

# City of Chipley Planning & Zoning Commission Meeting

July 17, 2025 at 3:00 PM City Hall - 1442 Jackson Avenue, Chipley, FL 32428

#### AGENDA

- A. CALL TO ORDER
- B. PRAYER AND PLEDGE
- C. APPROVAL OF AGENDA
- D. CITIZENS REQUEST

The City of Chipley welcomes you to this meeting. This is time set aside for the Citizens of Chipley to address the Planning & Zoning Commission. This is not a question and answer period, it is not a political forum, nor is it a time for personal accusations and derogatory remarks to/or about city personnel. If you would like to address the Planning & Zoning Commission, please raise your hand to speak, state your name and address for the record and limit your comments to no more than three (3) minutes per Florida Statute 286.0114. To ask a question via phone; dial \*9 and wait to be recognized/unmuted. If you are attending via webinar, there will be an onscreen option to ask a question during the public comment portion of the meeting. Your participation is welcomed and appreciated

#### E. PRESENTATION AND APPROVAL OF MINUTES

1. Planning & Zoning Commission Meeting - June 19, 2025

#### F. AGENDA ITEMS

- 1. Request for Development Order and Certificate of Appropriateness 941 Main Street Ronny's Carwash of Chipley
- G. OTHER BUSINESS
- H. ADJOURN
- I. ZOOM
  - 1. ZOOM Information

Any subject on the agenda, regardless of how stated, may be acted upon by the Council. The Council reserves the right to add other items to the agenda. Anyone desiring a verbatim transcript of the meeting must make personal arrangements as the City takes only summary minutes. Persons with disabilities needing special accommodations to participate in this proceeding should contact City Hall at (850) 638-6350, at least 48 prior to the proceedings.

# PLANNING & ZONING COMMISSION MEETING

June 19, 2025 3:00 p.m.

**Members Present:** 

Mr. Tom Lancaster, Chairman Mr. Holland Kent, Board Member Mrs. Wanda Owens, Board Member Mr. David Ridley, Board Member

**Members Absent:** 

Mr. Jim Morris, Vice-Chairman

**Others Present:** 

Mrs. Patrice Tanner, City Administrator

Ms. Sherry Snell, City Clerk

Mrs. Tamara Donjuan, Code Enforcement/Planning Officer Ms. Cheryl McCall, Council Liaison

The data reflected in these proceedings constitute an extrapolation of information elicited from notes, observations, recording tapes, photographs, and/or videotapes. Comments reflected herein are sometimes paraphrased, condensed, and/or have been edited to reflect essential subject manner addressed during the meeting. Parties interested in receiving a verbatim account of the proceedings are responsible for coordinating with the City Administrator and providing their own representative and equipment pursuant to Chapters 119 and 283, Florida Statutes.

- **A. Call To Order.** Mr. Lancaster called the meeting to order at 3:00 p.m.
- **B. Prayer and Pledge.** Prayer was given by Mr. Kent. Mrs. Owens led the pledge to the American Flag.
- C. Approval of Agenda.

A motion was made by Mr. Kent and seconded by Mrs. Owens to approve the agenda as presented. The motion passed unanimously.

#### D. Citizens Request

The City of Chipley welcomes you to this meeting. This is time set aside for the Citizens of Chipley to address the Planning & Zoning Commission. This is not a question and answer period, it is not a political forum, nor is it a time for personal accusations and derogatory remarks to/or about city personnel. If you would like to address the Planning & Zoning Commission please raise your hand to speak, state your name and address for the record and limit your comments to no more than three (3) minutes per Florida Statute 286.0114. To ask a question via phone; dial \*9 and wait to be recognized/unmuted. If you are attending via webinar, there will be an onscreen option to ask a question during the public comment portion of the meeting. Your participation is welcomed and appreciated.

There were no comments.

#### E. Presentation and Approval of Minutes

1. Planning & Zoning Commission Meeting – March 27, 2025

A motion was made by Mr. Kent and seconded by Mr. Ridley to approve the minutes as presented. The motion passed unanimously.

#### F. Agenda Item.

1) Request for Development Order and Certificate of Appropriateness— 1414 Main Street — Rivertown Community Church, Inc.

Mrs. Donjuan stated Rivertown Community Church Inc. is requesting a development order and certificate of appropriateness for development of a new parking lot with a variance to use the existing landscaping property located on Main Street, Parcel ID: 00-2218-0037, 7.08 acres. The redevelopment will be at 1414 Main Street, Parcel ID: 00-2218-0000, 4 acres. Both parcels will be included in the project. A variance is requested for landscaping on the new development of a 135 space parking lot. It currently has pine trees which are not considered a shade tree. This parking lot will be an overflow lot and not used as primary parking. The redevelopment at the existing plaza will include new electric signage and interior remodel to the approximately 14,000 square foot existing structure. The new parking lot and redevelopment both meet all standards in the city code.

Mr. Ridley asked if the milled asphalt for the new parking area was just temporary. Mr. David Melvin, DHM Engineering, stated it would eventually be paved. Mr. Ridley asked if lighting would be added to the new parking lot. Mr. Melvin stated there were lights on the building that provided some coverage and additional poles would be added. He added that there would be some resurfacing, painting, cleaning and landscaping done to make it have a nicer appearance. Discussion ensued.

A motion was made by Mrs. Owens and seconded by Mr. Ridley to approve the Development Order and Certificate of Appropriateness at 1414 Main Street for Rivertown Community Church. The motion passed unanimously.

F.	Other Business.	
G.	<b>Adjourn.</b> The meeting was adjourned at 3:11 p.m.	
Prese	ented by:	
	Sherry Snell	Mr. Thomas Lancaster
	City Clerk	Chairman

# CITY OF CHIPLEY STAFF REPORT

SUBJECT: Request for Development Order and Certificate of Appropriateness – 941 Main Street – Ronny's Carwash of Chipley

MEETING DATE PREPARED BY

Tuesday, July 17, 2025

Tamara Donjuan, Planning & Zoning Officer

#### **SUMMARY**

Ronny's Carwash of Chipley is requesting a Development Order and Certificate of Appropriateness for a new development. This property is zoned Commercial with an overlay of the Corridor Development District which requires Planning and Zoning and City Council approval. The property is located at 941 Main Street, Parcel ID:00000000-00-1830-0000, 1.875 acreage.

The proposed development meets all standards for uses allowed, density and intensity, and design standards for Chapter 44 – Zoning, ARTICLE VI – District Regulations, Section 44-163- Corridor development district. The CDD shall consist of where the majority of commercial development has occurred in the past, and where such uses are planned to occur in the future. The purpose of the CDD is to provide higher standards for redevelopment of deteriorating and/or unattractive structures and signs. The purpose also includes providing more stringent standards for new development so that such development aesthetically blends with the small city character of Chipley.

Ronny's Carwash of Chipley is proposing a development to construct a 2,240 square foot automated carwash with 25 vacuum stalls with two access driveways, one from Main Street and the other from 7<sup>th</sup> Street. Signage is included in the proposed development.

The proposed development would create increased convenience for residents, boost economic growth and increase job opportunities for the community.

According to Northwest Florida Water Management District data maps approximately 100% of the property is in Flood Zone "X", which is an area of minimal flood hazard.

The City Council review date is August 12, 2025, at 5:00 pm.

#### RECOMMENDATION

City Staff recommend approval of the Development Order and Certificate of Appropriateness for the new construction of Ronny's Carwash of Chipley.

#### **ATTACHMENTS**

- 1. Development Packet
- 2. NWFWMD Report

# City of Chipley Development Order

File No.	Fees Paid \$
Name of Owner: <b>LONNIE</b> DOUGLAS	Phone #: 850-450-5733
Address: 14455 PERDIDO KEY DAIVE, UNIT 501	, PENSOCOLA, FLORIDA 325
Name of Developer/Contractor: RONNIE DOUGLAS	NAMES
Address: 14455 PER-DIDG KEY DR, UNIT 501,	Phone #: 850-456-5733
Type of Development: CARWASH	
Location of Development: 941 MAIN STREET, CH	IPLEY, FLORION 32507
Land Use Designation: NEIGHBOR HOAD COMMERCE	AL Sq. Ft. of Building 2,240
Site Plan Required? Yes X No Stormwar	ter Permit Required? Yes X No
City Utilities Needed? Potable Water Waste Water	Natural Gas Garbage
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 we specified herein. Any development undertaken pursuant to this or the application for development approval and site plan(s) as approved the application for development approval.	der shall be in strict conformance with
Signature - City Administrator Date Attest	/
Owner/Developer/Contractor:	SEAL



# City of Chipley



**Land Use Compliance Certificate** Fee Amount \$\_\_\_\_

Verification provided for (Owner's Name):	R	INNIE DOUGLA -	Market I
Project Site Address: 941 MAIN S	s 7.,	CHIPLEY, FLORION	
Phone Number: 850 -450 - 573	3		
Contractor Name/Address RONNIE L	006	LAS, 14455 PERO100 KEY OF	4, UNIT 50 1,
Contractor Phone #: 850-450-5733	_Par	cel I.D. Number: 0000000-0	0-1830 -000
City of Chipley Future Land Use Designa	tion		
Low Density Residential	0	Neighborhood Commercial	•
Medium Density Residential	0	Historic Commercial	0
High Density Residential	0	Industrial	0
Historic	0	Recreational	0
Commercial	0	Public/Semi Public/Educational	0
S.F. AUTOMATED CARWASH WI ON MAIN STREET + 7 THE STE MANAGEMENT SYSTEM INCLUDE STRUCTURES DISCHARGING TO F	ے کے	DETENTION PONDS BOTH I	TER DISHAMBE
A site inspection has been performed on the Florida. It is hereby verified that all site deand comprehensive planning requirements.  Applicant			
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.

#### SITE PLAN REVIEW REQUIREMENT CHECKLIST

Petition Number:			Fee Paid:
Date Received:			Receipt #:
Submit eight (8) copies of each of the following			ies of each of the following items to the City Clerk's Office.
	Site p	lans sub	omitted for Preliminary approval must have the following information:
(Yes)	No	1.	Legal description of subject parcel.
Yes	No	2.	Site location map.
Yes	No	3.	Topography map.
Yes)	No	4.	Generalized soil types and map, if available.
Yes	No	5.	Type & location of existing vegetation & tree grouping.
(Yes)	No	6.	Location, names, widths of existing & proposed streets, driveways and dumpsters.
Yes	No	7.	Dimensions/location of all buildings/structures.
Yes	No	8.	Gross floor area of all buildings.
Yes	No	9.	Exact number of dwelling units by number of bedrooms.
Yes	No	10.	Total number of residential units by acre.
Yes	No	11.	Dimensions of all yard setbacks and open spaces.
(Yes)	No	12.	Location of recreation areas, if any.
	No	13.	Drainage concept.
(Yes)	No	14.	Site percentage & square footage covered by building structures.
(Yes)	No	15.	Site percentage & square footage covered by paving.
(Yes)	No	16.	Site percentage & square footage covered by open space.
(Yes)	No	17.	Sediment control measures.
Yes	No	18.	Fire flow calculations.
Yes	No	19.	Preliminary site plan submittals must contain the following stormwater management information:
Yes	No		<ul> <li>A. Graphic definition of the drainage areas with each area's:</li> <li>1. approximate surface area indicated</li> <li>2. approximate coefficient of imperviousness</li> <li>3. approximate points of water collection</li> </ul>
(Yes)	No		B. Definition of the type of stormwater management system proposed, along with the location and approximate dimensions and/or size of the facilities.
Yes	No		C. Approximate stormwater management design calculations.

Site pi	ans su	omittea	for <u>Final</u> approval must have the following information:						
Yes	No	20.	A grading & drainage plan; stormwater management analysis/design Calculations must be signed & sealed by a registered Florida engineer.						
Yes	No	21.	A landscape plan.						
Yes	No	22.	Exact location of all public easements.						
Yes	No	23.	Utility services & connection points; fire hydrant locations.						
Yes	No	24.	Architectural elevations of all buildings and structures.						
Yes?	No	25.	Size, type and location of street graphics.						
(Yes)	No	26.	Size, location and intensity of exterior lighting devices and a statement						
1			that lighting will meet City of Chipley codes.						
Yes	No	27.	If phasing is planned, a development timetable is required.						
Yes	No	28.	A sedimentation plan.						
			COUNCIL WILL <u>NOT</u> REVIEW A SITE PLAN THAT IS DEFICIENT IN ANY TION LISTED ABOVE.						
(8) co	pies of	each o	etition, I/We understand that all required information as listed above including eight f the 28 required items must be submitted to the City Clerk's Office before review Council. (11x17" ONLY!)						
			Owner/Agent/Petitioner's Signature						
			Owner/Agent/Petitioner's Signature						
			3-16-25						
			Date						
			EOD OFFICE INC. ONLY						
			FOR OFFICE USE ONLY						
Petitic	n Num	ber	Fee Paid						
Sectio	n, Tow	nship, l	Range						
Recei	pt Num	ber	Tax Parcel Number						
	•								
City C	Council	Reviev	v Date						
Appro	ved by	City C	ouncil Denied by City Council						

Section F, Item1.

# City of Chipley Sign Application & Permit

Da	te:	5-29-25	_		Permit	#: <u></u>		
Аp	plicar	nt's Name:	NNIE L	DOUGLA	5			
Bu	siness	Name: RONNYS	CARW	ASH	_ Phone #:	•		
Ad	dress	of Sign: 941	MAIN S	T. CH	PLEY			
Na	me &	Address of Sign Co	ontractor:	14455	PERDIDO K	CET OF UN	17 501	
Per	rmit F	ee:		PENSA	COLA, FL	32507	·	
					ollowing inform	nation:		
1.	Туре	e of Sign(s):	Ground Sig	gn <u>X</u>	Building Sign		Advertising lboard)	
2.	<b>a.</b> d	e drawing and dim Ground Signs & Clistances from exist Outdoor advertising	Outdoor Acting building signs required	dvertising ngs, interse re D.O.T. p	ections, drivew ermit applicatio	site plan show ay connections n).	ing location of and property	
		Building Signs: prov		g of buildin	g showing eleva	tion and location	າ of sign.	
3.	Тур	e of Illumination: _	NONE					
4.	Land	d Use Designation:	NE					
5.	Num	iber of Existing Sig	ns on Prop	erty: <u> </u>			<del></del>	
		of Chipley hereby author not reflected in this doc				ge. Any deviation t	o construction or lo	ocation
Sig		City Administrator or Code Enforcement Office	7	/	Date	-		
Sig	nature	Owner/Contractor	- Jen	/	5-29-25	-		

#### ENVIRONMENTAL ENGINEERING SERVICES

2120 Maria Circle Pensacola, Fl 32514

Ofc: (850) 982-8606 Fax: (850) 477-1176

May 29, 2025

Mrs. Tamara Donjuan Code Enforcement/Planning and Zoning Officer 1442 Jackson Avenue Chipley, Florida 32428

Re: LETTER OF INTENT - RONNYS CARWASH STORAGE OF CHIPLEY, 941 MAIN STREET, CHIPLEY, FLORIDA

Dear Mrs. Donjuan:

This letter of intent is to submit a site plan and other pertinent documents for the subject project. The project proposes to construct a 2,240 s.f. automated carwash with 25 vacuum stalls. The project will have egress/ingress from both State Road 77 (Main Street) and State Road 273-A (7<sup>th</sup> Street) and the access driveways of both roads are connected via onsite driveway.

The following is submitted for the project:

- 1. Civil Site Plan Drawings (digitally sealed)
- 2. Floor Plan and Elevations
- 3. Stormwater Management Plan
- 4. Warranty Deed
- 5. Survey (digitally sealed)
- 6. Agent Authorization Form-notarized
- 7. Application for Concurrency Review Form
- 8. Site Plan Review Requirement Checklist Form
- 10 Land Use Compliance Certificate Form
- 11 Development Order Form

Please contact me at 982-8606 if you have any questions with this cost proposal.

Respectfully,

Gregory Allen Campbell, P.E.

# INDEX OF DRAWINGS

- TITLE SHEET AND GENERAL NOTES
- C1.0 EXISTING SITE & DEMOLITION PLAN
- C2.0 SITE PLAN
- C3.0 GRADING & DRAINAGE PLAN
- C3.1 DETENTION POND A DETAILS
- C3.2 DETENTION POND B DETAILS
- C4.0 UTILITY PLAN CARWASH
- C4.1 LIFT STATION PLAN
- C5.0 LANDSCAPE PLAN
- C6.0 SWPPP BMP
- C6.1 EROSION CONTROL PLAN
- C7.0 CONSTRUCTION DETAILS
- C7.1 CONSTRUCTION DETAILS
- C7.2 DRAINAGE DETAILS
- C7.3 UTILITY DETAILS

## **GENERAL NOTES**

- 1. All work shall comply with these specifications and applicable standards established by City of Chipley. Where these Specifications and the City Standards deviate, the more stringent requirements shall prevail unless approved otherwise by the engneer of record.
- 2. The Contractor shall coordinate the work of the utility subcontractors to ensure that all utility installations proceed in a timely manner and to prevent conflicts in the installation of the water, sewer, electric power, and telephone lines.
- 3. All conditions and stipulations of the construction permits and the approvals issued by the City of Chipley Planning and Zoning, City of Chipley Water and Sewer Department and Florida Department of Transportation shall be complied with in every detail.
- 4. Notify Notify City of Chipley inspector 48 hours before beginning every phase of construction
- 5. This is not a survey, boundary information based upon a survey performed by Dixieland Professional Surveyors, LLC (850-209-99986), JOB #: 00193, dated September 23, 2024.

# GENERAL REQUIREMENTS GRADING AND DRAINAGE CONSTRUCTION

- 1. All areas to be cut or filled shall be cleared and grubbed. All rights-of-ways, easements, and the retention pond areas are to be cleared & grubbed. Clearing and grubbing shall be as per Section 110 of the 2025 FDOT Standard specifications.
- 2. All disturbed and/or exposed soil/dirt in the FDOT right-of-way shall shall be stabilized with bahia sod. The detention ponds as well as any onsite disturbed soil shall be sodded or have a health stand of grass at time of final City & FDOT inspections. No Certificate of Occupancy will be given for a seeded retention retention pond or onsite disturbed areas at time of inspection.
- 4. PROPOSED CARWASH BUILDING FINISHED FLOOR ELEVATIONS = 98.60. SEE GRADING PLAN SHEET C3.0.
- 5. SURVEY ELEVATIONS ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM 88 (GEOID 18) ESTABLISHED WITH RTK GPS UTILIZING FLORIDA DEPARTMENT OF TRANSPORTATIONS PERMANENT REFERENCE NETWORK AS A CONTINUOUSLY OPERATING REFERENCE STATION.

## BENCHMARKS: LOCATED AND SHOWN ON SHEETS C1.0 AND C3.0.

- 6. The project engineer (engineer of record) shall provide to City of Chipley As-Built record drawings for verification and approval by City of Chipley one week prior to requesting a certificate of occupancy, or provide "As-Built Certification" that the project construction adheres to the permitted plans and specifications. As-Built drawings shall include topo of pond verifying volume, outlet structure details, drainage structure modifications, and hydrology study on as-built data." The As-built Certification or the As-Built record drawings must be signed, sealed and dated by a registered Florida Professional Engineer.
- 7. The contractor shall be responsible for installation of sediment control structures prior to the start of construction and maintenance/repairs during construction as required to retain all sediments and erosion on the site of development. Improper sediment control measures may result in Code Enforcement Violation.
- 8. All disturbed areas which are not paved are to be stabilized per note 2 above.

# CIVIL DRAWINGS FOR RONNYS CARWASH OF CHIPLEY

941 MAIN STREET CHIPLEY, FLORIDA

# OWNER INFORMATION/DEVELOPER

OWNER: HARDING R DOUGLAS

14455 PERDIDO KEY DRIVE, UNIT 501

PENSACOLA, FLORIDA 32507

850-450-5733

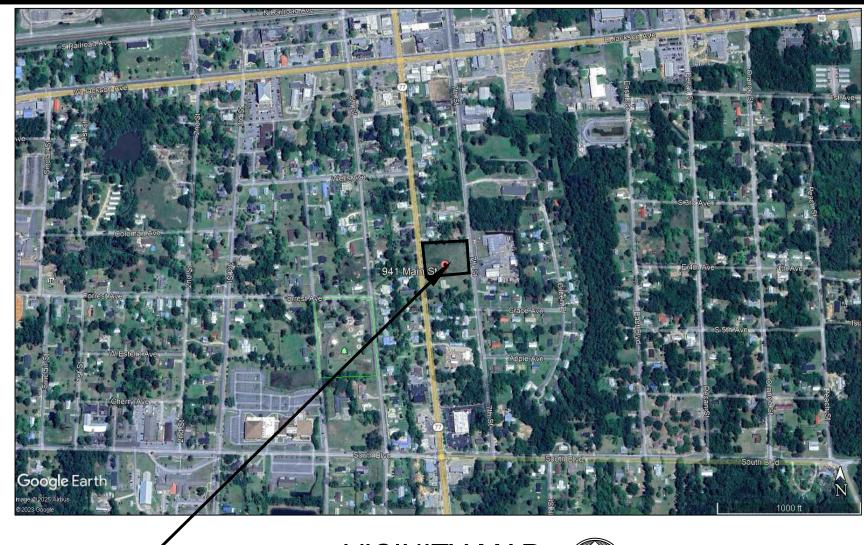
PROPERTY REFERENCE #'S: 00000000-00-1830-0000 ZONING DISTRICT: NEIGHBORHOOD COMMERCIAL (CORRIDER DEVELOPMENT OVERLAY DISTRICT) FLU CATEGORY: NEIGHBORHOOD COMMERCIAL

# **GENERAL NOTES (CONTINUED)**

- 9. Contractor shall maintain record drawings during construction which show As-Built conditions of all work including piping, drainage structures, topo of pond, outlet structures, dimensions, etc. These record drawings are to be provided to the Project Engineer prior to requesting final inspection.
- 10. No deviations or revisions from these plans by the contractor shall be allowed without prior approval from both the design engineer and the City of Chipley.
- 11. The contractor shall notify FDOT 48 hours in advance prior to initiating any work in the state rights-of-way.
- 12. The EOR shall obtain a permit from the the Florida Department of Transportion for all work in the FDOT R/W

# UTILITY NOTES:

- 1. All large tapping saddles will be pressure tested to hold 150 psi for 2 hours before making any taps with no drop in pressure. A City of Chipley Utility Department representative must be present to witness pressure test before tapping the main. A 48 hour notice to City of Chipley Utility Department is required prior to doing the pressure test.
- 2. All work must be done by a Florida Licensed Underground Utility Contractor.
- 3. All water main pipe and pipe fittings installed shall be color coded in accordance with the requirements in FDEP Rule 62-555.320(21)(b)3. FAC.
- 4. Contractor shall provide to Engineer of Record, upon potable water installation is completed, a set of as-built plans showing location of all services, hydrants, fittings, valves and measurements from back of curb or edge of roadway pavement.
- 5 Contractor is responsible and liable for locating all utilities in right-of-way and shall contact Sunshine utilities within 96 hours in advance prior to digging within right-of-way at 1-800-432-4770. Location of existing utilities shown on plans are approximate only and it shall be the responsibility of the Contractor to verify the location before construction. Failure of the plans to show the existence of any underground utilities, structures, etc., shall not relieve the Contractor from the responsibility of locating, preserving and protecting said utility or structures.
- 6. Any onsite PVC gravity sewer lines shall meet ASTM D3034.
- 7. All onsite water and sewer facilities shall be privately owned, operated and maintained.
- 8. Water supply facilities, including mains, shall be installed, cleaned disinfected and bacteriologically cleared for service in accordance with the latest AWWA Standards (C651-92) and FDEP requirements (Rule 62-555.315(6), 62-555.340 and 62-555.330). Coordinate with City of Chipley Utility Department Work inspector and Quality Control Supervisor.
- 9. Contractor is responsible for adjustments of existing utilities, unless otherwise noted herein, if proposed improvements impact existing utilities.
- 10. Minimum cover for all water and sewer pipe shall be 30-inches unless otherwise indicated
- 11. All water main pipe, pipe fittings, valves and meters installed during water main and service line installation shall meet AWWA and FDEP standards. PVC water main piping shall meet AWWA C900.
- 12. Contractor shall pressure and leak test any new water main in accordance with AWWA standard C603 or C605, as applicable. Service lines do not need to be tested.



