



City of Chipley

1442 Jackson Avenue
Post Office Box 1007
Chipley, Florida 32428
Phone: (850) 638-6350



Development Order Review – Take 5 Oil Change

We performed a development review for the proposed Take 5 Oil Change redevelopment. The property is located at 1405 Nadia Avenue, Chipley, Florida and is in the Corridor Development District (CDD). The purpose of the review is to identify whether the proposed development is consistent with Part II of the City of Chipley Code of Ordinances. Deficiencies of the applications are indicated in red throughout this memo based on the application materials provided.

Chapter 36 – Subdivisions, Article III. - Plat, Plan Approval Procedure, Sec. 36-52. - Submittal of general site plans and data.

The proposed plat design and development plans shall be reviewed and approved by the zoning commission in two stages. In the first stage, the subdivider is required to submit only general site plans and data which shall include, but not be limited to, the following:

- (1) Topographic data. The topographic data shall include existing conditions as follows:
 - a. *Boundary lines, street lines and block lines.* Bearing and distances; easements; locations, widths and purposes.
Sufficient: Provided in Construction Plans: C2.0.
 - b. *Streets on and adjacent to tract.* Names and right-of-way widths and locations; types; width and elevation of surfacing; any legally established centerline elevations; walks, curbs, and gutters, etc.
Sufficient: Provided in Construction Plans: C2.0.
 - c. *Utilities on and adjacent to the tract.* Locations, sizes and invert elevations of sanitary, storm and combined sewers; locations and sizes of water mains; locations of gas lines, fire hydrants, electrical and telephone poles, and streetlights; if water mains or sewers are not on or adjacent to the tract, indicate the direction and distance to the site of nearest ones, showing invert elevations of sewers.
Sufficient: Provided in Construction Plans: C2.0 - Existing utilities to remain.
 - d. *Ground elevation on the tract.* Based upon a datum plane approved by the city clerk, for land that slopes approximately less than two percent, show spot elevations at all breaks in grade, along all drainage channels or swales, and at selected points not more than 100 feet apart in all directions; for land that slopes approximately more than two percent, either show contours with an interval of not more than five feet if ground slope is regular and such information is sufficient for planning purposes, or show contours with intervals of not more than two feet if necessary because of irregular land or the need for more detailed data for preparing plans and construction drawings.

Sufficient: *Provided in Construction Plans: C2.0.*

- e. *Title and certificates.* Present land tract designation according to official records in the office of the appropriate recorder; title under which the proposed subdivision is to be recorded, with names and addresses of owners, notation stating acreage, scale, north arrow, datum, benchmarks, certification of a registered civil engineer or surveyor, and date of survey.

Sufficient: Survey provided.

- (2) The following data may be required of the applicant by the zoning commission, contingent upon special conditions of the site and/or proposal:

- a. Subsurface conditions on the tract, when required by the zoning commission. Location and results of tests made to ascertain subsurface soil, rock and groundwater conditions; depth to groundwater unless test pits are dry at a depth of five feet; location and results of soil percolation tests if individual sewage systems are proposed.

Sufficient: *N/A.*

- b. Other conditions on the tract. Watercourses, marshes, rock outcrops, wooded areas, isolated preservable trees one foot or more in diameter, houses, barns, shacks and other significant features.

Sufficient: *N/A.*

- c. Other conditions on adjacent lands. Approximate direction and gradient of ground slope, including any embankments or retaining walls, character and location of buildings, railroads, power lines, towers and other nearby nonresidential land uses or adverse influences; owners of adjacent unplatted land; for adjacent platted land, refer to the subdivision plat by name, recordation data, and number and show approximate percentage built up, typical lot size and dwelling type.

Sufficient: *N/A.*

- d. Photographs, when required by the zoning commission. Location of cameras, direction of views, and key numbers.

Sufficient: *Not required since this is a redevelopment project.*

- e. Zoning on and adjacent to the tract. Proposed public improvements; highways or other major improvements planned by public authorities for future construction on or near the tract.

Sufficient: *N/A.*

- f. Key plan showing the location of the tract.

Sufficient: *Provided in Construction Plans: C0.0.*

[Specifications, Minimum Standards | Chapter 36 – Subdivisions, Article IV, Specifications, Minimum Standards, Sec. 36-93. - Suitability of land.](#)

- (a) The zoning commission shall not approve the subdivision of land if, from investigation conducted by state or county health authorities, it is determined that in the interest of the public, the site is not suitable for platting and development purposes of the kind proposed.

Sufficient: *There is no evidence to suggest that the proposed site is unsuitable for the proposed development.*

- (b) Land that is subject to flooding conditions as determined by the state department of health and land that is determined by the zoning commission to be topographically unsuitable shall not be platted for residential occupancy, nor for such other use as may endanger health, life or property, or aggravate erosion or flood conditions.

Sufficient: *The site is not located in a flood zone as identified by the FEMA Flood Zone Map Service Center.*

Land Use Compliance | Chapter 44 – Zoning, Article VI – District Regulations, Sec. 44-151. - Commercial land use districts.

- (1) Commercial: The purpose of commercial land use is to provide the community and region with commercial uses to encourage compact development of integrated commercial centers and districts, to serve the traveling public with highway commercial areas, and to provide adequate areas for commercial development and redevelopment in order to support economic development within the city.

Sufficient: *The proposed oil change/carwash achieves the purpose of Commercial by providing for an appropriate commercial development that supports the economic development of the city that serves the traveling public.*

- (2) Intensity: Maximum lot coverage of 85 percent of the total gross acreage of the parcel, including buildings and impervious surface.

Sufficient: *The proposed site intensity is 45.14%.*

- (3) Uses:

Commercial land uses include:

1. retail sales and services;
1. business and professional offices;
2. commercial lodgings;
3. wholesale trade and services;
4. places of worship;
5. neighborhood commercial uses; and
6. public utilities.

Neighborhood commercial land uses may be required by the city council in transitional areas.

Sufficient: *Take 5 Oil Change achieves the purpose of Commercial by fulfilling a service.*

- (4) Requirements:

- a. Maximum lot coverage: 85 percent.

Sufficient: *Current impervious surface/lot coverage: 11,715 sq. ft./27,007 sq. ft. = 43.38%.
Proposed impervious surface/lot coverage: 12,191 sq. ft. /27,007 sq. ft. = 45.14%.*

- b. Maximum height: Two stories or 35 feet, principal building; one story for accessory structures.

Sufficient: *The proposed height of the development is one story.*

- c. Yard setback:

1. Front: 49.8 feet.

Sufficient: *The proposed front setback is existing and will be unaltered.*

2. Side: North side – 38 feet and South side – 35 feet.

Sufficient: *The proposed side setbacks are existing setbacks and will be unaltered.*

3. Rear: 42.6 feet.

Sufficient: *The proposed rear setback is 42.6 feet.*

Chapter 14 - Environmental and Natural Resources, Article VIII. – Stormwater Management, Sec. 14-188. - Exemptions.

Requirements for stormwater discharge set out in this Code are waived for the activities listed below:

- (1) Construction of a single-family dwelling unit on a lot or parcel of record, provided that the single-family dwelling unit is not part of a larger common plan of development or sale.
- (2) Construction of one duplex, one triplex, or one quadruplex residential structure, provided that the structure is not part of a larger common plan of development or sale.
- (3) Construction of a storage building, shed, swimming pool or other accessory structure to those in subsection (1) or (2) of this section.
- (4) Performance of maintenance work on existing mosquito control drainage canals for the purpose of public health and welfare; provided, however, that all state guidelines are followed and the proper permits are secured.
- (5) Performance of maintenance work on existing drainage canals, utilities or transportation systems, provided such maintenance work does not alter the purpose, historical utilization and intent of the drainage system as constructed.
- (6) Any new development, alteration, or improvement of existing structures that does not increase the peak discharge rate or the volume of runoff, or deposit additional pollution materials beyond the boundaries of the development.

- (7) Construction of any structure or addition to an existing structure creating 600 square feet or less of new impervious surface total. More than one project may be constructed at different times, but the total exemption cannot exceed the allowable limit.
- (8) Developments which must meet a stricter stormwater management standard mandated by another agency.
- (9) Bona fide agricultural activity, including forestry, provided farming activities are conducted in accordance with the Agriculture BMPs Field Office Technical Guide (1988) published by the Soil Conservation Service, and forestry activities are conducted in accordance with the Silviculture Best Management Practices Manual (1979) published by the state division of forestry.

Sufficient: *The existing stormwater facilities are sufficient for the 476 square feet of additional impervious area based on Section 14-188(7). - Exemptions.*

Chapter 28 – Planning, Article III. – Concurrency Management, Sec. 28-53 – Concurrency Review

(a) *Evaluation.*

(1) *Roads.*

(a) *Generally.* The evaluation for roads shall compare the existing level of service standards to the adopted level of service standards established by the city's comprehensive plan for the impacted roads. The level of service shall be determined for conditions on the existing roads, to include any committed or funded improvements to those roads, meeting the minimum requirements for concurrency set forth below.

Sufficient: *The redevelopment is not expected to significantly impact the surrounding roadway network.*

(b) *Submittals.* The applicant for a development permit shall submit to the city, along with the application for a development permit, the following information:

(1) The legal description of the development site;

Sufficient: *A legal description is provided in the Land Survey.*

(2) The street address of the development site, if applicable;

Sufficient: *A street address is provided in the Letter of Intent.*

(3) A written statement indicating the nature and extent of proposed development.

Sufficient: *A letter of intent is provided.*

(c) *Transportation study.*

1. *Application meeting.* An application meeting between the city and the applicant is required. The purpose of this meeting will be to review the methodology and procedure, and to determine the

study area and study period. This will usually be a p.m. peak hour analysis, however, other time periods may require analysis. The transportation study shall be signed and sealed by a registered professional engineer.

Sufficient: The proposed redevelopment is expected to generate approximately 15 trips in the p.m. peak hours (8 entering, 7 exiting) representing a net decrease of approximately 8 p.m. peak hour trips relative to the existing car wash tunnel and self-service carwash stalls currently existing on the site. The redevelopment is not expected to significantly impact the surrounding roadway network. No meeting is necessary.

2. *Define study area.* The study area is defined as the primary impact area affected by traffic associated with the site. A radius around the site will be established based on the average trip length associated with the land use, as set forth in the trip characteristics for that land use as approved by the city. The primary impact area will be approved by the city at the application meeting.

Sufficient: *The development is not expected to significantly impact the surrounding roadway network. No meeting is necessary.*

3. *Existing conditions.* The following existing conditions shall be provided based on the application review:

(i) Existing peak hour traffic volumes and level of service on all collectors and arterials within the study area.

Sufficient: *The development is not expected to significantly impact the surrounding roadway network.*

(ii) Existing turning movement volumes at the impacted intersection and intersection level of service.

Sufficient: *The development is not expected to significantly impact nearby intersections.*

3. *Sources of data.*

(i) The above required data shall be no older than the previous calendar year. Volumes shall be adjusted to reflect annual conditions using current Florida Department of Transportation (FDOT) seasonal adjustment factors for the city or other adjustment factors approved by the city.

Sufficient: *Generated trips are not expected to significantly impact the surrounding roadway network.*

(ii) The above required level of service for roadways shall be determined in accordance with the adopted level of service of the city given in the traffic circulation element of the city's comprehensive plan.

Sufficient: *Generated trips are not expected to significantly impact the surrounding roadway network.*

(iii) The above required intersection capacities shall be based on the most recent edition of

the Highway Capacity Manual, Special Report 209.

Sufficient: *Generated trips are not expected to significantly impact the surrounding roadway network.*

5. Projection of future roadway traffic. Roadway volumes shall be projected for each development phase including the year of the project completion. Volumes can be determined using one of the following procedures:

(i) Multiplying existing volumes by the annual growth factor provided by the city. Traffic generated by any major project approved since the traffic counts shall be included as background traffic.

Sufficient: *Generated trips are not expected to significantly impact the surrounding roadway network.*

(ii) Multiplying existing volumes by an annual growth factor developed by the applicant and approved by the city. Traffic generated by any major project approved since the traffic counts were conducted shall be included as background traffic.

