

### **GROWTH MANAGEMENT**

205 North Marion Ave Lake City, FL 32055 Telephone: (386) 719-5750

E-mail: growthmanagement@lcfla.com

FOR PLANNING USE ONLY Application #	
Application Fee \$200.00	
ReceiptNo	
Filing Date	
Completeness Date	

### **Variance Application**

A.	PR	DJECT INFORMATION
	1.	Project Name: Circle K Signage
	2.	Address of Subject Property: 143 NW Centurion C+
	3.	Parcel ID Number(s): 35-3S-16-02524-001
	4.	Future Land Use Map Designation: 1126
	5.	Zoning Designation: Commercial
	6.	Acreage: 1.979 AC
	7.	Existing Use of Property: Conv store/Gas
	8.	Proposed use of Property: Same
	9.	Section of the Land Development Regulations ("LDRs") for which a Variance is requested
		(Provide a Detailed Description):
B.		LICANT INFORMATION
	1.	Applicant Status 17 Owner (title holder) XAgent
	2.	Name of Applicant(s): Lindsay Oij Title: Agent
		Company name (if applicable):  Mailing Address: 235 Apollo Beach Blvd unit 507
		City: Apollo Beach State: FI Zip: 33572
		Telephone: (813-898-7580 Fax:( ) Email: Lindsay@signpermitsplus.com
		PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records
		requests. Your e-mail address and communications may be subject to public disclosure.
	3	If the applicant is agent for the property owner*.
	J.	Property Owner Name (title holder): Aspri Investmetns LLC
		Mailing Address: po Box 52085
		City: Phoenix State: AZ Zip: 85072
		Telephone: Fax: Email:
		PLEASE NOTE: Florida has a very broad public records law. Most written communications to
		or from government officials regarding government business is subject to public records
		requests. Your e-mail address and communications may be subject to public disclosure.
		*Must provide an executed Property Owner Affidavit Form authorizing the agent to act on
		behalf of the property owner.

### C. ADDITIONAL INFORMATION

1.	. Is there any additional contract for the sale of, or options to purchase, the subject prope	
	If yes, list the names of all parties involved: NA	
	If yes, is the contract/option contingent or absolute:   Contingent   Absolute	
2.	Has a previous application been made on all or part of the subject property? □Yes □No.	
	Future Land Use Map Amendment:   YesXNo	
	Future Land Use Map Amendment Application No. CP	
	Rezoning Amendment:	
	Rezoning Amendment Application No.	
	Site Specific Amendment to the Official Zoning Atlas (Rezoning): ☐YesXNo	
	Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No.	
	Variance: XYes DNo	
	Variance Application No	
	Special Exception:	
	Special Exception Application No.	

### D. ATTACHMENT/SUBMITTAL REQUIREMENTS

Analysis of Section 11.3 of the Land Development Regulations ("LDRs"):

- a. 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. The special conditions and circumstances do not result from the actions of the applicant.
- c. Granting the variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, buildings, or structures in the same zoning district.
- d. Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development and would work unnecessary and undue hardship on the applicant.
- e. The variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
- f. The grant of the variance will be in harmony with the general intent and purpose of these land development regulations, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
- g. Limitations on subsequent written petition for a variance. No written petition by an owner of real property for a variance for a particular parcel of property, or part thereof, shall be filed with the land development regulation administrator until the expiration of 12 calendar months from the date of denial of a written petition for a variance for such property, or part thereof, unless the board of adjustment specially waives said waiting period based upon a consideration of the following factors:

- i. The new written petition constituting a proposed variance different from the one proposed in the denied written petition.
- ii. Failure to waive said 12-month waiting period constitutes a hardship to the applicant resulting from mistake, inadvertence, or newly discovered matters of consideration.
- Vicinity Map Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.
- 3. Site Plan Including, but not limited to the following:
  - a. Name, location, owner, and designer of the proposed development.
  - b. Present zoning for subject site.
  - Location of the site in relation to surrounding properties, including the means of ingress and egress to such properties and any screening or buffers on such properties.
  - d. Date, north arrow, and graphic scale not less than one inch equal to 50 feet.
  - Area and dimensions of site (Survey).
  - Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
  - Access to utilities and points of utility hook-up.
  - Location and dimensions of all existing and proposed parking areas and loading areas.
  - Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas).
  - Location and size of any lakes, ponds, canals, or other waters and waterways.
  - K. Structures and major features fully dimensioned including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and percent of property covered by structures.
  - Location of trash receptacles.
  - m. For multiple-family, hotel, motel, and mobile home park site plans:
    - i. Tabulation of gross acreage.
    - ii. Tabulation of density.
    - iii. Number of dwelling units proposed.
    - iv. Location and percent of total open space and recreation areas.
    - v. Percent of lot covered by buildings.
    - vi. Floor area of dwelling units.
    - vii. Number of proposed parking spaces.
    - viii. Street layout.
    - ix. Layout of mobile home stands (for mobile home parks only).

- 4. Stormwater Management Plan—Including the following:
  - a. Existing contours at one foot intervals based on U.S. Coast and Geodetic Datum.
  - b. Proposed finished elevation of each building site and first floor level.
  - c. Existing and proposed stormwater management facilities with size and grades.
  - d. Proposed orderly disposal of surface water runoff.
  - e. Centerline elevations along adjacent streets.
  - f. Water management district surface water management permit.
- 5. Legal Description with Tax Parcel Number.
- 6. Proof of Ownership (i.e. deed).
- (%) Agent Authorization Form (signed and notarized).
- Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
- 9. Fee. The application fee for a Variance Application is \$200.00. No application shall be accepted or processed until the required application fee has been paid.

### NOTICE TO APPLICANT

The Board of Adjustment shall have the power to authorize, upon appeal, such variance from the terms of the Land Development Regulations as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of these land development regulations will result in unnecessary and undue hardship.

In granting any variance to the provisions of Article 4 of these land development regulations, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with such regulations, including but not limited to, reasonable time limits within which the action for which variance is requested shall be begun or completed, or both. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of these land development regulations.

Under no circumstances shall the Board of Adjustment grant a variance to permit a use not permitted under the terms of the Land Development Regulations in the Zoning District involved, or any use expressly or by implication prohibited by the terms of the Land Development Regulations in the Zoning District. No nonconforming use of neighboring lands, structures, or buildings in the same Zoning District and no permitted use of lands, structures, or buildings in other Zoning Districts shall be considered grounds for the authorization of a variance.

The Board of Adjustment requires that the applicant or representative be present at the public hearing to address and answer any questions the Board may have during the public hearing. The application may be continued to future dates if the applicant or representative is not present at the hearing.

Twelve (12) copies of a site plan must accompany an application for a Variance.

The City of Lake City Land Development Regulations require that a sign must be posted on the property ten (10) days prior to the Board to Adjustment hearing date. Once a sign has been posted, it is the property owner's responsibility to notify the Growth Management Department if the sign has been moved, removed from the property, torn down, defaced or otherwise disturbed so the property can be reposted. If the property is not properly posted until all public hearings before the Board of Adjustment are completed, the Board reserves the right to continue such public hearing until such time as the property can be property posted for the required period of time.

There is a thirty (30) day appeal period after the date of the decision. No additional permitting will be issued until that thirty (30) day period has expired.

I (we) hereby certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and correct to the best of my (our) knowledge and belief.

APPLICANT ACKNOWELDGES THAT THE APPLICANT OR REPRESENTATIVE MUST BE PESENT AT THE PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT, OTHERWISE THE REQUEST MAYBE CONTINUED TO A FUTURE HEARING DATE.

Applicant/Agent Name (Type or Print)

Applicant/Agent Signature

Nate Date

STATE OF FLORIDA GROUGIA COUNTY OF COOK

The foregoing instrument was acknowledged before me this 12 day of 20 by (name of person acknowledging).

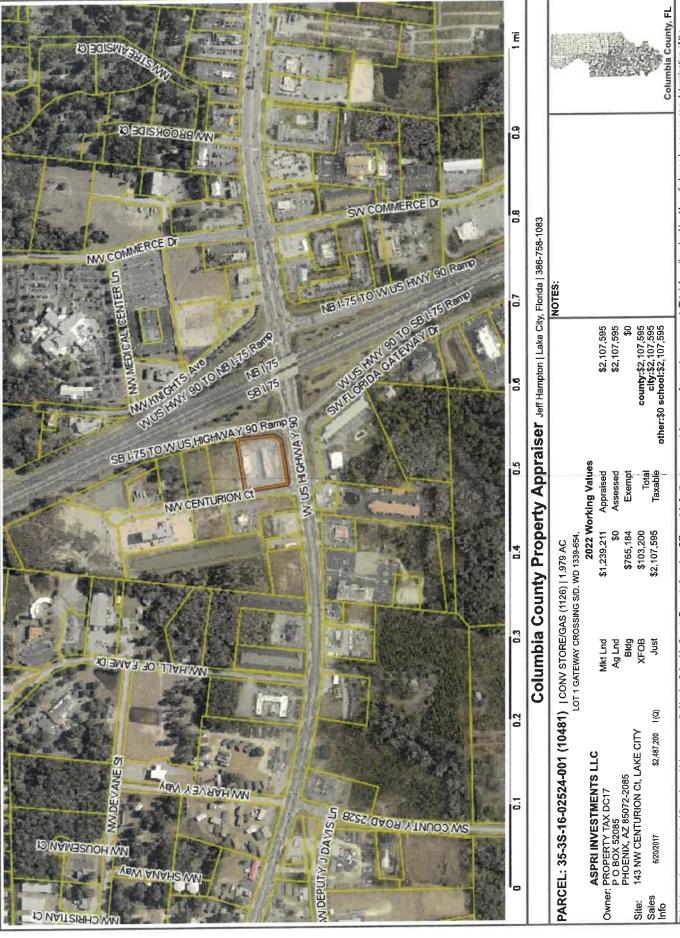
(NOTARY SEAL or STATE

Printed Name of Notary

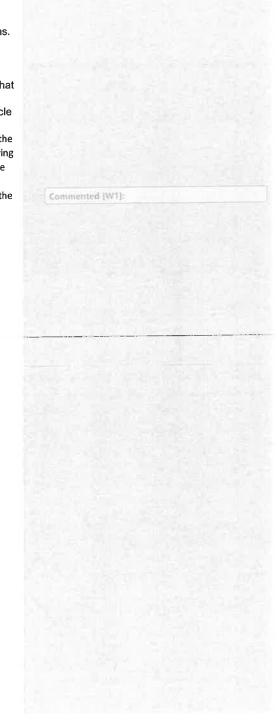
Personally Known OR Produced

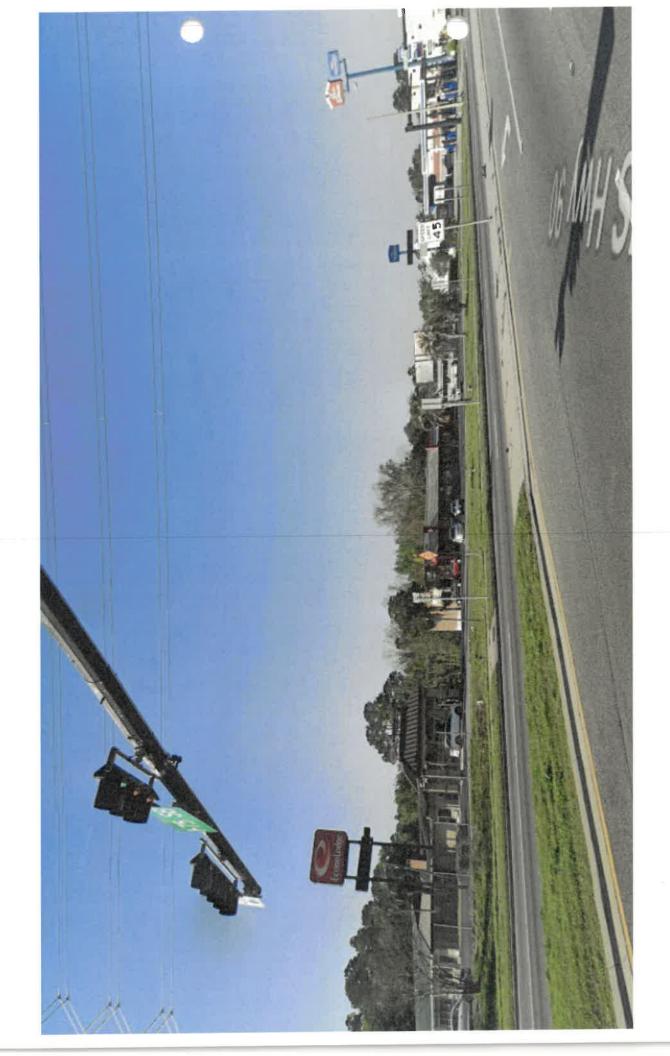
Type of Identification Produced

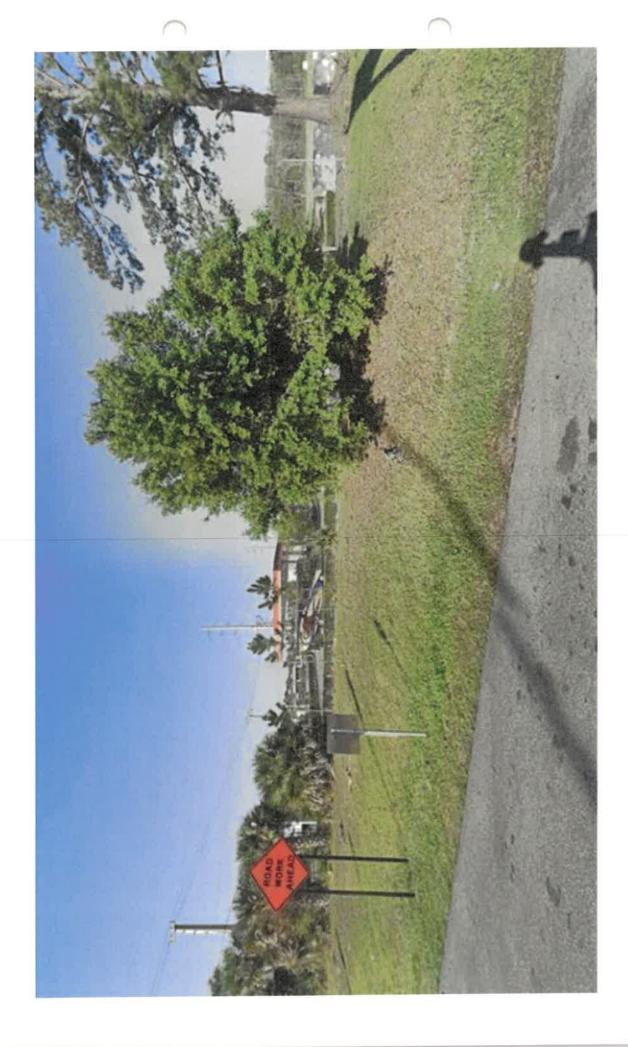
City of Lake City - Growth Management Department 205 North Marion Ave, Lake City, FL 32055 ◆ (386) 719-5750

