City of Chipley
Development Order

File No. 6056 Fees Paid $_____

Name of Owner: DHS Chipley Ventures LLC Phone #: 407-221-5851

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 #: 901-495-8701

Type of Development: ~~Interior Retail Buildout~~ & Exterior Loading Zone Parcel Size: 0.8 Acre

Location of Development: 1010 main street, Chipley, FL 32428

Land Use Designation: Commercial Sq. Ft. of Building Exist. 9711 SF

Site Plan Required? Yes ✓ No ___ Stormwater Permit Required? Yes ✓ No ___ Exempt from NWFWMD

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: _____

Add/Change/Void Cash Receipt CD3009027

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: 901-495-8701

Contractor Name/Address TBD

Contractor Phone #: TBD Parcel I.D. Number: 00000000-00-230-0002

City of Chipley Future Land Use Designation

Low Density Residential	O	Neighborhood Commercial	O
Medium Density Residential	O	Historic Commercial	O
High Density Residential	O	Industrial	O
Historic	O	Recreational	O
Commercial	✓	Public/Semi Public/Educational	O

Flood Zone: O 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.

_____ 7/17/24

Applicant 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 Pyke Phone #: 407-221-5851

AL 36526

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 approved.

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: _____ Date: 7/12/24

****

Action: Approved _____ Not Approved _____

Comments: _____

_____

_____

_____

Signature/Title/Authority

Inc. sign package

City of Chipley
Sign Application & Permit

Date: 7/12/24 Permit #: 654

Applicant's Name: DHS Complex Ventures LLC

Business Name: AutoZone Phone #: 407-221-5851

Address of Sign: 1610 Main Street

Name & Address of Sign Contractor: TBD

Permit Fee: _____

Please provide the following information:

1. **Type of Sign(s):** ✓ Ground Sign ✓ Building Sign ____ Outdoor Advertising (Billboard)
2. **Scale drawing and dimensions of sign.** Panel added to exist. monument 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).

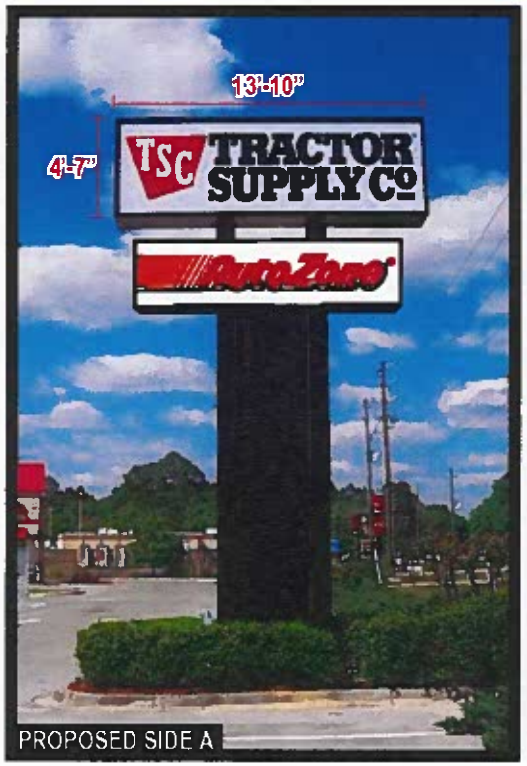
   b. **Building Signs:** provide drawing of building showing elevation and location of sign.
3. **Type of Illumination:** Exterior
4. **Land Use Designation:** Commercial
5. **Number of Existing Signs on Property:** 1

