



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**
 Receipt No. _____
 Filing Date _____
 Completeness Date _____

Site Plan Application

A. PROJECT INFORMATION

1. Project Name: LG Transit Site Plan
2. Address of Subject Property: 943 N. Marion Avenue, Lake City, FL
3. Parcel ID Number(s): 00-00-00-11228-000
4. Future Land Use Map Designation: Commercial
5. Zoning Designation: Commercial Intensive
6. Acreage: 0.482
7. Existing Use of Property: vacant
8. Proposed use of Property: commercial
9. Type of Development (Check All That Apply):
 - Increase of floor area to an existing structure: Total increase of square footage _____
 - New construction: Total square footage 1914
 - Relocation of an existing structure: Total square footage _____

B. APPLICANT INFORMATION

1. Applicant Status Owner (title holder) Agent
2. Name of Applicant(s): Carol Chadwick, PE Title: Civil Engineer
 Company name (if applicable): _____
 Mailing Address: 1208 SW Fairfax Glen
 City: Lake City State: FL Zip: 32025
 Telephone: (307)680.1772 Fax: (_____) Email: ccpewyo@gmail.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*.
 Property Owner Name (title holder): LG Transit LLC
 Mailing Address: 795 NW Jake Glen
 City: Lake City State: FL Zip: 32055
 Telephone: (386)326.1270 Fax: (_____) Email: lgtransit@gmail.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.

***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 property?
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: Yes _____ No _____
Future Land Use Map Amendment Application No. _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning): Yes _____ No _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. _____
Variance: Yes _____ No _____
Variance Application No. _____
Special Exception: Yes _____ No _____
Special Exception Application No. _____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Vicinity Map – Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.
2. 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.
 - c. 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.
 - e. Area and dimensions of site (Survey).
 - f. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
 - g. Access to utilities and points of utility hook-up.
 - h. Location and dimensions of all existing and proposed parking areas and loading areas.
 - i. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas).
 - j. 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.
 - l. 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).
3. 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.
 4. Fire Department Access and Water Supply Plan: The Fire Department Access and Water Supply Plan must demonstrate compliance with Chapter 18 of the Florida Fire Prevention Code, be located on a separate signed and sealed plan sheet, and must be prepared by a professional fire engineer licensed in the State of Florida. The Fire Department Access and Water Supply Plan must contain fire flow calculations in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office (“ISO”) and/or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater.
 5. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities. For commercial and industrial developments, an analysis of the impacts to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts are required.
 6. Comprehensive Plan Consistency Analysis: An analysis of the application’s consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies).
 7. Legal Description with Tax Parcel Number (In Word Format).
 8. Proof of Ownership (i.e. deed).
 9. Agent Authorization Form (signed and notarized).
 10. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector’s Office).
 11. Fee. The application fee for a Site and Development Plan Application is \$200.00. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

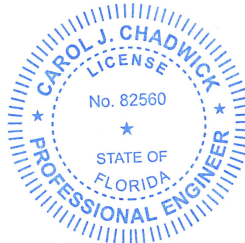
All eleven (11) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in the scheduling of the application before the Planning & Zoning Board.

A total of ten (10) copies of proposed site plan application and all support materials must be submitted along with a PDF copy on a CD. See City of Lake City submittal guidelines for additional submittal requirements.

THE APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR AGENT MUST BE PRESENT AT THE PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD, AS ADOPTED IN THE BOARD RULES AND PROCEDURES, OTHERWISE THE REQUEST MAY BE CONTINUED TO A FUTURE HEARING DATE.

I hereby certify that all of the above statements and statements contained in any documents or plans submitted herewith are true and accurate to the best of my knowledge and belief.

Applicant/Agent Name (Type or Print)



Applicant/Agent Signature

Digitally signed by Carol Chadwick
DN: c=US, o=Florida,
dnQualifier=A01410D000001
7EB6D924CE0005954C,
cn=Carol Chadwick
Date: 2022.12.05 11:09:40
-05'00'

Date

Applicant/Agent Name (Type or Print)

Applicant/Agent Signature

Date

STATE OF FLORIDA
COUNTY OF _____

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

(NOTARY SEAL or STAMP)

Signature of Notary

Printed Name of Notary

Personally Known _____ OR Produced Identification _____
Type of Identification Produced

LG TRANSIT SITE PLAN

SECTION 29, TOWNSHIP 3 SOUTH, RANGE 17 EAST LAKE CITY, COLUMBIA COUNTY, FLORIDA



PROJECT SITE

LOCATION MAP
NOT TO SCALE

NOTES

1. SITE PARCEL: 00-00-00-1 | 228-000
2. FUTURE LAND USE: COMMERCIAL
3. ZONING: CI: COMMERCIAL INTENSIVE
4. SITE ADDRESS: 943 N MARION AVENUE, LAKE CITY, FL

SHEET INDEX

- | | |
|---|-----------------------|
| 1 | COVER SHEET |
| 2 | NOTES & LEGEND |
| 3 | SITE & DIMENSION PLAN |
| 4 | GRADING PLAN |
| 5 | UTILITY PLAN |
| 6 | LANDSCAPE PLAN |
| 7 | DETAILS |



OWNER:

LG TRANSIT LLC
795 N.W. JAKE CLEN
LAKE CITY, FL 32055
CONTACT: LARRY GRAHAM
386.623.1270
lgtransit@aol.com

CIVIL ENGINEER:

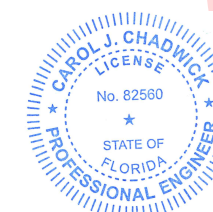
CAROL CHADWICK, P.E.
1208 S.W. FAIRFAX GLEN
LAKE CITY, FL 32025
307.680.1772
ccpewyo@gmail.com

CONTRACTOR:

WHIDDON CONSTRUCTION CO.
295 N.W. COMMONS LOOP, SUITE 115-262
LAKE CITY, FL 32055
386.754.7367
CONTACT: ROGER WHIDDON
roger@whiddonconstruction.com

SURVEYOR:

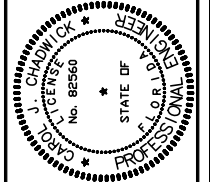
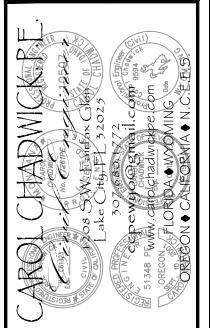
BRITT SURVEY & MAPPING, INC.
2086 S.W. MAIN BLVD., STE. 112
LAKE CITY, FL 32025
386.752.7163



Digitally signed by
Carol Chadwick
DN: c=US,
o=Florida,
dnQualifier=A014
10D0000017EB6D
924CE0005954C,
cn=Carol
Chadwick
Date: 2022.12.05
11:09:22 -05'00'

ENGINEER OF RECORD: CAROL CHADWICK, P.E.
P.E. NO.: 82560

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DATE	REVISION DESCRIPTION

PREPARED FOR:
WHIDDON CONSTRUCTION CO
295 NW COMMONS LOOP
SUITE 115-262
LAKE CITY, FL 32055
386.754.7367

LG TRANSIT SITE PLAN
COVER SHEET

PROJECT NO.	FL22181
DATE	DEC. 3, 2022
REVISION DATE	
SHEET	1 of 7

ENGINEER'S NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO CONSTRUCTION TO ENSURE THAT ALL WORK WILL FIT IN THE MANNER INTENDED ON THE PLANS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF SAID DIFFERENCES IMMEDIATELY AND PRIOR TO PROCEEDING WITH THE WORK.
2. ALL DISTURBED AREAS SHALL BE SEEDED WITH A MIXTURE OF LONG-TERM VEGETATION AND SHORT-TERM VEGETATION. THE LONG-TERM VEGETATION SHALL BE APPLIED AT A MINIMUM RATE OF 70 POUNDS PER ACRE. THE SHORT-TERM VEGETATION SHALL BE APPLIED AT A MINIMUM RATE OF 20 POUNDS PER ACRE AND SHALL CONSIST OF WINTER RYE FROM SEPTEMBER THROUGH MARCH OR MILLET FROM APRIL THROUGH AUGUST.
3. THE PERMITTEE/CONTRACTOR SHALL INSTITUTE NECESSARY MEASURES DURING CONSTRUCTION TO MINIMIZE EROSION, TURBIDITY, NUTRIENT LOADING, AND SEDIMENTATION TO ADJACENT LANDS AND IN THE RECEIVING WATER.
4. ALL GRADES MAY BE ADJUSTED IN THE FIELD A MAXIMUM OF SIX (6) INCHES AS LONG AS THE FLOW OF WATER IS NOT CHANGED.
5. WHERE DITCH MUST BE DEEPER THAN NORMAL TO ACCOMMODATE A PIPE, THE TRANSITION FROM NORMAL DITCH GRADE TO PIPE FLOW LINE SHALL BE A MINIMUM LENGTH OF 100 FEET.
6. THE CONTRACTOR SHALL ADHERE TO THE EROSION AND SEDIMENTATION CONTROL PLAN PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION UNTIL THE AS-BUILTS ARE COMPLETED.
7. QUANTITIES ARE ESTIMATES ONLY. CONTRACTOR SHALL VERIFY QUALITIES PRIOR TO BID AND CONSTRUCTION.
8. NO FILL SHALL BE PLACED ON EXISTING GROUND UNTIL THE GROUND HAS BEEN CLEARED OF WEEDS, DEBRIS, TOPSOIL AND OTHER DELETERIOUS MATERIAL.

UNAUTHORIZED CHANGES AND USES CAUTION:

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE GOVERNING AGENCIES.

PRIVATE ENGINEER'S NOTICE TO CONTRACTOR:

THE CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, HE/SHE WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

EROSION CONTROL NOTES

1. EROSION AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE "FLORIDA DEVELOPMENT MANUAL" AND THE "FLORIDA EROSION AND SEDIMENT CONTROL INSPECTOR'S MANUAL"
2. THE CONTRACTOR SHALL ADHERE TO THE FLORIDA DEPARTMENT OF TRANSPORTATION, SUWANNEE RIVER WATER MANAGEMENT DISTRICT, COLUMBIA COUNTY, CITY OF LAKE CITY AND OTHER GOVERNING AUTHORITIES FOR EROSION AND SEDIMENT CONTROL REGULATIONS.
3. THE CONTRACTOR SHALL ADJUST AND REVISE CONTROL MEASURES SHOWN ON THESE PLANS TO MEET ACTUAL FIELD CONDITIONS. ANY REVISIONS SHALL BE APPROVED BY THE REVIEWING AGENCIES.
4. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.
5. EROSION AND SEDIMENT CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL CONSTRUCTION IS COMPLETE AND UNTIL A PERMANENT GROUND COVER HAS BEEN ESTABLISHED.
6. ALL OPEN DRAINAGE SWALES SHALL BE GRASSED AND RIPRAP SHALL BE PLACED AS REQUIRED TO CONTROL EROSION.
7. SILT FENCES SHALL BE LOCATED ON SITE TO PREVENT SEDIMENT FROM LEAVING PROJECT LIMITS.
8. CONTRACTOR SHALL PLACE A DOUBLE ROW OF SILT FENCE IN AREAS WHERE RUNOFF FROM DISTURBED AREAS MAY ENTER WETLANDS.
9. DURING CONSTRUCTION AND AFTER CONSTRUCTION IS COMPLETE, ALL STRUCTURES SHALL BE CLEANED OF ALL DEBRIS AND EXCESS SEDIMENT.
10. ALL GRADED AREAS SHALL BE STABILIZED IMMEDIATELY WITH A TEMPORARY FAST-GROWING COVER AND/OR MULCH.
11. A PAD OF RUBBLE RIP RAP SHALL BE PLACED AT THE BOTTOM OF ALL COLLECTION FLUMES AND COLLECTION PIPE OUTLETS. GRANITE OR LIMESTONE RIPRAP IS REQUIRED, NO BROKEN CONCRETE WILL BE ACCEPTED.
12. ALL SIDE SLOPES STEEPER THAN 3:1 SHALL BE ADEQUATELY PROTECTED FROM EROSION THROUGH THE USE OF HAY BALES OR SODDING.
13. ALL STABILIZATION PRACTICES SHALL BE INITIATED AS SOON AS PRACTICABLE IN AREAS OF THE JOB WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY STOPPED, BUT IN NO CASE SHALL THE DISTURBED AREA BE LEFT UNPROTECTED FOR MORE THAN SEVEN DAYS.
14. ALL WASTE GENERATED ON THE PROJECT SHALL BE DISPOSED OF BY THE CONTRACTOR IN AREAS PROVIDED BY CONTRACTOR.
15. LOADED HAUL TRUCKS SHALL BE COVERED WITH TARP.
16. EXCESS DIRT SHALL BE REMOVED DAILY.
17. THIS PROJECT SHALL COMPLY WITH ALL WATER QUALITY STANDARDS.
18. QUALIFIED PERSONNEL SHALL INSPECT THE AREA USED FOR STORAGE OF STOCKPILES, THE SILT FENCE AND STRAW BALES, THE LOCATION WHERE VEHICLES ENTER OR EXIT THE SITE, AND THE DISTURBED AREAS THAT HAVE NOT BEEN FINALLY STABILIZED, AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM OF 0.25 INCHES OR GREATER.
19. SITES THAT HAVE BEEN FINALLY STABILIZED WITH SOD OR GRASSING SHALL BE INSPECTED AT LEAST ONCE EVERY WEEK.

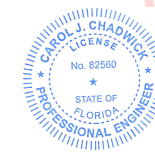
EXISTING LINETYPES, SYMBOLS, AND HATCH PATTERNS

SA	SANITARY SEWER MAIN	○	ROOF DRAIN	SW	STORM SEWER MANHOLE
SS	SANITARY SEWER SERVICE	BM	BENCHMARK	Grated	GRATED STORM INLET
W	WATER MAIN	Star	REFERENCE MONUMENT	Storm Inlet	STORM INLET
WS	WATER SERVICE	CA	CABLE TV RISER	SA	SANITARY SEWER MANHOLE
SW	STORM SEWER	T	TELEPHONE RISER	⊕	CLEAN OUT
Swale	SWALE/FLOWLINE	WM	WATER METER PIT	(G)	GAS VALVE
-----	CULVERT	Fire	FIRE HYDRANT	G	GAS METER
OP	OVERHEAD POWER	X	GATE VALVE	Star	STREET LIGHT
UP	UNDERGROUND POWER	CS	CURB STOP	⌋	GUY WIRE ANCHOR
GAS	GAS LINE	Tree	CONIFEROUS TREE	⊙	POWER POLE
T	PHONE LINE	Decid	DECIDUOUS TREE	⊙	GAS MARKER
FO	FIBER OPTIC	Bush	BUSH	⊙	ELECTRIC MARKER
CA	CABLE TV	Hedge	HEDGE/TREE LINE	Transformer	TRANSFORMER SINGLE PHASE
---	PROPERTY LINE	Pole	I POLE SIGN	Transformer	TRANSFORMER 3 PHASE
---	R.O.W.	Borehole	BOREHOLE	Electrical	ELECTRICAL VAULT
---	BUILDING SETBACK LINE	Monitoring	MONITORING WELL	Electrical	ELECTRICAL METER
---	EASEMENT LINE	Traffic	TRAFFIC SIGNAL	Fiber	FIBER OPTIC PEDISTAL
Rect	STRUCTURE			Fiber	FIBER OPTIC VAULT
Grated	EXISTING CONCRETE			Sprinkler	SPRINKLER HEAD
Asphalt	EXISTING ASPHALT			Irrigation	IRRIGATION CONTROL

PROPOSED LINETYPES, SYMBOLS, AND HATCH PATTERNS

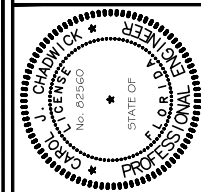
SA	SANITARY SEWER MAIN	CA	CABLE TV RISER	SW	STORM SEWER MANHOLE
SS	SANITARY SEWER SERVICE	T	TELEPHONE RISER	Grated	GRATED STORM INLET
W	WATER MAIN	WM	WATER METER PIT	Storm Inlet	STORM INLET
WS	WATER SERVICE	Fire	FIRE HYDRANT	SA	SANITARY SEWER MANHOLE
SW	STORM SEWER	X	GATE VALVE	⊕	CLEAN OUT
OP	OVERHEAD POWER	CS	CURB STOP	(G)	GAS VALVE
UP	UNDERGROUND POWER	G	GAS METER	G	GAS METER
GAS	GAS LINE	Star	STREET LIGHT	Star	STREET LIGHT
T	PHONE LINE	⌋	GUY WIRE ANCHOR	⌋	GUY WIRE ANCHOR
FO	FIBER OPTIC	Cap	CAP (END OF LINE PLUG)	Transformer	TRANSFORMER SINGLE PHASE
CA	CABLE TV	Coupler	COUPLER	Transformer	TRANSFORMER 3 PHASE
---	PROPERTY LINE	Cross	CROSS	Electrical	ELECTRICAL VAULT
Striping	STRIPING	Deflection	DEFLECTION COUPLER	Electrical	ELECTRICAL METER
---	BUILDING SETBACK LINE	TEE	TEE	Fiber	FIBER OPTIC PEDISTAL
---	EASEMENT LINE	Reducer	REDUCER	Fiber	FIBER OPTIC VAULT
---	SIDEWALK	Pole	I POLE SIGN	Sprinkler	SPRINKLER HEAD
SF	SILT FENCE			Irrigation	IRRIGATION CONTROL
Rect	PROPOSED STRUCTURE	Grass	GRASS	Tree	CONIFEROUS TREE
Grated	PROPOSED CONCRETE	Gravel	PROPOSED GRAVEL SURFACE	Tree	DECIDUOUS TREE
Asphalt	PROPOSED ASPHALT			Bush	BUSH

NOTE: ALL UTILITY PROVIDERS MUST BE CONTACTED PRIOR TO DIGGING IN ACCORDANCE TO CHAPTER 556 "SUNSHINE STATE ONE CALL" CALL 811 48 HOURS PRIOR TO DIGGING



Digitally signed by Carol Chadwick
 DN: c=US, o=Florida, dnQualifier=A014
 10D0000017EB6D
 924CE0005954C,
 cn=Carol Chadwick
 Date: 2022.12.05 11:09:08 -05'00'

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REVISION DESCRIPTION	DATE

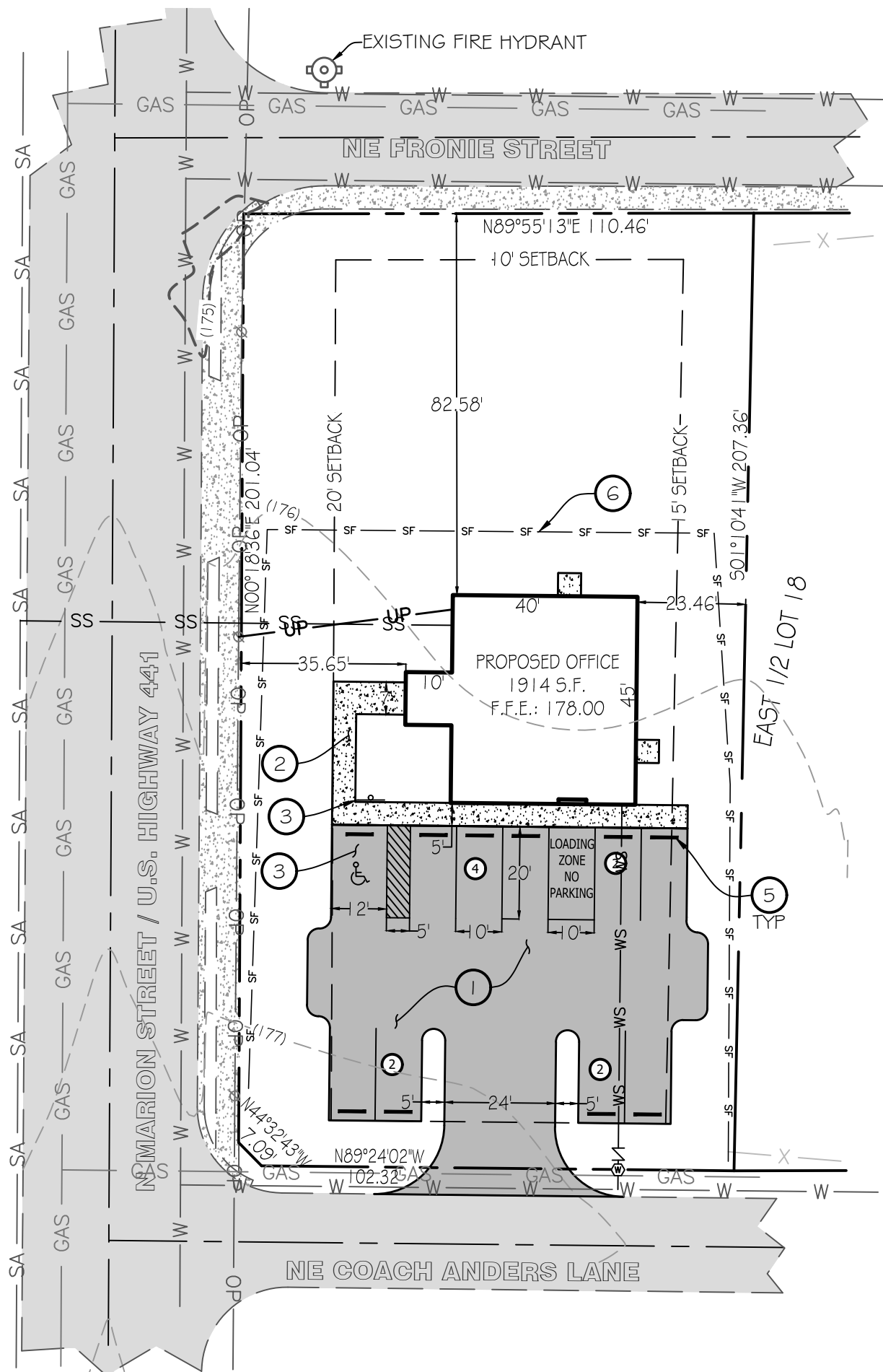
PREPARED FOR:
 WHIDDON CONSTRUCTION CO
 295 NW COMMONS LOOP
 SUITE 115-262
 LAKE CITY, FL 32055
 386.754.7367

PROJECT NO: FL22181
 DATE: DEC. 3, 2022
 REVISION DATE: SHEETS: 2 of 7

LG TRANSIT SITE PLAN

NOTES & LEGEND

C:\CONSULTING\JOB FILES\LG TRANSIT\FL2218\DWG\PLANS\PL2218_1-03-SITE.dwg, 12/31/2022 10:34:03 AM



CONSTRUCTION NOTES & ESTIMATED QUANTITIES

- ① 1-1/2" AC PAVEMENT OVER 6" LIMEROCK BASE 5327 S.F.
- ② 4" CONCRETE SIDEWALK 589 S.F.
- ③ HANDICAP PARKING STALL PER DETAILS ON SHEET 7 1 EA.
- ④ HANDICAP PARKING SIGN PER DETAIL ON SHEET 7 1 EA.
- ⑤ INSTALL WHEEL STOP PER DETAIL ON SHEET 7 10 EA.
- ⑥ SILT FENCE PER DETAIL ON SHEET 7 353 L.F.

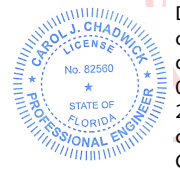
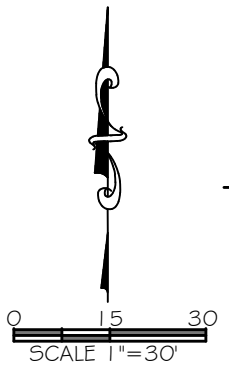
DEVELOPMENT INFORMATION			
NEW COMMERCIAL BUILDING BUSINESS USE			
PARCEL NUMBER	00-00-00-1 228-000		
ZONING	CI - COMMERCIAL INTENSIVE		
LAND USE	COMMERCIAL		
ADDRESS	943 N MARION AVENUE, LAKE CITY, FL		
PROPERTY AREA	SQUARE FEET	ACRES	% OF SITE
PARCEL AREA	20996	0.48	100
ON-SITE DISTURBANCE AREA	12597	0.29	60.00
OFF-SITE DISTURBANCE AREA	0	0.00	-
TOTAL DISTURBANCE AREA	12597	0.29	60.00
PROPOSED IMPERVIOUS AREA			
BUILDING	1914	0.04	9.12
CONCRETE	639	0.01	3.04
ASPHALT PARKING & DRIVEWAYS	5108	0.12	24.33
TOTAL IMPERVIOUS AREA	7661	0.18	36.49
LANDSCAPING			
REQUIRED	PER SECTION 4.2.15.10, LAKE CITY L.D.R. LANDSCAPING: 10% OF OFF-STREET PARKING (5108 SF) 1 TREE PER 200 SF OF LANDSCAPING 511 S.F. LANDSCAPING & 3 TREES		
PROPOSED AREA	4748 S.F. & 4 TREES		
PARKING			
REQUIRED SPACES	PER SECTION 4.13.11, LAKE CITY L.D.R. 1 PARKING SPACE PER 200 S.F. OF OFFICE FLOOR AREA 1 PARKING SPACE PER 1500 S.F. OF WAREHOUSE AREA 1914/200 = 10		
PROPOSED SPACES	10 INCLUDING 1 HANDICAP SPACE		

STORMWATER MANAGEMENT NOTE

SITE IS EXEMPT FROM SRWMD STORM WATER MANAGEMENT: REFER TO EXEMPTION VERIFICATION FROM SRWMD.

NOTES

- 1. SIGN PER SEPARATE PERMIT



Digitally signed by Carol Chadwick
 DN: c=US, o=Florida, dnQualifier=A01410D000017EB6D924CE0005954C,
 cn=Carol Chadwick
 Date: 2022.12.05 11:08:53 -05'00'

PROJECT NO. FL2218
 DATE DEC. 3, 2022
 REVISION DATE
 SHEET 3 of 7

LG TRANSIT SITE PLAN
 SITE & DIMENSION PLAN

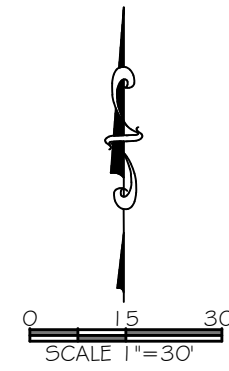
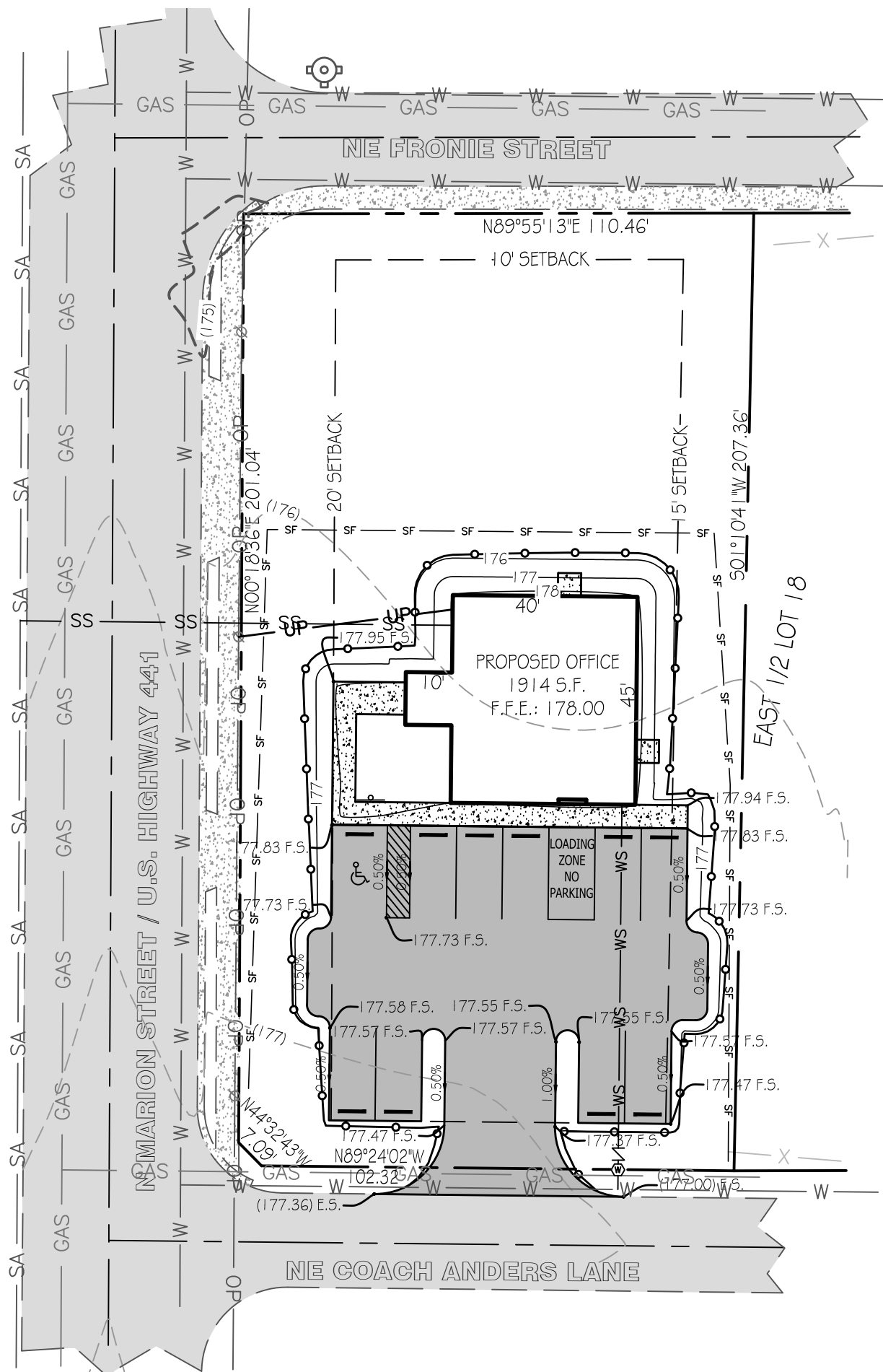
PREPARED FOR:
 WHIDDON CONSTRUCTION CO
 295 NW COMMONS LOOP
 SUITE 115-262
 LAKE CITY, FL 32055
 386.754.7367

REVISION DESCRIPTION
 DATE

CAROL J. CHADWICK
 LICENSE NO. 82560
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER

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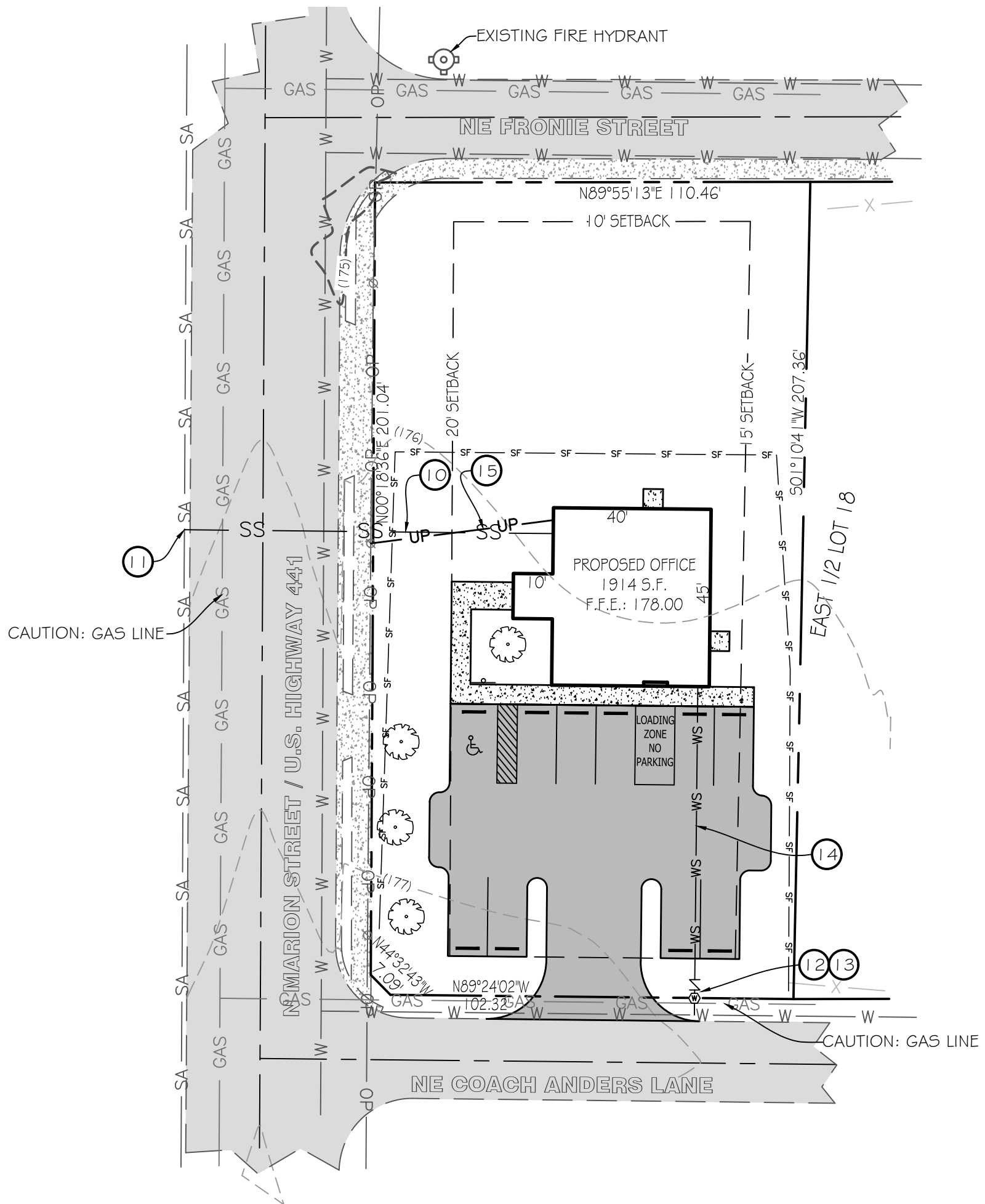
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by Carol
Chadwick
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o=Florida,
dnQualifier=A014
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924CE0005954C,
cn=Carol
Chadwick
Date: 2022.12.05
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 CAROL CHADWICK, P.E. License No. 82500 State of Florida Professional Engineer	<p>PREPARED FOR: WHIDDON CONSTRUCTION CO 295 NW COMMONS LOOP SUITE 115-262 LAKE CITY, FL 32055 386.754.7367</p>
	<p>LG TRANSIT SITE PLAN GRADING PLAN</p>
<p>PROJECT NO. FL2218</p>	
<p>DATE DEC. 3, 2022</p>	
<p>REVISION DATE</p>	
<p>SHEET 4 of 7</p>	
	<p>REVISION DESCRIPTION</p>

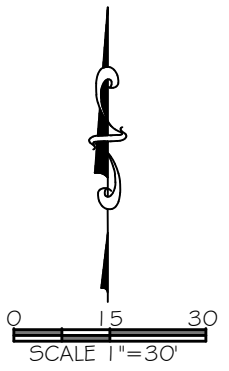


CONSTRUCTION NOTES & ESTIMATED QUANTITIES

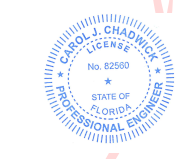
- 10 6" SEWER LATERAL @ 2.00% MIN. 94 L.F.
- 11 CONNECT TO SEWER 1 EA.
- 12 WATER METER 1 EA.
- 13 BACKFLOW PREVENTER 1 EA.
- 14 1" WATER SERVICE 83 L.F.
- 15 ELECTRIC SERVICE 1 EA.

NOTES

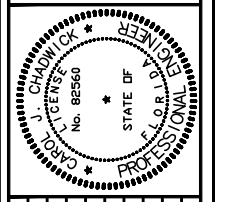
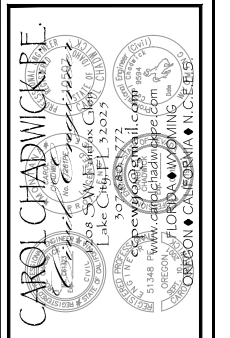
CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.



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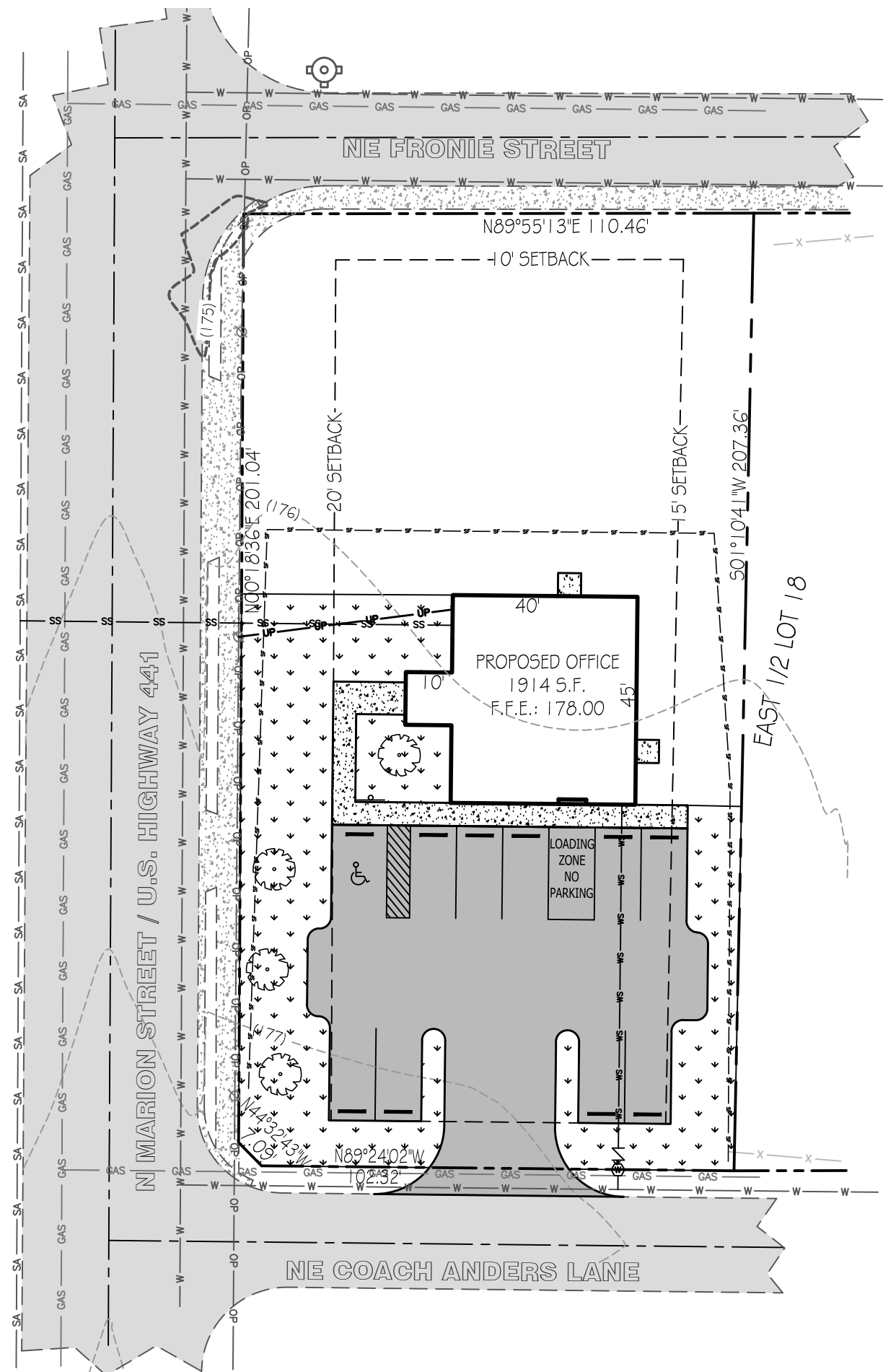


NO.	DATE	REVISION DESCRIPTION


PREPARED FOR:
 WHIDDON CONSTRUCTION CO
 295 NW COMMONS LOOP
 SUITE 115-262
 LAKE CITY, FL 32055
 386.754.7367

LG TRANSIT SITE PLAN
UTILITY PLAN

PROJECT NO.	FL2218
DATE	DEC. 3, 2022
REVISION DATE	
SHEET	5 of 7



PLANT SCHEDULE

SYMBOL	PLANT TYPE	QTY
	MUSKOGEE CRAPE MYRTLE, 30 GALLON	4

LANDSCAPE NOTES

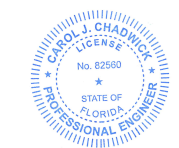
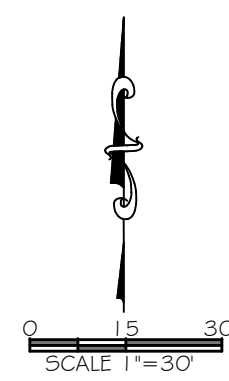
- (a) ALL PLANT MATERIAL TO BE FLORIDA No. 1 QUALITY
- (b) IRRIGATION TO BE ACHIEVED WITH AN AUTOMATIC LOW-PRESSURE DRIP SYSTEM
- (c) 100% IRRIGATION COVERAGE REQUIRED
- (d) STAKING REQUIRED FOR ALL SINGLE-TRUNK TREES
- (e) A 3' "RING" OF MULCH TO BE MAINTAINED AROUND ALL TREES NOT INCORPORATED IN PLANT BEDS.
- (f) LANDSCAPING REQUIRED AROUND ALL BACKFLOW DEVICES
- (g) UNOBSTRUCTED VISIBILITY REQUIRED WITHIN SITE VISIBILITY TRIANGLE (INDICATE WITH DIAGRAM, FIGURE 33.01)
- (i) ALL PLANT BEDS TO BE FREE OF LIME ROCK, CONSTRUCTION DEBRIS, AND ANY IMPERVIOUS MATERIAL. EXCAVATION AND BACKFILLING MAY BE REQUIRED
- (j) THE OWNER/DEVELOPER IS RESPONSIBLE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL. LANDSCAPE AREAS MUST BE MAINTAINED TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE AT ALL TIMES AND SHALL BE KEPT FREE OF TRASH AND DEBRIS

BUFFER NOTE

THE PORTION OF THE BUFFER NOT COVERED BY PLANTING SHALL BE LANDSCAPED WITH GRASS OR GROUND COVER.

IRRIGATION NOTE

IRRIGATION WILL BE ACHIEVED BY HAND WATER OR LOW-PRESSURE IRRIGATION SYSTEM.



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 924CE0005954C, cn=Carol
 Chadwick
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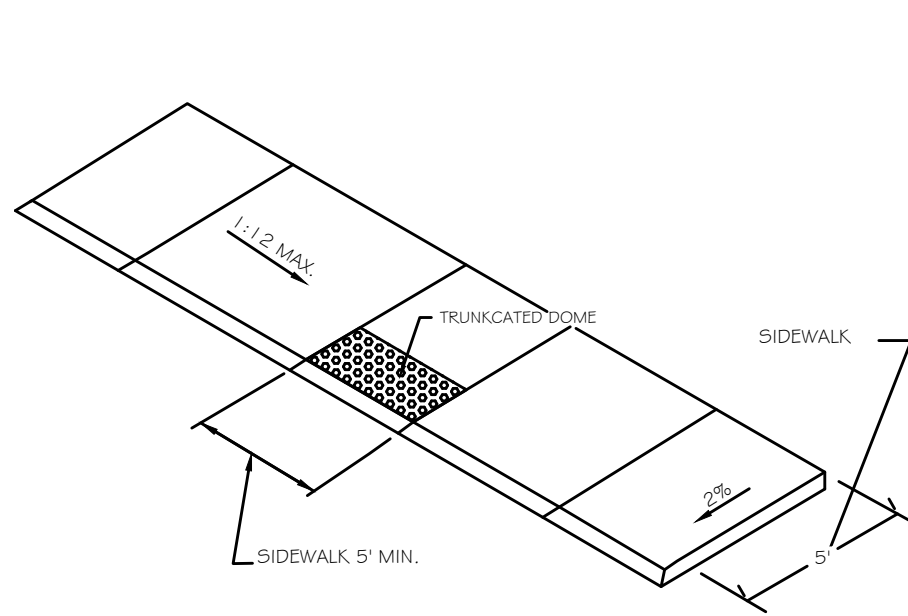
PROJECT NO. FL22181
 DATE DEC. 3, 2022
 REVISION DATE
 SHEET 6 of 7

LG TRANSIT SITE PLAN
 LANDSCAPING PLAN

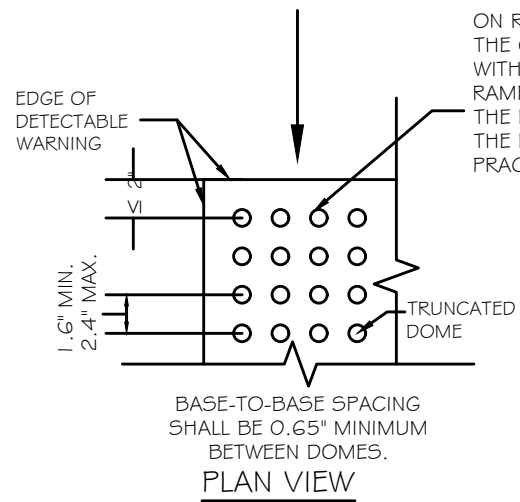
PREPARED FOR:
 WHIDDON CONSTRUCTION CO
 295 NW COMMONS LOOP
 SUITE 115-262
 LAKE CITY, FL 32055
 386.754.7367

REVISION DESCRIPTION
 DATE

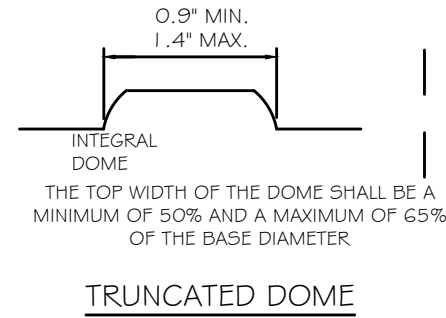
CAROL CHADWICK
 LICENSE
 No. 82560
 STATE OF
 FLORIDA
 PROFESSIONAL ENGINEER



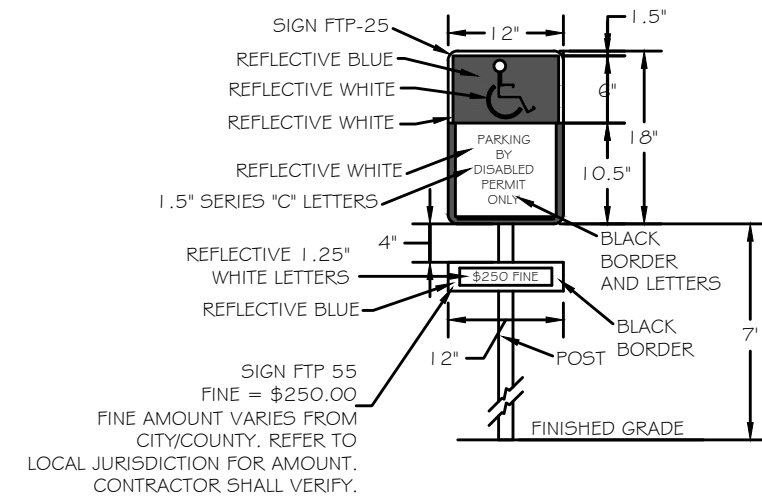
ADA RAMP WITH TRUNCATED DOME DETAIL
NOT TO SCALE



ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24" (610mm) FROM THE BACK OF CURB.