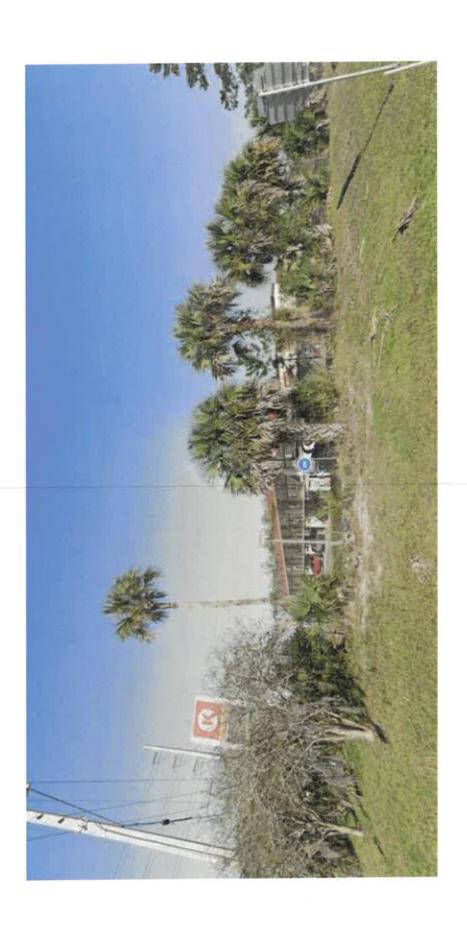


- A. Circle K signage is blocked by trees and not visible. The trees seem to be on government property next to highway. The neighboring businesses have high rise signs. Specifically, Shell and Denny's located on the same side of the road as Circle K have high rises signs.
- B. Please see photos provided. Circle K signage is blocked from public view.
- C. Granting the variance requested will not confer on the applicant any special privilege that is denied to other lands, building or structures. The neighboring businesses have high rise signs. Specifically, Shell and Denny's located on the same side of the road as Circle K have high rises signs.
- D. Literal Interpretation of the provisions of these land development regulations would deprive the applicants of right commonly enjoyed by the other properties in the same zoning district. Having signage that cannot be seen by the public would work unnecessary and undue hardship on the applicant.
- E. The variance granted is the minimum variance that will make possible and reasonable use of the land, building or structure.
- F. Agreed
- G. Agreed
- H. Agreed
- I. Agreed

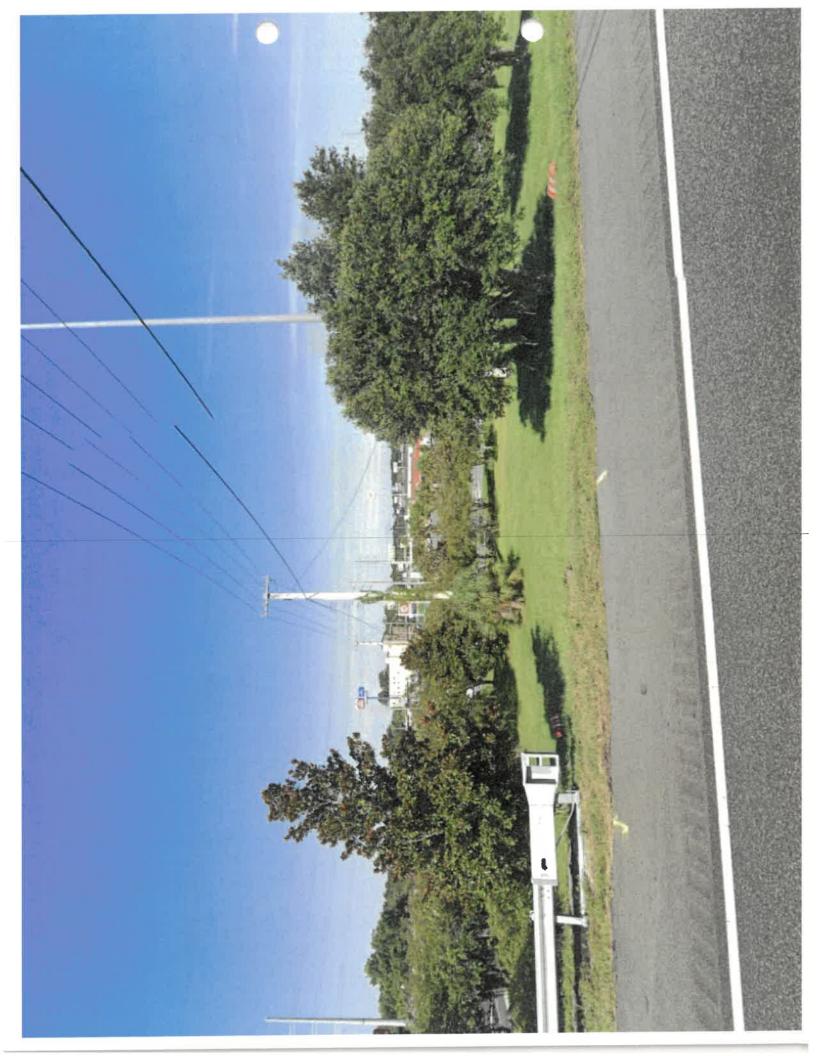




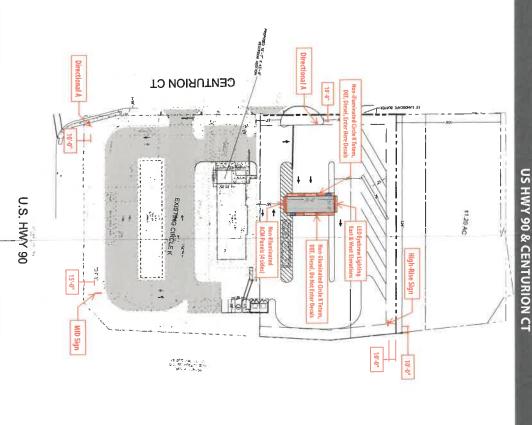








PG 1/5





SITE NUMBER 9831 CUSTOMER CIRCLE K

ACCOUNT REP BEN DEHAYES LOCATION LAKE CITY, FL

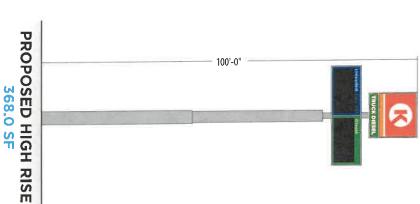
DRAWNBY **DATE** 09/13/22

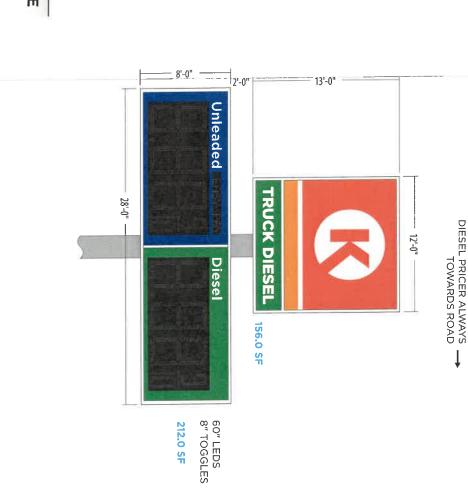
SCALE REVISION 03

CORPORATE ID SOLUTIONS

5563 N ELSTON AVE.
CHICAGO, IL 60630
P: 773-763-9600 | F: 773-763-9606
CORPORATEIDSOLUTIONS.COM

THIS DRAWING IS THE PROPERTY OF CORPORATE IDENTIFICATION SOLUTIONS, INC. CHICAGO, IL. AND CONTONIS PROPRETARY AND CONFIDENTIAL INFORMATION, THIS DRAWING IS TRANSFERED TO THE COSTONISE AND SCAPE FOR AN AUTO THE MECHANIST CONTAINED REDISCOCKED FOR A THE MORNAMENT OF THE MOST AND SOLUTIONS, INC. BY WAY OF DRAWING IS TRANSFERED TO THE CONTONIS FOR THE MOST AND AND A THE MOST AND SOLUTIONS, INC. OR THAN SEED AND THE MOST AND A CUSTOMER ACCEPTANCE







SITE NUMBER 9831 CUSTOMER CIRCLE K LAKE CITY, FL

BEN DEHAYES ACCOUNT REP

DRAWN BY REVISION 03 SCALE

CORPORATE ID SOLUTIONS
5563 N ELSTON AVE.
CHICAGO, IL 60630
P: 773-763-9600 [F: 773-763-9606
CORPORATEIDSOLUTIONS.COM

CUSTOMER ACCEPTANCE

THIS DRAWNIGH SI THE PROPERTY OCROGNATE DENTEXATION SOUTDINS, INC, CHICAGO, IL, AND CONTAINS PROPRETARY AND CONTRICKINAL MEDIANT OF THE PROPERTY OF THE CONTROL SOUTDINS, INC, CHICAGO, IL, AND CONTRICKINAL SOUTDINS, INC, CHICA

UTILITY PROVIDERS

WATER/SEVER:
CITY OF LAKE CITY UTILITIES
602 SW SAINT MARGARETS ST
LAKE CITY, FL 32025
CONTACT.
PHONE:

# **CONSTRUCTION PLANS**

## CIRCLE K - US HWY 90 & I-75 FUEL **EXPANSION**

143 NW CENTURION COURT LAKE CITY, FLORIDA 32055

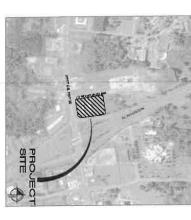
Project Location Lake City, FL

1017 2 AND THE MORTH JA 55 RETT OF FOT 11 OF BATEWAY CHOOSING A REPLAT OF FOTS 2 & 3, ACCORNING TO PLAT THEREOS RECORDED IN FLAT BOOK 5, PAGE 151, PUBLIC RECORDS OF COLUMERA COUNTY, FORBIO.

LEGAL DESCRIPTION

PARCEL IDs: 35-3S-16-02524-001, MAY 4, 2022

35-3S-16-02524-102 AND 35-3S-16-02524-111





OWNLER:
OWO DEVELOPMENT PARTNERS LLC
2882 WINDERSL ROAD
2882 WINDERSL ROAD
ANG CITY, PL 22055
PARTNET: DANGE BERRY
PHONE: (407) \$00-5172
EMAIL: DBERRY WINDESCHAFFERCONST.COM

0028 LAKESIDE ROAD
WEST PALM BEACH, FL 33411
CONTACT: DINO FARRUGGIO
EMAIL G2799-QATT.COM
PHONE: (561) 663-2729 TELEPHONE:

DEVELOPER:
CIRCLE (STORES, NC
3802 CORPORES PARK DRIVE, SUITE 413
76MPA, FL 38919
CONTACT: EDWARD GIUNTA
PHONE: (407) 590-5173

FIBER OPTIC:
HARGRAY OF FLOREDA, NO.
8234 BAYNEADOWS WAY, STE. 1
JACKSONVALE, FL 32259
CONTACT. EDWARD HARDING
PHONE: (904) 862-8924

CITY OF LAME CITY GASPABLIC WORKS 100 NE GUIN SWAMP ROAD LAKE CITY, FL 3205 CONTACT: THOMAS HENRY EMAIL HENRYTQU CFL COM PHONE. (346) 758-6425

PREPARED BY

Kimley»Horn © 2022 KHLEY-HÖRN AND ASSOCIATES, INC. 189 S. ORANGE NKE, SUITE 1000, DRANDO, FL 32801 PHONE: 407-580-1811 WWW.JOINLEY-HORN.COM REGISTRY No. 35108

## VICINITY MAP

PROJECT TEAM

CIVIL ENGINEER:
MIMETHORN AND ASSOCIATES, INC.
118 SOUTH OPMAGE AVENUE, SUITE 1000
PANNO, PER 2001
PANNO, PER 2001
PANNO, PER 2001
PANNE, (407) 438-702
EMAILJAHON, STUBBS, PE.
EMAILJAHON, STUBBS, PEMIMLEY-HORN COM

SURVEYOR:
JBPRO
JSD NW 43RD STREET
GAINESVILLE, FL 32806
CONTACT: TROY V. WRIGHT
PHONE: (352) 375-8899

ARCHITECT:
RDC COLLABORATIVE
11821 FREEDOM LORIVE, SUITE #1110
RESTON, VA 20190
CONTACT: MEGAN LARGENT
PHONE: [703) 868-0086
FAX; [703) 868-0085

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
198 SOUTH ORANGE AVENUE, SUITE 1000
ORLANDO, FL 22801
CONTACT: MATTHEW FRANKO PHONE: (407) 427-1629
EMAIL: MATT.FRANKO@KIMLEY-HORN.COM

## SHEET INDEX

C1.0-C1.1 GENERAL NOTES COVER SHEET

C3.0-C3.1 SITE PLAN OVERALL SITE PLAN EXISTING CONDITIONS & DEMOLITION PLAN STORMWATER POLLUTION PREVENTION PLAN

C5.0 C7.0-C7.1 UTILITY PLAN PAVING, GRADING AND DRAINAGE PLAN 04.3-04.5

TRUCK TURNING MOVEMENTS INTERSECTION MODIFICATION PLAN

LANDSCAPE DETAILS LANDSCAPE PLAN GENERAL CONSTRUCTION DETAILS

LANDSCAPE SPECIFICATIONS SCHEMATIC IRRIGATION PLAN IRRIGATION DETAILS

IRRIGATION NOTES

L1.00 L1.50 L1.51 L2.00 L2.50 L2.51



( - US HWY 90 & 1-75 HIG NESEL FUEL EXPANSION 2022 NS PROJECT No. 149880040



### 2. PROR TO THE MINATION OF SITE CONSTINCTION, THE CONTRACTION SHALL MOBITY MAY EXSTING UTILITIES HIGLIAING GAS, WHITE, ELECTRIC, COME TV. COMMUNICATIONS, SANTIART SEMENS AND STORM DRAWAGE SYSTEMS, ON AND / OR ADJACEN TO THE STE. REJUGE OR CAP AS HECESSARY. 7, ALL UTILITY SETWICE STUB-OUTS (WATER, SANITARY SEWER, etc.) ARE TO BE INSTALLED WITHIN 5' OF THE POINT ON CONNECTION TO THE BUILDING(S), UNLESS OTHERWISE MOTED ON PLANS, 6. THE CONTRACTOR SHALL SIBMT SHOP BRANNING, ON ALL PRECAST AND HANDFACTURED TIEMS, TO THE OWNER'S BEHINETT TOR RECIPIER, PAULINE TO GRYAN APPROVAL BETORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE. s, it is the contractions responsellity to recome familiar with the permit and inspection recomeding specifics by the various construently. Advocas and the formesse the contraction spall obtain 11.1 receives permits frida to construction, and schedule inspections accordance to arbitly instruction/recombediatis. 4, THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FAGURES, ABOVE OR BLOW GROUND, THAT MAY DOCUM AS A RESULT OF THE WHOIR PERSONADO, BY THE CONTRACTORS OR SUB-CONTRACTORS, AS DULLED FOR IN THESE CONTRACTORS. 3. THE CONTRACTOR SHALL EXERCISE CAUTION IN AREAS OF BURRED UTILITIES AND SHALL CALL "SUNSHINE" AT 1-800-432-4770 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION TO ARRANGE FOR FIELD LOCATIONS OF BURIED UTILITIES. , Locatinas, elementas, ano diagnosos de distrito, chilites, structures amb origh trathess, and some trathess trathess of the control of the GENERAL 2. ALL DIETROSES SIGNAPACE VINTENAL (E. MICK. PELL INIPRO DEURS. TET.) SE TO SE CECANITO. AND REVIADO NA SERIMACIONARMOTO DADA, ALS DECETOR PER CONTROMALO MANCERO SE ROSCO, DICLIFICIOSI ALTIBULA E TO RE SICONILLO DA RIADADO FROM HA, SEE AS BRECTES DE Y HE CHARGO OS MANESES SIGNARES, ECANANDO MACEL AND TO RE SICONILLO DEN RIADADO MUTENALS AND CHARACTOR AS SONO ON TREES TANNA AD PER THE CENTRAGRACA ANTONIA. REPORT COMPACION SE RESPONSIBLE TRA NOLURBOL ANY PEDINTS THAT ARE HELESSANY FOR REJOUND DUCTERIOUS MATERIAL FROM THE STELL. I, THE COMPANIENTE SHALL HAMPIAN HOP PROTECT FROM HAD, DRY, DEBRIS, ETC. THE STREM HAMPIAN CHASE SYSTEM UNTIL THAM, ACCEPTINGE, OF THE PROJECT, THE STREM SYSTEM HAD, BE RELIEVED BY THE GREATES DIGHEES ROWER TO DEPROJAL ORS COTTENATE OF OCCUPANCY PURPOSES, THE COMPANIEND HAY BE REQUIRED TO RECLEAN EPES AND NATIS AT THE COMPANIENCES SEPORES, AND PROOF TO THAM, ACCEPTINGES. 1. THE CONTRACTIVE SHALL BE RESPONSIBLE FOR PROTECTIVE EXCANATIONS. AGAINST COLLARS AND MILL PROPRIE BRADHO, SHETTING OR SHORNEY AS RECESSARY, DEPAYIDINKO METHICOS SHALL BE USED AS REQUIRED TO KEEP TREVIOLES DRY WHALE PPE AND APPUIREDANCES ME BEDIG PLACES. ALL PAYNG SHALL BE PERFORMED IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. 2. The string dhahade pring systal shall be subject to a neglal inspection by the owner's excenter prox to The placeasit of backfill contractor to hote't the dhoree? 2 pull business days in advance to schedule: respection. DRAINAGE SYSTEM TESTING AND INSPECTION PAVING, GRADING AND DRAINAGE FORMAGES DECOMESS BLYCALLY SAID, MICH CAUGE SE MICH TO RECORD RESIDENCE THE SET SHAPE SHAP USING TIE ECHANISM OF THE STORMANTE FLAURE, MAY F GRUNDWITTE IS BOCKMITTED, THE CONTRICTOR SMALL CONSTRUCT A SZUMOTI BUSIN TO PROME AT OSCIANCE FOR SCHOOL FLAURE COLL FINE THE PROPERTY OF SCHOOL FOR SCHOOL FLAURE COLL FINE THE PROPERTY ECHANISM AND FOR SCHOOL FOR THE COLL FINE THE SCHOOL FOR THE SCHOOL FLAURE COLL FINE SCHOOL FINE THE SCHOOL FINE THE SCHOOL FINE SCHOOL FINE THE SCHOOL FINE SCHOOL FI COMPACTION SHALL SUBLIT OCUCUTION SCHIZULE TO OWNER PRIOR TO PRODEZZING WITH DEJICUTION ACTIVITIES, EXTENT OF SITE CLEARING IS SHOWN ON DRAWNOSS. UNDER NO CIRCUMSTANCES WILL THE DISCHARGE FROM THE ON-SITE DEWATERING BE DIRECTLY DISCHARGED OFFSITE THE CONTRACTOR SHALL SECURIOR THE EXCLANION OF THE STORMANTER POINTS SUCH THAT A SCIDILIDIT BUSIN WILL BE AVAILABLE AT LEL THESS. THE SUBJECT BY THE WATER HAVE BEED AND AS RECESSIONY BUBIECT TO THE WATER WITHIN THE SCIDILIDIT BUSIN BEING HON-TURBED AND ACCEPTABLE FOR DISCHARGE OFF-STE. **DEWATERING NOTES** DEMOLITION

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18. ALL WORK SHALL COMPLY WITH THE GEOTECHNICAL REPORT BY UNIVERSAL ENGINEERING SCIENCES ON JALY 9, 2021. 18. COMPACTOR IS TO ADJUST ANY UTILITY ELEMENT NEART TO BE FLUSH WITH GRADE (CLEAN-OUTS, MANHOLES, CATCH BASHS, MLETS, ETC.) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECKFICALLY NOTED ON PLANS OR 17. ALL WORK TO BE PERFORMED IN ACCOMMANCE WITH ALL LOCAL STATE AND JURISDICTIONAL PERMITTING AGENCIES. 16. FINAL GRADES SHOWN INCLUDE SOO HEIGHT. ALL AREAS SHALL BE GRADED TO DRAIN AWAY FROM THE BUILDINGS. 15. SURVEY MONUMENTS OR BENCHMARKS, WHICH HAVE TO BE DISTURBED BY THIS WORK, SHALL BE REPLACED UPON COMPLETION OF WORK BY A REDISTERED LAND. SURVEYOR AT CONTRACTIONS EXPENSE. 14. UNLESS OTHERWISE NOTED, GRADE TO MEET EXISTING ELEVATION AT PROPERTY LINES. 13. The compactor shall restore off—site construction areas to equal and/or better condition than emstring price to start of construction. I, THE CONTRACTION, WILL STRABLEZ BY SEED AND BLILDS, SECO, OR OTHER APPROVED WATERALS ANY DESTRIBEDLABLESS, WHIND ONE WELK PRALINGS AND PARKED AND THE UTILITY SOSTIEDES AND PARKEDIAN AREAS, CONTRACTION SHALL WANTHAN SICH MEANS WITH LANGL ACCESTANCE BY OWNER. ROTHACTION TO COORDINATE WITH OWNER REDACTION THE CONTRACTION TO COORDINATE WITH OWNER REDACTION THE OF MATERIAL LANGLESPHOR DAYS INFORMATION RECORDINGS.

IL IT SHALE IT HE REPORTEDUTY OF THE CONFIDENCE TO GROWN IN 1-7-9 UTLICATION FROM FROM IT RECEIVED THE CONSTRUCTION OF THE REPORT OF THE CONFIDENCE OF THE C

. THE COLUMNIC INFORMATION OFFICIDION IN THESE PLANS HAS BEDI COMPRED. TO PROPORTION BY SCALE AS ACCIDATELY PROSENEE. HOMEVER, DUE TO REPRODUCTIVE DISTORTION, REDUCTION, AND/OR REVISIONS, INFORMATION CONTANED SEEN IS NOT INTENDED TO BE BOALD FOR CONSTRUCTION PROPOSES.

14. WORK PERCONALD HINDER THIS CONTRACT SHALL INTERFACE SMODILLY WITH MAY OTHER WORK BEING PERCONALD ON SITE BY OTHER COMPRACTORS/SUBCONTRACTORS AND UTLITY COMPANIES. IT WILL BE RECESSARY FOR THE GENERAL COMPRACTOR TO COMPRACTE AND SCREENLE HIS/HER ACTIVITIES ACCOMMING!.

3. All undérground utilities within base and surface must be in-place, tested and inspected. Prior to base and surface construction.

ALL SPECIFICATIONS AND DOCUMENTS REFERENCED HEREIN SHALL BE OF THE LATEST REVISION.

17. ANY DISCREPANCIES DIN TIE DIAMINIOS SALLI RE MILITIANELY RICULION TO THE ATTEMTON OF THE CIMIEN AND DIONEES RETORE COMMENDIAM SINCE, NO FEED CHANGES OR DENATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR REPROVAL OF THE DIMINER AND NOTIFICATION TO THE ENCINETIE.

ALL SONAGE MUST SHALL MEET THE REQUIREMENTS OF POLK COUNTY LAND DEVELOPMENT CODE, CHAPTER 7.

ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

6. Prec ing is dissibilid by charges and is shown for coordination diapposes (Max, frec units shall be installed by a corthacting, but licensed by the state of lorbers after install's optice; contraction to when Econeculates prior to construction of the fire protection system.

ALL CONCRETE SIDEMALICS SHALL BE CONSTRUCTED PER FOOT DESIGN INDEX (ED. 2021) #522-001. SITEMORK SHALL COMPLY WITH 2017 FLORIDA BUILDING CODE AND 2012 FLORIDA ACCESSIBILITY CODE

## PAVING/GRADING TESTING AND INSPECTION

CONTRACTOR SHALL SCO ALL DISTURBED AREAS WITH BAHIA UNLESS OTHERWISE NOTED.

I. THE COMPRIACINE IS RESPONSIBLE FOR COMPRIANTING APPLICABLE TESTING WITH THE SULE SHULE SHEETER LIBERT REQUENTED PARTISHATE WITH THE SOLD EXPONET, HOW COMPLITION OF WARK THE SOLD STAVEET HALL SUBBIT CENTIFICATIONS TO THE OWNER AND OWNER'S ENGINEET STATING THAT ALL REQUIREDIDITS HAVE BEEN MET. A CAUATED TESTING LABORARY SALL FERFORM ALL TESTING MCCESSIAY TO ASSURE COMPLIANTE OF THE IN-PLACE AUTHAL AS REQUIRED TO THESE PLACE AND COLORS AND LEDOWN, THE MAINTEE AUTHORS AND COLORS AND CONTROL AND CONTROL

## **EARTHWORK / DEMUCKING PROCEDURES**

ALL EXSTRIC DEBRES (ABOVE ON BELOW GROUND). CONSTRUCTION DEBRES AND OTHER WASTE MATERIAL SHALL BE DISPOSED OF OTHER STATE ON THE CONTRACTOR, IN ACCORDANCE WITH APPLICABLE REDULATION ACCORDANCE WITH APPLICABLE REDULATION ACCORDANCE. A CONTENENCY, IMPAINTMENT HESTIANION REPORT IN A BEZIA PERMET OF PRIPAGES OF STOM HISTORY DESCH, OF WHICH COPES ARE ANALASE THOMASHER HESTIANION FOR THE ANALASE THIN OF ANALASE A CONTENENCY DIMETER SOULD RETAINED BY THE CONTINUE AND ANALASE ANALA

2. ALL STORM SEWEN PRE SHALL BE REINFORMED COMPRETE CLASS II (ASTIN C-76) UNLESS OTHERWISE NOTED ON PLANS. ALL BOOMMAKE STRUCTURES SHALL BE IN ACCORDANCE WITH F.B.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS. UNLESS OTHERWISE NOTED ON PLANS.

. STANDARD INDEXES REFER TO THE 2021 ENTION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS."

STORM DRAINAGE SYSTEM

4. ALL DRAMAGE STRUCTURE GRATES AND COVERS, ETHER EXISTING OR PROPOSED SHALL BE TRAFFIC RATED FOR 1—20 LOADHOS. THE CONTRACTOR SHALL DE RESPONSIBLE FOR HAY NECESSARY UPGRADES TO EXISTING DRAMAGE STRUCTURES. 3. PIPE LENGTHS SHOWN ARE APPROXIMATE AND TO CENTER OF DRAINAGE STRUCTURES, WITH THE EXCEPTION OF MITERED END AND FLARED END SECTIONS, WHICH ARE NOT INCLUDED IN LENGTHS.

- GRAN VANA, LAGT GERMEN KALLEN GEWELLE DER BESTÄLLEN VAN ER EN KALLEN BESTÄLLEN. DER STÄNNEN STÄLLEN STÄLLEN SE VERMEN STÄLLEN STÄLLEN STÄLLEN STÄLLEN STÄLLEN SEN SEN SEN STÄLLEN STÄL
- THE CONTRACTOR SHALL HEADS THAT PROPER SHALL DESIGNES ARE ACASED. FOR PLACEDENT OF ALL REQUIRAL/DORNAL. TOOMISS, RETURNING WALL HOTHERS, AND HE SOURCE FOR THE PROPERTY OF THE CONTRACTOR TO RESPONSE OF THE STRUCKEN TO RESPONSE OF THE STRUCKEN TO RESPONSE OF THE CONTRACTOR TO RESPONSE OF THE CONTRACTOR TO RESPONSE OF THE STRUCKEN THAT SHALL SHALL THAT SHALL THAT
- ANY UNSUTFIGUE ORGANIC SOIL SHALL BE EXCAVATED TO A LIMINAUM MARCON OF 8 REET BEYOND ITS PERIPHENY EXCAVATED TO EXPOSE THE UNEDICTING NON-CONGANIC PINE SAND. IF DETERMENT RECENSARY, DEPARTEMENT CHARMES COLUMNING (ALCONOLING CHEROLINGS MAY DE ACCUMULASED DE DISCHIER AND THE USE DE RUME PURISHAM AND AND THAN METHODS (BULL POPITS), AS RECESSARY. CONTRACTOR TO GOLVAN ALL RECURRED PERMITS FOR DETAILEDING ACTIVITIES THAT MAY DE RÉQUIRED.

n, all drawage pipes shall be filter fabric wrapped per foot standard design rock (ed. 2021) #430—001. 7. STORM WATER PIPES, STRUCTURES, MINIMUM COVER AND INSTALLATION PROCEDURES TO BE IN ACCORDANCE WITH POLK-COUNTY ENGINEERING STANDARDS. ). The compactor shall histal all inderground storm water firms fer jurisdiction regulations (manufactures's Recommendations shall be utilitized if more strangent). , construction of the stormatis hanadoop steel has the complete, and all determine areas shelled locked made, with the expanted plane and completes from to any of the coldinance steeling of the coldinance and the complete of the coldinance of the complete of the coldinance of the complete of the coldinance of the co

dienia Construction, no diecot decalages of Waiter to downstream reconna waters will be alloned. The Ontractor is responsele for Manyarran Waiter Quality and Shall Route Descardes water at Such a Manner as to Decuarily Kemone Salt Proce to Manoff from the Site.

all necessary fill and euranoury that is placed during construction small consist of material specified by the Owner's soils testing company or engineer and be placed and compacted according to these plans. CONTRACTOR TO FOLLOW THE GUIDANCE OF THE RETEMBNICED GEOTECHNICAL ENGINEERING WYESTIGATION REPORT OR HOICATE. WHETHER ON—SITE GEOTECHNICAL ENGINEER SHALL DETERMINE DEPTH OF DEJUDICING AND/OR REJIOVAL OF UNBUTABLE FILL.

## PAVEMENT MARKING AND SIGNAGE

- 3. ALL PAVENENT MARKINGS SHALL COMPLY WITH THE 2021 F.D.O.T. STANDARD MIDEX (ED. 2021) \$711-001

- Contractire shall conduct sie reachting oppsands to ensure magna interprence with roacis, siere is, walk and other majacetin occupied of lego facilies, do not close of destrict streets, walks or other occupied or used faculties without peoplesson from authopities. Hanne jareduction.
- 4. COMPRATION SHALL PROVIDE PROTECTION NECESSARY TO PREVENT DAMAGE TO EXSTING IMPROVIDENTS INDICATED ON PLAN TOSTING TO RELIANT.
- CONTRACTOR SHALL RESTORE DAMAGED MAPROVENENTS TO THEIR ORIGINAL CONDITION, AS ACCEPTABLE TO PARTIES HAVING JUNISTICTION.
- COMPRAGIOR SHALL DEBIOLISH AND COMPLETELY REMOVE FROM SITE MATERIAL INDICATED ON PLAN OR NOTES "TO BE REMOVED". compactor shall redoke where materials and unsuitable and excess topsoff from property and dispose of off-sie. In a legal manner,
- COMPRACTOR SHALL PROTECT STRUCTURES, UTILITIES, SIDEMALIS, PAREMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOYEMENT, UNDERWARRO, WASHOUT AND OTHER HAZARDS CREATED BY THE DEMOLITION OPERATION.

## TREES AND VEGETATION

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MANTDANCE OF ALL LANDSCAPE BUFFERS AND RETENTION AND CETIONIAN FACILITY WITH THE WORK HAS BEEN ACCESSED BY THE CHARGE, ALL DISTURBED AREAS SHALL BE RETARNED TO THERE ORBHALL CONDITION.

### AS BUILT

UPON CEMELTRO DE CORTRICORNI, HE CONTRICOR SIAL FORMES NE (MINOTE SHALLES NET COMPANI "AS-MUET RECOMMEND CONTRICOR NE ACCUSSION AND MERCHES LINE", SEALLE RECOMMEND MELL RECOMMEND AND ELEVANDES (EN PROPRIEDE CONTRICORNES) FOR ALL VILLIES HISTALLO, N.S. MELL AS GANCE BREAK GOADMON AND ELEVANDES (EN PROPRIEDE CONTRICORNES) FOR ALL VILLIES HISTALLO, N.S. MELL AS GANCE BREAK GOADMON AND ELEVANDES (EN PROPRIEDE CONTRICORNE) AND HOMESTE CETTRICATE ME CASTRICATE OF COMPANIES.

Š

ALL "AS-BUILT" ELEVATIONS SHALL BE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NOVD29).

- STOP BARS AND STOP SIGNS ARE TO BE PROMDED AT ALL INTERNAL CHISTE INTERSECTIONS, WITH THE EXCEPTION OF SIGNALIZED INTERSECTIONS (UNLESS OTHERWISS NOTED).

DIAL 811 CIRCLE K - US HWY

C1.0

**GENERAL NOTES** 







90 & I-75 FUEL **EXPANSION** 

## SANITARY SYSTEM

2. ALL GRANTY SZWERS MUST BE SOR 28 PVC. ELASTOMERIC GASKET JONITS SHALL BE UTILIZED FOR PVC PIPE, AND SHALL COMPLY WITH ASTM F477, ASTM 03034 & ASTM F878. JONITS SHALL COMPLY WITH ASTM 03272. , ALL PICE PRES SHALL RE SOLD WALL POLYMANT CRICKING PRES AND COMPY, WITH ASSILD DOOM AND ALL APPLICABLE ASSILD ACCUMENTS AS COMERCE HA SCITTON NO. 2 OF ASSILD DOOM, MAIN LINES SOULL RE A MEMBRIAN OF DIAMETER, AME LATERALS SHALL RE A MEMBRIAN OF DAMETER.

3. ALL SLOPES FOR GRANTY SENER MAINS AND SERVICE CONNECTIONS SHALL COMPLY WITH THE FOLLOWING MINIMAN GRADES. 4" © 2.00%; 6" © 1.00%; AND 6" © 0.40%. 4, ALL SANITARY SEMER WORK SHALL CONFORM WITH APPLICABLE CITY OF LAKE CITY WATER UTILITIES DEPARTMENT STANDARDS AND SPECIFICATIONS.

PRICH TO CHALENCING WARK WHICH ECOUNCIS CONNECTING PROPOSED FACILITIES TO EXSTING LINES OF APPUNITE/AMESI OF ECHTRACTION SHALL YEARY THE LOCATION AND DIEVANION(S) OF EXISTING CONNECTION POWT(S) AND NOTEY THE WHER'S EMPINIERY OF LANY CONFLICTS OR DISCREDANCIES.

## SANITARY TESTING AND INSPECTION

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It "AL dean't serie fere shall it surch to a visua, reterion et the cheft deates at series fere cheft deates and the cheft deates at series fere cheft deates at cheft deates at series fere cheft deates at cheft deates at series fere cheft deates at the cheft deates at т не соитвыстоя энд геретом ин натралом/стататом тост он да\_соитут souts in Josephane with не казаллоги лавоги ламое даяватом — зоот есть кее то ве соотретва в т тес бывата и досоважес with двантать то не колаллоги лавог гок дрежоли. Тес sousdaling, coordination and notification of all parties 5 не соитвыствах вежеровавалу.

LEMAGE TEST ME SPECIOLI REQUIRIO PIANT.

REPLANCE SCHAMOL SCHAMOL CHI MERINDHO MOCK NOT ENCEDD 200 CALLONS PRE NORI OF PRE CAMEETS PERI MAE.

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BER ON FOR ANY SECTION OF THE STEELA.

E. COLITATION OF THE STEEL COMMINIONE IN PREVIOUS APPROPRIANT EDUCIONNI TEST FOR ALL TEXNET PRE, TESTINO IS REQUESTA THE REAL PROPERTY OF THE

6. Compactor to resect & test wariole for waterdriness or davog pror to placke into serves. Ar Instria, e specieso for comogne sories warfoles, gall corposu to the test process describes in asia 2-1244.

## POTABLE WATER SYSTEM

3. ALL WATER STANCE LINES, VALVES AND HETERS SHALL BE HISTALLED TO COMPLY WITH APPLICABLE MUNICIPALITY/AGDICY ODPARTMENT. STANDARDS AND SPECIFICATIONS. 2. ALL WATER MAIN PIPE FITTINGS AND APPURTENANCES SHALL BE INSTALED TO COMPLY WITH POLK COUNTY STANDARDS AND SPECIFICATIONS. I, ALL DIP PIPE SHALL BE CLASS 50 OR HICHER, REFER TO HOTE OF BELOW FOR ADDITIONAL DIP EMECIFICATIONS, ADEQUA MEASURES (FER ANNAL FIZET, AND POLK COUNTY CONTENA) AGAINST CORROSION SHALL BE UTILIZED. ALL WATES SYSTEM CONSTRUCTION, FROM THE POINT OF CONNECTION IN THE RIGHT OF WAY UP TO AND INCLUDING POINT OF INCIDENCE, AND BACK FLOW PREMEMBER (IF REQUIRED), SHALL BE: BUILT ACCORDING TO POLY, COLUMN STANDARDS AND PECHSTRUMES. all ductli from Pays, 4" to 24", small be manufactured in accordance with the latest edition of arma. 51/A2131, page: Shall be furnished in 18 or 20 foot sections, page thackiess shall be class so, unless Heavies: Specified. ontraction to NSTALL Teapodary blongers, at the End(s) of Propossod Water Mans, and Service (Aterass to Bink(s)), to assure, adequate (Per Anya, Fdep, and Polic County Chitera), flushing and Peeding/Chicrobia/Kon).

ALL PVC WATER MAN, 6" TO 12" DIAMETER PPING, SHALL BE AWAN C-900 DR-16. JONTS SHALL BE RUBBER GASKETED PLSM-DN COMPONENC TO ASTM DT888. 7. ALL WATER WAINS SHALL BE STERRIZED IN ACCIPROANCE WITH THE APPLICABLE SECTION OF THE LATEST AWAY SPECIFICATION CAST AND CITY OF Land City WATER REPARTMENT SPECIFICATIONS. e is to be secured to all valves, tees and belows.

The prec this wife is to be commencials with suitces hade only by althous approved by the diameter. This is to be secured as a diameter this is to be commencial with suitces hade only by althous approved by the diameter this is to be secured to all the secure this to be secured to all the secure this to be secured to all the secure the secure this to be secured to all the secure that the secure the secure that the secure the secure that t POTABLE MATER MANS) WALL BE THE SIME 21 (200 FB) FOR PIPES LESS THEM 4", SCHEIDLE 40 AND SCHEIDLE 80 PRING VIEDMA, ARE ALSO ACCEPTABLE FOR PIPES SIZES LESS THAM 4", THE ABOVE TYPE INSTALLATIONS MUST BEJAR THE "NES" MAIP FOR COMPATIBLITY WITH POTABLE MATER USE.

## POTABLE WATER TESTING AND INSPECTION

12 PMC PMC BURED BEPEZH ROADWYNS, PARONG LOTS OR PARONG LOT DITRAWES SHALL MEET ARMA SECTIONITION CORD OR CORDS, LATEST ROASSOM, ALL "TO 10" PMC PMC HE SUCH LOCATIONS SHALL BE A MINIMUM OF CLASS ZOO, DR-16, AND ALL 14" TO 38" PMC SHALL BE A MINIMUM OF CLASS ZOO, DR-16. 11. ALL POTABLE WATER WORK SHALL CONFORM WITH APPLICABLE POLK COUNTY UTILITIES DEPARTMENT STANDARDS AND SPECIFICATIONS.

1, ALL CHAPORITS OF THE MITE STELLA HILLOWING THINGS, HOWARTS, CONNECTIONS, MAIN VALKES WITH HIS FOREIGN. THE CHAPTEN THE STELL HAS A MOMENTED IN HIS MOMENT'S THOMBENT, PRESSURE TUSTS OF IR A MOMENTED WITH HIS MOMENT'S THOMBENT, PRESSURE TUSTS OF IR IN A MOMENTED WITH HIS MOMENT'S THOMBENT OF THE MOMENTS OF THE MOMENT OF THE MOMENTS DEPOKED, MAIN APPLICABLE ACRICIT HEYECTION OF THE MOMENTS DEPOKED, MAIN APPLICABLE ACRICIT HEYECTION.

2. CONTRACTOR TO PERFORM CALORIMATION AND BATTERIOLOGICAL EMPLING, AND OSTAIN CLEMBAUG OF DOMESTIC AND PRE LINE WATER STSTEA(S). COPPES OF ALL BACTERIOLOGICAL TEST RESULTS ARE TO BE SUBMITED TO THE OWNER'S ENGINEER FOR CENTRICATION PURPOSES. S, ALL WAITER MANG SHALL BE PRESSURE TESTED IN ACCORDANCE WITH ANYM MANAAL MES, CONCEDIMO HYDROSTATIO. TESTING OF POPE, OFF-SITE UTILITIES HYDROSTATIC TESTING TO BE WITNESSED BY THE CITY OF LAND CITY MATERIAL MASSICITIES.

FDOT GENERAL NOTES

3. ALL WORK PERFORMED WITHIN THE FROIT RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THE FYZ021-22 OR CURRENT EDITION OF FROIT STANDARD PLANS. 4 if the department decembers that ac-bull combinons war schercauth from the approad plans, the Debuttee shall provide ac-bull' plans, along with a record drawners redort of permitte's professional Debutter, 17th 455-46-18, within 30 DATS. THE CONTRACTOR SHALL NOTE? THE DEPARTMENT A MINIMUM OF TWO BUSINESS DAYS PRIOR TO ANY LANE CLOSURES
BEGINNING ANY CONSTRUCTION WITHIN THE FOOT RIGHT—OF—WAY. I. MAINTENANCE OF TRAFFIC TO BE SUPERNISED BY A CERTIFIED PERSON.

7, ALL COMPRETE TO BE READINED SHALL BE SAW DUT AT THE MEJANEST JOINT IN GOOD CONDITION, SO AS TO PRODUCE A CONNECTION WITH LAW DOWNETE THAT IS PREE OF CRACKS, DETONAITY IN SHAPE, MOTICEAULE VOIDS, SURFACE INSERULAMITES, AND OTHER DEFECTS. 8. TEST RESULTS OF ANY TESTS TAKEN FOR OR DURING CONSTRUCTION OF THE PERMITTED WORK SHALL BE PROVIDED TO THE FOOT UPON REDUCEST. S. IT WILL BE THE RESPONSIBILITY OF THE PERMITTEE TO REPAIR ANY DAMAGE TO FROT FACILITIES CAUSED BY CONSTRUCTION OF THE PROJECT.

6, ALL MATERIALS INSTALLED WITHIN FROT RIGHT-OF-WAY SHALL BE LIMITED TO THOSE ON THE FROT'S QUALIFIED PRODUCT LIST OF TRAFFIC CONTROL SIGNALS AND DEVICES. B. ALL CONCRETE SHALL BE AN APPROVED FOOT MIX DESIGN OF 3,000 PS MINIMUM.

IS, ALL YORK PERFORMED WITHEN THE FROM RIGHT-OF-MAY SHALL BE IN ACCORDANCE WITH THE LATEST ENTITIONS OF THE FROM DESIGN STANDAMOSS, THE LATEST ENTITION OF THE SPECIFICATIONS FOR ROAD, AND BROOK CONSTRUCTION, AND THE 2017 UTILITY ACCUMINOSATION MANUAL. 11. ALL CONSTRUCTION IN THE FDOT ROW SHALL CONFIRM TO THE LATEST EDITIONS OF THE FDOT DESIGN STANDARDS, THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FDOT UTILITY ACCOMMODATION MANUAL. 10. THE PERMITTEE SHALL CONTACT THE CITY OF LAKE CITY TRAFFIC DEPT. (388) 758-5400. ALL DISTURBED AREAS IN FDOT ROW SHALL BE SODDED.

JACKSONVILLE OPERATIONS TWO BUSINESS DAYS BEFORE BEGINNING WORK ◆ (904) 308-7500

C1.1

CIRCLE K - US HWY 90 & I-75 FUEL **EXPANSION** 

GENERAL NOTES



Kimley » Horn

9 5. DRAME EV-HORN AND ASSOCIATES, INC.
19 5. DRAME EV-HORN, SHITE IDOO, OPL-MOD, FL. 3200

WHANKING F-HORN COM INCUSTRY IN. 33106

## STORMWATER POLLUTION PREVENTION PLAN

### SITE DESCRIPTION

## PROJECT NAME AND LOCATION

GIRCLE K - US HWY 90 & 1-75 FUEL EXPANSION TAX PARCEL: 24-29-11-281016-000020 GITY OF LAKE CITY, FLORIDA SEE COVER SHEET FOR LOCATION MAP

SCHAFFER CONSTRUCTION, LLC 3601 NETWORK BLVD, SUITE 413 FRISCO, TX 75204 CONTACT: DIAME BEHRY PHONE; (407) 360-5173 EMAIL: DBERRY@SCHAFFERCONST.COM DEVELOPER NAME AND ADDRESS

THE PROJECT WILL CONSIST OF CANSTRUCTING A CIPICAE K COMMUNICAE
STORM SAME DATA CHARACTER OF CANSTRUCTING A CIPICAE HAS STATUS AS
SECULTATION FARMING ON A PREMODIEN, MASS GRADED SITE. THE PROJECT IS
365 A ACRESI CONZETIO OF THE NOTH PLAST COONER OF US HISHMAY BY AND
CENTURBON COURT IN LAKE CITY, FLORIDA. PROJECT AREA: 3.48 ACRES
CONTRIBUTING DRAINAGE AREA: 3.48 ACRES
LONGITUDE: W 82" 41" 28.2" LATITUDE: N 80" 10" 51.1"

ACTIVITIES THAT REQUIRE EROSION CONTROL

PROVIDING A STABILIZED CONSTRUCTION ENTRANCE, PERIMETER, AND OTHER EROSION AND SEDIMENT CONTROLS, DEMOLITION; SITE GRADING; INSTALLATION OF STORM WATER; CURB, DRIVEWAYS, AND ROADWAY FACILITIES.

Appear C2.0 STOPHERATTR POLICITOR PRINTING THE ANSWERS COULD BE A 2022 Del 29-Claim K-LOR SHANNESS COUNTY With A 19-00 A 179-1-ACCHOOLS IN PRINTING THE ANSWERS COUNTY For the specific purpose and claim for which it was propored flower of and physical relations on the decement without written confirmation and adoptable by Thirty-Turn and Associate, Inc. shall be a

SIEE PLANS FOR THE LOCATION OF TEMPORARY SEDIMENT BARRIERS AND OTHER EROSION CONTROL METHODS. SOIL PARAMETERS

STRUCTURAL PRACTICES:

### WASTE DISPOSAL

THE ORDER OF CONSTRUCTION IS AS FOLLOWS: SEQUENCE OF MAJOR ACTIVITIES STATE ONLY STATE OF S

WASTE MATTERMAS. ALL WASTE MATERMAS SHALL BE COLLECTED AND STORED 
IN A METAL INMESTER WITH A SECURE ID IN A COOPSIANCE WITH ALL LOCK 
AND STATE LAWS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE 
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SUPERINTROBERT SHALL ORGANIZE TRANHING TORS THE SHAPOTEES IN THE 
SUPERINTROBERT SHALL DROCKED SHAPE TORS TO DOSTING AND ENFORCING 
WASTE MATERIAL PROCEDURES.

1, HRYONG EARBILLED COMSTRUCTION ENTRANGE
2, INSIALL BLY FERZIES AND OTHER BROSHO CONTROL METHODS
3, DEMOLITICH
4, CLEAR AND GRIBE FOR SEDMENT BASIN AND EARTH DIRE
5, CONSTRUCT EARTH DIRE AND SEDMENT BASIN
5, CRIMEN CLEMINES DANGE SEDMENT BASIN
6, PROVIDE MITH ALL GROSHES AND SEDMENT
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402ADOUS WASTE - HAZARDOUS WASTE MATERMAS SHALL BE DISPOSED OF IN 
KOODENACE WITH ALL LOOM, WAS SHATE LANS OR AS DRECTED BY THE 
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THE STEEL ON HAVING WAN DEAR THE SHE FAVOR DISPOSED SHALL BE FOR SHED ON 
THE STEEL ON THE PROCEDURES.

THE RISTALATION OF SLITEROCE (AND DITHER EDOSION CONTROL MEASURES).

A STABLEZED ENTRANCE AND SEGMENT BASIN SHALL OCQUER PROPORT OLECHARION, AND CHUBBING ACTIVITY. AFTER CONSTRUCTION BCOMPLETE. THE ACCUMULATED SEGMENT SHALL BE REPORTED AND THE REEKS SHALL BE REGRACED AND THE REEKS SHALL BE REGRACED AND THE PLANS.

TIMING OF CONTROL MEASURES

SANITARY WASTE - SANITARY WASTE SHALL BE COLLECTED AND DISPOSED OF IN ACCORDANAE WITH ALL LOCAL LAND STATE LAWS. THE SUPERMITEMENT SHALL COORDINATE WITH THE LOCAL UTILITY FOR COLLECTION OF THE SANITARY WASTE AT LEAST THREE TIMES A WEEK TO PREVENT SPILLAGE ONTO THE SITE.

S STABLIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO REDUCE EXMENT TRACKING OFFITE THE MAKEN ROUG CONSECTED TO THE PROJECT SHALL BE CLEANED ONCE A DAY TO RELIQUE MAY EXCESS MUD, DIRT OR ROOCK SESULTING FROM CONSTRUCTION TRAFFIC. ALL TRUCKS MAIL NO MATERIALS SESSITE SHALL BE CONSERED WITH A TRAPALLIN.

## EROSION AND SEDIMENT CONTROLS

BEST MANAGEMENT PRACTICES SMALL BE LISED FOR THIS PROJECT TO CONTROL
BROODEN AND TREBUTY CAUSED AT STOMM WATER RINACET. THE LOCATION
WOTHER ALS OF BROOMER CONTROL METHODS ARE SWAMMED WITH A MAN
FOR THALE SO OF BROOMER LET FOR FLACING AND MAN TANING THESE CONTROL
CONTROL FOR IS RESPONSIBLE FOR FLACING AND MAN TANING THESE CONTROL
METHODS AS SWAMMED HE FLANS OF AN SEQUENCE DESSE SWAM, AND
PROVINCE THE RECURRED ERVISION PROTECTION AS RECURRED BY LOCAL STATE
AND TREBERAL LOKE.

STOMMANTER COLLICATION SHALL BE PROVINCED BY DIMINAGE INJETS WHITHIN THE PRIDMOSED DRIVE ASSET, HE PROPEDS DIMINAGE MISTES WILL CHINECT IN GO THE VISITING OFFIETE STORM DIMINAGE COLLICTION STSTEM, WHICH DIAMES TO AN OFFIETE MASTER STORMAMANTER POOR DIATE PROPURS ACTIVALITION TO BY INSTEEL THE POHID IS DESIGNED IN ACCORDANCE WITH SRWIND AND LAKE CITY CODE.

STABILIZATION PRACTICES:

SPILL PREVENTION AND CONTROL

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

REMANENT STABLEZTION. CERTINEED PORTIONS OF THE DITE WHERE CONSTRUCTION AND THE REPROMEMBENT CONSTRUCTION WHERE CONSTRUCTION MINISTRUCTION CONTROL THAN 1 TO MYS AFER THE LAST CONSTRUCTION MINISTRUCTION. THE PROMEMBER ERED MAY CONTROL RED DAYS COME FOUND IN FLORE EXEMPLE TO MYS AFER THE LAST CONTROL THAN ALEXTICATION OF THE PROMEMBER OF THE OF THE PROMEMBE

LAPITIDIE: JE REQUIEED, AN EARTH DIKE SHALL BE CONSTRUCTED ALOONS THE SITE PERMICHER, A PORTION OF THE DIKE SHALL DIKERT RUNCH, ABOUND THE CONSTRUCTION SHEE, THE RELIMINING CONTROL OF THE DIKE SHALL COLLECT FUNDOT FROM THE DISTURBED AREA AND DIRECT THE RUNFOF TO THE SEDMENT EASIN.

SEXMENT PASH: A SERMENT PASH SHALL BE CONSTRUCTED IN THE COMMON DOWNANCE AREA FOR THE SITE. ALL SEDIMENT COLLECTED IN THE BASH MIST BE REMONDED FOND IT BE BASH LEVEN COMBETTROUT FOR SETS THE CONTROL FOR CONSTRUCTION. SCILLED AT THE SITE IF IT IS SUITABLE SCILLED.

THE MANUM ANOWN OF REPIT ZER SHALL BEUSED AND MEED HITO THE SOLL NOEDER TO LIMIT BEFORMET OS TOOM WITTER TERTIZERS, SHALL BE TORIED IN A COVERED SHED, THE CONTENTS OF MY PARTIALLY USED BAGS OF ENTILLER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

CONCRETE TRUCKS SHALL NOT BE ALLOWED TO WASH OUT OR DISCHARGE BURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.

### SPILL CONTROL PRACTICES

SPILL CLEANUP INFORMATION SHALL BE POSTED ON SITE TO INFORM EMPLOYEES ABOUT CLEANUP PROCEDURES AND RESOURCES. N ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PAULTICES DISCUSSED IN THE PREND/US SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND SLEARUP:

-THE FOLLOWING CLEAR-UP EQUIPMENT MUST BE REPT ON-SITE NEAR THE MATERIAL STORAGE AREA: GLOVES, MOPS, PAGS, BROOMS, DUST PANS, SAND, SANDLST, LICHID ABSORBER, GOGGLES, AND TRASH CONTAINERS. ALL SPILLS SHALL BE CLEANED UP AS SOON AS POS SIBLE.

AMHÉN CLEANING A SPILI, THE AREA SHOULD BE WELL VENTILATED AND THE EMPLOYEE SHALL WEAR PROPER PROTECTIVE COVERING TO PREVENT INJURY.

-TOXIC SPILLS MUST BE REPORTED TO THE PROPER AUTHORITY REGARDLESS OF THE SPILL.

AFTER A SPILL, THE PREVENTION PLAN SHALL BE REVIEWED AND CHANGED TO PRELEDIT FROMERES QUALLAR SPILLS FROM OCCURRING. THE CAUSE OF THE SPILL INFASURES TO PREVENT IT, AND HOW TO CLEAN THE SPILL UP SHALL BE RECORDED.

THE SUPERMITENDENT SAULL BET THE SPILL PROTESTION AND CLEANUP CONDIGNANCION AND IS RECONSIBLE FOR THE DAY TO COME STIE OPERATIONS. HE SUPERMITENDENT ALSO CHERSEES THE SPILL PROTESTION IN AN AND SAULE RESPONSIBLE FOR EURCLING THE EMPLOTEES ABOUT SPILL PREVENTION. HE CHERDONISHLE FOR EURCLING THE EMPLOTEES ABOUT SPILL PREVENTION. AND CLEANUP PROCEDURES.

### ASPHALT CONCRETE FERTILIZERS METAL PRICES PETROLEUM BASED PRODUCTS THE FOLLOWING ITEMS ARE EXPECTED TO BE PRESENT ON THE PROJECT SITE: TEMS REQUIRING POLLUTION PREVENTION -CLEANING SUPPLIES -DETERGENTS -NASONARY BLOCKBRICKS -PAINT -WOOD

### STORM WATER MANAGEMENT

THE FOLLOWING ARE NON-STORM WATER SOURCES THAT WILL BE ENCOUNTERED AT THE SITE AND SHOULD BE DIRECTED TO THE SEDIMENT BASIN PRICE TO DISCHARGE:

INCONTAMBATED GROUNDWATER EXPOSED DURING EXCAVATION WATER FOR HUSHING WATER LIBER FURSHING FOR HEAVE OF TOXIC OR VARBARINT WASH WATERS (WHIRER NO SPILLS OR LEAXS OF TOXIC OR VARBARINT WASH WATERS (WHIRER NO SPILLS OR LEAXS OF TOXIC OR VARBOUS MATERIALS HAVE OCCURRED).

-THE SILT FENCE SHALL BE CLEARED OF SEDIMENT WHEN SEDIMENT MÉASURES ONE-THIRD THE KEIGHT OF THE FENCE.

THE SEDMENT BASINSIDITCHES SHALL BE CHECKED PERIODICALLY FOR DEPTHOF SEDIMENT. THEY SHALL BE CLEANED WHEN SEDIMENT REACHES 10% OF TOTAL CAPACITY AND AFTER CONSTRUCTION IS COMPLETE.

-ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE KEPT IN GOOD CONDITION, REPAIRS MUST BE MADE WITHIN 7 CALENDAR DAYS OF INSPECTION ALL SEDMENT AND EROSIDN CONTROL METHODS SMALL BE INSPECTED AT LEAST ONCE EVERY SECENT/) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 8.50 HROHES OR GREATER BY A CAUNLIFIED INSPECTOR.

-THE SILT FENCE SHALL BE INSPECTED PERIODICALLY FOR HEIGHT OF SECHMENT AND CONDITION OF FENCE.

THEODORY STABLIZATION - TOPOGE STOCK PRESS AND INSTRUMENDATION OF CONTROL OF

ALL CONSTRUCTION MATERIALS STORED SHALL BE ORGANIZED AND IN THE PROPER CONTAINER AND IF POSSIBLE, STORED UNDER A ROOF OR PROTECTIVE COVER.

ALL SUBSTANCES SHOULD BE USED BEFORE DISPOSAL OF CONTAINER. STORE ONLY ENOUGH MATERIAL ON SITE FOR PROJECT COMPLETION.

PRODUCTS SHALL NOT BE MIXED UNLESS DIRECTED BY THE MANUFACTURED.

POLLUTION PREVENTION PLAN CERTIFICATION

ILL PRODUCTS SHALL BE USED AND DISPOSED OF ACCORDING TO THE AMUFACTURER'S RECOMMENDATIONS.

SUPERINTENDENT SHALL INSPECT PROJECT AREA DAILY FOR PROPER STORAGE USE, AND DISPOSAL OF CONSTRUCTION MATERIALS.

GOOD HOUSEKEEPING

MATERIALS SHOULD BE KEPT IN ORIGINAL CONTAINER WITH LABELS UNLESS THE ORIGINAL CONTAINERS CANNOT BE RESEALED. IF ORIGINAL CONTAINERS CANNOT BE USED, LABELS AND PRODUCT INFORMATION STALL BE SAVED. HAZARDOUS PRODUCTS

PRODUCT SPECIFIC PRACTICES PROPER DISPOSAL PRACTICES SHALL ALWAYS BE FOLLOWED IN ACCORDANCE WITH MANUFACTURER AND LOCAL/STATE REGULATIONS.

PETROLEUM PRODUCTS MUST BE STORED IN PROPER CONTAINERS AND LICKATY VABILED. VEHICLES CONTAINING PETROLEUM PRODUCTS SHALL BE PETRODOCALLY NERSPECTED FOR LEAKS, PRECAUTIONS SHALL BE TAKEN TO AVOID LEAKAGE OF PETROLEUM PRODUCTS ON SITE.

"AINT CONTAINERS SHALL BE SEALED AND STORED WHEN NOT IN USE. EXCESS PAINT MUST BE DISPOSED OF IN AN APPROVED MANNER.

## CONTRACTOR'S CERTIFICATION

LICENTRY LINGER PENALTY OF LAW THAT I LINDERSTAND, SMALL COMPLY WITH,
THE TERMS AND COMPTIONS OF THE STATE OF FLOEDIA GENERIC PERMIT FOR STORMWAITER DISCHARGE FORM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWAITER POLLUTION PREVENTION PLAN PREPARED
THEREINDER.

SKONATURE AND DATE
COMPANY (ADDRESS AND TELEPHONE NUMBER
RESPONSIBILITY

STORMWATER **POLLUTION** PREVENTION PLAN





Kimley » Horn

19 S. CRIANE ANNUEL AND CONTRACTS. INC.

19 S. CRIANE ANNUEL SIME DOOL, CRIANDO, FL. 3201

PRINCE 407-686-15311

WHANDARE ANNUEL SIME DOSTRY No. 33106

A MARTINANCE REPORT SHALL BE COMMETTED MAY NATIFIE EGA! NEBESTION OF THE SERMANN AND RESOURCE OWNERS. LIEFTONS. THE REPORTS SHALL BE LED IN AN ORGANIZED MANNET AND RETAINED ON-SITE CURING.
CONSTRUCTION, AFEE COMPRECATION SCOME ETECT IN REPORTS SHALL BE SWEDT DICK AT LEAST THREE TYPES. THE REPORTS SHALL BE AND A LEAST THREE THREE THREE THROUGH AND THOM.

THE SUPERINTENDENT SHALL ORGANIZE THE TRAINING FOR INSPECTION PROCEDURES AND PROPER REPOSION CONTROL METHODS FOR EMPLOYEES THAT COMPILETE INSPECTIONS AND REPORTS.

-ALL SEEDING SHALL BE CHECKED FOR PROPER GROWTH AND UNIFORMITY. UNSTABALIZED AREAS SHALL BE RE-SODDED.

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THE FOLLOWING ARE MAINTENANCE AND INSPECTION PRACTICES THAT SHALL COMPLETED BY THE CONTRACTOR:

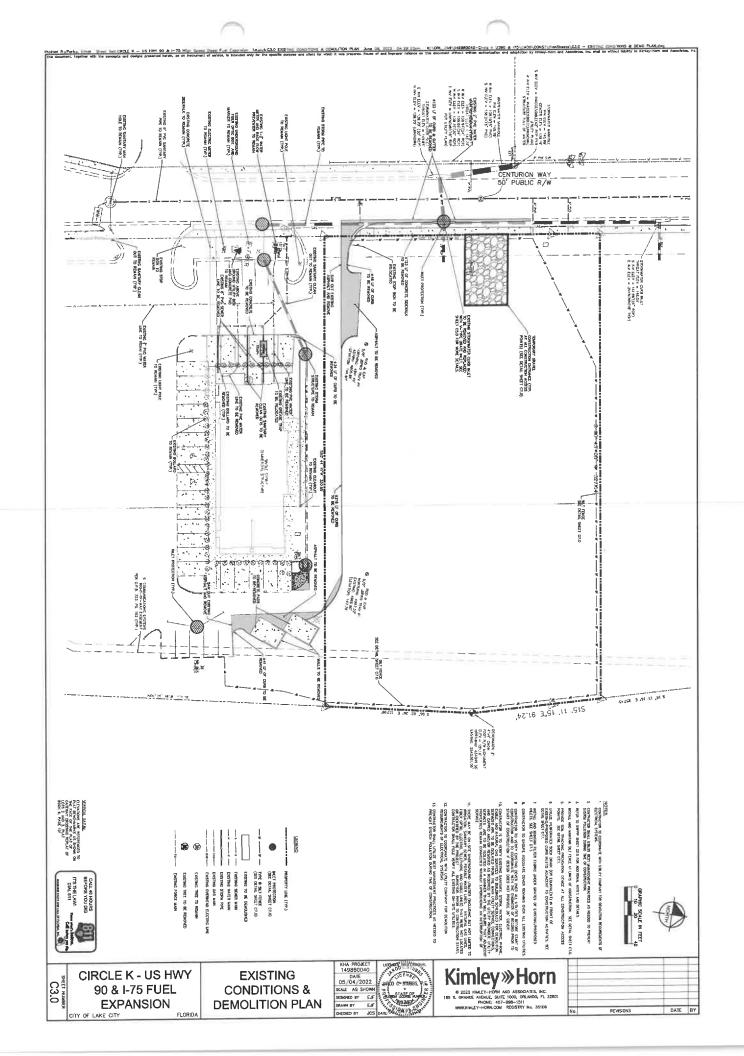
MAINTENANCE AND INSPECTION PRACTICES

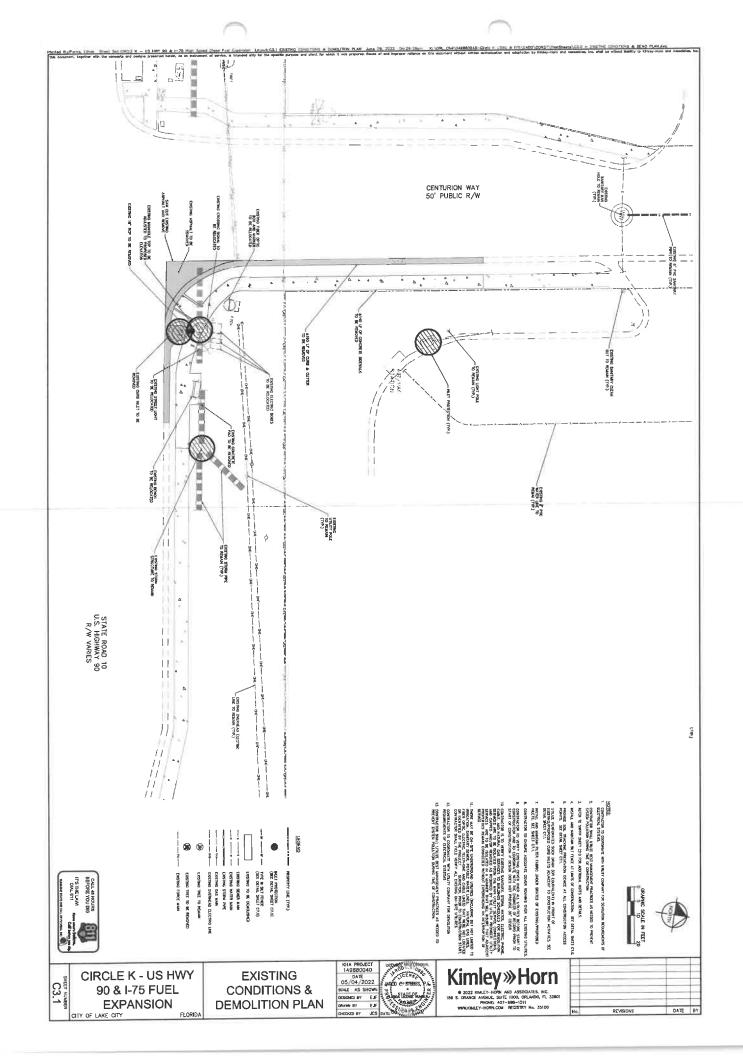
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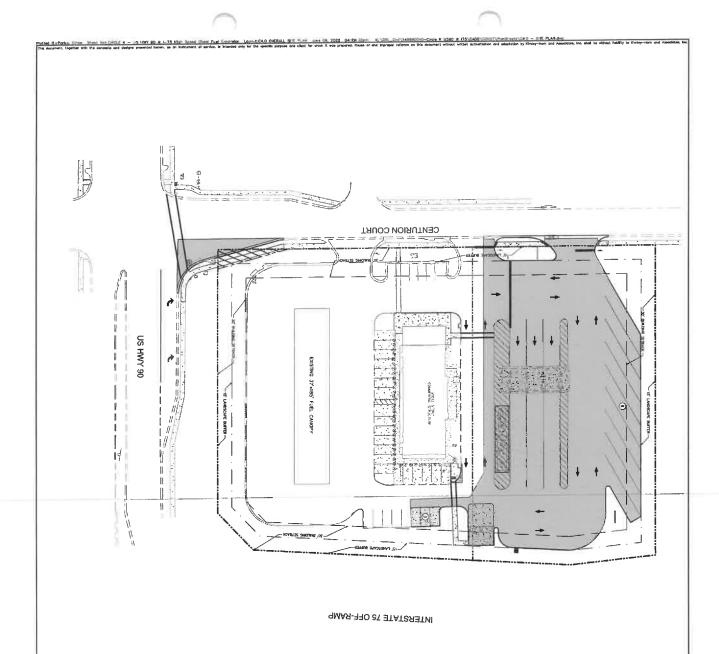
CIRCLE K - US HWY 90 & I-75 **FUEL EXPANSION** 

JAROD C, STUBBS, P.E. FLORIDA REGISTRATION NUMBER: 88387 PROFESSIONAL ENGINEER

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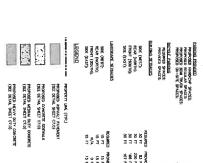






C4.0





PROPERTY LINE (TYP.)
PROPOSED ASPIALT PAVEMENT
(SEE DETAIL SHIET C7.0)

15 FT 85 FT

ROUNT MEAUTET WHENERICS TITCE (WITH GAS STATION) 1 SPACES / 150 ST HOME-STORAGE AREA (A.O.S.S.) TOTAL REQUIRED PLANONE

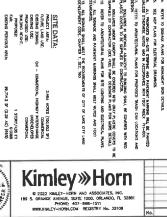


112,264.5 SF (2.58 AC) (85%) 5,863 SF (0.135 AC) (3.86%) 108401.5 SF (2.44 AC) (70.3%)

34,981 ST (0.803 AC) (238)



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NOTES:

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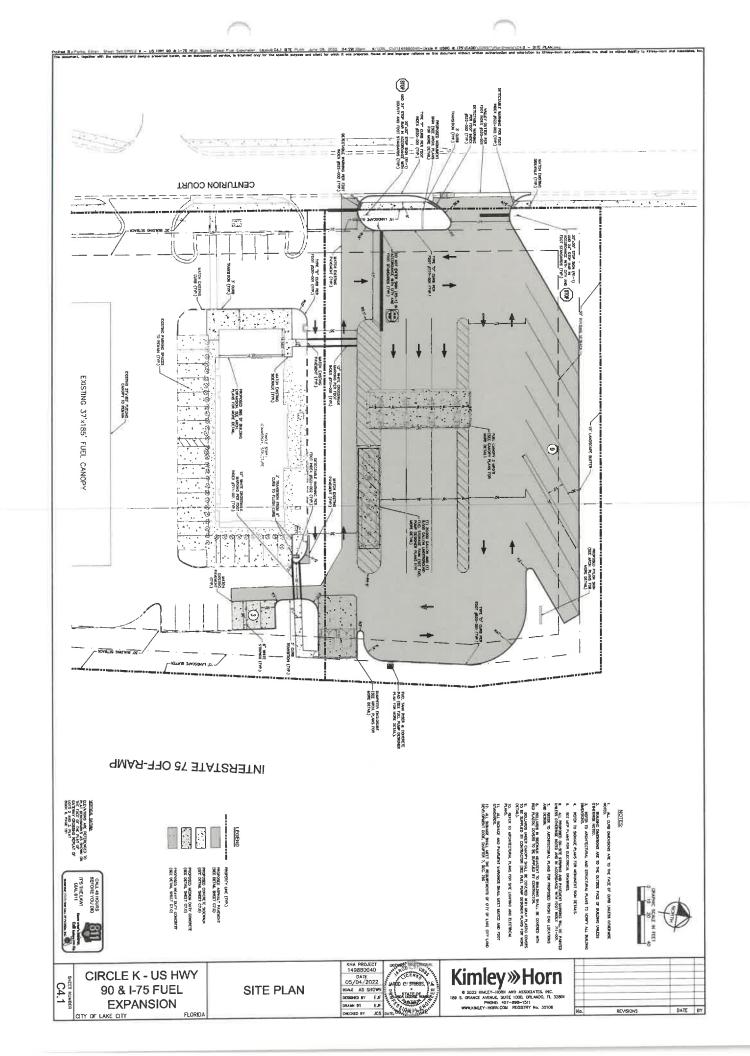


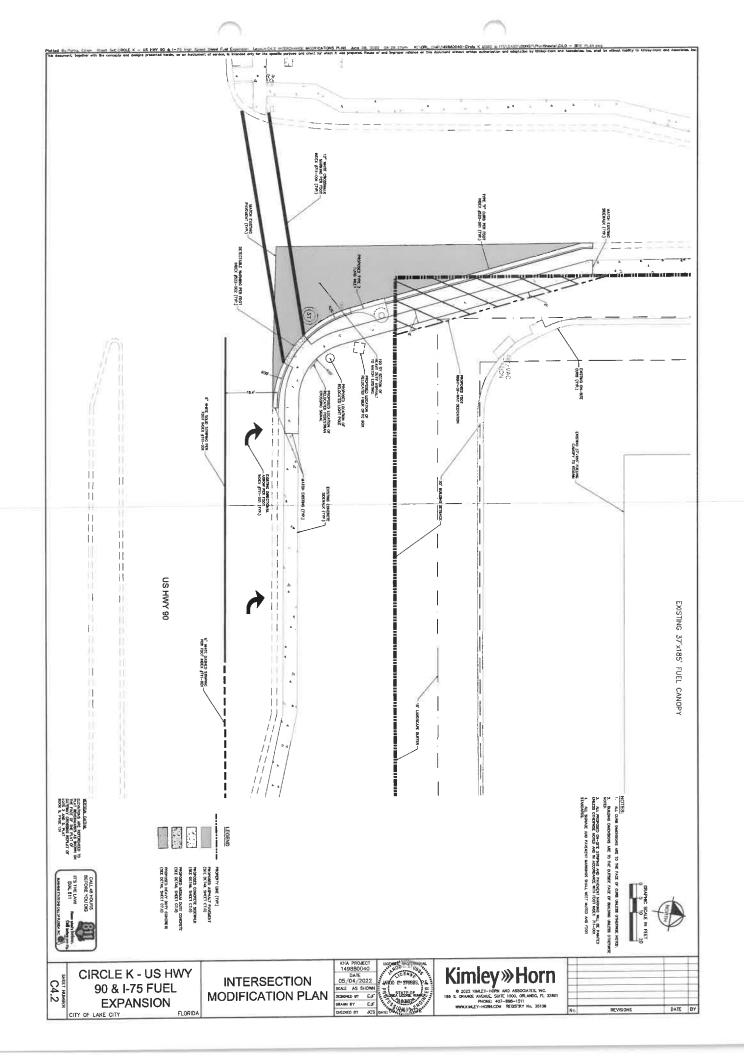
CIRCLE K - US HWY 90 & I-75 FUEL

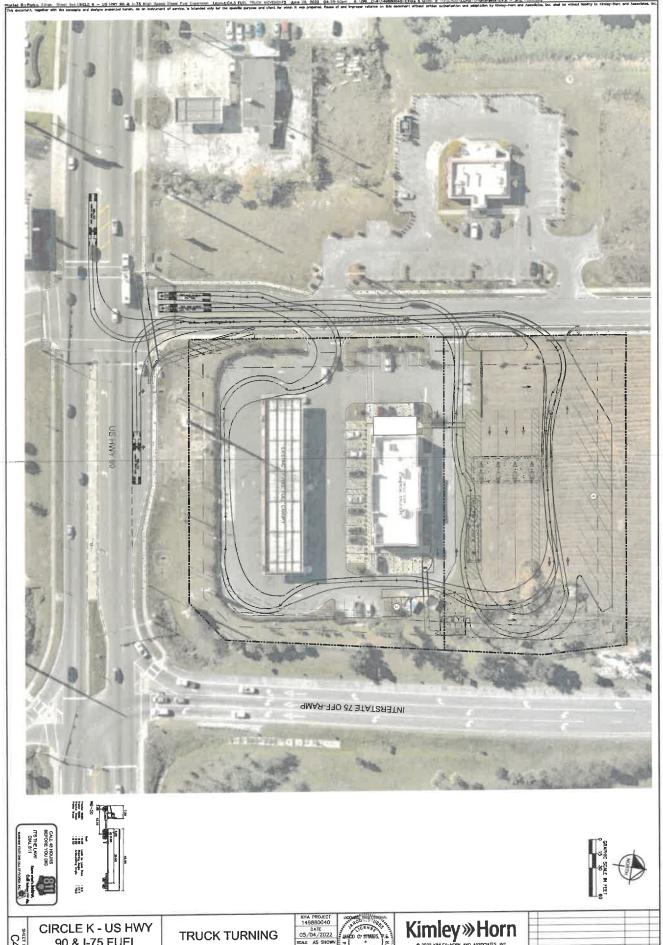
**EXPANSION** CITY OF LAKE CITY

**OVERALL SITE PLAN** 

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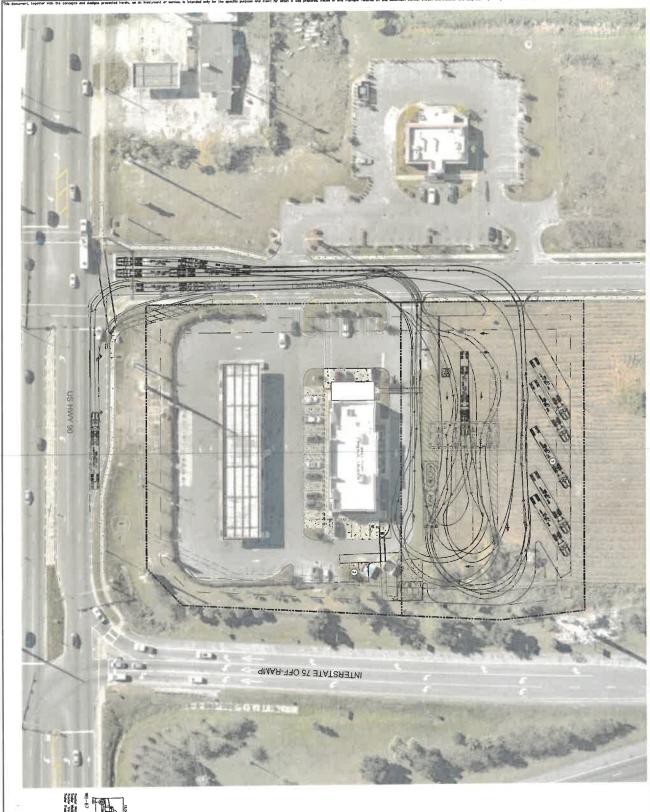
90 & I-75 FUEL EXPANSION CITY OF LAKE CITY

MOVEMENTS

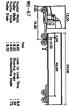


Kimley » Horn

6 2022 INBLY-HORK AND ASSOCIATS, INC.
189 S. CHAMCE ANDHUE SUPE 1000, ORLANDO, PL 20201
WHANDRILEY-HORN.COM PREDSTRY No. 30106









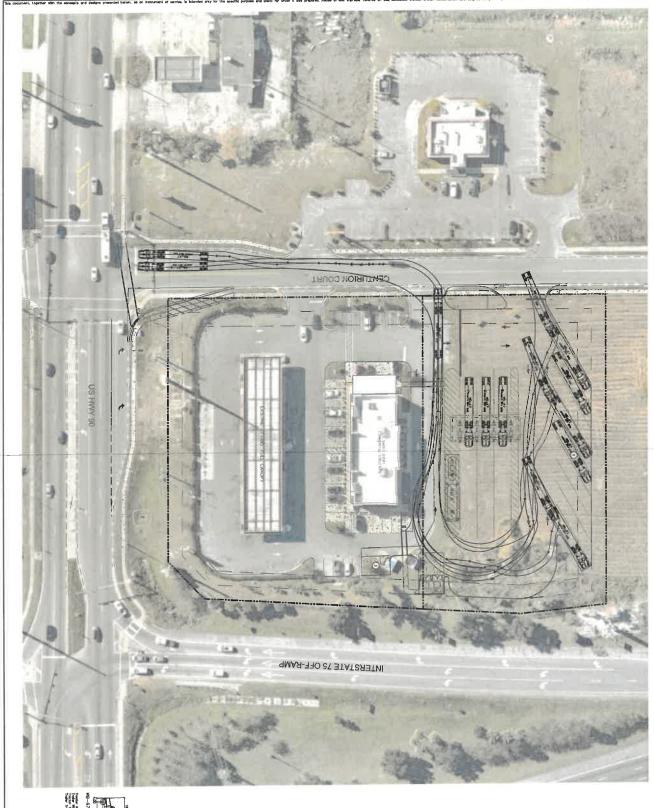
CIRCLE K - US HWY 90 & I-75 FUEL EXPANSION CITY OF LAKE CITY

TRUCK TURNING MOVEMENTS

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Kimley»Horn
© 2022 KINLEY-HORN AND ASSOCIATES, INC. 189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801 PHONE: 407-898-1511

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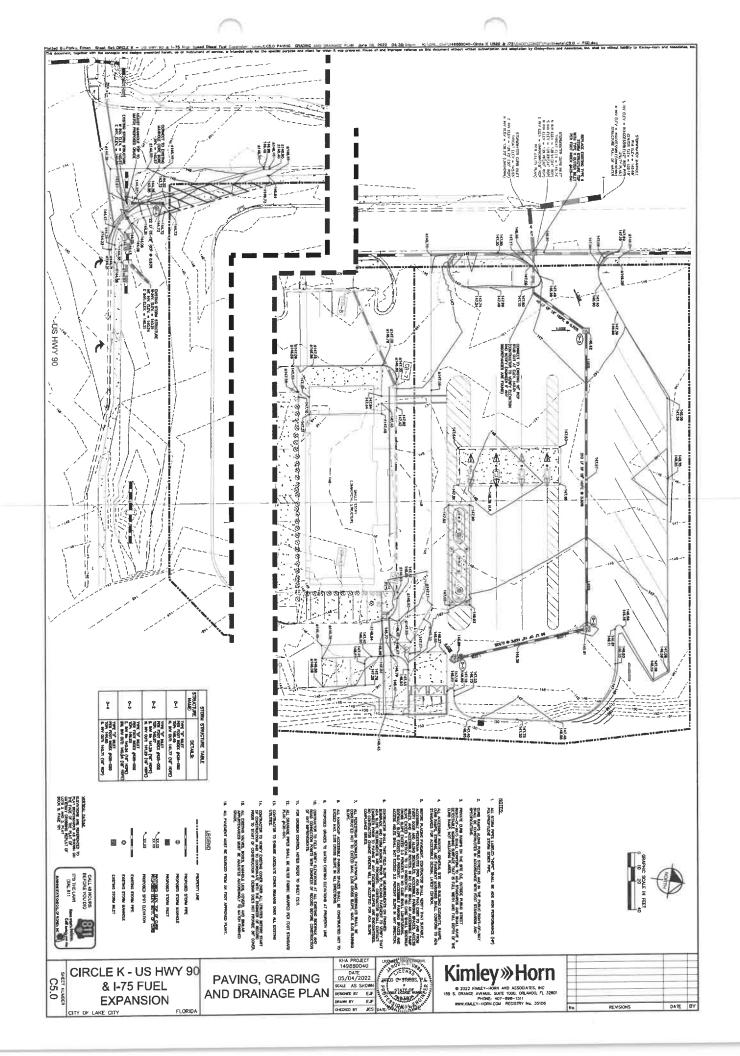
CIRCLE K - US HWY 90 & I-75 FUEL EXPANSION CITY OF LAKE CITY

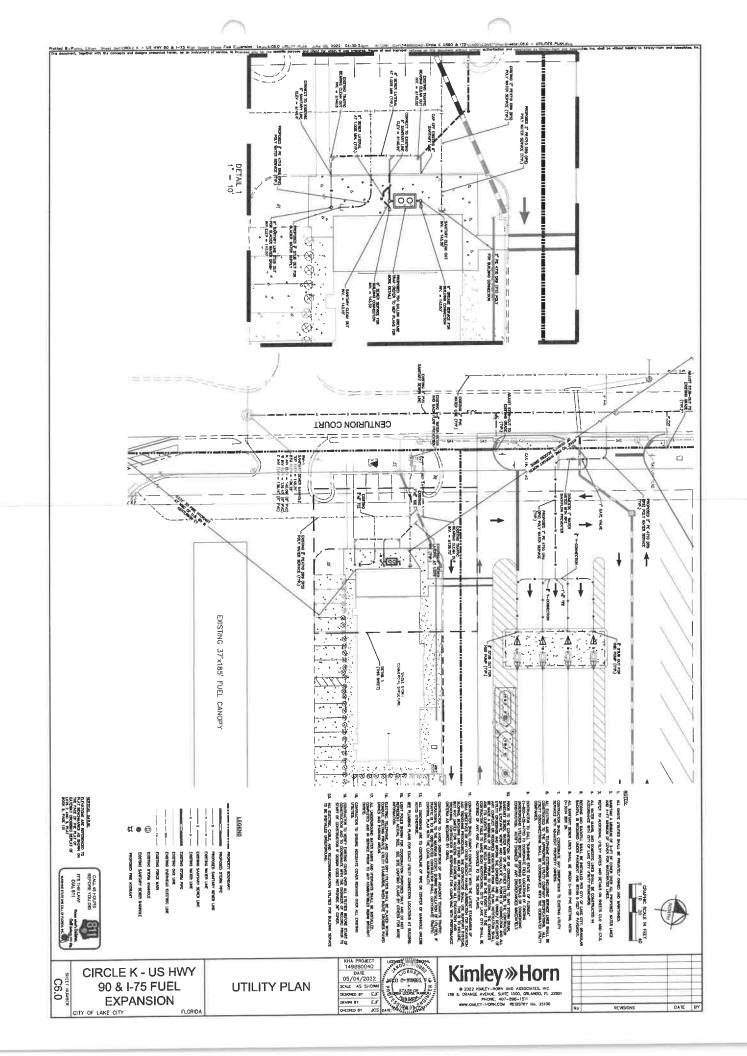
C4.5 - TRUCK **TURNING MOVEMENTS** 

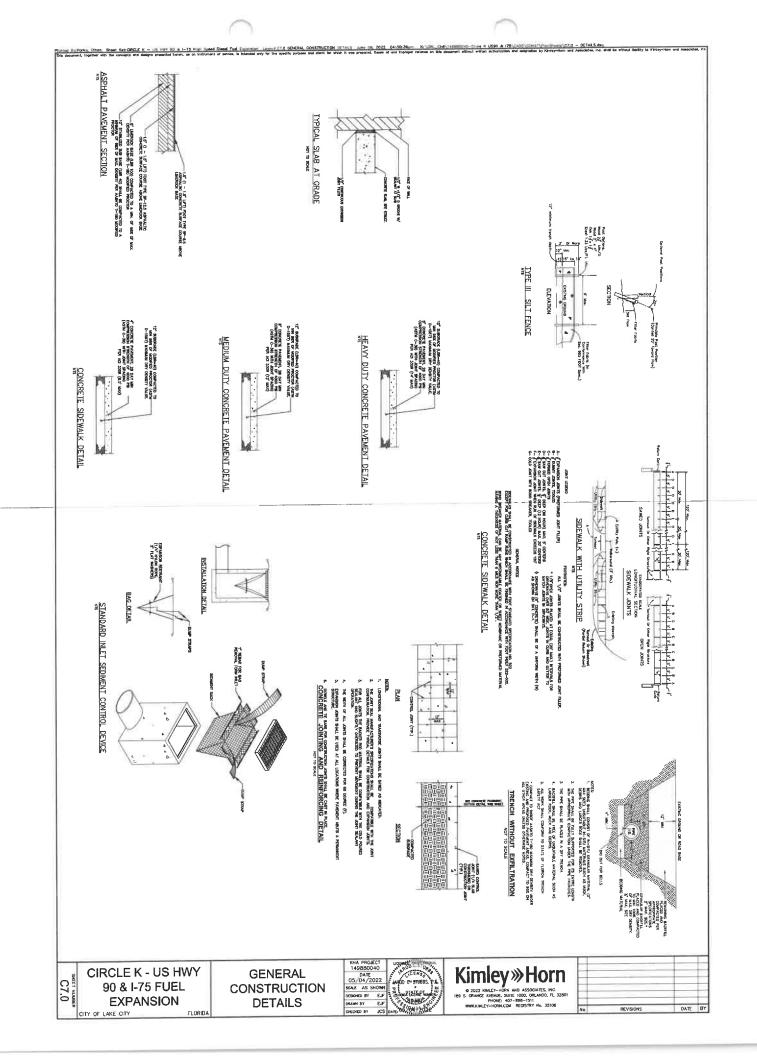
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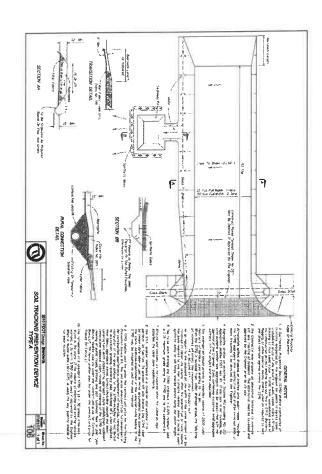
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© 2022 KIMLEY-HÖRN AND ASSOCIATES, INC. 188 S. ORANGE AVENUE, SUITE 1000, ORLANDO, PL 32801 PHONE: 407-898-1511 WWM.KIMLEY-HORN.COM .REGISTRY No. 35108	

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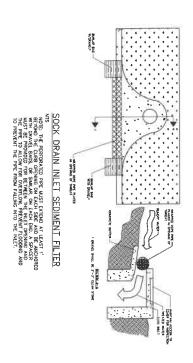








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CIRCLE K - US HWY 90 & I-75 FUEL EXPANSION CITY OF LAKE CITY FLORID

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GENERAL CONSTRUCTION DETAILS



Kimley >>> Horn

9 202 KMEEY-HOM AND ASSOCIATS, NO
189 S. GRANCE ANENUE SUITE 1000, DRAMOD, PL 32801
HWINGKILEY-HORN, COM- RECISTRY No. 33106

No. REVISIONS DATE BY

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186	90 & I-75 FUEL	STANDARD DETAILS	SCALE AS SHOWN DESCRED BY EUF	© 2022 KIMLEY-HORN AND ASSOCIATES, INC 189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801		$\pm$
ľ	EXPANSION GITY OF LAKE CITY FLORID		DRAWN BY EJF  CHECKED BY JCS DATE:	PHONE: 407-898-1511 WWW.KMLEY-HORN.COM REGISTRY No. 30106	No. REVISIONS DATE	BA
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April 1, 2022

Suwanee River Water Management District 9225 CR 49 Live Oak, FL 32060

Subject:

Circle K – US 90 & I-75 De-Minimis Exemption Letter Project Name: Circle K – Circle K – US 90 & I-75

County: Columbia

Sec/Twp/Rge: S35 T3S R16E

To Whom it May Concern:

The proposed 3.47-acre Circle K – US 90 & I-75 project lies within the previously issued ERP No. 023-226410 and connects into the master project "Gateway Crossing" stormwater system. The project site is located at the northeast comer of the intersection of US Highway 90 and Centurion Court in the City of Lake City, Columbia County, Florida. We understand that this development is under SRWMD ERP No. 023-226410, and is shown as a portion of Basin DA-1 of the Gateway Crossing project. The proposed development will contain the addition of a 2,064 square foot Circle K high speed diesel canopy, with fueling stations, and associated infrastructure to the existing Circle K project constructed in 2016.

The proposed 3.47-acre Circle K – US 90 & I-75 lies within the previously issued ERP No. 023-226410 as stated above. We understand that this site is permitted up to 75% impervious area per ERP No. 023-226410.

As seen in the attached construction plans the Circle K – US 90 & I-75 project is proposing 2.63 acres (+/-114,580 SF) of impervious surface area to discharge into the system permitted under SRWMD ERP No. 023-226410. As the Circle K – US 90 & I-75 project is proposing impervious area less than or equal to the maximum allowed impervious surface area, and is connected to the master stormwater system that was approved in the Gateway Crossing project, ERP No. 023-226410, the project meets the requirements for a De-Minims Exemption.

If you have any questions, of if you require additional information, please do not hesitate to contact our office at (407) 409-7002.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.

Jarod C. Stubbs, P.E. Project Engineer

### **DESCRIPTION:**

PARCEL 1: 35-3S-16-02524-001 (Existing Circle K):

LOT 1 GATEWAY CROSSING S/D. WD 1339-654,

PARCEL 2: 35-3S-16-02524-102:

LOT 2 GATEWAY CROSSING S/D A REPLAT OF LOTS 2 & 3.

PARCEL 3: 35-3S-16-02524-111

LOT 11 GATEWAY CROSSING S/D A REPLAT OF LOTS 2 & 3.

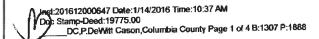
Inst. Number: 201612000647 Book: 07 Page: 1888 Date: 1/14/2016 Time 7:37:15 AM Page 1 of 4

Doc Deed: 19775.00 P.DeWitt Cason Jerk of Courts, Columbia County, Florida

This Instrument Was Prepared By, Record and Return to:

John Hotte, Esquire Krinzman, Huss & Lubetsky 110 SE 6<sup>th</sup> Street, 20<sup>th</sup> Floor Fort Lauderdale, FL 33301 Telephone: (954) 761-3454

Property Appraiser Identification No.: Consideration:\$



### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 12th day of January, 2016, by Inn of Lake City, Inc., a Florida corporation ("Grantor"), whose mailing address is 1000 Red Fern Place, Flowood, MS 39232 in favor of GWC Development Partners, LLC, a Florida limited liability company ("Grantee"), whose mailing address is 2682 West Noegel Road, Lake City, FL 32055.

### WITNESSETH:

That Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid by Grantee, the receipt and sufficiency whereof are hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee the real property (the "Property") located in Columbia County, Florida, and more particularly described in Exhibit "A" attached hereto and made a part hereof.

SUBJECT ONLY TO the matters set forth in Exhibit "B" attached hereto and made a part hereof.

TOGETHER with all the tenements, hereditaments and appurtenances belonging or in any way appertaining to the Property, including, without limitation, all of Grantor's right, title and interest, if any, in and to all of the easements, rights, and privileges belonging or in any way appertaining to the Property and/or improvements located thereon.

TO HAVE AND TO HOLD the same in fee simple forever.

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that, subject to the matters described on Exhibit "B" attached hereto, Grantor does hereby warrant specially the title to the Property; and that Grantor and its successors and assigns will forever warrant and defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

PD.18666487.2

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its duly authorized representative on the day and year first above written.

Two Witnesses:

Inn of Lake City, Inc., a Florida corporation

Printed Name: Debta

Debia D. Hardwick

By: Michael J. Hart, Vice President, Treasurer

and Assistant Secretary

Printed Name:

STATE OF Mississippi COUNTY OF Hinds

The foregoing instrument was acknowledged before me this day of June 4, 2016, by Michael J. Hart, as Vice President, Treasurer and Assistant Secretary of Inn of Lake City, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me.

Notary Public, State of Mississippi

Print Name: Suzanna Commission No.: 83877

My Commission Expires: January 21, 2010

[Affix Notary Seal]



Signature Page of Special Warranty Deed

Inst. Number: 201612000647 Book: 307 Page: 1890 Date: 1/14/2016 Time 3:37:15 AM Page 3 of 4

Doc Deed: 19775.00 P.DeWitt Cason Clerk of Courts, Columbia County, Florida

### EXHIBIT "A"

### **Real Property Description**

COMMENCE at the Northwest corner of Section 35, Township 3 South, Range 16 East, Columbia County, Florida as established by B.G. Moore, PLS No. 439 and run thence S 06°22'00" W, along the West line of said Section 35, 1894.50 feet to the West Limited Access Right of Way of Interstate No. 75, thence run Southerly and Westerly along said West Limited Access Right of Way the following courses. S 24°54'32" E, 472.32 feet to the POINT OF BEGINNING, S 24°54'32" E, 940.25 feet; S 15°12'50" E, 512.06 feet; S 06°01'43" E, 335.81 feet; S 36°55'36" W, 54.60 feet to the Northerly Right of Way of West U.S. Highway 90 and the end of said courses; thence S 80°47'35" W, along said Northerly Right of Way, 371.77 feet; thence S 08°51'10" E, along said Northerly Right of Way, 22.18 feet; thence S 80°47'36" W, along said Northerly Right of Way, 73.15 feet; thence N 08°55'17" W, 150.09 feet; thence S 80°42'55" W, 150.25 feet; thence N 08°52'22" W, 60.12 feet; thence S 80°53'59" W, 79.99 feet; thence S 08°59'18" E, 210.15 feet to the aforesaid Northerly Right of Way; thence S 80°47'36" W, along said Northerly Right of Way, 26.39 feet to a point of a curve; thence run Westerly along the arc of said curve concave to the North having a radius of 3224.04 feet, a central angle of 05°24'20", a chord bearing and distance of S 83°26'26" W 304.06 feet, an arc distance of 304.18 feet to the aforesaid West line of Section 35; thence N 06°22'00" E, along said West line, 1784.01 feet; thence N 65°09'42" E, 286.69 feet to the POINT OF BEGINNING.

LESS AND EXCEPT the parcel described in O.R. Book 1284, Page 229, of the Official Records of Columbia County, Florida

Inst. Number: 201612000647 Book 307 Page: 1891 Date: 1/14/2016 Time 3:37:15 AM Page 4 of 4 Doc Deed: 19775.00 P.DeWitt Cason Clerk of Courts, Columbia County, Florida

### EXHIBIT "B"

### Exceptions

- 1. Taxes and assessments for the year 2016 and subsequent years, which are not yet due and payable.
- 2. Any land use, zoning and building laws and ordinances.
- 3. Any declaration of covenants, conditions and restrictions, or other recorded restrictions.
- 4. Any right, title, interest, claim, violation, variation, encumbrance, encroachment, fact, matters or other adverse circumstance affecting title revealed, or that should have been revealed, by that certain ALTA/ACSM survey of the Property by JBrown Professional Group Inc. dated October 16, 2015, as revised (Proj. No. 366-15-01).
- 5. Any obligations, rights and other matters related to, and any agreements with and requirements of the State of Florida or other governmental agency regarding, the remediation of certain environmental issues on the Property by or on behalf of the State of Florida or a political subdivision thereof under a state-funded cleanup program(s).
- 6. Rights-of-way, utility easements, other easements, restrictions and other restrictive and/or use covenants filed of record and other matters which are revealed by a title search or title commitments, including the following:
  - a. Easement(s) in favor of Mississippi Management, Inc. set forth in instrument(s) recorded in Official Records Book 634, Page 338.
  - b. Easement(s) in favor of Shell Oil Company set forth in instrument(s) recorded in Official Records Book 674, Page 104.
  - c. Easement(s) in favor of American Telephone and Telegraph Company set forth in instrument(s) recorded in Official Records Book 723, Page 162.
  - d. Easement(s) in favor of The City of Lake City, Florida set forth in instrument(s) recorded in Official Records Book 776, Page 1724.
  - e. Easement contained in Deed recorded in Official Records Book 685, Page 38.
  - f. Easement recorded in Official Records Book 960, Page 1492.
  - g. Easement recorded in Official Records 104, Page 118, and in Official Records Book 361, Page 499.
  - h. Easement for ingress and egress recorded in Official Records Book 370, Page
  - i. Easement(s) in favor of Florida Power and Light Company set forth in instrument(s) recorded in Official Records Book 361, Page 499.
  - Easement(s) in favor of The City of Lake City, Florida set forth in instrument(s) recorded in Official Records Book 559, Page 229.



### COLUMBIA COUNTY BUILDING DEPARTMENT LETTER OF AUTHORIZATION TO SIGN FOR PERMITS

135 NE Hernando Ave, Suite B-21, Lake City, FL 32055 Phone: 386-758-1008 Fax: 386-758-2160

1. ( haislyhad 2-650)	(license holder name), licensed qualifier
for ANS Signs Inc.	(company name), do certify that
the below referenced person(s) listed on this for employee leasing arrangement; or, is an officer Florida Statutes Chapter 468, and the said perso control and is/are authorized to purchase permit	of the corporation; or, partner as defined in on(s) is/are under my direct supervision and
Printed Name of Person Authorized	Signature of Authorized Person
1. Lindsay Oij	1. Lindsay Oig
2. Rachel Fouts	1. Lindsay Oij 2. Rachel C Fouta
3.	3.
4.	4.
5.	5.
I, the license holder, realize that I am responsible under my license and fully responsible for compl Local Ordinances. I understand that the State are authority to discipline a license holder for violation officers, or employees and that I have full responsand ordinances inherent in the privilege granted. If at any time the person(s) you have authorized must notify this department in writing of the chanform, which will supersede all previous lists. Failunce your name and/or license number to obtain publicense Holders Signature (Notarized)	iance with all Florida Statutes, Codes, and and County Licensing Boards have the power and one committed by him/her, his/her agents, asibility for compliance with all statutes, codes by issuance of such permits.  is/are no longer employee(s), or officer(s), you ges and submit a new letter of authorization or to do so may allow unauthorized persons to
The above license holder, whose name is	me or has produced identification this 12 day of September 12. September

6/9/22, 1:59 PM

Columbia County Tax Collector

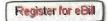
### Columbia County Tax Collector

generated on 6/9/2022 1:59:44 PM EDT

### **Tax Record**

Last Update: 6/9/2022 1:58:23 PM EDT

**Account Number** 



**Tax Year** 

### Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained berein does not constitute a title search and should not be relied on as such

		REAL E			
Mailing Address	0.110	Propert	y Address		
GWC DEVELOPMENT PARTNER	S LLC				
2682 NW NOEGEL RD					
LAKE CITY FL 32055		<b>GEO Num</b> 353S16-	<b>ber</b> 02524-102		
Exempt Amount		Taxable	Value		
See Below		See Be	elow		
Exemption Detail	<b>Milla</b>	ge Code	E	scrow Code	•
<u>Legal Description (clic</u> 35-3S-16 1000/10001.03 2 & 3.	k for full Acres LOT 2	GATEWAY C	ROSSING S/D	A REPLAT	OF LOTS
35-3S-16 1000/10001.03	Acres LOT 2	GATEWAY O	ROSSING S/D	A REPLAT	OF LOTS
35-3s-16 1000/10001.03 2 & 3.	Acres LOT 2	GATEWAY O	ROSSING S/D	A REPLAT	Taxe
35-3s-16 1000/10001.03 2 & 3.	Acres LOT 2	GATEWAY O	CROSSING S/D		Taxe Levied
35-3s-16 1000/10001.03 2 & 3.	Acres LOT 2	GATEWAY O	Exemption Amount	Taxable	Taxe Levied
35-3s-16 1000/10001.03 2 & 3. Paxing Authority	Ad Valo	orem Taxes Assessed Value	Exemption Amount	Taxable Value	<b>Taxe Levied</b> \$4,032.29
35-3s-16 1000/10001.03 2 & 3.  Paxing Authority  COARD OF COUNTY COMMISSIONERS  LITY OF LAKE CITY	Ad Valo	orem Taxes Assessed Value 515,968	Exemption Amount	Taxable Value \$515,968	Taxe Levied \$4,032.29 \$2,528.24
35-3s-16 1000/10001.03 2 & 3.  Caxing Authority  DOARD OF COUNTY COMMISSIONERS  LITY OF LAKE CITY  COLUMBIA COUNTY SCHOOL BOARD	Ad Valo	orem Taxes Assessed Value 515,968	Exemption Amount	<b>Taxable Value</b> \$515,968 \$515,968	Taxe Levied \$4,032.29 \$2,528.24 \$385.95
35-38-16 1000/10001.03 2 & 3.  Faxing Authority  BOARD OF COUNTY COMMISSIONERS CITY OF LAKE CITY FOLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY	Ad Valc  Rate 7.8150 4.9000	orem Taxes Assessed Value 515,968 515,968	Exemption Amount	Taxable Value \$515,968 \$515,968 \$515,968 \$515,968	Taxe Levied \$4,032.29 \$2,528.24 \$385.95 \$1,879.67
35-3s-16 1000/10001.03 2 & 3.  Paxing Authority  MOARD OF COUNTY COMMISSIONERS HITY OF LAKE CITY  FOLUMBIA COUNTY SCHOOL BOARD  DISCRETIONARY  JOCAL	Ad Valo  Rate 7.8150 4.9000 0.7480	Orem Taxes Assessed Value 515,968 515,968	Exemption Amount	Taxable Value \$515,968 \$515,968 \$515,968 \$515,968 \$515,968	Taxe Levied \$4,032.29 \$2,528.24  \$385.95 \$1,879.67 \$773.95
35-38-16 1000/10001.03 2 & 3.  Taxing Authority  BOARD OF COUNTY COMMISSIONERS LITY OF LAKE CITY COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY LOCAL LAPITAL OUTLAY	Ad Valo  Rate 7.8150 4.9000 0.7480 3.6430	Assessed Value 515,968 515,968 515,968 515,968 515,968 515,968	Exemption Amount	Taxable Value \$515,968 \$515,968 \$515,968 \$515,968 \$515,968 \$515,968	Taxe Levied \$4,032.29 \$2,528.24 \$385.95 \$1,879.67 \$773.95 \$186.52
35-3S-16 1000/10001.03	Ad Valo  Rate 7.8150 4.9000 0.7480 3.6430 1.5000	GATEWAY Corem Taxes  Assessed  Value  515,968  515,968  515,968  515,968	Exemption Amount	Taxable Value \$515,968 \$515,968 \$515,968 \$515,968 \$515,968	Taxe. Levied \$4,032.29 \$2,528.24 \$385.95 \$1,879.67 \$773.95 \$186.52 \$0.00

Tax Type

fl-columbia-taxcollector.governmax.com/collectmax/tab\_collect\_mvptaxV5.65a.asp?PrintView=True&r\_nm=tab\_report&t\_wc=%7Cparcelid%3D10399%2E0000++++++++++\*%7Cyear%3D2021&t\_nm=co... 1/2

6/9/22, 1:59 PM		C	Columbia County Tax Collecto
Code XLCF	Levying Authority CITY FIRE ASSESSMENT		<b>Amount</b> \$50.40
		Total Assessments	\$50.40
		Taxes & Assessments	\$9,837.02
		If Paid By	Amount Due
			\$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
12/29/2021	PAYMENT	1200971.0006	2021	\$9,541.91

### Prior Years Payment History

	Prior Year Taxes Due
NO DELINQUENT TAXES	