

City of Chipley Development Order

File No. 6056

Fees Paid \$ _____

Name of Owner: DHS Chipley Ventures LLC

Phone #: 907-221-5851

Address: PO Box 130 Daphne, AL 36526

Name of Developer/Contractor: AutoZone Stores LLC

Address: 123 S Front Street, 3rd Floor
Memphis, TN 38103

Phone #: 901-995-8701

Type of Development: Interior Retail Buildout
& Exterior Loading Zone

Parcel Size: 0.8 Acre

Location of Development: 1610 Main Street, Chipley, FL 32428

Land Use Designation: Commercial

Sq. Ft. of Building Exist. 42,711 SF

Site Plan Required? Yes ☒ No ☐

Stormwater Permit Required? Yes ☒ No ☐

*Exempt from
NPDES*

City Utilities Needed? Potable Water ☒ Waste Water ☒ Natural Gas ☐ Garbage ☒

Attachments to Order:

1. Site plan
2. Survey
3. Stormwater Report
4. _____

Date of Planning & Zoning Commission Approval: August 1, 2024 @ 3pm

Date of City Council Approval: August 13, 2024 @ 5pm

Contingencies/Conditions of Approval: _____

The City Council hereby authorizes the development of land within the City of Chipley, Florida, as specified herein. Any development undertaken pursuant to this order shall be in strict conformance with the application for development approval and site plan(s) as approved by the City.

Signature - City Administrator _____

Date _____

Attest _____

Date _____

SEAL

Owner/Developer/Contractor: _____


Print
Receipt
Void
Receipt
Close
Receipt
UBS
STS
FMS

Money Received

Add Money To Receipt

	Amount	Type	Payment Info
	100.00	PP	MASTERCARD: 7977 / AUTH: 159229740

Provider Fees Paid: \$3.00

Distributions

Add Distribution

	Type	Amount	Apply To	Description	For	Discount Pen Forgive
	FMSD	100.00	DIST CD: 2550	PLANNING & ZONING FEES		0.00

Operator Code: JANET

Receipt Code: CD3009027

Receipt Date: 07/15/24

☐ Voided

Distributions: 100.00

Money: 100.00

Change Due: 0.00

From: STORE DEV (AUTOZONE) BRYAN ROSS

Email Address:

Destination Phone:



City of Chipley

Land Use Compliance Certificate

Fee Amount \$ _____



Verification provided for (Owner's Name): DHS Chipley Ventures LLC

Project Site Address: 1610 Main Street Chipley, FL 32428

Phone Number: 901-445-8701

Contractor Name/Address: TBD

Contractor Phone #: TBD Parcel I.D. Number: 00000000-00-2340-0002

City of Chipley Future Land Use Designation

Low Density Residential	☐	Neighborhood Commercial	☐
Medium Density Residential	☐	Historic Commercial	☐
High Density Residential	☐	Industrial	☐
Historic	☐	Recreational	☐
Commercial	☒	Public/Semi Public/Educational	☐

Flood Zone: ☐ Yes ☒ No Zone Type _____

Scope of work (Please provide details of all work): New loading zone
concrete pad and dumpster.

A site inspection has been performed on the above development site within the City of Chipley, Florida. It is hereby verified that all site development standards meet the City's land use, zoning and comprehensive planning requirements.

[Signature]
Applicant

7/17/24
Date

City Official Verifying Compliance

Date

Notice to Applicant: This certificate must be presented to the Washington County Building Official and is requisite to issuance of a "Certificate of Occupancy" for your construction project.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Name: DHS Chipley Ventures LLC

Address: PO Box 130 Ryde, AL 36526 Phone #: 907-221-5851

Address of property to be improved: 1610 Main Street, Chipley, FL 32428

List of improvements including materials to be used, paint colors, and other details which will alter the current appearance of the structure or property.

Addition of concrete pad for loading zone.
Building exterior changes with the exception of
signage not proposed.

Note: Include a site plan showing location of proposed construction if the improvement is not on the existing structure.

I (name of applicant) DHS Chipley Ventures LLC certify that the information submitted truly reflects all improvements which will be made on the property. Should any changes be desired, I will notify the City of Chipley. I acknowledge that penalties can be the result of varying from the plans or description submitted and approved.