PROJECT LOCATION





# GENERAL REQUIREMENTS FOR ROADWAY CONSTRUCTION

- 1. All unsuitable subgrade material shall be removed to a depth of at least 2 feet below the pavement base and back filled with clean sand.
- 2. The 12" subgrade shall be compacted to 98% per ASTM D1557 (minimum LBR40) to a depth of 12 inches below the pavement base material. This work shall comply with section 160 of the 2025 FDOT Specs. for Type 'B' Stabilization.
- 3. The surface coarse for the on-site pavement shall be 6 inch thick concrete (3,000 psi) 3000 psi concrete w/ WWF as shown on details.
- 4. All non-handicap parking lines, stop bars and direction arrows shall be white, thermoplastic constructed in accordance with the "Manual on Uniform Traffic Control Devices" (MUTCD).

LEGAL DESCRIPTION STATE OF FLORIDA COUNTY OF WASHINGTON

# AS RECORDED (Official Records Book 1278, Page 175):

All of that portion of Block 2, lying between Sixth Street and Seventh Street in the SE 1/4 of Section 4, Township 4 North, Range 13 West, in the City of Chipley, according to the Mordt Plat recorded in the Public Records of Washington County, Florida, Less a parcel commencing 240 feet South of the Northwest corner; thence East 150 feet; thence run South 50 feet; thence run East to Seventh Street; thence run South along Seventh Street, to the Southern boundary line of said Block 2; thence run West along said Southern boundary line to Sixth Street; thence run North along said Sixth Street to the Point of Beginning.

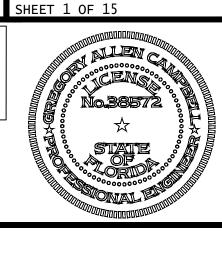
# AS SURVEYED:

Commence at a 4"x4" concrete monument marking the Northeast corner of the Southeast guarter of Section 4, Township 4 North, Range 13 West, Washington County, Florida; thence North 88°-22'-24" West, 1244.02 feet to a 1/2" open top pipe on the East Right of Way line of Seventh Street (also known as Florida State Road 273-A; 75 foot Right of Way); thence South 05°-16'-57" East and along said East Right of Way line, 1523.46 feet to the South line of Block 2 of the plat of Chipley as recorded in Plat Book 1, Pages 13—14, Clerk of Court, Washington County, Florida; thence North 89°-40'-01" West and along said South line of Block 2, 75.35 feet to a 1/2" open top pipe marking the intersection of said South line of Block 2 and the West Right of Way of said Seventh Street; thence North 05°-15'-00" West and along said West Right of Way line, 161.81 feet to a 1/2" rod and cap (PSM 5337) marking the Northeast corner of that property described in Official Records Book 33, Page 457, Clerk of Court, Washington County, Florida and the Point of Beginning of the property herein described; thence South 84°-19'-25" West and along the North line of said property described in Official Records Book 33, Page 457, 143.44 feet to a 1/2" open top pipe marking the Northwest corner of said described and the Northeast corner of that property described in Deed Book 76, Page 458, Clerk of Court; Washington County, Florida; thence continue South 84°—19'—25" West and along last said described property, 1.78 feet to a 5/8" rebar and cap (LB 8535) marking the intersection of said North line of described property and the East line of that property described in Deed Book 101, Page 319, Clerk of Court, Washington County, Florida; thence North 05°-23'-31" West and along said East line, 49.94 feet to an axle marking the Northeast corner of said last described property; thence South 84°-24'-08" West and along the North line of said last described property, 149.87 feet to a 5/8" rebar and cap (LB 8535) on the East Right of Way line of Florida State Road 77 (also known as Main Street and Sixth Street; 75 foot Right of Way) and marking the Northwest corner of said last described property; thence North 05°-37'-22" West and along said East Right of Way line, 10.00 feet to a 5/8" rebar and cap (LB 8535); thence continue North 05°-37'-22" West and along said East Right of Way line, 229.96 feet to a 4"x4" concrete monument marking the Northwest corner of the aforementioned Block 2; thence North 85°-57'-54" East and along the North line of said Block 2, 296.94 feet to a 1/2" rod and cap (illegible) marking the intersection of the said West Right of Way line of Seventh Street and the North line of said Block 2; thence South 05°-13'-40" East and along the said West Right of Way line, 281.61 feet to the Point of Beginning. All property herein described being in Section 4, Township 4 North, Range 13 West, Washington County, Florida. Said property containing 1.77 acres, more or less.

# FLOOD STATEMENT:

THE PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE "X", OUTSIDE 0.2% ANNUAL CHANCE OF FLOOD, AS DETERMINED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 12133C0070D, DATED JULY 4. 2011.

This item has been electronically signed and sealed by Gregory A Campbell, PE on 06-29-25 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

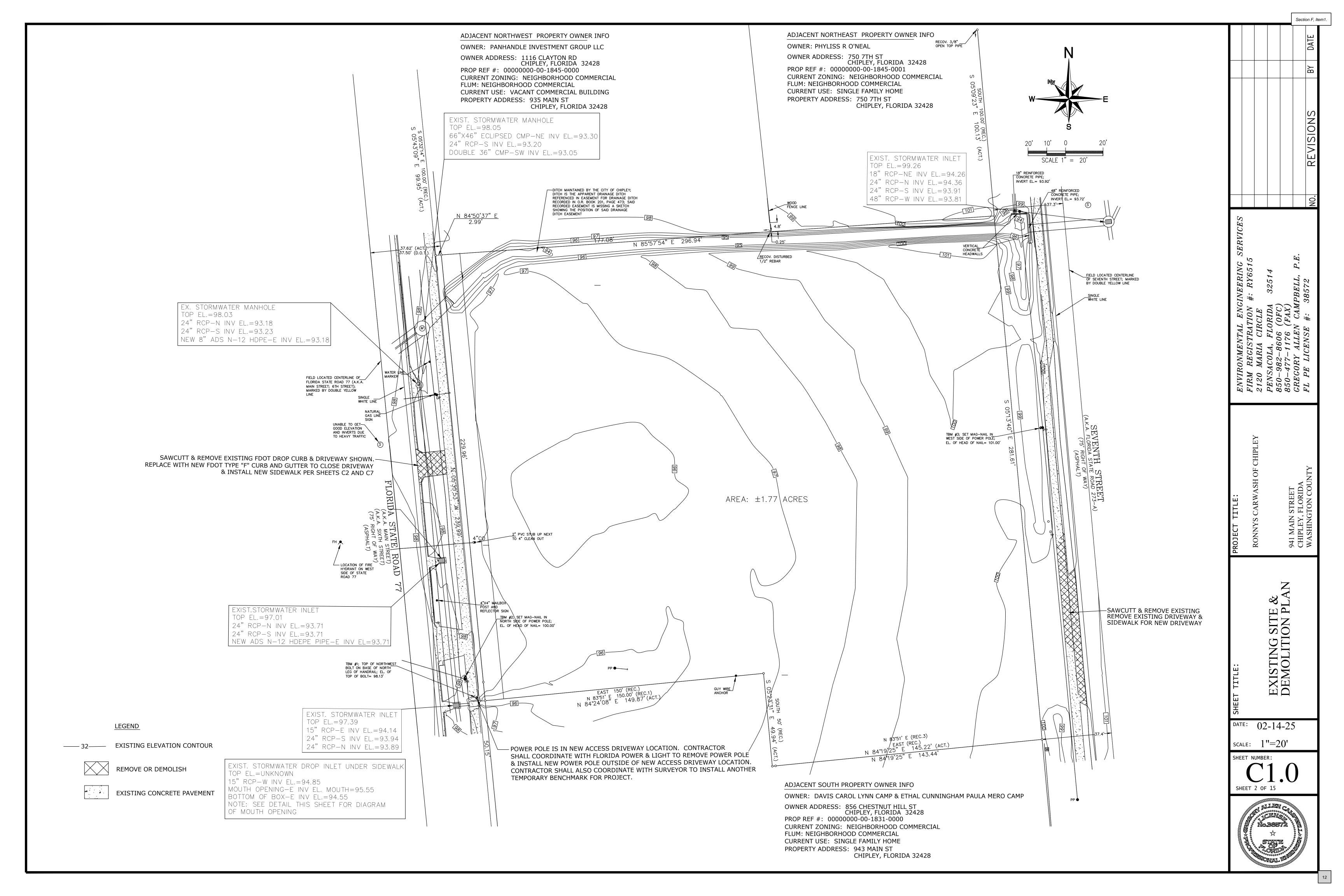


TITLE GENEI

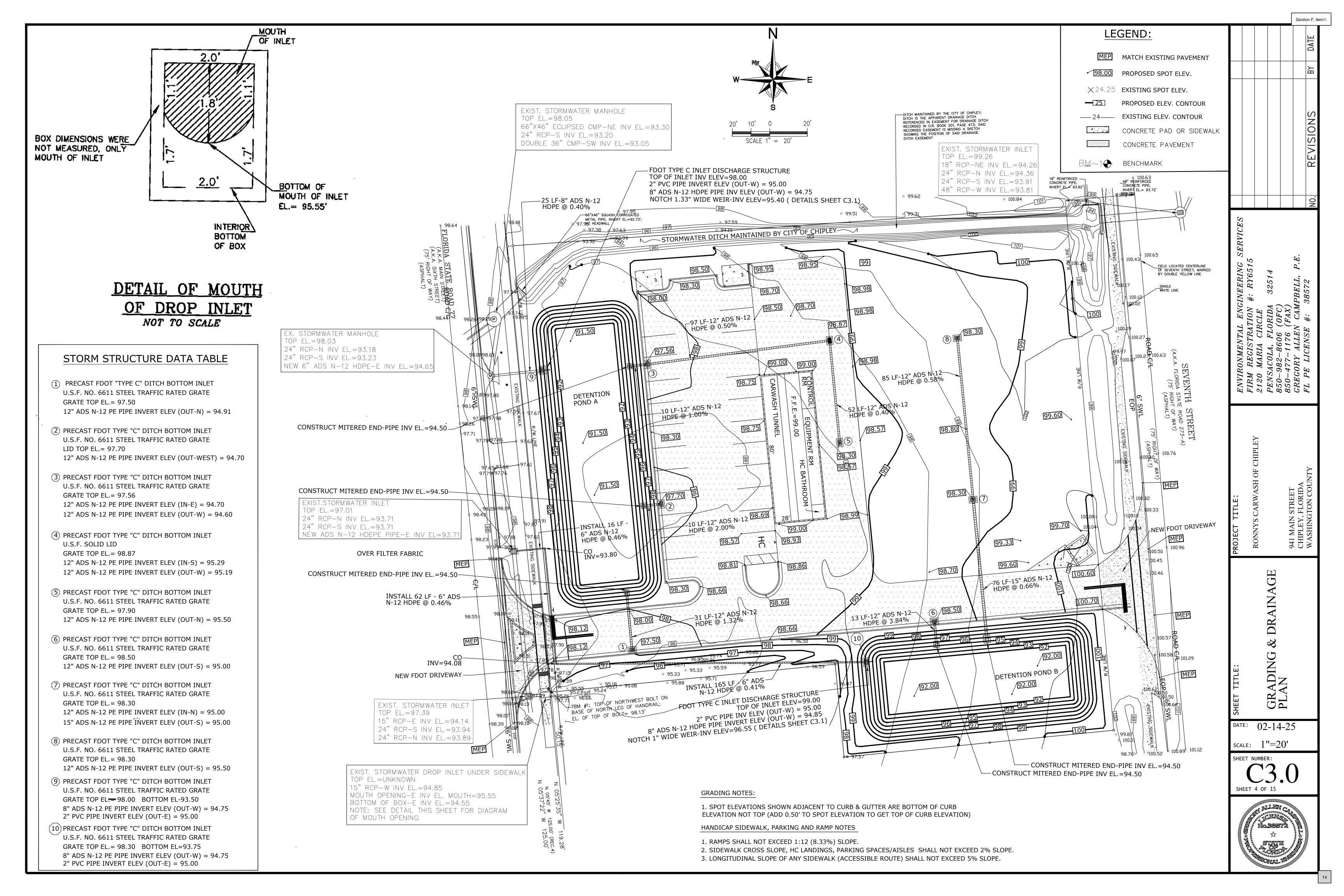
DATE: 02-14-25

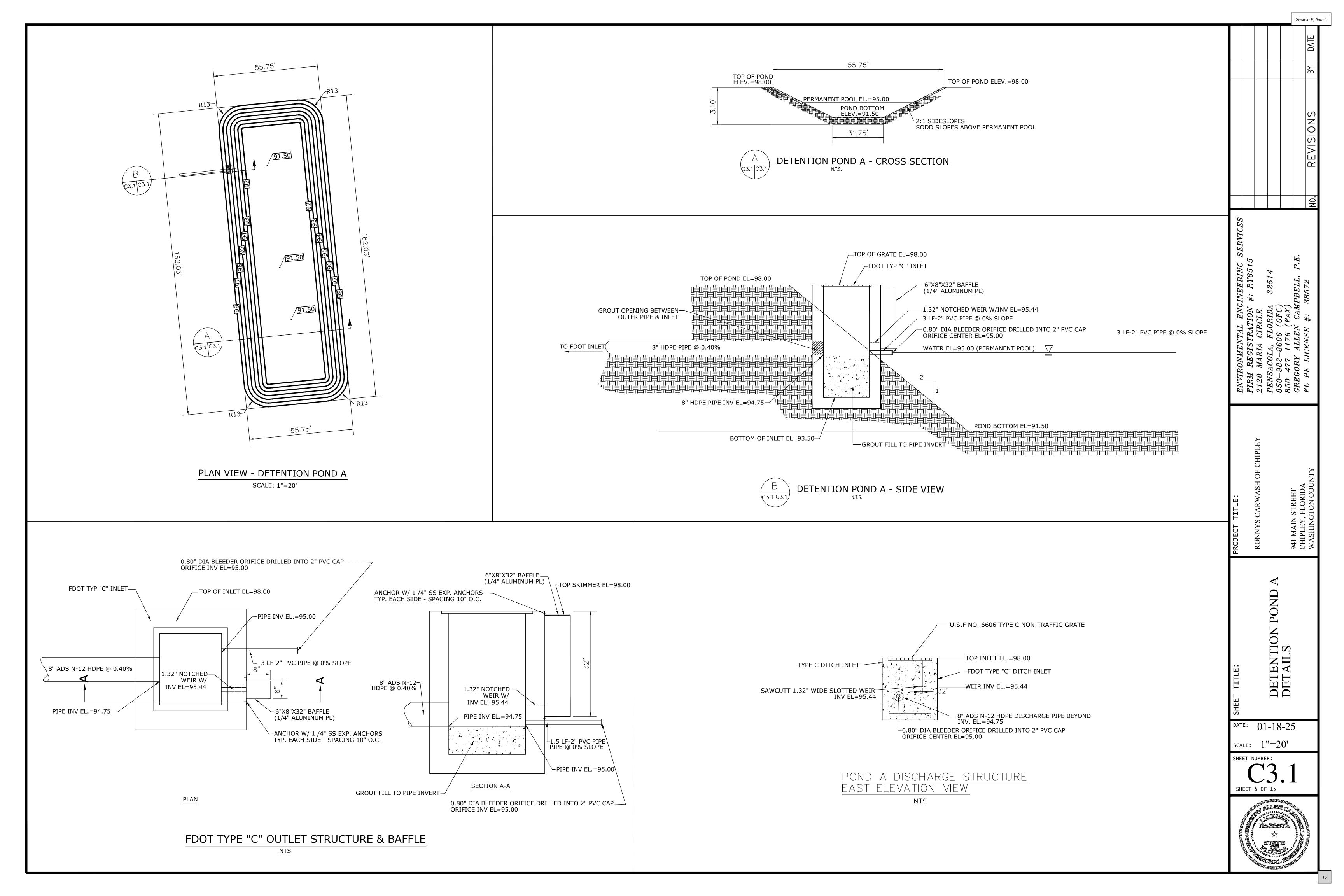
SCALE: N.T.S.

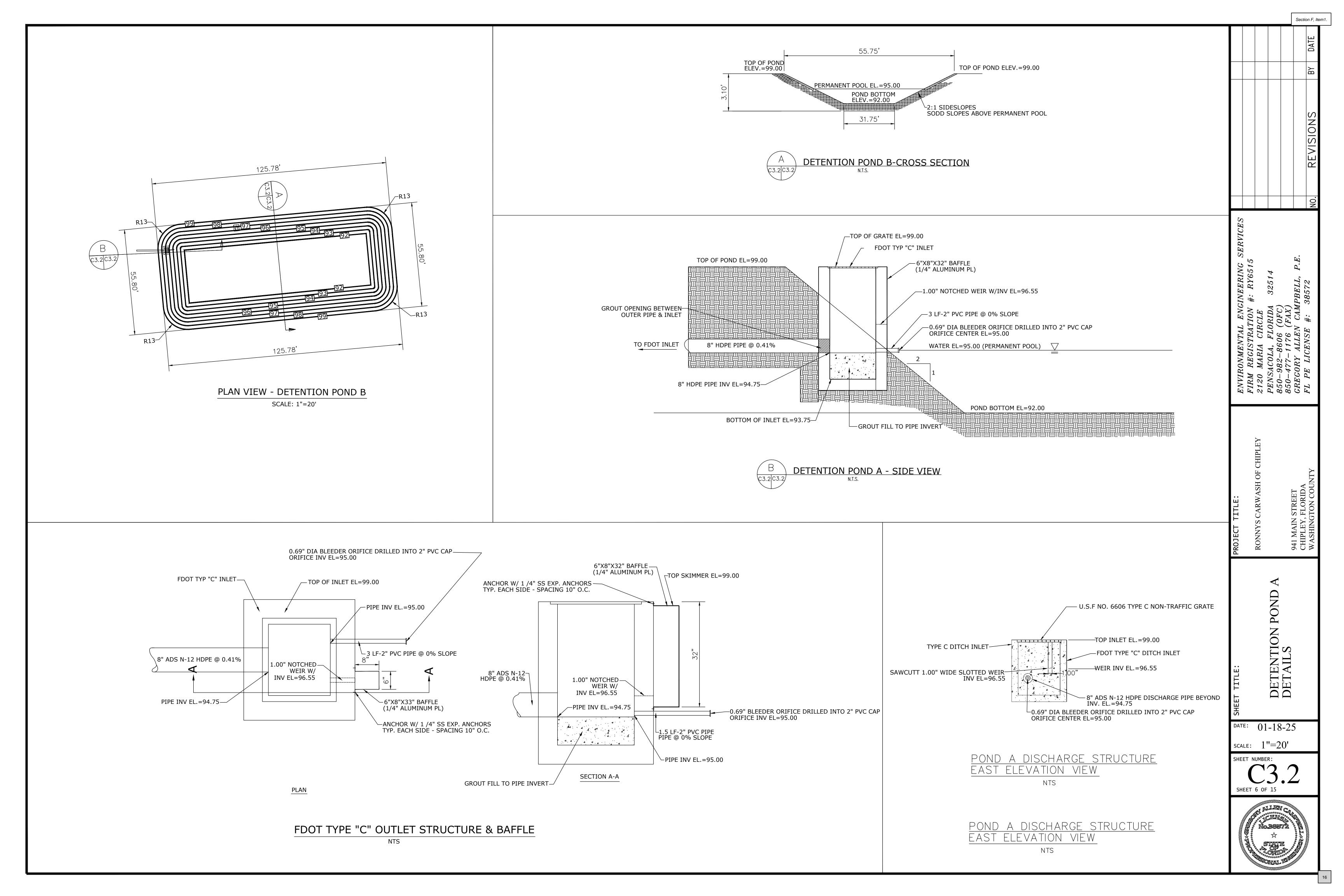
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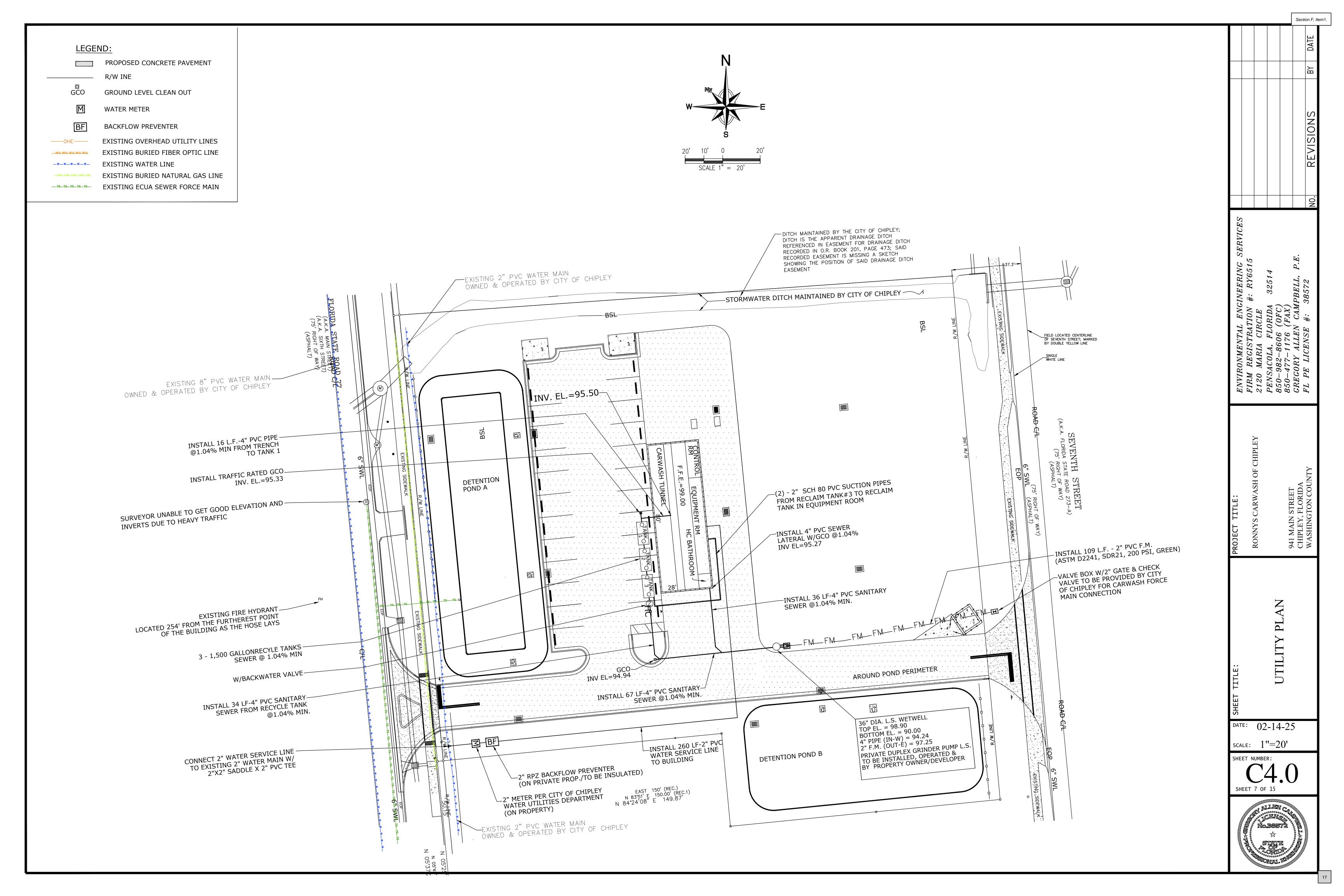