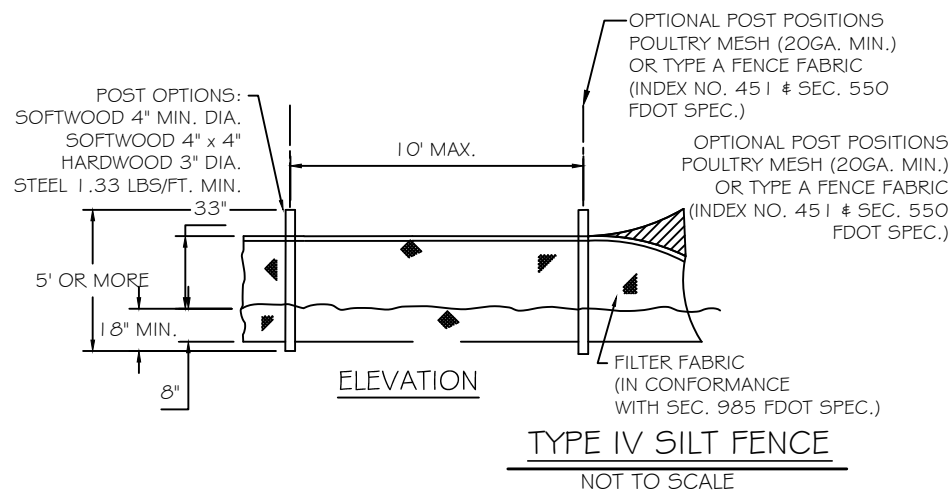


ON RAMPS THAT ARE PERPENDICULAR WITH THE CURB LINE, THE DOME SHALL BE IN-LINE WITH THE DIRECTION OF TRAVEL. ON RAMPS INTERSECTING CURBS ON A RADIUS, THE DOME PATTERN SHALL BE IN-LINE WITH THE DIRECTION OF TRAVEL TO THE EXTENT PRACTICAL.

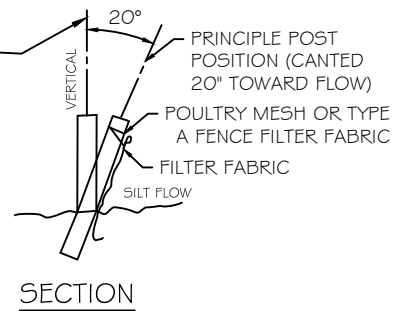


HANDICAP PARKING SIGN DETAIL
NOT TO SCALE

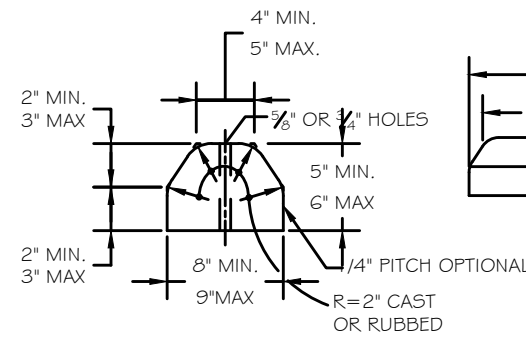
SIGN NOTES:
1. SIGN CONSTRUCTION, DESIGN AND PLACEMENT SHALL COMPLY WITH STATE AND LOCAL STATUES.



TYPE IV SILT FENCE
NOT TO SCALE

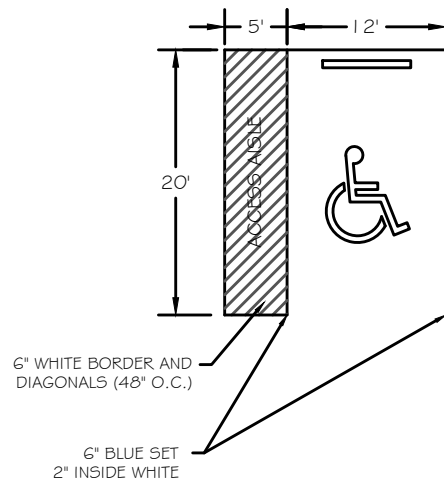


SECTION



WHEEL STOP DETAIL
NOT TO SCALE

WHEEL STOPS WHERE INDICATED IN PLANS



HANDICAP PARKING STALL DETAIL
NOT TO SCALE

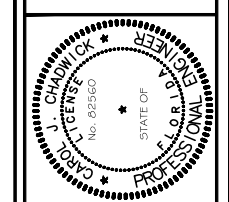
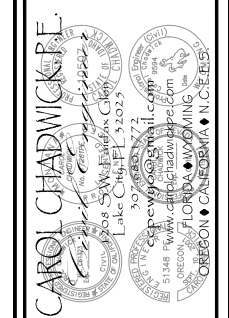
1. SIGN SHALL BE PLACED IN FRONT OF ALL DESIGNATED HANDICAPPED SPACES. SIGN HEIGHT SHALL BE 7' FROM PAVEMENT TO BOTTOM OF SIGN.
2. 5' HANDICAPPED AISLE MAY BE PLACED ON THE RIGHT OR LEFT SIDE OF PARKING STALL.
3. HANDICAPPED PARKING SYMBOL SHALL BE 3 OR 5 FT. HIGH.
4. BLUE PAVEMENT MARKINGS SHALL BE TINTED TO MATCH SHADE 15180 OF FEDERAL STANDARDS 595A.

PROJECT NO. FL22181
 DATE DEC. 3, 2022
 REVISION DATE
 SHEET 7 of 7

LG TRANSIT SITE PLAN
 DETAILS

PREPARED FOR:
 WHIDDON CONSTRUCTION CO
 295 NW COMMONS LOOP
 SUITE 115-262
 LAKE CITY, FL 32055
 386.754.7367

DATE
 REVISION DESCRIPTION



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 Date: 2022.12.05 11:07:56 -05'00'



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CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpeuyo@gmail.com

www.carolchadwickpe.com

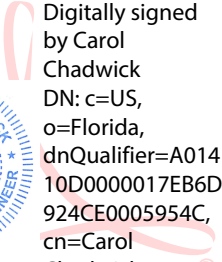
December 3, 2022

re: LG Transit Site Plan Drainage Memo

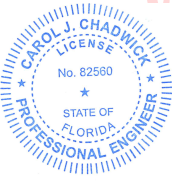
Site is exempt from SRWMD storm water management per the attached document from SRWMD.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed
by Carol
Chadwick
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cn=Carol
Chadwick
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Carol Chadwick, P.E.



SUWANNEE RIVER

WATER MANAGEMENT DISTRICT

May 12, 2022

Larry Graham
LG TRANSIT, LLC
795 NW Jake Gln
Lake City, FL 32055

SUBJECT: Environmental Resource Permit (ERP) No Permit Required, LG TRANSIT
PROPERTY, ERP-023-242728-1, Columbia County

Dear Larry Graham,

The above-mentioned proposed activity does not require a permit from the Suwannee River Water Management District (District). This decision was based on the documentation submitted on or before May 5, 2022. The proposed activity is for the construction of a 1,915 square foot building and 3,972 square feet of parking area. The total increase of impervious area will be 5,887 square feet, or about 0.135 acres. The project shall be constructed in a manner consistent with the application package submitted by JaJuan Burgess on or before May 5, 2022. The proposed activity is considered exempt in accordance with section 62-330.020(2), of the Florida Administrative Code (F.A.C.).

Please ensure that turbidity, sedimentation, and erosion are controlled during and after construction of the exempt activity to prevent violations of state water quality standards, including any antidegradation provisions of paragraphs 62-4.242(1)(a) & (b), subsections 62-4.242(2) & (3) and Rule 62-302.300, F.A.C., and any special standards for Outstanding Florida Waters and Outstanding National Resource Waters. Erosion and sediment control best management practices shall be installed and maintained in accordance with the guidelines and specifications described in the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007) (<https://www.flrules.org/Gateway/reference.asp?No=Ref-02530>), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008) (<https://www.flrules.org/Gateway/reference.asp?No=Ref-02531>).

In addition, construction, alteration, and operations shall not:

- Exceed any of the thresholds as found in 62-330.020, F.A.C.
- Adversely impound or obstruct existing water flow, cause adverse impacts to existing surface water storage and conveyance capabilities, or otherwise cause adverse water quantity or flooding impacts to receiving water and adjacent lands;
- Cause an adverse impact to the minimum flows and levels established pursuant to Section 373.042, F.S.
- Cause adverse impacts to a Work of the District established pursuant to Section 373.086, F.S.
- Adversely impede navigation or create a navigational hazard; or,
- Cause or contribute to a violation of state water quality standards

Water for Nature. Water for People.

This authorization does not exempt you from obtaining permits from any other regulatory agency. Any modifications to the authorized plans shall require reconsideration by the District prior to commencement of construction.

If you have any questions, please contact the Division of Resource Management at 386.362.1001.

Sincerely,

A handwritten signature in blue ink that reads "Monica Schott".