Signed: [Signature] Date: 7/12/24

Action: Approved Not Approved

Comments: _____

Signature/Title/Authority

City of Chipley

Sign Application & Permit

Inc. sign picture

Date: 7/12/24 Permit #: 654
Applicant's Name: DHS Chipley Ventures LLC
Business Name: AutoZone Phone #: 407-221-5851
Address of Sign: 1610 Main Street
Name & Address of Sign Contractor: JBD
Permit Fee: _____

.....
Please provide the following information:

1. Type of Sign(s): ☒ Ground Sign ☒ Building Sign ☐ Outdoor Advertising (Billboard)
Panel added to exist. monument sign
2. Scale drawing and dimensions of sign.
 - a. Ground Signs & Outdoor Advertising Signs: provide site plan showing location of sign, distances from existing buildings, intersections, driveway connections and property lines. (Outdoor advertising signs require D.O.T. permit application).
 - b. Building Signs: provide drawing of building showing elevation and location of sign.
3. Type of Illumination: Exterior
4. Land Use Designation: Commercial
5. Number of Existing Signs on Property: 1

The City of Chipley hereby authorizes placement of the above referenced signage. Any deviation to construction or location which are not reflected in this document will result in revocation of permit.

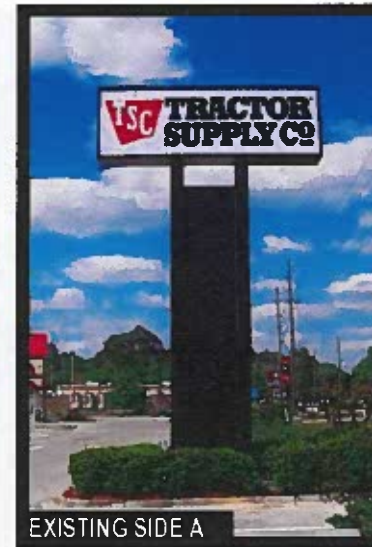
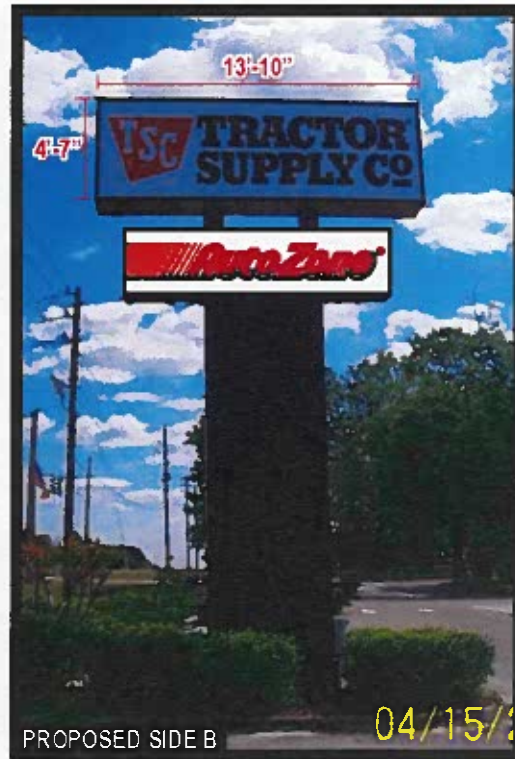
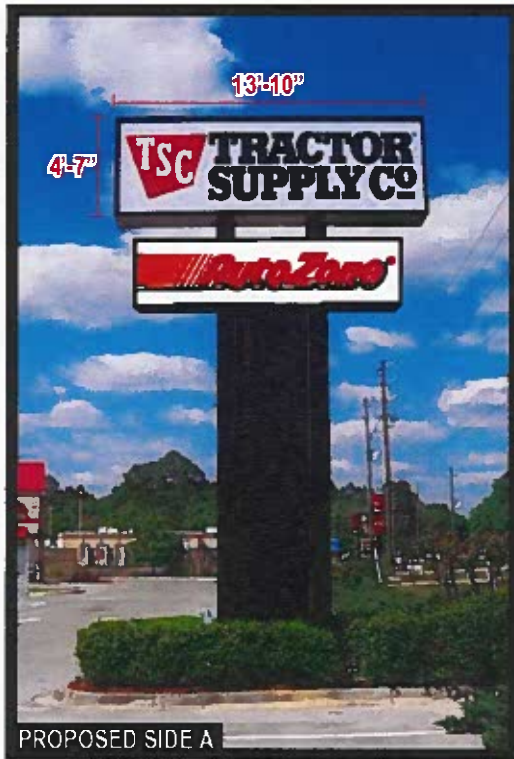
Signature: City Administrator or
Code Enforcement Officer