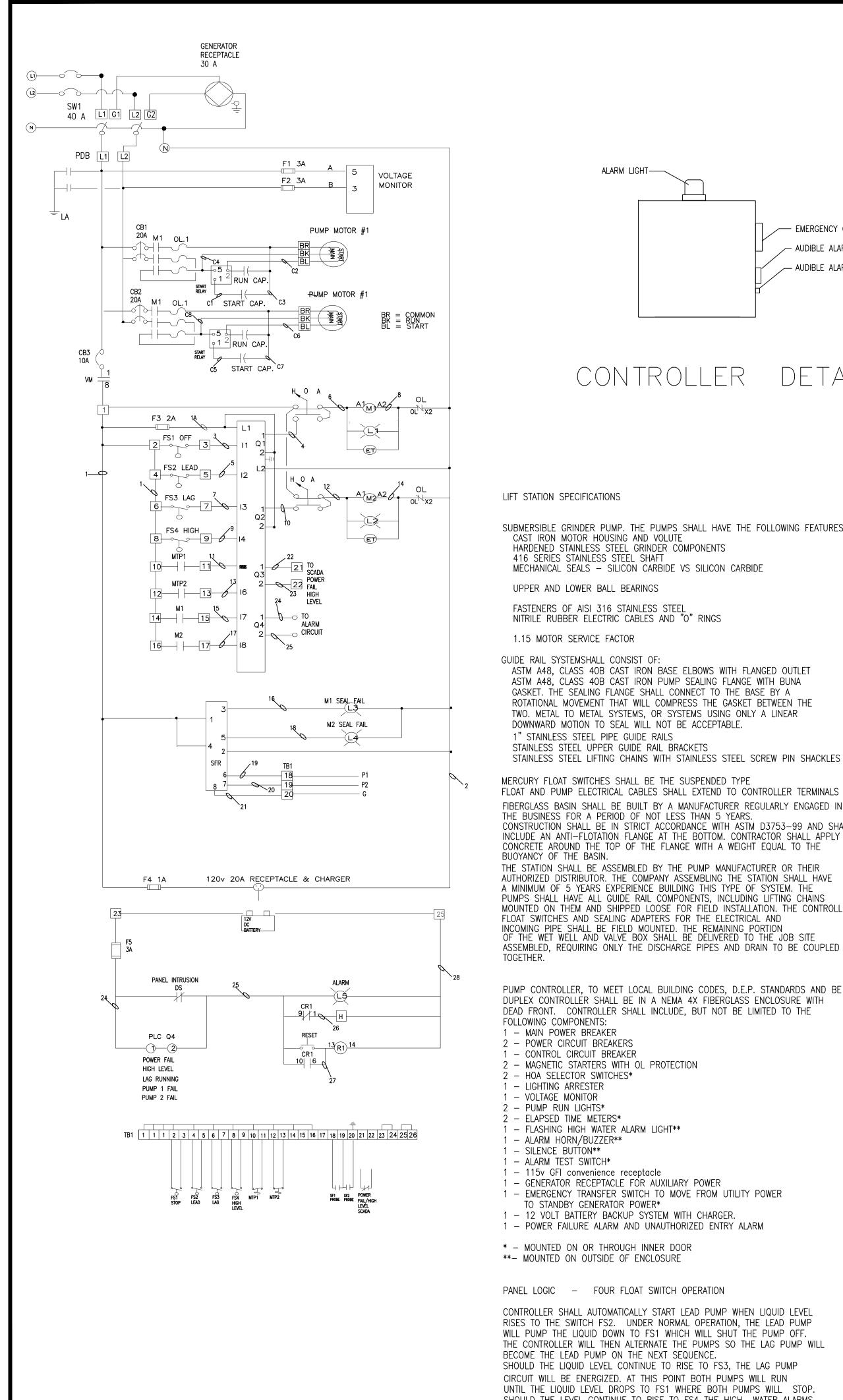
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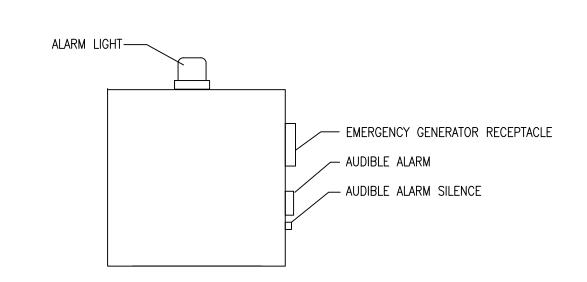












# CONTROLLER DETAIL

LIFT STATION SPECIFICATIONS

SUBMERSIBLE GRINDER PUMP. THE PUMPS SHALL HAVE THE FOLLOWING FEATURES: CAST IRON MOTOR HOUSING AND VOLUTE HARDENED STAINLESS STEEL GRINDER COMPONENTS 416 SERIES STAINLESS STEEL SHAFT
MECHANICAL SEALS — SILICON CARBIDE VS SILICON CARBIDE

UPPER AND LOWER BALL BEARINGS

FASTENERS OF AISI 316 STAINLESS STEEL NITRILE RUBBER ELECTRIC CABLES AND "O" RINGS

1.15 MOTOR SERVICE FACTOR

GUIDE RAIL SYSTEMSHALL CONSIST OF: ASTM A48, CLASS 40B CAST IRON BASE ELBOWS WITH FLANGED OUTLET ASTM A48, CLASS 40B CAST IRON PUMP SEALING FLANGE WITH BUNA GASKET. THE SEALING FLANGE SHALL CONNECT TO THE BASE BY A ROTATIONAL MOVEMENT THAT WILL COMPRESS THE GASKET BETWEEN THE TWO. METAL TO METAL SYSTEMS, OR SYSTEMS USING ONLY A LINEAR DOWNWARD MOTION TO SEAL WILL NOT BE ACCEPTABLE. 1" STAINLESS STEEL PIPE GUIDE RAILS STAINLESS STEEL UPPER GUIDE RAIL BRACKETS

MERCURY FLOAT SWITCHES SHALL BE THE SUSPENDED TYPE FLOAT AND PUMP ELECTRICAL CABLES SHALL EXTEND TO CONTROLLER TERMINALS FIBERGLASS BASIN SHALL BE BUILT BY A MANUFACTURER REGULARLY ENGAGED IN THE BUSINESS FOR A PERIOD OF NOT LESS THAN 5 YEARS. CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH ASTM D3753-99 AND SHALL INCLUDE AN ANTI-FLOTATION FLANGE AT THE BOTTOM. CONTRACTOR SHALL APPLY CONCRETE AROUND THE TOP OF THE FLANGE WITH A WEIGHT EQUAL TO THE BUOYANCY OF THE BASIN.

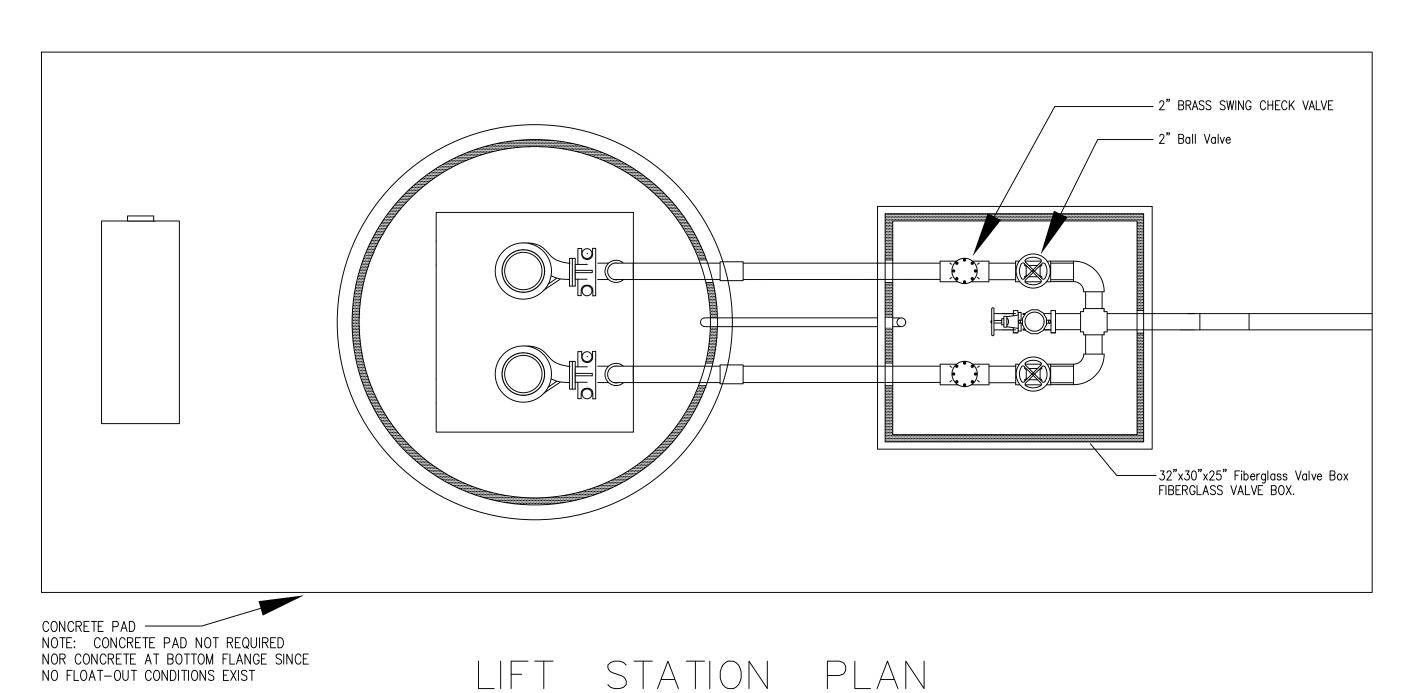
THE STATION SHALL BE ASSEMBLED BY THE PUMP MANUFACTURER OR THEIR AUTHORIZED DISTRIBUTOR. THE COMPANY ASSEMBLING THE STATION SHALL HAVE A MINIMUM OF 5 YEARS EXPERIENCE BUILDING THIS TYPE OF SYSTEM. THE PUMPS SHALL HAVE ALL GUIDE RAIL COMPONENTS, INCLUDING LIFTING CHAINS MOUNTED ON THEM AND SHIPPED LOOSE FOR FIELD INSTALLATION. THE CONTROLLER FLOAT SWITCHES AND SEALING ADAPTERS FOR THE ELECTRICAL AND INCOMING PIPE SHALL BE FIELD MOUNTED. THE REMAINING PORTION OF THE WET WELL AND VALVE BOX SHALL BE DELIVERED TO THE JOB SITE ASSEMBLED, REQUIRING ONLY THE DISCHARGE PIPES AND DRAIN TO BE COUPLED

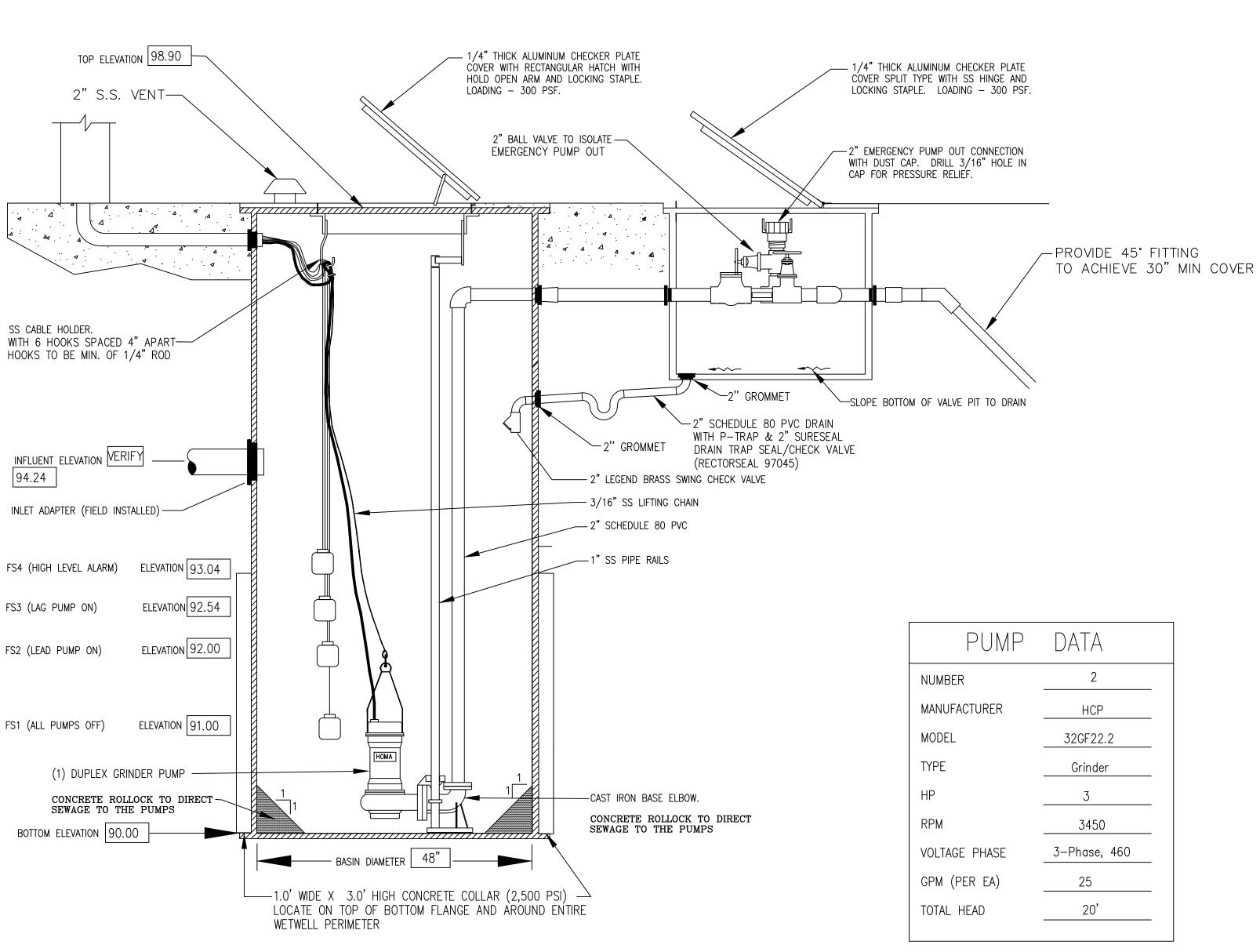
PUMP CONTROLLER, TO MEET LOCAL BUILDING CODES, D.E.P. STANDARDS AND BE UL LISTED: DUPLEX CONTROLLER SHALL BE IN A NEMA 4X FIBERGLASS ENCLOSURE WITH DEAD FRONT. CONTROLLER SHALL INCLUDE, BUT NOT BE LIMITED TO THE

- 1 MAIN POWER BREAKER 2 - POWER CIRCUIT BREAKERS
- CONTROL CIRCUIT BREAKER
- MAGNETIC STARTERS WITH OL PROTECTION
- 2 HOA SELECTOR SWITCHES\*
- 1 LIGHTING ARRESTER 1 - VOLTAGE MONITOR
- 2 ELAPSED TIME METERS\* 1 - FLASHING HIGH WATER ALARM LIGHT\*\*
- 1 ALARM HORN/BUZZER\*\*
- 1 SILENCE BUTTON\*\* 1 - ALARM TEST SWITCH\*
- 1 115v GFI convenience receptacle
- 1 GENERATOR RECEPTACLE FOR AUXILIARY POWER 1 - EMERGENCY TRANSFER SWITCH TO MOVE FROM UTILITY POWER
- TO STANDBY GENERATOR POWER\*
- 1 12 VOLT BATTERY BACKUP SYSTEM WITH CHARGER. 1 - POWER FAILURE ALARM AND UNAUTHORIZED ENTRY ALARM
- \* MOUNTED ON OR THROUGH INNER DOOR \*\*- MOUNTED ON OUTSIDE OF ENCLOSURE

## PANEL LOGIC - FOUR FLOAT SWITCH OPERATION

CONTROLLER SHALL AUTOMATICALLY START LEAD PUMP WHEN LIQUID LEVEL RISES TO THE SWITCH FS2. UNDER NORMAL OPERATION, THE LEAD PUMP WILL PUMP THE LIQUID DOWN TO FS1 WHICH WILL SHUT THE PUMP OFF. THE CONTROLLER WILL THEN ALTERNATE THE PUMPS SO THE LAG PUMP WILL BECOME THE LEAD PUMP ON THE NEXT SEQUENCE. SHOULD THE LIQUID LEVEL CONTINUE TO RISE TO FS3, THE LAG PUMP CIRCUIT WILL BE ENERGIZED. AT THIS POINT BOTH PUMPS WILL RUN UNTIL THE LIQUID LEVEL DROPS TO FS1 WHERE BOTH PUMPS WILL STOP. SHOULD THE LEVEL CONTINUE TO RISE TO FS4 THE HIGH WATER ALARMS WILL BE ACTIVATED.





LIFT STATION SECTION

DATE: 02-14-25 SCALE: NTS

SHEET NUMBER:

SHEET 8 OF 15

Section F, Item1.

	PROPOSED NEW LANDSCAPE PLANTING SCHEDULE							
PLANT DESIGNATION	PLANT SPECIES	TREE DIAMETER (MININCHES)	TREE HEIGHT (MINFEET)	REQUIREMENT FOR PLANTING				
TBD	LIVE OAK	2"	8'	20' WIDE TYPE "C" LANDSCAPE BUFFER ALONG SOUTH P/L				
TDB	WHITE OAK	2"	8'	20' WIDE TYPE "C" LANDSCAPE BUFFER ALONG SOUTH P/L				
TDB	BILOXI CRAPE MRYTLE	1"	4'	20' WIDE TYPE "C" LANDSCAPE BUFFER ALONG SOUTH P/L				
T16	LIVE OAK	2"	8'	PARKING LOT LANDSCAPING				
S1 THRU S20	BUFORD HOLLY	N/A	1' HT MIN	20' WIDE TYPE "C" LANDSCAPE BUFFER ALONG SOUTH P/L				
S21 THRU S40	GARDENIA	N/A	1' HT MIN	20' WIDE TYPE "C" LANDSCAPE BUFFER ALONG SOUTH P/L				
T17 THRU T20	CRAPE MYRTLE	1"	4'	10' ROAD BUFFER TO BE PLANTED AT SOUTH P/L DUE TO OVERHEAD LINES				

NOTE: CANOPY AND UNDERSTORY TREES IN 20' TYPE C LANDSCAPE BUFFER TO BE DETERMINED. SEE LANDSCAPE NOTE #10.

NOTE: OWNER MAY PLANT DIFFERENT PLANT SPECIES THAN THOSE LISTED ABOVE AS LONG AS PLANT SPECIES IS LISTED ON SANTA ROSA COUNTY LIST OF APPROVED PLANTS AND NO SINGLE SPECIES IS MORE THAN 50% OF

#### LANDSCAPE NOTES:

1. All landscape material shall be installed in a sound workmanlike manner and in accordance with the tree and shrub planting detail of this landscape plan.

2. Newly planted canopy trees shall have a minimum caliper of 2-inches at 4.5 feet above grade and be a minimum of 8 feet in height. Newly planted understory trees shall have a minimum caliper of 1-inch at 6 inches above grade and be a minimum of 4 feet in height. All plant material shall have a warranty of 2 years. All shrubs shall have a minimum height of 1 foot.

3. Owner shall maintain all landscape areas at all times. Maintenance shall include the prompt replacement of all dead or damaged landscaped material.

6. Landscaper shall refer to the City of Chipley Tree Replant list of recommended native and non-invasive plant materials for selection of appropriate shrubs, understory and canopy trees. Developer may select any tree and shrub listed on City of Chipley Tree

Replant List of recommended native and non-invasive plant material in lieu of those designated in Proposed Tree Table.

7. All exposed soil/dirt shall be stabilized with Bahia sod. Any land disturbances in FDOT or County right-of-way and easements shall be regraded and sodded with Bahia sod.

8. Location of proposed trees or shrubs as illustrated on plan may be altered as long as the quantities calculated for buffers remain as found on this plan and all trees are planted within the buffers boundaries.

9. The contractor is to be aware of underground utilities throughout landscaped areas that may not be illustrated on this plan. Contractor shall verify location and protect all utilities during excavation and/or finish grading activities.

10. A variance application has been submitted to City of Chipley to exclude 10' landscape buffer required by code along northwest property line since there is an existing City drainage ditch in the 10' buffer area. A 10' buffer south of the southern edge of the drainage ditch would not be feasible since this area will be needed by City maintenance workers to access the drainage ditch for maintenance purposes. However a 6' high wooden privacy fence is proposed to screen the RV/boat storage lot from adjacent North property owner's view.

11. Developer shall install sodded grass or seed/much grass in all non-paved areas except City drainage ditch and bottom of

# SITE PLAN AREA TABLE

	TYPE AREA	PROPOSED	EXISTING
	BUILDING AREA (S.F.)	2,240	0
	IMPERVIOUS PAVEMENT(S.F.)	27,896	0
	PERVIOUS AREA (S.F.)	42,949	73,085
	CITY OF CHIPLEY DRAINAGE EASEMENT AREA (S.F.)	3,995	3,995
	TOTAL AREA (S.F.)	77,080	77,080

%IMPERVIOUS AREA = 30,136 S.F. /77,080 S.F. X 100

%IMPERVIOUS AREA PROPOSED = 39.10%

# LEGEND: PROPOSED CANOPY TREE T23 PROPOSED **UNDERSTORY TREE** PROPOSED SHRUBS NEW ONSITE CONCRETE PAVEMENT EXISTING FDOT DRIVEWAY & SIDEWALK **NEW FDOT CONCRETE** 6' HIGH WOODEN PRIVACY FENCE → 4' HIGH WOODEN, CHAIN LINK, VINYL OR METAL FENCE

#### LANDSCAPE CALCULATIONS:

FLORIDA STATE ROAD C/L

(A.K.A. MAIN STREET)

(A.K.A. SIXTH STREET)

(A.K.A. SIXTH STREET)

(75' RIGHT OF WAY)

(75' (ASPHALT)

A. SOUTH ADJACENT PROPERTY LANDSCAPE BUFFER (335.03 L.F. along south property line) since all adjacent south property is currently used as a residential home. Type A landscape buffer required in this area.

#### Planting requirements for this Landscape Buffer are as follows:

Canopy trees required = 2.4 canopy trees/100' x 335.03' = 8.04 tree or 9 trees (Canopy trees designated as T1 thru T9 on landscape plan)

Understory Trees Required = 0.80 trees/100' x 335.03' = 2.68 trees or 3 trees (Understory trees designated as T10 thru T12 as shown on landscape plan).

Shrubs Required - 8 shrubs/100' x 335.03' = 26.8 shrubs or 27 shurbs (Shrubs designated as S1 thru S27 are shown on landscape plan)

B. NORTHWEST ADJACENT PROPERTY LANDSCAPE BUFFER (L=120')

DETENTION POND A

T35 🗓

INSTALL 10' WIDE TYPE "A"—
BUFFER W/ 6' WOODEN
PRIVACY FENCE

EAST 150' (REC.) N 83°51' E 150.00' (REC.1) N 84°24'08" E 149.87'

-INSTALL 3.5' HIGH FENCE W/GAT. AROUND POND PERIMETER

No landscape buffer planted in this location due to City drainage ditch located in buffer and additional area needed to access ditch for maintenance. Variance application has been submitted to eliminate requirement (See Landscape Note #10).

#### LANDSCAPE CALCULATIONS (CONTINUED)

C. Perimeter Landscape Strip-Main Street (L=239.96'-24' (driveway)-10' (south landscape buffer)=205.96')

Planting requirements = 205.96' x 1 tree/50' = 4.12 or 5 trees (Understory trees designated as T13 thru T17 are shown on landscape plan)

D. Perimeter Landscape Strip-7th Street (L=281.61' - 10' (south landscape buffer) = 271.61')

Planting requirements = 271.61' x 1 tree/50' = 5.43 or 6 trees (Understory trees designated as T18 thru T23 are shown on landscape plan)

E. Interior Planting Areas (Interior Landscape area required =45,011 s.f. (gross area) x 0.10 = 4,501 s.f.)+

Interior Planting provided = 11,515 s.f. >4,501 s.f. ok.

EASEMENT

Interior shade trees required = 45,011 s.f./3,500 s.f. = 12.86 or 13 trees (shade trees designated as T24 thru T36 are shown on landscape plan)

- DITCH MAINTAINED BY THE CITY OF CHIPLEY;

REFERENCED IN EASEMENT FOR DRAINAGE DITCH RECORDED IN O.R. BOOK 201, PAGE 473; SAID RECORDED EASEMENT IS MISSING A SKETCH SHOWING THE POSITION OF SAID DRAINAGE DITCH

T29 U

CONC. DUMPSTER PAD (10'X10') W/— 6' HIGH WOODEN FENCE & GATE

INSTALL 6' HIGH WOODEN FENCE W/GATE — AROUND POND PERIMETER

DETENTION POND B

• T10 0 • T7 C • T11 0 • T8 C • UT12 • T9 C

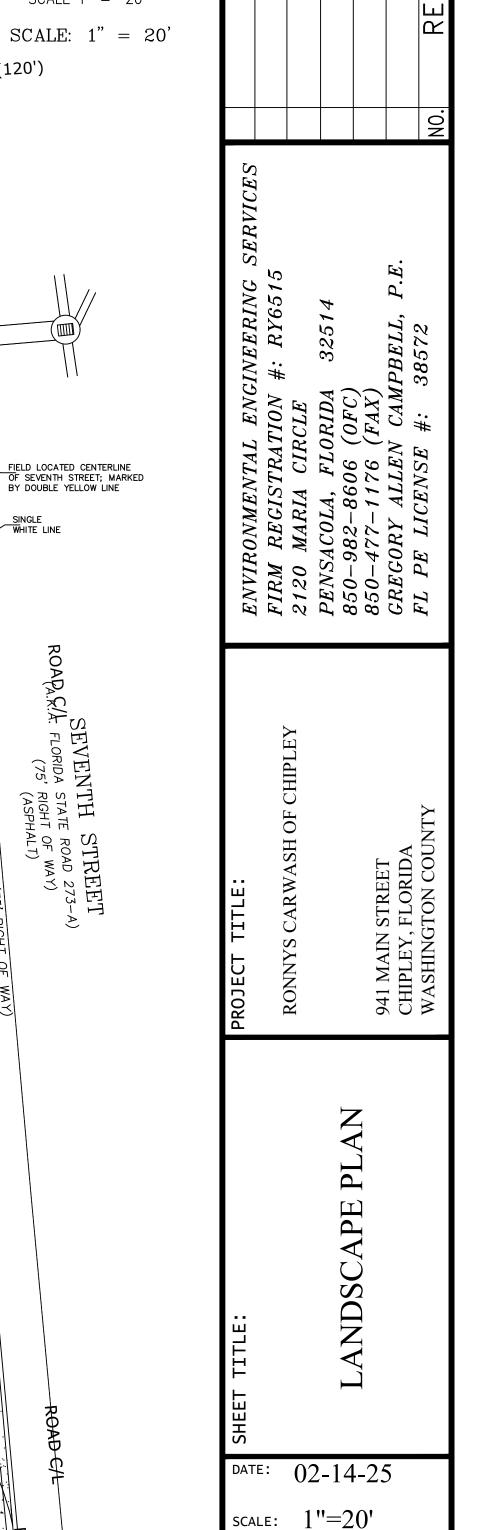
INSTALL 10' WIDE TYPE "A"
BUFFER W/ 6' WOODEN
PRIVACY FENCE

DITCH IS THE APPARENT DRAINAGE DITCH

-STORMWATER DITCH MAINTAINED BY CITY OF CHIPLEY

SCALE 1" = 20'

RESIDENTIAL HOME NORTH ADJACENT PROPERTY (120') (SEE LANDSCAPE NOTE #10)



SHEET NUMBER:

SHEET 9 OF 15

Section F, Item1.

#### Site Description

The proposed project is located AT 941 Main Street, Chipley, Florida. The 1.77 acre property is currently vacant and cleared with grass and no trees. The project will only construct an automated carwash with vacuum stalls.

The property generally slopes in an east to west direction with mild slopes. Stormwater management system consists of two detention ponds each with a FDOT Type "C" discharge structure that discharges to SR77 stormwater inlets. Stormwater is conveyed to the ponds via a series of inlets and piping.

## Erosion and Sedimentation Controls

Erosion and sedimentation from the construction site shall be controlled at all times using Best Management Practices(BPMs) Perimeter controls shall be installed prior to clearing activities or any construction activity that disturbs soils. Installation of those controls may be staged to correspond with the clearing and construction schedule. Immediate after clearing activities appropriate controls shall be installed to limit and minimize the velocity of stormwater runoff over unprotected soils. Temporary BPMs shall be used as necessary inside the perimeter controls as the construction progresses. Perimeter controls shall be actively maintained until final stabilization of those portions of the site uphill of the perimeter controls. Temporary controls shall be removed when stabilization is achieved or when necessary for the next stage of construction. Controls shall be consistent with the performance standards for erosion and sedimentation control as set forth in Section 62-40.432 F.A.C.

#### Stabilization and Structural Practices

Stabilization practices may include, but not limited to, temporary seeding, mulching, geotextiles, permament sod and preservation of existing vegetation. Preservation of the existing vegetation should always be the first choice BMP. Where disturbed soils are to remain for extended periods, temporary seeding should be considered prior to final sod stabilization. A record shall be maintained of the dates when major grading activities occur, when construction activities temporarily or permanently cease on a portion of the site and when stabilization measures are initiated. Stabilization measures shall be initiated as soon as practicable, but in no case more than 14 days, in those areas of the site where construction activities have temporarily or permanently ceased including after final grading. At all times during and after development, cleared areas shall be stabilized. Final stabilization methods shall be in place within 14 days of final grading.

Structural practices shall divert flows from exposed soils, store flows, retain sediment on-site, or otherwise limit runoff and the discharge of pollutants from exposed areas of the site. Such practices may include, but not limited to, silt fence, earth dikes, diversion swales, sediment traps, check dams, subsurface drains, pipe slope drains, level spreaders, storm drain inlet protection, rock outlet protection, reinforced soil retaining systems and temporary or permanent sediment basins.

## Stormwater Management

A single row of silt fence as shown on sheet C6.1 shall be installed around the construction site prior to land disturbance activities to prevent sediment from leaving the site during regrading and sodding of the uplands area.

The property generally slopes in an east to west direction with mild slopes. Stormwater management system consists of two detention ponds each with a FDOT Type "C" discharge structure that discharges to SR77 stormwater inlets. Stormwater is conveyed to the ponds via a series of inlets and piping.

Haybales shall be installed in addition to silt fences, if necessary. Erosion control facilities shall be actively maintained throughout the course of construction until the site is graded and stabilized with grass.

# Stockpile of Soil Onsite

All stockpiles of soil and debris shall be protected against dust and erosion at all times. Dust control can be accomplished by watering dry exposed areas on a regular basis. Spraying of petroleum based or toxic liquids for this purpose is prohibited. Stockpiles of soil shall be placed as shown on sheet C6 and silt fence installed around perimeter as necessary to prevent soil runoff.

# Controls for Other Potential Pollutants

A materials management area shall be designated on-site for protected storage of chemicals, solvents, fertilizers and other potentially toxic materials. Storage areas can become a major source of risk due to possible mishandling of materials and accidental spills. An inventory should be compiled and maintained of the storage area and the site. Special care should be taken to identify any materials that have the potential to come into contact with stormwater.

Petroleum products such as oil gasoline, lubricants and asphaltic substances should be handled carefully to minimize their exposure to stormwater. These management practices should be used to reduce the risks of using petroleum products:

- \* Have equipment available to contain and clean up petroleum spills in fuel storage areas or on board maintenance and fueling
- \* Where possible, store petroleum products and fuel vehicles in covered areas and construct dikes to contain any spills.
- \* Contain and clean up petroleum spills immediately.
- \* Perform preventative maintenance for on-site equipment to prevent leakage.
- \* Apply asphaltic substances properly according to the manufacturer's instructions.

Hazardous products including, but not limited to, paints, acids for cleaning masonry surfaces, cleaning solvents, chemical additives used for soil stabilization, and concrete curing compounds should be properly handled. These practices will help avoid pollution of stormwater by these materials:

- \* Keep equipment to contain and clean up spills of hazardous materials in the areas where the materials are stored.
- \* Contain and clean up spills immediately after they occur. \* Keep materials in a dry, covered area.
- \* Store materials in the original manufacturer's containers whenever possible, because special handling instructions usually are printed on the containers.
- practices will reduce the amounts of pesticides that could contact stormwater: \* Handle pesticides as infrequently as possible.

Pesticides include insecticides, rodenticides, and herbicides that are commonly used on construction sites. These management

- \* Store materials in the original manufacturer's containers whenever possible, because special handling instructions usually
- are printed on the containers. \* Observe all applicable federal, state and local regulations when using, handling, or disposing of pesticides.
- \* Store pesticides in a dry, covered area. \* Provide curbs or dikes to contain spills.
- \* Have measures on site to contain and clean up spills.
- \* Strictly follow recommended application rates and methods.

be used to reduce the risks of nutrient pollution: \* Limit the application of fertilizers to the minimum area and the minimum recommended amounts.

Fertilizer and detergents usually contain nutrients that can be a major source of pollution in stormwater. These practices should

- \* Reduce exposure of nutrients to stormwater runoff by working the fertilizer into the soil to a depth of 4 to 6 inches.
- \* Apply fertilizer more frequently, but at lower application rates. \* Limit hydroseeding in which lime and fertilizers are applied to the ground surface in one application.
- \* Implement good erosion and sediment control to help reduce the amount of fertilizer lost as a result of erosion.
- \* Limit the use of detergents on the site. Wash water containing detergents should not be discharged to the stormwater
- \* Apply fertilizer and use detergents only in the recommended manner and amounts.

Proper management and disposal of building materials and other construction site wastes are an essential part of pollution prevention. Construction wastes include surplus or refuse building materials as well as hazardous wastes. Management practices for these wastes include trash disposal, recycling, material handling, and spill prevention and clean up. These practices should provide for proper disposal of construction wastes:

- \* Designate a waste disposal area on the site.
- \* Provide an adequate number of containers with lids or covers that can be placed over the container prior to rainfall. \* Locate containers in covered areas, where possible.
- \* Arrange for scheduled waste pick up. Adjust waste collection schedule as necessary to prevent overflow of the containers. \* Ensure that construction waste is collected, removed, and disposed of only at authorized disposal areas in compliance with applicable State and/or local waste disposal regulations.

Offsite vehicle tracking of sediments and the geration of dust shall be minimized. Existing onsite access driveway shall be utilized to reduce off-site until new access driveway is consrtucted. 🛮 🖰 🕇 🕳 🖒 🖒 🖒 fractional should be conducted at a frequency necessary to minimize impacts. Vehicle wash area should be considered if off-site tracking becomes excessive. The construction site must have temporary sanitary sewer facilities for on-site personnel. Portable facilities may be utilized throughout the site. Licensed domestic waste haulers must be contracted to regularly remove the sanitary wastes and to maintain the facilities in good working order. The temporary construction trailer may have sanitary sewer facilities with a holding tank. A licensed domestic waste hauler shall also service this facility. An on-site septic system for the construction trailer in not allowed. Temporary sanitary sewer facilities shall be permitted by the local building department in accordance with applicable State and local regulations.

# Maintenance and Inspection Controls

Controls of pollutants shall be maintained throughout construction period and until stabilization is achieved. Qualified personnel shall inspect all points of discharge and all disturbed areas of the construction site that have not been finally stabilized areas used for storage of materials that are exposed to precipitation, structural controls, and locations where vehicles enter or exit the site at least once every seven calendar days and within 24 hours of the end of every storm event that produces at least 0.50 inches of rainfall determined by onsite rain gage. Contractor shall utilized the Stormwater Pollution Prevention Plan Inspection Report form on this sheet to document inspections and shall keep the inspection form onsite for regular review if required. Maintenance and inspection shall include the following:

- \* Stabilization Measures Disturbed areas and areas used for storage of materials that are exposed to precipitation shall be inspected for evidence of or the potential for, pollutants leaving the site. The inspection should reveal whether the area was stabilized correctly, whether there has been damage to the area since it was stabilized, and what should be done to correct any problems.
- \* Structural Controls Silt fences, hay bales and other erosion control measures shall be inspected regularly for proper positioning, anchoring, and effectiveness in trapping sediments. The inspection should reveal whether the control was installed correctly, whether there has been damage to the control since installation, and what should be done to correct any problems. Sediment
- should be removed from the uphill side of the silt fence and the fence should be reconstructed as necessary. Hay bales shall be added or replaced as necessary to provide effective control.

\* Discharge Points - Discharge points shall be inspected to determine whether erosion control measures are effective in preventing

- significant amounts of pollutants from leaving the site. Silt fences and hay bales shall be maintained or replaced as necessary. The inspection should reveal whether the on-site BMPs are effective, and what should be done to increase the effectiveness. \* Construction Entrances – Locations where vehicles enter or exit the site shall be inspected for evidence of off-site sediment tracking. The inspection should reveal whether installation of a construction entrance is warranted, If warranted a construction entrance shall be installed per specifications on Sheet C8.
- \* Areas Used for Storage of exposed Materials These are locations where construction materials (including excavated soils) are stored. The inspection should reveal the potential for excessive erosion and sedimentation, and what actions should be implemented to reduce the risks of pollution.

# Contractor Certification

Based on the result of the inspection, all maintenance operations needed to assure proper function of all controls, BMPs, practices or measure identified in this Plan shall be done in a timely manner, but in no case later than 7 calendar days following the inspection

A Report summarizing the scope of each inspection, name(s) and qualifications of personnel making the inspection, the date(s) of the inspection, major observations related to the implementation of the stormwater pollution prevention plan, and modifications to the stormwater pollution prevention plan shall be prepared and retained as part of the stormwater pollution prevention plan for at least three years from the date that the site is finally stabilized. Such report shall identify any incidence of non-compliance.

This Stormwater Pollution Prevention Plan must clearly identify, for each measure identified within the Stormwater Pollution Prevention Plan, the contractor(s) or subcontractor(s) that will implement each measure. All contractor(s) and subcontractor(s) identified in the Stormwater Pollution Prevention Plan must sign the following certification:

"I certify under penalty of law that I understand, and shall comply with, the terms and conditions of the State of Florida Generic Permit for Stormwater Discharge from Large and Small Construction Activities and this Stormwater Pollution Prevention Plan prepared thereunder."

Name	Title	Company Name, Address & Phone Number	Date

## Contractor Requirements

The contractor must have technical expertise in erosion prevention and sediment control. The contractor must at all time maintain erosion control methods that prevent any violation of the NPDES program. It is the contractors responsibility to manage all sediment and erosion control measures as required by regulatory agencies,

Contractor must request coverage under the Florida Dept of Environmental Protection (FDEP) Generic Permit for Construction Activities in order to use the Generic Permit for site which disturbs 1 or more acres. A Notice of INtent (NOI) form must be completed and mailed to FDEP (at least 48 hours prior to any earth disturbing activities). The General Contractor (and all subcontractors involved with any construction activity related to earthwork, possible pollutants as defined in The Florida NPDES Generic Permit) must be familiar with the contents of this Stormwater Pollution Prevention Plan (SWPPP) as well as all the requirements set forth in the the Florida NPDES Generic Permit.

# Faulty Installation and/or Poor Maintenance

Most noncompliance occurs because measures were not installed correctly or maintained properly, or both. Determining the reason why the measures are failing requires technical knowledge about the devices and how to construct them properly. Contractors failure to control erosion, sedimentation or turbidity both onsite and offsite is not acceptable. Failure to do so may result in possible fines and/or termination from the site without payment for construction progress.

# Compliance

Remember that the goal of the program is to prevent accelerated erosion and off-site sedimentation. As the contractor, you are the first person to determine if the performance standards and intent of the rule are being met. You are the key person in ensuring that the construction site is evaluated fairly and consistently and that you keep the site in compliance.

The erosion and sediment control rules are performance oriented. That is, the measures used at a construction site must be effective in controlling erosion and preventing off-site sedimentation for the site to be in compliance. Following an approved plan and installing the control measures may not be enough for a site to be in compliance with the rules. If erosion and off-site sedimentation occur, the contractor will be responsible for installing additional measures to correct any problem associated with compliance of the NPDES permit or any other permit required for the site construction. The contractor will also be completely responsible for any fines levied by any governing agency on the project during construction.

The rules are also flexible, allowing the contractor to decide the most economical and effective means of erosion control. This encourages the use of innovative techniques and specifically designed erosion control systems. The contractor is the key individual in making this kind of performance based rule work because the contractor is the first person to recognize performance failures and remedy the problems.

# The contractor's job is to:

1. Determine that an erosion and sediment control plan for the site has been approved. 2. Determine that all specified practices have been installed and are being maintained according to the plan.

3. Determine that both on-site and off-site sedimentation, erosion or turbidity is being prevented. If the contractor finds deficiencies, appropriate action must be taken to attain compliance.

# Control of non-stormwater discharges

It is expected that the following non-stormwater discharges may occur from the site during construction period; water from water line flushing, pavement wash water (where no spills or leaks of toxic or hazardous materials have occurred), and uncontaminated groundwater (from dewatering excavation). If said discharges do occur, they will be directed to the temporary sediment basin prior to discharge. Turbid water from the stormwater pond shall not be pumped directly into either of the receiving waters. Any pumped water from the stormwater pond shall be treated so as to not allow a discharge of polluted stormwater. Treatment can include silt fences, settling ponds, the proper use of flocculating agents or other appropriate means.

