutes $T2 = \frac{Va}{Qin}$ |
| Tc = Total Cycle Time = | **37.8** | **12.3** | **minutes** $Tc = T1 + T2$ |



# Wet Well Buoyancy Check

| | | | | | |
|---|---|---|---|---|---|
| Top Elevation = | 131.00 | Inside Diameter, d = | | 5 | feet |
| Groundwater = | 131.00 | Wall Thickness = | | **0.00** | inches |
| Sump Elevation = | 117.55 | Outside Diameter = | | 5.00 | feet |
| | | Top Slab | Extension = | **0.00** | feet |
| | | | Diameter, D = | 5.00 | feet |
| | | | Thickness, h = | **0.67** | feet |
| | | Bottom Slab | Extension = | **1.50** | feet |
| | | | Diameter, D = | 8.00 | feet |
| | | | Thickness, h = | **1.5** | feet |

*Groundwater assumed at top elevation for calculation purposes.

## Buoyant Forces

| | | | | | |
|---|---|---|---|---|---|
| | Force = Vol. x 62.4 lb/cf (water) = | | | Force | |
| *Top Slab:* | Volume = | 13.1 | CF | 816.8 | lbs. |
| *Bottom Slab:* | Volume = | 75.4 | CF | 4,704.7 | lbs. |
| *Wet Well Cylinder:* | V = [(3.14 x d^2)/4]x(groundwater - bottom) | | | | |
| | Volume = | 264.1 | CF | 16,478.7 | lbs. |
| | | | **Total Buoyant Force =** | **22,000.2** | **lbs.** |

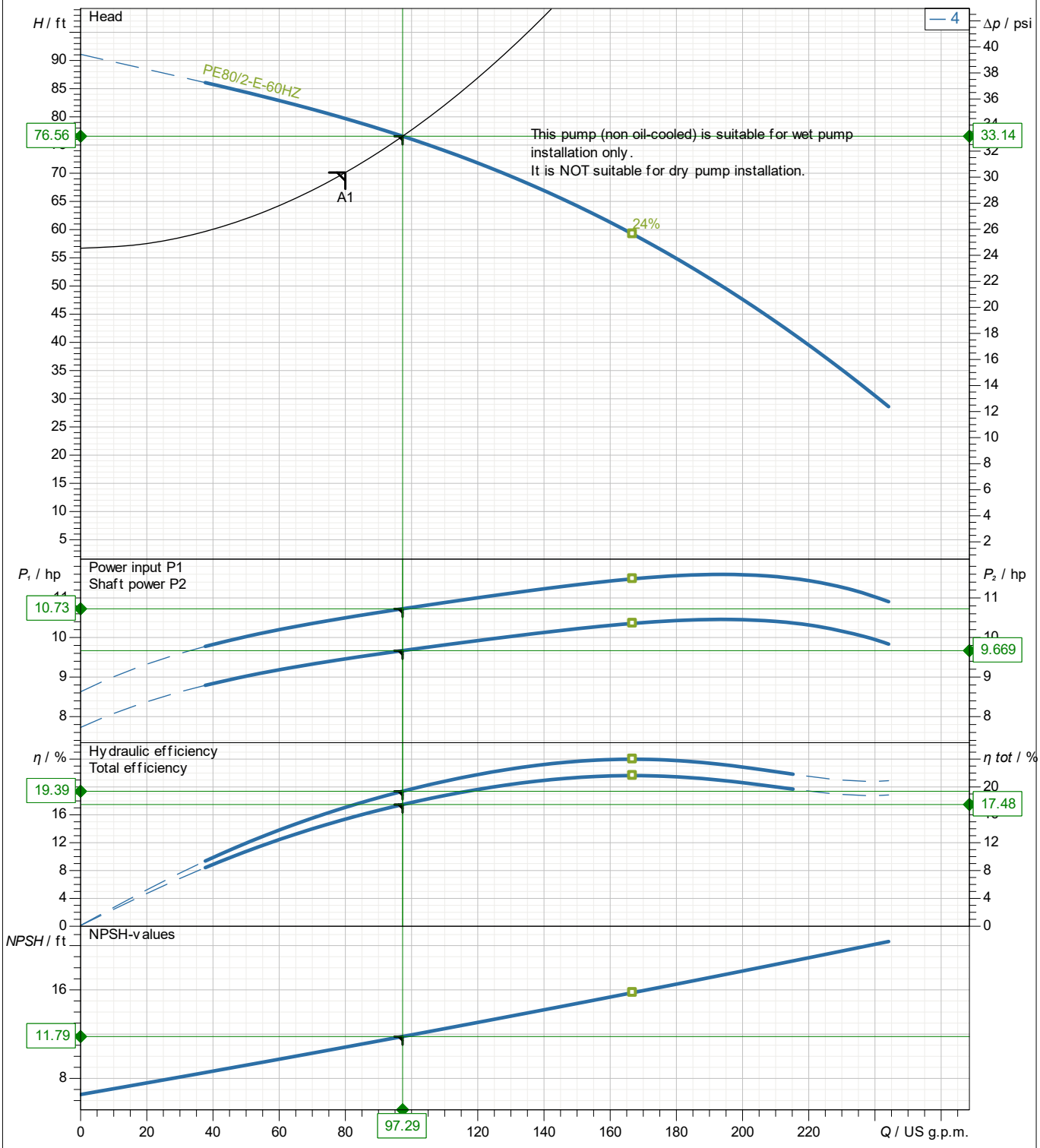
## Down Forces

| | | | | | |
|---|---|---|---|---|---|
| **Concrete Weight** | Weight = | Volume x 150 lb/cf (reinf. Conc.) | | Force | |
| *Bottom Slab:* | Volume = | 75.4 | CF | 11,309.4 | lbs. |
| *Wet Well Cylinder:* | Volume = | 0.0 | CF | 0.0 | lbs. |
| | | | Sub-Total | 11,309.4 | lbs. |
| **Soil Weight** | Weight = | Volume x (115 lb/cf - 62.4 lb/cf) | | Force | |
| *Over Bottom Slab Extension* | | | | | |
| | Volume = | 412.0 | CF | 21,669.5 | lbs. |
| | | | Sub-Total | 21,669.5 | lbs. |
| | | | **Total Down Force =** | **32,978.9** | **lbs.** |
| | | | **Factor of Safety:** | **1.50** | |

Note that the weight of the pumps and other equipment is not inlcuded.

| Curve number | Pump performance curves | SULZER |
|---|---|---|
| Reference curve<br>XFP81E VX 60HZ | XFP 81E VX 60HZ (wet pit) | |

| | | | | | Discharge | Frequency |
|---|---|---|---|---|---|---|
| | | | | | DN80 | 60 Hz |
| Density | Viscosity | Test Standard | | | Rated speed | Date |
| 62.31 lb/ft³ | 1.077E-5 ft²/s | ISO 9906, HI 11.6/14.6≤10kW | | | 3530 rpm | 2025-07-14 |
| Flow | Head | Shaft power | Power input | Rated power P2 | Hyd. efficiency | NPSH |
| 97.29 US g.p.m. | 76.6 ft | 9.67 hp | 10.7 hp | 10.7 hp | 19.4 % | 11.8 ft |




Wet well installation with pedestal

| Impeller size | N° of vanes | Impeller | Solid size | Revision |
|---|---|---|---|---|
| 138 mm | 4 | Vortex impeller | 65 mm | |

Sulzer reserves the right to change any data and dimensions without prior notice and can not be held responsible for the use of information contained in this software.

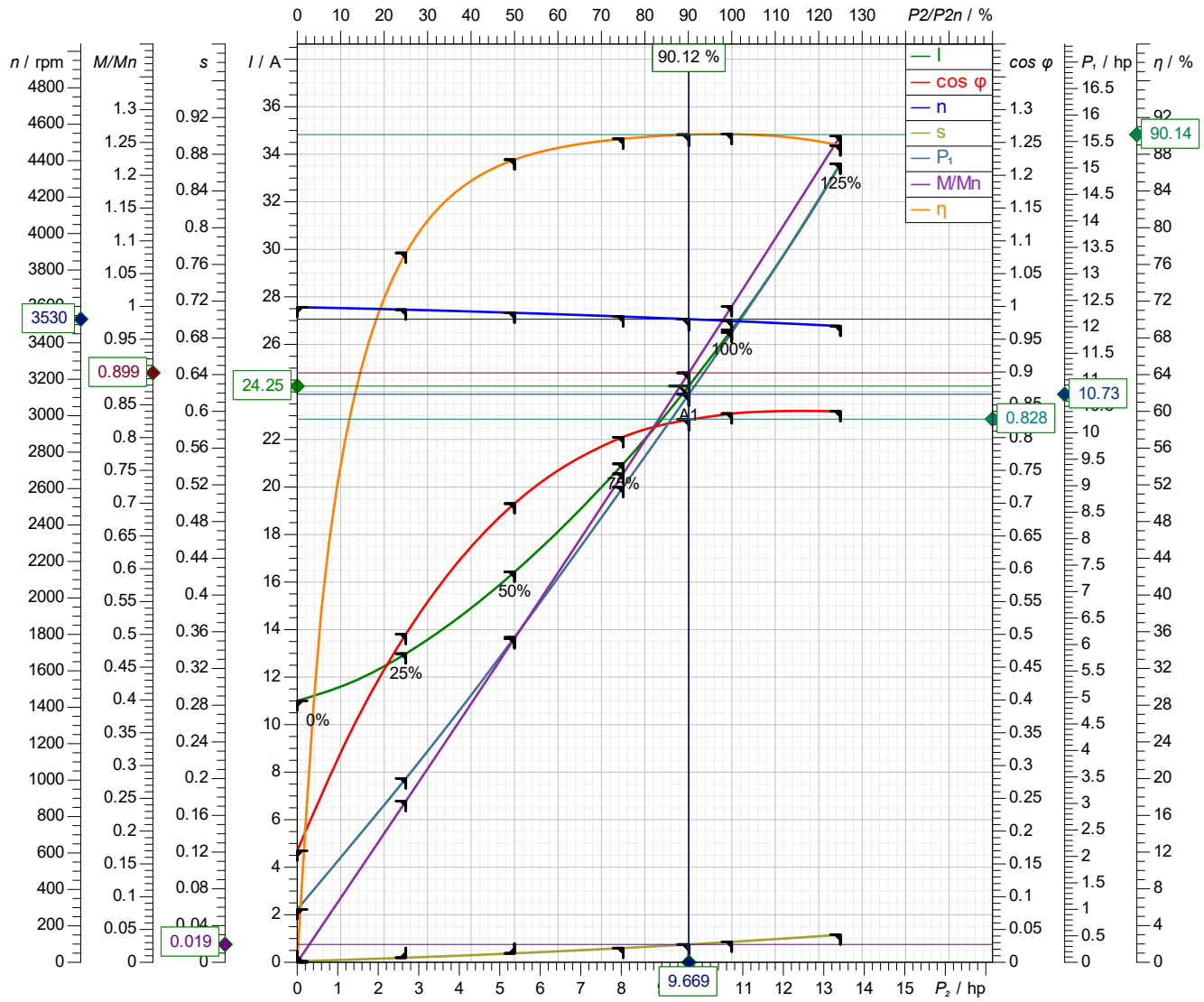
| Frequency | PE2 |
|---|---|
| 60 Hz | |

# Motor performance curve

## PE80/2-E-60HZ

SULZER

| Rated power | Service factor | Nominal Speed | Number of poles | Rated voltage | Date |
|---|---|---|---|---|---|
| 10.7 hp | 1.3 | 3520 rpm | 2 | 230 V | 2025-07-14 |




| Symbol | No load | 25 % | 50 % | 75 % | 100 % | 125 % |
|---|---|---|---|---|---|---|
| $P_2$ / hp | 0 | 2.682 | 5.364 | 8.046 | 10.73 | 13.41 |
| $P_1$ / hp | 0.9989 | 3.471 | 6.137 | 8.971 | 11.9 | 15.08 |
| I / A | 11 | 12.99 | 16.42 | 20.98 | 26.61 | 33.6 |
| cos φ | 0.1699 | 0.5003 | 0.6994 | 0.8006 | 0.8367 | 0.8401 |
| n / rpm | 3596 | 3582 | 3565 | 3544 | 3520 | 3492 |
| s / % | 0.1116 | 0.4978 | 0.9766 | 1.551 | 2.224 | 3 |
| M / lbf ft | 0 | 3.933 | 7.903 | 11.92 | 16.01 | 20.17 |
| η / % | 0 | 77.26 | 87.41 | 89.69 | 90.19 | 88.94 |

Tolerance according to VDE 0530 T1 12.84 for rated power

| Starting current | Starting torque | Moment of inertia | No. starts per hour |
|---|---|---|---|
| 196 A | 43.2 lbf ft | 0.346 lb ft² | 15 |

Sulzer reserves the right to change any data and dimensions without prior notice and can not be held responsible for the use of information contained in this software.

Spaix® 6-25.1 - 2025/05/26 (Build 638.1079483), 64 bit Data version

SULZER

# Massblatt XFP 81E-VX Twin Guide Rail
# Dimension Sheet XFP 81E-VX Twin Guide Rail
# Dimensioni Installazione sommersa
# Hoja de dimensiones instalación sumergida
# Plan d'encombrement Installation noyee

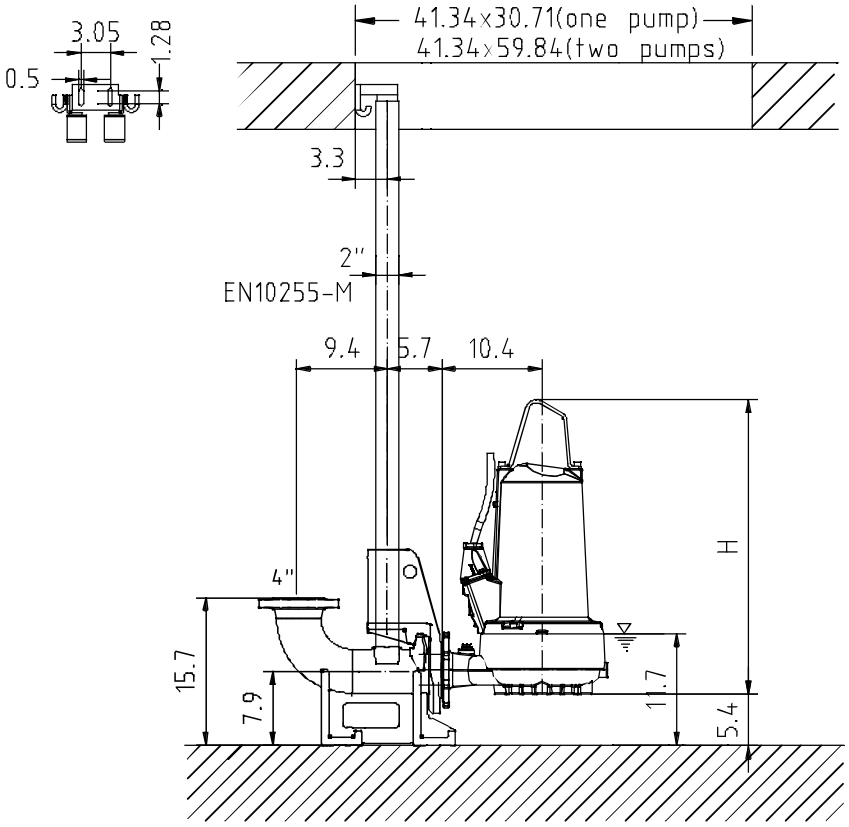
Änderungen vorbehalten
Technical changes reserved
Con riserva di modifiche
Con reserva de modificaciones
Sous réserve de modification

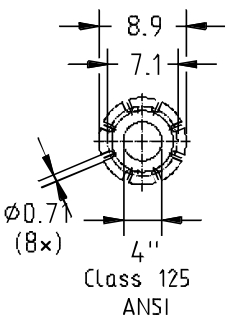
60 Hz

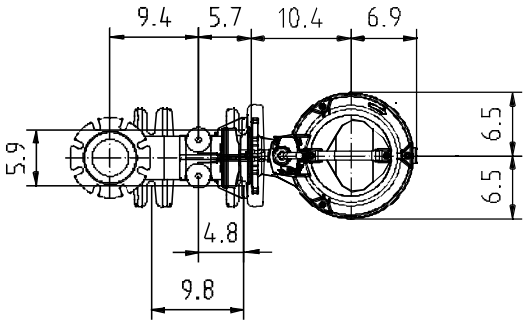
U.S.

| Typ<br>Type<br>Tipo | Gewicht<br>Weight<br>Poids<br>Peso<br>(lbs) | H<br>(") |
|---|---|---|
| | | |
| PE 80/2 | 342 | 27.9 |
| PE 125/2 | 408 | 30.7 |

min. Schachtöffnung
min. Sump opening
Dimensioni min. botola
min. apertura del pozo
Largeur min. du puisard




Gewicht: Beinhaltet Pumpe,Halterung(Fussstück) und Kabel (50 Hz = 10 m; 60 Hz = 15 m)
Weight: includes pump, slider bracket and cable (50 Hz = 10 m; 60 Hz = 15 m)
Peso: include pompa, pezzo intermedio a cavo (50 Hz = 10 m; 60 Hz = 15 m)
Peso: Incluye bomba, soporte deslizante y cable (50 Hz = 10 m; 60 Hz = 15 m)
Poids : incluant la pompe, le coulisseau et le câble (50 Hz = 10 m; 60 Hz = 15 m)

Guss-Allgemeintoleranzen nach DIN1680 - GTB16
General tolerances for castings in acc. to DIN1680-GTB16
Tolleranze generali delle fusioni seconda DIN1680-GTB16
Tolerancias generales para la fundición seg. de DIN1680-GTB16
Tolérance générale de la fonderie selon DIN1680-GTB16

# THE PALMS AT MINNEOLA

## MINNEOLA, FLORIDA

## DRAINAGE REPORT

**PREPARED FOR:**

FTNK INVESTMENTS, LLC

2437 ROCK LN

OVIEDO, FL 32765

**DATE:**

**October 24, 2025**


**PREPARED BY:**

CULVER ENGINEERING

P: (407) 576-2065


Dustin W Culver

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DUSTIN W CULVER , P.E. ON THE DATE AND TIME STAMP SHOWN USING A DIGITAL SIGNATURE.

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CERTIFICATION OF AUTHORIZATION
NUMBER 00036189

DUSTIN W CULVER
LICENSE
No. 84678
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

**Dustin W. Culver, P.E.**
FLORIDA REGISTRATION 84678

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# Drainage Narrative

| | |
|---|---|
| Project Name: | **The Palms at Minneola** |
| Location: | 12503 E Minneola Street, Clermont, FL 34711 |
| Existing Use: | Undeveloped, wooded |
| Proposed Use: | Single Family Residential |

## Project Description

The Palms at Minneola project will be a single-family townhome development on approximately 5.84 acres. The project includes the construction of a surface water management system, utility infrastructure, and roadway improvements. The project is located within the limits of the City of Minneola.

## Existing Conditions and Drainage Patterns

The project site is currently undeveloped, wooded. The project is bordered on the west, north, and south by existing single family residences. The property east of the development is currently undeveloped, wooded land.

### Soils

Soils on site consist mainly of well drained Type A soils, as shown on the USDA Soil Survey Maps included in Appendix C.

### Floodplains

Per the Flood Insurance Rate Map No. 12069C0580E (12/18/2012), included in Appendix B, this project is classified as Zone X.

### Existing Drainage

The topography of the site slopes generally to the northwest and southeast, with a ridge near the middle.

## Existing Permits

There are no existing permits for this project.

## Proposed Drainage Improvements

The proposed stormwater treatment system will use two interconnected dry retention ponds as the Best Management Practice (BMP) to meet the Environmental Resource Permit (ERP) requirements. Per the attached ICPR model, the proposed run-off rate is less than the existing peak run-off rate.

The proposed stormwater management system was modeled using ICPR to determine the behavior of the stormwater management system during the storm events.

## Design Criteria

### Water Quantity Criteria

*SJRWMD*

The off-site peak discharge rate shall be limited to the discharge rate of the pre-development 25 year/24 hour storm event.

### Water Quality Criteria

*SJRWMD*

The ponds shall be designed to retain the first 0.5 inch of runoff from the drainage area, or 1.25 inches of runoff from the impervious area, whichever is greater.

## Methodology

### Water Quantity

*SJRWMD:*

As previously mentioned, the project will have two proposed basins. Based on the ICPR model, the post development peak discharge is less than the pre-development discharge. There are no other points of outfall/discharge from this project.

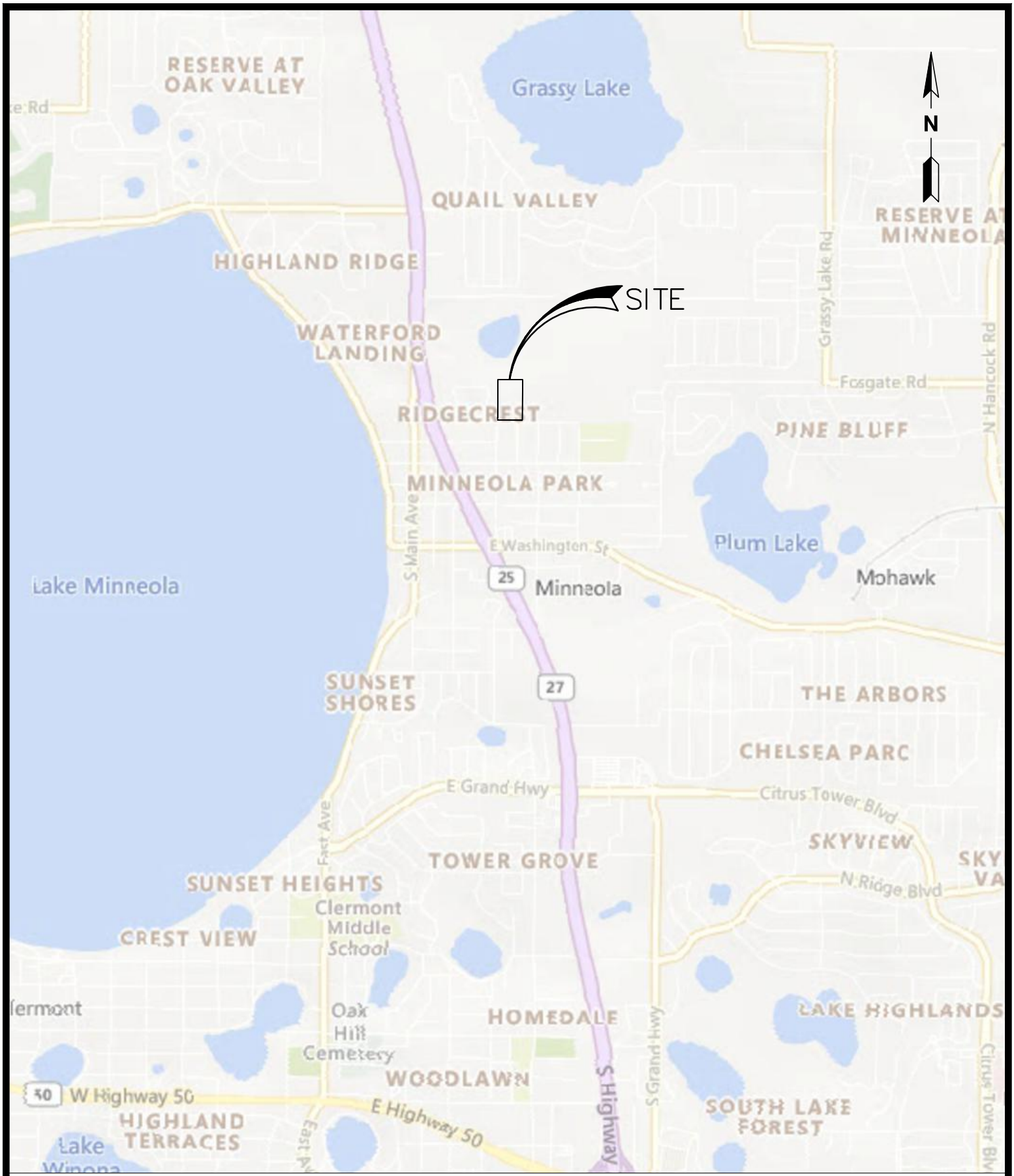
### Water Quality

*SJRWMD:*

Each pond has been designed to detain the respective treatment volume for its basin. Water quality volume calculations are provided within Appendix E.

# APPENDIX A – Area Maps

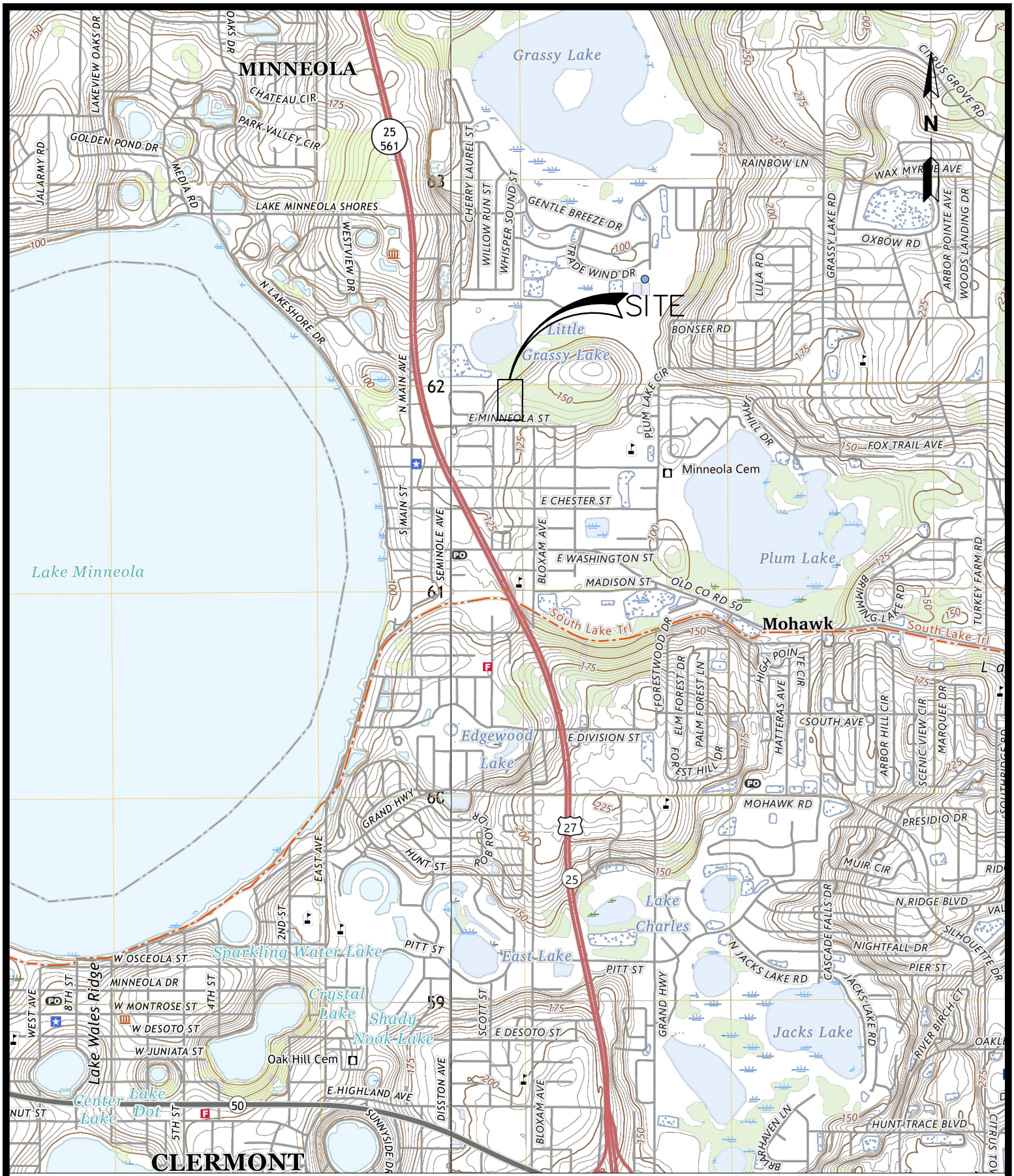
1. Vicinity Map
2. Quadrangle Map
3. Aerial Map




# EXHIBIT - VICINITY MAP

**SCALE: 1" = 2,000'**

| | | | | | |
|---|---|---|---|---|---|
| **MINNEOLA TOWNHOMES** | **PREPARED FOR:** **FTNK INVESTMENTS, LLC** | CULVER ENGINEERING | DESIGN: | DWC | SHEET: **1 OF 1** |
| | | | CHECKED: | DWC | |
| | | | PROJECT #: | 25-005 | |
| | | | DATE: | 05/09/2025 | |




# EXHIBIT - USGS QUAD MAP

**SCALE: 1" = 2,000'**

| | | | | |
|---|---|---|---|---|
| **MINNEOLA TOWNHOMES** | **PREPARED FOR:** **FTNK INVESTMENTS, LLC** | CULVER ENGINEERING | DESIGN: DWC<br>CHECKED: DWC<br>PROJECT #: 25-005<br>DATE: 05/09/2025 | SHEET: **1 OF 1** |




# EXHIBIT - AERIAL MAP

**SCALE: 1" = 200'**

| | | | | | |
|---|---|---|---|---|---|
| **MINNEOLA TOWNHOMES** | **PREPARED FOR:** **FTNK INVESTMENTS, LLC** | CULVER ENGINEERING | DESIGN: | DWC | SHEET: **1 OF 1** |
| | | | CHECKED: | DWC | |
| | | | PROJECT #: | 25-005 | |
| | | | DATE: | 05/09/2025 | |

# APPENDIX B – Flood Maps

1. FEMA Flood Insurance Rate Map (FIRM)

# National Flood Hazard Layer FIRMette

81°45'9"W 28°35'12"N




81°44'32"W 28°34'40"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
  - 513 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.

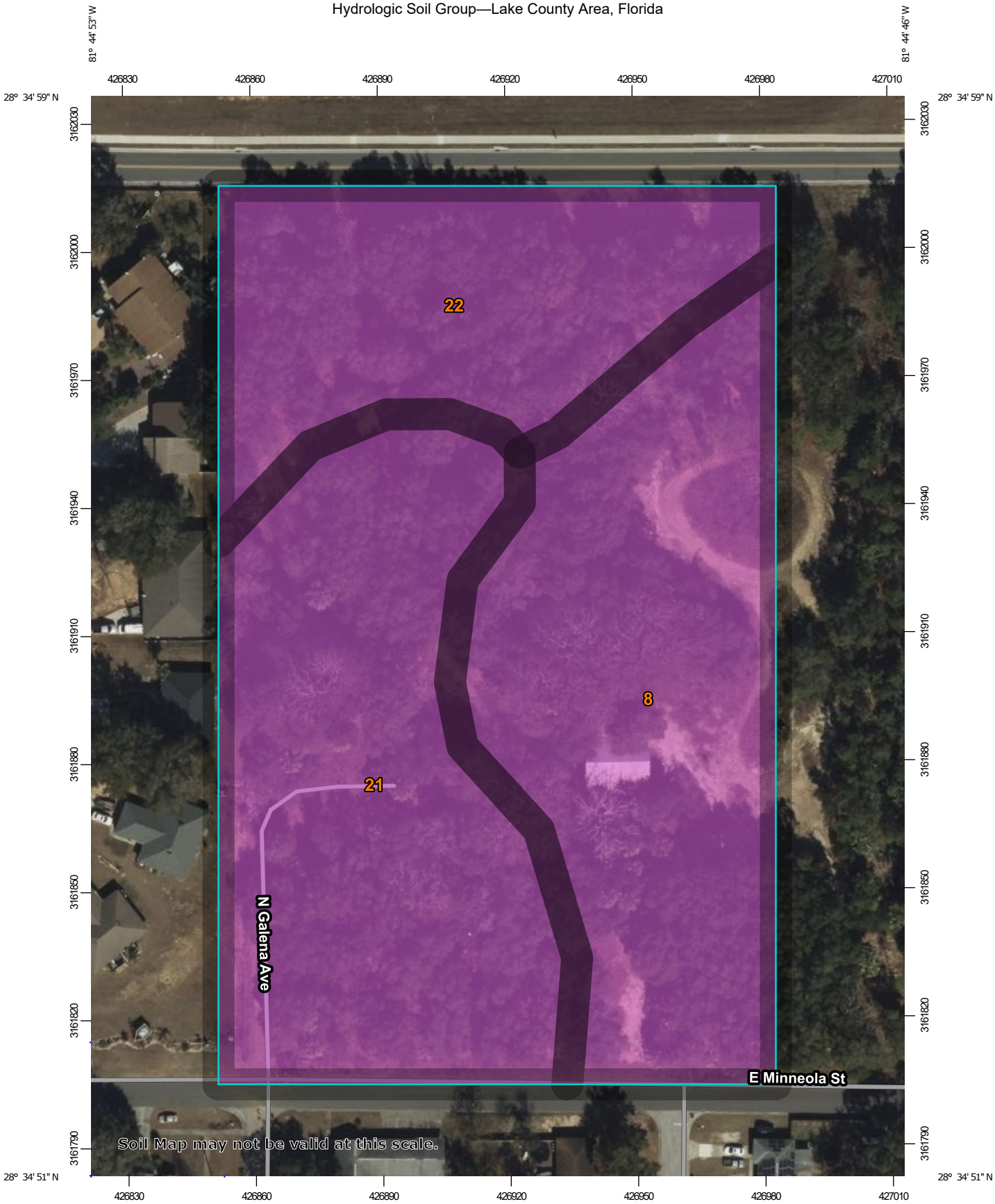
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/7/2025 at 7:07 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.

# APPENDIX C – Soils

1. USDA Soils Map




Map Scale: 1:1,240 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 15 30 60 90

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 Rating Polygons**

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

**Soil Rating Lines**

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

**Soil Rating Points**

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

**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: Lake County Area, Florida
Survey Area Data: Version 24, Aug 21, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 6, 2022—Mar 21, 2022

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.

# Hydrologic Soil Group

| Map unit symbol | Map unit name | Rating | Acres in AOI | Percent of AOI |
|---|---|---|---|---|
| 8 | Candler sand, 0 to 5 percent slopes | A | 2.6 | 37.7% |
| 21 | Lake sand, 0 to 5 percent slopes | A | 2.6 | 37.9% |
| 22 | Lake sand, 5 to 12 percent slopes | A | 1.7 | 24.4% |
| **Totals for Area of Interest** | | | **6.9** | **100.0%** |

## Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

## Rating Options

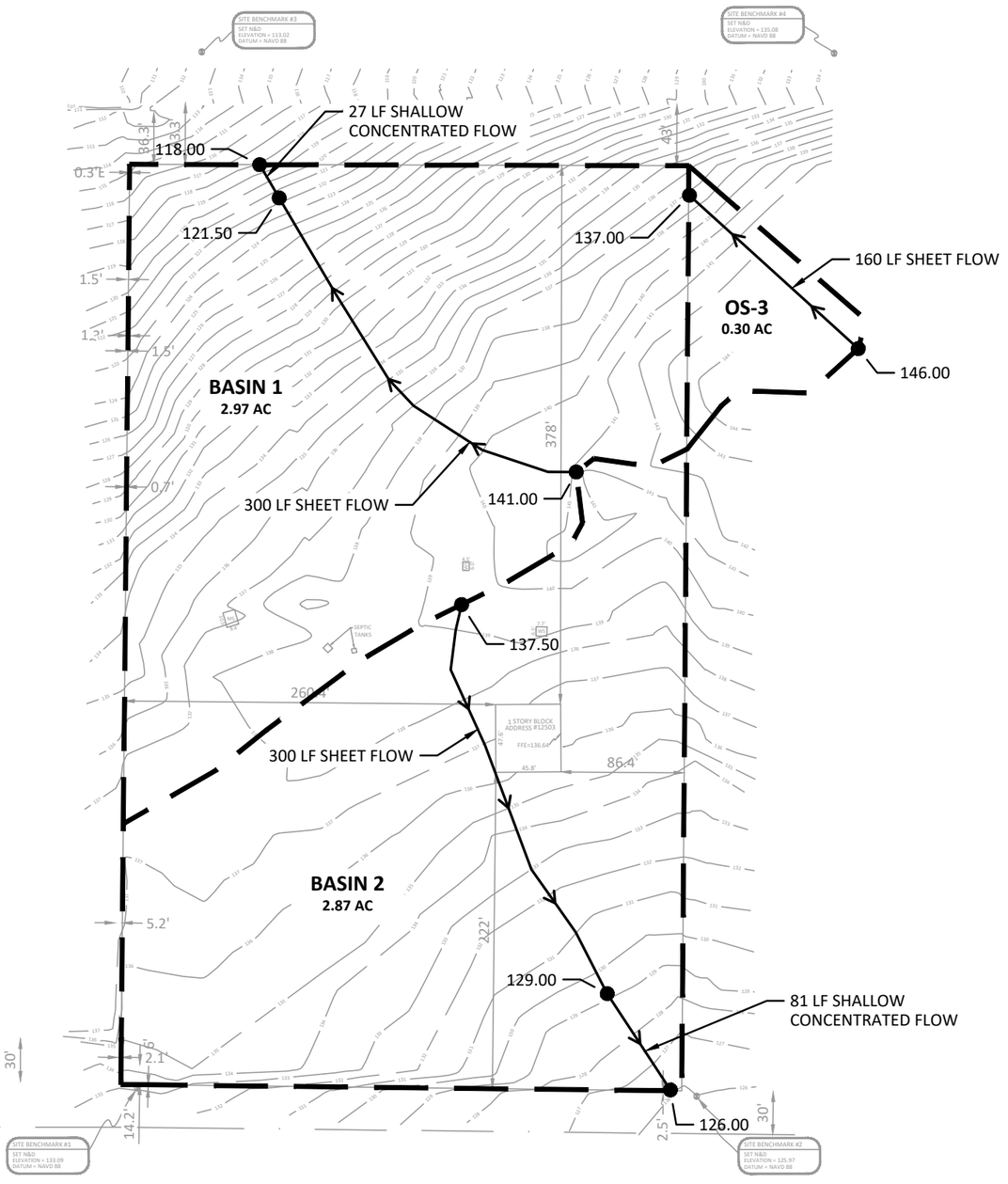
*Aggregation Method:* Dominant Condition

*Component Percent Cutoff: None Specified*

*Tie-break Rule:* Higher

# APPENDIX D – Pre-Development

1. Pre-Development Basin Map
2. Areas – Pre-Basins



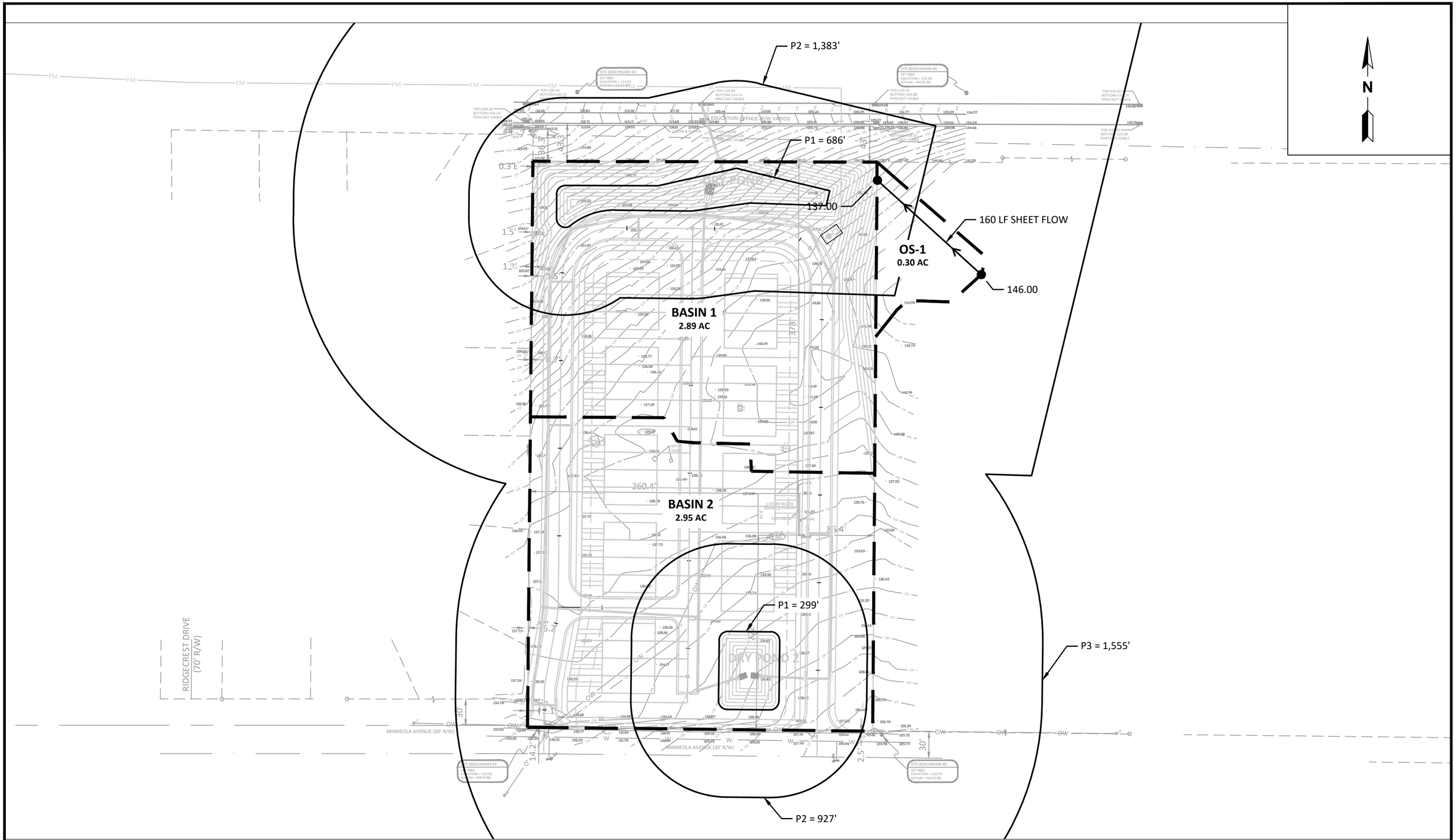

| | | | | | |
|---|---|---|---|---|---|
| **MINNEOLA TOWNHOMES** | **PREPARED FOR:** **FTNK INVESTMENTS, LLC** | CULVER ENGINEERING | **EXHIBIT - PRE-DEVELOPMENT** **SCALE: 1" = 100'** | DESIGN: DWC<br>CHECKED: DWC<br>PROJECT #: 25-005<br>DATE: 05/09/2025 | SHEET: **1 OF 1** |

# PRE-DEVELOPMENT AREAS

| BASIN | BASIN AREA (AC) | DCIA | | | | | NON-DCIA | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | PERVIOUS | | | | | | | | | |
| | | PAVEMENT (AC) | ROOF (AC) | WATER BODIES (AC) | TOTAL DCIA (AC) | DCIA % | PAVEMENT (AC) | ROOF (AC) | TREE FARM (FAIR) | | | Dirt Driveway | | | | | | NON-DCIA CN |
| | | | | | | | | | AREA (AC) | SOIL | CN | AREA (AC) | SOIL | CN | AREA (AC) | SOIL | CN | |
| 1 | 2.97 | - | - | - | - | - | - | - | 2.97 | A | 43 | 0.65 | A | 72 | - | | - | 48 |
| 2 | 2.87 | - | 0.05 | - | 0.05 | 0.02 | - | - | 2.82 | A | 43 | 0.61 | A | 72 | - | | - | 48 |
| 3 | 0.30 | - | - | - | - | - | - | - | 0.30 | A | 43 | - | - | - | - | | - | 43 |
| | | | | | - | - | | | | | | - | | - | - | | - | - |
| | | | | | - | - | | | | | | - | | - | - | | - | - |
| | | | | | - | - | | | | | | - | | - | - | | - | - |
| | | | | | - | - | | | | | | - | | - | - | | - | - |
| | | | | | - | - | | | | | | - | | - | - | | - | - |
| | | | | | - | - | | | | | | - | | - | - | | - | - |
| | | | | | - | - | | | | | | - | | - | - | | - | - |
| | | | | | - | - | | | | | | - | | - | - | | - | - |
| | | | | | - | - | | | | | | - | | - | - | | - | - |
| | | | | | - | - | | | | | | - | | - | - | | - | - |
| | | | | | - | - | | | | | | - | | - | - | | - | - |
| | | | | | - | - | | | | | | - | | - | - | | - | - |
| | | | | | - | - | | | | | | - | | - | - | | - | - |
| | | | | | - | - | | | | | | - | | - | - | | - | - |
| | | | | | - | - | | | | | | - | | - | - | | - | - |
| | | | | | - | - | | | | | | - | | - | - | | - | - |
| | | | | | - | - | | | | | | - | | - | - | | - | - |
| | | | | | - | - | | | | | | - | | - | - | | - | - |
| SUBTOTAL | 6.14 | - | 0.05 | - | 0.05 | 0.01 | - | - | 6.09 | | | 1.26 | | | - | | | 47.97 |

# APPENDIX E – Post-Development

1. Post Development Basin Map
2. Areas – Post Basins
3. Pond Calculations




| | | | | | |
|---|---|---|---|---|---|
| **MINNEOLA TOWNHOMES** | **PREPARED FOR:** **FTNK INVESTMENTS, LLC** | CULVER ENGINEERING | **EXHIBIT - POST-DEVELOPMENT** **SCALE: 1" = 100'** | DESIGN: DWC<br>CHECKED: DWC<br>PROJECT #: 25-005<br>DATE: 05/09/2025 | SHEET: **1 OF 1** |

## POST-DEVELOPED AREAS

| POST SUB BASINS | | BASIN AREA (AC) | DCIA | | | | | NON-DCIA | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | PAVEMENT (AC) | ROOF (AC) | WATER BODIES (AC) | TOTAL DCIA (AC) | DCIA % | PAVEMENT (AC) | ROOF (AC) | PERVIOUS | | | | | | | | | NON-DCIA CN |
| | | | | | | | | | | OPEN SPACE (GOOD) | | | | | | | | | |
| NAME | DESCRIPTION | | | | | | | | | AREA (AC) | SOIL | CN | AREA (AC) | SOIL | CN | AREA (AC) | SOIL | CN | |
| 1 | On-site | 2.89 | 0.79 | 0.41 | - | 1.20 | 41.5% | - | - | 1.69 | A | 39 | | | | | | | 39 |
| 2 | On-site | 2.95 | 1.03 | 0.55 | | 1.58 | 53.6% | | | 1.37 | A | 39 | | | | | | | 39 |
| 3 | Off-site | 0.30 | - | | | - | 0.0% | | | 0.30 | A | 39 | | | | | | | 39 |
| | | | | | | - | - | | | | | | | | | | | | - |
| | | | | | | - | - | | | | | | | | | | | | - |
| | | | | | | - | - | | | | | | | | | | | | - |
| | | | | | | - | - | | | | | | | | | | | | - |
| | | | | | | - | - | | | | | | | | | | | | - |
| | | | | | | - | - | | | | | | | | | | | | - |
| | | | | | | - | - | | | | | | | | | | | | - |
| | | | | | | - | - | | | | | | | | | | | | - |
| | | | | | | - | - | | | | | | | | | | | | - |
| | | | | | | - | - | | | | | | | | | | | | - |
| | | | | | | - | - | | | | | | | | | | | | - |
| | | | | | | - | - | | | | | | | | | | | | - |
| | | | | | | - | - | | | | | | | | | | | | - |
| | | | | | | - | - | | | | | | | | | | | | - |
| | | | | | | - | - | | | | | | | | | | | | - |
| | | | | | | - | - | | | | | | | | | | | | - |
| | | | | | | - | - | | | | | | | | | | | | - |
| | | | | | | - | - | | | | | | | | | | | | - |
| | | | | | | - | - | | | | | | | | | | | | - |
| SUBTOTAL | | 6.14 | 1.82 | 0.96 | - | 2.78 | 45.3% | - | - | 3.36 | | | - | | | - | | | 39 |

# DRY POND 1

**STAGE-STORAGE CALCULATION:**

| | Stage [ft] | Area [sf] | Area [ac] | Incremental Storage [cf] | Total Pond Storage: Cumulative Storage [cf] | Total Pond Storage: Cumulative Storage [af] |
|---|---|---|---|---|---|---|
| **BOT** | 120.50 | 1 | 0.000 | | 0.00 | 0.00 |
| | | | | 29 | | |
| | 121.00 | 115 | 0.003 | | 29 | 0.00 |
| | | | | 37,810 | | |
| **TOB** | 126.50 | 13,634 | 0.313 | | 37,839 | 0.87 |

**TREATMENT VOLUME CALCULATION:**

*Area Summary*

| | | |
|---|---|---|
| On-site Basin Area = | 2.89 | ac |
| Off-site Basin Area = | 0.30 | ac |
| Total Basin Area = | 3.19 | ac |

Impervious Area

| | | |
|---|---|---|
| Pavement | 0.79 | ac |
| Roof | 0.41 | ac |
| Total | 1.20 | ac |

| | | |
|---|---|---|
| Water Bodies (WB)* | 0.00 | ac |

**Water bodies include area of water surface at the control elevation of proposed pond.*

*1.25" x Impervious Area*

| | | | |
|---|---|---|---|
| Water Quality Area Basin ($WQA_{basin}$) = | 2.89 | ac | |
| Water Quality Area Pervious ($WQA_{perv}$) = | 1.69 | ac | $WQA_{perv}$ = Basin Area - (WB) - Impervious |
| Water Quality Area Impervious ($WQA_{imperv}$) = | 1.20 | ac | $WQA_{imperv} = WQA_{basin} - WQA_{perv}$ |
| Water Quality Imperviousness % ($WQI_{\%}$) = | 41.5% | | $WQI_{\%} = WQA_{imp} / WQA_{basin}$ |
| 1.25" times % Imperviousness = | 0.519 | in | |
| Treatment Volume = | 0.125 | ac-ft | *TV = Inches Required x (Basin Area - WB)* |

*0.5" X Basin Area*

| | | | |
|---|---|---|---|
| Treatment Volume = | 0.133 | ac-ft | *TV = 0.5" x Basin Area* |

*Treatment Volume Required*

| | | | |
|---|---|---|---|
| Use 0.5" x Basin Area = | 0.133 | ac-ft | |
| Additional 0.5 x Basin Area (Online System) = | 0.133 | | |
| **Total TV Required** | **0.266** | **ac-ft** | 11,580 cf |

| | Volume | | Volume | | Stage | |
|---|---|---|---|---|---|---|
| **TV Elevation =** | **11,716** | **cf** | **0.269** | ac-ft | **122.70** | **ft** |
| 1/2 Treatment Vol. = | 5,858 | cf | 0.134 | ac-ft | 121.85 | ft |

# DRY POND 2

**STAGE-STORAGE CALCULATION:**

| | Stage [ft] | Area [sf] | Area [ac] | Incremental Storage [cf] | Total Pond Storage: Cumulative Storage [cf] | Total Pond Storage: Cumulative Storage [af] |
|---|---|---|---|---|---|---|
| **BOT** | 124.00 | 861 | 0.020 | | 0.00 | 0.00 |
| | | | | 1,141 | | |
| | 125.00 | 1,421 | 0.033 | | 1,141 | 0.03 |
| | | | | 18,690 | | |
| **TOB** | 130.00 | 6,055 | 0.139 | | 19,831 | 0.46 |

**TREATMENT VOLUME CALCULATION:**

*Area Summary*

| | | |
|---|---|---|
| On-site Basin Area = | 2.95 | ac |
| Off-site Basin Area = | 0.00 | ac |
| Total Basin Area = | 2.95 | ac |
| Impervious Area | | |
| Pavement | 1.03 | ac |
| Roof | 0.55 | ac |
| Total | 1.58 | ac |
| Water Bodies (WB)* | 0.00 | ac |

**Water bodies include area of water surface at the control elevation of proposed pond.*

*1.25" x Impervious Area*

| | | | |
|---|---|---|---|
| Water Quality Area Basin ($WQA_{basin}$) = | 2.95 | ac | |
| Water Quality Area Pervious ($WQA_{perv}$) = | 1.37 | ac | $WQA_{perv}$ = Basin Area - (WB) - Impervious |
| Water Quality Area Impervious ($WQA_{imperv}$) = | 1.58 | ac | $WQA_{imperv} = WQA_{basin} - WQA_{perv}$ |
| Water Quality Imperviousness % ($WQI_{\%}$) = | 53.6% | | $WQI_{\%} = WQA_{imp} / WQA_{basin}$ |
| 1.25" times % Imperviousness = | 0.669 | in | |
| Treatment Volume = | 0.165 | ac-ft | *TV = Inches Required x (Basin Area - WB)* |

*0.5" X Basin Area*

| | | | |
|---|---|---|---|
| Treatment Volume = | 0.123 | ac-ft | *TV = 0.5" x Basin Area* |

*Treatment Volume Required*

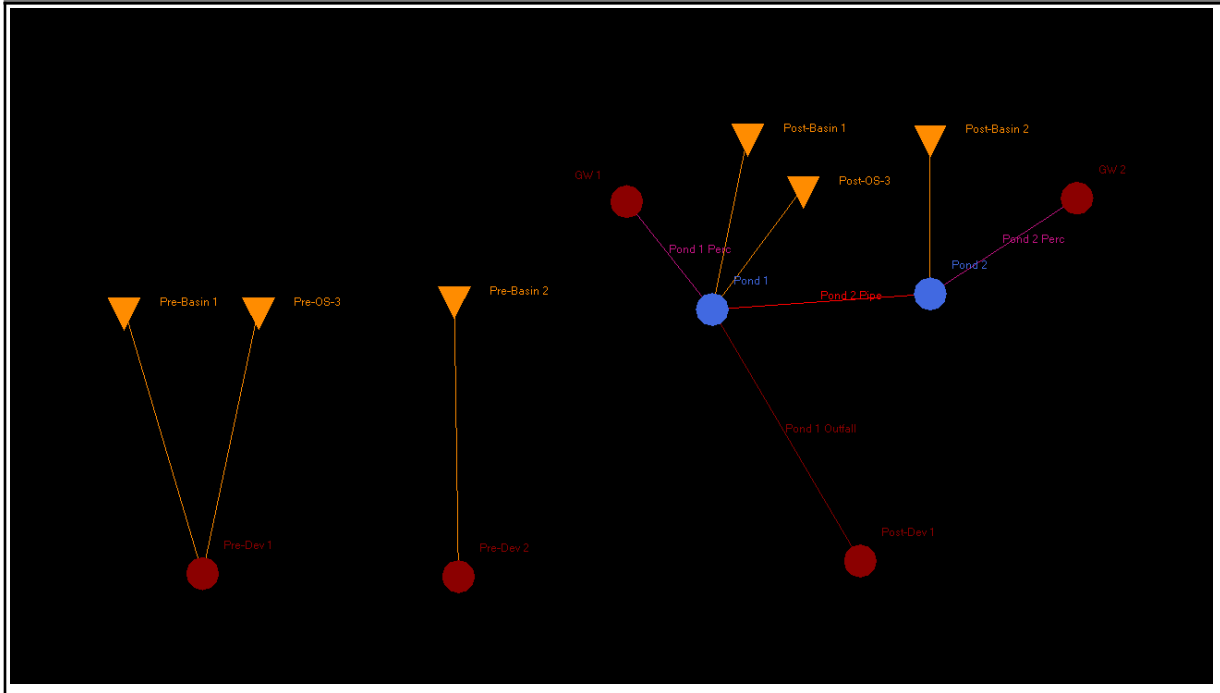
| | | | |
|---|---|---|---|
| 1.25" x Impervious Area | 0.165 | ac-ft | |
| Additional 0.5 x Basin Area (Online System) = | 0.123 | | |
| **Total TV Required** | **0.288** | **ac-ft** | 12,524 cf |

| | Volume | | Volume | | Stage | |
|---|---|---|---|---|---|---|
| **Pipe Proposed =** | **12,729** | **cf** | **0.292** | ac-ft | **128.10** | **ft** |
| 1/2 Treatment Vol. = | 6,364 | cf | 0.146 | ac-ft | 126.40 | ft |

# APPENDIX F – ICPR

1. ICPR Report

Background Image: Nodal



## Simple Basin: Post-Basin 1

| | |
|---|---|
| Scenario: | Scenario1 |
| Node: | Pond 1 |
| Hydrograph Method: | NRCS Unit Hydrograph |
| Infiltration Method: | Curve Number |
| Time of Concentration: | 15.0000 min |
| Max Allowable Q: | 9999.00 cfs |
| Time Shift: | 0.0000 hr |
| Unit Hydrograph: | UH323 |
| Peaking Factor: | 323.0 |
| Area: | 2.8900 ac |
| Curve Number: | 39.0 |
| Ia/S: | 0.00 |
| % Impervious: | 41.50 |
| % DCIA: | 41.50 |
| % Direct: | 0.00 |
| Rainfall Name: | |

Comment:

## Simple Basin: Post-Basin 2

| | |
|---|---|
| Scenario: | Scenario1 |
| Node: | Pond 2 |
| Hydrograph Method: | NRCS Unit Hydrograph |
| Infiltration Method: | Curve Number |
| Time of Concentration: | 15.0000 min |
| Max Allowable Q: | 9999.00 cfs |
| Time Shift: | 0.0000 hr |
| Unit Hydrograph: | UH323 |
| Peaking Factor: | 323.0 |
| Area: | 2.9500 ac |
| Curve Number: | 39.0 |
| Ia/S: | 0.00 |
| % Impervious: | 53.60 |
| % DCIA: | 53.60 |
| % Direct: | 0.00 |
| Rainfall Name: | |

Comment:

## Simple Basin: Post-OS-3

| | |
|---|---|
| Scenario: | Scenario1 |
| Node: | Pond 1 |
| Hydrograph Method: | NRCS Unit Hydrograph |
| Infiltration Method: | Curve Number |

| | |
|---|---|
| Time of Concentration: | 11.4800 min |
| Max Allowable Q: | 99999.00 cfs |
| Time Shift: | 0.0000 hr |
| Unit Hydrograph: | UH323 |
| Peaking Factor: | 323.0 |
| Area: | 0.3000 ac |
| Curve Number: | 39.0 |
| Ia/S: | 0.00 |
| % Impervious: | 0.00 |
| % DCIA: | 0.00 |
| % Direct: | 0.00 |
| Rainfall Name: | |

Comment:

## Simple Basin: Pre-Basin 1

| | |
|---|---|
| Scenario: | Scenario1 |
| Node: | Pre-Dev 1 |
| Hydrograph Method: | NRCS Unit Hydrograph |
| Infiltration Method: | Curve Number |
| Time of Concentration: | 17.9700 min |
| Max Allowable Q: | 9999.00 cfs |
| Time Shift: | 0.0000 hr |
| Unit Hydrograph: | UH323 |
| Peaking Factor: | 323.0 |
| Area: | 2.9700 ac |
| Curve Number: | 48.0 |
| Ia/S: | 0.00 |
| % Impervious: | 0.00 |
| % DCIA: | 0.00 |
| % Direct: | 0.00 |
| Rainfall Name: | |

Comment:

## Simple Basin: Pre-Basin 2

| | |
|---|---|
| Scenario: | Scenario1 |
| Node: | Pre-Dev 2 |
| Hydrograph Method: | NRCS Unit Hydrograph |
| Infiltration Method: | Curve Number |
| Time of Concentration: | 25.4900 min |
| Max Allowable Q: | 9999.00 cfs |
| Time Shift: | 0.0000 hr |
| Unit Hydrograph: | UH323 |
| Peaking Factor: | 323.0 |

| | |
|---|---|
| Area: | 2.8700 ac |
| Curve Number: | 48.0 |
| Ia/S: | 0.00 |
| % Impervious: | 0.02 |
| % DCIA: | 0.02 |
| % Direct: | 0.00 |
| Rainfall Name: | |

Comment:

## Simple Basin: Pre-OS-3

| | |
|---|---|
| Scenario: | Scenario1 |
| Node: | Pre-Dev 1 |
| Hydrograph Method: | NRCS Unit Hydrograph |
| Infiltration Method: | Curve Number |
| Time of Concentration: | 11.4800 min |
| Max Allowable Q: | 9999.00 cfs |
| Time Shift: | 0.0000 hr |
| Unit Hydrograph: | UH323 |
| Peaking Factor: | 323.0 |
| Area: | 0.3000 ac |
| Curve Number: | 43.0 |
| Ia/S: | 0.00 |
| % Impervious: | 0.00 |
| % DCIA: | 0.00 |
| % Direct: | 0.00 |
| Rainfall Name: | |

Comment:

## Node: GW 1

| | |
|---|---|
| Scenario: | 72 Hour Recovery |
| Type: | Time/Stage |
| Base Flow: | 0.00 cfs |
| Initial Stage: | 0.00 ft |
| Warning Stage: | 0.00 ft |
| Alert Stage: | 0.00 ft |
| Boundary Stage: | |

| Year | Month | Day | Hour | Stage [ft] |
|---|---|---|---|---|
| 0 | 0 | 0 | 0.0000 | 110.00 |
| 0 | 0 | 0 | 9999.0000 | 110.00 |

Comment:

## Node: GW 2

Scenario: 72 Hour Recovery
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 0.00 ft
Warning Stage: 0.00 ft
Alert Stage: 0.00 ft
Boundary Stage:

| Year | Month | Day | Hour | Stage [ft] |
|---|---|---|---|---|
| 0 | 0 | 0 | 0.0000 | 115.00 |
| 0 | 0 | 0 | 9999.0000 | 115.00 |

Comment:

## Node: Pond 1

Scenario: 72 Hour Recovery
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 122.70 ft
Warning Stage: 126.50 ft
Alert Stage: 0.00 ft

| Stage [ft] | Area [ac] | Area [ft2] |
|---|---|---|
| 120.50 | 0.0000 | 0 |
| 121.00 | 0.0030 | 131 |
| 126.50 | 0.3130 | 13634 |

Comment:

## Node: Pond 2

Scenario: 72 Hour Recovery
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 128.10 ft
Warning Stage: 130.00 ft
Alert Stage: 0.00 ft

| Stage [ft] | Area [ac] | Area [ft2] |
|---|---|---|
| 124.00 | 0.0200 | 871 |
| 125.00 | 0.0330 | 1437 |
| 130.00 | 0.1390 | 6055 |

Comment:

## Node: GW 1

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 0.00 ft
Warning Stage: 0.00 ft
Alert Stage: 0.00 ft
Boundary Stage:

| Year | Month | Day | Hour | Stage [ft] |
|---|---|---|---|---|
| 0 | 0 | 0 | 0.0000 | 110.00 |
| 0 | 0 | 0 | 9999.0000 | 110.00 |

Comment:

## Node: GW 2

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 0.00 ft
Warning Stage: 0.00 ft
Alert Stage: 0.00 ft
Boundary Stage:

| Year | Month | Day | Hour | Stage [ft] |
|---|---|---|---|---|
| 0 | 0 | 0 | 0.0000 | 115.00 |
| 0 | 0 | 0 | 9999.0000 | 115.00 |

Comment:

## Node: Pond 1

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 120.50 ft
Warning Stage: 126.50 ft
Alert Stage: 0.00 ft

| Stage [ft] | Area [ac] | Area [ft2] |
|---|---|---|
| 120.50 | 0.0000 | 0 |
| 121.00 | 0.0030 | 131 |
| 126.50 | 0.3130 | 13634 |

Comment:

## Node: Pond 2

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 124.00 ft
Warning Stage: 130.00 ft
Alert Stage: 0.00 ft

| Stage [ft] | Area [ac] | Area [ft2] |
|---|---|---|
| 124.00 | 0.0200 | 871 |
| 125.00 | 0.0330 | 1437 |
| 130.00 | 0.1390 | 6055 |

Comment:

## Node: Post-Dev 1

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 0.00 ft
Warning Stage: 0.00 ft
Alert Stage: 0.00 ft
Boundary Stage:

| Year | Month | Day | Hour | Stage [ft] |
|---|---|---|---|---|
| 0 | 0 | 0 | 0.0000 | 0.00 |
| 0 | 0 | 0 | 9999.0000 | 0.00 |

Comment:

## Node: Pre-Dev 1

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 0.00 ft
Warning Stage: 0.00 ft
Alert Stage: 0.00 ft
Boundary Stage:

| Year | Month | Day | Hour | Stage [ft] |
|---|---|---|---|---|
| 0 | 0 | 0 | 0.0000 | 0.00 |
| 0 | 0 | 0 | 9999.0000 | 0.00 |

Comment:

## Node: Pre-Dev 2

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 0.00 ft
Warning Stage: 0.00 ft
Alert Stage: 0.00 ft
Boundary Stage:

| Year | Month | Day | Hour | Stage [ft] |
|---|---|---|---|---|
| 0 | 0 | 0 | 0.0000 | 0.00 |
| 0 | 0 | 0 | 9999.0000 | 0.00 |

Comment:

## Percolation Link: Pond 1 Perc

Scenario: 72 Hour Recovery
From Node: Pond 1
To Node: GW 1
Link Count: 1
Flow Direction: Both
Aquifer Base Elevation: 105.00 ft
Water Table Elevation: 110.00 ft
Annual Recharge Rate: 0 ipy
Horizontal Conductivity: 11.780 fpd
Vertical Conductivity: 7.850 fpd
Fillable Porosity: 0.250
Layer Thickness: 15.00 ft
Surface Area Option: Vary Based on Stage/Area Table
Vertical Flow Termination: Horizontal Flow Algorithm
Perimeter 1: 686.00 ft
Perimeter 2: 1383.00 ft
Perimeter 3: 2225.00 ft
Distance P1 to P2: 100.00 ft
Distance P2 to P3: 200.00 ft
# of Cells P1 to P2: 20
# of Cells P2 to P3: 50

Comment:

## Percolation Link: Pond 2 Perc

Scenario: 72 Hour Recovery
From Node: Pond 2
To Node: GW 2
Link Count: 1
Flow Direction: Both
Aquifer Base Elevation: 115.00 ft
Water Table Elevation: 120.00 ft
Annual Recharge Rate: 0 ipy
Horizontal Conductivity: 20.000 fpd
Vertical Conductivity: 13.350 fpd
Fillable Porosity: 0.250
Layer Thickness: 15.00 ft
Surface Area Option: Vary Based on Stage/Area Table
Vertical Flow Termination: Horizontal Flow Algorithm
Perimeter 1: 299.00 ft
Perimeter 2: 927.00 ft
Perimeter 3: 1555.00 ft
Distance P1 to P2: 100.00 ft
Distance P2 to P3: 200.00 ft
# of Cells P1 to P2: 20
# of Cells P2 to P3: 50

Comment:

| Drop Structure Link: Pond 1 Outfall | | Upstream Pipe | | Downstream Pipe | |
|---|---|---|---|---|---|
| Scenario: | Scenario1 | Invert: | 120.00 ft | Invert: | 116.00 ft |
| From Node: | Pond 1 | Manning's N: | 0.0100 | Manning's N: | 0.0100 |
| To Node: | Post-Dev 1 | Geometry: Circular | | Geometry: Circular | |
| Link Count: | 1 | Max Depth: | 2.00 ft | Max Depth: | 2.00 ft |
| Pipe 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: | 44.18 ft | Top Clip | | | |
| FHWA Code: | 3 | Default: | 0.00 ft | Default: | 0.00 ft |
| Entr Loss Coef: | 1.00 | Op Table: | | Op Table: | |
| Exit Loss Coef: | 1.00 | 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 | | | |
|---|---|---|---|
| Weir: | 1 | Bottom Clip | |
| Weir Count: | 1 | Default: | 0.00 ft |
| Weir Flow Direction: | Both | Op Table: | |
| Damping: | 0.0000 ft | Ref Node: | |
| Weir Type: | Horizontal | Top Clip | |
| Geometry Type: | Rectangular | Default: | 0.00 ft |
| Invert: | 125.80 ft | Op Table: | |
| Control Elevation: | 125.80 ft | Ref Node: | |
| Max Depth: | 3.08 ft | Discharge Coefficients | |
| Max Width: | 2.00 ft | Weir Default: | 3.200 |
| Fillet: | 0.00 ft | Weir Table: | |
| | | Orifice Default: | 0.600 |
| | | Orifice Table: | |

Weir Comment:

| Weir Component | | | |
|---|---|---|---|
| Weir: | 2 | Bottom Clip | |
| Weir Count: | 1 | Default: | 0.00 ft |
| Weir Flow Direction: | Both | Op Table: | |
| Damping: | 0.0000 ft | Ref Node: | |
| Weir Type: | Sharp Crested Vertical | Top Clip | |
| Geometry Type: | Rectangular | Default: | 0.00 ft |
| Invert: | 124.00 ft | Op Table: | |
| Control Elevation: | 124.00 ft | Ref Node: | |
| Max Depth: | 1.80 ft | Discharge Coefficients | |
| Max Width: | 0.75 ft | Weir Default: | 3.200 |
| Fillet: | 0.00 ft | Weir Table: | |
| | | Orifice Default: | 0.600 |
| | | Orifice Table: | |

Weir Comment:

Drop Structure Comment:

| Percolation Link: Pond 1 Perc | | | |
|---|---|---|---|
| Scenario: | Scenario1 | Surface Area Option: | Vary Based on Stage/Area Table |
| From Node: | Pond 1 | | |
| To Node: | GW 1 | Vertical Flow Termination: | Horizontal Flow Algorithm |
| Link Count: | 1 | Perimeter 1: | 686.00 ft |
| Flow Direction: | Both | Perimeter 2: | 1383.00 ft |
| Aquifer Base Elevation: | 105.00 ft | Perimeter 3: | 2225.00 ft |
| Water Table Elevation: | 110.00 ft | Distance P1 to P2: | 100.00 ft |
| Annual Recharge Rate: | 0 ipy | Distance P2 to P3: | 200.00 ft |
| Horizontal Conductivity: | 11.780 fpd | # of Cells P1 to P2: | 20 |
| Vertical Conductivity: | 7.850 fpd | # of Cells P2 to P3: | 50 |
| Fillable Porosity: | 0.250 | | |
| Layer Thickness: | 15.00 ft | | |

Comment:

| Percolation Link: Pond 2 Perc | | | |
|---|---|---|---|
| Scenario: | Scenario1 | Surface Area Option: | Vary Based on Stage/Area Table |
| From Node: | Pond 2 | | |
| To Node: | GW 2 | Vertical Flow Termination: | Horizontal Flow Algorithm |
| Link Count: | 1 | Perimeter 1: | 299.00 ft |
| Flow Direction: | Both | Perimeter 2: | 927.00 ft |
| Aquifer Base Elevation: | 115.00 ft | Perimeter 3: | 1555.00 ft |
| Water Table Elevation: | 120.00 ft | Distance P1 to P2: | 100.00 ft |
| Annual Recharge Rate: | 0 ipy | Distance P2 to P3: | 200.00 ft |
| Horizontal Conductivity: | 20.000 fpd | # of Cells P1 to P2: | 20 |
| Vertical Conductivity: | 13.350 fpd | # of Cells P2 to P3: | 50 |
| Fillable Porosity: | 0.250 | | |
| Layer Thickness: | 15.00 ft | | |

Comment:

| Pipe Link: Pond 2 Pipe | | Upstream | | Downstream | |
|---|---|---|---|---|---|
| Scenario: | Scenario1 | Invert: | 128.10 ft | Invert: | 120.50 ft |
| From Node: | Pond 2 | Manning's N: | 0.0100 | Manning's N: | 0.0100 |
| To Node: | Pond 1 | Geometry: Circular | | Geometry: Circular | |
| Link Count: | 1 | Max Depth: | 1.50 ft | Max Depth: | 1.50 ft |
| Flow Direction: | Both | Bottom Clip | | | |
| Damping: | 0.0000 ft | Default: | 0.00 ft | Default: | 0.00 ft |
| Length: | 923.00 ft | Op Table: | | Op Table: | |
| FHWA Code: | 3 | Ref Node: | | Ref Node: | |

| | | | | | |
|---|---|---|---|---|---|
| Entr Loss Coef: | 1.00 | Manning's N: | 0.0000 | Manning's N: | 0.0000 |
| Exit Loss Coef: | 1.00 | Top Clip | | | |
| Bend Loss Coef: | 0.50 | Default: | 0.00 ft | Default: | 0.00 ft |
| Bend Location: | 0.33 dec | Op Table: | | Op Table: | |
| Energy Switch: | Energy | Ref Node: | | Ref Node: | |
| | | Manning's N: | 0.0000 | Manning's N: | 0.0000 |

Comment:

## Simulation: 72 Hour Recovery

Scenario: 72 Hour Recovery
Run Date/Time: 10/24/2025 1:37:13 PM
Program Version: StormWise 4.08.02

### General

Run Mode: Normal

| | Year | Month | Day | Hour [hr] |
|---|---|---|---|---|
| Start Time: | 0 | 0 | 0 | 0.0000 |
| End Time: | 0 | 0 | 0 | 72.0000 |

| | 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 | Ia/S: | 0.20 dec |
| dZ Tolerance: | 0.0010 ft | | |
| Max dZ: | 1.0000 ft | Smp/Man Basin Rain Opt: | No Rainfall |
| Link Optimizer Tol: | 0.0001 ft | | |
| | | Dflt Damping (1D): | 0.0050 ft |
| | | Min Node Srf Area (1D): | 100 ft2 |
| | | Energy Switch (1D): | Energy |

Comment:

## Simulation: 10 yr - 2 hr

| | |
|---|---|
| Scenario: | Scenario1 |
| Run Date/Time: | 10/24/2025 1:37:19 PM |
| Program Version: | StormWise 4.08.02 |

## General

Run Mode: Normal

| | Year | Month | Day | Hour [hr] |
|---|---|---|---|---|
| Start Time: | 0 | 0 | 0 | 0.0000 |
| End Time: | 0 | 0 | 0 | 2.0000 |

| | 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

IA Recovery Time: 24.0000 hr
Ia/S: 0.20 dec
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~FDOT-2
Rainfall Amount: 3.54 in
Storm Duration: 2.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

## Simulation: 100 yr - 24 hr

Scenario: Scenario1
Run Date/Time: 10/24/2025 1:37:22 PM
Program Version: StormWise 4.08.02

## General

Run Mode: Normal

| | Year | Month | Day | Hour [hr] |
|---|---|---|---|---|
| Start Time: | 0 | 0 | 0 | 0.0000 |
| End Time: | 0 | 0 | 0 | 24.0000 |

| | 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

IA Recovery Time: 24.0000 hr
Ia/S: 0.20 dec
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~FLMOD
Rainfall Amount: 10.30 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: 25 yr - 96 hr

| | |
|---|---|
| Scenario: | Scenario1 |
| Run Date/Time: | 10/24/2025 1:37:31 PM |
| Program Version: | StormWise 4.08.02 |

### General

Run Mode: Normal

| | Year | Month | Day | Hour [hr] |
|---|---|---|---|---|
| Start Time: | 0 | 0 | 0 | 0.0000 |
| End Time: | 0 | 0 | 0 | 432.0000 |

| | 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 | Ia/S: | 0.20 dec |
| dZ Tolerance: | 0.0010 ft | | |
| Max dZ: | 1.0000 ft | Smp/Man Basin Rain Opt: | Global |
| Link Optimizer Tol: | 0.0001 ft | | |
| | | Rainfall Name: | ~SJRWMD-96 |
| | | Rainfall Amount: | 10.40 in |
| | | Storm Duration: | 96.0000 hr |
| | | Dflt Damping (1D): | 0.0050 ft |
| | | Min Node Srf Area (1D): | 100 ft2 |
| | | Energy Switch (1D): | Energy |

Comment:

## Simulation: 25 yr -24 hr

| | |
|---|---|
| Scenario: | Scenario1 |
| Run Date/Time: | 10/24/2025 1:38:13 PM |
| Program Version: | StormWise 4.08.02 |

## General

Run Mode: Normal

| | Year | Month | Day | Hour [hr] |
|---|---|---|---|---|
| Start Time: | 0 | 0 | 0 | 0.0000 |
| End Time: | 0 | 0 | 0 | 24.0000 |

| | 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 | Ia/S: | 0.20 dec |
| dZ Tolerance: | 0.0010 ft | | |
| Max dZ: | 1.0000 ft | Smp/Man Basin Rain Opt: | Global |
| Link Optimizer Tol: | 0.0001 ft | | |
| | | Rainfall Name: | ~FLMOD |
| | | Rainfall Amount: | 7.49 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: 50 yr - 24 hr**

Scenario: Scenario1
Run Date/Time: 10/24/2025 1:38:19 PM
Program Version: StormWise 4.08.02

**General**

Run Mode: Normal

| Year | Month | Day | Hour [hr] |
|---|---|---|---|

| | | | | |
|---|---|---|---|---|
| Start Time: | 0 | 0 | 0 | 0.0000 |
| End Time: | 0 | 0 | 0 | 24.0000 |

| | 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 | Ia/S: | 0.20 dec |
| dZ Tolerance: | 0.0010 ft | | |
| Max dZ: | 1.0000 ft | Smp/Man Basin Rain Opt: | Global |
| Link Optimizer Tol: | 0.0001 ft | | |
| | | Rainfall Name: | ~FLMOD |
| | | Rainfall Amount: | 8.84 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 Annual

Scenario: Scenario1
Run Date/Time: 10/24/2025 1:38:24 PM
Program Version: StormWise 4.08.02

## General

Run Mode: Normal

| | Year | Month | Day | Hour [hr] |
|---|---|---|---|---|
| Start Time: | 0 | 0 | 0 | 0.0000 |
| End Time: | 0 | 0 | 0 | 24.0000 |

| | 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:

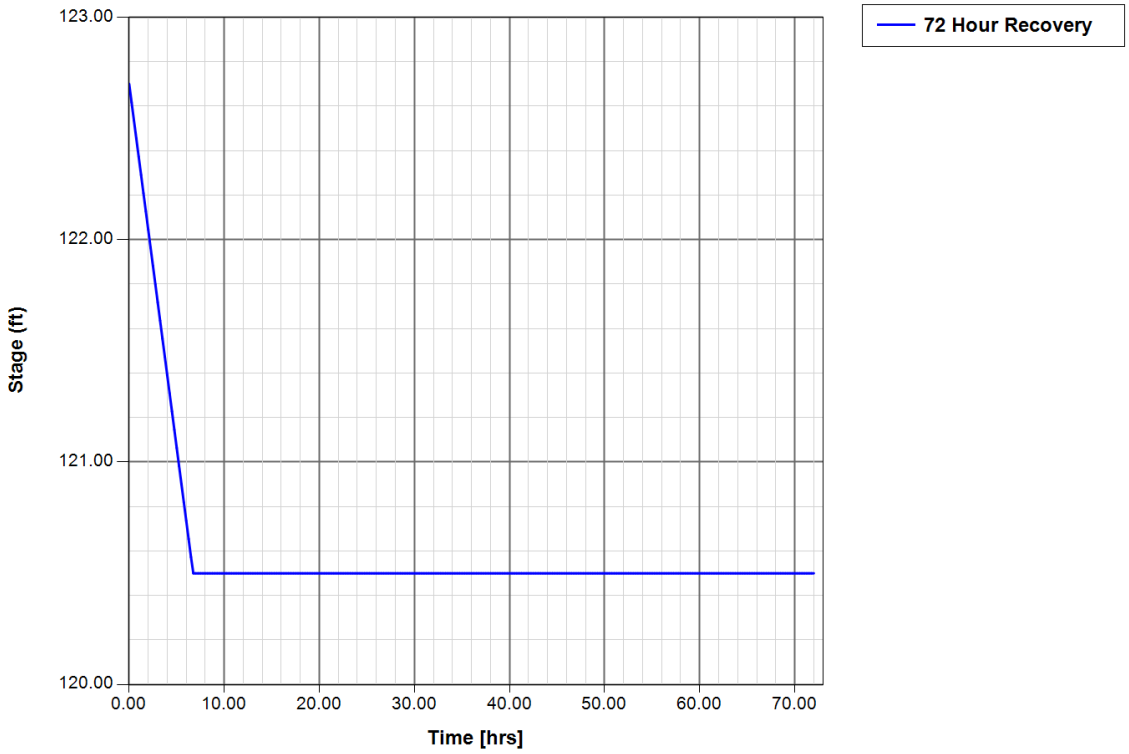
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

## Tolerances & Options

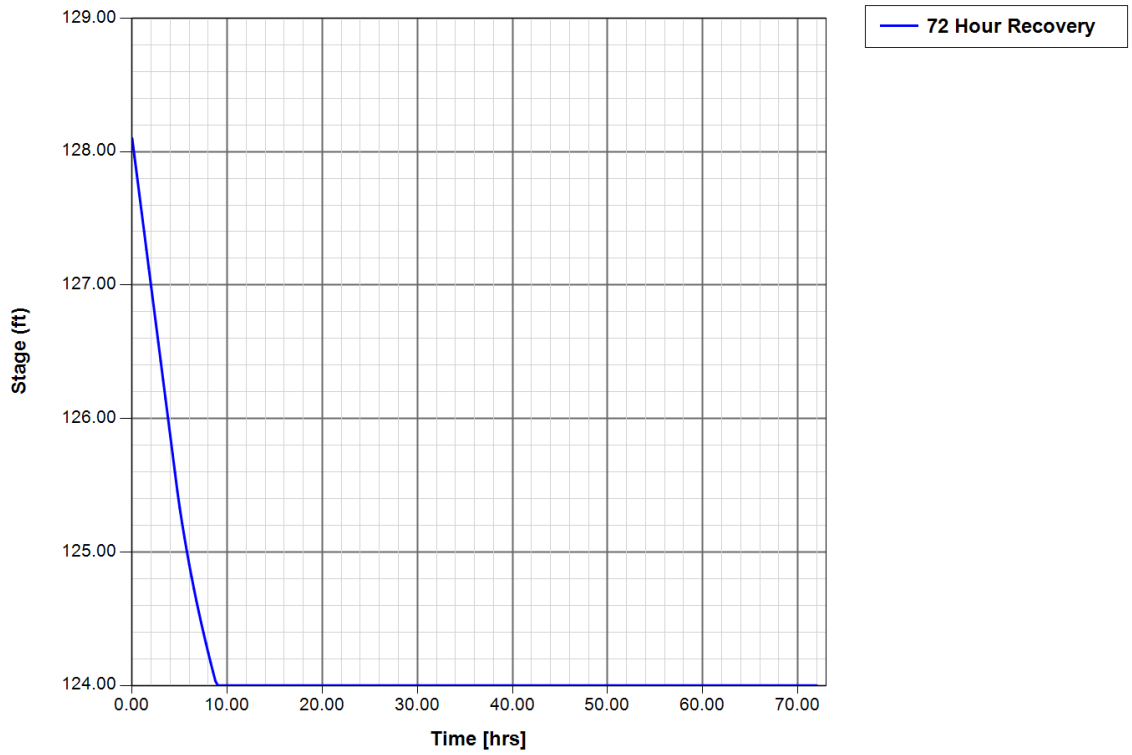
| | | | |
|---|---|---|---|
| Time Marching: | SAOR | IA Recovery Time: | 24.0000 hr |
| Max Iterations: | 6 | | |
| Over-Relax Weight Fact: | 0.5 dec | Ia/S: | 0.20 dec |
| dZ Tolerance: | 0.0010 ft | | |
| Max dZ: | 1.0000 ft | Smp/Man Basin Rain Opt: | Global |
| Link Optimizer Tol: | 0.0001 ft | | |
| | | Rainfall Name: | ~FLMOD |
| | | Rainfall Amount: | 4.20 in |
| | | Storm Duration: | 24.0000 hr |
| | | Dflt Damping (1D): | 0.0050 ft |
| | | Min Node Srf Area (1D): | 100 ft2 |
| | | Energy Switch (1D): | Energy |

Comment:

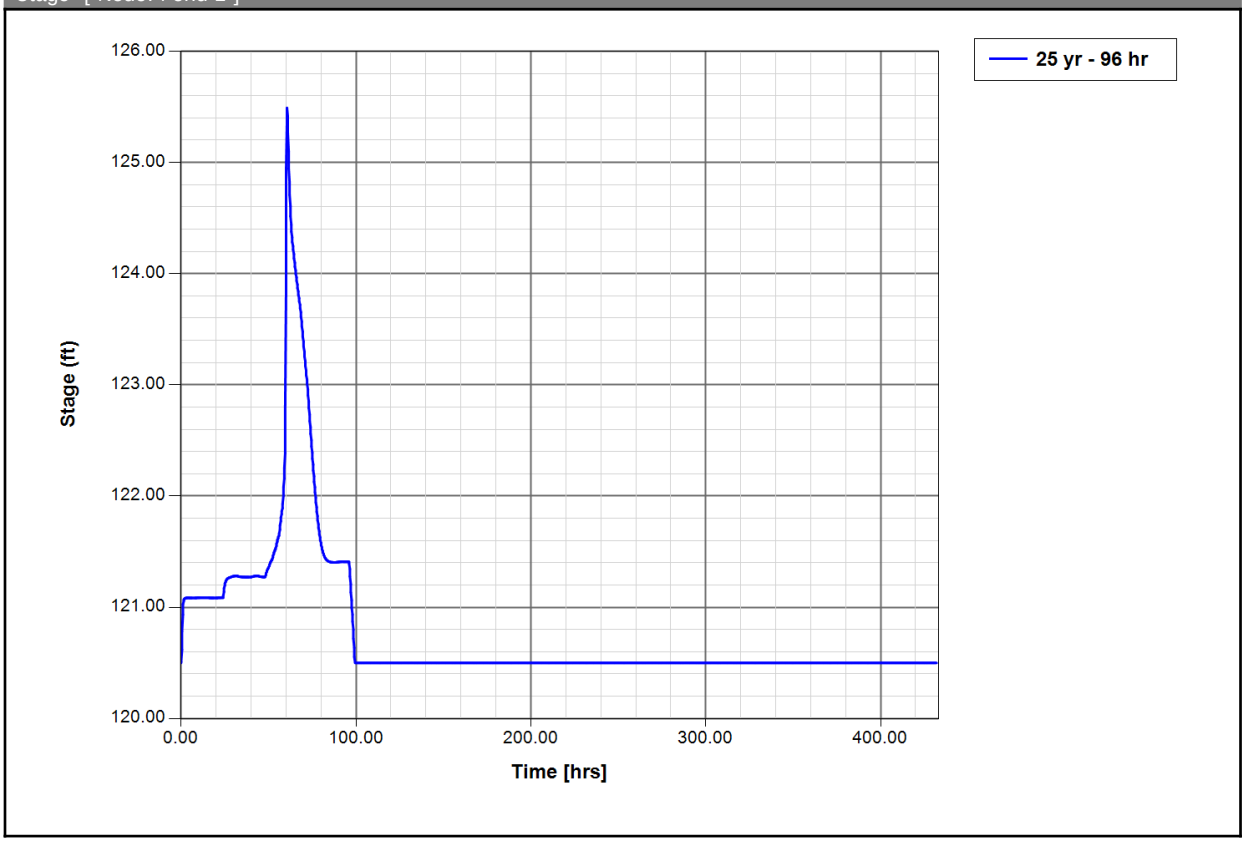
Stage [ Node: Pond 1 ]



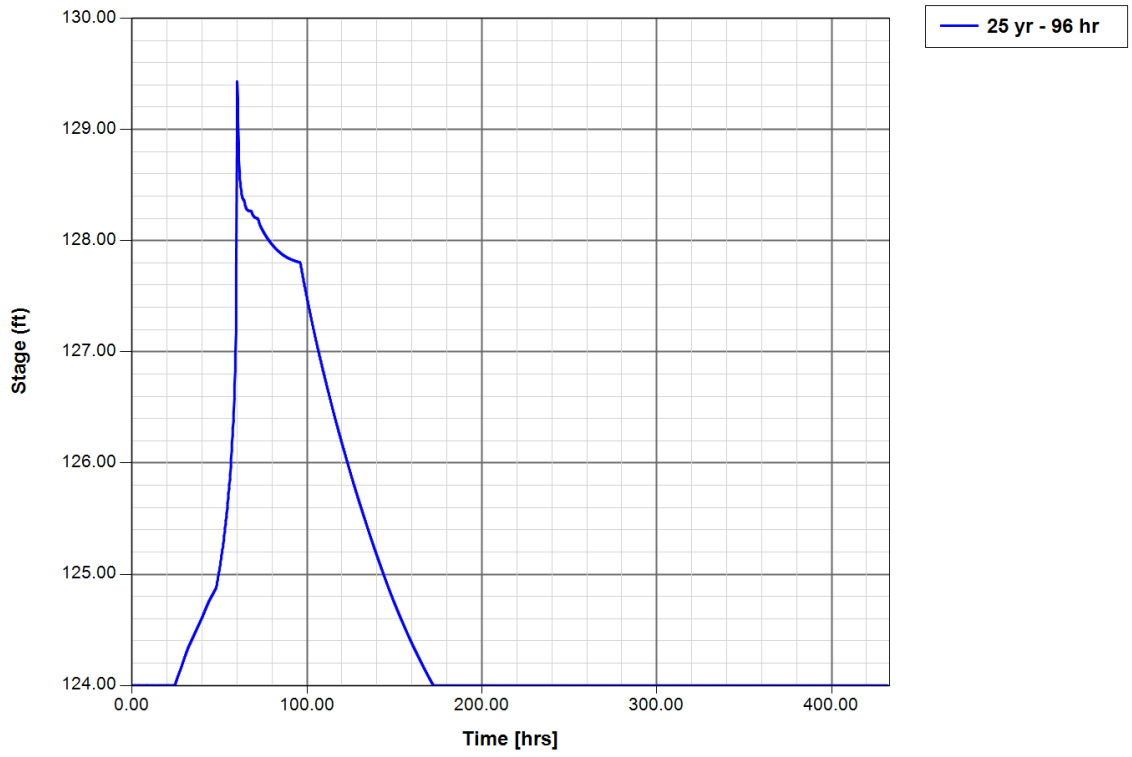
Stage [ Node: Pond 2 ]



Stage [ Node: Pond 1 ]



Stage [ Node: Pond 2 ]



Node Mass Balance Detailed [Scenario1]

| Node Name | Sim Name | Total Base [ft3] | Total Basin [ft3] | Total External [ft3] | Total Seepage [ft3] | Total Irrigation [ft3] | Total Link [ft3] | Stored (Flow Based) [ft3] | Stored (Geo Based) [ft3] | % Error Inflow |
|---|---|---|---|---|---|---|---|---|---|---|
| Post-Dev 1 : In | 25 yr - 96 hr | 0 | 0 | 0 | 0 | 0 | 27989 | 27989 | 0 | N/A |
| Post-Dev 1 : Out | | 0 | 0 | 0 | 0 | 0 | 0 | | | |

Node Mass Balance Detailed [Scenario1]

| Node Name | Sim Name | Total Base [ft3] | Total Basin [ft3] | Total External [ft3] | Total Seepage [ft3] | Total Irrigation [ft3] | Total Link [ft3] | Stored (Flow Based) [ft3] | Stored (Geo Based) [ft3] | % Error Inflow |
|---|---|---|---|---|---|---|---|---|---|---|
| Pre-Dev 1 : In | 25 yr - 96 hr | 0 | 41536 | 0 | 0 | 0 | 0 | 41536 | 0 | N/A |
| Pre-Dev 1 : Out | | 0 | 0 | 0 | 0 | 0 | 0 | | | |

Pre-Dev Outfall Volume: 41,536 CF
Post-Dev Outfall Volume: 27,989 CF
Reduced outfall volume of 13,547 CF

Node Max Conditions : Multi Item | (sim, name) [72 Hour Recovery]

| Sim Name | Node Name | Warning Stage [ft] | Alert Stage [ft] | Max Stage [ft] | Min/Max Delta Stage [ft] | Max Total Inflow [cfs] | Max Total Outflow [cfs] | Max Surface Area [ft2] |
|---|---|---|---|---|---|---|---|---|
| 72 Hour Recovery | GW 1 | 0.00 | 0.00 | 110.00 | 0.0000 | 0.39 | 0.00 | 0 |
| 72 Hour Recovery | GW 2 | 0.00 | 0.00 | 115.00 | 0.0000 | 0.66 | 0.00 | 0 |
| 72 Hour Recovery | Pond 1 | 126.50 | 0.00 | 122.70 | -0.0009 | 0.00 | 0.39 | 4305 |
| 72 Hour Recovery | Pond 2 | 130.00 | 0.00 | 128.10 | -0.0010 | 0.00 | 0.66 | 4300 |

Node Max Conditions : Multi Item | (sim, name) [Scenario1]

| Sim Name | Node Name | Warning Stage [ft] | Alert Stage [ft] | Max Stage [ft] | Min/Max Delta Stage [ft] | Max Total Inflow [cfs] | Max Total Outflow [cfs] | Max Surface Area [ft2] |
|---|---|---|---|---|---|---|---|---|
| 10 yr - 2 hr | GW 1 | 0.00 | 0.00 | 110.00 | 0.0000 | 0.76 | 0.00 | 0 |
| 10 yr - 2 hr | GW 2 | 0.00 | 0.00 | 115.00 | 0.0000 | 0.75 | 0.00 | 0 |
| 10 yr - 2 hr | Pond 1 | 126.50 | 0.00 | 124.34 | 0.0010 | 4.27 | 1.22 | 8333 |
| 10 yr - 2 hr | Pond 2 | 130.00 | 0.00 | 128.69 | -0.0010 | 5.63 | 2.08 | 5130 |
| 10 yr - 2 hr | Post-Dev 1 | 0.00 | 0.00 | 0.00 | 0.0000 | 0.46 | 0.00 | 0 |
| 10 yr - 2 hr | Pre-Dev 1 | 0.00 | 0.00 | 0.00 | 0.0000 | 0.40 | 0.00 | 0 |
| 10 yr - 2 hr | Pre-Dev 2 | 0.00 | 0.00 | 0.00 | 0.0000 | 0.34 | 0.00 | 0 |
| 100 yr - 24 hr | GW 1 | 0.00 | 0.00 | 110.00 | 0.0000 | 1.11 | 0.00 | 0 |
| 100 yr - 24 hr | GW 2 | 0.00 | 0.00 | 115.00 | 0.0000 | 0.78 | 0.00 | 0 |
| 100 yr - 24 hr | Pond 1 | 126.50 | 0.00 | 125.94 | -0.0010 | 15.24 | 9.24 | 12279 |
| 100 yr - 24 hr | Pond 2 | 130.00 | 0.00 | 129.69 | 0.0010 | 11.07 | 7.96 | 5786 |
| 100 yr - 24 hr | Post-Dev 1 | 0.00 | 0.00 | 0.00 | 0.0000 | 8.13 | 0.00 | 0 |
| 100 yr - 24 hr | Pre-Dev 1 | 0.00 | 0.00 | 0.00 | 0.0000 | 6.60 | 0.00 | 0 |
| 100 yr - 24 hr | Pre-Dev 2 | 0.00 | 0.00 | 0.00 | 0.0000 | 4.95 | 0.00 | 0 |
| 25 yr - 96 hr | GW 1 | 0.00 | 0.00 | 110.00 | 0.0000 | 1.01 | 0.00 | 0 |
| 25 yr - 96 hr | GW 2 | 0.00 | 0.00 | 115.00 | 0.0000 | 0.66 | 0.00 | 0 |
| 25 yr - 96 hr | Pond 1 | 126.50 | 0.00 | 125.49 | -0.0010 | 12.57 | 5.38 | 11169 |
| 25 yr - 96 hr | Pond 2 | 130.00 | 0.00 | 129.43 | 0.0010 | 9.21 | 6.15 | 5562 |
| 25 yr - 96 | Post-Dev 1 | 0.00 | 0.00 | 0.00 | 0.0000 | 4.37 | 0.00 | 0 |

| Sim Name | Node Name | Warning Stage [ft] | Alert Stage [ft] | Max Stage [ft] | Min/Max Delta Stage [ft] | Max Total Inflow [cfs] | Max Total Outflow [cfs] | Max Surface Area [ft2] |
|---|---|---|---|---|---|---|---|---|
| hr | | | | | | | | |
| 25 yr - 96 hr | Pre-Dev 1 | 0.00 | 0.00 | 0.00 | 0.0000 | 6.15 | 0.00 | 0 |
| 25 yr - 96 hr | Pre-Dev 2 | 0.00 | 0.00 | 0.00 | 0.0000 | 4.59 | 0.00 | 0 |
| 25 yr -24 hr | GW 1 | 0.00 | 0.00 | 110.00 | 0.0000 | 0.91 | 0.00 | 0 |
| 25 yr -24 hr | GW 2 | 0.00 | 0.00 | 115.00 | 0.0000 | 0.77 | 0.00 | 0 |
| 25 yr -24 hr | Pond 1 | 126.50 | 0.00 | 125.02 | -0.0010 | 7.52 | 3.37 | 10005 |
| 25 yr -24 hr | Pond 2 | 130.00 | 0.00 | 129.10 | 0.0010 | 7.29 | 4.10 | 5362 |
| 25 yr -24 hr | Post-Dev 1 | 0.00 | 0.00 | 0.00 | 0.0000 | 2.46 | 0.00 | 0 |
| 25 yr -24 hr | Pre-Dev 1 | 0.00 | 0.00 | 0.00 | 0.0000 | 2.92 | 0.00 | 0 |
| 25 yr -24 hr | Pre-Dev 2 | 0.00 | 0.00 | 0.00 | 0.0000 | 2.23 | 0.00 | 0 |
| 50 yr - 24 hr | GW 1 | 0.00 | 0.00 | 110.00 | 0.0000 | 1.02 | 0.00 | 0 |
| 50 yr - 24 hr | GW 2 | 0.00 | 0.00 | 115.00 | 0.0000 | 0.78 | 0.00 | 0 |
| 50 yr - 24 hr | Pond 1 | 126.50 | 0.00 | 125.51 | -0.0010 | 11.10 | 5.48 | 11221 |
| 50 yr - 24 hr | Pond 2 | 130.00 | 0.00 | 129.39 | 0.0010 | 9.04 | 5.98 | 5536 |
| 50 yr - 24 hr | Post-Dev 1 | 0.00 | 0.00 | 0.00 | 0.0000 | 4.46 | 0.00 | 0 |
| 50 yr - 24 hr | Pre-Dev 1 | 0.00 | 0.00 | 0.00 | 0.0000 | 4.59 | 0.00 | 0 |
| 50 yr - 24 hr | Pre-Dev 2 | 0.00 | 0.00 | 0.00 | 0.0000 | 3.46 | 0.00 | 0 |
| Mean Annual | GW 1 | 0.00 | 0.00 | 110.00 | 0.0000 | 0.54 | 0.00 | 0 |
| Mean Annual | GW 2 | 0.00 | 0.00 | 115.00 | 0.0000 | 0.64 | 0.00 | 0 |
| Mean Annual | Pond 1 | 126.50 | 0.00 | 123.35 | -0.0010 | 2.91 | 0.54 | 6021 |
| Mean Annual | Pond 2 | 130.00 | 0.00 | 128.06 | 0.0010 | 3.84 | 0.64 | 4265 |
| Mean Annual | Post-Dev 1 | 0.00 | 0.00 | 0.00 | 0.0000 | 0.00 | 0.00 | 0 |
| Mean Annual | Pre-Dev 1 | 0.00 | 0.00 | 0.00 | 0.0000 | 0.26 | 0.00 | 0 |
| Mean Annual | Pre-Dev 2 | 0.00 | 0.00 | 0.00 | 0.0000 | 0.21 | 0.00 | 0 |

Link Min/Max Conditions : Multi Item | (sim, name) [72 Hour Recovery]

| Sim Name | Link Name | Max Flow [cfs] | Min Flow [cfs] | Min/Max Delta Flow [cfs] | Max Us Velocity [fps] | Max Ds Velocity [fps] | Max Avg Velocity [fps] |
|---|---|---|---|---|---|---|---|
| 72 Hour Recovery | Pond 1 Perc | 0.39 | 0.00 | -0.01 | 0.00 | 0.00 | 0.00 |
| 72 Hour Recovery | Pond 2 Perc | 0.66 | 0.00 | -0.06 | 0.00 | 0.00 | 0.00 |

Link Min/Max Conditions : Multi Item | (sim, name) [Scenario1]

| Sim Name | Link Name | Max Flow [cfs] | Min Flow [cfs] | Min/Max Delta Flow [cfs] | Max Us Velocity [fps] | Max Ds Velocity [fps] | Max Avg Velocity [fps] |
|---|---|---|---|---|---|---|---|
| 10 yr - 2 hr | Pond 1 Outfall - Pipe | 0.46 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 10 yr - 2 hr | Pond 1 Outfall - Weir: 1 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 10 yr - 2 hr | Pond 1 Outfall - Weir: 2 | 0.47 | 0.00 | 0.00 | 1.85 | 1.85 | 1.85 |
| 10 yr - 2 hr | Pond 1 Perc | 0.76 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 10 yr - 2 hr | Pond 2 Perc | 0.75 | 0.00 | 0.02 | 0.00 | 0.00 | 0.00 |
| 10 yr - 2 hr | Pond 2 Pipe | 1.34 | 0.00 | -0.01 | 2.09 | 0.76 | 1.42 |
| 100 yr - 24 hr | Pond 1 Outfall - Pipe | 8.13 | 0.00 | 0.02 | 0.00 | 0.00 | 0.00 |
| 100 yr - 24 hr | Pond 1 Outfall - Weir: 1 | 1.74 | 0.00 | 0.01 | 1.21 | 1.21 | 1.21 |
| 100 yr - 24 hr | Pond 1 Outfall - Weir: 2 | 6.39 | 0.00 | 0.00 | 4.73 | 4.73 | 4.73 |
| 100 yr - 24 hr | Pond 1 Perc | 1.11 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 100 yr - 24 hr | Pond 2 Perc | 0.78 | 0.00 | 0.02 | 0.00 | 0.00 | 0.00 |
| 100 yr - 24 hr | Pond 2 Pipe | 7.28 | 0.00 | -0.01 | 4.12 | 4.12 | 4.12 |
| 25 yr - 96 hr | Pond 1 Outfall - Pipe | 4.37 | 0.00 | 0.01 | 0.00 | 0.00 | 0.00 |
| 25 yr - 96 hr | Pond 1 Outfall - Weir: 1 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 25 yr - 96 hr | Pond 1 Outfall - Weir: 2 | 4.37 | 0.00 | 0.00 | 3.91 | 3.91 | 3.91 |
| 25 yr - 96 hr | Pond 1 Perc | 1.01 | 0.00 | -0.01 | 0.00 | 0.00 | 0.00 |
| 25 yr - 96 hr | Pond 2 Perc | 0.66 | 0.00 | 0.01 | 0.00 | 0.00 | 0.00 |
| 25 yr - 96 hr | Pond 2 Pipe | 5.55 | 0.00 | 0.01 | 3.35 | 3.14 | 3.24 |
| 25 yr -24 hr | Pond 1 | 2.46 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

| Sim Name | Link Name | Max Flow [cfs] | Min Flow [cfs] | Min/Max Delta Flow [cfs] | Max Us Velocity [fps] | Max Ds Velocity [fps] | Max Avg Velocity [fps] |
|---|---|---|---|---|---|---|---|
| | Outfall - Pipe | | | | | | |
| 25 yr -24 hr | Pond 1 Outfall - Weir: 1 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 25 yr -24 hr | Pond 1 Outfall - Weir: 2 | 2.46 | 0.00 | 0.00 | 3.23 | 3.23 | 3.23 |
| 25 yr -24 hr | Pond 1 Perc | 0.91 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 25 yr -24 hr | Pond 2 Perc | 0.77 | 0.00 | 0.02 | 0.00 | 0.00 | 0.00 |
| 25 yr -24 hr | Pond 2 Pipe | 3.45 | 0.00 | 0.01 | 2.77 | 1.95 | 2.36 |
| 50 yr - 24 hr | Pond 1 Outfall - Pipe | 4.46 | 0.00 | -0.01 | 0.00 | 0.00 | 0.00 |
| 50 yr - 24 hr | Pond 1 Outfall - Weir: 1 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 50 yr - 24 hr | Pond 1 Outfall - Weir: 2 | 4.46 | 0.00 | 0.00 | 3.93 | 3.93 | 3.93 |
| 50 yr - 24 hr | Pond 1 Perc | 1.02 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 50 yr - 24 hr | Pond 2 Perc | 0.78 | 0.00 | 0.02 | 0.00 | 0.00 | 0.00 |
| 50 yr - 24 hr | Pond 2 Pipe | 5.31 | 0.00 | -0.01 | 3.28 | 3.00 | 3.14 |
| Mean Annual | Pond 1 Outfall - Pipe | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Mean Annual | Pond 1 Outfall - Weir: 1 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Mean Annual | Pond 1 Outfall - Weir: 2 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Mean Annual | Pond 1 Perc | 0.54 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Mean Annual | Pond 2 Perc | 0.64 | 0.00 | 0.01 | 0.00 | 0.00 | 0.00 |
| Mean Annual | Pond 2 Pipe | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

Simple Basin : Multi Item | (sim, name) : Runoff Summary [Scenario1]

| Sim Name | Basin Name | Max Flow [cfs] | Time to Max Flow [hrs] | Total Rainfall [in] | Total Runoff [in] | Area [ac] |
|---|---|---|---|---|---|---|
| 10 yr - 2 hr | Post-Basin 1 | 4.27 | 0.8667 | 3.54 | 1.41 | 2.8900 |
| 10 yr - 2 hr | Post-Basin 2 | 5.63 | 0.8667 | 3.54 | 1.83 | 2.9500 |
| 10 yr - 2 hr | Post-OS-3 | 0.01 | 2.0000 | 3.54 | 0.01 | 0.3000 |
| 10 yr - 2 hr | Pre-Basin 1 | 0.38 | 1.6167 | 3.54 | 0.12 | 2.9700 |
| 10 yr - 2 hr | Pre-Basin 2 | 0.34 | 1.7500 | 3.54 | 0.10 | 2.8700 |
| 10 yr - 2 hr | Pre-OS-3 | 0.02 | 1.6667 | 3.54 | 0.05 | 0.3000 |
| 100 yr - 24 hr | Post-Basin 1 | 9.18 | 12.0833 | 10.30 | 5.58 | 2.8900 |
| 100 yr - 24 hr | Post-Basin 2 | 11.07 | 12.0833 | 10.30 | 6.56 | 2.9500 |
| 100 yr - 24 hr | Post-OS-3 | 0.42 | 12.0833 | 10.30 | 2.25 | 0.3000 |
| 100 yr - 24 hr | Pre-Basin 1 | 6.06 | 12.1333 | 10.30 | 3.47 | 2.9700 |
| 100 yr - 24 hr | Pre-Basin 2 | 4.95 | 12.2500 | 10.30 | 3.46 | 2.8700 |
| 100 yr - 24 hr | Pre-OS-3 | 0.57 | 12.0667 | 10.30 | 2.79 | 0.3000 |
| 25 yr - 96 hr | Post-Basin 1 | 7.80 | 60.0500 | 10.40 | 5.68 | 2.8900 |
| 25 yr - 96 hr | Post-Basin 2 | 9.21 | 60.0500 | 10.40 | 6.66 | 2.9500 |
| 25 yr - 96 hr | Post-OS-3 | 0.42 | 60.0500 | 10.40 | 2.31 | 0.3000 |
| 25 yr - 96 hr | Pre-Basin 1 | 5.64 | 60.1000 | 10.40 | 3.56 | 2.9700 |
| 25 yr - 96 hr | Pre-Basin 2 | 4.59 | 60.1667 | 10.40 | 3.57 | 2.8700 |
| 25 yr - 96 hr | Pre-OS-3 | 0.54 | 60.0500 | 10.40 | 2.87 | 0.3000 |
| 25 yr -24 hr | Post-Basin 1 | 5.74 | 12.0833 | 7.49 | 3.66 | 2.8900 |
| 25 yr -24 hr | Post-Basin 2 | 7.29 | 12.0833 | 7.49 | 4.45 | 2.9500 |
| 25 yr -24 hr | Post-OS-3 | 0.13 | 12.2833 | 7.49 | 0.95 | 0.3000 |
| 25 yr -24 hr | Pre-Basin 1 | 2.71 | 12.1667 | 7.49 | 1.74 | 2.9700 |
| 25 yr -24 hr | Pre-Basin 2 | 2.23 | 12.3000 | 7.49 | 1.74 | 2.8700 |
| 25 yr -24 hr | Pre-OS-3 | 0.22 | 12.0833 | 7.49 | 1.29 | 0.3000 |
| 50 yr - 24 hr | Post-Basin 1 | 7.32 | 12.0833 | 8.84 | 4.56 | 2.8900 |
| 50 yr - 24 hr | Post-Basin 2 | 9.04 | 12.0833 | 8.84 | 5.44 | 2.9500 |
| 50 yr - 24 hr | Post-OS-3 | 0.25 | 12.0833 | 8.84 | 1.52 | 0.3000 |
| 50 yr - 24 hr | Pre-Basin 1 | 4.24 | 12.1500 | 8.84 | 2.53 | 2.9700 |
| 50 yr - 24 hr | Pre-Basin 2 | 3.46 | 12.2833 | 8.84 | 2.52 | 2.8700 |
| 50 yr - 24 hr | Pre-OS-3 | 0.37 | 12.0833 | 8.84 | 1.96 | 0.3000 |
| Mean Annual | Post-Basin 1 | 2.91 | 12.0833 | 4.20 | 1.78 | 2.8900 |
| Mean Annual | Post-Basin 2 | 3.84 | 12.0833 | 4.20 | 2.28 | 2.9500 |
| Mean Annual | Post-OS-3 | 0.00 | 18.5333 | 4.20 | 0.07 | 0.3000 |
| Mean Annual | Pre-Basin 1 | 0.26 | 12.4000 | 4.20 | 0.32 | 2.9700 |
| Mean Annual | Pre-Basin 2 | 0.21 | 12.5333 | 4.20 | 0.32 | 2.8700 |
| Mean Annual | Pre-OS-3 | 0.01 | 12.5833 | 4.20 | 0.16 | 0.3000 |

December 9, 2020

Mr. Eliot Eppes Kerlin
1817 Ems
Fort Worth, TX 76116

Sent Via Email: ekjemail@gmail.com

**Re: Phase I Update**
**Kerlin Family Property: 12503 East Minneola St., Minneola, FL 34711**

Dear Mr. Kerlin

SLR International Corporation (SLR) is pleased to provide this letter report presenting the findings of SLR's Phase I Environmental Site Assessment (ESA) Update of the approximately 7-acre property addressed as 12503 East Minneola St in Clermont, Lake County, Florida.

**BACKGROUND**

The original Phase I ESA titled *Phase I Environmental Site Assessment – 30 Acre Property on East Minneola Street, Minneola, Lake County, Florida* was prepared for Minneola Elementary Charter School; prepared by Cavin Geotechnical & Environmental, LLC; and dated April 26, 2017 (2017 Report). Approximately 23 acres of the 30-acre property were sold and the Kerlin family retained the remaining approximate 7-acres. This remaining acreage ('Site') is the subject of this report (see Figure 1).

SLR was asked by the property owner representatives to review the findings of the 2017 Report and to provide advice regarding next steps. After reviewing the 2017 Report, Mr. Randall T. Rees of SLR met with property owner representatives at the Site for a tour and to complete a visual inspection. At the time of the site visit SLR provided advice on options related to the formerly used underground storage tank (UST) that remained on the property and was discussed in the 2017 Report. At Mr. Eliot Kerlin Jr.'s request, SLR's identified a qualified contractor to remove and secure regulatory closure for the UST. The UST was removed in August of 2019 and received closure from the Florida Department of Environmental Protection in September of 2019. In late November of 2020 SLR was asked to provide an Update to the 2017 Report as it pertained to the approximate 7-acre property.

**OBJECTIVE AND SCOPE OF WORK**

The objective of this Phase I ESA Update was to complete an evaluation of the Site for the presence of recognized environmental conditions (RECs), historical recognized environmental conditions (HRECs), or controlled recognized environmental conditions (CRECs) as defined by the ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation E 1527-13 (ASTM E1527) for the Site.

The work performed by SLR to meet the objective included:

- A review of the April 2017 Report,
- A review of current and historical aerial photography of the Site,
- Interviews with members of the Eliot Kerlin family knowledgeable of activities on the Site's history and activity since the April 2017 Report,
- A review of current environmental regulatory agency listings within the ASTM Search distances,
- A site reconnaissance of the property to evaluate if significant changes have occurred with respect to environmental conditions at the Site,
- Evaluate documentation associated with the underground storage tank (UST) removal that occurred after the April 2017 report, and
- Provide opinion regarding the presence of recognized environmental conditions at the Site.

The ASTM Practice defines a REC as:

"…the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis conditions* that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate government agencies…"

The ASTM Practice defines a HREC as:

"…an environmental condition, which in the past would have been considered a REC, but which may or may not be considered a REC currently. The final decision rests with the *environmental professional* and will be influenced by the current impact of the HREC on the Site. If a past release of any hazardous substances or petroleum products has occurred in connection with the property and has been remediated, with such remediation accepted by the responsible regulatory agency, this condition shall be considered an HREC…"

The ASTM Practice defines a CREC as:

"…a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls…)"

This assessment is intended to permit the User to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) liability. If RECs are

identified during this assessment, there may be continuing obligations on the part of the User to maintain their CERCLA liability limitation.

**PROJECT INFORMATION**

| | | | |
|---|---|---|---|
| **Client ("User") Information:** | Mr. Eliot Eppes Kerlin<br>5855 Milton St., Apt 409<br>Dallas, TX 75206 | **Consultant Information:** | SLR International Corporation<br>1800 Blankenship Road, St. 440<br>West Linn, OR 97068 |
| | **Client Contact** | | **Project Manager** |
| **Name:** | Mr. Eliot Kerlin Jr. (son of current owner, Mr. Eliot Eppes Kerlin) | **Name:** | Randall T. Rees |
| **Phone:** | (214) 317-9737 | **Phone:** | (503) 504-0223 |
| | | **E-mail:** | rrees@slrconsulting.com |
| **Site Location:** | 12503 East Minneola St<br>Minneola, FL<br>Lake County | **Inspection Dates:** | June 16, 2018 |
| | | **Interview Date:** | June 16, 2018 and November 18, 2020 |
| | | **Records Date:** | December 2020 |
| | | **Site Assessors:** | Randall T. Rees |
| | | **Environmental Professional:** | Randall T. Rees |

**RELIANCE**

This report was prepared for the exclusive use of the Eliot Kerlin Family. No other entity may rely on the information presented in the report without the express written consent of SLR International Corporation. Any use of this Phase I Update report constitutes acceptance of the terms and conditions under which it was prepared. SLR International Corporation's liability extends only to the parties identified above and not to any other parties who may obtain or use this report.

**USER-PROVIDED INFORMATION**

The following information was provided by the User of this Phase I Update report:

| User-Provided Information | Findings |
|---|---|
| Information on environmental liens on the Site: | The User reported no knowledge of environmental liens on the Site. |
| Information on Site activity and use limitations (AULs): | The User reported no knowledge related to AULs on the Site. |
| Specialized knowledge or experience of the User that is material to RECs in connection with the Site: | The User reported no special knowledge or experience material to RECs in connection with the Site, except as is presented in prior reports made available for review by the property owner. |
| Knowledge that Site purchase/sale price is significantly lower than market value: | The User has no knowledge that Site purchase/sale price is significantly lower than market value due to environmental matters. |
| Commonly known or reasonably ascertainable information about the Site material to RECs: | The User has reported no other commonly known or reasonably ascertainable information about the Site material to RECs at the Site, except as presented in reports provided by the property owner. |
| Reason why the User wants to have the Phase I Update performed: | To assist in the possible sale of the property to understand potential environmental conditions that could materially impact the Site. |

**PROVIDED DOCUMENTS**

Documents provided and reviewed as part of this report included:

*Phase I Environmental Site Assessment for 30 Acre Property on East Minneola Street, Minneola, Lake County,* Florida, prepared for Minneola Elementary Charter School, prepared by Cavin Geotechnical & Environmental, LLC, and dated April 26, 2017 (April 2017 Report).

*Florida Department of Environmental Protection Storage Tank Facility Registration Form,* prepared for submittal to the Florida DEP, prepared by Angelo A. Ippouto Jr, and dated August 6, 2019

*Underground Storage Tank Removal and Closure Report- Kerlin Property 12503 East Minneola Street, FDEP FAC ID 9817336*, prepared for Mr. Eliot Kerlin, prepared by Esciences, and dated August 2019 (August 2019 Report).

*Letter RE: Underground Storage Tank Removal and Closure Report – Lake -County, Kerlin Property 12503 Minneola St – FDEP Facility ID# 35/9817336,* prepared for Mr. Eliot Kerlin, prepared by, Florida Department of Environmental Protection, and dated September 9, 2019 (Sept 2019 Report).

As appropriate, information from these documents is integrated throughout this report.

**SITE RECONNAISSANCE**

The Subject Property an approximate 7-acre parcel of land that is rectangular in shape and was formerly the western most portion of the 30-acre parcel that was the subject of the April 2017 Report. On June 16, 2018 SLR conducted an inspection of the Site and was accompanied by Mr. Eliot Kerlin, son of the current property owner. During that Site visit the property appeared substantially as described in the 2017 Report and as depicted in the photographs of that report. Observations made during the June 2018 site inspection are presented below.

The Site was wooded with evidence of a remnant dirt unimproved landing strip. A metal building reportedly used as a hanger for small aircraft and related storage was present. Unlike the Assessors of the 2017 Report, SLR was able to secure access to the building and conducted a walk-through inspection. The contents and placement of the contents looked unchanged from photographs provided with the 2017 Report that were taken through windows. Overall, the interior resembled a cluttered over-sized homeowner's garage or shop. Observed present was an automobile, covered boat, lawn maintenance equipment and related gasoline cans, trash, cardboard, garbage can, storage containers, various basic shop supplies such as tools, fittings, and small home furnishings. Chemicals observed present were in retail-sized containers and like what would be found in a large residential garage such as WD-40; motor oil, and cleaners. No evidence of 35 or 55-gallon drums of chemical material was observed or reported.

The interior was cluttered but there were aisleways that allowed inspection of much of the floor surface which was concrete. No evidence of sumps or floor drains was observed in the visible areas of the floor surface and none were reported to be, or ever have been present. The observable floor surface was concrete, in good condition and absent significant staining or etching that would be indicative of significant releases or a pattern of releases having had occurred.

In addition to the hangar-type building, a small corrugated metal storage shed and an apparent woodshed, were observed. The storage shed had retail-size containers of a mix of materials such as small pesticide products, lubricants such as oil and WD-40, similar to what would be found in many residential garages. These structures were similar in appearance to what the photographs of the 2017 Report show.

As described in the 2017 Report, SLR observed remnants of: the former house that was reported to have burned down, including concrete steps and brick and wood debris; an apparent septic system proximate to the location of the prior residential structure; and a water well and apparent location of an aboveground

water storage tank. The apparent fill pipe for an underground storage tank and associated piping and small concrete pads likely associated with a dispenser were also observed. The only 55-gallon drums observed by SLR were rusted out drums that appeared to have been used as burn barrels. A few areas with small piles of assorted debris such as a few tires, scraps of wood and metal were observed.

**SUBJECT PROPERTY OPERATIONS AND HISTORY**

No active operations are conducted at the property. SLR interviewed the property owner and reviewed the Interview Question for Property Owner notes in the Appendix of the 2017 Report. The description of past use was consistent and was described as follows:

The property has been used as a family homestead from roughly 1899 through 2016 and has been in the family continuously since 1899. Mr. Eliot E. Kerlin lived on the property throughout the 1930's, 40's and 50's and inherited the property from his parents around 1980. The Site had a 3-bedroom, 2-story home what was heated with fuel oil that was stored in an AST. From the mid 1930's through the mid-1950s, Mr. Eliot E. Kerlin's father operated an airstrip on the property for the purpose of teaching students how to fly. It was a small sole-proprietor business. The air strip was reported active from about 1935 until approximately 1960 and it was always for personal use small private planes. The airstrip was reported in use from 1935-1960, a time when the family was reported as occupying the property.

A UST was reported to be associated with the hangar operations, and as described elsewhere in this report the UST was removed and received a Closure Letter. From about 1970 to the late 1980's the non-developed portion of the site had trees from the broader properties orange grove and after 1988 those areas have been untended pine trees with some orange trees remaining. From approximately the 1970s forward the homestead was rented out, until 2016 when the house burned down. Since the fire the Site has not been occupied. The fire was reported to have been started from a heat lamp when the house was occupied by a tenant. The property also provided limited production from citrus trees.

It was reported that for some duration after the mid-1950s the airstrip and hanger was used by an individual for storage of his crop-dusting plane. That individual used the hangar to store the plane and flew to a nearby location to load the appropriate agricultural chemicals. SLR did not identify evidence suggestive of the generation of chemical waste that would need to be disposed of; if chemicals were used at the property, they were likely products associated with lubricating a plane and automobiles, and general vehicle and property maintenance typical of what would be expected at rural residential areas.

In August of 2019, the 2,000-gallon capacity UST used for aviation fuel was removed and a Closure Report was submitted to the FDEP who issued a Closure Letter in September of 2019.

**INTERVIEW**

In addition to interviewing Mr. Eliot E. Kerlin in June of 2018, SLR interviewed Mr. Eliot Kerlin Jr. in November of 2020 regarding activity at the Site since SLR's June of 2018 Site inspection. Mr. Kerlin said that other than the UST removal and closure that SLR was aware of, no other activity had occurred. The

property continued to remain unoccupied and to his knowledge in the same condition. SLR's findings from the interview are presented in the Subject Property Operations and History section above.

**ENVIRONMENTAL DATABASE REVIEW**

SLR obtained an environmental regulatory agency database search report from Environmental Data Resources (EDR), a third-party environmental database search firm (Inquiry # 6281968.2s). The environmental database report is a search of federal and state databases for regulated facilities located on the Site or within a specified distance, depending on the nature of the listing. A complete copy of the database, including the date the report was prepared, the date the information was last updated, and the definition of databases searched is provided as an attachment to this report.

The only listing for the Site was on the UST database. The listing showed the status of the UST as 'CLOSED' with the UST having been removed as of August 15, 2019, previously containing aviation gasoline and having a capacity of 2,000 gallons. A copy of the UST Closure Report and subsequent Closure Letter are provided in the attached supporting documents.

None of the adjacent or other properties within the search distance had listings that represented a REC to the Site.

**PRIOR PHASE I ENVIRONMENTAL SITE ASSESSMENT**

The Site is an approximate 7-acre portion of property that was part of the 30-acre property that was the subject of the 2017 Report. That report described the Site much as it appeared during SLR's June 2018 site visit. The 2017 Report described the presence of the UST and several potential impacts from possible historical activities as representing RECs in connection with the Site. Regarding the former UST, based on the UST having been removed and a Closure Letter having been issued by the Florida Department of Environmental Protection, SLR does not consider the former UST to represent a REC in connection with the Site.

Regarding the other findings described as RECs in the 2017 Report, the airstrip was reported in use from 1935 through 1960, a period of time when the Kerlin family is reported to have resided at the Site. It is reasonable to expect that their knowledge of the potential for significant chemical use associated with the Site would be reliable, and reasonable to expect that they would not handle chemicals that may be present in a manner that caused significant environmental impairment to the long-term family homestead or risk their health as they resided on the property. Further:

- SLR did not identify evidence suggestive of the generation of chemical waste that would need to be disposed of; if chemicals were used at the property, they were likely products associated with lubricating a plane and automobiles, and general vehicle and property maintenance typical of

what would be expected at rural residential areas. Such materials typically are 'used-up' as product. No evidence of processes or activities that routinely produce chemical wastestreams were identified.

- SLR identified no evidence that the property was actively used in crop-dusting operations other than housing a plane that happened to be used for crop-dusting for a brief period of the property's history. The property has remained in the Kerlin family since 1899 and the current property owner is familiar with the property dating back to the 1930s. In an interview, the current property owner stated the only crop-dusting related activity was the property's airstrip and hangar being used to house a plane that was used for crop-dusting. Activities associated with crop-dusting were conducted at an off-site location flown to by the plane's operator.

- SLR was able to enter and visually inspect the hangar/warehouse structure. As described in this report, the contents of the interior did not have evidence of significant chemical storage or use, or the storage or use of materials and equipment associated with crop dusting or agricultural activities. The flooring was concrete and as visible during the walk-through did not show evidence of staining or etching indicative of high chemical use or mishandling of hazardous materials.

- SLR's site visit and review of aerial photographs did not reveal evidence suggestive of crop-dusting operations such as agricultural chemical mixing areas, access roads or staging indicative of commercial operations, or areas for washing or cleaning out plane tanks.

While there is always the possibility there may be some impact to the property related to the use of a private aircraft to instruct flying to students; the housing of a 3rd party's plane; routine maintenance of privately owned planes and perhaps automobiles that may have occurred at the Site; a few scattered rusted drums which likely and other activities that would be conducted at a family homestead dating back to 1889, based on the totality of the findings, SLR found no evidence of the use or storage of significant quantities of chemicals and believes the historic uses at the Site represent a *de minimis condition* that generally does not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate government agencies", and as such do not represent a REC to the Site.

Regarding ethylene dibromide (EDB), the 2017 Report states that *the FDEP maintains a database regarding Ethylene Dibromide (EDB) contamination in groundwater. EDB was commonly used in the past as a pesticide for citrus grove maintenance. The FDEP has mapped EDB impacted areas throughout the State of Florida. Review of the FDEP information indicated the subject property is located within an area which is impacted by EDB contamination in groundwater.*

SLR reviewed the 2017 Report and its attachments and was unable to find a document, website, or other details regarding the cited database. Further, SLR did not identify any EDB-related database in the environmental database attached to the 2017 Report.

The environmental database report obtained and reviewed by SLR includes in its suite of databases searched a database titled 'DEDB – Ethylene Dibromide Database Results'. The Site and properties within a ¼-mile of the Site were searched on this database and no listing were reported. SLR acknowledges there may be an additional database that shows groundwater plumes sourced from locations greater than ¼-mile away, and those plumes may extend to the Site, however SLR has not identified such.

**SUMMARY OF FINDINGS**

The approximate 7-acre Site has been in the Kerlin family continuously since 1899. After serving as residence and/or homestead available for use by family members. Around 1970 the residential structure was rented out until a fire burned down the residential structure in 2016. Since then the property has been unoccupied. While in the family an unimproved airstrip was used in the instruction of student pilots. When the teaching activity ceased, for a few years the hanger and airstrip were leased/rented out to an individual who had a plane used for cropdusting. No cropdusting-related activities took place at the Site; is served only to house the plane. The plane's owner flew to a nearby field to load the agricultural chemicals.

The only environmental database listing for the Site is related to the former UST. That listing shows the UST to have been removed and closure granted.

**CONCLUSIONS**

In the performance of a Phase I Environmental Site Assessment (ESA) Update for the Site, SLR has reached the following conclusions:

**Recognized Environmental Conditions (RECs)**

This assessment has revealed no evidence of recognized environmental conditions (RECs) in connection with the Site.

**Historical Recognized Environmental Conditions (HRECs)**

No evidence of historical recognized environmental conditions (HRECs) in connection with the Site.

**Controlled Recognized Environmental Conditions (CRECs)**

This assessment has revealed no evidence of controlled recognized environmental conditions (CRECs) in connection with the Site.

Please contact the undersigned if you have any questions regarding the information provided in this report.

Sincerely,
**SLR International Corporation**



Randall T. Rees
Managing Principal

Attachments:
EDR Database Report
2016 Phase I Report
Supporting Documentation

# Florida Department of Environmental Protection

**Contracted Local Program**
**3615 McCrory Place, Suite 200**
**Orlando, Florida 32803**

Ron DeSantis
Governor

Jeanette Nunez
Lt. Governor

Noah Valenstein
Secretary


September 9, 2019

Eliot Kerlin
5855 Milton St., Apt. 409
Dallas, TX 75206
Letter issued via email: PFLLCGEN@GMAIL.COM, ekjemail@gmail.com, and paul_kerlin@hotmail.com

**RE:** **Underground Storage Tank Removal and Closure Report**
Lake County – Regulated Storage Tanks
Kerlin Property
12503 Minneola St.
Clermont, FL 34711
**FDEP Facility ID#: 35/9817336**

Dear Mr. Kerlin:

The Orange County Environmental Protection Division (Division) is contracted with the Florida Department of Environmental Protection (Department) to conduct the Storage Tank System Compliance Verification Program for facilities located in Lake County.

Division staff completed review of the *Underground Storage Tank Removal and Closure Report* (report) dated August 2019, provided by your environmental consultant, E Sciences, Inc., documenting the the tank closure at the subject facility in August 2019.

The report appears to meet the requirements of 62-761, Florida Administrative Code, and no further closure assessment is necessary at this time.

Please note that the report is not equivalent to a full Chapter 62-780, F.A.C., Site Assessment, and the site will not be issued a formal No Further Action Order. Also, this letter does not certify that the entire site is clean and the Department reserves the right to initiate appropriate actions for this site under Chapter 62-780, F.A.C.

Sincerely,

Ruth Rauenzahn
Environmental Program Supervisor

C: Flormari Blackburn, P.E., E Sciences, Inc., fblackburn@esciencesinc.com

CDC/RR/JG:rr

Minneola Property

12503 East Minneola Street Clermont

Clermont, FL 34715

Inquiry Number: 6281968.3

November 26, 2020

# Certified Sanborn® Map Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

# Certified Sanborn® Map Report

11/26/20

**Site Name:**

Minneola Property
12503 East Minneola Street Cl
Clermont, FL 34715
EDR Inquiry # 6281968.3

**Client Name:**

SLR International Corp
1800 Blankenship Road
West Linn, OR 97068
Contact: Randy Rees

The Sanborn Library has been searched by EDR and maps covering the target property location as provided by SLR International Corp were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

## *Certified Sanborn Results:*

**Certification #** BD5D-4413-962F

**PO #** IE - Kerlin

**Project** minneola

### UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

Sanborn® Library search results

Certification #: BD5D-4413-962F

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☑ Library of Congress
- ☑ University Publications of America
- ☑ EDR Private Collection

*The Sanborn Library LLC Since 1866™*

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Minneola Property

12503 East Minneola Street Clermont

Clermont, FL 34715

Inquiry Number: 6281968.4

November 26, 2020

# EDR Historical Topo Map Report

## with QuadMatch™

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

# EDR Historical Topo Map Report

11/26/20

**Site Name:**

Minneola Property
12503 East Minneola Street Cl
Clermont, FL 34715
EDR Inquiry # 6281968.4

**Client Name:**

SLR International Corp
1800 Blankenship Road
West Linn, OR 97068
Contact: Randy Rees

EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by SLR International Corp were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

***Search Results:***

**P.O.#** IE - Kerlin
**Project:** minneola

***Coordinates:***

| | |
|---|---|
| **Latitude:** | 28.58199 28° 34' 55" North |
| **Longitude:** | -81.747251 -81° 44' 50" West |
| **UTM Zone:** | Zone 17 North |
| **UTM X Meters:** | 426925.79 |
| **UTM Y Meters:** | 3161903.11 |
| **Elevation:** | 139.00' above sea level |

**Maps Provided:**

2012
1980
1970
1969
1962

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## *Topo Sheet Key*

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

### 2012 Source Sheets



Clermont West
2012
7.5-minute, 24000



Clermont East
2012
7.5-minute, 24000

### 1980 Source Sheets



Clermont East
1980
7.5-minute, 24000
Aerial Photo Revised 1977

### 1970 Source Sheets



Clermont East
1970
7.5-minute, 24000
Aerial Photo Revised 1970

### 1969 Source Sheets



Clermont West
1969
7.5-minute, 24000
Aerial Photo Revised 1966

## *Topo Sheet Key*

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

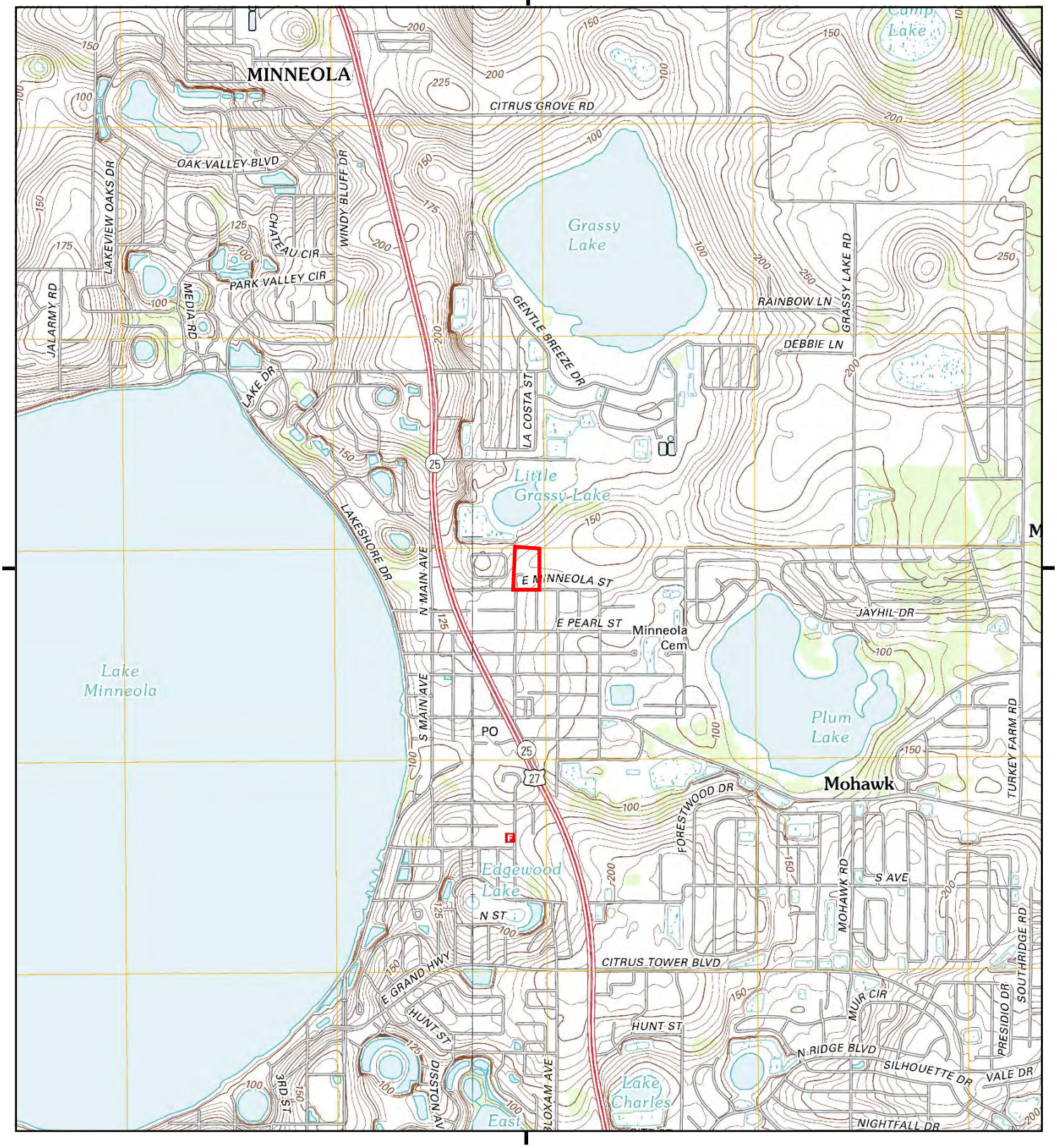
### 1962 Source Sheets



Clermont East
1962
7.5-minute, 24000
Aerial Photo Revised 1952

# Historical Topo Map

2012




This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

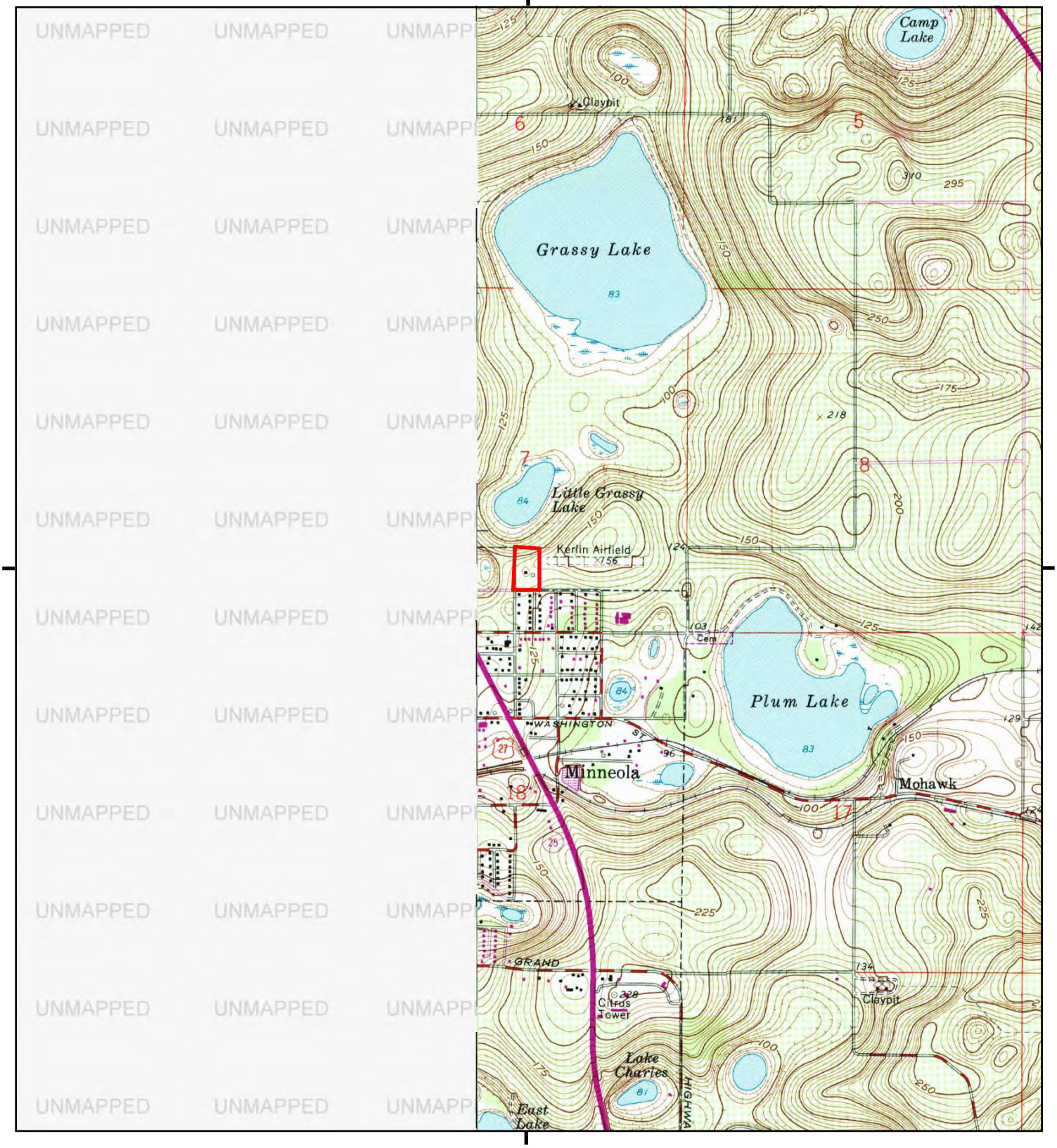
NW N NE
W E
SW S SE

TP, Clermont East, 2012, 7.5-minute
W, Clermont West, 2012, 7.5-minute

SITE NAME: Minneola Property
ADDRESS: 12503 East Minneola Street Clermont
Clermont, FL 34715
CLIENT: SLR International Corp

N

6281968 - 4 page 5




This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Clermont East, 1980, 7.5-minute

SITE NAME: Minneola Property
ADDRESS: 12503 East Minneola Street Clermont
Clermont, FL 34715
CLIENT: SLR International Corp

N




This report includes information from the following map sheet(s).

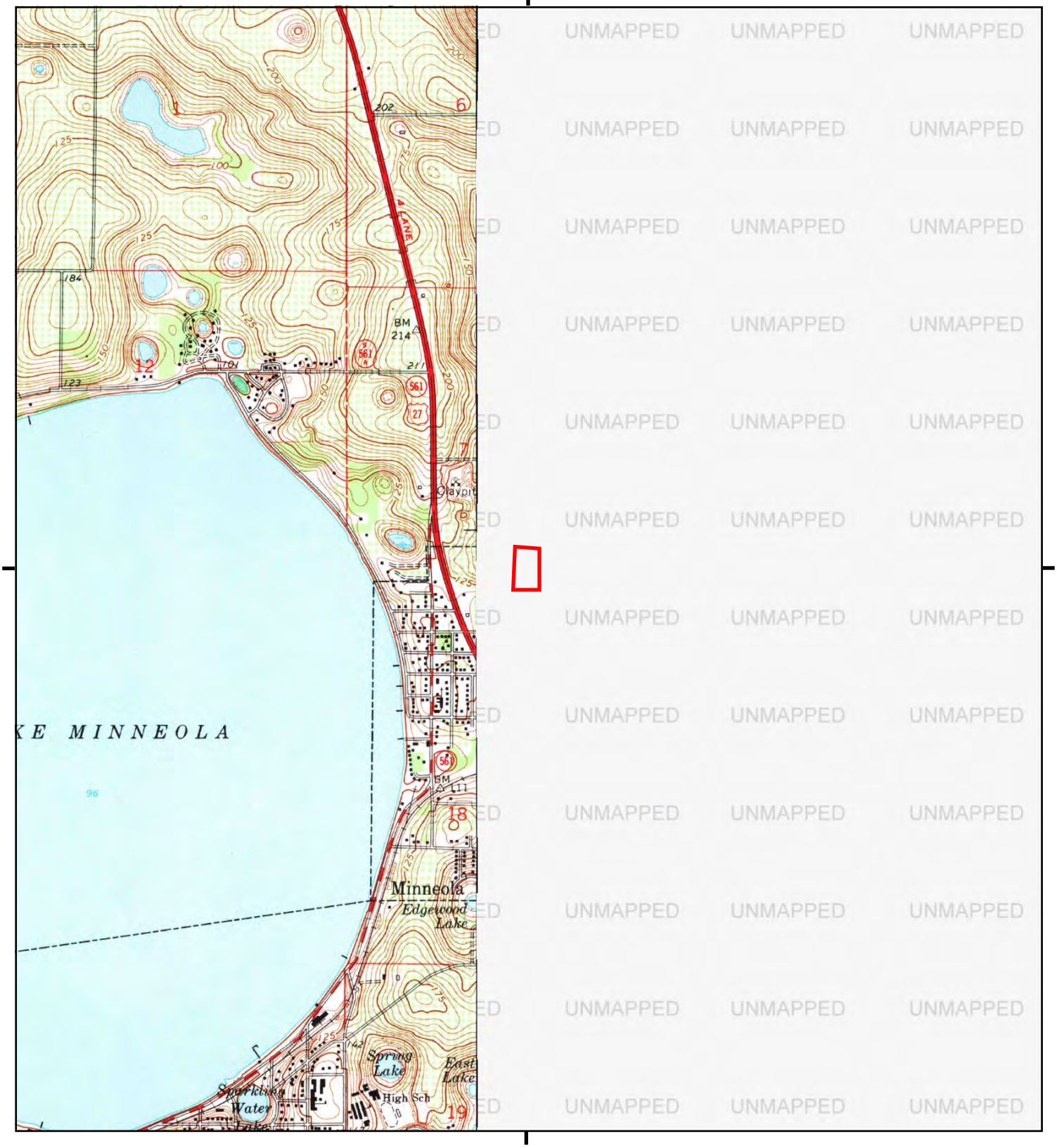
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Clermont East, 1970, 7.5-minute

SITE NAME: Minneola Property
ADDRESS: 12503 East Minneola Street Clermont
Clermont, FL 34715
CLIENT: SLR International Corp

N




This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

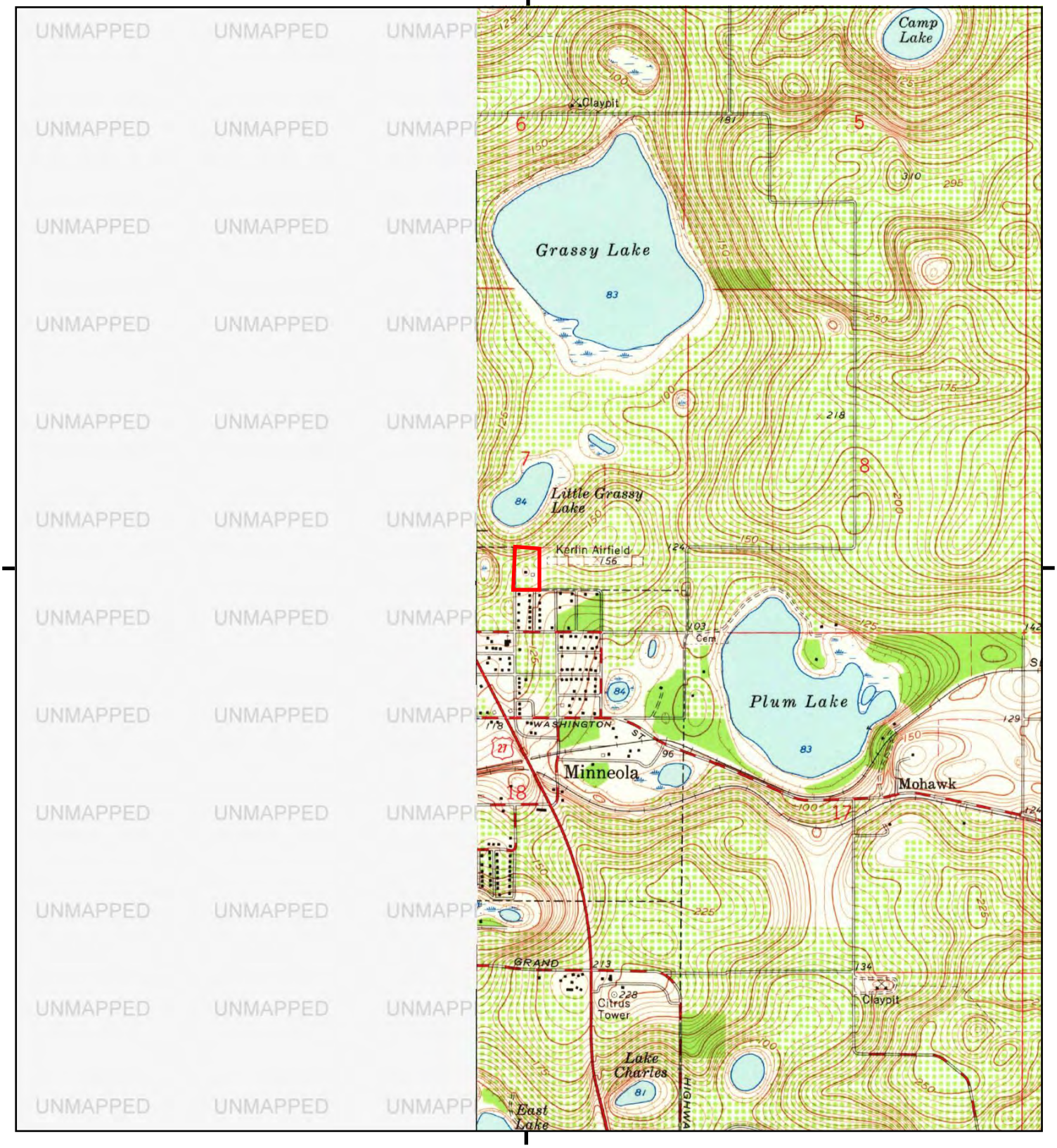
W, Clermont West, 1969, 7.5-minute

SITE NAME: Minneola Property
ADDRESS: 12503 East Minneola Street Clermont
Clermont, FL 34715
CLIENT: SLR International Corp

N

# Historical Topo Map

1962




This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Clermont East, 1962, 7.5-minute

SITE NAME: Minneola Property
ADDRESS: 12503 East Minneola Street Clermont
Clermont, FL 34715
CLIENT: SLR International Corp

N

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**Minneola Property**

12503 East Minneola Street Clermont

Clermont, FL 34715

Inquiry Number: 6281968.8

November 30, 2020

# The EDR Aerial Photo Decade Package

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

# EDR Aerial Photo Decade Package

11/30/20

**Site Name:**

Minneola Property
12503 East Minneola Street Cl
Clermont, FL 34715
EDR Inquiry # 6281968.8

**Client Name:**

SLR International Corp
1800 Blankenship Road
West Linn, OR 97068
Contact: Randy Rees

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

***Search Results:***

| Year | Scale | Details | Source |
|---|---|---|---|
| 2017 | 1"=500' | Flight Year: 2017 | USDA/NAIP |
| 2013 | 1"=500' | Flight Year: 2013 | USDA/NAIP |
| 2010 | 1"=500' | Flight Year: 2010 | USDA/NAIP |
| 2007 | 1"=500' | Flight Year: 2007 | USDA/NAIP |
| 1999 | 1"=500' | Acquisition Date: January 01, 1999 | USGS/DOQQ |
| 1994 | 1"=500' | Acquisition Date: January 01, 1994 | USGS/DOQQ |
| 1985 | 1"=500' | Flight Date: December 27, 1985 | USGS |
| 1977 | 1"=500' | Flight Date: November 26, 1977 | USGS |
| 1974 | 1"=500' | Flight Date: February 10, 1974 | USDA |
| 1966 | 1"=500' | Flight Date: March 07, 1966 | USGS |
| 1958 | 1"=500' | Flight Date: January 01, 1958 | U of FL |
| 1952 | 1"=500' | Flight Date: May 01, 1952 | USGS |
| 1947 | 1"=500' | Flight Date: February 23, 1947 | USDA |
| 1941 | 1"=500' | Flight Date: February 16, 1941 | USDA |

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INQUIRY #: 6281968.8
YEAR: 2017
= 500'
N
EDR


INQUIRY #: 6281968.8
YEAR: 2013
= 500'
N
EDR


INQUIRY #: 6281968.8
YEAR: 2010
= 500'
N
EDR


INQUIRY #: 6281968.8
YEAR: 2007
= 500'
N
EDR


INQUIRY #: 6281968.8
YEAR: 1999
= 500'
N
EDR


INQUIRY #: 6281968.8
YEAR: 1994
= 500'
N
EDR


INQUIRY #: 6281968.8
YEAR: 1985
= 500'
N
EDR



INQUIRY #: 6281968.8

YEAR: 1977

= 500'

N

EDR




INQUIRY #: 6281968.8

YEAR: 1974

= 500'

N

EDR


INQUIRY #: 6281968.8
YEAR: 1966
= 500'
N
EDR



INQUIRY #: 6281968.8

YEAR: 1958

= 500'

N

EDR

Subject boundary not shown because it exceeds image extent or image is not georeferenced.


INQUIRY #: 6281968.8
YEAR: 1952
= 500'
N
EDR


INQUIRY #: 6281968.8
YEAR: 1947
= 500'
N
EDR



INQUIRY #: 6281968.8

YEAR: 1941

= 500'

N

EDR

**Minneola Property**
12503 East Minneola Street Clermont
Clermont, FL 34715

Inquiry Number: 6281968.2s
November 30, 2020

# The EDR Radius Map™ Report with GeoCheck®

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com


TP0M-LBC-DLU

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**GEOCHECK ADDENDUM**

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***Thank you for your business.***
Please contact EDR at 1-800-352-0050
with any questions or comments.


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# EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

## TARGET PROPERTY INFORMATION

### ADDRESS

12503 EAST MINNEOLA STREET CLERMONT
CLERMONT, FL 34715

### COORDINATES

| | |
|---|---|
| Latitude (North): | 28.5819900 - 28° 34' 55.16'' |
| Longitude (West): | 81.7472510 - 81° 44' 50.10'' |
| Universal Tranverse Mercator: | Zone 17 |
| UTM X (Meters): | 426924.4 |
| UTM Y (Meters): | 3161729.0 |
| Elevation: | 139 ft. above sea level |

## USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

| | |
|---|---|
| Target Property Map: | 5652756 CLERMONT EAST, FL |
| Version Date: | 2012 |
| West Map: | 5652758 CLERMONT WEST, FL |
| Version Date: | 2012 |

## AERIAL PHOTOGRAPHY IN THIS REPORT

| | |
|---|---|
| Portions of Photo from: | 20150909 |
| Source: | USDA |

# MAPPED SITES SUMMARY

Target Property Address:
12503 EAST MINNEOLA STREET CLERMONT
CLERMONT, FL 34715

Click on Map ID to see full detail.

| MAP ID | SITE NAME | ADDRESS | DATABASE ACRONYMS | RELATIVE ELEVATION | DIST (ft. & mi.) DIRECTION |
|---|---|---|---|---|---|
| 1 | KERLIN PROPERTY | 12503 MINNEOLA ST | UST | | TP |
| A2 | 7-ELEVEN STORE #3574 | 189 N US HWY 27 | LUST, UST, Financial Assurance | Lower | 915, 0.173, SW |
| A3 | DANNYS AUTO PAINT & | 106 N US HWY 27 | RCRA NonGen / NLR, FINDS, ECHO | Lower | 1009, 0.191, WSW |
| A4 | BP FACILITY #68611 | 190 N US HWY 27 | RCRA NonGen / NLR | Lower | 1025, 0.194, WSW |
| 5 | JAN-R-KISH, INC. | 302 N. HIGHWAY 27 | SWF/LF | Lower | 1059, 0.201, WSW |
| A6 | CIRCLE K #7159 | 104 S HIGHWAY 27 | RCRA NonGen / NLR, FINDS, ECHO | Lower | 1066, 0.202, SW |
| B7 | RIGHTWAY FOODS | 104 US HWY 27 S | LUST, UST, Financial Assurance | Lower | 1159, 0.220, SW |
| 8 | LAKE CNTY SCHOOL BD- | 300 E PEARL ST | LUST, UST, AST | Lower | 1161, 0.220, SE |
| C9 | SMOAK PROPERTY | 207 S HWY 27 | UST, Financial Assurance | Lower | 1216, 0.230, SSW |
| C10 | SMOAK PROPERTY | 207 S HWY 27 | LUST | Lower | 1216, 0.230, SSW |
| B11 | TEXACO GELBACH | 204 HWY 27 N | UST, Financial Assurance | Lower | 1313, 0.249, SW |
| 12 | OUTRAGEOUS AUDIO INC | 202 SOUTH HWY 27 | SWF/LF | Lower | 1428, 0.270, SSW |
| 13 | DIVERSIFIED ENVIRONM | 9110 S. GRASSY LAKE | SWF/LF, Financial Assurance | Higher | 1579, 0.299, NW |
| 14 | ALGERMISSEN PROPERTY | 210 EAST WASHINGTON | RESP PARTY | Lower | 2047, 0.388, SSE |
| 15 | HUSSIEN ABUKHDAIR | 309 E WASHINGTON ST | SWF/LF | Lower | 2286, 0.433, SSE |

# EXECUTIVE SUMMARY

## TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 8 of the attached EDR Radius Map report:

| Site | Database(s) | EPA ID |
|---|---|---|
| KERLIN PROPERTY<br>12503 MINNEOLA ST<br>CLERMONT, FL 34711 | UST<br>Database: UST, Date of Government Version: 08/08/2020<br>Tank Status: B<br>Facility-Site Id: 9817336<br>Facility Status: CLOSED | N/A |

## DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

## STANDARD ENVIRONMENTAL RECORDS

### *Federal NPL site list*

NPL ---------- National Priority List
Proposed NPL ---------- Proposed National Priority List Sites
NPL LIENS ---------- Federal Superfund Liens

### *Federal Delisted NPL site list*

Delisted NPL ---------- National Priority List Deletions

### *Federal CERCLIS list*

FEDERAL FACILITY ---------- Federal Facility Site Information listing
SEMS ---------- Superfund Enterprise Management System

### *Federal CERCLIS NFRAP site list*

SEMS-ARCHIVE ---------- Superfund Enterprise Management System Archive

### *Federal RCRA CORRACTS facilities list*

CORRACTS ---------- Corrective Action Report

### *Federal RCRA non-CORRACTS TSD facilities list*

RCRA-TSDF ---------- RCRA - Treatment, Storage and Disposal

### *Federal RCRA generators list*

RCRA-LQG ---------- RCRA - Large Quantity Generators

RCRA-SQG ---- RCRA - Small Quantity Generators
RCRA-VSQG ---- RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

***Federal institutional controls / engineering controls registries***

LUCIS ---- Land Use Control Information System
US ENG CONTROLS ---- Engineering Controls Sites List
US INST CONTROLS ---- Institutional Controls Sites List

***Federal ERNS list***

ERNS ---- Emergency Response Notification System

***State- and tribal - equivalent CERCLIS***

SHWS ---- Florida's State-Funded Action Sites

***State and tribal leaking storage tank lists***

LAST ---- Leaking Aboveground Storage Tank Listing
INDIAN LUST ---- Leaking Underground Storage Tanks on Indian Land

***State and tribal registered storage tank lists***

FEMA UST ---- Underground Storage Tank Listing
FF TANKS ---- Federal Facilities Listing
INDIAN UST ---- Underground Storage Tanks on Indian Land
TANKS ---- Storage Tank Facility List

***State and tribal institutional control / engineering control registries***

ENG CONTROLS ---- Institutional Controls Registry
INST CONTROL ---- Institutional Controls Registry

***State and tribal voluntary cleanup sites***

INDIAN VCP ---- Voluntary Cleanup Priority Listing
VCP ---- Voluntary Cleanup Sites

***State and tribal Brownfields sites***

BROWNFIELDS ---- Brownfields Sites Database

**ADDITIONAL ENVIRONMENTAL RECORDS**

***Local Brownfield lists***

US BROWNFIELDS ---- A Listing of Brownfields Sites

***Local Lists of Landfill / Solid Waste Disposal Sites***

SWRCY ---- Recycling Centers
INDIAN ODI ---- Report on the Status of Open Dumps on Indian Lands

| | |
|---|---|
| ODI | Open Dump Inventory |
| DEBRIS REGION 9 | Torres Martinez Reservation Illegal Dump Site Locations |
| IHS OPEN DUMPS | Open Dumps on Indian Land |

***Local Lists of Hazardous waste / Contaminated Sites***

| | |
|---|---|
| US HIST CDL | Delisted National Clandestine Laboratory Register |
| PRIORITYCLEANERS | Priority Ranking List |
| Fl Sites | Sites List |
| US CDL | National Clandestine Laboratory Register |
| PFAS | PFOS and PFOA stand for perfluorooctane sulfonate and perfluorooctanoic acid |

***Local Land Records***

| | |
|---|---|
| LIENS 2 | CERCLA Lien Information |

***Records of Emergency Release Reports***

| | |
|---|---|
| HMIRS | Hazardous Materials Information Reporting System |
| SPILLS | Oil and Hazardous Materials Incidents |
| SPILLS 90 | SPILLS 90 data from FirstSearch |
| SPILLS 80 | SPILLS 80 data from FirstSearch |

***Other Ascertainable Records***

| | |
|---|---|
| FUDS | Formerly Used Defense Sites |
| DOD | Department of Defense Sites |
| SCRD DRYCLEANERS | State Coalition for Remediation of Drycleaners Listing |
| US FIN ASSUR | Financial Assurance Information |
| EPA WATCH LIST | EPA WATCH LIST |
| 2020 COR ACTION | 2020 Corrective Action Program List |
| TSCA | Toxic Substances Control Act |
| TRIS | Toxic Chemical Release Inventory System |
| SSTS | Section 7 Tracking Systems |
| ROD | Records Of Decision |
| RMP | Risk Management Plans |
| RAATS | RCRA Administrative Action Tracking System |
| PRP | Potentially Responsible Parties |
| PADS | PCB Activity Database System |
| ICIS | Integrated Compliance Information System |
| FTTS | FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act) |
| MLTS | Material Licensing Tracking System |
| COAL ASH DOE | Steam-Electric Plant Operation Data |
| COAL ASH EPA | Coal Combustion Residues Surface Impoundments List |
| PCB TRANSFORMER | PCB Transformer Registration Database |
| RADINFO | Radiation Information Database |
| HIST FTTS | FIFRA/TSCA Tracking System Administrative Case Listing |
| DOT OPS | Incident and Accident Data |
| CONSENT | Superfund (CERCLA) Consent Decrees |
| INDIAN RESERV | Indian Reservations |
| FUSRAP | Formerly Utilized Sites Remedial Action Program |
| UMTRA | Uranium Mill Tailings Sites |
| LEAD SMELTERS | Lead Smelter Sites |
| US AIRS | Aerometric Information Retrieval System Facility Subsystem |

US MINES - Mines Master Index File
ABANDONED MINES - Abandoned Mines
FINDS - Facility Index System/Facility Registry System
ECHO - Enforcement & Compliance History Information
UXO - Unexploded Ordnance Sites
DOCKET HWC - Hazardous Waste Compliance Docket Listing
FUELS PROGRAM - EPA Fuels Program Registered Listing
AIRS - Permitted Facilities Listing
ASBESTOS - ASBESTOS
CLEANUP SITES - DEP Cleanup Sites - Contamination Locator Map Listing
DEDB - Ethylene Dibromide Database Results
DRYCLEANERS - Drycleaning Facilities
DWM CONTAM - DWM CONTAMINATED SITES
Financial Assurance - Financial Assurance Information Listing
FL Cattle Dip. Vats - Cattle Dipping Vats
HW GEN - Hazardous Waste Generators
SITE INV SITES - Site Investigation Section Sites Listing
TIER 2 - Tier 2 Facility Listing
UIC - Underground Injection Wells Database Listing
NPDES - Wastewater Facility Regulation Database
MINES MRDS - Mineral Resources Data System

**SURROUNDING SITES: SEARCH RESULTS**

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

**STANDARD ENVIRONMENTAL RECORDS**

***State and tribal landfill and/or solid waste disposal site lists***

SWF/LF: The Solid Waste Facilities/Landfill Sites records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. The data come from the Department of Environmental Protection's Facility Directory (Solid Waste Facilities).

A review of the SWF/LF list, as provided by EDR, has revealed that there are 4 SWF/LF sites within approximately 0.5 miles of the target property.

| Equal/Higher Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| ***DIVERSIFIED ENVIRONM*** | ***9110 S. GRASSY LAKE*** | ***NW 1/4 - 1/2 (0.299 mi.)*** | ***13*** | ***53*** |
| Database: SWF/LF, Date of Government Version: 07/13/2020<br>Facility-Site Id: 20715<br>Class Status: NFA,NO FURTHER ACTION (F) | | | | |

| Lower Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| JAN-R-KISH, INC. | 302 N. HIGHWAY 27 | WSW 1/8 - 1/4 (0.201 mi.) | 5 | 27 |
| Database: SWF/LF, Date of Government Version: 07/13/2020 | | | | |

Facility-Site Id: 96503
Class Status: INACTIVE (I)

OUTRAGEOUS AUDIO INC — 202 SOUTH HWY 27 — SSW 1/4 - 1/2 (0.270 mi.) — 12 — 52
Database: SWF/LF, Date of Government Version: 07/13/2020
Facility-Site Id: 100299
Class Status: INACTIVE (I)

HUSSIEN ABUKHDAIR — 309 E WASHINGTON ST — SSE 1/4 - 1/2 (0.433 mi.) — 15 — 55
Database: SWF/LF, Date of Government Version: 07/13/2020
Facility-Site Id: 103790
Class Status: REGISTERED (R)

***State and tribal leaking storage tank lists***

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the Department of Environmental Protection's PCTO1--Petroleum Contamination Detail Report.

A review of the LUST list, as provided by EDR, and dated 07/27/2020 has revealed that there are 4 LUST sites within approximately 0.5 miles of the target property.

| Lower Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| ***7-ELEVEN STORE #3574*** | ***189 N US HWY 27*** | ***SW 1/8 - 1/4 (0.173 mi.)*** | ***A2*** | ***8*** |
| Discharge Cleanup Status: NREQ - CLEANUP NOT REQUIRED<br>Facility Status: OPEN<br>Facility-Site Id: 8622949 | | | | |
| ***RIGHTWAY FOODS*** | ***104 US HWY 27 S*** | ***SW 1/8 - 1/4 (0.220 mi.)*** | ***B7*** | ***31*** |
| Discharge Cleanup Status: SRCR - SRCR COMPLETE<br>Facility Status: OPEN<br>Facility-Site Id: 8510086 | | | | |
| ***LAKE CNTY SCHOOL BD-*** | ***300 E PEARL ST*** | ***SE 1/8 - 1/4 (0.220 mi.)*** | ***8*** | ***41*** |
| Discharge Cleanup Status: NFA - NFA COMPLETE<br>Facility Status: CLOSED<br>Facility-Site Id: 8629250 | | | | |
| SMOAK PROPERTY | 207 S HWY 27 | SSW 1/8 - 1/4 (0.230 mi.) | C10 | 47 |
| Discharge Cleanup Status: SRCR - SRCR COMPLETE<br>Facility Status: CLOSED<br>Facility-Site Id: 9802435 | | | | |

***State and tribal registered storage tank lists***

UST: The Underground Storage Tank database contains registered USTs. Shortly after the September 11 event, the DEP was instructed to remove the detail about some of the storage tank facilities in the state from their reports. Federal-owned facilities and bulk storage facilities are included in that set.

A review of the UST list, as provided by EDR, has revealed that there are 5 UST sites within approximately 0.25 miles of the target property.

| Lower Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| ***7-ELEVEN STORE #3574*** | ***189 N US HWY 27*** | ***SW 1/8 - 1/4 (0.173 mi.)*** | ***A2*** | ***8*** |
| Database: UST, Date of Government Version: 08/08/2020 | | | | |

Tank Status: B
Tank Status: U
Facility-Site Id: 8622949
Facility Status: OPEN

***RIGHTWAY FOODS*** ***104 US HWY 27 S*** ***SW 1/8 - 1/4 (0.220 mi.)*** ***B7*** ***31***
Database: UST, Date of Government Version: 08/08/2020
Tank Status: T
Tank Status: B
Facility-Site Id: 8510086
Facility Status: OPEN

***LAKE CNTY SCHOOL BD-*** ***300 E PEARL ST*** ***SE 1/8 - 1/4 (0.220 mi.)*** ***8*** ***41***
Database: UST, Date of Government Version: 08/08/2020
Tank Status: B
Facility-Site Id: 8629250
Facility Status: CLOSED

***SMOAK PROPERTY*** ***207 S HWY 27*** ***SSW 1/8 - 1/4 (0.230 mi.)*** ***C9*** ***45***
Database: UST, Date of Government Version: 08/08/2020
Tank Status: B
Facility-Site Id: 9802435
Facility Status: CLOSED

***TEXACO GELBACH*** ***204 HWY 27 N*** ***SW 1/8 - 1/4 (0.249 mi.)*** ***B11*** ***50***
Database: UST, Date of Government Version: 08/08/2020
Tank Status: B
Facility-Site Id: 8509839
Facility Status: CLOSED

AST: Shortly after the Sept 11 event, the DEP was instructed to remove the detail about some of the storage tank facilities in the state from their reports. Federal-owned facilities and bulk storage facilities are included in that set.

A review of the AST list, as provided by EDR, has revealed that there is 1 AST site within approximately 0.25 miles of the target property.

| Lower Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| ***LAKE CNTY SCHOOL BD-*** | ***300 E PEARL ST*** | ***SE 1/8 - 1/4 (0.220 mi.)*** | ***8*** | ***41*** |

Database: AST, Date of Government Version: 08/08/2020
Facility-Site Id: 8629250
Facility Status: CLOSED
Facility Status: CLOSED

**ADDITIONAL ENVIRONMENTAL RECORDS**

***Other Ascertainable Records***

RCRA NonGen / NLR: RCRAInfo is EPA's 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. The database includes selective information on sites which generate, transport, store, treat and/or

dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 06/15/2020 has revealed that there are 3 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

| Lower Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| ***DANNYS AUTO PAINT &*** EPA ID:: FLD984207423 | ***106 N US HWY 27*** | ***WSW 1/8 - 1/4 (0.191 mi.)*** | ***A3*** | ***19*** |
| BP FACILITY #68611 EPA ID:: FLR000119172 | 190 N US HWY 27 | WSW 1/8 - 1/4 (0.194 mi.) | A4 | 23 |
| ***CIRCLE K #7159*** EPA ID:: FLD984255240 | ***104 S HIGHWAY 27*** | ***SW 1/8 - 1/4 (0.202 mi.)*** | ***A6*** | ***27*** |

RESP PARTY: Open, inactive and closed responsible party sites

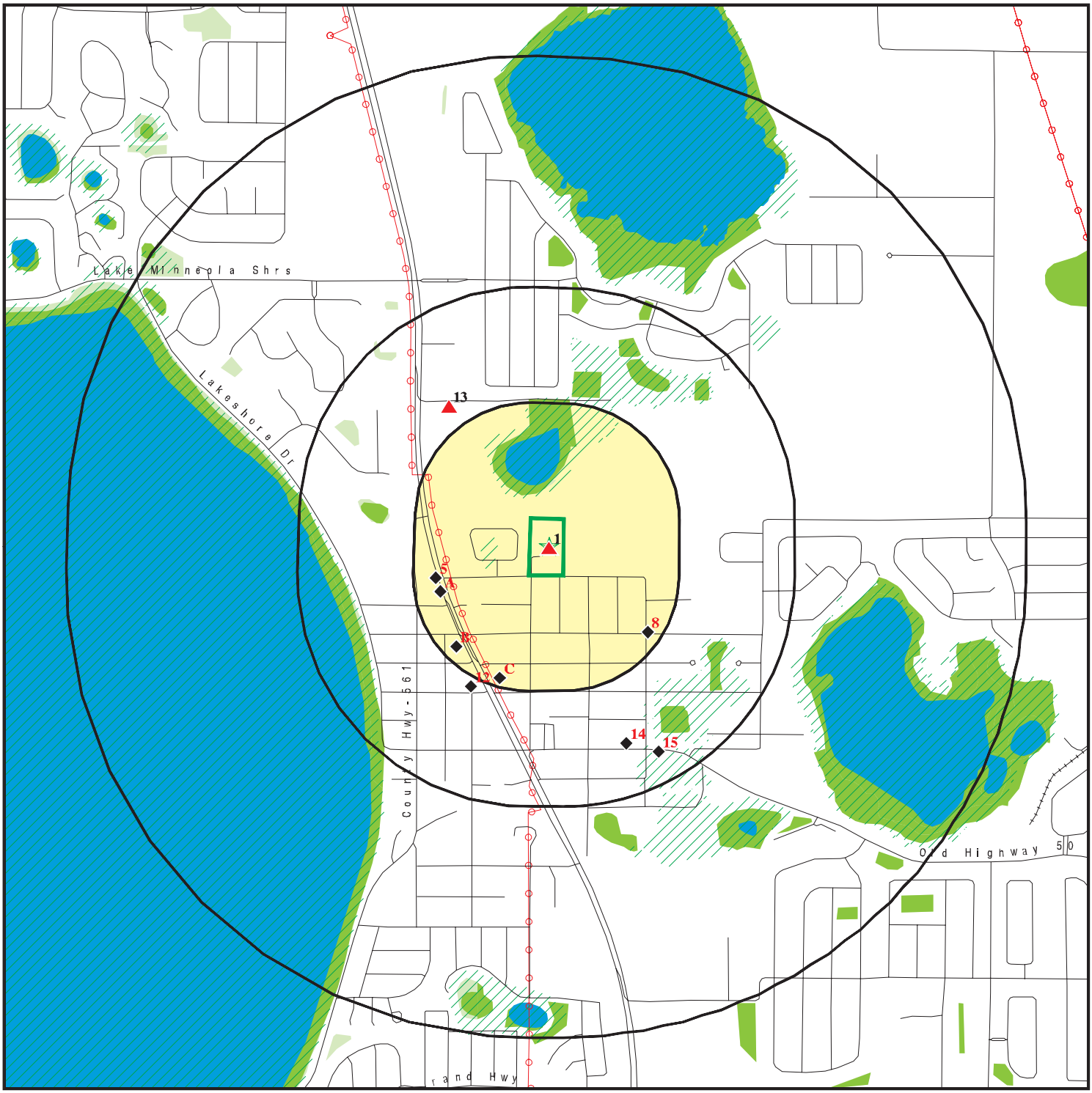
A review of the RESP PARTY list, as provided by EDR, and dated 06/22/2020 has revealed that there is 1 RESP PARTY site within approximately 0.5 miles of the target property.

| Lower Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| ALGERMISSEN PROPERTY Site Status: CLOSED | 210 EAST WASHINGTON | SSE 1/4 - 1/2 (0.388 mi.) | 14 | 54 |

# EXECUTIVE SUMMARY

There were no unmapped sites in this report.

# OVERVIEW MAP - 6281968.2S




0 1/4 1/2 1 Miles

Target Property
Sites at elevations higher than or equal to the target property
Sites at elevations lower than the target property
National Priority List Sites
Dept. Defense Sites

Indian Reservations BIA
Power transmission lines
Special Flood Hazard Area (1%)
0.2% Annual Chance Flood Hazard
National Wetland Inventory
State Wetlands

FL Brownfield

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

| | | | |
|---|---|---|---|
| SITE NAME: | Minneola Property | CLIENT: | SLR International Corp |
| ADDRESS: | 12503 East Minneola Street Clermont Clermont FL 34715 | CONTACT: | Randy Rees |
| | | INQUIRY #: | 6281968.2s |
| LAT/LONG: | 28.58199 / 81.747251 | DATE: | November 30, 2020 10:16 am |

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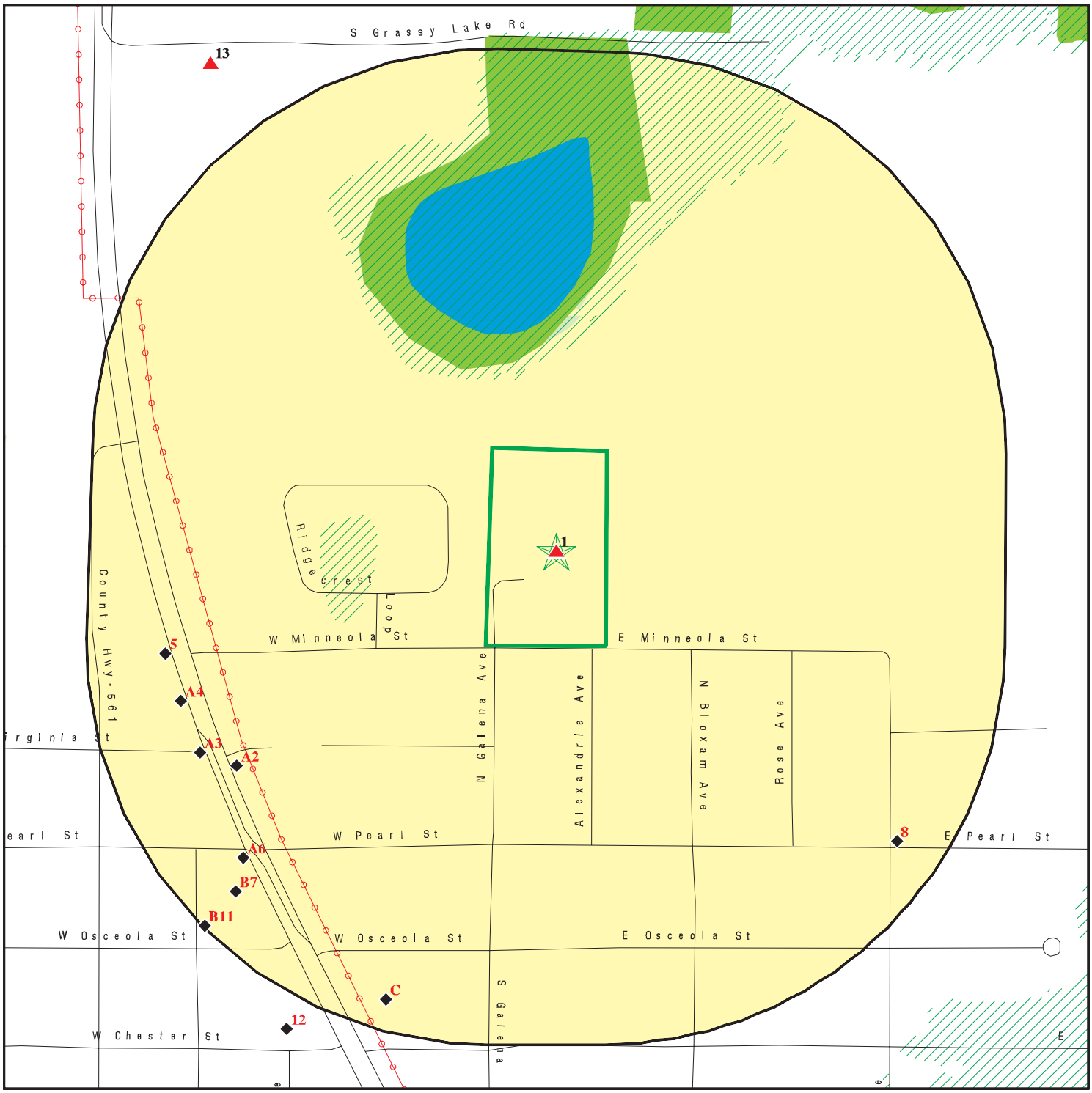
# DETAIL MAP - 6281968.2S




Target Property
Sites at elevations higher than or equal to the target property
Sites at elevations lower than the target property
Sensitive Receptors
National Priority List Sites
Dept. Defense Sites

0 1/16 1/8 1/4 Miles

Indian Reservations BIA
Power transmission lines
Special Flood Hazard Area (1%)
0.2% Annual Chance Flood Hazard
National Wetland Inventory
State Wetlands

FL Brownfield

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

| | | | |
|---|---|---|---|
| SITE NAME: | Minneola Property | CLIENT: | SLR International Corp |
| ADDRESS: | 12503 East Minneola Street Clermont Clermont FL 34715 | CONTACT: | Randy Rees |
| | | INQUIRY #: | 6281968.2s |
| LAT/LONG: | 28.58199 / 81.747251 | DATE: | November 30, 2020 10:19 am |

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# MAP FINDINGS SUMMARY

| Database | Search Distance (Miles) | Target Property | < 1/8 | 1/8 - 1/4 | 1/4 - 1/2 | 1/2 - 1 | > 1 | Total Plotted |
|---|---|---|---|---|---|---|---|---|
| **STANDARD ENVIRONMENTAL RECORDS** | | | | | | | | |
| ***Federal NPL site list*** | | | | | | | | |
| NPL | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| Proposed NPL | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| NPL LIENS | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| ***Federal Delisted NPL site list*** | | | | | | | | |
| Delisted NPL | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| ***Federal CERCLIS list*** | | | | | | | | |
| FEDERAL FACILITY | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| SEMS | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| ***Federal CERCLIS NFRAP site list*** | | | | | | | | |
| SEMS-ARCHIVE | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| ***Federal RCRA CORRACTS facilities list*** | | | | | | | | |
| CORRACTS | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| ***Federal RCRA non-CORRACTS TSD facilities list*** | | | | | | | | |
| RCRA-TSDF | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| ***Federal RCRA generators list*** | | | | | | | | |
| RCRA-LQG | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| RCRA-SQG | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| RCRA-VSQG | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| ***Federal institutional controls / engineering controls registries*** | | | | | | | | |
| LUCIS | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| US ENG CONTROLS | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| US INST CONTROLS | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| ***Federal ERNS list*** | | | | | | | | |
| ERNS | TP | | NR | NR | NR | NR | NR | 0 |
| ***State- and tribal - equivalent CERCLIS*** | | | | | | | | |
| SHWS | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| ***State and tribal landfill and/or solid waste disposal site lists*** | | | | | | | | |
| SWF/LF | 0.500 | | 0 | 1 | 3 | NR | NR | 4 |
| ***State and tribal leaking storage tank lists*** | | | | | | | | |
| LAST | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| LUST | 0.500 | | 0 | 4 | 0 | NR | NR | 4 |
| INDIAN LUST | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| ***State and tribal registered storage tank lists*** | | | | | | | | |
| FEMA UST | 0.250 | | 0 | 0 | NR | NR | NR | 0 |

# MAP FINDINGS SUMMARY

| Database | Search Distance (Miles) | Target Property | < 1/8 | 1/8 - 1/4 | 1/4 - 1/2 | 1/2 - 1 | > 1 | Total Plotted |
|---|---|---|---|---|---|---|---|---|
| FF TANKS | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| UST | 0.250 | 1 | 0 | 5 | NR | NR | NR | 6 |
| AST | 0.250 | | 0 | 1 | NR | NR | NR | 1 |
| INDIAN UST | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| TANKS | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| ***State and tribal institutional control / engineering control registries*** | | | | | | | | |
| ENG CONTROLS | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| INST CONTROL | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| ***State and tribal voluntary cleanup sites*** | | | | | | | | |
| INDIAN VCP | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| VCP | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| ***State and tribal Brownfields sites*** | | | | | | | | |
| BROWNFIELDS | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| **ADDITIONAL ENVIRONMENTAL RECORDS** | | | | | | | | |
| ***Local Brownfield lists*** | | | | | | | | |
| US BROWNFIELDS | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| ***Local Lists of Landfill / Solid Waste Disposal Sites*** | | | | | | | | |
| SWRCY | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| INDIAN ODI | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| ODI | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| DEBRIS REGION 9 | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| IHS OPEN DUMPS | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| ***Local Lists of Hazardous waste / Contaminated Sites*** | | | | | | | | |
| US HIST CDL | TP | | NR | NR | NR | NR | NR | 0 |
| PRIORITYCLEANERS | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| Fl Sites | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| US CDL | TP | | NR | NR | NR | NR | NR | 0 |
| PFAS | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| ***Local Land Records*** | | | | | | | | |
| LIENS 2 | TP | | NR | NR | NR | NR | NR | 0 |
| ***Records of Emergency Release Reports*** | | | | | | | | |
| HMIRS | TP | | NR | NR | NR | NR | NR | 0 |
| SPILLS | TP | | NR | NR | NR | NR | NR | 0 |
| SPILLS 90 | TP | | NR | NR | NR | NR | NR | 0 |
| SPILLS 80 | TP | | NR | NR | NR | NR | NR | 0 |
| ***Other Ascertainable Records*** | | | | | | | | |
| RCRA NonGen / NLR | 0.250 | | 0 | 3 | NR | NR | NR | 3 |

# MAP FINDINGS SUMMARY

| Database | Search Distance (Miles) | Target Property | < 1/8 | 1/8 - 1/4 | 1/4 - 1/2 | 1/2 - 1 | > 1 | Total Plotted |
|---|---|---|---|---|---|---|---|---|
| FUDS | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| DOD | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| SCRD DRYCLEANERS | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| US FIN ASSUR | TP | | NR | NR | NR | NR | NR | 0 |
| EPA WATCH LIST | TP | | NR | NR | NR | NR | NR | 0 |
| 2020 COR ACTION | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| TSCA | TP | | NR | NR | NR | NR | NR | 0 |
| TRIS | TP | | NR | NR | NR | NR | NR | 0 |
| SSTS | TP | | NR | NR | NR | NR | NR | 0 |
| ROD | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| RMP | TP | | NR | NR | NR | NR | NR | 0 |
| RAATS | TP | | NR | NR | NR | NR | NR | 0 |
| PRP | TP | | NR | NR | NR | NR | NR | 0 |
| PADS | TP | | NR | NR | NR | NR | NR | 0 |
| ICIS | TP | | NR | NR | NR | NR | NR | 0 |
| FTTS | TP | | NR | NR | NR | NR | NR | 0 |
| MLTS | TP | | NR | NR | NR | NR | NR | 0 |
| COAL ASH DOE | TP | | NR | NR | NR | NR | NR | 0 |
| COAL ASH EPA | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| PCB TRANSFORMER | TP | | NR | NR | NR | NR | NR | 0 |
| RADINFO | TP | | NR | NR | NR | NR | NR | 0 |
| HIST FTTS | TP | | NR | NR | NR | NR | NR | 0 |
| DOT OPS | TP | | NR | NR | NR | NR | NR | 0 |
| CONSENT | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| INDIAN RESERV | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| FUSRAP | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| UMTRA | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| LEAD SMELTERS | TP | | NR | NR | NR | NR | NR | 0 |
| US AIRS | TP | | NR | NR | NR | NR | NR | 0 |
| US MINES | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| ABANDONED MINES | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| FINDS | TP | | NR | NR | NR | NR | NR | 0 |
| ECHO | TP | | NR | NR | NR | NR | NR | 0 |
| UXO | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| DOCKET HWC | TP | | NR | NR | NR | NR | NR | 0 |
| FUELS PROGRAM | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| AIRS | TP | | NR | NR | NR | NR | NR | 0 |
| ASBESTOS | TP | | NR | NR | NR | NR | NR | 0 |
| CLEANUP SITES | TP | | NR | NR | NR | NR | NR | 0 |
| DEDB | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| DRYCLEANERS | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| DWM CONTAM | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| Financial Assurance | TP | | NR | NR | NR | NR | NR | 0 |
| FL Cattle Dip. Vats | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| HW GEN | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| RESP PARTY | 0.500 | | 0 | 0 | 1 | NR | NR | 1 |
| SITE INV SITES | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| TIER 2 | TP | | NR | NR | NR | NR | NR | 0 |
| UIC | TP | | NR | NR | NR | NR | NR | 0 |
| NPDES | TP | | NR | NR | NR | NR | NR | 0 |
| MINES MRDS | TP | | NR | NR | NR | NR | NR | 0 |
| - Totals -- | | 1 | 0 | 14 | 4 | 0 | 0 | 19 |

# MAP FINDINGS SUMMARY

| Database | Search Distance (Miles) | Target Property | < 1/8 | 1/8 - 1/4 | 1/4 - 1/2 | 1/2 - 1 | > 1 | Total Plotted |
|---|---|---|---|---|---|---|---|---|

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

**1**
**Target Property**
**Actual: 139 ft.**

**KERLIN PROPERTY**
**12503 MINNEOLA ST**
**CLERMONT, FL 34711**

**UST** **U004315132**
**N/A**

UST:

| | |
|---|---|
| Facility Id: | 9817336 |
| Facility Status: | CLOSED |
| Type Description: | Agricultural |
| Facility Phone: | 2143179737 |
| Region: | STATE |
| Positioning Method: | Not reported |
| Lat/Long (dms): | Not reported |

Owner Records Not Found for this facility id:

Tank Info:

| | |
|---|---|
| Name: | KERLIN PROPERTY |
| Address: | 12503 MINNEOLA ST |
| City: | CLERMONT |
| Zip: | 34711 |
| Tank Id: | 1 |
| Status: | Removed |
| Status Date: | 08/15/2019 |
| Install Date: | Not reported |
| Substance: | Aviation gas |
| Content Description: | Aviation Gas |
| Gallons: | 2000 |
| Vessel Indicator: | TANK |
| Tank Location: | UNDERGROUND |
| DEP Contractor: | P |

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---

**A2**
**SW**
**1/8-1/4**
**0.173 mi.**
**915 ft.**
**Site 1 of 4 in cluster A**
**Relative: Lower**
**Actual: 132 ft.**

**7-ELEVEN STORE #35741**
**189 N US HWY 27**
**CLERMONT, FL 34711**

**LUST** **U004193621**
**UST** **N/A**
**Financial Assurance**

LUST:

| | |
|---|---|
| Name: | 7-ELEVEN STORE #35741 |
| Address: | 189 N US HWY 27 |
| City,State,Zip: | CLERMONT, FL 34711 |
| Region: | STATE |
| Facility Id: | 8622949 |
| Facility Status: | OPEN |
| Facility Type: | A - Retail Station |
| Facility Phone: | (407)247-6750 |
| Facility Cleanup Rank: | 2889 |
| District: | Central District |
| Lat/Long (dms): | 28 33 52.0355 / 81 44 37.9139 |
| Section: | 19 |
| Township: | 22S |
| Range: | 26E |
| Feature: | Not reported |
| Method: | AGPS |
| Datum: | 0 |
| Score: | 54 |
| Score Effective Date: | 2004-08-17 00:00:00 |
| Score When Ranked: | 54 |

**7-ELEVEN STORE #35741 (Continued)** **U004193621**

| | |
|---|---|
| Operator: | CATHY WISE |
| Name Update: | 2012-12-12 00:00:00 |
| Address Update: | 2013-07-15 00:00:00 |

Petroleum Cleanup PCT Facility Score:

| | |
|---|---|
| Facility Cleanup Status: | NREQ - NOT REQUIRED |
| Contact: | JOSE RIOS / MILEI AVILES / DAVID PETERSEN |
| Contact Company: | 7-ELEVEN INC - GASOLINE COMP DEPT 0148 |
| Contact Address: | PO BOX 711 |
| Contact City/State/Zip: | DALLAS, TX 75221 |
| Phone: | (407)403-2995 |
| Bad Address Ind: | N |
| State: | FL |
| Zip: | 34711, 9530 |
| Score: | 54 |
| Score Effective Date: | 2004-08-17 00:00:00 |
| Related Party ID: | 20385 |
| Primary RP Role: | ACCOUNT OWNER |
| RP Begin Date: | 2012-12-12 |
| RP Zip: | 711 |
| RP Extension: | Not reported |

Discharge Cleanup Summary:

| | |
|---|---|
| Discharge Date: | 8/10/1989 |
| PCT Discharge Combined: | Not reported |
| Cleanup Required: | N - NO CLEANUP REQUIRED |
| Discharge Cleanup Status: | NREQ - CLEANUP NOT REQUIRED |
| Disch Cleanup Status Date: | 5/29/2001 |
| Cleanup Work Status: | COMPLETED |
| Information Source: | D - DISCHARGE NOTIFICATION |
| Other Source Description: | Not reported |
| Eligibility Indicator: | I - INELIGIBLE |
| Site Manager: | Not reported |
| Site Mgr End Date: | Not reported |
| Tank Office: | - |

Task Information:

| | |
|---|---|
| District: | CD |
| Facility ID: | 8622949 |
| Facility Status: | OPEN |
| Facility Type: | A - Retail Station - |
| County: | LAKE |
| County ID: | 35 |
| Cleanup Eligibility Status: | I |
| Source Effective Date: | Not reported |
| Discharge Date: | 08-10-1989 |
| Cleanup Required: | N - NO CLEANUP REQUIRED |
| Discharge Cleanup Status: | NREQ - CLEANUP NOT REQUIRED |
| Disch Cleanup Status Date: | 05-29-2001 |
| SRC Action Type: | - |
| SRC Submit Date: | Not reported |
| SRC Review Date: | Not reported |
| SRC Completion Status: | - |
| SRC Issue Date: | Not reported |
| SRC Comment: | Not reported |
| Cleanup Work Status: | COMPLETED |
| Site Mgr: | Not reported |
| Site Mgr End Date: | Not reported |

**7-ELEVEN STORE #35741 (Continued)** **U004193621**

| | |
|---|---|
| Tank Office: | - |
| SR Task ID: | Not reported |
| SR Cleanup Responsible: | - |
| SR Funding Eligibility Type: | - |
| SR Actual Cost: | Not reported |
| SR Completion Date: | Not reported |
| SR Payment Date: | Not reported |
| SR Oral Date: | Not reported |
| SR Written Date: | Not reported |
| SR Soil Removal: | Not reported |
| SR Free Product Removal: | Not reported |
| SR Soil Tonnage Removed: | Not reported |
| SR Soil Treatment: | Not reported |
| SR Other Treatment: | Not reported |
| SR Alternate Proc Received Date: | Not reported |
| SR Alternate Procedure Status: | Not reported |
| SR Alternate Procedure Status Date: | Not reported |
| SR Alternate Procedure Comments: | Not reported |
| SA Task ID: | Not reported |
| SA Cleanup Responsible: | - |
| SA Funding Eligibility Type: | - |
| SA Actual Cost: | Not reported |
| SA Completion Date: | Not reported |
| SA Payment Date: | Not reported |
| RAP Task ID: | Not reported |
| RAP Cleanup Responsible ID: | - |
| RAP Funding Eligibility Type: | - |
| RAP Actual Cost: | Not reported |
| RAP Completion Date: | Not reported |
| RAP Payment Date: | Not reported |
| RAP Last Order Approved: | Not reported |
| RA Task ID: | Not reported |
| RA Cleanup Responsible: | - |
| RA Funding Eligibility Type: | - |
| RA Years to Complete: | Not reported |
| RA Actual Cost: | Not reported |

Click here for Florida Oculus:

UST:

| | |
|---|---|
| Facility Id: | 8622949 |
| Facility Status: | OPEN |
| Type Description: | Retail Station |
| Facility Phone: | 4072476750 |
| Region: | STATE |
| Positioning Method: | AGPS |
| Lat/Long (dms): | 28 33 53 / 81 44 36 |

Owner:

| | |
|---|---|
| Owner Id: | 20385 |
| Owner Name: | 7-ELEVEN INC - GASOLINE COMP DEPT 0148 |
| Owner Address: | PO BOX 711 |
| Owner Address 2: | ATTN: FL REGION COMPLIANCE MGR |
| Owner City,St,Zip: | DALLAS, TX 75221 |
| Owner Contact: | JOSE RIOS / MILEI AVILES / DAVID PETERSEN |
| Owner Phone: | 4074032995 |

**7-ELEVEN STORE #35741 (Continued)** **U004193621**

Tank Info:

| | |
|---|---|
| Name: | 7-ELEVEN STORE #35741 |
| Address: | 189 N US HWY 27 |
| City: | CLERMONT |
| Zip: | 34711 |
| Tank Id: | 1 |
| Status: | Removed |
| Status Date: | Not reported |
| Install Date: | 7/1/1979 |
| Substance: | Unleaded gas |
| Content Description: | Unleaded Gas |
| Gallons: | 10000 |
| Vessel Indicator: | TANK |
| Tank Location: | UNDERGROUND |
| DEP Contractor: | P |

| | |
|---|---|
| Name: | 7-ELEVEN STORE #35741 |
| Address: | 189 N US HWY 27 |
| City: | CLERMONT |
| Zip: | 34711 |
| Tank Id: | 2 |
| Status: | Removed |
| Status Date: | Not reported |
| Install Date: | 7/1/1968 |
| Substance: | Leaded gas |
| Content Description: | Leaded Gas |
| Gallons: | 80000 |
| Vessel Indicator: | TANK |
| Tank Location: | UNDERGROUND |
| DEP Contractor: | P |

| | |
|---|---|
| Name: | 7-ELEVEN STORE #35741 |
| Address: | 189 N US HWY 27 |
| City: | CLERMONT |
| Zip: | 34711 |
| Tank Id: | 3 |
| Status: | Removed |
| Status Date: | Not reported |
| Install Date: | 7/1/1968 |
| Substance: | Leaded gas |
| Content Description: | Leaded Gas |
| Gallons: | 30000 |
| Vessel Indicator: | TANK |
| Tank Location: | UNDERGROUND |
| DEP Contractor: | P |

| | |
|---|---|
| Name: | 7-ELEVEN STORE #35741 |
| Address: | 189 N US HWY 27 |
| City: | CLERMONT |
| Zip: | 34711 |
| Tank Id: | 4 |
| Status: | Removed |
| Status Date: | Not reported |
| Install Date: | 7/1/1968 |
| Substance: | Unleaded gas |
| Content Description: | Unleaded Gas |
| Gallons: | 30000 |

**7-ELEVEN STORE #35741 (Continued)** **U004193621**

Vessel Indicator: TANK
Tank Location: UNDERGROUND
DEP Contractor: P

Name: 7-ELEVEN STORE #35741
Address: 189 N US HWY 27
City: CLERMONT
Zip: 34711
Tank Id: 5
Status: Removed
Status Date: Not reported
Install Date: 7/1/1968
Substance: Unleaded gas
Content Description: Unleaded Gas
Gallons: 2000
Vessel Indicator: TANK
Tank Location: UNDERGROUND
DEP Contractor: P

Name: 7-ELEVEN STORE #35741
Address: 189 N US HWY 27
City: CLERMONT
Zip: 34711
Tank Id: 6
Status: Removed
Status Date: Not reported
Install Date: 7/1/1968
Substance: Z
Content Description: Other Non Regulated
Gallons: 550
Vessel Indicator: TANK
Tank Location: UNDERGROUND
DEP Contractor: P

Name: 7-ELEVEN STORE #35741
Address: 189 N US HWY 27
City: CLERMONT
Zip: 34711
Tank Id: 7
Status: In service
Status Date: 12/01/2012
Install Date: 9/1/2012
Substance: Unleaded gas
Content Description: Unleaded Gas
Gallons: 20000
Vessel Indicator: TANK
Tank Location: UNDERGROUND
DEP Contractor: P

Construction:
Tank Id: 7
Construction Category: Primary Construction
Construction Description: Fiberglass

Tank Id: 7
Construction Category: Secondary Containment
Construction Description: Double wall

**7-ELEVEN STORE #35741 (Continued)** **U004193621**

Tank Id: 7
Construction Category: Overfill/Spill
Construction Description: Spill containment bucket

Tank Id: 7
Construction Category: Overfill/Spill
Construction Description: Flow shut-Off

Tank Id: 7
Construction Category: Overfill/Spill
Construction Description: Tight fill

Tank Id: 7
Construction Category: Overfill/Spill
Construction Description: Level gauges/alarms

Monitoring:
Tank ID: 7
Monitoring Description: Monitor dbl wall tank space

Tank ID: 7
Monitoring Description: Mechanical line leak detector

Tank ID: 7
Monitoring Description: Monitor dbl wall pipe space

Tank ID: 7
Monitoring Description: Continuous electronic sensing

Tank ID: 7
Monitoring Description: Electronic monitor pipe sumps

Tank ID: 7
Monitoring Description: Electronic monitor dispenser liners

Piping:
Tank ID: 7
Piping Category: Miscellaneous Attributes
Piping Description: Pressurized piping system

Tank ID: 7
Piping Category: Miscellaneous Attributes
Piping Description: Dispenser liners

Tank ID: 7
Piping Category: Primary Construction
Piping Description: Fiberglass

Tank ID: 7
Piping Category: Secondary Containment
Piping Description: Double wall

Name: 7-ELEVEN STORE #35741
Address: 189 N US HWY 27
City: CLERMONT

**7-ELEVEN STORE #35741 (Continued)** **U004193621**

| | |
|---|---|
| Zip: | 34711 |
| Tank Id: | 8 |
| Status: | In service |
| Status Date: | 12/01/2012 |
| Install Date: | 12/1/2012 |
| Substance: | Unleaded gas |
| Content Description: | Unleaded Gas |
| Gallons: | 20000 |
| Vessel Indicator: | TANK |
| Tank Location: | UNDERGROUND |
| DEP Contractor: | P |

Construction:

| | |
|---|---|
| Tank Id: | 8 |
| Construction Category: | Primary Construction |
| Construction Description: | Fiberglass |
| Tank Id: | 8 |
| Construction Category: | Secondary Containment |
| Construction Description: | Double wall |
| Tank Id: | 8 |
| Construction Category: | Miscellaneous Attributes |
| Construction Description: | Compartmented |
| Tank Id: | 8 |
| Construction Category: | Overfill/Spill |
| Construction Description: | Spill containment bucket |
| Tank Id: | 8 |
| Construction Category: | Overfill/Spill |
| Construction Description: | Flow shut-Off |
| Tank Id: | 8 |
| Construction Category: | Overfill/Spill |
| Construction Description: | Tight fill |
| Tank Id: | 8 |
| Construction Category: | Overfill/Spill |
| Construction Description: | Level gauges/alarms |

Monitoring:

| | |
|---|---|
| Tank ID: | 8 |
| Monitoring Description: | Monitor dbl wall tank space |
| Tank ID: | 8 |
| Monitoring Description: | Mechanical line leak detector |
| Tank ID: | 8 |
| Monitoring Description: | Monitor dbl wall pipe space |
| Tank ID: | 8 |
| Monitoring Description: | Continuous electronic sensing |
| Tank ID: | 8 |
| Monitoring Description: | Electronic monitor pipe sumps |

**7-ELEVEN STORE #35741 (Continued)** **U004193621**

Tank ID: 8
Monitoring Description: Electronic monitor dispenser liners

Piping:
Tank ID: 8
Piping Category: Primary Construction
Piping Description: Fiberglass

Tank ID: 8
Piping Category: Miscellaneous Attributes
Piping Description: Dispenser liners

Tank ID: 8
Piping Category: Secondary Containment
Piping Description: Double wall

Tank ID: 8
Piping Category: Miscellaneous Attributes
Piping Description: Pressurized piping system

Name: 7-ELEVEN STORE #35741
Address: 189 N US HWY 27
City: CLERMONT
Zip: 34711
Tank Id: Not reported
Status: Removed
Status Date: 09/01/2012
Install Date: 1/1/1985
Substance: Waste oil
Content Description: Waste Oil
Gallons: 1000
Vessel Indicator: TANK
Tank Location: UNDERGROUND
DEP Contractor: P

Name: 7-ELEVEN STORE #35741
Address: 189 N US HWY 27
City: CLERMONT
Zip: 34711
Tank Id: Not reported
Status: Removed
Status Date: 09/01/2012
Install Date: 7/1/1985
Substance: Unleaded gas
Content Description: Unleaded Gas
Gallons: 10000
Vessel Indicator: TANK
Tank Location: UNDERGROUND
DEP Contractor: P

Name: 7-ELEVEN STORE #35741
Address: 189 N US HWY 27
City: CLERMONT
Zip: 34711
Tank Id: Not reported
Status: Removed

**7-ELEVEN STORE #35741 (Continued)** **U004193621**

| | |
|---|---|
| Status Date: | 09/01/2012 |
| Install Date: | 7/1/1985 |
| Substance: | Vehicular diesel |
| Content Description: | Vehicular Diesel |
| Gallons: | 10000 |
| Vessel Indicator: | TANK |
| Tank Location: | UNDERGROUND |
| DEP Contractor: | P |

Click here for Florida Oculus:

FL Financial Assurance 3:

| | |
|---|---|
| Name: | 7-ELEVEN STORE #35741 |
| Address: | 189 N US HWY 27 |
| City,State,Zip: | CLERMONT, FL 34711 |
| Region: | 3 |
| Facility ID: | 8622949 |
| Facility Phone: | 4072476750 |
| Facility Status: | OPEN |
| Facility Type: | A |
| Type Description: | Retail Station |
| DEP CO: | P |
| Finaincial Responsibility: | EXEMPT-NOT REQUIRED |
| Insurance Company: | Not reported |
| Effective Date: | Not reported |
| Expire Date: | Not reported |
| Owner ID: | 20385 |
| Onwer Name: | 7-ELEVEN INC - GASOLINE COMP DEPT 0148 |
| Owner Address: | PO BOX 711 |
| Owner Address2: | ATTN: FL REGION COMPLIANCE MGR |
| Owner City,St,Zip: | DALLAS, TX 75221 |
| Contact: | JOSE RIOS / MILEI AVILES / DAVID PETERSEN |
| Resp Party Phone: | 4074032995 |

| | |
|---|---|
| Name: | 7-ELEVEN STORE #35741 |
| Address: | 189 N US HWY 27 |
| City,State,Zip: | CLERMONT, FL 34711 |
| Region: | 3 |
| Facility ID: | 8622949 |
| Facility Phone: | 4072476750 |
| Facility Status: | OPEN |
| Facility Type: | A |
| Type Description: | Retail Station |
| DEP CO: | P |
| Finaincial Responsibility: | INSURANCE |
| Insurance Company: | INDIAN HARBOR |
| Effective Date: | 10/27/2008 |
| Expire Date: | 10/27/2009 |
| Owner ID: | 20385 |
| Onwer Name: | 7-ELEVEN INC - GASOLINE COMP DEPT 0148 |
| Owner Address: | PO BOX 711 |
| Owner Address2: | ATTN: FL REGION COMPLIANCE MGR |
| Owner City,St,Zip: | DALLAS, TX 75221 |
| Contact: | JOSE RIOS / MILEI AVILES / DAVID PETERSEN |
| Resp Party Phone: | 4074032995 |

**7-ELEVEN STORE #35741 (Continued)** **U004193621**

| | |
|---|---|
| Name: | 7-ELEVEN STORE #35741 |
| Address: | 189 N US HWY 27 |
| City,State,Zip: | CLERMONT, FL 34711 |
| Region: | 3 |
| Facility ID: | 8622949 |
| Facility Phone: | 4072476750 |
| Facility Status: | OPEN |
| Facility Type: | A |
| Type Description: | Retail Station |
| DEP CO: | P |
| Finaincial Responsibility: | INSURANCE |
| Insurance Company: | IRONSHORE SPECIALTY INSURANCE CO |
| Effective Date: | 04/30/2012 |
| Expire Date: | 12/18/2012 |
| Owner ID: | 20385 |
| Onwer Name: | 7-ELEVEN INC - GASOLINE COMP DEPT 0148 |
| Owner Address: | PO BOX 711 |
| Owner Address2: | ATTN: FL REGION COMPLIANCE MGR |
| Owner City,St,Zip: | DALLAS, TX 75221 |
| Contact: | JOSE RIOS / MILEI AVILES / DAVID PETERSEN |
| Resp Party Phone: | 4074032995 |

| | |
|---|---|
| Name: | 7-ELEVEN STORE #35741 |
| Address: | 189 N US HWY 27 |
| City,State,Zip: | CLERMONT, FL 34711 |
| Region: | 3 |
| Facility ID: | 8622949 |
| Facility Phone: | 4072476750 |
| Facility Status: | OPEN |
| Facility Type: | A |
| Type Description: | Retail Station |
| DEP CO: | P |
| Finaincial Responsibility: | INSURANCE |
| Insurance Company: | IRONSHORE SPECIALTY INSURANCE CO |
| Effective Date: | 12/18/2012 |
| Expire Date: | 12/18/2013 |
| Owner ID: | 20385 |
| Onwer Name: | 7-ELEVEN INC - GASOLINE COMP DEPT 0148 |
| Owner Address: | PO BOX 711 |
| Owner Address2: | ATTN: FL REGION COMPLIANCE MGR |
| Owner City,St,Zip: | DALLAS, TX 75221 |
| Contact: | JOSE RIOS / MILEI AVILES / DAVID PETERSEN |
| Resp Party Phone: | 4074032995 |

| | |
|---|---|
| Name: | 7-ELEVEN STORE #35741 |
| Address: | 189 N US HWY 27 |
| City,State,Zip: | CLERMONT, FL 34711 |
| Region: | 3 |
| Facility ID: | 8622949 |
| Facility Phone: | 4072476750 |
| Facility Status: | OPEN |
| Facility Type: | A |
| Type Description: | Retail Station |
| DEP CO: | P |
| Finaincial Responsibility: | INSURANCE |
| Insurance Company: | IRONSHORE SPECIALTY INSURANCE CO |
| Effective Date: | 12/18/2013 |

**7-ELEVEN STORE #35741 (Continued)** **U004193621**

| | |
|---|---|
| Expire Date: | 12/18/2014 |
| Owner ID: | 20385 |
| Onwer Name: | 7-ELEVEN INC - GASOLINE COMP DEPT 0148 |
| Owner Address: | PO BOX 711 |
| Owner Address2: | ATTN: FL REGION COMPLIANCE MGR |
| Owner City,St,Zip: | DALLAS, TX 75221 |
| Contact: | JOSE RIOS / MILEI AVILES / DAVID PETERSEN |
| Resp Party Phone: | 4074032995 |
| | |
| Name: | 7-ELEVEN STORE #35741 |
| Address: | 189 N US HWY 27 |
| City,State,Zip: | CLERMONT, FL 34711 |
| Region: | 3 |
| Facility ID: | 8622949 |
| Facility Phone: | 4072476750 |
| Facility Status: | OPEN |
| Facility Type: | A |
| Type Description: | Retail Station |
| DEP CO: | P |
| Finaincial Responsibility: | INSURANCE |
| Insurance Company: | IRONSHORE SPECIALTY INSURANCE CO |
| Effective Date: | 12/18/2014 |
| Expire Date: | 12/18/2015 |
| Owner ID: | 20385 |
| Onwer Name: | 7-ELEVEN INC - GASOLINE COMP DEPT 0148 |
| Owner Address: | PO BOX 711 |
| Owner Address2: | ATTN: FL REGION COMPLIANCE MGR |
| Owner City,St,Zip: | DALLAS, TX 75221 |
| Contact: | JOSE RIOS / MILEI AVILES / DAVID PETERSEN |
| Resp Party Phone: | 4074032995 |
| | |
| Name: | 7-ELEVEN STORE #35741 |
| Address: | 189 N US HWY 27 |
| City,State,Zip: | CLERMONT, FL 34711 |
| Region: | 3 |
| Facility ID: | 8622949 |
| Facility Phone: | 4072476750 |
| Facility Status: | OPEN |
| Facility Type: | A |
| Type Description: | Retail Station |
| DEP CO: | P |
| Finaincial Responsibility: | INSURANCE |
| Insurance Company: | IRONSHORE SPECIALTY INSURANCE CO |
| Effective Date: | 12/18/2015 |
| Expire Date: | 12/18/2016 |
| Owner ID: | 20385 |
| Onwer Name: | 7-ELEVEN INC - GASOLINE COMP DEPT 0148 |
| Owner Address: | PO BOX 711 |
| Owner Address2: | ATTN: FL REGION COMPLIANCE MGR |
| Owner City,St,Zip: | DALLAS, TX 75221 |
| Contact: | JOSE RIOS / MILEI AVILES / DAVID PETERSEN |
| Resp Party Phone: | 4074032995 |
| | |
| Name: | 7-ELEVEN STORE #35741 |
| Address: | 189 N US HWY 27 |
| City,State,Zip: | CLERMONT, FL 34711 |
| Region: | 3 |

**7-ELEVEN STORE #35741 (Continued)** **U004193621**

| | |
|---|---|
| Facility ID: | 8622949 |
| Facility Phone: | 4072476750 |
| Facility Status: | OPEN |
| Facility Type: | A |
| Type Description: | Retail Station |
| DEP CO: | P |
| Finaincial Responsibility: | INSURANCE |
| Insurance Company: | IRONSHORE SPECIALTY INSURANCE CO |
| Effective Date: | 12/18/2015 |
| Expire Date: | 12/18/2019 |
| Owner ID: | 20385 |
| Onwer Name: | 7-ELEVEN INC - GASOLINE COMP DEPT 0148 |
| Owner Address: | PO BOX 711 |
| Owner Address2: | ATTN: FL REGION COMPLIANCE MGR |
| Owner City,St,Zip: | DALLAS, TX 75221 |
| Contact: | JOSE RIOS / MILEI AVILES / DAVID PETERSEN |
| Resp Party Phone: | 4074032995 |

---

**A3** **DANNYS AUTO PAINT & BODY** **RCRA NonGen / NLR** **1004683407**
**WSW** **106 N US HWY 27** **FINDS** **FLD984207423**
**1/8-1/4** **MINNEOLA, FL 32755** **ECHO**
**0.191 mi.**
**1009 ft.** **Site 2 of 4 in cluster A**

**Relative:** **Lower**
**Actual:** **130 ft.**

RCRA NonGen / NLR:

| | |
|---|---|
| Date Form Received by Agency: | 2011-08-31 00:00:00.0 |
| Handler Name: | DANNYS AUTO PAINT & BODY |
| Handler Address: | 106 N US HWY 27 |
| Handler City,State,Zip: | MINNEOLA, FL 32755 |
| EPA ID: | FLD984207423 |
| Contact Name: | CHARRAN RAMSARAN |
| Contact Address: | PO BOX 1188 |
| Contact City,State,Zip: | MINNEOLA, FL 34755-1188 |
| Contact Telephone: | 904-394-5999 |
| Contact Fax: | Not reported |
| Contact Email: | Not reported |
| Contact Title: | OWNER |
| EPA Region: | 04 |
| Land Type: | Private |
| Federal Waste Generator Description: | Not a generator, verified |
| Non-Notifier: | Not reported |
| Biennial Report Cycle: | Not reported |
| Accessibility: | Not reported |
| Active Site Indicator: | Not reported |
| State District Owner: | FL |
| State District: | CD |
| Mailing Address: | PO BOX 1188 |
| Mailing City,State,Zip: | MINNEOLA, FL 34755-1188 |
| Owner Name: | CHARRAN RAMSARAN |
| Owner Type: | Private |
| Operator Name: | Not reported |
| Operator Type: | Not reported |
| Short-Term Generator Activity: | No |
| Importer Activity: | No |
| Mixed Waste Generator: | No |
| Transporter Activity: | No |
| Transfer Facility Activity: | No |
| Recycler Activity with Storage: | No |

**DANNYS AUTO PAINT & BODY (Continued)** **1004683407**

| | |
|---|---|
| Small Quantity On-Site Burner Exemption: | No |
| Smelting Melting and Refining Furnace Exemption: | No |
| Underground Injection Control: | No |
| Off-Site Waste Receipt: | No |
| Universal Waste Indicator: | No |
| Universal Waste Destination Facility: | No |
| Federal Universal Waste: | No |
| Active Site Fed-Reg Treatment Storage and Disposal Facility: | Not reported |
| Active Site Converter Treatment storage and Disposal Facility: | Not reported |
| Active Site State-Reg Treatment Storage and Disposal Facility: | Not reported |
| Active Site State-Reg Handler: | --- |
| Federal Facility Indicator: | Not reported |
| Hazardous Secondary Material Indicator: | NN |
| Sub-Part K Indicator: | Not reported |
| Commercial TSD Indicator: | No |
| Treatment Storage and Disposal Type: | Not reported |
| 2018 GPRA Permit Baseline: | Not on the Baseline |
| 2018 GPRA Renewals Baseline: | Not on the Baseline |
| Permit Renewals Workload Universe: | Not reported |
| Permit Workload Universe: | Not reported |
| Permit Progress Universe: | Not reported |
| Post-Closure Workload Universe: | Not reported |
| Closure Workload Universe: | Not reported |
| 202 GPRA Corrective Action Baseline: | No |
| Corrective Action Workload Universe: | No |
| Subject to Corrective Action Universe: | No |
| Non-TSDFs Where RCRA CA has Been Imposed Universe: | No |
| TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe: | No |
| TSDFs Only Subject to CA under Discretionary Auth Universe: | No |
| Corrective Action Priority Ranking: | No NCAPS ranking |
| Environmental Control Indicator: | No |
| Institutional Control Indicator: | No |
| Human Exposure Controls Indicator: | N/A |
| Groundwater Controls Indicator: | N/A |
| Operating TSDF Universe: | Not reported |
| Full Enforcement Universe: | Not reported |
| Significant Non-Complier Universe: | No |
| Unaddressed Significant Non-Complier Universe: | No |
| Addressed Significant Non-Complier Universe: | No |
| Significant Non-Complier With a Compliance Schedule Universe: | No |
| Financial Assurance Required: | Not reported |
| Handler Date of Last Change: | 2011-11-28 10:43:53.0 |
| Recognized Trader-Importer: | No |
| Recognized Trader-Exporter: | No |
| Importer of Spent Lead Acid Batteries: | No |
| Exporter of Spent Lead Acid Batteries: | No |
| Recycler Activity Without Storage: | Not reported |
| Manifest Broker: | Not reported |
| Sub-Part P Indicator: | Not reported |

Hazardous Waste Summary:

| | |
|---|---|
| Waste Code: | D001 |
| Waste Description: | IGNITABLE WASTE |
| Waste Code: | F001 |
| Waste Description: | THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: |

**DANNYS AUTO PAINT & BODY (Continued)** **1004683407**

TETRACHLOROETHYLENE, TRICHLORETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste Code: F002
Waste Description: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste Code: F003
Waste Description: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste Code: F005
Waste Description: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Handler - Owner Operator:
Owner/Operator Indicator: Owner
Owner/Operator Name: CHARRAN RAMSARAN
Legal Status: Private
Date Became Current: 1996-10-18 00:00:00.
Date Ended Current: Not reported
Owner/Operator Address: PO BOX 1188
Owner/Operator City,State,Zip: MINNEOLA, FL 34755-1188
Owner/Operator Telephone: Not reported
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: CHARRAN RAMSARAN
Legal Status: Private
Date Became Current: 1996-10-18 00:00:00.

**DANNYS AUTO PAINT & BODY (Continued)** **1004683407**

| | |
|---|---|
| Date Ended Current: | Not reported |
| Owner/Operator Address: | PO BOX 1188 |
| Owner/Operator City,State,Zip: | MINNEOLA, FL 34755-1188 |
| Owner/Operator Telephone: | Not reported |
| Owner/Operator Telephone Ext: | Not reported |
| Owner/Operator Fax: | Not reported |
| Owner/Operator Email: | Not reported |
| | |
| Owner/Operator Indicator: | Owner |
| Owner/Operator Name: | RAMSARAN CHARRAN |
| Legal Status: | Private |
| Date Became Current: | 1996-10-18 00:00:00. |
| Date Ended Current: | Not reported |
| Owner/Operator Address: | PO BOX 1188 |
| Owner/Operator City,State,Zip: | MINNEOLA, FL 34755-1188 |
| Owner/Operator Telephone: | Not reported |
| Owner/Operator Telephone Ext: | Not reported |
| Owner/Operator Fax: | Not reported |
| Owner/Operator Email: | Not reported |

Historic Generators:

| | |
|---|---|
| Receive Date: | 2011-08-31 00:00:00.0 |
| Handler Name: | DANNYS AUTO PAINT & BODY |
| Federal Waste Generator Description: | Not a generator, verified |
| State District Owner: | FL |
| Large Quantity Handler of Universal Waste: | No |
| Recognized Trader Importer: | No |
| Recognized Trader Exporter: | No |
| Spent Lead Acid Battery Importer: | No |
| Spent Lead Acid Battery Exporter: | No |
| Current Record: | Yes |
| Non Storage Recycler Activity: | Not reported |
| Electronic Manifest Broker: | Not reported |
| | |
| Receive Date: | 1991-07-17 00:00:00.0 |
| Handler Name: | DANNYS AUTO PAINT & BODY |
| Federal Waste Generator Description: | Conditionally Exempt Small Quantity Generator |
| State District Owner: | FL |
| Large Quantity Handler of Universal Waste: | No |
| Recognized Trader Importer: | No |
| Recognized Trader Exporter: | No |
| Spent Lead Acid Battery Importer: | No |
| Spent Lead Acid Battery Exporter: | No |
| Current Record: | No |
| Non Storage Recycler Activity: | Not reported |
| Electronic Manifest Broker: | Not reported |

List of NAICS Codes and Descriptions:

| | |
|---|---|
| NAICS Codes: | No NAICS Codes Found |

Facility Has Received Notices of Violations:

| | |
|---|---|
| Violations: | No Violations Found |

Evaluation Action Summary:

| | |
|---|---|
| Evaluations: | No Evaluations Found |

**DANNYS AUTO PAINT & BODY (Continued)** **1004683407**

FINDS:
Registry ID: 110006386650

Click Here:

Environmental Interest/Information System:
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.
Florida Environmental System Today Application (FIESTA) Data Maintenance (FDM) system maintains entity, environmental interest and affiliation data for the State of Florida.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

| | |
|---|---|
| Envid: | 1004683407 |
| Registry ID: | 110006386650 |
| DFR URL: | http://echo.epa.gov/detailed-facility-report?fid=110006386650 |
| Name: | DANNYS AUTO PAINT & BODY |
| Address: | 106 N US HWY 27 |
| City,State,Zip: | MINNEOLA, FL 34715 |

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**A4** **BP FACILITY #68611** **RCRA NonGen / NLR** **1008372392**
**WSW** **190 N US HWY 27** **FLR000119172**
**1/8-1/4** **CLERMONT, FL 34711**
**0.194 mi.**
**1025 ft.** **Site 3 of 4 in cluster A**

**Relative:** **Lower**
**Actual:** **128 ft.**

RCRA NonGen / NLR:

| | |
|---|---|
| Date Form Received by Agency: | 2010-03-15 00:00:00.0 |
| Handler Name: | BP FACILITY #68611 |
| Handler Address: | 190 N US HWY 27 |
| Handler City,State,Zip: | CLERMONT, FL 34711 |
| EPA ID: | FLR000119172 |
| Contact Name: | MICHAEL D WILSON |
| Contact Address: | PO BOX 6038 |
| Contact City,State,Zip: | ARTESIA, CA 90702-6038 |
| Contact Telephone: | 678-714-1729 |
| Contact Fax: | Not reported |
| Contact Email: | Not reported |
| Contact Title: | ENVIRONMENTAL COMPLIANCE SPECIALIST |
| EPA Region: | 04 |
| Land Type: | Private |
| Federal Waste Generator Description: | Not a generator, verified |
| Non-Notifier: | Not reported |
| Biennial Report Cycle: | Not reported |
| Accessibility: | Not reported |
| Active Site Indicator: | Not reported |
| State District Owner: | FL |
| State District: | CD |
| Mailing Address: | PO BOX 6038 |
| Mailing City,State,Zip: | ARTESIA, CA 90702-6038 |
| Owner Name: | BP PRODUCTS NORTH AMERICA |

**BP FACILITY #68611 (Continued)** **1008372392**

| | |
|---|---|
| Owner Type: | Private |
| Operator Name: | JACKIE DOUGHERTY |
| Operator Type: | Private |
| Short-Term Generator Activity: | No |
| Importer Activity: | No |
| Mixed Waste Generator: | No |
| Transporter Activity: | No |
| Transfer Facility Activity: | No |
| Recycler Activity with Storage: | No |
| Small Quantity On-Site Burner Exemption: | No |
| Smelting Melting and Refining Furnace Exemption: | No |
| Underground Injection Control: | No |
| Off-Site Waste Receipt: | No |
| Universal Waste Indicator: | No |
| Universal Waste Destination Facility: | No |
| Federal Universal Waste: | No |
| Active Site Fed-Reg Treatment Storage and Disposal Facility: | Not reported |
| Active Site Converter Treatment storage and Disposal Facility: | Not reported |
| Active Site State-Reg Treatment Storage and Disposal Facility: | Not reported |
| Active Site State-Reg Handler: | --- |
| Federal Facility Indicator: | Not reported |
| Hazardous Secondary Material Indicator: | NN |
| Sub-Part K Indicator: | Not reported |
| Commercial TSD Indicator: | No |
| Treatment Storage and Disposal Type: | Not reported |
| 2018 GPRA Permit Baseline: | Not on the Baseline |
| 2018 GPRA Renewals Baseline: | Not on the Baseline |
| Permit Renewals Workload Universe: | Not reported |
| Permit Workload Universe: | Not reported |
| Permit Progress Universe: | Not reported |
| Post-Closure Workload Universe: | Not reported |
| Closure Workload Universe: | Not reported |
| 202 GPRA Corrective Action Baseline: | No |
| Corrective Action Workload Universe: | No |
| Subject to Corrective Action Universe: | No |
| Non-TSDFs Where RCRA CA has Been Imposed Universe: | No |
| TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe: | No |
| TSDFs Only Subject to CA under Discretionary Auth Universe: | No |
| Corrective Action Priority Ranking: | No NCAPS ranking |
| Environmental Control Indicator: | No |
| Institutional Control Indicator: | No |
| Human Exposure Controls Indicator: | N/A |
| Groundwater Controls Indicator: | N/A |
| Operating TSDF Universe: | Not reported |
| Full Enforcement Universe: | Not reported |
| Significant Non-Complier Universe: | No |
| Unaddressed Significant Non-Complier Universe: | No |
| Addressed Significant Non-Complier Universe: | No |
| Significant Non-Complier With a Compliance Schedule Universe: | No |
| Financial Assurance Required: | Not reported |
| Handler Date of Last Change: | 2016-12-14 18:29:12.0 |
| Recognized Trader-Importer: | No |
| Recognized Trader-Exporter: | No |
| Importer of Spent Lead Acid Batteries: | No |
| Exporter of Spent Lead Acid Batteries: | No |
| Recycler Activity Without Storage: | Not reported |
| Manifest Broker: | Not reported |

**BP FACILITY #68611 (Continued)** **1008372392**

Sub-Part P Indicator: Not reported

Hazardous Waste Summary:
Waste Code: D001
Waste Description: IGNITABLE WASTE

Waste Code: D018
Waste Description: BENZENE

Handler - Owner Operator:
Owner/Operator Indicator: Owner
Owner/Operator Name: BP PRODUCTS NORTH AMERICA
Legal Status: Private
Date Became Current: 2005-04-15 00:00:00.
Date Ended Current: Not reported
Owner/Operator Address: 25971 TOWNE CENTRE DR
Owner/Operator City,State,Zip: FOOTHILL RANCH, CA 92610-2462
Owner/Operator Telephone: Not reported
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: BP FACILITY #68611
Legal Status: Private
Date Became Current: 2005-04-15 00:00:00.
Date Ended Current: Not reported
Owner/Operator Address: PO BOX 6038
Owner/Operator City,State,Zip: ARTESIA, CA 90702-6038
Owner/Operator Telephone: Not reported
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: BP PRODUCTS NORTH AMERICA
Legal Status: Private
Date Became Current: 2005-04-15 00:00:00.
Date Ended Current: Not reported
Owner/Operator Address: 25971 TOWNE CENTRE DR
Owner/Operator City,State,Zip: FOOTHILL RANCH, CA 92610-2462
Owner/Operator Telephone: Not reported
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: BP FACILITY #68611
Legal Status: Private
Date Became Current: 2005-04-15 00:00:00.
Date Ended Current: 2010-03-15 00:00:00.
Owner/Operator Address: PO BOX 6038
Owner/Operator City,State,Zip: ARTESIA, CA 90702-6038
Owner/Operator Telephone: Not reported
Owner/Operator Telephone Ext: Not reported

**BP FACILITY #68611 (Continued)** **1008372392**

Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: BP FACILITY #68611
Legal Status: Private
Date Became Current: 2005-04-15 00:00:00.
Date Ended Current: 2010-03-15 00:00:00.
Owner/Operator Address: PO BOX 6038
Owner/Operator City,State,Zip: ARTESIA, CA 90702-6038
Owner/Operator Telephone: Not reported
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: JACKIE DOUGHERTY
Legal Status: Private
Date Became Current: 2005-04-15 00:00:00.
Date Ended Current: Not reported
Owner/Operator Address: PO BOX 6038
Owner/Operator City,State,Zip: ARTESIA, CA 90702-6038
Owner/Operator Telephone: Not reported
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 2010-03-15 00:00:00.0
Handler Name: BP FACILITY #68611
Federal Waste Generator Description: Not a generator, verified
State District Owner: FL
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:
NAICS Code: 562998
NAICS Description: ALL OTHER MISCELLANEOUS WASTE MANAGEMENT SERVICES

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

**5**
**WSW**
**1/8-1/4**
**0.201 mi.**
**1059 ft.**

**JAN-R-KISH, INC.**
**302 N. HIGHWAY 27**
**CLERMONT, FL 34711**

**SWF/LF** **S113899282**
**N/A**

**Relative:**
**Lower**

**Actual:**
**127 ft.**

SWF/LF:

| | |
|---|---|
| Name: | JAN-R-KISH, INC. |
| Address: | 302 N. HIGHWAY 27 |
| City,State,Zip: | CLERMONT, FL 34711 |
| Facility ID: | 96503 |
| District: | CD |
| Lat/Long: | :: / :: |
| Class Type: | 754 |
| Classification: | WASTE TIRE COLLECTOR |
| Class Status: | INACTIVE (I) |
| Section: | Not reported |
| Township: | Not reported |
| Range: | Not reported |
| Responsible Authority Name: | Not reported |
| Responsible Authority Address: | Not reported |
| Responsible Authority City,St,Zip: | Not reported |
| Responsible Authority Phone: | Not reported |
| EMail Address1: | Not reported |
| EMail Address2: | Not reported |
| Site Supervisor Name: | Not reported |
| Site Supervisor Addr: | Not reported |
| Site Supervisor City/State/Zip: | Not reported |
| Site Supervisor Telephone: | Not reported |
| Land Owner Name: | Not reported |
| Land Owner Address: | Not reported |
| Land Owner City/State/Zip: | Not reported |
| Land Owner Telephone: | Not reported |

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**A6**
**SW**
**1/8-1/4**
**0.202 mi.**
**1066 ft.**

**CIRCLE K #7159**
**104 S HIGHWAY 27**
**MINNEOLA, FL 34715**

**Site 4 of 4 in cluster A**

**RCRA NonGen / NLR** **1004684178**
**FINDS** **FLD984255240**
**ECHO**

**Relative:**
**Lower**

**Actual:**
**133 ft.**

RCRA NonGen / NLR:

| | |
|---|---|
| Date Form Received by Agency: | 2011-08-31 00:00:00.0 |
| Handler Name: | CIRCLE K #7159 |
| Handler Address: | 104 S HIGHWAY 27 |
| Handler City,State,Zip: | MINNEOLA, FL 34715-7494 |
| EPA ID: | FLD984255240 |
| Contact Name: | STEVE BELIN |
| Contact Address: | FAULKENBURG RD |
| Contact City,State,Zip: | TAMPA, FL 33619 |
| Contact Telephone: | 813-689-8161 |
| Contact Fax: | Not reported |
| Contact Email: | Not reported |
| Contact Title: | MANAGER |
| EPA Region: | 04 |
| Land Type: | Private |
| Federal Waste Generator Description: | Not a generator, verified |
| Non-Notifier: | Not reported |
| Biennial Report Cycle: | Not reported |

**CIRCLE K #7159 (Continued)** **1004684178**

| | |
|---|---|
| Accessibility: | Not reported |
| Active Site Indicator: | Not reported |
| State District Owner: | FL |
| State District: | CD |
| Mailing Address: | FAULKENBURG RD |
| Mailing City,State,Zip: | TAMPA, FL 33619 |
| Owner Name: | STEVE BELIN |
| Owner Type: | Private |
| Operator Name: | Not reported |
| Operator Type: | Not reported |
| Short-Term Generator Activity: | No |
| Importer Activity: | No |
| Mixed Waste Generator: | No |
| Transporter Activity: | No |
| Transfer Facility Activity: | No |
| Recycler Activity with Storage: | No |
| Small Quantity On-Site Burner Exemption: | No |
| Smelting Melting and Refining Furnace Exemption: | No |
| Underground Injection Control: | No |
| Off-Site Waste Receipt: | No |
| Universal Waste Indicator: | No |
| Universal Waste Destination Facility: | No |
| Federal Universal Waste: | No |
| Active Site Fed-Reg Treatment Storage and Disposal Facility: | Not reported |
| Active Site Converter Treatment storage and Disposal Facility: | Not reported |
| Active Site State-Reg Treatment Storage and Disposal Facility: | Not reported |
| Active Site State-Reg Handler: | --- |
| Federal Facility Indicator: | Not reported |
| Hazardous Secondary Material Indicator: | NN |
| Sub-Part K Indicator: | Not reported |
| Commercial TSD Indicator: | No |
| Treatment Storage and Disposal Type: | Not reported |
| 2018 GPRA Permit Baseline: | Not on the Baseline |
| 2018 GPRA Renewals Baseline: | Not on the Baseline |
| Permit Renewals Workload Universe: | Not reported |
| Permit Workload Universe: | Not reported |
| Permit Progress Universe: | Not reported |
| Post-Closure Workload Universe: | Not reported |
| Closure Workload Universe: | Not reported |
| 202 GPRA Corrective Action Baseline: | No |
| Corrective Action Workload Universe: | No |
| Subject to Corrective Action Universe: | No |
| Non-TSDFs Where RCRA CA has Been Imposed Universe: | No |
| TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe: | No |
| TSDFs Only Subject to CA under Discretionary Auth Universe: | No |
| Corrective Action Priority Ranking: | No NCAPS ranking |
| Environmental Control Indicator: | No |
| Institutional Control Indicator: | No |
| Human Exposure Controls Indicator: | N/A |
| Groundwater Controls Indicator: | N/A |
| Operating TSDF Universe: | Not reported |
| Full Enforcement Universe: | Not reported |
| Significant Non-Complier Universe: | No |
| Unaddressed Significant Non-Complier Universe: | No |
| Addressed Significant Non-Complier Universe: | No |
| Significant Non-Complier With a Compliance Schedule Universe: | No |
| Financial Assurance Required: | Not reported |

**CIRCLE K #7159 (Continued)** **1004684178**

| | |
|---|---|
| Handler Date of Last Change: | 2011-11-28 10:43:53.0 |
| Recognized Trader-Importer: | No |
| Recognized Trader-Exporter: | No |
| Importer of Spent Lead Acid Batteries: | No |
| Exporter of Spent Lead Acid Batteries: | No |
| Recycler Activity Without Storage: | Not reported |
| Manifest Broker: | Not reported |
| Sub-Part P Indicator: | Not reported |

Hazardous Waste Summary:

| | |
|---|---|
| Waste Code: | D018 |
| Waste Description: | BENZENE |

Handler - Owner Operator:

| | |
|---|---|
| Owner/Operator Indicator: | Owner |
| Owner/Operator Name: | BELIN STEVE |
| Legal Status: | Private |
| Date Became Current: | 1998-05-01 00:00:00. |
| Date Ended Current: | Not reported |
| Owner/Operator Address: | 500 FAULKENBURG RD |
| Owner/Operator City,State,Zip: | TAMPA, FL 33619 |
| Owner/Operator Telephone: | Not reported |
| Owner/Operator Telephone Ext: | Not reported |
| Owner/Operator Fax: | Not reported |
| Owner/Operator Email: | Not reported |

| | |
|---|---|
| Owner/Operator Indicator: | Owner |
| Owner/Operator Name: | STEVE BELIN |
| Legal Status: | Private |
| Date Became Current: | 1998-05-01 00:00:00. |
| Date Ended Current: | Not reported |
| Owner/Operator Address: | 500 FAULKENBURG RD |
| Owner/Operator City,State,Zip: | TAMPA, FL 33619 |
| Owner/Operator Telephone: | Not reported |
| Owner/Operator Telephone Ext: | Not reported |
| Owner/Operator Fax: | Not reported |
| Owner/Operator Email: | Not reported |

| | |
|---|---|
| Owner/Operator Indicator: | Owner |
| Owner/Operator Name: | STEVE BELIN |
| Legal Status: | Private |
| Date Became Current: | 1998-05-01 00:00:00. |
| Date Ended Current: | Not reported |
| Owner/Operator Address: | 500 FAULKENBURG RD |
| Owner/Operator City,State,Zip: | TAMPA, FL 33619 |
| Owner/Operator Telephone: | Not reported |
| Owner/Operator Telephone Ext: | Not reported |
| Owner/Operator Fax: | Not reported |
| Owner/Operator Email: | Not reported |

Historic Generators:

| | |
|---|---|
| Receive Date: | 2011-08-31 00:00:00.0 |
| Handler Name: | CIRCLE K #7159 |
| Federal Waste Generator Description: | Not a generator, verified |
| State District Owner: | FL |

**CIRCLE K #7159 (Continued)** **1004684178**

| | |
|---|---|
| Large Quantity Handler of Universal Waste: | No |
| Recognized Trader Importer: | No |
| Recognized Trader Exporter: | No |
| Spent Lead Acid Battery Importer: | No |
| Spent Lead Acid Battery Exporter: | No |
| Current Record: | Yes |
| Non Storage Recycler Activity: | Not reported |
| Electronic Manifest Broker: | Not reported |

| | |
|---|---|
| Receive Date: | 1993-04-06 00:00:00.0 |
| Handler Name: | CIRCLE K #7159 |
| Federal Waste Generator Description: | Conditionally Exempt Small Quantity Generator |
| State District Owner: | FL |
| Large Quantity Handler of Universal Waste: | No |
| Recognized Trader Importer: | No |
| Recognized Trader Exporter: | No |
| Spent Lead Acid Battery Importer: | No |
| Spent Lead Acid Battery Exporter: | No |
| Current Record: | No |
| Non Storage Recycler Activity: | Not reported |
| Electronic Manifest Broker: | Not reported |

List of NAICS Codes and Descriptions:
NAICS Codes: No NAICS Codes Found

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

FINDS:
Registry ID: 110007464886

Click Here:

Environmental Interest/Information System:
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

| | |
|---|---|
| Envid: | 1004684178 |
| Registry ID: | 110007464886 |
| DFR URL: | http://echo.epa.gov/detailed-facility-report?fid=110007464886 |
| Name: | CIRCLE K #7159 |
| Address: | 104 S HIGHWAY 27 |
| City,State,Zip: | MINNEOLA, FL 34715 |

**B7** **RIGHTWAY FOODS** **LUST** **U004138202**
**SW** **104 US HWY 27 S** **UST** **N/A**
**1/8-1/4** **MINNEOLA, FL 32755** **Financial Assurance**
**0.220 mi.**
**1159 ft.** **Site 1 of 2 in cluster B**

**Relative:**
**Lower**

**Actual:**
**132 ft.**

LUST:

| | |
|---|---|
| Name: | RIGHTWAY FOODS |
| Address: | 104 US HWY 27 S |
| City,State,Zip: | MINNEOLA, FL 32755 |
| Region: | STATE |
| Facility Id: | 8510086 |
| Facility Status: | OPEN |
| Facility Type: | A - Retail Station |
| Facility Phone: | (352)394-0282 |
| Facility Cleanup Rank: | Not reported |
| District: | Central District |
| Lat/Long (dms): | 28 34 42.6959 / 81 45 1.4874 |
| Section: | 18 |
| Township: | 22S |
| Range: | 26E |
| Feature: | Not reported |
| Method: | AGPS |
| Datum: | 0 |
| Score: | 11 |
| Score Effective Date: | 2010-07-27 00:00:00 |
| Score When Ranked: | Not reported |
| Operator: | DHIMANT SHAH |
| Name Update: | 2010-03-11 00:00:00 |
| Address Update: | 2012-03-28 00:00:00 |

Petroleum Cleanup PCT Facility Score:

| | |
|---|---|
| Facility Cleanup Status: | CMPL - COMPLETED |
| Contact: | KIRAT PARIKH \| ROSE CALIXTE |
| Contact Company: | PERFECT REAL ESTATE INC |
| Contact Address: | 4351 FLORA VISTA DR |
| Contact City/State/Zip: | ORLANDO, FL 32837 |
| Phone: | (407)859-7600 |
| Bad Address Ind: | N |
| State: | FL |
| Zip: | 32755 |
| Score: | 11 |
| Score Effective Date: | 2010-07-27 00:00:00 |
| Related Party ID: | 64992 |
| Primary RP Role: | ACCOUNT OWNER |
| RP Begin Date: | 2014-10-02 |
| RP Zip: | Not reported |
| RP Extension: | Not reported |

Discharge Cleanup Summary:

| | |
|---|---|
| Discharge Date: | 1/21/2010 |
| PCT Discharge Combined: | Not reported |
| Cleanup Required: | R - CLEANUP REQUIRED |
| Discharge Cleanup Status: | SRCR - SRCR COMPLETE |
| Disch Cleanup Status Date: | 8/9/2012 |
| Cleanup Work Status: | COMPLETED |
| Information Source: | D - DISCHARGE NOTIFICATION |
| Other Source Description: | Not reported |
| Eligibility Indicator: | I - INELIGIBLE |

**RIGHTWAY FOODS (Continued)** **U004138202**

| | |
|---|---|
| Site Manager: | Not reported |
| Site Mgr End Date: | Not reported |
| Tank Office: | - |
| Discharge Date: | 7/1/1999 |
| PCT Discharge Combined: | Not reported |
| Cleanup Required: | R - CLEANUP REQUIRED |
| Discharge Cleanup Status: | SRCR - SRCR COMPLETE |
| Disch Cleanup Status Date: | 12/27/2001 |
| Cleanup Work Status: | COMPLETED |
| Information Source: | D - DISCHARGE NOTIFICATION |
| Other Source Description: | Not reported |
| Eligibility Indicator: | I - INELIGIBLE |
| Site Manager: | KLAPPENBAC_J |
| Site Mgr End Date: | 12/27/2001 |
| Tank Office: | PCCD - CD CLEANUP & COMPLIANCE ASSURANCE PROGRAM |

Contaminated Media:

| | |
|---|---|
| Discharge Date: | 7/1/1999 |
| Pct Discharge Combined With: | Not reported |
| Cleanup Required: | R - CLEANUP REQUIRED |
| Discharge Cleanup Status: | SRCR - SRCR COMPLETE |
| Disch Cleanup Status Date: | 12/27/2001 |
| Cleanup Work Status: | COMPLETED |
| Information Source: | D - DISCHARGE NOTIFICATION |
| Other Source Description: | Not reported |
| Elig Indicator: | I - INELIGIBLE |
| Site Manager: | KLAPPENBAC_J |
| Site Mgr End Date: | 12/27/2001 |
| Tank Office: | PCCD - CD CLEANUP & COMPLIANCE |
| Contaminated Drinking Wells: | Not reported |
| Contaminated Monitoring Well: | Not reported |
| Contaminated Soil: | Yes |
| Contaminated Surface Water: | Not reported |
| Contaminated Ground Water: | Not reported |
| Pollutant: | P - Generic Gasoline |
| Pollutant Other Description: | Not reported |
| Gallons Discharged: | Not reported |

Task Information:

| | |
|---|---|
| District: | CD |
| Facility ID: | 8510086 |
| Facility Status: | OPEN |
| Facility Type: | A - Retail Station - |
| County: | LAKE |
| County ID: | 35 |
| Cleanup Eligibility Status: | I |
| Source Effective Date: | 08-09-2012 |
| Discharge Date: | 01-21-2010 |
| Cleanup Required: | R - CLEANUP REQUIRED |
| Discharge Cleanup Status: | SRCR - SRCR COMPLETE |
| Disch Cleanup Status Date: | 08-09-2012 |
| SRC Action Type: | SRCR - SITE REHABILITATION COMPLETION REPORT |
| SRC Submit Date: | 05-10-2012 |
| SRC Review Date: | 05-29-2012 |
| SRC Completion Status: | A - APPROVED |
| SRC Issue Date: | 08-09-2012 |
| SRC Comment: | Not reported |
| Cleanup Work Status: | COMPLETED |

**RIGHTWAY FOODS (Continued)** **U004138202**

| | |
|---|---|
| Site Mgr: | Not reported |
| Site Mgr End Date: | Not reported |
| Tank Office: | - |
| SR Task ID: | Not reported |
| SR Cleanup Responsible: | - |
| SR Funding Eligibility Type: | - |
| SR Actual Cost: | Not reported |
| SR Completion Date: | Not reported |
| SR Payment Date: | Not reported |
| SR Oral Date: | Not reported |
| SR Written Date: | Not reported |
| SR Soil Removal: | Not reported |
| SR Free Product Removal: | Not reported |
| SR Soil Tonnage Removed: | Not reported |
| SR Soil Treatment: | Not reported |
| SR Other Treatment: | Not reported |
| SR Alternate Proc Received Date: | Not reported |
| SR Alternate Procedure Status: | Not reported |
| SR Alternate Procedure Status Date: | Not reported |
| SR Alternate Procedure Comments: | Not reported |
| SA Task ID: | 88176 |
| SA Cleanup Responsible: | - |
| SA Funding Eligibility Type: | - |
| SA Actual Cost: | Not reported |
| SA Completion Date: | Not reported |
| SA Payment Date: | Not reported |
| RAP Task ID: | Not reported |
| RAP Cleanup Responsible ID: | - |
| RAP Funding Eligibility Type: | - |
| RAP Actual Cost: | Not reported |
| RAP Completion Date: | Not reported |
| RAP Payment Date: | Not reported |
| RAP Last Order Approved: | Not reported |
| RA Task ID: | 89341 |
| RA Cleanup Responsible: | - |
| RA Funding Eligibility Type: | - |
| RA Years to Complete: | 0 |
| RA Actual Cost: | Not reported |
| District: | CD |
| Facility ID: | 8510086 |
| Facility Status: | OPEN |
| Facility Type: | A - Retail Station - |
| County: | LAKE |
| County ID: | 35 |
| Cleanup Eligibility Status: | I |
| Source Effective Date: | 09-17-2001 |
| Discharge Date: | 07-01-1999 |
| Cleanup Required: | R - CLEANUP REQUIRED |
| Discharge Cleanup Status: | SRCR - SRCR COMPLETE |
| Disch Cleanup Status Date: | 12-27-2001 |
| SRC Action Type: | SRCR - SITE REHABILITATION COMPLETION REPORT |
| SRC Submit Date: | 07-05-2001 |
| SRC Review Date: | 09-17-2001 |
| SRC Completion Status: | A - APPROVED |
| SRC Issue Date: | 12-27-2001 |
| SRC Comment: | SRCO |
| Cleanup Work Status: | COMPLETED |

**RIGHTWAY FOODS (Continued)** **U004138202**

| | |
|---|---|
| Site Mgr: | KLAPPENBAC_J |
| Site Mgr End Date: | 12-27-2001 |
| Tank Office: | PCCD - Central District |
| SR Task ID: | 61529 |
| SR Cleanup Responsible: | RP - RESPONSIBLE PARTY |
| SR Funding Eligibility Type: | - |
| SR Actual Cost: | Not reported |
| SR Completion Date: | Not reported |
| SR Payment Date: | Not reported |
| SR Oral Date: | Not reported |
| SR Written Date: | 08-02-1999 |
| SR Soil Removal: | Y |
| SR Free Product Removal: | Not reported |
| SR Soil Tonnage Removed: | 12 |
| SR Soil Treatment: | Not reported |
| SR Other Treatment: | Not reported |
| SR Alternate Proc Received Date: | Not reported |
| SR Alternate Procedure Status: | Not reported |
| SR Alternate Procedure Status Date: | Not reported |
| SR Alternate Procedure Comments: | Not reported |
| SA Task ID: | 61144 |
| SA Cleanup Responsible: | RP - RESPONSIBLE PARTY |
| SA Funding Eligibility Type: | - |
| SA Actual Cost: | Not reported |
| SA Completion Date: | Not reported |
| SA Payment Date: | Not reported |
| RAP Task ID: | 61874 |
| RAP Cleanup Responsible ID: | RP - RESPONSIBLE PARTY |
| RAP Funding Eligibility Type: | - |
| RAP Actual Cost: | Not reported |
| RAP Completion Date: | 09-17-2001 |
| RAP Payment Date: | Not reported |
| RAP Last Order Approved: | Not reported |
| RA Task ID: | 61875 |
| RA Cleanup Responsible: | RP - RESPONSIBLE PARTY |
| RA Funding Eligibility Type: | - |
| RA Years to Complete: | 0 |
| RA Actual Cost: | Not reported |

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UST:

| | |
|---|---|
| Facility Id: | 8510086 |
| Facility Status: | OPEN |
| Type Description: | Retail Station |
| Facility Phone: | 3523940282 |
| Region: | STATE |
| Positioning Method: | AGPS |
| Lat/Long (dms): | 28 34 44 / 81 45 2 |

Owner:

| | |
|---|---|
| Owner Id: | 64992 |
| Owner Name: | PERFECT REAL ESTATE INC |
| Owner Address: | 4351 FLORA VISTA DR |
| Owner Address 2: | ATTN: STORAGE TANK REGIS |
| Owner City,St,Zip: | ORLANDO, FL 32837 |
| Owner Contact: | KIRAT PARIKH \| ROSE CALIXTE |

**RIGHTWAY FOODS (Continued)** **U004138202**

Owner Phone: 4078597600

Tank Info:

| | |
|---|---|
| Name: | RIGHTWAY FOODS |
| Address: | 104 US HWY 27 S |
| City: | MINNEOLA |
| Zip: | 32755 |
| Tank Id: | 1 |
| Status: | Removed |
| Status Date: | 07/31/1988 |
| Install Date: | 9/1/1973 |
| Substance: | Leaded gas |
| Content Description: | Leaded Gas |
| Gallons: | 8000 |
| Vessel Indicator: | TANK |
| Tank Location: | UNDERGROUND |
| DEP Contractor: | C |

| | |
|---|---|
| Name: | RIGHTWAY FOODS |
| Address: | 104 US HWY 27 S |
| City: | MINNEOLA |
| Zip: | 32755 |
| Tank Id: | 2 |
| Status: | Removed |
| Status Date: | 07/31/1988 |
| Install Date: | 9/1/1973 |
| Substance: | Unleaded gas |
| Content Description: | Unleaded Gas |
| Gallons: | 8000 |
| Vessel Indicator: | TANK |
| Tank Location: | UNDERGROUND |
| DEP Contractor: | C |

| | |
|---|---|
| Name: | RIGHTWAY FOODS |
| Address: | 104 US HWY 27 S |
| City: | MINNEOLA |
| Zip: | 32755 |
| Tank Id: | 3 |
| Status: | Removed |
| Status Date: | 01/01/2010 |
| Install Date: | 7/1/1988 |
| Substance: | Unleaded gas |
| Content Description: | Unleaded Gas |
| Gallons: | 9816 |
| Vessel Indicator: | TANK |
| Tank Location: | UNDERGROUND |
| DEP Contractor: | C |

| | |
|---|---|
| Name: | RIGHTWAY FOODS |
| Address: | 104 US HWY 27 S |
| City: | MINNEOLA |
| Zip: | 32755 |
| Tank Id: | 4 |
| Status: | Removed |
| Status Date: | 01/01/2010 |
| Install Date: | 7/1/1988 |
| Substance: | Unleaded gas |

**RIGHTWAY FOODS (Continued)** **U004138202**

Content Description: Unleaded Gas
Gallons: 9816
Vessel Indicator: TANK
Tank Location: UNDERGROUND
DEP Contractor: C

Name: RIGHTWAY FOODS
Address: 104 US HWY 27 S
City: MINNEOLA
Zip: 32755
Tank Id: 5
Status: Removed
Status Date: 01/01/2010
Install Date: 7/1/1988
Substance: Unleaded gas
Content Description: Unleaded Gas
Gallons: 9816
Vessel Indicator: TANK
Tank Location: UNDERGROUND
DEP Contractor: C

Name: RIGHTWAY FOODS
Address: 104 US HWY 27 S
City: MINNEOLA
Zip: 32755
Tank Id: 6
Status: Temp out of service
Status Date: 10/02/2019
Install Date: 1/1/2010
Substance: Unleaded gas
Content Description: Unleaded Gas
Gallons: 20000
Vessel Indicator: TANK
Tank Location: UNDERGROUND
DEP Contractor: C

Construction:
Tank Id: 6
Construction Category: Primary Construction
Construction Description: Fiberglass clad steel

Tank Id: 6
Construction Category: Overfill/Spill
Construction Description: Spill containment bucket

Tank Id: 6
Construction Category: Overfill/Spill
Construction Description: Flow shut-Off

Tank Id: 6
Construction Category: Overfill/Spill
Construction Description: Level gauges/alarms

Tank Id: 6
Construction Category: Secondary Containment
Construction Description: Double wall - tank jacket

**RIGHTWAY FOODS (Continued)** **U004138202**

Monitoring:
Tank ID: 6
Monitoring Description: Monitor dbl wall tank space

Tank ID: 6
Monitoring Description: Mechanical line leak detector

Tank ID: 6
Monitoring Description: Automatic tank gauging - USTs

Tank ID: 6
Monitoring Description: Electronic monitor pipe sumps

Tank ID: 6
Monitoring Description: Visual inspect dispenser liners

Piping:
Tank ID: 6
Piping Category: Miscellaneous Attributes
Piping Description: Pressurized piping system

Tank ID: 6
Piping Category: Primary Construction
Piping Description: Fiberglass

Tank ID: 6
Piping Category: Secondary Containment
Piping Description: Double wall

Tank ID: 6
Piping Category: Miscellaneous Attributes
Piping Description: Dispenser liners

Click here for Florida Oculus:

FL Financial Assurance 3:
Name: RIGHTWAY FOODS
Address: 104 US HWY 27 S
City,State,Zip: MINNEOLA, FL 32755
Region: 3
Facility ID: 8510086
Facility Phone: 3523940282
Facility Status: OPEN
Facility Type: A
Type Description: Retail Station
DEP CO: C
Finaincial Responsibility: INSURANCE
Insurance Company: COMMERCE & INDUSTRY
Effective Date: 05/15/2009
Expire Date: 05/15/2010
Owner ID: 64992
Onwer Name: PERFECT REAL ESTATE INC
Owner Address: 4351 FLORA VISTA DR
Owner Address2: ATTN: STORAGE TANK REGIS

**RIGHTWAY FOODS (Continued)** **U004138202**

| | |
|---|---|
| Owner City,St,Zip: | ORLANDO, FL 32837 |
| Contact: | KIRAT PARIKH \| ROSE CALIXTE |
| Resp Party Phone: | 4078597600 |

| | |
|---|---|
| Name: | RIGHTWAY FOODS |
| Address: | 104 US HWY 27 S |
| City,State,Zip: | MINNEOLA, FL 32755 |
| Region: | 3 |
| Facility ID: | 8510086 |
| Facility Phone: | 3523940282 |
| Facility Status: | OPEN |
| Facility Type: | A |
| Type Description: | Retail Station |
| DEP CO: | C |
| Finaincial Responsibility: | INSURANCE |
| Insurance Company: | COMMERCE & INDUSTRY |
| Effective Date: | 05/15/2010 |
| Expire Date: | 05/15/2011 |
| Owner ID: | 64992 |
| Onwer Name: | PERFECT REAL ESTATE INC |
| Owner Address: | 4351 FLORA VISTA DR |
| Owner Address2: | ATTN: STORAGE TANK REGIS |
| Owner City,St,Zip: | ORLANDO, FL 32837 |
| Contact: | KIRAT PARIKH \| ROSE CALIXTE |
| Resp Party Phone: | 4078597600 |

| | |
|---|---|
| Name: | RIGHTWAY FOODS |
| Address: | 104 US HWY 27 S |
| City,State,Zip: | MINNEOLA, FL 32755 |
| Region: | 3 |
| Facility ID: | 8510086 |
| Facility Phone: | 3523940282 |
| Facility Status: | OPEN |
| Facility Type: | A |
| Type Description: | Retail Station |
| DEP CO: | C |
| Finaincial Responsibility: | INSURANCE |
| Insurance Company: | COMMERCE & INDUSTRY |
| Effective Date: | 05/15/2011 |
| Expire Date: | 05/15/2012 |
| Owner ID: | 64992 |
| Onwer Name: | PERFECT REAL ESTATE INC |
| Owner Address: | 4351 FLORA VISTA DR |
| Owner Address2: | ATTN: STORAGE TANK REGIS |
| Owner City,St,Zip: | ORLANDO, FL 32837 |
| Contact: | KIRAT PARIKH \| ROSE CALIXTE |
| Resp Party Phone: | 4078597600 |

| | |
|---|---|
| Name: | RIGHTWAY FOODS |
| Address: | 104 US HWY 27 S |
| City,State,Zip: | MINNEOLA, FL 32755 |
| Region: | 3 |
| Facility ID: | 8510086 |
| Facility Phone: | 3523940282 |
| Facility Status: | OPEN |
| Facility Type: | A |
| Type Description: | Retail Station |

**RIGHTWAY FOODS (Continued)** **U004138202**

| | |
|---|---|
| DEP CO: | C |
| Finaincial Responsibility: | INSURANCE |
| Insurance Company: | COMMERCE & INDUSTRY |
| Effective Date: | 05/15/2013 |
| Expire Date: | 05/15/2014 |
| Owner ID: | 64992 |
| Onwer Name: | PERFECT REAL ESTATE INC |
| Owner Address: | 4351 FLORA VISTA DR |
| Owner Address2: | ATTN: STORAGE TANK REGIS |
| Owner City,St,Zip: | ORLANDO, FL 32837 |
| Contact: | KIRAT PARIKH \| ROSE CALIXTE |
| Resp Party Phone: | 4078597600 |

| | |
|---|---|
| Name: | RIGHTWAY FOODS |
| Address: | 104 US HWY 27 S |
| City,State,Zip: | MINNEOLA, FL 32755 |
| Region: | 3 |
| Facility ID: | 8510086 |
| Facility Phone: | 3523940282 |
| Facility Status: | OPEN |
| Facility Type: | A |
| Type Description: | Retail Station |
| DEP CO: | C |
| Finaincial Responsibility: | INSURANCE |
| Insurance Company: | COMMERCE & INDUSTRY INSURANCE CO |
| Effective Date: | 05/05/2019 |
| Expire Date: | 05/05/2019 |
| Owner ID: | 64992 |
| Onwer Name: | PERFECT REAL ESTATE INC |
| Owner Address: | 4351 FLORA VISTA DR |
| Owner Address2: | ATTN: STORAGE TANK REGIS |
| Owner City,St,Zip: | ORLANDO, FL 32837 |
| Contact: | KIRAT PARIKH \| ROSE CALIXTE |
| Resp Party Phone: | 4078597600 |

| | |
|---|---|
| Name: | RIGHTWAY FOODS |
| Address: | 104 US HWY 27 S |
| City,State,Zip: | MINNEOLA, FL 32755 |
| Region: | 3 |
| Facility ID: | 8510086 |
| Facility Phone: | 3523940282 |
| Facility Status: | OPEN |
| Facility Type: | A |
| Type Description: | Retail Station |
| DEP CO: | C |
| Finaincial Responsibility: | INSURANCE |
| Insurance Company: | COMMERCE & INDUSTRY INSURANCE CO |
| Effective Date: | 05/15/2016 |
| Expire Date: | 05/15/2017 |
| Owner ID: | 64992 |
| Onwer Name: | PERFECT REAL ESTATE INC |
| Owner Address: | 4351 FLORA VISTA DR |
| Owner Address2: | ATTN: STORAGE TANK REGIS |
| Owner City,St,Zip: | ORLANDO, FL 32837 |
| Contact: | KIRAT PARIKH \| ROSE CALIXTE |
| Resp Party Phone: | 4078597600 |

**RIGHTWAY FOODS (Continued)** **U004138202**

| | |
|---|---|
| Name: | RIGHTWAY FOODS |
| Address: | 104 US HWY 27 S |
| City,State,Zip: | MINNEOLA, FL 32755 |
| Region: | 3 |
| Facility ID: | 8510086 |
| Facility Phone: | 3523940282 |
| Facility Status: | OPEN |
| Facility Type: | A |
| Type Description: | Retail Station |
| DEP CO: | C |
| Finaincial Responsibility: | INSURANCE |
| Insurance Company: | COMMERCE & INDUSTRY INSURANCE CO |
| Effective Date: | 05/15/2017 |
| Expire Date: | 05/15/2018 |
| Owner ID: | 64992 |
| Onwer Name: | PERFECT REAL ESTATE INC |
| Owner Address: | 4351 FLORA VISTA DR |
| Owner Address2: | ATTN: STORAGE TANK REGIS |
| Owner City,St,Zip: | ORLANDO, FL 32837 |
| Contact: | KIRAT PARIKH \| ROSE CALIXTE |
| Resp Party Phone: | 4078597600 |

| | |
|---|---|
| Name: | RIGHTWAY FOODS |
| Address: | 104 US HWY 27 S |
| City,State,Zip: | MINNEOLA, FL 32755 |
| Region: | 3 |
| Facility ID: | 8510086 |
| Facility Phone: | 3523940282 |
| Facility Status: | OPEN |
| Facility Type: | A |
| Type Description: | Retail Station |
| DEP CO: | C |
| Finaincial Responsibility: | INSURANCE |
| Insurance Company: | COMMERCE & INDUSTRY INSURANCE CO |
| Effective Date: | 05/15/2018 |
| Expire Date: | 05/15/2019 |
| Owner ID: | 64992 |
| Onwer Name: | PERFECT REAL ESTATE INC |
| Owner Address: | 4351 FLORA VISTA DR |
| Owner Address2: | ATTN: STORAGE TANK REGIS |
| Owner City,St,Zip: | ORLANDO, FL 32837 |
| Contact: | KIRAT PARIKH \| ROSE CALIXTE |
| Resp Party Phone: | 4078597600 |

| | |
|---|---|
| Name: | RIGHTWAY FOODS |
| Address: | 104 US HWY 27 S |
| City,State,Zip: | MINNEOLA, FL 32755 |
| Region: | 3 |
| Facility ID: | 8510086 |
| Facility Phone: | 3523940282 |
| Facility Status: | OPEN |
| Facility Type: | A |
| Type Description: | Retail Station |
| DEP CO: | C |
| Finaincial Responsibility: | INSURANCE |
| Insurance Company: | COMMERCE & INDUSTRY INSURANCE CO |
| Effective Date: | 05/15/2019 |

**RIGHTWAY FOODS (Continued)** **U004138202**

| | |
|---|---|
| Expire Date: | 05/15/2020 |
| Owner ID: | 64992 |
| Onwer Name: | PERFECT REAL ESTATE INC |
| Owner Address: | 4351 FLORA VISTA DR |
| Owner Address2: | ATTN: STORAGE TANK REGIS |
| Owner City,St,Zip: | ORLANDO, FL 32837 |
| Contact: | KIRAT PARIKH \| ROSE CALIXTE |
| Resp Party Phone: | 4078597600 |

---

**8** **LAKE CNTY SCHOOL BD-MINNEOLA ELEM** **LUST U001358051**
**SE** **300 E PEARL ST** **UST N/A**
**1/8-1/4** **CLERMONT, FL 34711** **AST**
**0.220 mi.**
**1161 ft.**

**Relative:**
**Lower**

**Actual:**
**103 ft.**

LUST:

| | |
|---|---|
| Name: | LAKE CNTY SCHOOL BD-MINNEOLA ELEM |
| Address: | 300 E PEARL ST |
| City,State,Zip: | CLERMONT, FL 34711 |
| Region: | STATE |
| Facility Id: | 8629250 |
| Facility Status: | CLOSED |
| Facility Type: | I - County Government |
| Facility Phone: | (352)253-6722 |
| Facility Cleanup Rank: | Not reported |
| District: | Central District |
| Lat/Long (dms): | 28 34 47.0027 / 81 44 34.9984 |
| Section: | Not reported |
| Township: | Not reported |
| Range: | Not reported |
| Feature: | Not reported |
| Method: | UNVR |
| Datum: | 0 |
| Score: | 55 |
| Score Effective Date: | 1998-01-06 00:00:00 |
| Score When Ranked: | Not reported |
| Operator: | LAKE CNTY SCHOOL BD |
| Name Update: | Not reported |
| Address Update: | 2003-03-05 00:00:00 |

Petroleum Cleanup PCT Facility Score:

| | |
|---|---|
| Facility Cleanup Status: | CMPL - COMPLETED |
| Contact: | LAUREN DERIDDER |
| Contact Company: | LAKE CNTY SCHOOL BD |
| Contact Address: | 201 W BURLEIGH BLVD |
| Contact City/State/Zip: | TAVARES, FL 32778 |
| Phone: | (352)253-6663 |
| Bad Address Ind: | N |
| State: | FL |
| Zip: | 34711, 9001 |
| Score: | 55 |
| Score Effective Date: | 1998-01-06 00:00:00 |
| Related Party ID: | 12360 |
| Primary RP Role: | ACCOUNT OWNER |
| RP Begin Date: | 1986-11-21 |
| RP Zip: | 2403 |
| RP Extension: | 6670 |

**LAKE CNTY SCHOOL BD-MINNEOLA ELEM (Continued)** **U001358051**

Discharge Cleanup Summary:

| | |
|---|---|
| Discharge Date: | 3/25/1992 |
| PCT Discharge Combined: | Not reported |
| Cleanup Required: | R - CLEANUP REQUIRED |
| Discharge Cleanup Status: | NFA - NFA COMPLETE |
| Disch Cleanup Status Date: | 6/21/2002 |
| Cleanup Work Status: | COMPLETED |
| Information Source: | D - DISCHARGE NOTIFICATION |
| Other Source Description: | Not reported |
| Eligibility Indicator: | E - ELIGIBLE |
| Site Manager: | SHERIDAN_E |
| Site Mgr End Date: | 1/27/2003 |
| Tank Office: | PCTM3 - PETROLEUM CLEANUP TEAM 3 - LP MGMT |

Petroleum Cleanup Program Eligibility:

| | |
|---|---|
| Facility ID: | 8629250 |
| Discharge Date: | 3/25/1992 |
| Pct Discharge Combined With: | Not reported |
| Cleanup Required: | R - CLEANUP REQUIRED |
| Discharge Cleanup Status: | NFA - NFA COMPLETE |
| Disch Cleanup Status Date: | 6/21/2002 |
| Cleanup Work Status: | COMPLETED |
| Information Source: | D - DISCHARGE NOTIFICATION |
| Other Source Description: | Not reported |
| Application Received Date: | Not reported |
| Cleanup Program: | C - PETROLEUM CLEANUP PARTICIPATION PROGRAM |
| Eligibility Status: | 10/30/1997 |
| Elig Status Date: | 10/30/1997 |
| Letter Of Intent Date: | 10/30/1997 |
| Redetermined: | No |
| Inspection Date: | 3/25/1992 |
| Site Manager: | SHERIDAN_E |
| Site Mgr End Date: | 1/27/2003 |
| Tank Office: | PCTM3 - PETROLEUM CLEANUP TEAM 3 - LP MGMT |
| Deductible Amount: | Not reported |
| Deductible Paid To Date: | 0 |
| Co-Pay Amount: | 25 |
| Co-Pay Paid To Date: | 0 |
| Cap Amount: | 300000 |

Contaminated Media:

| | |
|---|---|
| Discharge Date: | 3/25/1992 |
| Pct Discharge Combined With: | Not reported |
| Cleanup Required: | R - CLEANUP REQUIRED |
| Discharge Cleanup Status: | NFA - NFA COMPLETE |
| Disch Cleanup Status Date: | 6/21/2002 |
| Cleanup Work Status: | COMPLETED |
| Information Source: | D - DISCHARGE NOTIFICATION |
| Other Source Description: | Not reported |
| Elig Indicator: | E - ELIGIBLE |
| Site Manager: | SHERIDAN_E |
| Site Mgr End Date: | 1/27/2003 |
| Tank Office: | PCTM3 - PETROLEUM CLEANUP TEAM |
| Contaminated Drinking Wells: | 0 |
| Contaminated Monitoring Well: | No |
| Contaminated Soil: | Yes |
| Contaminated Surface Water: | No |
| Contaminated Ground Water: | No |

**LAKE CNTY SCHOOL BD-MINNEOLA ELEM (Continued)** **U001358051**

| | |
|---|---|
| Pollutant: | D - Vehicular Diesel |
| Pollutant Other Description: | Not reported |
| Gallons Discharged: | Not reported |

Task Information:

| | |
|---|---|
| District: | CD |
| Facility ID: | 8629250 |
| Facility Status: | CLOSED |
| Facility Type: | I - County Government - |
| County: | LAKE |
| County ID: | 35 |
| Cleanup Eligibility Status: | E |
| Source Effective Date: | 06-21-2002 |
| Discharge Date: | 03-25-1992 |
| Cleanup Required: | R - CLEANUP REQUIRED |
| Discharge Cleanup Status: | NFA - NFA COMPLETE |
| Disch Cleanup Status Date: | 06-21-2002 |
| SRC Action Type: | NFA - NO FURTHER ACTION |
| SRC Submit Date: | 04-04-2002 |
| SRC Review Date: | 06-21-2002 |
| SRC Completion Status: | A - APPROVED |
| SRC Issue Date: | 06-21-2002 |
| SRC Comment: | Not reported |
| Cleanup Work Status: | COMPLETED |
| Site Mgr: | SHERIDAN_E |
| Site Mgr End Date: | 01-27-2003 |
| Tank Office: | PCTM3 - Team 3 |
| SR Task ID: | Not reported |
| SR Cleanup Responsible: | - |
| SR Funding Eligibility Type: | - |
| SR Actual Cost: | Not reported |
| SR Completion Date: | Not reported |
| SR Payment Date: | Not reported |
| SR Oral Date: | Not reported |
| SR Written Date: | Not reported |
| SR Soil Removal: | Not reported |
| SR Free Product Removal: | Not reported |
| SR Soil Tonnage Removed: | Not reported |
| SR Soil Treatment: | Not reported |
| SR Other Treatment: | Not reported |
| SR Alternate Proc Received Date: | Not reported |
| SR Alternate Procedure Status: | Not reported |
| SR Alternate Procedure Status Date: | Not reported |
| SR Alternate Procedure Comments: | Not reported |
| SA Task ID: | 71637 |
| SA Cleanup Responsible: | - |
| SA Funding Eligibility Type: | - |
| SA Actual Cost: | Not reported |
| SA Completion Date: | Not reported |
| SA Payment Date: | Not reported |
| RAP Task ID: | Not reported |
| RAP Cleanup Responsible ID: | - |
| RAP Funding Eligibility Type: | - |
| RAP Actual Cost: | Not reported |
| RAP Completion Date: | Not reported |
| RAP Payment Date: | Not reported |
| RAP Last Order Approved: | Not reported |
| RA Task ID: | 68777 |

**LAKE CNTY SCHOOL BD-MINNEOLA ELEM (Continued)** **U001358051**

RA Cleanup Responsible: -
RA Funding Eligibility Type: -
RA Years to Complete: 0
RA Actual Cost: Not reported

Click here for Florida Oculus:

UST:
Facility Id: 8629250
Facility Status: CLOSED
Type Description: County Government
Facility Phone: 3522536722
Region: STATE
Positioning Method: UNVR
Lat/Long (dms): 28 34 47 / 81 44 35

Owner:
Owner Id: 12360
Owner Name: LAKE CNTY SCHOOL BD
Owner Address: 201 W BURLEIGH BLVD
Owner Address 2: ATTN: STORAGE TANK REGIS
Owner City,St,Zip: TAVARES, FL 32778
Owner Contact: LAUREN DERIDDER
Owner Phone: 3522536663

Tank Info:
Name: LAKE CNTY SCHOOL BD-MINNEOLA ELEM
Address: 300 E PEARL ST
City: CLERMONT
Zip: 34711
Tank Id: 2
Status: Removed
Status Date: 03/05/2003
Install Date: Not reported
Substance: Fuel oil-on site heat
Content Description: Fuel Oil - Onsite Heat
Gallons: 2000
Vessel Indicator: TANK
Tank Location: UNDERGROUND
DEP Contractor: P

Name: LAKE CNTY SCHOOL BD-MINNEOLA ELEM
Address: 300 E PEARL ST
City: CLERMONT
Zip: 34711
Tank Id: 3
Status: Removed
Status Date: 03/05/2003
Install Date: Not reported
Substance: Fuel oil-on site heat
Content Description: Fuel Oil - Onsite Heat
Gallons: 2000
Vessel Indicator: TANK
Tank Location: UNDERGROUND
DEP Contractor: P

**LAKE CNTY SCHOOL BD-MINNEOLA ELEM (Continued)** **U001358051**

Click here for Florida Oculus:

AST:
Name: LAKE CNTY SCHOOL BD-MINNEOLA ELEM
Address: 300 E PEARL ST
Facility ID: 8629250
Facility Status: CLOSED
Type Description: County Government
Facility Phone: 3522536722
DEP Contractor Own: P
Region: STATE
Positioning Method: UNVR
Lat/Long (dms): 28 34 47 / 81 44 35

Owner:
Owner Id: 12360
Owner Name: LAKE CNTY SCHOOL BD
Owner Address: 201 W BURLEIGH BLVD
Owner Address 2: ATTN: STORAGE TANK REGIS
Owner City,St,Zip: TAVARES, FL 32778
Owner Contact: LAUREN DERIDDER
Owner Phone: 3522536663

Tank Id: 1
Status: Removed
Status Date: 04/30/1991
Install Date: 2/1/1984
Substance: Unleaded gas
Content Description: Unleaded Gas
Gallons: 1000
Tank Location: ABOVEGROUND

Click here for Florida Oculus:

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**C9** **SMOAK PROPERTY** **UST** **U003714532**
**SSW** **207 S HWY 27** **Financial Assurance** **N/A**
**1/8-1/4** **MINNEOLA, FL 34715**
**0.230 mi.**
**1216 ft.** **Site 1 of 2 in cluster C**

**Relative:**
**Lower**

**Actual:**
**129 ft.**

UST:
Facility Id: 9802435
Facility Status: CLOSED
Type Description: Retail Station
Facility Phone: Not reported
Region: STATE
Positioning Method: AGPS
Lat/Long (dms): 28 34 42 / 81 44 57

Owner:
Owner Id: 49665
Owner Name: SMOAK, RICHARD W & LINDA K
Owner Address: 1120 SCOTTS BOTTOM RD
Owner Address 2: Not reported
Owner City,St,Zip: BURKESVILLE, KY 42717

**SMOAK PROPERTY (Continued)** **U003714532**

Owner Contact: RICHARD OR LINDA SMOAK
Owner Phone: Not reported

Tank Info:
Name: SMOAK PROPERTY
Address: 207 S HWY 27
City: MINNEOLA
Zip: 34715
Tank Id: 1
Status: Removed
Status Date: 06/01/2002
Install Date: Not reported
Substance: Unknown/Not reported
Content Description: Unknown/Not Reported
Gallons: Not reported
Vessel Indicator: TANK
Tank Location: UNDERGROUND
DEP Contractor: P

Name: SMOAK PROPERTY
Address: 207 S HWY 27
City: MINNEOLA
Zip: 34715
Tank Id: 2
Status: Removed
Status Date: 06/01/2002
Install Date: Not reported
Substance: Unknown/Not reported
Content Description: Unknown/Not Reported
Gallons: Not reported
Vessel Indicator: TANK
Tank Location: UNDERGROUND
DEP Contractor: P

Name: SMOAK PROPERTY
Address: 207 S HWY 27
City: MINNEOLA
Zip: 34715
Tank Id: 3
Status: Removed
Status Date: 06/01/2002
Install Date: Not reported
Substance: Unknown/Not reported
Content Description: Unknown/Not Reported
Gallons: Not reported
Vessel Indicator: TANK
Tank Location: UNDERGROUND
DEP Contractor: P

Name: SMOAK PROPERTY
Address: 207 S HWY 27
City: MINNEOLA
Zip: 34715
Tank Id: 4
Status: Removed
Status Date: 06/01/2002
Install Date: Not reported

**SMOAK PROPERTY (Continued)** **U003714532**

| | |
|---|---|
| Substance: | Unknown/Not reported |
| Content Description: | Unknown/Not Reported |
| Gallons: | Not reported |
| Vessel Indicator: | TANK |
| Tank Location: | UNDERGROUND |
| DEP Contractor: | P |

Click here for Florida Oculus:

FL Financial Assurance 3:

| | |
|---|---|
| Name: | SMOAK PROPERTY |
| Address: | 207 S HWY 27 |
| City,State,Zip: | MINNEOLA, FL 34715 |
| Region: | 3 |
| Facility ID: | 9802435 |
| Facility Phone: | Not reported |
| Facility Status: | CLOSED |
| Facility Type: | A |
| Type Description: | Retail Station |
| DEP CO: | P |
| Finaincial Responsibility: | NONE |
| Insurance Company: | Not reported |
| Effective Date: | Not reported |
| Expire Date: | Not reported |
| Owner ID: | 49665 |
| Onwer Name: | SMOAK, RICHARD W & LINDA K |
| Owner Address: | 1120 SCOTTS BOTTOM RD |
| Owner Address2: | Not reported |
| Owner City,St,Zip: | BURKESVILLE, KY 42717 |
| Contact: | RICHARD OR LINDA SMOAK |
| Resp Party Phone: | Not reported |

---

**C10** **SMOAK PROPERTY** **LUST** **S123490644**
**SSW** **207 S HWY 27** **N/A**
**1/8-1/4** **MINNEOLA, FL 34715**
**0.230 mi.**
**1216 ft.** **Site 2 of 2 in cluster C**

**Relative:** LUST:
**Lower**

| | |
|---|---|
| **Actual:** Name: | SMOAK PROPERTY |
| **129 ft.** Address: | 207 S HWY 27 |
| City,State,Zip: | MINNEOLA, FL 34715 |
| Region: | STATE |
| Facility Id: | 9802435 |
| Facility Status: | CLOSED |
| Facility Type: | A - Retail Station |
| Facility Phone: | Not reported |
| Facility Cleanup Rank: | 11086 |
| District: | Central District |
| Lat/Long (dms): | 28 34 41.12 / 81 44 57.45 |
| Section: | Not reported |
| Township: | Not reported |
| Range: | Not reported |
| Feature: | Not reported |
| Method: | AGPS |
| Datum: | Not reported |

**SMOAK PROPERTY (Continued)** **S123490644**

| | |
|---|---|
| Score: | 10 |
| Score Effective Date: | 2011-01-13 00:00:00 |
| Score When Ranked: | 9 |
| Operator: | Not reported |
| Name Update: | Not reported |
| Address Update: | 2019-02-18 00:00:00 |

Petroleum Cleanup PCT Facility Score:

| | |
|---|---|
| Facility Cleanup Status: | CMPL - COMPLETED |
| Contact: | RICHARD OR LINDA SMOAK |
| Contact Company: | SMOAK, RICHARD W & LINDA K |
| Contact Address: | 1120 SCOTTS BOTTOM RD |
| Contact City/State/Zip: | BURKESVILLE, KY 42717 |
| Phone: | Not reported |
| Bad Address Ind: | N |
| State: | FL |
| Zip: | 34715 |
| Score: | 10 |
| Score Effective Date: | 2011-01-13 00:00:00 |
| Related Party ID: | 49665 |
| Primary RP Role: | ACCOUNT OWNER |
| RP Begin Date: | 2000-05-01 |
| RP Zip: | Not reported |
| RP Extension: | Not reported |

Discharge Cleanup Summary:

| | |
|---|---|
| Discharge Date: | 4/5/2001 |
| PCT Discharge Combined: | Not reported |
| Cleanup Required: | R - CLEANUP REQUIRED |
| Discharge Cleanup Status: | SRCR - SRCR COMPLETE |
| Disch Cleanup Status Date: | 2/27/2019 |
| Cleanup Work Status: | COMPLETED |
| Information Source: | A - ABANDONED TANK RESTORATION |
| Other Source Description: | Not reported |
| Eligibility Indicator: | E - ELIGIBLE |
| Site Manager: | PETERSON_ML |
| Site Mgr End Date: | 2/27/2019 |
| Tank Office: | PCTM6 - PETROLEUM CLEANUP TEAM 6 |

Petroleum Cleanup Program Eligibility:

| | |
|---|---|
| Facility ID: | 9802435 |
| Discharge Date: | 4/5/2001 |
| Pct Discharge Combined With: | Not reported |
| Cleanup Required: | R - CLEANUP REQUIRED |
| Discharge Cleanup Status: | SRCR - SRCR COMPLETE |
| Disch Cleanup Status Date: | 2/27/2019 |
| Cleanup Work Status: | COMPLETED |
| Information Source: | A - ABANDONED TANK RESTORATION |
| Other Source Description: | USE E ORDER DATE - DSUC |
| Application Received Date: | 1/13/2000 |
| Cleanup Program: | A - ABANDONED TANK RESTORATION PROGRAM |
| Eligibility Status: | 4/4/2001 |
| Elig Status Date: | 4/4/2001 |
| Letter Of Intent Date: | Not reported |
| Redetermined: | No |
| Inspection Date: | 4/5/2001 |
| Site Manager: | PETERSON_ML |
| Site Mgr End Date: | 2/27/2019 |

**SMOAK PROPERTY (Continued)** **S123490644**

| | |
|---|---|
| Tank Office: | PCTM6 - PETROLEUM CLEANUP TEAM 6 |
| Deductible Amount: | 0 |
| Deductible Paid To Date: | 0 |
| Co-Pay Amount: | Not reported |
| Co-Pay Paid To Date: | 0 |
| Cap Amount: | Not reported |

Contaminated Media:

| | |
|---|---|
| Discharge Date: | 4/5/2001 |
| Pct Discharge Combined With: | Not reported |
| Cleanup Required: | R - CLEANUP REQUIRED |
| Discharge Cleanup Status: | SRCR - SRCR COMPLETE |
| Disch Cleanup Status Date: | 2/27/2019 |
| Cleanup Work Status: | COMPLETED |
| Information Source: | A - ABANDONED TANK RESTORATION |
| Other Source Description: | USE E ORDER DATE - DSUC |
| Elig Indicator: | E - ELIGIBLE |
| Site Manager: | PETERSON_ML |
| Site Mgr End Date: | 2/27/2019 |
| Tank Office: | PCTM6 - PETROLEUM CLEANUP TEAM |
| Contaminated Drinking Wells: | Not reported |
| Contaminated Monitoring Well: | Not reported |
| Contaminated Soil: | Yes |
| Contaminated Surface Water: | Not reported |
| Contaminated Ground Water: | Not reported |
| Pollutant: | Y - Unknown/Not Reported |
| Pollutant Other Description: | Not reported |
| Gallons Discharged: | Not reported |

Task Information:

| | |
|---|---|
| District: | CD |
| Facility ID: | 9802435 |
| Facility Status: | CLOSED |
| Facility Type: | A - Retail Station - |
| County: | LAKE |
| County ID: | 35 |
| Cleanup Eligibility Status: | E |
| Source Effective Date: | Not reported |
| Discharge Date: | 04-05-2001 |
| Cleanup Required: | R - CLEANUP REQUIRED |
| Discharge Cleanup Status: | SA - SA ONGOING |
| Disch Cleanup Status Date: | 10-16-2017 |
| SRC Action Type: | - |
| SRC Submit Date: | Not reported |
| SRC Review Date: | Not reported |
| SRC Completion Status: | - |
| SRC Issue Date: | Not reported |
| SRC Comment: | Not reported |
| Cleanup Work Status: | ACTIVE |
| Site Mgr: | PETERSON_ML |
| Site Mgr End Date: | Not reported |
| Tank Office: | PCTM6 - Team 6 |
| SR Task ID: | Not reported |
| SR Cleanup Responsible: | - |
| SR Funding Eligibility Type: | - |
| SR Actual Cost: | Not reported |
| SR Completion Date: | Not reported |
| SR Payment Date: | Not reported |

**SMOAK PROPERTY (Continued)** **S123490644**

| | |
|---|---|
| SR Oral Date: | Not reported |
| SR Written Date: | Not reported |
| SR Soil Removal: | Not reported |
| SR Free Product Removal: | Not reported |
| SR Soil Tonnage Removed: | Not reported |
| SR Soil Treatment: | Not reported |
| SR Other Treatment: | Not reported |
| SR Alternate Proc Received Date: | Not reported |
| SR Alternate Procedure Status: | Not reported |
| SR Alternate Procedure Status Date: | Not reported |
| SR Alternate Procedure Comments: | Not reported |
| SA Task ID: | 94594 |
| SA Cleanup Responsible: | - |
| SA Funding Eligibility Type: | - |
| SA Actual Cost: | Not reported |
| SA Completion Date: | Not reported |
| SA Payment Date: | Not reported |
| RAP Task ID: | Not reported |
| RAP Cleanup Responsible ID: | - |
| RAP Funding Eligibility Type: | - |
| RAP Actual Cost: | Not reported |
| RAP Completion Date: | Not reported |
| RAP Payment Date: | Not reported |
| RAP Last Order Approved: | Not reported |
| RA Task ID: | Not reported |
| RA Cleanup Responsible: | - |
| RA Funding Eligibility Type: | - |
| RA Years to Complete: | Not reported |
| RA Actual Cost: | Not reported |

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**B11** **TEXACO GELBACH** **UST** **U001357737**
**SW** **204 HWY 27 N** **Financial Assurance** **N/A**
**1/8-1/4** **MINNEOLA, FL 32755**
**0.249 mi.**
**1313 ft.** **Site 2 of 2 in cluster B**

**Relative:**
**Lower**

**Actual:**
**131 ft.**

UST:

| | |
|---|---|
| Facility Id: | 8509839 |
| Facility Status: | CLOSED |
| Type Description: | Retail Station |
| Facility Phone: | 3523945500 |
| Region: | STATE |
| Positioning Method: | UNVR |
| Lat/Long (dms): | 28 34 43 / 81 45 3 |

Owner:

| | |
|---|---|
| Owner Id: | 46202 |
| Owner Name: | GELBACH, THELMA |
| Owner Address: | PO BOX 300 |
| Owner Address 2: | Not reported |
| Owner City,St,Zip: | MINNEOLA, FL 34755 |
| Owner Contact: | JERRY GELBACH |
| Owner Phone: | 3527288805 |

Tank Info:

| | |
|---|---|
| Name: | TEXACO GELBACH |

**TEXACO GELBACH (Continued)** **U001357737**

| | |
|---|---|
| Address: | 204 HWY 27 N |
| City: | MINNEOLA |
| Zip: | 32755 |
| Tank Id: | 1 |
| Status: | Removed |
| Status Date: | 03/01/2000 |
| Install Date: | 8/1/1965 |
| Substance: | Leaded gas |
| Content Description: | Leaded Gas |
| Gallons: | 4000 |
| Vessel Indicator: | TANK |
| Tank Location: | UNDERGROUND |
| DEP Contractor: | P |

| | |
|---|---|
| Name: | TEXACO GELBACH |
| Address: | 204 HWY 27 N |
| City: | MINNEOLA |
| Zip: | 32755 |
| Tank Id: | 2 |
| Status: | Removed |
| Status Date: | 03/01/2000 |
| Install Date: | 8/1/1965 |
| Substance: | Unleaded gas |
| Content Description: | Unleaded Gas |
| Gallons: | 4000 |
| Vessel Indicator: | TANK |
| Tank Location: | UNDERGROUND |
| DEP Contractor: | P |

| | |
|---|---|
| Name: | TEXACO GELBACH |
| Address: | 204 HWY 27 N |
| City: | MINNEOLA |
| Zip: | 32755 |
| Tank Id: | 3 |
| Status: | Removed |
| Status Date: | 03/01/2000 |
| Install Date: | 7/1/1972 |
| Substance: | Unleaded gas |
| Content Description: | Unleaded Gas |
| Gallons: | 2000 |
| Vessel Indicator: | TANK |
| Tank Location: | UNDERGROUND |
| DEP Contractor: | P |

| | |
|---|---|
| Name: | TEXACO GELBACH |
| Address: | 204 HWY 27 N |
| City: | MINNEOLA |
| Zip: | 32755 |
| Tank Id: | 4 |
| Status: | Removed |
| Status Date: | 03/01/2000 |
| Install Date: | Not reported |
| Substance: | Waste oil |
| Content Description: | Waste Oil |
| Gallons: | 550 |
| Vessel Indicator: | TANK |
| Tank Location: | UNDERGROUND |

**TEXACO GELBACH (Continued)** **U001357737**

DEP Contractor: P

Click here for Florida Oculus:

FL Financial Assurance 3:

| | |
|---|---|
| Name: | TEXACO GELBACH |
| Address: | 204 HWY 27 N |
| City,State,Zip: | MINNEOLA, FL 32755 |
| Region: | 3 |
| Facility ID: | 8509839 |
| Facility Phone: | 3523945500 |
| Facility Status: | CLOSED |
| Facility Type: | A |
| Type Description: | Retail Station |
| DEP CO: | P |
| Finaincial Responsibility: | NONE |
| Insurance Company: | Not reported |
| Effective Date: | Not reported |
| Expire Date: | Not reported |
| Owner ID: | 46202 |
| Onwer Name: | GELBACH, THELMA |
| Owner Address: | PO BOX 300 |
| Owner Address2: | Not reported |
| Owner City,St,Zip: | MINNEOLA, FL 34755 |
| Contact: | JERRY GELBACH |
| Resp Party Phone: | 3527288805 |

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**12**
**SSW**
**1/4-1/2**
**0.270 mi.**
**1428 ft.**

**OUTRAGEOUS AUDIO INC.** **SWF/LF** **S113898289**
**202 SOUTH HWY 27** **N/A**
**MINNEOLA, FL 34715**

**Relative:**
**Lower**

**Actual:**
**128 ft.**

SWF/LF:

| | |
|---|---|
| Name: | OUTRAGEOUS AUDIO INC. |
| Address: | 202 SOUTH HWY 27 |
| City,State,Zip: | MINNEOLA, FL 34715 |
| Facility ID: | 100299 |
| District: | CD |
| Lat/Long: | :: / :: |
| Class Type: | 754 |
| Classification: | WASTE TIRE COLLECTOR |
| Class Status: | INACTIVE (I) |
| Section: | Not reported |
| Township: | Not reported |
| Range: | Not reported |
| Responsible Authority Name: | Not reported |
| Responsible Authority Address: | Not reported |
| Responsible Authority City,St,Zip: | Not reported |
| Responsible Authority Phone: | Not reported |
| EMail Address1: | Not reported |
| EMail Address2: | Not reported |
| Site Supervisor Name: | Not reported |
| Site Supervisor Addr: | Not reported |
| Site Supervisor City/State/Zip: | Not reported |
| Site Supervisor Telephone: | Not reported |

**OUTRAGEOUS AUDIO INC. (Continued)** **S113898289**

Land Owner Name: Not reported
Land Owner Address: Not reported
Land Owner City/State/Zip: Not reported
Land Owner Telephone: Not reported

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**13**
**NW**
**1/4-1/2**
**0.299 mi.**
**1579 ft.**

**DIVERSIFIED ENVIRONMENTAL MANAGEMENT COMPANY** **SWF/LF** **S107929614**
**9110 S. GRASSY LAKE ROAD** **Financial Assurance** **N/A**
**MINNEOLA, FL 34711**

**Relative:**
**Higher**

**Actual:**
**161 ft.**

SWF/LF:
Name: DIVERSIFIED ENVIRONMENTAL MANAGEMENT COMPANY
Address: 9110 S. GRASSY LAKE ROAD
City,State,Zip: MINNEOLA, FL 34711
Facility ID: 20715
District: CD
Lat/Long: 28:35:11.547 / 81:44:53.7173
Class Type: 540
Classification: CONSTRUCTION/DEMOLITION DEBRIS DISPOSAL
Class Status: NFA,NO FURTHER ACTION (F)
Section: 07
Township: 22S
Range: 26E
Responsible Authority Name: RODNEY CHRISTIAN
Responsible Authority Address: 9110 GRASSY LAKE ROAD
Responsible Authority City,St,Zip: MINNEOLA, FL 34755
Responsible Authority Phone: 3522432320
EMail Address1: Not reported
EMail Address2: Not reported
Site Supervisor Name: RODNEY CHRISTIAN
Site Supervisor Addr: 9110 S. GRASSY LAKE ROAD
Site Supervisor City/State/Zip: MINNEOLA, FL 34755
Site Supervisor Telephone: 3522432320
Land Owner Name: DANIS ENVIRONMENTAL MANAGEMENT CO
Land Owner Address: 110 NORTH MAIN STREET, SUITE 1300
Land Owner City/State/Zip: DAYTON, OH 45402
Land Owner Telephone: Not reported

Click here for Florida Oculus:

Name: DIVERSIFIED ENVIRONMENTAL MANAGEMENT COMPANY
Address: 9110 S. GRASSY LAKE ROAD
City,State,Zip: MINNEOLA, FL 34711
Facility ID: 20715
District: CD
Lat/Long: 28:35:11.547 / 81:44:53.7173
Class Type: 751
Classification: WASTE TIRE COLLECTION CENTER
Class Status: NFA,NO FURTHER ACTION (F)
Section: 07
Township: 22S
Range: 26E
Responsible Authority Name: RODNEY CHRISTIAN
Responsible Authority Address: 9110 GRASSY LAKE ROAD
Responsible Authority City,St,Zip: MINNEOLA, FL 34755

**DIVERSIFIED ENVIRONMENTAL MANAGEMENT COMPANY (Continued)** **S107929614**

| | |
|---|---|
| Responsible Authority Phone: | 3522432320 |
| EMail Address1: | Not reported |
| EMail Address2: | Not reported |
| Site Supervisor Name: | RODNEY CHRISTIAN |
| Site Supervisor Addr: | 9110 S. GRASSY LAKE ROAD |
| Site Supervisor City/State/Zip: | MINNEOLA, FL 34755 |
| Site Supervisor Telephone: | 3522432320 |
| Land Owner Name: | DANIS ENVIRONMENTAL MANAGEMENT CO |
| Land Owner Address: | 110 NORTH MAIN STREET, SUITE 1300 |
| Land Owner City/State/Zip: | DAYTON, OH 45402 |
| Land Owner Telephone: | Not reported |

Click here for Florida Oculus:

FL Financial Assurance 3:

| | |
|---|---|
| Name: | DIVERSIFIED ENVIRONMENTAL MGMT CO LNDFILL |
| Address: | 9110 S GRASSY LAKE RD |
| City,State,Zip: | MINNEOLA, FL 34755 |
| Region: | 3 |
| Facility ID: | 9803408 |
| Facility Phone: | 3522437861 |
| Facility Status: | CLOSED |
| Facility Type: | C |
| Type Description: | Fuel user/Non-retail |
| DEP CO: | P |
| Finaincial Responsibility: | INSURANCE |
| Insurance Company: | COMMERCE & INDUSTRY |
| Effective Date: | 04/20/2009 |
| Expire Date: | 04/20/2010 |
| Owner ID: | 51101 |
| Onwer Name: | DIVERSIFIED ENVIRONMENTAL MGMT CO |
| Owner Address: | PO BOX 639 |
| Owner Address2: | Not reported |
| Owner City,St,Zip: | MINNEOLA, FL 34755 |
| Contact: | ROD CHRISTIAN |
| Resp Party Phone: | 3522437861 |

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**14** **ALGERMISSEN PROPERTY** **RESP PARTY** **S123490774**
**SSE** **210 EAST WASHINGTON AVENUE** **N/A**
**1/4-1/2** **MINNEOLA, FL 34755**
**0.388 mi.**
**2047 ft.**

**Relative:**
**Lower**

**Actual:**
**96 ft.**

RESP PARTY:

| | |
|---|---|
| Name: | ALGERMISSEN PROPERTY |
| Address: | 210 EAST WASHINGTON AVENUE |
| City,State,Zip: | MINNEOLA, FL 34755 |
| District: | Central District |
| Site Id: | 374215 |
| Project Id: | 383019 |
| Site Status: | CLOSED |
| Project Manager: | CROSS_JL |
| OGC Case Number: | Not reported |
| Initial Date Received: | 12/31/2003 |
| Contaminants: | Not reported |
| Offsite Cont Impact: | Not reported |
| Priority Score: | Not reported |

**ALGERMISSEN PROPERTY (Continued)** **S123490774**

| | |
|---|---|
| Datum: | NAD83 |
| Method ID: | DPHO |
| Feature: | Not reported |
| Object Of Interest: | CAP_RAP SITE |
| Proximity To Object: | APPRX |
| Collect Username: | CROSS_JL |
| Collect Affiliation: | Florida Department of Environmental Protection |
| Collect Program Id: | CL |
| Collect Date: | 03/14/2019 |
| Map Series Used: | IMAGERYWITHROADS |
| Map Source Scale: | 4513 |
| Interpolation Scale: | 4513 |
| Coordinate Accuracy Id: | 3 |
| Verify Method Id: | DPHO |
| Verifier Username: | CROSS_JL |
| Verifier Affiliation: | DEPARTMENT OF ENVIRONMENTAL PROTECTION |
| Verifying Program Id: | CL |
| Verification Date: | 03/14/2019 |
| Decode for District: | Central District |
| Decode for Datum: | North American Datum of 1983 |
| Decode for Method: | Digital Aerial Photography With Ground Control |
| Decode for Off Site COC: | Not reported |
| Decode for V_Method: | Digital Aerial Photography With Ground Control |
| Latitude/Longitude (deg/min/sec): | 28 34 / 81 44 |

---

**15** **HUSSIEN ABUKHDAIR** **SWF/LF** **S120835005**
**SSE** **309 E WASHINGTON ST** **N/A**
**1/4-1/2** **MINNEOLA, FL 34715**
**0.433 mi.**
**2286 ft.**

**Relative:** **Lower**

**Actual:** **89 ft.**

SWF/LF:

| | |
|---|---|
| Name: | HUSSIEN ABUKHDAIR |
| Address: | 309 E WASHINGTON ST |
| City,State,Zip: | MINNEOLA, FL 34715 |
| Facility ID: | 103790 |
| District: | CD |
| Lat/Long: | :: / :: |
| Class Type: | 754 |
| Classification: | WASTE TIRE COLLECTOR |
| Class Status: | REGISTERED (R) |
| Section: | Not reported |
| Township: | Not reported |
| Range: | Not reported |
| Responsible Authority Name: | Not reported |
| Responsible Authority Address: | Not reported |
| Responsible Authority City,St,Zip: | Not reported |
| Responsible Authority Phone: | Not reported |
| EMail Address1: | Not reported |
| EMail Address2: | Not reported |
| Site Supervisor Name: | Not reported |
| Site Supervisor Addr: | Not reported |
| Site Supervisor City/State/Zip: | Not reported |
| Site Supervisor Telephone: | Not reported |
| Land Owner Name: | Not reported |
| Land Owner Address: | Not reported |
| Land Owner City/State/Zip: | Not reported |
| Land Owner Telephone: | Not reported |

**HUSSIEN ABUKHDAIR (Continued)** **S120835005**

Click here for Florida Oculus:

Count: 0 records.

ORPHAN SUMMARY

| City | EDR ID | Site Name | Site Address | Zip | Database(s) |
|---|---|---|---|---|---|
| | | NO SITES FOUND | | | |

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

**Number of Days to Update:** Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

**STANDARD ENVIRONMENTAL RECORDS**

***Federal NPL site list***

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 10/28/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 11/25/2020
Number of Days to Update: 20

Source: EPA
Telephone: N/A
Last EDR Contact: 11/05/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 10/28/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 11/25/2020
Number of Days to Update: 20

Source: EPA
Telephone: N/A
Last EDR Contact: 11/05/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

***Federal Delisted NPL site list***

Delisted NPL: National Priority List Deletions

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.

Date of Government Version: 10/28/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 11/25/2020
Number of Days to Update: 20

Source: EPA
Telephone: N/A
Last EDR Contact: 11/05/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Quarterly

***Federal CERCLIS list***

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 04/03/2019
Date Data Arrived at EDR: 04/05/2019
Date Made Active in Reports: 05/14/2019
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 10/02/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 10/28/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 11/25/2020
Number of Days to Update: 20

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 11/05/2020
Next Scheduled EDR Contact: 01/25/2021
Data Release Frequency: Quarterly

***Federal CERCLIS NFRAP site list***

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates 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 the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The 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 potential NPL site.

Date of Government Version: 10/28/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 11/25/2020
Number of Days to Update: 20

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 11/05/2020
Next Scheduled EDR Contact: 01/25/2021
Data Release Frequency: Quarterly

***Federal RCRA CORRACTS facilities list***

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 06/15/2020
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 09/17/2020
Number of Days to Update: 87

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 09/22/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Quarterly

***Federal RCRA non-CORRACTS TSD facilities list***

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's 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. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 06/15/2020
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 09/18/2020
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 09/22/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Quarterly

***Federal RCRA generators list***

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's 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. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 06/15/2020
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 09/18/2020
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 09/22/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's 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. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 06/15/2020
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 09/18/2020
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 09/22/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

RCRAInfo is EPA's 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. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 06/15/2020
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 09/18/2020
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 09/22/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Quarterly

***Federal institutional controls / engineering controls registries***

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 08/06/2020
Date Data Arrived at EDR: 08/21/2020
Date Made Active in Reports: 11/11/2020
Number of Days to Update: 82

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 11/05/2020
Next Scheduled EDR Contact: 02/22/2021
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 10/28/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 11/18/2020
Number of Days to Update: 13

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 11/05/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 10/28/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 11/18/2020
Number of Days to Update: 13

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 11/05/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Varies

***Federal ERNS list***

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 06/15/2020
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 09/17/2020
Number of Days to Update: 87

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 09/22/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Quarterly

***State- and tribal - equivalent CERCLIS***

SHWS: Florida's State-Funded Action Sites

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: 01/13/2020
Date Data Arrived at EDR: 02/19/2020
Date Made Active in Reports: 04/28/2020
Number of Days to Update: 69

Source: Department of Environmental Protection
Telephone: 850-488-0190
Last EDR Contact: 11/20/2020
Next Scheduled EDR Contact: 03/01/2021
Data Release Frequency: Semi-Annually

***State and tribal landfill and/or solid waste disposal site lists***

SWF/LF: Solid Waste Facility Database

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 07/13/2020
Date Data Arrived at EDR: 07/14/2020
Date Made Active in Reports: 10/01/2020
Number of Days to Update: 79

Source: Department of Environmental Protection
Telephone: 850-922-7121
Last EDR Contact: 10/13/2020
Next Scheduled EDR Contact: 01/25/2021
Data Release Frequency: Quarterly

***State and tribal leaking storage tank lists***

LUST: Petroleum Contamination Detail Report

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 07/27/2020
Date Data Arrived at EDR: 07/27/2020
Date Made Active in Reports: 10/07/2020
Number of Days to Update: 72

Source: Department of Environmental Protection
Telephone: 850-245-8839
Last EDR Contact: 10/28/2020
Next Scheduled EDR Contact: 02/08/2021
Data Release Frequency: Quarterly

LAST: Leaking Aboveground Storage Tank Listing

The file for Leaking Aboveground Storage Tanks. Please remember STCM does not track the source of the discharge so the agency provides a list of facilities with an aboveground tank and an open discharge split by facilities with aboveground tanks only and facilities with aboveground and underground tanks.

Date of Government Version: 07/23/2020
Date Data Arrived at EDR: 07/24/2020
Date Made Active in Reports: 10/06/2020
Number of Days to Update: 74

Source: Department of Environmental Protection
Telephone: 850-245-8799
Last EDR Contact: 10/20/2020
Next Scheduled EDR Contact: 02/08/2021
Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84
Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 10/23/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 04/29/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84
Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 10/23/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/26/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 78
Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 10/23/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84
Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 10/23/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 04/08/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84
Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 10/23/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84
Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 10/23/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 04/15/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84
Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 10/23/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 04/08/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84
Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 10/23/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

***State and tribal registered storage tank lists***

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 07/21/2020
Date Data Arrived at EDR: 09/03/2020
Date Made Active in Reports: 11/25/2020
Number of Days to Update: 83
Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 10/01/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Varies

FF TANKS: Federal Facilities Listing
A listing of federal facilities with storage tanks.

Date of Government Version: 06/18/2020
Date Data Arrived at EDR: 06/19/2020
Date Made Active in Reports: 06/30/2020
Number of Days to Update: 11
Source: Department of Environmental Protection
Telephone: 850-245-8250
Last EDR Contact: 09/16/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Quarterly

UST: Storage Tank Facility Information
Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 08/08/2020
Date Data Arrived at EDR: 08/10/2020
Date Made Active in Reports: 09/08/2020
Number of Days to Update: 29
Source: Department of Environmental Protection
Telephone: 850-245-8839
Last EDR Contact: 10/20/2020
Next Scheduled EDR Contact: 02/08/2021
Data Release Frequency: Quarterly

AST: Storage Tank Facility Information
Registered Aboveground Storage Tanks.

Date of Government Version: 08/08/2020
Date Data Arrived at EDR: 08/10/2020
Date Made Active in Reports: 09/08/2020
Number of Days to Update: 29
Source: Department of Environmental Protection
Telephone: 850-245-8839
Last EDR Contact: 10/20/2020
Next Scheduled EDR Contact: 02/08/2021
Data Release Frequency: Quarterly

INDIAN UST R10: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84
Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 10/23/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/26/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 78

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 10/23/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 10/23/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/13/2020
Number of Days to Update: 85

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 10/23/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 04/08/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 10/23/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 04/03/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 10/23/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 04/29/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 10/23/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 04/08/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 10/23/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

TANKS: Storage Tank Facility List

This listing includes storage tank facilities that do not have tank information. The tanks have either be closed or removed from the site, but the facilities were still registered at some point in history.

Date of Government Version: 08/08/2020
Date Data Arrived at EDR: 08/10/2020
Date Made Active in Reports: 09/08/2020
Number of Days to Update: 29

Source: Department of Environmental Protection
Telephone: 850-245-8841
Last EDR Contact: 10/20/2020
Next Scheduled EDR Contact: 02/08/2021
Data Release Frequency: Quarterly

***State and tribal institutional control / engineering control registries***

ENG CONTROLS: Institutional Controls Registry

The registry is a database of all contaminated sites in the state of Florida which are subject to engineering controls. Engineering Controls encompass a variety of engineered remedies to contain and/or reduce contamination, and/or physical barriers intended to limit access to property. ECs include fences, signs, guards, landfill caps, provision of potable water, slurry walls, sheet pile (vertical caps), pumping and treatment of groundwater, monitoring wells, and vapor extraction systems.

Date of Government Version: 06/19/2020
Date Data Arrived at EDR: 06/29/2020
Date Made Active in Reports: 09/16/2020
Number of Days to Update: 79

Source: Department of Environmental Protection
Telephone: 850-245-8927
Last EDR Contact: 09/29/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Semi-Annually

Inst Control: Institutional Controls Registry

The registry is a database of all contaminated sites in the state of Florida which are subject to institutional and engineering controls.

Date of Government Version: 06/19/2020
Date Data Arrived at EDR: 06/30/2020
Date Made Active in Reports: 09/16/2020
Number of Days to Update: 78

Source: Department of Environmental Protection
Telephone: 850-245-8927
Last EDR Contact: 09/29/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Semi-Annually

***State and tribal voluntary cleanup sites***

VCP: Voluntary Cleanup Sites

Listing of closed and active voluntary cleanup sites.

Date of Government Version: 08/24/2020
Date Data Arrived at EDR: 08/25/2020
Date Made Active in Reports: 11/11/2020
Number of Days to Update: 78

Source: Department of Environmental Protection
Telephone: 850-245-8705
Last EDR Contact: 11/11/2020
Next Scheduled EDR Contact: 03/01/2021
Data Release Frequency: Varies

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 09/16/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

***State and tribal Brownfields sites***

BROWNFIELDS AREAS: Brownfields Areas Database

A "brownfield area" means a contiguous area of one or more brownfield sites, some of which may not be contaminated, that has 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. This layer provides a polygon representation of the boundaries of these designated Brownfield Areas in Florida.

Date of Government Version: 06/29/2020
Date Data Arrived at EDR: 06/29/2020
Date Made Active in Reports: 08/19/2020
Number of Days to Update: 51

Source: Department of Environmental Protection
Telephone: 850-245-8934
Last EDR Contact: 09/29/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Quarterly

BROWNFIELDS: Brownfields Sites Database

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.

Date of Government Version: 06/26/2020
Date Data Arrived at EDR: 06/29/2020
Date Made Active in Reports: 08/19/2020
Number of Days to Update: 51

Source: Department of Environmental Protection
Telephone: 850-245-8927
Last EDR Contact: 09/29/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Semi-Annually

BSRA: Brownfield Site Rehabilitation Agreements Listing

The BSRA provides DEP and the public assurance that site rehabilitation will be conducted in accordance with Florida Statutes and DEP's Contaminated Site Cleanup Criteria rule. In addition, the BSRA provides limited liability protection for the voluntary responsible party. The BSRA contains various commitments by the voluntary responsible party, including milestones for completion of site rehabilitation tasks and submittal of technical reports and plans. It also contains a commitment by DEP to review technical reports according to an agreed upon schedule. Only those brownfield sites with an executed BSRA are eligible to apply for a voluntary cleanup tax credit incentive pursuant to Section 376.30781, Florida Statutes.

Date of Government Version: 02/05/2020
Date Data Arrived at EDR: 03/31/2020
Date Made Active in Reports: 06/17/2020
Number of Days to Update: 78

Source: Department of Environmental Protection
Telephone: 850-245-8934
Last EDR Contact: 09/29/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Varies

**ADDITIONAL ENVIRONMENTAL RECORDS**

***Local Brownfield lists***

US BROWNFIELDS: A Listing of Brownfields Sites

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 takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 06/01/2020
Date Data Arrived at EDR: 06/02/2020
Date Made Active in Reports: 06/09/2020
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 09/15/2020
Next Scheduled EDR Contact: 12/28/2020
Data Release Frequency: Semi-Annually

***Local Lists of Landfill / Solid Waste Disposal Sites***

SWRCY: Recycling Centers

A listing of recycling centers located in the state of Florida.

Date of Government Version: 12/03/2018
Date Data Arrived at EDR: 01/15/2019
Date Made Active in Reports: 03/14/2019
Number of Days to Update: 58

Source: Department of Environmental Protection
Telephone: 850-245-8718
Last EDR Contact: 10/15/2020
Next Scheduled EDR Contact: 01/24/2021
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 10/20/2020
Next Scheduled EDR Contact: 02/08/2021
Data Release Frequency: Varies

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 10/13/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land

A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176

Source: Department of Health & Human Serivces, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 10/30/2020
Next Scheduled EDR Contact: 02/08/2021
Data Release Frequency: Varies

***Local Lists of Hazardous waste / Contaminated Sites***

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 03/18/2020
Date Data Arrived at EDR: 03/19/2020
Date Made Active in Reports: 06/09/2020
Number of Days to Update: 82

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 11/16/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: No Update Planned

PRIORITYCLEANERS: Priority Ranking List

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.

Date of Government Version: 07/21/2020
Date Data Arrived at EDR: 08/10/2020
Date Made Active in Reports: 10/29/2020
Number of Days to Update: 80

Source: Department of Environmental Protection
Telephone: 850-245-8927
Last EDR Contact: 11/10/2020
Next Scheduled EDR Contact: 02/22/2021
Data Release Frequency: Varies

FL SITES: Sites List

This summary status report was developed from a number of lists including the Eckhardt list, the Moffit list, the EPA Hazardous Waste Sites list, EPA's Emergency & Remedial Response information System list (RCRA Section 3012) & existing department lists such as the obsolete uncontrolled Hazardous Waste Sites list. This list is no longer updated.

Date of Government Version: 12/31/1989
Date Data Arrived at EDR: 05/09/1994
Date Made Active in Reports: 08/04/1994
Number of Days to Update: 87

Source: Department of Environmental Protection
Telephone: 850-245-8705
Last EDR Contact: 03/24/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site 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. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 03/18/2020
Date Data Arrived at EDR: 03/19/2020
Date Made Active in Reports: 06/09/2020
Number of Days to Update: 82

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 11/16/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Quarterly

PFAS: PFOS and PFOA stand for perfluorooctane sulfonate and perfluorooctanoic acid

PFOS and PFOA stand for perfluorooctane sulfonate and perfluorooctanoic acid, respectively. Both are fluorinated organic chemicals, part of a larger family of compounds referred to as perfluoroalkyl substances (PFASs).

Date of Government Version: 10/26/2020
Date Data Arrived at EDR: 10/27/2020
Date Made Active in Reports: 11/06/2020
Number of Days to Update: 10

Source: Department of Environmental Protection
Telephone: 850-245-8690
Last EDR Contact: 10/20/2020
Next Scheduled EDR Contact: 02/08/2021
Data Release Frequency: Varies

***Local Land Records***

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 10/28/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 11/25/2020
Number of Days to Update: 20

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 11/05/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Semi-Annually

***Records of Emergency Release Reports***

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 06/22/2020
Date Data Arrived at EDR: 06/23/2020
Date Made Active in Reports: 09/17/2020
Number of Days to Update: 86

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 09/22/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Quarterly

SPILLS: Oil and Hazardous Materials Incidents

Statewide oil and hazardous materials inland incidents.

Date of Government Version: 06/30/2020
Date Data Arrived at EDR: 07/01/2020
Date Made Active in Reports: 09/16/2020
Number of Days to Update: 77

Source: Department of Environmental Protection
Telephone: 850-245-2010
Last EDR Contact: 10/01/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Semi-Annually

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 12/10/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 03/04/2013
Number of Days to Update: 60

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SPILLS 80: SPILLS80 data from FirstSearch

Spills 80 includes those spill and release records available from FirstSearch databases prior to 1990. Typically, they may include chemical, oil and/or hazardous substance spills recorded before 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 80.

Date of Government Version: 09/01/2001
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 03/06/2013
Number of Days to Update: 62

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

***Other Ascertainable Records***

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's 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. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 06/15/2020
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 09/18/2020
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 09/22/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 08/05/2020
Date Data Arrived at EDR: 08/13/2020
Date Made Active in Reports: 10/21/2020
Number of Days to Update: 69

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 11/17/2020
Next Scheduled EDR Contact: 03/01/2021
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 10/13/2020
Next Scheduled EDR Contact: 01/25/2021
Data Release Frequency: Semi-Annually

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 574

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 10/08/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 01/01/2017
Date Data Arrived at EDR: 02/03/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 11/09/2020
Next Scheduled EDR Contact: 02/22/2021
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 06/15/2020
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 09/10/2020
Number of Days to Update: 80

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 09/22/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 11/02/2020
Next Scheduled EDR Contact: 02/15/2021
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 11/06/2020
Next Scheduled EDR Contact: 02/15/2021
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 06/17/2020
Date Made Active in Reports: 09/10/2020
Number of Days to Update: 85

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 09/18/2020
Next Scheduled EDR Contact: 12/28/2020
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 08/14/2020
Date Made Active in Reports: 11/04/2020
Number of Days to Update: 82

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 11/17/2020
Next Scheduled EDR Contact: 03/01/2021
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 07/20/2020
Date Data Arrived at EDR: 07/21/2020
Date Made Active in Reports: 10/08/2020
Number of Days to Update: 79

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 10/19/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 10/28/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 11/25/2020
Number of Days to Update: 20

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 11/05/2020
Next Scheduled EDR Contact: 12/14/2020
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 07/24/2020
Date Data Arrived at EDR: 08/03/2020
Date Made Active in Reports: 10/21/2020
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 10/14/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 04/27/2020
Date Data Arrived at EDR: 05/06/2020
Date Made Active in Reports: 06/09/2020
Number of Days to Update: 34

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 11/05/2020
Next Scheduled EDR Contact: 02/15/2021
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 10/09/2019
Date Data Arrived at EDR: 10/11/2019
Date Made Active in Reports: 12/20/2019
Number of Days to Update: 70

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 10/02/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 10/01/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 08/05/2020
Date Data Arrived at EDR: 08/10/2020
Date Made Active in Reports: 10/08/2020
Number of Days to Update: 59

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 10/13/2020
Next Scheduled EDR Contact: 01/31/2021
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 01/15/2020
Number of Days to Update: 42

Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 09/04/2020
Next Scheduled EDR Contact: 12/14/2020
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 01/12/2017
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 251

Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 08/31/2020
Next Scheduled EDR Contact: 12/14/2020
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 09/13/2019
Date Data Arrived at EDR: 11/06/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 96
Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 11/06/2021
Next Scheduled EDR Contact: 02/15/2021
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/01/2019
Date Data Arrived at EDR: 07/01/2019
Date Made Active in Reports: 09/23/2019
Number of Days to Update: 84
Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 09/24/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing
A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing
A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data
Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 01/02/2020
Date Data Arrived at EDR: 01/28/2020
Date Made Active in Reports: 04/17/2020
Number of Days to Update: 80
Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 10/27/2020
Next Scheduled EDR Contact: 02/08/2021
Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees
Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 06/30/2020
Date Data Arrived at EDR: 07/15/2020
Date Made Active in Reports: 07/21/2020
Number of Days to Update: 6

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 10/01/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 11/20/2020
Number of Days to Update: 151

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 09/22/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 10/06/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 08/08/2017
Date Data Arrived at EDR: 09/11/2018
Date Made Active in Reports: 09/14/2018
Number of Days to Update: 3

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 11/06/2020
Next Scheduled EDR Contact: 02/15/2021
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 08/30/2019
Date Data Arrived at EDR: 11/15/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 74

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 11/20/2020
Next Scheduled EDR Contact: 03/01/2021
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 10/28/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 11/25/2020
Number of Days to Update: 20

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 11/05/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 08/04/2020
Date Data Arrived at EDR: 08/25/2020
Date Made Active in Reports: 11/18/2020
Number of Days to Update: 85

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 11/23/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Semi-Annually

MINES VIOLATIONS: MSHA Violation Assessment Data

Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 09/10/2020
Date Data Arrived at EDR: 09/15/2020
Date Made Active in Reports: 11/20/2020
Number of Days to Update: 66

Source: DOL, Mine Safety & Health Admi
Telephone: 202-693-9424
Last EDR Contact: 11/24/2020
Next Scheduled EDR Contact: 03/15/2021
Data Release Frequency: Quarterly

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 05/06/2020
Date Data Arrived at EDR: 05/27/2020
Date Made Active in Reports: 08/13/2020
Number of Days to Update: 78

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 11/25/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 11/25/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory 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.

Date of Government Version: 06/22/2020
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 09/10/2020
Number of Days to Update: 80

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 09/16/2020
Next Scheduled EDR Contact: 12/21/2020
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 09/04/2020
Date Data Arrived at EDR: 09/15/2020
Date Made Active in Reports: 11/20/2020
Number of Days to Update: 66

Source: EPA
Telephone: (404) 562-9900
Last EDR Contact: 09/15/2020
Next Scheduled EDR Contact: 12/14/2020
Data Release Frequency: Quarterly

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 07/26/2018
Date Made Active in Reports: 10/05/2018
Number of Days to Update: 71

Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 11/17/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Varies

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 07/02/2020
Date Made Active in Reports: 09/17/2020
Number of Days to Update: 77

Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 10/08/2020
Next Scheduled EDR Contact: 01/25/2021
Data Release Frequency: Varies

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 06/27/2020
Date Data Arrived at EDR: 07/02/2020
Date Made Active in Reports: 09/28/2020
Number of Days to Update: 88
Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 10/06/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Quarterly

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 08/17/2020
Date Data Arrived at EDR: 08/17/2020
Date Made Active in Reports: 10/21/2020
Number of Days to Update: 65
Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 11/13/2020
Next Scheduled EDR Contact: 03/01/2021
Data Release Frequency: Quarterly

AIRS: Permitted Facilities Listing

A listing of Air Resources Management permits.

Date of Government Version: 07/20/2020
Date Data Arrived at EDR: 07/21/2020
Date Made Active in Reports: 10/07/2020
Number of Days to Update: 78
Source: Department of Environmental Protection
Telephone: 850-921-9558
Last EDR Contact: 10/20/2020
Next Scheduled EDR Contact: 02/08/2021
Data Release Frequency: Varies

ASBESTOS: Asbestos Notification Listing

Asbestos sites

Date of Government Version: 08/12/2020
Date Data Arrived at EDR: 08/12/2020
Date Made Active in Reports: 11/02/2020
Number of Days to Update: 82
Source: Department of Environmental Protection
Telephone: 850-717-9086
Last EDR Contact: 11/13/2020
Next Scheduled EDR Contact: 03/01/2021
Data Release Frequency: Varies

CLEANUP SITES: DEP Cleanup Sites - Contamination Locator Map Listing

This listing includes the locations of waste cleanup sites from various programs. The source of the cleanup site data includes Hazardous Waste programs, Site Investigation Section, Compliance and Enforcement Tracking, Drycleaning State Funded Cleanup Program (possibly other state funded cleanup), Storage Tank Contamination Monitoring.

Date of Government Version: 08/20/2020
Date Data Arrived at EDR: 08/24/2020
Date Made Active in Reports: 11/10/2020
Number of Days to Update: 78
Source: Department of Environmental Protection
Telephone: 866-282-0787
Last EDR Contact: 08/24/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Quarterly

DEDB: Ethylene Dibromide Database Results

Ethylene dibromide (EDB), a soil fumigant, that has been detected in drinking water wells. The amount found exceeds the maximum contaminant level as stated in Chapter 62-550 or 520. It is a potential threat to public health when present in drinking water.

Date of Government Version: 09/11/2020
Date Data Arrived at EDR: 09/15/2020
Date Made Active in Reports: 09/18/2020
Number of Days to Update: 3
Source: Department of Environmental Protection
Telephone: 850-245-8335
Last EDR Contact: 09/10/2020
Next Scheduled EDR Contact: 12/28/2020
Data Release Frequency: Varies

DRYCLEANERS: Drycleaning Facilities

The Drycleaners database, maintained by the Department of Environmental Protection, provides information about permitted dry cleaner facilities.

Date of Government Version: 07/20/2020
Date Data Arrived at EDR: 07/21/2020
Date Made Active in Reports: 10/06/2020
Number of Days to Update: 77

Source: Department of Environmental Protection
Telephone: 850-245-8927
Last EDR Contact: 10/19/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Semi-Annually

DWM CONTAM: DWM CONTAMINATED SITES

A listing of active or known sites. The listing includes sites that need cleanup but are not actively being working on because the agency currently does not have funding (primarily petroleum and drycleaning).

Date of Government Version: 07/14/2020
Date Data Arrived at EDR: 07/17/2020
Date Made Active in Reports: 10/02/2020
Number of Days to Update: 77

Source: Department of Environmental Protection
Telephone: 850-245-7503
Last EDR Contact: 11/03/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing

A list of hazardous waste facilities required to provide financial assurance under RCRA.

Date of Government Version: 07/22/2020
Date Data Arrived at EDR: 07/22/2020
Date Made Active in Reports: 10/06/2020
Number of Days to Update: 76

Source: Department of Environmental Protection
Telephone: 850-245-8793
Last EDR Contact: 10/20/2020
Next Scheduled EDR Contact: 02/08/2021
Data Release Frequency: Semi-Annually

Financial Assurance 2: Financial Assurance Information Listing

A listing of financial assurance information for solid waste facilities.

Date of Government Version: 01/24/2020
Date Data Arrived at EDR: 01/28/2020
Date Made Active in Reports: 04/09/2020
Number of Days to Update: 72

Source: Department of Environmental Protection
Telephone: 850-245-8743
Last EDR Contact: 10/06/2020
Next Scheduled EDR Contact: 02/08/2021
Data Release Frequency: Semi-Annually

Financial Assurance 3: Financial Assurance Information Listing

A listing of financial assurance information for storage tanks sites.

Date of Government Version: 08/08/2020
Date Data Arrived at EDR: 08/10/2020
Date Made Active in Reports: 09/04/2020
Number of Days to Update: 25

Source: Department of Environmental Protection
Telephone: 850-245-8853
Last EDR Contact: 10/20/2020
Next Scheduled EDR Contact: 02/08/2021
Data Release Frequency: Quarterly

FL Cattle Dip. Vats: Cattle Dipping Vats

From the 1910's through the 1950's, these vats were filled with an arsenic solution for the control and eradication of the cattle fever tick. Other pesticides, such as DDT, were also widely used. By State law, all cattle, horses, mules, goats, and other susceptible animals were required to be dipped every 14 days. Under certain circumstances, the arsenic and other pesticides remaining at the site may present an environmental or public health hazard.

Date of Government Version: 09/27/2019
Date Data Arrived at EDR: 01/10/2020
Date Made Active in Reports: 02/11/2020
Number of Days to Update: 32

Source: Department of Environmental Protection
Telephone: 850-245-4444
Last EDR Contact: 10/09/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: No Update Planned

HW GEN: Hazardous Waste Generators

Small Quantity Hazardous Waste Generators are regulated under the federal Resource Conservation and Recovery Act (RCRA) and applicable state regulations as generators of hazardous wastes in quantities greater than 100 Kg but less than 1,000 Kg in any one calendar month. Large Quantity Generators of Hazardous Waste are tracked in this coverage based on their notification to the Department of Environmental Protection as to their handler status, or based on inspections conducted at their facilities. These facilities are regulated under the federal Resource Conservation and Recovery Act (RCRA) and applicable state regulations as generators of hazardous wastes in quantities equal to or greater than 1,000 Kg in any one calendar month.

Date of Government Version: 06/20/2020
Date Data Arrived at EDR: 06/23/2020
Date Made Active in Reports: 09/08/2020
Number of Days to Update: 77
Source: Department of Environmental Protection
Telephone: 850-245-8758
Last EDR Contact: 09/22/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Quarterly

RESP PARTY: Responsible Party Sites Listing
Open, inactive and closed responsible party sites

Date of Government Version: 06/22/2020
Date Data Arrived at EDR: 06/29/2020
Date Made Active in Reports: 09/16/2020
Number of Days to Update: 79
Source: Department of Environmental Protection
Telephone: 850-245-8758
Last EDR Contact: 09/29/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Quarterly

SITE INV SITES: Site Investigation Section Sites Listing
Statewide coverage of Site Investigation Section (SIS) sites. Site Investigation is a Section within the Bureau of Waste Cleanup, Division of Waste Management. SIS provides technical support to FDEP District Waste Cleanup Programs and conducts contamination assessments throughout the state.

Date of Government Version: 08/15/2020
Date Data Arrived at EDR: 08/17/2020
Date Made Active in Reports: 11/04/2020
Number of Days to Update: 79
Source: Department of Environmental Protection
Telephone: 850-245-8953
Last EDR Contact: 11/17/2020
Next Scheduled EDR Contact: 03/01/2021
Data Release Frequency: Quarterly

TIER 2: Tier 2 Facility Listing
A listing of facilities which store or manufacture hazardous materials that submit a chemical inventory report.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 06/05/2020
Date Made Active in Reports: 08/19/2020
Number of Days to Update: 75
Source: Department of Environmental Protection
Telephone: 850-413-9970
Last EDR Contact: 09/01/2020
Next Scheduled EDR Contact: 12/21/2020
Data Release Frequency: Varies

UIC: Underground Injection Wells Database Listing
A listing of Class I wells. Class I wells are used to inject hazardous waste, nonhazardous waste, or municipal waste below the lowermost USDW.

Date of Government Version: 07/16/2020
Date Data Arrived at EDR: 07/16/2020
Date Made Active in Reports: 10/07/2020
Number of Days to Update: 83
Source: Department of Environmental Protection
Telephone: 850-245-8655
Last EDR Contact: 10/13/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

WASTEWATER: Wastewater Facility Regulation Database
Domestic and industrial wastewater facilities.

Date of Government Version: 07/31/2020
Date Data Arrived at EDR: 08/03/2020
Date Made Active in Reports: 10/19/2020
Number of Days to Update: 77
Source: Department of Environmental Protection
Telephone: 850-245-8600
Last EDR Contact: 11/03/2020
Next Scheduled EDR Contact: 02/15/2021
Data Release Frequency: Quarterly

PCS INACTIVE: Listing of Inactive PCS Permits
An inactive permit is a facility that has shut down or is no longer discharging.

Date of Government Version: 11/05/2014
Date Data Arrived at EDR: 01/06/2015
Date Made Active in Reports: 05/06/2015
Number of Days to Update: 120
Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 10/02/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Semi-Annually

MINES MRDS: Mineral Resources Data System
Mineral Resources Data System

Date of Government Version: 04/06/2018
Date Data Arrived at EDR: 10/21/2019
Date Made Active in Reports: 10/24/2019
Number of Days to Update: 3

Source: USGS
Telephone: 703-648-6533
Last EDR Contact: 11/25/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Varies

PCS: Permit Compliance System
PCS is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.

Date of Government Version: 07/14/2011
Date Data Arrived at EDR: 08/05/2011
Date Made Active in Reports: 09/29/2011
Number of Days to Update: 55

Source: EPA, Office of Water
Telephone: 202-564-2496
Last EDR Contact: 10/02/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Semi-Annually

PCS ENF: Enforcement data
No description is available for this data

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 02/05/2015
Date Made Active in Reports: 03/06/2015
Number of Days to Update: 29

Source: EPA
Telephone: 202-564-2497
Last EDR Contact: 10/02/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Varies

**COUNTY RECORDS**

ALACHUA COUNTY:

FACILITY LIST ALACHUA: Facility List
List of all regulated facilities in Alachua County.

Date of Government Version: 05/26/2020
Date Data Arrived at EDR: 05/27/2020
Date Made Active in Reports: 08/07/2020
Number of Days to Update: 72

Source: Alachua County Environmental Protection Department
Telephone: 352-264-6800
Last EDR Contact: 09/16/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Annually

BROWARD COUNTY:

AST BROWARD: Aboveground Storage Tanks
Aboveground storage tank locations in Broward County.

Date of Government Version: 06/30/2020
Date Data Arrived at EDR: 07/15/2020
Date Made Active in Reports: 10/01/2020
Number of Days to Update: 78

Source: Broward County Environmental Protection Department
Telephone: 954-818-7509
Last EDR Contact: 11/16/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Varies

UST BROWARD: Underground Storage Tanks
All known regulated storage tanks within Broward County, including those tanks that have been closed

Date of Government Version: 06/30/2020
Date Data Arrived at EDR: 07/15/2020
Date Made Active in Reports: 10/01/2020
Number of Days to Update: 78

Source: Broward County Environmental Protection Department
Telephone: 954-818-7509
Last EDR Contact: 11/16/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Varies

HILLSBOROUGH COUNTY:

LF HILLSBOROUGH: Hillsborough County LF
Hillsborough county landfill sites.

Date of Government Version: 09/04/2020
Date Data Arrived at EDR: 10/06/2020
Date Made Active in Reports: 10/06/2020
Number of Days to Update: 0

Source: Hillsborough County Environmental Protection Commission
Telephone: 813-627-2600
Last EDR Contact: 10/01/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Varies

MIAMI-DADE COUNTY:

DADE CO AP: Air Permit Sites
Facilities that release or have a potential to release pollutants.

Date of Government Version: 08/24/2020
Date Data Arrived at EDR: 08/24/2020
Date Made Active in Reports: 11/10/2020
Number of Days to Update: 78

Source: Department of Environmental Resources Management
Telephone: 305-372-6755
Last EDR Contact: 11/20/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Semi-Annually

DADE CO AW: Agricultural Waste Listing
A listing of agricultural waste sites

Date of Government Version: 08/24/2020
Date Data Arrived at EDR: 08/24/2020
Date Made Active in Reports: 11/10/2020
Number of Days to Update: 78

Source: Miami-Dade County Division of Environmental Resources Management
Telephone: 305-372-6715
Last EDR Contact: 11/19/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Varies

DADE CO LW: Liquid Waste Transporter List
The Liquid Waste Transporter permit regulates the transportation of various types of liquid and solid waste, including hazardous waste, waste oil and oily waste waters, septic and grease trap waste, biomedical waste, spent radiator fluid, photo chemical waste, dry sewage sludge, and other types of non-hazardous industrial waste. The Liquid Waste Transporter permits needed to protect the environment and the public from improperly handled and transported waste.

Date of Government Version: 08/24/2020
Date Data Arrived at EDR: 08/24/2020
Date Made Active in Reports: 11/10/2020
Number of Days to Update: 78

Source: DERM
Telephone: 305-372-6755
Last EDR Contact: 11/19/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Quarterly

DADE MOP: Marine Facilities Operating Permit
What is this permit used for? Miami-Dade County Ordinance 89-104 and Section 24-18 of the Code of Miami-Dade County require the following types of marine facilities to obtain annual operating permits from DERM: All recreational boat docking facilities with ten (10) or more boat slips, moorings, davit spaces, and vessel tie-up spaces. All boat storage facilities contiguous to tidal waters in Miami-Dade County with ten (10) or more dry storage spaces including boatyards and boat manufacturing facilities.

Date of Government Version: 08/24/2020
Date Data Arrived at EDR: 08/24/2020
Date Made Active in Reports: 11/10/2020
Number of Days to Update: 78

Source: DERM
Telephone: 305-372-3576
Last EDR Contact: 11/19/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Quarterly

DADE MRE: Maimi River Enforcement
The Miami River Enforcement database files were created for facilities and in some instances vessels that were inspected by a workgroup within the Department that was identified as the Miami River Enforcement Group. The files do not all necessarily reflect enforcement cases and some were created for locations that were permitted by other Sections within the Department.

Date of Government Version: 06/05/2013
Date Data Arrived at EDR: 06/06/2013
Date Made Active in Reports: 08/06/2013
Number of Days to Update: 61

Source: DERM
Telephone: 305-372-3576
Last EDR Contact: 11/19/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Quarterly

DADE_IWP: Industrial Waste Permit Sites

Facilities that either generate more than 25,000 of wastewater per day to sanitary sewers or are pre-defined by EPA.

Date of Government Version: 08/24/2020
Date Data Arrived at EDR: 08/24/2020
Date Made Active in Reports: 11/11/2020
Number of Days to Update: 79

Source: Department of Environmental Resources Management
Telephone: 305-372-6700
Last EDR Contact: 11/19/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Semi-Annually

ENF: Enforcement Case Tracking System Sites

Enforcement cases monitored by the Dade County Department of Environmental Resources Management.

Date of Government Version: 08/24/2020
Date Data Arrived at EDR: 08/24/2020
Date Made Active in Reports: 11/11/2020
Number of Days to Update: 79

Source: Department of Environmental Resources Management
Telephone: 305-372-6755
Last EDR Contact: 11/19/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Semi-Annually

SPILLS DADE: Fuel Spills Cases

DERM documents fuel spills of sites that are not in a state program.

Date of Government Version: 01/08/2009
Date Data Arrived at EDR: 01/13/2009
Date Made Active in Reports: 02/05/2009
Number of Days to Update: 23

Source: Department of Environmental Resources Management
Telephone: 305-372-6755
Last EDR Contact: 11/19/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Semi-Annually

UST DADE: Storage Tanks

A listing of aboveground and underground storage tank site locations.

Date of Government Version: 02/26/2019
Date Data Arrived at EDR: 02/26/2019
Date Made Active in Reports: 04/30/2019
Number of Days to Update: 63

Source: Department of Environmental Resource Management
Telephone: 305-372-6700
Last EDR Contact: 11/19/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Semi-Annually

PALM BEACH COUNTY:

LF PALM BEACH: Palm Beach County LF

Palm Beach County Inventory of Solid Waste Sites.

Date of Government Version: 09/01/2011
Date Data Arrived at EDR: 09/20/2011
Date Made Active in Reports: 10/10/2011
Number of Days to Update: 20

Source: Palm Beach County Solid Waste Authority
Telephone: 561-640-4000
Last EDR Contact: 09/11/2020
Next Scheduled EDR Contact: 12/21/2020
Data Release Frequency: Varies

**OTHER DATABASE(S)**

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 08/10/2020
Date Data Arrived at EDR: 10/20/2020
Date Made Active in Reports: 11/02/2020
Number of Days to Update: 13

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 11/09/2020
Next Scheduled EDR Contact: 02/22/2021
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 04/10/2019
Date Made Active in Reports: 05/16/2019
Number of Days to Update: 36

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 10/09/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 01/01/2019
Date Data Arrived at EDR: 04/29/2020
Date Made Active in Reports: 07/10/2020
Number of Days to Update: 72

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 10/30/2020
Next Scheduled EDR Contact: 02/08/2021
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 06/30/2018
Date Data Arrived at EDR: 07/19/2019
Date Made Active in Reports: 09/10/2019
Number of Days to Update: 53

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 10/07/2020
Next Scheduled EDR Contact: 01/25/2021
Data Release Frequency: Annually

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 10/02/2019
Date Made Active in Reports: 12/10/2019
Number of Days to Update: 69

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 11/11/2020
Next Scheduled EDR Contact: 03/01/2021
Data Release Frequency: Annually

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 06/19/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 76

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 09/02/2020
Next Scheduled EDR Contact: 12/21/2020
Data Release Frequency: Annually

Oil/Gas Pipelines
Source: Endeavor Business Media
Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data
Source: Endeavor Business Media
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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Department of Children & Families
Source: Provider Information
Telephone: 850-488-4900

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetlands Inventory
Source: Department of Environmental Protection
Telephone: 850-245-8238

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

**STREET AND ADDRESS INFORMATION**

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# GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

**TARGET PROPERTY ADDRESS**

MINNEOLA PROPERTY
12503 EAST MINNEOLA STREET CLERMONT
CLERMONT, FL 34715

**TARGET PROPERTY COORDINATES**

| | |
|---|---|
| Latitude (North): | 28.58199 - 28° 34' 55.16'' |
| Longitude (West): | 81.747251 - 81° 44' 50.10'' |
| Universal Tranverse Mercator: | Zone 17 |
| UTM X (Meters): | 426924.4 |
| UTM Y (Meters): | 3161729.0 |
| Elevation: | 139 ft. above sea level |

**USGS TOPOGRAPHIC MAP**

| | |
|---|---|
| Target Property Map: | 5652756 CLERMONT EAST, FL |
| Version Date: | 2012 |
| West Map: | 5652758 CLERMONT WEST, FL |
| Version Date: | 2012 |

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

**GROUNDWATER FLOW DIRECTION INFORMATION**

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

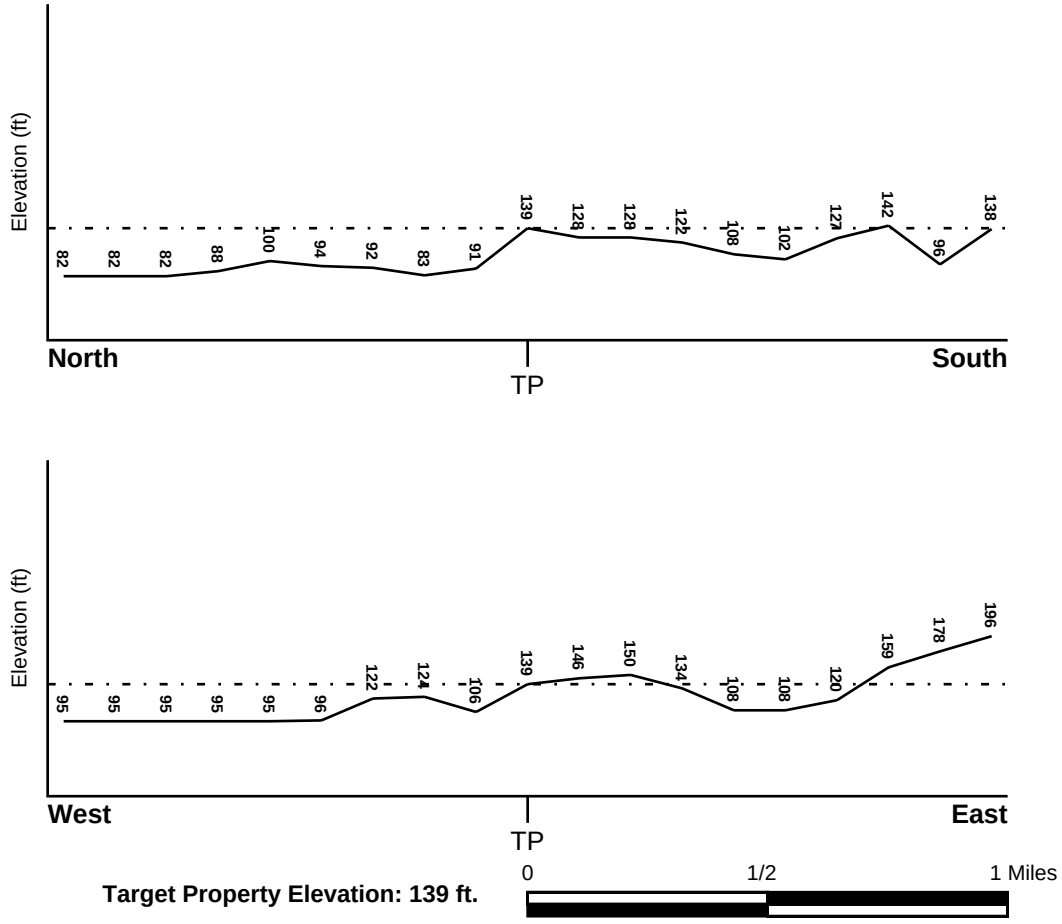
**TOPOGRAPHIC INFORMATION**

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

**TARGET PROPERTY TOPOGRAPHY**

General Topographic Gradient: General NW

**SURROUNDING TOPOGRAPHY: ELEVATION PROFILES**




Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

**HYDROLOGIC INFORMATION**

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

**FEMA FLOOD ZONE**

| Flood Plain Panel at Target Property | FEMA Source Type |
|---|---|
| 12069C0580E | FEMA FIRM Flood data |

| Additional Panels in search area: | FEMA Source Type |
|---|---|
| 12069C0560E | FEMA FIRM Flood data |

**NATIONAL WETLAND INVENTORY**

| NWI Quad at Target Property | NWI Electronic Data Coverage |
|---|---|
| CLERMONT EAST | YES - refer to the Overview Map and Detail Map |

**HYDROGEOLOGIC INFORMATION**

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

***Site-Specific Hydrogeological Data*:***

| | |
|---|---|
| Search Radius: | 1.25 miles |
| Status: | Not found |

**AQUIFLOW®**

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

| MAP ID | LOCATION FROM TP | GENERAL DIRECTION GROUNDWATER FLOW |
|---|---|---|
| Not Reported | | |

* ©1996 Site−specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

## GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

## GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

**ROCK STRATIGRAPHIC UNIT**

| | |
|---|---|
| Era: | Cenozoic |
| System: | Tertiary |
| Series: | Miocene |
| Code: | Tm *(decoded above as Era, System & Series)* |

**GEOLOGIC AGE IDENTIFICATION**

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

**DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY**

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

| | |
|---|---|
| Soil Component Name: | CANDLER |
| Soil Surface Texture: | fine sand |
| Hydrologic Group: | Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels. |
| Soil Drainage Class: | Excessively. Soils have very high and high hydraulic conductivity and low water holding capacity. Depth to water table is more than 6 feet. |

Hydric Status: Soil does not meet the requirements for a hydric soil.

| | |
|---|---|
| Corrosion Potential - Uncoated Steel: | LOW |
| Depth to Bedrock Min: | > 60 inches |
| Depth to Bedrock Max: | > 60 inches |

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

| Soil Layer Information | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Boundary | | | Classification | | | |
| Layer | Upper | Lower | Soil Texture Class | AASHTO Group | Unified Soil | Permeability Rate (in/hr) | Soil Reaction (pH) |
| 1 | 0 inches | 5 inches | fine sand | Granular materials (35 pct. or less passing No. 200), Fine Sand. | COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. | Max: 20.00<br>Min: 6.00 | Max: 6.00<br>Min: 4.50 |
| 2 | 5 inches | 67 inches | sand | Granular materials (35 pct. or less passing No. 200), Fine Sand. | COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. | Max: 20.00<br>Min: 6.00 | Max: 6.00<br>Min: 4.50 |
| 3 | 67 inches | 95 inches | sand | Granular materials (35 pct. or less passing No. 200), Fine Sand. | COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand.<br>COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand. | Max: 20.00<br>Min: 6.00 | Max: 6.00<br>Min: 4.50 |
| 4 | 95 inches | 99 inches | sandy loam | Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand. | COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand. | Max: 6.00<br>Min: 2.00 | Max: 6.00<br>Min: 4.50 |

**OTHER SOIL TYPES IN AREA**

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures: No Other Soil Types

Surficial Soil Types: No Other Soil Types

Shallow Soil Types: sandy clay loam
loamy sand
sandy loam

Deeper Soil Types: sand
fine sand
sandy clay loam
fine sandy loam

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

## LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

## WELL SEARCH DISTANCE INFORMATION

| DATABASE | SEARCH DISTANCE (miles) |
|---|---|
| Federal USGS | 1.000 |
| Federal FRDS PWS | Nearest PWS within 1 mile |
| State Database | 1.000 |

## FEDERAL USGS WELL INFORMATION

| MAP ID | WELL ID | LOCATION FROM TP |
|---|---|---|
| No Wells Found | | |

## FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

| MAP ID | WELL ID | LOCATION FROM TP |
|---|---|---|
| 1 | FL3354772 | 1/8 - 1/4 Mile NW |

Note: PWS System location is not always the same as well location.

## STATE DATABASE WELL INFORMATION

| MAP ID | WELL ID | LOCATION FROM TP |
|---|---|---|
| A2 | FLSA11000045326 | 1/4 - 1/2 Mile ESE |
| A3 | FLSJ11000031058 | 1/4 - 1/2 Mile ESE |
| A4 | FLSJ11000007833 | 1/4 - 1/2 Mile ESE |
| A5 | FLSJ11000037799 | 1/4 - 1/2 Mile ESE |
| A6 | FLSJ11000037157 | 1/4 - 1/2 Mile ESE |
| A7 | FLSA11000047505 | 1/4 - 1/2 Mile ESE |
| 8 | FLSA11000067148 | 1/4 - 1/2 Mile NNE |
| A9 | FLSJ11000008832 | 1/4 - 1/2 Mile ESE |
| A10 | FLSJ11000033002 | 1/4 - 1/2 Mile ESE |
| A11 | FLSJ11000052063 | 1/4 - 1/2 Mile ESE |
| 12 | FLSA11000047208 | 1/4 - 1/2 Mile WNW |
| 13 | FLSA11000045327 | 1/4 - 1/2 Mile SSW |
| 14 | FLSA11000045876 | 1/2 - 1 Mile NNW |
| 15 | FLSJ11000038800 | 1/2 - 1 Mile ESE |
| 16 | FLSA11000045668 | 1/2 - 1 Mile South |
| 17 | FLSA11000045328 | 1/2 - 1 Mile South |
| 18 | FLSA11000052111 | 1/2 - 1 Mile ESE |
| B19 | FLSJ11000033179 | 1/2 - 1 Mile South |
| B20 | FLSJ11000008466 | 1/2 - 1 Mile South |
| B21 | FLSJ11000063293 | 1/2 - 1 Mile South |

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

**STATE DATABASE WELL INFORMATION**

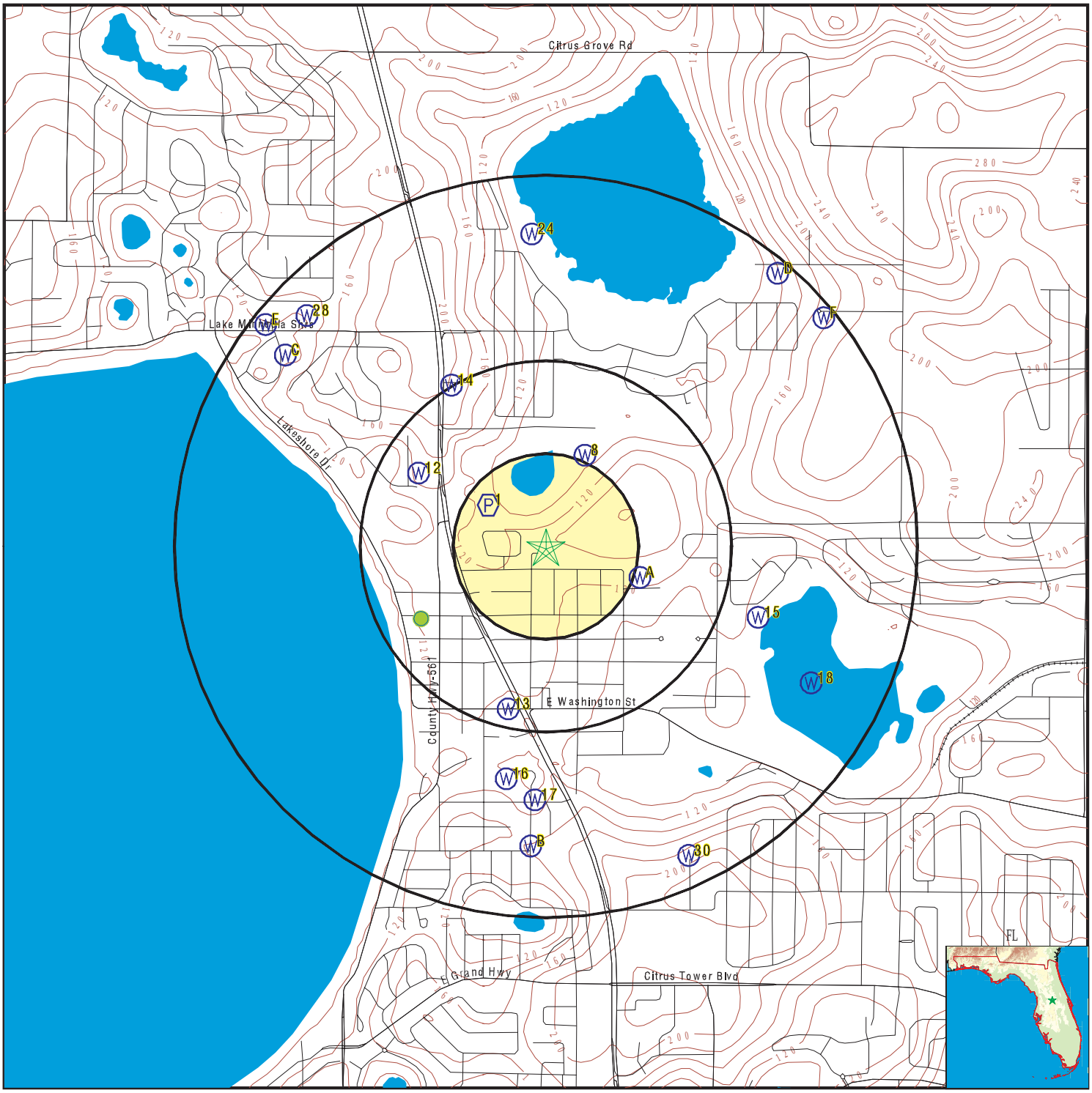
| MAP ID | WELL ID | LOCATION FROM TP |
|---|---|---|
| B22 | FLSJ11000033180 | 1/2 - 1 Mile South |
| B23 | FLSA11000002257 | 1/2 - 1 Mile South |
| 24 | FLSJ11000053351 | 1/2 - 1 Mile North |
| C25 | FLSA11000046017 | 1/2 - 1 Mile NW |
| C26 | FLSA11000096833 | 1/2 - 1 Mile NW |
| C27 | FLSA11000048640 | 1/2 - 1 Mile WNW |
| 28 | FLSA11000049212 | 1/2 - 1 Mile NW |
| C29 | FLSA11000068433 | 1/2 - 1 Mile NW |
| 30 | FLSA11000046365 | 1/2 - 1 Mile SSE |
| D31 | FLSA11000047008 | 1/2 - 1 Mile NE |
| E32 | FLSA11000049160 | 1/2 - 1 Mile NW |
| F33 | FLSA11000047001 | 1/2 - 1 Mile NE |
| F34 | FLSA11000046077 | 1/2 - 1 Mile NE |
| D35 | FLSA11000046791 | 1/2 - 1 Mile NE |
| D36 | FLSA11000046888 | 1/2 - 1 Mile NE |
| E37 | FLSA11000049204 | 1/2 - 1 Mile NW |

**OTHER STATE DATABASE INFORMATION**

**STATE SINK HOLES INFORMATION**

| WELL DIRECTION | DISTANCE FROM TP |
|---|---|
| WSW | 1/4 - 1/2 Mile |

# PHYSICAL SETTING SOURCE MAP - 6281968.2s




- County Boundary
- Major Roads
- Contour Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons
- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Closest Hydrogeological Data
- Oil, gas or related wells
- Sink holes

| | | | |
|---|---|---|---|
| SITE NAME: | Minneola Property | CLIENT: | SLR International Corp |
| ADDRESS: | 12503 East Minneola Street Clermont Clermont FL 34715 | CONTACT: | Randy Rees |
| | | INQUIRY #: | 6281968.2s |
| LAT/LONG: | 28.58199 / 81.747251 | DATE: | November 30, 2020 10:19 am |

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Map ID
Direction
Distance
Elevation | Database | EDR ID Number

**1**
**NW**
**1/8 - 1/4 Mile**
**Lower**

**FRDS PWS** **FL3354772**

| | | | |
|---|---|---|---|
| Epa region: | 04 | State: | FL |
| Pwsid: | FL3354772 | Pwsname: | FIELDS EQUIPMENT |
| Cityserved: | Not Reported | Stateserved: | FL |
| Zipserved: | Not Reported | Fipscounty: | 12069 |
| Status: | Closed | Retpopsrvd: | 25 |
| Pwssvcconn: | 1 | Psource longname: | Groundwater |
| Pwstype: | TNCWS | Owner: | Private |
| Contact: | FIELDS EQUIPMENT | Contactorgname: | Not Reported |
| Contactphone: | 407-394-7181 | Contactaddress1: | Not Reported |
| Contactaddress2: | 17215 N. HWY 27 | Contactcity: | CLERMONT |
| Contactstate: | FL | Contactzip: | 34711 |
| Pwsactivitycode: | I | | |
| Pwsid: | FL3354772 | Facid: | 1 |
| Facname: | PLANT ID = 01 SOURCE ID = 000 | | |
| Factype: | Treatment_plant | Facactivitycode: | I |
| Trtobjective: | disinfection | Trtprocess: | hypochlorination, post |
| Factypecode: | TP | | |
| PWS ID: | FL3354772 | PWS type: | System Owner/Responsible Party |
| PWS name: | BUDDY BURRIS | PWS address: | Not Reported |
| PWS city: | CLERMONT | PWS state: | FL |
| PWS zip: | 32711 | PWS ID: | FL3354772 |
| Activity status: | Active | Date system activated: | Not Reported |
| Date system deactivated: | Not Reported | Retail population: | 00000025 |
| System name: | FIELDS EQUIPMENT | System address: | Not Reported |
| System address: | 17215 N. HWY 27 | System city: | CLERMONT |
| System state: | FL | System zip: | 34711 |
| Population served: | Under 101 Persons | Treatment: | Treated |
| Latitude: | 283500 | Longitude: | 0814500 |
| Latitude: | 283500 | Longitude: | 0814500 |

---

**A2**
**ESE**
**1/4 - 1/2 Mile**
**Lower**

**FL WELLS** **FLSA11000045326**

| | | | |
|---|---|---|---|
| Database: | Super Act Program Well Data (Department of Health) | | |
| Fl Well ID: | 350015701 | Well Type: | 40 |
| Status: | ACTIVE | Casing Material: | Not Reported |
| Well Depth: | Not Reported | Casing Length: | Not Reported |
| Casing Diameter: | 0 | Permit #: | Not Reported |
| Sanitary Seal: | Not Reported | Well Name: | Not Reported |
| Large PWS Well: | 0 | WSRP ID: | 350015701 |
| WSRP Action: | UNFILTERED | Potable Status: | POTABLE |
| Resident Type: | Not Reported | PWS Design: | 0 |

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

**A3**
**ESE**
**1/4 - 1/2 Mile**
**Lower**

**FL WELLS** **FLSJ11000031058**

| | | | |
|---|---|---|---|
| Database: | Consumptive Use Permit Well Database (St. Johns River WMD) | | |
| Official Permit ID: | 2886 | Permit Seq #: | 3 |
| Station Name: | 5 | Station Type: | Production Well |
| Monitoring: | N | Site ID: | 21427 |
| Site Name: | Oak Valley WTP | Permit Type: | Modification |
| Permit Stage: | Closed | FL Statute: | 40C-2 |
| Statute Description: | CUP Individual (40C-2) | Permit Project Name: | Oak Valley WTP |
| Date Received: | 29-NOV-99 | Decision Made: | 11-JUL-00 |
| Permit Expiration: | 11-AUG-03 | Recommendation: | Approval |
| Permit Status: | Closed | Project Acres: | 3.78 |
| Casing Diameter: | 8 | Casing Depth: | 240 |
| Total Well Depth: | 318 | Water Source: | FAS - Upper Floridan Aquifer |
| Station Status: | Abandoned | Pump Capacity (GPM): | 0 |
| Compliance Status: | In Compliance | Permit App Process Status: | CLOS |
| Project Use: | Public Supply | | |

---

**A4**
**ESE**
**1/4 - 1/2 Mile**
**Lower**

**FL WELLS** **FLSJ11000007833**

| | | | |
|---|---|---|---|
| Database: | Consumptive Use Permit Well Database (St. Johns River WMD) | | |
| Official Permit ID: | 2886 | Permit Seq #: | 2 |
| Station Name: | 5 | Station Type: | Production Well |
| Monitoring: | N | Site ID: | 3185 |
| Site Name: | City Of Minneola | Permit Type: | Modification |
| Permit Stage: | Closed | FL Statute: | 40C-2 |
| Statute Description: | CUP Individual (40C-2) | Permit Project Name: | City Of Minneola |
| Date Received: | 22-MAY-96 | Decision Made: | 11-AUG-98 |
| Permit Expiration: | 11-AUG-03 | Recommendation: | Approval |
| Permit Status: | Closed | Project Acres: | 680 |
| Casing Diameter: | 8 | Casing Depth: | 240 |
| Total Well Depth: | 318 | Water Source: | FAS - Upper Floridan Aquifer |
| Station Status: | Abandoned | Pump Capacity (GPM): | 0 |
| Compliance Status: | In Compliance | Permit App Process Status: | CLOS |
| Project Use: | Public Supply | | |

---

**A5**
**ESE**
**1/4 - 1/2 Mile**
**Lower**

**FL WELLS** **FLSJ11000037799**

| | | | |
|---|---|---|---|
| Database: | Consumptive Use Permit Well Database (St. Johns River WMD) | | |
| Official Permit ID: | 2886 | Permit Seq #: | 4 |
| Station Name: | 5 | Station Type: | Production Well |
| Monitoring: | N | Site ID: | 92860 |
| Site Name: | City of Minneola - Public Supply | | |
| Permit Type: | Renewal | Permit Stage: | Closed |
| FL Statute: | 40C-2 | Statute Description: | CUP Individual (40C-2) |
| Permit Project Name: | City of Minneola - Public Supply | | |
| Date Received: | 05-FEB-03 | Decision Made: | 08-FEB-05 |

| | | | |
|---|---|---|---|
| Permit Expiration: | 08-FEB-10 | Recommendation: | Approval |
| Permit Status: | Closed | Project Acres: | 4 |
| Casing Diameter: | 8 | Casing Depth: | 240 |
| Total Well Depth: | 318 | Water Source: | FAS - Upper Floridan Aquifer |
| Station Status: | Abandoned | Pump Capacity (GPM): | 0 |
| Compliance Status: | Out Of Compliance | Permit App Process Status: | CLOS |
| Project Use: | Public Supply | | |

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**A6**
**ESE** **FL WELLS** **FLSJ11000037157**
**1/4 - 1/2 Mile**
**Lower**

| | | | |
|---|---|---|---|
| Database: | Consumptive Use Permit Well Database (St. Johns River WMD) | | |
| Official Permit ID: | 2886 | Permit Seq #: | 1 |
| Station Name: | 5 | Station Type: | Production Well |
| Monitoring: | N | Site ID: | 3184 |
| Site Name: | Minneola City Of | Permit Type: | Initial Sequence |
| Permit Stage: | Closed | FL Statute: | 40C-2 |
| Statute Description: | CUP Individual (40C-2) | Permit Project Name: | Minneola City Of |
| Date Received: | 17-JAN-91 | Decision Made: | 09-APR-91 |
| Permit Expiration: | 09-APR-98 | Recommendation: | Approval |
| Permit Status: | Closed | Project Acres: | 1 |
| Casing Diameter: | 8 | Casing Depth: | 240 |
| Total Well Depth: | 318 | Water Source: | FAS - Upper Floridan Aquifer |
| Station Status: | Abandoned | Pump Capacity (GPM): | 0 |
| Compliance Status: | In Compliance | Permit App Process Status: | CLOS |
| Project Use: | Public Supply | | |

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**A7**
**ESE** **FL WELLS** **FLSA11000047505**
**1/4 - 1/2 Mile**
**Lower**

| | | | |
|---|---|---|---|
| Database: | Super Act Program Well Data (Department of Health) | | |
| Fl Well ID: | AAA4417 | Well Type: | 43 |
| Status: | ACTIVE | Casing Material: | Not Reported |
| Well Depth: | 600 | Casing Length: | 350 |
| Casing Diameter: | 10 | Permit #: | 3-069-3380AP |
| Sanitary Seal: | Not Reported | Well Name: | Not Reported |
| Large PWS Well: | 0 | WSRP ID: | 350261201 |
| WSRP Action: | UNFILTERED | Potable Status: | POTABLE |
| Resident Type: | Not Reported | PWS Design: | 0 |

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**8**
**NNE** **FL WELLS** **FLSA11000067148**
**1/4 - 1/2 Mile**
**Lower**

| | | | |
|---|---|---|---|
| Database: | Super Act Program Well Data (Department of Health) | | |
| Fl Well ID: | AAI7380 | Well Type: | 43 |
| Status: | ACTIVE | Casing Material: | Not Reported |
| Well Depth: | Not Reported | Casing Length: | Not Reported |
| Casing Diameter: | 4 | Permit #: | Not Reported |
| Sanitary Seal: | Not Reported | Well Name: | Not Reported |
| Large PWS Well: | 0 | WSRP ID: | 350541301 |

| | | | |
|---|---|---|---|
| WSRP Action: | UNFILTERED | Potable Status: | POTABLE |
| Resident Type: | Not Reported | PWS Design: | 0 |

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**A9**
**ESE** **FL WELLS** **FLSJ11000008832**
**1/4 - 1/2 Mile**
**Lower**

| | | | |
|---|---|---|---|
| Database: | Consumptive Use Permit Well Database (St. Johns River WMD) | | |
| Official Permit ID: | 2886 | Permit Seq #: | 2 |
| Station Name: | 6 | Station Type: | Production Well |
| Monitoring: | N | Site ID: | 3185 |
| Site Name: | City Of Minneola | Permit Type: | Modification |
| Permit Stage: | Closed | FL Statute: | 40C-2 |
| Statute Description: | CUP Individual (40C-2) | Permit Project Name: | City Of Minneola |
| Date Received: | 22-MAY-96 | Decision Made: | 11-AUG-98 |
| Permit Expiration: | 11-AUG-03 | Recommendation: | Approval |
| Permit Status: | Closed | Project Acres: | 680 |
| Casing Diameter: | 8 | Casing Depth: | 373 |
| Total Well Depth: | 373 | Water Source: | FAS - Upper Floridan Aquifer |
| Station Status: | Abandoned | Pump Capacity (GPM): | 0 |
| Compliance Status: | In Compliance | Permit App Process Status: | CLOS |
| Project Use: | Public Supply | | |

---

**A10**
**ESE** **FL WELLS** **FLSJ11000033002**
**1/4 - 1/2 Mile**
**Lower**

| | | | |
|---|---|---|---|
| Database: | Consumptive Use Permit Well Database (St. Johns River WMD) | | |
| Official Permit ID: | 2886 | Permit Seq #: | 4 |
| Station Name: | 6 | Station Type: | Production Well |
| Monitoring: | N | Site ID: | 92860 |
| Site Name: | City of Minneola - Public Supply | | |
| Permit Type: | Renewal | Permit Stage: | Closed |
| FL Statute: | 40C-2 | Statute Description: | CUP Individual (40C-2) |
| Permit Project Name: | City of Minneola - Public Supply | | |
| Date Received: | 05-FEB-03 | Decision Made: | 08-FEB-05 |
| Permit Expiration: | 08-FEB-10 | Recommendation: | Approval |
| Permit Status: | Closed | Project Acres: | 4 |
| Casing Diameter: | 8 | Casing Depth: | 373 |
| Total Well Depth: | 373 | Water Source: | FAS - Upper Floridan Aquifer |
| Station Status: | Abandoned | Pump Capacity (GPM): | 0 |
| Compliance Status: | Out Of Compliance | Permit App Process Status: | CLOS |
| Project Use: | Public Supply | | |

---

**A11**
**ESE** **FL WELLS** **FLSJ11000052063**
**1/4 - 1/2 Mile**
**Lower**

| | | | |
|---|---|---|---|
| Database: | Consumptive Use Permit Well Database (St. Johns River WMD) | | |
| Official Permit ID: | 2886 | Permit Seq #: | 3 |
| Station Name: | 6 | Station Type: | Production Well |
| Monitoring: | N | Site ID: | 21427 |
| Site Name: | Oak Valley WTP | Permit Type: | Modification |

| | | | |
|---|---|---|---|
| Permit Stage: | Closed | FL Statute: | 40C-2 |
| Statute Description: | CUP Individual (40C-2) | Permit Project Name: | Oak Valley WTP |
| Date Received: | 29-NOV-99 | Decision Made: | 11-JUL-00 |
| Permit Expiration: | 11-AUG-03 | Recommendation: | Approval |
| Permit Status: | Closed | Project Acres: | 3.78 |
| Casing Diameter: | 8 | Casing Depth: | 373 |
| Total Well Depth: | 373 | Water Source: | FAS - Upper Floridan Aquifer |
| Station Status: | Abandoned | Pump Capacity (GPM): | 0 |
| Compliance Status: | In Compliance | Permit App Process Status: | CLOS |
| Project Use: | Public Supply | | |

---

**12**
**WNW** **FL WELLS** **FLSA11000047208**
**1/4 - 1/2 Mile**
**Higher**

| | | | |
|---|---|---|---|
| Database: | Super Act Program Well Data (Department of Health) | | |
| Fl Well ID: | AAA5527 | Well Type: | 42 |
| Status: | ACTIVE | Casing Material: | Not Reported |
| Well Depth: | Not Reported | Casing Length: | Not Reported |
| Casing Diameter: | 6 | Permit #: | Not Reported |
| Sanitary Seal: | Not Reported | Well Name: | Not Reported |
| Large PWS Well: | 0 | WSRP ID: | 350229301 |
| WSRP Action: | UNFILTERED | Potable Status: | POTABLE |
| Resident Type: | Not Reported | PWS Design: | 0 |

---

**13**
**SSW** **FL WELLS** **FLSA11000045327**
**1/4 - 1/2 Mile**
**Lower**

| | | | |
|---|---|---|---|
| Database: | Super Act Program Well Data (Department of Health) | | |
| Fl Well ID: | 350015702 | Well Type: | 40 |
| Status: | ABANDONED | Casing Material: | Not Reported |
| Well Depth: | Not Reported | Casing Length: | Not Reported |
| Casing Diameter: | 0 | Permit #: | Not Reported |
| Sanitary Seal: | Not Reported | Well Name: | Not Reported |
| Large PWS Well: | 0 | WSRP ID: | 350015702 |
| WSRP Action: | UNFILTERED | Potable Status: | NON-POTABLE |
| Resident Type: | Not Reported | PWS Design: | 0 |

---

**14**
**NNW** **FL WELLS** **FLSA11000045876**
**1/2 - 1 Mile**
**Higher**

| | | | |
|---|---|---|---|
| Database: | Super Act Program Well Data (Department of Health) | | |
| Fl Well ID: | 350075301 | Well Type: | 43 |
| Status: | ERROR | Casing Material: | Not Reported |
| Well Depth: | Not Reported | Casing Length: | Not Reported |
| Casing Diameter: | 0 | Permit #: | Not Reported |
| Sanitary Seal: | Not Reported | Well Name: | Not Reported |
| Large PWS Well: | 0 | WSRP ID: | 350075301 |
| WSRP Action: | UNFILTERED | Potable Status: | POTABLE |
| Resident Type: | Not Reported | PWS Design: | 0 |

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

**15**
**ESE**
**1/2 - 1 Mile**
**Lower**

**FL WELLS** **FLSJ11000038800**

| | | | |
|---|---|---|---|
| Database: | Consumptive Use Permit Well Database (St. Johns River WMD) | | |
| Official Permit ID: | 2886 | Permit Seq #: | 5 |
| Station Name: | Plum Lake (Sec 8 & 17, Twn 22 S, Rge 26 E) | | |
| Station Type: | Monitoring Well | Monitoring: | Y |
| Site ID: | 114001 | Site Name: | City of Minneola - Public Supply |
| Permit Type: | Letter Modification | Permit Stage: | Closed |
| FL Statute: | 40C-2 | Statute Description: | CUP Individual (40C-2) |
| Permit Project Name: | City of Minneola - Public Supply | | |
| Date Received: | 31-AUG-05 | Decision Made: | 22-SEP-05 |
| Permit Expiration: | 09-FEB-10 | Recommendation: | Approval |
| Permit Status: | Closed | Project Acres: | 4 |
| Casing Diameter: | 2 | Casing Depth: | 0 |
| Total Well Depth: | 13 | Water Source: | Not Reported |
| Station Status: | Active | Pump Capacity (GPM): | 0 |
| Compliance Status: | Undetermined | Permit App Process Status: | CLOS |
| Project Use: | Public Supply | | |

---

**16**
**South**
**1/2 - 1 Mile**
**Lower**

**FL WELLS** **FLSA11000045668**

| | | | |
|---|---|---|---|
| Database: | Super Act Program Well Data (Department of Health) | | |
| Fl Well ID: | 350053001 | Well Type: | 43 |
| Status: | ABANDONED | Casing Material: | Not Reported |
| Well Depth: | Not Reported | Casing Length: | Not Reported |
| Casing Diameter: | 0 | Permit #: | Not Reported |
| Sanitary Seal: | Not Reported | Well Name: | Not Reported |
| Large PWS Well: | 0 | WSRP ID: | 350053001 |
| WSRP Action: | UNFILTERED | Potable Status: | NON-POTABLE |
| Resident Type: | Not Reported | PWS Design: | 0 |

---

**17**
**South**
**1/2 - 1 Mile**
**Lower**

**FL WELLS** **FLSA11000045328**

| | | | |
|---|---|---|---|
| Database: | Super Act Program Well Data (Department of Health) | | |
| Fl Well ID: | 350015703 | Well Type: | 40 |
| Status: | ABANDONED | Casing Material: | Not Reported |
| Well Depth: | Not Reported | Casing Length: | Not Reported |
| Casing Diameter: | 0 | Permit #: | Not Reported |
| Sanitary Seal: | Not Reported | Well Name: | Not Reported |
| Large PWS Well: | 0 | WSRP ID: | 350015703 |
| WSRP Action: | UNFILTERED | Potable Status: | NON-POTABLE |
| Resident Type: | Not Reported | PWS Design: | 0 |

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

**18**
**ESE**
**1/2 - 1 Mile**
**Lower**

**FL WELLS** **FLSA11000052111**

| | | | |
|---|---|---|---|
| Database: | Super Act Program Well Data (Department of Health) | | |
| Fl Well ID: | 480024401 | Well Type: | 43 |
| Status: | ERROR | Casing Material: | Not Reported |
| Well Depth: | Not Reported | Casing Length: | Not Reported |
| Casing Diameter: | 0 | Permit #: | Not Reported |
| Sanitary Seal: | Not Reported | Well Name: | Not Reported |
| Large PWS Well: | 0 | WSRP ID: | 480024401 |
| WSRP Action: | UNFILTERED | Potable Status: | POTABLE |
| Resident Type: | Not Reported | PWS Design: | 0 |

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**B19**
**South**
**1/2 - 1 Mile**
**Higher**

**FL WELLS** **FLSJ11000033179**

| | | | |
|---|---|---|---|
| Database: | Consumptive Use Permit Well Database (St. Johns River WMD) | | |
| Official Permit ID: | 2886 | Permit Seq #: | 1 |
| Station Name: | 4 | Station Type: | Production Well |
| Monitoring: | N | Site ID: | 3184 |
| Site Name: | Minneola City Of | Permit Type: | Initial Sequence |
| Permit Stage: | Closed | FL Statute: | 40C-2 |
| Statute Description: | CUP Individual (40C-2) | Permit Project Name: | Minneola City Of |
| Date Received: | 17-JAN-91 | Decision Made: | 09-APR-91 |
| Permit Expiration: | 09-APR-98 | Recommendation: | Approval |
| Permit Status: | Closed | Project Acres: | 1 |
| Casing Diameter: | 10 | Casing Depth: | 436 |
| Total Well Depth: | 436 | Water Source: | FAS - Upper Floridan Aquifer |
| Station Status: | Abandoned | Pump Capacity (GPM): | 0 |
| Compliance Status: | In Compliance | Permit App Process Status: | CLOS |
| Project Use: | Public Supply | | |

---

**B20**
**South**
**1/2 - 1 Mile**
**Higher**

**FL WELLS** **FLSJ11000008466**

| | | | |
|---|---|---|---|
| Database: | Consumptive Use Permit Well Database (St. Johns River WMD) | | |
| Official Permit ID: | 2886 | Permit Seq #: | 2 |
| Station Name: | 4 | Station Type: | Production Well |
| Monitoring: | N | Site ID: | 3185 |
| Site Name: | City Of Minneola | Permit Type: | Modification |
| Permit Stage: | Closed | FL Statute: | 40C-2 |
| Statute Description: | CUP Individual (40C-2) | Permit Project Name: | City Of Minneola |
| Date Received: | 22-MAY-96 | Decision Made: | 11-AUG-98 |
| Permit Expiration: | 11-AUG-03 | Recommendation: | Approval |
| Permit Status: | Closed | Project Acres: | 680 |
| Casing Diameter: | 10 | Casing Depth: | 436 |
| Total Well Depth: | 436 | Water Source: | FAS - Upper Floridan Aquifer |
| Station Status: | Abandoned | Pump Capacity (GPM): | 0 |
| Compliance Status: | In Compliance | Permit App Process Status: | CLOS |
| Project Use: | Public Supply | | |

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

**B21**
**South**
**1/2 - 1 Mile**
**Higher**

**FL WELLS** **FLSJ11000063293**

| | | | |
|---|---|---|---|
| Database: | Consumptive Use Permit Well Database (St. Johns River WMD) | | |
| Official Permit ID: | 2886 | Permit Seq #: | 3 |
| Station Name: | 4 | Station Type: | Production Well |
| Monitoring: | N | Site ID: | 21427 |
| Site Name: | Oak Valley WTP | Permit Type: | Modification |
| Permit Stage: | Closed | FL Statute: | 40C-2 |
| Statute Description: | CUP Individual (40C-2) | Permit Project Name: | Oak Valley WTP |
| Date Received: | 29-NOV-99 | Decision Made: | 11-JUL-00 |
| Permit Expiration: | 11-AUG-03 | Recommendation: | Approval |
| Permit Status: | Closed | Project Acres: | 3.78 |
| Casing Diameter: | 10 | Casing Depth: | 436 |
| Total Well Depth: | 436 | Water Source: | FAS - Upper Floridan Aquifer |
| Station Status: | Abandoned | Pump Capacity (GPM): | 0 |
| Compliance Status: | In Compliance | Permit App Process Status: | CLOS |
| Project Use: | Public Supply | | |

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**B22**
**South**
**1/2 - 1 Mile**
**Higher**

**FL WELLS** **FLSJ11000033180**

| | | | |
|---|---|---|---|
| Database: | Consumptive Use Permit Well Database (St. Johns River WMD) | | |
| Official Permit ID: | 2886 | Permit Seq #: | 4 |
| Station Name: | 4 | Station Type: | Production Well |
| Monitoring: | N | Site ID: | 92860 |
| Site Name: | City of Minneola - Public Supply | | |
| Permit Type: | Renewal | Permit Stage: | Closed |
| FL Statute: | 40C-2 | Statute Description: | CUP Individual (40C-2) |
| Permit Project Name: | City of Minneola - Public Supply | | |
| Date Received: | 05-FEB-03 | Decision Made: | 08-FEB-05 |
| Permit Expiration: | 08-FEB-10 | Recommendation: | Approval |
| Permit Status: | Closed | Project Acres: | 4 |
| Casing Diameter: | 10 | Casing Depth: | 436 |
| Total Well Depth: | 436 | Water Source: | FAS - Upper Floridan Aquifer |
| Station Status: | Abandoned | Pump Capacity (GPM): | 0 |
| Compliance Status: | Out Of Compliance | Permit App Process Status: | CLOS |
| Project Use: | Public Supply | | |

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**B23**
**South**
**1/2 - 1 Mile**
**Higher**

**FL WELLS** **FLSA11000002257**

| | | | |
|---|---|---|---|
| Database: | Super Act Program Well Data (Department of Health) | | |
| Fl Well ID: | AAH6043 | Well Type: | 40 |
| Status: | ABANDONED | Casing Material: | Not Reported |
| Well Depth: | 0 | Casing Length: | Not Reported |
| Casing Diameter: | Not Reported | Permit #: | 3350836 |
| Sanitary Seal: | Not Reported | Well Name: | MINNEOLA WATER DEPARTMENT (2 WPS) |
| Large PWS Well: | 1 | WSRP ID: | Not Reported |
| WSRP Action: | Not Reported | Potable Status: | NON-POTABLE |

| | | | |
|---|---|---|---|
| Resident Type: | Not Reported | PWS Design: | 6480000 |

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**24**
**North**
**1/2 - 1 Mile**
**Lower**

**FL WELLS** **FLSJ11000053351**

| | | | |
|---|---|---|---|
| Database: | Consumptive Use Permit Well Database (St. Johns River WMD) | | |
| Official Permit ID: | 2886 | Permit Seq #: | 5 |
| Station Name: | Grassey Lake (Sec 6 & 7, Twn 22 S, Rge 26 E) | | |
| Station Type: | Monitoring Well | Monitoring: | Y |
| Site ID: | 114001 | Site Name: | City of Minneola - Public Supply |
| Permit Type: | Letter Modification | Permit Stage: | Closed |
| FL Statute: | 40C-2 | Statute Description: | CUP Individual (40C-2) |
| Permit Project Name: | City of Minneola - Public Supply | | |
| Date Received: | 31-AUG-05 | Decision Made: | 22-SEP-05 |
| Permit Expiration: | 09-FEB-10 | Recommendation: | Approval |
| Permit Status: | Closed | Project Acres: | 4 |
| Casing Diameter: | 2 | Casing Depth: | 3 |
| Total Well Depth: | 26 | Water Source: | Not Reported |
| Station Status: | Active | Pump Capacity (GPM): | 0 |
| Compliance Status: | Undetermined | Permit App Process Status: | CLOS |
| Project Use: | Public Supply | | |

---

**C25**
**NW**
**1/2 - 1 Mile**
**Lower**

**FL WELLS** **FLSA11000046017**

| | | | |
|---|---|---|---|
| Database: | Super Act Program Well Data (Department of Health) | | |
| Fl Well ID: | AAB3495 | Well Type: | 43 |
| Status: | ACTIVE | Casing Material: | Not Reported |
| Well Depth: | Not Reported | Casing Length: | Not Reported |
| Casing Diameter: | 2 | Permit #: | Not Reported |
| Sanitary Seal: | Not Reported | Well Name: | Not Reported |
| Large PWS Well: | 0 | WSRP ID: | 350089901 |
| WSRP Action: | UNFILTERED | Potable Status: | POTABLE |
| Resident Type: | Not Reported | PWS Design: | 0 |

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**C26**
**NW**
**1/2 - 1 Mile**
**Lower**

**FL WELLS** **FLSA11000096833**

| | | | |
|---|---|---|---|
| Database: | Super Act Program Well Data (Department of Health) | | |
| Fl Well ID: | AAN0855 | Well Type: | 43 |
| Status: | ACTIVE | Casing Material: | STEEL |
| Well Depth: | 100 | Casing Length: | 89 |
| Casing Diameter: | 4 | Permit #: | W-012-10 |
| Sanitary Seal: | Yes | Well Name: | Not Reported |
| Large PWS Well: | 0 | WSRP ID: | 350807301 |
| WSRP Action: | UNFILTERED | Potable Status: | POTABLE |
| Resident Type: | OWNER | PWS Design: | 0 |

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

**C27**
**WNW**
**1/2 - 1 Mile**
**Lower**

**FL WELLS** **FLSA11000048640**

| | | | |
|---|---|---|---|
| Database: | Super Act Program Well Data (Department of Health) | | |
| Fl Well ID: | AAF4461 | Well Type: | 43 |
| Status: | ACTIVE | Casing Material: | Not Reported |
| Well Depth: | 105 | Casing Length: | 84 |
| Casing Diameter: | 4 | Permit #: | W-108-01 |
| Sanitary Seal: | Not Reported | Well Name: | Not Reported |
| Large PWS Well: | 0 | WSRP ID: | 350386901 |
| WSRP Action: | UNFILTERED | Potable Status: | POTABLE |
| Resident Type: | Not Reported | PWS Design: | 0 |

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**28**
**NW**
**1/2 - 1 Mile**
**Lower**

**FL WELLS** **FLSA11000049212**

| | | | |
|---|---|---|---|
| Database: | Super Act Program Well Data (Department of Health) | | |
| Fl Well ID: | AAH3354 | Well Type: | 43 |
| Status: | ACTIVE | Casing Material: | Not Reported |
| Well Depth: | 165 | Casing Length: | 146 |
| Casing Diameter: | 4 | Permit #: | W-492-02 |
| Sanitary Seal: | Not Reported | Well Name: | Not Reported |
| Large PWS Well: | 0 | WSRP ID: | 350451201 |
| WSRP Action: | NO ACTION AT THI | Potable Status: | POTABLE |
| Resident Type: | Not Reported | PWS Design: | 0 |

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**C29**
**NW**
**1/2 - 1 Mile**
**Lower**

**FL WELLS** **FLSA11000068433**

| | | | |
|---|---|---|---|
| Database: | Super Act Program Well Data (Department of Health) | | |
| Fl Well ID: | AAJ1448 | Well Type: | 43 |
| Status: | ACTIVE | Casing Material: | Not Reported |
| Well Depth: | 145 | Casing Length: | 140 |
| Casing Diameter: | 4 | Permit #: | W-809-04 |
| Sanitary Seal: | Not Reported | Well Name: | Not Reported |
| Large PWS Well: | 0 | WSRP ID: | 350563901 |
| WSRP Action: | UNFILTERED | Potable Status: | POTABLE |
| Resident Type: | Not Reported | PWS Design: | 0 |

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**30**
**SSE**
**1/2 - 1 Mile**
**Higher**

**FL WELLS** **FLSA11000046365**

| | | | |
|---|---|---|---|
| Database: | Super Act Program Well Data (Department of Health) | | |
| Fl Well ID: | 350128401 | Well Type: | 43 |
| Status: | ACTIVE | Casing Material: | Not Reported |
| Well Depth: | Not Reported | Casing Length: | Not Reported |

| | | | |
|---|---|---|---|
| Casing Diameter: | 0 | Permit #: | Not Reported |
| Sanitary Seal: | Not Reported | Well Name: | Not Reported |
| Large PWS Well: | 0 | WSRP ID: | 350128401 |
| WSRP Action: | UNFILTERED | Potable Status: | POTABLE |
| Resident Type: | Not Reported | PWS Design: | 0 |

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**D31**
**NE**
**1/2 - 1 Mile**
**Lower**

**FL WELLS** **FLSA11000047008**

| | | | |
|---|---|---|---|
| Database: | Super Act Program Well Data (Department of Health) | | |
| Fl Well ID: | AAA2338 | Well Type: | 43 |
| Status: | ACTIVE | Casing Material: | Not Reported |
| Well Depth: | Not Reported | Casing Length: | Not Reported |
| Casing Diameter: | 2 | Permit #: | 3-069-3326W |
| Sanitary Seal: | Not Reported | Well Name: | Not Reported |
| Large PWS Well: | 0 | WSRP ID: | 350207301 |
| WSRP Action: | UNFILTERED | Potable Status: | POTABLE |
| Resident Type: | Not Reported | PWS Design: | 0 |

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**E32**
**NW**
**1/2 - 1 Mile**
**Lower**

**FL WELLS** **FLSA11000049160**

| | | | |
|---|---|---|---|
| Database: | Super Act Program Well Data (Department of Health) | | |
| Fl Well ID: | AAG6004 | Well Type: | 43 |
| Status: | ACTIVE | Casing Material: | Not Reported |
| Well Depth: | Not Reported | Casing Length: | Not Reported |
| Casing Diameter: | 4 | Permit #: | Not Reported |
| Sanitary Seal: | Not Reported | Well Name: | Not Reported |
| Large PWS Well: | 0 | WSRP ID: | 350445701 |
| WSRP Action: | UNFILTERED | Potable Status: | POTABLE |
| Resident Type: | Not Reported | PWS Design: | 0 |

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**F33**
**NE**
**1/2 - 1 Mile**
**Higher**

**FL WELLS** **FLSA11000047001**

| | | | |
|---|---|---|---|
| Database: | Super Act Program Well Data (Department of Health) | | |
| Fl Well ID: | AAA5475 | Well Type: | 43 |
| Status: | ACTIVE | Casing Material: | Not Reported |
| Well Depth: | Not Reported | Casing Length: | Not Reported |
| Casing Diameter: | 4 | Permit #: | Not Reported |
| Sanitary Seal: | Not Reported | Well Name: | Not Reported |
| Large PWS Well: | 0 | WSRP ID: | 350206701 |
| WSRP Action: | UNFILTERED | Potable Status: | POTABLE |
| Resident Type: | Not Reported | PWS Design: | 0 |

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

**F34**
**NE**
**1/2 - 1 Mile**
**Higher**

**FL WELLS** **FLSA11000046077**

| | | | |
|---|---|---|---|
| Database: | Super Act Program Well Data (Department of Health) | | |
| Fl Well ID: | 350096001 | Well Type: | 50 |
| Status: | ACTIVE | Casing Material: | Not Reported |
| Well Depth: | 165 | Casing Length: | Not Reported |
| Casing Diameter: | 0 | Permit #: | Not Reported |
| Sanitary Seal: | Not Reported | Well Name: | Not Reported |
| Large PWS Well: | 0 | WSRP ID: | 350096001 |
| WSRP Action: | CONNECTED TO PW | Potable Status: | NON-POTABLE |
| Resident Type: | Not Reported | PWS Design: | 0 |

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**D35**
**NE**
**1/2 - 1 Mile**
**Lower**

**FL WELLS** **FLSA11000046791**

| | | | |
|---|---|---|---|
| Database: | Super Act Program Well Data (Department of Health) | | |
| Fl Well ID: | 350175601 | Well Type: | 50 |
| Status: | ACTIVE | Casing Material: | Not Reported |
| Well Depth: | Not Reported | Casing Length: | Not Reported |
| Casing Diameter: | 0 | Permit #: | Not Reported |
| Sanitary Seal: | Not Reported | Well Name: | Not Reported |
| Large PWS Well: | 0 | WSRP ID: | 350175601 |
| WSRP Action: | CONNECTED TO PW | Potable Status: | NON-POTABLE |
| Resident Type: | Not Reported | PWS Design: | 0 |

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**D36**
**NE**
**1/2 - 1 Mile**
**Lower**

**FL WELLS** **FLSA11000046888**

| | | | |
|---|---|---|---|
| Database: | Super Act Program Well Data (Department of Health) | | |
| Fl Well ID: | 350186901 | Well Type: | 50 |
| Status: | ACTIVE | Casing Material: | Not Reported |
| Well Depth: | Not Reported | Casing Length: | Not Reported |
| Casing Diameter: | 0 | Permit #: | Not Reported |
| Sanitary Seal: | Not Reported | Well Name: | Not Reported |
| Large PWS Well: | 0 | WSRP ID: | 350186901 |
| WSRP Action: | CONNECTED TO PW | Potable Status: | NON-POTABLE |
| Resident Type: | Not Reported | PWS Design: | 0 |

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**E37**
**NW**
**1/2 - 1 Mile**
**Lower**

**FL WELLS** **FLSA11000049204**

| | | | |
|---|---|---|---|
| Database: | Super Act Program Well Data (Department of Health) | | |
| Fl Well ID: | AAH3333 | Well Type: | 43 |
| Status: | ACTIVE | Casing Material: | Not Reported |
| Well Depth: | Not Reported | Casing Length: | Not Reported |

| | | | |
|---|---|---|---|
| Casing Diameter: | 4 | Permit #: | Not Reported |
| Sanitary Seal: | Not Reported | Well Name: | Not Reported |
| Large PWS Well: | 0 | WSRP ID: | 350450401 |
| WSRP Action: | UNFILTERED | Potable Status: | POTABLE |
| Resident Type: | Not Reported | PWS Design: | 0 |

Map ID
Direction
Distance

Database EDR ID Number

**WSW**
**1/4 - 1/2 Mile**

**FL_SINKHOLE SINK501441**

| | | | |
|---|---|---|---|
| Refid: | 1397 | Ref num: | 11-516 |
| Fname: | SINKHOLE | Fadd1: | Not Reported |
| Fcity: | Not Reported | Fstat: | FL |
| Fzip: | Not Reported | Zip: | Not Reported |
| Fcnty: | LAKE | True sink: | Not Reported |
| Date add: | Not Reported | Date rev: | Not Reported |
| Month: | 6 | Day: | 5 |
| Year: | 1981 | Time: | 9999 |
| Long dd: | 81 | Long mm: | 45 |
| Long ss: | 10 | Lon: | -81.752777780000002 |
| Lat dd: | 28 | Lat mm: | 34 |
| Lat ss: | 45 | Lat: | 28.579166669999999 |
| Twnshp: | 22 | Range: | 26E |
| Section: | 18 | Qtrsect1: | Not Reported |
| Qtrsect2: | Not Reported | Qtrconver1: | Not Reported |
| Qtrconver2: | Not Reported | Qtrtrfgs: | Not Reported |
| Quad: | CLERMONT WEST U-37 | Rpt source: | Not Reported |
| Rpt phone: | Not Reported | Rpt name: | Not Reported |
| Dt event: | Not Reported | Oname: | DON HUNTINGTON |
| Oadd1: | 305 SEMINOLE STREET | Ocity: | LAKE MINNEOLA |
| Ozip: | 0 | Eventadd1: | Not Reported |
| Otele: | Not Reported | Sizdim: | E |
| Sinshape: | C | Sinlngth: | 12 |
| Sinwidth: | 10 | Sindepth: | 4 |
| Slope: | 0 | Watsin: | U |
| Watbls: | 999 | Limvis: | U |
| Cavvis: | U | Subrate: | U |
| Triggers: | 7 | Col code: | 0 |
| Propdam: | Y | Repaired: | U |
| Planned: | U | Topo1: | 0 |
| Topo2: | 0 | Topo3: | 3 |
| Topo4: | 0 | Topo5: | 0 |
| Topo6: | 0 | Drainstr: | Not Reported |
| Lucode: | 6 | Landus1: | 0 |
| Landus2: | 0 | Landus3: | 0 |
| Landus4: | 0 | Landus5: | 0 |
| Landus6: | 6 | Landus7: | 0 |
| Landus8: | 0 | Soiltype: | UNKNOWN |
| Nearsin: | Y | Oldsin: | Y |
| Comment1: | NO COMMENTS. END. . . . . | Access1: | . BETWEEN US-27 AND LAKE MINNEOLA. |
| Witnam: | Not Reported | Witaddre: | Not Reported |
| Witctzip: | Not Reported | Witphone: | Not Reported |
| Site id: | SINK501441 | | |

# GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
# RADON

**AREA RADON INFORMATION**

Federal EPA Radon Zone for LAKE County: 3

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

---

Federal Area Radon Information for LAKE COUNTY, FL

Number of sites tested: 55

| Area | Average Activity | % <4 pCi/L | % 4-20 pCi/L | % >20 pCi/L |
|---|---|---|---|---|
| Living Area | 0.620 pCi/L | 98% | 2% | 0% |
| Basement | Not Reported | Not Reported | Not Reported | Not Reported |

# PHYSICAL SETTING SOURCE RECORDS SEARCHED

## TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

## HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetlands Inventory
Source: Department of Environmental Protection
Telephone: 850-245-8238

## HYDROGEOLOGIC INFORMATION

AQUIFLOW$^{R}$ Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

## GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

# PHYSICAL SETTING SOURCE RECORDS SEARCHED

**LOCAL / REGIONAL WATER AGENCY RECORDS**

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Well Construction Permitting Database
Source: Northwest Florida Water Management District
Telephone: 850-539-5999

Consumptive Use Permit Well Database
Source: St. Johns River Water Management District
Telephone: 386-329-4841

DEP GWIS - Generalized Water Information System Well Data
Source: Department of Environmental Protection
Telephone: 850-245-8507
Data collected for the Watershed Monitoring Section of the Department of Environmental Protection.

DOH and DEP Historic Study of Private Wells
Source: Department of Environmental Protection
Telephone: 850-559-0901
Historic database for private supply wells.

Permitted Well Location Database
Source: South Florida Water Management District
Telephone: 561-682-6877

Super Act Program Well Data
Source: Department of Health
Telephone: 850-245-4250
This table consists of data relating to all privately and publicly owned potable wells investigated as part of the SUPER Act program. The Florida Department of Health's SUPER Act Program (per Chapter 376.3071(4)(g), Florida Statutes), was given authority to provide field and laboratory services, toxicological risk assessments, investigations of drinking water contamination complaints and education of the public.

Water Well Location Information
Source: Suwannee River Water Management District
Telephone: 386-796-7211

Water Well Permit Database
Source: Southwest Water Management District
Telephone: 352-796-7211

# PHYSICAL SETTING SOURCE RECORDS SEARCHED

**OTHER STATE DATABASE INFORMATION**

Oil and Gas Permit Database
Source: Department of Environmental Protection
Telephone: 850-245-3194
Locations of all permitted wells in the state of Florida.

Florida Sinkholes
Source: Department of Environmental Protection, Geological Survey
Telephone:
The sinkhole data was gathered by the Florida Sinkhole Research Institute, University of Florida.

RADON

State Database: FL Radon
Source: Department of Health
Telephone: 850-245-4288
Zip Code Based Radon Data

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared in 1975 by the United State Geological Survey

**STREET AND ADDRESS INFORMATION**

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**Minneola Property**
12503 East Minneola Street Clermont
Clermont, FL 34715

Inquiry Number: 6281968.5
December 24, 2020

# The EDR-City Directory Image Report

Environmental Data Resources Inc
6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

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**Executive Summary**

**Findings**

**City Directory Images**

***Thank you for your business.***
Please contact EDR at 1-800-352-0050
with any questions or comments.

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# EXECUTIVE SUMMARY

## DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

## RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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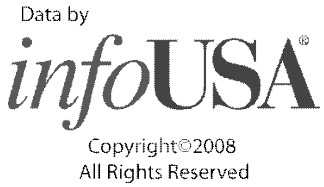


## RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

| Year | Target Street | Cross Street | Source |
|---|---|---|---|
| 2017 | ☐ | ☑ | EDR Digital Archive |
| 2014 | ☐ | ☑ | EDR Digital Archive |
| 2010 | ☐ | ☑ | EDR Digital Archive |
| 2005 | ☐ | ☑ | EDR Digital Archive |
| 2000 | ☐ | ☑ | EDR Digital Archive |
| 1995 | ☐ | ☑ | EDR Digital Archive |
| 1992 | ☐ | ☐ | EDR Digital Archive |
| 1986 | ☐ | ☐ | Polk's City Directory |
| 1981 | ☐ | ☐ | Polk's City Directory |
| 1976 | ☐ | ☐ | Polk's City Directory |
| 1971 | ☐ | ☐ | Polk's City Directory |
| 1967 | ☐ | ☐ | Polk's City Directory |
| 1964 | ☐ | ☐ | Polk's City Directory |

# FINDINGS

## TARGET PROPERTY STREET

12503 East Minneola Street Clermont
Clermont, FL 34715

| *Year* | *CD Image* | *Source* | |
|---|---|---|---|
| **E MINNEOLA ST** | | | |
| 2017 | - | EDR Digital Archive | Target and Adjoining not listed in Source |
| 2014 | - | EDR Digital Archive | Target and Adjoining not listed in Source |
| 2010 | - | EDR Digital Archive | Target and Adjoining not listed in Source |
| 2005 | - | EDR Digital Archive | Target and Adjoining not listed in Source |
| 2000 | - | EDR Digital Archive | Target and Adjoining not listed in Source |
| 1995 | - | EDR Digital Archive | Target and Adjoining not listed in Source |
| 1992 | - | EDR Digital Archive | Target and Adjoining not listed in Source |
| 1986 | - | Polk's City Directory | Target and Adjoining not listed in Source |
| 1981 | - | Polk's City Directory | Target and Adjoining not listed in Source |
| 1976 | - | Polk's City Directory | Target and Adjoining not listed in Source |
| 1971 | - | Polk's City Directory | Target and Adjoining not listed in Source |
| 1967 | - | Polk's City Directory | Target and Adjoining not listed in Source |
| 1964 | - | Polk's City Directory | Target and Adjoining not listed in Source |

# FINDINGS

## CROSS STREETS

| *Year* | *CD Image* | *Source* | |
|---|---|---|---|
| **RIDGECREST LOOP** | | | |
| 2017 | pg. A2 | EDR Digital Archive | |
| 2014 | pg. A4 | EDR Digital Archive | |
| 2010 | pg. A6 | EDR Digital Archive | |
| 2005 | pg. A8 | EDR Digital Archive | |
| 2000 | pg. A10 | EDR Digital Archive | |
| 1995 | pg. A11 | EDR Digital Archive | |
| 1992 | - | EDR Digital Archive | Street not listed in Source |
| 1986 | - | Polk's City Directory | Street not listed in Source |
| 1981 | - | Polk's City Directory | Street not listed in Source |
| 1976 | - | Polk's City Directory | Street not listed in Source |
| 1971 | - | Polk's City Directory | Street not listed in Source |
| 1967 | - | Polk's City Directory | Street not listed in Source |
| 1964 | - | Polk's City Directory | Street not listed in Source |

# City Directory Images

| Target Street | Cross Street | Source |
|---|---|---|
| - | ✓ | EDR Digital Archive |

# RIDGECREST LOOP 2017

| | |
|---|---|
| 200 | BAEZ, NATALIE |
| | LAWTON, VIVIAN |
| | OATES, CORINNE M |
| | TALYOR, LATOYA |
| 201 | BROWN, GERRELL |
| | GEARHEART, ALICIA M |
| | TORO, JOEL |
| 202 | ADAMS, MICHAEL |
| | BRODUS, AUNDRA R |
| 204 | CHARLES, SHEILA |
| 206 | CARRIER, ANGELA K |
| | MURAY, REGINA |
| | WEST, ERICK |
| 207 | BUNDY, EVA N |
| | WILSON, CRISTINA L |
| 208 | WHITING, LINDSEY |
| 209 | FELICIANO, CARIDAD |
| | SANCHEZ, GLADIS |
| | VAZQUEZ, MARGIE |
| 210 | JOEL, NELSON |
| | LOPEZ, NELSON D |
| 212 | JOHNSON, JULIUS |
| 214 | FAILS, JAMES L |
| | MCMICHAEL, PERRY A |
| | STHUBERT, ISAAC |
| 216 | CARROLL GEORGIEMAE |
| | CARROLL, GEORGIEMAE M |
| 217 | KHAN, RAFIK |
| 218 | WIGGINS, AARON |
| 219 | MCCOLLOUGH, CALVIN J |
| | WILLIAMS, LASHONDA |
| 221 | FOX, DANIEL M |
| 222 | HANMNAUPH, KHEMJAH |
| | JOHNSON, CHRIS |
| | LAMBE, CHRISTOPHER R |
| | SANTIAGO, MARIA |
| 223 | SANTIAGO, MIGUEL |
| 224 | CHARRAN, SHAAN A |
| | CLINTON, TERESA |
| 225 | FARLEY, JENNIFER |
| | KRYWICK, MARY J |
| 230 | FELICIANO, EDGGALY G |
| | OGILVIE, HEATHER A |
| 231 | PAUL, TAMMY |
| | STEWART, MONIQUE |
| 232 | LOPES, ANGELO C |
| | SMART, DEXTER |
| | WANG, JUNJIE |
| 233 | HU, ZHOU |
| | JELAH, BECOSEY |

## RIDGECREST LOOP 2017 (Cont'd)

| | |
| --- | --- |
| 233 | MONTOYA, RAMIRO |
| 236 | GRAINGER, JASON F |
| | MONTGOMERY, NOAH |
| | RICH, GLENN T |
| | TROMPETER, JOE |
| | WILIAMS, BUGSIANTA |
| | WILKINSON, STEPHANIE |
| 238 | BROCKINGTON, WILLIE |
| | HART, MARVIN |
| | POWERS, GERALD |
| 241 | JACKSON, EMMA J |
| | WRIGHT, TIFFANY S |
| 243 | CABALLERO, MARIE L |
| | GODOY, CARLOS |
| | MARSHALL, EDWARD |
| | POMPEY, ANTORN |
| | THORNTON, ANGELA |

| Target Street | Cross Street | Source |
|---|---|---|
| - | ✓ | EDR Digital Archive |

## RIDGECREST LOOP 2014

| | |
|---|---|
| 200 | MCGEE, PEGGY A |
| | SEVERINGHAUS, SCOTT B |
| 201 | ROSE, CHASE M |
| 202 | ADAMS, MICHAEL |
| | KHAN, NIZAM |
| 204 | CHARLES, SHEILA |
| 206 | BERRY, NORANCE |
| | CEDRIC, JUSTIN |
| | WILLIAMS, KENYA |
| 207 | BUNDY, EVA |
| | WILSON, CRISTINA L |
| 208 | DUHART, CRYSTAL H |
| | SCOTT, LYLE R |
| 209 | ALVAREZ, DANIEL |
| | CARMONA, ALFREDO R |
| | DELACRUZ, IRENE |
| | LOWE, RICHARD E |
| | RIVERA, JESSICA |
| 210 | JACKSON, TONI |
| | JOEL, NELSON |
| | TATE, HASANA |
| 212 | OVERBEY, JASON |
| | RANGE, LYNDY D |
| 214 | FAILS, JAMES L |
| | SIROIS, MONIQUE |
| | WOLF, BOBBI |
| | WRIGHT, AKEELA |
| 216 | CARROLL, GEORGIEMAE M |
| | MARCONNET, MEAGAN |
| 217 | DIMARCO, SHERRY O |
| | SHRIVNAUTH, EMILY Y |
| 218 | HENDERSON, VICKEY L |
| 219 | MCCOLLOUGH, CALVIN |
| | SMITH, RICARDO |
| 220 | JOINER, JESSICA |
| 221 | OWENS, XAVIER D |
| 222 | HANMNAUPH, KHEMJAH |
| | LAMBE, CHRISTOPHER R |
| 223 | CHRISTIE, SHARONAH |
| | COBERLY, SANDRA L |
| | FELICIA, BOYD |
| | SANTIAGO, MARIA |
| 224 | CHARRAN, SHAAN A |
| | PENA, KIDANY |
| 225 | RACZKOWSKI, BRITNEY |
| | SMITH, SUZIE |
| 226 | LAFRANCE, ERNIE |
| | STANTEISKI, HAILEY |
| 228 | KENDALL, SANDRA L |
| | ORAPELLO, KIMBERLY A |

## RIDGECREST LOOP 2014 (Cont'd)

| | |
| --- | --- |
| 230 | OGILVIE, HEATHER A |
| 231 | HONEYCOTT, KEVIN |
| | HUFF, JAMES |
| 232 | BATZER, GLYNN C |
| | SMART, DEXTER |
| 233 | CARVER, KRISTIN K |
| | MONTOYA, RAMIRO |
| | STEVENSON, SERENITY |
| 234 | COOK, KYONTA M |
| | MOTON, EDDIE S |
| | WRIGHT, TONY |
| 236 | EPPLEY, ASHLEY |
| | GRAINGER, ELEANORE |
| | RICH, GLENN |
| | TROMPETER, HENRY |
| | WILKINSON, STEPHANIE |
| 238 | BROCKINGTON, WILLIE |
| | HARRIS, DELANIA T |
| 239 | HARRIS MAIKAELA |
| 241 | AUTAR, CHANDRADEO |
| | BELL, PRESTON |
| | BROWN, PAMELA |
| | JACKSON, EMMA |
| | THOMAS, ROGOZINSKI |
| 242 | MCFALL, DEBORAH |
| 243 | CABALLERO, MARIO A |

| Target Street | Cross Street | Source |
|---|---|---|
| - | ✓ | EDR Digital Archive |

# RIDGECREST LOOP 2010

| | |
|---|---|
| 200 | CARNICOM, WESLEY J |
| 201 | HUGHES, VANN M |
| | ROSE, SAMUEL R |
| | VANACAN, TOBY |
| | WARREN, PIEIRE |
| 202 | ADAMS, MICHAEL |
| | BOGART, MISTY |
| | FAYE, DORTY |
| | KHAN, NIZAM |
| | SIMMONS, GLORIA |
| 204 | CRAWFORD, CRYSTALLI |
| 206 | ALI, KASHIFF |
| | RAMIREZ, PABLO |
| 207 | THORTON, RONNIE E |
| 208 | HANKS, JERRY |
| 209 | CARMONA, MARIA |
| | COLON, SANTIAGO |
| | DELACRUZ, ELENA |
| | STANGLE, GUY |
| 210 | CRAWFORD, CRYSTALLINE |
| 212 | JUAREZ, ISMAEL |
| | SAMBENEDTTO, TOBY |
| 214 | HARRIS, DENNIS F |
| | MARTINEZ, VICTORIA |
| | MCFATTEN, KATHY |
| | RANGE, VICTOR R |
| 216 | MARCONNET, MEAGAN |
| 217 | KHAN, RAFIK |
| 218 | POLYNICE, VEDA |
| 219 | DELPINO, RALPH G |
| 220 | COSME, THAMAR |
| | GARCIA, SEFRINA |
| | MCCORMICK, DESIREE |
| 221 | GOBBLE, ASHLI |
| | HENDERSON, VICKEY L |
| | SEEPERSAUD, VISHWANAUTH |
| 222 | BAEZ, JESSICA |
| | GLOVER, BRYAN |
| 223 | SILETTA, TANYA L |
| 224 | BAKER, ROY |
| | JOHNATHAN, CANION |
| | WILLIAMS, STANLEY |
| 225 | ANDEWS, CHRISTOPHER |
| | JACKSON, T |
| | STEWART, SONIA E |
| 226 | MICHAUD, CYNTHIA A |
| | PEREZ, GABRIEL |
| | SANTIAGO, CHERYL |
| 228 | CARTER, CHERYL |
| | KENDALL, SANDRA L |

## RIDGECREST LOOP 2010 (Cont'd)

| | |
| --- | --- |
| 230 | HAINES, MARK R |
| | OGILVIE, HEATHER |
| 231 | MOTON, ELIJAH |
| 232 | BATZER, GLYNN |
| | G S LANDSCAPING |
| | RHINEHART TRANSCRIPTION |
| | SMART, DEXTER |
| 233 | BURKS, TITUS |
| | MONTOYA, RAMIRO |
| 234 | MOTON, EDDIE |
| 236 | EPPLEY, ASHLEY |
| | MCKINNON, OTIS |
| 238 | RAMNARAIN, NEVILLE M |
| 241 | SINGH, GANESH |
| 242 | MCFALL, DEBORAH |
| 243 | CABALLERO, MARIE |
| | MENDIETA, PIERO |

| Target Street | Cross Street | Source |
|---|---|---|
| - | ✓ | EDR Digital Archive |

## RIDGECREST LOOP 2005

| | |
|---|---|
| 200 | DEMETRIUS, I |
| | SEVERINGHAUS, SCOTT |
| | VANDERGRIFT, D |
| 201 | HUGHES, VANN |
| | MASSEY, CURTIS |
| | THOMAS, JOHN |
| | WRIGHT, DWIGHT |
| 202 | KAHN, MIZAMUDEEN |
| | SIMMONS, GLORIA |
| 204 | WESTON, JOHN H |
| 206 | ALI, KASHIFF |
| | RAMOS, ELIZABETH |
| 207 | LESTER, E |
| 208 | ISOM, GLORIA |
| | PAVONI, MICHELLE |
| | TODD, TERREN E |
| 209 | CALDERON, EFRAIN |
| | PORTER, ROSE |
| 210 | RODGERS, J |
| | WILBURN, ERICA |
| 212 | DORITY, LINDA |
| | RODGERS, ROY |
| | ROGERS, ANNA D |
| | ROSARIO, J |
| 214 | HARRIS, WILLENE A |
| | JESSEE, CANDACE |
| | LALJIE, DIANAND |
| | RANGE, VICTOR R |
| 216 | DERAMUS, LUCILLE C |
| | HERNANDEZ, SINAI |
| | PLEBAN, ROBERT |
| | SAWH, ROY C |
| 217 | MARTINEZ, MARITZA |
| | PAUL, TAMMY |
| | VELA, MARIA |
| 218 | DIAZ, DINA |
| | ELLIOTT, KELLE R |
| | MOTON, CHARLOTTE |
| | RIVERA, CHAQUIRA |
| 219 | BRYANT, COLE |
| | MUDO LIFESTYLES |
| | STONE, MARK E |
| | WOOLBRIGHT, DUSTIN R |
| 220 | CANAS, LIDIA E |
| | ROWE, CONUTE |
| | STULLER, GENE |
| | SWINT, WILLIE A |
| 221 | ELLIS, RICHMOND B |
| | MARTINEZ, MIGUEL |
| | SEEPERSAUD, VISHWANAUTH |

## RIDGECREST LOOP 2005 (Cont'd)

| | |
| --- | --- |
| 221 | YEPES, YOLANDA |
| 222 | AYALA, NILSA |
| | AYALN, NILSA |
| | DELLINGER, LINDA H |
| | OSWALT, BECI |
| | SINGH, RAMCHAND |
| | WEHR, BRUCE |
| 223 | RIDDLE, M |
| | SILETTA, TANYA L |
| | TYSON, JEFFREY A |
| 224 | ABDUL, SHORDAN |
| | CHARRAN, SHAAN A |
| | KAHN, JAMEEL K |
| 225 | EVANS, GREG |
| | HARRISON, AMY |
| 226 | CHANDEL, JANIE |
| | HENDERSON, CORNEL L |
| | HINES, BOBBIE |
| 228 | KENDALL, SANDRA L |
| | NICKLAUS, MICHELLE |
| 230 | MENDEZ, BRIAN |
| | OLELLANA, MARLON |
| | ORELLANA, MARLON E |
| | WERTZ, EDITH |
| 231 | ALI, MOHAMED T |
| | GIBSON, M |
| | MOTOM, C |
| | MOTON, COLETT |
| 232 | HANCOCK, JOHN M |
| 234 | MASSEY, CURTIS |
| | MCCRINK, JULIE |
| 236 | HILL, DERRICK |
| | LOPEZ, FRANCIA |
| | TYLER, SABRINA |
| 238 | HAWKINS, JOHN E |
| | RAMNARAIN, NEVILLE M |
| 241 | BUDHAI, JASMATIE |
| | SINGH, GANESH |
| 243 | CABALLERL, MARIELLA |

# RIDGECREST LOOP 2000

| | |
| --- | --- |
| 200 | CHACE, MARY E |
| 201 | FRANCIS, MICHAEL R |
| | GLOVER, J |
| | VARLEY, RICH |
| 202 | MONTGOMERY, R |
| 206 | ALI, KASHIFF |
| 207 | OCCUPANT UNKNOWN, |
| 208 | DUHART, KATISHA |
| 210 | BRYANT, MARY |
| 212 | PERACA, ANA J |
| | PIERRE, LUCIEL |
| 214 | GAILEY, RHONDA |
| | HAMILTON, SHANE |
| | HARRIS, WILLENE A |
| 216 | OCCUPANT UNKNOWN, |
| 217 | AYALA, NILSA |
| | CRAWFORD, JOHN |
| 218 | ELLIOTT, KELLE R |
| | GREY, ROBERT G |
| | SEGO, C L |
| 219 | POE, LARRY |
| 220 | NITZ, NANCY |
| 221 | BRINDLE, DONALD R |
| | JOHNSON, DEBORAH H |
| | STRYKER, RONALD L |
| 222 | GIOELI, KAREN L |
| | HONEYCUTT, JOHN |
| | PITA, MARIA V |
| | WENNER, DIANA D |
| 223 | CARROLL, R |
| 225 | ESTRO, LOUIS |
| 226 | CALL, MARIA A |
| 228 | KENDALL, SANDRA |
| 230 | BECK, D |
| | CRAWLEY, J |
| | KAUFFMAN, LAMAR J |
| | RIVERA, GEORGE |
| 231 | BENSON, BRENT |
| 232 | BARTLEY, JAY L |
| | BUNCH, TIMOTHY G |
| 234 | DELLINGER, JOHN |
| | FERNANDEZ, ROBERT E |
| 241 | CUNNINGHAM, GARY E |
| | STROSHEIN, S |
| 243 | PRASAD, RENUKA D |

| Target Street | Cross Street | Source |
| --- | --- | --- |
| - | ✓ | EDR Digital Archive |

## RIDGECREST LOOP 1995

| | |
| --- | --- |
| 200 | MAINVILLE, CLAIRE |
| 208 | MACK, TIFFANY |
| 210 | ARNEY, KATHRYN |
| | PROSSER, JOHN |
| 214 | ROE, ELANA |
| | TINCH, ELANA |
| 221 | LUDINGTON, MARK |
| 223 | WHITAKER, RUTH A |
| 224 | WATSON, NEAL |
| 228 | BARTLEY, JAY |
| 231 | EVANS, MICHAEL |
| | FAIST, SHIRLEY |
| | LOPES, LUCIANO |
| 234 | MCCRINK, JAMES |

# PHASE I ENVIRONMENTAL SITE ASSESSMENT

*for*

## 30 ACRE PROPERTY ON EAST MINNEOLA STREET MINNEOLA, LAKE COUNTY, FLORIDA

*prepared for*

**MINNEOLA ELEMENTARY CHARTER SCHOOL**
320 EAST PEARL STREET
MINNEOLA, FL 34715

*prepared by*

**CAVIN GEOTECHNICAL & ENVIRONMENTAL, LLC.**
601 ISLEBAY DRIVE
APOLLO BEACH, FLORIDA 33572

**PROJECT NO. E17010**

**April 26, 2017**

CAVIN
GEOTECHNICAL &
ENVIRONMENTAL, LLC

April 26, 2017
CGE Project No. E17010

**TO:** **Minneola Elementary Charter School**
320 East Pearl Street
Minneola, FL 34715
Attn: Ms. Sherry Watts

**SUBJECT:** **Phase I Environmental Site Assessment,**
30 Acre Property on East Minneola Street,
Minneola, Lake County, Florida

Dear Ms. Watts:

Cavin Geotechnical & Environmental, LLC. has completed the Phase I Environmental Site Assessment of the above referenced site. This assessment has been completed pursuant to the standards and conditions set forth in ASTM E 1527-13. The following report presents the scope of our work, data review and evaluation, together with conclusions and recommendations developed on the basis of the environmental assessment findings. Our services did not include any additional services which may be applicable to a commercial real estate transaction, such as asbestos, radon, wetlands, regulatory compliance, or other non-scope items identified in Section 13.0 of ASTM E 1527-13.

We appreciate the opportunity to be of service to you on this project and trust that the information included herein is complete and sufficient for your purposes. Should you have any questions concerning the contents of this report, please do not hesitate to contact the undersigned.

Sincerely,

**CAVIN GEOTECHNICAL & ENVIRONMENTAL, LLC.**

T. Scott Cavin, P.E.
President

601 Islebay Dr, Apollo Beach, FL 33572
www.cavingeo.com
Office : (813) 641-7274 Cell : (352) 267-5560
scavin@cavingeo.com

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Figure 1 U.S.G.S. Topographic Map
Figure 2 Site Location Plan
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Figure 4 Aerial Photograph 2016


### APPENDICES


Appendix A User Questionnaire and Question Responses
Appendix B User Provided Information
Appendix C Site Photographs
Appendix D Radius Database Survey
Appendix E Resume

## ASTM E 1527-13 ENVIRONMENTAL PROFESSIONAL CERTIFICATION

The Phase I Environmental Site Assessment for the subject property, consisting of 30 acres of land located on East Minneola Street in Minneola, Lake County, Florida has been conducted and reviewed by *Environmental Professionals* as defined in §312.10 of 40 CFR 312, and has been determined to be in accordance with professional practices and standards contained in ASTM E 1527-13, entitled "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process".

For this Phase I ESA, the activities which included site reconnaissance, regulatory review, historical source review and report preparation were conducted by T. Scott Cavin, P.E.

We declare that, to the best of our professional knowledge and belief, we meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR.

We have the specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the subject property. Our qualifications as *Environmental Professionals* are included in **Appendix E.** We have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Signed this 26th day of April, 2017




T. Scott Cavin, P. E.
Principal
Florida Registration # 48125

## 1.0 INTRODUCTION

Cavin Geotechnical & Environmental, LLC. (CGE) has completed this Phase I Environmental Site Assessment (ESA) pursuant to ASTM E 1527-13 requirements for the subject property. This report is an instrument of service of CGE and presents the results of the Phase I ESA of the subject site, performed for Minneola Elementary Charter School In accordance with ASTM 1527-13, is designated as the "User" of this report. The current owner of the subject site is identified as Eliot E. Kerlin.

### 1.1 Purpose and Scope of Services

The purpose of ASTM E 1527-13 is to define good commercial and customary practice in the United States of America for conducting an environmental assessment of a parcel of commercial real estate with respect to the range of contaminants within the scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and petroleum products. The purpose of this Phase I ESA is intended to permit a user to satisfy one of the requirements to qualify for the *innocent landowner, contiguous property owner,* or *bonafide prospective purchaser* limitations on CERCLA liability which are identified as the "*landowner liability protections" (LLPs)*. This practice constitutes *"all appropriate inquiry"* into the previous ownership and uses of the *property* consistent with good commercial or customary practice as defined in CERCLA, 42 U.S.C. §9601(35)(B).

An evaluation of business environmental risk associated with a parcel of commercial real estate may necessitate investigation beyond that identified in ASTM 1527-13. The purpose of this Phase I ESA was to identify "Recognized Environmental Conditions" in connection with the subject property. The term "Recognized Environmental Conditions" as defined by ASTM E 1527-13, refers to "the presence or likely presence of any *hazardous substances* or *petroleum products* in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. The term is not intended to include *de minimis* conditions that generally do 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. Conditions determined to be de minimis are not "Recognized Environmental Conditions".

The major components of this investigation were directed at obtaining a historical and current perspective of the subject site and identifying any on-site or off-site contaminant sources that may have an adverse environmental impact on the subject property. The Phase I ESA tasks consisted of the following:

- Conducted site reconnaissance activities.
- Conducted interviews with present and past owners, operators, and occupants of the property, and with local government officials.
- Conducted a records review, which included Federal and State Regulatory Databases.
- Conducted a historical source review of reasonably ascertainable historical records.
- Source Documentation and Report Preparation.

## 1.2 Data Failure, Data Gaps, and Other Specific Limiting Conditions

In addition to the general limitations specified in Section 7.0, the following specific limiting conditions were encountered while conducting this Phase I ESA:

*Data Failure:* In accordance with ASTM E 1527-13, *data failure* occurs when all of the standard historical sources that are reasonably ascertainable and likely to be useful are reviewed, and the historical research objectives in 8.3.1 through 8.3.2.2 have not been achieved.

During the preparation of this Phase I ESA, data failures occurred as follows:

- The five year interval review of historical sources back to 1940 could not be achieved, which represents *data failure*. CGE does not believe that this *data failure* is significant and considered aerial photographs, city directories, and the USGS Topographic Map to be the only reasonably ascertainable and/or likely to be useful historical sources.

*Significant Data Gaps:* According to ASTM E 1527-13, a *data gap* is "a lack of or inability to obtain site information required by this practice despite good faith efforts by the environmental professional to gather such information". *Data gaps* can apply to the site reconnaissance, interviews, regulatory data review, and historical source review activities. Any *significant data gaps* for the subject site are specified in the applicable sections of the report, and are also summarized in Section 6.1 of this report.

*Other Specific Limiting Conditions:* No other specific limiting conditions were identified during the preparation of this Phase I ESA.

## 1.3 User Provided Information and Previous Reports

*User Provided Information*

a. *ASTM 1527-13 User Questionnaire:* In accordance with Section 6 of ASTM 1527-13, the User has various responsibilities, including providing specific information for the subject site, as available, to the environmental professional. CGE provided the User a questionnaire. The questionnaire was completed by Ms. Sherry Watts, Principal at Minneola Elementary Charter School. A copy of the questionaire is included in **Appendix A**.

Based on CGE's review of the questionnaire, no "Recognized Environmental Conditions" were identified on the questionnaire.

b. *Other User Provided Information:* CGE was provided the Lake County Property Appraiser parcel ID number and a recent site survey for the subject site by subject property. CGE used this information to determine the approximate property boundaries of the site. Copies of the pertinent property information provided are presented in **Appendix B**.

c. *Previous Phase 1 Environmental Site Assessment*: No previous Phase 1 ESA's regarding the subject property were provided for review.

## 2.0 SITE AND VICINITY CHARACTERISTICS

### 2.1 Site Location

The subject property is located immediately north of East Minneola Street in Minneola, Lake County, Florida. The property address is listed as 12503 East Minneola Street, Minneola, Florida. The westernmost 5.38 acres is designated as Agricultural Homesite and the eastern 24 acres is designated as Timber, according to Lake County land use records. The subject property lies in Section 7, Township 22 South, Range 26 East, as shown on the U.S.G.S. “Clermont East, FLA.” Quadrangle Map, included as **Figure 1**. The Lake County Parcel ID Number for the site is 07-22-26-000400002100.

### 2.2 Topographic Map Review

The U.S. Geological Survey, 7.5 Minute, "Clermont East, FLA." Quadrangle Map, dated 1969, and photorevised 1980, showing the area on which the subject property is located, was reviewed. Based on this review, the site is estimated to occur at an elevation ranging from +125 to +160 feet above National Geodetic Vertical Datum (NGVD). The topography in the area is generally sloping from north to south. The map shows an airfield runway oriented from east to west and located on the north portion of the property. The designation “Kerlin Airfield” is also shown on the map. Two structures are noted on the eastern portion of the property. No “Recognized Environmental Conditions” were identified as a result of review of the U.S.G.S. topographic map.

### 2.3 Surface Water Features

Based on site reconnaissance activities, review of the U.S.G.S. Topographic Map, and the review of aerial photographs, no on-site surface water features exist on the subject property. The closest off-site surface water feature is Little Grassy Lake located approximately 350 feet to the north. The lake level is approximately +84 ft-NGVD.

### 2.4 Soil Survey Review

According to the U.S.D.A. Soil Survey of Lake County, the soils within the subject property area are identified as Candler fine sand, which is described as excessively drained soil. The water table is at a depth of greater than 80 inches.

## 3.0 SITE RECONNAISSANCE & INTERVIEWS

### 3.1 Description of Structures and Property Usage

The subject property consists of approximately 30 acres of agriculturally zoned property and is located immediately north of East Minneola Street in Minneola, Lake County, Florida. The subject property consists primarily of planted pine trees on the west ¾ of the property. The east ¼ of the property consists of a former home site and business, including evidence of a former house, several outlying storage sheds and a metal warehouse type structure. Remnants of a suspect pole barn are also evident. An existing water well and remnants of a former water elevated water tank were noted. Fill and vent ports were noted indicating the presence of a buried fuel tank. Two access gates and unpaved driveways provide separate access to the former home site and the warehouse structure respectively. The property was formerly utilized as an air strip with hangar.

The subject site and vicinity features observed at the time of this assessment are illustrated on an overall site map on the attached **Figure 2.** A detail map of the various structures and other pertinent features is presented on **Figure 3**.

### 3.2 On-Site Reconnaissance

An onsite visual reconnaissance of the subject property and improvements for indications of "Recognized Environmental Conditions" was performed on April 7 and April 21, 2017 by T. Scott Cavin, P.E. The reconnaissance consisted of a systematic inspection on the subject property and surrounding properties. During this inspection, particular attention was given to features which may indicate "Recognized Environmental Conditions" such as fuel storage tanks, utilities, fill ports, vents, stained soils, debris, evidence of improper storage of hazardous materials or improper waste discharge and stressed vegetation. Where possible, photographs were taken to document site conditions and any potential environmental conditions of concern. **Appendix C** contains the photographs taken during the site reconnaissance. As a result of the onsite reconnaissance, the following observations were noted:

- The subject property consists of planted pine trees on the east approximately 24 acres.
- The west approximately 6 acres includes of a former residence and other existing structures associated with present and former business activity.
- There are remnants of a former house including concrete front steps and small amounts of brick and wood debris.
- A septic system is located immediately north of the former house.
- A corrugated metal warehouse structure with concrete floor was observed. The warehouse was inaccessible at the time of the site visit. However viewing the interior through exterior windows indicated the presence of an automobile, two boats, a lawn mower, paints, solvents, gas cans and various household items. Chemical odors were detected coming from the interior. Close inspection of the structure appears to indicate the walls and concrete slab may have been added sometime after construction of the original structure.

- A small corrugated metal storage shed with wood floor is located northwest of the former residence. The shed contained various paints, solvents and cleaning products. A waste receptacle is located adjacent to the shed.

- A wood shed is located northeast of the former residence. The shed contained assorted pieces of lumber.

- A wood shed is located north of the warehouse. The shed contained exterior window panes.

- A water well with concrete pump pad and four concrete support pedestals is located immediately west of the warehouse. The pedestals likely supported a former elevated water tank.

- Fill and vent port pipes were observed to the northeast of the warehouse. Probing of the fill port indicated the presence of an approximately 6' diameter buried tank. Based on the fill and vent pipe separation the length of the tank is approximately 25 feet. A dispenser pad was also observed immediately adjacent to the tank.

- A surface debris pile was observed approximately 250 feet north of the warehouse. Observable debris consisted wood pallets, cans, lumber and assorted metal.

- 55 gallon rusted metal drums were observed in the area of the wood sheds and north of the warehouse.

- A debris pile to the north of the warehouse was observed containing cement and terra cotta bricks.

- Remnants of a former structure located north of the warehouse and consisting of metal roof material, wood lumber and brick. Metal drums, paint cans and solvent cans were also observed in this area.

- A cleared area is located to the east of the warehouse and west of the planted pines.

- A dry drainage ditch was observed running from the north portion of the cleared area to the north property line.

- Locked gates are located at the southwest corner of the property and along the south boundary near the warehouse. The gates provide separate access to the former residence and the warehouse.

- Electrical lines run from East Minneola Street to the warehouse structure.

- The property is fenced on all sides with barbed wire.

The following summary of items noted during the site reconnaissance is provided.

| ITEM | OBSERVED | NOT OBSERVED | DISCUSSED IN REPORT |
|---|---|---|---|

| ITEM | OBSERVED | NOT OBSERVED | DISCUSSED IN REPORT |
|---|---|---|---|
| 55-Gallon Drums | X | | X |
| Stormwater Ponds | | X | |
| Drainage Features | X | | X |
| Site Fencing | X | | X |
| Septic Tank(s) | X | | X |
| Underground Storage Tank(s) | X | | X |
| Aboveground Storage Tank(s) | X | | X |
| Chemical Storage | X | | X |
| Pits and/or Lagoons | | X | |
| Electrical Transformers | | X | |
| Stressed Vegetation | | X | |
| Monitoring Well(s) | | X | |
| Water Supply Well(s) | X | | X |
| Irrigation Well(s) | | X | |
| Solid Waste Dumpster | X | | X |
| Improper Hazardous Materials Storage | X | | X |
| Chemical Odor(s) | X | | X |

As a result of the on-site reconnaissance activities “Recognized Environmental Conditions” were identified. Details regarding the identified RECs are provided in Section 6.1

### 3.3 Off-Site Reconnaissance

Visual reconnaissance of adjacent properties and improvements for indications of possible environmental concerns was conducted on April 7, 2017. The observations were limited to areas and facilities that were readily visible and were immediately adjacent to the subject property. Particular attention was given to off-site features which may indicate “Recognized Environmental Conditions” such as fuel storage tanks, utilities, fill ports, vents, stained soils, debris, evidence of improper storage of hazardous materials or improper waste discharge and stressed vegetation. The adjacent off-site properties are identified as follows:

- The subject property is bound to the north by vacant land. To the northeast is a residential development currently under construction. An unpaved road runs along the north property line and is used to access the construction site.

- The subject property is bound to the west by a residential area.

- The subject property is bound to the east by a residential area.

- The subject property is bound to the south by a residential area and Minneola Elementary School. A storage yard operated by the City of Minneola is also located to the south of the property.

As a result of the off-site reconnaissance, no “Recognized Environmental Conditions” were identified.

### 3.4 Interviews

#### Interview with Current Property Owner

A list of questions were submitted to Mr. Eliot Kerlin, the current owner of the property, for review and response. Mr. Kerlin provided responses to the questions on April 26, 2017. The questions and responses are provided in **Appendix A**.

#### Interview with Mr. Skeeter Robbins

An interview was conducted with Mr. Skeeter Robbins regarding his knowledge of the subject property. Mr. Robbins is the head custodian at Minneola Elementary Charter School and is a lifelong local resident. Mr. Robbins stated that the property was formerly an airfield dating back as long as he could remember. He further indicated the airfield was primarily a base for crop dusting of the numerous orange groves in the region. Mr. Robbins stated that the residence on the property burned approximately 2 years ago.

#### Summary of Interviews

As a result of the interviews conducted, “Recognized Environmental Conditions” were identified. Details regarding the identified RECs are provided in Section 6.1

## 4.0 REGULATORY RECORDS REVIEW

### 4.1 ASTM Database Search Results

Information from several available lists provided by the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP) were reviewed pursuant to the requirements in ASTM E 1527-13 for evidence of activities which may have an adverse environmental impact on the subject site. The U.S. EPA compiles and publishes information regarding facilities that are involved in the generation, transportation, treatment, storage, and disposal of Hazardous Wastes; information concerning the control and use of hazardous chemicals in the environment; and permits for facilities which may affect the environmental integrity of its surroundings. The EPA also provides information concerning sites involved in the Superfund cleanup program. The FDEP also maintains data systems which list facilities subject to environmental regulation and enforcement action. These databases include the Florida Sites, Solid Waste Facilities (SWF), Leaking Underground Storage Tanks (LUST), and the Stationary Tank Inventory (STI) list. The following descriptions include only those state and federal regulatory agency databases required by ASTM E 1527-13, including available tribal information. Summaries of applicable federal and state databases are provided below and **Appendix C** contains a detailed listing of the sites identified by the radius search performed by FirstSearch Technology Corporation/EDR on April 5, 2017:

- Federal National Priorities List (NPL) - The NPL is a database of confirmed and proposed Superfund sites. These sites fall under the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA) and the Superfund Amendments and Reauthorization Act of 1986 (SARA). The NPL is maintained by the EPA and allows them to rank those sites according to the extent of environmental health and safety concerns and schedule them for remedial action. No NPL sites were listed within a 1-mile approximate search distance of the subject site.

- Federal Delisted National Priorities List (NPL) - This database is a subset of delisted Superfund Sites. No Delisted NPL sites were listed within a ½-mile approximate search distance of the subject site.

- Federal Comprehensive Environmental Response, Compensation & Liability Index System (CERCLIS) - CERCLIS is an identification of those facilities and/or locations that are currently being investigated by the EPA or associated state environmental agencies to ascertain the presence of potential or existing contamination. Preliminary site assessments are normally conducted by either the EPA or the appropriate state environmental agency for all sites included in CERCLIS. Many of the sites investigated through CERCLA will be placed on NPL for remedial action and will be included in the Sites Enforcement Tracking System (SETS) for identification of potential liability. No CERCLIS sites were listed within a ½-mile approximate search distance of the subject site.

- Federal No Further Remedial Action Planned (NFRAP) Database - NFRAP is a database of Archive designated CERCLA sites that, to the best of EPA's knowledge, assessment has been completed and has been determined no further steps will be taken to list a designated

site on the NPL. No NFRAP sites were listed within a ½-mile approximate search distance of the subject site.

- Federal Resource Conservation and Recovery Act Corrective Action Sites (RCRA CORRACTS) - This is an EPA database of RCRIS sites with reported violations and subject to corrective actions. No RCRA CORRACT site was listed within a 1-mile approximate search distance of the subject site.

- Federal RCRA TSD Facilities - The RCRA TSD List is the database which lists those facilities and/or locations that are permitted to store, treat or dispose of hazardous waste materials. Due to the activities relating to the handling of hazardous substances or waste, these sites possess the potential for environmental contamination. There were no TSD facilities listed within a ½-mile approximate search distance of the subject site.

- Federal RCRA Generator Facilities - The RCRA Generator List is the database which lists those facilities which generate or transport hazardous waste or meet other RCRA requirements for hazardous waste. These facilities include Large Quantity Generators, Small Quantity Generators and Conditionally Exempt Generators. No RCRA small quantity generator facilities were listed within a ¼-mile approximate search distance of the subject site.

- Federal IC/EC Database - These are Superfund sites which have either an institutional control (IC) or an engineering control (EC) associated with contaminated media. In addition, facilities listed in the Brownfield Management System (BMS) database which is designed to assist EPA in collecting, tracking and updating information as well as reporting on the major activities and accomplishments of the various Brownfield grant programs. There were no Federal IC/ED facilities listed within a ½-mile approximate search distance of the subject site.

- Federal Emergency Response Notification System List (ERNS) - This is a database of emergency response actions. Data received since January 2001 has been received from the National Response System database as the EPA no longer maintains this data. The National Response System database is a national computer database used to store information on the releases of oil and hazardous substances. This list identifies those facilities and/or locations that have been reported because of the release of potentially hazardous material. Included in the ERNS listing is the date of the incident, the response action, the hazardous substances involved and the location. No ERNS sites were listed within a ¼-mile approximate search distance of the subject site.

- State/Tribal Sites - The Florida Sites List (FSL) database is closely associated with the CERCLIS List and identifies facilities and/or locations that the FDEP has recognized with potential for existing environmental contamination. No state or tribal sites were listed on the FSL within a 1-mile approximate search distance of the subject site.

- State and Tribal Solid Waste Facilities (SWF) - The Solid Waste Facilities List is the database concerned with the handling of solid waste and includes locations identified with solid waste landfilling or associated activities involving the handling of solid wastes. The presence of a site on this list does not necessarily indicate existing environmental contamination, but rather the potential for contamination. Three (3) SWF facilities were identified within a ½-mile approximate search distance of the subject site. The facilities are as follows:

- Jan-R-Kish, Inc. – 302 N. Highway 27, Clermont FL
- Outrageous Audio, Inc. – 202 South Hwy 27, Minneola, FL
- CPS Industries/Diversified Environmental – 9110 S. Grassy Lake Rd, Minneola, FL

- State and Tribal Leaking Aboveground/Underground Storage Tanks (LAST/LUST) Sites - The LUST database is concerned with petroleum storage systems and includes facilities and/or locations that have reported the possible release of petroleum constituents in accordance with requirements specified in Chapter 62-770, FAC. Included within this list are sites that are in the Florida Early Detection Incentive (EDI) Program and the Petroleum Liability Insurance Restoration Program (PLIRP). These programs are part of the Pre-Approval Cleanup Program which provides for cleanup of eligible sites. Three (3) State facilities reported a discharge within a ½-mile approximate search distance of the subject site. The facilities are as follows:

    - Lake County School Board Minneola – 300 E. Pearl St. Clermont, FL
    - Smoak Property – 210 Hwy 27, Minneola, FL
    - Rightway Foods – 104 US Hwy 27, Minneola, FL

- State and Tribal Stationary Tank Inventory System List (STI) Sites - The Florida Administrative Code requires registration of underground and aboveground stationary petroleum storage tanks. Inclusion on this list indicates the presence of stationary petroleum storage tanks and therefore the potential for environmental problems. It does not necessarily indicate existing problems. One (1) State STI facility was identified within a ¼-mile radius of the subject site. The facility is as follows:

    - Lake County School Board Minneola – 300 E. Pearl St. Clermont, FL

- State and Tribal IC Database - This database is the FDEP Institutional Control Registry (ICR) Database, and are sites that have institutional controls (ICs). This database was developed to assist with tracking those properties upon which an institutional control has been implemented pursuant to Chapter 376 and 403, Florida Statutes, for Brownfield sites. The ICR has been prepared for the public and local governments to monitor the status of those controls. No IC facilities were listed within a ¼-mile approximate search distance of the subject site.

- State and Tribal EC Database - This is a subset of the FDEP Institutional Control Registry Database, and are sites that have engineering controls (ECs). No EC facilities were listed within a ½-mile approximate search distance of the subject site.

- State and Tribal Brownfields Database - This database is the FDEP Brownfield Redevelopment Program Database, and is based upon reports generated from the Brownfield Access Database which tracks the number of designated Brownfield areas, executed Brownfield site rehabilitation agreements, state and federal programs funding, and local Brownfield coordinator's contact information. No Brownfield sites were listed within a ½-mile approximate search distance of the subject site.

- State Dry Cleaning Facilities and Dry Cleaning Solvent Cleanup Sites - The FDEP requires active dry cleaning facilities to be registered pursuant to Chapter 62-781, FAC. The Dry Cleaning Solvent Cleanup Program was established for cleanup of dry cleaning sites who

reported a release of dry cleaning solvents between 1996 and 1998. No operating dry cleaning sites were listed within a ¼-mile approximate search distance of the subject site.

## 4.2 Additional Regulatory Information

### 4.2.1 FDEP Ethylene Dibromide Information

The FDEP maintains a database regarding Ethylene Dibromide (EDB) contamination in groundwater. EDB was commonly used in the past as a pesticide for citrus grove maintenance. The FDEP has mapped EDB impacted areas throughout the State of Florida. Review of the FDEP information indicated the subject property is located within an area which is impacted by EDB contamination in groundwater.

## 4.3 Summary of Regulatory Record Review Information

As a result of the regulatory review activities a “Recognized Environmental Condition” was identified for the subject property. No recognized environmental conditions were identified for immediate off-site properties. Details regarding the identified onsite RECs are provided in Section 6.1

## 5.0 HISTORICAL USE INFORMATION

The objective of consulting historical sources is to develop a history of the previous uses of the property and surrounding area in order to help identify the likelihood of past uses, having led to "Recognized Environmental Conditions" in connection with the subject property. This section will utilize as many of the standard historical sources specified in ASTM E 1527-13 as feasible, to identify all obvious uses of the property from the present back to the property's first developed use, or back to 1940, whichever is earlier.

### 5.1 Chain-of-Title Review

A 50 year chain-of-title review was not requested by the User, or conducted as part of this Phase I ESA. No property title documents were provided to CGE for review.

### 5.2 Aerial Photograph Review

Historical aerial photographs were reviewed to aid in the evaluation of the previous uses or occupancies of the property and surrounding area in order to identify those uses or occupancies that were likely to have led to "Recognized Environmental Conditions" in connection with the subject property. A series of historical aerial photographs were reviewed on April 24, 2017 to determine if the subject property is likely to have been impacted through visual identification of structures, land features, or topographic attributes. This review was limited to the scale, quality, and number of aerial photographs available through Lake County, Florida. **Figure 3** contains a copy of the 2016 aerial photograph. Observations and interpretations of the aerial photographs available for 2016, 2013, 2011, 2009, 2006, 2004, 2002, 1998, 1990, 1984, 1979, 1958 and 1941 are provided as follows:

2016 The subject property and adjacent properties appear the same as during the site reconnaissance.

2013 The subject property and adjacent properties appear the same as during the 2016 aerial photograph, except the house on the subject property is present and the residential construction property to the northeast is vacant land.

2011 The subject property and adjacent properties appear the same as during the 2013 aerial photograph.

2008 The subject property and adjacent properties appear the same as during the 2011 aerial photograph.

2006 The subject property and adjacent properties appear the same as during the 2008 aerial photograph.

2004 The subject property and adjacent properties appear the same as the 2006 aerial photograph.

1999 The subject property and adjacent properties appear the same as the 2004 aerial photograph, except the property immediately to the north is planted pine trees. The planted pine trees are smaller and the former airfield landing strip is visible. The

drainage ditch is also visible. A water tower is located on the City of Minneola storage yard to the south.

1994 The subject property and surrounding area appear the same as the 1999 aerial photograph, vegetation on the property is very sparse and it appears the pine grove was recently planted. The air strip is visible starting at the east property boundary and terminating at the cleared area adjacent to the warehouse building.

1990 The subject property and adjacent properties appear the same as the 1994 aerial photograph, except there are fewer houses on the property to the west.

1984 The subject property and adjacent properties appear the same as the 1990 aerial photograph, except orange grove cover the majority of the property. The air strip is prominent and the cleared area appears to be the taxiway which runs at right angle to the air strip. There is less development in the general area. A cleared area is also evident to the north of the taxiway.

1979 The subject property and adjacent properties appear the same as the 1984 aerial photograph, except there are numerous orange groves in the area.

1958 The subject property and adjacent properties appear the same as the 1979 aerial photograph, except the property to the south is vacant and it appears a second landing strip runs north and south through the property to the south and onto the subject property. The second landing strip intersects with the east to west landing strip.

1941 The subject site and vicinity appear the same as the 1958, except there fewer orange groves in the vicinity. Orange grove on the subject property is present to the north and south of the house and warehouse area. The remainder of the property appears to be vacant land. The air strip does not appear to be present.

### 5.3 City Directory Review

City directories were reviewed at the Mount Dora Public Library for the subject property and immediate vicinity of the subject property. Directories were reviewed dating back to 1979. The directories did not reveal the past presence of any businesses which would be considered Recognized Environmental Conditions with respect to the subject property.

### 5.4 Summary of Previous Uses of Subject Site and Adjacent Properties

Based on the aerial photographs, the house and warehouse structures on the subject property existed prior to 1941. The air strip and orange grove appear to have been added sometime between 1941 and 1958. The air strip was removed sometime after 1984 and pine trees replaced the orange grove in approximately 1990. As a result of the regulatory review activities a “Recognized Environmental Condition” was identified for the subject property. Details regarding the identified onsite RECs are provided in Section 6.1.

## 6.0 PHASE I ESA RESULTS

### 6.1 Findings and Conclusions

Based upon the information presented in this Phase I ESA, the following findings and conclusions are provided:

1. The purpose of this Phase I ESA was to identify "Recognized Environmental Conditions" in connection with the subject property in accordance with ASTM E 1527-13. This practice constitutes *"all appropriate inquiry"* into the previous ownership and uses of the *property* consistent with good commercial or customary practice as defined in CERCLA, 42 U.S.C. §9601(35)(B).

2. The subject property is located immediately north of East Minneola Street in Minneola, Lake County, Florida. The subject property consists of approximately 30 acres of land and is designated as timber and agricultural home site.

3. As a result of the on-site reconnaissance, the following five (5) "Recognized Environmental Conditions" were identified.

> **REC No. 1** – The unknown condition of the undocumented underground tank and potential for discharge of petroleum products. The tank was likely used to store aviation fuel associated with the former airfield and it's age and integrity are unknown.
>
> **REC No. 2** – Long term use of the warehouse/hangar structure, including potential storage of petroleum products and other chemicals typically used in citrus maintenance and/or crop dusting operations (including solvents, pesticides, herbicides, etc.). The structure has existed dating back to the 1940's, before current regulations existed.
>
> **REC No. 3** – The collapsed possible pole barn structure and associated evidence of improper hazardous waste handling. Numerous containers of paints, solvents and drums of unknown origin were observed. The structure is suspected to have been used for maintenance and repair of machinery and other equipment.
>
> **REC No. 4** – Rusted 55 gallon drums of unknown origin and content scattered in the area north of the warehouse/hangar.
>
> **REC No. 5** – Longterm use of septic systems located immediately north of the former house. These septic systems may have also serviced the warehouse/hangar operations.

4. As a result of the off-site reconnaissance, no "Recognized Environmental Conditions" were identified.

5. As a result of interviews, the following "Recognized Environmental Condition" was identified.

6. As a result of the historical source review, the following additional "Recognized Environmental Condition" was identified for the subject site.

**REC No. 6.** – The surface debris and possible presence of buried debris due to land filling in the north portion of the property, as evidenced by historical aerial photographs.

**REC No. 7** – Possible accumulation of contaminants in soil over time due to long term application of pesticides, herbicides and/or fertilizers in orange groves.

7. As a result of the historical source review for off-site properties, no "Recognized Environmental Conditions" were identified.

8. As a result of the regulatory review activities, the following on-site "Recognized Environmental Condition" was identified.

**REC No. 8** – The location of the subject property within an FDEP delineated EDB groundwater contamination area. Since measurement and delineation of EDB concentrations by FDEP is on-going, additional assessment of this REC is not warranted.

9. As a result of the regulatory review activities, no off-site "Recognized Environmental Conditions" were identified.

10. Based on the results of the site reconnaissance, regulatory data review, and historical source review of this report, the following *data failures and gaps* were identified:

a. Unable to meet the five year interval review of historical information *(data failure)*.
b. Unable to directly interview current property owner.

11. Based on the information contained in other sections of this report, observations of current site conditions, and information obtained as a result of interviews, regulatory data review, and historical source review of this report, the item identified in 10a is not considered *significant*, which would affect the ability to identify "Recognized Environmental Conditions". The identified in 10b is considered *significant*, and could affect the ability to identify "Recognized Environmental Conditions"

12. CGE has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM E 1527-13 for the subject property consisting of 30 acres of agriculture zoned property on East Minneola Street in Minneola, Lake County, Florida. Any exceptions to, or deletions from, this practice are discussed in Sections 1.2 and 7.0 of this report. This report revealed evidence of "Recognized Environmental Conditions" with respect to the subject property.

### 6.2 Opinion of Additional Phase I Investigation Activities

In accordance with ASTM E 1527-13, Paragraph 12.6.1, it is the opinion of the Environmental Professional that no additional Phase I ESA activities are applicable to detect the presence of "Recognized Environmental Conditions" for the subject site.

## 6.3 Recommendations of Non-Scope Services or Activities

As a result of this Phase I ESA recognized environmental conditions were found on the subject property. Therefore non-scope services in the form of Phase 2 assessment activities are warranted due to the presence of the following recognized environmental conditions.

**REC No. 1** – The unknown condition of the undocumented underground tank and potential for discharge of petroleum products. The tank was likely used to store aviation fuel associated with the former airfield and it's age and integrity are unknown.

**REC No. 2** – Long term use of the warehouse/hangar structure, including potential storage of petroleum products and other chemicals typically used in citrus maintenance and/or crop dusting operations (including solvents, pesticides, herbicides, etc.). The structure has existed dating back to the 1940's, before current regulations existed.

**REC No. 3** – The collapsed possible pole barn structure and associated evidence of improper hazardous waste handling. Numerous containers of paints, solvents and drums of unknown origin were observed. The structure is suspected to have been used for maintenance and repair of machinery and other equipment.

**REC No. 4** – Rusted 55 gallon drums of unknown origin and content scattered in the area north of the warehouse/hangar.

**REC No. 5** – Long term use of septic systems located immediately north of the former house. These septic systems may have also serviced the warehouse/hangar operations.

**REC No. 6.** – The surface debris and possible presence of buried debris due to land filling in the north portion of the property, as evidenced by historical aerial photographs.

**REC No. 7** – Possible accumulation of contaminants in soil over time due to long term application of pesticides, herbicides and/or fertilizers in orange groves.

## 7.0 LIMITATIONS, TERMS AND SPECIAL CONDITIONS

### 7.1 Warranty

CGE warrants that it has completed a Phase I ESA for the subject site in accordance with ASTM E 1527-13, and this practice constitutes *"all appropriate inquiry"* into the previous ownership and uses of the *property* consistent with good commercial or customary practice as defined in CERCLA, 42 U.S.C. §9601(35)(B). No other warranties are implied or expressed. Minneola Elementary Charter School is advised that the conditions observed by CGE on April 7 and April 21, 2017, may be subject to change. In addition, certain indicators of the presence of hazardous materials may have been latent at the time of the site reconnaissance and may subsequently become observable. In a similar manner, the research effort conducted for a Phase I ESA is limited to the standard historical sources identified in ASTM E 1527-13. No Phase I ESA can wholly eliminate the uncertainty regarding the potential for "Recognized Environmental Conditions". *All appropriate inquiry* does not mean an exhaustive assessment of a clean property.

### 7.2 User Reliance and User Responsibilities

*User Reliance:* Minneola Elementary Charter School is the designated user for this project, and is the only intended beneficiary of this report, unless otherwise designated by CGE. Minneola Elementary Charter School is the only party to which CGE has explained any risks involved from Minneola Elementary Charter School's point of view. Reliance on this report by any party other than Minneola Elementary Charter School would perforce result in reliance on assumptions whose extent and nature would distort the meaning and impact of the findings and opinions related herein, in turn resulting in potential misinterpretation of these findings and opinions and unwise actions based on those misinterpretations. CGE's findings and opinions related in this report may not be relied upon by any other party except Minneola Elementary Charter School, unless otherwise designated by CGE in writing.

*User Responsibilities:* As indicated in Section 6 of ASTM E 1527-13, the user has various responsibilities. These responsibilities include providing information (as available) to the environmental professional as part of the *all appropriate inquiry* process to qualify for *landowner liability protections* under CERCLA. It is the responsibility of the user to satisfy the "user's responsibilities" specified in ASTM E 1527-13.

### 7.3 Limitations and Exceptions

This report is limited to information concerning the observed physical characteristics of the subject property, as well as adjacent properties and environmental record sources up to the time of this report. No other additional services which may be applicable to a commercial real estate transaction, such as asbestos, lead paint, radon, lead in drinking water, regulatory compliance, or other non-scope items identified in Section 13.0 of ASTM E 1527-13 were conducted. The findings and opinions conveyed via this Phase I ESA report are based on the information obtained from a variety of regulatory and historical sources enumerated herein, which CGE believes are reliable and accurate. However, CGE cannot guarantee the authenticity or reliability of the historical or regulatory information this report has relied upon.

According to ASTM 1527-13, Section 4.6, this Phase I ESA is viable for 180 days within acquisition, or 180 days of the transaction date for transactions not involving an acquisition. Updating this report is subject to the requirements specified in Sections 4.6 and 4.7.

## 8.0 REFERENCES

The following references were utilized in completing this Phase I ESA:


1. Lake County Property Appraiser:

2. USGS Topographic Map, Clermont East, 1960

3. NRCS Soil Survey of Lake County, Florida

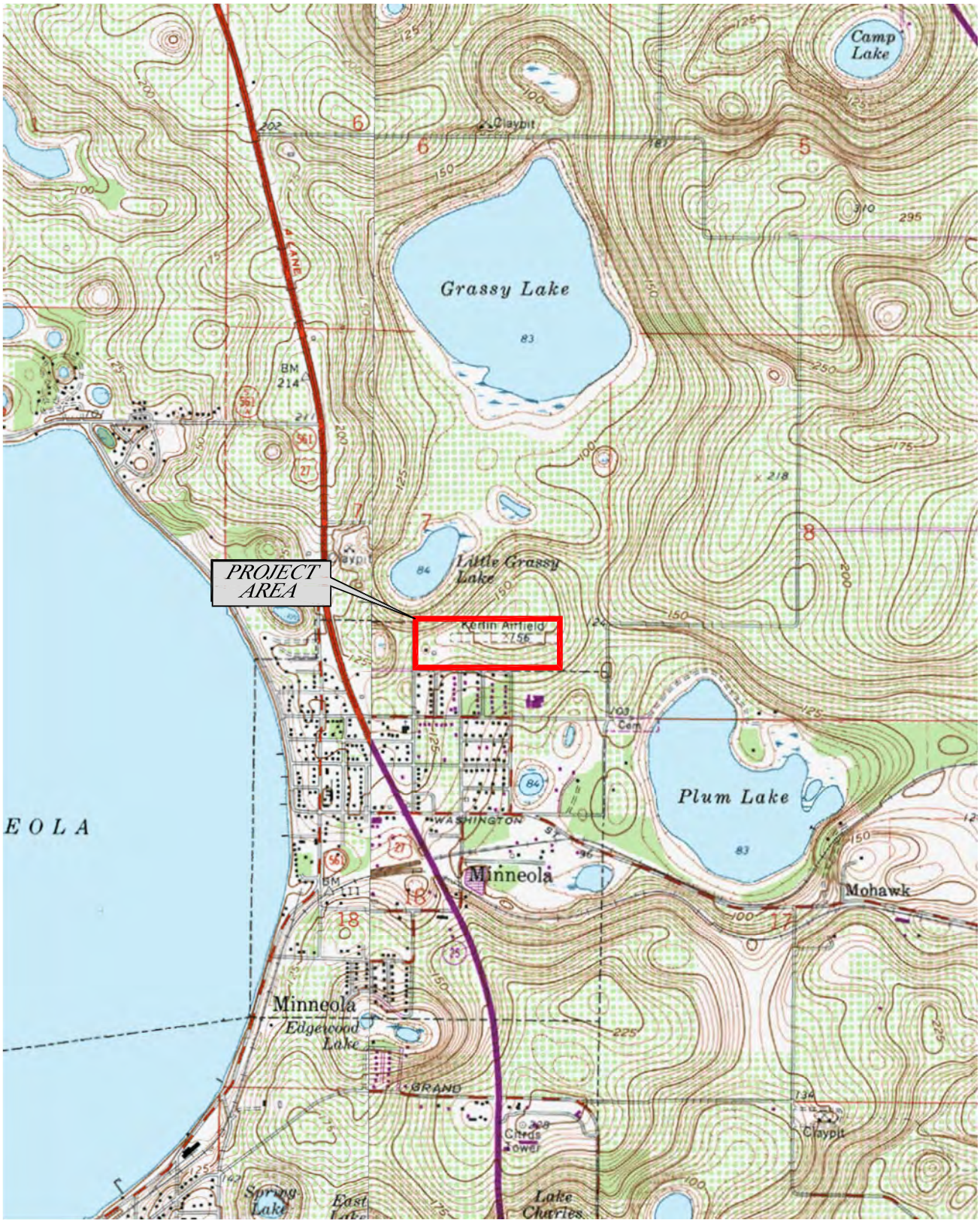
4. FirstSearch/EDR Technology Corporation

5. Aerial Photographs from Google Earth, Lake County Public Works and University of Florida

6. Mount Dora Public Library

7. Map of Boundary Survey (7/2/2015) by PEC Surveying and Mapping, LLC.

# FIGURES




REFERENCE:
U.S.G.S. CLERMONT EAST, FLA.
QUADRANGLE MAP
DATED 1962
PHOTOREVISED 1980
SECTION 7
TOWNSHIP 22 SOUTH
RANGE 26 EAST

CAVIN GEOTECHNICAL & ENVIRONMENTAL, LLC

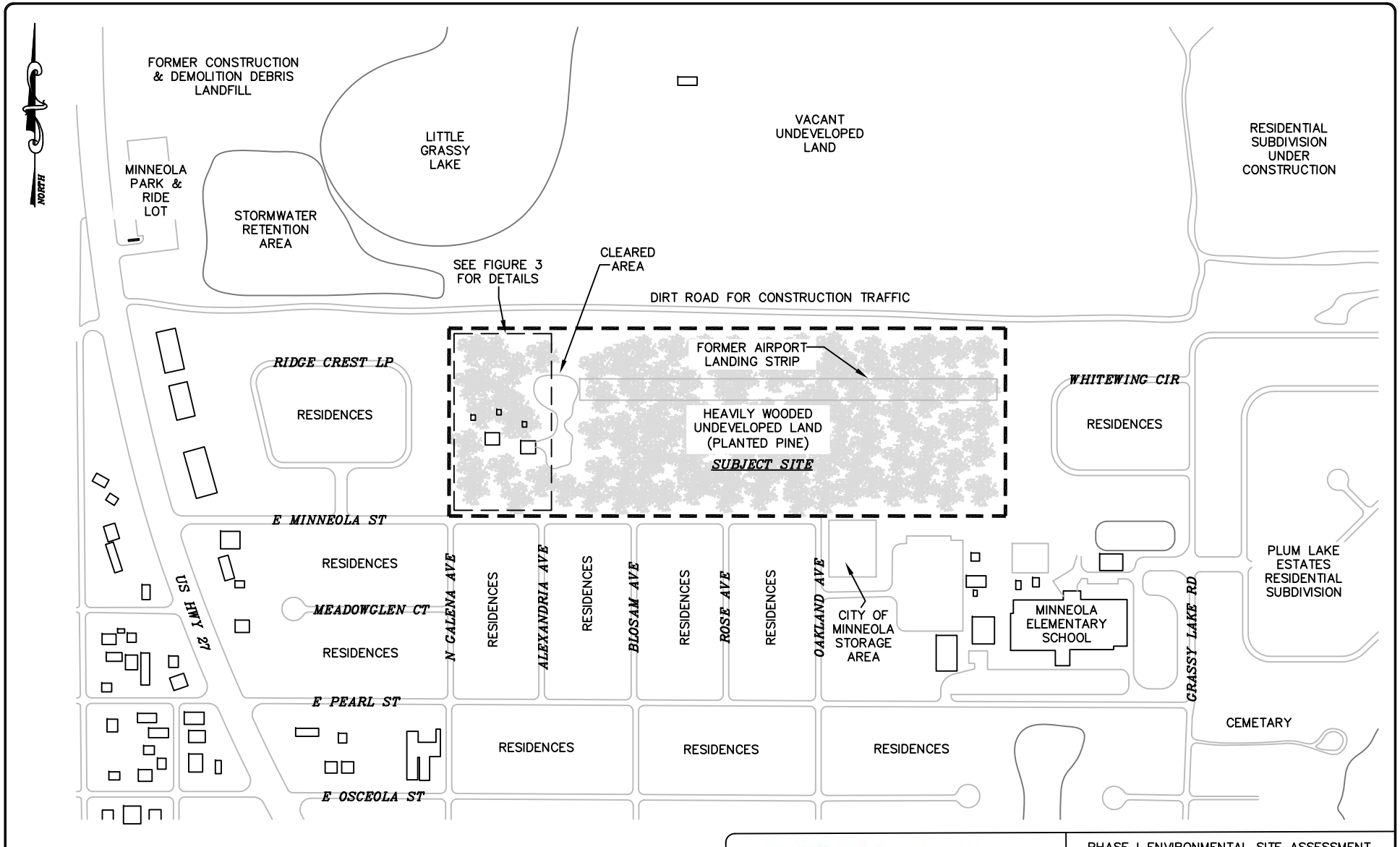
| | | |
|---|---|---|
| APPROXIMATE SCALE: 1"=2000' | DATE: 04/14/17 | ENGINEER: SC |
| | CGE PN: E17010 | DRAWN BY: DLS |

PHASE I ENVIRONMENTAL SITE ASSESSMENT

**30 ACRE PROPERTY**
ON EAST MINNEOLA STREET
MINNEOLA, LAKE COUNTY, FL

U.S.G.S. TOPOGRAPHIC MAP

FIGURE 1




LEGEND:

APPROXIMATE SUBJECT PROPERTY BOUNDARY

CAVIN GEOTECHNICAL & ENVIRONMENTAL, LLC

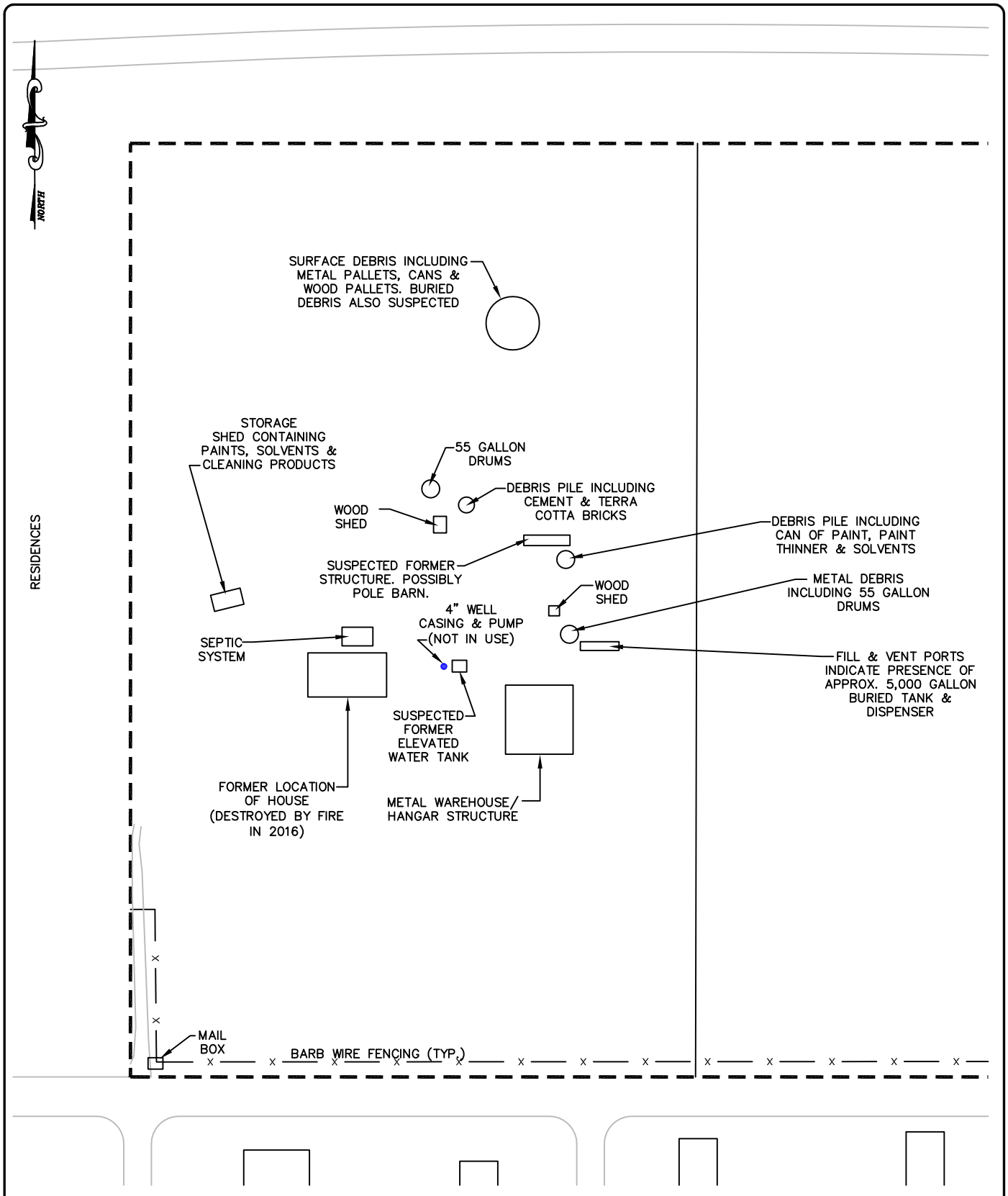
PHASE I ENVIRONMENTAL SITE ASSESSMENT

**30 ACRE PROPERTY**
ON EAST MINNEOLA STREET
MINNEOLA, LAKE COUNTY, FL

SITE VICINITY MAP

| APPROXIMATE SCALE: | DATE: 04/24/17 | ENGINEER: SC |
|---|---|---|
| 1"=500' | CGE PN: E17010 | DRAWN BY: DLS |

FIGURE 2




*LEGEND:*

APPROXIMATE SUBJECT PROPERTY BOUNDARY

CAVIN GEOTECHNICAL & ENVIRONMENTAL, LLC

PHASE I ENVIRONMENTAL SITE ASSESSMENT

**30 ACRE PROPERTY**
ON EAST MINNEOLA STREET
MINNEOLA, LAKE COUNTY, FL

DETAIL OF FORMER AIRPORT HANGAR AREA

| APPROXIMATE SCALE: | DATE: 04/24/17 | ENGINEER: SC |
|---|---|---|
| 1"=100' | CGE PN: E17010 | DRAWN BY: DLS |

FIGURE 3



*LEGEND:*

APPROXIMATE SUBJECT PROPERTY BOUNDARY

REFERENCE:
2016 GOOGLE EARTH AERIAL IMAGERY DATED 1/24/2016

CAVIN GEOTECHNICAL & ENVIRONMENTAL, LLC

PHASE I ENVIRONMENTAL SITE ASSESSMENT

**30 ACRE PROPERTY**
ON EAST MINNEOLA STREET
MINNEOLA, LAKE COUNTY, FL

2016 AERIAL PHOTOGRAPH

FIGURE 4

| APPROXIMATE SCALE: | DATE: 04/14/17 | ENGINEER: SC |
|---|---|---|
| 1"=500' | CGE PN: E17010 | DRAWN BY: DLS |

# APPENDICIES

# APPENDIX A

# USER QUESTIONAIRE AND OWNER RESPONSES TO QUESTION LIST

# *ASTM E 1527-13 User Questionnaire*

***I. Background:*** **In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001, (Brownfields Amendments) the *User* must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.21. These inquiries must also be conducted by EPA Brownfield Assessment and Characterization grantees. The *User* should provide the following information to the *Environmental Professional.* Failure to conduct these inquiries could result in a determination that "all appropriate inquiries" is not complete.**

***II. Designated User of Phase I ESA:*** Sherry A. Watts Principal
Minneola Elementary Charter School

***III. Property Address:*** 12503 W. Minneola St.
Minneola, FL 34715-5587

***IV. Specific Questions for User:*** The following questions must be completed by the *User:*

*1. Environmental Cleanup liens that are filed or recorded against the site. (40 CFR 321.25).* Did a search of recorded land title records (or judicial records, where appropriate) identify any environmental liens filed or recorded against the *property* under federal, tribal, state or local law?

According to information received the lien search will be done at Closing.

*2. Activity and Land Use Limitations (AULs) that are in place on the site or that have been filed or recorded against the property (40 CFR 312.26(a)(1)(v) and (vi)).* Did a search of recorded land title records (judicial records where appropriate) identify any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the property site and/or have been filed or recorded against the *property* under federal, tribal, state or local law? This search will also occur in conjunction with the closing.

*3. Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).* Do you have any specialized knowledge or experience related to the *property* or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the *property* or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

No

*4. Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29).* Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *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 *property*?

The purchase price is comparable to fair market value of other properties in the area.

*5. Commonly known or reasonably ascertainable information about the property (40 CFR 312.30).* 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?

a) Do you know the past uses of the *property*? I have heard there is a landing strip and that they sprayed. Orange groves years ago - Crop dusting.

aerial photos too.

b) Do you know the specific chemicals that are present or once were present on the *property*?

no

c) Do you know of spills or other chemical releases that have taken place at the *property*?

no

d) Do you know of any environmental cleanups that have taken place on the *property*?

no

*6. The degree of obviousness of the presence of contamination at the property and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).* Based on your knowledge and experience related to the *property* are there any *obvious* indicators that point to the presence or likely presence of releases at the *property*? no

This User Questionnaire has been completed by: Sherry Watts
(Typed or Printed Name & Title)

Signature: Sherry Watts

Date: 4/24/17

**Interview Questions for Property Owner**

**30 Acre Property at 12503 East Minneola Street, Minneola FL**

1. Please indicate your full name and your affiliation with the subject property.

   **Eliot Eppes Kerlin. Property owner, lived on property throughout the 1930s, 1940s and into the 1950s. Been in our family since around 1899.**

2. How long have you owned the property?

   **My inherited it around 1980 from my parents.**

3. Have any Phase 1 Environmental Site Assessments been performed in the past? If yes are they available for our review?

   **No.**

4. In the time you have owned the property please list what specific operations, businesses, and activities occurred on the property and the timeframe they occurred?

   **Property has been used as a homestead, from roughly 1899 – 2016. My father was raised on the property, I was born there in 1934. Before I was born, my father lived there while teaching at the local Minneola school. My father operated an airstrip on the property from around 1936 to 1955 where he taught students how to fly as a sole proprietor. There was some subsequent usage of the airstrip as well.**

   **We rented the house that used to be on the property from roughly the late 1960s onward. The house burned down in 2016. From 1970 to late 1980s the majority of the property was an orange grove and since roughly 1988 it has been an untended pine tree forest.**

5. On-site septic systems were likely used for wastewater for both the former house and the business. Where on the property are existing and former septic systems located?

   **There are no septic systems on the property currently. The septic system was removed in 2016 when the house burned down; but it used to be located on the north side of the house towards Little Lake Grassy.**

6. Are you aware of any underground or above ground storage tanks located on the property past or present? If yes, please indicate the number, locations and contents of tanks.
   **There was an above ground water tower between the house and the hangar for a number of years. It was removed probably a decade ago.**

7. Are you aware of any past spills or hazardous materials activities on the property?

   **No.**

8. We understand that an air field was operated on the property for many years but we are unable to determine much in the way of specifics. Please answer the following questions to the best of your ability regarding the air field:

   - How long was the airfield in existence and operating? **Roughly from 1935 – 1960. It was always an unpaved grass landing strip. It was primarily for personal use and flight instruction.**

   - What was the primary use of the air field, i.e. what percentage of the use was private planes, commercial planes, crop dusters, etc? **Private planes only. As far as I'm aware, all my father did on the airstrip was flight instruction. He thought crop dusting was too dangerous. There were no jets as the runway was only 1900 feet long and dirt/grass packed. At times other private planes would land there - back when planes still landed on short grass airstrips, but they were propeller planes as far as I can recall. The largest plane I know of that ever landed there was a Stearman bi-wing two passenger prop plane.**

   - If the airfield was used for crop dusting, were pesticide, herbicide and/or fertilizer chemicals stored on site? If yes, what types of chemicals? **Not sure**.

   - Are there any plans or diagrams available showing the various structures, runway, taxiway, storage areas and/or work areas? **No.**

   - Have petroleum products ever been stored on the property? If so by what means were they stored and where? **Not that we are aware of.**

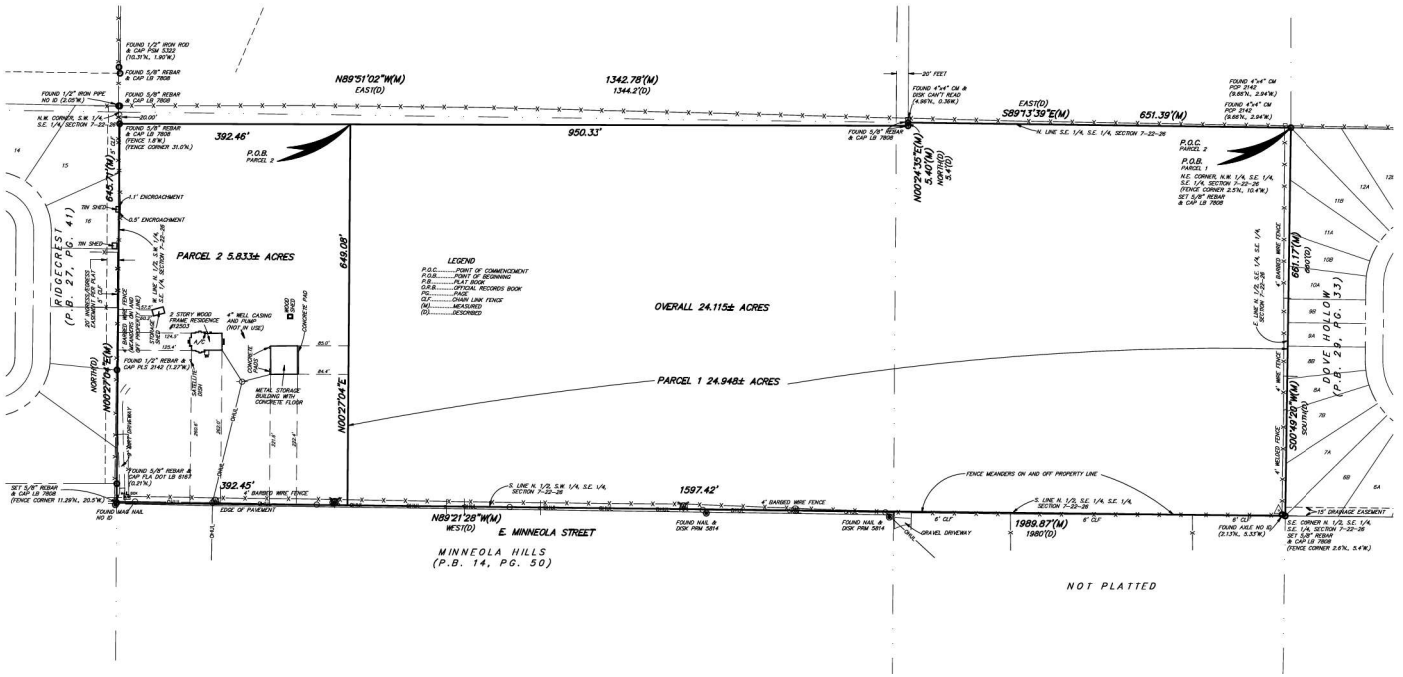
9. Are you aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products for the property? **No**.

10. Are you aware of any known violations of environmental laws, or pending administrative proceedings or possible violations of environmental laws pertaining to the property? **No**.

11. Do you know of others who may have knowledge of the property and are available to interview? **No**.

# APPENDIX B

# USER PROVIDED INFORMATION




LEGAL DESCRIPTION: OVERALL PARCEL(O.R.B. 707, PG. 1139)

Begin 20 feet South of the Northwest corner of the Southwest Quarter (SW 1/ 4) of the Southeast Quarter (SE 1/ 4) run East 1344.2 feet, North 5.4 feet to the North line of the South-east Quarter (SE 1/4) of the Southeast Quarter (SE 1/4), East to the Northeast corner of the Northwest Quarter (NW 1/ 4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) South 680, West 1980 feet, North to P.O.B., all in Section 7, Township 22 South, Range 26 East in Lake County, Florida.

LEGAL DESCRIPTION: PARCEL 1

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 22 SOUTH, RANGE 26 EAST AND BEING A PORTION OF THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 707, PAGE 1139, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7 FOR A POINT OF BEGINNING; THENCE RUN SOUTH 00°49'20" WEST, ALONG THE EAST LINE OF THE NORTH HALF OF SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7, A DISTANCE OF 661.17 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7; THENCE RUN NORTH 89°21'28" WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7 AND THE SOUTH LINE OF THE NORTH HALF OF SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7, 1597.42 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°27'04" EAST, 649.08 FEET; THENCE RUN SOUTH 89°51'02" EAST, 950.33 FEET; THENCE RUN NORTH 00°24'35" EAST, 5.40 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7; THENCE RUN SOUTH 89°13'39" EAST ALONG SAID NORTH LINE, 651.39 FEET; TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN LAKE COUNTY, FLORIDA AND CONTAINS 24.115 ACRES MORE OR LESS.

LEGAL DESCRIPTION: PARCEL 2

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 22 SOUTH, RANGE 26 EAST AND BEING THE WEST 5.00 ACRES, MORE OR LESS OF THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 707, PAGE 1139, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7 FOR A POINT OF REFERENCE; THENCE RUN NORTH 89°13'39" WEST ALONG NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7, 651.39 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°24'35" WEST, 5.40 FEET; THENCE RUN NORTH 89°51'02" WEST, 950.33 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°27'04" WEST, 649.08 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7; THENCE RUN NORTH 89°21'28" WEST ALONG SAID SOUTH LINE, 392.45 FEET TO THE WEST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7; THENCE RUN NORTH 00°27'04" EAST ALONG SAID WEST LINE, 645.71 FEET; THENCE RUN SOUTH 89°51'02" EAST, 392.46 FEET; TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN LAKE COUNTY, FLORIDA AND CONTAINS 5.833 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

(1) THIS MAP OF BOUNDARY SURVEY IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.

(2) NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.

(3) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO TO THE NORTH LINE OF SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 22 SOUTH, RANGE 26 EAST, BEING S89°13'39"E.

(4) THE "LEGAL DESCRIPTION" HEREON IS IN ACCORD WITH THE INSTRUMENT OF RECORD FURNISHED BY THE CLIENT.

(5) UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND PERIMETER IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED.

(6) INTERIOR IMPROVEMENTS WERE NOT LOCATED.

(7) DUE TO PHYSICAL LIMITATIONS, A MONUMENT CONFORMING TO CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, MINIMUM TECHNICAL STANDARDS COULD NOT BE SET A.E.

(8) THIS SURVEY IS CERTIFIED TO:

(9) THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.

(10)THE CLASSIFICATION USE OF THE LAND, PURSUANT TO THE MINIMUM TECHNICAL STANDARDS SET FORTH IN RULE CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, FLORIDA STATUTES 472.027, IS SUBURBAN. THE MINIMUM RELATIVE DISTANCE ACCURACY OF THIS MAP OF BOUNDARY SURVEY ACHIEVES OR EXCEEDS ONE FOOT IN 7,500 FEET.

(11)NORTH-SOUTH AND EAST-WEST TIES TO RECOVERED MONUMENTATION NEAR VARIOUS LAND BOUNDARY CORNERS SHOWN HEREON ARE BY COORDINATE DIFFERENCE.

DAVID A. WHITE, P.S.M.
FLORIDA REGISTRATION NO. 4044
PEC - SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION L.B. #7808
DATE OF FIELD SURVEY: 07-08-2015
DATE OF SIGNATURE: 08-18-2015

| DATE | BY | REVISIONS |
|---|---|---|
| | | |
| | | |
| | | |
| 08-18-15 | T.W.B. | REVISE BOUNDARY LINES AND LEGAL DESCRIPTIONS |
| 07-07-15 | T.W.B. | ADD INTERIOR IMPROVMENTS |


PEC | SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967
WWW.PECONLINE.COM


MAP OF BOUNDARY SURVEY
LOCATED IN
SECTION 7, TOWNSHIP 22 SOUTH, RANGE 26 EAST
LAKE COUNTY, FLORIDA

DAVID A. WHITE, P.S.M. FL. REG. NO. 4044
TRACY W. BIRCH, P.S.M. FL. REG. NO. 5579

| | |
|---|---|
| JOB NO.: | 15-079 |
| DATE: | 07-02-15 |
| DRAWN BY: | T.W.B |
| CHECKED BY: | D.A.W |
| F.B. | 2133 |
| PAGE(S) | 33-39 |

G:\15-079 Kerlin\15-079.dwg Aug 18, 2015 - 10:51am




April 13, 2017

1:5,000

0 0.0425 0.085 0.17 mi

0 0.05 0.1 0.2 km

- County Boundary
- Street Names
- Local Streets
- Subdivision Lot Numbers
- Property Name
- Tax Parcels Alternate Key
- Tax Parcels
- Surrounding Counties

Lake County Board of County Commissioners

Select Language

# Property Record Card

## General Information

| | | | |
|---|---|---|---|
| **Owner Name:** | KERLIN ELIOT E | **Alternate Key:** | 1744075 |
| **Mailing Address:** | 1817 EMS RD E FORT WORTH, TX 76116 *Update Mailing Address* | **Parcel Number:** | 07-22-26-000400002100 |
| | | **Millage Group and City:** | 00MI (MINNEOLA) |
| | | **Total Certified Millage Rate:** | 20.0337 |
| | | **Trash/Recycling/Water/Info:** | *My Public Services Map* |
| **Property Location:** | 12503 MINNEOLA ST CLERMONT FL 34711 *Update Property Location* | **Property Name:** | -- *Submit Property Name* |
| | | **School Locator:** | *School and Bus Map* |
| **Property Description:** | BEG 20 FT S OF NW COR OF SW 1/4 OF SE 1/4 RUN E 1344.2 FT, N\| 5.4 FT TO N LINE OF SE 1/4 OF SE 1/4, E TO NE COR OF NW 1/4 \| OF SE 1/4 OF SE 1/4, S 660 FT, W 1980 FT N TO POB \| ORB 707 PG 1139 \| | | |

## Land Data

| Line | Land Use | Frontage | Depth | Notes | No. Units | Type | Class Value | Land Value |
|---|---|---|---|---|---|---|---|---|
| 1 | TIMBER S I 70 (5400) | 0 | 0 | | 24 | AC | $8,400.00 | $37,200.00 |
| 2 | AGRICULTURAL HOMESITE (5000) | 0 | 0 | | 5.38 | AC | $107,600.00 | $107,600.00 |

## Residential Building(s)

### Building 001

| | | |
|---|---|---|
| Residential | Single Family | Building Value: $36,331.00 |

## Summary

| | | | |
|---|---|---|---|
| Year Built: 1900 | Total Living Area: 1421 | Central A/C: Yes | Attached Garage: No |
| Bedrooms: 3 | Full Bathrooms: 1 | Half Bathrooms: 1 | Fireplaces: 3 |

*Incorrect Bedroom, Bath, or other information?*

## Section(s)

| Section No. | Section Type | Ext. Wall Type | No. Stories | Floor Area | Finished Attic | Basement | Basement Finished | Map Color |
|---|---|---|---|---|---|---|---|---|
| 1 | FINISHED LIVING AREA (FLA) | Wood (001) | 2 | 518 | N | 0% | 0% | |
| 2 | FINISHED LIVING AREA (FLA) | Wood (001) | 1 | 385 | N | 0% | 0% | |
| 3 | OPEN PORCH (OPF) | No Wall Type (000) | 1 | 49 | N | 0% | 0% | |
| 4 | ENCLOSED PORCH (EPA) | Wood (001) | 1 | 385 | N | 0% | 0% | |
| 5 | OPEN PORCH (OPF) | No Wall Type (000) | 1 | 252 | N | 0% | 0% | |
| 6 | OPEN PORCH (OPF) | No Wall Type (000) | 1 | 140 | N | 0% | 0% | |

| No. | Type | Units | Unit Type | Year | Depreciated Value |
|---|---|---|---|---|---|
| 0001 | UTILITY BUILDING - FINISHED (UBF) | 2208 | SF | 1984 | $8,187.00 |

## Sales History

| There is no sales history information to display. |
|---|
| *Click here to search for mortgages, liens, and other legal documents.* |

## Values and Estimated Ad Valorem Taxes

| Tax Authority | Market Value | Assessed Value | Taxable Value | Millage | Estimated Taxes |
|---|---|---|---|---|---|
| LAKE COUNTY BCC GENERAL FUND | $189,318 | $160,518 | $160,518 | 5.11800 | $821.53 |
| LAKE COUNTY MSTU AMBULANCE | $189,318 | $160,518 | $160,518 | 0.46290 | $74.30 |
| SCHOOL BOARD STATE | $189,318 | $160,518 | $160,518 | 4.62700 | $742.72 |
| SCHOOL BOARD LOCAL | $189,318 | $160,518 | $160,518 | 2.24800 | $360.84 |
| CITY OF MINNEOLA | $189,318 | $160,518 | $160,518 | 6.14830 | $986.91 |

| | | | | | |
|---|---|---|---|---|---|
| ST JOHNS RIVER FL WATER MGMT DIST | $189,318 | $160,518 | $160,518 | 0.28850 | $46.31 |
| LAKE COUNTY VOTED DEBT SERVICE | $189,318 | $160,518 | $160,518 | 0.15240 | $24.46 |
| LAKE COUNTY WATER AUTHORITY | $189,318 | $160,518 | $160,518 | 0.25540 | $41.00 |
| SOUTH LAKE HOSPITAL DIST | $189,318 | $160,518 | $160,518 | 0.73320 | $117.69 |
| | | | | **Total:** 20.0337 | **Total:** $3,215.76 |

## Exemptions Information

### This property is benefitting from the following exemptions with a checkmark ✓

| | | |
|---|---|---|
| Homestead Exemption (first exemption up to $25,000) | *Learn More* | *View the Law* |
| Additional Homestead Exemption (up to an additional $25,000) | *Learn More* | *View the Law* |
| Limited Income Senior Exemption (applied to county millage - up to $50,000) | *Learn More* | *View the Law* |
| Limited Income Senior Exemption (applied to city millage - up to $25,000) | *Learn More* | *View the Law* |
| Limited Income Senior 25 Year Residency (county millage only-exemption amount varies) | *Learn More* | *View the Law* |
| Widow / Widower Exemption (up to $500) | *Learn More* | *View the Law* |
| Blind Exemption (up to $500) | *Learn More* | *View the Law* |
| Disability Exemption (up to $500) | *Learn More* | *View the Law* |
| Total and Permanent Disability Exemption (amount varies) | *Learn More* | *View the Law* |
| Veteran’s Disability Exemption ($5000) | *Learn More* | *View the Law* |
| Veteran’s Total and Permanent Disability Exemption (amount varies) | *Learn More* | *View the Law* |
| Veteran’s Combat Related Disability Exemption (amount varies) | *Learn More* | *View the Law* |
| Deployed Servicemember Exemption (amount varies) | *Learn More* | *View the Law* |
| Surviving Spouse of First Responder Exemption (amount varies) | *Learn More* | *View the Law* |
| Conservation Exemption (amount varies) | *Learn More* | *View the Law* |

| | | |
|---|---|---|
| Tangible Personal Property Exemption (up to $25,000) | Learn More | View the Law |
| Religious, Charitable, Institutional, and Organizational Exemptions (amount varies) | Learn More | View the Law |
| Government Exemption (amount varies) | Learn More | View the Law |

## Exemption Savings

**The exemptions marked with a ✓ above are providing a tax dollar savings of: $0.00**

## Assessment Reduction Information (3% cap, 10% cap, Agricultural, Portability, etc.)

**This property is benefitting from the following assessment reductions with a checkmark ✓**

| | | | |
|---|---|---|---|
| | Save Our Homes Assessment Limitation (3% assessed value cap) | Learn More | View the Law |
| | Save Our Homes Assessment Transfer (Portability) | Learn More | View the Law |
| | Non-Homestead Assessment Limitation (10% assessed value cap) | Learn More | View the Law |
| | Conservation Classification Assessment Limitation | Learn More | View the Law |
| ✓ | Agricultural Classification | Learn More | View the Law |

## Assessment Reduction Savings

**The assessment reductions marked with a ✓ above are providing a tax dollar savings of: $576.97**

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Property data last updated on 19 March 2017.
Site Notice

# APPENDIX C

# SITE PHOTOGRAPHS

Photographs – 30 Acre Property on East Minneola Street, Minneola, FL



Photograph 1 –East Minneola Street at south property boundary, facing east



Photograph 2 – Gate and access driveway at southwest property corner



Photograph 3 – City of Minneola storage yard at south property boundary



Photograph 4 – Construction road along north property boundary



Photograph 5 – Planted pine forest at south central portion of property



Photograph 6 – Planted pine forest at north central portion of property



Photograph 7 – Location of former house with remnant concrete front steps



Photograph 8 – West side of metal warehouse/hangar structure



Photograph 9 – East side of metal warehouse/hangar structure



Photograph 10 – Interior view of metal warehouse/hangar structure (taken through exterior window)



Photograph 11 – Old concrete septic system located immediately north of former house



Photograph 12 – Newer septic system located immediately north of former house



Photograph 13 – Water well adjacent to warehouse/hangar



Photograph 14 – Concrete pump pad and pedestals for elevated water tank adjacent to well



Photograph 15 – Fill port for underground fuel storage tank



Photograph 16 – Dispenser pad adjacent to underground storage tank and rusted metal drum



Photograph 17 – Rusted metal drum immediately north of warehouse/hangar



Photograph 18 – Evidence of former structure, possible pole barn



Photograph 18 – Paint and solvent cans in area of suspected former pole barn



Photograph 19 – Rusted 55 gallon drums in area of suspected former pole barn



Photograph 20 – Storage shed located northwest of former house



Photograph 21 – Wood shed located northeast of former house



Photograph 22 – Wood shed located north of warehouse/hangar



Photograph 23 – Area of surface debris and suspected buried debris approximately 250 feet north of warehouse/hangar

| | |
|---|---|
|  |  |
| Photograph 24 – Cleared former airfield taxiway area | Photograph 25 – Drainage ditch located north of the cleared taxiway area |
|  | |
| Photograph 26 – Discarded tires at west property boundary | |

# APPENDIX D

# RADIUS DATA SURVEY

**12503 East Minneola Street**
12503 East Minneola Street
Minneola, FL 34715

Inquiry Number: 4899103.2s
April 05, 2017

# FirstSearch Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com


FORM FXA DW

# Search Summary Report

**TARGET SITE** **12503 EAST MINNEOLA STREET**
**MINNEOLA, FL 34715**

| Category | Sel | Site | 1/8 | 1/4 | 1/2 | > 1/2 | ZIP | TOTALS |
|---|---|---|---|---|---|---|---|---|
| ***NPL*** | Y | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| ***NPL Delisted*** | Y | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| ***CERCLIS*** | Y | 0 | 0 | 0 | 0 | - | 0 | 0 |
| ***NFRAP*** | Y | 0 | 0 | 0 | 0 | - | 0 | 0 |
| ***RCRA COR ACT*** | Y | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| ***RCRA TSD*** | Y | 0 | 0 | 0 | 0 | - | 0 | 0 |
| ***RCRA GEN*** | Y | 0 | 0 | 0 | - | - | 0 | 0 |
| ***Federal IC / EC*** | Y | 0 | 0 | 0 | 0 | - | 0 | 0 |
| ***ERNS*** | Y | 0 | - | - | - | - | 0 | 0 |
| ***State/Tribal CERCLIS*** | Y | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| ***State/Tribal SWL*** | Y | 0 | 0 | 0 | 4 | - | 0 | 4 |
| ***State/Tribal LTANKS*** | Y | 0 | 0 | 1 | 2 | - | 0 | 3 |
| ***State/Tribal Tanks*** | Y | 0 | 0 | 2 | - | - | 0 | 2 |
| ***State/Tribal IC / EC*** | Y | 0 | 0 | 0 | 0 | - | 0 | 0 |
| ***State/Tribal VCP*** | Y | 0 | 0 | 0 | 0 | - | 0 | 0 |
| ***ST/Tribal Brownfields*** | Y | 0 | 0 | 0 | 0 | - | 0 | 0 |
| ***US Brownfields*** | Y | 0 | 0 | 0 | 0 | - | 0 | 0 |
| ***Other Haz Sites*** | Y | 0 | 0 | 0 | - | - | 0 | 0 |
| ***Spills*** | Y | 0 | - | - | - | - | 0 | 0 |
| ***Other*** | Y | 0 | 0 | 0 | - | - | 0 | 0 |
| | - Totals -- | 0 | 0 | 3 | 6 | 0 | 0 | 9 |


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# Search Summary Report

**TARGET SITE:** **12503 EAST MINNEOLA STREET**
**MINNEOLA, FL 34715**

| Category | Database | Update | Radius | Site | 1/8 | 1/4 | 1/2 | > 1/2 | ZIP | TOTALS |
|---|---|---|---|---|---|---|---|---|---|---|
| ***NPL*** | NPL | 12/05/2016 | 1.000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | Proposed NPL | 12/05/2016 | 1.000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| ***NPL Delisted*** | Delisted NPL | 12/05/2016 | 1.000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| ***CERCLIS*** | SEMS | 10/10/2016 | 0.500 | 0 | 0 | 0 | 0 | - | 0 | 0 |
| ***NFRAP*** | SEMS-ARCHIVE | 10/10/2016 | 0.500 | 0 | 0 | 0 | 0 | - | 0 | 0 |
| ***RCRA COR ACT*** | CORRACTS | 12/12/2016 | 1.000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| ***RCRA TSD*** | RCRA-TSDF | 12/12/2016 | 0.500 | 0 | 0 | 0 | 0 | - | 0 | 0 |
| ***RCRA GEN*** | RCRA-LQG | 12/12/2016 | 0.250 | 0 | 0 | 0 | - | - | 0 | 0 |
| | RCRA-SQG | 12/12/2016 | 0.250 | 0 | 0 | 0 | - | - | 0 | 0 |
| | RCRA-CESQG | 12/12/2016 | 0.250 | 0 | 0 | 0 | - | - | 0 | 0 |
| ***Federal IC / EC*** | US ENG CONTROLS | 11/15/2016 | 0.500 | 0 | 0 | 0 | 0 | - | 0 | 0 |
| | US INST CONTROL | 11/15/2016 | 0.500 | 0 | 0 | 0 | 0 | - | 0 | 0 |
| ***ERNS*** | ERNS | 09/26/2016 | TP | 0 | - | - | - | - | 0 | 0 |
| ***State/Tribal CERCLIS*** | SHWS | 11/04/2016 | 1.000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| ***State/Tribal SWL*** | SWF/LF | 01/18/2017 | 0.500 | 0 | 0 | 0 | 4 | - | 0 | 4 |
| ***State/Tribal LTANKS*** | LUST | 10/06/2016 | 0.500 | 0 | 0 | 1 | 2 | - | 0 | 3 |
| | LAST | 11/14/2016 | 0.500 | 0 | 0 | 0 | 0 | - | 0 | 0 |
| | INDIAN LUST | 10/27/2015 | 0.500 | 0 | 0 | 0 | 0 | - | 0 | 0 |
| ***State/Tribal Tanks*** | UST | 10/06/2016 | 0.250 | 0 | 0 | 1 | - | - | 0 | 1 |
| | AST | 10/06/2016 | 0.250 | 0 | 0 | 1 | - | - | 0 | 1 |
| | INDIAN UST | 10/20/2015 | 0.250 | 0 | 0 | 0 | - | - | 0 | 0 |
| ***State/Tribal IC / EC*** | ENG CONTROLS | 12/04/2016 | 0.500 | 0 | 0 | 0 | 0 | - | 0 | 0 |
| | INST CONTROL | 12/04/2016 | 0.500 | 0 | 0 | 0 | 0 | - | 0 | 0 |
| ***State/Tribal VCP*** | VCP | 11/18/2016 | 0.500 | 0 | 0 | 0 | 0 | - | 0 | 0 |
| ***ST/Tribal Brownfields*** | BROWNFIELDS | 12/28/2016 | 0.500 | 0 | 0 | 0 | 0 | - | 0 | 0 |

# Search Summary Report

**TARGET SITE:** **12503 EAST MINNEOLA STREET**
**MINNEOLA, FL 34715**

| Category | Database | Update | Radius | Site | 1/8 | 1/4 | 1/2 | > 1/2 | ZIP | TOTALS |
|---|---|---|---|---|---|---|---|---|---|---|
| ***US Brownfields*** | US BROWNFIELDS | 12/19/2016 | 0.500 | 0 | 0 | 0 | 0 | - | 0 | 0 |
| ***Other Haz Sites*** | PRIORITYCLEANERS | 10/05/2016 | 0.250 | 0 | 0 | 0 | - | - | 0 | 0 |
| | Fl Sites | 12/31/1989 | 1.000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | US CDL | 09/30/2016 | TP | 0 | - | - | - | - | 0 | 0 |
| ***Spills*** | HMIRS | 12/28/2016 | TP | 0 | - | - | - | - | 0 | 0 |
| | SPILLS | 01/17/2017 | TP | 0 | - | - | - | - | 0 | 0 |
| | SPILLS 90 | 12/10/2012 | TP | 0 | - | - | - | - | 0 | 0 |
| | SPILLS 80 | 09/01/2001 | TP | 0 | - | - | - | - | 0 | 0 |
| ***Other*** | RCRA NonGen / NLR | 12/12/2016 | 0.250 | 0 | 0 | 0 | - | - | 0 | 0 |
| | TSCA | 12/31/2012 | TP | 0 | - | - | - | - | 0 | 0 |
| | TRIS | 12/31/2014 | TP | 0 | - | - | - | - | 0 | 0 |
| | SSTS | 12/31/2009 | TP | 0 | - | - | - | - | 0 | 0 |
| | RAATS | 04/17/1995 | TP | 0 | - | - | - | - | 0 | 0 |
| | PRP | 10/25/2013 | TP | 0 | - | - | - | - | 0 | 0 |
| | PADS | 01/20/2016 | TP | 0 | - | - | - | - | 0 | 0 |
| | ICIS | 11/18/2016 | TP | 0 | - | - | - | - | 0 | 0 |
| | FTTS | 04/09/2009 | TP | 0 | - | - | - | - | 0 | 0 |
| | MLTS | 08/30/2016 | TP | 0 | - | - | - | - | 0 | 0 |
| | RADINFO | 01/04/2017 | TP | 0 | - | - | - | - | 0 | 0 |
| | INDIAN RESERV | 12/31/2014 | 1.000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | US AIRS | 10/12/2016 | TP | 0 | - | - | - | - | 0 | 0 |
| | FINDS | 07/15/2016 | TP | 0 | - | - | - | - | 0 | 0 |
| | DRYCLEANERS | 01/04/2017 | 0.250 | 0 | 0 | 0 | - | - | 0 | 0 |
| | FL Cattle Dip. Vats | 02/04/2005 | 0.250 | 0 | 0 | 0 | - | - | 0 | 0 |
| | - Totals -- | | | 0 | 0 | 3 | 6 | 0 | 0 | 9 |

# Site Information Report

**Request Date:** APRIL 5, 2017
**Request Name:** T. SCOTT CAVIN
**Search Type:** COORD
**Job Number:** E17010

**Target Site:** 12503 EAST MINNEOLA STREET
MINNEOLA, FL 34715

## *Site Location*

| | Degrees (Decimal) | Degrees (Min/Sec) | UTMs | |
|---|---|---|---|---|
| Longitude: | 81.744836 | 81.7448360 - 81° 44' 41.40'' | Easting: | 427160.6 |
| Latitude: | 28.581999 | 28.5819990 - 28° 34' 55.19'' | Northing: | 3161728.5 |
| Elevation: | 148 ft. above sea level | | Zone: | Zone 17 |

## *Demographics*

**Sites:** 9 **Non-Geocoded:** 0 **Population:** N/A

**RADON**

Federal EPA Radon Zone for LAKE County: 3

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for LAKE COUNTY, FL

Number of sites tested: 55

| Area | Average Activity | % <4 pCi/L | % 4-20 pCi/L | % >20 pCi/L |
|---|---|---|---|---|
| Living Area | 0.620 pCi/L | 98% | 2% | 0% |
| Basement | Not Reported | Not Reported | Not Reported | Not Reported |

# Target Site Summary Report

Target Property: 12503 EAST MINNEOLA STREET
MINNEOLA, FL 34715

JOB: E17010

TOTAL: 9 GEOCODED: 9 NON GEOCODED: 0

| Map ID | DB Type --ID/Status | Site Name | Address | Dist/Dir | ElevDiff | Page No. |
|---|---|---|---|---|---|---|

**No sites found for target address**

# Sites Summary Report

Target Property: 12503 EAST MINNEOLA STREET
MINNEOLA, FL 34715

JOB: E17010

TOTAL: 9 GEOCODED: 9 NON GEOCODED: 0

| Map ID | DB Type --ID/Status | Site Name | Address | Dist/Dir | ElevDiff | Page No. |
|---|---|---|---|---|---|---|
| 1 | AST<br>--CLOSED<br>--8629250<br>--CLOSED | LAKE CNTY SCHOOL BD-MINNEOLA E | 300 E PEARL ST<br>CLERMONT, FL 34711 | 0.19 SSE | - 45 | 1 |
| 1 | UST<br>--CLOSED<br>--8629250 | LAKE CNTY SCHOOL BD-MINNEOLA E | 300 E PEARL ST<br>CLERMONT, FL 34711 | 0.19 SSE | - 45 | 2 |
| 1 | LUST<br>--CLOSED<br>--8629250<br>--NFA - NFA COMPLETE | LAKE CNTY SCHOOL BD-MINNEOLA E | 300 E PEARL ST<br>CLERMONT, FL 34711 | 0.19 SSE | - 45 | 3 |
| 2 | LUST<br>--CLOSED<br>--9802435<br>--ENTD - ELIGIBLE - NO TASK LEVEL DATA | SMOAK PROPERTY | HWY 27 S 210 203 205 207<br>MINNEOLA, FL 34755 | 0.36 SW | - 17 | 7 |
| 3 | SWF/LF<br>--96503<br>--INACTIVE (I) | JAN-R-KISH, INC. | 302 N. HIGHWAY 27<br>CLERMONT, FL 34711 | 0.40 West | - 21 | 11 |
| 4 | LUST<br>--OPEN<br>--8510086<br>--SRCR - SRCR COMPLETE | RIGHTWAY FOODS | 104 US HWY 27 S<br>MINNEOLA, FL 32755 | 0.41 SW | - 16 | 12 |
| 5 | SWF/LF<br>--100299<br>--INACTIVE (I) | OUTRAGEOUS AUDIO INC. | 202 SOUTH HWY 27<br>MINNEOLA, FL 34715 | 0.44 SW | - 20 | 17 |
| A6 | SWF/LF<br>--20044<br>--NFA,NO FURTHER ACTION (F) | CBS INDUSTRIES INC C & D LF | 9110 SOUTH GRASSY LAKE RO<br>MINNEOLA, FL 34715 | 0.47 NW | + 13 | 18 |
| A7 | SWF/LF<br>--20715<br>--NFA,NO FURTHER ACTION (F) | DIVERSIFIED ENVIRONMENTAL MANA | 9110 S. GRASSY LAKE ROAD<br>MINNEOLA, FL 34711 | 0.47 NW | + 13 | 19 |

# Site Detail Report

Target Property: 12503 EAST MINNEOLA STREET
MINNEOLA, FL 34715

JOB: E17010

AST

**EDR ID:** U001358051 **DIST/DIR:** 0.194 SSE **ELEVATION:** 103 **MAP ID:** 1

**NAME:** LAKE CNTY SCHOOL BD-MINNEOLA ELEM

**ADDRESS:** 300 E PEARL ST
CLERMONT, FL 34711

**Rev:** 10/06/2016
ID/Status: CLOSED
ID/Status: 8629250
ID/Status: CLOSED

**SOURCE:** FL Department of Environmental Protection

AST:
Facility ID: 8629250
Facility Status: CLOSED
Type Description: County Government
Facility Phone: (352) 253-6722
DEP Contractor Own: P
Region: STATE
Positioning Method: UNVR
Lat/Long (dms): 28 34 47 / 81 44 35

Owner:
Owner Id: 12360
Owner Name: LAKE CNTY SCHOOL BD
Owner Address: 201 W BURLEIGH BLVD
Owner Address 2: ATTN: ANTONIO PEACE
Owner City,St,Zip: TAVARES, FL 32778
Owner Contact: ANTONIO PEACE CELL: (352) 267-6075
Owner Phone: (352) 253-6722

Tank Id: 1
Status: Removed
Status Date: 30-APR-1991
Install Date: 01-FEB-1984
Substance: Unleaded gas
Content Description: Unleaded Gas
Gallons: 1000
Tank Location: ABOVEGROUND

Click here for Florida Oculus:

# Site Detail Report

Target Property: 12503 EAST MINNEOLA STREET
MINNEOLA, FL 34715

JOB: E17010

UST

**EDR ID:** U001358051 **DIST/DIR:** 0.194 SSE **ELEVATION:** 103 **MAP ID:** 1

**NAME:** LAKE CNTY SCHOOL BD-MINNEOLA ELEM

**ADDRESS:** 300 E PEARL ST
CLERMONT, FL 34711

**Rev:** 10/06/2016
ID/Status: CLOSED
ID/Status: 8629250

**SOURCE:** FL Department of Environmental Protection

UST:
Facility Id: 8629250
Facility Status: CLOSED
Type Description: County Government
Facility Phone: (352) 253-6722
Region: STATE
Positioning Method: UNVR
Lat/Long (dms): 28 34 47 / 81 44 35

Owner:
Owner Id: 12360
Owner Name: LAKE CNTY SCHOOL BD
Owner Address: 201 W BURLEIGH BLVD
Owner Address 2: ATTN: ANTONIO PEACE
Owner City,St,Zip: TAVARES, FL 32778
Owner Contact: ANTONIO PEACE CELL: (352) 267-6075
Owner Phone: (352) 253-6722

Tank Info:
Tank Id: 2
Status: Removed
Status Date: 05-MAR-2003
Install Date: Not reported
Substance: Fuel oil-on site heat
Content Description: Fuel Oil - Onsite Heat
Gallons: 2000
Vessel Indicator: TANK
Tank Location: UNDERGROUND
DEP Contractor: P

Tank Id: 3
Status: Removed
Status Date: 05-MAR-2003
Install Date: Not reported
Substance: Fuel oil-on site heat
Content Description: Fuel Oil - Onsite Heat
Gallons: 2000
Vessel Indicator: TANK
Tank Location: UNDERGROUND
DEP Contractor: P

Click here for Florida Oculus:

# Site Detail Report

Target Property: 12503 EAST MINNEOLA STREET
MINNEOLA, FL 34715

JOB: E17010

LUST

**EDR ID:** U001358051 **DIST/DIR:** 0.194 SSE **ELEVATION:** 103 **MAP ID:** 1

**NAME:** LAKE CNTY SCHOOL BD-MINNEOLA ELEM

**ADDRESS:** 300 E PEARL ST
CLERMONT, FL 34711

**Rev:** 10/06/2016
ID/Status: CLOSED
ID/Status: 8629250
ID/Status: NFA - NFA COMPLETE

**SOURCE:** FL Department of Environmental Protection

LUST:
Region: STATE
Facility Id: 8629250
Facility Status: CLOSED
Facility Type: I - County Government
Facility Phone: (352)253-6722
Facility Cleanup Rank: Not reported
District: Central District
Lat/Long (dms): 28 34 47.0027 / 81 44 34.9984
Section: Not reported
Township: Not reported
Range: Not reported
Feature: Not reported
Method: UNVR
Datum: 0
Score: 55
Score Effective Date: 01/06/1998
Score When Ranked: Not reported
Operator: LAKE CNTY SCHOOL BD
Name Update: Not reported
Address Update: 03/05/2003

Discharge Cleanup Summary:
Discharge Date: 03/25/1992
PCT Discharge Combined: Not reported
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: NFA - NFA COMPLETE
Disch Cleanup Status Date: 06/21/2002
Cleanup Work Status: COMPLETED
Information Source: D - DISCHARGE NOTIFICATION
Other Source Description: Not reported
Eligibility Indicator: E - ELIGIBLE
Site Manager: SHERIDAN_E
Site Mgr End Date: 01/27/2003
Tank Office: PCTM3 - PETROLEUM CLEANUP TEAM 3 - LP MGMT

Petroleum Cleanup Program Eligibility:
Facility ID: 8629250
Discharge Date: 25-MAR-92
Pct Discharge Combined With: Not reported
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: NFA - NFA COMPLETE
Disch Cleanup Status Date: 06/21/2002
Cleanup Work Status: COMPLETED
Information Source: D - DISCHARGE NOTIFICATION

- Continued on next page -

# Site Detail Report

Target Property: 12503 EAST MINNEOLA STREET
MINNEOLA, FL 34715

JOB: E17010

LUST

**EDR ID:** U001358051 **DIST/DIR:** 0.194 SSE **ELEVATION:** 103 **MAP ID:** 1

**NAME:** LAKE CNTY SCHOOL BD-MINNEOLA ELEM

**ADDRESS:** 300 E PEARL ST
CLERMONT, FL 34711

**Rev:** 10/06/2016
ID/Status: CLOSED
ID/Status: 8629250
ID/Status: NFA - NFA COMPLETE

**SOURCE:** FL Department of Environmental Protection

Other Source Description: Not reported
Application Received Date: Not reported
Cleanup Program: C - PETROLEUM CLEANUP PARTICIPATION PROGRAM
Eligibility Status: 30-OCT-97
Elig Status Date: 30-OCT-97
Letter Of Intent Date: 10/30/1997
Redetermined: No
Inspection Date: 03/25/1992
Site Manager: SHERIDAN_E
Site Mgr End Date: 01/27/2003
Tank Office: PCTM3 - PETROLEUM CLEANUP TEAM 3 - LP MGMT
Deductible Amount: Not reported
Deductible Paid To Date: 0
Co-Pay Amount: 25
Co-Pay Paid To Date: 0
Cap Amount: 300000

Contaminated Media:
Discharge Date: 03/25/1992
Pct Discharge Combined With: Not reported
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: NFA - NFA COMPLETE
Disch Cleanup Status Date: 06/21/2002
Cleanup Work Status: COMPLETED
Information Source: D - DISCHARGE NOTIFICATION
Other Source Description: Not reported
Elig Indicator: E - ELIGIBLE
Site Manager: SHERIDAN_E
Site Mgr End Date: 01/27/2003
Tank Office: PCTM3 - PETROLEUM CLEANUP TEAM
Contaminated Drinking Wells: 0
Contaminated Monitoring Well: No
Contaminated Soil: Yes
Contaminated Surface Water: No
Contaminated Ground Water: No
Pollutant: D - Vehicular Diesel
Pollutant Other Description: Not reported
Gallons Discharged: Not reported

Task Information:
District: CD
Facility ID: 8629250
Facility Status: CLOSED
Facility Type: I - County Government -
County: LAKE
County ID: 35

- Continued on next page -

# Site Detail Report

Target Property: 12503 EAST MINNEOLA STREET
MINNEOLA, FL 34715

JOB: E17010

LUST

**EDR ID:** U001358051 **DIST/DIR:** 0.194 SSE **ELEVATION:** 103 **MAP ID:** 1

**NAME:** LAKE CNTY SCHOOL BD-MINNEOLA ELEM

**ADDRESS:** 300 E PEARL ST
CLERMONT, FL 34711

**Rev:** 10/06/2016
ID/Status: CLOSED
ID/Status: 8629250
ID/Status: NFA - NFA COMPLETE

**SOURCE:** FL Department of Environmental Protection

Cleanup Eligibility Status: E
Source Effective Date: 06-21-2002
Discharge Date: 03-25-1992
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: NFA - NFA COMPLETE
Disch Cleanup Status Date: 06-21-2002
SRC Action Type: NFA - NO FURTHER ACTION
SRC Submit Date: 04-04-2002
SRC Review Date: 06-21-2002
SRC Completion Status: A - APPROVED
SRC Issue Date: 06-21-2002
SRC Comment: Not reported
Cleanup Work Status: COMPLETED
Site Mgr: SHERIDAN_E
Site Mgr End Date: 01-27-2003
Tank Office: PCTM3 - Team 3
SR Task ID: Not reported
SR Cleanup Responsible: -
SR Funding Eligibility Type: -
SR Actual Cost: Not reported
SR Completion Date: Not reported
SR Payment Date: Not reported
SR Oral Date: Not reported
SR Written Date: Not reported
SR Soil Removal: Not reported
SR Free Product Removal: Not reported
SR Soil Tonnage Removed: Not reported
SR Soil Treatment: Not reported
SR Other Treatment: Not reported
SR Alternate Proc Received Date: Not reported
SR Alternate Procedure Status: Not reported
SR Alternate Procedure Status Date: Not reported
SR Alternate Procedure Comments: Not reported
SA Task ID: 71637
SA Cleanup Responsible: -
SA Funding Eligibility Type: -
SA Actual Cost: Not reported
SA Completion Date: Not reported
SA Payment Date: Not reported
RAP Task ID: Not reported
RAP Cleanup Responsible ID: -
RAP Funding Eligibility Type: -
RAP Actual Cost: Not reported
RAP Completion Date: Not reported
RAP Payment Date: Not reported

- Continued on next page -

# Site Detail Report

Target Property: 12503 EAST MINNEOLA STREET
MINNEOLA, FL 34715

JOB: E17010

LUST

**EDR ID:** U001358051 **DIST/DIR:** 0.194 SSE **ELEVATION:** 103 **MAP ID:** 1

**NAME:** LAKE CNTY SCHOOL BD-MINNEOLA ELEM

**ADDRESS:** 300 E PEARL ST
CLERMONT, FL 34711

**Rev:** 10/06/2016
ID/Status: CLOSED
ID/Status: 8629250
ID/Status: NFA - NFA COMPLETE

**SOURCE:** FL Department of Environmental Protection

RAP Last Order Approved: Not reported
RA Task ID: 68777
RA Cleanup Responsible: -
RA Funding Eligibility Type: -
RA Years to Complete: 0
RA Actual Cost: Not reported

Click here for Florida Oculus:

# Site Detail Report

Target Property: 12503 EAST MINNEOLA STREET
MINNEOLA, FL 34715

JOB: E17010

LUST

**EDR ID:** U003714532 **DIST/DIR:** 0.365 SW **ELEVATION:** 131 **MAP ID:** 2

**NAME:** SMOAK PROPERTY

**ADDRESS:** HWY 27 S 210 203 205 207 209
MINNEOLA, FL 34755

**Rev:** 10/06/2016
ID/Status: CLOSED
ID/Status: 9802435
ID/Status: ENTD - ELIGIBLE - NO TASK LEVEL DATA

**SOURCE:** FL Department of Environmental Protection

LUST:
Region: STATE
Facility Id: 9802435
Facility Status: CLOSED
Facility Type: A - Retail Station
Facility Phone: Not reported
Facility Cleanup Rank: 11086
District: Central District
Lat/Long (dms): 28 34 41.12 / 81 44 57.45
Section: Not reported
Township: Not reported
Range: Not reported
Feature: Not reported
Method: AGPS
Datum: Not reported
Score: 10
Score Effective Date: 01/13/2011
Score When Ranked: 9
Operator: Not reported
Name Update: Not reported
Address Update: 01/21/2003

Petroleum Cleanup PCT Facility Score:
Facility Cleanup Status: APPL - APPLICATION
Contact: RICHARD OR LINDA SMOAK
Contact Company: SMOAK, RICHARD W & LINDA K
Contact Address: 1120 SCOTTS BOTTOM RD
Contact City/State/Zip: BURKESVILLE, KY 42717
Phone: Not reported
Bad Address Ind: N
State: FL
Zip: 34755
Score: 10
Score Effective Date: 13-JAN-11
Related Party ID: 49665
Primary RP Role: ACCOUNT OWNER
RP Begin Date: 05/01/2000
RP Zip: Not reported
RP Extension: Not reported

Discharge Cleanup Summary:
Discharge Date: 04/05/2001
PCT Discharge Combined: Not reported
Cleanup Required: R - CLEANUP REQUIRED

- Continued on next page -

# Site Detail Report

Target Property: 12503 EAST MINNEOLA STREET
MINNEOLA, FL 34715

JOB: E17010

LUST

**EDR ID:** U003714532 **DIST/DIR:** 0.365 SW **ELEVATION:** 131 **MAP ID:** 2

**NAME:** SMOAK PROPERTY

**ADDRESS:** HWY 27 S 210 203 205 207 209
MINNEOLA, FL 34755

**Rev:** 10/06/2016
ID/Status: CLOSED
ID/Status: 9802435
ID/Status: ENTD - ELIGIBLE - NO TASK LEVEL DATA

**SOURCE:** FL Department of Environmental Protection

Discharge Cleanup Status: ENTD - ELIGIBLE - NO TASK LEVEL DATA
Disch Cleanup Status Date: 04/05/2001
Cleanup Work Status: INACTIVE
Information Source: A - ABANDONED TANK RESTORATION
Other Source Description: USE E ORDER DATE - DSUC
Eligibility Indicator: E - ELIGIBLE
Site Manager: WITT_GM
Site Mgr End Date: Not reported
Tank Office: PCTM5 - PETROLEUM CLEANUP TEAM 5

Petroleum Cleanup Program Eligibility:
Facility ID: 9802435
Discharge Date: 05-APR-01
Pct Discharge Combined With: Not reported
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: ENTD - ELIGIBLE - NO TASK LEVEL DATA
Disch Cleanup Status Date: 04/05/2001
Cleanup Work Status: INACTIVE
Information Source: A - ABANDONED TANK RESTORATION
Other Source Description: USE E ORDER DATE - DSUC
Application Received Date: 13-JAN-00
Cleanup Program: A - ABANDONED TANK RESTORATION PROGRAM
Eligibility Status: 04-APR-01
Elig Status Date: 04-APR-01
Letter Of Intent Date: Not reported
Redetermined: No
Inspection Date: 04/05/2001
Site Manager: WITT_GM
Site Mgr End Date: Not reported
Tank Office: PCTM5 - PETROLEUM CLEANUP TEAM 5
Deductible Amount: 0
Deductible Paid To Date: 0
Co-Pay Amount: Not reported
Co-Pay Paid To Date: 0
Cap Amount: Not reported

Contaminated Media:
Discharge Date: 04/05/2001
Pct Discharge Combined With: Not reported
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: ENTD - ELIGIBLE - NO TASK LEVEL DATA
Disch Cleanup Status Date: 04/05/2001
Cleanup Work Status: INACTIVE
Information Source: A - ABANDONED TANK RESTORATION
Other Source Description: USE E ORDER DATE - DSUC
Elig Indicator: E - ELIGIBLE

- Continued on next page -

# Site Detail Report

Target Property: 12503 EAST MINNEOLA STREET
MINNEOLA, FL 34715

JOB: E17010

LUST

**EDR ID:** U003714532 **DIST/DIR:** 0.365 SW **ELEVATION:** 131 **MAP ID:** 2

**NAME:** SMOAK PROPERTY

**ADDRESS:** HWY 27 S 210 203 205 207 209
MINNEOLA, FL 34755

**Rev:** 10/06/2016
ID/Status: CLOSED
ID/Status: 9802435
ID/Status: ENTD - ELIGIBLE - NO TASK LEVEL DATA

**SOURCE:** FL Department of Environmental Protection

Site Manager: WITT_GM
Site Mgr End Date: Not reported
Tank Office: PCTM5 - PETROLEUM CLEANUP TEAM
Contaminated Drinking Wells: Not reported
Contaminated Monitoring Well: Not reported
Contaminated Soil: Yes
Contaminated Surface Water: Not reported
Contaminated Ground Water: Not reported
Pollutant: Y - Unknown/Not Reported
Pollutant Other Description: Not reported
Gallons Discharged: Not reported

Task Information:
District: CD
Facility ID: 9802435
Facility Status: CLOSED
Facility Type: A - Retail Station -
County: LAKE
County ID: 35
Cleanup Eligibility Status: E
Source Effective Date: Not reported
Discharge Date: 04-05-2001
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: ENTD - ELIGIBLE - NO TASK LEVEL DATA
Disch Cleanup Status Date: 04-05-2001
SRC Action Type: -
SRC Submit Date: Not reported
SRC Review Date: Not reported
SRC Completion Status: -
SRC Issue Date: Not reported
SRC Comment: Not reported
Cleanup Work Status: INACTIVE
Site Mgr: WITT_GM
Site Mgr End Date: Not reported
Tank Office: PCTM5 - Team 5
SR Task ID: Not reported
SR Cleanup Responsible: -
SR Funding Eligibility Type: -
SR Actual Cost: Not reported
SR Completion Date: Not reported
SR Payment Date: Not reported
SR Oral Date: Not reported
SR Written Date: Not reported
SR Soil Removal: Not reported
SR Free Product Removal: Not reported

- Continued on next page -

# Site Detail Report

Target Property: 12503 EAST MINNEOLA STREET
MINNEOLA, FL 34715

JOB: E17010

LUST

**EDR ID:** U003714532 **DIST/DIR:** 0.365 SW **ELEVATION:** 131 **MAP ID:** 2

**NAME:** SMOAK PROPERTY

**ADDRESS:** HWY 27 S 210 203 205 207 209
MINNEOLA, FL 34755

**Rev:** 10/06/2016
ID/Status: CLOSED
ID/Status: 9802435
ID/Status: ENTD - ELIGIBLE - NO TASK LEVEL DATA

**SOURCE:** FL Department of Environmental Protection

SR Soil Tonnage Removed: Not reported
SR Soil Treatment: Not reported
SR Other Treatment: Not reported
SR Alternate Proc Received Date: Not reported
SR Alternate Procedure Status: Not reported
SR Alternate Procedure Status Date: Not reported
SR Alternate Procedure Comments: Not reported
SA Task ID: Not reported
SA Cleanup Responsible: -
SA Funding Eligibility Type: -
SA Actual Cost: Not reported
SA Completion Date: Not reported
SA Payment Date: Not reported
RAP Task ID: Not reported
RAP Cleanup Responsible ID: -
RAP Funding Eligibility Type: -
RAP Actual Cost: Not reported
RAP Completion Date: Not reported
RAP Payment Date: Not reported
RAP Last Order Approved: Not reported
RA Task ID: Not reported
RA Cleanup Responsible: -
RA Funding Eligibility Type: -
RA Years to Complete: Not reported
RA Actual Cost: Not reported

Click here for Florida Oculus:

# Site Detail Report

Target Property: 12503 EAST MINNEOLA STREET
MINNEOLA, FL 34715

JOB: E17010

SWF/LF

**EDR ID:** S113899282 **DIST/DIR:** 0.397 West **ELEVATION:** 127 **MAP ID:** 3

**NAME:** JAN-R-KISH, INC.

**ADDRESS:** 302 N. HIGHWAY 27
CLERMONT, FL 34711
LAKE

**SOURCE:** FL Department of Environmental Protection

**Rev:** 01/18/2017
ID/Status: 96503
ID/Status: INACTIVE (I)

SWF/LF:
Facility ID: 96503
District: CD
Lat/Long: :: / ::
Class Type: 754
Classification: WASTE TIRE COLLECTOR
Class Status: INACTIVE (I)
Section: Not reported
Township: Not reported
Range: Not reported
Responsible Authority Name: Not reported
Responsible Authority Address: Not reported
Responsible Authority City,St,Zip: Not reported
Responsible Authority Phone: Not reported
EMail Address1: Not reported
EMail Address2: Not reported
Site Supervisor Name: Not reported
Site Supervisor Addr: Not reported
Site Supervisor City/State/Zip: Not reported
Site Supervisor Telephone: Not reported
Land Owner Name: Not reported
Land Owner Address: Not reported
Land Owner City/State/Zip: Not reported
Land Owner Telephone: Not reported

Click here for Florida Oculus:

# Site Detail Report

Target Property: 12503 EAST MINNEOLA STREET
MINNEOLA, FL 34715

JOB: E17010

LUST

**EDR ID:** U004138202 **DIST/DIR:** 0.407 SW **ELEVATION:** 132 **MAP ID:** 4

**NAME:** RIGHTWAY FOODS

**ADDRESS:** 104 US HWY 27 S
MINNEOLA, FL 32755

**Rev:** 10/06/2016
ID/Status: OPEN
ID/Status: 8510086
ID/Status: SRCR - SRCR COMPLETE

**SOURCE:** FL Department of Environmental Protection

LUST:
Region: STATE
Facility Id: 8510086
Facility Status: OPEN
Facility Type: A - Retail Station
Facility Phone: (352)394-0282
Facility Cleanup Rank: Not reported
District: Central District
Lat/Long (dms): 28 34 42.6959 / 81 45 1.4874
Section: 018
Township: 22S
Range: 26E
Feature: Not reported
Method: AGPS
Datum: 0
Score: 11
Score Effective Date: 07/27/2010
Score When Ranked: Not reported
Operator: KIRAT PARIKH
Name Update: 03/11/2010
Address Update: 03/28/2012

Discharge Cleanup Summary:
Discharge Date: 01/21/2010
PCT Discharge Combined: Not reported
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: SRCR - SRCR COMPLETE
Disch Cleanup Status Date: 08/09/2012
Cleanup Work Status: COMPLETED
Information Source: D - DISCHARGE NOTIFICATION
Other Source Description: Not reported
Eligibility Indicator: I - INELIGIBLE
Site Manager: Not reported
Site Mgr End Date: Not reported
Tank Office: -
Discharge Date: 07/01/1999
PCT Discharge Combined: Not reported
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: SRCR - SRCR COMPLETE
Disch Cleanup Status Date: 12/27/2001
Cleanup Work Status: COMPLETED
Information Source: D - DISCHARGE NOTIFICATION
Other Source Description: Not reported
Eligibility Indicator: I - INELIGIBLE
Site Manager: KLAPPENBAC_J

- Continued on next page -

# Site Detail Report

Target Property: 12503 EAST MINNEOLA STREET
MINNEOLA, FL 34715

JOB: E17010

LUST

**EDR ID:** U004138202 **DIST/DIR:** 0.407 SW **ELEVATION:** 132 **MAP ID:** 4

**NAME:** RIGHTWAY FOODS

**ADDRESS:** 104 US HWY 27 S
MINNEOLA, FL 32755

**Rev:** 10/06/2016
ID/Status: OPEN
ID/Status: 8510086
ID/Status: SRCR - SRCR COMPLETE

**SOURCE:** FL Department of Environmental Protection

Site Mgr End Date: 12/27/2001
Tank Office: PCCD - CD CLEANUP & COMPLIANCE ASSURANCE PROGRAM

Contaminated Media:
Discharge Date: 07/01/1999
Pct Discharge Combined With: Not reported
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: SRCR - SRCR COMPLETE
Disch Cleanup Status Date: 12/27/2001
Cleanup Work Status: COMPLETED
Information Source: D - DISCHARGE NOTIFICATION
Other Source Description: Not reported
Elig Indicator: I - INELIGIBLE
Site Manager: KLAPPENBAC_J
Site Mgr End Date: 12/27/2001
Tank Office: PCCD - CD CLEANUP & COMPLIANCE
Contaminated Drinking Wells: Not reported
Contaminated Monitoring Well: Not reported
Contaminated Soil: Yes
Contaminated Surface Water: Not reported
Contaminated Ground Water: Not reported
Pollutant: P - Generic Gasoline
Pollutant Other Description: Not reported
Gallons Discharged: Not reported

Task Information:
District: CD
Facility ID: 8510086
Facility Status: OPEN
Facility Type: A - Retail Station -
County: LAKE
County ID: 35
Cleanup Eligibility Status: I
Source Effective Date: 08-09-2012
Discharge Date: 01-21-2010
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: SRCR - SRCR COMPLETE
Disch Cleanup Status Date: 08-09-2012
SRC Action Type: SRCR - SITE REHABILITATION COMPLETION REPORT
SRC Submit Date: 05-10-2012
SRC Review Date: 05-29-2012
SRC Completion Status: A - APPROVED
SRC Issue Date: 08-09-2012
SRC Comment: Not reported
Cleanup Work Status: COMPLETED
Site Mgr: Not reported

- Continued on next page -

# Site Detail Report

Target Property: 12503 EAST MINNEOLA STREET
MINNEOLA, FL 34715

JOB: E17010

LUST

**EDR ID:** U004138202 **DIST/DIR:** 0.407 SW **ELEVATION:** 132 **MAP ID:** 4

**NAME:** RIGHTWAY FOODS

**ADDRESS:** 104 US HWY 27 S
MINNEOLA, FL 32755

**Rev:** 10/06/2016
ID/Status: OPEN
ID/Status: 8510086
ID/Status: SRCR - SRCR COMPLETE

**SOURCE:** FL Department of Environmental Protection

Site Mgr End Date: Not reported
Tank Office: -
SR Task ID: Not reported
SR Cleanup Responsible: -
SR Funding Eligibility Type: -
SR Actual Cost: Not reported
SR Completion Date: Not reported
SR Payment Date: Not reported
SR Oral Date: Not reported
SR Written Date: Not reported
SR Soil Removal: Not reported
SR Free Product Removal: Not reported
SR Soil Tonnage Removed: Not reported
SR Soil Treatment: Not reported
SR Other Treatment: Not reported
SR Alternate Proc Received Date: Not reported
SR Alternate Procedure Status: Not reported
SR Alternate Procedure Status Date: Not reported
SR Alternate Procedure Comments: Not reported
SA Task ID: 88176
SA Cleanup Responsible: -
SA Funding Eligibility Type: -
SA Actual Cost: Not reported
SA Completion Date: Not reported
SA Payment Date: Not reported
RAP Task ID: Not reported
RAP Cleanup Responsible ID: -
RAP Funding Eligibility Type: -
RAP Actual Cost: Not reported
RAP Completion Date: Not reported
RAP Payment Date: Not reported
RAP Last Order Approved: Not reported
RA Task ID: 89341
RA Cleanup Responsible: -
RA Funding Eligibility Type: -
RA Years to Complete: 0
RA Actual Cost: Not reported
District: CD
Facility ID: 8510086
Facility Status: OPEN
Facility Type: A - Retail Station -
County: LAKE
County ID: 35
Cleanup Eligibility Status: I
Source Effective Date: 09-17-2001

- Continued on next page -

# Site Detail Report

Target Property: 12503 EAST MINNEOLA STREET
MINNEOLA, FL 34715

JOB: E17010

LUST

**EDR ID:** U004138202 **DIST/DIR:** 0.407 SW **ELEVATION:** 132 **MAP ID:** 4

**NAME:** RIGHTWAY FOODS

**ADDRESS:** 104 US HWY 27 S
MINNEOLA, FL 32755

**Rev:** 10/06/2016
ID/Status: OPEN
ID/Status: 8510086
ID/Status: SRCR - SRCR COMPLETE

**SOURCE:** FL Department of Environmental Protection

Discharge Date: 07-01-1999
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: SRCR - SRCR COMPLETE
Disch Cleanup Status Date: 12-27-2001
SRC Action Type: SRCR - SITE REHABILITATION COMPLETION REPORT
SRC Submit Date: 07-05-2001
SRC Review Date: 09-17-2001
SRC Completion Status: A - APPROVED
SRC Issue Date: 12-27-2001
SRC Comment: SRCO
Cleanup Work Status: COMPLETED
Site Mgr: KLAPPENBAC_J
Site Mgr End Date: 12-27-2001
Tank Office: PCCD - Central District
SR Task ID: 61529
SR Cleanup Responsible: RP - RESPONSIBLE PARTY
SR Funding Eligibility Type: -
SR Actual Cost: Not reported
SR Completion Date: Not reported
SR Payment Date: Not reported
SR Oral Date: Not reported
SR Written Date: 08-02-1999
SR Soil Removal: Y
SR Free Product Removal: Not reported
SR Soil Tonnage Removed: 12
SR Soil Treatment: Not reported
SR Other Treatment: Not reported
SR Alternate Proc Received Date: Not reported
SR Alternate Procedure Status: Not reported
SR Alternate Procedure Status Date: Not reported
SR Alternate Procedure Comments: Not reported
SA Task ID: 61144
SA Cleanup Responsible: RP - RESPONSIBLE PARTY
SA Funding Eligibility Type: -
SA Actual Cost: Not reported
SA Completion Date: Not reported
SA Payment Date: Not reported
RAP Task ID: 61874
RAP Cleanup Responsible ID: RP - RESPONSIBLE PARTY
RAP Funding Eligibility Type: -
RAP Actual Cost: Not reported
RAP Completion Date: 09-17-2001
RAP Payment Date: Not reported
RAP Last Order Approved: Not reported
RA Task ID: 61875

- Continued on next page -

# Site Detail Report

Target Property: 12503 EAST MINNEOLA STREET
MINNEOLA, FL 34715

JOB: E17010

LUST

**EDR ID:** U004138202 **DIST/DIR:** 0.407 SW **ELEVATION:** 132 **MAP ID:** 4

**NAME:** RIGHTWAY FOODS

**ADDRESS:** 104 US HWY 27 S
MINNEOLA, FL 32755

**Rev:** 10/06/2016
ID/Status: OPEN
ID/Status: 8510086
ID/Status: SRCR - SRCR COMPLETE

**SOURCE:** FL Department of Environmental Protection

RA Cleanup Responsible: RP - RESPONSIBLE PARTY
RA Funding Eligibility Type: -
RA Years to Complete: 0
RA Actual Cost: Not reported

Click here for Florida Oculus:

# Site Detail Report

Target Property: 12503 EAST MINNEOLA STREET
MINNEOLA, FL 34715

JOB: E17010

SWF/LF

**EDR ID:** S113898289 **DIST/DIR:** 0.436 SW **ELEVATION:** 128 **MAP ID:** 5

**NAME:** OUTRAGEOUS AUDIO INC.

**ADDRESS:** 202 SOUTH HWY 27
MINNEOLA, FL 34715
LAKE

**SOURCE:** FL Department of Environmental Protection

**Rev:** 01/18/2017
ID/Status: 100299
ID/Status: INACTIVE (I)

SWF/LF:
Facility ID: 100299
District: CD
Lat/Long: :: / ::
Class Type: 754
Classification: WASTE TIRE COLLECTOR
Class Status: INACTIVE (I)
Section: Not reported
Township: Not reported
Range: Not reported
Responsible Authority Name: Not reported
Responsible Authority Address: Not reported
Responsible Authority City,St,Zip: Not reported
Responsible Authority Phone: Not reported
EMail Address1: Not reported
EMail Address2: Not reported
Site Supervisor Name: Not reported
Site Supervisor Addr: Not reported
Site Supervisor City/State/Zip: Not reported
Site Supervisor Telephone: Not reported
Land Owner Name: Not reported
Land Owner Address: Not reported
Land Owner City/State/Zip: Not reported
Land Owner Telephone: Not reported

Click here for Florida Oculus:

# Site Detail Report

Target Property: 12503 EAST MINNEOLA STREET
MINNEOLA, FL 34715

JOB: E17010

SWF/LF

**EDR ID:** S103553610 **DIST/DIR:** 0.475 NW **ELEVATION:** 161 **MAP ID:** A6

**NAME:** CBS INDUSTRIES INC C & D LF

**ADDRESS:** 9110 SOUTH GRASSY LAKE ROAD
MINNEOLA, FL 34715
LAKE

**SOURCE:** FL Department of Environmental Protection

**Rev:** 01/18/2017
ID/Status: 20044
ID/Status: NFA,NO FURTHER ACTION (F)

SWF/LF:
Facility ID: 20044
District: CD
Lat/Long: 28:34:51.2437 / 81:45:2.1074
Class Type: 540
Classification: CONSTRUCTION/DEMOLITION DEBRIS DISPOSAL
Class Status: NFA,NO FURTHER ACTION (F)
Section: 07
Township: 22S
Range: 26E
Responsible Authority Name: DANIS ENVIRONMENTAL MANAGEMENT CO
Responsible Authority Address: 110 NORTH MAIN STREET, SUITE 1300
Responsible Authority City,St,Zip: DAYTON, OH 45402
Responsible Authority Phone: Not reported
EMail Address1: Not reported
EMail Address2: Not reported
Site Supervisor Name: Not reported
Site Supervisor Addr: Not reported
Site Supervisor City/State/Zip: Not reported
Site Supervisor Telephone: Not reported
Land Owner Name: DANIS ENVIRONMENTAL MANAGEMENT CO
Land Owner Address: 110 NORTH MAIN STREET, SUITE 1300
Land Owner City/State/Zip: DAYTON, OH 45402
Land Owner Telephone: Not reported

Click here for Florida Oculus:

# Site Detail Report

Target Property: 12503 EAST MINNEOLA STREET
MINNEOLA, FL 34715

JOB: E17010

SWF/LF

**EDR ID:** S107929614 **DIST/DIR:** 0.475 NW **ELEVATION:** 161 **MAP ID:** A7

**NAME:** DIVERSIFIED ENVIRONMENTAL MANAGEMENT COMPANY
**ADDRESS:** 9110 S. GRASSY LAKE ROAD
MINNEOLA, FL 34711
LAKE
**SOURCE:** FL Department of Environmental Protection

**Rev:** 01/18/2017
ID/Status: 20715
ID/Status: NFA,NO FURTHER ACTION (F)

SWF/LF:
Facility ID: 20715
District: CD
Lat/Long: 28:35:11.547 / 81:44:53.7173
Class Type: 540
Classification: CONSTRUCTION/DEMOLITION DEBRIS DISPOSAL
Class Status: NFA,NO FURTHER ACTION (F)
Section: 07
Township: 22S
Range: 26E
Responsible Authority Name: RODNEY CHRISTIAN
Responsible Authority Address: 9110 GRASSY LAKE ROAD
Responsible Authority City,St,Zip: MINNEOLA, FL 34755
Responsible Authority Phone: 3522432320
EMail Address1: Not reported
EMail Address2: Not reported
Site Supervisor Name: RODNEY CHRISTIAN
Site Supervisor Addr: 9110 S. GRASSY LAKE ROAD
Site Supervisor City/State/Zip: MINNEOLA, FL 34755
Site Supervisor Telephone: 3522432320
Land Owner Name: Not reported
Land Owner Address: Not reported
Land Owner City/State/Zip: Not reported
Land Owner Telephone: Not reported

Click here for Florida Oculus:

Facility ID: 20715
District: CD
Lat/Long: 28:35:11.547 / 81:44:53.7173
Class Type: 751
Classification: WASTE TIRE COLLECTION CENTER
Class Status: NFA,NO FURTHER ACTION (F)
Section: 07
Township: 22S
Range: 26E
Responsible Authority Name: RODNEY CHRISTIAN
Responsible Authority Address: 9110 GRASSY LAKE ROAD
Responsible Authority City,St,Zip: MINNEOLA, FL 34755
Responsible Authority Phone: 3522432320
EMail Address1: Not reported
EMail Address2: Not reported
Site Supervisor Name: RODNEY CHRISTIAN
Site Supervisor Addr: 9110 S. GRASSY LAKE ROAD

- Continued on next page -

# Site Detail Report

Target Property: 12503 EAST MINNEOLA STREET
MINNEOLA, FL 34715

JOB: E17010

SWF/LF

**EDR ID:** S107929614 **DIST/DIR:** 0.475 NW **ELEVATION:** 161 **MAP ID:** A7

**NAME:** DIVERSIFIED ENVIRONMENTAL MANAGEMENT COMPANY
**Rev:** 01/18/2017
ID/Status: 20715
ID/Status: NFA,NO FURTHER ACTION (F)

**ADDRESS:** 9110 S. GRASSY LAKE ROAD
MINNEOLA, FL 34711
LAKE

**SOURCE:** FL Department of Environmental Protection

Site Supervisor City/State/Zip: MINNEOLA, FL 34755
Site Supervisor Telephone: 3522432320
Land Owner Name: Not reported
Land Owner Address: Not reported
Land Owner City/State/Zip: Not reported
Land Owner Telephone: Not reported

Click here for Florida Oculus:

## Database Descriptions

NPL: NPL National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices. NPL - National Priority List Proposed NPL - Proposed National Priority List Sites.

NPL Delisted: Delisted 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. Delisted NPL - National Priority List Deletions

CERCLIS: SEMS SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL. SEMS - Superfund Enterprise Management System

NFRAP: SEMS-ARCHIVE SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates 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 the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The 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 potential NPL site. SEMS-ARCHIVE - Superfund Enterprise Management System Archive

RCRA COR ACT: CORRACTS CORRACTS identifies hazardous waste handlers with RCRA corrective action activity. CORRACTS - Corrective Action Report

RCRA TSD: RCRA-TSDF RCRAInfo is EPA's 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. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste. RCRA-TSDF - RCRA - Treatment, Storage and Disposal

RCRA GEN: RCRA-LQG RCRAInfo is EPA's 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. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. RCRA-LQG - RCRA - Large Quantity Generators RCRA-SQG - RCRA - Small Quantity Generators. RCRA-CESQG - RCRA - Conditionally Exempt Small Quantity Generators.

Federal IC / EC: US ENG CONTROLS A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. US ENG CONTROLS - Engineering Controls Sites List US INST CONTROL - Sites with Institutional Controls.

## Database Descriptions

ERNS: ERNS Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances. ERNS - Emergency Response Notification System

State/Tribal CERCLIS: SHWS State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state. SHWS - Florida's State-Funded Action Sites

State/Tribal SWL: SWF/LF Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites. SWF/LF - Solid Waste Facility Database

State/Tribal LTANKS: LUST LAST - Leaking Aboveground Storage Tank Listing. The file for Leaking Aboveground Storage Tanks. Please remember STCM does not track the source of the discharge so the agency provides a list of facilities with an aboveground tank and an open discharge split by facilities with aboveground tanks only and facilities with aboveground and underground tanks. LAST - Leaking Aboveground Storage Tank Listing INDIAN LUST R1 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R7 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R5 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R9 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R10 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R8 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R4 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R6 - Leaking Underground Storage Tanks on Indian Land.

State/Tribal Tanks: UST Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program. UST - Storage Tank Facility Information AST - Storage Tank Facility Information. BROWARD CO AST - Aboveground Storage Tanks. INDIAN UST R1 - Underground Storage Tanks on Indian Land. INDIAN UST R6 - Underground Storage Tanks on Indian Land. INDIAN UST R10 - Underground Storage Tanks on Indian Land. INDIAN UST R5 - Underground Storage Tanks on Indian Land. INDIAN UST R4 - Underground Storage Tanks on Indian Land. INDIAN UST R9 - Underground Storage Tanks on Indian Land. INDIAN UST R8 - Underground Storage Tanks on Indian Land. INDIAN UST R7 - Underground Storage Tanks on Indian Land.

State/Tribal IC / EC: ENG CONTROLS The registry is a database of all contaminated sites in the state of Florida which are subject to engineering controls. Engineering Controls encompass a variety of engineered remedies to contain and/or reduce contamination, and/or physical barriers intended to limit access to property. ECs include fences, signs, guards, landfill caps, provision of potable water, slurry walls, sheet pile (vertical caps), pumping and treatment of groundwater, monitoring wells, and vapor extraction systems. ENG CONTROLS - Institutional Controls Registry Inst Control - Institutional Controls Registry.

State/Tribal VCP: VCP Listing of closed and active voluntary cleanup sites. VCP - Voluntary Cleanup Sites

ST/Tribal Brownfields: BSRA BROWNFIELDS AREAS - Brownfields Areas Database. BROWNFIELDS - Brownfields Sites Database. A "brownfield area" means a contiguous area of one or more brownfield sites, some of which may not be contaminated, that has 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. This layer provides a polygon representation of the boundaries of these designated Brownfield Areas in Florida. BROWNFIELDS - Brownfields Areas Database

US Brownfields: US 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 takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs. US BROWNFIELDS - A Listing of Brownfields Sites

## Database Descriptions

Other SWF: LF PALM BEACH LF HILLSBOROUGH - Hillsborough County LF. Palm Beach County Inventory of Solid Waste Sites. LF HILLSBOROUGH - Palm Beach County LF

Other Haz Sites: PRIORITYCLEANERS 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. PRIORITYCLEANERS - Priority Ranking List FL SITES - Sites List. US CDL - Clandestine Drug Labs.

Other Tanks: Broward Co. UST All known regulated storage tanks within Broward County, including those tanks that have been closed Broward Co. UST - Underground Storage Tanks Miami-Dade Co. Tanks - Storage Tanks.

Spills: HMIRS Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT. HMIRS - Hazardous Materials Information Reporting System SPILLS - Oil and Hazardous Materials Incidents. Miami-Dade Co. SPILL - Fuel Spills Cases. SPILLS 90 - SPILLS90 data from FirstSearch. SPILLS 80 - SPILLS80 data from FirstSearch.

Other: RCRA NonGen / NLR RCRAInfo is EPA’s 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. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste. RCRA NonGen / NLR - RCRA - Non Generators / No Longer Regulated FEDLAND - Federal and Indian Lands. TSCA - Toxic Substances Control Act. TRIS - Toxic Chemical Release Inventory System. SSTS - Section 7 Tracking Systems. RAATS - RCRA Administrative Action Tracking System. PRP - Potentially Responsible Parties. PADS - PCB Activity Database System. ICIS - Integrated Compliance Information System. FTTS - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). FTTS INSP - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). MLTS - Material Licensing Tracking System. RADINFO - Radiation Information Database. BRS - Biennial Reporting System. INDIAN RESERV - Indian Reservations. US AIRS (AFS) - Aerometric Information Retrieval System Facility Subsystem (AFS). US AIRS MINOR - Air Facility System Data. FINDS - Facility Index System/Facility Registry System. Miami-Dade Co. IW2-4 - Industrial Waste Type 2-4 Sites. Miami-Dade Co. IW5 - Industrial Waste Type 5 Sites. Miami-Dade Co. IW6 - Industrial Waste Type 6. DRYCLEANERS - Drycleaning Facilities. Broward Co. EDIEAR - Semi-Annual Inventory Report on Contaminated Locations. Enforcement Miami-Dade - Enforcement Case Tracking System Sites. FL Cattle Dip. Vats - Cattle Dipping Vats.

## Database Sources

NPL: EPA

Updated Quarterly

NPL Delisted: EPA

Updated Quarterly

CERCLIS: EPA

Updated Quarterly

NFRAP: EPA

Updated Quarterly

RCRA COR ACT: EPA

Updated Quarterly

RCRA TSD: Environmental Protection Agency

Updated Quarterly

RCRA GEN: Environmental Protection Agency

Updated Quarterly

Federal IC / EC: Environmental Protection Agency

Varies

ERNS: National Response Center, United States Coast Guard

Updated Annually

State/Tribal CERCLIS: Department of Environmental Protection

Updated Semi-Annually

State/Tribal SWL: Department of Environmental Protection

Updated Semi-Annually

State/Tribal LTANKS: Department of Environmental Protection

Updated Quarterly

State/Tribal Tanks: Department of Environmental Protection

Updated Quarterly

## Database Sources

State/Tribal IC / EC: Department of Environmental Protection

Updated Semi-Annually

State/Tribal VCP: Department of Environmental Protection

Varies

ST/Tribal Brownfields: Department of Environmental Protection

Varies

US Brownfields: Environmental Protection Agency

Updated Semi-Annually

Other SWF: Hillsborough County Environmental Protection Commission

Varies

Other Haz Sites: Department of Environmental Protection

Varies

Other Tanks: Broward County Environmental Protection Department

Updated Annually

Spills: U.S. Department of Transportation

Updated Annually

Other: Environmental Protection Agency

Varies

# Street Name Report for Streets near the Target Property

Target Property: 12503 EAST MINNEOLA STREET
MINNEOLA, FL 34715

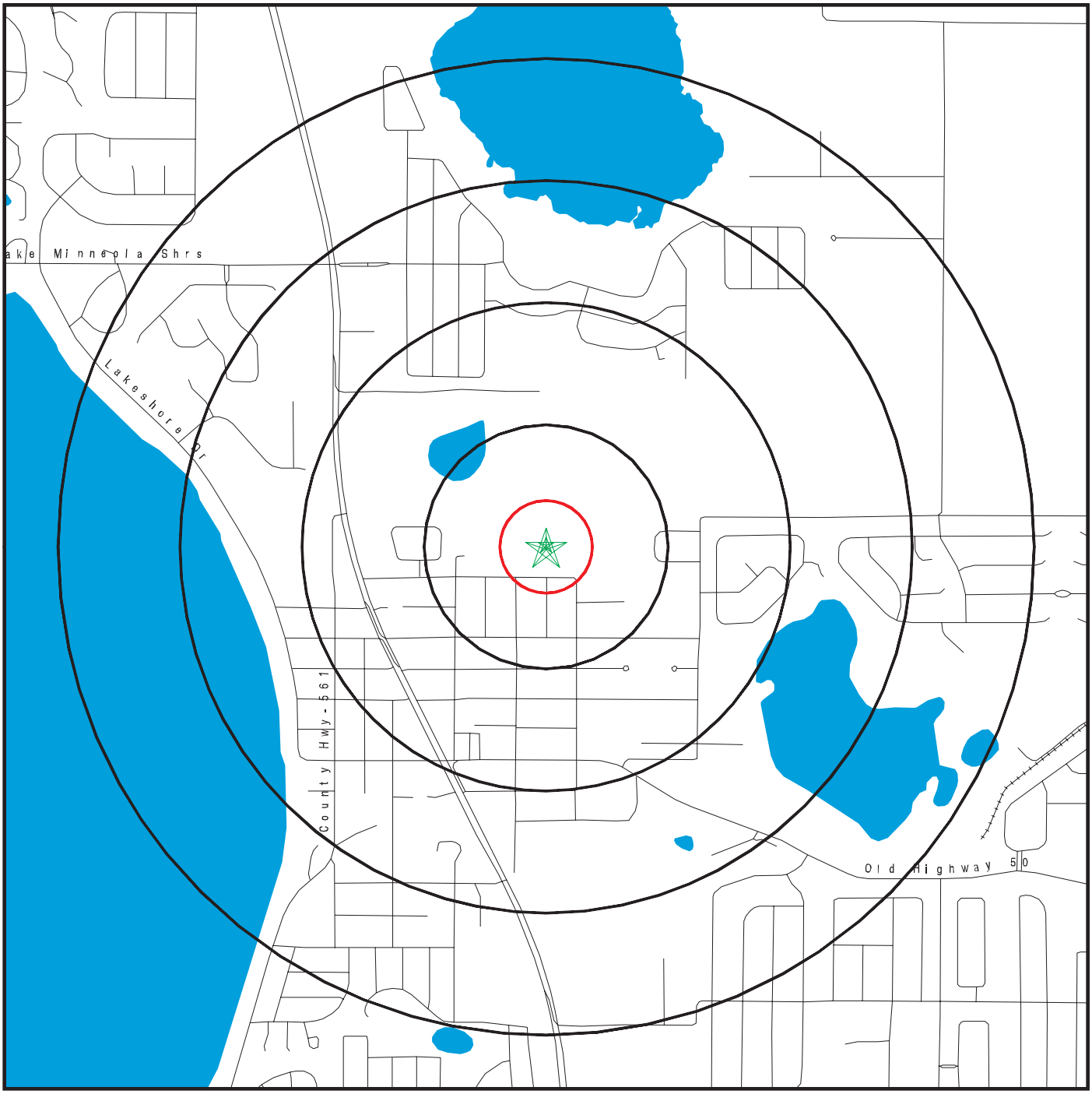
JOB: E17010

| Street Name | Dist/Dir | Street Name | Dist/Dir |
|---|---|---|---|
| Alexandria Ave | 0.14 WSW | | |
| E Minneola St | 0.06 South | | |
| E Osceola St | 0.25 South | | |
| E Pearl St | 0.19 South | | |
| Meadow Glen Ct | 0.22 WSW | | |
| N Bloxam Ave | 0.09 SW | | |
| N Galena Ave | 0.19 West | | |
| N Oakland Ave | 0.13 SSE | | |
| Ridgecrest Loop | 0.21 West | | |
| Rose Ave | 0.06 South | | |
| S Bloxam Ave | 0.20 SSW | | |
| S Oakland Ave | 0.20 SSE | | |
| W Minneola St | 0.20 WSW | | |
| White Wing Cir | 0.22 East | | |

# Environmental FirstSearch

1.000 Mile Radius
ASTM MAP: NPL, RCRACOR, STATES Sites

12503 EAST MINNEOLA STREET MINNEOLA, FL 34715




Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

★ Target Property (Latitude: 28.581999 Longitude: 81.744836)

▲ Identified Sites

National Priority List Sites

Indian Reservations BIA

FL Brownfield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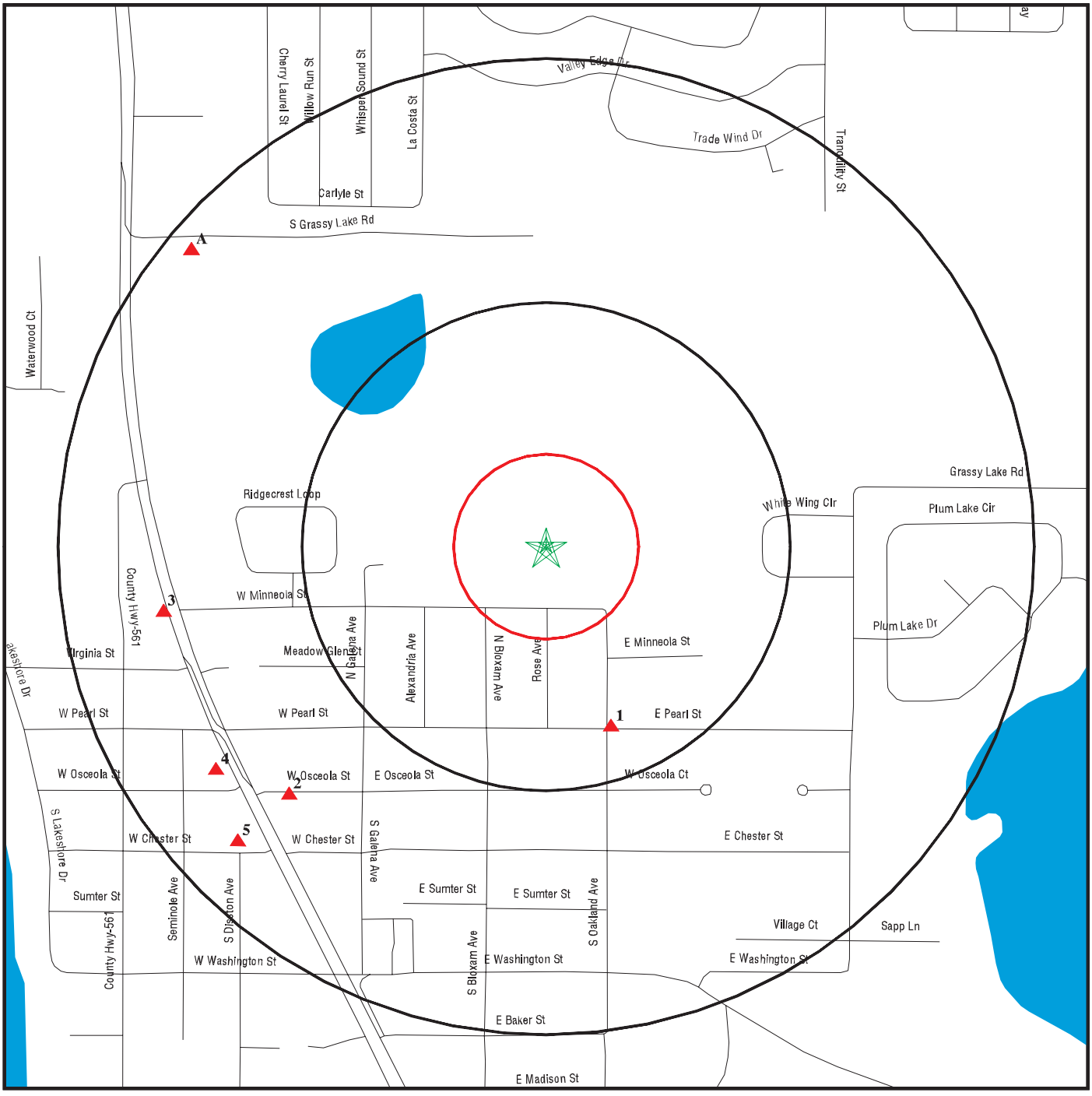
# Environmental FirstSearch

0.500 Mile Radius

ASTM MAP: CERCLIS, RCRATSD, LUST, SWL

12503 EAST MINNEOLA STREET MINNEOLA, FL 34715




**Black Rings Represent Qtr. Mile Radius;** **Red Ring Represents 500 ft. Radius**

★ **Target Property (Latitude: 28.581999 Longitude: 81.744836)**

▲ **Identified Sites**

**Indian Reservations BIA** **FL Brownfield**

**National Priority List Sites**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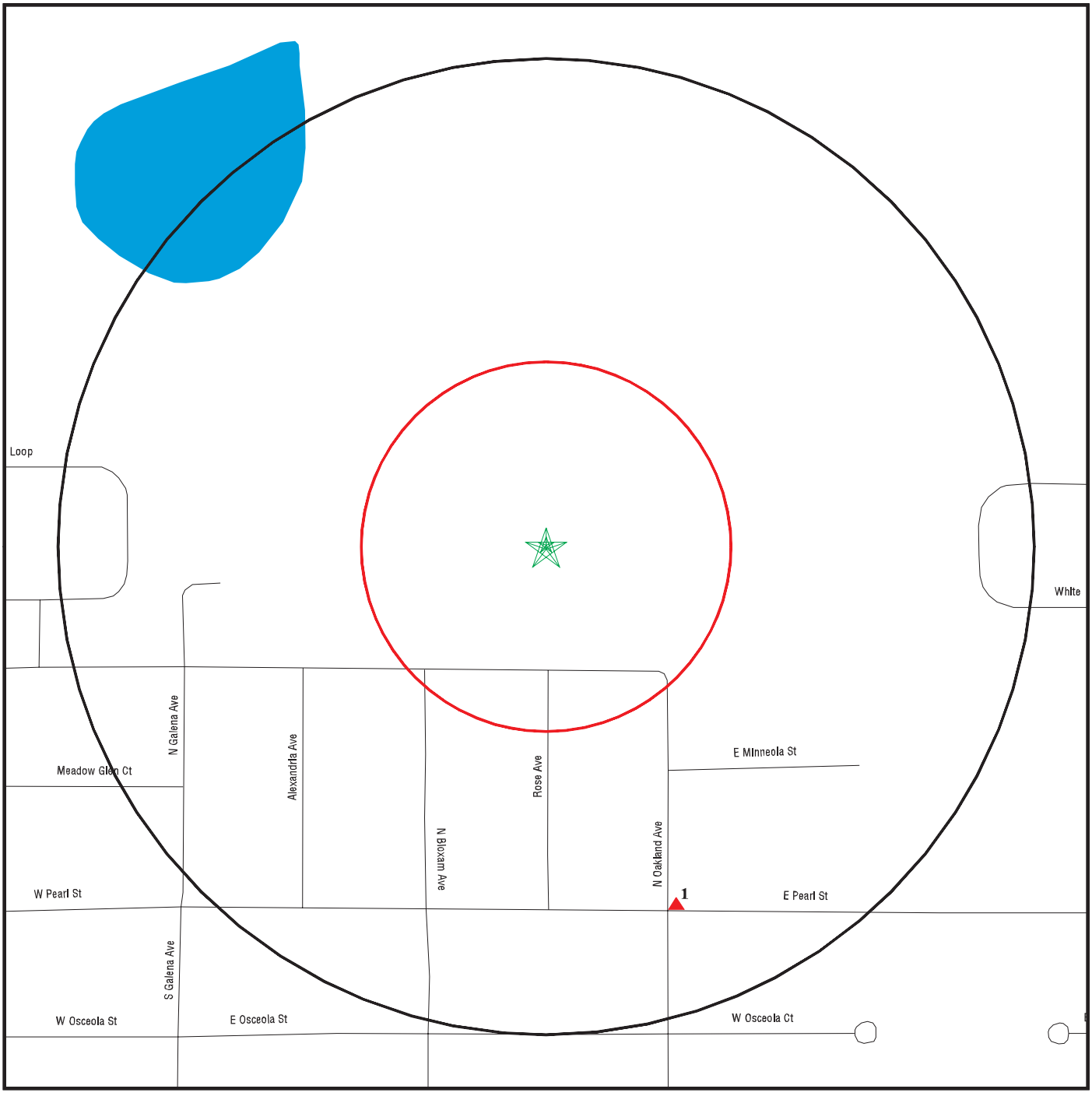
# Environmental FirstSearch

0.25 Mile Radius

ASTM MAP: RCRAGEN, ERNS, UST, FED IC/EC, METH LABS

12503 EAST MINNEOLA STREET MINNEOLA, FL 34715




**Black Rings Represent Qtr. Mile Radius;** **Red Ring Represents 500 ft. Radius**

★ **Target Property (Latitude: 28.581999 Longitude: 81.744836)**

▲ **Identified Sites**

**National Priority List Sites**

**Indian Reservations BIA**

**FL Brownfield**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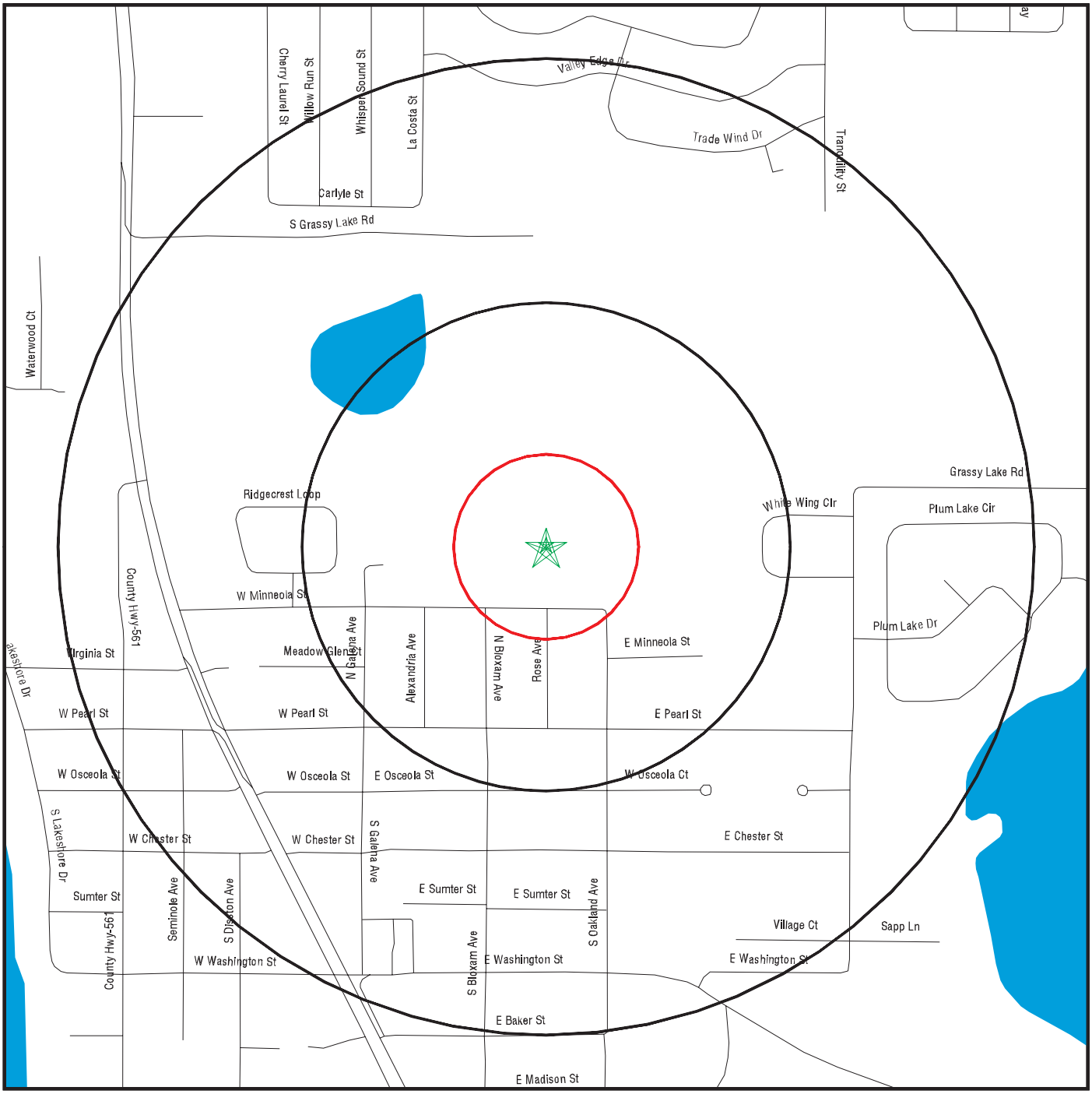
# Environmental FirstSearch

0.500 Mile Radius
Non ASTM Map, Spills, FINDS

12503 EAST MINNEOLA STREET MINNEOLA, FL 34715




**Black Rings Represent Qtr. Mile Radius;** **Red Ring Represents 500 ft. Radius**

★ **Target Property (Latitude: 28.581999 Longitude: 81.744836)**

▲ **Identified Sites**

**Sensitive Receptors**

**National Priority List Sites**

**Indian Reservations BIA**

**FL Brownfield**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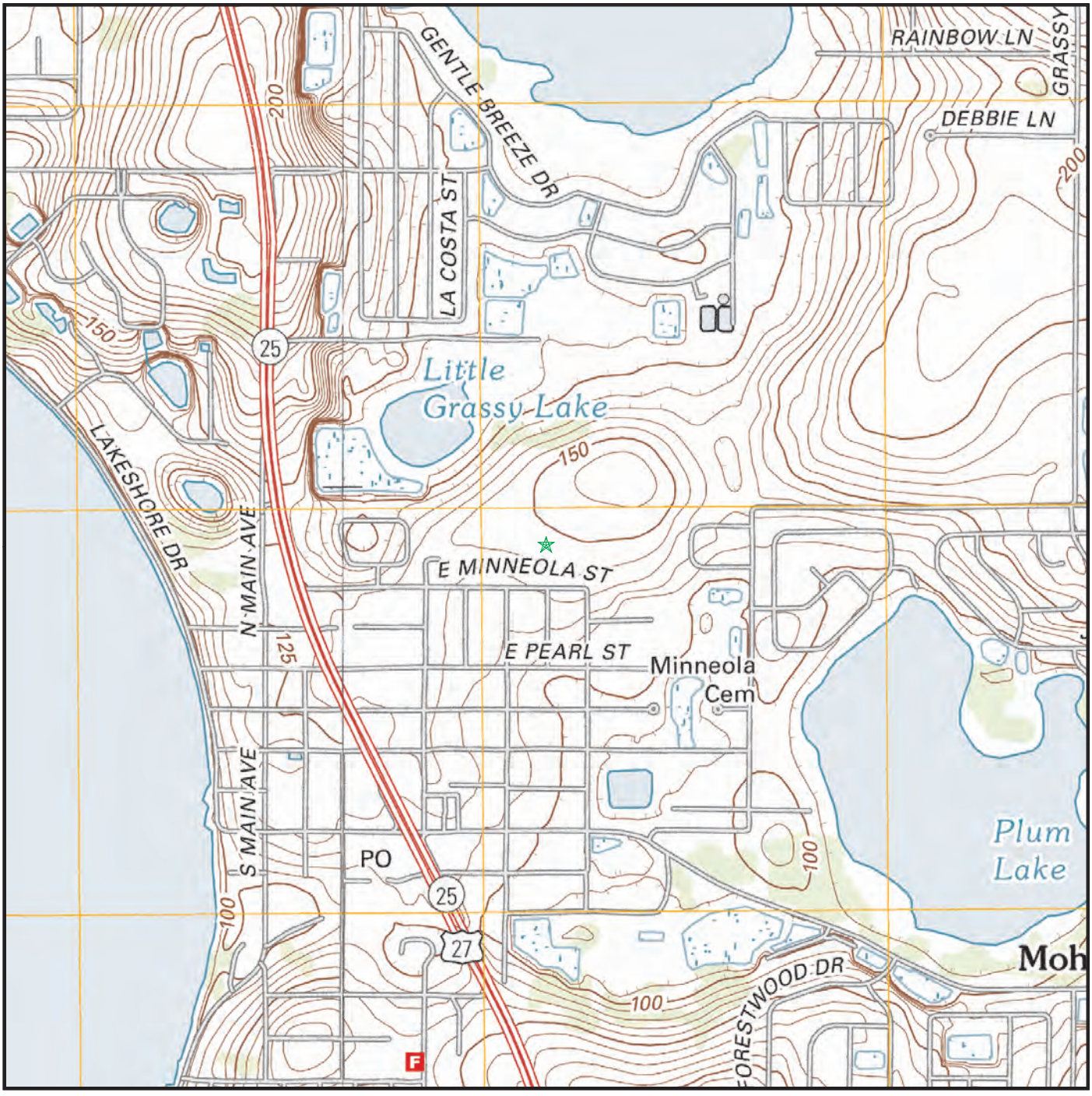
# Site location Map

Topo: 0.75 Mile Radius

12503 EAST MINNEOLA STREET MINNEOLA, FL 34715




Map Image Position: TP
Map Reference Code & Name: 5652756 Clermont East
Map State(s): FL
Version Date: 2012
Map Image Position: W
Map Reference Code & Name: 5652758 Clermont West
Map State(s): FL
Version Date: 2012

# Underground Storage Tank Removal and Closure Report

Kerlin Property
12503 East Minneola Street
Clermont, Lake County, Florida 34711
FDEP FAC ID 9817336

E Sciences Project No. 1-2249-001

August 2019




ENGINEERING
ENVIRONMENTAL
ECOLOGICAL

Prepared for:

Mr. Eliot Kerlin
5855 Milton Street Apt 409
Dallas, TX 75206-0044

34 East Pine Street • Orlando, FL 32801 • Tel 407.481.9006 • Fax 407.481.9627 • www.esciencesinc.com

August 23, 2019

Mr. Eliot Kerlin
ekjemail@gmail.com
phone 214-317-9737

**Subject** **Underground Storage Tank (UST) Removal and Closure Report**
**Kerlin Property**
**12503 East Minneola Street**
**Clermont, Lake County, Florida 34711**
**FDEP FAC ID 9817336**
**E Sciences Project Number 1-2249-001**

Dear Mr. Kerlin

E Sciences, Incorporated (E Sciences) is pleased to submit this UST Removal and Closure Report of an approximately 2,000-gallon UST located at 12503 East Minneola Street in Clermont, Lake County, Florida (Site). **Figure 1** depicts the Site Map and the UST location. A Storage Tank Facility Registration Form Florida Department of Environmental Protection (FDEP) Form 62-761.900(2) was submitted to the Orange County Environmental Protection Division (OCEPD) for tank registration. In response, FDEP issued a Facility Identification Number 9817336 to the Site. A copy of the registration form and FDEP correspondence are included as **Attachment A**.

On August 5, 6, and 7, 2019, E Sciences and FECC, Inc. (FECC) mobilized to the Site to remove the UST. Mr. Charles D, Cox, Senior Environmental Specialist with OCEPD visited the Site on August 5 and 6, 2019 and had no concerns regarding the UST removal activities. A copy of the Storage Tank Facility Closure Site Inspection Report dated August 19, 2019 completed by Mr. Cox is included as **Attachment A**.

During the UST excavation, soils were screened for volatile organic compounds utilizing an MiniRae 2000 PID, in general accordance with the headspace screening technique described in Chapter 62-780 of the Florida Administrative Code (FAC) and the document titled "Instructions for Conducting Sampling During Underground Storage Tank Closure" dated April 2016. The screening locations were spaced on a five-foot grid pattern, beginning at the edge of the undisturbed soil, with soil collection from ground surface at discrete points to a depth of two feet below the tank bottom or approximately seven feet below land surface (bls), then continuing at one location near the center of the tank pit at five-foot intervals to a total depth of 20 feet bls. Groundwater was not encountered during the UST removal activities. No positive screening results were obtained from the tank area, integral piping, or the dispenser area. **Figure 2** depicts the soil screening and sampling locations and **Table 1** summarizes the OVA reading and laboratory analytical results. Copy of the calibration log is included as **Attachment B.**

Five laboratory confirmatory samples (four wall samples and one bottom sample) were collected from the excavation area **(Figure 2**). The wall samples were collected at an approximate depth of five feet bls and

the bottom sample at a depth of eight feet bls. An OVA reading of 0 part per millions (ppm) was recorded at each of the sample locations. The soil samples were analyzed at Southern Research Laboratories, a National Environmental Laboratory Accreditation Conference (NELAC) certified laboratory, according to Environmental Protection Agency (EPA) Method 8260 volatile organic aromatics (VOAs), EPA Method 8270 SIM polycyclic aromatic hydrocarbons (PAHs), and total residual petroleum hydrocarbons (TRPH) by the Florida Residual Petroleum Organics (FL-Pro). None of the parameters analyzed were identified at concentrations above their respective laboratory detection limits in any confirmation sample. Analytical results are provided in **Table 1** and **Attachment C**.

Prior to ground removal of the UST, a combustible gas indicator was utilized to measure the concentration of flammable vapors in the UST. The concentration of flammable vapor was 0% of the Lower Explosive Limit (LEL). After the tank was removed from the ground, the UST was cut open. No liquids or sludge were encountered. Minimal amounts of solids were removed from the tank and drummed for proper disposal. The UST was transported to Scrap System, Inc. for recycling. Copy of the Certificate of Recycling is provided as **Attachment D**. A photo log documenting the excavation activities are provided as **Attachment E**.

Based on the laboratory analytical and OVA results, we recommended a clean UST closure and a No Further Action status be issued to the Site.

We appreciate the opportunity to offer our professional services on this project. If you have any questions concerning this report, please contact us at 407-481-9006.

Sincerely,
**E SCIENCES, INCORPORATED**

Flormari Blackburn, P.E.
Senior Engineer

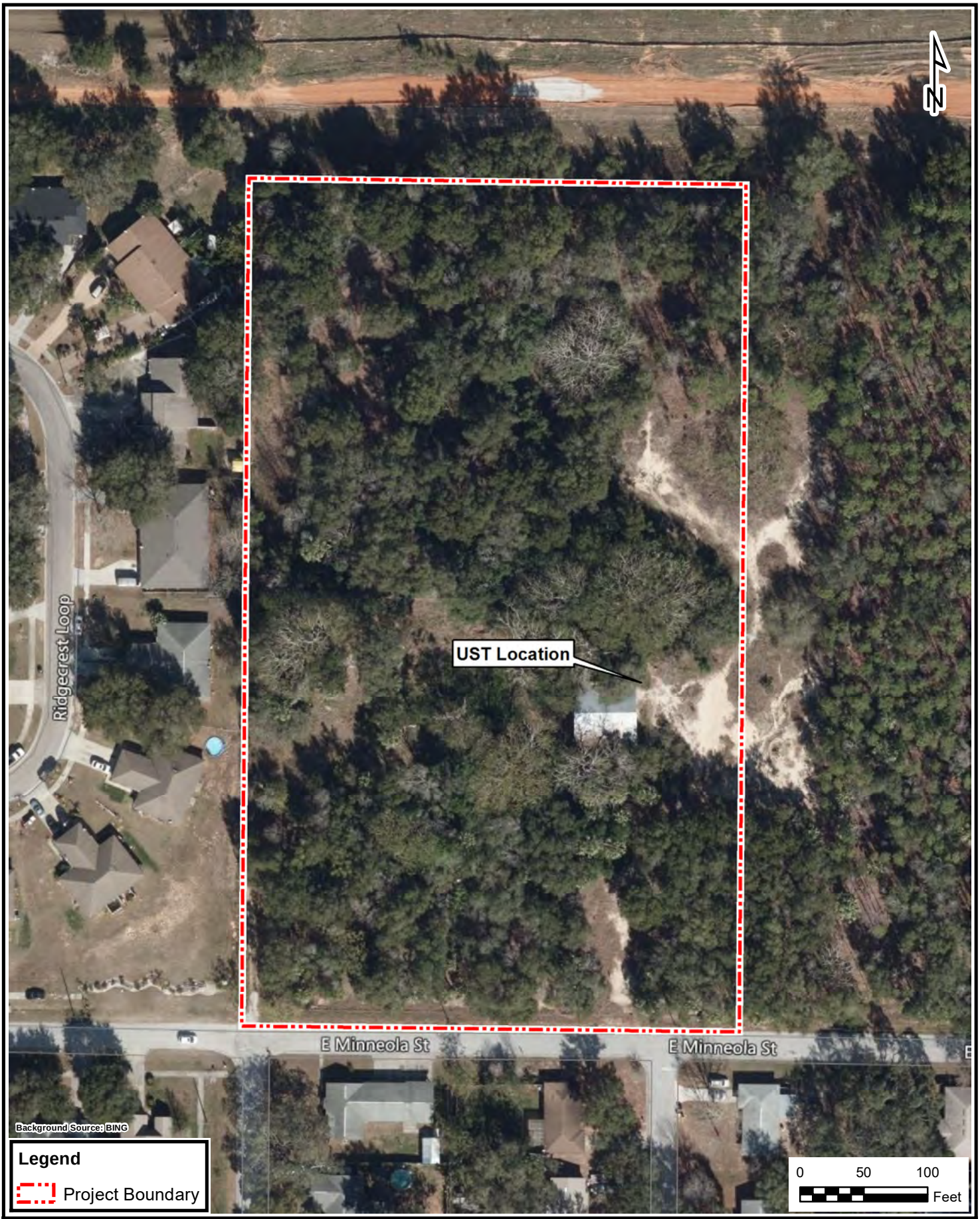
Scott Evanson, P.G.
Senior Geologist

Attachments:

| | |
|---|---|
| Figure 1 | Site Map |
| Figure 2 | Sampling Locations |
| Table 1 | OVA Reading Results |
| Attachment A | Storage Tank Facility Registration Form |
| | Storage Tank Facility Closure Site Inspection Report |
| Attachment B | Calibration Log |
| Attachment C | Analytical Results |
| Attachment D | Certificate of Recycling |
| Attachment E | Photo Log |

cc; Charles D, Cox, Senior Environmental Specialist – OCEPD
*P:\Projects\1-2200-2299\1-2249-001\5_Deliverables\Mineola UST Closure 1-2249-001.Doc*

# FIGURES




G:\Projects\1-2249-001\GIS\ORL_8x11P_Location Map.mxd By: LG

E Sciences, Incorporated
FL Engineering Lic. #8691
34 East Pine Street
Orlando, FL 32801
www.esciencesinc.com
Phone: 407-481-9006
Fax: 407-481-9627

PROJECT NUMBER:
1-2249-001

# Minneola UST Removal

Minneola, Lake County, FL

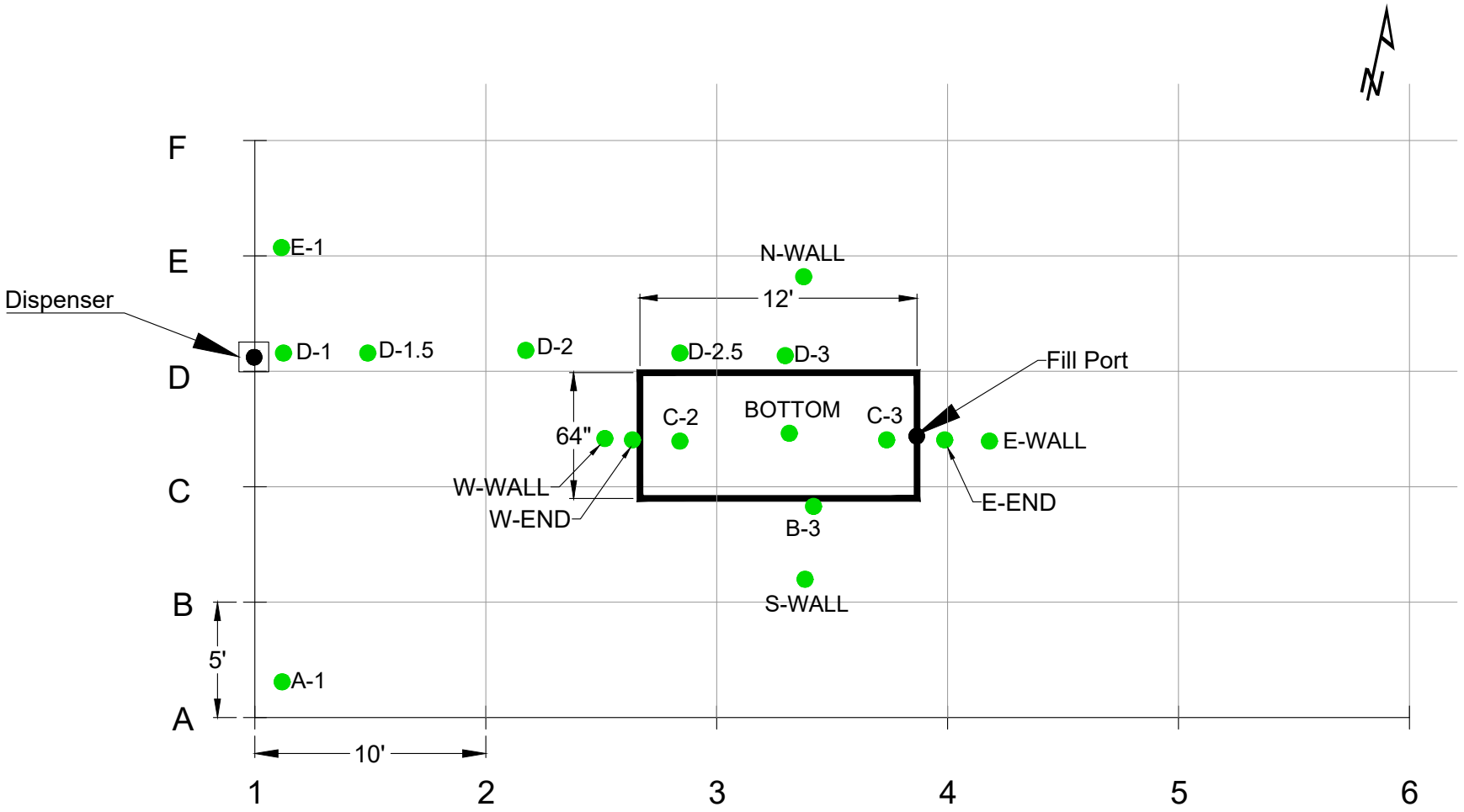
**Location Map**

SCALE: 1 "=100 '

DATE: 8/23/2019

FIGURE
1

G:\Projects\1-2249-001\CADD\Minneola UST Removal.dwg




Legend

● Sampling Location

▭ UST Location


**E Sciences, Incorporated**
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Orlando, Florida, 32801
www.esciencesinc.com
Phone: 407.481.9006
Fax: 407.481.9627


PROJECT NUMBER: 1-2249-001

# Minneola UST Removal

Minneola, Lake County , FL

UST
Sampling Locations

SCALE: 1" = 7'

DATE: 8/23/2019

FIGURE
2

# TABLES

# TABLE 1: SOIL VAPOR/ANALYTICAL CORRELATION

Facility Name: Kerlin Property
Facility Address: 12503 Minneola St, Minneola, Lake County, FL
FAC ID 9817336

Not Detected = ND Not Measured = NM
**Bold** indicates an exceedence of SCTLs.
The qualifer "U" denotes analyte not present at detecion limit shown
The qualifier "L" denotes reported value is off scale high
The qualifier "I" denotes the reported value is between the MDL and the PQL
The qualifier "V" denotes the analyte detected in the associated Method Blank

| | Benzene | Ethyl Benzene | Toluene | Total Xylenes | MTBE | Naphthalene | TRPH |
|---|---|---|---|---|---|---|---|
| FDEP's Leachability Based Groundwater Criteria | 0.007 | 0.6 | 0.5 | 0.2 | 0.09 | 1.2 | 340 |
| FDEP's Direct Exposure - Residential SCTL's | 1.2 | 1500 | 7500 | 130 | 4400 | 55 | 460 |
| FDEP's Direct Exposure - Commercial/Industrial SCTL's | 1.7 | 9200 | 60000 | 700 | 24000 | 300 | 2700 |

| Soil Boring | | Depth | | OVA (ppm) | | Ethyl | | Total | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Location | Date | (feet) | Excavated | Corrected | Benzene | Benzene | Toluene | Xylenes | MTBE | Naphthalene | TRPH |
| A1 | 8/6/2019 | 0-0.5 | | 0 | | | | | | | |
| A1 | 8/6/2019 | 0.5-2 | | 0 | | | | | | | |
| B3 | 8/6/2019 | 5 | | 0 | | | | | | | |
| C2 | 8/6/2019 | 0-0.5 | | 0 | | | | | | | |
| C2 | 8/6/2019 | 0.5-2 | | 0 | | | | | | | |
| C2 | 8/6/2019 | 7 | | 0 | | | | | | | |
| C3 | 8/6/2019 | 0-0.5 | | 1.7 | | | | | | | |
| C3 | 8/6/2019 | 0.5-2 | | 2.9 | | | | | | | |
| C3 | 8/6/2019 | 7 | | 0 | | | | | | | |
| D1 | 8/6/2019 | 0-0.5 | | 0 | | | | | | | |
| D1 | 8/6/2019 | 0.5-2 | | 0.7 | | | | | | | |
| D1.5 | 8/6/2019 | 0-0.5 | | 0 | | | | | | | |
| D1.5 | 8/6/2019 | 0.5-2 | | 0 | | | | | | | |
| D2 | 8/6/2019 | 0-0.5 | | 0 | | | | | | | |
| D2 | 8/6/2019 | 0.5-2 | | 0 | | | | | | | |
| D2.5 | 8/6/2019 | 7 | | 0 | | | | | | | |
| D3 | 8/6/2019 | 7 | | 0 | | | | | | | |
| E1 | 8/6/2019 | 0-0.5 | | 0 | | | | | | | |
| E1 | 8/6/2019 | 0.5-2 | | 0 | | | | | | | |
| W-END | 8/6/2019 | 5 | | 0 | | | | | | | |
| E-END | 8/6/2019 | 5 | | 0 | | | | | | | |
| W-WALL | 8/6/2019 | 5 | | 0 | 0.00129 U | 0.00129 U | 0.00129 U | 0.00645 U | 0.00129 U | 0.00175 U | 3.71 U |
| E-WALL | 8/6/2019 | 5 | | 0 | 0.00131 U | 0.00131 U | 0.00131 U | 0.00655 U | 0.00131 U | 0.00208 U | 4.41 U |
| N-WALL | 8/6/2019 | 5 | | 0 | 0.00150 U | 0.00150 U | 0.00150 U | 0.00750 U | 0.00150 U | 0.00213 U | 4.52 U |
| S-WALL | 8/6/2019 | 5 | | 0 | 0.00158 U | 0.00158 U | 0.00158 U | 0.00790 U | 0.00158 U | 0.00203 U | 4.30 U |
| BOTTOM | 8/6/2019 | 7 | | 0 | | | | | | | |
| BOTTOM | 8/6/2019 | 12 | | 0 | 0.00100 U | 0.00100 U | 0.00100 U | 0.00100 U | 0.00100 U | 0.00208 U | 4.41 U |
| BOTTOM | 8/6/2019 | 20 | | 0 | | | | | | | |

# ATTACHMENT A

# Department of Environmental Protection

2600 Blair Stone Road ♦ Tallahassee, Florida 32399-2400

DEP Form: 62-761.900(2)
Form Title: Storage Tank Facility Registration Form
Effective Date: January 2017
Incorporated in Rule 62-761.400, F.A.C.

## Storage Tank Facility Registration Form

*Review Registration Instructions Before Completing this Form*

Submit this completed form for the facility when registration of storage tanks or compression vessels is required by Chapter 376.303, Florida Statutes

**Please check all that apply:** ☑ New Registration ☐ New Owner ☐ New Tanks
☐ Existing Facility Info Update/Correction ☐ Existing Owner Info Update/Correction ☐ Existing Tank Info Update/Correction

**A. FACILITY INFORMATION** **County:** Lake **DEP Facility ID:** pending

Facility Name: Kerlin Property

Facility Address: 12503 Minneola Street City: Clermont Zip: 34711

Facility Contact: Eliot Kerlin Business Phone:

Facility Type(s): M Financial Responsibility Mechanism (choose): ☐ Insurance ☐ Other

**24 Hour Emergency Contact:** **Emergency Phone:**

**B. TANK OWNER INFORMATION:** **Identify individual(s) or Business(es) responsible for payment of Registration Fees at the facility location named above**

Company/Individual Name: Eliot Kerlin Ownership Effective Date:

Mail Address: 5855 MILTON ST APT 409 STCM Account Number (if known):

City, State, Zip: Dallas, Texas, 75206-0044

Contact Person: Eliot Kerlin

Telephone: 214.317.9737 Email Address: pfllcgen@gmail.com

**C. PROPERTY OWNER INFORMATION:** **Identify individual(s) or entity that if vested with ownership, dominion or legal or rightful title to the real property**

Company/Individual Name: Eliot Kerlin Ownership Effective Date:

Mail Address: 5855 MILTON ST APT 409

City, State, Zip: Dallas, Texas, 75206-0044

Contact Person: Eliot Kerlin

Telephone: 214.317.9737 Email Address: pfllcgen@gmail.com

**D. TANK/VESSEL INFORMATION:** Complete one row for each storage tank or compression vessel system located at this facility (see Registration Instructions for codes)

| | Tank ID | T or V | A or U | Capacity | Installation Date | Content Code | Status | Effective Date | Construction | Piping | Monitoring |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 1 | T | U | 2000 | unknown | E | B | 8/6/2019 | C | C | Y |
| 2 | | | | | | | | | | | |
| 3 | | | | | | | | | | | |
| 4 | | | | | | | | | | | |
| 5 | | | | | | | | | | | |
| 6 | | | | | | | | | | | |
| 7 | | | | | | | | | | | |
| 8 | | | | | | | | | | | |

Certified Contractor (performing UST installation or removal): FECC DBPR License No.: PCC49520

**Facility Registration Certification:** To the best of my knowledge and belief, all information submitted on this form is true, accurate and complete.

Angelo A. Ippolito Jr. 8/6/19

Signature Date

Angelo A. Ippolito Jr. State Certified Pollutant Storage Syst. Contractor.

Printed Name Title

**Submit this form to tankregistration@dep.state.fl.us**

**Subject:** FW: Storage Tank Facility Registration Form

Here's a tank registration for an old tank that was found and removed.

Charlie

Charles Cox
Sr. Environmental Specialist
Orange County
Environmental Protection Division
3165 McCrory Place, Ste. 200
Orlando, FL 32803-3727
Cell, 407-558-1619
Fax, 407-836-1499

---

**From:** Flormari Blackburn [mailto:fblackburn@esciencesinc.com]
**Sent:** Wednesday, August 07, 2019 12:37 PM
**To:** Cox, Charles D
**Cc:** Angelo Ippolito; Eliot Kerlin; Paul B. Kerlin; Randall T. (Randy) Rees
**Subject:** Storage Tank Facility Registration Form

Charles
It was a pleasure seeing you yesterday at the Site during the tank removal. Enclosed is the registration form for the 2,000-galons UST at 12503 Minneola Street site.
Thank you for your assistance
Flormari

Flormari Blackburn, PE
Senior Engineer
cid:image001.jpg@01C9B2BC.BE8B0F30

34 East Pine Street, Orlando, FL 32801 MAP
407/481-9006 Telephone
407/481-9627 Fax
fblackburn@esciencesinc.com

www.esciencesinc.com
Orlando - Fort Lauderdale - Miami - DeLand

PLEASE NOTE: Florida has a very broad public records law (F. S. 119).
All e-mails to and from County Officials are kept as a public record.
Your e-mail communications, including your e-mail address may be
disclosed to the public and media at any time.

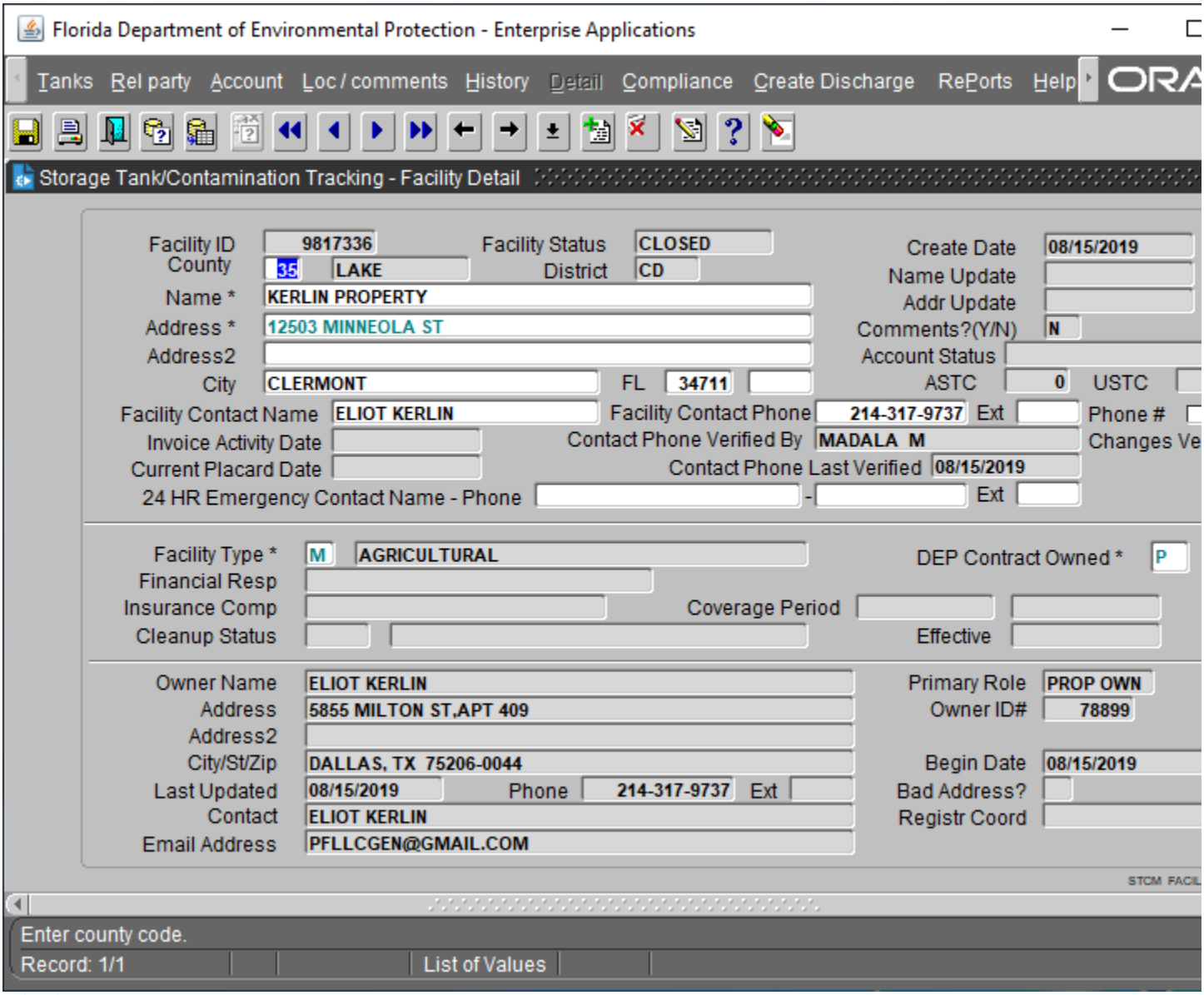
## Flormari Blackburn

**From:** Madala, Madhuri <Madhuri.Madala@FloridaDEP.gov> on behalf of tankregistration <tankregistration@dep.state.fl.us>
**Sent:** Thursday, August 15, 2019 8:38 AM
**To:** Charles.Cox@ocfl.net; tankregistration
**Cc:** Flormari Blackburn
**Subject:** RE: Kerlin Property-Fac ID#9817336
**Attachments:** Fac ID#9817336.pdf

Per your request Fac ID#9817336 is assigned to Kerlin Property at 12503 Minneola St, Clermont.

Tank is Registered as Removed from site.

Please let us know if you need anything further.




*Thank you,*

*Madhuri Madala*
*Waste Registration*
*Department Of Environmental Protection*
*PH :850-245-8834*
*Fax :850-412-0405*
Madhuri.Madala@floridadep.gov

http://www.fldepportal.com/go/submit-registration/ - Dep Portal

---

**From:** Charles.Cox@ocfl.net <Charles.Cox@ocfl.net>
**Sent:** Thursday, August 08, 2019 1:54 PM
**To:** tankregistration <tankregistration@dep.state.fl.us>
**Cc:** fblackburn@esciencesinc.com
**Subject:** FW: Storage Tank Facility Registration Form

Here's a tank registration for an old tank that was found and removed.

Charlie

Charles Cox
Sr. Environmental Specialist
Orange County
Environmental Protection Division
3165 McCrory Place, Ste. 200
Orlando, FL 32803-3727
Cell, 407-558-1619
Fax, 407-836-1499

ORANGE COUNTY GOVERNMENT FLORIDA

---

**From:** Flormari Blackburn [mailto:fblackburn@esciencesinc.com]
**Sent:** Wednesday, August 07, 2019 12:37 PM
**To:** Cox, Charles D
**Cc:** Angelo Ippolito; Eliot Kerlin; Paul B. Kerlin; Randall T. (Randy) Rees
**Subject:** Storage Tank Facility Registration Form

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Thank you for your assistance
Flormari

Flormari Blackburn, PE
Senior Engineer

Florida Department of Environmental Protection
Twin Towers Office Bldg. 2600 Blair Stone Road, Tallahassee, Florida, 32399-2400
Division of Waste Management
Petroleum Storage Systems
Storage Tank Facility Closure Site Inspection Report

## Facility Information:

Facility ID: 9817336
Facility Type: M - Agricultural
Facility Name: KERLIN PROPERTY
12503 MINNEOLA ST
CLERMONT, FL 34711
Latitude: 28° 34' 54.9726"
Longitude: 81° 44' 49.4098"
LL Method: DPHO

County: LAKE

Inspection Date: 08/19/2019

# of Inspected ASTs: 0
USTs: 0
Mineral Acid Tanks: 0

## Inspection Result:

Result: In Compliance

## Signatures:

TKOREP - ORANGE CNTY ENVIRONMENTAL PROTECTION DIVISION (407) 836-1499

**Storage Tank Program Office and Phone Number**

Charles D. Cox

**Inspector Name**



**Inspector Signature**
**Principal Inspector**
**ORANGE CNTY ENVIRONMENTAL PROTECTION DIVISION**

Flormarie Blackburn

**Representative Name**

No Signature

**Representative Signature**
**Tech**
**E-Sciences**

Owners of UST facilities are reminded that the Federal Energy Policy Act of 2005 and 40 CFR 280 Subpart J, requires Operator Training at all facilities by October 13, 2018. For further information please visit: https://floridadep.gov/waste/permitting-compliance-assistance/content/underground-storage-tank-operator-training

## Financial Responsibility: Over Due

Financial Responsibility:

Insurance Carrier:

Effective Date:

Expiration Date:

**Site Visit Comments**

08/05/2019

On site with Flormari Blackburn of E-Sciences to remove an old fuel tank that was discovered while conducting an environmental assessment of the property.
Angelo Ippolito with FECC Inc.,(Florida Environmental Compliance Corp, Inc), is on site (PCC 049520) to remove the tank.
The tank is believed to be an old aviation gas tank.
The tank was excavated and removed from the tank hole.
The tank measured 64 inches by 144 inches, which makes it a 2000 gallon tank. The tank is in good shape. It is empty but was not full of sand and did not appear to have any holes or other breaches.
There were no signs of contamination. The hole, dispenser area and the fill area was screened with an FID and no evidence of contamination were found.
A hole was dug greater than 20 feet and no water was observed, therefore no water sample was collected.
The closure assessment report is due in 60 days.

**Inspection Comments**

08/19/2019

The facility was not registered therefore not accessible to capture a signature. An unsigned copy of this report was e-mailed to Flormari Blackburn, fblackburn@esciencesinc.com.

**Attachment Documents**

- 2019/08/19, Notice from FEC
- 2019/08/19, E-mail
- 2019/08/19, E-Sciences registration e-mail
- 2019/08/19, Tank location on map

**Inspection Photos**

Facility ID: 9817336

Added Date 08/19/2019

2019/08/19, FEC




Added Date 08/19/2019

2019/08/19, Tank location



Added Date 08/19/2019

2019/08/19, Tank hole



Added Date 08/19/2019

2019/08/19, Tank removed



# ATTACHMENT B

Cyclone Instruments
718 W. Princeton Street
Orlando, FL 32804
(407) 246-7276

# CALIBRATION CERTIFICATE

## RAE SYSTEMS
## MiniRae 2000 PID

**SERVICE DATE:** _____ **TECHNICIAN:** _____

**SERIAL #:** ~~014954~~ 903042 01619 000167

**Calibration Standards Used:**
**Minor component Accuracy +/- 5% @ 70 F**
**LOT #HBH-248-100-11**
**Expiration date: August 2021**

| | | |
|---|---|---|
| **Calibration Standard** | **100 ppm Isobutylene/Air 20.9** | |
| **Instrument Response** | 90 | _____ |
| **Date** | _____ | _____ |

**The calibration results were obtained by following the manufactures standard Calibration Procedures.**

**All measurement standards are calibrated at scheduled intervals as prescribed by the NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY (NIST) or are measured against certified standards which are traceable to the National Institute of Standards and Technology, formerly the National Bureau of Standards (NBS).**

# ATTACHMENT C

Southern Research Laboratories, Inc.
WWW.SRLAB.COM

**Thank you Flormari Blackburn for the opportunity to be of service to you and your company, We Sincerely Appreciate Your Business.**

SRL certifies these Laboratory Results were produced in accordance with NELAC Standards. Hold times and preservation requirements were met for all analytes unless specifically call noted in the report. Results relate only to the samples as received.

**Southern Research Laboratories, Inc**
2251 Lynx Lane, Suite 1
Orlando, Florida 32804
(407) 522-7100 / Fax (407) 522-7043

# ANALYTICAL REPORT

For Project:
**Minneola UST Removal**

**NELAP Certified**
FDOH # : **E83484**
Lab Received Date : **08/07/19 09:30**

Company Name: **E Sciences**
Client's Name: **Flormari Blackburn**
Client's Address: **34 East Pine Street**
City: **Orlando**
State: **FL** Zip:**32801**

Facility ID: **NA**
Project Location: **Florida**
Client's Phone: **407-481-9006**
Client's Project Number: **NA**
Lab Reporting Batch ID: **1908010**

| Item# | Lab Sample ID | Client Sample ID | Collected Date | Collected Time | Sample Matrix | Analysis Requested |
|---|---|---|---|---|---|---|
| 1 | 1908010-001 | W-Wall | 08/06/19 | 11:15 | SOILS | EPA 8260,EPA 8270/PAH Low Level,FDEP FL-PRO |
| 2 | 1908010-002 | S-Wall | 08/06/19 | 11:20 | SOILS | EPA 8260,EPA 8270/PAH Low Level,FDEP FL-PRO |
| 3 | 1908010-003 | N-Wall | 08/06/19 | 11:25 | SOILS | EPA 8260,EPA 8270/PAH Low Level,FDEP FL-PRO |
| 4 | 1908010-004 | E-Wall | 08/06/19 | 11:30 | SOILS | EPA 8260,EPA 8270/PAH Low Level,FDEP FL-PRO |
| 5 | 1908010-005 | Bottom | 08/06/19 | 11:35 | SOILS | EPA 8260,EPA 8270/PAH Low Level,FDEP FL-PRO |
| 6 | 1908010-006 | Trip Blank | 08/06/19 | 8:00 | AQUEOUS-Other | EPA 8260 |

**Sherri Payne**
Vice President / Quality Assurance Officer - SRL



This report, which includes the attached Chain-Of-Custody, shall not be reported except in full, without written approval of the laboratory.

**Southern Research Laboratories, Inc**
2251 Lynx Lane, Suite 1
Orlando, Florida 32804
(407) 522-7100 / Fax (407) 522-7043

# ANALYTICAL REPORT

For Proiect:
**Minneola UST Removal**

**NELAP Certified**
FDOH # : **E83484**
Lab Received Date : **08/07/19 09:30**

Company Name: **E Sciences**
Client's Name: **Flormari Blackburn**
Client's Address: **34 East Pine Street**
City: **Orlando**
State: **FL** Zip:**32801**

Facility ID: **NA**
Project Location: **Florida**
Client's Phone: **407-481-9006**
Client's Project Number: **NA**
Lab Reporting Batch ID: **1908010**

## ********** Analytical Results **********

Client Sample ID: **W-Wall**
Lab Sample ID: **1908010-001**
Date Collected: **08/06/19 11:15**
Collected By: **Josh Smith**
Matrix ID : **SOILS**
%Moisture: **5.4**

### EPA Method 3550/8270C Polynuclear Aromatic Hydrocarbon Compounds in Soil by GC-MS (SIM)

| Analyte Name (Analyte ID) | Results/Qual | Units | DF | MDL | PQL | Method | Analyzed Date | By | Batch | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| Naphthalene (91203) | 1.75 U | ug/Kg | 1 | 1.75 | 3.5 | EPA 8270/PAH | 08/09/19 01:02 | DAP | 08081920MB | - |
| 2-Methylnaphthalene (91576) | 1.75 U | ug/Kg | 1 | 1.75 | 3.5 | EPA 8270/PAH | 08/09/19 01:02 | DAP | 08081920MB | - |
| 1-Methylnaphthalene (90120) | 1.4 U | ug/Kg | 1 | 1.4 | 3.5 | EPA 8270/PAH | 08/09/19 01:02 | DAP | 08081920MB | - |
| Acenaphthylene (208968) | 1.75 U | ug/Kg | 1 | 1.75 | 3.5 | EPA 8270/PAH | 08/09/19 01:02 | DAP | 08081920MB | - |
| Acenaphthene (83329) | 1.75 U | ug/Kg | 1 | 1.75 | 3.5 | EPA 8270/PAH | 08/09/19 01:02 | DAP | 08081920MB | - |
| Fluorene (86737) | 1.75 U | ug/Kg | 1 | 1.75 | 3.5 | EPA 8270/PAH | 08/09/19 01:02 | DAP | 08081920MB | - |
| Phenanthrene (85018) | 2.45 U | ug/Kg | 1 | 2.45 | 3.5 | EPA 8270/PAH | 08/09/19 01:02 | DAP | 08081920MB | - |
| Anthracene (120127) | 1.4 U | ug/Kg | 1 | 1.4 | 3.5 | EPA 8270/PAH | 08/09/19 01:02 | DAP | 08081920MB | - |
| Fluoranthene (206440) | 2.1 U | ug/Kg | 1 | 2.1 | 3.5 | EPA 8270/PAH | 08/09/19 01:02 | DAP | 08081920MB | - |
| Pyrene (129000) | 2.1 U | ug/Kg | 1 | 2.1 | 3.5 | EPA 8270/PAH | 08/09/19 01:02 | DAP | 08081920MB | - |
| Benzo(a)anthracene (56553) | 1.75 U | ug/Kg | 1 | 1.75 | 3.5 | EPA 8270/PAH | 08/09/19 01:02 | DAP | 08081920MB | - |
| Chrysene (218019) | 1.75 U | ug/Kg | 1 | 1.75 | 3.5 | EPA 8270/PAH | 08/09/19 01:02 | DAP | 08081920MB | - |
| Benzo(b)fluoranthene (205992) | 2.1 U | ug/Kg | 1 | 2.1 | 3.5 | EPA 8270/PAH | 08/09/19 01:02 | DAP | 08081920MB | - |
| Benzo(k)fluoranthene (207089) | 2.1 U | ug/Kg | 1 | 2.1 | 3.5 | EPA 8270/PAH | 08/09/19 01:02 | DAP | 08081920MB | - |
| Benzo(a)pyrene (50328) | 2.1 U | ug/Kg | 1 | 2.1 | 3.5 | EPA 8270/PAH | 08/09/19 01:02 | DAP | 08081920MB | - |
| Indeno(1,2,3-cd)pyrene (193395) | 2.8 U | ug/Kg | 1 | 2.8 | 3.5 | EPA 8270/PAH | 08/09/19 01:02 | DAP | 08081920MB | - |
| Dibenzo(a,h)anthracene (53703) | 2.8 U | ug/Kg | 1 | 2.8 | 3.5 | EPA 8270/PAH | 08/09/19 01:02 | DAP | 08081920MB | - |
| Benzo(g,h,i)perylene (191242) | 2.8 U | ug/Kg | 1 | 2.8 | 3.5 | EPA 8270/PAH | 08/09/19 01:02 | DAP | 08081920MB | - |

| Surrogates | Result | SPK | Units | DF | %Rec | Analyzed Date | By | Batch | %Limits | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| Nitrobenzene-d5 (DEP-SURR-028) | 8.88 | 10 | ug/Kg | 1 | 88.8 | 08/09/19 01:02 | DAP | 08081920MB | 30-150 | |
| 2-Fluorobiphenyl (DEP-SURR-016) | 9.81 | 10 | ug/Kg | 1 | 98.1 | 08/09/19 01:02 | DAP | 08081920MB | 30-150 | |
| p-Terphenyl-d14 (DEP-SURR-034) | 11.3 | 10 | ug/Kg | 1 | 113 | 08/09/19 01:02 | DAP | 08081920MB | 33-141 | |

### EPA Method 5035/8260B VOC Compounds in Soil by GC-MS

| Analyte Name (Analyte ID) | Results/Qual | Units | DF | MDL | PQL | Method | Analyzed Date | By | Batch | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| Dichlorodifluoromethane (75718) | 1.29 U | ug/Kg | 1 | 1.29 | 6.45 | EPA 8260 | 08/07/19 15:21 | GGL | 08071913MB | - |
| Chloromethane (74873) | 1.29 U | ug/Kg | 1 | 1.29 | 6.45 | EPA 8260 | 08/07/19 15:21 | GGL | 08071913MB | - |
| Vinyl chloride (75014) | 1.29 U | ug/Kg | 1 | 1.29 | 6.45 | EPA 8260 | 08/07/19 15:21 | GGL | 08071913MB | - |
| Bromomethane (74839) | 1.29 U | ug/Kg | 1 | 1.29 | 6.45 | EPA 8260 | 08/07/19 15:21 | GGL | 08071913MB | - |
| Chloroethane (75003) | 1.29 U | ug/Kg | 1 | 1.29 | 6.45 | EPA 8260 | 08/07/19 15:21 | GGL | 08071913MB | - |
| Trichlorofluoromethane (75694) | 1.29 U | ug/Kg | 1 | 1.29 | 6.45 | EPA 8260 | 08/07/19 15:21 | GGL | 08071913MB | - |
| 1,1-Dichloroethene (75354) | 1.29 U | ug/Kg | 1 | 1.29 | 6.45 | EPA 8260 | 08/07/19 15:21 | GGL | 08071913MB | - |
| Methylene chloride (75092) | 6.45 U | ug/Kg | 1 | 6.45 | 12.9 | EPA 8260 | 08/07/19 15:21 | GGL | 08071913MB | - |
| trans-1,2-Dichloroethene (156605) | 1.29 U | ug/Kg | 1 | 1.29 | 6.45 | EPA 8260 | 08/07/19 15:21 | GGL | 08071913MB | - |
| Methyl-t-butyl ether (1634044) | 1.29 U | ug/Kg | 1 | 1.29 | 6.45 | EPA 8260 | 08/07/19 15:21 | GGL | 08071913MB | - |
| 1,1-Dichloroethane (75343) | 1.29 U | ug/Kg | 1 | 1.29 | 6.45 | EPA 8260 | 08/07/19 15:21 | GGL | 08071913MB | - |
| cis-1,2-Dichloroethene (156592) | 1.29 U | ug/Kg | 1 | 1.29 | 6.45 | EPA 8260 | 08/07/19 15:21 | GGL | 08071913MB | - |
| 2,2-Dichloropropane (594207) | 1.29 U | ug/Kg | 1 | 1.29 | 6.45 | EPA 8260 | 08/07/19 15:21 | GGL | 08071913MB | - |
| Bromochloromethane (74975) | 1.29 U | ug/Kg | 1 | 1.29 | 6.45 | EPA 8260 | 08/07/19 15:21 | GGL | 08071913MB | - |
| Chloroform (67663) | 1.29 U | ug/Kg | 1 | 1.29 | 6.45 | EPA 8260 | 08/07/19 15:21 | GGL | 08071913MB | - |
| Carbon tetrachloride (56235) | 1.29 U | ug/Kg | 1 | 1.29 | 6.45 | EPA 8260 | 08/07/19 15:21 | GGL | 08071913MB | - |
| 1,1,1-Trichloroethane (71556) | 1.29 U | ug/Kg | 1 | 1.29 | 6.45 | EPA 8260 | 08/07/19 15:21 | GGL | 08071913MB | - |
| 1,1-Dichloropropene (563586) | 1.29 U | ug/Kg | 1 | 1.29 | 6.45 | EPA 8260 | 08/07/19 15:21 | GGL | 08071913MB | - |
| Benzene (71432) | 1.29 U | ug/Kg | 1 | 1.29 | 6.45 | EPA 8260 | 08/07/19 15:21 | GGL | 08071913MB | - |
| 1,2-Dichloroethane (107062) | 1.29 U | ug/Kg | 1 | 1.29 | 6.45 | EPA 8260 | 08/07/19 15:21 | GGL | 08071913MB | - |
| 2-Butanone (78933) | 25.8 U | ug/Kg | 1 | 25.8 | 103.2 | EPA 8260 | 08/07/19 15:21 | GGL | 08071913MB | - |
| Trichloroethene (79016) | 1.29 U | ug/Kg | 1 | 1.29 | 6.45 | EPA 8260 | 08/07/19 15:21 | GGL | 08071913MB | - |
| Dibromomethane (74953) | 1.29 U | ug/Kg | 1 | 1.29 | 6.45 | EPA 8260 | 08/07/19 15:21 | GGL | 08071913MB | - |
| 1,2-Dichloropropane (78875) | 1.29 U | ug/Kg | 1 | 1.29 | 6.45 | EPA 8260 | 08/07/19 15:21 | GGL | 08071913MB | - |
| Bromodichloromethane (75274) | 1.29 U | ug/Kg | 1 | 1.29 | 6.45 | EPA 8260 | 08/07/19 15:21 | GGL | 08071913MB | - |
| cis-1,3-Dichloropropene (10061015) | 1.29 U | ug/Kg | 1 | 1.29 | 6.45 | EPA 8260 | 08/07/19 15:21 | GGL | 08071913MB | - |
| Toluene (108883) | 1.29 U | ug/Kg | 1 | 1.29 | 6.45 | EPA 8260 | 08/07/19 15:21 | GGL | 08071913MB | - |
| Tetrachloroethene (127184) | 1.29 U | ug/Kg | 1 | 1.29 | 6.45 | EPA 8260 | 08/07/19 15:21 | GGL | 08071913MB | - |



This report, which includes the attached Chain-Of-Custody, shall not be reported except in full, without written approval of the laboratory.

**Southern Research Laboratories, Inc**
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Orlando, Florida 32804
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# ANALYTICAL REPORT

For Proiect:
**Minneola UST Removal**

**NELAP Certified**
FDOH # : **E83484**
Lab Received Date : **08/07/19 09:30**

Company Name: **E Sciences**
Client's Name: **Flormari Blackburn**
Client's Address: **34 East Pine Street**
City: **Orlando**
State: **FL** Zip:**32801**

Facility ID: **NA**
Project Location: **Florida**
Client's Phone: **407-481-9006**
Client's Project Number: **NA**
Lab Reporting Batch ID: **1908010**

## ********** Analytical Results **********

Client Sample ID: **W-Wall**
Lab Sample ID: **1908010-001**

Date Collected: **08/06/19 11:15**
Collected By: **Josh Smith**

Matrix ID : **SOILS**
%Moisture: **5.4**

### EPA Method 5035/8260B VOC Compounds in Soil by GC-MS

| Analyte Name (Analyte ID) | Results/Qual | Units | DF | MDL | PQL | Method | Analyzed Date | By | Batch | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| trans-1,3-Dichloropropene (10061026) | 1.29 U | ug/Kg | 1 | 1.29 | 6.45 | EPA 8260 | 08/07/19 15:21 | GGL | 08071913MB | - |
| 1,1,2-Trichloroethane (79005) | 1.29 U | ug/Kg | 1 | 1.29 | 6.45 | EPA 8260 | 08/07/19 15:21 | GGL | 08071913MB | - |
| Dibromochloromethane (124481) | 1.29 U | ug/Kg | 1 | 1.29 | 6.45 | EPA 8260 | 08/07/19 15:21 | GGL | 08071913MB | - |
| 1,3-Dichloropropane (142289) | 1.29 U | ug/Kg | 1 | 1.29 | 6.45 | EPA 8260 | 08/07/19 15:21 | GGL | 08071913MB | - |
| 1,2-Dibromoethane (106934) | 1.29 U | ug/Kg | 1 | 1.29 | 6.45 | EPA 8260 | 08/07/19 15:21 | GGL | 08071913MB | - |
| Chlorobenzene (108907) | 1.29 U | ug/Kg | 1 | 1.29 | 6.45 | EPA 8260 | 08/07/19 15:21 | GGL | 08071913MB | - |
| Ethylbenzene (100414) | 1.29 U | ug/Kg | 1 | 1.29 | 6.45 | EPA 8260 | 08/07/19 15:21 | GGL | 08071913MB | - |
| 1,1,1,2-Tetrachloroethane (630206) | 1.29 U | ug/Kg | 1 | 1.29 | 6.45 | EPA 8260 | 08/07/19 15:21 | GGL | 08071913MB | - |
| Xylene, m,p- (179601231) | 2.58 U | ug/Kg | 1 | 2.58 | 12.9 | EPA 8260 | 08/07/19 15:21 | GGL | 08071913MB | - |
| Xylene, o- (95476) | 1.29 U | ug/Kg | 1 | 1.29 | 6.45 | EPA 8260 | 08/07/19 15:21 | GGL | 08071913MB | - |
| Xylenes- Total (1330207) | 6.45 U | ug/Kg | 1 | 6.45 | 25.8 | EPA 8260 | 08/07/19 15:21 | GGL | 08071913MB | - |
| Styrene (100425) | 1.29 U | ug/Kg | 1 | 1.29 | 6.45 | EPA 8260 | 08/07/19 15:21 | GGL | 08071913MB | - |
| Bromoform (75252) | 1.29 U | ug/Kg | 1 | 1.29 | 6.45 | EPA 8260 | 08/07/19 15:21 | GGL | 08071913MB | - |
| Isopropylbenzene (98828) | 1.29 U | ug/Kg | 1 | 1.29 | 6.45 | EPA 8260 | 08/07/19 15:21 | GGL | 08071913MB | - |
| Bromobenzene (108861) | 1.29 U | ug/Kg | 1 | 1.29 | 6.45 | EPA 8260 | 08/07/19 15:21 | GGL | 08071913MB | - |
| n-Propylbenzene (103651) | 1.29 U | ug/Kg | 1 | 1.29 | 6.45 | EPA 8260 | 08/07/19 15:21 | GGL | 08071913MB | - |
| 1,1,2,2-Tetrachloroethane (79345) | 1.29 U | ug/Kg | 1 | 1.29 | 6.45 | EPA 8260 | 08/07/19 15:21 | GGL | 08071913MB | - |
| 2-Chlorotoluene (95498) | 1.29 U | ug/Kg | 1 | 1.29 | 6.45 | EPA 8260 | 08/07/19 15:21 | GGL | 08071913MB | - |
| 1,2,3-Trichloropropane (96184) | 1.29 U | ug/Kg | 1 | 1.29 | 6.45 | EPA 8260 | 08/07/19 15:21 | GGL | 08071913MB | - |
| 1,3,5-Trimethylbenzene (108678) | 1.29 U | ug/Kg | 1 | 1.29 | 6.45 | EPA 8260 | 08/07/19 15:21 | GGL | 08071913MB | - |
| 4-Chlorotoluene (106434) | 1.29 U | ug/Kg | 1 | 1.29 | 6.45 | EPA 8260 | 08/07/19 15:21 | GGL | 08071913MB | - |
| t-Butylbenzene (98066) | 1.29 U | ug/Kg | 1 | 1.29 | 6.45 | EPA 8260 | 08/07/19 15:21 | GGL | 08071913MB | - |
| 1,2,4-Trimethylbenzene (95636) | 1.29 U | ug/Kg | 1 | 1.29 | 6.45 | EPA 8260 | 08/07/19 15:21 | GGL | 08071913MB | - |
| sec-Butylbenzene (135988) | 1.29 U | ug/Kg | 1 | 1.29 | 6.45 | EPA 8260 | 08/07/19 15:21 | GGL | 08071913MB | - |
| 4-Isopropyltoluene (99876) | 1.29 U | ug/Kg | 1 | 1.29 | 6.45 | EPA 8260 | 08/07/19 15:21 | GGL | 08071913MB | - |
| 1,3-Dichlorobenzene (541731) | 1.29 U | ug/Kg | 1 | 1.29 | 6.45 | EPA 8260 | 08/07/19 15:21 | GGL | 08071913MB | - |
| 1,4-Dichlorobenzene (106467) | 1.29 U | ug/Kg | 1 | 1.29 | 6.45 | EPA 8260 | 08/07/19 15:21 | GGL | 08071913MB | - |
| n-Butylbenzene (104518) | 1.29 U | ug/Kg | 1 | 1.29 | 6.45 | EPA 8260 | 08/07/19 15:21 | GGL | 08071913MB | - |
| 1,2-Dichlorobenzene (95501) | 1.29 U | ug/Kg | 1 | 1.29 | 6.45 | EPA 8260 | 08/07/19 15:21 | GGL | 08071913MB | - |
| 1,2-Dibromo-3-chloropropane (96128) | 6.45 U | ug/Kg | 1 | 6.45 | 12.9 | EPA 8260 | 08/07/19 15:21 | GGL | 08071913MB | - |
| 1,2,4-Trichlorobenzene (120821) | 1.29 U | ug/Kg | 1 | 1.29 | 6.45 | EPA 8260 | 08/07/19 15:21 | GGL | 08071913MB | - |
| Hexachlorobutadiene (87683) | 1.29 U | ug/Kg | 1 | 1.29 | 6.45 | EPA 8260 | 08/07/19 15:21 | GGL | 08071913MB | - |
| Naphthalene (91203) | 6.45 U | ug/Kg | 1 | 6.45 | 12.9 | EPA 8260 | 08/07/19 15:21 | GGL | 08071913MB | - |
| 1,2,3-Trichlorobenzene (87616) | 1.29 U | ug/Kg | 1 | 1.29 | 6.45 | EPA 8260 | 08/07/19 15:21 | GGL | 08071913MB | - |

| Surrogates | Result | SPK | Units | DF | %Rec | Analyzed Date | By | Batch | %Limits | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| Dibromofluoromethane (DEP-SURR-047) | 9.4 | 10 | ug/Kg | 1 | 94 | 08/07/19 15:21 | GGL | 08071913MB | 40-147 | |
| 1,2-Dichloroethane-d4 (DEP-SURR-002) | 9.5 | 10 | ug/Kg | 1 | 95 | 08/07/19 15:21 | GGL | 08071913MB | 70-130 | |
| Toluene-d8 (DEP-SURR-038) | 9.2 | 10 | ug/Kg | 1 | 92 | 08/07/19 15:21 | GGL | 08071913MB | 70-130 | |
| 4-Bromofluorobenzene (DEP-SURR-019) | 9.2 | 10 | ug/Kg | 1 | 92 | 08/07/19 15:21 | GGL | 08071913MB | 70-130 | |

### FL-PRO (Petroleum Range Organics)~{Soil}

| Analyte Name (Analyte ID) | Results/Qual | Units | DF | MDL | PQL | Method | Analyzed Date | By | Batch | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| Total Recoverable Pet. Hydrocarbons (1935) | 3.71 U | mg/Kg | 1 | 3.71 | 5.3 | FDEP FL-PRO | 08/08/19 22:09 | DAP | 08081919MB | - |

| Surrogates | Result | SPK | Units | DF | %Rec | Analyzed Date | By | Batch | %Limits | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| Ortho-terphenyl (DEP-SURR-030) | 48 | 50 | mg/Kg | 1 | 96 | 08/08/19 22:09 | DAP | 08081919MB | 62-109 | |
| Nonatriacontane(C39) (DEP-SURR-054) | 164.4 | 180 | mg/Kg | 1 | 91.3 | 08/08/19 22:09 | DAP | 08081919MB | 60-118 | |



This report, which includes the attached Chain-Of-Custody, shall not be reported except in full, without written approval of the laboratory.

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# ANALYTICAL REPORT

For Proiect:
**Minneola UST Removal**

**NELAP Certified**
FDOH # : **E83484**
Lab Received Date : **08/07/19 09:30**

Company Name: **E Sciences**
Client's Name: **Flormari Blackburn**
Client's Address: **34 East Pine Street**
City: **Orlando**
State: **FL** Zip:**32801**

Facility ID: **NA**
Project Location: **Florida**
Client's Phone: **407-481-9006**
Client's Project Number: **NA**
Lab Reporting Batch ID: **1908010**

## ********** Analytical Results **********

Client Sample ID: **S-Wall**
Lab Sample ID: **1908010-002**

Date Collected: **08/06/19 11:20**
Collected By: **Josh Smith**

Matrix ID : **SOILS**
%Moisture: **18.9**

### EPA Method 3550/8270C Polynuclear Aromatic Hydrocarbon Compounds in Soil by GC-MS (SIM)

| Analyte Name (Analyte ID) | Results/Qual | Units | DF | MDL | PQL | Method | Analyzed Date | By | Batch | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| Naphthalene (91203) | 2.03 U | ug/Kg | 1 | 2.03 | 4.06 | EPA 8270/PAH | 08/09/19 01:59 | DAP | 08081920MB | - |
| 2-Methylnaphthalene (91576) | 2.03 U | ug/Kg | 1 | 2.03 | 4.06 | EPA 8270/PAH | 08/09/19 01:59 | DAP | 08081920MB | - |
| 1-Methylnaphthalene (90120) | 1.62 U | ug/Kg | 1 | 1.62 | 4.06 | EPA 8270/PAH | 08/09/19 01:59 | DAP | 08081920MB | - |
| Acenaphthylene (208968) | 2.03 U | ug/Kg | 1 | 2.03 | 4.06 | EPA 8270/PAH | 08/09/19 01:59 | DAP | 08081920MB | - |
| Acenaphthene (83329) | 2.03 U | ug/Kg | 1 | 2.03 | 4.06 | EPA 8270/PAH | 08/09/19 01:59 | DAP | 08081920MB | - |
| Fluorene (86737) | 2.03 U | ug/Kg | 1 | 2.03 | 4.06 | EPA 8270/PAH | 08/09/19 01:59 | DAP | 08081920MB | - |
| Phenanthrene (85018) | 2.84 U | ug/Kg | 1 | 2.84 | 4.06 | EPA 8270/PAH | 08/09/19 01:59 | DAP | 08081920MB | - |
| Anthracene (120127) | 1.62 U | ug/Kg | 1 | 1.62 | 4.06 | EPA 8270/PAH | 08/09/19 01:59 | DAP | 08081920MB | - |
| Fluoranthene (206440) | 2.44 U | ug/Kg | 1 | 2.44 | 4.06 | EPA 8270/PAH | 08/09/19 01:59 | DAP | 08081920MB | - |
| Pyrene (129000) | 2.44 U | ug/Kg | 1 | 2.44 | 4.06 | EPA 8270/PAH | 08/09/19 01:59 | DAP | 08081920MB | - |
| Benzo(a)anthracene (56553) | 2.03 U | ug/Kg | 1 | 2.03 | 4.06 | EPA 8270/PAH | 08/09/19 01:59 | DAP | 08081920MB | - |
| Chrysene (218019) | 2.03 U | ug/Kg | 1 | 2.03 | 4.06 | EPA 8270/PAH | 08/09/19 01:59 | DAP | 08081920MB | - |
| Benzo(b)fluoranthene (205992) | 2.44 U | ug/Kg | 1 | 2.44 | 4.06 | EPA 8270/PAH | 08/09/19 01:59 | DAP | 08081920MB | - |
| Benzo(k)fluoranthene (207089) | 2.44 U | ug/Kg | 1 | 2.44 | 4.06 | EPA 8270/PAH | 08/09/19 01:59 | DAP | 08081920MB | - |
| Benzo(a)pyrene (50328) | 2.44 U | ug/Kg | 1 | 2.44 | 4.06 | EPA 8270/PAH | 08/09/19 01:59 | DAP | 08081920MB | - |
| Indeno(1,2,3-cd)pyrene (193395) | 3.25 U | ug/Kg | 1 | 3.25 | 4.06 | EPA 8270/PAH | 08/09/19 01:59 | DAP | 08081920MB | - |
| Dibenzo(a,h)anthracene (53703) | 3.25 U | ug/Kg | 1 | 3.25 | 4.06 | EPA 8270/PAH | 08/09/19 01:59 | DAP | 08081920MB | - |
| Benzo(g,h,i)perylene (191242) | 3.25 U | ug/Kg | 1 | 3.25 | 4.06 | EPA 8270/PAH | 08/09/19 01:59 | DAP | 08081920MB | - |

| Surrogates | Result | SPK | Units | DF | %Rec | Analyzed Date | By | Batch | %Limits | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| Nitrobenzene-d5 (DEP-SURR-028) | 8.44 | 10 | ug/Kg | 1 | 84.4 | 08/09/19 01:59 | DAP | 08081920MB | 30-150 | |
| 2-Fluorobiphenyl (DEP-SURR-016) | 9.29 | 10 | ug/Kg | 1 | 92.9 | 08/09/19 01:59 | DAP | 08081920MB | 30-150 | |
| p-Terphenyl-d14 (DEP-SURR-034) | 11.2 | 10 | ug/Kg | 1 | 112 | 08/09/19 01:59 | DAP | 08081920MB | 33-141 | |

### EPA Method 5035/8260B VOC Compounds in Soil by GC-MS

| Analyte Name (Analyte ID) | Results/Qual | Units | DF | MDL | PQL | Method | Analyzed Date | By | Batch | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| Dichlorodifluoromethane (75718) | 1.58 U | ug/Kg | 1 | 1.58 | 7.9 | EPA 8260 | 08/07/19 15:50 | GGL | 08071913MB | - |
| Chloromethane (74873) | 1.58 U | ug/Kg | 1 | 1.58 | 7.9 | EPA 8260 | 08/07/19 15:50 | GGL | 08071913MB | - |
| Vinyl chloride (75014) | 1.58 U | ug/Kg | 1 | 1.58 | 7.9 | EPA 8260 | 08/07/19 15:50 | GGL | 08071913MB | - |
| Bromomethane (74839) | 1.58 U | ug/Kg | 1 | 1.58 | 7.9 | EPA 8260 | 08/07/19 15:50 | GGL | 08071913MB | - |
| Chloroethane (75003) | 1.58 U | ug/Kg | 1 | 1.58 | 7.9 | EPA 8260 | 08/07/19 15:50 | GGL | 08071913MB | - |
| Trichlorofluoromethane (75694) | 1.58 U | ug/Kg | 1 | 1.58 | 7.9 | EPA 8260 | 08/07/19 15:50 | GGL | 08071913MB | - |
| 1,1-Dichloroethene (75354) | 1.58 U | ug/Kg | 1 | 1.58 | 7.9 | EPA 8260 | 08/07/19 15:50 | GGL | 08071913MB | - |
| Methylene chloride (75092) | 7.9 U | ug/Kg | 1 | 7.9 | 15.8 | EPA 8260 | 08/07/19 15:50 | GGL | 08071913MB | - |
| trans-1,2-Dichloroethene (156605) | 1.58 U | ug/Kg | 1 | 1.58 | 7.9 | EPA 8260 | 08/07/19 15:50 | GGL | 08071913MB | - |
| Methyl-t-butyl ether (1634044) | 1.58 U | ug/Kg | 1 | 1.58 | 7.9 | EPA 8260 | 08/07/19 15:50 | GGL | 08071913MB | - |
| 1,1-Dichloroethane (75343) | 1.58 U | ug/Kg | 1 | 1.58 | 7.9 | EPA 8260 | 08/07/19 15:50 | GGL | 08071913MB | - |
| cis-1,2-Dichloroethene (156592) | 1.58 U | ug/Kg | 1 | 1.58 | 7.9 | EPA 8260 | 08/07/19 15:50 | GGL | 08071913MB | - |
| 2,2-Dichloropropane (594207) | 1.58 U | ug/Kg | 1 | 1.58 | 7.9 | EPA 8260 | 08/07/19 15:50 | GGL | 08071913MB | - |
| Bromochloromethane (74975) | 1.58 U | ug/Kg | 1 | 1.58 | 7.9 | EPA 8260 | 08/07/19 15:50 | GGL | 08071913MB | - |
| Chloroform (67663) | 1.58 U | ug/Kg | 1 | 1.58 | 7.9 | EPA 8260 | 08/07/19 15:50 | GGL | 08071913MB | - |
| Carbon tetrachloride (56235) | 1.58 U | ug/Kg | 1 | 1.58 | 7.9 | EPA 8260 | 08/07/19 15:50 | GGL | 08071913MB | - |
| 1,1,1-Trichloroethane (71556) | 1.58 U | ug/Kg | 1 | 1.58 | 7.9 | EPA 8260 | 08/07/19 15:50 | GGL | 08071913MB | - |
| 1,1-Dichloropropene (563586) | 1.58 U | ug/Kg | 1 | 1.58 | 7.9 | EPA 8260 | 08/07/19 15:50 | GGL | 08071913MB | - |
| Benzene (71432) | 1.58 U | ug/Kg | 1 | 1.58 | 7.9 | EPA 8260 | 08/07/19 15:50 | GGL | 08071913MB | - |
| 1,2-Dichloroethane (107062) | 1.58 U | ug/Kg | 1 | 1.58 | 7.9 | EPA 8260 | 08/07/19 15:50 | GGL | 08071913MB | - |
| 2-Butanone (78933) | 31.6 U | ug/Kg | 1 | 31.6 | 126.4 | EPA 8260 | 08/07/19 15:50 | GGL | 08071913MB | - |
| Trichloroethene (79016) | 1.58 U | ug/Kg | 1 | 1.58 | 7.9 | EPA 8260 | 08/07/19 15:50 | GGL | 08071913MB | - |
| Dibromomethane (74953) | 1.58 U | ug/Kg | 1 | 1.58 | 7.9 | EPA 8260 | 08/07/19 15:50 | GGL | 08071913MB | - |
| 1,2-Dichloropropane (78875) | 1.58 U | ug/Kg | 1 | 1.58 | 7.9 | EPA 8260 | 08/07/19 15:50 | GGL | 08071913MB | - |
| Bromodichloromethane (75274) | 1.58 U | ug/Kg | 1 | 1.58 | 7.9 | EPA 8260 | 08/07/19 15:50 | GGL | 08071913MB | - |
| cis-1,3-Dichloropropene (10061015) | 1.58 U | ug/Kg | 1 | 1.58 | 7.9 | EPA 8260 | 08/07/19 15:50 | GGL | 08071913MB | - |
| Toluene (108883) | 1.58 U | ug/Kg | 1 | 1.58 | 7.9 | EPA 8260 | 08/07/19 15:50 | GGL | 08071913MB | - |
| Tetrachloroethene (127184) | 1.58 U | ug/Kg | 1 | 1.58 | 7.9 | EPA 8260 | 08/07/19 15:50 | GGL | 08071913MB | - |



This report, which includes the attached Chain-Of-Custody, shall not be reported except in full, without written approval of the laboratory.

**Southern Research Laboratories, Inc**
2251 Lynx Lane, Suite 1
Orlando, Florida 32804
(407) 522-7100 / Fax (407) 522-7043

# ANALYTICAL REPORT

For Proiect:
**Minneola UST Removal**

**NELAP Certified**
FDOH # : **E83484**
Lab Received Date : **08/07/19 09:30**

Company Name: **E Sciences**
Client's Name: **Flormari Blackburn**
Client's Address: **34 East Pine Street**
City: **Orlando**
State: **FL** Zip:**32801**

Facility ID: **NA**
Project Location: **Florida**
Client's Phone: **407-481-9006**
Client's Project Number: **NA**
Lab Reporting Batch ID: **1908010**

## ********** Analytical Results **********

Client Sample ID: **S-Wall**
Lab Sample ID: **1908010-002**
Date Collected: **08/06/19 11:20**
Collected By: **Josh Smith**
Matrix ID : **SOILS**
%Moisture: **18.9**

### EPA Method 5035/8260B VOC Compounds in Soil by GC-MS

| Analyte Name (Analyte ID) | Results/Qual | Units | DF | MDL | PQL | Method | Analyzed Date | By | Batch | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| trans-1,3-Dichloropropene (10061026) | 1.58 U | ug/Kg | 1 | 1.58 | 7.9 | EPA 8260 | 08/07/19 15:50 | GGL | 08071913MB | - |
| 1,1,2-Trichloroethane (79005) | 1.58 U | ug/Kg | 1 | 1.58 | 7.9 | EPA 8260 | 08/07/19 15:50 | GGL | 08071913MB | - |
| Dibromochloromethane (124481) | 1.58 U | ug/Kg | 1 | 1.58 | 7.9 | EPA 8260 | 08/07/19 15:50 | GGL | 08071913MB | - |
| 1,3-Dichloropropane (142289) | 1.58 U | ug/Kg | 1 | 1.58 | 7.9 | EPA 8260 | 08/07/19 15:50 | GGL | 08071913MB | - |
| 1,2-Dibromoethane (106934) | 1.58 U | ug/Kg | 1 | 1.58 | 7.9 | EPA 8260 | 08/07/19 15:50 | GGL | 08071913MB | - |
| Chlorobenzene (108907) | 1.58 U | ug/Kg | 1 | 1.58 | 7.9 | EPA 8260 | 08/07/19 15:50 | GGL | 08071913MB | - |
| Ethylbenzene (100414) | 1.58 U | ug/Kg | 1 | 1.58 | 7.9 | EPA 8260 | 08/07/19 15:50 | GGL | 08071913MB | - |
| 1,1,1,2-Tetrachloroethane (630206) | 1.58 U | ug/Kg | 1 | 1.58 | 7.9 | EPA 8260 | 08/07/19 15:50 | GGL | 08071913MB | - |
| Xylene, m,p- (179601231) | 3.16 U | ug/Kg | 1 | 3.16 | 15.8 | EPA 8260 | 08/07/19 15:50 | GGL | 08071913MB | - |
| Xylene, o- (95476) | 1.58 U | ug/Kg | 1 | 1.58 | 7.9 | EPA 8260 | 08/07/19 15:50 | GGL | 08071913MB | - |
| Xylenes- Total (1330207) | 7.9 U | ug/Kg | 1 | 7.9 | 31.6 | EPA 8260 | 08/07/19 15:50 | GGL | 08071913MB | - |
| Styrene (100425) | 1.58 U | ug/Kg | 1 | 1.58 | 7.9 | EPA 8260 | 08/07/19 15:50 | GGL | 08071913MB | - |
| Bromoform (75252) | 1.58 U | ug/Kg | 1 | 1.58 | 7.9 | EPA 8260 | 08/07/19 15:50 | GGL | 08071913MB | - |
| Isopropylbenzene (98828) | 1.58 U | ug/Kg | 1 | 1.58 | 7.9 | EPA 8260 | 08/07/19 15:50 | GGL | 08071913MB | - |
| Bromobenzene (108861) | 1.58 U | ug/Kg | 1 | 1.58 | 7.9 | EPA 8260 | 08/07/19 15:50 | GGL | 08071913MB | - |
| n-Propylbenzene (103651) | 1.58 U | ug/Kg | 1 | 1.58 | 7.9 | EPA 8260 | 08/07/19 15:50 | GGL | 08071913MB | - |
| 1,1,2,2-Tetrachloroethane (79345) | 1.58 U | ug/Kg | 1 | 1.58 | 7.9 | EPA 8260 | 08/07/19 15:50 | GGL | 08071913MB | - |
| 2-Chlorotoluene (95498) | 1.58 U | ug/Kg | 1 | 1.58 | 7.9 | EPA 8260 | 08/07/19 15:50 | GGL | 08071913MB | - |
| 1,2,3-Trichloropropane (96184) | 1.58 U | ug/Kg | 1 | 1.58 | 7.9 | EPA 8260 | 08/07/19 15:50 | GGL | 08071913MB | - |
| 1,3,5-Trimethylbenzene (108678) | 1.58 U | ug/Kg | 1 | 1.58 | 7.9 | EPA 8260 | 08/07/19 15:50 | GGL | 08071913MB | - |
| 4-Chlorotoluene (106434) | 1.58 U | ug/Kg | 1 | 1.58 | 7.9 | EPA 8260 | 08/07/19 15:50 | GGL | 08071913MB | - |
| t-Butylbenzene (98066) | 1.58 U | ug/Kg | 1 | 1.58 | 7.9 | EPA 8260 | 08/07/19 15:50 | GGL | 08071913MB | - |
| 1,2,4-Trimethylbenzene (95636) | 1.58 U | ug/Kg | 1 | 1.58 | 7.9 | EPA 8260 | 08/07/19 15:50 | GGL | 08071913MB | - |
| sec-Butylbenzene (135988) | 1.58 U | ug/Kg | 1 | 1.58 | 7.9 | EPA 8260 | 08/07/19 15:50 | GGL | 08071913MB | - |
| 4-Isopropyltoluene (99876) | 1.58 U | ug/Kg | 1 | 1.58 | 7.9 | EPA 8260 | 08/07/19 15:50 | GGL | 08071913MB | - |
| 1,3-Dichlorobenzene (541731) | 1.58 U | ug/Kg | 1 | 1.58 | 7.9 | EPA 8260 | 08/07/19 15:50 | GGL | 08071913MB | - |
| 1,4-Dichlorobenzene (106467) | 1.58 U | ug/Kg | 1 | 1.58 | 7.9 | EPA 8260 | 08/07/19 15:50 | GGL | 08071913MB | - |
| n-Butylbenzene (104518) | 1.58 U | ug/Kg | 1 | 1.58 | 7.9 | EPA 8260 | 08/07/19 15:50 | GGL | 08071913MB | - |
| 1,2-Dichlorobenzene (95501) | 1.58 U | ug/Kg | 1 | 1.58 | 7.9 | EPA 8260 | 08/07/19 15:50 | GGL | 08071913MB | - |
| 1,2-Dibromo-3-chloropropane (96128) | 7.9 U | ug/Kg | 1 | 7.9 | 15.8 | EPA 8260 | 08/07/19 15:50 | GGL | 08071913MB | - |
| 1,2,4-Trichlorobenzene (120821) | 1.58 U | ug/Kg | 1 | 1.58 | 7.9 | EPA 8260 | 08/07/19 15:50 | GGL | 08071913MB | - |
| Hexachlorobutadiene (87683) | 1.58 U | ug/Kg | 1 | 1.58 | 7.9 | EPA 8260 | 08/07/19 15:50 | GGL | 08071913MB | - |
| Naphthalene (91203) | 7.9 U | ug/Kg | 1 | 7.9 | 15.8 | EPA 8260 | 08/07/19 15:50 | GGL | 08071913MB | - |
| 1,2,3-Trichlorobenzene (87616) | 1.58 U | ug/Kg | 1 | 1.58 | 7.9 | EPA 8260 | 08/07/19 15:50 | GGL | 08071913MB | - |

| Surrogates | Result | SPK | Units | DF | %Rec | Analyzed Date | By | Batch | %Limits | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| Dibromofluoromethane (DEP-SURR-047) | 9.2 | 10 | ug/Kg | 1 | 92 | 08/07/19 15:50 | GGL | 08071913MB | 40-147 | |
| 1,2-Dichloroethane-d4 (DEP-SURR-002) | 9.7 | 10 | ug/Kg | 1 | 97 | 08/07/19 15:50 | GGL | 08071913MB | 70-130 | |
| Toluene-d8 (DEP-SURR-038) | 9.1 | 10 | ug/Kg | 1 | 91 | 08/07/19 15:50 | GGL | 08071913MB | 70-130 | |
| 4-Bromofluorobenzene (DEP-SURR-019) | 9.3 | 10 | ug/Kg | 1 | 93 | 08/07/19 15:50 | GGL | 08071913MB | 70-130 | |

### FL-PRO (Petroleum Range Organics)~{Soil}

| Analyte Name (Analyte ID) | Results/Qual | Units | DF | MDL | PQL | Method | Analyzed Date | By | Batch | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| Total Recoverable Pet. Hydrocarbons (1935) | 4.3 U | mg/Kg | 1 | 4.3 | 6.15 | FDEP FL-PRO | 08/08/19 22:45 | DAP | 08081919MB | - |

| Surrogates | Result | SPK | Units | DF | %Rec | Analyzed Date | By | Batch | %Limits | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| Ortho-terphenyl (DEP-SURR-030) | 52.1 | 50 | mg/Kg | 1 | 104 | 08/08/19 22:45 | DAP | 08081919MB | 62-109 | |
| Nonatriacontane(C39) (DEP-SURR-054) | 151.1 | 180 | mg/Kg | 1 | 83.9 | 08/08/19 22:45 | DAP | 08081919MB | 60-118 | |



This report, which includes the attached Chain-Of-Custody, shall not be reported except in full, without written approval of the laboratory.

**Southern Research Laboratories, Inc**
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Orlando, Florida 32804
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# ANALYTICAL REPORT

For Proiect:
**Minneola UST Removal**

**NELAP Certified**
FDOH # : **E83484**
Lab Received Date : **08/07/19 09:30**

Company Name: **E Sciences**
Client's Name: **Flormari Blackburn**
Client's Address: **34 East Pine Street**
City: **Orlando**
State: **FL** Zip:**32801**

Facility ID: **NA**
Project Location: **Florida**
Client's Phone: **407-481-9006**
Client's Project Number: **NA**
Lab Reporting Batch ID: **1908010**

## ********** Analytical Results **********

Client Sample ID: **N-Wall**
Lab Sample ID: **1908010-003**
Date Collected: **08/06/19 11:25**
Collected By: **Josh Smith**
Matrix ID : **SOILS**
%Moisture: **22.5**

### EPA Method 3550/8270C Polynuclear Aromatic Hydrocarbon Compounds in Soil by GC-MS (SIM)

| Analyte Name (Analyte ID) | Results/Qual | Units | DF | MDL | PQL | Method | Analyzed Date | By | Batch | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| Naphthalene (91203) | 2.13 U | ug/Kg | 1 | 2.13 | 4.26 | EPA 8270/PAH | 08/09/19 02:57 | DAP | 08081920MB | - |
| 2-Methylnaphthalene (91576) | 2.13 U | ug/Kg | 1 | 2.13 | 4.26 | EPA 8270/PAH | 08/09/19 02:57 | DAP | 08081920MB | - |
| 1-Methylnaphthalene (90120) | 1.7 U | ug/Kg | 1 | 1.7 | 4.26 | EPA 8270/PAH | 08/09/19 02:57 | DAP | 08081920MB | - |
| Acenaphthylene (208968) | 2.13 U | ug/Kg | 1 | 2.13 | 4.26 | EPA 8270/PAH | 08/09/19 02:57 | DAP | 08081920MB | - |
| Acenaphthene (83329) | 2.13 U | ug/Kg | 1 | 2.13 | 4.26 | EPA 8270/PAH | 08/09/19 02:57 | DAP | 08081920MB | - |
| Fluorene (86737) | 2.13 U | ug/Kg | 1 | 2.13 | 4.26 | EPA 8270/PAH | 08/09/19 02:57 | DAP | 08081920MB | - |
| Phenanthrene (85018) | 2.98 U | ug/Kg | 1 | 2.98 | 4.26 | EPA 8270/PAH | 08/09/19 02:57 | DAP | 08081920MB | - |
| Anthracene (120127) | 1.7 U | ug/Kg | 1 | 1.7 | 4.26 | EPA 8270/PAH | 08/09/19 02:57 | DAP | 08081920MB | - |
| Fluoranthene (206440) | 2.55 U | ug/Kg | 1 | 2.55 | 4.26 | EPA 8270/PAH | 08/09/19 02:57 | DAP | 08081920MB | - |
| Pyrene (129000) | 2.55 U | ug/Kg | 1 | 2.55 | 4.26 | EPA 8270/PAH | 08/09/19 02:57 | DAP | 08081920MB | - |
| Benzo(a)anthracene (56553) | 2.13 U | ug/Kg | 1 | 2.13 | 4.26 | EPA 8270/PAH | 08/09/19 02:57 | DAP | 08081920MB | - |
| Chrysene (218019) | 2.13 U | ug/Kg | 1 | 2.13 | 4.26 | EPA 8270/PAH | 08/09/19 02:57 | DAP | 08081920MB | - |
| Benzo(b)fluoranthene (205992) | 2.55 U | ug/Kg | 1 | 2.55 | 4.26 | EPA 8270/PAH | 08/09/19 02:57 | DAP | 08081920MB | - |
| Benzo(k)fluoranthene (207089) | 2.55 U | ug/Kg | 1 | 2.55 | 4.26 | EPA 8270/PAH | 08/09/19 02:57 | DAP | 08081920MB | - |
| Benzo(a)pyrene (50328) | 2.55 U | ug/Kg | 1 | 2.55 | 4.26 | EPA 8270/PAH | 08/09/19 02:57 | DAP | 08081920MB | - |
| Indeno(1,2,3-cd)pyrene (193395) | 3.41 U | ug/Kg | 1 | 3.41 | 4.26 | EPA 8270/PAH | 08/09/19 02:57 | DAP | 08081920MB | - |
| Dibenzo(a,h)anthracene (53703) | 3.41 U | ug/Kg | 1 | 3.41 | 4.26 | EPA 8270/PAH | 08/09/19 02:57 | DAP | 08081920MB | - |
| Benzo(g,h,i)perylene (191242) | 3.41 U | ug/Kg | 1 | 3.41 | 4.26 | EPA 8270/PAH | 08/09/19 02:57 | DAP | 08081920MB | - |

| Surrogates | Result | SPK | Units | DF | %Rec | Analyzed Date | By | Batch | %Limits | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| Nitrobenzene-d5 (DEP-SURR-028) | 7.69 | 10 | ug/Kg | 1 | 76.9 | 08/09/19 02:57 | DAP | 08081920MB | 30-150 | |
| 2-Fluorobiphenyl (DEP-SURR-016) | 9.06 | 10 | ug/Kg | 1 | 90.6 | 08/09/19 02:57 | DAP | 08081920MB | 30-150 | |
| p-Terphenyl-d14 (DEP-SURR-034) | 10.6 | 10 | ug/Kg | 1 | 106 | 08/09/19 02:57 | DAP | 08081920MB | 33-141 | |

### EPA Method 5035/8260B VOC Compounds in Soil by GC-MS

| Analyte Name (Analyte ID) | Results/Qual | Units | DF | MDL | PQL | Method | Analyzed Date | By | Batch | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| Dichlorodifluoromethane (75718) | 1.5 U | ug/Kg | 1 | 1.5 | 7.5 | EPA 8260 | 08/07/19 16:19 | GGL | 08071913MB | - |
| Chloromethane (74873) | 1.5 U | ug/Kg | 1 | 1.5 | 7.5 | EPA 8260 | 08/07/19 16:19 | GGL | 08071913MB | - |
| Vinyl chloride (75014) | 1.5 U | ug/Kg | 1 | 1.5 | 7.5 | EPA 8260 | 08/07/19 16:19 | GGL | 08071913MB | - |
| Bromomethane (74839) | 1.5 U | ug/Kg | 1 | 1.5 | 7.5 | EPA 8260 | 08/07/19 16:19 | GGL | 08071913MB | - |
| Chloroethane (75003) | 1.5 U | ug/Kg | 1 | 1.5 | 7.5 | EPA 8260 | 08/07/19 16:19 | GGL | 08071913MB | - |
| Trichlorofluoromethane (75694) | 1.5 U | ug/Kg | 1 | 1.5 | 7.5 | EPA 8260 | 08/07/19 16:19 | GGL | 08071913MB | - |
| 1,1-Dichloroethene (75354) | 1.5 U | ug/Kg | 1 | 1.5 | 7.5 | EPA 8260 | 08/07/19 16:19 | GGL | 08071913MB | - |
| Methylene chloride (75092) | 7.5 U | ug/Kg | 1 | 7.5 | 15 | EPA 8260 | 08/07/19 16:19 | GGL | 08071913MB | - |
| trans-1,2-Dichloroethene (156605) | 1.5 U | ug/Kg | 1 | 1.5 | 7.5 | EPA 8260 | 08/07/19 16:19 | GGL | 08071913MB | - |
| Methyl-t-butyl ether (1634044) | 1.5 U | ug/Kg | 1 | 1.5 | 7.5 | EPA 8260 | 08/07/19 16:19 | GGL | 08071913MB | - |
| 1,1-Dichloroethane (75343) | 1.5 U | ug/Kg | 1 | 1.5 | 7.5 | EPA 8260 | 08/07/19 16:19 | GGL | 08071913MB | - |
| cis-1,2-Dichloroethene (156592) | 1.5 U | ug/Kg | 1 | 1.5 | 7.5 | EPA 8260 | 08/07/19 16:19 | GGL | 08071913MB | - |
| 2,2-Dichloropropane (594207) | 1.5 U | ug/Kg | 1 | 1.5 | 7.5 | EPA 8260 | 08/07/19 16:19 | GGL | 08071913MB | - |
| Bromochloromethane (74975) | 1.5 U | ug/Kg | 1 | 1.5 | 7.5 | EPA 8260 | 08/07/19 16:19 | GGL | 08071913MB | - |
| Chloroform (67663) | 1.5 U | ug/Kg | 1 | 1.5 | 7.5 | EPA 8260 | 08/07/19 16:19 | GGL | 08071913MB | - |
| Carbon tetrachloride (56235) | 1.5 U | ug/Kg | 1 | 1.5 | 7.5 | EPA 8260 | 08/07/19 16:19 | GGL | 08071913MB | - |
| 1,1,1-Trichloroethane (71556) | 1.5 U | ug/Kg | 1 | 1.5 | 7.5 | EPA 8260 | 08/07/19 16:19 | GGL | 08071913MB | - |
| 1,1-Dichloropropene (563586) | 1.5 U | ug/Kg | 1 | 1.5 | 7.5 | EPA 8260 | 08/07/19 16:19 | GGL | 08071913MB | - |
| Benzene (71432) | 1.5 U | ug/Kg | 1 | 1.5 | 7.5 | EPA 8260 | 08/07/19 16:19 | GGL | 08071913MB | - |
| 1,2-Dichloroethane (107062) | 1.5 U | ug/Kg | 1 | 1.5 | 7.5 | EPA 8260 | 08/07/19 16:19 | GGL | 08071913MB | - |
| 2-Butanone (78933) | 30 U | ug/Kg | 1 | 30 | 120 | EPA 8260 | 08/07/19 16:19 | GGL | 08071913MB | - |
| Trichloroethene (79016) | 1.5 U | ug/Kg | 1 | 1.5 | 7.5 | EPA 8260 | 08/07/19 16:19 | GGL | 08071913MB | - |
| Dibromomethane (74953) | 1.5 U | ug/Kg | 1 | 1.5 | 7.5 | EPA 8260 | 08/07/19 16:19 | GGL | 08071913MB | - |
| 1,2-Dichloropropane (78875) | 1.5 U | ug/Kg | 1 | 1.5 | 7.5 | EPA 8260 | 08/07/19 16:19 | GGL | 08071913MB | - |
| Bromodichloromethane (75274) | 1.5 U | ug/Kg | 1 | 1.5 | 7.5 | EPA 8260 | 08/07/19 16:19 | GGL | 08071913MB | - |
| cis-1,3-Dichloropropene (10061015) | 1.5 U | ug/Kg | 1 | 1.5 | 7.5 | EPA 8260 | 08/07/19 16:19 | GGL | 08071913MB | - |
| Toluene (108883) | 1.5 U | ug/Kg | 1 | 1.5 | 7.5 | EPA 8260 | 08/07/19 16:19 | GGL | 08071913MB | - |
| Tetrachloroethene (127184) | 1.5 U | ug/Kg | 1 | 1.5 | 7.5 | EPA 8260 | 08/07/19 16:19 | GGL | 08071913MB | - |



This report, which includes the attached Chain-Of-Custody, shall not be reported except in full, without written approval of the laboratory.

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Orlando, Florida 32804
(407) 522-7100 / Fax (407) 522-7043

# ANALYTICAL REPORT

For Proiect:
**Minneola UST Removal**

**NELAP Certified**
FDOH # : **E83484**
Lab Received Date : **08/07/19 09:30**

Company Name: **E Sciences**
Client's Name: **Flormari Blackburn**
Client's Address: **34 East Pine Street**
City: **Orlando**
State: **FL** Zip:**32801**

Facility ID: **NA**
Project Location: **Florida**
Client's Phone: **407-481-9006**
Client's Project Number: **NA**
Lab Reporting Batch ID: **1908010**

## ********** Analytical Results **********

Client Sample ID: **N-Wall**
Lab Sample ID: **1908010-003**

Date Collected: **08/06/19 11:25**
Collected By: **Josh Smith**

Matrix ID : **SOILS**
%Moisture: **22.5**

### EPA Method 5035/8260B VOC Compounds in Soil by GC-MS

| Analyte Name (Analyte ID) | Results/Qual | Units | DF | MDL | PQL | Method | Analyzed Date | By | Batch | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| trans-1,3-Dichloropropene (10061026) | 1.5 U | ug/Kg | 1 | 1.5 | 7.5 | EPA 8260 | 08/07/19 16:19 | GGL | 08071913MB | - |
| 1,1,2-Trichloroethane (79005) | 1.5 U | ug/Kg | 1 | 1.5 | 7.5 | EPA 8260 | 08/07/19 16:19 | GGL | 08071913MB | - |
| Dibromochloromethane (124481) | 1.5 U | ug/Kg | 1 | 1.5 | 7.5 | EPA 8260 | 08/07/19 16:19 | GGL | 08071913MB | - |
| 1,3-Dichloropropane (142289) | 1.5 U | ug/Kg | 1 | 1.5 | 7.5 | EPA 8260 | 08/07/19 16:19 | GGL | 08071913MB | - |
| 1,2-Dibromoethane (106934) | 1.5 U | ug/Kg | 1 | 1.5 | 7.5 | EPA 8260 | 08/07/19 16:19 | GGL | 08071913MB | - |
| Chlorobenzene (108907) | 1.5 U | ug/Kg | 1 | 1.5 | 7.5 | EPA 8260 | 08/07/19 16:19 | GGL | 08071913MB | - |
| Ethylbenzene (100414) | 1.5 U | ug/Kg | 1 | 1.5 | 7.5 | EPA 8260 | 08/07/19 16:19 | GGL | 08071913MB | - |
| 1,1,1,2-Tetrachloroethane (630206) | 1.5 U | ug/Kg | 1 | 1.5 | 7.5 | EPA 8260 | 08/07/19 16:19 | GGL | 08071913MB | - |
| Xylene, m,p- (179601231) | 3 U | ug/Kg | 1 | 3 | 15 | EPA 8260 | 08/07/19 16:19 | GGL | 08071913MB | - |
| Xylene, o- (95476) | 1.5 U | ug/Kg | 1 | 1.5 | 7.5 | EPA 8260 | 08/07/19 16:19 | GGL | 08071913MB | - |
| Xylenes- Total (1330207) | 7.5 U | ug/Kg | 1 | 7.5 | 30 | EPA 8260 | 08/07/19 16:19 | GGL | 08071913MB | - |
| Styrene (100425) | 1.5 U | ug/Kg | 1 | 1.5 | 7.5 | EPA 8260 | 08/07/19 16:19 | GGL | 08071913MB | - |
| Bromoform (75252) | 1.5 U | ug/Kg | 1 | 1.5 | 7.5 | EPA 8260 | 08/07/19 16:19 | GGL | 08071913MB | - |
| Isopropylbenzene (98828) | 1.5 U | ug/Kg | 1 | 1.5 | 7.5 | EPA 8260 | 08/07/19 16:19 | GGL | 08071913MB | - |
| Bromobenzene (108861) | 1.5 U | ug/Kg | 1 | 1.5 | 7.5 | EPA 8260 | 08/07/19 16:19 | GGL | 08071913MB | - |
| n-Propylbenzene (103651) | 1.5 U | ug/Kg | 1 | 1.5 | 7.5 | EPA 8260 | 08/07/19 16:19 | GGL | 08071913MB | - |
| 1,1,2,2-Tetrachloroethane (79345) | 1.5 U | ug/Kg | 1 | 1.5 | 7.5 | EPA 8260 | 08/07/19 16:19 | GGL | 08071913MB | - |
| 2-Chlorotoluene (95498) | 1.5 U | ug/Kg | 1 | 1.5 | 7.5 | EPA 8260 | 08/07/19 16:19 | GGL | 08071913MB | - |
| 1,2,3-Trichloropropane (96184) | 1.5 U | ug/Kg | 1 | 1.5 | 7.5 | EPA 8260 | 08/07/19 16:19 | GGL | 08071913MB | - |
| 1,3,5-Trimethylbenzene (108678) | 1.5 U | ug/Kg | 1 | 1.5 | 7.5 | EPA 8260 | 08/07/19 16:19 | GGL | 08071913MB | - |
| 4-Chlorotoluene (106434) | 1.5 U | ug/Kg | 1 | 1.5 | 7.5 | EPA 8260 | 08/07/19 16:19 | GGL | 08071913MB | - |
| t-Butylbenzene (98066) | 1.5 U | ug/Kg | 1 | 1.5 | 7.5 | EPA 8260 | 08/07/19 16:19 | GGL | 08071913MB | - |
| 1,2,4-Trimethylbenzene (95636) | 1.5 U | ug/Kg | 1 | 1.5 | 7.5 | EPA 8260 | 08/07/19 16:19 | GGL | 08071913MB | - |
| sec-Butylbenzene (135988) | 1.5 U | ug/Kg | 1 | 1.5 | 7.5 | EPA 8260 | 08/07/19 16:19 | GGL | 08071913MB | - |
| 4-Isopropyltoluene (99876) | 1.5 U | ug/Kg | 1 | 1.5 | 7.5 | EPA 8260 | 08/07/19 16:19 | GGL | 08071913MB | - |
| 1,3-Dichlorobenzene (541731) | 1.5 U | ug/Kg | 1 | 1.5 | 7.5 | EPA 8260 | 08/07/19 16:19 | GGL | 08071913MB | - |
| 1,4-Dichlorobenzene (106467) | 1.5 U | ug/Kg | 1 | 1.5 | 7.5 | EPA 8260 | 08/07/19 16:19 | GGL | 08071913MB | - |
| n-Butylbenzene (104518) | 1.5 U | ug/Kg | 1 | 1.5 | 7.5 | EPA 8260 | 08/07/19 16:19 | GGL | 08071913MB | - |
| 1,2-Dichlorobenzene (95501) | 1.5 U | ug/Kg | 1 | 1.5 | 7.5 | EPA 8260 | 08/07/19 16:19 | GGL | 08071913MB | - |
| 1,2-Dibromo-3-chloropropane (96128) | 7.5 U | ug/Kg | 1 | 7.5 | 15 | EPA 8260 | 08/07/19 16:19 | GGL | 08071913MB | - |
| 1,2,4-Trichlorobenzene (120821) | 1.5 U | ug/Kg | 1 | 1.5 | 7.5 | EPA 8260 | 08/07/19 16:19 | GGL | 08071913MB | - |
| Hexachlorobutadiene (87683) | 1.5 U | ug/Kg | 1 | 1.5 | 7.5 | EPA 8260 | 08/07/19 16:19 | GGL | 08071913MB | - |
| Naphthalene (91203) | 7.5 U | ug/Kg | 1 | 7.5 | 15 | EPA 8260 | 08/07/19 16:19 | GGL | 08071913MB | - |
| 1,2,3-Trichlorobenzene (87616) | 1.5 U | ug/Kg | 1 | 1.5 | 7.5 | EPA 8260 | 08/07/19 16:19 | GGL | 08071913MB | - |

| Surrogates | Result | SPK | Units | DF | %Rec | Analyzed Date | By | Batch | %Limits | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| Dibromofluoromethane (DEP-SURR-047) | 9.4 | 10 | ug/Kg | 1 | 94 | 08/07/19 16:19 | GGL | 08071913MB | 40-147 | |
| 1,2-Dichloroethane-d4 (DEP-SURR-002) | 9.8 | 10 | ug/Kg | 1 | 98 | 08/07/19 16:19 | GGL | 08071913MB | 70-130 | |
| Toluene-d8 (DEP-SURR-038) | 9.1 | 10 | ug/Kg | 1 | 91 | 08/07/19 16:19 | GGL | 08071913MB | 70-130 | |
| 4-Bromofluorobenzene (DEP-SURR-019) | 9.9 | 10 | ug/Kg | 1 | 99 | 08/07/19 16:19 | GGL | 08071913MB | 70-130 | |

### FL-PRO (Petroleum Range Organics)~{Soil}

| Analyte Name (Analyte ID) | Results/Qual | Units | DF | MDL | PQL | Method | Analyzed Date | By | Batch | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| Total Recoverable Pet. Hydrocarbons (1935) | 4.52 U | mg/Kg | 1 | 4.52 | 6.45 | FDEP FL-PRO | 08/08/19 23:22 | DAP | 08081919MB | - |

| Surrogates | Result | SPK | Units | DF | %Rec | Analyzed Date | By | Batch | %Limits | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| Ortho-terphenyl (DEP-SURR-030) | 49.3 | 50 | mg/Kg | 1 | 98.6 | 08/08/19 23:22 | DAP | 08081919MB | 62-109 | |
| Nonatriacontane(C39) (DEP-SURR-054) | 160.9 | 180 | mg/Kg | 1 | 89.4 | 08/08/19 23:22 | DAP | 08081919MB | 60-118 | |



This report, which includes the attached Chain-Of-Custody, shall not be reported except in full, without written approval of the laboratory.

**Southern Research Laboratories, Inc**
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Orlando, Florida 32804
(407) 522-7100 / Fax (407) 522-7043

# ANALYTICAL REPORT

For Proiect:
**Minneola UST Removal**

**NELAP Certified**
FDOH # : **E83484**
Lab Received Date : **08/07/19 09:30**

Company Name: **E Sciences**
Client's Name: **Flormari Blackburn**
Client's Address: **34 East Pine Street**
City: **Orlando**
State: **FL** Zip:**32801**

Facility ID: **NA**
Project Location: **Florida**
Client's Phone: **407-481-9006**
Client's Project Number: **NA**
Lab Reporting Batch ID: **1908010**

## ********** Analytical Results **********

Client Sample ID: **E-Wall**
Lab Sample ID: **1908010-004**

Date Collected: **08/06/19 11:30**
Collected By: **Josh Smith**

Matrix ID : **SOILS**
%Moisture: **20.4**

### EPA Method 3550/8270C Polynuclear Aromatic Hydrocarbon Compounds in Soil by GC-MS (SIM)

| Analyte Name (Analyte ID) | Results/Qual | Units | DF | MDL | PQL | Method | Analyzed Date | By | Batch | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| Naphthalene (91203) | 2.08 U | ug/Kg | 1 | 2.08 | 4.16 | EPA 8270/PAH | 08/09/19 03:54 | DAP | 08081920MB | - |
| 2-Methylnaphthalene (91576) | 2.08 U | ug/Kg | 1 | 2.08 | 4.16 | EPA 8270/PAH | 08/09/19 03:54 | DAP | 08081920MB | - |
| 1-Methylnaphthalene (90120) | 1.66 U | ug/Kg | 1 | 1.66 | 4.16 | EPA 8270/PAH | 08/09/19 03:54 | DAP | 08081920MB | - |
| Acenaphthylene (208968) | 2.08 U | ug/Kg | 1 | 2.08 | 4.16 | EPA 8270/PAH | 08/09/19 03:54 | DAP | 08081920MB | - |
| Acenaphthene (83329) | 2.08 U | ug/Kg | 1 | 2.08 | 4.16 | EPA 8270/PAH | 08/09/19 03:54 | DAP | 08081920MB | - |
| Fluorene (86737) | 2.08 U | ug/Kg | 1 | 2.08 | 4.16 | EPA 8270/PAH | 08/09/19 03:54 | DAP | 08081920MB | - |
| Phenanthrene (85018) | 2.91 U | ug/Kg | 1 | 2.91 | 4.16 | EPA 8270/PAH | 08/09/19 03:54 | DAP | 08081920MB | - |
| Anthracene (120127) | 1.66 U | ug/Kg | 1 | 1.66 | 4.16 | EPA 8270/PAH | 08/09/19 03:54 | DAP | 08081920MB | - |
| Fluoranthene (206440) | 2.49 U | ug/Kg | 1 | 2.49 | 4.16 | EPA 8270/PAH | 08/09/19 03:54 | DAP | 08081920MB | - |
| Pyrene (129000) | 2.49 U | ug/Kg | 1 | 2.49 | 4.16 | EPA 8270/PAH | 08/09/19 03:54 | DAP | 08081920MB | - |
| Benzo(a)anthracene (56553) | 2.08 U | ug/Kg | 1 | 2.08 | 4.16 | EPA 8270/PAH | 08/09/19 03:54 | DAP | 08081920MB | - |
| Chrysene (218019) | 2.08 U | ug/Kg | 1 | 2.08 | 4.16 | EPA 8270/PAH | 08/09/19 03:54 | DAP | 08081920MB | - |
| Benzo(b)fluoranthene (205992) | 2.49 U | ug/Kg | 1 | 2.49 | 4.16 | EPA 8270/PAH | 08/09/19 03:54 | DAP | 08081920MB | - |
| Benzo(k)fluoranthene (207089) | 2.49 U | ug/Kg | 1 | 2.49 | 4.16 | EPA 8270/PAH | 08/09/19 03:54 | DAP | 08081920MB | - |
| Benzo(a)pyrene (50328) | 2.49 U | ug/Kg | 1 | 2.49 | 4.16 | EPA 8270/PAH | 08/09/19 03:54 | DAP | 08081920MB | - |
| Indeno(1,2,3-cd)pyrene (193395) | 3.33 U | ug/Kg | 1 | 3.33 | 4.16 | EPA 8270/PAH | 08/09/19 03:54 | DAP | 08081920MB | - |
| Dibenzo(a,h)anthracene (53703) | 3.33 U | ug/Kg | 1 | 3.33 | 4.16 | EPA 8270/PAH | 08/09/19 03:54 | DAP | 08081920MB | - |
| Benzo(g,h,i)perylene (191242) | 3.33 U | ug/Kg | 1 | 3.33 | 4.16 | EPA 8270/PAH | 08/09/19 03:54 | DAP | 08081920MB | - |

| Surrogates | Result | SPK | Units | DF | %Rec | Analyzed Date | By | Batch | %Limits | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| Nitrobenzene-d5 (DEP-SURR-028) | 8.98 | 10 | ug/Kg | 1 | 89.8 | 08/09/19 03:54 | DAP | 08081920MB | 30-150 | |
| 2-Fluorobiphenyl (DEP-SURR-016) | 8.55 | 10 | ug/Kg | 1 | 85.5 | 08/09/19 03:54 | DAP | 08081920MB | 30-150 | |
| p-Terphenyl-d14 (DEP-SURR-034) | 10.3 | 10 | ug/Kg | 1 | 103 | 08/09/19 03:54 | DAP | 08081920MB | 33-141 | |

### EPA Method 5035/8260B VOC Compounds in Soil by GC-MS

| Analyte Name (Analyte ID) | Results/Qual | Units | DF | MDL | PQL | Method | Analyzed Date | By | Batch | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| Dichlorodifluoromethane (75718) | 1.31 U | ug/Kg | 1 | 1.31 | 6.55 | EPA 8260 | 08/07/19 16:48 | GGL | 08071913MB | - |
| Chloromethane (74873) | 1.31 U | ug/Kg | 1 | 1.31 | 6.55 | EPA 8260 | 08/07/19 16:48 | GGL | 08071913MB | - |
| Vinyl chloride (75014) | 1.31 U | ug/Kg | 1 | 1.31 | 6.55 | EPA 8260 | 08/07/19 16:48 | GGL | 08071913MB | - |
| Bromomethane (74839) | 1.31 U | ug/Kg | 1 | 1.31 | 6.55 | EPA 8260 | 08/07/19 16:48 | GGL | 08071913MB | - |
| Chloroethane (75003) | 1.31 U | ug/Kg | 1 | 1.31 | 6.55 | EPA 8260 | 08/07/19 16:48 | GGL | 08071913MB | - |
| Trichlorofluoromethane (75694) | 1.31 U | ug/Kg | 1 | 1.31 | 6.55 | EPA 8260 | 08/07/19 16:48 | GGL | 08071913MB | - |
| 1,1-Dichloroethene (75354) | 1.31 U | ug/Kg | 1 | 1.31 | 6.55 | EPA 8260 | 08/07/19 16:48 | GGL | 08071913MB | - |
| Methylene chloride (75092) | 6.55 U | ug/Kg | 1 | 6.55 | 13.1 | EPA 8260 | 08/07/19 16:48 | GGL | 08071913MB | - |
| trans-1,2-Dichloroethene (156605) | 1.31 U | ug/Kg | 1 | 1.31 | 6.55 | EPA 8260 | 08/07/19 16:48 | GGL | 08071913MB | - |
| Methyl-t-butyl ether (1634044) | 1.31 U | ug/Kg | 1 | 1.31 | 6.55 | EPA 8260 | 08/07/19 16:48 | GGL | 08071913MB | - |
| 1,1-Dichloroethane (75343) | 1.31 U | ug/Kg | 1 | 1.31 | 6.55 | EPA 8260 | 08/07/19 16:48 | GGL | 08071913MB | - |
| cis-1,2-Dichloroethene (156592) | 1.31 U | ug/Kg | 1 | 1.31 | 6.55 | EPA 8260 | 08/07/19 16:48 | GGL | 08071913MB | - |
| 2,2-Dichloropropane (594207) | 1.31 U | ug/Kg | 1 | 1.31 | 6.55 | EPA 8260 | 08/07/19 16:48 | GGL | 08071913MB | - |
| Bromochloromethane (74975) | 1.31 U | ug/Kg | 1 | 1.31 | 6.55 | EPA 8260 | 08/07/19 16:48 | GGL | 08071913MB | - |
| Chloroform (67663) | 1.31 U | ug/Kg | 1 | 1.31 | 6.55 | EPA 8260 | 08/07/19 16:48 | GGL | 08071913MB | - |
| Carbon tetrachloride (56235) | 1.31 U | ug/Kg | 1 | 1.31 | 6.55 | EPA 8260 | 08/07/19 16:48 | GGL | 08071913MB | - |
| 1,1,1-Trichloroethane (71556) | 1.31 U | ug/Kg | 1 | 1.31 | 6.55 | EPA 8260 | 08/07/19 16:48 | GGL | 08071913MB | - |
| 1,1-Dichloropropene (563586) | 1.31 U | ug/Kg | 1 | 1.31 | 6.55 | EPA 8260 | 08/07/19 16:48 | GGL | 08071913MB | - |
| Benzene (71432) | 1.31 U | ug/Kg | 1 | 1.31 | 6.55 | EPA 8260 | 08/07/19 16:48 | GGL | 08071913MB | - |
| 1,2-Dichloroethane (107062) | 1.31 U | ug/Kg | 1 | 1.31 | 6.55 | EPA 8260 | 08/07/19 16:48 | GGL | 08071913MB | - |
| 2-Butanone (78933) | 26.2 U | ug/Kg | 1 | 26.2 | 104.8 | EPA 8260 | 08/07/19 16:48 | GGL | 08071913MB | - |
| Trichloroethene (79016) | 1.31 U | ug/Kg | 1 | 1.31 | 6.55 | EPA 8260 | 08/07/19 16:48 | GGL | 08071913MB | - |
| Dibromomethane (74953) | 1.31 U | ug/Kg | 1 | 1.31 | 6.55 | EPA 8260 | 08/07/19 16:48 | GGL | 08071913MB | - |
| 1,2-Dichloropropane (78875) | 1.31 U | ug/Kg | 1 | 1.31 | 6.55 | EPA 8260 | 08/07/19 16:48 | GGL | 08071913MB | - |
| Bromodichloromethane (75274) | 1.31 U | ug/Kg | 1 | 1.31 | 6.55 | EPA 8260 | 08/07/19 16:48 | GGL | 08071913MB | - |
| cis-1,3-Dichloropropene (10061015) | 1.31 U | ug/Kg | 1 | 1.31 | 6.55 | EPA 8260 | 08/07/19 16:48 | GGL | 08071913MB | - |
| Toluene (108883) | 1.31 U | ug/Kg | 1 | 1.31 | 6.55 | EPA 8260 | 08/07/19 16:48 | GGL | 08071913MB | - |
| Tetrachloroethene (127184) | 1.31 U | ug/Kg | 1 | 1.31 | 6.55 | EPA 8260 | 08/07/19 16:48 | GGL | 08071913MB | - |



This report, which includes the attached Chain-Of-Custody, shall not be reported except in full, without written approval of the laboratory.

**Southern Research Laboratories, Inc**
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# ANALYTICAL REPORT

For Proiect:
**Minneola UST Removal**

**NELAP Certified**
FDOH # : **E83484**
Lab Received Date : **08/07/19 09:30**

Company Name: **E Sciences**
Client's Name: **Flormari Blackburn**
Client's Address: **34 East Pine Street**
City: **Orlando**
State: **FL** Zip:**32801**

Facility ID: **NA**
Project Location: **Florida**
Client's Phone: **407-481-9006**
Client's Project Number: **NA**
Lab Reporting Batch ID: **1908010**

## ********** Analytical Results **********

Client Sample ID: **E-Wall**
Lab Sample ID: **1908010-004**

Date Collected: **08/06/19 11:30**
Collected By: **Josh Smith**

Matrix ID : **SOILS**
%Moisture: **20.4**

### EPA Method 5035/8260B VOC Compounds in Soil by GC-MS

| Analyte Name (Analyte ID) | Results/Qual | Units | DF | MDL | PQL | Method | Analyzed Date | By | Batch | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| trans-1,3-Dichloropropene (10061026) | 1.31 U | ug/Kg | 1 | 1.31 | 6.55 | EPA 8260 | 08/07/19 16:48 | GGL | 08071913MB | - |
| 1,1,2-Trichloroethane (79005) | 1.31 U | ug/Kg | 1 | 1.31 | 6.55 | EPA 8260 | 08/07/19 16:48 | GGL | 08071913MB | - |
| Dibromochloromethane (124481) | 1.31 U | ug/Kg | 1 | 1.31 | 6.55 | EPA 8260 | 08/07/19 16:48 | GGL | 08071913MB | - |
| 1,3-Dichloropropane (142289) | 1.31 U | ug/Kg | 1 | 1.31 | 6.55 | EPA 8260 | 08/07/19 16:48 | GGL | 08071913MB | - |
| 1,2-Dibromoethane (106934) | 1.31 U | ug/Kg | 1 | 1.31 | 6.55 | EPA 8260 | 08/07/19 16:48 | GGL | 08071913MB | - |
| Chlorobenzene (108907) | 1.31 U | ug/Kg | 1 | 1.31 | 6.55 | EPA 8260 | 08/07/19 16:48 | GGL | 08071913MB | - |
| Ethylbenzene (100414) | 1.31 U | ug/Kg | 1 | 1.31 | 6.55 | EPA 8260 | 08/07/19 16:48 | GGL | 08071913MB | - |
| 1,1,1,2-Tetrachloroethane (630206) | 1.31 U | ug/Kg | 1 | 1.31 | 6.55 | EPA 8260 | 08/07/19 16:48 | GGL | 08071913MB | - |
| Xylene, m,p- (179601231) | 2.62 U | ug/Kg | 1 | 2.62 | 13.1 | EPA 8260 | 08/07/19 16:48 | GGL | 08071913MB | - |
| Xylene, o- (95476) | 1.31 U | ug/Kg | 1 | 1.31 | 6.55 | EPA 8260 | 08/07/19 16:48 | GGL | 08071913MB | - |
| Xylenes- Total (1330207) | 6.55 U | ug/Kg | 1 | 6.55 | 26.2 | EPA 8260 | 08/07/19 16:48 | GGL | 08071913MB | - |
| Styrene (100425) | 1.31 U | ug/Kg | 1 | 1.31 | 6.55 | EPA 8260 | 08/07/19 16:48 | GGL | 08071913MB | - |
| Bromoform (75252) | 1.31 U | ug/Kg | 1 | 1.31 | 6.55 | EPA 8260 | 08/07/19 16:48 | GGL | 08071913MB | - |
| Isopropylbenzene (98828) | 1.31 U | ug/Kg | 1 | 1.31 | 6.55 | EPA 8260 | 08/07/19 16:48 | GGL | 08071913MB | - |
| Bromobenzene (108861) | 1.31 U | ug/Kg | 1 | 1.31 | 6.55 | EPA 8260 | 08/07/19 16:48 | GGL | 08071913MB | - |
| n-Propylbenzene (103651) | 1.31 U | ug/Kg | 1 | 1.31 | 6.55 | EPA 8260 | 08/07/19 16:48 | GGL | 08071913MB | - |
| 1,1,2,2-Tetrachloroethane (79345) | 1.31 U | ug/Kg | 1 | 1.31 | 6.55 | EPA 8260 | 08/07/19 16:48 | GGL | 08071913MB | - |
| 2-Chlorotoluene (95498) | 1.31 U | ug/Kg | 1 | 1.31 | 6.55 | EPA 8260 | 08/07/19 16:48 | GGL | 08071913MB | - |
| 1,2,3-Trichloropropane (96184) | 1.31 U | ug/Kg | 1 | 1.31 | 6.55 | EPA 8260 | 08/07/19 16:48 | GGL | 08071913MB | - |
| 1,3,5-Trimethylbenzene (108678) | 1.31 U | ug/Kg | 1 | 1.31 | 6.55 | EPA 8260 | 08/07/19 16:48 | GGL | 08071913MB | - |
| 4-Chlorotoluene (106434) | 1.31 U | ug/Kg | 1 | 1.31 | 6.55 | EPA 8260 | 08/07/19 16:48 | GGL | 08071913MB | - |
| t-Butylbenzene (98066) | 1.31 U | ug/Kg | 1 | 1.31 | 6.55 | EPA 8260 | 08/07/19 16:48 | GGL | 08071913MB | - |
| 1,2,4-Trimethylbenzene (95636) | 1.31 U | ug/Kg | 1 | 1.31 | 6.55 | EPA 8260 | 08/07/19 16:48 | GGL | 08071913MB | - |
| sec-Butylbenzene (135988) | 1.31 U | ug/Kg | 1 | 1.31 | 6.55 | EPA 8260 | 08/07/19 16:48 | GGL | 08071913MB | - |
| 4-Isopropyltoluene (99876) | 1.31 U | ug/Kg | 1 | 1.31 | 6.55 | EPA 8260 | 08/07/19 16:48 | GGL | 08071913MB | - |
| 1,3-Dichlorobenzene (541731) | 1.31 U | ug/Kg | 1 | 1.31 | 6.55 | EPA 8260 | 08/07/19 16:48 | GGL | 08071913MB | - |
| 1,4-Dichlorobenzene (106467) | 1.31 U | ug/Kg | 1 | 1.31 | 6.55 | EPA 8260 | 08/07/19 16:48 | GGL | 08071913MB | - |
| n-Butylbenzene (104518) | 1.31 U | ug/Kg | 1 | 1.31 | 6.55 | EPA 8260 | 08/07/19 16:48 | GGL | 08071913MB | - |
| 1,2-Dichlorobenzene (95501) | 1.31 U | ug/Kg | 1 | 1.31 | 6.55 | EPA 8260 | 08/07/19 16:48 | GGL | 08071913MB | - |
| 1,2-Dibromo-3-chloropropane (96128) | 6.55 U | ug/Kg | 1 | 6.55 | 13.1 | EPA 8260 | 08/07/19 16:48 | GGL | 08071913MB | - |
| 1,2,4-Trichlorobenzene (120821) | 1.31 U | ug/Kg | 1 | 1.31 | 6.55 | EPA 8260 | 08/07/19 16:48 | GGL | 08071913MB | - |
| Hexachlorobutadiene (87683) | 1.31 U | ug/Kg | 1 | 1.31 | 6.55 | EPA 8260 | 08/07/19 16:48 | GGL | 08071913MB | - |
| Naphthalene (91203) | 6.55 U | ug/Kg | 1 | 6.55 | 13.1 | EPA 8260 | 08/07/19 16:48 | GGL | 08071913MB | - |
| 1,2,3-Trichlorobenzene (87616) | 1.31 U | ug/Kg | 1 | 1.31 | 6.55 | EPA 8260 | 08/07/19 16:48 | GGL | 08071913MB | - |

| Surrogates | Result | SPK | Units | DF | %Rec | Analyzed Date | By | Batch | %Limits | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| Dibromofluoromethane (DEP-SURR-047) | 9.6 | 10 | ug/Kg | 1 | 96 | 08/07/19 16:48 | GGL | 08071913MB | 40-147 | |
| 1,2-Dichloroethane-d4 (DEP-SURR-002) | 9.9 | 10 | ug/Kg | 1 | 99 | 08/07/19 16:48 | GGL | 08071913MB | 70-130 | |
| Toluene-d8 (DEP-SURR-038) | 9.1 | 10 | ug/Kg | 1 | 91 | 08/07/19 16:48 | GGL | 08071913MB | 70-130 | |
| 4-Bromofluorobenzene (DEP-SURR-019) | 9.2 | 10 | ug/Kg | 1 | 92 | 08/07/19 16:48 | GGL | 08071913MB | 70-130 | |

### FL-PRO (Petroleum Range Organics)~{Soil}

| Analyte Name (Analyte ID) | Results/Qual | Units | DF | MDL | PQL | Method | Analyzed Date | By | Batch | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| Total Recoverable Pet. Hydrocarbons (1935) | 4.41 U | mg/Kg | 1 | 4.41 | 6.3 | FDEP FL-PRO | 08/08/19 23:59 | DAP | 08081919MB | - |

| Surrogates | Result | SPK | Units | DF | %Rec | Analyzed Date | By | Batch | %Limits | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| Ortho-terphenyl (DEP-SURR-030) | 43.8 | 50 | mg/Kg | 1 | 87.6 | 08/08/19 23:59 | DAP | 08081919MB | 62-109 | |
| Nonatriacontane(C39) (DEP-SURR-054) | 119.7 | 180 | mg/Kg | 1 | 66.5 | 08/08/19 23:59 | DAP | 08081919MB | 60-118 | |



This report, which includes the attached Chain-Of-Custody, shall not be reported except in full, without written approval of the laboratory.

**Southern Research Laboratories, Inc**
2251 Lynx Lane, Suite 1
Orlando, Florida 32804
(407) 522-7100 / Fax (407) 522-7043

# ANALYTICAL REPORT

For Proiect:
**Minneola UST Removal**

**NELAP Certified**
FDOH # : **E83484**
Lab Received Date : **08/07/19 09:30**

Company Name: **E Sciences**
Client's Name: **Flormari Blackburn**
Client's Address: **34 East Pine Street**
City: **Orlando**
State: **FL** Zip:**32801**

Facility ID: **NA**
Project Location: **Florida**
Client's Phone: **407-481-9006**
Client's Project Number: **NA**
Lab Reporting Batch ID: **1908010**

## ********** Analytical Results **********

Client Sample ID: **Bottom**
Lab Sample ID: **1908010-005**

Date Collected: **08/06/19 11:35**
Collected By: **Josh Smith**

Matrix ID : **SOILS**
%Moisture: **20.4**

### EPA Method 3550/8270C Polynuclear Aromatic Hydrocarbon Compounds in Soil by GC-MS (SIM)

| Analyte Name (Analyte ID) | Results/Qual | Units | DF | MDL | PQL | Method | Analyzed Date | By | Batch | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| Naphthalene (91203) | 2.08 U | ug/Kg | 1 | 2.08 | 4.16 | EPA 8270/PAH | 08/09/19 04:52 | DAP | 08081920MB | - |
| 2-Methylnaphthalene (91576) | 2.08 U | ug/Kg | 1 | 2.08 | 4.16 | EPA 8270/PAH | 08/09/19 04:52 | DAP | 08081920MB | - |
| 1-Methylnaphthalene (90120) | 1.66 U | ug/Kg | 1 | 1.66 | 4.16 | EPA 8270/PAH | 08/09/19 04:52 | DAP | 08081920MB | - |
| Acenaphthylene (208968) | 2.08 U | ug/Kg | 1 | 2.08 | 4.16 | EPA 8270/PAH | 08/09/19 04:52 | DAP | 08081920MB | - |
| Acenaphthene (83329) | 2.08 U | ug/Kg | 1 | 2.08 | 4.16 | EPA 8270/PAH | 08/09/19 04:52 | DAP | 08081920MB | - |
| Fluorene (86737) | 2.08 U | ug/Kg | 1 | 2.08 | 4.16 | EPA 8270/PAH | 08/09/19 04:52 | DAP | 08081920MB | - |
| Phenanthrene (85018) | 2.91 U | ug/Kg | 1 | 2.91 | 4.16 | EPA 8270/PAH | 08/09/19 04:52 | DAP | 08081920MB | - |
| Anthracene (120127) | 1.66 U | ug/Kg | 1 | 1.66 | 4.16 | EPA 8270/PAH | 08/09/19 04:52 | DAP | 08081920MB | - |
| Fluoranthene (206440) | 2.49 U | ug/Kg | 1 | 2.49 | 4.16 | EPA 8270/PAH | 08/09/19 04:52 | DAP | 08081920MB | - |
| Pyrene (129000) | 2.49 U | ug/Kg | 1 | 2.49 | 4.16 | EPA 8270/PAH | 08/09/19 04:52 | DAP | 08081920MB | - |
| Benzo(a)anthracene (56553) | 2.08 U | ug/Kg | 1 | 2.08 | 4.16 | EPA 8270/PAH | 08/09/19 04:52 | DAP | 08081920MB | - |
| Chrysene (218019) | 2.08 U | ug/Kg | 1 | 2.08 | 4.16 | EPA 8270/PAH | 08/09/19 04:52 | DAP | 08081920MB | - |
| Benzo(b)fluoranthene (205992) | 2.49 U | ug/Kg | 1 | 2.49 | 4.16 | EPA 8270/PAH | 08/09/19 04:52 | DAP | 08081920MB | - |
| Benzo(k)fluoranthene (207089) | 2.49 U | ug/Kg | 1 | 2.49 | 4.16 | EPA 8270/PAH | 08/09/19 04:52 | DAP | 08081920MB | - |
| Benzo(a)pyrene (50328) | 2.49 U | ug/Kg | 1 | 2.49 | 4.16 | EPA 8270/PAH | 08/09/19 04:52 | DAP | 08081920MB | - |
| Indeno(1,2,3-cd)pyrene (193395) | 3.33 U | ug/Kg | 1 | 3.33 | 4.16 | EPA 8270/PAH | 08/09/19 04:52 | DAP | 08081920MB | - |
| Dibenzo(a,h)anthracene (53703) | 3.33 U | ug/Kg | 1 | 3.33 | 4.16 | EPA 8270/PAH | 08/09/19 04:52 | DAP | 08081920MB | - |
| Benzo(g,h,i)perylene (191242) | 3.33 U | ug/Kg | 1 | 3.33 | 4.16 | EPA 8270/PAH | 08/09/19 04:52 | DAP | 08081920MB | - |

| Surrogates | Result | SPK | Units | DF | %Rec | Analyzed Date | By | Batch | %Limits | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| Nitrobenzene-d5 (DEP-SURR-028) | 7.53 | 10 | ug/Kg | 1 | 75.3 | 08/09/19 04:52 | DAP | 08081920MB | 30-150 | |
| 2-Fluorobiphenyl (DEP-SURR-016) | 8.59 | 10 | ug/Kg | 1 | 85.9 | 08/09/19 04:52 | DAP | 08081920MB | 30-150 | |
| p-Terphenyl-d14 (DEP-SURR-034) | 10.75 | 10 | ug/Kg | 1 | 107.5 | 08/09/19 04:52 | DAP | 08081920MB | 33-141 | |

### EPA Method 5035/8260B VOC Compounds in Soil by GC-MS

| Analyte Name (Analyte ID) | Results/Qual | Units | DF | MDL | PQL | Method | Analyzed Date | By | Batch | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| Dichlorodifluoromethane (75718) | 1 U | ug/Kg | 1 | 1 | 5 | EPA 8260 | 08/07/19 17:16 | GGL | 08071913MB | - |
| Chloromethane (74873) | 1 U | ug/Kg | 1 | 1 | 5 | EPA 8260 | 08/07/19 17:16 | GGL | 08071913MB | - |
| Vinyl chloride (75014) | 1 U | ug/Kg | 1 | 1 | 5 | EPA 8260 | 08/07/19 17:16 | GGL | 08071913MB | - |
| Bromomethane (74839) | 1 U | ug/Kg | 1 | 1 | 5 | EPA 8260 | 08/07/19 17:16 | GGL | 08071913MB | - |
| Chloroethane (75003) | 1 U | ug/Kg | 1 | 1 | 5 | EPA 8260 | 08/07/19 17:16 | GGL | 08071913MB | - |
| Trichlorofluoromethane (75694) | 1 U | ug/Kg | 1 | 1 | 5 | EPA 8260 | 08/07/19 17:16 | GGL | 08071913MB | - |
| 1,1-Dichloroethene (75354) | 1 U | ug/Kg | 1 | 1 | 5 | EPA 8260 | 08/07/19 17:16 | GGL | 08071913MB | - |
| Methylene chloride (75092) | 5 U | ug/Kg | 1 | 5 | 10 | EPA 8260 | 08/07/19 17:16 | GGL | 08071913MB | - |
| trans-1,2-Dichloroethene (156605) | 1 U | ug/Kg | 1 | 1 | 5 | EPA 8260 | 08/07/19 17:16 | GGL | 08071913MB | - |
| Methyl-t-butyl ether (1634044) | 1 U | ug/Kg | 1 | 1 | 5 | EPA 8260 | 08/07/19 17:16 | GGL | 08071913MB | - |
| 1,1-Dichloroethane (75343) | 1 U | ug/Kg | 1 | 1 | 5 | EPA 8260 | 08/07/19 17:16 | GGL | 08071913MB | - |
| cis-1,2-Dichloroethene (156592) | 1 U | ug/Kg | 1 | 1 | 5 | EPA 8260 | 08/07/19 17:16 | GGL | 08071913MB | - |
| 2,2-Dichloropropane (594207) | 1 U | ug/Kg | 1 | 1 | 5 | EPA 8260 | 08/07/19 17:16 | GGL | 08071913MB | - |
| Bromochloromethane (74975) | 1 U | ug/Kg | 1 | 1 | 5 | EPA 8260 | 08/07/19 17:16 | GGL | 08071913MB | - |
| Chloroform (67663) | 1 U | ug/Kg | 1 | 1 | 5 | EPA 8260 | 08/07/19 17:16 | GGL | 08071913MB | - |
| Carbon tetrachloride (56235) | 1 U | ug/Kg | 1 | 1 | 5 | EPA 8260 | 08/07/19 17:16 | GGL | 08071913MB | - |
| 1,1,1-Trichloroethane (71556) | 1 U | ug/Kg | 1 | 1 | 5 | EPA 8260 | 08/07/19 17:16 | GGL | 08071913MB | - |
| 1,1-Dichloropropene (563586) | 1 U | ug/Kg | 1 | 1 | 5 | EPA 8260 | 08/07/19 17:16 | GGL | 08071913MB | - |
| Benzene (71432) | 1 U | ug/Kg | 1 | 1 | 5 | EPA 8260 | 08/07/19 17:16 | GGL | 08071913MB | - |
| 1,2-Dichloroethane (107062) | 1 U | ug/Kg | 1 | 1 | 5 | EPA 8260 | 08/07/19 17:16 | GGL | 08071913MB | - |
| 2-Butanone (78933) | 20 U | ug/Kg | 1 | 20 | 80 | EPA 8260 | 08/07/19 17:16 | GGL | 08071913MB | - |
| Trichloroethene (79016) | 1 U | ug/Kg | 1 | 1 | 5 | EPA 8260 | 08/07/19 17:16 | GGL | 08071913MB | - |
| Dibromomethane (74953) | 1 U | ug/Kg | 1 | 1 | 5 | EPA 8260 | 08/07/19 17:16 | GGL | 08071913MB | - |
| 1,2-Dichloropropane (78875) | 1 U | ug/Kg | 1 | 1 | 5 | EPA 8260 | 08/07/19 17:16 | GGL | 08071913MB | - |
| Bromodichloromethane (75274) | 1 U | ug/Kg | 1 | 1 | 5 | EPA 8260 | 08/07/19 17:16 | GGL | 08071913MB | - |
| cis-1,3-Dichloropropene (10061015) | 1 U | ug/Kg | 1 | 1 | 5 | EPA 8260 | 08/07/19 17:16 | GGL | 08071913MB | - |
| Toluene (108883) | 1 U | ug/Kg | 1 | 1 | 5 | EPA 8260 | 08/07/19 17:16 | GGL | 08071913MB | - |
| Tetrachloroethene (127184) | 1 U | ug/Kg | 1 | 1 | 5 | EPA 8260 | 08/07/19 17:16 | GGL | 08071913MB | - |



This report, which includes the attached Chain-Of-Custody, shall not be reported except in full, without written approval of the laboratory.

**Southern Research Laboratories, Inc**
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Orlando, Florida 32804
(407) 522-7100 / Fax (407) 522-7043

# ANALYTICAL REPORT

For Proiect:
**Minneola UST Removal**

**NELAP Certified**
FDOH # : **E83484**
Lab Received Date : **08/07/19 09:30**

Company Name: **E Sciences**
Client's Name: **Flormari Blackburn**
Client's Address: **34 East Pine Street**
City: **Orlando**
State: **FL** Zip:**32801**

Facility ID: **NA**
Project Location: **Florida**
Client's Phone: **407-481-9006**
Client's Project Number: **NA**
Lab Reporting Batch ID: **1908010**

## ********** Analytical Results **********

Client Sample ID: **Bottom**
Lab Sample ID: **1908010-005**

Date Collected: **08/06/19 11:35**
Collected By: **Josh Smith**

Matrix ID : **SOILS**
%Moisture: **20.4**

### EPA Method 5035/8260B VOC Compounds in Soil by GC-MS

| Analyte Name (Analyte ID) | Results/Qual | Units | DF | MDL | PQL | Method | Analyzed Date | By | Batch | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| trans-1,3-Dichloropropene (10061026) | 1 U | ug/Kg | 1 | 1 | 5 | EPA 8260 | 08/07/19 17:16 | GGL | 08071913MB | - |
| 1,1,2-Trichloroethane (79005) | 1 U | ug/Kg | 1 | 1 | 5 | EPA 8260 | 08/07/19 17:16 | GGL | 08071913MB | - |
| Dibromochloromethane (124481) | 1 U | ug/Kg | 1 | 1 | 5 | EPA 8260 | 08/07/19 17:16 | GGL | 08071913MB | - |
| 1,3-Dichloropropane (142289) | 1 U | ug/Kg | 1 | 1 | 5 | EPA 8260 | 08/07/19 17:16 | GGL | 08071913MB | - |
| 1,2-Dibromoethane (106934) | 1 U | ug/Kg | 1 | 1 | 5 | EPA 8260 | 08/07/19 17:16 | GGL | 08071913MB | - |
| Chlorobenzene (108907) | 1 U | ug/Kg | 1 | 1 | 5 | EPA 8260 | 08/07/19 17:16 | GGL | 08071913MB | - |
| Ethylbenzene (100414) | 1 U | ug/Kg | 1 | 1 | 5 | EPA 8260 | 08/07/19 17:16 | GGL | 08071913MB | - |
| 1,1,1,2-Tetrachloroethane (630206) | 1 U | ug/Kg | 1 | 1 | 5 | EPA 8260 | 08/07/19 17:16 | GGL | 08071913MB | - |
| Xylene, m,p- (179601231) | 2 U | ug/Kg | 1 | 2 | 10 | EPA 8260 | 08/07/19 17:16 | GGL | 08071913MB | - |
| Xylene, o- (95476) | 1 U | ug/Kg | 1 | 1 | 5 | EPA 8260 | 08/07/19 17:16 | GGL | 08071913MB | - |
| Xylenes- Total (1330207) | 5 U | ug/Kg | 1 | 5 | 20 | EPA 8260 | 08/07/19 17:16 | GGL | 08071913MB | - |
| Styrene (100425) | 1 U | ug/Kg | 1 | 1 | 5 | EPA 8260 | 08/07/19 17:16 | GGL | 08071913MB | - |
| Bromoform (75252) | 1 U | ug/Kg | 1 | 1 | 5 | EPA 8260 | 08/07/19 17:16 | GGL | 08071913MB | - |
| Isopropylbenzene (98828) | 1 U | ug/Kg | 1 | 1 | 5 | EPA 8260 | 08/07/19 17:16 | GGL | 08071913MB | - |
| Bromobenzene (108861) | 1 U | ug/Kg | 1 | 1 | 5 | EPA 8260 | 08/07/19 17:16 | GGL | 08071913MB | - |
| n-Propylbenzene (103651) | 1 U | ug/Kg | 1 | 1 | 5 | EPA 8260 | 08/07/19 17:16 | GGL | 08071913MB | - |
| 1,1,2,2-Tetrachloroethane (79345) | 1 U | ug/Kg | 1 | 1 | 5 | EPA 8260 | 08/07/19 17:16 | GGL | 08071913MB | - |
| 2-Chlorotoluene (95498) | 1 U | ug/Kg | 1 | 1 | 5 | EPA 8260 | 08/07/19 17:16 | GGL | 08071913MB | - |
| 1,2,3-Trichloropropane (96184) | 1 U | ug/Kg | 1 | 1 | 5 | EPA 8260 | 08/07/19 17:16 | GGL | 08071913MB | - |
| 1,3,5-Trimethylbenzene (108678) | 1 U | ug/Kg | 1 | 1 | 5 | EPA 8260 | 08/07/19 17:16 | GGL | 08071913MB | - |
| 4-Chlorotoluene (106434) | 1 U | ug/Kg | 1 | 1 | 5 | EPA 8260 | 08/07/19 17:16 | GGL | 08071913MB | - |
| t-Butylbenzene (98066) | 1 U | ug/Kg | 1 | 1 | 5 | EPA 8260 | 08/07/19 17:16 | GGL | 08071913MB | - |
| 1,2,4-Trimethylbenzene (95636) | 1 U | ug/Kg | 1 | 1 | 5 | EPA 8260 | 08/07/19 17:16 | GGL | 08071913MB | - |
| sec-Butylbenzene (135988) | 1 U | ug/Kg | 1 | 1 | 5 | EPA 8260 | 08/07/19 17:16 | GGL | 08071913MB | - |
| 4-Isopropyltoluene (99876) | 1 U | ug/Kg | 1 | 1 | 5 | EPA 8260 | 08/07/19 17:16 | GGL | 08071913MB | - |
| 1,3-Dichlorobenzene (541731) | 1 U | ug/Kg | 1 | 1 | 5 | EPA 8260 | 08/07/19 17:16 | GGL | 08071913MB | - |
| 1,4-Dichlorobenzene (106467) | 1 U | ug/Kg | 1 | 1 | 5 | EPA 8260 | 08/07/19 17:16 | GGL | 08071913MB | - |
| n-Butylbenzene (104518) | 1 U | ug/Kg | 1 | 1 | 5 | EPA 8260 | 08/07/19 17:16 | GGL | 08071913MB | - |
| 1,2-Dichlorobenzene (95501) | 1 U | ug/Kg | 1 | 1 | 5 | EPA 8260 | 08/07/19 17:16 | GGL | 08071913MB | - |
| 1,2-Dibromo-3-chloropropane (96128) | 5 U | ug/Kg | 1 | 5 | 10 | EPA 8260 | 08/07/19 17:16 | GGL | 08071913MB | - |
| 1,2,4-Trichlorobenzene (120821) | 1 U | ug/Kg | 1 | 1 | 5 | EPA 8260 | 08/07/19 17:16 | GGL | 08071913MB | - |
| Hexachlorobutadiene (87683) | 1 U | ug/Kg | 1 | 1 | 5 | EPA 8260 | 08/07/19 17:16 | GGL | 08071913MB | - |
| Naphthalene (91203) | 5 U | ug/Kg | 1 | 5 | 10 | EPA 8260 | 08/07/19 17:16 | GGL | 08071913MB | - |
| 1,2,3-Trichlorobenzene (87616) | 1 U | ug/Kg | 1 | 1 | 5 | EPA 8260 | 08/07/19 17:16 | GGL | 08071913MB | - |

| Surrogates | Result | SPK | Units | DF | %Rec | Analyzed Date | By | Batch | %Limits | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| Dibromofluoromethane (DEP-SURR-047) | 9.5 | 10 | ug/Kg | 1 | 95 | 08/07/19 17:16 | GGL | 08071913MB | 40-147 | |
| 1,2-Dichloroethane-d4 (DEP-SURR-002) | 9.9 | 10 | ug/Kg | 1 | 99 | 08/07/19 17:16 | GGL | 08071913MB | 70-130 | |
| Toluene-d8 (DEP-SURR-038) | 8.9 | 10 | ug/Kg | 1 | 89 | 08/07/19 17:16 | GGL | 08071913MB | 70-130 | |
| 4-Bromofluorobenzene (DEP-SURR-019) | 8.9 | 10 | ug/Kg | 1 | 89 | 08/07/19 17:16 | GGL | 08071913MB | 70-130 | |

### FL-PRO (Petroleum Range Organics)~{Soil}

| Analyte Name (Analyte ID) | Results/Qual | Units | DF | MDL | PQL | Method | Analyzed Date | By | Batch | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| Total Recoverable Pet. Hydrocarbons (1935) | 4.41 U | mg/Kg | 1 | 4.41 | 6.3 | FDEP FL-PRO | 08/09/19 00:35 | DAP | 08081919MB | - |

| Surrogates | Result | SPK | Units | DF | %Rec | Analyzed Date | By | Batch | %Limits | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| Ortho-terphenyl (DEP-SURR-030) | 43.8 | 50 | mg/Kg | 1 | 87.6 | 08/09/19 00:35 | DAP | 08081919MB | 62-109 | |
| Nonatriacontane(C39) (DEP-SURR-054) | 119.7 | 180 | mg/Kg | 1 | 66.5 | 08/09/19 00:35 | DAP | 08081919MB | 60-118 | |



This report, which includes the attached Chain-Of-Custody, shall not be reported except in full, without written approval of the laboratory.

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Orlando, Florida 32804
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# ANALYTICAL REPORT

For Proiect:
**Minneola UST Removal**

**NELAP Certified**
FDOH # : **E83484**
Lab Received Date : **08/07/19 09:30**

Company Name: **E Sciences**
Client's Name: **Flormari Blackburn**
Client's Address: **34 East Pine Street**
City: **Orlando**
State: **FL** Zip:**32801**

Facility ID: **NA**
Project Location: **Florida**
Client's Phone: **407-481-9006**
Client's Project Number: **NA**
Lab Reporting Batch ID: **1908010**

## ********** Analytical Results **********

Client Sample ID: **Trip Blank** Date Collected: **08/06/19 08:00** Matrix ID : **AQUEOUS-Other**
Lab Sample ID: **1908010-006** Collected By: **Lab**

**EPA Method 5030/8260B Volatile Organics in Water by GC-MS**

| Analyte Name (Analyte ID) | Results/Qual | Units | DF | MDL | PQL | Method | Analyzed Date | By | Batch | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| Dichlorodifluoromethane (75718) | 0.5 U | ug/L | 1 | 0.5 | 2 | EPA 8260 | 08/07/19 14:53 | GGL | 08071913MB | - |
| Chloromethane (74873) | 0.5 U | ug/L | 1 | 0.5 | 2 | EPA 8260 | 08/07/19 14:53 | GGL | 08071913MB | - |
| Vinyl chloride (75014) | 0.2 U | ug/L | 1 | 0.2 | 1 | EPA 8260 | 08/07/19 14:53 | GGL | 08071913MB | - |
| Bromomethane (74839) | 0.5 U | ug/L | 1 | 0.5 | 2 | EPA 8260 | 08/07/19 14:53 | GGL | 08071913MB | - |
| Chloroethane (75003) | 0.5 U | ug/L | 1 | 0.5 | 2 | EPA 8260 | 08/07/19 14:53 | GGL | 08071913MB | - |
| Trichlorofluoromethane (75694) | 1 U | ug/L | 1 | 1 | 2 | EPA 8260 | 08/07/19 14:53 | GGL | 08071913MB | - |
| 1,1-Dichloroethene (75354) | 0.2 U | ug/L | 1 | 0.2 | 1 | EPA 8260 | 08/07/19 14:53 | GGL | 08071913MB | - |
| Methylene chloride (75092) | 2 U | ug/L | 1 | 2 | 5 | EPA 8260 | 08/07/19 14:53 | GGL | 08071913MB | - |
| trans-1,2-Dichloroethene (156605) | 0.2 U | ug/L | 1 | 0.2 | 1 | EPA 8260 | 08/07/19 14:53 | GGL | 08071913MB | - |
| Methyl-t-butyl ether (1634044) | 0.2 U | ug/L | 1 | 0.2 | 1 | EPA 8260 | 08/07/19 14:53 | GGL | 08071913MB | - |
| 1,1-Dichloroethane (75343) | 0.2 U | ug/L | 1 | 0.2 | 1 | EPA 8260 | 08/07/19 14:53 | GGL | 08071913MB | - |
| cis-1,2-Dichloroethene (156592) | 0.2 U | ug/L | 1 | 0.2 | 1 | EPA 8260 | 08/07/19 14:53 | GGL | 08071913MB | - |
| 2,2-Dichloropropane (594207) | 0.2 U | ug/L | 1 | 0.2 | 1 | EPA 8260 | 08/07/19 14:53 | GGL | 08071913MB | - |
| Bromochloromethane (74975) | 0.5 U | ug/L | 1 | 0.5 | 1 | EPA 8260 | 08/07/19 14:53 | GGL | 08071913MB | - |
| Chloroform (67663) | 0.2 U | ug/L | 1 | 0.2 | 1 | EPA 8260 | 08/07/19 14:53 | GGL | 08071913MB | - |
| Carbon tetrachloride (56235) | 0.8 U | ug/L | 1 | 0.8 | 1 | EPA 8260 | 08/07/19 14:53 | GGL | 08071913MB | - |
| 1,1,1-Trichloroethane (71556) | 0.2 U | ug/L | 1 | 0.2 | 1 | EPA 8260 | 08/07/19 14:53 | GGL | 08071913MB | - |
| 1,1-Dichloropropene (563586) | 0.2 U | ug/L | 1 | 0.2 | 1 | EPA 8260 | 08/07/19 14:53 | GGL | 08071913MB | - |
| Benzene (71432) | 0.5 U | ug/L | 1 | 0.5 | 1 | EPA 8260 | 08/07/19 14:53 | GGL | 08071913MB | - |
| 1,2-Dichloroethane (107062) | 0.2 U | ug/L | 1 | 0.2 | 1 | EPA 8260 | 08/07/19 14:53 | GGL | 08071913MB | - |
| Trichloroethene (79016) | 0.2 U | ug/L | 1 | 0.2 | 1 | EPA 8260 | 08/07/19 14:53 | GGL | 08071913MB | - |
| Dibromomethane (74953) | 0.2 U | ug/L | 1 | 0.2 | 1 | EPA 8260 | 08/07/19 14:53 | GGL | 08071913MB | - |
| 1,2-Dichloropropane (78875) | 0.2 U | ug/L | 1 | 0.2 | 1 | EPA 8260 | 08/07/19 14:53 | GGL | 08071913MB | - |
| Bromodichloromethane (75274) | 0.5 U | ug/L | 1 | 0.5 | 1 | EPA 8260 | 08/07/19 14:53 | GGL | 08071913MB | - |
| cis-1,3-Dichloropropene (10061015) | 0.2 U | ug/L | 1 | 0.2 | 1 | EPA 8260 | 08/07/19 14:53 | GGL | 08071913MB | - |
| Toluene (108883) | 0.5 U | ug/L | 1 | 0.5 | 1 | EPA 8260 | 08/07/19 14:53 | GGL | 08071913MB | - |
| Tetrachloroethene (127184) | 0.2 U | ug/L | 1 | 0.2 | 1 | EPA 8260 | 08/07/19 14:53 | GGL | 08071913MB | - |
| trans-1,3-Dichloropropene (10061026) | 0.2 U | ug/L | 1 | 0.2 | 1 | EPA 8260 | 08/07/19 14:53 | GGL | 08071913MB | - |
| 1,1,2-Trichloroethane (79005) | 0.2 U | ug/L | 1 | 0.2 | 1 | EPA 8260 | 08/07/19 14:53 | GGL | 08071913MB | - |
| Dibromochloromethane (124481) | 0.2 U | ug/L | 1 | 0.2 | 1 | EPA 8260 | 08/07/19 14:53 | GGL | 08071913MB | - |
| 1,3-Dichloropropane (142289) | 0.2 U | ug/L | 1 | 0.2 | 1 | EPA 8260 | 08/07/19 14:53 | GGL | 08071913MB | - |
| 1,2-Dibromoethane (106934) | 0.1 U | ug/L | 1 | 0.1 | 1 | EPA 8260 | 08/07/19 14:53 | GGL | 08071913MB | - |
| Chlorobenzene (108907) | 0.2 U | ug/L | 1 | 0.2 | 1 | EPA 8260 | 08/07/19 14:53 | GGL | 08071913MB | - |
| Ethylbenzene (100414) | 0.5 U | ug/L | 1 | 0.5 | 1 | EPA 8260 | 08/07/19 14:53 | GGL | 08071913MB | - |
| 1,1,1,2-Tetrachloroethane (630206) | 0.2 U | ug/L | 1 | 0.2 | 1 | EPA 8260 | 08/07/19 14:53 | GGL | 08071913MB | - |
| Xylene, m,p- (179601231) | 1 U | ug/L | 1 | 1 | 2 | EPA 8260 | 08/07/19 14:53 | GGL | 08071913MB | - |
| Xylene, o- (95476) | 0.5 U | ug/L | 1 | 0.5 | 1 | EPA 8260 | 08/07/19 14:53 | GGL | 08071913MB | - |
| Xylenes- Total (1330207) | 1.5 U | ug/L | 1 | 1.5 | 5 | EPA 8260 | 08/07/19 14:53 | GGL | 08071913MB | - |
| Styrene (100425) | 0.2 U | ug/L | 1 | 0.2 | 1 | EPA 8260 | 08/07/19 14:53 | GGL | 08071913MB | - |
| Bromoform (75252) | 0.2 U | ug/L | 1 | 0.2 | 1 | EPA 8260 | 08/07/19 14:53 | GGL | 08071913MB | - |
| Isopropylbenzene (98828) | 0.5 U | ug/L | 1 | 0.5 | 1 | EPA 8260 | 08/07/19 14:53 | GGL | 08071913MB | - |
| Bromobenzene (108861) | 0.2 U | ug/L | 1 | 0.2 | 1 | EPA 8260 | 08/07/19 14:53 | GGL | 08071913MB | - |
| n-Propylbenzene (103651) | 0.4 U | ug/L | 1 | 0.4 | 1 | EPA 8260 | 08/07/19 14:53 | GGL | 08071913MB | - |
| 1,1,2,2-Tetrachloroethane (79345) | 0.2 U | ug/L | 1 | 0.2 | 1 | EPA 8260 | 08/07/19 14:53 | GGL | 08071913MB | - |
| 2-Chlorotoluene (95498) | 0.2 U | ug/L | 1 | 0.2 | 1 | EPA 8260 | 08/07/19 14:53 | GGL | 08071913MB | - |
| 1,2,3-Trichloropropane (96184) | 0.2 U | ug/L | 1 | 0.2 | 1 | EPA 8260 | 08/07/19 14:53 | GGL | 08071913MB | - |
| 1,3,5-Trimethylbenzene (108678) | 0.5 U | ug/L | 1 | 0.5 | 1 | EPA 8260 | 08/07/19 14:53 | GGL | 08071913MB | - |
| 4-Chlorotoluene (106434) | 0.2 U | ug/L | 1 | 0.2 | 1 | EPA 8260 | 08/07/19 14:53 | GGL | 08071913MB | - |
| t-Butylbenzene (98066) | 0.5 U | ug/L | 1 | 0.5 | 1 | EPA 8260 | 08/07/19 14:53 | GGL | 08071913MB | - |
| 1,2,4-Trimethylbenzene (95636) | 0.5 U | ug/L | 1 | 0.5 | 1 | EPA 8260 | 08/07/19 14:53 | GGL | 08071913MB | - |
| sec-Butylbenzene (135988) | 0.5 U | ug/L | 1 | 0.5 | 1 | EPA 8260 | 08/07/19 14:53 | GGL | 08071913MB | - |
| 4-Isopropyltoluene (99876) | 0.2 U | ug/L | 1 | 0.2 | 1 | EPA 8260 | 08/07/19 14:53 | GGL | 08071913MB | - |



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# ANALYTICAL REPORT

For Proiect:
**Minneola UST Removal**

**NELAP Certified**
FDOH # : **E83484**
Lab Received Date : **08/07/19 09:30**

Company Name: **E Sciences**
Client's Name: **Flormari Blackburn**
Client's Address: **34 East Pine Street**
City: **Orlando**
State: **FL** Zip:**32801**

Facility ID: **NA**
Project Location: **Florida**
Client's Phone: **407-481-9006**
Client's Project Number: **NA**
Lab Reporting Batch ID: **1908010**

## ********** Analytical Results **********

Client Sample ID: **Trip Blank** Date Collected: **08/06/19 08:00** Matrix ID : **AQUEOUS-Other**
Lab Sample ID: **1908010-006** Collected By: **Lab**

### EPA Method 5030/8260B Volatile Organics in Water by GC-MS

| Analyte Name (Analyte ID) | Results/Qual | Units | DF | MDL | PQL | Method | Analyzed Date | By | Batch | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| 1,3-Dichlorobenzene (541731) | 0.1 U | ug/L | 1 | 0.1 | 1 | EPA 8260 | 08/07/19 14:53 | GGL | 08071913MB | - |
| 1,4-Dichlorobenzene (106467) | 0.1 U | ug/L | 1 | 0.1 | 1 | EPA 8260 | 08/07/19 14:53 | GGL | 08071913MB | - |
| n-Butylbenzene (104518) | 0.5 U | ug/L | 1 | 0.5 | 1 | EPA 8260 | 08/07/19 14:53 | GGL | 08071913MB | - |
| 1,2-Dichlorobenzene (95501) | 0.1 U | ug/L | 1 | 0.1 | 1 | EPA 8260 | 08/07/19 14:53 | GGL | 08071913MB | - |
| 1,2-Dibromo-3-chloropropane (96128) | 1 U | ug/L | 1 | 1 | 3 | EPA 8260 | 08/07/19 14:53 | GGL | 08071913MB | - |
| 1,2,4-Trichlorobenzene (120821) | 0.2 U | ug/L | 1 | 0.2 | 1 | EPA 8260 | 08/07/19 14:53 | GGL | 08071913MB | - |
| Hexachlorobutadiene (87683) | 2 U | ug/L | 1 | 2 | 3 | EPA 8260 | 08/07/19 14:53 | GGL | 08071913MB | - |
| Naphthalene (91203) | 2 U | ug/L | 1 | 2 | 5 | EPA 8260 | 08/07/19 14:53 | GGL | 08071913MB | - |
| 1,2,3-Trichlorobenzene (87616) | 0.5 U | ug/L | 1 | 0.5 | 1 | EPA 8260 | 08/07/19 14:53 | GGL | 08071913MB | - |

| Surrogates | Result | SPK | Units | DF | %Rec | Analyzed Date | By | Batch | %Limits | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| Dibromofluoromethane (DEP-SURR-047) | 9.6 | 10 | ug/L | 1 | 96 | 08/07/19 14:53 | GGL | 08071913MB | 30-170 | |
| 1,2-Dichloroethane-d4 (DEP-SURR-002) | 10.4 | 10 | ug/L | 1 | 104 | 08/07/19 14:53 | GGL | 08071913MB | 30-170 | |
| Toluene-d8 (DEP-SURR-038) | 9.3 | 10 | ug/L | 1 | 93 | 08/07/19 14:53 | GGL | 08071913MB | 30-170 | |
| 4-Bromofluorobenzene (DEP-SURR-019) | 9.9 | 10 | ug/L | 1 | 99 | 08/07/19 14:53 | GGL | 08071913MB | 30-170 | |


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# ANALYTICAL REPORT

For Proiect:
**Minneola UST Removal**

**NELAP Certified**
FDOH # : **E83484**
Lab Received Date : **08/07/19 09:30**

Company Name: **E Sciences**
Client's Name: **Flormari Blackburn**
Client's Address: **34 East Pine Street**
City: **Orlando**
State: **FL** Zip:**32801**

Facility ID: **NA**
Project Location: **Florida**
Client's Phone: **407-481-9006**
Client's Project Number: **NA**
Lab Reporting Batch ID: **1908010**

## ********** Detection Summary : **********

## ********** Quality Control : **********

Method Blank(MB) — EPA Method 3550/8270C Polynuclear Aromatic Hydrocarbon Compounds in Soil by GC-MS (SIM)

Client Sample ID: **Method Blank**
Lab Sample ID: **1908010-007**
Date Collected: **08/07/19 14:30**
Date Prepared: **08/07/19 14:30**
Date Analyzed: **08/08/19 20:19**
Matrix ID : **SOILS**
%Moisture

**EPA 8270/PAH Low Level**

| Analyte Name (Analyte ID) | Results/Qual | Units | DF | MDL | PQL | By | Batch | Notes |
|---|---|---|---|---|---|---|---|---|
| Naphthalene (91203) | 1.65 U | ug/Kg | 1 | 1.65 | 3.3 | DAP | 08081920MB | - |
| 2-Methylnaphthalene (91576) | 1.65 U | ug/Kg | 1 | 1.65 | 3.3 | DAP | 08081920MB | - |
| 1-Methylnaphthalene (90120) | 1.32 U | ug/Kg | 1 | 1.32 | 3.3 | DAP | 08081920MB | - |
| Acenaphthylene (208968) | 1.65 U | ug/Kg | 1 | 1.65 | 3.3 | DAP | 08081920MB | - |
| Acenaphthene (83329) | 1.65 U | ug/Kg | 1 | 1.65 | 3.3 | DAP | 08081920MB | - |
| Fluorene (86737) | 1.65 U | ug/Kg | 1 | 1.65 | 3.3 | DAP | 08081920MB | - |
| Phenanthrene (85018) | 2.31 U | ug/Kg | 1 | 2.31 | 3.3 | DAP | 08081920MB | - |
| Anthracene (120127) | 1.32 U | ug/Kg | 1 | 1.32 | 3.3 | DAP | 08081920MB | - |
| Fluoranthene (206440) | 1.98 U | ug/Kg | 1 | 1.98 | 3.3 | DAP | 08081920MB | - |
| Pyrene (129000) | 1.98 U | ug/Kg | 1 | 1.98 | 3.3 | DAP | 08081920MB | - |
| Benzo(a)anthracene (56553) | 1.65 U | ug/Kg | 1 | 1.65 | 3.3 | DAP | 08081920MB | - |
| Chrysene (218019) | 1.65 U | ug/Kg | 1 | 1.65 | 3.3 | DAP | 08081920MB | - |
| Benzo(b)fluoranthene (205992) | 1.98 U | ug/Kg | 1 | 1.98 | 3.3 | DAP | 08081920MB | - |
| Benzo(k)fluoranthene (207089) | 1.98 U | ug/Kg | 1 | 1.98 | 3.3 | DAP | 08081920MB | - |
| Benzo(a)pyrene (50328) | 1.98 U | ug/Kg | 1 | 1.98 | 3.3 | DAP | 08081920MB | - |
| Indeno(1,2,3-cd)pyrene (193395) | 2.64 U | ug/Kg | 1 | 2.64 | 3.3 | DAP | 08081920MB | - |
| Dibenzo(a,h)anthracene (53703) | 2.64 U | ug/Kg | 1 | 2.64 | 3.3 | DAP | 08081920MB | - |
| Benzo(g,h,i)perylene (191242) | 2.64 U | ug/Kg | 1 | 2.64 | 3.3 | DAP | 08081920MB | - |

| Surrogates | Result | SPK | Units | DF | %Rec | By | Batch | %Limits | Notes |
|---|---|---|---|---|---|---|---|---|---|
| Nitrobenzene-d5 (DEP-SURR-028) | 10.2 | 10 | ug/Kg | 1 | 102 | DAP | 08081920MB | 30-150 | |
| 2-Fluorobiphenyl (DEP-SURR-016) | 9.61 | 10 | ug/Kg | 1 | 96.1 | DAP | 08081920MB | 30-150 | |
| p-Terphenyl-d14 (DEP-SURR-034) | 11.4 | 10 | ug/Kg | 1 | 114 | DAP | 08081920MB | 33-141 | |

Laboratory Control Standard(LCS) — EPA Method 3550/8270C Polynuclear Aromatic Hydrocarbon Compounds in Soil by GC-MS (SIM)

Client Sample ID: **LCS**
Lab Sample ID: **1908010-008**
Date Collected: **08/07/19 14:30**
Date Prepared: **08/07/19 14:30**
Date Analyzed: **08/09/19 05:50**
Matrix ID : **SOILS**
%Moisture

**EPA 8270/PAH Low Level**

| Analyte Name (Analyte ID) | Result | SPK | Units | DF | MDL | PQL | %Rec | By | Batch | %Limits | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Naphthalene (91203) | 211 | 200 | ug/Kg | 1 | 1.65 | 3.3 | 105 | DAP | 08081920MB | 30-170 | |
| 2-Methylnaphthalene (91576) | 189 | 200 | ug/Kg | 1 | 1.65 | 3.3 | 94.5 | DAP | 08081920MB | 30-170 | |
| 1-Methylnaphthalene (90120) | 187 | 200 | ug/Kg | 1 | 1.32 | 3.3 | 93.5 | DAP | 08081920MB | 30-170 | |
| Acenaphthylene (208968) | 207 | 200 | ug/Kg | 1 | 1.65 | 3.3 | 103 | DAP | 08081920MB | 30-170 | |
| Acenaphthene (83329) | 202 | 200 | ug/Kg | 1 | 1.65 | 3.3 | 101 | DAP | 08081920MB | 30-170 | |
| Fluorene (86737) | 199 | 200 | ug/Kg | 1 | 1.65 | 3.3 | 99.5 | DAP | 08081920MB | 30-170 | |
| Phenanthrene (85018) | 216 | 200 | ug/Kg | 1 | 2.31 | 3.3 | 108 | DAP | 08081920MB | 30-170 | |
| Anthracene (120127) | 204 | 200 | ug/Kg | 1 | 1.32 | 3.3 | 102 | DAP | 08081920MB | 30-170 | |
| Fluoranthene (206440) | 222 | 200 | ug/Kg | 1 | 1.98 | 3.3 | 111 | DAP | 08081920MB | 30-170 | |
| Pyrene (129000) | 227 | 200 | ug/Kg | 1 | 1.98 | 3.3 | 113 | DAP | 08081920MB | 30-170 | |
| Benzo(a)anthracene (56553) | 202 | 200 | ug/Kg | 1 | 1.65 | 3.3 | 101 | DAP | 08081920MB | 30-170 | |
| Chrysene (218019) | 217 | 200 | ug/Kg | 1 | 1.65 | 3.3 | 108 | DAP | 08081920MB | 30-170 | |
| Benzo(b)fluoranthene (205992) | 197 | 200 | ug/Kg | 1 | 1.98 | 3.3 | 98.5 | DAP | 08081920MB | 30-170 | |
| Benzo(k)fluoranthene (207089) | 212 | 200 | ug/Kg | 1 | 1.98 | 3.3 | 106 | DAP | 08081920MB | 30-170 | |
| Benzo(a)pyrene (50328) | 189 | 200 | ug/Kg | 1 | 1.98 | 3.3 | 94.5 | DAP | 08081920MB | 30-170 | |
| Indeno(1,2,3-cd)pyrene (193395) | 185 | 200 | ug/Kg | 1 | 2.64 | 3.3 | 92.5 | DAP | 08081920MB | 30-170 | |
| Dibenzo(a,h)anthracene (53703) | 191 | 200 | ug/Kg | 1 | 2.64 | 3.3 | 95.5 | DAP | 08081920MB | 30-170 | |
| Benzo(g,h,i)perylene (191242) | 205 | 200 | ug/Kg | 1 | 2.64 | 3.3 | 102 | DAP | 08081920MB | 30-170 | |



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# ANALYTICAL REPORT

For Proiect:
**Minneola UST Removal**

**NELAP Certified**
FDOH # : **E83484**
Lab Received Date : **08/07/19 09:30**

Company Name: **E Sciences**
Client's Name: **Flormari Blackburn**
Client's Address: **34 East Pine Street**
City: **Orlando**
State: **FL** Zip:**32801**

Facility ID: **NA**
Project Location: **Florida**
Client's Phone: **407-481-9006**
Client's Project Number: **NA**
Lab Reporting Batch ID: **1908010**

## ********** Quality Control : **********

### Laboratory Control Standard(LCS) — EPA Method 3550/8270C Polynuclear Aromatic Hydrocarbon Compounds in Soil by GC-MS (SIM)

Client Sample ID: **LCS**
Lab Sample ID: **1908010-008**
Date Collected: **08/07/19 14:30**
Date Prepared: **08/07/19 14:30**
Date Analyzed: **08/09/19 05:50**
Matrix ID : **SOILS**
%Moisture

| Surrogates | Result | SPK | Units | DF | %Rec | By | Batch | %Limits | Notes |
|---|---|---|---|---|---|---|---|---|---|
| Nitrobenzene-d5 (DEP-SURR-028) | 10.2 | 10 | ug/Kg | 1 | 102 | DAP | 08081920MB | 30-150 | |
| 2-Fluorobiphenyl (DEP-SURR-016) | 8.41 | 10 | ug/Kg | 1 | 84.1 | DAP | 08081920MB | 30-150 | |
| p-Terphenyl-d14 (DEP-SURR-034) | 11.6 | 10 | ug/Kg | 1 | 116 | DAP | 08081920MB | 33-141 | |

### Method Blank(MB) — FL-PRO (Petroleum Range Organics)~{Soil}

Client Sample ID: **Method Blank**
Lab Sample ID: **1908010-010**
Date Collected: **08/07/19 14:30**
Date Prepared: **08/07/19 14:30**
Date Analyzed: **08/08/19 19:05**
Matrix ID : **SOILS**
%Moisture

**FDEP FL-PRO**

| Analyte Name (Analyte ID) | Results/Qual | Units | DF | MDL | PQL | By | Batch | Notes |
|---|---|---|---|---|---|---|---|---|
| Total Recoverable Pet. Hydrocarbons (1935) | 3.5 U | mg/Kg | 1 | 3.5 | 5 | DAP | 08081919MB | - |

| Surrogates | Result | SPK | Units | DF | %Rec | By | Batch | %Limits | Notes |
|---|---|---|---|---|---|---|---|---|---|
| Ortho-terphenyl (DEP-SURR-030) | 47.2 | 50 | mg/Kg | 1 | 94.4 | DAP | 08081919MB | 62-109 | |
| Nonatriacontane(C39) (DEP-SURR-054) | 131.7 | 180 | mg/Kg | 1 | 73.2 | DAP | 08081919MB | 60-118 | |

### Laboratory Control Standard(LCS) — FL-PRO (Petroleum Range Organics)~{Soil}

Client Sample ID: **LCS**
Lab Sample ID: **1908010-011**
Date Collected: **08/07/19 14:30**
Date Prepared: **08/07/19 14:30**
Date Analyzed: **08/09/19 01:12**
Matrix ID : **SOILS**
%Moisture

**FDEP FL-PRO**

| Analyte Name (Analyte ID) | Result | SPK | Units | DF | MDL | PQL | %Rec | By | Batch | %Limits | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total Recoverable Pet. Hydrocarbons (1935) | 40.4 | 48 | mg/Kg | 1 | 3.5 | 5 | 84.2 | DAP | 08081919MB | 41-204 | |

| Surrogates | Result | SPK | Units | DF | %Rec | By | Batch | %Limits | Notes |
|---|---|---|---|---|---|---|---|---|---|
| Ortho-terphenyl (DEP-SURR-030) | 52 | 50 | mg/Kg | 1 | 104 | DAP | 08081919MB | 62-109 | |
| Nonatriacontane(C39) (DEP-SURR-054) | 140.6 | 180 | mg/Kg | 1 | 78.1 | DAP | 08081919MB | 60-118 | |

### Method Blank(MB) — EPA Method 5035/8260B VOC Compounds in Soil by GC-MS

Client Sample ID: **Method Blank**
Lab Sample ID: **1908010-013**
Date Collected: **08/07/19 13:27**
Date Prepared: **08/07/19 13:27**
Date Analyzed: **08/07/19 13:27**
Matrix ID : **SOILS**
%Moisture

**EPA 8260**

| Analyte Name (Analyte ID) | Results/Qual | Units | DF | MDL | PQL | By | Batch | Notes |
|---|---|---|---|---|---|---|---|---|
| Dichlorodifluoromethane (75718) | 1 U | ug/Kg | 1 | 1 | 5 | GGL | 08071913MB | - |
| Chloromethane (74873) | 1 U | ug/Kg | 1 | 1 | 5 | GGL | 08071913MB | - |
| Vinyl chloride (75014) | 1 U | ug/Kg | 1 | 1 | 5 | GGL | 08071913MB | - |
| Bromomethane (74839) | 1 U | ug/Kg | 1 | 1 | 5 | GGL | 08071913MB | - |
| Chloroethane (75003) | 1 U | ug/Kg | 1 | 1 | 5 | GGL | 08071913MB | - |
| Trichlorofluoromethane (75694) | 1 U | ug/Kg | 1 | 1 | 5 | GGL | 08071913MB | - |
| 1,1-Dichloroethene (75354) | 1 U | ug/Kg | 1 | 1 | 5 | GGL | 08071913MB | - |
| Methylene chloride (75092) | 5 U | ug/Kg | 1 | 5 | 10 | GGL | 08071913MB | - |
| trans-1,2-Dichloroethene (156605) | 1 U | ug/Kg | 1 | 1 | 5 | GGL | 08071913MB | - |
| Methyl-t-butyl ether (1634044) | 1 U | ug/Kg | 1 | 1 | 5 | GGL | 08071913MB | - |
| 1,1-Dichloroethane (75343) | 1 U | ug/Kg | 1 | 1 | 5 | GGL | 08071913MB | - |
| cis-1,2-Dichloroethene (156592) | 1 U | ug/Kg | 1 | 1 | 5 | GGL | 08071913MB | - |



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# ANALYTICAL REPORT

For Proiect:
**Minneola UST Removal**

**NELAP Certified**
FDOH # : **E83484**
Lab Received Date : **08/07/19 09:30**

Company Name: **E Sciences**
Client's Name: **Flormari Blackburn**
Client's Address: **34 East Pine Street**
City: **Orlando**
State: **FL** Zip:**32801**

Facility ID: **NA**
Project Location: **Florida**
Client's Phone: **407-481-9006**
Client's Project Number: **NA**
Lab Reporting Batch ID: **1908010**

## ********** Quality Control : **********

Method Blank(MB) — EPA Method 5035/8260B VOC Compounds in Soil by GC-MS

Client Sample ID: **Method Blank**
Lab Sample ID: **1908010-013**
Date Collected: **08/07/19 13:27**
Date Prepared: **08/07/19 13:27**
Date Analyzed: **08/07/19 13:27**
Matrix ID : **SOILS**
%Moisture

| Analyte Name (Analyte ID) | Results/Qual | Units | DF | MDL | PQL | By | Batch | Notes |
|---|---|---|---|---|---|---|---|---|
| 2,2-Dichloropropane (594207) | 1 U | ug/Kg | 1 | 1 | 5 | GGL | 08071913MB | - |
| Bromochloromethane (74975) | 1 U | ug/Kg | 1 | 1 | 5 | GGL | 08071913MB | - |
| Chloroform (67663) | 1 U | ug/Kg | 1 | 1 | 5 | GGL | 08071913MB | - |
| Carbon tetrachloride (56235) | 1 U | ug/Kg | 1 | 1 | 5 | GGL | 08071913MB | - |
| 1,1,1-Trichloroethane (71556) | 1 U | ug/Kg | 1 | 1 | 5 | GGL | 08071913MB | - |
| 1,1-Dichloropropene (563586) | 1 U | ug/Kg | 1 | 1 | 5 | GGL | 08071913MB | - |
| Benzene (71432) | 1 U | ug/Kg | 1 | 1 | 5 | GGL | 08071913MB | - |
| 1,2-Dichloroethane (107062) | 1 U | ug/Kg | 1 | 1 | 5 | GGL | 08071913MB | - |
| 2-Butanone (78933) | 20 U | ug/Kg | 1 | 20 | 80 | GGL | 08071913MB | - |
| Trichloroethene (79016) | 1 U | ug/Kg | 1 | 1 | 5 | GGL | 08071913MB | - |
| Dibromomethane (74953) | 1 U | ug/Kg | 1 | 1 | 5 | GGL | 08071913MB | - |
| 1,2-Dichloropropane (78875) | 1 U | ug/Kg | 1 | 1 | 5 | GGL | 08071913MB | - |
| Bromodichloromethane (75274) | 1 U | ug/Kg | 1 | 1 | 5 | GGL | 08071913MB | - |
| cis-1,3-Dichloropropene (10061015) | 1 U | ug/Kg | 1 | 1 | 5 | GGL | 08071913MB | - |
| Toluene (108883) | 1 U | ug/Kg | 1 | 1 | 5 | GGL | 08071913MB | - |
| Tetrachloroethene (127184) | 1 U | ug/Kg | 1 | 1 | 5 | GGL | 08071913MB | - |
| trans-1,3-Dichloropropene (10061026) | 1 U | ug/Kg | 1 | 1 | 5 | GGL | 08071913MB | - |
| 1,1,2-Trichloroethane (79005) | 1 U | ug/Kg | 1 | 1 | 5 | GGL | 08071913MB | - |
| Dibromochloromethane (124481) | 1 U | ug/Kg | 1 | 1 | 5 | GGL | 08071913MB | - |
| 1,3-Dichloropropane (142289) | 1 U | ug/Kg | 1 | 1 | 5 | GGL | 08071913MB | - |
| 1,2-Dibromoethane (106934) | 1 U | ug/Kg | 1 | 1 | 5 | GGL | 08071913MB | - |
| Chlorobenzene (108907) | 1 U | ug/Kg | 1 | 1 | 5 | GGL | 08071913MB | - |
| Ethylbenzene (100414) | 1 U | ug/Kg | 1 | 1 | 5 | GGL | 08071913MB | - |
| 1,1,1,2-Tetrachloroethane (630206) | 1 U | ug/Kg | 1 | 1 | 5 | GGL | 08071913MB | - |
| Xylene, m,p- (179601231) | 2 U | ug/Kg | 1 | 2 | 10 | GGL | 08071913MB | - |
| Xylene, o- (95476) | 1 U | ug/Kg | 1 | 1 | 5 | GGL | 08071913MB | - |
| Xylenes- Total (1330207) | 5 U | ug/Kg | 1 | 5 | 20 | GGL | 08071913MB | - |
| Styrene (100425) | 1 U | ug/Kg | 1 | 1 | 5 | GGL | 08071913MB | - |
| Bromoform (75252) | 1 U | ug/Kg | 1 | 1 | 5 | GGL | 08071913MB | - |
| Isopropylbenzene (98828) | 1 U | ug/Kg | 1 | 1 | 5 | GGL | 08071913MB | - |
| Bromobenzene (108861) | 1 U | ug/Kg | 1 | 1 | 5 | GGL | 08071913MB | - |
| n-Propylbenzene (103651) | 1 U | ug/Kg | 1 | 1 | 5 | GGL | 08071913MB | - |
| 1,1,2,2-Tetrachloroethane (79345) | 1 U | ug/Kg | 1 | 1 | 5 | GGL | 08071913MB | - |
| 2-Chlorotoluene (95498) | 1 U | ug/Kg | 1 | 1 | 5 | GGL | 08071913MB | - |
| 1,2,3-Trichloropropane (96184) | 1 U | ug/Kg | 1 | 1 | 5 | GGL | 08071913MB | - |
| 1,3,5-Trimethylbenzene (108678) | 1 U | ug/Kg | 1 | 1 | 5 | GGL | 08071913MB | - |
| 4-Chlorotoluene (106434) | 1 U | ug/Kg | 1 | 1 | 5 | GGL | 08071913MB | - |
| t-Butylbenzene (98066) | 1 U | ug/Kg | 1 | 1 | 5 | GGL | 08071913MB | - |
| 1,2,4-Trimethylbenzene (95636) | 1 U | ug/Kg | 1 | 1 | 5 | GGL | 08071913MB | - |
| sec-Butylbenzene (135988) | 1 U | ug/Kg | 1 | 1 | 5 | GGL | 08071913MB | - |
| 4-Isopropyltoluene (99876) | 1 U | ug/Kg | 1 | 1 | 5 | GGL | 08071913MB | - |
| 1,3-Dichlorobenzene (541731) | 1 U | ug/Kg | 1 | 1 | 5 | GGL | 08071913MB | - |
| 1,4-Dichlorobenzene (106467) | 1 U | ug/Kg | 1 | 1 | 5 | GGL | 08071913MB | - |
| n-Butylbenzene (104518) | 1 U | ug/Kg | 1 | 1 | 5 | GGL | 08071913MB | - |
| 1,2-Dichlorobenzene (95501) | 1 U | ug/Kg | 1 | 1 | 5 | GGL | 08071913MB | - |
| 1,2-Dibromo-3-chloropropane (96128) | 5 U | ug/Kg | 1 | 5 | 10 | GGL | 08071913MB | - |
| 1,2,4-Trichlorobenzene (120821) | 1 U | ug/Kg | 1 | 1 | 5 | GGL | 08071913MB | - |
| Hexachlorobutadiene (87683) | 1 U | ug/Kg | 1 | 1 | 5 | GGL | 08071913MB | - |
| Naphthalene (91203) | 5 U | ug/Kg | 1 | 5 | 10 | GGL | 08071913MB | - |
| 1,2,3-Trichlorobenzene (87616) | 1 U | ug/Kg | 1 | 1 | 5 | GGL | 08071913MB | - |

| Surrogates | Result | SPK | Units | DF | %Rec | By | Batch | %Limits | Notes |
|---|---|---|---|---|---|---|---|---|---|
| Dibromofluoromethane (DEP-SURR-047) | 9.3 | 10 | ug/Kg | 1 | 93 | GGL | 08071913MB | 40-147 | |
| 1,2-Dichloroethane-d4 (DEP-SURR-002) | 9.8 | 10 | ug/Kg | 1 | 98 | GGL | 08071913MB | 70-130 | |
| Toluene-d8 (DEP-SURR-038) | 9.3 | 10 | ug/Kg | 1 | 93 | GGL | 08071913MB | 70-130 | |



This report, which includes the attached Chain-Of-Custody, shall not be reported except in full, without written approval of the laboratory.

**Southern Research Laboratories, Inc**
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(407) 522-7100 / Fax (407) 522-7043

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**NELAP Certified**
FDOH # : **E83484**
Lab Received Date : **08/07/19 09:30**

Company Name: **E Sciences**
Client's Name: **Flormari Blackburn**
Client's Address: **34 East Pine Street**
City: **Orlando**
State: **FL** Zip:**32801**

Facility ID: **NA**
Project Location: **Florida**
Client's Phone: **407-481-9006**
Client's Project Number: **NA**
Lab Reporting Batch ID: **1908010**

## ********** Quality Control : **********

### Method Blank(MB) — EPA Method 5035/8260B VOC Compounds in Soil by GC-MS

Client Sample ID: **Method Blank**
Lab Sample ID: **1908010-013**
Date Collected: **08/07/19 13:27**
Date Prepared: **08/07/19 13:27**
Date Analyzed: **08/07/19 13:27**
Matrix ID : **SOILS**
%Moisture

| Surrogates | Result | SPK | Units | DF | %Rec | By | Batch | %Limits | Notes |
|---|---|---|---|---|---|---|---|---|---|
| 4-Bromofluorobenzene (DEP-SURR-019) | 9.9 | 10 | ug/Kg | 1 | 99 | GGL | 08071913MB | 70-130 | |

### Laboratory Control Standard(LCS) — EPA Method 5035/8260B VOC Compounds in Soil by GC-MS

Client Sample ID: **LCS**
Lab Sample ID: **1908010-014**
Date Collected: **08/07/19 13:27**
Date Prepared: **08/07/19 13:27**
Date Analyzed: **08/07/19 14:24**
Matrix ID : **SOILS**
%Moisture

**EPA 8260**

| Analyte Name (Analyte ID) | Result | SPK | Units | DF | MDL | PQL | %Rec | By | Batch | %Limits | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1,1-Dichloroethene (75354) | 24.4 | 25 | ug/Kg | 1 | 1 | 5 | 97.6 | GGL | 08071913MB | 30-170 | |
| trans-1,2-Dichloroethene (156605) | 25.4 | 25 | ug/Kg | 1 | 1 | 5 | 102 | GGL | 08071913MB | 30-170 | |
| Chloroform (67663) | 24.6 | 25 | ug/Kg | 1 | 1 | 5 | 98.4 | GGL | 08071913MB | 30-170 | |
| 1,1-Dichloropropene (563586) | 26.3 | 25 | ug/Kg | 1 | 1 | 5 | 105 | GGL | 08071913MB | 30-170 | |
| Benzene (71432) | 25.8 | 25 | ug/Kg | 1 | 1 | 5 | 103 | GGL | 08071913MB | 30-170 | |
| Trichloroethene (79016) | 25.9 | 25 | ug/Kg | 1 | 1 | 5 | 104 | GGL | 08071913MB | 30-170 | |
| 1,2-Dichloropropane (78875) | 25.6 | 25 | ug/Kg | 1 | 1 | 5 | 102 | GGL | 08071913MB | 30-170 | |
| Toluene (108883) | 25.1 | 25 | ug/Kg | 1 | 1 | 5 | 100 | GGL | 08071913MB | 30-170 | |
| Tetrachloroethene (127184) | 25.8 | 25 | ug/Kg | 1 | 1 | 5 | 103 | GGL | 08071913MB | 30-170 | |
| Chlorobenzene (108907) | 25.2 | 25 | ug/Kg | 1 | 1 | 5 | 101 | GGL | 08071913MB | 30-170 | |
| Ethylbenzene (100414) | 25.6 | 25 | ug/Kg | 1 | 1 | 5 | 102 | GGL | 08071913MB | 30-170 | |
| Xylene, m,p- (179601231) | 54.3 | 50 | ug/Kg | 1 | 2 | 10 | 109 | GGL | 08071913MB | 30-170 | |
| Xylene, o- (95476) | 28.5 | 25 | ug/Kg | 1 | 1 | 5 | 114 | GGL | 08071913MB | 30-170 | |

| Surrogates | Result | SPK | Units | DF | %Rec | By | Batch | %Limits | Notes |
|---|---|---|---|---|---|---|---|---|---|
| Dibromofluoromethane (DEP-SURR-047) | 9.6 | 10 | ug/Kg | 1 | 96 | GGL | 08071913MB | 40-147 | |
| 1,2-Dichloroethane-d4 (DEP-SURR-002) | 9.5 | 10 | ug/Kg | 1 | 95 | GGL | 08071913MB | 70-130 | |
| Toluene-d8 (DEP-SURR-038) | 10.2 | 10 | ug/Kg | 1 | 102 | GGL | 08071913MB | 70-130 | |
| 4-Bromofluorobenzene (DEP-SURR-019) | 10.1 | 10 | ug/Kg | 1 | 101 | GGL | 08071913MB | 70-130 | |

### Matrix Spike(MS) — EPA Method 5035/8260B VOC Compounds in Soil by GC-MS

Client Sample ID: **W-Wall MS**
Lab Sample ID: **1908010-015**
Date Collected: **08/06/19 11:15**
Date Prepared: **08/07/19 13:27**
Date Analyzed: **08/07/19 17:45**
Matrix ID : **SOILS**
%Moisture:

**EPA 8260**

| Analyte Name (Analyte ID) | Result | SPK | Units | DF | MDL | PQL | %Rec | Source | By | Batch | %Limits | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1,1-Dichloroethene (75354) | 26.8 | 25 | ug/Kg | 1 | 1 | 5 | 107 | 1 U | GGL | 08071913MB | 30-170 | |
| trans-1,2-Dichloroethene (156605) | 27.2 | 25 | ug/Kg | 1 | 1 | 5 | 109 | 1 U | GGL | 08071913MB | 30-170 | |
| Chloroform (67663) | 27.5 | 25 | ug/Kg | 1 | 1 | 5 | 110 | 1 U | GGL | 08071913MB | 30-170 | |
| 1,1-Dichloropropene (563586) | 27.8 | 25 | ug/Kg | 1 | 1 | 5 | 111 | 1 U | GGL | 08071913MB | 30-170 | |
| Benzene (71432) | 28.4 | 25 | ug/Kg | 1 | 1 | 5 | 114 | 1 U | GGL | 08071913MB | 30-170 | |
| Trichloroethene (79016) | 27.4 | 25 | ug/Kg | 1 | 1 | 5 | 110 | 1 U | GGL | 08071913MB | 30-170 | |
| 1,2-Dichloropropane (78875) | 26.8 | 25 | ug/Kg | 1 | 1 | 5 | 107 | 1 U | GGL | 08071913MB | 30-170 | |
| Toluene (108883) | 26.7 | 25 | ug/Kg | 1 | 1 | 5 | 107 | 1 U | GGL | 08071913MB | 30-170 | |
| Tetrachloroethene (127184) | 26.8 | 25 | ug/Kg | 1 | 1 | 5 | 107 | 1 U | GGL | 08071913MB | 30-170 | |
| Chlorobenzene (108907) | 26.6 | 25 | ug/Kg | 1 | 1 | 5 | 106 | 1 U | GGL | 08071913MB | 30-170 | |
| Ethylbenzene (100414) | 29 | 25 | ug/Kg | 1 | 1 | 5 | 116 | 1 U | GGL | 08071913MB | 30-170 | |
| Xylene, m,p- (179601231) | 56.4 | 50 | ug/Kg | 1 | 2 | 10 | 113 | 2 U | GGL | 08071913MB | 30-170 | |
| Xylene, o- (95476) | 28.5 | 25 | ug/Kg | 1 | 1 | 5 | 114 | 1 U | GGL | 08071913MB | 30-170 | |

| Surrogates | Result | SPK | Units | DF | %Rec | By | Batch | %Limits | Notes |
|---|---|---|---|---|---|---|---|---|---|
| Dibromofluoromethane (DEP-SURR-047) | 9.9 | 10 | ug/Kg | 1 | 99 | GGL | 08071913MB | 40-147 | |



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# ANALYTICAL REPORT

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**Minneola UST Removal**

**NELAP Certified**
FDOH # : **E83484**
Lab Received Date : **08/07/19 09:30**

Company Name: **E Sciences**
Client's Name: **Flormari Blackburn**
Client's Address: **34 East Pine Street**
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State: **FL** Zip:**32801**

Facility ID: **NA**
Project Location: **Florida**
Client's Phone: **407-481-9006**
Client's Project Number: **NA**
Lab Reporting Batch ID: **1908010**

## ********** Quality Control : **********

Matrix Spike(MS) — EPA Method 5035/8260B VOC Compounds in Soil by GC-MS

Client Sample ID: **W-Wall MS**
Lab Sample ID: **1908010-015**
Date Collected: **08/06/19 11:15**
Date Prepared: **08/07/19 13:27**
Date Analyzed: **08/07/19 17:45**
Matrix ID : **SOILS**
%Moisture:

| Surrogates | Result | SPK | Units | DF | %Rec | By | Batch | %Limits | Notes |
|---|---|---|---|---|---|---|---|---|---|
| 1,2-Dichloroethane-d4 (DEP-SURR-002) | 9.7 | 10 | ug/Kg | 1 | 97 | GGL | 08071913MB | 70-130 | |
| Toluene-d8 (DEP-SURR-038) | 10 | 10 | ug/Kg | 1 | 100 | GGL | 08071913MB | 70-130 | |
| 4-Bromofluorobenzene (DEP-SURR-019) | 10.3 | 10 | ug/Kg | 1 | 103 | GGL | 08071913MB | 70-130 | |

Matrix Spike Dup(MSD) — EPA Method 5035/8260B VOC Compounds in Soil by GC-MS

Client Sample ID: **W-Wall MSD**
Lab Sample ID: **1908010-016**
Date Collected: **08/06/19 11:15**
Date Prepared: **08/07/19 13:27**
Date Analyzed: **08/07/19 18:14**
Matrix ID : **SOILS**
%Moisture:

**EPA 8260**

| Analyte Name (Analyte ID) | Result | SPK | Units | DF | MDL | PQL | %RPD | %Rec | Source | By | Batch | %Limits | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1,1-Dichloroethene (75354) | 26.6 | 25 | ug/Kg | 1 | 1 | 5 | 0.7 | 106 | 1 U | GGL | 08071913MB | 30-170 | |
| trans-1,2-Dichloroethene (156605) | 27.9 | 25 | ug/Kg | 1 | 1 | 5 | 2.5 | 112 | 1 U | GGL | 08071913MB | 30-170 | |
| Chloroform (67663) | 27.1 | 25 | ug/Kg | 1 | 1 | 5 | 1.5 | 108 | 1 U | GGL | 08071913MB | 30-170 | |
| 1,1-Dichloropropene (563586) | 28.2 | 25 | ug/Kg | 1 | 1 | 5 | 1.4 | 113 | 1 U | GGL | 08071913MB | 30-170 | |
| Benzene (71432) | 28.3 | 25 | ug/Kg | 1 | 1 | 5 | 0.4 | 113 | 1 U | GGL | 08071913MB | 30-170 | |
| Trichloroethene (79016) | 28 | 25 | ug/Kg | 1 | 1 | 5 | 2.2 | 112 | 1 U | GGL | 08071913MB | 30-170 | |
| 1,2-Dichloropropane (78875) | 26.3 | 25 | ug/Kg | 1 | 1 | 5 | 1.9 | 105 | 1 U | GGL | 08071913MB | 30-170 | |
| Toluene (108883) | 26.6 | 25 | ug/Kg | 1 | 1 | 5 | 0.4 | 106 | 1 U | GGL | 08071913MB | 30-170 | |
| Tetrachloroethene (127184) | 27.2 | 25 | ug/Kg | 1 | 1 | 5 | 1.5 | 109 | 1 U | GGL | 08071913MB | 30-170 | |
| Chlorobenzene (108907) | 26.7 | 25 | ug/Kg | 1 | 1 | 5 | 0.4 | 107 | 1 U | GGL | 08071913MB | 30-170 | |
| Ethylbenzene (100414) | 29.6 | 25 | ug/Kg | 1 | 1 | 5 | 1.9 | 118 | 1 U | GGL | 08071913MB | 30-170 | |
| Xylene, m,p- (179601231) | 56.5 | 50 | ug/Kg | 1 | 2 | 10 | 0.2 | 113 | 2 U | GGL | 08071913MB | 30-170 | |
| Xylene, o- (95476) | 29 | 25 | ug/Kg | 1 | 1 | 5 | 1.7 | 116 | 1 U | GGL | 08071913MB | 30-170 | |

| Surrogates | Result | SPK | Units | DF | %Rec | By | Batch | %Limits | Notes |
|---|---|---|---|---|---|---|---|---|---|
| Dibromofluoromethane (DEP-SURR-047) | 9.8 | 10 | ug/Kg | 1 | 98 | GGL | 08071913MB | 40-147 | |
| 1,2-Dichloroethane-d4 (DEP-SURR-002) | 9.5 | 10 | ug/Kg | 1 | 95 | GGL | 08071913MB | 70-130 | |
| Toluene-d8 (DEP-SURR-038) | 10 | 10 | ug/Kg | 1 | 100 | GGL | 08071913MB | 70-130 | |
| 4-Bromofluorobenzene (DEP-SURR-019) | 10.2 | 10 | ug/Kg | 1 | 102 | GGL | 08071913MB | 70-130 | |



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Client's Project Number: **NA**
Lab Reporting Batch ID: **1908010**

## **********Data Qualifiers Codes**********

**Reporting Exceptions and Qualified Data**

When quality control results are outside established control limits reanalysis, including re-extraction (if applicable), is preferred. If re-analysis is not viable or desirable, then results may be qualified. Sample results associated with quality control data that exceed acceptance criteria will be qualified with an appropriate comment. Any parameter for which the laboratory is not officially NELAP accredited is indicated by a '~' symbol. These are not included in the scope because NELAP accreditation is either not available or has not been applied for.

| Lab Qualifier | Description |
|---|---|
| B-01 | The sample dilutions set-up for the analysis did not meet the oxygen depletion criteria of at least 2 mg/l dissolved oxygen depletion. Therefore the reported result is an estimated value only. |
| B-03 | Blank exceeds the method required oxygen depletion of <0.20 mg/L. |
| B-06 | Sample is supersaturated with DO. Initial DO exceeds the method required maximum initial DO of 9 mg/L. |
| B-07 | LCS exceeded control limits. The test can not be repeated due to method constraints. Considered to be an estimated value. |
| D | Data reported from a dilution and or multiple dilutions. D2= 1/2, D5= 1/5, D10= 1/10, D20= 1/20, D50= 1/50, D100= 1/100 |
| I, J | The reported value is between the laboratory method detection limit and the laboratory practical quantitation limit. |
| J-01 | Result may be biased high due to positive results in the associated method blank at a concentration above the MDL and/or greater than one-half the MRL. |
| L | Off-scale high. Actual value is known to be greater than value given. |
| LP-02 | Less than 1000 ml of sample filtered and residue range of 2.5 insufficient sample, analysis cannot be repeated. |
| M | Presence of material is verified but not quantified; the actual value is less than the value given. The estimated concentration is greater than the MDL. |
| N | Presumptive evidence of presence of material. |
| O | Sampled, but analysis lost or not performed. |
| PS | PS = Parent Sample. The PS sample was used as the parent sample for the analysis batch to make a Matrix Spike (MS), Matrix Spike Duplicated (MSD) and / or Laboratory Duplicate (DUP). |
| Q | Sample held beyond the accepted holding time. Use this code if result derived from a sample prepared or analyzed after the approved holding time. |
| QB-01 | The method blank had a positive result for the analyte; however, the concentration in the method blank is less than 10% of the sample result. There is minimal impact to the data. |
| QB-02 | The method blank contains analyte at a concentration above the MDL and/or greater than one-half the MRL. The analyte was not detected in the sample. |
| QL-02 | The associated laboratory control sample exhibited high bias; since the result is ND, there is no impact. |
| QM-02 | The RPD and/or percent recovery for this QC spike sample cannot be accurately calculated due to the high concentration of analyte present in the sample. |
| QM-07 | Spike recovery was outside acceptance limits for the MS and/or MSD. The batch was accepted based on acceptable LCS recovery. |
| QM-11 | Precision between duplicate matrix spikes of the same sample was outside acceptance limits. |
| QM-19 | The spike recovery was outside acceptance limits for the MS and/or MSD. |
| QM-S | Surrogate recovery exceeded acceptance criteria due to the presence of a coeluting compound. |
| QR-06 | The RPD value for the LCS/LCSD was outside of QC acceptance limits. |
| QS-03 | Surrogate recovery outside acceptance limits |
| QS-4 | Surrogate recovery not calculated. Surrogate diluted out of the calibrtion range. |
| QS-6 | Surrogate recovery exceeded accepance criteria due to coelution. Matrix effect confirmed. |
| QV-01 | The associated continuing calibration verification standard exhibited high bias; since the result is ND, there is no impact. |
| R-01 | The Reporting Limit for this analyte has been raised to account for matrix interference. |
| T | Value reported is less than the laboratory method detection limit. The value is reported for informational purposes only and shall not be used in statistical analysis. |
| U | Indicates the compound was analyzed for but not detected above the method detection limt. |
| V | Indicates the analyte was detected in both the sample and method blank. |
| V1 | Common Laboratory Contaminant |
| Y | The laboratory analysis was performed on an improperly preserved sample. The result may not be accurate. |
| Z | Too many colonies were present (TNTC); the numeric value represents the filtration volume. |



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# Chain of Custody

1908010

Page 1 of 1

| | |
|---|---|
| Project Manager: Florani Blackburn | Southern Research Laboratories, Inc. 2251 Lynx Lane, Suite #1 Orlando, Florida 32804 (407) 522-7100 Toll Free 1 (888) 420-TEST Fax: (407) 522-7043 |
| Company: E Sciences | |
| Address: 34 East Pine Street | |
| City, State, Zip: Orlando, Florida 32801 | |
| Phone: +1 (407) 481-9006 Fax: +1 (407) 481-9627 | |
| Project Name: Minneola UST Removal | |
| Project Location: | |

Sampled by [Print Name(s)] / Affiliation: Josh Smith

Sampler(s) Signature(s): Josh Smith

Project Number:

REQUESTED DUE DATE:

Sampling QAP No.:

Approval Date:

Petroleum Restoration Program ____ yes ____ no

| | Sample Identification | Sampled Date: | Sampled Time: | Grab or Composite | Matrix: (see codes) | Total Number of Containers | Preservatives (see codes) | Analyses Requested: VOCs | Analyses Requested: PAHs/TRPH | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | W-wall | 8-6-19 | 1115 | Grab | SO | 4 | | X | X | | | | | | | 1908010-001 |
| 2 | S-wall | " | 1120 | " | SO | 4 | | X | X | | | | | | | -002 |
| 3 | N-wall | " | 1125 | " | SO | 4 | | X | X | | | | | | | -003 |
| 4 | E-wall | " | 1130 | " | SO | 4 | | X | X | | | | | | | -004 |
| 5 | Bottom | " | 1135 | " | SO | 4 | | X | X | | | | | | | -005 |
| 6 | TripBlank | 8-6-19 | 8:00 | G | DI | 1 | | ✓ | | | | | | | | -006 |

| Shipment Method: | | Relinquished by: / Affiliation: | Date: | Time: | Accepted by: / Affiliation: | Date: | Time: |
|---|---|---|---|---|---|---|---|
| Out: / / | Via: | [illegible] | 8-2-19 | 1240 | | | |
| Returned: / / | Via: | Josh Smith | 8-7-19 | 9:30 | Helen Serna | 8-7-19 | 9:30 |

Additional Comments:

Cooler No.(s) / Temperature(s) (°C): 429 / 2.4

Sampling Kit No.: 8371

Equipment ID No.:

Matrix Codes: A = Air GW = Groundwater SE = Sediment SO = Soil SW = Surface Water W = Water(Blanks) HW = Potential Haz Waste O = Other(Specify:)

Preservative Codes: H = Hydrochloric Acid & Ice I = Ice Only N = Nitric Acid & Ice S = Sulfuric Acid & Ice X = Sodium Hydroxide & Ice O = Other(Specify)

# ATTACHMENT D

# Certificate of Recycling

Contractor: Florida Environmental Compliance Corporation (FECC)
3652 Old Winter Garden Road
Orlando, FL 32805
(407) 296-9995; FAX (407) 296-9125

Site: Kerlin Property
12608 Minneola St
Minneola, FL 34715
FECC Project

RE: Tanks (Quantity and Size):
1 - 2,000 Gal Steel UST

## DECONTAMINATION

This certifies that the above referenced tanks were cut, cleaned, decontaminated, and rendered scrap metal by FECC, then transported to the facility listed below for recycling.All work was performed in accordance to local, state and federal regulations.

FLORIDA ENVIRONMENTAL COMPLIANCE CORPORATION

SIGNATURE: Angelo A. Ippolito Jr

PRINTED NAME: Angelo A. Ippolito Jr

DATE: 8/7/19

## RECYCLING

This certifies that the above referenced tanks were recycled at our facility. All work was performed in accordance to local, state and federal regulations.

FACILITY NAME: Scrap System, Inc

SIGNATURE: Emily Medina Leigh

PRINTED NAME: Emily Medina Leigh

PHONE NUMBER: 407-843-9406

DATE: 8/7/19

# ATTACHMENT E

**PHOTO DOCUMENTATION LOG**



**Photo 01**

View of location of UST area prior to excavation (facing north).



**Photo 02**

View of UST area and dispenser pipes after vegetation clearing prior to excavation.

Two rusted 55-gallon drum containing rain water were also disposed as scrap metal.

**PHOTO DOCUMENTATION LOG**



**Photo 03**

View of exposed UST. Concentration of flammable vapor in the UST being measured (0% LEL).



**Photo 04**

UST removal.

**PHOTO DOCUMENTATION LOG**



**Photo 05**

Final excavation area. Dispensers pipes and integral piping were removed.



**Photo 06**

View of content of UST.

**PHOTO DOCUMENTATION LOG**



**Photo 07**

Final view of UST area facing north.




ENGINEERING
ENVIRONMENTAL
ECOLOGICAL

www.esciencesinc.com

# RANDALL T. REES

**PRINCIPAL SCIENTIST**

## ASTM ENVIRONMENTAL PROFESSIONAL QUALIFICATIONS

### Qualifying Experience

Mr. Rees has over 25 years of diversified experience as a professional in the field of environmental management. He has conducted and participated in hundreds of Phase I Environmental Site Assessments throughout the United States. Mr. Rees has been involved with site investigations associated with underground storage tank decommissioning and hazardous material releases, environmental compliance and enforcement, emergency response, and environmental training.

## QUALIFYING EDUCATION

Bachelor of Science, Soil Science, Oregon State University, Corvallis, OR, 1979
Bachelor of Science, Environmental Health, Oregon State University, Corvallis, OR, 1979

## EMPLOYMENT HISTORY

| | |
|---|---|
| 2006 – Current | *Principal;* SLR International Corp, West Linn, OR |
| 1991 – 2006 | *Principal Scientist/Business Unit Leader – Real Estate/Financial Services;* SECOR International, Portland, OR |
| 1988 – 1991 | *Sr. Project Manager/Due Diligence Group Manager*; SRH Consulting, Portland, OR |
| 1986 – 1988 | *Hazardous Materials Manager*; Crosby & Overton Environmental Contracting, Portland, OR |
| 1987-1989 | *Instructor (part-time) & Member of Program Development Team, (Hazardous Materials Management)* Mt. Hood Community College – Gresham, OR |
| 1984 – 1986 | *Supervisor – Hazardous Waste Program*; Orange County (CA) Health Care Agency, Santa Ana, CA |
| 1982 – 1984 | *Graduate Assistant Laboratory Manager & Instructed Classes,* Oregon State University Corvallis, OR |
| 1979 – 1982 | *Environmental Specialist;* Oregon Department of Environmental Quality, Klamath Falls, OR |

**The Palms at Minneola**

# Domestic Flow Demand

| Building type | Units | ERC Factor | Total ERC | ADF (GPD) | Total ADF (GPM) | ADF / Unit (GPM) | Total MDF (GPM) | MDF / Unit (GPM) | Total PHF (GPM) | PHF / Unit (GPM) |
|---|---|---|---|---|---|---|---|---|---|---|
| Single-Famliy Attached | 35.00 | 1.00 | 35.00 | 10500 | 7.29 | 0.21 | 14.58 | 0.4167 | 29.17 | 0.83 |
| | | | | | | | | | | |
| | | | | | | | | | | |
| Total | | | 35.00 | 10,500 | 7.29 | | 14.58 | | 29.17 | |

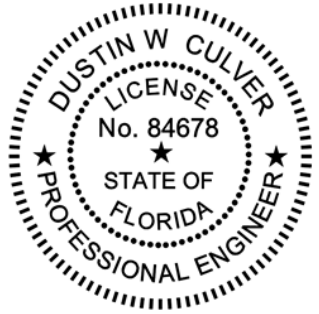
**ERC Factors:**

| | | |
|---|---|---|
| Single-Family Attached Home | 1 | per Home |
| Commercial | 0.33 | per 1,000 SF |
| 1 ERC | 300 | GPD |
| MDF Factor | 2 | |
| PHF Factor | 4 | |

Dustin W Culver

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DUSTIN W CULVER , P.E. ON THE DATE AND 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.



Kimley»Horn

To: Joshua Sheldon
GIS Director
East Central Florida Regional Planning Council

From: Mike Vaudo, AICP
Kimley-Horn and Associates, Inc.

Date: July 11, 2025

Re: **Minneola Townhomes**
**Final Review of Traffic Study Exemption Letter**

---

Kimley-Horn has reviewed the Traffic study exemption letter (dated June 19, 2025) prepared by Mobility & Parking Services related to the above-mentioned project. The proposed project consists of 35 Single Family attached dwelling units (ITE LUC 215). The site is located at 12503 E Minneola Street, Minneola, Florida.

It is anticipated that the proposed net new trip generation potential for the site is as follows: 216 daily trips, 13 (3 entering / 10 exiting) AM peak hour trips, and 17 (10 entering / 7 exiting) PM peak hour trips.

The traffic exemption letter included a trip generation summary and trip distribution and assignment figures. In accordance with Section 3.1 of the Lake-Sumter MPO TIA Guidelines, this project qualifies as a 'de minimis' development, as it is projected to generate significantly fewer than 100 net new peak hour trips. Based on the trip generation estimates, and trip distribution the applicant has demonstrated this development is anticipated to add minimal traffic and no further traffic impact analysis is warranted.

Vehicular access to the development will be provided via two ingress/egress points along Minneola Street, located at its intersections with N Galena Avenue and Alexandria Avenue.

Thank you for the opportunity to assist East Central Florida Regional Planning Council in reviewing this project. Please contact us if you have any questions or need additional information.

# DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

FOR THE PALMS AT MINNEOLA

THIS DECLARATION is made this ___ day of _____, 2025, by _____ (“Declarant”), owner of the real property described in Exhibit “B” attached hereto (“Property”).

---

## ARTICLE I – DEFINITIONS

Section 1. “Association.” The Palms at Minneola Homeowners’ Association, Inc., a Florida not-for-profit corporation.

Section 2. “Stormwater Management System.” A system designed and constructed or implemented to control discharges necessitated by rainfall events, incorporating methods to collect, convey, store, absorb, inhibit, treat, use, or reuse water to prevent or reduce flooding, over-drainage, environmental degradation, and water pollution, or otherwise affect the quantity and quality of discharges from the system, as permitted pursuant to Chapter 62-330, F.A.C.

Section 3. “Lot.” Any parcel of land within the Property intended for residential use and subject to this Declaration.

Section 4. “Owner.” Record title holder of a Lot, whether one or more persons or entities.

---

## ARTICLE II – GENERAL PURPOSES

This Declaration is made to:

1. Establish a mandatory homeowners’ association with perpetual responsibility for the operation, maintenance, and repair of the Stormwater Management System;

2. Impose enforceable affirmative obligations upon the Association and Owners for such operation and maintenance;

3. Create covenants running with the land for the benefit of the Association, its members, and the permitting Agency.

---

# ARTICLE III – COVENANTS FOR MAINTENANCE OF STORMWATER SYSTEM

Section 1. Operation & Maintenance. The Association shall be responsible for the perpetual operation, maintenance, and repair of the Stormwater Management System, including retention areas, pipes, swales, control structures, and mitigation or preservation areas.

Section 2. Easements. Perpetual easements are hereby reserved for access to, over, and across all portions of the Property necessary to inspect, operate, maintain, and repair the Stormwater Management System. Owners shall not interfere with such use.

Section 3. Assessments. The Association shall levy and collect assessments sufficient to fund operation and maintenance of the Stormwater Management System. Assessments shall be a continuing lien on each Lot.

Section 4. Agency Rights. The Agency shall have the right to enforce by law or equity the provisions of this Declaration relating to the Stormwater Management System.

Section 5. Amendments. No amendment altering the Stormwater Management System, beyond ordinary maintenance, shall be effective without prior Agency approval.

Section 6. Covenant Running With Land. These covenants shall run with the land and bind all Owners, successors, and assigns, and shall inure to the benefit of the Association and the Agency for the life of the Stormwater Management System.

---

# ARTICLE IV – THE ASSOCIATION

Section 1. Incorporation. The Association shall be incorporated under Chapter 617, Florida Statutes, as The Palms at Minneola Homeowners’ Association, Inc.

Section 2. Duties. The Association shall operate and maintain the Stormwater Management System consistent with Permit No. _____ and applicable Agency rules.

Section 3. Powers. The Association shall:

- Levy assessments for stormwater maintenance;
- Contract for inspections, maintenance, and repairs;
- Enforce restrictions and covenants herein.

Section 4. Duration. The Association shall exist in perpetuity.

Section 5. Dissolution. Upon dissolution, responsibility for the Stormwater Management System shall be transferred to an entity meeting Rule 62-330.310, F.A.C., and approved by the Agency.

---

# ARTICLE V – MAINTENANCE SCHEDULE (EXHIBIT A)

The Association shall implement the following:

1. Quarterly inspections of all inlets, swales, pipes, and control structures;
2. Removal of debris, trash, and sediment quarterly and after major storms;
3. Annual pond inspections with vegetation and erosion management;
4. Monthly mowing of grassed swales and berms during growing season;
5. Emergency repairs immediately upon discovery of system impairment;
6. Maintain records of inspections and repairs for at least five (5) years, available to the Agency upon request;
7. Annual reporting to the Board on system condition and funding allocations.

---

# ARTICLE VI – USE RESTRICTIONS

Section 1. Alleyway Parking Prohibited. No vehicle of any kind shall be parked, stopped, or stored in any alleyway within the subdivision, except temporarily for emergency or service purposes. Alleyways shall be kept clear at all times to ensure access for emergency vehicles, service vehicles, and proper circulation.

---

## ARTICLE VII – ENFORCEMENT

Failure by the Association or any Owner to comply with these covenants shall be enforceable by the Agency, the Association, or any Owner through legal or equitable action.

---

## ARTICLE VIII – MISCELLANEOUS

Severability. If any covenant is invalid, the remainder shall remain enforceable.

Duration. These covenants shall remain in effect for the life of the Stormwater Management System.

---

# EXECUTION

IN WITNESS WHEREOF, the undersigned has executed this Declaration on the date first above written.

Declarant / Developer:

---

Name: _____

Title: _____

---

# NOTARY ACKNOWLEDGMENT

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ___ day of _____, 2025, by _____ as _____ of _____, a Florida corporation, on behalf of the corporation.

He/She ☐ is personally known to me or ☐ has produced _____ as identification.

Notary Public, State of Florida

---

Print Name: _____

My Commission Expires: _____

OFFICE OF PUBLIC SAFETY SUPPORT
20415 Independence Blvd., Groveland, FL 34736

July 28, 2025

To whom it may concern:

The Lake County Office of Public Safety Support, Addressing Division, in accordance with the Lake County Uniform Street Addressing Ordinance, Article V., Section 18, approved road name reservation(s) for the project located on **Alternate Key 1744075** as follows:

*Sunbridge Grove Circle* *Serenity Crest Alley* *Palmetto Breeze Alley*

If additional information is required for clarification, please do not hesitate to contact our office at (352) 253-1818 or email: addressing@lakecountyfl.gov. Please keep in mind that your reservation will be active for 18 months, expiring 02/28/2027.

It is the responsibility of the developer/owner to request an extension if construction on the project has not been started within the 18-month period.

Thank you,

*Office of Public Safety Support*

OPSS/JD

P 352.253.1818 • F 352.253.1815
Board of County Commissioners • www.lakecountyfl.gov

Anthony Sabatini, District 1
Sean M. Parks, *AICP, QEP*, District 2
Kirby Smith, District 3
Leslie Campione, District 4
Timothy Morris, District 5

City of Minneola
Planning Department
800 N Highway 27, Minneola, FL 34715

# APPLICATION FOR SUBDIVISION PRELIMINARY PLANS

(Applies to only subdivisions of 6 or more lots)

This checklist is based on the relevant provisions of Chapter 126 – Subdivisions and Plats - of the Minneola, FL Code of Ordinances. The code is available online at www.municode.com.

## General Requirements

- Contact the Lake County E 911 office to get an **approved** subdivision name.
- Schedule a pre-application conference with this Department as early as possible in the project development process.
- No subdivision application shall be scheduled for processing until this Department determines the application package is complete.
- **Since the application package completeness determination must occur PRIOR the agenda deadline date, do not wait until the deadline to submit the application package**.
- Resubmissions must also comply with the agenda deadline date.
- All subdivision submissions must comply with the relevant requirements of Section 126 – 5 (d) – Preliminary Plans.
- Be advised that no site clearing activity, other than the minimum necessary for surveying purposes, may be initiated until the construction plans are approved AND a tree removal permit has been issued.
- All plats, plans & specifications must be signed & sealed by a Florida registered surveyor, landscape architect or engineer, as appropriate for the document.
- Preliminary plans are reviewed by the Development Review Committee, the Planning and Zoning Commission and the City Council.
- "...The preliminary approval shall expire if construction plans have not been approved within 18 months of the date of approval of the preliminary plan/plat, or unless a time extension is granted by the city council before the expiration date..." [Sec. 126-5 (d) (3)].
- Phasing must be arranged so that each phase can stand alone and function adequately with regard to required improvements, infrastructure and facilities.
- **"...No person shall transfer or sell by reference to, exhibition of, or by the use of a plan or plat, of a subdivision before plan or plat approval and is officially recorded according to the terms of this chapter..."** [Sec. 126-5 (b)].

## Section 126 - 5 (d) – Preliminary Plans
## APPLICATION FOR SUBDIVISION PRELIMINARY PLANS
## SUBMISSION CHECKLIST

Submit 3 copies of the preliminary plans at a scale of 100 feet to 1 inch on 24” by 36” sheets with 10 copies of the plans reduced to 11” by 17”

_____ Preliminary Plat – (5acres or less, or 10 du or more)…**$1,475 Application Fee**
_____ Preliminary Plat – (5-25acres or 10-50du or more)… **$1,775 Application Fee**
__X__ Preliminary Plat – (25 acres or more or 50du or more) **$2,075 Application Fee**
_____ Preliminary Plat – PUD or DRI…… **$2,275 Application Fee**

| Rec’d | Requirement |
|---|---|
| X | A copy of the County E-911 approved subdivision name and identifying title |
| | |
| X | Legal description of the subject site – could be on the boundary survey |
| X | Complete name and mailing address of the property owner, developer and engineer |
| X | Tract boundaries with dimensions |
| X | North arrow, date of preparation and other pertinent legend information |
| X | A location map at no greater than 1000 scale |
| X | Zoning of the site AND adjacent parcels on all sides |
| X | Plat book and page of the site |
| X | Typical lot size by phase, if necessary |
| X | A copy of the draft HOA deeds, restrictions and covenants |
| X | Streets and easements of adjacent land |
| X | Topography map in NGVD contours at 1 foot intervals |
| X | Site conditions including, but not limited to, existing watercourses, drainage ditches, bodies of water, wetland, 100-year flood elevations, and surrounding physical features |
| X | Existing property lines, buildings, transmission lines, water and/or sewer lines, bridges, culverts, city limits and utility easements on the subject site AND the adjacent parcels |
| X | **Lake County E-911 approved street names**, street types, pavement widths and right-of-way dimensions and typical cross section diagrams |
| X | Identification of the stormwater disposal method and connection to the city potable water, wastewater and reuse systems |
| X | Proposed off-site roadway and other public improvements in the area |
| | Phasing the subdivision, if any – lots must be numbered consecutively for the whole project |
| X | Dedications of sites and roadways to the public |
| X | Identify/map the on-site soils |
| X | A summary list of the total acres, lots, minimum lot area and lineal feet of streets |
| X | An environmental assessment pursuant to the provisions of Chapter 114 of this Code |
| X | A preliminary concurrency review document |
| X | Adequately address zoning, buffering, environmentally sensitive area, upland habitat, floodplains, well field, aquifer protection, historic/archeological and traffic |
| X | **A CD in PDF format which includes ALL the application package text and graphics** |

## APPLICATION FOR SUBDIVISION PRELIMINARY PLANS

(Applies **only** to division of land into 6 or more parcels)
(Please type or write very clearly)

**County 911 Approved** Subdivision Name: The Palms at Minneola

General Location and/or Street Address: 2437 Rock Lane, Oviedo, FL 32765

South of Education Avenue, North of Minneola Avenue, and East of Highway 27

Alternate Key Number: 1744075

Project Area: 5.84 AC # of Units: 35 Density: 5.99 Zoning: RSF-3

Typical Lot Size: 2,869 SF # of Phases: 1

# Lots & Acres by Phase: N/A - 1 Phase

# Acres of Recreation Area: N/A # Acres of Wetlands: N/A

# Acres of Roads & R/W: 1.465 AC Public or Private Streets: Public

Has this site been subject to any other development permit action in the last two years?

No X If Yes, provide the type of action and date of final action below.

Attach a copy of the Property Owner's Authorization form.

Applicant Name: FTNK Investments, LLC

Applicant Address: 2437 Rock Lane, Oviedo, FL 32765

Applicant Phone #: 407-446-6644 Fax # and/or E-mail: ftartibi@gmail.com

## APPLICATION FOR SUBDIVISION PRELIMINARY PLANS (cont'd)

Owner Name: FTNK Investments, LLC

Owner Address: 2437 Rock Lane, Oviedo, FL 32765

Owner Phone #: 407-446-6644 Fax # and/or E-mail: ftartibi@gmail.com

Person to be contacted regarding questions about this application (e.g. engineer, architect, attorney, etc.):

Contact Name: Faraz Tartibi

Contact Address: 2437 Rock Lane, Oviedo, FL 32765

Phone #: 407-446-6644 Fax #: _____ E-mail: ftartibi@gmail.com

## APPLICATION FOR SUBDIVISION PRELIMINARY PLANS

## CERTIFICATION

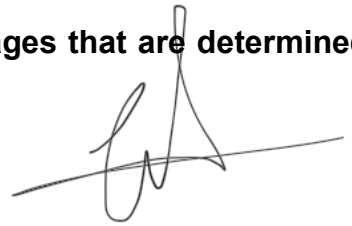
I, the undersigned, do hereby certify that I have read the application and the relevant guidance material and understand the requirements described therein and that I will fully comply with all City, State and Federal regulations applicable to this project. I, the undersigned, do hereby certify that I have read this Checklist and understand the requirements described therein.

I understand that the application fee is *non-refundable*.

I further understand that I am responsible to reimburse the City for the actual advertising costs **AND** the actual consultants' review fees, if any. Said fees shall be paid within 30 days of receipt of the City's invoice **OR** further processing of the application will cease until the invoice is paid in full.

**Applications need to be submitted by the 1st of the month to be considered at the next month's Planning & Zoning Commission meeting. Any and all supporting documents that need to be reviewed by the Commission need to be submitted by the 15th of the same month to be included in the packet for review.**

**I understand that only application packages that are determined complete by the Department will be scheduled for review.**



_____
Applicant Signature

7/29/2025
Date

**********

*(For office use)*

Project Name: _____

Application Fee Rec'd: _____ Receipt #: _____

# City Of Minneola
# Public Works Department
***"Central Florida's High Point"***

## DEVELOPMENT REVIEW PROCESS COMMENTS

Date June 8th , 2026

The Palms Preliminary Plat 4th Submittal May 2026

**Comment**:

1. **(Comment Resolved)** City requests 20mph Speed limit in subdivision.
2. **(Comment Resolved)** Sec 94-7 (3) (d): Parking within alleys is prohibited. City requires install "No Parking Sign" on both sides of the Alley
3. **(Comment Resolved)** Ownership / Maintenance: Drainage Easement and Utilities must be owned by City of Minneola and maintained by HOA.
4. **(Comment Resolved) Sec.70-302 (4):** All manholes and sewers shall be located in public rights-of-way. No manholes or sewers shall be located inside or back lot easements under any conditions.
    - The public right-of-way in subdivision must not be less than 50 feet; therefore, the sewer line must not be placed within Alley 25 feet.
    - The sewer line connects Manhole S-2 and Manhole S-1 must be placed within the Right-of-way.
5. **(Comment Resolved)** Section 134-43, The ROW does not meet City Standard. The minimum lane width must be 12 feet. City does not allow trees within right-of-way (Street Tree). The 50's ROW provides parking stalls. The road must be maintained and owned by HOA (Private Road)
6. **(Comment Resolved)** If the road and the lift station are private, the wastewater (gravity and force main) system will be maintained by the HOA.
7. **(Comment Resolved) Section 70-318 (W.1-1)**: All Water Mains Crossing Under Pavement Shall be Ductile Iron and shall extend 5 ft off back of curb, please call it out on the Utilities Plan.
8. **(Comment Resolved)** City recommends adding two Fire Hydrants and the water line along the left side of Alleys. **Defer to Fire Department**
9. **(Comment Resolved) Sec.70-362 (b) (5)** A valve shall be required on each leg of every tee and cross. Valves are to be placed so that the maximum allowable length of water main required to be shutdown for repair work shall be 500 feet for water mains 12 inches in diameter or less.

10. **(Comment Resolved)** There is an existing 12-inch watermain line, so the Wet Tap should be 8 inch x 12 inch instead of 8''x 8''.
11. **(Comment Resolved)** There is an existing 15 feet Utilities Easement along Minneola Street. Please show it on the plan.
12. **(Comment Resolved)** This is a proposed private lift station; however, City recommend installation of 1'' water service to lift station in case of necessity.
13. **(Comment Resolved)** City suggests connecting the sewer force main to the manhole which is next to the lift station.
14. **(Comment Resolved)** Road and Water will be private, so City requires two 8 inch of Master Meters after the Wet Tap.

Should you have any questions please don't hesitate to contact me, my contact information is listed below.


*Fred Miller*
*Project Manager*
*352-242-1301 office*
*352-242-6164 fax*
*fmiller@minneola.us*

*Hai Le*
*Project Engineer*
*352-242-1301 office*
*352-242-6164 fax*
*hle@minneola.us*

TETRA TECH

# MEMO

| | |
|---|---|
| ***To:*** | Joyce Heffington, AICP<br>Thomas Grimms, AICP<br>City Planners<br>City of Minneola |
| ***From:*** | Burl (Bo) Reardon, PE<br>Parks Easter, EI<br>Plan Reviewers<br>Tetra Tech |
| ***C:*** | Fred Miller<br>Project Manager |
| ***Date:*** | June 8, 2026 |
| ***Subject:*** | **The Palms at Minneola (Medium Site)**<br>**Preliminary Plat Plan Review #4** |
| **Tt#:** | 200-08520-09002 |

Tetra Tech has reviewed the submittal package stamped May, 2026. Our comments are as follows:

**Conclusion: All outstanding comments have been resolved or deferred. Tetra Tech has no technical objection to preliminary plat approval and requires no further reviews.**

1. **Informational Comment, No Response Required.** The applicant is cautioned that the issuance of City approval does not relieve them of their responsibility from obtaining all other required regulatory approvals and permits. Other permits may include but are not limited to the following:

   FDEP NPDES Construction

   St. Johns River Water Management District ERP

   USFW Permit

   FDEP Water

   FDEP Sewer

2. **Defer to Final Design and C.O.** The Environmental Assessment identifies the potential of several potentially threatened or endangered flora/fauna species.

   a. **Defer to C.O.** Gopher tortoises were identified as potentially occurring on-site. A gopher tortoise survey is recommended to be performed. Any USFW gopher tortoise permitting to be verified during final design and prior to final Certificate of Occupancy.

   b. **Comment Resolved.** A sand skink survey is recommended to be performed between March 1 and May 15.

Tetra Tech
201 E Pine Street, Suite 1000 Orlando, FL 32801
Tel 407.839.3955 Fax 407.839.3790 tetratech.com

3. **Defer to Planning.** Overall zoning and land use requirements, allotted uses, park facilities, recreational areas, setbacks, open space, densities, pedestrian access and trail requirements, roadway connection requirements, right-of-way dedication requirements, development agreement criteria, and all other overall approval criteria are deferred to Planning and City Attorney as applicable.

4. **Defer to Final Design Review.** The stormwater calculations report does not include Minneola Land Development Code (LDC) Section 114-302 criteria, pre-post of the 50year/24-hour storm event and treatment volume of the post-pre-development volume of the 10year/2-hour storm. Defer to final design review.

   a. **Comment Resolved.** The 100year/24-hour storm event will be required to verify minimum finished floor elevations during final design review. Pre/post of the 100-year event not anticipated to be required. Defer to final design review.

5. **Defer to Public Works.** The proposed public lift station does not appear to meet minimum City tract size requirements.

   a. **Defer to final design review.** Flygt pumps are require for City stations.

   b. **Defer to final design review.** Emergency standby diesel pumps or diesel generators are require for City stations.

   c. **Defer to final design review.** Fiberglass wet wells are not allowed on City stations.

   d. **Defer to final design review.** Wet well diameter less than 6-feet not recommended on City stations.

   e. **Defer to Public Works.** The applicant and the City may wish to have the lift station be privately owned, operated, and maintained. Discussion with Public Works recommended.

   ***The applicant informs that the lift station is to be a private station, defer to Public Works.***

6. **Comment Resolved.** A 46-foot right-of-way is proposed. City minimum right-of-way is 50-feet per LDC Section 134-43 (h).

7. **Defer to Planning.** A 25-foot alley is proposed. Discussion with Planning recommended.

   *The applicant informs that the alley was revised per above comments.*

8. **Comment Resolved.** The sewer is proposed in the 25-foot alley. City LDC Section 70-301(b)(4)c requires all manholes and sewers to be located in public rights-of-way. No manholes or sewers shall be located in side or back lot easements under any conditions. Discussion with Public Works and Planning recommended.

9. **Defer to Final Design.** The applicant is cautioned that the geotechnical report identifies very loose soils on site. Defer to final design review.

10. **Comment Resolved.** It is unclear if there is an existing potable well located on site.

11. **Defer to Planning and Final Design Review.** On street parking appears to be proposed.

    The plans have been revised to provide parallel parking in the right-of-way. It is understood that the City considers this on-street parking within City right-of-way and that is generally prohibited by the City. Discussion with planning recommended.

    *The applicant responds that this comment conflicts with a previously received comment stating that the city required roads to be constructed to accommodate on-street parking.*

12. **Comment Resolved.** City LDC Section 134-83(d)(6) requires residential subdivisions to have a minimum of 2-inches of SP-9.5 constructed in two (2) lifts, the first one-inch lift concurrent with roadway infrastructure and the second one-inch lift at 95-percent buildout.

13. **Comment Resolved.** City LDC Section 134-44(a)(5) requires 6-foot sidewalks.

14. **Defer to Final Design.** Defer final utility and storm system layout and line sizing review to the final design reviews.

15. **Defer to Planning.** A traffic study exemption letter was provided. Defer traffic study exemption request review to the City's Traffic Review Consultant.

Should you have any questions, please do not hesitate to call me at 407-480-3935. End of Memorandum

**To:** Faraz Tartibi, FTNK Investments, LLC

**From:** Eric Raasch, AICP, Inspire Project Manager

**CC:** Joyce Heffington, AICP; Gabriela Castro, AICP; Thomas Grimms, AICP

**Date:** June 10, 2026

**Reference:** The Palms at Minneola – Preliminary Plat Review – Inspire Case 207c

We have conducted a fourth-round review of the ***preliminary plat*** for the above-referenced project. The site is zoned RSF-3 and has a future land use designation of Single-Family High Density. No site visit was conducted.

## Planning

1. The applicant has revised all outstanding comments. Inspire has no additional comments.

## Fire

1. APPROVED

## Public Works

1. **(Comment Resolved)** City requests 20mph Speed limit in subdivision.
2. Sec 94-7 (3) (d): Parking within alleys is prohibited. City requires install "No Parking Sign" on both sides of the Alley
3. **(Comment Resolved)** Ownership / Maintenance: Drainage Easement and Utilities must be owned by City of Minneola and maintained by HOA.
4. **(Comment Resolved) Sec.70-302 (4):** All manholes and sewers shall be located in public rights-of-way. No manholes or sewers shall be located inside or back lot easements under any conditions.
    - The public right-of-way in subdivision must not be less than 50 feet; therefore, the sewer line must not be placed within Alley 25 feet.
    - The sewer line connects Manhole S-2 and Manhole S-1 must be placed within the Right-of-way.
5. **(Comment Resolved)** Section 134-43, The ROW does not meet City Standard. The minimum lane width must be 12 feet. City does not allow trees within right-of-way (Street Tree). The 50's ROW provides parking stalls. The road must be maintained and owned by HOA (Private Road) –

6. **(Comment Resolved)** If the road and the lift station are private, the wastewater (gravity and force main) system will be maintained by the HOA.
7. **(Comment Resolved) Section 70-318 (W.1-1)**: All Water Mains Crossing Under Pavement Shall be Ductile Iron and shall extend 5 ft off back of curb, please call it out on the Utilities Plan.
8. **(Comment Resolved)** City recommends adding two Fire Hydrants and the water line along the left side of Alleys. **Defer to Fire Department**
9. **(Comment Resolved) Sec.70-362 (b) (5)** A valve shall be required on each leg of every tee and cross. Valves are to be placed so that the maximum allowable length of water main required to be shutdown for repair work shall be 500 feet for water mains 12 inches in diameter or less.
10. **(Comment Resolved)** There is an existing 12-inch watermain line, so the Wet Tap should be 8 inch x 12 inch instead of 8''x 8''.
11. **(Comment Resolved)** There is an existing 15 feet Utilities Easement along Minneola Street. Please show it on the plan.
12. **(Comment Resolved)**This is a proposed private lift station; however, City recommend installation of 1'' water service to lift station in case of necessity.
13. **(Comment Resolved)** City suggests connecting the sewer force main to the manhole which is next to the lift station.
14. **(Comment Resolved)**Road and Water will be private, so City requires two 8 inch of Master Meters after the Wet Tap.

## Lake County

1. No Comments

## Engineering

**Conclusion: All outstanding comments have been resolved or deferred. Tetra Tech has no technical objection to preliminary plat approval and requires no further reviews. A**

1. **Informational Comment, No Response Required**. The applicant is cautioned that the issuance of City approval does not relieve them of their responsibility from obtaining all other required regulatory approvals and permits. Other permits may include but are not limited to the following:
   FDEP NPDES Construction
   St. Johns River Water Management District ERP
   USFW Permit
   FDEP Water
   FDEP Sewer
2. **Defer to Final Design and C.O.** The Environmental Assessment identifies the potential of several potentially threatened or endangered flora/fauna species.

a. **Defer to C.O**. Gopher tortoises were identified as potentially occurring on-site. A gopher tortoise survey is recommended to be performed. Any USFW gopher tortoise permitting to be verified during final design and prior to final Certificate of Occupancy.
b. **Comment Resolved.** A sand skink survey is recommended to be performed between March 1 and May 15.

3. **Defer to Planning**. Overall zoning and land use requirements, allotted uses, park facilities, recreational areas, setbacks, open space, densities, pedestrian access and trail requirements, roadway connection requirements, right-of-way dedication requirements, development agreement criteria, and all other overall approval criteria are deferred to Planning and City Attorney as applicable.
4. **Defer to Final Design Review.** The stormwater calculations report does not include Minneola Land Development Code (LDC) Section 114-302 criteria, pre-post of the 50year/24-hour storm event and treatment volume of the post-pre-development volume of the 10year/2-hour storm. Defer to final design review.
   a. **Comment Resolved.** The 100year/24-hour storm event will be required to verify minimum finished floor elevations during final design review. Pre/post of the 100-year event not anticipated to be required. Defer to final design review.
5. **Defer to Public Works.** The proposed public lift station does not appear to meet minimum City tract size requirements.
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