

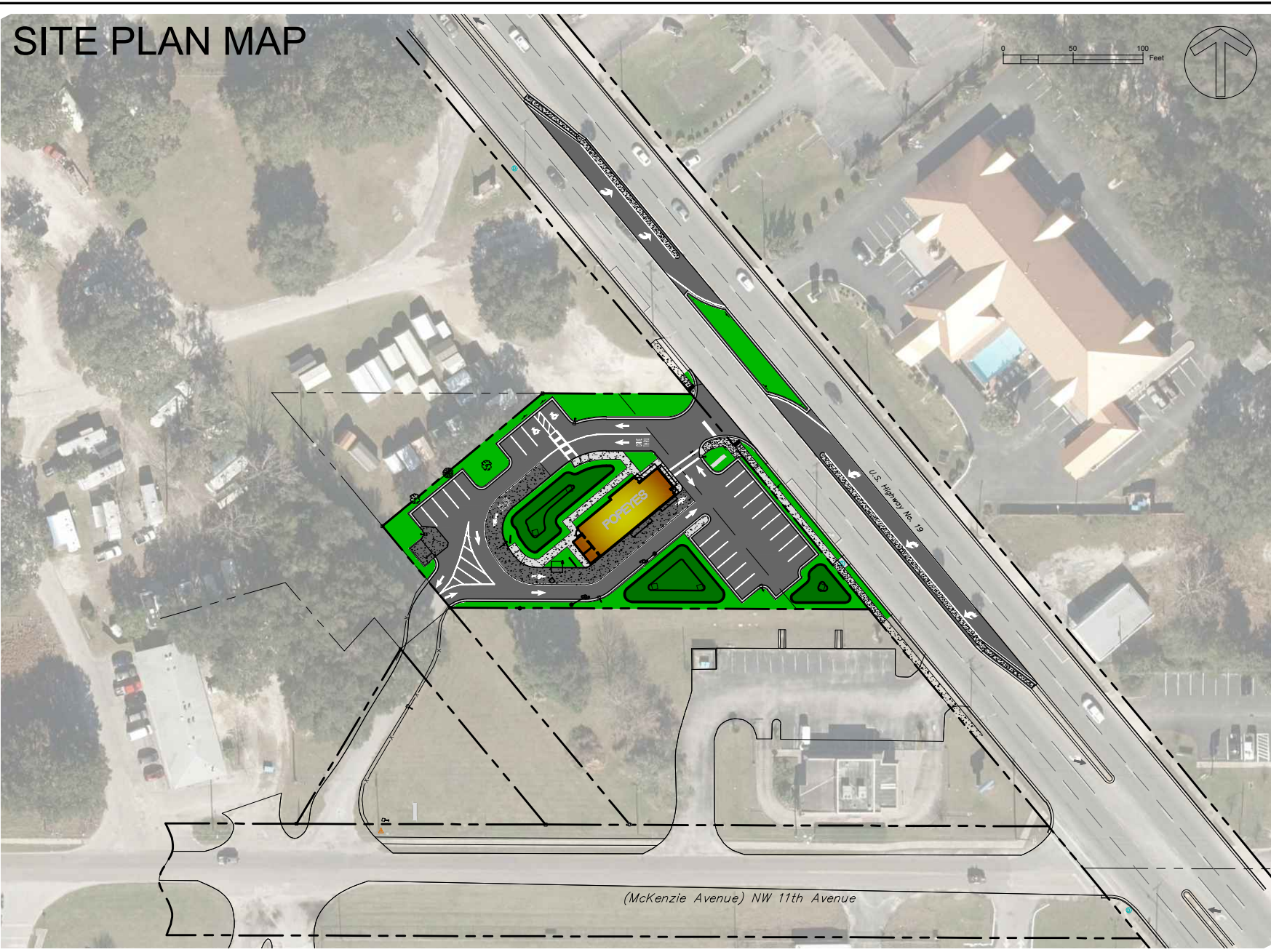


POPEYES

CITY OF CHIEFLAND



SITE PLAN MAP



FILE: 20-0035C-000 COVER.DWG | LAST SAVED: 2021-03-31 09:00:11 PM | PLOT SCALE: 1"=111' | PLOTTED: 2021-03-31 09:04:35 PM | USER: chng

PROJECT INFORMATION

PROJECT NAME: POPEYES CITY OF CHIEFLAND
 OWNER: BLUROCK DEVELOPMENT, LLC
 3408 S ORANGE AVE. SITE B
 ORLANDO, FL 32806

PROJECT LOCATION: 1124 N YOUNG BLVD
 CHIEFLAND, FL 32626
 PIN# 0070400000

CIVIL ENGINEER: CHRISTOPHER A. GMUER, PE
 GMUER ENGINEERING, LLC
 (352) 281-4928
 2603 NW 13TH ST. BOX 314
 GAINESVILLE, FL 32609

DEVELOPMENT DATA

ZONING: C2
 LAND USE: COMMERCIAL
 PROPOSED USE: DRIVE THROUGH AND SIT DOWN RESTAURANT
 SITE AREA: 1.11 ACRES
 BUILDING SETBACKS: 40' FRONT
 LANDSCAPE BUFFER: NOT REQUIRED

SHEET INDEX

- C-000 COVER & SHEET INDEX
- C-010 GENERAL NOTES & LEGEND
- C-050 EROSION CONTROL & DEMOLITION PLAN
- C-100 SITE & HORIZONTAL CONTROL PLAN
- C-200 PAVING, GRADING, DRAINAGE, & UTILITY PLAN
- C-250 SMF PLAN, SECTION, & CONSTRUCTION DETAILS
- C-501 US19 EROSION CONTROL & DEMOLITION PLAN
- C-502 US19 HORIZONTAL CONTROL & PAVING PLAN
- C-503 US19 GRADING & DRAIN PLAN & DRWY PROFILE
- C-504 US19 SIGNAGE & STRIPING PLAN
- 1 OF 1 BOUNDARY, TOPOGRAPHIC & TREE SURVEY