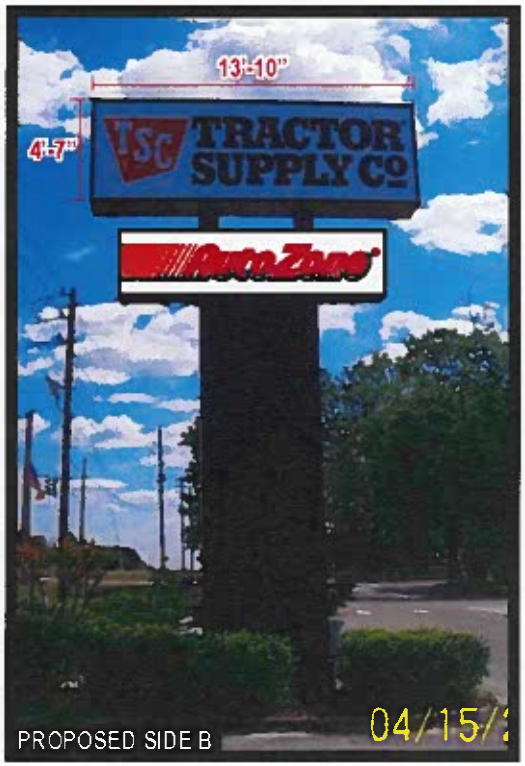
The City of Chipley hereby authorizes placement of the above referenced signage. Any deviation to construction or location which are not reflected in this document will result in revocation of permit.

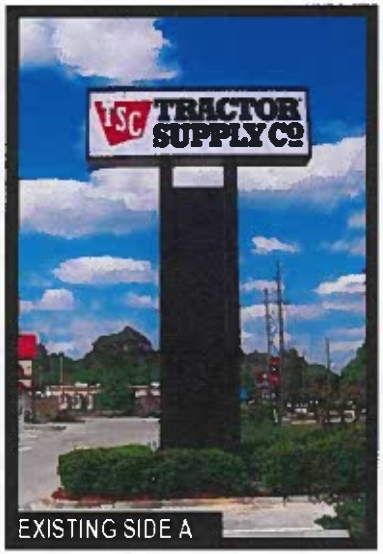
_____ / _____
Signature: City Administrator or Code Enforcement Officer — Date

_____ / 7/12/24
Signature: Owner/Contractor — 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/ Overlaminate
- 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 (888) 309-5534 • FAX (334) 836-1401
www.idassociatesinc.com

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

CITY OF CHIPLEY
APPLICATION FOR CONCURRENCY REVIEW

Applicant: DHS Chipley Ventures LLC Date: 7/12/24

Address: PO BOX 130 Daphne, AL 3526 Phone: 407-221-5651

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: _____ **Date:** _____

(City Official)

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

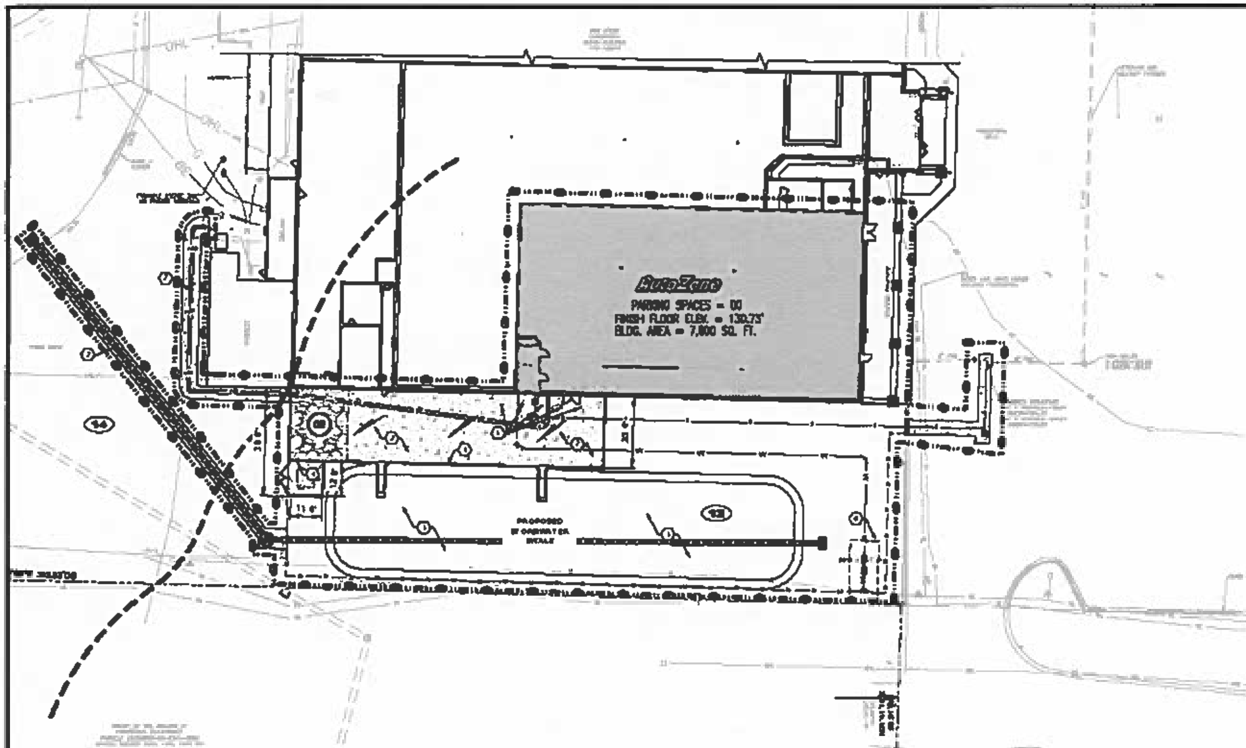
Location of Interest:	N/A
Parcel:	**N/A**
Base Flood Information*:	**N/A**

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 BFE's 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.



KEYNOTES

GENERAL NOTES

ACREAGE SUMMARY

TOTAL SITE AREA	2.79 A.C.
TOTAL DISTURBED AREA	0.63 A.C.

SITE DATA

PERVIOUS / IMPERVIOUS AREAS

PARKING INFORMATION

PARKING PROVIDED = 26 (INC. 2 ADA SPACES)

SITE LEGEND

Graphic Scale in Feet

Prepared for: **AutoZone Store Development**

Store No.: H675
1610 MAIN STREET,
CHIPLEY, FLORIDA 32428

AutoZone Inc.
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
Tel: (901) 495-8969 Fax: (901) 495-8969
For Bidding & Contractor Information Contact
F.W. Dodge Plan Room Tel: (615) 884-1017

SITE DIMENSION PLAN / STORMWATER POLLUTION PREVENTION PLAN

SCALE: AS NOTED

REVISIONS
1.
2.
3.
4.
5.
6.
7.
ARCHITECT: TED
DRAFTSMAN: SM
CHECKED BY: MSD
3/1/2024
EXISTING

CPH, Inc

Sunshine811.com

CL1

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

July 9, 2024

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

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

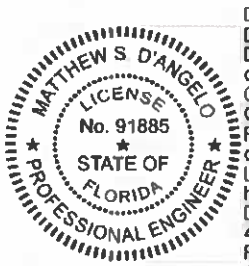
Hello:

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=A01410C000001801E444C5200037BF5, 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 [ft2]
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 [ft2]
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 Fact: 0.5 dec
dZ Tolerance: 0.0010 ft

IA Recovery Time: 24.0000 hr
Smp/Man Basin Rain: Global

		Opt:	
Max dZ:	1.0000 ft		
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FLMOD
		Rainfall Amount:	7.00 in
Edge Length Option:	Automatic	Storm Duration:	24.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		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		Lookup Tables	
Rainfall Folder:		Boundary Stage Set:	
		Extern Hydrograph Set:	
Unit Hydrograph Folder:		Curve Number Set:	CN
		Green-Ampt Set:	
		Vertical Layers Set:	
		Impervious Set:	1

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft		
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FLMOD
		Rainfall Amount:	12.00 in
Edge Length Option:	Automatic	Storm Duration:	24.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		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 Fact: 0.5 dec
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 Opt: Global

Rainfall Name: ~FLMOD
Rainfall Amount: 8.78 in
Storm Duration: 24.0000 hr

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

Comment: