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Farmland Reserve Inc.  
60 E. South Temple, suite 1600  
Salt Lake City, UT 84111  
Contact: Matt Bowyer  
Phone: (850) 728-5258

Universal Engineering Sciences  
3532 Maggie Blvd.  
Orlando, Florida 32811  
Contact: Andrew S. Wilderotter, P.E.  
Phone: (407) 423-0504

DEWBERRY  
800 NORTH MAGNOLIA AVENUE  
SUITE 1000  
ORLANDO, FLORIDA 32803  
CONTACT: DONALD BIEGER  
PHONE: 321-354-9641

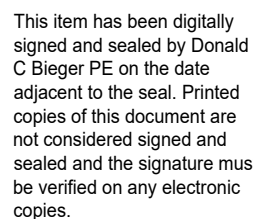
DEWBERRY ENGINEERS, INC.  
800 NORTH MAGNOLIA AVENUE  
SUITE 1000  
ORLANDO, FLORIDA 32803  
CONTACT: BILL DONLEY  
PHONE: 321-354-9834

Bio-Tech Consulting, Inc.  
3025 East South Street  
Orlando, Florida 32803  
Contact: Stephanie Salvilla  
Phone: (407)849-5969



PROJECT LOCATION

Don Bieger  
FL PE # 60857  
12/9/2025



NORTH

2	9-24-24	DKO	REV. PER COUNTY COMMENTS
1	5-11-21	DKO	REV. PER COUNTY COMMENTS
No.	DATE	BY	Description

TITLE

PROJECT: Q:\AAF-2\_50135584

# C01



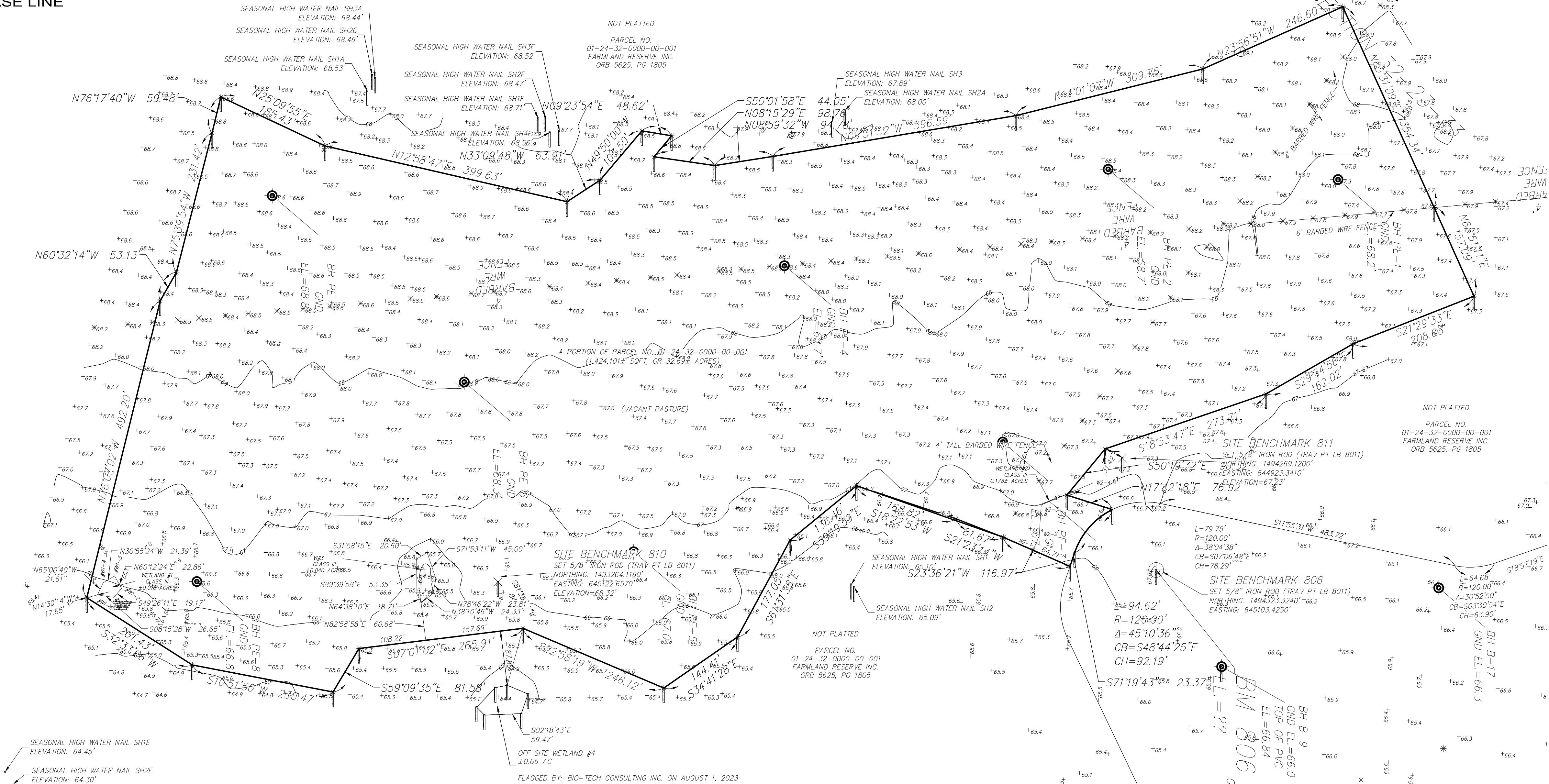






LEGEND

- BORROW PIT BOUNDARY  
WETLAND LINE  
ACCESS ROAD TRACT  
PHASE LINE



OCEPD CONSERVATION AREA DETERMINATION

APPLICATION #: CAD-20-11-217

WETLAND IDENTIFICATION NUMBER	CLASS	REMARKS	TOTAL AREA (AC)
W1	III	N/A	+/- 0.018
W2	III	N/A	+/- 0.178
W3	III	N/A	+/- 0.040
OFF-SITE W4	N/A	N/A	+/- 0.06



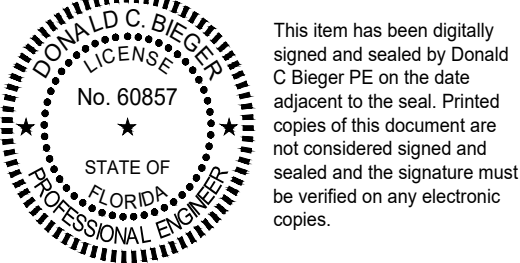
Dewberry Engineers Inc.  
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PHONE: 407.843.5120  
ENGINEERING BUSINESS - 8794

FARMLAND BEELINE  
BORROW PIT

ORANGE COUNTY, FLORIDA

SEAL

KEY PLAN



REVISIONS

No.	DATE	BY	Description

PROJECT # AAF-2\_50135584  
DRAWN BY DKO  
APPROVED BY DB  
CHECKED BY DB  
DATE DECEMBER 2025  
DATUM NAVD88

TITLE

EXISTING  
CONDITIONS

PROJECT: Q:\AAF-2\_50135584  
SHEET NO.

C04



LEGEND

- BORROW PIT BOUNDARY AND 5' CHAIN LINK FENCE LOCATION
- WETLAND LINE
- WETLAND BUFFER LINE
- ORANGE VISIBILITY FENCE AND SILT FENCE LOCATION
- WETLAND IMPACT

- NOTES:
- 1.) SEE SHEETS C09 FOR TYPICAL BORROW PIT SECTIONS.
- 2.) NO WORK AUTHORIZED UNTIL THE SUBJECT PERMIT AND ASSOCIATED ENGINEERING PERMIT (24-E4-0008) ARE ISSUED.
- 3.) WETLAND LINES SURVEYED BY BIO TECH.



Dewberry Engineers Inc.  
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ENGINEERING BUSINESS -8794

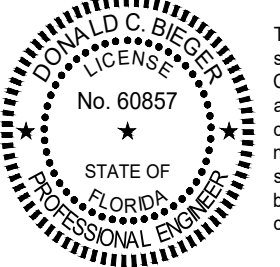
FARMLAND BEELINE BORROW PIT

ORANGE COUNTY, FLORIDA

SEAL

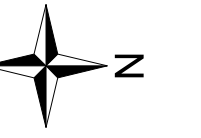
Don Bieger  
FL PE #60857  
12/29/2025

KEY PLAN



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SCALE NORTH  
0' 100' 200'



REVISIONS

No.	DATE	BY	Description

PROJECT # AAF-2\_50135584  
DRAWN BY DKO  
APPROVED BY DB  
CHECKED BY DB  
DATE DECEMBER 2025  
DATUM NAVD88

ORANGE COUNTY ENVIRONMENTAL & EROSION CONTROL PLAN

PROJECT: Q:\AAF-2\_50135584  
SHEET NO.

C05

- NOTES:
- CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AS FOLLOWS:
1. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF ITS USE, IT SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT.
4. ANY SEDIMENT DEPOSITS LEFT IN PLACE AFTER THE SILT FENCE IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE FINISHED GRADE, PREPARED AND SEEDED.
5. GEOTEXTILE MATERIAL TO MEET THE REQUIREMENTS OF SEC. 985-4.

TYPICAL SILT FENCE DETAIL

N.T.S.

EROSION CONTROL NOTES

- 1.) STOCKPILE MATERIAL:  
NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE OR INTO ANY ADJACENT WATER BODY OR STORMWATER COLLECTION FACILITY.
- 2.) EXPOSED AREA LIMITATION:  
THE SURFACE AREA OF OPEN, RAW ERODIBLE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL NOT EXCEED 40 ACRES SO LONG AS THIS OPERATION WILL NOT SIGNIFICANTLY AFFECT OFF-SITE DEPOSIT OR SEDIMENTS.
- 3.) TEMPORARY SEEDING:  
AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN THIRTY DAYS SHALL BE SEEDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED, AND WILL NOT LATER COMPLETE WITH THE PERMANENT GRASSING. THE RATE OF SEEDING SHALL BE 30 LBS. PER ACRE.
- 4.) TEMPORARY SEEDING AND MULCHING:  
SLOPES STEEPER THAN 6:1 SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA TO A DEPTH OF FOUR INCHES. MULCH MATERIAL MAY BE HARDWOOD BARKS, SHAVINGS, OR CHIPS; OR BONDED FIBER MATRIX FOR THE ESTABLISHMENT OF TURF MATERIAL.
- 5.) TEMPORARY GRASSING:  
THE SEEDED OR SEEDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED AS REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER.
- 6.) TEMPORARY REGRASSING:  
IF, AFTER FOURTEEN DAYS, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75% GOOD GRASSED COVER, THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATION COVER.
- 7.) MAINTENANCE:  
ALL FEATURES OF THE PROJECT SHALL BE CONSTRUCTED TO PREVENT EROSION AND SEDIMENT AND SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION PROPERLY WITHOUT THE TRANSPORT OF SEDIMENTS OUTSIDE THE LIMITS OF THE PROJECT.
- 8.) DUST ABATEMENT:  
DUST SHALL BE CONTROLLED WITH THE USE OF WATER AND CALCIUM CHLORIDE. CONTRACTOR SHALL MINIMIZE OFF-SITE TRANSPORT OF SEDIMENT BY WATERING STOCKPILE MATERIAL FREQUENTLY.

ORANGE COUNTY NOTES

- 1.) PRIOR TO THE START OF LAND DISTURBING ACTIVITIES, WHICH INCLUDES DEMOLITION, EARTHWORK AND/OR CONSTRUCTION, THE DEVELOPER/CONTRACTOR SHALL PREPARE A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND SUBMIT TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) A NOTICE OF INTENT (NOI) TO OBTAIN COVERAGE UNDER THE NPDES GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES (CGP) PURSUANT TO THE REQUIREMENTS OF 62-621.300(4)(a) F.A.C. A COPY OF THE NOI SHALL BE SUBMITTED TO THE ORANGE COUNTY ENVIRONMENTAL PROTECTION DIVISION (OC EPD). COPIES OF THE SWPPP, NOI, AND FDEP ACKNOWLEDGEMENT LETTER ARE TO BE KEPT ON THE PROJECT SITE AND MADE AVAILABLE UPON REQUEST. UPON COMPLETION OF ALL LAND DISTURBING ACTIVITIES AND AFTER FINAL STABILIZATION OF THE SITE IS COMPLETE, THE DEVELOPER/CONTRACTOR SHALL SUBMIT TO FDEP NOTICE OF TERMINATION (NOT) TO END THEIR COVERAGE UNDER THE CGP AND PROVIDE A COPY OF THE NOT TO ORANGE COUNTY EPD.
- 2.) DISCHARGE OF GROUNDWATER FROM DEWATERING OPERATIONS REQUIRES APPROVAL FROM FDEP AND THE APPLICABLE WATER MANAGEMENT DISTRICT. THE DEVELOPER/CONTRACTOR SHALL OBTAIN AN FDEP GENERAL PERMIT FOR THE DISCHARGE OF GROUNDWATER FROM DEWATERING OPERATIONS PURSUANT TO THE REQUIREMENTS OF 62-621.300(4)(a) AND 62-620 F.A.C. AND FLORIDA STATUTES CHAPTER 403. DISCHARGES DIRECTED TO THE COUNTY'S MS4 REQUIRE AN ORANGE COUNTY RIGHT-OF-WAY UTILIZATION PERMIT FOR DEWATERING PRIOR TO THE START OF ANY DISCHARGES. TO OBTAIN RIGHT-OF-WAY APPROVAL, COPIES OF THE FDEP PERMIT, NOI, DOCUMENTATION SHOWING DEWATERING AT THE SITE IS NOT WITHIN 500 FT OF KNOWN CONTAMINATION, AND A DEWATERING PLAN SHALL BE SUBMITTED TO ORANGE COUNTY ENVIRONMENTAL PROTECTION DIVISION (407-836-1433) AND ORANGE COUNTY PUBLIC WORKS DEVELOPMENT ENGINEERING PERMITTING SECTION. ANALYTICAL SAMPLING OF GROUNDWATER MAY BE REQUESTED BY ORANGE COUNTY ON A CASE-BY-CASE BASIS TO CONFIRM SITE CONTAMINATION STATUS.
- 3.) PRIOR TO START OF CONSTRUCTIN, A BACKGROUND SAMPLE REPORT WILL BE SUBMITTED TO ORANGE COUNTY EPD. THE WETLAND HYDRATION PLAN APPROVED BY CA124-03-17 MUST BE IMPLEMENTED WITH REPORTS SUBMITTED ANNUALLY TO ORANGE COUNTY.
- 4.) TURBIDITY READINGS MUST BE COMPLETED DAILY OF THE EFFLUENT DISCHARGE.



## SITE DATA

BORROW PIT BOUNDARY: 32.67 AC.  
NWL AREA: 27.86 AC

NOTE: NWL IS BASED UPON THE ESTIMATED SEASONAL HIGH ELEVATIONS PROVIDED. NWL WILL ONLY OCCUR ONCE ALL BORROW PIT ACTIVITY HAS BEEN COMPLETED AND THE BORROW PIT IS ALLOWED TO FILL UP BY THE WAY OF GROUNDWATER.

## RESTORATION NOTES

- 1.) SEED AND MULCH FROM THE DRY SEASON WATER ELEVATION UP TO AND INCLUDING TO THE TOP OF BANK. SEED AND MULCH ALL DISTURBED AND DENUDDED AREAS.
- 2.) PLANT SLASH PINE ON FIFTEEN FOOT CENTERS AROUND PIT PERIMETER.
- 3.) TOTAL TREES REQUIRED = 124 (FOR PIT CONSTRUCTION)  
(25 TREES x 4.94 ACRES)  
SLASH PINE = 6' TALL AT TIME OF CLOSURE.
- 4.) ALL DISTURBED AREAS TO BE SEED & MULCHED.

NOTE: WARNING SIGN OR ACCEPTABLE ALTERNATE TO BE PLACED AT MAXIMUM 500 FOOT INTERVALS ALONG THE SECURITY FENCE LINE.



WARNING SIGN DETAIL

FARMLAND BEELINE  
BORROW PIT

ORANGE COUNTY, FLORIDA

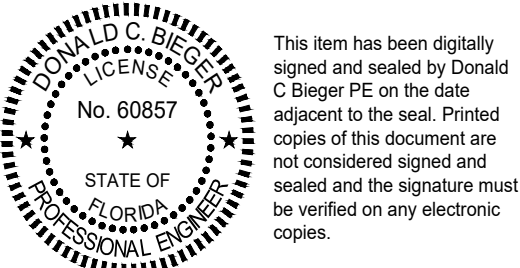
**Dewberry**

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PHONE: 407.843.5120  
ENGINEERING BUSINESS -8794

SEAL

Don Bieger  
FL PE #60857  
12/29/2025

KEY PLAN



SCALE NORTH  
0' 100' 200'



REVISIONS

No.	DATE	BY	Description

PROJECT # AAF-2\_50135584  
DRAWN BY DKO  
APPROVED BY DB  
CHECKED BY DB  
DATE DECEMBER 2025  
DATUM NAVD88

TITLE

SITE PLAN

PROJECT: Q:\AAF-2\_50135584  
SHEET NO.

C06

## LEGEND

- BORROW PIT BOUNDARY AND 5' CHAIN LINK FENCE LOCATION
- WETLAND LINE
- WETLAND BUFFER LINE
- ORANGE VISIBILITY FENCE AND SILT FENCE LOCATION

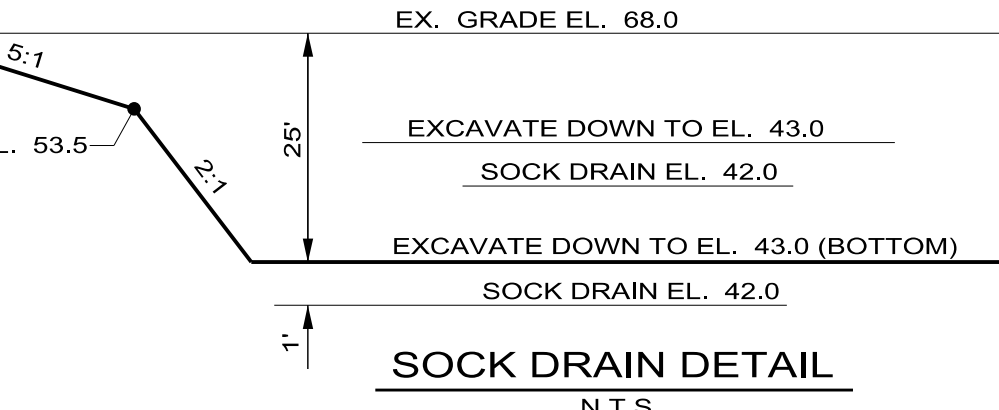
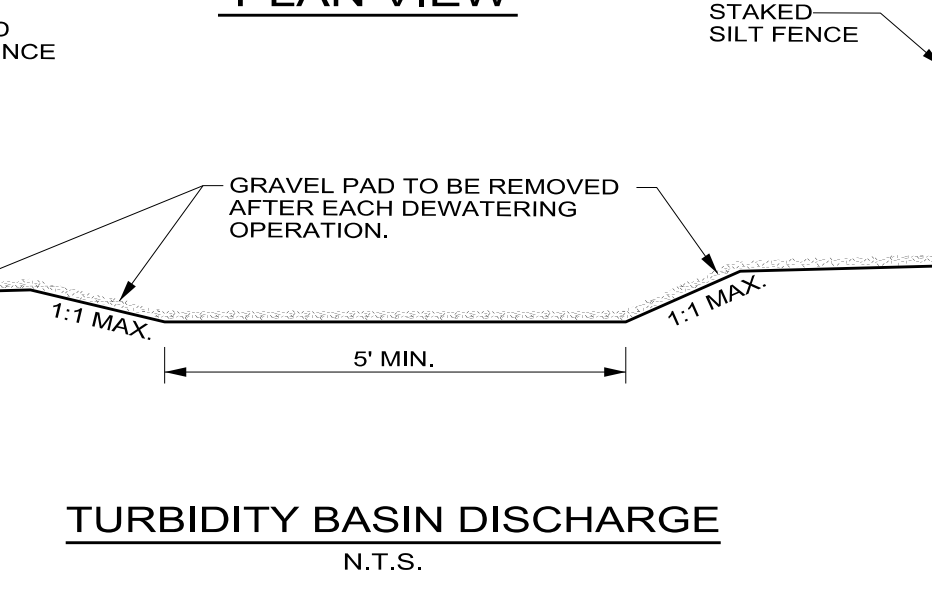
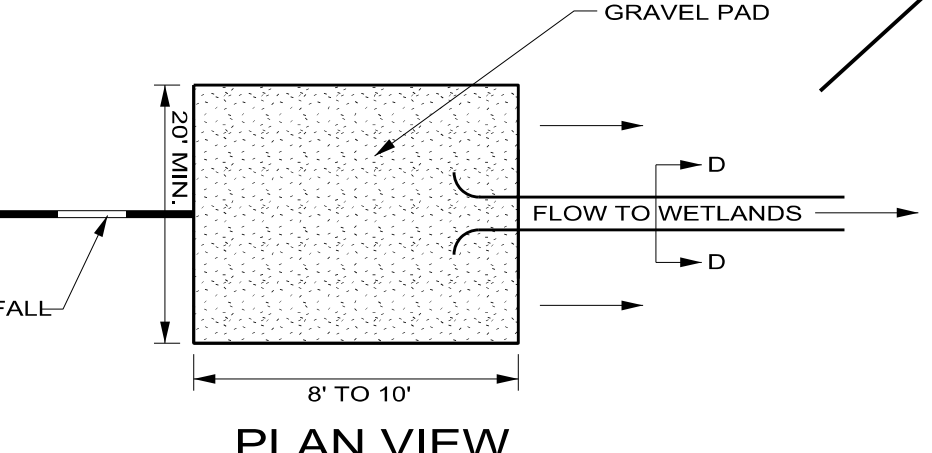
## NOTES:

- 1.) SEE SHEETS C09 FOR TYPICAL BORROW PIT SECTIONS.
- 2.) NO WORK AUTHORIZED UNTIL THE SUBJECT PERMIT AND ASSOCIATED ENGINEERING PERMIT (24-E4-0008) ARE ISSUED.
- 3.) IF DURING THE REVIEW OF THE CAI PERMIT, IT IS DETERMINED THAT ADDITIONAL SOCK DRAINS, RECHARGE TRENCHES OR OTHER MEASURES ARE NECESSARY TO PREVENT DRAWDOWN OF OFFSITE ADJACENT WETLANDS OR SURFACE WATERS, THE PERMITTEE MUST REVISE THE PLANS TO DEPICT THESE FEATURES TO BE INSTALLED DURING CONSTRUCTION OF THE BORROW PIT.
- 4.) THERE IS FORECASTED TO REMOVE 400,000 TONS OF MATERIAL PER YEAR

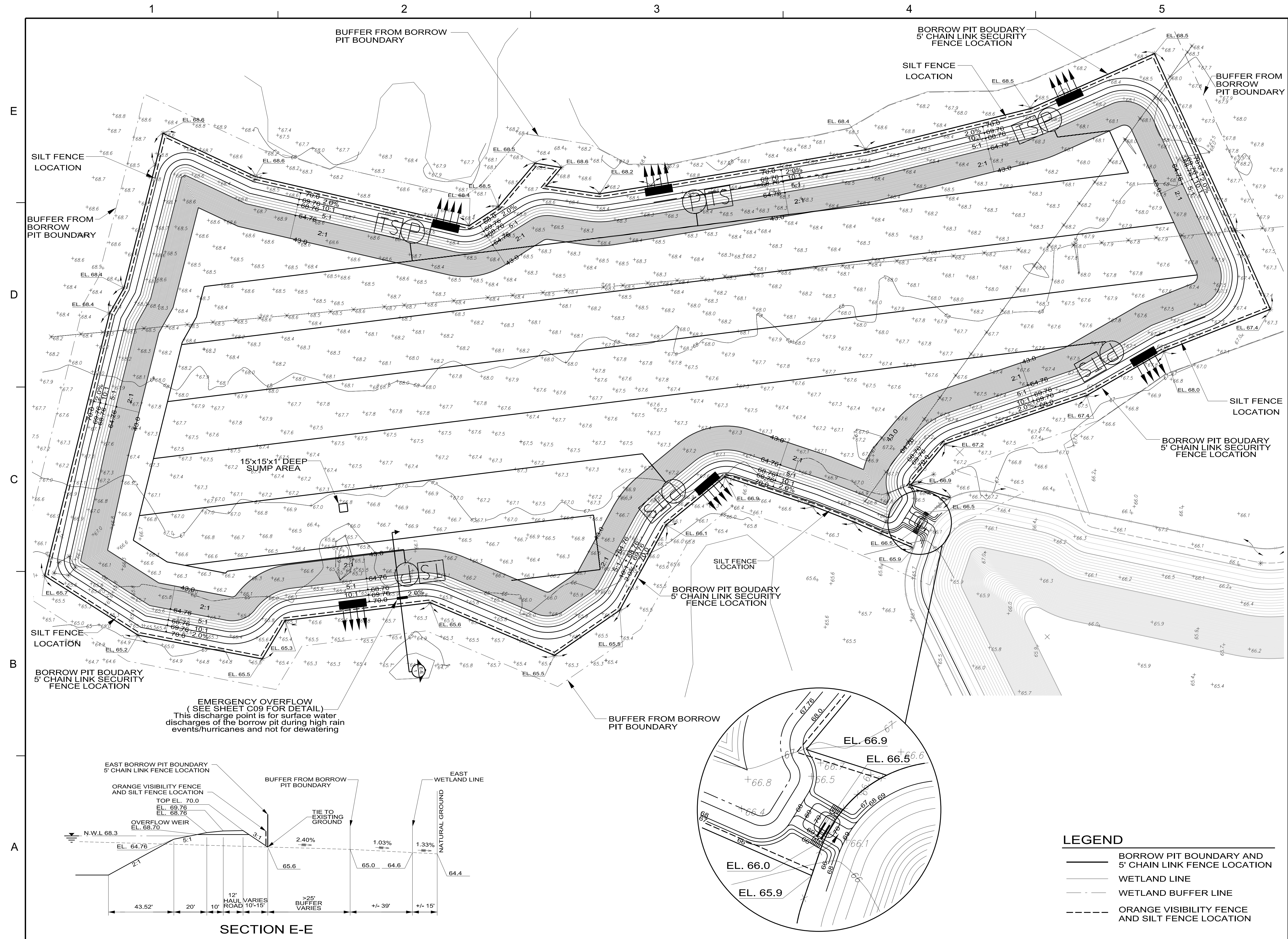
## TURBIDITY MONITORING PROGRAM

- 1.) MINIMIZE TURBIDITY AT THE SOURCE BY FILTER FABRIC AND ROCK/GRAVEL AT THE SUMPS.
- 2.) IF NECESSARY TURBIDITY AND EROSION CONTROL MEASURES SUCH AS FLOATING TURBIDITY BARRIERS AND ALUM WILL BE USED TO LOWER THE TURBIDITY LEVELS OF THE WATER BEING DISCHARGED.
- 3.) TURBIDITY MONITORING WILL BEGIN ON THE FIRST DAY OF DEWATERING FOR ALL ACTIVITIES RELATED TO THE DEWATERING OPERATIONS. MONITORING SHOULD CONCLUDE ONLY WHEN DEWATERING OPERATIONS CEASE ALL TURBIDITY LEVELS MUST BE EXPRESSED IN THE NTU'S (NEPHELOMETRIC TURBIDITY UNITS). THE TURBIDITY MONITORING DATA MUST DEMONSTRATE THAT TURBIDITY OF THE DISCHARGED WATER INTO THE CONTROL STRUCTURE IS LESS THAN OR EQUAL TO 29 NTU'S ABOVE NATURAL BACKGROUND LEVELS OF THE RECEIVING WATER AT THE POINT OF DISCHARGE. IF AT ANY TIME THE TURBIDITY LEVELS EXCEEDS BACKGROUND BY MORE HTAN 29 NTU'S, ALL DEWATERING ACTIVITIES MUST BE STOPPED.
- 4.) REMEDIAL MEASURES MUST BE TAKEN IMMEDIATELY TO CORRECT ANY PROBLEMS CAUSED BY DEWATERING OPERATIONS. DEWATERING ACTIVITIES MUST RESUME ONLY AFTER THE SITUATION HAS BEEN REMEDIED.

- TS** TURBIDITY SAMPLING POINT-CONTRACTOR RESPONSIBLE TO TEST TURBIDITY PRIOR TO RELEASING TO WETLAND.
- P** 40HP PUMP (OR ACCEPTABLE ALTERNATE) APPROXIMATE LOCATION. PUMP MAY MOVE BASED ON LOCATION OF CURRENT EXCAVATION.
- ||||** LOCATION OF TURBIDITY BASIN DISCHARGE (APPROX. ELEV. 67.1 - OVERFLOW ELEV. TO BE SET 3' ABOVE SHIVE CONTRACTOR RESPONSIBLE TO TEST TURBIDITY PRIOR TO RELEASING TO ADJACENT WETLAND) DISCHARGE POINT MAY MOVE BASED ON LOCATION OF CURRENT EXCAVATION.







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**FARMLAND BEELINE  
BORROW PIT**

ORANGE COUNTY, FLORIDA

SEAL

Don Bieger  
FL PE #60857  
12/9/2025

KEY PLAN

Donald C. Bieger  
Professional Engineer  
No. 60857  
STATE OF FLORIDA  
Professional Engineer

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SCALE

0' 80' 160'

NORTH

↑ Z

REVISIONS

No.	DATE	BY	Description

PROJECT # AAF-2\_50135584  
DRAWN BY DKO  
APPROVED BY DB  
CHECKED BY DB  
DATE DECEMBER 2025  
DATUM NAVD88

TITLE

GRADING PLAN

PROJECT: Q:\AAF-2\_50135584  
SHEET NO.

C06A



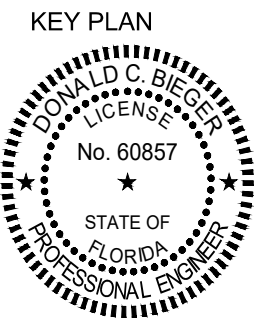


# FARMLAND BEELINE BORROW PIT

ORANGE COUNTY, FLORIDA

SEAL

Don Bieger  
FL. PE. #6085  
12/9/2025



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## REVISIONS

No.	DATE	BY	Description

PROJECT #	AAF-2 50135584
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APPROVED BY	DB
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DATE	DECEMBER 2025
DATUM	NAVD88

**TITLE**

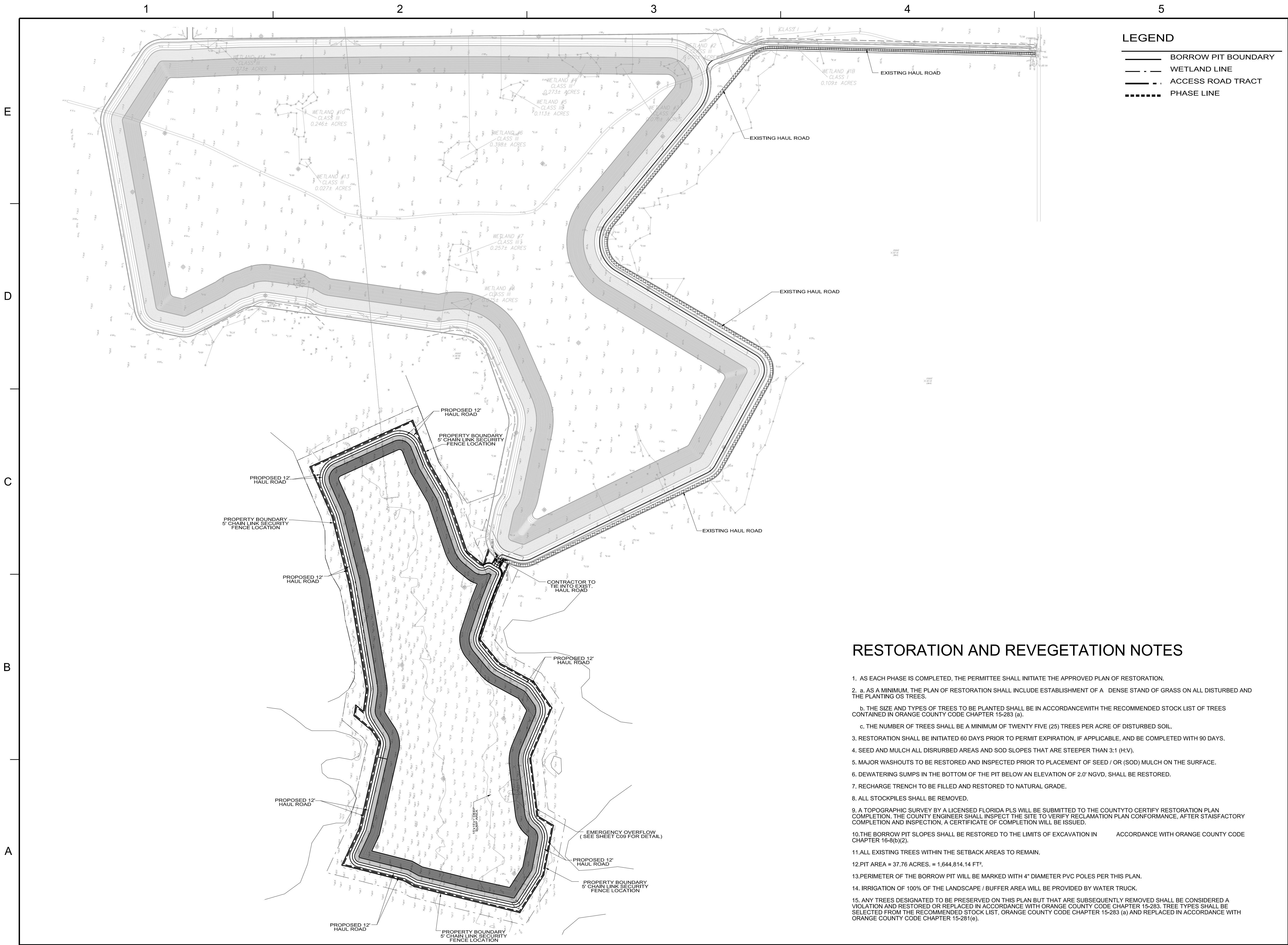
# OVERALL SITE PLAN

PROJECT: Q:\AAF-2\_50135584

SHEET NO.

# C07





**LEGEND**

- BORROW PIT BOUNDARY
- WETLAND LINE
- ACCESS ROAD TRACT
- PHASE LINE

**Dewberry®**

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PHONE: 407.843.5120  
ENGINEERING BUSINESS-8794

FARMLAND BEELINE BORROW PIT

ORANGE COUNTY, FLORIDA

SEAL

Don Bieger  
FL PE #60857  
12/9/2025

**KEY PLAN**

Donald C. Bieger  
Professional Engineer  
No. 60857  
STATE OF FLORIDA

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**SCALE** **NORTH**

0' 200 400

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REVISIONS			
No.	DATE	BY	Description

PROJECT #	AAF-2_50135584
DRAWN BY	DKO
APPROVED BY	DB
CHECKED BY	DB
DATE	DECEMBER 2025
DATUM	NAVD88

TITLE

RESTORATION PLAN

PROJECT: Q:\AAF-2\_50135584  
SHEET NO.

C08

RESTORATION AND REVEGETATION NOTES

- AS EACH PHASE IS COMPLETED, THE PERMITTEE SHALL INITIATE THE APPROVED PLAN OF RESTORATION.
- a. AS A MINIMUM, THE PLAN OF RESTORATION SHALL INCLUDE ESTABLISHMENT OF A DENSE STAND OF GRASS ON ALL DISTURBED AND THE PLANTING OS TREES.  
b. THE SIZE AND TYPES OF TREES TO BE PLANTED SHALL BE IN ACCORDANCEWITH THE RECOMMENDED STOCK LIST OF TREES CONTAINED IN ORANGE COUNTY CODE CHAPTER 15-283 (a).  
c. THE NUMBER OF TREES SHALL BE A MINIMUM OF TWENTY FIVE (25) TREES PER ACRE OF DISTURBED SOIL.
- RESTORATION SHALL BE INITIATED 60 DAYS PRIOR TO PERMIT EXPIRATION, IF APPLICABLE, AND BE COMPLETED WITH 90 DAYS.
- SEED AND MULCH ALL DISRURBED AREAS AND SOD SLOPES THAT ARE STEEPER THAN 3:1 (H:V).
- MAJOR WASHOUTS TO BE RESTORED AND INSPECTED PRIOR TO PLACEMENT OF SEED / OR (SOD) MULCH ON THE SURFACE.
- DEWATERING SUMPS IN THE BOTTOM OF THE PIT BELOW AN ELEVATION OF 2.0' NGVD, SHALL BE RESTORED.
- RECHARGE TRENCH TO BE FILLED AND RESTORED TO NATURAL GRADE.
- ALL STOCKPILES SHALL BE REMOVED.
- A TOPOGRAPHIC SURVEY BY A LICENSED FLORIDA PLS WILL BE SUBMITTED TO THE COUNTYTO CERTIFY RESTORATION PLAN COMPLETION. THE COUNTY ENGINEER SHALL INSPECT THE SITE TO VERIFY RECLAMATION PLAN CONFORMANCE, AFTER STAISFACTORY COMPLETION AND INSPECTION, A CERTIFICATE OF COMPLETION WILL BE ISSUED.
- THE BORROW PIT SLOPES SHALL BE RESTORED TO THE LIMITS OF EXCAVATION IN ACCORDANCE WITH ORANGE COUNTY CODE CHAPTER 16-8(b)(2).
- ALL EXISTING TREES WITHIN THE SETBACK AREAS TO REMAIN.
- PIT AREA = 37.76 ACRES. = 1,644,814.14 FT².
- PERIMETER OF THE BORROW PIT WILL BE MARKED WITH 4" DIAMETER PVC POLES PER THIS PLAN.
- IRRIGATION OF 100% OF THE LANDSCAPE / BUFFER AREA WILL BE PROVIDED BY WATER TRUCK.
- ANY TREES DESIGNATED TO BE PRESERVED ON THIS PLAN BUT THAT ARE SUBSEQUENTLY REMOVED SHALL BE CONSIDERED A VIOLATION AND RESTORED OR REPLACED IN ACCORDANCE WITH ORANGE COUNTY CODE CHAPTER 15-283 (a) AND REPLACED IN ACCORDANCE WITH ORANGE COUNTY CODE CHAPTER 15-281(e).