Monica Schott, E.I.
Engineer I

Cc: JaJuan Burgess, LG Transit, LLC

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

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December 3, 2022

re: LG Transit Site Plan Fire Flow Report

ISO: $NFF = (C) (O) [1 + (X + P)] = 750 * 0.85 [1 + (0 + 0)] = 637 \rightarrow 750 \text{ gpm}$

Where:

NFF = Needed Fire Flow

(C) = Construction factor, including effective area: C=750

(O) = Occupancy factor: C-2=0.85

(X + P) = Exposures and communication (openings) factor: 0

$C = 18F\sqrt{A} = 18 * 0.8 * \sqrt{1914} = 630 \rightarrow 750$

Where:

F = the coefficient related to the construction type = 0.8

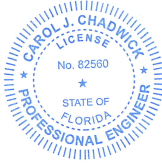
A = the effective building area = 1914 sf

NFPA: required flow 1500 gpm

Per the attached Water Flow Report dated 04/08/2022, the water flow is 1360 gpm.

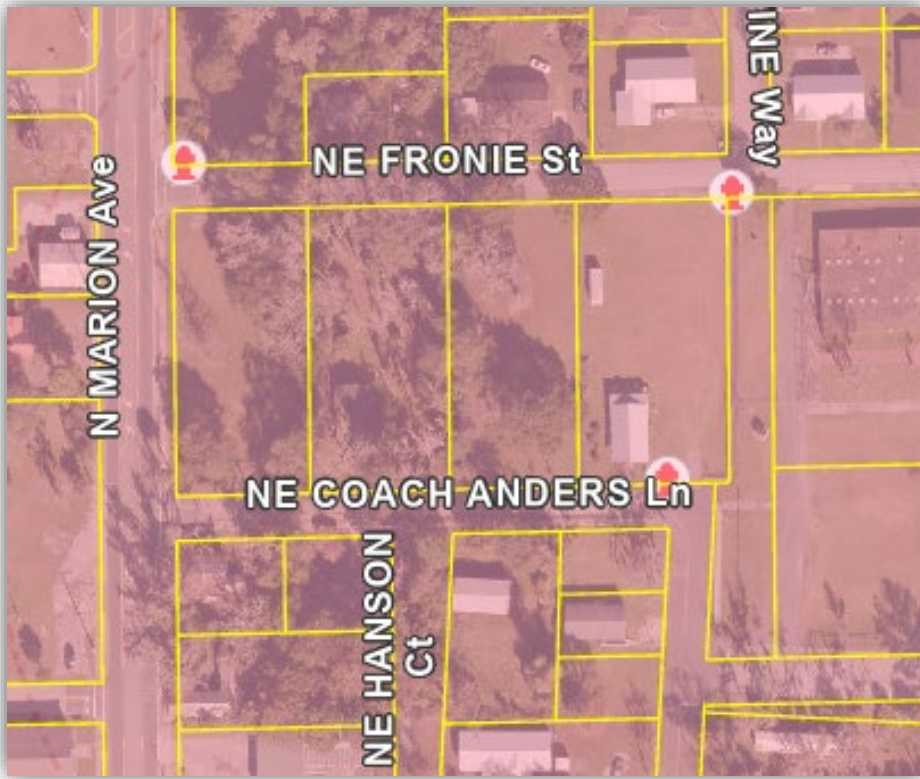
Please contact me at 307.680.1772 if you have any questions.

Respectfully,



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Carol Chadwick, P.E.

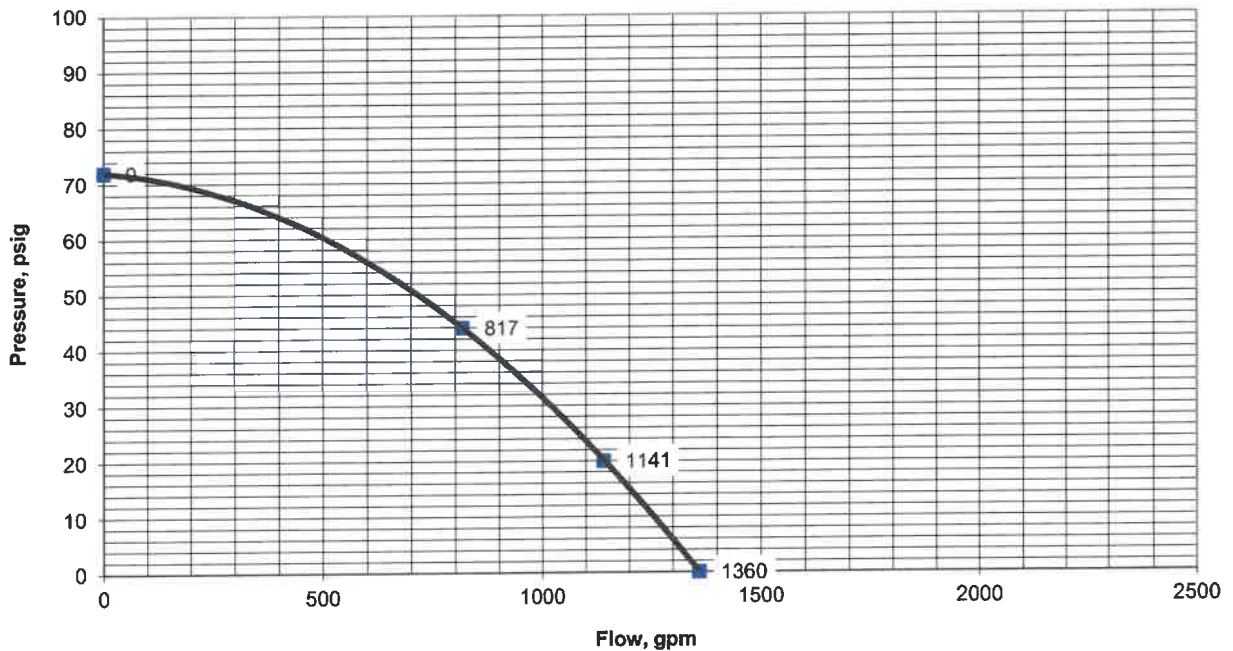


City of Lake City Water flow report

HYDRANT # & LOCATION: **943 N. Marion Ave.** DATE: **11/30/2022**
 TEST BY: **AI/Brandon** Day: **Wednesday** Time: **13:50** Minutes: **2**
 WATER SUPPLIED BY: **Municipal**
 PURPOSE OF TEST: **request**

DATA

FLOW HYDRANT(S)	A1	A2	A3
SIZE OPENING:	2.5	2.5	2.5
COEFFICIENT:	0.8		
PITOT READING:	30		
GPM:	817	0	0
TOTAL FLOW DURING TEST:	817 GPM		
STATIC READING:	72 PSI		RESIDUAL: 44 PSI
RESULTS:	AT 20 PSI RESIDUAL 1141 GPM		AT 0 PSI 1360 GPM
ESTIMATED CONSUMPTION:	1634 GAL.		
REMARKS:			



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Civil Engineer

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307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

December 3, 2022

re: LG Transit Site Plan Concurrency Impact Analysis

The site is currently vacant. The proposed business will use City sewer and water, if available.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 9th edition, ITE code 710
- Potable Water Analysis per Chapter 64E-6.008 Florida Administrative Code, Table 1
- Sanitary Sewer Analysis Chapter 64E-6.008 Florida Administrative Code, Table 1
- Environmental Engineering: Tampa Typical Solid Waste Generation Rates

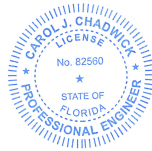
Summary of analyses:

- Trip generation: 21 ADT & 3 Peak PM trips
- Potable Water: 287 gallons per day
- Potable Water: 287 gallons per day
- Solid Waste: 287 tons per year

See attached Concurrency Worksheet.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



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Chadwick
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Carol Chadwick, P.E.

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CC Job #FL22181



**REVISED CONCURRENCY
WORKSHEET**

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	KSF	Total ADT	Total PM Peak
710	General Light Industrial	11.01	1.49	1.90	20.92	2.83

KSF

Potable Water Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Office Building	15.00	19.14	287.10

* Multiplier is based upon Ch. 64E.6008, Florida Administrative Code and can vary from square footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier. (per 100 s.f. of floor space)

Sanitary Sewer Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Office Building	15.00	19.14	287.10

* Multiplier is based upon Ch. 64E.6008, Florida Administrative Code and can vary from square footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier. (per 100 s.f. of floor space)

Solid Waste Analysis

Use	1 pound per 100 s.f. per day	S.F.	Total (Tons Per Year)
Office	1.00	1914	349

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Civil Engineer

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ccpewyo@gmail.com

www.carolchadwickpe.com

December 3, 2022

re: LG Transit Site Plan Comprehensive Plan Consistency Analysis

The LG Transit Site Plan is consistent with Lake City's Comprehensive Plan.

Future Land Use Element

GOAL 1 - IN RECOGNITION OF THE IMPORTANCE OF CONSERVING THE NATURAL RESOURCES AND ENHANCING THE QUALITY OF LIFE, THE CITY SHALL DIRECT DEVELOPMENT TO THOSE AREAS WHICH HAVE IN PLACE, OR HAVE AGREEMENTS TO PROVIDE, THE LAND AND WATER RESOURCES, FISCAL ABILITIES AND SERVICE CAPACITY TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.

- Objective 1.1 The City shall continue to direct future population growth and associated urban development to urban development areas as established within this comprehensive plan.

Consistency: The subject property fronts N. Marion Avenue. The area is zoned commercial intensive.

- Policy 1.1.1 The City shall limit the location of higher density residential and high intensity commercial and industrial uses to areas adjacent to arterial or collector roads where public facilities are available to support such higher density or intensity. In addition, the City shall enable private subregional centralized potable water and sanitary sewer systems to connect to public regional facilities, in accordance with the objective and policies for the urban and rural areas within this future land use element of the comprehensive plan.

Consistency: The subject property fronts N. Marion Avenue which is an arterial road.

- Policy 1.1.2 The City's future land use plan map shall allocate amounts and mixes of land uses for residential, commercial, industrial, public and recreation to meet the needs of the existing and projected future populations and to locate urban land uses in a manner where public facilities may be provided to serve such urban land uses. Urban land uses shall be herein defined as residential, commercial and industrial land use categories.

Consistency: The corridor along N. Marion Avenue is zoned commercial intensive.

- Policy 1.1.3 The City's future land use plan map shall base the designation of residential, commercial and industrial lands depicted on the future land use plan map upon acreage which can be reasonable expected to develop by the year 2023.

Consistency: The site will be constructed immediately upon site plan approval.

- Policy 1.1.4 The City shall continue to maintain standards for the coordination and siting of

proposed urban development near agricultural or forested areas, or environmentally sensitive areas (including but not limited to wetlands and floodplain areas) to avoid adverse impact upon existing land uses.

Consistency: The proposed use of the subject property is consistent with commercial properties and will not have any adverse environmental impacts on the existing land uses.

- Policy I.1.5 The City shall continue to regulate and govern future urban development within designated urban development areas in conformance with the land topography and soil conditions, and within an area which is or will be served by public facilities and services.

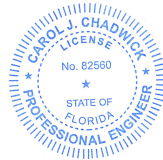
Consistency: No impacts to adjacent land topography or soil conditions will result from the construction of the site.

- Policy I.1.6 The City's land development regulations shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities within the designated urban development areas of the City. For the purpose of this policy and comprehensive plan, the phrase "other similar uses compatible with" shall mean land uses that can co-exist in relative proximity to other uses in a stable fashion over time such that no other uses within the same land use classification are negatively impacted directly or indirectly by the use.

Consistency: The proposed commercial development is compatible with other similar uses along N. Marion Avenue and can co-exist without negative impacts to other uses in relative proximity to the development over time.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



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924CE0005954C, cn=Carol
Chadwick
Date: 2022.12.05 11:06:46 -05'00'

Carol Chadwick, P.E.

Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 9/15/2022

Parcel: << **00-00-00-11228-000 (39656)** >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Owner	LG TRANSIT LLC 795 NW JAKE GLN LAKE CITY, FL 32055		
Site	943 N MARION AVE, LAKE CITY		
Description*	NE DIV: W1/2 OF LOT 18 CATHEYS SURVEY. 448-715, 630-202, WD 935-177, WD 1453-619,		
Area	0.482 AC	S/T/R	29-3S-17
Use Code**	VACANT (0000)	Tax District	1

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2021 Certified Values		2022 Working Values	
Mkt Land	\$10,500	Mkt Land	\$10,500
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$10,500	Just	\$10,500
Class	\$0	Class	\$0
Appraised	\$10,500	Appraised	\$10,500
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$10,500	Assessed	\$10,500
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$10,500 city:\$10,500 other:\$0 school:\$10,500	Total Taxable	county:\$10,500 city:\$10,500 other:\$0 school:\$10,500



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/19/2021	\$50,000	1453/0619	WD	V	Q	01
9/11/2001	\$16,000	0935/0177	WD	V	Q	99

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	21,000.000 SF (0.482 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$10,500

Prepared by and return to:

Rob Stewart
Lake City Title
426 SW Commerce Drive, Ste 145
Lake City, FL 32025
(386) 758-1880
File No 2021-5430VB

Parcel Identification No 00-00-00-11228-000

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 19th day of November, 2021 between Nathan Brown and Deborah B.

Brown, Husband and Wife, whose post office address is **3076 Wallace Lake Road, Pace, FL 32571**, of the County of , State of Florida, Grantors, to **LG Transit LLC, a Florida Limited Liability Company**, whose post office address is **795 NW Jake Glen, Lake City, FL 32055**, of the County of Columbia, State of Florida, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

W 1/2 of Lot or Block No. 18 in the Northeastern Division of City of Lake City, Florida in the Cathey Addition, situated in SE 1/4 of NW 1/4 of Section 29, Township 3 South, Range 17 East, bounded on the West by North Marion Street in Columbia County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

Valarie Benz
WITNESS
PRINT NAME: Valarie Benz

Nathan Brown
Nathan Brown

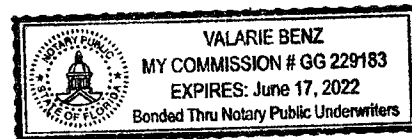
Kelly L Pearce
WITNESS
PRINT NAME: Kelly L Pearce

Deborah B. Brown
Deborah B. Brown

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 9th day of November, 2021, Nathan Brown and Deborah B. Brown, who is/are personally known to me or has/have produced Drivers License as identification.

Valarie Benz
Signature of Notary Public





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
LG TRANSIT LLC

Filing Information

Document Number	L11000087540
FEI/EIN Number	90-0653552
Date Filed	07/29/2011
Effective Date	07/25/2011
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	11/30/2017

Principal Address

795 NW JAKE GLN
LAKE CITY, FL 32055

Mailing Address

795 NW JAKE GLN
LAKE CITY, FL 32055

Changed: 03/26/2015

Registered Agent Name & Address

GRAHAM, LARRY
795 NW JAKE GLN
LAKE CITY, FL 32055

Name Changed: 11/30/2017

Authorized Person(s) Detail

Name & Address

Title MGRM

GRAHAM, LARRY
795 NW JAKE GLN
LAKE CITY, FL 32055

Title MGRM

GRAHAM, TINA
795 NW JAKE GLN
LAKE CITY, FL 32055

Annual Reports

Report Year	Filed Date
2020	06/04/2020
2021	04/30/2021
2022	03/30/2022

Document Images

03/30/2022 -- ANNUAL REPORT	View image in PDF format
04/30/2021 -- ANNUAL REPORT	View image in PDF format
06/04/2020 -- ANNUAL REPORT	View image in PDF format
09/13/2019 -- ANNUAL REPORT	View image in PDF format
03/26/2018 -- ANNUAL REPORT	View image in PDF format
11/30/2017 -- REINSTATEMENT	View image in PDF format
09/20/2016 -- ANNUAL REPORT	View image in PDF format
03/26/2015 -- ANNUAL REPORT	View image in PDF format
03/11/2014 -- ANNUAL REPORT	View image in PDF format
04/28/2013 -- ANNUAL REPORT	View image in PDF format
01/24/2012 -- ANNUAL REPORT	View image in PDF format
07/29/2011 -- Florida Limited Liability	View image in PDF format

Authority to Act as Agent

On my/our behalf, I appoint Carol Chadwick, PE
(Name of Person to Act as my Agent)

for n.a.
(Company Name for the Agent, if applicable)

to act as my/our agent in the preparation and submittal of this application
for Site Plan
(Type of Application)

I acknowledge that all responsibility for complying with the terms and conditions for approval of this application, still resides with me as the Applicant/Owner.

Applicant/Owner's Name: Larry Graham

Applicant/Owner's Title: CEO

On Behalf of: LG Transit, LLC
(Company Name, if applicable)

Telephone: 386-623-1270 Date: 09/20/2022

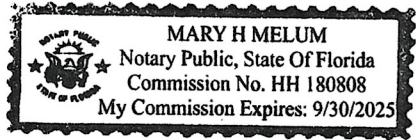
Applicant/Owner's Signature: [Signature]

Print Name: Larry Graham

STATE OF FLORIDA
COUNTY OF Columbia

The Foregoing instrument was acknowledged before me this 20th day of September, 20 22 by Larry Graham whom is personally known by me OR produced identification . Type of Identification Produced FL DL - G.650-520-53-330-0

[Signature] (Notary Signature) [Signature] (SEAL)



Columbia County Tax Collector

generated on 12/3/2022 10:49:55 AM EST

Tax Record

Last Update: 12/3/2022 10:49:27 AM EST

[Register for eBill](#)

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account Number	Tax Type	Tax Year			
R11228-000	REAL ESTATE	2022			
Mailing Address LG TRANSIT LLC 795 NW JAKE GLN LAKE CITY FL 32055		Property Address 943 MARION LAKE CITY GEO Number 000000-11228-000			
Exempt Amount	Taxable Value				
See Below	See Below				
Exemption Detail	Millage Code	Escrow Code			
NO EXEMPTIONS	001				
Legal Description (click for full description)					
00-00-00 0000/0000.48 Acres NE DIV: W1/2 OF LOT 18 CATHEYS SURVEY. 448-715, 630-202, WD 935-177, WD 1453-619,					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	10,500	0	\$10,500	\$51.45
BOARD OF COUNTY COMMISSIONERS	7.8150	10,500	0	\$10,500	\$82.06
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	10,500	0	\$10,500	\$7.85
LOCAL	3.2990	10,500	0	\$10,500	\$34.64
CAPITAL OUTLAY	1.5000	10,500	0	\$10,500	\$15.75
SUWANNEE RIVER WATER MGT DIST	0.3368	10,500	0	\$10,500	\$3.54
LAKE SHORE HOSPITAL AUTHORITY	0.0001	10,500	0	\$10,500	\$0.00
Total Millage	18.5989	Total Taxes			\$195.29
Non-Ad Valorem Assessments					
Code	Levying Authority			Amount	
XLCF	CITY FIRE ASSESSMENT			\$50.40	
Total Assessments					\$50.40
Taxes & Assessments					\$245.69
If Paid By			Amount Due		
			\$0.00		

Date Paid	Transaction	Receipt	Item	Amount Paid
11/15/2022	PAYMENT	2500912.0001	2022	\$235.86

[Prior Years Payment History](#)

Prior Year Taxes Due
NO DELINQUENT TAXES