PERMITTING / DESIGN REVISIONS:
 2021-02-03 INITIAL SUBMITTAL TO CITY, SRWMD, FOOT
 2021-03-31 RESUBMITTAL TO SRWMD & FOOT
 CONSTRUCTION:
 2021-03-31 PLANS ISSUED FOR BUDGETING ONLY

ENGINEER OF RECORD:
 CHRISTOPHER A. GMUER
 FL PE # 71599
 2021-03-31

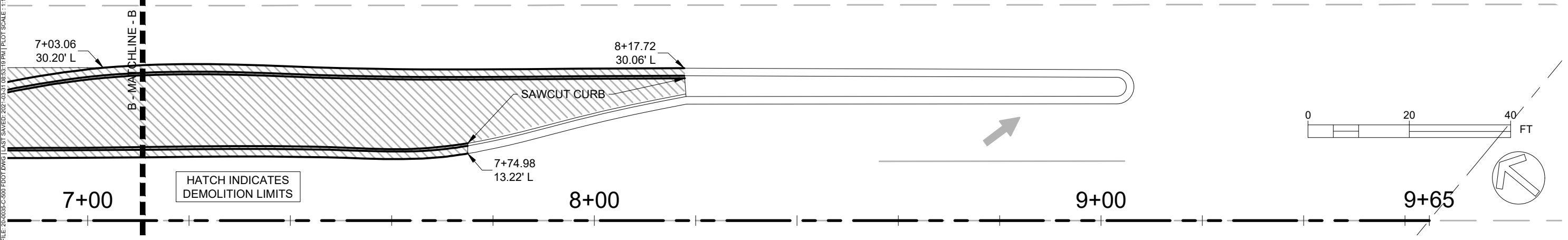
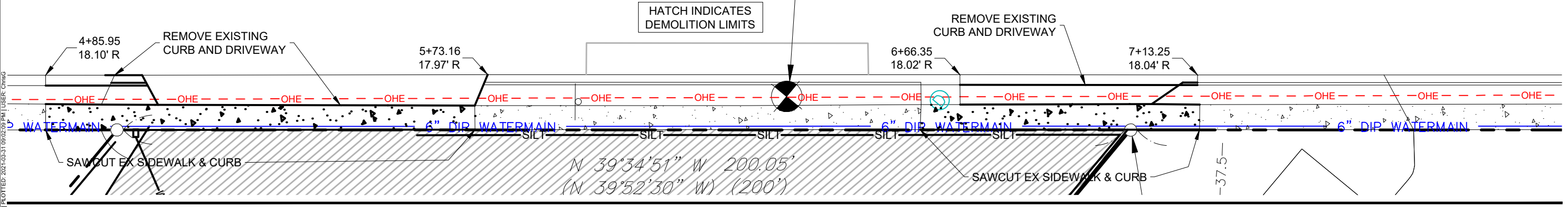
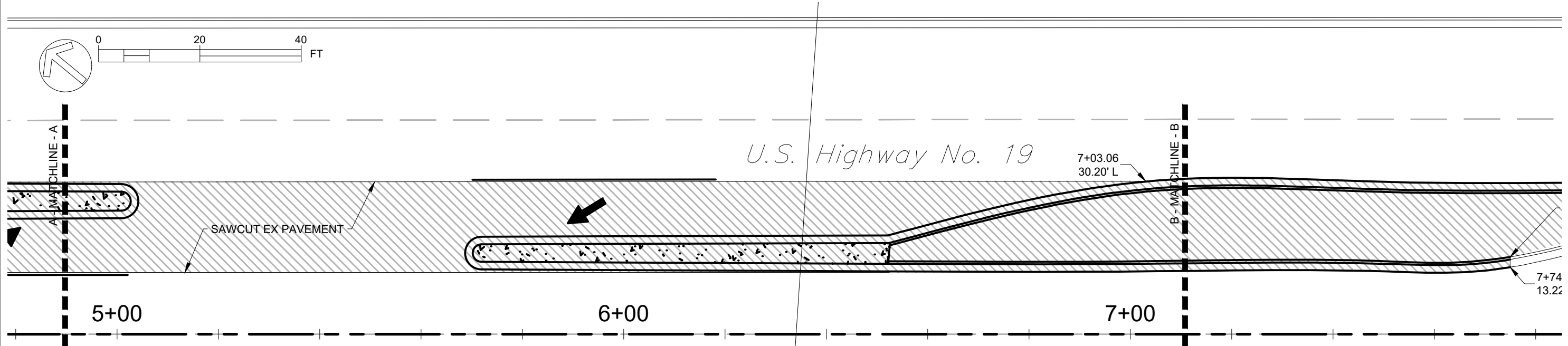
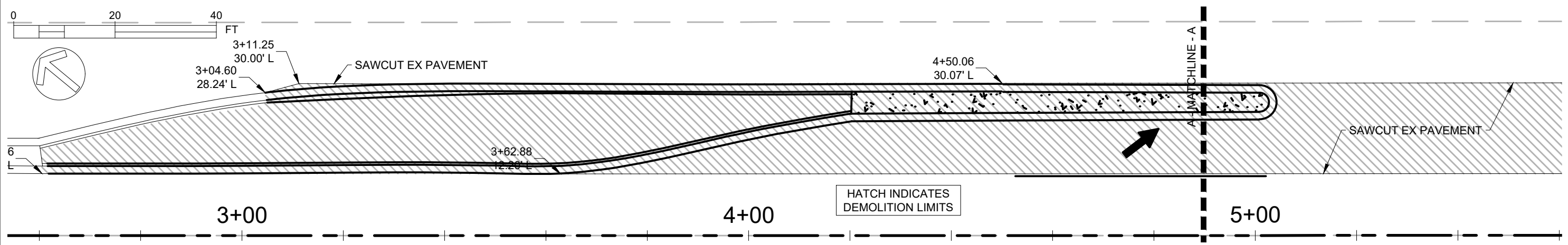


CLIENT: BLUROCK DEVELOPMENT, LLC
 DESIGN: C.A. GMUER, PE
 QUALITY CONTROL: C.A. GMUER, PE
 SITE PLAN APP # N/A
 SRWMD APP # ERP-075-239168-1
 FOOT DRIVEWAY # 2021-A-286-00004
 GEP# PROJECT # 20-0035



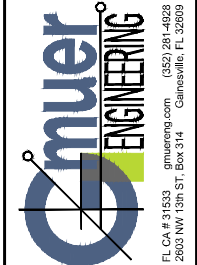
COVER & SHEET INDEX

C-000



PERMITTING / DESIGN REVISIONS :
 2021-02-03 INITIAL SUBMITTAL TO CITY, SRWMD, FDOT
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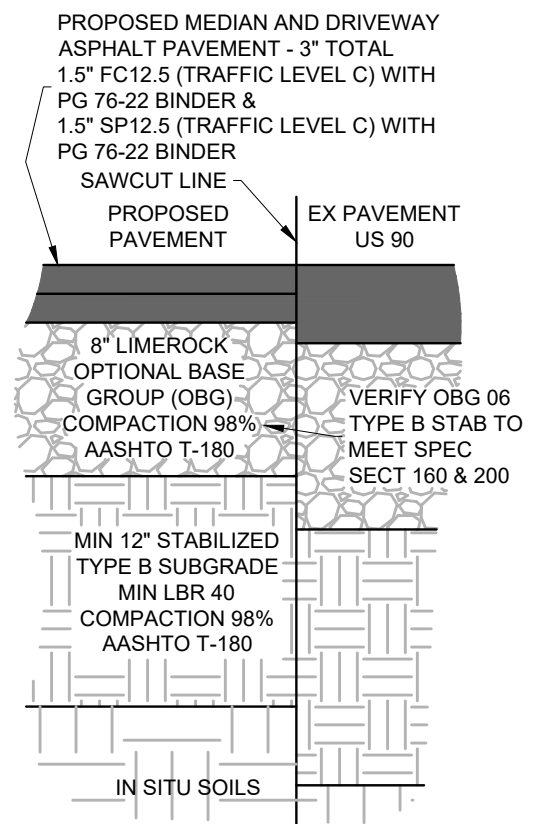
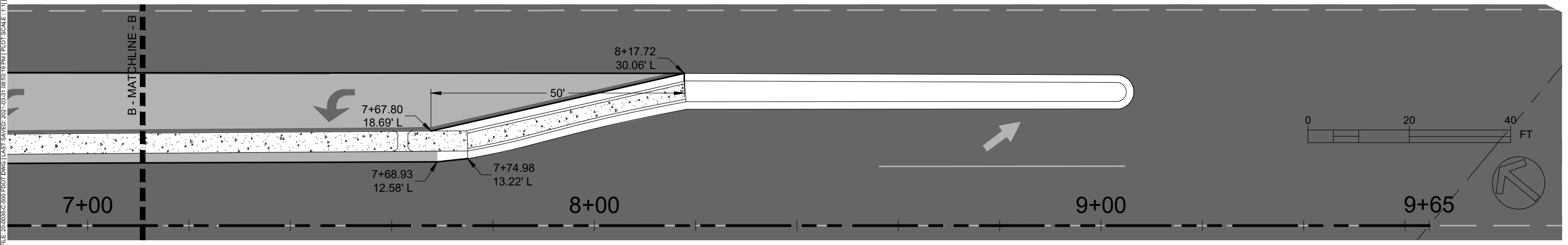
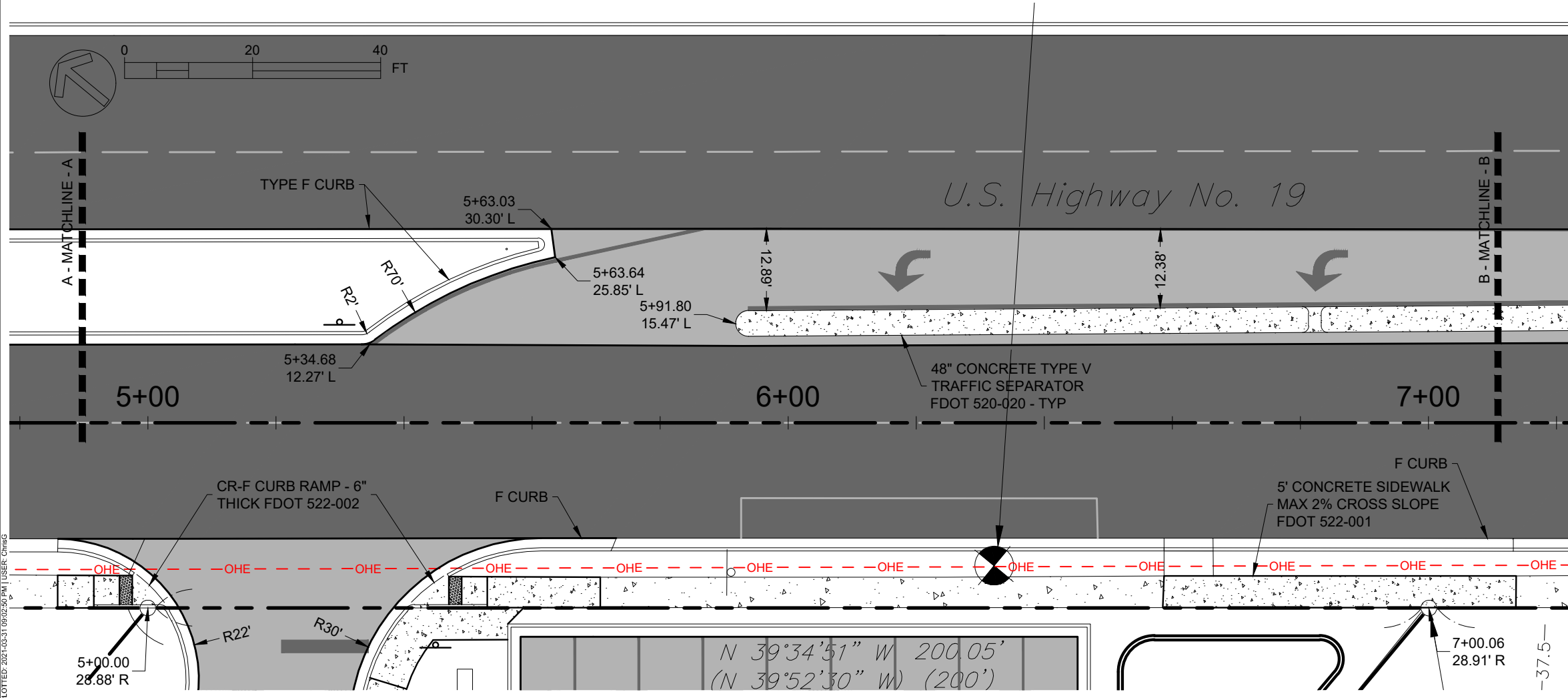
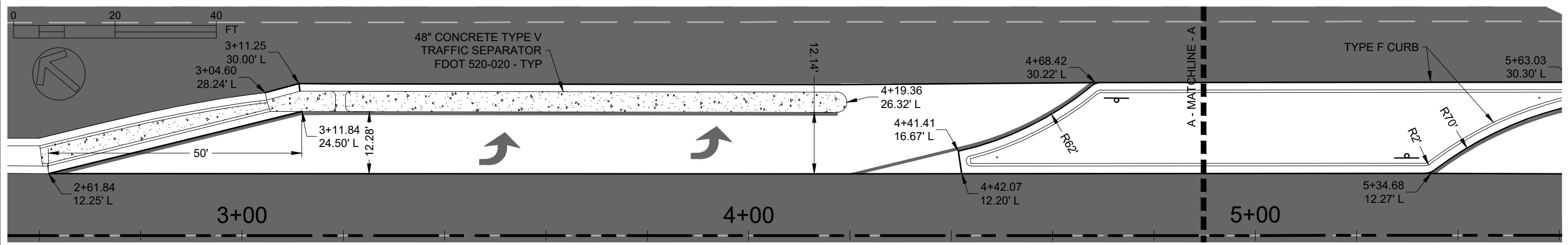


CLIENT : BLUROCK DEVELOPMENT, LLC
 DESIGN : C.A. GMUER, PE
 QUALITY CONTROL : C.A. GMUER, PE
 SITE PLAN APP # N/A
 SRWMD APP # ERP-075-239188-1
 FDOT DRIVEWAY # 2021-A-239-00004
 GEP# PROJECT # 20-0035



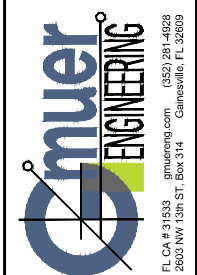
US19
 EROSION CONTROL & DEMOLITION PLAN
 C-501

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PERMITTING / DESIGN REVISIONS:
 2021-02-03 INITIAL SUBMITTAL TO CITY, SRWMD, FDOT
 2021-05-31 PRELIMINARY TO SRWMD & FDOT
 CONSTRUCTION:
 2021-05-31 PLANS ISSUED FOR BUDGETING ONLY

ENGINEER OF RECORD:
 CHRISTOPHER A. GMUERR
 FL PE # 71599
 2021-03-31



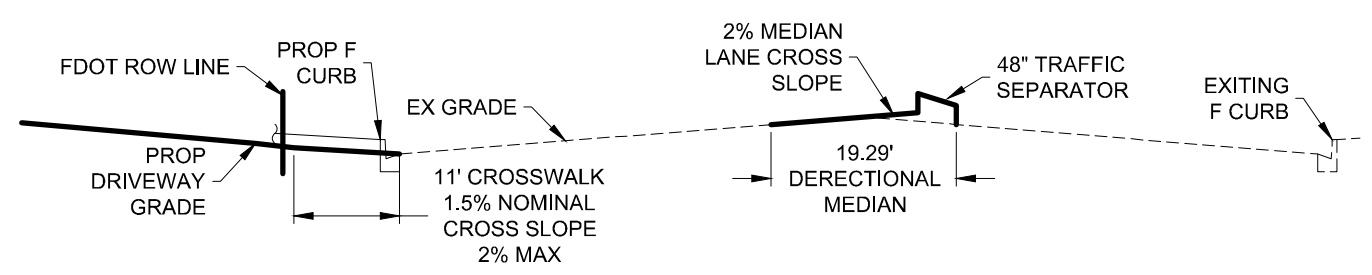
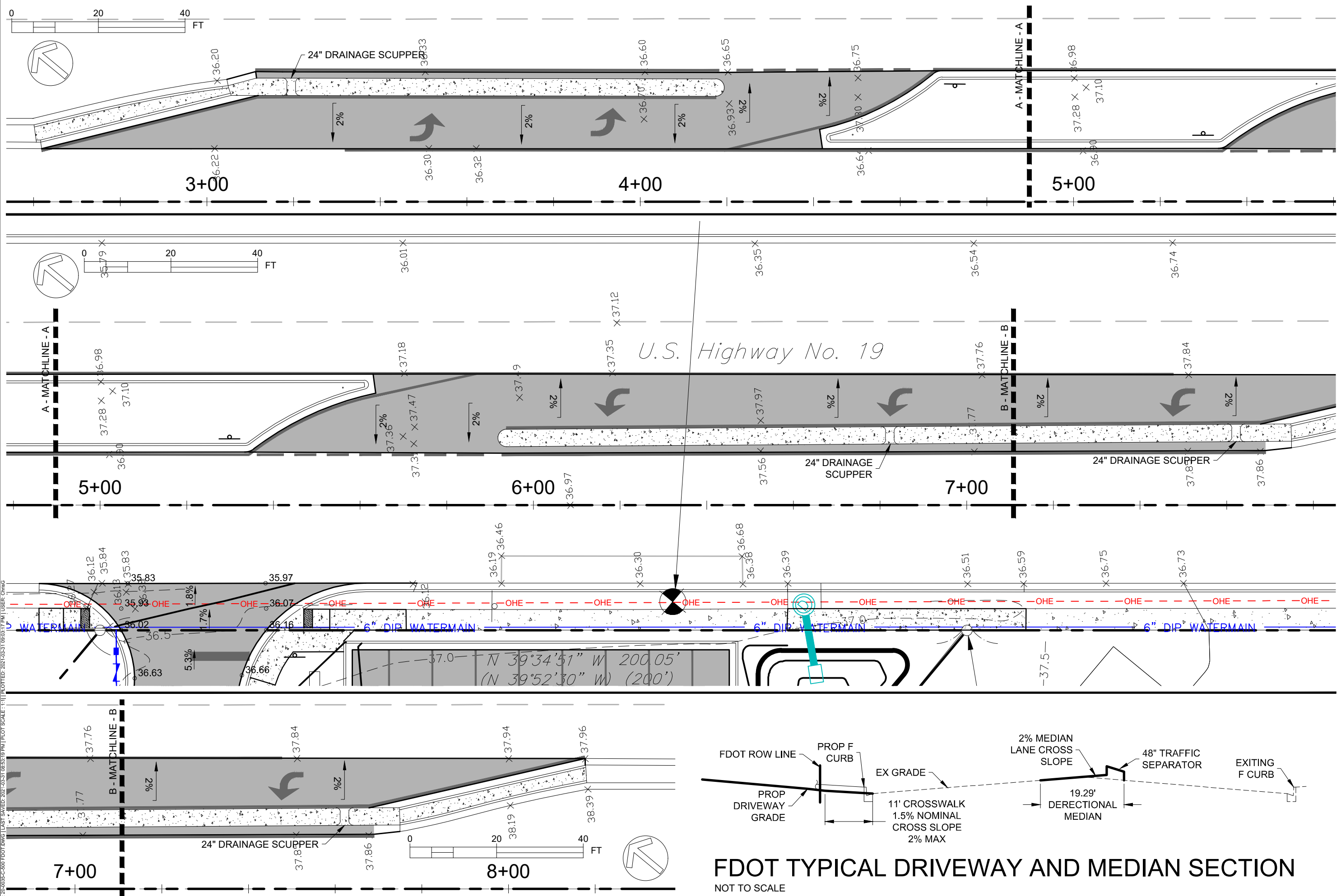
BLUROCK DEVELOPMENT, LLC
 C.A. GMUERR, PE
 C.A. GMUERR, PE
 N/A
 N/A
 ERP-075-239188-1
 2021-A-239-0004
 2021-F-239-0004
 2021-F-239-0004
 2021-F-239-0004



US19
 HORIZONTAL
 CONTROL &
 PAVING PLAN

C-502

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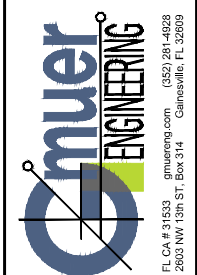


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PERMITTING / DESIGN REVISIONS :
 2021-02-03 INITIAL SUBMITTAL TO CITY, SRWMD, FDOT
 2021-05-31 PRELIMINARY TO GRADING & FDOT
 CONSTRUCTION :
 2021-05-31 PLANS ISSUED FOR BUDGETING ONLY

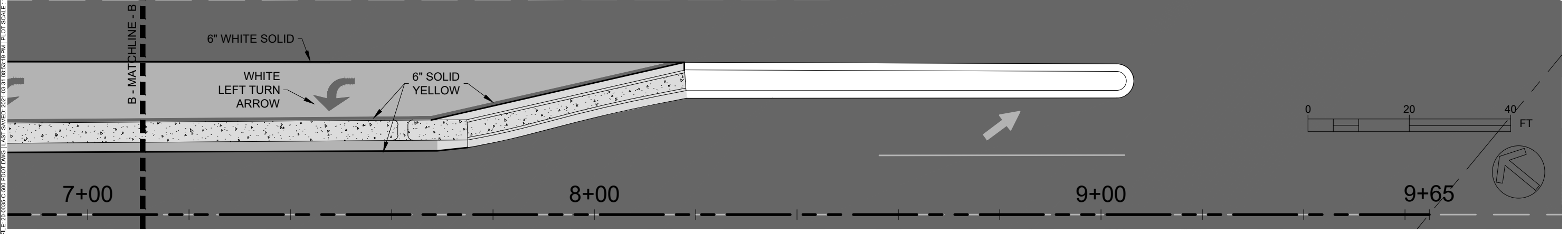
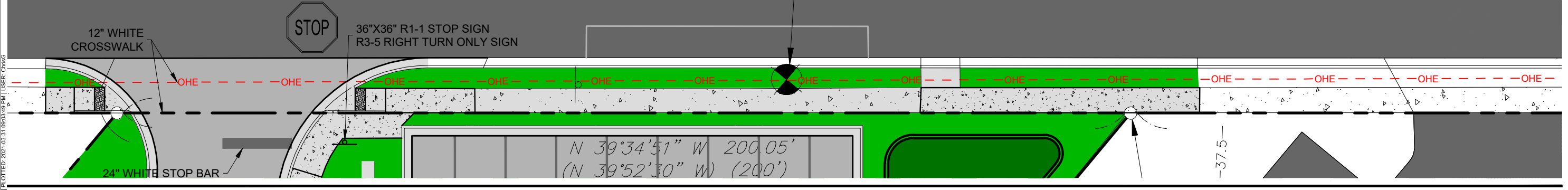
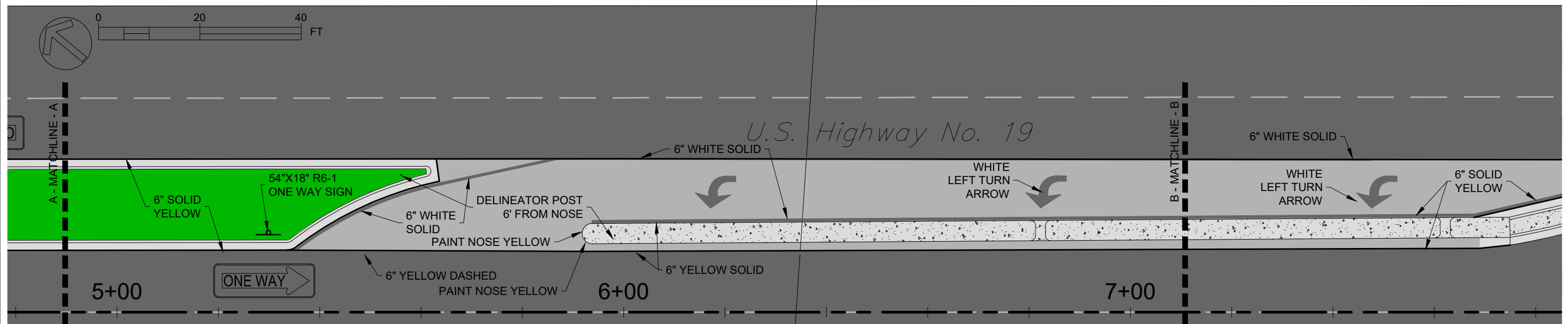
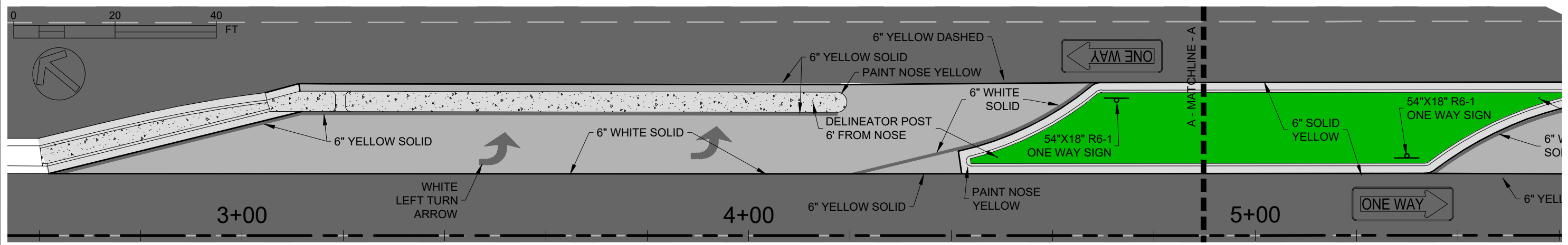
ENGINEER OF RECORD:
 CHRISTOPHER A. GMUER
 FL PE # 71599
 2021-03-31



CLIENT: BLUROCK DEVELOPMENT, LLC
 DESIGN: C.A. GMUER, PE
 QUALITY CONTROL: C.A. GMUER, PE
 SITE PLAN APP: N/A
 SRWMD APP #: ERP-075-239168-1
 FDOT DRIVEWAY: 2021-A-298-00004
 GENP PROJECT #: 20-0035

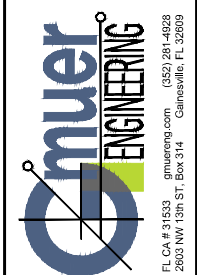


US19
 GRADING &
 DRAINAGE PLAN
 & DRIVEWAY
 PROFILE
C-503



PERMITTING / DESIGN REVISIONS :
 2021-02-03 INITIAL SUBMITTAL TO CITY, SRVMD, FDOT
 2021-05-31 RESUBMITTAL TO SRVMD & FDOT
 CONSTRUCTION :
 2021-05-31 PLANS ISSUED FOR BUDGETING ONLY

ENGINEER OF RECORD :
 CHRISTOPHER A. GMUER
 FL PE # 71599
 2021-03-31



CLIENT : BLUROCK DEVELOPMENT, LLC
 DESIGN : C.A. GMUER, PE
 QUALITY CONTROL : C.A. GMUER, PE
 N/A
 SITE PLAN APP # :
 SRVMD APP # :
 FDOT DRIVEWAY :
 GEN# PROJECT # :



US19
 SIGNAGE &
 STRIPING
 PLAN
C-504

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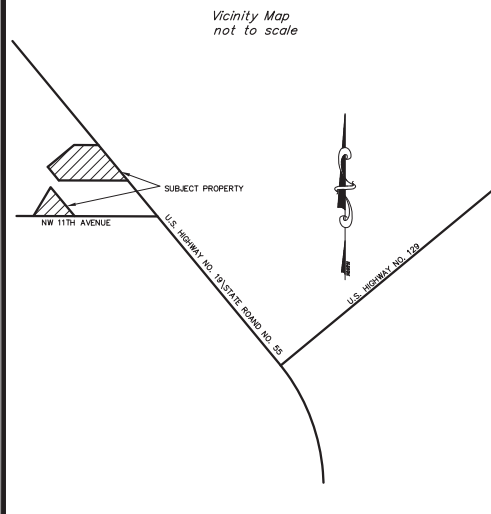
ALTA/NSPS Land Title Survey

In Section 36, Township 11 South, Range 14 East

City of Chiefland – Levy County, Florida

For: Blurock Development, LLC, a Florida limited liability company

Parrish Land Surveying
 Ronald E. Parrish - PSM 4929
 Licensed Business No. 7472
 305 S. Main St.
 Trenton, Florida 32693
 Phone: (352) 463-2938



- Legend:**
- Denotes 4"x 4" concrete monument found – Florida Department of Transportation
 - Denotes 5/8" rebar found – no number
 - Denotes 5/8" rebar & cap found – PLS 2548
 - Denotes 4"x 4" concrete monument found – no number
 - Denotes 1/2" iron pipe found – no number
 - ⊙ Denotes guy anchor
 - ⊕ Denotes power pole
 - ⊖ Denotes aerial electric line
 - P — Denotes row of wood post and steel cable
 - ⊙ Denotes lamp pole
 - ⊕ Denotes water meter
 - ⊖ Denotes water valve
 - ⊕ Denotes fire hydrant
 - ⊖ Denotes clean out
 - ⊕ Denotes phone junction box
 - ⊖ Denotes storm drain man-hole
 - ⊕ Denotes water backflow preventer
 - ⊖ Denotes vented clay pipe
 - ⊕ Denotes ductile iron pipe
 - ⊖ Denotes spot elevation
 - ⊕ Denotes sanitary sewer man-hole

Description:
(as furnished)

Commence at the Southeast corner of Section 25, Township 11 South, Range 14 East, and run West along the South line of said Section 25 a distance of 1846.20 feet to the point where the West right of way line of U.S. Highway No. 19 intersects the South line of said Section 25, run thence North 39°52'30" West along the West right of way line of said U.S. Highway No. 19 a distance of 240.67 feet to an iron pipe to establish the Point of Beginning (said iron pipe marking the Southeast corner of the tract of land purchased by the Second Party on April 22, 1950, said iron pipe having since said April 22, 1950, marked the Southeast corner of Second Party's tract of land, and continuously since said April 22, 1950 said Second Party has claimed ownership and has occupied and possessed its said tract of land, based on said iron corner as constituting the true and correct Southeast corner of said tract), and from said Point of Beginning run thence North 39°52'30" seconds West along the said West right of way line of U.S. Highway No. 19 a distance of 200 feet, run thence West and parallel with South line of said Section 25 a distance of 300 feet, run thence South 39°52'30" East parallel with the West right of way line of U.S. Highway No. 19 a distance of 200 feet, run thence East parallel with South line of said Section 25 a distance of 300 feet to the Point of Beginning; The South line of aforesaid tract is also the North line of the tract of land being purchased by Phillips Petroleum Company, the East line of said tract being also the West right of way line of U.S. Highway No. 19, the North line of said tract being also the South line of that parcel of land remaining owned by Constance J. McKenzie.

LESS AND EXCEPT those lands conveyed to Jack McCormick and Bobbie McCormick by instrument recorded in Official Records Book 219, Page 355, of the Public Records of Levy County, Florida, said lands being more particularly described as follows: Commence at the point of intersection of the South line of Section 25, Township 11 South, Range 14 East, with the West right of way line of U.S. Highway No. 19 for a Point of Reference; thence run on said right of way line, North 39°52'30" West, 440.67 feet; thence run South 89°54'00" West, 106.18 feet to the Point of Beginning; thence continue South 89°54'00" West, 193.82 feet; thence run South 39°52'30" East, 124.00 feet; thence run North 50°07'30" East, 148.96 feet to the Point of Beginning.

ALSO Commence at the point of intersection of the South line of Section 25, Township 11 South, Range 14 East, with the West right of way line of U.S. Highway No. 19 for a Point of Reference; thence run on said right of way line, North 39°52'30" West, 440.67 feet; thence run South 89°54'00" West, 300.00 feet; thence run South 39°52'30" East, 200.00; thence run South 50°07'30" West, 46.18 feet to the Point of Beginning; thence run South 39°52'30" East, 163.18 feet; thence run South 89°54'00" West, 178.46 feet; thence run North 30°27'47" East, 145.65 feet to the Point of Beginning.

Surveyor's Notes:

- 1.) Bearings referenced to the West right of way line of U.S. Highway No. 19 (N 39°34'51"W) based on an assumed meridian.
- 2.) Below ground foundations not located.
- 3.) Improvements located.
- 4.) Below ground utilities not located.
- 5.) Comparison of field measurements to deed calls are shown hereon with deed calls being shown in parentheses ().
- 6.) Boundary determined from existing and locally accepted monumentation.
- 7.) Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than those easements that were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations, and any other facts that an accurate and current title search may disclose.
- 8.) DECLARATION is made solely to those that this survey is certified to. It is not transferable to additional institution or subsequent owners.
- 9.) Survey "Not valid without the signature and the original raised seal of a Florida Surveyor and Mapper." Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- 10.) Certification of survey data shown upon this plat is valid as per the field work completion date and not as per signature date.
- 11.) Elevations referenced to the North American Vertical Datum of 1988. Benchmark used Florida Department of Transportation BM designated as 3415001C18 – elevation = 35.53 feet.
- 12.) Contours shown at 0.5 foot intervals.
- 13.) Parcel Identification No. 0070400000, Property Address – 1124 N. Young Boulevard, Chiefland, Florida, 32626.
- 14.) The subject property has direct vehicular access to U.S. Highway No. 19 and NW 11th Avenue as depicted hereon.
- 15.) The property surveyed and shown hereon is the same property described in Title Commitment Number 2963-014, dated July 1, 2020.
- 16.) No wetlands were found to affect this property.

Commitment No. 2963-014:

Issued by First American Title Insurance Company – Effective Date July 21, 2020. – Schedule BII – Part II Exceptions
 Items 1, 2(a), (b), & (e), 3, 4, and 6 are not survey matters and are not shown hereon.

Item 2(c) Any encroachment, encumbrance, violation, variation or adverse circumstance that would be disclosed by an inspection or an accurate and complete survey of the Land and inspection of the Land. None found.
 Item 2(d) Easement or claims of easements not recorded in the Public Records.
 Item 5 Easement for access driveway, recorded in Deed Book 56, Page 456, Public records of Levy County, Florida. Plotted on the survey.

Flood Zone Statement:

Based upon examination of Flood Insurance Rate Map (FIRM) Number 12075C0155F, effective date November 2, 2012, City of Chiefland, Florida, this property lies in ZONE X, areas determined to be outside the 0.2% annual chance floodplain.

Certified To:

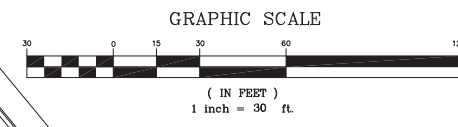
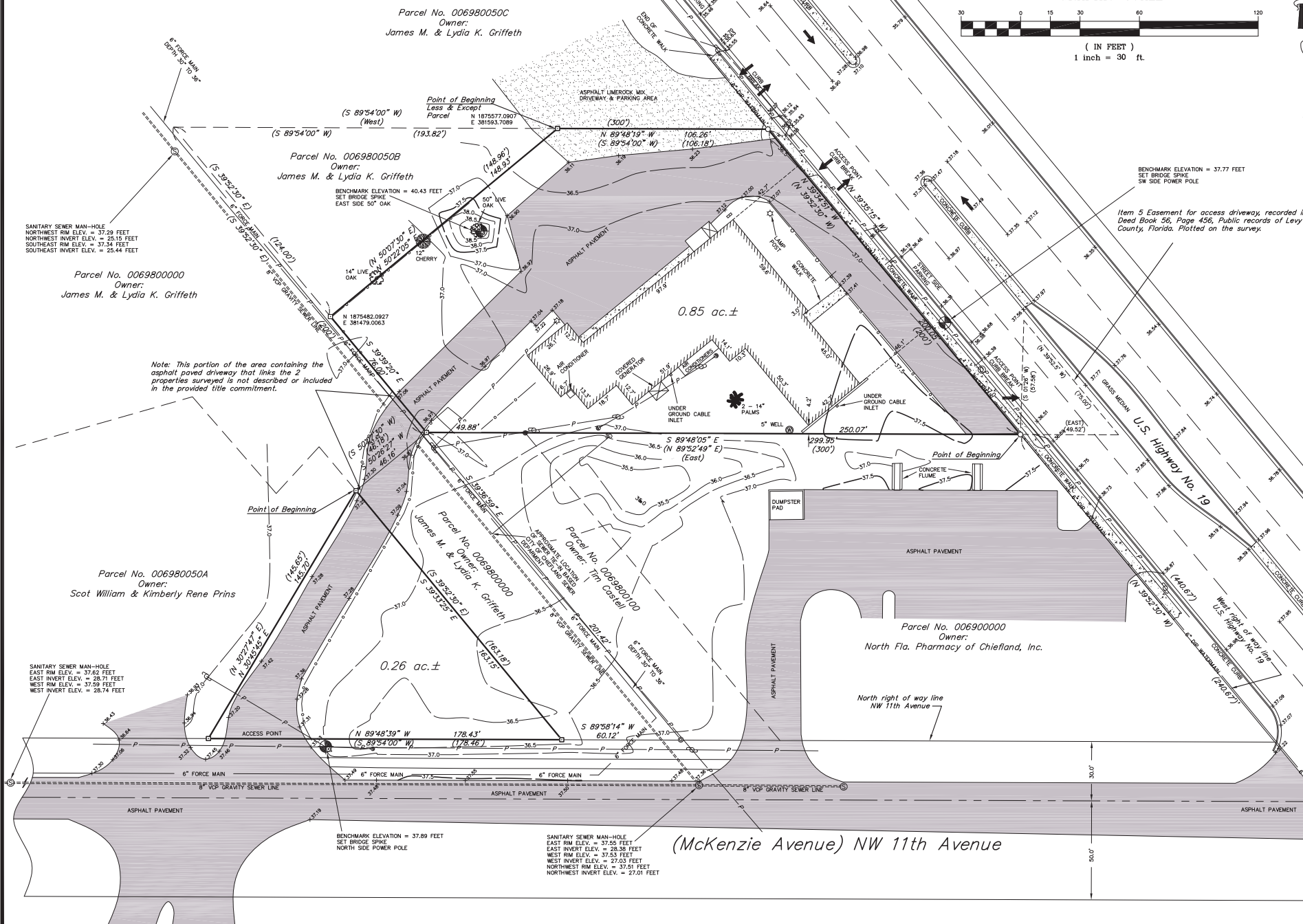
Blurock Development, LLC, a Florida, limited liability company
 Sailormen, Inc.
 Chiefland North Young, LLC
 First American Title Insurance Company
 Norm D. Fugate, P.A.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7(b)(1), 8, 11 and 13 of Table A thereof. The field work was completed on 12/1/2020.

Date of Plat or Map

Ronald E. Parrish, PSM Cert. No. 4929

Job No. 2020-254 – Field Book 2020-G – Drawn by REP



Point of Commencement
 SE corner
 Section 25, T11S, R14E