Sufficient: *Generated trips are not expected to significantly impact the surrounding roadway network.*

(iii) Using projections from an area modeling effort.

Sufficient: *Generated trips are not expected to significantly impact the surrounding roadway network.*

(iv) Methodology regarding projection of intersection turn movements and level of service shall be established at the application conference.

Sufficient: *Generated trips are not expected to significantly impact the surrounding roadway network.*

6. Projection of traffic generation. The following procedures and information shall be provided:

(i) To determine project traffic generation, the trip characteristics table shall be used, or trip rates may be obtained from studies of comparable sites in the city or standards adopted by the city, and are subject to the approval of the city.

Sufficient: *Trip rates were obtained from the ITE Trip Generation manual (12th Edition).*

(ii) Identify all land use codes, amount of development and trip rates.

Sufficient: *Trip rates were obtained from the ITE Trip Generation manual (12th Edition).*

(iii) Any proposed reduction factors for internal capture of trips between land uses of a mixed-use project or for passerby trips shall be provided by the applicant at the application/methodology meeting and approved by the city.

Sufficient: *Internal capture is not applicable to this site redevelopment.*

7. *Projection of traffic distribution/assignment.* Project traffic distribution shall be based on reasonable and acceptable industry assumptions and methodologies as applied to the individual site conditions to be approved by the city in the application meeting.

Sufficient: *The proposed Take 5 Oil Change is expected to generate appx 15 trips in the pm peak hours (8 entering, 7 exiting) representing a net decrease of approximately 8 pm peak hour trips relative to the existing car wash tunnel and self-service carwash stalls currently existing on the site. The redevelopment is not expected to significantly impact the surrounding roadway network.*

8. *Transportation system management strategies.* A discussion of any proposed transportation system management strategies shall be included in the study.

Sufficient: *Generated trips are not expected to significantly impact the surrounding roadway network, and therefore no discussion of transportation management strategies is required.*

(1) *Potable water.*

- a. *Submittals.* The applicant for a development permit shall submit, along with the application for a development permit, proof that sufficient capacity exists as demonstrated by one of the following:
 1. If the service provider is other than an on-site potable water well, documentation will be required from the provider that the project is within its service area and that it has the capacity to serve the project as proposed, at or above the adopted level of service. If the ability of a provider to serve a proposed project is contingent upon planned facility expansion, details regarding such planned improvements shall also be submitted. Prior to the issuance of a development order by the city, the applicant may be required to provide evidence of a contract with the service provider, indicating the provider's commitment and ability to serve the proposed project.

Sufficient: *The subject site is within the potable water service area as confirmed by a notarized affidavit.*

2. Permits issued by the Northwest Florida Water Management District for a potable water well to serve the development.

Sufficient: *N/A.*

3. Proof the city impact fees for the provision of a potable water system have been paid.

Conditional: *City impact fees or payment for potable water service for the proposed development are required to be paid prior to building permit.*

(2) *Wastewater.*

- a. *Submittals.* The applicant for a development permit shall submit, along with the application for a development permit, proof that sufficient capacity exists as demonstrated by one of the following:

1. If the proposed service provider is other than an on-site septic system, documentation will be required from the provider that the project is within its service area and that it has the capacity to serve the project as proposed, at or above the adopted level of service. If the ability of a provider to serve a proposed project is contingent upon planned facility expansion, details regarding such planned improvements shall also be submitted. Prior to the issuance of a final development order by the city, the applicant may be required to provide evidence of a contract with the service provider indicating the provider's commitment and ability to serve the proposed project.

Sufficient: *The subject site is within the wastewater service area as confirmed by a notarized affidavit.*

2. All applicable state health department permits for an on-site septic system, pursuant to F.A.C. 64E-6, are obtained; or

Sufficient: *The subject site is within the wastewater service area as confirmed by a notarized affidavit.*

3. Proof the city impact fees for the provision of a wastewater system have been paid.

Conditional: *City impact fees or payment for sanitary sewer service for the proposed development are required to be paid prior to building permit.*

(3) Drainage.

- a. *Submittals.* The applicant for a development permit shall submit, along with the application for the development permit, proof that sufficient capacity exists as demonstrated by one of the following:
4. All applicable department of environmental protection (DEP) permits for stormwater management systems;

Sufficient: *The existing stormwater facilities are sufficient for the 476 square feet of additional impervious area based on Section 14-188(7). - Exemptions.*

All applicable department of transportation (DOT) permits for drainage connections, pursuant to F.A.C. 14-86 are obtained; and/or

Sufficient: *N/A.*

5. All applicable Northwest Florida Water Management District (NFWWMD) permits, pursuant to F.S. §§ [373.451 through 373.4595](#) (the Surface Water Improvement SWIM Act) are obtained.

Sufficient: *N/A.*

(4) Solid waste.

- a. *Submittals.* The applicant for a development permit shall submit, along with the application for the development permit, proof that sufficient capacity exists as demonstrated by one of the following:

1. Documentation will be required from the provider that the project is within its service area and that it has the capacity to serve the project as proposed, at or above the adopted level of service. If the ability of a provider to serve a proposed project is contingent upon planned facility expansion, details regarding such planned improvements shall also be submitted.

Sufficient: *The subject site is within the solid waste service area of the City of Chipley.*

2. Prior to the issuance of a development order by the city, the applicant may be required to provide evidence of a contract with the service provider, indicating the provider's commitment and ability to serve the proposed project; or

Sufficient: *The subject site is within the solid waste service area of the City of Chipley.*

- (5) *Recreation and open space; city-wide presumption of available capacity.* Based upon the data and analysis contained in the city's comprehensive plan, adequate capacity exists for the estimated demand for park and open space facilities. Therefore, a presumption of available capacity for all development shall be rendered by the city for the period beginning September 1, 1991, through the submission of the first concurrency management system annual report. At such time, the available capacity for park and open space shall be re-assessed, and a determination made as to whether the presumption of available capacity is to be continued.

Sufficient: *This requirement is not applicable to the proposed development.*

CHAPTER 16 – FIRE PREVENTION AND PROTECTION, Sec. 16-10 – Review of Fire Protection Plans

(a) When plans are submitted to the city for approval of proposed subdivisions, mobile home parks, multifamily dwellings, recreation or vehicle parks, commercial buildings or other structural developments, the fire chief or the fire chief's designee shall review the proposed fire protection provisions in accordance with recognized practices. All buildings shall be conspicuously marked with identifying address numbers of not less than three inches in height on all new or existing structures.

(b) The following hydrant specifications are considered minimal, and the fire chief or the fire chief's designee may require a higher level of fire protection for specific developments:

(1) All fire hydrants shall conform to the following:

- a. Hydrants shall be accessible at all times, with hose connections readily available.
- b. Parking shall not be permitted within 15 feet of any hydrant or post indicator valve.
- c. Hydrants shall be painted for high visibility.
- d. Hydrants shall be set with the lowest hose connection at least 18 inches above the finished grade.
- e. All hydrants shall have at least one 4½-inch outlet and one 2½-inch outlet.

- (2) Fire hydrants in single-family subdivisions shall be spaced at a distance of not more than 500 vehicular travel feet between hydrants.
- (3) Fire hydrants in industrial, commercial or multifamily developments, mobile home parks, recreational structures for public congregations, and other high-value sites shall be spaced at a distance of not more than 300 vehicular travel feet between hydrants.

Sufficient: *Per Chief Hunter Aycock required fire flow will be less than 1500 GPM for the building. This will be without vehicles inside the structure and/or could vary depending on the amount of petroleum products that will be stored for the business. This is well within our hydrant systems capabilities so there are no issues with fire flow. The fire hydrant located on Motel Drive is within 400 feet of the property and there is another fire hydrant located at the intersection of Nadia and Main Street on the SE corner of the intersection, which is within 230 feet of the property.*

Sign Application and Permit Requirements – Chapter 30 – Signs, Sec. 30-9 – Design, construction and location standards.

- (a) *Compliance with building and electrical codes required.* All permanent signs, and the illumination thereof, shall be designed, constructed and maintained in conformity with applicable provisions of the building and electrical codes adopted by the city.

Sufficient: *The existing sign on the property will be used.*

- (b) *Illumination standards.*

- (1) Sign lighting may not be designed or located to cause confusion with traffic lights.

Sufficient: *The existing sign on the property will be used.*

- (2) Illumination by floodlights or spotlights is permissible so long as none of the light emitted shines directly onto an adjoining property or into the eyes of motorists or pedestrians using or entering public streets.

Sufficient: *The existing sign on the property will be used.*

- (3) Illuminated signs shall not have lighting mechanisms that project more than 18 inches perpendicularly from any surface of the sign over public space.

Sufficient: *The existing sign on the property will be used.*

- (c) *Placement standards.*

- (1) *Near street and/or driveway intersections.* No sign shall be erected within a visibility triangle in such a manner as to materially impede vision between a height of two feet and ten feet above grade. The clear visibility triangle shall be formed by connecting a point on each street centerline, to be located at the distance from the intersection of the street centerlines indicated below, and a third line connecting the two points. The clear visibility triangle distance from the intersection of the street centerlines for the various road classifications shall be as follows: (depicted in Table 30-2: Visibility Triangle Distance From Intersection of Street Centerlines)

Sufficient: *The existing sign on the property will be used.*

- (2) *In right-of-way.* Supports for signs or sign structure shall not be placed in or upon a public right-of-way or public easement, except under the terms of a lease between the owner of the easement or right-of-way and the owner of the sign.

Sufficient: *The existing sign on the property will be used.*

- (3) *Over right-of-way.* No ground sign shall project over a public right-of-way.

Sufficient: *The existing sign on the property will be used.*

- (4) *Blocking exits, fire escapes, etc.* No sign or sign structure shall be erected that impedes use of any fire escape, emergency exit or standpipe.

Sufficient: *The existing sign on the property will be used.*

- (d) *Clearance standards.*

- (1) *Over pedestrian ways.* All signs over pedestrian ways shall provide a minimum of nine feet of clearance.

Sufficient: *The existing sign on the property will be used.*

- (2) *Over vehicular ways.* All signs over vehicular ways shall provide a minimum of 13 feet, six inches of clearance.

Sufficient: *The existing sign on the property will be used.*

- (e) *Relationship to building features.* A building sign shall not extend beyond any edge of the surface to which it is attached nor disrupt a major architectural feature of the building.

Sufficient: *The existing sign on the property will be used.*

- (f) *Maximum projection.* A building sign may project no more than four feet perpendicularly from the surface to which it is attached.

Sufficient: *The existing sign on the property will be used.*

- (g) *Maximum window coverage.* The combined area of permanent and temporary signs placed on or behind windows shall not exceed 25 percent of the total window area at the same floor level on the side of the building or unit upon which the signs are displayed.

Sufficient: *The existing sign on the property will be used.*

- (h) *Format for multiple-occupancy complexes.* Building signs for multiple-occupancy complexes constructed or remodeled after the effective date of the ordinance from which this chapter is derived shall conform to an approved sign format. The sign format shall be included as a submittal for authorization to erect such a sign and shall be maintained on file in the planning and zoning department. The format shall be presented in a plan or sketch, together with written specifications

in sufficient detail to enable the city building official to authorize signs based on the specifications. At a minimum, the sign format shall specify the types of signs and dimensions (not to exceed the size limits contained in this chapter) which will be permitted to each occupant within the complex. The sign format shall also contain common design elements, such as placement, color, shape or style of lettering, which lend a unified appearance to the signs of the occupants within the complex. The sign format may only be modified with the approval of the director upon submission of a revised plan and specifications detailing the revised format.

Sufficient: *The existing sign on the property will be used.*

(i) *Signs required to be certified by a state-registered engineer.* The following signs shall be designed and certified by a state-registered engineer:

(1) Building signs that project perpendicularly from the surface to which it is attached and that are more than 24 square feet in area.

Sufficient: *The existing sign on the property will be used.*

(2) Ground signs of more than eight feet in height and 48 square feet in area.

Sufficient: *The existing sign on the property will be used.*

City of Chipley Development Order

File No. _____

Fees Paid \$ _____

Name of Owner: MK Wash & Go LLC

Phone #: _____

Address: 8 Bunting Dr, Crawfordville, FL 32327

Name of Developer/Contractor: Driven Brands, Inc.

Address: 440 South Church St, Suite 600, Charlotte, NC 28202

Phone #: 980-259-7438

Type of Development: Redevelopment Retrofit

Parcel Size: 0.62 AC

Location of Development: 1405 Nadia Avenue, Chipley, FL 32428

Land Use Designation: Commercial

Sq. Ft. of Building 2215.4 sq. ft.

Existing building to remain. _____

Site Plan Required? Yes No Exempt per NFWFMD Pre-App Stormwater Permit Required? Yes No

City Utilities Needed? Potable Water Waste Water Natural Gas _____ Garbage
Utilize existing services

Attachments to Order: 1. _____ 2. _____
3. _____ 4. _____

Date of Planning & Zoning Commission Approval: _____

Date of City Council Approval: _____

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

As Agent
Owner/Developer/Contractor: 

SEAL

December 18, 2025

City of Chipley Public Works
P.O. Box 1007
Chipley, FL 32428

Letter of Intent

Project Title: Oil Change Facility Retrofit at 1405 Nadia Ave, Chipley, FL 32428

Project Location: 1405 Nadia Ave, Chipley, FL 32428

Parcel Number: 00000000-00-2341-0008

Section, Township, Range: Section 17, Township 4 North, Range 13 West

Project Description: The proposed development involves retrofitting an existing car wash facility into an oil change facility on a 0.62-acre site. The project will utilize the existing utilities connected to the building and will include the following improvements:

- Installation of new pavement adjacent to building and at ADA spaces.
- Installation of new pavement striping for parking and traffic patterns.
- Installation of a dumpster pad.
- Construction of a sidewalk on the north side of the existing building.
- Installation of concrete pads at the entrances and exits of the existing bays.
- Removal of existing car wash structures around the building.

Parking and Accessibility: The development will provide a total of four parking spaces, including one ADA-compliant spot.

Stormwater Management: The existing stormwater management facility (SWMF) will be utilized with no additional improvements.

Driveways: There will be no changes to the existing driveways at the entrances to the parcel.

The proposed development is a retrofit of an existing car wash facility, therefore some of the items on the City of Chipley's Site Plan Checklist do not apply to the proposed development.

Should you have any questions, please feel free to contact me at (850) 553-3500.

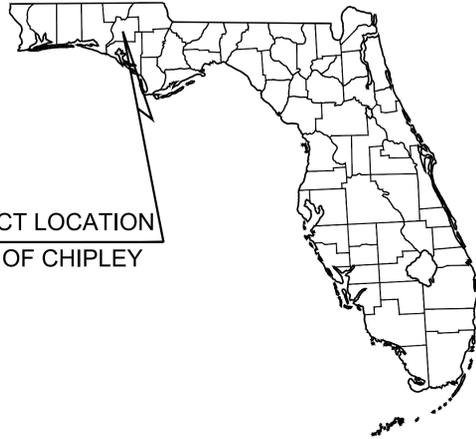
Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.



Cameron Snipes, PE
Project Manager

PROJECT LOCATION
CITY OF CHIPLEY



CONSTRUCTION PLANS FOR TAKE 5 OIL CHANGE

PARCEL ID: 00000000-00-2341-0008
CHIPLEY, FLORIDA
OCTOBER, 2025

CAMERON R. SNIPES, State of Florida,
Professional Engineer, License No. 75465.

This item has been digitally signed and sealed by
CAMERON R. SNIPES on the date indicated here.
10/31/2025

Signature must be verified on any electronic copies.

PROJECT TEAM

DEVELOPER

DRIVEN BRANDS, INC.
440 SOUTH CHURCH STREET, SUITE 600
CHARLOTTE, NC 28202
PHONE: (980) 259-7438
CONTACT: PAUL MASCOLO

ARCHITECT

CUHACI PETERSON
124 S MAPLE STREET, SUITE 300
AMBLER, PA 19002
PHONE: (908) 216-6467
CONTACT: ANGELO CACCIOPPOLI

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
2619 CENTENNIAL BLVD., SUITE 200
TALLAHASSEE, FL 32308
PHONE: (850) 553-3511
CONTACT: CAMERON SNIPES, P.E.

SURVEYOR

SOUTHEASTERN SURVEYING AND
MAPPING CORPORATION
1130 HIGHWAY 90
CHIPLEY, FLORIDA 32428
PHONE: (850) 638-0790

OWNER

MK WASH & GO LLC
QUICKWAY AKA
8 BUNTING DR
CRAWFORDVILLE, FL 32327

UTILITY SUPPLIERS

WATER

CITY OF CHIPLEY PUBLIC WORKS
P.O. BOX 1007
CHIPLEY, FL 32428
PHONE: (850) 638-6346
CONTACT: GUY LANE

ELECTRIC

FLORIDA POWER & LIGHT
1195 JACKSON AVE.,
CHIPLEY, FL, 32428
PHONE: (800) 225-5797

TELECOMMUNICATIONS/FIBER

AT&T
PHONE: (610) 200-3365
CONTACT: KEVIN TALECKI/ MIKE GAMBOA

GAS

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P.O. BOX 1007
CHIPLEY, FL 32428
PHONE: (850) 638-6346
CONTACT: GUY LANE

SANITARY SEWER

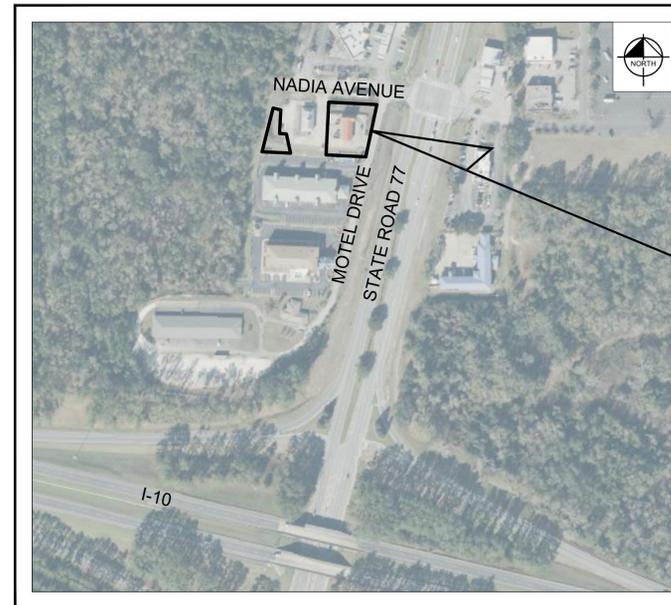
CITY OF CHIPLEY PUBLIC WORKS
P.O. BOX 1007
CHIPLEY, FL 32428
PHONE: (850) 638-6346
CONTACT: GUY LANE

FIBER

UNIT FIBER LLC
2101 RIVERFRONT DRIVE,
LITTLE ROCK, ARKANSAS 72202
PHONE: (251) 214-7059
CONTACT: CHARLIE CROFT

TELEPHONE

AT&T/DISTRIBUTION
EMAIL: G27896@ATT.COM
CONTACT: DINO FARRUGIO



SECTION 17, TOWNSHIP 4, RANGE 13
LOCATION MAP
1" = 250'

PROJECT LOCATION

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	GENERAL NOTES
C2.0	EXISTING CONDITIONS, DEMOLITION, & EROSION CONTROL PLAN
C3.0	OVERALL SITE PLAN
C3.1	SITE PLAN
C4.0	CONSTRUCTION DETAILS

DESIGN STANDARDS

- F.D.O.T. SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2025-2026
- F.D.O.T. STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION, 2025-2026
- F.D.O.T. MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE OF STREETS AND HIGHWAYS (GREEN BOOK)

PREPARED BY
Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
2619 Centennial Blvd, Suite 200, Tallahassee, FL 32308
Phone: (850) 553-3500
WWW.KIMLEY-HORN.COM Registry No. 35106

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
2619 CENTENNIAL BLVD, SUITE 200,
TALLAHASSEE, FL 32308
PHONE: (850) 553-3500
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

KIM PROJECT 242445000	LICENSED PROFESSIONAL
DATE 10/30/2025	CAMERON SNIPES, P.E.
SCALE AS SHOWN	FL LICENSE NUMBER 75465
DESIGNED BY CSW	CHECKED BY CRS
DRAWN BY CSW	DATE

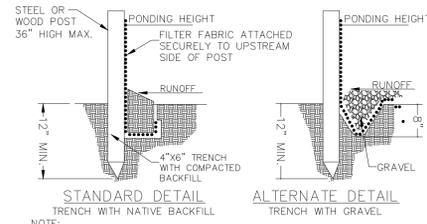
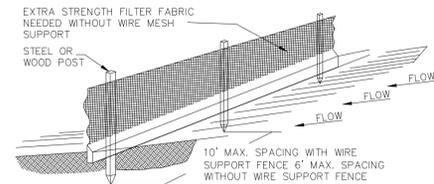
COVER SHEET

TAKE 5 OIL CHANGE
FOR
DRIVEN BRANDS, INC.
CHIPLEY, FL

SHEET NUMBER
C0.0

Plotted By: keeler, Domi. Sheet Set: Take 5 - Chipley. Layout: COVER SHEET. October 31, 2025. 10:28:07am. K:\TAL\civil\242445000 - Take 5, Chipley\Design\CADD\CONST\FloorSheets\C0.0 - COVER.dwg
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Printed By: keeler, Domi Sheet Set: Take 5 - Chipley Layout: C2.0 EXISTING CONDITIONS DEMOLITION & EROSION CONTROL PLAN October 31, 2025 10:29:17am K:\TAL\CHN\242445000 - Take 5 - Chipley Design\CADD\CONSTR\PlanSheets\C2.0-XCOND-DEM-SMPPPP.dwg
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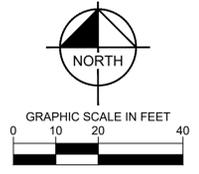


- NOTE:
1. SILT FENCE MUST BE EQUIVALENT OF TYPE IV, WIRE BACKED OR BELTED.
 2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
 3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
 4. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

SILT FENCE DETAIL
 N.T.S.

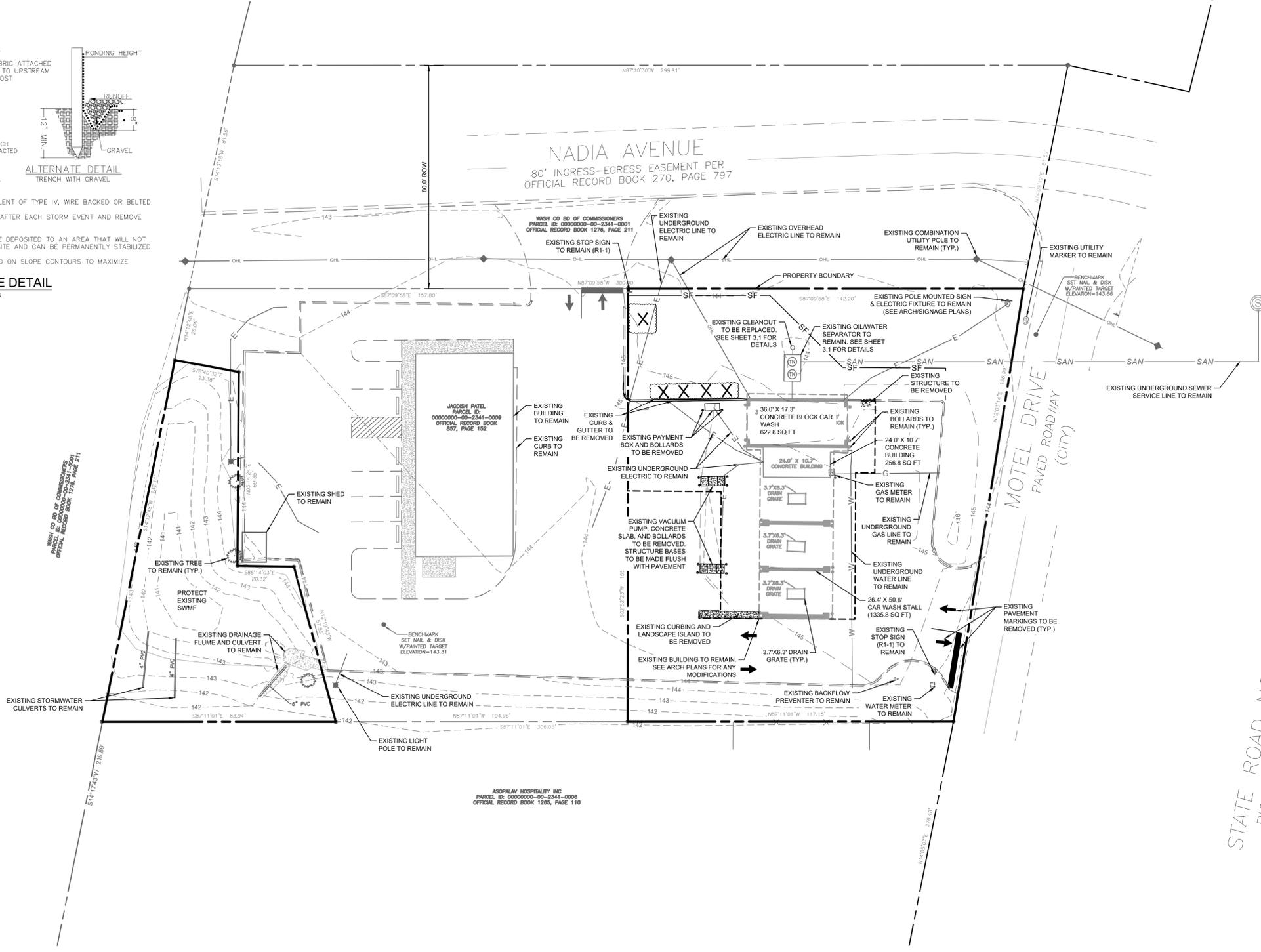
LEGEND

- PROPERTY BOUNDARY
- [Pattern] CONCRETE TO BE REMOVED
- X- EXISTING FENCE
- [Pattern] CONCRETE TO REMAIN
- 143- EXISTING CONTOURS
- - - SAWCUT LIMITS
- [Pattern] ASPHALT PAVEMENT TO BE REMOVED
- [Pattern] EXISTING VEGETATION TO BE REMOVED
- SF- SILT FENCE



NOTES

1. EXACT LOCATION OF ALL BUILDING UTILITY SERVICES ARE UNKNOWN. CONTRACTOR TO LOCATE PRIOR TO CONSTRUCTION AND PROTECT IN PLACE. SEE ARCH. PLANS.



No.	REVISIONS	DATE	BY

Kimley»Horn
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 2819 CENTENNIAL BLVD., SUITE 200,
 TALLAHASSEE, FL 32308
 PHONE: (850) 553-3500
 WWW.KIMLEY-HORN.COM REGISTRY No. 35106

KHA PROJECT 242445000	LICENSED PROFESSIONAL CAMERON SNIPES, P.E.
DATE 10/30/2025	FL LICENSE NUMBER 75465
SCALE AS SHOWN	DRAWN BY CSW
CHECKED BY CRS	DATE

**EXISTING CONDITIONS,
 DEMOLITION, & EROSION
 CONTROL PLAN**

**TAKE 5 OIL CHANGE
 FOR
 DRIVEN BRANDS, INC.**

SHEET NUMBER
C2.0

PROJECT DATUM NAVD 88

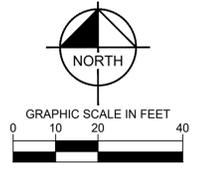
CALL 2 WORKING DAYS BEFORE YOU DIG

IT'S THE LAW!
 DIAL 811

811
 Know what's below.
 Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Plotted By: Keeler, Domi. Sheet Set: Take 5 - Chipley. Layout: OVERALL SITE PLAN. October 31, 2025. 10:29:27am. K:\YAL\Civil\242445000 - Take 5 Chipley\Design\CADD\CONSTR\PlanSheets\C3.0-SITE-OVERALL.dwg
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PROJECT DATUM NAVD 88

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No.	REVISIONS	DATE	BY

Kimley»Horn

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 2819 CENTENNIAL BLVD., SUITE 200
 TALLAHASSEE, FL 32308
 PHONE: (850) 553-3500
 WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL
 CAMERON SNIPES, P.E.
 FL LICENSE NUMBER 75465

CHECKED BY: CRS DATE: _____
 DRAWN BY: CSW
 DESIGNED BY: CSW
 DATE: 10/30/2025
 SCALE: AS SHOWN
 KHA PROJECT: 242445000

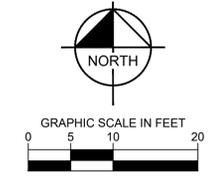
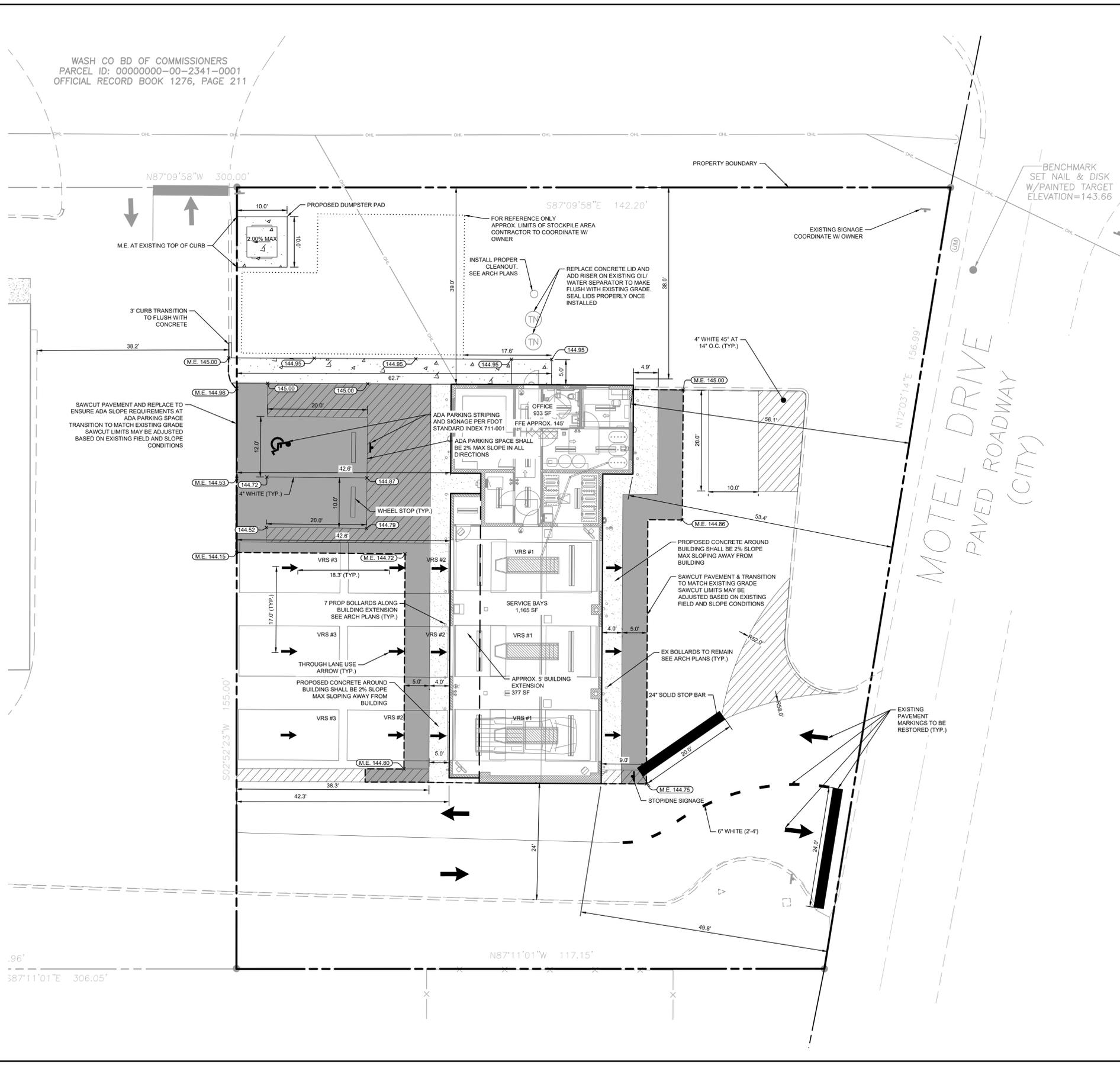
OVERALL SITE PLAN

TAKE 5 OIL CHANGE FOR DRIVEN BRANDS, INC.

CHIPLEY FL

SHEET NUMBER **C3.0**

Plotted By: Keeler, Domi. Sheet Set: Take 5 - Chipley. Layout: SITE PLAN. October 31, 2025. 10:29:32am. K:\TAL=Civil\242445000 - Take 5 - Chipley\Design\CADD\CONSTR\PlanSheets\C3.1-SITE.dwg
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SITE DATA

General Information

Property Tax ID #(s): 00000000-00-2341-0008

Site Address: 1405 NADIA AVENUE, CHIPLEY, FL 32428

Zoning: COMMERCIAL
 Overlay / Tract: CORRIDOR DEVELOPMENT DISTRICT

Existing Use(s): CAR WASH
 Proposed Use(s): AUTO-SERVICE SHOP

Total Site Area: 0.62 AC

Area Data

Total Site Area	0.62 AC	27,007 SF
Existing Building (Converted)		2,098 SF
Proposed Building Addition		377 SF
Total Final Building Area		2,475 SF
Existing Impervious Area		11,715 SF
Proposed Added Impervious Area		
Dumpster Pad	100 SF	
Sidewalk	376 SF	
Total Added Impervious Area		476 SF
Total Final Impervious Area		12,191 SF

Parking Data

Number of regular spaces provided:	3
Number of ADA spaces provided:	1
Total number of parking spaces:	4

SITE PLAN NOTES

- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REPAIR ANY DAMAGE TO THE R.O.W. CAUSED DURING CONSTRUCTION. CONTRACTOR SHALL PHOTOGRAPHICALLY DOCUMENT THE PRE-CONSTRUCTION CONDITIONS.
- SIGNAGE SHALL MEET SECTION 30 PER CITY OF CHIPLEY CODE OF ORDINANCES. COORDINATE WITH OWNER.
- NON-ADA STRIPING SHALL BE PAINTED PER FDOT STANDARD INDEX 711-001. PLEASE SEE SHEET C4.0 FOR ADA PARKING DETAILS.
- BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP NO. 12133C0070D, DATED JULY 4, 2011. THE PROPERTY LIES WITHIN FLOOD ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

LEGEND

- PROPERTY BOUNDARY
- [Pattern] PROPOSED CONCRETE SIDEWALK
- [Pattern] PROPOSED CONCRETE PAVEMENT
- [Pattern] PROPOSED ASPHALT PAVEMENT
- - - SAWCUT LIMITS

PROJECT DATUM NAVD 88

CALL 2 WORKING DAYS BEFORE YOU DIG

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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Kimley»Horn

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 TALLAHASSEE, FL 32308
 PHONE: (850) 553-3500
 WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL
 CAMERON SNIPES, P.E.
 SCALE AS SHOWN
 DATE 10/30/2025
 DRAWN BY CSW
 CHECKED BY CRS

SITE PLAN

TAKE 5 OIL CHANGE FOR DRIVEN BRANDS, INC.

CHIPLEY, FL

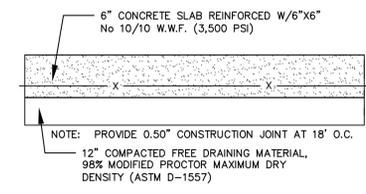
SHEET NUMBER
C3.1

REVISIONS

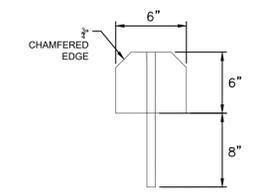
DATE

BY

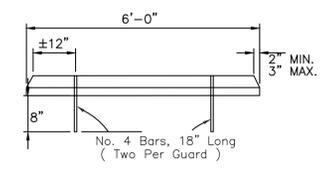
Plotted By: keeler, Doml. Sheet Set: Take 5 - Chipley. Layout: C4.0. CONSTRUCTION DETAILS - October 31, 2025. ID: 28-408m. IK: YAL_Civil\2424445000 - Take 5 - Chipley\Design\CADD\CONSTR\FloorSheets\C4.0.CONSTRUCTION DETAILS.dwg
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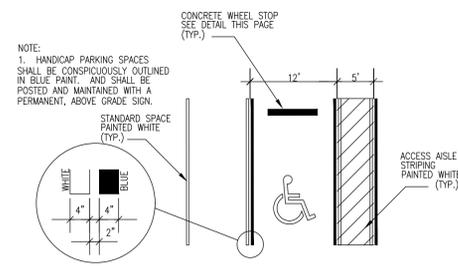
DUMPSTER ENCLOSURE CONCRETE PAD
NTS



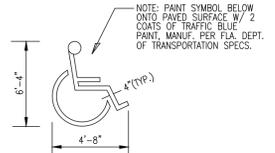
WHEEL STOP PROFILE (TYP.)
NTS



WHEEL STOP FRONT VIEW
NTS

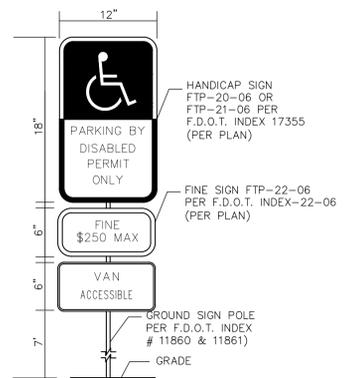


TYPICAL HANDICAPPED STRIPING
NOT TO SCALE



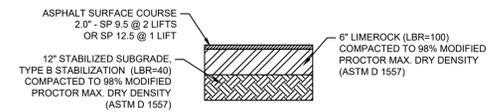
TYPICAL SYMBOL FOR HANDICAP PKG.
NTS

1. TOP PORTION OF FTP 25 & 26 SHALL HAVE A REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 25 & 26 MAY BE FABRICATED ON ONE PANEL OR TWO.
4. FTP 25 MAY BE SUBSTITUTED FOR THE FTP 26 IN AREAS WHERE SPACE IS LIMITED.
5. SIGNS ARE TO BE MOUNTED AT STANDARD HEIGHT. (7' FROM PAVEMENT TO BOTTOM OF SIGN).

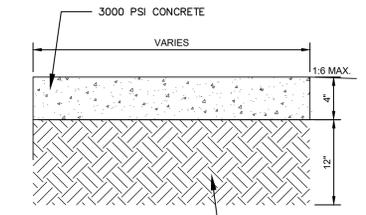


- NOTES:
1. ALL LETTERS ARE 1" SERIES "C" PER MUTCD OR AS SPECIFIED IN FDOT INDEX 17355.
 2. TOP PORTION OF SIGN SHALL HAVE REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
 3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
 4. FINE NOTIFICATION SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
 5. ONE (1) SIGN REQUIRED FOR EACH PARKING SPACE.
 6. INSTALLATION HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH F.S. 553.5041 (6)

ADA STRIPING AND SIGNAGE
NTS



ASPHALT PAVEMENT SECTION
NTS



- NOTE:
- 1) ALL SIDEWALK JOINTS SHALL BE IN ACCORDANCE WITH THE MOST CURRENT FDOT INDEX 522-001.

CONCRETE SIDEWALK
NTS

PROJECT DATUM NAVD 88

CALL 2 WORKING DAYS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY

Kimley»Horn

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 2819 CENTENNIAL BLVD., SUITE 200,
 TALLAHASSEE, FL 32308
 PHONE: (850) 553-3500
 WWW.KIMLEY-HORN.COM REGISTRY No. 35106

KHA PROJECT 242445000	LICENSED PROFESSIONAL
DATE 10/30/2025	CAMERON SNIPES, P.E.
SCALE AS SHOWN	FL LICENSE NUMBER 75465
DESIGNED BY CSW	CHECKED BY CRS
DRAWN BY CSW	DATE

**CONSTRUCTION
DETAILS**

**TAKE 5 OIL CHANGE
FOR
DRIVEN BRANDS, INC.**

SHEET NUMBER
C4.0

CHIPLEY FL

SITE PLAN REVIEW REQUIREMENT CHECKLIST

Petition Number: _____

Fee Paid: _____

Date Received: _____

Receipt #: _____

Submit eight (8) copies of each of the following items to the City Clerk's Office.

Site plans submitted for Preliminary approval must have the following information:

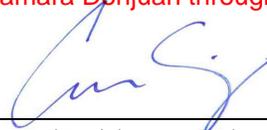
- | | | | |
|-------------------------------------|--------------------------|-----|---|
| <input checked="" type="checkbox"/> | No | 1. | Legal description of subject parcel. |
| <input checked="" type="checkbox"/> | No | 2. | Site location map. |
| <input checked="" type="checkbox"/> | No | 3. | Topography map. |
| Yes | <input type="checkbox"/> | 4. | Generalized soil types and map, if available. Existing development, NA. |
| Yes | <input type="checkbox"/> | 5. | Type & location of existing vegetation & tree grouping. Locations of trees provided. |
| <input checked="" type="checkbox"/> | No | 6. | Location, names, widths of existing & proposed streets, driveways and dumpsters. |
| <input checked="" type="checkbox"/> | No | 7. | Dimensions/location of all buildings/structures. |
| Yes | <input type="checkbox"/> | 8. | Gross floor area of all buildings. Please refer to Architect plans |
| Yes | <input type="checkbox"/> | 9. | Exact number of dwelling units by number of bedrooms. N/A |
| Yes | <input type="checkbox"/> | 10. | Total number of residential units by acre. N/A |
| Yes | <input type="checkbox"/> | 11. | Dimensions of all yard setbacks and open spaces. Existing development. |
| Yes | <input type="checkbox"/> | 12. | Location of recreation areas, if any. N/A |
| Yes | <input type="checkbox"/> | 13. | Drainage concept. Using existing development's permitted plans. |
| <input checked="" type="checkbox"/> | No | 14. | Site percentage & square footage covered by building structures. |
| <input checked="" type="checkbox"/> | No | 15. | Site percentage & square footage covered by paving. |
| <input checked="" type="checkbox"/> | No | 16. | Site percentage & square footage covered by open space. |
| <input checked="" type="checkbox"/> | No | 17. | Sediment control measures. |
| <input checked="" type="checkbox"/> | No | 18. | Fire flow calculations. Site plan in review with Fire Chief. Please refer to fire department for results. |
| Yes | <input type="checkbox"/> | 19. | Preliminary site plan submittals must contain the following stormwater management information: Using existing development's permitted plans. |
| Yes | <input type="checkbox"/> | A. | Graphic definition of the drainage areas with each area's: |
| | | 1. | approximate surface area indicated |
| | | 2. | approximate coefficient of imperviousness |
| | | 3. | approximate points of water collection |
| Yes | <input type="checkbox"/> | B. | Definition of the type of stormwater management system proposed, along with the location and approximate dimensions and/or size of the facilities. |
| Yes | <input type="checkbox"/> | C. | Approximate stormwater management design calculations. |

Site plans submitted for Final approval must have the following information:

- Yes No 20. Using existing development's permitted plans. A grading & drainage plan; stormwater management analysis/design Calculations must be signed & sealed by a registered Florida engineer.
- Yes No 21. A landscape plan. N/A
- Yes No 22. Exact location of all public easements.
- Yes No 23. Utility services & connection points; fire hydrant locations. Using existing connections.
- Yes No 24. Architectural elevations of all buildings and structures. Please refer to Architect plans.
- Yes No 25. Size, type and location of street graphics. N/A
- Yes No 26. Size, location and intensity of exterior lighting devices and a statement that lighting will meet City of Chipley codes. Using existing light structures.
- Yes No 27. If phasing is planned, a development timetable is required.
- Yes No 28. A sedimentation plan.

NOTE: THE CITY COUNCIL WILL NOT REVIEW A SITE PLAN THAT IS DEFICIENT IN ANY OF THE INFORMATION LISTED ABOVE.

In submitting this petition, I/We understand that all required information as listed above including eight (8) copies of each of the 28 required items must be submitted to the City Clerk’s Office before review by the Chipley City Council. (11x17” ONLY!) Submitting to Tamara Donjuan through email.



Owner/Agent/Petitioner’s Signature

9/18/2025

Date

FOR OFFICE USE ONLY

Petition Number _____

Fee Paid _____

Section, Township, Range _____

Receipt Number _____

Tax Parcel Number _____

City Council Review Date _____

Approved by City Council _____

Denied by City Council _____



City of Chipley

Land Use Compliance Certificate



Fee Amount \$ _____

Verification provided for (Owner's Name): MK Wash & Go LLC

Project Site Address: 1405 Nadia Avenue, Chipley, FL 32428

Phone Number: _____

Contractor Name/Address Driven Brands, Inc.

Contractor Phone #: 980-259-7438 Parcel I.D. Number: 00000000-00-2341-0008

City of Chipley Future Land Use Designation

Low Density Residential	<input type="radio"/>	Neighborhood Commercial	<input type="radio"/>
Medium Density Residential	<input type="radio"/>	Historic Commercial	<input type="radio"/>
High Density Residential	<input type="radio"/>	Industrial	<input type="radio"/>
Historic	<input type="radio"/>	Recreational	<input type="radio"/>
Commercial	<input checked="" type="checkbox"/>	Public/Semi Public/Educational	<input type="radio"/>

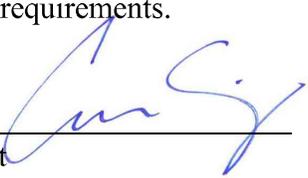
Flood Zone: Yes No Zone Type _____

Scope of work (Please provide details of all work): _____

The project is a proposed redevelopment/retrofit of an existing building to a commercial oil change facility.

The existing utilities and stormwater facilities will be used.

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.

Kimley-Horn & Associates, Inc. 
Applicant

9/18/2025
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.

CITY OF CHIPLEY
APPLICATION FOR CONCURRENCY REVIEW

Applicant: Kimley-Horn & Associates, Inc. Date: 9/18/2025

Address: 8 Bunting Dr, Crawfordville, FL 32327 Phone: 980-259-7438

Project Name: Take 5 Oil Change Address: 1405 Nadia Ave, Chipley, FL 32428

Contact Person: Cameron R. Snipes, P.E. Phone: 850-553-3511

(Use additional sheets if necessary)

- 1. Provide estimated water usage in gallons per person per day plus total usage per day, month, and annually. Average Daily Demand - 300 GPD Average Monthly Demand - 9,000 Gallons/Month
Maximum Day Demand - 450 GPD Average Annual Demand - 109,500 Gallons/Year
Peak Hour Demand - 1,125 GPD
- 2. Provide estimated sanitary sewer usage in gallons per person per day plus total usage per day, month, and year. Average Daily Demand - 250 GPD Average Monthly Demand - 7,500 Gallons/Month
Maximum Day Demand - 360 GPD Average Annual Demand - 90,000 Gallons/Year
Peak Hour Demand - 1,000 GPD
- 3. Provide estimated solid waste generation in pounds. Provide list of types of waste generated by establishment. Existing building to be retrofitted. Existing dumpster to be used, a maximum of ±400 lbs weekly.
Auto-service items and food items to be discarded.
- 4. Provide storm water management plan.
 - a. Include all permits from applicable state and federal agencies.
The existing storm water management plan will be used. Per a pre-application meeting with North west Florida Water Management District the proposed development is likely to be covered under the de minimis exemption.
- 5. Provide estimated traffic volume at peak hours.
 - a. Include a written statement indicating the nature and extent of proposed development.
Existing Self-Service Car Wash - ITE Code 947, Proposed Quick Lubrication Vehicle Shop - ITE Code 941

*****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.



Project: Take 5
 KHA PN: 242445000
 Compiled By: CSW

Date: Sep-25

Water System Demand Criteria

Average Daily Demand (ADD)			
Take 5 Oil Change		Avg GPD	Total GPD
From Appendix B -Service stations per water closet (open less than 16 hrs per day)		300	300
*(Average GDP taken from Sanitary Demand + 20%)			
<u>Total</u>		<u>300</u>	<u>GPD</u>

Maximum Day Demand			
Peak Factor	1.5		
<u>Total</u>	<u>450</u>	<u>GPD</u>	

Peak Hour Demand			
Peak Factor	2.5		
<u>Total</u>	<u>1,125</u>	<u>GPD</u>	

Sewer Collection System Demand Criteria

Average Daily Flow (ADF)			
F.A.C 62-6.008 - System Size Determinations			
Total		250	GPD
<u>Total</u>		<u>0.00025</u>	<u>MGD</u>

Peak Hour Flow			
(ADF)	Peak Factor		
0.00 - 0.05 MGD	4		
0.05 - 0.25 MGD	3		
0.25 - 2.00 MGD	2.5		
<u>Total</u>		<u>1,000</u>	<u>GPD</u>

City of Chipley

Sign Application & Permit

Date: 9/18/2025

Permit #: _____

Applicant's Name: _____

Business Name: Take 5 Oil Change Phone #: Driven Brands, Inc.

Address of Sign: 1405 Nadia Avenue, Chipley, FL 32428

Name & Address of Sign Contractor: TBD

Permit Fee: _____

Please provide the following information:

1. Type of Sign(s): Ground Sign TBD Building Sign Outdoor Advertising
Utilize existing By Owner and Architect (Billboard)

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.

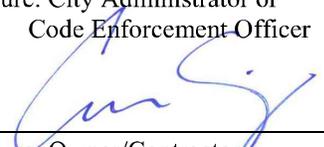
3. Type of Illumination: _____

4. Land Use Designation: Commercial

5. Number of Existing Signs on Property: 1, Existing to be used

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: Owner/Contractor Date

09/18/25

MK Wash & Go, LLC—Take 5 Oil Change Ground & Building Signs





City of Chipley

1442 Jackson Avenue
P.O. Box 1007
Chipley, Florida 32428
(850) 638-6350 Fax: (850) 638-6353

OWNER/LANDLORD AFFIDAVIT

I, Kenneth Varnes do hereby attest that I am the legal owner of the following described property, 1405 Nadia Avenue, Chipley FL 32428.

Parcel ID: 00000000-00-2341-0008

I hereby authorize the utilities to be turned on and understand that I am fully responsible for all bills incurred for the use of said utilities.

I further understand that I must abide by all provisions of City Ordinances that apply to the utilities being used. Copies of the City Ordinances are available at the City Hall or online at www.cityofchipley.com. Any violation of any utility ordinance may cause all utilities to be disconnected.

Last Occupant Name: _____

Date Services to be Connected: Existing Connections to Remain (X)

Services to be Connected: Water X Sewer X Gas X Garbage X

Is this a residence? No Is this a business? Yes

If a business, do you have a backflow preventer installed? Yes

Owner/Landlord Mailing Address: _____

Additional Comments:

As the owner of the above designated property and the applicant for which this affidavit is submitted, I wish to designate Kimley-Horn & Associates, Inc. as my agent in all matters pertaining to the location address.

Owner/Landlord Signature: [Signature] Date: Sept 18, 25
City Representative Signature: _____ Date: _____

ALTA/NSPS LAND TITLE SURVEY

1405 NADIA AVENUE, CHIPLEY, FLORIDA

SECTION 17, TOWNSHIP 4 NORTH, RANGE 13 WEST

WASHINGTON COUNTY, FLORIDA



VICINITY MAP
NOT TO SCALE

SHEET LAYOUT

SHEET 2 BOUNDARY SURVEY
SHEET 3 TOPOGRAPHIC DETAILS

DESCRIPTIONS:

(PER CHICAGO TITLE INSURANCE COMPANY – COMMITMENT NUMBER: 12350958):

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 13 WEST, WASHINGTON COUNTY, FLORIDA; THENCE S88°23'30"E 791.79 FEET; THENCE N23°01'05"E 63.15 FEET; THENCE N 14°12'26"E 378.48 FEET TO THE POINT OF BEGINNING (SAID POINT OF BEGINNING BEING ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 77); THENCE CONTINUE N 14°12'26"E ALONG SAID RIGHT OF WAY LINE 158.11 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE ON A BEARING OF N87°10'52"W 300.0 FEET; THENCE S14°12'26"W 158.11 FEET; THENCE S87°10'52"E 300.0 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO THE INGRESS-EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 0270, PAGE 0797, OFFICIAL RECORDS OF WASHINGTON COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 13 WEST, WASHINGTON COUNTY, FLORIDA; THENCE S88°23'30"E 791.79 FEET; THENCE N23°01'05"E, 63.15 FEET; THENCE N14°12'26"E 536.59 FEET TO THE POINT OF BEGINNING; (SAID POINT OF BEGINNING BEING ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 77); THENCE CONTINUE N14°12'26"E ALONG SAID RIGHT OF WAY LINE 81.61 FEET; THENCE DEPARTING FROM SAID RIGHT OF WAY LINE ON A BEARING OF N87°10'52"W, 300.0 FEET; THENCE S14°12'26"W, 81.61 FEET; THENCE S87°10'52"E, 300.0 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 13 WEST, WASHINGTON COUNTY, FLORIDA; THENCE S88°23'30"E FOR 791.79 FEET TO A POINT ON THE WESTERMOST RIGHT-OF-WAY LINE OF A COUNTY ACCESS ROAD; THENCE N23°01'05"E ALONG SAID RIGHT-OF-WAY LINE FOR 63.15 FEET; THENCE N14°12'26"E ALONG SAID RIGHT-OF-WAY LINE FOR 378.48 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, N87°12'30"W FOR 117.20 FEET TO AN IRON ROD, SAID ROD BEING THE POINT OF BEGINNING; THENCE CONTINUE N87°12'30"W FOR 104.99 FEET TO AN IRON ROD; THENCE N12°17'11"W FOR 57.52 FEET TO AN IRON ROD; THENCE N85°32'28"W FOR 20.40 FEET TO AN IRON ROD; THENCE N03°18'02"E FOR 69.14 FEET TO AN IRON ROD; THENCE N76°41'38"W FOR 23.44 FEET TO AN IRON ROD; THENCE N14°11'47"E FOR 28.01 FEET TO AN IRON ROD; THENCE S87°12'30"E FOR 157.85 FEET TO AN IRON ROD; THENCE S02°52'06"W FOR 155.05 FEET TO THE POINT OF BEGINNING. THIS PARCEL IS LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 13 WEST, WASHINGTON COUNTY, FLORIDA.

AS SURVEYED:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 13 WEST, WASHINGTON COUNTY, FLORIDA; THENCE S88°14'37"E FOR 798.04 FEET TO THE WESTERLY RIGHT OF WAY LINE OF MOTEL DRIVE; THENCE N23°14'15"E ALONG SAID WESTERLY RIGHT OF WAY LINE 64.44 FEET; THENCE N14°05'07"E ALONG SAID WESTERLY RIGHT OF WAY LINE 378.48 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE N87°11'01"W, 117.15 FEET; THENCE N02°52'23"E, 155.00 FEET; THENCE S87°09'58"E, 142.20 FEET TO THE AFORESAID WESTERLY RIGHT OF WAY LINE; THENCE S12°03'14"W, 156.99 FEET TO THE POINT OF BEGINNING, CONTAINING 0.46 OF AN ACRE, MORE OR LESS.

AND

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 13 WEST, WASHINGTON COUNTY, FLORIDA; THENCE S88°14'37"E FOR 798.04 FEET TO THE WESTERLY RIGHT OF WAY LINE OF MOTEL DRIVE; THENCE N23°14'15"E ALONG SAID WESTERLY RIGHT OF WAY LINE 64.44 FEET; THENCE N14°05'07"E ALONG SAID WESTERLY RIGHT OF WAY LINE 378.48; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE N87°11'01"W, 222.11 FEET THE POINT OF BEGINNING; THENCE CONTINUE N87°11'01"W, 83.94 FEET; THENCE N14°12'48"E, 132.11 FEET; THENCE S76°40'32"E, 23.38 FEET; THENCE S03°14'24"W, 69.35 FEET; THENCE S76°40'32"E, 23.38 FEET; THENCE S12°19'43"E, 57.55 FEET TO THE POINT OF BEGINNING, CONTAINING 0.14 OF AN ACRE, MORE OR LESS.

TABLE OF UTILITIES – TICKET: 175507637 – DATE: 06/24/2025				
OWNER	UTILITY TYPE	UTILITY CONTACT	ALT. CONTACT	EMERGENCY CONTACT
AT T	COMMUNICATION LINES, FIBER	KEVIN TALECKI/ MIKE GAMBOA (610) 200-3365	THE NATIONAL DISPATCH CENTER (800) 252-1133	THE NATIONAL DISPATCH CENTER (800) 252-1133
CITY OF CHIPLEY	NATURAL GAS, SEWER, WATER	GUY LANE (850) 638-6346	AMBERS CARTER (850) 638-6346	GUY LANE (850) 638-6346
FLORIDA POWER & LIGHT-CHIPLEY	ELECTRIC	USIC DISPATCH CENTER (800) 778-9140		USIC DISPATCH CENTER (800) 778-9140
AT&T/DISTRIBUTION	TELEPHONE	DINO FARRUGGIO G27896@ATT.COM	LINEQUEST JOHN UNDERWOOD (904) 914-6537	AT&T NETWORK OPERATIONS CENTER (800) 247-2020
UNITI FIBER LLC	FIBER	CHARLIE CROFT (251) 214-7059		NOC UNITI FIBER (877) 652-2321

ITEMS SHOWN ON SCHEDULE B – SECTION II TITLE COMMITMENT FILE NUMBER: 12350958 DATED: 04/04/2025, ISSUED BY: CHICAGO TITLE INSURANCE COMPANY	
3A	ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. ALL OBSERVED EVIDENCE IS SHOWN HEREON.
4	RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. NONE OBSERVED.
4	ANY CLAIM THAT ANY PORTION OF THE INSURED LAND IS SOVEREIGN LANDS OF THE STATE OF FLORIDA, INCLUDING SUBMERGED, FILLED OR ARTIFICIALLY EXPOSED LANDS ACCRETED TO SUCH LAND. NONE OBSERVED.
6	RESTRICTIONS, COVENANTS, AND CONDITIONS AS SET FORTH IN THOSE INSTRUMENTS RECORDED IN OFFICIAL RECORDS BOOK 448, PAGE 368 AND OFFICIAL RECORDS BOOK 458, PAGE 131, PUBLIC RECORDS OF WASHINGTON COUNTY, FLORIDA, AS MAY BE SUBSEQUENTLY AMENDED. DOES COVER THE SUBJECT PARCEL AND IS BLANKET IN NATURE.
7	EASEMENT CONTAINED IN THAT CERTAIN DEED RECORDED IN OFFICIAL RECORDS BOOK 568, PAGE 429, PUBLIC RECORDS OF WASHINGTON COUNTY, FLORIDA. THE PARCEL DESCRIBED IN THIS OFFICIAL RECORD BOOK IS THE LESS AND EXCEPT FROM THE SUBJECT PARCEL.
8	EASEMENT(S) AS SET FORTH IN INSTRUMENT(S) RECORDED IN OFFICIAL RECORDS BOOK 270, PAGE 797, PUBLIC RECORDS OF WASHINGTON COUNTY, FLORIDA (TOGETHER WITH THE RIGHTS OF OTHERS IN AND TO THE USE OF SAID EASEMENT). DOES APPLY TO THE SUBJECT PARCEL AND IS SHOWN HEREON.
9	RECIPROCAL DRIVEWAY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 337, PAGE 622, PUBLIC RECORDS OF WASHINGTON COUNTY, FLORIDA. THE SUBJECT PARCEL IS A PORTION OF THE DESCRIBED PARCEL "B" THAT IS INCLUDED WITHIN EXHIBIT "A" AND IS THEREFORE SUBJECT TO AND BENEFITS FROM SAID EASEMENT, ALTHOUGH PARCEL B IS NOT CONTIGUOUS TO THE EXHIBIT "B" PROPERTY.
10	RECIPROCAL DRIVEWAY AND CURB CUT EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 337, PAGE 627, PUBLIC RECORDS OF WASHINGTON COUNTY, FLORIDA. THE SUBJECT PARCEL IS A PORTION OF THE DESCRIBED PARCEL "B" THAT IS INCLUDED WITHIN EXHIBIT "A" AND IS THEREFORE SUBJECT TO AND BENEFITS FROM SAID EASEMENT, ALTHOUGH PARCEL B IS NOT CONTIGUOUS TO THE EXHIBIT "B" PROPERTY.

SURVEYOR'S REPORT:

- THE MINIMUM HORIZONTAL ACCURACY FOR THIS SURVEY IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 REQUIREMENTS OF FLORIDA ADMINISTRATION CODE. THE MAP AND MEASUREMENT METHODS USED FOR THIS SURVEY MEET OR EXCEED THIS REQUIREMENT. THE DIMENSIONS SHOWN HEREON ARE IN UNITED STATES SURVEY FEET AND DECIMALS THEREOF.
- BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE GRID (NORTH AMERICAN DATUM, NAD 83, 2011 ADJUSTMENT, FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA NOTE ZONE) AND ARE BASED ON GNSS OBSERVATIONS TAKEN FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION'S "FLORIDA PERMANENT REFERENCE NETWORK" GNSS CONTINUOUSLY OPERATING REFERENCE STATIONS "FLBY" & "FLMR". THE RELATIVE BEARING IS N12°03'14"E ALONG THE MONUMENTED NORTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 77. BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
- VERTICAL INFORMATION SHOWN HEREON REFERS TO FLORIDA DEPARTMENT OF TRANSPORTATION VERTICAL CONTROL STATIONS: "61-16-B05G", BEING A 4"x4" CONCRETE MONUMENT WITH FDOT DISK, ELEVATION = 126.18 FEET (NAVD88), AND "61-99-C14G", BEING A 5/8" IRON ROD WITH CAP, ELEVATION = 121.89 FEET (NAVD88). THE CONTOUR INTERVAL IS ONE FOOT.
- RIGHT OF WAY INFORMATION SHOWN HEREON WAS DETERMINED BY FOUND MONUMENTATION, RECORDED RIGHT OF WAY MAP AND INFORMATION OBTAINED IN THE PUBLIC RECORDS FOR WASHINGTON COUNTY.
- UNLESS SHOWN, ONLY THOSE VISIBLE FEATURES FOUND WITHIN THE BOUNDARIES OF THIS SURVEY OR IN THE IMMEDIATE VICINITY OF THE SUBJECT PARCEL BOUNDARY HAVE BEEN LOCATED.
- EASEMENTS OR OTHER RIGHTS OF WAY THAT APPEAR ON RECORDED PLANS OR THAT HAVE BEEN FURNISHED TO THE SURVEYOR BY OTHERS HAVE BEEN INCORPORATED INTO THIS DRAWING WITH APPROPRIATE NOTATION. OTHER EASEMENTS MAY BE DISCOVERED BY A SEARCH OF THE PUBLIC RECORDS.
- I HAVE REVIEWED THE CHICAGO TITLE INSURANCE COMMITMENT, COMMITMENT NUMBER 12350958, DATED 04/04/2025 AND ALL RECORDED SURVEY RELATED ENCUMBRANCES, EXCEPT LIENS, IDENTIFIED IN SCHEDULE B-II OF THE TITLE INSURANCE COMMITMENT HAVE BEEN SHOWN OR NOTED ON THE SURVEY.
- TITLE COMMITMENT SCHEDULE B-II EXCEPTIONS 1, 2, 3C, 3D AND 5 ARE NOT A SURVEY MATTER MAY REQUIRE A LEGAL OPINION AS TO THEIR AFFECTING OR NOT AFFECTING THE SUBJECT PARCEL. THEREFORE THE SURVEYOR IS NOT QUALIFIED BY LAW TO RENDER A CONCLUSIVE LEGAL OPINION AS TO THOSE NON-SURVEY MATTER EXCEPTIONS.
- THIS SURVEY DOES NOT DETERMINE THE OWNERSHIP OF THE LANDS SHOWN HEREON.
- UNLESS OTHERWISE DENOTED ON THIS SURVEY, NO STATE OR FEDERAL JURISDICTIONAL BOUNDARIES WERE ESTABLISHED, RECOVERED, DEFINED, OR DELINEATED, IF THEY EXIST.
- IN THE EVENT OF A DISPUTE OR DISAGREEMENT, THE CLIENT IS ADVISED TO SEEK LEGAL COUNCIL BEFORE CLEARING, CONSTRUCTING, OR REMOVING ANY FENCES OR OTHER PERMANENT STRUCTURES.
- BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP NO. 12133C0070D, DATED JULY 4, 2011, THE ABOVE-DESCRIBED PROPERTY LIES WITHIN FLOOD ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
- FEATURES SHOWN BY SYMBOL AS INDICATED IN THE LEGEND ARE NOT TO SCALE. THESE AND OTHER FEATURES SUCH AS PERMANENT STRUCTURES, FENCE LINES, ADDITIONAL MONUMENTATION, ETC. FOUND NEAR THE SUBJECT BOUNDARY LINES, MAY BE SHOWN AT AN EXAGGERATED SCALE TO MORE CLEARLY REPRESENT THEIR LOCATION.
- UTILITY LOCATIONS IF SHOWN HEREON ARE BASED ON FIELD LOCATION OF MARKINGS BY UTILITY COMPANY REPRESENTATIVES, SURFACE FEATURES AND/OR CONSTRUCTION PLANS FURNISHED TO THE SURVEYOR. ADDITIONAL SUB-SURFACE UTILITIES MAY EXIST THAT HAVE NOT BEEN FIELD LOCATED.
- UNDERGROUND FOUNDATIONS, IF ANY, HAVE NOT BEEN LOCATED.
- THE SURVEY MAP AND REPORT OR THE COPIES THEREOF, ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE OR THE ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED 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.
- THE ABOVE-DESCRIBED PARCEL CONTAINS 0.60 OF AN ACRE, MORE OR LESS.
- THE SUBJECT PROPERTY IS CURRENTLY ZONED "COMMERCIAL".
- IN SUBSTANTIAL CONFORMITY WITH FRONT YARDS OF THE BUILDINGS WITHIN 150 FEET ON EACH SIDE, THE FRONT YARD SHALL HAVE A SETBACK OF 25 FEET, IF THERE IS NO BUILDING WITHIN 150 FEET ON EACH SIDE.
- THERE ARE NO PARKING SPACES MARKED AT THE TIME OF THIS SURVEY.
- THERE ARE NOT ANY CEMETERY OR BURIAL GROUNDS LOCATED ON THE PROPERTY.
- NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED BY THIS FIRM AT THE TIME OF THE SURVEY.
- NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED BY THIS FIRM AT THE TIME OF THE SURVEY.
- NO EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL
- DISTANCE TO THE NEAREST INTERSECTING STREET IS 50 FEET, MORE OR LESS.
- THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON.
- ALL SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF PERFORMING THE SURVEY ARE SHOWN ON THE SURVEY IN ACCORDANCE WITH TABLE A ITEM 8.
- THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 12350958 WITH AN EFFECTIVE DATE OF APRIL 4, 2025 AT 5:00 P.M. AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SURVEYED PROPERTY.
- NO APPARENT WETLANDS ARE LOCATED ON THE SUBJECT PROPERTY ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY LOCATED AT WWW.FWS.GOV/WETLANDS. NO MARKERS INDICATING A DELINEATION OF WETLANDS HAVE BEEN OBSERVED DURING THE COMPLETION OF THIS SURVEY.
- THE PROPERTY HAS INDIRECT ACCESS TO STATE ROAD NO. 77.
- THE PROPERTY HAS DIRECT ACCESS TO MOTEL DRIVE.

NOTICE OF LIABILITY:

THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF THE SURVEYOR.

SURVEYOR'S CERTIFICATION:

TO: TAKE 5 PROPERTIES SPV, LLC; DRIVEN BRANDS, INC, A DELAWARE CORPORATION; BOING US HOLDCO, INC., A DELAWARE CORPORATION; CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 6(A), 6(B), 7(A), 7(B)(1), 8, 9, 11(A), 13, 14, 16-18 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 31, 2025.

DATE OF PLAT OR MAP: OCTOBER 15, 2025



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEAL BY:

ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THE DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

THOMAS K. MEAD, PSM
LICENSE NUMBER: LS5624

SSM™
SUE + SURVEY + GIS

SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
Chipley, Florida 32428
(850) 638-0790
e-mail: info@southesternsurveying.com
Certification Number: 182106

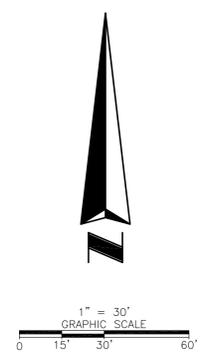
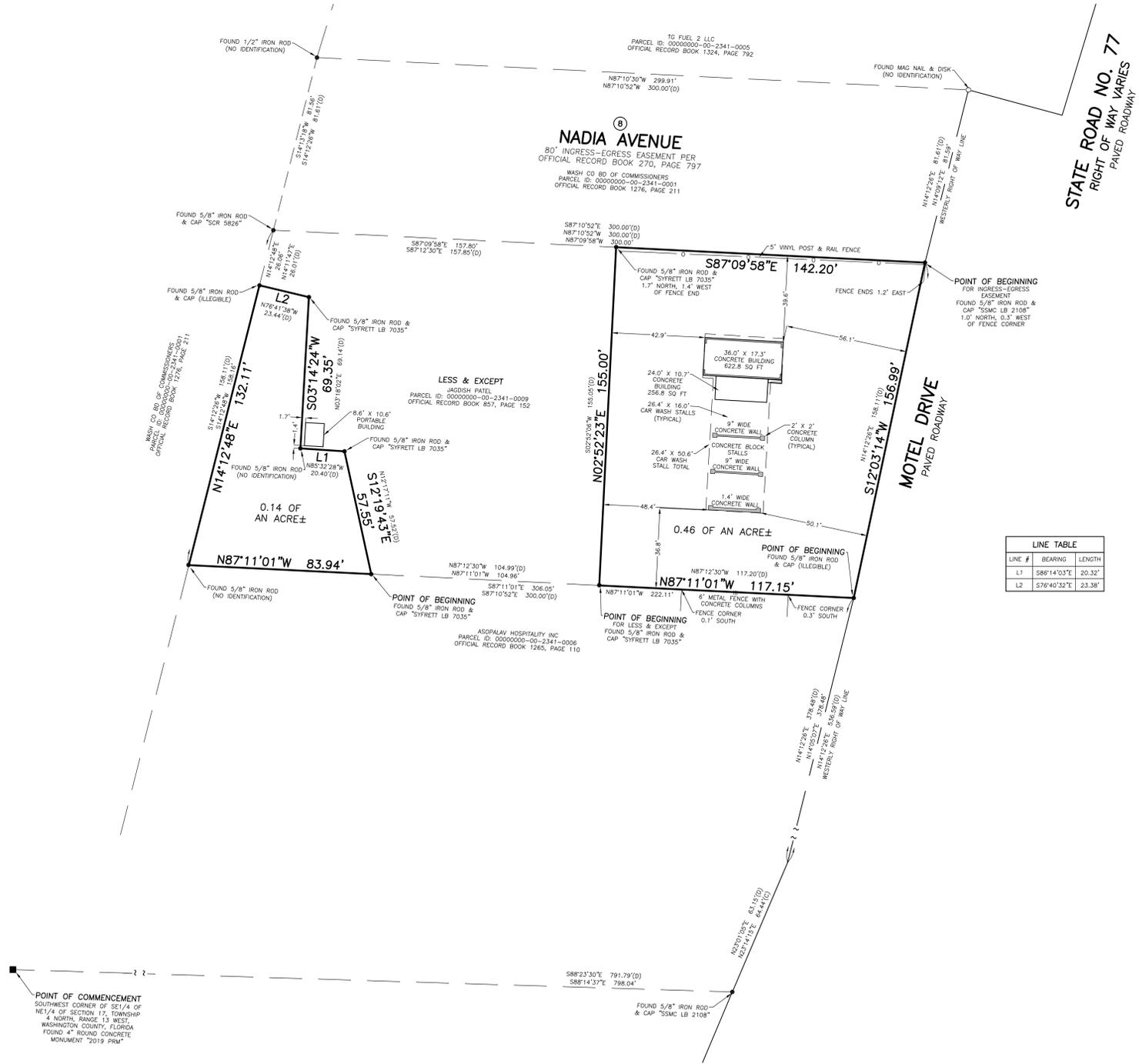
REVISION DATE	REVISION	BY

ALTA/NSPS LAND TITLE SURVEY
1405 NADIA AVENUE
CHIPLEY, FLORIDA

Project: 07/31/2025
Field Date: 07/31/2025
Scale: N/A
Drawn By: A. ECKLES

SEE SURVEYOR'S CERTIFICATION

DRAWING NUMBER
72482001
SHEET NUMBER
1 OF 3



- LEGEND & ABBREVIATIONS:**
- PVC = POLYVINYL CHLORIDE PIPE
 - (D) = DEED DIMENSION
 - LB = LICENSED BUSINESS
 - PRM = PERMANENT REFERENCE MONUMENT
 - SCR = SKIP RUTHERFORD SURVEYING
 - NAD = NORTH AMERICAN DATUM
 - NAVD = NORTH AMERICAN VERTICAL DATUM
 - - - = LINE DRAWN TO A BROKEN SCALE

DESCRIPTIONS:

(PER CHICAGO TITLE INSURANCE COMPANY - COMMITMENT NUMBER: 12350958):

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 13 WEST, WASHINGTON COUNTY, FLORIDA; THENCE S88°23'30"E 791.79 FEET; THENCE N23°01'05"E 63.15 FEET; THENCE N 14°12'26"E 378.48 FEET TO THE POINT OF BEGINNING (SAID POINT OF BEGINNING BEING ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 77); THENCE CONTINUE N 14°12'26"E ALONG SAID RIGHT OF WAY LINE 158.11 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE ON A BEARING OF N87°10'52"W 300.0 FEET; THENCE S14°12'26"W 158.11 FEET; THENCE S87°10'52"E 300.0 FEET TO THE POINT OF BEGINNING.

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LESS AND EXCEPT THE FOLLOWING:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 13 WEST, WASHINGTON COUNTY, FLORIDA; THENCE S88°23'30"E FOR 791.79 FEET TO A POINT ON THE WESTERMOST RIGHT-OF-WAY LINE OF A COUNTY ACCESS ROAD; THENCE N23°01'05"E ALONG SAID RIGHT-OF-WAY LINE FOR 63.15 FEET; THENCE N14°12'26"E ALONG SAID RIGHT-OF-WAY LINE FOR 378.48 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, N87°12'30"W FOR 117.20 FEET TO AN IRON ROD, SAID ROD BEING THE POINT OF BEGINNING; THENCE CONTINUE N87°12'30"W FOR 104.99 FEET TO AN IRON ROD; THENCE N12°17'11"W FOR 57.52 FEET TO AN IRON ROD; THENCE N85°32'28"W FOR 20.40 FEET TO AN IRON ROD; THENCE N03°18'02"E FOR 69.14 FEET TO AN IRON ROD; THENCE N78°41'38"W FOR 23.44 FEET TO AN IRON ROD; THENCE N14°11'47"E FOR 26.01 FEET TO AN IRON ROD; THENCE S87°12'30"E FOR 157.85 FEET TO AN IRON ROD; THENCE S02°52'06"W FOR 155.05 FEET TO THE POINT OF BEGINNING. THIS PARCEL IS LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 13 WEST, WASHINGTON COUNTY, FLORIDA.

AS SURVEYED:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 13 WEST, WASHINGTON COUNTY, FLORIDA; THENCE S88°14'37"E FOR 798.04 FEET TO THE WESTERLY RIGHT OF WAY LINE OF MOTEL DRIVE; THENCE N23°14'15"E ALONG SAID WESTERLY RIGHT OF WAY LINE 64.44 FEET; THENCE N14°05'07"E ALONG SAID WESTERLY RIGHT OF WAY LINE 378.48 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE N87°11'01"W, 117.15 FEET; THENCE N02°52'23"E, 155.00 FEET; THENCE S87°09'58"E, 142.20 FEET TO THE AFORESAID WESTERLY RIGHT OF WAY LINE; THENCE S12°03'14"W, 156.99 FEET TO THE POINT OF BEGINNING, CONTAINING 0.46 OF AN ACRE, MORE OR LESS.

AND

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 13 WEST, WASHINGTON COUNTY, FLORIDA; THENCE S88°14'37"E FOR 798.04 FEET TO THE WESTERLY RIGHT OF WAY LINE OF MOTEL DRIVE; THENCE N23°14'15"E ALONG SAID WESTERLY RIGHT OF WAY LINE 64.44 FEET; THENCE N14°05'07"E ALONG SAID WESTERLY RIGHT OF WAY LINE 378.48; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE N87°11'01"W, 222.11 FEET THE POINT OF BEGINNING; THENCE CONTINUE N87°11'01"W, 83.94 FEET; THENCE N14°12'48"E, 132.11 FEET; THENCE S76°40'32"E, 23.38 FEET; THENCE S03°14'24"W, 69.35 FEET; THENCE S76°40'32"E, 23.38 FEET; THENCE S12°19'43"E, 57.55 FEET TO THE POINT OF BEGINNING, CONTAINING 0.14 OF AN ACRE, MORE OR LESS.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S88°14'03"E	20.32'
L2	S76°40'32"E	23.38'

SHEET NUMBER 2 OF 3
NOT VALID WITHOUT SHEETS
1 THROUGH 3

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Certification Number: LB2106

BY	REVISION	REVISION DATE

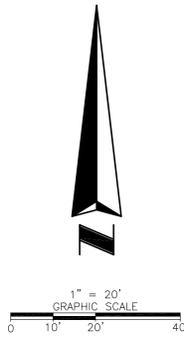
ALTA/NSPS LAND TITLE SURVEY

1405 NADIA AVENUE
CHIPLEY, FLORIDA

Project: 07/31/2025
Field Date: 07/31/2025
Drawn By: A. ECKLES
Scale: 1" = 30'

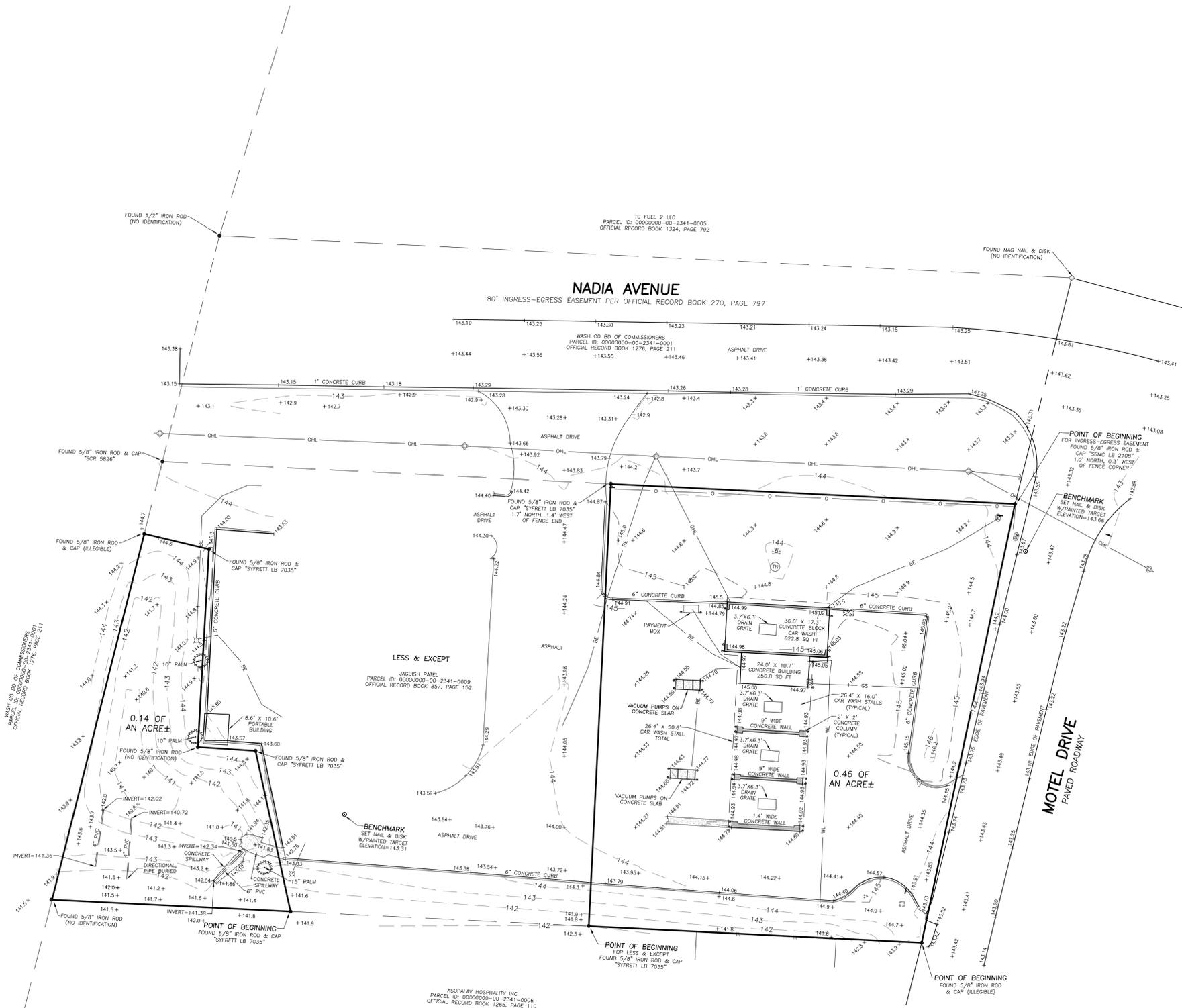
**SEE SHEET 1 FOR NOTES,
LEGEND AND DESCRIPTION.**

DRAWING NUMBER
72482001
SHEET
NUMBER
2 OF 3



LEGEND & ABBREVIATIONS:

- = PALM TREE
- = BACKFLOW PREVENTER
- = COMBINATION UTILITY POLE
- = GAS METER
- = ELECTRIC FIXTURE
- = GUY ANCHOR
- = LIGHT POLE
- = POST/BOLLARD
- = TRAFFIC CONTROLLER CABINET
- = TRAFFIC SIGN
- = SEPTIC TANK LID
- = UTILITY MARKER
- = WATER METER
- = WATER VALVE
- = OVERHEAD UTILITY LINE
- = BURIED ELECTRIC LINE
- = GAS SERVICE
- = WATER LINE



WESTERLY RIGHT OF WAY LINE
STATE ROAD NO. 77
 RIGHT OF WAY VARIES
 PAVED ROADWAY

SHEET NUMBER 3 OF 3
 NOT VALID THROUGH SHEETS
 1 THROUGH 3

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 Certification Number: 182106

BY: _____
 REVISION: _____
 REVISION DATE: _____

ALTA/NSPS LAND TITLE SURVEY
 1405 NADIA AVENUE
 CHIPLEY, FLORIDA

Project: _____
 Field Date: 07/31/2025
 Drawn By: A. ECKLES
 Scale: 1" = 20'

SEE SHEET 1 FOR NOTES,
 LEGEND AND DESCRIPTION.

DRAWING NUMBER
72482001
 SHEET
 NUMBER
3 OF 3