Date

[Signature]
Signature: Owner/Contractor

7/12/24
Date

NEW AUTOZONE PYLON CABINET



APPROVED
By Laura Beth Myers at 9:44 am, Aug 31, 2023



NEW DOUBLE FACE PYLON CABINET:

- Aluminum Cabinet Construction Painted Black
 - 2" Retainers Painted Black
 - Flat White Lexan Faces
 - Vinyl Graphics First Surface W/ Overlaminated
 - Cabinet Mounted To Existing Steel
 - Part Of Existing Pole Cover To Be Removed
- 36 Square Feet

THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. DUE TO CONSTRUCTION CONSTRAINTS, SIZES AND OR LAYOUTS MAY CHANGE SLIGHTLY.

ID. ASSOCIATES
BRINGING THE WORLD'S BRANDS TO LIFE
1771 INDUSTRIAL ROAD - DOTHAN, ALABAMA - 36303
PH (850) 389-5534 - FAX (334) 836-1401
www.idassociatesinc.com

AUTOZONE 9248
CHIPLEY, FL 08/25/23
C. CRAWFORD BRC
AZR9 248-CHIPLEY, FL-PYLON EXHIBIT

LD LD ASSOCIATES INC.

CITY OF CHIPLEY
APPLICATION FOR CONCURRENCY REVIEW

Applicant: DHS Chipley Ventures LLC Date: 7/12/24
Address: PO BOX 130 Daphne, AL 36526 Phone: 407-221-5851
Project Name: AutoZone Chipley Address: 1610 Main Street
Contact Person: Matt D'Angelo, PE Phone: 813-288-0233

(Use additional sheets if necessary)

1. Provide estimated water usage in gallons per person per day plus total usage per day, month, and annually. 400 gpd ADF
 2. Provide estimated sanitary sewer usage in gallons per person per day plus total usage per day, month, and year. 400 gpd ADF
 3. Provide estimated solid waste generation in pounds. Provide list of types of waste generated by establishment. 25 pounds/day
 4. Provide storm water management plan.
 - a. Include all permits from applicable state and federal agencies. See attached report. State/federal permits not required
 5. Provide estimated traffic volume at peak hours.
 - a. Include a written statement indicating the nature and extent of proposed development. No net increase of building SF = no new traffic generation
- ***NOTE:** Certain types of development are exempt from some portions of the concurrency review; however, some may have greater requirements than those requested above. Call the planning department at city hall if you have any questions concerning your requirements.

Approved by: _____
(City Official)

Date: _____

Certificate of Concurrency" valid for only one year following submission of information.

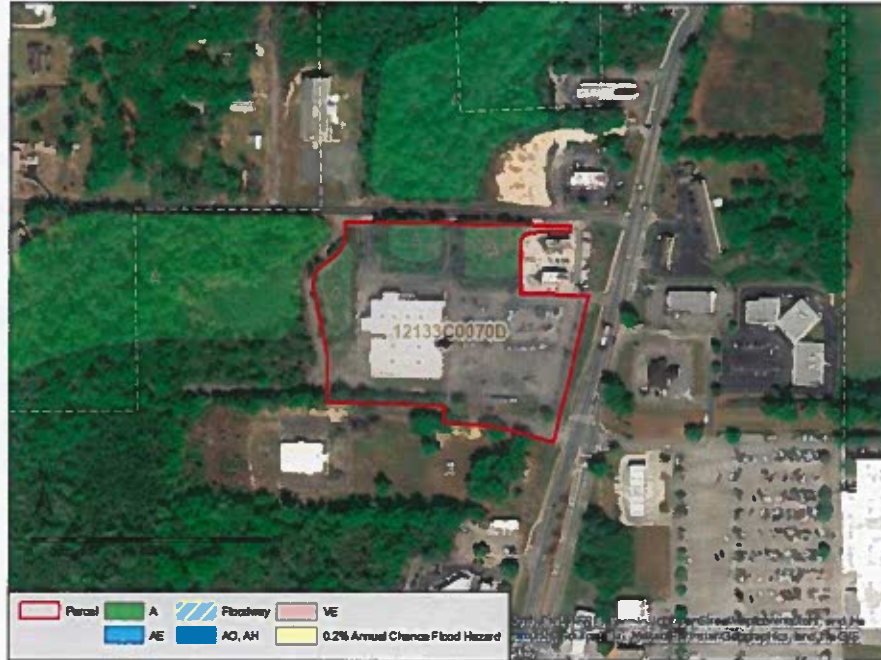
Auto zone

NWFWMD Report

Geographical Information

Latitude/Longitude: 30.75410,-85.55154
 Address: PetVet, 1610 Main St, Chipley, FL, 32428, USA
 Parcel ID: 00000000-00-2340-0002
 Firm Panel (Preliminary): N/A
 Firm Panel (Effective): 12133C0070D

Effective SFHA Flood Map (Effective Issue Date: 7/4/2011)



Flood Information

Flood Zone Information

Preliminary Flood Zone

Location of Interest: N/A
 Parcel: N/A
 Base Flood Information*: N/A

Effective Flood Zone

Location of Interest: X
 Parcel: A:16%; X:84%;
 Base Flood Information*: N/A

*The computed elevation to which floodwater is anticipated to rise during the base flood (100 Year Flood). Base Flood Elevations (BFEs) are shown on Flood Insurance Rate Maps (FIRMs) and on the flood profiles. The BFE is the regulatory requirement for the elevation or floodproofing of structures. The relationship between the BFE and a structure's elevation determines the flood insurance premium. Datum of measurement is NAVD1988.

Zone VE: A coastal area inundated by 100-year flooding and subject to a velocity hazard (wave action) where BFEs have been determined. Zone AE: An area inundated by 100-year flooding, for which BFEs have been determined. Zone AO/AH: An area inundated by 100-year flooding; (AO) Sheet flow, ponding, or shallow flooding where Base Flood Depths are provided; (AH) Shallow flooding base floodplain where BFEs have been determined. Zone A: An area inundated by 100-year flooding, for which no BFEs have been determined. Zone 0.2PCT (0.2 PCT ANNUAL CHANCE FLOOD HAZARD/X500): An area inundated by 500-year flooding an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage areas less than 1 square mile or an area protected by levees from 100-year flooding. Zone X: An area of minimal flood hazard.

Disclaimer: Although derived directly from a variety of sources, including the Federal Emergency Management Agency's (FEMA's) Flood Insurance Rate Maps (FIRMs), the District's digital elevation model, the counties' digital parcel maps and data from other governmental sources, the data provided through this portal is for informational purposes only. The user is advised to be aware that for flood insurance or regulatory determinations, or for supporting an application for a Letter of Map Change (LOMC), only the official and latest FEMA FIRM and Flood Insurance Study (FIS) report should be consulted. Also, all elevation data submitted in support of a LOMC application must be certified by a licensed land surveyor, engineer, or architect. The NWFWMD, FEMA, its agents, and partners shall not be held responsible for the misuse or misinterpretation of the information presented in this portal.



July 9, 2024

Tamara Donjuan
Code Enforcement / Planning and Zoning Officer
1442 Jackson Ave.
Chipley, FL 32428

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

RE: Stormwater Design Calculations
AutoZone - Chipley
1610 Main St, Chipley, FL 32428

Hello:

On behalf of DHS Chipley Ventures LLC, CPH would like to request permit approval for the subject project located at the above referenced address. The project involves the construction of a 2,800 +/- square foot (SF) concrete loading zone pad. The project is to take place on a single parcel (ID #00000000-00-2340-0002). The existing drainage conditions of the project site direct all stormwater runoff to an existing pond in the rear of the project site. Details of the existing pond could not be located from permit databases or the property owner. The proposed drainage conditions of the project site will capture the drainage from the proposed loading zone pad in a proposed swale according to City of Chipley requirements. A model of the loading zone pad and adjacent swale was completed in ICPR to verify the swale can attenuate the runoff from the 100 year storm event. The results of the model are provided in the appendix below. Changes to the existing stormwater management system are **not** proposed. Please see table below detailing the existing versus proposed site design criteria:

	Impervious Area	Pervious Area	Percent Impervious
Existing:	12,940 SF	9,860 SF	57%
Proposed:	15,743 SF	7,057 SF	69%
Proposed Vehicular Use Area:	2,803 SF	N/A	N/A



Overall, the proposed development will be accommodated by the existing/proposed stormwater management system. Therefore, CPH would like to formally request permit approval for this project. Please feel free to contact the office with any questions.

Sincerely,



Digitally signed by Matthew S
D'Angelo
DN: C=US, O=Florida,
dnQualifier=A01410C0000018
01E444C5200037BF5,
CN=Matthew S D'Angelo
Reason: I am the author of this
document
Location: your signing location
here
Date: 2024.07.09 11:30:
47-04'00"
Foxit PhantomPDF Version:
10.1.4

**THIS ITEM HAS BEEN DIGITALLY SIGNED AND
SEALED BY MATTHEW S. D'ANGELO, PE ON THE
DATE ADJACENT TO THE SEAL. PRINTED COPIES
OF THIS DOCUMENT ARE NOT CONSIDERED
SIGNED AND SEALED AND THE SIGNATURE
MUST BE VERIFIED ON ANY ELECTRONIC COPIES.**

CPH, Inc.
Matthew D'Angelo, P.E.
Project Engineer

Simple Basin: Basin

Scenario: Scenario1
 Node: Swale
 Hydrograph Method: NRCS Unit Hydrograph
 Infiltration Method: Curve Number
 Time of Concentration: 15.0000 min
 Max Allowable Q: 0.00 cfs
 Time Shift: 0.0000 hr
 Unit Hydrograph: UH256
 Peaking Factor: 256.0
 Area: 0.2000 ac
 Curve Number: 98.0
 % Impervious: 7.08
 % DCIA: 7.08
 % Direct: 0.00
 Rainfall Name:

Comment:

Node: Swale

Scenario: Scenario1
 Type: Stage/Area
 Base Flow: 0.00 cfs
 Initial Stage: 127.00 ft
 Warning Stage: 129.70 ft

Stage [ft]	Area [ac]	Area [ft ²]
127.00	0.0436	1899
128.00	0.0672	2927
129.00	0.0932	4060
130.00	0.1215	5293

Comment:

Node Max Conditions [Scenario1]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft ²]
Swale	10 YR 24 HR	129.70	128.74	0.0010	0.72	0.00	3768
Swale	100 YR 24 HR	129.70	129.59	0.0010	1.23	0.00	4786
Swale	25 YR 24 HR	129.70	129.07	0.0010	0.90	0.00	4143

Simulation: 10 YR 24 HR

Scenario: Scenario1
Run Date/Time: 4/29/2024 5:36:35 PM
Program Version: ICPR4 4.07.06

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph
Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: CN

Green-Ampt Set:
Vertical Layers Set:
Impervious Set: 1

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight 0.5 dec
Fact:
dZ Tolerance: 0.0010 ft

IA Recovery Time: 24.0000 hr

Smp/Man Basin Rain Global

Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft
Edge Length Option: Automatic

Opt:

Rainfall Name: ~FLMOD
Rainfall Amount: 7.00 in
Storm Duration: 24.0000 hr

Drft Damping (1D): 0.0050 ft
Min Node Srf Area 100 ft2
(1D):
Energy Switch (1D): Energy

Comment:

Simulation: 100 YR 24 HR

Scenario: Scenario1

Run Date/Time: 4/29/2024 5:36:50 PM

Program Version: ICPR4 4.07.06

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph

Folder:

Lookup Tables

Boundary Stage Set:

Extern Hydrograph Set:

Curve Number Set: CN

Green-Ampt Set:

Vertical Layers Set:

Impervious Set: 1

Tolerances & Options

Time Marching: SAOR

Max Iterations: 6

Over-Relax Weight: 0.5 dec

Fact:

dZ Tolerance: 0.0010 ft

Max dZ: 1.0000 ft

Link Optimizer Tol: 0.0001 ft

Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr

Smp/Man Basin Rain Global
Opt:

Rainfall Name: ~FLMOD

Rainfall Amount: 12.00 in

Storm Duration: 24.0000 hr

Dflt Damping (1D): 0.0050 ft

Min Node Srf Area: 100 ft2

(1D):

Energy Switch (1D): Energy

Comment:

Simulation: 25 YR 24 HR

Scenario: Scenario1

Run Date/Time: 4/29/2024 5:37:07 PM

Program Version: ICPR4 4.07.06

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph
Folder:

Lookup Tables

Boundary Stage Set:

Extern Hydrograph Set:

Curve Number Set: CN

Green-Ampt Set:

Vertical Layers Set:

Impervious Set: 1

Tolerances & Options

Time Marching: SAOR

Max Iterations: 6

Over-Relax Weight 0.5 dec

Fact:

dZ Tolerance: 0.0010 ft

Max dZ: 1.0000 ft

Link Optimizer Tol: 0.0001 ft

Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr

Smp/Man Basin Rain Global
Opt:

Rainfall Name: ~FLMOD

Rainfall Amount: 8.78 in

Storm Duration: 24.0000 hr

Dflt Damping (1D): 0.0050 ft

Min Node Srf Area 100 ft2

(1D):

Energy Switch (1D): Energy

Comment: