Hernando County

Board of County Commissioners

Land Use Meeting

Minutes

June 2, 2026

CALL TO ORDER

The meeting was called to order at 9:00 a.m. on Tuesday, June 2, 2026, in the John Law Ayers County Commission Chambers, Government Center, Brooksville, Florida.

Attendee Name	Title
Jerry Campbell	Chairman
Ryan Amsler	Vice Chairman
Steve Champion	Second Vice Chairman
John Allocco	Commissioner
Brian Hawkins	Commissioner
Omar DePablo	Development Services Director
Scott Herring	Public Works Director
Jon Jouben	County Attorney
Michelle Miller	Planning Manager
Brad Smith	Utilities Director
Nienke Osinga	Deputy Clerk
Heidi Prouse	Deputy Clerk

Invocation

Pledge of Allegiance

AGENDA

Motion
To approve the Agenda.

RESULT:	**ADOPTED**
MOVER:	Steve Champion
SECONDER:	John Allocco
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

CORRESPONDENCE TO NOTE

Notice of Special Exception Use Permit Actions Taken by Planning and Zoning Commission on May 11, 2026

PUBLIC HEARINGS

Proofs of publication of Notices of Public Hearing were noted for the scheduled public hearings.

Ex Parte Communications

Chairman Campbell and Comms. Amsler, Champion, Allocco and Hawkins announced the ex parte communications that they had had concerning the quasi-judicial petitions being considered at this meeting.

County Attorney Jon Jouben advised the Commissioners that any ex parte communications, however received, could play no part in their deliberations.

Adoption of Informational Packet

The Agenda packet that was submitted to the Board included written information regarding the cases to be considered which needed to be accepted into evidence for the hearings.

The staff recommended that the Board accept the Agenda packet, including the staff reports, into evidence as if read aloud in their entirety.

Motion
To approve.

RESULT:	**ADOPTED**
MOVER:	Steve Champion
SECONDER:	Ryan Amsler
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

Master Plan Revision Petition Submitted by Wal-Mart Stores East, L.P., for Property Located on Commercial Way (H2609)

There was no public input.

Comm. Amsler made the following Motion:

Motion
To approve the staff recommendation.

Comm. Champion seconded the Motion.

Comm. Amsler revised his Motion as follows:

Revised Motion
To approve the staff recommendation with Modified Performance Condition No. 7 to read, utilizing the frontage road for fuel supply (Resolution No. 2026-108).

RESULT:	**ADOPTED**
MOVER:	Ryan Amsler
SECONDER:	Steve Champion
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

Request Submitted by Neighboring Property Owners for Appeal of Administrative Official's Variance Granted to Sunrise to Sunset Island Life, LLC, for Property Located at 10541 Pine Island Drive

The Board accepted public input on this matter.

Motion
To approve the variance request (Resolution No. 2026-109).

RESULT:	**ADOPTED**
MOVER:	Brian Hawkins
SECONDER:	Ryan Amsler
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

First Public Hearing to Consider Ordinance Amending Hernando County Code to Impose Moratorium on Processing Applications for Development Orders and Development Permits for Data Centers for Period Up to 365 Days, Unless Extended or Terminated: Enacting Temporary Moratorium on Data Centers

The Board accepted public input on this matter.

Comm. Amsler made the following Motion:

Motion
To approve the staff recommendation.

Comm. Champion seconded the Motion.

The Board accepted public input on this matter.

Comm. Champion temporarily left the meeting and returned shortly thereafter.

The Board accepted public input on this matter.

The Motion died for lack of a vote.

There was Board consensus to direct the staff to proceed with scheduling the second public hearing to be heard as soon as possible by the Board.

RECESS/RECONVENE

The Board recessed at 11:00 a.m. and reconvened at 11:10 a.m.

Second Public Hearing to Consider Ordinance Amending Ordinance Relating to Adequate Public Facilities and Facility/Service Demand Calculations for Potable Water and Wastewater Treatment

The Board accepted public input on this matter.

Motion
To approve the staff recommendation (Ordinance No. 2026-14).

RESULT:	**ADOPTED**
MOVER:	Brian Hawkins
SECONDER:	Steve Champion
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

DEVELOPMENT SERVICES DIRECTOR OMAR DEPABLO

Petition Submitted by Melanie Langworthy f/k/a Melanie A. Foster, Trustee of The Julia H. Woodard and Archie Woodard Joint Revocable Trust Dated December 23, 2002, for Hardship Relief From Subdivision Regulations for Property Located on Buczak Road

Motion
To approve the staff recommendation (Resolution No. 2026-110).

RESULT:	**ADOPTED**
MOVER:	Brian Hawkins
SECONDER:	Steve Champion
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

Petition Submitted by Violet S. Kelley, Trustee of The Violet S. Kelley Trust u/d/t Dated February 24, 2010, for Hardship Relief from Subdivision Regulations for Property Located on Cortez Boulevard

Comm. Hawkins made the following Motion:

Motion
To approve with that condition.

Comm. Champion seconded the Motion.

Comm. Hawkins clarified his Motion as follows:

Clarification to Motion
To approve the separation with the condition to merge into the parcel south of it (Resolution No. 2026-111).

RESULT:	**ADOPTED**
MOVER:	Brian Hawkins
SECONDER:	Steve Champion
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

PUBLIC WORKS DIRECTOR SCOTT HERRING

Transfer Agreement With The School Board of Hernando County, Florida and Encroachment Agreement With Duke Energy Florida, LLC, for Explorer Boulevard Realignment Project to Provide Additional Queueing and School Bus Parking for Explorer K-8 School

Motion
To approve the staff recommendation.

RESULT:	**ADOPTED**
MOVER:	John Allocco
SECONDER:	Brian Hawkins
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

BOARD OF COUNTY COMMISSIONERS

The Board commented on various issues.

ADJOURNMENT

The meeting was adjourned at 11:55 p.m.

Board of County Commissioners

AGENDA ITEM

Meeting: 06/02/2026
Department: Administration
Prepared By: Jessica Wright
Initiator: Jeffrey Rogers
DOC ID: 17524
Legal Request Number:
Bid/Contract Number:

TITLE

Notice of Special Exception Use Permit Actions Taken by Planning and Zoning Commission on May 11, 2026

May 11, 2026

MEMORANDUM

TO: Honorable Chairman and Members of the Board of County Commissioners

VIA: Jeffry Rogers, County Administrator
County Administrator's Office

FROM: Cesar Omar DePablo, Development Services Director
Planning and Zoning Department

SUBJECT: Special Exception Actions by the Planning and Zoning Commission on May 11, 2026

For the Board's information, on May 11, 2026, the Planning and Zoning Commission (P&Z) held a duly advertised public hearing to consider an advertised request for a Special Exception(s). Attached to this memorandum are the staff reports and actions of the P&Z on the special exception requests at that scheduled public hearing.

A notification letter was sent on Wednesday, May 13, 2026, to inform the petitioners of the P&Z actions. According to Appendix A, Zoning, Article V, Section 8(1) of the Hernando County Code of Ordinances, the Board of County Commissioners (BOCC), by a majority vote, may decide to review any special exception decision rendered by the P&Z. If at least a majority (three (3) members) of the governing body do not vote to review the P&Z decision within thirty (30) days, which would be Wednesday, June 10, 2026, the P&Z decision shall be deemed final and subject only to review by the circuit court. The review of the decision by the BOCC shall be at a public hearing held within sixty (60) days of the P&Z decision. The board has the authority to continue, on its own motion, to a later date a final decision on any special exception matter pending before it for review.

The review of decision by the BCC would occur on the regular BCC hearing date of Tuesday, July 7, 2026, (calculated from the date of P&Z decision). "Public notice" shall be in compliance with local and state regulations. Affidavit proof of the required publication and posting of the notice shall be presented at the hearing

The Board may affirm, modify, or reverse the decision of the P&Z at the hearing.

Copies: Applicant's File

STAFF REPORT

HEARINGS:	Planning & Zoning Commission: May 11, 2026
APPLICANT:	ATA Career Education on behalf of Spring Hill Associates LTD
FILE NUMBER:	SE-26-05
REQUEST:	Special Exception Use Permit for an expansion of an existing Education Facility
GENERAL LOCATION:	North side of Spring Hill Drive, west and east of Kass Circle
PARCEL KEY NUMBER(S):	412084

APPLICANT'S REQUEST

The petitioner is requesting a Special Exception Use Permit to expand an existing Educational Facility (vocational school).

The school currently operates in an approximately 18,000 sq. ft. facility at 7351 Spring Hill Dr, Unit 11, Spring Hill, FL 34606, which includes Units 7351-11, 7353-55, 7357-61, and 7365. The facility currently offers healthcare training programs including medical assisting, dental assisting, practical nursing, and medical coding.

The proposed expansion includes adding 7379 and 7381 Spring Hill Drive within the same plaza, totaling approximately 3,227 sq. ft. This space, previously occupied by Major Toys (retail use), will be converted into an electrical technology training program, including classrooms, office space, storage, a breakroom, and restrooms.

The addition of the 3,227 square feet to the existing facility will increase the total building area to approximately 21,227 square feet.

The petitioner is also requesting to extend operating hours from 8:00 AM–9:00 PM to 8:00 AM–10:00 PM to accommodate additional class offerings.

SITE CHARACTERISTICS

Site Size	21,227-square-foot plaza situated on a 15.50-acre parcel.
Surrounding Zoning; Land Uses	North: PDP(GHC); Commercial Uses & Undeveloped

South: PDP(SF), (OP) & (MF); Single Family, Multifamily and Office Professional
East: PDP(GHC); Commercial Uses
West: PDP(GHC); Commercial Uses

Current Zoning: Commercial

Future Land Use Map Designation: Commercial

FIRE REVIEW

Hernando County Fire Rescue (HCFR) advises that the petitioner must work closely with HCFR to ensure compliance with all applicable fire codes. This includes requirements for fire alarms, building size considerations, and ensuring that educational occupancy areas are protected throughout by an approved, supervised automatic sprinkler system in accordance with fire code requirements.

UTILITIES REVIEW

Hernando County Utilities Department (HCUD) currently supplies water and wastewater service to this parcel. HCUD has no objection to the special exemption to allow an expansion of an existing educational facility to operate a vocational school.

ENGINEERING REVIEW

The subject site is located on Northeast corner of the intersection of Spring Hill Drive and Kass Circle. The Hernando County Engineer has reviewed the petitioner's request and has no objections to the proposed Special Exception Use Permit.

LAND USE REVIEW

The petitioner has indicated that currently the shopping center has a total of 583 parking spaces plus 25 ADA compliant spaces, serving a total square footage of 116,609 square feet, or a parking ratio of 5.23:1,000 square feet. The existing site has adequate parking spaces for the proposed use.

An Educational Facility is an allowable Special Exception Use in any zoning category provided the appropriate land use approvals are obtained. A Special Exception Use Permit shall be granted only for those buildings, uses, and accessory buildings specifically indicated by the Commission.

A Special Exception Use Permit is an additional use which may be granted by the Planning & Zoning Commission in accordance with the LDRs. As part of the review, the Planning & Zoning Commission must determine that the tract of land is suitable for the type of special exception proposed by virtue of its location, shape, topography and nature of surrounding development. The Planning & Zoning Commission has the ability to assign reasonable conditions to the approval.

A Special Exception Use Permit is a use which is appropriate in a zoning district if safeguards are imposed but which would impair the integrity and character of the district in which it is located, or in adjoining districts unless restrictions or conditions on location, size, extent and character of performance are imposed in addition to those imposed in the ordinance.

Setbacks:

Minimum setbacks:

- Front : 35’
- Sides: 20’
- Rear: 35’

COMPREHENSIVE PLAN REVIEW

An Educational Facility is an allowable Special Exception Use in any zoning category, provided the appropriate land use approvals are obtained. A special exception use permit may only be granted for the specific buildings, uses, and accessory structures indicated by the Commission. It is an additional use that may be approved by the Planning & Zoning (P&Z) Commission in accordance with the Land Development Regulations (LDRs).

As part of the review, the Planning & Zoning Commission must determine that the tract of land is suitable for the proposed special exception use based on its location, shape, topography, and the nature of surrounding development. The Planning & Zoning Commission also has the authority to assign reasonable conditions to the approval.

A Special Exception Use Permit allows a use that is appropriate in a zoning district if safeguards are imposed, but which could otherwise impair the integrity or character of the district or adjacent districts unless restrictions or conditions on location, size, extent, and performance are applied. It is important to note that the special exception use permit is a land use determination only. All other applicable development regulations must be met if the permit is approved.

FINDINGS OF FACT

The proposed Special Exception Use Permit for an Educational Facility is appropriate based on the following conclusion:

1. The request is compatible with the surrounding land uses and is not adverse to the public interest subject to compliance with all recommended performance conditions.

NOTICE OF APPLICANT RESPONSIBILITY

The special exception process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowners associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATION

It is recommended that the Planning and Zoning Commission approve the petitioner's request for a Special Exception Use Permit for an Educational Facility with the following performance conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.

2. The petitioner shall meet the requirements of the Hernando County Fire Rescue Department.

3. The petitioner shall apply for remodeling permits and meet the minimum requirements of the Hernando County Building Department.

4. The hours of operation are 8:00 AM to 10:00 PM.

5. The Educational facility will be limited to 21,227 square feet.

PLANNING AND ZONING COMMISSION RECOMMENDATION

On May 11, 2026, the Planning and Zoning Commission voted 3-0 to approve the petitioner's request for a Special Exception Use Permit for an expansion of an existing Education Facility with the following performance conditions.

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.

2. The petitioner shall meet the requirements of the Hernando County Fire Rescue Department.

3. The petitioner shall apply for remodeling permits and meet the minimum requirements of the Hernando County Building Department.

4. The hours of operation are 8:00 AM to 10:00 PM.

5. The Educational facility will be limited to 21,227 square feet.

STAFF REPORT

HEARINGS:	Planning & Zoning Commission: April 13, 2026
APPLICANT:	Old Florida Forever, LLC, Joseph Conrad
FILE NUMBER:	SE-26-06
PURPOSE:	Special Exception Use Permit for an Place of Public Assembly; namely, a venue for Special Events
GENERAL LOCATION:	South side of Lake Lindsay Road, approximately 3000' east of Ponce de Leon Boulevard
PARCEL KEY NUMBER:	334427

APPLICANT'S REQUEST:

On August 11, 2025, the Planning and Zoning Commission approved the petitioner's request for a Special Exception Use Permit for a Place of Public Assembly; namely, a venue for Special Events with the following conditions of approval:

1. Up to twelve (12) recreational vehicles (RV's) shall be allowed to park on site solely for the multiple-day events, arriving after 12:00 P.M. the day prior to the event and leaving prior to 12:00 P.M. the day after the event ends. Recreational vehicle (RV) hookups shall be allowed for vendors to utilize during events.
2. Up to twenty-six (26) one day events may be held per calendar year from dawn to 10:00 PM. The events shall occur every other week.
3. Multiple day events shall be limited to ten (10) per year and shall not exceed three (3) days in length.
4. No increase in impervious area and no fill within the floodplain shall occur without permitting and any required mitigation/compensation.
5. Recreational vehicles (RVs) shall be located no closer than one hundred (100) feet from any wetland on the property.
6. All events shall have an ending time no later than 10:00 PM
7. The Hernando County Sheriff's Office or Florida Highway Patrol shall be utilized for traffic control during all multi-day events.

The petitioner is requesting the following additions to the previously approved Special Use Permit

1. Three (3) Day events per week, equaling 156 events per year.

SITE CHARACTERISTICS:

Site Size	23 acres	
Surrounding Zoning; Land Uses	North:	Combined Planned Development Project
	South:	Agricultural; Commercial; Light Industrial
	East:	Planned Development Project; Agricultural
	West:	Agricultural; Single-Family Residential
Current Zoning:	AG/Agricultural	
Future Land Use Map Designation:	Rural/Conservation	

UTILITIES REVIEW:

Hernando County Utilities Department (HCUD) HCUD currently supplies water and wastewater service to this parcel. HCUD has no objection to the Special Exemption.

ENGINEERING REVIEW:

The subject site is located on the South side of Lake Lindsay Road, approximately 3000' east of Ponce de Leon Boulevard. The County Engineer has reviewed the petitioner's request and has comments on the special exception request:

- The petitioner must provide a site plan that shows where additional secondary access will be, including showing spacing that ensures no stacking on county roadway.

FIRE DEPARTMENT REVIEW:

The applicant shall work with Hernando County Fire Rescue (HCFR) to ensure that all the fire codes are met for the proposed remodeling. As such, they are required to meet all fire safety codes prior to their receiving their Certificate of Occupancy.

LAND USE REVIEW:
Places of Public Assembly are included as special exceptions in all approved zoning districts, Appendix A, Article V, Section 8, subsection C(1)(f) of the Hernando County Code of Ordinances.

Setbacks for property zoned AG/Agricultural are:

- Front: 75'
- Side: 35'
- Rear: 50'

A Special Exception Use Permit is an additional use which may be granted by the Planning and Zoning Commission (P&Z) in accordance with the Land Development Regulations (LDR). As part

of the review, the Planning and Zoning Commission (P&Z) must determine that the tract of land is suitable for the type of special exception use proposed by virtue of its location, shape, topography, and nature of surrounding development. The Planning and Zoning Commission (P&Z) has the ability to assign reasonable conditions to the approval.

The Special Exception Use Permit is a land use determination only. All applicable development rules would have to be met if the permit is approved. Furthermore, special exception use permits shall be in compliance with the minimum Special Exception Use General Standards, Appendix A, Article V, Section 8(B) of the Hernando County Code.

If the Special Exception Use is not established within a period of not more than two (2) years from the approval date, then the Special Exception use permit shall be null and void.

Comments: Staff have reviewed the petitioner's request to increase the number of events per year to three individual days weekly. Staff found that these requests are unreasonable and will adversely affect the surrounding community.

The following Special Exceptions for Places of Public Assembly; namely, venues for Special Events have been approved over the past 4 years. The maximum number of events that have been approved through this Special Exception permit was 52. On average, the Planning and Zoning Commission approves 12-24 events per year through the Special Exception process.

Property Owner	Number of Events Approved	Overnight Stays Allowed
Steven Berry	15	No Overnight stays
Nathan Randall	24	No Overnight stays
Donald Whitehead	52 (6 Concerts)	No Overnight stays

COMPREHENSIVE PLAN REVIEW:

The subject property is located within the Rural land use classification on the adopted Future Land Use Map and is characterized by agricultural lots.

Rural Category

Objective 1.04C: The Rural Category allows agriculture, agricultural commercial, agri-industrial, recreation, agritourism and residential land uses of a rural character. Certain neighborhood commercial uses may be allowed subject to locational criteria and performance standards. Residential density is 0.1 dwelling units per gross acre (1 unit per ten gross acres) except where otherwise indicated by the strategies listed herein and incorporated into the land development regulations.

Agricultural Lands Retention Strategies

Objective 1.04E: Agricultural pursuits are recognized as an important part of the economy and culture of Hernando County. The retention of

agriculture will be pursued through multiple strategies in order to support traditional agriculture and changes in agricultural trends.

Strategy 1.04E(3): The review of development proposals in rural lands may include identification of productive farmland and agricultural operations in close proximity to the proposed development to ensure the compatibility of the proposed development with existing and potential agricultural operations and to minimize potential land use conflicts.

Comments: The subject site is in a rural area characterized by large agricultural tracts and is located adjacent to Cortez Boulevard. The proposed number of events of (156) is not compatible with the surrounding area subject to appropriate performance conditions.

FINDINGS OF FACT:
The request is to amend the Special Exception Permit to increase the number of approved events to up to three days per weekly:

1. The proposed use is excessive, and inconsistent with the County's Comprehensive Plan, and not compatible with the surrounding area.
2. The requested use would negatively impact the public interest.

NOTICE OF APPLICANT RESPONSIBILITY:

The special exception process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATIONS:

It is recommended that the Planning and Zoning Commission deny the petitioner's request to revise the Special Exception Use Permit to increase special events on up to three individual days per week.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On May 11, 2026, the Planning and Zoning Commission voted 3-0 to deny the petitioners request a Special Exception Use Permit for a Place of Public Assembly; namely, a venue for Special Events

Board of County Commissioners

AGENDA ITEM

Meeting: 06/02/2026
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 17506
Legal Request Number: LR2026-272-1
Bid/Contract Number:

TITLE

Master Plan Revision Petition Submitted by Wal-Mart Stores East, L.P., for Property Located on Commercial Way (H2609)

RESULT:	**ADOPTED**
MOVER:	Ryan Amsler
SECONDER:	Steve Champion
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

STAFF REPORT

HEARINGS:	Planning & Zoning Commission: Board of County Commissioners:	April 13, 2026 June 2, 2026
APPLICANT:	CPH Consulting on behalf of Walmart Stores East LP	
FILE NUMBER:	H-26-09	
REQUEST:	Master Plan Revision on parcel zoned PDP(GHC)/ Planned Development Project(General Highway Commercial to Include C2 Uses for Fuel Station	
GENERAL LOCATION:	West wide of Commercial Way, approximately 240' south of Osowaw Blvd	
PARCEL KEY NUMBER(S):	1384932	

APPLICANT'S REQUEST

The petitioner is requesting a Master Plan revision to add C-2 uses for a fuel station on the subject parcel. The proposed development involves converting a portion of the existing retail parking lot into a full-service fuel station with a 1,618-square-foot convenience store and a fuel canopy featuring 6 pumps and 12 fueling positions.

The project does not change the current land use designation, as the parcel is zoned PDP(GHC)/Planned Development Project (General Highway Commercial) with C-2 uses, which allows fuel stations and convenience retail by right. The fueling facility will occupy approximately 1.36 acres of the existing commercial site.

The petitioner proposes to convert the existing overflow parking area into the fuel station and convenience store site. While some parking spaces will be removed, the overall parking supply within the parent shopping center will continue to meet or exceed the minimum required ratio.

The Requested deviations include:

- Buffer Commercial Way 5' (deviation from 20')

SITE CHARACTERISTICS

Site Size	1.36 Acres	
Surrounding Zoning; Land Uses	North:	PDP(GHC)/ Commercial
	South:	PDP(GHC)/ Commercial
	East:	East ROW &PDP(GHC): Commercial way/ Commercial
	West:	PDP(GHC) Commercial Existing Wal-Mart

Current Zoning: PDP(GHC)

Future Land Use Map Designation: Commercial

ENVIRONMENTAL REVIEW

The petitioner shall comply with all applicable Florida Fish and Wildlife Commission and Southwest Florida Water Management District requirements.

UTILITIES REVIEW

Hernando County Utilities Department (HCUD) does supply water and wastewater service to portions of this parcel. HCUD has no objections to the master plan revision to allow a fueling facility on 1.36 acres of the existing commercial site, subject to a utility capacity analysis and connection to the central water & wastewater system at time of site development.

Comments: The petitioner shall provide a utility capacity analysis and demonstrate connection to the central water and wastewater system at the time of site development.

ENGINEERING REVIEW

The subject site is located on West wide of Commercial Way, approximately 240' south of Osowaw Blvd. The Hernando County Engineer has reviewed the petitioner's request and provided the following comments:

- A Traffic Access Analysis is required.
- Any improvements identified by the Traffic Access Analysis, which may include Turn Lanes, will be the responsibility of the developer to install.
- The Driveways, Parking Spaces and Layout will be required to meet County Standards.
- Fueling trucks are prohibited from utilizing the frontage road for fuel delivery.
- FDOT/Florida Department of Transportation Access Management and possibly Drainage permits required.

LAND USE REVIEW

The petitioner is requesting a Master Plan revision on parcel zoned PDP(GC)/Planned Development Project (General Highway Commercial) to Include C2 Uses for Fuel Station.

Setbacks:

- Commercial Way: 125'
- West: 35'
- North: 20'
- South: 20'

Buffers:

The petitioner has proposed the following perimeter buffers for the subject site:

- Front (Commercial Way): 5' Landscape Buffer
- Sides: 5' Vegetative Buffer
- Rear (Arizona St): 5' Vegetative Buffer

Comments: Buffers along Commercial Way, staff recommends maintaining consistency with the surrounding area. The existing natural 20' buffer shall be preserved and enhanced to achieve 80% opacity.

In accordance with Chapter 10 Article II Section 10-21:
The landscape buffer shall be planted with a staggered row of native shade trees and/or long-leaf pine trees, three (3) inch minimum caliper Florida Grade Number 1 or better, with maximum spacing of thirty (30) feet on center. Special care shall be taken to avoid monocultural plantings. The buffer shall also include ten (10) native shrubs for each required tree at a minimum planting height of eighteen (18) inches. The shrubs may be planted in groupings or in a serpentine pattern between trees. Grasses and/or other groundcover shall be required to complete the buffer.

Primary facade: For parcels of one-half-acre or larger except large retail projects, building perimeter landscaping on the primary facade side shall be planted adjacent to, or between the building and the drive aisle or parking area and shall include shrubs and ground cover. The minimum landscaped area shall be determined by the following formula: Five (5) feet times the length of each primary facade times fifty (50) percent. The area of building perimeter landscaping can be used to meet the requirement for overall landscaping for the parcel. Landscaping shall use native and drought tolerant materials.

In accordance with Chapter 10 Article II Section 10-26 Vegetative Buffer requirement.

(b) A vegetative buffer is an area of land containing any combination of preserved natural vegetation or installed greenery. It may include berms, fences, or walls. Turf grass is acceptable as a "vegetative ground cover", but not as a "vegetative buffer". If a fence or wall is used, it shall be visually dominated by greenery and attain fifty (50) percent opacity/coverage within twelve (12) months of planting.

(d) A vegetative buffer is required in the following locations:

(1) *Along street right-of-way/pavements:*

a. A vegetative buffer at least five (5) feet in width shall abut the street right-of-way/pavements for at least half of the street right-of-way frontage. If only installed planting areas are used, the vegetative buffer shall include a hedge of shrubs with a minimum height of eighteen (18) inches at time of planting. Shrubs shall be appropriately spaced according to growth needed of the species for the hedge to attain eighty (80) percent opacity within twelve (12) months of planting.

Lighting:

County Land Development Regulations (LDRs) require lighting that enhances the visual impact of the project on the community and to specifically address lighting intensity levels and glare accordingly. Commercial buildings and projects shall be designed to provide safe, convenient and efficient lighting for pedestrians and vehicles.

Comments: If approved, the petitioner should be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring properties.

Parking:

In accordance with the Hernando County Land Development Regulations, Retail uses are required to provide parking at a rate of 4 spaces per 1000 square feet. And 1 space per Point of Sale.

COMPREHENSIVE PLAN REVIEW

The subject site is located within the Commercial Land use designation on the County's adopted Comprehensive Plan.

Strategy 1.04A(6): The Commercial Category provides for commercial uses including products and services along major corridors and at roadway intersections to serve residents and visitors on both a localized and regionalized basis. The Commercial Category recognizes existing commercial use corridors along U.S. Highway 19 and State Route 50 and existing and planned commercial nodes at intersections of arterial and/or collector roads. The Commercial Category includes small unmapped existing commercial properties. The Commercial Category also recognizes the ability to designate infill parcels for commercial use lying in proximity to and between, but not necessarily contiguous to, other existing commercially designated properties. Publicly owned lands along the commercial use corridors that are made available for surplus may be considered to have a Commercial designation, if the agency proceeds through the Comprehensive Plan Amendment process to amend the future land use map, in accordance with Section 163.3184, F.S.

Objective 1.04G: The Commercial Category allows primarily retail, office, and commercial service uses with an overall average gross floor area ratio of 0.35 but also includes limited industrial, recreational, and institutional uses. Residential and mixed uses may be allowed subject to locational criteria and performance standards.

Strategy 1.04G(1): Commercial development as envisioned on the Future Land Use Map is intended primarily for locations at major intersections and along major corridors where service to local and regional markets are enhanced by transportation patterns. New commercial zoning is directed to these mapped areas. Commercial areas that are not mapped but are allowed under this Future Land Use Category include neighborhood commercial and specialty commercial uses as described in this Plan, commercial approved as part of mixed-use developments, commercial designated by planned development districts, the infill development of existing commercial areas, commercial areas extending from designated commercial nodes, and pre-existing commercially developed and designated areas. Frontage roads and cross-access between commercial uses is required where needed in accordance with the provisions of this Plan and adopted land development regulations.

Comments: The request is consistent with the Comprehensive Plan, compatible with surrounding uses, and provides adequate residential protection for existing surrounding residential developments.

FINDINGS OF FACT

A Master Plan revision on parcel zoned PDP(GC)/ Planned Development Project (General Highway Commercial to Include C2 Uses for Fuel Station is appropriate due to the following findings of fact:

1. The request is consistent with the Comprehensive Plan Strategies for the location of commercial development and the surrounding commercial uses.

NOTICE OF APPLICANT RESPONSIBILITY

The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Master Plan revision on parcel zoned PDP(GHC)/ Planned Development Project (General Commercial to Include C2 Uses for Fuel Station with the following performance conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.

2. The petitioner shall be required to comply with all applicable Southwest Florida Water Management District, Florida Fish and Wildlife Conservation Commission, and Florida Department of Environmental Protection permitting requirements.

3. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials, and plantings for required landscaping.

4. The petitioner shall provide a utility capacity analysis and connection to the utility system(s), as required by ordinance, at time of site development.

5. A Traffic Access Analysis is required. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer to install.

6. The driveways, parking spaces, and overall site layout shall be required to meet all applicable County standards, as outlined in the facility design guidelines.

7. Fuel delivery trucks are prohibited from utilizing the frontage road for fuel deliveries. All fuel deliveries shall occur from an approved access point and internal circulation system.

8. The petitioner shall coordinate with the Florida Department of Transportation (FDOT) for Access Management approval and obtain any required drainage permits prior to site development.

9. <u>Building Setbacks:</u>
   - Front (Commercial Way): 125'
   - Sides: 20'
   - Rear: 35'

10. Minimum Buffers:
    - Front (Commercial Way): 20' Natural Undisturbed Vegetative Buffer
    - Side (North): 5' Natural Vegetative Buffer
    - Side (South): 5' Natural Vegetative Buffer
    - Rear (Frontage): 5' Natural Vegetative Buffer

11. The petitioner shall establish and maintain the natural vegetive buffer in accordance with Chapter 10, Article II, Sections 10-21 and 10-26 of the Hernando County Land Development Regulations.

12. No signage shall be located within the vegetative buffer in accordance with Chapter 10, Article II of the Hernando County Land Development Regulations.

13. The petitioner shall be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring properties.

14. In accordance with the Hernando County Land Development Regulations, Retail uses are required to provide parking at a rate of 4 spaces per 1000 Square feet. The applicant will be required to demonstrate compliance with all applicable parking requirements at the time of site plan review for the proposed commercial development.

15. The petitioner shall provide a Master Plan in compliance with all the performance conditions within 30 calendar days of receipt of Board of County Commissioners action from Development Services Staff. Failure to submit the revised plan will result in no further development permits being issued.

PLANNING AND ZONING ACTION:

On April 13, 2026, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Master Plan revision on parcel zoned PDP(GHC)/ Planned Development Project (General Commercial to Include C2 Uses for Fuel Station with the following modified performance conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.

2. The petitioner shall be required to comply with all applicable Southwest Florida Water Management District, Florida Fish and Wildlife Conservation Commission, and Florida Department of Environmental Protection permitting requirements.

3. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials, and plantings for required landscaping.

4. The petitioner shall provide a utility capacity analysis and connection to the utility system(s), as required by ordinance, at time of site development.

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   - Sides: 20’
   - Rear: 35’

10. Minimum Buffers:
    - Front (Commercial Way): ~~20’~~ 5’ Natural Undisturbed Vegetative Buffer
    - Side (North): 5’ Natural Vegetative Buffer
    - Side (South): 5’ Natural Vegetative Buffer
    - Rear (Frontage): 5’ Natural Vegetative Buffer

11. The petitioner shall establish and maintain the natural vegetive buffer in accordance with Chapter 10, Article II, Sections 10-21 and 10-26 of the Hernando County Land Development Regulations.

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14. In accordance with the Hernando County Land Development Regulations, Retail uses are required to provide parking at a rate of 4 spaces per 1000 Square feet. The applicant will be required to demonstrate compliance with all applicable parking requirements at the time of site plan review for the proposed commercial development.

15. The petitioner shall provide a Master Plan in compliance with all the performance conditions within 30 calendar days of receipt of Board of County Commissioners action

from Development Services Staff. Failure to submit the revised plan will result in no further development permits being issued.

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. _____ Official Date Stamp:

Application to Change a Zoning Classification

Application request *(check one)*:
Rezoning ☐ Standard ☐ PDP
Master Plan ☐ New ■ Revised
PSFOD ☐ Communication Tower ☐ Other
PRINT OR TYPE ALL INFORMATION

Date: December 3, 2025

APPLICANT NAME: Walmart Stores East, LP
Address: 2608 SE J Street
City: Bentonville State: AR Zip: 72716
Phone: 479-721-4527 Email: frank.rojas@walmart.com
Property owner's name: *(if not the applicant)* _____

REPRESENTATIVE/CONTACT NAME: Ross Lemoine
Company Name: CPH Consulting, LLC
Address: 5601 Mariner Street, Suite 105
City: Tampa State: FL Zip: 33609
Phone: 813-288-0233 Email: ross.lemoine@cphcorp.com

HOME OWNERS ASSOCIATION: ☐ Yes ■ No *(if applicable provide name)* _____
Contact Name: _____
Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 01384932
2. SECTION 29, TOWNSHIP 23, RANGE 17
3. Current zoning classification: PDP/GC
4. Desired zoning classification: PDP/GC with C-2 Uses to allow fuel station
5. Size of area covered by application: 24.4
6. Highway and street boundaries: Commercial Way/Osowaw Blvd.
7. Has a public hearing been held on this property within the past twelve months? ☐ Yes ■ No
8. Will expert witness(es) be utilized during the public hearings? ☐ Yes ■ No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? ☐ Yes ■ No (Time needed: none)

PROPERTY OWNER AFFIDIVAT

I, Frank Rojas, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that **(check one)**:

■ I am the owner of the property and am making this application **OR**

☒ I am the owner of the property and am authorizing *(applicant)*: Walmart Stores East, LP
and *(representative, if applicable)*: CPH Consulting, LLC
to submit an application for the described property.

_____
Signature of Property Owner

STATE OF ~~FLORIDA~~ Arkansas
COUNTY OF ~~HERNANDO~~ Benton

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 8th day of April, 20 26, by Frank Rojas who is ☑ personally known to me or ☐ produced ——— as identification.

Hallie Bussman
Signature of Notary Public

HALLIE BUSSMAN
Notary Public-Arkansas
Benton County
My Commission Expires 12-15-2027
Commission # 12702900

Notary Seal/Stamp

Effective Date: 05/15/20 Last Revision: 05/15/20

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. H-26-09 Official Date Stamp:

RECEIVED
DEC 05 2025
HERNANDO COUNTY ZONING

Application to Change a Zoning Classification

Application request *(check one)*:
Rezoning ☑ Standard ☐ PDP
Master Plan ☐ New ■ Revised
PSFOD ☐ Communication Tower ☐ Other
PRINT OR TYPE ALL INFORMATION

Date: December 3, 2025

APPLICANT NAME: Walmart Stores East, LP

Address: 2608 SE J Street
City: Bentonville State: AR Zip: 72716
Phone: 479-721-4527 Email: frank.rojas@walmart.com
Property owner's name: *(if not the applicant)*

REPRESENTATIVE/CONTACT NAME: Ross Lemoine

Company Name: CPH Consulting, LLC
Address: 5601 Mariner Street, Suite 105
City: Tampa State: FL Zip: 33609
Phone: 813-288-0233 Email: ross.lemoine@cphcorp.com

HOME OWNERS ASSOCIATION: ☐ Yes ■ No *(if applicable provide name)*

Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:

1. PARCEL(S) KEY NUMBER(S): 01384932
2. SECTION 29, TOWNSHIP 23, RANGE 17
3. Current zoning classification:
4. Desired zoning classification: Commercial
5. Size of area covered by application: 24.4
6. Highway and street boundaries:
7. Has a public hearing been held on this property within the past twelve months? ☐ Yes ■ No
8. Will expert witness(es) be utilized during the public hearings? ☐ Yes ■ No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? ☐ Yes ■ No (Time needed: none)

PROPERTY OWNER AFFIDIVAT

I, Frank Rojas, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that **(check one)**:

■ I am the owner of the property and am making this application **OR**

☐ I am the owner of the property and am authorizing *(applicant)*:
and *(representative, if applicable)*:
to submit an application for the described property.

Signature of Property Owner

STATE OF ~~FLORIDA~~ Arkansas
COUNTY OF ~~HERNANDO~~ Benton

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3rd day of December, 20 25, by Frank Rojas who is ☒ personally known to me or ☐ produced Personally Known as identification.

Signature of Notary Public

NICK BUTLER
NOTARY PUBLIC
BENTON COUNTY, ARKANSAS
COMM. EXP. 12/31/33
COMMISSION NO. 12725715

Notary Seal/Stamp

Effective Date: 05/15/20 Last Revision: 05/15/20

5601 Mariner Street
Suite 105
Tampa, FL 33609
Phone: 813.288.0233
Fax: 813.288.0433

Project Description Letter

Proposed Walmart Fuel Station

1485 Commercial Way, Spring Hill, FL 34606

Proposal:

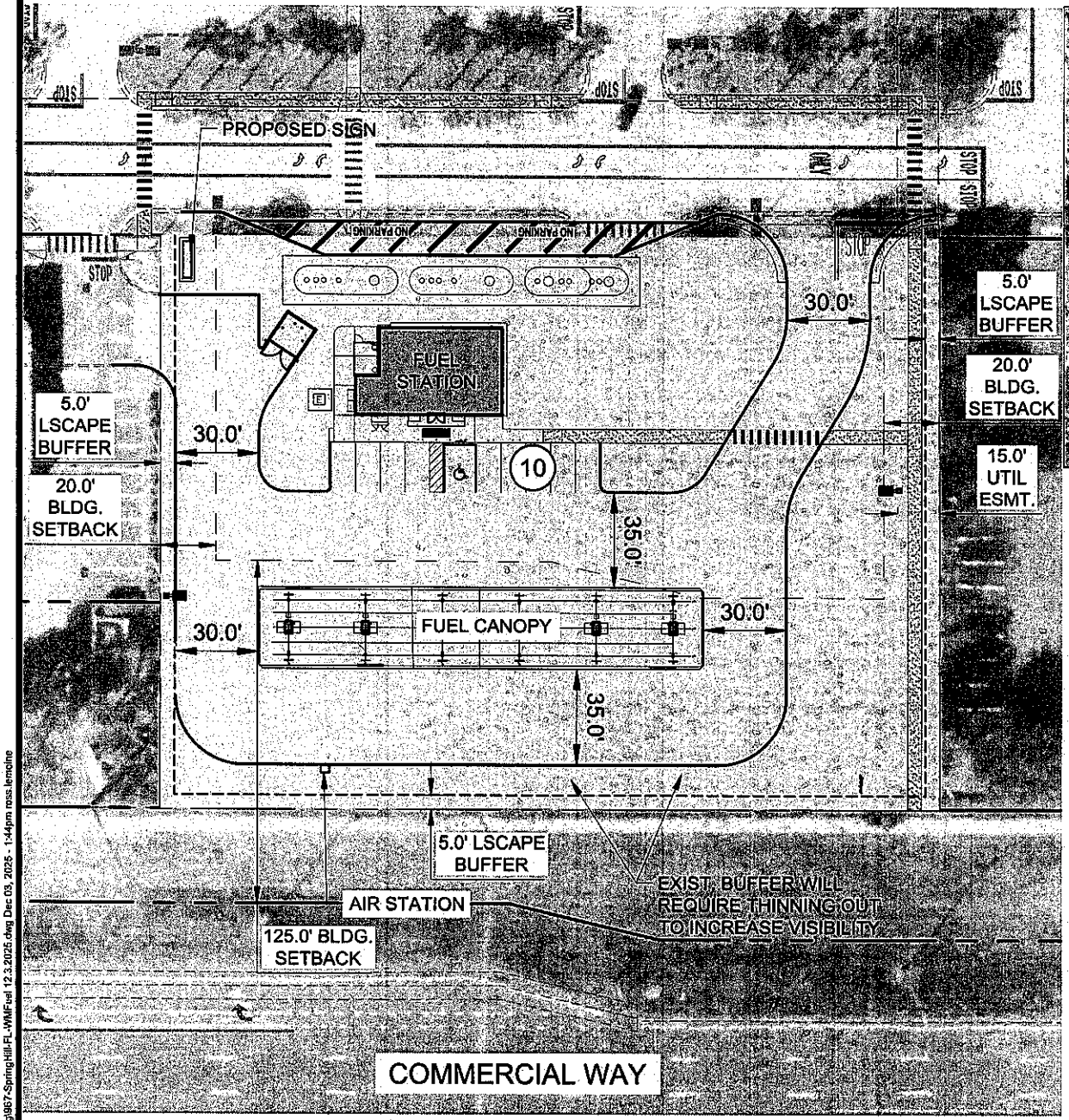
The proposed development involves converting a portion of the existing retail parking lot into a full-service fuel station and convenience store. The project does not alter the current land use designation, as the parcel is zoned PDP(GC) with C-2 uses, which allows fuel stations and convenience retail by right. The fueling facility will occupy approximately 1.36 acres of the existing commercial site. No residential uses are proposed; therefore, no residential density calculations are required. The development includes a 1,618-square-foot convenience store building with a height of 18 feet, along with an overhead fuel canopy with a maximum height of 17 feet, 8 inches. While the project will result in a reduction of parking spaces, the overall parking counts within the parent shopping center continue to meet or exceed the required minimum ratio. No deviations from the Land Development Regulations are requested. Planning review is sought solely to incorporate the fuel station installation into the previously approved master plan development.

Site Characteristics:

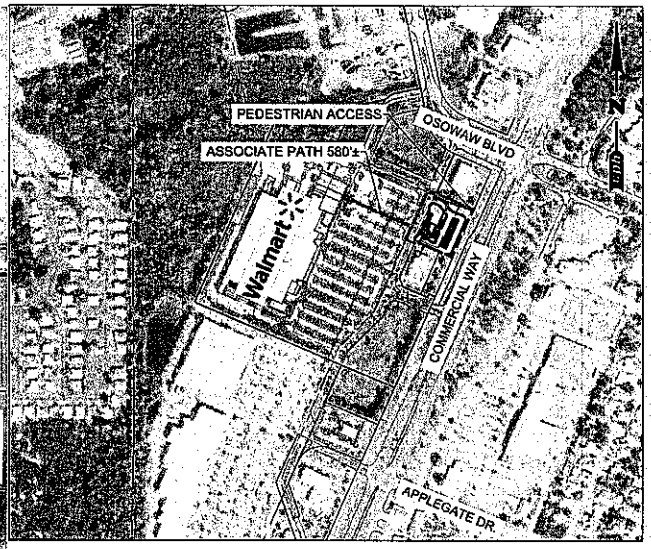
The parent commercial site encompasses approximately 30.14 acres and is currently developed and operated as a retail shopping center with associated parking and internal access drives. The proposed fuel station will occupy a 1.36-acre portion of the existing paved parking area. Existing on-site activities consist primarily of commercial operations, customer parking, and vehicular circulation associated with the active retail uses. No additional uses beyond those identified are present on the site.

Environmental Considerations

The subject property is located within FEMA Flood Zone X, per FEMA FIRM Panel No. 12053C0284E, and is therefore considered to be an area of minimal flood risk. Existing and proposed stormwater drainage will be managed through surface runoff to inlet structures, which will then be conveyed via the existing underground pipe network to the on-site detention ponds. The current site consists predominantly of paved parking areas with intermittent landscaped parking islands, as well as an overgrown treeline along the Commercial Way frontage. There are no water features, wetlands, protected habitats, or other environmentally sensitive natural features present on-site, and therefore no anticipated environmental impacts associated with the proposed development. A Phase I Environmental Site Assessment has been prepared for the project and is included as part of the application submittal.



FUEL STATION
SCALE 1'=60'



OVERALL SITE
SCALE 1'=1000'

BUILDING , CANOPY & TANKS
1,618 SQFT BUILDING - 6 PUMPS INLINE
(3) 20,000 GALLON TANKS
NO WETLANDS, FLOODZONE X
BUILDING HEIGHT = 18'-0"
CANOPY HEIGHT = 17'-8"

N

10 0 10 20
Graphic Scale in Feet

SITE ANALYSIS TABLE

FUEL STATION: 1485 COMMERCIAL WAY, SPRING HILL, FL		
CURRENT ZONE:		PDP
EXISTING WALAMRT PARCEL AREA:		30.14 AC
EXISTING WALAMRT STORE AREA:		217,584 SF
	PARKING COUNT	PARKING RATIO
EXISTING PARKING W/O PICKUP	943 SPACES	4.33 / 1000 SF
EXISTING PARKING W/ PICKUP	961 SPACES	4.42 / 1000 SF
PROPOSED PARKING W/O PICKUP	857 SPACES	3.94 / 1000 SF
PROPOSED PARKING W/ PICKUP	886 SPACES	4.07 / 1000 SF
AGENCY REQ. PARKING	871 SPACES	4.00 / 1000 SF
WALMART REQ. PARKING	871 SPACES	4.00 / 1000 SF
FUEL STATION STORE AREA		1,618 SF
EXISTING WALMART FUEL PARCEL AREA		NA
PROPOSED WALMART FUEL PARCEL AREA		1.36+/- AC
	PARKING COUNT	PARKING RATIO
PROPOSED PARKING	10 SPACES	6.8 / 1000 SF
CITY REQ. PARKING	7 SPACES	4.0 / 1000 SF
WALMART REQ. PARKING	5 SPACES	1 / 375 SF
	BUILDING SETBACK	LANDSCAPE BUFFER
FRONT	125'	5'
REAR	35'	5'
SIDE	20'	5'
SIDE	20'	5'

REVISIONS

29

cph
500 WEST FULTON STREET
SANFORD, FL 32771
PH: 407.322.6441
www.cphcorp.com

STORE #967
WAL-MART STORES, INC.
1485 COMMERCIAL WAY
SPRING HILL, FLORIDA 34606

Walmart

DATE:
09/08/25
Conceptual PLAN

J:\25001\92\CIVIL\DWG\Concepts\Rezoning\967-SpringHill-FL-WMFuel 12.3.2025.dwg Dec 03, 2025 - 1:44pm mss.lemoine

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CERTIFICATE OF ASSISTANT SECRETARY

The undersigned, Amber Graham, an Assistant Secretary of Wal-Mart Real Estate Business Trust; Walmart Fulfillment Services, LLC; Sam's Real Estate Business Trust; Walmart Inc.; Wal-Mart Stores Arkansas, LLC; Wal-Mart Stores Texas, LLC; Wal-Mart Stores East, LP.; Wal-Mart Louisiana, LLC; WSE Management, LLC; Sam's East, Inc.; Sam's West, Inc.; and Wal-Mart Puerto Rico, Inc. (hereinafter collectively referred to as the "Company"), hereby certifies that she has been elected, qualified, and is acting in such capacity and that she is familiar with the facts certified herein and is duly authorized to certify the same, and thus, she hereby certifies the following:

1. **Hunter Hart** currently serves as **Senior Vice President** for the Company. Hunter Hart is authorized to execute documents on behalf of the Company and to delegate the ability to execute documents on behalf of the Company. He has delegated such ability to those positions shown on the attached Exhibit A.

2. **Avie Sassan** currently serves as **Vice President** for the Company. She is authorized to execute documents on behalf of the Company and delegate the signing of documents on behalf of the Company. She has delegated such ability to those positions shown on the attached Exhibit B.

3. **Daniel Cardoso, Levi Jones, Clay Thomas, Casey Fairchild, Livie Vanzandt-Jobe, Frank Rojas, Machelle Terrill, Nick Butler and Coby Stauffer** currently serve in the position of **Senior Project Manager** for the Company and are each authorized to execute documents on behalf of the Company as shown on Exhibit B.

In witness thereof, I have executed this document as of: October 31, 2023 | 08:52 CDT.

Amber Graham

Amber Graham
Assistant Secretary

DocuSign Envelope ID: E9ADFCF2-6F68-448D-9E09-AF4CF034AFA2

Exhibit A

DocuSign Envelope ID: D05CFCD6-EFBB-4C52-8838-32207BAF0C2C

Delegation of Signature Authority

I, Hunter Hart, Senior Vice President of Wal-Mart Real Estate Business Trust; Wal-Mart TRS, LLC; Wal-Mart Realty Company; Wal-Mart Property Co.; Walmart Fulfillment Services, LLC; Sam's Real Estate Business Trust; Sam's TRS, LLC; Sam's Property Co.; Benchmark Realty Advisors, Inc.; Benchmark Resources, Inc.; North Arkansas Wholesale Co., Inc.; Sam's PW, Inc.; Walmart Inc.; Wal-Mart Stores Arkansas, LLC; Wal-Mart Stores Texas, LLC; Wal-Mart Stores East, LP.; Wal-Mart Louisiana, LLC; WSE Management, LLC; Wal-Mart Stores East, LLC; Sam's East, Inc.; Sam's West, Inc.; Wal-Mart.com USA, LLC; Red Kingfisher, LLC; and Wal-Mart Puerto Rico, Inc. (hereinafter collectively referred to as "the Company", hereby delegate to each:

Vice President

that reports to me the authority to sign documents and to delegate the signing of documents on behalf of the Company to their respective teams, down to manager level, in compliance with Walmart U.S. Governance and Operating Standards and all other applicable governance. Delegations executed by the above positions prior to the date of this Delegation of Signature Authority are ratified and approved.

Additionally, the authority to sign financial guarantees on behalf of the Company is hereby delegated to those positions above and such positions may further delegate this authority.

All acts and transactions of individuals in the positions above which were taken or made in good faith and prior to the formal delegation of authority to such position that are consistent with this delegation are hereby ratified and approved.

This Delegation of Signature Authority shall supersede and revoke any signature authority previously granted in the Delegation of Signature Authority from me to the Realty Organization dated September 19, 2023. This Delegation of Signature Authority shall expire the earlier of (i) two (2) years after the date signed, as shown below; or (ii) ten (10) days after I move to a new role or leave the Company.

DocuSigned by
Hunter Hart
8D12D3D050C4479

Hunter Hart
Senior Vice President, Realty

Date signed: October 30, 2023 | 14:04 CDT

DocuSign Envelope ID: E9ADFCF2-6F68-448D-9E09-AF4CF034AFA2

Exhibit B

DocuSign Envelope ID: 43606BA2-83A6-4B9A-804C-92A5F036CFA8

Delegation of Signature Authority

I, Avie Sassan, Vice President of Walmart Inc.; Wal-Mart Real Estate Business Trust; Wal-Mart TRS, LLC; Wal-Mart Realty Company; Wal-Mart Property Co.; Walmart Fulfillment Services, LLC ; Wal-Mart Stores Arkansas, LLC; Wal-Mart Stores Texas, LLC; Wal-Mart Stores East, LP.; Wal-Mart Louisiana, LLC; WSE Management, LLC; Wal-Mart.com USA, LLC; Sam's Real Estate Business Trust; Sam's TRS, LLC; Sam's East, Inc.; Sam's West, Inc.; Sam's Property Co.; Sam's PW, Inc.; Wal-Mart Stores East, LLC; Red Kingfisher, LLC; and Wal-Mart Puerto Rico, Inc. (hereinafter collectively referred to as "the Company", hereby delegate to:

I. **Senior Director, Project Planning, Management, and Architecture**

the authority to execute, implement, maintain, amend or renew the following documents, in connection with the design and construction of projects, including but not limited to: Master Service Agreements and Master Professional Service Agreements, including but not limited to Civil Engineering and Architectural Agreements, that have not been altered from the standard form agreement; provided however, if the D&B is less than an 8 or the estimated percentage of business exceeds 50%, then I must approve the agreement; easements; deeds; municipal maintenance agreements, municipal improvement/development agreements, plans and any permit applications or other documents required by various jurisdictions, as long as such contracts are for amounts $2 million or less. Additionally, this position can sign anything the positions listed below can sign.

II. **Director, Project Management and Planning**
Director, Mechanical Engineering
Director of Architecture

the authority to execute, implement, maintain, amend or renew the following documents, in connection with the design and construction of projects, including but not limited to civil engineering agreements; architectural agreements; easements; deeds; municipal maintenance agreements, municipal improvement/development agreements, plats and any permit applications or other document required by various jurisdictions, as long as such contracts are for amounts $750,000.00 or less.
Also, these positions have the authority to execute, implement, maintain, amend or renew the following:

1. Incentive /Rebate Agreements with Utilities in Concert with the Energy Team.
2. Non-binding 'Partnership' agreements with association/organizations, DOE and/or affiliated National Labs for R&D work such as MOUs, etc.
3. Non-disclosure agreements for tech/product development as it relates to building mechanical systems.
4. Design Initiative (DI) Agreements
5. Special project-based proposals for site improvements in the area of mechanical and electrical systems.

III. **Director, Project Management and Planning**

the authority to sign standard (using approved contract templates) construction contracts on behalf of the Company as long as such contracts are for an amount of $750,000.00 or less.

IV. Senior Project Manager

the authority to execute, implement, maintain, amend or renew the following documents, in connection with the design and construction of projects; any affidavits; permits; applications or other similar documents as required by various jurisdictions on behalf of the Company, in their respective capacity for the Company.

All signing authority contained herein must be done in compliance with Walmart U.S. Governance and Operating Standards. All acts and transactions of individuals in the positions above which were taken or made in good faith and prior to the formal delegation of authority to such position that are consistent with this delegation are hereby ratified and approved.

This Delegation of Signature Authority shall supersede and revoke any signature authority previously granted in the Delegation of Signature Authority from Hunter Hart to RE Acceleration & Operations dated September 19, 2023. This Delegation of Signature Authority shall expire the earlier of (i) two (2) years after the date signed, as shown below; or (ii) ten (10) days after I move to a new role or leave the Company.

DocuSigned by:
Avie Sassan
84D606C25C5A3...

Avie Sassan
Vice President

Date signed: October 30, 2023 | 13:24 CDT

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Privileged & Confidential Attorney/Client Work Product
Draft for Review

Walmart #967-1011 Fuel Addition
1485 Commercial Way
Spring Hill Hernando County, Florida
1.45 +/- Acres Within Parcel ID R29 223 17 2608 0000 0020
UES Project No. 0795.2500051
UES Report No. TBD

Report Issuance Date: April 24, 2025
Report Viability Date: October 11, 2025

Prepared for:

CPH, LLC
500 West Fulton Street
Sanford, Florida 32771
ATTN: Alan Carpenter, P.E.
&
Walmart Inc.

Prepared by:

UES Professional Solutions, LLC
9802 Palm River Road
Tampa, Florida 33619
(813) 740-8506
www.TeamUES.com

UES™

Grounded in Excellence

ENVIRONMENTAL PROFESSIONAL CERTIFICATION

Phase I Environmental Site Assessment
Walmart #967-1011 Fuel Addition
1485 Commercial Way
Spring Hill, Hernando County, Florida
1.45 +/- Acres Within Parcel ID # R29 223 17 2608 0000 0020
UES Project No. 0795.2500051 | UES Report No. TBD
Report Issuance Date: April 24, 2025

This Phase I Environmental Site Assessment (ESA) was conducted in accordance with the guidelines of the ASTM E1527-21 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, and therefore, the federal Environmental Protection Agency's All Appropriate Inquiry Rule. The accuracy, correctness and completeness of the Phase I ESA are provided with the knowledge of ASTM E1527-21. In addition, the accuracy, correctness, and completeness of this Phase I ESA are provided with knowledge of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) as set forth in 42 United States Code Section 9601 et seq., as amended. Qualifications of the personnel participating in this assessment are provided in **Appendix D**.

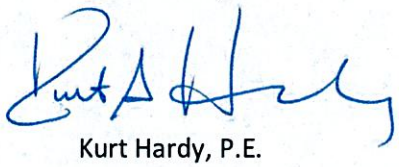
Declaration of Environmental Professional and Signature

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 312. 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. We have developed and performed the all-appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared by:

Zane Pierson, P.G.
Senior Project Manager
zpierson@teamues.com

Reviewed by:



Kurt Hardy, P.E.
Environmental Division Manager
khardy@teamues.com

TABLE OF CONTENTS

Table of Critical Dates

Phase I ESA Component	Date
Report Issuance Date	April 24, 2025
Earliest Date of Interviews with Owners, Operators, and Occupants identified in Section 10 of ASTM 1527-21	April 23, 2025
Date of Search for Recorded Environmental Liens	April 15, 2025
Date of Site Reconnaissance of the Subject Property and Adjoining Properties	Thursday, April 17, 2025
Earliest Date of Interviews, Lien Search, Records Review, and Inspections	April 14, 2025
Report Viability Date	October 11, 2025

UES was retained to conduct a Phase I Environmental Site Assessment (ESA) of the approximately 1.45-acre portion of the Walmart superstore property addressed at 1485 Commercial Way in Spring Hill, Hernando County, Florida (hereafter referred to as the "subject property").

This Phase I ESA was conducted in accordance with (1) the United States Environmental Protection Agency (USEPA) Standards and Practices for All Appropriate Inquiries {(AAI), 40 CFR Part 312} and (2) guidelines established by the ASTM International in the *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process / Designation E 1527-21* (ASTM International Practice E1527-21).

Other than as expressly stated in Section 1.4 herein, this report has been prepared in full compliance with Walmart's Environmental Due Diligence Policy, revised September 1, 2023, and the ASTM E1527-21 Standard Practice for Environmental Site Assessments.

The Phase I ESA for the above-referenced property represents the product of UES's professional expertise and judgment in the environmental consulting industry. This report is certified to, can be relied upon by, and has been prepared for the exclusive use of the following entities: CPH, LLC; Miller Canfield Paddock and Stone, PLC (as Outside Environmental Counsel); Walmart, Inc., a Delaware Corporation; Walmart Fulfillment Services, LLC., a Delaware limited liability company; Walmart Stores East, LP, a Delaware limited partnership; Walmart Louisiana, LLC., a Delaware limited liability company; Walmart Stores Texas, LLC., a Texas limited liability company; and Walmart Real Estate Business Trust, a Delaware statutory trust and their respective successors, assigns, affiliates, and subsidiaries.

ITEM	COMMENTS
Number of Parcels and Acreage	1.45 +/- Acres within Parent Parcel ID R29 223 17 2608 0000 0020
Number of Building(s) and Square Footage	No Buildings
Current Property Use	Parking Lot

The subject property consisted of undeveloped land from as early as 1941 to the late 1990s. The current parking lot on the property, associated with the west adjoining Walmart Superstore, was constructed in 2003. The subject property has not changed significantly from 2003 to the present.

UES has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-21 of the above-referenced 1.45 +/- acres – paved parking area within Walmart Supercenter Store #967-1011 located at 1485 Commercial Way in Spring Hill, Hernando County, Florida. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. This assessment has revealed no evidence of recognized environmental conditions (RECS) connected with the subject property.

Historical Recognized Environmental Conditions

A historical REC, as defined in the ASTM Standard, is an environmental condition that in the past would have been identified as a REC, but has been adequately addressed and therefore no longer represents a REC. UES has not identified any historical RECs in association with the subject property.

Controlled Recognized Environmental Conditions

A controlled recognized environmental condition (CREC) as defined in the ASTM Standard is 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 (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by 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*). UES has not identified any CRECs in association with the subject property.

Business Environmental Risk Considerations

UES did not identify areas of potential concern associated with business environmental risk (BER) considerations in connection with the subject property during the course of this Phase I ESA.

Vapor Encroachment Condition

UES did not identify vapor encroachment conditions in connection with the subject property during the course of this Phase I ESA.

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1.0 INTRODUCTION

This Phase I ESA was conducted in accordance with (1) the United States Environmental Protection Agency (USEPA) Standards and Practices for All Appropriate Inquiries {(AAI), 40 CFR Part 312} and (2) guidelines established by the American Society for Testing and Materials (ASTM) in the *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process / Designation E1527-21* (ASTM Standard Practice E1527-21). Other than expressly stated in Section 1.4 herein, this report has been prepared in full compliance with "Wal-Mart's Environmental Due Diligence Policy," revised September 1, 2023.

Other than as expressly stated in Section 1.4 herein, this report has been prepared in full compliance with Walmart's Environmental Due Diligence Policy, revised September 1, 2023, and the ASTM E1527-21 Standard Practice for Environmental Site Assessments.

The Phase I ESA for the above referenced property represents the product of UES's professional expertise and judgment in the environmental consulting industry. This report is certified to, can be relied upon by, and has been prepared for the exclusive use of the following entities: CPH, LLC; Miller Canfield Paddock and Stone, PLC (as Outside Environmental Counsel); Walmart Inc., a Delaware corporation; Walmart Fulfillment Services, LLC, a Delaware limited liability company; Wal-Mart East, LP, a Delaware limited partnership; Wal-Mart Louisiana, LLC, a Delaware limited liability company; Wal-Mart Texas, LLC, a Texas limited liability company; and Wal-Mart Real Estate Business Trust, a Delaware statutory trust and their respective successors, assigns, affiliates, and subsidiaries.

1.1 Property Overview

ITEM	COMMENTS
Subject Property Location/Address	1485 Commercial Way, Spring Hill, FL
Number of Parcels and Acreage	1.45 +/- Acres within Parent Parcel ID R29 223 17 2608 0000 0020
Number of Building(s) and Square Footage	No Buildings/Structures
Current Property Use	Parking Lot
Current Zoning	13 Department Store

The subject property is located within Section 29, Township 23 North, and Range 17 East, as referenced in the USGS topographic quadrangle maps titled "Aripeka, Florida" provided as **Figure 1** (Site Location Map). Please refer to the Site Plan/2025 Aerial Photograph, **Figure 2**, for additional details pertaining to the subject and surrounding properties. Photographs taken during the site reconnaissance are included in **Appendix A**.

1.2 Purpose and Scope of Service

The primary purpose of this assessment was to conduct an evaluation of the subject property and surrounding properties to identify recognized environmental conditions associated with the past or present uses of the subject property and neighboring properties in an effort to identify *recognized environmental conditions* (RECs), controlled recognized environmental conditions (CRECs), and *historical recognized environmental conditions* (HRECs) in connection with the subject property. This Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs, CRECs, and HRECs in connection with the subject property.

1.3 Significant Assumptions

Pursuant to ASTM Standard Practice E 1527-21, UES assumes that the information provided by all sources and parties, including the User, is accurate and complete, except where obvious inconsistencies or inaccuracies were identified.

1.4 Limitations, Deviations, and Special Terms and Conditions

There are no deviations from the ASTM Standard. Non-ASTM Scope considerations are included in Section 10.0. Any physical limitations identified during the completion of this report are referenced in Section 7.0.

Due to changing environmental regulatory conditions and potential on-site or adjacent activities occurring after this assessment, the client may not presume the continuing applicability to the subject property of the conclusions in this assessment for more than the report's viability date, per ASTM Standard Practice E 1527-21.

2.0 USER PROVIDED INFORMATION

The ASTM Standard defines a User as "the party seeking to use Practice E1527-21 to complete an environmental site assessment. A User may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager." The User has specific obligations for completing a successful application of this practice as outlined in Section 6 of the ASTM Standard Practice E 1527-21.

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfield's Revitalization Act of 2001 (the "Brownfield's Amendments") (if desired), the User must provide certain information (if available) identified in the User Questionnaire to the environmental professional. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

The following responses were provided by the User, CPH, LLC, on behalf of Walmart. A copy of the completed User Questionnaire is included in **Appendix B**.

Question	Response
Name of Preparer and User Entity	Matt D'Angelo, Project Manager
Did a search of recorded land title records (or judicial records where appropriate) identify environmental liens (ELs) filed or recorded against the property under federal, tribal, state, or local law (40 CFR 312.26)?	No.
Did a search of recorded land title records (or judicial records where appropriate) identify any activity and use limitations (AULs), such as and/or have been filed or recorded against the property under federal, tribal, state, or local law (40 CFR 312.26)?	No.
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 (40 CFR 312.28)?	No.
Does the purchase price being paid for this property reasonably reflect the fair market value of the property?	Unknown
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?	N/A
As the User of this ESA are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as user:	No.
Do you know the past uses of the property?	No.
Do you know of specific chemicals that are present or once were present at the property?	No.
Do you know of spills or other chemical releases that have taken place at the property?	No.
Do you know of any environmental cleanups that have taken place at the property?	No.
As the user of this ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property?	No.

2.1 Recorded Land Title Records

A chain of title was not conducted for the subject property by UES. The User did not provide UES with chain of title documents for the subject property.

2.2 Reasons for Performing this Phase I ESA

According to the User, this Phase I ESA was conducted as part of environmental due diligence prior to construction activities for a proposed fuel addition to the store on the subject property.

3.0 PHYSICAL SETTING

PHYSICAL SETTING INFORMATION FOR THE SUBJECT PROPERTY & SURROUNDING AREA	
1 Topography: Refer to Figure 1 for an excerpt of the Topographic Map	
Site Elevation	20 feet above sea level
Topographic Gradient	Relatively flat
Closest Surface Water	Retention ponds less than 0.10 mile to the southwest and northwest
2 General Soil Characteristics:	
Soil Type	Candler Fine Sand
Description	Candler Fine Sand consists of excessively-drained sandy and/or eolian marine deposits. These soils are on knolls and ridges on marine terraces. The depth to water is more than 80 inches below land surface (in bls). A typical profile contains fine sand from 0 to 80 in bls. Slopes range from 0 to 5 percent.
Soil Type	Anclote Fine Sand
Description	Anclote Fine Sand consists of very poorly-drained sandy marine deposits. These soils are on depressions on marine terraces. The depth to water is about 0 in bls. A typical profile contains fine sand from 0 to 80 in bls. Slopes range from 0 to 2 percent.
3 Area Specific Geology/Hydrogeology Characteristics:	
Geology	According to the Geologic Map of the State of Florida, 2001, the surficial deposits underlying the site and the general vicinity are classified as Quaternary beach ridge and dunes (Qbd) of Pleistocene and Holocene geologic age. In general these siliciclastics are light gray, tan, brown to black, unconsolidated to poorly consolidated, clean to clayey, silty, unfossiliferous, variably organic-bearing sands to blue green to olive green, poorly to moderately consolidated, sandy, silty clays. These surficial deposits vary in depth but generally extend to depths of approximately 50 to 100 feet below the surface. The surficial siliciclastic deposits are sometimes underlain by the Miocene Undifferentiated Hawthorn Group deposits (Th) in the area. The Hawthorn Group sediments are light olive gray and blue gray, poorly to moderately consolidated, clayey sands to silty clays. The occurrence and thickness of the Hawthorn Group sediments is highly variable due to erosional unconformities and karst features in the underlying limestone lithologies. The Oligocene Suwannee Limestone (Ts) generally lies below the Hawthorn Group sediments in the region. The Suwannee Limestone generally consists of a white to cream, poorly to well indurated, fossiliferous limestone. The upper portion of the limestone is highly variable due to palio-weathering it is not uncommon for limestone to be found at relatively shallow depths (< 50 feet) or at depths greater than 100 feet below the land surface.
Hydrogeology	The Floridan aquifer is semi-confined in this area of Hernando County. The Floridan aquifer system consists of the Upper and Lower Floridan aquifers separated by the middle confining unit. The middle confining unit and the Lower Floridan aquifer in west-central Florida generally contain highly mineralized water. The water-bearing units containing fresh water are herein referred to as the Upper Floridan aquifer. The Upper Floridan aquifer is the principal source of water in the Southwest Florida Water Management District (SWFWMD) and is used for major public supply, domestic use, irrigation, and brackish water desalination in coastal communities (SWFWMD, 2000). According to the Potentiometric Surface of the Upper Floridan Aquifer within the Southwest Florida Management District – May 2017, groundwater flow is generally towards the west and depth to water is less than 10 feet NGVD 1929.
4 Oil and Gas Wells:	
Current Oil and Gas Wells on Subject Property	None
Historical Oil and Gas Wells on Subject Property	None
Sources	

PHYSICAL SETTING INFORMATION FOR THE SUBJECT PROPERTY & SURROUNDING AREA	
1	USGS 7.5-Minute Topographic Maps of "Aripeka, Florida" Quadrangle, Dated 2024. Refer to **Figure 1** for an excerpt of the USGS Topographic Map
2	United States Department of Agriculture, Natural Resource Conservation Service (NRCS), Web Soil Survey (WSS)
3	Available from reasonably ascertainable resources reviewed as part of this Phase I ESA
4	American Geosciences Institute. Interactive Map of Permitted Oil and Gas Wells Florida Geological Survey; Exploration for Oil and Gas in Florida, January 1, 1948

4.0 RECORDS REVIEW

UES reviewed reasonably ascertainable records to identify obvious uses of the subject property from the present, back to the property's obvious first developed use, or back to 1940, whichever is earlier. Reasonably ascertainable records reviewed as part of this Phase I ESA documented the use of the property back to 1941.

4.1 Aerial Photographs and Sanborn Maps

UES reviewed reasonably ascertainable aerial photographs for the subject property area from the EDR Aerial Photograph Decade Package and Google Earth. The following table summarizes the sources reviewed and the information obtained about the subject property from these sources. Aerial photographs are provided in **Appendix B**.

Historical Aerial Photograph Summary

YEAR	SUBJECT PROPERTY	VICINITY
1941	The subject property is undeveloped land (apparent marsh).	The vicinity of the subject property consists of vacant wooded land, marsh, and roads. A road (Commercial Way) borders the east side of the subject property.
1944	The subject property has not changed significantly since the previous aerial photograph.	The vicinity of the subject property has not changed significantly since the previous aerial photograph.
1951	The subject property has not changed significantly since the previous aerial photograph.	The vicinity of the subject property has not changed significantly since the previous aerial photograph.
1958	The subject property has not changed significantly since the previous aerial photograph.	The vicinity of the subject property has not changed significantly since the previous aerial photograph.
1968	The subject property has not changed significantly since the previous aerial photograph.	Commercial structures and roads have been constructed in the vicinity. A wastewater treatment facility is present to the northwest.
1973	The subject property has not changed significantly since the previous aerial photograph.	Homes, commercial developments, retention ponds, and roads have been constructed to the east. A lane has been added to Commercial Way along the east side of the subject property.

Historical Aerial Photograph Summary

YEAR	SUBJECT PROPERTY	VICINITY
1977	The subject property has not changed significantly since the previous aerial photograph.	Homes, commercial developments, retention ponds, and roads have been constructed in the vicinity.
1984	The subject property has not changed significantly since the previous aerial photograph.	Lanes have been cleared through the wooded area on the west adjoining property; this is a spray field associated with the wastewater treatment facility. Homes, commercial developments, and retention ponds have been constructed in the vicinity. A shopping center and elementary school have been developed to the southeast.
1988	The subject property has not changed significantly since the previous aerial photograph.	Homes, commercial developments, and roads have been constructed in the vicinity.
1991	The subject property has not changed significantly since the previous aerial photograph.	Homes have been built in the vicinity.
1995	The subject property has not changed significantly since the previous aerial photograph.	Homes have been built in the vicinity. A road has been constructed to the north of the subject property.
1998	The subject property has not changed significantly since the previous aerial photograph.	Homes, commercial developments, and roads have been constructed in the vicinity.
2007	The subject property is developed with a parking lot associated with the west adjoining Walmart Superstore.	Homes, commercial developments, and roads have been constructed in the vicinity. The current Walmart Superstore is present on west adjoining land and has replaced the former spray field. A strip center has been built on south adjoining land, and a retail store is under construction to the southwest.
2010	The subject property has not changed significantly since the previous aerial photograph.	Commercial developments have been built in the vicinity. A strip center has been built on north-adjoining land and a shopping center has been developed to the southwest.
2015	The subject property has not changed significantly since the previous aerial photograph.	The vicinity of the subject property has not changed significantly since the previous aerial photograph.
2019	The subject property has not changed significantly since the previous aerial photograph.	The vicinity of the subject property has not changed significantly since the previous aerial photograph.
2025	The subject property has not changed significantly since the previous aerial photograph.	The vicinity of the subject property has not changed significantly since the previous aerial photograph.

UES attempted to review reasonably ascertainable Sanborn Fire Insurance Maps for the subject property. EDR conducted a review of Sanborn fire insurance maps based on information pertaining to the subject property location provided by UES. According to EDR, no coverage of the subject property was available.

4.2 Local Street Directories

Historical street directories which list the former businesses and residences at the street addresses of the subject property and the adjoining properties were provided by EDR. Descriptions of UES observations are outlined in the table below. A copy of the EDR City Directory Report is presented in **Appendix B**.

Summary of City Directory Observations

Date	Subject Property (1485 Commercial Way)	Nearby Properties of Concern
2020	Blue Rhino ; Coinstar ; Eco ATM ; Jackson Hewitt Tax Service ; Manvi Kundu ; McDonald's ; Minute Key ; Anthony Pappas OD ; Redbox ; Regal Nails Salon & Spa ; Smartstyle ; Walmart Auto Care Center ; Walmart Bakery ; Walmart Garden Center ; Walmart Grocery Pickup ; Walmart Pharmacy ; Walmart Photo Center ; Walmart Supercenter ; Walmart Vision & Glasses	No listings of concern
2017	Anthony Pappas OD ; Brad Cook OD ; McDonald's ; Redbox ; Regal Nails ; Target ; Verizon Wireless ; Walmart Supercenter	No listings of concern
2014	McDonald's ; Anthony Pappas OD ; Regal Nails	No listings of concern
2010	Diebold Inc. ; McDonald's ; Picture Me Portrait Studios ; Regal Nails ; Vision Center at Walmart ; Walmart Supercenter	No listings of concern
2005	Jackson Hewitt Tax Service ; McDonald's ; Walmart Supercenter	No listings of concern

4.3 Assessing Department

Reasonably ascertainable assessment information provided by the Hernando County Property Appraiser office was obtained and reviewed. Assessing records document that the subject property consists of 1.45 +/- acres of land within the parcel addressed at 1485 Commercial Way in Spring Hill, Hernando County, Florida (HCPA ID R29 223 17 2608 0000 0020). Copies of available assessment records for the subject property and the current legal description are included in **Appendix B**.

4.4 Building Department

The subject property consists of a portion of a parking lot with no buildings or structures. As a result, UES did not contact the building department.

4.5 Fire Department

UES submitted a FOIA request to the Hernando County Fire Department to review Fire Department records for the subject property. UES did not receive a response within the time constraints of this report.

If information is received in the future that would change the conclusions of the report, a supplement will be issued.

4.6 Health Department

UES submitted a FOIA request to the Florida Department of Health to review records for the subject property. UES did not receive a response within the time constraints of this report. If information is received in the future that would change the conclusions of the report, a supplement will be issued.

4.7 Utilities

4.7.1 Municipal Water/Water Wells

Wells were not observed on the subject property.

4.7.2 Sanitary Sewer/Septic System

Septic systems were not observed on the subject property.

4.7.3 Heat Source

Heating sources were not observed on the subject property.

4.8 Underground Storage Tank (UST) Systems

Review of reasonably ascertainable standard and other historical sources, and site observations, have not identified the current and historical presence of USTs on the subject property. Specifically, no records of USTs were identified though review of reasonably ascertainable records and UES did not observe any evidence of USTs (i.e., fill ports, vent pipes, etc.) during the site reconnaissance.

4.9 Previous Environmental Records

UES was not provided with any previous environmental records for the subject property. UES did not find any environmental due diligence assessments during the regulatory records review for the subject property.

4.10 Environmental Liens, Activity and Land Use Limitations, and Government Institutional and Engineering Controls

UES obtained an Environmental Lien Search (ELS) Report for the tax parcel comprising the subject property from Security First Title Resource (SFTR). Environmental liens or other activity and use limitations were not found for the subject property that are filed or recorded under federal, tribal, state, or local laws. A copy of the report is provided in **Appendix B**.

5.0 INTERVIEWS

As part of this Phase I Environmental Site Assessment, interviews were conducted to obtain information regarding the uses and physical characteristics of the subject property. The following persons or agencies were contacted for interviews in an effort to obtain information regarding the subject property.

Interview Summary

Represents	Interviewed Yes	Interviewed No	Name & Title	Time Assoc. with Property	Comments
Current Property Owner	☒	☐	Wal-Mart Stores East LP	Since grand opening on 9/16/1986 (39 years)	The property owner was not aware of any environmental concerns for the subject property. A copy of the completed Owner Questionnaire is provided in **Appendix B**.
Past Property Owner(s)	☐	☒	N/A	N/A	Contact information for past owners of the subject property were not supplied to nor found by UES.
Key Site Manager	☐	☒	Kim Conovey	Unknown	Key site manager contact information was not provided.
Current Occupant(s)	☐	☒	N/A	N/A	The subject property consists of an asphalt parking area, a parking canopy, and landscaped areas and is not occupied.
Former Occupant(s)	☐	☒	N/A	N/A	Prior to development as an asphalt parking area, the subject property was not occupied.
User	☒	☐	CPH, Inc. – Wal-Mart (Big Box)	Unknown	Refer to Section 2.0 for User Questionnaire responses. A copy of the completed User Questionnaire is presented in **Appendix B**.

6.0 SUMMARY OF HISTORICAL USE

The subject property consisted of undeveloped land from as early as 1941 to the late 1990s. The current parking lot, associated with the west adjoining Walmart Superstore, was constructed in 2003. The subject property has not changed significantly from 2003 to the present.

The vicinity of the subject property was undeveloped land from as early as 1941 to the late 1950s. Commercial and residential development began in the 1960s. A wastewater treatment facility was built to the northeast in the 1960s and an adjacent spray field existed from the 1980s to the early 2000s when the spray field was replaced with the current Walmart superstore. The current shopping center was built on the south adjoining property in 2003 and the current shopping center was built on the north adjoining property in 2008. The east adjoining property across Commercial Way has remained undeveloped land.

7.0 SUMMARY OF SITE RECONNAISSANCE

Site Reconnaissance Information	
PM Field Personnel:	Jacob Chatwood
Site Reconnaissance Date:	Thursday, April 17, 2025
Weather Conditions:	78° and Mostly Sunny
Escort:	No escort
Limitations:	No significant limitations encountered

7.1 Subject Property Observations

At the time of UES' assessment, the subject property consisted of a paved parking lot associated with the adjoining Walmart superstore. The subject property's vicinity consists of a Walmart superstore, a parking lot, strip malls, shopping centers, a bank, restaurants, and residential houses.

Review of reasonably ascertainable standard and other historical sources, and site observations, have not identified the potential presence of hazardous substances or petroleum that could result in air quality issues in the future construction.

The following table summarizes the site observations. Affirmative responses are discussed in more detail following the table.

Category	Feature	Observed
Interior Equipment	Elevators	☐ Yes ☒ No
	Air Compressors	☐ Yes ☒ No
	Incinerators	☐ Yes ☒ No
	Waste Treatment Systems	☐ Yes ☒ No
	Presses/Stamping Equipment	☐ Yes ☒ No
	Press Pit	☐ Yes ☒ No
	Hydraulic Lifts or In-ground Hoists	☐ Yes ☒ No
	Paint Booth	☐ Yes ☒ No
	Plating Tanks	☐ Yes ☒ No
	Lathes, Screw Machines, etc.	☐ Yes ☒ No
Aboveground Chemical or Other Waste Storage, Drainage, or Collection Systems	Aboveground Storage Tanks (ASTs)	☐ Yes ☒ No
	Drums, Barrels, and/or Containers >5 gallons	☐ Yes ☒ No
	Chip Hoppers	☐ Yes ☒ No
	Hazardous or Petroleum Waste Streams	☐ Yes ☒ No
	Underground Storage Tanks	☐ Yes ☒ No
	Fuel Dispensers	☐ Yes ☒ No
	Sumps or Cisterns	☐ Yes ☒ No
	Dry Wells	☐ Yes ☒ No
	Oil/Water Separators	☐ Yes ☒ No
	Floor Drains, Trench Drains, etc. – A stormwater drain was observed in a central location on the subject property. No water was observed in the catchment area underneath the drain.	☒ Yes ☐ No
	Pipeline Markers	☐ Yes ☒ No
Exterior Observations	Stressed Vegetation	☐ Yes ☒ No
	Stained Soil or Pavement	☐ Yes ☒ No
	Pad or Pole Mounted Transformers and/or Capacitors	☐ Yes ☒ No
	Soil Piles or Unknown Origin	☐ Yes ☒ No

Category	Feature	Observed
	Exterior Dumpsters with Staining	☐ Yes ☒ No
	Leachate or Other Waste Seeps	☐ Yes ☒ No
	Trash, Debris, and/or Other Waste Materials – trash was observed along the eastern edge of the subject property that primarily consisted of paper goods and beverage containers. This solid waste is not considered a REC for the subject property.	☒ Yes ☐ No
	Uncontrolled Dumping or Disposal Areas	☐ Yes ☒ No
	Surface Water Discoloration, Sheen or Free Product	☐ Yes ☒ No
	Strong, Pungent or Noxious Odors	☐ Yes ☒ No
	Storm water retention or detention ponds	☐ Yes ☒ No
	Pits, ponds, lagoons	☐ Yes ☒ No

7.1.1 Current Operations

At the time of our site reconnaissance, the subject property consisted of a portion of a paved parking lot associated with an adjoining Walmart superstore.

8.0 ADJOINING PROPERTIES

During site reconnaissance, properties adjoining the subject property were observed from the subject property boundaries or from curbside for possible sources of impacts or environmental impairment which could potentially migrate to the subject property via surface water runoff, groundwater transport, or other pathways. The subject property is bordered by the following:

Current Use of Adjoining Land

DIRECTION	ADDRESS	DESCRIPTION
North	1859 Commercial Way	Strip Center
East	Commercial Way	Vacant Land
West	1485 Commercial Way	Walmart Superstore & Parking Lot
South	1525 Commercial Way	Strip Center

Reconnaissance of the publicly accessible portions of the properties located immediately adjoining to the subject property did not reveal visible evidence of environmental concerns which could potentially impact the subject property.

9.0 REGULATORY RECORDS REVIEW

UES retained EDR to provide current regulatory database information compiled by a variety of federal and state regulatory agencies. A copy of the complete database is included in **Appendix C**. The following information was obtained.

Type	Regulatory Agency Database	Approximate Minimum Search Distance (AMSD)	Number of Sites within AMSD
Federal	National Priority List (NPL) Sites	1 mile	0
Federal	Delisted National Priority List (DNPL) Sites	½ mile	0
Federal	Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) Sites/ Superfund Enterprise Management System (SEMS)	½ mile	0
Federal	CERCLIS No Further Remediation Action Planned (NFRAP) Sites/ SEMS Archive List	subject property and adjoining properties	0
Federal	Resource Conservation and Recovery Act (RCRA) Corrective Action Report (CORRACTS) Sites	1 mile	0
Federal	RCRA non-CORRACTS Treatment, Storage or Disposal (TSD) Sites	½ mile	0
Federal	RCRA Large Quantity Generators (LQG) Sites	subject property and adjoining properties	0
Federal	RCRA Small Quantity Generators (SQG) Sites	subject property and adjoining properties	0
Federal	RCRA Conditionally Exempt Small Quantity Generators (CESQG) Sites	subject property and adjoining properties	5
Federal	RCRA Non-Generators (NON-GEN) Sites	subject property and adjoining properties	0
Federal	US Brownfield Sites	½ mile	0
Federal	Institutional Control / Engineering Control Registries	subject property	0
Federal	Environmental Response and Notification System (ERNS)	subject property	0
State & Tribal	Hazardous Waste Sites (HWS) (equivalents to NPL and SEMS)	1 mile	0
State & Tribal	Delisted Hazardous Waste Sites (HWS)	1 mile	0
State & Tribal	Solid Waste Facilities/Landfill Sites (SWLF)	½ mile	2
State & Tribal	Historical Landfill Sites (HIST LF)	½ mile	0
State & Tribal	Leaking Underground Storage Tank (LUST) Sites	½ mile	5
State & Tribal	Registered Underground Storage Tank (UST) Sites	subject property and adjoining properties	0
State & Tribal	Institutional Control / Engineering Control Registries	subject property	0
State & Tribal	Brownfield Sites	½ mile	0
State	Baseline Environmental Assessment (BEA) Sites	½ mile	0
Either	Unmappable Database Listings (a.k.a. Orphan Sites)	database-dependent	0

9.1 Subject Property and Occupant Listings

Wal-Mart Supercenter #967, 1485 Commercial Way, Facility ID No. 9805777, was identified as an Aboveground Storage Tank (AST) facility on the subject property's parent parcel. One 800-gallon waste oil

AST was installed in 2003 and removed in 2017 and one 700-gallon waste oil AST was installed in 2017 and is currently in service. No releases were reported.

Walmart Supercenter #967, 1485 Commercial Way, EPA ID: FLR000096826, was identified as a hazardous waste very small quantity generator on the subject property's parent parcel. According to the most recent Hazardous Waste Inspection Report dated October 28, 2010, this facility received two violations for improperly labeled used oil filter and used oil containers that were corrected on-site and no enforcement action was taken.

9.2 Adjoining and Nearby Sites

UES' review of the referenced databases also considered the potential or likelihood of contamination from adjoining and nearby sites. To evaluate which of the adjoining and nearby sites identified in the regulatory database report present an environmental risk to the subject property, UES considered the following criteria:

- The type of database on which the site is identified.
- The topographic position of the identified site relative to the subject property.
- The direction and distance of the identified site from the subject property.
- Local soil conditions in the subject property area.
- The known or inferred groundwater flow direction in the subject property area.
- The status of the respective regulatory agency-required investigation(s) of the identified site, if any.
- Surface and subsurface obstructions and diversions (e.g., buildings, roads, sewer systems, utility service lines, rivers, lakes, and ditches) located between the identified site and the subject property.

Only those sites that are judged to present a potential environmental risk to the subject property and/or warrant additional clarification are further evaluated. Using the referenced criteria, and based upon a review of readily available information contained within the regulatory database report, UES did not identify adjoining (i.e., bordering) or nearby sites (e.g., properties within a ¼ or ½ mile radius) listed in the regulatory database report that were judged to present a potential environmental risk to the subject property with the exception of the following facilities discussed in the table below:

Facilities Identified Within the Minimum Search Distance

NAME/FACILITY ID	Motiva Enterprises (Former 1 #24-204-1329) / 8520227
ADDRESS	5288 Spring Hill Dr
DISTANCE/DIRECTION	0.11 mi NE
HYDROLOGIC POSITION	Up-gradient
DATABASES LISTED	LUST, UST
DISCUSSION	This closed retail gas station reported petroleum releases on 12/30/1987 and 12/20/2004. Cleanup is complete for both releases.

NAME/FACILITY ID	The Washing Well / SQG_34279
ADDRESS	1498 Pinehurst Dr
DISTANCE/DIRECTION	0.17 mi E
HYDROLOGIC POSITION	Up-gradient
DATABASES LISTED	Drycleaners
DISCUSSION	No information was available on OCULUS database. No releases have been reported.

In addition to reviewing the EDR report, UES performed reconnaissance of the property vicinity to identify any sites not mapped by EDR due to inadequate or inaccurate address information (orphan sites) and to look for unregistered facilities. No additional petroleum facilities or potential hazardous material facilities were observed within a half mile of the subject property during the field reconnaissance performed by UES.

9.3 Vapor Encroachment/Intrusion Assessment

The purpose of a Vapor Encroachment Screening (VES) is to identify to the extent feasible pursuant to the procedures presented in the Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transaction (ASTM E2600-22). The VES is intended to be used independently or in conjunction with, but not as a replacement of, existing Practice E1527-21 Phase I ESA.

Vapor migration refers to the movement of *hazardous substances* or *petroleum products* vapor in the subsurface. A vapor encroachment condition (VEC) is defined as the presence of likely presence of chemicals of concern (COC) vapors in the subsurface of the subject property caused by the release of vapors from contaminated soil and/or groundwater either on or near the subject property.

UES conducted a Tier 1 Vapor Encroachment Screening (VES) for the subject property in accordance with ASTM E 2600-22. The Tier 1 screening process utilizes the information collected as part of this Phase I ESA. The Area of Concern (AOC) for the purpose of this VES is 1/3 mile (1,760 feet) for COC and 1/10 mile (528 feet) for petroleum hydrocarbon COC. The approximate minimum search distances for Federal, Tribal and State-listed facilities surrounding the subject property are presented in the table below.

Approximate Minimum Search Distance Surrounding the Subject Property (ASTM E2600-22)

Source	COC	Petroleum Hydrocarbon COC
Federal NPL Site List	1/3 mile	1/10 mile
Federal SEMS List	1/3 mile	1/10 mile
Federal RCRA CORRACTS Facilities List	1/3 mile	1/10 mile
Federal RCRA Non-CORRACTS TSD Facilities List	1/3 mile	1/10 mile
Federal RCRA Generators List	Subject property only	Subject property only
Federal Institutional Control/Engineering Control Registries	Subject property only	Subject property only
Federal ERNS List	Subject property only	Subject property only
State and Tribal Equivalent NPL	1/3 mile	1/10 mile
State and Tribal Equivalent SEMS	1/3 mile	1/10 mile
State and Tribal Landfill and/or Solid Waste Disposal Site Lists	1/3 mile	1/10 mile

Approximate Minimum Search Distance Surrounding the Subject Property (ASTM E2600-22)

Source	COC	Petroleum Hydrocarbon COC
State and Tribal Leaking UST/AST Lists	1/3 mile	1/10 mile
State and Tribal UST/AST Lists	Subject property only	Subject property only
State and Tribal Institutional Control/Engineering Control Registries	Subject property only	Subject property only
State and Tribal Voluntary Cleanup Sites	1/3 mile	1/10 mile
State and Tribal Brownfield Sites	1/3 mile	1/10 mile

No sites with current or suspected contamination were identified by EDR within the MSD surrounding the subject property.

Based on our regulatory records review detailed in Sections 9.1 and 9.2, and the EDR Vapor Encroachment Screen, facilities with known or suspected contamination that would be considered a concern to the subject property were not identified; therefore, no vapor encroachment conditions were identified in connection with the subject property.

10.0 BUSINESS RISK CONSIDERATIONS

Although not required by the ASTM 1527-21 standard, based on Wal-Mart's Phase I ESA Requirements, UES has evaluated the following business environmental risk considerations for the subject property.

10.1 Asbestos-Containing Building Materials

UES was not contracted to perform an asbestos-containing building material (ACBM) survey as part of this assessment. Universal conducted a limited visual survey of the subject property building as part of this Phase I ESA site visit. Bulk sampling and analysis were not part of the scope of work for this project. Federal regulations banned the use of friable (material that can be crumbled by hand pressure when dry) ACM in the early 1980's. However, Category I non friable ACM (including but not limited to resilient floor covering, mastics, gaskets and asphalt roofing products) and Category II non-friable ACM (including but not limited to cement board, drywall and joint compounds) were not banned and are still used.

Prior to demolition or renovation activities, a more in-depth evaluation should be conducted. This would typically include a comprehensive asbestos survey with bulk sampling and laboratory analyses, a review of building construction documents and information available from manufacturers of the various materials, or a combination of these. If asbestos is detected (greater than one percent), interpretation of applicable local, state and federal regulations, pursuant to demolition/renovation, is warranted.

The subject property is a paved parking lot constructed in 2003. Based on the age of the pavement, there is a low potential that asbestos-containing materials would have been used.

10.2 Lead-Based Paint

UES was not contracted to perform a lead-based paint survey as part of this assessment.

Lead Based Paint (LBP) activities are governed by various regulations and guidelines. The regulations and guidelines are focused on the protection of building occupants, protection of the environment, disposal procedures, and worker protection. Components that appear painted, glazed, shellacked, varnished, and/or stained are potential indicators of the possible presence of LBP. In 1978, federal regulations banned the residential and commercial use of lead-based paints. However, the industrial use of LBP was allowed to continue.

The subject property is a paved parking lot constructed in 2003. Based on the age of the pavement, there is a low potential that lead-based paint would have been used.

10.3 Indoor Air Quality

Review of reasonably ascertainable standard, government record, and other historical sources, and site observations, have not identified the presence of hazardous substances or petroleum that could result in air quality issues in the area of the concrete paved area.

10.4 Lead in Drinking Water

UES reviewed the 2023 Annual Quality Water Report provided by the City of Spring Hill. According to the report, no maximum contaminant level (MCL) violations were found.

The subject property is a paved parking lot with no potable water access. Based on this, UES has not identified a risk of exposure related to the on-site plumbing in the vicinity of the asphalt paved parking area.

10.5 Environmental Regulatory Compliance

UES did not identify any documentation or make any observations related to violations of environmental regulations at the subject property and UES does not have reason to believe that the subject property is out of compliance with any environmental regulations.

10.6 Cultural, Historical, and Archeological Resources

Review of reasonably ascertainable standard and other historical sources, and site observations, have not identified the presence of cultural, historic, or archeological resources on or near the subject property. UES reviewed data received from the Florida Master Site File – Division of Historical Resources. The Florida Master Site File is a paper file archive and computer database of all known historical structures and archaeological sites in Florida. No previously recorded archaeological sites are listed on the subject property.

UES also reviewed the Florida State Register of Historic Sites and the National Register of Historic Places Information System. No sites of historical significance were identified on the subject property or any of the adjoining properties.

10.7 Wetlands and Surface Waters

UES reviewed the U.S. Fish and Wildlife Service National Wetland Inventory (NWI) Map, which documented no regulated wetlands on the subject property. Emergent wetlands were identified 350 feet south of the subject property. The nearest surface water body is a freshwater pond on the northwest adjoining property (approximately 150 feet northwest).

10.8 Threatened, Endangered, and Other Protected Species

The subject property is developed with the current paved parking lot. Site observations did not identify the obvious presence of threatened, endangered or protected species. UES' evaluation of threatened and endangered species was limited and should not preclude a properly executed site-specific threatened and endangered species survey.

10.9 Wildlife Sanctuaries and Other Resource Preserves

Review of reasonably ascertainable standard and other historical sources, and site observations, have not identified the presence of wildlife sanctuaries or other natural resource preserves on or near the subject property.

10.10 Radiological or Biological Agents

Review of reasonably ascertainable standard and other historical sources, and site observations, have not identified the potential presence of radiological or biological agents on or near the subject property.

10.11 Mold

UES did not observe evidence of mold at the subject property.

10.12 Potential PCB and Mercury Containing Equipment

Older transformers and other electrical equipment could contain PCBs at a level that subjects them to regulation by the United States Environmental Protection Agency (U.S. EPA). PCBs in electrical equipment are controlled by U.S. EPA regulations 40 CFR, Part 761. The ASTM Standard requires identification of electrical or hydraulic equipment, not including light ballasts, that are known to contain PCBs or likely to contain PCBs. UES did not observe potential PCB or mercury containing equipment on the subject property.

10.13 Potential CFC-Containing Equipment

Chlorofluorocarbons (CFC) have been widely used as refrigerants, propellants (in aerosol applications), and solvents. During the site reconnaissance, UES did not observe any potential CFC-containing equipment on the subject property.

10.14 Tritium Exit Signage

Tritium is a naturally occurring radioactive isotope of hydrogen that is often used to light up a sign without batteries or electricity. Tritium exit signs will glow without batteries or electricity for more than ten years. No radiation is emitted from a working, unbroken, tritium exit sign. Damage to tritium exit signs is most

likely to occur when a sign is dropped during installation or broken in the demolition of a building. During the site reconnaissance, the subject property consisted of a paved parking lot. Therefore, UES did not observe any tritium exit signs at the subject property.

10.15 Potential Impacts/Implications of Environmental Issues for Site Development and Construction

UES is unaware of any environmental issues that could impact or have implications related to the proposed expansion activities at the subject property.

11.0 FINDINGS, OPINIONS AND CONCLUSIONS

11.1 Significant Data Gaps

UES did not encounter any significant data gaps during the preparation of this Phase I ESA.

11.2 Recognized Environmental Conditions (RECs)

UES has performed a Phase I Environmental Site Assessment Update in conformance with the scope and limitations of ASTM Practice E 1527-21 of the approximately +/- 1.45 acre property addressed at 1485 Commercial Way in Spring Hill, Hernando County, Florida. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. This assessment has not revealed evidence of RECs connected with the subject property.

11.2A Controlled Recognized Environmental Conditions (CRECs)

This assessment has not revealed evidence of controlled recognized environmental conditions connected with the subject property.

11.3 Historical Recognized Environmental Conditions (HRECs)

UES has not identified any historical RECs in association with the subject property.

11.4 Business Environmental Risk Considerations

UES has not identified any BERs in association with the subject property.

11.5 Statement of Compliance

We have performed a Phase I Environmental Site Assessment Update in conformance with the scope and limitations of ASTM Practice E 1527-21 of the 1.45 +/- acre property addressed at 1485 Commercial Way in Spring Hill, Hernando County, Florida. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report.

12.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONAL(S)

Please refer to the Environmental Professional Certification page for signatures of the environmental professionals who prepared and reviewed this Phase I ESA. Qualifications of personnel participating in this assessment are provided in **Appendix D**.

13.0 REFERENCES

13.1 Standards

ATSM International, Standard Practice for: Environmental Site Assessments: Phase I Environmental Site Assessment Process, Designation E1527-21, November 2021

ATSM International, Standard Practice for: Vapor Encroachment Screening on Property Involved In Real Estate Transactions, Designation E 2600-22, May 2022

13.2 Property Records

Hernando County Property Appraiser, Property Records, Legal Description, Zoning and Land Use Information. Available online at: https://hernandopa-fl.us/

13.3 Regulatory and Historical Resources

EDR; Regulatory Database Report, Historical Aerials, USGS Topographic Maps, City Directories, and Vapor Encroachment Screen, Order No. 7956720, dated April 14, 2025.

United States Environmental Protection Agency, Facility Registry System (FRS). Available online at: https://enviro.epa.gov/facts/myproperty/

OCULUS Electronic Document Management System, FDEP Regulatory Files Review for Storage Tanks, Hazardous Waste, Solid Waste and Waste Cleanup Program Areas. Available online at: https://depedms.dep.state.fl.us/Oculus/servlet/login

Florida Department of Environmental Protection, Map Direct Application (Institutional Controls Registry (ICR) Map). Available online at: https://ca.dep.state.fl.us/mapdirect/?webmap=cff8d21797184421ab4763d3e4a01e48

Florida Department of State, Florida Division of Historical Resources, Florida Master Site File

National Park Service's National Register of Historic Places

United States Fish & Wildlife Service (USFWS), Wetlands Mapper. Available online at: https://www.fws.gov/wetlands/data/Mapper.html

United States Fish and Wildlife Service IpaC. Available online at: https://ecos.fws.gov/ipac/

United States Fish and Wildlife Service – Find a Refuge Interactive Map. Available online at: https://www.fws.gov/refuges/find-a-wildlife-refuge/

Florida Natural Areas Inventory, Florida Conservation Lands
Available online at: https://www.fnai.org/webmaps/ConLandsMap/

13.4 Physical Setting Sources

United States Geological Survey, Digital US Topographic Maps, 7.5-Minute Quadrangle Map "Aripeka, Florida," dated 2024. Available online at: http://www.usgs.gov/

United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey (WSS). Available online at: http://websoilsurvey.nrcs.usda.gov/app/

USDA NRCS; Soil Survey of Hernando County, Florida

Florida Geological Survey; Interactive Map of Permitted Oil and Gas Wells in Florida. Available online at: https://fdep.maps.arcgis.com/home/webmap/viewer.html?webmap=a5d360cf9fa644148e035c3a501bdf6b

United States Geological Survey; Interactive Map of Historical Oil and Gas Wells in the United States. Available online at:
https://certmapper.cr.usgs.gov/data/energyvision/index.html?config=config_Historical.json

Florida Geological Survey; Exploration for Oil and Gas in Florida, January 1, 1948

Southwest Florida Water Management District
2379 Broad Street, Brooksville, Florida 34604-6899
(352) 796-7211 or 1-800-423-1476 (FL only)
SUNCOM 628-4150 TDD only 1-800-231-6103 (FL only)
On the Internet at: WaterMatters.org

An Equal Opportunity Employer

Bartow Service Office
170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Service Office
78 Sarasota Center Boulevard
Sarasota, Florida 34240-9770
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Service Office
7601 Highway 301 North
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

November 19, 2025

Wal-Mart Stores East, LP
Attn: Frank Rojas
2608 SE J. Street
Bentonville, AR 72716

Subject: **Notice of Intended Agency Action - Approval**
ERP Minor Modification

Project Name:	Walmart Fuel - Spring Hill
App ID/Permit No:	926630 / 43017754.013
County:	Hernando
Letter Received:	September 25, 2025
Expiration Date:	November 19, 2030
Sec/Twp/Rge:	S29/T23S/R17E

Dear Permittee(s):

The Southwest Florida Water Management District (District) has completed its review of the application for Environmental Resource Permit modification. Based upon a review of the information you have submitted, the District hereby gives notice of its intended approval of the application.

The File of Record associated with this application can be viewed at http://www18.swfwmd.state.fl.us/erp/erp/search/ERPSearch.aspx and is also available for inspection Monday through Friday, except for District holidays, from 8:00 a.m. through 5:00 p.m. at the District's Tampa Service Office, 7601 U.S. Highway 301 North, Tampa, Florida 33637.

If you have any questions or concerns regarding the application or any other information, please contact the Environmental Resource Permit Bureau in the Tampa Service Office.

Sincerely,

David Kramer, P.E.
Bureau Chief
Environmental Resource Permit Bureau
Regulation Division

cc: Matthew D'Angelo, P.E., CPH, LLC

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Sarasota Service Office
78 Sarasota Center Boulevard
Sarasota, Florida 34240-9770
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Service Office
7601 Highway 301 North
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

November 19, 2025

Wal-Mart Stores East, LP
Attn: Frank Rojas
2608 SE J. Street
Bentonville, AR 72716

Subject: **Notice of Agency Action - Approval**
ERP Minor Modification

Project Name:	Walmart Fuel - Spring Hill
App ID/Permit No:	926630 / 43017754.013
County:	Hernando
Letter Received:	September 25, 2025
Expiration Date:	November 19, 2030
Sec/Twp/Rge:	S29/T23S/R17E

Dear Permittee(s):

The Southwest Florida Water Management District (District) is in receipt of your application for the Environmental Resource Permit modification. Based upon a review of the information you submitted, the application is approved.

This modification to Environmental Resource Permit (ERP) No. 44017754.006 authorizes the following:

1. The construction of a convenience store, fueling station with canopy and associated site improvements. The project will occur within a parking area constructed under ERP No. 44017754.006. The proposed building and parking area will not result in an increase in impervious area, therefore no modifications to the master stormwater management system are required.

2. All other terms and conditions of Permit No. 44017754.006, dated April 1, 2002 and entitled Wal-Mart #967-01 U.S. 19 & Spring Hill Drive, apply.

Please refer to the attached Notice of Rights to determine any legal rights you may have concerning the District's agency action on the permit application described in this letter.

If approved construction plans are part of the permit, construction must be in accordance with these plans. These drawings are available for viewing or downloading through the District's Application and Permit Search Tools located at www.WaterMatters.org/permits.

The District's action in this matter only becomes closed to future legal challenges from members of the public if such persons have been properly notified of the District's action and no person objects to the District's action within the prescribed period of time following the notification. The District does not publish notices of agency action. If you wish to limit the time within which a person who does not receive actual written notice from the District may request an administrative hearing regarding this action, you are strongly encouraged to publish, at your own expense, a notice of agency action in the legal advertisement section of a newspaper of general circulation in the county or counties where the activity will occur. Publishing notice of agency action will close the window for filing a petition for hearing. Legal requirements and instructions for publishing notices of agency action, as well as a noticing form that can be used, are available from the District's website at www.WaterMatters.org/permits/noticing. If you publish notice of agency action, a copy of the affidavit of publication provided by the newspaper should be sent to the District's Tampa Service Office for retention in this permit's File of Record.

If you have any questions or concerns regarding your permit or any other information, please contact the Environmental Resource Permit Bureau in the Tampa Service Office.

Sincerely,

David Kramer, P.E.
Bureau Chief
Environmental Resource Permit Bureau
Regulation Division

Enclosures: Notice of Rights
cc: Matthew D'Angelo, P.E., CPH, LLC

Notice of Rights

ADMINISTRATIVE HEARING

1. You or any person whose substantial interests are or may be affected by the District's intended or proposed action may request an administrative hearing on that action by filing a written petition in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), Uniform Rules of Procedure Chapter 28-106, Florida Administrative Code (F.A.C.) and District Rule 40D-1.1010, F.A.C. Unless otherwise provided by law, a petition for administrative hearing must be filed with (received by) the District within 21 days of receipt of written notice of agency action. "Written notice" means either actual written notice, or newspaper publication of notice, that the District has taken or intends to take agency action. "Receipt of written notice" is deemed to be the fifth day after the date on which actual notice is deposited in the United States mail, if notice is mailed to you, or the date that actual notice is issued, if sent to you by electronic mail or delivered to you, or the date that notice is published in a newspaper, for those persons to whom the District does not provide actual notice.

2. Pursuant to Subsection 373.427(2)(c), F.S., for notices of intended or proposed agency action on a consolidated application for an environmental resource permit and use of state-owned submerged lands concurrently reviewed by the District, a petition for administrative hearing must be filed with (received by) the District within 14 days of receipt of written notice.

3. Pursuant to Rule 62-532.430, F.A.C., for notices of intent to deny a well construction permit, a petition for administrative hearing must be filed with (received by) the District within 30 days of receipt of written notice of intent to deny.

4. Any person who receives written notice of an agency decision and who fails to file a written request for a hearing within 21 days of receipt or other period as required by law waives the right to request a hearing on such matters.

5. Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding District intended or proposed action is not available prior to the filing of a petition for hearing.

6. A request or petition for administrative hearing must comply with the requirements set forth in Chapter 28-106, F.A.C. A request or petition for a hearing must: (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's intended action or proposed action, (2) state all material facts disputed by the person requesting the hearing or state that there are no material facts in dispute, and (3) otherwise comply with Rules 28-106.201 and 28-106.301, F.A.C. Chapter 28-106, F.A.C. can be viewed at www.flrules.org or at the District's website at www.WaterMatters.org/permits/rules.

7. A petition for administrative hearing is deemed filed upon receipt of the complete petition by the District Agency Clerk at the District's Tampa Service Office during normal business hours, which are 8:00 a.m. to 5:00 p.m., Monday through Friday, excluding District holidays. Filings with the District Agency Clerk may be made by mail, hand-delivery or facsimile transfer (fax). The District does not accept petitions for administrative hearing by electronic mail. Mailed filings must be addressed to, and hand-delivered filings must be delivered to, the Agency Clerk, Southwest Florida Water Management District, 7601 Highway 301 North,Tampa,FL 33637-6759. Faxed filings must be transmitted to the District Agency Clerk at (813) 367-9788. Any petition not received during normal business hours shall be filed as of 8:00 a.m. on the next business day. The District's acceptance of faxed petitions for filing is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation, available for viewing at www.WaterMatters.org/about.

JUDICIAL REVIEW

1. Pursuant to Sections 120.60(3) and 120.68, F.S., a party who is adversely affected by District action may seek judicial review of the District's action. Judicial review shall be sought in the Fifth District Court of Appeal or in the appellate district where a party resides or as otherwise provided by law.

2. All proceedings shall be instituted by filing an original notice of appeal with the District Agency Clerk within 30 days after the rendition of the order being appealed, and a copy of the notice of appeal, accompanied by any filing fees prescribed by law, with the clerk of the court, in accordance with Rules 9. 110 and 9.190 of the Florida Rules of Appellate Procedure (Fla. R. App. P.). Pursuant to Fla. R. App. P. 9.020(h), an order is rendered when a signed written order is filed with the clerk of the lower tribunal.

To be completed by DOT

Drainage Connection Permit No. 2025-D-798-00085 Date 9/25/2025
Received By One-Stop Permitting System Maintenance Unit 798
State Road No. 55 Work Program Project No. N/A
Section No. 020 Construction Project No. N/A
Milepost 1.765 - 1.932 LT Station N/A

Instructions for Drainage Connection Permit

Pursuant to 14-86.004(5), F.A.C. Once approved by the Department, the drainage connection application and supporting documents become the Drainage Connection Permit."

Each completed Drainage Connection Permit package shall include the following items. If an item does not apply to your project, indicate "Not Applicable" or "N/A."

Included	Part	Title	Completed by:	Special Instructions
✓	1	Permit Information Sheet	Applicant	
✓	2	Certification by a Licensed Professional	Licensed Professional	Signed and Sealed
✓	3	Certification	Applicant	Signature
✓	4	Owner's Authorization of a Representative	Owner	Signature
✓	5	Affidavit of Ownership or Control and Statement of Contiguous Interest	Owner	Signature
✓	6	Permit General Conditions	FDOT	
✓	7	Permit Special Conditions	FDOT	
	8	As-Built Certification	Licensed Professional	Signed and Sealed – Submit within 15 working days of completion of construction
✓	Attachment	Legal Description		
✓	Attachment	Photographs of Existing Conditions		
✓	Attachment	Location Map		
✓	Attachment	Grading Plan	Licensed Professional	Signed and Sealed
✓	Attachment	Soil Borings		
✓	Attachment	Water Table / Percolation		
✓	Attachment	Calculations		
	Attachment	CD with Electronic Files of all Submittal Items		Scanned Images in pdf format

Note: Different Licensed Professionals may complete parts of the permit package. For example, the Licensed Professional signing and sealing the as-built certification may be different from the Licensed Professional who signed and sealed the calculations for the permit package.

EXCEPTIONS: Activities that qualify for an Exception are listed in Rule 14-86, F.A.C. A permit application to the Department is NOT required. However, if you desire verification whether the work qualifies for an exception, send a completed copy of this permit package with its requested information to the applicable FDOT District Office.

Approved
2025-D-798-00085
James A. Meyer
1/15/2026

PART 1 – Permit Information Sheet

Select one: ☑ **Permit** ☐ **Exception**

Pursuant to 14-86.002(2), F.A.C. "Applicant means the owner of the adjacent property or the owner's authorized representative."

Applicant

Select one: ☐ Property Owner ☑ Owner's Representative (Complete Part 4)

Name: Matthew D`Angelo

Title and Company: Permitting Coordinator, CPH, INC.

Address: 5601 Mariner Street Suite 105

City: Tampa State: Florida Zip: 33609

Telephone: (813) 288-0233 ext. _____ FAX: _____ Email: cphwcpermits@cphcorp.com

Property Owner (If not applicant)

Name: Frank Rojas

Title and Company: Sr. Design Manager, Wal-Mart Stores East LP

Address: PO Box 8050 MS 0555

City: BentonVille State: Arkansas Zip: 72712

Telephone: (479) 970-6184 ext. _____ FAX: _____ Email: frank.rojas@walmart.com

Applicant's Licensed Professional

Name: Matthew D'angelo Florida License Number: 91885

Title and Company: Project Manager, CPH, LLC

Address: 5601 W Mariner St

City: Tampa State: Florida Zip: 33609

Telephone: (813) 288-0233 ext. _____ FAX: _____ Email: mdangelo@cphcorp.com

Project Information:

Project Name: Walmart Fuel Station @ 1485 Commercial Way [Permit] (28.458764, -82.628392)

Location: SR 55
STREET SR. NO. US HWY NO. CITY

Hernando 020
COUNTY SECTION(S) TOWNSHIP(S) RANGE(S)

*Geographic Coordinates: Latitude (DMS.SSS): 28.4578246874517 Longitude (DMS.SSS): -82.6280933111171

Benchmark Horizontal Datum: (/ _____.)

* State Plane Coordinates: Northing 0 Easting: 0

Projection Zone: ☐ Florida North ☐ Florida East ☐ Florida West

Coordinate shall be the center of the driveway intersection with FDOT R/W, or, if there is no driveway connection, near the center of the property line nearest the state highway.

**Check with the FDOT Office for requirement.*

Approved
2025-D-798-00085
James A. Meyer
1/15/2026

Brief description of facility and proposed connection:
The proposed facility is a Walmart Fuel Station located within the Walmart Supercenter parcel at 1485 Commercial Way, Spring Hill, FL. The project includes a ±1,618 SF convenience store, fuel canopy, underground storage tanks, and paved circulation areas. Stormwater runoff from the new impervious surfaces will connect to the existing Walmart site's permitted stormwater management system, ensuring proper conveyance, treatment, and discharge without adverse impacts to surrounding properties or drainage facilities.

Briefly describe why this activity requires a Drainage Connection Permit (Include where the stormwater will discharge to FDOT right of way):
This activity requires a Drainage Connection Permit because the proposed Walmart Fuel Station will generate stormwater runoff from new impervious surfaces, including the convenience store, fueling canopy, and paved circulation areas. The project will connect to and utilize the existing Walmart site's approved stormwater management system, which ensures proper conveyance, treatment, and discharge of runoff.A permit is required to authorize this new connection and to confirm that post-development drainage will not adversely impact the surrounding properties, roadways, or public drainage facility

Approved
2025-D-798-00085
James A. Meyer
1/15/2026

PART 2 – Certification by a Licensed Professional

In accordance with Rule 14-86, Florida Administrative Code (F.A.C.), I hereby certify that the following requirements are and/or will be met.

This project has been designed in compliance with all applicable water quality design standards as required by state or federal governmental entity(ies).

14-86.004(3)(f) (F.A.C.): Certification by a Licensed Professional that the complete set of plans and computations complies with one of the following Rules Sections:

☒ 14-86.003(2)(a) (F.A.C.), or ☐ 14-86.003(2)(b) (F.A.C). (check one)

I further certify that a National Pollutant Discharge Elimination System (NPDES) permit for stormwater discharges associated with industrial activity from construction sites

☒ is required ☐ is not required. (check one)

I am aware that there are significant penalties for submitting false information, including the possibility of fines and imprisonment.

This certification shall remain valid for any subsequent revision or submittal of plans, computation or other project documents by me.

Name of Licensed Professional: Matthew D'angelo

Florida License Number: 91885

Company Name (if applicable): CPH, LLC

Certificate of Authorization Number (if applicable): _____

Address: 5601 W Mariner St suite 105

City: Tampa State: Florida Zip: 33609

Telephone: 813-288-0233 Fax: _____ Email: mdangelo@cphcorp.com

This item has been digitally signed and sealed by matthew d'angelo, pe on the date adjacent to the seal.

Matthew S D'Angelo

Digitally signed by Matthew S D'Angelo
DN: C=US, O=Unaffiliated, dnQualifier=A01410C000001979EDF19720015A747, CN=Matthew S D'Angelo
Reason: I am the author of this document
Location:
Date: 2025.09.22 11:41:59 -04'00'
Foxit PDF Editor Version: 13.0.1

Approved
2025-D-798-00085
James A. Meyer
1/15/2026

PART 3 – Certification by Applicant

I hereby certify that the information in this submittal is complete and accurate to the best of my knowledge.

Applicant's Signature: M. D'Angelo Date: 9/22/2025

Name (Printed): Matthew D`Angelo

Title and Company: Project Manager, CPH, LLC.

Address: 5601 Mariner Street, Suite 105 Tampa, Florida 33609

Phone Number: (813) 288-0233 ext. _____ E-mail address: cphwcpermits@cphcorp.com

PART 4 – Owner's Authorization of a Representative

I (we), the owner, WAL-MART STORES EAST LP, do hereby authorize the following person, or entity, as my representative:

Name (Printed): Matthew D`Angelo

Title and Company: Project Manager, CPH, LLC.

Address: 5601 Mariner Street, Suite 105 Tampa, Florida 33609

Phone Number: (813) 288-0233 ext. _____ E-mail address: cphwcpermits@cphcorp.com

Part 5 – Affidavit of Property Ownership or Control and Statement of Contiguous Interest

I, WAL-MART STORES EAST LP, certify that I own or lawfully control the following described property:

Does the property owner own or have any interests in any adjacent property?

☐ No ☑ Yes If yes, please describe.

Wal-mart Supermarket located on the same property

Owner's Signature required for Parts 4 and/or 5

We will not begin on the drainage connection until I receive the Permit and I understand all the conditions of the Permit. When work begins on the connection, I am accepting all conditions listed in the Permit.

Name (Printed): WAL-MART STORES EAST LP

Address: PO Box 8050 MS 0555, BentonVille, Arkansas 72712

Phone Number: 479.721.4527

Signature: _____ Date: 9/22/2025

Approved
2025-D-798-0
James A. Me
1/15/2026

PART 6 – Permit General Conditions

1. This permit is a license for permissive use only and does not convey any property rights either in real estate or material, or any exclusive privilege and it does not authorize any injury to private property or invasion of private rights, or any infringement of Federal, State or local laws, rules or regulations; nor does it obviate the necessity of obtaining any required state or local approvals.

2. The drainage connection as authorized herein shall be constructed and thereafter maintained in accordance with the documents attached hereto and incorporated by reference herein. All work performed in the Department's right of way shall be done in accordance with the most current Department standards, specifications and the permit provisions. Such construction shall be subject to the inspection and approval of the Department, and the Department may at any time make such inspections as it deems necessary to assure that the drainage connection is in compliance with this permit.

3. The entire expense of construction within the Department right of way, including replacement of existing pavement or other existing features, shall be borne by the permittee.

4. The permittee shall maintain that portion of the drainage connection authorized herein located on permittee's property in good condition. The Department shall maintain that portion of the drainage connection authorized herein located within its right of way.

5. If the drainage connection is not constructed, operated or maintained in accordance with this permit, the permit may be suspended or revoked. In this event modification or removal of any portion of the drainage connection from the Department's right of way shall be at the permittee's expense.

6. The Department reserves the right to modify or remove the drainage connection to prevent damage or in conjunction with road improvements.

7. It is understood and agreed that the rights and privileges herein set out are granted only to the extent of the Department's right, title, and interest in the land to be entered upon and used by the permittee, and the permittee will, at all times, assume all risk of and indemnify, defend and save harmless the Department from and against any and all loss, damage, cost or expense arising in any manner on account of the exercise or attempted exercises by said permittee of these rights and privileges, regardless of the respective degrees of fault of the parties.

8. Utilities, including gas lines, may exist within the right of way. Prior to beginning work the permittee shall contact Sunshine State One Call of Florida, Inc at 811 or 800-432-4770, who will notify all utility owners near the scheduled project. The utility owners have two (2) full business days to provide locations of their respective facilities. The permittee shall be solely responsible for any damage to or conflicts with gas lines, utilities and/or third persons.

9. The permittee shall notify the Department of Transportation Maintenance Office located at Brooksville Operations
Phone (352) 848-2600 ext. _____ 48 hours in advance of starting any work on the drainage connection authorized by this permit and also 24 hours prior to any work within the Department's right of way. Construction of any work on the right of way shall be completed within 90 days after such notification. If such construction is not completed within 90 days after such notification, the permittee shall notify the Department of the anticipated completion date.

10. This permit shall expire if construction on the drainage connection is not begun within one year from the date of approval and if construction on the drainage connection is not completed by (Date) 1/15/2027.

11. A permittee may request an extension of the Drainage Connection Permit expiration date by filing a written request for a permit time extension. All requests for time extensions must be received by the Department 15 working days prior to the expiration date.

12. All the provisions of this permit shall be binding on any assignee or successor in interest of the permittee.

Approved
2025-D-798-00085
James A. Meyer
1/15/2026

PART 7 – Permit Special Conditions – To be completed by FDOT

The above request has been reviewed and has been found to meet the regulations as prescribed in Rule 14-86, F.A.C., and is hereby approved, subject to the following special conditions:

Contact FDOT James Meyer 48 hours before working in FDOT R/W 352-848-2610, to activate permit and schedule Pre-Construction Meeting.

Department of Transportation:

Signature James A. Meyer

Title MAINTENANCE MANAGER/PERMITS Date 1/15/2026

Approved
2025-D-798-00085
James A. Meyer
1/15/2026

PART 8 – As-Built Certification

Within 15 working days of completion of construction, you must send this certification to the Department office in which you filed your DOT Drainage Permit.

1. STORMWATER FACILITY INFORMATION

Permit No.: _____

Source (Project) Name: _____

Source Location: Street _____

City: _____ County: _____

Source Owner: _____

Owner Address: _____

2. AS-BUILT CERTIFICATION

I hereby certify that this stormwater facility has been built substantially in accordance with the certified design plans, and that any substantial deviations (noted below) will not prevent the facility from functioning in compliance with the requirements of Chapter 14-86 F.A.C. when properly maintained and operated. These determinations have been based upon on-site observation of construction, scheduled and conducted by me or by a project representative under my direct supervision.

Name of Licensed Professional: _____

Florida License Number: _____

Company Name (if applicable): _____

Certificate of Authorization Number (if applicable): _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____ Email: _____

_____
Signature of Licensed Professional

_____
Date

(Affix Seal)

Substantial deviations from the approved plans and specifications (attach additional sheets if required).

_____

2023-D-130-00085
James A. Meyer
1/15/2026

ADDITIONAL WORK LOCATIONS:

Street / State Road ID / US Hwy Number: SR 55
City:
County: Hernando
Sections: 020
Township(s):
Range(s):
Latitude: 28.4592492675756 Longitude: -82.6273998917722
Horizontal Datum:
State Plane Coordinate: Northing: 0
State Plane Coordinate: Easting: 0
Projection Zone:
Is on Turnpike: No

Street / State Road ID / US Hwy Number: SR 55
City:
County: Hernando
Sections: 020
Township(s):
Range(s):
Latitude: 28.4572111472065 Longitude: -82.6283919539718
Horizontal Datum:
State Plane Coordinate: Northing: 0
State Plane Coordinate: Easting: 0
Projection Zone:
Is on Turnpike: No

Approved
2025-D-798-00085
James A. Meyer
1/15/2026

Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

1/14/26

Matthew D'angelo, PE
CPH, LLC
5601 W Mariner St Suite 105
Tampa, FL 33609

Project Name: Walmart Fuel Station
Permit Number: 25-D-798-00085
County: Hernando
SR: 55
Roadway Section Number: 020 000
MP: 19.514-19.569
Submittal Date: 11/3/25
Resubmittal Date: 1/8/26
Turn lane within FDOT right-of-way proposed: No
Right-of-way donation requested: No

Dear Mr. D'angelo:

We have received your submittal for a Drainage Connection Permit (DCP). The status of your drainage permit request is:

☒ DCP is in compliance with 14-86.003(1) and is recommended for approval

☐ Additional information is required for DCP approval (see attached)

FDOT will not accept partial submittals; all submittals must be complete and signed and sealed. Please respond to the attached comments or stipulations in writing to the maintenance office specified below.

☒ Access Management
Attn: Donald Marco, P.E.
11201 N. McKinley Road, MS 7-1300
Tampa, FL 33612

☐ Pinellas Operations
Attn: Chris Gregory, CPM
5211 Ulmerton Road, MS 7-1210
Clearwater, FL 33760

☒ Brooksville Operations
Attn: James Meyer
16411 Springhill Drive, MS 7-1260
Brooksville, FL 34604

☐ Tampa Operations
Attn: Todd Croft
2820 Leslie Road, MS 7-1250
Tampa, Florida 33619

If you have any questions, please contact Justin An at (813) 975-6599.

Sincerely,
Justin An
Justin An
District Seven Drainage Designer III
cc: Abdul Waris, P.E., District Drainage Engineer

Approved
2025-D-798-00085
James A. Meyer
1/15/2026

FDOT DISTRICT 7 – F.A.C. 14-86
DRAINAGE CONNECTION PERMITS
Project-Specific Approval Stipulations

General:

1. Provide the Drainage Department with as-builts drawings for all onsite and offsite improvements associated with the project prior to project closeout.

2. The submitted drainage documentation and construction plans have been reviewed and determined to be in compliance with Rule Chapter 14-86. All previous review comments have been addressed with respect to drainage review. We have no further comments and recommend approval of their Drainage Connection Permit.

3. It should not be assumed that the drainage review is intended to be all inclusive of errors and omissions. The consultant is solely responsible for technical accuracy, engineering judgment and quality of their work.

Approved
2025-D-798-00085
James A. Meyer
1/15/2026

SEE THE PERMIT - PART 2: Engineer responsible for inspection, PART 3: Completion date, PART 4: General Provisions, PART 5: Special Provisions.

SPECIAL PROVISIONS

This Permit subject to the following provisions, conditions and stipulations: This Permit issuances DOES NOT in any way approve the applicant's plan.

1. **Notification:** Contact the Florida Department of Transportation (FDOT) 48 hours before starting construction. (A pre-construction meeting and **liability insurance is required for all permits –see Permit Category, Permit page 1, part 1 Permit Information).**

   Contact: James Meyer, Permits Manager OR David Skrelunas Brooksville Operations Program Engineer
   16411 Spring Hill Dr. Brooksville, FL.34604 * 352- 848-2600 Monday -Thursday 7:00 A.M. to 5:30 P.M.

2. **Work and Material Standards -Specifications:** ***The FDOT standards, specifications and Permit take priority over the permittee's plans.*** All construction work and materials must (mandatory) be FDOT certified and in conformance with the latest edition of the FDOT *Standard Plans for Road and Bridge Construction (Standard Plans), Utility Accommodation Manual, Standard Specifications (Spec.s), Florida Design Manual* and *Flexible Pavement Design Manual for New Construction and Pavement Rehabilitation.*
3. **Maintenance of Traffic:** All Maintenance of Traffic (TTC) signs and markings (including for bicycles, sidewalks and pedestrians), for lane/road closures, detours and right of way work for construction and/or maintenance must be in conformance with the *Standard Plans 102 - 600 series (use appropriate SP for the work type - multi or two lanes, urban or rural roadways).* All work only during daytime unless otherwise approved, and off-peak work hours may be required. All night work or overnight MOT must be approved by the FDOT. Submit lane closure calculations as required. All MOT must be set up and maintained by a certified MOT work site safety supervisor.
4. **Driveway/Connection Design:** The driveway must be in conformance with the *Standard Plans 000-515* (Rural or Urban) including the radius, slopes and remove/replace the paved shoulder in front of the driveway (see Pavement Structure) to a matching roadway structural section. The driveway profile grade maximum is 10% for commercial and 28% for residential. Urban flared driveway with sidewalk must have the correct walkaround, flares, slopes, ramps and detectable warnings. See *Standard Plans 522-001, 522-002 and 000-515 sheets 2,3,4 of 7.*
5. **Roadway Widening Design:** All rural or urban roadway widening for more lanes in conjunction with a driveway must match existing roadway and slope (usually 2-3%) with a 11 feet wide outside paved shoulder (usually 5 feet wide with 6% slope paved and 6 feet wide 6% slope unpaved shoulder, left turn lane shoulders match existing median shoulders). The shoulder front ditch slope is usually 1 (rise) to 6 (run). Maintain clear recovery zone distances and if required use guardrails and handrails for excessive slopes and obstructions. The widening approach solid/skip striping pattern must be in conformance with *Standard Plan 711-001, sheet 5-14*.
6. **Drainage - Mitered End Sections:** All project drainage should be away from the FDOT roadway and right-of-way. The connection must drain away from the roadway for at least 5 feet. A Drainage Permit or exemption is required for any drainage work within or discharge to the FDOT right of way. The driveway and mitered end section *(Standard Plan 430-022)* including (correctly sized with beveled/radii corners and splash pads), pipe size and type, shoulder width and 1v:4h side slopes must be in conformance with *Standard Plan 430-022, 430-001 and 000-515.* All other drainage work and materials must be in conformance with F.D.M. and *Standard Plan 425-001 to 524-001*.
7. **Construction Stages –Time Period:** The permittee's engineer is responsible for inspection. All construction must be done in stages with each stage (for example) subgrade, base, etc. inspected and approved by the FDOT (or the inspection must be waived by the FDOT) before starting the next stage. Complete the construction in a timely manner and within one year of issuance as noted on the permit.
8. **Turn Lanes - Sight Distance:** The median opening and spacing, left turn lane transitions, queues and lengths must be in conformance with FDM. The sight distance and length must be in conformance with FDM.
9. **Signs and Striping:** All traffic signs, striping, raised pavement markers and pavement markings must be in conformance with FDOT Standard *Plan 11000 and 17000 series*. See *Standard Plan* for pavement markings, thermoplastic and traffic signs. Apply thermoplastic 14 days (no wait for concrete) after paving and apply interim striping until thermoplastic is applied. Remove existing striping by mill and resurface with matching asphalt (water blasting and grinding are not allowed). A rural commercial driveway must have at a minimum a high intensity reflective 36" R1-1 STOP sign with a 24" wide stop bar located between 12-25 feet away from the roadway.
10. **Sod and Erosion Control**: All areas in the right of way disturbed during construction must be restored, compacted, sodded and watered in conformance with the *Standard Specifications, Section 104* and *Standard Plan 570-001, 570-010.* Excess shoulder lime rock must be removed or mixed with a sufficient amount of soil and fertilizer to ensure growth. During construction install erosion control, silt fences, turbidity barriers etc. in conformance with *Standard Specifications, Section 104*, NPDES/DEP and SWPPP (Stormwater permit/plan) requirements.
11. **Pavement:** The mainline widening etc. (and the mainline shoulder in front of the connection must be removed and replaced), MUST match the mainline thickness, type of stabilization, base and structural course, friction course (FC), and aggregates etc. (course or fine graded), unless otherwise directed by the FDOT/engineer. Submit approved testing laboratory certification for the design mix and density test results. The density tests must be a minimum of 3 per section of widening for each lift, unless otherwise directed by the FDOT/engineer. The paving seam lines must align with striping, and if needed use compatible mill and overlay, resurface, leveling etc., over entire existing roadway to reduce old/new pavement joints. **Driveway Pavement:** The minimum driveway pavement section: (this driveway pavement is not for the mainline and does not replace a better or match existing pavement or as specified by the FDOT/engineer. For roadway widening see Pavement Design Manual design criteria; traffic volumes, rural/urban, multi/single lanes, loads, soil, speed etc.):

    A. Sub-base: Stabilized 12 inch below the base* or ***Skip to Option A-1***
    Base: 8-inch-thick primed lime rock (double course – 4-inch lifts) or B-12.5 (Superpave asphalt base) if required
    Surface: 1.5-inch-thick asphalt type SP or type S (and **FC shoulder as needed) (and/or match existing structural & FC)

    A-1. Sub-base: No sub grade is required
    Base: 12-inch-thick primed lime rock (6-inch lifts) * or B-12.5 (Superpave asphalt) if required (1.5 x 8" = 12" base)
    Surface: 1.5-inch-thick asphalt surface type SP or type S and **FC as needed (and/or match existing structural & FC)

    or B. Sub-base: No compaction specified*
    Base: 8-inch-thick Sand Asphalt Hot Mix (triple course – 3 lifts) 800 lb. stability
    Surface: 1.5-inch-thick asphalt type SP or type S and **FC as needed

    or C. 6-inch-thick of FDOT approved Class I 3000 psi concrete (6" for traffic bearing & 4" for sidewalk) on suitable soil with expansion joints as required. See *Standard Specifications 346 and 350*

    * The sub-base (stabilization) must extend 4 inches beyond the base above and/or the base must extend 4 inches beyond the pavement section above (or 4 inches beyond back of curb)
    **The FC may not be required on low volume/speed driveways beyond the mainline shoulder, providing the mainline and driveway surface difference ("lip") does not exceed the limit.

12. **Lime rock Base:** The lime rock base material must be from a FDOT approved source. At no time must a lift course thickness exceed 6 inches. The lime rock base must be in conformance with FDOT *Design Standards 514* and *Standard Specifications, Section 200.* The Type B-12.5 asphalt black base may be required by the FDOT to expedite work or for wet conditions etc.
13. **Site/Other Approvals/Permits**: The permittee must comply with all federal, state, county and local ordinances with proof of local site plan approval, Southwest Florida Water Management District and Turnpike District permits/approval, utility company notifications/locates and coordination with other FDOT projects etc. This connection must not be of any cost to the FDOT or interfere with other or FDOT projects.
14. **Quality Control and Acceptance:** The permittee and/or permittee's engineer is/are responsible for inspecting the work and materials and meet all FDOT indices, standards, specifications, conditions, qualified/approved/certified products and provisions of the permit. Submit a *Record Drawings Report by Permittee's Professional Engineer* (FDOT form 850-040-19) and AS BUILTS (if needed). The permit issuance

Approved
2025-D-798-000085
1/15/2026

does not relieve the permittee, contractor and engineer from complying with FDOT requirements. The FDOT must accept the driveway BEFORE the driveway may be used. G:\PermitACCESS\Brooksville Forms\Permit Attachments - FDOT Attach this for permit issueance\PERMIT ATTACHMENT Special Provisions.doc

Approved
2025-D-798-00085
James A. Meyer
1/15/2026

Florida Department of Transportation

Stormwater Pollution Prevention

Background

The National Pollutant Discharge Elimination System (NPDES) is a stormwater permitting program managed by the Florida Department of Environmental Protection (FDEP) which regulates construction activities that disturb one or more acres of land. Projects less than one acre may be regulated if the activity is part of a larger common plan of development or sale that will exceed the one-acre threshold. Disturbance includes clearing, grading, and excavating. The NPDES program also regulates municipal storm sewer systems that serve highways, area roads, and streets in your neighborhood.

Requirements for Regulated Activities

- Obtain and abide by Department of Environmental Protection (DEP) Generic Permit for Construction Activities.
  https://floridadep.gov/water/stormwater/content/guidance-and-web-links
- Obtain and abide by Water Management District permits, as applicable.
  https://www.swfwmd.state.fl.us/business/epermitting/environmental-resource-permit
- Obtain and abide by appropriate local permitting requirements.

For more information regarding NPDES Generic Permits for Construction Activities, please visit:
https://floridadep.gov/water/stormwater/content/construction-activity
To apply using the online FDEP Business Portal, please visit:
https://www.fldepportal.com/DepPortal/go/home

Preventing Illicit Discharges & Water Pollution

Illicit Discharges are point sources of discharge which negatively impact stormwater, which eventually drains into local natural water systems. The most effective way to eliminate these discharges is to dispose of pollutants correctly.

Below are common examples:

- Yard clippings and leaves
- Fertilizers and herbicides
- Pet waste
- Trash
- Used motor oil and filters
- Antifreeze and transmission fluid
- Paint
- Solvent and degreaser
- Cooking grease

For more information on the proper disposal of wastes contact FDEP at: (813)-470-5700

Contacts:

To report *illicit discharges,* please contact the appropriate representative listed below:

Citrus County	Citrus County BOCC – Engineering	Primary:(352)-527-5446
Hernando County	Hernando County Stormwater	Primary:(352)-754-4062
Hillsborough County	Hillsborough County Environmental Protection Commission	Primary:(813)-627-2600 Alternate:(813)-744-5671
Pasco County	Pasco County Stormwater	Primary:(727)-834-3611
Pinellas County	Pinellas County Environmental Management	Primary:(727)-464-4187 Alternate:(727)-464-4703
FDOT Right-of-Way	District Maintenance	Primary:(813)-975-6639

Environmental Protection Agency (EPA) Spill Response Hotline: 1-800-424-8802
For EPA spill and environmental violation information, please visit: https://www.epa.gov/pesticide-incidents/how-report-spills-and-environmental-violations

Approved
2025-D-798-00085
James A. Meyer
1/15/2026

LEGAL DESCRIPTION:

(PER TITLE COMMITMENT FILE NUMBER 33684)

LOT 2 OF HUNTLEY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 5, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

CONTAINING 1,057,446 SQUARE FEET OR 24.28 ACRES MORE OR LESS.

PERMIT NO:

SWFWMD: 926830

FDOT DRAINAGE : 2025-D-798-00085

CONSTRUCTION PLANS FOR

Walmart

STORE NO. 967-1011

FUEL STATION

HERNANDO COUNTY / FLORIDA 34606

SECTION 29 - TOWNSHIP 23 SOUTH - RANGE 17 EAST

PARCEL ID: R29 223 17 2608 0000 0020

VICINITY MAP
SCALE: 1" = 3,000'

Digitally signed by Matthew S D'Angelo
DN: CN=Matthew S D'Angelo, dnQualifier=A01410C00001979EDF19720015A747, O=Unaffiliated, C=US
Date: 2025.12.05 14:47:28-05'00'

Matthew S D'Angelo

UTILITY RESPONSIBILITY MATRIX FOR THIS PROJECT

	UTILITY/ GOVERNING AGENCIES CONTACTS	* CONTRACTOR RESPONSIBILITY–	* OTHERS RESPONSIBILITY–
TELEPHONE	CENTURY LINK CENTULINK INTERNET 3639 E. ADAMS ST. HERNANDO, FLORIDA 34442 (352) 224–9118	–COORDINATE CONSTRUCTION ACTIVITIES WITH TELEPHONE COMPANY TO ENSURE INSTALLATION OF UNDERGROUND LINES ARE COMPLETED PRIOR TO ASPHALT OR CURB PLACEMENT –PROVIDE AND INSTALL 2"-4" SCHEDULE 40 PVC CONDUITS WITH PULL ROPES, INCLUDING ALL TRENCHING AND BACKFILLING, FROM THE RISER POLE UP TO THE BUILDING –PROVIDE AND INSTALL PULL BOXES AS PER TELEPHONE COMPANY REQUIREMENTS	–TELEPHONE COMPANY WILL PROVIDE AND INSTALL ALL TELEPHONE CABLES FROM THE POINT OF CONNECTION UP TO THE BUILDING – CENTURY LINK –ANY RELOCATION OF EXISTING WILL BE DONE BY CENTURY LINK
ELECTRIC	WITHLACOOCHIE RIVER ELECTRIC COOPERATIVE 10005 CORTEZ BLVD. SPRING HILL, FLORIDA 34613 (352) 596–4000	–COORDINATE CONSTRUCTION ACTIVITIES WITH ELECTRIC COMPANY AT LEAST 6 WEEKS PRIOR TO PAVING AND CURB INSTALLATION TO ENSURE INSTALLATION OF UNDERGROUND LINES ARE COMPLETED PRIOR TO ASPHALT OR CURB PLACEMENT –COORDINATE PICK–UP OF CONDUIT AND SPLICE BOXES WITH LEE COUNTY ELECTRIC COOPERATIVE –INSTALL 3"–2" SCHEDULE 40 PVC CONDUITS WITH PULL ROPES, INCLUDING TRENCHING AND BACKFILLING, FOR THE UNDERGROUND PORTIONS OF THE PRIMARY FROM THE RISER POLE UP TO THE TRANSFORMER. SCHEDULE 80 PVC CONDUITS SHALL BE USED ON THE RISER POLE AND RIGID METAL, LONG RADIUS, ELBOWS SHALL BE USED WHERE THE UNDERGROUND PORTION MEETS THE RISER POLE AND TRANSFORMER –CONSTRUCT TRANSFORMER AND JUNCTION BOX PAD AS PER THE ELECTRIC COMPANY'S SPECIFICATIONS –PROVIDE AND INSTALL ALL SECONDARY SERVICE AND MATERIALS	–ELECTRIC COMPANY WILL PROVIDE AND INSTALL ALL MATERIALS NEEDED TO ESTABLISH PRIMARY OVERHEAD SERVICE FROM POINT OF CONNECTION AT THE EXISTING LINE UP TO THE TRANSFORMER – LEE COUNTY ELECTRIC COOPERATIVE –ELECTRIC COMPANY WILL PROVIDE AND INSTALL PRIMARY CABLE FOR ALL UNDERGROUND LINES UP TO THE TRANSFORMER – LEE COUNTY ELECTRIC COOPERATIVE –ANY RELOCATION OF EXISTING LINES, CONVERTERS OR POLES WILL BE DONE BY FLORIDA POWER AND LIGHT
WATER & SEWER	HERNANDO COUNTY UTILITY DEPARTMENT 15365 CORTEZ BLVD. BROOKVILLE, FLORIDA 34613 (352) 754–4037	–PROVIDE AND INSTALL ALL WATER MAINS AND ASSOCIATED APPURTENANCES PER THE PLANS AND SPECIFICATION –ALL PUBLIC AND PRIVATE WATER MAINS SHALL BE DUCTILE IRON PIPE –ALL PORTIONS OF THE FIRE PROTECTION WATER SYSTEM SHALL BE INSTALLED BY A LICENSED FIRE SPRINKLER CONTRACTOR –ALL PORTIONS OF OTHER NON FIRE PROTECTION RELATED LINES MAY BE INSTALLED BY THE PLUMBING CONTRACTOR –COORDINATE REQUIRED INSPECTION SERVICES WITH ENGINEER OF RECORD AND LEE COUNTY UTILITIES. SEE UTILITY PLAN FOR REQUIREMENTS –CONTRACTOR SHALL CONSTRUCT WATER SERVICE TO THE CORPORATION STOP. –DOMESTIC TAP FROM THE POINT OF CONNECTION AT THE EXISTING LINE UP TO AND INCLUDING SETTING OF METER AT THE PROPERTY LINE WILL BE BY THE LEE COUNTY UTILITIES –ANY RELOCATION OF EXISTING WILL BE DONE BY LEE COUNTY UTILITIES –PROVIDE AND INSTALL SANITARY SEWER LINES AND ASSOCIATED APPURTENANCES PER THE PLANS AND SPECIFICATION –ALL PUBLIC AND PRIVATE SANITARY SEWER LINES SHALL BE PVC AND RATED SDR 35 –COORDINATE REQUIRED INSPECTION SERVICES WITH ENGINEER OF RECORD AND LEE COUNTY PUBLIC WORKS. SEE UTILITY PLAN FOR REQUIREMENTS	–THE UTILITY COMPANY SHALL PROVIDE AND INSTALL WATER METERS NOTE: CONTRACTOR TO ADHERE TO THE MORE STRINGENT REQUIREMENTS EITHER SET FORTH HERE OR WITHIN CITY OF CAPE CORAL ENGINEERING DESIGN STANDARDS
THIS MATRIX HAS BEEN PROVIDED FOR INFORMATIONAL PURPOSES. THE CONTRACTOR SHALL PROVIDE ANY AND ALL APPURTENANCES, TRENCHING AND BACKFILL, AND OTHER INCIDENTALS TO MEET OR EXCEED THE SPECIFICATIONS OF THE ITEMS LISTED.			

* RESPONSIBILITIES TO BE DETERMINED UPON COORDINATION WITH THE APPROPRIATE ENTITIES

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OWNER/DEVELOPER

WAL-MART STORES EAST, LP
2608 SE J. STREET
BENTONVILLE, AR 72716
PHONE: (479) 273 - 4000
ATTN.: MARK ASPLUND

ENGINEER

CPH, LLC
5601 MARINER ST STE 105
TAMPA, FLORIDA 33609
PHONE: (813) 288-0233
ATTN.: MATTHEW D'ANGELO, P.E.

LANDSCAPE ARCHITECT

CPH, LLC
500 W. FULTON STREET
SANFORD, FLORIDA 32771
PHONE: (407) 322-6841
ATTN.: GALEN J. PUGH, RLA

BUILDING ARCHITECT

WD PARTNERS
7007 DISCOVERY BLVD.
DUBLIN, OHIO 43017
PHONE: (614) 634-7114
ATTN.: LOREN McALLISTER

APPROVAL AGENCIES

HERNANDO COUNTY
PLANNING AND GROWTH MANAGEMENT
MIKE WILLIAMS
601 E. KENNEDY BLVD, 16TH FLOOR
TAMPA, FL. 33602
(813) 272-5600

STATE DEPARTMENT OF ENVIRONMENTAL PROTECTION
FDEP - SOUTHWEST DISTRICT
113051 TELECOM PKWY. N
TEMPLE TERRACE, FL. 33637
(813) 470-5700

WATER MANAGEMENT DISTRICT
SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
2379 BROAD ST.
BROOKSVILLE, FL. 34604
(352) 796-7211

NOTES:

1. **THE SITEWORK FOR THIS PROJECT SHALL MEET OR EXCEED THE "WAL-MART STANDARD SITEWORK SPECIFICATIONS."**
2. **ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.**
3. **ENGINEER SEAL DOES NOT COVER SURVEY SHEETS V0.1 THROUGH V1.5, LANDSCAPE PLANS, TREE RETENTION PLANS, PHOTOMETRIC PLANS AND DETAILS, AND REGIONAL UTILITIES DETAIL SHEETS.**

THE SIZE OF THESE PLANS MAY HAVE BEEN SLIGHTLY ALTERED BY REPRODUCTION PROCESSES. THIS MUST BE CONSIDERED WHEN SCALING ANY REPRODUCED PLANS FOR THE PURPOSE OF COLLECTING DATA.

VERTICAL DATUM: NAVD 83

cph
www.cphcorp.com
Building Better Communities Together
2216 Altamont Avenue
Ft. Myers, FL 33901
Ph: 239.332.5409

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

MATTHEW S. D'ANGELO LICENSE No. 91885 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Matthew D'Angelo. 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

CELEBRATING 40 YEARS

No.	Date	Revision

Designed: XX
Drawn: XX
Checked: XX
Job No.: UT-XXXX-XX
Date: 12/05/2025 © 2025

COVER SHEET

Walmart

STORE NO. 967-1011 FUEL STATION
HERNANDO COUNTY / FLORIDA 34606

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS

Sheet No.
C0.1

Approved
Permit #: 2025-D-798-00085
Matthew A. Meyer
12/5/2025

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GENERAL PROVISIONS

1. THE CONTRACTOR SHALL OBTAIN FROM THE OWNER COPIES OF ALL AVAILABLE REGULATORY AGENCY PERMITS AND LOCAL AGENCY PERMITS.
2. CONTRACTOR, AS PART OF THE BASE BID, SHALL FIELD LOCATE ALL UNDERGROUND UTILITIES WITHIN THE PROJECT AREA WITHIN THE 30 DAYS OF PROJECT AWARD. CONTRACTOR SHALL REVIEW THE PLANS AND SHALL NOTE ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
3. CONTRACTORS, AS PART OF THE BASE BID, SHALL PROVIDE ALL COORDINATION WITH UTILITY PROVIDERS TO PROVIDE FOR THE MATERIALS AND WORK NEEDED TO PROVIDE SERVICES TO THE PROJECT.
4. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE FOR ALL DEMOLITION OF ABOVE GROUND AND UNDERGROUND IMPROVEMENTS IN ORDER TO CONSTRUCT THE PROPOSED IMPROVEMENTS NOTED ON THE PLANS. UNLESS APPROVED IN WRITING FROM THE OWNER, ALL MATERIALS SHALL BE REMOVED FROM THE SITE AS PART OF THE BASE BID.
5. ALL DETAILS AND REFERENCES TO FDOT REFER TO THE LATEST EDITION OF THE FDOT DESIGN STANDARDS.
6. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER FLATERALS, DOMESTIC AND FIRE WATER SERVICE, ELECTRICAL, TELEPHONE AND GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES, IN SUCH A MANNER AS TO AVOID CONFLICT AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH UTILITY REQUIREMENTS AS TO LOCATION AND SCHEDULING FOR TIE-INS/ CONNECTIONS PRIOR TO CONNECTING TO EXISTING UTILITIES.
7. CONTRACTOR AND HIS SURVEYOR SHALL NOTE THE PROJECT BENCHMARK INFORMATION PROVIDED IN THE PLANS AND VERIFY PRIOR TO CONSTRUCTION.
8. ALL CONSTRUCTION PROJECTS 1 OR MORE ACRES IN SIZE THAT DISCHARGE TO OFFSITE AREAS ARE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT FOR STORMWATER DISCHARGE FROM SMALL AND LARGE CONSTRUCTION ACTIVITIES. IN ORDER TO MEET NPDES REQUIREMENTS, THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING, INSPECTING, MAINTAINING, AND REPORTING ON ALL ELEMENTS OF THE SWPPP, COMPLETING AND SUBMITTING THE REQUIRED NOTICE OF INTENT (NOI) AND NOTICE OF TERMINATION (NOT) FORMS AS THE OPERATOR, AND PAYING ALL ASSOCIATED FEES. FOR PROJECTS LESS THAN 1 ACRE IN SIZE THAT ARE NOT REQUIRED TO COMPLY WITH THE NPDES GENERAL PERMIT, THE CONTRACTOR IS STILL RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO AND DURING CONSTRUCTION IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.
9. UNLESS OTHERWISE NOTED ON THE PLANS, THE CONTRACTOR SHALL USE THE GEOMETRY PROVIDED ON THE CONSTRUCTION PLANS. BENCHMARK INFORMATION SHALL BE PROVIDED TO THE CONTRACTOR BY THE OWNER OR OWNERS SURVEYOR. ANY DISCREPANCIES BETWEEN FIELD MEASUREMENTS AND CONSTRUCTION PLAN INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
10. BASE SURVEY INFORMATION INCLUDING BUT NOT LIMITED TO ELEVATIONS, EASEMENTS, RIGHTS OF WAY, AND OTHER TOPOGRAPHIC INFORMATION HAS BEEN PREPARED BY OTHER PROFESSIONALS. CPH, INC. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.
11. THIS SET OF PLANS MAY CONTAIN DRAWINGS PREPARED BY OTHER PROFESSIONALS WHICH CONTAIN THE NAME, ADDRESS, AND LOGO OF THE PROFESSIONAL. CPH, INC. IS NOT RESPONSIBLE FOR DRAWINGS PREPARED BY OTHER PROFESSIONALS.
12. THE CONTRACTOR SHALL SUBMIT ONE ELECTRONIC COPY OF SHOP DRAWINGS TO THE ENGINEER TO KEEP FOR HIS RECORDS. THE ENGINEER WILL NOT PROVIDE FOR APPROVAL OF SHOP DRAWINGS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL MATERIALS FOR ACCURACY PRIOR TO ORDERING THE MATERIALS. ANY DISCREPANCIES IDENTIFIED BY THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
13. PROTECT BENCHMARKS, PROPERTY CORNERS, AND OTHER SURVEY MONUMENTS FROM DAMAGE OR DISPLACEMENT. IF MARKER NEEDS TO BE REMOVED IT SHALL BE REFERENCED BY A FLORIDA REGISTERED SURVEYOR AND REPLACED AS NECESSARY, BY SAME.
14. THE CONTRACTOR IS RESPONSIBLE FOR ALL QUALITY CONTROL TESTING. AS A MINIMUM, TESTING SHALL INCLUDE A.) PIPING AND STRUCTURAL EXCAVATION, BEDDING AND BACKFILL MATERIALS AND DENSITY TESTS; B) DETERMINATION OF COMPACTIVE EFFORT NEEDED FOR COMPLIANCE WITH THE DENSITY REQUIREMENTS; C) PORTLAND CEMENT CONCRETE AND ASPHALT PAVING QUALITY CONTROL TESTING INCLUDING DESIGN MIX REVIEW, MATERIALS, FIELD SLUMP AND AIR CONTENT, AND FIELD AND LAB CURED STRENGTH SAMPLES AND TESTING.
15. IN ADDITION TO QUALITY CONTROL TESTING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIRED TESTING OR APPROVALS FOR ANY WORK (OR ANY PART THEREOF) IF LAWS OR REGULATIONS OF ANY PUBLIC BODY HAVING JURISDICTION SPECIFICALLY REQUIRE TESTING, INSPECTIONS OR APPROVAL. THE CONTRACTOR SHALL PAY ALL COSTS IN CONNECTION THEREWITH AND SHALL FURNISH THE OWNER AND ENGINEER THE REQUIRED CERTIFICATES OF INSPECTION OR APPROVAL.
16. ANY DESIGN OR TESTING LABORATORY UTILIZED BY THE CONTRACTOR SHALL BE AN INDEPENDENT LABORATORY ACCEPTABLE TO THE OWNER AND THE ENGINEER, APPROVED IN WRITING, AND COMPLYING WITH THE LATEST EDITION OF THE "RECOMMENDED REQUIREMENTS FOR INDEPENDENT LABORATORY QUALIFICATION", PUBLISHED BY THE AMERICAN COUNCIL OF INDEPENDENT LABORATORIES.
17. TESTING RESULTS SHALL BE PROVIDED TO THE OWNER/OPERATOR AND THE ENGINEER. ALL TEST RESULTS SHALL BE PROVIDED (PASSING AND FAILING) ON A REGULAR AND IMMEDIATE BASIS.
18. THE ENTIRE PROJECT SITE SHALL BE THOROUGHLY CLEANED AT THE COMPLETION OF THE WORK. CLEAN ALL INSTALLED PIPELINES, STRUCTURES, SIDEWALKS, PAVED AREAS, ACCUMULATED SILT IN PONDS, AND ALL ADJACENT AREAS AFFECTED BY CONSTRUCTION, AS DIRECTED BY THE OWNER OR JURISDICTIONAL AGENCY. EQUIPMENT TO CLEAN THESE SURFACES SHALL BE SUBJECT TO APPROVAL BY THE OWNER.
19. ALL DISTRUBED AREAS WITHIN RIGHT OF WAYS SHALL BE SODDED.
20. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE BUT NOT BE LIMITED, FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
21. THE CONTRACTOR SHALL RECOGNIZE AND ABIDE BY ALL OSHA EXCAVATION SAFETY STANDARDS, INCLUDING THE FLORIDA TRENCH SAFETY ACT (90-96, LAWS OF FLORIDA). ANY MATERIAL, CONSTRUCTION METHODS, OR MATERIAL COST TO COMPLY WITH THESE LAWS SHALL BE INCIDENTAL TO THE CONTRACT.
22. CONTRACTOR MUST STOP OPERATION AND NOTIFY THE OWNER FOR PROPER DIRECTION IF ANY ENVIRONMENTAL OR HEALTH RELATED CONTAMINATE IS ENCOUNTERED DURING EXCAVATION.

UTILITY GENERAL NOTES

1. THE UTILITY DATA SHOWN ON THESE PLANS WAS LOCATED BY THE RESPECTIVE UTILITY, OR IS BASED ON UTILITY DRAWINGS, MAPS, OR FIELD RECONNAISSANCE.
2. THE LOCATION, MATERIAL TYPE, AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY, PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS OF THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. ANY UTILITIES, WHETHER SHOWN ON THE SE PLANS OR NOT, THAT INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE CLOSELY COORDINATED WITH THE ENGINEER AND THE RESPECTIVE UTILITY COMPANY FOR RELOCATION OR PROPER INSTRUCTION.
3. A SINGLE POINT UTILITY IDENTIFICATION SERVICE HAS BEEN SET UP FOR EXISTING UTILITIES. THE CONTRACTOR IS TO CONTACT THE SUNSHINE STATE ONE CALL CENTER BY DIALING "811" AT LEAST TWO (2) AND NO MORE THAN FIVE (5) WORKING DAYS PRIOR TO THE SPECIFIC CONSTRUCTION ACTIVITY FOR FIELD LOCATION. NOTE THAT NOT ALL UTILITIES PARTICIPATE IN THIS PROGRAM. THE CONTRACTOR SHOULD CONTACT ALL NON-PARTICIPATING UTILITIES SEPARATELY FOR FIELD LOCATION OF THEIR FACILITIES AT LEAST TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION.
4. THE UTILITY PROVIDERS NOTED ON THE COVER SHEET HAVE PREVIOUSLY INDICATED THAT THEY MAY HAVE FACILITIES IN THE VICINITY OF THE CONSTRUCTION AREA.
5. THE CONTRACTOR SHALL KEEP LOCATE TICKETS UP TO DATE AT ALL TIMES.
6. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH EACH UTILITY AND ALL COSTS ASSOCIATED WITH THE PROTECTION OF EXISTING FACILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL ALSO COORDINATE NECESSARY RELOCATIONS OR OTHER CONSTRUCTION RELATED MATTERS WITH EACH UTILITY.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN IN SERVICE ALL EXISTING PIPING ENCOUNTERED DURING CONSTRUCTION UNLESS OTHERWISE INDICATED IN THE DRAWINGS. ANY PIPING WHICH CAN BE REMOVED DURING CONSTRUCTION WITHOUT UNDUE INTERRUPTION OF SERVICE MAY BE REMOVED AND REPLACED BY THE CONTRACTOR WITH THE PERMISSION OF THE OWNER AND THE ENGINEER.
8. TYPICAL DETAILS AND PROPOSED CONSTRUCTION AS SHOWN ILLUSTRATE THE ENGINEER'S INTENT AND ARE NOT PRESENTED AS A SOLUTION TO ALL CONSTRUCTION PROBLEMS ENCOUNTERED IN THE FIELD. THE CONTRACTOR MAY ALTER THE PROPOSED CONSTRUCTION TO SUIT FIELD CONDITIONS, PROVIDED IT COMPLIES WITH THE PROJECT SPECIFICATIONS AND APPROVAL IS RECEIVED FROM THE ENGINEER. WHERE SUCH PROPOSED REVISIONS DEVIATE FROM THE FDEP CONSTRUCTION PERMIT, THEN SUCH REVISIONS WILL ALSO REQUIRE APPROVAL FROM FDEP.
9. FOR EACH RESPECTIVE PIPELINE CONSTRUCTION REQUIRED, THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, DEPTH, SIZE, MATERIAL TYPE, AND ALIGNMENT OF ALL EXISTING PIPES, CABLES, ETC. TO BE CROSSED OR CONNECTED TO. IF THE CONTRACTOR DEEMS NECESSARY (A) A CHANGE IN ALIGNMENT OR DEPTH, OR THE NEED FOR ADDITIONAL FITTINGS, BENDS, OR COUPLINGS, WHICH REPRESENT A DEPARTURE FROM THE CONTRACT DRAWING, OR (B) A NEED FOR RELOCATION OF EXISTING UTILITIES, THEN DETAILS OF SUCH DEPARTURES, RELOCATIONS, OR ADDITIONAL FITTINGS, INCLUDING CHANGES IN RELATED PORTIONS OF THE PROJECT AND THE REASONS THEREFORE, SHALL BE SUBMITTED WITH SHOP DRAWINGS. APPROVED DEPARTURES FOR THE CONTRACTOR'S CONVENIENCE SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
10. THE CONTRACTOR SHALL PROVIDE AT HIS OWN EXPENSE ALL NECESSARY TEST PUMPING EQUIPMENT, WATER, WATER METERS, PRESSURE GAUGES, AND OTHER EQUIPMENT, MATERIAL AND FACILITIES REQUIRED FOR ALL HYDROSTATIC, LEAKAGE, AND PRESSURE TESTING. THE CONTRACTOR SHALL CONTACT THE ENGINEER AND THE OWNER IN WRITTEN FORM, FORTY-EIGHT (48) HOURS IN ADVANCE OF PROPOSED TESTING. THE CONTRACTOR SHALL PERFORM SATISFACTORY PRETESTING PRIOR TO NOTIFICATION.

SITE PREPARATION

1. UNLESS OTHERWISE DIRECTED BY THE OWNER OR ENGINEER, THE CONTRACTOR IS EXPECTED TO CONTAIN ALL CONSTRUCTION ACTIVITIES WITHIN THE PROPERTY, RIGHT-OF-WAY, AND EASEMENTS AS INDICATED ON THE DRAWINGS. AT NO TIME SHALL THE CONTRACTOR DISTURB SURROUNDING PROPERTIES OR TRAVEL ON SURROUNDING PROPERTIES WITHOUT WRITTEN CONSENT FROM THE PROPERTY OWNER. ANY REPAIR OR RECONSTRUCTION OF DAMAGED AREAS IN SURROUNDING PROPERTIES SHALL BE REPAIRED BY THE CONTRACTOR ON AN IMMEDIATE BASIS. ALL COSTS FOR REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION SHALL BE PROVIDED.
2. STAKE OUT THE CONSTRUCTION, ESTABLISH LINES AND LEVELS, TEMPORARY BENCH MARKS, BATTER BOARDS, CENTERLINES, BASELINES, AND REFERENCE POINTS FOR THE WORK, AND VERIFY ALL DIMENSIONS RELATING TO INTERCONNECTION WITH EXISTING FEATURES. REPORT ANY INCONSISTENCIES IN THE PROPOSED GRADES, LINES AND LEVELS, DIMENSIONS AND LOCATIONS TO THE ENGINEER BEFORE COMMENCING WORK.
3. PROTECT ALL TREES AND SHRUBS LOCATED OUTSIDE THE RIGHT-OF-WAY, EASEMENTS, AND OWNER SECURED PROPERTY, PARTICULARLY THOSE TREES AND SHRUBS LOCATED ADJACENT TO WORK AREAS.
4. WITHIN THE RIGHT-OF-WAY, EASEMENTS, AND OWNER SECURED PROPERTY, THE INTENT IS TO ALLOW TREES AND SHRUBS TO REMAIN IN ACCORDANCE WITH THE FOLLOWING SCHEDULE: NEW ROADWAY CONSTRUCTION - TREES AND SHRUBS TO REMAIN WHERE LOCATED MORE THAN 15 FEET FROM THE BACK OF CURB, OR OUTSIDE THE LIMITS OF EXCAVATION OR FILL AREAS, WHICHEVER IS FURTHER. UTILITY PIPELINE CONSTRUCTION - TREES AND SHRUBS TO REMAIN OUTSIDE A 15 FOOT WIDE PATH, CENTERED ON THE PIPELINE.
5. TREES TO REMAIN IN THE CONSTRUCTION AREA SHALL BE BOXED, FENCED OR OTHERWISE PROTECTED IN ACCORDANCE WITH DETAILS ON THE DRAWINGS. DO NOT PERMIT HEAVY EQUIPMENT OR STOCKPILES WITHIN BRANCH SPREAD
6. AREAS TO RECEIVE CLEARING AND GRUBBING SHALL INCLUDE ALL AREAS TO BE OCCUPIED BY THE PROPOSED IMPROVEMENTS, AREAS FOR FILL AND SITE GRADING, AND BORROW SITES. REMOVE TREES OUTSIDE OF THESE AREAS ONLY AS INDICATED ON THE DRAWINGS OR AS APPROVED IN WRITING BY THE ENGINEER.
7. CLEARING SHALL CONSIST OF REMOVING TREES AND BRUSH AND DISPOSAL OF OTHER MATERIALS THAT ENCROACH UPON OR OTHERWISE OBSTRUCT THE WORK.
8. EXERCISE EXTREME CARE DURING THE CLEARING AND GRUBBING OPERATIONS. DO NOT DAMAGE EXISTING STRUCTURES, PIPES OR UTILITIES.
9. GRUBBING SHALL CONSIST OF REMOVING AND DISPOSING OF STUMPS, ROOTS LARGER THAN 2" IN DIAMETER, AND MATTED ROOTS. REMOVE TO A DEPTH OF NOT LESS THAN 18" BELOW THE ORIGINAL SURFACE LEVEL OF THE GROUND.
10. ALL COMBUSTIBLE DEBRIS AND REFUSE FROM SITE PREPARATION OPERATIONS SHALL BE REMOVED TO LEGAL OFFSITE DISPOSAL AREAS.

GRADING

1. SMOOTH TRANSITIONS SHALL BE PROVIDED BETWEEN CONTOURS OR SPOT ELEVATIONS AS SHOWN ON THE PLANS TO ACCOMPLISH THE GRADING INTENT. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER FINAL GRADING HAS BEEN COMPLETED. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER PRIOR TO DEMOBILIZATION OF GRADING EQUIPMENT TO DETERMINE THAT THE GRADING INTENT HAS BEEN ACHIEVED.
2. ALL PROPOSED ELEVATIONS ON THE PLANS WITHIN PAVED AREAS ARE SHOWN AT PAVEMENT, UNLESS OTHERWISE NOTED.
3. ALL PAVING SURFACES IN INTERSECTIONS AND ADJACENT SECTIONS SHALL BE GRADED TO DRAIN POSITIVELY AND TO PROVIDE A SMOOTH, TRANSITIONED DRIVING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNUSUALLY STEEP OR REVERSE CROSS SLOPES. THE STANDARD CROWN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH THE ABOVE AND THE ENGINEER SHALL BE CONSULTED SO THAT HE MAY MAKE ANY AND ALL REQUIRED INTERPRETATIONS OF THE PLANS OR GIVE SUPPLEMENTARY INSTRUCTIONS TO ACCOMPLISH THE INTENT OF PLANS.
4. UNIFORMLY SMOOTH GRADE THE SITE. DEPRESSIONS FROM SETTLEMENT SHALL BE FILLED AND COMPACTED. TOPS OF EMBANKMENTS AND BREAKS IN GRADE SHALL BE ROUNDED. FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED, FREE FROM IRREGULAR SURFACE CHANGES AND COMPARABLE TO THE SMOOTHNESS OBTAINED BY BLADE-GRADER OPERATIONS.
5. NEWLY GRADED AREAS SHALL BE PROTECTED FROM TRAFFIC AND EROSION. ALL SETTLEMENT OR WASHING AWAY THAT MAY OCCUR FROM ANY CAUSE PRIOR TO ESSENCE ACCEPTANCE SHALL BE REPAIRED AND GRADES RE-ESTABLISHED TO THE REQUIRED ELEVATIONS AND SLOPES AT NO ADDITIONAL COST TO THE OWNER.

UTILITY SEPARATION REQUIREMENTS

1. THE HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SANITARY SEWER, STORM SEWER, WASTEWATER FORCE MAINS, STORMWATER FORCE MAINS, RECLAIMED WATER MAINS AND ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
   A. THE OUTSIDE OF WATER MAINS SHALL BE A MINIMUM OF FIVE FEET FROM THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, VACUUM TYPE SANITARY SEWER AND RECLAIMED WATER MAIN.
   B. THE OUTSIDE OF WATER MAINS SHALL BE A MINIMUM OF TEN FEET FROM THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY SANITARY SEWER AND WASTEWATER FORCE MAIN. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN THE OUTSIDE OF WATER MAINS AND THE OUTSIDE OF GRAVITY SANITARY SEWERS CAN BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS AT LEAST EIGHTEEN INCHES ABOVE THE TOP OF THE SEWER.
   C. THE OUTSIDE OF WATER MAINS SHALL BE A MINIMUM OF TEN FEET FROM ALL PARTS OF ANY EXISTING OR PROPOSED ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM SUCH AS SEPTIC TANKS, DRAINFIELDS, AND GREASE TRAPS. ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS DO NOT INCLUDE PACKAGE SEWAGE TREATMENT FACILITIES AND PUBLIC WASTEWATER TREATMENT FACILITIES.
2. THE VERTICAL SEPARATION BETWEEN WATER MAINS AND SANITARY AND STORM SEWER, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER MAINS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
   A. WHEREVER POSSIBLE, WATER MAINS SHALL CROSS OVER EXISTING OR PROPOSED GRAVITY SANITARY SEWER, VACUUM TYPE SANITARY SEWER, AND STORM SEWER, SO THAT OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OUTSIDE OF THE SEWER. WHERE IT IS NOT POSSIBLE FOR THE WATER MAIN TO CROSS OVER EXISTING OR PROPOSED GRAVITY SANITARY SEWER, VACUUM TYPE SANITARY SEWER, AND STORM SEWER, THEN THE WATER MAIN SHALL CROSS UNDER SUCH TYPES OF PIPELINE SYSTEMS PROVIDED THE OUTSIDE OF THE WATER MAIN IS AT LEAST 18 INCHES BELOW THE OUTSIDE OF THE PIPELINE. AT THE CROSSING, THE PIPELINE JOINTS SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST FIVE FEET FROM VACUUM TYPE SANITARY SEWER OR STORM SEWER JOINTS, AND AT LEAST TEN FEET FROM GRAVITY SANITARY SEWER JOINTS.
   B. WHERE VER POSSIBLE, WATER MAINS SHALL CROSS OVER EXISTING OR PROPOSED RECLAIMED WATER MAINS, WASTEWATER FORCE MAINS AND STORMWATER FORCE MAINS. WHETHER THE WATER MAIN CROSSES OVER OR UNDER THESE TYPES OF PIPELINE SYSTEMS, THE OUTSIDE OF THE WATER MAIN SHALL BE AT LEAST 18 INCHES FROM THE OUTSIDE OF THE EXISTING OR PROPOSED RECLAIMED WATER MAIN, WASTEWATER FORCE MAIN AND STORMWATER FORCE MAIN. AT THE CROSSING, THE PIPELINE JOINTS SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST FIVE FEET FROM RECLAIMED WATER MAIN JOINTS AND STORMWATER FORCE MAIN JOINTS, AND AT LEAST TEN FEET FROM THE JOINTS OF WASTEWATER FORCE MAINS.
   3. NO WATER MAIN SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SANITARY SEWER MANHOLE.
   4. NEW OR RELOCATED FIRE HYDRANTS SHALL BE LOCATED SUCH THAT THE UNDERGROUND DRAIN (WEEP HOLE) IS AT LEAST:
   A. FIVE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, RECLAIMED WATER MAIN, OR VACUUM TYPE SANITARY SEWER.
   B. TEN FEET FROM ANY EXISTING OR PROPOSED GRAVITY SANITARY SEWER AND WASTEWATER FORCE MAIN.
   C. TEN FEET FROM ANY ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM SUCH AS SEPTIC TANKS, DRAINFIELDS, AND GREASE TRAPS. ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS DO NOT INCLUDE PACKAGE SEWAGE TREATMENT FACILITIES AND PUBLIC WASTEWATER TREATMENT FACILITIES.

WATER AND RECLAIMED WATER DISTRIBUTION SYSTEMS

1. THE ENTITY THAT WILL OPERATE AND MAINTAIN THE WATER AND RECLAIMED WATER SYSTEMS SHOWN ON THESE PLANS IS THE GOVERNING AGENCY. THE CONTRACTOR SHALL MEET ALL THE REQUIREMENTS OF THE GOVERNING AGENCY.
2. INSTALL ALL WATER AND RECLAIMED MAINS AT A MINIMUM 36 INCHES OF COVER.
3. BURIED DUCTILE IRON PIPE SHALL COMPLY WITH THE FOLLOWING PRESSURE CLASS (PC) DESIGNATIONS UNLESS OTHERWISE INDICATED ON THE DRAWINGS: A) 12" DIAMETER AND SMALLER = PC 350; B) 14" THROUGH 24" DIAMETER = PC 250; C) 30" THROUGH 64" DIAMETER = PC 200.
4. DUCTILE IRON PIPE AND FITTINGS WITHIN 10 FEET OF GAS MAINS SHALL HAVE AN 8-MIL POLYETHYLENE WRAP IN ACCORDANCE WITH ANSI/AWWA C105/A21.5.
5. PVC PIPE SHALL BE NATIONAL SANITATION FEDERATION (NSF) APPROVED. PIPE SHALL HAVE MARKINGS ON EACH SECTION SHOWING CONFORMANCE TO THE ABOVE SPECIFICATIONS. JOINTS SHALL BE RUBBER GASKETED CONFORMING TO AWWA C900 OR C905. THE BELL SHALL BE INTEGRALLY FORMED WITH THE PIPE AND OF SUCH DESIGN AS TO ENSURE PRESSURE RATING. THE BELL OF PIPE AND FITTINGS USING PUSH-ON JOINTS SHALL HAVE AN INTEGRAL GROOVE TO RETAIN THE GASKET IN PLACE.
6. ALL FITTINGS SHALL BE MANUFACTURED OF DUCTILE IRON, CONFORMING TO ANSI/AWWA C110/A21.10 OR ANSI/AWWA C153/A21.53. ALL FULL BODY (C110/A21.10) FITTINGS SHALL BE PRESSURE RATED TO 250 PSI, MINIMUM. ALL COMPACT FITTINGS (C153/A21.53) SHALL BE PRESSURE RATED TO 350 PSI, MINIMUM.
7. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE LINED AND COATED. INTERIOR LINING SHALL BE STANDARD THICKNESS CEMENT MORTAR LINING PER ANSI/AWWA C104/A21.4. EXTERIOR COATING FOR BURIED PIPE AND FITTINGS SHALL BE A PETROLEUM ASPHALTIC COATING IN ACCORDANCE WITH ANSI/AWWA C110/A21.10. EXTERIOR COATING OF EXPOSED PIPE AND FITTINGS SHALL BE FACTORY APPLIED RUST INHIBITING EPOXY PRIMER, MINIMUM 3 MILS DRY FILM THICKNESS. AFTER INSTALLATION, EXTERIOR SURFACES THAT SHALL BE PAINTED WITH A TWO COAT SYSTEM. THE FIRST COAT (INTERMEDIATE COAT) SHALL BE 4.0-10.0 MIL DFT TNEMEC COLOR H-BUILD EPOXOLINE II SERIES N69 OR APPROVED EQUAL, AND THE FINAL COAT SHALL BE 2.0-3.0 MIL DFT TNEMEC ENDURASHIELD SERIES 73 OR APPROVED EQUAL. THE FINAL COAT PAINT COLOR SHALL BE AS SELECTED BY THE LOCAL UTILITY.
8. MECHANICAL AND PUSH ON JOINTS FOR DUCTILE IRON PIPE AND FITTINGS SHALL BE RUBBER GASKETED, CONFORMING TO ANSI/AWWA C111/A21.11. LUBRICANTS OTHER THAN THAT FURNISHED BY THE PIPE MANUFACTURER WITH THE PIPE SHALL NOT BE USED.
9. RESTRAINED JOINTS FOR DUCTILE IRON PIPE BELL JOINTS SHALL BE AMERICAN FAST GRIP GASKET, MCWANE SURE GRIP 350 GASKET, U.S. PIPE FIELD LOK 350 GASKET, OR EBAA IRON MEGA LUG SERIES 1100HD. RESTRAINED JOINTS FOR DUCTILE IRON PIPE AND FITTING MECHANICAL JOINTS SHALL BE EBAA IRON MEGA LUG SERIES 1100, STAR GRIP SERIES 3000, OR TYLER UNION TUF-GRIP SERIES TLD. LOOKING BELL JOINT RESTRAINT SHALL BE AMERICAN FLEX RING JOINT, AMERICAN LOK-RING JOINT, OR U.S. PIPE TRUFLEX. RESTRAINED JOINTS FOR PVC PIPE MECHANICAL JOINTS SHALL BE TYLER UNION SERIES 2000 TUF GRIP TLP, JCM SUR-GRIP BELL RESTRAINER, FORD UNI-FLANGE SERIES 1900 CIRCLE LOCK, OR EBAA IRON MEGA LUG SERIES 2000PV. RESTRAINED JOINTS FOR PVC PIPE PUSH ON JOINTS SHALL BE EBAA IRON MEGA LUG SERIES 1500 OR SERIES 1600 (C900 PVC) SERIES 2600 (C905 PVC), FORD UNI-FLANGE SERIES 1390, OR SMITH-BLAIR BELL-LOK SERIES 165. PIPE JOINTS SHALL BE RESTRAINED UPSTREAM AND DOWNSTREAM OF FITTINGS IN ACCORDANCE WITH THE MANUFACTURERS REQUIREMENTS OR THE TABLE SHOWN IN THE DRAWINGS, WHICHEVER IS GREATER.

WATER AND RECLAIMED WATER DISTRIBUTION SYSTEMS (CONTINUED)

10. POLYETHYLENE PIPE AND TUBING SHALL BE COLOR CODED BLUE (POTABLE WATER) OR PURPLE (RECLAIMED WATER). PIPE AND FITTINGS SHALL BE NSF APPROVED FOR THE USAGE TO WHICH THEY ARE TO BE APPLIED. JOINTS IN SDR-PR PE PIPE SHALL BE BUTT HEAT FUSION OR SOCKET HEAT FUSION TYPE. FITTINGS SHALL BE MANUFACTURED OF THE SAME MATERIAL AS THE PIPE AND SHALL BE OF THE SAME SDR OR LESS. PROVIDE ADAPTERS AS REQUIRED TO JOIN PE PIPE TO PIPE, FITTINGS AND EQUIPMENT OF OTHER MATERIALS.
11. SERVICE SADDLES SHALL MEET THE REQUIREMENTS OF AWWA C800 AND SHALL CONSIST OF EPOXY COATED DUCTILE IRON BODIES IN ACCORDANCE WITH ASTM A536, WITH DOUBLE STAINLESS STEEL STRAPS, BOLTS, WASHERS AND NUTS. STAINLESS STEEL SHALL BE TYPE 304, AND NUTS ARE TO BE TEFLON COATED. THE DUCTILE IRON BODY IS TO BE FUSION BONDED NYLON COATED, MINIMUM THICKNESS 12 MILS, OUTLET OF SADDLE IS TO HAVE NPT THREADS. SERVICE SADDLES SHALL BE MANUFACTURED BY FORD, MUELLER, OR SMITH-BLAIR.
12. ALL SERVICES SHALL INCLUDE THE FOLLOWING: CURB STOPS, UNIONS AS REQUIRED, CORPORATION STOPS. CONFORMANCE WITH AWWA C800 AND C901 IS REQUIRED. THE CONTRACTOR SHALL CUT "V" IN THE TOP CURB OF EACH WATER SERVICE AND A "V" AT ALL VALVE LOCATIONS. CUT WS AND V'S SHALL BE HIGHLIGHTED WITH BLUE PAINT.
13. UNLESS OTHERWISE NOTED IN THE PLANS, THE UTILITY COMPANY SHALL PROVIDE AND INSTALL WATER METERS AND RECLAIMED WATER METERS. CONTRACTOR SHALL CONSTRUCT WATER SERVICE AND RECLAIMED WATER SERVICE TO THE CORPORATION STOP.
14. UNLESS OTHERWISE INDICATED OR SPECIFIED, ALL VALVES TWO INCHES AND SMALLER SHALL BE ALL BRASS OR BRONZE; VALVES OVER TWO INCHES SHALL BE IRON BODY, FULLY BRONZE OR BRONZE MOUNTED.
15. VALVES 4 INCHES AND LARGER SHALL BE LINED AND COATED. BURIED AND EXPOSED VALVES SHALL BE COATED INSIDE AND OUT WITH A RUST INHIBITING EPOXY PRIMER, FOLLOWED BY AN EPOXY COATING MEETING THE REQUIREMENTS OF AWWA C550, APPLIED AT THE FACTORY. THE INTERIOR OF VALVES WITH A CAST IRON OR DUCTILE IRON BODY SHALL BE COATED WITH AN EPOXY PROTECTIVE COATING MEETING NSF INTERNATIONAL STANDARD 61 AND AWWA

FORCE MAIN SYSTEMS

1. THE ENTITY THAT WILL OPERATE AND MAINTAIN THE FORCE MAIN SYSTEM SHOWN ON THESE PLANS IS THE GOVERNING AGENCY. THE CONTRACTOR SHALL MEET ALL THE REQUIREMENTS OF THE GOVERNING AGENCY.
2. INSTALL ALL FORCE MAINS AT A MINIMUM 36 INCHES OF COVER.
3. DUCTILE IRON PIPE AND FITTINGS WITHIN 10 FEET OF GAS MAINS SHALL HAVE AN 8-MIL POLYETHYLENE WRAP IN ACCORDANCE WITH ANSI/AWWA C105/A21.5.
4. PVC PIPE JOINTS SHALL BE RUBBER GASKETED CONFORMING TO AWWA C900 OR C905. THE BELL SHALL BE INTEGRAL WITH THE PIPE AND OF EQUAL OR GREATER PRESSURE RATING. THE BELL OF PIPE AND FITTINGS USING PUSH-ON JOINTS SHALL HAVE AN INTEGRAL GROOVE TO RETAIN THE GASKET IN PLACE.
5. ALL FITTINGS SHALL BE MANUFACTURED OF DUCTILE IRON, CONFORMING TO ANSI/AWWA C110/A21.10 OR ANSI/AWWA C153/A21.53. ALL FULL BODY (C110/A21.10) FITTINGS SHALL BE PRESSURE RATED TO 250 PSI, MINIMUM. ALL COMPACT FITTINGS (C153/A21.53) SHALL BE PRESSURE RATED TO 350 PSI, MINIMUM.
6. INTERIOR LINING FOR PIPES AND FITTINGS SHALL BE EITHER MINIMUM 40 MILS DRY FILM THICKNESS (60 MILS NOMINAL) OF CERAMIC EPOXY LINING, AS MANUFACTURED UNDER THE NAME OF "PROTECTO 401", OR MINIMUM 40 MILS DRY FILM THICKNESS (60 MILS NOMINAL) OF FUSION BONDED EPOXY AND POLYETHYLENE LINING, AS MANUFACTURED UNDER THE NAME OF "PROLYKON PLUS", OR EQUAL. EXTERIOR COATING FOR BURIED PIPE AND FITTINGS SHALL BE A PETROLEUM ASPHALTIC COATING IN ACCORDANCE WITH ANSI/AWWA C110/A21.10. EXTERIOR COATING OF EXPOSED PIPE AND FITTINGS SHALL BE FACTORY APPLIED RUST INHIBITING EPOXY PRIMER, MINIMUM 3 MILS DRY FILM THICKNESS. AFTER INSTALLATION, EXTERIOR SURFACES SHALL BE PAINTED WITH A TWO COAT SYSTEM. THE FIRST COAT (INTERMEDIATE COAT) SHALL BE 4.0-10.0 MIL DFT TNEMEC COLOR HI-BUILD EPOXOLINE II SERIES N69 OR APPROVED EQUAL, AND THE FINAL COAT SHALL BE 2.0-3.0 MIL DFT TNEMEC ENDURASHIELD SERIES 73 OR APPROVED EQUAL. THE FINAL COAT PAINT COLOR SHALL BE AS SELECTED BY THE LOCAL UTILITY.
7. MECHANICAL AND PUSH ON JOINTS FOR DUCTILE IRON PIPE AND FITTINGS SHALL BE RUBBER GASKETED, CONFORMING TO ANSI/AWWA C111/A21.11. LUBRICANTS OTHER THAN THAT FURNISHED BY THE PIPE MANUFACTURER WITH THE PIPE SHALL NOT BE USED.
8. RESTRAINED JOINTS FOR DUCTILE IRON PIPE BELL JOINTS SHALL BE AMERICAN FAST GRIP GASKET, MCWANE SURE GRIP 350 GASKET, U.S. PIPE FIELD LOK 350 GASKET, OR EBAA IRON MEGA LUG SERIES 1100HD. RESTRAINED JOINTS FOR DUCTILE IRON PIPE AND FITTING MECHANICAL JOINTS SHALL BE EBAA IRON MEGA LUG SERIES 1100, STAR GRIP SERIES 3000, OR TYLER UNION TUF-GRIP SERIES TLD. LOCKING BELL JOINT RESTRAINT SHALL BE AMERICAN FLEX RING JOINT, AMERICAN LOK-RING JOINT, OR U.S. PIPE TR-FLEX. RESTRAINED JOINTS FOR PVC PIPE MECHANICAL JOINTS SHALL BE TYLER UNION SERIES 2000 TUF GRIP TLP, JCM SUR-GRIP BELL RESTRAINERS, FORD UNI-FLANGE SERIES 1900 CIRCLE LOCK, OR EBAA IRON MEGA LUG SERIES 2000PV. RESTRAINED JOINTS FOR PVC PIPE PUSH ON JOINTS SHALL BE EBAA IRON MEGA LUG SERIES 1500 OR SERIES 1600 (C900 PVC), SERIES 2800 (C905 PVC), FORD UNI-FLANGE SERIES 1390, OR SMITH-BLAIR BELL-LOK SERIES 965. PIPE JOINTS SHALL BE RESTRAINED UPSTREAM AND DOWNSTREAM OF FITTINGS IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS OR THE TABLE SHOWN IN THE DRAWINGS, WHICHEVER IS GREATER.
9. INTERIOR LINING FOR VALVES 4 INCH AND LARGER SHALL BE EITHER MINIMUM 40 MILS DRY FILM THICKNESS (60 MILS NOMINAL) OF CERAMIC EPOXY LINING, AS MANUFACTURED UNDER THE NAME OF "PROTECTO 401", OR MINIMUM 40 MILS DRY FILM THICKNESS (60 MILS NOMINAL) OF FUSION BONDED EPOXY AND POLYETHYLENE LINING, AS MANUFACTURED UNDER THE NAME OF "PROLYKON PLUS", OR EQUAL. EXTERIOR COATING FOR BURIED VALVES SHALL BE RUST INHIBITING EPOXY PRIMER, FOLLOWED BY A COAL TAR EPOXY. TOTAL MINIMUM DRY FILM THICKNESS OF 16 MILS, APPLIED AT THE FACTORY. EXTERIOR COATING OF EXPOSED VALVES SHALL BE FACTORY APPLIED RUST INHIBITING EPOXY PRIMER, MINIMUM 3 MILS DRY FILM THICKNESS. AFTER INSTALLATION, EXTERIOR SURFACES SHALL BE PAINTED WITH A TWO COAT SYSTEM. THE FIRST COAT (INTERMEDIATE COAT) SHALL BE 4.0-10.0 MIL DFT TNEMEC COLOR HI-BUILD EPOXOLINE II SERIES N69 OR APPROVED EQUAL, AND THE FINAL COAT SHALL BE 2.0-3.0 MIL DFT TNEMEC ENDURASHIELD SERIES 73 OR APPROVED EQUAL. THE FINAL COAT PAINT COLOR SHALL BE AS SELECTED BY THE LOCAL UTILITY.
10. ALL FORCE MAIN VALVES SHALL BE CAST IRON SUITABLE FOR WASTEWATER SERVICE WITH PRESSURES UP TO 250 PSIG, AND SHALL BE QUARTER-TURN, NON-LUBRICATED, ECCENTRIC TYPE WITH RESILIENT FACED PLUG, MANUFACTURED AND TESTED IN ACCORDANCE WITH AWWA C517. PORT AREAS OF NOT LESS THAN 100% OF PIPE AREA SHALL BE SUPPLIED ON ALL VALVES. STANDARD PLUG VALVES SHALL BE CLOW F5412 / F5413, VALMATIC 9600 / 5800, DEZURIK SERIES PEC, M&H 1820, PRATT PV, OR APPROVED EQUAL.
11. TAPPING SLEEVES ARE TO BE 18-8 TYPE 304 STAINLESS STEEL AND STAINLESS STEEL OUTLET, AS MANUFACTURED BY JCM OR APPROVED EQUAL. TAPPING VALVES SHALL BE RESILIENT SEATED GATE VALVES AND SHALL CONFORM TO THE REQUIREMENTS OF AWWA C509. TAPPING VALVES SHALL BE AMERICAN FLOW CONTROL SERIES 2500, CLOW SERIES F-6100, OR MUELLER SERIES A2361.
12. AIR RELEASE VALVES SHALL BE COMBINATION CAPABLE OF DISCHARGING ACCUMULATED AIR IN THE LINE WHILE THE LINE IS OPERATING UNDER A PRESSURE OF 150 PSI. FLOAT MATERIAL SHALL BE STAINLESS STEEL. AIR RELEASE VALVES SHALL HAVE A STAINLESS STEEL BODY AND SHALL BE MANUFACTURED BY APCO (NO. ARI-D-020) OR VENT-O-MAT RGX SERIES. ENCLOSURES FOR AIR RELEASE VALVES SHALL BE POLYETHYLENE WITH STAINLESS STEEL HARDWARE, AND SHALL BE PROVIDED WITH A TAMPER PROOF LOCKING DEVICE. ENCLOSURES SHALL BE AS MANUFACTURED BY WATER PLUS CORPORATION (MODEL 182635) OR APPROVED EQUAL, AND SHALL HAVE VENTS AND SHALL BE GREEN IN COLOR.
13. ALL BURIED VALVES SHALL BE PROVIDED WITH ADJUSTABLE VALVE BOXES APPROXIMATELY 5 INCHES IN DIAMETER WITH A MINIMUM THICKNESS OF 3/16 INCH CAST IRON. BOXES SHALL BE OF SUFFICIENT LENGTH TO OPERATE ALL VALVES BURIED IN THE GROUND, CONSISTING OF BASE, CENTER SECTION, AND TOP SECTION WITH COVER. VALVE BOXES LOCATED IN UNPAVED AREAS SHALL BE SLIP TYPE DESIGN TO PERMIT MOVEMENT OF THE TOP SECTION WITHOUT TRANSMITTING FORCES ONTO THE VALVE BODY. VALVE BOXES CAST INTO CONCRETE OR ASPHALT SURFACING SHALL HAVE BRASS COVERS. ALL VALVE BOX COVERS SHALL BE INTERNALLY CHAINED TO VALVE BOXES WITH AN APPROXIMATELY 18 INCH GALVANIZED CHAIN. VALVE BOX COVERS SHALL BE CAST WITH THE INSCRIPTION "SEWER".
14. PVC PIPE SHALL BE COLOR CODED GREEN AND STENCILED (1.75-INCH LETTERING ON THE PIPE IN AT LEAST THREE AREAS PER PIPE SECTION) "SEWER FORCE MAIN".
15. INSTALL IDENTIFICATION TAPE ALONG ALL DUCTILE IRON PIPE AND PVC PIPE, MINIMUM THICKNESS 4 MILS, WIDTH 6 INCHES, LETTER SIZE 1 INCH, TEXT TO BE "SEWER FORCE MAIN". APPLY TAPE TO SURFACE OF PIPE, CONTINUOUSLY EXTENDING FROM JOINT TO JOINT. TAPE COLOR AND LETTERING SHALL BE BLACK PRINTING ON GREEN BACKGROUND. PLACE TAPE AS FOLLOWS: 2" - 8" PIPE - CENTER ALONG TOP HALF OF PIPE; 10" - 18" PIPE - PLACE ALONG BOTH SIDES OF THE TOP HALF OF PIPE; 20" PIPE AND LARGER - PLACE ON BOTH SIDES OF TOP HALF OF PIPE WITH A THIRD STRIP CENTERED ALONG TOP HALF OF PIPE.
16. INSTALL WARNING TAPE ALONG ALL PIPELINES, PLACED 2 FEET ABOVE PIPE. TAPE SHALL BE 6-INCH WIDE VINYL, CONTINUOUS TAPE. TAPE SHALL BE COLORED BROWN WITH BLACK LETTERING, CODED AND WORDED "CAUTION: FORCE MAIN BURIED BELOW".
17. INSTALL LOCATING WIRE ALONG ALL PVC PIPELINES. WIRE SHALL BE COLOR-CODED 10 GAUGE CONTINUOUS INSULATED WIRE. COLOR CODING SHALL BE SIMILAR TO WARNING TAPE COLORS. INSTALL LOCATOR WIRE ALONG ALL PRESSURIZED PIPELINES 2" AND LARGER. LOOP WIRE INTO ALL VALVE BOXES. LOOPING TO OCCUR EVERY 500 FEET MINIMUM. WHERE THERE ARE NO VALVE BOXES TO ALLOW LOOPING, PROVIDE ACCESS BOXES PER UTILITY REQUIREMENTS. CHECK WIRE FOR ELECTRICAL CONTINUITY.
18. ALL CHANGES IN DIRECTION SHALL BE MADE WITH FITTINGS OR APPROVED JOINT DEFLECTION. BENDING OF PIPE, EXCEPT COPPER AND POLYETHYLENE, IS PROHIBITED. JOINT DEFLECTION SHALL NOT EXCEED 75% OF THE MANUFACTURERS RECOMMENDED MAXIMUM DEFLECTION.
19. TEST PROCEDURES SHALL BE APPROVED BY THE ENGINEER. ALL TESTS SHALL BE MADE IN THE PRESENCE OF THE ENGINEER AND UTILITY. NOTIFY THE ENGINEER AND THE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY WORK IS TO BE INSPECTED OR TESTED.
20. PROVIDE ALL EQUIPMENT FOR TESTING. INCREMENTS ON GAGES USED FOR LOW PRESSURE AIR TESTING SHALL BE OF SCALED TO THE NEAREST 0.1 PSI. GAGES, PUMPS, AND HOSES SHALL BE IN GOOD WORKING ORDER WITH NO NOTICEABLE LEAKS.
21. APPLY HYDROSTATIC TEST PRESSURE OF 100 PSI FOR 10 MINUTES AND FOR SUCH ADDITIONAL PERIOD NECESSARY FOR THE ENGINEER TO COMPLETE THE INSPECTION OF THE LINE UNDER TEST. DO NOT EXCEED PIPE MANUFACTURERS SUGGESTED TIME DURATION AT THE TEST PRESSURE. IF DEFECTS ARE NOTED, REPAIRS SHALL BE MADE AND THE TEST REPEATED UNTIL ALL PARTS OF THE LINE WITHSTAND THE TEST PRESSURE.
22. APPLY LEAKAGE TEST PRESSURE OF 100 PSI. MAINTAIN PRESSURE AT A MAXIMUM VARIATION OF 5% DURING THE ENTIRE LEAKAGE TEST. THE DURATION OF THE LEAKAGE TEST SHALL BE TWO HOURS MINIMUM, AND FOR SUCH ADDITIONAL TIME NECESSARY FOR THE ENGINEER TO COMPLETE INSPECTION OF THE SECTION OF LINE UNDER TEST. LEAKAGE MEASUREMENTS SHALL NOT BE STARTED UNTIL A CONSTANT TEST PRESSURE HAS BEEN ESTABLISHED. THE LINE LEAKAGE SHALL BE MEASURED BY MEANS OF A WATER METER INSTALLED ON THE SUPPLY SIDE OF THE PRESSURE PUMP.
23. NO LEAKAGE IS ALLOWED IN EXPOSED PIPING, BURIED PIPING WITH FLANGED, THREADED, OR WELDED JOINTS OR BURIED NON-POTABLE PIPING IN CONFLICT WITH POTABLE WATER LINES.
24. TESTED SECTIONS OF BURIED PIPING WITH SLIP-TYPE OR MECHANICAL JOINTS WILL NOT BE ACCEPTED IF IT HAS A LEAKAGE RATE IN EXCESS OF THAT RATE DETERMINED BY THE FORMULA L = S(D*P)^1/2/8000 WHERE L = MAXIMUM PERMISSIBLE LEAKAGE RATE, IN GALLONS PER HOUR, THROUGHOUT THE ENTIRE LENGTH OF LINE BEING TESTED; S = LENGTH OF LINE TESTED (IN FEET); D = NOMINAL INTERNAL DIAMETER (IN INCHES) OF THE PIPE; AND P = THE SQUARE ROOT OF THE ACTUAL PRESSURE IN PSIG ON ALL JOINTS IN THE TESTED PORTION OF THE LINE. THIS ACTUAL PRESSURE SHALL BE DETERMINED BY FINDING THE DIFFERENCE BETWEEN THE AVERAGE ELEVATION OF ALL TESTED PIPE JOINTS AND THE ELEVATION OF THE PRESSURE GAUGE AND ADDING THE DIFFERENCE IN ELEVATION HEAD TO THE AUTHORIZED TEST PRESSURE.
25. ALL APPARENT LEAKS DISCOVERED WITHIN ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK BY THE OWNER SHALL BE LOCATED AND

PAVING, SIDEWALKS, AND CURBING

1. MATERIALS AND CONSTRUCTION METHODS FOR THE ROADWAY AND PAVING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
2. ROADWAY PAVING, BASE, AND SUBGRADE THICKNESSES SHALL BE IN ACCORDANCE WITH DETAILS ON THESE DRAWINGS.
3. SIDEWALKS ARE TO BE CONSTRUCTED IN THE AREAS AS SHOWN ON THE CONSTRUCTION PLANS. HANDICAPPED RAMPS SHALL BE PROVIDED AT ALL INTERSECTIONS AND SHALL BE IN ACCORDANCE WITH THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION, LATEST EDITION.
4. CURBING SHALL BE CONSTRUCTED WHERE NOTED ON THE CONSTRUCTION PLANS. ALL CURBS SHALL HAVE SAW CUT CONTRACTION JOINTS AND SHALL BE CONSTRUCTED AT INTERVALS NOT TO EXCEED 10'-0" ON CENTER. CONSTRUCTION OF CURBS SHALL BE IN CONFORMANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) SECTION 520 AND DETAILS PROVIDED ON THE CONSTRUCTION PLANS.
5. FIELD COMPACTION DENSITY, STABILITY, AND THICKNESS TESTING FREQUENCIES OF SUB-BASE, BASE, AND ASPHALT SHALL BE TESTED ONCE EVERY 300 LINEAR FEET OF PAVING PER 24 FT WIDE STRIP, STAGGERED LEFT, CENTER AND RIGHT OF CENTERLINE. WHERE LESS THAN 300 LINEAR FEET OF SUB-BASE, BASE, AND ASPHALT IS PLACED IN ONE DAY, PROVIDE MIN. OF ONE TEST FOR EACH PER DAY'S CONSTRUCTION AT A LOCATION DESIGNATED BY THE ENGINEER. ASPHALT EXTRACTION GRADATION SHALL BE TESTED FROM GRAB SAMPLES COLLECTED ONCE EVERY 1800 SQUARE YARDS OF ASPHALT DELIVERED TO THE SITE (OR A MINIMUM OF ONCE PER DAY).

PRECAST STRUCTURES AND APPURTENANCES

1. ALL MANHOLES SHALL BE PRECAST CONSTRUCTION. THE MINIMUM SIZE DIAMETER OF MANHOLES SHALL BE 48" FOR SEWER LINES 21" IN DIAMETER OR LESS. INTEGRALLY CAST STEPS WITHIN PRECAST STRUCTURES ARE NOT ALLOWED.
2. BASES SHALL BE ONE-PIECE PRECAST BASE SECTIONS CONSISTING OF INTEGRALLY CAST SLAB, BOTTOM RING SECTION AND CONCRETE FLOW CHANNELS. BASE SECTIONS SHALL HAVE INTEGRAL INVERTS WITH GASKETS TO MATCH THE PIPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL INVERT ANGLES. PROVIDE OUTLET STUBS WITH JOINTS TO MATCH THE PIPE.
3. RISERS SHALL BE PRECAST REINFORCED CONCRETE PER ASTM C478, MANUFACTURED USING SULFATE RESISTANT CEMENT (ASTM C150, TYPE II). RISERS SHALL BE 48-INCH DIAMETER UNLESS OTHERWISE INDICATED AND SHALL HAVE A MINIMUM WALL THICKNESS OF 5 INCHES.
4. GASKETS FOR SEATING PRECAST SECTIONS SHALL BE COLD ADHESIVE PREFORMED PLASTIC GASKETS CONFORMING TO FDOT SPECIFICATION 942-2, UNLESS OTHERWISE INDICATED.
5. UNLESS OTHERWISE INDICATED, CONE TOP SECTIONS SHALL BE PRECAST, ECCENTRIC TYPE WITH 24-INCH DIAMETER TOP OPENING CONFORMING TO ASTM C478. PROVIDE 8-INCH MINIMUM THICKNESS FLAT SLAB TOPS WITH ECCENTRIC 24 INCH DIAMETER OPENING, UNLESS OTHERWISE INDICATED.
6. PROVIDE A FLEXIBLE WATERTIGHT SEAL OF THE PIPE TO THE MANHOLE. CONNECTION OF CONCRETE PIPE TO THE MANHOLE SHALL BE MADE WITH NON-SHRINK METALLIC GROUT. CONNECTION OF DUCTILE IRON OR PVC PIPE TO THE MANHOLE SHALL PROVIDE A WATERTIGHT CONNECTION PER ASTM C923. WHERE CONNECTORS ARE USED, THEY SHALL BE INSTALLED IN THE MANHOLE WALL BY ACTIVATING THE EXPANDING MECHANISM IN STRICT ACCORDANCE WITH THE RECOMMENDATION OF THE CONNECTOR MANUFACTURER. THE USE OF ADHESIVES OR LUBRICANTS FOR INSTALLATION OF RUBBER CONNECTORS IS PROHIBITED.
7. FRAMES AND COVERS SHALL BE GREY IRON PER ASTM A48, CLASS 30B AND SHALL BE U.S. FOUNDRY TYPE 227 AS, TRAFFIC BEARING (AASHTO H-20 LOADING), UNLESS OTHERWISE NOTED IN THE DRAWINGS. CASTINGS SHALL BE SMOOTH, CLEAN, FREE FROM BLISTERS, BLOWHOLES, AND SHRINKAGE. RAISED LETTERING ON COVERS SHALL BE "STORM", "SEWER", OR AS DETAILED ON THE DRAWINGS.
8. PROVIDE CAST IRON INLETS, FRAMES, AND GRATES IN ACCORDANCE WITH DETAILS ON THE DRAWINGS. ALL FRAMES AND INLET GRATES SHALL BE PRODUCTS OF U.S. FOUNDRY & MANUFACTURING CORPORATION, OR EQUAL.
9. ALL INLET GRATES SHALL BE SECURED BY CHAIN AND EYEBOLT TO THE TOP OF THE STRUCTURE.
10. THE TOP ELEVATION OF MANHOLES CONSTRUCTED IN PAVED AREAS SHALL MATCH FINISHED GRADE. THE TOP ELEVATION OF MANHOLES CONSTRUCTED IN GRASSED AREAS SHALL BE 4" ABOVE FINISHED GRADE (UNLESS NOTED OTHERWISE).
11. ALL MANHOLES AND CLEAN OUTS CONSTRUCTED WITHIN PAVED AREAS SHALL BE INSTALLED WITH TRAFFIC BEARING RINGS AND COVERS.
12. MANHOLE COATINGS AND FINISHES SHALL BE:

A. SANITARY SEWER MANHOLE INTERIOR - BITUMINOUS EPOXY COATING, MINIMUM DRY FILM THICKNESS = 16 MILS.

B. INTERIOR OF MANHOLES WHICH RECEIVE FORCE MAIN DISCHARGE - INTEGRALLY ATTACHED INTERIOR LINER, FULL HEIGHT, FIBERGLASS LINER. LINER THICKNESS TO BE IN ACCORDANCE WITH THE DRAWINGS.

C. EXTERIOR - BITUMINOUS EPOXY COATING, MINIMUM DRY FILM THICKNESS = 16 MILS.

SYMBOLS:

- XX.XX / XX.XX — TOP OF CURB ELEV. / PAVEMENT ELEV.
- XX.XX — PAVEMENT ELEV.
- 10 — PARKING SPACE COUNT
- DIRECTION OF FLOW
- X.X% — SLOPE OF FLOW
- RIP RAP — RIP RAP - GROUTED
- C.O. — CLEAN OUT
- D.S. — DOWN SPOUT
- STORM / SANITARY MANHOLE
- DITCH BOTTOM INLET
- MITERED END SECTION
- FLARED END SECTION
- "U" TYPE END WALL
- FLUME
- CURB INLETS
- NYLOPLAST DRAIN BASIN
- RETAINING WALL
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- WATER LINE FITTINGS
- GATE VALVE
- REDUCER
- PC1 — PIPE CROSSING
- UTILITY POLE
- SITE LIGHTING
- FLAG POLE
- TRANSFORMER
- A — CROSS SECTION (SEE CONSTRUCTION DETAILS SHEET)

ABBREVIATIONS:

A/C	- AIR CONDITIONER
APPROX	- APPROXIMATE
ASPH	- ASPHALT
AVG	- AVERAGE
BFP	- BACK FLOW PREVENTER
BLK	- BLOCK
BLDG	- BUILDING
BOC	- BACK OF CURB
BOW	- BACK OF WALL
C & G	- CURB & GUTTER
CE	- CONSTRUCTION ENTRANCE
C/L	- CENTERLINE
CMP	- CORRUGATED METAL PIPE
CO	- CLEAN OUT
CONC	- CONCRETE
DEPT	- DEPARTMENT
DS	- DOWN SPOUT
ELEC	- ELECTRIC
EM	- ELECTRICAL METER
ELEV	- ELEVATION
EOP	- EDGE OF PAVEMENT
FDC	- FIRE DEPARTMENT CONNECTION
FDOT	- FLORIDA DEPARTMENT OF TRANSPORTATION
FF	- FINISH FLOOR
FG	- FINISH GRADE
FH	- FIRE HYDRANT
FM	- FORCE MAIN
FOC	- FACE OF CURB
FP&L	- FLORIDA POWER AND LIGHT
GOVT	- GOVERNMENT
HB	- HOSE BIB
HC	- ADA ACCESSIBLE
HDPE	- HIGH DENSITY POLYETHYLENE PIPE
INV	- INVERT
IRR	- IRRIGATION
ME	- MATCH EXISTING ELEVATION
MES	- MITERED END SECTION
MH	- MANHOLE
PVC	- POLYVINYL CHLORIDE PIPE
PVMT	- PAVEMENT
R	- RADIUS
RCP	- REINFORCED CONCRETE PIPE
REV	- REVISION
R/W	- RIGHT-OF-WAY
SF	- SQUARE FEET
S/W	- SIDEWALK
TOB	- TOP OF BANK
TOE	- TOE OF SLOPE
TW	- TOP OF WALL
TYP	- TYPICAL
UNK	- UNKNOWN
UTL	- UNDERGROUND TELEPHONE LINES
W/	- WITH
WV	- WATER VALVE

PAINT STRIPING ABBREVIATIONS:

SWSL	- SINGLE WHITE SOLID LINE
SYSL	- SINGLE YELLOW SOLID LINE
DYSL	- DOUBLE YELLOW SOLID LINE
SWDL	- SINGLE WHITE DASHED LINE
SBYL	- SINGLE BROKEN YELLOW LINE

TW. ELEV.
F.G. ELEV.
RETAINING WALL ELEVATION

LINE TYPES:

- GUIDE RAIL
- BASIN LINE
- BUILDING SETBACK LINE
- FENCE (AS NOTED ON PLAN)
- CNF — CONSTRUCTION FENCE (AS NOTED ON PLAN)
- XXX — CONTOUR ELEVATION
- EASEMENT
- E — ELECTRIC LINE
- FO — FIBER OPTIC
- FW — FIRE WATER
- FM — FORCE MAIN
- G — GAS LINE
- HP — HIGH POINT
- IC — IRRIGATION LINE
- LANDSCAPE BUFFER
- LOD — LIMITS OF DISTURBANCE
- OHE — OVERHEAD ELECTRIC
- PROPERTY LINE
- RAILROAD
- RWM — RECLAIM WATER
- S — SANITARY SEWER
- STORM PIPE
- TS — TAMPER SWITCH
- T — TELEPHONE LINE
- SF — TEMPORARY SILT FENCE
- UB — UTILITY BOLLARD CONDUIT
- W — WATER MAIN
- WALL (AS NOTED ON PLAN)

SIGNS:

(B)	BUS STOP (R7-7)
(DNE)	DO NOT ENTER (R5-1)
(FL)	NO PARKING - FIRE LANE (R7-9A)
(HC)	HANDICAP (FTP-2S)
(HR)	KEEP RIGHT (R4-7A)
(KL)	KEEP LEFT (R4-8A)
(LTO)	LEFT TURN ONLY (R3-5L)
(ME)	MEDIAN (R4-7) (R4-8)
(ND)	NO DUMPING
(NL)	NO LEFT TURN (R3-2)
(NL1)	NO LITTERING
(NOR)	NO RIGHT TURN (R3-1)
(NOT)	NO TRUCKS (R5-2A)
(NP)	NO PARKING (R7-1)
(1W)	ONE WAY (R6-1L) (R6-1R)
(PE)	PEDESTRIAN CROSSING (W11-2)
(RTO)	RIGHT TURN ONLY (R3-5R)
(R1)	ROW NUMBER
(SL)	SPEED LIMIT (R2-X)
(ST)	STOP (R1-1)
(TZ)	TOW AWAY ZONE (R7-201)
(TE)	TRUCK ENTRANCE
(WL)	WEIGHT LIMIT (R12-5)
(WW)	WRONG WAY (R5-1A)
(Y)	YIELD (R1-2)
(DT)	RESERVED DRIVE-THRU PARKING

NOTE:
ITEMS SHOWN DASHED / SCREENED REPRESENT EXISTING CONDITIONS. ITEMS SHOWN SOLID / BOLD REPRESENT PROPOSED CONDITIONS.

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Building Better Communities Together
2215 Altamonte Avenue
Ft. Myers, FL 33901
Ph: 239.332.5499

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

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Matthew D'Angelo, State of Florida, Professional Engineer, License No. 91885. This item has been digitally signed and sealed by 91885 on the date indicated here. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

CELEBRATING 40 +YEARS

No.	Date	Revision
1	12/05/2025	Per Comments

Designed: XX
Drawn: XX
Checked: XX
Job No.: UT-XXXX-XX
Date: 12/05/2025 © 2025

GENERAL SITE NOTES

Walmart

STORE NO. 967-1011 FUEL STATION
HERNANDO COUNTY / FLORIDA 34606

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C0.3

Approved
2025-08-00085
James A. Meyer
1/15/2026

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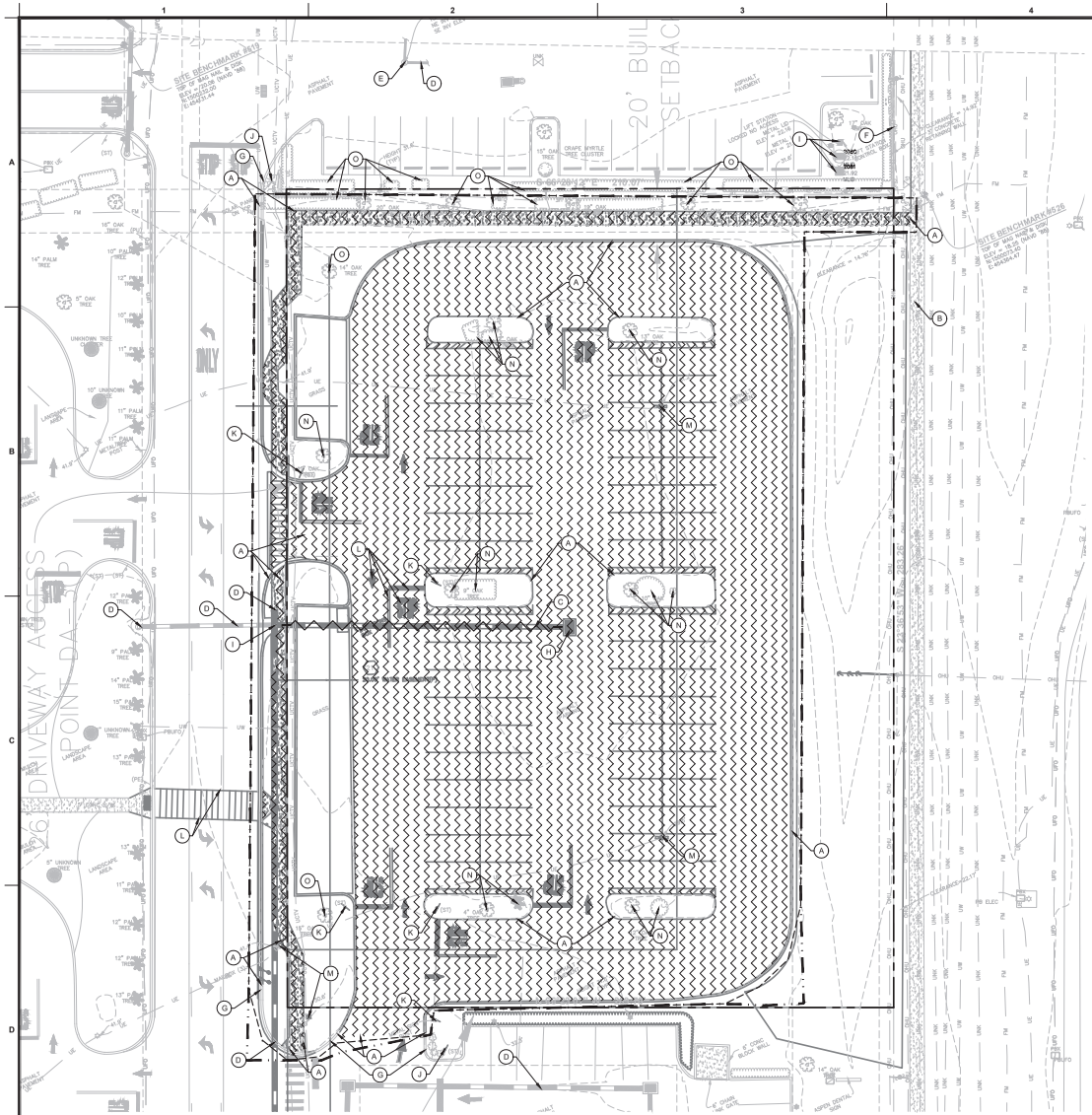

DEMOLITION NOTES

1. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ON-SITE LOCATION OF EXISTING UTILITIES.
2. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR, SUPERVISION, AND EQUIPMENT REQUIRED FOR THE ORDERLY DEMOLITION AND REMOVAL OF EXISTING STRUCTURES, PAVEMENT AND UTILITIES AS SHOWN ON THE DRAWINGS AND DESCRIBED HEREIN.
3. THE CONTRACTOR IS REQUIRED TO FAMILIARIZE HIMSELF WITH THE STRUCTURES TO BE DEMOLISHED. A BRIEF DESCRIPTION OF THE STRUCTURES IS INCLUDED FOR THE CONTRACTORS CONVENIENCE ONLY.
4. THE FOLLOWING LIST OF STRUCTURES REQUIRING DEMOLITION IS INCLUDED FOR THE CONTRACTORS CONVENIENCE ONLY. THE DRAWINGS INDICATE THE SCOPE OF DEMOLITION WHERE DEMOLITION IS REQUIRED.
   A. DEMOLITION AND REMOVAL OF EXISTING ON-SITE ASPHALT AND CONCRETE.
   B. REMOVAL OF EXISTING ON-SITE ABOVEGROUND AND UNDERGROUND UTILITIES, INCLUDING REMOVAL OR PLUGGING OF EXISTING UTILITIES AS SHOWN ON PLANS.
5. PRIOR TO ANY REMOVAL OF ANY UNDERGROUND TANK AND OTHER COMPONENT, CONTRACTOR MUST COMPLETELY DRAIN THE SYSTEMS TO AN APPROVED SANITATION TANK FOR DISPOSAL TO AN APPROVED LOCATION.
6. ALL ON-SITE UNDERGROUND STRUCTURES AND PIPING MUST BE COMPLETELY REMOVED AND OVEREXCAVATED BY A MINIMUM OF 10' BENEATH THE STRUCTURES. CONTRACTOR SHALL USE APPROVED FILL/NO MATERIAL FOR FILLING THESE AREAS. FILL SHALL BE OF CLEAN, FINE SAND AASHTO CLASS A-3 AND SHALL BE PLACED IN 4" TO 8" LOSSE LIFTS AND COMPACTED TO AT LEAST 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY. (ASTM D-1557).
7. ALL EXISTING STRUCTURES, PAVEMENTS, SLABS, STEPS, AND OTHER EXISTING FEATURES INDICATED ON THE DRAWINGS TO BE REMOVED SHALL BE DEMOLISHED AND REMOVED BY THE CONTRACTOR. REMOVE NO STRUCTURE SUBSTANTIALLY AS A WHOLE. DEMOLISH COMPLETELY ON THE PREMISES.
8. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK.
9. ELECTRICAL, TELEPHONE, CABLE, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS A NECESSITY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.
10. PROVIDE ADEQUATE PROTECTION FOR PERSONS AND PROPERTY AT ALL TIMES. EXECUTE THE WORK IN A MANNER TO AVOID HAZARDS TO PERSONS AND PROPERTY AND PREVENT INTERFERENCE WITH THE USE OF AND ACCESS TO ADJACENT BUILDINGS, STREETS AND SIDEWALKS SHALL NOT BE UNNECESSARILY BLOCKED BY DEBRIS AND EQUIPMENT.
11. WET DOWN CONCRETE AND DEBRIS DURING DEMOLITION AND LOADING OPERATIONS TO PREVENT THE SPREAD OF DUST.
12. CONTRACTOR MUST STOP OPERATION AND NOTIFY THE OWNER FOR PROPER DIRECTION IF ANY ENVIRONMENTAL OR HEALTH RELATED CONTAMINATES ENCOUNTERED DURING DEMOLITION/EXCAVATION PROCESS.
13. DISPOSAL
   A. FILL FOR LOWER LEVELS OF DEMOLISHED STRUCTURES MAY INCLUDE CONCRETE OR MASONRY RUBBLE RESULTING FROM DEMOLITION, SUBJECT TO THE E/A'S APPROVAL. RUBBLE SHALL NOT EXCEED 12 INCHES IN LONGEST DIMENSION.
   B. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
   C. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR THE DEMOLITION AND DISPOSAL.
14. PAVEMENT REMOVAL
   A. WHERE EXISTING PAVEMENT IS TO BE REMOVED, SAW-CUT THE SURFACE LEAVING A UNIFORM AND STRAIGHT EDGE WITH MINIMUM DISTURBANCE TO THE REMAINING ADJACENT SURFACING. IF CONSTRUCTION RESULTS IN RAVELING OF THE SAW-CUT SURFACE, RECUT BACK FROM THE RAVELED EDGE PRIOR TO RESTORATION.
   B. WHERE EXISTING PAVEMENT, CURB AND GUTTER, SIDEWALK, DRIVEWAY, OR VALLEY GUTTER IS REMOVED FOR THE PURPOSE OF CONSTRUCTING OR REMOVING BOX CULVERTS, PIPE INLETS, MANHOLES, APPURTENANCES FACILITIES OR STRUCTURES, SAID PAVEMENT, ETC. SHALL BE REPLACED AND RESTORED IN EQUAL OR BETTER CONDITION THAN THE ORIGINAL. CONTRACTOR SHALL PROVIDE ALL NECESSARY LABOR, MATERIALS, EQUIPMENT, TOOLS, SUPPLIES, PAINT, AND EQUIPMENT REQUIRED.
15. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
16. PERMITTING: IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY REQUIRED PERMITTING FOR DEMOLITION FROM RESPONSIBLE REGULATORIES AND FULLY ACKNOWLEDGE AND COMPLY WITH ALL REQUIREMENTS PRIOR TO REQUIREMENTS COMMENCING DEMOLITION WORK.
17. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE EXTENT OF DEMOLITION REQUIRED IN ORDER TO PERFORM THE CONTRACT WORK FOR THIS PROJECT. THE CONTRACTOR SHALL CONDUCT SITE VISITS AND SHALL EXAMINE ALL OF THE INFORMATION WITHIN THESE DOCUMENTS. ALL DISCREPANCIES AND/OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO BID SUBMITTAL.
18. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
19. CONTRACTOR MAY LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON SHEETS C-5, BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, SIDEWALK, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IT'S REMOVAL AND REPAIR.
20. ALL EXISTING UTILITIES WITHIN THE R.O.W SHALL BE ADJUSTED, REMOVED OR RELOCATED AT THE CONTRACTOR'S EXPENSE. ACTUAL WORK SHALL BE COORDINATED BY THE CONTRACTOR DIRECTLY W/ THE APPROPRIATE UTILITY COMPANY. ALL EXPENSES SHALL BE INCLUDED IN THE CONTRACTOR'S BID.
21. COORDINATE ALL WATER MAIN ABANDONMENT WITH PACE WATER SYSTEMS STAFF.

DEMOLITION KEYNOTE LEGEND

- (A) NEATLY SAW-CUT & REMOVE EXISTING SIDEWALK, CURB AND GUTTER.
- (B) PROTECT AND SAVE EXISTING SIDEWALK.
- (C) EXISTING 2'-0" STORM PIPE TO BE REMOVED.
- (D) PROTECT AND SAVE EXISTING STORM PIPE.
- (E) PROTECT AND SAVE EXISTING MANHOLE.
- (F) PROTECT AND SAVE EXISTING FENCE.
- (G) PROTECT AND SAVE EXISTING CURB AND GUTTER.
- (H) EXISTING STORM DRAIN INLET TO BE REMOVED.
- (I) PROTECT AND SAVE EXISTING DRAIN INLET (TO BE CONVERTED).
- (J) SALVAGE AND RELOCATE EXISTING STOP SIGN.
- (K) EXISTING STOP SIGN TO BE REMOVED.
- (L) SANDBLAST & COMPLETELY REMOVE EXISTING PAVEMENT MARKINGS.
- (M) NEATLY REMOVE LIGHT.
- (N) NEATLY REMOVE TREE.
- (O) NEATLY RELOCATE TREE.

SITE BENCHMARK

#519
TOP OF MAG NAIL & DISK
ELEV = 20.06 (NAVD '88)
N:1500232.00
E:454131.44

#526
TOP OF MAG NAIL & DISK
ELEV = 18.25 (NAVD '88)
N:1500073.40
E:454364.47

NOTES

PAVEMENT REMOVAL

1. WHERE EXISTING PAVEMENT IS TO BE REMOVED, SAW-CUT THE SURFACING LEAVING A UNIFORM AND STRAIGHT EDGE WITH MINIMUM DISTURBANCE TO THE REMAINING ADJACENT SURFACING. IF CONSTRUCTION RESULTS IN RAVELING OF THE SAW-CUT SURFACE, RECUT BACK FROM THE RAVELED EDGE PRIOR TO RESTORATION.
2. AFTER REMOVAL OF ASPHALT PAVEMENT AND PROOF ROLLING THE DEPTH OF REMAINING BASE MATERIAL. VERIFICATION SHALL BE COMPLETED TO ENSURE THE SELECTED AREAS OF BASE MATERIAL TO BE REPLACED IS ADEQUATE. PHASED WORK MAY INCLUDE EXISTING UNDERGROUND UTILITIES TO BE PROTECTED.
3. CONTRACTOR SHALL REMOVE ANY RESIDUAL ROOTS AND ORGANICS ASSOCIATED WITH ANY TREE REMOVAL PRIOR TO SUBGRADE PREPARATION.
4. CONTRACTOR SHALL TAKE CARE TO PROTECT EXISTING CURBS AND STRUCTURES FROM DAMAGE DURING REMOVAL AND REPLACEMENT OF EXISTING ASPHALT.
5. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
6. WET DOWN MASONRY DEBRIS DURING DEMOLITION AND LOADING OPERATIONS TO PREVENT THE SPREAD OF DUST.
7. USE A CARBORUNDUM SAW WHENEVER MASONRY OR CONCRETE IS TO BE REMOVED WITHIN EXISTING STRUCTURES. AIR HAMMERS OR OTHER DEVICES WILL BE PERMITTED ON EXTERIOR WORK.

PROPOSED LEGEND

- APPROXIMATE LIMITS OF EXISTING PAVEMENT SECTION, SIDEWALK, AND CURB REMOVAL.
- LIMITS OF PAVEMENT SAWCUT AND REMOVAL
- LIMITS OF WORK AREA
- REMOVAL OF EXISTING UNDERGROUND UTILITY, FENCE, AND PAVEMENT MARKINGS.

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NOTE:
ITEMS SHOWN SCREENED REPRESENT EXISTING CONDITIONS. ITEMS SHOWN BOLD REPRESENT PROPOSED CONDITIONS.

Graphic Scale in Feet
20 0 20 40

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2215 Altamonte Avenue
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Ph: 239.332.5499

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

LICENSE
MATTHEW S. D'ANGELO
No. 91885
STATE OF FLORIDA
PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Matthew D'Angelo. 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

No.	Date	Revision
1	12/05/25	Revision

Designed: ##
Drawn: ##
Checked: ##
Job No.: UT-XXXX-XX
Date: 12/05/2025 © 2025

DEMOLITION PLAN

Walmart

STORE NO. 967-1011 FUEL STATION
HERNANDO COUNTY / FLORIDA 34606

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C1.1

Approved
25-08-00085
James A. Meyer
1/15/2026

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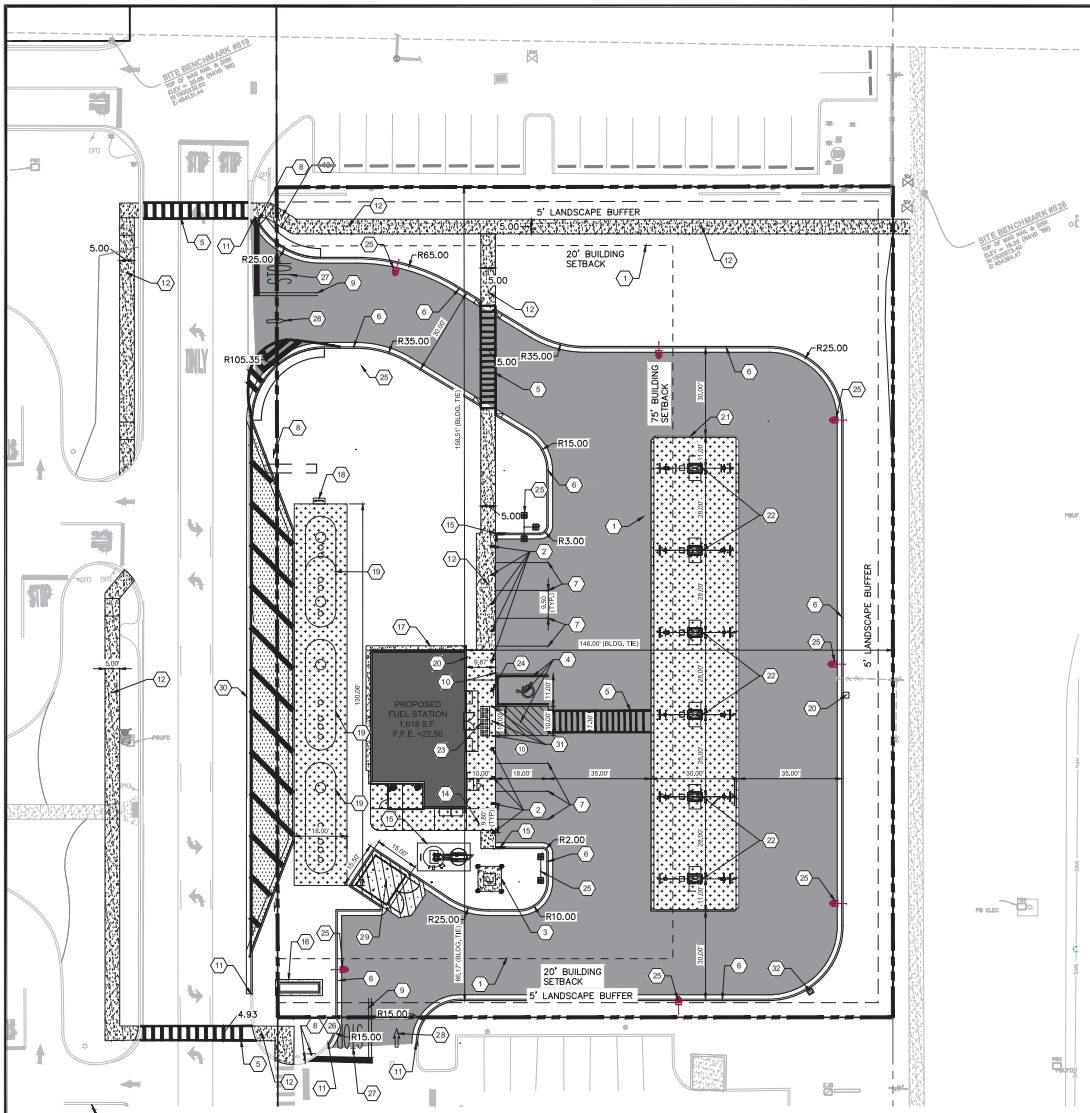

NOTE:
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SITE BENCHMARK

#519
TOP OF MAG NAIL & DISK
ELEV = 20.06 (NAVD '88)
N:1500232.00
E:454131.44

#526
TOP OF MAG NAIL & DISK
ELEV = 18.25 (NAVD '88)
N:1500073.40
E:454364.47

SITE LEGEND

1. BUILDING SETBACK LINE PER ZONING RESOLUTION.
2. PIPE BOLLARD, SEE DETAIL SHEET C5.1.
3. CONCRETE TRANSFORMER PAD, SEE DETAIL SHEET C5.7. CONTRACTOR TO COORDINATE INSPECTION WITH UTILITY PROVIDER.
4. ACCESSIBLE PARKING SPACE PER FDOT INDEX NO. 711-001 AND SIGNAGE PER FDOT INDEX NO. 700-102 TYPICAL. SEE DETAIL SHEET.
5. PEDESTRIAN CROSSWALK, SEE PLAN FOR WIDTH, REF. WALMART DETAILS, SHEET C5.4.
6. 24" STANDARD CURB & GUTTER. SEE DETAIL SHEET C5.2.
7. PROPOSED SWSL / 4".
8. NEW SIGN MOUNTING AND BASE WITH BREAK AWAY POST.
9. PROPOSED DYSL / 4". REF. WALMART DETAILS, SHEET C5.3.(LINES TO BE EXTENDED FROM THE CROSSWALK/STOP BAR).
10. FLUSH PAVEMENT AND SIDEWALK AREA.
11. COORDINATE WITH DEVELOPER'S CONTRACTOR TO CONSTRUCT SMOOTH TRANSITION TO EXISTING CURB AND PAVEMENT.
12. PROPOSED CONCRETE SIDEWALK, 6% MAX. LONGITUDINAL SLOPE, 2% MAX. CROSS SLOPE.
13. PROPOSED ACCESSIBLE CURB RAMP 1:12 MAX. SLOPE WITH 2' DEEP DETECTABLE WARNINGS, PER FDOT INDEX 522-002.
14. CONCRETE SIDEWALK, SEE ARCH. PLAN FOR SPECIFICATION AND DETAILS.
15. PROPOSED LIFT STATION ENCLOSURE, SEE ARCH PLANS FOR DETAILS.
16. PROPOSED MONUMENT SIGN LOCATION, BY OTHERS.
17. PROPOSED CONCRETE RODENT BARRIER, SEE ARCH PLANS FOR DETAILS.
18. PROPOSED TANK VENT SYSTEM, REF. FUEL PLANS FOR DETAILS.
19. PROPOSED UNDERGROUND FUEL STORAGE TANKS, REF. FUEL PLANS FOR DETAILS.
20. PROPOSED E-STOP, REF. ARCH. PLANS FOR DETAILS.
21. PROPOSED GAS CANOPY, REF. ARCH. PLANS FOR DETAILS.
22. PROPOSED FUEL DISPENSER (TYP.), REF. FUEL PLANS FOR DETAILS.
23. PROPOSED TACTILE WARNING, REF. ARCH PLANS.
24. NEW SIGN MOUNTING AND BASE WITH BOLLARD, SEE DETAIL SHEET C5.1.
25. PROPOSED SITE LIGHTING POLE (TYP.), REF. PHOTOMETRIC PLANS.
26. PROPOSED "STOP" SIGN
27. PROPOSED STOP TEXT AND STOP BAR, REF. WALMART DETAILS, SHEET C5.3.
28. PROPOSED OPEN ARROW PAVEMENT MARKINGS, REF. WALMART DETAILS, SHEET C5.3.
29. PROPOSED DUMPSTER ENCLOSURE REF. ARCH PLANS FOR DETAILS
30. PROPOSED 24" CONCRETE GUTTER. SEE DETAIL SHEET C5.2.
31. PROPOSED ARCHITECTURAL BOLLARDS, REF. ARCH PLANS FOR DETAILS.
32. PROPOSED AIR STATION, REF. ARCH PLANS FOR DETAILS

SITE NOTES:

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DISTURBED AREAS ARE THE RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
4. ALL CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'
5. ALL DIMENSIONS AND RADII ARE TO BE FACE OF CURB UNLESS OTHERWISE NOTED.
6. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
8. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY PREPARED BY CPH, CORP.
9. TOTAL LAND AREA IS 1.36± ACRES.
10. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE SITE SPECIFIC SPECIFICATIONS".
11. PYLON SIGNS SHALL BE CONSTRUCTED BY OTHERS.
12. REFER TO ARCH. PLANS FOR SITE LIGHTING.
13. ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLET. WM GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

SIGN LEGEND

(HC) ACCESSIBLE PARKING (FTP-21-06 & FTP-22-06)
(ST) STOP (R1-1)
(PE) STOP HERE FOR PEDESTRIANS (SEE DETAIL SHEET)

PROPOSED LEGEND

PROPERTY LINE
PROPOSED BUFFER LINE
LANDSCAPE BUFFER LINE
BUILDING SETBACK LINE

PAINTING STRIPING LEGEND

SWSL SINGLE WHITE SOLID LINE
DYSL DOUBLE YELLOW SOLID LINE

PROPOSED PAVEMENT LEGEND

CONCRETE SIDEWALK. REF. DETAIL SHEET
ARCHITECTURAL CONCRETE, SEE ARCH. PLANS
STANDARD DUTY CONCRETE: REF. DETAIL SHEET
HEAVY DUTY CONCRETE: PER DETAIL SHEET
STANDARD DUTY ASPHALT PAVEMENT: REF. DETAIL SHEET
HEAVY DUTY ASPHALT PAVEMENT: REF. DETAIL SHEET
PARKING SPACE COUNT
SITE LIGHTING, REF. PHOTOMETRIC PLANS
TRANSFORMER

SITE LOCATION

SITE DATA INFORMATION:

SITE PARCEL NUMBERS:

PARCEL NO. R29 223 17 2608 0000 0020 1867 COMMERCIAL WAY, 59,420 S.F.(1.36 AC.)

SECTION – 29 / TOWNSHIP – 23 S / RANGE – 17 E

ON–SITE LAND INFORMATION:

CURRENT LAND USE:	VACANT LAND
PROPOSED LAND USE:	FUEL STATION
CURRENT ZONING:	PDP(GC) WITH C2 USE– PLANNED DEVELOPMENT PROJECT
PROPOSED ZONING:	PDP(GC) WITH C2 USE– PLANNED DEVELOPMENT PROJECT
AREA OF PROPOSED IMPROVEMENTS:	59,420 S.F. (1.36 AC.)
DEVELOPMENT TYPE:	GENERAL COMMERCIAL

ADJACENT LAND INFORMATION:

	NORTH	EAST	SOUTH	WEST
EXISTING LAND USE	XXX	XXX	XXX	XXX
FUTURE LAND USE	XXX	XXX	XXX	XXX
EXISTING ZONING	XXX	XXX	XXX	XXX
PROPOSED ZONING	XXX	XXX	XXX	XXX

FLOOD ZONE INFORMATION:

HAVING CONSULTED THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12053C0284E, COMMUNITY PANEL NO. 120110, HERNANDO COUNTY UNINCORPORATED AREAS, EFFECTIVE DATE JANUARY 15, 2021, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE X, THE FLOOD ZONE "X"HAS A 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS WITH A 1% ANNUAL CHANCE FLOOD W/ AVERAGE DEPTH LESS THAN 1 FOOT – MINIMAL FLOOD HAZARD

BUILDING INFORMATION:

BUILDING AREA:	1,618± S.F.
BUILDING USE:	FUEL STATION + CONVENIENCE STORE
MAXIMUM BUILDING HEIGHT (COUNTY CODE):	35'
ACTUAL BUILDING HEIGHT (ONE STORY):	19'–0"
CANOPY HEIGHT	17'–8"
MAXIMUM FLOOR AREA RATIO (FAR) (COUNTY CODE):	0.75
MAXIMUM FLOOR AREA RATIO (FAR) PROVIDED:	2.72%

PERVIOUS / IMPERVIOUS AREAS:

PRE DEVELOPMENT:			
PERVIOUS AREA:	18,020 S.F.	(0.41 AC.)	(30.32%)
IMPERVIOUS AREA:	41,400 S.F.	(0.95 AC.)	(69.68%)
TOTAL SITE AREA:	59,420 S.F.	(1.36 AC.)	(100.00%)
POST DEVELOPMENT:			
PERVIOUS AREA:	21,799 S.F.	(0.50 AC.)	(36.69%)
IMPERVIOUS AREA:	37,621 S.F.	(0.86 AC.)	(63.31%)
TOTAL SITE AREA:	59,420 S.F.	(1.36 AC.)	(100.00%)

PARKING INFORMATION:

PARKING REQUIRED:

USE TYPE: GAS STATION + CONVENIENCE STORE
1 SPACES PER 4 PUMPS + 5/1,000 SF CONVENIENCE STORE AREA
(6 PUMPS / 4) + (5 x 1.618) = 10 SPACES REQUIRED.

PARKING SPACES PROVIDED = 10 (INC. 1 ADA SPACE AND 1 TRUCKING LOADING ZONE)

PARKING RATIO PROVIDED = 6 SPACES PER 1,000 SF

BLDG. SETBACKS AND LANDSCAPE BUFFERS:

PRINCIPLE BLDG. SETBACKS:	N	E	S	W
REQUIRED:	X'(MIN)	X'(MIN)	X'(MIN)	XX'(MIN)
PROVIDED :	XXX.XX'	XX.XX'	XX.XX'	XXX.XX'
ACCESSORY STRUCTURE (DUMPSTER) SETBACK:	N	E	S	W
REQUIRED:	X'	X'	X'	X'
PROVIDED :	XX.XX'	XX.XX'	XXX.XX'	XXX.XX'
SIGNAGE SETBACK:	N	E	S	W
REQUIRED:	X'	X'	X'	X'
PROVIDED :	XXX.XX'	XXX.XX'	XX.XX'	X.XX'
LANDSCAPE BUFFERS:	N	E	S	W
REQUIRED:	X'	X'	X'	XX'(MIN)
PROVIDED :	X'	XX.XX'	X'	XX.XX'

cph
www.cphcorp.com
Building Better Communities Together
2216 Altamont Avenue
Ft. Myers, FL 33901
Ph: 239.332.5499

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

MATTHEW S. D'ANGELO LICENSE No. 91885 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Matthew D'Angelo. 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

No.	Date	Revision
1	12/05/25	Per City Comments

Designed: ##
Drawn: ##
Checked: ##
Job No.: UT-XXXX-XX
Date: 12/05/2025 © 2025

SITE DIMENSION PLAN

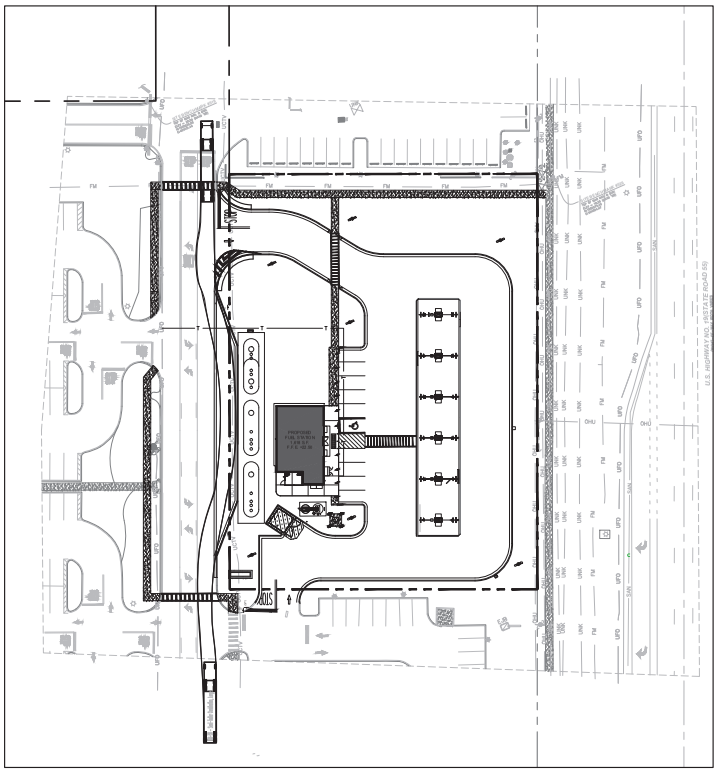
Walmart

STORE NO. 967-1011 FUEL STATION
HERNANDO COUNTY / FLORIDA 34606

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

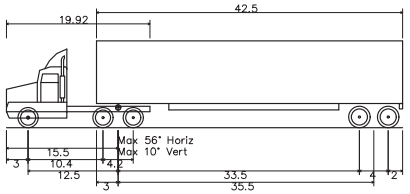
Sheet No.
C1.2

Approved
24-PZ-00085
James A. Mayer
1/15/2026



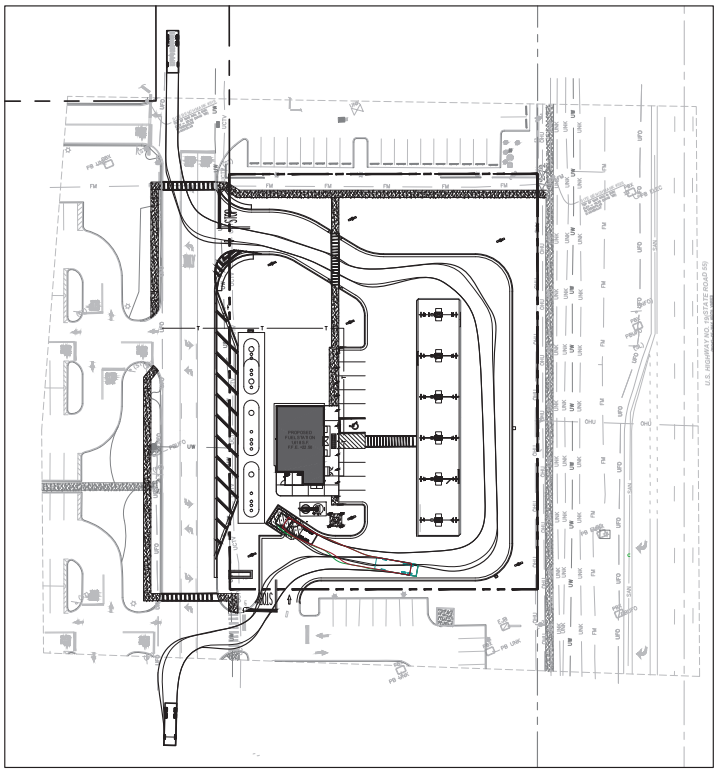
WB-50 DELIVERY TRUCK EXHIBIT

SCALE = 1" = 40'



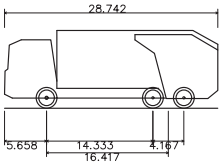
WB-50 – Semi-Trailer Combination, Large

Overall Length	55.000ft
Overall Width	8.500ft
Overall Body Height	12.052ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	45.000ft



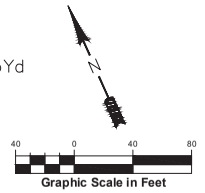
REFUSE TRUCK EXHIBIT

SCALE = 1" = 40'



Mack TerraPro Low Entry 6x4 LEU 613 + Wayne Phoenix III 25Yd

Overall Length	28.742ft
Overall Width	8.000ft
Overall Body Height	10.481ft
Min Body Ground Clearance	1.311ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	34.000ft



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MATTHEW S. D'ANGELO
LICENSE
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STATE OF FLORIDA
PROFESSIONAL ENGINEER

No.	Date	Revision
1	##	##
2	##	##
3	##	##
4	##	##
5	##	##
6	##	##

Designed: ##
Drawn: ##
Checked: ##
Job No.: UT-XXXX-XX
Date: 12/05/2025 © 2025

TRUCK TURN EXHIBIT

Walmart

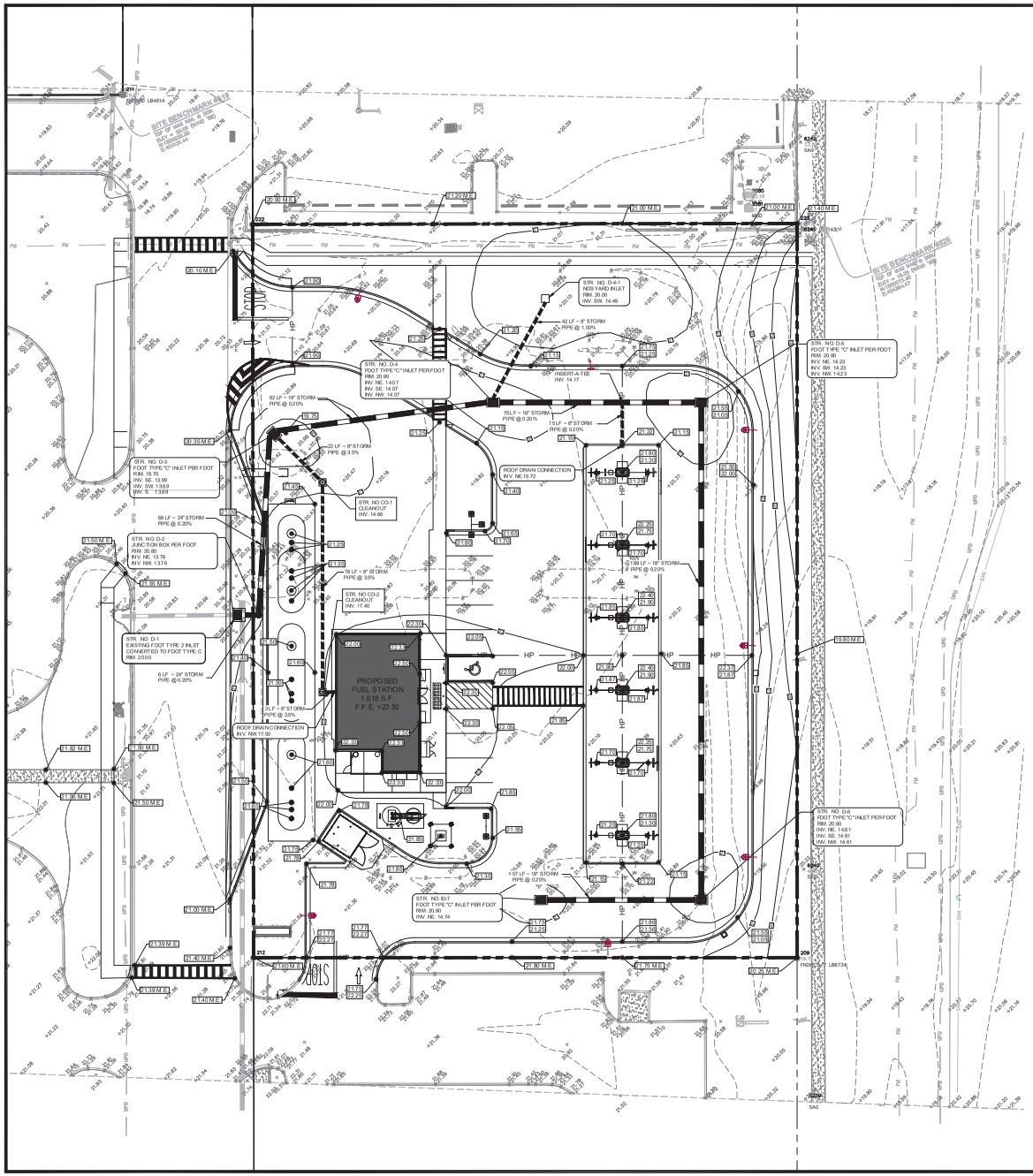
STORE NO. 967 FUEL STATION
HERNANDO COUNTY / FLORIDA 34606

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
TTE-1

Approved
24-08-00085
James A. Meyer
1/15/2026

\\server-1\pt\CPH-Civil\Projects\101_Walmart Fuel #967 Spring Hill\03_Working Files\TTE-1 - TRUCK TURN\12-05-2025\TTE-1 - TRUCK TURN.dwg, 12/5/2025 12:19:44 PM, Admin,


PROPOSED
FUEL STATION
1,618 S.F.
F.F.E. =22.50
STR. NO. D-1
EXISTING FDOT TYPE 2 INLET
CONVERTED TO FDOT TYPE C
RIM: 23.53
STR. NO. D-2
JUNCTION BOX PER FOOT
RIM: 20.80
INV. NE: 13.76
INV. NW: 13.76
STR. NO. D-3
FDOT TYPE "C" INLET PER FOOT
RIM: 19.70
INV. SE: 13.89
INV. SW: 13.89
INV. S: 13.89
STR. NO. D-4
FDOT TYPE "C" INLET PERFDOT
RIM: 20.90
INV. NE: 14.07
INV. SE: 14.07
INV. NW: 14.07
STR. NO. D-4-1
NDS YARD INLET
RIM: 20.00
INV. SW: 14.49
STR. NO. D-5
FDOT TYPE "C" INLET PER FDOT
RIM: 20.90
INV. NE: 14.23
INV. SW: 14.23
INV. NW: 14.23
STR. NO. D-6
FDOT TYPE "C" INLET PERFDOT
RIM: 20.90
INV. NE: 14.61
INV. SW: 14.61
INV. NW: 14.61
STR. NO. D-7
FDOT TYPE "C" INLET PER FDOT
RIM: 20.90
INV. NE: 14.74
STR. NO CO-1
CLEANOUT
INV: 14.66
STR. NO CO-2
CLEANOUT
INV: 17.40
ROOF DRAIN CONNECTION
INV: 19.72
ROOF DRAIN CONNECTION
INV: NW-17.93
82 LF – 18" STORM
PIPE @ 0.20%
75 LF – 18" STORM
PIPE @ 0.20%
11LF – 8" STORM
PIPE @ 0.20%
22 LF – 8" STORM
PIPE @ 3.5%
68 LF – 24" STORM
PIPE @ 0.20%
39 LF – 8" STORM
PIPE @ 3.5%
189 LF – 18" STORM
PIPE @ 0.20%
6 LF – 24" STORM
PIPE @ 0.20%
11 LF – 8"STORM
PIPE @ 33%
57 LF – 18" STORM
PIPE @ 0.20%
INSERT-A-TEE
INV: 14.17
SITE BENCHMARK #519
TOP OF MAG NAIL & DISK
ELEV = 20.06 (NAVD '88)
N:1500232.00
E:454131.44
SITE BENCHMARK #526
TOP OF MAG NAIL & DISK
ELEV = 18.25 (NAVD '88)
N:1500073.40
E:454364.47
LB4514
LB6734
SAG
FNDR
212
209
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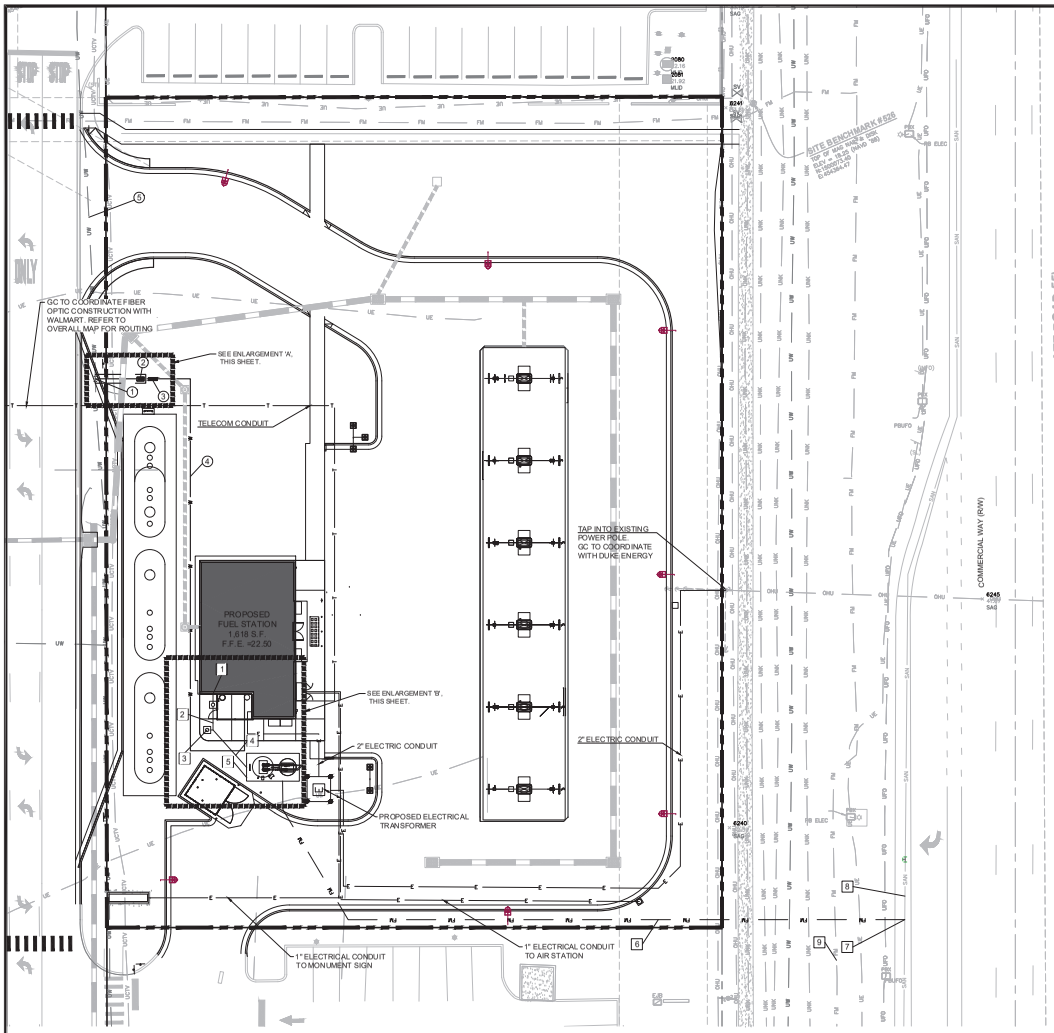


UTILITY GENERAL NOTES

1. CONTRACTOR SHALL CONTACT PWS AT LEAST 48 HOURS PRIOR TO CONNECTION OF PROPOSED FACILITIES TO EXISTING PWS FACILITIES. PWS PERSONNEL SHOULD BE PRESENT FOR ALL TAPS.
2. ALL ON-SITE WATER AND SEWER FACILITIES SHALL BE PRIVATELY OWNED, OPERATED, AND MAINTAINED.
3. CONTRACTOR IS RESPONSIBLE FOR ADJUSTMENT OF EXISTING UTILITIES IF PROPOSED IMPROVEMENTS IMPACT EXISTING UTILITIES.
4. NO PRESSURE PIPING OR FITTINGS SHALL BE ALLOWED UNDER ANY PROPOSED PAVING INCLUDING SIDEWALKS, PLUMES, ROADWAYS, ETC.
5. CONTRACTOR SHALL HAVE AT MINIMUM ONE SET OF PLANS APPROVED BY PWS ON THE JOB SITE.
6. SUBMITTALS ON ALL MATERIAL LOCATED IN THE RIGHT-OF-WAY SHALL BE SUBMITTED TO PWS FOR APPROVAL PRIOR TO CONSTRUCTION.
7. ANY DEVIATIONS OF THE FINISHED GRADE FROM APPROVED CONSTRUCTION PLANS THAT AFFECT ANY WATER, SEWER, OR RECLAIMED WATER MAINS AND/OR SERVICES MUST BE ADJUSTED TO REQUIRED DEPTHS AT DEVELOPER'S EXPENSE.
8. ENSURE 3' SEPARATION BETWEEN PRESSURE PIPING AND SIDEWALK
9. ALL GRAVITY SEWER SHALL BE SDR 26 AND COLORED GREEN (TO INCLUDE LATERALS AS WELL).
10. VIDEO INSPECT ALL GRAVITY SEWER MAINS AND LATERALS AND PROVIDE TO PWS PRIOR TO ACCEPTANCE. ALL MAINS AND SERVICES TO BE CLEANED PRIOR TO VIDEO INSPECTION.

NOTES: THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUES.

UTILITY LINE MATERIALS

POTABLE WATER LINE

ALL UNDERGROUND PIPING LESS THAT 3" DIAMETER SHALL BE: ASTM D2737, PRESSURE CLASS 200, SDR SHOPE

3" DIAMETER SHALL BE: PRESSURE RATED 200, SDR 21, PVC CONFORMING TO ASTM D2241

4"–12" D.A. PRIVATE LINE SHALL BE: AWWA C-900, CLASS 235, DR 18 PVC, UNLESS OTHERWISE LABELED DIP SHALL CONFORM TO ANSI / AWWA C151 / A21.51, CLASS 50

GRAVITY SEWER LINE

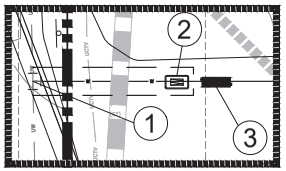
PVC PIPE 4"–12" DIAMETER SHALL BE: ASTM D3034, SDR 26

FORCE MAIN

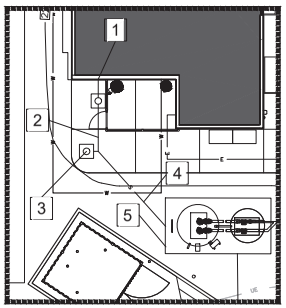
3" HDPE (TE 4710) SHALL CONFORM TO AWWA C906, ASTM D2737, CLASS 200, ASTM D3350, DR 11

NOTE:

1. REFERENCE ARCH. PLANS FOR LIGHTING CONDUIT TYPE, SIZE, ROUTING AND ADDITIONAL SPECIFICATIONS



ENLARGEMENT 'A'
SCALE: N.T.S.



ENLARGEMENT 'B'
1": 10'

LEGEND

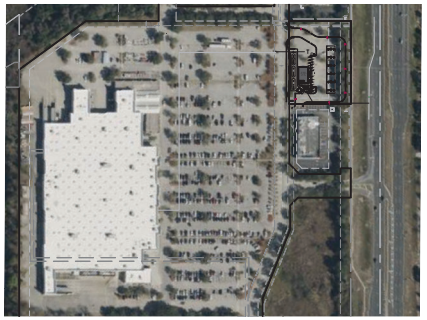
- PROPERTY LINE
- EASEMENT
- E — ELECTRIC LINE
- T — TELEPHONE LINE
- S — SANITARY SEWER
- W — WATER MAIN
- C.O. — CLEAN OUT
- D.S. — DOWN SPOUT
- WATER LINE FITTINGS
- BFP
- FIRE HYDRANT
- WATER VALVE
- SITE LIGHTING AND LOCATION POINT
- WATER METER

WATER LEGEND

1. WET TAP EXISTING 8" PVC WATER LINE WITH 2"X8" TAPPING TEE AND VALVE PER HERNANDO COUNTY SPECIFICATIONS. REF AGENCY DETAIL SHEETS
2. PROPOSED 2" WATER METER. REFER TO AGENCY DETAIL SHEETS
3. PROPOSED REDUCED PRESSURE BACKFLOW PREVENTER ASSEMBLY, REFER TO AGENCY DETAIL SHEETS
4. PROPOSED 2" DOMESTIC WATER LINE.
5. EXISTING 8" WATER TO REMAIN

SANITARY SEWER LEGEND

1. PROPOSED 6" C.O. LOCATED 3' O.S. BUILDING, INV. EL.=17.50'. REF. ARCH/M.E.P. PLANS FOR CONTINUATION
2. 9 L.F. ~ 6" PVC GRAVITY SANITARY SEWER @ 1.0%
3. 6" WYE W/ C.O., INV. 17.41'
4. 18 L.F. ~ 6" PVC GRAVITY SANITARY SEWER @ 1.0%
5. PROPOSED PRIVATE LIFT STATION. REF. SHEET C5.X. INLET EL.=17.19'
6. 245 L.F. ~ 2" HDPE FORCE MAIN PIPE (DIRECTIONAL BORE)
7. 10" X 2" TEE SLEEVE
8. EXISTING 10" FORCE MAIN SANITARY SEWER
9. EXISTING ABANDONED FORCEMAIN



PROPOSED FIBER OPTIC ROUTE
OVERALL PLAN
SCALE: 1"=200'

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Plans Prepared By:
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MATTHEW S. D'ANGELO LICENSE No. 91885 STATE OF FLORIDA PROFESSIONAL ENGINEER

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No.	Date	Revision
1	12/05/2025	Revised per Agency Comments

Designed: ##
Drawn: ##
Checked: ##
Job No.: UT-XXXX-XX
Date: 12/05/2025 © 2025

COMPOSITE UTILITY PLAN

Walmart
STORE NO. 967 FUEL STATION
HERNANDO COUNTY / FLORIDA 34606

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C1.4

Approved
2025-00085
James A. Mayer
1/15/2026

GENERAL NOTES

A. PROJECT OFFICE WALL SWPPP POSTINGS:
THE FOLLOWING ITEMS MUST BE POSTED TOGETHER IN A SINGLE, ORGANIZED LOCATION ON A WALL INSIDE THE PROJECT OFFICE: 1) SWPPP SITE MAPS (ALL PHASES); 2) SWPPP DETAIL SHEETS; 3) MAP SHOWING LOCATION OF OFFSITE IMPORT OR EXPORT FACILITY; 4) REVISIONS TO DETAILS, SITE MAPS, OR SWPPP-RELATED RFIS; 5) SITE SWPPP BINDER; 6) SWCT PLACARD; 7) CURRENT OWNER STORMWATER COMPLIANCE TRAINING CERTIFICATES FOR SUPERINTENDENT(S) AND COMPLIANCE OFFICER(S); AND 8) CERTIFICATIONS AND/OR TRAINING CERTIFICATES REQUIRED TO PERFORM INSPECTIONS BY THE APPLICABLE CONSTRUCTION GENERAL PERMIT OR AUTHORITY HAVING JURISDICTION.

B. PERMITTED PROJECT AREA:
FOR PURPOSES OF THIS SWPPP AND ASSOCIATED STORMWATER PERMIT, 'PERMITTED PROJECT AREA' IS DEFINED AS ANY AND ALL AREAS WITHIN THE PROJECT LIMITS OF DISTURBANCE, AS SHOWN ON THE SWPPP SITE MAPS AND IDENTIFIED IN THE NOTICE OF INTENT TO THE AGENCY. ALL GROUND-DISTURBING AND CONSTRUCTION-RELATED ACTIVITIES (MATERIAL STORAGE, DUMPSTERS, PARKING AREAS, PROJECT OFFICE TRAILER, ETC.) MUST BE INCLUDED WITHIN THE PERMITTED PROJECT AREA LIMITS OF DISTURBANCE.

OFFSITE AREA(S) TO BE DISTURBED AS PART OF THIS PROJECT (NOT ON OWNER PROPERTY): 1.25 AC
OFFSITE WORK INCLUDES CONNECTIONS TO EXISTING UTILITIES LOCATED IN THE EASTERN ROW OF US HWY 19.

ALL AREAS OUTSIDE THE PERMITTED PROJECT AREA (I.E., LIMITS OF DISTURBANCE) ACQUIRED FOR USE BY THE GC OR A SUBCONTRACTOR OF THE GC (BORROW SOURCES, DISPOSAL AREAS, ETC.) MUST BE MANAGED IN ACCORDANCE WITH APPENDIX E - TAB 21 OF THE 02370 SPECIFICATION. THE CONTRACTOR IS REQUIRED TO LOCATE OFFICE TRAILERS AND MATERIAL STORAGE AREAS FOR THE PROJECT WITHIN THE LIMITS OF DISTURBANCE. THE CONTRACTOR MAY REQUEST USE OF OFF-SITE LOCATIONS FOR OFFICE TRAILERS OR NON-ERODIBLE MATERIAL STORAGE; HOWEVER, APPROVAL MUST BE OBTAINED FROM THE CONSTRUCTION MANAGER, THE CEC AND THE WAL-MART SWCT PRIOR TO THEIR USE. REQUESTS WILL BE REVIEWED ON A CASE BY CASE BASIS AND IF APPROVED, LIMITATIONS ON USE WILL BE PROVIDED BY THE CEC.

C. SPECIAL PROJECT VERIFY:
THERE ARE NO SPECIAL PROJECTS, LOCATED BEYOND THE OWNER PERMITTED PROJECT AREA, REQUIRING INSPECTION AND MAINTENANCE ASSOCIATED WITH THIS CONSTRUCTION PROJECT.

D.1 NON-STORMWATER DISCHARGES:
THE GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES PROHIBITS MOST NON-STORMWATER DISCHARGES DURING THE CONSTRUCTION PHASE. ALLOWABLE NON-STORMWATER DISCHARGES THAT OCCUR DURING CONSTRUCTION ON THIS PROJECT, ARE INCLUDED IN PART 3.2 OF THE GENERIC PERMIT AND INCLUDE THE FOLLOWING, PROVIDED THAT THE NON-STORMWATER COMPONENT OF THE DISCHARGE IS IN COMPLIANCE WITH PART 1.5 OF THE GENERIC PERMIT.

1. DISCHARGES FROM FIREFIGHTING ACTIVITIES.
2. FIRE HYDRANT FLUSHINGS.
3. WATERS WITHOUT DETERGENTS USED TO SPRAY OFF LOOSE SOLIDS FROM VEHICLES.
4. WATERS USED TO CONTROL DUST.
5. POTABLE WATER SOURCES SUCH AS WATERLINE FLUSHINGS.
6. LANDSCAPE IRRIGATION WATER AND DRAINAGE.
7. ROUTINE EXTERNAL BUILDING WASHDOWN PROVIDED NO DETERGENTS ARE USED.
8. PAVEMENT WASHWATERS THAT DO NOT CONTAIN DETERGENTS, LEAKS, SPILLS OF TOXIC OR HAZARDOUS MATERIALS.
9. AIR CONDITIONING CONDENSATE.
10. SPRING WATER.
11. FOUNDATION OR FOOTING DRAIN FLOWS THAT ARE NOT CONTAMINATED WITH PROCESS MATERIAL SUCH AS SOLVENTS.
12. NONCONTAMINATED GROUND WATER ASSOCIATED WITH DEWATERING ACTIVITIES AS DESCRIBED IN PART 3.4.

BEST MANAGEMENT PRACTICES (BMPS) MUST BE IMPLEMENTED FOR THE GENERAL PERMIT ALLOWABLE DISCHARGES FOR THE DURATION OF THE PERMIT. THE TECHNIQUES DESCRIBED IN THIS SWPPP FOCUS ON PROVIDING CONTROL OF POLLUTANT DISCHARGES WITH PRACTICAL APPROACHES THAT UTILIZE READILY AVAILABLE EXPERTISE, MATERIAL, AND EQUIPMENT.

NON-STORMWATER COMPONENTS OF SITE DISCHARGES MUST BE UNCONTAMINATED NON-TURBID WATER. ALL NON-STORMWATER DISCHARGES MUST BE ROUTED TO A STORMWATER CONTROL PRIOR TO DISCHARGE. WATER USED FOR CONSTRUCTION WHICH DISCHARGES FROM THE SITE MUST ORIGINATE FROM A PUBLIC WATER SUPPLY OR PRIVATE WELL APPROVED BY THE STATE HEALTH DEPARTMENT. WATER USED FOR CONSTRUCTION THAT DOES NOT ORIGINATE FROM AN APPROVED PUBLIC SUPPLY MUST NOT DISCHARGE FROM THE SITE. IT CAN BE RETAINED IN RETENTION PONDS UNTIL IT INFILTRATES OR EVAPORATES. WHEN NON-STORMWATER IS DISCHARGED FROM THE SITE, IT MUST BE DONE IN A MANNER SUCH THAT IT DOES NOT CAUSE EROSION OF THE SOIL DURING DISCHARGE.

D.2 POWER WASHING:
PROCESS WATER SUCH AS POWER WASHING WATER AND CONCRETE CUTTING EFFLUENT, AMONG OTHERS, MUST BE COLLECTED FOR TREATMENT AND DISPOSAL. IT MUST NOT BE FLUSHED INTO THE SITE STORM DRAIN SYSTEM OR DISCHARGED OFF-SITE.

10. DISCHARGE POINTS:
ALL DISCHARGE POINTS MUST BE INSPECTED TO DETERMINE WHETHER EROSION AND SEDIMENTATION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING DISCHARGE OF SEDIMENT FROM THE SITE AND/OR IMPACTS TO RECEIVING WATERS. SEDIMENT ACCUMULATION DOWNGRADIENT OF DISCHARGE LOCATIONS SHALL BE REPORTED AS A SEDIMENT DISCHARGE (SEE APPENDIX E - TAB 14, SEDIMENT RELEASES, OF THE 02370 SPECIFICATION) AND THE POTENTIAL UPSTREAM CAUSE SHALL BE INVESTIGATED TO PREVENT FUTURE OCCURRENCE. CONTACT THE CM, CEC AND SWCT TO DETERMINE APPROPRIATE ACTION FOR CLEANUP OF DISCHARGED SEDIMENT THAT MAY BE OUTSIDE OF THE LIMITS OF DISTURBANCE. SEE SAMPLING AND MONITORING OF EFFLUENT PLAN (IF APPLICABLE).

EROSION AND SEDIMENT CONTROL NOTES

A. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THIS STORM WATER POLLUTION PREVENTION PLAN. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

B. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.

C. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.

D. CONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH SWPPP IMPLEMENTATION SEQUENCE, OR AS REQUIRED BY THE APPLICABLE GENERIC PERMIT. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND/OR GRADING SHALL BE PERMITTED.

E. ALL DENUDED/BARE AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE, MUST BE STABILIZED IMMEDIATELY UPON COMPLETION OF MOST RECENT GRADING ACTIVITY. WITH THE USE OF FAST-GERMINATING ANNUAL GRASS/GRAIN VARIETIES, STRAW/HAY MULCH, WOOD CELLULOSE FIBERS, TACKIFIERS, NETTING AND/OR BLANKETS. COMPLETION MUST BE ACHIEVED WITHIN 7 DAYS.

F. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SEEDED, SODDED, AND/OR VEGETATED IMMEDIATELY, AND COMPLETED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.

G. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION. TEMPORARY AND/OR PERMANENT STABILIZATION SHALL BE APPLIED PER REQUIREMENTS IN THESE E&S CONTROL NOTES.

H. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE OFF-SITE.

I. ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE SITE PLANS.

J. STORM WATER POLLUTANT CONTROL MEASURES INSTALLED DURING CONSTRUCTION, THAT WILL ALSO PROVIDE STORM WATER MANAGEMENT AFTER CONSTRUCTION, ARE INCLUDED IN THE CONTRACT DOCUMENTS. THE SITE-SPECIFIC POST CONSTRUCTION STORM WATER OPERATION AND MAINTENANCE (O&M) MANUAL IS INCLUDED IN THE CONTRACT DOCUMENTS.

K. ALL PERMANENT CONTROLS AND SYSTEMS MUST BE INSTALLED AND FUNCTIONING AS DESIGNED AND FREE OF ACCUMULATED SEDIMENT AND DEBRIS DURING FINAL PROJECT INSPECTION AND APPROVAL.

HAZARDOUS MATERIAL MANAGEMENT & SPILL REPORTING

ANY HAZARDOUS OR POTENTIALLY HAZARDOUS MATERIAL THAT IS BROUGHT ONTO THE CONSTRUCTION SITE SHALL BE HANDLED PROPERLY TO REDUCE THE POTENTIAL FOR STORMWATER POLLUTION. ALL MATERIALS USED ON THIS CONSTRUCTION SITE SHALL BE PROPERLY STORED, HANDLED, DISPENSED AND DISPOSED OF FOLLOWING ALL APPLICABLE LABEL DIRECTIONS. FLAMMABLE AND COMBUSTIBLE LIQUIDS SHALL BE STORED AND HANDLED ACCORDING TO APPLICABLE REGULATIONS, AND, AT A MINIMUM, ACCORDING TO 29 CFR 1926.152. ONLY APPROVED CONTAINERS AND PORTABLE TANKS SHALL BE USED FOR STORAGE AND HANDLING OF FLAMMABLE AND COMBUSTIBLE LIQUIDS.

MATERIAL SAFETY DATA SHEETS (MSDS) INFORMATION SHALL BE KEPT ON SITE FOR ANY AND ALL APPLICABLE MATERIALS. HOWEVER, MSDS MAY ALSO BE ACCESSED VIA TELEPHONE OR OTHER ELECTRONIC MEANS OR APPARATUS.

IN THE EVENT OF AN ACCIDENTAL SPILL, IMMEDIATE ACTION SHALL BE TAKEN BY THE GC TO CONTAIN AND REMOVE THE SPILLED MATERIAL. THE SPILL SHALL BE REPORTED TO THE APPROPRIATE AGENCIES IN THE REQUIRED TIME FRAMES. AS REQUIRED UNDER THE PROVISIONS OF THE CLEAN WATER ACT, ANY SPILL OR DISCHARGE ENTERING WATERS OF THE UNITED STATES SHALL BE PROPERLY REPORTED.

ALL HAZARDOUS MATERIALS, INCLUDING CONTAMINATED SOIL AND LIQUID CONCRETE WASTE, SHALL BE DISPOSED OF BY THE CONTRACTOR IN THE MANNER SPECIFIED BY FEDERAL, STATE AND LOCAL REGULATIONS AND BY THE MANUFACTURER OF SUCH PRODUCTS.

THE GC SHALL PREPARE A WRITTEN RECORD OF ANY SPILL AND ASSOCIATED CLEAN-UP ACTIVITIES OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF 1 GALLON OR REPORTABLE QUANTITIES, WHICHEVER IS LESS, ON THE DAY OF THE SPILL. THE GC SHALL PROVIDE NOTICE TO OWNER, VIA THE ONLINE CRITICAL INCIDENT REPORT, IMMEDIATELY UPON IDENTIFICATION OF ANY SPILL. SPILL REPORT FORMS ARE AVAILABLE IN THE ONLINE SWPPP REPORTING SYSTEM PROVIDED BY THE OWNER. COPIES OF SPILL CRITICAL INCIDENT REPORTS SHALL BE PRINTED AND MAINTAINED IN THE JOBSITE BINDER.

ANY SPILLS OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF REPORTABLE QUANTITIES AS DEFINED BY EPA OR THE STATE OR LOCAL AGENCY REGULATIONS, SHALL BE IMMEDIATELY REPORTED TO THE EPA NATIONAL RESPONSE CENTER (1-800-424-8802) AND FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (1-800-320-0519, HTTP://DEP.STATE.FL.US/OERR/REPORTABLE_INCIDENT.HTM))

THE STATE REPORTABLE QUANTITY FOR PETROLEUM PRODUCTS IS: 25 GALLONS OR ANY QUANTITY THAT COMES INTO CONTACT WITH STATE WATERS PER F.A.C. 62-780.210

DISCHARGES OF PETROLEUM OR PETROLEUM PRODUCTS OF LESS THAN 25 GALLONS THAT ARE NOT ADDRESSED PURSUANT TO SUBSECTION 62-780.560(1), F.A.C., SHALL BE REPORTED WITHIN ONE WEEK OF DISCOVERY. DISCHARGES OF PETROLEUM OR PETROLEUM PRODUCTS EQUAL TO, OR EXCEEDING, 25 GALLONS ONTO PERVIOUS SURFACES OR ANY DISCHARGE TO SURFACE WATERS SHALL BE REPORTED TO THE STATE WATCH OFFICE OR FDEP OFFICE OF EMERGENCY RESPONSE AS SOON AS POSSIBLE, BUT NO LATER THAN 24 HOURS AFTER OCCURRENCE. THE REPORTABLE QUANTITY FOR HAZARDOUS MATERIALS CAN BE FOUND IN 40 CFR 302 AND THE EPA LISTS AT HTTP://WWW2.EPA.GOV/EPCRA/CONSOLIDATED-LIST-LISTS.

TO MINIMIZE THE POTENTIAL FOR A SPILL OF PETROLEUM PRODUCT OR HAZARDOUS MATERIALS TO COME IN CONTACT WITH STORMWATER, THE FOLLOWING STEPS SHALL BE IMPLEMENTED:

1) ALL MATERIALS WITH HAZARDOUS PROPERTIES, SUCH AS PESTICIDES, PETROLEUM PRODUCTS, FERTILIZERS, SOAPS, DETERGENTS, CONSTRUCTION CHEMICALS, ACIDS, BASES, PAINTS, PAINT SOLVENTS, ADDITIVES FOR SOIL STABILIZATION, CONCRETE, CURING COMPOUNDS AND ADDITIVES, ETC., SHALL BE STORED IN A SECURE LOCATION, UNDER COVER AND IN APPROPRIATE, TIGHTLY SEALED CONTAINERS WHEN NOT IN USE.

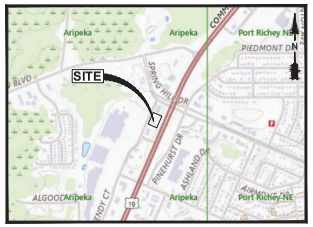
2) THE MINIMUM PRACTICAL QUANTITY OF ALL SUCH MATERIALS SHALL BE KEPT ON THE JOB SITE AND SCHEDULED FOR DELIVERY AS CLOSE TO TIME OF USE AS PRACTICAL.

3) A SPILL CONTROL AND CONTAINMENT KIT (CONTAINING FOR EXAMPLE, ABSORBENT MATERIAL SUCH AS KITTY LITTER OR SAWDUST, ACID, BASE, NEUTRALIZING AGENT, BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, PLASTIC AND METAL TRASH CONTAINERS, ETC.) SHALL BE PROVIDED AT THE CONSTRUCTION SITE AND ITS LOCATION(S) SHALL BE IDENTIFIED WITH LEGIBLE SIGNAGE AND SHOWN ON SITE MAPS.
   a. THE SPILL CONTROL AND CONTAINMENT KIT SUPPLIES SHALL BE OF SUFFICIENT QUANTITIES AND APPROPRIATE CONTENT TO CONTAIN A SPILL FROM THE LARGEST ANTICIPATED PIECE OF EQUIPMENT AND FROM THE LARGEST ANTICIPATED QUANTITIES OF PRODUCTS STORED ON THE SITE AT ANY GIVEN TIME.
   b. CONTENTS SHALL BE INSPECTED DAILY DURING THE DAILY STORMWATER INSPECTION.

4) ALL PRODUCTS SHALL BE STORED IN AND USED FROM THE ORIGINAL CONTAINER WITH THE ORIGINAL PRODUCT LABEL. CONTAINERS MUST BE STORED IN A MANNER TO PROTECT THEM FROM THE ELEMENTS AND INCIDENTAL DAMAGE.

5) ALL PRODUCTS SHALL BE USED IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL.

6) THE DISPOSAL OF EXCESS OR USED PRODUCTS SHALL BE IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL AND REGULATIONS.



USGS QUADRANGLE MAP
NTS

SITE LOCATION MAP
NTS

Always call 811 two full business days before you dig
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www.sunshine811.com

DEVELOPER/OWNER:
WAL-MART STORES EAST, LP
708 SW 8TH STREET,
MAILSTOP 0505
BENTONVILLE, AR 72716-5570
479-430-1103

SITE OPERATOR/GENERAL CONTRACTOR:

SUPERINTENDENT:

IMPORTANT: GC MUST SIGN ALL PLAN SHEETS AND ANY NEW PLAN SHEETS ISSUED BY THE CEC.

cph
www.cphcorp.com
Building Better Communities Together

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

MATTHEW S. D'ANGELO
LICENSE
No. 91885
STATE OF FLORIDA
PROFESSIONAL ENGINEER

No.	Revision	Date
1		
2		
3		
4		
5		
6		
7		

Designed: XX
Drawn: XX
Checked: XX
Job No.: UT-XXXX-XX
Date: 12/05/2025 © 2025

SWPPP NOTES

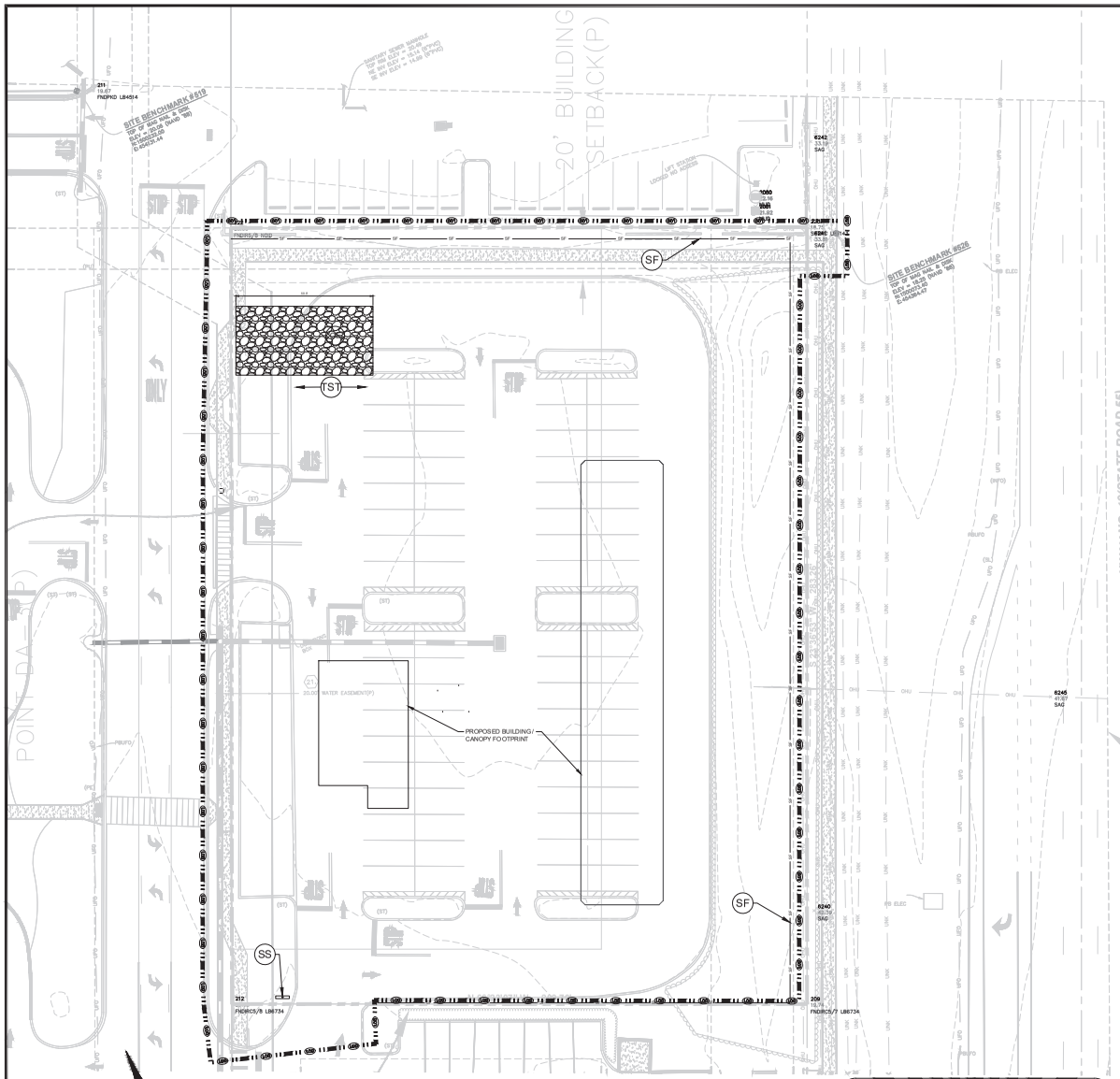
Walmart
STORE NO. 967-1011 FUEL STATION
HERNANDO COUNTY / FLORIDA 34606

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C4.1

Approved
Permit #: 2508-00085
James A. Mayer
1/15/2026

\\server-1\ut\CPH-Civil\Projects\101_Walmart Fuel #967 Spring Hill\03_Working Files\C-1.2 EROSION AND SEDIMENTATION CONTROL PLAN\SWPPP NOTES\12-05-2025\C4.1 SWPPP NOTES.dwg, 12/5/2025 12:52:20 PM, Admin,



SITE BENCHMARK

#519
TOP OF MAG NAIL & DISK
ELEV = 20.06 (NAVD '88)
N:1500232.00
E:454131.44

#526
TOP OF MAG NAIL & DISK
ELEV = 18.25 (NAVD '88)
N:1500073.40
E:454364.47

SWPPP UPDATES AND AMENDMENTS

THE QC MUST UPDATE THE SWPPP, INCLUDING THE JOBSITE BINDER AND SITE MAPS, TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND GENERAL CHANGES TO THE PROJECT SITE. UPDATES SHALL BE MADE DAILY TO TRACK PROGRESS WHEN ANY OF THE FOLLOWING ACTIVITIES OCCUR: BMP INSTALLATION, MODIFICATION OR REMOVAL, CONSTRUCTION ACTIVITIES (E.G., PAVING, STORM SEWER INSTALLATION, FOOTING INSTALLATION, ETC.), CLEARING, GRUBBING OR GRADING, OR TEMPORARY OR PERMANENT STABILIZATION.

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2. ADDING/DELETING EROSION OR SEDIMENT CONTROL BMPS
3. MODIFYING THE SWPPP IMPLEMENTATION SEQUENCE; OR
4. PERFORMING ANY ACTIONS OR IN ANY MANNER THAT IS CONTRARY TO THE SWPPP.

THE CONTRACTOR MAY MODIFY OR ADD ADDITIONAL BMPS, WITHOUT CEC APPROVAL IN AN EMERGENCY SITUATION TO PREVENT SEDIMENT DISCHARGE OR PROTECT WATER QUALITY. HOWEVER, GC MUST NOTIFY THE CEC AS SOON AS PRACTICAL AS TO THEIR ACTIONS TO DISCUSS THE NEED FOR ADDITIONAL OR SUPPLEMENTAL MEASURES AND TO OBTAIN THE REQUIRED APPROVALS. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE TO ENSURE COMPLIANCE WITH THE PERMIT AND PROTECTION OF DOWNSTREAM WATER QUALITY.

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LEGEND

SITE FEATURES:

- PROPERTY LINE
- RIGHT OF WAY LINE
- LIMITS OF DISTURBANCE (LOD)
- EXISTING CONTOUR
- EXISTING STORM PIPE
- DIRECTION OF OVERLAND FLOW (X.XX%)
- ADD LIMITS OF DRAINAGE SUB-BASIN

EROSION DETAILS:

- CE — TEMPORARY CONSTRUCTION EXIT
- SF — SEDIMENTATION SILT FENCE WITH WIRE BACKING
- TST — TEMPORARY SEDIMENT TRAP
- SS — SWPPP INFORMATION SIGN

EROSION NOTES:

- X — SOIL TYPE: ENTISOLS

Always call 811 two full business days before you dig
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www.sunshine811.com

DEWATERING NOTE:

WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.

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WAL-MART STORES EAST, LP
708 SW 8TH STREET,
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BENTONVILLE, AR 72716-5570
479-430-1103

SITE OPERATOR/GENERAL CONTRACTOR:

SUPERINTENDENT:

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Building Better Communities Together

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

MATTHEW S. D'ANGELO — LICENSE No. 91885 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

No.	Date	Revision

Designed: ##
Drawn: ##
Checked: ##
Job No.: UT-XXXX-XX
Date: 12/05/2025 © 2025

SWPPP PHASE 1

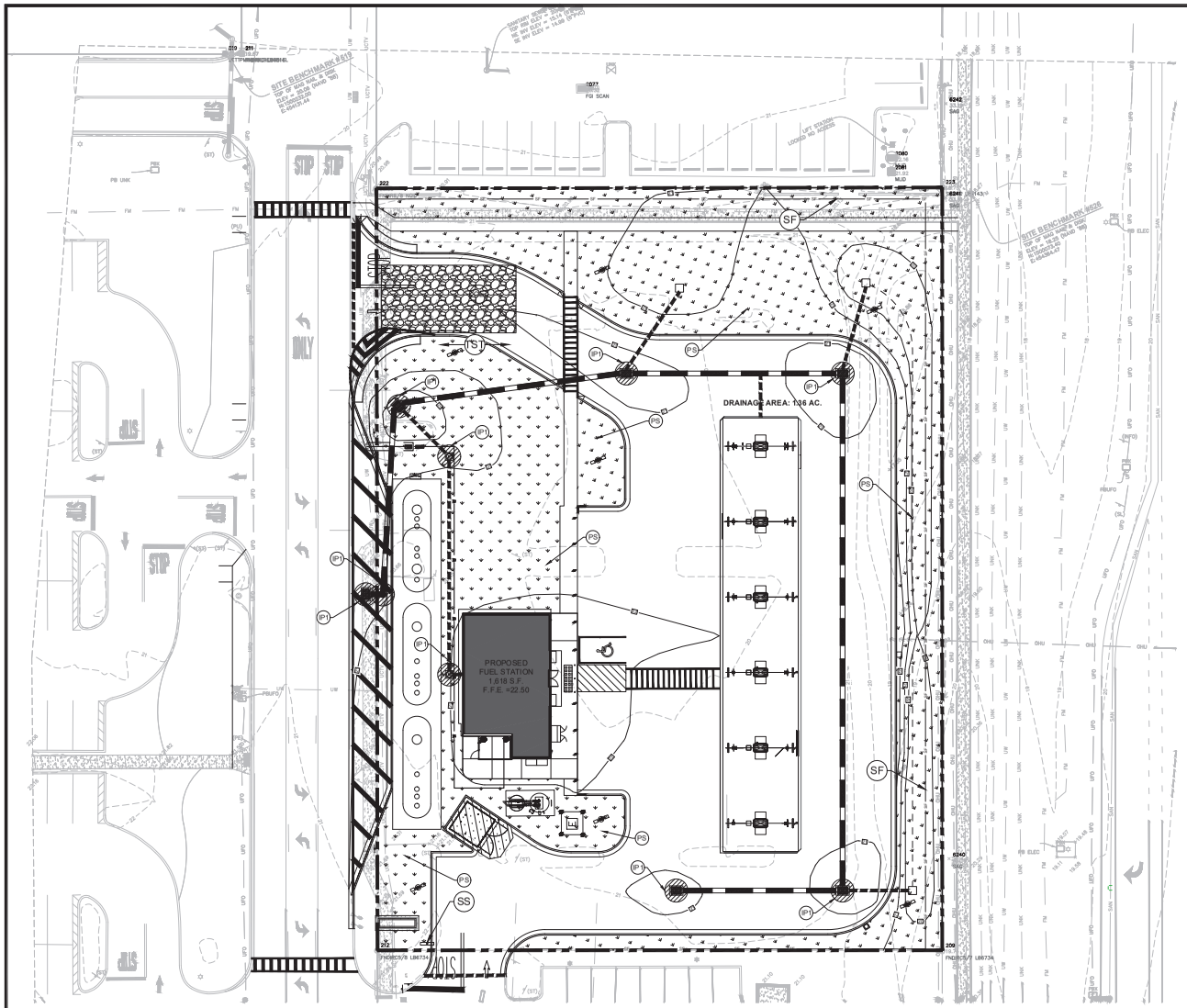
Walmart

STORE NO. 967 FUEL STATION
HERNANDO COUNTY / FLORIDA 34606

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C4.3

Approved
24-08-00085
James A. Weaver
1/15/2026



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LEGEND

SITE FEATURES:

- PROPERTY LINE
- RIGHT OF WAY LINE
- LOD — LIMITS OF DISTURBANCE
- EXISTING CONTOUR
- EXISTING STORM PIPE
- XXXX — DIRECTION OF OVERLAND FLOW

EROSION DETAILS:

- CE — TEMPORARY CONSTRUCTION EXIT
- SF — SEDIMENTATION SILT FENCE WITH WIRE BACKING
- TST — TEMPORARY SEDIMENT TRAP
- SS — SWPPP INFORMATION SIGN
- IP1 — INLET PROTECTION FILTER SACK

EROSION NOTES:

- PS — PERMANENT SEEDING, SOD, OR MULCHING (SEE LANDSCAPE PLANS)
- PROPOSED FDOT TYPE III BARRICADES PER FDOT INDEX 102-600 WITH ROAD CLOSURE SIGN (R11-2)

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www.sunshine811.com

DEWATERING NOTE:
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BENTONVILLE, AR 72716-5570
479-430-1103

SITE OPERATOR/GENERAL CONTRACTOR

SUPERINTENDENT:

IMPORTANT: GC MUST SIGN ALL PLAN SHEETS AND ANY NEW PLAN SHEETS ISSUED BY THE CEC.

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Plans Prepared By:
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MATTHEW S. D'ANGELO
LICENSE
No. 91885
STATE OF FLORIDA
PROFESSIONAL ENGINEER

No.	Date	Revision
1		
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3		
4		
5		
6		

Designed: ##
Drawn: ##
Checked: ##
Job No.: UT-XXXX-XX
Date: 12/05/2025 © 2025

SWPPP PHASE 2

Walmart
STORE NO. 967-1011 FUEL STATION
HERNANDO COUNTY / FLORIDA 34606

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C4.4

Approved
24-08-00085
James A. Meyer
1/15/2026

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR ESTIMATED PROJECT SCHEDULE

CONSTRUCTION SEQUENCE	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL
TEMPORARY CONSTRUCTION EXITS																								
TEMPORARY CONTROL MEASURES																								
SEDIMENT CONTROL BASIN(S)/TRAP(S)																								
STRIP & STOCKPILE TOPSOIL																								
ROUGH GRADING																								
STORM FACILITIES																								
SITE CONSTRUCTION																								
FINISH GRADING																								
PERMANENT CONTROL STRUCTURES																								
FOUNDATION / BUILDING CONSTRUCTION																								
LANDSCAPING/SEED/FINAL STABILIZATION																								

1) CONTRACTOR MUST COMPLETE TABLE WITH ESTIMATED DATES OF PROJECT ACTIVITIES PRIOR TO BMP CERTIFICATION.
2) TIME SCHEDULE MUST COINCIDE WITH THE SWPPP IMPLEMENTATION SEQUENCE.

LAST REVISED:	WAL-MART STANDARD DETAIL
APRIL 30, 2011	

ACREAGE SUMMARY
(IN ACRES)

1	WAL-MART/SAM'S PROPERTY AREA	1.25
2	PERMITTED AREA WITHIN WAL-MART PROPERTY	1.50
3	PERMITTED AREA OUTSIDE OF WAL-MART PROPERTY	0.16
4	TOTAL PERMITTED PROJECT AREA (MUST MATCH NOI)	1.50
5	IMPERVIOUS AREA BEFORE PROJECT	0.00
6	IMPERVIOUS AREA AT COMPLETION	0.87
7	PERVIOUS AREA AT COMPLETION	0.38

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2013	

OFF-SITE RUN-ON SUMMARY

OFF-SITE DRAINAGE AREA	FLOW (CFS)	AREA (ACRES)	AVERAGE SLOPE	MAXIMUM SIDPE	COVER TYPE

OFF-SITE RUN-ON DESCRIPTION:

1. FLOW BASED ON 10YR / 24 HR STORM = 7 INCHES/HR., TC = 10 MINUTES, C= 0.3 FOR GRASS AND C = 0.78 FOR GRASS / PAVEMENT AREAS.
2. AREA 1 IS LOCATED TO THE WEST OF THE WALMART SITE.
3. AREA 2 IS LOCATED ON WEST SIDE OF SITE NORTH OF EAST/WEST CONNECTOR DRIVE THAT CONNECTS TO MC DAVIS BLVD.

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2012	

RUNOFF COEFFICIENT SUMMARY

PRE-CONSTRUCTION RUNOFF COEFFICIENT [OR SCS TR-55 CURVE NUMBER]:	CN = 63.20
POST-CONSTRUCTION RUNOFF COEFFICIENT [OR SCS TR-55 CURVE NUMBER]:	CN = 76.60

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2012	

SITE LOCATION SUMMARY

ADDRESS:	1485 COMMERCIAL WAY, SPRING HILL, FLORIDA 34607
CENTER OF SITE:	
LATITUDE:	28° 27' 30.7"N/28.458537717028154
LONGITUDE:	82° 37' 43.7"W/82.628815555801586
ADJACENT SURROUNDING PROPERTIES:	PROPERTY IS SURROUNDED BY COMMERCIAL WAY / PROPOSED COMMERCIAL DEVELOPMENT

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2012	

SITE TOPOGRAPHY SUMMARY

LOWEST ELEVATION OF PROJECT SITE:	10' (NAVD 83)
HIGHEST ELEVATION OF PROJECT SITE:	13' (NAVD 83)
PERCENT SLOPE VARIATION:	PROPERTY HAS BEEN GRADED TO DRAIN TO CENTER OF SITE.
TOPOGRAPHY CHANGES:	0-5' ON AVERAGE.
VEGETATION:	THE EXISTING SITE HAS BEEN CLEARED.
AVERAGE SLOPE:	1-3% FROM PROPERTY BOUNDARY TO EXISTING STORM DRAIN AT CENTER OF SITE.

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2013	

SITE SOILS SUMMARY

SOIL TYPE AND TEXTURE:	SPARR FINE SAND PER USDA WEB SOIL SURVEY
AVERAGE DEPTH OF TOPSOIL:	3"-12" DEPTH WERE OBSERVED ON THE SITE BASED ON GEOTECHNICAL FINDINGS.
AVERAGE DEPTH TO GROUNDWATER:	3 FT.- 5 FT. BELOW EXISTING GRADE, BASED ON GEOTECHNICAL BORINGS CONDUCTED ON-SITE.

NOTE: THE ABOVE SOILS INFORMATION IS FOR INFORMATION ONLY AND SHOULD NOT BE USED FOR BIDDING PURPOSES, CONSTRUCTION COSTS OR ESTIMATING.

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2012	

SITE RAINFALL SUMMARY

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
AVGERAGE RAINFALL IN INCHES	4.33"	5.12"	4.65"	4.65"	3.35"	4.76"	5.79"	6.10"	5.24"	2.83"	4.21"	4.76"

THE TOTAL AVERAGE ANNUAL RAINFALL FOR THE PROJECT AREA IS: 4.65 INCHES

THE DESIGN RAIN EVENT FOR THE PROJECT IS: 10YR-24HR

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2012	

DEVELOPER/OWNER:
WAL-MART STORES EAST, LP
702 SW 8TH STREET,
MAILSTOP 0505
BENTONVILLE, AR 72716-0505
479-430-1103

SITE OPERATOR/GENERAL CONTRACTOR:

SUPERINTENDENT:

IMPORTANT: GC MUST SIGN ALL PLAN SHEETS AND ANY NEW PLAN SHEETS ISSUED BY THE CEC.

cph
www.cphcorp.com
Building Better Communities Together

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

MATTHEW S. D'ANGELO
LICENSE
No. 91885
STATE OF FLORIDA
PROFESSIONAL ENGINEER

No.	Date	Revision
1	XX/XX/XX	
2	XX/XX/XX	

Designed: XX
Drawn: XX
Checked: XX
Job No.: UT-XXXX-XX
Date: 12/05/2025 © 2025

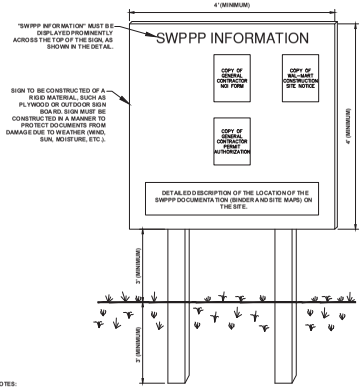
SWPPP DETAILS

Walmart
STORE NO. 967-1011 FUEL STATION
HERNANDO COUNTY / FLORIDA 34606

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C4.5

Approved
SWFWMD 25-08-00085
James A. Meyer
1/15/2026

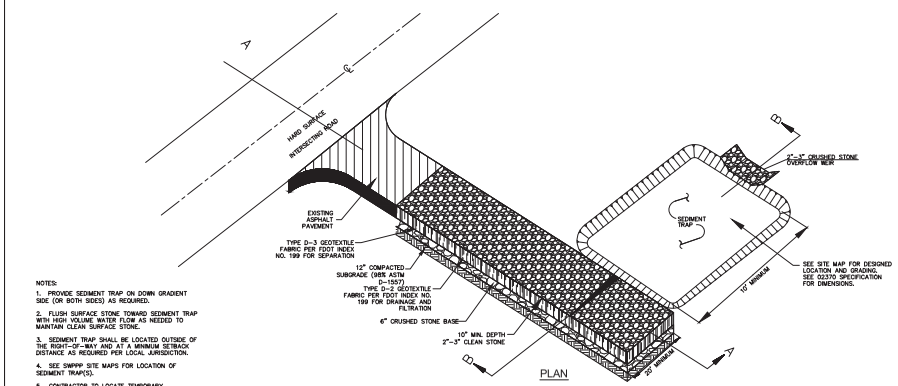


NOTES:

1. THE SWPPP INFORMATION SIGN MUST BE LOCATED IN A PROMINENT, PUBLICLY ACCESSIBLE LOCATION NEAR THE MAIN ENTRANCE OF THE SITE, SUCH THAT THE DOCUMENTATION CAN BE READ WITHOUT ACCESSING THE JOBSITE, BUT NOT OBSTRUCTING VISWS AS TO C AUSE A TRAFFIC SAFETY HAZARD.
2. ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-OF-TERMINATION (NOT) IS FILED FOR THE PERMIT.
3. ALL PAGES OF NOTICES OF INTENT AND PERMIT AUTHORIZATIONS MUST BE POSTED. THE CONTRACTOR MAY UTILIZE ACCESSIBLE WATERPROOF FOLDERS TO STORE THESE DOCUMENTS IF IT WILL BE DIFFICULT TO POST ALL PAGES INDIVIDUALLY.
4. CONTRACTOR SHALL POST OTHER STORMWATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE GOVERNING AGENCIES.
5. SUBSEQUENT PERMIT MODIFICATION REQUESTS OR RENEWAL APPLICATIONS AND THEIR ASSOCIATED AUTHORIZATIONS OR RESPONSES SHALL BE POSTED ON THE SWPPP SIGN.
6. SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
7. CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THE SWPPP INFORMATION SIGN.

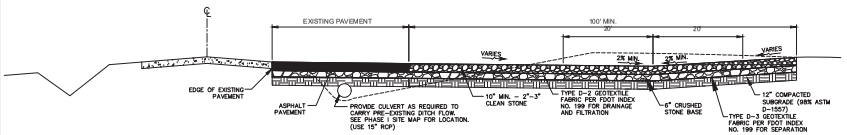
SS SWPPP INFORMATION SIGN
N.T.S

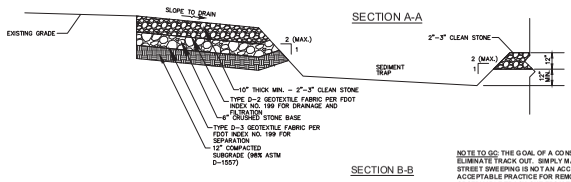
LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2012	



NOTES:

1. PROVIDE SEDIMENT TRAP ON DOWN GRADIENT SIDE (OR BOTH SIDES) AS REQUIRED.
2. FLUSH SURFACE STONE TOWARD SEDIMENT TRAP WITH HIGH VOLUME WATER FLOW AS NEEDED TO MAINTAIN CLEAN SURFACE STONE.
3. SEDIMENT TRAP SHALL BE LOCATED OUTSIDE OF THE RIGHT-OF-WAY AND AT A MINIMUM SETBACK DISTANCE AS REQUIRED PER LOCAL JURISDICTION.
4. SEE SWPPP SITE MAPS FOR LOCATION OF SEDIMENT TRAP(S).
5. CONTRACTOR TO LOCATE TEMPORARY CONSTRUCTION FENCING, JERSEY BARRIERS, OR BOTH ALONG THE SIDES OF THE CONSTRUCTION EXIT TO PREVENT CONSTRUCTION TRAFFIC FROM SHORT CIRCUITING/BYPASSING THE EXIT.





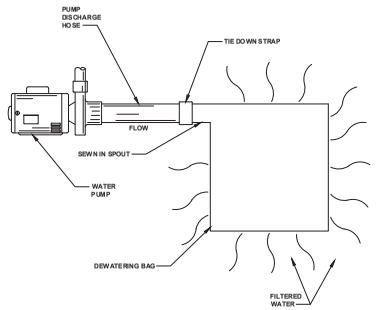
SECTION A-A

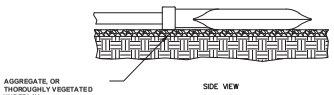
SECTION B-B

CE CONSTRUCTION EXIT
N.T.S.

NOTE TO GC: THE GOAL OF A CONSTRUCTION EXIT AND ASSOCIATED WHEEL WASH AREAS IS TO ELIMINATE TRACK OUT. SIMPLY MANAGING TRACK OUT THROUGH DESIGNATED OR CONTINUAL STREET SWEEPING IS NOT AN ACCEPTABLE PRACTICE. WHILE STREET SWEEPING IS AN ACCEPTABLE PRACTICE FOR REMOVING DUST AND MINIMAL AMOUNTS OF FINE SEDIMENT, OBSERVABLE TRACK OUT FROM THE PROJECT SHOULD TRIGGER THE USE OF ADDITIONAL MEASURES (WHEEL WASH). CONSIDERATION OF ALTERNATE EXITS, OR DISCONTINUING VEHICLE TRAFFIC UNTIL CONDITIONS ON-SITE HAVE IMPROVED. TRACK OUT IS A SEDIMENT RELEASE. ALL SEDIMENT RELEASES MUST BE REPORTED TO THE SWCT VIA THE ONLINE CRITICAL INCIDENT REPORT.

LAST REVISED:	WAL-MART MODIFIED DETAIL
JUNE 2012	





NOTE:
DEWATERING BAG SHALL BE PLACED ON A LEVEL SURFACE.

DEWATERING BAG DETAIL
N.T.S.

CPH STANDARD DETAIL

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Plans Prepared By:
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A Full Service A & E Firm

MATTHEW S. D'ANGELO LICENSE No. 91885 STATE OF FLORIDA PROFESSIONAL ENGINEER

No.	Date	Revision
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SITE OPERATOR/GENERAL CONTRACTOR:

SUPERINTENDENT:

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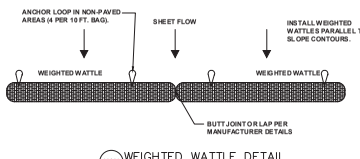
Sheet No.
C4.6

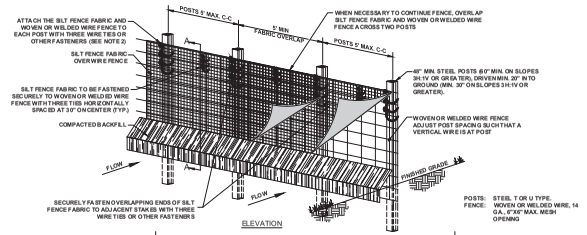
Approved
2025-08-00085
James A. Weaver
1/15/2026



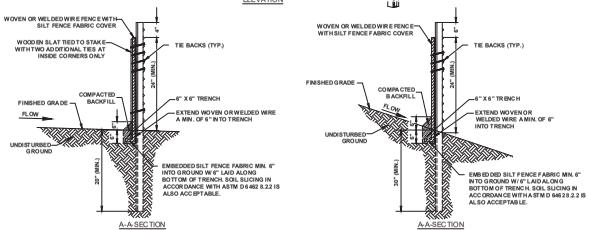
WW WEIGHTED WATTLE DETAIL
N.T.S.

SOURCE BOX

LAST REVISED:	CPH DETAIL
OCT 2014	



ELEVATION



A-A SECTION
(FOR SLOPES LESS THAN 3:1)

A-A SECTION
(FOR SLOPES 3:1 AND GREATER)

INSIDE CORNER - PLAN VIEW

SILT FENCE SECTION	TYPE (WIRE BACK OR SLICED)	SECTION LENGTH (FT)	DRAINAGE AREA (ACRES)	AVERAGE SLOPE OF AREA
N. PROP. LINE	WIRE	235 LF	0.09 AC	9.8%
E. PROP. LINE	WIRE	166 LF	0.98 AC	2.9%
S. PROP. LINE	WIRE	217 LF	0.98 AC	2.9%
W. PROP. LINE	WIRE	246 LF	0.21 AC	4.5%

TABLE 1 Temporary Silt Fence Material Property Requirements

	Test Method	Units	Supported Silt Fence	Unsupported Silt Fence	Type of Value
Grab Strength	ASTM D 4632	N (lbs)			
Machine Direction			400 (90)	500 (90)	MARV
X-Machine Direction			400 (90)	400 (90)	MARV
Permittivity	ASTM D 4491	sec-1	0.05	0.05	MARV
Apparent Opening Size	ASTM D 4751	mm (US Sieve #)	0.60 (30)	0.60 (30)	Max. AVG
Ultraviolet Stability	ASTM D 4355	% Retained Strength	70% after 500 h of exposure	70% after 500 h of exposure	Typical

A Silt fence supports fall consist of 14 gage steel wire with a mesh spacing of 150 mm (6 in.) or preferable just prior mesh of equivalent strength.

Values default values are based on empirical evidence within a variety of settings. For environmentally sensitive areas, a review of previous experience and/or site or regionally specific guidelines shall in accordance with Test Method D 5141 should be performed by the agency to confirm suitability of these requirements.

Measured in accordance with Test Method D 4491.

TABLE 1 TAKEN FROM ASTM D 6461-99 (1987)

SF SEDIMENTATION/SILT FENCE WITH WIRE BACKING
N.T.S.

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2012	

SPECIFICATIONS FOR SILT FENCE INSTALLATION

1. MATERIALS AND INSTALLATION SHALL COMPLY WITH ASTM D 6462 LATEST EDITION.
2. IN STALL SILT FENCE AT A FAIRLY LEVEL GRADE ALONG THE CONTOUR WITH THE ENDS CURVED UPHILL TO PROVIDE SUFFICIENT UPSTREAM STORAGE VOLUME FOR THE ANTICIPATED RUNOFF.
3. ATTACH THE GEOTEXTILE OR FABRIC TO THE WOVEN OR WELDED WIRE FENCE WITH THREE WIRE TIES OR OTHER FASTENERS (HORIZONTALLY SPACED EVERY 30"), ALL SPACED WITHIN THE TOP 8 " OF THE FABRIC. ATTACH EACH TIE DIAGONALLY 45 DEGREES THROUGH THE FABRIC, WITH EACH PUNCTURE AT LEAST 1" VERTICALLY APART. AT EACH POST, ATTACH THE GEOTEXTILE OR FABRIC AND THE WOVEN OR WELDED WIRE FENCE TO THE POST AS PREVIOUSLY STATED. IN ADDITION, EACH TIE PLACED ON A POST SHOULD BE POSITIONED TO HANG ON A POST NIPPLE WHEN TIGHTENED TO PREVENT SAGGING.
4. WHEN TWO SECTIONS OF SILT FENCE FABRIC ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED A MINIMUM OF 60" ACROSS TWO POSTS, AS SHOWN.
5. ALL SILT FENCE SHALL INCLUDE WIRE SUPPORT UNLESS THE STATIC SLICING EQUIPMENT IS UTILIZED TO INSTALL THE FENCE PER DETAIL, "SILT FENCE INSTALLATION (SLICING METHOD)".
6. WRAP APPROXIMATELY 6" OF FABRIC AROUND THE END POSTS AND SECURE WITH 3 TIES.
7. COMPACT THE SOIL IMMEDIATELY NEXT TO THE SILT FENCE FABRIC WITH THE FRONT WHEEL OF THE TRACTOR, SKID STEER, OR ROLLER EXERTING AT LEAST 60 POUNDS PER SQ. IN.OIL COMPACT THE UPSTREAM SIDE FIRST. COMPACT EACH SIDE TWICE FOR A TOTAL OF FOUR TRIPS.
8. ADD POST CAPS AS NEEDED BASED ON SITE CONDITIONS AND APPLICABLE AGENCY REQUIREMENTS.

MAINTENANCE NOTES

1. SILT FENCES SHALL BE INSPECTED ALONG ITS ENTIRETY AND MUST BE CLEANED WHEN SEDIMENT HAS ACCUMULATED TO ONE-THIRD THE HEIGHT OF THE SILT FENCE. MAINTENANCE CLEANOUT MUST BE CONDUCTED REGULARLY TO PREVENT ACCUMULATED SEDIMENTS FROM REACHING ON-THIRD THE HEIGHT OF THE SILT FENCE.
2. ALL MATERIAL EXCAVATED FROM BEHIND SILT FENCE SHALL BE STOCKPILED ON AN UPLAND PORTION OF THE SITE IF SUITABLE FOR REUSE.
3. SPECIAL ATTENTION SHOULD BE PAID TO ENSURE THAT NO UNDERMINING OF SILT FENCE HAS OCCURRED AND THAT NO BYPASS IS OCCURRING AT JOINING SECTIONS.
4. IF EXCESS SEDIMENT IS ACCUMULATING IN ANY SECTION OF SILT FENCE, THE CONTRACTOR SHOULD IMPLEMENT ADDITIONAL UPSTREAM STABILIZATION MEASURES OR ADDITIONAL BMPS (PENDING CEC APPROVAL) TO PREVENT EXCESSIVE BUILDUP ON SILT FENCE.
5. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED.

NOTES:

1. CONSIDERATION MUST BE GIVEN TO ANTICIPATED CLIMATE AND SEASONAL CONDITIONS WHEN PLANTING SEED.
2. SEED SHALL BE FREE OF WEEDY SPECIES AND APPROPRIATE FOR SITE SOILS AND REGIONAL CLIMATE. SEED AND MULCH PER THE CONSTRUCTION DRAWINGS AND THE 02900 PLANTING SPECIFICATION IMMEDIATELY AFTER TOPSOIL IS APPLIED AND FINAL GRADE IS REACHED.
3. THE SITE HAS ACHIEVED FINAL STABILIZATION ONCE ALL AREAS ARE COVERED WITH BUILDING FOUNDATION OR PAVEMENT, OTHER LAND SCARING COVER (STONE, MULCH, ETC.), OR HAVE A STAND OF GRASS WITH A MINIMUM OF 70 PERCENT DENSITY OVER THE ENTIRE VEGETATED AREA, OR GREATER IN ACCORDANCE WITH THE GENERAL PERMIT REQUIREMENTS.
4. VEGETATED AREAS MUST BE WATERED, FERTILIZED, AND RESEEDED AS NEEDED TO ACHIEVE THIS REQUIREMENT.
5. THE VEGETATIVE DENSITY MUST BE MAINTAINED THROUGH PROJECT COMPLETION TO BE CONSIDERED STABILIZED. AREAS PROTECTED BY EROSION CONTROL BLANKETS ARE NOT PERMANENTLY STABILIZED UNTIL THE APPLICABLE GENERAL PERMIT REQUIREMENT FOR FINAL VEGETATIVE DENSITY IS ACHIEVED.
6. RIP-RAP, MULCH, GRAVEL, DECOMPOSED GRANITE OR OTHER EQUIVALENT PERMANENT STABILIZATION MEASURES MAY BE EMPLOYED IN LIEU OF VEGETATION BASED ON SITE-SPECIFIC CONDITIONS, DESIGN AND GOVERNING AUTHORITY APPROVAL.
7. ALL VEGETATED AREAS SHALL BE INSPECTED REGULARLY TO CONFIRM THAT A HEALTHY STAND OF GRASS IS MAINTAINED.

SVR SEEDING/VEGETATION REQUIREMENTS
N.T.S.

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2012	

NOTES:

1. THE QC IS REQUIRED TO, AT A MINIMUM, INITIATE SOIL STABILIZATION MEASURES IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT LIKELY RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
2. THE QC HAS 7 DAYS FROM INITIATION OF STABILIZATION TO COMPLETE SOIL PREPARATION, SEEDING, MULCHING, AND ANY OTHER REQUIRED ACTIVITIES RELATED TO THE PLANTING AND ESTABLISHMENT OF VEGETATION. THE QC ALSO HAS 7 DAYS FROM INITIATION OF STABILIZATION TO COMPLETELY INSTALL NON-VEGETATED MEASURES, IF UTILIZED.
3. ALL DISTURBED AREAS MUST BE STABILIZED TEMPORARILY WITH THE USE OF FAST-GERMINATING ANNUAL GRASS/GRAIN VARIETIES APPROPRIATE FOR SITE SOIL AND CLIMATE CONDITIONS. MULCH IS REQUIRED FOR ALL SEEDING APPLICATIONS, AND ALL MULCH APPLICATIONS MUST INCLUDE A SUITABLE FORM OF MULCH ANCHORING TO MINIMIZE MOVEMENT OF MULCH BY WIND OR WATER.
4. ALTERNATIVE STABILIZATION MEASURES TO SEEDING, SUCH AS ANCHORED MULCH APPLICATION (WITHOUT SEEDING), MAY BE UTILIZED DURING PERIODS WHEN VEGETATIVE GROWTH IS UNLIKELY (E.G. WINTER MONTHS).
5. IT IS NOT ACCEPTABLE TO ALLOW BARE SOIL TO REMAIN EXPOSED AT ANY TIME DURING THE YEAR, REGARDLESS OF WEATHER/TEMPERATURE/SITE CONDITIONS.
6. ALTERNATIVE STABILIZATION MEASURES INCLUDE, BUT ARE NOT LIMITED TO: ANCHORED STRAW/HAY MULCH, WOOD CELLULOSE FIBER MULCH, SPRAY-ON SOIL GLUES/BINDERS, AND ROLLED EROSION CONTROL PRODUCTS.
7. ALL ROLLED EROSION CONTROL PRODUCTS SHALL HAVE CURRENT QD OR TM) STATUS ISSUED BY THE EROSION CONTROL TECHNOLOGY COUNCIL (ECTC) PLUS ANY STATE OR AGENCY-SPECIFIC REQUIREMENTS. EVIDENCE OF QD OR TM) APPROVAL SHALL ACCOMPANY THE PRODUCT SHIPPED TO THE JOBSITE FOR READY IDENTIFICATION BY THE CONTRACTOR OR AGENCY INSPECTOR.
8. ROLLED EROSION CONTROL PRODUCTS (NETS, BLANKETS, TURF REINFORCED MATES) AND VEGETATED AREAS NOT MEETING REQUIRED VEGETATIVE DENSITIES FOR FINAL STABILIZATION MUST BE INSPECTED DAILY. RILING, RUTTING AND OTHER SIGNS OF EROSION INDICATE THE SPECIFIED EROSION CONTROL DEVICE IS NOT FUNCTIONING OR INSTALLED PROPERLY, AND/OR ADDITIONAL EROSION CONTROL DEVICES ARE WARRANTED.

TS TEMPORARY SEEDING OR STABILIZATION
N.T.S.

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2012	

NOTES:

1. PERMANENT STABILIZATION SHALL BE ACCOMPLISHED IN ALL DISTURBED AREAS BY COVERING THE SOIL WITH PAVEMENT, BUILDING STRUCTURES, VEGETATION, OR OTHER FORMS OF SOIL STABILIZATION.
2. THE QC IS REQUIRED TO INITIATE PERMANENT SOIL STABILIZATION MEASURES IMMEDIATELY UPON REACHING FINAL GRADE FOR THOSE AREAS NOT AT FINAL GRADE THAT WILL NOT BE DISTURBED FOR GREATER THAN 14 DAYS, THE CONTRACTOR SHOULD INITIATE TEMPORARY STABILIZATION PER THE TEMPORARY SEEDING OR STABILIZATION DETAIL.
3. THE QC HAS 7 DAYS FROM INITIATION OF STABILIZATION TO COMPLETE SOIL PREPARATION, SEEDING, MULCHING, AND ANY OTHER REQUIRED ACTIVITIES RELATED TO THE PLANTING AND ESTABLISHMENT OF VEGETATION. THE QC ALSO HAS 7 DAYS FROM INITIATION OF STABILIZATION TO COMPLETELY INSTALL NON-VEGETATED MEASURES, IF UTILIZED.
4. SOILS MUST BE PREPARED BEFORE INSTALLATION OF SOD OR SEED. SEE 02900 SPECIFICATION FOR INSTRUCTION ON PROPER SOIL PREPARATION.
5. AT THE COMPLETION OF GROUND-DISTURBING ACTIVITIES, THE ENTIRE SITE MUST HAVE PERMANENT VEGETATIVE COVER MEETING VEGETATIVE DENSITY REQUIREMENTS IN THE GENERAL PERMIT, OR MULCH PER LANDSCAPE PLAN, IN ALL AREAS NOT COVERED BY HARDSCAPE (STONE, PAVEMENT, BUILDINGS, ETC.).
6. SEEDED AREAS SHALL BE PROTECTED WITH STRAW MULCH, HYDRAULIC MULCH OR A ROLLED EROSION CONTROL PRODUCT. STRAW MULCH MUST BE TACKIFIED OR CRIMPED BY DISC OR OTHER MACHINERY, AND ROLLED EROSION CONTROL PRODUCTS MUST BE INSTALLED PER MANUFACTURER RECOMMENDATIONS. ONLY ROLLED EROSION CONTROL PRODUCTS ARE PERMITTED TO BE USED IN FLOW CONVEYANCES.
7. ALL AREAS TO BE SEEDED MUST MEET TOPSOIL DEPTH, PH AND ORGANIC CONTENT REQUIREMENTS.
8. FINAL SITE STABILIZATION IS ACHIEVED WHEN PERENNIAL VEGETATIVE COVER PROVIDES PERMANENT STABILIZATION WITH A UNIFORM DENSITY GREATER THAN 70 PERCENT OVER THE ENTIRE AREA TO BE STABILIZED BY VEGETATIVE COVER. THIS AREA IS EXCLUSIVE OF AREAS THAT ARE COVERED WITH ROCK (CRUSHED GRANITE, GRAVEL, ETC.) OR LANDSCAPE MULCH, PAVED OR HAVE A BUILDING OR OTHER PERMANENT STRUCTURE ON THEM.

PS PERMANENT SEEDING, SOD OR MULCHING
N.T.S.

LAST REVISED:	WAL-MART STANDARD DETAIL
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WAL-MART STORES EAST, LP
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2	XX/XX/XX	XXXXX

Designed: XX
Drawn: XX
Checked: XX
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SWPPP DETAILS

STORE NO. 967-1011 FUEL STATION
HERNANDO COUNTY / FLORIDA 34606

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Sheet No.
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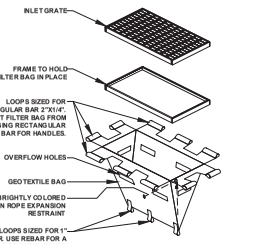
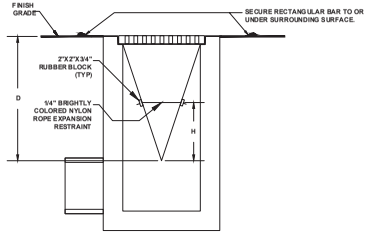
Reviewed
FWD-2508-00085
James A. Meyer
1/15/2026



ISOMETRIC VIEW



SECTION VIEW
(FILTER SACK INSTALLED)

NOTES:

1. GEOTEXTILE SHALL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
2. PLACE AN OIL ABSORBENT PAD OR PILLOW OVER INLET GRATE WHEN OIL SPILLS ARE A CONCERN.
3. THE WIDTH, "W", OF THE FILTER SACK SHALL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
4. THE DEPTH, "D", OF THE FILTER SACK SHALL BE BETWEEN 18 INCHES AND 36 INCHES.
5. THE LENGTH, "L", OF THE FILTER SACK SHALL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.

MAINTENANCE NOTES:

1. INLET PROTECTION DEVICES MUST BE INSPECTED FOR SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN. REMOVE TRAPPED SEDIMENT WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
2. REMOVAL OF SEDIMENT ACCUMULATED IN OR ADJACENT TO A STORM DRAIN INLET MUST BEGIN IMMEDIATELY UPON DISCOVERY, WITH COMPLETION OF THE ACTIVITY OCCURRING NO LATER THAN THE END OF THE FOLLOWING BUSINESS DAY.
3. INLET PROTECTION DEVICES SHALL BE INSPECTED FOR UNINTENDED BYPASS OR IMPROPER FLOW-RATES THAT MAY CAUSE DOWNSTREAM FLOODING.
4. CONTACT THE CEC FOR ALTERNATE INLET PROTECTION IF THE DESIGNED PROTECTION MAY IMPACT DOWNSTREAM BMPS, ADJACENT SLOPES, ETC., DUE TO PONDING ISSUES. ENSURE THAT NO UNDERMINING OF INLET PROTECTION DEVICES HAS OCCURRED.
5. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.

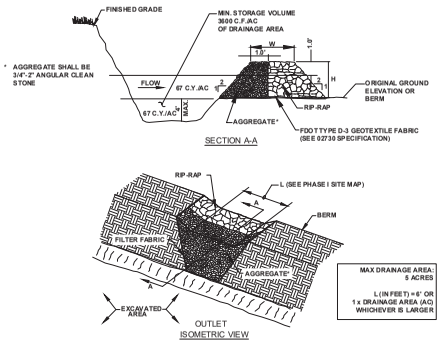
LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	80 %
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.55 SEC -1

MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC -1

IP1 INLET PROTECTION FILTER SACK
N.T.S.

FOR USE ONLY IN PAVED AREAS WHERE SEDIMENT LOADS ARE EXPECTED TO BE VERY LOW. FILTER SACK MUST HAVE OVERFLOW HOLES TO PREVENT PONDING.

LAST REVISED:	WAL-MART STANDARD DETAIL
APRIL 30, 2011	



MAX DRAINAGE AREA: 5 ACRES

L (IN FEET) = 6' OR 1 x DRAINAGE AREA (AC) WHICHEVER IS LARGER

SEDIMENT TRAPS								
TRAP NAME	L	W	H	DRAINAGE AREA (ACRES)	DESIGN VOLUME (CU.FT.)	DESIGNED RETENTION TIME (HRS.)	PERMANENT (Y OR N)	EMERGENCY OUTLET TYPE
TRAP 1								

MAINTENANCE NOTES:

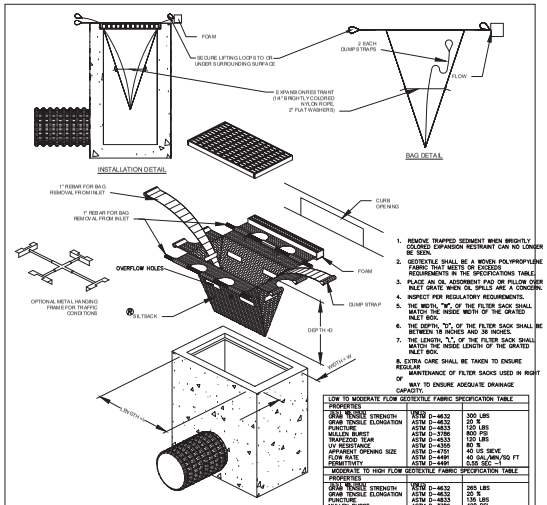
1. SEDIMENT TRAPS MUST BE INSPECTED AND MUST BE CLEANED WHEN THE ORIGINAL CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR LESS, AS REQUIRED BY THE GOVERNING AGENCY.
2. ALL MATERIAL EXCAVATED FROM BEHIND SEDIMENT BARRIERS OR FROM TRAPS SHALL BE INCORPORATED INTO ON-SITE SOILS OR SPREAD OUT ON AN UPLAND PORTION OF THE SITE AND STABILIZED.
3. VERIFY THAT NO EROSION IS OCCURRING AT DISCHARGE POINTS TO AND FROM IMPOUNDMENTS AND VERIFY THAT TRAP SIDE SLOPES ARE STABILIZED AND SHOW NO SIGNS OF EROSION.

ST TEMPORARY SEDIMENT TRAP
N.T.S.

LAST REVISED:	WAL-MART MODIFIED DETAIL
JUNE 2012	

EDITOR NOTES:

1. COMPLETE THE SEDIMENT TRAP TABLE TO PROVIDE DIMENSIONS, DRAINAGE AREAS AND VOLUME CALCULATIONS FOR EACH AND EVERY SEDIMENT TRAP SHOWN ON THE SITE MAPS, AS STIPULATED IN THE CONSTRUCTION GENERIC PERMIT, AGENCY REQUIREMENTS, OR STANDARD ENGINEERING PRACTICE. DEMONSTRATE ADEQUATE VOLUME TO RETAIN RUNOFF AND ALLOW SETTLEMENT OF SUSPENDED SOILS BEFORE DISCHARGING DOWNSTREAM OR BEFORE DEWATERING.
2. STATE THE TRAPS, IF ANY, WHICH WILL BE CONVERTED TO A PERMANENT STORMWATER BMP AT THE COMPLETION OF THE CONSTRUCTION PROJECT.



1. REMOVE TRAPPED SEDIMENT WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
2. GEOTEXTILE SHALL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
3. PLACE AN OIL ADSORBENT PAD OR PILLOW OVER INLET GRATE WHEN OIL SPILLS ARE A CONCERN.
4. INSPECT PER REGULATORY REQUIREMENTS.
5. THE WIDTH, "W", OF THE FILTER SACK SHALL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
6. THE DEPTH, "D", OF THE FILTER SACK SHALL BE BETWEEN 18 INCHES AND 36 INCHES.
7. THE LENGTH, "L", OF THE FILTER SACK SHALL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.
8. EXTRA CARE SHALL BE TAKEN TO ENSURE REGULAR MAINTENANCE OF FILTER SACKS USED IN RIGHT OF WAY TO ENSURE ADEQUATE DRAINAGE CAPACITY.

LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES		
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	80 %
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.55 SEC -1

MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES		
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	135 LBS
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FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC -1

FILTER SACKS (GRATED CURBED INLETS) IP2
NTS

12/08/11	CPH DETAIL

DEVELOPER/OWNER:
WAL-MART STORES EAST, LP
702 SW 8TH STREET,
MAILSTOP 0505
BENTONVILLE, AR 72716-0505
479-430-1103

SITE OPERATOR/GENERAL CONTRACTOR:

SUPERINTENDENT:

IMPORTANT: GC MUST SIGN ALL PLAN SHEETS AND ANY NEW PLAN SHEETS ISSUED BY THE CEC.

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Building Better Communities Together

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

MATTHEW S. D'ANGELO
LICENSE
No. 91885
STATE OF FLORIDA
PROFESSIONAL ENGINEER

No.	Date	Revision
1	XX/XX/XX	XXXXX
2	XX/XX/XX	XXXXX

Designed: XX
Drawn: XX
Checked: XX
Job No.: UT-XXXX-XX
Date: 12/05/2025 © 2025

SWPPP DETAILS

Walmart
STORE NO. 967-1011 FUEL STATION
HERNANDO COUNTY / FLORIDA 34606

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C4.8

Approved
2025-080085
James A. Weaver
1/15/2026

NOTES:

1. SKIMMER OR DEWATERING BMP MUST DRAW WATER FROM THE TOP OF THE WATER COLUMN (I.E., WATER SURFACE) PER US EPA CGP.
2. DO NOT USE RISERS WITH PERFORATED PIPE OR ANY OTHER SYSTEM/BMP THAT DRAWS WATER FROM BELOW THE WATER SURFACE.

SK SKIMMER

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2013	

NOTES:

1. IMPORTANT: GC SHALL NOT APPLY FLOCCULANTS WITHOUT PREVIOUS REVIEW AND WRITTEN CONFIRMATION BY CEC. FLOCCULANTS MUST BE USED ONLY IN LOCATIONS SHOWN ON THE SWPPP MAPS, AT RATES AND METHODS SPECIFIED AND AS APPROVED BY CEC. CEC SHALL CONFIRM WHETHER TO FOLLOW MANUFACTURER DIRECTION, OR MODIFY MANUFACTURER'S DIRECTION.
2. FLOCCULANTS SHALL BE USED AS FAR UPSTREAM OF BASINS, TRAPS, TANKS, OR OTHER WATER CONTAINMENT AREAS AS POSSIBLE. THE EFFECTIVENESS OF FLOCCULANTS DEPENDS ON THE TRAVEL TIME AND AGITATION OF THE WATER, FOR PROPER MIXING.
3. ALL SEDIMENTATION/SETTLING MUST OCCUR WITHIN THE LOD. THAT IS, VELOCITY OF FLOW IN WATER CONTAINMENT SHOULD BE NEAR ZERO, AND THE TIME OF RESIDENCE AS LONG AS POSSIBLE.
4. FLOC BLOCKS, FLOCCULANT-IMPREGNATED MATTLES, AND ANY OTHER CONTROL MEASURES WHICH SUPPLY FLOCCULANTS MUST BE REGULARLY INSPECTED AND MAINTAINED, AS ARE ALL OTHER CONTROL MEASURES.
5. STANDARD EROSION AND SEDIMENT CONTROLS ARE REQUIRED BOTH PRIOR TO AND AFTER CHEMICAL TREATMENT IN ACCORDANCE WITH THE SWPPP PLANS.

CES CHEMICALLY–ENHANCED SETTLEING PASSIVE TREATMENT SYSTEMS

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2012	

NOTES:

1. VERIFY WITH CEC WHICH DISCHARGES FROM DEWATERING ACTIVITIES ARE ALLOWED OR ARE NOT ALLOWED NON-STORMWATER DISCHARGES UNDER THE GENERAL PERMIT AND OTHER REGULATIONS. OBTAIN ALL DEWATERING PERMITS AND AUTHORIZATIONS REQUIRED BY STATE AND LOCAL REGULATIONS. SEE THE REQUIRED DEWATERING PERMITS AND AUTHORIZATIONS TABLE BELOW. GC MUST COMPLETE COLUMNS 3 AND 4.
2. GC MUST WAIT TO HAVE WRITTEN COPY OF ALL REQUIRED DEWATERING PERMITS AND AUTHORIZATIONS BEFORE PERFORMING DEWATERING ACTIVITIES.
3. DISCHARGES FROM DEWATERING OPERATIONS MUST BE DIRECTED THROUGH AN APPROPRIATE POLLUTION PREVENTION/TREATMENT SYSTEM OF CONTROL MEASURES, SUCH AS A SEDIMENT/FILTER BAG, SEDIMENT TRAP OR SEDIMENT BASIN, AND OTHERS, AS NEEDED, PRIOR TO BEING DISCHARGED FROM THE SITE OR INTO A WATER BODY OF THE STATE UNDER NO CIRCUMSTANCES ARE DISCHARGES FROM DEWATERING OPERATIONS TO BE DISCHARGED DIRECTLY INTO SANITARY SEWER SYSTEMS, STREAMS, RIVERS, LAKES OR OTHER AREAS BEYOND THE PERMITTED PROJECT AREA. LIKEWISE, DISCHARGES INTO STORM SEWER SYSTEMS THAT DO NOT DRAIN TO A SUITABLE ON-SITE TREATMENT FACILITY, SUCH AS A BASIN, ARE ALSO PROHIBITED. DISCHARGES FROM DEWATERING OPERATIONS MUST ALSO BE CONDUCTED IN A MANNER SUFFICIENT TO PREVENT EROSION FROM THE DISCHARGE RUNOFF.
4. IN SEDIMENT TRAP OR BASIN OR POND DEWATERING OPERATIONS, WATER MUST ONLY BE REMOVED FROM THE SURFACE OF THE CONTAINED WATER. A SKIMMER OR SIMILAR FLOATING DEVICE MUST BE USED, TO ONLY REMOVE THE WATER AT THE SURFACE.
5. DO NOT DISCHARGE ON A SLOPE GREATER THAN THREE PERCENT NOR WITHIN 20 FEET OF A SURFACE WATER BODY.
6. DEWATERING SHALL NOT OCCUR DURING OR IMMEDIATELY AFTER PRECIPITATION EVENTS, BUT EXCEPTIONS SHALL BE EVALUATED ON CASE BY CASE BASIS. CONTACT THE CEC AND RECEIVE WRITTEN APPROVAL.

REQUIRED DEWATERING PERMITS AND AUTHORIZATIONS			
1	2	3	4
GOVERNING AGENCY	PERMIT NAME/TYPE	PERMIT NO. (GC TO COMPLETE)	DATE PERMIT WAS ISSUED BY A GENCY (GC TO COMPLETE)
NPDES STORMWATER NOTICES CENTER MS # 3555 FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	FDEP NPDES GENERIC PERMIT FOR LARGE AND SMALL CONSTRUCTION SITES		
WALTON COUNTY	DI/DEVELOPMENT ORDER APPROVAL		
NORTHWEST FLORIDA WATER MANAGEMENT DISTRICT	ENVIRONMENTAL RESOURCE PERMIT		

DW DEWATERING

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2012	

NOTES:

1. ALL ON-SITE TOPSOIL MUST BE PRESERVED FOR REUSE ON THE SITE DURING REVEGETATION, UNLESS IT IS INFEASIBLE OR UNREASONABLE TO DO SO. (NOTE: TOPSOIL STOCKPILING ON-SITE MAY BE INFEASIBLE IF SPACE IS NOT AVAILABLE ON-SITE FOR TOPSOIL STOCKPILING OR IF LITTLE TO NO VEGETATION IS TO REMAIN UNDER POST-CONSTRUCTION CONDITIONS. STOCKPILING OF TOPSOIL AT AN OFF-SITE LOCATION OR TRANSFER OF TOPSOIL TO OTHER LOCATIONS MAY ALSO BE ACCEPTABLE BUT MUST BE AUTHORIZED BY THE CEC).
2. ALL SOIL STOCKPILES MUST BE STABILIZED TO PREVENT EROSION AND FUGITIVE DUST. THE SURFACE OF THE STOCKPILE MUST BE PROPERLY PROTECTED TO ELIMINATE THE RISK OF EROSION. SEE TEMPORARY SEEDING OR STABILIZATION DETAIL. SUITABLE ALTERNATIVE MEANS OF STABILIZATION CAN BE USED, SUCH AS PROPERLY ANCHORED PLASTIC TARPS.
3. PERIMETER SEDIMENT CONTROLS ALSO MUST BE INSTALLED AT STOCKPILE LOCATIONS TO PREVENT CONTACT WITH STORMWATER, INCLUDING RUN-ON.
4. STOCKPILES MUST BE LOCATED OUTSIDE OF ANY VEGETATED BUFFER AREAS AND SHOULD BE LOCATED AS FAR AS PRACTICABLE FROM STORMWATER CONVEYANCES AND IMPOUNDMENTS AND WATER BODIES.
5. STOCKPILE LOCATIONS SHALL BE NOTED ON THE SITE MAPS.

SP STOCKPILES

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2012	

NOTES:

1. USING WATER FROM BASINS, TRAPS, TANKS, OR OTHER WATER CONTAINMENT AREAS FOR IRRIGATION MINIMIZES DISCHARGES FROM THE SITE, AND IT MAY SATISFY OTHER NEEDS OF THE CONSTRUCTION PROJECT, SUCH AS DUST CONTROL, VEGETATIVE ESTABLISHMENT, ETC.
2. CARE SHOULD BE TAKEN THAT WATER UTILIZED FROM CONTAINMENT AREAS ON-SITE FOR CONSTRUCTION PURPOSES DOES NOT DISCHARGE OFF-SITE. IF DISCHARGE IS ANTICIPATED OR OBSERVED, DEWATERING PROCEDURES STATED IN THE DEWATERING DETAIL MUST BE FOLLOWED.
3. GC SHALL IMPLEMENT IRRIGATION OR DISPERSION AS PRACTICABLE TO REDUCE WATER VOLUME IN IMPOUNDMENTS AND TO FOSTER VEGETATION GROWTH.

ID IRRIGATION OR DISPERSION

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2012	

NOTES:

1. LARGE AREAS OF SOIL THAT ARE DISTURBED OF VEGETATION AND HAVE NO PROTECTION FROM PARTICLES BEING PICKED UP AND CARRIED BY WIND SHOULD BE PROTECTED WITH A TEMPORARY COVER OR KEPT UNDER CONTROL WITH WATER OR OTHER SOIL ADHERING PRODUCTS TO PREVENT SOIL PARTICLES FROM BECOMING AIRBORNE, AND FROM EXITING THE SITE PERIMETER.
2. WATER TRUCKS OR OTHER DUST CONTROL AGENTS SHALL BE USED AS NEEDED DURING CONSTRUCTION TO MINIMIZE DUST GENERATED ON THE SITE. TACKIFIERS MAY BE USED TO HOLD SOIL IN PLACE AND PREVENT DUST. MANUFACTURER RECOMMENDATIONS FOR APPLICATION LOCATIONS AND RATES MUST BE USED FOR DUST CONTROL APPLICATIONS. ONLY SWPPP-SPECIFIED TACKIFIERS MAY BE USED ON THE PROJECT SITE; ANY CHEMICAL APPLICATION NOT INCLUDED IN THE SWPPP MUST BE APPROVED, IN WRITING, BY THE CEC.
3. DUST CONTROL MUST BE PROVIDED BY THE GC TO A DEGREE THAT IS IN COMPLIANCE WITH APPLICABLE FEDERAL, LOCAL AND STATE DUST CONTROL REGULATIONS.
4. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
5. IN ADDITION TO BMPS, GC SHALL PERFORM PER PRACTICES AND PROCEDURES WHICH MINIMIZE AND PREVENT AIRBORNE DUST OR OTHER PARTICLES FROM OCCURRING.

DC DUST CONTROL

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2012	

NOTES:

1. STORM DRAIN INLET PROTECTION MEASURES SHALL PREVENT SOIL AND DEBRIS FROM ENTERING STORM DRAIN INLETS.
2. TEMPORARY CONTROLS SHALL BE CONSTRUCTED BEFORE THE SURROUNDING AREA IS DISTURBED.
3. TO PREVENT CLOGGING, STORM DRAIN CONTROL STRUCTURES MUST BE MAINTAINED FREQUENTLY.
4. CHECK ALL TEMPORARY CONTROL MEASURES DAILY, AND AFTER EACH STORM EVENT.
5. CONTROL MEASURES MUST BE BUILT PER DETAIL AND PLANS, AND MUST BE IN GOOD WORKING CONDITION AT ALL TIMES.

IP INLET PROTECTION

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2013	

NOTES:

1. SUBSTANCES THAT HAVE THE POTENTIAL FOR POLLUTING SURFACE AND/OR GROUNDWATER MUST BE CONTROLLED BY ANY MEANS NECESSARY TO ENSURE THAT THOSE DO NOT DISCHARGE FROM THE SITE. IN THIS REGARD, POTENTIALLY POLLUTING SUBSTANCES SHALL BE STORED AND HANDLED IN A MANNER CONSISTENT WITH THE RISK OF IMPACT THOSE REPRESENT, AND ACCORDING WITH THE REGULATIONS.
2. NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, ARE ALLOWED TO BE DISCHARGED FROM THE SITE WITH STORMWATER. ALL SOLID WASTE, INCLUDING DISPOSABLE MATERIALS INCIDENTAL TO THE CONSTRUCTION ACTIVITIES, MUST BE COLLECTED AND PLACED IN CONTAINERS. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE. THE CONTAINERS SHALL BE HAULED AWAY FROM THE SITE AND EMPTIED WHEN THOSE BECOME 91% FULL, OR AS NECESSARY BY A CERTIFIED TRASH DISPOSAL SERVICE. LIDS OR COVERS FOR THE CONTAINERS SHALL BE PROVIDED FOR USE DURING RAIN EVENTS TO PREVENT WASTE CONTACT WITH STORMWATER. WASTES THAT CANNOT BE STORED IN A CONTAINER MUST BE STORED UNDER COVER OR INDOORS. THE LOCATION OF SOLID WASTE RECEPTACLES SHALL BE SHOWN ON THE SITE MAPS.

SWD SOLID WASTE DISPOSAL

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2013	

NOTES:

1. CONTRACTOR SHALL PROVIDE DESIGNATED LOCATION FOR SORTING AND SEPARATING HAZARDOUS WASTES.
2. HAZARDOUS WASTE STORAGE MUST BE PROTECTED FROM WEATHER ELEMENTS AND HAVE RESTRICTED ACCESS.
3. HAZARDOUS WASTE STORAGE MUST COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
4. HAZARDOUS WASTE STORAGE MUST COMPLY WITH CONTRACT DOCUMENTS.

HWD HAZARDOUS WASTE DISPOSAL

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2013	

NOTES:

1. ALL PERSONNEL INVOLVED WITH CONSTRUCTION ACTIVITIES MUST COMPLY WITH STATE AND LOCAL SANITARY OR SEPTIC SYSTEM REGULATIONS. PORTABLE TOILETS MUST BE LOCATED AT LEAST 30 FEET FROM INLETS, CHANNELS, SWALES, OR PERIMITTED LIMITS OF DISTURBANCE, AND MUST BE LOCATED AT LEAST 50 FEET FROM WATERS OF THE STATE, OR WATERS OF THE U.S. PORTABLE TOILETS MUST BE SECURELY ANCHORED AND/OR TIED DOWN. SECONDARY CONTAINMENT SHALL BE PROVIDED AND FULL CAPACITY SHALL BE RESTORED IMMEDIATELY UPON DISCOVERY OF ITS DIMINISHMENT. THE LOCATION OF SANITARY FACILITIES SHALL BE SHOWN ON THE SITE MAPS.

SAF SANITARY FACILITIES

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2013	

NOTES:

1. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.

TP TEMPORARY PARKING

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2013	

NOTES:

1. MATERIAL STORAGE AREAS SHOULD BE LOCATED, WHEN POSSIBLE, TO MINIMIZE EXPOSURE TO WEATHER. INSPECTIONS SHALL EVALUATE DISTURBED AREAS AND AREAS USED FOR STORING MATERIALS THAT ARE EXPOSED TO RAINFALL FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM OR DISCHARGING FROM THE SITE. IF NECESSARY, THE MATERIALS MUST BE COVERED OR ORIGINAL COVERS MUST BE REPAIRED OR SUPPLEMENTED. ALSO, PROTECTIVE BERMS MUST BE CONSTRUCTED, IF NEEDED, TO CONTAIN RUNOFF FROM MATERIAL STORAGE AREAS. GC SHALL ADHERE TO ALL STATE AND LOCAL REGULATIONS PERTAINING TO MATERIAL STORAGE AREAS.
2. CHEMICALS, PAINTS, SOLVENTS, FERTILIZERS, AND OTHER TOXIC MATERIALS MUST BE STORED IN WATERPROOF CONTAINERS, EXCEPT DURING APPLICATION. THE CONTAINERS AND THE CONTENTS MUST BE KEPT IN TRUCKS OR INSIDE OF STORAGE FACILITIES. RUN-OFF CONTAINING SUCH MATERIAL MUST BE COLLECTED, REMOVED FROM THE SITE, TREATED, AND DISPOSED OF AT AN APPROVED SOLID WASTE AND CHEMICAL DISPOSAL FACILITY.

MLSA MATERIAL LAYDOWN AND STORAGE AREA

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2013	

NOTES:

1. CONCRETE WASTE MANAGEMENT PERTAINS TO WASTE FROM CONCRETE READY-MIX TRUCKS, MASONRY OPERATIONS, AND SIMILAR WASTE.
2. THE STATE OF FLORIDA PROHIBITS CONCRETE WASH OUT ONSITE
3. DISCHARGE OF EXCESS OR WASTE CONCRETE AND/OR WASH WATER FROM CONCRETE TRUCKS IS ALLOWED AT THE CONSTRUCTION SITE ONLY COMMERCIALLY AVAILABLE ABOVE GROUND PORTABLE CONCRETE WASHOUT CONTAINERS ARE ALLOWED AND MUST BE PROTECTED FROM VEHICLE TRAFFIC AND CLEARLY IDENTIFIED BY LEGIBLE SIGNAGE, AND MUST BE LOCATED OUTSIDE OF VEGETATED BUFFERS AND AS FAR AS PRACTICABLE FROM STORMWATER CONVEYANCES AND IMPOUNDMENTS AND WATER BODIES. PORTABLE CONCRETE WASHOUT CONTAINERS SHALL CONTAIN AND/OR ACTIVELY MANAGE BOTH, SOLID AND FLUID, COMPONENTS OF THE MIX. CONCRETE WASHOUT CONTAINERS MUST BE CLEANED OR EXCHANGED WHEN THE REMAINING VOLUME IS REDUCED BY 50% TO PREVENT ANY POTENTIAL OVERFLOW IN A STORM EVENT.
4. ALTERNATIVELY, WASTE CONCRETE CAN BE PLACED INTO FORMS TO MAKE RIP RAP AND/OR OTHER USEFUL CONCRETE PRODUCTS. PORTABLE CONCRETE WASHOUT CONTAINERS SHALL BE DISPOSED IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. THE GC IS RESPONSIBLE FOR ASSURING THAT THESE PROCEDURES, APPLICABLE LAWS, AND ENVIRONMENTAL REGULATIONS ARE FOLLOWED. THE LOCATION OF CONCRETE WASHOUT CONTAINERS SHALL BE SHOWN ON THE SITE MAPS.

CW CEMENT AND CONCRETE WASHOUT

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2013	

NOTES:

1. PROVIDE WASH STATION IN A LOCATION PROTECTED FROM WEATHER ELEMENTS.
2. COLLECT ALL USED WASH WATER AND DISPOSE OF IT PROPERLY.
3. PROVIDE ADEQUATE SUPPLY OF WATER AND ANY OTHER SUPPLIES TO ENSURE PROPER OPERATION OF WASH STATION WHEN NEEDED.

PSW PAINT AND STUCCO WASHOUT

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2013	

NOTES:

1. THE GC SHALL IDENTIFY MASONS' AREA WITH LEGIBLE SIGNAGE ON THE SITE. TO THE EXTENT PRACTICAL, ALL MASONRY TOOLS, MATERIAL, INCLUDING SAND AND SACKED CEMENT AND/OR MORTAR MATERIALS MIX, AND EQUIPMENT SHALL BE LOCATED WITHIN THE AREA IDENTIFIED. MATERIALS VULNERABLE TO WEATHER ELEMENTS SHALL BE STORED IN CONTAINERS AT THE END OF EACH WORK DAY; SUCH MATERIALS SHALL REMAIN STORED IN CONTAINERS WHEN NOT IN USE.
2. RUNOFF CONTROL, SUCH AS DIVERSION BERMS, SILT FENCE, SILT DIKE, OR OTHER MEANS OF CONTAINMENT SHALL BE PROVIDED TO PREVENT THE MIGRATION OF STORMWATER POLLUTANTS FROM THE MASONS' AREA. COVERED RECEPTACLES FOR DEBRIS AND TRASH DISPOSAL SHALL ALSO BE PROVIDED.
3. THE MASONS' AREA SHALL MEET OSHA AND OTHER REGULATORY REQUIREMENTS FOR PERSONAL PROTECTIVE EQUIPMENT (PPE), FIRE EXTINGUISHERS, ETC. GC SHALL PROVIDE SCREENING OR OTHER TECHNOLOGIES FOR MASONS' AREA TO PREVENT AIRBORNE TRANSPORT OF CEMENT DUST AND OTHER PARTICULATES DUE TO HIGH SPEED WIND OR OTHER CONDITIONS. THE LOCATION OF THE MASONS' AREA SHALL BE SHOWN ON THE SITE MAPS.

MA MASONS' AREA

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2013	

NOTES:

1. THE GC SHALL IDENTIFY FUELING AREAS WITH LEGIBLE SIGNAGE ON THE SITE. TEMPORARY ON-SITE FUEL TANKS FOR CONSTRUCTION VEHICLES SHALL MEET ALL LOCAL, STATE AND FEDERAL REGULATIONS. ALL TANKS, SINGLE AND DOUBLE WALLED, SHALL BE PROVIDED WITH SECONDARY CONTAINMENT (THAT IS CONTAINMENT EXTERNAL TO AND SEPARATE FROM PRIMARY CONTAINMENT). TANKS SHALL HAVE APPROVED SPILL CONTAINMENT WITH THE CAPACITY REQUIRED BY THE APPLICABLE REGULATIONS. SECONDARY CONTAINMENT SHALL BE CONSTRUCTED OF MATERIALS OF SUFFICIENT THICKNESS, DENSITY, AND COMPOSITION SO AS NOT TO BE STRUCTURALLY WEAKENED AS A RESULT OF CONTACT WITH THE FUEL STORED AND CAPABLE OF CONTAINING DISCHARGED FUEL FOR A PERIOD OF TIME EQUAL TO OR GREATER THAN THE MINIMUM ANTICIPATED TIME SUFFICIENT TO ALLOW RECOVERY OF DISCHARGED FUEL. IT SHALL BE CAPABLE OF CONTAINING 110 % OF THE VOLUME OF THE PRIMARY TANK IF A SINGLE TANK IS USED, OR IN THE CASE OF MULTIPLE TANKS, 110% OF THE LARGEST TANK OR 11 0% OF THE AGGREGATE, WHICHEVER IS LARGER.
2. THE TANKS SHALL BE IN SOUND CONDITION, FREE OF RUST OR OTHER DAMAGE WHICH MIGHT COMPROMISE CONTAINMENT. FUEL STORAGE AREAS SHALL MEET ALL EPA, OSHA AND OTHER REGULATORY REQUIREMENTS FOR SIGNAGE, FIRE EXTINGUISHERS, ETC. HOSES, VALVES, FITTINGS, CAPS, FILLER NOZZLES, AND ASSOCIATED HARDWARE SHALL BE MAINTAINED IN PROPER WORKING CONDITION AT ALL TIMES. TANKS SHALL BE LOCATED TO MINIMIZE EXPOSURE TO WEATHER AND SURFACE WATER DRAINAGE FEATURES. THE LOCATION OF FUEL TANKS SHALL BE SHOWN ON THE SITE MAPS.
3. A SPILL PREVENTION, CONTROL AND COUNTERMEASURE (SPCC) PLAN MUST BE DEVELOPED IF ABOVEGROUND OIL STORAGE CAPACITY AT THE CONSTRUCTION SITE EXCEEDS 1,3 20 GALLONS OR AS SPECIFIED BY STATE.
4. CONTAINERS WITH A STORAGE CAPACITY OF 55-GALLONS OR LESS ARE NOT INCLUDED WHEN CALCULATING SITE STORAGE CAPACITY. THE GC SHALL WORK WITH THE CEC TO DEVELOP AND IMPLEMENT A SPCC PLAN IN ACCORDANCE WITH THE OIL POLLUTION PREVENTION REGULATION AT TITLE 40 OF THE CODE OF FEDERAL REGULATIONS, PART 112, (40 CFR 112).

FPSL FUEL AND PETROLEUM STORAGE AND USE

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2013	

NOTES:

1. THE GC SHALL DESIGNATE AREAS ON THE SITE MAPS FOR EQUIPMENT CLEANING, MAINTENANCE, AND REPAIR. THE GC AND SUBCONTRACTORS SHALL UTILIZE SUCH DESIGNATED AREAS. CLEANING, MAINTENANCE, AND REPAIR AREAS SHALL BE PROTECTED BY A TEMPORARY PERIMETER BERM, SHALL NOT OCCUR WITHIN 150 FEET OF ANY WATERWAY, WATER BODY OR WETLAND, AND SHALL OCCUR IN AREAS LOCATED AS FAR AS PRACTICAL FROM STORM SEWER INLETS. DRIP PANS SHALL BE USED FOR VEHICLE MAINTENANCE ACTIVITIES AND RESULTANT WASTES SHALL BE DISPOSED OF IN ACCORDANCE WITH THE HAZARDOUS MATERIAL MANAGEMENT AND SPILL REPORTING PLAN NOTES INCLUDED ON THIS PLAN SHEET.
2. USE OF DETERGENTS FOR LARGE SCALE WASHING IS PROHIBITED (FOR EXAMPLE, WASHING VEHICLES, BUILDINGS, PAVEMENT SURFACES, ETC.). ALL WASH WATER SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

EMA EQUIPMENT AND VEHICLE CLEANING AND MAINTENANCE AREAS

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2013	

DEVELOPER/OWNER:
WAL-MART STORES EAST, LP
702 SW 8TH STREET,
MAILSTOP 0505
BENTONVILLE, AR 72716-0505
479-430-1103

SITE OPERATOR/GENERAL CONTRACTOR:

SUPERINTENDENT:

IMPORTANT: GC MUST SIGN ALL PLAN SHEETS AND ANY NEW PLAN SHEETS ISSUED BY THE CEC.

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Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

MATTHEW S. D'ANGELO
LICENSE
No. 91885
STATE OF FLORIDA
PROFESSIONAL ENGINEER

No.	Date	Revision
1	XX/XX/XX	XXXXX

Designed: XX
Drawn: XX
Checked: XX
Job No.: UT-XXXX-XX
Date: 12/05/2025 © 2025

SWPPP DETAILS

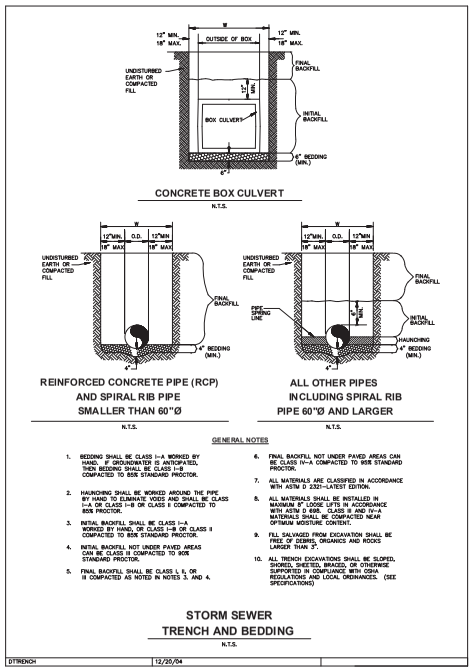
Walmart

STORE NO. 967-1011 FUEL STATION
HERNANDO COUNTY / FLORIDA 34606

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C4.9

Reviewed
08-00085
James A. Meyer
1/15/2026



CONCRETE BOX CULVERT

N.T.S.

REINFORCED CONCRETE PIPE (RCP) AND SPIRAL RIB PIPE SMALLER THAN 60"Ø

N.T.S.

ALL OTHER PIPES INCLUDING SPIRAL RIB PIPE 60"Ø AND LARGER

N.T.S.

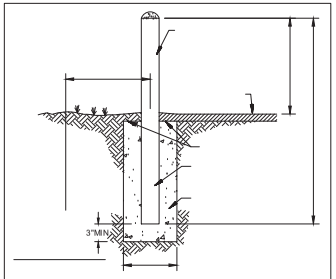
GENERAL NOTES

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

STORM SEWER TRENCH AND BEDDING

N.T.S.

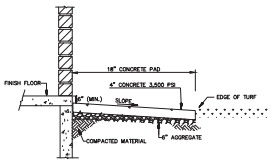
DTRENCH | 12/20/04



PIPE BOLLARD

N.T.S.

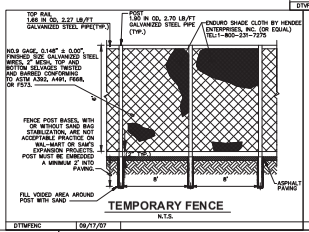
DTGRDPST | 08/17/09



VEGETATION FREE ZONE

N.T.S.

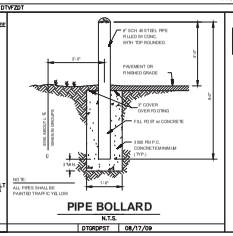
DTVFZDT | 01/24/03



TEMPORARY FENCE

N.T.S.

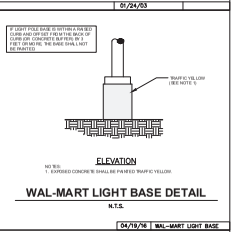
DTMFENC | 08/17/07



PIPE BOLLARD

N.T.S.

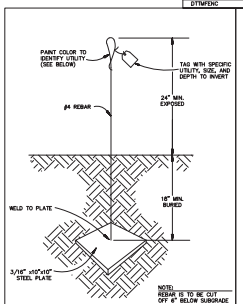
DTGRDPST | 08/17/09



WAL-MART LIGHT BASE DETAIL

N.T.S.

04/19/16 | WAL-MART LIGHT BASE



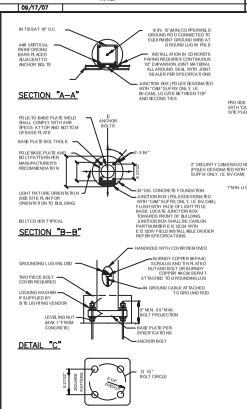
USE AT CAPPED END OF ALL UTILITY SERVICE CONNECTIONS TO/FROM SAM'S CLUB, WAL-MART STORES & SUPERCENTERS

UTILITY	COLOR
SEWER	GREEN
WATER	BLUE
STORM DRAIN	WHITE
ELECTRICAL	RED
GAS	YELLOW
TELCO/CATV	ORANGE
FUTURE SITE LIGHTING	PINK
FIBER OPTIC (GAS STATION)	PURPLE

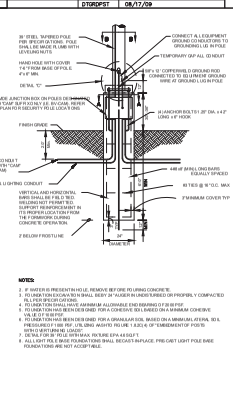
DETAIL: P.O.C. LOCATION

N.T.S.

DTPOCLOC | 12/21/04



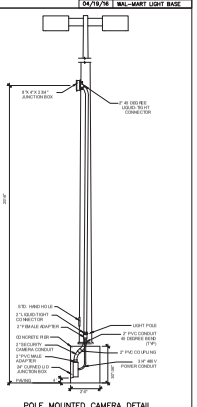
TYPICAL ANCHOR BOLT SPACING



TYPICAL LIGHTING POLE BASE DETAIL

N.T.S.

TYPICAL LIGHTING POLE BASE DETAIL | 04/19/16



POLE MOUNTED CAMERA DETAIL

N.T.S.

DETAIL NOTES:
1. SUPPLY FOR POLE LOCATIONS DESIGNATED WITH "GAP SUPPLY BOX ONLY (I.E. BY-CAM). CAMERA/SAND WIRING BY OTHERS.

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Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

MATTHEW S. D'ANGELO LICENSE No. 91885 STATE OF FLORIDA PROFESSIONAL ENGINEER

No.	Date	Revision
1	XX/XX/XX	XXXXX
2	XX/XX/XX	XXXXX
3	XX/XX/XX	XXXXX

Designed: XX
Drawn: XX
Checked: XX
Job No.: UT-XXXX-XX
Date: 12/05/2025 © 2025

MISCELLANEOUS DETAILS

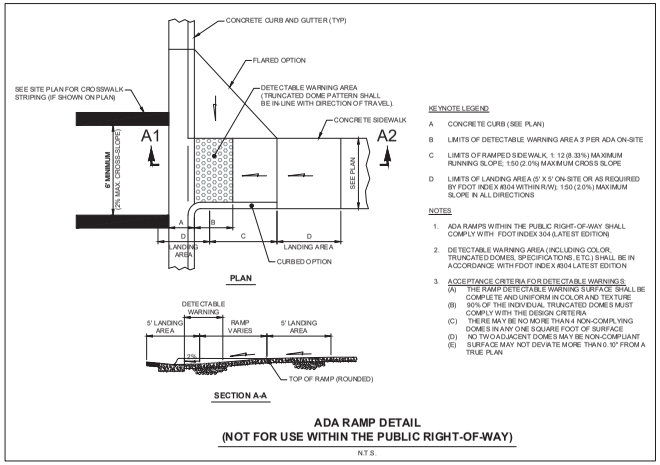
Walmart

STORE NO. 967-1011 FUEL STATION
HERNANDO COUNTY / FLORIDA 34606

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

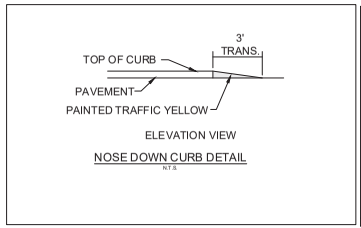
Sheet No.
C5.1

Approved
18-00085
James A. Weaver
1/15/2026



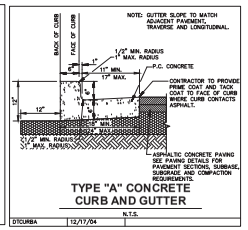
ADA RAMP DETAIL
(NOT FOR USE WITHIN THE PUBLIC RIGHT-OF-WAY)

N.T.S.



NOSE DOWN CURB DETAIL

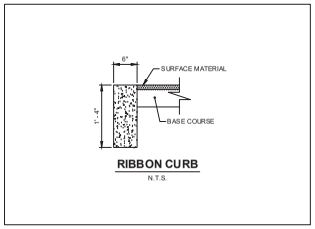
N.T.S.



TYPE "A" CONCRETE CURB AND GUTTER

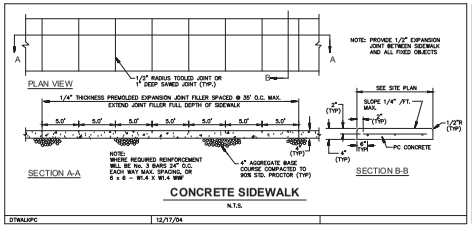
N.T.S.

DTCURBA 12/17/04



RIBBON CURB

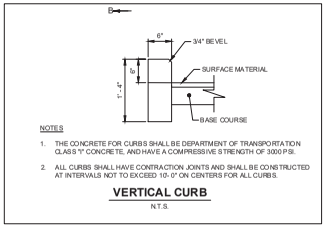
N.T.S.



CONCRETE SIDEWALK

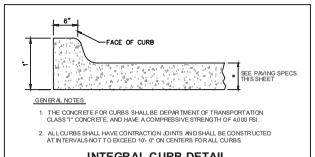
N.T.S.

DTWALKPC 12/17/04



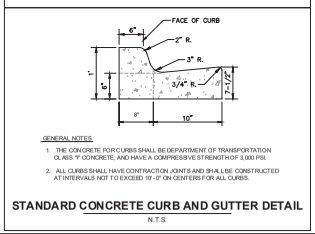
VERTICAL CURB

N.T.S.



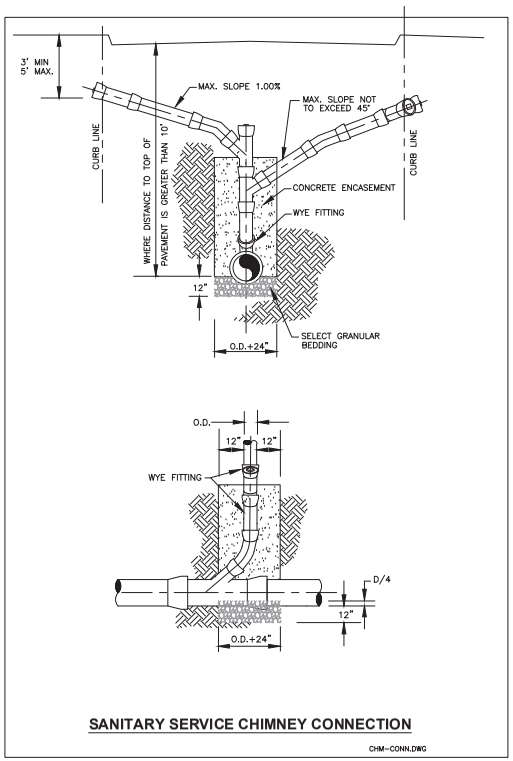
INTEGRAL CURB DETAIL

N.T.S.



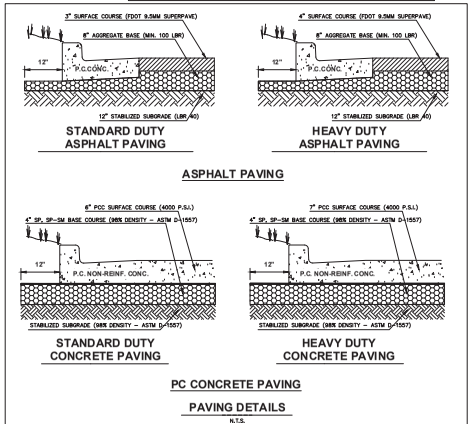
STANDARD CONCRETE CURB AND GUTTER DETAIL

N.T.S.



SANITARY SERVICE CHIMNEY CONNECTION

CHM-CONN.DWG



STANDARD DUTY ASPHALT PAVING

HEAVY DUTY ASPHALT PAVING

ASPHALT PAVING

STANDARD DUTY CONCRETE PAVING

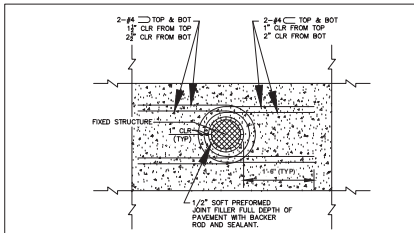
HEAVY DUTY CONCRETE PAVING

PC CONCRETE PAVING

PAVING DETAILS

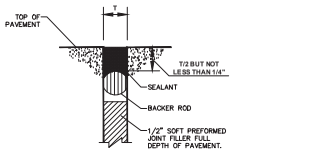
N.T.S.

DTPAVING 12/04/08

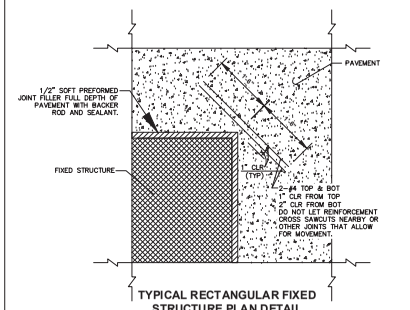


TYPICAL ROUND FIXED STRUCTURE PLAN DETAIL

USES: MANHOLES, LIGHT POLE BASES AND BOLLARDS

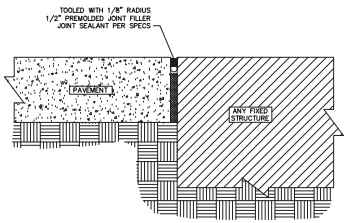


BACKER ROD AND SEALANT SECTION AT FIXED STRUCTURE



TYPICAL RECTANGULAR FIXED STRUCTURE PLAN DETAIL

USES: BUILDINGS, RETAINING WALLS/DOCK WALLS AND DROP INLETS



ISOLATION JOINT

NOTES:

ISOLATION JOINT TO BE USED FOR FIXED STRUCTURES SUCH AS BUILDINGS, RETAINING WALLS/DOCK WALLS, DROP INLETS, MANHOLES, LIGHT POLE BASES AND BOLLARDS.

PAVEMENT IS NOT CONSIDERED A FIXED STRUCTURE.

ISOLATION JOINT DETAILS

N.T.S.

DTISOJNT 12-04-08

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CPH, LLC
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MATTHEW S. D'ANGELO LICENSE No. 91885 STATE OF FLORIDA PROFESSIONAL ENGINEER

No.	Date	Revision
1	12/05/25	Revised per Comments

Designed: ##
Drawn: ##
Checked: ##
Job No.: UT-XXXX-XX
Date: 12/05/2025 © 2025

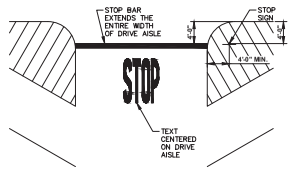
PARKING PAVEMENT DETAILS

Walmart
STORE NO. 967-1011 FUEL STATION
HERNANDO COUNTY / FLORIDA 34606

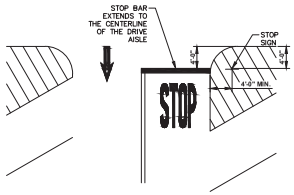
THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C5.2

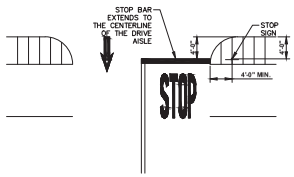
Approved
24-00085
James A. Meyer
1/15/2026



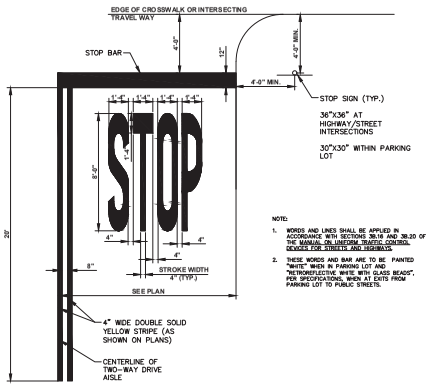
60° PARKING – ONE–WAY DRIVE AISLE



60° PARKING – TWO–WAY DRIVE AISLE



90° PARKING

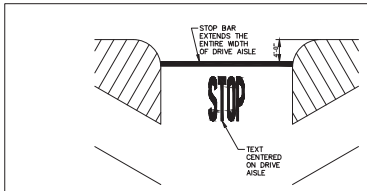


NOTE:
1. WORDS AND LINES SHALL BE APPLIED IN ACCORDANCE WITH SECTIONS 3B.16 AND 3B.20 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. THESE WORDS AND BAR ARE TO BE PAINTED "WHITE" WHEN IN PARKING LOT AND "RETROREFLECTIVE WHITE WITH GLASS BEADS", PER SPECIFICATIONS, WHEN AT EXITS FROM PARKING LOT TO PUBLIC STREETS.

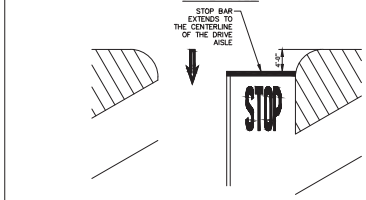
STOP PAVEMENT MARKINGS - PARKING LOT WHERE INTERSECTING DRIVES ARE AT 90° WITH STOP SIGN (AS SHOWN ON PLANS)

N.T.S.

03/16/20



60° PARKING – ONE–WAY DRIVE AISLE



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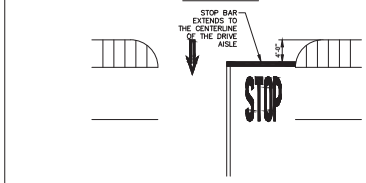
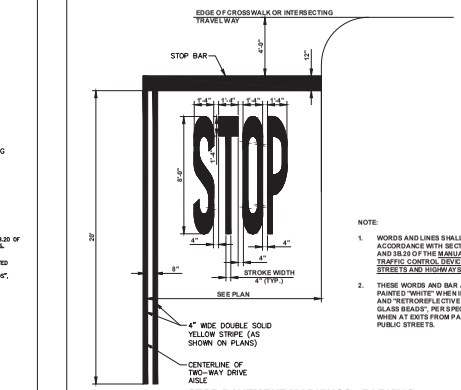


90° PARKING

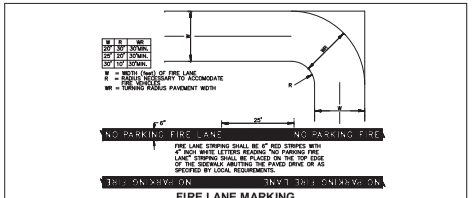


NOTE:
1. WORDS AND LINES SHALL BE APPLIED IN ACCORDANCE WITH SECTIONS 3B.16 AND 3B.20 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. THESE WORDS AND BAR ARE TO BE PAINTED "WHITE" WHEN IN PARKING LOT AND "RETROREFLECTIVE WHITE WITH GLASS BEADS", PER SPECIFICATIONS, WHEN AT EXITS FROM PARKING LOT TO PUBLIC STREETS.

STOP PAVEMENT MARKINGS - PARKING LOT WHERE INTERSECTING DRIVES ARE AT 90° WITHOUT STOP SIGN (AS SHOWN ON PLANS)

N.T.S.

03/16/20



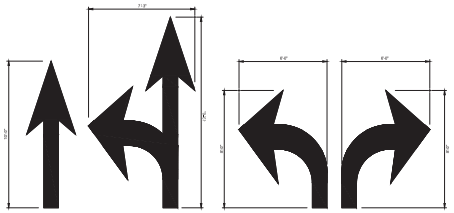
FIRE LANE MARKING

N.T.S.

D19FIRELN | 12/17/04

NOTES:
1. WORDS AND ARROWS SHALL BE APPLIED IN ACCORDANCE WITH SECTION 3B.20 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. THESE WORDS ARE TO BE PAINTED "RETROREFLECTIVE WHITE WITH GLASS BEADS", PER SPECIFICATIONS, WHEN AT EXITS FROM PARKING LOT TO PUBLIC STREETS.

"ONLY" PAVEMENT MARKING AS INDICATED ON PLANS

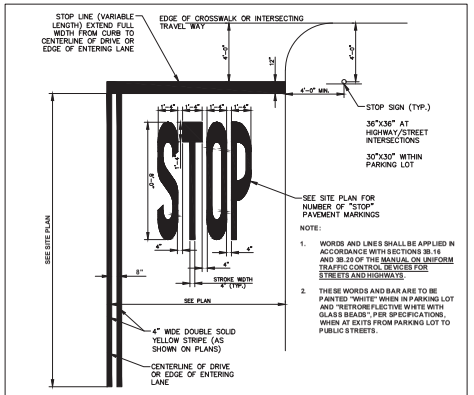


SOLID ARROW MARKINGS AS INDICATED ON PLANS PAINTED "RETROREFLECTIVE WHITE"

SOLID ARROW PAVEMENT MARKINGS

N.T.S.

D19LTURN | 04/28/14



NOTE:
1. WORDS AND LINES SHALL BE APPLIED IN ACCORDANCE WITH SECTIONS 3B.16 AND 3B.20 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. THESE WORDS AND BAR ARE TO BE PAINTED "WHITE" WHEN IN PARKING LOT AND "RETROREFLECTIVE WHITE WITH GLASS BEADS", PER SPECIFICATIONS, WHEN AT EXITS FROM PARKING LOT TO PUBLIC STREETS.

STOP PAVEMENT MARKINGS – STREETS AND ROADS

N.T.S.

03/16/20

cph
www.cphcorp.com
Building Better Communities Together

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

MATTHEW S. D'ANGELO
LICENSE
No. 91885
STATE OF FLORIDA
PROFESSIONAL ENGINEER

No.	Date	Revision

Designed: ##
Drawn: ##
Checked: ##
Job No.: UT-XXXX-XX
Date: 12/05/2025

© 2025

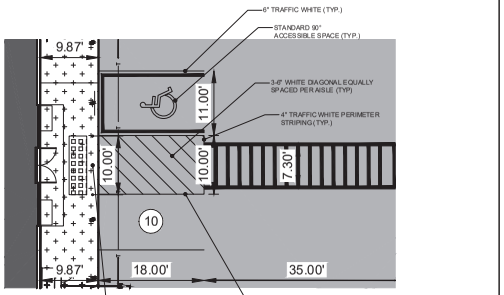
PAVEMENT MARKINGS DETAILS

Walmart
STORE NO. 967-1011 FUEL STATION
HERNANDO COUNTY / FLORIDA 34606

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C5.3

Approved
25-8-00085
James A. Weaver
1/15/2026



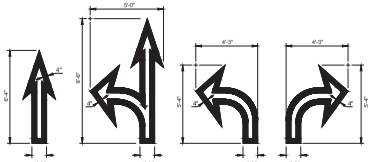
NOTES:
1. SEE SITE PLAN FOR TOTAL LAY OUT.
2. THESE DETAILS ARE FOR REFERENCE AND DIMENSION CONTROL ONLY.
3. ALL DIMENSIONS ARE TO C/L OF STRIPE UNLESS OTHERWISE INDICATED.
4. ALL COLORS AS SHOWN OR SPECIFIED BY LOCAL CODES.
5. ACCESSIBLE SPACE STRIPING SHALL BE CONSTRUCTED PER FDOT INDEX NO. 711-001

90° STRIPING DETAIL

ACCESSIBLE STALLS PARKING STRIPING
N.T.S.

NOTES:
1. WORDS AND ARROWS SHALL BE APPLIED IN ACCORDANCE WITH SECTION 39.20 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. THESE WORDS ARE TO BE PAINTED "WHITE" WHEN IN PARKING LOT.
3. OPEN ARROWS SHALL CONSIST OF A 4" PERIMETER STRIPE.

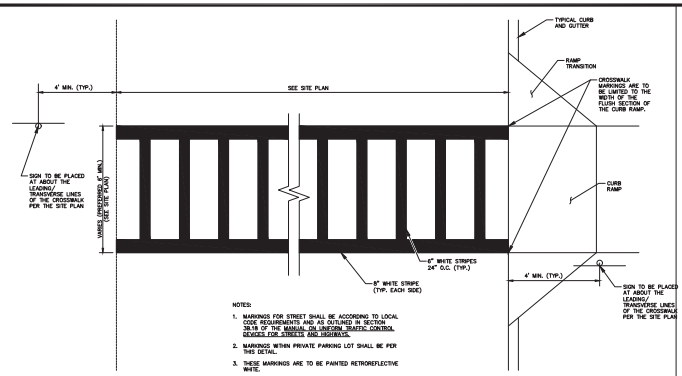
"ONLY" PAVEMENT MARKING
AS INDICATED ON PLANS



OPEN ARROW MARKINGS
AS INDICATED ON PLANS
PAINTED "WHITE"

OPEN ARROW PAVEMENT MARKINGS
N.T.S.

DTR/TURN | 04/28/14



NOTES:
1. MARKINGS FOR STREET SHALL BE ACCORDING TO LOCAL CODE REQUIREMENTS AND AS OUTLINED IN SECTION 39.18 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. MARKINGS WITHIN PRIVATE PARKING LOT SHALL BE PER THIS DETAIL.
3. THESE MARKINGS ARE TO BE PAINTED RETROREFLECTIVE WHITE.

CROSSWALK MARKING W/ LONGITUDINAL STRIPES
N.T.S.

02/15/19

cph
www.cphcorp.com
Building Better Communities Together

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

MATTHEW S. D'ANGELO LICENSE No. 91885 STATE OF FLORIDA PROFESSIONAL ENGINEER

No.	Date	Revision
1	12/05/25	

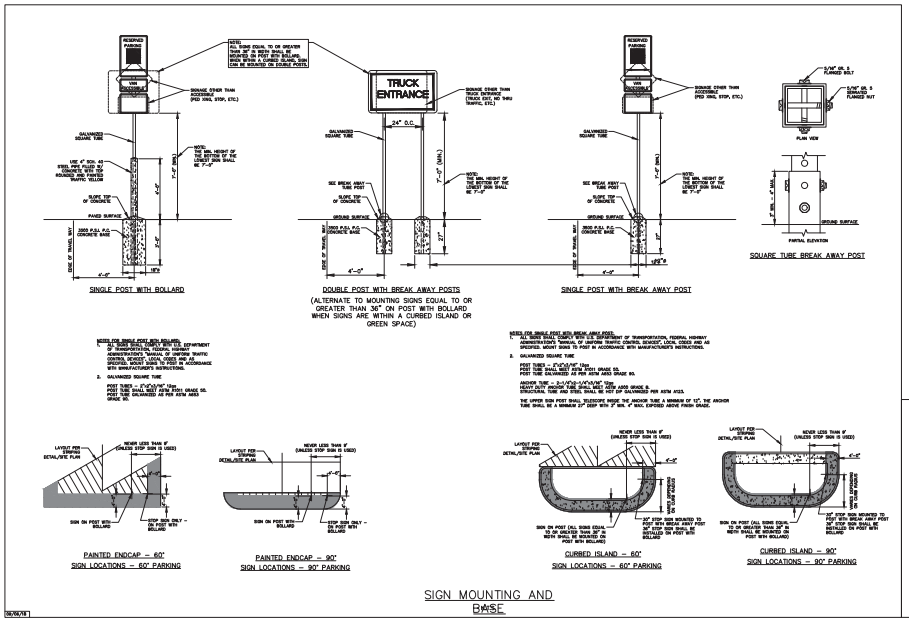
Designed: ##
Drawn: ##
Checked: ##
Job No.: UT-XXXX-XX
Date: 12/05/2025 © 2025

PAVEMENT MARKINGS DETAILS

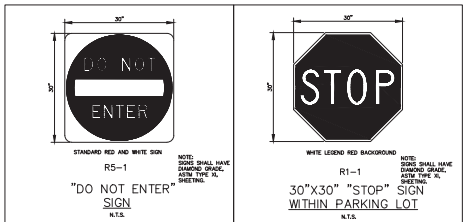
Walmart
STORE NO. 967-1011 FUEL STATION
HERNANDO COUNTY / FLORIDA 34606

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C5.4



SIGN MOUNTING AND BASE

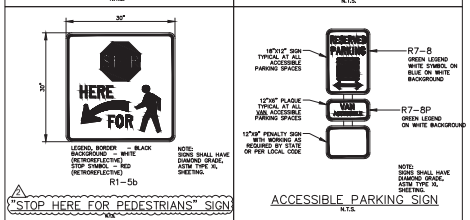


R5-1
"DO NOT ENTER" SIGN
N.T.S.

NOTE: SIGNS SHALL HAVE DIAMOND GRADE, ASTM TYPE XI, SHEETING.

R1-1
30"X30" "STOP" SIGN WITHIN PARKING LOT
N.T.S.

NOTE: SIGNS SHALL HAVE DIAMOND GRADE, ASTM TYPE XI, SHEETING.

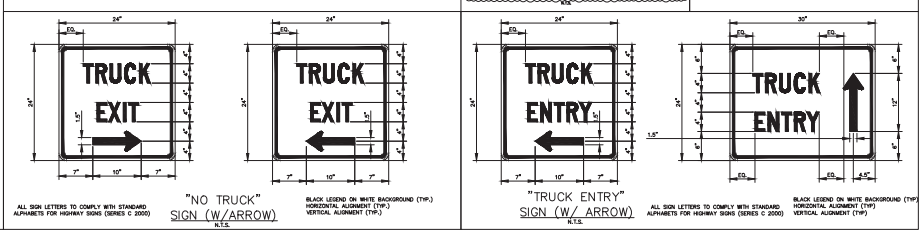


R1-5b
"STOP HERE FOR PEDESTRIANS" SIGN

NOTE: SIGNS SHALL HAVE DIAMOND GRADE, ASTM TYPE XI, SHEETING.

NOTE: SIGNS SHALL HAVE DIAMOND GRADE, ASTM TYPE XI, SHEETING.

ACCESSIBLE PARKING SIGN
N.T.S.



ALL SIGN LETTERS TO COMPLY WITH STANDARD ALPHABETS FOR HIGHWAY SIGNS (SERIES C 2000)

"NO TRUCK" SIGN (W/ARROW)
N.T.S.

BLACK LEGEND ON WHITE BACKGROUND (TYP.)
HORIZONTAL ALIGNMENT (TYP.)
VERTICAL ALIGNMENT (TYP.)

"TRUCK ENTRY" SIGN (W/ ARROW)
N.T.S.

ALL SIGN LETTERS TO COMPLY WITH STANDARD ALPHABETS FOR HIGHWAY SIGNS (SERIES C 2000)

BLACK LEGEND ON WHITE BACKGROUND (TYP.)
HORIZONTAL ALIGNMENT (TYP)
VERTICAL ALIGNMENT (TYP)

Approved
24-08-00085
James A. Weaver
1/15/2026

101

DRMP

TRAFFIC IMPACT ANALYSIS

FOR

Walmart Fuel Station

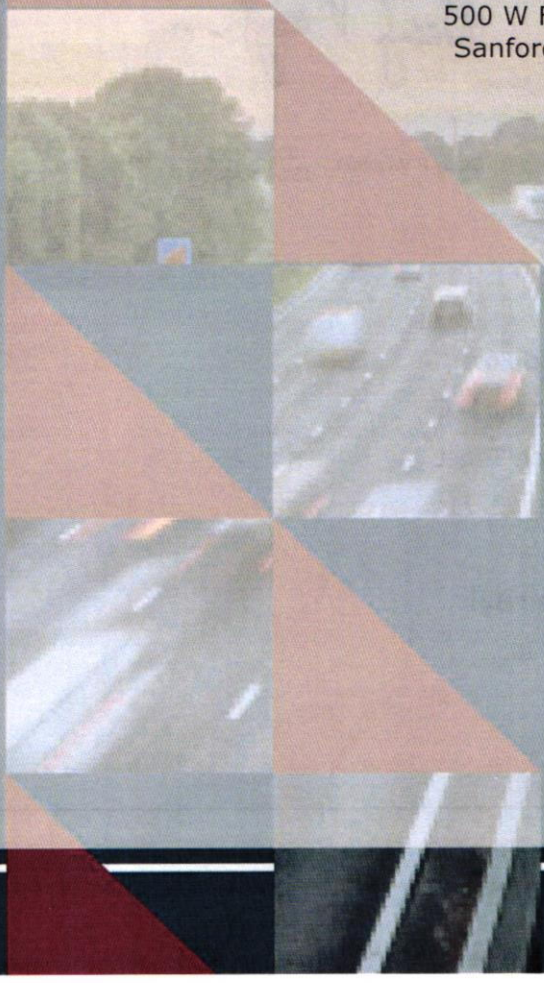
LOCATED

IN

Spring Hill, FL

Prepared For:

CPH Consulting, LLC
500 W Fulton Street
Sanford, FL 32771



FEBRUARY 2026

DRMP Project No. 25325

Prepared By: MW

Reviewed By: GV

DRMP

TRAFFIC IMPACT ANALYSIS

FOR

Walmart Fuel Station

LOCATED IN

Spring Hill, FL

Grady P Vaughan 2026.02.02 13:30:30-05'00'

Prepared For:

CPH Consulting, LLC

500 W Fulton Street

Sanford, FL 32771

Prepared By:

DRMP, Inc.

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Walmart Fuel Station
Tampa, Florida

1. Introduction

The contents of this report present the findings of the Traffic Impact analysis (TIA) that was performed for the proposed Walmart Fuel Station development in accordance with the Florida Department of Transportation (FDOT) and Hernando County (County) Traffic Impact Analysis Guidelines. The proposed development is to be located at the existing Walmart Supercenter located at 1485 Commercial Way in Spring Hill, Florida. The purpose of this study is to determine the potential impacts to the surrounding transportation system created by traffic generated by the proposed development, as well as recommend improvements to mitigate the impacts.

The proposed development, anticipated to be completed by the year 2027, consists of a fuel station that includes twelve (12) vehicle fueling positions (VFP) and a 1,618 square-foot convenience store.

The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- 2025 Existing
- 2027 No-Build
- 2027 Build

1.1. Study Area

The proposed development is to be located at the existing Walmart Supercenter located at 1485 Commercial Way in Spring Hill, Florida. Refer to Figure 1 for the site location map. Refer to Figure 2 for a copy of the preliminary site plan. The study area was determined during scope coordination with the FDOT and County using the methodology in the FDOT guidelines. The submitted scope can be found in Appendix A. Refer to Table 1 for a summary of the existing roadway inventory. Figure 3 illustrates the existing lane configurations at the study intersections.

The study area consists of the following roadway segments:

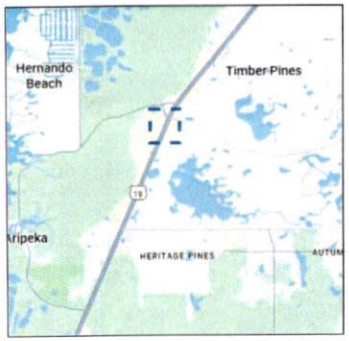
- US 19 (Commercial Way) from Hunters Lake Road to Forest Oaks Boulevard
- Spring Hill Drive from Commercial Way to Mariner Boulevard
- Osowaw Boulevard from Commercial Way to Osowaw Boulevard
- Applegate Drive from Commercial Way to Kenlake Avenue

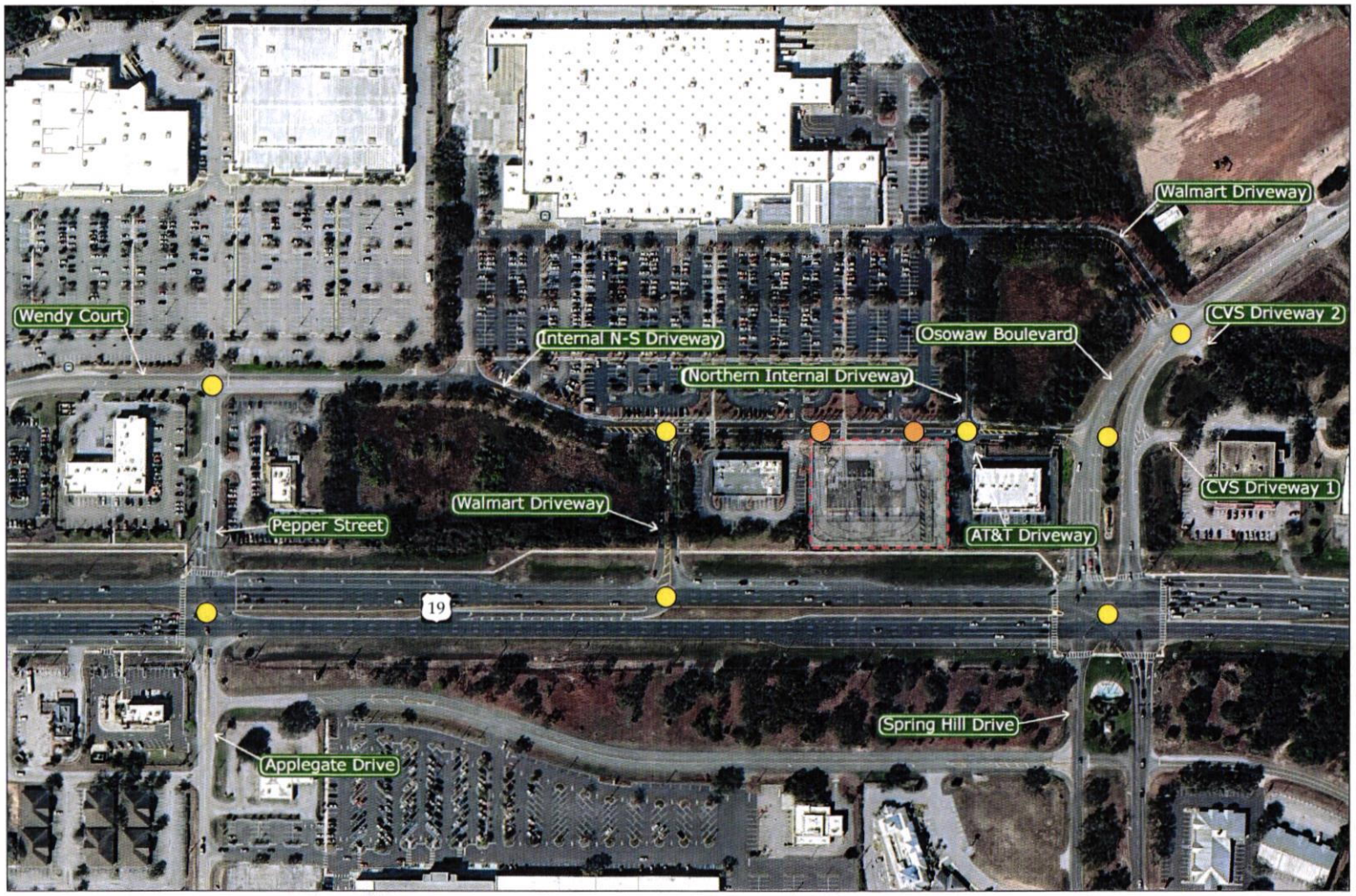
The study area consists of the following intersections:

- US 19 (Commercial Way) and Spring Hill Drive / Osowaw Boulevard (signalized)
- US 19 (Commercial Way) and Walmart Driveway (unsignalized)
- US 19 (Commercial Way) and Applegate Drive / Pepper Street (signalized)
- Pepper Street / Internal Walmart Driveway and Wendy Court / Internal N-S Driveway (unsignalized)
- Internal N-S Driveway and Walmart Driveway (unsignalized)
- Internal N-S Driveway and AT&T Driveway (unsignalized)
- Osowaw Boulevard and Internal N-S Driveway / CVS Driveway 1 (unsignalized)
- Osowaw Boulevard and Walmart Driveway / CVS Driveway 2 (unsignalized)
- Internal N-S Driveway and Proposed Site Drive 1 (unsignalized)
- Internal N-S Driveway and Proposed Site Drive 1 (unsignalized)

Table 1: Existing Roadway Inventory

Road Segment	From	To	2024 AADT (vpd)
US 19 (Commercial Way)	Hunters Lake Road	Forest Oaks Boulevard	43,000
Spring Hill Drive	Commercial Way	Mariner Boulevard	23,000
Osowaw Boulevard	Commercial Way	Osowaw Boulevard	1,200
Applegate Drive	Commercial Way	Kenlake Avenue	2,200





LEGEND

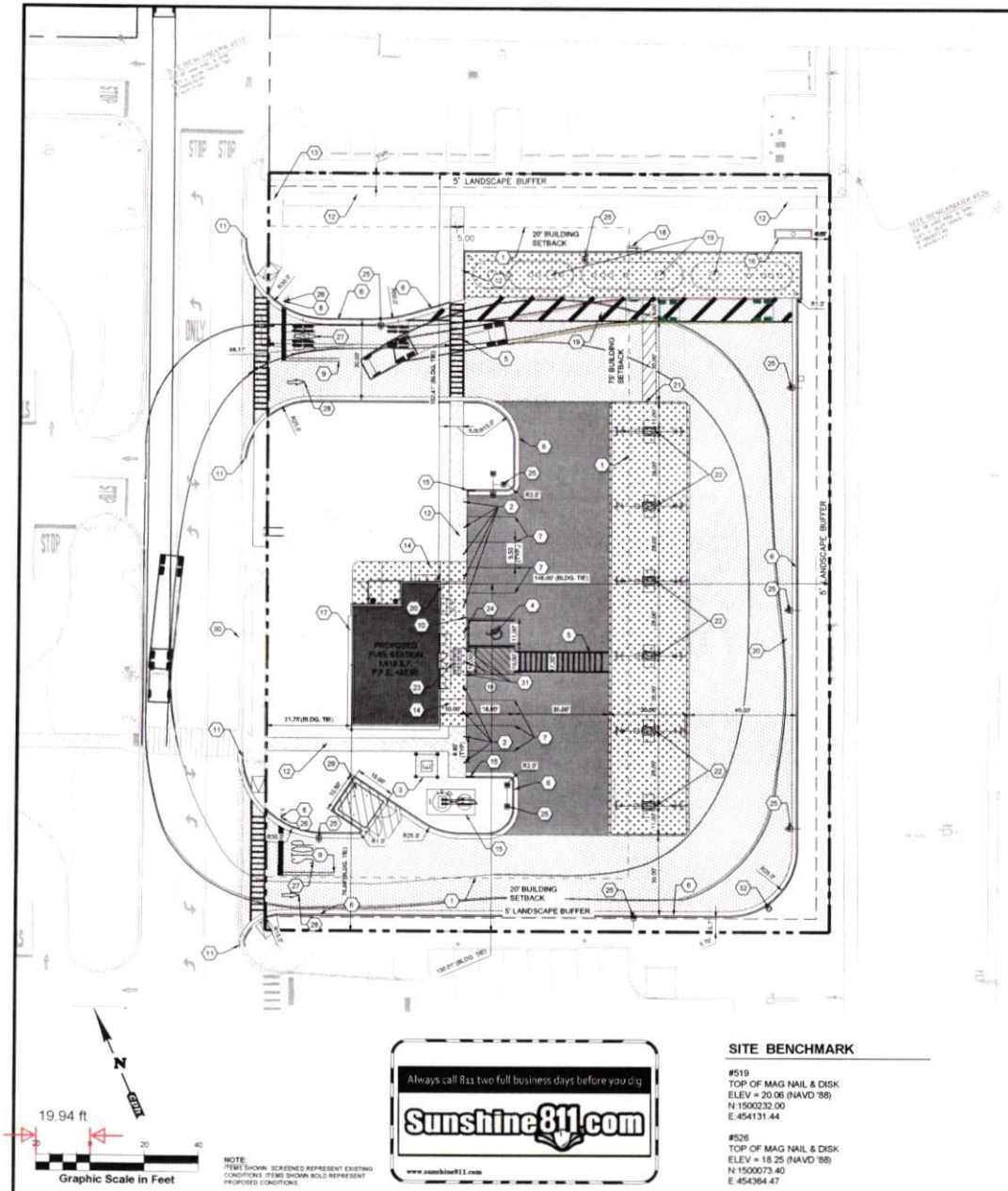
- Study Intersection
- Proposed Site Access
- Study Area

DRMP

Walmart Fuel Station
Spring Hill, FL

Site Location Map

Scale: Not to Scale | Figure 1



NOTE:
ITEMS SHOWN SCREENED REPRESENT EXISTING CONDITIONS. ITEMS SHOWN BOLD REPRESENT PROPOSED CONDITIONS.

Always call 811 two full business days before you dig.
Sunshine811.com
www.sunshine811.com

SITE BENCHMARK

#519
TOP OF MAG NAIL & DISK
ELEV = 20.06 (NAVD '88)
N:1500232.00
E:454131.44

#526
TOP OF MAG NAIL & DISK
ELEV = 18.25 (NAVD '88)
N:1500073.40
E:454364.47

SITE LEGEND

1. BUILDING SETBACK LINE PER ZONING RESOLUTION
2. PIPE BOLLARD. SEE DETAIL SHEET C5.1
3. CONCRETE TRANSFORMER PAD. SEE DETAIL SHEET C5.7. CONTRACTOR TO COORDINATE INSPECTION WITH UTILITY PROVIDER
4. ACCESSIBLE PARKING SPACE. PER FDOT INDEX NO. 711-001 AND SIGNAGE PER FDOT INDEX NO. 700-152 TYPICAL. SEE DETAIL SHEET
5. PEDESTRIAN CROSSWALK. SEE PLAN FOR WIDTH. REF. WALMART DETAILS. SHEET C5.4
6. 24" STANDARD CURB & GUTTER. SEE DETAIL SHEET C5.2
7. PROPOSED SWSL / 4"
8. NEW SIGN MOUNTING AND BASE WITH BREAK AWAY POST
9. PROPOSED DYSL / 4". REF. WALMART DETAILS. SHEET C5.3 (LINES TO BE EXTENDED FROM THE CROSSWALK) STOP BAR.
10. FLUSH PAVEMENT AND SIDEWALK AREA.
11. COORDINATE WITH DEVELOPER'S CONTRACTOR TO CONSTRUCT SMOOTH TRANSITION TO EXISTING CURB AND PAVEMENT
12. PROPOSED CONCRETE SIDEWALK, 5% MAX. LONGITUDINAL SLOPE, 2% MAX. CROSS SLOPE
13. PROPOSED ACCESSIBLE CURB RAMP 1:12 MAX. SLOPE WITH 2' DEEP DETECTABLE WARNINGS. PER FDOT INDEX 523-002
14. CONCRETE SIDEWALK. SEE ARCH. PLAN FOR SPECIFICATION AND DETAILS
15. PROPOSED LIFT STATION ENCLOSURE. SEE ARCH PLANS FOR DETAILS
16. PROPOSED MONUMENT SIGN LOCATION. BY OTHERS.
17. PROPOSED CONCRETE RODENT BARRIER. SEE ARCH PLANS FOR DETAILS
18. PROPOSED TANK VENT SYSTEM. REF. FUEL PLANS FOR DETAILS
19. PROPOSED UNDERGROUND FUEL STORAGE TANKS. REF. FUEL PLANS FOR DETAILS
20. PROPOSED E-STOP. REF. ARCH. PLANS FOR DETAILS.
21. PROPOSED GAS CANOPY. REF. ARCH. PLANS FOR DETAILS.
22. PROPOSED FUEL DISPENSER (TYP.). REF. FUEL PLANS FOR DETAILS
23. PROPOSED TACTILE WARNING. REF. ARCH PLANS.
24. NEW SIGN MOUNTING AND BASE WITH BOLLARD. SEE DETAIL SHEET C5.1
25. PROPOSED SITE LIGHTING POLE (TYP.). REF. PHOTOMETRIC PLANS
26. PROPOSED "STOP" SIGN
27. PROPOSED STOP TEXT AND STOP BAR. REF. WALMART DETAILS. SHEET C5.3
28. PROPOSED OPEN ARROW PAVEMENT MARKINGS. REF. WALMART DETAILS. SHEET C5.3.
29. PROPOSED DUMPSTER ENCLOSURE. REF. ARCH PLANS FOR DETAILS
30. PROPOSED 24" CONCRETE GUTTER. SEE DETAIL SHEET C5.2.
31. PROPOSED ARCHITECTURAL BOLLARDS. REF. ARCH PLANS FOR DETAILS
32. PROPOSED AIR STATION. REF. ARCH PLANS FOR DETAILS

SITE NOTES:

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS
3. ALL DISTURBED AREAS ARE THE RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
4. ALL CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'
5. ALL DIMENSIONS AND RADII ARE TO BE FACE OF CURB UNLESS OTHERWISE NOTED.
6. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
8. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY PREPARED BY CPH, CORP.
9. TOTAL LAND AREA IS 1.36± ACRES.
10. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE SITE SPECIFIC SPECIFICATIONS"
11. PYLON SIGNS SHALL BE CONSTRUCTED BY OTHERS.
12. REFER TO ARCH. PLANS FOR SITE LIGHTING.
13. ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLET. WM GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

SIGN LEGEND

(RC) ACCESSIBLE PARKING (FTP-21-06 & FTP-22-06)
(S1) STOP (R1-1)
(H) STOP HERE FOR PEDESTRIANS (SEE DETAIL SHEET)

PROPOSED LEGEND

PROPERTY LINE
PROPOSED BUFFER LINE
LANDSCAPE BUFFER LINE
BUILDING SETBACK LINE

PAINTING STRIPING LEGEND

SWSL SINGLE WHITE SOLID LINE
DYSL DOUBLE YELLOW SOLID LINE

PROPOSED PAVEMENT LEGEND

CONCRETE SIDEWALK. REF. DETAIL SHEET
ARCHITECTURAL CONCRETE. SEE ARCH. PLANS
STANDARD DUTY CONCRETE. REF DETAIL SHEET
HEAVY DUTY CONCRETE. PER DETAIL SHEET
STANDARD DUTY ASPHALT PAVEMENT. REF. DETAIL SHEET
HEAVY DUTY ASPHALT PAVEMENT. REF DETAIL SHEET
PARKING SPACE COUNT
SITE LIGHTING. REF. PHOTOMETRIC PLANS
TRANSFORMER

SITE LOCATION

SITE DATA INFORMATION:

SITE PARCEL NUMBERS:

PARCEL NO. R29 223 17 2608 0000 0020 1867 COMMERCIAL WAY; 59,420 S.F.(1.36 AC.)

SECTION – 29 / TOWNSHIP – 23 S / RANGE – 17 E

ON-SITE LAND INFORMATION:

CURRENT LAND USE: VACANT LAND
PROPOSED LAND USE: FUEL STATION

CURRENT ZONING: PDP(GC) WITH C2 USE– PLANNED DEVELOPMENT PROJECT
PROPOSED ZONING: PDP(GC) WITH C2 USE– PLANNED DEVELOPMENT PROJECT

AREA OF PROPOSED IMPROVEMENTS: 59,420 S.F. (1.36 AC.)

DEVELOPMENT TYPE: GENERAL COMMERCIAL

ADJACENT LAND INFORMATION:

	NORTH	EAST	SOUTH	WEST
EXISTING LAND USE	XXX	XXX	XXX	XXX
FUTURE LAND USE	XXX	XXX	XXX	XXX
EXISTING ZONING	XXX	XXX	XXX	XXX
PROPOSED ZONING	XXX	XXX	XXX	XXX

FLOOD ZONE INFORMATION:

HAVING CONSULTED THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12053C0284E, COMMUNITY PANEL NO. 12011G, HERNANDO COUNTY UNINCORPORATED AREAS, EFFECTIVE DATE JANUARY 15, 2021, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE X, THE FLOOD ZONE "X"HAS A 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS WITH A 1% ANNUAL CHANCE FLOOD W/ AVERAGE DEPTH LESS THAN 1 FOOT – MINIMAL FLOOD HAZARD

BUILDING INFORMATION:

BUILDING AREA:	1,618± S.F.
BUILDING USE:	FUEL STATION + CONVENIENCE STORE
MAXIMUM BUILDING HEIGHT (COUNTY CODE):	35'
ACTUAL BUILDING HEIGHT (ONE STORY):	19'–0"
CANOPY HEIGHT	17'–8"
MAXIMUM FLOOR AREA RATIO (FAR) (COUNTY CODE):	0.75
MAXIMUM FLOOR AREA RATIO (FAR) PROVIDED:	2.72%

PERVIOUS / IMPERVIOUS AREAS:

PRE DEVELOPMENT:			
PERVIOUS AREA:	18,020 S.F.	(0.41 AC.)	(30.32%)
IMPERVIOUS AREA:	41,400 S.F.	(0.95 AC.)	(69.68%)
TOTAL SITE AREA:	59,420 S.F.	(1.36 AC.)	(100.00%)

POST DEVELOPMENT:			
PERVIOUS AREA:	21,810 S.F.	(0.50 AC.)	(36.70%)
IMPERVIOUS AREA:	37,610 S.F.	(0.86 AC.)	(63.30%)
TOTAL SITE AREA:	59,420 S.F.	(1.36 AC.)	(100.00%)

PARKING INFORMATION:

PARKING REQUIRED:

USE TYPE: GAS STATION + CONVENIENCE STORE
1 SPACES PER 4 PUMPS + 5/1,000 SF CONVENIENCE STORE AREA
(6 PUMPS / 4) + (5 x 1,618) = 10 SPACES REQUIRED.

PARKING SPACES PROVIDED = 10 (INC. 1 ADA SPACE AND 1 TRUCKING LOADING ZONE)

PARKING RATIO PROVIDED = 6 SPACES PER 1,000 SF

BLDG. SETBACKS AND LANDSCAPE BUFFERS:

PRINCIPLE BLDG. SETBACKS:

	N	E	S	W
REQUIRED:	20' (MIN)	75'(MIN)	20'(MIN)	XX'(MIN)
PROVIDED	152.41'	146.00'	76.68'	31.75'

ACCESSORY STRUCTURE (DUMPSTER) SETBACK:

	N	E	S	W
REQUIRED:	X'	X'	X'	X'
PROVIDED :	225.3'	164.2'	36.5'	24.3'

SIGNAGE SETBACK:

	N	E	S	W
REQUIRED:	X'	X'	X'	X'
PROVIDED :	XXX.XX'	XXX.XX'	XX.XX'	X.XX'

LANDSCAPE BUFFERS:

	N	E	S	W
REQUIRED:	5'	5'	5'	XX'(MIN)
PROVIDED :	5.00'	6.6.5'	5.70'	X.XX'

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A Full Service A & E Firm

MATTHEW S. D'ANGELO LICENSE No. 91885 STATE OF FLORIDA PROFESSIONAL ENGINEER

Matthew D'Angelo, State of Florida, Professional Engineer, License No. 91885. This item has been digitally signed and sealed by 91885 on the date indicated here. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

No.	Date	Revision
1	##	##
2	##	##
3	##	##
4	##	##
5	##	##
6	##	##
7	##	##

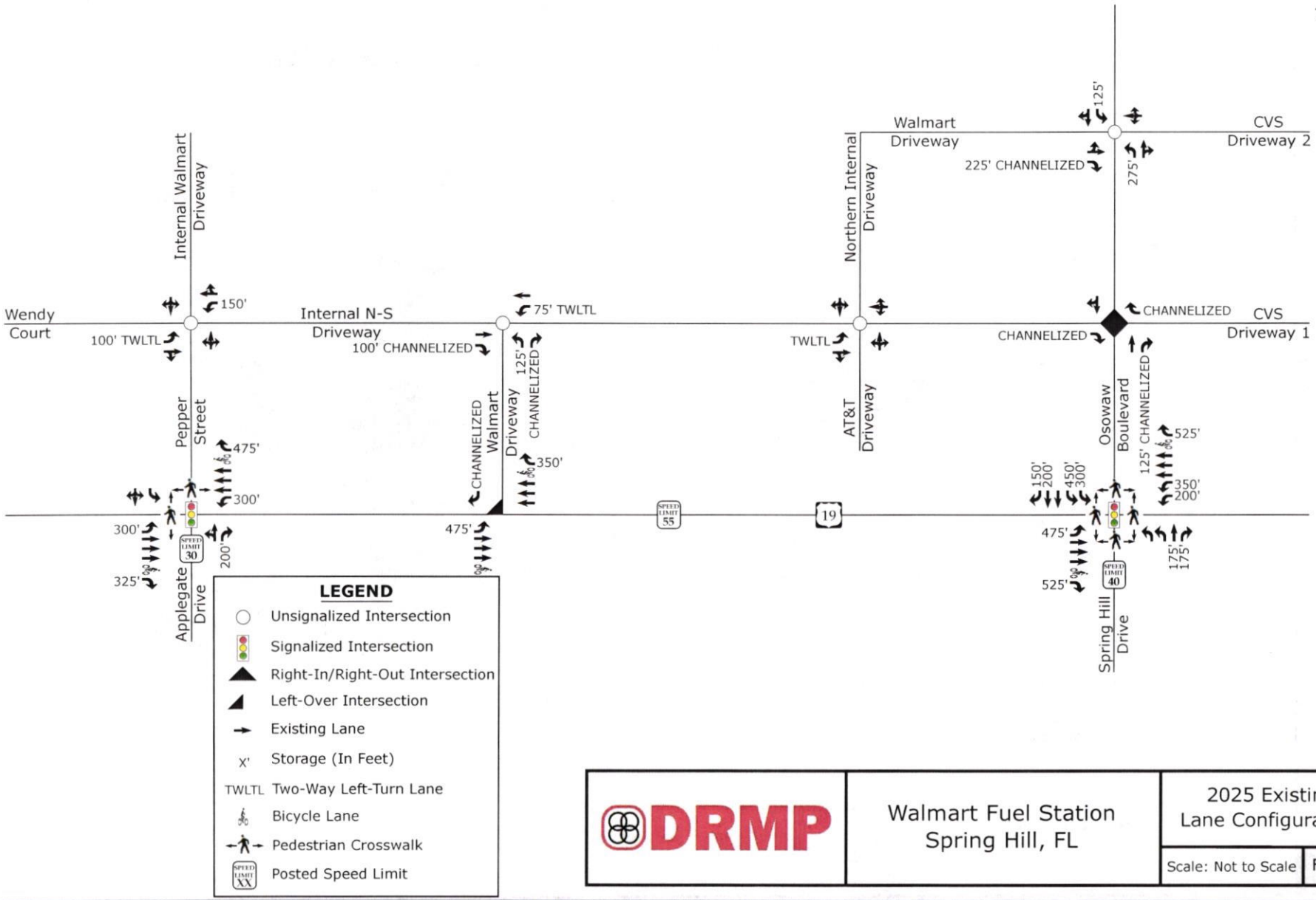
Designed: ##
Drawn: ##
Checked: ##
Job No.: UT-XXXX.XX
Date: 12/29/2025 © 2026

SITE DIMENSION PLAN

Walmart
STORE NO. 967-1011 FUEL STATION
HERNANDO COUNTY / FLORIDA 34606

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C1.2



DRMP

Walmart Fuel Station
Spring Hill, FL

2025 Existing Lane Configurations

Scale: Not to Scale | Figure 3

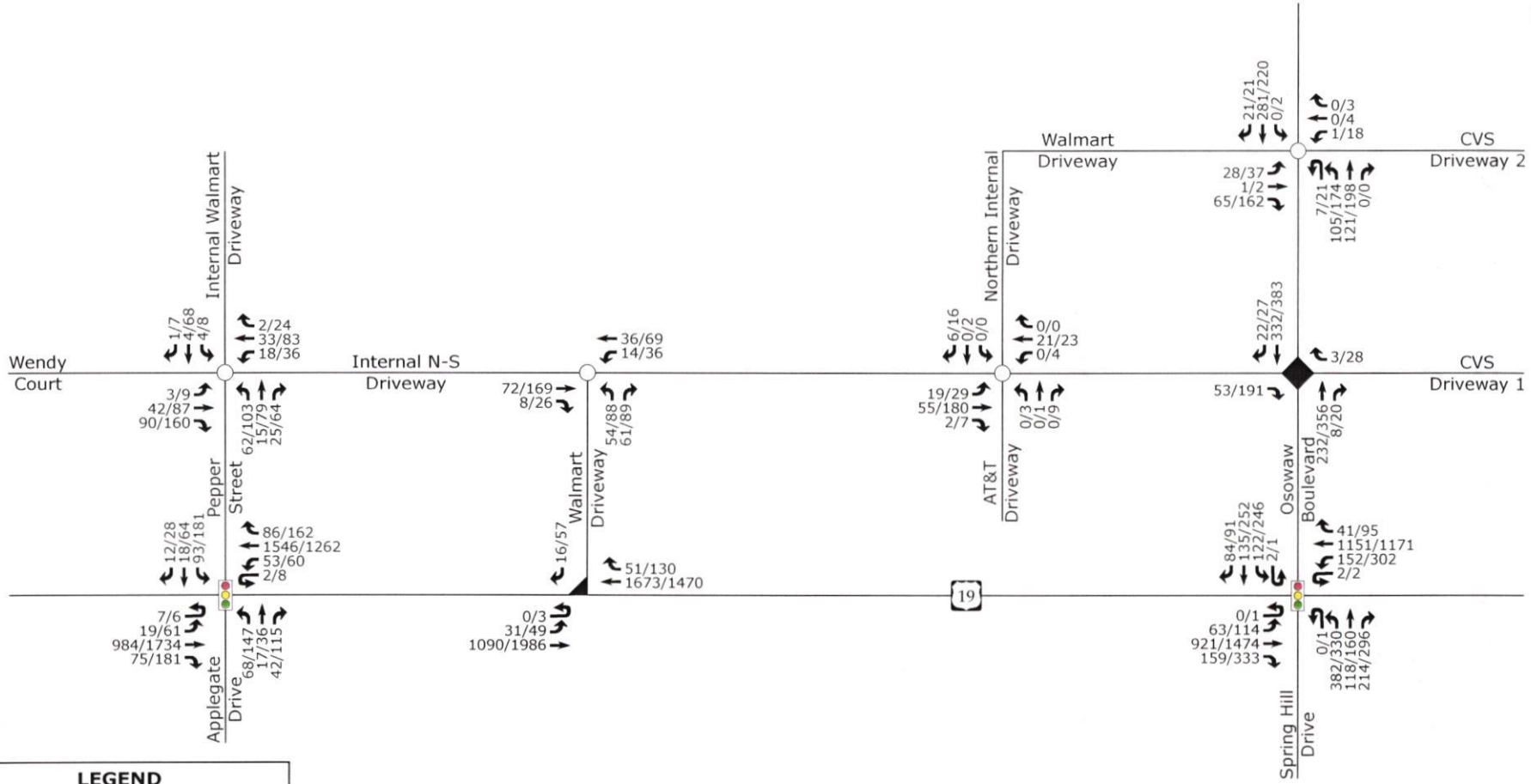
2. 2025 EXISTING PEAK HOUR CONDITIONS

2.1. 2025 Existing Peak Hour Traffic Volumes

Existing peak hour traffic volumes were determined based on traffic counts conducted at the study intersections November of 2025 during typical weekday AM (7:00 AM – 9:00 AM) and PM (4:00 PM – 6:00 PM) peak periods. Weekday AM and PM traffic volumes were balanced between study intersections, where appropriate. Refer to Figure 4 for 2025 existing weekday AM and PM peak hour traffic volumes. A copy of the count data is located in Appendix B of this report.

2.2. 2025 Existing Peak Hour Traffic Analysis

The 2025 existing weekday AM and PM peak hour traffic volumes were analyzed to determine the current levels of service at the study intersections under existing roadway conditions. Signal information was obtained and is included in Appendix C. The results of the analysis are presented in Section 7 of this report.



LEGEND

- Unsignalized Intersection
- Signalized Intersection
- Right-In/Right-Out Intersection
- Left-Over Intersection
- X / Y → Weekday AM / PM Peak Hour Traffic

DRMP

Walmart Fuel Station
Spring Hill, FL

2025 Existing Peak Hour Traffic

Scale: Not to Scale | Figure 4

3. 2027 NO-BUILD PEAK HOUR CONDITIONS

In order to account for growth of traffic and subsequent traffic conditions at a future year, no-build traffic projections are needed. No-build traffic is the component of traffic due to the growth of the community and surrounding area that is anticipated to occur regardless of whether or not the proposed development is constructed. No-build traffic is comprised of existing traffic growth within the study area and additional traffic created as a result of adjacent approved developments.

3.1. Ambient Traffic Growth

Through coordination with the FDOT and County, it was determined that an annual growth rate of 1.5% would be used to generate 2027 projected weekday AM and PM peak hour traffic volumes.

3.2. Adjacent Development Traffic

Based on coordination with the FDOT and County, it was determined there were no adjacent developments to consider with this study.

3.3. Future Roadway Improvements

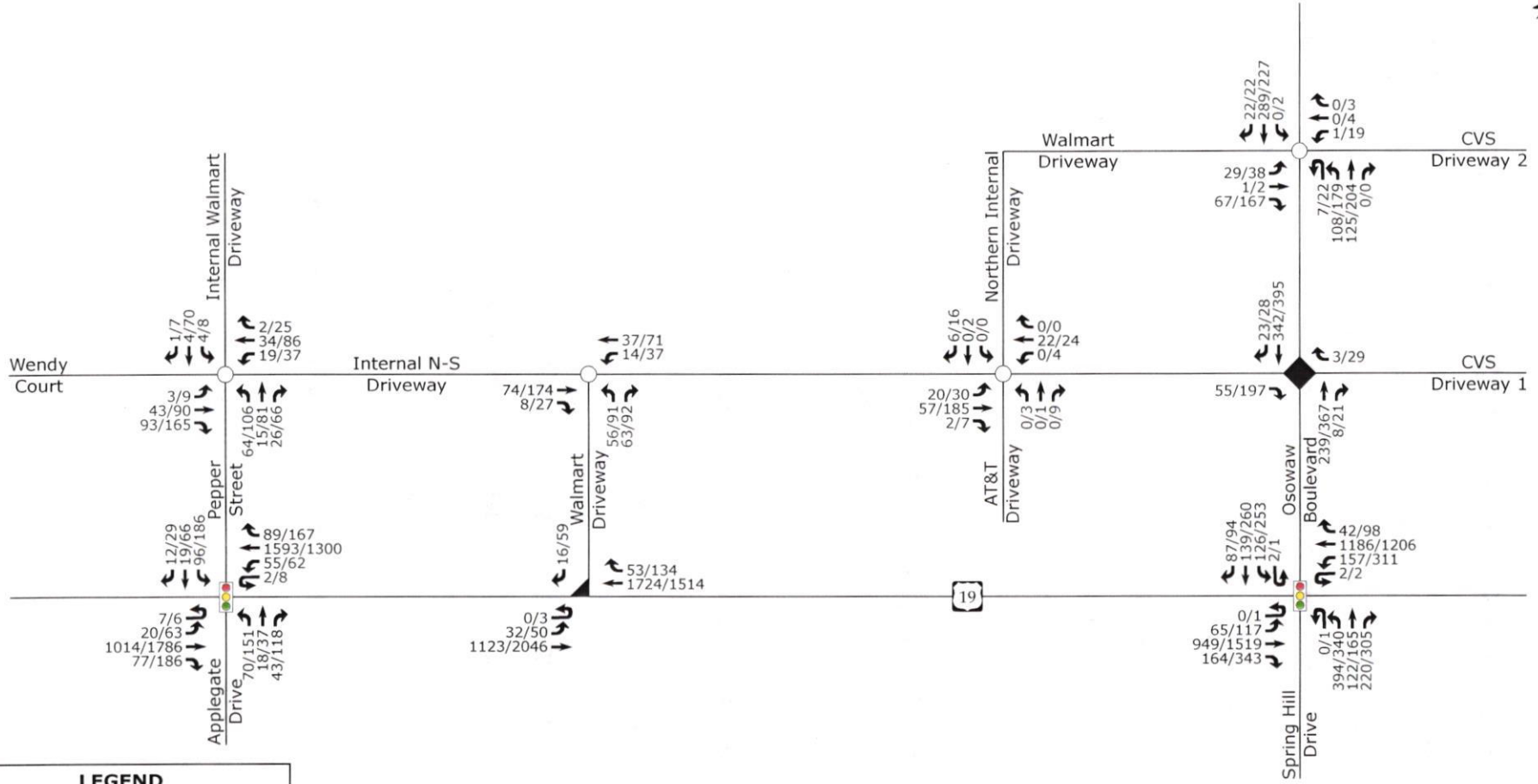
Through coordination with the FDOT and County, it was determined there were no future roadway improvements to consider with this study.

3.4. 2027 No-Build Peak Hour Traffic Volumes

The 2027 no-build traffic volumes were determined by projecting the 2025 existing peak hour traffic to the year 2027. Refer to Figure 5 for an illustration of the 2027 no-build peak hour traffic volumes at the study intersections.

3.5. 2027 No-Build Peak Hour Traffic Analysis

The 2027 no-build AM and PM peak hour traffic volumes at the study intersections were analyzed with no changes to the existing geometric roadway conditions. The analysis results are presented in Section 7 of this report.



LEGEND

- Unsignalized Intersection
- Signalized Intersection
- Right-In/Right-Out Intersection
- Left-Over Intersection
- X / Y → Weekday AM / PM Peak Hour Traffic

Note: Based on NCDOT Congestion Management guidelines, a volume of 4 vehicles per hour (vph) was analyzed for any movement with less than 4 vph.

DRMP

Walmart Fuel Station
Spring Hill, FL

2027 No-Build
Peak Hour Traffic

Scale: Not to Scale | Figure 5

4. SITE TRIP GENERATION AND DISTRIBUTION

4.1. Trip Generation

Trip estimates for the proposed fuel station were were estimated using methodology contained within the ITE Trip Generation Manual, 12th Edition. Additionally, pass-by trip reductions were applied based on ITE Land Use Code 944 (Gasoline/Service Station with Convenience Market). These pass-by percentages were used to account for vehicles already traveling along US 19 (Commercial Way) and Osowaw Boulevard that would briefly enter the site before continuing to their destination. Based on the location of the proposed gas station and the proximity to the existing Wal-Mart store, it is anticipated that some internal capture trips between the two uses will occur throughout the day. To be conservative, it was determined during scoping that internal capture trips would not be considered. The actual external trip generation of the proposed gas station may therefore be lower than analyzed in this study. Table 2 provides a summary of the trip generation potential for the site.

Table 2: Trip Generation Summary

Land Use	Intensity	Daily Traffic AADT (vpd)*	Weekday AM Peak Hour Trips (vph)			Weekday PM Peak Hour Trips (vph)		
			Enter	Exit	Total	Enter	Exit	Total
Fuel Station (944)	12 VFP	2,064	71	71	142	91	91	182
Pass-By Trips - From LUC 944 (58% AM, 42% PM)		*-1,072*	*-41*	*-41*	*-82*	*-38*	*-38*	*-76*
Total Primary Trips		**992**	**30**	**30**	**60**	**53**	**53**	**106**

4.2. Site Trip Distribution and Assignment

Site trips were distributed based on 2024 AADT data from the 2024 FDOT. Figure 8 illustrates the trip distribution percentages.

It is estimated that the site trips will be regionally distributed as follows:

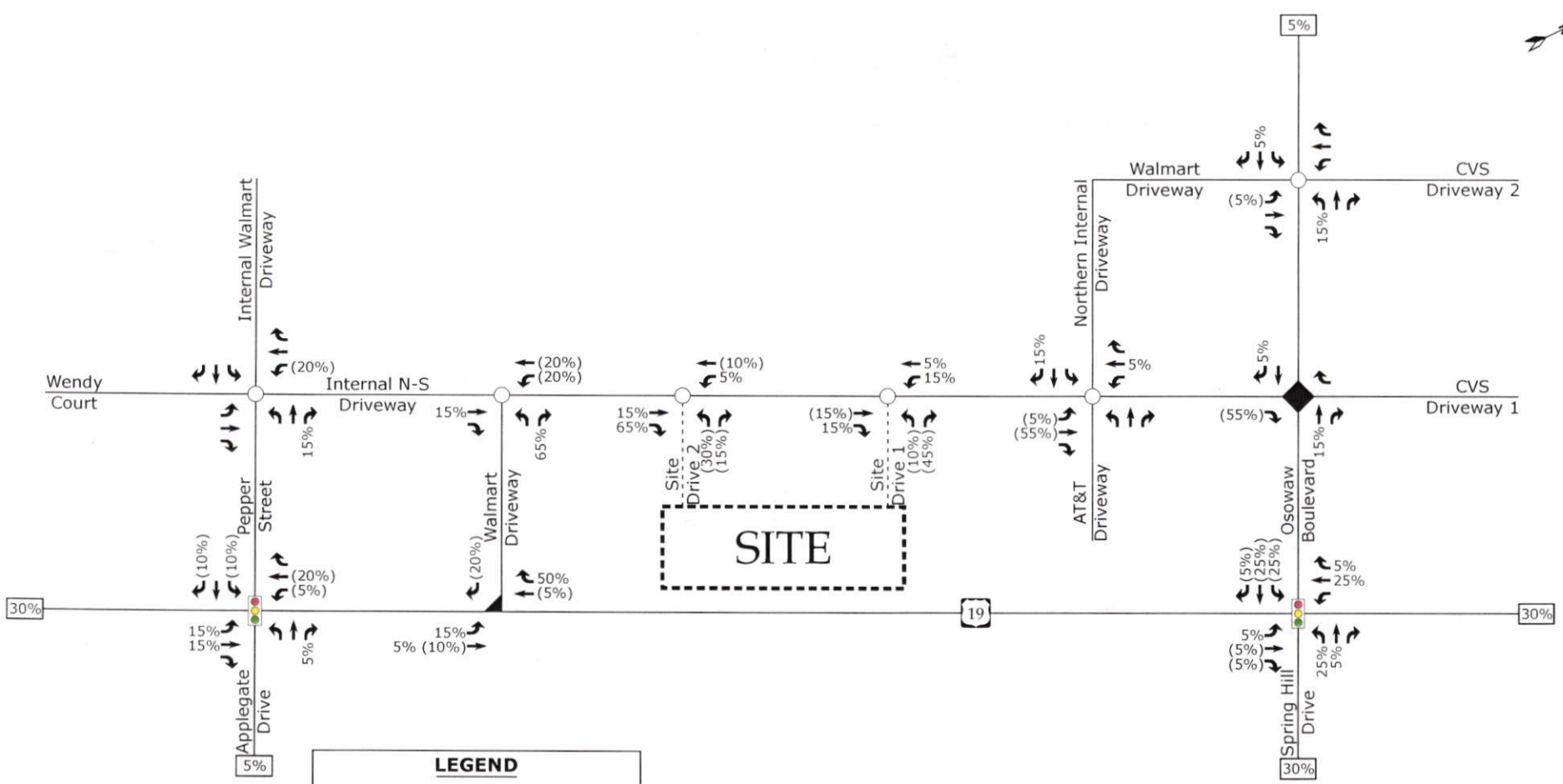
- 30% to/from the east via US 19
- 30% to/from the west via US 19
- 30% to/from the south via Spring Hill Drive

- 5% to/from the south via Applegate Drive
- 5% to/from the north via Osowaw Boulevard

The site trip distribution is shown in Figure 6. Refer to Figure 7 for the site trip assignment.

The pass-by site trips were distributed based on existing traffic patterns with consideration given to the proposed driveway access and site layout. Refer to Figure 8 for the pass-by site trip distribution. Pass-by site trips are shown in Figure 9.

The total site trips were determined by adding the primary site trips and the pass-by site trips. Refer to Figure 10 for the total peak hour site trips at the study intersections.

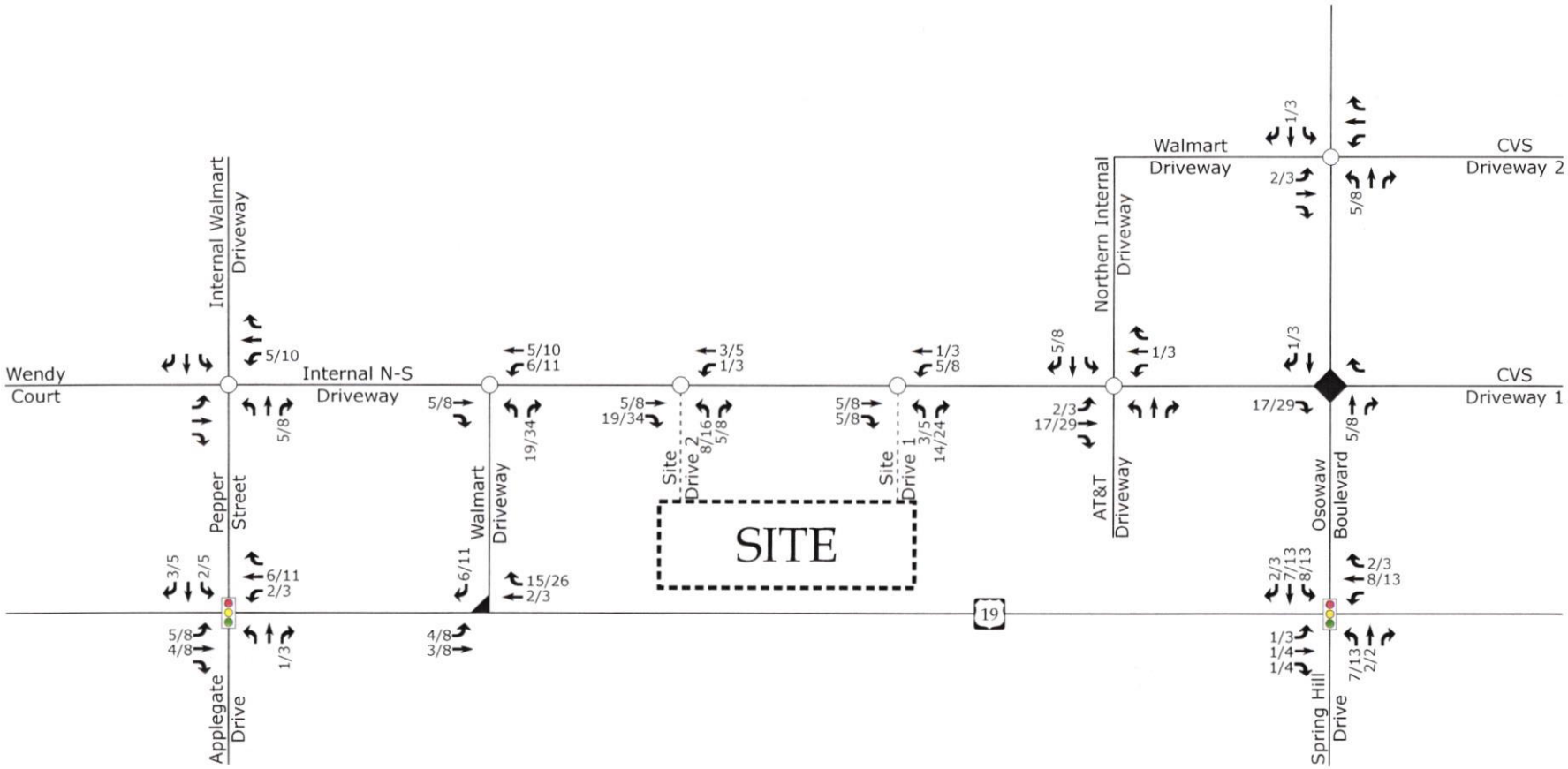


DRMP

Walmart Fuel Station
Spring Hill, FL

Site Trip Distribution

Scale: Not to Scale | Figure 6



LEGEND

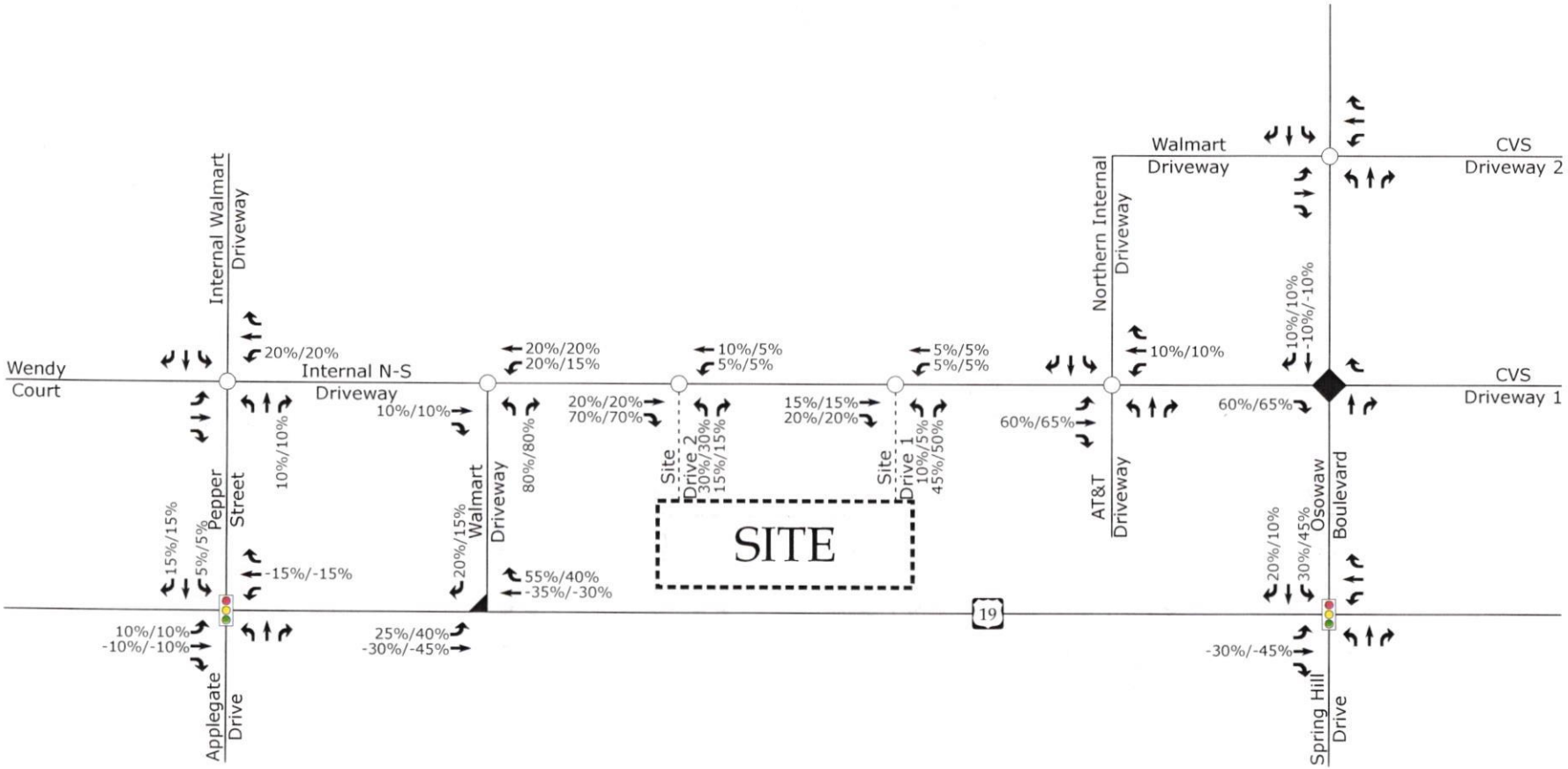
- Unsignalized Intersection
- Signalized Intersection
- Right-In/Right-Out Intersection
- Left-Over Intersection
- X / Y → Weekday AM / PM Peak Hour Site Trips

DRMP

Walmart Fuel Station
Spring Hill, FL

Site Trip Assignment

Scale: Not to Scale | Figure 7



LEGEND

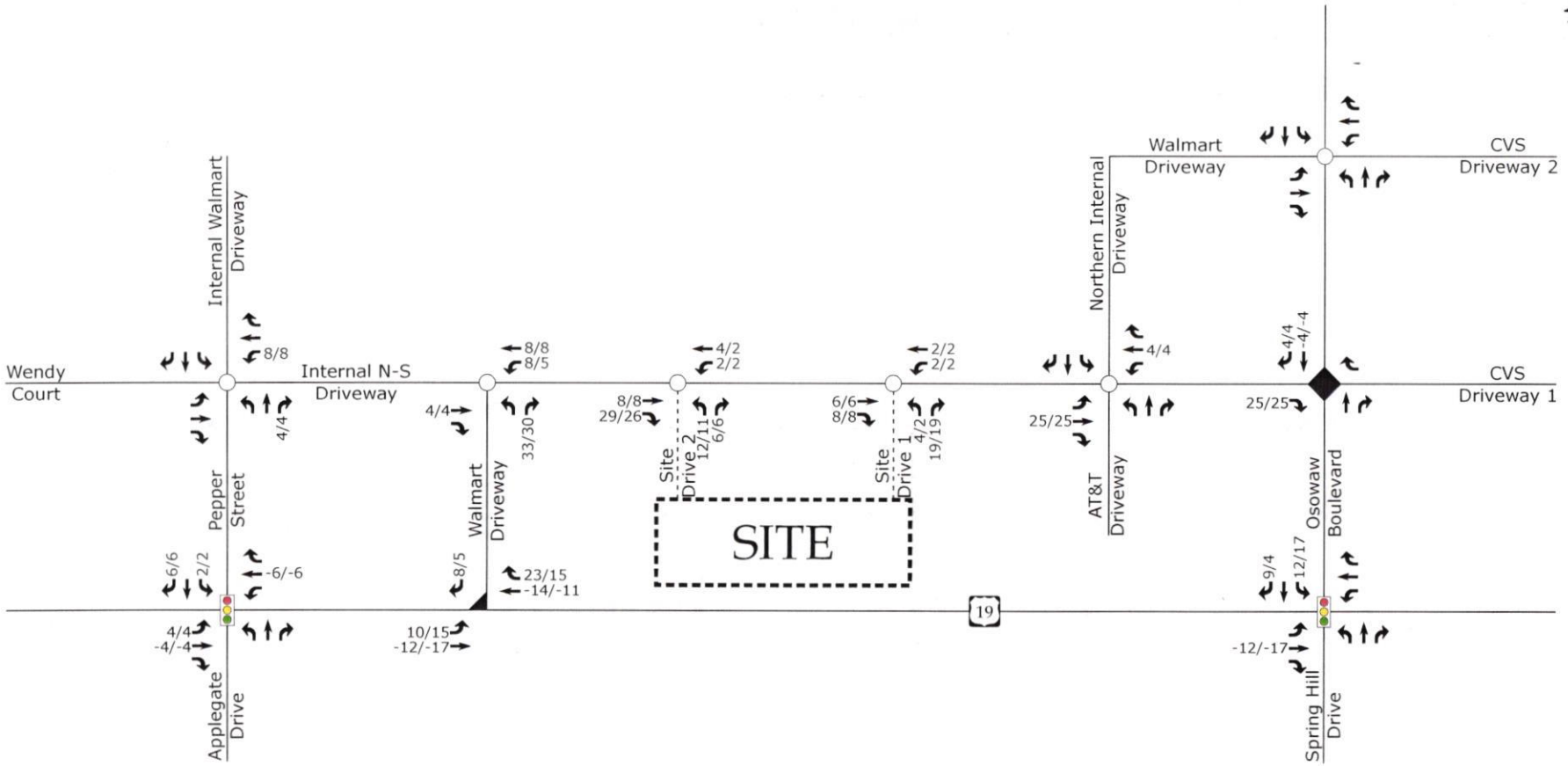
- Unsignalized Intersection
- Signalized Intersection
- Left-Over Intersection
- X% / Y% → Weekday AM / PM Pass-By Trip Distribution

DRMP

Walmart Fuel Station
Spring Hill, FL

Pass-By Site Trip Distribution

Scale: Not to Scale | Figure 8



LEGEND

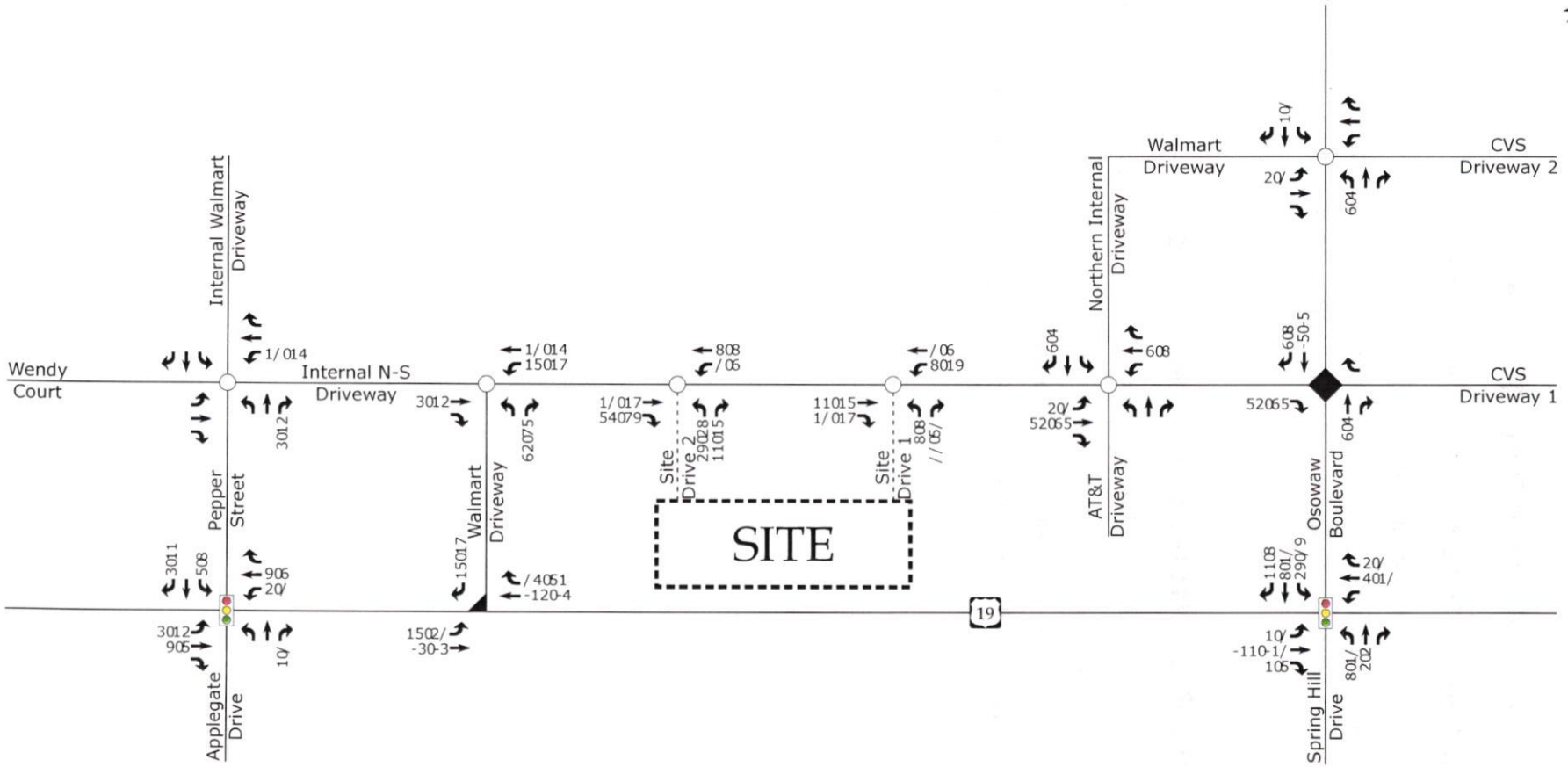
- Unsignalized Intersection
- Signalized Intersection
- Left-Over Intersection
- X / Y → Weekday AM / PM Peak Hour Site Pass-by Trips

DRMP

Walmart Fuel Station
Spring Hill, FL

Pass-By Site Trip Assignment

Scale: Not to Scale | Figure 9



LEGEND

- Unsignalized Intersection
- Signalized Intersection
- Right-In0Right-Out Intersection
- Left-Over Intersection
- X 0Y → Weekday AM 0 PM Peak Hour Site Trips

DRMP

Walmart Fuel Station
Spring Hill, FL

Total Site Trip Assignment

Scale: Not to Scale | Figure 19

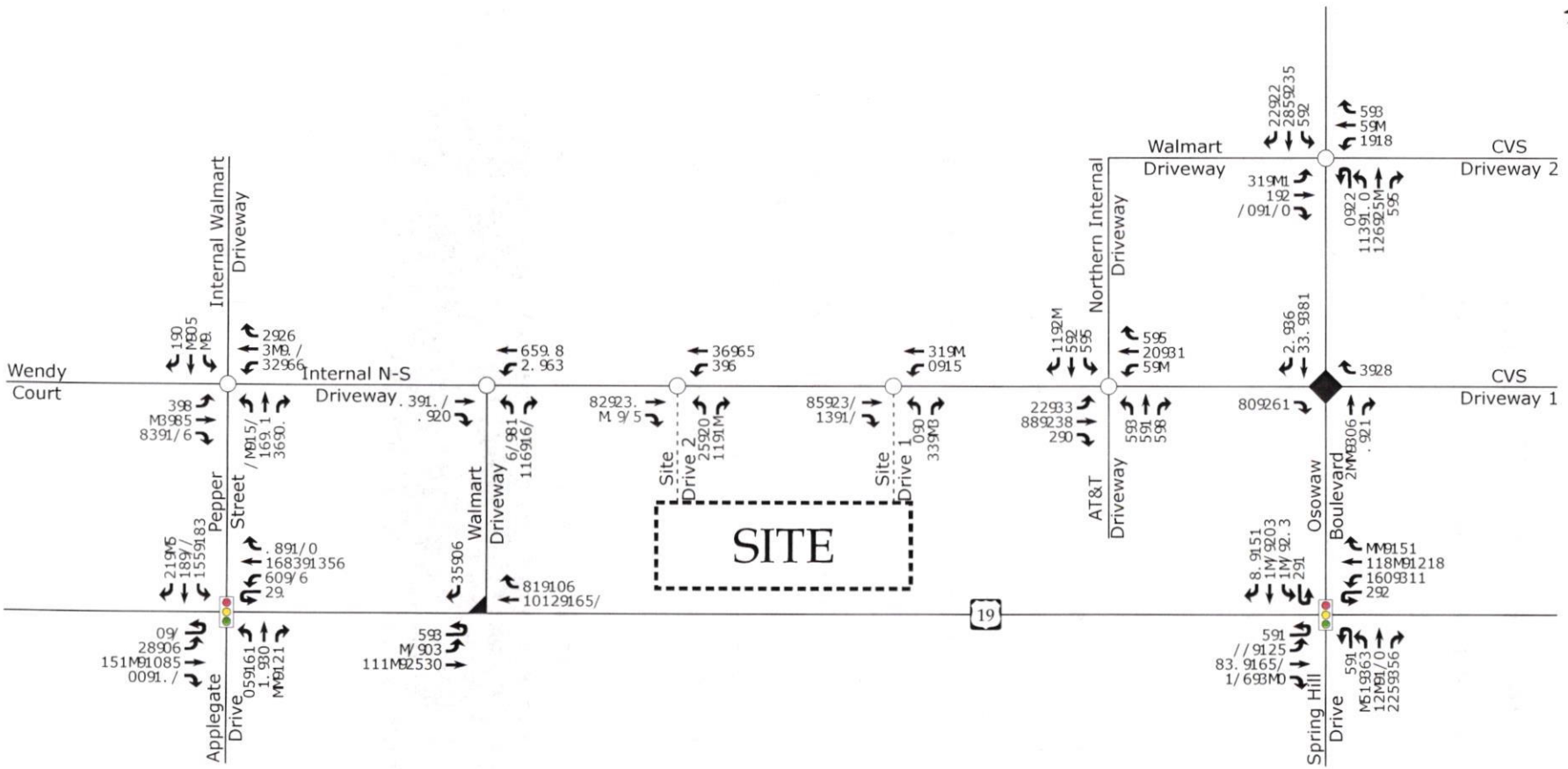
5. 2027 BUILD TRAFFIC CONDITIONS

5.1. 2027 Build Peak Hour Traffic Volumes

To estimate traffic conditions with the site fully built-out, the total site trips were added to the 2027 no-build traffic volumes to determine the 2027 build traffic volumes. Refer to Figure 11 for an illustration of the 2027 build peak hour traffic volumes with the proposed site fully developed.

5.2. 2027 Build Peak Hour Traffic Analysis

Study intersections were analyzed with the 2027 build traffic volumes using the same methodology previously discussed for existing and no-build traffic conditions. Intersections were analyzed with improvements necessary to accommodate future traffic volumes. The results of the capacity analysis for each intersection are presented in Section 7 of this report.



LEGEND

- Unsignali)ed Intersection
- Signali)ed Intersection
- Right-In9Right-Out Intersection
- Lekt-Over Intersection
- X 9Y → Wee7day Af 9Pf Pea7 Hour Trakkic

Note: Based on NCDOT Congestion f anagement guidelines, a volume ok M vehicles per hour 4vph(was analy)ed kor any movement with less than M vphz

DRMP	Walmart Fuel Station Spring Hill, FL	2520 Build Pea7 Hour Trakkic
		Scale: Not to Scale | Figure 11

6. TRAFFIC ANALYSIS METHODOLOGY

Study intersections were analyzed using the methodology outlined in the *Highway Capacity Manual* (HCM), 6th Edition published by the Transportation Research Board. Capacity and level of service are the design criteria for this traffic study. A computer software package, Synchro (Version 11.1), was used to complete the analyses for the study area intersections. Please note that the unsignalized capacity analysis does not provide an overall level of service for an intersection; only delay for an approach with a conflicting movement.

The HCM defines capacity as "the maximum hourly rate at which persons or vehicles can reasonably be expected to traverse a point or uniform section of a lane or roadway during a given time period under prevailing roadway, traffic, and control conditions." Level of service (LOS) is a term used to represent different driving conditions and is defined as a "qualitative measure describing operational conditions within a traffic stream, and their perception by motorists and/or passengers." Level of service varies from Level "A" representing free flow, to Level "F" where breakdown conditions are evident. Refer to Table 3 for HCM levels of service and related average control delay per vehicle for both signalized and unsignalized intersections. Control delay as defined by the HCM includes "initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay". An average control delay of 50 seconds at a signalized intersection results in LOS "D" operation at the intersection.

Table 3: Highway Capacity Manual – Levels-of-Service and Delay

Unsignalized Intersection		Signalized Intersection	
Level of Service	Average Control Delay Per Vehicle (Seconds)	Level of Service	Average Control Delay Per Vehicle (Seconds)
A	0-10	A	0-10
B	10-15	B	10-20
C	15-25	C	20-35
D	25-35	D	35-55
E	35-50	E	55-80
F	>50	F	>80

7. 2025 EXISTING ANALYSIS

The 2025 Base Year No-Build scenario included the traffic characteristics that currently exist in the study area. Existing peak hour traffic volumes were determined based on traffic counts conducted at the study intersections in November 2025 during typical weekday AM (7:00 AM – 9:00 AM) and PM (4:00 PM – 6:00 PM) peak periods (Figure 4). Refer to Appendix D for the Synchro reports. All SimTraffic reports can be found in Appendix G.

All unsignalized minor and major street approaches operate at LOS C or better, with the exception of the northbound left approach from US 19 of the intersection of US 19 and Walmart Driveway, which operates at LOS E during both AM and PM peak hours. Note that significant delays are not uncommon at two-way stop-controlled intersections.

All signalized intersections operate at an overall LOS D or better.

Table 4: 2025 Existing Intersection Analysis

Intersection Number	Intersection	Approach	Lane Group	Delay (sec/veh)		LOS		95th % Queue Length (ft)		Maximum Queue Length (ft)	
				AM	PM	AM	PM	AM	PM	AM	PM
1	US 19 (Commercial Way) and Osowaw Boulevard / Spring Hill Drive	Osowaw Boulevard Eastbound	LT (2)	54.6	67.6	D	E	91	195	131	236
			TH (2)					103	202	133	275
			RT					117	124	132	182
		Spring Hill Drive Westbound	LT (2)	54.0	60.9	D	E	243	248	358	739
			TH					175	264	274	275
			RT					233	338	224	225
		US 19 (Commercial Way) Northbound	LT	19.6	34.5	B	C	116	m159	136	312
			TH (3)					127	#572	156	575
			RT					54	249	99	477
		US 19 (Commercial Way) Southbound	LT (2)	29.8	38.5	C	D	106	202	267	374
			TH (3)					365	447	339	446
			RT					33	83	64	129
		Overall		**33.8**	**44.1**	**C**	**D**				
2	US 19 and Walmart Driveway	Walmart Driveway Eastbound	RT	21.9	22.0	C	C	5	23	--	38
		US 19 (Commercial Way) Northbound	LT	39.6	37.9	E	E	23	35	91	116
			TH (3)					--	--	--	135
		US 19 (Commercial Way) Southbound	TH (3)	0	0	--	--	--	--	--	--
			RT					--	--	7	30
		Overall		**--**	**--**	**--**	**--**				
3	US 19 (Commercial Way) and Pepper Street / Applegate Drive	Pepper Street Eastbound	LT	64.5	74.0	E	E	111	229	111	206
			LT-TH-RT					111	230	126	266
		Applegate Drive Westbound	LT-TH	58.1	77.7	E	E	137	#371	168	466
			RT					64	167	92	278
		US 19 (Commercial Way) Northbound	LT	18.7	36.3	B	D	57	130	86	400
			TH (3)					287	741	307	635
			RT					25	84	57	425
		US 19 (Commercial Way) Southbound	LT	10.6	13.9	B	B	m97	m132	143	279
			TH (3)					226	172	272	322
			RT					m30	45	73	153
		Overall		**17.7**	**33.6**	**B**	**C**				
4	Pepper Street / Internal Walmart Driveway and Wendy Court / Internal N-S Driveway	Internal Walmart Driveway Eastbound	LT-TH-RT	7.6	9.5	A	A	0	13	36	77
		Pepper Street Westbound	LT-TH-RT	8.1	11.6	A	B	13	48	--	16
		Wendy Court Northbound	LT	8.1	9.1	A	B	0	3	--	33
			TH-RT	8.1	11.6			18	50	78	139
		Internal N-S Driveway Southbound	LT	8.3	9.7	A	A	3	5	33	54
			TH-RT	7.9	9.9			5	18	49	108
		Overall		**8.1**	**11.0**	**A**	**B**				

Table 4: 2025 Existing Intersection Analysis *Continued*

Intersection Number	Intersection	Approach	Lane Group	Delay (sec/veh)		LOS		95th % Queue Length (ft)		Maximum Queue Length (ft)	
				AM	PM	AM	PM	AM	PM	AM	PM
5	Internal N-S Driveway and Walmart Driveway	Walmart Driveway Westbound	LT	7.3	7.4	A	A	3	5	--	--
			RT					0	0	60	85
		Internal N-S Driveway Northbound	TH	10.2	12.1	B	B	9	30	70	92
			RT					--	--	--	--
		Internal N-S Driveway Southbound	LT	10.1	11.9	B	B	2	7	36	45
			TH					4	10	51	77
		Overall		--	--	--	--				
6	Internal N-S Driveway and Northern Internal Driveway / AT&T Driveway	Northern Internal Driveway Eastbound	LT-TH-RT	6.8	7.1	A	A	0	3	31	40
		AT&T Driveway Westbound	LT-TH-RT	0	7.3	--	A	0	3	--	36
		Internal N-S Driveway Northbound	LT	7.7	8.8	A	A	3	3	30	48
			TH-RT					8	28	58	70
		Internal N-S Driveway Southbound	LT-TH-RT	7.3	7.5	A	A	3	3	31	53
		Overall		**7.6**	**8.5**	**A**	**A**				
7	Osowaw Boulevard and Internal N-S Driveway / CVS Driveway 1	Osowaw Boulevard Eastbound	TH (2)	0	0	--	--	--	--	--	--
			TH-RT					--	--	--	5
		Osowaw Boulevard Westbound	TH (2)	0	0	--	--	--	--	--	--
			RT					--	--	--	--
		Internal N-S Driveway Northbound	RT	10.7	13.0	B	B	8	35	22	103
		CVS Driveway 1 Southbound	RT	9.0	9.6	A	A	0	3	--	--
		Overall		--	--	--	--				
8	Osowaw Boulevard and Walmart Driveway / CVS Driveway 2	Walmart Driveway Eastbound	LT-TH	11.6	12.2	B	B	8	22	66	73
			RT					8	22	56	99
		CVS Driveway 2 Westbound	LT-TH-RT	14.3	18.3	B	C	0	7	11	49
		Osowaw Boulevard Northbound	LT	3.8	8.3	A	A	8	13	96	110
			TH-RT					0	0	--	--
		Osowaw Boulevard Southbound	LT	0	7.7	A	A	0	0	--	6
			TH-RT					0	0	13	8
		Overall		--	--	--	--				

Volume for the 95th percentile cycle exceeds capacity.
m Volume for the 95th percentile queue is metered by an upstream signal.

Table 5: 2025 Existing Left Turn Lane Analysis

Intersection	Turn Lane	Posted Speed Limit	Existing Lane Length	Required Deceleration Length	Number of Lanes	95th Percentile Queue Length (AM)	95th Percentile Queue Length (PM)	Required Turn Lane Length	Turn Lane Length Deficiency
US 19 (Commercial Way) and Osowaw Boulevard / Spring Hill Drive	EBL	40	375	145	2	91	195	340	-35
	WBL	40	FULL	145	2	243	248	393	N/A
	NBL	55	475	240	1	116	159	399	-76
	SBL	55	375	240	2	106	202	442	67
US 19 (Commercial Way) and Walmart Driveway	NBL	55	475	240	1	23	35	275	-200
US 19 (Commercial Way) and Pepper Street / Applegate Drive	NBL	55	300	240	1	57	130	370	70
	SBL	55	300	240	1	97	132	372	72

8. 2027 NO-BUILD ANALYSIS

The 2027 Future Year No-Build scenario includes the traffic characteristics that are expected to exist under future conditions, without the construction of the Walmart fuel station. Future Year peak hour traffic volumes were developed from growing the traffic at a 1.5% growth rate to the year 2027. No changes to the existing lane configurations were made. Table 7 summarizes the analysis results for this scenario. Refer to Appendix E for the Synchro reports. All SimTraffic reports can be found in Appendix H.

All intersections are expected to operate acceptably by the year 2027. The northbound left approach from US 19 at the intersection of US 19 and Walmart Driveway is expected to continue to operate at LOS E in the 2027 no-build scenario. Note that significant delays are not uncommon at two-way stop-controlled intersections.

Table 6: 2027 No-Build Roadway Segment Analysis

Roadway Segment	Current LOS	2024 Peak Hour Directional Service Volume (vph)	2024 AADT	2024 Peak Hour Directional Volume (vph)	2027 Peak Hour Directional Volume (vph)	2027 No-Build		
						Peak Hour Directional Volume (vph)	V/C	Exceeds Service Volume?
US 19/Commercial Way								
Hunters Lake Rd to Forest Oaks Blvd	D	2,810	43,000	2,129	2,226	2,226	0.79	No
Osowaw Blvd								
US 19/Commercial Way to Osowaw Blvd	D	870	1,200	59	62	62	0.07	No
Spring Hill Dr								
US 19/Commercial Way to FL 589	D	1,790	23,000	1,139	1,191	1,191	0.67	No
Applegate Dr								
US 19/Commercial Way to Kenlake Ave	C	970	2,200	109	114	114	0.12	No

Table 7: 2027 No-Build Intersection Analysis

Intersection Number	Intersection	Approach	Lane Group	Delay (sec/veh)		LOS		95th % Queue Length (ft)		Maximum Queue Length (ft)	
				AM	PM	AM	PM	AM	PM	AM	PM
1	US 19 and Spring Hill Drive/Osowaw Boulevard	Osowaw Boulevard Eastbound	LT (2)	54.7	68.1	D	E	94	200	168	226
			TH (2)					105	208	174	300
			RT					120	128	148	167
		Spring Hill Drive Westbound	LT (2)	54.3	61.3	D	E	252	256	343	957
			TH					181	271	273	275
			RT					238	350	225	225
		US 19 Northbound	LT	19.8	36.9	B	D	118	m157	140	413
			TH (3)					131	#725	192	693
			RT					56	m254	112	540
		US 19 Southbound	LT (2)	30.4	39.2	C	D	108	208	289	354
			TH (3)					379	464	373	442
			RT					33	85	74	100
		Overall		**34.1**	**45.4**	**C**	**D**				
2	US 19 and Walmart Driveway	Walmart Driveway Eastbound	RT	22.7	23.1	C	C	8	25	--	20
		US 19 Northbound	LT	43.2	41.6	E	E	25	40	99	188
			TH (3)					--	--	--	330
		US 19 Southbound	TH (3)	0	0	--	--	--	--	--	--
			RT					--	--	--	36
		Overall		**--**	**--**	**--**	**--**				
3	US 19 and Pepper Street/Applegate Drive	Pepper Street Eastbound	LT	64.5	73.8	E	E	115	234	113	208
			LT-TH-RT					114	237	143	247
		Applegate Drive Westbound	LT-TH	58	79.1	E	E	142	#386	162	532
			RT					64	171	88	300
		US 19 Northbound	LT	19.2	37.7	B	D	58	132	93	400
			TH (3)					301	781	297	689
			RT					26	87	78	424
		US 19 Southbound	LT	11.1	14.1	B	B	m99	m133	122	231
			TH (3)					264	184	283	265
			RT					m33	47	86	170
		Overall		**18.2**	**34.5**	**B**	**C**				
4	Wendy Court/Internal N-S Driveway and Southern Internal Driveway/Pepper Street	Southern Internal Driveway Eastbound	LT-TH-RT	7.7	9.7	A	A	0	13	31	70
		Pepper Street Westbound	LT-TH-RT	8.2	12	A	B	13	50	4	10
		Wendy Court Northbound	LT	8.1	9.2	A	B	0	3	23	29
			TH-RT	8.1	12			18	53	81	132
		Internal N-S Driveway Southbound	LT	8.3	9.8	A	A	3	5	29	56
			TH-RT	7.9	10			5	18	58	79
		Overall		**8.1**	**11.3**	**A**	**B**				
5	Internal N-S Driveway and Walmart Driveway	Walmart Driveway Westbound	LT	3.4	3.7	--	--	3	5	--	4
			RT					0	0	11	72
		Internal N-S Driveway Northbound	TH	10.3	12.2	B	B	9	31	59	90
			RT					--	--	--	--
		S Lois Ave Southbound	LT	10.2	12	B	B	2	7	36	40
			TH					4	10	45	64
		Overall		**7**	**9**	**A**	**A**				

Table 7: 2027 No-Build Intersection Analysis *Continued*

Intersection Number	Intersection	Approach	Lane Group	Delay (sec/veh)		LOS		95th % Queue Length (ft)		Maximum Queue Length (ft)	
				AM	PM	AM	PM	AM	PM	AM	PM
6	Internal N-S Driveway and Northern Internal Driveway/AT&T Driveway	Northern Internal Driveway Eastbound	LT-TH-RT	6.8	7.1	A	A	0	3	31	31
		AT&T Driveway Westbound	LT-TH-RT	7.2	7.3	--	A	0	3	--	31
		Internal N-S Driveway Northbound	LT	7.8	8.9	A	A	3	3	30	44
			TH-RT					8	28	35	85
		Internal N-S Driveway Southbound	LT-TH-RT	7.3	7.6	A	A	3	3	36	40
		Overall		**7.6**	**8.6**	**A**	**A**				
7	Internal N-S Driveway/CVS Driveway 1 and Osowaw Boulevard	Osowaw Boulevard Eastbound	TH (2)	--	--	--	--	--	--	--	--
			TH-RT					--	--	--	--
		Osowaw Boulevard Westbound	TH (2)	--	--	--	--	--	--	--	--
			RT					--	--	--	--
		Internal N-S Driveway Northbound	RT	10.8	13.3	B	B	8	38	--	116
		CVS Driveway 1 Southbound	RT	9.1	9.7	A	A	0	3	--	--
		Overall		**--**	**--**	**--**	**--**				
8	Osowaw Boulevard and Walmart Driveway/CVS Driveway 2	Walmart Driveway Eastbound	LT-TH	12.5	13.2	B	B	8	15	52	69
			RT					8	23	31	91
		CVS Driveway 2 Westbound	LT-TH-RT	16.7	23.3	C	C	0	10	22	45
		Osowaw Boulevard Northbound	LT	--	--	--	--	--	--	89	110
			TH-RT					--	--	--	--
		Osowaw Boulevard Southbound	LT	0	7.7	A	A	0	0	--	11
			TH-RT					--	--	20	14
		Overall									

Volume for the 95th percentile cycle exceeds capacity.
m Volume for the 95th percentile queue is metered by an upstream signal.

Table 8: 2027 No-Build Left Turn Lane Analysis

Intersection	Turn Lane	Posted Speed Limit	Existing Lane Length	Required Deceleration Length	Number of Lanes	95th Percentile Queue Length (AM)	95th Percentile Queue Length (PM)	Required Turn Lane Length	Turn Lane Length Deficiency
US 19 (Commercial Way) and Osowaw Boulevard / Spring Hill Drive	EBL	40	375	145	2	94	200	345	-30
	WBL	40	FULL	145	2	252	256	401	N/A
	NBL	55	475	240	1	118	157	397	-78
	SBL	55	375	240	2	108	208	448	73
US 19 (Commercial Way) and Walmart Driveway	NBL	55	475	240	1	25	40	280	-195
US 19 (Commercial Way) and Pepper Street / Applegate Drive	NBL	55	300	240	1	58	132	372	72
	SBL	55	300	240	1	99	133	373	73

9. 2027 BUILD ANALYSIS

The 2027 Future Year Build scenario includes the traffic characteristics that are expected to exist under future conditions with the construction of the Walmart Fuel Station. Peak hour traffic volumes were developed from adding the site trip assignment to the 2027 No-Build peak hour traffic volumes. No changes to the existing lane configurations were made. Table 10 summarizes the analysis results for this scenario. Refer to Appendix F for the Synchro reports. All SimTraffic reports can be found in Appendix H.

The intersection of US 19 and Walmart Driveway is expected to continue to operate with delays in the 2027 build scenario. The major-street northbound left approach of US 19 is expected to operate at LOS F. Note that significant delays are not uncommon at two-way stop-controlled intersections, and do not always require improvements to be made. As the eastbound approach exiting the site is designed to operate as a right-in/right-out intersection, and expected northbound left-turn queuing is significantly less than the storage offered by the existing northbound left-turn lane, improvements by the development are not recommended.

Table 9: 2027 Build Roadway Segment Analysis

Roadway Segment	Current LOS	2024 Peak Hour Directional Service Volume (vph)	2024 AADT	2024 Peak Hour Directional Volume (vph)	2027 No-Build Peak Hour Directional Volume (vph)	Site Trips		2027 Build		
						Trip Dist %	Trips	Peak Hour Directional Volume (vph)	V/C	Exceeds Service Volume?
US 19/Commercial Dr										
Hunters Lake Rd to Forest Oaks Blvd	D	2,810	43,000	2,129	2,226	30%	32	2,258	0.80	No
Osowaw Blvd										
US 19/Commercial Way to Osowaw Blvd	D	870	1,200	59	62	5%	5	67	0.08	No
Spring Hill Dr										
US 19/Commercial Way to FL 589	D	1,790	23,000	1,139	1,191	30%	32	1,222	0.68	No
Applegate Dr										
US 19/Commercial Way to Kenlake Ave	C	970	2,200	109	114	5%	5	119	0.12	No

Table 10: 2027 Build Intersection Analysis

Intersection Number	Intersection	Approach	Lane Group	Delay (sec/veh)		LOS		95th % Queue Length (ft)		Maximum Queue Length (ft)	
				AM	PM	AM	PM	AM	PM	AM	PM
1	US 19 and Spring Hill Drive/Osowaw Boulevard	Osowaw Boulevard Eastbound	LT (2)	54.7	69.0	D	E	107	221	149	240
			TH (2)					110	218	137	327
			RT					133	137	160	198
		Spring Hill Drive Westbound	LT (2)	54.4	61.8	D	E	257	265	367	590
			TH					182	274	274	275
			RT					238	350	225	225
		US 19 Northbound	LT	20.0	38.1	B	D	119	m159	151	329
			TH (3)					130	#713	193	629
			RT					56	m259	169	490
		US 19 Southbound	LT (2)	30.8	39.6	C	D	108	208	278	361
			TH (3)					383	471	370	448
			RT					34	88	66	117
		Overall		**34.7**	**46.4**	**C**	**D**				
2	US 19 and Walmart Driveway	Walmart Driveway Eastbound	RT	23.9	24.6	C	C	13	33	--	54
		US 19 Northbound	LT	52.4	57.3	F	F	43	73	112	168
			TH (3)					--	--	--	204
		US 19 Southbound	TH (3)	0	0	--	--	--	--	--	4
			RT					--	--	15	31
		Overall		**--**	**--**	**--**	**--**				
3	US 19 and Pepper Street/Applegate Drive	Pepper Street Eastbound	LT	64.6	73	E	E	125	248	107	231
			LT-TH-RT					121	245	146	274
		Applegate Drive Westbound	LT-TH	57.9	79.4	E	E	142	#386	179	511
			RT					65	175	137	300
		US 19 Northbound	LT	20.0	39.3	C	D	72	150	120	400
			TH (3)					305	795	321	829
			RT					27	91	78	425
		US 19 Southbound	LT	12.7	14.9	B	B	m101	m135	113	224
			TH (3)					283	206	300	316
			RT					m34	48	86	164
		Overall		**19.5**	**35.6**	**B**	**D**				
4	Wendy Court/Internal N-S Driveway and Southern Internal Driveway/Pepper Street	Southern Internal Driveway Eastbound	LT-TH-RT	7.7	9.8	A	A	0	13	31	88
		Pepper Street Westbound	LT-TH-RT	8.2	12.4	A	B	13	55	4	27
		Wendy Court Northbound	LT	8.2	12.1	A	B	0	3	28	33
			TH-RT					18	55	69	134
		Internal N-S Driveway Southbound	LT	8.2	10.1	A	B	5	10	52	78
			TH-RT					5	18	64	89
		Overall		**8.2**	**11.5**	**A**	**B**				
5	Internal N-S Driveway and Walmart Driveway	Walmart Driveway Westbound	LT	2.4	2.7	--	--	3	5	--	45
			RT					0	0	68	134
		Internal N-S Driveway Northbound	TH	10.4	12.5	B	B	11	34	62	84
			RT					--	--	--	22
		S Lois Ave Southbound	LT	10.3	12.5	B	B	4	11	54	57
			TH					6	13	71	72
		Overall		**6.4**	**8.5**	**A**	**A**				

Table 10: 2027 Build Intersection Analysis *Continued*

Intersection Number	Intersection	Approach	Lane Group	Delay (sec/veh)		LOS		95th % Queue Length (ft)		Maximum Queue Length (ft)	
				AM	PM	AM	PM	AM	PM	AM	PM
6	Internal N-S Driveway and Northern Internal Driveway/AT&T Driveway	Northern Internal Driveway Eastbound	LT-TH-RT	6.9	7.3	A	A	0	3	36	44
		AT&T Driveway Westbound	LT-TH-RT	0	7.5	--	A	0	3	--	30
		Internal N-S Driveway Northbound	LT	8	9.6	A	A	3	5	23	23
			TH-RT					13	40	57	65
		Internal N-S Driveway Southbound	LT-TH-RT	7.4	7.7	A	A	3	5	56	53
		Overall		**7.8**	**9.2**	**A**	**A**				
7	Internal N-S Driveway/CVS Driveway 1 and Osowaw Boulevard	Osowaw Boulevard Eastbound	TH (2)	0	0	--	--	--	--	--	--
			TH-RT					--	--	--	26
		Osowaw Boulevard Westbound	TH (2)	0	0	--	--	--	--	--	--
			RT					--	--	--	--
		Internal N-S Driveway Northbound	RT	11.3	14.6	B	B	15	53	22	113
		CVS Driveway 1 Southbound	RT	9.1	9.7	A	A	0	3	--	--
		Overall		**--**	**--**	**--**	**--**				
8	Osowaw Boulevard and Walmart Driveway/CVS Driveway 2	Walmart Driveway Eastbound	LT-TH	12.7	13.5	B	B	8	18	66	79
			RT					10	23	10	102
		CVS Driveway 2 Westbound	LT-TH-RT	16.9	24	C	C	0	13	21	44
		Osowaw Boulevard Northbound	LT	--	--	--	--	--	--	101	116
			TH-RT					--	--	--	10
		Osowaw Boulevard Southbound	LT	0	7.7	A	A	0	0	--	10
			TH-RT					--	--	9	15
		Overall		**--**	**--**	**--**	**--**				
9	Internal N-S Driveway and Site Drive 1	Site Drive 1 Westbound	LT-RT	9.1	10.2	A	B	5	5	50	88
		Internal N-S Driveway Northbound	TH-RT	--	--	--	--	--	--	36	128
		Internal N-S Driveway Southbound	LT	7.5	7.8	A	A	0	0	--	18
			TH					--	--	6	25
		Overall		**--**	**--**	**--**	**--**				
10	Internal N-S Driveway and Site Drive 2	Site Drive 2 Westbound	LT-RT	9.5	10.6	A	B	3	5	46	69
		Internal N-S Driveway Northbound	TH-RT	--	--	--	--	--	--	--	17
		Internal N-S Driveway Southbound	LT	7.5	7.9	A	A	0	0	12	30
			TH					--	--	--	--
		Overall		**--**	**--**	**--**	**--**				

Volume for the 95th percentile cycle exceeds capacity.
m Volume for the 95th percentile queue is metered by an upstream signal

Table 11: 2027 Build Left Turn Lane Analysis

Intersection	Turn Lane	Posted Speed Limit	Existing Lane Length	Required Deceleration Length	Number of Lanes	95th Percentile Queue Length (AM)	95th Percentile Queue Length (PM)	Required Turn Lane Length	Turn Lane Length Deficiency
US 19 (Commercial Way) and Osowaw Boulevard / Spring Hill Drive	EBL	40	375	145	2	107	221	366	-9
	WBL	40	FULL	145	2	257	265	410	N/A
	NBL	55	475	240	1	119	159	399	-76
	SBL	55	375	240	2	108	208	448	73
US 19 (Commercial Way) and Walmart Driveway	NBL	55	475	240	1	43	73	313	-162
US 19 (Commercial Way) and Pepper Street / Applegate Drive	NBL	55	300	240	1	72	150	390	90
	SBL	55	300	240	1	101	135	375	75

10. CONCLUSION

The recommendations in this report are outlined in the following sections.

Adjustments to Analysis Guidelines

Capacity analysis at all study intersections was completed according to FDOT guidelines.

Intersection Capacity Analysis Summary

The existing intersection of US 19 and Walmart Driveway is expected to operate poorly under future year conditions whether or not the fuel station is built. Due to the low impact by the proposed development, no additional offsite improvements are recommended.

11. RECOMMENDATIONS

Based on the findings of this study, specific geometric improvements have been identified and are recommended to accommodate future traffic conditions. Refer to Figure 12 for an illustration of the recommended lane configurations.

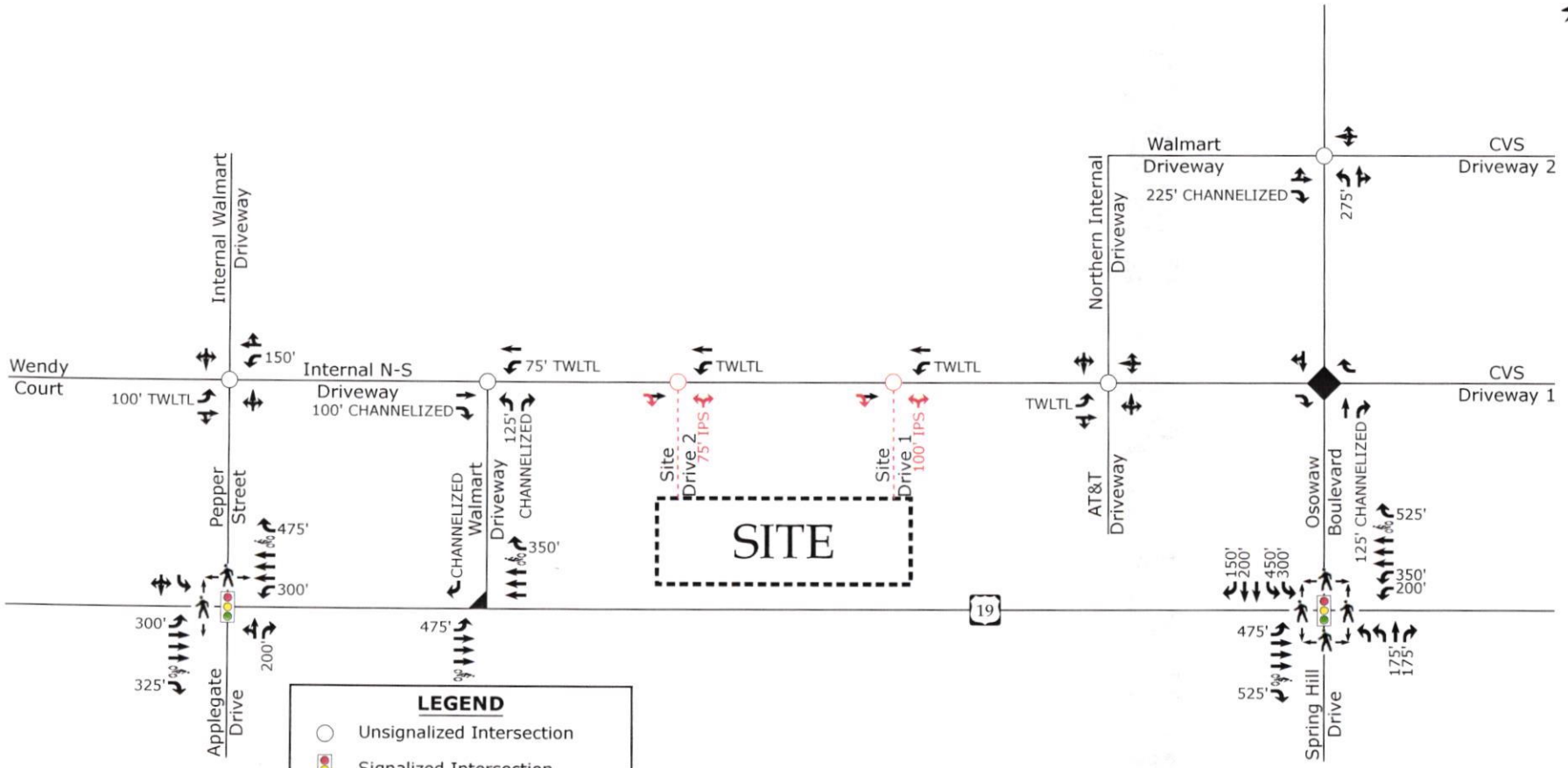
Recommended Improvements by Developer

Internal N-S Driveway and Site Drive 1:

- Construct the westbound proposed driveway as a full-movement driveway with one ingress lane and one egress lane striped as a shared left-turn/right-turn lane with an internal protected stem of at least 100 feet.
- Provide stop control for westbound approach.

Internal N-S Driveway and Site Drive 2:

- Construct the westbound proposed driveway as a full-movement driveway with one ingress lane and one egress lane striped as a shared left-turn/right-turn lane with an internal protected stem of at least 75 feet.
- Provide stop control for westbound approach.



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Walmart Fuel Station
Spring Hill, FL

Recommended Lane Configurations

Scale: Not to Scale | Figure 12

TECHNICAL APPENDIX

APPENDIX A

SCOPING DOCUMENTATION

DRMP

December 11, 2025

Planning Department
Hernando County, FL
1653 Blaise Drive
Brooksville, FL 34601
Planning@hernandocounty.us

[Sent via Email]

Reference: Walmart Fuel Station – Spring Hill, Florida

Subject: Memorandum of Understanding for TIA Report

Dear Mr. Herring:

The following is a Memorandum of Understanding (MOU) outlining the proposed scope of work and assumptions related to the Traffic Impact Analysis (TIA) for the proposed Florida Walmart Fuel Station, at the existing Walmart Supercenter located at 1485 Commercial Way in Spring Hill, Florida. Refer to the attached site location map.

The development proposes a fuel station that includes twelve (12) vehicle fueling positions (VFP) and a 1,618 square-foot convenience store. Access to the fueling station will be provided via turning movements from Wendy Court. A new full-movement driveway will be constructed on the south side of the fuel parcel, and a second driveway will be located near the northern edge of the site.

The Walmart Supercenter driveways are currently not aligned with the access drives that serve the proposed development. No direct access to Commercial Way (US 19), Osowaw Boulevard, or Pepper Street is proposed. Fuel deliveries will utilize a designated zone along the eastern edge of Wendy Court, entering from the south and exiting north to Osowaw Boulevard.

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Trip Generation

Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were estimated using methodology contained within the ITE *Trip Generation Manual*, 12th Edition. Refer to the following Table 1 for the proposed site trip generations.

Table 1: Site Trip Generation

Land Use (ITE Code)	Intensity	Daily Traffic AADT (vpd)	Weekday AM Peak Hour Trips (vph)			Weekday PM Peak Hour Trips (vph)		
			Enter	Exit	Total	Enter	Exit	Total
Gasoline Station (944)	12 VFP	2,064*	71	71	142	91	91	182
Pass-By Trips - From LUC 944 (58% AM, 42% PM)		*-1,072*	*-41*	*-41*	*-82*	*-38*	*-38*	*-76*
Total Primary Trips		**992**	**30**	**30**	**60**	**53**	**53**	**106**

*Note that the ITE *Trip Generation Manual* 12th Edition only provides the average daily trip value via the average rate.

It is estimated that upon build-out, the proposed development will generate approximately 2,064 site trips on the roadway network during a typical 24-hour weekday period. Of the daily traffic volume, it is anticipated that 142 primary trips (71 entering and 71 exiting) will occur during the weekday AM peak hour and 182 primary trips (91 entering and 91 exiting) will occur during the weekday PM peak hour.

Pass-by trips were taken into consideration in this study. Pass-by trips are made by the traffic already using the adjacent roadway, entering the site as an intermediate stop on their way to another destination. Pass-by trips are expected to account for approximately 82 trips (41 entering and 41 exiting) during the weekday AM peak hour, and 76 trips (38 entering and 38 exiting) during the weekday PM peak hour. It should be noted that the pass-by trips were balanced, as it is likely that these trips would enter and exit in the same hour.

The total primary site trips are the calculated site trips after the reduction for internal capture and pass-by trips. Primary site trips are expected to generate approximately 60 primary trips (30 entering and 30 exiting) during the weekday AM peak hour and 106 primary trips (53 entering and 53 exiting) during the weekday PM peak hour.

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Trip Generation

Site trips were distributed based on 2024 AADT data from the 2024 FDOT. Table 2 illustrates how the regional trip distribution percentages were calculated. Figure 3 illustrates the trip distribution percentages.

Table 2: Site Trip Distribution

Segment	From	To	2024 AADT	Percent of Total AADTs	Regional Trip Distribution Percentages
US 19 (Commercial Way)	Hunters Lake Rd	Forest Oaks Blvd	43,000	62.0%	60%
Spring Hill Dr	Commercial Way	Mariner Blvd	23,000	33.1%	30%
Osowaw Blvd	Commercial Way	Osowaw Blvd	1,200	1.7%	5%
Applegate Drive	Commercial Way	Kenlake Ave	2,200	3.2%	5%

Study Area

The study area was determined using the methodology in the City of Tampa Traffic Impact Analysis Guidelines. Refer to the table on the following page for a summary of the existing conditions inventory and study area determination. The study area consists of the following roadway segments:

- Commercial Way (US 19) and Spring Hill Drive / Osowaw Boulevard (signalized)
- Commercial Way (US 19) and Pepper Street / Applegate Drive (signalized)
- Osowaw Boulevard and Internal North–South Driveway / CVS Access 1
- Osowaw Boulevard and Walmart Access Driveway / CVS Access 2
- Internal North–South Driveway and Fuel Station Access Driveways 1 and 2
- Wendy Court and Internal North-South Driveway
- Pepper Street and Wendy Court

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Existing Traffic Volumes

Existing peak hour traffic volumes will be determined based on turning movement counts conducted at the existing study intersections, during typical weekday AM (7:00 AM – 9:00 AM) and PM (4:00 PM – 6:00 PM) peak periods, while schools are in session for in-person learning.

Weekday AM and PM peak hour counts will be conducted at the following intersections:

- Commercial Way (US 19) and Spring Hill Drive / Osowaw Boulevard (signalized)
- Commercial Way (US 19) and Pepper Street / Applegate Drive (signalized)
- Osowaw Boulevard and Internal North–South Driveway / CVS Access 1
- Osowaw Boulevard and Walmart Access Driveway / CVS Access 2
- Internal North–South Driveway and Northern Internal Driveway / AT&T Driveway
- Internal North-South Driveway and Walmart Driveway
- Pepper Street and Wendy Court

Background Traffic Volumes

Based on historical Average Annual Daily Traffic (AADT) volumes from FDOT, background traffic volumes will be determined by projecting existing traffic volumes to the year 2027 using a 1.5% annual growth rate. Determination of the average growth rate is summarized in the table on the following page. Trips from vested/committed developments will be added to the project traffic volumes. Table 3 illustrates the methodology used to determine the annual growth rate.

Hernando County and FDOT are to confirm if there are any vested/committed developments to include in the TIA.

Table 3: Segmented Growth Rate Calculation

Segment	From	To	2023	2024	2023-2024 Growth Rate
US 19 (Commercial Way)	Hunters Lake Rd	Forest Oaks Blvd	41,000	43,000	4.88%
Spring Hill Dr	Commercial Way	Mariner Blvd	24,500	23,000	-6.12%
Osowaw Blvd	Commercial Way	Osowaw Blvd	N/A	1,200	N/A
Applegate Drive	Commercial Way	Kenlake Ave	N/A	2,200	N/A
				Average Growth Rate	**-0.62%**
				Weighted Average Growth Rate	**1.50%**

Future Roadway Improvements

The analysis also considers relevant regional planning documents issued by the Hernando/Citrus Metropolitan Planning Organization (MPO), including the 2050 Long-Range Transportation Plan (LRTP), Transit Development Plan (TDP), and Transportation Improvement Program (TIP). A corridor-wide Arterial Traffic Management System (ATMS) upgrade is listed in the 2026–2030 Transportation Improvement Program (TIP), including the addition of fiber, detectors, signal controller upgrades, and travel time readers. This improvement will apply to the entire corridor from the Pasco County Line to Citrus County but will not include any direct widening.

Analysis

All roadway segments will be analyzed for the 2025 Existing, 2027 No-Build, and 2027 Build conditions. All intersections will be analyzed using Synchro (Version 11.1) during the weekday AM and PM peak hours under the following scenarios:

- 2025 Existing
- 2027 No-Build
- 2027 Build

Left turn lane and right turn lane analysis will be performed at all signalized intersections to determine if existing storage lengths are adequate. Turn lane analysis will be performed at all proposed driveways.

Signal warrant analysis will be performed if delay and queue results indicate installation of a traffic signal is needed to reach satisfactory traffic operations. Warrants 1, 2, and 3 from the Manual on Uniform Traffic Control Devised would be reviewed.

DRMP

Report

The TIA report will be prepared based on Hernando County and FDOT requirements. If you find this memorandum of understanding acceptable, please let me know so that we may include it in the TIA report. If you have any questions or concerns, please do not hesitate to contact me.

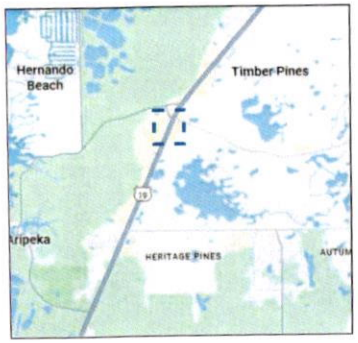
Sincerely,

Caroline Cheeves

Caroline Cheeves, PE
Traffic Analysis Project Manager
DRMP, Inc.

Attachments:

- Figure 1 - Site Location Map
- Figure 2 - Site Plan
- Figure 3 – Trip Distribution Percentages



LEGEND

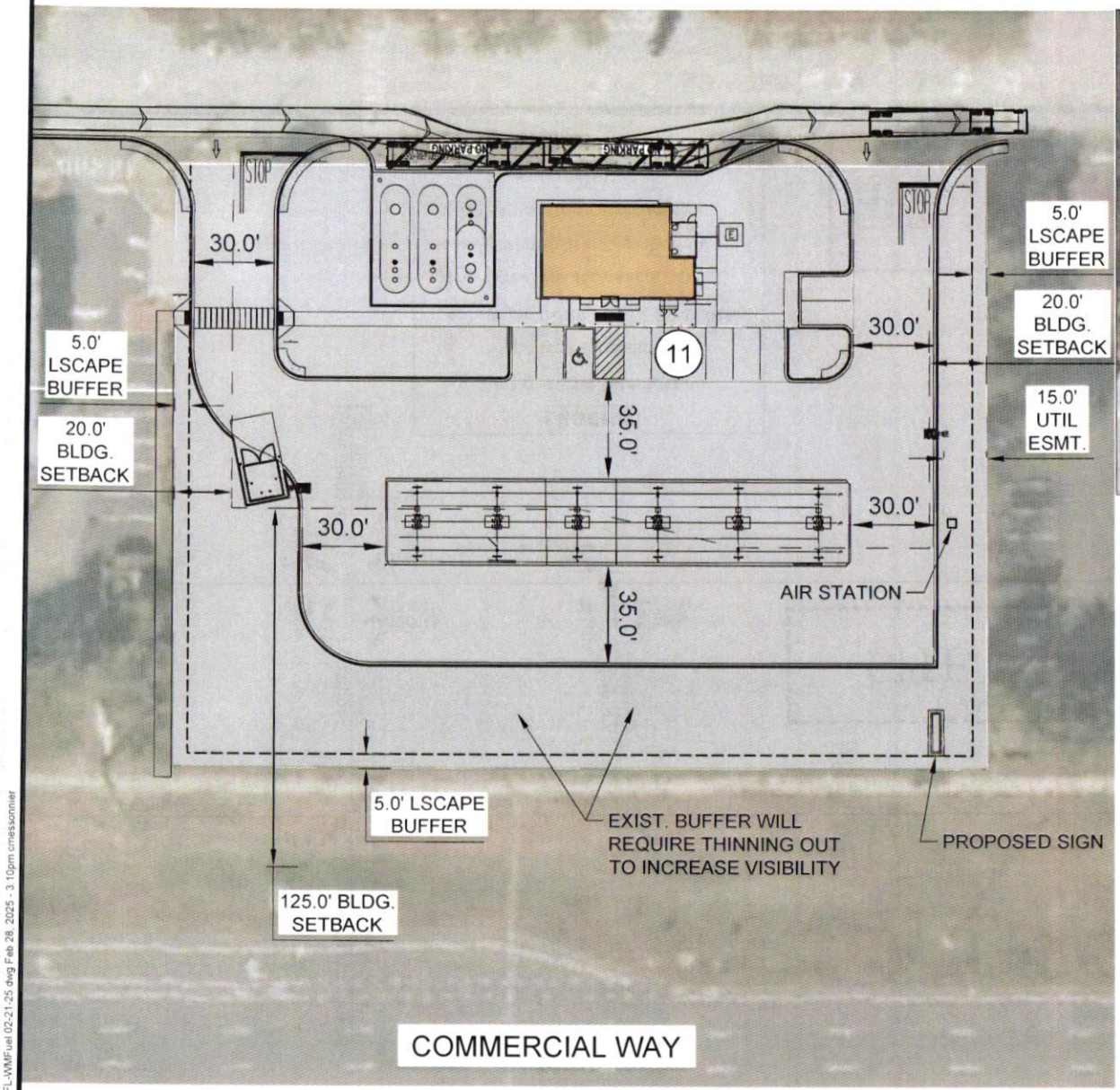
- Study Intersection
- Proposed Site Access
- Study Area

DRMP

Walmart Fuel Station
Spring Hill, FL

Site Location Map

Scale: Not to Scale | Figure 1



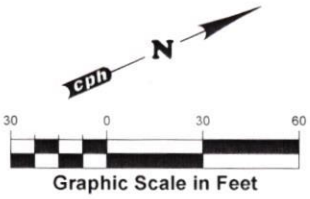
FUEL STATION
SCALE 1'=60'

OVERALL SITE
SCALE 1'=500'

SITE ANALYSIS TABLE

FUEL STATION: 1485 COMMERCIAL WAY, SPRING HILL, FL		
CURRENT ZONE:		PDP
EXISTING WALAMRT PARCEL AREA:		30.14 AC
EXISTING WALAMRT STORE AREA:		217,584 SF
	PARKING COUNT	PARKING RATIO
EXISTING PARKING	961 SPACES	4.4 / 1000 SF
PROPOSED PARKING	889 SPACES	4.1 / 1000 SF
AGENCY REQ. PARKING	871 SPACES	4.0 / 1000 SF
WALMART REQ. PARKING	871 SPACES	4.0 / 1000 SF
FUEL STATION STORE AREA		1,618 SF
EXISTING WALMART FUEL PARCEL AREA		NA
PROPOSED WALMART FUEL PARCEL AREA		1.36+/- AC
	PARKING COUNT	PARKING RATIO
PROPOSED PARKING	11 SPACES	6.8 / 1000 SF
CITY REQ. PARKING	7 SPACES	4.0 / 1000 SF
WALMART REQ. PARKING	5 SPACES	1 / 375 SF
	BUILDING SETBACK	LANDSCAPE BUFFER
FRONT	125'	5'
REAR	35'	5'
SIDE	20'	5'
SIDE	20'	5'

BUILDING , CANOPY & TANKS
SUP 1440 - 6 PUMPS INLINE
(3) 20,000 GALLON TANKS



REVISIONS | BY

cph
500 WEST FULTON STREET
SANFORD, FL 32771
PH: 407.322.8841
www.cphcorp.com

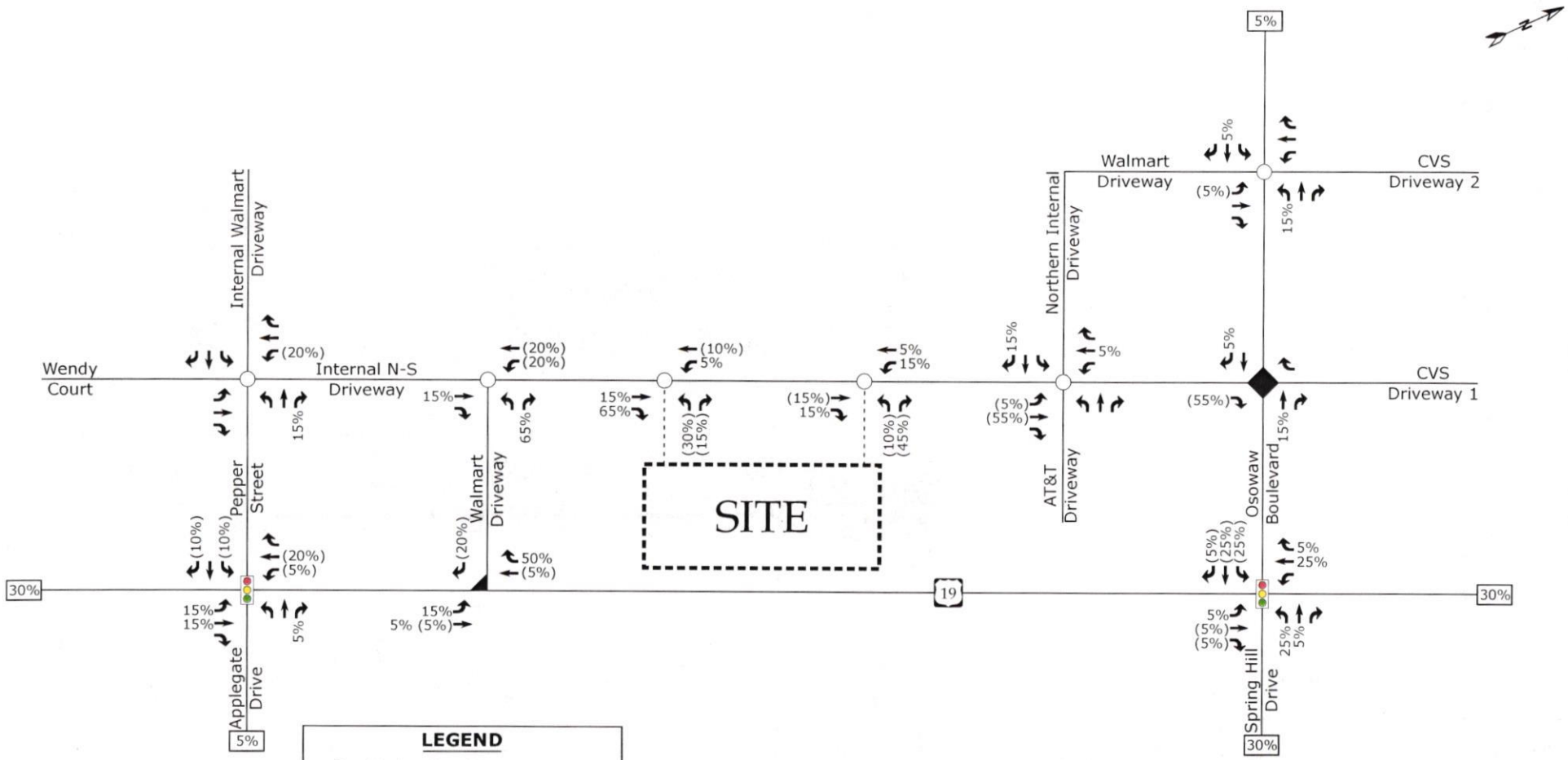
STORE #967
WAL-MART STORES, INC.
1485 COMMERCIAL WAY
SPRING HILL, FLORIDA 34606

Walmart

DATE:
02/28/25

OP
PL

\\cphjaz\Jobs\2500192\Civil\DWG\Concepts\967-SpringHill-FL-WMFuel 02-21-25.dwg Feb 28, 2025 - 3:10pm cmessonnier



DRMP

Walmart Fuel Station
Spring Hill, FL

Site Trip Distribution

Scale: Not to Scale | Figure 8

APPENDIX B

TRAFFIC COUNT DATA

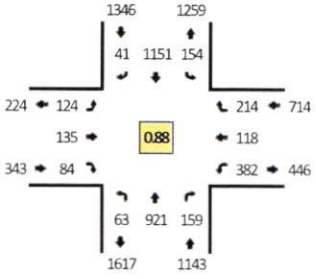
Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

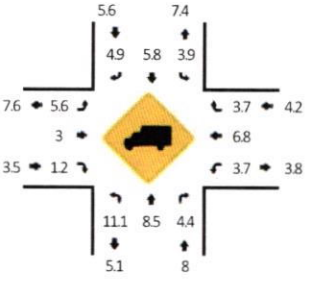
LOCATION: US-19 (Commercial Way) -- Spring Hill Dr / Osowaw Blvd
CITY/STATE: Hernando, FL

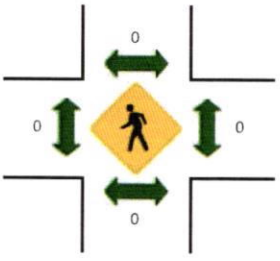
QC JOB #: 17330303
DATE: Thu, Nov 13 2025

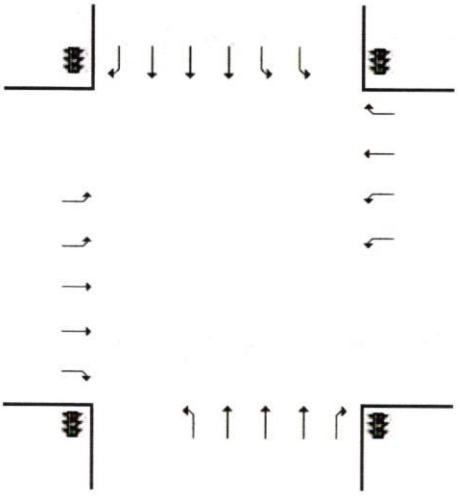
Peak-Hour: 7:30 AM -- 8:30 AM
Peak 15-Min: 7:30 AM -- 7:45 AM

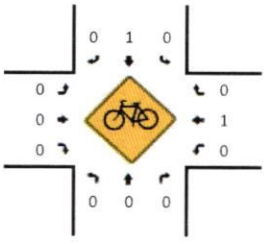


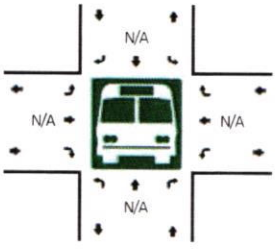
TRUE DATA TO IMPROVE MOBILITY

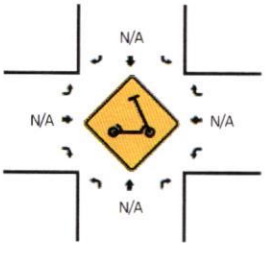












15-Min Count Period Beginning At	US-19 (Commercial Way) (Northbound)				US-19 (Commercial Way) (Southbound)				Spring Hill Dr / Osowaw Blvd (Eastbound)				Spring Hill Dr / Osowaw Blvd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	11	138	19	0	17	276	2	0	22	21	14	0	85	11	32	0	648	
7:15 AM	6	177	28	0	25	335	9	1	11	23	14	0	102	19	34	0	784	
7:30 AM	16	279	52	0	35	359	8	0	18	19	16	1	118	22	60	0	1003	
7:45 AM	16	219	37	0	34	276	10	0	18	29	11	0	102	28	47	0	827	3262
8:00 AM	22	211	30	0	40	270	12	0	43	44	36	0	79	41	57	0	885	3499
8:15 AM	9	212	40	0	43	246	11	2	43	43	21	1	83	27	50	0	831	3546
8:30 AM	8	233	56	0	63	336	18	0	40	23	16	0	72	19	54	0	938	3481
8:45 AM	20	220	40	0	59	245	25	0	34	21	17	0	87	25	75	0	868	3522

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	64	1116	208	0	140	1436	32	0	72	76	64	4	472	88	240	0	4012
Heavy Trucks	16	96	4		4	80	4		8	4	0		12	12	16		256
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 11/20/2025 8:33 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

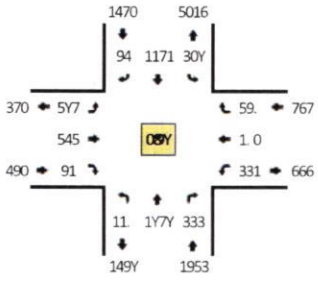
Type of peak hour being reported: Intersection Peak

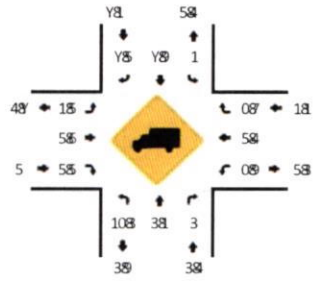
Method for determining peak hour: Total Entering Volume

LOCATION: US-19 (Commercial Way) -- Spring Hill Dr / Osowaw Blvd
CIT, /STATE: HernandoF2L

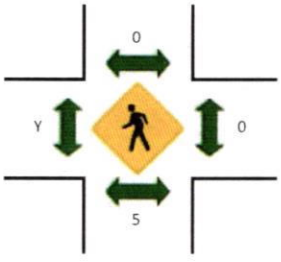
QC JOB #: 1733030Y
DATE: ThuFNov 13 5054

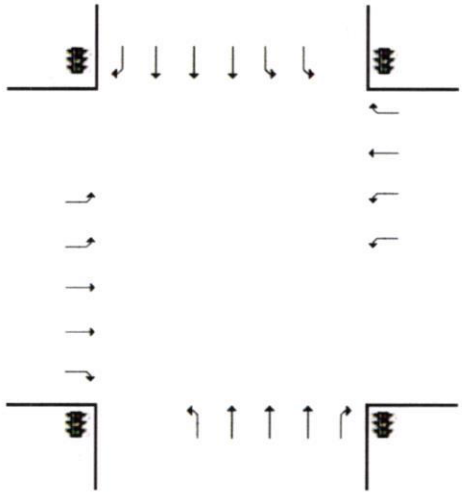
Peak-Hour: Y:30 PM -- 4:30 PM
Peak 14-Min: 4:14 PM -- 4:30 PM

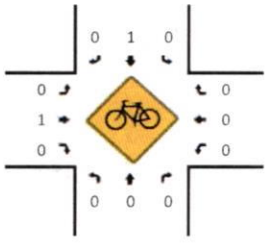


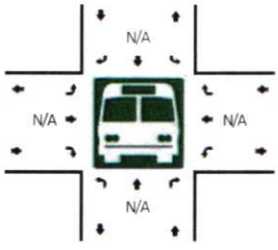


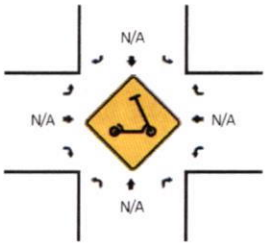
TRUE DATA TO IMPROVE MOBILITY











14-Min Count Period Beginning At	US-19 (Commercial Way) (Northbound)				US-19 (Commercial Way) (Southbound)				Spring Hill Dr / Osowaw Blvd (Eastbound)				Spring Hill Dr / Osowaw Blvd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
Y:00 PM	5.	369	67	0	95	546	36	0	. 1	47	5Y	5	. 6	33	7.	0	1511	
Y:14 PM	50	35.	69	0	60	57Y	31	1	. 0	46	30	0	77	Y.	75	0	11. Y	
Y:30 PM	53	337	. .	0	. 5	566	54	0	70	. 3	16	1	69	Y4	7Y	1	11. 5	
Y:Y4 PM	59	365	60	1	75	576	5.	1	Y3	4Y	54	0	74	33	6Y	0	1163	Y750
4:00 PM	3.	35Y	7.	0	96	359	5Y	1	. 5	. .	5.	0	74	Y7	71	0	1534	Y7YY
4:14 PM	5.	Y31	111	1	70	57.	50	0	71	. 9	55	0	91	34	. 7	0	1590	Y670
4:30 PM	53	3. Y	91	0	. 3	5. Y	54	Y	YY	. 5	1.	0	. .	Y5	77	0	11Y1	Y6Y9
4:Y4 PM	14	354	101	0	46	16.	5.	.	7Y	4Y	14	0	7.	Y1	71	0	10Y6	Y71Y

Peak 14-Min 2lowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	10Y	175Y	YYY	Y	560	110Y	60	0	56Y	57.	66	0	3. Y	1Y0	5. 6	0	41. 0
Heavy Trucks	0	45	1.		Y	75	6		Y	Y	Y		0	Y	0		1. 6
Buses																	
Pedestrians		Y				0				Y				0			6
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 11/50/5054 6:33 AM

SOURCE: Quality CountsFLLC (http://www.qualitycounts.net) 1-677-460-5515

Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

LOCATION: US-19 (Commercial Way) -- HIHO Walmart D/ y

CITOYSTATE: , ernandoF2L

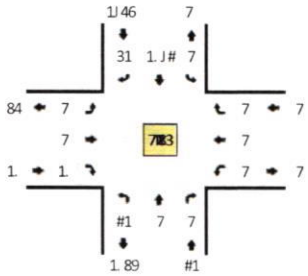
wC BOv Q; 1J ##7#73

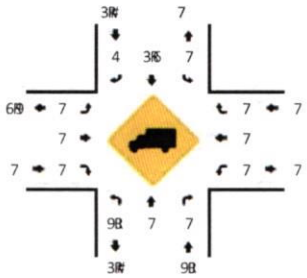
DATE: ThuFNo5 1# 4743

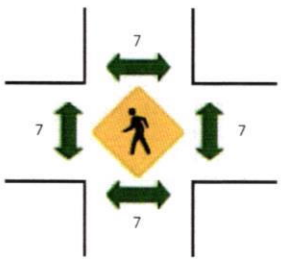
Peak-, our: J :13 AM -- 8:13 AM

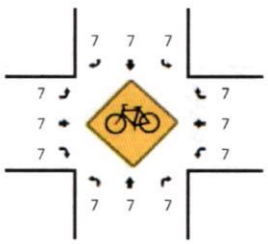
Peak 13-Min: J :#7 AM -- J :63 AM

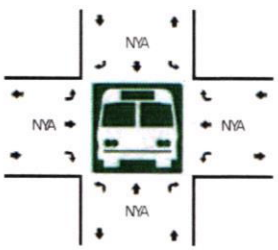
TRUE DATA TO IMPROVE MOBILITY

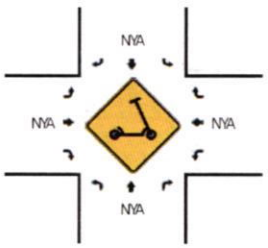












13-Min Count Period veginning At	US-19 (Commercial Way) (Northbound)				US-19 (Commercial Way) (Southbound)				HIHO Walmart D/ y (Eastbound)				HIHO Walmart D/ y (Westbound)				Total	ourly Totals
	Left	Thru	Hight	U	Left	Thru	Hight	U	Left	Thru	Hight	U	Left	Thru	Hight	U		
J :77 AM	.	7	7	7	7	#. 6	3	7	7	7	.	7	7	7	7	7	#81	
J :13 AM	.	7	7	7	7	6##	9	7	7	7	1	7	7	7	7	7	669	
J :#7 AM	3	7	7	7	7	69.	1#	7	7	7	3	7	7	7	7	7	319	
J :63 AM	9	7	7	7	7	#J 4	1.	7	7	7	.	7	7	7	7	7	67#	1J 34
8:77 AM	11	7	7	7	7	#J 4	1#	7	7	7	6	7	7	7	7	7	677	1J J 1
8:13 AM	14	7	7	7	7	##1	1J	7	7	7	3	7	7	7	7	7	#. 3	1. 8J
8:#7 AM	6	7	7	7	7	#9J	46	7	7	7	3	1	7	7	7	7	6#1	1399
8:63 AM	J	7	7	1	7	#41	46	7	7	7	J	7	7	7	7	7	#. 7	133.

Peak 13-Min 2lo/ rates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Hight	U	Left	Thru	Hight	U	Left	Thru	Hight	U	Left	Thru	Hight	U	
All Vehicles	47	7	7	7	7	1986	34	7	7	7	47	7	7	7	7	7	47J .
, ea5y Trucks vuses	7	7	7		7	176	6		7	7	7		7	7	7		178
Pedestrians		7				7				7				7			7
vicycles Scooters	7	7	7		7	7	7		7	7	7		7	7	7		7

Comments:

Heport generated on 11Y47Y4743 8:## AM

SOUHCE: wuality CountsFLLC (http:YY/ / / RqualitycountsRnet) 1-8J J -387-4414

Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

LOCATION: US-19 (Commercial Way) -- HIHO Walmart D/ y

CITOYSTATE: , ernandoF2L

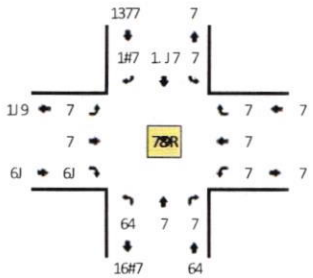
wC BOv Q 1J ##7#73

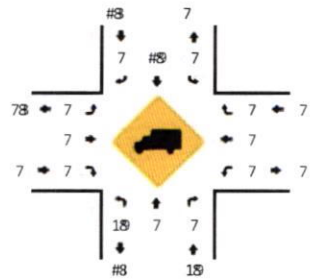
DATE: ThuFNo5 1# 4746

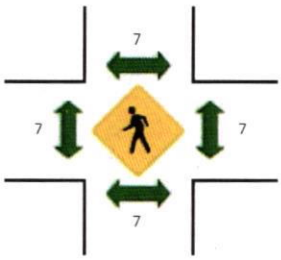
Peak-, our: . :#7 PM -- 6:#7 PM

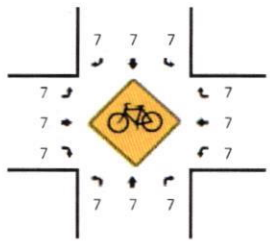
Peak 16-Min: 6:77 PM -- 6:16 PM

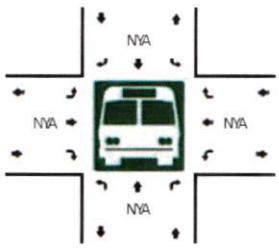
TRUE DATA TO IMPROVE MOBILITY

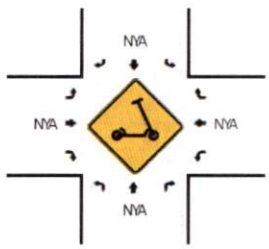












16-Min Count Period veginning At	US-19 (Commercial Way) (Northbound)				US-19 (Commercial Way) (Southbound)				HIHO Walmart D/ y (Eastbound)				HIHO Walmart D/ y (Westbound)				Total	,ourly Totals
	Left	Thru	Hight	U	Left	Thru	Hight	U	Left	Thru	Hight	U	Left	Thru	Hight	U		
. :77 PM	41	7	7	1	7	##7	4R	7	7	7	41	7	7	7	7	7	. 71	
. :16 PM	1.	7	7	1	7	#3#	44	7	7	7	1.	7	7	7	7	7	. 1.	
. :#7 PM	17	7	7	7	7	#3J	#.	7	7	7	14	7	7	7	7	7	. 4#	
. :. 6 PM	16	7	7	#	7	#. 3	#.	7	7	7	13	7	7	7	7	7	. 1.	1364
6:77 PM	11	7	7	7	7	#R4	#.	7	7	7	11	7	7	7	7	7	. #R	13R9
6:16 PM	1#	7	7	7	7	#J 6	4R	7	7	7	1R	7	7	7	7	7	. #.	1J 79
6:#7 PM	47	7	7	7	7	#47	49	7	7	7	19	1	7	7	7	7	#R9	13J 6
6:. 6 PM	1.	7	7	7	7	466	44	7	7	7	14	7	7	7	7	7	#7#	163.

Peak 16-Min 2lo/ rates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Hight	U	Left	Thru	Hight	U	Left	Thru	Hight	U	Left	Thru	Hight	U	
All Vehicles	. .	7	7	7	7	164R	1#3	7	7	7	. .	7	7	7	7	7	1J 64
, ea5y Trucks vuses	7	7	7		7	. R	7		7	7	7		7	7	7		. R
Pedestrians		7				7				7				7			7
vicycles Scooters	7	7	7		7	7	7		7	7	7		7	7	7		7

Comments:

Heport generated on 11Y47Y4746 R:## AM

SOUHCE: wuality CountsFLLC (http:YY/ / / 8quality counts8net) 1-RJ J -6R7-4414

Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

LOCATION: US-19 (Commercial Way) -- Pepper St HApplegate Dr

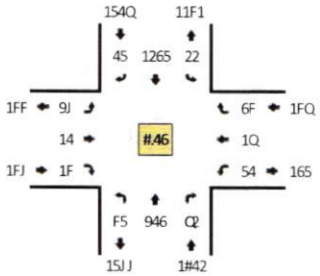
CIT7HSTATE: Spring 3 ill0YL

/ C vØB v: 1QJ J #J #Q

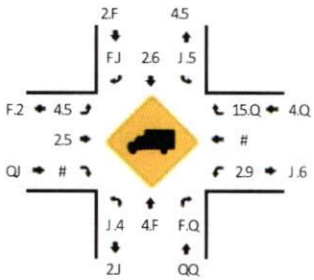
DATE: Thu0No, 1J F#F2

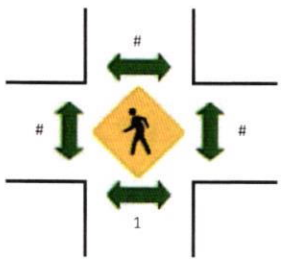
Peak-3 our: Q12 AM -- 4:12 AM

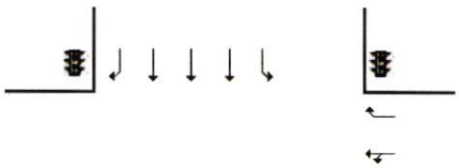
Peak 12-Min: QJ # AM -- Q62 AM

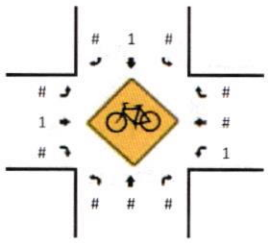


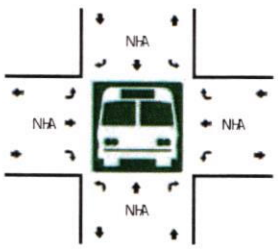
TRUE DATA TO IMPROVE MOBILITY

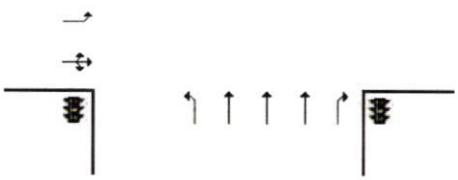


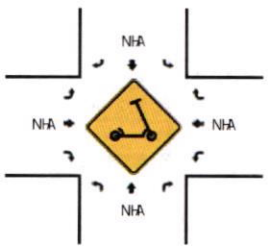












12-Min Count Period Beginning At	US-19 (Commercial Way) (Northbound)				US-19 (Commercial Way) (Southbound)				Pepper St HApplegate Dr (Eastbound)				Pepper St HApplegate Dr (Westbound)				Total	3 ourly Totals
	Left	Thru	8ight	U	Left	Thru	8ight	U	Left	Thru	8ight	U	Left	Thru	8ight	U		
Q:## AM	2	124	4	6	Q	J 52	6	#	4	6	J	#	16	#	4	#	244	
Q:12 AM	6	F15	14	F	1#	J 44	F6	#	1#	F	#	#	19	6	9	#	Q#5	
QJ # AM	6	F56	15	1	15	654	J #	1	2#	5	2	#	19	1	14	#	499	
Q:62 AM	Q	FQ5	FF	F	19	J J 4	19	#	F#	4	F	#	12	11	5	#	Q62	F9J 4
4:## AM	6	FF4	19	F	4	J 2F	1J	1	1J	F	2	#	12	1	9	#	5QF	J #FF
4:12 AM	1#	F2F	1Q	1	14	F9Q	14	#	5	6	J	#	1F	2	16	#	52Q	F9QJ
4:J # AM	1J	F49	FQ	6	F4	J 62	FQ	#	1Q	Q	J	#	FJ	2	14	#	4#5	F44#
4:62 AM	1F	F62	J J	1	F#	F44	F1	1	1J	4	5	#	12	Q	1Q	#	54Q	F4FF

Peak 12-Min YloR rates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	8ight	U	Left	Thru	8ight	U	Left	Thru	8ight	U	Left	Thru	8ight	U	
All Vehicles	15	1#25	56	6	56	14QF	1F#	6	F##	F6	F#	#	Q5	6	QF	#	J 295
3 ea, y Trucks Buses	#	Q5	#		#	44	4		6	6	#		6	#	F#		F#6
Pedestrians		6				#				#				#			6
Bicycles Scooters	#	#	#		#	#	#		#	#	#		6	#	#		6

Comments:

8eport generated on 11H#HF#F2 4:J J AM

SOU8CE: / uality Counts0LLC (http:HR R R .qualitycounts.net) 1-4QQ-24#-FF1F

Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

LOCATION: US-19 (Commercial Way) -- Pepper St HApplegate Dr

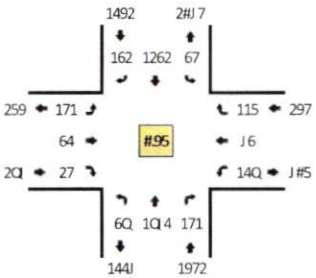
CIT3HSTATE: Spring 0illY, L

/ C vØB v: 1QJ J #J #7

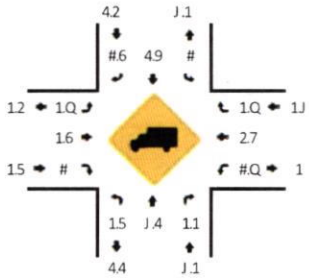
DATE: ThuYNoF 1J 2#25

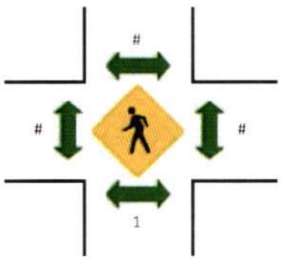
Peak-0our: 4:45 PM -- 5:45 PM

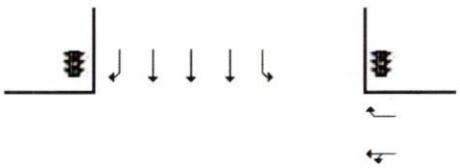
Peak 15-Min: 5:15 PM -- 5:J # PM

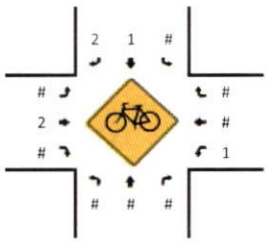


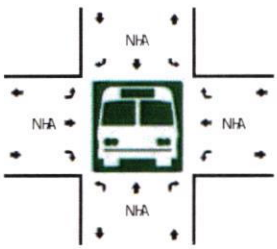
TRUE DATA TO IMPROVE MOBILITY

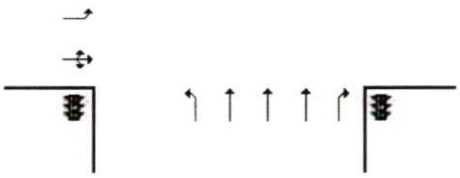


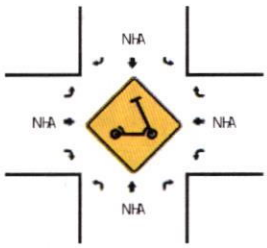












15-Min Count Period Beginning At	US-19 (Commercial Way) (Northbound)				US-19 (Commercial Way) (Southbound)				Pepper St HApplegate Dr (Eastbound)				Pepper St HApplegate Dr (Westbound)				Total	0ourly Totals
	Left	Thru	8ight	U	Left	Thru	8ight	U	Left	Thru	8ight	U	Left	Thru	8ight	U		
4:## PM	1Q	4J Q	5Q	#	19	J ##	J 5	5	54	2J	1Q	#	2Q	11	26	#	1#27	
4:15 PM	17	J 75	61	1	2J	J #1	29	#	46	14	1#	#	J Q	Q	J 4	#	966	
4:J # PM	J	J J 7	54	#	21	J 25	52	#	47	15	12	#	46	1#	J #	#	954	
4:45 PM	12	429	46	1	17	J #2	5#	J	J 2	9	J	#	J 5	5	J 2	#	9QQ	J 925
5:## PM	17	4J 2	44	J	15	J 26	J 2	1	5Q	16	1J	#	J 7	11	J 7	#	1#44	J 941
5:15 PM	16	4J 9	54	#	12	J 5#	J 9	J	54	25	6	#	J 6	9	21	#	1#64	4#J 9
5:J # PM	15	4J 4	J Q	2	15	274	41	1	J 7	14	6	#	J 7	11	24	#	96#	4#45
5:45 PM	21	J 9Q	4#	1	11	221	27	1	49	21	12	#	J Q	9	24	#	7Q2	J 94#

Peak 15-Min , loR rates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	8ight	U	Left	Thru	8ight	U	Left	Thru	8ight	U	Left	Thru	8ight	U	
All Vehicles	64	1Q56	216	#	47	14##	156	12	216	1##	24	#	144	J 6	74	#	4256
0eaFy Trucks	#	64	4		#	74	#		4	4	#		#	4	4		167
Buses																	
Pedestrians		#				#				#				#			#
Bicycles	#	#	#		#	#	4		#	#	#		#	#	#		4
Scooters																	

Comments:

8eport generated on 11H2#H2#25 7:J 4 AM

SOU8CE: / uality CountsYLLC (http:HR R R .qualitycounts.net) 1-7QQ-57#-2212

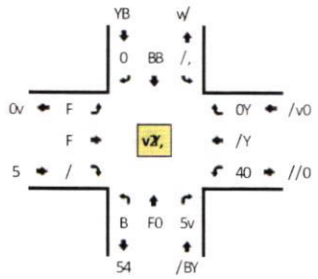
Type of peak hour being reported: Intersection Peak

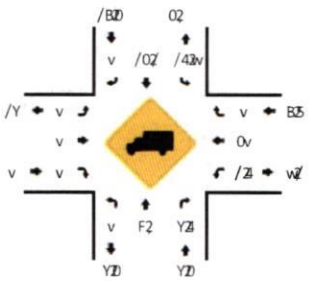
Method for determining peak hour: Total Entering Volume

LOCATION: U endy Ct S Internal N-1 9(y -- Pepper 1t
CITOS1TATE: 1pring J ill#7L

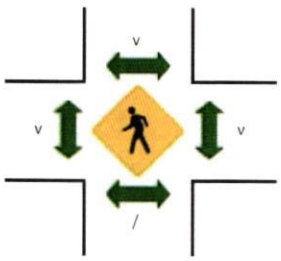
WC)OH D: / wBBvB/ w
9ATE: Thu#No3 / B 0v0Y

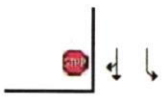
Peak-J our: wBv AM -- , :Bv AM
Peak /Y-Min: wBv AM -- wFY AM

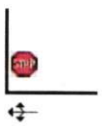


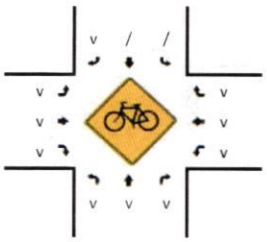


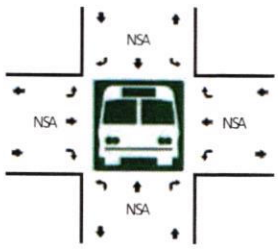
TRUE DATA TO IMPROVE MOBILITY

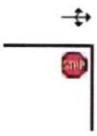


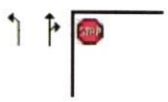


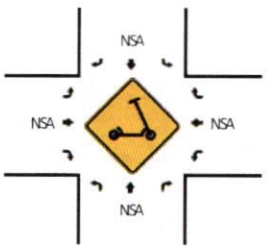












/Y-Min Count Period Heginning At	U endy Ct S Internal N-1 9(y 6Northbound.				U endy Ct S Internal N-1 9(y 6louthbound.				Pepper 1t 6Eastbound.				Pepper 1t 6U estbound.				Total	J ourly Totals
	Left	Thru	8ight	R	Left	Thru	8ight	R	Left	Thru	8ight	R	Left	Thru	8ight	R		
w:vv AM	v	F	F	v	F	Y	v	v	v	0	v	v	B	/	B	v	04	
w:/Y AM	/	B	,	v	B	w	v	v	v	0	v	v	0v	/	Y	v	Yv	
w:Bv AM	0	/ w	Y,	v	B	/0	v	v	0	0	v	v	0,	F	0	v	/Bv	
w:FY AM	/	/0	0/	v	B	5	/	v	/	0	v	v	/0	w	/v	v	w5	0, Y
, :vv AM	v	w	w	v	w	w	/	v	v	v	v	v	4	v	B	v	B,	05w
, :/Y AM	v	4	F	v	Y	Y	v	v	/	v	/	v	/4	F	/v	v	Y0	055
, :Bv AM	0	/ w	/F	v	,	,	/	v	v	F	/	v	/,	w	/B	v	5B	040
, :FY AM	v	/B	,	v	/v	/B	v	v	v	v	v	v	/w	B	/v	v	wF	0Yw

Peak /Y-Min 7lo(rates	Northbound				1outhbound				Eastbound				U estbound				Total
	Left	Thru	8ight	R	Left	Thru	8ight	R	Left	Thru	8ight	R	Left	Thru	8ight	R	
All Vehicles	,	4,	0B0	v	/0	F,	v	v	,	,	v	v	//0	/4	,	v	Y0v
J ea3y Trucks	v	F	,		F	,	v		v	v	v		F	F	v		B0
Huses																	
Pedestrians		v				v				v				v			v
Hicycles	v	v	v		v	v	v		v	v	v		v	v	v		v
1cooters																	

Comments: U H does not ha3e a stop sign

8eport generated on //S0vS0v0Y , :BF AM

1OR8CE: Wuality Counts#LLC 6http:SS(((2quality counts2net. /-, ww-Y, v-00/0

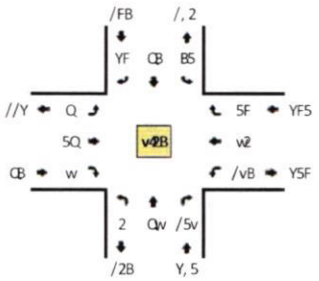
Type of peak hour being reported: Intersection Peak

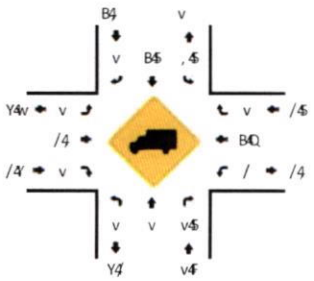
Method for determining peak hour: Total Entering Volume

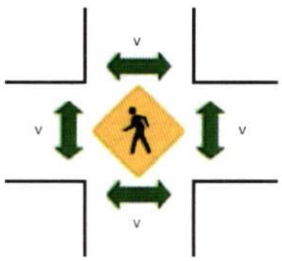
LOCATION: U endy Ct S Internal N-1 9(y -- Pepper 1t
CITJ S1TATE: 1pring # ill73L

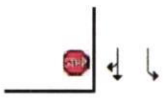
WC)OH D: / wBBvB/ Q
9ATE: Thu7No0 / B YvY,

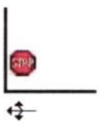
Peak-# our: F:F, PM --, :F, PM
Peak /, -Min: , :/, PM --, :Bv PM

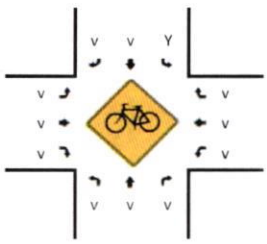


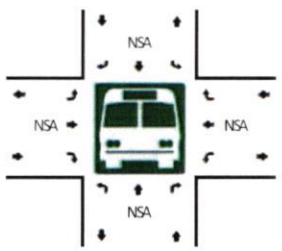


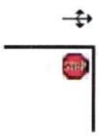


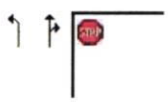


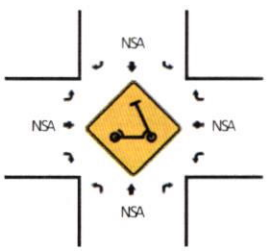












/, -Min Count Period Heginning At	U endy Ct S Internal N-1 9(y 6Northbound.				U endy Ct S Internal N-1 9(y 6Louthbound.				Pepper 1t 6Eastbound.				Pepper 1t 6U estbound.				Total	# ourly Totals
	Left	Thru	8ight	R	Left	Thru	8ight	R	Left	Thru	8ight	R	Left	Thru	8ight	R		
F:vv PM	/	/5	, w	v	/v	BB	Y	v	,	/5	v	v	BB	/w	/5	v	Yv5	
F:/, PM	F	/B	B2	v	Q	YY	w	v	F	Y,	v	v	Y/	/F	/,	v	/wY	
F:Bv PM	/	/5	F/	v	/B	YQ	Y	v	/	/Y	v	v	BB	YF	5	v	/ww	
F:F, PM	v	YF	Y5	v	,	Yv	B	v	v	/F	Y	v	BY	YF	/B	v	/5B	wY Q
, :vv PM	B	/2	, v	v	//	YY	5	v	B	/Q	B	v	/2	/w	/Q	v	/Q2	ww/
, :/, PM	B	YY	, v	v	/v	Y/	Q	v	B	/5	Y	v	YF	YY	/,	v	/25	wY,
, :Bv PM	B	YY	BF	v	/v	Yv	w	v	Y	Yv	v	v	YQ	/5	/Q	v	/Qv	wY Q
, :F, PM	B	/5	BB	v	/B	/F	5	v	/	YF	Y	v	/v	/w	/5	v	/, ,	wYv

Peak /, -Min 3lo(rates	Northbound				1outhbound				Eastbound				U estbound				Total
	Left	Thru	8ight	R	Left	Thru	8ight	R	Left	Thru	8ight	R	Left	Thru	8ight	R	
All Vehicles	/Y	QQ	Yvv	v	Fv	QF	BY	v	/Y	5F	Q	v	25	QQ	5v	v	wQF
# ea0y Trucks Huses	v	v	F		F	v	v		v	v	v		F	v	v		/Y
Pedestrians		v				v				v				v			v
Hicycles 1cooters	v	v	v		v	v	v		v	v	v		v	v	v		v

Comments: U H does not ha0e a stop sign

8eport generated on //SYvSYvY, Q:BF AM

1OR8CE: WUality Counts7LLC 6http:SS(((4quality counts4net. /-Qww, Qv-YY/Y

Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

LOCATION: Internal NUS - 1 y UU9 almart - 1 y

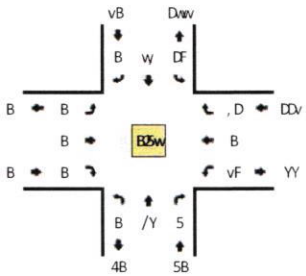
CITQ STATE: # ernando73L

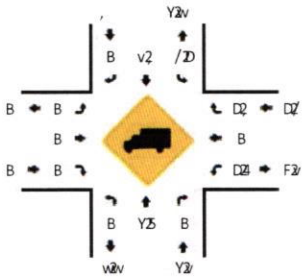
(C W0) H: D/ wwBwDv

- ATE: Thu7No0 DwYBYv

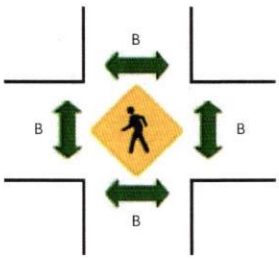
PeakU# our: 5:BB AM UU4:BB AM

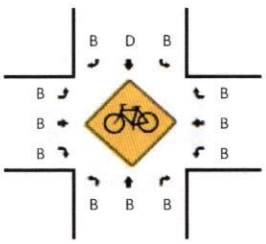
Peak DvUMin: 5:Fv AM UU4:BB AM

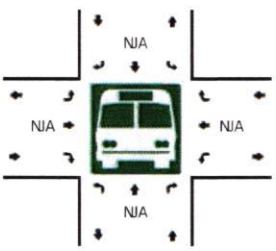


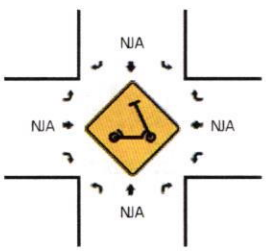


TRUE DATA TO IMPROVE MOBILITY









DvUMin Count Period) eginning At	Internal NUS - 1 y 6Northbound.				Internal NUS - 1 y 6Southbound.				9 almart - 1 y 6Eastbound.				9 almart - 1 y 69 estbound.				Total	#ourly Totals
	Left	Thru	8ight	R	Left	Thru	8ight	R	Left	Thru	8ight	R	Left	Thru	8ight	R		
/:BB AM	B	Dw	w	B	w	Y	B	B	B	B	B	B	,	B	v	B	wY	
/:Dv AM	B	DD	D	B	D	/	B	B	B	B	B	B	F	B	DY	B	w,	
/:wB AM	B	YB	F	B	Y	,	B	B	B	B	B	B	4	B	4	B	vB	
/:Fv AM	B	D5	w	B	Y	4	B	B	B	B	B	B	DD	B	Dv	B	v5	D/,
5:BB AM	B	DF	Y	B	Y	/	B	B	B	B	B	B	4	B	Dv	B	F4	D4w
5:Dv AM	B	Dv	D	B	F	4	B	B	B	B	B	B	DB	B	YB	B	v4	YD,
5:wB AM	B	Yw	Y	B	F	/	B	B	B	B	B	B	D4	B	5	B	, w	YY4
5:Fv AM	B	YB	w	B	F	Dw	B	B	B	B	B	B	D,	B	D5	B	/F	YFv

Peak DvUMin 3lo1 rates	Northbound				Southbound				Eastbound				9 estbound				Total
	Left	Thru	8ight	R	Left	Thru	8ight	R	Left	Thru	8ight	R	Left	Thru	8ight	R	
All Vehicles	B	5B	DY	B	D,	vY	B	B	B	B	B	B	, F	B	/Y	B	Y4,
#ea0y Trucks) uses	B	B	B		B	B	B		B	B	B		F	B	B		F
Pedestrians		B				B				B				B			B
) icycles Scooters	B	B	B		B	B	B		B	B	B		B	B	B		B

Comments:

8eport generated on DDJYBJYBYv 5:wF AM

SOR8CE: (uality Counts7LLC 6http:JJ1 1 1 2quality counts2net. DU5//W5BUYYDY

Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

LOCATION: Internal NUS - 1 y UU9 almart - 1 y

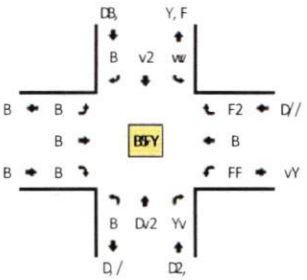
CITQ|STATE: #ernando73L

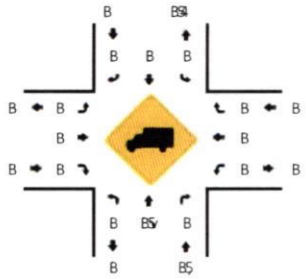
(C W) Ht D/ wwBwDv

- ATE: Thu7No0 DwYBY,

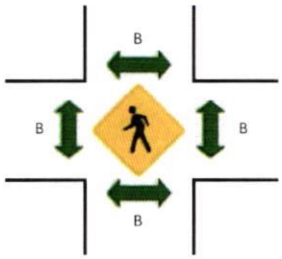
PeakU#our: 4:BB PM UU, :BB PM

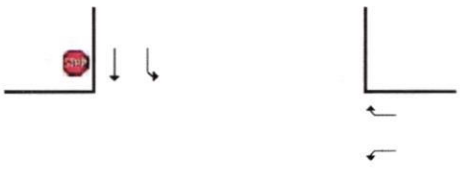
Peak D, UMin: 4:BB PM UU4:D, PM

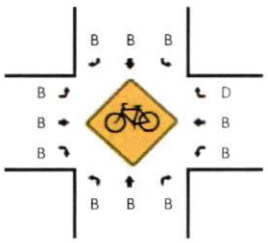


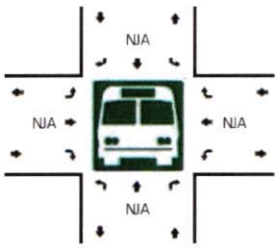


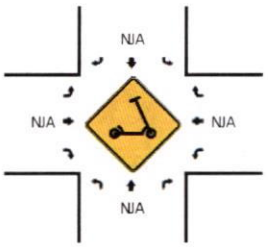
TRUE DATA TO IMPROVE MOBILITY











D, UMin Count Period) eginning At	Internal NUS - 1 y 6Northbound.				Internal NUS - 1 y 6Southbound.				9 almart - 1 y 6Eastbound.				9 almart - 1 y 6 estbound.				Total	# ourly Totals
	Left	Thru	8ight	R	Left	Thru	8ight	R	Left	Thru	8ight	R	Left	Thru	8ight	R		
4:BB PM	B	, F	F	B	DY	YB	B	B	B	B	B	B	Y4	B	Y4	B	D4v	
4:D, PM	B	4D	,	B	2	Dv	B	B	B	B	B	B	D,	B	YD	B	DB/	
4:wB PM	B	wY	D	B	DD	Y4	B	B	B	B	B	B	Y/	B	D/	B	DDY	
4:4, PM	B	wF	DY	B	4	2	B	B	B	B	B	B	YY	B	Y/	B	DDY	4//
, :BB PM	B	4B	v	B	v	DY	B	B	B	B	B	B	Y,	B	YB	B	DB2	44B
, :D, PM	B	, 2	v	B	DD	D,	B	B	B	B	B	B	D2	B	D2	B	DY2	4vY
, :wB PM	B	4Y	DB	B	DB	F	B	B	B	B	B	B	Y2	B	YY	B	DYD	4/D
, :4, PM	B	wF	,	B	v	D,	B	B	B	B	B	B	Dw	B	Y4	B	DBD	4vB

Peak D, UMin 3lo1 rates	Northbound				Southbound				Eastbound				9 estbound				Total
	Left	Thru	8ight	R	Left	Thru	8ight	R	Left	Thru	8ight	R	Left	Thru	8ight	R	
All Vehicles	B	YwY	wY	B	4F	FB	B	B	B	B	B	B	2v	B	2v	B	, F4
#ea0y Trucks	B	B	B		B	B	B		B	B	B		B	B	B		B
) uses Pedestrians		B				B				B				B			B
) icycles Scooters	B	B	B		B	B	B		B	B	B		B	B	4		4

Comments:

8eport generated on DDJYBJYBY, F:w4 AM

SOR8CE: (uality Counts7LLC 6http:JJ1 1 1 5quality counts5net. DUF//U FBUYYDY

Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

LOCATION: Internal NUS - 1 y UUNorthern Internal - 1 y 9AT

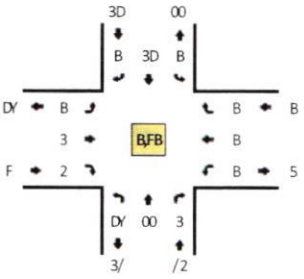
CITv9STATE: QernandoJ #L

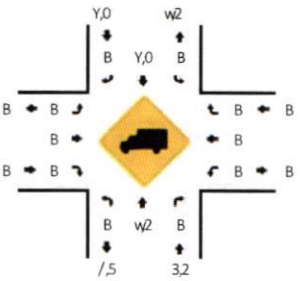
(C W0) H: D/ wwBwDw

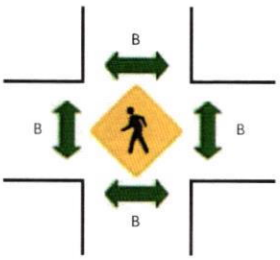
- ATE: ThuJ No7 Dw3B30

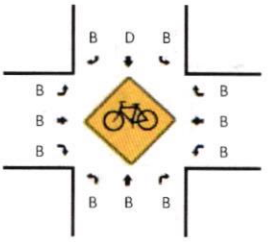
PeakUQour: F:BB AM UUY:BB AM

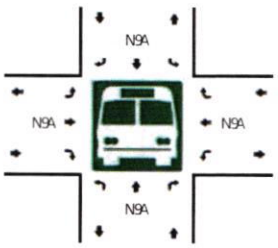
Peak D0UMin: F:50 AM UUY:BB AM

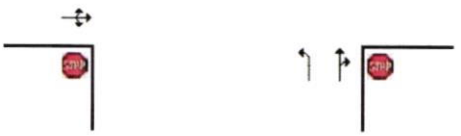


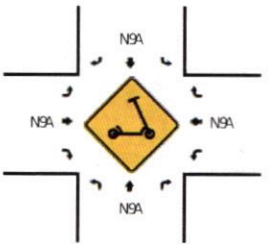












D0UMin Count Period) eginning At	Internal NUS - 1 y 4Northbound6				Internal NUS - 1 y 4outhbound6				Northern Internal - 1 y 9AT 4Eastbound6				Northern Internal - 1 y 9AT 4 estbound6				Total	Qourly Totals
	Left	Thru	8ight	R	Left	Thru	8ight	R	Left	Thru	8ight	R	Left	Thru	8ight	R		
/:BB AM	5	D3	B	B	B	D	B	B	B	B	B	B	B	B	B	B	D/	
/:D0 AM	w	D3	B	B	B	2	B	B	B	B	3	B	B	B	B	B	3w	
/:wB AM	3	DY	B	B	B	2	B	B	B	B	B	B	B	B	B	B	3/	
/:50 AM	/	F	B	B	B	2	B	B	B	B	D	B	B	B	B	B	33	FY
F:BB AM	2	D5	B	B	B	F	B	B	B	B	B	B	B	B	B	B	3F	DBB
F:D0 AM	w	D3	B	B	B	3	B	B	B	D	3	B	B	B	B	B	3B	Y/
F:wB AM	2	D5	B	B	B	3	B	B	B	D	D	B	B	B	B	B	35	Y5
F:50 AM	5	D0	3	B	B	Y	B	B	B	B	w	B	B	B	B	B	ww	DB0

Peak D0UMin #lo1 rates	Northbound				Southbound				Eastbound				. estbound				Total
	Left	Thru	8ight	R	Left	Thru	8ight	R	Left	Thru	8ight	R	Left	Thru	8ight	R	
All Vehicles	D2	2B	F	B	B	w2	B	B	B	B	D3	B	B	B	B	B	Dw8
Qea7y Trucks	B	B	B		B	B	B		B	B	B		B	B	B		B
) uses																	
Pedestrians		B				B				B				B			B
) icycles	B	B	B		B	B	B		B	B	B		B	B	B		B
Scooters																	

Comments:

8eport generated on DD93B93B30 F:w5 AM

SOR8CE: (uality CountsJ LLC 4http:991 1 1 ,qualitycounts,net6DUF//U0FBU33D3

Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

LOCATION: Internal NUS - 1 y UUNorthern Internal - 1 y 9AT

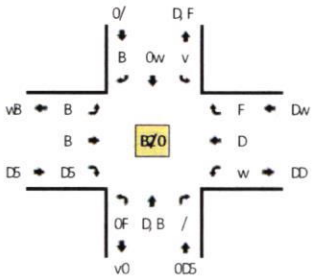
CITQ9STATE: J ernando#7L

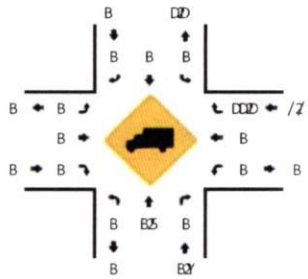
(C W0) H: D/ wwBwDv

- ATE: Thu#No3 Dw0B0Y

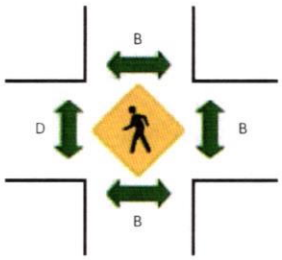
PeakU our: v:BB PM UUY:BB PM

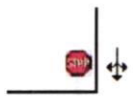
Peak DYUMin: v:BB PM UUv:DY PM

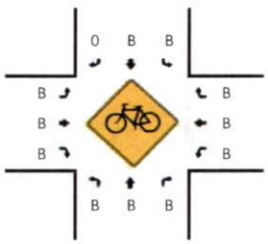


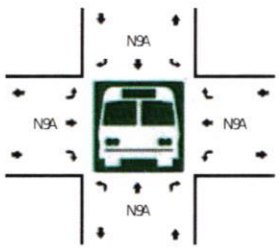


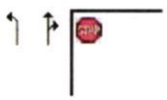
TRUE DATA TO IMPROVE MOBILITY

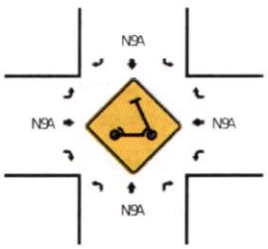












DYUMin Count Period) eginning At	Internal NUS - 1 y 4Northbound6				Internal NUS - 1 y 4Southbound6				Northern Internal - 1 y 9AT 4Eastbound6				Northern Internal - 1 y 9AT 4 estbound6				Total	J ourly Totals
	Left	Thru	8ight	R	Left	Thru	8ight	R	Left	Thru	8ight	R	Left	Thru	8ight	R		
v:BB PM	D/	Y5	w	B	w	F	B	B	B	B	v	B	D	B	D	B	Fv	
v:DY PM	0	vw	D	B	D	v	B	B	B	B	v	B	D	B	0	B	Y,	
v:wB PM	Y	vD	0	B	B	5	B	B	B	B	/	B	D	D	Y	B	5,	
v:vY PM	Y	vB	D	B	B	v	B	B	B	B	D	B	B	B	D	B	Y0	0/0
Y:BB PM	,	w/	0	B	B	w	B	B	B	0	0	B	D	B	v	B	YF	0w/
Y:DY PM	D0	Yv	B	B	B	5	B	B	B	B	0	B	D	B	0	B	//	0Y5
Y:wB PM	F	YB	B	B	B	0	B	B	B	B	0	B	B	B	D	B	5v	0Y0
Y:vY PM	5	wY	B	B	D	5	B	B	B	B	0	B	B	B	B	B	YB	0YB

Peak DYUMin 7lo1 rates	Northbound				Southbound				Eastbound				. estbound				Total
	Left	Thru	8ight	R	Left	Thru	8ight	R	Left	Thru	8ight	R	Left	Thru	8ight	R	
All Vehicles	5,	00v	D0	B	D0	w5	B	B	B	B	D5	B	v	B	v	B	w/5
J ea3y Trucks	B	B	B		B	B	B		B	B	B		B	B	B		B
) uses																	
Pedestrians		B				B				B				B			B
) icycles Scooters	B	B	B		B	B	,		B	B	B		B	B	B		,

Comments:

8eport generated on DD90B90B0Y , :w AM

SOR8CE: (uality Counts#LLC 4http:991 1 1 2quality counts2het6DU//UY, BU00D0

Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

LOCATION: Internal NUS - 1 y 9 CVS Access (W) UUOso1 a1 HIDd

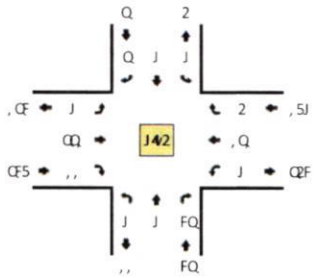
CIT79STATE: Spring 3 ill0YL

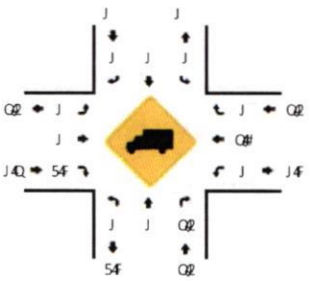
/ C vØH B: WWQQJ QJ #

- ATE: Thu0NoD WQ, J , F

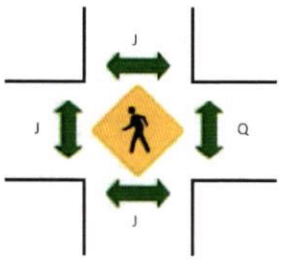
Peak U3 our: 2:J J AM UU#:J J AM

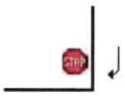
Peak WF UMin: 2:J J AM UU2:WF AM

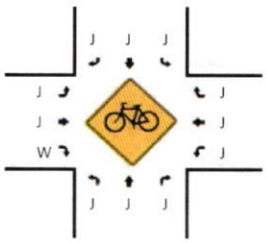


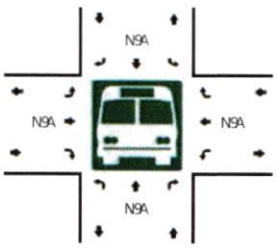


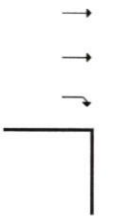
TRUE DATA TO IMPROVE MOBILITY

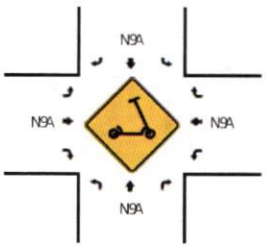












WF UMin Count Period Heginning At	Internal NUS - 1 y 9 CVS Access (W) (Northbound)				Internal NUS - 1 y 9 CVS Access (W) (Southbound)				Oso1 a1 HIDd (Eastbound)				Oso1 a1 HIDd (6 estbound)				Total	3 ourly Totals
	Left	Thru	. ight	8	Left	Thru	. ight	8	Left	Thru	. ight	8	Left	Thru	. ight	8		
v:J J AM	J	J	W	J	J	J	J	J	J	5F	W	J	J	, Q	J	J	2W	
v:WF AM	J	J	WQ	J	J	J	J	J	J	Q2	R	J	J	Q5	J	J	#W	
v:QJ AM	J	J	WR	J	J	J	J	J	J	5W	v	J	J	52	J	J	WW	
v:5F AM	J	J	#	J	J	J	J	J	J	5v	F	J	J	FQ	W	J	WWF	Q##
2:J J AM	J	J	WQ	J	J	J	J	J	J	WWQ	2	J	J	v,	Q	J	, J #	F, v
2:WF AM	J	J	W	J	J	J	,	J	J	#W	,	J	J	52	W	J	WFR	F#,
2:QJ AM	J	J	W5	J	J	J	W	J	J	R2	,	J	J	5Q	,	J	WQJ	RW
2:5F AM	J	J	W5	J	J	J	J	J	J	RJ	W	J	J	R#	,	J	WFF	RFJ

Peak WF UMin Ylo1 rates	Northbound				Southbound				Eastbound				6 estbound				Total
	Left	Thru	. ight	8	Left	Thru	. ight	8	Left	Thru	. ight	8	Left	Thru	. ight	8	
All Vehicles	J	J	F,	J	J	J	J	J	J	5F,	Q,	J	J	, 22	W	J	2QR
3 eaDy Trucks Huses	J	J	J		J	J	J		J	J	J		J	W	J		W
Pedestrians		J				J				J				J			J
Hicycles Scooters	J	J	J		J	J	J		J	J	5		J	J	J		5

Comments:

. eport generated on WW9, J 9, J , F 2:Q5 AM

SO8 . CE: / uality Counts0LLC (http:991 1 1 4qualitycounts4net) W2vvUF 2J U , W

Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

LOCATION: Internal NUS - 1 y 9 CVS Access (W UUOso1 a1 HIDd

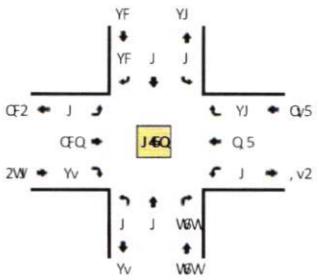
CIT#9STATE: Spring 7 ill30L

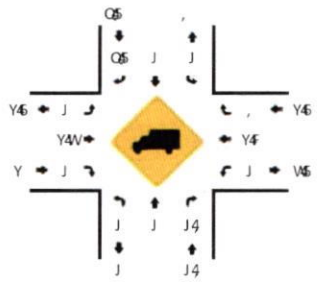
/ C vOH B: WvQQJ QW

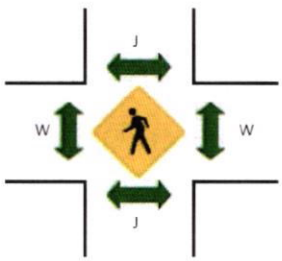
- ATE: Thu3NoD WQ YJ Y,

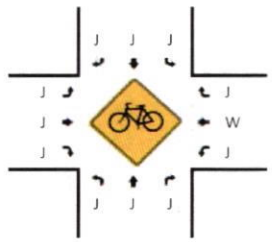
PeakU7 our: 2:J J PM UU, :J J PM

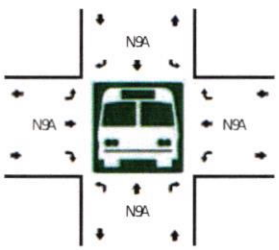
Peak W UMin: 2:J J PM UU2:W PM

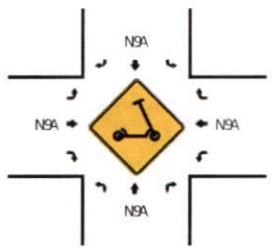












W UMin Count Period Heginning At	Internal NUS - 1 y 9 CVS Access (W (Northbound)				Internal NUS - 1 y 9 CVS Access (W (Southbound)				Oso1 a1 HIDd (Eastbound)				Oso1 a1 HIDd (. estbound)				Total	7 ourly Totals
	Left	Thru	8ight	R	Left	Thru	8ight	R	Left	Thru	8ight	R	Left	Thru	8ight	R		
2:J J PM	J	J	, v	J	J	J	,	J	J	6v	W	J	J	6Q	5	J	YvJ	
2:W PM	J	J	2v	J	J	J	F	J	J	65	,	J	J	6Q	2	J	Y, Q	
2:QJ PM	J	J	2,	J	J	J	6	J	J	66	5	J	J	F2	F	J	Y, W	
2:2, PM	J	J	2Y	J	J	J	5	J	J	6W	2	J	J	F5	Y	J	YQW	WJ ,
, :J J PM	J	J	QF	J	J	J	2	J	J	WF	Q	J	J	W Q	Q	J	Y56	WJ 2
, :W PM	J	J	, F	J	J	J	2	J	J	62	5	J	J	v2	5	J	Y2Y	66Q
, :QJ PM	J	J	, Y	J	J	J	,	J	J	FW	Y	J	J	Fv	2	J	YQW	6vQ
, :2, PM	J	J	Q,	J	J	J	F	J	J	6J	v	J	J	v6	,	J	YY2	655

Peak W UMin 0lo1 rates	Northbound				Southbound				Eastbound				. estbound				Total
	Left	Thru	8ight	R	Left	Thru	8ight	R	Left	Thru	8ight	R	Left	Thru	8ight	R	
All Vehicles	J	J	YYF	J	J	J	YJ	J	J	QFF	2F	J	J	QvY	Y2	J	W FJ
7 eaDy Trucks Huses	J	J	J		J	J	J		J	YJ	J		J	W	J		QY
Pedestrians		J				J				J				J			J
Hicycles Scooters	J	J	J		J	J	J		J	J	J		J	J	J		J

Comments:

8eport generated on WW YJ 9YJ Y, F:Q2 AM

SOR 8CE: / uality Counts3LLC (http:991 1 1 4quality counts4net) WF vvU FJ UYYW

Type of peak hour being reported: Intersection Peak

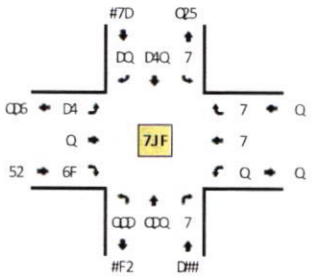
Method for determining peak hour: Total Entering Volume

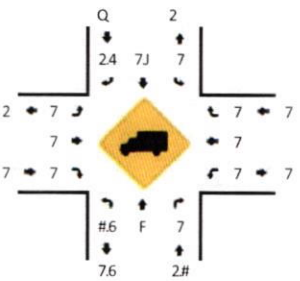
LOCATION: OsoUaU Sl-d 119 almart Access (Uy WCV) Access HD/
CIT3W)TATE:) pring 0illY, L

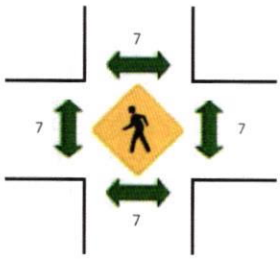
wC BOS v: QJ ##7#QQ
(ATE: ThuYNo- Q# D7DF

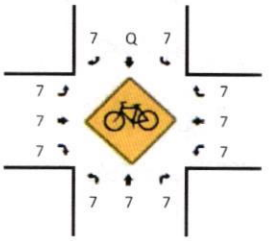
Peak10our: 4:77 AM 115:77 AM
Peak QF1Min: 4:77 AM 114:QF AM

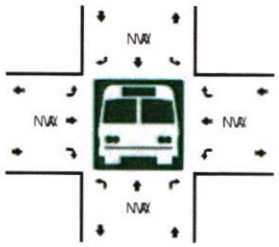
TRUE DATA TO IMPROVE MOBILITY

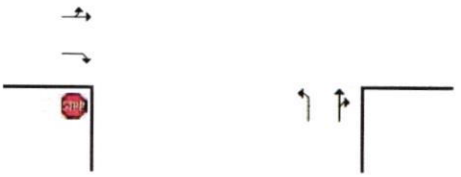


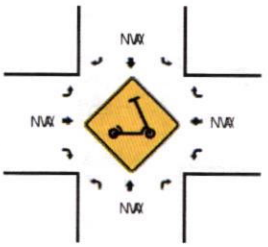












QF1Min Count Period Seginning At	OsoUaU Sl-d HNorthbound/				OsoUaU Sl-d H)outhbound/				9 almart Access (Uy WCV) Access HD/ HEastbound/				9 almart Access (Uy WCV) Access HD/ H9 estbound/				Total	0ourly Totals
	Left	Thru	8ight	R	Left	Thru	8ight	R	Left	Thru	8ight	R	Left	Thru	8ight	R		
J:77 AM	5	Q2	7	7	7	D4	Q	7	2	7	QJ	7	7	7	7	7	J#	
J:QF AM	Q#	DD	7	7	7	#5	7	7	D	7	F	7	7	7	7	7	4Q	
J:#7 AM	Q4	D5	7	Q	7	2Q	D	7	F	7	F	7	Q	7	7	7	Q7D	
J:2F AM	Q6	#6	7	Q	7	#5	D	7	5	7	QQ	7	Q	7	Q	7	QQ6	#J D
4:77 AM	D7	F#	7	7	7	Q74	F	7	4	7	QF	7	7	7	7	7	D75	F74
4:QF AM	D#	DF	7	D	7	J F	5	7	#	Q	Q2	7	7	7	7	7	QFD	FJ 5
4:#7 AM	#Q	5	7	2	7	24	6	7	5	7	DQ	7	7	7	7	7	QD4	67F
4:2F AM	#Q	#2	7	Q	7	F7	Q	7	4	7	QF	7	Q	7	7	7	Q2Q	6#7

Peak QF1Min , loUrates	Northbound				)outhbound				Eastbound				9 estbound				Total
	Left	Thru	8ight	R	Left	Thru	8ight	R	Left	Thru	8ight	R	Left	Thru	8ight	R	
All Vehicles	47	DQD	7	7	7	2#D	D7	7	#D	7	67	7	7	7	7	7	4#6
0ea-y Trucks	2	4	7		7	7	7		7	7	7		7	7	7		QD
Suses																	
Pedestrians		7				7				7				7			7
Sicycles	7	7	7		7	2	7		7	7	7		7	7	7		2
) cooters																	

Comments:

8eport generated on QQMD7VD7DF 4:#2 AM

) OR8CE: wuality CountsYLLC Hhttp:WWUU.qualitycounts.net/ Q14J J 1F471DDQD

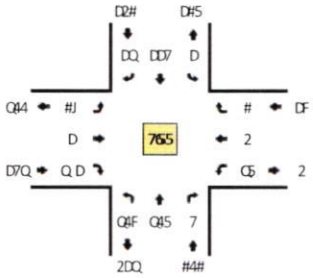
Type of peak hour being reported: Intersection Peak

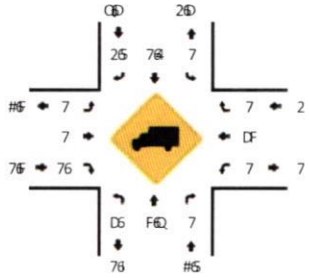
Method for determining peak hour: Total Entering Volume

LOCATION: OsoUaU Sl-d 119 almart Access (Uy WCV) Access HD/
CIT3WTATE:) pring 0illY, L

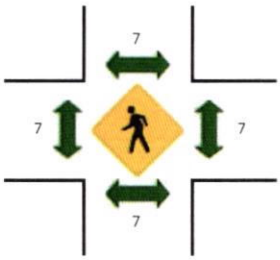
wC BOS v: QJ ##7#QD
(ATE: ThuYNo- Q# D7DF

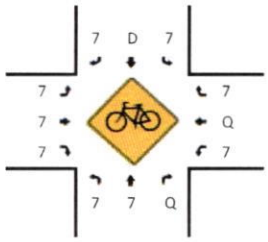
Peak10 our: 2:QF PM 11F:QF PM
Peak QF1Min: F:77 PM 11F:QF PM

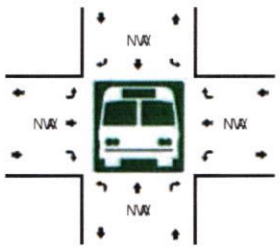


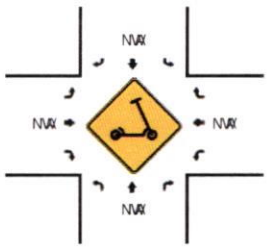


TRUE DATA TO IMPROVE MOBILITY









QF1Min Count Period Seginning At	OsoUaU Sl-d HNorthbound/				OsoUaU Sl-d H outhbound/				9 almart Access (Uy WCV) Access HD/ HEastbound/				9 almart Access (Uy WCV) Access HD/ H9 estbound/				Total	0ourly Totals
	Left	Thru	8ight	R	Left	Thru	8ight	R	Left	Thru	8ight	R	Left	Thru	8ight	R		
2:77 PM	FQ	22	7	2	7	F5	#	7	D4	Q	2D	7	F	Q	F	7	D2#	
2:QF PM	25	2F	7	4	Q	FJ	#	7	.	7	##	7	#	Q	7	7	D7.	
2:#7 PM	2#	22	7	.	7	24	5	7	5	7	2F	7	2	Q	7	7	D75	
2:2F PM	2#	25	7	Q	7	F.	.	7	5	D	#D	7	.	7	Q	7	D7#	5. 7
F:77 PM	27	. Q	7	F	Q	F5	2	7	QF	7	FD	7	F	D	D	7	D2F	5. D
F:QF PM	#Q	2D	7	2	Q	FD	F	7	Q2	D	2#	7	#	7	7	7	Q4J	5F#
F:#7 PM	27	2J	Q	F	Q	F7	J	7	QD	7	D.	7	D	Q	D	7	Q42	5#4
F:2F PM	2.	#J	7	2	Q	F.	5	7	J	Q	#D	7	#	7	7	7	Q4F	5#Q

Peak QF1Min , loUrates	Northbound				) outhbound				Eastbound				9 estbound				Total
	Left	Thru	8ight	R	Left	Thru	8ight	R	Left	Thru	8ight	R	Left	Thru	8ight	R	
All Vehicles	Q 7	D22	7	D7	2	D#D	Q	7	. 7	7	D75	7	D7	5	5	7	457
0ea- y Trucks Suses	2	D5	7		7	2	7		7	7	7		7	2	7		27
Pedestrians		7				7				7				7			7
Sicycles) cooters	7	7	7		7	5	7		7	7	7		7	2	7		QD

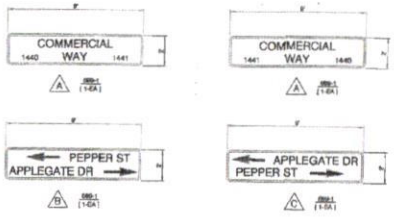
Comments:

8eport generated on QQMD7WD7DF 5:#2 AM

) OR8CE: wuality CountsYLLC Hhttp:WW UU6quality counts6net/ Q15J J 1F571DDQD

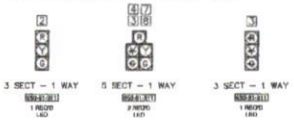
APPENDIX C

SIGNAL PLANS



SINGLE FACE INTERNALLY ILLUMINATED SIGNS ⚠

(SIGNS TO BE LOCATED ON EXISTING STRAIN POLES)



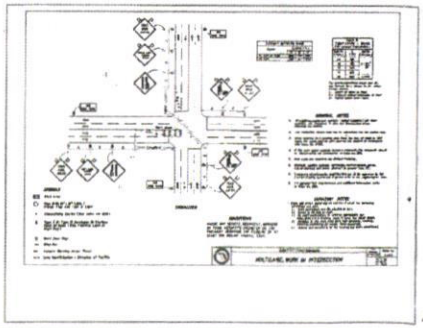
DETAIL OF SIGNAL FACES

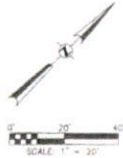
GENERAL NOTES

1. THE CONTRACTOR SHALL MEET THE CRITERIA OUTLINED IN THE MINIMUM SPECIFICATIONS FOR TRAFFIC CONTROL SIGNALS AND DEVICES.
2. THE LOCATIONS OF UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. PRIOR TO DESIGNS, THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATIONS OF ALL UTILITIES.
3. ONE WEEK PRIOR TO THE TRAFFIC SIGNAL INSTALLATION, PLEASE CONTACT:
   A.) MR. JIN ROSA, FDOT DISTRICT SEVEN TRAFFIC OPERATIONS
   CONSTRUCTION LIAISON FDOT
   11201 NORTH MCKINLEY DRIVE
   TAMPA, FLORIDA 33612
   PHONE#: (813) 975-6289
   B.) MR. HARRELL CLARK
   SIGNAL SYSTEM SPECIALIST
   HERNANDO COUNTY TRAFFIC OPERATIONS DIVISION
   1030 E. ANDERSON STREET
   BROOKSVILLE, FLORIDA 34601
   PHONE#: (352) 754-4475, EX 17604
4. STATE OF FLORIDA STATUTE 556 (1998), REQUIRES THAT BEFORE EXCAVATING, NOTICE IS GIVEN TO THE UTILITY OWNERS NOT LESS THAN TWO (2) FULL BUSINESS DAYS AND NO MORE THAN FIVE (5) FULL BUSINESS DAYS. NOT ALL UTILITY COMPANIES ARE MEMBERS OF "SUNSHINE" 1-800-432-4770.
5. ALL FIELD WIRING, INCLUDING SIGNAL HEAD WIRING AND LOOP WIRE, SHALL BE IDENTIFIED BY CLEARLY MARKED WEATHER PROOF TAGS. THE PROPOSED TAGGING SYSTEM SHALL BE IN ACCORDANCE WITH THE CITY OF ST. PETERSBURG AND FDOT STANDARD SPECIFICATIONS.
6. WHEN A CONTRACTOR IS WORKING ON A SIGNAL IN AN INTERSECTION INSTALLING CONDUIT IN THE STREET, INSTALLING NEW SIGNAL EQUIPMENT, AND INSTALLING LOOPS AND RUNS, AND TURNING ON OFF NEW SIGNAL WHERE A LANE IS CLOSED, A UNIFORMED LAW ENFORCEMENT OFFICER WITH MARKED VEHICLE SHALL BE UTILIZED TO DIRECT TRAFFIC. THE PAYMENT FOR A TRAFFIC CONTROL OFFICER SHALL BE PAID FOR UNDER ITEM NO. 102-14. ⚠
7. ALL NEW 3 SIGNAL HEADS SHALL HAVE TUNNEL VISORS.
8. 699-1:
   INCLUDES ALL PIPE, BRACKETS, CLAMPS, NUTS, BOLTS, WIRE CONNECTIONS IN THE SIGNAL CABINET AND MISCELLANEOUS HARDWARE FOR THE CONTRACTOR TO FURNISH AND INSTALL THE INTERNALLY ILLUMINATED STREET NAME SIGNS TO BE MOUNTED ON THE STRAIN POLE AS SHOWN IN THE PLANS.
9. PRIOR TO ALL TRAFFIC SIGNAL CHANGES (I.E., MAINTENANCE OF TRAFFIC CHANGES, NEW SIGNAL INSTALLATIONS, DIFFERENT PAVEMENT CONFIGURATIONS, ETC.) CONTACT JILL MCKEE AT (813) 975-6241 FOR IMPLEMENTATION OF APPROPRIATE SIGNAL TIMINGS.
10. THE CONTRACTOR SHALL CONTACT THE LOCAL POWER COMPANY FOR THEIR ASSISTANCE IN PERFORMING ALL NECESSARY WORK UNDER POWER LINES. SUCH WORK SHALL INCLUDE, BUT NOT BE LIMITED TO THE INSTALLATION OF SPAN WIRE, SIGNAL CABLE, FIBERGLASS INSULATORS, AND / OR SIGNAL POLES.
11. THE CONTRACTOR SHALL SUBMIT THE ASBUILT PLANS TO THE ENGINEER FOR APPROVAL PRIOR TO FINAL ACCEPTANCE. UPON FINAL ACCEPTANCE, THE ENGINEER SHALL PROVIDE AS LEAST ONE COPY OF THE FINAL AS-BUILT PLANS TO HILLSBOROUGH COUNTY AND ONE COPY TO FDOT DISTRICT TRAFFIC OPERATIONS. THE DISTRIBUTION SHALL THEN TRANSFER THE SIGNAL TO HERNANDO COUNTY FOR MAINTENANCE.
12. 632-7-1: EACH PHASE / MOVEMENT SHALL BE WIRED FROM THE SIGNAL DISPLAY TO THE CONTROLLER AS A SEPARATE PHASE / MOVEMENT. THIS INCLUDES THE LEFT TURN MOVEMENTS WHICH SHALL HAVE CONDUCTORS AVAILABLE FOR EITHER PROTECTED OR PERMISSIVE MOVEMENTS. THE CONTRACTOR SHALL VERIFY COLOR CODES FOR SIGNAL CABLE AND INTERCONNECT CABLE WITH THE HERNANDO COUNTY SIGNAL SHOP BEFORE ORDERING AND WIRE THE SIGNAL IN ACCORDANCE WITH THAT COLOR CODE AND F.D.O.T. SPECIFICATIONS. THERE SHALL BE ONE NEUTRAL PER APPROACH. ⚠
13. ALL FIELD WIRES PERMANENT SHALL BE IDENTIFIED WITH PANDUIT APPLYING MARKER TIES OR EQUIVALENT.
14. ALL SIGNAL CABLE ON SPAN WIRES SHALL BE ATTACHED TO THE MESSENGER BY USE OF LASHING ROD IN PLACE OF TIE WRAPS.
15. 650-51-311 AND 650-51-211, ALL PARAPET SIGNAL HEAD INDICATIONS SHALL BE LED.
16. ALL GROUND ROD CONNECTIONS SHALL BE MADE USING EXOTHERMIC WELD BRAND CONNECTIONS.

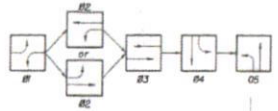
    ALL UNUSED RODS SHALL BE HAND WIRED TO 120V AC NO PLUG IN JUMPERS SHALL BE USED.

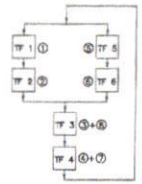
    CABLE CONDUIT BETWEEN THE CONTROLLER BASE AND ALL OF THE POLES SHALL BE A MINIMUM OF 2" PVC.
17. MAIN STREET IS U.S. HIGHWAY 19 (MOVEMENTS 2 AND 6), MINOR STREET IS PEPPER STREET / APPLEGATE DRIVE (MOVEMENTS 4 AND 8).
18. CONTROLLER CABINET AND OVERHEAD WIRING SHALL BE CAPABLE OF SOP #8 WITH ALL NECESSARY COMPONENTS AND OVERHEAD WIRING FURNISHED AND INSTALLED TO SUPPORT SOP 10. ⚠
19. THIS SIGNAL SHALL BE DESIGNED IN ACCORDANCE WITH FDOT DISTRICT 7 TRAFFIC DESIGN GUIDELINES MODULES 312, 314, AND 551.
20. SIGNS SHALL BE CANTILEVERED, SINGLE FACED, ILLUMINATED.
21. IDENTIFY TUBE FONTS ON THE SIGNS AS FOLLOWS:
    A) FOR STREET NAME, USE 8" SIGNS, WITH CAPITAL FIRST LETTER AND REMAINING LETTERS IN LOWER CASE.
    B) FOR BLOCK NUMBERS AND SUFFIX, USE 6" SIGNS, ALL CAPITALS
    C) ALL SIGNS TO HAVE WHITE LEGEND AND BORDER ON GREEN BACKGROUND. ⚠
22. THE LOCATION OF UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE ONLY. THE EXACT LOCATION SHALL BE DETERMINED BY THE CONTRACTOR DURING CONSTRUCTION.
23. M.O.T. IN ACCORDANCE WITH FDOT STANDARD INDEX 615, SHEET 1 OF 1 ⚠
24. ALL REMOVED EQUIPMENT SHALL BE DELIVERED TO:
    HERNANDO COUNTY DEPARTMENT OF PUBLIC WORKS
    1525 EAST JEFFERSON STREET
    BROOKSVILLE, FLORIDA 34601
    ATTN: DAVID BLAND





SIGNAL OPERATING PLAN NO. 9





SOP #8

SIGNAL TIMING CHART ⚠

TIMING FUNCTIONS							
MOVEMENT NO.	1	2	3,8	4,7	5	6	
MIN. GREEN (INITIAL)	5	20	5	5	5	20	
EXT. (GAP)	3	4	3	3	3	4	
MAXIMUM GREEN 1	25	50	30	30	25	50	
MAXIMUM GREEN 2	--	--	--	--	--	--	
YELLOW CLEARANCE	3.5	5.0	4.5	4.5	3.5	5.0	
ALL RED CLEARANCE	1.0	2.0	1.0	1.0	1.0	2.0	
PEDESTRIAN WALK	--	--	5.0	5.0	--	--	
PEDESTRIAN CLEARANCE	--	--	37.0	37.0	--	--	
RECALL	--	--	MIN	--	--	--	MIN

SIGNAL TIMINGS ARE INITIAL AND MAY NEED ADJUSTMENT BY HERNANDO COUNTY.

CONTROLLER OPERATION

1. MINOR STREET IS U.S. 19 AND MINOR STREET IS APPLEGATE DRIVE.
2. CONTROLLER TO BE 8 PHASE, ACTUATED, SOLID STATE, NEMA STANDARD SIGNAL OPERATING PLAN NO. 9.

SPECIAL NOTES

1. REMOVE EXISTING 3-SECTION HEAD. INSTALL 3-SECTION HEAD (LOCATION TO REMAIN SAME). EXISTING DISCONNECT TO BE USED.
2. REMOVE EXISTING 3-SECTION HEAD. INSTALL 3-SECTION HEAD WITH ARROWS. LOCATION TO REMAIN SAME. EXISTING DISCONNECT TO BE USED.
3. EXISTING 5 WAY 5-SECTION HEAD TO BE REPLACED BY A ONE WAY 5-SECTION HEAD WITH EXISTING DISCONNECT TO BE USED.

TABLE OF QUANTITIES			
PAY ITEM NO.	DESCRIPTION	UNITS	QNTY
632-7-1	SIGNALS CABLE (FURNISH & INSTALL)	PI	1
650-51-311	TRAFFIC SIGNAL (FURNISH & INSTALL) 3 SECTION (STANDARD) (LED)	AS	2
650-51-511	TRAFFIC SIGNAL (FURNISH & INSTALL) 5 SECTION (STANDARD) (LED)	AS	2
659-106	SIGNAL HEAD AUXILIARIES (FURNISH & INSTALL) (TUNNEL VISOR)	EA	16
699-1	INTERNALLY ILLUMINATED SIGN (FURNISH & INSTALL)	EA	4

ITEMS TO BE REMOVED			
PAY ITEM NUMBER	DESCRIPTION	UNIT	QTY
699-100	SIGNAL EQUIPMENT, MISCELLANEOUS	PI	1
700-18-81	SIGN PANEL (REMOVE)	EA	4
R/D 10	TRAFFIC SIGNAL HEAD ASSEMBLY, (REMOVE)	EA	3

NO.	DATE	DESCRIPTION	BY
1	8.05.14	AS PER COUNTY COMMENTS VIA EMAIL 08/04/14	PB
2	9.04.14	AS PER THE COUNTY COMMENTS DATED 9/08/14	PB

☐ FINAL ■ CONSTRUCTION ☐ RECORD DWG

DESIGNED: AS SHOWN
DRAWN: BDL
CHECKED: TDK
PROJ. MANAGER: J Caldera
PROJECT #: 4JS2.003
DATE: 01.24.2008

☐ PERMITTING ☐ PRELIMINARY ■ ISSUED FOR: CONSTRUCTION

I HEREBY CERTIFY THAT THE ENGINEERING FEATURES CONTAINED IN THESE PLANS AND DESIGNED BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER IN GOOD STANDING WITH THE FLORIDA BOARD OF PROFESSIONAL ENGINEERS.

Jerry A. Caldera
FLORIDA REGISTRATION NO. 51918
DATE: 9/16/14

CIVIL ENGINEERING
LAND PLANNING
TRAFFIC/TRANSPORTATION
SURVEYING & MAPPING
ENVIRONMENTAL SCIENCES

3906 CURLEW ROAD, STE 102
PALM HARBOR, FLORIDA 34683
PHONE (727) 789-9566
FAX (727) 784-0862
AVID GROUP, LLC
6618

AVID

US 19 AT APPLEGATE DRIVE
HERNANDO COUNTY, FLORIDA
SIGNAL MODIFICATION PLAN

T-1.0

Time of Day Plan

Designed By:	*AHB*
Date:	*03/31/23*
Checked By:	*ZCP*
Date:	*03/31/23*

Arterial: SR 55 (US 19)
Section: 08020000
From: Applegate Dr/Pepper St
To: Northcliffe Blvd/Frontage Rd

ALL SEASON PLAN

Day	Time	Pattern	Cycle Length
Monday Thru Friday	0000 - 0600	99	FREE
	0545 - 0900	1	140
	0900 - 1500	2	150
	1500 - 1830	3	160
	1830 - 2100	4	140
	2100 - 2400	99	FREE
Saturday & Sunday	0000 - 0900	99	FREE
	0900 - 2100	5	150
	2100 - 2400	99	FREE

Designed By:	*AHB*
Date:	*03/31/23*
Checked By:	*ZCP*
Date:	*03/31/23*

Location Details			
Section:	*08020000*	Mile Post:	*1.926*
Major Street:	*SR 55 (US 19)*	Orientation:	*North-South*
Minor Street:	*Spring Hill Dr/Osowaw Blvd*	Orientation:	*East-West*
Sig ID:	*6-2*	System ID:	*08020*

Controller Timings (seconds)

Movement # (Controller Phase Ø)	1	2	3	4	5	6	7	8	Notes
Direction	*NBL*	*SB*	*EBL*	*WB*	*SBL*	*NB*	*WBL*	*EB*	
Turn Type	*Prot*	*Prot*	*Prot*	*Prot*	*Prot*	*Prot*	*Prot*	*Prot*	
Min Green	*5*	*20*	*5*	*10*	*5*	*20*	*5*	*10*	
Ext	*3.0*	*4.0*	*4.0*	*3.0*	*3.5*	*4.0*	*4.0*	*3.0*	
Yellow	*5.6*	*5.6*	*4.1*	*4.5*	*5.6*	*5.6*	*4.5*	*4.1*	
All Red	*2.4*	*2.6*	*3.6*	*3.3*	*2.6*	*2.4*	*3.3*	*3.6*	
Max I	*35*	*60*	*15*	*35*	*35*	*35*	*15*	*35*	
Max II	*15*	*50*	*15*	*20*	*15*	*50*	*15*	*20*	
Walk		*7*		*7*					
Flashing Don't Walk		*50*		*35*					
Detector Memory									
Det. Cross Switch.									
Dual Entry		*ON*		*ON*		*ON*		*ON*	
Vehicle Recall		*MIN*				*MIN*			
CNA		*ON*				*ON*			
Rest in Walk									

Coordination Timings (seconds)

Pattern	C/O/S	Cycle Length	Splits								Offset	Sequence	Coord Ø
1	-	*140*	*20*	*66*	*20*	*34*	*30*	*56*	*29*	*25*	*50*	*2*	*2 & 6*
2	-	*150*	*25*	*65*	*30*	*30*	*45*	*45*	*30*	*30*	*0*	*2*	*2 & 6*
3	-	*160*	*35*	*70*	*25*	*30*	*45*	*60*	*30*	*25*	*2*	*2*	*2 & 6*
4	-	*140*	*20*	*65*	*20*	*35*	*30*	*55*	*30*	*25*	*49*	*2*	*2 & 6*
5	-	*150*	*20*	*65*	*30*	*35*	*40*	*45*	*35*	*30*	*135*	*2*	*2 & 6*

Offset Reference Point
Lead

Notes:
1) Use 'Inhibit Max' during coordination.
2) Use Floating Force Offs.
3) Max recall Ø2 and Ø6 during coordination.
4) Mainline left turns must not come up togeter due to lane restrictions
5) Controller Brand: Econolite ASC/3-2100
6) Use ped time: Off
7) Transition Mode : Smooth (12%)

SOP 10 (Sequence 1)

Ring - 1	2	1	3	4
Ring - 2	5	6	7	8

SOP 10 (Sequence 2)

Ring - 1	2	1	3	4
Ring - 2	5	6	7	8

Time of Day Plan

Designed By:	***AHB***
Date:	***03/31/23***
Checked By:	***ZCP***
Date:	***03/31/23***

Arterial: SR 55 (US 19)
Section: 08020000
From: Applegate Dr/Pepper St
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Monday Thru Friday	0000 - 0600	99	FREE
	0545 - 0900	1	140
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	1500 - 1830	3	160
	1830 - 2100	4	140
	2100 - 2400	99	FREE
Saturday & Sunday	0000 - 0900	99	FREE
	0900 - 2100	5	150
	2100 - 2400	99	FREE

Designed By:	*AHB*
Date:	*03/31/23*
Checked By:	*ZCP*
Date:	*03/31/23*

Location Details			
Section:	*08020000*	Mile Post:	*1.583*
Major Street:	*SR 55 (US 19)*	Orientation:	*North-South*
Minor Street:	*Applegate Dr/Pepper St*	Orientation:	*East-West*
Sig ID:	*6-1*	System ID:	*08020*

Controller Timings (seconds)

Movement # (Controller Phase Ø)	1	2		4	5	6		8	Notes
Direction	*NBL*	*SB*		*WB*	*SBL*	*NB*		*EB*	
Turn Type	*Prot*	*Prot*		*Prot*	*Prot*	*Prot*		*Prot*	
Min Green	*10*	*20*		*5*	*10*	*20*		*5*	
Ext	*3.0*	*4.0*		*3.0*	*3.0*	*4.0*		*3.0*	
Yellow	*5.6*	*5.5*		*3.7*	*5.5*	*5.6*		*3.4*	
All Red	*2.0*	*2.0*		*3.7*	*2.0*	*2.0*		*5.0*	
Max I	*35*	*60*		*35*	*35*	*60*		*35*	
Max II	*10*	*50*		*20*	*10*	*50*		*20*	
Walk		*7*						*7*	
Flashing Don't Walk		*19*						*40*	
Detector Memory									
Det. Cross Switch.									
Dual Entry		*ON*				*ON*			
Vehicle Recall		*MIN*				*MIN*			
CNA		*ON*				*ON*			
Rest in Walk									

Coordination Timings (seconds)

Pattern	C/O/S	Cycle Length	Splits								Offset	Sequence	Coord Ø
1	-	*140*	*25*	*60*		*27*	*25*	*60*		*28*	*51*	*4*	*2 & 6*
2	-	*150*	*25*	*65*		*25*	*25*	*65*		*35*	*12*	*4*	*2 & 6*
3	-	*160*	*25*	*54*		*25*	*25*	*54*		*56*	*18*	*4*	*2 & 6*
4	-	*140*	*22*	*37*		*25*	*22*	*37*		*56*	*63*	*4*	*2 & 6*
5	-	*150*	*25*	*44*		*25*	*25*	*44*		*56*	*145*	*4*	*2 & 6*

Offset Reference Point
Lead

Notes:
1) Use 'Inhibit Max' during coordination.
2) Use Floating Force Offs.
3) Max recall Ø2 and Ø6 during coordination.
4) Controller Brand: Econolite ASC/3-2100
5) Use ped time: Off
6) Transition Mode : Smooth (12%)

SOP 9 (Sequence 1)

Ring - 1	1	2	8	4
Ring - 2	5	6		

SOP 9 (Sequence 4)

Ring - 1	1	2	8	4
Ring - 2	6	5		

CONTRACT PLANS COMPONENTS

ROADWAY PLANS

STATE OF FLORIDA

DEPARTMENT OF TRANSPORTATION

CONTRACT PLANS

FINANCIAL PROJECT ID 254677-2-52-93

(FEDERAL FUNDS)

HERNANDO COUNTY (08020)

STATE ROAD NO. 55 (US 19)

TASK WORK ORDER #36

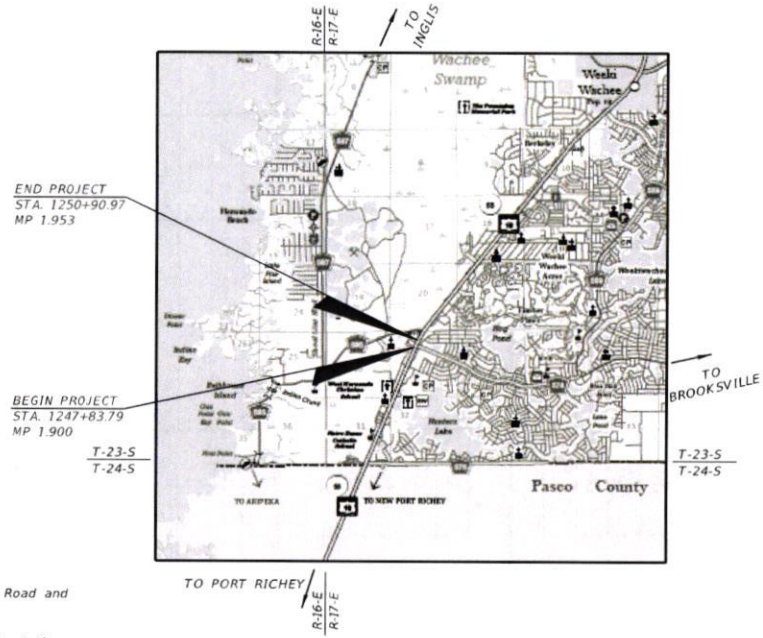
INDEX OF ROADWAY PLANS

SHEET NO.	SHEET DESCRIPTION
1	KEY SHEET
2	SIGNATURE SHEET
3 - 4	SUMMARY OF PAY ITEMS
5 - 7	TYPICAL SECTION
8	GENERAL NOTES
9	ROADWAY PLAN
10 - 11	TEMPORARY TRAFFIC CONTROL PLAN
12	SUMMARY OF VERIFIED UTILITIES
13	SIGNING AND PAVEMENT MARKING PLAN
14	SIGNALIZATION PLAN
15	LIGHTING PLAN
16	LIGHTING SERVICE POINT DETAILS
SQ-1	SUMMARY OF QUANTITIES

WSP

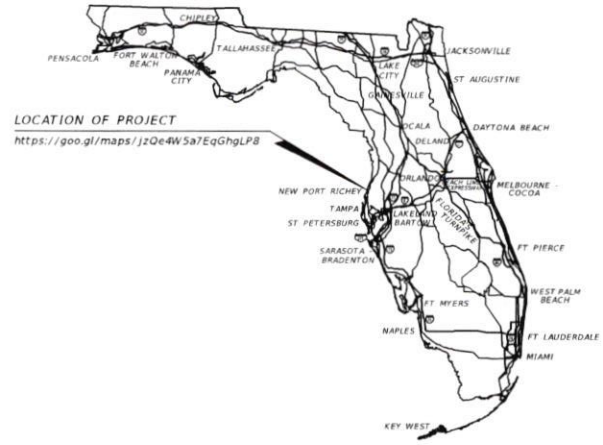
SUBMITTAL RFC
QC CHECKING PROCESS

	Signature	Date	Discipline
ORIGINATOR (Ready for Checking)	K. Pritchard	1/9/23	RDWY
CHECKER Correct: Yellow Highlight Incorrect: Red Markups Comments: Black Cloud			
BACKCHECKER (Originator) Agree: Green Checks Disagree: Green Strike Through			
CORRECTOR Blue Circle			
VERIFIER Correct: Green Circle Incorrect: Red on clean print & return To Backchecker New Comment: Black Cloud			
QC Process Approved By:			



LOCATION OF PROJECT

https://goo.gl/maps/jzQe4W5a7EqGhgLP8



GOVERNING STANDARD PLANS:

Florida Department of Transportation, FY 2020-21 Standard Plans for Road and Bridge Construction and applicable Interim Revisions (IRs).

Standard Plans for Road Construction and associated IRs are available at the following website: http://www.fdot.gov/design/standardplans

APPLICABLE IRs: IR102-600

GOVERNING STANDARD SPECIFICATIONS:

Florida Department of Transportation, January 2021 Standard Specifications for Road and Bridge Construction at the following website: http://www.fdot.gov/programmanagement/Implemented/SpecBooks

ROADWAY PLANS ENGINEER OF RECORD:

DANIEL A. CARNLEY, P.E. NO. 75529
WSP USA, INC.
5411 SKYCENTER DR., SUITE 650
TAMPA, FL 33607
(813) 520-4444
CONTRACT NO.: C-E7R27
VENDOR NO.: 111531569

FDOT PROJECT MANAGER:

MEGAN ARASTEH, P.E.

CONSTRUCTION CONTRACT NO.	FISCAL YEAR	SHEET NO.
E7R27	22	1

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

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ON THE DATE ADJACENT TO THE SEAL

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WSP USA, INC.
5411 SKYCENTER DR., SUITE 650
TAMPA, FLORIDA 33607
DANIEL A. CARNLEY, P.E. NO. 75529

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE WITH RULE 61G15-23.004, F.A.C.

ROADWAY PLANS

SHEET NUMBER	SHEET DESCRIPTION
1	KEY SHEET
2	SIGNATURE SHEET
3 - 4	SUMMARY OF PAY ITEMS
5 - 7	TYPICAL SECTION
8	GENERAL NOTES
9	ROADWAY PLAN
10 - 11	TEMPORARY TRAFFIC CONTROL PLAN
SQ-1	SUMMARY OF QUANTITIES

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

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WSP USA, INC.
5411 SKYCENTER DR., SUITE 650
TAMPA, FLORIDA 33607
CAITLIN E. CARNLEY, P.E. NO. 86250

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ROADWAY PLANS

SHEET NUMBER	SHEET DESCRIPTION
2	SIGNATURE SHEET
12	SIGNING AND PAVEMENT MARKING PLAN
13	SIGNALIZATION PLAN
14	LIGHTING PLAN
15	LIGHTING SERVICE POINT DETAILS

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

DANIEL A. CARNLEY
P.E. NO.: 75529
WSP USA INC.
5411 SKYCENTER DR., SUITE 650
TAMPA, FL 33607

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 55	HERNANDO	254677-2-52-93

SIGNATURE SHEET

SHEET NO. 2

SUMMARY OF PAY ITEMS

ITEM NUMBER	ITEM DESCRIPTION	UNIT	QUANTITY TOTAL	
			PLAN	FINAL
101-1	MOBILIZATION	LS	1	
102-1	MAINTENANCE OF TRAFFIC	LS	1	
102-14	TRAFFIC CONTROL OFFICER	HR	160	
102-4	PEDESTRIAN SPECIAL DETOUR	LS	2	
102-60	WORK ZONE SIGN	ED	3106	
102-74-1	CHANNELIZING DEVICE- TYPES I, II, D1, VP, DRUM, OR VLCD	ED	3012	
102-74-8	CHANNELIZING DEVICE- PEDESTRIAN LCD (LONGITUDINAL CHANNELIZING DEVICE)	FD	1600	
102- 76	ARROW BOARD / ADVANCE WARNING ARROW PANEL	ED	136	
102-99	PORTABLE CHANGEABLE MESSAGE SIGN, TEMPORARY	ED	230	
102-104	TEMPORARY SIGNALIZATION AND MAINTENANCE OF INTERSECTION	ED	115	
102-107-1	TEMPORARY TRAFFIC DETECTION AND MAINTENANCE OF INTERSECTION	ED	115	
102-115	CHANNELIZING DEVICE (TEMPORARY)(TYPE III) (6')	ED	160	
102-150-1	PORTABLE REGULATORY SIGN	ED	160	
102-150-2	RADAR SPEED DISPLAY UNIT	ED	160	
104-18	INLET PROTECTION SYSTEM	EA	1	
110-2-1	CLEARING & GRUBBING (PUSH BUTTON CONTRACT)	AC	0.09	
110-4-10	REMOVAL OF EXISTING CONCRETE PAVEMENT	SY	83	
120-1	REGULAR EXCAVATION	CY	57.0	
120-6	EMBANKMENT	CY	28.5	
160-4	TYPE B STABILIZATION	SY	38	
285-715	OPTIONAL BASE, BASE GROUP 15, ASPHALT	SY	47	
327-70-19	MILLING EXIST ASPH PAVT, 3/4" AVG DEPTH	SY	2292	
334-1-14	SUPERPAVE ASPHALTIC CONC, TRAFFIC C, 1-199 TONS	TN	10.3	
337-7-25	ASPHALT CONCRETE FRICTION COURSE (FC-5, PG 76-22), 1-199 TONS	TN	92.2	
425-6	ADJUSTING VALVE BOXES	EA	1	
520-1-7	CONCRETE CURB & GUTTER, TYPE E	LF	35	
520-2-2	CONCRETE CURB, TYPE B	LF	33	
520-5-11	TRAFFIC SEPARATOR CONCRETE - TYPE I, 4' WIDE	LF	7	
522-2	CONCRETE SIDEWALK AND DRIVEWAYS, 6" THICK	SY	122	
527-2	DETECTABLE WARNINGS	SF	157	
570-1-2	PERFORMANCE TURF, SOD	SY	232	

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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

DANIEL A. CARNLEY
P.E. NO.: 75529
WSP USA INC.
5411 SKYCENTER DR., SUITE 650
TAMPA, FL 33607

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 55	HERNANDO	254677-2-52-93

SUMMARY OF PAY ITEMS (1)

SHEET NO. 3

SUMMARY OF PAY ITEMS

ITEM NUMBER	ITEM DESCRIPTION	UNIT	QUANTITY TOTAL	
			PLAN	FINAL
630-2-11	CONDUIT (F&I) (OPEN TRENCH)	LF	705	
630-2-12	CONDUIT (F&I) (DIRECTIONAL BORE)	LF	620	
632-7-1	SIGNAL CABLE (NEW OR RECONSTRUCTED INTERSECTION - FURNISH & INSTALL)	PI	1	
632-7-6	SIGNAL CABLE (REMOVE) (WITHIN INTERSECTION)	PI	1	
635-2-11	PULL & SPLICE BOX (F&I) (13" X 24" COVER SIZE)	EA	24	
635-2-14	PULL & SPLICE BOX (F&I) (17" X 30" COVER SIZE)	EA	2	
646-1-11	ALUMINUM SIGNALS POLE (F&I) (PEDESTAL)	EA	8	
646-1-60	ALUMINUM SIGNALS POLE (REMOVE)	EA	2	
653-1-11	PEDESTRIAN SIGNAL (F&I) (LED COUNTDOWN) (1 WAY)	AS	8	
660-2-106	LOOP ASSEMBLY (F&I) (TYPE F)	AS	13	
665-1-11	PEDESTRIAN DETECTOR (F&I) (STANDARD)	EA	8	
670-5-400	TRAFFIC CONTROLLER ASSEMBLY (MODIFY)	AS	1	
676-1-500	TRAFFIC SIGNAL CONTROLLER CABINET (ADJUST / MODIFY)	EA	1	
678-1-102	CONTROLLER ACCESSORIES (F&I) (TYPE 6 CONFLICT MONITOR)	EA	2	
700-1-11	SINGLE POST SIGN (F&I) (GROUND MOUNT) (UP TO 12 SF)	AS	2	
700-1-50	SINGLE POST SIGN (RELOCATE)	AS	3	
700-1-60	SINGLE POST SIGN (REMOVE)	AS	3	
705-10-1	OBJECT MARKER (TYPE 1)	EA	2	
705-11-3	DELINEATOR (FLEXIBLE HIGH VISIBLITY MEDIAN)	EA	2	
706-1-1	RAISED PAVEMENT MARKER, TYPE B WITHOUT FINAL SURFACE MARKINGS	EA	53	
*	WHITE/RED (W/R)		33	
	MONO DIRECTIONAL YELLOW (MD/Y)		20	
710-11-101	PAINTED PAVEMENT MARKINGS (STANDARD) (WHITE) (SOLID) (6")	GM	0.116	
710-11-102*	PAINTED PAVEMENT MARKINGS (STANDARD) (WHITE) (SOLID FOR INTERCHANGE AND URBAN ISLAND)(8")	GM	0.036	
710-11-123	PAINTED PAVEMENT MARKINGS (STANDARD) (WHITE) (SOLID) (12")	LF	910	
710-11-124*	PAINTED PAVEMENT MARKINGS (STANDARD) (WHITE) (SOLID) (18")	LF	23	
710-11-125	PAINTED PAVEMENT MARKINGS (STANDARD) (WHITE) (SOLID) (24")	LF	375	
710-11-141	PAINTED PAVEMENT MARKINGS, STANDARD, WHITE, 2-4 DOTTED GUIDELINE/ 6-10 DOTTED EXTENSION, 6"	GM	0.020	
710-11-170	PAINTED PAVEMENT MARKINGS (STANDARD) (WHITE) (ARROWS)	EA	7	
710-11-201	PAINTED PAVEMENT MARKINGS (STANDARD) (YELLOW) (SOLID) (6")	GM	0.034	
710-11-290	PAINTED PAVEMENT MARKINGS (STANDARD) (YELLOW) (ISLAND NOSE)	SF	18	
711-11-123	THERMOPLASTIC (STANDARD) (WHITE) (SOLID) (12")	LF	767	
711-11-124	THERMOPLASTIC (STANDARD) (WHITE) (SOLID) (18")	LF	23	
711-11-125	THERMOPLASTIC (STANDARD) (WHITE) (SOLID) (24")	LF	189	
711-11-141	THERMOPLASTIC, STANDARD, WHITE, 2-4 DOTTED GUIDELINE/ 6-10 GAP EXTENSION, 6"	GM	0.020	
711-11-170	THERMOPLASTIC (STANDARD) (WHITE) (ARROW)	EA	7	
711-14-125	THERMOPLASTIC (PREFORMED) (WHITE) (SOLID) (24")	LF	671	
711-14-160	THERMOPLASTIC (PREFORMED) (WHITE) (MESSAGE)	EA	2	
711-14-170	THERMOPLASTIC (PREFORMED) (WHITE) (ARROWS)	EA	2	
711-15-101	THERMOPLASTIC (STANDARD - OPEN GRADED ASPHALT) (WHITE) (SOLID) (6")	GM	0.116	
711-15-102	THERMOPLASTIC (STANDARD - OPEN GRADED ASPHALT) (WHITE) (SOLID) (8")	GM	0.036	
711-15-201	THERMOPLASTIC (STANDARD - OPEN GRADED ASPHALT) (YELLOW) (SOLID) (6")	GM	0.034	
711-17	THERMOPLASTIC (REMOVE EXISTING)	SF	1334	
715-1-12	LIGHTING CONDUCTORS (F&I) (INSULATED) (NO. 8 TO NO. 6)	LF	2850	
715-4-14	LIGHT POLE COMPLETE (F&I) (STANDARD) STANDARD FOUNDATION (45' MOUNTING HEIGHT)	EA	3	
715-4-60	LIGHT POLE COMPLETE (RELOCATE)	EA	1	
715-4-70	LIGHT POLE COMPLETE (REMOVE POLE AND FOUNDATION)	EA	1	
715-7-11	LOAD CENTER (F&I) (SECONDARY VOLTAGE)	EA	1	
715-500-1	POLE CABLE DISTRIBUTION SYSTEM (CONVENTIONAL)	EA	3	

*710-11-123, 710-11-125, AND 711-17 INCLUDE THE COST TO CONSTRUCT A TEMPORARY CROSSWALK IN PHASE I OF THE TEMPORARY TRAFFIC CONTROL PLAN.

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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

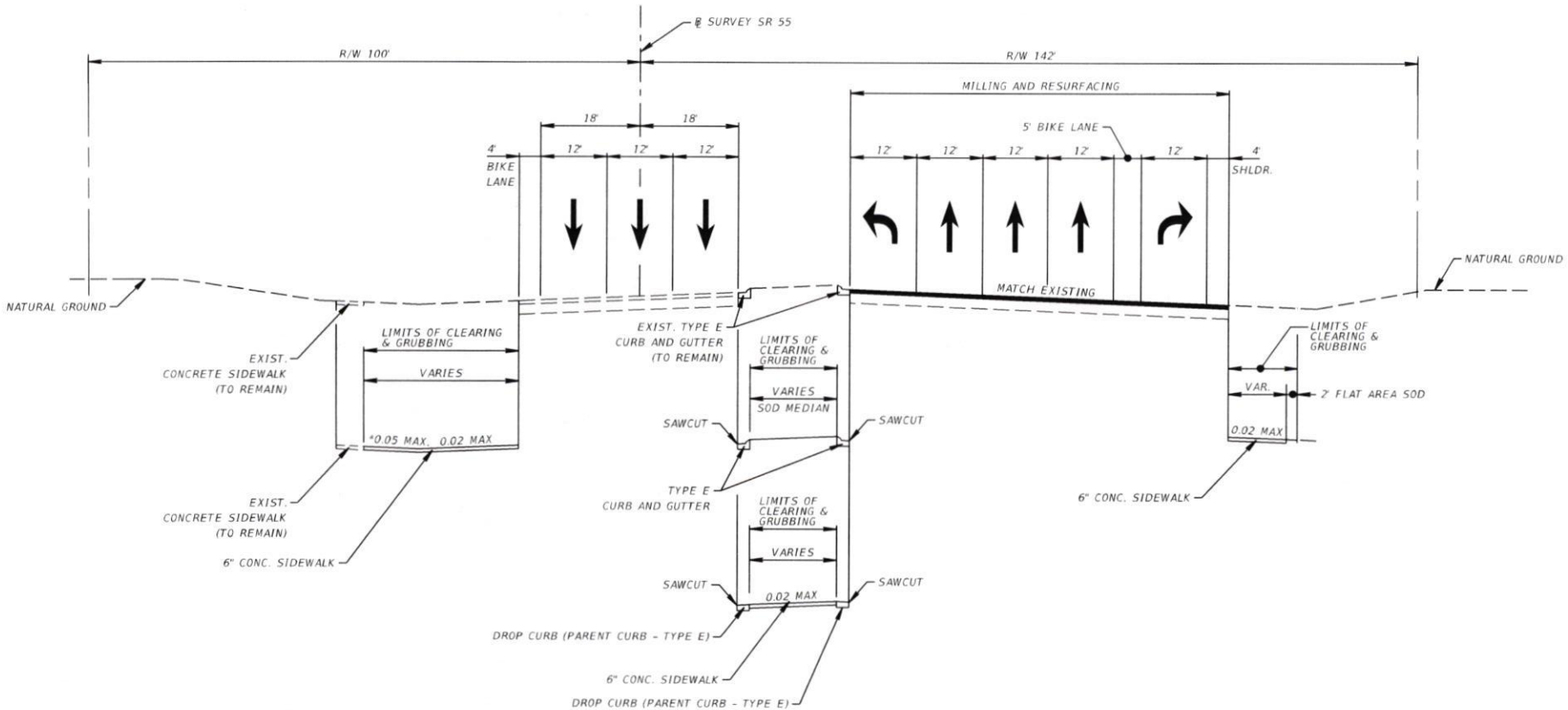
DANIEL A. CARNLEY
P.E. NO.: 75529
WSP USA INC.
5411 SKYCENTER DR., SUITE 650
TAMPA, FL 33607

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 55	HERNANDO	254677-2-52-93

SUMMARY OF PAY ITEMS (2)

SHEET NO. 4



*0.05 MAX. IS LIMITED TO THE LONGITUDINAL PROFILE.
USE 0.02 MAX. FOR PERPENDICULAR CROSS SLOPE

SR 55 (US 19)
(SOUTH LEG - SEE PLANS FOR LIMITS)

TRAFFIC DATA

CURRENT YEAR = 2022 AADT = 45000
ESTIMATED OPENING YEAR = N/A AADT = N/A
ESTIMATED DESIGN YEAR = N/A AADT = N/A
K = 9 % D = 54% T = 5 % (24 HOUR)
DESIGN HOUR T = 2%
DESIGN SPEED = 65 MPH

MILLING AND RESURFACING

MILL EXISTING ASPHALT PAVEMENT FOR DEPTH (3/4")
RESURFACE WITH FRICTION COURSE FC-5 (3/4") (PG 76-22)

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

DANIEL A. CARNLEY
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WSP USA INC.
5411 SKYCENTER DR., SUITE 650
TAMPA, FL 33607

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 55	HERNANDO	254677-2-52-93

TYPICAL SECTION (1)

SHEET NO. 5

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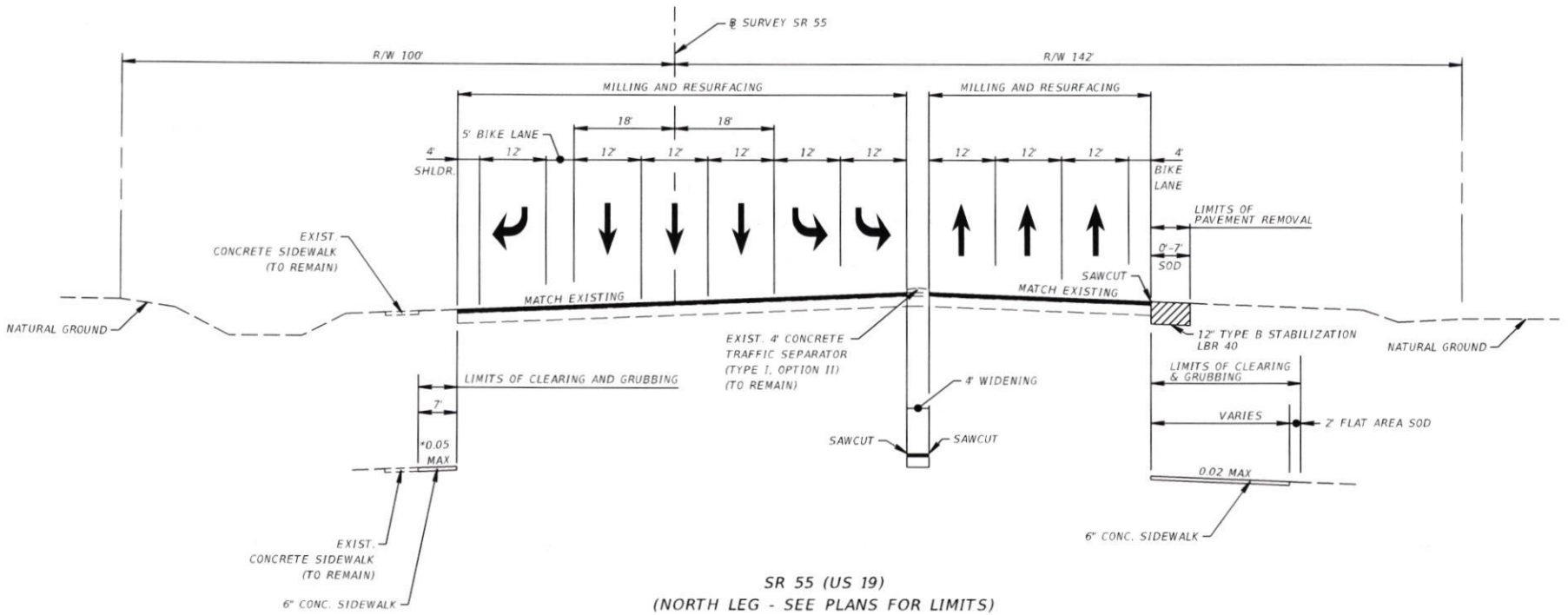

SR 55 (US 19)
(NORTH LEG - SEE PLANS FOR LIMITS)

MILLING AND RESURFACING

MILL EXISTING ASPHALT PAVEMENT FOR DEPTH (3/4")
RESURFACE WITH FRICTION COURSE FC-5 (3/4") (PG 76-22)

WIDENING

OPTIONAL BASE GROUP 15 (TYPE B-12.5 ONLY)
TYPE SP STRUCTURAL COURSE (TRAFFIC C) (4")
WITH FRICTION COURSE FC-5 (3/4") (PG 76-22)

*0.05 MAX. IS LIMITED TO THE LONGITUDINAL PROFILE.
USE 0.02 MAX. FOR PERPENDICULAR CROSS SLOPE

TRAFFIC DATA

CURRENT YEAR = 2022 AADT = 45000
ESTIMATED OPENING YEAR = N/A AADT = N/A
ESTIMATED DESIGN YEAR = N/A AADT = N/A
K = 9 % D = 54% T = 5 % (24 HOUR)
DESIGN HOUR T = 2%
DESIGN SPEED = 65 MPH

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

DANIEL A. CARNLEY
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5411 SKYCENTER DR., SUITE 650
TAMPA, FL 33607

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ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 55	HERNANDO	254677-2-52-93

TYPICAL SECTION (2)

SHEET NO. 6

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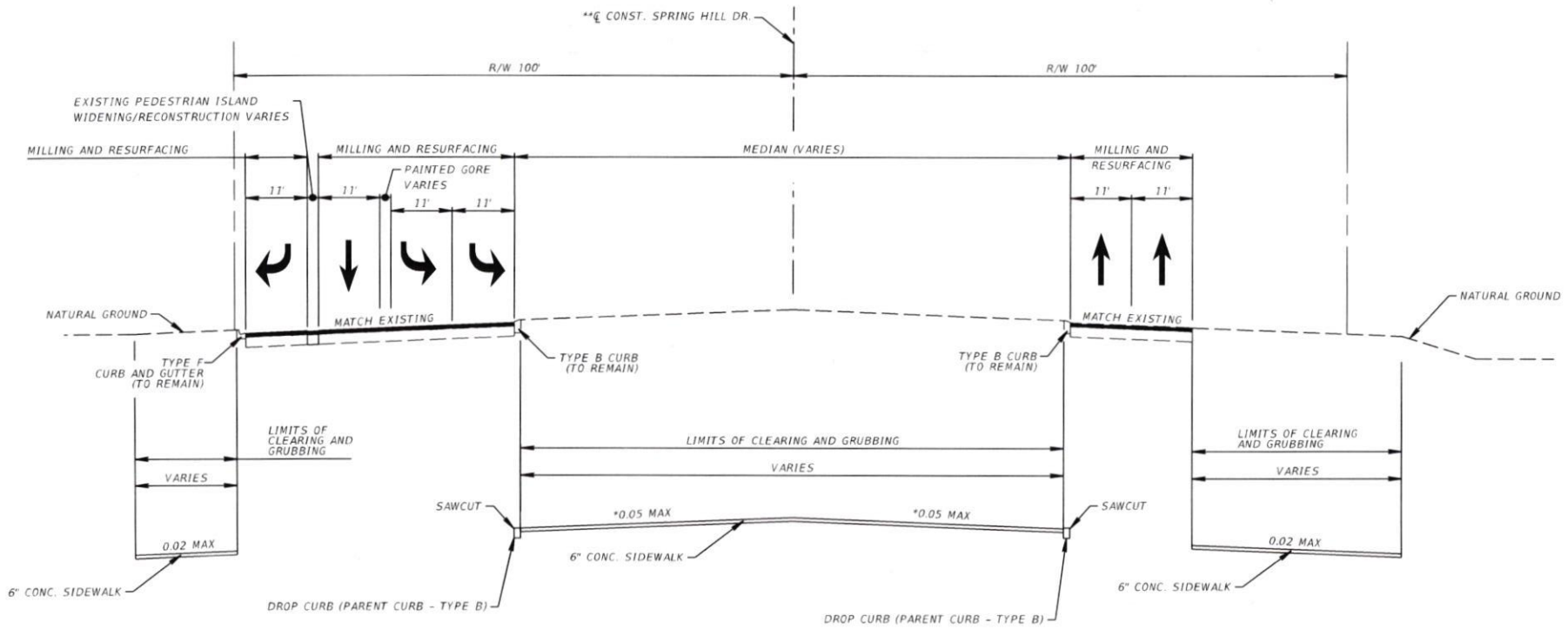

*0.05 MAX. IS LIMITED TO THE LONGITUDINAL PROFILE.
USE 0.02 MAX. FOR PERPENDICULAR CROSS SLOPE

**CONSTRUCTION STAKING TO BE BASED ON THE BASELINE OF SURVEY OF SR 55

TRAFFIC DATA

CURRENT YEAR = 2022 AADT = 45000
ESTIMATED OPENING YEAR = N/A AADT = N/A
ESTIMATED DESIGN YEAR = N/A AADT = N/A
K = 9 % D = 54% T = 6% (24 HOUR)
DESIGN HOUR T = 3%
DESIGN SPEED = 40 MPH

SPRING HILL DR. (EAST LEG)
(SEE PLANS FOR LIMITS)

MILLING AND RESURFACING

MILL EXISTING ASPHALT PAVEMENT FOR DEPTH (3/4")
RESURFACE WITH FRICTION COURSE FC-5 (3/4") (PG 76-22)

WIDENING

OPTIONAL BASE GROUP 15 (TYPE B-12.5 ONLY)
TYPE SP STRUCTURAL COURSE (TRAFFIC C) (4")
WITH FRICTION COURSE FC-5 (3/4") (PG 76-22)

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

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STATE OF FLORIDA
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ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 55	HERNANDO	254677-2-52-93

TYPICAL SECTION (3)

SHEET NO. 7

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GENERAL NOTES

1. PROJECT RIGHT-OF-WAY, SURVEY CONTROL AND ALIGNMENTS WERE ESTABLISHED FROM FPID:427152-1-52-01

2. THE LOCATION(S) OF THE UTILITIES SHOWN IN THE PLANS (INCLUDING THOSE DESIGNATED Vv, Vh, AND Vvh) ARE BASED ON LIMITED INVESTIGATION TECHNIQUES AND SHOULD BE CONSIDERED APPROXIMATE ONLY. THE VERIFIED LOCATIONS/ELEVATIONS APPLY ONLY AT THE POINTS SHOWN. INTERPOLATIONS BETWEEN THESE POINTS HAVE NOT BEEN VERIFIED.

3. UTILITY/AGENCY OWNERS:

COMPANY	CONTACT	TELEPHONE NUMBERS
AT&T DISTRIBUTION	RICK MARINO	352-238-1882
CENTURYLINK/LUMEN	MARK (WOODY) CALDWELL	321-287-9942
HERNANDO COUNTY	JARED WARING	352-754-4759
SPECTRUM	WAYNE MICHAELS	352-302-6615
TECO PEOPLES GAS	JENNA JACKSON	813-917-9446
WITHLACOOCHEE RIVER ELECTRIC COMPANY	DON TAULBEE	352-596-4000 X3138
ZAYO GROUP/FORMERLY LIGHTWAVE, LLC	BRUCE HERRINGTON	252-207-2400

4. SPECIAL EVENT DAYS FOR THIS PROJECT INCLUDE:
EVENTS IN HOMOSASSA WITH AN ANTICIPATED CROWD OF 20K OR HIGHER
EVENTS IN SPRING HILL WITH AN ANTICIPATED CROWD OF 20K OR HIGHER

SIGNALIZATION NOTES

1. MAINTAINING AGENCY: HERNANDO COUNTY.

2. CONTACT THE FOLLOWING PERSONNEL ONE WEEK PRIOR TO THE TRAFFIC SIGNAL CONSTRUCTION:

   A) CURTIS DEMPSEY, FDOT DISTRICT SEVEN TRAFFIC OPERATIONS
   CONSTRUCTION LIAISON
   FLORIDA DEPARTMENT OF TRANSPORTATION
   11201 NORTH McKINLEY DRIVE
   TAMPA, FLORIDA 33612
   PHONE: (813) 975 - 6226
   EMAIL: curtis.dempsey@dot.state.fl.us

   B) HERNANDO COUNTY DEPARTMENT OF PUBLIC WORKS
   1525 EAST JEFFERSON STREET
   BROOKSVILLE, FLORIDA 34601
   PHONE: (352) 754 - 4060

3. PRIOR TO INSTALLATION OF NEW TRAFFIC SIGNAL, CONTACT HERNANDO COUNTY DEPARTMENT OF PUBLIC WORKS AT (352) 754-4060 AT LEAST 48 HOURS IN ADVANCE FOR IMPLEMENTATION OF APPROPRIATE SIGNAL TIMINGS.

4. MEET THE FOLLOWING REQUIREMENTS WHEN USING THE EQUIPMENT TO INSTALL THE MAST ARM POLE FOUNDATIONS:

   A) MAINTAIN OVERHEAD LINE LOCATIONS BOTH VERTICALLY AND HORIZONTALLY.

5. USE A NINE CONDUCTOR SIGNAL CABLE FOR EACH TURNING MOVEMENT SIGNAL HEAD. USE A SEVEN CONDUCTOR SIGNAL CABLE FOR EACH THROUGH MOVEMENT SIGNAL INDICATION. USE A FIVE CONDUCTOR SIGNAL CABLE FOR EACH PEDESTRIAN MOVEMENT SIGNAL INDICATION. USE A TWO CONDUCTOR SHIELDED CABLE FOR EACH PEDESTRIAN BUTTON. USE A FIVE CONDUCTOR CABLE FOR EACH ILLUMINATED LED STREET NAME SIGN. CONTACT HERNANDO COUNTY DEPARTMENT OF PUBLIC WORKS TRAFFIC AT (352)754-4060 FOR UPDATES.

PAY ITEM NOTES

630-2-11:
TWO SEPARATE UNDERGROUND CONDUIT RUNS LOCATED 180 DEGREES APART ARE REQUIRED FOR ALL SIGNAL MAST ARMS. THERE SHALL BE A MINIMUM OF TWO RUNS OF 2" CONDUIT BETWEEN THE LAST LOW VOLTAGE PULL BOX LOCATED NEAR THE CONTROLLER CABINET.

630-2-12:
CONDUITS INSTALLED WITH THE DIRECTIONAL BORE METHOD SHALL BE HDPE WITH A MINIMUM SIZE OF 2" UNLESS OTHERWISE NOTED IN THE PLANS.

632-7-1:
WIRE EACH PHASE/MOVEMENT FROM THE SIGNAL DISPLAY TO THE CONTROLLER AS A SEPARATE PHASE/MOVEMENT, COORDINATE APPROVED SPLICE KITS WITH HERNANDO COUNTY AND INSTALL IN THE BASE OF THE SIGNAL POLE. THIS INCLUDES THE LEFT TURN MOVEMENT THAT HAS CONDUCTORS AVAILABLE FOR EITHER PROTECTED OR PERMISSIVE MOVEMENTS. VERIFY COLOR CODES FOR SIGNAL CABLE WITH THE HERNANDO COUNTY TRAFFIC SIGNAL SUPERVISOR BEFORE ORDERING. WIRE THE SIGNAL IN ACCORDANCE WITH THAT COLOR CODE. INCLUDE ONE NEUTRAL PER APPROACH. WIRE ALL PEDESTRIAN DETECTORS USING SEPARATE CABLE, UTILIZING LOW VOLTAGE CONDUIT AND PULL BOXES. REFER TO THE MAST ARM TABULATION SHEET FOR MORE INFORMATION.

635-2-11 / 635-2-14:
THE SIGNAL CABLE PULL BOXES ADJACENT TO THE CONTROLLER CABINET SHALL BE 17"X30". ALL PULL BOX LIDS FOR PULL BOXES USED SIGNALIZATION SHALL DISPLAY THE TEXT, "TRAFFIC SIGNAL" IN STAMPED EMBOSSED LETTERS.

665-1-11:
PUSH BUTTON SHALL HAVE A VISUAL INDICATION OF ACTUATION AND SHALL REMAIN ILLUMINATED UNTIL THE PEDESTRIAN WALK INDICATION IS DISPLAYED.

670-5-400:

NOTIFY THE HERNANDO COUNTY SIGNAL SHOP AND FDOT DISTRICT SEVEN TRAFFIC OPERATIONS VIA PHONE AT (352)754-4060 AT LEAST 48 HOURS IN ADVANCE OF TURNING ON A NEW OR MODIFIED CONTROLLER CABINET ASSEMBLY.

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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

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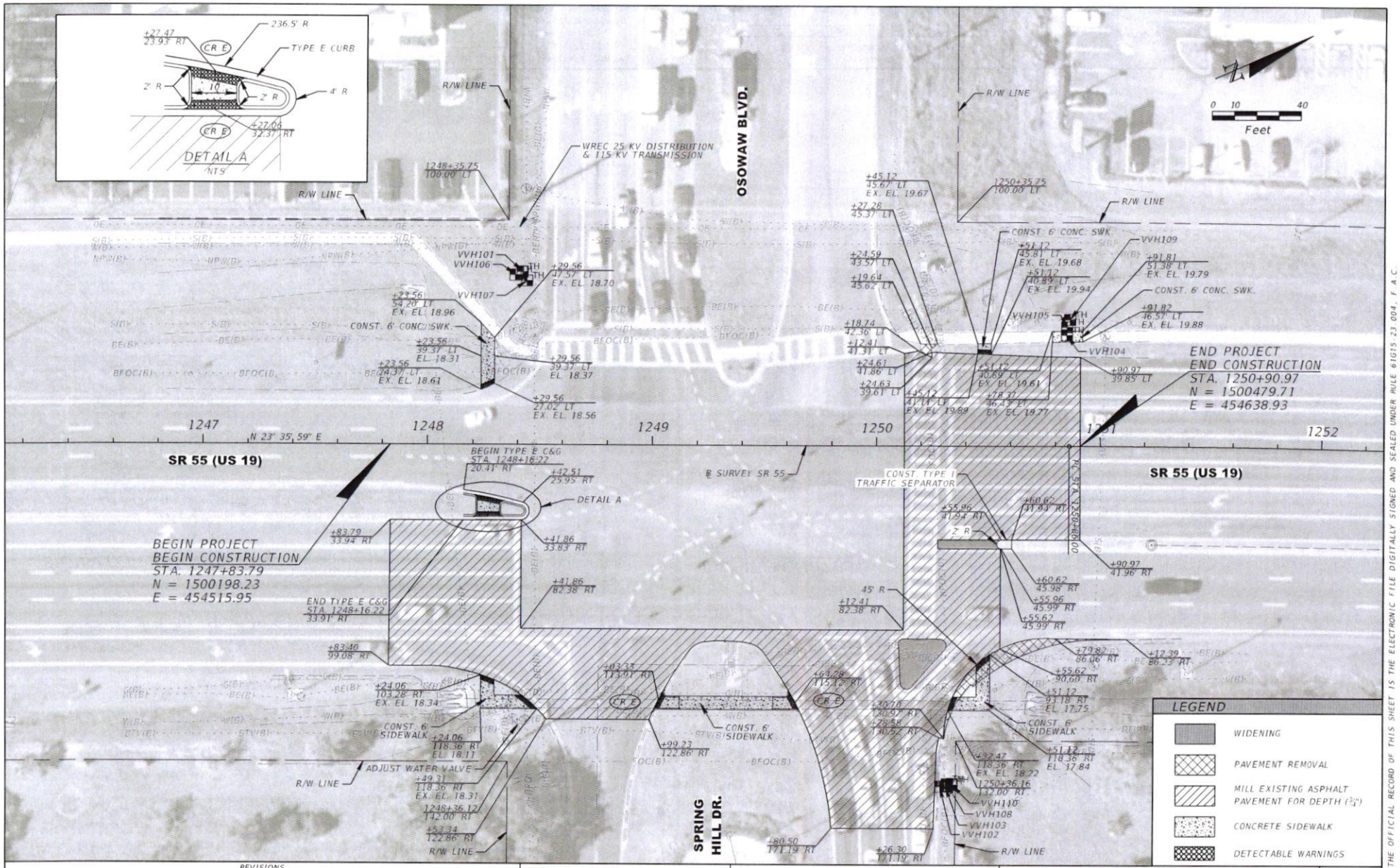
WSP USA INC.
5411 SKYCENTER DR., SUITE 650
TAMPA, FL 33607

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 55	HERNANDO	254677-2-52-93

GENERAL NOTES

SHEET NO. 8



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ROADWAY PLAN

SHEET NO. 9

USKP670346

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TEMPORARY TRAFFIC CONTROL PLAN (TTCP) PHASING NOTES:

PHASE I:
THE INTENT OF THIS PHASE IS TO CONSTRUCT THE PROPOSED PAVEMENT WIDENING, SIDEWALK AND CURB WORK, SIGNALIZATION/LIGHTING CONDUIT, PULL BOXES, AND LIGHTING/SIGNAL FOUNDATION WORK IN SUCH A WAY THAT AT LEAST ONE CROSSWALK SPANNING SR 55 (US 19) IS PROVIDED AT ALL TIMES.

1. INSTALL ADVANCE WARNING SIGNS AS SHOWN IN THE ADVANCE WARNING SIGN DETAILS.
2. CONSTRUCT PROPOSED MEDIAN WORK ON THE SOUTH SIDE OF SR 55 (US 19) BY CLOSING THE INSIDE SOUTHBOUND TRAVEL LANE AND THE NORTHBOUND LEFT TURN LANE USING INDEX 102-613,102-615 AND 102-670. UTILIZE THE NORTHBOUND INSIDE TRAVEL LANE TO MAINTAIN THE NORTHBOUND LEFT MOVEMENT. MAINTAIN ALL TURNING MOVEMENTS THROUGH THE INTERSECTION WITH A TRAFFIC CONTROL OFFICER.
3. CONSTRUCT SIDEWALK AND CURB WORK, SIGNALIZATION/LIGHTING CONDUIT, PULL BOXES, AND LIGHTING/SIGNAL FOUNDATION WORK ON THE SOUTHEAST AND SOUTHWEST QUADRANTS OF THE INTERSECTION USING INDEX 102-613, 102-616, 102-660 AND 102-670. REMOVE EXISTING STRIPING AND PLACE TEMPORARY STRIPING TO ALLOW FOR A TEMPORARY CROSSWALK SPANNING SR 55 (US 19) AT THE SOUTH LEG OF THE INTERSECTION AT THE LOCATION SHOWN IN THE SIGNING AND PAVEMENT MARKING PLAN.
4. CONSTRUCT PROPOSED MEDIAN WORK ON THE NORTH SIDE OF SR 55 (US 19) BY CLOSING THE INSIDE NORTHBOUND TRAVEL LANE, THE INSIDE SOUTHBOUND LEFT TURN LANE, AND THE INSIDE EASTBOUND LEFT TURN LANE USING INDEX 102-613, 102-615 AND 102-670. UTILIZE THE SOUTHBOUND OUTSIDE TURN LANE TO MAINTAIN THE SOUTHBOUND LEFT MOVEMENT AND THE OUTSIDE EASTBOUND TURN LANE TO MAINTAIN THE EASTBOUND LEFT MOVEMENT. MAINTAIN ALL TURNING MOVEMENTS THROUGH THE INTERSECTION WITH A TRAFFIC CONTROL OFFICER. CLOSE THE EXISTING CROSSWALK AT THE NORTH LEG OF THE INTERSECTION AND MAINTAIN PEDESTRIAN ROUTES USING THE SOUTH LEG CROSSING.
5. CONSTRUCT THE PROPOSED PAVEMENT WIDENING ON SPRING HILL DRIVE BY CLOSING THE WESTBOUND RIGHT TURN LANE UTILIZING INDEX 102-613 AND 102-616. ADDITIONALLY, PLACE CHANNELIZING DEVICES ALONG THE SOUTH EDGE OF THE STRIPED GORE TO THE NORTH OF THE WESTBOUND TRAVEL LANE. MAINTAIN THE WESTBOUND RIGHT TURN MOVEMENT UTILIZING THE WESTBOUND THROUGH LANE AND A TRAFFIC CONTROL OFFICER.
6. CONSTRUCT PROPOSED MEDIAN WORK ON SPRING HILL DRIVE BY CLOSING THE INSIDE WESTBOUND TURN LANE UTILIZING INDEX 102-613, 102-615, AND 102-616. MAINTAIN THE EASTBOUND TRAVEL LANES WITH A MINIMUM 10-FT TRAVEL LANE.
7. CONSTRUCT SIDEWALK AND CURB WORK, SIGNALIZATION/LIGHTING CONDUIT, PULL BOXES, AND LIGHTING/SIGNAL FOUNDATION WORK ON THE NORTHEAST AND NORTHWEST QUADRANTS OF THE INTERSECTION USING INDEX 102-613, 102-616, 102-660 AND 102-670. PRIOR TO THE PAVEMENT REMOVAL WORK ON THE NORTHEAST QUADRANT OF THE INTERSECTION, PLEASE ASSURE THE EXISTING PEDESTRIAN ISLAND HAS BEEN REMOVED AND WIDENED PER PLANS TO PROVIDE A RIDEABLE PAVEMENT SURFACE ALONG WITH A TEMPORARY STRIPING THAT ALLOWS FOR A MINIMUM 11-FT WESTBOUND RIGHT TURN LANE.

PHASE II:
THE INTENT OF THIS PHASE IS TO MILL AND RESURFACE THE ROADWAY AND TO INSTALL FINAL SIGNAL AND LIGHTING COMPONENTS.

1. MAINTAIN ADVANCE WARNING SIGN DETAILS.
2. INSTALL THE PROPOSED LIGHTING AND PEDESTRIAN SIGNAL ON THE FOUNDATIONS CONSTRUCTED IN PHASE I UTILIZING INDEX 102-613, 102-615, AND 102-670.
3. MILL AND RESURFACE THE ROADWAY AND PLACE FINAL PAVEMENT MARKINGS (PAINT) UTILIZING INDEX 102-613, 102-615, 102-616, 102-617, 102-623 AND 102-670. ALSO, INCLUDE ANY TRAFFIC SIGNAL LOOPS PER THE PLANS. DUE TO COMPLEXITY AND SIZE OF THE INTERSECTION UTILIZE UP TO TWO (2) TRAFFIC CONTROL OFFICERS TO ASSIST IN MAINTAINING TURNING MOVEMENTS AT THE INTERSECTION.

PHASE III:
THE INTENT OF THIS PHASE IS TO PLACE THE FINAL PAVEMENT MARKINGS (THERMOS) AFTER THE 14 DAY PAVEMENT CURE PERIOD UTILIZING INDEX 102-613, 102-615, 102-616, 102-617, 102-623 AND 102-670.

TEMPORARY TRAFFIC CONTROL PLAN (TTCP) GENERAL NOTES:

1. THE EXISTING POSTED SPEED LIMIT OF 55 MPH FOR SR 55 (US 19) SHALL BE MAINTAINED. THE EXISTING POSTED SPEED LIMIT OF 40 MPH FOR SPRING HILL DRIVE SHALL BE MAINTAINED. THE EXISTING POSTED SPEED LIMIT OF 40 MPH FOR OSOWAW BOULEVARD SHALL BE MAINTAINED.
2. CONSULT FDOT STANDARD PLAN INDICES 102-600 SERIES AS APPLICABLE FOR MAINTENANCE OF TRAFFIC.
3. NO SINGLE LANE CLOSURES ARE PERMITTED FOR SR 55 (US 19) BETWEEN 7 AM TO 8 PM AND NO DOUBLE LANE CLOSURES ARE PERMITTED FOR SR 55 (US 19) BETWEEN 6 AM TO 10 PM.
4. UTILIZE TRAFFIC CONTROL OFFICER AND/OR CERTIFIED FLAGGER TO MAINTAIN BICYCLE TRAFFIC THROUGH THE WORK ZONE DURING CONSTRUCTION OPERATIONS.
5. THE BIKE LANE WILL REMAIN OPEN AND FREE OF OBSTRUCTIONS WHEN FLAGGERS OR TRAFFIC CONTROL OFFICERS ARE NOT PROVIDED AND WILL REMAIN CONNECTED TO THE EXISTING FACILITY WHEN CONSTRUCTION IS NOT ACTIVELY TAKING PLACE.

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

DANIEL A. CARNLEY
P.E. NO.: 75529
WSP USA INC.
5411 SKYCENTER DR., SUITE 650
TAMPA, FL 33607

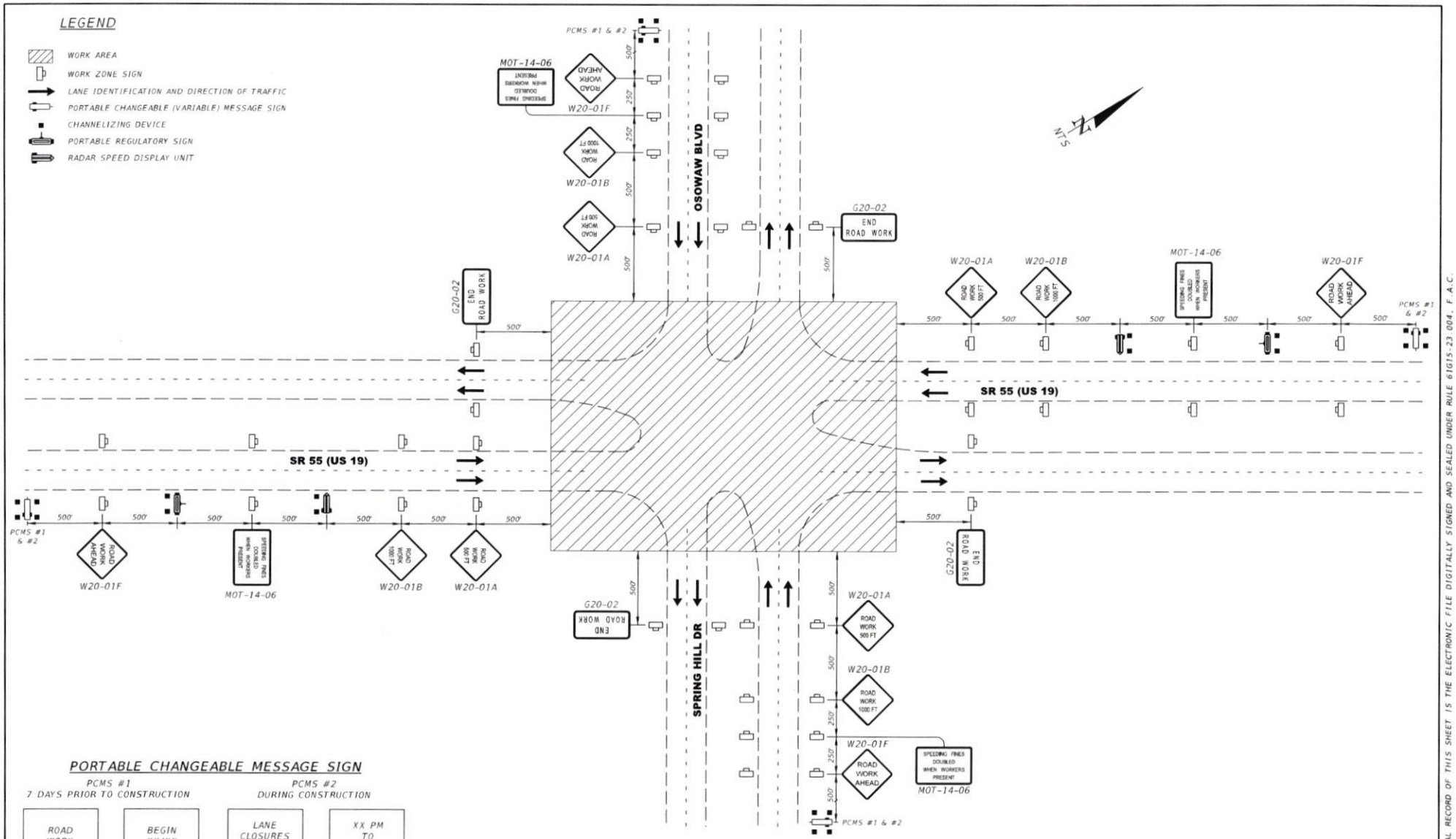
STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 55	HERNANDO	254677-2-52-93

TEMPORARY TRAFFIC CONTROL PLAN (01)

SHEET NO. 10

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.



ADVANCE WARNING SIGNS

NTS

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

DANIEL A. CARNLEY
P.E. NO.: 75529
WSP USA INC.
5411 SKYCENTER DR., SUITE 650
TAMPA, FL 33607

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 55	HERNANDO	254677-2-52-93

TEMPORARY TRAFFIC CONTROL PLAN (02)

SHEET NO. 11

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

USKP670346 1/9/2023 11:08:57 AM Default T:\Sys\Projects\25467725293_TWO_36\roadway\TCGNRD02.dgn

SUMMARY OF VERIFIED UTILITIES

Vvh #	UTILITY DESCRIPTION (Owner, type)	SIZE	MATERIALS	℄ and/or ℄			EXISTING GROUND ELEVATION	TOP ELEVATION	COMMENTS
				STATION	OFFSET	LT/RT			
101	HERNANDO COUNTY, WATER	8"	PVC	1248+41.85	77.21'	LT	18.55	13.00	UTILITY VERIFIED
102	FRONTIER, TELEPHONE	2"	DBC	1250+29.47	152.39'	RT	19.40	17.16	POSSIBLE OOS TELEPHONE
103	HERNANDO COUNTY, FOC	2 @ 2"	PE	1250+31.58	152.34'	RT	19.29	13.61	UTILITY VERIFIED
104	N/A	N/A	N/A	1250+84.91	49.48'	LT	19.74	9.74	TRENCHED TO 4'; CLEARED TO 10'
105	N/A	N/A	N/A	1250+84.94	53.11'	LT	19.68	9.68	TRENCHED TO 4'; CLEARED TO 10'
106	N/A	N/A	N/A	1248+38.66	75.81'	LT	19.15	9.15	TRENCHED TO 4'; CLEARED TO 10'
107	LUMEN, FO	UNKNOWN	PE	1248+43.85	73.16'	LT	19.21	9.77	UNABLE TO VISUALIZE DUE TO CAVE IN
108	FRONTIER, BT	0.5"	DBC	1250+32.20	151.33'	RT	19.27	16.27	UTILITY VERIFIED
109	HERNANDO COUNTY, FM	POSSIBLE 12"	DIP	1250+86.22	56.36'	LT	19.26	11.62	UTILITY VERIFIED
110	N/A	N/A	N/A	1250+34.56	151.64'	RT	19.60	9.60	TRENCHED TO 4'; CLEARED TO 10'

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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

DANIEL A. CARNLEY
P.E. NO.: 75529
WSP USA INC.
5411 SKYCENTER DR., SUITE 650
TAMPA, FL 33607

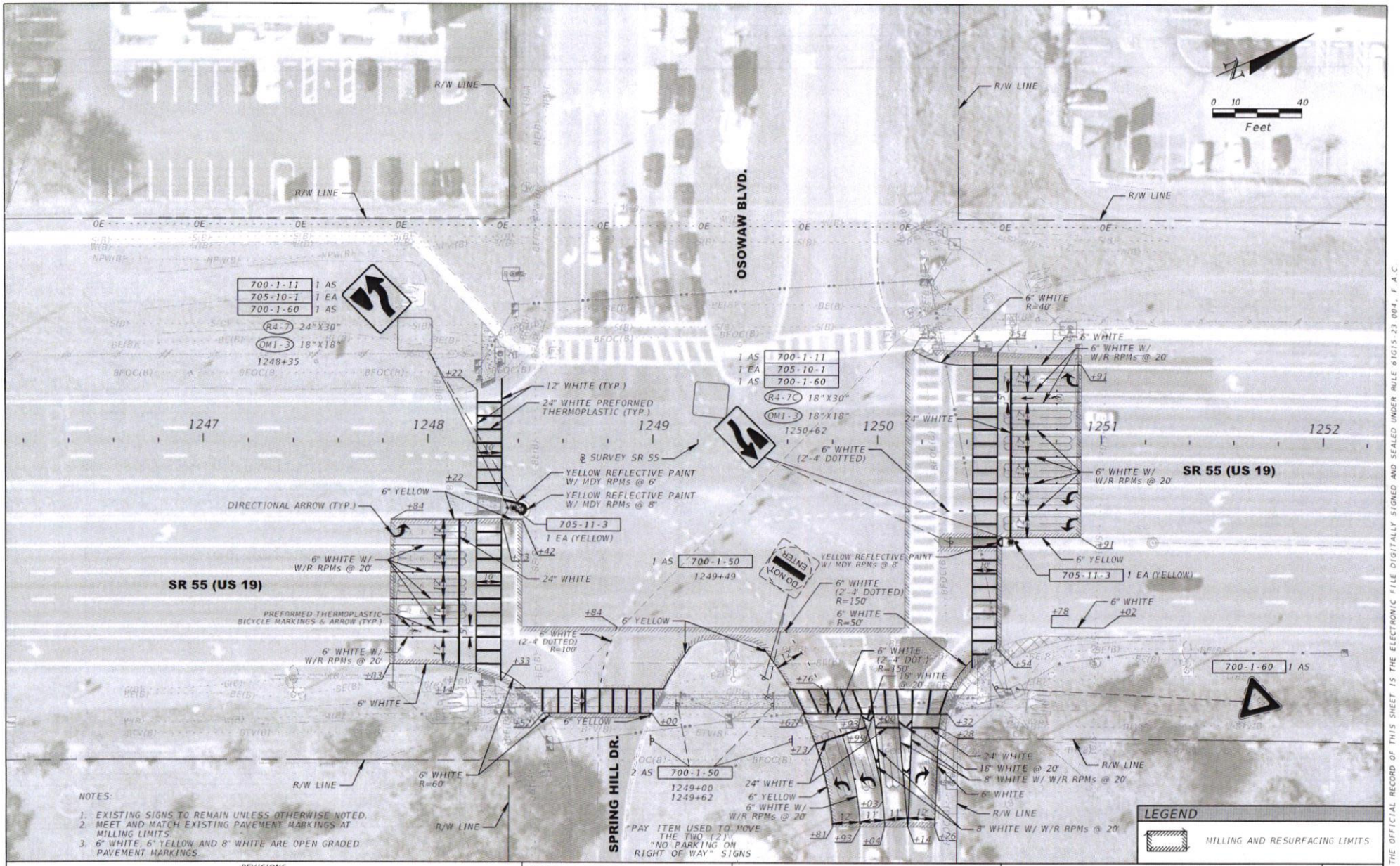
STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 55	HERNANDO	254677-2-52-93

SUMMARY OF VERIFIED UTILITIES

SHEET NO. 12

USKP670346 1/9/2023 11:09:04 AM Default T:\Sys\Projects\254677252.93_TWO_36\utils\SBVHUW01.dgn



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

AMANDA J. KREILING
P.E. NO.: 61644
WSP USA INC.
5411 SKYCENTER DR., SUITE 650
TAMPA, FL 33607

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 55	HERNANDO	254677-2-52-93

SIGNING AND PAVEMENT MARKING PLAN

SHEET NO. 13

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

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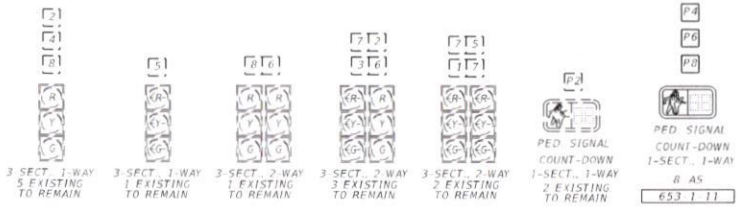
SIGNAL HEAD DETAILS:



NOTES:

1. SR 55 (US 19) IS THE MAJOR STREET, POSTED SPEED = 60 MPH. OSOWAW BLVD. IS THE MINOR STREET, POSTED SPEED = 35 MPH. SPRING HILL DR. IS THE MINOR STREET, POSTED SPEED = 30 MPH.
2. WHEN THE SIGNAL IS IN FLASHING MODE, MOVEMENTS 2 AND 6 SHALL FLASH YELLOW, AND ALL OTHER MOVEMENTS SHALL FLASH RED.
3. SIGNAL TIMINGS ARE INITIAL AND MAY REQUIRE FIELD ADJUSTING AS DIRECTED BY THE ENGINEER.
4. SEE LIGHTING PLAN FOR LIGHTING CONDUCTOR DETAILS.
5. MOVEMENT P6 SHALL OPERATE AS A SINGLE STAGE CROSSING, BUT SHALL BE WIRED FOR A 2-STAGE CROSSING.
6. EXISTING VEHICULAR SIGNAL HEAD LOCATIONS ARE APPROXIMATE.

630-2-11	2 RUNS @ 10 LF
632-7-1	1 PI
632-7-6	1 PI
635-2-14	2 EA
670-5-400	1 AS
676-1-500	1 EA
678-1-102	2 EA

UTILIZE EXIST. CONDUIT FOR NEW PED. MOVEMENTS. IF AVAILABLE OR CORE DRILL EXISTING CABINET BASE. ADJUST SIGNAL TIMINGS AND CONNECT NEW PEDESTRIAN MOVEMENTS. PAY ITEM 678-1-102 SHALL BE USED FOR NEW REQUIRED LOAD SWITCHES.

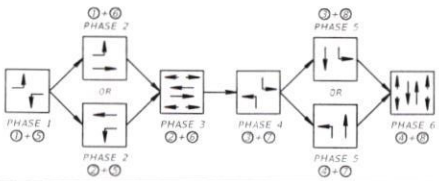
0 10 50 Feet

DETECTORS FOR LOOPS

LOOP	NO. OF NEW LOOPS	NO. OF NEW DETECT.	DELAY TIME (SEC.)
L-1	1	-	-
L-2	3	-	-
L-2A	1	-	15
L-3	**	**	**
L-4	1	-	-
L-5	2	-	-
L-6	3	-	-
L-7	2	-	-
L-8	**	**	**
L-8A	**	**	**

** EXISTING TO REMAIN

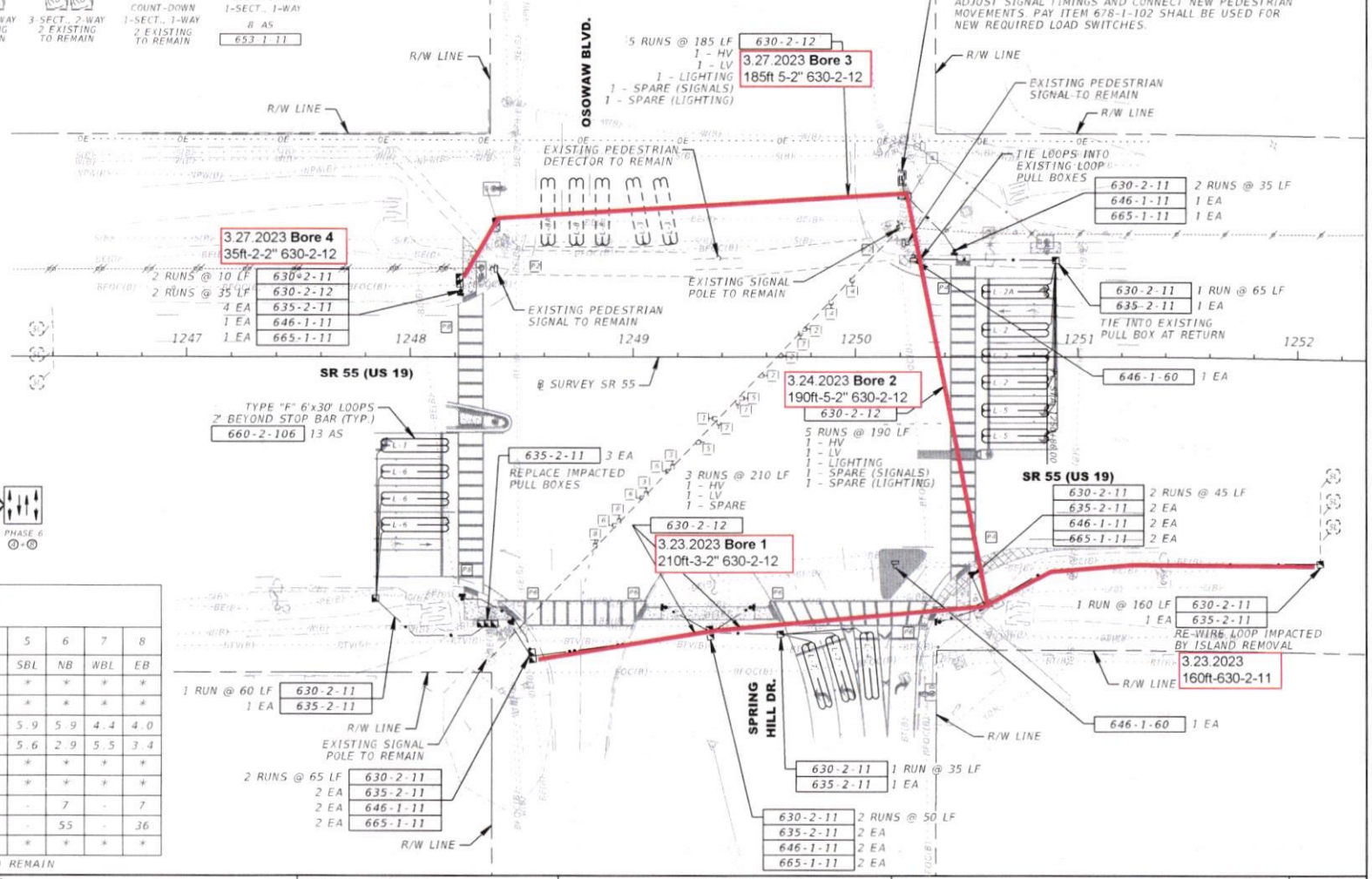
PROPOSED S.O.P.



CONTROLLER TIMINGS

CONTROLLER PHASE / MOVEMENT NUMBER	1	2	3	4	5	6	7	8
DIRECTION	NBL	SB	EBL	WB	SBL	NB	WBL	EB
MINIMUM GREEN	*	*	*	*	*	*	*	*
EXTENSION	*	*	*	*	*	*	*	*
YELLOW CLEARANCE	5.9	5.9	4.0	4.4	5.9	5.9	4.4	4.0
ALL RED	5.6	2.9	5.5	3.4	5.6	2.9	5.5	3.4
MAXIMUM GREEN 1	*	*	*	*	*	*	*	*
MAXIMUM GREEN 2	*	*	*	*	*	*	*	*
PEDESTRIAN WALK	-	7	-	7	-	7	-	7
PED. CLEARANCE	-	49	-	39	-	55	-	36
RECALL	*	*	*	*	*	*	*	*

* EXISTING TIMINGS TO REMAIN



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

AMANDA J. KREILING
P.E. NO.: 61644
WSP USA INC.
5411 SKYCENTER DR., SUITE 650
TAMPA, FL 33607

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 55	HERNANDO	254677-2-52-93

SIGNALIZATION PLAN

SHEET NO. 14

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

LIGHTING LEGEND

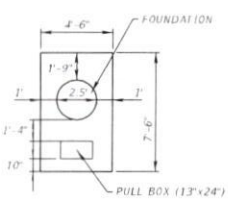
LABEL	SYMBOL	DESCRIPTION
A		MANUFACTURER: GE LIGHTING SOLUTIONS, MODEL: EVOLVE ERL2 SERIES LED FIXTURE, PHOTOMETRIC CURVE NUMBER ERL2_300340.IES, LUMINAIRE IS HORIZONTAL, POLE TOP MOUNTED, AT 45 FEET MOUNTING HEIGHT, ATTACHED TO SHOULDER MOUNTED CONVENTIONAL LIGHT POLE, WIRED FOR 120V OPERATION. SYMBOL INCLUDES LUMINAIRE, ARM, POLE, TRANSFORMER BREAKAWAY BASE, POLE CABLE, DISTRIBUTION SYSTEM (PCDS), FOUNDATION AND CONCRETE SLAB. PULL BOX AND PCDS PAID FOR SEPARATELY
B		MANUFACTURER: GE LIGHTING SOLUTIONS, MODEL: EVOLVE ERL2 SERIES LED FIXTURE, PHOTOMETRIC CURVE NUMBER ERL2_270340.IES, LUMINAIRE IS HORIZONTAL, POLE TOP MOUNTED, AT 45 FEET MOUNTING HEIGHT, ATTACHED TO SHOULDER MOUNTED CONVENTIONAL LIGHT POLE, WIRED FOR 120V OPERATION. SYMBOL INCLUDES LUMINAIRE, ARM, POLE, TRANSFORMER BREAKAWAY BASE, POLE CABLE, DISTRIBUTION SYSTEM (PCDS), FOUNDATION AND CONCRETE SLAB. PULL BOX AND PCDS PAID FOR SEPARATELY
		PROPOSED LIGHTING PULL BOX. PAY ITEM 635-2-11
		INITIAL AND FINAL LOCATION OF RELOCATED LIGHT POLE IMPACTED BY SIDEWALK AND GRADING WORK. ADJUST LIGHT POLE ELEVATION TO MEET FINISHED GRADE

LIGHTING NOTES

1. MAINTAINING AGENCY: HERNANDO COUNTY
2. THE LOCATION OF LIGHT POLES, PULL BOXES AND SERVICE DISCONNECT ARE DIAGRAMMATIC ONLY AND MAY BE SHIFTED UPON APPROVAL OF THE ENGINEER TO ACCOMMODATE LOCAL CONDITIONS AND EXISTING UTILITY LOCATIONS.
3. NOTIFY HERNANDO COUNTY 7 DAYS BEFORE FINAL ACCEPTANCE FOR INSPECTION.
4. SEE SIGNALIZATION PLAN FOR ADDITIONAL DIRECTIONAL BORE PAY ITEM DETAILS.
5. LUMINAIRE ATTACHMENT SHOP DRAWING SUBMITTAL REQUIRED.
6. CONCRETE SLAB FOR POLE T-1-3 SHALL BE INCORPORATED INTO ADJACENT PROPOSED SIDEWALK.

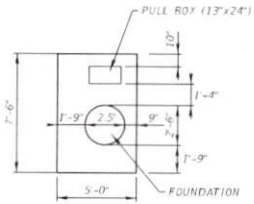
POLE A-1-2 SLAB DETAIL

N.T.S.



POLE T-1-2 SLAB DETAIL

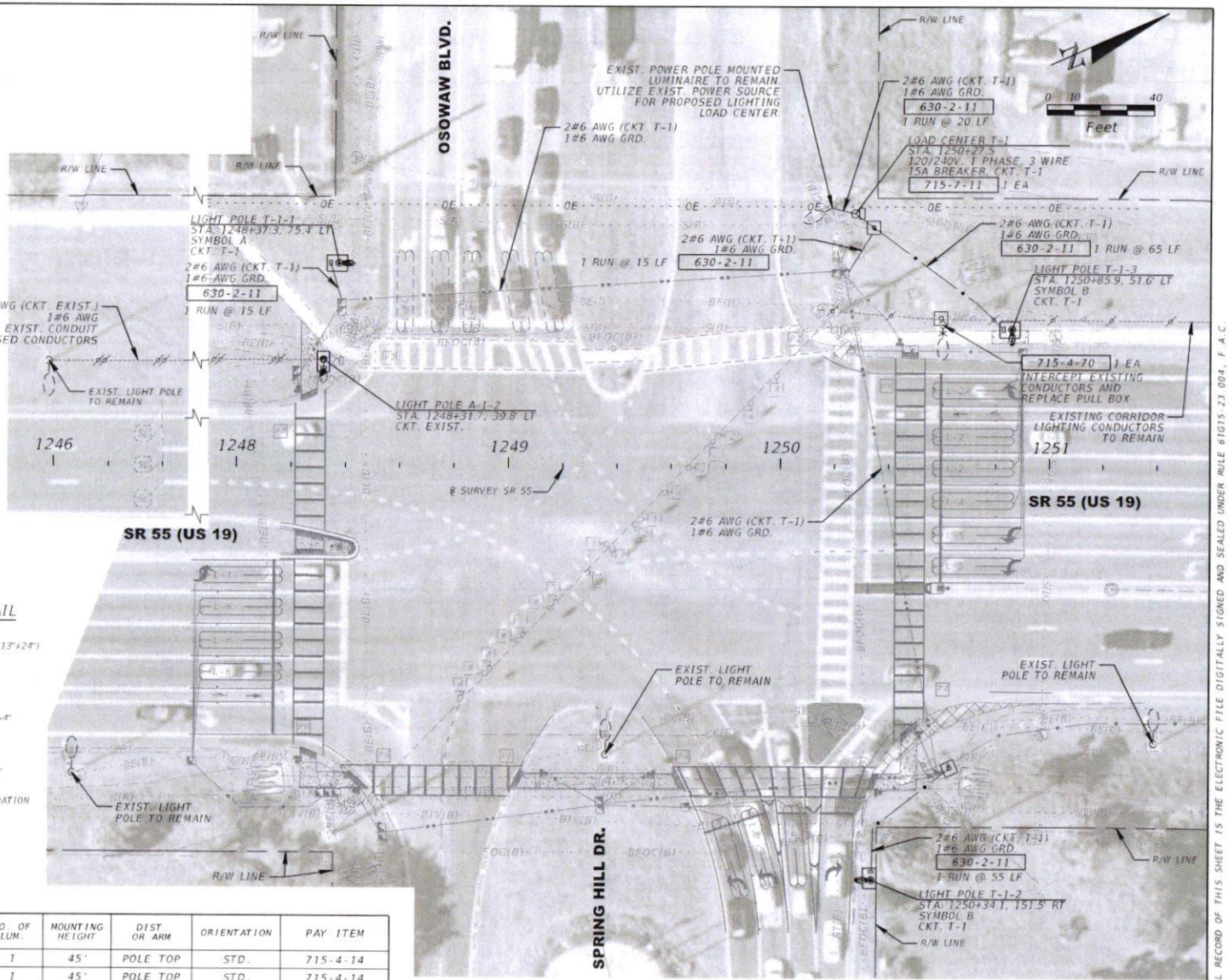
N.T.S.



LIGHTING DATA TABLE

POLE NO.	LUM. LABEL	WATTAGE	CIRCUIT	STATION	OFFSET	NO. OF LUM.	MOUNTING HEIGHT	DIST. OR ARM	ORIENTATION	PAY ITEM
T-1-1	A	278	T-1	1248+37.3	75.4' LT.	1	45'	POLE TOP	STD.	715-4-14
T-1-2	B	237	T-1	1250+34.1	151.5' RT.	1	45'	POLE TOP	STD.	715-4-14
T-1-3	B	237	T-1	1250+85.9	51.6' LT.	1	45'	POLE TOP	STD.	715-4-14
A-1-2	N/A	EXIST.	EXIST.	1248+31.7	39.8' LT.	EXIST.	EXIST.	EXIST.	STD.	715-4-60

STD. ORIENTATION = PERPENDICULAR TO ADJACENT ROADWAY



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

AMANDA J. KREILING
P.E. NO.: 61644
WSP USA INC.
5411 SKYCENTER DR., SUITE 650
TAMPA, FL 33607

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 55	HERNANDO	254677-2-52-93

LIGHTING PLAN

SHEET NO. 15

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

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NEMA TYPE 1 ENCLOSURE
* THE SWITCH ABOVE IS SHOWN IN THE AUTO POSITION.
NOTE:
1. THE MINIMUM CABINET DIMENSIONS ARE 13" X 10" X 11".
AC + BUS
AC COM
SERVICE GROUND
BONDING JUMPER
OFF
PHOTOCELL
60AMP MERCURY CONTRACTOR
15AMP CB
AC + HOT
SURGE ARRESTER
PEC BLK
PEC RED
PEC WHI
MOV'S 150V/20A
LIGHTING SERVICE POINT DETAILS
STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
ROAD NO. SR 55
COUNTY HERNANDO
FINANCIAL PROJECT ID 2546772-52-93
AMANDA J. KREILING P.E. NO.: 61644 WSP USA INC. 5411 SKYCENTER DR., SUITE 650 TAMPA, FL 33607
REVISIONS
DATE DESCRIPTION DATE DESCRIPTION
1/9/2023 11:17:28 AM Default
T:\Sys\Projects\254677252933_TWO_36\Lighting\SHFLT01.dgn
USKF67346
SHEET NO. 16
THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

SUMMARY OF PAVEMENT

PAY ITEM NO.	PAY ITEM DESCRIPTION	LOCATION STA. TO STA.	SIDE	AREA ID	UNIT	QUANTITY P	QUANTITY F	TOTAL P	TOTAL F	DESIGN NOTES	CONSTRUCTION REMARKS
285715	OPTIONAL BASE, BASE GROUP 15	1250+10.27 to 1250+30.76	RT	22502	SY	34.9		47			
		1250+27.62 to 1250+55.96	RT	22509		11.9					
0327 70 19	MILLING EXIST ASPH PAVT, 3/4" AVG DEPTH	1247+83.79 to 1250+90.97	LT/RT	47540	SY	2292.2		2292			
0334 1 14	SUPERPAVE ASPHALTIC CONC, TRAFFIC C, 1-199 TONS	1250+10.27 to 1250+30.76	RT	43453	TN	7.70		10.3			
		1250+27.62 to 1250+55.96	RT	43448		2.63					
0337 7 25	ASPHALT CONCRETE FRICTION COURSE (FC-5, PG 76-22), 1-199 TONS	1247+83.79 to 1250+90.97	LT/RT	47588	TN	91.69		92.2			
		1250+27.62 to 1250+55.96	RT	31953		0.50					

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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

DANIEL A. CARNLEY
P.E. NO.: 75529
WSP USA INC.
5411 SKYCENTER DR., SUITE 650
TAMPA, FL 33607

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 55	HERNANDO	254677-2-52-93

SUMMARY OF QUANTITIES

SHEET NO.
SQ-1

USKP670346 1/9/2023 11:17:33 AM Default T:\Sys\Projects\254677252293_TWO_36\roadway\SUMQRD01.dgn

Submittal Report

Financial Project:	254677-2-52-93	Submittal Type:	PLANS
Submittal Phase:	FINAL	Submittal Staff Type:	CONSULTANT
Received Date:	12/13/2022	Response Due Date:	1/12/2023
Grace Period:	0	District:	SEVENTH
Status:	OPEN	Create Date:	12/13/2022
Create User Id:	KNJACHD	Last Update:	12/13/2022
		Last Update User Id:	KNJACHD

Description:

TWO #36 DBPB V - Commercial Way (US 19) at Spring Hill Drive Pedestrian and Lighting Crosswalk Improvements. Reviewers, please send David Hernandez an e-mail (david.hernandez2@dot.state.fl.us) with final sign off if you have no further comments and previous phase submittal comments were addressed. Thank you.

Threads:

Name	Assignment	Due Date	Status	Comments
Abdul Waris	LEAD REVIEWER	12/29/2022	ACTIVE	0

Name	Assignment	Due Date	Status	Comments
ALLEN TURNER	LEAD REVIEWER	12/29/2022	ACTIVE	0

Name	Assignment	Due Date	Status	Comments
Allison Conner	LEAD REVIEWER	12/29/2022	ACTIVE	0*

Name	Assignment	Due Date	Status	Comments
Anthony Celani	LEAD REVIEWER	12/29/2022	ACTIVE	1

No	Status	Current Holder	Reference	Categories
10	COMMENT SUBMITTED FOR RESPONSE	DANIEL CARNLEY		DRAINAGE

Created By	Created On
Anthony Celani	12/27/2022

Provided via Exhibit to the reviewer

Demonstrate that the added sidewalk at the corners of the intersection will not block or impede flow into the ditch system.

Name	Assignment	Due Date	Status	Comments
Blake Stallworth	LEAD REVIEWER	12/29/2022	ACTIVE	0

Name	Assignment	Due Date	Status	Comments
Brian McDermott	LEAD REVIEWER	12/29/2022	ACTIVE	0*

Name	Assignment	Due Date	Status	Comments
CAITLIN CARNLEY	LEAD DESIGNER	1/12/2023	ACTIVE	0

Name	Assignment	Due Date	Status	Comments
Calvin Mason	LEAD REVIEWER	12/29/2022	ACTIVE	0

Name	Assignment	Due Date	Status	Comments
CARLENE RIECSS	LEAD REVIEWER	12/29/2022	ACTIVE	0

Name	Assignment	Due Date	Status	Comments
Catie Neal	REVIEWER	12/29/2022	ACTIVE	1

No	Status	Current Holder	Reference	Categories
2	COMMENT AGREED WITH			ENVIRONMENTAL MANAGEMENT OFF.

Created By	Created On	Version	Delegate For
Catie Neal	12/19/2022	1	

A natural resource review of the Final Plans has been completed on behalf of the District Seven Environmental Management Office (DEMO). Based on the project plans and location, there are no impacts to farmlands, Section 4(f) resources, floodplains, wetlands, surface waters, protected species, or habitat anticipated. DEMO will review any future submittals as necessary to confirm that this determination remains valid in accordance with federal and state regulations.

DANIEL CARNLEY	1/4/2023	1	

Comment Agreed & Closed

Name	Assignment	Due Date	Status	Comments
Chad Stewart	LEAD REVIEWER	12/29/2022	ACTIVE	0

Name	Assignment	Due Date	Status	Comments
Charles Manganaro	LEAD REVIEWER	12/29/2022	ACTIVE	1

No	Status	Current Holder	Reference	Categories
3	COMMENT AGREED WITH			CONSTRUCTION

Created By	Created On	Version	Delegate For
Charles Manganaro	12/21/2022	1	

Sheet 3- a pay item should be added for inlet protection

DANIEL CARNLEY	1/4/2023	1	

Comment Agreed & Closed

Name	Assignment	Due Date	Status	Comments
Cristina Suarez	LEAD REVIEWER	12/29/2022	ACTIVE	0*

Name	Assignment	Due Date	Status	Comments
DANIEL CARNLEY	CONSULTANT PROJECT MANAGER	1/12/2023	ACTIVE	0

Name	Assignment	Due Date	Status	Comments
DANIEL HUNTER	LEAD REVIEWER	12/29/2022	ACTIVE	0*

Name	Assignment	Due Date	Status	Comments
Daniel Lauricello	LEAD REVIEWER	12/29/2022	ACTIVE	0

Name	Assignment	Due Date	Status	Comments
DAVID GORDINIER	LEAD REVIEWER	12/29/2022	ACTIVE	0

Name	Assignment	Due Date	Status	Comments
David Grillo	LEAD REVIEWER	12/29/2022	ACTIVE	1

No	Status	Current Holder	Reference	Categories
1	COMMENT AGREED WITH			RAILROAD

Created By	Created On	Version	Delegate For
David Grillo	12/13/2022	1	

No Comment

DANIEL CARNLEY	1/4/2023	1	

Comment Agreed & Closed

Name	Assignment	Due Date	Status	Comments
David Guttenplan	LEAD REVIEWER	12/29/2022	ACTIVE	0

Name	Assignment	Due Date	Status	Comments

David Hernandez Jr	IN-HOUSE PROJECT MANAGER AST.	12/29/2022	ACTIVE	0
Name	**Assignment**	**Due Date**	**Status**	**Comments**
David Skrelunas	REVIEWER	12/29/2022	ACTIVE	0
Name	**Assignment**	**Due Date**	**Status**	**Comments**
Demetrio Arencibia	LEAD REVIEWER	12/29/2022	ACTIVE	0
Name	**Assignment**	**Due Date**	**Status**	**Comments**
Donald Marco	LEAD REVIEWER	12/29/2022	ACTIVE	0*
Name	**Assignment**	**Due Date**	**Status**	**Comments**
Edward Cronyn	LEAD REVIEWER	12/29/2022	ACTIVE	0*
Name	**Assignment**	**Due Date**	**Status**	**Comments**
Elizabeth (Jill) Wehle	LEAD REVIEWER	12/29/2022	ACTIVE	0
Name	**Assignment**	**Due Date**	**Status**	**Comments**
Emilio Dominguez	LEAD REVIEWER	12/29/2022	ACTIVE	0*
Name	**Assignment**	**Due Date**	**Status**	**Comments**
FRED LAPIANA	LEAD REVIEWER	12/29/2022	ACTIVE	0
Name	**Assignment**	**Due Date**	**Status**	**Comments**
Gautom Dey	LEAD REVIEWER	12/29/2022	ACTIVE	0
Name	**Assignment**	**Due Date**	**Status**	**Comments**
George Boyle	LEAD REVIEWER	12/29/2022	ACTIVE	0
Name	**Assignment**	**Due Date**	**Status**	**Comments**
HOSSEIN AMIRI	REVIEWER	12/29/2022	ACTIVE	5

No	Status	Current Holder	Reference	Categories
4	RESPONSE SUBMITTED	HOSSEIN AMIRI	10 - Phase 1 N2	TRAFFIC ANALYSIS,TRAFFIC CONTROL,SAFETY

Created By	Created On	Version	Delegate For
HOSSEIN AMIRI	12/23/2022	1	

Consider providing temporary dotted guideline striping to provide guidance for the temporary turn lane changes.

DANIEL CARNLEY	1/4/2023	1	

Disagree this only happens during night operations and complex movements are to be handled with a traffic control officer.

No	Status	Current Holder	Reference	Categories
5	RESPONSE SUBMITTED	HOSSEIN AMIRI	10 - Phase 1 N2	TRAFFIC ANALYSIS,TRAFFIC CONTROL,SAFETY

Created By	Created On	Version	Delegate For
HOSSEIN AMIRI	12/23/2022	1	

Please provide a note stating traffic signal head adjustments are needed and are to be coordinated with the traffic operations office prior to implementation.

DANIEL CARNLEY	1/4/2023	1	

Disagree this only happens during night operations and complex movements are to be handled with a traffic control officer.

No	Status	Current Holder	Reference	Categories
6	RESPONSE SUBMITTED	HOSSEIN AMIRI	10 - Phase 1 N4	TRAFFIC ANALYSIS,TRAFFIC CONTROL,SAFETY

Created By	Created On	Version	Delegate For
HOSSEIN AMIRI	12/23/2022	1	

Note 4 calls for maintaining the southbound left turns from the inside travel lane. Given the dual left configuration of the southbound approach, are double lane closure required to accommodate this work? If not, consider revising the note to call for maintaining the outside left turn lane which would leave the southbound through movement undisrupted.
Since the northbound inside lane needs to be closed for this work, consider the closure of the eastbound inside left turn movement from Osowaw Blvd or providing no turn on red signs for the westbound traffic on Spring Hill Dr turning right toward northbound SR 55 (US 19).

DANIEL CARNLEY	1/4/2023	1	

Agree, the outside SB turn lane will be maintained, and the inside EB left turn will be closed.

No	Status	Current Holder	Reference	Categories
7	RESPONSE SUBMITTED	HOSSEIN AMIRI	10 - Phase 1 N6	TRAFFIC ANALYSIS,TRAFFIC CONTROL,SAFETY

Created By	Created On	Version	Delegate For
HOSSEIN AMIRI	12/23/2022	1	

Is the closure of the eastbound inside lane adjacent to the median required for accommodating median work on Spring Hill Dr? It seems provisions of closing the inside lane have been removed from this final submittal.

DANIEL CARNLEY	1/4/2023	1	

Yes this was discussed with FDOT Roadway Design and the contractor where they feel they can complete this work without the additional closure and associated traffic impacts.

No	Status	Current Holder	Reference	Categories
8	COMMENT AGREED WITH		10 - TTCP General Notes	TRAFFIC ANALYSIS,TRAFFIC CONTROL,SAFETY

Created By	Created On	Version	Delegate For
HOSSEIN AMIRI	12/23/2022	1	

Please revise the title of the notes on the bottom part of the sheet to state TTCP General notes instead of Phasing notes.

DANIEL CARNLEY	1/4/2023	1	

Comment Agreed & Closed

Name	Assignment	Due Date	Status	Comments
Jacqueline Beebe	LEAD REVIEWER	12/29/2022	ACTIVE	0
James Ledbetter	LEAD REVIEWER	12/29/2022	ACTIVE	0
Joel Johnson	LEAD REVIEWER	12/29/2022	ACTIVE	0
Joel Provenzano	LEAD REVIEWER	12/29/2022	ACTIVE	0
John Escobio	LEAD REVIEWER	12/29/2022	ACTIVE	0
JON SANCHEZ	LEAD REVIEWER	12/29/2022	ACTIVE	0
Joseph Feaster	LEAD REVIEWER	12/29/2022	ACTIVE	0*
Julie Scanlon	LEAD REVIEWER	12/29/2022	ACTIVE	0*
Katina Kavouklis	LEAD REVIEWER	12/29/2022	ACTIVE	0

Name	Assignment	Due Date	Status	Comments
KEITH A LARSON	LEAD REVIEWER	12/29/2022	ACTIVE	0

Name	Assignment	Due Date	Status	Comments
Kirk Bogen	LEAD REVIEWER	12/29/2022	ACTIVE	0

Name	Assignment	Due Date	Status	Comments
Kisan Patel	LEAD REVIEWER	12/29/2022	ACTIVE	0*

Name	Assignment	Due Date	Status	Comments
Larry Hagen	LEAD REVIEWER	12/29/2022	ACTIVE	1

No	Status	Current Holder	Reference	Categories
9	COMMENT SUBMITTED FOR RESPONSE	CAITLIN CARNLEY	Sheet 14	SIGNALIZATION

Created By	Created On	Version	Delegate For
Larry Hagen	12/27/2022	1	

For US 19, the posted speed is 60 mph according to note 1. The yellow time for 60 mph per the TEM is 5.9 seconds. Plans show 5.5 seconds for those movements.

Name	Assignment	Due Date	Status	Comments
LILLIAN HOYT	LEAD REVIEWER	12/29/2022	ACTIVE	0

Name	Assignment	Due Date	Status	Comments
Lynn Decker	LEAD REVIEWER	12/29/2022	ACTIVE	0*

Name	Assignment	Due Date	Status	Comments
Madhu Madaram	LEAD REVIEWER	12/29/2022	ACTIVE	0*

Name	Assignment	Due Date	Status	Comments
Marcel Goss	LEAD REVIEWER	12/29/2022	ACTIVE	0*

Name	Assignment	Due Date	Status	Comments
Mark Chianese	LEAD REVIEWER	12/29/2022	ACTIVE	0

Name	Assignment	Due Date	Status	Comments
MARK MORGAN	LEAD REVIEWER	12/29/2022	ACTIVE	0

Name	Assignment	Due Date	Status	Comments
Marlene Hebert	LEAD REVIEWER	12/29/2022	ACTIVE	0*

Name	Assignment	Due Date	Status	Comments
Megan Arasteh	IN-HOUSE PROJECT MANAGER	12/29/2022	ACTIVE	0

Name	Assignment	Due Date	Status	Comments
Megan Miller	LEAD REVIEWER	12/29/2022	ACTIVE	0*

Name	Assignment	Due Date	Status	Comments
Michael R. Brown	LEAD REVIEWER	12/29/2022	ACTIVE	0*

Name	Assignment	Due Date	Status	Comments
Omar Chehab	LEAD REVIEWER	12/29/2022	ACTIVE	0*

Name	Assignment	Due Date	Status	Comments
Peter (Ping) Hsu	LEAD REVIEWER	12/29/2022	ACTIVE	0

Name	Assignment	Due Date	Status	Comments
Randall Aebersold	LEAD REVIEWER	12/29/2022	ACTIVE	0

Name	Assignment	Due Date	Status	Comments
REBECCA SPAIN SCHWARZ	LEAD REVIEWER	12/29/2022	ACTIVE	0

Name	Assignment	Due Date	Status	Comments
Reebie Simms	LEAD REVIEWER	12/29/2022	ACTIVE	0

Name	Assignment	Due Date	Status	Comments
Robert F. Grimsley	LEAD REVIEWER	12/29/2022	ACTIVE	0

Name	Assignment	Due Date	Status	Comments
Robin Rhinesmith	LEAD REVIEWER	12/29/2022	ACTIVE	0

Name	Assignment	Due Date	Status	Comments
Rohan Abraham	LEAD REVIEWER	12/29/2022	ACTIVE	0

Name	Assignment	Due Date	Status	Comments
RON PATEL	LEAD REVIEWER	12/29/2022	ACTIVE	0

Name	Assignment	Due Date	Status	Comments
Sarah Guagnini	LEAD REVIEWER	12/29/2022	ACTIVE	0

Name	Assignment	Due Date	Status	Comments
Sarah Guagnini	REVIEWER	12/29/2022	ACTIVE	1

No	Status	Current Holder	Reference	Categories
14	COMMENT AGREED WITH			CULTURAL RESOURCES,ENVIRONMENTAL MANAGEMENT OFF.

Created By	Created On	Version	Delegate For
Sarah Guagnini	12/29/2022	1	

A cultural resource review of the Final plans (dated December 2022) has been completed on behalf of Robin Rhinesmith. These plans were compared to the Phase III plans (dated October 2022). There are no changes to the scope of work. Based on a desktop review, there are no cultural resource concerns. This project qualifies as a minor project under the FDOT/Federal Highway Administration (FHWA) Programmatic Agreement (PA) (Stipulation VI). Therefore, a Minor Project Notification Form was submitted to the State Historic Preservation Officer (SHPO) on December 7, 2022, to notify them of this finding. No further cultural resource coordination is needed unless there are changes to the scope of work and/or right of way requirements.

DANIEL CARNLEY	1/4/2023	1	

Comment Agreed & Closed

Name	Assignment	Due Date	Status	Comments
SCOTT HERRING	LEAD REVIEWER	12/29/2022	ACTIVE	0

Name	Assignment	Due Date	Status	Comments
Skipper Pomicter	REVIEWER	12/29/2022	ACTIVE	0*

Name	Assignment	Due Date	Status	Comments
STEPHEN STACK	LEAD REVIEWER	12/29/2022	ACTIVE	0

Name	Assignment	Due Date	Status	Comments
STEVE DIEZ	LEAD REVIEWER	12/29/2022	ACTIVE	0

Name	Assignment	Due Date	Status	Comments
Taylor Smith	REVIEWER	12/29/2022	ACTIVE	0*

Name	Assignment	Due Date	Status	Comments
TODD CROSBY	LEAD REVIEWER	12/29/2022	ACTIVE	3

No	Status	Current Holder	Reference	Categories
11	COMMENT SUBMITTED FOR RESPONSE	CAITLIN CARNLEY		SIGNING AND MARKING

Created By	Created On	Version	Delegate For
TODD CROSBY	12/28/2022	1	

1. Will signage be installed at Crosswalk on Springhill Drive "No Stopping in Crosswalk"

No	Status	Current Holder	Reference	Categories
12	COMMENT SUBMITTED FOR RESPONSE	CAITLIN CARNLEY		SIGNING AND MARKING

Created By	Created On	Version	Delegate For
TODD CROSBY	12/28/2022	1	

On Springhill Drive will areas between lanes be gorged as in the existing condition

No	Status	Current Holder	Reference	Categories
13	COMMENT SUBMITTED FOR RESPONSE	CAITLIN CARNLEY		SIGNING AND MARKING

Created By	Created On	Version	Delegate For
TODD CROSBY	12/28/2022	1	

Include a note that the No Parking signs with in the fountain area need to remain. they can be relocated but need to remain in the median area.

RE: Task 36 RFC Comments

EJ

Escobio, John <John.Escobio@dot.state.fl.us>
To Pritchard, Kyle A.
Cc Carnley, Danny; Hernandez Jr., David

Reply | Reply All | Forward | ...

Mon 1/9/2023 9:39 AM

Kyle,
On TTCP Plan Sht. 10, note 6 should be expanded to include median work adjacent to the EB inside lane of Spring Hill Dr. I spoke to Danny C. about this some time ago and we agreed that it could be done by placing barrels offset about 5' from the inside edge (no lane closure required).
JE

APPENDIX D

CAPACITY ANALYSIS CALCULATIONS

2025 EXISTING

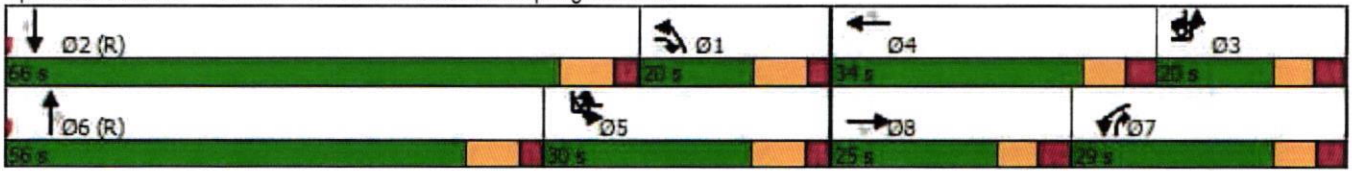
Lane Group	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBU	SBL
Lane Configurations												
Traffic Volume (vph)	2	122	135	84	382	118	214	63	921	159	2	152
Future Volume (vph)	2	122	135	84	382	118	214	63	921	159	2	152
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)		0		175	0		175	475		525		275
Storage Lanes		2		2	2		2	1		1		2
Taper Length (ft)		100			100			100				100
Lane Util. Factor	0.95	0.97	0.95	1.00	0.97	1.00	1.00	1.00	0.91	1.00	0.91	0.97
Frt				0.850			0.850			0.850		
Flt Protected		0.950			0.950			0.950				0.950
Satd. Flow (prot)	0	3433	3539	1583	3433	1863	1583	1770	5085	1583	0	3433
Flt Permitted		0.950			0.950			0.950				0.950
Satd. Flow (perm)	0	3433	3539	1583	3433	1863	1583	1770	5085	1583	0	3433
Right Turn on Red				No			No			No		
Satd. Flow (RTOR)												
Link Speed (mph)			40			40			55			
Link Distance (ft)			352			1085			891			
Travel Time (s)			6.0			18.5			11.0			
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	2	136	150	93	424	131	238	70	1023	177	2	169
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	138	150	93	424	131	238	70	1023	177	0	171
Turn Type	Prot	Prot	NA	pm+ov	Prot	NA	pm+ov	Prot	NA	pm+ov	Prot	Prot
Protected Phases	3!	3	8	1	7	4	5!	1	6	7	5!	5
Permitted Phases				8			4			6		
Detector Phase	3	3	8	1	7	4	5	1	6	7	5	5
Switch Phase												
Minimum Initial (s)	5.0	5.0	10.0	5.0	5.0	10.0	5.0	5.0	20.0	5.0	5.0	5.0
Minimum Split (s)	12.7	12.7	17.7	13.0	12.8	17.8	13.2	13.0	28.0	12.8	13.2	13.2
Total Split (s)	20.0	20.0	25.0	20.0	29.0	34.0	30.0	20.0	56.0	29.0	30.0	30.0
Total Split (%)	14.3%	14.3%	17.9%	14.3%	20.7%	24.3%	21.4%	14.3%	40.0%	20.7%	21.4%	21.4%
Maximum Green (s)	12.3	12.3	17.3	12.0	21.2	26.2	21.8	12.0	48.0	21.2	21.8	21.8
Yellow Time (s)	4.1	4.1	4.1	5.6	4.5	4.5	5.6	5.6	5.6	4.5	5.6	5.6
All-Red Time (s)	3.6	3.6	3.6	2.4	3.3	3.3	2.6	2.4	2.4	3.3	2.6	2.6
Lost Time Adjust (s)		-2.7	-2.7	-3.0	-2.8	-2.8	-3.2	-3.0	-3.0	-2.8		-3.2
Total Lost Time (s)		5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0		5.0
Lead/Lag	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	4.0	4.0	3.0	3.0	4.0	3.0	3.5	3.0	4.0	4.0	3.5	3.5
Recall Mode	None	None	None	None	None	None	None	None	C-Max	None	None	None
Act Effct Green (s)		21.8	14.3	33.1	25.5	18.0	46.8	13.8	56.4	86.9		23.8
Actuated g/C Ratio		0.16	0.10	0.24	0.18	0.13	0.33	0.10	0.40	0.62		0.17
v/c Ratio		0.26	0.41	0.25	0.68	0.55	0.45	0.40	0.50	0.18		0.29
Control Delay		53.4	62.1	44.3	59.2	65.2	38.6	54.0	19.2	8.6		51.9
Queue Delay		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0
Total Delay		53.4	62.1	44.3	59.2	65.2	38.6	54.0	19.2	8.6		51.9
LOS		D	E	D	E	E	D	D	B	A		D
Approach Delay			54.6			54.0			19.6			
Approach LOS			D			D			B			

Lane Group	SBT	SBR
Lane Configurations		
Traffic Volume (vph)	1151	41
Future Volume (vph)	1151	41
Ideal Flow (vphpl)	1900	1900
Storage Length (ft)		525
Storage Lanes		1
Taper Length (ft)		
Lane Util. Factor	0.91	1.00
Frt		0.850
Flt Protected		
Satd. Flow (prot)	5085	1583
Flt Permitted		
Satd. Flow (perm)	5085	1583
Right Turn on Red		No
Satd. Flow (RTOR)		
Link Speed (mph)	55	
Link Distance (ft)	1088	
Travel Time (s)	13.5	
Peak Hour Factor	0.90	0.90
Adj. Flow (vph)	1279	46
Shared Lane Traffic (%)		
Lane Group Flow (vph)	1279	46
Turn Type	NA	pm+ov
Protected Phases	2	3!
Permitted Phases		2
Detector Phase	2	3
Switch Phase		
Minimum Initial (s)	20.0	5.0
Minimum Split (s)	28.2	12.7
Total Split (s)	66.0	20.0
Total Split (%)	47.1%	14.3%
Maximum Green (s)	57.8	12.3
Yellow Time (s)	5.6	4.1
All-Red Time (s)	2.6	3.6
Lost Time Adjust (s)	-3.2	-2.7
Total Lost Time (s)	5.0	5.0
Lead/Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes
Vehicle Extension (s)	4.0	4.0
Recall Mode	C-Max	None
Act Effct Green (s)	66.4	93.2
Actuated g/C Ratio	0.47	0.67
v/c Ratio	0.53	0.04
Control Delay	27.6	9.5
Queue Delay	0.0	0.0
Total Delay	27.6	9.5
LOS	C	A
Approach Delay	29.8	
Approach LOS	C	

Lane Group	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBU	SBL
Queue Length 50th (ft)		57	68	69	185	114	167	62	113	37		70
Queue Length 95th (ft)		91	103	117	243	175	233	116	127	54		106
Internal Link Dist (ft)			272			1005			811			
Turn Bay Length (ft)				175			175	475		525		275
Base Capacity (vph)		534	505	365	640	385	520	189	2049	967		613
Starvation Cap Reductn		0	0	0	0	0	0	0	0	0		0
Spillback Cap Reductn		0	0	0	0	0	0	0	0	0		0
Storage Cap Reductn		0	0	0	0	0	0	0	0	0		0
Reduced v/c Ratio		0.26	0.30	0.25	0.66	0.34	0.46	0.37	0.50	0.18		0.28

Intersection Summary			
Area Type:	Other		
Cycle Length: 140			
Actuated Cycle Length: 140			
Offset: 50 (36%), Referenced to phase 2:SBT and 6:NBT, Start of Green			
Natural Cycle: 75			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.68			
Intersection Signal Delay: 33.8		Intersection LOS: C	
Intersection Capacity Utilization 62.3%		ICU Level of Service B	
Analysis Period (min) 15			
! Phase conflict between lane groups.			

Splits and Phases: 1: US 19 & Osowaw Boulevard/Spring Hill Drive



Lane Group	SBT	SBR
Queue Length 50th (ft)	304	14
Queue Length 95th (ft)	365	33
Internal Link Dist (ft)	1008	
Turn Bay Length (ft)		525
Base Capacity (vph)	2412	1053
Starvation Cap Reductn	0	0
Spillback Cap Reductn	0	0
Storage Cap Reductn	0	0
Reduced v/c Ratio	0.53	0.04

Intersection Summary

Lane Group	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR
Lane Configurations												
Traffic Volume (vph)	1	246	252	91	1	330	160	296	1	114	1474	333
Future Volume (vph)	1	246	252	91	1	330	160	296	1	114	1474	333
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)		0		175		0		175		475		525
Storage Lanes		2		2		2		2		1		1
Taper Length (ft)		100				100				100		
Lane Util. Factor	0.95	0.97	0.95	1.00	1.00	0.97	1.00	1.00	0.91	1.00	0.91	1.00
Frt				0.850				0.850				0.850
Flt Protected		0.950				0.950				0.950		
Satd. Flow (prot)	0	3433	3539	1583	0	3433	1863	1583	0	1770	5085	1583
Flt Permitted		0.950				0.950				0.950		
Satd. Flow (perm)	0	3433	3539	1583	0	3433	1863	1583	0	1770	5085	1583
Right Turn on Red				No				No				No
Satd. Flow (RTOR)												
Link Speed (mph)			40				40				55	
Link Distance (ft)			352				1085				891	
Travel Time (s)			6.0				18.5				11.0	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	1	273	280	101	1	367	178	329	1	127	1638	370
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	274	280	101	0	368	178	329	0	128	1638	370
Turn Type	Prot	Prot	NA	pm+ov	Prot	Prot	NA	pm+ov	Prot	Prot	NA	pm+ov
Protected Phases	3!	3	8	1!	7!	7	4	5!	1!	1	6	7!
Permitted Phases				8				4				6
Detector Phase	3	3	8	1	7	7	4	5	1	1	6	7
Switch Phase												
Minimum Initial (s)	5.0	5.0	10.0	5.0	5.0	5.0	10.0	5.0	5.0	5.0	20.0	5.0
Minimum Split (s)	12.7	12.7	17.7	13.0	12.8	12.8	17.8	13.2	13.0	13.0	28.0	12.8
Total Split (s)	25.0	25.0	25.0	35.0	30.0	30.0	30.0	45.0	35.0	35.0	60.0	30.0
Total Split (%)	15.6%	15.6%	15.6%	21.9%	18.8%	18.8%	18.8%	28.1%	21.9%	21.9%	37.5%	18.8%
Maximum Green (s)	17.3	17.3	17.3	27.0	22.2	22.2	22.2	36.8	27.0	27.0	52.0	22.2
Yellow Time (s)	4.1	4.1	4.1	5.6	4.5	4.5	4.5	5.6	5.6	5.6	5.6	4.5
All-Red Time (s)	3.6	3.6	3.6	2.4	3.3	3.3	3.3	2.6	2.4	2.4	2.4	3.3
Lost Time Adjust (s)		-2.7	-2.7	-3.0		-2.8	-2.8	-3.2		-3.0	-3.0	-2.8
Total Lost Time (s)		5.0	5.0	5.0		5.0	5.0	5.0		5.0	5.0	5.0
Lead/Lag	Lag	Lag	Lead	Lag	Lag	Lag	Lead	Lag	Lag	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	4.0	4.0	3.0	3.0	4.0	4.0	3.0	3.5	3.0	3.0	4.0	4.0
Recall Mode	None	None	None	None	None	None	None	None	None	None	C-Max	None
Act Effct Green (s)		22.4	19.4	49.3		25.3	22.3	62.1		24.8	60.5	90.7
Actuated g/C Ratio		0.14	0.12	0.31		0.16	0.14	0.39		0.16	0.38	0.57
v/c Ratio		0.57	0.65	0.21		0.68	0.69	0.54		0.47	0.85	0.41
Control Delay		69.1	75.5	41.6		70.5	79.2	40.4		44.4	36.8	20.7
Queue Delay		0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0	0.0
Total Delay		69.1	75.5	41.6		70.5	79.2	40.4		44.4	36.8	20.7
LOS		E	E	D		E	E	D		D	D	C
Approach Delay			67.6				60.9				34.5	
Approach LOS			E				E				C	

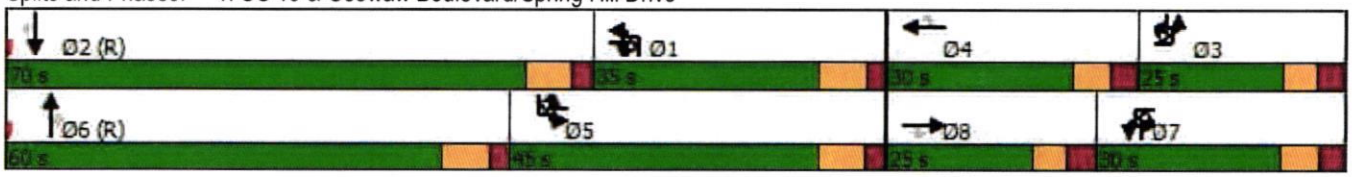
Lane Group	SBU	SBL	SBT	SBR
Lane Configurations				
Traffic Volume (vph)	2	302	1171	95
Future Volume (vph)	2	302	1171	95
Ideal Flow (vphpl)	1900	1900	1900	1900
Storage Length (ft)		275		525
Storage Lanes		2		1
Taper Length (ft)		100		
Lane Util. Factor	0.91	0.97	0.91	1.00
Frt				0.850
Flt Protected		0.950		
Satd. Flow (prot)	0	3433	5085	1583
Flt Permitted		0.950		
Satd. Flow (perm)	0	3433	5085	1583
Right Turn on Red				No
Satd. Flow (RTOR)				
Link Speed (mph)			55	
Link Distance (ft)			1088	
Travel Time (s)			13.5	
Peak Hour Factor	0.90	0.90	0.90	0.90
Adj. Flow (vph)	2	336	1301	106
Shared Lane Traffic (%)				
Lane Group Flow (vph)	0	338	1301	106
Turn Type	Prot	Prot	NA	pm+ov
Protected Phases	5!	5	2	3!
Permitted Phases				2
Detector Phase	5	5	2	3
Switch Phase				
Minimum Initial (s)	5.0	5.0	20.0	5.0
Minimum Split (s)	13.2	13.2	28.2	12.7
Total Split (s)	45.0	45.0	70.0	25.0
Total Split (%)	28.1%	28.1%	43.8%	15.6%
Maximum Green (s)	36.8	36.8	61.8	17.3
Yellow Time (s)	5.6	5.6	5.6	4.1
All-Red Time (s)	2.6	2.6	2.6	3.6
Lost Time Adjust (s)		-3.2	-3.2	-2.7
Total Lost Time (s)		5.0	5.0	5.0
Lead/Lag	Lag	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.5	3.5	4.0	4.0
Recall Mode	None	None	C-Max	None
Act Effct Green (s)		34.8	70.5	97.9
Actuated g/C Ratio		0.22	0.44	0.61
v/c Ratio		0.45	0.58	0.11
Control Delay		55.7	36.0	14.8
Queue Delay		0.0	0.0	0.0
Total Delay		55.7	36.0	14.8
LOS		E	D	B
Approach Delay			38.5	
Approach LOS			D	

Lane Group	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR
Queue Length 50th (ft)		136	148	77		185	179	259		131	347	118
Queue Length 95th (ft)		195	202	124		248	264	338		m159	#572	249
Internal Link Dist (ft)			272				1005				811	
Turn Bay Length (ft)				175				175		475		525
Base Capacity (vph)		481	453	479		560	293	605		331	1921	896
Starvation Cap Reductn		0	0	0		0	0	0		0	0	0
Spillback Cap Reductn		0	0	0		0	0	0		0	0	0
Storage Cap Reductn		0	0	0		0	0	0		0	0	0
Reduced v/c Ratio		0.57	0.62	0.21		0.66	0.61	0.54		0.39	0.85	0.41

Intersection Summary

Area Type: Other
Cycle Length: 160
Actuated Cycle Length: 160
Offset: 2 (1%), Referenced to phase 2:SBT and 6:NBT, Start of Green
Natural Cycle: 80
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.85
Intersection Signal Delay: 44.1 Intersection LOS: D
Intersection Capacity Utilization 79.2% ICU Level of Service D
Analysis Period (min) 15
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.
! Phase conflict between lane groups.

Splits and Phases: 1: US 19 & Osowaw Boulevard/Spring Hill Drive



Lane Group	SBU	SBL	SBT	SBR
Queue Length 50th (ft)		158	395	46
Queue Length 95th (ft)		202	447	83
Internal Link Dist (ft)			1008	
Turn Bay Length (ft)		275		525
Base Capacity (vph)		858	2239	968
Starvation Cap Reductn		0	0	0
Spillback Cap Reductn		0	0	0
Storage Cap Reductn		0	0	0
Reduced v/c Ratio		0.39	0.58	0.11

Intersection Summary

Intersection	
Int Delay, s/veh	0.6

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	16	31	1090	1673	51
Future Vol, veh/h	0	16	31	1090	1673	51
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	Stop	-	None	-	None
Storage Length	-	0	475	-	-	350
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	18	34	1211	1859	57

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	-	930	1916	0	-	0
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	7.14	5.34	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.92	3.12	-	-	-
Pot Cap-1 Maneuver	0	231	138	-	-	-
Stage 1	0	-	-	-	-	-
Stage 2	0	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	-	231	138	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	21.9	1.1	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	138	-	231	-	-
HCM Lane V/C Ratio	0.25	-	0.077	-	-
HCM Control Delay (s)	39.6	-	21.9	-	-
HCM Lane LOS	E	-	C	-	-
HCM 95th %tile Q(veh)	0.9	-	0.2	-	-

Intersection	
Int Delay, s/veh	0.9

Movement	EBL	EBR	NBU	NBL	NBT	SBT	SBR
Lane Configurations							
Traffic Vol, veh/h	0	57	3	49	1986	1470	130
Future Vol, veh/h	0	57	3	49	1986	1470	130
Conflicting Peds, #/hr	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free	Free
RT Channelized	-	Stop	-	-	None	-	None
Storage Length	-	0	-	475	-	-	350
Veh in Median Storage, #	0	-	-	-	0	0	-
Grade, %	0	-	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2
Mvmt Flow	0	63	3	54	2207	1633	144

Major/Minor	Minor2		Major1			Major2	
Conflicting Flow All	-	817	1192	1777	0	-	0
Stage 1	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-
Critical Hdwy	-	7.14	5.64	5.34	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-
Follow-up Hdwy	-	3.92	2.32	3.12	-	-	-
Pot Cap-1 Maneuver	0	274	344	162	-	-	-
Stage 1	0	-	-	-	-	-	-
Stage 2	0	-	-	-	-	-	-
Platoon blocked, %					-	-	-
Mov Cap-1 Maneuver	-	274	166	166	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	22	1	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	166	-	274	-	-
HCM Lane V/C Ratio	0.348	-	0.231	-	-
HCM Control Delay (s)	37.9	-	22	-	-
HCM Lane LOS	E	-	C	-	-
HCM 95th %tile Q(veh)	1.4	-	0.9	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL
Lane Configurations												
Traffic Volume (vph)	93	18	12	68	17	42	7	19	984	75	2	53
Future Volume (vph)	93	18	12	68	17	42	7	19	984	75	2	53
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		200		300		325		300
Storage Lanes	1		0	0		1		1		1		1
Taper Length (ft)	100			100				100				100
Lane Util. Factor	0.95	0.95	1.00	1.00	1.00	1.00	0.91	1.00	0.91	1.00	0.91	1.00
Frt		0.971				0.850				0.850		
Flt Protected	0.950	0.975			0.962			0.950				0.950
Satd. Flow (prot)	1681	1675	0	0	1792	1583	0	1770	5085	1583	0	1770
Flt Permitted	0.950	0.975			0.962			0.950				0.950
Satd. Flow (perm)	1681	1675	0	0	1792	1583	0	1770	5085	1583	0	1770
Right Turn on Red			No			No				No		
Satd. Flow (RTOR)												
Link Speed (mph)		25			30				55			
Link Distance (ft)		455			1096				1049			
Travel Time (s)		12.4			24.9				13.0			
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	103	20	13	76	19	47	8	21	1093	83	2	59
Shared Lane Traffic (%)	34%											
Lane Group Flow (vph)	68	68	0	0	95	47	0	29	1093	83	0	61
Turn Type	Split	NA		Split	NA	pm+ov	Prot	Prot	NA	pm+ov	Prot	Prot
Protected Phases	8	8		4	4	5!	1	1	6	4	5!	5
Permitted Phases						4				6		
Detector Phase	8	8		4	4	5	1	1	6	4	5	5
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0	10.0	10.0	10.0	20.0	5.0	10.0	10.0
Minimum Split (s)	13.4	13.4		12.4	12.4	17.5	17.6	17.6	27.6	12.4	17.5	17.5
Total Split (s)	28.0	28.0		27.0	27.0	25.0	25.0	25.0	60.0	27.0	25.0	25.0
Total Split (%)	20.0%	20.0%		19.3%	19.3%	17.9%	17.9%	17.9%	42.9%	19.3%	17.9%	17.9%
Maximum Green (s)	19.6	19.6		19.6	19.6	17.5	17.4	17.4	52.4	19.6	17.5	17.5
Yellow Time (s)	3.4	3.4		3.7	3.7	5.5	5.6	5.6	5.6	3.7	5.5	5.5
All-Red Time (s)	5.0	5.0		3.7	3.7	2.0	2.0	2.0	2.0	3.7	2.0	2.0
Lost Time Adjust (s)	-3.4	-3.4			-2.4	-2.5		-2.6	-2.6	-2.4		-2.5
Total Lost Time (s)	5.0	5.0			5.0	5.0		5.0	5.0	5.0		5.0
Lead/Lag						Lag	Lag	Lag	Lead		Lag	Lag
Lead-Lag Optimize?						Yes	Yes	Yes	Yes		Yes	Yes
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0	3.0	3.0	4.0	3.0	3.0	3.0
Recall Mode	None	None		None	None	None	None	None	C-Max	None	None	None
Act Effct Green (s)	14.4	14.4			15.1	30.8		13.8	80.2	96.4		13.7
Actuated g/C Ratio	0.10	0.10			0.11	0.22		0.10	0.57	0.69		0.10
v/c Ratio	0.39	0.40			0.49	0.14		0.17	0.38	0.08		0.35
Control Delay	64.5	64.6			66.8	40.5		59.5	18.7	4.9		48.7
Queue Delay	0.0	0.0			0.0	0.0		0.0	0.0	0.0		0.0
Total Delay	64.5	64.6			66.8	40.5		59.5	18.7	4.9		48.7
LOS	E	E			E	D		E	B	A		D
Approach Delay		64.5			58.1				18.7			
Approach LOS		E			E				B			

Lane Group	SBT	SBR
Lane Configurations	↑↑↑	↱
Traffic Volume (vph)	1546	86
Future Volume (vph)	1546	86
Ideal Flow (vphpl)	1900	1900
Storage Length (ft)		475
Storage Lanes		1
Taper Length (ft)		
Lane Util. Factor	0.91	1.00
Frt		0.850
Flt Protected		
Satd. Flow (prot)	5085	1583
Flt Permitted		
Satd. Flow (perm)	5085	1583
Right Turn on Red		No
Satd. Flow (RTOR)		
Link Speed (mph)	55	
Link Distance (ft)	939	
Travel Time (s)	11.6	
Peak Hour Factor	0.90	0.90
Adj. Flow (vph)	1718	96
Shared Lane Traffic (%)		
Lane Group Flow (vph)	1718	96
Turn Type	NA	pm+ov
Protected Phases	2	8
Permitted Phases		2
Detector Phase	2	8
Switch Phase		
Minimum Initial (s)	20.0	5.0
Minimum Split (s)	27.5	13.4
Total Split (s)	60.0	28.0
Total Split (%)	42.9%	20.0%
Maximum Green (s)	52.5	19.6
Yellow Time (s)	5.5	3.4
All-Red Time (s)	2.0	5.0
Lost Time Adjust (s)	-2.5	-3.4
Total Lost Time (s)	5.0	5.0
Lead/Lag	Lead	
Lead-Lag Optimize?	Yes	
Vehicle Extension (s)	4.0	3.0
Recall Mode	C-Max	None
Act Effct Green (s)	83.7	103.2
Actuated g/C Ratio	0.60	0.74
v/c Ratio	0.56	0.08
Control Delay	9.5	4.9
Queue Delay	0.0	0.0
Total Delay	9.5	4.9
LOS	A	A
Approach Delay	10.6	
Approach LOS	B	

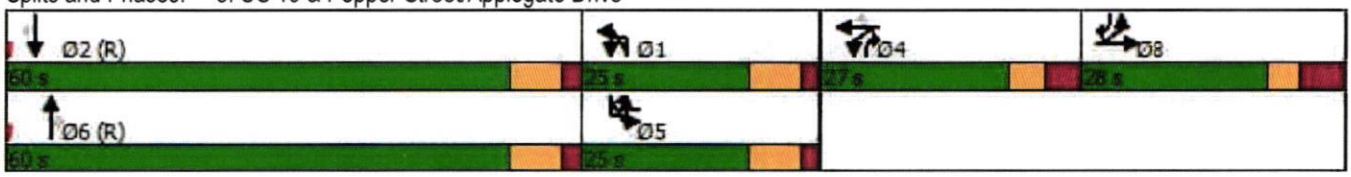
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL
Queue Length 50th (ft)	62	62			83	34		25	199	11		55
Queue Length 95th (ft)	111	111			137	64		57	287	25		m97
Internal Link Dist (ft)		375			1016				969			
Turn Bay Length (ft)						200		300		325		300
Base Capacity (vph)	276	275			281	361		252	2914	1167		252
Starvation Cap Reductn	0	0			0	0		0	0	0		0
Spillback Cap Reductn	0	0			0	0		0	0	0		0
Storage Cap Reductn	0	0			0	0		0	0	0		0
Reduced v/c Ratio	0.25	0.25			0.34	0.13		0.12	0.38	0.07		0.24

Intersection Summary			
Area Type:	Other		
Cycle Length: 140			
Actuated Cycle Length: 140			
Offset: 51 (36%), Referenced to phase 2:SBT and 6:NBT, Start of Green			
Natural Cycle: 75			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.56			
Intersection Signal Delay: 17.7		Intersection LOS: B	
Intersection Capacity Utilization 62.0%		ICU Level of Service B	
Analysis Period (min) 15			

m Volume for 95th percentile queue is metered by upstream signal.

! Phase conflict between lane groups.

Splits and Phases: 3: US 19 & Pepper Street/Applegate Drive



Lane Group	SBT	SBR
Queue Length 50th (ft)	130	17
Queue Length 95th (ft)	226	m30
Internal Link Dist (ft)	859	
Turn Bay Length (ft)		475
Base Capacity (vph)	3041	1164
Starvation Cap Reductn	0	0
Spillback Cap Reductn	0	0
Storage Cap Reductn	0	0
Reduced v/c Ratio	0.56	0.08

Intersection Summary

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL
Lane Configurations												
Traffic Volume (vph)	181	64	28	147	36	115	6	61	1734	181	8	60
Future Volume (vph)	181	64	28	147	36	115	6	61	1734	181	8	60
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		200		300		325		300
Storage Lanes	1		0	0		1		1		1		1
Taper Length (ft)	100			100				100				100
Lane Util. Factor	0.95	0.95	1.00	1.00	1.00	1.00	0.91	1.00	0.91	1.00	0.91	1.00
Frt		0.969				0.850				0.850		
Flt Protected	0.950	0.984			0.961			0.950				0.950
Satd. Flow (prot)	1681	1687	0	0	1790	1583	0	1770	5085	1583	0	1770
Flt Permitted	0.950	0.984			0.961			0.950				0.950
Satd. Flow (perm)	1681	1687	0	0	1790	1583	0	1770	5085	1583	0	1770
Right Turn on Red			No			No				No		
Satd. Flow (RTOR)												
Link Speed (mph)		25			30				55			
Link Distance (ft)		455			1096				1049			
Travel Time (s)		12.4			24.9				13.0			
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	201	71	31	163	40	128	7	68	1927	201	9	67
Shared Lane Traffic (%)	25%											
Lane Group Flow (vph)	151	152	0	0	203	128	0	75	1927	201	0	76
Turn Type	Split	NA		Split	NA	pm+ov	Prot	Prot	NA	pm+ov	Prot	Prot
Protected Phases	8	8		4	4	5!	1	1	6	4	5!	5
Permitted Phases						4				6		
Detector Phase	8	8		4	4	5	1	1	6	4	5	5
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0	10.0	10.0	10.0	20.0	5.0	10.0	10.0
Minimum Split (s)	13.4	13.4		12.4	12.4	17.5	17.6	17.6	27.6	12.4	17.5	17.5
Total Split (s)	56.0	56.0		25.0	25.0	25.0	25.0	25.0	54.0	25.0	25.0	25.0
Total Split (%)	35.0%	35.0%		15.6%	15.6%	15.6%	15.6%	15.6%	33.8%	15.6%	15.6%	15.6%
Maximum Green (s)	47.6	47.6		17.6	17.6	17.5	17.4	17.4	46.4	17.6	17.5	17.5
Yellow Time (s)	3.4	3.4		3.7	3.7	5.5	5.6	5.6	5.6	3.7	5.5	5.5
All-Red Time (s)	5.0	5.0		3.7	3.7	2.0	2.0	2.0	2.0	3.7	2.0	2.0
Lost Time Adjust (s)	-3.4	-3.4			-2.4	-2.5		-2.6	-2.6	-2.4		-2.5
Total Lost Time (s)	5.0	5.0			5.0	5.0		5.0	5.0	5.0		5.0
Lead/Lag						Lag	Lag	Lag	Lead		Lag	Lag
Lead-Lag Optimize?						Yes	Yes	Yes	Yes		Yes	Yes
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0	3.0	3.0	4.0	3.0	3.0	3.0
Recall Mode	None	None		None	None	None	None	None	C-Max	None	None	None
Act Effct Green (s)	23.5	23.5			21.4	43.7		17.3	77.8	99.2		17.3
Actuated g/C Ratio	0.15	0.15			0.13	0.27		0.11	0.49	0.62		0.11
v/c Ratio	0.61	0.62			0.85	0.30		0.39	0.78	0.20		0.40
Control Delay	74.0	74.1			96.6	47.7		71.9	37.9	7.9		51.8
Queue Delay	0.0	0.0			0.0	0.0		0.0	0.0	0.0		0.0
Total Delay	74.0	74.1			96.6	47.7		71.9	37.9	7.9		51.8
LOS	E	E			F	D		E	D	A		D
Approach Delay		74.0			77.7				36.3			
Approach LOS		E			E				D			

Lane Group	SBT	SBR
Lane Configurations	↑↑↑	↱
Traffic Volume (vph)	1262	162
Future Volume (vph)	1262	162
Ideal Flow (vphpl)	1900	1900
Storage Length (ft)		475
Storage Lanes		1
Taper Length (ft)		
Lane Util. Factor	0.91	1.00
Frt		0.850
Flt Protected		
Satd. Flow (prot)	5085	1583
Flt Permitted		
Satd. Flow (perm)	5085	1583
Right Turn on Red		No
Satd. Flow (RTOR)		
Link Speed (mph)	55	
Link Distance (ft)	939	
Travel Time (s)	11.6	
Peak Hour Factor	0.90	0.90
Adj. Flow (vph)	1402	180
Shared Lane Traffic (%)		
Lane Group Flow (vph)	1402	180
Turn Type	NA	pm+ov
Protected Phases	2	8
Permitted Phases		2
Detector Phase	2	8
Switch Phase		
Minimum Initial (s)	20.0	5.0
Minimum Split (s)	27.5	13.4
Total Split (s)	54.0	56.0
Total Split (%)	33.8%	35.0%
Maximum Green (s)	46.5	47.6
Yellow Time (s)	5.5	3.4
All-Red Time (s)	2.0	5.0
Lost Time Adjust (s)	-2.5	-3.4
Total Lost Time (s)	5.0	5.0
Lead/Lag	Lead	
Lead-Lag Optimize?	Yes	
Vehicle Extension (s)	4.0	3.0
Recall Mode	C-Max	None
Act Effct Green (s)	77.8	106.3
Actuated g/C Ratio	0.49	0.66
v/c Ratio	0.57	0.17
Control Delay	12.9	6.2
Queue Delay	0.0	0.0
Total Delay	12.9	6.2
LOS	B	A
Approach Delay	13.9	
Approach LOS	B	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL
Queue Length 50th (ft)	158	160			210	105		74	610	44		77
Queue Length 95th (ft)	229	230			#371	167		130	741	84		m132
Internal Link Dist (ft)		375			1016				969			
Turn Bay Length (ft)						200		300		325		300
Base Capacity (vph)	535	537			239	424		221	2473	981		221
Starvation Cap Reductn	0	0			0	0		0	0	0		0
Spillback Cap Reductn	0	0			0	0		0	0	0		0
Storage Cap Reductn	0	0			0	0		0	0	0		0
Reduced v/c Ratio	0.28	0.28			0.85	0.30		0.34	0.78	0.20		0.34

Intersection Summary

Area Type: Other
Cycle Length: 160
Actuated Cycle Length: 160
Offset: 18 (11%), Referenced to phase 2:SBT and 6:NBT, Start of Green
Natural Cycle: 90
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.85
Intersection Signal Delay: 33.6 Intersection LOS: C
Intersection Capacity Utilization 74.4% ICU Level of Service D
Analysis Period (min) 15
\# 95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.
! Phase conflict between lane groups.

Splits and Phases: 3: US 19 & Pepper Street/Applegate Drive

Lane Group	SBT	SBR
Queue Length 50th (ft)	116	32
Queue Length 95th (ft)	172	45
Internal Link Dist (ft)	859	
Turn Bay Length (ft)		475
Base Capacity (vph)	2473	1051
Starvation Cap Reductn	0	0
Spillback Cap Reductn	0	0
Storage Cap Reductn	0	0
Reduced v/c Ratio	0.57	0.17

Intersection Summary

Intersection	
Intersection Delay, s/veh	8.1
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	4	4	1	62	15	25	3	42	90	18	33	2
Future Vol, veh/h	4	4	1	62	15	25	3	42	90	18	33	2
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	4	4	1	69	17	28	3	47	100	20	37	2
Number of Lanes	0	1	0	0	1	0	1	1	0	1	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	1	1
HCM Control Delay	7.6	8.1	8.1	8
HCM LOS	A	A	A	A

Lane	NBLn1	NBLn2	EBLn1	WBLn1	SBLn1	SBLn2
Vol Left, %	100%	0%	44%	61%	100%	0%
Vol Thru, %	0%	32%	44%	15%	0%	94%
Vol Right, %	0%	68%	11%	25%	0%	6%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	3	132	9	102	18	35
LT Vol	3	0	4	62	18	0
Through Vol	0	42	4	15	0	33
RT Vol	0	90	1	25	0	2
Lane Flow Rate	3	147	10	113	20	39
Geometry Grp	7	7	2	2	7	7
Degree of Util (X)	0.005	0.18	0.013	0.139	0.03	0.053
Departure Headway (Hd)	5.39	4.409	4.573	4.407	5.439	4.897
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes
Cap	668	818	785	816	660	733
Service Time	3.09	2.109	2.589	2.419	3.155	2.613
HCM Lane V/C Ratio	0.004	0.18	0.013	0.138	0.03	0.053
HCM Control Delay	8.1	8.1	7.6	8.1	8.3	7.9
HCM Lane LOS	A	A	A	A	A	A
HCM 95th-tile Q	0	0.7	0	0.5	0.1	0.2

Intersection	
Intersection Delay, s/veh	11
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	8	68	7	103	79	64	9	87	160	36	83	24
Future Vol, veh/h	8	68	7	103	79	64	9	87	160	36	83	24
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	9	76	8	114	88	71	10	97	178	40	92	27
Number of Lanes	0	1	0	0	1	0	1	1	0	1	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	1	1
HCM Control Delay	9.5	11.6	11.5	9.8
HCM LOS	A	B	B	A

Lane	NBLn1	NBLn2	EBLn1	WBLn1	SBLn1	SBLn2
Vol Left, %	100%	0%	10%	42%	100%	0%
Vol Thru, %	0%	35%	82%	32%	0%	78%
Vol Right, %	0%	65%	8%	26%	0%	22%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	9	247	83	246	36	107
LT Vol	9	0	8	103	36	0
Through Vol	0	87	68	79	0	83
RT Vol	0	160	7	64	0	24
Lane Flow Rate	10	274	92	273	40	119
Geometry Grp	7	7	2	2	7	7
Degree of Util (X)	0.017	0.405	0.142	0.396	0.072	0.19
Departure Headway (Hd)	6.285	5.319	5.562	5.214	6.435	5.768
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes
Cap	570	678	645	692	557	623
Service Time	4.013	3.047	3.598	3.242	4.166	3.499
HCM Lane V/C Ratio	0.018	0.404	0.143	0.395	0.072	0.191
HCM Control Delay	9.1	11.6	9.5	11.6	9.7	9.9
HCM Lane LOS	A	B	A	B	A	A
HCM 95th-tile Q	0.1	2	0.5	1.9	0.2	0.7

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	54	61	72	8	14	36
Future Volume (Veh/h)	54	61	72	8	14	36
Sign Control	Free		Stop			Stop
Grade	0%		0%			0%
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Hourly flow rate (vph)	60	68	80	9	16	40
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)				4		
Median type	None					
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	0		120	0	160	120
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	0		120	0	160	120
tC, single (s)	4.1		6.5	6.2	7.1	6.5
tC, 2 stage (s)						
tF (s)	2.2		4.0	3.3	3.5	4.0
p0 queue free %	96		89	99	98	95
cM capacity (veh/h)	1623		742	1085	713	742

Direction, Lane #	WB 1	WB 2	NB 1	SB 1	SB 2
Volume Total	60	68	89	16	40
Volume Left	60	0	0	16	0
Volume Right	0	68	9	0	0
cSH	1623	1700	825	713	742
Volume to Capacity	0.04	0.04	0.11	0.02	0.05
Queue Length 95th (ft)	3	0	9	2	4
Control Delay (s)	7.3	0.0	10.2	10.2	10.1
Lane LOS	A		B	B	B
Approach Delay (s)	3.4		10.2	10.1	
Approach LOS			B	B	

Intersection Summary			
Average Delay	7.0		
Intersection Capacity Utilization	17.4%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	88	89	169	26	36	69
Future Volume (Veh/h)	88	89	169	26	36	69
Sign Control	Free		Stop			Stop
Grade	0%		0%			0%
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Hourly flow rate (vph)	98	99	188	29	40	77
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)				4		
Median type	None					
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	0		196	0	290	196
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	0		196	0	290	196
tC, single (s)	4.1		6.5	6.2	7.1	6.5
tC, 2 stage (s)						
tF (s)	2.2		4.0	3.3	3.5	4.0
p0 queue free %	94		71	97	92	88
cM capacity (veh/h)	1623		657	1085	480	657

Direction, Lane #	WB 1	WB 2	NB 1	SB 1	SB 2
Volume Total	98	99	217	40	77
Volume Left	98	0	0	40	0
Volume Right	0	99	29	0	0
cSH	1623	1700	759	480	657
Volume to Capacity	0.06	0.06	0.29	0.08	0.12
Queue Length 95th (ft)	5	0	30	7	10
Control Delay (s)	7.4	0.0	12.1	13.2	11.2
Lane LOS	A		B	B	B
Approach Delay (s)	3.7		12.1	11.9	
Approach LOS			B	B	

Intersection Summary			
Average Delay	8.9		
Intersection Capacity Utilization	27.1%	ICU Level of Service	A
Analysis Period (min)	15		

Intersection	
Intersection Delay, s/veh	7.6
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	2	6	0	0	0	19	55	2	0	21	0
Future Vol, veh/h	0	2	6	0	0	0	19	55	2	0	21	0
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	2	7	0	0	0	21	61	2	0	23	0
Number of Lanes	0	1	0	0	1	0	1	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	2	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	1	1	1
HCM Control Delay	6.8	0	7.7	7.3
HCM LOS	A	-	A	A

Lane	NBLn1	NBLn2	EBLn1	WBLn1	SBLn1
Vol Left, %	100%	0%	0%	0%	0%
Vol Thru, %	0%	96%	25%	100%	100%
Vol Right, %	0%	4%	75%	0%	0%
Sign Control	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	19	57	8	0	21
LT Vol	19	0	0	0	0
Through Vol	0	55	2	0	21
RT Vol	0	2	6	0	0
Lane Flow Rate	21	63	9	0	23
Geometry Grp	5	5	2	2	4a
Degree of Util (X)	0.03	0.08	0.009	0	0.027
Departure Headway (Hd)	5.061	4.537	3.666	4.124	4.111
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes
Cap	711	794	962	0	870
Service Time	2.767	2.242	1.741	2.201	2.141
HCM Lane V/C Ratio	0.03	0.079	0.009	0	0.026
HCM Control Delay	7.9	7.6	6.8	7.2	7.3
HCM Lane LOS	A	A	A	N	A
HCM 95th-tile Q	0.1	0.3	0	0	0.1

Intersection	
Intersection Delay, s/veh	8.5
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	16	3	1	9	29	180	7	4	23	0
Future Vol, veh/h	0	0	16	3	1	9	29	180	7	4	23	0
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	18	3	1	10	32	200	8	4	26	0
Number of Lanes	0	1	0	0	1	0	1	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	2	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	1	1	1
HCM Control Delay	7.1	7.3	8.8	7.5
HCM LOS	A	A	A	A

Lane	NBLn1	NBLn2	EBLn1	WBLn1	SBLn1
Vol Left, %	100%	0%	0%	23%	15%
Vol Thru, %	0%	96%	0%	8%	85%
Vol Right, %	0%	4%	100%	69%	0%
Sign Control	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	29	187	16	13	27
LT Vol	29	0	0	3	4
Through Vol	0	180	0	1	23
RT Vol	0	7	16	9	0
Lane Flow Rate	32	208	18	14	30
Geometry Grp	5	5	2	2	4a
Degree of Util (X)	0.046	0.264	0.02	0.017	0.036
Departure Headway (Hd)	5.106	4.58	3.986	4.221	4.295
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes
Cap	702	785	903	853	821
Service Time	2.828	2.301	1.987	2.222	2.386
HCM Lane V/C Ratio	0.046	0.265	0.02	0.016	0.037
HCM Control Delay	8.1	8.9	7.1	7.3	7.5
HCM Lane LOS	A	A	A	A	A
HCM 95th-tile Q	0.1	1.1	0.1	0.1	0.1

Intersection	
Int Delay, s/veh	0.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	332	22	0	232	8	0	0	53	0	0	3
Future Vol, veh/h	0	332	22	0	232	8	0	0	53	0	0	3
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	Free	-	-	Stop	-	-	Stop
Storage Length	23	-	-	12	-	125	-	-	0	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	369	24	0	258	9	0	0	59	0	0	3

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	-	0	0	-	-	0	-	-	197	-	-	129
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	-	-	-	7.14	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	-	-	-	3.92	-	-	3.32
Pot Cap-1 Maneuver	0	-	-	0	-	0	0	0	690	0	0	897
Stage 1	0	-	-	0	-	0	0	0	-	0	0	-
Stage 2	0	-	-	0	-	0	0	0	-	0	0	-
Platoon blocked, %		-	-		-							
Mov Cap-1 Maneuver	-	-	-	-	-	-	-	-	690	-	-	897
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	0	10.7	9
HCM LOS			B	A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBT	SBLn1
Capacity (veh/h)	690	-	-	-	897
HCM Lane V/C Ratio	0.085	-	-	-	0.004
HCM Control Delay (s)	10.7	-	-	-	9
HCM Lane LOS	B	-	-	-	A
HCM 95th %tile Q(veh)	0.3	-	-	-	0

Intersection	
Int Delay, s/veh	2.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↑↑↑			↑↑	↱			↱			↱
Traffic Vol, veh/h	0	383	27	0	356	20	0	0	191	0	0	28
Future Vol, veh/h	0	383	27	0	356	20	0	0	191	0	0	28
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	Free	-	-	Stop	-	-	Stop
Storage Length	23	-	-	12	-	125	-	-	0	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	426	30	0	396	22	0	0	212	0	0	31

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	-	0	0	-	-	0	-	-	228	-	-	198
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	-	-	-	7.14	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	-	-	-	3.92	-	-	3.32
Pot Cap-1 Maneuver	0	-	-	0	-	0	0	0	660	0	0	810
Stage 1	0	-	-	0	-	0	0	0	-	0	0	-
Stage 2	0	-	-	0	-	0	0	0	-	0	0	-
Platoon blocked, %		-	-		-							
Mov Cap-1 Maneuver	-	-	-	-	-	-	-	-	660	-	-	810
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	0	13	9.6
HCM LOS			B	A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBT	SBLn1
Capacity (veh/h)	660	-	-	-	810
HCM Lane V/C Ratio	0.322	-	-	-	0.038
HCM Control Delay (s)	13	-	-	-	9.6
HCM Lane LOS	B	-	-	-	A
HCM 95th %tile Q(veh)	1.4	-	-	-	0.1

Intersection	
Int Delay, s/veh	1.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations													
Traffic Vol, veh/h	28	1	65	1	0	0	7	105	121	0	0	281	21
Future Vol, veh/h	28	1	65	1	0	0	7	105	121	0	0	281	21
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	Stop	-	-	None	-	-	-	None	-	-	None
Storage Length	-	-	225	-	-	-	-	0	-	-	125	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	31	1	72	1	0	0	8	117	134	0	0	312	23

Major/Minor	Minor2			Minor1				Major1			Major2		
Conflicting Flow All	692	708	324	692	719	134	-	335	0	0	134	0	0
Stage 1	324	324	-	368	384	-	-	-	-	-	-	-	-
Stage 2	368	384	-	324	335	-	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	-	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	-	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	358	360	717	358	354	915	-	1224	-	-	1451	-	-
Stage 1	688	650	-	652	611	-	-	-	-	-	-	-	-
Stage 2	652	611	-	688	643	-	-	-	-	-	-	-	-
Platoon blocked, %									-	-		-	-
Mov Cap-1 Maneuver	358	360	717	321	354	915	~-16	~-16	-	-	1451	-	-
Mov Cap-2 Maneuver	358	360	-	321	354	-	-	-	-	-	-	-	-
Stage 1	688	650	-	652	611	-	-	-	-	-	-	-	-
Stage 2	652	611	-	618	643	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	12.3	16.3		0
HCM LOS	B	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	+	-	-	358	717	321	1451	-	-
HCM Lane V/C Ratio	-	-	-	0.09	0.101	0.003	-	-	-
HCM Control Delay (s)	-	-	-	16	10.6	16.3	0	-	-
HCM Lane LOS	-	-	-	C	B	C	A	-	-
HCM 95th %tile Q(veh)	-	-	-	0.3	0.3	0	0	-	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	3.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations													
Traffic Vol, veh/h	37	2	162	18	4	3	21	174	198	0	2	220	21
Future Vol, veh/h	37	2	162	18	4	3	21	174	198	0	2	220	21
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	Stop	-	-	None	-	-	-	None	-	-	None
Storage Length	-	-	225	-	-	-	-	0	-	-	125	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	41	2	180	20	4	3	23	193	220	0	2	244	23

Major/Minor	Minor2			Minor1			Major1				Major2		
Conflicting Flow All	870	912	256	867	923	220	-	267	0	0	220	0	0
Stage 1	260	260	-	606	652	-	-	-	-	-	-	-	-
Stage 2	610	652	-	261	271	-	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	-	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	-	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	272	274	783	273	270	820	-	1297	-	-	1349	-	-
Stage 1	745	693	-	484	464	-	-	-	-	-	-	-	-
Stage 2	482	464	-	744	685	-	-	-	-	-	-	-	-
Platoon blocked, %									-	-		-	-
Mov Cap-1 Maneuver	267	274	783	209	270	820	~ -9	~ -9	-	-	1349	-	-
Mov Cap-2 Maneuver	267	274	-	209	270	-	-	-	-	-	-	-	-
Stage 1	745	692	-	484	464	-	-	-	-	-	-	-	-
Stage 2	475	464	-	570	684	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	13	22		0.1
HCM LOS	B	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	+	-	-	267	783	239	1349	-	-
HCM Lane V/C Ratio	-	-	-	0.162	0.23	0.116	0.002	-	-
HCM Control Delay (s)	-	-	-	21.1	11	22	7.7	-	-
HCM Lane LOS	-	-	-	C	B	C	A	-	-
HCM 95th %tile Q(veh)	-	-	-	0.6	0.9	0.4	0	-	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

APPENDIX E

CAPACITY ANALYSIS CALCULATIONS

2027 NO-BUILD

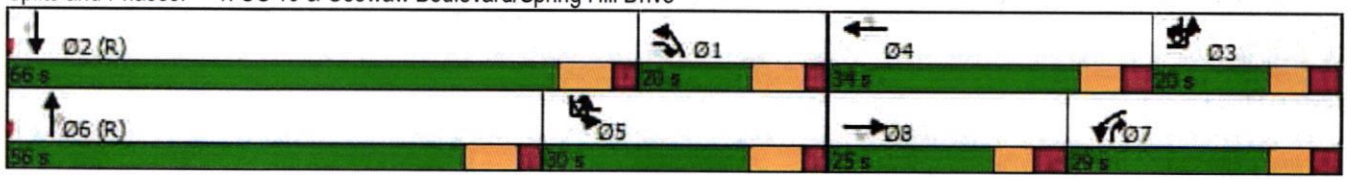
Lane Group	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBU	SBL
Lane Configurations												
Traffic Volume (vph)	2	126	139	87	394	122	220	65	949	164	2	157
Future Volume (vph)	2	126	139	87	394	122	220	65	949	164	2	157
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)		0		175	0		175	475		525		275
Storage Lanes		2		2	2		2	1		1		2
Taper Length (ft)		100			100			100				100
Lane Util. Factor	0.95	0.97	0.95	1.00	0.97	1.00	1.00	1.00	0.91	1.00	0.91	0.97
Frt				0.850			0.850			0.850		
Flt Protected		0.950			0.950			0.950				0.950
Satd. Flow (prot)	0	3433	3539	1583	3433	1863	1583	1770	5085	1583	0	3433
Flt Permitted		0.950			0.950			0.950				0.950
Satd. Flow (perm)	0	3433	3539	1583	3433	1863	1583	1770	5085	1583	0	3433
Right Turn on Red				No			No			No		
Satd. Flow (RTOR)												
Link Speed (mph)			40			40			55			
Link Distance (ft)			352			1085			891			
Travel Time (s)			6.0			18.5			11.0			
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	2	140	154	97	438	136	244	72	1054	182	2	174
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	142	154	97	438	136	244	72	1054	182	0	176
Turn Type	Prot	Prot	NA	pm+ov	Prot	NA	pm+ov	Prot	NA	pm+ov	Prot	Prot
Protected Phases	3!	3	8	1	7	4	5!	1	6	7	5!	5
Permitted Phases				8			4			6		
Detector Phase	3	3	8	1	7	4	5	1	6	7	5	5
Switch Phase												
Minimum Initial (s)	5.0	5.0	10.0	5.0	5.0	10.0	5.0	5.0	20.0	5.0	5.0	5.0
Minimum Split (s)	12.7	12.7	17.7	13.0	12.8	17.8	13.2	13.0	28.0	12.8	13.2	13.2
Total Split (s)	20.0	20.0	25.0	20.0	29.0	34.0	30.0	20.0	56.0	29.0	30.0	30.0
Total Split (%)	14.3%	14.3%	17.9%	14.3%	20.7%	24.3%	21.4%	14.3%	40.0%	20.7%	21.4%	21.4%
Maximum Green (s)	12.3	12.3	17.3	12.0	21.2	26.2	21.8	12.0	48.0	21.2	21.8	21.8
Yellow Time (s)	4.1	4.1	4.1	5.6	4.5	4.5	5.6	5.6	5.6	4.5	5.6	5.6
All-Red Time (s)	3.6	3.6	3.6	2.4	3.3	3.3	2.6	2.4	2.4	3.3	2.6	2.6
Lost Time Adjust (s)		-2.7	-2.7	-3.0	-2.8	-2.8	-3.2	-3.0	-3.0	-2.8		-3.2
Total Lost Time (s)		5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0		5.0
Lead/Lag	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	4.0	4.0	3.0	3.0	4.0	3.0	3.5	3.0	4.0	4.0	3.5	3.5
Recall Mode	None	None	None	None	None	None	None	None	C-Max	None	None	None
Act Effct Green (s)		21.8	14.5	33.3	25.7	18.3	47.2	13.9	56.0	86.7		23.9
Actuated g/C Ratio		0.16	0.10	0.24	0.18	0.13	0.34	0.10	0.40	0.62		0.17
v/c Ratio		0.27	0.42	0.26	0.70	0.56	0.46	0.41	0.52	0.19		0.30
Control Delay		53.6	62.2	44.4	59.7	65.3	38.5	53.7	19.4	8.7		52.0
Queue Delay		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0
Total Delay		53.6	62.2	44.4	59.7	65.3	38.5	53.7	19.4	8.7		52.0
LOS		D	E	D	E	E	D	D	B	A		D
Approach Delay			54.7			54.3			19.8			
Approach LOS			D			D			B			

Lane Group	SBT	SBR
Lane Configurations	↑↑↑	↱
Traffic Volume (vph)	1186	42
Future Volume (vph)	1186	42
Ideal Flow (vphpl)	1900	1900
Storage Length (ft)		525
Storage Lanes		1
Taper Length (ft)		
Lane Util. Factor	0.91	1.00
Frt		0.850
Flt Protected		
Satd. Flow (prot)	5085	1583
Flt Permitted		
Satd. Flow (perm)	5085	1583
Right Turn on Red		No
Satd. Flow (RTOR)		
Link Speed (mph)	55	
Link Distance (ft)	1088	
Travel Time (s)	13.5	
Peak Hour Factor	0.90	0.90
Adj. Flow (vph)	1318	47
Shared Lane Traffic (%)		
Lane Group Flow (vph)	1318	47
Turn Type	NA	pm+ov
Protected Phases	2	3!
Permitted Phases		2
Detector Phase	2	3
Switch Phase		
Minimum Initial (s)	20.0	5.0
Minimum Split (s)	28.2	12.7
Total Split (s)	66.0	20.0
Total Split (%)	47.1%	14.3%
Maximum Green (s)	57.8	12.3
Yellow Time (s)	5.6	4.1
All-Red Time (s)	2.6	3.6
Lost Time Adjust (s)	-3.2	-2.7
Total Lost Time (s)	5.0	5.0
Lead/Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes
Vehicle Extension (s)	4.0	4.0
Recall Mode	C-Max	None
Act Effct Green (s)	66.0	92.8
Actuated g/C Ratio	0.47	0.66
v/c Ratio	0.55	0.04
Control Delay	28.2	9.7
Queue Delay	0.0	0.0
Total Delay	28.2	9.7
LOS	C	A
Approach Delay	30.4	
Approach LOS	C	

Lane Group	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBU	SBL
Queue Length 50th (ft)		58	70	72	191	118	172	64	116	38		72
Queue Length 95th (ft)		94	105	120	252	181	238	118	131	56		108
Internal Link Dist (ft)			272			1005			811			
Turn Bay Length (ft)				175			175	475		525		275
Base Capacity (vph)		534	505	367	642	385	523	189	2034	974		613
Starvation Cap Reductn		0	0	0	0	0	0	0	0	0		0
Spillback Cap Reductn		0	0	0	0	0	0	0	0	0		0
Storage Cap Reductn		0	0	0	0	0	0	0	0	0		0
Reduced v/c Ratio		0.27	0.30	0.26	0.68	0.35	0.47	0.38	0.52	0.19		0.29

Intersection Summary			
Area Type:	Other		
Cycle Length: 140			
Actuated Cycle Length: 140			
Offset: 50 (36%), Referenced to phase 2:SBT and 6:NBT, Start of Green			
Natural Cycle: 75			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.70			
Intersection Signal Delay: 34.1		Intersection LOS: C	
Intersection Capacity Utilization 63.3%		ICU Level of Service B	
Analysis Period (min) 15			
! Phase conflict between lane groups.			

Splits and Phases: 1: US 19 & Osowaw Boulevard/Spring Hill Drive



Lane Group	SBT	SBR
Queue Length 50th (ft)	319	14
Queue Length 95th (ft)	379	33
Internal Link Dist (ft)	1008	
Turn Bay Length (ft)		525
Base Capacity (vph)	2397	1049
Starvation Cap Reductn	0	0
Spillback Cap Reductn	0	0
Storage Cap Reductn	0	0
Reduced v/c Ratio	0.55	0.04

Intersection Summary

Lane Group	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR
Lane Configurations												
Traffic Volume (vph)	1	253	260	94	1	340	165	305	1	117	1519	343
Future Volume (vph)	1	253	260	94	1	340	165	305	1	117	1519	343
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)		0		175		0		175		475		525
Storage Lanes		2		2		2		2		1		1
Taper Length (ft)		100				100				100		
Lane Util. Factor	0.95	0.97	0.95	1.00	1.00	0.97	1.00	1.00	0.91	1.00	0.91	1.00
Frt				0.850				0.850				0.850
Flt Protected		0.950				0.950				0.950		
Satd. Flow (prot)	0	3433	3539	1583	0	3433	1863	1583	0	1770	5085	1583
Flt Permitted		0.950				0.950				0.950		
Satd. Flow (perm)	0	3433	3539	1583	0	3433	1863	1583	0	1770	5085	1583
Right Turn on Red				No				No				No
Satd. Flow (RTOR)												
Link Speed (mph)			40				40				55	
Link Distance (ft)			352				1085				891	
Travel Time (s)			6.0				18.5				11.0	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	1	281	289	104	1	378	183	339	1	130	1688	381
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	282	289	104	0	379	183	339	0	131	1688	381
Turn Type	Prot	Prot	NA	pm+ov	Prot	Prot	NA	pm+ov	Prot	Prot	NA	pm+ov
Protected Phases	3!	3	8	1!	7!	7	4	5!	1!	1	6	7!
Permitted Phases				8				4				6
Detector Phase	3	3	8	1	7	7	4	5	1	1	6	7
Switch Phase												
Minimum Initial (s)	5.0	5.0	10.0	5.0	5.0	5.0	10.0	5.0	5.0	5.0	20.0	5.0
Minimum Split (s)	12.7	12.7	17.7	13.0	12.8	12.8	17.8	13.2	13.0	13.0	28.0	12.8
Total Split (s)	25.0	25.0	25.0	35.0	30.0	30.0	30.0	45.0	35.0	35.0	60.0	30.0
Total Split (%)	15.6%	15.6%	15.6%	21.9%	18.8%	18.8%	18.8%	28.1%	21.9%	21.9%	37.5%	18.8%
Maximum Green (s)	17.3	17.3	17.3	27.0	22.2	22.2	22.2	36.8	27.0	27.0	52.0	22.2
Yellow Time (s)	4.1	4.1	4.1	5.6	4.5	4.5	4.5	5.6	5.6	5.6	5.6	4.5
All-Red Time (s)	3.6	3.6	3.6	2.4	3.3	3.3	3.3	2.6	2.4	2.4	2.4	3.3
Lost Time Adjust (s)		-2.7	-2.7	-3.0		-2.8	-2.8	-3.2		-3.0	-3.0	-2.8
Total Lost Time (s)		5.0	5.0	5.0		5.0	5.0	5.0		5.0	5.0	5.0
Lead/Lag	Lag	Lag	Lead	Lag	Lag	Lag	Lead	Lag	Lag	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	4.0	4.0	3.0	3.0	4.0	4.0	3.0	3.5	3.0	3.0	4.0	4.0
Recall Mode	None	None	None	None	None	None	None	None	None	None	C-Max	None
Act Effct Green (s)		22.4	19.5	50.0		25.4	22.4	63.0		25.5	59.6	90.0
Actuated g/C Ratio		0.14	0.12	0.31		0.16	0.14	0.39		0.16	0.37	0.56
v/c Ratio		0.59	0.67	0.21		0.70	0.70	0.54		0.46	0.89	0.43
Control Delay		69.6	76.3	41.3		71.1	80.0	40.1		43.1	39.8	21.8
Queue Delay		0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0	0.0
Total Delay		69.6	76.3	41.3		71.1	80.0	40.1		43.1	39.8	21.8
LOS		E	E	D		E	F	D		D	D	C
Approach Delay			68.1				61.3				36.9	
Approach LOS			E				E				D	

Lane Group	SBU	SBL	SBT	SBR
Lane Configurations				
Traffic Volume (vph)	2	311	1206	98
Future Volume (vph)	2	311	1206	98
Ideal Flow (vphpl)	1900	1900	1900	1900
Storage Length (ft)		275		525
Storage Lanes		2		1
Taper Length (ft)		100		
Lane Util. Factor	0.91	0.97	0.91	1.00
Frt				0.850
Flt Protected		0.950		
Satd. Flow (prot)	0	3433	5085	1583
Flt Permitted		0.950		
Satd. Flow (perm)	0	3433	5085	1583
Right Turn on Red				No
Satd. Flow (RTOR)				
Link Speed (mph)			55	
Link Distance (ft)			1088	
Travel Time (s)			13.5	
Peak Hour Factor	0.90	0.90	0.90	0.90
Adj. Flow (vph)	2	346	1340	109
Shared Lane Traffic (%)				
Lane Group Flow (vph)	0	348	1340	109
Turn Type	Prot	Prot	NA	pm+ov
Protected Phases	5!	5	2	3!
Permitted Phases				2
Detector Phase	5	5	2	3
Switch Phase				
Minimum Initial (s)	5.0	5.0	20.0	5.0
Minimum Split (s)	13.2	13.2	28.2	12.7
Total Split (s)	45.0	45.0	70.0	25.0
Total Split (%)	28.1%	28.1%	43.8%	15.6%
Maximum Green (s)	36.8	36.8	61.8	17.3
Yellow Time (s)	5.6	5.6	5.6	4.1
All-Red Time (s)	2.6	2.6	2.6	3.6
Lost Time Adjust (s)		-3.2	-3.2	-2.7
Total Lost Time (s)		5.0	5.0	5.0
Lead/Lag	Lag	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.5	3.5	4.0	4.0
Recall Mode	None	None	C-Max	None
Act Effct Green (s)		35.5	69.6	97.0
Actuated g/C Ratio		0.22	0.44	0.61
v/c Ratio		0.46	0.61	0.11
Control Delay		55.3	37.0	15.1
Queue Delay		0.0	0.0	0.0
Total Delay		55.3	37.0	15.1
LOS		E	D	B
Approach Delay			39.2	
Approach LOS			D	

Lane Group	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR
Queue Length 50th (ft)		142	153	79		192	184	266		134	421	133
Queue Length 95th (ft)		200	208	128		256	271	350		m157	#725	m254
Internal Link Dist (ft)			272				1005				811	
Turn Bay Length (ft)				175				175		475		525
Base Capacity (vph)		481	450	483		561	293	611		331	1893	887
Starvation Cap Reductn		0	0	0		0	0	0		0	0	0
Spillback Cap Reductn		0	0	0		0	0	0		0	0	0
Storage Cap Reductn		0	0	0		0	0	0		0	0	0
Reduced v/c Ratio		0.59	0.64	0.22		0.68	0.62	0.55		0.40	0.89	0.43

Intersection Summary

Area Type: Other

Cycle Length: 160

Actuated Cycle Length: 160

Offset: 2 (1%), Referenced to phase 2:SBT and 6:NBT, Start of Green

Natural Cycle: 90

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.89

Intersection Signal Delay: 45.4 Intersection LOS: D

Intersection Capacity Utilization 81.1% ICU Level of Service D

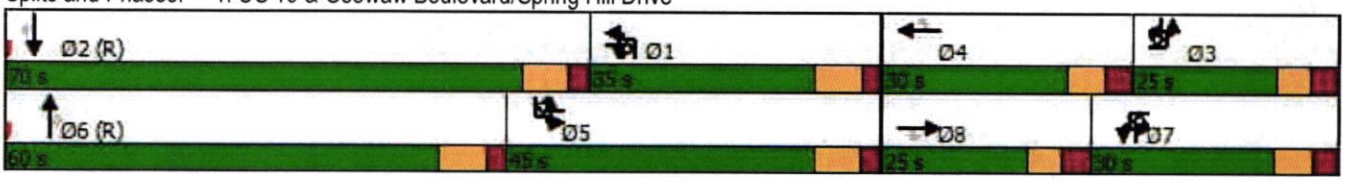
Analysis Period (min) 15

\# 95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

! Phase conflict between lane groups.

Splits and Phases: 1: US 19 & Osowaw Boulevard/Spring Hill Drive



Intersection	
Int Delay, s/veh	0.6

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	16	32	1123	1724	53
Future Vol, veh/h	0	16	32	1123	1724	53
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	Stop	-	None	-	None
Storage Length	-	0	475	-	-	350
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	18	36	1248	1916	59

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	-	958	1975	0	-	0
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	7.14	5.34	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.92	3.12	-	-	-
Pot Cap-1 Maneuver	0	221	129	-	-	-
Stage 1	0	-	-	-	-	-
Stage 2	0	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	-	221	129	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	22.7	1.2	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	129	-	221	-	-
HCM Lane V/C Ratio	0.276	-	0.08	-	-
HCM Control Delay (s)	43.2	-	22.7	-	-
HCM Lane LOS	E	-	C	-	-
HCM 95th %tile Q(veh)	1	-	0.3	-	-

Intersection	
Int Delay, s/veh	1

Movement	EBL	EBR	NBU	NBL	NBT	SBT	SBR
Lane Configurations							
Traffic Vol, veh/h	0	59	3	50	2046	1514	134
Future Vol, veh/h	0	59	3	50	2046	1514	134
Conflicting Peds, #/hr	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free	Free
RT Channelized	-	Stop	-	-	None	-	None
Storage Length	-	0	-	475	-	-	350
Veh in Median Storage, #	0	-	-	-	0	0	-
Grade, %	0	-	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2
Mvmt Flow	0	66	3	56	2273	1682	149

Major/Minor	Minor2		Major1			Major2	
Conflicting Flow All	-	841	1228	1831	0	-	0
Stage 1	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-
Critical Hdwy	-	7.14	5.64	5.34	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-
Follow-up Hdwy	-	3.92	2.32	3.12	-	-	-
Pot Cap-1 Maneuver	0	264	328	152	-	-	-
Stage 1	0	-	-	-	-	-	-
Stage 2	0	-	-	-	-	-	-
Platoon blocked, %					-	-	-
Mov Cap-1 Maneuver	-	264	156	156	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	23.1	1.1	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	156	-	264	-	-
HCM Lane V/C Ratio	0.377	-	0.248	-	-
HCM Control Delay (s)	41.6	-	23.1	-	-
HCM Lane LOS	E	-	C	-	-
HCM 95th %tile Q(veh)	1.6	-	1	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL
Lane Configurations												
Traffic Volume (vph)	96	19	12	70	18	43	7	20	1014	77	2	55
Future Volume (vph)	96	19	12	70	18	43	7	20	1014	77	2	55
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		200		300		325		300
Storage Lanes	1		0	0		1		1		1		1
Taper Length (ft)	100			100				100				100
Lane Util. Factor	0.95	0.95	1.00	1.00	1.00	1.00	0.91	1.00	0.91	1.00	0.91	1.00
Frt		0.972				0.850				0.850		
Flt Protected	0.950	0.975			0.962			0.950				0.950
Satd. Flow (prot)	1681	1677	0	0	1792	1583	0	1770	5085	1583	0	1770
Flt Permitted	0.950	0.975			0.962			0.950				0.950
Satd. Flow (perm)	1681	1677	0	0	1792	1583	0	1770	5085	1583	0	1770
Right Turn on Red			No			No				No		
Satd. Flow (RTOR)												
Link Speed (mph)		25			30				55			
Link Distance (ft)		455			1096				1049			
Travel Time (s)		12.4			24.9				13.0			
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	107	21	13	78	20	48	8	22	1127	86	2	61
Shared Lane Traffic (%)	34%											
Lane Group Flow (vph)	71	70	0	0	98	48	0	30	1127	86	0	63
Turn Type	Split	NA		Split	NA	pm+ov	Prot	Prot	NA	pm+ov	Prot	Prot
Protected Phases	8	8		4	4	5!	1	1	6	4	5!	5
Permitted Phases						4				6		
Detector Phase	8	8		4	4	5	1	1	6	4	5	5
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0	10.0	10.0	10.0	20.0	5.0	10.0	10.0
Minimum Split (s)	13.4	13.4		12.4	12.4	17.5	17.6	17.6	27.6	12.4	17.5	17.5
Total Split (s)	28.0	28.0		27.0	27.0	25.0	25.0	25.0	60.0	27.0	25.0	25.0
Total Split (%)	20.0%	20.0%		19.3%	19.3%	17.9%	17.9%	17.9%	42.9%	19.3%	17.9%	17.9%
Maximum Green (s)	19.6	19.6		19.6	19.6	17.5	17.4	17.4	52.4	19.6	17.5	17.5
Yellow Time (s)	3.4	3.4		3.7	3.7	5.5	5.6	5.6	5.6	3.7	5.5	5.5
All-Red Time (s)	5.0	5.0		3.7	3.7	2.0	2.0	2.0	2.0	3.7	2.0	2.0
Lost Time Adjust (s)	-3.4	-3.4			-2.4	-2.5		-2.6	-2.6	-2.4		-2.5
Total Lost Time (s)	5.0	5.0			5.0	5.0		5.0	5.0	5.0		5.0
Lead/Lag						Lag	Lag	Lag	Lead		Lag	Lag
Lead-Lag Optimize?						Yes	Yes	Yes	Yes		Yes	Yes
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0	3.0	3.0	4.0	3.0	3.0	3.0
Recall Mode	None	None		None	None	None	None	None	C-Max	None	None	None
Act Effct Green (s)	14.7	14.7			15.4	31.1		13.9	79.6	96.0		13.8
Actuated g/C Ratio	0.10	0.10			0.11	0.22		0.10	0.57	0.69		0.10
v/c Ratio	0.40	0.40			0.50	0.14		0.17	0.39	0.08		0.36
Control Delay	64.5	64.4			66.7	40.3		59.4	19.3	5.0		48.5
Queue Delay	0.0	0.0			0.0	0.0		0.0	0.0	0.0		0.0
Total Delay	64.5	64.4			66.7	40.3		59.4	19.3	5.0		48.5
LOS	E	E			E	D		E	B	A		D
Approach Delay		64.5			58.0				19.2			
Approach LOS		E			E				B			

Lane Group	SBT	SBR
Lane Configurations	↑↑↑	↱
Traffic Volume (vph)	1593	89
Future Volume (vph)	1593	89
Ideal Flow (vphpl)	1900	1900
Storage Length (ft)		475
Storage Lanes		1
Taper Length (ft)		
Lane Util. Factor	0.91	1.00
Frt		0.850
Flt Protected		
Satd. Flow (prot)	5085	1583
Flt Permitted		
Satd. Flow (perm)	5085	1583
Right Turn on Red		No
Satd. Flow (RTOR)		
Link Speed (mph)	55	
Link Distance (ft)	939	
Travel Time (s)	11.6	
Peak Hour Factor	0.90	0.90
Adj. Flow (vph)	1770	99
Shared Lane Traffic (%)		
Lane Group Flow (vph)	1770	99
Turn Type	NA	pm+ov
Protected Phases	2	8
Permitted Phases		2
Detector Phase	2	8
Switch Phase		
Minimum Initial (s)	20.0	5.0
Minimum Split (s)	27.5	13.4
Total Split (s)	60.0	28.0
Total Split (%)	42.9%	20.0%
Maximum Green (s)	52.5	19.6
Yellow Time (s)	5.5	3.4
All-Red Time (s)	2.0	5.0
Lost Time Adjust (s)	-2.5	-3.4
Total Lost Time (s)	5.0	5.0
Lead/Lag	Lead	
Lead-Lag Optimize?	Yes	
Vehicle Extension (s)	4.0	3.0
Recall Mode	C-Max	None
Act Effct Green (s)	83.1	102.8
Actuated g/C Ratio	0.59	0.73
v/c Ratio	0.59	0.09
Control Delay	10.1	5.2
Queue Delay	0.0	0.0
Total Delay	10.1	5.2
LOS	B	A
Approach Delay	11.1	
Approach LOS	B	

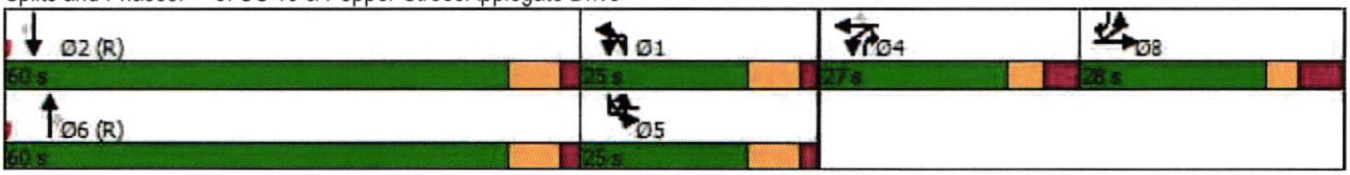
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL
Queue Length 50th (ft)	64	64			85	35		26	209	12		56
Queue Length 95th (ft)	115	114			142	64		58	301	26		m99
Internal Link Dist (ft)		375			1016				969			
Turn Bay Length (ft)						200		300		325		300
Base Capacity (vph)	276	275			281	364		252	2890	1159		252
Starvation Cap Reductn	0	0			0	0		0	0	0		0
Spillback Cap Reductn	0	0			0	0		0	0	0		0
Storage Cap Reductn	0	0			0	0		0	0	0		0
Reduced v/c Ratio	0.26	0.25			0.35	0.13		0.12	0.39	0.07		0.25

Intersection Summary			
Area Type:	Other		
Cycle Length: 140			
Actuated Cycle Length: 140			
Offset: 51 (36%), Referenced to phase 2:SBT and 6:NBT, Start of Green			
Natural Cycle: 75			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.59			
Intersection Signal Delay: 18.2		Intersection LOS: B	
Intersection Capacity Utilization 63.1%		ICU Level of Service B	
Analysis Period (min) 15			

m Volume for 95th percentile queue is metered by upstream signal.

! Phase conflict between lane groups.

Splits and Phases: 3: US 19 & Pepper Street/Applegate Drive



Lane Group	SBT	SBR
Queue Length 50th (ft)	134	18
Queue Length 95th (ft)	264	m33
Internal Link Dist (ft)	859	
Turn Bay Length (ft)		475
Base Capacity (vph)	3017	1159
Starvation Cap Reductn	0	0
Spillback Cap Reductn	0	0
Storage Cap Reductn	0	0
Reduced v/c Ratio	0.59	0.09

Intersection Summary

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL
Lane Configurations												
Traffic Volume (vph)	186	66	29	151	37	118	6	63	1786	186	8	62
Future Volume (vph)	186	66	29	151	37	118	6	63	1786	186	8	62
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		200		300		325		300
Storage Lanes	1		0	0		1		1		1		1
Taper Length (ft)	100			100				100				100
Lane Util. Factor	0.95	0.95	1.00	1.00	1.00	1.00	0.91	1.00	0.91	1.00	0.91	1.00
Frt		0.969				0.850				0.850		
Flt Protected	0.950	0.984			0.961			0.950				0.950
Satd. Flow (prot)	1681	1687	0	0	1790	1583	0	1770	5085	1583	0	1770
Flt Permitted	0.950	0.984			0.961			0.950				0.950
Satd. Flow (perm)	1681	1687	0	0	1790	1583	0	1770	5085	1583	0	1770
Right Turn on Red			No			No				No		
Satd. Flow (RTOR)												
Link Speed (mph)		25			30				55			
Link Distance (ft)		455			1096				1049			
Travel Time (s)		12.4			24.9				13.0			
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	207	73	32	168	41	131	7	70	1984	207	9	69
Shared Lane Traffic (%)	25%											
Lane Group Flow (vph)	155	157	0	0	209	131	0	77	1984	207	0	78
Turn Type	Split	NA		Split	NA	pm+ov	Prot	Prot	NA	pm+ov	Prot	Prot
Protected Phases	8	8		4	4	5!	1	1	6	4	5!	5
Permitted Phases						4				6		
Detector Phase	8	8		4	4	5	1	1	6	4	5	5
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0	10.0	10.0	10.0	20.0	5.0	10.0	10.0
Minimum Split (s)	13.4	13.4		12.4	12.4	17.5	17.6	17.6	27.6	12.4	17.5	17.5
Total Split (s)	56.0	56.0		25.0	25.0	25.0	25.0	25.0	54.0	25.0	25.0	25.0
Total Split (%)	35.0%	35.0%		15.6%	15.6%	15.6%	15.6%	15.6%	33.8%	15.6%	15.6%	15.6%
Maximum Green (s)	47.6	47.6		17.6	17.6	17.5	17.4	17.4	46.4	17.6	17.5	17.5
Yellow Time (s)	3.4	3.4		3.7	3.7	5.5	5.6	5.6	5.6	3.7	5.5	5.5
All-Red Time (s)	5.0	5.0		3.7	3.7	2.0	2.0	2.0	2.0	3.7	2.0	2.0
Lost Time Adjust (s)	-3.4	-3.4			-2.4	-2.5		-2.6	-2.6	-2.4		-2.5
Total Lost Time (s)	5.0	5.0			5.0	5.0		5.0	5.0	5.0		5.0
Lead/Lag						Lag	Lag	Lag	Lead		Lag	Lag
Lead-Lag Optimize?						Yes	Yes	Yes	Yes		Yes	Yes
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0	3.0	3.0	4.0	3.0	3.0	3.0
Recall Mode	None	None		None	None	None	None	None	C-Max	None	None	None
Act Effct Green (s)	23.9	23.9			21.6	44.0		17.4	77.1	98.7		17.4
Actuated g/C Ratio	0.15	0.15			0.14	0.28		0.11	0.48	0.62		0.11
v/c Ratio	0.62	0.62			0.87	0.30		0.40	0.81	0.21		0.41
Control Delay	73.7	74.0			98.8	47.8		72.1	39.5	8.1		51.0
Queue Delay	0.0	0.0			0.0	0.0		0.0	0.0	0.0		0.0
Total Delay	73.7	74.0			98.8	47.8		72.1	39.5	8.1		51.0
LOS	E	E			F	D		E	D	A		D
Approach Delay		73.8			79.1				37.7			
Approach LOS		E			E				D			

Lane Group	SBT	SBR
Lane Configurations	↑↑↑	↱
Traffic Volume (vph)	1300	167
Future Volume (vph)	1300	167
Ideal Flow (vphpl)	1900	1900
Storage Length (ft)		475
Storage Lanes		1
Taper Length (ft)		
Lane Util. Factor	0.91	1.00
Frt		0.850
Flt Protected		
Satd. Flow (prot)	5085	1583
Flt Permitted		
Satd. Flow (perm)	5085	1583
Right Turn on Red		No
Satd. Flow (RTOR)		
Link Speed (mph)	55	
Link Distance (ft)	939	
Travel Time (s)	11.6	
Peak Hour Factor	0.90	0.90
Adj. Flow (vph)	1444	186
Shared Lane Traffic (%)		
Lane Group Flow (vph)	1444	186
Turn Type	NA	pm+ov
Protected Phases	2	8
Permitted Phases		2
Detector Phase	2	8
Switch Phase		
Minimum Initial (s)	20.0	5.0
Minimum Split (s)	27.5	13.4
Total Split (s)	54.0	56.0
Total Split (%)	33.8%	35.0%
Maximum Green (s)	46.5	47.6
Yellow Time (s)	5.5	3.4
All-Red Time (s)	2.0	5.0
Lost Time Adjust (s)	-2.5	-3.4
Total Lost Time (s)	5.0	5.0
Lead/Lag	Lead	
Lead-Lag Optimize?	Yes	
Vehicle Extension (s)	4.0	3.0
Recall Mode	C-Max	None
Act Effct Green (s)	77.1	106.0
Actuated g/C Ratio	0.48	0.66
v/c Ratio	0.59	0.18
Control Delay	13.1	6.2
Queue Delay	0.0	0.0
Total Delay	13.1	6.2
LOS	B	A
Approach Delay	14.1	
Approach LOS	B	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL
Queue Length 50th (ft)	162	165			217	108		76	644	46		79
Queue Length 95th (ft)	234	237			#386	171		132	781	87		m133
Internal Link Dist (ft)		375			1016				969			
Turn Bay Length (ft)						200		300		325		300
Base Capacity (vph)	535	537			241	426		221	2449	976		221
Starvation Cap Reductn	0	0			0	0		0	0	0		0
Spillback Cap Reductn	0	0			0	0		0	0	0		0
Storage Cap Reductn	0	0			0	0		0	0	0		0
Reduced v/c Ratio	0.29	0.29			0.87	0.31		0.35	0.81	0.21		0.35

Intersection Summary

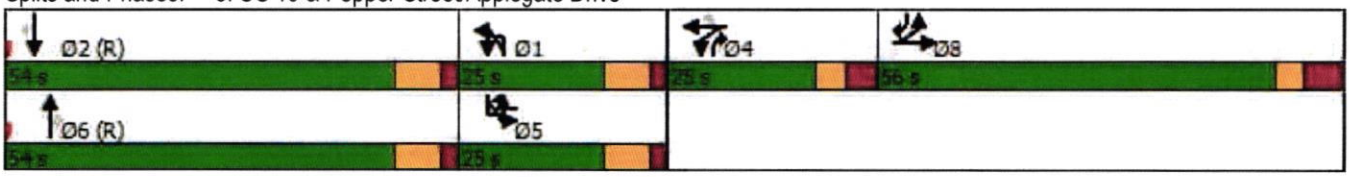
Area Type: Other
Cycle Length: 160
Actuated Cycle Length: 160
Offset: 18 (11%), Referenced to phase 2:SBT and 6:NBT, Start of Green
Natural Cycle: 90
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.87
Intersection Signal Delay: 34.5 Intersection LOS: C
Intersection Capacity Utilization 75.6% ICU Level of Service D
Analysis Period (min) 15

\# 95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

! Phase conflict between lane groups.

Splits and Phases: 3: US 19 & Pepper Street/Applegate Drive



Lane Group	SBT	SBR
Queue Length 50th (ft)	116	33
Queue Length 95th (ft)	184	47
Internal Link Dist (ft)	859	
Turn Bay Length (ft)		475
Base Capacity (vph)	2449	1048
Starvation Cap Reductn	0	0
Spillback Cap Reductn	0	0
Storage Cap Reductn	0	0
Reduced v/c Ratio	0.59	0.18

Intersection Summary

Intersection	
Intersection Delay, s/veh	8.1
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	4	4	1	64	15	26	3	43	93	19	34	2
Future Vol, veh/h	4	4	1	64	15	26	3	43	93	19	34	2
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	4	4	1	71	17	29	3	48	103	21	38	2
Number of Lanes	0	1	0	0	1	0	1	1	0	1	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	1	1
HCM Control Delay	7.7	8.2	8.1	8
HCM LOS	A	A	A	A

Lane	NBLn1	NBLn2	EBLn1	WBLn1	SBLn1	SBLn2
Vol Left, %	100%	0%	44%	61%	100%	0%
Vol Thru, %	0%	32%	44%	14%	0%	94%
Vol Right, %	0%	68%	11%	25%	0%	6%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	3	136	9	105	19	36
LT Vol	3	0	4	64	19	0
Through Vol	0	43	4	15	0	34
RT Vol	0	93	1	26	0	2
Lane Flow Rate	3	151	10	117	21	40
Geometry Grp	5	5	2	2	5	5
Degree of Util (X)	0.005	0.185	0.013	0.143	0.032	0.055
Departure Headway (Hd)	5.401	4.419	4.593	4.421	5.454	4.913
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes
Cap	667	818	781	813	659	732
Service Time	3.101	2.119	2.61	2.434	3.167	2.626
HCM Lane V/C Ratio	0.004	0.185	0.013	0.144	0.032	0.055
HCM Control Delay	8.1	8.1	7.7	8.2	8.3	7.9
HCM Lane LOS	A	A	A	A	A	A
HCM 95th-tile Q	0	0.7	0	0.5	0.1	0.2

Intersection	
Intersection Delay, s/veh	11.3
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	8	70	7	106	81	66	9	90	165	37	86	25
Future Vol, veh/h	8	70	7	106	81	66	9	90	165	37	86	25
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	9	78	8	118	90	73	10	100	183	41	96	28
Number of Lanes	0	1	0	0	1	0	1	1	0	1	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	1	1
HCM Control Delay	9.7	12	11.9	10
HCM LOS	A	B	B	A

Lane	NBLn1	NBLn2	EBLn1	WBLn1	SBLn1	SBLn2
Vol Left, %	100%	0%	9%	42%	100%	0%
Vol Thru, %	0%	35%	82%	32%	0%	77%
Vol Right, %	0%	65%	8%	26%	0%	23%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	9	255	85	253	37	111
LT Vol	9	0	8	106	37	0
Through Vol	0	90	70	81	0	86
RT Vol	0	165	7	66	0	25
Lane Flow Rate	10	283	94	281	41	123
Geometry Grp	5	5	2	2	5	5
Degree of Util (X)	0.018	0.423	0.148	0.411	0.074	0.2
Departure Headway (Hd)	6.337	5.371	5.634	5.268	6.493	5.825
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes
Cap	566	672	636	683	552	617
Service Time	4.067	3.101	3.677	3.302	4.23	3.561
HCM Lane V/C Ratio	0.018	0.421	0.148	0.411	0.074	0.199
HCM Control Delay	9.2	12	9.7	12	9.8	10
HCM Lane LOS	A	B	A	B	A	A
HCM 95th-tile Q	0.1	2.1	0.5	2	0.2	0.7

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	56	63	74	8	14	37
Future Volume (Veh/h)	56	63	74	8	14	37
Sign Control	Free		Stop			Stop
Grade	0%		0%			0%
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Hourly flow rate (vph)	62	70	82	9	16	41
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)				4		
Median type	None					
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	0		124	0	165	124
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	0		124	0	165	124
tC, single (s)	4.1		6.5	6.2	7.1	6.5
tC, 2 stage (s)						
tF (s)	2.2		4.0	3.3	3.5	4.0
p0 queue free %	96		89	99	98	94
cM capacity (veh/h)	1623		737	1085	705	737

Direction, Lane #	WB 1	WB 2	NB 1	SB 1	SB 2
Volume Total	62	70	91	16	41
Volume Left	62	0	0	16	0
Volume Right	0	70	9	0	0
cSH	1623	1700	818	705	737
Volume to Capacity	0.04	0.04	0.11	0.02	0.06
Queue Length 95th (ft)	3	0	9	2	4
Control Delay (s)	7.3	0.0	10.3	10.2	10.2
Lane LOS	A		B	B	B
Approach Delay (s)	3.4		10.3	10.2	
Approach LOS			B	B	

Intersection Summary			
Average Delay	7.0		
Intersection Capacity Utilization	17.4%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	91	92	174	27	37	71
Future Volume (Veh/h)	91	92	174	27	37	71
Sign Control	Free		Stop			Stop
Grade	0%		0%			0%
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Hourly flow rate (vph)	101	102	193	30	41	79
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)				4		
Median type	None					
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	0		202	0	298	202
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	0		202	0	298	202
tC, single (s)	4.1		6.5	6.2	7.1	6.5
tC, 2 stage (s)						
tF (s)	2.2		4.0	3.3	3.5	4.0
p0 queue free %	94		70	97	91	88
cM capacity (veh/h)	1623		651	1085	468	651

Direction, Lane #	WB 1	WB 2	NB 1	SB 1	SB 2
Volume Total	101	102	223	41	79
Volume Left	101	0	0	41	0
Volume Right	0	102	30	0	0
cSH	1623	1700	752	468	651
Volume to Capacity	0.06	0.06	0.30	0.09	0.12
Queue Length 95th (ft)	5	0	31	7	10
Control Delay (s)	7.4	0.0	12.2	13.4	11.3
Lane LOS	A		B	B	B
Approach Delay (s)	3.7		12.2	12.0	
Approach LOS			B	B	

Intersection Summary				
Average Delay	9.0			
Intersection Capacity Utilization	27.5%	ICU Level of Service		A
Analysis Period (min)	15			

Intersection	
Intersection Delay, s/veh	7.6
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	2	6	0	0	0	20	57	2	0	22	0
Future Vol, veh/h	0	2	6	0	0	0	20	57	2	0	22	0
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	2	7	0	0	0	22	63	2	0	24	0
Number of Lanes	0	1	0	0	1	0	1	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	2	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	1	1	1
HCM Control Delay	6.8	0	7.8	7.3
HCM LOS	A	-	A	A

Lane	NBLn1	NBLn2	EBLn1	WBLn1	SBLn1
Vol Left, %	100%	0%	0%	0%	0%
Vol Thru, %	0%	97%	25%	100%	100%
Vol Right, %	0%	3%	75%	0%	0%
Sign Control	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	20	59	8	0	22
LT Vol	20	0	0	0	0
Through Vol	0	57	2	0	22
RT Vol	0	2	6	0	0
Lane Flow Rate	22	66	9	0	24
Geometry Grp	5	5	2	2	4a
Degree of Util (X)	0.031	0.083	0.009	0	0.028
Departure Headway (Hd)	5.062	4.538	3.673	4.131	4.113
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes
Cap	711	793	960	0	869
Service Time	2.767	2.243	1.75	2.21	2.144
HCM Lane V/C Ratio	0.031	0.083	0.009	0	0.028
HCM Control Delay	7.9	7.7	6.8	7.2	7.3
HCM Lane LOS	A	A	A	N	A
HCM 95th-tile Q	0.1	0.3	0	0	0.1

Intersection	
Intersection Delay, s/veh	8.6
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	16	3	1	9	30	185	7	4	24	0
Future Vol, veh/h	0	0	16	3	1	9	30	185	7	4	24	0
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	18	3	1	10	33	206	8	4	27	0
Number of Lanes	0	1	0	0	1	0	1	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	2	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	1	1	1
HCM Control Delay	7.1	7.3	8.9	7.6
HCM LOS	A	A	A	A

Lane	NBLn1	NBLn2	EBLn1	WBLn1	SBLn1
Vol Left, %	100%	0%	0%	23%	14%
Vol Thru, %	0%	96%	0%	8%	86%
Vol Right, %	0%	4%	100%	69%	0%
Sign Control	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	30	192	16	13	28
LT Vol	30	0	0	3	4
Through Vol	0	185	0	1	24
RT Vol	0	7	16	9	0
Lane Flow Rate	33	213	18	14	31
Geometry Grp	5	5	2	2	4a
Degree of Util (X)	0.047	0.271	0.02	0.017	0.037
Departure Headway (Hd)	5.107	4.581	4.002	4.237	4.298
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes
Cap	703	785	900	850	820
Service Time	2.828	2.302	2.003	2.238	2.391
HCM Lane V/C Ratio	0.047	0.271	0.02	0.016	0.038
HCM Control Delay	8.1	9	7.1	7.3	7.6
HCM Lane LOS	A	A	A	A	A
HCM 95th-tile Q	0.1	1.1	0.1	0.1	0.1

Intersection	
Int Delay, s/veh	0.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↑↑↑			↑↑	↱			↱			↱
Traffic Vol, veh/h	0	342	23	0	239	8	0	0	55	0	0	3
Future Vol, veh/h	0	342	23	0	239	8	0	0	55	0	0	3
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	Free	-	-	Stop	-	-	Stop
Storage Length	23	-	-	12	-	125	-	-	0	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	380	26	0	266	9	0	0	61	0	0	3

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	-	0	0	-	-	0	-	-	203	-	-	133
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	-	-	-	7.14	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	-	-	-	3.92	-	-	3.32
Pot Cap-1 Maneuver	0	-	-	0	-	0	0	0	684	0	0	892
Stage 1	0	-	-	0	-	0	0	0	-	0	0	-
Stage 2	0	-	-	0	-	0	0	0	-	0	0	-
Platoon blocked, %		-	-		-							
Mov Cap-1 Maneuver	-	-	-	-	-	-	-	-	684	-	-	892
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	0	10.8	9.1
HCM LOS			B	A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBT	SBLn1
Capacity (veh/h)	684	-	-	-	892
HCM Lane V/C Ratio	0.089	-	-	-	0.004
HCM Control Delay (s)	10.8	-	-	-	9.1
HCM Lane LOS	B	-	-	-	A
HCM 95th %tile Q(veh)	0.3	-	-	-	0

Intersection	
Int Delay, s/veh	2.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	395	28	0	367	21	0	0	197	0	0	29
Future Vol, veh/h	0	395	28	0	367	21	0	0	197	0	0	29
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	Free	-	-	Stop	-	-	Stop
Storage Length	23	-	-	12	-	125	-	-	0	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	439	31	0	408	23	0	0	219	0	0	32

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	-	0	0	-	-	0	-	-	235	-	-	204
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	-	-	-	7.14	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	-	-	-	3.92	-	-	3.32
Pot Cap-1 Maneuver	0	-	-	0	-	0	0	0	653	0	0	803
Stage 1	0	-	-	0	-	0	0	0	-	0	0	-
Stage 2	0	-	-	0	-	0	0	0	-	0	0	-
Platoon blocked, %		-	-		-							
Mov Cap-1 Maneuver	-	-	-	-	-	-	-	-	653	-	-	803
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	0	13.3	9.7
HCM LOS			B	A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBT	SBLn1
Capacity (veh/h)	653	-	-	-	803
HCM Lane V/C Ratio	0.335	-	-	-	0.04
HCM Control Delay (s)	13.3	-	-	-	9.7
HCM Lane LOS	B	-	-	-	A
HCM 95th %tile Q(veh)	1.5	-	-	-	0.1

Intersection	
Int Delay, s/veh	1.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations													
Traffic Vol, veh/h	29	1	67	1	0	0	7	108	125	0	0	289	22
Future Vol, veh/h	29	1	67	1	0	0	7	108	125	0	0	289	22
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	Stop	-	-	None	-	-	-	None	-	-	None
Storage Length	-	-	225	-	-	-	-	0	-	-	125	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	32	1	74	1	0	0	8	120	139	0	0	321	24

Major/Minor	Minor2			Minor1			Major1				Major2		
Conflicting Flow All	712	728	333	713	740	139	-	345	0	0	139	0	0
Stage 1	333	333	-	379	395	-	-	-	-	-	-	-	-
Stage 2	379	395	-	334	345	-	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	-	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	-	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	347	350	709	347	345	909	-	1214	-	-	1445	-	-
Stage 1	681	644	-	643	605	-	-	-	-	-	-	-	-
Stage 2	643	605	-	680	636	-	-	-	-	-	-	-	-
Platoon blocked, %									-	-		-	-
Mov Cap-1 Maneuver	347	350	709	310	345	909	~-17	~-17	-	-	1445	-	-
Mov Cap-2 Maneuver	347	350	-	310	345	-	-	-	-	-	-	-	-
Stage 1	681	644	-	643	605	-	-	-	-	-	-	-	-
Stage 2	643	605	-	608	636	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	12.5	16.7		0
HCM LOS	B	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	+	-	-	347	709	310	1445	-	-
HCM Lane V/C Ratio	-	-	-	0.096	0.105	0.004	-	-	-
HCM Control Delay (s)	-	-	-	16.5	10.7	16.7	0	-	-
HCM Lane LOS	-	-	-	C	B	C	A	-	-
HCM 95th %tile Q(veh)	-	-	-	0.3	0.3	0	0	-	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	3.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations													
Traffic Vol, veh/h	38	2	167	19	4	3	22	179	204	0	2	227	22
Future Vol, veh/h	38	2	167	19	4	3	22	179	204	0	2	227	22
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	Stop	-	-	None	-	-	-	None	-	-	None
Storage Length	-	-	225	-	-	-	-	0	-	-	125	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	42	2	186	21	4	3	24	199	227	0	2	252	24

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	897	941	264	894	953	227	-	276	0	0	227	0	0
Stage 1	268	268	-	625	673	-	-	-	-	-	-	-	-
Stage 2	629	673	-	269	280	-	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	-	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	-	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	261	263	775	262	259	812	-	1287	-	-	1341	-	-
Stage 1	738	687	-	473	454	-	-	-	-	-	-	-	-
Stage 2	470	454	-	737	679	-	-	-	-	-	-	-	-
Platoon blocked, %									-	-		-	-
Mov Cap-1 Maneuver	256	263	775	198	259	812	~ -9	~ -9	-	-	1341	-	-
Mov Cap-2 Maneuver	256	263	-	198	259	-	-	-	-	-	-	-	-
Stage 1	738	686	-	473	454	-	-	-	-	-	-	-	-
Stage 2	463	454	-	558	678	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	13.2	23.3		0.1
HCM LOS	B	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	+	-	-	256	775	226	1341	-	-
HCM Lane V/C Ratio	-	-	-	0.174	0.239	0.128	0.002	-	-
HCM Control Delay (s)	-	-	-	22	11.1	23.3	7.7	-	-
HCM Lane LOS	-	-	-	C	B	C	A	-	-
HCM 95th %tile Q(veh)	-	-	-	0.6	0.9	0.4	0	-	-

Notes

~: Volume exceeds capacity $: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

APPENDIX F

CAPACITY ANALYSIS CALCULATIONS

2027 BUILD

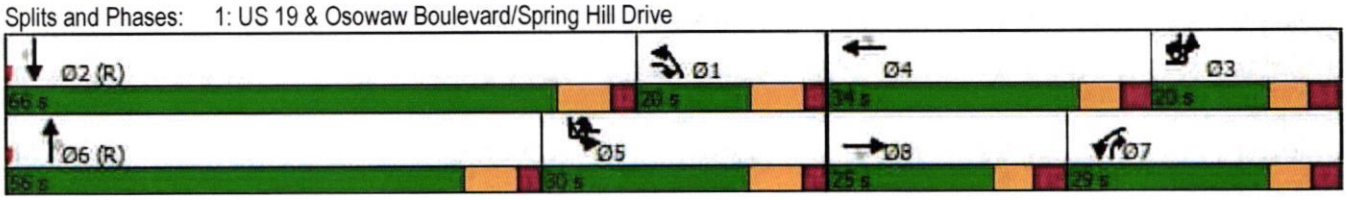
Lane Group	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBU	SBL
Lane Configurations												
Traffic Volume (vph)	2	146	146	98	401	124	220	66	938	165	2	157
Future Volume (vph)	2	146	146	98	401	124	220	66	938	165	2	157
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)		0		175	0		175	475		525		275
Storage Lanes		2		2	2		2	1		1		2
Taper Length (ft)		100			100			100				100
Lane Util. Factor	0.95	0.97	0.95	1.00	0.97	1.00	1.00	1.00	0.91	1.00	0.91	0.97
Frt				0.850			0.850			0.850		
Flt Protected		0.950			0.950			0.950				0.950
Satd. Flow (prot)	0	3433	3539	1583	3433	1863	1583	1770	5085	1583	0	3433
Flt Permitted		0.950			0.950			0.950				0.950
Satd. Flow (perm)	0	3433	3539	1583	3433	1863	1583	1770	5085	1583	0	3433
Right Turn on Red				No			No			No		
Satd. Flow (RTOR)												
Link Speed (mph)			40			40			55			
Link Distance (ft)			352			1085			891			
Travel Time (s)			6.0			18.5			11.0			
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	2	162	162	109	446	138	244	73	1042	183	2	174
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	164	162	109	446	138	244	73	1042	183	0	176
Turn Type	Prot	Prot	NA	pm+ov	Prot	NA	pm+ov	Prot	NA	pm+ov	Prot	Prot
Protected Phases	3!	3	8	1	7	4	5!	1	6	7	5!	5
Permitted Phases				8			4			6		
Detector Phase	3	3	8	1	7	4	5	1	6	7	5	5
Switch Phase												
Minimum Initial (s)	5.0	5.0	10.0	5.0	5.0	10.0	5.0	5.0	20.0	5.0	5.0	5.0
Minimum Split (s)	12.7	12.7	17.7	13.0	12.8	17.8	13.2	13.0	28.0	12.8	13.2	13.2
Total Split (s)	20.0	20.0	25.0	20.0	29.0	34.0	30.0	20.0	56.0	29.0	30.0	30.0
Total Split (%)	14.3%	14.3%	17.9%	14.3%	20.7%	24.3%	21.4%	14.3%	40.0%	20.7%	21.4%	21.4%
Maximum Green (s)	12.3	12.3	17.3	12.0	21.2	26.2	21.8	12.0	48.0	21.2	21.8	21.8
Yellow Time (s)	4.1	4.1	4.1	5.6	4.5	4.5	5.6	5.6	5.6	4.5	5.6	5.6
All-Red Time (s)	3.6	3.6	3.6	2.4	3.3	3.3	2.6	2.4	2.4	3.3	2.6	2.6
Lost Time Adjust (s)		-2.7	-2.7	-3.0	-2.8	-2.8	-3.2	-3.0	-3.0	-2.8		-3.2
Total Lost Time (s)		5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0		5.0
Lead/Lag	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	4.0	4.0	3.0	3.0	4.0	3.0	3.5	3.0	4.0	4.0	3.5	3.5
Recall Mode	None	None	None	None	None	None	None	None	C-Max	None	None	None
Act Effct Green (s)		22.1	14.7	33.9	25.9	18.5	47.6	14.1	55.3	86.1		24.1
Actuated g/C Ratio		0.16	0.10	0.24	0.18	0.13	0.34	0.10	0.40	0.62		0.17
v/c Ratio		0.30	0.44	0.29	0.70	0.56	0.45	0.41	0.52	0.19		0.30
Control Delay		54.0	62.2	44.6	59.9	65.2	38.2	53.2	19.6	8.8		51.8
Queue Delay		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0
Total Delay		54.0	62.2	44.6	59.9	65.2	38.2	53.2	19.6	8.8		51.8
LOS		D	E	D	E	E	D	D	B	A		D
Approach Delay			54.7			54.4			20.0			
Approach LOS			D			D			B			

Lane Group	SBT	SBR
Lane Configurations	↑↑↑	↱
Traffic Volume (vph)	1194	44
Future Volume (vph)	1194	44
Ideal Flow (vphpl)	1900	1900
Storage Length (ft)		525
Storage Lanes		1
Taper Length (ft)		
Lane Util. Factor	0.91	1.00
Frt		0.850
Flt Protected		
Satd. Flow (prot)	5085	1583
Flt Permitted		
Satd. Flow (perm)	5085	1583
Right Turn on Red		No
Satd. Flow (RTOR)		
Link Speed (mph)	55	
Link Distance (ft)	1088	
Travel Time (s)	13.5	
Peak Hour Factor	0.90	0.90
Adj. Flow (vph)	1327	49
Shared Lane Traffic (%)		
Lane Group Flow (vph)	1327	49
Turn Type	NA	pm+ov
Protected Phases	2	3!
Permitted Phases		2
Detector Phase	2	3
Switch Phase		
Minimum Initial (s)	20.0	5.0
Minimum Split (s)	28.2	12.7
Total Split (s)	66.0	20.0
Total Split (%)	47.1%	14.3%
Maximum Green (s)	57.8	12.3
Yellow Time (s)	5.6	4.1
All-Red Time (s)	2.6	3.6
Lost Time Adjust (s)	-3.2	-2.7
Total Lost Time (s)	5.0	5.0
Lead/Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes
Vehicle Extension (s)	4.0	4.0
Recall Mode	C-Max	None
Act Effct Green (s)	65.3	92.4
Actuated g/C Ratio	0.47	0.66
v/c Ratio	0.56	0.05
Control Delay	28.8	9.8
Queue Delay	0.0	0.0
Total Delay	28.8	9.8
LOS	C	A
Approach Delay	30.8	
Approach LOS	C	

Lane Group	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBU	SBL
Queue Length 50th (ft)		68	74	81	194	120	171	65	116	39		72
Queue Length 95th (ft)		107	110	133	257	182	238	119	130	56		108
Internal Link Dist (ft)			272			1005			811			
Turn Bay Length (ft)				175			175	475		525		275
Base Capacity (vph)		542	505	369	646	385	525	189	2007	968		613
Starvation Cap Reductn		0	0	0	0	0	0	0	0	0		0
Spillback Cap Reductn		0	0	0	0	0	0	0	0	0		0
Storage Cap Reductn		0	0	0	0	0	0	0	0	0		0
Reduced v/c Ratio		0.30	0.32	0.30	0.69	0.36	0.46	0.39	0.52	0.19		0.29

Intersection Summary			
Area Type:	Other		
Cycle Length: 140			
Actuated Cycle Length: 140			
Offset: 50 (36%), Referenced to phase 2:SBT and 6:NBT, Start of Green			
Natural Cycle: 75			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.70			
Intersection Signal Delay: 34.7		Intersection LOS: C	
Intersection Capacity Utilization 63.7%		ICU Level of Service B	
Analysis Period (min) 15			
! Phase conflict between lane groups.			

Splits and Phases: 1: US 19 & Osowaw Boulevard/Spring Hill Drive



Lane Group	SBT	SBR
Queue Length 50th (ft)	324	15
Queue Length 95th (ft)	383	34
Internal Link Dist (ft)	1008	
Turn Bay Length (ft)		525
Base Capacity (vph)	2370	1044
Starvation Cap Reductn	0	0
Spillback Cap Reductn	0	0
Storage Cap Reductn	0	0
Reduced v/c Ratio	0.56	0.05

Intersection Summary

Lane Group	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR
Lane Configurations												
Traffic Volume (vph)	1	283	273	101	1	353	167	305	1	120	1506	347
Future Volume (vph)	1	283	273	101	1	353	167	305	1	120	1506	347
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)		0		175		0		175		475		525
Storage Lanes		2		2		2		2		1		1
Taper Length (ft)		100				100				100		
Lane Util. Factor	0.95	0.97	0.95	1.00	1.00	0.97	1.00	1.00	0.91	1.00	0.91	1.00
Frt				0.850				0.850				0.850
Flt Protected		0.950				0.950				0.950		
Satd. Flow (prot)	0	3433	3539	1583	0	3433	1863	1583	0	1770	5085	1583
Flt Permitted		0.950				0.950				0.950		
Satd. Flow (perm)	0	3433	3539	1583	0	3433	1863	1583	0	1770	5085	1583
Right Turn on Red				No				No				No
Satd. Flow (RTOR)												
Link Speed (mph)			40				40				55	
Link Distance (ft)			352				1085				891	
Travel Time (s)			6.0				18.5				11.0	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	1	314	303	112	1	392	186	339	1	133	1673	386
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	315	303	112	0	393	186	339	0	134	1673	386
Turn Type	Prot	Prot	NA	pm+ov	Prot	Prot	NA	pm+ov	Prot	Prot	NA	pm+ov
Protected Phases	3!	3	8	1!	7!	7	4	5!	1!	1	6	7!
Permitted Phases				8				4				6
Detector Phase	3	3	8	1	7	7	4	5	1	1	6	7
Switch Phase												
Minimum Initial (s)	5.0	5.0	10.0	5.0	5.0	5.0	10.0	5.0	5.0	5.0	20.0	5.0
Minimum Split (s)	12.7	12.7	17.7	13.0	12.8	12.8	17.8	13.2	13.0	13.0	28.0	12.8
Total Split (s)	25.0	25.0	25.0	35.0	30.0	30.0	30.0	45.0	35.0	35.0	60.0	30.0
Total Split (%)	15.6%	15.6%	15.6%	21.9%	18.8%	18.8%	18.8%	28.1%	21.9%	21.9%	37.5%	18.8%
Maximum Green (s)	17.3	17.3	17.3	27.0	22.2	22.2	22.2	36.8	27.0	27.0	52.0	22.2
Yellow Time (s)	4.1	4.1	4.1	5.6	4.5	4.5	4.5	5.6	5.6	5.6	5.6	4.5
All-Red Time (s)	3.6	3.6	3.6	2.4	3.3	3.3	3.3	2.6	2.4	2.4	2.4	3.3
Lost Time Adjust (s)		-2.7	-2.7	-3.0		-2.8	-2.8	-3.2		-3.0	-3.0	-2.8
Total Lost Time (s)		5.0	5.0	5.0		5.0	5.0	5.0		5.0	5.0	5.0
Lead/Lag	Lag	Lag	Lead	Lag	Lag	Lag	Lead	Lag	Lag	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	4.0	4.0	3.0	3.0	4.0	4.0	3.0	3.5	3.0	3.0	4.0	4.0
Recall Mode	None	None	None	None	None	None	None	None	None	None	C-Max	None
Act Effct Green (s)		22.9	19.8	50.3		25.7	22.6	63.1		25.5	59.0	89.7
Actuated g/C Ratio		0.14	0.12	0.31		0.16	0.14	0.39		0.16	0.37	0.56
v/c Ratio		0.64	0.69	0.23		0.71	0.71	0.54		0.48	0.89	0.44
Control Delay		71.2	76.9	41.4		71.8	80.4	40.1		42.7	41.2	22.9
Queue Delay		0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0	0.0
Total Delay		71.2	76.9	41.4		71.8	80.4	40.1		42.7	41.2	22.9
LOS		E	E	D		E	F	D		D	D	C
Approach Delay			69.0				61.8				38.1	
Approach LOS			E				E				D	

Lane Group	SBU	SBL	SBT	SBR
Lane Configurations				
Traffic Volume (vph)	2	311	1219	101
Future Volume (vph)	2	311	1219	101
Ideal Flow (vphpl)	1900	1900	1900	1900
Storage Length (ft)		275		525
Storage Lanes		2		1
Taper Length (ft)		100		
Lane Util. Factor	0.91	0.97	0.91	1.00
Frt				0.850
Flt Protected		0.950		
Satd. Flow (prot)	0	3433	5085	1583
Flt Permitted		0.950		
Satd. Flow (perm)	0	3433	5085	1583
Right Turn on Red				No
Satd. Flow (RTOR)				
Link Speed (mph)			55	
Link Distance (ft)			1088	
Travel Time (s)			13.5	
Peak Hour Factor	0.90	0.90	0.90	0.90
Adj. Flow (vph)	2	346	1354	112
Shared Lane Traffic (%)				
Lane Group Flow (vph)	0	348	1354	112
Turn Type	Prot	Prot	NA	pm+ov
Protected Phases	5!	5	2	3!
Permitted Phases				2
Detector Phase	5	5	2	3
Switch Phase				
Minimum Initial (s)	5.0	5.0	20.0	5.0
Minimum Split (s)	13.2	13.2	28.2	12.7
Total Split (s)	45.0	45.0	70.0	25.0
Total Split (%)	28.1%	28.1%	43.8%	15.6%
Maximum Green (s)	36.8	36.8	61.8	17.3
Yellow Time (s)	5.6	5.6	5.6	4.1
All-Red Time (s)	2.6	2.6	2.6	3.6
Lost Time Adjust (s)		-3.2	-3.2	-2.7
Total Lost Time (s)		5.0	5.0	5.0
Lead/Lag	Lag	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.5	3.5	4.0	4.0
Recall Mode	None	None	C-Max	None
Act Effct Green (s)		35.5	69.0	96.9
Actuated g/C Ratio		0.22	0.43	0.61
v/c Ratio		0.46	0.62	0.12
Control Delay		55.4	37.6	15.2
Queue Delay		0.0	0.0	0.0
Total Delay		55.4	37.6	15.2
LOS		E	D	B
Approach Delay			39.6	
Approach LOS			D	

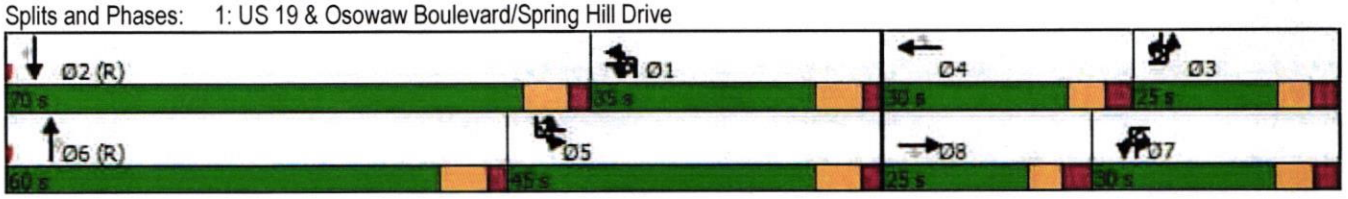
Lane Group	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR
Queue Length 50th (ft)		160	160	85		201	187	266		138	412	141
Queue Length 95th (ft)		221	218	137		265	274	350		m159	#713	m259
Internal Link Dist (ft)			272				1005				811	
Turn Bay Length (ft)				175				175		475		525
Base Capacity (vph)		491	453	486		560	293	613		331	1875	881
Starvation Cap Reductn		0	0	0		0	0	0		0	0	0
Spillback Cap Reductn		0	0	0		0	0	0		0	0	0
Storage Cap Reductn		0	0	0		0	0	0		0	0	0
Reduced v/c Ratio		0.64	0.67	0.23		0.70	0.63	0.55		0.40	0.89	0.44

Intersection Summary

Area Type: Other
Cycle Length: 160
Actuated Cycle Length: 160
Offset: 2 (1%), Referenced to phase 2:SBT and 6:NBT, Start of Green
Natural Cycle: 80
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.89
Intersection Signal Delay: 46.4 Intersection LOS: D
Intersection Capacity Utilization 81.7% ICU Level of Service D
Analysis Period (min) 15

\# 95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.
! Phase conflict between lane groups.

Splits and Phases: 1: US 19 & Osowaw Boulevard/Spring Hill Drive



Lane Group	SBU	SBL	SBT	SBR
Queue Length 50th (ft)		162	417	50
Queue Length 95th (ft)		208	471	88
Internal Link Dist (ft)			1008	
Turn Bay Length (ft)		275		525
Base Capacity (vph)		858	2193	958
Starvation Cap Reductn		0	0	0
Spillback Cap Reductn		0	0	0
Storage Cap Reductn		0	0	0
Reduced v/c Ratio		0.41	0.62	0.12

Intersection Summary

Intersection	
Int Delay, s/veh	1.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	30	46	1114	1712	91
Future Vol, veh/h	0	30	46	1114	1712	91
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	Stop	-	None	-	None
Storage Length	-	0	475	-	-	350
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	33	51	1238	1902	101

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	-	951	2003	0	-	0
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	7.14	5.34	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.92	3.12	-	-	-
Pot Cap-1 Maneuver	0	224	125	-	-	-
Stage 1	0	-	-	-	-	-
Stage 2	0	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	-	224	125	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	23.9	2.1	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	125	-	224	-	-
HCM Lane V/C Ratio	0.409	-	0.149	-	-
HCM Control Delay (s)	52.4	-	23.9	-	-
HCM Lane LOS	F	-	C	-	-
HCM 95th %tile Q(veh)	1.7	-	0.5	-	-

Intersection	
Int Delay, s/veh	1.6

Movement	EBL	EBR	NBU	NBL	NBT	SBT	SBR
Lane Configurations							
Traffic Vol, veh/h	0	75	3	73	2037	1506	175
Future Vol, veh/h	0	75	3	73	2037	1506	175
Conflicting Peds, #/hr	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free	Free
RT Channelized	-	Stop	-	-	None	-	None
Storage Length	-	0	-	475	-	-	350
Veh in Median Storage, #	0	-	-	-	0	0	-
Grade, %	0	-	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2
Mvmt Flow	0	83	3	81	2263	1673	194

Major/Minor	Minor2		Major1			Major2	
Conflicting Flow All	-	837	1222	1867	0	-	0
Stage 1	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-
Critical Hdwy	-	7.14	5.64	5.34	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-
Follow-up Hdwy	-	3.92	2.32	3.12	-	-	-
Pot Cap-1 Maneuver	0	266	331	146	-	-	-
Stage 1	0	-	-	-	-	-	-
Stage 2	0	-	-	-	-	-	-
Platoon blocked, %					-	-	-
Mov Cap-1 Maneuver	-	266	148	148	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	24.6	2.1	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	148	-	266	-	-
HCM Lane V/C Ratio	0.571	-	0.313	-	-
HCM Control Delay (s)	57.3	-	24.6	-	-
HCM Lane LOS	F	-	C	-	-
HCM 95th %tile Q(veh)	2.9	-	1.3	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL
Lane Configurations												
Traffic Volume (vph)	100	19	21	70	18	44	7	29	1014	77	2	57
Future Volume (vph)	100	19	21	70	18	44	7	29	1014	77	2	57
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		200		300		325		300
Storage Lanes	1		0	0		1		1		1		1
Taper Length (ft)	100			100				100				100
Lane Util. Factor	0.95	0.95	1.00	1.00	1.00	1.00	0.91	1.00	0.91	1.00	0.91	1.00
Frt		0.955				0.850				0.850		
Flt Protected	0.950	0.979			0.962			0.950				0.950
Satd. Flow (prot)	1681	1654	0	0	1792	1583	0	1770	5085	1583	0	1770
Flt Permitted	0.950	0.979			0.962			0.950				0.950
Satd. Flow (perm)	1681	1654	0	0	1792	1583	0	1770	5085	1583	0	1770
Right Turn on Red			No			No				No		
Satd. Flow (RTOR)												
Link Speed (mph)		25			30				55			
Link Distance (ft)		455			1096				1049			
Travel Time (s)		12.4			24.9				13.0			
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	111	21	23	78	20	49	8	32	1127	86	2	63
Shared Lane Traffic (%)	29%											
Lane Group Flow (vph)	79	76	0	0	98	49	0	40	1127	86	0	65
Turn Type	Split	NA		Split	NA	pm+ov	Prot	Prot	NA	pm+ov	Prot	Prot
Protected Phases	8	8		4	4	5!	1	1	6	4	5!	5
Permitted Phases						4				6		
Detector Phase	8	8		4	4	5	1	1	6	4	5	5
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0	10.0	10.0	10.0	20.0	5.0	10.0	10.0
Minimum Split (s)	13.4	13.4		12.4	12.4	17.5	17.6	17.6	27.6	12.4	17.5	17.5
Total Split (s)	28.0	28.0		27.0	27.0	25.0	25.0	25.0	60.0	27.0	25.0	25.0
Total Split (%)	20.0%	20.0%		19.3%	19.3%	17.9%	17.9%	17.9%	42.9%	19.3%	17.9%	17.9%
Maximum Green (s)	19.6	19.6		19.6	19.6	17.5	17.4	17.4	52.4	19.6	17.5	17.5
Yellow Time (s)	3.4	3.4		3.7	3.7	5.5	5.6	5.6	5.6	3.7	5.5	5.5
All-Red Time (s)	5.0	5.0		3.7	3.7	2.0	2.0	2.0	2.0	3.7	2.0	2.0
Lost Time Adjust (s)	-3.4	-3.4			-2.4	-2.5		-2.6	-2.6	-2.4		-2.5
Total Lost Time (s)	5.0	5.0			5.0	5.0		5.0	5.0	5.0		5.0
Lead/Lag						Lag	Lag	Lag	Lead		Lag	Lag
Lead-Lag Optimize?						Yes	Yes	Yes	Yes		Yes	Yes
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0	3.0	3.0	4.0	3.0	3.0	3.0
Recall Mode	None	None		None	None	None	None	None	C-Max	None	None	None
Act Effct Green (s)	15.3	15.3			15.4	31.2		14.0	78.9	95.3		13.9
Actuated g/C Ratio	0.11	0.11			0.11	0.22		0.10	0.56	0.68		0.10
v/c Ratio	0.43	0.42			0.50	0.14		0.23	0.39	0.08		0.37
Control Delay	64.7	64.5			66.7	40.2		60.7	19.7	5.2		48.9
Queue Delay	0.0	0.0			0.0	0.0		0.0	0.0	0.0		0.0
Total Delay	64.7	64.5			66.7	40.2		60.7	19.7	5.2		48.9
LOS	E	E			E	D		E	B	A		D
Approach Delay		64.6			57.9				20.0			
Approach LOS		E			E				C			

Lane Group	SBT	SBR
Lane Configurations	↑↑↑	↱
Traffic Volume (vph)	1593	89
Future Volume (vph)	1593	89
Ideal Flow (vphpl)	1900	1900
Storage Length (ft)		475
Storage Lanes		1
Taper Length (ft)		
Lane Util. Factor	0.91	1.00
Frt		0.850
Flt Protected		
Satd. Flow (prot)	5085	1583
Flt Permitted		
Satd. Flow (perm)	5085	1583
Right Turn on Red		No
Satd. Flow (RTOR)		
Link Speed (mph)	55	
Link Distance (ft)	939	
Travel Time (s)	11.6	
Peak Hour Factor	0.90	0.90
Adj. Flow (vph)	1770	99
Shared Lane Traffic (%)		
Lane Group Flow (vph)	1770	99
Turn Type	NA	pm+ov
Protected Phases	2	8
Permitted Phases		2
Detector Phase	2	8
Switch Phase		
Minimum Initial (s)	20.0	5.0
Minimum Split (s)	27.5	13.4
Total Split (s)	60.0	28.0
Total Split (%)	42.9%	20.0%
Maximum Green (s)	52.5	19.6
Yellow Time (s)	5.5	3.4
All-Red Time (s)	2.0	5.0
Lost Time Adjust (s)	-2.5	-3.4
Total Lost Time (s)	5.0	5.0
Lead/Lag	Lead	
Lead-Lag Optimize?	Yes	
Vehicle Extension (s)	4.0	3.0
Recall Mode	C-Max	None
Act Effct Green (s)	78.9	99.2
Actuated g/C Ratio	0.56	0.71
v/c Ratio	0.62	0.09
Control Delay	11.7	5.7
Queue Delay	0.0	0.0
Total Delay	11.7	5.7
LOS	B	A
Approach Delay	12.7	
Approach LOS	B	

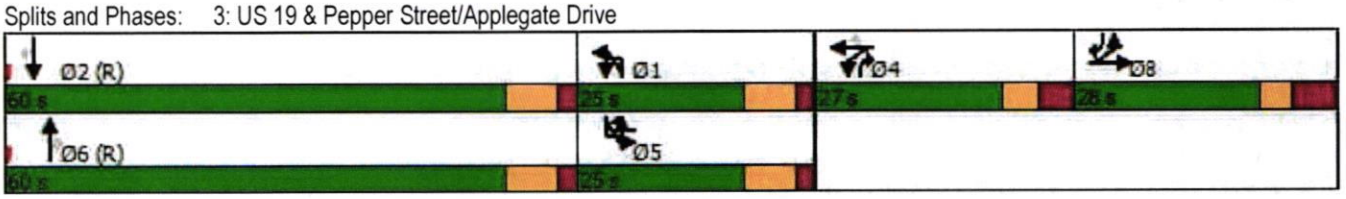
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL
Queue Length 50th (ft)	71	69			85	35		34	212	12		59
Queue Length 95th (ft)	125	121			142	65		72	305	27		m101
Internal Link Dist (ft)		375			1016				969			
Turn Bay Length (ft)						200		300		325		300
Base Capacity (vph)	276	271			281	365		252	2864	1151		252
Starvation Cap Reductn	0	0			0	0		0	0	0		0
Spillback Cap Reductn	0	0			0	0		0	0	0		0
Storage Cap Reductn	0	0			0	0		0	0	0		0
Reduced v/c Ratio	0.29	0.28			0.35	0.13		0.16	0.39	0.07		0.26

Intersection Summary			
Area Type:	Other		
Cycle Length: 140			
Actuated Cycle Length: 140			
Offset: 51 (36%), Referenced to phase 2:SBT and 6:NBT, Start of Green			
Natural Cycle: 75			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.62			
Intersection Signal Delay: 19.5		Intersection LOS: B	
Intersection Capacity Utilization 63.1%		ICU Level of Service B	
Analysis Period (min) 15			

m Volume for 95th percentile queue is metered by upstream signal.

! Phase conflict between lane groups.

Splits and Phases: 3: US 19 & Pepper Street/Applegate Drive



Lane Group	SBT	SBR
Queue Length 50th (ft)	138	18
Queue Length 95th (ft)	283	m34
Internal Link Dist (ft)	859	
Turn Bay Length (ft)		475
Base Capacity (vph)	2864	1116
Starvation Cap Reductn	0	0
Spillback Cap Reductn	0	0
Storage Cap Reductn	0	0
Reduced v/c Ratio	0.62	0.09

Intersection Summary

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL
Lane Configurations												
Traffic Volume (vph)	193	66	40	151	37	121	6	75	1790	186	8	65
Future Volume (vph)	193	66	40	151	37	121	6	75	1790	186	8	65
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		200		300		325		300
Storage Lanes	1		0	0		1		1		1		1
Taper Length (ft)	100			100				100				100
Lane Util. Factor	0.95	0.95	1.00	1.00	1.00	1.00	0.91	1.00	0.91	1.00	0.91	1.00
Frt		0.960				0.850				0.850		
Flt Protected	0.950	0.986			0.961			0.950				0.950
Satd. Flow (prot)	1681	1675	0	0	1790	1583	0	1770	5085	1583	0	1770
Flt Permitted	0.950	0.986			0.961			0.950				0.950
Satd. Flow (perm)	1681	1675	0	0	1790	1583	0	1770	5085	1583	0	1770
Right Turn on Red			No			No				No		
Satd. Flow (RTOR)												
Link Speed (mph)		25			30				55			
Link Distance (ft)		455			1096				1049			
Travel Time (s)		12.4			24.9				13.0			
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	214	73	44	168	41	134	7	83	1989	207	9	72
Shared Lane Traffic (%)	22%											
Lane Group Flow (vph)	167	164	0	0	209	134	0	90	1989	207	0	81
Turn Type	Split	NA		Split	NA	pm+ov	Prot	Prot	NA	pm+ov	Prot	Prot
Protected Phases	8	8		4	4	5!	1	1	6	4	5!	5
Permitted Phases						4				6		
Detector Phase	8	8		4	4	5	1	1	6	4	5	5
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0	10.0	10.0	10.0	20.0	5.0	10.0	10.0
Minimum Split (s)	13.4	13.4		12.4	12.4	17.5	17.6	17.6	27.6	12.4	17.5	17.5
Total Split (s)	56.0	56.0		25.0	25.0	25.0	25.0	25.0	54.0	25.0	25.0	25.0
Total Split (%)	35.0%	35.0%		15.6%	15.6%	15.6%	15.6%	15.6%	33.8%	15.6%	15.6%	15.6%
Maximum Green (s)	47.6	47.6		17.6	17.6	17.5	17.4	17.4	46.4	17.6	17.5	17.5
Yellow Time (s)	3.4	3.4		3.7	3.7	5.5	5.6	5.6	5.6	3.7	5.5	5.5
All-Red Time (s)	5.0	5.0		3.7	3.7	2.0	2.0	2.0	2.0	3.7	2.0	2.0
Lost Time Adjust (s)	-3.4	-3.4			-2.4	-2.5		-2.6	-2.6	-2.4		-2.5
Total Lost Time (s)	5.0	5.0			5.0	5.0		5.0	5.0	5.0		5.0
Lead/Lag						Lag	Lag	Lag	Lead		Lag	Lag
Lead-Lag Optimize?						Yes	Yes	Yes	Yes		Yes	Yes
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0	3.0	3.0	4.0	3.0	3.0	3.0
Recall Mode	None	None		None	None	None	None	None	C-Max	None	None	None
Act Effct Green (s)	25.1	25.1			21.5	44.0		17.5	75.9	97.3		17.5
Actuated g/C Ratio	0.16	0.16			0.13	0.28		0.11	0.47	0.61		0.11
v/c Ratio	0.63	0.62			0.87	0.31		0.46	0.83	0.21		0.42
Control Delay	73.3	72.8			99.5	47.9		74.3	40.9	8.5		51.8
Queue Delay	0.0	0.0			0.0	0.0		0.0	0.0	0.0		0.0
Total Delay	73.3	72.8			99.5	47.9		74.3	40.9	8.5		51.8
LOS	E	E			F	D		E	D	A		D
Approach Delay		73.0			79.4				39.3			
Approach LOS		E			E				D			

Lane Group	SBT	SBR
Lane Configurations	↑↑↑	↱
Traffic Volume (vph)	1305	167
Future Volume (vph)	1305	167
Ideal Flow (vphpl)	1900	1900
Storage Length (ft)		475
Storage Lanes		1
Taper Length (ft)		
Lane Util. Factor	0.91	1.00
Frt		0.850
Flt Protected		
Satd. Flow (prot)	5085	1583
Flt Permitted		
Satd. Flow (perm)	5085	1583
Right Turn on Red		No
Satd. Flow (RTOR)		
Link Speed (mph)	55	
Link Distance (ft)	939	
Travel Time (s)	11.6	
Peak Hour Factor	0.90	0.90
Adj. Flow (vph)	1450	186
Shared Lane Traffic (%)		
Lane Group Flow (vph)	1450	186
Turn Type	NA	pm+ov
Protected Phases	2	8
Permitted Phases		2
Detector Phase	2	8
Switch Phase		
Minimum Initial (s)	20.0	5.0
Minimum Split (s)	27.5	13.4
Total Split (s)	54.0	56.0
Total Split (%)	33.8%	35.0%
Maximum Green (s)	46.5	47.6
Yellow Time (s)	5.5	3.4
All-Red Time (s)	2.0	5.0
Lost Time Adjust (s)	-2.5	-3.4
Total Lost Time (s)	5.0	5.0
Lead/Lag	Lead	
Lead-Lag Optimize?	Yes	
Vehicle Extension (s)	4.0	3.0
Recall Mode	C-Max	None
Act Effct Green (s)	75.9	106.0
Actuated g/C Ratio	0.47	0.66
v/c Ratio	0.60	0.18
Control Delay	13.9	6.3
Queue Delay	0.0	0.0
Total Delay	13.9	6.3
LOS	B	A
Approach Delay	14.9	
Approach LOS	B	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL
Queue Length 50th (ft)	174	171			218	111		89	654	48		83
Queue Length 95th (ft)	248	245			#386	175		150	795	91		m135
Internal Link Dist (ft)		375			1016				969			
Turn Bay Length (ft)						200		300		325		300
Base Capacity (vph)	535	533			240	426		221	2410	963		221
Starvation Cap Reductn	0	0			0	0		0	0	0		0
Spillback Cap Reductn	0	0			0	0		0	0	0		0
Storage Cap Reductn	0	0			0	0		0	0	0		0
Reduced v/c Ratio	0.31	0.31			0.87	0.31		0.41	0.83	0.21		0.37

Intersection Summary

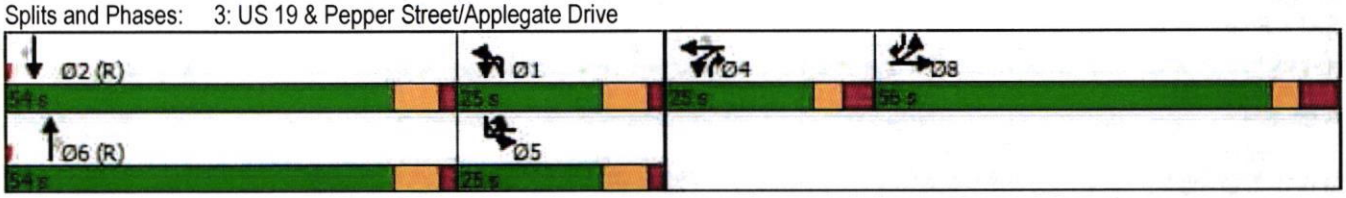
Area Type: Other
Cycle Length: 160
Actuated Cycle Length: 160
Offset: 18 (11%), Referenced to phase 2:SBT and 6:NBT, Start of Green
Natural Cycle: 90
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.87
Intersection Signal Delay: 35.6 Intersection LOS: D
Intersection Capacity Utilization 76.2% ICU Level of Service D
Analysis Period (min) 15

\# 95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

! Phase conflict between lane groups.

Splits and Phases: 3: US 19 & Pepper Street/Applegate Drive



Lane Group	SBT	SBR
Queue Length 50th (ft)	130	34
Queue Length 95th (ft)	206	48
Internal Link Dist (ft)	859	
Turn Bay Length (ft)		475
Base Capacity (vph)	2410	1048
Starvation Cap Reductn	0	0
Spillback Cap Reductn	0	0
Storage Cap Reductn	0	0
Reduced v/c Ratio	0.60	0.18

Intersection Summary

Intersection	
Intersection Delay, s/veh	8.2
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	4	4	1	64	15	35	3	43	93	32	34	2
Future Vol, veh/h	4	4	1	64	15	35	3	43	93	32	34	2
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	4	4	1	71	17	39	3	48	103	36	38	2
Number of Lanes	0	1	0	0	1	0	1	1	0	1	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	1	1
HCM Control Delay	7.7	8.2	8.2	8.2
HCM LOS	A	A	A	A

Lane	NBLn1	NBLn2	EBLn1	WBLn1	SBLn1	SBLn2
Vol Left, %	100%	0%	44%	56%	100%	0%
Vol Thru, %	0%	32%	44%	13%	0%	94%
Vol Right, %	0%	68%	11%	31%	0%	6%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	3	136	9	114	32	36
LT Vol	3	0	4	64	32	0
Through Vol	0	43	4	15	0	34
RT Vol	0	93	1	35	0	2
Lane Flow Rate	3	151	10	127	36	40
Geometry Grp	5	5	2	2	5	5
Degree of Util (X)	0.005	0.187	0.013	0.155	0.054	0.055
Departure Headway (Hd)	5.427	4.444	4.647	4.416	5.478	4.937
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes
Cap	662	810	772	814	656	728
Service Time	3.14	2.158	2.665	2.43	3.194	2.652
HCM Lane V/C Ratio	0.005	0.186	0.013	0.156	0.055	0.055
HCM Control Delay	8.2	8.2	7.7	8.2	8.5	7.9
HCM Lane LOS	A	A	A	A	A	A
HCM 95th-tile Q	0	0.7	0	0.5	0.2	0.2

Intersection	
Intersection Delay, s/veh	11.5
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔		↰	↑		↰	↑	
Traffic Vol, veh/h	8	70	7	106	81	78	9	90	165	55	86	25
Future Vol, veh/h	8	70	7	106	81	78	9	90	165	55	86	25
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	9	78	8	118	90	87	10	100	183	61	96	28
Number of Lanes	0	1	0	0	1	0	1	1	0	1	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	1	1
HCM Control Delay	9.8	12.4	12.1	10.1
HCM LOS	A	B	B	B

Lane	NBLn1	NBLn2	EBLn1	WBLn1	SBLn1	SBLn2
Vol Left, %	100%	0%	9%	40%	100%	0%
Vol Thru, %	0%	35%	82%	31%	0%	77%
Vol Right, %	0%	65%	8%	29%	0%	23%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	9	255	85	265	55	111
LT Vol	9	0	8	106	55	0
Through Vol	0	90	70	81	0	86
RT Vol	0	165	7	78	0	25
Lane Flow Rate	10	283	94	294	61	123
Geometry Grp	5	5	2	2	5	5
Degree of Util (X)	0.018	0.429	0.15	0.434	0.111	0.201
Departure Headway (Hd)	6.418	5.452	5.731	5.309	6.549	5.88
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes
Cap	558	660	624	677	547	609
Service Time	4.154	3.186	3.779	3.346	4.291	3.622
HCM Lane V/C Ratio	0.018	0.429	0.151	0.434	0.112	0.202
HCM Control Delay	9.3	12.2	9.8	12.4	10.1	10.1
HCM Lane LOS	A	B	A	B	B	B
HCM 95th-tile Q	0.1	2.2	0.5	2.2	0.4	0.7

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	56	115	83	8	28	50
Future Volume (Veh/h)	56	115	83	8	28	50
Sign Control	Free		Stop			Stop
Grade	0%		0%			0%
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Hourly flow rate (vph)	62	128	92	9	31	56
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)				4		
Median type	None					
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	0		124	0	170	124
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	0		124	0	170	124
tC, single (s)	4.1		6.5	6.2	7.1	6.5
tC, 2 stage (s)						
tF (s)	2.2		4.0	3.3	3.5	4.0
p0 queue free %	96		88	99	96	92
cM capacity (veh/h)	1623		737	1085	691	737

Direction, Lane #	WB 1	WB 2	NB 1	SB 1	SB 2
Volume Total	62	128	101	31	56
Volume Left	62	0	0	31	0
Volume Right	0	128	9	0	0
cSH	1623	1700	809	691	737
Volume to Capacity	0.04	0.08	0.12	0.04	0.08
Queue Length 95th (ft)	3	0	11	4	6
Control Delay (s)	7.3	0.0	10.4	10.5	10.3
Lane LOS	A		B	B	B
Approach Delay (s)	2.4		10.4	10.3	
Approach LOS			B	B	

Intersection Summary			
Average Delay	6.4		
Intersection Capacity Utilization	18.2%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	91	156	186	27	53	89
Future Volume (Veh/h)	91	156	186	27	53	89
Sign Control	Free		Stop			Stop
Grade	0%		0%			0%
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Hourly flow rate (vph)	101	173	207	30	59	99
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)				4		
Median type	None					
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	0		202	0	306	202
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	0		202	0	306	202
tC, single (s)	4.1		6.5	6.2	7.1	6.5
tC, 2 stage (s)						
tF (s)	2.2		4.0	3.3	3.5	4.0
p0 queue free %	94		68	97	87	85
cM capacity (veh/h)	1623		651	1085	453	651

Direction, Lane #	WB 1	WB 2	NB 1	SB 1	SB 2
Volume Total	101	173	237	59	99
Volume Left	101	0	0	59	0
Volume Right	0	173	30	0	0
cSH	1623	1700	745	453	651
Volume to Capacity	0.06	0.10	0.32	0.13	0.15
Queue Length 95th (ft)	5	0	34	11	13
Control Delay (s)	7.4	0.0	12.5	14.1	11.5
Lane LOS	A		B	B	B
Approach Delay (s)	2.7		12.5	12.5	
Approach LOS			B	B	

Intersection Summary			
Average Delay	8.5		
Intersection Capacity Utilization	28.2%	ICU Level of Service	A
Analysis Period (min)	15		

Intersection	
Intersection Delay, s/veh	7.8
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	2	11	0	0	0	22	99	2	0	27	0
Future Vol, veh/h	0	2	11	0	0	0	22	99	2	0	27	0
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	2	12	0	0	0	24	110	2	0	30	0
Number of Lanes	0	1	0	0	1	0	1	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	2	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	1	1	1
HCM Control Delay	6.9	0	8	7.4
HCM LOS	A	-	A	A

Lane	NBLn1	NBLn2	EBLn1	WBLn1	SBLn1
Vol Left, %	100%	0%	0%	0%	0%
Vol Thru, %	0%	98%	15%	100%	100%
Vol Right, %	0%	2%	85%	0%	0%
Sign Control	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	22	101	13	0	27
LT Vol	22	0	0	0	0
Through Vol	0	99	2	0	27
RT Vol	0	2	11	0	0
Lane Flow Rate	24	112	14	0	30
Geometry Grp	5	5	2	2	4a
Degree of Util (X)	0.034	0.142	0.015	0	0.035
Departure Headway (Hd)	5.075	4.561	3.819	4.343	4.159
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes
Cap	709	790	943	0	856
Service Time	2.783	2.269	1.819	2.343	2.205
HCM Lane V/C Ratio	0.034	0.142	0.015	0	0.035
HCM Control Delay	8	8	6.9	7.3	7.4
HCM Lane LOS	A	A	A	N	A
HCM 95th-tile Q	0.1	0.5	0	0	0.1

Intersection	
Intersection Delay, s/veh	9.2
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	24	3	1	9	33	239	7	4	31	0
Future Vol, veh/h	0	0	24	3	1	9	33	239	7	4	31	0
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	27	3	1	10	37	266	8	4	34	0
Number of Lanes	0	1	0	0	1	0	1	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	2	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	1	1	1
HCM Control Delay	7.3	7.5	9.6	7.7
HCM LOS	A	A	A	A

Lane	NBLn1	NBLn2	EBLn1	WBLn1	SBLn1
Vol Left, %	100%	0%	0%	23%	11%
Vol Thru, %	0%	97%	0%	8%	89%
Vol Right, %	0%	3%	100%	69%	0%
Sign Control	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	33	246	24	13	35
LT Vol	33	0	0	3	4
Through Vol	0	239	0	1	31
RT Vol	0	7	24	9	0
Lane Flow Rate	37	273	27	14	39
Geometry Grp	5	5	2	2	4a
Degree of Util (X)	0.052	0.35	0.031	0.018	0.048
Departure Headway (Hd)	5.127	4.607	4.17	4.415	4.47
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes
Cap	699	779	863	815	805
Service Time	2.858	2.338	2.173	2.419	2.477
HCM Lane V/C Ratio	0.053	0.35	0.031	0.017	0.048
HCM Control Delay	8.1	9.8	7.3	7.5	7.7
HCM Lane LOS	A	A	A	A	A
HCM 95th-tile Q	0.2	1.6	0.1	0.1	0.2

Intersection	
Int Delay, s/veh	1.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	338	28	0	244	8	0	0	97	0	0	3
Future Vol, veh/h	0	338	28	0	244	8	0	0	97	0	0	3
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	Free	-	-	Stop	-	-	Stop
Storage Length	23	-	-	12	-	125	-	-	0	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	376	31	0	271	9	0	0	108	0	0	3

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	-	0	0	-	-	0	-	-	204	-	-	136
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	-	-	-	7.14	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	-	-	-	3.92	-	-	3.32
Pot Cap-1 Maneuver	0	-	-	0	-	0	0	0	683	0	0	888
Stage 1	0	-	-	0	-	0	0	0	-	0	0	-
Stage 2	0	-	-	0	-	0	0	0	-	0	0	-
Platoon blocked, %		-	-		-							
Mov Cap-1 Maneuver	-	-	-	-	-	-	-	-	683	-	-	888
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	0	11.3	9.1
HCM LOS			B	A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBT	SBLn1
Capacity (veh/h)	683	-	-	-	888
HCM Lane V/C Ratio	0.158	-	-	-	0.004
HCM Control Delay (s)	11.3	-	-	-	9.1
HCM Lane LOS	B	-	-	-	A
HCM 95th %tile Q(veh)	0.6	-	-	-	0

Intersection	
Int Delay, s/veh	3.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	391	35	0	375	21	0	0	251	0	0	29
Future Vol, veh/h	0	391	35	0	375	21	0	0	251	0	0	29
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	Free	-	-	Stop	-	-	Stop
Storage Length	23	-	-	12	-	125	-	-	0	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	434	39	0	417	23	0	0	279	0	0	32

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	-	0	0	-	-	0	-	-	237	-	-	209
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	-	-	-	7.14	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	-	-	-	3.92	-	-	3.32
Pot Cap-1 Maneuver	0	-	-	0	-	0	0	0	651	0	0	797
Stage 1	0	-	-	0	-	0	0	0	-	0	0	-
Stage 2	0	-	-	0	-	0	0	0	-	0	0	-
Platoon blocked, %		-	-		-							
Mov Cap-1 Maneuver	-	-	-	-	-	-	-	-	651	-	-	797
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	0	14.6	9.7
HCM LOS			B	A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBT	SBLn1
Capacity (veh/h)	651	-	-	-	797
HCM Lane V/C Ratio	0.428	-	-	-	0.04
HCM Control Delay (s)	14.6	-	-	-	9.7
HCM Lane LOS	B	-	-	-	A
HCM 95th %tile Q(veh)	2.1	-	-	-	0.1

Intersection	
Int Delay, s/veh	1.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations													
Traffic Vol, veh/h	31	1	67	1	0	0	7	113	125	0	0	290	22
Future Vol, veh/h	31	1	67	1	0	0	7	113	125	0	0	290	22
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	Stop	-	-	None	-	-	-	None	-	-	None
Storage Length	-	-	225	-	-	-	-	0	-	-	125	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	34	1	74	1	0	0	8	126	139	0	0	322	24

Major/Minor	Minor2			Minor1			Major1				Major2		
Conflicting Flow All	725	741	334	726	753	139	-	346	0	0	139	0	0
Stage 1	334	334	-	391	407	-	-	-	-	-	-	-	-
Stage 2	391	407	-	335	346	-	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	-	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	-	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	340	344	708	340	339	909	-	1213	-	-	1445	-	-
Stage 1	680	643	-	633	597	-	-	-	-	-	-	-	-
Stage 2	633	597	-	679	635	-	-	-	-	-	-	-	-
Platoon blocked, %									-	-		-	-
Mov Cap-1 Maneuver	340	344	708	304	339	909	~-17	~-17	-	-	1445	-	-
Mov Cap-2 Maneuver	340	344	-	304	339	-	-	-	-	-	-	-	-
Stage 1	680	643	-	633	597	-	-	-	-	-	-	-	-
Stage 2	633	597	-	607	635	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	12.7	16.9		0
HCM LOS	B	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	+	-	-	340	708	304	1445	-	-
HCM Lane V/C Ratio	-	-	-	0.105	0.105	0.004	-	-	-
HCM Control Delay (s)	-	-	-	16.8	10.7	16.9	0	-	-
HCM Lane LOS	-	-	-	C	B	C	A	-	-
HCM 95th %tile Q(veh)	-	-	-	0.3	0.4	0	0	-	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	3.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations													
Traffic Vol, veh/h	41	2	167	19	4	3	22	187	204	0	2	230	22
Future Vol, veh/h	41	2	167	19	4	3	22	187	204	0	2	230	22
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	Stop	-	-	None	-	-	-	None	-	-	None
Storage Length	-	-	225	-	-	-	-	0	-	-	125	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	46	2	186	21	4	3	24	208	227	0	2	256	24

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	919	963	268	916	975	227	-	280	0	0	227	0	0
Stage 1	272	272	-	643	691	-	-	-	-	-	-	-	-
Stage 2	647	691	-	273	284	-	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	-	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	-	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	252	256	771	253	251	812	-	1283	-	-	1341	-	-
Stage 1	734	685	-	462	446	-	-	-	-	-	-	-	-
Stage 2	460	446	-	733	676	-	-	-	-	-	-	-	-
Platoon blocked, %									-	-		-	-
Mov Cap-1 Maneuver	247	256	771	191	251	812	~ -10	~ -10	-	-	1341	-	-
Mov Cap-2 Maneuver	247	256	-	191	251	-	-	-	-	-	-	-	-
Stage 1	734	684	-	462	446	-	-	-	-	-	-	-	-
Stage 2	454	446	-	554	675	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	13.5	24		0.1
HCM LOS	B	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	+	-	-	247	771	218	1341	-	-
HCM Lane V/C Ratio	-	-	-	0.193	0.241	0.133	0.002	-	-
HCM Control Delay (s)	-	-	-	23	11.1	24	7.7	-	-
HCM Lane LOS	-	-	-	C	B	C	A	-	-
HCM 95th %tile Q(veh)	-	-	-	0.7	0.9	0.5	0	-	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	2.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	7	33	90	13	7	31
Future Vol, veh/h	7	33	90	13	7	31
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	-	-	-	25	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	8	37	100	14	8	34

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	157	107	0	0	114	0
Stage 1	107	-	-	-	-	-
Stage 2	50	-	-	-	-	-
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	834	947	-	-	1475	-
Stage 1	917	-	-	-	-	-
Stage 2	972	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	830	947	-	-	1475	-
Mov Cap-2 Maneuver	806	-	-	-	-	-
Stage 1	917	-	-	-	-	-
Stage 2	967	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	9.1	0	1.4
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	919	1475	-
HCM Lane V/C Ratio	-	-	0.048	0.005	-
HCM Control Delay (s)	-	-	9.1	7.5	-
HCM Lane LOS	-	-	A	A	-
HCM 95th %tile Q(veh)	-	-	0.2	0	-

Intersection	
Int Delay, s/veh	1.6

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	7	43	236	16	10	48
Future Vol, veh/h	7	43	236	16	10	48
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	-	-	-	25	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	8	48	262	18	11	53

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	346	271	0	0	280	0
Stage 1	271	-	-	-	-	-
Stage 2	75	-	-	-	-	-
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	651	768	-	-	1283	-
Stage 1	775	-	-	-	-	-
Stage 2	948	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	645	768	-	-	1283	-
Mov Cap-2 Maneuver	671	-	-	-	-	-
Stage 1	775	-	-	-	-	-
Stage 2	939	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	10.2	0	1.4
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	753	1283	-
HCM Lane V/C Ratio	-	-	0.074	0.009	-
HCM Control Delay (s)	-	-	10.2	7.8	-
HCM Lane LOS	-	-	B	A	-
HCM 95th %tile Q(veh)	-	-	0.2	0	-

Intersection	
Int Delay, s/veh	1.5

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	20	11	92	48	3	35
Future Vol, veh/h	20	11	92	48	3	35
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	-	-	-	25	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	22	12	102	53	3	39

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	174	129	0	0	155	0
Stage 1	129	-	-	-	-	-
Stage 2	45	-	-	-	-	-
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	816	921	-	-	1425	-
Stage 1	897	-	-	-	-	-
Stage 2	977	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	814	921	-	-	1425	-
Mov Cap-2 Maneuver	793	-	-	-	-	-
Stage 1	897	-	-	-	-	-
Stage 2	975	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	9.5	0	0.6
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	834	1425	-
HCM Lane V/C Ratio	-	-	0.041	0.002	-
HCM Control Delay (s)	-	-	9.5	7.5	-
HCM Lane LOS	-	-	A	A	-
HCM 95th %tile Q(veh)	-	-	0.1	0	-

Intersection	
Int Delay, s/veh	1.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	27	14	238	60	5	50
Future Vol, veh/h	27	14	238	60	5	50
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	-	-	-	25	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	30	16	264	67	6	56

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	366	298	0	0	331	0
Stage 1	298	-	-	-	-	-
Stage 2	68	-	-	-	-	-
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	634	741	-	-	1228	-
Stage 1	753	-	-	-	-	-
Stage 2	955	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	631	741	-	-	1228	-
Mov Cap-2 Maneuver	657	-	-	-	-	-
Stage 1	753	-	-	-	-	-
Stage 2	950	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	10.6	0	0.7
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	683	1228	-
HCM Lane V/C Ratio	-	-	0.067	0.005	-
HCM Control Delay (s)	-	-	10.6	7.9	-
HCM Lane LOS	-	-	B	A	-
HCM 95th %tile Q(veh)	-	-	0.2	0	-

APPENDIX G

CAPACITY ANALYSIS CALCULATIONS

SIMTRAFFIC QUEUING ANALYSIS

Intersection: 1: US 19 & Osowaw Boulevard/Spring Hill Drive

Movement	EB	EB	EB	EB	EB	WB	WB	WB	WB	NB	NB	NB
Directions Served	UL	L	T	T	R	L	L	T	R	L	T	T
Maximum Queue (ft)	106	131	133	118	132	302	358	274	224	136	156	145
Average Queue (ft)	45	73	72	48	64	185	175	139	138	46	93	83
95th Queue (ft)	95	124	118	103	121	260	282	254	227	102	140	134
Link Distance (ft)	246	246	246			1009	1009				778	778
Upstream Blk Time (%)												
Queuing Penalty (veh)												
Storage Bay Dist (ft)				175	175			175	175	475		
Storage Blk Time (%)							5	3	5			
Queuing Penalty (veh)							19	7	11			

Intersection: 1: US 19 & Osowaw Boulevard/Spring Hill Drive

Movement	NB	NB	SB	SB	SB	SB	SB	SB
Directions Served	T	R	UL	L	T	T	T	R
Maximum Queue (ft)	140	99	153	267	339	321	253	64
Average Queue (ft)	66	26	42	104	242	216	164	15
95th Queue (ft)	124	72	109	194	324	295	245	45
Link Distance (ft)	778				1031	1031	1031	
Upstream Blk Time (%)								
Queuing Penalty (veh)								
Storage Bay Dist (ft)		525	275	275				525
Storage Blk Time (%)				0	3			
Queuing Penalty (veh)				0	5			

Intersection: 2: US 19 & Walmart Driveway

Movement	NB	SB
Directions Served	L	R
Maximum Queue (ft)	91	7
Average Queue (ft)	28	0
95th Queue (ft)	70	5
Link Distance (ft)		
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)	475	350
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 3: US 19 & Pepper Street/Applegate Drive

Movement	EB	EB	WB	WB	NB	NB	NB	NB	NB	SB	SB	SB
Directions Served	L	LTR	LT	R	UL	T	T	T	R	UL	T	T
Maximum Queue (ft)	111	126	168	92	86	307	261	237	57	143	244	271
Average Queue (ft)	36	65	73	29	27	185	145	100	20	47	119	128
95th Queue (ft)	81	113	133	68	69	273	238	192	53	106	228	244
Link Distance (ft)	350	350	1026			1015	1015	1015			870	870
Upstream Blk Time (%)												
Queuing Penalty (veh)												
Storage Bay Dist (ft)				200	300				325	300		
Storage Blk Time (%)			0			0					0	
Queuing Penalty (veh)			0			0					0	

Intersection: 3: US 19 & Pepper Street/Applegate Drive

Movement	SB	SB
Directions Served	T	R
Maximum Queue (ft)	272	73
Average Queue (ft)	132	17
95th Queue (ft)	249	53
Link Distance (ft)	870	
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		475
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 4: Wendy Court/Internal N-S Driveway & Southern Internal Driveway/Pepper Street

Movement	EB	NB	NB	SB	SB
Directions Served	LTR	L	TR	L	TR
Maximum Queue (ft)	36	29	78	33	49
Average Queue (ft)	8	2	41	11	23
95th Queue (ft)	31	13	66	35	49
Link Distance (ft)	994		1006		863
Upstream Blk Time (%)					
Queuing Penalty (veh)					
Storage Bay Dist (ft)		100		150	
Storage Blk Time (%)			0		
Queuing Penalty (veh)			0		

Intersection: 5: Internal N-S Driveway & Walmart Driveway

Movement	WB	NB	SB	SB
Directions Served	R	T	L	T
Maximum Queue (ft)	60	70	36	51
Average Queue (ft)	3	34	13	23
95th Queue (ft)	25	56	38	50
Link Distance (ft)	255	863		539
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)			75	
Storage Blk Time (%)		0		0
Queuing Penalty (veh)		0		0

Intersection: 6: Internal N-S Driveway & Northern Internal Driveway/AT&T Driveway

Movement	EB	NB	NB	SB
Directions Served	LTR	L	TR	LTR
Maximum Queue (ft)	31	30	58	31
Average Queue (ft)	7	17	27	17
95th Queue (ft)	28	41	46	41
Link Distance (ft)	986		539	204
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)		100		
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 7: Internal N-S Driveway/CVS Driveway 1 & Osowaw Boulevard

Movement	NB
Directions Served	R
Maximum Queue (ft)	22
Average Queue (ft)	1
95th Queue (ft)	11
Link Distance (ft)	204
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 8: Osowaw Boulevard & Walmart Driveway/CVS Driveway 2

Movement	EB	EB	WB	NB	SB
Directions Served	LT	R	LTR	UL	TR
Maximum Queue (ft)	66	56	11	96	13
Average Queue (ft)	21	3	1	29	0
95th Queue (ft)	52	27	9	68	5
Link Distance (ft)	972		1006	197	1041
Upstream Blk Time (%)					
Queuing Penalty (veh)					
Storage Bay Dist (ft)		225			
Storage Blk Time (%)					
Queuing Penalty (veh)					

Network Summary

Network wide Queuing Penalty: 42

Intersection: 1: US 19 & Osowaw Boulevard/Spring Hill Drive

Movement	EB	EB	EB	EB	EB	WB	WB	WB	WB	NB	NB	NB
Directions Served	UL	L	T	T	R	UL	L	T	R	UL	T	T
Maximum Queue (ft)	214	236	275	227	182	567	739	275	225	312	548	575
Average Queue (ft)	113	138	135	117	74	211	309	226	193	89	377	400
95th Queue (ft)	193	207	226	194	147	400	602	330	255	251	546	568
Link Distance (ft)	246	246	246			1009	1009				778	778
Upstream Blk Time (%)	0	0	1	0			1					
Queuing Penalty (veh)	0	0	1	0			0					
Storage Bay Dist (ft)				175	175			175	175	475		
Storage Blk Time (%)			3	2	0		13	19	17		5	
Queuing Penalty (veh)			8	2	0		66	34	32		6	

Intersection: 1: US 19 & Osowaw Boulevard/Spring Hill Drive

Movement	NB	NB	SB	SB	SB	SB	SB	SB
Directions Served	T	R	UL	L	T	T	T	R
Maximum Queue (ft)	575	477	232	374	446	401	362	129
Average Queue (ft)	391	229	125	187	288	267	245	43
95th Queue (ft)	569	402	211	313	406	370	345	99
Link Distance (ft)	778				1031	1031	1031	
Upstream Blk Time (%)								
Queuing Penalty (veh)								
Storage Bay Dist (ft)		525	275	275				525
Storage Blk Time (%)	4			0	9			
Queuing Penalty (veh)	15			0	29			

Intersection: 2: US 19 & Walmart Driveway

Movement	EB	NB	NB	NB	SB
Directions Served	R	UL	T	T	R
Maximum Queue (ft)	38	116	135	7	30
Average Queue (ft)	2	39	4	0	1
95th Queue (ft)	19	86	95	5	10
Link Distance (ft)	255		870	870	
Upstream Blk Time (%)					
Queuing Penalty (veh)					
Storage Bay Dist (ft)		475			350
Storage Blk Time (%)					
Queuing Penalty (veh)					

Intersection: 3: US 19 & Pepper Street/Applegate Drive

Movement	EB	EB	WB	WB	NB	NB	NB	NB	NB	SB	SB	SB
Directions Served	L	LTR	LT	R	UL	T	T	T	R	UL	T	T
Maximum Queue (ft)	206	266	466	278	400	635	628	547	425	279	315	322
Average Queue (ft)	104	150	253	133	135	441	398	351	107	111	130	156
95th Queue (ft)	176	230	458	290	365	598	566	494	319	250	247	264
Link Distance (ft)	350	350	1026			1015	1015	1015			870	870
Upstream Blk Time (%)		0										
Queuing Penalty (veh)		0										
Storage Bay Dist (ft)				200	300				325	300		
Storage Blk Time (%)			30	1	0	25		10		4	0	
Queuing Penalty (veh)			39	1	0	19		20		19	0	

Intersection: 3: US 19 & Pepper Street/Applegate Drive

Movement	SB	SB
Directions Served	T	R
Maximum Queue (ft)	291	153
Average Queue (ft)	159	56
95th Queue (ft)	261	121
Link Distance (ft)	870	
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		475
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 4: Wendy Court/Internal N-S Driveway & Southern Internal Driveway/Pepper Street

Movement	EB	WB	NB	NB	SB	SB
Directions Served	LTR	LTR	L	TR	L	TR
Maximum Queue (ft)	77	16	33	139	54	108
Average Queue (ft)	37	1	10	63	24	44
95th Queue (ft)	60	10	33	104	47	77
Link Distance (ft)	994	350		1006		863
Upstream Blk Time (%)						
Queuing Penalty (veh)						
Storage Bay Dist (ft)			100		150	
Storage Blk Time (%)				1		0
Queuing Penalty (veh)				0		0

Intersection: 5: Internal N-S Driveway & Walmart Driveway

Movement	WB	NB	SB	SB
Directions Served	R	T	L	T
Maximum Queue (ft)	85	92	45	77
Average Queue (ft)	8	46	24	36
95th Queue (ft)	51	72	48	61
Link Distance (ft)	255	863		539
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)			75	
Storage Blk Time (%)	0	0		0
Queuing Penalty (veh)	0	0		0

Intersection: 6: Internal N-S Driveway & Northern Internal Driveway/AT&T Driveway

Movement	EB	WB	NB	NB	SB
Directions Served	LTR	LTR	L	TR	LTR
Maximum Queue (ft)	40	36	48	70	53
Average Queue (ft)	15	12	19	38	23
95th Queue (ft)	41	38	45	60	49
Link Distance (ft)	986	1061		539	204
Upstream Blk Time (%)					
Queuing Penalty (veh)					
Storage Bay Dist (ft)			100		
Storage Blk Time (%)				0	
Queuing Penalty (veh)				0	

Intersection: 7: Internal N-S Driveway/CVS Driveway 1 & Osowaw Boulevard

Movement	EB	NB
Directions Served	TR	R
Maximum Queue (ft)	5	103
Average Queue (ft)	0	21
95th Queue (ft)	3	76
Link Distance (ft)	197	204
Upstream Blk Time (%)		0
Queuing Penalty (veh)		0
Storage Bay Dist (ft)		
Storage Blk Time (%)	0	
Queuing Penalty (veh)	0	

Intersection: 8: Osowaw Boulevard & Walmart Driveway/CVS Driveway 2

Movement	EB	EB	WB	NB	SB	SB
Directions Served	LT	R	LTR	UL	L	TR
Maximum Queue (ft)	73	99	49	110	6	8
Average Queue (ft)	29	25	15	38	0	0
95th Queue (ft)	63	80	42	83	4	4
Link Distance (ft)	972		1006	197		1041
Upstream Blk Time (%)						
Queuing Penalty (veh)						
Storage Bay Dist (ft)		225			125	
Storage Blk Time (%)						
Queuing Penalty (veh)						

Network Summary

Network wide Queuing Penalty: 294

Intersection: 1: US 19 & Osowaw Boulevard/Spring Hill Drive

Movement	EB	EB	EB	EB	EB	WB	WB	WB	WB	NB	NB	NB
Directions Served	UL	L	T	T	R	L	L	T	R	L	T	T
Maximum Queue (ft)	123	168	174	164	148	285	343	273	225	140	192	189
Average Queue (ft)	47	79	78	54	64	182	175	133	141	52	104	97
95th Queue (ft)	102	135	136	115	122	260	279	249	225	115	166	162
Link Distance (ft)	246	246	246			1009	1009				778	778
Upstream Blk Time (%)			0	0								
Queuing Penalty (veh)			0	0								
Storage Bay Dist (ft)				175	175			175	175	475		
Storage Blk Time (%)			0	0	0		7	3	5			
Queuing Penalty (veh)			0	0	0		26	7	12			

Intersection: 1: US 19 & Osowaw Boulevard/Spring Hill Drive

Movement	NB	NB	SB	SB	SB	SB	SB	SB
Directions Served	T	R	UL	L	T	T	T	R
Maximum Queue (ft)	169	112	138	289	373	339	271	74
Average Queue (ft)	77	32	47	116	254	228	172	12
95th Queue (ft)	145	86	114	210	345	315	253	43
Link Distance (ft)	778				1031	1031	1031	
Upstream Blk Time (%)								
Queuing Penalty (veh)								
Storage Bay Dist (ft)		525	275	275				525
Storage Blk Time (%)				0	4			
Queuing Penalty (veh)				0	7			

Intersection: 2: US 19 & Walmart Driveway

Movement	NB
Directions Served	L
Maximum Queue (ft)	99
Average Queue (ft)	28
95th Queue (ft)	68
Link Distance (ft)	
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	475
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 3: US 19 & Pepper Street/Applegate Drive

Movement	EB	EB	WB	WB	NB	NB	NB	NB	NB	SB	SB	SB
Directions Served	L	LTR	LT	R	UL	T	T	T	R	UL	T	T
Maximum Queue (ft)	113	143	162	88	93	297	268	198	78	122	276	283
Average Queue (ft)	37	66	79	28	30	197	152	91	23	44	145	154
95th Queue (ft)	83	118	139	67	70	293	251	179	58	93	262	274
Link Distance (ft)	350	350	1026			1015	1015	1015			870	870
Upstream Blk Time (%)												
Queuing Penalty (veh)												
Storage Bay Dist (ft)				200	300				325	300		
Storage Blk Time (%)						0					0	
Queuing Penalty (veh)						0					0	

Intersection: 3: US 19 & Pepper Street/Applegate Drive

Movement	SB	SB
Directions Served	T	R
Maximum Queue (ft)	283	86
Average Queue (ft)	154	17
95th Queue (ft)	276	52
Link Distance (ft)	870	
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		475
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 4: Wendy Court/Internal N-S Driveway & Southern Internal Driveway/Pepper Street

Movement	EB	WB	NB	NB	SB	SB
Directions Served	LTR	LTR	L	TR	L	TR
Maximum Queue (ft)	31	4	23	81	29	58
Average Queue (ft)	7	0	2	43	14	24
95th Queue (ft)	27	3	15	67	37	51
Link Distance (ft)	994	350		1006		863
Upstream Blk Time (%)						
Queuing Penalty (veh)						
Storage Bay Dist (ft)			100		150	
Storage Blk Time (%)				0		
Queuing Penalty (veh)				0		

Intersection: 5: Internal N-S Driveway & Walmart Driveway

Movement	WB	NB	SB	SB
Directions Served	R	T	L	T
Maximum Queue (ft)	11	59	36	45
Average Queue (ft)	1	33	12	24
95th Queue (ft)	11	53	37	48
Link Distance (ft)	255	863		539
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)			75	
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 6: Internal N-S Driveway & Northern Internal Driveway/AT&T Driveway

Movement	EB	NB	NB	SB
Directions Served	LTR	L	TR	LTR
Maximum Queue (ft)	31	30	35	36
Average Queue (ft)	9	13	26	18
95th Queue (ft)	32	37	44	43
Link Distance (ft)	986		539	204
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)		100		
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 7: Internal N-S Driveway/CVS Driveway 1 & Osowaw Boulevard

Movement
Directions Served
Maximum Queue (ft)
Average Queue (ft)
95th Queue (ft)
Link Distance (ft)
Upstream Blk Time (%)
Queuing Penalty (veh)
Storage Bay Dist (ft)
Storage Blk Time (%)
Queuing Penalty (veh)

Intersection: 8: Osowaw Boulevard & Walmart Driveway/CVS Driveway 2

Movement	EB	EB	WB	NB	SB
Directions Served	LT	R	LTR	UL	TR
Maximum Queue (ft)	52	31	22	89	20
Average Queue (ft)	23	1	1	32	1
95th Queue (ft)	49	13	11	70	9
Link Distance (ft)	972		1006	197	1041
Upstream Blk Time (%)					
Queuing Penalty (veh)					
Storage Bay Dist (ft)		225			
Storage Blk Time (%)					
Queuing Penalty (veh)					

Network Summary

Network wide Queuing Penalty: 53

Intersection: 1: US 19 & Osowaw Boulevard/Spring Hill Drive

Movement	EB	EB	EB	EB	EB	WB	WB	WB	WB	NB	NB	NB
Directions Served	UL	L	T	T	R	UL	L	T	R	UL	T	T
Maximum Queue (ft)	196	226	300	232	167	752	957	275	225	413	680	693
Average Queue (ft)	108	136	153	130	71	239	342	218	182	120	454	466
95th Queue (ft)	182	205	249	207	143	487	724	333	270	371	723	730
Link Distance (ft)	246	246	246			1009	1009				778	778
Upstream Blk Time (%)		0	1	0			3				5	5
Queuing Penalty (veh)		0	2	0			0				38	36
Storage Bay Dist (ft)				175	175			175	175	475		
Storage Blk Time (%)			5	2	0		16	18	16	0	16	
Queuing Penalty (veh)			12	2	1		83	33	30	0	21	

Intersection: 1: US 19 & Osowaw Boulevard/Spring Hill Drive

Movement	NB	NB	SB	SB	SB	SB	SB	SB
Directions Served	T	R	UL	L	T	T	T	R
Maximum Queue (ft)	675	540	235	354	442	384	390	100
Average Queue (ft)	467	295	137	197	284	268	246	37
95th Queue (ft)	738	559	219	311	387	360	347	83
Link Distance (ft)	778				1031	1031	1031	
Upstream Blk Time (%)	5							
Queuing Penalty (veh)	39							
Storage Bay Dist (ft)		525	275	275				525
Storage Blk Time (%)	15	0	0	1	8			
Queuing Penalty (veh)	56	0	0	3	30			

Intersection: 2: US 19 & Walmart Driveway

Movement	EB	NB	NB	NB	NB	SB
Directions Served	R	UL	T	T	T	R
Maximum Queue (ft)	20	188	292	215	330	36
Average Queue (ft)	1	44	49	54	57	2
95th Queue (ft)	12	154	303	338	328	15
Link Distance (ft)	255		870	870	870	
Upstream Blk Time (%)						
Queuing Penalty (veh)						
Storage Bay Dist (ft)		475				350
Storage Blk Time (%)			1			
Queuing Penalty (veh)			0			

Intersection: 3: US 19 & Pepper Street/Applegate Drive

Movement	EB	EB	WB	WB	NB	NB	NB	NB	NB	SB	SB	SB
Directions Served	L	LTR	LT	R	UL	T	T	T	R	UL	T	T
Maximum Queue (ft)	208	247	532	300	400	689	646	541	424	231	265	253
Average Queue (ft)	98	155	298	154	146	481	439	384	110	87	124	144
95th Queue (ft)	174	237	509	332	381	643	582	518	329	213	222	239
Link Distance (ft)	350	350	1026			1015	1015	1015			870	870
Upstream Blk Time (%)												
Queuing Penalty (veh)												
Storage Bay Dist (ft)				200	300				325	300		
Storage Blk Time (%)			45	1	0	30		14		1	0	
Queuing Penalty (veh)			58	2	0	23		30		2	0	

Intersection: 3: US 19 & Pepper Street/Applegate Drive

Movement	SB	SB
Directions Served	T	R
Maximum Queue (ft)	262	170
Average Queue (ft)	152	63
95th Queue (ft)	248	134
Link Distance (ft)	870	
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		475
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 4: Wendy Court/Internal N-S Driveway & Southern Internal Driveway/Pepper Street

Movement	EB	WB	NB	NB	SB	SB
Directions Served	LTR	LTR	L	TR	L	TR
Maximum Queue (ft)	70	10	29	132	56	79
Average Queue (ft)	39	0	7	62	21	40
95th Queue (ft)	63	6	27	98	48	67
Link Distance (ft)	994	350		1006		863
Upstream Blk Time (%)						
Queuing Penalty (veh)						
Storage Bay Dist (ft)			100		150	
Storage Blk Time (%)				1		
Queuing Penalty (veh)				0		

Intersection: 5: Internal N-S Driveway & Walmart Driveway

Movement	WB	WB	NB	SB	SB
Directions Served	L	R	T	L	T
Maximum Queue (ft)	4	72	90	40	64
Average Queue (ft)	0	11	43	22	32
95th Queue (ft)	3	49	69	46	52
Link Distance (ft)		255	863		539
Upstream Blk Time (%)					
Queuing Penalty (veh)					
Storage Bay Dist (ft)	125			75	
Storage Blk Time (%)			0		0
Queuing Penalty (veh)			0		0

Intersection: 6: Internal N-S Driveway & Northern Internal Driveway/AT&T Driveway

Movement	EB	WB	NB	NB	SB
Directions Served	LTR	LTR	L	TR	LTR
Maximum Queue (ft)	31	31	44	85	40
Average Queue (ft)	14	10	20	39	20
95th Queue (ft)	39	34	45	64	45
Link Distance (ft)	986	1061		539	204
Upstream Blk Time (%)					
Queuing Penalty (veh)					
Storage Bay Dist (ft)			100		
Storage Blk Time (%)				0	
Queuing Penalty (veh)				0	

Intersection: 7: Internal N-S Driveway/CVS Driveway 1 & Osowaw Boulevard

Movement	NB
Directions Served	R
Maximum Queue (ft)	116
Average Queue (ft)	19
95th Queue (ft)	76
Link Distance (ft)	204
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 8: Osowaw Boulevard & Walmart Driveway/CVS Driveway 2

Movement	EB	EB	WB	NB	SB	SB
Directions Served	LT	R	LTR	UL	L	TR
Maximum Queue (ft)	69	91	45	110	11	14
Average Queue (ft)	30	23	19	39	0	0
95th Queue (ft)	60	77	43	81	5	6
Link Distance (ft)	972		1006	197		1041
Upstream Blk Time (%)						
Queuing Penalty (veh)						
Storage Bay Dist (ft)		225			125	
Storage Blk Time (%)						
Queuing Penalty (veh)						

Network Summary

Network wide Queuing Penalty: 502

Intersection: 1: US 19 & Osowaw Boulevard/Spring Hill Drive

Movement	EB	EB	EB	EB	EB	WB	WB	WB	WB	NB	NB	NB
Directions Served	UL	L	T	T	R	L	L	T	R	L	T	T
Maximum Queue (ft)	120	149	137	130	160	345	367	274	225	151	193	190
Average Queue (ft)	49	79	81	63	71	198	193	148	143	57	101	94
95th Queue (ft)	97	127	125	117	139	283	313	262	229	122	167	161
Link Distance (ft)	246	246	246			1009	1009				778	778
Upstream Blk Time (%)												
Queuing Penalty (veh)												
Storage Bay Dist (ft)				175	175			175	175	475		
Storage Blk Time (%)					0		7	4	6			
Queuing Penalty (veh)					0		25	9	13			

Intersection: 1: US 19 & Osowaw Boulevard/Spring Hill Drive

Movement	NB	NB	SB	SB	SB	SB	SB	SB
Directions Served	T	R	UL	L	T	T	T	R
Maximum Queue (ft)	184	169	170	278	370	353	312	66
Average Queue (ft)	77	40	54	126	262	241	194	15
95th Queue (ft)	158	112	131	235	354	331	285	45
Link Distance (ft)	778				1031	1031	1031	
Upstream Blk Time (%)								
Queuing Penalty (veh)								
Storage Bay Dist (ft)		525	275	275				525
Storage Blk Time (%)				0	5			
Queuing Penalty (veh)				0	9			

Intersection: 2: US 19 & Walmart Driveway

Movement	NB	SB
Directions Served	L	R
Maximum Queue (ft)	112	15
Average Queue (ft)	40	0
95th Queue (ft)	86	6
Link Distance (ft)		
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)	475	350
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 3: US 19 & Pepper Street/Applegate Drive

Movement	EB	EB	WB	WB	NB	NB	NB	NB	NB	SB	SB	SB
Directions Served	L	LTR	LT	R	UL	T	T	T	R	UL	T	T
Maximum Queue (ft)	107	146	179	137	120	321	281	240	78	113	286	294
Average Queue (ft)	41	76	82	37	40	200	156	109	21	42	154	165
95th Queue (ft)	87	127	145	94	91	289	253	206	59	89	269	281
Link Distance (ft)	350	350	1026			1015	1015	1015			870	870
Upstream Blk Time (%)												
Queuing Penalty (veh)												
Storage Bay Dist (ft)				200	300				325	300		
Storage Blk Time (%)			0	0		1					0	
Queuing Penalty (veh)			0	0		0					0	

Intersection: 3: US 19 & Pepper Street/Applegate Drive

Movement	SB	SB
Directions Served	T	R
Maximum Queue (ft)	300	86
Average Queue (ft)	167	20
95th Queue (ft)	283	57
Link Distance (ft)	870	
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		475
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 4: Wendy Court/Internal N-S Driveway & Southern Internal Driveway/Pepper Street

Movement	EB	WB	NB	NB	SB	SB
Directions Served	LTR	LTR	L	TR	L	TR
Maximum Queue (ft)	31	4	28	69	52	64
Average Queue (ft)	7	0	2	42	21	26
95th Queue (ft)	29	3	14	64	46	52
Link Distance (ft)	994	350		1006		863
Upstream Blk Time (%)						
Queuing Penalty (veh)						
Storage Bay Dist (ft)			100		150	
Storage Blk Time (%)						
Queuing Penalty (veh)						

Intersection: 5: Internal N-S Driveway & Walmart Driveway

Movement	WB	NB	SB	SB
Directions Served	R	T	L	T
Maximum Queue (ft)	68	62	54	71
Average Queue (ft)	6	33	23	31
95th Queue (ft)	37	56	49	58
Link Distance (ft)	255	863		247
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)			75	
Storage Blk Time (%)	0		0	0
Queuing Penalty (veh)	0		0	0

Intersection: 6: Internal N-S Driveway & Northern Internal Driveway/AT&T Driveway

Movement	EB	NB	NB	SB
Directions Served	LTR	L	TR	LTR
Maximum Queue (ft)	36	23	57	56
Average Queue (ft)	14	10	32	21
95th Queue (ft)	39	28	44	48
Link Distance (ft)	987		23	204
Upstream Blk Time (%)		1	8	
Queuing Penalty (veh)		0	11	
Storage Bay Dist (ft)		100		
Storage Blk Time (%)		1	8	
Queuing Penalty (veh)		1	2	

Intersection: 7: Internal N-S Driveway/CVS Driveway 1 & Osowaw Boulevard

Movement	NB
Directions Served	R
Maximum Queue (ft)	22
Average Queue (ft)	1
95th Queue (ft)	11
Link Distance (ft)	204
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 8: Osowaw Boulevard & Walmart Driveway/CVS Driveway 2

Movement	EB	EB	WB	NB	SB
Directions Served	LT	R	LTR	UL	TR
Maximum Queue (ft)	66	10	21	101	9
Average Queue (ft)	24	0	1	34	0
95th Queue (ft)	51	7	10	75	5
Link Distance (ft)	972		1006	197	1041
Upstream Blk Time (%)					
Queuing Penalty (veh)					
Storage Bay Dist (ft)		225			
Storage Blk Time (%)					
Queuing Penalty (veh)					

Intersection: 9: Internal N-S Driveway & Site Drive 1

Movement	WB	NB	SB
Directions Served	LR	TR	T
Maximum Queue (ft)	50	36	6
Average Queue (ft)	27	7	0
95th Queue (ft)	52	30	4
Link Distance (ft)	1066	157	23
Upstream Blk Time (%)			0
Queuing Penalty (veh)			0
Storage Bay Dist (ft)			
Storage Blk Time (%)			0
Queuing Penalty (veh)			0

Intersection: 10: Internal N-S Driveway & Site Drive 2

Movement	WB	SB
Directions Served	LR	L
Maximum Queue (ft)	46	12
Average Queue (ft)	22	0
95th Queue (ft)	46	6
Link Distance (ft)	1092	
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		25
Storage Blk Time (%)		0
Queuing Penalty (veh)		0

Network Summary

Network wide Queuing Penalty: 70

Intersection: 1: US 19 & Osowaw Boulevard/Spring Hill Drive

Movement	EB	EB	EB	EB	EB	WB	WB	WB	WB	NB	NB	NB
Directions Served	UL	L	T	T	R	UL	L	T	R	UL	T	T
Maximum Queue (ft)	222	240	327	240	198	386	590	275	225	329	612	629
Average Queue (ft)	118	153	183	143	85	215	304	224	191	97	417	440
95th Queue (ft)	196	225	313	230	172	335	528	330	256	261	579	607
Link Distance (ft)	246	246	246			1009	1009				778	778
Upstream Blk Time (%)	0	0	3	0							0	0
Queuing Penalty (veh)	0	0	6	0							0	0
Storage Bay Dist (ft)				175	175			175	175	475		
Storage Blk Time (%)			9	4	1		17	16	19		8	
Queuing Penalty (veh)			24	6	1		88	32	36		10	

Intersection: 1: US 19 & Osowaw Boulevard/Spring Hill Drive

Movement	NB	NB	SB	SB	SB	SB	SB	SB
Directions Served	T	R	UL	L	T	T	T	R
Maximum Queue (ft)	606	490	257	361	448	386	365	117
Average Queue (ft)	430	272	147	205	290	272	262	43
95th Queue (ft)	594	455	239	325	397	361	352	92
Link Distance (ft)	778				1031	1031	1031	
Upstream Blk Time (%)	0							
Queuing Penalty (veh)	0							
Storage Bay Dist (ft)		525	275	275				525
Storage Blk Time (%)	7		0	0	8			
Queuing Penalty (veh)	25		0	2	28			

Intersection: 2: US 19 & Walmart Driveway

Movement	EB	NB	NB	NB	NB	SB	SB
Directions Served	R	UL	T	T	T	T	R
Maximum Queue (ft)	54	168	16	204	201	4	31
Average Queue (ft)	4	54	1	7	13	0	3
95th Queue (ft)	29	118	12	131	184	3	18
Link Distance (ft)	255		870	870	870	778	
Upstream Blk Time (%)				0	0		
Queuing Penalty (veh)				0	0		
Storage Bay Dist (ft)		475					350
Storage Blk Time (%)							
Queuing Penalty (veh)							

Intersection: 3: US 19 & Pepper Street/Applegate Drive

Movement	EB	EB	WB	WB	NB	NB	NB	NB	NB	SB	SB	SB
Directions Served	L	LTR	LT	R	UL	T	T	T	R	UL	T	T
Maximum Queue (ft)	231	274	511	300	400	829	805	710	425	224	273	296
Average Queue (ft)	115	167	282	151	168	564	522	447	171	82	137	163
95th Queue (ft)	193	250	479	318	429	800	752	655	439	181	233	259
Link Distance (ft)	350	350	1026			1015	1015	1015			870	870
Upstream Blk Time (%)							0					
Queuing Penalty (veh)							0					
Storage Bay Dist (ft)				200	300				325	300		
Storage Blk Time (%)			41	1		37		20		0	0	
Queuing Penalty (veh)			55	2		34		42		0	0	

Intersection: 3: US 19 & Pepper Street/Applegate Drive

Movement	SB	SB
Directions Served	T	R
Maximum Queue (ft)	316	164
Average Queue (ft)	168	67
95th Queue (ft)	263	139
Link Distance (ft)	870	
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		475
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 4: Wendy Court/Internal N-S Driveway & Southern Internal Driveway/Pepper Street

Movement	EB	WB	NB	NB	SB	SB
Directions Served	LTR	LTR	L	TR	L	TR
Maximum Queue (ft)	88	27	33	134	78	89
Average Queue (ft)	38	2	8	67	31	41
95th Queue (ft)	67	12	29	107	59	69
Link Distance (ft)	994	350		1006		863
Upstream Blk Time (%)						
Queuing Penalty (veh)						
Storage Bay Dist (ft)			100		150	
Storage Blk Time (%)				1		
Queuing Penalty (veh)				0		

Intersection: 5: Internal N-S Driveway & Walmart Driveway

Movement	WB	WB	NB	NB	SB	SB
Directions Served	L	R	T	R	L	T
Maximum Queue (ft)	45	134	84	22	57	72
Average Queue (ft)	2	26	46	1	27	36
95th Queue (ft)	32	85	71	11	51	59
Link Distance (ft)		255	863			247
Upstream Blk Time (%)						
Queuing Penalty (veh)						
Storage Bay Dist (ft)	125			100	75	
Storage Blk Time (%)		0	0		0	0
Queuing Penalty (veh)		0	0		0	0

Intersection: 6: Internal N-S Driveway & Northern Internal Driveway/AT&T Driveway

Movement	EB	WB	NB	NB	SB
Directions Served	LTR	LTR	L	TR	LTR
Maximum Queue (ft)	44	30	23	65	53
Average Queue (ft)	16	11	15	35	25
95th Queue (ft)	43	35	32	49	49
Link Distance (ft)	987	1060		23	204
Upstream Blk Time (%)			1	20	
Queuing Penalty (veh)			0	63	
Storage Bay Dist (ft)			100		
Storage Blk Time (%)			1	20	
Queuing Penalty (veh)			4	8	

Intersection: 7: Internal N-S Driveway/CVS Driveway 1 & Osowaw Boulevard

Movement	EB	NB
Directions Served	TR	R
Maximum Queue (ft)	26	113
Average Queue (ft)	2	28
95th Queue (ft)	19	92
Link Distance (ft)	197	204
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)	0	
Queuing Penalty (veh)	1	

Intersection: 8: Osowaw Boulevard & Walmart Driveway/CVS Driveway 2

Movement	EB	EB	WB	NB	NB	SB	SB
Directions Served	LT	R	LTR	UL	TR	L	TR
Maximum Queue (ft)	79	102	44	116	10	10	15
Average Queue (ft)	33	21	17	45	0	0	1
95th Queue (ft)	65	77	42	93	7	5	8
Link Distance (ft)	972		1006	197	197		1041
Upstream Blk Time (%)							
Queuing Penalty (veh)							
Storage Bay Dist (ft)		225				125	
Storage Blk Time (%)							
Queuing Penalty (veh)							

Intersection: 9: Internal N-S Driveway & Site Drive 1

Movement	WB	NB	SB	SB
Directions Served	LR	TR	L	T
Maximum Queue (ft)	88	128	18	25
Average Queue (ft)	38	38	1	1
95th Queue (ft)	75	86	9	12
Link Distance (ft)	1066	157		23
Upstream Blk Time (%)		0	0	0
Queuing Penalty (veh)		0	0	0
Storage Bay Dist (ft)			25	
Storage Blk Time (%)			0	0
Queuing Penalty (veh)			0	0

Intersection: 10: Internal N-S Driveway & Site Drive 2

Movement	WB	NB	SB
Directions Served	LR	TR	L
Maximum Queue (ft)	69	17	30
Average Queue (ft)	28	1	3
95th Queue (ft)	56	11	17
Link Distance (ft)	1092	247	
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			25
Storage Blk Time (%)			1
Queuing Penalty (veh)			0

Network Summary

Network wide Queuing Penalty: 472

DocuSign Envelope ID: E9ADFCF2-6F68-448D-9E09-AF4CF034AFA2

CERTIFICATE OF ASSISTANT SECRETARY

The undersigned, Amber Graham, an Assistant Secretary of Wal-Mart Real Estate Business Trust; Walmart Fulfillment Services, LLC; Sam's Real Estate Business Trust; Walmart Inc.; Wal-Mart Stores Arkansas, LLC; Wal-Mart Stores Texas, LLC; Wal-Mart Stores East, LP.; Wal-Mart Louisiana, LLC; WSE Management, LLC; Sam's East, Inc.; Sam's West, Inc.; and Wal-Mart Puerto Rico, Inc. (hereinafter collectively referred to as the "Company"), hereby certifies that she has been elected, qualified, and is acting in such capacity and that she is familiar with the facts certified herein and is duly authorized to certify the same, and thus, she hereby certifies the following:

1. **Hunter Hart** currently serves as **Senior Vice President** for the Company. Hunter Hart is authorized to execute documents on behalf of the Company and to delegate the ability to execute documents on behalf of the Company. He has delegated such ability to those positions shown on the attached Exhibit A.

2. **Avie Sassan** currently serves as **Vice President** for the Company. She is authorized to execute documents on behalf of the Company and delegate the signing of documents on behalf of the Company. She has delegated such ability to those positions shown on the attached Exhibit B.

3. **Daniel Cardoso, Levi Jones, Clay Thomas, Casey Fairchild, Livie Vanzandt-Jobe, Frank Rojas, Machelle Terrill, Nick Butler and Coby Stauffer** currently serve in the position of **Senior Project Manager** for the Company and are each authorized to execute documents on behalf of the Company as shown on Exhibit B.

In witness thereof, I have executed this document as of: October 31, 2023 | 08:52 CDT.

Amber Graham

Amber Graham
Assistant Secretary

DocuSign Envelope ID: E9ADFCF2-6F68-446D-9E09-AF4CF034AFA2

Exhibit A

DocuSign Envelope ID: D05CFCD6-EFBB-4C52-8838-32207BAF0C2C

Delegation of Signature Authority

I, Hunter Hart, Senior Vice President of Wal-Mart Real Estate Business Trust; Wal-Mart TRS, LLC; Wal-Mart Realty Company; Wal-Mart Property Co.; Walmart Fulfillment Services, LLC; Sam's Real Estate Business Trust; Sam's TRS, LLC; Sam's Property Co.; Benchmark Realty Advisors, Inc.; Benchmark Resources, Inc.; North Arkansas Wholesale Co., Inc.; Sam's PW, Inc.; Walmart Inc.; Wal-Mart Stores Arkansas, LLC; Wal-Mart Stores Texas, LLC; Wal-Mart Stores East, LP.; Wal-Mart Louisiana, LLC; WSE Management, LLC; Wal-Mart Stores East, LLC; Sam's East, Inc.; Sam's West, Inc.; Wal-Mart.com USA, LLC; Red Kingfisher, LLC; and Wal-Mart Puerto Rico, Inc. (hereinafter collectively referred to as "the Company", hereby delegate to each:

Vice President

that reports to me the authority to sign documents and to delegate the signing of documents on behalf of the Company to their respective teams, down to manager level, in compliance with Walmart U.S. Governance and Operating Standards and all other applicable governance. Delegations executed by the above positions prior to the date of this Delegation of Signature Authority are ratified and approved.

Additionally, the authority to sign financial guarantees on behalf of the Company is hereby delegated to those positions above and such positions may further delegate this authority.

All acts and transactions of individuals in the positions above which were taken or made in good faith and prior to the formal delegation of authority to such position that are consistent with this delegation are hereby ratified and approved.

This Delegation of Signature Authority shall supersede and revoke any signature authority previously granted in the Delegation of Signature Authority from me to the Realty Organization dated September 19, 2023. This Delegation of Signature Authority shall expire the earlier of (i) two (2) years after the date signed, as shown below; or (ii) ten (10) days after I move to a new role or leave the Company.

DocuSigned by
Hunter Hart
8D12D3D050C4479

Hunter Hart
Senior Vice President, Realty

Date signed: October 30, 2023 | 14:04 CDT

DocuSign Envelope ID: E9ADFCF2-6F68-448D-9E09-AF4CF034AFA2

Exhibit B

DocuSign Envelope ID: 43606BA2-83A6-4B9A-804C-92A5F036CFA8

Delegation of Signature Authority

I, Avie Sassan, Vice President of Walmart Inc.; Wal-Mart Real Estate Business Trust; Wal-Mart TRS, LLC; Wal-Mart Realty Company; Wal-Mart Property Co.; Walmart Fulfillment Services, LLC ; Wal-Mart Stores Arkansas, LLC; Wal-Mart Stores Texas, LLC; Wal-Mart Stores East, LP.; Wal-Mart Louisiana, LLC; WSE Management, LLC; Wal-Mart.com USA, LLC; Sam's Real Estate Business Trust; Sam's TRS, LLC; Sam's East, Inc.; Sam's West, Inc.; Sam's Property Co.; Sam's PW, Inc.; Wal-Mart Stores East, LLC; Red Kingfisher, LLC; and Wal-Mart Puerto Rico, Inc. (hereinafter collectively referred to as "the Company", hereby delegate to:

I. **Senior Director, Project Planning, Management, and Architecture**

the authority to execute, implement, maintain, amend or renew the following documents, in connection with the design and construction of projects, including but not limited to: Master Service Agreements and Master Professional Service Agreements, including but not limited to Civil Engineering and Architectural Agreements, that have not been altered from the standard form agreement; provided however, if the D&B is less than an 8 or the estimated percentage of business exceeds 50%, then I must approve the agreement; easements; deeds; municipal maintenance agreements, municipal improvement/development agreements, plans and any permit applications or other documents required by various jurisdictions, as long as such contracts are for amounts $2 million or less. Additionally, this position can sign anything the positions listed below can sign.

II. **Director, Project Management and Planning**
Director, Mechanical Engineering
Director of Architecture

the authority to execute, implement, maintain, amend or renew the following documents, in connection with the design and construction of projects, including but not limited to civil engineering agreements; architectural agreements; easements; deeds; municipal maintenance agreements, municipal improvement/development agreements, plats and any permit applications or other document required by various jurisdictions, as long as such contracts are for amounts $750,000.00 or less.
Also, these positions have the authority to execute, implement, maintain, amend or renew the following:

1. Incentive /Rebate Agreements with Utilities in Concert with the Energy Team.
2. Non-binding 'Partnership' agreements with association/organizations, DOE and/or affiliated National Labs for R&D work such as MOUs, etc.
3. Non-disclosure agreements for tech/product development as it relates to building mechanical systems.
4. Design Initiative (DI) Agreements
5. Special project-based proposals for site improvements in the area of mechanical and electrical systems.

III. **Director, Project Management and Planning**

the authority to sign standard (using approved contract templates) construction contracts on behalf of the Company as long as such contracts are for an amount of $750,000.00 or less.

IV. Senior Project Manager

the authority to execute, implement, maintain, amend or renew the following documents, in connection with the design and construction of projects; any affidavits; permits; applications or other similar documents as required by various jurisdictions on behalf of the Company, in their respective capacity for the Company.

All signing authority contained herein must be done in compliance with Walmart U.S. Governance and Operating Standards. All acts and transactions of individuals in the positions above which were taken or made in good faith and prior to the formal delegation of authority to such position that are consistent with this delegation are hereby ratified and approved.

This Delegation of Signature Authority shall supersede and revoke any signature authority previously granted in the Delegation of Signature Authority from Hunter Hart to RE Acceleration & Operations dated September 19, 2023. This Delegation of Signature Authority shall expire the earlier of (i) two (2) years after the date signed, as shown below; or (ii) ten (10) days after I move to a new role or leave the Company.

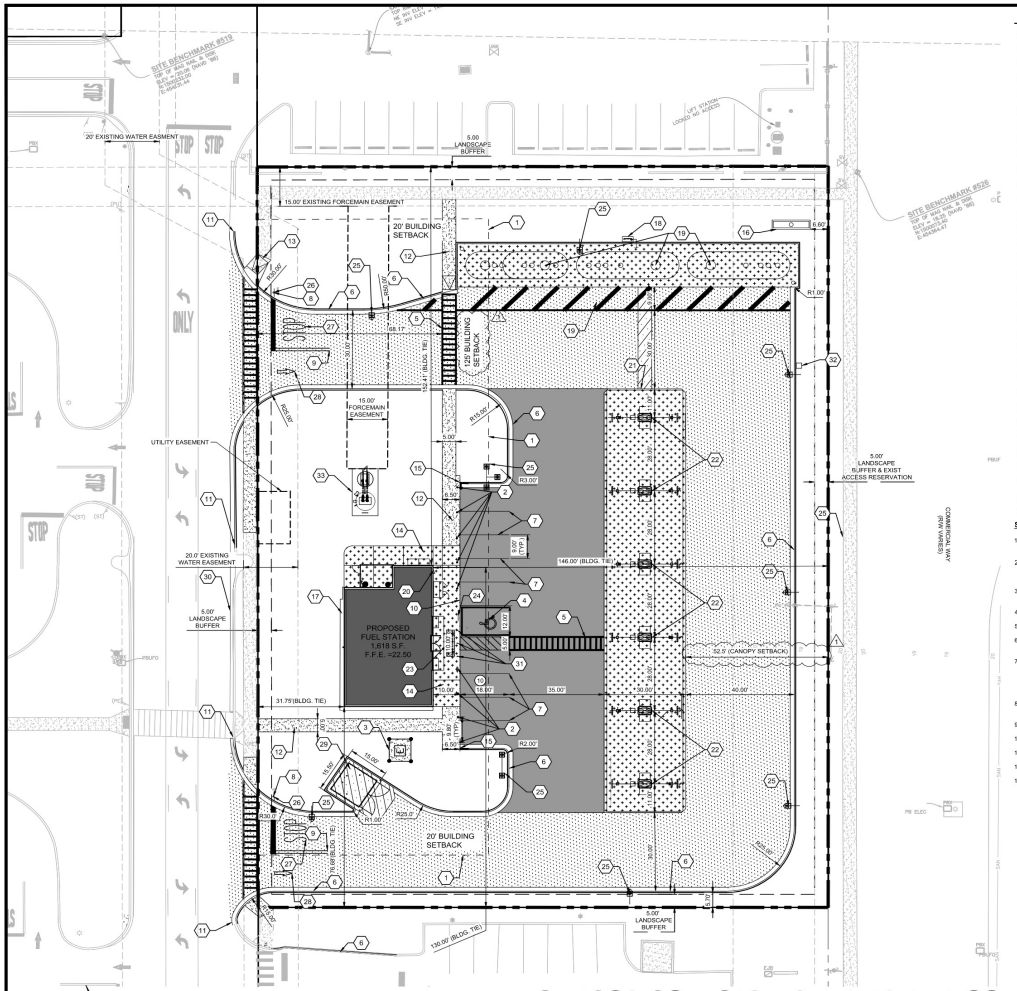
DocuSigned by:
Avie Sassan
[illegible]

Avie Sassan
Vice President

Date signed: October 30, 2023 | 13:24 CDT

New Walmart Fuel Station
H-26-09
1739 Commercial Way, Spring Hill, FL 34606

Site Plan Update



SITE BENCHMARK

#519
TOP OF MAG NAIL & DISK
ELEV = 20.06 (NAVD '88)
N:1500232.00
E:454131.44

#526
TOP OF MAG NAIL & DISK
ELEV = 18.25 (NAVD '88)
N:1500073.40
E:454364.47

20 0 20 40
Graphic Scale in Feet

NOTE:
ITEMS SHOWN SCREENED REPRESENT EXISTING CONDITIONS. ITEMS SHOWN BOLD REPRESENT PROPOSED CONDITIONS.

SITE ANALYSIS TABLE (OVERALL WALMART)

	EXISTING WSP	PROPOSED WSP	PROPOSED FUEL STATION
TOTAL BUILDING AREA	217,584 S.F.	217,584 S.F.	1,618 S.F.
REQUIRED PARKING (PER HERNANDO COUNTY): REQUIRED PARKING RATIO (PER HERNANDO COUNTY)	871 SPACES 4.0/1000 S.F.	871 SPACES 4.0/1000 S.F.	6 SPACES 4.0/1000 S.F.
STANDARD CUSTOMER AND ASSOCIATE PARKING ADA PARKING PICKUP PARKING TRUCK PARKING	851 SPACES 37 SPACES 47 SPACES 20 SPACES	779 SPACES 37 SPACES 47 SPACES 20 SPACES	9 SPACES 1 SPACE
TOTAL PARKING	955 SPACES	883 SPACES	10 SPACES

* FUEL STATION WILL REMOVE 72 SPACES FROM SUPERCENTER DEVELOPMENT

SITE LEGEND

1. BUILDING SETBACK LINE PER ZONING RESOLUTION.
2. PIPE BOLLARD, SEE DETAIL SHEET C5.1.
3. CONCRETE TRANSFORMER PAD. SEE DETAIL SHEET C5.7. CONTRACTOR TO COORDINATE INSPECTION WITH UTILITY PROVIDER.
4. ACCESSIBLE PARKING SPACE PER FDOT INDEX NO. 711-001 AND SIGNAGE PER FDOT INDEX NO. 700-102 TYPICAL. SEE DETAIL SHEET.
5. PEDESTRIAN CROSSWALK, SEE PLAN FOR WIDTH, REF. WALMART DETAILS, SHEET C5.4.
6. 24" STANDARD CURB & GUTTER. SEE DETAIL SHEET C5.2.
7. PROPOSED SWSL / 4".
8. NEW SIGN MOUNTING AND BASE WITH BREAK AWAY POST.
9. PROPOSED DYSL / 4". REF. WALMART DETAILS, SHEET C5.3 (LINES TO BE EXTENDED FROM THE CROSSWALK/ STOP BAR).
10. FLUSH PAVEMENT AND SIDEWALK AREA.
11. COORDINATE WITH DEVELOPER'S CONTRACTOR TO CONSTRUCT SMOOTH TRANSITION TO EXISTING CURB AND PAVEMENT.
12. PROPOSED CONCRETE SIDEWALK, 5% MAX. LONGITUDINAL SLOPE, 2% MAX. CROSS SLOPE.
13. PROPOSED ACCESSIBLE CURB RAMP 1:12 MAX. SLOPE WITH 2' DEEP DETECTABLE WARNINGS, PER FDOT INDEX 522-002.
14. CONCRETE SIDEWALK, SEE ARCH. PLAN FOR SPECIFICATION AND DETAILS.
15. NOSE DOWN CURB, REFER TO DETAIL SHEET C5.2.
16. PROPOSED MONUMENT SIGN LOCATION, BY OTHERS.
17. PROPOSED CONCRETE RODENT BARRIER, SEE ARCH PLANS FOR DETAILS.
18. PROPOSED TANK VENT SYSTEM, REF. FUEL PLANS FOR DETAILS.
19. PROPOSED UNDERGROUND FUEL STORAGE TANKS, REF. FUEL PLANS FOR DETAILS.
20. PROPOSED E-STOP, REF. ARCH. PLANS FOR DETAILS.
21. PROPOSED GAS CANOPY, REF. ARCH. PLANS FOR DETAILS.
22. PROPOSED FUEL DISPENSER (TYP.), REF. FUEL PLANS FOR DETAILS.
23. PROPOSED TACTILE WARNING, REF. ARCH PLANS.
24. NEW SIGN MOUNTING AND BASE WITH BOLLARD, SEE DETAIL SHEET C5.1.
25. PROPOSED SITE LIGHTING POLE (TYP.), REF. PHOTOMETRIC PLANS.
26. PROPOSED "STOP" SIGN
27. PROPOSED STOP TEXT AND STOP BAR, REF. WALMART DETAILS, SHEET C5.3.
28. PROPOSED OPEN ARROW PAVEMENT MARKINGS, REF. WALMART DETAILS, SHEET C5.3.
29. PROPOSED DUMPSTER ENCLOSURE,REF. ARCH PLANS FOR DETAILS
30. PROPOSED 24" CONCRETE GUTTER. SEE DETAIL SHEET C5.2.
31. PROPOSED ARCHITECTURAL BOLLARDS, REF. ARCH PLANS FOR DETAILS.
32. PROPOSED AIR STATION, REF. ARCH PLANS FOR DETAILS
33. PROPOSED LIFT STATION ENCLOSURE, SEE ARCH PLANS FOR DETAILS.

SITE NOTES:

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DISTURBED AREAS ARE THE RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
4. ALL CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'
5. ALL DIMENSIONS AND RADII ARE TO BE FACE OF CURB UNLESS OTHERWISE NOTED.
6. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
8. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY PREPARED BY CPH, CORP.
9. TOTAL LAND AREA IS 1.36± ACRES.
10. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE SITE SPECIFIC SPECIFICATIONS".
11. PYLON SIGNS SHALL BE CONSTRUCTED BY OTHERS.
12. REFER TO ARCH. PLANS FOR SITE LIGHTING.
13. ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLET. WM GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

SIGN LEGEND

(HC)	ACCESSIBLE PARKING (FTP-21-06 & FTP-22-06)
(ST)	STOP (R1-1)
(PE)	STOP HERE FOR PEDESTRIANS (SEE DETAIL SHEET)

PROPOSED LEGEND

	PROPERTY LINE
	PROPOSED BUFFER LINE
	LANDSCAPE BUFFER LINE
	BUILDING SETBACK LINE

PAINTING STRIPING LEGEND

SWSL	SINGLE WHITE SOLID LINE
DYSL	DOUBLE YELLOW SOLID LINE

PROPOSED PAVEMENT LEGEND

	CONCRETE SIDEWALK; REF. DETAIL SHEET
	ARCHITECTURAL CONCRETE, SEE ARCH. PLANS
	STANDARD DUTY CONCRETE; REF DETAIL SHEET
	HEAVY DUTY CONCRETE; PER DETAIL SHEET
	STANDARD DUTY ASPHALT PAVEMENT; REF. DETAIL SHEET
	HEAVY DUTY ASPHALT PAVEMENT; REF. DETAIL SHEET
10	PARKING SPACE COUNT
	SITE LIGHTING, REF. PHOTOMETRIC PLANS
	TRANSFORMER

SITE DATA INFORMATION:

SITE PARCEL NUMBERS:

PARCEL NO. R29 223 17 2608 0000 0020 1739 COMMERCIAL WAY, 59,420 S.F.(1.36 AC.)

SECTION – 29 / TOWNSHIP – 23 S / RANGE – 17 E

ON–SITE LAND INFORMATION:

CURRENT LAND USE:	PARKING LOT
PROPOSED LAND USE:	FUEL STATION
CURRENT ZONING:	PDP(GC) WITH C2 USE– PLANNED DEVELOPMENT PROJECT
PROPOSED ZONING:	PDP(GC) WITH C2 USE– PLANNED DEVELOPMENT PROJECT
AREA OF PROPOSED IMPROVEMENTS:	59,420 S.F. (1.36 AC.)
DEVELOPMENT TYPE:	GENERAL COMMERCIAL

ADJACENT LAND INFORMATION:

	NORTH	EAST	SOUTH	WEST
EXISTING LAND USE	COMMERCIAL	ROADWAY	UNDEVELOPED	COMMERCIAL
FUTURE LAND USE	COMMERCIAL	ROADWAY	UNDEVELOPED	COMMERCIAL
EXISTING ZONING	PSP (GHC)	ROW (FL–19)	PSP (SU)	PDP
PROPOSED ZONING	PSP (GHC)	ROW (FL–19)	PSP (SU)	PDP

FLOOD ZONE INFORMATION:

HAVING CONSULTED THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12053C0284E, COMMUNITY PANEL NO. 120110, HERNANDO COUNTY UNINCORPORATED AREAS, EFFECTIVE DATE JANUARY 15, 2021, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE X, THE FLOOD ZONE "X"HAS A 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS WITH A 1% ANNUAL CHANCE FLOOD W/ AVERAGE DEPTH LESS THAN 1 FOOT – MINIMAL FLOOD HAZARD

BUILDING INFORMATION:

BUILDING AREA:	1,618± S.F.
BUILDING USE:	FUEL STATION + CONVENIENCE STORE
MAXIMUM BUILDING HEIGHT (COUNTY CODE):	35'
ACTUAL BUILDING HEIGHT (ONE STORY):	19'–0"
CANOPY HEIGHT	17'–8"
MAXIMUM FLOOR AREA RATIO (FAR) (COUNTY CODE):	0.75
MAXIMUM FLOOR AREA RATIO (FAR) PROVIDED:	0.027%

PERVIOUS / IMPERVIOUS AREAS:

PRE DEVELOPMENT:			
PERVIOUS AREA:	21,780 S.F.	(0.50 AC.)	(35.71%)
IMPERVIOUS AREA:	39,204 S.F.	(0.90 AC.)	(64.29%)
TOTAL SITE AREA:	60,984 S.F.	(1.40 AC.)	(100.00%)
POST DEVELOPMENT:			
PERVIOUS AREA:	28,314 S.F.	(0.65 AC.)	(46.43%)
IMPERVIOUS AREA:	32,670 S.F.	(0.75 AC.)	(53.57%)
TOTAL SITE AREA:	60,984 S.F.	(1.40 AC.)	(100.00%)

BLDG. SETBACKS AND LANDSCAPE BUFFERS:

PRINCIPLE BLDG. SETBACKS:

	N	E	S	W
REQUIRED:	20'(MIN)	125'(MIN)	20'(MIN)	35'(MIN)
PROVIDED :	152.41'	146.00'	76.68'	31.75'

LANDSCAPE BUFFERS:

	N	E	S	W
REQUIRED:	5'	20'	5'	5'(MIN)
PROVIDED :	5.00'	6.63'	5.70'	31.75'

Always call 811 two full business days before you dig
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www.sunshine811.com

cph
www.cphcorp.com
Building Better Communities Together
5601 Mariner Street, Suite 105
Tampa, FL 33609
Ph: 813.288.0233

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

ROSS L. LEMOINE LICENSE No. 103067 STATE OF FLORIDA PROFESSIONAL ENGINEER

Ross Lemoine, State of Florida, Professional Engineer, License No. 103067. This item has been digitally signed and sealed by Ross Lemoine, PE on the date indicated here.

No.	Date	Revision
1	03/31/2026	SITE PLAN REVISION 2
2	03/30/2026	TRC REVISION 1

Designed: R. Lemoine
Drawn: J. Ramirez
Checked: M. D'angelo
Job No.: 2500192
Date: 01/26/2026
© 2026

SITE DIMENSION PLAN

Walmart

STORE NO. 967-1011 FUEL STATION
HERNANDO COUNTY / FLORIDA 34606

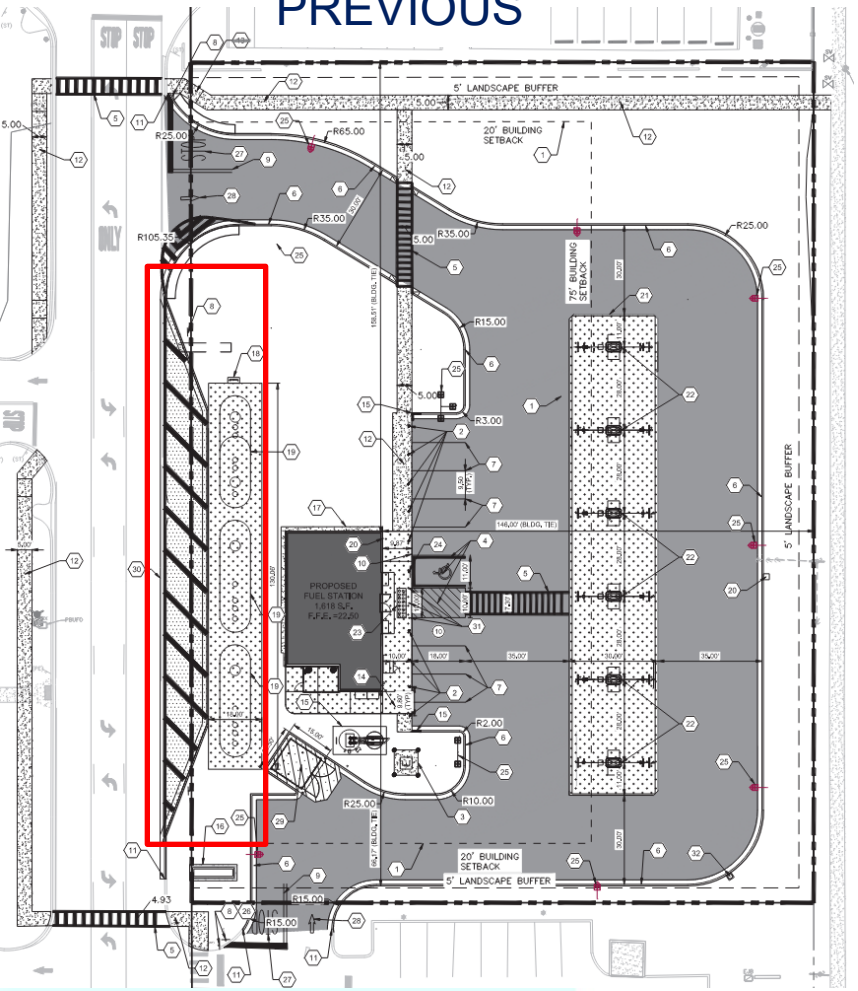
THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet C 321

Site Plan Updates

- Underground fuel tanks and fuel loading zone moved to internal location on-site. No longer adjacent to frontage road.

PREVIOUS



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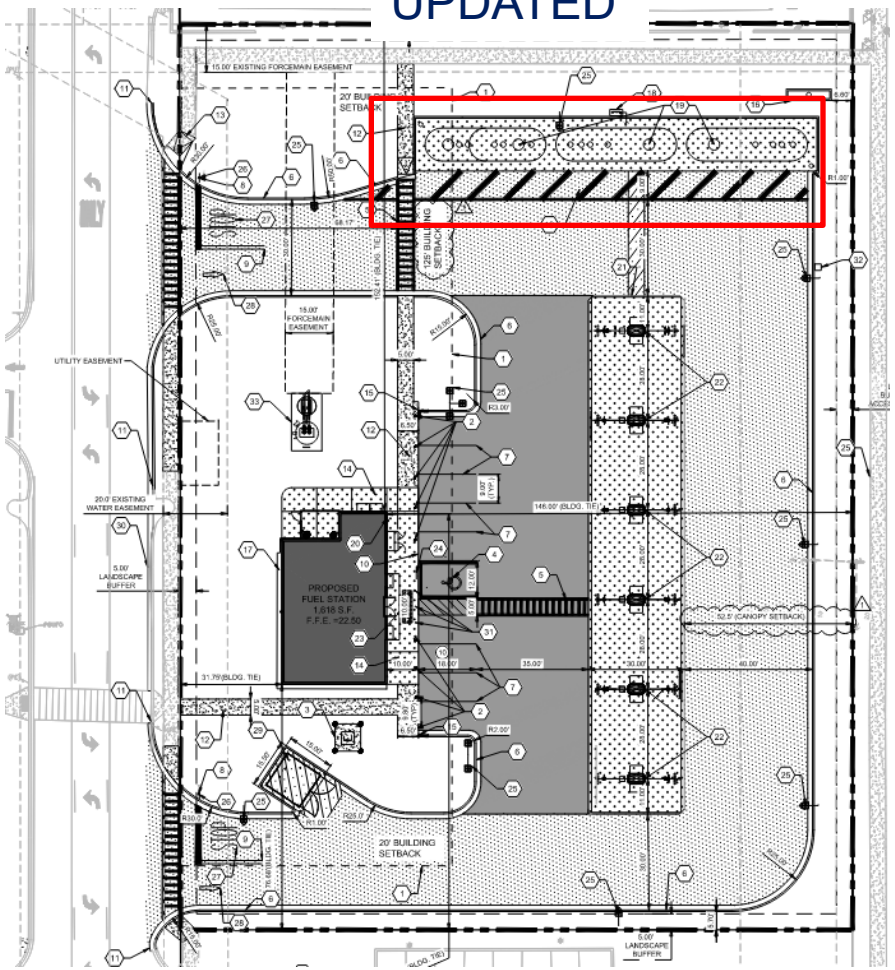
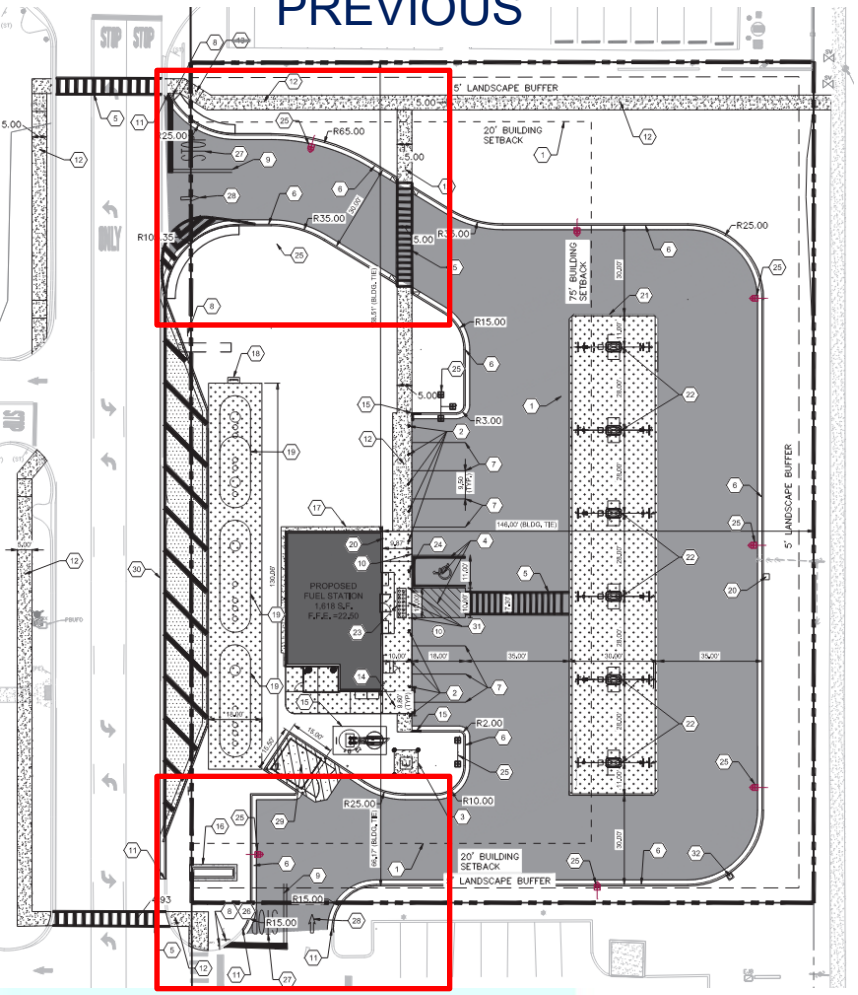


Site Plan Updates

- Driveways reconfigured. New location for South Driveway for wider access to allow for fuel truck movements.

PREVIOUS



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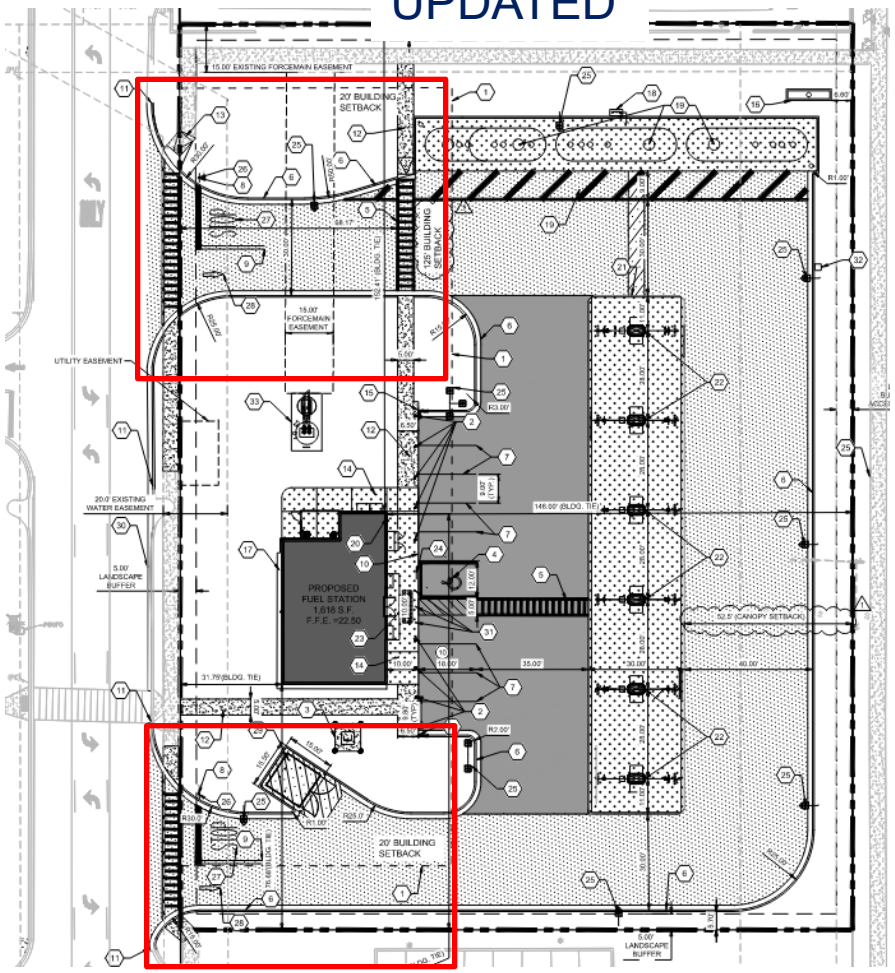
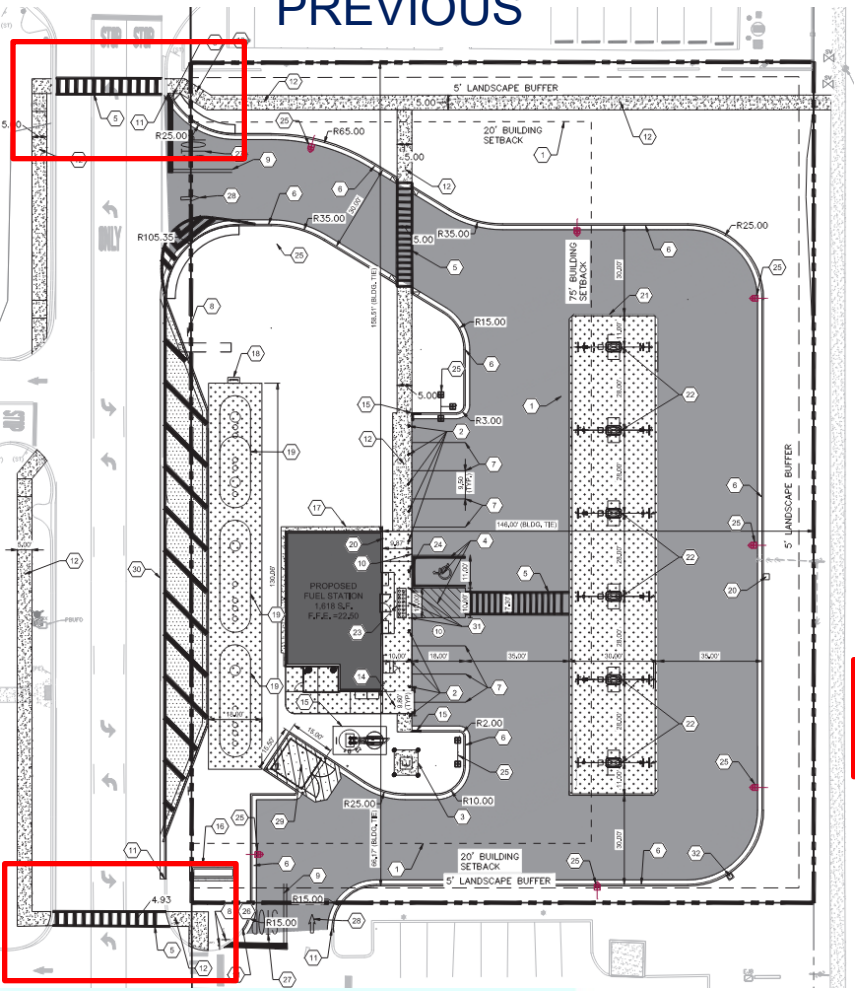


Site Plan Updates

- Pedestrian paths. Existing path and street crossings are maintained with updated layout for safer pedestrian access.

PREVIOUS



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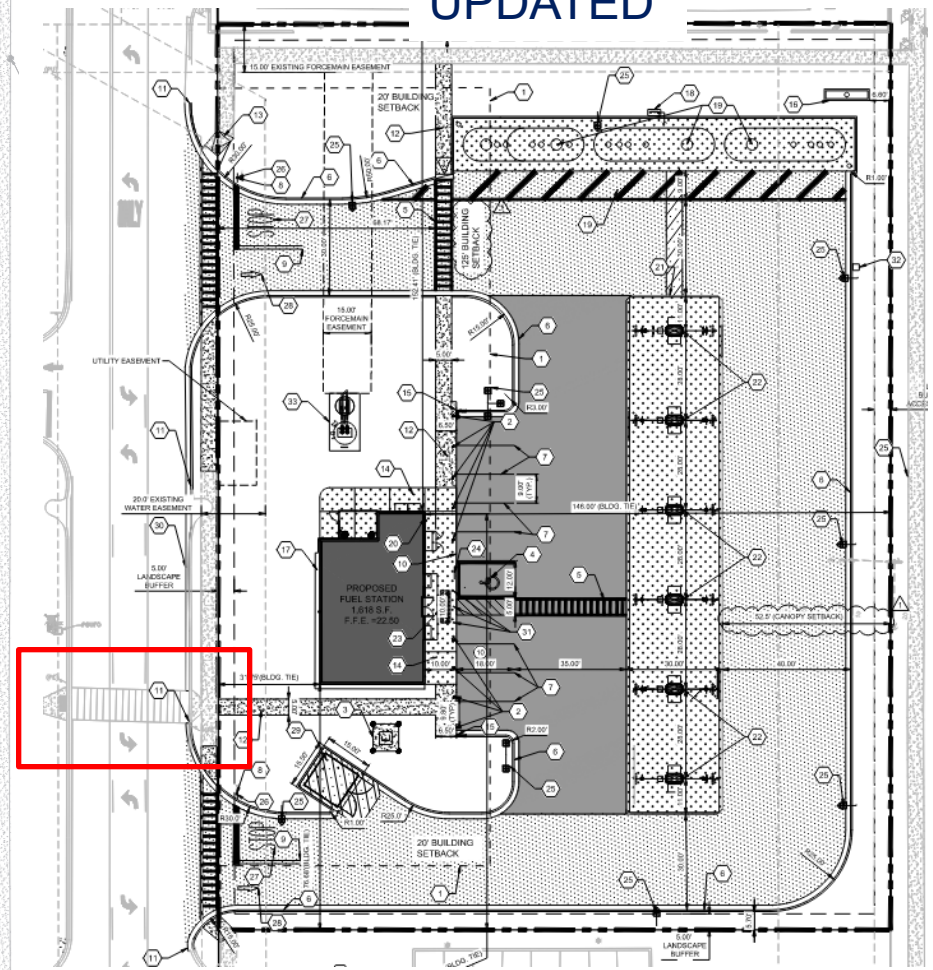
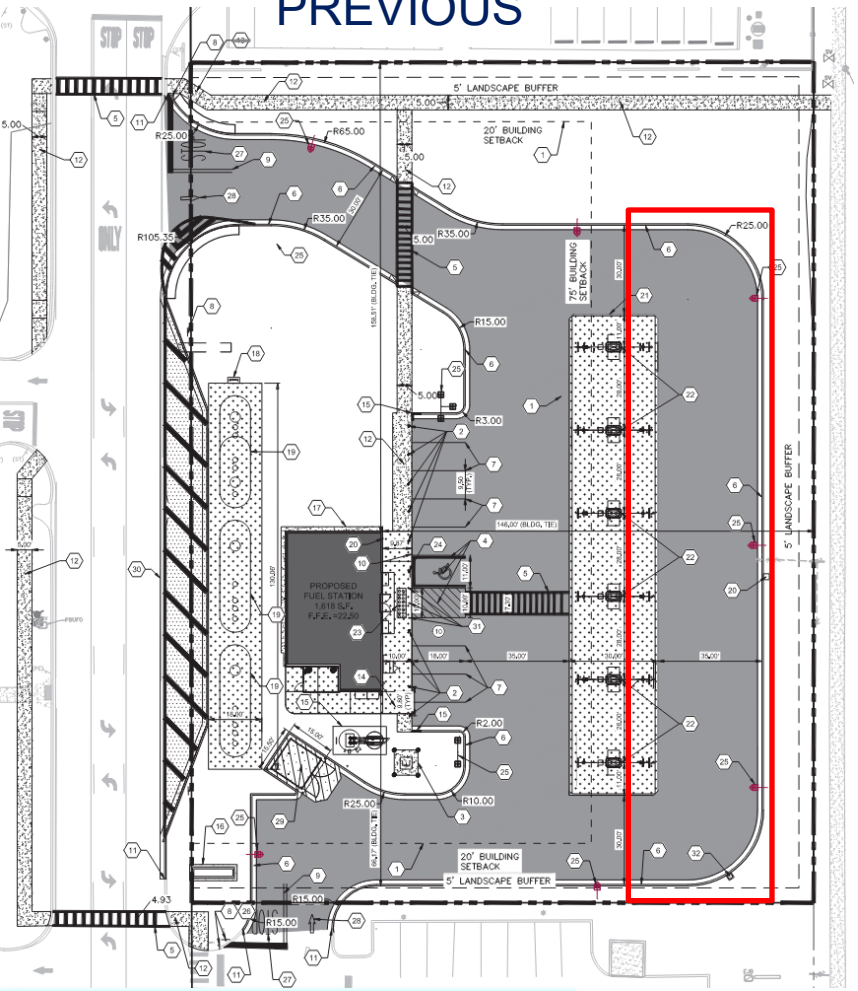


Site Plan Updates

- Drive isle widened from 35.0’ to 40.0’ for fuel truck maneuverability

PREVIOUS



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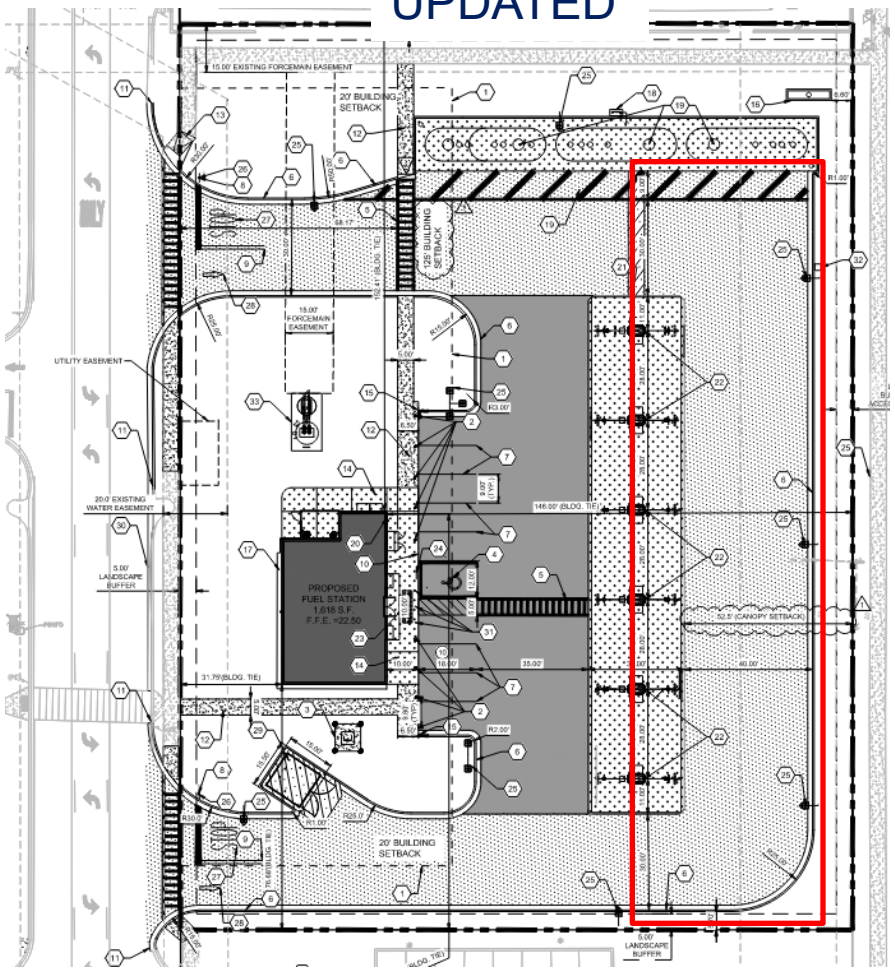
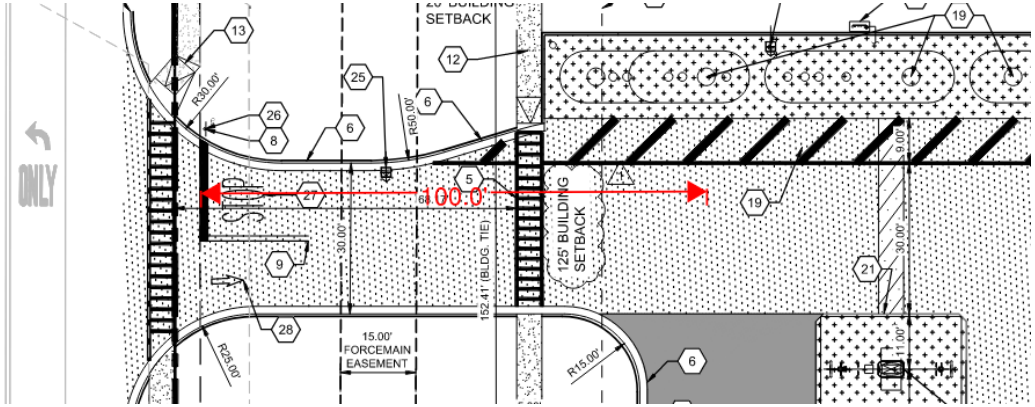
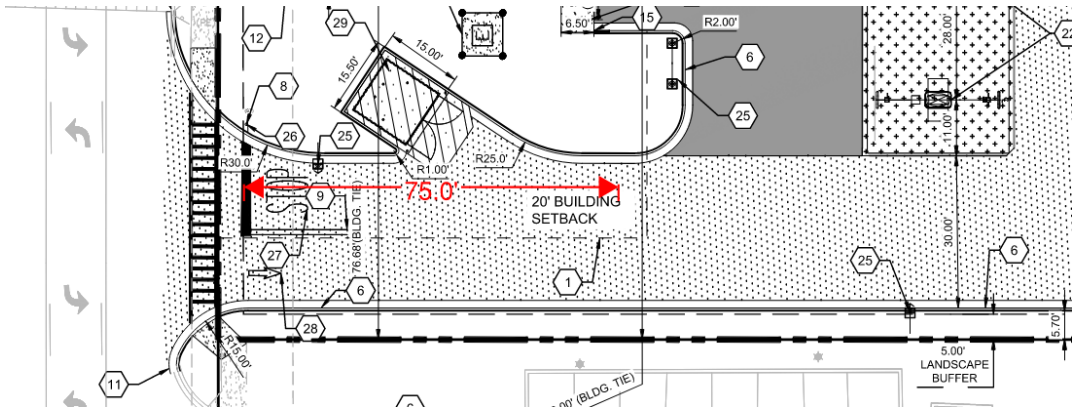


Traffic Impact Analysis

- Report completed February 2, 2026.
  - No additional offsite improvements or turn lanes recommended.
  - Recommends Internal Protected Stem of 100-ft (north driveway) and 75-ft (south driveway), for vehicles to queue without impacting site maneuverability.

Note: *FDOT Access Permit was submitted 3/23/2026. FDOT requested we withdraw the permit due to site not directly impacting FDOT ROW.*

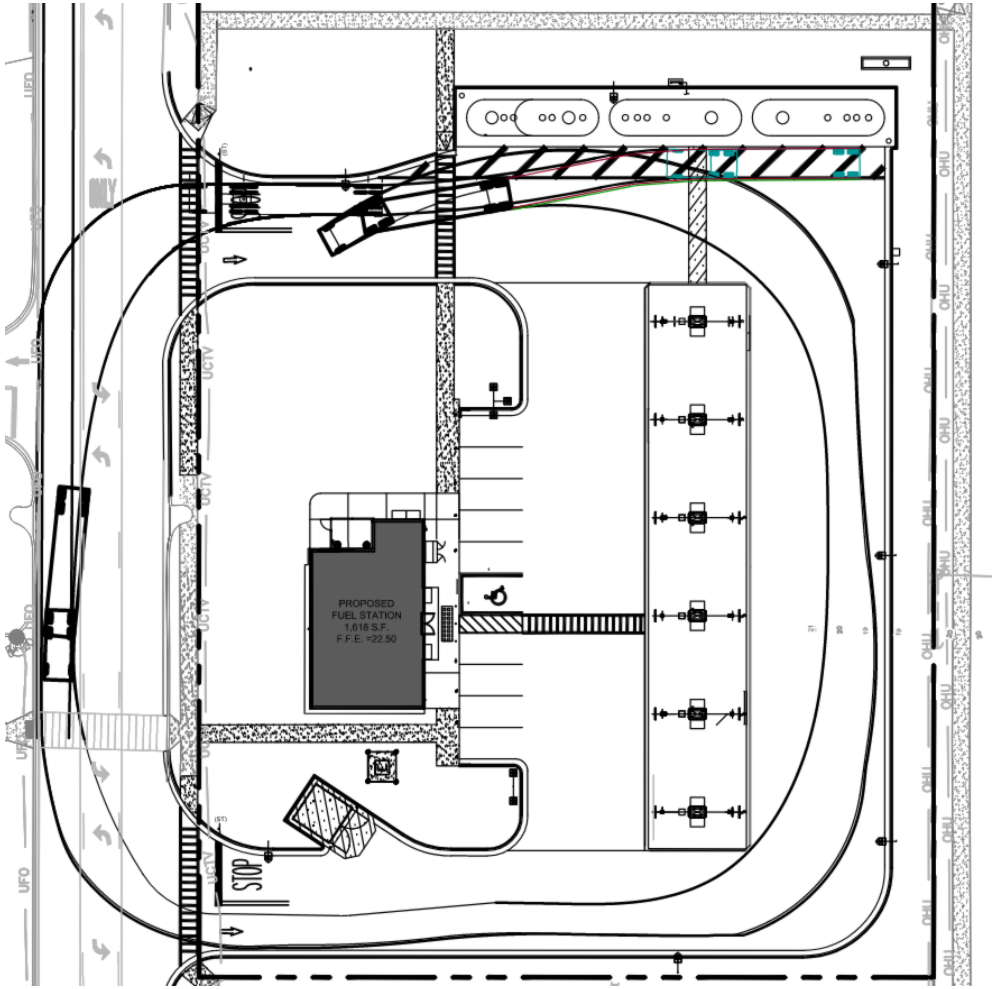




Walmart

Site Circulation Improved

- The site impacts from relocating the fuel tanks on-site and extending driveways to allow for safe queuing have increased the site footprint to make room for safe circulation on-site.



Walmart

Setback Request

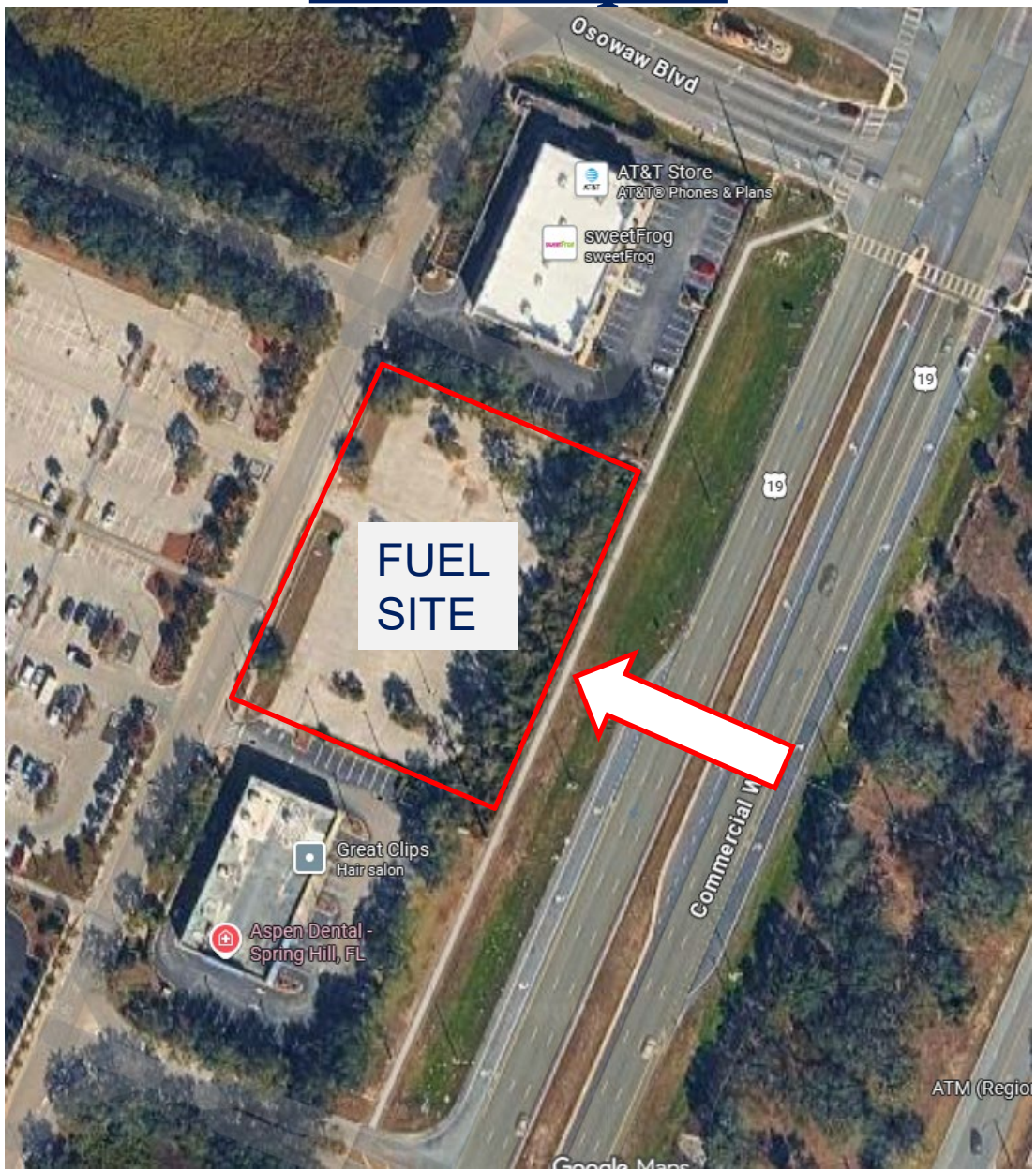
- Requirement: 125’ Frontage Setback
- Proposed Convenience Store is not within Setback, but the Fuel Canopy is.
- Requesting a Canopy Setback of 50.5’ along frontage to keep proposed site circulation.

Buffer Request

- Requirement: Existing Natural 20’ Buffer enhanced to achieve 80% opacity.

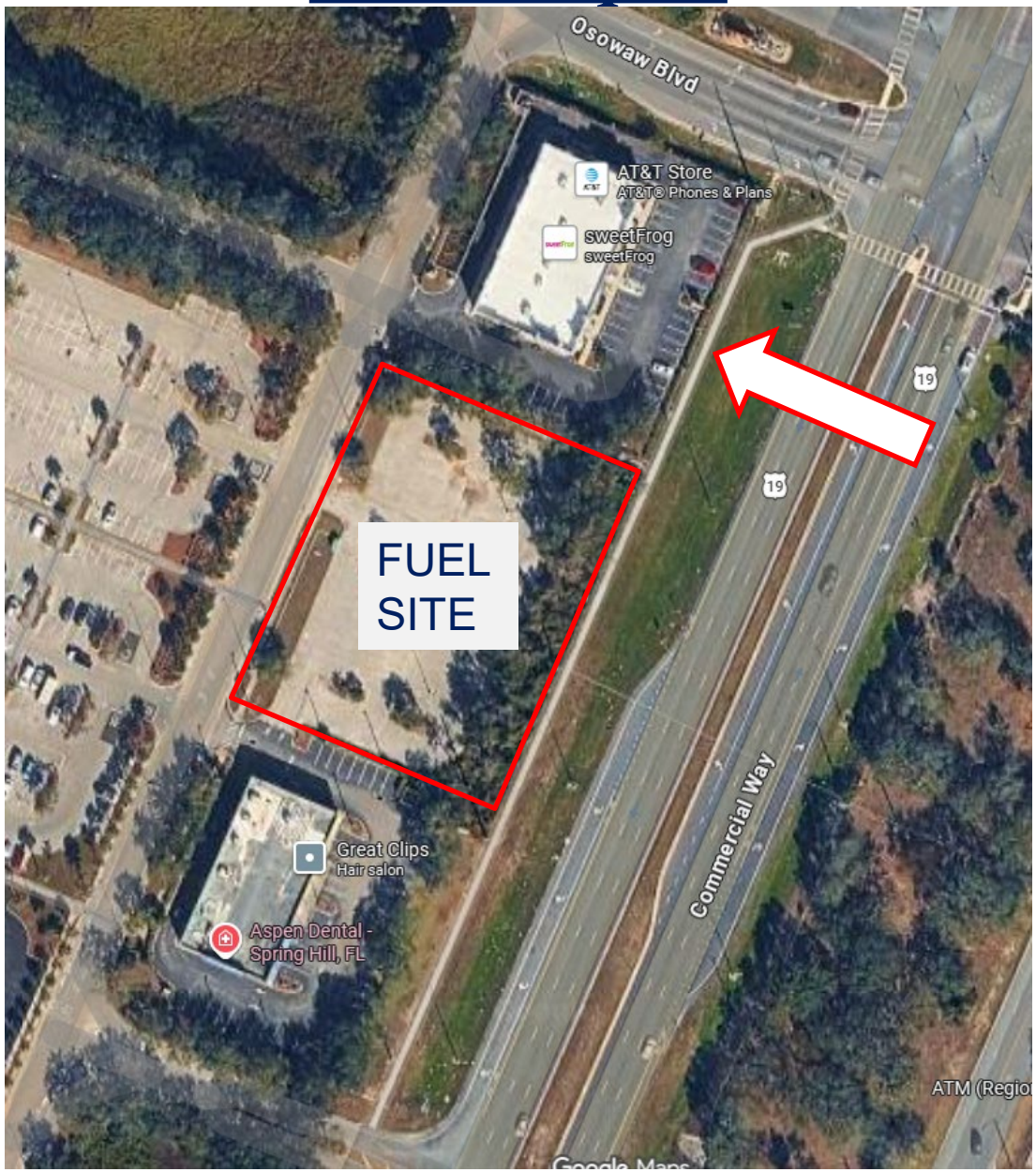
- Requesting a 5’ Buffer due to the site layout constraints and precedence in the area.

Buffer Request



Buffer Request

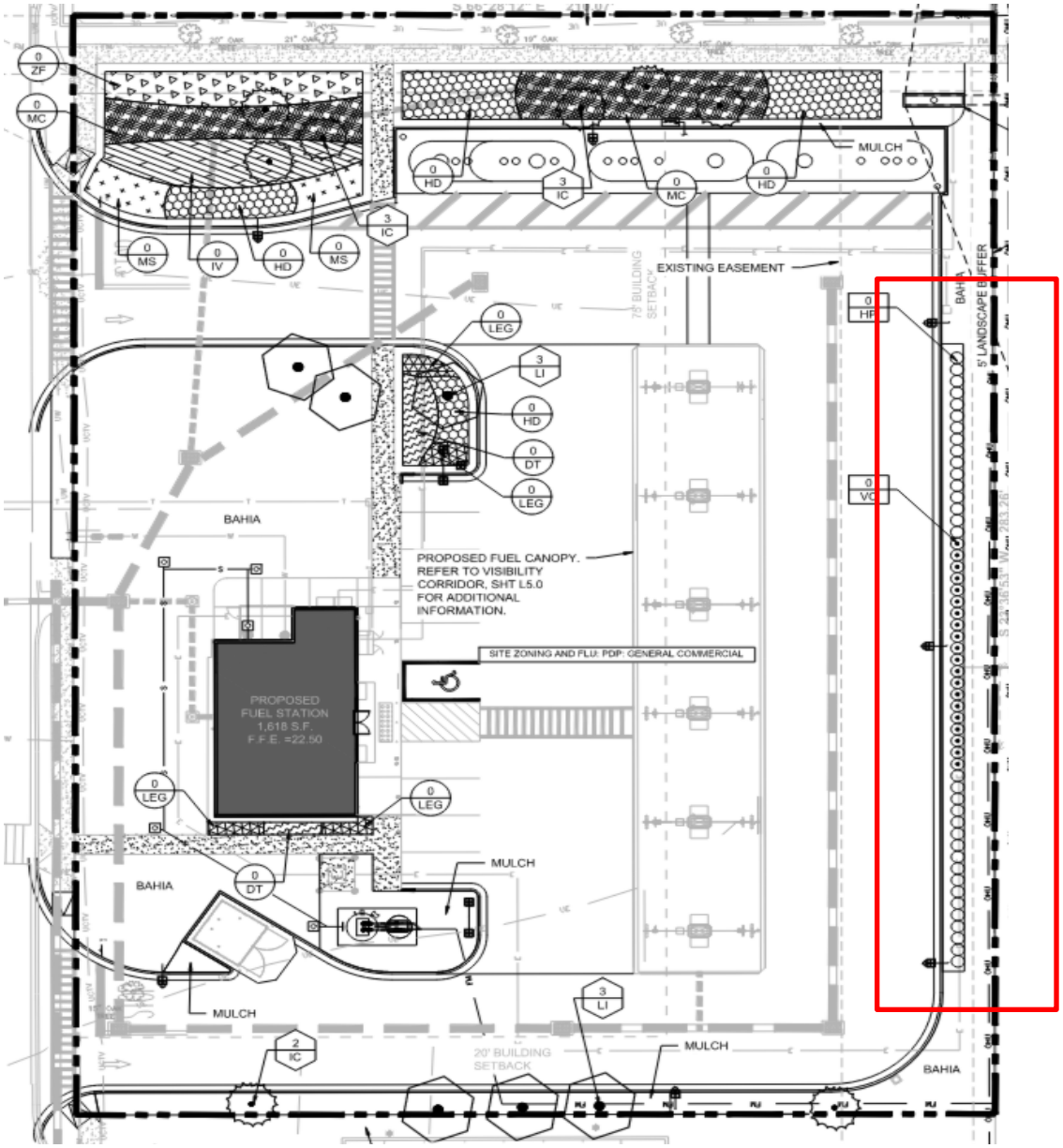
Buffer Request



Buffer Request

Buffer Request

Buffer Request



Walmart Fuel #967, Spring Hill, FL

Conclusion

WALMART IS EXCITED TO SERVE THE LOCAL COMMUNITY!

QUESTIONS/COMMENTS?

Please reach out to Ross Lemoine, PE with CPH, LLC @ 813-288-0233 with any follow up questions or concerns

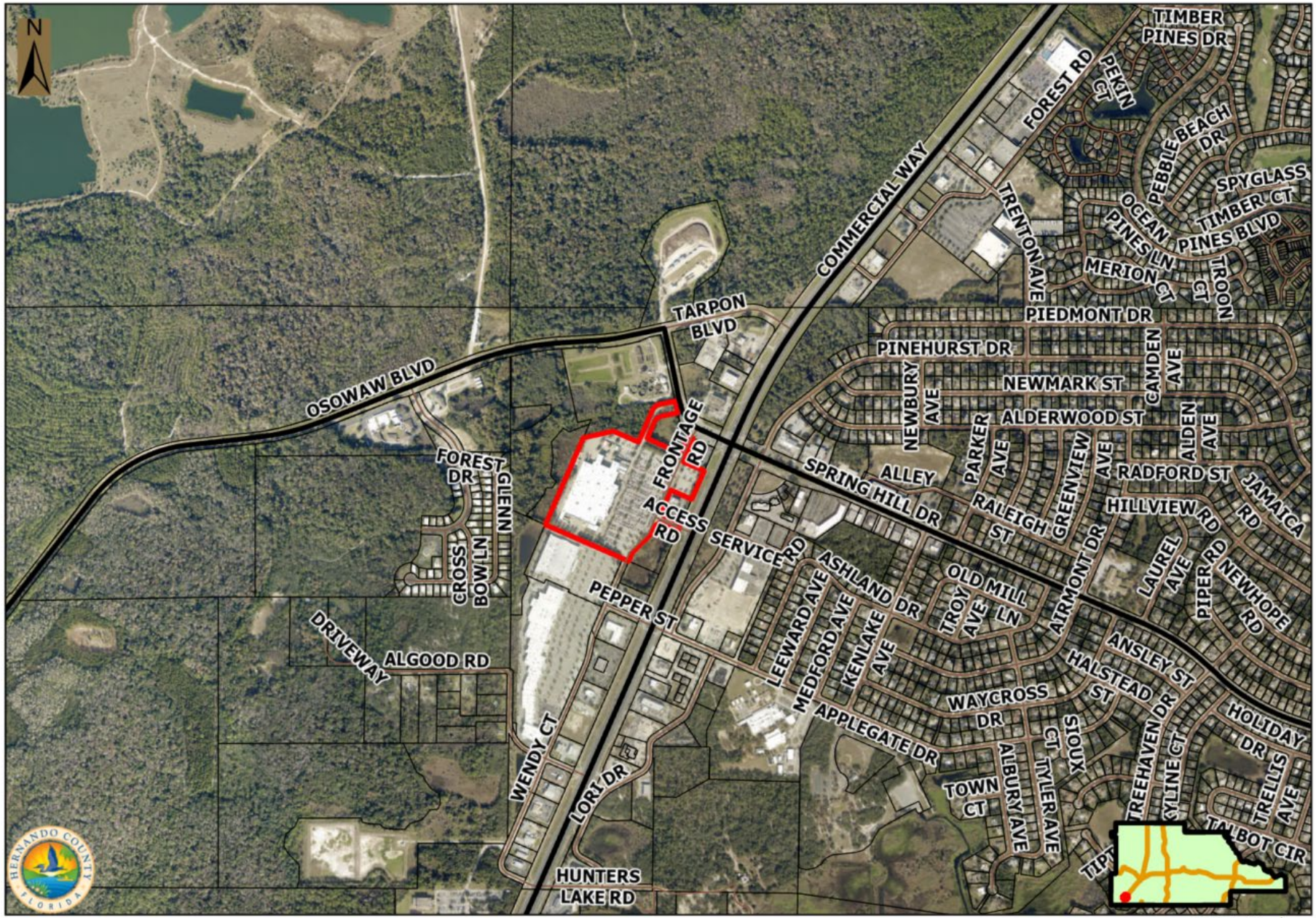
Walmart

cph

www.cphcorp.com

H-26-09 Aerial Map

This map was prepared by this office to be used as aid and land parcel location and identification only. All land locations, right-of-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.

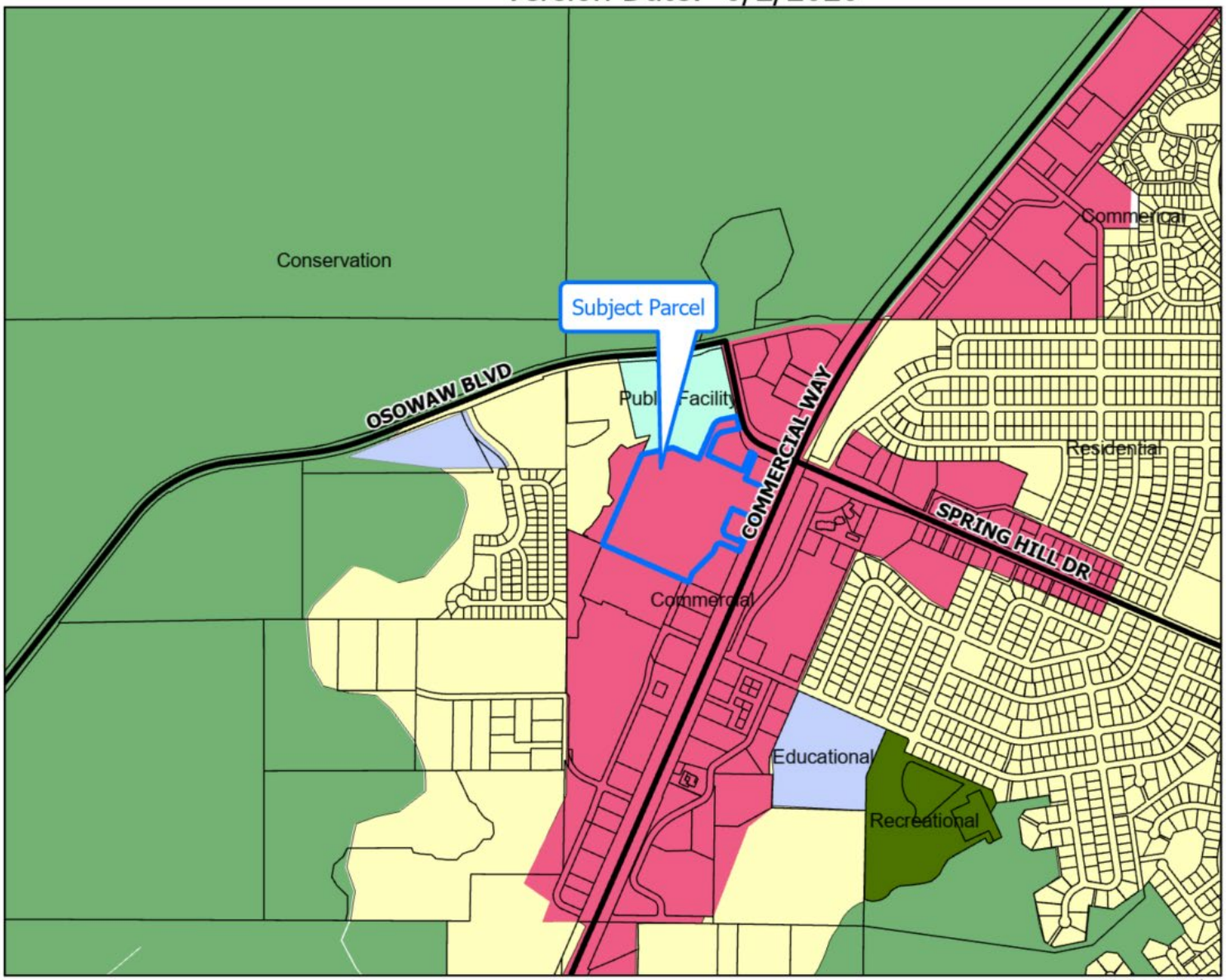


Not to Scale.

Hernando County Comprehensive Plan Map

Existing Future Land Use: H-26-09

Version Date: 6/2/2026



Not to Scale.

Legend

Future Landuse All

- Commercial
- Conservation
- Educational
- Public Facility
- Recreational
- Residential

N

W E

S

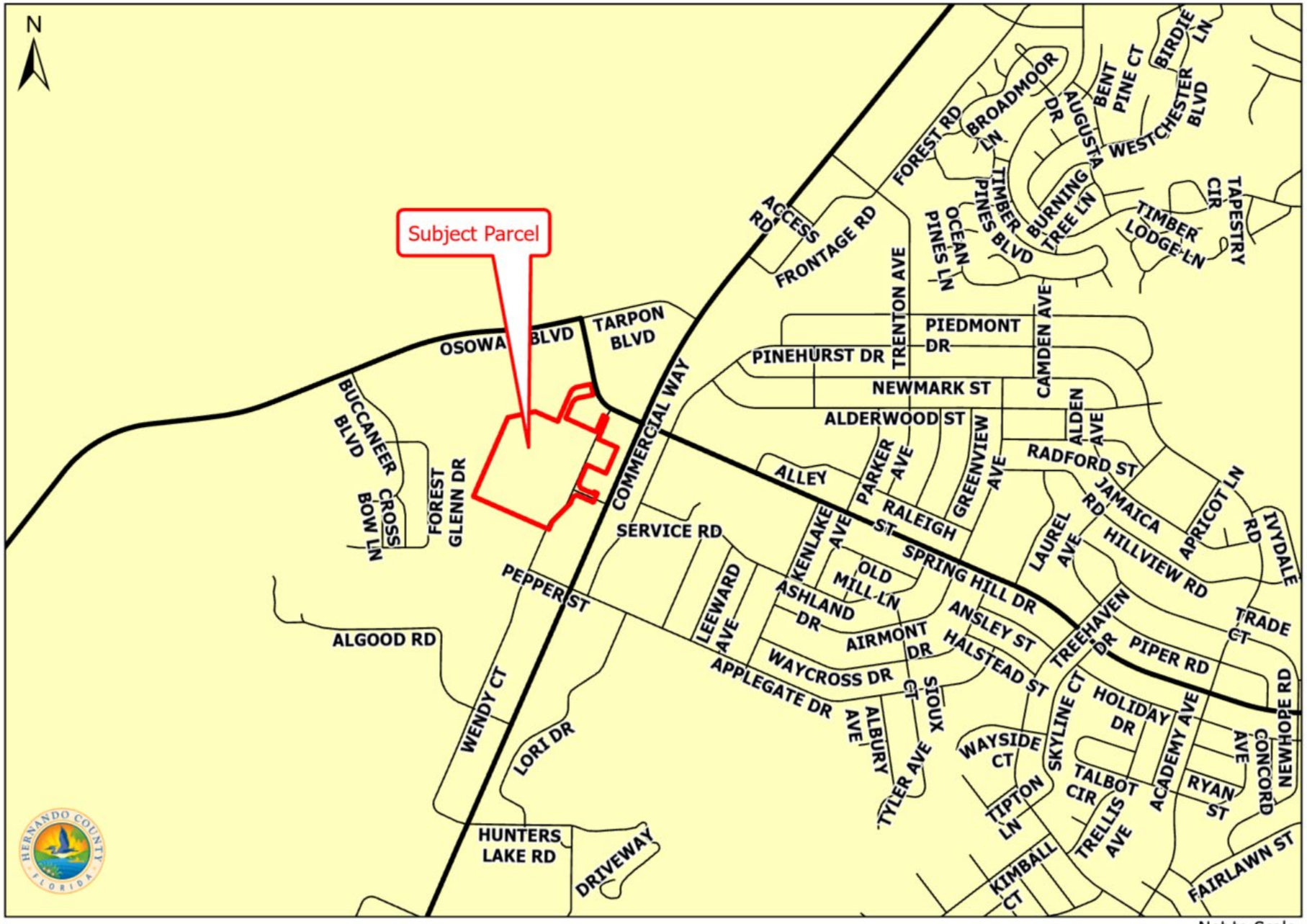
Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.

H-26-09 Area Map

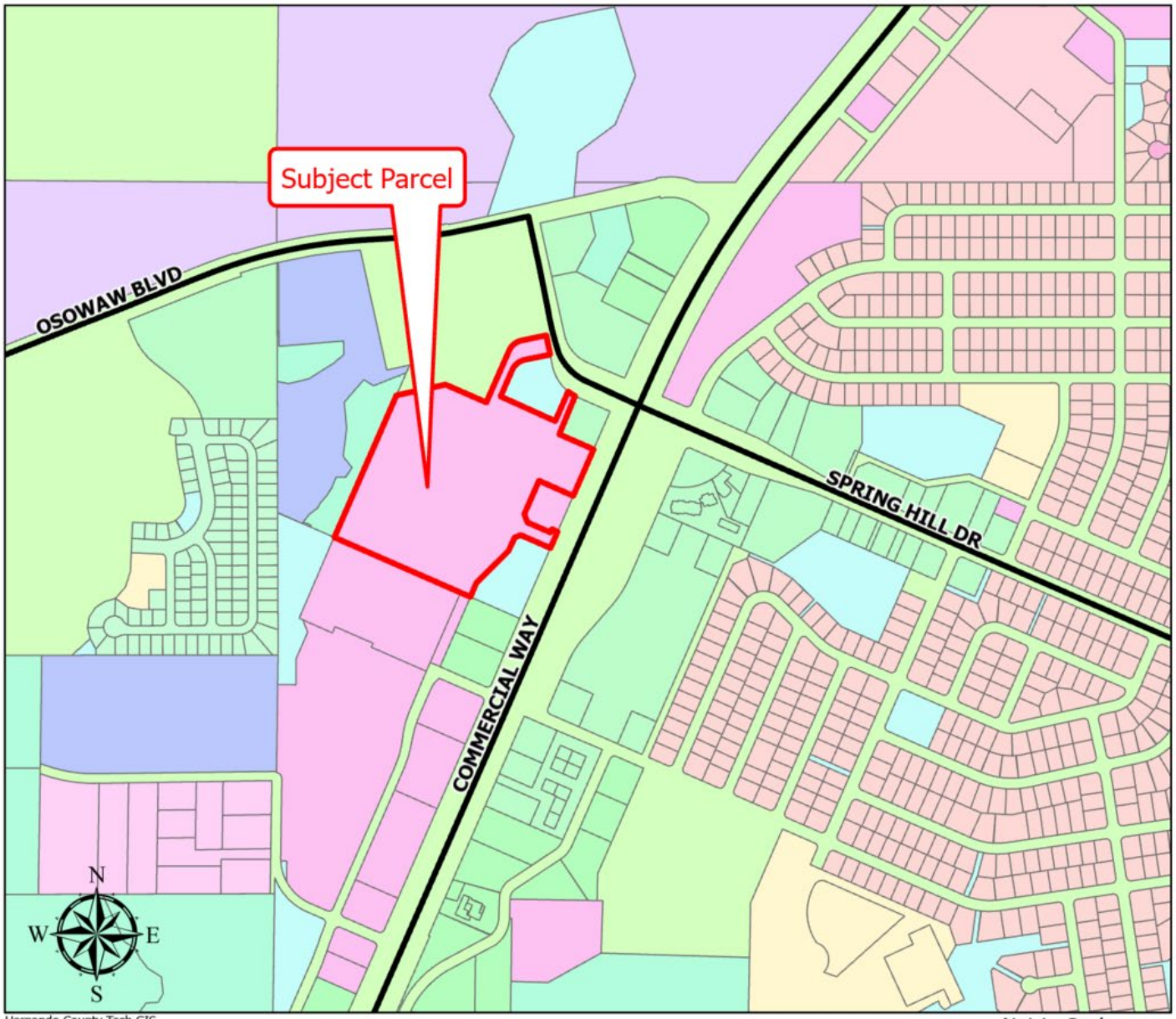
This map was prepared by this office to be used as aid and land parcel location and identification only. All land locations, right-of-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Not to Scale.

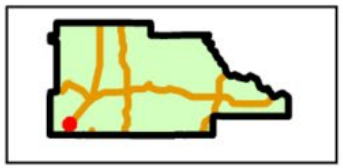
H-26-09 Zoning Map

This map was prepared by this office to be used as aid and land parcel location and identification only. All land locations, right-of-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Legend

Zoning_
- AG
- AR2
- C1
- C2
- CPDP
- CV
- PDP(GC)
- PDP(GHC)
- PDP(MF)
- PDP(MH)
- PDP(REC)
- PDP(SF)
- PDP(SU)



Hernando County Tech GIS
with Hernando County Planning Department
Project date: June 2, 2026

Not to Scale.

RESOLUTION NO. 2026 - _____

WHEREAS, Hernando County has adopted zoning regulations pursuant to Section 125.01(1) and Chapter 163, *Florida Statutes*, which authorize the County to regulate the use of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and

WHEREAS, the Hernando County Board of County Commissioners (BOCC) conducted a duly advertised public hearing to consider the requested changes in zoning on the specified parcels in Hernando County, Florida, as more fully described below;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:

APPLICANT: Wal-Mart Stores East, LP

FILE NUMBER: H-26-09

REQUEST: Master Plan Revision on parcel zoned PDP(GHC)/ Planned Development Project (General Highway Commercial) to Include C2 Uses for Fuel Station

GENERAL LOCATION: West wide of Commercial Way, approximately 240' south of Osowaw Blvd

PARCEL KEY NUMBERS: 1384932

REQUEST: Master Plan Revision on parcel zoned PDP(GHC)/ Planned Development Project (General Highway Commercial) to Include C2 Uses for Fuel Station as enumerated in the BOCC Action, which is incorporated herein by reference and made a part hereof. The representations contained in the rezoning application are incorporated herein by reference and made a part hereof and are relied upon by the County to be true and correct. For purposes herein, it is presumed that all notice and advertising requirements have been satisfied.

FINDINGS OF FACT: ALL of the facts and conditions set forth in the County's staff memoranda and presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting APPROVAL of the request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

CONCLUSIONS OF LAW: The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, *Florida Statutes*. Accordingly, after public hearing and testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

ACTION: After notice and public hearing, based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby APPROVES Master Plan Revision on parcel zoned PDP(GHC)/ Planned Development Project (General Highway Commercial) to Include C2 Uses for Fuel Station as set forth in the BOCC Action, which is incorporated herein by reference and made a part hereof. Any requests, uses, variances or exceptions that were requested in connection with this rezoning application but not specifically approved herein are hereby deemed DENIED.

ADOPTED IN REGULAR SESSION THE _____ DAY OF _____ 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: _____
Jerry Campbell
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez
County Attorney's Office

See Proof on Next Page

AFFIDAVIT OF PUBLICATION

Hernando County
20 N. Main St. Rm. 362, Brooksville, FL 34601
(352) 754-4180

State of Florida, County of Orange, ss:

I, Edmar Corachia, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Hernando County, a Daily newspaper of general circulation, printed and published in City of Brooksville, Hernando County, State of Florida; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates.

Publication Dates:
- Apr 3, 2026

Notice ID: ifekvlKObR0RyXmrY2zF

Notice Name: Notice of Public Hearing

Publication Fee: $0.00

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Edmar Corachia

Agent

JESSICA GORDON-THOMPSON
Notary Public - State of Florida
Commission # HH301656
Expires on August 17, 2026

VERIFICATION

State of Florida
County of Orange

Signed or attested before me on this: 04/03/2026

Notary Public

Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING
HERNANDO COUNTY, FLORIDA

PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission of Hernando County, Florida, will hold a Public Hearing in the John Law Ayers County Commission Chambers, Hernando County Government Center, 20 North Main Street, Room 160, Brooksville, Florida on April 13, 2026. **The meeting starts at 9:00 AM and this case will be heard thereafter in the order established when the agenda is published.**

BOARD OF COUNTY COMMISSIONERS

The Board of County Commissioners of Hernando County, Florida, will hold a Public Hearing in the John Law Ayers County Commission Chambers, Hernando County Government Center, 20 North Main Street, Room 160, Brooksville, Florida, on June 2, 2026. **The meeting starts at 9:00 AM and this case will be heard thereafter in the order established when the Board agenda is published.**

APPLICANT: CPH Consulting on behalf of Walmart Stores East LP
FILE NUMBER: H-26-09
REQUEST: Master Plan Revision on parcel zoned PDP(GHC)/ Planned Development Project(General Highway Commercial to Include C2 Uses for Fuel Station
GENERAL LOCATION: West wide of Commercial Way, approximately 240' south of Osowaw Blvd
PARCEL KEY NUMBER: 1384932

Interested parties may appear at the meeting and be heard on this matter. You are further advised that if a person decides to appeal any quasi-judicial decision made by the Board, Agency or Commission with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceeding, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

Documentation may be reviewed by the public at the Hernando County Planning Department, 1653 Blaise Drive, Brooksville, Florida 34601, between the hours of 7:30 AM - 4:00 PM, Monday through Friday, legal holidays excepted or may be viewed one week prior to the meeting via the County's website at www.hernandocounty.us – follow the Board Agendas and Minutes link to the specified public hearing. If you should have any additional questions regarding this issue, please contact the Planning Department at planning@hernandocounty.us, 352-754-4057, or in writing at: Hernando County Planning Department, 1653 Blaise Drive, Brooksville, Florida 34601.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact Maryellen Waite, Risk Management Manager , 15470 Flight Path Drive Brooksville, FL 34604, telephone 352-442-7787, no later than three (3) days prior to the proceedings. If hearing impaired, please call 1-800-676-3777 for assistance.

/s/ Omar DePablo
Development Services Director
Hernando County Planning Division

Publish: April 3, 2026

RESOLUTION NO. 2026 - 108

WHEREAS, Hernando County has adopted zoning regulations pursuant to Section 125.01(1) and Chapter 163, *Florida Statutes*, which authorize the County to regulate the use of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and

WHEREAS, the Hernando County Board of County Commissioners (BOCC) conducted a duly advertised public hearing to consider the requested changes in zoning on the specified parcels in Hernando County, Florida, as more fully described below;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:

APPLICANT: Wal-Mart Stores East, LP

FILE NUMBER: H-26-09

REQUEST: Master Plan Revision on parcel zoned PDP(GHC)/ Planned Development Project (General Highway Commercial) to Include C2 Uses for Fuel Station

GENERAL LOCATION: West wide of Commercial Way, approximately 240' south of Osowaw Blvd

PARCEL KEY NUMBERS: 1384932

REQUEST: Master Plan Revision on parcel zoned PDP(GHC)/ Planned Development Project (General Highway Commercial) to Include C2 Uses for Fuel Station as enumerated in the BOCC Action, which is incorporated herein by reference and made a part hereof. The representations contained in the rezoning application are incorporated herein by reference and made a part hereof and are relied upon by the County to be true and correct. For purposes herein, it is presumed that all notice and advertising requirements have been satisfied.

FINDINGS OF FACT: ALL of the facts and conditions set forth in the County's staff memoranda and presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting APPROVAL of the request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

CONCLUSIONS OF LAW: The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, *Florida Statutes*. Accordingly, after public hearing and testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

ACTION: After notice and public hearing, based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby APPROVES Master Plan Revision on parcel zoned PDP(GHC)/ Planned Development Project (General Highway Commercial) to Include C2 Uses for Fuel Station as set forth in the BOCC Action, which is incorporated herein by reference and made a part hereof. Any requests, uses, variances or exceptions that were requested in connection with this rezoning application but not specifically approved herein are hereby deemed DENIED.

ADOPTED IN REGULAR SESSION THE 2 DAY OF June 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: Irene Ortiga, Deputy Clerk
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: Jerry Campbell
Jerry Campbell
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez
County Attorney's Office

BOARD OF COUNTY COMMISSIONERS ACTION

On June 2, 2026, the Board of County Commissioners voted 5-0 to adopt a resolution approving the petitioner's request for a Master Plan revision on parcel zoned PDP(GHC)/ Planned Development Project (General Commercial to Include C2 Uses for Fuel Station with the following unmodified performance conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.

2. The petitioner shall be required to comply with all applicable Southwest Florida Water Management District, Florida Fish and Wildlife Conservation Commission, and Florida Department of Environmental Protection permitting requirements.

3. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials, and plantings for required landscaping.

4. The petitioner shall provide a utility capacity analysis and connection to the utility system(s), as required by ordinance, at time of site development.

5. A Traffic Access Analysis is required. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer to install.

6. The driveways, parking spaces, and overall site layout shall be required to meet all applicable County standards, as outlined in the facility design guidelines.

7. Fuel delivery trucks are prohibited from utilizing the frontage road for fuel deliveries. All fuel deliveries shall occur from an approved access point and internal circulation system.

8. The petitioner shall coordinate with the Florida Department of Transportation (FDOT) for Access Management approval and obtain any required drainage permits prior to site development.

9. <u>Building Setbacks:</u>
   - Front (Commercial Way): 125'
   - Sides: 20'
   - Rear: 35'

10. Minimum Buffers:
    - Front (Commercial Way): 5' Natural Undisturbed Vegetative Buffer
    - Side (North): 5' Natural Vegetative Buffer
    - Side (South): 5' Natural Vegetative Buffer
    - Rear (Frontage): 5' Natural Vegetative Buffer

11. The petitioner shall establish and maintain the natural vegetive buffer in accordance with Chapter 10, Article II, Sections 10-21 and 10-26 of the Hernando County Land Development Regulations.

12. No signage shall be located within the vegetative buffer in accordance with Chapter 10, Article II of the Hernando County Land Development Regulations.

13. The petitioner shall be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring properties.

14. In accordance with the Hernando County Land Development Regulations, Retail uses are required to provide parking at a rate of 4 spaces per 1000 Square feet. The applicant will be required to demonstrate compliance with all applicable parking requirements at the time of site plan review for the proposed commercial development.

15. The petitioner shall provide a Master Plan in compliance with all the performance conditions within 30 calendar days of receipt of Board of County Commissioners action from Development Services Staff. Failure to submit the revised plan will result in no further development permits being issued.

Board of County Commissioners

AGENDA ITEM

Meeting: 06/02/2026
Department: Zoning
Prepared By: Stephanie Rose
Initiator: Omar DePablo
DOC ID: 17421
Legal Request Number: 2026-225-1
Bid/Contract Number:

TITLE

Request Submitted by Neighboring Property Owners for Appeal of Administrative Official's Variance Granted to Sunrise to Sunset Island Life, LLC, for Property Located at 10541 Pine Island Drive

RESULT:	**ADOPTED**
MOVER:	Brian Hawkins
SECONDER:	Ryan Amsler
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

STAFF REPORT

HEARINGS: Board of County Commissioners: June 2, 2026

APPLICANT: Sunrise to Sunset Island LLC

FILE NUMBER: 1518255

REQUEST: Variance Appeal

GENERAL LOCATION: South of Pine Island Dr. approx. 10,687 feet from Cortez Blvd.

PARCEL KEY NUMBER: 77366

APPLICANT'S REQUEST

The petitioner is requesting approval to reduce the front setback from 25' to 16.3' and to reduce the rear setback from 20' to 10' to build a new home. Being that the water isn't to the rear of the home this property does not get a reduction in the front and rear setbacks.

Staff inadvertently provided incorrect information on property setbacks during its preliminary review; the variance is required to meet the setbacks as requested by the applicant.

SITE CHARACTERISTICS

Site Size	7,575 Square Feet	
Surrounding Zoning. Land Uses	North:	R1B and AG. Split Zones. Residential and Agricultural
	South:	R1B Residential
	East:	R1B and AG Split Zones. Residential and Agricultural
	West:	R1B Residential
Current Zoning:	R1B Residential	
Future Land Use Map Designation:	R1B Residential	

STAFF RECOMMENDATION:

It is recommended that the Board of County Commissioners determine whether a hardship exists; if such a determination is made, the Board of County Commissioners may approve the request for a reduction in the front and rear setbacks with the following performance conditions:

1. The petitioner shall obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.

2. The proposed Single-Family Home shall meet home setbacks of:

   - Front: 16.3’
   - Left Side: 10'
   - Right side: 10’
   - Rear: 10'

BOARD OF COUNTY COMMISSIONERS ACTION

HERNANDO COUNTY ZONING DIVISION
ADMINISTOR DECISION APPEAL
APPLICATION

OFFICE USE ONLY
DATE REC'D _____
FILE NO. _____

This application must be completed and returned, with all documents and check specified on the instruction sheet, to this office before a board hearing will be scheduled. Please note that the petitioner or representative is required to be present at the hearing.

Applicant Name: Donald Welsch On Behalf of Sunrise to Sunset Island Date: 4/13/26

Mailing Address: 5124 Spectacular Bid Dr. Wesley Chapel, FL 33544

Phone No. 813-312-1262 Fax: _____

E-Mail: Welschcapitalmanagement@gmail.com

Representative Name (if applicable): _____

Mailing Address: _____

Phone No. _____ Fax: _____

E-Mail: _____

Address of Property: _____

Legal Description: R 13 222 16 3030 0000 0780

_____

Key No.: 00077366 Zoning District: Hernando

Homeowners Association Yes ____ No X If yes, name of HOA _____

Contact Name: _____

Contact Address: _____ City: _____ State ____ Zip ____

Signature of applicant or representative: _____

On 6/9/23 before going under contract for 10541 Pine Island Dr. Weeki Wachee I requested the setbacks. I was given 20' front 15' side where water is as the rear setback and adjacent sides 7'. Once receiving those setbacks I began to do my due diligence and go under contract. Once under contract I recieved my septic permit and spent a lot of money on other required steps to obtain the permit. Once I received everything back I closed on the property based off of those setbacks. Once I applied for the permit it was rejected. At that time I got in contact with Jacqueline Mays to discuss the issue. After realizing the front door would be on the west side she readjusted the setbacks to where my building plans that I spent a lot of money for would still work. I paid the surveyor again to redraw the site plan based off of the new setbacks given. Once again I recieved another rejection. I am now asking for the variance to move forward with the permit after spending a lot of money on the project and time.

Thank you for your assistance in the matter,

Donald Welsch

CANDIDA R. TURNER
MY COMMISSION # HH380204
EXPIRES: March 28, 2027

State of Florida
County of Hernando
The foregoing instrument was acknowledged before me 26th day of Feb. 2026
Candida R Turner
Your Name Here Notary Public
My Commission Expires 3/28/27

Dear Board of Commisioners,

I Donald Welsch owner of 10541 Pine Island Dr. Weeki Wachee, Fl. 34607 am requesting a hearing regarding zoning setbacks. Please grant my request to help move forward with the home build that has been in the works since 2023, where I was given the incorrect setbacks prior to closing on the lot.

Regards,

Donald Welsch

NOTARY PUBLIC STATE OF FLORIDA
PAULA ANDREA HENRY
MY COMMISSION # HH 508632
EXPIRES: July 26, 2028

Instr #2023060631 BK: 4346 PG: 336, Filed & Recorded: 9/22/2023 12:49 PM KLS Deputy Clk, #Pgs:2
Doug Chorvat, Jr.,Clerk of the Circuit Court Hernando CO FL Rec Fees: $18.50 Deed Doc Stamp: $0.70

Prepared by and return to:
Sunrise to Sunset Island Life, LLC., a Florida limited liability company
5124 Spectacular Bid Drive
Zephyrhills, Florida 33544

Parcel Identification Numbers
R13-222-16-3030-0000-0760 AND
R13-222-16-3030-0000-0780

[Space Above This Line For Recording Data]

QUIT CLAIM DEED

This indenture made the **21st day of September, 2023** between **Sunrise to Sunset Island Life, LLC., a Florida limited liability comapny**, whose post office address is **5124 Spectacular Bid Drive, Zephyrhills, Florida 33544**, of the County of Pasco, State of Florida, Grantor, to **Sunrise to Sunset Island Life, LLC., a Florida limited liability company**, whose post office address is **5124 Spectacular Bid Drive, Zephyrhills, Florida 33544,** of the County of Pasco, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Hernando, Florida, to-wit:

The East 1/2 of Lot 77, Pine Island Replat, according to the Plat thereof, recorded in Plat Book 6, Page(s) 72, of the Public Records of Hernando County, Florida. Less and Except that portion deeded to the State of Florida in that certain deed recorded in Official Records Book 579, Page 713, of the Public Records of Hernando County, Florida.

AND

Lot 78, Pine Island Replat, according to the Plat thereof, recorded in Plat Book 6, Page(s) 72, of the Public Records of Hernando County, Florida.

Property Appraiser to combine properties under one parcel.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Print Name: Audra Chandler

Print Name: Janice Simons

Sunrise to Sunset Island Life, LLC., a Florida limited liability company

Donald W. Welsch, manager

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of (A) physical presence or ( ) online notarization this 21st day of September, 2023, by Donald W. Welsch, manager **Sunrise to Sunset Island Life, LLC., a Florida limited liability company**

Audra Chandler
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known:_____ OR Produced Identification:_____
Type of Identification Produced: Drivers License

AUDRA CHANDLER
MY COMMISSION EXPIRES DECEMBER 28, 2024
#HH 039175
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

1653 BLAISE DRIVE ◆ BROOKSVILLE, FLORIDA 34601
P 352.754.4057 ◆ F 352.754.4420 ◆ W www.HernandoCounty.us

REQUEST FOR REVIEW OF VARIANCE DECISION

APPLICATION FOR PUBLIC HEARING
HERNANDO COUNTY BOARD OF COUNTY COMMISSIONERS

This application must be completed and returned, along with any additional data supporting your request for review of this petition, to this office before advertisement may be made for a public hearing before the Board of County Commissioners.

THE PERSON REQUESTING THE REVIEW IS REQUIRED TO APPEAR IN PERSON AT THE PUBLIC HEARING.

Date: 3-25-2024

Variance File No.: 1518255 Petitioner Name: Sunrise to Sunset Island life, LLC

1. Your name (please print) James and Gloria Stelnicki

   Mailing Address 3413 Tidewater Drive

   City Weeki Wachee Zip 34607 Phone# 727-515-4385

2. State your reasons for requesting a review of the variance decision:
   There are some lots on Pine Island that are too small to build on. This may be one of them. We're concerned about the quality of home that could be built there. Very concerned about the set backs because of Septic Tank requirements and water frontage, and whether parking will fit.

Attach additional pages, if necessary, to explain the reason you are requesting a review of this variance decision. Submit this form along with any additional documentation which you deem necessary to support your request. **YOU will be notified in writing of the date and time scheduled for your appearance before the Board of County Commissioners.**

SIGNATURE: James Stelnicki Gloria Stelnicki

DEPARTMENT OF DEVELOPMENT SERVICES
ZONING DIVISION

1653 Blaise Drive • BROOKSVILLE, FLORIDA 34601
P 352.754.4048 • W www.HernandoCounty.us

*****You are receiving this notice because you own property located within 500 feet of property owned by the below-named applicant.*****

Date: March 18, 2026

NOTICE OF INTENT
APPROVAL OF REQUEST FOR ZONING VARIANCE
FILE NO. 1518255

This is to inform you that the Planning Division has received a petition from:

Name: Sunrise to Sunset Island life LLC
Location of Property: 10541 Pine Island Dr. Weeki Wachee FL 34607

The petitioner is requesting approval to allow for a reduction in the front setback from 25' to 16.3' and to reduce the rear setback from 20' to 10' to build a new home. It is the intent of the Administrative Official to approve the requested variance fifteen (15) calendar days after the date of this mailing if no request for a review of the decision is filed. If you are opposed to the approval of this request, your response **must** be received in writing by this department no later than fifteen (15) calendar days from the date of this letter. Please fill in the form (see reverse side) and return it to our office along with any additional data supporting your objection to this petition.

If no request for review is filed within fifteen (15) calendar days objecting to the Administrative Official's decision to approve the variance, the decision shall stand. If a request for review is filed by 4:30 p.m. on the fifteenth day, the Administrative Official shall schedule a public hearing for the Board of County Commissioners to hear the application for the variance. PLEASE NOTE THAT THE PERSON REQUESTING THE REVIEW IS REQUIRED TO APPEAR IN PERSON AT THE PUBLIC HEARING.

Should a hearing be necessary, a notice will be mailed at least ten (10) calendar days before the hearing to all property owners within 250 feet in any direction from the property lines of the land in question and should be published in a newspaper of general circulation within the County no less than ten (10) days prior to the hearing. Those in favor or against the petition will have a chance to testify before the Board of County Commissioners. The Board will approve or deny the request for the petition.

If you have any questions regarding this matter, please feel free to contact the **Planning Division at (352) 754-4057, ext. 28011.**

Sincerely,

Omar DePablo
Digitally signed by Omar DePablo
Date: 2026.03.16 11:27:23 -04'00'

Omar DePablo
Development Services Director

****See reverse side for optional Public Hearing Form****

DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION
1653 BLAISE DRIVE ◆ BROOKSVILLE, FLORIDA 34601
P 352.754.4057 ◆ F 352.754.4420 ◆ W www.HernandoCounty.us

REQUEST FOR REVIEW OF VARIANCE DECISION

APPLICATION FOR PUBLIC HEARING HERNANDO COUNTY BOARD OF COUNTY COMMISSIONERS

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THE PERSON REQUESTING THE REVIEW IS REQUIRED TO APPEAR IN PERSON AT THE PUBLIC HEARING.

Date: _____

Variance File No.: 1518255 Petitioner Name: Sunrise to Sunset Island Life LLC

1. Your name (please print) Wendy Kimball

   Mailing Address 4708 Berkner

   City Fort Worth Zip 76109 Phone# 817-343-2299

2. State your reasons for requesting a review of the variance decision:

1. Lack of information regarding type & size of house?
2. Proximity to neighbor -
3. Proximity of Septic to Water?

Attach additional pages, if necessary, to explain the reason you are requesting a review of this variance decision. Submit this form along with any additional documentation which you deem necessary to support your request. **YOU will be notified in writing of the date and time scheduled for your appearance before the Board of County Commissioners.**

SIGNATURE: _____

DEPARTMENT OF DEVELOPMENT SERVICES
ZONING DIVISION
1653 Blaise Drive • BROOKSVILLE, FLORIDA 34601
P 352.754.4048 • W www.HernandoCounty.us

*****You are receiving this notice because you own property located within 500 feet of property owned by the below-named applicant.*****

Date: March 18, 2026

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APPROVAL OF REQUEST FOR ZONING VARIANCE
FILE NO. 1518255

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Name: Sunrise to Sunset Island life LLC
Location of Property: 10541 Pine Island Dr. Weeki Wachee FL 34607

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If you have any questions regarding this matter, please feel free to contact the **Planning Division at (352) 754-4057, ext. 28011.**

Sincerely,

Omar DePablo Digitally signed by Omar DePablo Date: 2026.03.16 11:37:23 -04'00'

Omar DePablo
Development Services Director

****See reverse side for optional Public Hearing Form****

OWNER AFFIDAVIT

I, Donald Welsch, HEREBY STATE AND AFFIRM THAT:

✓ I am the owner of the property and am making this application OR

____ I am the owner of the property and am authorizing the entity below to submit an application on the described property. The entity shall complete the affidavit below.

I have read the instructions for filing this application. All answers to the questions in said application, all sketches and data attached to and made part of this application are honest and true to the best of my knowledge and belief and are a matter of public record.

Signature of property owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 13th day of April, 2026 by DONALD W. WELSCH, who is (X) personally known to me or who (____) has produced _____ as identification.

Signature of Notary Public

PAULA ANDREA HENRY
MY COMMISSION # HH 508632
EXPIRES: July 26, 2028

Stamp of Notary Public

****

AGENT/REPRESENTATIVE AFFIDAVIT

I, _____, HEREBY STATE AND AFFIRM THAT:

____ I am the legal representative of the owner or lessee of the property described, which is the subject matter of the application. I have been authorized by the owner identified above to proceed with this application.

I have read the instructions for filing this application. All answers to the questions in said application, all sketches and data attached to and made part of this application are honest and true to the best of my knowledge and belief and are a matter of public record.

Signature of representative

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this _____ day of _____, 2_____ by _____, who is (_____) personally known to me or who (_____) has produced _____ as identification.

Signature of Notary Public

Stamp of Notary Public

Sunbiz.org DIVISION of CORPORATIONS
an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
SUNRISE TO SUNSET ISLAND LIFE LLC

Filing Information

Document Number	L23000426380
FEI/EIN Number	APPLIED FOR
Date Filed	09/13/2023
Effective Date	09/13/2023
State	FL
Status	ACTIVE

Principal Address

10541 PINE ISLAND DR
SPRING HILL, FL 34607

Mailing Address

5124 SPECTACULAR BID DR
WESLEY CHAPEL, FL 33544

Registered Agent Name & Address

WELSCH, DONALD W
5124 SPECTACULAR BID DR
WESLEY CHAPEL, FL 33544

Authorized Person(s) Detail

Name & Address

Title PRES

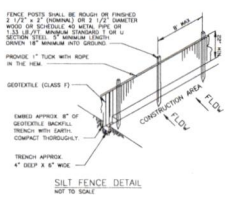
WELSCH, DONALD W
5124 SPECTACULAR BID DR
WESLEY CHAPEL, FL 33544

Annual Reports

Report Year	Filed Date
2024	04/29/2024
2025	04/30/2025

Document Images

04/30/2025 -- ANNUAL REPORT View image in PDF format



SILT FENCE DETAIL
NOT TO SCALE

NOTES:

1. CONTRACTOR TO VERIFY DIMENTIONS PRIOR TO, DURING, AND AFTER CONSTRUCTION. SHOULD AN ERROR ARISE, CONTRACTOR IS TO NOTIFY ENGINEERING IN WRITING IMMEDIATELY.
2. INSTALL SILT FENCING PRIOR TO CONSTRUCTION OR DEMOLITION ACTIVITIES AROUND AREAS THAT WILL HAVE GROUND COVER DISTURBED.
3. LEAVE SILT FENCING (OR FUNCTIONAL EQUIVALENT) IN PLACE UNTIL A GOOD STAND OF GRASS IS ESTABLISHED IN ALL DISTURBED AREAS.
4. CONTRACTOR TO GRADE NON-CONFORMING AREAS TO DRAIN TO STREET OR DRAINAGE EASEMENT(S).
5. CONTRACTOR TO GRADE AREA UNDER NEW BUILDING TO DRAIN AWAY FROM BUILDING.
6. MAXIMUM BUILDING HEIGHT TO BE 35 FT OR LESS.
7. SMOKE DETECTORS ARE TO BE PLACED IN EACH BEDROOM AND HALLWAY.
8. SURVEY WORK BY OTHERS.

Digitally signed
by Mark V Richter
Date: 2025.05.15
'11:54:14 -04'00

Richter ENGINEERING, INC.

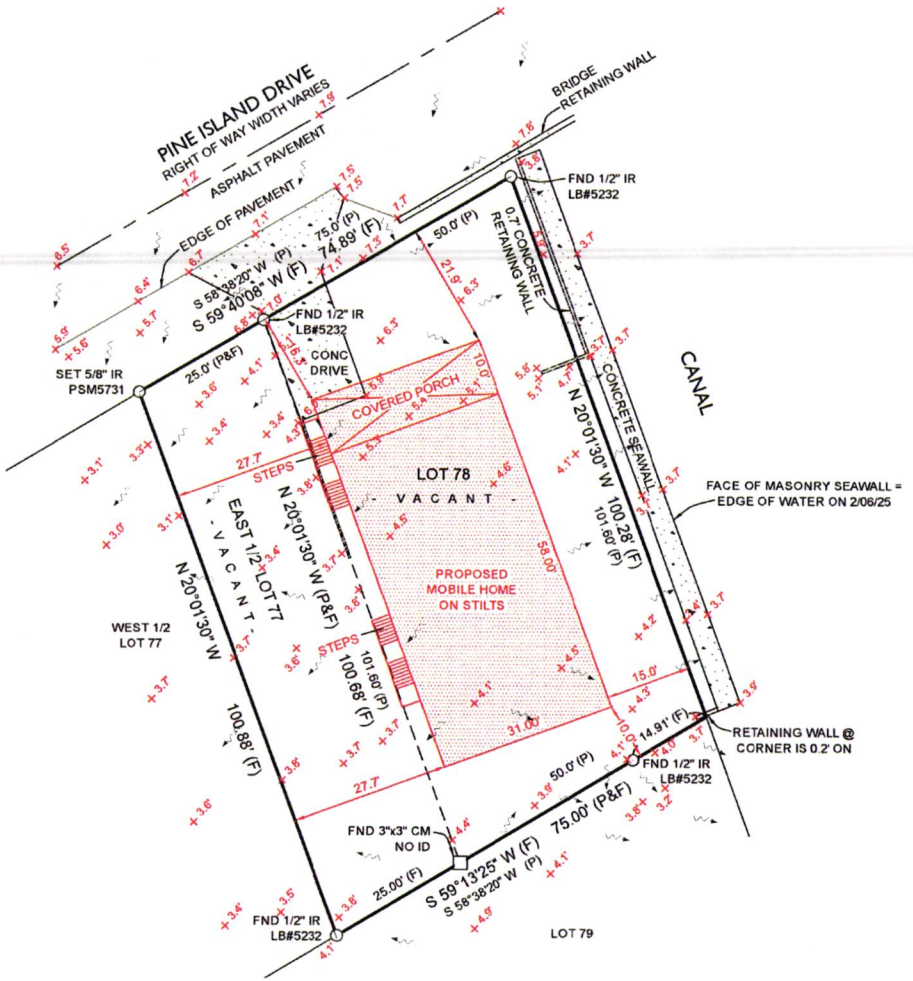
RECEIVED
By shayes at 10:09 am, May 30, 2025

RESUBMITTAL

NORTH
20' 10' 0 20'

LEGEND

- □ = Concrete Monument (CM)
- ● = Iron Pipe & Cap (IP)
- ○ = Iron Rod & Cap (IR)
- O.R. Book = Official Record Book
- PB = Plat Book
- Pg = Page
- CONC. = Concrete
- FND = Found
- ID = Identification
- LB = Licensed Business
- (F) = Field Measurement
- (P) = Plat Measurement
- ON/OFF = On or Off Subject Property
- = Flow Arrow



SITE LAYOUT PLAN
1" = 10'-0" (WHEN D IN PAPER)

FLOOD ZONE INFORMATION

PROPERTY LIES WITHIN FLOOD ZONE "AE" PER COMMUNITY PANEL NO. 12053C0134E, EFFECTIVE DATE 1/15/2021. (PER INFORMATION OBTAINED FROM WWW.MSC.FEMA.GOV)

LEGAL DESCRIPTION (O.R. Book 4346, page 336):

The East 1/2 of Lot 77, Pine Island Replat, according to the Plat thereof, recorded in Plat Book 6, Page(s) 72, of the Public Records of Hernando County, Florida. Less and Except that portion deeded to the State of Florida in that certain deed recorded in Official Records Book 579, Page 713, of the Public Records of Hernando County, Florida.

AND

Lot 78, Pine Island Replat, according to the Plat thereof, recorded in Plat Book 6, Page(s) 72, of the Public Records of Hernando County, Florida.

PENINSULA SURVEYING & MAPPING CO., LLC
38820 OTIS ALLEN RD., ZEPHYRHILLS, FLORIDA 33540
(407) 553-2688 www.pensurv.com
Certificate of Authorization: LB7249

USE OF THIS PLANS ACKNOWLEDGES AND ACCEPTS A LIMIT OF LIABILITY NOT TO EXCEED THE FEE PAID FOR THE PREPARATION OF THESE PLANS. THESE PLANS ARE NOT TO BE COPIED OR MODIFIED WITHOUT WRITTEN PERMISSION FROM RICHTER ENGINEERING, INC. © COPYRIGHT 2025

NO.	DATE	DESCRIPTION
1	01/16/25	initial submittal
2	03/05/25	added flow arrows

Project: 2025-NFD06

Lot Layout Plan

Richter Engineering, Inc.
richter@engineer.com
1502 W Busch Blvd - Suite 201 Tampa, FL 33612
PH: 813-500-0362
FAX 813-327-9848

Juan David Toro
11401 Rimrock St
New Port Richey, FL 34654

DRAINAGE SHEET

1 OF 1

NOTICE OF PUBLIC HEARING
HERNANDO COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

The Board of County Commissioners will hold a Public Hearing to consider variance request(s) on **June 2, 2026, at 9:00 A.M.** in the John Law Ayers County Commission Chambers, Government Complex, 20 N. Main Street, Brooksville, Florida.

PETITIONER: Sunrise to Sunset Island LLC

FILE NUMBER: 1518255

PURPOSE: To allow a reduction in the front setback from 25' to 16.3' and to reduce the rear setback from 20' to 10'.

GENERAL LOCATION: South of Pine Island Dr, approx 10,687 Feet from Cortez Blvd.

LEGAL: Pine Island Replat of Pine Island Lot 78 & E1/2 of Lot 77 As Des in ORB 4346 PG 336

You are further advised that if a person decides to appeal any decision made by the Board with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need to ensure a verbatim record of the proceedings made which record includes the testimony and evidence upon which the appeal is to be based.

Any person wishing to be heard on this matter may be present to speak for or against this application.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact County Administration, 20 N. Main Street Room 460, Brooksville, FL 34601, telephone 352-754-4000, no later than three (3) days prior to the proceedings. If hearing impaired, telephone (TDD) 1-(800)-676-3777.

Development Services Administrator

RESOLUTION NUMBER 2026-_____

WHEREAS, Hernando County has adopted zoning and land development regulations pursuant to Chapter 163 and Section 125.01(1), *Florida Statutes*, which authorize the County to regulate the use of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and,

WHEREAS, the Hernando County Board of County Commissioners (BOCC) will be conducting a duly advertised public hearing on **Tuesday, June 2, 2026**, to consider the requested dimensional variance on the specified parcel(s) in Hernando County, Florida, as more fully described below.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA AS FOLLOWS:

APPLICANT: Sunrise to Sunset Island Life, LLC

FILE NUMBER: 1518255

GENERAL LOCATION: 10541 Pine Island Dr., Weeki Wachee, FL 34607

LEGAL DESCRIPTION: PINE ISLAND REPLAT OF PINE ISLAND LOT 78 & E1/2 OF LOT 77 AS DES IN ORB 4346 PG 336
Parcel ID# R13 222 16 3030 0000 0780

PARCEL KEY: 77366

REQUEST: The applicants are requesting a **DIMENSIONAL VARIANCE** to allow approval to reduce the front setback from 25' to 16.3' and reduce the rear setback from 20' to 10' to build a home on their 0.20 acre property zoned R-1B Residential. The representations contained in the applicant's variance application are incorporated herein by reference and made a part hereof. For purposes herein, it is presumed that all requisite notice and advertising requirements have been satisfied.

The **DIMENSIONAL VARIANCE** requests a deviation from the requirements of Appendix A, Article IV, Section 2B of the Hernando County Code of Ordinances.

FINDINGS OF FACT: ALL of the facts and conditions presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's action. The BOCC finds that the testimony and record supporting approval of the requested dimensional variance to be credible and to constitute competent substantial

evidence. In further support thereof, the BOCC makes the following specific findings:

1. The requested **DIMENSIONAL VARIANCE** **does conform** with the following prerequisites set forth in Appendix A, Article V, Section 3A, Hernando County Code of Ordinances:

   (a) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.

   (b) That the special conditions and circumstances do not result from the actions of the applicant.

   (c) That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, buildings, or structures in the same zoning district.

   (d) That literal interpretation of the provisions of the ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance and would work unnecessary and undue hardship on the applicant.

   (e) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

   (f) That the granting of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

2. The requested **DIMENSIONAL VARIANCE** **is consistent** with the County's adopted Comprehensive Plan and land development regulations.

CONCLUSIONS OF LAW:

The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, Florida Statutes, and Appendix A, Article V, Section 3, Hernando County Code of Ordinances. Accordingly, after public hearing and testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The requested **DIMENSIONAL VARIANCE** **is consistent** with the County's adopted Comprehensive Plan and land development

regulations, subject to all conditions made a part of the public hearing in this matter and which conditions are incorporated herein by reference.

ACTION: Based upon the record in this matter and all of the findings of fact and conclusions of law above, the BOCC hereby **APPROVES** the request for a **DIMENSIONAL VARIANCE**.

ADOPTED IN REGULAR SESSION THE ____ DAY OF _____, 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: _____
Jerry Campbell
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez
County Attorney's Office

RESOLUTION NUMBER 2026-_____

WHEREAS, Hernando County has adopted zoning and land development regulations pursuant to Chapter 163 and Section 125.01(1), *Florida Statutes*, which authorize the County to regulate the use of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and,

WHEREAS, the Hernando County Board of County Commissioners (BOCC) will be conducting a duly advertised public hearing on **Tuesday, June 2, 2026**, to consider the requested dimensional variance on the specified parcel(s) in Hernando County, Florida, as more fully described below.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA AS FOLLOWS:

APPLICANT: Sunrise to Sunset Island Life, LLC

FILE NUMBER: 1518255

GENERAL LOCATION: 10541 Pine Island Dr., Weeki Wachee, FL 34607

LEGAL DESCRIPTION: PINE ISLAND REPLAT OF PINE ISLAND LOT 78 & E1/2 OF LOT 77 AS DES IN ORB 4346 PG 336
Parcel ID# R13 222 16 3030 0000 0780

PARCEL KEY: 77366

REQUEST: The applicants are requesting a **DIMENSIONAL VARIANCE** to allow approval to reduce the front setback from 25' to 16.3' and reduce the rear setback from 20' to 10' to build a home on their 0.20 acre property zoned R-1B Residential. The representations contained in the applicant's variance application are incorporated herein by reference and made a part hereof. For purposes herein, it is presumed that all requisite notice and advertising requirements have been satisfied.

The **DIMENSIONAL VARIANCE** requests a deviation from the requirements of Appendix A, Article IV, Section 2B of the Hernando County Code of Ordinances.

FINDINGS OF FACT: ALL of the facts and conditions presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's action. The BOCC finds that the testimony and record supporting approval of the requested dimensional variance to be credible and to constitute competent substantial

evidence. In further support thereof, the BOCC makes the following specific findings:

1. The requested **DIMENSIONAL VARIANCE** **does NOT conform** with the following prerequisites set forth in Appendix A, Article V, Section 3A, Hernando County Code of Ordinances:

   (a) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.

   (b) That the special conditions and circumstances do not result from the actions of the applicant.

   (c) That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, buildings, or structures in the same zoning district.

   (d) That literal interpretation of the provisions of the ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance and would work unnecessary and undue hardship on the applicant.

   (e) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

   (f) That the granting of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

2. The requested **DIMENSIONAL VARIANCE** **is NOT consistent** with the County's adopted Comprehensive Plan and land development regulations.

CONCLUSIONS OF LAW:

The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, Florida Statutes, and Appendix A, Article V, Section 3, Hernando County Code of Ordinances. Accordingly, after public hearing and testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The requested **DIMENSIONAL VARIANCE** **is NOT consistent** with the County's adopted Comprehensive Plan and land development

regulations, subject to all conditions made a part of the public hearing in this matter and which conditions are incorporated herein by reference.

ACTION: Based upon the record in this matter and all of the findings of fact and conclusions of law above, the BOCC hereby **DENIES** the request for a **DIMENSIONAL VARIANCE**.

ADOPTED IN REGULAR SESSION THE ____ DAY OF _____, 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____ By: _____

Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

Jerry Campbell
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez
County Attorney's Office

See Proof on Next Page

AFFIDAVIT OF PUBLICATION

Hernando County
20 N. Main St. Rm. 362, Brooksville, FL 34601
(352) 754-4180

State of New Jersey, County of Camden, ss:

I, Anjana Bhadoriya, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Hernando County, a Daily newspaper of general circulation, printed and published in City of Brooksville, Hernando County, State of Florida; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates.

Publication Dates:
- May 15, 2026

Notice ID: Fyce5pwLEthExkxCSJBf

Notice Name: Notice of Public Hearing

Publication Fee: $0.00

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Anjana Bhadoriya

Agent

SHARONN E THOMAS-POPE
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires January 23, 2027

VERIFICATION

State of New Jersey
County of Camden

Signed or attested before me on this: 05/15/2026

Notary Public

Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING
HERNANDO COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

The Board of County Commissioners will hold a Public Hearing to consider variance request(s) on **June 2, 2026, at 9:00 A.M.** in the John Law Ayers County Commission Chambers, Government Complex, 20 N. Main Street, Brooksville, Florida.

PETITIONER: Sunrise to Sunset Island LLC

FILE NUMBER: 1518255

PURPOSE: To allow a reduction in the front setback from 25' to 16.3' and to reduce the rear setback from 20' to 10'.

GENERAL LOCATION: South of Pine Island Dr, approx 10,687 Feet from Cortez Blvd.

LEGAL: Pine Island Replat of Pine Island Lot 78 & E1/2 of Lot 77 As Des in ORB 4346 PG 336

You are further advised that if a person decides to appeal any decision made by the Board with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need to ensure a verbatim record of the proceedings made which record includes the testimony and evidence upon which the appeal is to be based.

Any person wishing to be heard on this matter may be present to speak for or against this application.

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Development Services Administrator

Petitioner Exhibit
LS Item 17491

Fw: HERNANDO COUNTY PLANNING DIVISION--RE: KEY 77366 ON PINE ISLAND DR, LOT 78 my permit

From Donnie Welsch of Suncrest Homes <donnie@suncrestsales.com>
Date Fri 7/18/2025 11:58 AM
To All Florida Manufactured Homes <afmhsllc@gmail.com>

See below where the supervisor approved the street to be a side setback of 10'. I have the surveyor updating the verbiage on the survey. Below the home is open so what they are asking for on the first paragraph has nothing to do with this project. The electric and ac will be connected to the home per plans.

Thanks,

Donnie Welsch G.M.
Suncrest Homes
813-788-3300 office
813-312-1262 Direct

From: Donnie Welsch of Suncrest Homes <donnie@suncrestsales.com>
Sent: Saturday, April 12, 2025 2:47 PM
To: All Florida Manufactured Homes <afmhsllc@gmail.com>
Subject: Fw: HERNANDO COUNTY PLANNING DIVISION--RE: KEY 77366 ON PINE ISLAND DR, LOT 78 my permit

Here is the below email confirming my new site plan should be approved. She said attach her response with the new site plan.

Thanks!

Donnie Welsch G.M.
Suncrest Homes
813-788-3300 office
813-312-1262 Direct

From: Donald Welsch <welschcapitalmanagement@gmail.com>
Sent: Saturday, April 12, 2025 2:10 PM
To: Donnie Welsch of Suncrest Homes <donnie@suncrestsales.com>
Subject: Fwd: HERNANDO COUNTY PLANNING DIVISION--RE: KEY 77366 ON PINE ISLAND DR, LOT 78

---------- Forwarded message ---------
From: **Jacqueline Mays** <JMays@co.hernando.fl.us>
Date: Mon, Apr 7, 2025, 1:24 PM
Subject: RE: HERNANDO COUNTY PLANNING DIVISION--RE: KEY 77366 ON PINE ISLAND DR, LOT 78
To: Donald Welsch <welschcapitalmanagement@gmail.com>

Mr. Welsch,

Following up on our conversation this afternoon, for the construction of your new home, the west side of your parcel will be considered the front, with a 20-foot setback. The east side will be designated as the rear, with a 15-foot setback. The north and south sides of your parcel will be the side yards, each requiring a 10-foot setback.

Office Hours: Monday-Friday, 7:30 AM – 4:00 PM

Lobby Closes at 3:30 PM daily

Petitioner Exhibit
LS Item 17491

From: Erik Weyant <eweyant2021@gmail.com>
Sent: Friday, June 9, 2023 12:51 PM
To: Zoning Department <zoningdepartment@hernandocounty.us>
Cc: Donnie Welch <welschcapitalmanagement@gmail.com>
Subject: 10541 Pine Island Drive

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Parcel Key: 00077366

Parcel #: R13 222 16 3030 0000 0780

Hi, this is Erik Weyant and I am a real estate agent representing a buyer interested in purchasing and building on the above listed property. We have a few questions before we put the property under contract and any help you can provide would be greatly appreciated:

1. The lot is zoned R1B for single family homes. The plan is to put in a modular home (which based on building specifications is considered single family and not manufactured or mobile) up on stilts on this parcel. Is that permitted? Yes, as long as it meets the flood zone requirements.

2. The current lot size is 4981sf, zoning minimums for R1B show 7500sf. Is this buildable? All lots are created with the intent to be used. This lot would be eligible for reduced setbacks of 20' front, 7' side, and 15' rear.

3. What are the required setbacks from the property lines for the single family home? Please see above

4. The parcel has 100ft of waterfront, can we put in a boat lift? What are the requirements? Yes, it would need to follow all building code regulations as well as having a 5' setbacks on either side, and the distance out into the water would need to be 20% of the width of the waterway or 30 ft whichever is less. For those building regulations please reach out to the building department at bldg@co.hernando.fl.us or 352-754-4050

5. There is a requirement for septic to be 50ft from water, the parcel is only 50 feet total deep. Would we be able to get a variance? Please reach out to the Health department for any questions in regard to septic tanks. Their number is 352-540-6800.

I appreciate all your help and time in this matter. The buyer is very interested but wants to be sure he will be able to complete the project he has envisioned on this parcel.

I have copied the buyer on this email to make communication easier as well.

Thank you so much!

--

RESOLUTION NUMBER 2026-109

WHEREAS, Hernando County has adopted zoning and land development regulations pursuant to Chapter 163 and Section 125.01(1), *Florida Statutes*, which authorize the County to regulate the use of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and,

WHEREAS, the Hernando County Board of County Commissioners (BOCC) will be conducting a duly advertised public hearing on **Tuesday, June 2, 2026**, to consider the requested dimensional variance on the specified parcel(s) in Hernando County, Florida, as more fully described below.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA AS FOLLOWS:

INSTR #2026039845 BK: 4721 PG: 1775 Page 1 of 3
FILED & RECORDED 6/11/2026 3:26 PM TP Deputy Clk
Doug Chorvat, Jr., HERNANDO County Clerk of the Circuit Court
Rec Fees: $27.00

APPLICANT: Sunrise to Sunset Island Life, LLC

FILE NUMBER: 1518255

GENERAL LOCATION: 10541 Pine Island Dr., Weeki Wachee, FL 34607

LEGAL DESCRIPTION: PINE ISLAND REPLAT OF PINE ISLAND LOT 78 & E1/2 OF LOT 77 AS DES IN ORB 4346 PG 336
Parcel ID# R13 222 16 3030 0000 0780

PARCEL KEY: 77366

REQUEST: The applicants are requesting a **DIMENSIONAL VARIANCE** to allow approval to reduce the front setback from 25' to 16.3' and reduce the rear setback from 20' to 10' to build a home on their 0.20 acre property zoned R-1B Residential. The representations contained in the applicant's variance application are incorporated herein by reference and made a part hereof. For purposes herein, it is presumed that all requisite notice and advertising requirements have been satisfied.

The **DIMENSIONAL VARIANCE** requests a deviation from the requirements of Appendix A, Article IV, Section 2B of the Hernando County Code of Ordinances.

FINDINGS OF FACT: ALL of the facts and conditions presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's action. The BOCC finds that the testimony and record supporting approval of the requested dimensional variance to be credible and to constitute competent substantial

evidence. In further support thereof, the BOCC makes the following specific findings:

1. The requested **DIMENSIONAL VARIANCE** **does conform** with the following prerequisites set forth in Appendix A, Article V, Section 3A, Hernando County Code of Ordinances:

   (a) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.

   (b) That the special conditions and circumstances do not result from the actions of the applicant.

   (c) That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, buildings, or structures in the same zoning district.

   (d) That literal interpretation of the provisions of the ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance and would work unnecessary and undue hardship on the applicant.

   (e) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

   (f) That the granting of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

2. The requested **DIMENSIONAL VARIANCE** **is consistent** with the County's adopted Comprehensive Plan and land development regulations.

CONCLUSIONS OF LAW:

The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, Florida Statutes, and Appendix A, Article V, Section 3, Hernando County Code of Ordinances. Accordingly, after public hearing and testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The requested **DIMENSIONAL VARIANCE** **is consistent** with the County's adopted Comprehensive Plan and land development

regulations, subject to all conditions made a part of the public hearing in this matter and which conditions are incorporated herein by reference.

ACTION: Based upon the record in this matter and all of the findings of fact and conclusions of law above, the BOCC hereby **APPROVES** the request for a **DIMENSIONAL VARIANCE**.

ADOPTED IN REGULAR SESSION THE 2 DAY OF June, 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: Vrienke Ringa, Deputy Clerk
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: _____
Jerry Campbell
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez
County Attorney's Office

Board of County Commissioners

AGENDA ITEM

Meeting: 06/02/2026
Department: Planning
Prepared By: Michelle Miller
Initiator: Omar DePablo
DOC ID: 17504
Legal Request Number:
Bid/Contract Number:

TITLE

First Public Hearing to Consider Ordinance Amending Hernando County Code to Impose Moratorium on Processing Applications for Development Orders and Development Permits for Data Centers for Period Up to 365 Days, Unless Extended or Terminated: Enacting Temporary Moratorium on Data Centers

DRAFT DOCUMENT: F:\1 COUNTY ATTORNEY'S OFFICE\JAJ\Ordinances\Data Center Regulation\2026-5-6 Proposed Ordinance Imposing Temporary Moratorium for Data Centers - Draft 4.wpd, May 6, 2026 (11:47am) NOTE: additions/~~deletions~~ = language proposed for addition/deletion to existing Code provisions.

ORDINANCE NO.: 2026-__

AN ORDINANCE AMENDING HERNANDO COUNTY CODE TO IMPOSE A MORATORIUM ON THE PROCESSING OF APPLICATIONS FOR DEVELOPMENT ORDERS AND DEVELOPMENT PERMITS FOR DATA CENTERS FOR A PERIOD OF 365 DAYS, UNLESS EXTENDED OR TERMINATED; ENACTING A TEMPORARY MORATORIUM ON DATA CENTERS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Hernando County (the "County"), as provided in Fla. Const. Article VIII, Section 1(f), and Fla. Stat. Chapters 125, 162, 163, 177 and 380, possesses police power, land development and zoning authority, and the governmental and proprietary powers necessary to conduct county government and perform county functions, and the County may exercise any power for county purposes, except as expressly prohibited by law; and,

WHEREAS, Fla. Stat. § 163.3174 requires the Board, in its capacity as the County's local planning agency, to monitor and oversee the effectiveness and status of the County's adopted comprehensive plan and recommend to the governing body such changes in the comprehensive plan as may from time to time be required; and,

WHEREAS, Fla. Stat. §§ 163.3201, 163.3202, 163.3211 and 163.3213 empower and require the Board of County Commissioners of Hernando County, Florida (the "Board"), to enact comprehensive plans and then adopt land development regulations that implement said plans; and,

WHEREAS, Hernando County has enacted land development regulations in the interest of the health, safety and welfare of its citizens, visitors and business residents; and,

WHEREAS, Florida is experiencing a sudden increase in development pressure from the construction of new data centers; and,

WHEREAS, data centers are a rapidly growing and evolving land use that typically require substantial electricity and water usage for cooling and related operations, often generate a significant amount of noise, and can take up a very large amount of land; and,

WHEREAS, because this development pressure was unanticipated, existing ordinances and development standards do not adequately address the unique infrastructure demands, impacts to neighboring property owners, and operational characteristics of newer data centers; and,

WHEREAS, the potential cumulative impacts of data centers on the County's water and wastewater systems, groundwater resources, wastewater infrastructure, and electrical grid are not yet fully understood; and,

WHEREAS, the Board finds that allowing the establishment or expansion of data centers without the presence of use-specific regulations could pose risks to water availability, wastewater system performance, electrical grid resilience, quality of life, and the long-term interests of the community; and,

WHEREAS, the County is not an "impacted local government" as that term is defined by Fla. Stat. § 25.422; and,

WHEREAS, a temporary moratorium on the processing of applications for development orders for data centers will provide the County with the necessary time to study these issues, consult with experts, evaluate infrastructure capacity, consider appropriate regulations, and develop standards to mitigate potential adverse impacts; and,

WHEREAS, the Florida Legislature passed a bill during its 2026 regular session, CS for CS for SB 484, that will provide for the local and regional regulation of data centers, especially related to their use of water and electrical utilities, but the Governor has not yet signed it into law or vetoed it; and,

WHEREAS, the imposition of a 365-day, temporary moratorium, with certain exemptions, on the acceptance, processing and/or consideration of any petition, application or request for development order, of any type, including but not limited to a zoning change or comprehensive plan amendment, related to data centers will allow the necessary time to research, review, study and prepare the appropriate regulations for the County; and,

WHEREAS, after conducting the requisite public hearings, the Board finds that such a temporary moratorium is consistent with Hernando County's Comprehensive Plan, serves a legitimate public purpose, is reasonable in time and is in the best interest of the health, safety and welfare of the citizens, visitors and business residents of Hernando County.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY:

Section 1. Incorporation of Recitals. The above-delineated recitals are incorporated into this ordinance as the Board of County Commissioners' findings of fact as if they were fully set forth herein.

Section 2. Enacting a Temporary Moratorium on Data Centers. A new Hernando County Code, Appendix A, Article V, § 11, to be entitled "Temporary Moratorium on Data Centers," is hereby enacted to read as follows:

Temporary Moratorium on Data Centers.

A. Purpose. The purpose of this Ordinance is to enable Hernando County to have sufficient time to review, study, hold public hearings, and prepare and adopt an amendment or amendments to the Hernando County Comprehensive Plan and/or Code of Ordinances, relating to permitting new data centers, if any, and any related land use standards. During this up to 12 month time period, Hernando County will not accept or process applications for preliminary development plans of data centers, or issue preliminary development plan approvals for data centers that have the effect of permitting development of parcels as data centers, except as provided in this ordinance. This temporary moratorium does not have the effect of prohibiting the issuance of building or construction permits for any developments that received final

development plan approval for a data center before or during the duration of this temporary moratorium.

B. Definitions:

1. "Common Law Vested Rights" shall have the same meaning as is provided for the phrase in Hernando County Code § 23-240(a), as it may be amended.

2. "Data Center," for the purposes of this section only, shall mean a facility whose primary and principal use is for the storage, management, processing, and transmission of digital data, which houses computer or network equipment, systems, servers, appliances and other associated components related to digital data operations. The facility may also include air handlers, power generators, water cooling and storage facilities, utility substations, and other associated utility infrastructure to support sustained operations at the data center. Data centers may also contain accessory office uses necessary to monitor and manage sustained operations at the data center.

3. "Statutory Vested Rights" shall have the same meaning as is provided for the phrase in Hernando County Code § 23-240(a), as it may be amended.

C. Declaration of Moratorium. As of the effective date of this ordinance there shall be a moratorium in the unincorporated area of Hernando County on the issuance of development orders or permits for data centers, including but not limited

to, the approval or issuance of any comprehensive plan text or future land use map amendment, rezoning, plat or re-plat, conditional use approval, variance, building permit, or other development order/permit that allows for the initiation, construction, expansion, or modification of existing or new data centers.

D. Claims of Exemption from the Moratorium. Any person or entity that is aggrieved by a determination by the administrative official that an application for a development order or permit is subject to this moratorium may appeal the administrative official's determination as set forth below:

1. If the petitioner claims to have either common law vested rights or statutory vested rights which cannot be affected by revisions to the comprehensive plan or any subsequent rezoning, the petitioner may appeal the administrative official's determination by following the processes set forth in Hernando County Code § 23-240(a), as it may be amended; or,

2. If the petitioner claims another legal basis for which they should be deemed exempt from the moratorium, the petitioner may appeal the administrative official's determination by following processes set forth in Hernando County Code, Appendix A, Article V, § 3(F), as it may be amended.

E. Duration of Moratorium. This moratorium shall be in effect for three hundred and sixty-five (365) days following the effective date of this ordinance, or until the Board of County Commissioners adopts the legislation called for in Subpart I below,

whichever is earlier. This temporary moratorium may also be extended one time for a period not to exceed one hundred twenty (120) additional days, so long as the necessary public hearings are conducted and findings made that the issues giving rise to the need for the temporary moratorium established herein continue to exist and that reasonable progress is being made in the carrying out of a specific and prompt plan for corrective legislative action.

F. Prospective Application Only. In order to protect the due process and other constitutional rights of applicants and the general public, any petitions or applications received prior to the effective date of this ordinance shall continue to be processed pursuant to the County's normal procedures.

G. Existing Businesses. This temporary moratorium shall not affect any development lawfully constructed within the unincorporated area of the County, as of the effective date of this ordinance, pursuant to valid permits and approvals if the existing development is in compliance will all applicable County, State and Federal laws, codes, ordinances, rules, regulations and policies.

H. Alleviation of Hardship

(1) The governing body may grant an exception from the temporary moratorium imposed by this ordinance when it finds, based upon substantial competent evidence presented to it in a quasi-judicial hearing, that deferral of action

on an application for any of the covered development orders and permits would impose an extraordinary hardship on a landowner or developer.

(2) A landowner or a developer, with the written consent of the landowner, shall file a request for an exception based upon extraordinary hardship with the administrative official or designee, along with a fee of $500.00 to cover processing and advertising costs. The application shall be on a form provided by the Hernando County Department of Development Services and shall, at a minimum, include a recitation of the specific facts that are alleged to support the claim of extraordinary hardship and shall contain such other information as the administrative official shall prescribe as necessary for the governing body to be fully informed with respect to the application.

(3) The administrative official or designee shall provide the public with notice of the quasi-judicial hearing in which the governing body will consider an application for an exception in the manner provided for appeals and variances in Hernando County Code Appendix A, Article V, § 3(H), as it may be amended; provided, that notice may be provided pursuant to Hernando County Code § 1-12, as it may be amended, in lieu of a newspaper advertisement.

(4) Criteria. The governing body shall consider only the following criteria when considering an application for an exception:

(a) The extent to which the party applying for the exception has, prior to the effective date of this ordinance, received Hernando County permits or approvals for the proposed development.

(b) The extent to which the party applying for the exception has, prior to the effective date of this ordinance, made a substantial expenditure of money or resources in reliance upon permits or other approvals of Hernando County that are directly associated with physical improvements on the land, such as grading, installation of utility infrastructure, or any other public improvements.

(c) Whether the party applying for the exception has, prior to the effective date of this ordinance, contractual commitments in reliance upon permits or other approvals of Hernando County to complete a structure(s).

(d) Whether the party applying for the exception has, prior to the effective date of this ordinance, in reliance upon permits or other approvals of Hernando County, incurred financial obligations to a lending institution which, despite a thorough review of alternative solutions, the applicant cannot meet unless development proceeds.

(e) Whether the moratorium will expose the party applying for the exception to substantial monetary liability to third persons, or would leave the applicant completely unable, after a thorough review of alternative solutions, to earn a reasonable investment-backed expectation on the property.

I. Direction to Develop Data Centers Ordinance. During the period of this moratorium, the Planning Department, in consultation with the relevant County departments, is directed to draft an ordinance providing comprehensive and appropriate regulations of data centers to protect the public health, safety and general welfare of Hernando County's residents, businesses, visitors, and the general public. It is the intention of the Board of County Commissioners to adopt any legislation pertaining to data centers before the expiration of this moratorium. All affected property and business owners are placed on notice with respect to this pending legislation regulations and the action being taken by the appropriate County departments.

J. Subjects of Consideration. In preparing a proposed ordinance(s) amending the County's comprehensive plan and/or land development regulations, the Planning Department shall review the possible impacts that these uses may have on the health, safety and general welfare of the residents, businesses, visitors and general public in Hernando County; provided, that any ordinances that are proposed do not contain any provisions that are prohibited by Fla. Stat. § 377.816. The Planning Department and other relevant County Departments shall also consult with other municipalities, experts, stakeholders, and relevant available studies and research pertaining to effective regulation of data centers.

K. Penalties. This moratorium may be enforced by the following methods of enforcement:

1. Revocation or temporary suspension of development permits, development orders and/or certificates of occupancy and/or licenses; or,

2. Enforcement pursuant Hernando County Code, Chapter 2, Article III; or,

3. By an action for injunctive relief, civil penalties or both, through a court of competent jurisdiction; or

4. By any other process permitted by law or equity.

Section 3. Severability. It is declared to be the intent of the Board of County Commissioners that if any section, subsection, clause, sentence, phrase, or provision of this ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of the remaining portions of this ordinance.

Section 4. Inclusion in the Code. It is the intention of the Board of County Commissioners of Hernando County, Florida, and it is hereby provided, that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of Hernando County, Florida. To this end, the sections of this Ordinance may be renumbered or relettered to accomplish such intention, and that the word "ordinance" may be changed to "section," "article," or any other appropriate designation.

Section 5. Conflicting Provisions Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 6. Effective Date. This ordinance shall take effect immediately upon receipt of official acknowledgment from the office of the Secretary of State of Florida that this ordinance has been filed with said office.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY in Regular Session this _____ day of _____, 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____
DOUG CHORVAT, JR.
Clerk

By: _____
JERRY CAMPBELL
Chairman

Approved for Form and Legal Sufficiency

_____
County Attorney's Office

See Proof on Next Page

AFFIDAVIT OF PUBLICATION

Hernando County
20 N. Main St. Rm. 362, Brooksville, FL 34601
(352) 754-4180

State of Florida, County of Broward, ss:

I, Anjana Bhadoriya, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Hernando County, a Daily newspaper of general circulation, printed and published in City of Brooksville, Hernando County, State of Florida; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates.

Publication Dates:
- May 22, 2026

Notice ID: Z9sed2pIdGQQATHxXxiv

Notice Name: Hearing for Proposed Ordinance 6.2.26 Mtg

Publication Fee: $0.00

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Anjana Bhadoriya

Agent

SHERI SMITH
Notary Public - State of Florida
Commission # HH269383
Expires on May 31, 2026

VERIFICATION

State of Florida
County of Broward

Signed or attested before me on this: 05/22/2026

S Smith

Notary Public

Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HE ARING OF
PROPOSED ORDINANCE

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of Hernando County Florida will hold a public hearing on **Tuesday, June 2, 2026, at 9:00 a.m. or soon thereafter**, in the Hernando County Government Center, County Commission Chambers, 20 N. Main St, Rm 160, Brooksville, Florida, to consider the following:

AN ORDINANCE AMENDING HERNANDO COUNTY CODE TO IMPOSE A MORATORIUM ON THE PROCESSING OF APPLICATIONS FOR DEVELOPMENT ORDERS AND DEVELOPMENT PERMITS FOR DATA CENTERS FOR A PERIOD OF 365 DAYS, UNLESS EXTENDED OR TERMINATED; ENACTING A TEMPORARY MORATORIUM ON DATA CENTERS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

THIS PROPOSED ORDINANCE may be inspected by the public at the Hernando County Development Services Department, 1653 Blaise Drive, Brooksville, FL 34601 between the hours of 7:30 a.m. to 4:00 p.m., M-F, legal holidays excepted, telephone 352-754-4057.

YOU HAVE A RIGHT to appear and be heard at this public meeting and/or to send any written objections to the County Commissioners at 15470 Flight Path Dr, Brooksville, Florida 34604.

YOU ARE FURTHER ADVISED that if any person decides to appeal any decision made by the Board of County Commissioners with respect to the subject matter of the hearing, that person will need to ensure a verbatim record of the proceedings is made.

ALL PERSONS INTERESTED in the above matter are invited to attend and be heard.

Public participation is solicited without regard to race, color, national origin, age, sex, religion, disability, or family status. In accordance with the Americans with Disabilities Act, persons with disabilities needing special accommodations to participate in this proceeding should contact Maryellen Waite, Risk Management, 15470 Flight Path Dr, Brooksville, Florida 34604, Telephone 352-540-6289. If hearing impaired, please call 711 for assistance.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

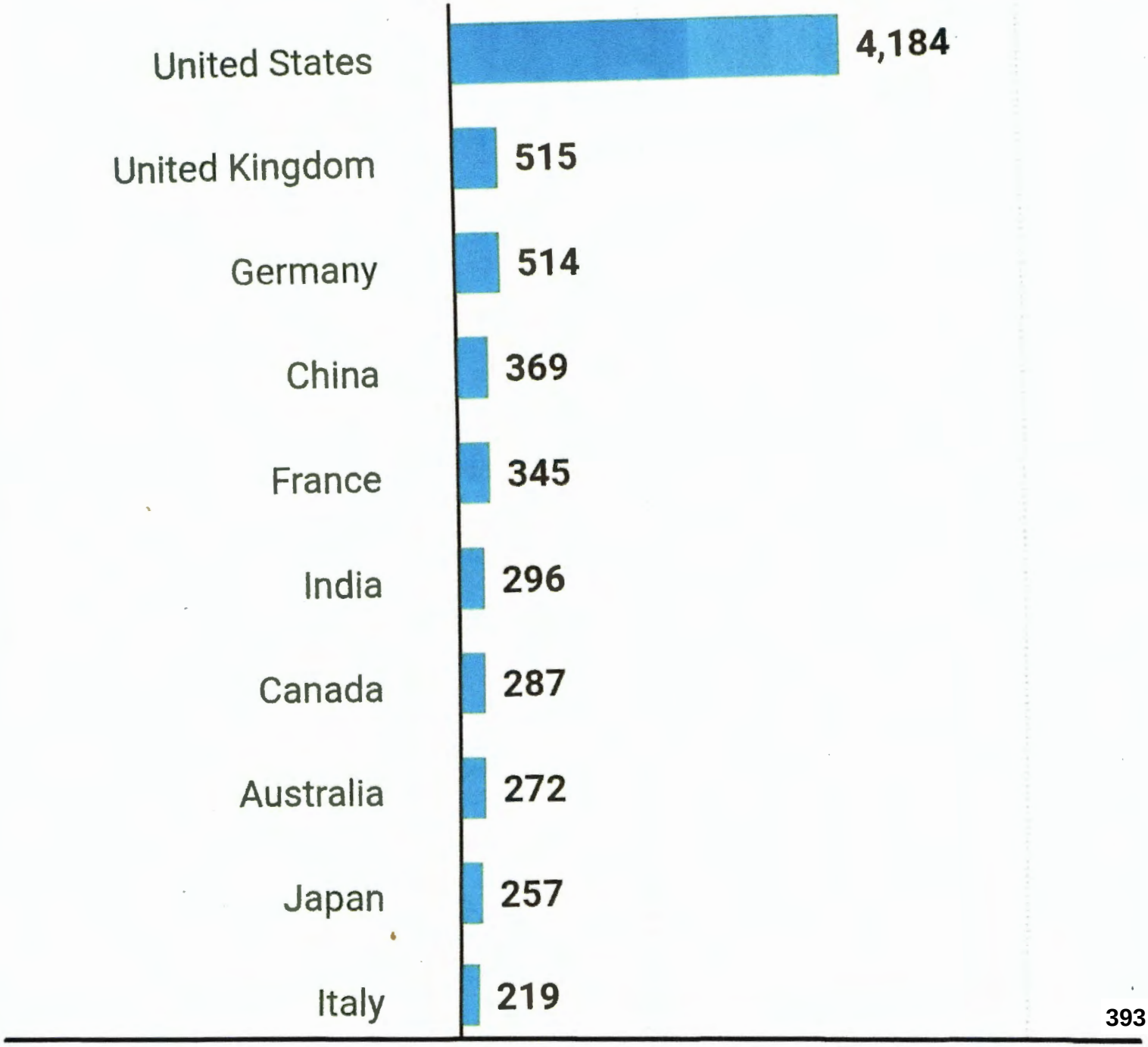
/s/_____ **(SEAL)**
Douglas A. Chorvat, Jr., Clerk

By: Nienke Osinga
Deputy Clerk

Publish: May 22, 2026

Public Exhibit - LS Item 17504

Number of data centers worldwide as of April 14, 2026, by country or territory



REQUEST FOR WRITTEN RESPONSES FROM HERNANDO COUNTY COMMISSIONERS

Submitted for the Public Record

From: Rachel Carpenter

To: **Commissioners Champion, Hawkins, Allocco, Campbell, and Amsler**

Date: 6.2.26

Purpose of This Request

To ensure transparency, compliance with Florida's Sunshine Law, and public confidence in the decision-making process regarding data-center proposals and related negotiations, I respectfully request written responses to the following questions. These responses will be entered into the public record.

SECTION 1 — NDAs, PRIVATE MEETINGS & COMMUNICATIONS

1.1 Have you signed, been asked to sign, or been presented with any **Non-Disclosure Agreement (NDA)** related to data-center developers, site selectors, or intermediaries? **YES / NO** If yes, please describe:

1.2 Have you participated in any **private meetings, calls, briefings, or site visits** with data-center representatives that were **not publicly noticed**? **YES / NO**
If yes, please describe:

1.3 Have any **lobbyists, consultants, or site selectors** contacted you regarding data-center projects **without filing required disclosures**? **YES / NO**
If yes, please describe:

Public Exhibit
#5 Item 17504

1.4 Can you confirm that you have **not engaged in commissioner-to-commissioner discussions** about data-center approval, negotiations, or related matters **outside of publicly noticed meetings**, in accordance with **Florida's Sunshine Law**? **YES / NO**
If no, please explain:

SECTION 2 — STUDIES, IMPACTS & TAXPAYER LIABILITY

2.1 Has Hernando County completed **independent studies** on the following:

- Water usage impacts
- Electrical grid impacts
- Infrastructure and road impacts
- Emergency services impacts **YES / NO**

If yes, please list the studies and dates completed:

2.2 Can you guarantee that **Hernando County taxpayers will not be responsible** for subsidizing substations, transmission lines, water infrastructure, or other utilities required for data-center development? **YES / NO**

If no, please explain:

2.3 Do you or any immediate family members have **financial ties, business relationships, or property interests** involving landowners, brokers, or companies connected to data-center discussions? **YES / NO**

If yes, please describe:

SECTION 3 — MORATORIUM & PROCESS INTEGRITY

3.1 Do you agree that a **temporary moratorium** is necessary to prevent applications from being submitted before the county completes its due diligence, studies, and regulatory framework? **YES / NO**

If no, please explain:

3.2 Will you commit to providing **complete written responses** to these questions for inclusion in the public record? **YES / NO**

Signature

Commissioner Name: _____

Signature: _____

Date: _____

Board of County Commissioners

AGENDA ITEM

Meeting: 06/02/2026
Department: Planning
Prepared By: Lashaundra Ellison
Initiator: Omar Depablo
DOC ID: 17498
Legal Request Number: LR 2026-162
Bid/Contract Number:

TITLE

Second Public Hearing to Consider Ordinance Amending Ordinance Relating to Adequate Public Facilities and Facility/Service Demand Calculations for Potable Water and Wastewater Treatment

RESULT:	**ADOPTED**
MOVER:	Brian Hawkins
SECONDER:	Steve Champion
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

NOTE: Additions/~~Deletions~~ = Language proposed for addition/deletion to existing Code provisions.

ORDINANCE NO.: 2026-____

AN ORDINANCE AMENDING CHAPTER 23, ARTICLE VIII, SECTION 23-265 OF THE HERNANDO COUNTY CODE, RELATING TO ADEQUATE PUBLIC FACILITIES AND FACILITY/SERVICE DEMAND CALCULATIONS; PROVIDING FOR REMOVAL OF NUMERICALLY SPECIFIED LEVEL OF SERVICE (LOS) STANDARDS FOR POTABLE WATER AND WASTEWATER TREATMENT; PROVIDING FOR INCORPORATION OF ADOPTED LEVEL OF SERVICE (LOS) STANDARDS AS ADOPTED BY RESOLUTION IN EFFECT AT THE TIME OF CONCURRENCY DETERMINATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY:

Section 1. Amendment of Adequate Public Facilities relating to Facility/Service Demand Calculations. Hernando County Code of Ordinances, Chapter 23, Article VIII, Section 23-265, Paragraph (1) and (2) are amended to read as follows:

…

(1) *Potable water:*

~~Adopted LOS = 350 gal./day/Equivalent Residential Unit (ERU)~~

The adopted Level of Service (LOS) for potable water shall be the standard adopted by resolution of the Board of County Commissioners pursuant to Chapter 28, Article VI,

Division 2 of the Hernando County Code of Ordinance and in effect at the time of concurrency determination.

~~350 gal × _____ ERU's = demand~~

Projected potable water demand shall be calculated as follows:

Adopted LOS (gallons per day per ERU) x Number of ERUs = Demand

(2) *Sewage Treatment:*

~~Adopted LOS = 280 gal./day/ERU~~

The adopted Level of Service (LOS) for wastewater treatment shall be the standard adopted by resolution of the Board of County Commissioners pursuant to Chapter 28, Article VI, Division 2 of the Hernando County Code of Ordinance and in effect at the time of concurrency determination.

~~280 gal × _____ ERU's = demand~~

Projected wastewater demand shall be calculated as follows:

Adopted LOS (gallons per day per ERU) x Number of ERUs = Demand

…

Section 2. Severability. It is declared to be the intent of the Board of County Commissioners that if any section, subsection, clause, sentence, phrase, or provision of this ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of the remaining portions of this ordinance.

Section 3. Inclusion in the Code. It is the intention of the Board of County Commissioners of Hernando County, Florida, and it is hereby provided, that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of Hernando County,

Florida. To this end, the sections of this Ordinance may be renumbered or re-lettered to accomplish such intention, and that the word "ordinance" may be changed to "section," "article," or any other appropriate designation.

Section 4. Conflicting Provisions Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 5. Effective Date. This ordinance shall take effect immediately upon receipt of official acknowledgment from the office of the Secretary of State of Florida that this ordinance has been filed with said office.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY in Regular Session this _____ day of _____ 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____ By: _____

Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

Jerry Campbell
Chairman

Approved as to Form and Legal Sufficiency

Natasha López Perez
County Attorney's Office

INSTR #2024044016 BK: 4447 PG: 1912 Page 1 of 16
FILED & RECORDED 7/18/2024 9:28 AM TMD Deputy Clk
Doug Chorvat, Jr., HERNANDO County Clerk of the Circuit Court
Rec Fees: $137.50

RESOLUTION NUMBER 2024-155

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, SITTING AS THE GOVERNING BODY OF THE HERNANDO COUNTY WATER AND SEWER DISTRICT, ADOPTING REVISED RATES, FEES AND CHARGES FOR WATER AND WASTEWATER UTILITY SERVICES PROVIDED BY THE WATER AND SEWER DISTRICT; INCORPORATING WHEREAS CLAUSES; ESTABLISHING CUSTOMER SERVICE CLASSES; ADOPTING REVISED UTILITY DEPOSITS, TAP-IN FEES AND CHARGES, MONTHLY UTILITY SERVICE CHARGES FOR WATER AND WASTEWATER SERVICE, OTHER FEES AND CHARGES, AND TEMPORARY HYDRANT METER WATER SERVICE RATES, FEES, AND CHARGES; ADOPTING REVISED WATER AND WASTEWATER CONNECTION FEES; PROVIDING FOR WATER SHORTAGE EMERGENCY; REPEALING AND SUPERSEDING PRIOR AND CONFLICTING RESOLUTIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Paragraph 125.01(5)(a), Florida Statutes, authorizes the governing body of a county to establish special districts to provide municipal services and facilities with funds derived from service charges, special assessments, or taxes within such district; and

WHEREAS, Paragraph 125.01(5)(b), Florida Statutes, provides that the governing body of such special district shall be composed of county commissioners; and

WHEREAS, pursuant to Subsection 125.01(5), Florida Statutes, the Board of County Commissioners of Hernando County, Florida (Board), approved Ordinance No. 2005-19, codified as Division 2 of Article VI of Chapter 28 of the Code of Ordinances of Hernando County, Florida, which created and established the Hernando County Water and Sewer District as a public body corporate and politic (District); and

WHEREAS, pursuant to Subsection 125.01(5), Florida Statutes, and Subsection 28-236(b) of the Hernando County Code of Ordinances, the Board, is the ex officio governing board of the District and oversees the provision of water and wastewater utility services to properties within the District; and

WHEREAS, Division 2 of Article VI of Chapter 28 of the Hernando County Code of Ordinances authorizes the Board to establish rates, fees and charges for water and wastewater utility services provided by the District; and

WHEREAS, the Board has established the District as a separate enterprise fund and requires that revenue be sufficient to offset the operation, maintenance and capital expenses of the water and wastewater utility system; and

WHEREAS, the Board is legally required to set water and wastewater utility rates, fees, and charges that are sufficient to offset the District's cost of providing said services; and

WHEREAS, on June 9, 2009, the Board, sitting as the governing body of the District, adopted Resolution No. 2009-121, which established a schedule of water and wastewater connection fees; and

WHEREAS, on September 24, 2019, the Board, sitting as the governing body of the District, adopted Resolution No. 2019-151, which established revised water rates, wastewater rates and water irrigation rates for Fiscal Years ending September 30, 2020 through September 30, 2024 and amended certain other fees and charges for the District; and

WHEREAS, the County retained Raftelis Financial Consultants, Inc. to prepare a report entitled Hernando County 2024 Water and Wastewater Rate and Charge Study, dated March 4, 2024 (the "Report"), relating to rates, fees, and charges to fund the water and wastewater system, which Report is incorporated in this Resolution by reference; and

WHEREAS, based on the Report, the consultant retained by the County and County staff have recommended changes to rates, fees and charges for the water and wastewater utility system; and

WHEREAS, the Board has reviewed the recommended changes and has determined that the revised water and wastewater utility rates, fees and charges set forth in this Resolution are necessary to fund the operation and maintenance of the water and wastewater utility system; and

WHEREAS, Subsections 28-245(b), 28-246(d) and 28-247(d) of the Hernando County Code of Ordinances require that water and wastewater utility deposits, service rates, tap-in fees, miscellaneous service charges, and other rates, fees and charges must be established and amended by resolution of the Board adopted at an advertised public hearing; and

WHEREAS, the notice of public hearing must be given by publication in a newspaper of general circulation in the County at least 15 days, including weekends and holidays, before the date of the hearing as required by Subsection 28-245(b) and at least 10 days, including weekends and holidays, before the date of the hearing as required by Subsections 28-246(d) and 28-247(d) of the Hernando County Code of Ordinances; and

WHEREAS, Notice of Public Hearing to consider this Resolution was duly published in a newspaper of general circulation in Hernando County; and

WHEREAS, Section 180.136, Florida Statutes, requires a local government water or sewer utility to provide notice of a proposed increase to each utility customer through the utility's billing process before the utility increases any rate, charge, or fee for water or sewer utility service; and

WHEREAS, the notice required by Section 180.136 must state the date, time, and place of the meeting of the local governing board at which the increase in the rates, fees, or charges will be considered; and

WHEREAS, Notice of Proposed Utility Rate Increase was duly mailed to each utility customer in the District's utility bills; and

WHEREAS, on July 9, 2024, the Board held a public hearing to consider the revised water and wastewater utility rates, fees, and charges; and

WHEREAS, the Board finds that it is in the best interest of the County, the District and the water and wastewater utility system to adopt the revised rates, fees, and charges.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA:

SECTION 1. WHEREAS CLAUSES. The Whereas clauses contained in this Resolution are true and correct and are incorporated herein by reference.

SECTION 2. CUSTOMER SERVICE CLASSES. The following service classes are recognized for the collection of deposits, charging for water tap-in charges, billing of monthly utility service charges, and billing other fees, rates and charges as may be adopted by the Board from time to time.

A. **Residential Service:** Applicable to all accounts classified as owner-occupied residential dwelling units pursuant to Hernando County Code of Ordinances which are individually metered which include dwelling accommodations designed for one-family unit maintaining separate and independent housekeeping including at least one kitchen and does not include a single room or suite intended for occupancy by transient persons which are lodged with or without meals for compensation with water being used for household purposes such as living, sleeping, eating , showering, cooking, washing, and sanitation.

B. **General Service:** Applicable to all accounts and corresponding water consumption not classified as i) Residential Service; ii) Residential Irrigation Service; and iii) General Service Irrigation Service. General Service may include, but not be limited to: a) multiple residential dwelling units served by a master meter such as, but is not limited to, apartments, condominiums, and manufactured home parks; lease-based occupants and single-family residential units and homes used as rental units; and b) commercial services including, but is not limited to, service stations, office and professional buildings, drugstores, medical facilities, hotels and motels, cafeterias and restaurants, and industrial users.

C. **Residential Irrigation Service:** Applicable to all accounts which are individually metered and represents the controlled application of potable water to plants for the purpose of sustaining lawn, landscape, and other plant life and promoting plant growth

solely for use by Residential Service classified customers and is not used for domestic purposes such as cooking, bathing, sanitation disposal, and other essential uses.

D. **General Service Irrigation Service:** Applicable to all accounts which are individually metered and represents the controlled application of potable water to plants for the purpose of sustaining lawn, landscape, and other plant life and promoting plant growth or to facilitate crop production solely for General Service classified customers and is not used for domestic purposes such as cooking, bathing, sanitation disposal, and other essential uses.

SECTION 3. UTILITY DEPOSITS. Pursuant to Section 28-245 of the Hernando County Code of Ordinances the Board hereby adopts the following revised utility deposits for water and wastewater service, unless waived in accordance with the Code of Ordinances:

A. **Residential Service:**

Water-only Service Account:.....$60.00

Wastewater-only Service Account:.....$175.00

Combined Water and Wastewater Service Account:.....$235.00

B. **General Service:**

Meter Size	Water-only Service	Wastewater-only Service	Combined Water and Wastewater Service
5/8-inch	$100.00	$275.00	$375.00
3/4-inch	150.00	425.00	575.00
1-inch	250.00	700.00	950.00
1-1/2-inch	475.00	1,400.00	1,875.00
2-inch	750.00	2,200.00	2,950.00
3-inch	1,500.00	4,300.00	5,800.00
4-inch	2,350.00	6,750.00	9,100.00
6-inch	4,700.00	13,500.00	18,200.00
8-inch	7,500.00	21,500.00	29,000.00
10-inch	10,700.00	31,000.00	41,700.00
12-inch	18,700.00	54,000.00	72,700.00

C. **Failure to Pay:** Failure to pay the Monthly Utility Service Rates may result in a deposit increase up to two times the annual deposit rate as delineated in this section or a specific amount as determined by the District for the particular customer account.

SECTION 4. WATER TAP-IN CHARGES. The Board hereby adopts the following fees and charges for connecting to the District's water system:

A. **Water Tap-In Fee:** Charges related to the installation of a flow meter and connection to the to the District's water system shall be charged in accordance with the following schedule:

Water Meter Size	Service Description	Minimum Charge
5/8-inch × 3/4-inch	Drop – In (Meter Only) – Residential Service and General Service	$380.00
3/4-inch and above	Drop – In (Meter Only) – General Service	Actual Cost
5/8-inch × 3/4-inch	Drop – In and Service Line Installation – Residential Service	$1,015.00
5/8-inch × 3/4-inch	Drop – In and Service Line Installation – General Service	$1,620.00
3/4-inch	Drop – In and Service Line Installation – General Service	$1,660.00
1-inch	Drop – In and Service Line Installation – General Service	$1,735.00
1-1/2-inch	Drop – In and Service Line Installation – General Service	$2,750.00
2-inch and above	Drop – In and Service Line Installation – General Service	Actual Cost

B. **Additional Fees:** All individually metered Residential Service customers are to be served by a 5/8-inch by 3/4-inch meter. To the extent a larger size meter is required as determined by the District, additional charges may apply to recover the estimated cost of the specific water tap-in service.

The fees are designed to recover the estimated cost of labor, materials, equipment and vehicles, certain overheads and administrative fees, and any outside engineering and professional service costs required to perform the water tap-in services. Additional fees may be charged to an applicant requesting service if the water tap-in services are considered as a special circumstance as determined by the District.

The meter drop-in fee is for pre-tapped (service line already in place) installations and generally represents the cost of installing the meter only. If the service lines for pre-tapped connections were to property installed by the contractor and need to be re-installed, the full drop-in and service line installation fees shall be charged.

The relocation of an existing water meter and/or service line installation will be based on the actual cost of performing the services as determined by the District.

SECTION 5. MONTHLY UTILITY SERVICE CHARGES. Pursuant to Section 28-246 of the Hernando County Code of Ordinances, the Board hereby adopts the following revised monthly Utility Service Charges consisting of usage rates and base charges for Residential and General Service water and wastewater utility services and Residential Irrigation and General Service Irrigation water utility services as provided by the District.

A. **Water and Wastewater Monthly Utility Service Charges.** Monthly Utility Service Charges shall include a) for each potable water account, a base charge and a water usage charge for water delivered to each water account; and b) for each wastewater account, a base charge and a wastewater usage charge for wastewater received from each wastewater account.

Base charges for water and wastewater service are fixed charges per month applied to each account served by the District and represent the minimum bill charged to such account.

Usage charges for water service are volumetric charges based on the billable water consumption in each consumption tier whether metered or estimated in accordance with approved policy. Water accounts shall be assessed water usage charges for all metered water, including water metered on domestic-use meters and water metered on separate irrigation meters. Usage charges for wastewater service are volumetric charges based on the volume of billable potable water consumption whether metered or estimated in accordance with approved policy. Residential Service wastewater accounts are charged the wastewater usage charge for all water consumption up to a defined billing cap which is 10,000 gallons per month. Where potable water service is not available to an account which receives wastewater service from the District, wastewater usage charges will be estimated based on the application of approved rates to maximum daily flow as defined in the customer's application for service or as otherwise defined by approved policy.

B. Monthly Water Utility Service Charges.

1. Water Base Charge – All Customer Service Classes.

The Base Charge for water service per account for each Customer Service Class to be assessed each month shall be in accordance with the following table.

(Remainder of page intentionally left blank)

Customer Service Class	Effective Date October 1, 2024	October 1, 2025	October 1, 2026	October 1, 2027	October 1, 2028
Residential Service:					
All Meter Sizes	$9.85	$10.54	$11.28	$11.67	$12.08
General Service:					
5/8-inch	$9.85	$10.54	$11.28	$11.67	$12.08
3/4-inch	14.78	15.81	16.92	17.51	18.12
1-inch	24.63	26.35	28.19	29.18	30.20
1-1/2-inch	49.25	52.70	56.39	58.36	60.40
2-inch	78.80	84.32	90.22	93.38	96.65
3-inch	157.60	168.63	180.43	186.75	193.29
4-inch	246.25	263.49	281.93	291.80	302.01
6-inch	492.50	526.98	563.87	583.61	604.04
8-inch	788.00	843.16	902.18	933.76	966.44
10-inch	1,132.75	1,212.04	1,296.88	1,342.27	1,389.25
12-inch	2,117.75	2,265.99	2,424.61	2,509.47	2,597.30
Residential Irrigation Service:					
All Meter Sizes	$9.85	$10.54	$11.28	$11.67	$12.08
General Service Irrigation Service:					
5/8-inch	$9.85	$10.54	$11.28	$11.67	$12.08
3/4-inch	14.78	15.81	16.92	17.51	18.12
1-inch	24.63	26.35	28.19	29.18	30.20
1-1/2-inch	49.25	52.70	56.39	58.36	60.40
2-inch	78.80	84.32	90.22	93.38	96.65
3-inch	157.60	168.63	180.43	186.75	193.29
4-inch	246.25	263.49	281.93	291.80	302.01
6-inch	492.50	526.98	563.87	583.61	604.04
8-inch	788.00	843.16	902.18	933.76	966.44
10-inch	1,132.75	1,212.04	1,296.88	1,342.27	1,389.25
12-inch	2,117.75	2,265.99	2,424.61	2,509.47	2,597.30

The water base charge for residential service shall be charged to all individually metered residential accounts, including both owner-occupied and nonowner-occupied residential dwelling units.

2. Water Usage Charges – All Customer Service Classes

The Water Usage Charge billed per 1,000 gallons of water consumption per account for water service to be assessed each month per account for each Customer Service Class shall be in accordance with the following table and shall be charged in addition to the Water Base Charge.

(Remainder of page intentionally left blank)

a. Residential Service.

Water Tier (Monthly Usage – Gallons)	Effective Date October 1, 2024	October 1, 2025	October 1, 2026	October 1, 2027	October 1, 2028
0 – 5,000	$1.64	$1.75	$1.87	$1.94	$2.01
5,001 – 10,000	2.00	2.14	2.29	2.37	2.45
10,001 – 20,000	3.20	3.42	3.66	3.79	3.92
20,001 – 30,000	4.80	5.14	5.50	5.69	5.89
30,001 – 50,000	6.90	7.38	7.90	8.18	8.47
50,001 – 75,000	9.80	10.49	11.22	11.61	12.02
Over 75,000	13.50	14.45	15.46	16.00	16.56

The water usage charges for residential service shall be charged to all individually metered residential accounts, including both owner-occupied and nonowner-occupied residential dwelling units.

b. Residential Irrigation Service.

Water Tier (Monthly Usage – Gallons)	Effective Date October 1, 2024	October 1, 2025	October 1, 2026	October 1, 2027	October 1, 2028
0 – 10,000	$2.00	$2.14	$2.29	$2.37	$2.45
10,001 – 20,000	3.20	3.42	3.66	3.79	3.92
20,001 – 30,000	4.80	5.14	5.50	5.69	5.89
30,001 – 50,000	6.90	7.38	7.90	8.18	8.47
50,001 – 75,000	9.80	10.49	11.22	11.61	12.02
Over 75,000	13.50	14.45	15.46	16.00	16.56

New irrigation meters for Residential Irrigation Service are prohibited. Due to a concern for conserving Florida's drinking water supply and resources, Section 28-238(c) of the Hernando County Code of Ordinances prohibits single-family residential water meters solely for irrigation purposes, unless such meters were prepaid and were place on certain property prior to February 17, 2004. New residential water meters solely for irrigation purposes are prohibited in all service areas after February 17, 2004.

c. General Service.

Water Tier (Monthly Usage – Gallons)	Effective Date October 1, 2024	October 1, 2025	October 1, 2026	October 1, 2027	October 1, 2028
Tier 1	$2.00	$2.14	$2.29	$2.37	$2.45
Tier 2	3.20	3.42	3.66	3.79	3.92
Tier 3	4.80	5.14	5.50	5.69	5.89
Tier 4	6.90	7.38	7.90	8.18	8.47
Tier 5	9.80	10.49	11.22	11.61	12.02

Tier 6	13.50	14.45	15.46	16.00	16.56

d. General Service Irrigation Service.

Water Tier (Monthly Usage – Gallons)	Effective Date October 1, 2024	October 1, 2025	October 1, 2026	October 1, 2027	October 1, 2028
Tier 1	$2.00	$2.14	$2.29	$2.37	$2.45
Tier 2	3.20	3.42	3.66	3.79	3.92
Tier 3	4.80	5.14	5.50	5.69	5.89
Tier 4	6.90	7.38	7.90	8.18	8.47
Tier 5	9.80	10.49	11.22	11.61	12.02
Tier 6	13.50	14.45	15.46	16.00	16.56

The application of the Water Usage Charges by water tier for the General Service and General Service – Irrigation customer classes vary by meter size and shall be applied in accordance with the following tiered water consumption billing table:

	General Service and General Service Irrigation Customer Service Classes – Water Use by Consumption Tier (Expressed in Gallons Used per Month)					
Meter Size	**Tier 1**	**Tier 2**	**Tier 3**	**Tier 4**	**Tier 5**	**Tier 6**
5/8-inch	0 to 10,000	10,001 to 20,000	20,001 to 30,000	30,001 to 50,000	50,001 to 75,000	Over 75,000
3/4-inch	0 to 15,000	15,001 to 30,000	30,001 to 45,000	45,001 to 75,000	75,001 to 112,500	Over 112,500
1-inch	0 to 25,000	25,001 to 50,000	50,001 to 75,000	75,001 to 125,000	125,001 to 187,500	Over 187,500
1-1/2-inch	0 to 50,000	50,001 to 100,000	100,001 to 150,000	150,001 to 250,000	250,001 to 375,000	Over 375,000
2-inch	0 to 80,000	80,001 to 160,000	160,001 to 240,000	240,001 to 400,000	400,001 to 600,000	Over 600,000
3-inch	0 to 160,000	160,001 to 320,000	320,000 to 480,000	480,001 to 800,000	800,001 to 1,200,000	Over 1,200,000
4-inch	0 to 250,000	250,001 to 500,000	500,001 to 750,000	750,001 to 1,250,000	1,250,001 to 1,875,000	Over 1,875,000
6-inch	0 to 500,000	500,001 to 1,000,000	1,000,001 to 1,500,000	1,500,001 to 2,500,000	2,500,001 to 3,750,000	Over 3,750,000
8-inch	0 to 800,000	800,001 to 1,600,000	1,600,001 to 2,400,000	2,400,401 to 4,000,000	4,00,000 to 6,000,000	Over 6,000,000
10-inch	0 to 1,150,000	1,150,000 to 2,300,000	2,300,001 to 3,450,000	3,450,001 to 5,750,000	5,750,001 to 8,625,000	Over 8,625,000
12-inch	0 to 2,150,000	2,150,001 to 4,300,000	4,300,001 to 6,450,000	6,450,001 to 10,750,000	10,750,001 to 16,125,000	Over 16,125,000

C. Monthly Wastewater Utility Service Charges.

1. Wastewater Base Charge – All Customer Service Classes.

The Base Charge for wastewater service by Customer Service Class to be assessed each month shall be in accordance with the following table.

	Effective Date				
Customer Service Class	**October 1, 2024**	**October 1, 2025**	**October 1, 2026**	**October 1, 2027**	**October 1, 2028**
Single-family Residential Service:					
All Meter Sizes	$26.00	$26.91	$27.85	$28.82	$29.83
General Service:					
5/8-inch	$26.00	$26.91	$27.85	$28.82	$29.83
3/4-inch	39.00	40.37	41.78	43.24	44.75
1-inch	65.00	67.28	69.63	72.07	74.59
1-1/2-inch	130.00	134.55	139.26	144.13	149.17
2-inch	208.00	215.28	222.81	230.61	238.68
3-inch	416.00	430.56	445.63	461.23	477.37
4-inch	650.00	672.75	696.30	720.67	745.89
6-inch	1,300.00	1,345.50	1,392.59	1,441.33	1,491.78
8-inch	2,080.00	2,152.80	2,228.15	2,306.14	2,386.85
10-inch	2,990.00	3,094.65	3,202.96	3,315.06	3,431.09
12-inch	5,590.00	5,785.65	5,988.15	6,197.74	6,414.66

The wastewater base charge for residential service shall be charged to all individually metered residential accounts, including both owner-occupied and nonowner-occupied residential dwelling units

2. Wastewater Usage Charges – All Customer Service Classes.

The Wastewater Usage Charge billed per 1,000 gallons of estimated wastewater flow for wastewater service to be assessed each month per account for each Customer Service Class shall be in accordance with the following table and shall be charged in addition to the Wastewater Base Charge.

a. Residential Service:

	Effective Date				
Wastewater Tier (Monthly Usage – Gallons)	**October 1, 2024**	**October 1, 2025**	**October 1, 2026**	**October 1, 2027**	**October 1, 2028**
0 – 10,000	$6.01	$6.22	$6.44	$6.67	$6.90
Over 10,000	No Charge	No Charge	No Charge	No Charge	No Charge

The wastewater usage charges for residential service shall be charged to all individually metered residential accounts, including both owner-occupied and nonowner-occupied residential dwelling units.

b. General Service:

Wastewater Tier (Monthly Usage – Gallons)	Effective Date October 1, 2024	October 1, 2025	October 1, 2026	October 1, 2027	October 1, 2028
All Usage	$6.01	$6.22	$6.44	$6.67	$6.90

D. Annual Review and Adjustments. The Hernando County Utilities Department (Department) shall annually review the Monthly Utility Service Charges established in this Resolution in accordance with the requirements of outstanding bond resolutions and covenants contained therein and the costs and expenses of the water and wastewater utility System. A rate study and analysis of the water and wastewater utility system shall be conducted prior to September 30, 2029 (end of the respective Fiscal Year), unless otherwise provided by the Board. If no rate study and analysis is conducted as of this date, the Monthly Utility Service Charges shall be automatically adjusted on October 1st of each fiscal year beginning October 1, 2029 and thereafter, until a rate study and analysis for the water and wastewater utility system is adopted, predicated on the application of the price index for water and wastewater utilities as approved and published annually by the Florida Public Service Commission (FPSC Index). In no event will the application of the FPSC Index be less than 0.00%. The Department shall make recommendations to the Board for any changes to the Monthly Utility Service Charges or any other changes to the rates, fees, and charges as contained in this Resolution. All changes and/or adjustments to the Monthly Utility Service Charges or other rates, fees and charges shall be approved by the Board in compliance with Florida Statutes, and Division 2 of Article VI of Chapter 28 of the Hernando County Code of Ordinances.

SECTION 6. OTHER FEES AND CHARGES. Pursuant to Sections 28-247, 28-251and 28-252 of the Hernando County Code of Ordinances, the Board hereby adopts the following revised fees and charges:

A. Miscellaneous Service Charges and Fees. Special services or handling provided by the District at the request of the customer or to correct improper customers activities shall be charged in accordance with the fees and charges as shown in the following table which are assumed to be conducted by the District during normal business hours which are from 8:00 a.m. to 3:30 p.m. on workdays:

(Remainder of page intentionally left blank)

Service or Charge	Amount
Trip charge (including turn on/off and premise visits) on workdays from 8:00 a.m. to 3:30 p.m.	$50.00
Trip charge (including turn on/off and premise visits) on workdays after 3:30 p.m., weekends and holidays	$100.00
Trip charge for emergency turn on workdays after 3:30 p.m., weekends and holidays	$100.00
Turn off meter for emergency leak on workdays from 8:00 a.m. to 3:30 p.m.	$0.00
Turn off meter for emergency leak on workdays after 3:30 p.m., weekends and holidays	$0.00
Establish new account (initiate service)	$50.00
Disconnect due to delinquent or non-payment of services	$20.00
Reconnect due to delinquent or non-payment of services on workdays from 8:00 a.m. to 3:30 p.m.	$50.00
Reconnect due to delinquent or non-payment of services on workdays after 3:30 p.m., weekends, and holidays	$100.00
Meter inspection and data download (no charge for inaccurate meter)	$55.00
Meter certification bench test for 5/8-inch by 3/4-inch meters (no charge for inaccurate meter)	$110.00
Meter certification bench test for meters larger than 5/8-inch by 3/4-inch (no charge for inaccurate meter)	Actual Cost
Return trip due to obstruction or customer negligence (each attempt)	$50.00
Removal of meter or pull meter up to 1" (delinquent or unauthorized use)	$100.00
Septage dumping – delinquent and account reinstatement	$150.00
Late fee (if bill remains unpaid next month)	5% of Unpaid Balance
Property debt search, per parcel	$15.00
Returned mail – per piece returned (not including final statements)	$5.00
Utility Lien filing fee	$80.00
Release of Utility Lien filing fee	$50.00
Backflow compliance enforcement, including test	$200.00

B. Returned Check Charges and Rejected Electronic Fund Transfer Charges. Section 28-250 of the Hernando County Code of Ordinances provides for the assessment of penalties and charges as established by Florida Statutes for all returned checks and all electronic fund transfer payments rejected by the bank.

C. Tampering Fees. In cases were individuals establish a water and/or a wastewater service by performing an unauthorized connection, tap-in and/or a straight pipe, to the County's water system or tamper with the meter serving the property shall pay: i) the actual time and cost of the repair / replacement to undue or fix the illegal or unlawful connection or correct any damages due to tampering at the actual cost to correct the facilities; plus ii) the cost of the estimated water consumed and wastewater service received resulting from the illegal or unlawful connection; plus iii) other applicable fees as may be provided for in Hernando County Code of Laws and Ordinances; plus iv) a fine of $150.00 for the initial unauthorized connection or tampering event and increasing to $250.00 for each subsequent occurrence at the same location.

D. Septic/Chemical Toilet User Fees. A fee billed per 1,000 gallons of septic and/or chemical toilet waste shall be charged to each applicant delivering such waste to the County septic receiving stations in accordance with the following table:

Septic/Toilet Waste Waste Delivered	Effective Date				
	October 1, 2024	October 1, 2025	October 1, 2026	October 1, 2027	October 1, 2028
Per 1,000 Gallons	$105.00	$109.00	$113.00	$117.00	$121.00

SECTION 7. TEMPORARY HYDRANT METER AND OTHER TEMPORARY WATER SERVICE RATES, FEES, AND CHARGES. Pursuant to Subsection 28-247(f) of the Hernando County Code of Ordinances, the Board hereby adopts the following revised temporary hydrant meter and other temporary water service rates, fees, and charges:

A. **Temporary Water Service Deposits.** Deposits for a hydrant meter assembly to provide temporary water shall be $2,650.00 or the actual replacement cost of the hydrant meter assembly, whichever is greater. Deposits for temporary service accounts shall not be refunded until the customer's final bill and the receipt of the hydrant meter assembly from the applicant that initially requested service by the Department. At such time, the deposit shall first be applied by the District towards the applicant's outstanding account balance and/or damage / loss charges as determined by the Department, and any deposit (credit) balance will be refunded to the customer as applicable.

   Deposits for temporary water service provided through a water meter previously installed at the customer premises shall be the same as delineated in Section 1 of this Resolution.

B. **Temporary Hydrant Water Meter Service Charges.** A non-refundable service charge which includes the cost of the initiation of service and the installation of the hydrant meter assembly at the applicant's premise is $150.00.

   The applicant requesting service shall not move or relocate any temporary hydrant water meter assembly which shall be the sole responsibility of the Department. The District shall charge a fee to relocate the temporary hydrant water meter assembly of $65.00 per occurrence.

   To the extent that an applicant has moved or relocated a temporary hydrant water meter assembly, the District may charge additional fees to the applicant, including but not limited to, a relocation fee as provided in this section, turn-off and discontinuance of service charges, tampering charges, and other fees as determined by the Department. The District will have the right to immediately discontinue service for the unauthorized relocation or tampering of the water meter assembly and use.

C. **Other Temporary Water Service Charges.** To the extent that a water meter has previously been installed in accordance with District standards and is considered to be in service and available to register water use at an applicant's property, the respective applicant may request temporary water service, which is defined as potable water service provided by the District for a period not to exceed 60 consecutive days of

service. The applicant shall pay the District an initiation of service fee of $50.00 as provided in Section 6 of the Resolution to establish the temporary utility account and activate the water service.

D. **Temporary Water Meter Monthly Service Rates.** The Department shall bill the applicant for temporary water service based on the Monthly Water Utility Service Charges in effect during the month of delivered water service. The bills for temporary water service will include i) a Water Base Charge based on the size of the temporary water meter being used to provide service; and ii) Water Usage Charges predicated on the application of the water consumption tiers for the individual meter size in service as provided in Section 5 of the Resolution to the applicant's water consumption. The temporary water meters will be read monthly.

SECTION 8. WATER AND WASTEWATER CONNECTION FEES. Pursuant to Subsection 28-213 of the Hernando County Code of Ordinances, the Board hereby adopts the following revised water and wastewater connection fees:

A. **Water and Wastewater Connection Fees.** The District will charge all new applicants requesting water and wastewater capacity, including increases to existing capacity previously paid for a parcel, as shown in the table below:

	ERU	Connection Fee		
Meter Size	Meter Factor	Water	Wastewater	Total
5/8-inch	1.0	$2,397.00	$5,563.00	$7,960.00
3/4-inch	1.5	3,595.00	8,344.50	11,940.00
1-inch	2.5	5,992.50	13,907.50	19,900.00
1-1/2-inch	5.0	11,985.00	27,815.00	39,800.00
2-inch	8.0	19,176.00	44,504.00	63,680.00
3-inch	16.0	38,352.00	89,008.00	127,360.00
4-inch	25.0	59,925.00	139,075.00	199,000.00
6-inch	50.0	119,850.00	278,150.00	398,000.00
8-inch	80.0	191,760.00	445,040.00	636,800.00
10-inch	115.0	275,655.00	639,745.00	915,400.00
12-inch	215.0	515,355.00	1,196,045.00	1,711,400.00

B. **Level of Service.** Residential Service includes all connections for individually metered residential dwelling units as defined in this Resolution predicated on the Hernando County Code of Ordinances and shall represent one equivalent residential unit (ERU) which represents the minimum amount of the fee paid by an applicant. The level of service expressed in gallons per day (gpd) for one ERU represents an average daily potable water flow of 325 gallons per day and represents an average daily wastewater flow of 200 gallons per day for individually metered customers receiving service through a 5/8-inch water meter. The ERUs assigned to General Service and General Service Irrigation Service accounts served by individual water meters greater than a 5/8-inch will be based on the number of ERUs as delineated in the table above.

C. **Payment of Connection Fees.** Upon selection of the appropriately sized water meter necessary to provide water and/or wastewater service as determined by the Department per the request for new capacity from an applicant, the connection fee for water and/or sewer service, as indicated above, will become due and payable at the time of the issuance of a building permit to the applicant associated with the development approved by the County. No building permit shall be issued to the applicant if the connection fees are not paid in full to the District.

If in the future the customer desires to increase the meter size for service to their property, additional connection fees will be due based on the fees in effect as of the time of the capacity request by the customer and allowing credit for that amount previously paid. There will be no refunds for the downsizing of a meter to a smaller size.

SECTION 9. WATER SHORTAGE EMERGENCY. If the Southwest Florida Water Management District declares and places into effect a Water Shortage which results in water use restrictions being imposed on the District service area pursuant to its rulemaking authority, the District through the approval of the Board may implement up to a 50% water conservation surcharge to the last four monthly water usage tiers of its monthly water usage charges beginning at the first of the month immediately following the month of approval by the Board of the water conservation surcharge. The District will discontinue the application of any water conservation surcharge as previously approved by the Board at the beginning of the month immediately following the month that the declaration of the discontinuance of the Water Shortage water use restrictions was approved by the Southwest Florida Water Management District.

SECTION 10. REPEALING AND SUPERSEDING PRIOR AND CONFLICTING RESOLUTIONS. All prior and conflicting resolutions or parts of resolutions including but not limited to, Resolution No. 19-151 and Section 7 of Resolution No. 2009-121, shall be repealed, rescinded, superseded, and replaced by this Resolution effective October 1, 2024.

SECTION 11. SEVERABILITY. In the event any provision, portion, or section of this Resolution is determined to be invalid, illegal, or unconstitutional by a court of competent jurisdiction such decision shall in no manner affect the remaining provisions, portions or sections of this Resolution which shall remain in full force and effect.

(Remainder of page intentionally left blank)

SECTION 12. EFFECTIVE DATE. This Resolution and the revised rates, fees, and charges established in this Resolution shall become effective October 1, 2024.

ADOPTED in regular session this 9th day of July, 2024.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

(SEAL)

Attest: _____
Douglas A. Chorvat, Jr.
Clerk of the Circuit Court & Comptroller

By: _____
Elizabeth Narverud, Chairperson

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

By: Victoria Anderson
County Attorney's Office

(Remainder of page intentionally left blank)

See Proof on Next Page

AFFIDAVIT OF PUBLICATION

Hernando County
20 N. Main St. Rm. 362, Brooksville, FL 34601
(352) 754-4180

State of Florida, County of Broward, ss:

I, Anjana Bhadoriya, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Hernando County, a Daily newspaper of general circulation, printed and published in City of Brooksville, Hernando County, State of Florida; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates.

Publication Dates:
- May 22, 2026

Notice ID: chOETjz7j7Il9wc3iL4Y

Notice Name: Notice of Public Hearing - Ordinance 6/2 Mtg

Publication Fee: $0.00

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Anjana Bhadoriya

Agent

SHERI SMITH
Notary Public - State of Florida
Commission # HH269383
Expires on May 31, 2026

VERIFICATION

State of Florida
County of Broward

Signed or attested before me on this: 05/22/2026

S Smith

Notary Public

Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING ON
June 2, 2026 OF PROPOSED ORDINANCE

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of Hernando County Florida will hold a public hearing on **Tuesday,** June 2, 2026 **, at 9:00 a.m. or soon thereafter**, in the Hernando County Government Center, County Commission Chambers, 20 N. Main St, Rm 160, Brooksville, Florida, to consider the following:

AN ORDINANCE AMENDING CHAPTER 23, ARTICLE VIII, SECTION 23-265 OF THE HERNANDO COUNTY CODE, RELATING TO ADEQUATE PUBLIC FACILITIES AND FACILITY/SERVICE DEMAND CALCULATIONS; PROVIDING FOR REMOVAL OF NUMERICALLY SPECIFIED LEVEL OF SERVICE (LOS) STANDARDS FOR POTABLE WATER AND WASTEWATER TREATMENT; PROVIDING FOR INCORPORATION OF ADOPTED LEVEL OF SERVICE (LOS) STANDARDS AS ADOPTED BY RESOLUTION IN EFFECT AT THE TIME OF CONCURRENCY DETERMINATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

THIS PROPOSED ORDINANCE may be inspected by the public at the Hernando County Planning and Zoning Division, 1653 Blaise Drive, Brooksville, FL 34601 between the hours of 7:30 a.m. to 3:30 p.m., M-F, legal holidays excepted, telephone 352-754-4048 .

YOU HAVE A RIGHT to appear and be heard at this public meeting and/or to send any written objections to the County Commissioners at 15470 Flight Path Dr, Brooksville, Florida 34604.

YOU ARE FURTHER ADVISED that if any person decides to appeal any decision made by the Board of County Commissioners with respect to the subject matter of the hearing, that person will need to ensure a verbatim record of the proceedings is made.

ALL PERSONS INTERESTED in the above matter are invited to attend and be heard.

Public participation is solicited without regard to race, color, national origin, age, sex, religion, disability, or family status. In accordance with the Americans with Disabilities Act, persons with disabilities needing special accommodations to participate in this proceeding should contact Maryellen Waite, Risk Management, 15470 Flight Path Dr, Brooksville, Florida 34604, Telephone 352-540-6289 . If hearing impaired, please call 711 for assistance.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

/s/_____(SEAL)
Douglas A. Chorvat, Jr., Clerk

By: Nienke Osinga
Deputy Clerk

Publish: May 22, 2026

From: County Ordinances
To: Nienke Osinga; County Ordinances
Cc: Heidi Prouse; Paige Jefferys
Subject: RE: Hernando County Ordinance No. 2026-14 - Adopted on June 2, 2026
Date: Tuesday, June 2, 2026 2:36:51 PM
Attachments: Hernando20260602_Ordinance2026_14_Ack.pdf

Good afternoon,

Attached is the acknowledgement letter for Hernando County Ordinance 2026-14.

Thank you,

David Parrish
Government Operations Consultant II
Office of the General Counsel
Department of State
Room 701 – The Capitol – Tallahassee, FL
P: (850) 245-6270

From: Nienke Osinga <nosinga@hernandoclerk.org>
Sent: Tuesday, June 2, 2026 2:11 PM
To: County Ordinances <CountyOrdinances@dos.fl.gov>
Cc: Heidi Prouse <hprouse@hernandoclerk.org>; Paige Jefferys <pjefferys@hernandoclerk.org>; Nienke Osinga <nosinga@hernandoclerk.org>
Subject: Hernando County Ordinance No. 2026-14 - Adopted on June 2, 2026

EMAIL RECEIVED FROM EXTERNAL SOURCE

The attachments/links in this message have been scanned by Proofpoint.

Sender Full Name:	Nienke Osinga
Sender Phone number:	352-754-4201
County Name:	Hernando
Ordinance Number:	2026-14

Thank You,

Nienke Osinga

Administrative Services | Administrative Services Clerk I
Office of Doug Chorvat Jr., Clerk of Circuit Court and Comptroller
Phone: 352-754-4201 | Email: nosinga@hernandoclerk.org

FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

June 2, 2026

Doug Chorvat, Jr.
County Clerk
Hernando County
20 North Main Street, Rm. 362
Brooksville, Florida 34601

Dear Doug Chorvat Jr.,

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Hernando County Ordinance No. 2026-14, which was filed in this office on June 2, 2026.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

NOTE: Additions/~~Deletions~~ = Language proposed for addition/deletion to existing Code provisions.

ORDINANCE NO.: 2026-14

AN ORDINANCE AMENDING CHAPTER 23, ARTICLE VIII, SECTION 23-265 OF THE HERNANDO COUNTY CODE, RELATING TO ADEQUATE PUBLIC FACILITIES AND FACILITY/SERVICE DEMAND CALCULATIONS; PROVIDING FOR REMOVAL OF NUMERICALLY SPECIFIED LEVEL OF SERVICE (LOS) STANDARDS FOR POTABLE WATER AND WASTEWATER TREATMENT; PROVIDING FOR INCORPORATION OF ADOPTED LEVEL OF SERVICE (LOS) STANDARDS AS ADOPTED BY RESOLUTION IN EFFECT AT THE TIME OF CONCURRENCY DETERMINATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY:

Section 1. Amendment of Adequate Public Facilities relating to Facility/Service Demand Calculations. Hernando County Code of Ordinances, Chapter 23, Article VIII, Section 23-265, Paragraph (1) and (2) are amended to read as follows:

...

(1) *Potable water:*

~~Adopted LOS = 350 gal./day/Equivalent Residential Unit (ERU)~~

The adopted Level of Service (LOS) for potable water shall be the standard adopted by resolution of the Board of County Commissioners pursuant to Chapter 28, Article VI,

Division 2 of the Hernando County Code of Ordinance and in effect at the time of concurrency determination.

~~350 gal × _____ ERU's = demand~~

Projected potable water demand shall be calculated as follows:

Adopted LOS (gallons per day per ERU) x Number of ERUs = Demand

(2) *Sewage Treatment:*

~~Adopted LOS = 280 gal./day/ERU~~

The adopted Level of Service (LOS) for wastewater treatment shall be the standard adopted by resolution of the Board of County Commissioners pursuant to Chapter 28, Article VI, Division 2 of the Hernando County Code of Ordinance and in effect at the time of concurrency determination.

~~280 gal × _____ ERU's = demand~~

Projected wastewater demand shall be calculated as follows:

Adopted LOS (gallons per day per ERU) x Number of ERUs = Demand

...

Section 2. Severability. It is declared to be the intent of the Board of County Commissioners that if any section, subsection, clause, sentence, phrase, or provision of this ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of the remaining portions of this ordinance.

Section 3. Inclusion in the Code. It is the intention of the Board of County Commissioners of Hernando County, Florida, and it is hereby provided, that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of Hernando County,

Florida. To this end, the sections of this Ordinance may be renumbered or re-lettered to accomplish such intention, and that the word "ordinance" may be changed to "section," "article," or any other appropriate designation.

Section 4. Conflicting Provisions Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 5. Effective Date. This ordinance shall take effect immediately upon receipt of official acknowledgment from the office of the Secretary of State of Florida that this ordinance has been filed with said office.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY in Regular Session this 2 day of June 2026.

BOARD OF COUNTY COMMISSIONERS HERNANDO COUNTY, FLORIDA SEAL

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: Deputy Clerk By:

Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

Jerry Campbell
Chairman

Approved as to Form and Legal Sufficiency

Natasha López Perez
County Attorney's Office

Board of County Commissioners

AGENDA ITEM

Meeting: 06/02/2026
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 17521
Legal Request Number:
Bid/Contract Number:

TITLE

Petition Submitted by Melanie Langworthy f/k/a Melanie A. Foster, Trustee of The Julia H. Woodard and Archie Woodard Joint Revocable Trust Dated December 23, 2002, for Hardship Relief From Subdivision Regulations for Property Located on Buczak Road

RESULT:	**ADOPTED**
MOVER:	Brian Hawkins
SECONDER:	Steve Champion
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

Class D Subdivision Appeal: Petition for Relief from Hardship

This form is for developers seeking relief from hardship under Hernando County Code, Chapter 26, Article II, Section 26-3, Class D Subdivision, subsection (f). Relief is requested because compliance with the provisions of this Chapter is believed to place an undue burden upon the applicant.

1. Applicant/Developer Information

Field	Detail
Owner/Developer Name(s):	Melanie Langworthy TTEE
Mailing Address:	11319 Weatherly Rd.
City, State, Zip:	Brooksville, Fl. 34601
Phone Number:	352-799-6645 / 352-279-7793
Email Address:	melanie langworthy@gmail.com
Name of Subdivision/Project:	Young Julia H. Woodard Trust
Parcel Key # (if applicable):	01719386
Parcel Location/Address:	14679 Buczak Rd. Brooksville, Fl. 34614

2. Description of Hardship

Please provide a detailed explanation of why complying with the provisions of Chapter 26 would place an undue burden upon the owner/developer.

Due to the passing of Julia H. Woodard Young and Archie L. Woodard, The beneficiaries are to sell said property. One of the 4 beneficiaries would like his part in property rather than sell his quarter. Therefore I am trying to divide his part out of the property. Actually his quarter and the house which he intends to purchase if the division can be done.

3. Required Documentation

In accordance with Section 26-3(f), you must submit the following information as part of this petition:

A. Project Plans and Quality Assurance

- Check ONE:

☐ Complete set of plans and specifications in accordance with which the construction has been or is being accomplished (attached).

☐ General written explanation of the construction effort with a complete description of all provisions the developer is making to assure construction quality (attached).

B. Proposal for Completion (Desired Methods)

- Check ONE of the following options, and complete the requirements for the selected option:

☐ Proposed Construction/Completion Plan (Required by Code Section 26-3(f)(2)): A Written proposal defining the developer's desired methods of completing the project is attached.

☑ No Construction Schedule or Intent to Build Currently: The owner/developer is not currently pursuing construction and has no immediate construction schedule or method of completion to propose at this time.

4. Provisions Requested for Exception

This proposal must indicate specifically which provisions of Chapter 26 the developer wishes to be excepted from. Please check the boxes that apply to this request.

Chapter 26 Provision(s) Requested for Exception	Requested
(i) Lot Frontage on Existing County or Private Street Built to Standards. (Each lot must be created from a parent parcel and each lot must have frontage on an existing county maintained street or private street built and maintained to county standards.)	✓
(ii) Access/Utility Easement Requirement. (One lot must front on an existing county/private street built to standards; the other must be provided access to it by a minimum 15-foot access and utility easement clear and passable by automobile traffic.)	

5. Certification and Signature

I, the undersigned developer, hereby certify that the information contained in this Petition for Relief from Hardship and all attached documentation is true and correct to the best of my knowledge. I understand that any misrepresentation of facts may result in the denial of this petition. I acknowledge that the Hernando County Board of County Commissioners may require additional data and information.

Melanie Longworthy TTEE

Printed Name of Applicant/Authorized Agent

Melanie Longworthy, TTEE

Signature

4-14-2026

Date

Please submit this appeal with the Filing Fee of $500.00.

*Acceptable forms of payment include Cash, Check or Money Order Made Payable to Hernando County Planning Department.

Hernando County Planning Department
1653 Blaise Drive
Brooksville, FL 34601
(352)754-5057
Open: Monday – Friday
Lobby Hours: 7:30 AM – 3:30 PM

Hernando County Planning Department Class D Subdivision Application Narrative

Due to the passing of Julia H. Woodard Young and Archie Lee Woodard, their trust left said property to 4 beneficiaries. One of the beneficiaries would like their part of the property as property, whereas the other three beneficiaries will sell theirs. So the proposed application is that it be split so 1 bene gets theirs as property and the other 3 bene will sell the remainder as a piece.

Thank you

STAFF REPORT

HEARINGS: Board of County Commissioners: June 02, 2026

APPLICANT: Young Julia H Woodard Trust

FILE NUMBER: SUBD-000017-2026

PURPOSE: Class D Subdivision Appeal

GENERAL LOCATION: Approximately 3000 feet north of Centrailia Rd.

PARCEL KEY NUMBER: 1719386

APPLICANT'S REQUEST:

The petitioner is requesting relief from the strict application standards of the subdivision regulations on the specified parcel(s) in Hernando County, Florida, due to HARDSHIP, as more fully described below.

The subject site is a 25.8-acre AG (Agricultural) parcel. The Class D Subdivision for Young Julia H Woodard Trust is to create (2) two parcels: Parcel 1 – 17.97 acres +/- and Parcel 2 – 7.91 acres +/-. It is the petitioner's desire to split the parcel into two as one of beneficiaries would like their quarter of the property rather than to sell their portion. The parcel is located approximately 3000 feet north of Centralia Rd.

The survey has been reviewed by the Planning Department and found not to be within County standards for a Class D Subdivision according to Sec. 26-3. Class D (2) a. i. "Each lot must be created from a parent parcel". The Department of Public Works has Approved the driveway location.

STAFF RECOMMENDATION:

It is recommended that the Board of County Commissioners approve the Class D subdivision with the following conditions:

(1) Petition for relief from hardship. A petition for relief from hardship shall be made by any developer who feels the provisions of this chapter, if complied with, would place upon them an undue burden. The petition shall include all data and other information required by the board of county commissioners including at least the following:

(2) A complete set of plans and specifications in accordance with which the construction has been or is being accomplished, if such exists, or a general written explanation of the construction effort with a complete description of all provisions the developer is making to assure construction quality.

(3) A written proposal defining the developer's desired methods of completing the project. The proposal shall indicate specifically which provisions of this chapter the developer wishes to be excepted from.

(4) The governing body, upon review of the petition, may approve the subdivision provided the governing body has determined that the ordinance has placed an undue hardship upon the developer and:

(5) All lots proposed to be created under the board of county commissioner's approval meet the minimum lot size of the zoning district in which the subdivision is to be located and conforms with the policies of the comprehensive plan.

(6) All lots have a minimum of a fifteen-foot access/utility easement to provide access to the parcel.

(7) Each deed of conveyance entered into and executed shall contain a legend setting forth in bold type a reference to the subdivision regulations and a statement that "subject land is contained within a subdivision which has not been formally platted and said county has absolutely no obligation to maintain or improve roads and thoroughfares within the subdivision."

DEPARTMENT OF DEVELOPMENT SERVICES
PLANNING & ZONING DIVISION
1653 BLAISE DRIVE ▯ BROOKSVILLE, FLORIDA 34601
P 352.754.4057 www.HernandoCounty.us

04/27/2026

Young Julia H Woodard Trust
14679 Buczak Rd.
Brookville, FL 34614-2015

RE: Key No. 01719386
Section 27, Township 21, Range 18 East
File No: SUBD-000017-2026 - Class D Subdivision

Dear Young Julia H Woodard Trust,

This letter is the formal notice to you of County denial of your request to create a Class D subdivision requesting the creation of two (2) parcels. Your request is denied because the proposed subdivision does not meet Hernando County's Ordinance regarding Class D subdivision, to-wit:

1. **Sec. 26-3(e) Class D (2)i – Each lot must be created from a parent parcel and each lot must have frontage on an existing county maintained street or private street built and maintained to county standards.**

Under Chapter 26 of the Hernando County Ordinance Code, there is a mechanism in the subdivision regulations by which you may appeal this denial to the Board of County Commissioners. Chapter 26-3(f) states:

(f) Petition for relief from hardship. A petition for relief from hardship shall be made by any developer who feels the provisions of this chapter, if complied with, would place upon them an undue burden. The petition shall include all data and other information required by the board of county commissioners including at least the following:

(1) A complete set of plans and specifications in accordance with which the construction has been or is being accomplished, if such exists, or a general written explanation of the construction effort with a complete description of all provisions the developer is making to assure construction quality.

(2) A written proposal defining the developer's desired methods of completing the project. The proposal shall indicate specifically which provisions of this chapter the developer wishes to be excepted from.

The governing body, upon review of the petition, may approve the subdivision provided the governing body has determined that the ordinance has placed an undue hardship upon the developer and:

(1) All lots proposed to be created under the board of county commissioner's approval meet the minimum lot size of the zoning district in which the subdivision is to be located and conforms with the policies of the comprehensive plan.

(2) All lots have a minimum of a fifteen-foot access/utility easement to provide access to the parcel.

(3) Each deed of conveyance entered into and executed shall contain a legend setting forth in bold type a reference to the subdivision regulations and a statement that **"subject land is contained within a subdivision which has not been formally platted and said county has absolutely no obligation to maintain or improve roads and thoroughfares within the subdivision."**

(g) Petition for relief from family hardship. A petition for relief from family hardship may be filed by any person who feels the provisions of this chapter, if complied with, would place upon them an undue burden on their ability to transfer land to family members. The petition shall include all data and other information required by the board of county commissioners including at least the following:

(1) A map on which is indicated an accurate representation of the proposed subdivision. The map shall clearly indicate the access to be provided and any improvements to be provided in the project. The petition will include the prospective recipient of each tract and his/her relationship to the grantor.

The governing body, upon review of the petition, may approve the subdivision provided the governing body has determined that the ordinance has placed an undue hardship upon the family and:

(1) All lots proposed to be created under the board of county commissioner's approval meet the minimum lot size of the zoning district in which the subdivision is to be located and conforms with the policies of the comprehensive plan.

(2) All lots have a minimum of a fifteen-foot access/utility easement to provide access to the parcel.

(3) Each deed of conveyance entered into and executed shall contain a legend setting forth in bold type a reference to the subdivision regulations and a statement that **"subject land is contained within a subdivision which has not been formally platted and said county has absolutely no obligation to maintain or improve roads and thoroughfares within the subdivision."**

(4) **All lots must be transferred to an immediate family member and must provide for a reverter clause in the deed returning the land to the grantor if the transferred parcel does not remain in the ownership of a family member for a minimum of two (2) years from the date of transfer.**

If you appeal the denial to the Board of County Commissioners, please submit the following:

1. A letter requesting to appeal the denial to the Board with the **requirement as indicated above**; and
2. A filing fee of $ 500.00.

If an appeal is filed and approved by the Board of County Commissioners, conditions as stated above will be included in the resolution as well as the following:

1. Provide a final original signed/sealed survey including the flood hazard areas delineated and existing structure setback compliance prior to final subdivision approval.
2. Subsequent lot owners should be advised of potential for listed protected species and state/federal permit requirements. Prior to site development of each lot, a gopher tortoise burrow survey by a qualified professional is required to determine presence or absence. If present, follow FWC permitting and regulation requirements.

If I may be of further assistance in this matter, please contact me.

Sincerely,

William Hunt
Subdivisions - Planner I

Instr #2010060647 BK:2783 PG:212 Filed & Recorded:11/16/2010 12:58:54 PM,#Pgs:1
Rec Fees:$10.00 Deed Stamps:$0.70 JAP Deputy Clk, Karen Nicolai, Hernando County Clerk of Court

Y/N

Prepared by and return to:
Beth A. Yealy
Closing Agent
HOME/LAND TITLE, INC.
412 S. Main Street
Brooksville, FL 34601-3340
352-796-7792
File Number: **2010-08944**

R

Parcel Identification No. **R27-421-18-0000-0050-0020**

$ 100.00 [Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 10th day of **November, 2010** between **Peter R. Hunt, a single man** whose post office address is **14671 Buczak Road, Brooksville, FL 34614-2015** of the County of **Hernando**, State of **Florida**, grantor*, and **Julia H. Woodard Young as Trustee(s) of The Julia H. Woodard and Archie Woodard Joint Revocable Trust Dated December 23,2002** whose post office address is **2450 Broadmoor Lane, Spring Hill, FL 34606-3537** of the County of **Hernando**, State of **Florida**, grantee*,

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Hernando County, Florida**, to-wit:

The Southwest 1/4 of the Southeast 1/4 of Section 27, Township 21 South, Range 18 East, Hernando County, Florida, LESS 33 feet for road right-of-way and LESS the South 1/2 of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 as described in O.R. Book 773, Page 976 and LESS right-of-way for Suncoast Parkway, Hernando County, Florida, LESS a portion of land more particularly described as follows: Commence at the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 27, Township 21 South, Range 18 East, Hernando County, Florida, said commencement point being monumented with a nail & disk "LB 194", thence run along the South line of the Southwest 1/4 of the Southeast 1/4 of said Section 27 N 89°23'26" W., a distance of 669.15 feet to the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 27, Said corner being monumented with 4" X 4" concrete marker "PLS #2887"; thence run along the West line of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 N00°16'53" W., a distance of 801.35 feet to the POINT OF BEGINNING; Continue thence N00°16'53" W., a distance of 174.26 feet; thence run N88°55'08" E., a distance of 634.77 feet to a point on the West right-of-way line of Buczak Road, as it is now established; thence run along said west right-of-way line S00°21'21" E., a distance of 168.72 feet; thence run S88°25'11" W., a distance of 635.13 feet to the POINT OF BEGINNING.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Beth A. Yealy

Witness Name: JoAnne J. Tucker

Peter R. Hunt

State of Florida
County of Hernando

The foregoing instrument was acknowledged before me this 10th day of November, 2010 by Peter R. Hunt, who [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

BETH A. YEALY
MY COMMISSION # DD 885776
EXPIRES: June 26, 2013
Bonded Thru Notary Public Underwriters

Notary Public, State of Florida

Printed Name: Beth A. Yealy

My Commission Expires: June 26, 2013

Class D Subdivision Department of Public Works Clearance Form

RCVD ENGINEERIN
MAR 16 '26 PM12:5

Pursuant to Hernando County Ordinance, Chapter 26, Section 26-3, Class D (1), Applicants must receive driveway location approval by the Department of Public Works prior to approval of the Class D subdivision. Department of Public Works is located at 1525 E. Jefferson St., Brooksville, FL 34601.

Please submit this form with one copy of the survey showing proposed driveway and access locations to the Department Of Public Works for review. The review results will be returned to the Subdivision Review Technician. A fee set by the Department of Public Works will be collected with the clearance form submittal.

Date: 3-16-26 Parcel Key: 01719386

Print Applicant Name: Melanie Langworthy, TTEE

Applicant Address: 14679 Buczek Rd. Brooksville, Fl.

Applicant Phone Number: 352-279-7793

Applicant Email address: melanielangworthy@gmail.com

Review Results:

Department of Public Works inspector Name: ~~Scott~~ Redman

X The proposed driveway location is **approved** by the Department of Public Works. At such time a driveway installation or Right-of-Way improvement is proposed, a Right-of-Way permit or Building Department driveway permit will be required prior to construction.

____ The proposed driveway location is **not approved**.

Notes: _____

Receipt # 4665 CK # 4126 $100.00

STATE OF FLORIDA

THIS DOCUMENT HAS A LIGHT BACKGROUND ON TRUE WATERMARKED PAPER. HOLD TO LIGHT TO VERIFY FLORIDA WATERMARK.

BUREAU of VITAL STATISTICS

CERTIFICATION OF DEATH

STATE FILE NUMBER: 2025120150

DATE ISSUED: JULY 15, 2025

DATE FILED: JULY 13, 2025

DECEDENT INFORMATION

NAME: JULIA H YOUNG
AKA: JULIA H. BRASS WOODARD YOUNG
DATE OF DEATH: JULY 9, 2025
SEX: FEMALE
AGE: 089 YEARS
DATE OF BIRTH: [redacted] 1935
SSN: ***-**-5140
BIRTHPLACE: DAYTONA BEACH, FLORIDA, UNITED STATES
PLACE WHERE DEATH OCCURRED: DECEDENT'S HOME
FACILITY NAME OR STREET ADDRESS: [redacted]
LOCATION OF DEATH: BROOKSVILLE, HERNANDO COUNTY, 34614
RESIDENCE: [redacted] UNITED STATES
COUNTY: HERNANDO
OCCUPATION, INDUSTRY: CAKE BAKER, BAKING
EDUCATION: 9TH THRU 12TH GRADE; NO DIPLOMA
EVER IN U.S. ARMED FORCES? NO
HISPANIC OR HAITIAN ORIGIN? NO, NOT OF HISPANIC/HAITIAN ORIGIN
RACE: WHITE

INSTR #2025056154 BK: 4596 PG: 1648 Page 1 of 1
FILED & RECORDED 8/12/2025 8:27 AM LS Deputy Clk
Doug Chorvat, Jr., HERNANDO County Clerk of the Circuit Court
Rec Fees: $10.00

SURVIVING SPOUSE / PARENT NAME INFORMATION

(NAME PRIOR TO FIRST MARRIAGE, IF APPLICABLE)

MARITAL STATUS: WIDOWED
SURVIVING SPOUSE NAME: NONE
FATHER'S/PARENT'S NAME: [redacted]
MOTHER'S/PARENT'S NAME: [redacted]

INFORMANT, FUNERAL FACILITY AND PLACE OF DISPOSITION INFORMATION

INFORMANT'S NAME: [redacted]
RELATIONSHIP TO DECEDENT: DAUGHTER
INFORMANT'S ADDRESS: [redacted], UNITED STATES
FUNERAL DIRECTOR/LICENSE NUMBER: NEIL SCHAUSS, F098130
FUNERAL FACILITY: MERRITT FUNERAL HOME - BROOKSVILLE F613750
2 SOUTH LEMON AVE, BROOKSVILLE, FLORIDA 34601
METHOD OF DISPOSITION: BURIAL
PLACE OF DISPOSITION: FLORIDA NATIONAL CEMETERY
BUSHNELL, FLORIDA

CERTIFIER INFORMATION

TYPE OF CERTIFIER: CERTIFYING PHYSICIAN
TIME OF DEATH (24 HOUR): 1845
MEDICAL EXAMINER CASE NUMBER: NOT APPLICABLE
DATE CERTIFIED: JULY 13, 2025
CERTIFIER'S NAME: WILLIAM TALMADGE GUNTHER III
CERTIFIER'S LICENSE NUMBER: OS20512
NAME OF ATTENDING PRACTITIONER (IF OTHER THAN CERTIFIER): NOT ENTERED

The first five digits of the decedent's Social Security Number have been redacted pursuant to §119.071(5), Florida Statutes.

, STATE REGISTRAR

THE ABOVE SIGNATURE CERTIFIES THAT THIS IS A TRUE AND CORRECT COPY OF THE OFFICIAL RECORD ON FILE IN THIS OFFICE.

REQ: 2028027166

WARNING: THIS DOCUMENT IS PRINTED OR PHOTOCOPIED ON SECURITY PAPER WITH WATERMARKS OF THE GREAT SEAL OF THE STATE OF FLORIDA. DO NOT ACCEPT WITHOUT VERIFYING THE PRESENCE OF THE WATER-MARKS. THE DOCUMENT FACE CONTAINS A MULTICOLORED BACKGROUND, GOLD EMBOSSED SEAL, AND THERMOCHROMIC FL. THE BACK CONTAINS SPECIAL LINES WITH TEXT. THE DOCUMENT WILL NOT PRODUCE A COLOR COPY.

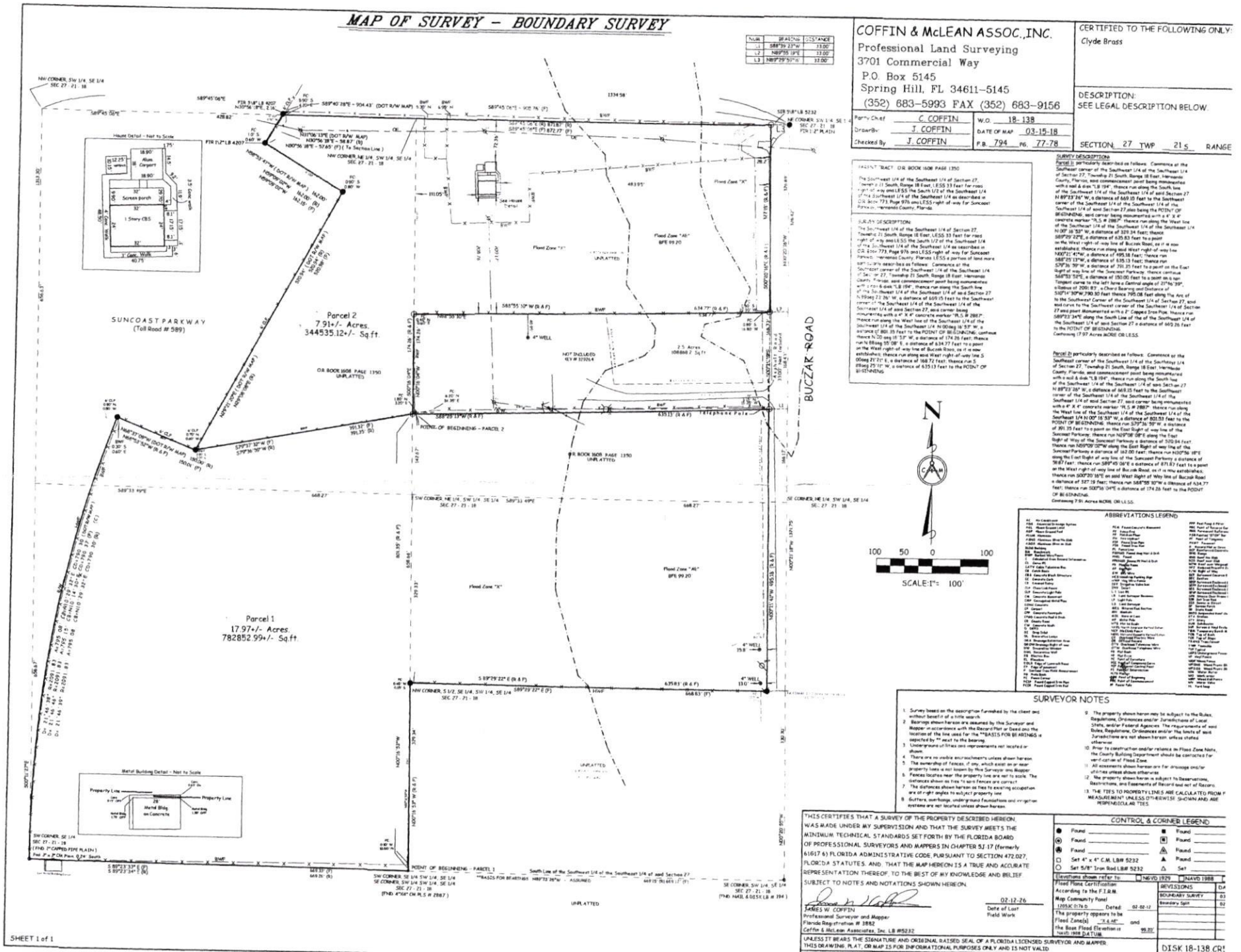
DH FORM 1946 (08/01/2022)

CERTIFICATION OF VITAL RECORD

VOID IF ALTERED OR ERASED

VOID IF ALTERED OR ERASED

MAP OF SURVEY – BOUNDARY SURVEY



NUM	BEARING	DISTANCE
L1	S89°39'33"W	33.00'
L2	N89°39'33"E	33.00'
L3	N89°29'50"W	33.00'

COFFIN & McLEAN ASSOC., INC.
Professional Land Surveying
3701 Commercial Way
P.O. Box 5145
Spring Hill, FL 34611–5145
(352) 683–5993 FAX (352) 683–9156

Party Chief	C. COFFIN	W.O.	18-138
Drawn By	J. COFFIN	DATE OF MAP	03-15-18
Checked By	J. COFFIN	F.B. 794	PG. 77-78

CERTIFIED TO THE FOLLOWING ONLY:
Clyde Brass

DESCRIPTION:
SEE LEGAL DESCRIPTION BELOW.

SECTION 27 TWP 21 S RANGE

PARENT TRACT: O.R. BOOK 1808 PAGE 1350

The Southwest 1/4 of the Southeast 1/4 of Section 27, Township 21 South, Range 18 East, LESS 33 feet for road right of way and LESS the South 1/2 of the Southwest 1/4 of the Southeast 1/4 of the Southeast 1/4 as described in O.R. Book 773, Page 976 and LESS right of way for Suncoast Parkway, Hernando County, Florida.

SURVEY DESCRIPTION:

The Southwest 1/4 of the Southeast 1/4 of Section 27, Township 21 South, Range 18 East, LESS 33 feet for road right of way and LESS the South 1/2 of the Southwest 1/4 of the Southeast 1/4 of the Southeast 1/4 as described in O.R. Book 773, Page 976 and LESS right of way for Suncoast Parkway, Hernando County, Florida. LESS a portion of land more particularly described as follows: Commence at the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of Sec. 27, Township 21 South, Range 18 East, Hernando County, Florida, said commencement point being monumented with a rod & disk "LB 194", thence run along the South line of the Southwest 1/4 of the Southeast 1/4 of said Section 27 N.89deg 23' 26" W. a distance of 669.15 feet to the Southwest corner of the Southwest 1/4 of the Southeast 1/4 of said Section 27, said corner being monumenting with a 4" X 4" concrete marker "PLS # 2867", thence run along the West line of the Southwest 1/4 of the Southeast 1/4 of said Section 27, said corner being monumented with a 4" X 4" concrete marker "PLS # 2867", thence run N.00deg 16' 53" W. a distance of 174.26 feet; thence run N.88deg 55' 08" E. a distance of 634.77 feet to a point on the West right-of-way line of Buccaz Road, as it is now established; thence run along said West right-of-way line S.00deg 21' 21" E. a distance of 168.72 feet; thence run S.00deg 21' 21" W. a distance of 635.13 feet to the POINT OF BEGINNING.

SURVEY DESCRIPTION:

Parcel 1: Commence at the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 27, Township 21 South, Range 18 East, Hernando County, Florida, said commencement point being monumented with a rod & disk "LB 194", thence run along the South line of the Southwest 1/4 of the Southeast 1/4 of said Section 27 N.89°23'26"W., a distance of 669.15 feet to the Southwest corner of the Southwest 1/4 of the Southeast 1/4 of the Southeast 1/4 of said Section 27, said corner being monumented with a 4" X 4" concrete marker "PLS # 2867", thence run along the West line of the Southwest 1/4 of the Southeast 1/4 of the Southeast 1/4 N.00°16'53"W., a distance of 801.53 feet to the POINT OF BEGINNING; thence run S.79°36'50"W., a distance of 391.25 feet to a point on the East Right of way line of the Suncoast Parkway; thence run N.09°08'08"E along the East Right of Way of the Suncoast Parkway a distance of 370.94 feet; thence run N.09°08'08"W along the East Right of way line of the Suncoast Parkway a distance of 162.00 feet; thence run N.00°16'53"E along the East Right of way line of the Suncoast Parkway a distance of 56.87 feet; thence run S.89°45'06"E a distance of 871.87 feet to a point on the West right-of-way line of Buccaz Road, as it is now established; thence run S.00°20'16"E on said West Right of Way line of Buccaz Road a distance of 527.19 feet; thence run S.88°55'10"W a distance of 634.77 feet; thence run S.00°16'53"E a distance of 174.26 feet to the POINT OF BEGINNING.

Containing 7.91 Acres MORE OR LESS.

ABBREVIATIONS LEGEND

SURVEYOR NOTES

1. Survey based on the description furnished by the client and without benefit of a title search.
2. Bearings shown hereon are assumed by the Surveyor and Mapper in accordance with the Record Plat or Deed and the location of the line used for the **BASIS FOR BEARINGS is expected by ** next to the bearing.
3. Underground utilities and improvements not located or shown.
4. There are no visible encroachments unless shown hereon.
5. The ownership of fences, if any, which exist on or near property lines is not known by this Surveyor and Mapper.
6. Fences locates near the property line are not to scale. The distances shown as ties to said fences are correct.
7. The distances shown hereon as ties to existing occupation are at right angles to subject property line.
8. Gutters, overhangs, underground foundations and irrigation systems are not located unless shown hereon.
9. The property shown hereon may be subject to the Rules, Regulations, Ordinances and/or Jurisdictions of Local, State, and/or Federal Agencies. The requirements of said Rules, Regulations, Ordinances and/or the limits of said Jurisdictions are not shown hereon unless stated otherwise.
10. Prior to construction and/or reliance on Flood Zone Note, the County Building Department should be contacted for verification of Flood Zone.
11. All easements shown hereon are for drainage and/or utilities unless shown otherwise.
12. The property shown hereon is subject to Reservations, Restrictions, and Easements of Record and not of Record.
13. THE TIES TO PROPERTY LINES ARE CALCULATED FROM F MEASUREMENT UNLESS OTHERWISE SHOWN AND ARE PERPENDICULAR TIES.

THIS CERTIFIES THAT A SURVEY OF THE PROPERTY DESCRIBED HEREON, WAS MADE UNDER MY SUPERVISION AND THAT THE SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 (formerly 61G17-6) FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. AND, THAT THE MAP HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF, TO THE BEST OF MY KNOWLEDGE AND BELIEF SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

JAMES W. COFFIN
Professional Surveyor and Mapper
Florida Registration # 5852
Coffin & McLean Associates, Inc. LB #5232

02-12-26
Date of Last Field Work

CONTROL & CORNER LEGEND

● Found		■ Found	
◉ Found		▣ Found	
◉ Found		◬ Found	
□ Set 4" x 4" C.M. LB# 5232		▲ Found	
○ Set 5/8" Iron Rod LB# 5232		△ Set	

Elevations shown refer to: ☐ NGVD 1929 ☐ NAVD 1988

Flood Plane Certification
According to the F.I.R.M.
Map Community Panel
120156C 0176 D Dated 02-02-12
The property appears to be
Flood Zone(s) X & AE and
The Base Flood Elevation is 99.20'
Valid 1988 DATUM.

REVISIONS	DA
BOUNDARY SURVEY	01
Boundary Split	02

UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, PLAT, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID

DISK 18-138 CR!

FILE: C:\DWG\2018DWG\00-18\18-100\18-138Split.DWG

Last Date Plotted: 03-04-26

SHEET 1 of 1

Parcel No. R27 421 18 0000 0050 0000

** OFFICIAL RECORDS **
BK: 1608 PG: 1348

FILE# 2002-073070
HERNANDO COUNTY, FLORIDA

RCD 12M 23 2002 04:03pm
KAREN NICOLAI, CLERK

DEED DOC STAMPS 0.70
12/23/02 Deputy Clk

10.50
1.00 Indef

DEED TO TRUSTEE

THIS DEED made the 23rd day of December, 2002, by **ARCHIE WOODARD and JULIA H. WOODARD,** husband and wife, whose address is 14671 Buczak Road, Brooksville, Florida 34614 ("Grantors"), to **JULIA H. WOODARD and ARCHIE WOODARD, as Co-Trustees of THE JULIA H. WOODARD and ARCHIE WOODARD JOINT REVOCABLE TRUST Dated December 23, 2002,** whose address is 14671 Buczak Road, Brooksville, Florida 34614, ("Grantees").

WITNESSETH: That Grantors, for good and valuable consideration by Grantees, hereby grant, convey and warrant to Grantees, and Grantees' successors and assigns forever, the following described land, lying and being situated in Hernando County, Florida, to-wit:

North 3/4 of the Southeast 1/4 of the Southeast 1/4 of Section 27, Township 21 South, Range 18 East; LESS the West 25 feet and the North 50 feet also LESS the West 566 feet of the South 384 feet; consisting of approximately 22.50 acres, Hernando County, Florida.

SUBJECT TO RESTRICTIONS, RESERVATIONS AND EASEMENTS OF RECORD.

Full power and authority is hereby granted to said Co-Trustees and their successors to protect and conserve said property; to sell, contract to sell and grant options to purchase said property and any right, title or interest therein on any terms; to exchange said property or any part thereof for any other real or personal property; to convey to any grantee, with or without consideration; to mortgage, pledge or otherwise encumber said property or any part thereof; to lease, contract to lease, grant options to lease and renew, extend, amend and otherwise modify leases on said property or any part thereof from time to time, for any period of time, for any rental and upon any other terms and conditions; and to release, convey or assign any other right, title or interest whatsoever in, to or about said property or any part thereof.

In the event of the death, resignation or incapacity of either of the initial Co-Trustees, the other shall serve alone. Upon the death, incapacity or resignation of both of the initial trustees the successor co-trustees shall be **MELANIE A. FOSTER** and **CLYDE DELL WOODARD**. Upon the death, incapacity or resignation of either of the successor co-trustees the alternate successor co-trustee shall be **CONNIE R. DODD.** The written acceptance by the Successor Trustee recorded in the public records of the county where the real property described above is located, together with evidence of a Trustee's death, incapacity or resignation, shall be deemed conclusive proof that the Successor Trustee provisions of the Trust herein described have been complied with. Evidence of a Trustee's death shall consist of a certified copy of a death certificate. Evidence of a Trustee's incapacity shall consist of written certification by two (2) licensed physicians stating that the Trustee is incapable of performing his or her duties as Trustee under the Trust herein described. Evidence of a Trustee's resignation shall consist of resignation, duly executed and

WHEREVER used herein the terms "Grantor", "Grantee" and "Trustee" shall include all the parties to this instrument, and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations, and are used for singular or plural as context requires.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 23 day of December, 2002.

** OFFICIAL RECORDS **
BK: 1608 PG: 1349

SIGNED IN OUR PRESENCE:

Witness

ROXANNE J. BASSETT
(Printed Name of Witness)

Witness

DAVID C. SASSER
(Printed Name of Witness)

JULIA H. WOODARD

ARCHIE WOODARD

STATE OF FLORIDA

COUNTY OF HERNANDO

THE foregoing instrument was acknowledged before me by **JULIA H. WOODARD and ARCHIE WOODARD,** who are personally known to me or who produced _____ as identification, this 23rd day of December, 2002.

Notary Public

(Printed Name of Notary Public)

My commission expires: _____

NOTARIAL SEAL
DAVID C SASSER
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION # DD 095120
MY COMMISSION EXPIRES

Instr #2010060647 BK:2783 PG:212 Filed & Recorded:11/16/2010 12:58:54 PM,#Pgs:1
Rec Fees:$10.00 Deed Stamps:$0.70 JAP Deputy Clk, Karen Nicolai, Hernando County Clerk of Court

CERTIFIED TO BE A TRUE COPY
DOUG CHORVAT, JR.
CLERK OF COURTS
BY: _____ D.C.
THIS 16 DAY OF Nov 20 10

Prepared by and return to:
Beth A. Yealy
Closing Agent
HOME/LAND TITLE, INC. R
412 S. Main Street
Brooksville, FL 34601-3340
352-796-7792
File Number: **2010-08944**

Parcel Identification No. **R27-421-18-0000-0050-0020**

$ 100.00 [Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 10th day of **November, 2010** between **Peter R. Hunt, a single man** whose post office address is **14671 Buczak Road, Brooksville, FL 34614-2015** of the County of **Hernando**, State of **Florida**, grantor*, and **Julia H. Woodard Young as Trustee(s) of The Julia H. Woodard and Archie Woodard Joint Revocable Trust Dated December 23,2002** whose post office address is **2450 Broadmoor Lane, Spring Hill, FL 34606-3537** of the County of **Hernando**, State of **Florida**, grantee*,

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Hernando County, Florida**, to-wit:

The Southwest 1/4 of the Southeast 1/4 of Section 27, Township 21 South, Range 18 East, Hernando County, Florida, LESS 33 feet for road right-of-way and LESS the South 1/2 of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 as described in O.R. Book 773, Page 976 and LESS right-of-way for Suncoast Parkway, Hernando County, Florida, LESS a portion of land more particularly described as follows: Commence at the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 27, Township 21 South, Range 18 East, Hernando County, Florida, said commencement point being monumented with a nail & disk "LB 194", thence run along the South line of the Southwest 1/4 of the Southeast 1/4 of said Section 27 N 89°23'26" W., a distance of 669.15 feet to the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 27, Said corner being monumented with 4" X 4" concrete marker "PLS #2887"; thence run along the West line of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 N00°16'53" W., a distance of 801.35 feet to the POINT OF BEGINNING; Continue thence N00°16'53" W., a distance of 174.26 feet; thence run N88°55'08" E., a distance of 634.77 feet to a point on the West right-of-way line of Buczak Road, as it is now established; thence run along said west right-of-way line S00°21'21" E., a distance of 168.72 feet; thence run S88°25'11" W., a distance of 635.13 feet to the POINT OF BEGINNING.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Beth A. Yealy

Witness Name: JoAnne J. Tucker

Peter R. Hunt

State of Florida
County of Hernando

The foregoing instrument was acknowledged before me this 10th day of November, 2010 by Peter R. Hunt, who [ ] is personally known or [✓] has produced a driver's license as identification.

[Notary Seal]

BETH A. YEALY
MY COMMISSION # DD 885776
EXPIRES: June 26, 2013
Bonded Thru Notary Public Underwriters

Notary Public, State of Florida

Printed Name: Beth A. Yealy

My Commission Expires: June 26, 2013

DoubleTime®

Instr #2010060648 BK:2783 PG:213 Filed & Recorded:11/16/2010 12:58:54 PM,#Pgs:2
Rec Fees:$18.50 Deed Stamps:$0.70 JAP Deputy Clk, Karen Nicolai, Hernando County Clerk of Court

V/M

Prepared by and return to:
Beth A. Yealy
Closing Agent
HOME/LAND TITLE, INC. R
412 S. Main Street
Brooksville, FL 34601-3340
352-796-7792
File Number: **2010-08944**

Parcel Identification No. **R27-421-18-0000-0050-0000**

[Space Above This Line For Recording Data]

CORRECTIVE

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 10th day of **November, 2010** between **Julia H. Woodard Young as Trustee(s) of The Julia H. Woodard and Archie Woodard Joint Revocable Trust Dated December 23,2002** whose post office address is **2450 Broadmoor Lane, Spring Hill, FL 34606-3537** of the County of **Hernando**, State of **Florida**, grantor*, and **Peter R. Hunt, a single man** whose post office address is **14671 Buczak Road, Brooksville, FL 34614** of the County of **Hernando**, State of **Florida**, grantee*,

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Hernando County, Florida**, to-wit:

Being a portion of that certain property as described in O.R. Book 1608, Page 1350, of the Public Records of Hernando County, Florida, being more particularly described as follows:
Commence at the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 27, Township 21 South, Range 18 East, Hernando County, Florida, said commencement point being monumented with a nail & disk "LB 194", thence run along the South line of the Southwest 1/4 of the Southeast 1/4 of said Section 27 N 89°23'26" W., a distance of 669.15 feet to the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 27, Said corner being monumented with 4" X 4" concrete marker "PLS #2887"; thence run along the West line of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 N00°16'53" W., a distance of 801.35 feet to the POINT OF BEGINNING; Continue thence N00°16'53" W., a distance of 174.26 feet; thence run N88°55'08" E., a distance of 634.77 feet to a point on the West right-of-way line of Buczak Road, as it is now established; thence run along said west right-of-way line S00°21'21" E., a distance of 168.72 feet; thence run S88°25'11" W., a distance of 635.13 feet to the POINT OF BEGINNING.

Subject to taxes for 2010 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

SUBJECT TO A PURCHASE MONEY MORTGAGE GIVEN BY GRANTEE HEREIN TO GRANTOR HEREIN AS PART PAYMENT OF THE ABOVE DESCRIBED PROPERTY.

Said Property is not the Homestead of the Grantor(s) under the laws and Constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Documentary Stamps were paid in that certain Warranty Deed filed 3/16/2010 in O.R. Book 2727, Page 433, Public Records of Hernando County, Florida.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Beth A. Yealy

Witness Name: Jo Ann J. Tucker

Julia H. Woodard Young

Julia H. Woodard Young, Trustee

DoubleTimes

State of Florida
County of Hernando

The foregoing instrument was acknowledged before me this 10th day of November, 2010 by Julia H. Woodard Young as Trustee(s) of the The Julia H. Woodard and Archie Woodard Joint Revocable Trust Dated December 23,2002, who [X] are personally known or [ ] have produced a driver's license as identification.

[Notary Seal]

Notary Public, State of Florida

Printed Name: Beth A. Yealy

My Commission Expires: June 26, 2013

BETH A. YEALY
MY COMMISSION # DD 685778
EXPIRES: June 26, 2013
Bonded Thru Notary Public Underwriters

HERNANDO COUNTY TAX COLLECTOR
AMY L. BLACKBURN, CFC
20 NORTH MAIN ST. ROOM 112 * BROOKSVILLE, FL 34601-2892
TELEPHONE (352) 754-4180 * FAX (352) 754-4189
www.hernandocounty.us/tc or www.hernandotax.us

Property Split Tax Clearance Form

Florida Statutes: Title XIV
§197 Taxation and Finance

§197.192 Land not to be divided or plat filed until taxes paid. *No land shall be divided or subdivided and no drawing or plat of the division or subdivision of any land, or declaration of condominium of such land, shall be filed or recorded in the public records of any court until all taxes have been paid on the land.*

As a result of the above statute, you are required to provide this form signed by the Hernando County Tax Collector's Office certifying that the taxes on the property proposed to be split have been paid through the current tax year.

DATE: 3/16/2026

I hereby certify that the property taxes on parcel key number 1719386

have been paid through the current tax year of 2025.

Amy L Blackburn, CFC
Hernando County Tax Collector
20 North Main Street, Room 112
Brooksville, FL 34601
(352) 754-4180

By: Teresa Albarella
Print Name: Teresa Albarella
Title: Customer Service Rep

SEAL

ACKNOWLEDGMENT

This acknowledgment must be signed in the presence of a Notary Public.

I, Melanie Langworthy, hereby state and affirm that I have read the instructions for filing this application and that:

☐ I am the owner of the property covered under this application.

☑ I am the legal representative of the owner of the property described, which is the subject matter of this application.

All answers to the questions in said application, all sketches and data attached and made part of this application are honest and true to the best of my knowledge and belief.

Melanie Langworthy

Signature of Applicant or Representative

STATE OF FLORIDA

COUNTY OF HERNANDO

On this the 16th day of March, 2026, before me, the undersigned Notary Public of the State of Florida, personally appeared Melanie Langworthy and whose name(s) is/are subscribed to the within instrument, and acknowledge that he/she/they executed it.

WITNESS my hand and official seal

JESSICA LANE VARGAS
Notary Public
State of Florida
Comm# HH265410
Expires 6/6/2026

Notary Signature

NOTARY SEAL & COMMISSION EXPIRATION: 6/6/2026

The individual(s) are ☐ personally known to me or, ☑ presented the following Identification: FL DL V052-511-69-980-0.

CERTIFICATION OF TRUST
(pursuant to Florida Statute Section 736.1017)

MELANIE LANGWORTHY, formerly known as MELANIE A. FOSTER, an adult daughter of JULIA H. YOUNG, also known as JULIA H. WOODARD, also known as JULIA H. BRASS WOODARD YOUNG, and the successor Trustee of the JULIA H. WOODARD and ARCHIE WOODARD JOINT REVOCABLE TRUST Dated December 23, 2002, (the "Trust"), certifies as follows to the Trust:

1. The Trust is currently in existence. The Trust Agreement was executed on December 23, 2002.

2. The surviving Grantor and Trustee of the Trust was JULIA H. YOUNG, formerly known as JULIA H. WOODARD, who died on July 9, 2025 at age 89. Her residence address was 14679 Buczak Road, Brooksville, Hernando County, Florida. Her husband ARCHIE WOODARD died on March 29, 2004.

3. She was not survived by a spouse or a minor child.

4. The designated successor Trustees are MELANIE LANGWORTHY, formerly known as MELANIE A. FOSTER, whose mailing address is 11319 Weatherly Road, Brooksville, FL. 34601, and CLYDE DELL WOODARD, who executed a Declination to Serve as Trustee. A copy of which is attached as Exhibit "A"

5. The Trust owns the following real property located in Hernando County, Florida:

The Southwest 1/4 of the Southeast 1/4 of Section 27, Township 21 South, Range 18 East, Hernando County, Florida, LESS 33 feet for road right-of-way and LESS the South 1/2 of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 as described in O.R. Book 773, Page 976 and LESS right-of-way for Suncoast Parkway, Hernando County, Florida, LESS a portion of land more particularly described as follows:

Commence at the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 27, Township 21 South, Range 18 East, Hernando County, Florida, said commencement point being monumented with a nail & disk "LB 194", thence run along the South line of the Southwest 1/4 of the Southeast 1/4 of said Section 27 North 89°23'26" West, a distance of 669.15 feet to the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 27, Said corner being monumented with 4" X 4" concrete marker "PLS #2887"; thence run along the West line of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 North 00°16'53" West, a distance of 801.35 feet to the POINT OF BEGINNING; continue thence North 00°16'53" West, a distance of 174.26 feet; thence run North 88°55'08" East, a distance of 634.77 feet to a point on the West right-of-way line of Buczak Road, as it is now established; thence run along said West right-of-way line South 00°21'21" East, a distance of 168.72 feet; thence run South 88°25'11" West, a distance of 635.13 feet to the POINT OF BEGINNING.

(Parcel No. R27 421 18 0000 0050 0020)
Address: 14679 Buczak Road, Brooksville, FL. 34614

6. The Trust owns a Mortgage and Promissory Note given by Peter R. Hunt on March 12, 2010 as recorded in O.R. Book 2727, Page 0435, of the Public Records of Hernando County, Florida, located at 14671 Buczak Road, Brooksville, Florida, Hernando County Parcel ID No. R27 421 18 0000 0050 0000.

INSTR #2025056153 BK: 4596 PG: 1636 Page 1 of 12
FILED & RECORDED 8/12/2025 8:27 AM LS Deputy Clk
Doug Chorvat, Jr., HERNANDO County Clerk of the Circuit Court
Rec Fees: $103.50

Being a 2.5 acre MOL parcel in the South 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 27, Township 21 South, Range 18 East. Also known as Parcel A in Class D Subdivision as approved by Hernando County Planning Department (S-10-004 D). A copy of the first page of such Mortgage, including the legal description, is attached as Exhibit "B".

7. The Trust owns a Mortgage and Promissory Note given by James H. Huntsman and his wife Michelle L. Huntsman on January 16, 2008 as recorded in O.R. Book 2530, Page 1759 - 1761, of the Public Records of Hernando County, Florida. A copy of the first page of such Mortgage, including the legal description, is attached as Exhibit "C".

8. The successor Trustee has all powers of Trustees under Florida Statutes Chapter 736 including, but not limited to, Section 736.0815 - .0816. The express powers of the Trustee does not limit the powers of the Trustee as otherwise provided under Florida Statutes Chapter 736. Attached is a copy of pages 1, 2, 3, 8, 9, 10, 12 and 13 of the Trust.

9. The Trust became irrevocable upon the death of the Grantor JULIA H. YOUNG, also known as JULIA H. WOODARD, also known as JULIA H. BRASS WOODARD YOUNG. The Trust Agreement has not been revoked, modified or amended in any manner that would cause the representations contained in this Certification of Trust to be incorrect.

10. A copy of the Notice of Trust as filed in Hernando County Probate File Number 2025-CP-972 is attached.

11. The successor Trustee is a beneficiary of the Trust.

Any person who is in possession of a photocopy of this certificate may in good faith rely upon the information it contains and shall not be liable to any Trustee or beneficiary for reliance upon the information contained in this Certification.

Melanie Langworthy

MELANIE LANGWORTHY, Successor Trustee

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing Certification of Trust was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 6 day of AUGUST, 2025 by MELANIE LANGWORTHY, ☑ who is personally known to me or ☐ who has produced _____ as identification.

David C. Sasser

NOTARY PUBLIC
My Commission expires:

DAVID C. SASSER
MY COMMISSION # HH 567175
EXPIRES: September 27, 2028

NOTICE OF DECLINATION TO SERVE AS SUCCESSOR CO-TRUSTEE

The undersigned, CLYDE DELL WOODARD, as a designated Successor Co-Trustee of the JULIA H. WOODARD and ARCHIE WOODARD JOINT REVOCABLE TRUST Dated December 23, 2002 (the "Trust"), declines to serve as a Successor Co-Trustee.

Dated this 5 day of August 2025.

CLYDE DELL WOODARD

STATE OF NORTH CAROLINA
COUNTY OF Alamance

The foregoing instrument was acknowledged before me by means of ☑ personal presence or ☐ online notarization, this 5th day of August, 2025, by CLYDE DELL WOODARD, [X] who is personally known to me or [] who has produced _____ as identification.

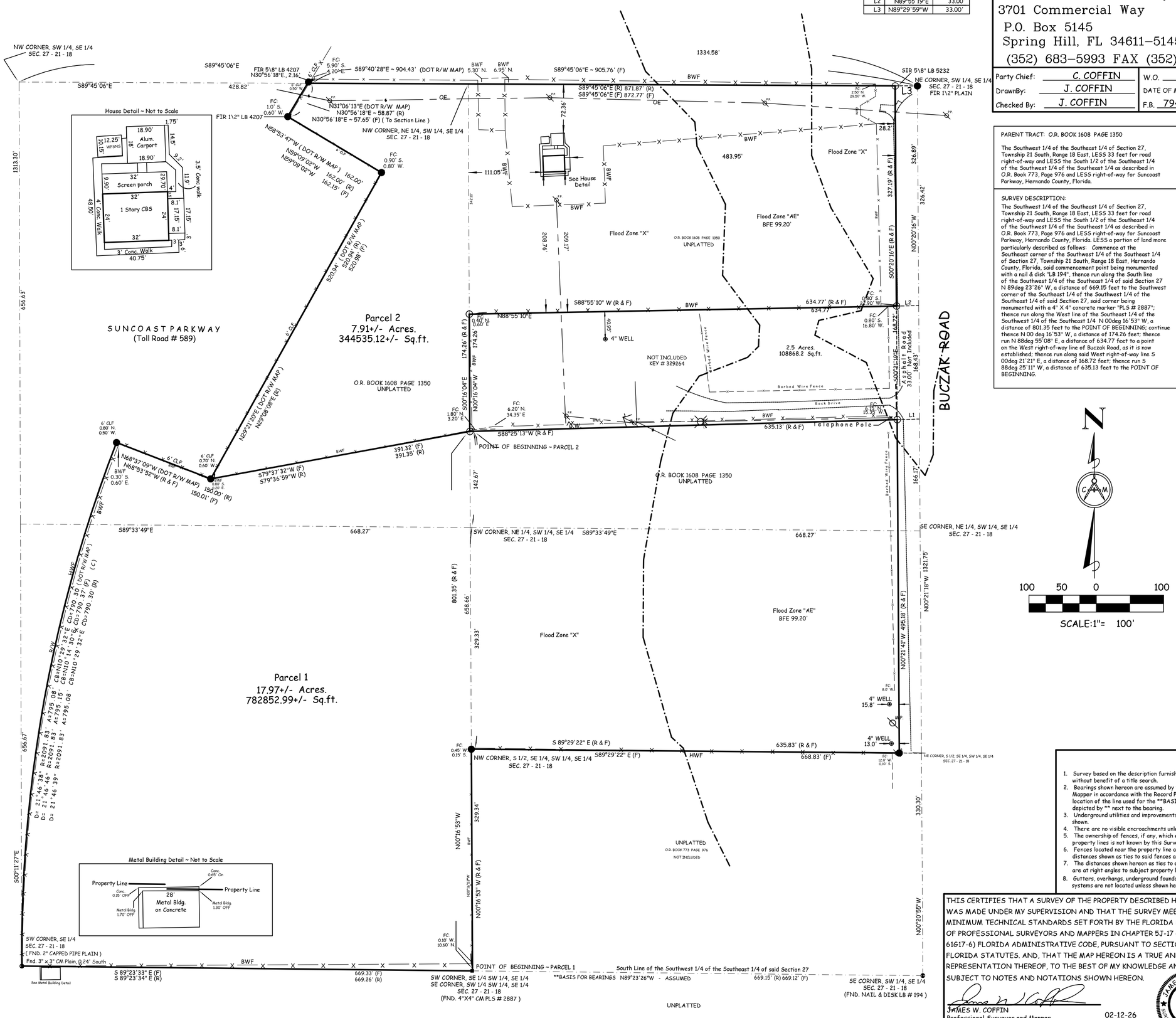
Deborah P. Kerr
NOTARY PUBLIC
My Commission expires: 1/6/2030

EXHIBIT
A

EXHIBIT "A"

MAP OF SURVEY – BOUNDARY SURVEY

NUM	BEARING	DISTANCE
L1	S88°39'23"W	33.00'
L2	N89°55'19"E	33.00'
L3	N89°29'59"W	33.00'



COFFIN & McLEAN ASSOC.,INC.
Professional Land Surveying
3701 Commercial Way
P.O. Box 5145
Spring Hill, FL 34611–5145
(352) 683–5993 FAX (352) 683–9156

CERTIFIED TO THE FOLLOWING ONLY:
Clyde Brass

DESCRIPTION:
SEE LEGAL DESCRIPTION BELOW.

Party Chief:	C. COFFIN	W.O.	18- 138
DrawnBy:	J. COFFIN	DATE OF MAP:	03-15-18
Checked By:	J. COFFIN	F.B. 794 PG.	77-78

SECTION: 27 TWP. 21 S RANGE: 18 E

PARENT TRACT: O.R. BOOK 1608 PAGE 1350

The Southwest 1/4 of the Southeast 1/4 of Section 27, Township 21 South, Range 18 East, LESS 33 feet for road right-of-way and LESS the South 1/2 of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 as described in O.R. Book 773, Page 976 and LESS right-of-way for Suncoast Parkway, Hernando County, Florida.

SURVEY DESCRIPTION:
The Southwest 1/4 of the Southeast 1/4 of Section 27, Township 21 South, Range 18 East, LESS 33 feet for road right-of-way and LESS the South 1/2 of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 as described in O.R. Book 773, Page 976 and LESS right-of-way for Suncoast Parkway, Hernando County, Florida. LESS a portion of land more particularly described as follows: Commence at the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 27, Township 21 South, Range 18 East, Hernando County, Florida, said commencement point being monumented with a nail & disk "LB 194", thence run along the South line of the Southwest 1/4 of the Southeast 1/4 of said Section 27 N 89deg 23'26" W, a distance of 669.15 feet to the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 27, said corner being monumented with a 4" X 4" concrete marker "PLS # 2887"; thence run along the West line of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 N 00deg 16'53" W, a distance of 801.35 feet to the POINT OF BEGINNING; continue thence N 00 deg 16'53" W, a distance of 174.26 feet; thence run N 88deg 55'08" E, a distance of 634.77 feet to a point on the West right-of-way line of Buczak Road, as it is now established; thence run along said West right-of-way line S 00deg 21'21" E, a distance of 168.72 feet; thence run S 88deg 25'11" W, a distance of 635.13 feet to the POINT OF BEGINNING.

SURVEY DESCRIPTION:
Parcel 1: particularly described as follows: Commence at the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 27, Township 21 South, Range 18 East, Hernando County, Florida, said commencement point being monumented with a nail & disk "LB 194", thence run along the South line of the Southwest 1/4 of the Southeast 1/4 of said Section 27 N 89°23'26" W, a distance of 669.15 feet to the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 27,also being the POINT OF BEGINNING, said corner being monumented with a 4" X 4" concrete marker "PLS # 2887"; thence run along the West line of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 N 00°16'53" W, a distance of 329.34 feet; thence S89°29'22"E, a distance of 635.83 feet to a point on the West right-of-way line of Buczak Road, as it is now established; thence run along said West right-of-way line N00°21'41"W, a distance of 495.18 feet; thence run S88°25'13"W, a distance of 635.13 feet; thence run S79°36'59"W, a distance of 391.35 feet to a point on the East Right of way line of the Suncoast Parkway; thence continue S68°53'52"E, a distance of 150.00 feet to a point on a non Tangent curve to the left have a Central angle of 21°46'39", a Radius of 2091.83', a Chord Bearing and Distance of S10°14'30"W,790.30 feet thence 795.08 feet along the Arc of to the Southwest Corner of the Southeast 1/4 of Section 27, said said curve to the Southwest corner of the Southeast 1/4 of Section 27 said point Monumented with a 2" Capped Iron Pipe; thence run S89°23'34"E along the South Line of the of the Southwest 1/4 of the Southeast 1/4 of said Section 27 a distance of 669.26 feet to the POINT OF BEGINNING.
Containing 17.97 Acres MORE OR LESS.

Parcel 2: particularly described as follows: Commence at the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 27, Township 21 South, Range 18 East, Hernando County, Florida, said commencement point being monumented with a nail & disk "LB 194", thence run along the South line of the Southwest 1/4 of the Southeast 1/4 of said Section 27 N 89°23'26" W, a distance of 669.15 feet to the Southwest corner of the Southwest 1/4 of the Southeast 1/4 of the Southeast 1/4 of said Section 27, said corner being monumented with a 4" X 4" concrete marker "PLS # 2887"; thence run along the West line of the Southwest 1/4 of the Southeast 1/4 of the Southeast 1/4 N 00° 16'53" W, a distance of 801.53 feet to the POINT OF BEGINNING, thence run S79°36'59"W, a distance of 391.35 feet to a point on the East Right of way line of the Suncoast Parkway; thence run N29°08'08"E along the East Right of Way of the Suncoast Parkway a distance of 520.94 feet; thence run N59°09'02"W along the East Right of way line of the Suncoast Parkway a distance of 162.00 feet; thence run N30°56'18"E along the East Right of way line of the Suncoast Parkway a distance of 58.87 feet; thence run S89°45'06"E a distance of 871.87 feet to a point on the West right-of-way line of Buczak Road, as it is now established; thence run S00°20'16"E on said West Right of Way line of Buczak Road a distance of 327.19 feet; thence run S88°55'10"W a distance of 634.77 feet; thence run S00°16'04"E a distance of 174.26 feet to the POINT OF BEGINNING.
Containing 7.91 Acres MORE OR LESS.

ABBREVIATIONS LEGEND

AC Air-Conditioner
ADS Advanced Drainage System
AGL Above Ground Level
AGP Above Ground Pool
ALUM. Aluminum
ASPHS Aluminum Shed No Slab
ASOS Aluminum Shed on Slab
BLDG Building
BM Benchmark
BWF Barbed Wire Fence
C Calculated from Record Information
CL Curve #L
CATV Cable Television Box
CB Catch Basin
CBS Concrete Block Structure
CC Concrete Curb
CE Covered Entry
CLF Chain Link Fence
CLP Concrete Light Pole
CM. Concrete Monument
CMP Corrugated Metal Pipe
CONC Concrete
CP Carport
CPP Concrete Powerpole
CP&D Concrete Pool & Deck
CR County Road
CW Concrete Walk
D DEED
DI Drop Inlet
DL Decorative Ledge
DRA Drainage Retention Area
DROW Drainage Right-of-way
DW Decorative Window
DWL Decorative Wall
EB Electric Box
EL Elevation
EOLR Edge of Limerock Road
EP Edge of pavement
F Derived from Field Measurement
FB Field Book
FC Fence Corner
FCIP Found Capped Iron Pipe
FCIR Found Capped Iron Rod
FCM Found Concrete Monument
FE Fence End
FF Finished Floor
FH Fire Hydrant
FIP Found Iron Pipe
FIR Found Iron Rod
FL Fence Line
FMN&D Found Mag Nail & Disk
FND. Found
FPKN&D Found PK Nail & Disk
FR Florida Room
GP Gate Post
GW Guy Wire
HCS Handicap Parking Sign
HWF Hog Wire Fence
IRV Irrigation Valve box
INV Invert
L-1 Line #1
LB Land Surveyor Business
LP Light Pole
LS Land Surveyor
MES Mitered End Section
MH Manhole
MOL More or Less
MP Meter Pole
NTS Not to Scale
NAVD North American Vertical Datum
NCF No Climb Fence
NGVD National Geodetic Vertical Datum
OE Overhead Electric Wire
OR Official Record
OTV Overhead Television Wire
OTW Overhead Telephone Wire
PB Plat Book
PE Plat Error
PC Point of Curvature
PCC Point of Compound Curve
PCP Point of Control Point
PI Point of Intersection
PLTR Planter
POB Point of Beginning
POC Point of Commencement
PP Power Pole
PPF Pool Pump & Filter
PRC Point of Reverse Curve
PRM Permanent Reference Monument
PSB Painted "STOP" Bar
PT Point of Tangency
PVMT Pavement
R Record Plat or Deed
RCP Reinforced Concrete Pipe
RNG Range
RNS Roof No Slab
ROS Roof over Slab
ROW Roof over Wirgwall
RPZ Reduced Pressure Zone
R/W Right of Way
SCE Screened Covered Entry
SEC Section
SECP Screened Enclosed Concrete Pool
SEFP Screened Enclosed Fiberglass Pool
SES Screened Enclosed Slab
SEVP Screened Enclosed Vinyl Pool
SIR Stucco Over Frame Residence
SLS Slab No Slab
SIS Sewer in Street
SP Screen Porch
SR State Road
SROS Suspended Roof Over Slab
STA Station
STY Story
SUB Subdivision
SVE Screen & Vinyl Enclosure
TBM Temporary Bench Mark
TOB Top of Bank
TOE Top of Slope
TRANS Transformer
TWP Township
TYP Typical
UGFS Underground Power Service
VF Vinyl Fence
WDF Wood Fence
WFSNS Wood Frame Shed No Slab
WFSOS Wood Frame Shed On Slab
WM Water Meter
WO Work order
WRF Wood Rail Fence
WV Water Valve
YL Yard lamp

SURVEYOR NOTES

1. Survey based on the description furnished by the client and without benefit of a title search.
2. Bearings shown hereon are assumed by this Surveyor and Mapper in accordance with the Record Plat or Deed and the location of the line used for the **BASIS FOR BEARINGS is depicted by ** next to the bearing.
3. Underground utilities and improvements not located or shown.
4. There are no visible encroachments unless shown hereon.
5. The ownership of fences, if any, which exist on or near property lines is not known by this Surveyor and Mapper.
6. Fences located near the property line are not to scale. The distances shown as ties to said fences are correct.
7. The distances shown hereon as ties to existing occupation are at right angles to subject property line.
8. Gutters, overhangs, underground foundations and irrigation systems are not located unless shown hereon.
9. The property shown heron may be subject to the Rules, Regulations, Ordinances and/or Jurisdictions of Local, State, and/or Federal Agencies. The requirements of said Rules, Regulations, Ordinances and/or the limits of said Jurisdictions are not shown hereon, unless stated otherwise.
10. Prior to construction and/or reliance on Flood Zone Note, the County Building Department should be contacted for verification of Flood Zone.
11. All easements shown hereon are for drainage and/or utilities unless shown otherwise.
12. The property shown heron is subject to Reservations, Restrictions, and Easements of Record and not of Record.
13. THE TIES TO PROPERTY LINES ARE CALCULATED FROM FIELD MEASUREMENT UNLESS OTHERWISE SHOWN AND ARE PERPENDICULAR TIES.

THIS CERTIFIES THAT A SURVEY OF THE PROPERTY DESCRIBED HEREON, WAS MADE UNDER MY SUPERVISION AND THAT THE SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 (formerly 61G17-6) FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. AND, THAT THE MAP HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF, TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

JAMES W. COFFIN
Professional Surveyor and Mapper
Florida Registration # 3882
Coffin & McLean Associates, Inc. LB #5232

02-12-26
Date of Last Field Work

JAMES W. COFFIN CERTIFICATE No. 3882 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

UNLESS IT BEARS THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, PLAT, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

FILE : C:\DWG\2018DWG\00-18\18-100\18-138Split.DWG Last Date Plotted : 03-20-26

CONTROL & CORNER LEGEND

●	Found	■	Found
◉	Found	▣	Found
◭	Found	◬	Found
□	Set 4" x 4" C.M. LB# 5232	▲	Found
○	Set 5/8" Iron Rod LB# 5232	△	Set

Elevations shown refer to: ☐ NGVD 1929 ☐ NAVD 1988 ☐ ASSUMED

Flood Plane Certification: According to the F.I.R.M. Map Community Panel 12053C 0176 D Dated: 02-02-12
The property appears to be Flood Zone(s) "X & AE" and the Base Flood Elevation is NAVD 1988 DATUM. 99.20'

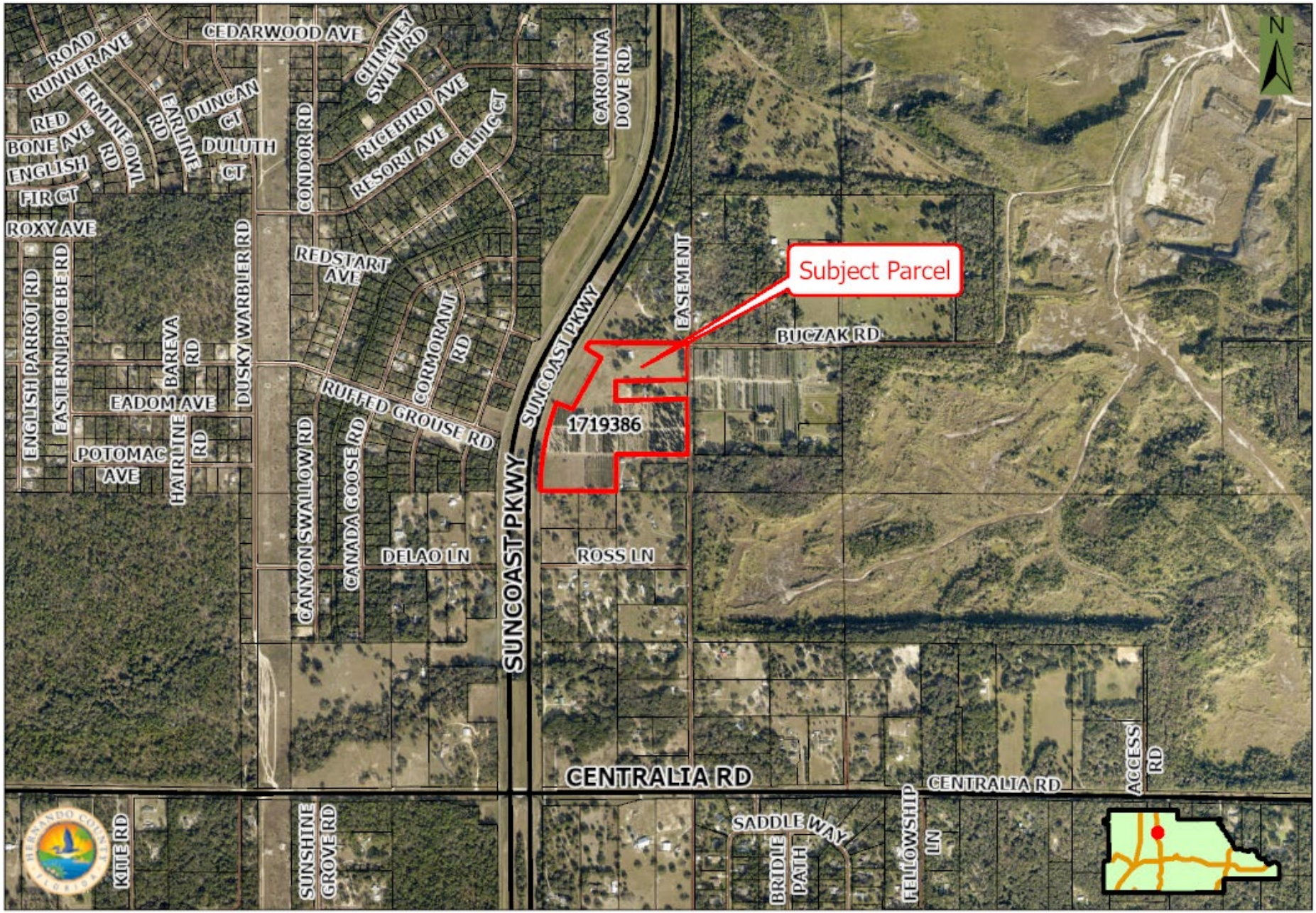
REVISIONS	DATE
BOUNDARY SURVEY	03-08-18
Boundary Split	02-12-26
add Digital Seal	03-20-26

DISK 18-138.CR5

SHEET 1 of 1

SUBD-000017-2026 -Young Julia H Woodard

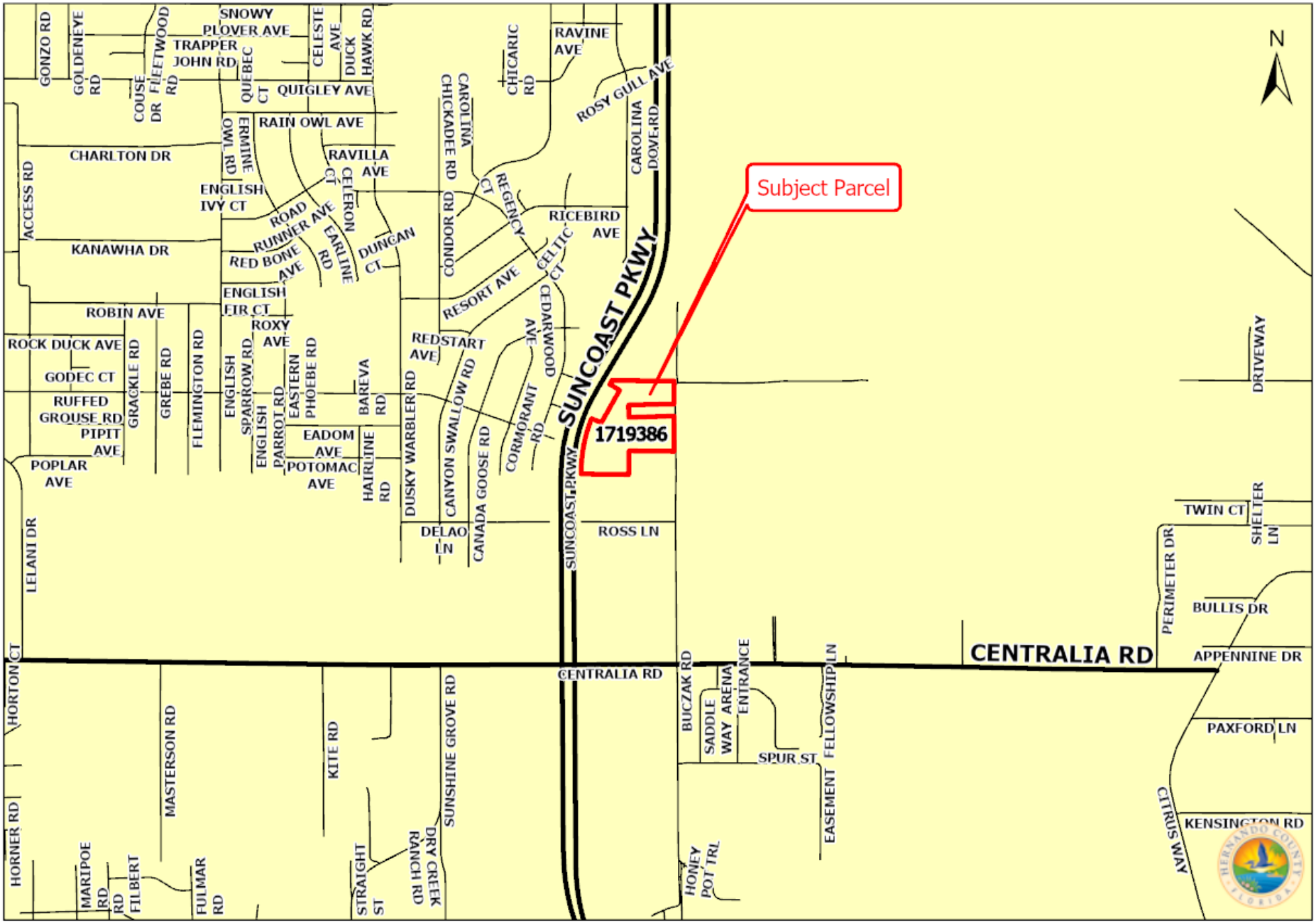
This map was prepared by this office to be used as aid and land parcel location and identification only. All land locations, right-of-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Not to Scale.

SUBD-000017-2026 -Young Julia H Woodard

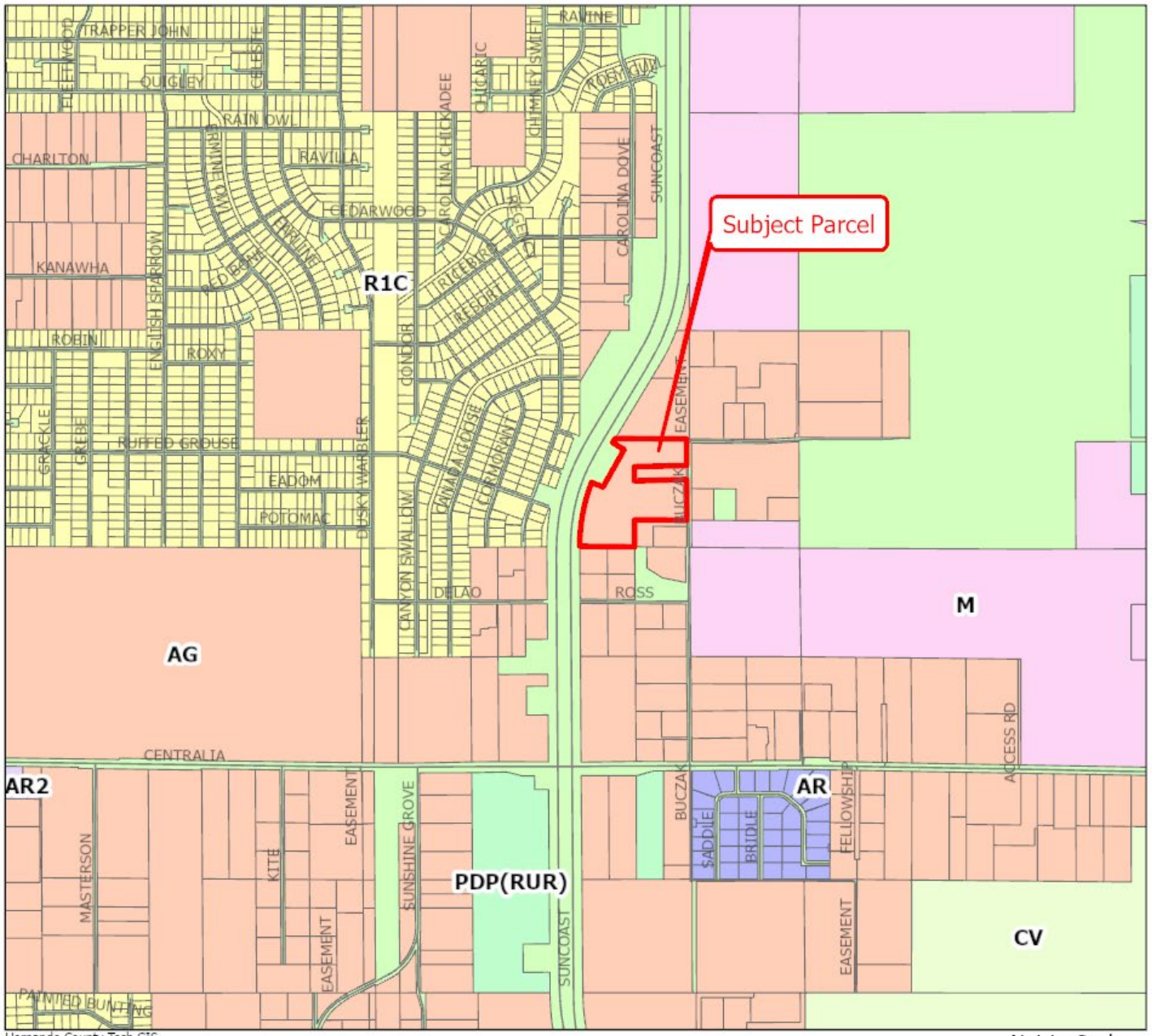
This map was prepared by this office to be used as aid and land parcel location and identification only. All land locations, right-of-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Not to Scale.

SUBD-000017-2026 - Young Julia H Woodard

This map was prepared by this office to be used as aid and land parcel location and identification only. All land locations, right-of-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.

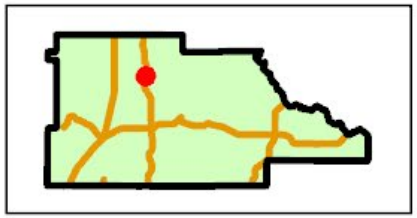


Legend

Zoning_

- AG
- AR
- AR2
- CV
- M
- PDP(RUR)
- R1C

N
W E
S



Hernando County Tech GIS
with Hernando County Planning Department
Project date: May 12, 2026

Not to Scale.

RESOLUTION NO. 2026-_____

WHEREAS, Hernando County has adopted subdivision regulations pursuant to Chapters 125, 163 and 177, *Florida Statutes*, which authorize the County to regulate the division of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and,

WHEREAS, the Hernando County Board of County Commissioners (BOCC) considered the requested Petition for relief from the strict application of the subdivision regulations on the specified parcel(s) in Hernando County, Florida, due to **HARDSHIP**, as more fully described below.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA AS FOLLOWS:

PETITIONER: Melanie Langworthy f/k/a Melanie A. Foster, Trustee of The Julia H. Woodard and Archie Woodard Joint Revocable Trust Dated December 23, 2002

FILE NUMBER: SUBD-000017-2026

PURPOSE: To divide 26.00± acres into two (2) parcels creating Parcel 1 (17.97± acres) and Parcel 2 (7.91± acres)

GENERAL LOCATION: A portion of Section 27, Township 21 South, Range 18 East, on Buczak Rd

PARCEL KEY: 01719386

REQUEST: The Petitioner was denied a Class D Subdivision to divide 26.00± acres into two (2) parcels creating Parcel 1 (17.97± acres) and Parcel 2 (7.91± acres) for failing to meet all of the requirements for a Class D Subdivision Section 26-3(e) of the Hernando County Ordinance Code. Therefore, the Petitioner requests relief from the strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code due to **HARDSHIP**, pursuant to Section 26-3(f) of the Hernando County Ordinance Code.

FINDINGS OF FACT: ALL of the facts and conditions presented to the BOCC in connection with this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting DENIAL of the Petitioner's request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The strict application of the Class D Subdivision regulations in Section

26-3(e) of the Hernando County Ordinance Code would NOT place an undue burden on the Petitioner.

CONCLUSIONS OF LAW: The BOCC is authorized to act on this matter pursuant to Chapters 125, 163 and 177, *Florida Statutes*. Accordingly, after hearing testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code would NOT place an undue burden on the Petitioner.

ACTION: Based upon the record in this matter and all of the findings of fact and conclusions of law above, the BOCC hereby DENIES the Petitioner's request for relief from the strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code due to **HARDSHIP**.

ADOPTED IN REGULAR SESSION THE ____ DAY OF _____, 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____ By: _____

Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

Jerry Campbell
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez
County Attorney's Office

RESOLUTION NO. 2026-_____

WHEREAS, Hernando County has adopted subdivision regulations pursuant to Chapters 125, 163 and 177, *Florida Statutes*, which authorize the County to regulate the division of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and,

WHEREAS, the Hernando County Board of County Commissioners (BOCC) considered the requested Petition for relief from the strict application of the subdivision regulations on the specified parcel(s) in Hernando County, Florida, due to **HARDSHIP**, as more fully described below.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA AS FOLLOWS:

PETITIONER: Melanie Langworthy f/k/a Melanie A. Foster, Trustee of The Julia H. Woodard and Archie Woodard Joint Revocable Trust Dated December 23, 2002

FILE NUMBER: SUBD-000017-2026

PURPOSE: To divide 26.00± acres into two (2) parcels creating Parcel 1 (17.97± acres) and Parcel 2 (7.91± acres)

GENERAL LOCATION: A portion of Section 27, Township 21 South, Range 18 East, on Buczak Rd

PARCEL KEY: 01719386

REQUEST: The Petitioner was denied a Class D Subdivision to divide 26.00± acres into two (2) parcels creating Parcel 1 (17.97± acres) and Parcel 2 (7.91± acres) for failing to meet all of the requirements for a Class D Subdivision Section 26-3(e) of the Hernando County Ordinance Code. Therefore, the Petitioner requests relief from the strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code due to **HARDSHIP**, pursuant to Section 26-3(f) of the Hernando County Ordinance Code.

FINDINGS OF FACT: ALL of the facts and conditions presented to the BOCC in connection with this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting APPROVAL of the Petitioner's request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The Petition meets the application requirements in Section 26-3(f) of

the Hernando County Ordinance Code for relief due to **HARDSHIP**.

2. The strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code would place an undue burden on the Petitioner.

CONCLUSIONS OF LAW: The BOCC is authorized to act on this matter pursuant to Chapters 125, 163 and 177, *Florida Statutes*. Accordingly, after hearing testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The Petition meets the application requirements in Section 26-3(f) of the Hernando County Ordinance Code for relief due to **HARDSHIP**.

2. The strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code would place an undue burden on the Petitioner.

ACTION: Based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby APPROVES the Petitioner's request for relief from the strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code due to **HARDSHIP**, subject to the following conditions, pursuant to Section 26-3(f) of the Hernando County Ordinance Code:

1. All lots shall meet the minimum lot size of the zoning district in which the subdivision is located and shall conform with the policies of the comprehensive plan.

2. All lots shall have a minimum fifteen-foot access/utility easement to provide access to the parcel(s).

3. Each deed of conveyance entered into and executed shall contain a legend setting forth in bold type a reference to the subdivision regulations and a statement that "subject land is contained within a subdivision which has not been formally platted and said county has absolutely no obligation to maintain or improve roads and thoroughfares within the subdivision."

[SPACE INTENTIONALLY LEFT BLANK—SIGNATURE PAGE FOLOWS]

ADOPTED IN REGULAR SESSION THE ____ DAY OF _____, 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____ By: _____

Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

Jerry Campbell
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez
County Attorney's Office

INSTR #2026037904 BK: 4718 PG: 1121 Page 1 of 3
FILED & RECORDED 6/4/2026 11:09 AM LS Deputy Clk
Doug Chorvat, Jr., HERNANDO County Clerk of the Circuit Court
Rec Fees: $27.00

RESOLUTION NO. 2026-110

WHEREAS, Hernando County has adopted subdivision regulations pursuant to Chapters 125, 163 and 177, *Florida Statutes*, which authorize the County to regulate the division of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and,

WHEREAS, the Hernando County Board of County Commissioners (BOCC) considered the requested Petition for relief from the strict application of the subdivision regulations on the specified parcel(s) in Hernando County, Florida, due to **HARDSHIP**, as more fully described below.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA AS FOLLOWS:

PETITIONER: Melanie Langworthy f/k/a Melanie A. Foster, Trustee of The Julia H. Woodard and Archie Woodard Joint Revocable Trust Dated December 23, 2002

FILE NUMBER: SUBD-000017-2026

PURPOSE: To divide 26.00± acres into two (2) parcels creating Parcel 1 (17.97± acres) and Parcel 2 (7.91± acres)

GENERAL LOCATION: A portion of Section 27, Township 21 South, Range 18 East, on Buczak Rd

PARCEL KEY: 01719386

REQUEST: The Petitioner was denied a Class D Subdivision to divide 26.00± acres into two (2) parcels creating Parcel 1 (17.97± acres) and Parcel 2 (7.91± acres) for failing to meet all of the requirements for a Class D Subdivision Section 26-3(e) of the Hernando County Ordinance Code. Therefore, the Petitioner requests relief from the strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code due to **HARDSHIP**, pursuant to Section 26-3(f) of the Hernando County Ordinance Code.

FINDINGS OF FACT: ALL of the facts and conditions presented to the BOCC in connection with this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting APPROVAL of the Petitioner's request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The Petition meets the application requirements in Section 26-3(f) of

the Hernando County Ordinance Code for relief due to **HARDSHIP**.

2. The strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code would place an undue burden on the Petitioner.

CONCLUSIONS OF LAW:

The BOCC is authorized to act on this matter pursuant to Chapters 125, 163 and 177, *Florida Statutes*. Accordingly, after hearing testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The Petition meets the application requirements in Section 26-3(f) of the Hernando County Ordinance Code for relief due to **HARDSHIP**.

2. The strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code would place an undue burden on the Petitioner.

ACTION:

Based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby APPROVES the Petitioner's request for relief from the strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code due to **HARDSHIP**, subject to the following conditions, pursuant to Section 26-3(f) of the Hernando County Ordinance Code:

1. All lots shall meet the minimum lot size of the zoning district in which the subdivision is located and shall conform with the policies of the comprehensive plan.

2. All lots shall have a minimum fifteen-foot access/utility easement to provide access to the parcel(s).

3. Each deed of conveyance entered into and executed shall contain a legend setting forth in bold type a reference to the subdivision regulations and a statement that "subject land is contained within a subdivision which has not been formally platted and said county has absolutely no obligation to maintain or improve roads and thoroughfares within the subdivision."

[SPACE INTENTIONALLY LEFT BLANK—SIGNATURE PAGE FOLOWS]

ADOPTED IN REGULAR SESSION THE 2 DAY OF June, 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: Unienke Arriga, Deputy Clerk
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: _____
Jerry Campbell
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez
County Attorney's Office

Board of County Commissioners

AGENDA ITEM

Meeting: 06/02/2026
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 17513
Legal Request Number:
Bid/Contract Number:

TITLE

Petition Submitted by Violet S. Kelley, Trustee of The Violet S. Kelley Trust u/d/t Dated February 24, 2010, for Hardship Relief from Subdivision Regulations for Property Located on Cortez Boulevard

RESULT:	**ADOPTED**
MOVER:	Brian Hawkins
SECONDER:	Steve Champion
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

Class D Subdivision Appeal: Petition for Relief from Hardship

This form is for developers seeking relief from hardship under Hernando County Code, Chapter 26, Article II, Section 26-3, Class D Subdivision, subsection (f). Relief is requested because compliance with the provisions of this Chapter is believed to place an undue burden upon the applicant.

1. Applicant/Developer Information

Field	Detail
Owner/~~Developer Name~~(s):	Violet S. Kelley, Trustee by Sherry D. Olson, Rep.
Mailing Address:	1031 Mill Road
City, State, Zip:	Carrabelle, FL 32322
Phone Number:	404 433 3964
Email Address:	sdopc@etcmail.com
Name of Subdivision/Project:	N/A no development
Parcel Key # (if applicable):	01245655 (portion of)
Parcel Location/Address:	R30 422 20 0000 0140 0020

2. Description of Hardship

Please provide a detailed explanation of why complying with the provisions of Chapter 26 would place an undue burden upon the owner/developer.

See attached Exhibit A (survey and narrative). Small sliver being purchased by adjoining landowner (Rambis). Use and access will not change. Access through Rambis property. No plans for development.

3. Required Documentation

In accordance with Section 26-3(f), you must submit the following information as part of this petition:

A. Project Plans and Quality Assurance

- Check ONE:

☐ Complete set of plans and specifications in accordance with which the construction has been or is being accomplished (attached).

☑ General written explanation of the construction effort with a complete description of all provisions the developer is making to assure construction quality (attached). No plans for development.

B. Proposal for Completion (Desired Methods)

- Check ONE of the following options, and complete the requirements for the selected option:

☐ Proposed Construction/Completion Plan (Required by Code Section 26-3(f)(2)): A Written proposal defining the developer's desired methods of completing the project is attached.

☑ No Construction Schedule or Intent to Build Currently: The owner/developer is not currently pursuing construction and has no immediate construction schedule or method of completion to propose at this time.

4. Provisions Requested for Exception

This proposal must indicate specifically which provisions of Chapter 26 the developer wishes to be excepted from. Please check the boxes that apply to this request.

Chapter 26 Provision(s) Requested for Exception	Requested
(i) Lot Frontage on Existing County or Private Street Built to Standards. (Each lot must be created from a parent parcel and each lot must have frontage on an existing county maintained street or private street built and maintained to county standards.)	✓
(ii) Access/Utility Easement Requirement. (One lot must front on an existing county/private street built to standards; the other must be provided access to it by a minimum 15-foot access and utility easement clear and passable by automobile traffic.)	✓

See attached Email to FDOT and their response. Exhibit "B".

5. Certification and Signature

I, the undersigned developer, hereby certify that the information contained in this Petition for Relief from Hardship and all attached documentation is true and correct to the best of my knowledge. I understand that any misrepresentation of facts may result in the denial of this petition. I acknowledge that the Hernando County Board of County Commissioners may require additional data and information.

Sherry Dolsm Rep

Printed Name of Applicant/Authorized Agent

Signature

4-14-2026

Date

Please submit this appeal with the Filing Fee of $500.00.

*Acceptable forms of payment include Cash, Check or Money Order Made Payable to Hernando County Planning Department.

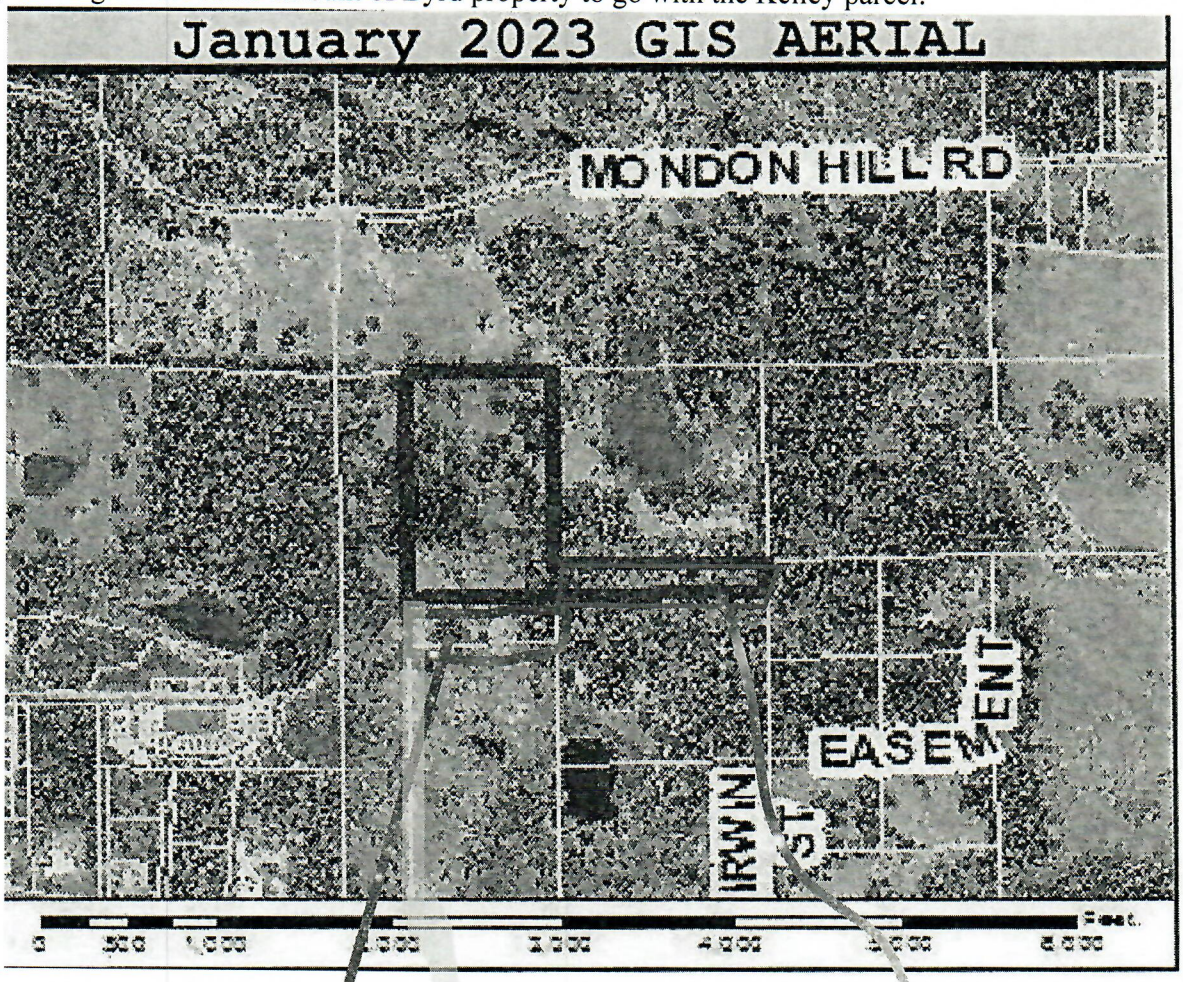
Hernando County Planning Department
1653 Blaise Drive
Brooksville, FL 34601
(352)754-5057
Open: Monday – Friday
Lobby Hours: 7:30 AM – 3:30 PM

Exhibit "A"
Page 1

NARRATIVE FOR CLASS D SUBDIVISION

Parcel Key: 01245655
Owner/Seller: Violet S. Kelley, Trustee
Buyer: Jeffrey and Vanessa Rambis

Violet S. Kelley, Trustee is selling a small strip of her land (Parcel Key: 01245655) to her neighbors Vanessa and Jeffrey Rambis. This strip was originally part of the Rambis tract when it was owned by Ms. Kelley's mother, Flossie Sikes. In connection with dividing up the parcel equally amongst siblings for estate purposes and making sure that access was given to all of the tracts adjoining Highway 50, two smaller strips were created. One from the Rambis parcel to run to the deeded easement (at that time it was deeded to her sister, Mary Byrd), then compensating the other tract by carving off the same amount of Byrd property to go with the Kelley parcel.



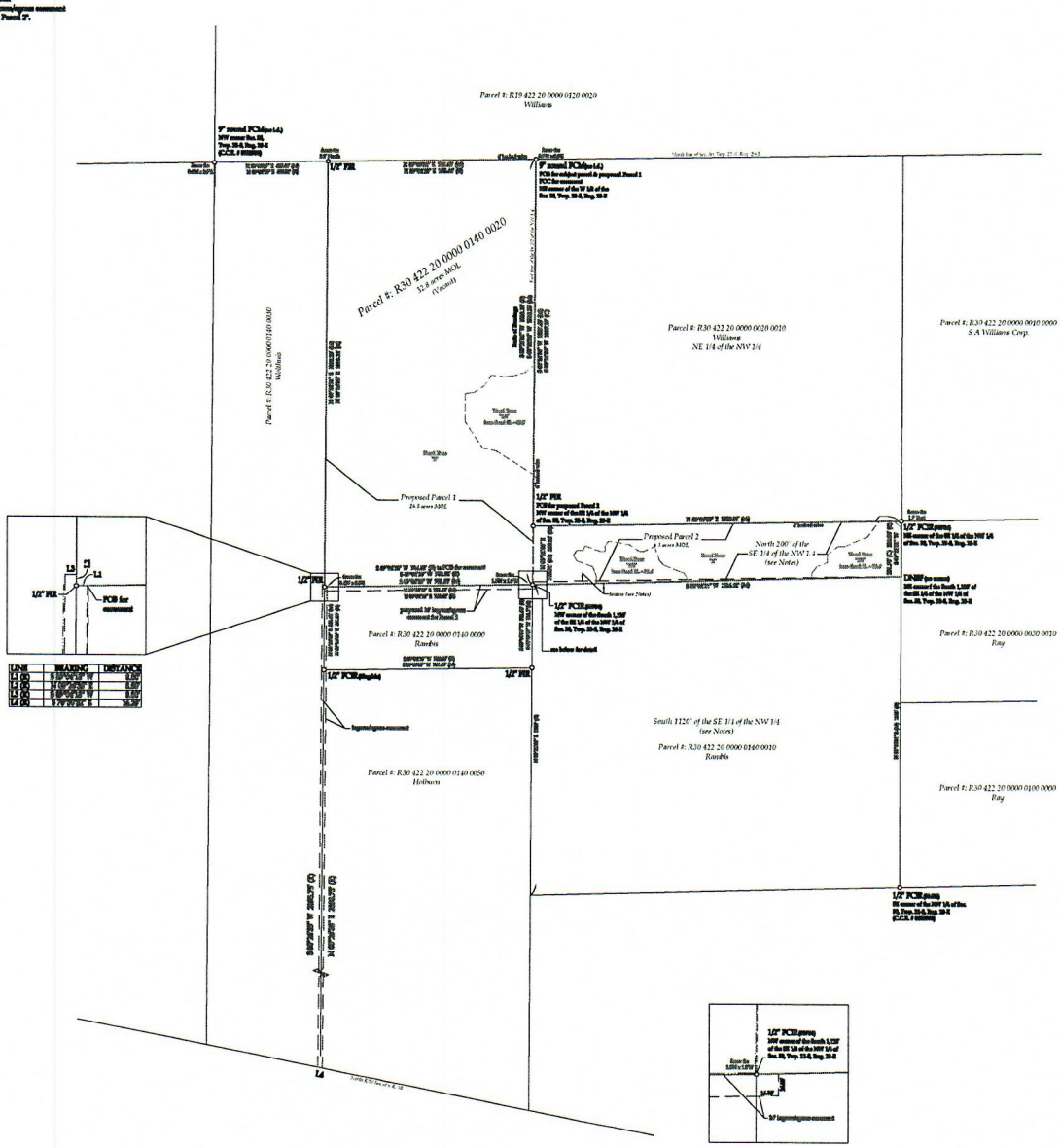
The realignment shown on the Subdivision Plat would put the 6.3 acre tract back to its original configuration before the parcels were realigned and access would be from the adjoining property owned by Rambis. A newly created easement is shown across the Rambis property tract to the newly created 6.3 acre tract. The closing of the sale will occur upon completion of the subdivision.

Exhibit "A" Page 2

BOUNDARY SURVEY & SUBDIVISION
PARCEL #: R30 422 20 0000 0140 0020

Sec. 30, Twp. 22 SOUTH, Rng. 20 EAST

REVISED on 03/03/2026:
Added an ingress/egress easement for "Proposed Parcel 2".



LINE	BEARING	DISTANCE
L1 (R)	S 89°09'04" W	0.00'
L2 (R)	N 00°50'56" E	0.00'
L3 (R)	S 89°09'04" W	0.00'
L4 (R)	S 0°50'56" E	16.38'

1" = 200'

Legal Description:

PROPOSED PARCEL 1:

COMMENCE at the Northeast corner of the West 1/2 of the Northwest 1/4 of Section 30, Township 22 South, Range 20 East, for and as the POINT OF BEGINNING; thence run along the East line of said West 1/2 of the Northwest 1/4, S 00 degrees, 21 minutes, 26 seconds West, 1,320.19 feet; thence run S 89 degrees, 04 minutes, 18 seconds West, 793.32 feet; thence run N 00 degrees, 36 minutes, 29 seconds East, 1,320.34 feet; thence run N 89 degrees, 04 minutes, 18 seconds East, 793.66 feet to the point of beginning. Containing 24.5 acres more or less.

TOGETHER WITH an ingress-egress easement more particularly described as follows:
COMMENCE at the Northeast corner of the West 1/2 of the Northwest 1/4 of Section 30, Township 22 South, Range 20 East, Hernando County, Florida, for a point of reference; Thence run along the East line of said West 1/2 of the Northwest 1/4, S 00 degrees, 21 minutes, 26 seconds West, 1,320.19 feet; thence run S 89 degrees, 04 minutes, 18 seconds West, 793.32 feet to the POINT OF BEGINNING; thence continue S 89 degrees, 04 minutes, 18 seconds West, 0.00 feet; thence run N 00 degrees, 36 minutes, 29 seconds W, 2,300.75 feet to the Northerly right-of-way line of State Road No. 50; thence run along said right-of-way line S 76 degrees, 20 minutes, 52 seconds E, 16.38 feet; thence run N 00 degrees, 36 minutes, 29 seconds East, 2,280.75 feet to the POINT OF BEGINNING.

PROPOSED PARCEL 2:

COMMENCE at the Northeast corner of the West 1/2 of the Northwest 1/4 of Section 30, Township 22 South, Range 20 East, Hernando County, Florida, for a point of reference; Thence run along the East line of said West 1/2 of the Northwest 1/4, S 00 degrees, 21 minutes, 26 seconds West, 1,207.27 feet to the Northwest corner of the Southeast 1/4 of the Northwest 1/4, also being the POINT OF BEGINNING; thence run N 89 degrees, 56 minutes, 05 seconds E, 1,305.81 feet to the Northeast corner of the Southeast 1/4 of the Northwest 1/4; thence run S 00 degrees, 21 minutes, 21 seconds W, 201.70 feet to the Northeast corner of the South 1,320 feet of the Southeast 1/4 of the Northwest 1/4; thence run, S 88 degrees, 32 minutes, 11 seconds W, 1,306.41 feet to the Northwest corner of said South 1,320 feet of the Southeast 1/4 of the Northwest 1/4; thence run N 00 degrees, 21 minutes, 26 seconds E, 250.92 feet to the POINT OF BEGINNING. Containing 6.3 acres more or less.

TOGETHER WITH an easement for ingress and egress over and across the Northerly 16 feet of the Westerly 16 feet of the South 1,320 feet of the SE 1/4 of the NW 1/4 of Section 30, Township 22 South, Range 20 East, Hernando County, Florida.

AND

TOGETHER WITH an easement for ingress and egress over and across the Northerly 16.69 feet of the parcel more particularly described as follows: COMMENCE at the Northeast corner of the West 1/2 of the Northwest 1/4 of Section 30, Township 22 South, Range 20 East, Hernando County, Florida, for a Point of Reference; thence run on the East line of said West 1/2 of the Northwest 1/4 South 00 degrees 21 minutes 26 seconds West 1320.19 feet to the POINT OF BEGINNING; thence continue South 00 degrees 21 minutes 26 seconds West 201.30 feet; thence run South 89 degrees 04 minutes 18 seconds West 793.66 feet; thence run North 00 degrees 36 minutes 29 seconds East 201.30 feet; thence run North 89 degrees 04 minutes 18 seconds East 793.32 feet to the POINT OF BEGINNING.

AND

TOGETHER WITH an ingress-egress easement more particularly described as follows: COMMENCE at the Northeast corner of the West 1/2 of the Northwest 1/4 of Section 30, Township 22 South, Range 20 East, Hernando County, Florida, for a point of reference; Thence run along the East line of said West 1/2 of the Northwest 1/4, S 00 degrees, 21 minutes, 26 seconds West, 1,320.19 feet; thence run S 89 degrees, 04 minutes, 18 seconds West, 793.32 feet to the POINT OF BEGINNING; thence continue S 89 degrees, 04 minutes, 18 seconds West, 0.00 feet; thence run N 00 degrees, 36 minutes, 29 seconds East, 0.00 feet; thence run S 89 degrees, 04 minutes, 18 seconds W, 0.00 feet; thence run S 00 degrees, 36 minutes, 29 seconds W, 2,300.75 feet to the Northerly right-of-way line of State Road No. 50; thence run along said right-of-way line S 76 degrees, 20 minutes, 52 seconds E, 16.38 feet; thence run N 00 degrees, 36 minutes, 29 seconds East, 2,280.75 feet to the POINT OF BEGINNING.

Legal description created via this document

SURVEYOR'S NOTES:

A portion of the Subject Parcel (# R30 422 20 0000 0130 0000) being described as the North 200 feet of the SE 1/4 of the NW 1/4, and parcel # R30 422 20 0000 0140 0000 being described as the South 1,320 feet of the SE 1/4 of the NW 1/4, leaves the SE 1/4 of the NW 1/4 is precisely 1,320 feet North to South. However, it is not, thus causing a hiatus between the parcels measuring approximately 6,300.76 ft.
The purpose of this survey is to create a subdivision separating the aforementioned North 200 feet of the SE 1/4 of the NW 1/4 from Parcel # R30 422 20 0000 0130 0000. The separate parcel will then be combined with Parcel # R30 422 20 0000 0140 0000 by create a contiguous tract, eliminating any hiatus. To facilitate this and I have created a new legal description of said North 200 feet of the SE 1/4 of the NW 1/4 based on found monumentation, record dimensions of adjoining lots, and observed lines of occupation.

Legal Description:

The North 200 feet of the Southeast 1/4 of the Northwest 1/4 of Section 30, Township 22 South, Range 20 East, Hernando County, Florida.

AND

COMMENCE at the Northeast corner of the West 1/2 of the Northwest 1/4 of Section 30, Township 22 South, Range 20 East, for and as the POINT OF BEGINNING; thence run along the East line of said West 1/2 of the Northwest 1/4, S 00 degrees, 21 minutes, 26 seconds West, 1,320.19 feet; thence run S 89 degrees, 04 minutes, 18 seconds West, 793.32 feet; thence run N 00 degrees, 36 minutes, 29 seconds East, 1,320.34 feet; thence run N 89 degrees, 04 minutes, 18 seconds East, 793.66 feet to the point of beginning.

TOGETHER WITH an ingress-egress easement more particularly described as follows:
COMMENCE at the Northeast corner of the West 1/2 of the Northwest 1/4 of Section 30, Township 22 South, Range 20 East, Hernando County, Florida, for a point of reference; Thence run along the East line of said West 1/2 of the Northwest 1/4, S 00 degrees, 21 minutes, 26 seconds West, 1,320.19 feet; thence run S 89 degrees, 04 minutes, 18 seconds West, 793.32 feet; thence run N 00 degrees, 36 minutes, 29 seconds East, 1,300.34 feet; thence run N 89 degrees, 04 minutes, 18 seconds East, 793.66 feet to the point of beginning.

TOGETHER WITH an ingress-egress easement more particularly described as follows:
COMMENCE at the Northeast corner of the West 1/2 of the Northwest 1/4 of Section 30, Township 22 South, Range 20 East, Hernando County, Florida, for a point of reference; Thence run along the East line of said West 1/2 of the Northwest 1/4, S 00 degrees, 21 minutes, 26 seconds West, 1,300.19 feet; thence run S 89 degrees, 04 minutes, 18 seconds West, 793.32 feet to the POINT OF BEGINNING; thence continue S 89 degrees, 04 minutes, 18 seconds West, 0.00 feet; thence run N 00 degrees, 36 minutes, 29 seconds East, 0.00 feet; thence run S 89 degrees, 04 minutes, 18 seconds W, 0.00 feet; thence run S 00 degrees, 36 minutes, 29 seconds W, 2,300.75 feet to the Northerly right-of-way line of State Road No. 50; thence run along said right-of-way line S 76 degrees, 20 minutes, 52 seconds E, 16.38 feet; thence run N 00 degrees, 36 minutes, 29 seconds East, 2,280.75 feet to the POINT OF BEGINNING.

Legal description obtained from deed recorded in OR Book 2726, Page 1569, Public Records of Hernando County, Florida.

LEGEND	
℄	CENTERLINE
C	CALCULATED
C.C.R.	CROSSROAD CORNER RECORD
Conc.	CONCRETE
Cov.	COVERED
CR	CONCRETE RILAR
I.D.&P	IRD ROD SET OR IRND
SL	SLIPMATCH
FCR	FOUND CAPPED IRON ROD
FCM	FOUND CONCRETE MONUMENT
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
GA	GUY ANCHOR
IRND	IRONRAND
M	MEASURED
M.D.S.	METHED IND SECTION
MCL	MORE OR LESS
MMD	MAIL A.DISC
OHL	OVERHALL
P	PLATTED
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PP	POWER POLE
R	RECORD
RIB	RIBBONFACE
SOS	SIGNED-ON-SEAL
SCR	SET CAPPED IRON ROD #5587
TBM	TEMPORARY BENCHMARK
T.O.B.	TOP OF BANK
WM	WATER METER

Certified to:
JEFF RAMOS

Order No.
KEY1260858

Field Book 17, Page 36
Field Work Date: 01/31/2026

Flood Plane Certification according to the F.I.R.M. Map, Community Panel Number:
12053C0211D
12053C0212D
Effective Date: 02/03/2012
Property appears to be in Flood Zone "X" & "AE"

This survey was prepared without the benefit of a title search and may be subject to easements, agreements and other matters of record not shown hereon. No information regarding such easements and agreements was supplied except as may be shown. The survey depicted here is not covered by professional liability insurance.

Drawn by: K.I.P.
Checked by:

PLAT OF SURVEY

I hereby certify that a survey of the property described hereon was made under my supervision and that the survey meets the minimum technical standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is a true and accurate representation to the best of my knowledge and belief.

Digitally signed by Frank Julian
Frank Julian Date: 2026.03.04 19:11:10 -05'00'

Frank A. Julian, PSM # 5495
Not Valid Unless Signed, Dated and Stamped With Embossed Seal or Electronic Signature.

SUNSHINE SURVEY, LLC
1026 CROWAW BLVD.
HERNANDO BEACH, FL. 34607-5720

LB # 8387
(863) 245-8442

Exhibit "B"

sdopc@etcmail.com

From: Bohl, Albert L <Albert.Bohl@dot.state.fl.us>
Sent: Friday, April 10, 2026 3:59 PM
To: sdopc@etcmail.com
Cc: 'William Hunt'
Subject: RE: SUBD-000016-2026 (Highway 50)

My supervisor was in today, so I was able to talk to him about this, and he agrees, this driveway is grandfathered in and no new permits are necessary unless someone goes to change the use of the property, like from the existing ag/single family residential to commercial or office, which does not appear to be the case here. In addition, since it has a pipe, if a project would come in, he told me it would be replaced.

Albert Bohl, CPM
Permit Coordinator
Florida Department of Transportation
Brooksville Operations (Handles Citrus, Hernando, and Pasco Counties)
16411 Spring Hill Drive, Brooksville, FL 34604
Phone: 352 848-2619 Tuesday – Thursday 7 am to 5:30 pm
352 848-2600 Friday 7 am to 5 pm
DOTNet: 887-2619
General Information: https://www.fdot.gov/
Permits: Call or start here -> https://osp.fdot.gov/ (Optimized for Google Chrome, does not work on mobile browsers)
Questions about an FDOT Project? Check out https://www.fdottampabay.com/ or give us a call at 352-848-2600.

From: sdopc@etcmail.com <sdopc@etcmail.com>
Sent: Friday, April 10, 2026 3:54 PM
To: Bohl, Albert L <Albert.Bohl@dot.state.fl.us>
Cc: 'William Hunt' <whunt@co.hernando.fl.us>
Subject: SUBD-000016-2026 (Highway 50)

EXTERNAL SENDER: Use caution with links and attachments.

Mr. Bohl,

Thank you for taking my call. As we discussed, the access from Highway 50 has been used by the Sikes family members for many, many years. When Flossie Sikes decided to split the property amongst her children, four parcels were created off that access with each child being given access to an easement created at the same time as the deeds were executed August 8, 1990. To give the furthest east lot access to the easement, a sliver was cut off of my mother-in-law, Violet Kelley's lot. That sliver was added to the current Rambis parcel (originally a parcel given to her sister Mary Bryd). To compensate, for that sliver, a similarly sized sliver was added to Kelley's lot. It is the sliver which is now being sold to the Rambis and added back to the original configuration. Access will not change. Use will not change as this parcel is mostly a flood zone (albeit beautiful oasis of untouched, old growth oaks, palms, swamp cabbage). The purchaser (Rambis) owns the contiguous property and will access the new parcel through his existing property, anticipating to combine all in

the future. Zoning is agricultural. Currently, all 3 sisters run cows on their parcels. The use of the driveway is very limited with maybe one or two trucks visits a few times a week depending on whether the cows needed to be fed hay or pinned for sale.

Please see explanation on tax map I originally submitted with the Subdivision forms.

Please confirm that this existing use in place since 1990 is grandfather in since there is no change in use or location.

If further information is needed, please advise.

Sherry D. Olson, Esq.
Sherry D. Olson, P.C.
Email: sdopc@etcmail.com
Cell: 404 433 3964

STAFF REPORT

HEARINGS:	Board of County Commissioners: June 02, 2026
APPLICANT:	Kelley Violet S TTEE
FILE NUMBER:	SUBD-000016-2026
PURPOSE:	Class D Subdivision Appeal
GENERAL LOCATION:	Approximately 3500 feet west of Cedar Ln lying on Cortez Blvd.
PARCEL KEY NUMBER:	1245655

APPLICANT'S REQUEST:

The petitioner is requesting relief from the strict application standards of the subdivision regulations on the specified parcel(s) in Hernando County, Florida, due to HARDSHIP, as more fully described below.

The subject site is a 35.2-acre AG (Agricultural) parcel. The Class D Subdivision for Kelley Violet S TTEE is to create (2) two parcels: Parcel 1 – 26.5 acres +/- and Parcel 2 – 6.3 acres +/-. It is the petitioner's desire to split the parcel into two as they are selling a portion of the land the adjoining neighbor. The parcel is located approximately 3500 feet west of Cedar Ln. lying on Cortez Blvd.

The survey has been reviewed by the Planning Department and found not to be within County standards for a Class D Subdivision according to Sec. 26-3. Class D (2) a. i. "Each lot must be created from a parent parcel". The Department of Public Works has Approved the driveway location.

STAFF RECOMMENDATION:

It is recommended that the Board of County Commissioners approve the Class D subdivision with the following conditions:

(1) Petition for relief from hardship. A petition for relief from hardship shall be made by any developer who feels the provisions of this chapter, if complied with, would place upon them an undue burden. The petition shall include all data and other information required by the board of county commissioners including at least the following:

(2) A complete set of plans and specifications in accordance with which the construction has been or is being accomplished, if such exists, or a general written explanation of the construction effort with a complete description of all provisions the developer is making to assure construction quality.

(3) A written proposal defining the developer's desired methods of completing the project. The proposal shall indicate specifically which provisions of this chapter the developer wishes to be excepted from.

(4) The governing body, upon review of the petition, may approve the subdivision provided the governing body has determined that the ordinance has placed an undue hardship upon the developer and:

(5) All lots proposed to be created under the board of county commissioner's approval meet the minimum lot size of the zoning district in which the subdivision is to be located and conforms with the policies of the comprehensive plan.

(6) All lots have a minimum of a fifteen-foot access/utility easement to provide access to the parcel.

(7) Each deed of conveyance entered into and executed shall contain a legend setting forth in bold type a reference to the subdivision regulations and a statement that "subject land is contained within a subdivision which has not been formally platted and said county has absolutely no obligation to maintain or improve roads and thoroughfares within the subdivision."

HERNANDO COUNTY PLANNING DEPARTMENT
CLASS D SUBDIVISION REVIEW APPLICATION

1653 Blaise Dr
Brooksville, FL 34601
(352)754-4057 Ext. 28020
Carrie Cline, Planner I – Email: ccline@hernandocounty.us

Date: 2/20/2026

APPLICANT: Violet S. Kelley, Trustee

Mailing Address: 9064 Cooper Terr Drive

City, State, Zip Code: Brooksville, Florida 34601

Daytime Phone: 404 433 3964 ** Email : sdopc@etcmail.com **

REPRESENTATIVE: Sherry D. Olson (daughter in law)

Mailing Address: 1031 Mill Road

City, State, Zip Code: Carrabelle, Florida 32322

Daytime Phone: 404 433 3964 Email : sdopc@etcmail.com

Legal Description: Write the complete legal description of the property below. Include Section, Township and Range, Subdivision Name, Lot, Block, and Unit Number. Attach additional sheet if necessary.
See attached Survey and subdivision plat

PARCEL KEY NUMBER R30 422 20 0000 0140 0020 SEC 30 TWP 22 (S) RANGE 20 (E)

Size of Area Covered by Application: **New Parcel 6.3**

Highway & Street Boundaries: Parcel adjoins parcel with existing Easement to Highway 50; and adjacent to land of party buying parcel

Number of Parcels Proposed: Division of 1 parcel into 2

Minimum Size(s) of Lot(s) Created: Parcel 1 26.5 and Parcel 2 6.3

** Please communicate with my daughter in law, Sherry Olson.

ACKNOWLEDGMENT

This acknowledgment must be signed in the presence of a Notary Public.

I, Sherry D. Olsm, hereby state and affirm that I have read the instructions for filing this application and that:

☐ I am the owner of the property covered under this application.

☒ I am the legal representative of the owner of the property described, which is the subject matter of this application.

All answers to the questions in said application, all sketches and data attached and made part of this application are honest and true to the best of my knowledge and belief.

Sherry D Olsm

Signature of Applicant or Representative

STATE OF FLORIDA

COUNTY OF ~~HERNANDO~~ Franklin

On this the 7th day of April, 2026, before me, the undersigned Notary Public of the State of Florida, personally appeared Sherry D. Olsm and whose name(s) is/are subscribed to the within instrument, and acknowledge that he/she/they executed it.

WITNESS my hand and official seal

Lacey Cummins

Notary Signature

NOTARY SEAL & COMMISSION EXPIRATION:

August 20, 2028

The individual(s) are ☐ personally known to me or, ☒ presented the following Identification: Sherry Olson.

LACEY CUMMINS NOTARY PUBLIC STATE OF FLORIDA My Comm. Expires August 20, 2028 No. HH 585105

RCVD ENGINEERING
MAR 23 '26 PM4:14

Class D Subdivision Department of Public Works Clearance Form

Pursuant to Hernando County Ordinance, Chapter 26, Section 26-3, Class D (1), Applicants must receive driveway location approval by the Department of Public Works prior to approval of the Class D subdivision. Department of Public Works is located at 1525 E. Jefferson St., Brooksville, FL 34601.

Please submit this form with one copy of the survey showing proposed driveway and access locations to the Department Of Public Works for review. The review results will be returned to the Subdivision Review Technician. A fee set by the Department of Public Works will be collected with the clearance form submittal.

Date: 2/20/26 Parcel Key: 01245655

Print Applicant Name: Violet S. Kelley, Trustee

Applicant Address: 9064 Cooper Ter, Brooksville, Florida 34601

Applicant Phone Number: 404 433 3964 (Sherry Olson, daughter in law)

Applicant Email address: sdopc@etcmail.com (Sherry Olson, daughter in law)

Review Results:

Department of Public Works inspector Name: Scott Redman

____ The proposed driveway location is **approved** by the Department of Public Works. At such time a driveway installation or Right-of-Way improvement is proposed, a Right-of-Way permit or Building Department driveway permit will be required prior to construction.

X The proposed driveway location is **not approved**.

Notes: The Driveway Apron to access easment to Property is in State R/W. Contact FDOT For Driveway Approval.

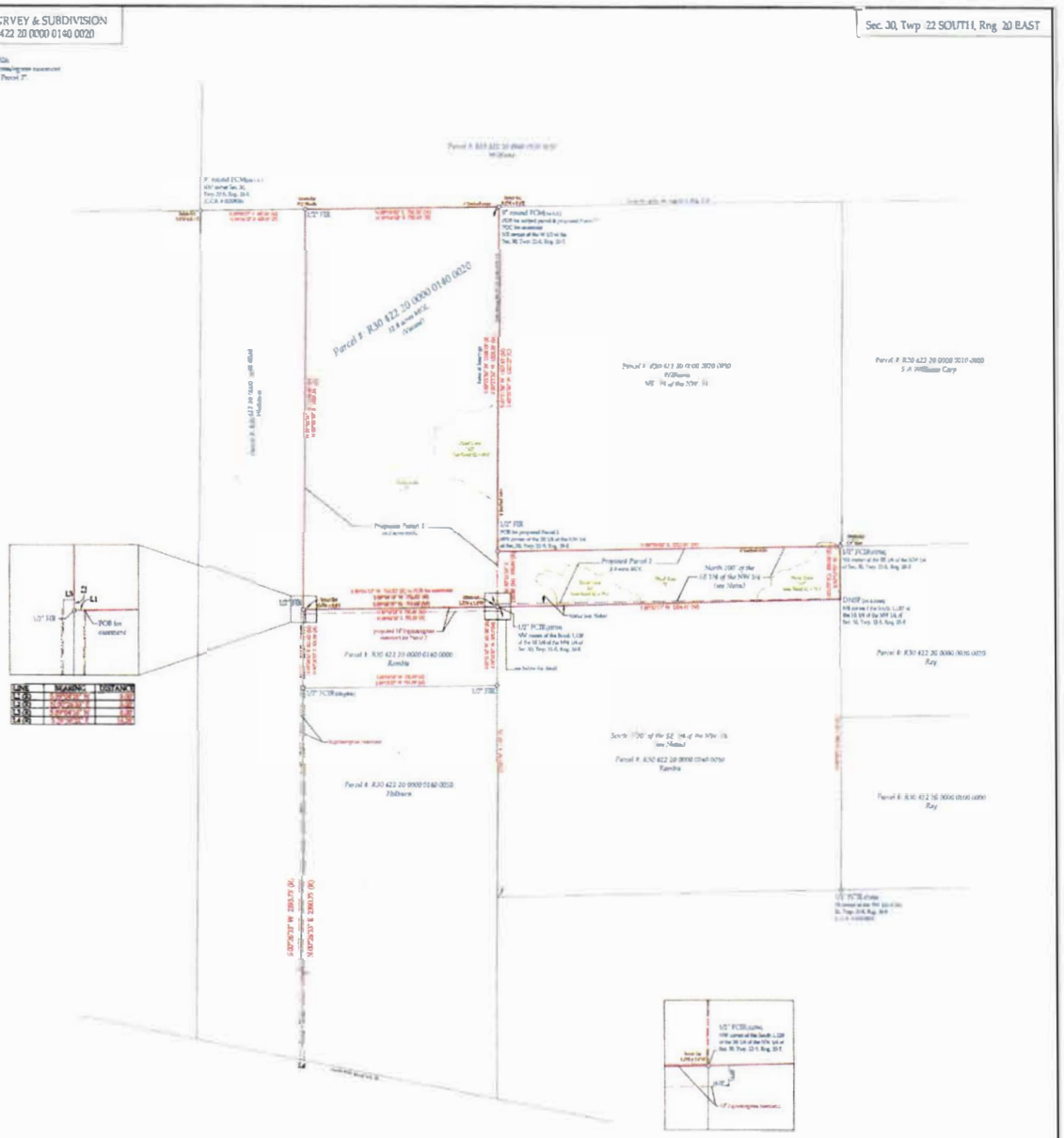
Receipt #4672 ck#3714 $100.00

Rev 03/25 CLC

BOUNDARY SURVEY & SUBDIVISION
PARCEL #: R30 422 20 0000 0140 0020

Sec. 30, Twp. 22 SOUTH, Rng. 20 EAST

REVISED to EMPHASIZE:
Added an ingress/egress easement
for "Proposed Parcel 2".



HERNANDO COUNTY TAX COLLECTOR
AMY L. BLACKBURN, CFC
20 NORTH MAIN ST. ROOM 112 * BROOKSVILLE, FL 34601-2892
TELEPHONE (352) 754-4180 * FAX (352) 754-4189
www.hernandocounty.us/tc or www.hernandotax.us

Property Split Tax Clearance Form

Florida Statutes: Title XIV
§197 Taxation and Finance

§197.192 Land not to be divided or plat filed until taxes paid. *No land shall be divided or subdivided and no drawing or plat of the division or subdivision of any land, or declaration of condominium of such land, shall be filed or recorded in the public records of any court until all taxes have been paid on the land.*

As a result of the above statute, you are required to provide this form signed by the Hernando County Tax Collector's Office certifying that the taxes on the property proposed to be split have been paid through the current tax year.

DATE: 02-20-2026

I hereby certify that the property taxes on parcel key number 1245655

have been paid through the current tax year of 2025.

Amy L Blackburn, CFC
Hernando County Tax Collector
20 North Main Street, Room 112
Brooksville, FL 34601
(352) 754-4180

By: Tabatha Reagin
Print Name: Tabatha Reagin
Title: CSR

SEAL

DEPARTMENT OF DEVELOPMENT SERVICES
PLANNING & ZONING DIVISION

1653 BLAISE DRIVE ▯ BROOKSVILLE, FLORIDA 34601
P 352.754.4057 www.HernandoCounty.us

04/27/2026

Kelley Violet S TTEE
9064 Cooper Ter
Brooksville, FL 34601-5470

RE: Key No. 01245655
Section 30, Township 22, Range 20 East
File No: SUBD-000016-2026 - Class D Subdivision

Dear Kelley Violet S TTEE,

This letter is the formal notice to you of County denial of your request to create a Class D subdivision requesting the creation of two (2) parcels. Your request is denied because the proposed subdivision does not meet Hernando County's Ordinance regarding Class D subdivision, to-wit:

1. **Sec. 26-3(e) Class D (2)i – Each lot must be created from a parent parcel and each lot must have frontage on an existing county maintained street or private street built and maintained to county standards.**

Under Chapter 26 of the Hernando County Ordinance Code, there is a mechanism in the subdivision regulations by which you may appeal this denial to the Board of County Commissioners. Chapter 26-3(f) states:

(f) Petition for relief from hardship. A petition for relief from hardship shall be made by any developer who feels the provisions of this chapter, if complied with, would place upon them an undue burden. The petition shall include all data and other information required by the board of county commissioners including at least the following:

(1) A complete set of plans and specifications in accordance with which the construction has been or is being accomplished, if such exists, or a general written explanation of the construction effort with a complete description of all provisions the developer is making to assure construction quality.

(2) A written proposal defining the developer's desired methods of completing the project. The proposal shall indicate specifically which provisions of this chapter the developer wishes to be excepted from.

The governing body, upon review of the petition, may approve the subdivision provided the governing body has determined that the ordinance has placed an undue hardship upon the developer and:

(1) All lots proposed to be created under the board of county commissioner's approval meet the minimum lot size of the zoning district in which the subdivision is to be located and conforms with the policies of the comprehensive plan.

(2) All lots have a minimum of a fifteen-foot access/utility easement to provide access to the parcel.

(3) Each deed of conveyance entered into and executed shall contain a legend setting forth in bold type a reference to the subdivision regulations and a statement that **"subject land is contained within a subdivision which has not been formally platted and said county has absolutely no obligation to maintain or improve roads and thoroughfares within the subdivision."**

(g) Petition for relief from family hardship. A petition for relief from family hardship may be filed by any person who feels the provisions of this chapter, if complied with, would place upon them an undue burden on their ability to transfer land to family members. The petition shall include all data and other information required by the board of county commissioners including at least the following:

(1) A map on which is indicated an accurate representation of the proposed subdivision. The map shall clearly indicate the access to be provided and any improvements to be provided in the project. The petition will include the prospective recipient of each tract and his/her relationship to the grantor.

The governing body, upon review of the petition, may approve the subdivision provided the governing body has determined that the ordinance has placed an undue hardship upon the family and:

(1) All lots proposed to be created under the board of county commissioner's approval meet the minimum lot size of the zoning district in which the subdivision is to be located and conforms with the policies of the comprehensive plan.

(2) All lots have a minimum of a fifteen-foot access/utility easement to provide access to the parcel.

(3) Each deed of conveyance entered into and executed shall contain a legend setting forth in bold type a reference to the subdivision regulations and a statement that **"subject land is contained within a subdivision which has not been formally platted and said county has absolutely no obligation to maintain or improve roads and thoroughfares within the subdivision."**

(4) **All lots must be transferred to an immediate family member and must provide for a reverter clause in the deed returning the land to the grantor if the transferred parcel does not remain in the ownership of a family member for a minimum of two (2) years from the date of transfer.**

If you appeal the denial to the Board of County Commissioners, please submit the following:

1. A letter requesting to appeal the denial to the Board with the **requirement as indicated above**; and
2. A filing fee of $ 500.00.

If an appeal is filed and approved by the Board of County Commissioners, conditions as stated above will be included in the resolution as well as the following:

1. Provide a final original signed/sealed survey including the flood hazard areas delineated and existing structure setback compliance prior to final subdivision approval.
2. Subsequent lot owners should be advised of potential for listed protected species and state/federal permit requirements. Prior to site development of each lot, a gopher tortoise burrow survey by a qualified professional is required to determine presence or absence. If present, follow FWC permitting and regulation requirements.

If I may be of further assistance in this matter, please contact me.

Sincerely,

William Hunt

William Hunt
Subdivisions - Planner I

HERNANDO COUNTY, FLORIDA
PROPERTY RECORD CARD

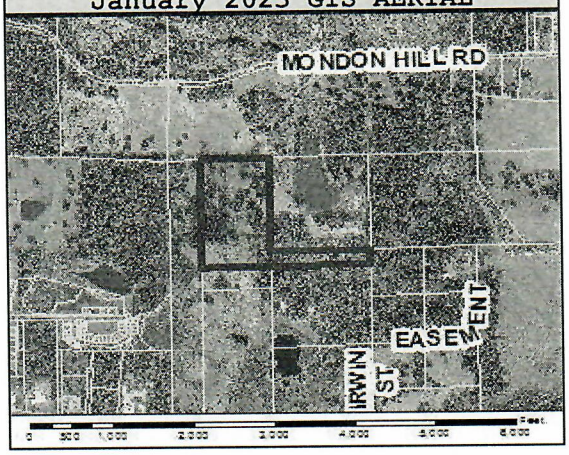
2025 FINAL TAX ROLL

KEY #	01245655	PRINTED ON	10/06/25 PAGE 1
PARCEL #	R30 422 20 0000 0140 0020	SITUS	CORTEZ BLVD
OWNER(S)	KELLEY VIOLET S TTEE	PARCEL DESCRIPTION UPDATED 01/01/09	N200 FT OF SE1/4 OF NW1/4 DES IN ORB 804 PG 1491 & A TR 1538X752X1538X750 FT MOL IN W1/2 OF W1/2 AS DES IN ORB 880 PG 1580
MAILING ADDRESS UPDATED 03/25/10	9064 COOPER TER BROOKSVILLE FL 34601-5470		

MISCELLANEOUS PROPERTY INFORMATION

SQUARE FOOTAGE	1,420,056	
ACRES	32.60	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	AC03	AC CROOM RD/MONDON HILL/0655
SUBDIVISION	0	
DOR LAND USE	60	IMPROVED PASTURE LAND
NON-AD VALOREM DIST1	36	H.C. FIRE/RESCUE DISTRICT

January 2023 GIS AERIAL



2025-02-00 PROPERTY VALUES

		COUNTY	SCHOOL	SWFWMD	MUNICIPALITY
LAND		904,732	904,732	904,732	
BUILDINGS	+				
FEATURES AND OUT BUILDINGS	+				
JUST/MARKET VALUE	=	904,732	904,732	904,732	
VALUE PRIOR TO CAP		6,009	6,009	6,009	
ASSESSED VALUE		6,009	6,009	6,009	
EXEMPT VALUE	-				
TAXABLE VALUE	=	**6,009**	**6,009**	**6,009**	
CLASSIFIED LAND USE VALUE 6,009.00					

LAND INFORMATION

CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRADE	FRONTAGE	DEPTH	UNITS	MEASURE				ADJ RATE	VALUE
59	NATIVE PAST	Y	2009		Y				2.00	ACRES				125.00	250
60	IMP PASTURE	Y	2009		Y	8			30.60	ACRES				188.19	5,759
99	ACREAGE	N	2009		Y	4			32.60	ACRES				27,752.50	904,732

BUSINESSES ON PROPERTY

KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE

ADDRESSES ON PROPERTY

SITUS
CORTEZ BLVD

PROPERTY SALES

SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
02/24/10	KELLEY VIOLET S TTEE	X	DISQ SALE /R	Y	QC	2724	1169		100
01/01/92	SIKES FLOSSIE M TRUSTEE	S	SPLIT (REQUI	Y	QC	0803	1159		100
12/21/90	KELLEY VIOLET S	D	DISQUALIFIED	Y	WD	0804	1491		100

PROPERTY APPRAISER INSPECTIONS

INSP.DATE	ROLL	EMPL	CODE	REASON
03/11/25	2025	256	21	VACANT
05/20/20	2020	196	15	GREEN BELT REVIEW
04/16/20	2020	196	17	5 YEAR REVIEW
08/25/16	2017	196	17	5 YEAR REVIEW
10/20/11	2012	196	17	5 YEAR REVIEW
01/11/07	2007	196	15	GREEN BELT REVIEW

2010011902
JOAN 2724/1169

OFFICIAL RECORDS
BK: 2724 PG: 1169

RECORDING FEES $ 18.50
DEED DOC STAMP $ 0.70
03/05/2010 _____ Deputy Clk

03/05/2010 4:24PM # Pages 2
Filed & Recorded in Official Records of
HERNANDO COUNTY CLERK OF COURT
KAREN NICOLAI

LT1-2-2010011902-1

LT2-2724-1169-2

QUIT-CLAIM DEED

Return to: VIOLET S. KELLEY
9064 Cooper Terrace Drive
Brooksville, Florida 34601

Prepared by: JONATHAN D. SMITH, ESQ.
8022 Spring Hill Drive
Spring Hill, FL 34606
(352) 686-4301

Parcel I.D.#R30 422 20 0000 0140 0020

Grantee's SS#**********
Name: VIOLET S. KELLEY

THIS QUIT-CLAIM DEED, executed this 24th day of February, A.D. 2010, by VIOLET S. KELLEY, joined by DAVID B. KELLEY, her husband,

first party, to VIOLET S. KELLEY, as Trustee of THE VIOLET S. KELLEY TRUST, u/d/t dated February 24, 2010, or her successor Trustee(s), with full power to sell, transfer, convey, mortgage or otherwise encumber,

whose post office address is: 9064 Cooper Terrace Drive
Brooksville, Florida 34601

second party:

[Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of the individuals, and the successors and assigns of corporations, wherever the context so admits or requires.]

W I T N E S S E T H, that the said first party, for and in consideration of the sum of Ten Dollars ($10.00), in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following-described lot, piece or parcel of land, situate, lying and being in the County of Hernando, State of Florida, to-wit:

The North 200 feet of the Southeast ¼ of Northwest ¼ of Section 30, Township 22 South, Range 20 East, Hernando County Florida,
and
Commence at the Northeast corner of the West ½ of the Northwest ¼ of Section 30, Township 22 South, Range 20 East, for and as the point of beginning. Thence run on the East line of said W1/2 of the NW1/4, S 00 degrees, 21 minutes, 56 seconds West, 1,538.19 feet; thence run S 89 degres, 04 minutes, 18 seconds West, 752.52 feet; thence run N 00 degrees, 26 minutes, 38 seconds East, 1,538.24 feet; thence run N 89 degrees, 04 minutes, 18 seconds East, 750.46 feet to the point of beginning.
TOGETHER WITH: An Ingress-Egress Easement more particularly described as follows: Commence at the Northeast corner of the West ½ of the Northwest ¼ of Section 30, T22S, R20E, for a point of reference. Thence run on the East line of said W½ of the NW ¼, S00 deg. 04 min.

18 sec. W, 744.52 feet to the point of beginning. Thence continue S89 deg. 04 min. 18 sec. W, 8.00 feet; thence run N 00 deg. 26 min. 33 sec. E, 8.00 feet; thence run S 89 deg. 04 min. 18 sec. W, 8.00 feet; thence run S 00 deg. 26 min. 33 sec W, 2,395.73 feet to the Northerly right of way line of State Road No. 50; thence run on said right of way line, S 78 deg. 50 min. 32 sec. E, 16.28 feet; thence run N 00 deg. 26 min. 33 sec. E, 2,390.75 feet to the point of beginning.

Subject to easements, restrictions, and reservations of record.

The party of the first part certifies that the property described herein is not now, nor has it ever been, their constitutional homestead.

This is a deed of convenience executed without financial consideration to effectuate estate planning of the grantor by transfer to a revocable grantor/beneficiary trust.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

This instrument was prepared from information supplied by the parties hereto without examination of title, and neither marketability nor accuracy of description is warranted by the preparer.

Signed, sealed and delivered in presence of:

Libby S. Wolthuis

Jodi L. New

VIOLET S. KELLEY
9064 Cooper Terrace Drive
Brooksville, FL 34601

DAVID B. KELLEY
9064 Cooper Terrace Drive
Brooksville, FL 34601

STATE OF FLORIDA)
COUNTY OF HERNANDO)

The foregoing instrument was acknowledged before me this 24th day of February, 2010, by

VIOLET S. KELLEY and DAVID B. KELLEY,

who
✓ Are personally known; or
___ Produced identification
Type of identification produced:
_____

[Signature]
JODI LYNN NEW, Notary Public

JODI LYNN NEW
MY COMMISSION # DD834870
EXPIRES: January 16, 2013
1-800-3-NOTARY Fl. Notary Discount Assoc. Co.

QUIT-CLAIM DEED — NAMCO FORM U

Return to: (enclose self addressed stamped envelope)

Name: Ms. Libby S. Wolthuis

Address: 26344 South Rd. Brooksville, FL 34601

This Instrument Prepared by:

JONATHAN D. SMITH, ESQ.
Address: 4410 Commercial Way, Suite 7
Spring Hill, FL 34606
(904) 596-8331

FILED
KAREN NICOLAU
HERNANDO

040027

90 DEC

O.R. 803 PG 1159

16.50
.55

SPACE ABOVE THIS LINE FOR PROCESSING DATA — SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit-Claim Deed, *Executed this* 8th *day of* August *, A. D. 19* 90 *, by*
FLOSSIE SIKES,

first party, to FLOSSIE M. SIKES, as Trustee of THE FLOSSIE M. SIKES TRUST, u/d/t dated April 9, 1990, and her successor trustee(s),

whose postoffice address is 26570 Mondon Hill Rd.
Brooksville, FL 34601,

second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, *That the said first party, for and in consideration of the sum of* $ 10.00 *, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of* Hernando, *State of* Florida *, to-wit:*

See EXHIBIT "A" on reverse.

Subject to easements, restrictions and reservations of record.

This is a deed of convenience executed without financial consideration to effectuate estate planning of the grantor by transfer to a revocable grantor/beneficiary trust.

Documentary Tax Pd. $ .55
Intangible Tax Pd. $ —
Karen Nicolau, Clerk of Circuit Ct.
Hernando County, Florida
By Joann Billyou D.C.

This instrument was prepared from information supplied by the parties hereto without examination of title, and neither marketability nor accuracy of description is warranted by the preparer.

To Have and to Hold *the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.*

In Witness Whereof, *The said first party has signed and sealed these presents the day and year first above written.*
Signed, sealed and delivered in presence of:

Audrey R. McCabe — Witness
Sally L. Daniel — Witness

Flossie M. Sikes — L.S. — FLOSSIE SIKES
L.S.

STATE OF FLORIDA,
COUNTY OF HERNANDO

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared FLOSSIE SIKES,

to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 8th day of August A. D. 19 90.

Sally L. Daniel
Notary Public
NOTARY PUBLIC, STATE OF FLORIDA.
MY COMMISSION EXPIRES: OCT. 15, 1992.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

RAMCO FORM 8

Quit Claim Deed

FLOSSIE SIKES,

To

FLOSSIE M. SIKES, As
Trustee of THE FLOSSIE M.
SIKES TRUST, u/d/t dated
April 9, 1990, and her
successor Trustee(s)

(C-A)

O.R. 803 PG 1160

EXHIBIT "A"

The W 1/2 of the NW 1/4; AND the NW 1/4 of the SW 1/4; AND all that portion of the SW 1/4 of the SW 1/4 lying north of the old Brooksville/Dade City Highway, less present right-of-way of State Road 50, all located in Section 30, Township 22 South, Range 20 East, Hernando County, Florida.

The S 1/2 of the SW 1/4 of the NW 1/4 of the SE 1/4; AND the N 1/2 of the NW 1/4 of the SW 1/4 of the SE 1/4; AND the West 265.40 feet of the E 1/2 of the N 1/2 of the S 1/2 of the NW 1/4 of the SE 1/4, all being in Section 28, Township 22 South, Range 20 East, Hernando County, Florida.

The N 1/2 of the SW 1/4 of the NW 1/4; AND the S 1/2 of the NW 1/4 of the NW 1/4; AND the NE 1/4 of the NW 1/4; AND the NW 1/4 of NE 1/4; AND the N 1/2 of the SE 1/4 of the NW 1/4, all in Section 27, Township 22 South, Range 20 East, Hernando County, Florida.

The NE 1/4 of the NE 1/4, excepting 15 feet off the eastern boundary for right-of-way, Section 34, Township 22 South, Range 20 East, Hernando County, Florida.

The E 1/2 of the SW 1/4 of the NW 1/4; AND the N 1/2 of the SW 1/4; AND the SW 1/4 of the SW 1/4, all in Section 26, Township 22 South, Range 20 East, Hernando County, Florida.

The N 1/2 of the N 1/2 of the NE 1/4 of the NW 1/4, Section 22, Township 22 South, Range 20 East, Hernando County, Florida.

LESS all conveyances of record.

Return to: (enclose self-addressed stamped envelope)

VIOLET S. KELLEY
9064 Cooper Terrace Drive
Address: BROOKSVILLE, FL 34601

This instrument Prepared by: LIBBY S. WOLTHUIS, First Successor Tru-tee of the FLOSSIE M.
Address: SIKES TRUST dated 4/9/90.

Property Appraisers Parcel Identification (Folio) Number(s):

Grantee(s) S.S. #(s):

WARRANTY DEED
STATUTORY
F. S. 689.02

RAMCO FORM 4B

FILED FOR RECORD
KAREN NICOLAI, CLERK
HERNANDO COUNTY, FL

90 DEC 27 PM 2:43

041209

SPACE ABOVE THIS LINE FOR PROCESSING DATA — SPACE ABOVE THIS LINE FOR RECORDING DATA

R.L.C.C.
D.55

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

This Indenture, *Made this* 21st *day of* December *, A. D. 19* 90

Between LIBBY S. WOLTHUIS, First Successor Trustee of the FLOSSIE M. SIKES TRUST dated 4/9/90,

of the County of HERNANDO *, in the State of* FLORIDA *, part* Y *of the first part, and*

VIOLET S. KELLEY,

of the County of HERNAND *, in the State of* FLORIDA *, whose post office address is*

9064 Cooper Terrace Drive, Brooksville, FL 34601,

part Y *of the second part.*

Witnesseth, *That the said part* Y *of the first part, for and in consideration of the sum of* Ten and 00/100 ---------($10.00)---------- *Dollars, to* her *in hand paid by the said part* Y *of the second part, the receipt whereof is hereby acknowledged, ha* s *granted, bargained, and sold to the said part* Y *of the second part,* her *heirs and assigns forever, the following described land, situate, and being in the County of* Hernando *State of* Florida *, to-wit:*

The North 200 feet of the Southeast one-quarter of the Northwest one-quarter of Section 30, Township 22 South, Range 20 East, Hernando County, Florida.

55

Documentary Tax Pd. $ 55
Intangible Tax Pd. $ —
Karen Nicolai, Clerk of Circuit Ct.
Hernando County, Florida
By _____ D.C.

And the said part Y *of the first part do* es *hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.*

In Witness Whereof, *The said part* Y *of the first part ha* s *hereunto set* her *hand and seal the day and year first above written.*

Signed, sealed and delivered in the presence of:

Kitty Nee Hart
Susa A Peeler

Libby S. Wolthuis (L.S.)
LIBBY S. WOLTHUIS, First Successor Trustee of the FLOSSIE M. SIKES TRUST dated 4/9/90 (L.S.)
(L.S.)
(L.S.)

O.R. 804 PG 1491

STATE OF FLORIDA,
COUNTY OF HERNANDO

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared LIBBY S. WOLTHUIS, First Successor Trustee of the FLOSSIE M. SIKES TRUST dated 4/9/90,

to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

Witness my hand and official seal in the County and State last aforesaid this 21st day of December A.D. 1990.

Sally L. Daniel
NOTARY Public
My Commission Expires:

(notary seal)

NOTARY PUBLIC, STATE OF FLORIDA.
MY COMMISSION EXPIRES: OCT. 15, 1992
THRU NOTARY PUBLIC UNDERWRITERS

DECLARATION OF TRUST

I, VIOLET S. KELLEY, do hereby give, grant, devise, transfer, assign and set over to myself, as Trustee (hereinafter sometimes referred to as "the Settlor") as is hereinafter more fully set out, all of the property and interests therein which are described on Schedule "A" attached hereto (hereinafter referred to as "the Trust Property") to be held in trust pursuant to the terms and conditions of this Declaration of Trust.

ARTICLE ONE
Designation

1.0. This Trust shall be known as "THE VIOLET S. KELLEY TRUST, u/d/t dated February 24, 2010."

ARTICLE TWO
Trustees

2.0. The Trustees of this Trust from time-to-time acting shall serve from their acceptance of the Trust until the first to occur of the following: (a) resignation following thirty days' written notice to any other Trustee(s) then serving or to all then-vested beneficiaries of the Trust; (b) discharge upon written notice from the Settlor as hereinafter defined; (c) an adjudication of incompetency or a manifest inability, either physical or mental, to perform the fiduciary functions of a trustee; (d) death; or (e) termination or revocation of the Trust.

2.1. If the Settlor fails or ceases to serve as Trustee for any reason, then the Settlor's son, ARDEN OLSON, of Cumming, Georgia, shall automatically succeed to serve as First Successor Trustee. If ARDEN OLSON is unable or unwilling to so serve for any reason, then the Settlor's daughter, VICTORIA J. DULANEY, of St. Johns, Florida, shall automatically succeed to serve as Second Alternate Successor Trustee.

2.2. The Settlor expressly retains the right at any time during her lifetime while competent to appoint and remove Trustees at will.

2.3. Subject to any limitations stated elsewhere in this instrument, the Trustee(s) from time-to-time acting shall have all of the powers conferred by the common law and Statutes of the State of Florida as well as the following powers, all of which shall

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be construed broadly and all of which may be exercised by the Trustee(s) in their discretion:

A. To buy, sell, grant options, retain, invest and reinvest in, at public or private sale, any property, real, personal or mixed, including, but not by way of limitation, bonds, notes, debentures, mortgages, certificates of deposit, common and preferred stocks, and shares or interests in investment trusts and common trust funds, without court or statutory limitation and without regard to diversification; to continue the operation of any business or business interest, regardless of entity, which is an asset of the Trust;

B. To consent to, participate in, delegate discretionary powers in relation to, and to pay part of the expenses of any plan of reorganization, consolidation, merger, combination or other similar plan, and to consent to any contract, lease, mortgage, purchase, sale or other action by any corporation pursuant to such plan; to grant proxies, vote and exercise all rights pertaining to all assets of any trust;

C. To borrow money and to pledge, lease or mortgage any such property, regardless of the termination of this Trust or any portion thereof; to extend the time of payment of any obligation held by them and to compromise, settle, or submit to arbitration, or to release any claim in favor of or against any trust created hereunder;

D. To hold the corpus of two or more trusts in one or more consolidated funds in which the separate shares shall have undivided interests; to cause any securities or other property held by them to be registered and held in the name of a nominee; to apportion stock and extraordinary dividends received and charges incurred between income and principal;

E. To make partition, division or distribution of property in kind and, for any such purpose, to determine the value conclusively; to pay out of principal or income, or both, all taxes, assessments, charges, fees, compensation and other expenses of the administration or protection of this Trust;

F. To do all such acts, take all such proceedings and exercise all such rights and privileges, although not hereinbefore specifically mentioned, with relation to such property as if the absolute owner thereof; and

G. To appoint or designate authorized signatories, who need not be Trustees, as to any account with any financial institution in regard to which withdrawals, in whole or in part, are permitted by check, draft or similar instrument.

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H. The Trustee(s) may also make gifts to such children and others in accordance with and in continuation of patterns of giving established by the Settlor during her lifetime.

ARTICLE THREE
General Provisions

3.0. The Settlor, on her own initiative, may direct the Trustee(s) in writing, to sell or otherwise dispose of or retain property of the Trust Estate or to purchase for the Trust, notwithstanding any limitations imposed elsewhere in this instrument or by law, any property which the Settlor may designate. Upon receipt of such directions the Trustee(s) shall comply with them and shall be free of responsibility.

3.1. No person or entity dealing with the Trustee(s) from time-to-time serving or purporting to serve pursuant hereto shall be obliged to inquire as to his, her or their powers or authority or to see to the application of any money or property delivered to or upon the direction of such Trustee(s). Any such person or entity may rely upon the authenticity of any copy of this or any other instrument upon the certificate of any notary public, clerk of court or other authority that such copy has been compared with the original instrument, whether or not recorded, and that such copy is a true and correct copy thereof or upon a similar sworn statement of the Trustee(s) purporting to act. No person or entity so relying shall be subject to liability of any kind therefor. The Trustee(s) shall not be required to obtain authority or approval of any court in the exercise of any power conferred hereunder and shall not be required to make current reports or accountings to any court of the performance of his, her or their duties hereunder.

3.2. This Trust is revocable and amendable, in whole or in part, by the Settlor and may be amended or terminated at any time by the written direction of the Settlor.

3.3. This Trust has been created by the Settlor and accepted by the Trustee in the State of Florida, and it shall be construed and regulated, and all rights under it shall be governed by the laws of that state.

3.4. The Settlor may, by Last Will and Testament, or by any other method, give to the Trustee(s) any property, either real, personal or mixed, and the Trustee(s) shall be authorized to accept, manage, operate and disburse the same and all income therefrom and to the same extent, with the same effect, and to all purposes and intents as if such property had been delivered to the Trustee(s) upon the express terms of this Trust. Other

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property acceptable to the Trustee(s) may be added by any person to any trust created herein.

3.5. Any statute or rule of law to the contrary notwithstanding, and specifically notwithstanding Florida Statutes, §§731.302-.303, and Rule 5.180, FPR, the Trustee(s) shall have the authority in any proceeding to execute and file waivers and consents of any and all kinds which shall be binding and conclusive to the same extent as if such waivers and consents had been executed by each and every beneficiary of the Trust without regard to whether any Trustee is also a beneficiary of the Trust.

3.6. The provisions of Florida Statutes, §737.402(4), shall not apply to this Trust nor any trust created hereunder.

3.7. Any statute or rule of law to the contrary notwithstanding, and specifically notwithstanding Florida Statutes, §744.441, no amendment to this Trust or any trust created hereunder may be made by any guardian or conservator for any Settlor, trustee or beneficiary pursuant hereto, nor shall any Trustee make any distribution of the income or property of this Trust upon the request or direction of any such guardian or conservator except distributions mandated by the express provisions of this instrument.

3.8. Notwithstanding that the record title to any property may be formally in the name of the Trust, the Settlor is authorized and permitted to be the named insured(s) on any policy of insurance protecting the owner(s) or occupant(s) of any such property.

ARTICLE FOUR
Distribution of Principal and Income

4.0. During the life of the Settlor, the net income of the Trust Property shall be distributed to the Settlor. The Trustee(s) shall also distribute to the Settlor so much of the Trust Property as the Settlor may direct in writing. All distributions shall be quarterly or more frequent as the Settlor requests or the circumstances dictate. In the event the Settlor shall become manifestly unable to manage her affairs or be adjudicated incompetent, the Trustee(s) shall distribute so much of the net income of the Trust Property (and so much of the Trust Property if the income is inadequate) to or for her benefit as is necessary to ensure that she enjoys a standard of care, support and comfort as nearly equivalent as possible to her lifestyle enjoyed immediately prior to the advent of such inability or incompetence. The Trustee(s) may rely without liability therefor upon the written statements of any two physicians licensed to practice medicine in the state of the

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Settlor's domicile at the date of such determination that the Settlor is manifestly unable to manage her affairs or is incompetent, provided, however, that the failure of a Settlor to authorize the release of medical or psychiatric information deemed sufficient for the making of such a medical or psychiatric evaluation shall itself automatically constitute a binding conclusion that the Settlor is manifestly unable to manage her affairs or is incompetent.

4.1. Upon the death of the Settlor, all of the just debts, demonstrative bequests, expenses of her last illness and funeral, costs of the administration of her estate, and any taxes generated by her death shall be paid out of the income of the Trust (and out of the Trust Property if the income is inadequate) to the extent the estate of the Settlor is unable to pay such obligations. After all such obligations have been satisfied, the net residue of the Trust Property, including any undistributed income subject to this Trust, shall be distributed by the then-acting Trustee(s), to the following-named persons in the following proportions:

A. A life estate in and to the principal residence of the Settlor which is then or comes to be a part of the Trust Property, the present residence being commonly known as 9064 Cooper Terrace Drive, Brooksville, Hernando County, Florida, containing 20 acres, more or less, and legally described as:

> The South ½ of the Southwest ¼ of the Northeast ¼ of Section 21, Township 22 South, Range 20 East, Hernando County, Florida,
> Parcel ID#: R21 422 20 0000 0310 0000

together with all of the appliances, furniture, and furnishings contained therein not disposed of otherwise, to the Settlor's husband, DAVID B. KELLEY, of Brooksville, Florida, if he survives the Settlor, with all expenses, including taxes, insurance, repairs, maintenance, and utilities being his sole responsibility, and so long as the same is occupied by him as a principal residence. Upon the death of DAVID B. KELLEY, or upon the death of the Settlor if he has predeceased her, then the rest, residue and remainder shall be distributed to the Settlor's daughter, VICTORIA J. DULANEY, of St. Johns, Florida, *per stirpes*;

B. Any and all interest in and to that certain parcel of vacant real property containing 5 acres, more or less, commonly known as 9084 Cooper Terrace Drive, Brooksville, Hernando County, Florida, legally described as follows:

> The North ½ of Northeast ¼ of Southwest ¼ of Northeast ¼, Section 21, Township 22 South, Range 20 East, Hernando County, Florida.

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Parcel ID#: R21 422 20 7103 0000 00D0

to the Settlor's daughter, VICTORIA J. DULANEY, of St. Johns, Florida, *per stirpes*;

C. Any and all interest in and to that certain parcel of vacant real property containing 10 acres, more or less, legally described as follows:

The South ½ of the North ½ of Northwest ¼ of Northwest ¼ of Section 27, Township 22 South, Range 20 East, Hernando County, Florida.
Parcel ID#: R27 422 20 0000 0050 0030

to the Settlor's son, ARDEN OLSON, of Cumming, Georgia, if he survives the Settlor, or if he does not so survive then to the Settlor's daughter, VICTORIA J. DULANEY, of St. Johns, Florida, *per stirpes*;

D. Any and all interest in and to that certain parcel of vacant real property containing 34 acres, more or less, legally described as follows:

The North 200 feet of the Southeast ¼ of Northwest ¼ of Section 30, Township 22 South, Range 20 East, Hernando County Florida,
and
Commence at the Northeast corner of the West ½ of the Northwest ¼ of Section 30, Township 22 South, Range 20 East, for and as the point of beginning. Thence run on the East line of said W1/2 of the NW1/4, S 00 degrees, 21 minutes, 56 seconds West, 1,538.19 feet; thence run S 89 degres, 04 minutes, 18 seconds West, 752.52 feet; thence run N 00 degrees, 26 minutes, 38 seconds East, 1,538.24 feet; thence run N 89 degrees, 04 minutes, 18 seconds East, 750.46 feet to the point of beginning.
TOGETHER WITH: An Ingress-Egress Easement more particularly described as follows:
Commence at the Northeast corner of the West ½ of the Northwest ¼ of Section 30, T22S, R20E, for a point of reference. Thence run on the East line of said W½ of the NW ¼, S00 deg. 04 min. 18 sec. W, 744.52 feet to the point of beginning. Thence continue S89 deg. 04 min. 18 sec. W, 8.00 feet; thence run N 00 deg. 26 min. 33 sec. E, 8.00 feet; thence run S 89 deg. 04 min. 18 sec. W, 8.00 feet; thence run S 00 deg. 26 min. 33 sec W, 2,395.73 feet to the Northerly right of way line of State Road No. 50; thence run on said right of way line, S 78 deg. 50 min. 32 sec.

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E, 16.28 feet; thence run N 00 deg. 26 min. 33 sec. E, 2,390.75 feet to the point of beginning.
Parcel ID#: R30 422 20 0000 0140 0020

to the Settlor's son, ARDEN OLSON, of Cumming, Georgia, if he survives the Settlor, or if he does not so survive then to the Settlor's daughter, VICTORIA J. DULANEY, of St. Johns, Florida, *per stirpes*; and

E. All the rest, residue and remainder thereof, in equal shares, share and share alike, *per stirpes*, to the Settlor's son, ARDEN OLSON, of Cumming, Georgia; and the Settlor's daughter, VICTORIA J. DULANEY, of St. Johns, Florida.

4.2. If any person who would otherwise take any property pursuant to this Declaration of Trust has not yet attained the age of twenty-one (21) at the time of the death of the Settlor, or at such other time when any distribution would be due, then all property due to such person hereunder shall be held by the Settlor's son-in-law, CHRISTOPHER DULANEY, of St. Johns, Florida, as the Trustee as a separate trust and shall remain subject to this Declaration of Trust as described hereinafter. The Trustee(s) shall, in his, her, its or their sole discretion, distribute to or for the benefit of any such minor so much of the income (and of the principal, if the income is inadequate) of such person's trust as is deemed necessary or appropriate to satisfy his or her legitimate medical, educational and support requirements. Otherwise, the Trustee(s) shall retain the trust property and the income thereon until each person for whom a trust has been established attains the age of majority, whereupon the trust shall terminate as to each such person and the remaining principal and interest of his or her trust shall be distributed forthwith to him or her. If any person for whom a trust has been established pursuant to this paragraph does not survive until the principal and income of his or her trust has been fully distributed, then any residue thereof shall be distributed *pro rata* at his or her death among his or her then-surviving siblings who are lineal descendants of the Settlor, if any, or, if there are none, among the surviving beneficiaries determined pursuant to Paragraph 4.1. hereof.

ARTICLE FIVE
Life Estate in Residence

5.0. Anything in this Declaration of Trust to the contrary notwithstanding, the Settlor shall have a life estate in and to any residential real estate which is or may

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come to be a part of the property held subject to this Trust, so long as such property is occupied by her as a principal residence.

ARTICLE SIX
Trustee Compensation

6.0. The Trustee(s), other than the Settlor, from time-to-time acting shall be reimbursed all of the expenses of the administration of this Trust.

IN WITNESS WHEREOF, the Settlor has set her hand and seal and has accepted the Trust herein declared as the initial Trustee thereof at Spring Hill, Hernando County, Florida, this 24th day of February, 2010.

Violet S. Kelley (SEAL)
VIOLET S. KELLEY

Signed, sealed and delivered
in the joint presence of the Settlor
and of:

Libby S. Wolthuis

Libby S. Wolthuis

Jodi L. New

Jodi L. New

ACKNOWLEDGMENT

STATE OF FLORIDA)
)
COUNTY OF HERNANDO)

BEFORE ME, an officer duly authorized to take acknowledgments, personally appeared this date

VIOLET S. KELLEY,

personally known to me to be the person described in and who executed the foregoing Declaration of Trust as Settlor, and acknowledged before me that she executed the same for the purposes therein stated as her free and voluntary act.

WITNESS my hand and official seal in the State and County last aforesaid this 24th day of February, 2010.

JODI LYNN NEW, Notary Public

JODI LYNN NEW
MY COMMISSION # DD834870
EXPIRES: January 16, 2013
Fl. Notary Discount Assoc. Co.
1-800-3-NOTARY

THIS INSTRUMENT PREPARED BY:

JONATHAN D. SMITH, ESQ.
8022 Spring Hill Drive
Spring Hill, Florida 34606
(352) 686-4301

Initials: VSK

SCHEDULE "A" TO
DECLARATION OF TRUST OF
THE VIOLET S. KELLEY TRUST,
U/D/T DATED FEBRUARY 24, 2010

All right, title and interest in and to the following-described property: The sum of Ten Dollars ($10.00), U. S. currency.

* * *

Initials: VSK

FIRST AMENDMENT TO DECLARATION OF TRUST OF THE VIOLET S. KELLEY TRUST, U/D/T DATED FEBRUARY 24, 2010

The undersigned, VIOLET S. KELLEY, being the Settlor and Initial Trustee pursuant to that certain Declaration of Trust executed by her and bearing the date of February 24, 2010, (hereinafter called "the Declaration of Trust"), does hereby amend and modify the Declaration of Trust pursuant to the powers reserved to her by Paragraphs 2.2. and 3.2. thereof as follows:

1. One new paragraph, numbered 3.9., containing the following language, is hereby added to ARTICLE THREE thereof:

"3.9. The trustee shall not pay from any property which would be exempt from the claims of creditors under Chapter 222, Fla. Stat. any taxes, debts or expenses which are otherwise payable from trust property."

2. Paragraph 4.2. of ARTICLE FOUR thereof is hereby deleted in its entirety and the following language is substituted in lieu thereof:

"4.2. If any person who would otherwise take any property pursuant to this Declaration of Trust has not yet attained the age of twenty-one (21) at the time of the death of the Settlor, or at such other time when any distribution would be due, then all property due to such person hereunder shall be held by the Settlor's son, ARDEN OLSON, of Cumming, Georgia, as the Trustee as a separate trust and shall remain subject to this Declaration of Trust as described hereinafter. The Trustee(s) shall, in his, her, its or their sole discretion, distribute to or for the benefit of any such minor so much of the income (and of the principal, if the income is inadequate) of such person's trust as is deemed necessary or appropriate to satisfy his or her legitimate medical, educational and support requirements. Otherwise, the Trustee(s) shall retain the trust property and the income thereon until each person for whom a trust has been established attains the age of twenty-one (21), whereupon the trust shall terminate as to each such person and the remaining principal and interest of his or her trust shall be distributed forthwith to him or her. If any person for whom a trust has been established pursuant to this paragraph does not survive until the principal and income of his or her trust has been fully distributed,

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then any residue thereof shall be distributed *pro rata* at his or her death among his or her then-surviving siblings who are lineal descendants of the Settlor, if any, or, if there are none, among the surviving beneficiaries determined pursuant to Paragraph 4.1. hereof."

3. The foregoing amendments shall be effective as of the date hereof.

4. Except as otherwise specifically stated to the contrary herein, the undersigned does expressly adopt, ratify and confirm each and every provision of the Declaration of Trust, as amended, in its entirety.

IN WITNESS WHEREOF, the undersigned has hereunto set her hand and seal this 5th day of June, 2013, at New Port Richey, Florida, as Settlor and Trustee pursuant to the Declaration of Trust as aforesaid.

Signed, sealed and delivered
in the joint presence of the Settlor
and of:

Jodi K Drew
[signature]
Jodi L. New, Witness
[Please type/print name above.]

Violet S. Kelley
VIOLET S. KELLEY

Diana Lopez
[signature]
DIANA Lopez, Witness
[Please type/print name above.]

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PASCO)

BEFORE ME, an officer duly authorized to take acknowledgments, personally appeared this date

VIOLET S. KELLEY,

personally known to me to be the person described in and who executed the foregoing First Amendment to Declaration of Trust of "THE VIOLET S. KELLEY TRUST, u/d/t dated February 24, 2010", and acknowledged before me that she executed the same for the purposes therein stated as her free and voluntary act.

WITNESS my hand and official seal in the State and County last aforesaid this 5th day of June, 2013.

Jodi Lynn New
Notary Public

THIS INSTRUMENT PREPARED BY:

STEVEN K. JONAS, ESQ.
4914 State Road 54
New Port Richey, Florida 34652
(727) 846-6945

NOTARY PUBLIC STATE OF FLORIDA
JODI LYNN NEW
MY COMMISSION # EE 838195
EXPIRES: January 16, 2017
Bonded Thru Budget Notary Services

Initials: VK

From: sdopc@etcmail.com
To: William Hunt
Cc: "Jeff Rambis"; Carrie Cline; Scott Redman; Kandi McCorkel; Elda Rodriguez
Subject: SUBD-000016-2026 (Highway 50)
Date: Friday, April 10, 2026 4:07:06 PM

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Hunt, Please see below from FDOT. Do you need anything else from FDOT in this regard?

Sherry D. Olson, Esq.
Sherry D. Olson, P.C.
Email: sdopc@etcmail.com
Cell: 404 433 3964

From: Bohl, Albert L <Albert.Bohl@dot.state.fl.us>
Sent: Friday, April 10, 2026 3:59 PM
To: sdopc@etcmail.com
Cc: 'William Hunt' <whunt@co.hernando.fl.us>
Subject: RE: SUBD-000016-2026 (Highway 50)

My supervisor was in today, so I was able to talk to him about this, and he agrees, this driveway is grandfathered in and no new permits are necessary unless someone goes to change the use of the property, like from the existing ag/single family residential to commercial or office, which does not appear to be the case here. In addition, since it has a pipe, if a project would come in, he told me it would be replaced.

Albert Bohl, CPM
Permit Coordinator
Florida Department of Transportation
Brooksville Operations (Handles Citrus, Hernando, and Pasco Counties)
16411 Spring Hill Drive, Brooksville, FL 34604
Phone: 352 848-2619 Tuesday – Thursday 7 am to 5:30 pm
352 848-2600 Friday 7 am to 5 pm
DOTNet: 887-2619
General Information: https://www.fdot.gov/
Permits: Call or start here -> https://osp.fdot.gov/ (Optimized for Google Chrome, does not work on mobile browsers)
Questions about an FDOT Project? Check out https://www.fdottampabay.com/ or give us a call at 352-848-2600.

From: sdopc@etcmail.com <sdopc@etcmail.com>
Sent: Friday, April 10, 2026 3:54 PM
To: Bohl, Albert L <Albert.Bohl@dot.state.fl.us>

Cc: 'William Hunt' <whunt@co.hernando.fl.us>
Subject: SUBD-000016-2026 (Highway 50)

EXTERNAL SENDER: Use caution with links and attachments.

Mr. Bohl,

Thank you for taking my call. As we discussed, the access from Highway 50 has been used by the Sikes family members for many, many years. When Flossie Sikes decided to split the property amongst her children, four parcels were created off that access with each child being given access to an easement created at the same time as the deeds were executed August 8, 1990. To give the furthest east lot access to the easement, a sliver was cut off of my mother-in-law, Violet Kelley's lot. That sliver was added to the current Rambis parcel (originally a parcel given to her sister Mary Bryd). To compensate, for that sliver, a similarly sized sliver was added to Kelley's lot. It is the sliver which is now being sold to the Rambis and added back to the original configuration. Access will not change. Use will not change as this parcel is mostly a flood zone (albeit beautiful oasis of untouched, old growth oaks, palms, swamp cabbage). The purchaser (Rambis) owns the contiguous property and will access the new parcel through his existing property, anticipating to combine all in the future. Zoning is agricultural. Currently, all 3 sisters run cows on their parcels. The use of the driveway is very limited with maybe one or two trucks visits a few times a week depending on whether the cows needed to be fed hay or pinned for sale.

Please see explanation on tax map I originally submitted with the Subdivision forms.

Please confirm that this existing use in place since 1990 is grandfather in since there is no change in use or location.

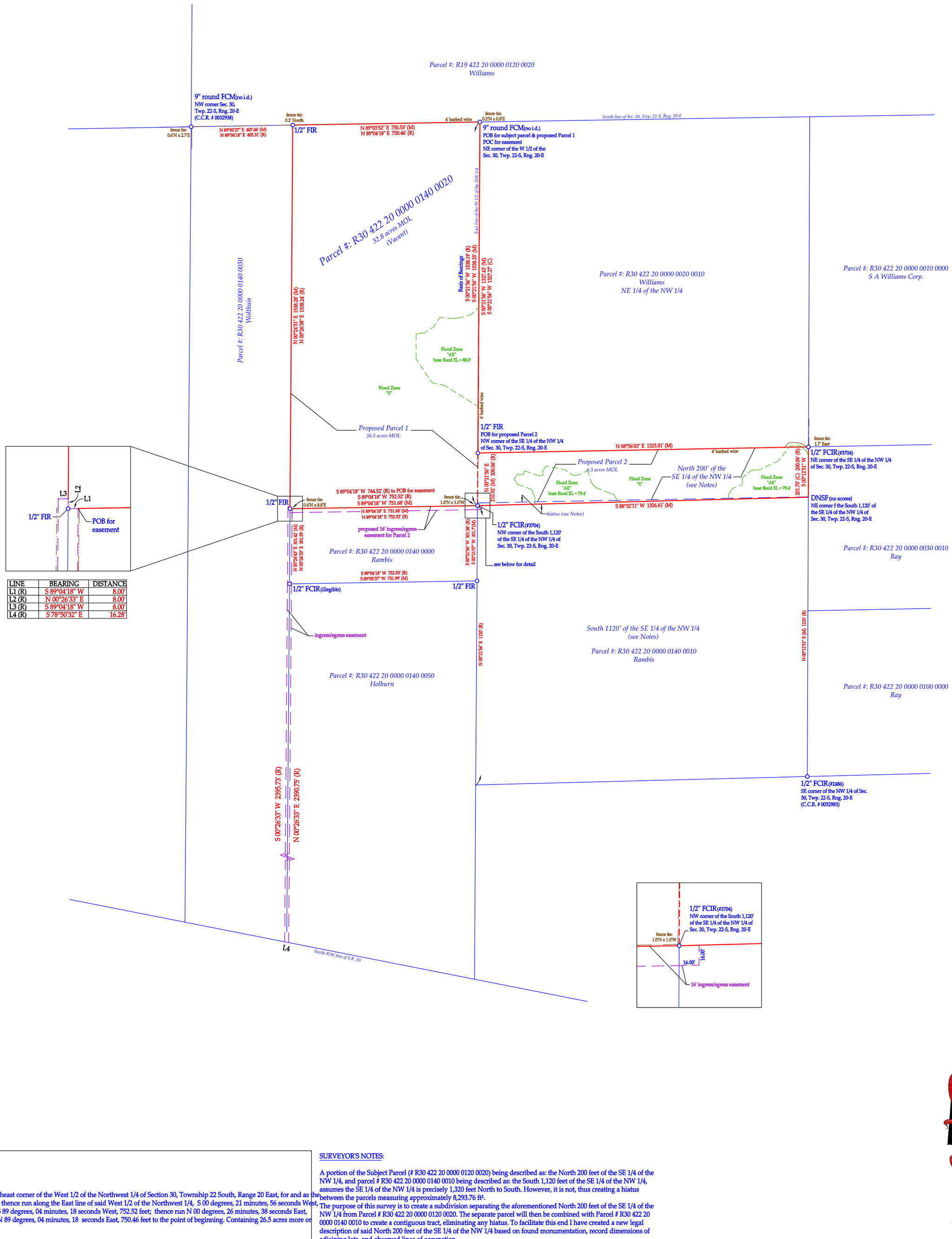
If further information is needed, please advise.

Sherry D. Olson, Esq.
Sherry D. Olson, P.C.
Email: sdopc@etcmail.com
Cell: 404 433 3964

BOUNDARY SURVEY & SUBDIVISION
PARCEL #: R30 422 20 0000 0140 0020

Sec. 30, Twp. 22 SOUTH, Rng. 20 EAST

REVISED on 03/03/2026:
Added an ingress/egress easement
for "Proposed Parcel 2".



LINE	BEARING	DISTANCE
L1 (R)	S 89°04'18" W	8.00'
L2 (R)	N 00°26'33" E	8.00'
L3 (R)	S 89°04'18" W	8.00'
L4 (R)	S 78°50'32" E	16.28'

LEGEND

℄	CENTERLINE
C	CALCULATED
C.C.R.	CERTIFIED CORNER RECORD
Conc.	CONCRETE
Cov.	COVERED
C.S.	CONCRETE SLAB
DNSF	DID NOT SET OR FIND
EL	ELEVATION
FCIR	FOUND CAPPED IRON ROD
FCM	FOUND CONCRETE MONUMENT
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
GA	GUY ANCHOR
HYD	HYDRANT
M	MEASURED
M.E.S.	MITERED END SECTION
MOL	MORE OR LESS
N&D	NAIL & DISC
O/A	OVERALL
P	PLATTED
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PP	POWER POLE
R	RECORD
RES	RESIDENCE
R/W	RIGHT-OF-WAY
SCIR	SET CAPPED IRON ROD #8387
TBM	TEMPORARY BENCHMARK
T.O.B.	TOP OF BANK
WM	WATER METER

Legal Description:

PROPOSED PARCEL 1:

COMMENCE at the Northeast corner of the West 1/2 of the Northwest 1/4 of Section 30, Township 22 South, Range 20 East, for and as the POINT OF BEGINNING; thence run along the East line of said West 1/2 of the Northwest 1/4, S 00 degrees, 21 minutes, 56 seconds West, 1,538.19 feet; thence run S 89 degrees, 04 minutes, 18 seconds West, 752.52 feet; thence run N 00 degrees, 26 minutes, 38 seconds East, 1,538.24 feet; thence run N 89 degrees, 04 minutes, 18 seconds East, 750.46 feet to the point of beginning. Containing 26.5 acres more or less.

TOGETHER WITH an ingress-egress easement more particularly described as follows:
COMMENCE at the Northeast corner of the West 1/2 of the Northwest 1/4 of Section 30, Township 22 South, Range 20 East, Hernando County, Florida, for a point of reference; Then run along the East line of said West 1/2 of the Northwest 1/4, S 00 degrees, 21 minutes, 56 seconds West, 1,538.19 feet; thence run S 89 degrees, 04 minutes, 18 seconds West, 744.52 feet to the POINT OF BEGINNING; thence continue S 89 degrees, 04 minutes, 18 seconds West, 8.00 feet; thence run N 00 degrees, 26 minutes, 33 seconds East, 8.00 feet; thence run S 89 degrees, 04 minutes, 18 seconds W, 8.00 feet; thence run S 00 degrees, 26 minutes, 33 seconds W, 2,395.73 feet to the Northerly right-of-way line of State Road No. 50; thence run along said right-of-way line S 78 degrees, 50 minutes, 32 seconds E, 16.28 feet; thence run N 00 degrees, 26 minutes, 33 seconds East, 2,390.75 feet to the POINT OF BEGINNING.

PROPOSED PARCEL 2:

COMMENCE at the Northeast corner of the West 1/2 of the Northwest 1/4 of Section 30, Township 22 South, Range 20 East, Hernando County, Florida, for a point of reference; Thence run along the East line of said West 1/2 of the Northwest 1/4, S 00 degrees, 21 minutes, 56 seconds West, 1,327.27 feet to the Northwest corner of the Southeast 1/4 of the Northwest 1/4, also being the POINT OF BEGINNING; thence run N 88 degrees, 56 minutes, 03 seconds E, 1,325.81 feet to the Northeast corner of the Southeast 1/4 of the Northwest 1/4; thence run S 00 degrees, 12 minutes, 51 seconds W, 201.70 feet to the Northeast corner of the South 1,120 feet of the Southeast 1/4 of the Northeast 1/4; thence run, S 88 degrees, 32 minutes, 11 seconds W, 1,326.61 feet to the Northwest corner of said South 1,120 feet of the Southeast 1/4 of the Northwest 1/4; thence run N 00 degrees, 21 minutes, 56 seconds E, 210.92 feet to the POINT OF BEGINNING. Containing 6.3 acres more or less.

TOGETHER WITH an easement for ingress and egress over and across the Northerly 16 feet of the Westerly 16 feet of the South 1,120 feet of the SE 1/4 of the NW 1/4 of Section 30, Township 22 South, Range 20 East, Hernando County, Florida.

AND

TOGETHER WITH an easement for ingress and egress over and across the Northerly 16.00 feet of the parcel more particularly described as follows: COMMENCE at the Northeast corner of the West 1/2 of the Northwest 1/4 of Section 30, Township 22 South, Range 20 East, Hernando County, Florida, for a Point of Reference; thence run on the East line of said West 1/2 of the Northwest 1/4 South 00 degrees 21 minutes 56 seconds West 1538.19 feet to the POINT OF BEGINNING; thence continue South 00 degrees 21 minutes 56 seconds West 301.58 feet; thence run South 89 degrees 04 minutes 18 seconds West 752.93 feet; thence run North 00 degrees 26 minutes 33 seconds East 301.59 feet; thence run North 89 degrees 04 minutes 18 seconds East 752.52 feet to the POINT OF BEGINNING.

AND

TOGETHER WITH an ingress-egress easement more particularly described as follows: COMMENCE at the Northeast corner of the West 1/2 of the Northwest 1/4 of Section 30, Township 22 South, Range 20 East, Hernando County, Florida, for a point of reference; Thence run along the East line of said West 1/2 of the Northwest 1/4, S 00 degrees, 21 minutes, 56 seconds West, 1,538.19 feet; thence run S 89 degrees, 04 minutes, 18 seconds West, 744.52 feet to the POINT OF BEGINNING; thence continue S 89 degrees, 04 minutes, 18 seconds West, 8.00 feet; thence run N 00 degrees, 26 minutes, 33 seconds East, 8.00 feet; thence run S 89 degrees, 04 minutes, 18 seconds W, 8.00 feet; thence run S 00 degrees, 26 minutes, 33 seconds W, 2,395.73 feet to the Northerly right-of-way line of State Road No. 50; thence run along said right-of-way line S 78 degrees, 50 minutes, 32 seconds E, 16.28 feet; thence run N 00 degrees, 26 minutes, 33 seconds East, 2,390.75 feet to the POINT OF BEGINNING.

Legal description created via this document

SURVEYOR'S NOTES:

A portion of the Subject Parcel (# R30 422 20 0000 0120 0020) being described as: the North 200 feet of the SE 1/4 of the NW 1/4, and parcel # R30 422 20 0000 0140 0010 being described as: the South 1,120 feet of the SE 1/4 of the NW 1/4, assumes the SE 1/4 of the NW 1/4 is precisely 1,320 feet North to South. However, it is not, thus creating a hiatus between the parcels measuring approximately 8,293.76 ft².
The purpose of this survey is to create a subdivision separating the aforementioned North 200 feet of the SE 1/4 of the NW 1/4 from Parcel # R30 422 20 0000 0120 0020. The separate parcel will then be combined with Parcel # R30 422 20 0000 0140 0010 to create a contiguous tract, eliminating any hiatus. To facilitate this end I have created a new legal description of said North 200 feet of the SE 1/4 of the NW 1/4 based on found monumentation, record dimensions of adjoining lots, and observed lines of occupation.

Legal Description:

The North 200 feet of the Southeast 1/4 of the Northwest 1/4 of Section 30, Township 22 South, Range 20 East, Hernando County, Florida.

AND

COMMENCE at the Northeast corner of the West 1/2 of the Northwest 1/4 of Section 30, Township 22 South, Range 20 East, for and as the POINT OF BEGINNING; thence run along the East line of said West 1/2 of the Northwest 1/4, S 00 degrees, 21 minutes, 56 seconds West, 1,538.19 feet; thence run S 89 degrees, 04 minutes, 18 seconds West, 752.52 feet; thence run N 00 degrees, 26 minutes, 38 seconds East, 1,538.24 feet; thence run N 89 degrees, 04 minutes, 18 seconds East, 750.46 feet to the point of beginning.

TOGETHER WITH an ingress-egress easement more particularly described as follows:
COMMENCE at the Northeast corner of the West 1/2 of the Northwest 1/4 of Section 30, Township 22 South, Range 20 East, Hernando County, Florida, for a point of reference; Thence run along the East line of said West 1/2 of the Northwest 1/4, S 00 degrees, 21 minutes, 56 seconds West, 1,538.19 feet; thence run S 89 degrees, 04 minutes, 18 seconds West, 744.52 feet to the POINT OF BEGINNING; thence continue S 89 degrees, 04 minutes, 18 seconds West, 8.00 feet; thence run N 00 degrees, 26 minutes, 33 seconds East, 8.00 feet; thence run S 89 degrees, 04 minutes, 18 seconds W, 8.00 feet; thence run S 00 degrees, 26 minutes, 33 seconds W, 2,395.73 feet to the Northerly right-of-way line of State Road No. 50; thence run along said right-of-way line S 78 degrees, 50 minutes, 32 seconds E, 16.28 feet; thence run N 00 degrees, 26 minutes, 33 seconds East, 2,390.75 feet to the POINT OF BEGINNING.

Legal description obtained from deed recorded in OR Book 2724, Page 1169, Public Records of Hernando County, Florida.

Certified to:

JEFF RAMBIS

Order No.

KEY1245655

Field Book 17, Page 10,
Field Work Date: 01/31/2026

Flood Plane Certification according to the F.I.R.M. Map, Community Panel Number:

12053C0211D
12053C0212D

Effective Date: 02/02/2012

Property appears to be in Flood Zones "X" & "AE"

This survey was prepared without the benefit of a title search and may be subject to easements, agreements and other matters of record not shown hereon. No information regarding such easements and agreements was supplied except as may be shown. The survey depicted here is not covered by professional liability insurance.

I hereby certify that a survey of the property described hereon was made under my supervision and that the survey meets the minimum technical standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 5J-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is a true and accurate representation to the best of my knowledge and belief.

Frank Julian
Digitally signed by Frank Julian
Date: 2026.03.04 19:11:18 -05'00'

Frank A. Julian, PSM # 5495
Not Valid Unless Signed, Dated and Stamped With Embossed Seal or Electronic Signature.

Drawn by: E.J.P.
Checked by: _____

PLAT OF SURVEY

SUNSHINE SURVEY, LLC
1056 OSOWAW BLVD.
HERNANDO BEACH, FL. 34607-3730
LB # 8387
(863) 245-8442

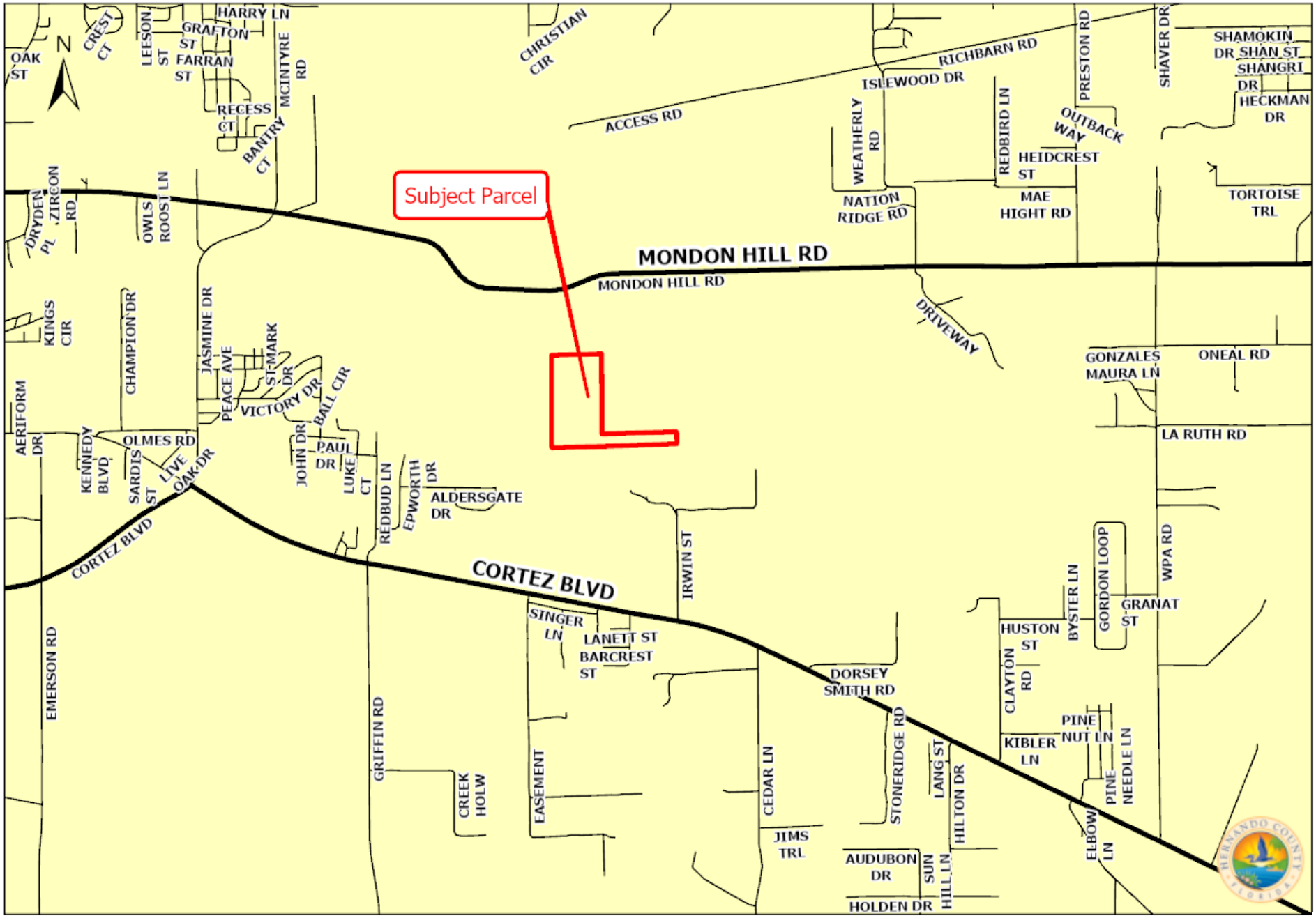
SUBD-000016-2026 -Kelley Violet S TTEE

This map was prepared by this office to be used as aid and land parcel location and identification only. All land locations, right-of-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.

Not to Scale.

SUBD-000016-2026 -Kelley Violet S TTEE

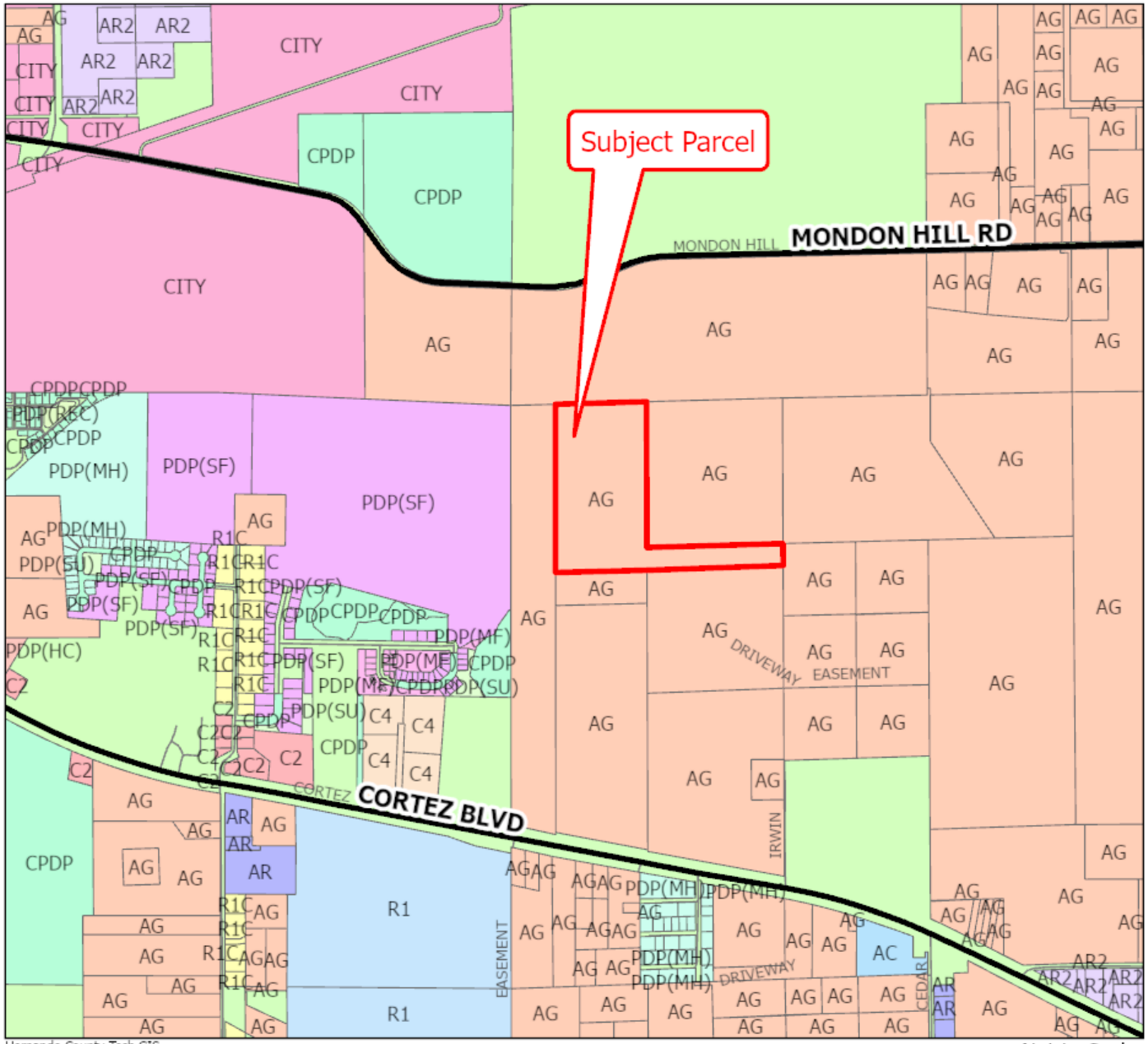
This map was prepared by this office to be used as aid and land parcel location and identification only. All land locations, right-of-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Not to Scale.

SUBD-000016-2026 -Kelley Violet S TTEE

This map was prepared by this office to be used as aid and land parcel location and identification only. All land locations, right-of-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Legend

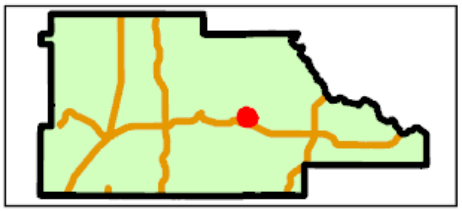
Zoning_

- AC
- AG
- AR
- AR2
- C2
- C4
- CITY
- CPDP
- PDP(HC)
- PDP(MF)
- PDP(MH)
- PDP(REC)
- PDP(SF)
- PDP(SU)
- R1
- R1C

N

W E

S



Hernando County Tech GIS
with Hernando County Planning Department
Project date: May 12, 2026

Not to Scale.

RESOLUTION NO. 2026-_____

WHEREAS, Hernando County has adopted subdivision regulations pursuant to Chapters 125, 163 and 177, *Florida Statutes*, which authorize the County to regulate the division of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and,

WHEREAS, the Hernando County Board of County Commissioners (BOCC) considered the requested Petition for relief from the strict application of the subdivision regulations on the specified parcel(s) in Hernando County, Florida, due to **HARDSHIP**, as more fully described below.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA AS FOLLOWS:

PETITIONER: Violet S. Kelley, Trustee of The Violet S. Kelley Trust u/d/t dated February 24, 2010

FILE NUMBER: SUBD-000016-2026

PURPOSE: To divide 32.60± acres into two (2) parcels creating Parcel 1 (26.50± acres) and Parcel 2 (6.30± acres)

GENERAL LOCATION: A portion of Section 30, Township 22 South, Range 20 East, on Cortez Blvd

PARCEL KEY: 01245655

REQUEST: The Petitioner was denied a Class D Subdivision to divide 32.60± acres into two (2) parcels creating Parcel 1 (26.50± acres) and Parcel 2 (6.30± acres) for failing to meet all of the requirements for a Class D Subdivision Section 26-3(e) of the Hernando County Ordinance Code. Therefore, the Petitioner requests relief from the strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code due to **HARDSHIP**, pursuant to Section 26-3(f) of the Hernando County Ordinance Code.

FINDINGS OF FACT: ALL of the facts and conditions presented to the BOCC in connection with this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting DENIAL of the Petitioner's request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The strict application of the Class D Subdivision regulations in Section

26-3(e) of the Hernando County Ordinance Code would NOT place an undue burden on the Petitioner.

CONCLUSIONS OF LAW: The BOCC is authorized to act on this matter pursuant to Chapters 125, 163 and 177, *Florida Statutes*. Accordingly, after hearing testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code would NOT place an undue burden on the Petitioner.

ACTION: Based upon the record in this matter and all of the findings of fact and conclusions of law above, the BOCC hereby DENIES the Petitioner's request for relief from the strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code due to **HARDSHIP**.

ADOPTED IN REGULAR SESSION THE _____ DAY OF _____, 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____ By: _____

Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

Jerry Campbell
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez
County Attorney's Office

RESOLUTION NO. 2026-_____

WHEREAS, Hernando County has adopted subdivision regulations pursuant to Chapters 125, 163 and 177, *Florida Statutes*, which authorize the County to regulate the division of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and,

WHEREAS, the Hernando County Board of County Commissioners (BOCC) considered the requested Petition for relief from the strict application of the subdivision regulations on the specified parcel(s) in Hernando County, Florida, due to **HARDSHIP**, as more fully described below.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA AS FOLLOWS:

PETITIONER: Violet S. Kelley, Trustee of The Violet S. Kelley Trust u/d/t dated February 24, 2010

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FINDINGS OF FACT: ALL of the facts and conditions presented to the BOCC in connection with this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting APPROVAL of the Petitioner's request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The Petition meets the application requirements in Section 26-3(f) of

the Hernando County Ordinance Code for relief due to **HARDSHIP**.

2. The strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code would place an undue burden on the Petitioner.

CONCLUSIONS OF LAW: The BOCC is authorized to act on this matter pursuant to Chapters 125, 163 and 177, *Florida Statutes*. Accordingly, after hearing testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The Petition meets the application requirements in Section 26-3(f) of the Hernando County Ordinance Code for relief due to **HARDSHIP**.

2. The strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code would place an undue burden on the Petitioner.

ACTION: Based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby APPROVES the Petitioner's request for relief from the strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code due to **HARDSHIP**, subject to the following conditions, pursuant to Section 26-3(f) of the Hernando County Ordinance Code:

1. All lots shall meet the minimum lot size of the zoning district in which the subdivision is located and shall conform with the policies of the comprehensive plan.

2. All lots shall have a minimum fifteen-foot access/utility easement to provide access to the parcel(s).

3. Each deed of conveyance entered into and executed shall contain a legend setting forth in bold type a reference to the subdivision regulations and a statement that "subject land is contained within a subdivision which has not been formally platted and said county has absolutely no obligation to maintain or improve roads and thoroughfares within the subdivision."

[SPACE INTENTIONALLY LEFT BLANK—SIGNATURE PAGE FOLOWS]

ADOPTED IN REGULAR SESSION THE _____ DAY OF _____, 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____ By: _____

Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

Jerry Campbell
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez
County Attorney's Office

INSTR #2026039119 BK: 4720 PG: 1118 Page 1 of 3
FILED & RECORDED 6/10/2026 8:29 AM LS Deputy Clk
Doug Chorvat, Jr., HERNANDO County Clerk of the Circuit Court
Rec Fees: $27.00

RESOLUTION NO. 2026-111

WHEREAS, Hernando County has adopted subdivision regulations pursuant to Chapters 125, 163 and 177, *Florida Statutes*, which authorize the County to regulate the division of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and,

WHEREAS, the Hernando County Board of County Commissioners (BOCC) considered the requested Petition for relief from the strict application of the subdivision regulations on the specified parcel(s) in Hernando County, Florida, due to **HARDSHIP**, as more fully described below.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA AS FOLLOWS:

PETITIONER: Violet S. Kelley, Trustee of The Violet S. Kelley Trust u/d/t dated February 24, 2010

FILE NUMBER: SUBD-000016-2026

PURPOSE: To divide 32.60± acres into two (2) parcels creating Parcel 1 (26.50± acres) and Parcel 2 (6.30± acres)

GENERAL LOCATION: A portion of Section 30, Township 22 South, Range 20 East, on Cortez Blvd

PARCEL KEY: 01245655

REQUEST: The Petitioner was denied a Class D Subdivision to divide 32.60± acres into two (2) parcels creating Parcel 1 (26.50± acres) and Parcel 2 (6.30± acres) for failing to meet all of the requirements for a Class D Subdivision Section 26-3(e) of the Hernando County Ordinance Code. Therefore, the Petitioner requests relief from the strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code due to **HARDSHIP**, pursuant to Section 26-3(f) of the Hernando County Ordinance Code.

FINDINGS OF FACT: ALL of the facts and conditions presented to the BOCC in connection with this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting APPROVAL of the Petitioner's request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The Petition meets the application requirements in Section 26-3(f) of

the Hernando County Ordinance Code for relief due to **HARDSHIP**.

2. The strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code would place an undue burden on the Petitioner.

CONCLUSIONS OF LAW:

The BOCC is authorized to act on this matter pursuant to Chapters 125, 163 and 177, *Florida Statutes*. Accordingly, after hearing testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The Petition meets the application requirements in Section 26-3(f) of the Hernando County Ordinance Code for relief due to **HARDSHIP**.

2. The strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code would place an undue burden on the Petitioner.

ACTION:

Based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby APPROVES the Petitioner's request for relief from the strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code due to **HARDSHIP**, subject to the following conditions, pursuant to Section 26-3(f) of the Hernando County Ordinance Code:

1. All lots shall meet the minimum lot size of the zoning district in which the subdivision is located and shall conform with the policies of the comprehensive plan.

2. All lots shall have a minimum fifteen-foot access/utility easement to provide access to the parcel(s).

3. Each deed of conveyance entered into and executed shall contain a legend setting forth in bold type a reference to the subdivision regulations and a statement that "subject land is contained within a subdivision which has not been formally platted and said county has absolutely no obligation to maintain or improve roads and thoroughfares within the subdivision."

[SPACE INTENTIONALLY LEFT BLANK—SIGNATURE PAGE FOLOWS]

ADOPTED IN REGULAR SESSION THE 2 DAY OF June, 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: Vicki Young, Deputy Clerk
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: _____
Jerry Campbell
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez
County Attorney's Office

Board of County Commissioners

AGENDA ITEM

Meeting: 06/02/2026
Department: Department of Public Works
Prepared By: Colleen Conko
Initiator: Scott Herring
DOC ID: 17494
Legal Request Number:
Bid/Contract Number:

TITLE

Transfer Agreement With The School Board of Hernando County, Florida and Encroachment Agreement With Duke Energy Florida, LLC, for Explorer Boulevard Realignment Project to Provide Additional Queueing and School Bus Parking for Explorer K-8 School

RESULT:	**ADOPTED**
MOVER:	John Allocco
SECONDER:	Brian Hawkins
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

TRANSFER AGREEMENT
County

THIS TRANSFER AGREEMENT (the "Agreement") is made and executed as of the Effective Date by and between **HERNANDO COUNTY**, a political subdivision of the State of Florida, whose address is 15470 Flight Path Drive, Brooksville, Florida 34604 (the "County") and **THE SCHOOL BOARD OF HERNANDO COUNTY, FLORIDA,** a body corporate and public subdivision of the state of Florida, whose address is 919 North Broad Street, Brooksville, FL 34601 (the "District").

W I T N E S S E T H:

WHEREAS, the District is the owner of a portion of Explorer Boulevard located in Hernando County known as Parcel No.: R12 423 17 0000 0010 0020, being more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference ("the District Property"), which is a currently improved public road providing access to the District's Explorer K-8 School (the "School"); and

WHEREAS, Duke Energy Florida, LLC, as successor to Progress Energy Florida, LLC, as successor to Florida Power Corporation ("Duke") has easement rights to the District Property pursuant to that certain Easement dated April 1, 1927, recorded in Deed Book 97, Page 418 and Order of Taking recorded in Official Records Book 933, Page 347, all in the official records of Hernando County (collectively, the "Easements"); and

WHEREAS, Duke and the District are parties to that certain Encroachment Agreement dated November 20, 2006, recorded as Instrument Number 2007054034, in Official Records Book 2479, Page 1084 in the official records of Hernando County (the "Encroachment Agreement") pursuant to which Duke granted the District rights to occupy and utilize a portion of the District Property in the area encumbered by the Easements for the limited purpose of road right of way for access to the School; and

WHEREAS, the County and Somerset Land, LLC ("Somerset") are parties to that certain Development Agreement dated November 29, 2022, recorded as Instrument Number 2023012862, in Official Records Book 4273, Page 304 in the official records of Hernando County (the "Development Agreement") pursuant to which Somerset is required to extend Explorer Boulevard to the south, and add additional access, perimeter security fencing and gates, and queuing for the School; and

WHEREAS, the District, Acts 88, LLC ("Acts"), and Somerset are parties to that certain Access Agreement dated May 19, 2015, recorded as Instrument Number 2015031248, in Official Records Book 3231, Page 649, in the official records of Hernando County, as amended by that certain First Amendment to Access Agreement dated April 12, 2022, recorded as Instrument Number 2022029832, in Official Records Book 4158, Page 660, in the official records of Hernando County (collectively, the "Access Agreement") pursuant to which the District granted Acts 88 and Somerset limited access for the District Property in exchange for Acts 88 and Somerset

constructing additional access and queuing for the School and a new marquee of similar or better quality for the School; and

WHEREAS, the County has requested that the District dedicate and transfer to the County the District Property to (i) allow the County to incorporate Explorer Boulevard into the County road system so that a collector road for the County is constructed which will eliminate access and traffic issues; and (ii) transfer all maintenance and operational responsibilities to the County; and

WHEREAS, section 335.0415, Florida Statutes, authorizes the transfer of public roads only by mutual agreement of the affected governmental entities; and

WHEREAS, the transfer of that portion of Explorer Boulevard is in the public interest and welfare; and

WHEREAS, the District has agreed to dedicate to the County the District Property subject to the terms and conditions set forth in this Agreement.

NOW THEREFORE, for and in consideration of the premises hereof and other good and valuable consideration, the District and the County hereby covenant and agree as follows:

1. Recitals. The above recitals are true and correct and are incorporated herein by reference.

2. The District Dedication to the County. The District shall dedicate and transfer to the County the District Property subject to encumbrances set forth on the Owner & Encumbrance Property Information Report File No. 25003581 prepared by Old Republic National Title Insurance Company, such encumbrances set forth on Exhibit "B" attached hereto, by recorded deed or right of way map (the "Dedication"). The Dedication shall be recorded within sixty (60) days following the Effective Date (as defined herein) (the "Transfer Date"). The District shall execute and deliver to the County a quit claim deed and such other documents as may be reasonably required, necessary or useful in consummating the transaction contemplated by this Agreement.

3. Conditions of Dedication. The Dedication is expressly conditioned on the District Property being incorporated into the County Road system as a collector road and the County complying with the following conditions:

(a) The County acknowledges the District Property is encumbered as specified on Exhibit B, including the Encroachment Agreement, as well as a new Encroachment Agreement between Duke and the County attached herein as Exhibit "C" ("County Encroachment Agreement"), which County Encroachment Agreement must be executed and recorded on the Transfer Date. The County acknowledges and agrees that Duke's Easements are prior in time to the County's, and the rights granted to the County shall be subordinate to Duke's Easements and easement rights. Until such time as the Encroachment Agreement is terminated and replaced with a new encroachment agreement with the Developer, the County agrees to fully comply with all obligations under the Encroachment Agreement and the Easements, including strict compliance

with the locations and usages specified on Exhibit A of the Encroachment Agreement and conditions and requirements set forth in Exhibit B of the Encroachment Agreement.

(b) The County shall grant the District a perpetual easement, if necessary, for the District's use of the District Property for access to the School and the County shall take no action that would impair the District's use of the District Property for use in conjunction with the School. The County shall ensure that the District always has comparable or better access to the School from the District Property.

(c) The County will ensure that any plan, plat, zoning or similar approval or other related development rights granted to Somerset shall be subject to the condition that Somerset (or any successor developer) construct additional access and queuing for the School and a new marquee of similar or better quality for the School at no cost to the District and pursuant to plans approved in writing by the District attached hereto as Exhibit "D" (the "Improvement Work"). Any modifications to the plans attached hereto must be approved in writing by the District's governing board. Should the County (rather than the Developer) independently elect to improve the portion of Explorer Boulevard that is the subject of the Dedication, the County shall provide the District with ninety (90) days prior written notice of its intent to complete the Improvement Work and shall conclude the Improvement Work within eighteen (18) months of commencement (the "Completion Deadline"). In such event, the County shall ensure that Somerset (or any successor developer) commences construction of the remainder of the Improvement Work within eighteen (18) months of the County's commencement of the development of Explorer Boulevard, unless the parties mutually agree to extend the Completion Deadline. If the County does not complete the Improvement Work by the Completion Deadline (as may be extended by mutual agreement by the District and County), then District, at District's sole option, may elect (by providing written notice of such election to the County) to complete installation of the Improvement Work in a timely manner, in which case all direct costs and expenses incurred by District in doing so shall be payable to District from County plus an amount equal to ten percent (10%) of such direct costs and expenses. All payment requests from District under this section shall be paid in accordance with the Florida Prompt Payment Act, Part VII of Chapter 218, Florida Statutes, as amended from time to time. County shall provide the District with at least ninety (90) days' prior written notice before commencement of the Improvement Work. County shall coordinate with the District to create a schedule for the Improvement Work for the minimal disruption of school operations. This plan shall be mutually approved by both parties and such approval shall not be unreasonably withheld. County shall maintain continuous, safe, secure, and convenient access for school buses, staff, parents, emergency vehicles, and students at all times during construction. Any temporary detours or closures affecting access routes shall be coordinated no less than seventy-two (72) hours in advance with the District and shall not occur during school arrival or dismissal hours unless expressly approved in writing by the District. County shall implement appropriate traffic control measures, signage, and flagging personnel as necessary to ensure safe and efficient traffic flow during all construction activities. County shall provide the District with at least seventy-two (72) hours' prior written notice before commencement of any construction activities impacting or disrupting utilities serving the school. A traffic control plan, temporary fencing plan, or construction staging plan, if required by the District, shall be submitted for review and approval prior to commencement of construction. County shall coordinate construction schedules with the District's Director of Facilities and Construction, or other designee, to minimize disruption to school operations, including testing

periods, events, and transportation schedules. Construction activities generating excessive noise, dust, or vibration shall be restricted during regular school hours to the extent reasonably practicable. Any damage to school access drives, parking areas, sidewalks, or related infrastructure caused by construction activities shall be promptly repaired or restored by County, at its sole cost and to the District's satisfaction.

(d) The County agrees that it shall not bring any type of waste, hazardous or otherwise toxic materials on to the District Property nor shall the County store any hazardous waste or toxic materials on the District Property.

(e) The County agrees that it will conduct its operations, maintenance, and any improvements on the District Property in accordance with all applicable laws, rules, regulations, and permits, including but not limited to any related to the reasonable maintenance and operations for safety of the public, and will ensure the same for any successor owner of the District Property, if any.

(f) Somerset and Acts shall enter into a release and indemnification with the District, in a form acceptable to District, releasing the Access Agreement and indemnifying the District.

4. Liability for Torts, Indemnification and Sovereign Immunity.

(a) The County agrees that pursuant to section 337.29(3), Florida Statutes, upon such transfer to the extent sovereign immunity has been waived, liability for torts related to the roadway occurring on or after the Transfer Date shall be the responsibility of the County. The District shall remain liable for torts related to the roadway committed by the District that occurred prior to the Transfer Date, but only to the extent sovereign immunity has been waived.

(b) To the extent permitted by law, the County agrees to indemnify, defend and shall hold harmless the District and the employees and agents of the District from any claims, actions, administrative proceedings (including informal proceedings), judgments, damages, costs, liabilities (including sums paid in settlement of claims), interest or losses including reasonable attorneys' and expenses (including any such fees and expenses incurred in enforcing this Agreement or collecting any sums due hereunder), together with all other costs and expenses of any kind or nature (collectively, the "Costs") that which at any time or from time to time may be suffered or incurred in connection with any claim, cause of action, demand or lien made or arising directly or indirectly or in connection with, with respect to, or as a direct or indirect result of:

(i) the County's actions, omissions or failure to act, or the actions, omissions, or failure to act of its employees, directors, principals, agents, or contractors, with regard to this Agreement, or any violation the terms of the attached County Encroachment Agreement, the Easements, or the Encroachment Agreement.

(ii) in any way relating to or resulting from the County's maintenance, operation or expansion of the public road located on the District Property;

(iii) any failure on the part of the County to comply with any covenant required to be performed or compiled with under this Agreement; or

(iv) any litigation, arbitration or other claim brought against the District by Duke for violation of the County Encroachment Agreement or the Encroachment Agreement, its successor and/or assigns, including, without limitation, any losses, liabilities, damages, injuries, costs, expenses or claims asserted or arising, whether now known or unknown.

Notwithstanding the foregoing, nothing contained herein shall be construed as requiring the County to indemnify or insure the District from sole negligence by the District pursuant to section 768.28(19), Florida Statutes. Further, nothing contained herein shall be construed as an additional waiver of the County's or District's sovereign immunity, or as a waiver of any limitations of liability pursuant to section 768.28, Florida Statutes, regardless of whether any such obligations are based in tort, contract, statute, negligence or otherwise.

(c) This indemnification shall survive the recording of the Dedication, deed or land map transferring the District Property and shall be ongoing, perpetual, continuing, irrevocable and binding on County and its respective representatives, successors, and assigns, inuring to the benefit of District, and its representatives, successors, and assigns. The County's obligations hereunder may not be assigned or subcontracted. All representations, warranties and covenants of County set forth in this Agreement shall continue in effect and, to the extent permitted by law, shall survive the transfer of the District Property, or any portion thereof.

5. Miscellaneous.

(a) Effective Date. The District and County must obtain approval of this Agreement by the respective governing bodies of the County and the District and execution thereof by the duly qualified and authorized representatives of each of the parties hereto. Execution of this Agreement by the last of the County and the District shall be the "Effective Date" of this Agreement.

(b) Notice. Notice shall be delivered to the addresses contained herein, or as further directed by either party upon written notice to the other party, and shall be deemed to have been given upon (a) receipt by recipient if personally delivered, (b) delivery to a recognized courier, delivery service such as Federal Express, or postmark by the U.S. Postal Service, or (c) delivery by electronic mail provided that the receiving party provides acknowledgment of receipt:

County:	HERNANDO COUNTY 15470 Flight Path Drive Brooksville, Florida 34604 ATTN: County Administrator Email: administration@hernandocounty.us
District:	SCHOOL BOARD OF HERNANDO COUNTY, FLORIDA 919 North Broad Street Brooksville, FL 34601 ATTN: Superintendent Email: pinder_r@hcsb.k12.fl.us
With a copy to:	SCHOOL BOARD OF HERNANDO COUNTY, FLORIDA

919 North Broad Street
Brooksville, FL 34601
ATTN: School Board Attorney & General Counsel
Email: mockler_c@hcsb.k12.fl.us

And: GRAY ROBINSON, P.A.
Attn: Kristin Kowaleski, Esq.
101 East Kennedy Blvd, Suite 4000
Tampa, Florida 33602
Email: Kristin.kowaleski@gray-robinson.com

Either party hereto may change the address for Notice specified above by giving the other party ten (10) days' advance written notice of such change of address. Notices given otherwise than by mail shall be deemed given upon actual receipt thereof.

(c) Construction. Whenever the context of this Agreement so requires or admits, words used in the neuter gender include the masculine and feminine; the singular includes the plural and the plural the singular; the word "person" includes a corporation, partnership or unincorporated association as well as a natural person. The fact that a party may be deemed to have drafted or structured any provision hereof shall not be considered in construing the particular provisions either in favor of or against such party.

(d) Captions. The captions at the beginning of the several paragraphs of this Agreement are not a part of this Agreement but merely labels to assist in locating and reading the respective paragraphs hereof. They shall be ignored in construing this instrument.

(e) Severability. If any provision of this Agreement is declared invalid or unenforceable, then, if reasonably possible, taking into consideration the intent and purpose of the parties in entering into this Agreement, the remainder of this Agreement shall continue in full force and effect.

(f) Entire Agreement. This Agreement contains the entire understanding between the parties concerning the subject matter hereof and supersedes any prior understandings or agreements between them concerning the subject matter hereof. No changes, alterations, modifications, additions or qualifications to the terms of this Agreement shall be binding upon the parties unless made in writing and signed by the party to be bound thereby.

(g) Governing Law; Venue. All questions concerning the meaning, execution, construction, effect and validity of this Agreement shall be judged and resolved in accordance with the laws of the State of Florida. Exclusive jurisdiction and venue for any action filed to interpret or enforce the terms of this Agreement shall be in the appropriate court in Hernando County, Florida.

[Remainder of Page Intentionally Blank]

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year first above written.

HERNANDO COUNTY, FLORIDA

By: _____
Name: Jerry Campbell
Title: Chairman

This _____ day of _____, 2026

Attest:

By: _____
Name: Doug A. Chorvat, Jr.
Title: Clerk of Court and Comptroller

Approved as to Form:

By: _____
Name: Jon A. Jouben
Title: County Attorney

[Signatures Continues on Following Page]

SCHOOL BOARD OF HERNANDO COUNTY, FLORIDA

By: _____
Name: _____
Title: _____

This _____day of _____2026.

Attest:

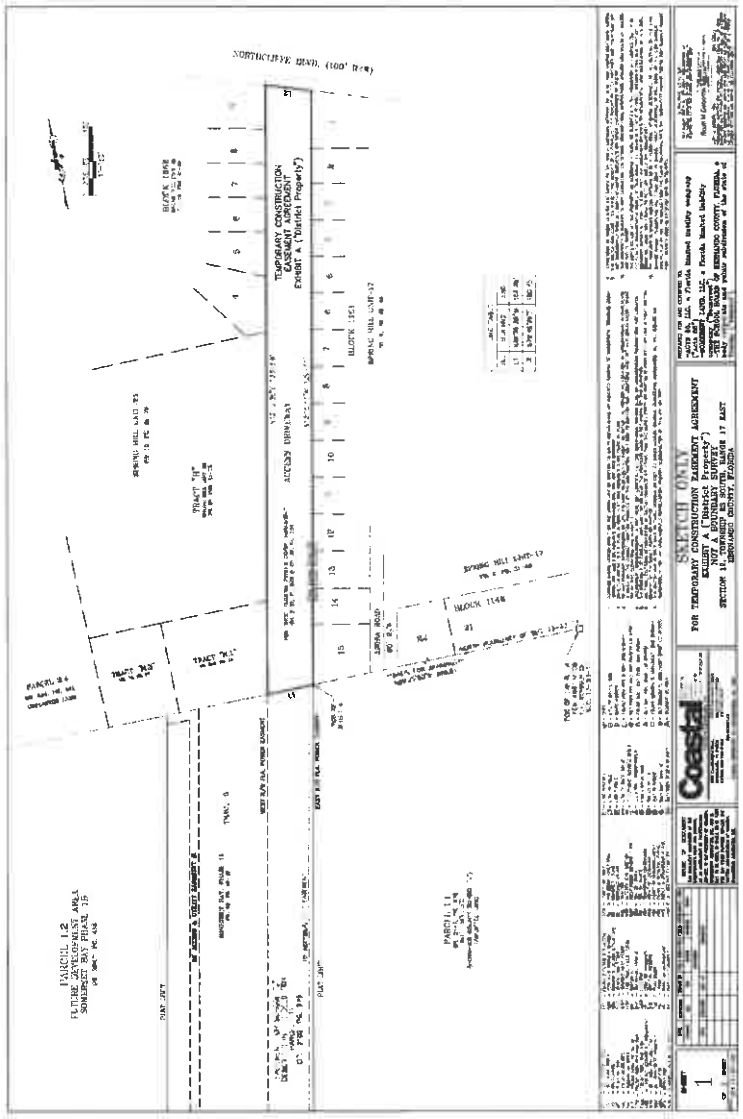
By: _____
Name: _____
Title: _____

Approved as to Form:

By: _____
Name: _____
Title: _____

Exhibit "A"

Legal Description of District Property



#6272910 v9

10

EXHIBIT A LEGAL DESCRIPTION

COMMENCING AT THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 23 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID SECTION 13, S89°26'48"W, 1,320.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTH ELKCAM BOULEVARD AS DESCRIBED IN OFFICIAL RECORDS BOOK 1555, PAGE 1812 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, S00°33'12"E, 1,320.00 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 13; THENCE ALONG SAID SOUTH LINE, S89°26'48"W, 1,320.00 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 13; THENCE ALONG SAID WEST LINE, N00°33'12"W, 1,320.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF NORTH ELKCAM BOULEVARD AS DESCRIBED IN OFFICIAL RECORDS BOOK 1555, PAGE 1812 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, N89°26'48"E, 1,320.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 40.00 ACRES, MORE OR LESS.

SHEET 2 OF 3 SHEETS

Coastal

SKETCH ONLY
FOR TEMPORARY CONSTRUCTION EASEMENT AGREEMENT
EXHIBIT A ("District Property")
NOT A BOUNDARY SURVEY
SECTION 13, TOWNSHIP 23 SOUTH, RANGE 17 EAST
HERNANDO COUNTY, FLORIDA

PREPARED FOR AND COPIES TO:
-ACTS 88, LLC, a Florida limited liability company ("Acts 88")
-SOMERSET LAND, LLC, a Florida limited liability company ("Somerset")
-THE SCHOOL BOARD OF HERNANDO COUNTY, FLORIDA, a body corporate and public subdivision of the state of Florida ("District")

COMMENCING AT THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 23 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SECTION 13, RUN N89°25'50"W, 868.61 FEET TO THE EAST RIGHT-OF-WAY LINE OF A 100 FOOT WIDE POWER EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 933, PAGE 347 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE NORTH LINE OF SAID SECTION 13, N89°25'25"W, 102.28 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID 100 FOOT WIDE POWER EASEMENT; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, RUN N12°15'36"E, 1330.08 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF NORTHCLIFFE BOULEVARD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, RUN S70°46'26"E, 100.75 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID 100 FOOT WIDE POWER EASEMENT; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, RUN S12°15'11"W, 1297.15 FEET TO THE NORTH LINE OF SAID SECTION 13, AND THE POINT OF BEGINNING.

CONTAINING 3.02 ACRES MORE OR LESS.

Exhibit "B"

Title Encumbrances

Old Republic National Title Insurance Company Property Information Report; File No. 25003581, dated through October 16, 2025 @ 8:00 a.m.

1. Easement in favor of Florida Power Corporation recorded in Deed Book 97, Page 418.

2. Permanent easement in favor of Florida Power Corporation contained in Order of Taking recorded in O.R. Book 933, Page 347.

3. Access Agreement between Hernando County School Board and Mark 425, LTD recorded in O.R. Book 3231, Page 649; as affected by First Amendment to Access Agreement recorded in O.R. Book 4158, Page 660.

4. Infrastructure Agreement between Somerset Land LLC and Acts 88, LLC recorded in O.R. Book 3947, Page 433.

5. Encroachment Agreement between Florida Power Corporation d/b/a Progress Energy Florida, Inc. and Hernando County School Board recorded O.R. Book 2479, Page 1084.

6. Perpetual Utility Easement in favor of Hernando County Water and Sewer District recorded in O.R. Book 2683, Page 1887.

7. Easement Agreement between Somerset Land LLC and Acts 88, LLC recorded in O.R. Book 3947, Page 421.

Exhibit "C"

County Encroachment Agreement

(Attachment Five (5) is the County Encroachment Agreement.)

Exhibit "D"

Approved Construction Plans

(Approved construction plans part of exhibit letter of agreement from Duke Energy with the approved construction plans.)

Duke Energy
4306 E. CR 462, Bldg. F
Wildwood, FL 34785
386-290-4295
Amy.Finney@duke-energy.com

December 17, 2025

Hernando County
15740 Flight Path Drive
Brooksville, Florida 34604

Hernando County School Board
919 North Broad Street
Brooksville, Florida 34601

Somerset Land, LLC.
18125 Wayne Road
Odessa, Florida 33556
Attn. Ron Bastyr

Acts 88, LLC.
PO Box 10779
Brooksville, Florida 34603
Attn: Mark Taylor
352-584-7714
Marktaylor@tampbay.rr.com

Re: Duke Energy Transmission Line Easement Plan Review Conditional Approval
Project: Explorer Boulevard Roadway Extension, Explorer K-8 Site Improvements
Line: Brooksville West – Hudson (BWR-1) 115kV line, Str. BWR-41 through Str. BWR-44

This office has reviewed the proposed Explorer Boulevard Roadway Extension, Explorer K-8 Site Improvements site plan (attached separately via email) and referred to herein as Attachment "A". We find the plans as shown on the referenced drawings to be acceptable and in compliance with consideration to this specific location, and all conditions referenced herein. Therefore, Duke Energy Transmission ("DET") approves the referenced plans, insofar as its transmission easement rights are concerned, subject to the conditions detailed below. If this project construction has not commenced by a period of 12 months from the date of this letter, this approval by DET shall expire, and additional plan review will be required by DET at that time.

In summary, the following details DET's comments:

- Notwithstanding our review of your development plans, we are not providing a comment on present or future vegetation plantings. However, please be apprised that to ensure safe and reliable service and to maintain the ability to safely access its easement, Duke Energy relies on clear easement areas to provide open spaces for the staging of large equipment. Therefore, Duke Energy has and continues to manage vegetation within or outside of the easement and retains the rights afforded to it in its underlying easement documents, including to remove vegetation that has the potential to or does cause an interference with its easement rights.
- No stockpiling or storage of materials, dirt, or equipment of any kind is permitted within the DET easement area, nor may any combustible materials be placed within the easement area.
- Except in areas required for construction by the plans herein referenced, contractors operating any and all equipment should be instructed not to operate within 25' of the poles, towers, or other electrical structures including guy anchors. All slopes shall be 4:1 or less.
- No spoil dirt is to be placed within the easement limits unless previously approved by DET.
- Except in areas required for construction by the plans herein referenced, any proposed easements must not cross closer than 25' to DET's electrical structures including, but not limited to poles, towers, and guy anchors.

- All underground facilities, such as, but not limited to, storm water pipes and domestic water line pipes, must be capable of a heavy equipment load bearing weight of 80,000 lbs. DET will not be responsible for damages to these installed facilities. Additionally, Irrigation systems and signs are not permitted in the easement area, with exception of signs required by governmental agencies by the plans herein referenced so long as they do not create incompatible interference or obstruction with DET's use of the transmission easement.
- Except in areas required for construction by the plans herein referenced, all plats, plans, renderings and representations of lots, parcels, designated spaces and/or designated areas having and including area within a DET easement cannot represent, with setbacks or other means, buildable areas(s) within a DET easement.
- Underground Utilities with cathodic protection will require a study of anodic interference on existing DET structures. The developer / owner is responsible for any required remediation as determined by DET. This study shall be provided at no cost to DET for review and acceptance before a Final Approval shall be issued by DET. This study must be submitted to DET prior to the commissioning of the Underground Utilities.
- Any damage to the transmission line or its associated structures, related to this project, and/or claims due to the damage, is the responsibility of the developer/owner.
- This approval by DET is always subject to the paramount right of DET to make use of its entire easement area for the construction, maintenance, reconstruction, and operation of electric lines.
- This letter only addresses issues related to DET's transmission line easement. Additional easements, approvals, or permits from the underlying property owner(s) or other applicable agencies may be required in order for you to proceed with this project.

DET also offers these additional comments to ensure that other potential conflicts are not created during or after construction:

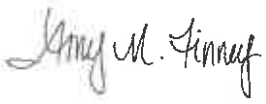
- If there are design changes to any drawings that involve the transmission easements, DET requires a review of the changes for compliance.
- Proper clearances must always be maintained. If any transmission line modification by DET is required to maintain proper clearances, the cost will be the responsibility of the developer/owner. Any such line modifications must be approved and scheduled, through DET well in advance of the project start date. Developer has entered into a Utility Relocation Agreement (URA) with Duke Energy regarding the relocation of Str. BWR-41. No construction can take place at this location until transmission structure BWR-41 has been relocated by the plans herein referenced to avoid interference/damage to the existing transmission facility.
- All current and future property owners are required to adhere to the most current version of the DET transmission right-of-way guidelines and restrictions.
- DET heavy equipment access must not be restricted during construction of this project due to grading or any other activity.
- Please contact me prior to the start of this project to attend any pre-construction meetings.

In not objecting to the use of the transmission easement for use as shown on the drawings, DET is not relinquishing the right to control and maintain the rights-of-way as specified in the recorded easement documents. Any damages to the transmission lines or its associated structures, and claims caused by the damage, is the responsibility of the developer/contractor/owner. It is the responsibility of the developer/contractor/owner to ensure that all work performed in the proximity of the transmission lines complies with all applicable laws and regulations, including but not limited to the National Electric Safety Code ("**NESC**"), the Overhead High-Voltage Line Safety Act ("**OHVLSA**"), and the Occupational Safety and Health Act ("**OSHA**"), and that all persons working near the electric power lines are made aware of the inherent safety hazards associated with these lines.

Please note that this approval is based in part on the accuracy of the information you have supplied on the site plans (Attachment A). You are responsible for indicating the correct location of the DET right of way and its associated electrical structures along with the correct width of the DET easement limits.

Thank you for the opportunity to work with you on this project. If you have any questions, please feel free to contact me at 386-290-4295.

Sincerely,



Amy M. Finney

Manager Asset Protection, Power Grid Operations Vegetation Management

Cc: Mark A. Ferrill – Duke Energy, Duke Energy Document Center – Cast Pro Database (with enclosures)
Duke Energy Asset Protection Work Order: 45494107

Attachment "A": Referenced Site Plans, Duke Energy Use Guidelines for Encroachments involving Transmission Easements ("**UGET**"), Duke Energy "Look Up and Live" Brochure.

Attachment "A":

Referenced Site Plans:

Coastal Design Consultants
7026 Little Rd.
New Port Richey, FL 34654
727-849-8010

Explorer Boulevard Roadway Extension, Explorer K-8 Site Improvements
Spring Hill, Hernando County, Florida

1. Sheet 3; DEMOLITION PLAN (1), Job. No. 22006; Signed by Hunter P. Brown, PE 11-20-25
2. Sheet 4; DEMOLITION PLAN (2), Job. No. 22006; Signed by Hunter P. Brown, PE 11-20-25
3. Sheet 5; DEMOLITION PLAN (3), Job. No. 22006; Signed by Hunter P. Brown, PE 11-20-25
4. Sheet 9; OVERALL SITE PLAN, Job. No. 22005; Signed by Hunter P. Brown, PE 11-20-25
5. Sheet 10; OVERALL FENCE PLAN, Job. No. 22005; Signed by Hunter P. Brown, PE 11-20-25
6. Sheet 14; PLAN SHEET (3), Job. No. 22005; Signed by Hunter P. Brown, PE 11-20-25
7. Sheet 16; PLAN SHEET (4), Job. No. 22005; Signed by Hunter P. Brown, PE 11-20-25
8. Sheet 18; PLAN SHEET (5), Job. No. 22005; Signed by Hunter P. Brown, PE 11-20-25
9. Sheet 20; PLAN SHEET (6), Job. No. 22005; Signed by Hunter P. Brown, PE 11-20-25
10. Sheet 22; PLAN SHEET (7), Job. No. 22005; Signed by Hunter P. Brown, PE 11-20-25
11. Sheet 24; SCHOOL PLAN HORIZONTAL CONTROL PLAN, Job. No. 22005; Signed by Hunter P. Brown, PE 11-20-25
12. Sheet 25; SCHOOL PLAN HORIZONTAL CONTROL PLAN, Job. No. 22005; Signed by Hunter P. Brown, PE 11-20-25
13. Sheet 26; SCHOOL PLAN PAVING, GRADING, & DRAINAGE PLAN, Job. No. 22005; Signed by Hunter P. Brown, PE 11-20-25
14. Sheet 27; SCHOOL PLAN PAVING, GRADING, & DRAINAGE PLAN, Job. No. 22005; Signed by Hunter P. Brown, PE 11-20-25
15. Sheet OS-5; SIGNING & MARKING PLAN (5), Job. No. 22005; Signed by Hunter P. Brown, PE 11-20-25
16. Sheet OS-6; SIGNING & MARKING PLAN (6), Job. No. 22005; Signed by Hunter P. Brown, PE 11-20-25
17. Sheet OS-7; SIGNING & MARKING PLAN (7), Job. No. 22005; Signed by Hunter P. Brown, PE 11-20-25

Additional Notes – Conditions:

-1. In not objecting to the use of the transmission easement for use as shown on the drawings, DET is not relinquishing any of its vegetation management rights as afforded it within its recorded easement documents

-2. Provide the below attached Duke Energy "Look Up and Live" Brochure to all those working in proximity to the high voltage transmission power lines.

-3. During site construction a cement barrier is required as a "Jersey" type barrier to protect any Duke Energy Progress transmission power poles which will be within 50' of any construction traffic.

EXPLORER BOULEVARD ROADWAY EXTENSION
EXPLORER K-8 SITE IMPROVEMENTS

SPRING HILL, FLORIDA

COASTAL PROJECT NUMBER 22005

CONTRACT PLANS COMPONENTS

ROADWAY PLANS
SIGNING AND PAVEMENT MARKING PLANS

INDEX OF ROADWAY PLANS

SHEET NO.	SHEET DESCRIPTION
1	KEY SHEET
2	GENERAL NOTES
3-5	DEMOLITION PLANS
6	TYPICAL SECTION
7	PROJECT GEOMETRY
8	SUMMARY OF QUANTITIES
9	OVERALL SITE PLAN
9A	OVERALL FENCE PLAN
10-23	PLAN SHEETS & PROFILE SHEETS
24-27	SCHOOL PLAN SHEETS
28-38	CROSS SECTIONS
39-41	DRAINAGE STRUCTURES
OS1-OS7	SIGNING & MARKING PLANS
DR1-DR4	DRAINAGE PLANS
EC-1-EC-2	SWPPP PLANS

PLANS PREPARED FOR

Coastal engineering

966 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-9423 - Fax (352) 799-8355
EB-0000142

PLANS PREPARED BY

COASTAL DESIGN CONSULTANTS

7026 LITTLE RD. NEW PORT RICHEY, FL. 34654
T: (727) 849-8010 F: (727) 849-8020
CERTIFICATE OF AUTHORIZATION NO. 00009572

ATTENTION IS DIRECTED TO THE FACT THAT THESE PLANS MAY HAVE BEEN ALTERED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

Hunter P Brown Digitally signed by Hunter P Brown Date: 2025.11.20 13:26:26 -05'00'

NOVEMBER 11, 2025

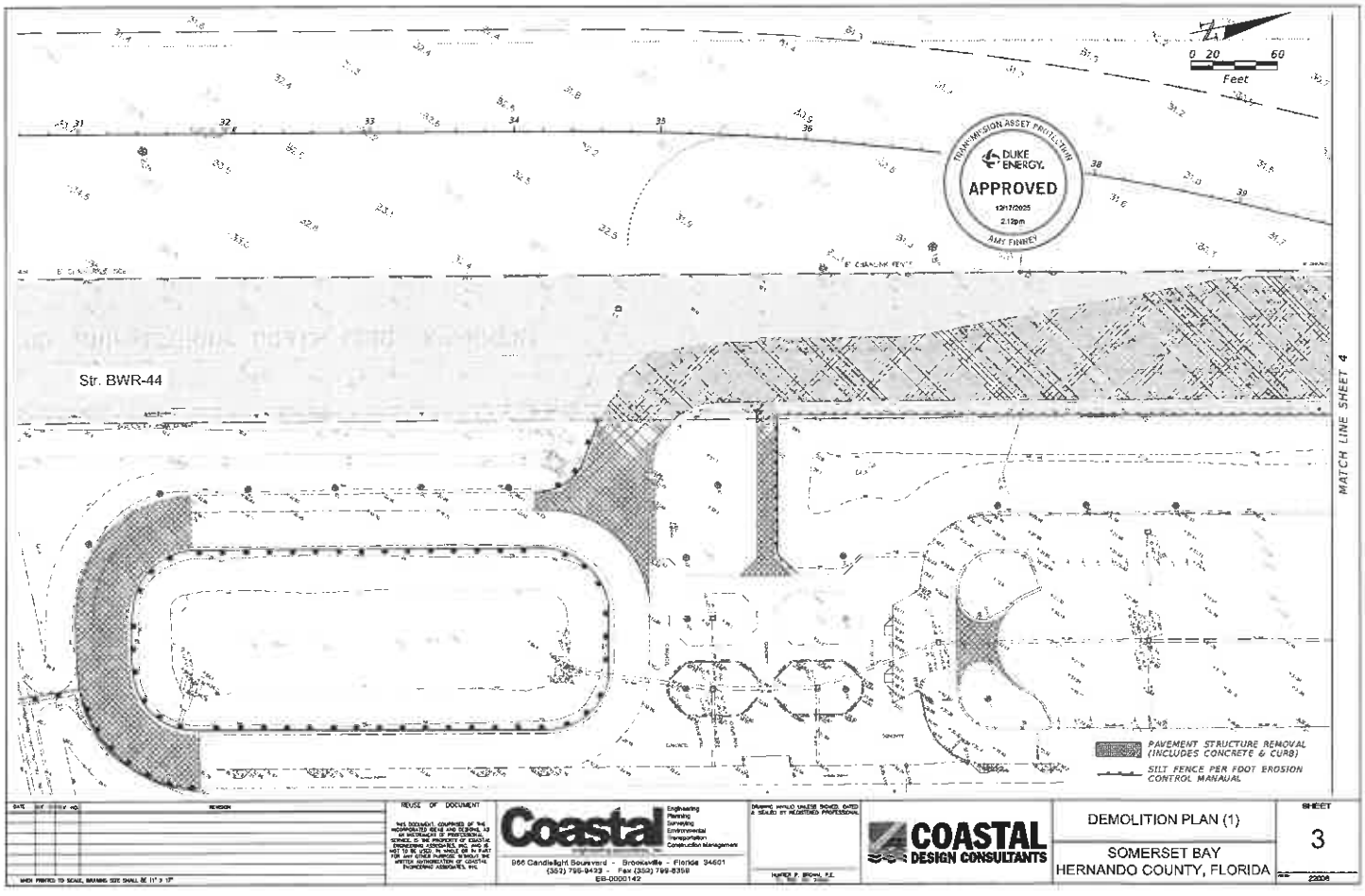
HUNTER P. BROWN LICENSE No 74664 STATE OF FLORIDA PROFESSIONAL ENGINEER

ROADWAY PLANS
ENGINEER OF RECORD:

HUNTER P. BROWN, P.E.
P.E. NO.: 74664
COASTAL DESIGN CONSULTANTS INC.
7026 LITTLE ROAD
NEW PORT RICHEY, FL. 34654
(727) 849-8010
FAX (727) 849-8020
WWW.COASTALDESIGNCONSULTANTS.COM
CERTIFICATE OF AUTHORIZATION NO. 9572

FISCAL YEAR	SHEET NO.
2025	1

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.



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Harold F. Brown, P.E.

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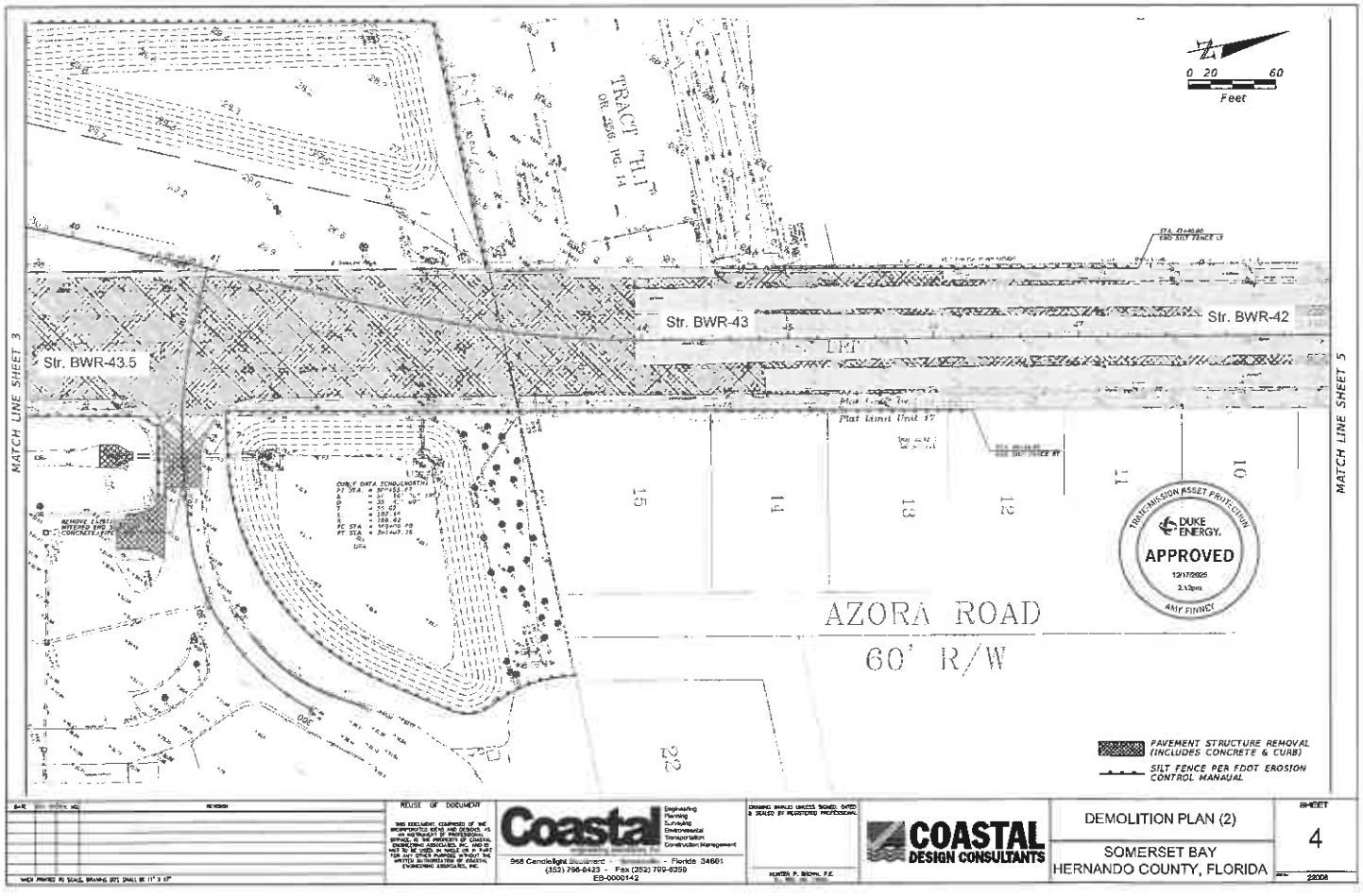
DEMOLITION PLAN (1)

SOMERSET BAY
HERNANDO COUNTY, FLORIDA

SHEET 3

23004



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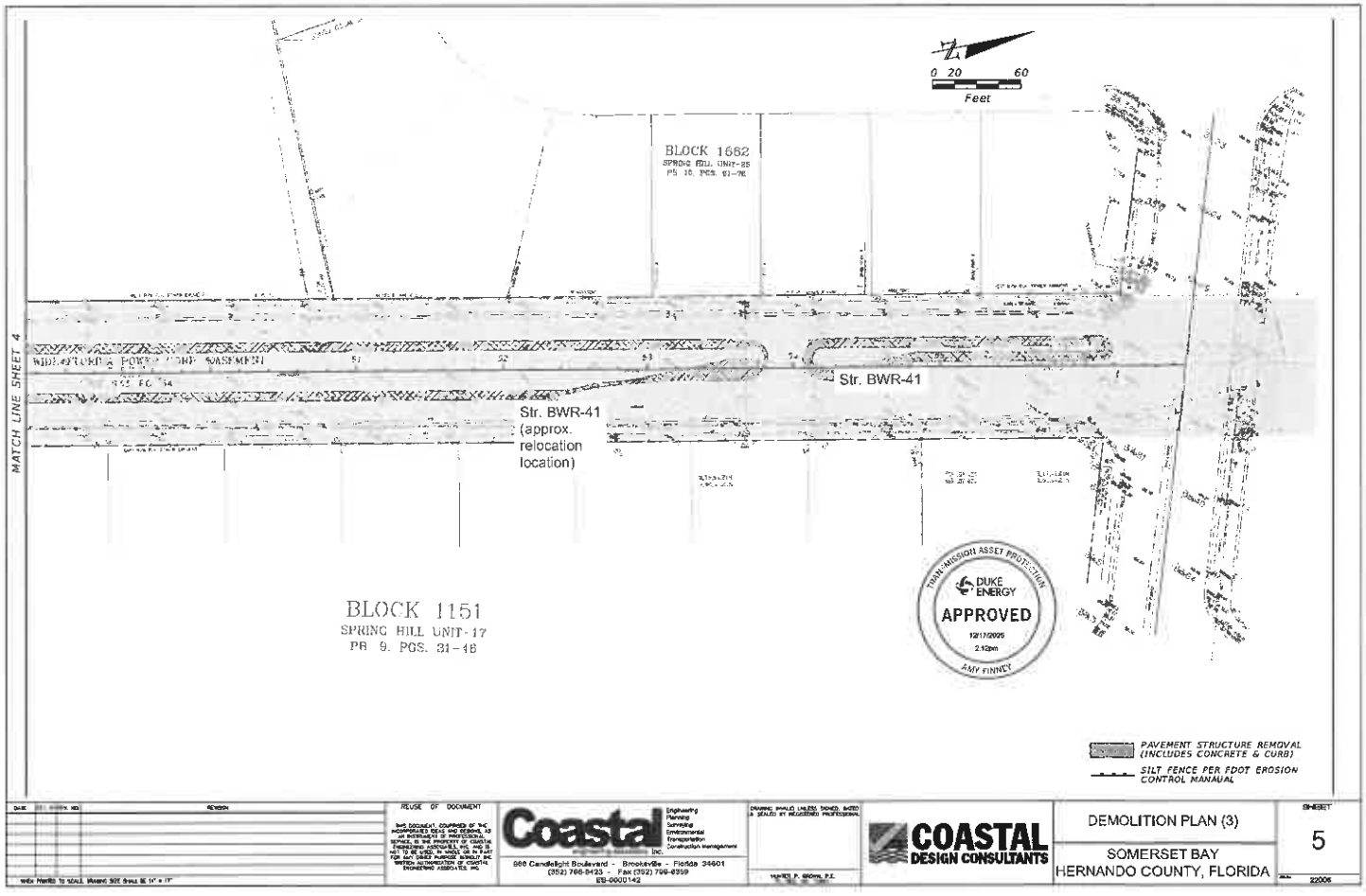
DEMOLITION PLAN (2)

SOMERSET BAY
HERNANDO COUNTY, FLORIDA

SHEET 4



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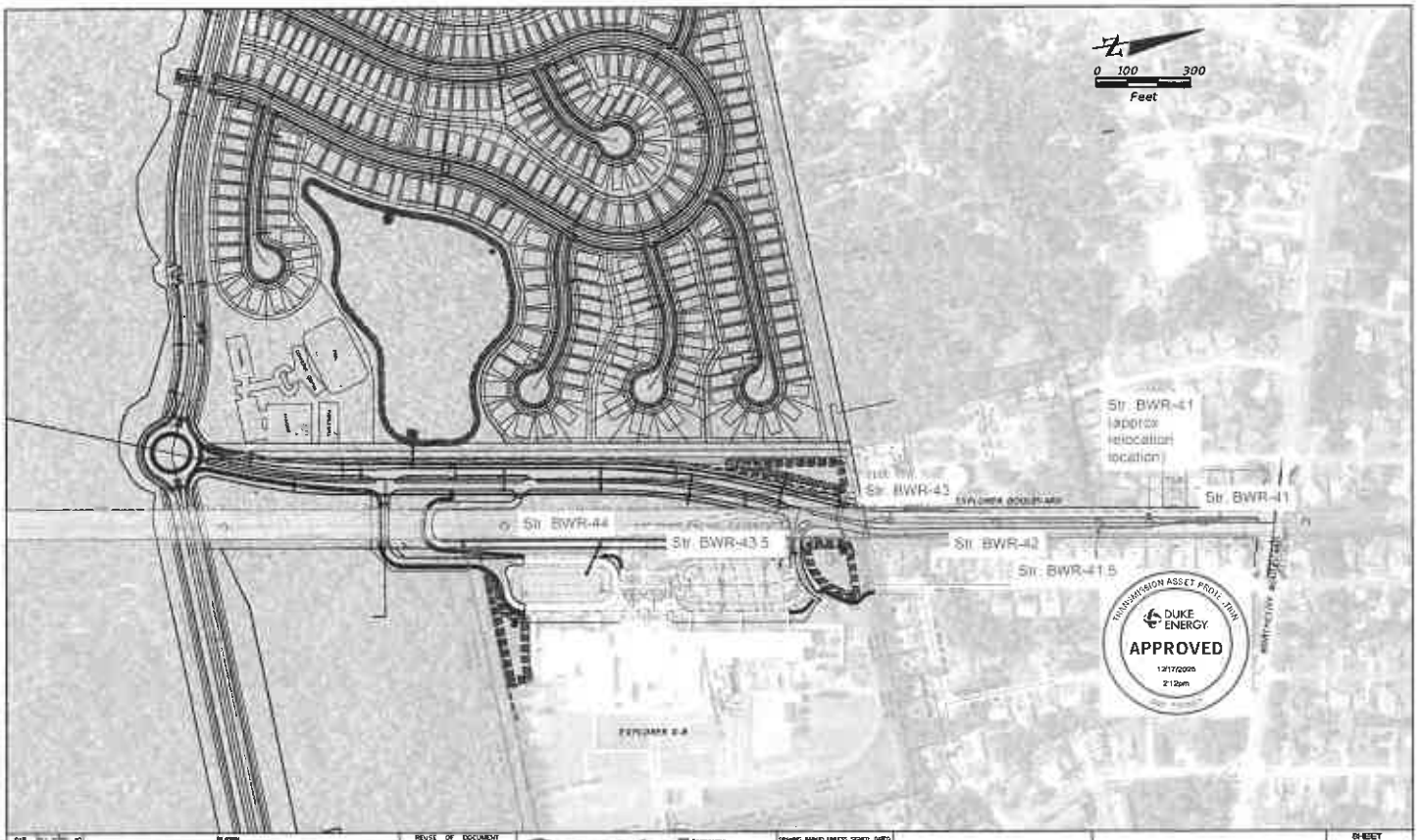
DEMOLITION PLAN (3)

SOMERSET BAY
HERNANDO COUNTY, FLORIDA

SHEET 5

JOB 22006



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REG. NO. 74664

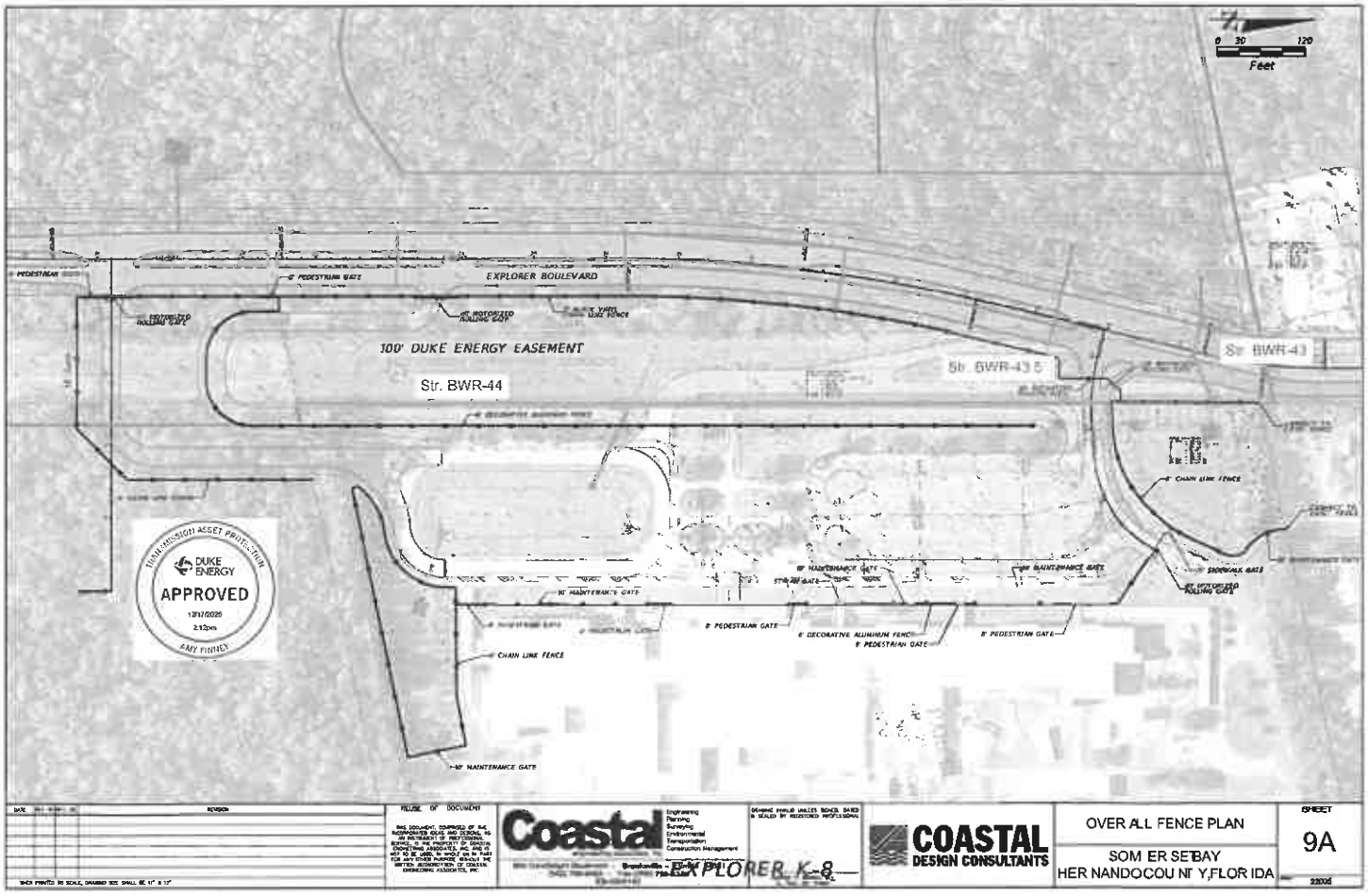
COASTAL DESIGN CONSULTANTS

OVERALL SITE PLAN

SOMERSET BAY
HERNANDO COUNTY, FLORIDA

SHEET 9

22005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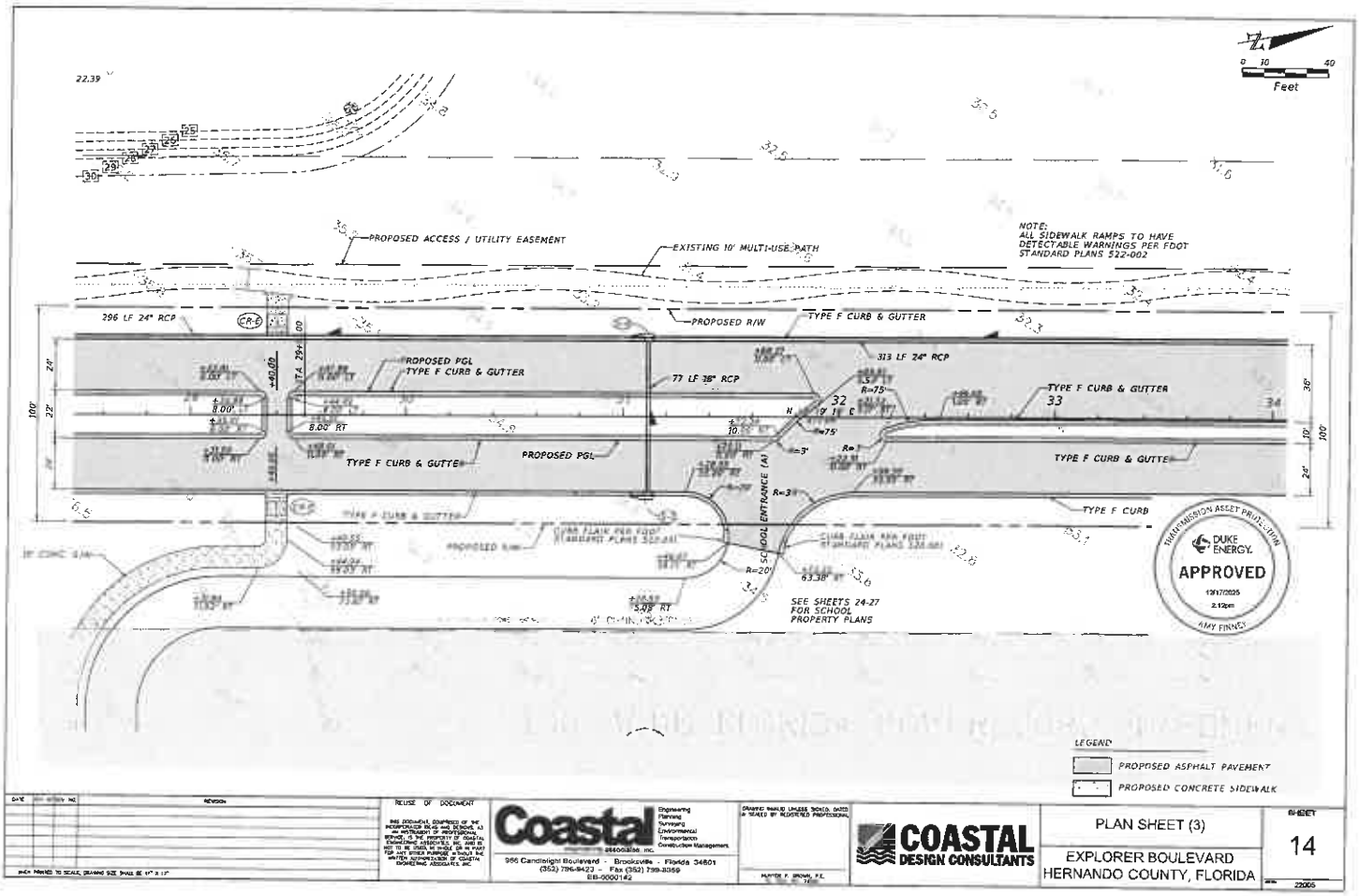
Feet
EXPLORER BOULEVARD
100' DUKE ENERGY EASEMENT
Str. BWR-44
Str. BWR-43
Str. BWR-43.5
8' PEDESTRIAN GATE
6' MAINTENANCE GATE
8' PEDESTRIAN GATE
6' DECORATIVE ALUMINUM FENCE
8' PEDESTRIAN GATE
CHAIN LINK FENCE
40' MAINTENANCE GATE
TRANSMISSION ASSET PROTECTION
DUKE ENERGY
APPROVED
12/17/2025
2:12pm
AMY FINNEY
Coastal
EXPLORER K-8
COASTAL DESIGN CONSULTANTS
OVER ALL FENCE PLAN
SOMERSET BAY
HERNANDO COUNTY, FLORIDA
SHEET
9A



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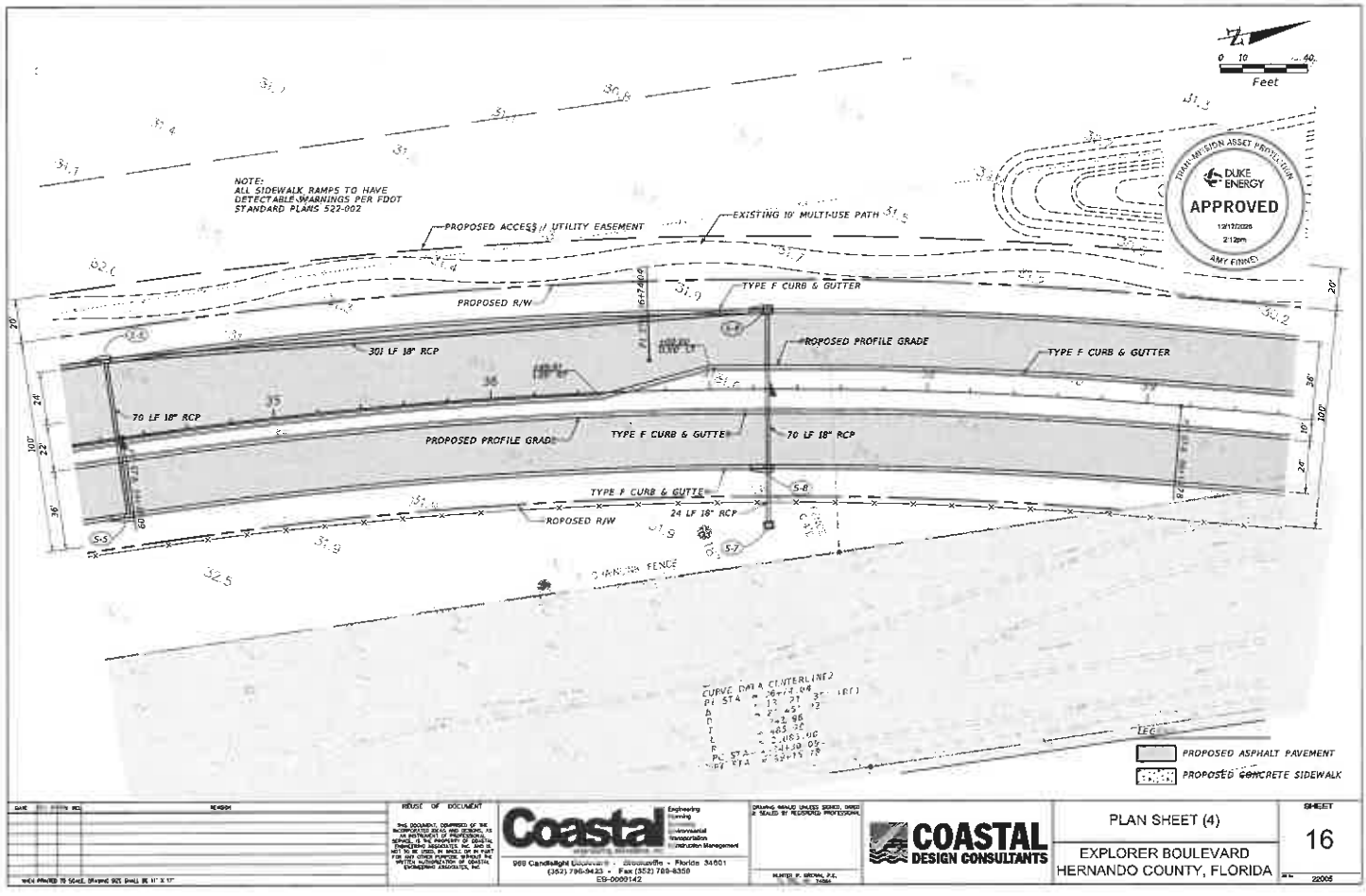
PLAN SHEET (3)

EXPLORER BOULEVARD
HERNANDO COUNTY, FLORIDA

SHEET 14

22065



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No. 74564

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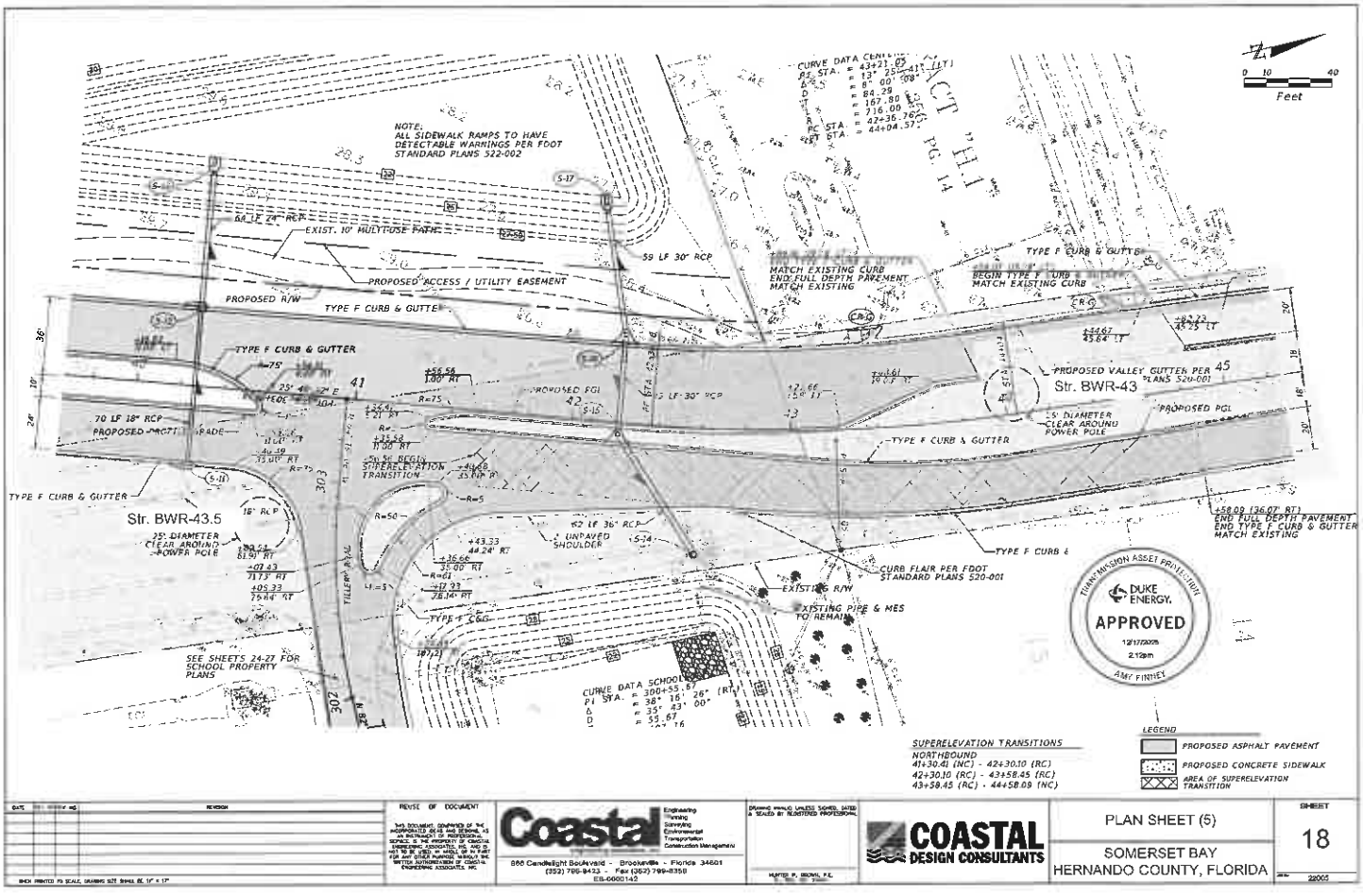
PLAN SHEET (4)

EXPLORER BOULEVARD
HERNANDO COUNTY, FLORIDA

SHEET 16

JOB No. 22005



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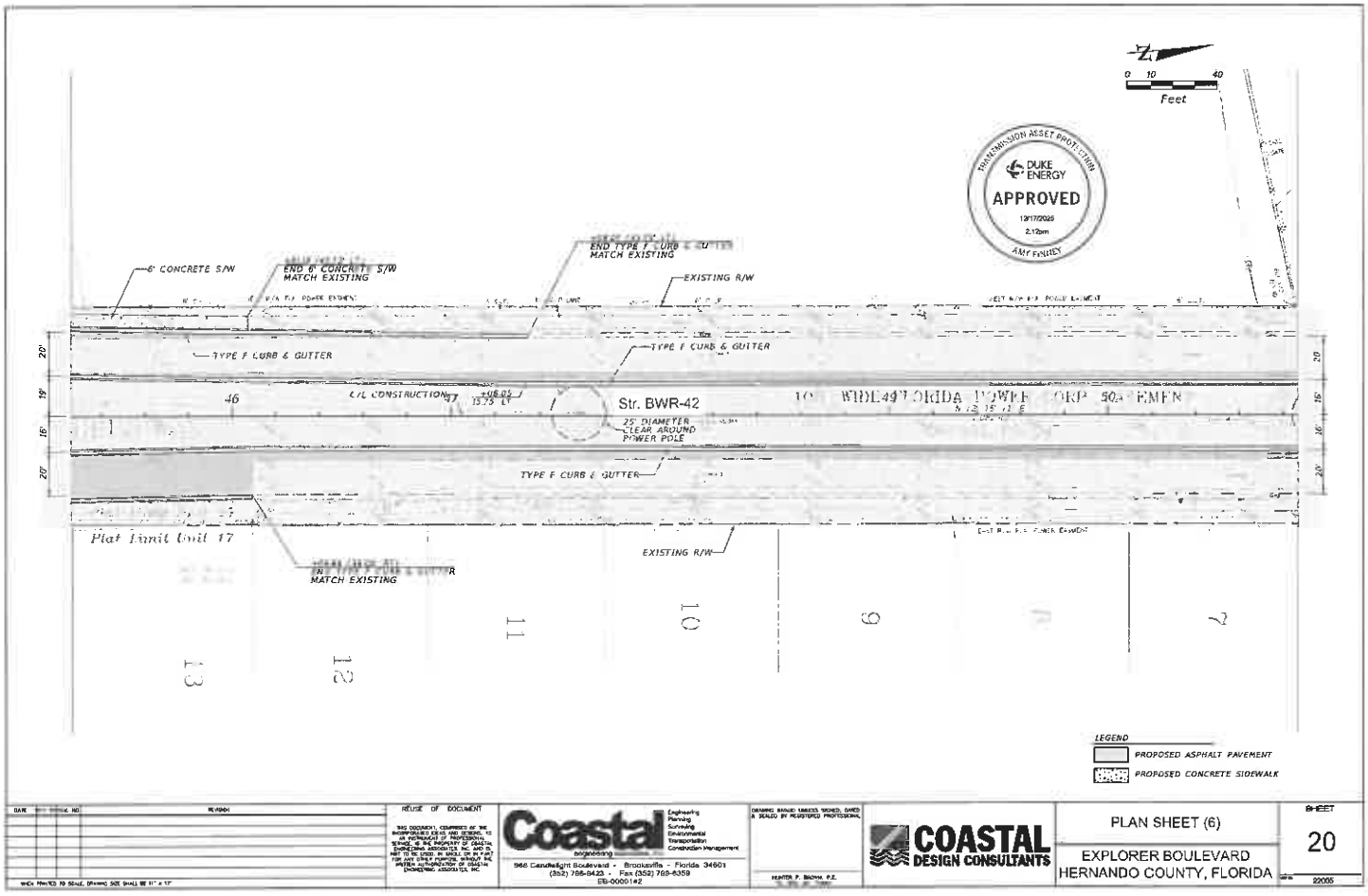
PLAN SHEET (5)

SOMERSET BAY
HERNANDO COUNTY, FLORIDA

SHEET 18



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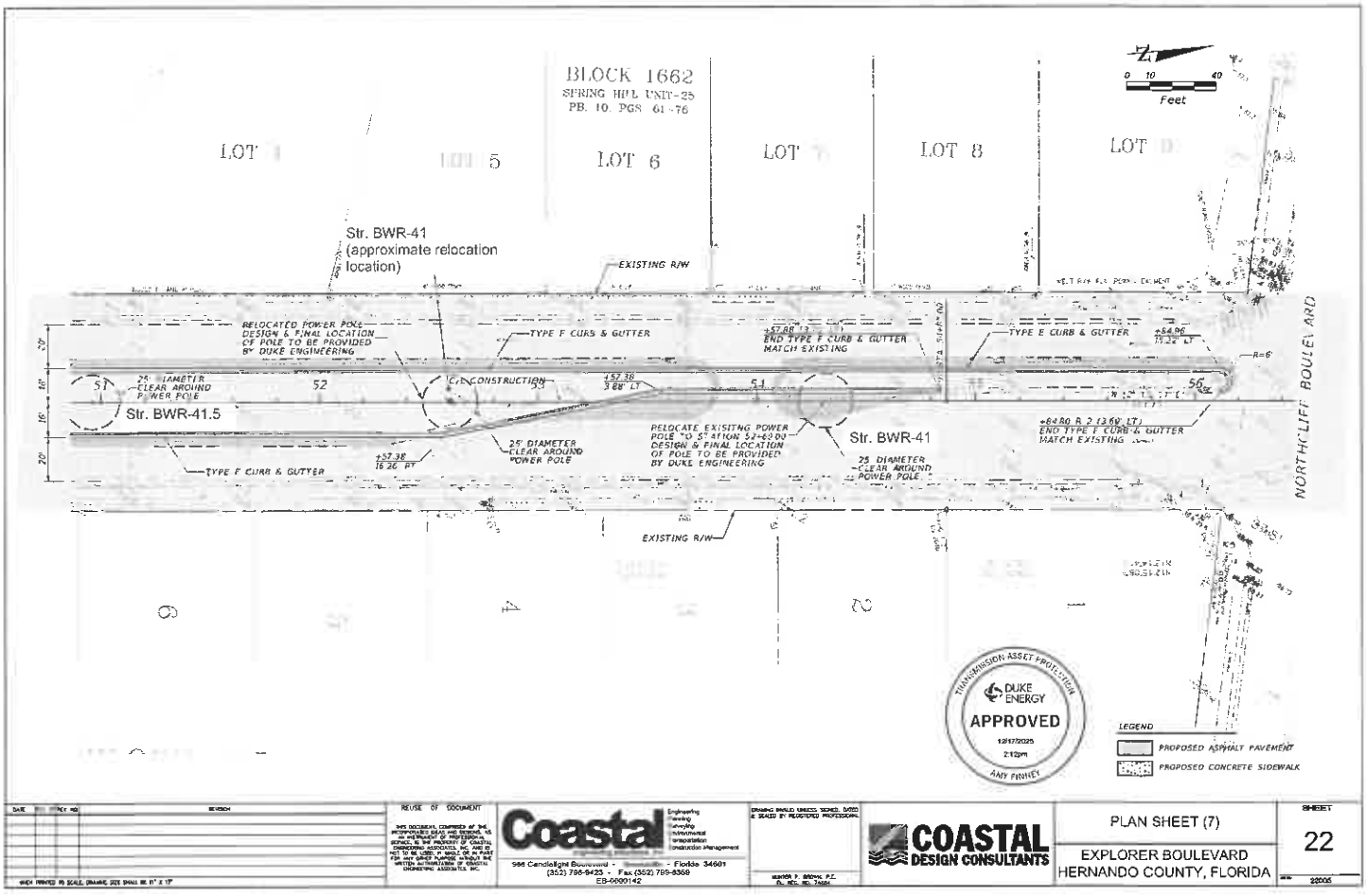
PLAN SHEET (6)

EXPLORER BOULEVARD
HERNANDO COUNTY, FLORIDA

SHEET 20

22005



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FL. REG. NO. 74404

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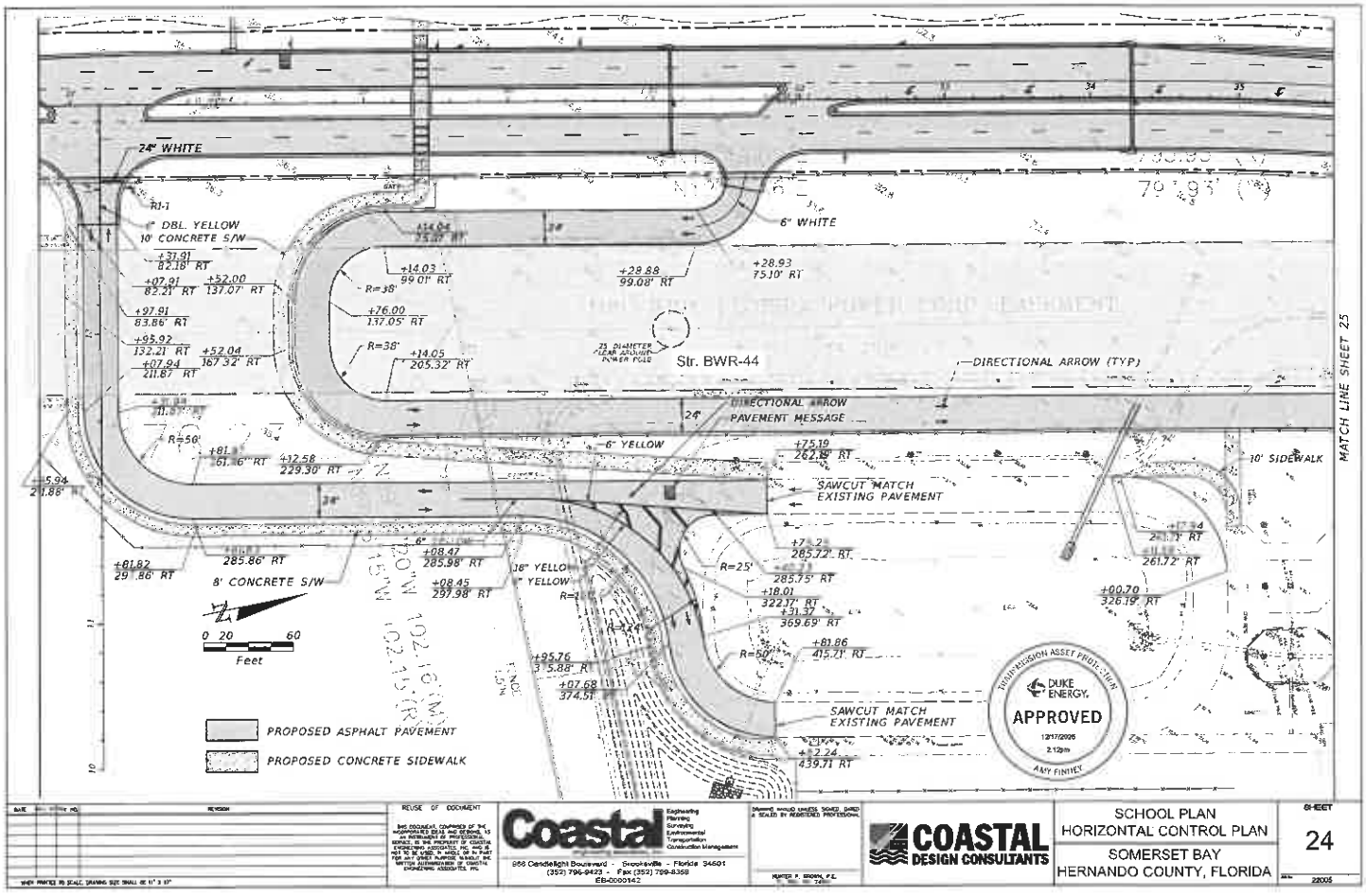
PLAN SHEET (7)

EXPLORER BOULEVARD
HERNANDO COUNTY, FLORIDA

SHEET
22



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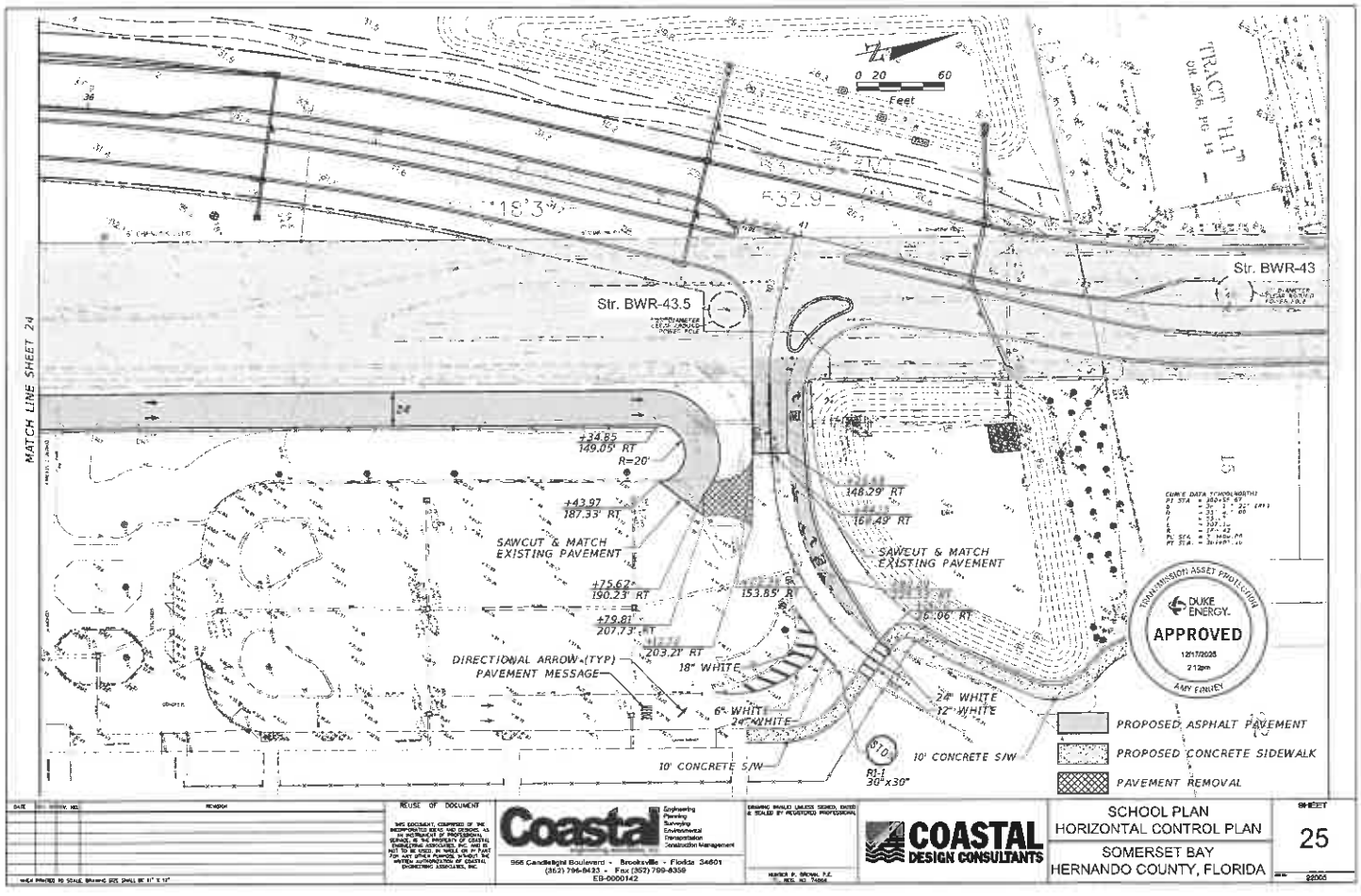
SCHOOL PLAN
HORIZONTAL CONTROL PLAN
SOMERSET BAY
HERNANDO COUNTY, FLORIDA

SHEET 24



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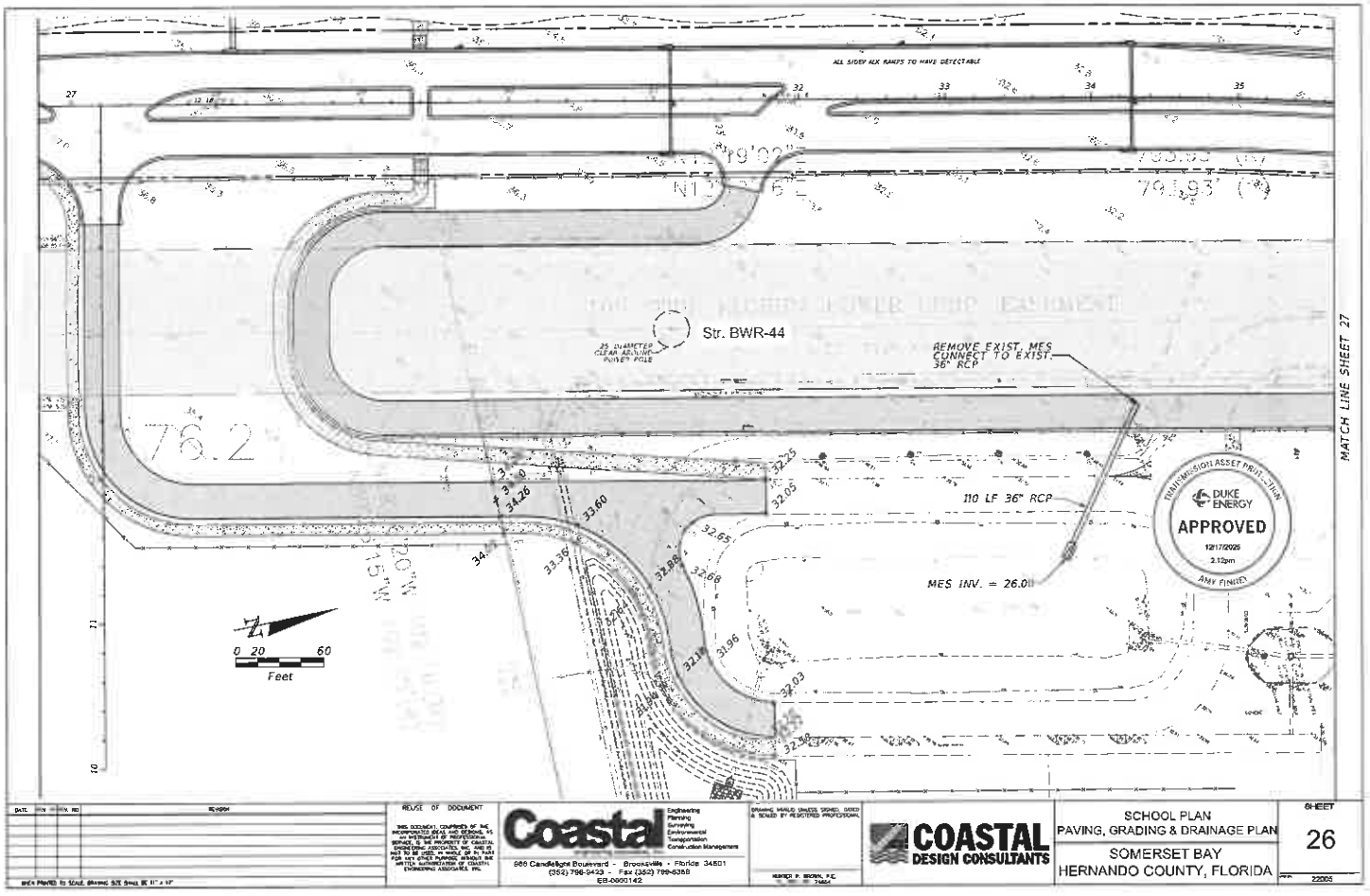
SCHOOL PLAN
HORIZONTAL CONTROL PLAN
SOMERSET BAY
HERNANDO COUNTY, FLORIDA

SHEET 25



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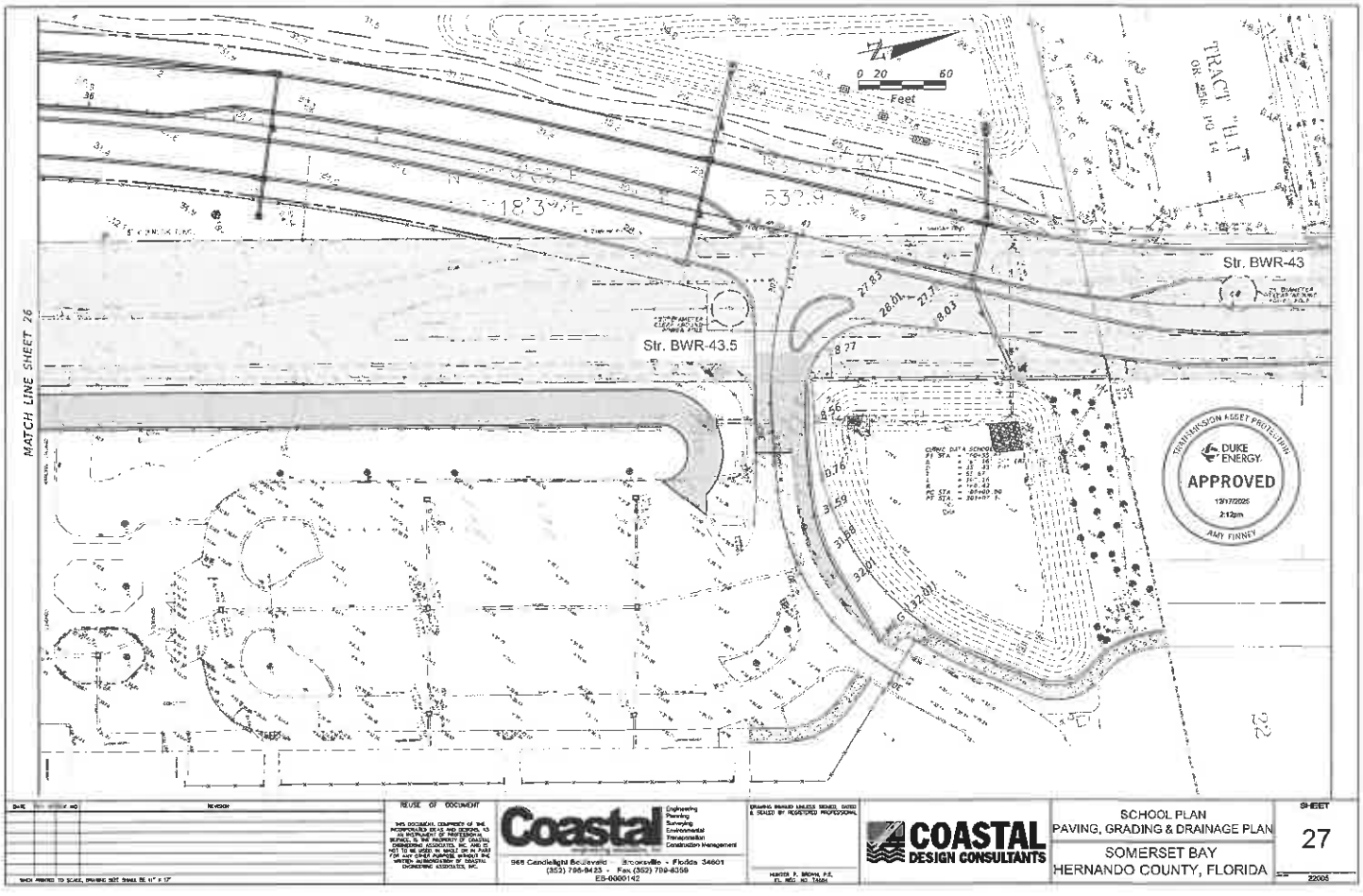
PAVING, GRADING & DRAINAGE PLAN
SOMERSET BAY
HERNANDO COUNTY, FLORIDA

SHEET 26



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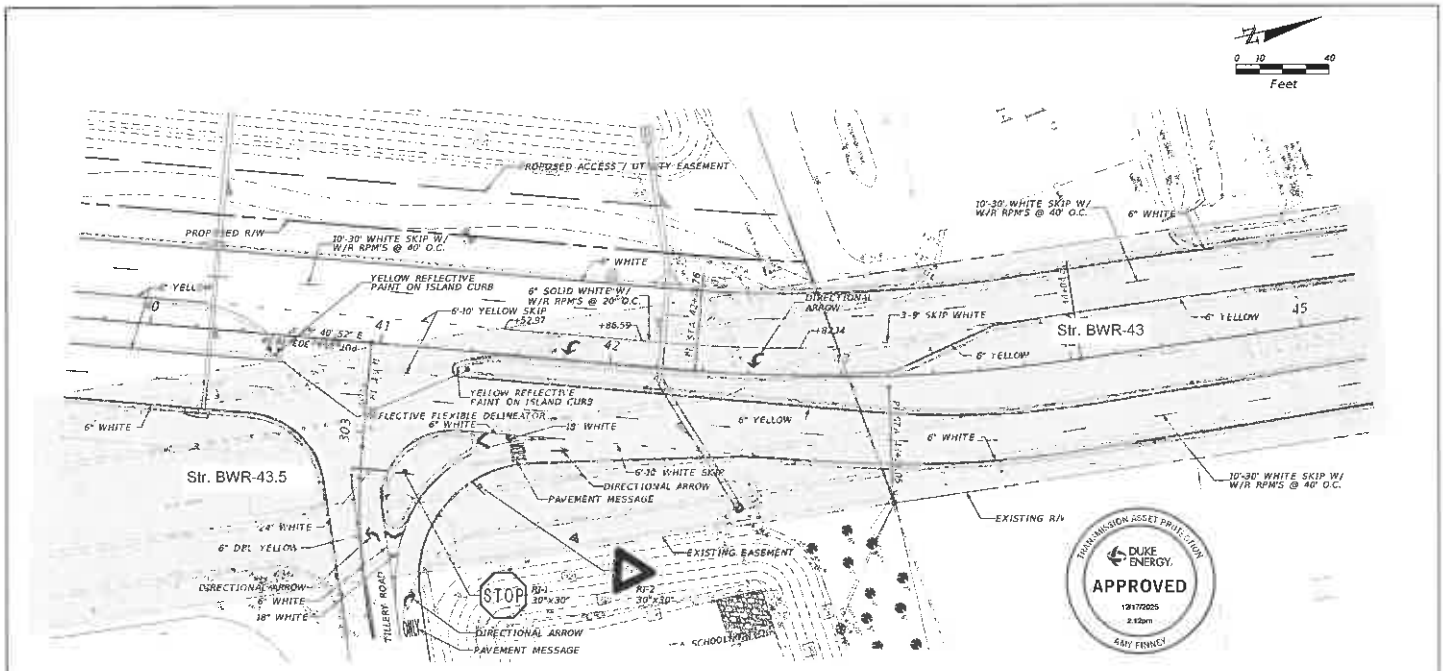
SCHOOL PLAN
PAVING, GRADING & DRAINAGE PLAN
SOMERSET BAY
HERNANDO COUNTY, FLORIDA

SHEET
27



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FL. REG. NO. 74464

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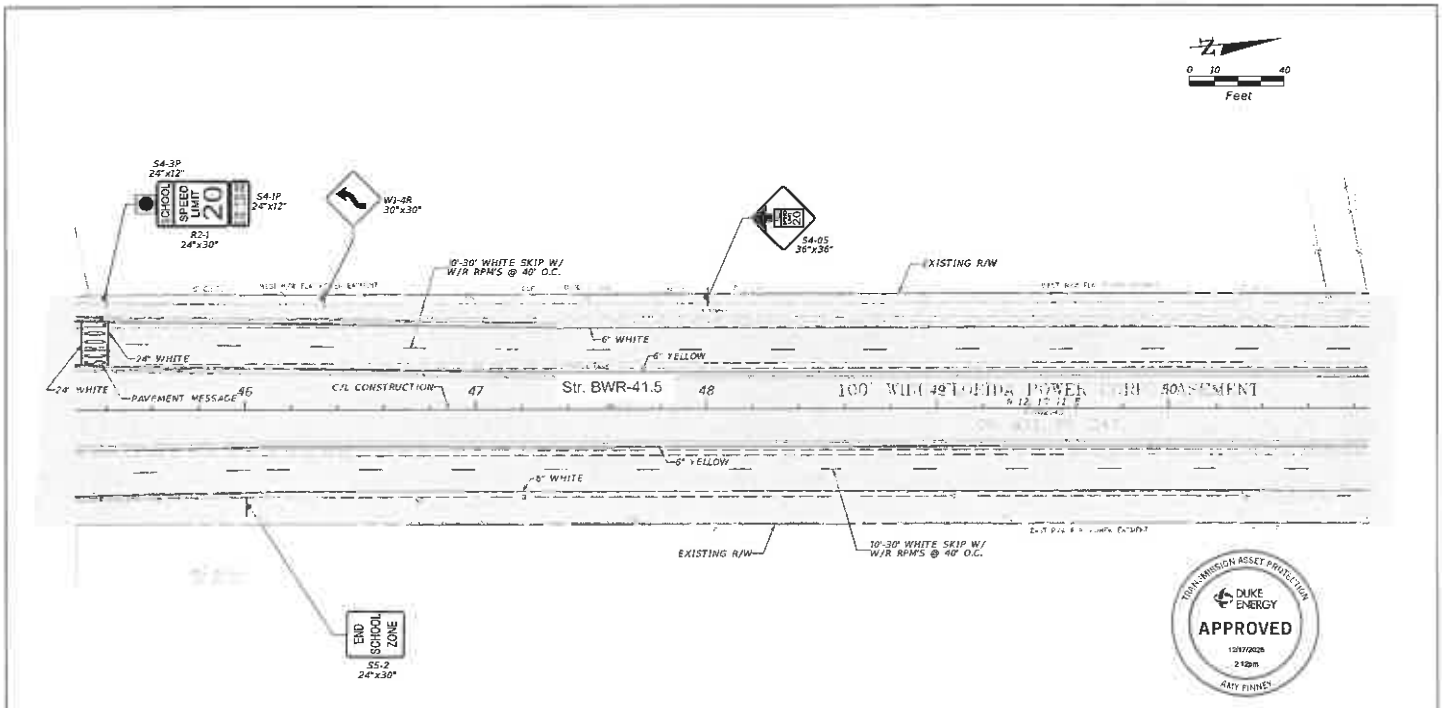
SIGNING & MARKING PLAN (5)

EXPLORER BOULEVARD
HERNANDO COUNTY, FLORIDA

SHEET
OS-5

JOB NO. 22005



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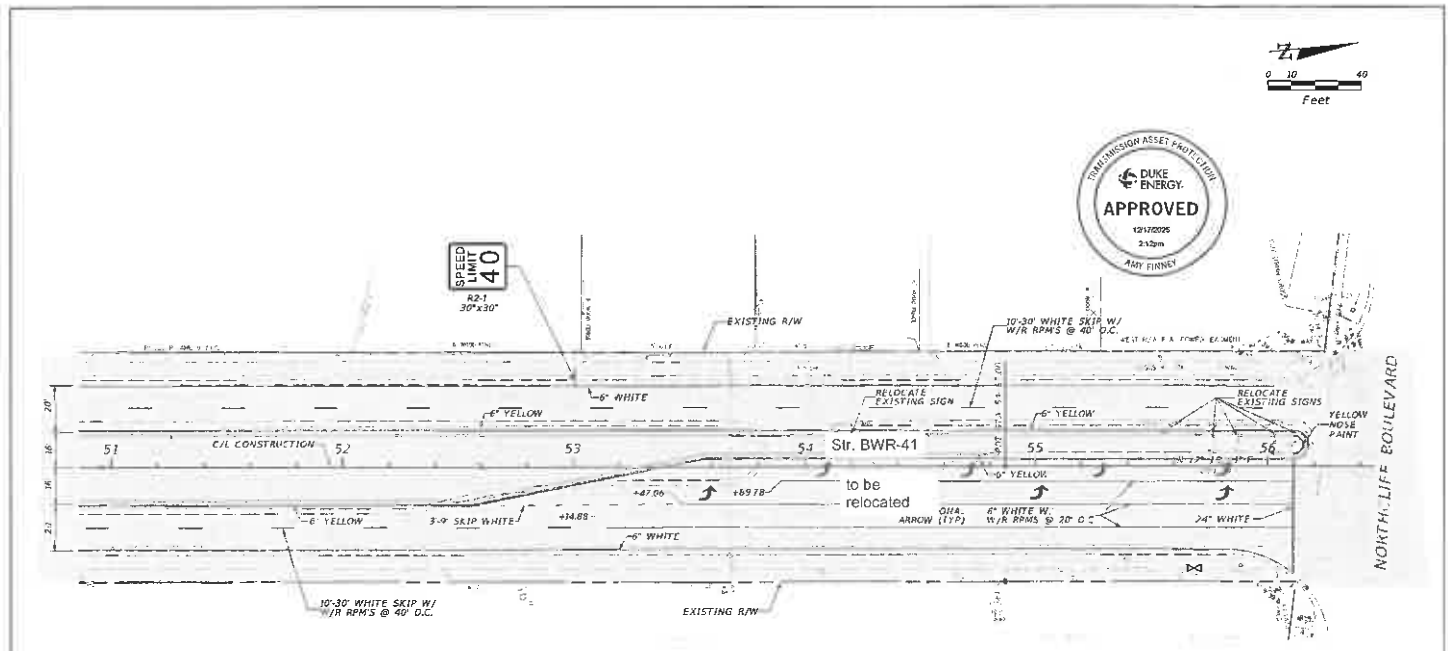
SIGNING & MARKING PLAN (6)

EXPLORER BOULEVARD
HERNANDO COUNTY, FLORIDA

SHEET
OS-6

JOB NO. 22005



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COASTAL DESIGN CONSULTANTS

SIGNING & MARKING PLAN (7)

EXPLORER BOULEVARD
HERNANDO COUNTY, FLORIDA

SHEET
OS-7

JOB NO. 22005

USE GUIDELINES FOR ENCROACHMENTS INVOLVING TRANSMISSION EASEMENTS

Duke Energy has a property interest called an easement (or sometimes a right-of-way) in land that you own or are considering purchasing. This easement grants Duke Energy the right to use the easement area for purposes described in the easement document that is filed and recorded in the county's recorder office. This property interest stays with the land when it is bought and sold and generally is perpetual in duration. A series of easements often form a corridor in which the transmission facilities are located and access up and down the corridor is part of the reason Duke Energy obtains these rights.

Broadly stated, easements allow Duke Energy to use another person's property to construct, operate, maintain, repair, and replace electrical facilities for the transmission of high voltage power. The landowner may continue to use the easement area so long as the use is not inconsistent with the easement document or Duke Energy's use of the easement. Any incompatible use by the landowner is called an encroachment. Where an encroachment is under construction, Duke Energy will request that it be stopped and removed; where an encroachment is already installed, Duke Energy will request that it be removed. Where a landowner fails to cooperate, Duke Energy will seek legal recourse to remove the encroachment.

Electricity is a public service and subject to state and federal regulations with which Duke Energy must comply. Any use by the landowner that does or could create regulatory issues is an encroachment. Power lines in the transmission easement are uninsulated and electricity is a dangerous instrumentality. Any landowner use that increases the danger to the landowner, the public or Duke Energy in its use of the easement is also an encroachment.

Over years of designing, constructing, operating, repairing, upgrading and maintaining electric facilities in transmission easements, Duke Energy has developed an understanding of the types of uses by landowners that do, or potentially can, interfere with the easement's purposes and Duke Energy's ability to provide safe and reliable service. This guidance, which supersedes all prior versions, provides a brief overview of types of things that do, or can, interfere with Duke Energy's easement rights and thereby create encroachments.

This overview cannot address all possible situations and is intended to provide general guidance. Please contact the Asset Protection Specialist if you have additional questions or concerns about the use of the easements. Please discuss any proposed activity in the transmission easements with Duke Energy to avoid creating an encroachment or interference. The Asset Protection Specialist can assist and help avoid a subsequent need by the landowner to revise plans or remove obstructions from the easements. Engineering plans may be required by Duke Energy to fully understand any proposed use by the landowner.

By providing these guidelines, Duke Energy does not waive any rights it has in its easements or under the law. Duke Energy's concurrence that a proposed use does not constitute an interference with its easement rights does not mean that requirements of local, county, state or federal governments or other agencies with governing authority have been met.

The following are not permitted in Duke Energy's transmission easements as they interfere with Duke Energy's use of the easements for transmission of electricity by, among other things, interfering with full use the easement, interfering with existing facilities, interfering with access to the facilities, interfering with future expansion in the easement, increasing the danger to the public or those who may be required to work in the easement, creating regulatory violations and generally, making the transmission of electricity more dangerous, costly and/or unreliable: Examples include but are not limited to:

- Permanent or temporary structures and buildings, including for example, permanent or manufactured/mobile homes (and home additions and extensions), garages, sheds, satellite systems, intersections, cul-de-sacs, entrances, streets, swimming pools (any associated equipment and decking), playground equipment, graves, billboards, dumpsters, signs, wells, deer stands, retaining walls, septic systems or tanks (whether above or below ground).

- Mounding or stockpiling any material, such as spoils, dirt, logs, construction or building material, wrecked or disabled vehicles, (e.g. may create clearance and access issues and/or increases dangers in using the easement).

- Transformers, telephone/cable pedestals and associated equipment (unless specifically addressed in a joint use agreement), fire hydrants, manholes, water valves, water meters, backflow preventers & irrigation heads, (e.g. may increase the likelihood of safety hazards & access issues).

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- Attachments to Duke Energy structures in the easement; (unless specifically addressed in a joint use agreement).

- Streets, roads, driveways, sewer/water lines, other utility lines or any underground facilities that run in parallel to the centerline in the easement or cross in one contiguous segment from outside edge of easement to opposing outside edge of easement, at any angle that is less than 30 degrees or greater than 90 degrees as measured from the centerline. No portion of such facility shall be located within 25 feet of Duke Energy's facilities (unless specifically addressed in a joint use agreement.)

- Fences or utilities that cross the easement in multiple segments in a non-continuous alignment from outside edge of easement to opposing outside edge of easement at any angle of less than 30 degrees or greater than 90 degrees as measured from the centerline. This generally creates an interference as the ability to access and utilize the full easement and reach facilities in the easement is substantially impaired. If a fence crosses the easement at an angle greater than or equal to 30 degrees and less than or equal to 90 degrees with the centerline, a gate (16 feet wide at each crossing) shall be installed by the landowner, per Duke Energy's specifications. Duke Energy will supply a lock. The landowner is required to install the Duke Energy lock on the gate to ensure access. The lock can be interlocked with the landowner's lock. Fences and gates that exceed 10 feet in height are prohibited because they create a clearance issue and are an interference. Fences that inhibit Duke Energy's access because they lack a gate that is at least 16 feet wide, interfere with Duke Energy's easement use.

- Grading (cuts or fill) in the easement that is closer than 25 feet to transmission facilities i.e. poles, towers, guys and anchors and/or slopes greater than 4:1 no matter where located or that otherwise change clearances or topography.

- Parking or lighting facilities which affect clearances, access or Duke Energy's ability to make full use of its easement.

- Placement of combustible materials and/or the purposeful burning of anything within the easement are inconsistent with electric facilities, the transmission of power and create safety hazards and system reliability issues.

- Any water feature in the easement, such as a detention and retention pond, stream or lake. Where a structure outside the easement causes erosion or directs storm water toward the easement or the electric facilities or access to or around the electric facilities, such structure will interfere with Duke Energy's use and must be altered to eliminate that effect.

- Incompatible vegetation above ground transmission lines - Vegetation within or outside of the transmission easement that will mature to a height or size that will pose a grow-in, fall-in, or blowing-together threat to the transmission conductor (typical maximum mature height greater than 15 feet within the transmission easement depending on location and voltage).

- Incompatible vegetation underground transmission lines - Vegetation within or outside of the transmission easement that is capable of posing a threat (e.g., root systems, etc.) to the underground transmission conductor by **a)** causing damage to the underground pipes / cables or **b)** reducing the moisture in the soil, thus altering the thermal properties of the surrounding soil / backfill and thereby negatively impacting the cable ampacity rating (typical maximum mature height within the easement - greater than 3 feet depending on location and voltage).

- Incompatible vegetation for safe and reliable operation and access on all transmission lines - Vegetation that will limit or block access, limit the safe and reliable operation, emergency restoration, or maintenance of the transmission facilities, limit the full use of the transmission easement for its intended purposes or vegetation which is typically within a horizontal distance of 25 feet of any Duke Energy facilities (towers, poles, guy wires, guy anchors, manholes, dip-poles, substation equipment, etc.).

As discussed, these guidelines are not exhaustive and there may be other interferences on a case-by-case basis depending on individual circumstances. Certain conditions such as line voltage, line criticality, frequency of required access and structure type may require heightened restrictions in the easements to provide safe and reliable service.

If you have additional questions or plan any activity not mentioned above, please contact customer service and ask for your local Transmission Asset Protection Specialist.

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© 2020 Duke Energy

Your safety is our priority

We have a goal at Duke Energy – to eliminate injury and death from needless power line contacts. We want to provide you with the information you need to stay safe at work.

Important OSHA minimum approach regulation

The following table is from OSHA 1910.333 and applies to nonqualified persons working in proximity to energized power lines. The minimum approach distance is to be maintained for nonqualified workers. When using equipment classified as a crane or derrick, OSHA 29 CFR 1926.1407-1411 must be followed.

[illegible] kV	10 Feet
5...kV up to 1...kV	15 Feet
...kV up to 3...	20 Feet
350 to 500 kV	25 Feet
500 kV to 750 kV	[illegible]

Important OSHA crane regulation

Cranes and derricks near transmission power lines – OSHA 29 CFR 1926.1407-1411

This regulation applies to power-operated equipment used in construction that can hoist, lower and horizontally move a suspended load. Such equipment includes, but is not limited to:

If any part of equipment, load line or load could get closer than 20 feet to less than 350 kV power lines or 50 feet for greater than 350 kV power lines, you must speak with a Duke Energy representative before beginning work.

Such equipment includes, but is not limited to:

- Articulating cranes (such as knuckle boom cranes)
- Floating cranes
- Locomotive cranes
- Multipurpose machines when configured to hoist and lower (by means of a winch or hook) and horizontally move a suspended load
- Industrial cranes (such as carry deck cranes)
- Pedestal cranes
- Straddle cranes
- Derricks
- Overhead bridge and gantry cranes NOT permanently installed
- Crawler cranes
- Cranes on barges
- Side boom tractors
- Base-mounted drum hoists only when used with derricks
- Tower cranes
- Portal cranes
- Service/mechanic trucks with a hoisting device
- Dedicated pile drivers
- Mobile cranes (such as wheel-mounted, rough-terrain, all-terrain, commercial truck-mounted and boom truck cranes)
- Variations of these types of equipment

DUKE ENERGY

Contact us

For more information, please visit duke-energy.com/safety or call:

Duke Energy Carolinas
800.777.9898 or 800.POWERON

Duke Energy Indiana
800.521.2232

Duke Energy Kentucky or Ohio
800.544.6900

Duke Energy Progress
800.452.2777

Duke Energy Florida
800.700.8744

[illegible]

550 South Tryon Street
Charlotte, NC 28202

www.duke-energy.com

130000-look-up-and-live-brochure-v3.indd 1-2,4

DUKE ENERGY

Look up and live.

Working around high-voltage transmission lines

Know how to protect yourself, your crew and the public when working around transmission lines.

Duke Energy cares about your safety. This brochure contains important information for:

- Anyone working around power lines
- Grading contractors
- Forklift operators
- Crane operators
- Developers (residential, commercial, industrial)
- Architects and engineers
- Dump truck operators

4/8/14 9:36 AM

Know your voltage, know your clearance

Federal law requires that all contractors maintain at least a 10-foot clearance from overhead power lines up to 50 kV. Greater clearance is required for higher-voltage power lines and cranes and derricks in construction.

Contact Duke Energy at least three working days before you start working near overhead power lines and equipment so that safety recommendations can be made.

Treat all transmission lines, regardless of their operating voltage, with caution:

- 44 kV and 100 kV lines look similar.
- Never assume a voltage based on the illustration.
- Minimum clearance includes maximum sag, which must be calculated for each instance.
- Injury or death can occur without touching power lines.
- Assume all overhead power lines are energized.
- Contact Duke Energy if you are in doubt about safe operating distances.

Fact 1.

Power lines that serve your homes and businesses are not insulated like home appliance cords.

Fact 2.

Power lines carry 4,000 to 500,000 volts of electricity that can seriously injure or kill on contact.

Fact 3.

The simplest way to stay safe is to know where your power lines are located and stay away.

A planned project is a safe project

Check the job site for hazards and know the location of all overhead power lines and electric equipment, including poles and guy wires.

Consider all overhead lines as energized. Mark the work site boundaries to keep workers, vehicles, tools and equipment a safe distance from electric lines and equipment.

Hold a pre-work safety meeting, pointing out areas where overhead lines and electric equipment are located.

We can help you:

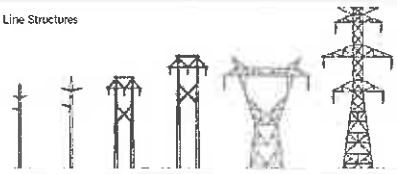
- Confirm voltage
- Confirm clearance
- Confirm wire height under peak conditions
- Provide safety guidance around power lines
- Review and approve drawings for:
  - Compliance with right-of-way restrictions
  - Compliance to National Electric Safety Code
- Identify the best, safe solution

Emergency situations

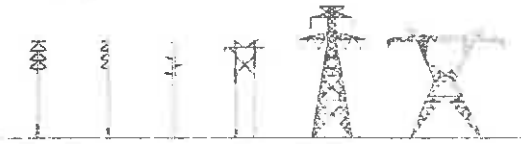
If your equipment makes contact with an overhead power line, notify Duke Energy immediately and take these precautions:

- Have someone call 911.
- Do not attempt to turn off engines or generators.
- Move equipment away from the line only if it is safe to do so.
- Remain on equipment until utility workers arrive and de-energize the line.
- Warn others to stay away. Those on the ground can be injured or killed if they make contact with the equipment.
- If you must leave the equipment because of fire or other dangers, jump off with your feet together. Never touch the ground and equipment at the same time. Keeping your feet together, shuffle or hop away until you are clear of the area.

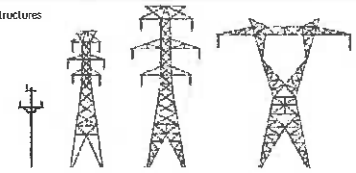
Duke Energy Midwest Transmission Line Structures



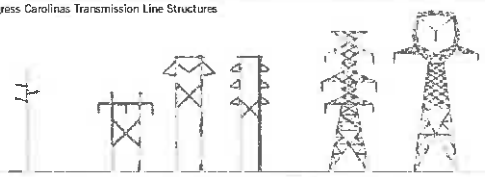
Duke Energy Florida Transmission Line Structures



Duke Energy Carolinas Transmission Line Structures



Duke Energy Progress Carolinas Transmission Line Structures



Prepared by:
Shantel W. Ocampo, Counsel Duke Energy Florida, LLC
Data & Document Management
525 South Tryon Street, DEP 21
Charlotte, NC 28202

Property No:
Land Unit No:
Project No:

STATE OF FLORIDA

COUNTY OF HERNANDO

ENCROACHMENT AGREEMENT

THE ENCROACHMENT AGREEMENT ("Agreement"), made this _____ day of _____, 2026 ("Effective Date") by and between **DUKE ENERGY FLORIDA, LLC**, a Florida limited liability company, ("Grantor"), and **HERNANDO COUNTY**, a political subdivision of the State of Florida ("**County**") ("Grantee").

- **Grantor, Duke Energy Florida**, LLC, as successor to Progress Energy Florida, LLC, as successor to Florida Power Corporation ("Duke") has easement rights to property owned by the Hernando County School District Property pursuant to that certain Easement dated April 1, 1927, recorded in Deed Book 97, Page 418 and Order of Taking recorded in Official Records Book 933, Page 347, all in the official records of Hernando County (collectively, the "Easements").
- **Hernando County School District (School District)** owns, operates and maintains a school access road and queuing area known as Explorer Boulevard within the Easement Area. The Explorer Elementary improved access right-of-way will be dedicated to Hernando County.
- **County** has requested that the **School District** dedicate and transfer to the County the **School District** Property to (i) allow the County to incorporate Explorer Boulevard into the County road system so that a collector road for the County is constructed which will eliminate access and traffic issues; and (ii) transfer all maintenance and operational responsibilities to the **County** (the "Dedication"); and
- Grantees desire authority to encroach upon a portion of the Easement Area for the purpose described herein, and Grantor is willing to permit those encroachments under the terms and conditions of this Agreement.

NOW THEREFORE, Grantor for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration to it paid by the Grantee(s), the receipt and sufficiency of which are hereby acknowledged, does hereby grant until **Grantee**, the non-perpetual right to encroach upon the portion of the Easement Area described herein pursuant to the following terms and conditions:

1. **Permitted Encroachments.** Grantor agrees to allow Grantees to encroach upon the Easement Area solely to the extent, location, and manner expressly depicted on Exhibit "A," and only for the purpose of maintaining Explorer Boulevard as shown thereon.

2. **Alterations**. The Permanent Encroachment must be constructed in strict compliance with the design shown on the Plans contemplated by Exhibit A. No alteration from the plans may be made after the construction the Permitted Encroachment which interferes with grantor's safe, reliable, and efficient construction, operation, and maintenance of the existing and future Facilities Located on the Easement Area.

   All applicable Federal, State, and Local Laws, rules and regulations, and the then Existing Transmission Line Asset Protection Guidelines shall govern any alterations to the Permitted Encroachment, including any minimum distances that must be maintained from the Facilities. In areas where minimum distances shown on the plans conflict with TLASG, plans shall govern. Nothing in this Agreement shall be construed to permit changes in elevation of grade to occur other than as expressly allowed or required by the plans or in this Agreement.

3. **Reaffirmation**. Notwithstanding anything to the contrary herein, by executing this Agreement the parties reaffirm the terms of the Easement Document and acknowledge that this Agreement does not permanently alter, limit, or amend those terms. This Agreement only identifies the Permitted Encumbrances as non-hostile and permits them to remain pursuant to the terms of this Agreement. This Agreement does not constitute a transfer of an interest in land or Grantor's rights granted in the Easement Document.

4. **Wetlands and Vegetation**. The Easement Area may not be used by Grantee to satisfy wetland mitigation requirements. Grantee shall not plant any trees or shrubbery in the Easement Area without prior written approval from Grantor.

5. **Grantor Free From Liability**. Grantor shall not be liable for any damages to the Permitted Encroachment resulting from Grantor's use of the Easement Area, nor for any damage to landscaping, driveways, or irrigation systems that may result from Grantor's access to the Easement Area.

6. **Additional Consent May Be Required**. Grantor makes no warranties or representations as to Grantee's contemplated use of the Easement Area, and in no way shall be deemed to have consented to such use on behalf of the owner of the property on which the Easement Area exists. Grantee acknowledges that Grantor's entering into this Agreement does not, by itself, grant any rights to Grantee to use any portion of the Easement Area, and that the consent of other parties (including, without limitation, the owner of the property and any mortgages of such owner) may be required for Grantee to obtain any rights over the property encumbered by the Easement Area.

7. **Grantee's Sole Risk and Expense**. Grantee acknowledges that the use of the Easement Area shall be at Grantee's sole risk and expense. Grantor shall in no way be liable to Grantee for any costs, expenses, losses, damages, or liabilities incurred by Grantee's use of the Easement Area. Grantee shall defend, indemnify, and hold harmless Grantor, its affiliates, subsidiaries, members, managers, officers, agents, employees, successors and assigns (collectively, "Grantor Parties"), from and against any and all claims, actions, costs, expenses, losses, damage, destruction, and liabilities incurred by Grantor Parties relating, directly or indirectly, to Grantee's use of the Easement Area even if caused in whole or in part by the negligence of Grantor Parties but excluding the willful or intentional misconduct of Grantor's Parties. Grantee's indemnity obligations shall survive the termination of this Agreement and are subject to the limitations of F.S. Sec. 768.28.

   All of Grantee's operations, activities, and equipment used within the Easement Area or in proximity to any of the Facilities shall, at all times, be in strict compliance with applicable provisions of the National Electrical Safety Code (NESC), the Occupational Safety and Health Act of 1971 (OSHA), and the OSHA Crane Construction Standards For Power Line Safety, Sections 1926.1408 & .1409. Grantee is further notified and hereby agrees to so notify any of Grantee's employees, agents, contactors, representatives, or other persons engaging in Grantee's activities upon the Easement Area with Grantee's knowledge and under Grantee's supervision or control, that extreme caution is necessary around the Facilities, and in the event of any damages or injuries, Grantee shall immediately report the nature and extent thereof to Grantor's nearest local office or corporate toll free number.

   Grantee shall not use any equipment within the Easement Area that can extend over twelve (12) feet in height above natural ground surface level without prior

written approval from Grantor unless an observer, approved by Grantor, is present during the use. Grantee shall bear all costs associated with the observer.

8. **Transferability.** The rights granted and retained under this Agreement shall inure to the benefit of the heirs, successors, and assigns of the parties, and shall run with the land.
9. **Notice.** Any notices and other communications required under this Agreement or relating hereto shall be in writing and delivered via personal delivery, certified United States mail (return receipt requested), or overnight delivery through a reputable carrier to:

Grantor: Duke Energy Florida, LLC
Attn: Transmission Asset Protection
525 South Tryon Street, DEP21
Charlotte, North Carolina 28202

Grantee: Hernando County
Attn: County Administrator
15470 Flight Path Drive
Brooksville, FL. 34604

10. **Termination**. This Agreement shall terminate or may be terminated in the following instances.

a. If construction of the Permanent Encroachment does not begin within 12 months of the final approval necessary for the construction of the Permitted Encroachments or the relocation by Duke of wooden poles, identified as Structures Str. BWR-40, Str. BWR-40-1/2 and Str. BWR-41 ,whichever occurs later, and continued thereafter at a reasonable pace, then this Agreement shall be subject to termination.
b. If at any point following construction of the approved improvements, Grantor, in its sole discretion, determines that the Permitted Encroachment needs to be modified in order to continue furnishing safe and reliable electric service to its customers, then upon twelve (12) months' notice from Grantor, Grantor and Grantee will work together in a commercially reasonable manner to modify the Permitted Encroachment at the sole expense of Grantee. Grantor acknowledges that the use of the Easement Area as depicted on Exhibit "A" will not interfere with Grantor's ability to continue furnishing safe and reliable electric service to its customers.

c. If Grantee violates any provision of this Agreement, then Grantor may terminate this Agreement with written notice to Grantee. If the violation is non-material, then Grantee shall be entitled to six (6) months to remove the Permitted Encroachment following notice of Grantor's termination. If the breach is material, then such termination shall be immediate. Without limitation, the parties agree that Sections 1, 2, 3, and 4 of this Agreement are material.

d. If Grantee removes or reduces the size of any Permitted Encroachment, it shall not be entitled to restore or expand the Permitted Encroachment to its original size as of the Effective Date. If the Permitted Encroachment is removed in full then this Agreement shall automatically terminate.

11. **Recitals**: The recitals set forth at the opening of this Agreement are incorporated herein as if fully restated in Section 11.

12. **Law and Venue.** This Agreement shall be governed by the laws of the State of Florida without regard to the conflicts of law provisions therein. The parties agree that the proper venue for any dispute related to this agreement is the state or federal courts located in Hernando County, and the parties hereby submit to the jurisdiction thereof.

13. **Entire Agreement**. This Agreement contains the complete understanding of the parties and shall supersede any prior and contemporaneous communications, agreements, and assurances related to the subject matter of this Agreement. Any modification of this Agreement must be agreed to in writing and signed by the parties. This Agreement may be executed in any number of counterparts, each of which will be deemed original, but all of which together shall constitute but one and the same Agreement.

14. **No Waiver.** The failure of Granter in any one or more instances to insist upon compliance with any provision or covenant herein or to exercise any right or privilege herein shall not constitute or be considered as a waiver of such or any similar provision or covenant.

15. **Severability.** If any term of this Agreement is to any extent illegal, otherwise invalid, or incapable of being enforced, such term shall be excluded to the extent of such invalidity or unenforceability. All other terms of this Agreement shall remain in full force and effect. To the extent permitted and possible, the invalid or unenforceable term shall be deemed replaced by a term that is valid and enforceable and that comes closet to expressing the intention of such invalid or unenforceable term.

16. **Cost Recovery**. The prevailing party recover shall reasonable cost, including attorney's fees, incurred in bringing or defending any action or proceeding related to this Agreement.

17. **Replacement.** This Encroachment agreement replaces and supersedes all prior encroachment agreements including the agreement recorded in Hernando County Records, OR Book 2479, page 1084, between Florida Power Corporation and Hernando County School Board.

IN WITNESS WHEREOF, the parties hereby have affixed their names under seal by their duly authorized officers the day and year first above written.

Signed and Sealed in the Presence of:

_____
Witness-Printed Name

_____
Witness-Signature

_____
Witness-Printed Name

_____
Witness-Signature

_____, Grantor
DUKE ENERGY FLORIDA, LLC
A Florida limited liability company

_____
Name: Karen Adams
Title Manager, Land Services – Florida Region

STATE OF FLORIDA

COUNTY OF_____

The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by **Karen Adams. Title Manager, Land Services – Florida Region of DUKE ENERGY FLORIDA, LLC, a Florida limited liability d/b/a Duke Energy**, on behalf of said company, she is personally known to me or has produced _____as identification.

_____
NOTARY PUBLIC, State of _____
My Commission Expires:
(Seal)

(Signatures Continue on Following Page)

IN WITNESS WHEREOF, the parties hereby have affixed their names under seal by their duly authorized officers the day and year first above written.

Signed and Sealed in the Presence of:

_____
Witness-Printed Name

_____
Witness-Signature

_____
Witness-Printed Name

_____
Witness-Signature

_____, Grantee
Hernando County

by _____
Jerry Campbell
Chairman of the Board of County Commissioners

Approved as to form and legal sufficiency:

_____
County Attorney

STATE OF FLORIDA

COUNTY OF_____

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this _____ day of _____, 2026, by Jerry Campbell as Chairman of the Board of County Commissioners on behalf of Hernando County, a political subdivision of the State of Florida, who is personally known to me or who produced _____ as identification.

_____
NOTARY PUBLIC, State of _____
My Commission Expires:
(Seal)

Duke Energy
4306 E. CR 462, Bldg. F
Wildwood, FL 34785
386-290-4295
Amy.Finney@duke-energy.com

December 17, 2025

Hernando County
15740 Flight Path Drive
Brooksville, Florida 34604

Hernando County School Board
919 North Broad Street
Brooksville, Florida 34601

Somerset Land, LLC.
18125 Wayne Road
Odessa, Florida 33556
Attn. Ron Bastyr

Acts 88, LLC.
PO Box 10779
Brooksville, Florida 34603
Attn: Mark Taylor
352-584-7714
Marktaylor@tampbay.rr.com

Re: Duke Energy Transmission Line Easement Plan Review Conditional Approval
Project: Explorer Boulevard Roadway Extension, Explorer K-8 Site Improvements
Line: Brooksville West – Hudson (BWR-1) 115kV line, Str. BWR-41 through Str. BWR-44

This office has reviewed the proposed Explorer Boulevard Roadway Extension, Explorer K-8 Site Improvements site plan (attached separately via email) and referred to herein as Attachment "A". We find the plans as shown on the referenced drawings to be acceptable and in compliance with consideration to this specific location, and all conditions referenced herein. Therefore, Duke Energy Transmission ("DET") approves the referenced plans, insofar as its transmission easement rights are concerned, subject to the conditions detailed below. If this project construction has not commenced by a period of 12 months from the date of this letter, this approval by DET shall expire, and additional plan review will be required by DET at that time.

In summary, the following details DET's comments:

- Notwithstanding our review of your development plans, we are not providing a comment on present or future vegetation plantings. However, please be apprised that to ensure safe and reliable service and to maintain the ability to safely access its easement, Duke Energy relies on clear easement areas to provide open spaces for the staging of large equipment. Therefore, Duke Energy has and continues to manage vegetation within or outside of the easement and retains the rights afforded to it in its underlying easement documents, including to remove vegetation that has the potential to or does cause an interference with its easement rights.
- No stockpiling or storage of materials, dirt, or equipment of any kind is permitted within the DET easement area, nor may any combustible materials be placed within the easement area.
- Except in areas required for construction by the plans herein referenced, contractors operating any and all equipment should be instructed not to operate within 25' of the poles, towers, or other electrical structures including guy anchors. All slopes shall be 4:1 or less.
- No spoil dirt is to be placed within the easement limits unless previously approved by DET.
- Except in areas required for construction by the plans herein referenced, any proposed easements must not cross closer than 25' to DET's electrical structures including, but not limited to poles, towers, and guy anchors.

- All underground facilities, such as, but not limited to, storm water pipes and domestic water line pipes, must be capable of a heavy equipment load bearing weight of 80,000 lbs. DET will not be responsible for damages to these installed facilities. Additionally, Irrigation systems and signs are not permitted in the easement area, with exception of signs required by governmental agencies by the plans herein referenced so long as they do not create incompatible interference or obstruction with DET's use of the transmission easement.
- Except in areas required for construction by the plans herein referenced, all plats, plans, renderings and representations of lots, parcels, designated spaces and/or designated areas having and including area within a DET easement cannot represent, with setbacks or other means, buildable areas(s) within a DET easement.
- Underground Utilities with cathodic protection will require a study of anodic interference on existing DET structures. The developer / owner is responsible for any required remediation as determined by DET. This study shall be provided at no cost to DET for review and acceptance before a Final Approval shall be issued by DET**.** This study must be submitted to DET prior to the commissioning of the Underground Utilities.
- Any damage to the transmission line or its associated structures, related to this project, and/or claims due to the damage, is the responsibility of the developer/owner.
- This approval by DET is always subject to the paramount right of DET to make use of its entire easement area for the construction, maintenance, reconstruction, and operation of electric lines.
- This letter only addresses issues related to DET's transmission line easement. Additional easements, approvals, or permits from the underlying property owner(s) or other applicable agencies may be required in order for you to proceed with this project.

DET also offers these additional comments to ensure that other potential conflicts are not created during or after construction:

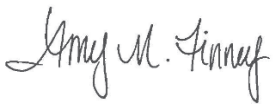
- If there are design changes to any drawings that involve the transmission easements, DET requires a review of the changes for compliance.
- Proper clearances must always be maintained. If any transmission line modification by DET is required to maintain proper clearances, the cost will be the responsibility of the developer/owner. Any such line modifications must be approved and scheduled, through DET well in advance of the project start date. Developer has entered into a Utility Relocation Agreement (URA) with Duke Energy regarding the relocation of Str. BWR-41. No construction can take place at this location until transmission structure BWR-41 has been relocated by the plans herein referenced to avoid interference/damage to the existing transmission facility.
- All current and future property owners are required to adhere to the most current version of the DET transmission right-of-way guidelines and restrictions.
- DET heavy equipment access must not be restricted during construction of this project due to grading or any other activity.
- Please contact me prior to the start of this project to attend any pre-construction meetings.

In not objecting to the use of the transmission easement for use as shown on the drawings, DET is not relinquishing the right to control and maintain the rights-of-way as specified in the recorded easement documents. Any damages to the transmission lines or its associated structures, and claims caused by the damage, is the responsibility of the developer/contractor/owner. It is the responsibility of the developer/contractor/owner to ensure that all work performed in the proximity of the transmission lines complies with all applicable laws and regulations, including but not limited to the National Electric Safety Code ("**NESC**"), the Overhead High-Voltage Line Safety Act ("**OHVLSA**"), and the Occupational Safety and Health Act ("**OSHA**"), and that all persons working near the electric power lines are made aware of the inherent safety hazards associated with these lines.

Please note that this approval is based in part on the accuracy of the information you have supplied on the site plans (Attachment A). You are responsible for indicating the correct location of the DET right of way and its associated electrical structures along with the correct width of the DET easement limits.

Thank you for the opportunity to work with you on this project. If you have any questions, please feel free to contact me at 386-290-4295.

Sincerely,



Amy M. Finney

Manager Asset Protection, Power Grid Operations Vegetation Management

Cc: Mark A. Ferrill – Duke Energy, Duke Energy Document Center – Cast Pro Database (with enclosures)
Duke Energy Asset Protection Work Order: 45494107

Attachment “A”: Referenced Site Plans, Duke Energy Use Guidelines for Encroachments involving Transmission Easements (“**UGET**”), Duke Energy “Look Up and Live” Brochure.

Attachment “A”:

Referenced Site Plans:

Coastal Design Consultants
7026 Little Rd.
New Port Richey, FL 34654
727-849-8010

Explorer Boulevard Roadway Extension, Explorer K-8 Site Improvements
Spring Hill, Hernando County, Florida

1. Sheet 3; DEMOLITION PLAN (1), Job. No. 22006; Signed by Hunter P. Brown, PE 11-20-25
2. Sheet 4; DEMOLITION PLAN (2), Job. No. 22006; Signed by Hunter P. Brown, PE 11-20-25
3. Sheet 5; DEMOLITION PLAN (3), Job. No. 22006; Signed by Hunter P. Brown, PE 11-20-25
4. Sheet 9; OVERALL SITE PLAN, Job. No. 22005; Signed by Hunter P. Brown, PE 11-20-25
5. Sheet 10; OVERALL FENCE PLAN, Job. No. 22005; Signed by Hunter P. Brown, PE 11-20-25
6. Sheet 14; PLAN SHEET (3), Job. No. 22005; Signed by Hunter P. Brown, PE 11-20-25
7. Sheet 16; PLAN SHEET (4), Job. No. 22005; Signed by Hunter P. Brown, PE 11-20-25
8. Sheet 18; PLAN SHEET (5), Job. No. 22005; Signed by Hunter P. Brown, PE 11-20-25
9. Sheet 20; PLAN SHEET (6), Job. No. 22005; Signed by Hunter P. Brown, PE 11-20-25
10. Sheet 22; PLAN SHEET (7), Job. No. 22005; Signed by Hunter P. Brown, PE 11-20-25
11. Sheet 24; SCHOOL PLAN HORIZONTAL CONTROL PLAN, Job. No. 22005; Signed by Hunter P. Brown, PE 11-20-25
12. Sheet 25; SCHOOL PLAN HORIZONTAL CONTROL PLAN, Job. No. 22005; Signed by Hunter P. Brown, PE 11-20-25
13. Sheet 26; SCHOOL PLAN PAVING, GRADING, & DRAINAGE PLAN, Job. No. 22005; Signed by Hunter P. Brown, PE 11-20-25
14. Sheet 27; SCHOOL PLAN PAVING, GRADING, & DRAINAGE PLAN, Job. No. 22005; Signed by Hunter P. Brown, PE 11-20-25
15. Sheet OS-5; SIGNING & MARKING PLAN (5), Job. No. 22005; Signed by Hunter P. Brown, PE 11-20-25
16. Sheet OS-6; SIGNING & MARKING PLAN (6), Job. No. 22005; Signed by Hunter P. Brown, PE 11-20-25
17. Sheet OS-7; SIGNING & MARKING PLAN (7), Job. No. 22005; Signed by Hunter P. Brown, PE 11-20-25

Additional Notes – Conditions:

-1. In not objecting to the use of the transmission easement for use as shown on the drawings, DET is not relinquishing any of its vegetation management rights as afforded it within its recorded easement documents

-2. Provide the below attached Duke Energy “Look Up and Live” Brochure to all those working in proximity to the high voltage transmission power lines.

-3. During site construction a cement barrier is required as a “Jersey” type barrier to protect any Duke Energy Progress transmission power poles which will be within 50’ of any construction traffic.

EXPLORER BOULEVARD ROADWAY EXTENSION
EXPLORER K-8 SITE IMPROVEMENTS

SPRING HILL, FLORIDA

COASTAL PROJECT NUMBER 22005

CONTRACT PLANS COMPONENTS

ROADWAY PLANS
SIGNING AND PAVEMENT MARKING PLANS

INDEX OF ROADWAY PLANS

SHEET NO.	SHEET DESCRIPTION
1	KEY SHEET
2	GENERAL NOTES
3-5	DEMOLITION PLANS
6	TYPICAL SECTION
7	PROJECT GEOMETRY
8	SUMMARY OF QUANTITIES
9	OVERALL SITE PLAN
9A	OVERALL FENCE PLAN
10-23	PLAN SHEETS & PROFILE SHEETS
24-27	SCHOOL PLAN SHEETS
28-38	CROSS SECTIONS
39-41	DRAINAGE STRUCTURES
OS1-OS7	SIGNING & MARKING PLANS
DR1-DR4	DRAINAGE PLANS
EC-1-EC-2	SWPPP PLANS

GOVERNING STANDARD PLANS:

Florida Department of Transportation, FY2025-26 Standard Plans for Road and Bridge Construction and applicable Interim Revisions (IRs).

Standard Plans for Road Construction and associated IRs are available at the following website: http://www.fdot.gov/design/standardplans
Standard Plans for Bridge Construction are included in the Structures Plans Component

GOVERNING STANDARD SPECIFICATIONS:

Florida Department of Transportation,FY 2025-26 Standard Specifications for Road and Bridge Construction at the following website:
http://www.fdot.gov/programmanagement/Implemented/SpecBooks

PLANS PREPARED FOR

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Environmental
Traffic
Transportation
Construction Management
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EB-0000142

PLANS PREPARED BY

COASTAL DESIGN CONSULTANTS
7026 LITTLE RD. NEW PORT RICHEY, FL. 34654
T: (727) 849-8010 F: (727) 849-8020
CERTIFICATE OF AUTHORIZATION NO. 00009572

ATTENTION IS DIRECTED TO THE FACT THAT THESE PLANS MAY HAVE BEEN ALTERED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

Hunter P Brown
Digitally signed by Hunter P Brown
Date: 2025.11.20 13:26:26 -05'00'

NOVEMBER 11, 2025

ROADWAY PLANS
ENGINEER OF RECORD:

HUNTER P. BROWN, P.E.
P.E. NO.: 74664
COASTAL DESIGN CONSULTANTS INC.
7026 LITTLE ROAD
NEW PORT RICHEY, FL. 34654
(727) 849-8010
FAX (727) 849-8020
WWW.COASTALDESIGNCONSULTANTS.COM
CERTIFICATE OF AUTHORIZATION NO. 9572

HUNTER P. BROWN LICENSE No 74664 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Hunter P. Brown, P.E. on the date adjacent to the seal.
Signature must be verified on any electronic copies.

FISCAL YEAR	SHEET NO.
2025	1

$USER$ $DATE$ $TIME$ $FILE$

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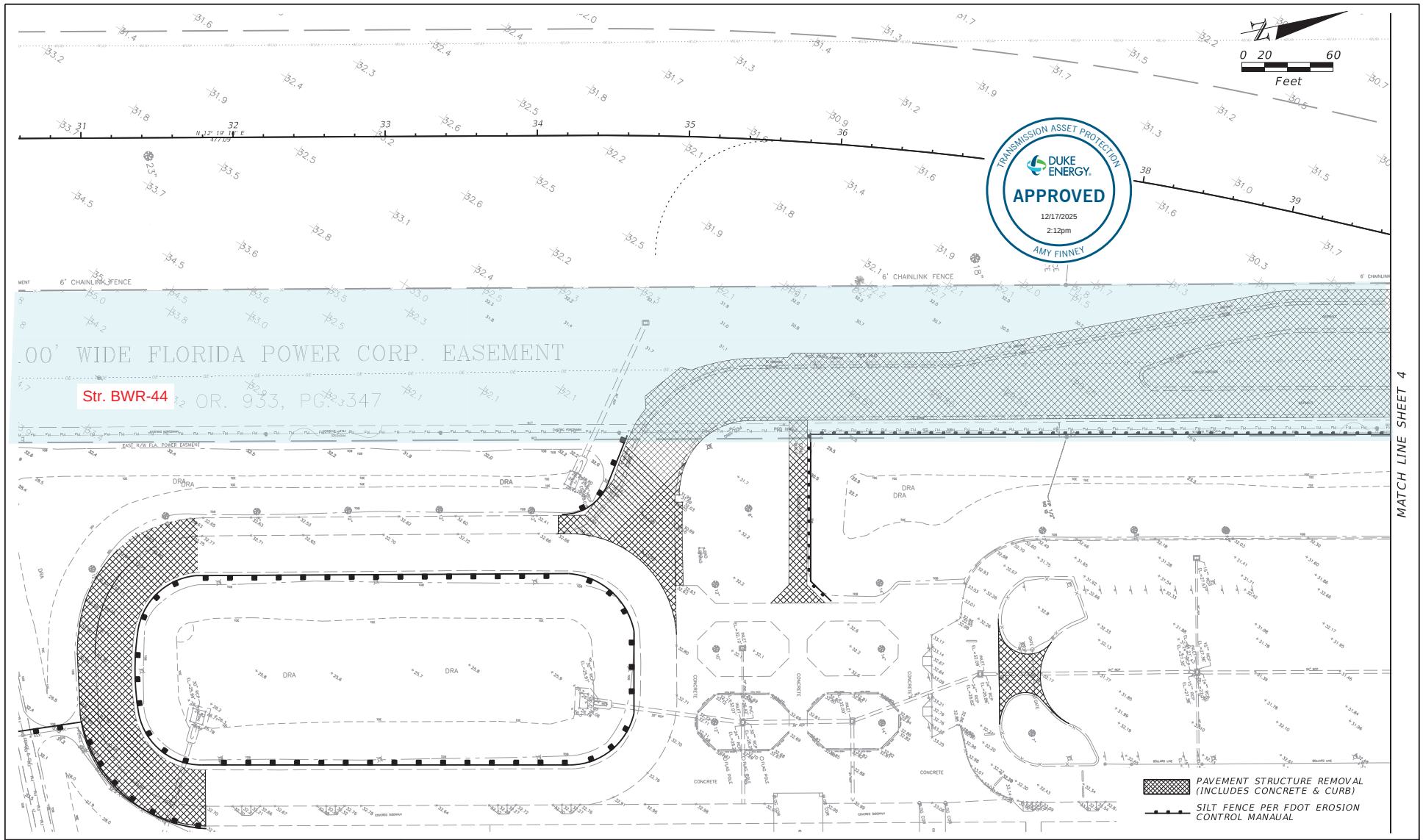

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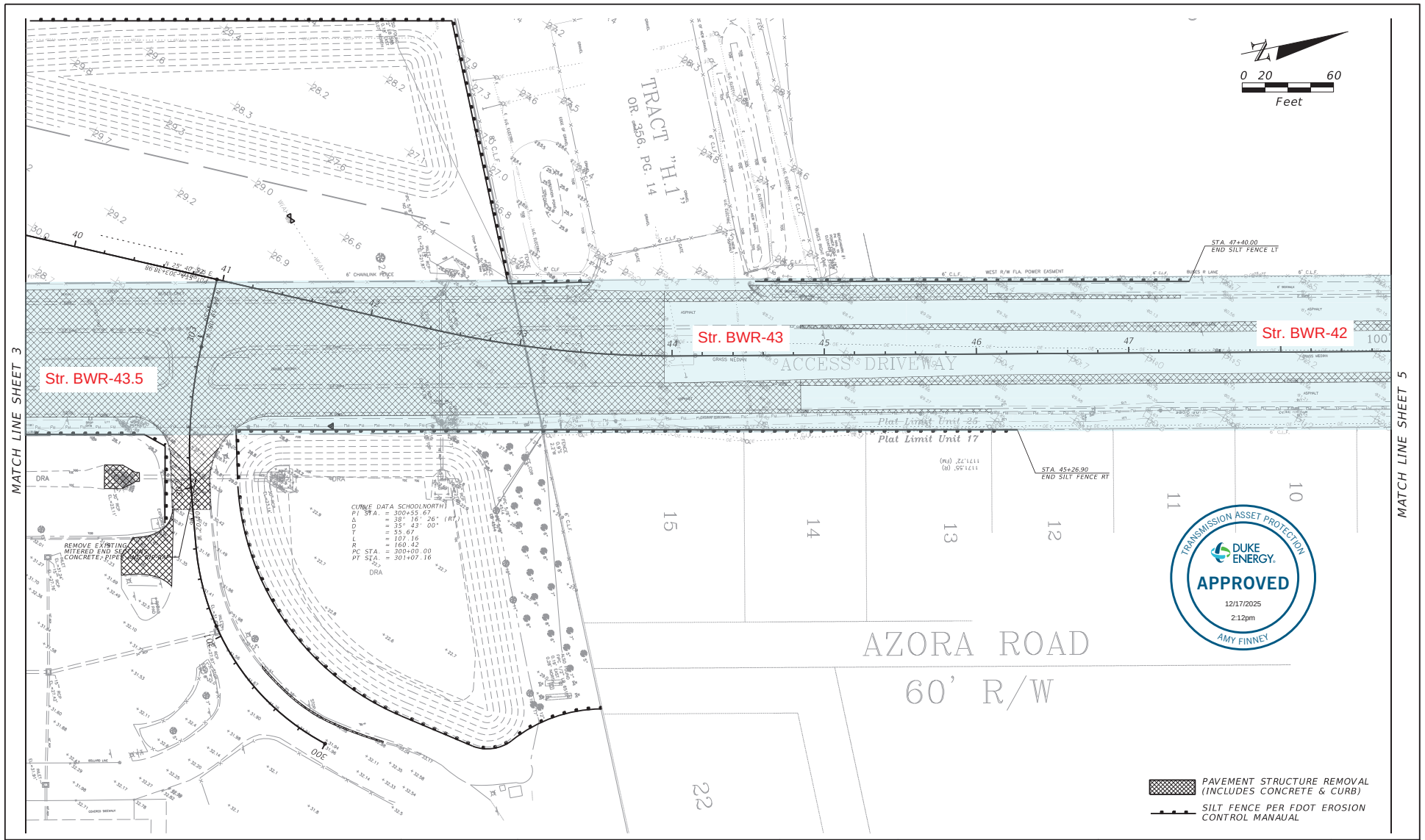
DEMOLITION PLAN (1)

SOMERSET BAY
HERNANDO COUNTY, FLORIDA

SHEET 3

22006



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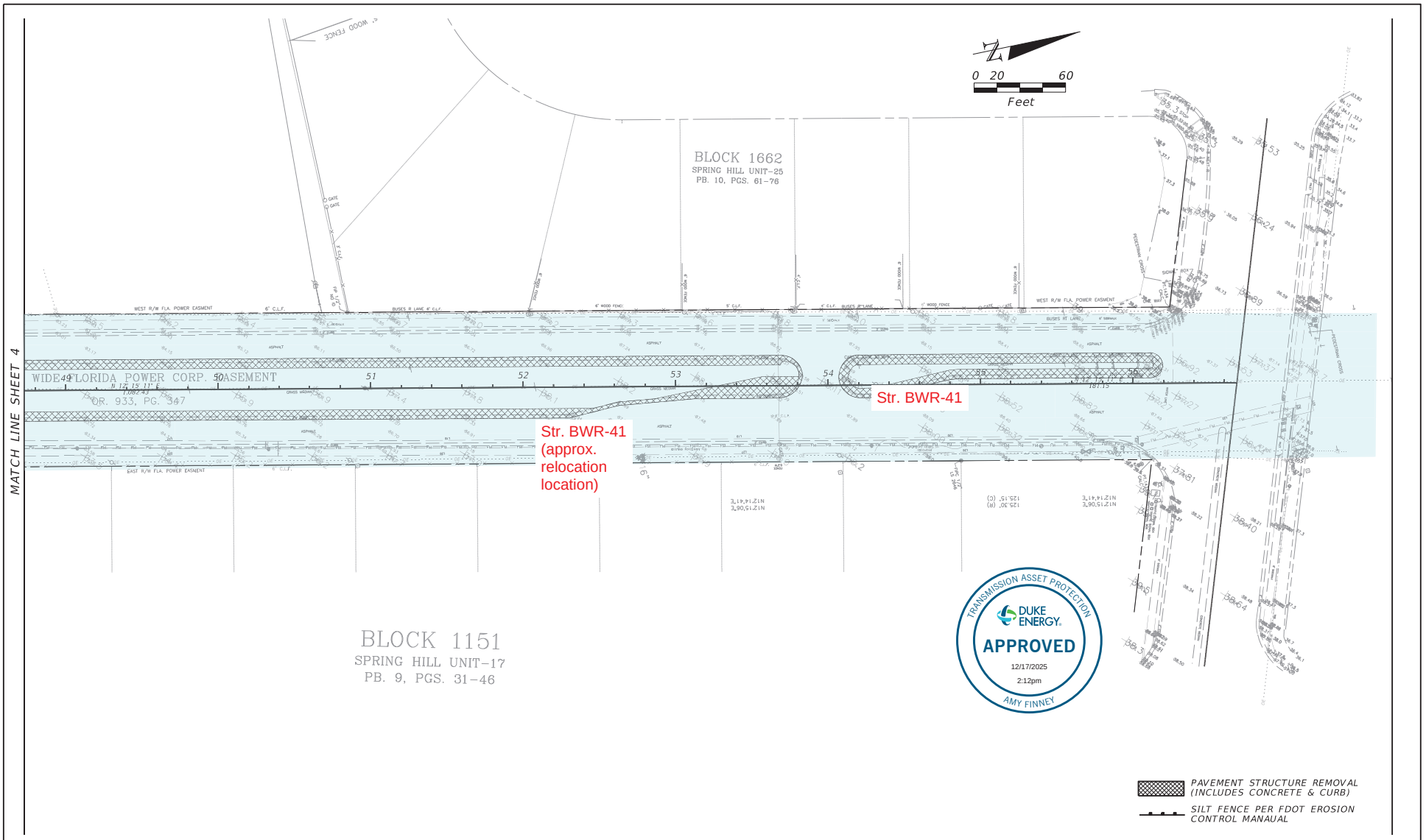
COASTAL DESIGN CONSULTANTS

DEMOLITION PLAN (2)

SOMERSET BAY
HERNANDO COUNTY, FLORIDA

SHEET 4

22006



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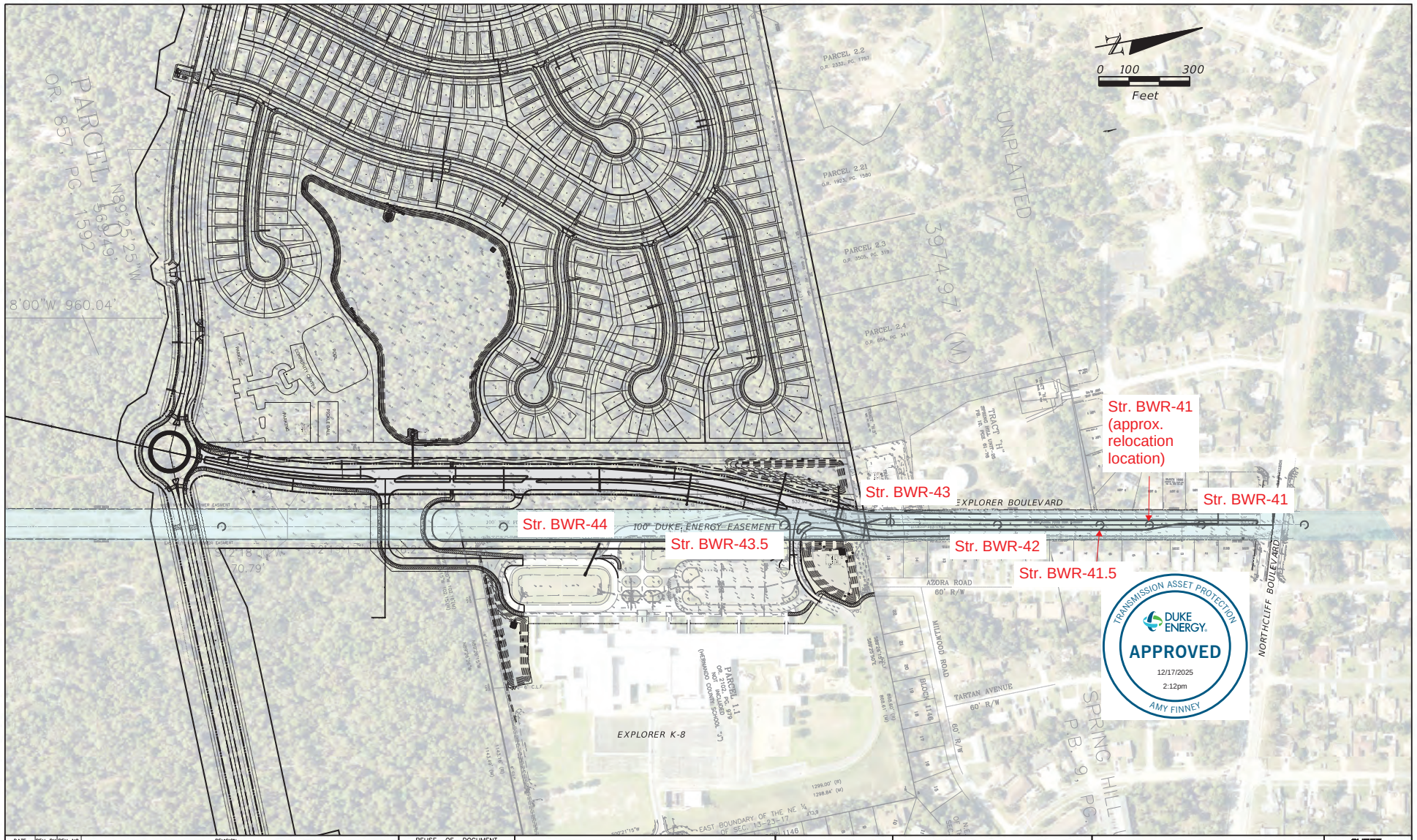
DEMOLITION PLAN (3)

SOMERSET BAY
HERNANDO COUNTY, FLORIDA

SHEET 5

22006



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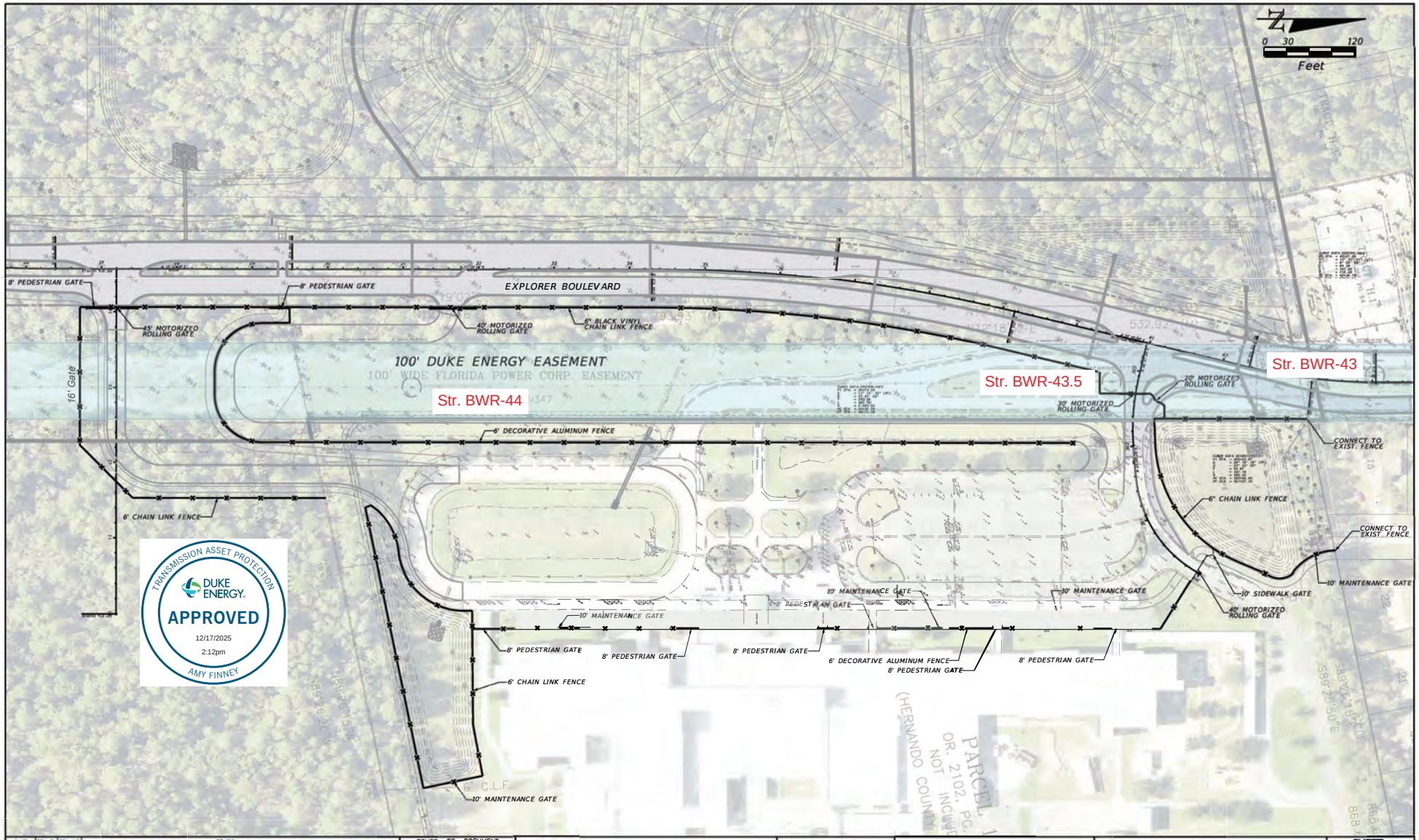
COASTAL DESIGN CONSULTANTS

OVERALL SITE PLAN

SOMERSET BAY
HERNANDO COUNTY, FLORIDA

SHEET 9

22005



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EXPLORER K-8

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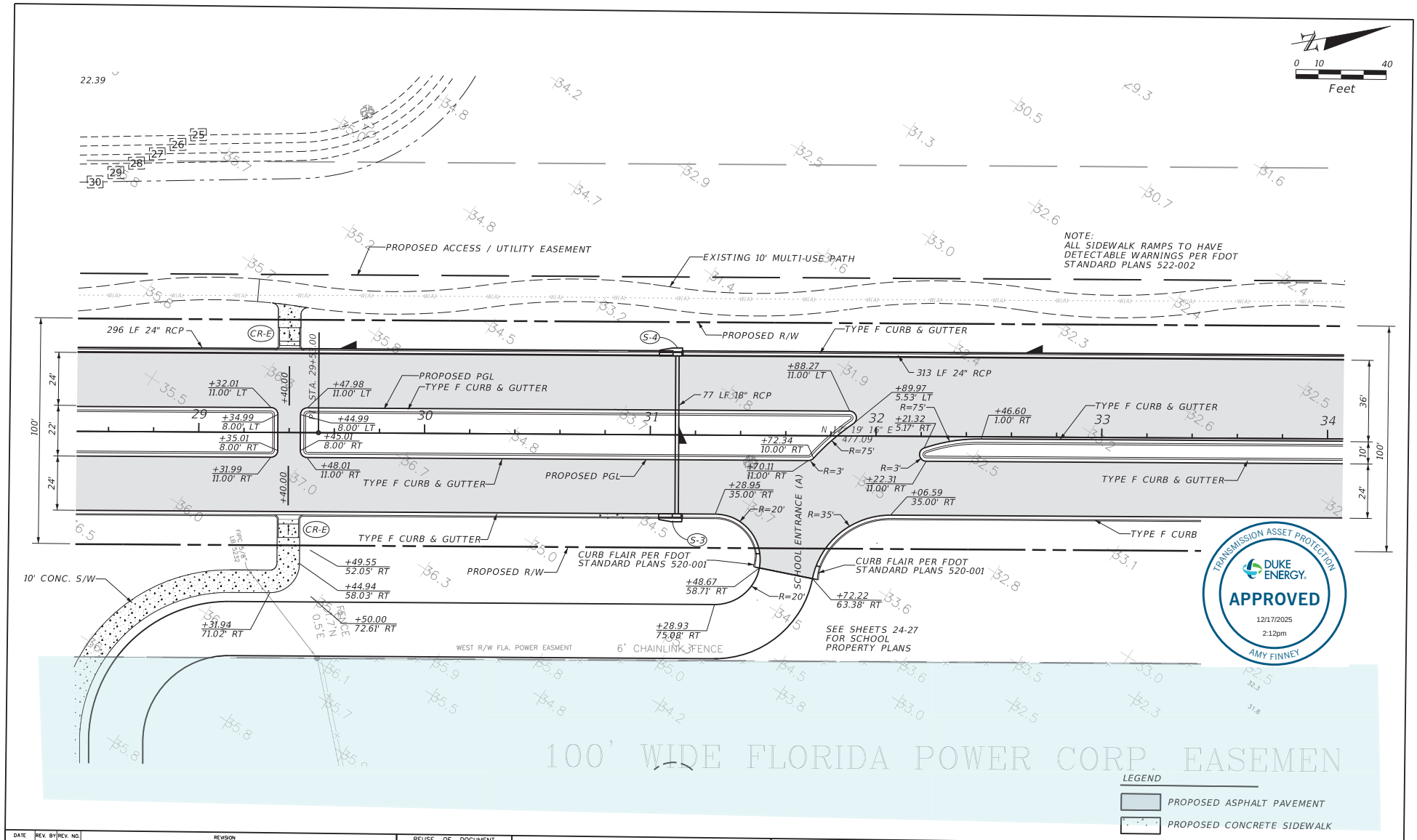
COASTAL DESIGN CONSULTANTS

OVER ALL FENCE PLAN

SOM ER SET BAY
HER NANDO COU NT Y, FLOR IDA

SHEET
9A

22005



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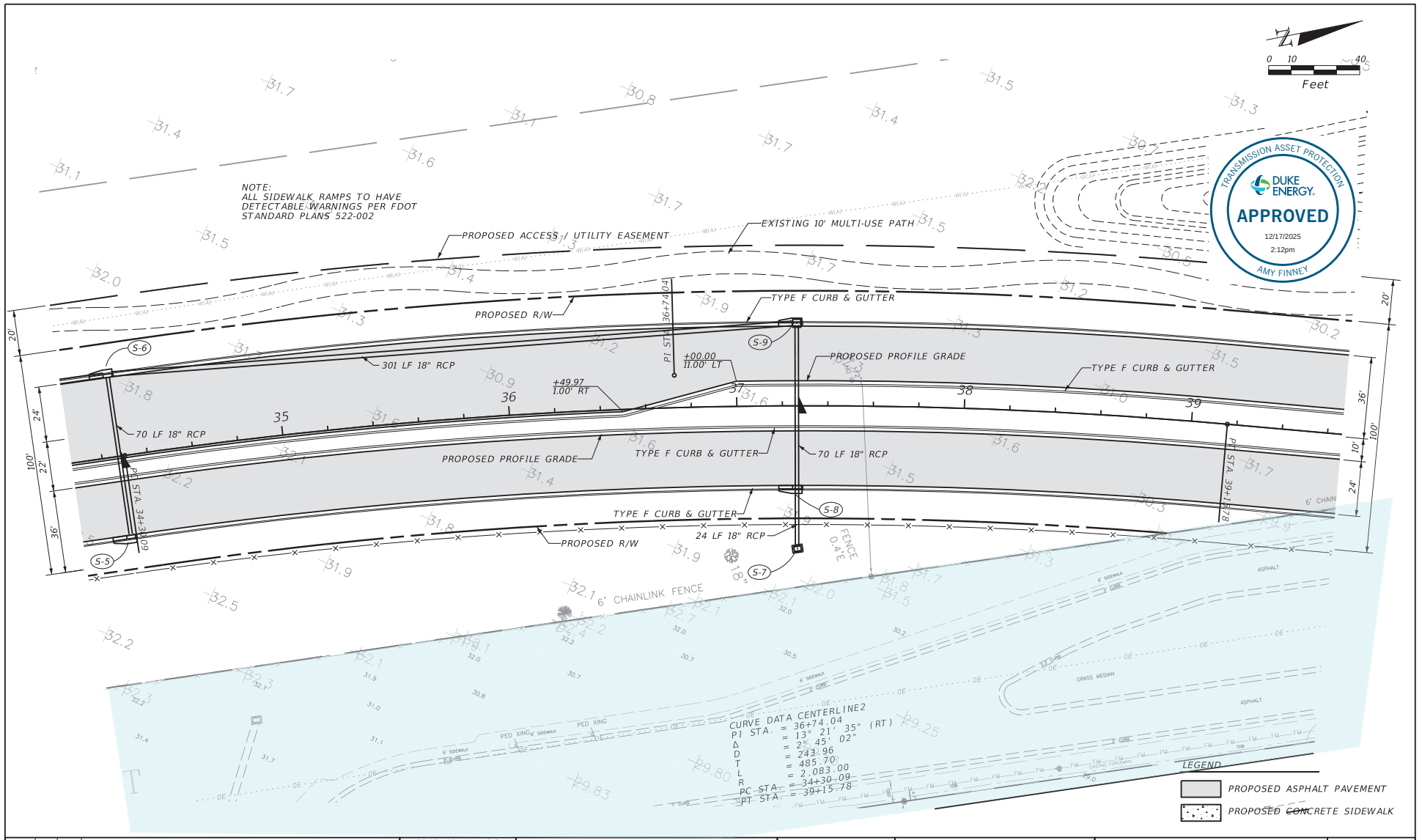
PLAN SHEET (3)

EXPLORER BOULEVARD
HERNANDO COUNTY, FLORIDA

SHEET 14

22005



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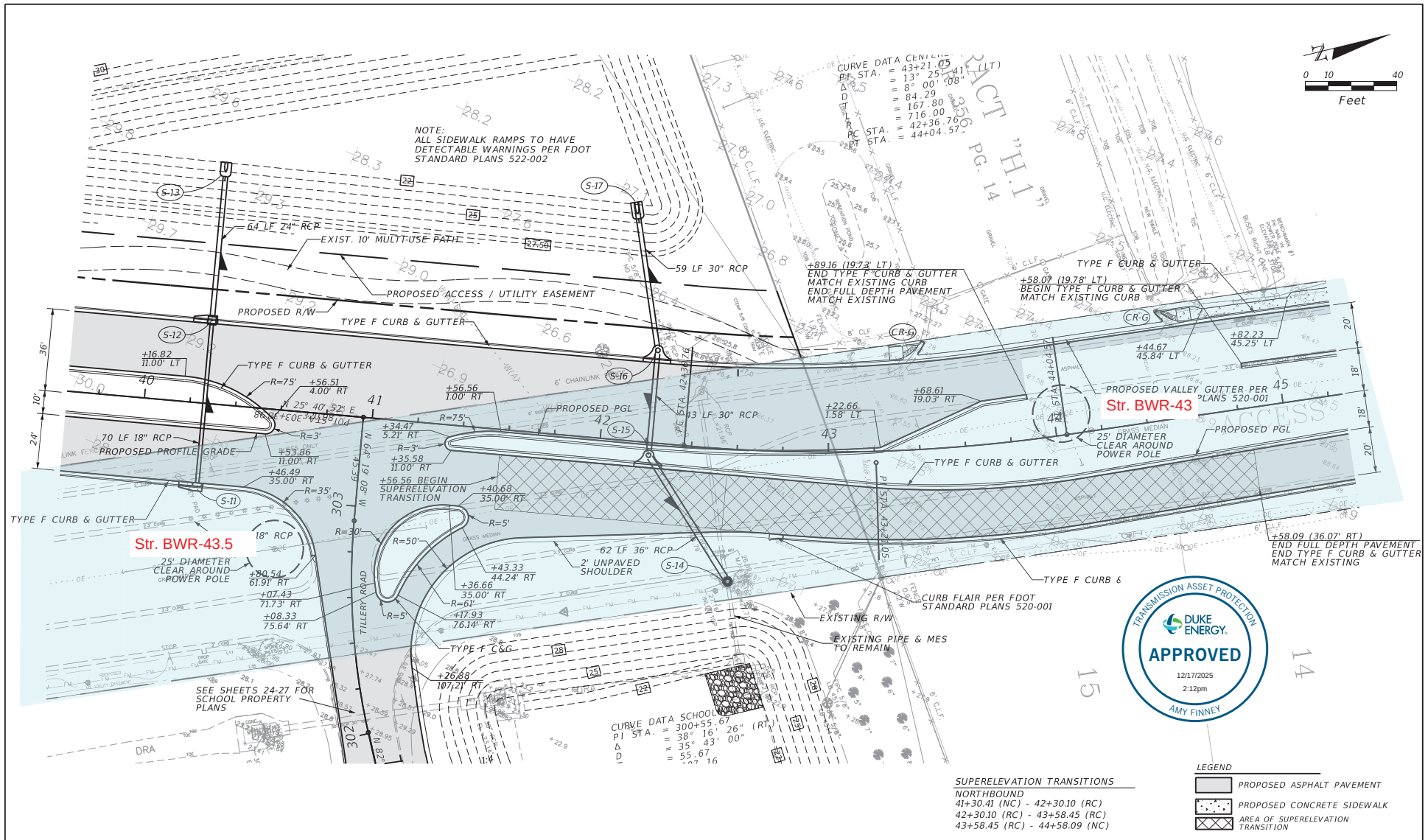
PLAN SHEET (4)

EXPLORER BOULEVARD
HERNANDO COUNTY, FLORIDA

SHEET
16

22005



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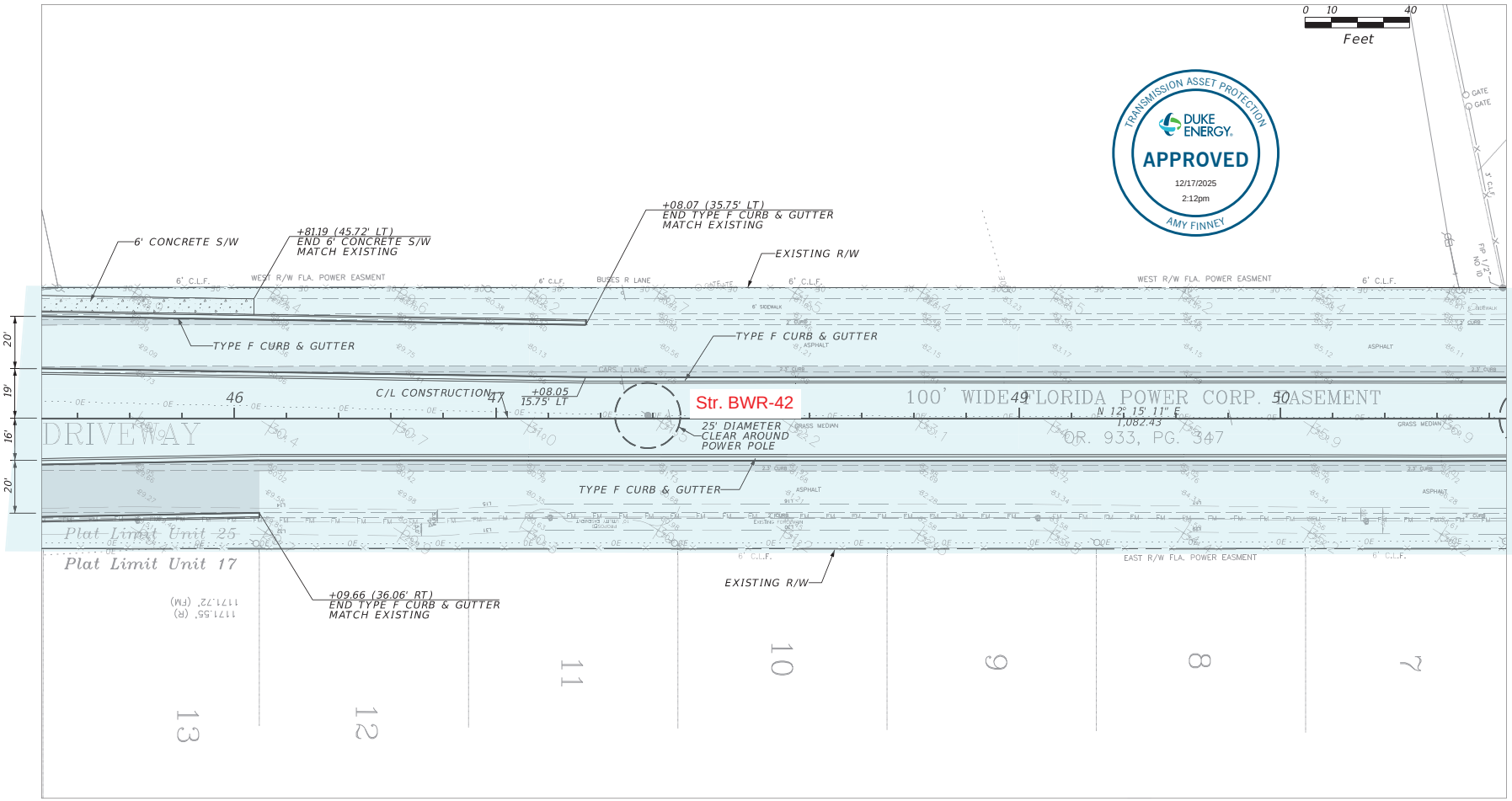
PLAN SHEET (5)

SOMERSET BAY
HERNANDO COUNTY, FLORIDA

SHEET
18

22005



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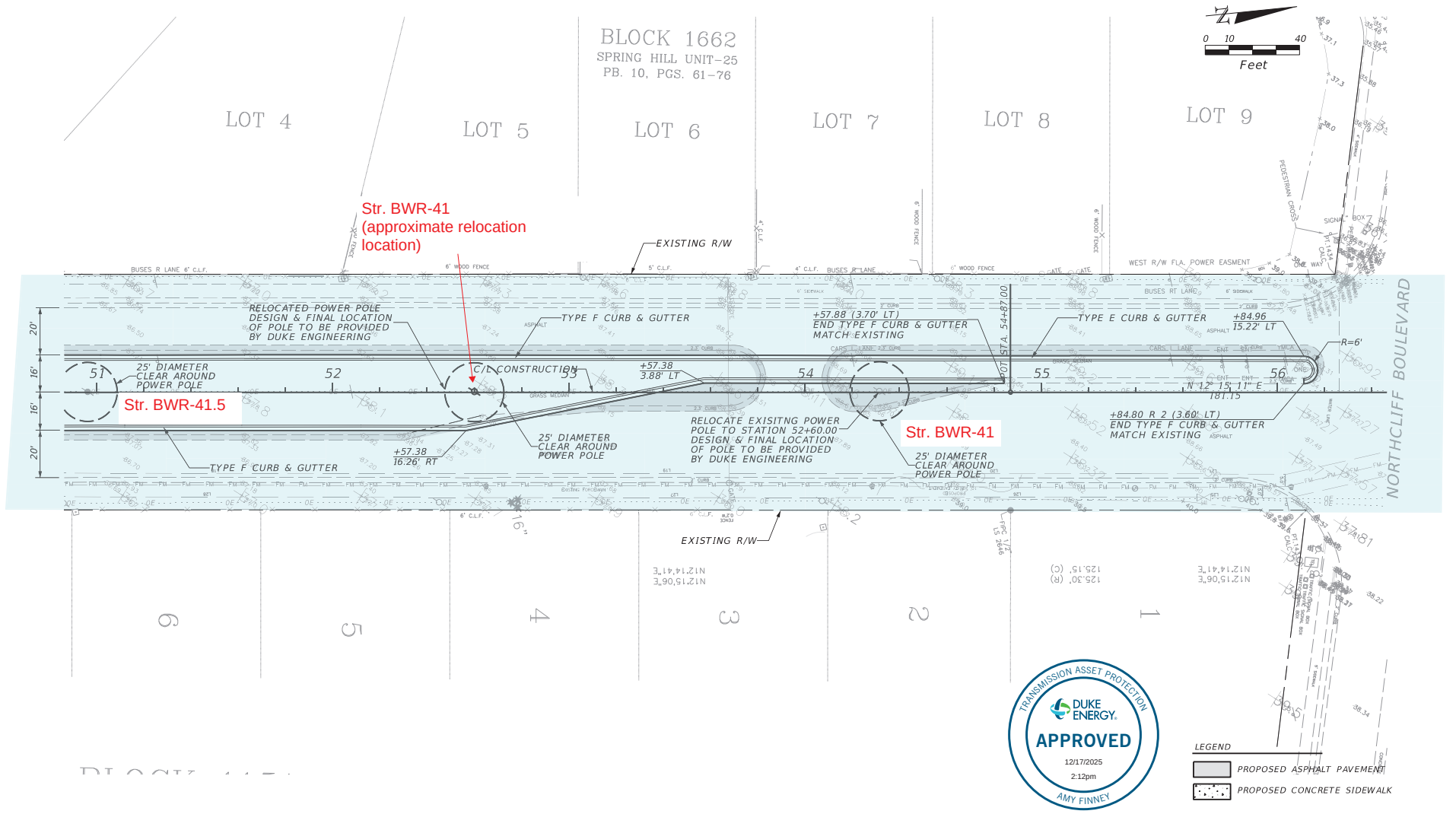
COASTAL DESIGN CONSULTANTS

PLAN SHEET (6)

EXPLORER BOULEVARD
HERNANDO COUNTY, FLORIDA

SHEET
20

22005



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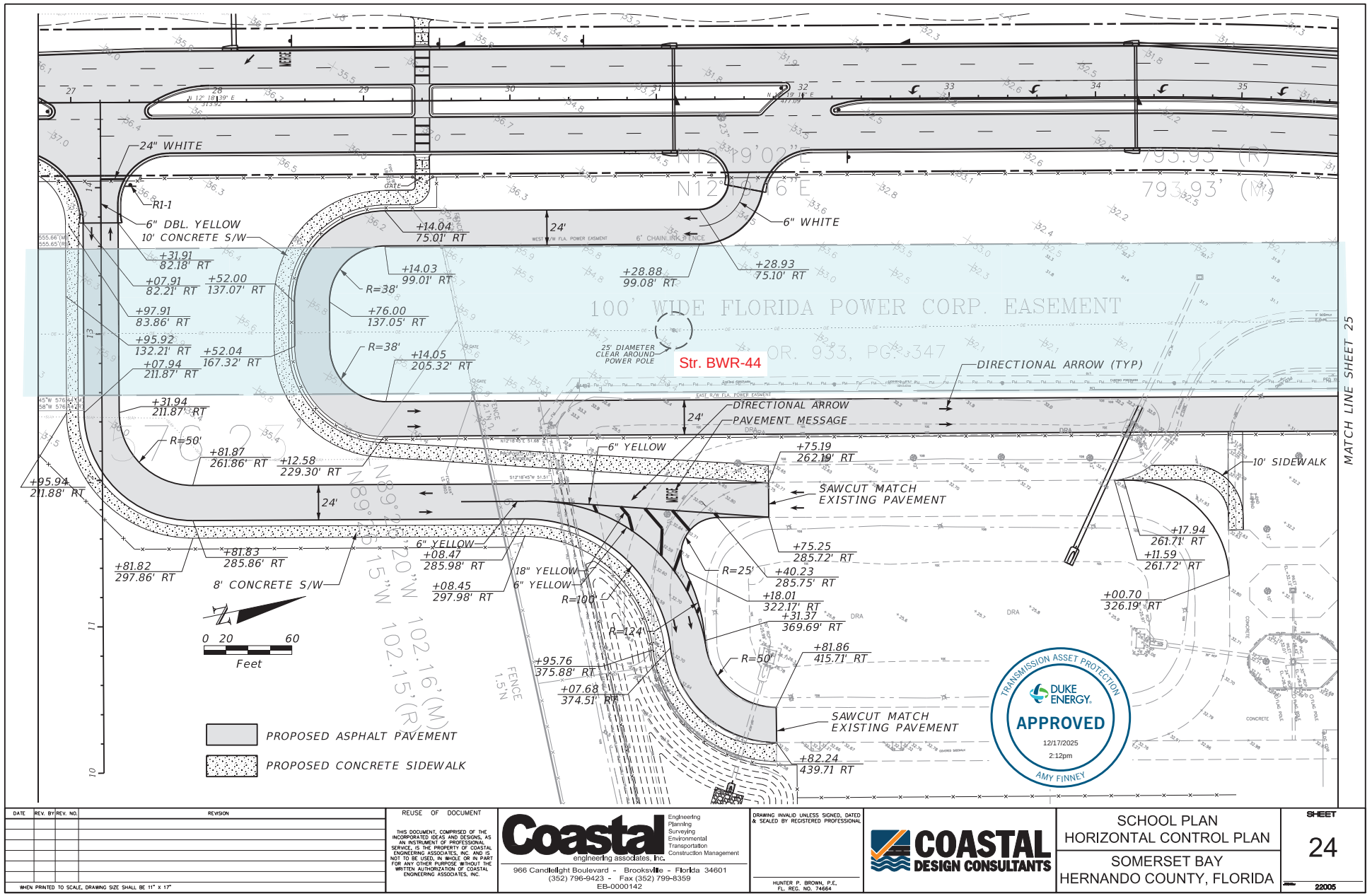
PLAN SHEET (7)

EXPLORER BOULEVARD
HERNANDO COUNTY, FLORIDA

SHEET
22

22005



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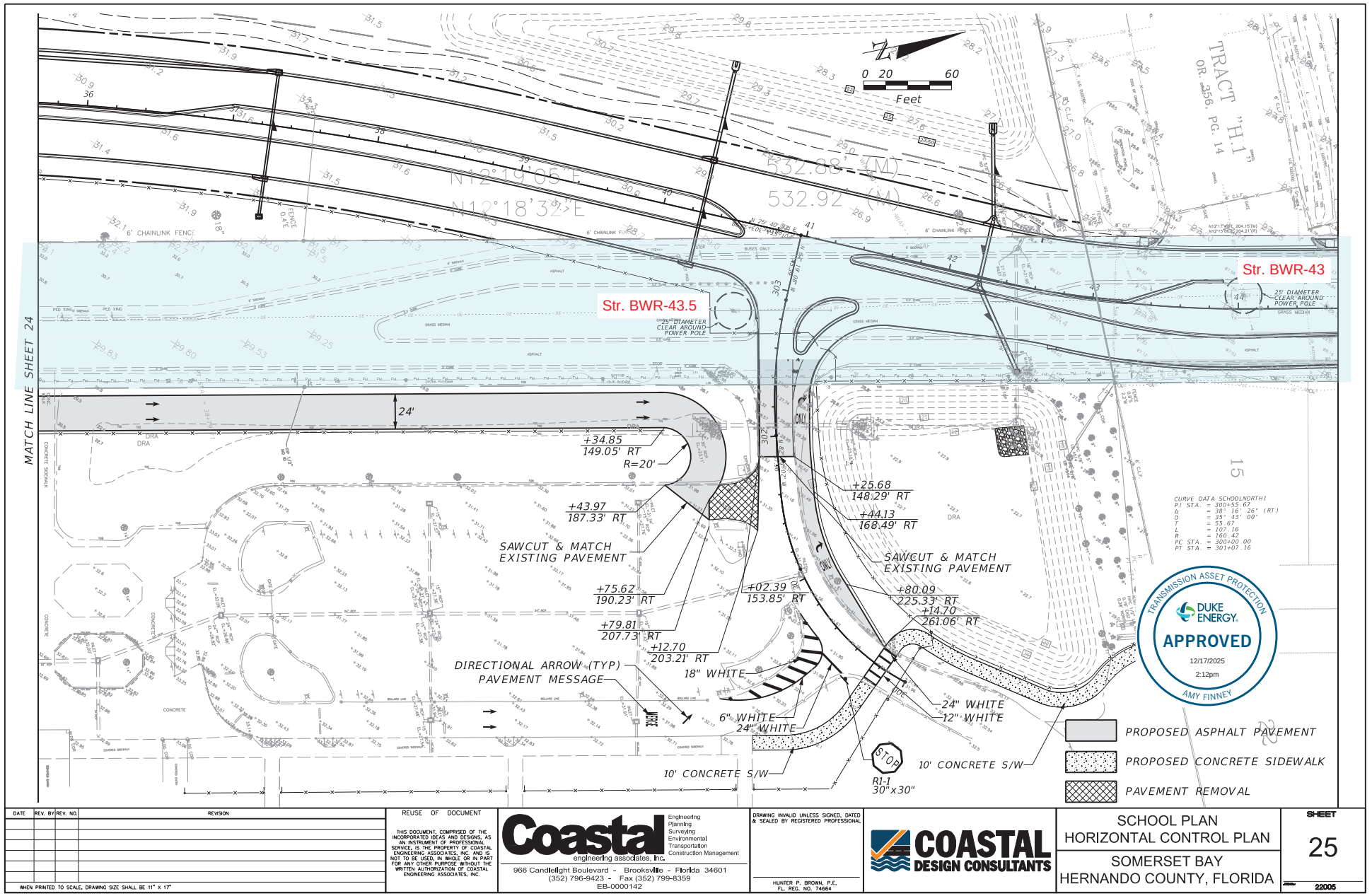
SCHOOL PLAN
HORIZONTAL CONTROL PLAN

SOMERSET BAY
HERNANDO COUNTY, FLORIDA

SHEET
24

22005



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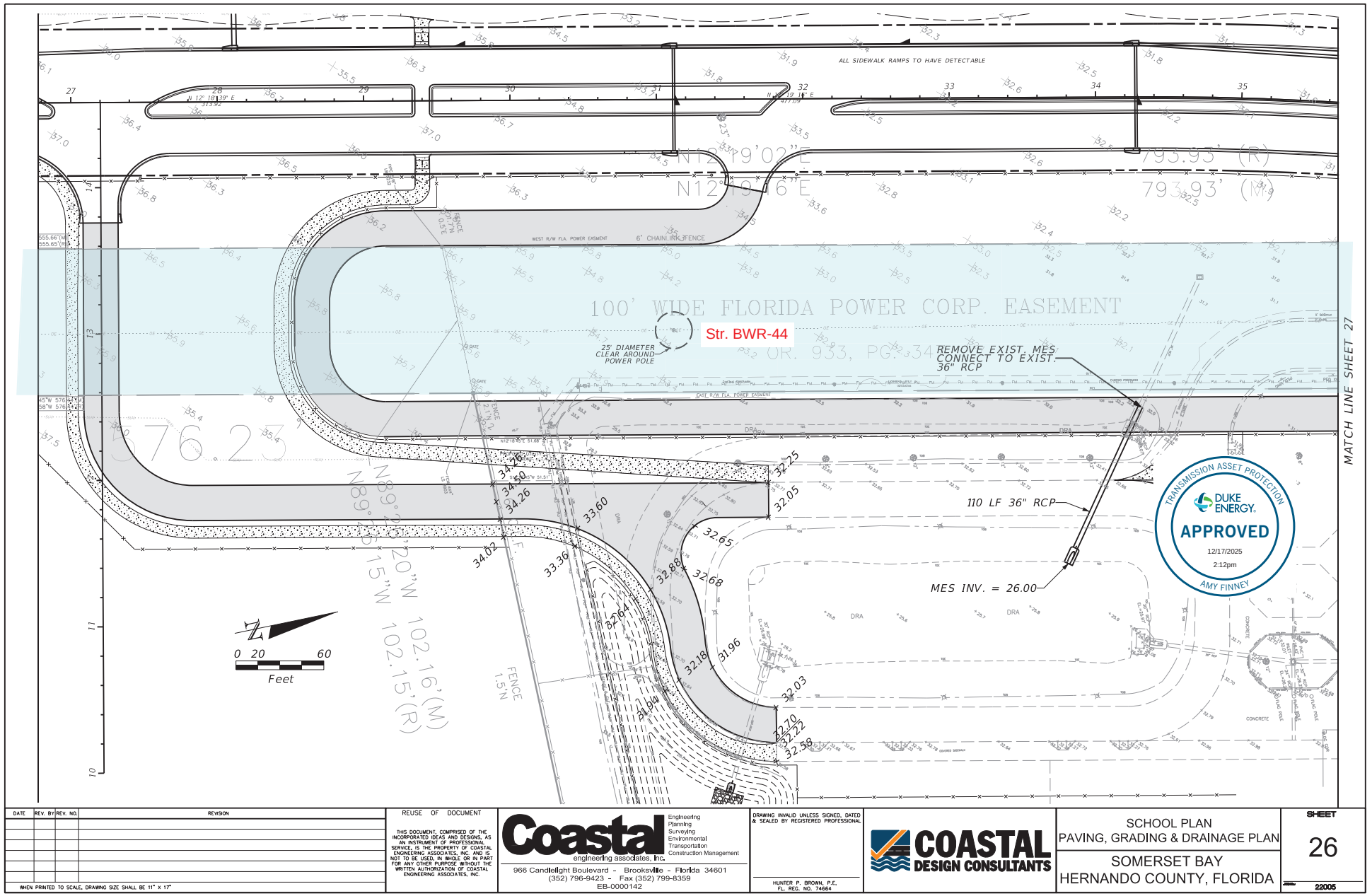
SCHOOL PLAN
HORIZONTAL CONTROL PLAN

SOMERSET BAY
HERNANDO COUNTY, FLORIDA

SHEET
25

22005



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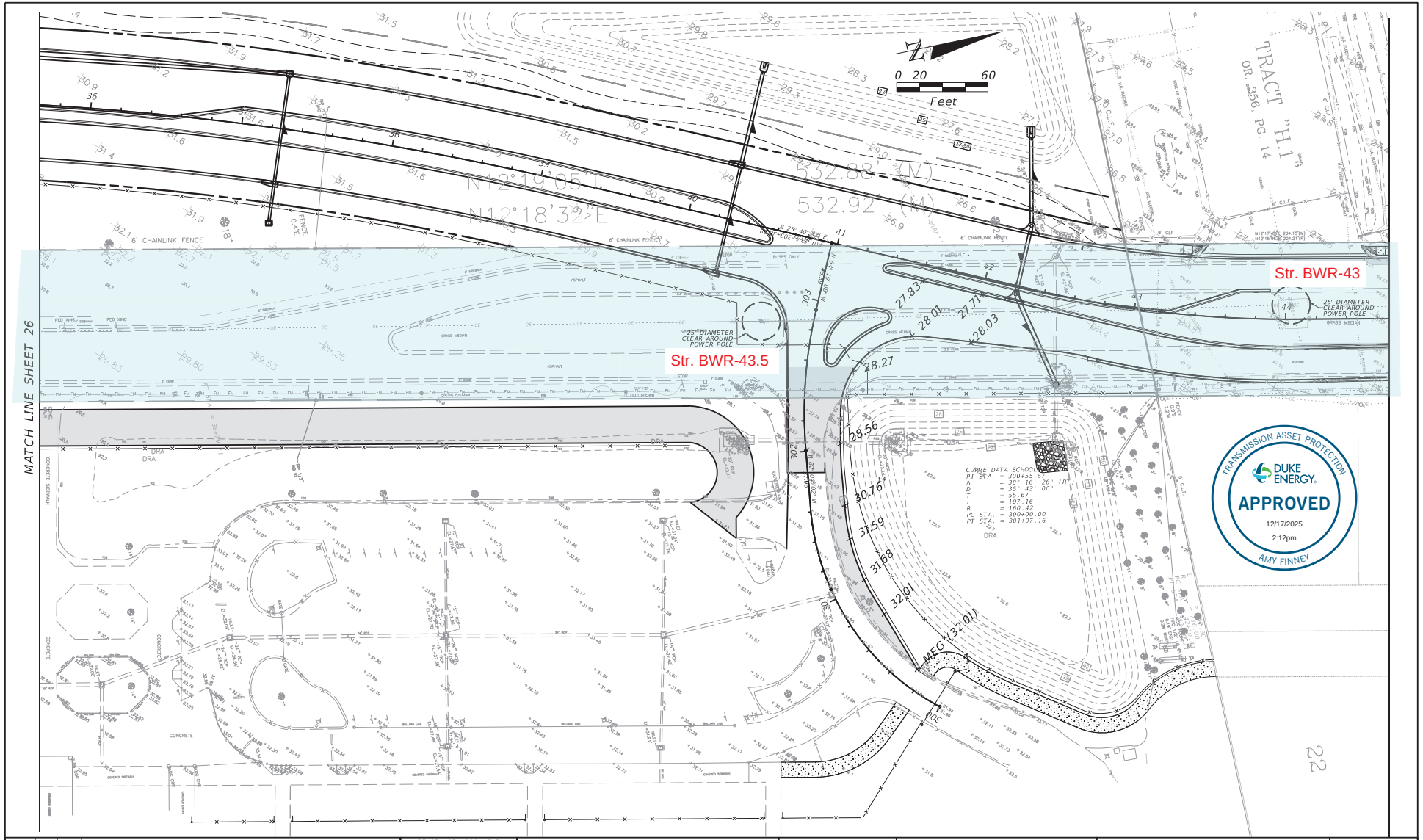
SCHOOL PLAN
PAVING, GRADING & DRAINAGE PLAN
SOMERSET BAY
HERNANDO COUNTY, FLORIDA

SHEET
26

22005



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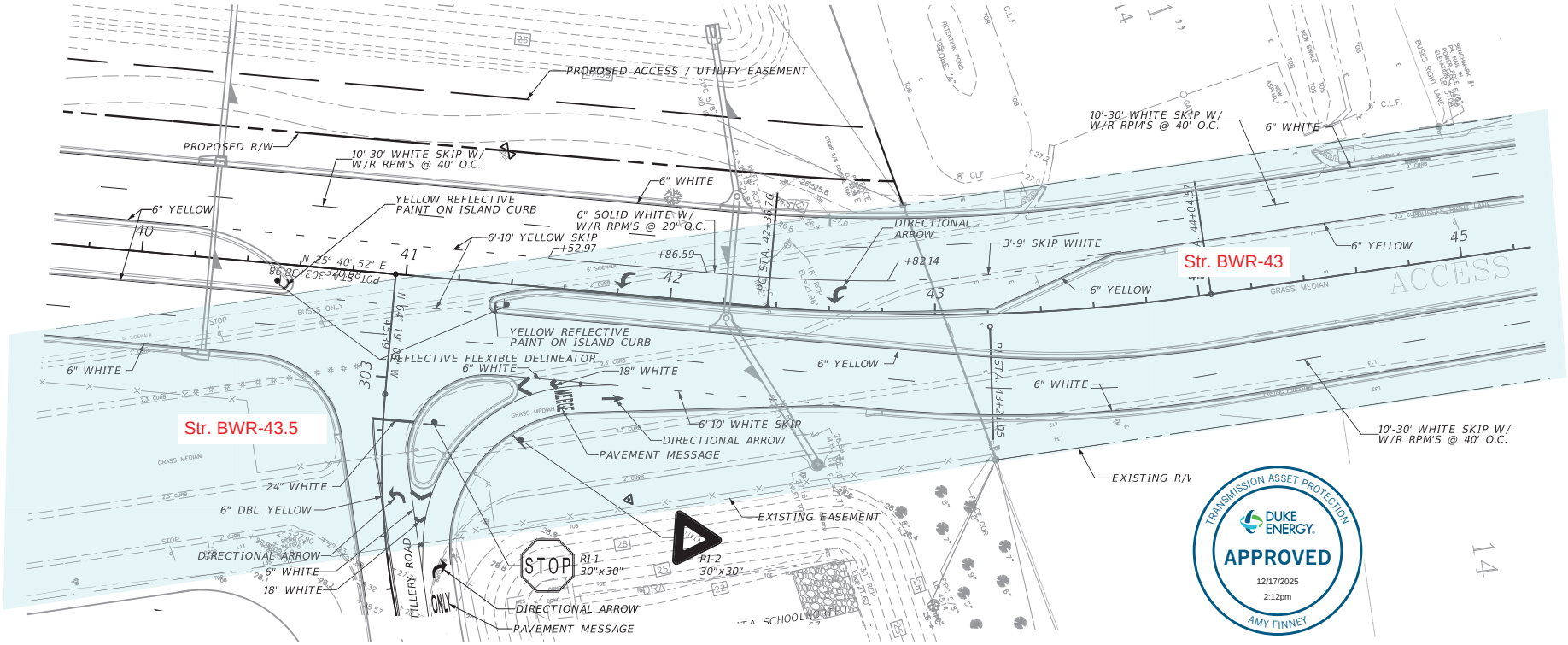
PAVING, GRADING & DRAINAGE PLAN

SOMERSET BAY
HERNANDO COUNTY, FLORIDA

SHEET
27

22005



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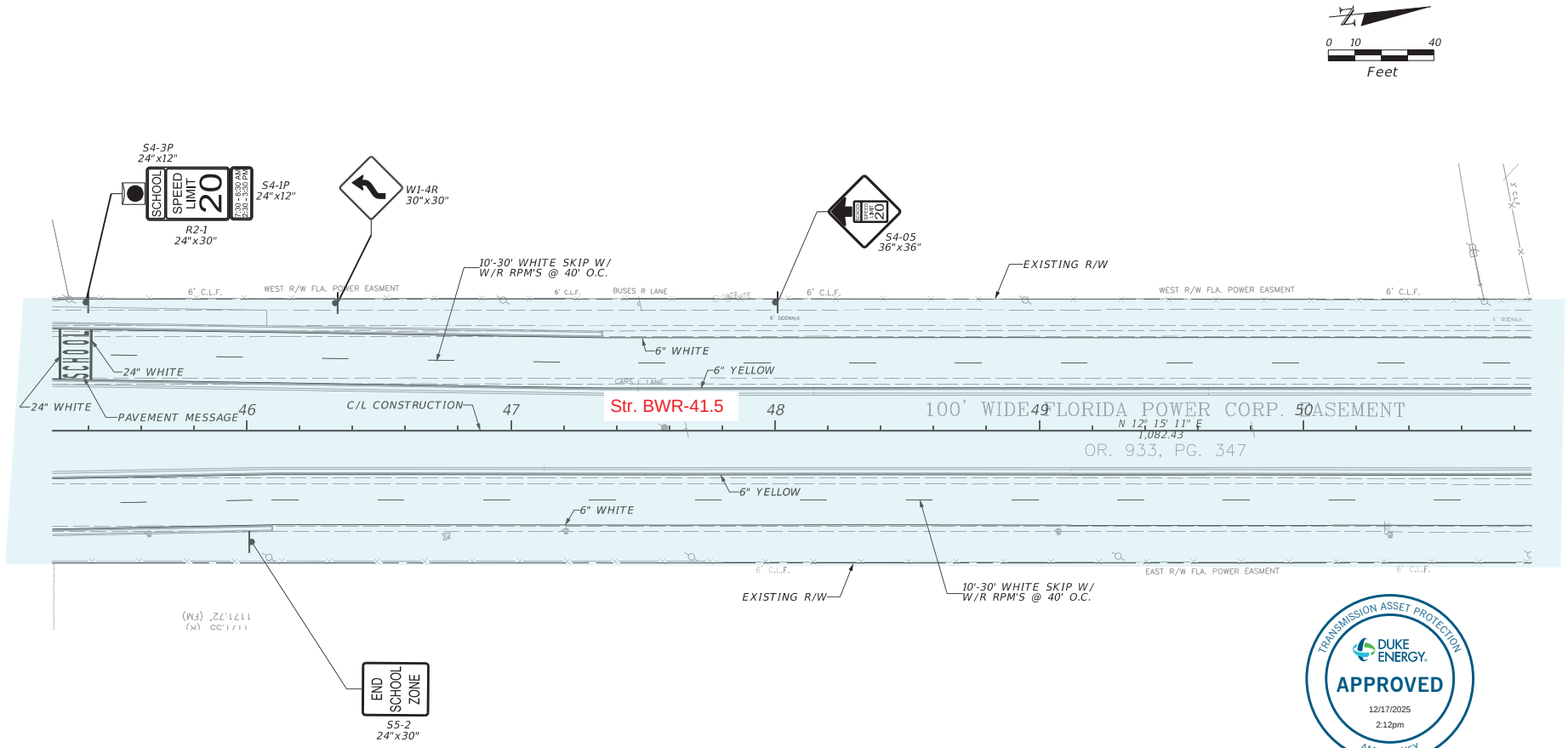
SIGNING & MARKING PLAN (5)

EXPLORER BOULEVARD
HERNANDO COUNTY, FLORIDA

SHEET
OS-5

22005



Str. BWR-41.5

TRANSMISSION ASSET PROTECTION
DUKE ENERGY
APPROVED
12/17/2025
2:12pm
AMY FINNEY

DATE	REV. BY	REV. NO.	REVISION

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Coastal engineering associates, Inc.
Engineering
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Environmental
Transportation
Construction Management
966 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-9423 - Fax (352) 799-8359
EB-0000142

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HUNTER P. BROWN, P.E.
FL. REG. NO. 74664

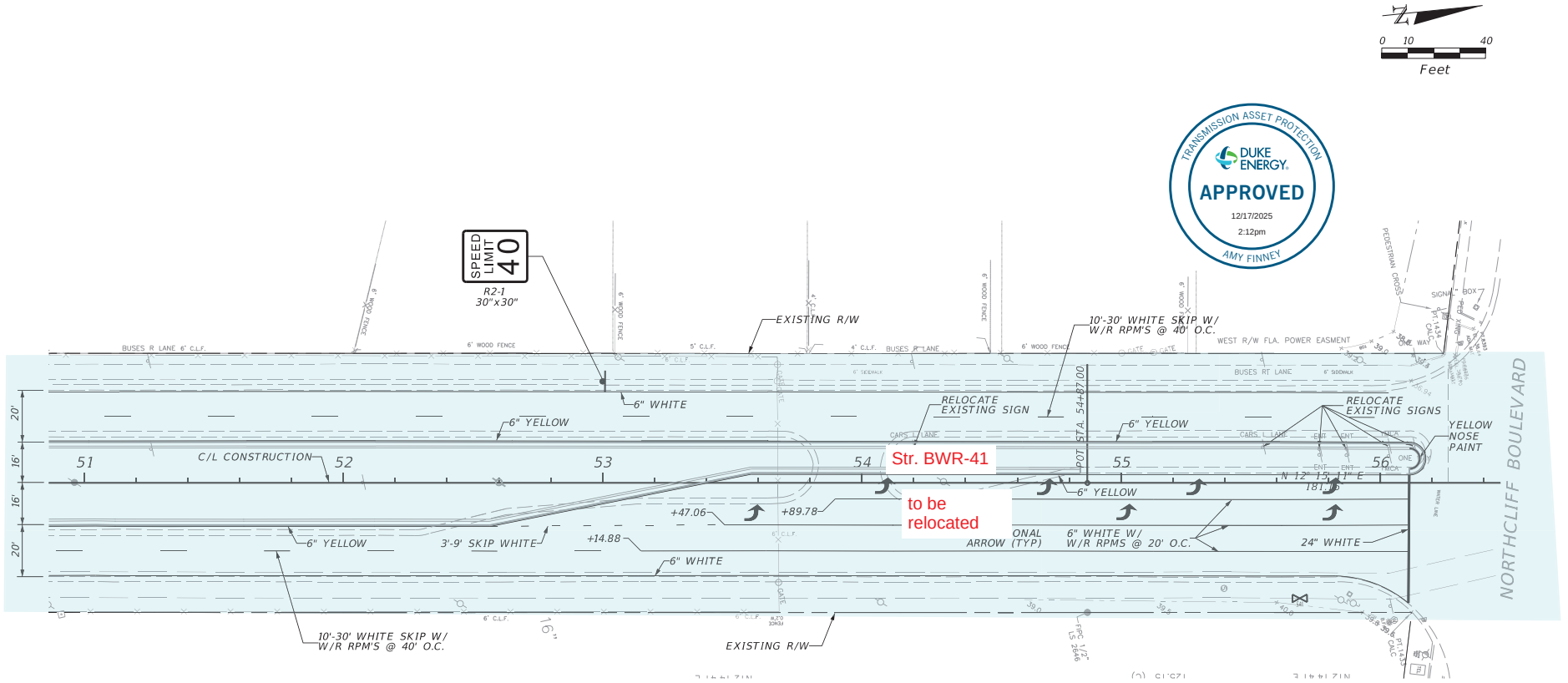
COASTAL DESIGN CONSULTANTS

SIGNING & MARKING PLAN (6)

EXPLORER BOULEVARD
HERNANDO COUNTY, FLORIDA

SHEET
OS-6

22005



DATE	REV. BY	REV. NO.	REVISION

WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 11" X 17"

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FL. REG. NO. 74664

COASTAL DESIGN CONSULTANTS

SIGNING & MARKING PLAN (7)

EXPLORER BOULEVARD
HERNANDO COUNTY, FLORIDA

SHEET
OS-7

22005

USE GUIDELINES FOR ENCROACHMENTS INVOLVING TRANSMISSION EASEMENTS

Duke Energy has a property interest called an easement (or sometimes a right-of-way) in land that you own or are considering purchasing. This easement grants Duke Energy the right to use the easement area for purposes described in the easement document that is filed and recorded in the county's recorder office. This property interest stays with the land when it is bought and sold and generally is perpetual in duration. A series of easements often form a corridor in which the transmission facilities are located and access up and down the corridor is part of the reason Duke Energy obtains these rights.

Broadly stated, easements allow Duke Energy to use another person's property to construct, operate, maintain, repair, and replace electrical facilities for the transmission of high voltage power. The landowner may continue to use the easement area so long as the use is not inconsistent with the easement document or Duke Energy's use of the easement. Any incompatible use by the landowner is called an encroachment. Where an encroachment is under construction, Duke Energy will request that it be stopped and removed; where an encroachment is already installed, Duke Energy will request that it be removed. Where a landowner fails to cooperate, Duke Energy will seek legal recourse to remove the encroachment.

Electricity is a public service and subject to state and federal regulations with which Duke Energy must comply. Any use by the landowner that does or could create regulatory issues is an encroachment. Power lines in the transmission easement are uninsulated and electricity is a dangerous instrumentality. Any landowner use that increases the danger to the landowner, the public or Duke Energy in its use of the easement is also an encroachment.

Over years of designing, constructing, operating, repairing, upgrading and maintaining electric facilities in transmission easements, Duke Energy has developed an understanding of the types of uses by landowners that do, or potentially can, interfere with the easement's purposes and Duke Energy's ability to provide safe and reliable service. This guidance, which supersedes all prior versions, provides a brief overview of types of things that do, or can, interfere with Duke Energy's easement rights and thereby create encroachments.

This overview cannot address all possible situations and is intended to provide general guidance. Please contact the Asset Protection Specialist if you have additional questions or concerns about the use of the easements. Please discuss any proposed activity in the transmission easements with Duke Energy to avoid creating an encroachment or interference. The Asset Protection Specialist can assist and help avoid a subsequent need by the landowner to revise plans or remove obstructions from the easements. Engineering plans may be required by Duke Energy to fully understand any proposed use by the landowner.

By providing these guidelines, Duke Energy does not waive any rights it has in its easements or under the law. Duke Energy's concurrence that a proposed use does not constitute an interference with its easement rights does not mean that requirements of local, county, state or federal governments or other agencies with governing authority have been met.

The following are not permitted in Duke Energy's transmission easements as they interfere with Duke Energy's use of the easements for transmission of electricity by, among other things, interfering with full use the easement, interfering with existing facilities, interfering with access to the facilities, interfering with future expansion in the easement, increasing the danger to the public or those who may be required to work in the easement, creating regulatory violations and generally, making the transmission of electricity more dangerous, costly and/or unreliable: Examples include but are not limited to:

- Permanent or temporary structures and buildings, including for example, permanent or manufactured/mobile homes (and home additions and extensions), garages, sheds, satellite systems, intersections, cul-de-sacs, entrances, streets, swimming pools (any associated equipment and decking), playground equipment, graves, billboards, dumpsters, signs, wells, deer stands, retaining walls, septic systems or tanks (whether above or below ground).

- Mounding or stockpiling any material, such as spoils, dirt, logs, construction or building material, wrecked or disabled vehicles, (e.g. may create clearance and access issues and/or increases dangers in using the easement).

- Transformers, telephone/cable pedestals and associated equipment (unless specifically addressed in a joint use agreement), fire hydrants, manholes, water valves, water meters, backflow preventers & irrigation heads, (e.g. may increase the likelihood of safety hazards & access issues).

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- Attachments to Duke Energy structures in the easement; (unless specifically addressed in a joint use agreement).

- Streets, roads, driveways, sewer/water lines, other utility lines or any underground facilities that run in parallel to the centerline in the easement or cross in one contiguous segment from outside edge of easement to opposing outside edge of easement, at any angle that is less than 30 degrees or greater than 90 degrees as measured from the centerline. No portion of such facility shall be located within 25 feet of Duke Energy's facilities (unless specifically addressed in a joint use agreement.)

- Fences or utilities that cross the easement in multiple segments in a non-continuous alignment from outside edge of easement to opposing outside edge of easement at any angle of less than 30 degrees or greater than 90 degrees as measured from the centerline. This generally creates an interference as the ability to access and utilize the full easement and reach facilities in the easement is substantially impaired. If a fence crosses the easement at an angle greater than or equal to 30 degrees and less than or equal to 90 degrees with the centerline, a gate (16 feet wide at each crossing) shall be installed by the landowner, per Duke Energy's specifications. Duke Energy will supply a lock. The landowner is required to install the Duke Energy lock on the gate to ensure access. The lock can be interlocked with the landowner's lock. Fences and gates that exceed 10 feet in height are prohibited because they create a clearance issue and are an interference. Fences that inhibit Duke Energy's access because they lack a gate that is at least 16 feet wide, interfere with Duke Energy's easement use.

- Grading (cuts or fill) in the easement that is closer than 25 feet to transmission facilities i.e. poles, towers, guys and anchors and/or slopes greater than 4:1 no matter where located or that otherwise change clearances or topography.

- Parking or lighting facilities which affect clearances, access or Duke Energy's ability to make full use of its easement.

- Placement of combustible materials and/or the purposeful burning of anything within the easement are inconsistent with electric facilities, the transmission of power and create safety hazards and system reliability issues.

- Any water feature in the easement, such as a detention and retention pond, stream or lake. Where a structure outside the easement causes erosion or directs storm water toward the easement or the electric facilities or access to or around the electric facilities, such structure will interfere with Duke Energy's use and must be altered to eliminate that effect.

- Incompatible vegetation above ground transmission lines - Vegetation within or outside of the transmission easement that will mature to a height or size that will pose a grow-in, fall-in, or blowing-together threat to the transmission conductor (typical maximum mature height greater than 15 feet within the transmission easement depending on location and voltage).

- Incompatible vegetation underground transmission lines - Vegetation within or outside of the transmission easement that is capable of posing a threat (e.g., root systems, etc.) to the underground transmission conductor by **a**) causing damage to the underground pipes / cables or **b**) reducing the moisture in the soil, thus altering the thermal properties of the surrounding soil / backfill and thereby negatively impacting the cable ampacity rating (typical maximum mature height within the easement - greater than 3 feet depending on location and voltage).

- Incompatible vegetation for safe and reliable operation and access on all transmission lines - Vegetation that will limit or block access, limit the safe and reliable operation, emergency restoration, or maintenance of the transmission facilities, limit the full use of the transmission easement for its intended purposes or vegetation which is typically within a horizontal distance of 25 feet of any Duke Energy facilities (towers, poles, guy wires, guy anchors, manholes, dip-poles, substation equipment, etc.).

As discussed, these guidelines are not exhaustive and there may be other interferences on a case-by-case basis depending on individual circumstances. Certain conditions such as line voltage, line criticality, frequency of required access and structure type may require heightened restrictions in the easements to provide safe and reliable service.

If you have additional questions or plan any activity not mentioned above, please contact customer service and ask for your local Transmission Asset Protection Specialist.

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Your safety is our priority

We have a goal at Duke Energy – to eliminate injury and death from needless power line contacts. We want to provide you with the information you need to stay safe at work.

Important OSHA minimum approach regulation

The following table is from OSHA 1910.333 and applies to nonqualified persons working in proximity to energized power lines. The minimum approach distance is to be maintained for nonqualified workers. When using equipment classified as a crane or derrick, OSHA 29 CFR 1926.1407-1411 must be followed.

OSHA - 1910.333 Applies to NonQualified Persons Minimum Approach Distance	
Up to 50 kV	10 Feet
50 kV up to 200 kV	15 Feet
200 kV up to 350	20 Feet
350 to 500 kV	25 Feet
500 kV to 750 kV	35 Feet

Important OSHA crane regulation

Cranes and derricks near transmission power lines – OSHA 29 CFR 1926.1407-1411

This regulation applies to power-operated equipment used in construction that can hoist, lower and horizontally move a suspended load. Such equipment includes, but is not limited to:

If any part of equipment, load line or load could get closer than 20 feet to less than 350 kV power lines or 50 feet for greater than 350 kV power lines, you must speak with a Duke Energy representative before beginning work.

Such equipment includes, but is not limited to:

- Articulating cranes (such as knuckle boom cranes)
- Floating cranes
- Locomotive cranes
- Multipurpose machines when configured to hoist and lower (by means of a winch or hook) and horizontally move a suspended load
- Industrial cranes (such as carry deck cranes)
- Pedestal cranes
- Straddle cranes
- Derricks
- Overhead bridge and gantry cranes NOT permanently installed
- Crawler cranes
- Cranes on barges
- Side boom tractors
- Base-mounted drum hoists only when used with derricks
- Tower cranes
- Portal cranes
- Service/mechanic trucks with a hoisting device
- Dedicated pile drivers
- Mobile cranes (such as wheel-mounted, rough-terrain, all-terrain, commercial truck-mounted and boom truck cranes)
- Variations of these types of equipment

DUKE ENERGY®

Contact us

For more information, please visit duke-energy.com/safety or call:

Duke Energy Carolinas
800.777.9898 or 800.POWERON

Duke Energy Indiana
800.521.2232

Duke Energy Kentucky or Ohio
800.544.6900

Duke Energy Progress
800.452.2777

Duke Energy Florida
800.700.8744

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550 South Tryon Street
Charlotte, NC 28202

www.duke-energy.com

DUKE ENERGY®

Look up and live.

Working around high-voltage transmission lines

Know how to protect yourself, your crew and the public when working around transmission lines.

Duke Energy cares about your safety. This brochure contains important information for:

- Anyone working around power lines
- Grading contractors
- Forklift operators
- Crane operators
- Developers (residential, commercial, industrial)
- Architects and engineers
- Dump truck operators

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Know your voltage, know your clearance

Federal law requires that all contractors maintain at least a 10-foot clearance from overhead power lines up to 50 kV. Greater clearance is required for higher-voltage power lines and cranes and derricks in construction.

Contact Duke Energy at least three working days before you start working near overhead power lines and equipment so that safety recommendations can be made.

Treat all transmission lines, regardless of their operating voltage, with caution:

- 44 kV and 100 kV lines look similar.
- Never assume a voltage based on the illustration.
- Minimum clearance includes maximum sag, which must be calculated for each instance.
- Injury or death can occur without touching power lines.
- Assume all overhead power lines are energized.
- Contact Duke Energy if you are in doubt about safe operating distances.

Fact 1.

Power lines that serve your homes and businesses are not insulated like home appliance cords.

Fact 2.

Power lines carry 4,000 to 500,000 volts of electricity that can seriously injure or kill on contact.

Fact 3.

The simplest way to stay safe is to know where your power lines are located and stay away.

A planned project is a safe project

Check the job site for hazards and know the location of all overhead power lines and electric equipment, including poles and guy wires.

Consider all overhead lines as energized. Mark the work site boundaries to keep workers, vehicles, tools and equipment a safe distance from electric lines and equipment.

Hold a pre-work safety meeting, pointing out areas where overhead lines and electric equipment are located.

We can help you:

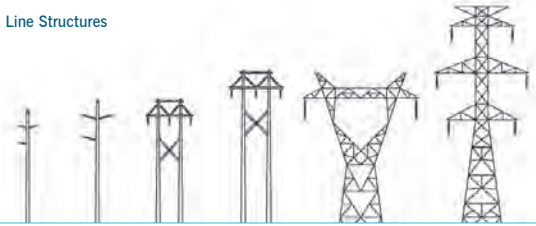
- Confirm voltage
- Confirm clearance
- Confirm wire height under peak conditions
- Provide safety guidance around power lines
- Review and approve drawings for:
  - Compliance with right-of-way restrictions
  - Compliance to National Electric Safety Code
- Identify the best, safe solution

Emergency situations

If your equipment makes contact with an overhead power line, notify Duke Energy immediately and take these precautions:

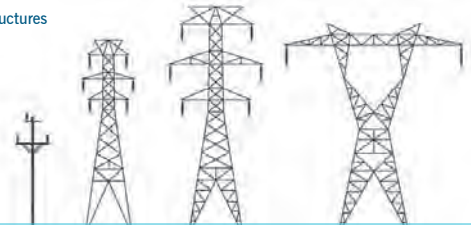
- Have someone call 911.
- Do not attempt to turn off engines or generators.
- Move equipment away from the line only if it is safe to do so.
- Remain on equipment until utility workers arrive and de-energize the line.
- Warn others to stay away. Those on the ground can be injured or killed if they make contact with the equipment.
- If you must leave the equipment because of fire or other dangers, jump off with your feet together. Never touch the ground and equipment at the same time. Keeping your feet together, shuffle or hop away until you are clear of the area.

Duke Energy Midwest Transmission Line Structures

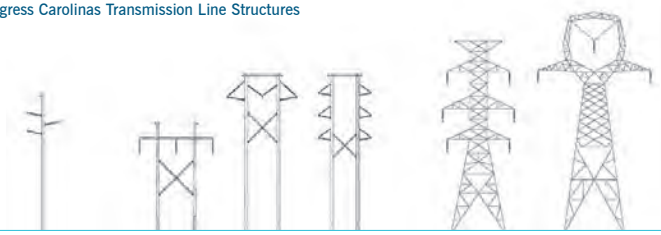


Duke Energy Florida Transmission Line Structures

Duke Energy Carolinas Transmission Line Structures



Duke Energy Progress Carolinas Transmission Line Structures



For more information, visit duke-energy.com/safety.

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APPROVED MASTER PLAN
BCC HEARING DATE:
COMMENTS: Minor modification to #11814 administratively approved 4/12/22.
VERIFIED BY: Khan

LAND USE	
LAND USE	ACRES
SINGLE FAMILY RESIDENTIAL	±240 AC
HIGH DENSITY HOUSING	±56 AC
MULTIFAMILY OR HIGH DENSITY SINGLE FAMILY HOUSING	±45 AC
TOWN CENTER	±45 AC
COMMUNITY PARK	±25 AC
DRAINAGE OPEN SPACE	±50 AC
SCHOOL EXPANSION	±5 AC
TOTAL	±450 AC

LEGEND

- MODERATE DENSITY HOUSING (3-6 UNITS/ACRE)
- HIGH DENSITY HOUSING (UP TO 20 UNITS/ACRE)
- MULTI-FAMILY OR HIGH DENSITY SINGLE FAMILY HOUSING (UP TO 20 UNITS/ACRE)
- TOWN CENTER
- PUBLIC SERVICES
- COMMUNITY PARK
- SCHOOL EXPANSION
- DRAINAGE & OPEN SPACE
- RESIDENTIAL EDGE (25 FT NATURAL BUFFER (35 FT ADJACENT TO OAK RIDGE ESTATES)
- NEIGHBORHOOD PARK
- EASTERN AND SOUTHERN ACCESS POTENTIAL LOCATION
- PROPERTY LINE
- MULTI-PURPOSE PATH
- ROAD
- FLOODPLAIN

NOTE: ADDITIONAL DRAINAGE RETENTION WILL BE LOCATED WITHIN DEVELOPMENT PODS

PERIMETER BUFFER/RESIDENTIAL EDGE:
25 FOOT NATURAL BUFFER WHERE SHOWN. INCREASED TO 35 FEET IF SPRING CENTER LOTS ARE LESS THAN 6,000 SQUARE FEET.
35 FOOT NATURAL BUFFER ADJACENT TO OAK RIDGE ESTATES

PROPOSED LAND USE ENTITLEMENTS:
- UP TO 1,500 RESIDENTIAL DWELLING UNITS
- UP TO 240,000 SQ FT COMMERCIAL
- UP TO 250,000 SQ FT OFFICE
- UP TO 100,000 SQ FT GOVERNMENTAL AND INSTITUTIONAL

SEE SHEETS 2 AND 3 FOR 53 PERFORMANCE CONDITIONS IN BOCC RESOLUTION 2018-121 ADOPTED ON SEPTEMBER 11, 2018

NOTES:
1. THIS DRAWING IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLAN, AND IS NOT INTENDED FOR RECORDATION IN PUBLIC RECORDS.
2. DRA FINAL CONFIGURATION, FUNCTION AND EASEMENT SIZE AND LOCATIONS SHALL BE DETERMINED WITH FINAL DESIGN AND SHOWN ON CONSTRUCTION PLANS AND FINAL PLAT.

Coastal Engineering Associates, Inc.
Engineering
Planning
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Construction Management
955 Canaveral Boulevard · Brooksville · Florida 34601
(352) 799-0429 Fax (352) 799-0369
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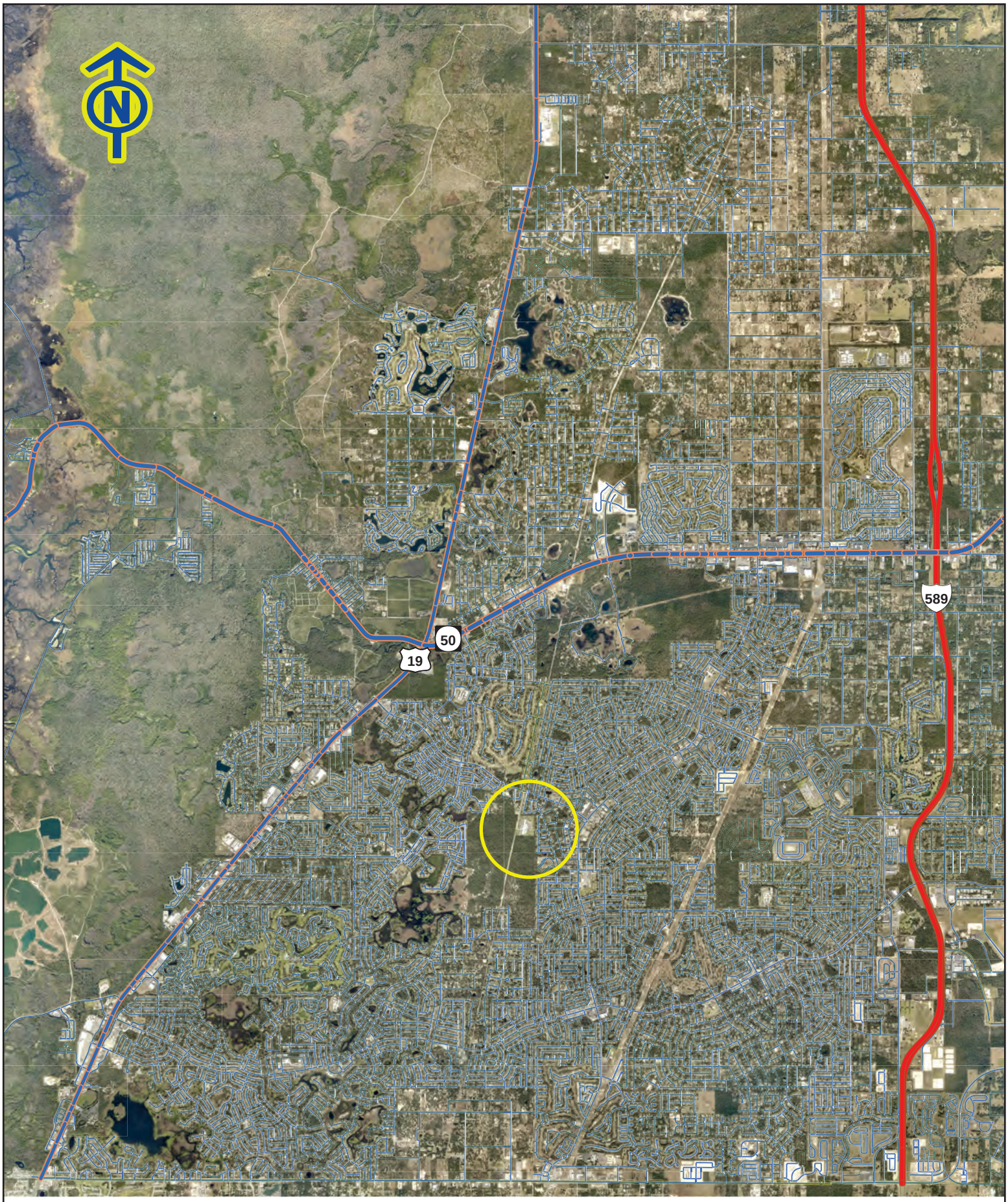
REZONING/MASTER PLAN

SPRING CENTER

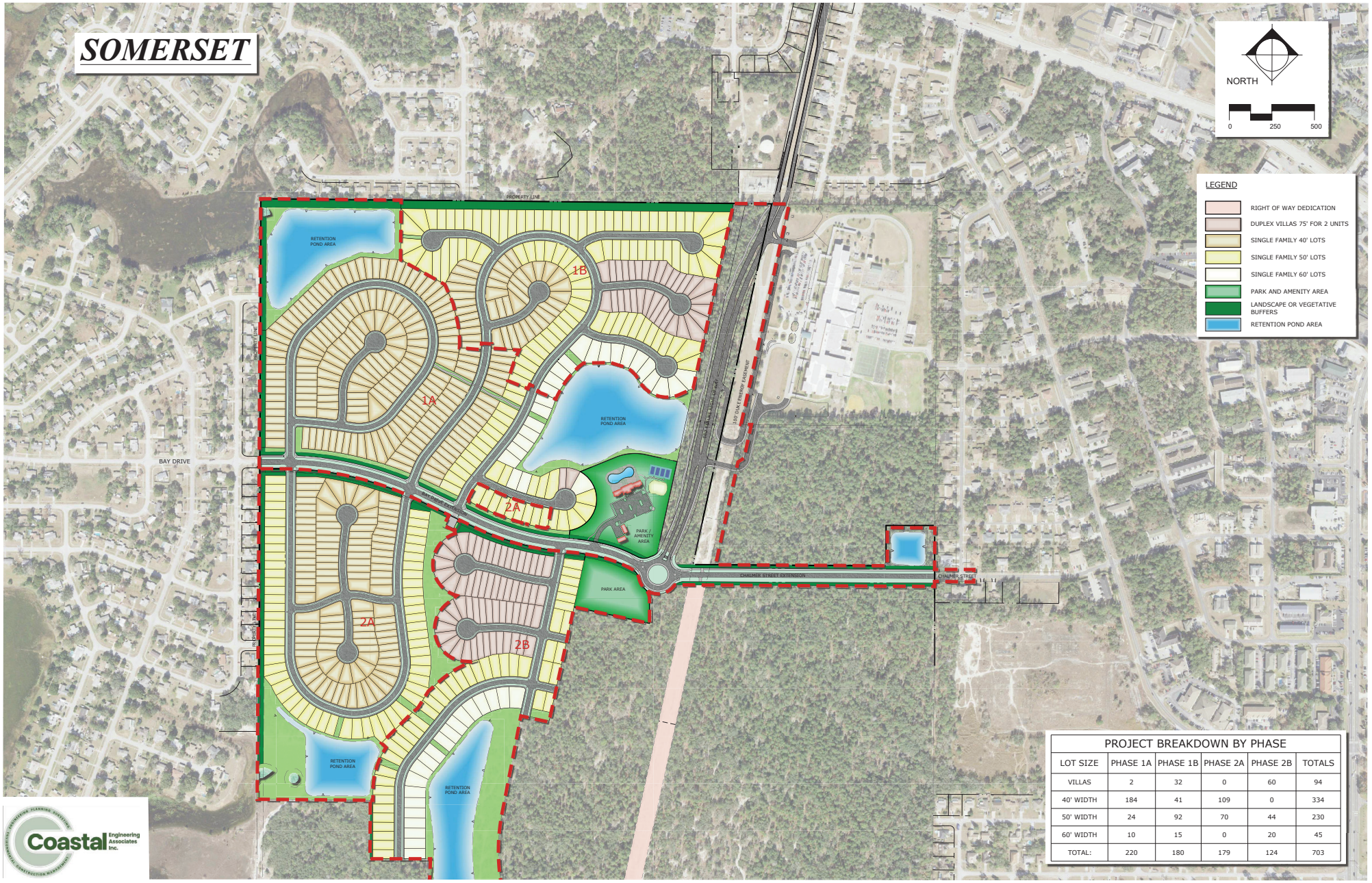
SHEET
1 of 5

Explorer Blvd

Explorer Blvd



Explorer Blvd



PROJECT BREAKDOWN BY PHASE

LOT SIZE	PHASE 1A	PHASE 1B	PHASE 2A	PHASE 2B	TOTALS
VILLAS	2	32	0	60	94
40' WIDTH	184	41	109	0	334
50' WIDTH	24	92	70	44	230
60' WIDTH	10	15	0	20	45
TOTAL:	220	180	179	124	703

Coastal Engineering Associates Inc.

TRANSFER AGREEMENT
County

THIS TRANSFER AGREEMENT (the "Agreement") is made and executed as of the Effective Date by and between **HERNANDO COUNTY**, a political subdivision of the State of Florida, whose address is 15470 Flight Path Drive, Brooksville, Florida 34604 (the "County") and **THE SCHOOL BOARD OF HERNANDO COUNTY, FLORIDA,** a body corporate and public subdivision of the state of Florida, whose address is 919 North Broad Street, Brooksville, FL 34601 (the "District").

W I T N E S S E T H:

WHEREAS, the District is the owner of a portion of Explorer Boulevard located in Hernando County known as Parcel No.: R12 423 17 0000 0010 0020, being more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference ("the District Property"), which is a currently improved public road providing access to the District's Explorer K-8 School (the "School"); and

WHEREAS, Duke Energy Florida, LLC, as successor to Progress Energy Florida, LLC, as successor to Florida Power Corporation ("Duke") has easement rights to the District Property pursuant to that certain Easement dated April 1, 1927, recorded in Deed Book 97, Page 418 and Order of Taking recorded in Official Records Book 933, Page 347, all in the official records of Hernando County (collectively, the "Easements"); and

WHEREAS, Duke and the District are parties to that certain Encroachment Agreement dated November 20, 2006, recorded as Instrument Number 2007054034, in Official Records Book 2479, Page 1084 in the official records of Hernando County (the "Encroachment Agreement") pursuant to which Duke granted the District rights to occupy and utilize a portion of the District Property in the area encumbered by the Easements for the limited purpose of road right of way for access to the School; and

WHEREAS, the County and Somerset Land, LLC ("Somerset") are parties to that certain Development Agreement dated November 29, 2022, recorded as Instrument Number 2023012862, in Official Records Book 4273, Page 304 in the official records of Hernando County (the "Development Agreement") pursuant to which Somerset is required to extend Explorer Boulevard to the south, and add additional access, perimeter security fencing and gates, and queuing for the School; and

WHEREAS, the District, Acts 88, LLC ("Acts"), and Somerset are parties to that certain Access Agreement dated May 19, 2015, recorded as Instrument Number 2015031248, in Official Records Book 3231, Page 649, in the official records of Hernando County, as amended by that certain First Amendment to Access Agreement dated April 12, 2022, recorded as Instrument Number 2022029832, in Official Records Book 4158, Page 660, in the official records of Hernando County (collectively, the "Access Agreement") pursuant to which the District granted Acts 88 and Somerset limited access for the District Property in exchange for Acts 88 and Somerset

constructing additional access and queuing for the School and a new marquee of similar or better quality for the School; and

WHEREAS, the County has requested that the District dedicate and transfer to the County the District Property to (i) allow the County to incorporate Explorer Boulevard into the County road system so that a collector road for the County is constructed which will eliminate access and traffic issues; and (ii) transfer all maintenance and operational responsibilities to the County; and

WHEREAS, section 335.0415, Florida Statutes, authorizes the transfer of public roads only by mutual agreement of the affected governmental entities; and

WHEREAS, the transfer of that portion of Explorer Boulevard is in the public interest and welfare; and

WHEREAS, the District has agreed to dedicate to the County the District Property subject to the terms and conditions set forth in this Agreement.

NOW THEREFORE, for and in consideration of the premises hereof and other good and valuable consideration, the District and the County hereby covenant and agree as follows:

1. Recitals. The above recitals are true and correct and are incorporated herein by reference.

2. The District Dedication to the County. The District shall dedicate and transfer to the County the District Property subject to encumbrances set forth on the Owner & Encumbrance Property Information Report File No. 25003581 prepared by Old Republic National Title Insurance Company, such encumbrances set forth on Exhibit "B" attached hereto, by recorded deed or right of way map (the "Dedication"). The Dedication shall be recorded within sixty (60) days following the Effective Date (as defined herein) (the "Transfer Date"). The District shall execute and deliver to the County a quit claim deed and such other documents as may be reasonably required, necessary or useful in consummating the transaction contemplated by this Agreement.

3. Conditions of Dedication. The Dedication is expressly conditioned on the District Property being incorporated into the County Road system as a collector road and the County complying with the following conditions:

(a) The County acknowledges the District Property is encumbered as specified on Exhibit B, including the Encroachment Agreement, as well as a new Encroachment Agreement between Duke and the County attached herein as Exhibit "C" ("County Encroachment Agreement"), which County Encroachment Agreement must be executed and recorded on the Transfer Date. The County acknowledges and agrees that Duke's Easements are prior in time to the County's, and the rights granted to the County shall be subordinate to Duke's Easements and easement rights. Until such time as the Encroachment Agreement is terminated and replaced with a new encroachment agreement with the Developer, the County agrees to fully comply with all obligations under the Encroachment Agreement and the Easements, including strict compliance

with the locations and usages specified on Exhibit A of the Encroachment Agreement and conditions and requirements set forth in Exhibit B of the Encroachment Agreement.

(b) The County shall grant the District a perpetual easement, if necessary, for the District's use of the District Property for access to the School and the County shall take no action that would impair the District's use of the District Property for use in conjunction with the School. The County shall ensure that the District always has comparable or better access to the School from the District Property.

(c) The County will ensure that any plan, plat, zoning or similar approval or other related development rights granted to Somerset shall be subject to the condition that Somerset (or any successor developer) construct additional access and queuing for the School and a new marquee of similar or better quality for the School at no cost to the District and pursuant to plans approved in writing by the District attached hereto as Exhibit "D" (the "Improvement Work"). Any modifications to the plans attached hereto must be approved in writing by the District's governing board. Should the County (rather than the Developer) independently elect to improve the portion of Explorer Boulevard that is the subject of the Dedication, the County shall provide the District with ninety (90) days prior written notice of its intent to complete the Improvement Work and shall conclude the Improvement Work within eighteen (18) months of commencement (the "Completion Deadline"). In such event, the County shall ensure that Somerset (or any successor developer) commences construction of the remainder of the Improvement Work within eighteen (18) months of the County's commencement of the development of Explorer Boulevard, unless the parties mutually agree to extend the Completion Deadline. If the County does not complete the Improvement Work by the Completion Deadline (as may be extended by mutual agreement by the District and County), then District, at District's sole option, may elect (by providing written notice of such election to the County) to complete installation of the Improvement Work in a timely manner, in which case all direct costs and expenses incurred by District in doing so shall be payable to District from County plus an amount equal to ten percent (10%) of such direct costs and expenses. All payment requests from District under this section shall be paid in accordance with the Florida Prompt Payment Act, Part VII of Chapter 218, Florida Statutes, as amended from time to time. County shall provide the District with at least ninety (90) days' prior written notice before commencement of the Improvement Work. County shall coordinate with the District to create a schedule for the Improvement Work for the minimal disruption of school operations. This plan shall be mutually approved by both parties and such approval shall not be unreasonably withheld. County shall maintain continuous, safe, secure, and convenient access for school buses, staff, parents, emergency vehicles, and students at all times during construction. Any temporary detours or closures affecting access routes shall be coordinated no less than seventy-two (72) hours in advance with the District and shall not occur during school arrival or dismissal hours unless expressly approved in writing by the District. County shall implement appropriate traffic control measures, signage, and flagging personnel as necessary to ensure safe and efficient traffic flow during all construction activities. County shall provide the District with at least seventy-two (72) hours' prior written notice before commencement of any construction activities impacting or disrupting utilities serving the school. A traffic control plan, temporary fencing plan, or construction staging plan, if required by the District, shall be submitted for review and approval prior to commencement of construction. County shall coordinate construction schedules with the District's Director of Facilities and Construction, or other designee, to minimize disruption to school operations, including testing

periods, events, and transportation schedules. Construction activities generating excessive noise, dust, or vibration shall be restricted during regular school hours to the extent reasonably practicable. Any damage to school access drives, parking areas, sidewalks, or related infrastructure caused by construction activities shall be promptly repaired or restored by County, at its sole cost and to the District's satisfaction.

(d) The County agrees that it shall not bring any type of waste, hazardous or otherwise toxic materials on to the District Property nor shall the County store any hazardous waste or toxic materials on the District Property.

(e) The County agrees that it will conduct its operations, maintenance, and any improvements on the District Property in accordance with all applicable laws, rules, regulations, and permits, including but not limited to any related to the reasonable maintenance and operations for safety of the public, and will ensure the same for any successor owner of the District Property, if any.

(f) Somerset and Acts shall enter into a release and indemnification with the District, in a form acceptable to District, releasing the Access Agreement and indemnifying the District.

4. Liability for Torts, Indemnification and Sovereign Immunity.

(a) The County agrees that pursuant to section 337.29(3), Florida Statutes, upon such transfer to the extent sovereign immunity has been waived, liability for torts related to the roadway occurring on or after the Transfer Date shall be the responsibility of the County. The District shall remain liable for torts related to the roadway committed by the District that occurred prior to the Transfer Date, but only to the extent sovereign immunity has been waived.

(b) To the extent permitted by law, the County agrees to indemnify, defend and shall hold harmless the District and the employees and agents of the District from any claims, actions, administrative proceedings (including informal proceedings), judgments, damages, costs, liabilities (including sums paid in settlement of claims), interest or losses including reasonable attorneys' and expenses (including any such fees and expenses incurred in enforcing this Agreement or collecting any sums due hereunder), together with all other costs and expenses of any kind or nature (collectively, the "Costs") that which at any time or from time to time may be suffered or incurred in connection with any claim, cause of action, demand or lien made or arising directly or indirectly or in connection with, with respect to, or as a direct or indirect result of:

(i) the County's actions, omissions or failure to act, or the actions, omissions, or failure to act of its employees, directors, principals, agents, or contractors, with regard to this Agreement, or any violation the terms of the attached County Encroachment Agreement, the Easements, or the Encroachment Agreement.

(ii) in any way relating to or resulting from the County's maintenance, operation or expansion of the public road located on the District Property;

(iii) any failure on the part of the County to comply with any covenant required to be performed or compiled with under this Agreement; or

(iv) any litigation, arbitration or other claim brought against the District by Duke for violation of the County Encroachment Agreement or the Encroachment Agreement, its successor and/or assigns, including, without limitation, any losses, liabilities, damages, injuries, costs, expenses or claims asserted or arising, whether now known or unknown.

Notwithstanding the foregoing, nothing contained herein shall be construed as requiring the County to indemnify or insure the District from sole negligence by the District pursuant to section 768.28(19), Florida Statutes. Further, nothing contained herein shall be construed as an additional waiver of the County's or District's sovereign immunity, or as a waiver of any limitations of liability pursuant to section 768.28, Florida Statutes, regardless of whether any such obligations are based in tort, contract, statute, negligence or otherwise.

(c) This indemnification shall survive the recording of the Dedication, deed or land map transferring the District Property and shall be ongoing, perpetual, continuing, irrevocable and binding on County and its respective representatives, successors, and assigns, inuring to the benefit of District, and its representatives, successors, and assigns. The County's obligations hereunder may not be assigned or subcontracted. All representations, warranties and covenants of County set forth in this Agreement shall continue in effect and, to the extent permitted by law, shall survive the transfer of the District Property, or any portion thereof.

5. Miscellaneous.

(a) Effective Date. The District and County must obtain approval of this Agreement by the respective governing bodies of the County and the District and execution thereof by the duly qualified and authorized representatives of each of the parties hereto. Execution of this Agreement by the last of the County and the District shall be the "Effective Date" of this Agreement.

(b) Notice. Notice shall be delivered to the addresses contained herein, or as further directed by either party upon written notice to the other party, and shall be deemed to have been given upon (a) receipt by recipient if personally delivered, (b) delivery to a recognized courier, delivery service such as Federal Express, or postmark by the U.S. Postal Service, or (c) delivery by electronic mail provided that the receiving party provides acknowledgment of receipt:

County: HERNANDO COUNTY
15470 Flight Path Drive
Brooksville, Florida 34604
ATTN: County Administrator
Email: administration@hernandocounty.us

District: SCHOOL BOARD OF HERNANDO COUNTY, FLORIDA
919 North Broad Street
Brooksville, FL 34601
ATTN: Superintendent
Email: pinder_r@hcsb.k12.fl.us

With a copy to: SCHOOL BOARD OF HERNANDO COUNTY, FLORIDA

919 North Broad Street
Brooksville, FL 34601
ATTN: School Board Attorney & General Counsel
Email: mockler_c@hcsb.k12.fl.us

And: GRAY ROBINSON, P.A.
Attn: Kristin Kowaleski, Esq.
101 East Kennedy Blvd, Suite 4000
Tampa, Florida 33602
Email: Kristin.kowaleski@gray-robinson.com

Either party hereto may change the address for Notice specified above by giving the other party ten (10) days' advance written notice of such change of address. Notices given otherwise than by mail shall be deemed given upon actual receipt thereof.

(c) Construction. Whenever the context of this Agreement so requires or admits, words used in the neuter gender include the masculine and feminine; the singular includes the plural and the plural the singular; the word "person" includes a corporation, partnership or unincorporated association as well as a natural person. The fact that a party may be deemed to have drafted or structured any provision hereof shall not be considered in construing the particular provisions either in favor of or against such party.

(d) Captions. The captions at the beginning of the several paragraphs of this Agreement are not a part of this Agreement but merely labels to assist in locating and reading the respective paragraphs hereof. They shall be ignored in construing this instrument.

(e) Severability. If any provision of this Agreement is declared invalid or unenforceable, then, if reasonably possible, taking into consideration the intent and purpose of the parties in entering into this Agreement, the remainder of this Agreement shall continue in full force and effect.

(f) Entire Agreement. This Agreement contains the entire understanding between the parties concerning the subject matter hereof and supersedes any prior understandings or agreements between them concerning the subject matter hereof. No changes, alterations, modifications, additions or qualifications to the terms of this Agreement shall be binding upon the parties unless made in writing and signed by the party to be bound thereby.

(g) Governing Law; Venue. All questions concerning the meaning, execution, construction, effect and validity of this Agreement shall be judged and resolved in accordance with the laws of the State of Florida. Exclusive jurisdiction and venue for any action filed to interpret or enforce the terms of this Agreement shall be in the appropriate court in Hernando County, Florida.

[Remainder of Page Intentionally Blank]

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year first above written.

HERNANDO COUNTY, FLORIDA

By: _____
Name: Jerry Campbell
Title: Chairman

This 2 day of June, 2026

Attest:

By: Irenke Osinga, Deputy Clerk for
Name: Doug A. Chorvat, Jr.
Title: Clerk of Court and Comptroller

Approved as to Form:

By: _____
Name: Jon A. Jouben
Title: County Attorney

[Signatures Continues on Following Page]

SCHOOL BOARD OF HERNANDO COUNTY, FLORIDA

By: _____
Name: _____
Title: _____

This _____day of _____2026.

Attest:

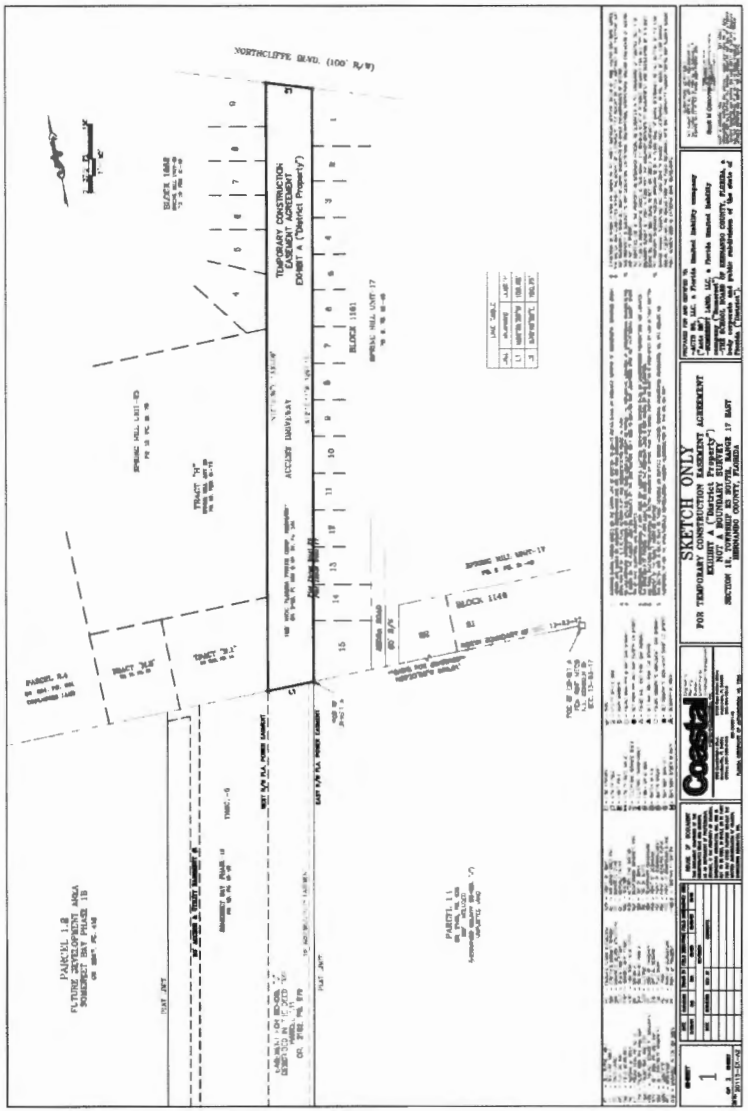
By: _____
Name: _____
Title: _____

Approved as to Form:

By: _____
Name: _____
Title: _____

Exhibit "A"

Legal Description of District Property



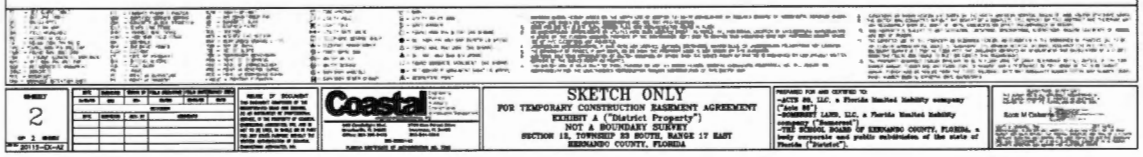
#6272910 3-9

10

EXHIBIT A LEGAL DESCRIPTION

COMMENCING AT THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 23 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SECTION 13, RUN N89°25'50"W, 868.61 FEET TO THE EAST RIGHT-OF-WAY LINE OF A 100 FOOT WIDE POWER EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 933, PAGE 347 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE NORTH LINE OF SAID SECTION 13, N89°25'25"W, 102.28 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID 100 FOOT WIDE POWER EASEMENT; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, RUN N12°15'36"E, 1330.08 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF NORTHCLIFFE BOULEVARD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, RUN S70°46'26"E, 100.75 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID 100 FOOT WIDE POWER EASEMENT; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, RUN S12°15'11"W, 1297.15 FEET TO THE NORTH LINE OF SAID SECTION 13, AND THE POINT OF BEGINNING.

CONTAINING 3.02 ACRES MORE OR LESS.



SHEET 2

Coastal

SKETCH ONLY
FOR TEMPORARY CONSTRUCTION EASEMENT AGREEMENT
EXHIBIT A ("District Property")
NOT A BOUNDARY SURVEY
SECTION 13, TOWNSHIP 23 SOUTH, RANGE 17 EAST
HERNANDO COUNTY, FLORIDA

COMMENCING AT THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 23 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SECTION 13, RUN N89°25'50"W, 868.61 FEET TO THE EAST RIGHT-OF-WAY LINE OF A 100 FOOT WIDE POWER EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 933, PAGE 347 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE NORTH LINE OF SAID SECTION 13, N89°25'25"W, 102.28 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID 100 FOOT WIDE POWER EASEMENT; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, RUN N12°15'36"E, 1330.08 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF NORTHCLIFFE BOULEVARD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, RUN S70°46'26"E, 100.75 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID 100 FOOT WIDE POWER EASEMENT; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, RUN S12°15'11"W, 1297.15 FEET TO THE NORTH LINE OF SAID SECTION 13, AND THE POINT OF BEGINNING.

CONTAINING 3.02 ACRES MORE OR LESS.

Exhibit "B"

Title Encumbrances

Old Republic National Title Insurance Company Property Information Report; File No. 25003581, dated through October 16, 2025 @ 8:00 a.m.

1. Easement in favor of Florida Power Corporation recorded in Deed Book 97, Page 418.

2. Permanent easement in favor of Florida Power Corporation contained in Order of Taking recorded in O.R. Book 933, Page 347.

3. Access Agreement between Hernando County School Board and Mark 425, LTD recorded in O.R. Book 3231, Page 649; as affected by First Amendment to Access Agreement recorded in O.R. Book 4158, Page 660.

4. Infrastructure Agreement between Somerset Land LLC and Acts 88, LLC recorded in O.R. Book 3947, Page 433.

5. Encroachment Agreement between Florida Power Corporation d/b/a Progress Energy Florida, Inc. and Hernando County School Board recorded O.R. Book 2479, Page 1084.

6. Perpetual Utility Easement in favor of Hernando County Water and Sewer District recorded in O.R. Book 2683, Page 1887.

7. Easement Agreement between Somerset Land LLC and Acts 88, LLC recorded in O.R. Book 3947, Page 421.

Exhibit "C"

County Encroachment Agreement

(Attachment Five (5) is the County Encroachment Agreement.)

Prepared by:
Shantel W. Ocampo, Counsel Duke Energy Florida, LLC
Data & Document Management
525 South Tryon Street, DEP 21
Charlotte, NC 28202

Property No:
Land Unit No:
Project No:

STATE OF FLORIDA

COUNTY OF HERNANDO

ENCROACHMENT AGREEMENT

THE ENCROACHMENT AGREEMENT ("Agreement"), made this _____ day of _____, 2026 ("Effective Date") by and between **DUKE ENERGY FLORIDA, LLC**, a Florida limited liability company, ("Grantor"), and **HERNANDO COUNTY**, a political subdivision of the State of Florida (**"County"**) ("Grantee").

- **Grantor, Duke Energy Florida**, LLC, as successor to Progress Energy Florida, LLC, as successor to Florida Power Corporation ("Duke") has easement rights to property owned by the Hernando County School District Property pursuant to that certain Easement dated April 1, 1927, recorded in Deed Book 97, Page 418 and Order of Taking recorded in Official Records Book 933, Page 347, all in the official records of Hernando County (collectively, the "Easements").
- **Hernando County School District (School District)** owns, operates and maintains a school access road and queuing area known as Explorer Boulevard within the Easement Area. The Explorer Elementary improved access right-of-way will be dedicated to Hernando County.
- **County** has requested that the **School District** dedicate and transfer to the County the **School District** Property to (i) allow the County to incorporate Explorer Boulevard into the County road system so that a collector road for the County is constructed which will eliminate access and traffic issues; and (ii) transfer all maintenance and operational responsibilities to the **County** (the "Dedication"); and
- Grantees desire authority to encroach upon a portion of the Easement Area for the purpose described herein, and Grantor is willing to permit those encroachments under the terms and conditions of this Agreement.

NOW THEREFORE, Grantor for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration to it paid by the Grantee(s), the receipt and sufficiency of which are hereby acknowledged, does hereby grant until **Grantee**, the non-perpetual right to encroach upon the portion of the Easement Area described herein pursuant to the following terms and conditions:

1. **Permitted Encroachments.** Grantor agrees to allow Grantees to encroach upon the Easement Area solely to the extent, location, and manner expressly depicted on Exhibit "A," and only for the purpose of maintaining Explorer Boulevard as shown thereon.

2. **Alterations**. The Permanent Encroachment must be constructed in strict compliance with the design shown on the Plans contemplated by Exhibit A. No alteration from the plans may be made after the construction the Permitted Encroachment which interferes with grantor's safe, reliable, and efficient construction, operation, and maintenance of the existing and future Facilities Located on the Easement Area.

   All applicable Federal, State, and Local Laws, rules and regulations, and the then Existing Transmission Line Asset Protection Guidelines shall govern any alterations to the Permitted Encroachment, including any minimum distances that must be maintained from the Facilities. In areas where minimum distances shown on the plans conflict with TLASG, plans shall govern. Nothing in this Agreement shall be construed to permit changes in elevation of grade to occur other than as expressly allowed or required by the plans or in this Agreement.

3. **Reaffirmation**. Notwithstanding anything to the contrary herein, by executing this Agreement the parties reaffirm the terms of the Easement Document and acknowledge that this Agreement does not permanently alter, limit, or amend those terms. This Agreement only identifies the Permitted Encumbrances as non-hostile and permits them to remain pursuant to the terms of this Agreement. This Agreement does not constitute a transfer of an interest in land or Grantor's rights granted in the Easement Document.

4. **Wetlands and Vegetation**. The Easement Area may not be used by Grantee to satisfy wetland mitigation requirements. Grantee shall not plant any trees or shrubbery in the Easement Area without prior written approval from Grantor.

5. **Grantor Free From Liability**. Grantor shall not be liable for any damages to the Permitted Encroachment resulting from Grantor's use of the Easement Area, nor for any damage to landscaping, driveways, or irrigation systems that may result from Grantor's access to the Easement Area.

6. **Additional Consent May Be Required**. Grantor makes no warranties or representations as to Grantee's contemplated use of the Easement Area, and in no way shall be deemed to have consented to such use on behalf of the owner of the property on which the Easement Area exists. Grantee acknowledges that Grantor's entering into this Agreement does not, by itself, grant any rights to Grantee to use any portion of the Easement Area, and that the consent of other parties (including, without limitation, the owner of the property and any mortgages of such owner) may be required for Grantee to obtain any rights over the property encumbered by the Easement Area.

7. **Grantee's Sole Risk and Expense**. Grantee acknowledges that the use of the Easement Area shall be at Grantee's sole risk and expense. Grantor shall in no way be liable to Grantee for any costs, expenses, losses, damages, or liabilities incurred by Grantee's use of the Easement Area. Grantee shall defend, indemnify, and hold harmless Grantor, its affiliates, subsidiaries, members, managers, officers, agents, employees, successors and assigns (collectively, "Grantor Parties"), from and against any and all claims, actions, costs, expenses, losses, damage, destruction, and liabilities incurred by Grantor Parties relating, directly or indirectly, to Grantee's use of the Easement Area even if caused in whole or in part by the negligence of Grantor Parties but excluding the willful or intentional misconduct of Grantor's Parties. Grantee's indemnity obligations shall survive the termination of this Agreement and are subject to the limitations of F.S. Sec. 768.28.

   All of Grantee's operations, activities, and equipment used within the Easement Area or in proximity to any of the Facilities shall, at all times, be in strict compliance with applicable provisions of the National Electrical Safety Code (NESC), the Occupational Safety and Health Act of 1971 (OSHA), and the OSHA Crane Construction Standards For Power Line Safety, Sections 1926.1408 & .1409. Grantee is further notified and hereby agrees to so notify any of Grantee's employees, agents, contactors, representatives, or other persons engaging in Grantee's activities upon the Easement Area with Grantee's knowledge and under Grantee's supervision or control, that extreme caution is necessary around the Facilities, and in the event of any damages or injuries, Grantee shall immediately report the nature and extent thereof to Grantor's nearest local office or corporate toll free number.

   Grantee shall not use any equipment within the Easement Area that can extend over twelve (12) feet in height above natural ground surface level without prior

written approval from Grantor unless an observer, approved by Grantor, is present during the use. Grantee shall bear all costs associated with the observer.

8. **Transferability.** The rights granted and retained under this Agreement shall inure to the benefit of the heirs, successors, and assigns of the parties, and shall run with the land.
9. **Notice.** Any notices and other communications required under this Agreement or relating hereto shall be in writing and delivered via personal delivery, certified United States mail (return receipt requested), or overnight delivery through a reputable carrier to:

Grantor: Duke Energy Florida, LLC
Attn: Transmission Asset Protection
525 South Tryon Street, DEP21
Charlotte, North Carolina 28202

Grantee: Hernando County
Attn: County Administrator
15470 Flight Path Drive
Brooksville, FL. 34604

10. **Termination**. This Agreement shall terminate or may be terminated in the following instances.

a. If construction of the Permanent Encroachment does not begin within 12 months of the final approval necessary for the construction of the Permitted Encroachments or the relocation by Duke of wooden poles, identified as Structures Str. BWR-40, Str. BWR-40-1/2 and Str. BWR-41 ,whichever occurs later, and continued thereafter at a reasonable pace, then this Agreement shall be subject to termination.
b. If at any point following construction of the approved improvements, Grantor, in its sole discretion, determines that the Permitted Encroachment needs to be modified in order to continue furnishing safe and reliable electric service to its customers, then upon twelve (12) months' notice from Grantor, Grantor and Grantee will work together in a commercially reasonable manner to modify the Permitted Encroachment at the sole expense of Grantee. Grantor acknowledges that the use of the Easement Area as depicted on Exhibit "A" will not interfere with Grantor's ability to continue furnishing safe and reliable electric service to its customers.

c. If Grantee violates any provision of this Agreement, then Grantor may terminate this Agreement with written notice to Grantee. If the violation is non-material, then Grantee shall be entitled to six (6) months to remove the Permitted Encroachment following notice of Grantor's termination. If the breach is material, then such termination shall be immediate. Without limitation, the parties agree that Sections 1, 2, 3, and 4 of this Agreement are material.

d. If Grantee removes or reduces the size of any Permitted Encroachment, it shall not be entitled to restore or expand the Permitted Encroachment to its original size as of the Effective Date. If the Permitted Encroachment is removed in full then this Agreement shall automatically terminate.

11. **Recitals**: The recitals set forth at the opening of this Agreement are incorporated herein as if fully restated in Section 11.

12. **Law and Venue.** This Agreement shall be governed by the laws of the State of Florida without regard to the conflicts of law provisions therein. The parties agree that the proper venue for any dispute related to this agreement is the state or federal courts located in Hernando County, and the parties hereby submit to the jurisdiction thereof.

13. **Entire Agreement**. This Agreement contains the complete understanding of the parties and shall supersede any prior and contemporaneous communications, agreements, and assurances related to the subject matter of this Agreement. Any modification of this Agreement must be agreed to in writing and signed by the parties. This Agreement may be executed in any number of counterparts, each of which will be deemed original, but all of which together shall constitute but one and the same Agreement.

14. **No Waiver.** The failure of Granter in any one or more instances to insist upon compliance with any provision or covenant herein or to exercise any right or privilege herein shall not constitute or be considered as a waiver of such or any similar provision or covenant.

15. **Severability.** If any term of this Agreement is to any extent illegal, otherwise invalid, or incapable of being enforced, such term shall be excluded to the extent of such invalidity or unenforceability. All other terms of this Agreement shall remain in full force and effect. To the extent permitted and possible, the invalid or unenforceable term shall be deemed replaced by a term that is valid and enforceable and that comes closet to expressing the intention of such invalid or unenforceable term.

16. **Cost Recovery**. The prevailing party recover shall reasonable cost, including attorney's fees, incurred in bringing or defending any action or proceeding related to this Agreement.

17. **Replacement.** This Encroachment agreement replaces and supersedes all prior encroachment agreements including the agreement recorded in Hernando County Records, OR Book 2479, page 1084, between Florida Power Corporation and Hernando County School Board.

IN WITNESS WHEREOF, the parties hereby have affixed their names under seal by their duly authorized officers the day and year first above written.

Signed and Sealed in the Presence of:

_____
Witness-Printed Name

_____
Witness-Signature

_____
Witness-Printed Name

_____
Witness-Signature

_____, Grantor
DUKE ENERGY FLORIDA, LLC
A Florida limited liability company

_____
Name: Karen Adams
Title Manager, Land Services – Florida Region

STATE OF FLORIDA

COUNTY OF_____

The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by **Karen Adams. Title Manager, Land Services – Florida Region of DUKE ENERGY FLORIDA, LLC, a Florida limited liability d/b/a Duke Energy**, on behalf of said company, she is personally known to me or has produced _____as identification.

_____
NOTARY PUBLIC, State of _____
My Commission Expires:
(Seal)

(Signatures Continue on Following Page)

IN WITNESS WHEREOF, the parties hereby have affixed their names under seal by their duly authorized officers the day and year first above written.

Signed and Sealed in the Presence of:

Nienke Osinga
20 N. Main St.
Brooksville, FL 34601
Witness-Printed Name

Nienke Osinga
Witness-Signature

HEIDI PROUSE
Witness-Printed Name 20 N. main St. Brooksville, FL 34601

Heidi Prouse
Witness-Signature

_____, Grantee

Hernando County

by _____
Jerry Campbell
Chairman of the Board of County Commissioners

Approved as to form and legal sufficiency:

_____
County Attorney

STATE OF FLORIDA

COUNTY OF Hernando

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this 2 day of June, 2026, by Jerry Campbell as Chairman of the Board of County Commissioners on behalf of Hernando County, a political subdivision of the State of Florida, who is personally known to me or who produced Driver License as identification.

Jessica Wright
NOTARY PUBLIC, State of Florida
My Commission Expires: Dec. 12, 2029
(Seal)

JESSICA WRIGHT
Notary Public - State of Florida
Commission # HH 720462
My Comm. Expires Dec 12, 2029
Bonded through National Notary Assn.

Exhibit "D"

Approved Construction Plans

(Approved construction plans part of exhibit letter of agreement from Duke Energy with the approved construction plans.)

Duke Energy
4306 E. CR 462, Bldg. F
Wildwood, FL 34785
386-290-4295
Amy.Finney@duke-energy.com

December 17, 2025

Hernando County
15740 Flight Path Drive
Brooksville, Florida 34604

Hernando County School Board
919 North Broad Street
Brooksville, Florida 34601

Somerset Land, LLC.
18125 Wayne Road
Odessa, Florida 33556
Attn. Ron Bastyr

Acts 88, LLC.
PO Box 10779
Brooksville, Florida 34603
Attn: Mark Taylor
352-584-7714
Marktaylor@tampbay.rr.com

Re: Duke Energy Transmission Line Easement Plan Review Conditional Approval
Project: Explorer Boulevard Roadway Extension, Explorer K-8 Site Improvements
Line: Brooksville West – Hudson (BWR-1) 115kV line, Str. BWR-41 through Str. BWR-44

This office has reviewed the proposed Explorer Boulevard Roadway Extension, Explorer K-8 Site Improvements site plan (attached separately via email) and referred to herein as Attachment "A". We find the plans as shown on the referenced drawings to be acceptable and in compliance with consideration to this specific location, and all conditions referenced herein. Therefore, Duke Energy Transmission ("DET") approves the referenced plans, insofar as its transmission easement rights are concerned, subject to the conditions detailed below. If this project construction has not commenced by a period of 12 months from the date of this letter, this approval by DET shall expire, and additional plan review will be required by DET at that time.

In summary, the following details DET's comments:

- Notwithstanding our review of your development plans, we are not providing a comment on present or future vegetation plantings. However, please be apprised that to ensure safe and reliable service and to maintain the ability to safely access its easement, Duke Energy relies on clear easement areas to provide open spaces for the staging of large equipment. Therefore, Duke Energy has and continues to manage vegetation within or outside of the easement and retains the rights afforded to it in its underlying easement documents, including to remove vegetation that has the potential to or does cause an interference with its easement rights.
- No stockpiling or storage of materials, dirt, or equipment of any kind is permitted within the DET easement area, nor may any combustible materials be placed within the easement area.
- Except in areas required for construction by the plans herein referenced, contractors operating any and all equipment should be instructed not to operate within 25' of the poles, towers, or other electrical structures including guy anchors. All slopes shall be 4:1 or less.
- No spoil dirt is to be placed within the easement limits unless previously approved by DET.
- Except in areas required for construction by the plans herein referenced, any proposed easements must not cross closer than 25' to DET's electrical structures including, but not limited to poles, towers, and guy anchors.

- All underground facilities, such as, but not limited to, storm water pipes and domestic water line pipes, must be capable of a heavy equipment load bearing weight of 80,000 lbs. DET will not be responsible for damages to these installed facilities. Additionally, Irrigation systems and signs are not permitted in the easement area, with exception of signs required by governmental agencies by the plans herein referenced so long as they do not create incompatible interference or obstruction with DET's use of the transmission easement.
- Except in areas required for construction by the plans herein referenced, all plats, plans, renderings and representations of lots, parcels, designated spaces and/or designated areas having and including area within a DET easement cannot represent, with setbacks or other means, buildable areas(s) within a DET easement.
- Underground Utilities with cathodic protection will require a study of anodic interference on existing DET structures. The developer / owner is responsible for any required remediation as determined by DET. This study shall be provided at no cost to DET for review and acceptance before a Final Approval shall be issued by DET. This study must be submitted to DET prior to the commissioning of the Underground Utilities.
- Any damage to the transmission line or its associated structures, related to this project, and/or claims due to the damage, is the responsibility of the developer/owner.
- This approval by DET is always subject to the paramount right of DET to make use of its entire easement area for the construction, maintenance, reconstruction, and operation of electric lines.
- This letter only addresses issues related to DET's transmission line easement. Additional easements, approvals, or permits from the underlying property owner(s) or other applicable agencies may be required in order for you to proceed with this project.

DET also offers these additional comments to ensure that other potential conflicts are not created during or after construction:

- If there are design changes to any drawings that involve the transmission easements, DET requires a review of the changes for compliance.
- Proper clearances must always be maintained. If any transmission line modification by DET is required to maintain proper clearances, the cost will be the responsibility of the developer/owner. Any such line modifications must be approved and scheduled, through DET well in advance of the project start date. Developer has entered into a Utility Relocation Agreement (URA) with Duke Energy regarding the relocation of Str. BWR-41. No construction can take place at this location until transmission structure BWR-41 has been relocated by the plans herein referenced to avoid interference/damage to the existing transmission facility.
- All current and future property owners are required to adhere to the most current version of the DET transmission right-of-way guidelines and restrictions.
- DET heavy equipment access must not be restricted during construction of this project due to grading or any other activity.
- Please contact me prior to the start of this project to attend any pre-construction meetings.

In not objecting to the use of the transmission easement for use as shown on the drawings, DET is not relinquishing the right to control and maintain the rights-of-way as specified in the recorded easement documents. Any damages to the transmission lines or its associated structures, and claims caused by the damage, is the responsibility of the developer/contractor/owner. It is the responsibility of the developer/contractor/owner to ensure that all work performed in the proximity of the transmission lines complies with all applicable laws and regulations, including but not limited to the National Electric Safety Code ("**NESC**"), the Overhead High-Voltage Line Safety Act ("**OHVLSA**"), and the Occupational Safety and Health Act ("**OSHA**"), and that all persons working near the electric power lines are made aware of the inherent safety hazards associated with these lines.

Please note that this approval is based in part on the accuracy of the information you have supplied on the site plans (Attachment A). You are responsible for indicating the correct location of the DET right of way and its associated electrical structures along with the correct width of the DET easement limits.

Thank you for the opportunity to work with you on this project. If you have any questions, please feel free to contact me at 386-290-4295.

Sincerely,

Amy M. Finney

Amy M. Finney

Manager Asset Protection, Power Grid Operations Vegetation Management

Cc: Mark A. Ferrill – Duke Energy, Duke Energy Document Center – Cast Pro Database (with enclosures)
Duke Energy Asset Protection Work Order: 45494107

Attachment "A": Referenced Site Plans, Duke Energy Use Guidelines for Encroachments involving Transmission Easements ("**UGET**"), Duke Energy "Look Up and Live" Brochure.

Attachment "A":

Referenced Site Plans:

Coastal Design Consultants
7026 Little Rd.
New Port Richey, FL 34654
727-849-8010

Explorer Boulevard Roadway Extension, Explorer K-8 Site Improvements
Spring Hill, Hernando County, Florida

1. Sheet 3; DEMOLITION PLAN (1), Job. No. 22006; Signed by Hunter P. Brown, PE 11-20-25
2. Sheet 4; DEMOLITION PLAN (2), Job. No. 22006; Signed by Hunter P. Brown, PE 11-20-25
3. Sheet 5; DEMOLITION PLAN (3), Job. No. 22006; Signed by Hunter P. Brown, PE 11-20-25
4. Sheet 9; OVERALL SITE PLAN, Job. No. 22005; Signed by Hunter P. Brown, PE 11-20-25
5. Sheet 10; OVERALL FENCE PLAN, Job. No. 22005; Signed by Hunter P. Brown, PE 11-20-25
6. Sheet 14; PLAN SHEET (3), Job. No. 22005; Signed by Hunter P. Brown, PE 11-20-25
7. Sheet 16; PLAN SHEET (4), Job. No. 22005; Signed by Hunter P. Brown, PE 11-20-25
8. Sheet 18; PLAN SHEET (5), Job. No. 22005; Signed by Hunter P. Brown, PE 11-20-25
9. Sheet 20; PLAN SHEET (6), Job. No. 22005; Signed by Hunter P. Brown, PE 11-20-25
10. Sheet 22; PLAN SHEET (7), Job. No. 22005; Signed by Hunter P. Brown, PE 11-20-25
11. Sheet 24; SCHOOL PLAN HORIZONTAL CONTROL PLAN, Job. No. 22005; Signed by Hunter P. Brown, PE 11-20-25
12. Sheet 25; SCHOOL PLAN HORIZONTAL CONTROL PLAN, Job. No. 22005; Signed by Hunter P. Brown, PE 11-20-25
13. Sheet 26; SCHOOL PLAN PAVING, GRADING, & DRAINAGE PLAN, Job. No. 22005; Signed by Hunter P. Brown, PE 11-20-25
14. Sheet 27; SCHOOL PLAN PAVING, GRADING, & DRAINAGE PLAN, Job. No. 22005; Signed by Hunter P. Brown, PE 11-20-25
15. Sheet OS-5; SIGNING & MARKING PLAN (5), Job. No. 22005; Signed by Hunter P. Brown, PE 11-20-25
16. Sheet OS-6; SIGNING & MARKING PLAN (6), Job. No. 22005; Signed by Hunter P. Brown, PE 11-20-25
17. Sheet OS-7; SIGNING & MARKING PLAN (7), Job. No. 22005; Signed by Hunter P. Brown, PE 11-20-25

Additional Notes – Conditions:

-1. In not objecting to the use of the transmission easement for use as shown on the drawings, DET is not relinquishing any of its vegetation management rights as afforded it within its recorded easement documents

-2. Provide the below attached Duke Energy "Look Up and Live" Brochure to all those working in proximity to the high voltage transmission power lines.

-3. During site construction a cement barrier is required as a "Jersey" type barrier to protect any Duke Energy Progress transmission power poles which will be within 50' of any construction traffic.

EXPLORER BOULEVARD ROADWAY EXTENSION
EXPLORER K-8 SITE IMPROVEMENTS

SPRING HILL, FLORIDA

COASTAL PROJECT NUMBER 22005

CONTRACT PLANS COMPONENTS

ROADWAY PLANS
SIGNING AND PAVEMENT MARKING PLANS

INDEX OF ROADWAY PLANS

SHEET NO.	SHEET DESCRIPTION
1	KEY SHEET
2	GENERAL NOTES
3-5	DEMOLITION PLANS
6	TYPICAL SECTION
7	PROJECT GEOMETRY
8	SUMMARY OF QUANTITIES
9	OVERALL SITE PLAN
9A	OVERALL FENCE PLAN
10-23	PLAN SHEETS & PROFILE SHEETS
24-27	SCHOOL PLAN SHEETS
28-38	CROSS SECTIONS
39-41	DRAINAGE STRUCTURES
OS1-OS7	SIGNING & MARKING PLANS
DR1-DR4	DRAINAGE PLANS
EC-1-EC-2	SWPPP PLANS

GOVERNING STANDARD PLANS:

Florida Department of Transportation, FY2025-26 Standard Plans for Road and Bridge Construction and applicable Interim Revisions (IRs).

Standard Plans for Road Construction and associated IRs are available at the following website: http://www.fdot.gov/design/standardplans
Standard Plans for Bridge Construction are included in the Structures Plans Component

GOVERNING STANDARD SPECIFICATIONS:

Florida Department of Transportation,FY 2025-26 Standard Specifications for Road and Bridge Construction at the following website:
http://www.fdot.gov/programmanagement/Implemented/SpecBooks

PLANS PREPARED FOR

Coastal Engineering Consultants, Inc.
946 Candlelight Boulevard · Brooksville · Florida 34601
(352) 796-9423 · Fax (352) 799-8359
EB-0000143

PLANS PREPARED BY

COASTAL DESIGN CONSULTANTS
7026 LITTLE RD. NEW PORT RICHEY, FL. 34654
T: (727) 849-8010 F: (727) 849-8020
CERTIFICATE OF AUTHORIZATION NO. 00009572

ATTENTION IS DIRECTED TO THE FACT THAT THESE PLANS MAY HAVE BEEN ALTERED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

Hunter P Brown
Digitally signed by Hunter P Brown
Date: 2025.11.20 13:26:26 -05'00'

NOVEMBER 11, 2025

HUNTER P. BROWN LICENSE No 74654 STATE OF FLORIDA PROFESSIONAL ENGINEER

ROADWAY PLANS
ENGINEER OF RECORD:

HUNTER P. BROWN, P.E.
P.E. NO. 74654
COASTAL DESIGN CONSULTANTS INC.
7026 LITTLE ROAD
NEW PORT RICHEY, FL. 34654
(727) 849-8010
FAX (727) 849-8020
WWW.COASTALDESIGNCONSULTANTS.COM
CERTIFICATE OF AUTHORIZATION NO. 9572

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2025	1

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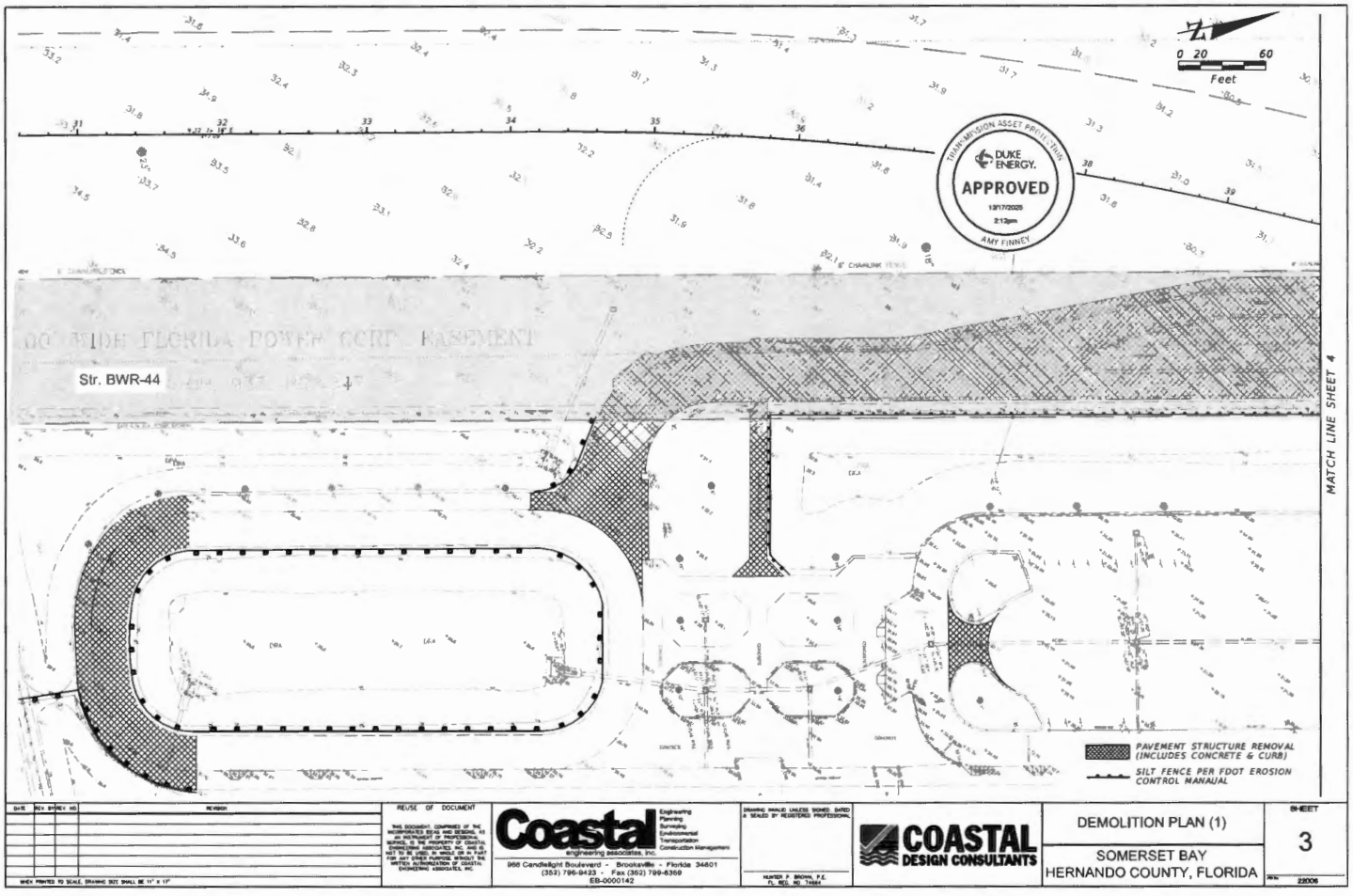

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FL REG. NO. 74684

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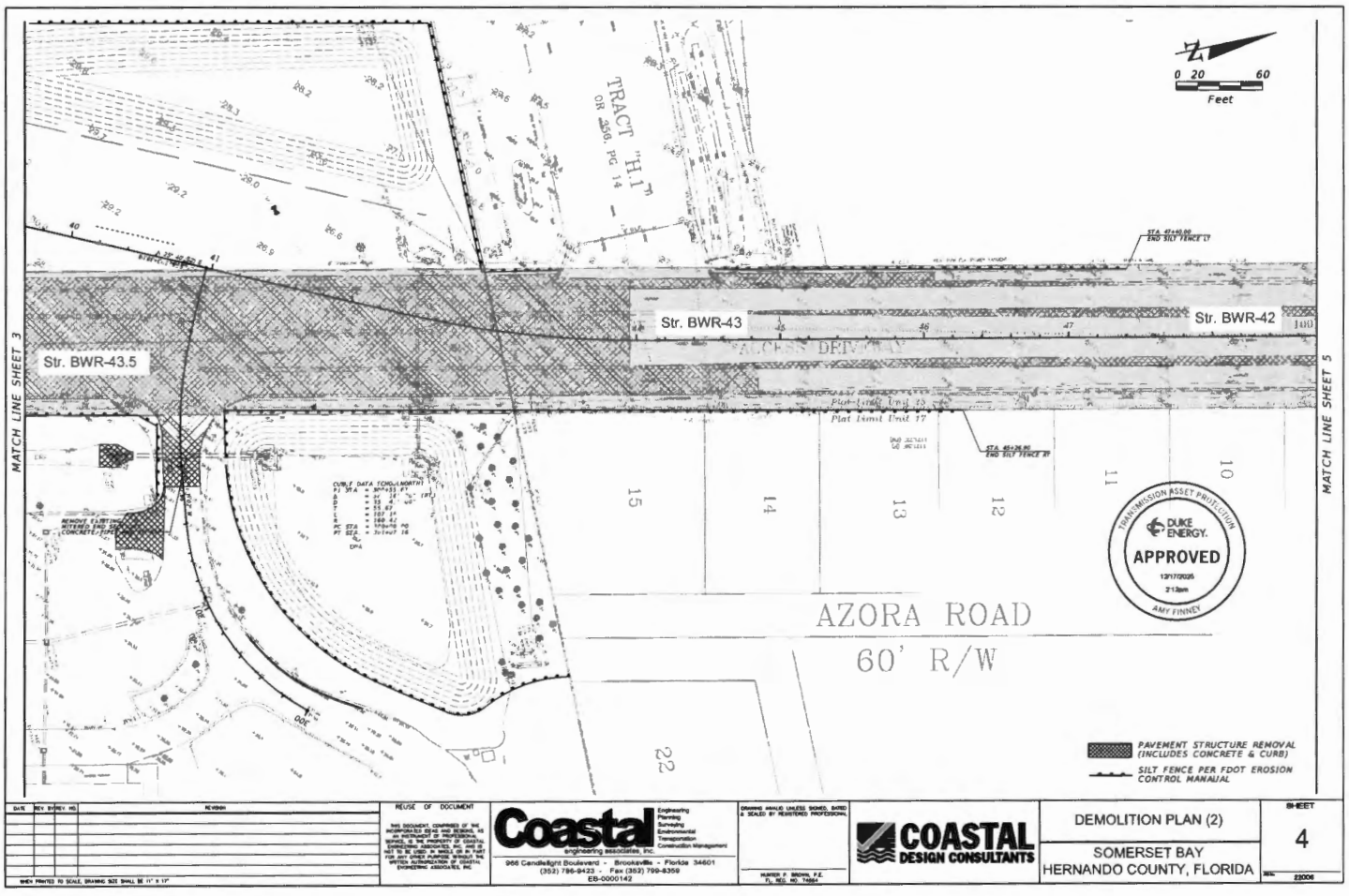
DEMOLITION PLAN (1)

SOMERSET BAY
HERNANDO COUNTY, FLORIDA

SHEET 3

JOB NO. 23006



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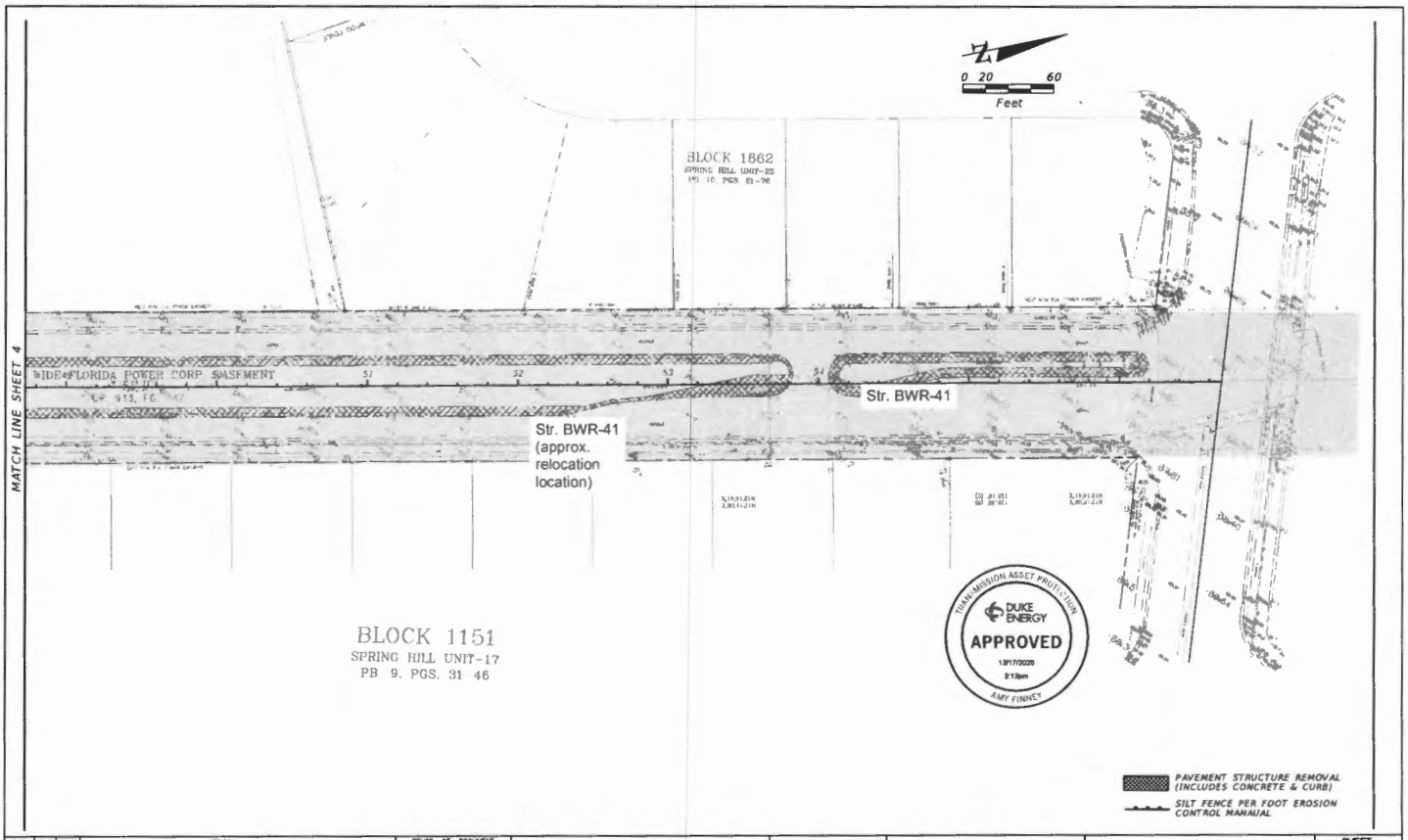
DEMOLITION PLAN (2)

SOMERSET BAY
HERNANDO COUNTY, FLORIDA

SHEET 4

23006



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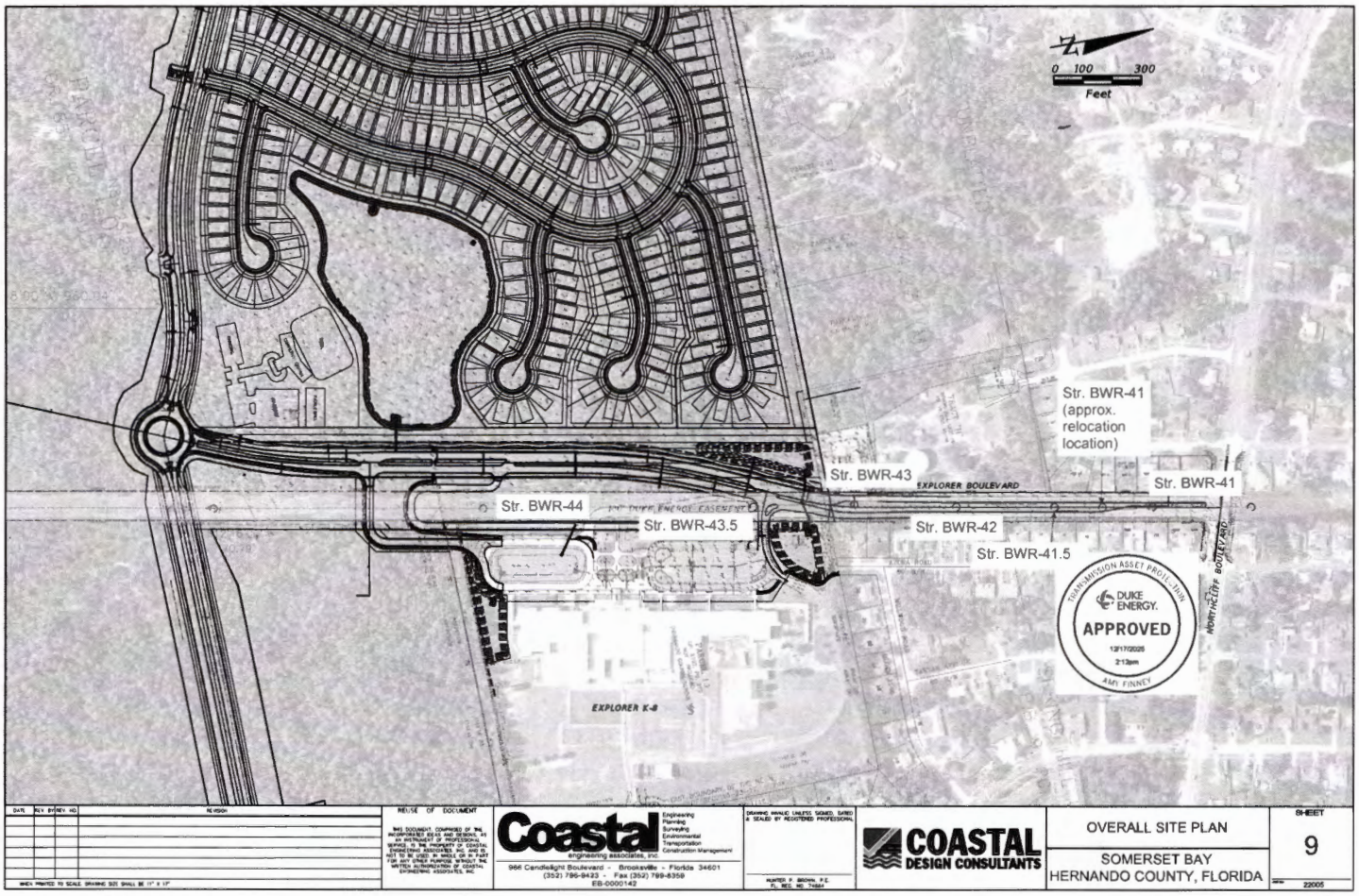
DEMOLITION PLAN (3)

SOMERSET BAY
HERNANDO COUNTY, FLORIDA

SHEET
5

JOB NO. 22006



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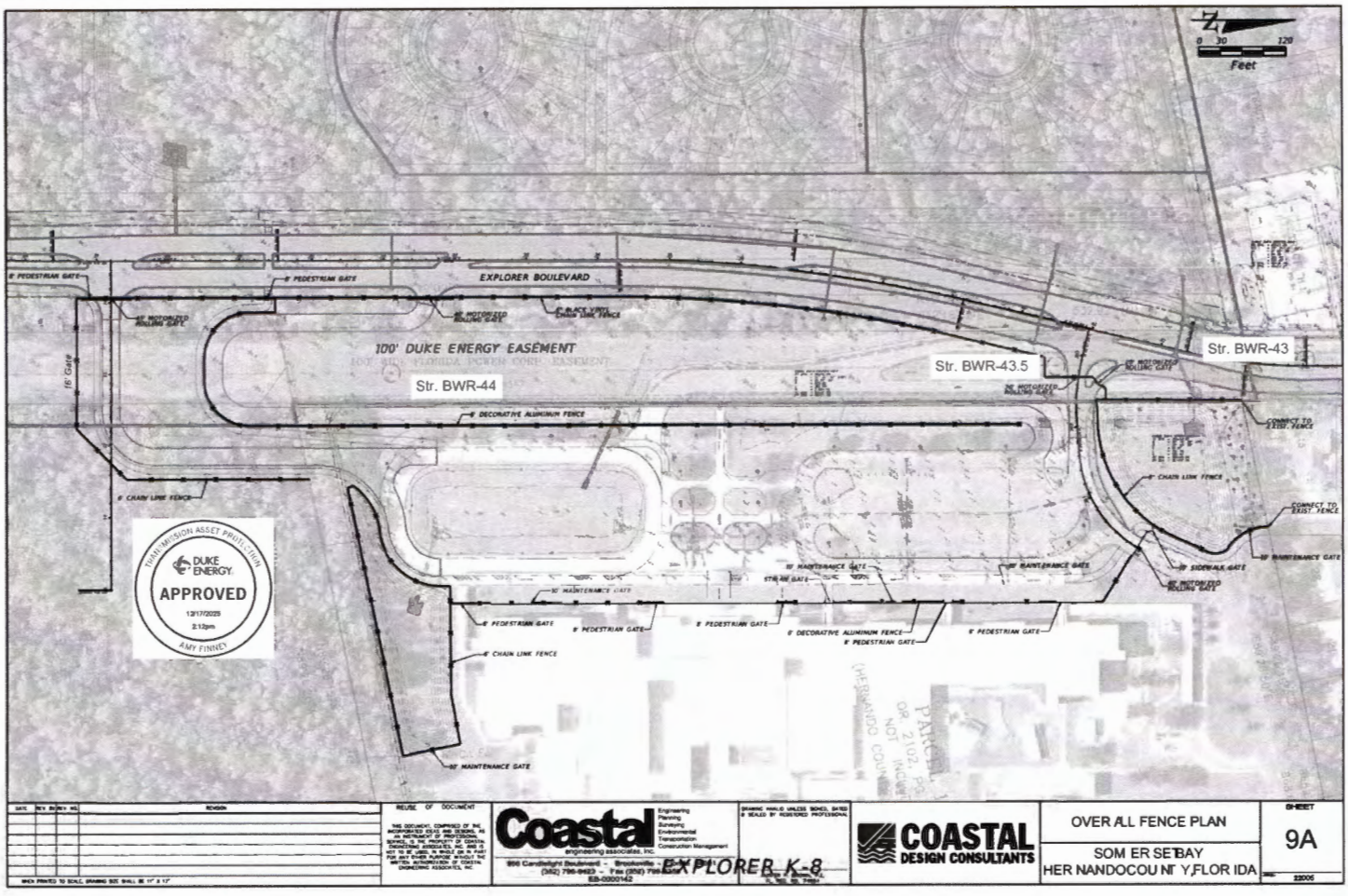
OVERALL SITE PLAN

SOMERSET BAY
HERNANDO COUNTY, FLORIDA

SHEET 9

22005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Feet
EXPLORER BOULEVARD
100' DUKE ENERGY EASEMENT
Str. BWR-44
Str. BWR-43.5
Str. BWR-43
6' PEDESTRIAN GATE
6' CHAIN LINK FENCE
6' DECORATIVE ALUMINUM FENCE
16' MAINTENANCE GATE
16' Gate
TRANSMISSION ASSET PROTECTION
DUKE ENERGY.
APPROVED
12/17/2025
2:12pm
AMY FINNEY
REVISION
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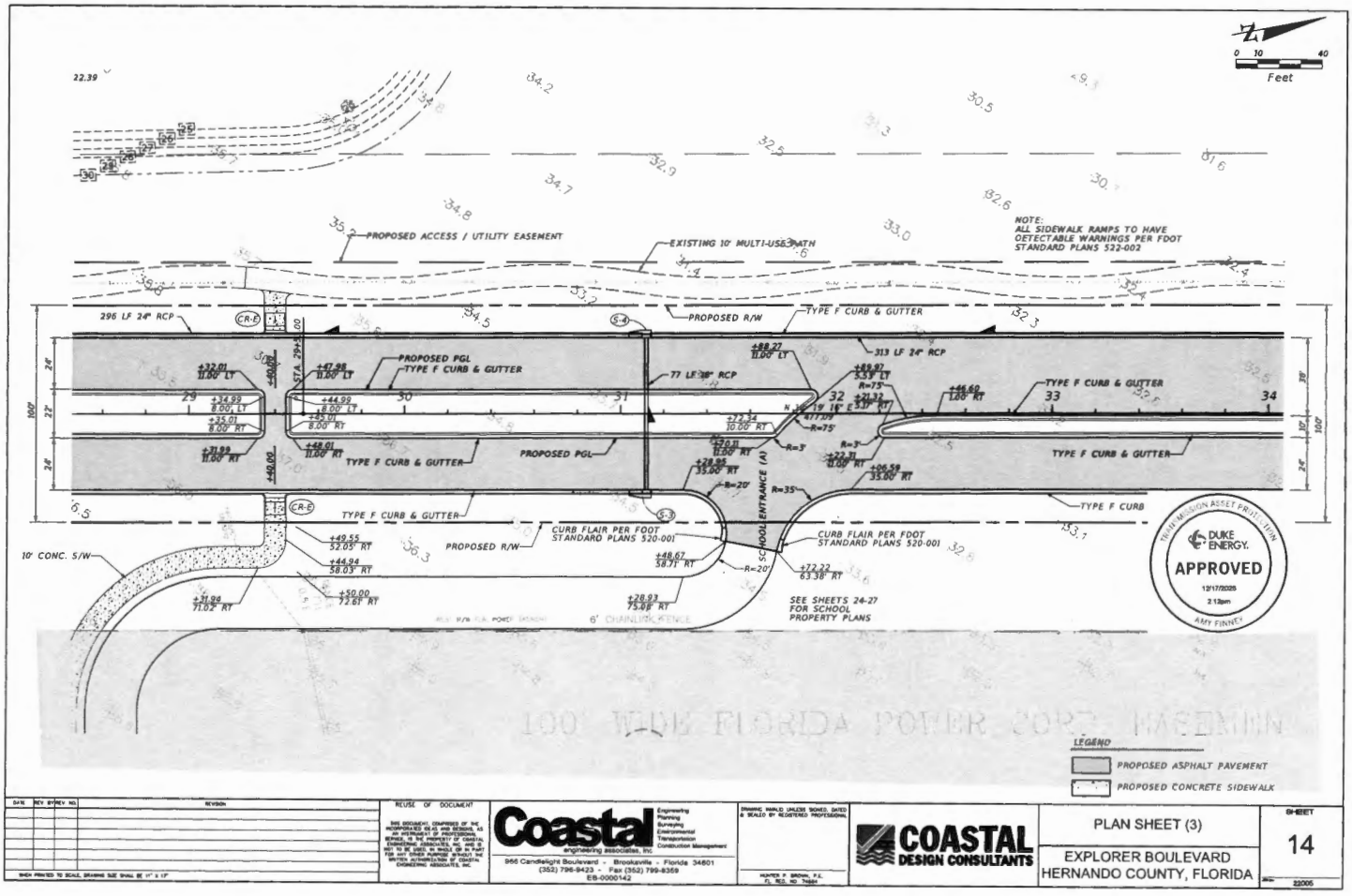
EXPLORER K-8
COASTAL DESIGN CONSULTANTS
OVER ALL FENCE PLAN
SOMERSET BAY
HERNANDO COUNTY, FLORIDA
SHEET
9A



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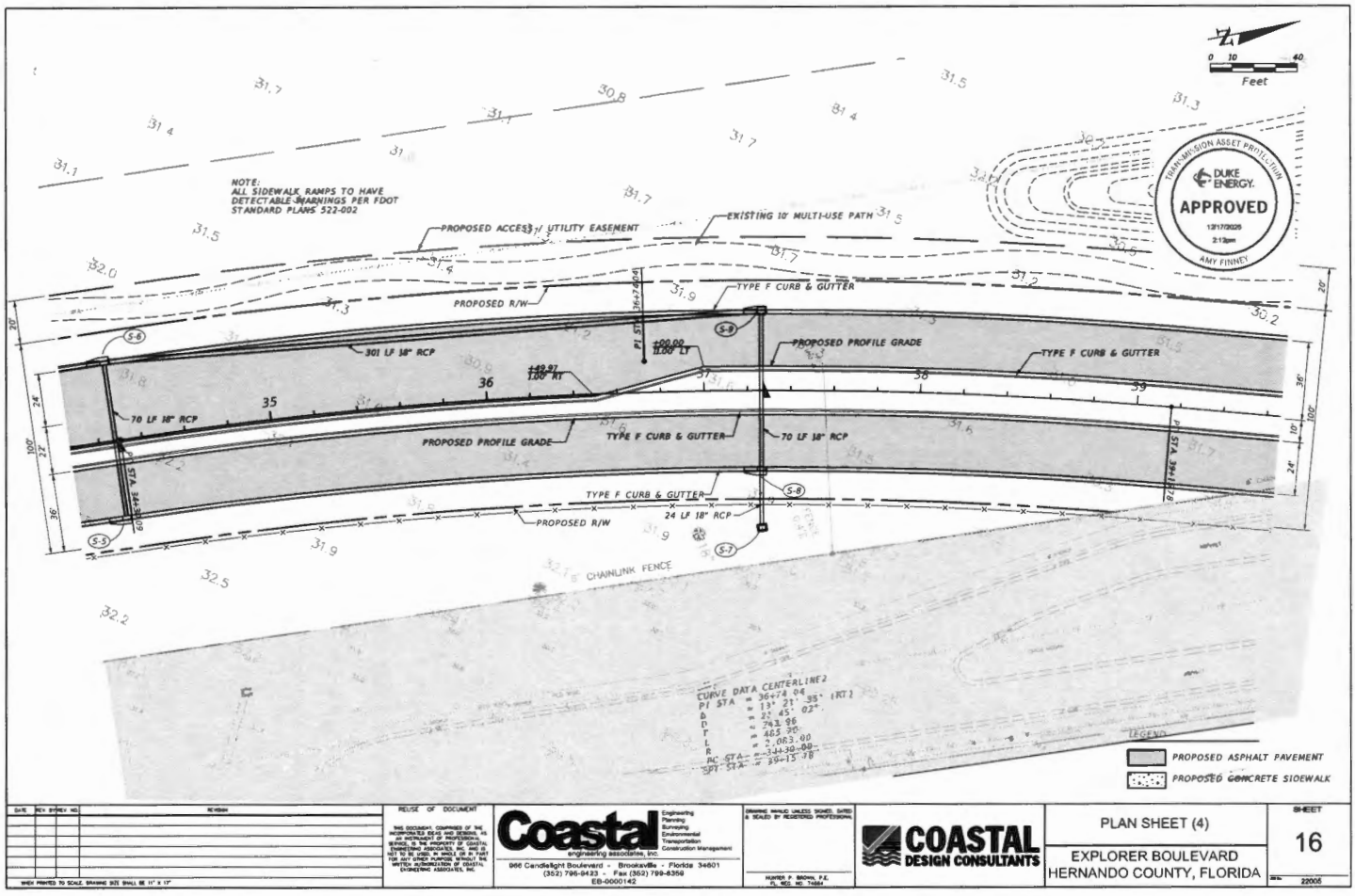
PLAN SHEET (3)

EXPLORER BOULEVARD
HERNANDO COUNTY, FLORIDA

SHEET 14

22006



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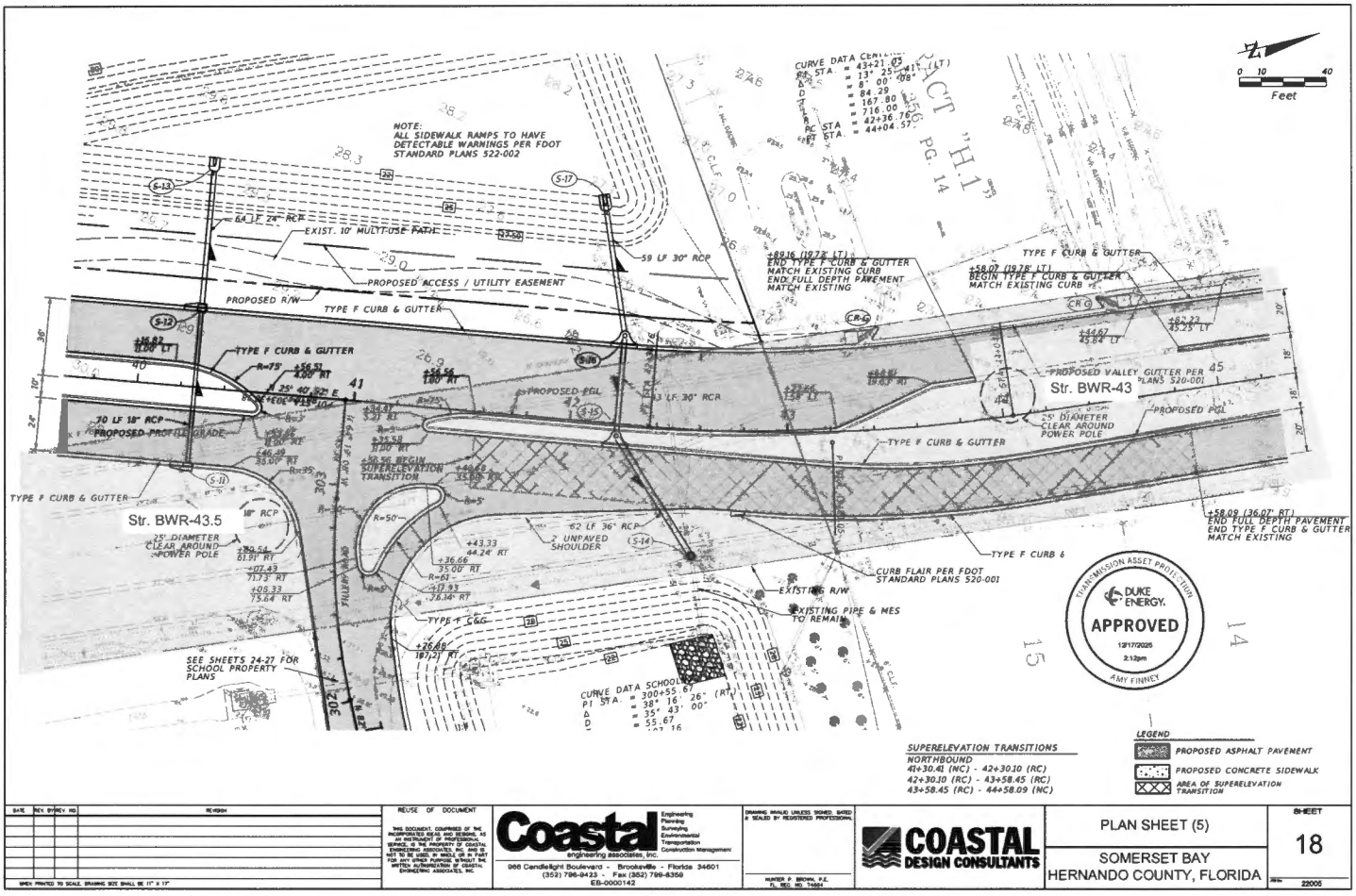
PLAN SHEET (4)

EXPLORER BOULEVARD
HERNANDO COUNTY, FLORIDA

SHEET 16

22006



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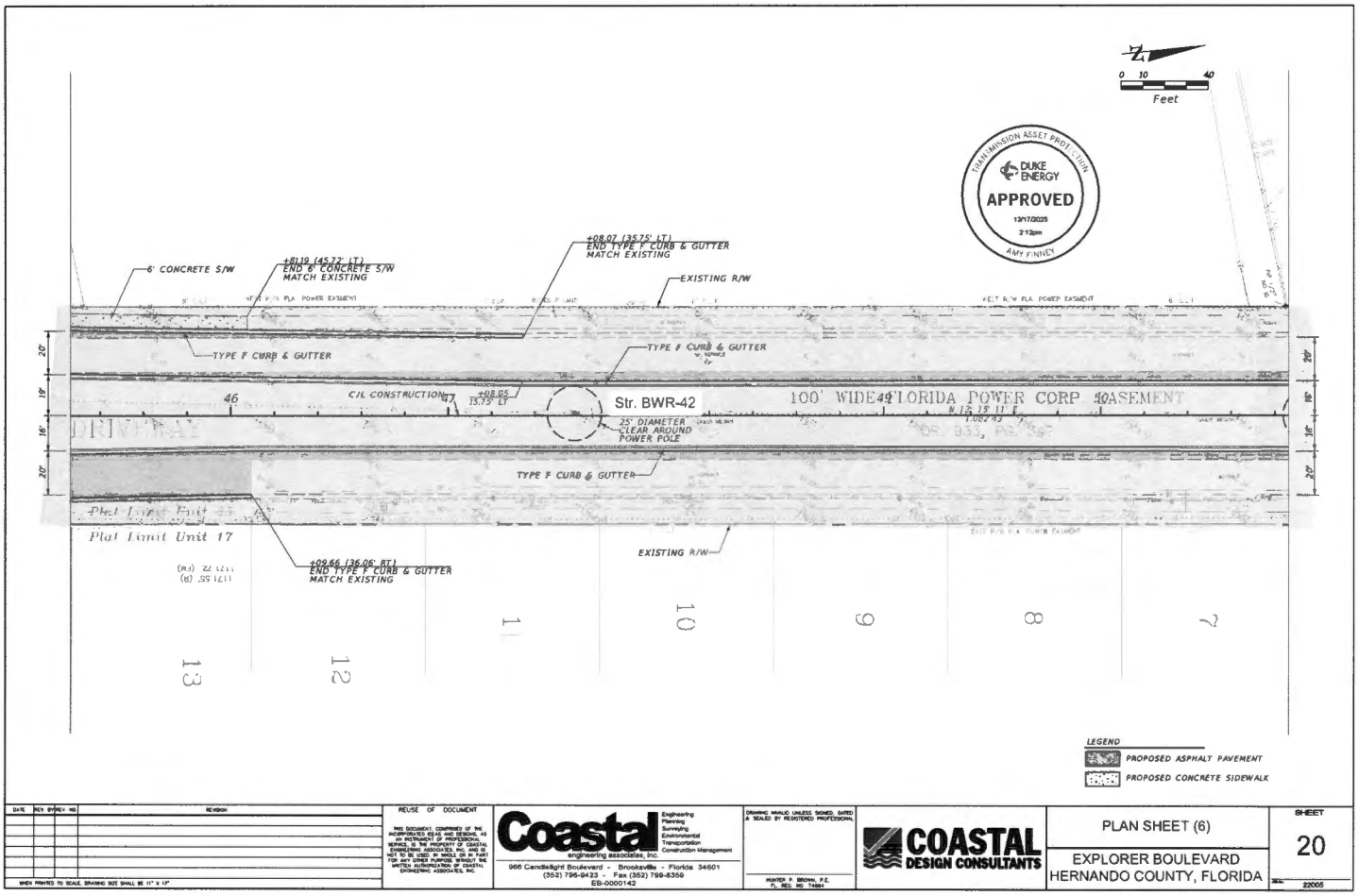
PLAN SHEET (5)

SOMERSET BAY
HERNANDO COUNTY, FLORIDA

SHEET 18

JOB NO. 22006



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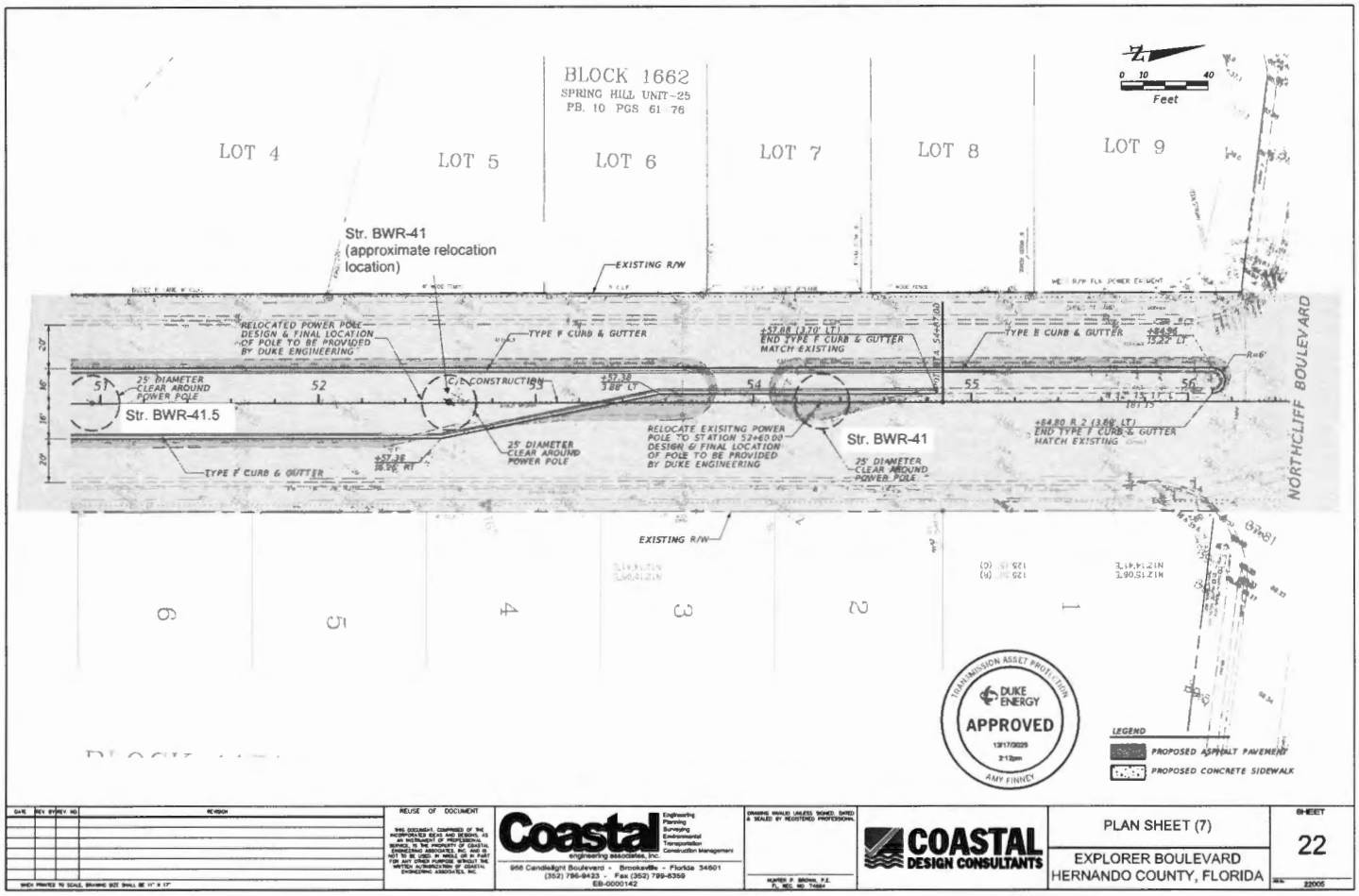
PLAN SHEET (6)

EXPLORER BOULEVARD
HERNANDO COUNTY, FLORIDA

SHEET
20

SEC 22005



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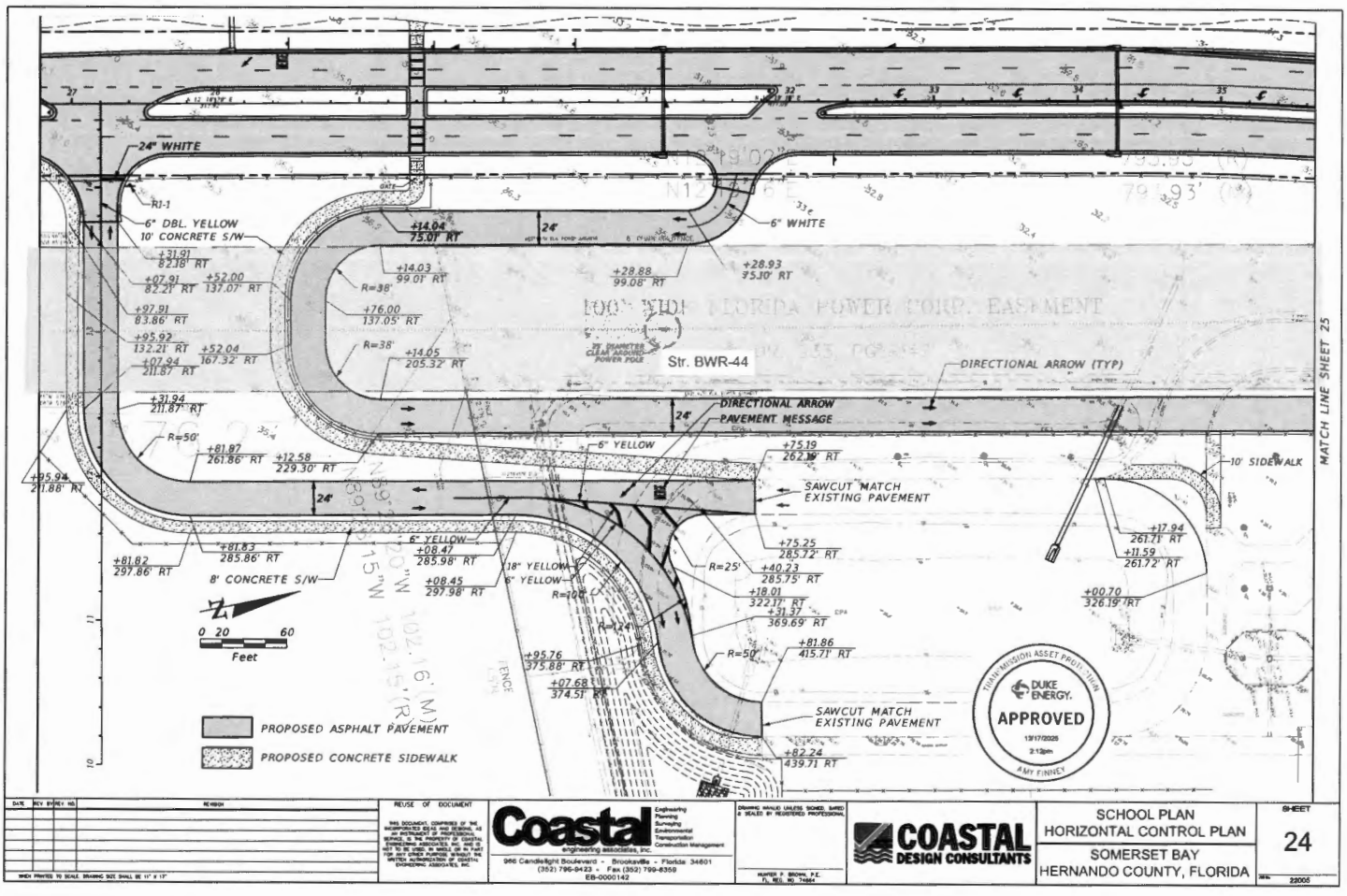
PLAN SHEET (7)

EXPLORER BOULEVARD
HERNANDO COUNTY, FLORIDA

SHEET
22

JOB NO. 22005



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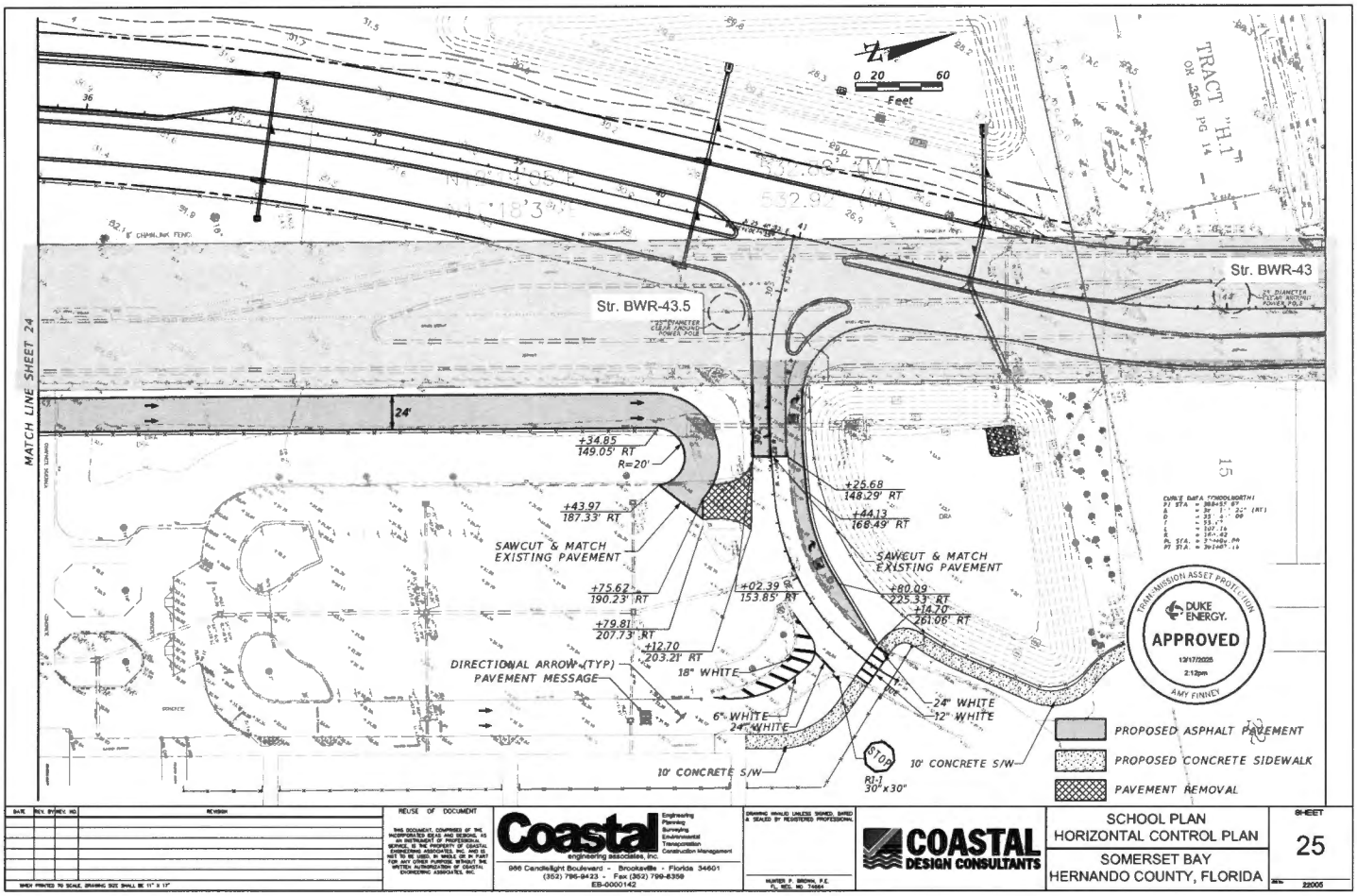
SCHOOL PLAN
HORIZONTAL CONTROL PLAN
SOMERSET BAY
HERNANDO COUNTY, FLORIDA

SHEET 24



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HUNTER P. BROWN, P.E.
FL. REG. NO. 74564

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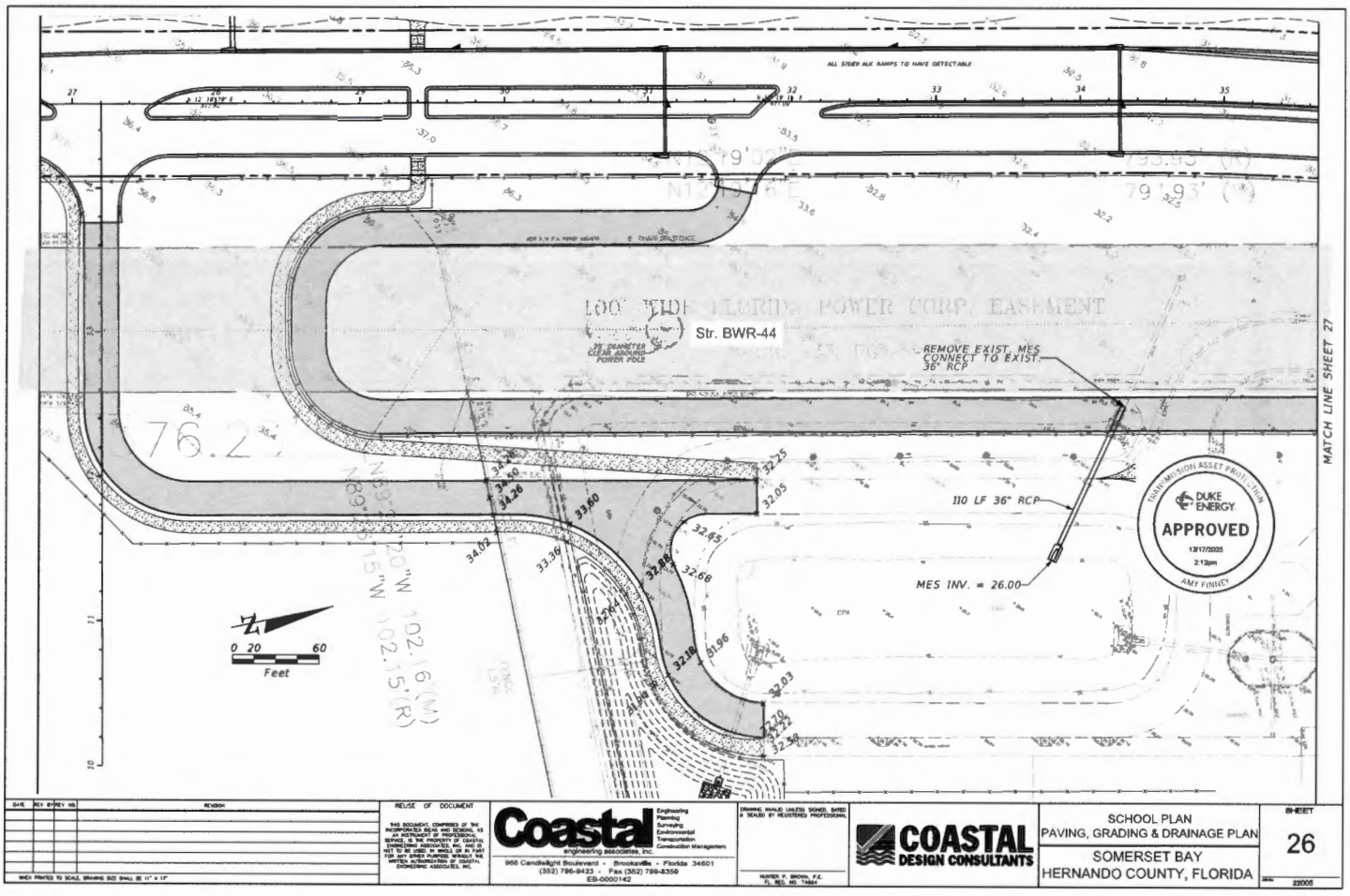
SCHOOL PLAN
HORIZONTAL CONTROL PLAN
SOMERSET BAY
HERNANDO COUNTY, FLORIDA

SHEET
25

JOB NO. 22005



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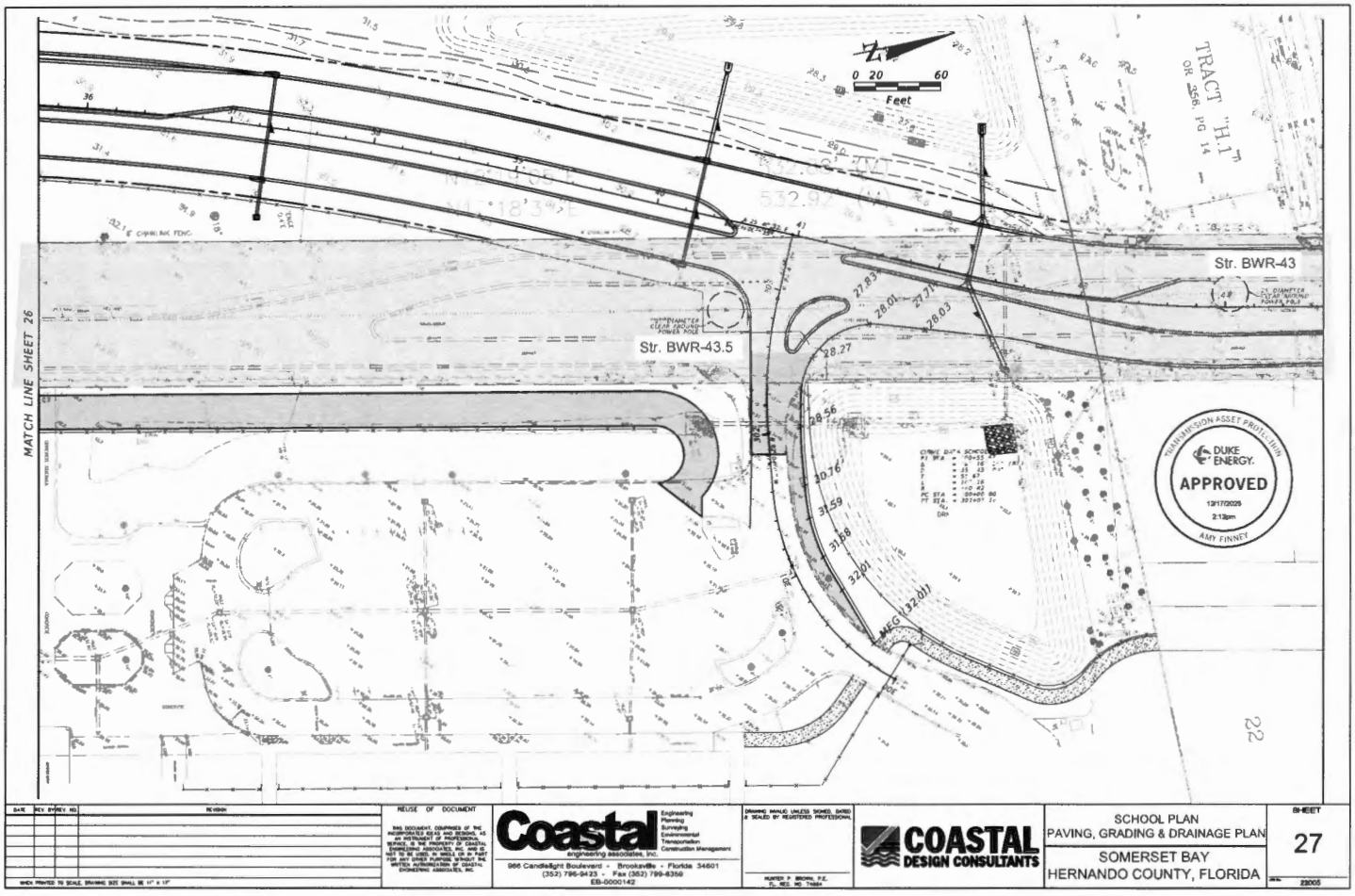
FL. REG. NO. 71664

COASTAL DESIGN CONSULTANTS

SCHOOL PLAN
PAVING, GRADING & DRAINAGE PLAN
SOMERSET BAY
HERNANDO COUNTY, FLORIDA

SHEET
26

22005



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FL. REG. NO. 71684

COASTAL DESIGN CONSULTANTS

SCHOOL PLAN
PAVING, GRADING & DRAINAGE PLAN

SOMERSET BAY
HERNANDO COUNTY, FLORIDA

SHEET
27

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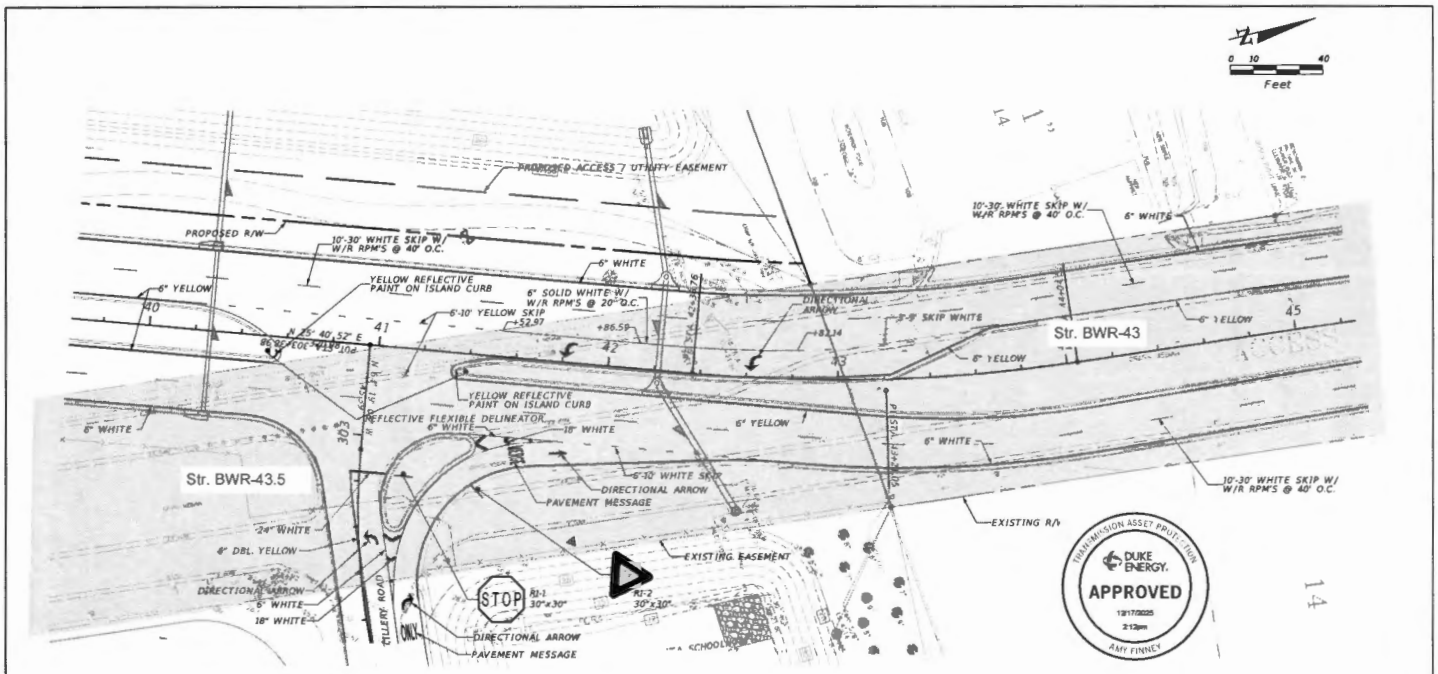

DATE / REV. SYMBOL NO. / REVISION	REUSE OF DOCUMENT	Coastal engineering associates, Inc.	DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL	COASTAL DESIGN CONSULTANTS	SIGNING & MARKING PLAN (5)	SHEET	
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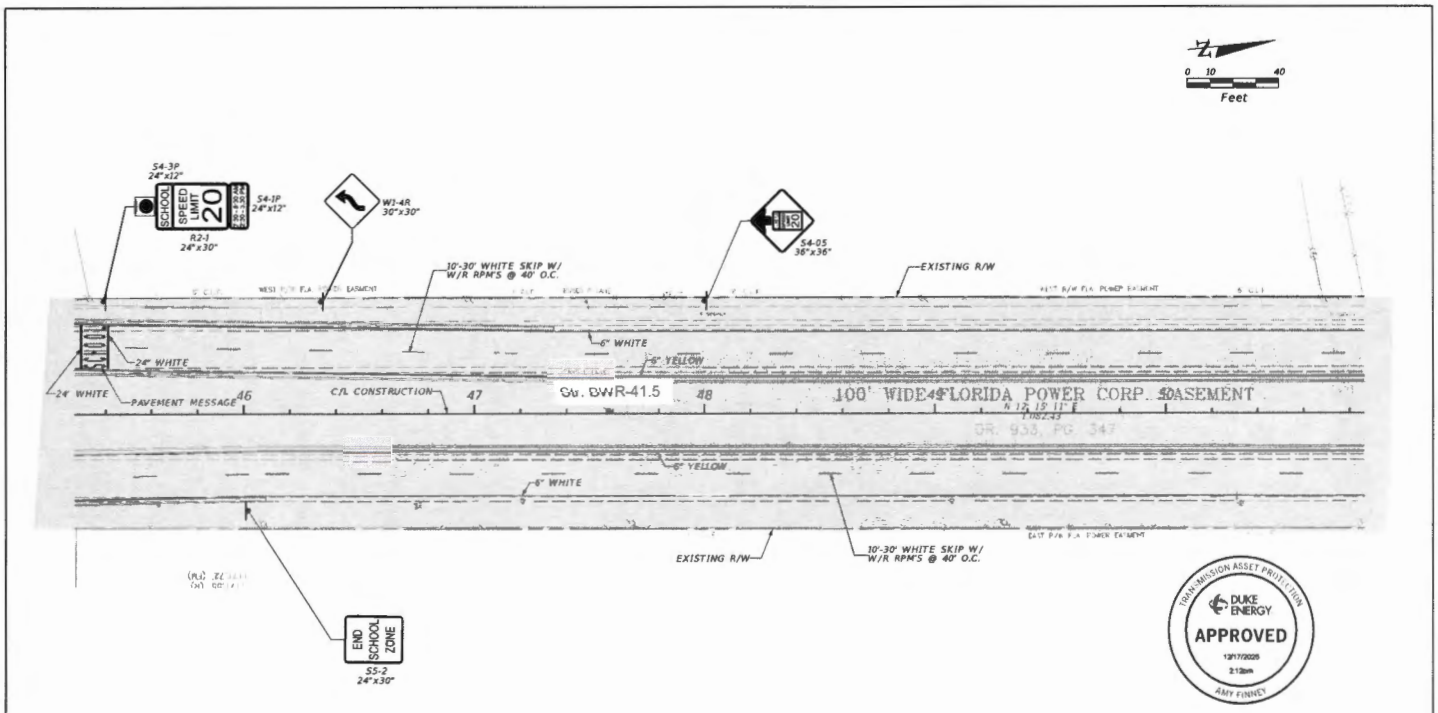

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Coastal engineering associates, inc.
Engineering Planning Surveying Environmental Transportation Construction Management
966 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-9423 - Fax (352) 796-8358
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FL. REG. NO. 74564

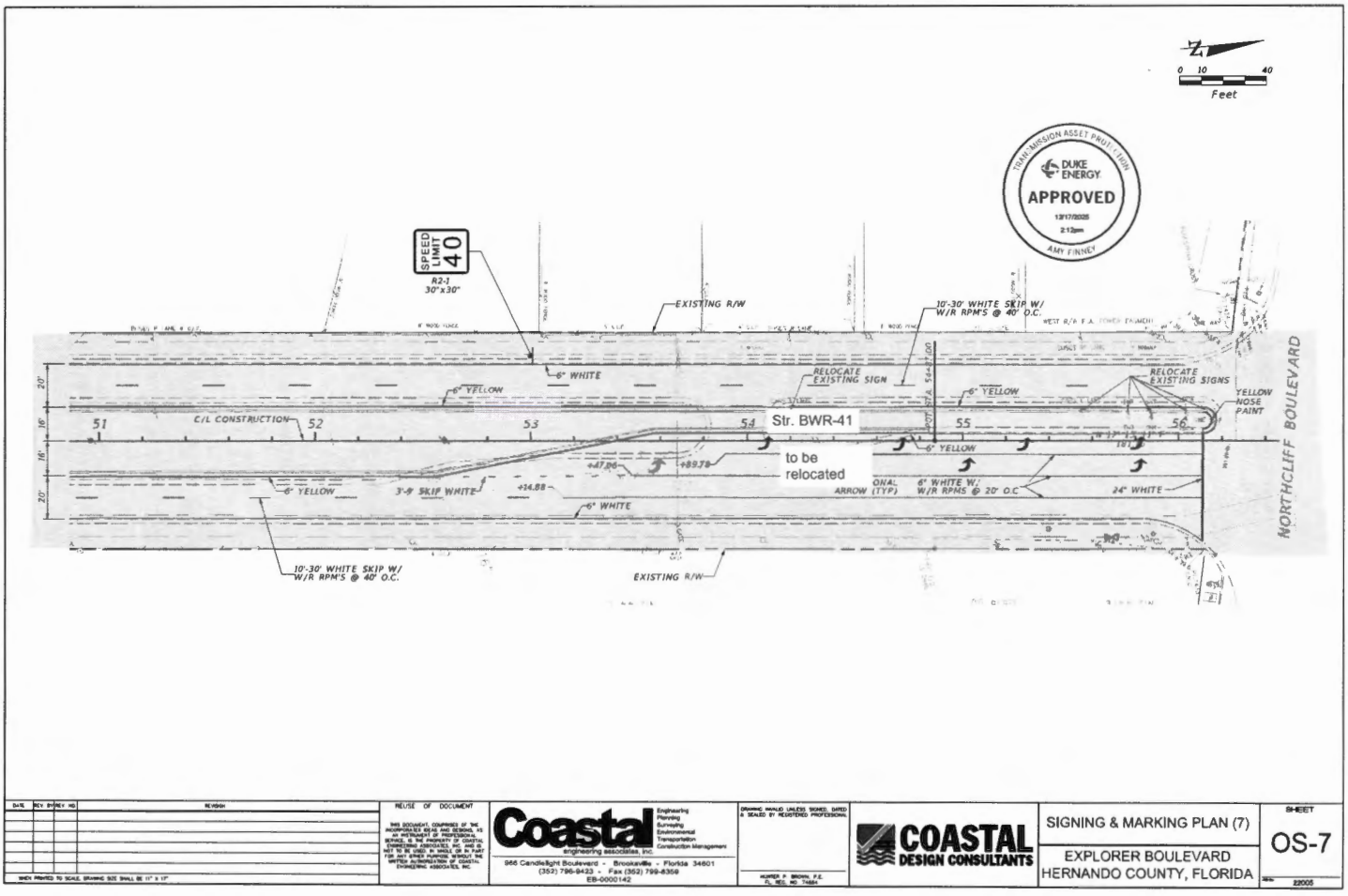
COASTAL DESIGN CONSULTANTS

SIGNING & MARKING PLAN (6)

EXPLORER BOULEVARD
HERNANDO COUNTY, FLORIDA

SHEET
OS-6

Job No. 22005



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COASTAL DESIGN CONSULTANTS

SIGNING & MARKING PLAN (7)

EXPLORER BOULEVARD
HERNANDO COUNTY, FLORIDA

SHEET
OS-7

Job No. 22005

USE GUIDELINES FOR ENCROACHMENTS INVOLVING TRANSMISSION EASEMENTS

Duke Energy has a property interest called an easement (or sometimes a right-of-way) in land that you own or are considering purchasing. This easement grants Duke Energy the right to use the easement area for purposes described in the easement document that is filed and recorded in the county's recorder office. This property interest stays with the land when it is bought and sold and generally is perpetual in duration. A series of easements often form a corridor in which the transmission facilities are located and access up and down the corridor is part of the reason Duke Energy obtains these rights.

Broadly stated, easements allow Duke Energy to use another person's property to construct, operate, maintain, repair, and replace electrical facilities for the transmission of high voltage power. The landowner may continue to use the easement area so long as the use is not inconsistent with the easement document or Duke Energy's use of the easement. Any incompatible use by the landowner is called an encroachment. Where an encroachment is under construction, Duke Energy will request that it be stopped and removed; where an encroachment is already installed, Duke Energy will request that it be removed. Where a landowner fails to cooperate, Duke Energy will seek legal recourse to remove the encroachment.

Electricity is a public service and subject to state and federal regulations with which Duke Energy must comply. Any use by the landowner that does or could create regulatory issues is an encroachment. Power lines in the transmission easement are uninsulated and electricity is a dangerous instrumentality. Any landowner use that increases the danger to the landowner, the public or Duke Energy in its use of the easement is also an encroachment.

Over years of designing, constructing, operating, repairing, upgrading and maintaining electric facilities in transmission easements, Duke Energy has developed an understanding of the types of uses by landowners that do, or potentially can, interfere with the easement's purposes and Duke Energy's ability to provide safe and reliable service. This guidance, which supersedes all prior versions, provides a brief overview of types of things that do, or can, interfere with Duke Energy's easement rights and thereby create encroachments.

This overview cannot address all possible situations and is intended to provide general guidance. Please contact the Asset Protection Specialist if you have additional questions or concerns about the use of the easements. Please discuss any proposed activity in the transmission easements with Duke Energy to avoid creating an encroachment or interference. The Asset Protection Specialist can assist and help avoid a subsequent need by the landowner to revise plans or remove obstructions from the easements. Engineering plans may be required by Duke Energy to fully understand any proposed use by the landowner.

By providing these guidelines, Duke Energy does not waive any rights it has in its easements or under the law. Duke Energy's concurrence that a proposed use does not constitute an interference with its easement rights does not mean that requirements of local, county, state or federal governments or other agencies with governing authority have been met.

The following are not permitted in Duke Energy's transmission easements as they interfere with Duke Energy's use of the easements for transmission of electricity by, among other things, interfering with full use the easement, interfering with existing facilities, interfering with access to the facilities, interfering with future expansion in the easement, increasing the danger to the public or those who may be required to work in the easement, creating regulatory violations and generally, making the transmission of electricity more dangerous, costly and/or unreliable: Examples include but are not limited to:

- Permanent or temporary structures and buildings, including for example, permanent or manufactured/mobile homes (and home additions and extensions), garages, sheds, satellite systems, intersections, cul-de-sacs, entrances, streets, swimming pools (any associated equipment and decking), playground equipment, graves, billboards, dumpsters, signs, wells, deer stands, retaining walls, septic systems or tanks (whether above or below ground).
- Mounding or stockpiling any material, such as spoils, dirt, logs, construction or building material, wrecked or disabled vehicles, (e.g. may create clearance and access issues and/or increases dangers in using the easement).
- Transformers, telephone/cable pedestals and associated equipment (unless specifically addressed in a joint use agreement), fire hydrants, manholes, water valves, water meters, backflow preventers & irrigation heads, (e.g. may increase the likelihood of safety hazards & access issues).

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- Attachments to Duke Energy structures in the easement; (unless specifically addressed in a joint use agreement).

- Streets, roads, driveways, sewer/water lines, other utility lines or any underground facilities that run in parallel to the centerline in the easement or cross in one contiguous segment from outside edge of easement to opposing outside edge of easement, at any angle that is less than 30 degrees or greater than 90 degrees as measured from the centerline. No portion of such facility shall be located within 25 feet of Duke Energy's facilities (unless specifically addressed in a joint use agreement.)

- Fences or utilities that cross the easement in multiple segments in a non-continuous alignment from outside edge of easement to opposing outside edge of easement at any angle of less than 30 degrees or greater than 90 degrees as measured from the centerline. This generally creates an interference as the ability to access and utilize the full easement and reach facilities in the easement is substantially impaired. If a fence crosses the easement at an angle greater than or equal to 30 degrees and less than or equal to 90 degrees with the centerline, a gate (16 feet wide at each crossing) shall be installed by the landowner, per Duke Energy's specifications. Duke Energy will supply a lock. The landowner is required to install the Duke Energy lock on the gate to ensure access. The lock can be interlocked with the landowner's lock. Fences and gates that exceed 10 feet in height are prohibited because they create a clearance issue and are an interference. Fences that inhibit Duke Energy's access because they lack a gate that is at least 16 feet wide, interfere with Duke Energy's easement use.

- Grading (cuts or fill) in the easement that is closer than 25 feet to transmission facilities i.e. poles, towers, guys and anchors and/or slopes greater than 4:1 no matter where located or that otherwise change clearances or topography.

- Parking or lighting facilities which affect clearances, access or Duke Energy's ability to make full use of its easement.

- Placement of combustible materials and/or the purposeful burning of anything within the easement are inconsistent with electric facilities, the transmission of power and create safety hazards and system reliability issues.

- Any water feature in the easement, such as a detention and retention pond, stream or lake. Where a structure outside the easement causes erosion or directs storm water toward the easement or the electric facilities or access to or around the electric facilities, such structure will interfere with Duke Energy's use and must be altered to eliminate that effect.

- Incompatible vegetation above ground transmission lines - Vegetation within or outside of the transmission easement that will mature to a height or size that will pose a grow-in, fall-in, or blowing-together threat to the transmission conductor (typical maximum mature height greater than 15 feet within the transmission easement depending on location and voltage).

- Incompatible vegetation underground transmission lines - Vegetation within or outside of the transmission easement that is capable of posing a threat (e.g., root systems, etc.) to the underground transmission conductor by **a)** causing damage to the underground pipes / cables or **b)** reducing the moisture in the soil, thus altering the thermal properties of the surrounding soil / backfill and thereby negatively impacting the cable ampacity rating (typical maximum mature height within the easement - greater than 3 feet depending on location and voltage).

- Incompatible vegetation for safe and reliable operation and access on all transmission lines - Vegetation that will limit or block access, limit the safe and reliable operation, emergency restoration, or maintenance of the transmission facilities, limit the full use of the transmission easement for its intended purposes or vegetation which is typically within a horizontal distance of 25 feet of any Duke Energy facilities (towers, poles, guy wires, guy anchors, manholes, dip-poles, substation equipment, etc.).

As discussed, these guidelines are not exhaustive and there may be other interferences on a case-by-case basis depending on individual circumstances. Certain conditions such as line voltage, line criticality, frequency of required access and structure type may require heightened restrictions in the easements to provide safe and reliable service.

If you have additional questions or plan any activity not mentioned above, please contact customer service and ask for your local Transmission Asset Protection Specialist.

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Your safety is our priority

We have a goal at Duke Energy – to eliminate injury and death from needless power line contacts. We want to provide you with the information you need to stay safe at work.

Important OSHA minimum approach regulation

The following table is from OSHA 1910.333 and applies to nonqualified persons working in proximity to energized power lines. The minimum approach distance is to be maintained for nonqualified workers. When using equipment classified as a crane or derrick, OSHA 29 CFR 1926.1407-1411 must be followed.

OSHA - 1910.333 Applies to NonQualified Persons Minimum Approach Distance	
Up to 50 kV	10 Feet
[illegible] kV up to 200 kV	15 Feet
200 kV up to 350	20 Feet
[illegible] kV	25 Feet
[illegible] kV to 75 kV	35 Feet

Important OSHA crane regulation

Cranes and derricks near transmission power lines – OSHA 29 CFR 1926.1407-1411

This regulation applies to power-operated equipment used in construction that can hoist, lower and horizontally move a suspended load. Such equipment includes, but is not limited to:

If any part of equipment, load line or load could get closer than 20 feet to less than 350 kV power lines or 50 feet for greater than 350 kV power lines, you must speak with a Duke Energy representative before beginning work.

Such equipment includes, but is not limited to:

- Articulating cranes (such as knuckle boom cranes)
- Floating cranes
- Locomotive cranes
- Multipurpose machines when configured to hoist and lower (by means of a winch or hook) and horizontally move a suspended load
- Industrial cranes (such as carry deck cranes)
- Pedestal cranes
- Straddle cranes
- Derricks
- Overhead bridge and gantry cranes NOT permanently installed
- Crawler cranes
- Cranes on barges
- Side boom tractors
- Base-mounted drum hoists only when used with derricks
- Tower cranes
- Portal cranes
- Service/mechanic trucks with a hoisting device
- Dedicated pile drivers
- Mobile cranes (such as wheel-mounted, rough-terrain, all-terrain, commercial truck-mounted and boom truck cranes)
- Variations of these types of equipment

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DUKE ENERGY

Contact us

For more information, please visit duke-energy.com/safety or call:

Duke Energy Carolinas
800.777.9898 or 800.POWERON

Duke Energy Indiana
800.521.2232

Duke Energy Kentucky or Ohio
800.544.6900

Duke Energy Progress
800.452.2777

Duke Energy Florida
800.700.8744

550 South Tryon Street
Charlotte, NC 28202

www.duke-energy.com

DUKE ENERGY

Look up and live.

Working around high-voltage transmission lines

Know how to protect yourself, your crew and the public when working around transmission lines.

Duke Energy cares about your safety. This brochure contains important information for:

- Anyone working around power lines
- Grading contractors
- Forklift operators
- Crane operators
- Developers (residential, commercial, industrial)
- Architects and engineers
- Dump truck operators

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Know your voltage, know your clearance

Federal law requires that all contractors maintain at least a 10-foot clearance from overhead power lines up to 50 kV. Greater clearance is required for higher-voltage power lines and cranes and derricks in construction.

Contact Duke Energy at least three working days before you start working near overhead power lines and equipment so that safety recommendations can be made.

Treat all transmission lines, regardless of their operating voltage, with caution:

- 44 kV and 100 kV lines look similar.
- Never assume a voltage based on the illustration.
- Minimum clearance includes maximum sag, which must be calculated for each instance.
- Injury or death can occur without touching power lines.
- Assume all overhead power lines are energized.
- Contact Duke Energy if you are in doubt about safe operating distances.

Fact 1.

Power lines that serve your homes and businesses are not insulated like home appliance cords.

Fact 2.

Power lines carry 4,000 to 500,000 volts of electricity that can seriously injure or kill on contact.

Fact 3.

The simplest way to stay safe is to know where your power lines are located and stay away.

A planned project is a safe project

Check the job site for hazards and know the location of all overhead power lines and electric equipment, including poles and guy wires.

Consider all overhead lines as energized. Mark the work site boundaries to keep workers, vehicles, tools and equipment a safe distance from electric lines and equipment.

Hold a pre-work safety meeting, pointing out areas where overhead lines and electric equipment are located.

We can help you:

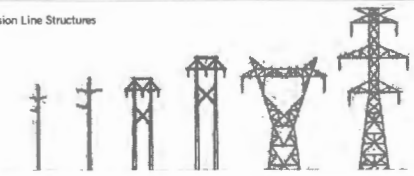
- Confirm voltage
- Confirm clearance
- Confirm wire height under peak conditions
- Provide safety guidance around power lines
- Review and approve drawings for:
  - Compliance with right-of-way restrictions
  - Compliance to National Electric Safety Code
- Identify the best, safe solution

Emergency situations

If your equipment makes contact with an overhead power line, notify Duke Energy immediately and take these precautions:

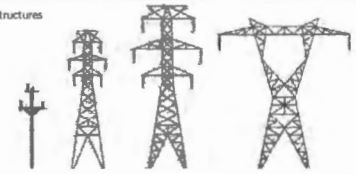
- Have someone call 911.
- Do not attempt to turn off engines or generators.
- Move equipment away from the line only if it is safe to do so.
- Remain on equipment until utility workers arrive and de-energize the line.
- Warn others to stay away. Those on the ground can be injured or killed if they make contact with the equipment.
- If you must leave the equipment because of fire or other dangers, jump off with your feet together. Never touch the ground and equipment at the same time. Keeping your feet together, shuffle or hop away until you are clear of the area.

Duke Energy Midwest Transmission Line Structures

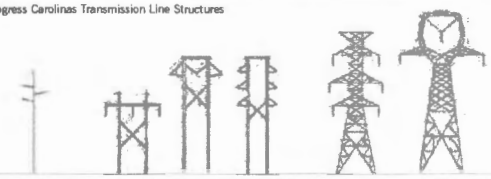


Duke Energy Florida Transmission Line Structures

Duke Energy Carolinas Transmission Line Structures



Duke Energy Progress Carolinas Transmission Line Structures



For more information, visit duke-energy.com/safety.

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