# Responsible Authority

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Project Name and location information:	Project Contact & Responsible Authority Information
NFM NW CORNER OF HWY 87 & SEGURA STREET NAVARRE, FLORIDA	TRACY TUCKER 7681 NORTH SHORES DRIVE NAVARRE, FLORIDA 32566 850-292-4530
	050-272-4550

Signature (Operator and/or Responsible Authority)

# EROSION CONTROL SEQUENCE

CONSTRUCTION BEST MANAGEMENT PRACTICES PLAN

The construction process is planned to have approximately seven phases including, but not limited to, 1. Installation of temporary construction entrance, silt fences and inlet protection for existing structures 2. Stripping and stockpiling of topsoil, 3. Placement of fill material and grading, 4. Drainage system construction, 5. final grading, 6. Construction of driveway turnouts & parking (includes paving and curbs) and 7. Final site stabilization

PHASE 1 -INITIAL SEDIMENTATION & EROSION CONTROL MEASURES.

Phase 1 removal of vegetation will be limited to only areas where clearing is required. Native vegetation will be protected where construction is not required. The following lists the sediment control measures that will take place in this Phase:

\* Placement of pertinent sediment & erosion control devices. \* Sedimentation barriers and silt fences shall be placed around the perimeter of the site as shown on

\* Disturbed areas that will not require construction for any extended periods will be temporarily stabilized with mulching and seeding.

#### PHASE 2 - STRIPPING AND STOCKPILING OF TOPSOIL.

Phase 2 includes the removal of any topsoil in required construction areas and stockpiling of the removed topsoil that it may be used at a later time. The following lists the sediment control measures that will take place in this phase:

\* Sediment control measures continue to apply \* Sediment fence shall be placed around the stockpiles topsoil to prevent loss from washing

PHASE 3 - PLACEMENT OF FILL MATERIAL AND GRADING.

In Phase 3 grading and placement of fill material will occur to achieve the appropriate elevations at the site. Fill material may be used from grading of the site and/or it may be necessary to bring fill into necessary areas. The following lists the sediment control measures that will take place in this phase: \* Phase 1 and 2 sediment control measures continue to apply

\* Disturbed slopes will be protected by diversions and/or berms to prevent erosion \* Mulching and seeding will be utilized to stabilize any unutilized slopes

PHASE 4 - DRAINAGE SYSTEM CONSTRUCTION

Phase 4 will include the construction of any permanent stormwater collection structures such as catch basins, storm drains, manholes, and outlets. The following lists the sediment control measures that will

\* Phase 1, 2 and 3 sediment control measures continue to apply. Any areas requiring additions of the

\* Inlet protection will be utilized to prevent sediment from leaving the site

#### PHASE 5 - FINAL GRADING

In Phase 5 grading will occur for parking lot construction, to correct any deficiencies with the previously adjusted grades, and to grade any area disturbed by construction. The following lists the sediment control measures that will take place in this phase:

\* Phase 1, 2, 3, and 4 sediment control measures continue to apply and any areas requiring additions of the above measures will be utilized \* 2-inch of topsoil will be applied to areas that will not require roadway or structural development to

facilitate vegetation growth. \* Permanent vegetative measures should begin to be placed while unnecessary measures are removed.

PHASE 6 - CONSTRUCTION OF DRIVEWAY TURNOUTS & PARKING LOT. Phase 6 will include preparation for lying of curb & gutter, concrete driveways, concrete pavement. The following lists the sediment control measures that will take place in this phase:

\* Phase 1, 2, 3, 4, and 5 sediment control measures continue to apply. PHASE 7 - FINAL SITE STABILIZATION

Phase 7 includes the final measures to permanently stabilize any soil that was disturbed during

- construction. The following lists the sediment control measures that will take place in the phase: \* At this point the last unnecessary temporary sediment erosion measures should have been removed
- and permanent measures should be utilized. st Mulch and seed will be utilized until permanent vegetation reaches a state of effectiveness.
- \* sod or ground covers will be used where shown on plan. \* Trees will be planted to aide in soil stabilization and to improve aesthetics

## **Stormwater Pollution Prevention Plan Inspection Report Form**

Inspections must occur at least once a week and within 24 hours of the end of a storm event that is 0.50 inches or greater.

FDEP NPDES Stormwater Identification Number: FLR10 Project Name: Type of control Date installed / Current Condition Corrective Action / Other Remarks Location Rain data (see below)

Condition Code:

Inspector Information:

P = Poor, needs immediate maintenance or replacement G = GoodM = Marginal, needs maintenance or replacement soon

C = Needs to be cleaned O = Other10 Painforced soil retaining system 28 Tree protecti

1. Silt Fence	10. Storm drain inlet protection	19. Reinforced soil retaining system	28. Tree protection
2. Earth dikes	11. Vegetative buffer strip	20. Gabion	29. Detention pond
3. Structural diversion	12. Vegetative preservation area	21. Sediment Basin	30. Retention pond
4. Swale	13. Retention Pond	22. Temporary seed / sod	31. Waste disposal / housekeeping
5. Sediment Trap	14. Construction entrance stabilization	23. Permanent seed / sod	32. Dam
6. Check dam	15. Perimeter ditch	24. Mulch	33. Sand Bag
7. Subsurface drain	16. Curb and gutter	25. Hay Bales	34. Other
8. Pipe slope drain	17. Paved road surface	26. Geotextile	
9. Level spreaders	18. Rock outlet protection	27. Rip-rap	

Qualification The above signature also shall certify that this facility is in compliance with the Stormwater Pollution Prevention Plan and the State of Florida Generic Permit for Stormwater Discharge from Large and Small Construction Activities if there are not any incidents of non-compliance identified above.

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.'

Name (Responsible Authority)

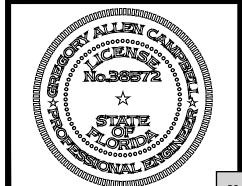
ST FL

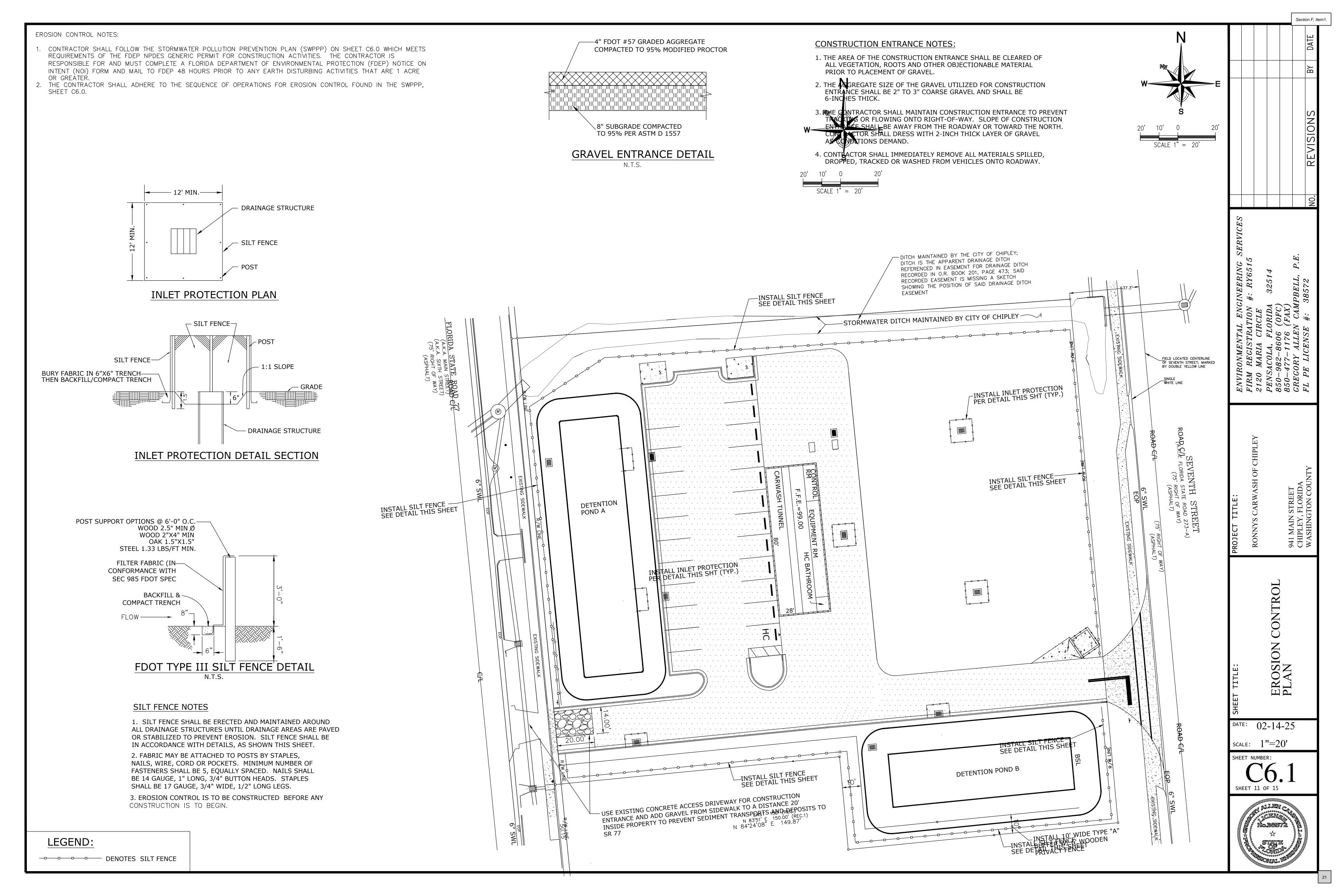
BM WPPP

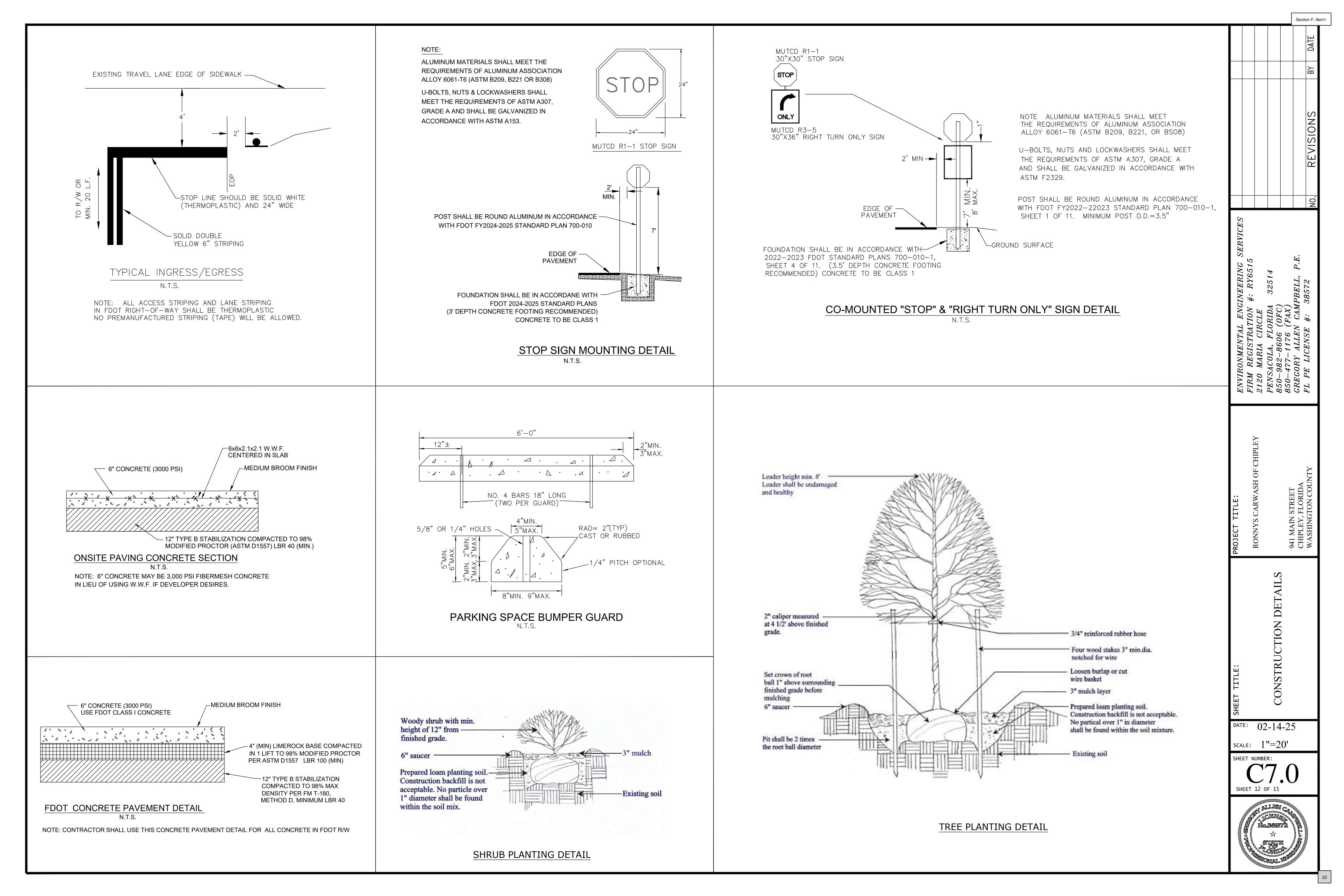
DATE: 02-14-25

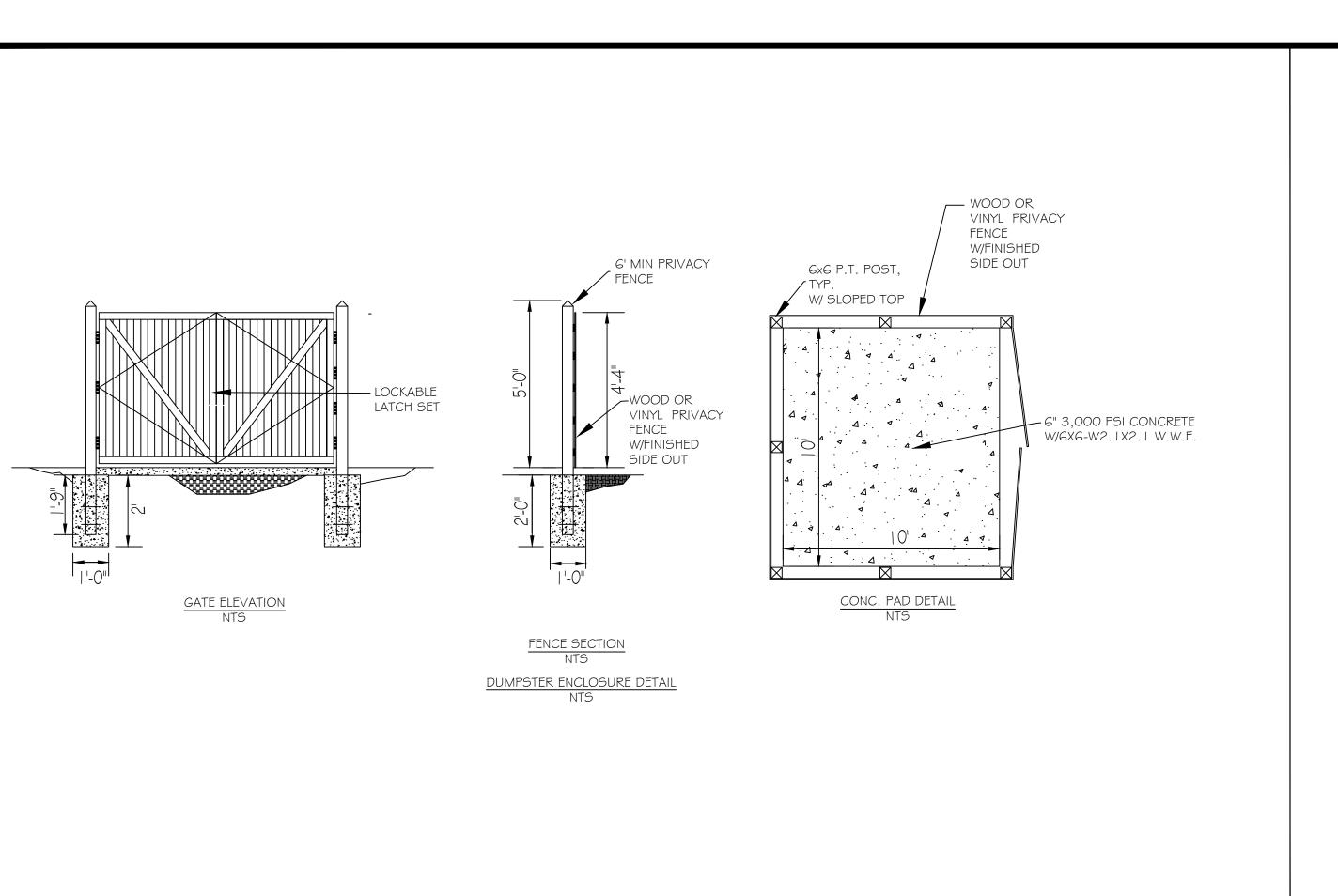
SCALE: N.T.S. SHEET NUMBER:

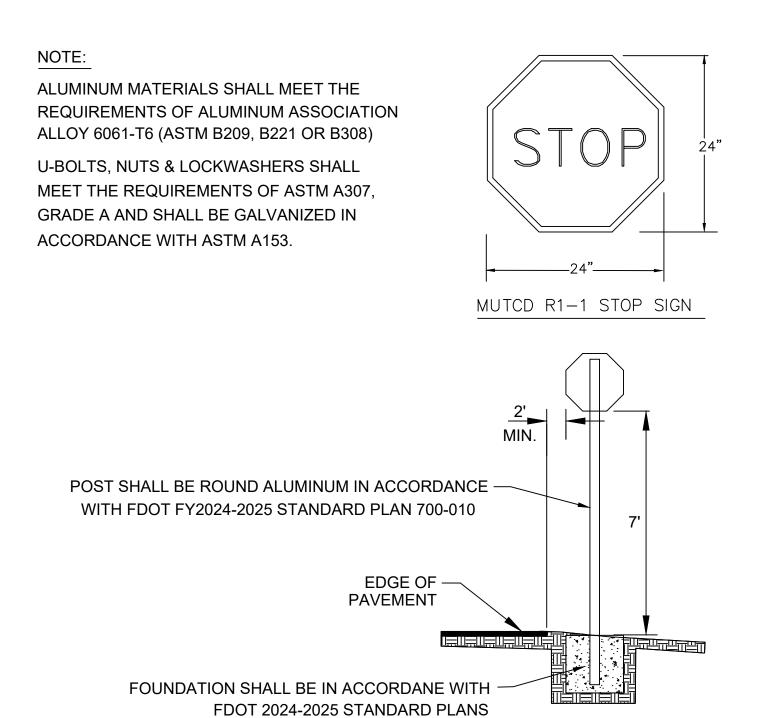
SHEET 10 OF 15









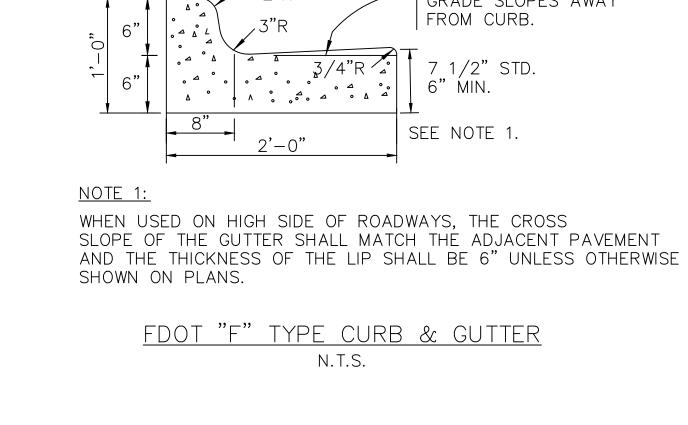


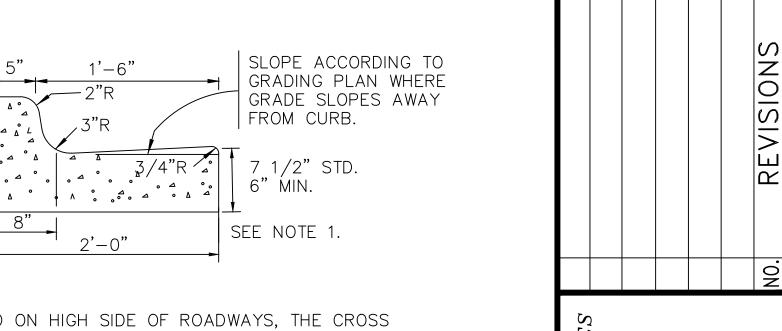
CONCRETE TO BE CLASS 1

STOP SIGN MOUNTING DETAIL

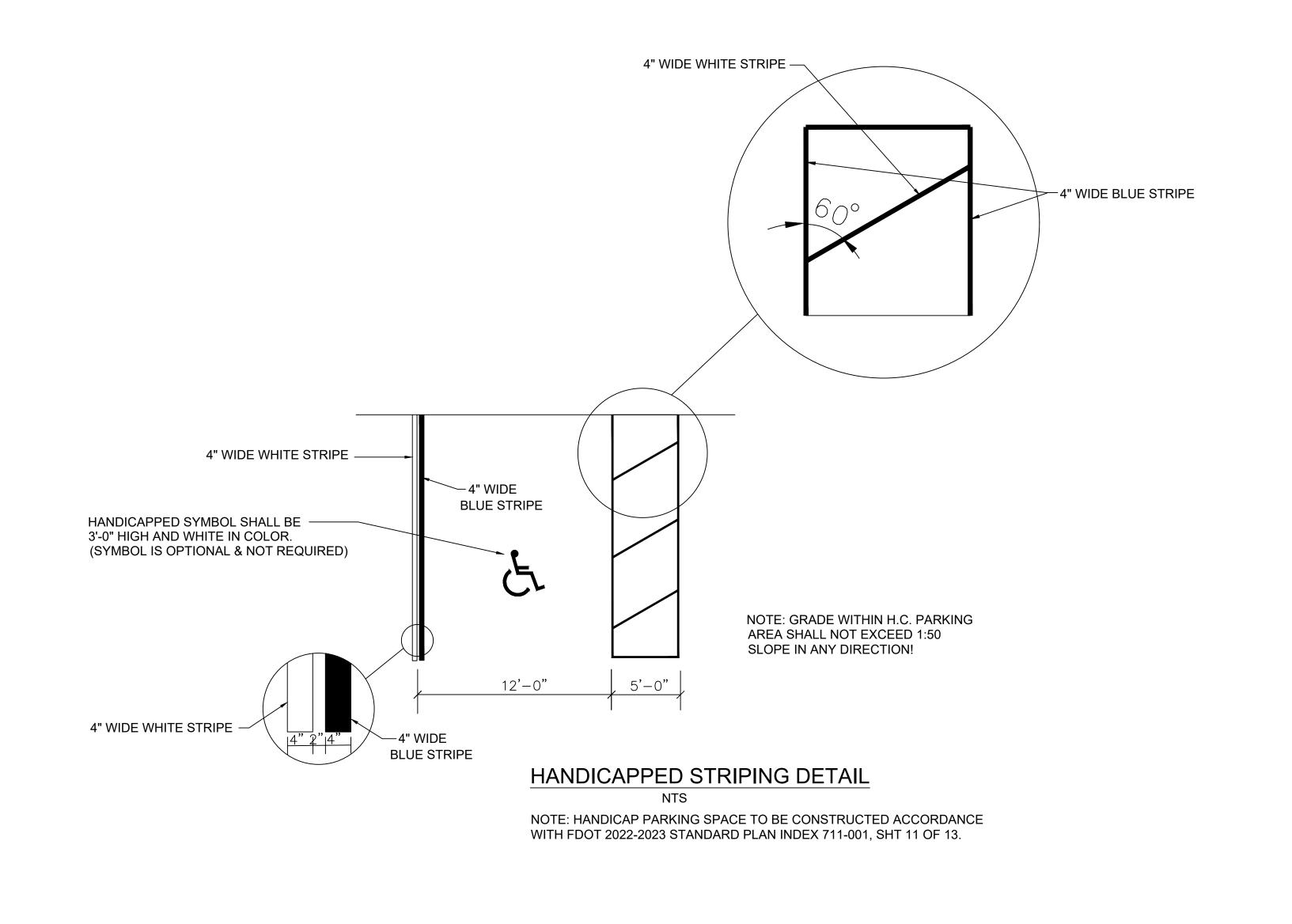
N.T.S.

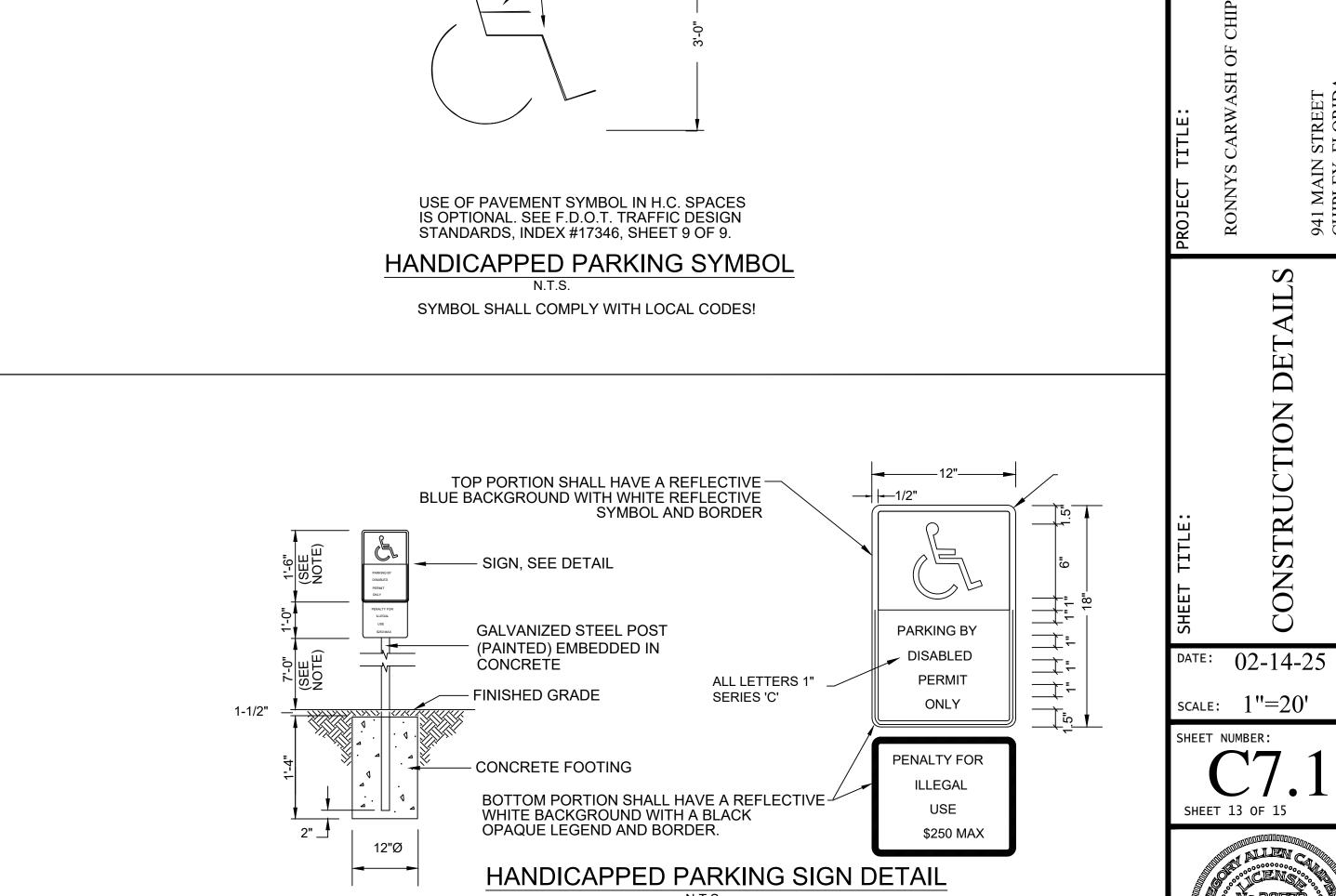
(3' DEPTH CONCRETE FOOTING RECOMMENDED)



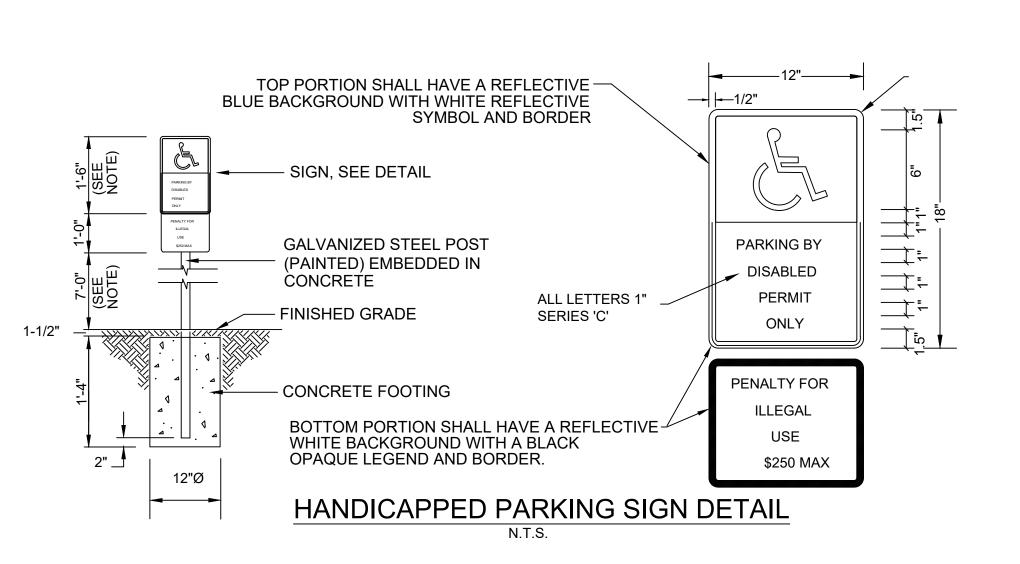


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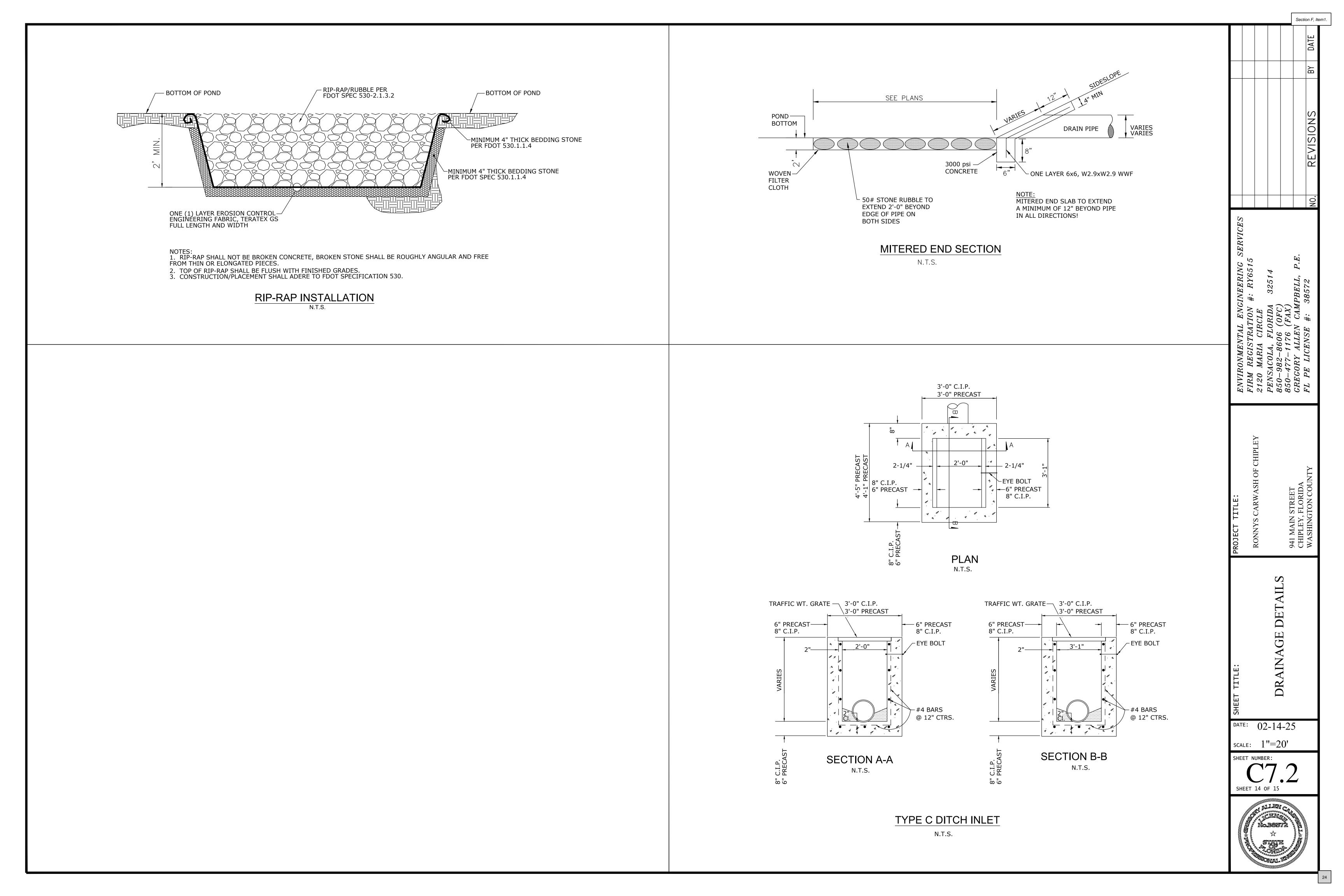


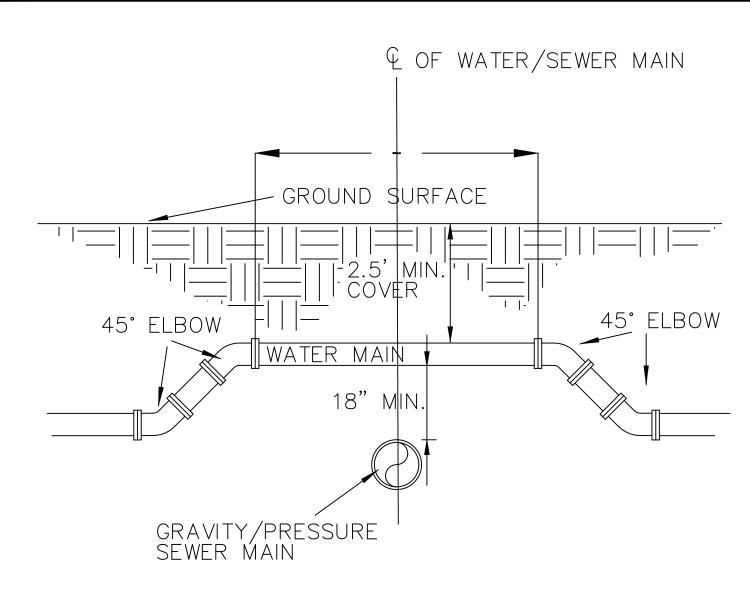


— 4" WIDE LINES PAINTED WHITE



SHEET 3 OF 8. NOTE: CONTRACTOR MUST COMPLY WITH LOCAL CODES CONCERNING HEIGHT OF SIGN ABOVE GRADE!





ALL 45° FITTINGS TO BE DUCTILE IRON

# WATER/SEWER CONFLICT DETAIL

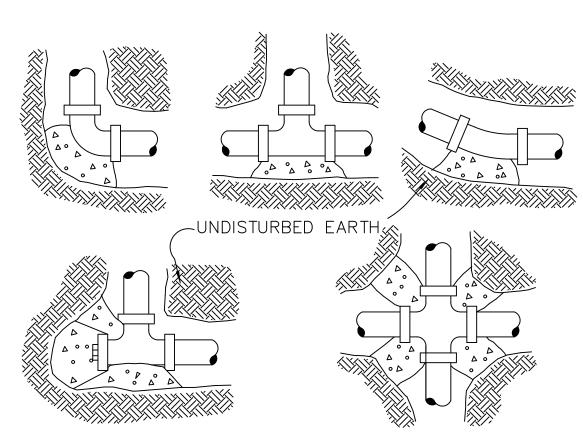
NOT TO SCALE

# NOTES:

CENTERING A 20' SECTION OF SANITARY SEWER/ WATER MAIN PIPE AT CROSSING MAY BE USED ÎN LIEU OF ENCASEMENT.

# POTABLE WATER

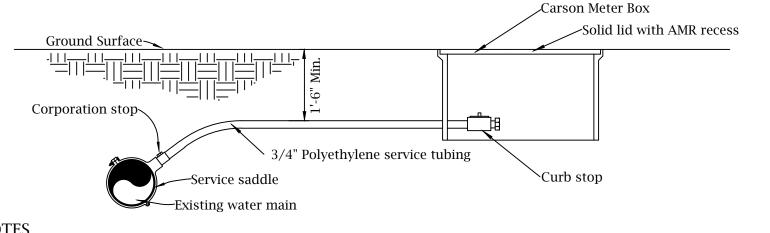
IS TO BE ROUTED ABOVE SANITARY SEWER COLLECTION MAIN IF MINIMUM COVERAGE SPECIFIED CAN BE OBTAINED. IF SAID MINIMUM COVERAGE IS NOT POSSIBLE, POTABLE WATER IS TO BE ROUTED BELOW SANITARY SEWER LINE.



	BEARING AREAS					
	TEE OR 90° 45° 22.5° CAP BEND BEND BEND					
1.5" 2" 3" 4" 6" 8" 10"	1.0 S.F. 1.0 S.F. 1.3 S.F. 2.7 S.F. 4.9 S.F. 8.1 S.F. 11.7 S.F.	1.0 S.F. 1.0 S.F. 1.8 S.F. 3.7 S.F. 6.9 S.F. 11.3 S.F. 16.4 S.F.	1.0 S.F. 1.0 S.F. 1.0 S.F. 1.9 S.F. 3.7 S.F. 6.2 S.F. 8.9 S.F.	1.0 S.F. 1.0 S.F. 1.0 S.F. 1.0 S.F. 1.9 S.F. 3.2 S.F. 4.6 S.F.		

NOTE: MINIMUM THICKNESS OF THRUST BLOCKS TO BE 12 INCHES WITH AREA AS ABOVE.

THRUST BLOCK DETAILS



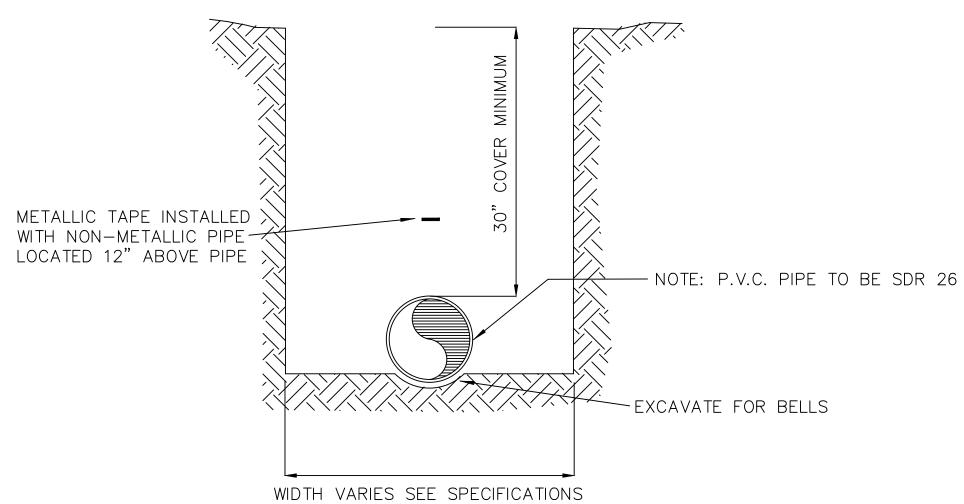
- 1. Acceptable above ground backflow prevention device shall be installed on the property owner side of all commercial connections and all residential connections with secondary water source.
- All commercial taps will be made by contractor with Midway Water System inspector present. Contractor to furnish all materials except meter (5/8" to 1" by Midway Water System).
   Contractor to make location of services with a treated 2"x4" stake 6' above the ground and painted blue.
   Service line connections across roadway shall be bored under roadway.

- Casing to extend 3' beyond edge of pavement.

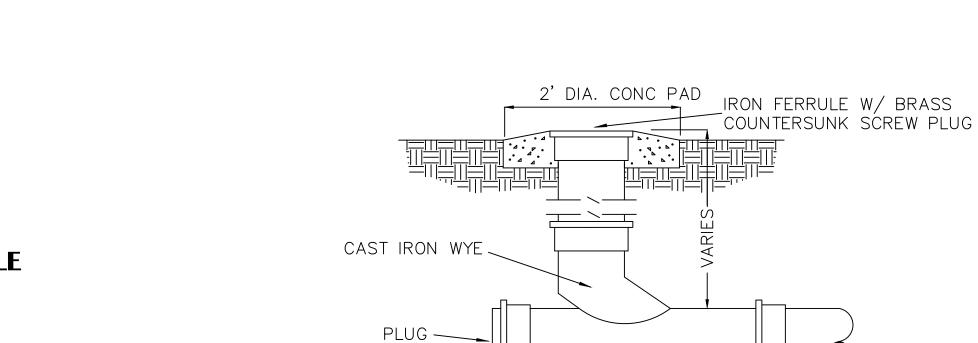
  5. Contractor shall include all services in the pressure test of the proposed water main.

# **Water Service Detail**

NOT TO SCALE



TYPICAL PIPE INSTALLATION DETAIL N.T.S.



**CLEAN-OUT DETAIL** 

N.T.S.

	ENVIRONMENTAL ENGINEERING SERVICES	FIRM REGISTRATION #: RI6515 2120 MARIA CIRCLE	PENSACOLA, FLORIDA 32514 850-982-8606 (OFC) 850-477-1176 (FAX)	GREGORY ALLEN CAMPBELL, P.E. FL PE LICENSE #: 38572
6	PROJECT TITLE:	RONNYS CARWASH OF CHIPLEY		941 MAIN STREET CHIPLEY, FLORIDA WASHINGTON COUNTY
	SHEET TITLE:		UTILITY DETAILS	
	DATE:		2-14-2 ''=20'	2.5
	SHEET		ER:	_

SHEET 15 OF 15

Section F, Item1.

# NOT TO SCALE

2" RPZ BFP

Above ground piping, valves, and backflow preventer to be insulated.
 Locate the BFP on the developer side of the meter box.
 BFP to be tested after installation and prior to service being turned on.
 See Specifications for Approved Manufacturer's.

#### ENVIRONMENTAL ENGINEERING SERVICES

FIRM REGISTRATION #: RY6515

2120 Maria Circle

Pensacola, Fl 32514

850-982-8606(ofc) 850-477-1176 (fax)

Section F, Item1.

	Page of
Subject: RONNYS CARWASH CHIPLEY	
Computation: FIRE FLOW CALCULATION No	
Computed by: Gree Campsell Checked by: Date	: 5-9-25
PER INFORMATION FROM CITY PLANNING THE FIRE HYBRANT LOCATED ON SRIT ACROSS FROM CARMA HAS A PRESSURE OF 35 PSE AND THE DIAMETER OF HOSE TO FIGHT A FIRE IS 2,5".	574
FIRE FLOW RATE = $(C)(D)^2(\sqrt{P})(29.83) = 7$ $P = 35psi$ $D = 2.5 \cdot N$ C = 0.95 FIRE FLOW RATE = $(0.95)(2.5)^2\sqrt{35}(29.83)$	
FIRE FLOW RATE = 1047.83 GALLONS PER MINUTE (GAM)	)

#### STORMWATER MANAGEMENT PLAN

#### **FOR**

#### RONNYS CARWASH AND RV/BOAT STORAGE 941 MAIN STREET CHIPLEY, FLORIDA

MAY 24, 2025 REVISION 1: JUNE 29, 2025

#### **PREPARED BY**

GREGORY ALLEN CAMPBELL, PE 2120 MARIA CIRCLE PENSACOLA, FLORIDA 850-982-8606

This item has been electronically signed and sealed by Gregory A Campbell, PE on 06-29-25 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



# ENVIRONMENTAL ENGINEERING SERVICES 2120 MARIA CIRCLE PENSACOLA, FL 32514 (850) 982-8606

Page \_ / of \_23

#### STORMWATER NARRATIVE:

The proposed project is located at 941 Main Street, Chipley, Florida. parcel is 1.77 acres. The project consists of the construction of a 2,240 s.f. building for automated carwash with 25 vacuum stalls. Detention pond A was designed for the carwash development. Detention Pond A is designed for the carwash development. The area east of the carwash development will not be developed at this time. Detention pond B was designed for a section of the onsite proposed driveway connecting SR77 and SR273-A and for an additional 17,294 s.f. of future impervious area if the owner decides to develop the eastern portion of the lot. The area east of the carwash will not be developed at this time however this drainage area will be conveyed to Detention pond B via inlets and piping. The impervious area for future development aforementioned above was included in the design of Detention Pond B.

The pre-development drainage areas are shown in Appendix A. The pre-development or allowable discharge to SR77 was calculated as shown in Appendix A. A corrected allowable discharge rate (i.e. pre-dev rate calculated in Appendix A minus post-dev area discharging directly to SR77 in Appendix B) is found in Appendix B along with the depicted post-development drainage areas for the project. The maximum allowable discharge to FDOT inlets from combined discharge flow of Detention Ponds A and B was limited to the 5-year storm frequency which was calculated at 1.17 cfs. The summation of the combined post-development discharge rates from Detention Ponds A and B did not exceed the 1.17 cfs (See subsequent Table 3).

The onsite inlet drainage areas are shown in Appendix C. There is offsite drainage from adjacent east SR77 R/W to Detention Pond A. A portion of the south adjacent offsite drainage is currently conveyed to SR77 via swale and drop inlet at south property line. This offsite drainage area will also be conveyed to swale and drop inlet in the post-development conditions. The site also contains a City of Chipley drainage easement along north property line which consists of an existing drainage ditch connected to SR77 drainage system. The NOAA Atlas 14 PDS based precipitation frequency data was utilized for storm routing as required by FDOT and is found in Appendix D.

Due to restrictive soils at the site (See enclosed Geotechnical Report), both Detention Ponds A and B were designed as wet detention ponds. The ponds have has been designed with overflow discharge structures that discharge to SR77 drainage inlets.

The weir inverts at each discharge structure were set to meet the FDEP and City treatment volume requirements for wet ponds as shown in subsequent calculations.

The stormwater ponds were evaluated using ModRet 7.0 Stormwater Program, using the modified rational method. The 3-year, 5-year, 10-year, 25-year, 50-year, 100-year storm frequency intervals along with their respective 1-hr, 2-hr, 4-hr, 8-hr, 24-hr and 72-hr durations were routed through the ponds and discharge structures. A summary of the results is found in subsequent Tables 1 and 2. Additional calculations for both ponds are shown on subsequent pages. The MODRET 7.0 computer results for each pond are shown in Appendix F.

The maximum stage for Detention pond A was found to be 97.00' with top of pond elevation of 98.00' during a 100-yr, 8-hr storm event thus providing 1.00' of freeboard. The maximum stage for Detention pond B was found to be 97.95' with top of pond elevation of 99.00' during a 100-yr, 8-hr storm event thus providing 1.05' of freeboard. The summation of the combined post-development discharge flowrates from Detention Ponds A and B for each storm event determined the maximum post-development discharge rate to be 1.17 cfs which was equal to the maximum allowable flowrate of 1.17 cfs determined for a 5 year storm frequency.

**POND A - SUMMARY OF RESULTS** 

FREQUENC (YEAR)	ODURATION (HOUR)			POST-DEV RATE (CFS)	PRE-DEV RATE (CFS)
3	1	2.21	95.89	0.13	1.11
3	2	2.77	96.06	0.20	1.11
3	4	3.10	96.10	0.22	1.11
3	8	3.91	96.17	0.25	1.11
3	24	5.05	95.97	0.16	1.11
3	72	6.35	95.72	0.07	1.11
5	1	2.51	96.01	0.18	1.17
5	2	3.16	96.18	0.25	1.17
5	4	3.79	96.28	0.30	1.17
5	8	4.53	96.27	0.29	1.17
5	24	5.81	96.03	0.19	1.17
5	72	7.35	° 95.75	0.08	1.17
10	1	2.89	96.14	0.23	1.17
10	2	3.66	96.34	0.33	1.17
10	4	4.45	96.45	0.39	1.17
10	8	5.33	96.43	0.38	1.17
10	24	6.92	96.12	0.22	1.17
10	72	11.20	95.88	0.12	1.17

#### POND A-SUMMARY OF RESULTS

FREQUENC	DURATION	RAINFALL	MAXIMUM	POST-DEV	PRE-DEV
(YEAR)	(HOUR)	(INCHES)	STAGE (FT)	RATE (CFS)	RATE (CFS)
25	1	3.40	96.31	0.32	1.17
<b>2</b> 5	2	4.37	96.55	0.45	1.17
25	4	5.42	96.69	0.53	1.17
25	8	6.59	96.64	0.50	1.17
25	24	8.69	96.24	0.28	1.17
25	72	11.10	95.88	0.12	1.17
50	1	3.8	96.44	0.39	1.17
50	2	4.92	96.71	0.55	1.17
50	4	6.23	96.88	0.65	1.17
50	8	7.67	96.80	0.60	1.17
50	24	10.20	96.34	0.33	1.17
50	72	13.10	95.93	0.14	1.17
100	1	4.21	96.58	0.46	1.17
100	2	5.50	96.88	0.65	1.17
100	4	7.08	96.98	0.69	1.17
100	8	8.84	97.00	0.71	1.17
100	24	12.00	96.45	0.39	1.17
100	72	15.30	95.90	0.13	1.17

#### POND B - SUMMARY OF RESULTS

FREQUENC (YEAR)	DURATION (HOUR)		MAXIMUM STAGE (FT)		PRE-DEV RATE (CFS)
- 3	1	2.21	96.07	0.01	1.11
3	2	2.77	96.30	0.02	1.11
3	4	3.10	96.42	0.02	1.11
3	8	3.91	9643	0.04	1.11
3	.24	5.05	96.93	0.08	1.11
3	72	6.35	96.80	0.05	1.11
-	4	2.54	06.20	0.00	4.47
5	1	2.51	96.20	0.02	1.17
5	2	3.16	96.47	0.03	1.17
5	4	3.79	96.71	0.04	1.17
5	8	4.53	96.72	0.08	1.17
5	24	5.81	97.06	0.12	1.17
5	72	7.35	96.84	0.06	1.17
10	1	2.89	96.37	0.02	1.17
10	2	3.66	96.68	0.03	1.17
10	4	4.45	96.98	0.09	1.17
10	8	5.33	97.18	0.15	1.17
10	24	6.92	97.19	0.16	1.17
10	72	11.20	97.00	0.10	1.17

#### POND B-SUMMARY OF RESULTS

FREQUENC (YEAR)	YDURATION (HOUR)		MAXIMUM STAGE (FT)		PRE-DEV RATE (CFS)
25	1	3.40	96.59	0.03	1.17
25	2	4.37	96.98	0.09	1.17
25	4	5.42	97.29	0.19	1.17
25	8	6.59	97.50	0.27	1.17
25	24	8.69	97.36	0.21	1.17
25	72	11.10	97.00	0.10	1.17
50	1	3.8	96.77	0.05	1.17
50	2	4.92	97.18	0.16	1.17
			97.10		
50	4	6.23	97.55	0.29	1.17
50	8	7.67	97.73	0.36	1.17
50	24	10.20	97.48	0.26	1.17
50	72	13.10	97.05	0.12	1.17
100	1	4.21	96.95	0.22	1.17
100	2	5.50	97.01	0.27	1.17
100	4	7.08	97.78	0.39	1.17
				•	
100	8	8.84	97.95	0.46	1.17
100	24	12.00	97.60	0.30	1.17
100	72	15.30	97.12	0.14	1.17

#### PRE VS POST FLOWRATES TO SR77 FROM COMBINED FLOWRATES OF PONDS A & B

FREQUENC (YEAR)	CYDURATION (HOUR)	POST-DEV RATE FROM DISCHARGE STRUCTURES PONDS A & B COMBINED	ALLOWABLE RATE
3	1	0.14	1.11
3	2	0.22	1.11
3	4	0.24	1.11
3	8	0.29	1.11
3	24	0.24	1.11
3	72	0.12	1.11
5	1	0.20	1.17
5	2	0.28	1.17
5	4	0.34	1.17
5	8	0.37	1.17
5	24	0.31	1.17
5	72	0.14	1.17
10	1	0.25	1.17
10	2	0.36	1.17
10	4	0.48	1.17
10	8	0.53	1.17
10	24	0.38	1.17
10	72	0.22	1.17
•	- <del>-</del>		

#### PRE VS POST FLOWRATES TO SR77 FROM COMBINED FLOWRATES OF PONDS A & B

	O DURATION (HOUR)	POST-DEV RATE FROM DISCHARGE STRUCTURES PONDS A & B COMBINED	
25	1	0.35	1.17
25	2	0.54	1.17
25	4	0.72	1.17
25	8	0.77	1.17
25	24	0.54	1.17
25	72	0.22	1.17
50	1	0.44	1.17
50	2	0.71	1.17
50	4	0.94	1.17
50	8	0.96	1.17
50	24	0.59	1.17
50	72	0.26	1.17
100	1	0.68	1.17
100	2	0.92	1.17
100	4	1.08	1.17
100	8	1.17	1.17
100	24	0.69	1.17
100	72	0.27	1.17

#### ENVIRONMENTAL ENGINEERING SERVICES

#### FIRM REGISTRATION #: RY6515

2120 Maria Circle

Pensacola, Fl 32514

850-982-8606(ofc) 850-477-1176 (fax)

Section F, Item1.

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Subject: RONNYS CARWASH OF CHIPLEY Computation: DETENTION POND A \_\_\_ No. Date: 6-11-25 Computed by: GREG CAMBELL Checked by: CONTROL ELEV (PERMANENT POOL) = 95.00 DA = 0.92 AC | SEE APPENDIX B

CPST = 0.85 R = 22.70 IN (CHIPLEY) W5 = 122 DAYS 167 |" VOLUME = (40,154 FEZ) (11N) (FE) (0.85) = 2844.3 FE = 0,06529 AC-FT RT = 14 DAYS POND ELEV CI" VOLUME = (98-95) ( 2844.3 ft 3 - 18,412.6 ft 3)+95-95.37 WEIR SET AT ELEU = 95,44 7 95,37 O.K.

TOTAL STONAGE VOLUME FROM CONTROL ELEV TO TOP OF PONO (98.00)= 23, 065.9 fe3 = 0, 5295- AL-FT

PERMANENT POOL VOLUME

PROVIDED VOLUME = 18,412,6 ft 3 = 0,4227 AC-FT > 0.1698 AC-F. CEL 91.5-95,00)

NOTE: NO LITTURAL LANE PROVIDED SINCE DUEN 50% PERMANENT POOL VOLUME WAS PROVIDED

#### FIRM REGISTRATION #: RY6515

2120 Maria Circle

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Section F, Item1.

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Subject: ROWNYS CARWASH OF CHIPLEY Computation: DETENTION POND A \_\_\_\_\_ Date: <u>6-//-25</u> Computed by: BAEC CAMPBELL Checked by: RESIDENCE TIME PROVIDED RT = PPV/FR FR = (0A)(C)(R) (WS)(CF) = (0.92AC)(085)(22.7010)/(122 OAY)(12,N/FT) FR = 0.01212 AC-FT/DAY RT = 014227 AC-FT = 34.87 DAYS 7.14 DAYS OIK. MEAN POND DEATH MD = PPV =195.00 / APEL 95.00 = 0.4227AC-FT = 2,82 :- 01K. PONO L/W = 2,91 72,0 0,K. SIZE ORIFICE TO RECOVER 1/2 VOLUME WITHIN 48 HR h = TREATMENT VOLUME DEPTH = 95.37'-95.00' = 0,37' STAGE @ 1/2 TREATMENT VOLUME = (2844.3 £3)(0.5) × (98.00-95.00)+95 (41,478.4£3/8,412.6£3) h2 = 95.19'-95.00'= 0119' h=h.+h2 = 0.37+0.19'= 0.28' Q = TV = (2844,3 fe3) x 1/48HA × 1HA = 0.00823 fe3/5EC  $A = \frac{Q}{C \sqrt{29h}} = \frac{0.00823 \text{ fe}^{3}/\text{SEC}}{0.6 \sqrt{2(32.2 \text{ fe/sec}^{3})(0.28)}} = 6.0032\text{ fe}^{2}$ 

#### FIRM REGISTRATION #: RY6515

## 2120 Maria Circle

## Pensacola, Fl 32514

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Subject: RONNYS CARWASH OF CHIPLEY Computation: DETENTION POND A Computed by: Gree Campsell Checked by: Date: 6-11-25  $D = \sqrt{\frac{4(A)}{-1}} = \sqrt{\frac{4(0.0032)}{-1}} = 0.06385 = 0.766"$ FLOW LINE EL = 95'+ 0.06385' = 95.032' hi = 95.37 -95.032' = 0,338' h2 = 95,19'-95,032' = 0,158 h = 0.338 +0.158 = 0.248 A = 0.00823 fi3/5EC = 0.00349 ft 2 D = \[ \frac{4(0.00349)}{\pi} = 0.06667' = 0.80" > 0.766" FLOW LINE Et = 95 + 0,0667 = 95.033' hi= 95,37'-95,033'=0,337' hz= 95.191-95.033'= 0.157' h = 0.337 + 0.157 = 0,242 A = 0,00823 fe3/SEC = 0,00344 fe2
0.6/(2 (32.2 fe/sec2) (0.247")  $D = \sqrt{\frac{4(6.0344)}{7}} = 0.66615' = 0.794'' \approx 0.80''$ 20 USE 0,8" DIA DRIFICE

## **ROUTING MODULE**

PROJECT NAME: DETENTION POND A STAGE-STORAGE INPUT DATA

TOTAL POND STAGE-VOLUME TABLE

ELEVATION (ft)	AREA (Ac)	POND VOLUME (ft³)
91.50	0.093	0.0
92.00	0.101	2,107.2
93.00	0.116	6,833.0
94.00	0.133	12,259.8
95.00	0.150	18,412.6
96.00	0.167	25,316.5
97.00	0.185	32,996.7
98.00	0.204	41,478.4

Zero-Infiltration option is OFF

### **ROUTING MODULE**

PROJECT NAME: WET DETENTION POND A STAGE-STORAGE INPUT DATA

STAGE-VOLUME FROM CONTROL STAGE TO TUP OF POWDELEN

AREA (Ac)	POND VOLUME (ft³)
0.150	0.0
0.167	6,903.9
0.185	14,584.2
0.204	23,065.9
	0.150 0.167 0.185

Zero-Infiltration option is OFF

## FIRM REGISTRATION #: RY6515

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Subject: RONN'S CARWASH OF CHIPLEY		<del></del>
Computation: DETENTION POND B	No.	
Computed by: Greb Campsell Checked by:	_ Date:	6-11-25
WET DETENTION POND - CONTROL ELEU = 95.00		
DA = 0.78 = 34,019 S.F.		
DA = 0.778 = 34,619 S.F.  TC = 10 MIN  SEE APPENDIX B		
Cp157 = 0.81		
R=22.70 IN (CHIPLEY)		
WS = 122 DAY S		
CF = 12in/FT		
RT = 14 0445		
PPVmin = (DA)(C)(R)(RT) = (0.78/0.81)(22.70m)(140.		
PROVIDED VOLUME = 44,962 fe = 1.0321 AC-ET	70.137	2 AC-FT O.K.
LI.E. BELOW CONTROL EL)  RESIDENCE TIME PROVIDED		
RT = PPV/FR		
FR = (OA)(C)(R)/(WS)(CF) = (0.7840)(0.81)(22.7011)	) K122 00	1)(12/4/87)
FR = 0.0028 AC-FT		
PT = 1.0321 AC-FT = 105 SAY > 14 DAY O	, K.	
MEAN POND DEPTH		
MD = PPV /Ap = 10,0321 0C-FT = 10,25 fo	Oik.	

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Subject: ROWMYS CARWASH OF CHIPLEY
Computation: DETENTION POND B No.
Computed by: 6156 CAMPSEL Checked by: Date: 6-11-25
SIZE ORIFICE TO RECOVER 1/2 VOLUME WITHIN 48 HR
TREATMENT VOLUME = (34,019 ft 2)(11N)(0.81)(ft) = 2,296.29 ft 3 = 0,0 527,5 AC-FT
POND STAGE = $(99-95)\left(\frac{2.296.29}{67,428.1-44,9620}\right)+95=95.41'$
WEIR SET @ ELEV = 96,51' > 95,41' O.K.
NI = TREATMENT VOLUME DEPTH = 95.41-95,00'=0,41'
STAGE @ 1/2 TREATMENT VOLUME = $\frac{(2,296,29 ft^3)(0.5)}{(67,428,1ft^3-44,962ft^3)}$ (99-95) + 95= 95.2]
h2 = 95,21 - 95,00 = 0,21
$h = \frac{0.41' + 0.21'}{2} = 0.31$
Q = \(\frac{2,296,29 \tag{4}}{2}\)\(\frac{1}{48\pm\}\)\(\frac{1}{3600000}\) = 0,006644 \tag{3/500}
$A = \frac{Q}{C\sqrt{2(g)(h)}} = \frac{0.006644 fe^3/sec}{0.6\sqrt{2(32.2 fe/sec^2)(0.31)}} = 0.602478 fe^2$
$D = \sqrt{\frac{4A}{\pi}} = \sqrt{\frac{4(0.002478 fc^2)}{4(0.002478 fc^2)}} = 0.05618 fc = 0.6742 in = 0.68 in$
FLOW LINE ELEV = 95+ 0,05618 = 95,028

FIRM REGISTRATION #: RY6515

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Subject: RONNYS CARWASH OF CHIPLEY	·
Computation: DETENTION POWS B	No
Computed by: Gree Campbell Checked by:	Date: 4-11-25

$$h_1 = 95.41 - 95.028 = 0.382'$$
  
 $h_2 = 95.21 - 95.028 = 0.182'$ 

$$h = \frac{0.382' + 0.182'}{2} : 0.282'$$

POND L/W = 2.24 72.00 FIRE

NO LITTORAL ZONE PROVIDED SINCE OVER 50% PERMANENT

POOL ZONE WAS PROVIDED

## **ROUTING MODULE**

**PROJECT NAME: detention pond B** 

**STAGE-STORAGE INPUT DATA** 

TOTAL POND B STAGE-VOLUME TABLE

ELEVATION (ft)	AREA (Ac)	POND VOLUME (ft³)
92.00	0.063	0.0
93.00	0.075	3,008.8
94.00	0.875	23,706.9
95.00	0.101	44,962.0
96.00	0.114	49,642.5
97.00	0.128	54,930.7
98.00	0.143	60,850.5
99.00	0.159	67,428.1

Zero-Infiltration option is OFF

## **ROUTING MODULE**

**PROJECT NAME: WET DETENTION POND B** 

**STAGE-STORAGE INPUT DATA** 

POND B- STAGE + VOLUME TABLE FROM CONTROL ELEU TO TOP OF POND

ELEVATION (ft)	AREA (Ac)	POND VOLUME (ft³)	
95.00	0.101	0.0	
96.00	0.114	4,680.5	
97.00	0.128	9,968.7	
98.00	0.143	15,888.5	
99.00	0.159	22,466.1	

Zero-Infiltration option is OFF

## FIRM REGISTRATION #: RY6515

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Subject: RONNYS CARWASH & RV/BOAT STORAGE		
Computation: SIZE INLETS & INLET CAPOLITY	No.	
Computed by: GREG CAMPBELL Checked by:	Date:	3-16-25
(4) FOOT TYPE "C" INLET CAPACITY		

$$Q_{INLET} = C_W P d^{1.5} \implies C_W = 3$$
 $C_{APACITY}$ 
 $P = 10$ 
 $d = 0.2$ 

NOTE: ALL INLETS ARE FOOT TYPE "" AND FLOWRATES
TO ALL INLETS ARE LESS THAN 2.68 CFS O.K.
SEE APPENDIX C FOR INLET DRAINAGE AREAS

(6) 
$$512E \text{ INLET } \# 2 \text{ PIPE}$$
 $5=1.32\% = 0.0182$ 
 $A = 4.201 = 0.09644$ 
 $T_{100912}(T_{c=10min}) = 9.5 \text{ IN/HIL}$ 
 $C = 0.90$ 
 $Q = CIA = (0.9)(9.5)(0.0964) = 0.83 \text{ CFJ}$ 
 $0 = \sqrt{2.159(0.83)(0.012)}^{3/8} = 0.53' = 6.36'' = 2 \text{ USE } 12'' \text{ O ADS}$ 
 $N-12 \text{ AIPE}$ 

## FIRM REGISTRATION #: RY6515

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Subject	: RONNYS CARWASH + RV/BOAT STORAGE	E	
Computa	tion: SIZE INLET PIPING	No.	
Compute	d by: <u>GREG CAMPBEU</u> Checked by:	Date:	3-16-25
6)	SIZE PIPE FROM INLET \$5 TO \$4	·	
	5= 0.4% = 0.004		
	A = 3842 R2 = 0.0882 AC		
	I= 9.5/N/4~		
	C=0,9		
	Q= CIA= (0,9)(9,5)(0,0882) = 0,	76 CFS	
	$Q = \frac{2.159(0.76)(0.012)}{\sqrt{0.004}} = 0.60$	5 = 7.8" USE 12 14P0	"PAOS N-12 E PIPE
(7)	SIZE PIPE FROM INLET # 4 TO #3  SAME AS # 5 TO #4 (1.E. SOLIO LIO)	)	
	USE 12" \$ ADS N-12 HOPE PIPE		
(8)	SIZE PIPE FROM INLET #3 TO PON	<u> </u>	
	S= 1,00% = 0,01 A= 8,948 Fe = 0,205 AC		
	I= 9,5 IN/ HR		
	A		
	$C = 0.7$ $Q_3 = CIA = (0.9)(9.5)(0.205) = 1.7$	5 CFS	
	TOTAL Q= QS-4 + Q3 = 0,76 + 1,7.	5= 251.CKS	
	D= \[ \frac{2.159 (2.51) (0.012)}{\sqrt{0.010}} \] = 0.85		\$ 405 W-12

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Subject	t: RONNYS CARWASH + RV/BOAT STORAGE		·
Computa	ation: SIZE INLET PIPING	No.	
Compute	ed by: <u>GREG CAMPBEU</u> Checked by:	Date:	3-16-25
(9)	SIZE PIPE FROM INLET#2		
	5 = 2,00 % = 0.02		
	A = 9,771 ft2 = 0.225 AL		
	Iroya = 9.5 IN/HA		
	C = 019		
	Q=CIH = (0.9)(9.5)(0.225) = 1,93		
	$D_{2} = \frac{2.159(1.93)(0.012)}{\sqrt{0.020}} = 0.67 = 8.0$	14" => USE N-12,	12 " Å AOS HOPE PIPE
(10)	SIZE PIPE FROM INLET # 8 5 = 0.3% = 0.003		
	A = 10,688 ft = 0.2464 C		
	C= 0, 9		
	I=9.5		
	Q= CIA= (0,9)(9,5)(0,246) = 2,10 C	<b>₽</b> J	
	$D_{g} = \left[\frac{2.159(2.1)(0.012)}{\sqrt{0.003}}\right]^{3/8} = 0.99' = 11$	1.88" USE 12 HOPE	" O ADS N-12 PIPE

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Subject	: RONNYS CARNASH + RV/BOAT STORAGE		
Computat	tion: SIZE INLET PIPING	No.	
Computed	d by: <u>GREG CAMPBEU</u> Checked by:	Date:	3-16-25
(11)_	SIZE PIPING FROM INLET#7 TO POND E	<u>3</u>	
	A=7,542 Ft2 = 0,173 AC I=9,5		
	c=0,9 5=0,66%		
	Q=EIA = (0,9)(9,5)(0,173) = 1,48 CF	· S	
•	TOTAL FLOW = Q8+ Q7 = 2,1 + 1,48 = 3,	58 CFS	
	D = 2,159 (3,58)(0.012) = 1,05 = 12,61	" USE 15" 9 HOPE PIP	PAOSN-R
(12)	S12E PIPING FROM INLET # 6 TO PON A = 3,892 Fe2 = 0.0893 AC	ليا	
	T = 9.5 C = 0.9 S = 3.84/0 = 0.0384		
	Q = CIA = (0.9)(9.5)(0.0893) = 0.7		
	D= 2,59 (0,77) (0.012) 3/8 = 0,43'=	5.1" OSE N-121	12" P ADS 40 PE PIPE

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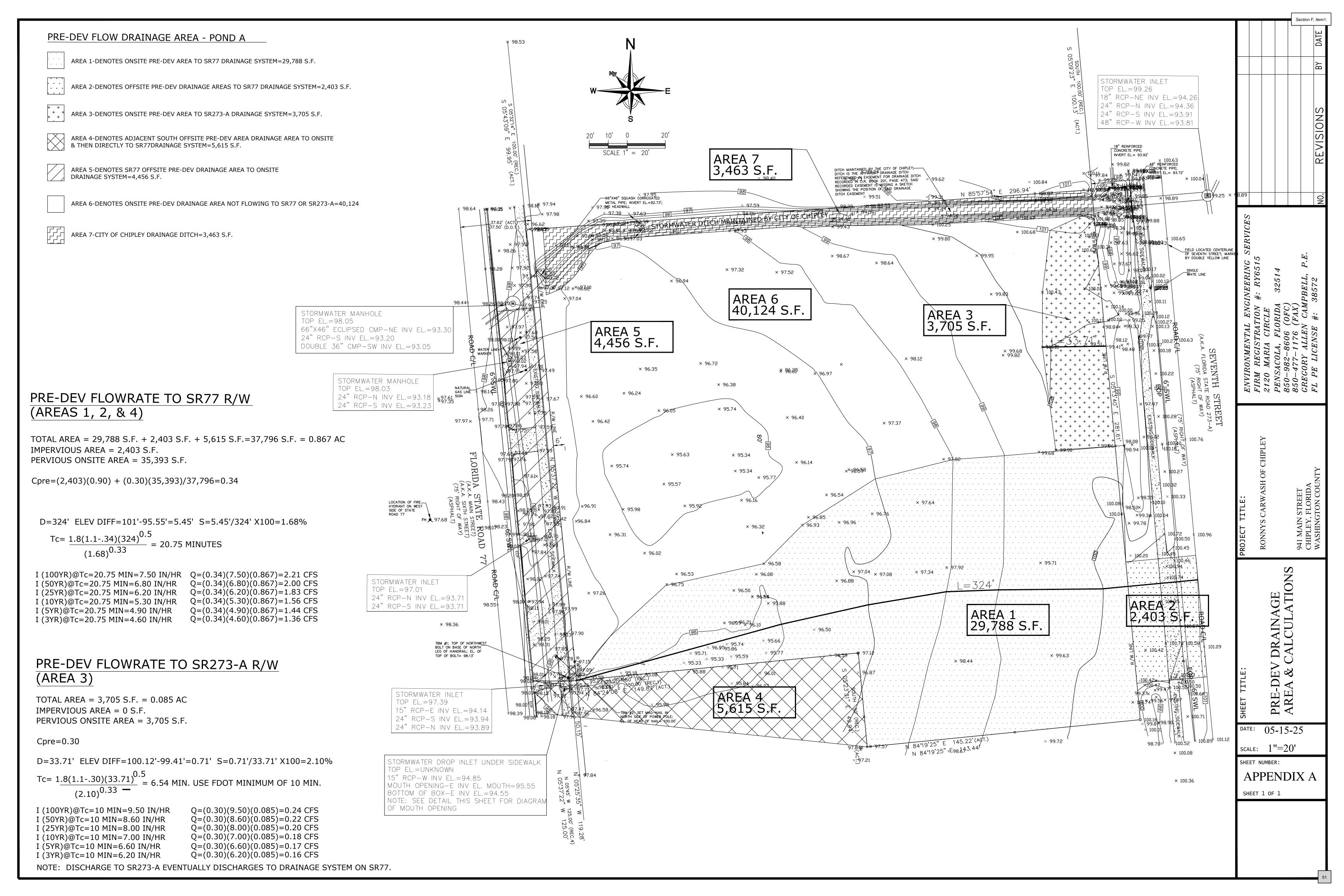
Pensacola, Fl 32514

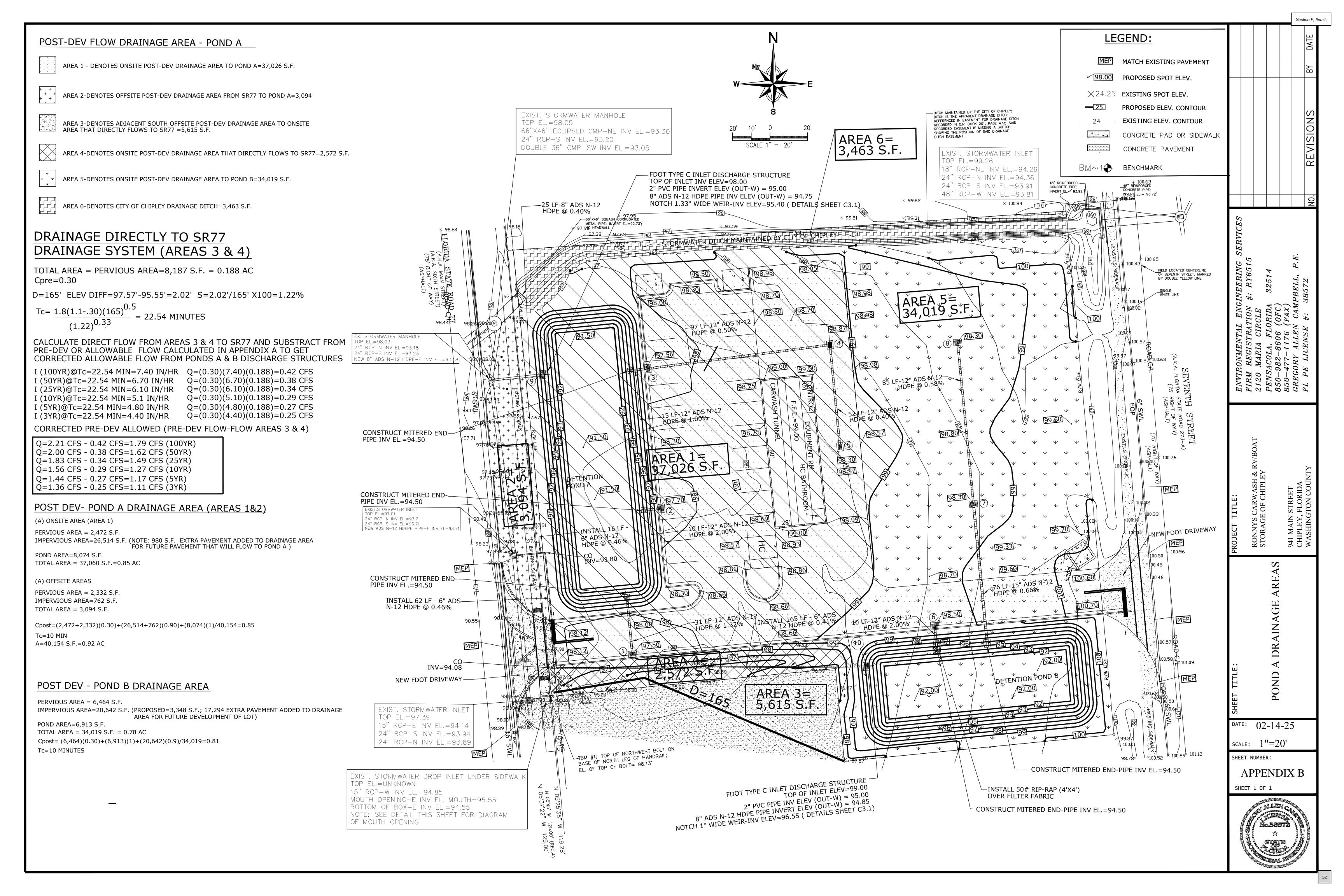
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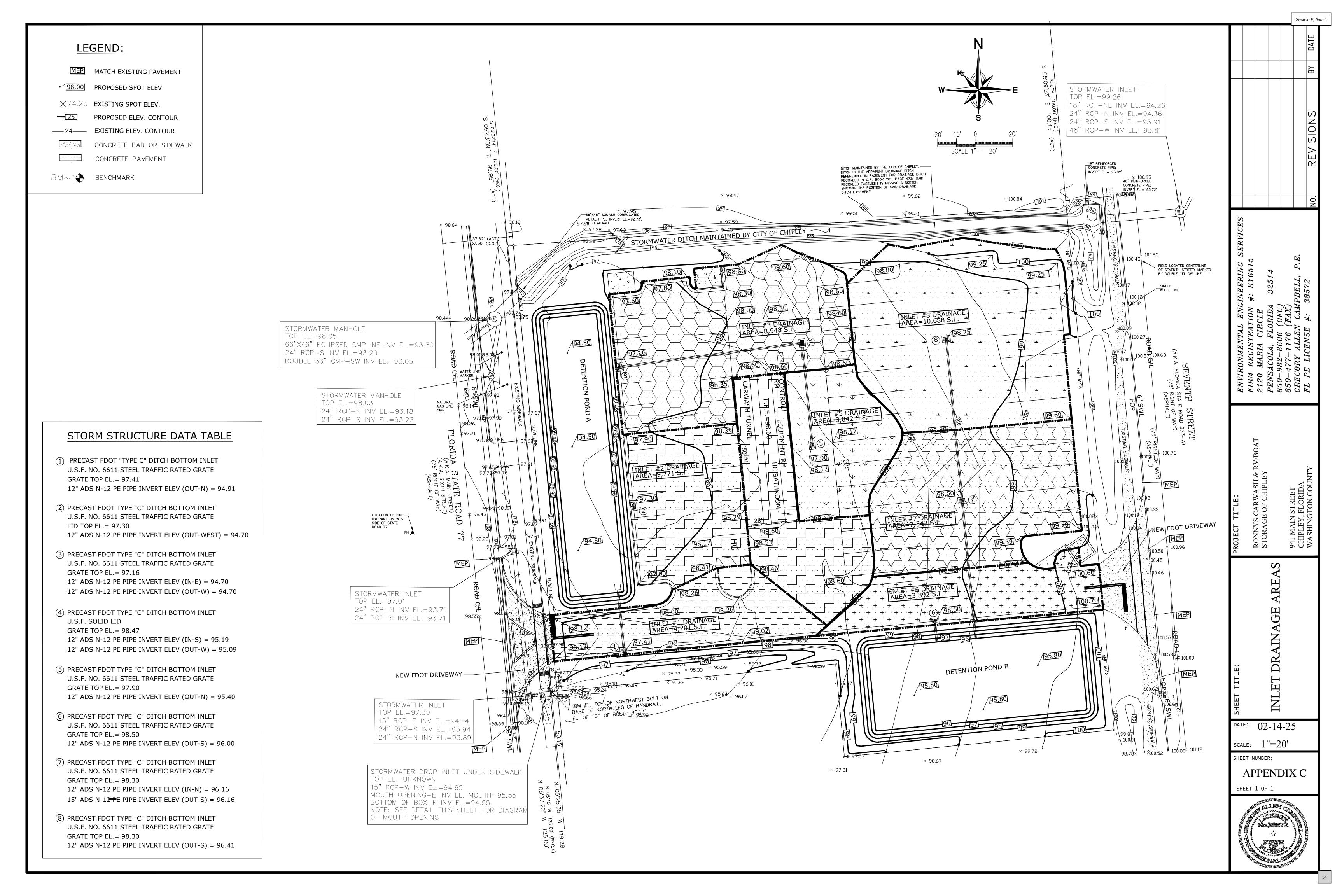
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Subject: RONNYS CARWASH OF CHIPLEY
Computation: SIZE POND DISCHARGE PIPES No.
Computed by: 6156 CamfBell Checked by: Date: 6-11-25
SIZE POND A DISCHARGE STRUCTURE OUTFALL PIPE (TWLTT#9)
QMAX = 0.72 CFS (FROM POND ROUTING - QMAX)
Joo (@Te=10min) = 9.5 IN/Ha
5=0.04%
D=[(2.159)(0.72)(0.012)]3/8 : 0.63' = 7.59" USE 8" & HOPE PIPE
SIZE POND B DISCHANGE STRUCTURE OUT FALL PIPE (INLET #10)
Qmax = 0.47 CFS
5 = 0141%
D = (2,15-9)(0.47)(0.012) 3/8 = 0.537' = 6.44" USE 8"PHOPE





#### **APPENDIX C-INLET DRAINAGE AREAS**



# APPENDIX D NOAA PRECIPITATION FREQUENCY ESTIMATES FOR PROJECT AREA





#### NOAA Atlas 14, Volume 9, Version 2 Location name: Chipley, Florida, USA\* Latitude: 30.7755°, Longitude: -85.5373° Elevation: 97 ft\*\*

source: ESRI Maps \*\* source: USGS



## POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffery Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

PF tabular | PF graphical | Maps & aerials

#### PF tabular

PDS-k	PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches) <sup>1</sup>									ches) <sup>1</sup>		
Demotion	Average recurrence interval (years)											
Duration	1	2	5	10	25	50	100	200	500	1000		
5-min	0.503 (0.409-0.613)	<b>0.572</b> (0.465-0.697)	<b>0.682</b> (0.552-0.834)	<b>0.771</b> (0.621-0.946)	<b>0.889</b> (0.690-1.12)	<b>0.978</b> (0.742-1.25)	<b>1.06</b> (0.781-1.40)	<b>1.15</b> (0.809-1.56)	<b>1.26</b> (0.851-1.75)	<b>1.34</b> (0.884-1.90)		
10-min	<b>0.737</b> (0.599-0.897)	0.837 (0.680-1.02)	<b>0.998</b> (0.808-1.22)	1.13 (0.909-1.39)	<b>1.30</b> (1.01-1.64)	1.43 (1.09-1.84)	<b>1.56</b> (1.14-2.05)	1.68 (1.18-2.28)	1.84 (1.25-2.57)	<b>1.96</b> (1.29-2.78)		
15-min	<b>0.898</b> (0.731-1.09)	1.02 (0.830-1.24)	<b>1.22</b> (0.986-1.49)	<b>1.38</b> (1.11-1.69)	<b>1.59</b> (1.23-2.00)	1.75 (1.33-2.24)	<b>1.90</b> (1.39-2.50)	<b>2.05</b> (1.44-2.78)	<b>2.25</b> (1.52-3.13)	<b>2.39</b> (1.58-3.40)		
30-min	<b>1.36</b> (1.10-1.65)	<b>1.55</b> (1.26-1.89)	1.86 (1.51-2.27)	<b>2.11</b> (1.70-2.59)	2.44 (1.89-3.07)	2.68 (2.04-3.44)	<b>2.92</b> (2.14-3.84)	3.15 (2.22-4.26)	<b>3.44</b> (2.33-4.79)	<b>3.65</b> (2.41-5.20)		
60-min	1.79 (1.46-2.18)	2.06 (1.68-2.52)	<b>2.51</b> (2.04-3.07)	2.89 (2.32-3.54)	3.40 (2.65-4.31)	3.80 (2.89-4.90)	<b>4.21</b> (3.09-5.55)	<b>4.62</b> (3.26-6.27)	<b>5.16</b> (3.50-7.22)	<b>5.58</b> (3.69-7.94)		
2-hr	2.23 (1.82-2.70)	<b>2.58</b> (2.11-3.12)	<b>3.16</b> (2.58-3.84)	<b>3.66</b> (2.97-4.47)	<b>4.37</b> (3.43-5.52)	<b>4.92</b> (3.78-6.31)	5.50 (4.07-7.22)	<b>6.08</b> (4.32-8.23)	<b>6.88</b> (4.70-9.58)	<b>7.50</b> (4.99-10.6)		
3-hr	<b>2.48</b> (2.04-2.99)	<b>2.88</b> (2.36-3.47),	3.56 (2.92-4.31)	<b>4.16</b> (3.39-5.06)	<b>5.04</b> (3.98-6.38)	<b>5.75</b> (4.44-7.37)	<b>6.49</b> (4.84-8.54)	<b>7.28</b> (5,20-9.85)	8.38 (5.76-11.7)	<b>9,25</b> (6.18-13.0)		
6-hr	<b>2.96</b> (2.45-3.54)	<b>3.42</b> (2.83-4.10)	<b>4.26</b> (3.52-5.12)	<b>5.03</b> (4.13-6.08)	<b>6.20</b> (4.97-7.87)	<b>7.19</b> (5.61-9.22)	<b>8.26</b> (6.22-10.9)	<b>9.42</b> (6.80-12.7)	<b>11.1</b> (7.68-15.4)	<b>12.4</b> (8.34-17.4)		
12-hr	<b>3.50</b> (2.92-4.17)	<b>4.02</b> (3.35-4.79)	<b>5.00</b> (4.15-5.97)	<b>5.93</b> (4.90-7.11)	<b>7.38</b> (5.99-9.36)	<b>8.65</b> (6.81-11.1)	10.0 (7.63-13.2)	<b>11.6</b> (8.42-15.6)	<b>13.8</b> (9.64-19.1)	15.6 (10.6-21.7)		
24-hr	<b>4.07</b> (3.43-4.82)	<b>4.67</b> (3.92-5.52)	<b>5.81</b> (4.87-6.90)	<b>6.92</b> (5.76-8.25)	<b>8.69</b> (7.12-11.0)	<b>10.2</b> (8.14-13.1)	<b>12.0</b> (9.16-15.6)	<b>13.9</b> (10.2-18.6)	<b>16.6</b> (11.7-22.9)	<b>18.9</b> (12.9-26.2)		
2-day	<b>4.66</b> (3.95-5.47)	<b>5.38</b> (4.55-6.32)	<b>6.75</b> (5.69-7.95)	8.08 (6.78-9.57)	<b>10.2</b> (8.41-12.8)	<b>12.1</b> (9.64-15.3)	<b>14.1</b> (10.9-18.3)	<b>16.4</b> (12.1-21.8)	<b>19.7</b> (14.0-26.9)	<b>22.5</b> (15.4-30.8)		
3-day	<b>5.09</b> (4.33-5.96)	<b>5.86</b> (4.99-6.86)	<b>7.35</b> (6.23-8.63)	<b>8.79</b> (7.40-10.4)	<b>11.1</b> (9.18-13.9)	<b>13.1</b> (10.5-16.5)	<b>15.3</b> (11.9-19.8)	17.8 (13.2-23.6)	<b>21.4</b> (15.2-29.1)	<b>24.4</b> (16.8-33.3)		
4-day	<b>5.47</b> (4.67-6.38)	<b>6.26</b> (5.34-7.31)	7. <b>79</b> (6.62-9.12)	<b>9.28</b> (7.84-10.9)	<b>11.6</b> (9.68-14.5)	<b>13.7</b> (11.1-17.3)	<b>16.0</b> (12.5-20.7)	18.6 (13.8-24.6)	<b>22.4</b> (16.0-30.4)	<b>25.5</b> (17.6-34.7)		
7-day	<b>6.46</b> (5.55-7.50)	7.25 (6.22-8.42)	8.78 (7.51-10.2)	10.3 (8.74-12.0)	<b>12.7</b> (10.6-15.7)	<b>14.8</b> (12.0-18.5)	<b>17.1</b> (13.4-21.9)	<b>19.8</b> (14.8-26.0)	<b>23.6</b> (16.9-31.8)	<b>26.8</b> (18.6-36.3)		
10-day	<b>7.32</b> (6.31-8.46)	<b>8.14</b> (7.01-9.41)	<b>9.71</b> (8.33-11.3)	<b>11.2</b> (9.58-13.1)	<b>13.6</b> (11.4-16.8)	<b>15.7</b> (12.8-19.5)	<b>18.1</b> (14.2-23.0)	<b>20.6</b> (15.5-27.0)	<b>24.4</b> (17.6-32.8)	<b>27.5</b> (19.1-37.1)		
20-day	<b>9.71</b> (8.44-11.2)	<b>10.8</b> (9.38-12.4)	<b>12.7</b> (11.0-14.7)	<b>14.5</b> (12.4-16.8)	<b>17.0</b> (14.3-20.6)	<b>19.2</b> (15.6-23.4)	<b>21.4</b> (16.9-26.9)	<b>23.9</b> (18.0-30.8)	<b>27.3</b> (19.7-36.2)	<b>30.0</b> (21.1-40.3)		
30-day	<b>11.8</b> (10.3-13.5)	<b>13.2</b> (11.5-15.1)	<b>15.4</b> (13.4-17.7)	<b>17.4</b> (15.0-20.0)	<b>20.1</b> (16.8-24.0)	<b>22.3</b> (18.2-27.0)	<b>24.5</b> (19.3-30.4)	<b>26.8</b> (20.2-34.3)	<b>30.0</b> (21.7-39.4)	<b>32.4</b> (22.8-43.3)		
45-day	<b>14.6</b> (12.8-16.7)	<b>16.3</b> (14.3-18.6)	<b>19.0</b> (16.6-21.7)	<b>21.1</b> (18.3-24.3)	<b>24.1</b> (20.1-28.4)	<b>26.3</b> (21.5-31.5)	<b>28.5</b> (22.4-35.0)	<b>30.6</b> (23.1-38.8)	<b>33.4</b> (24.2-43.5)	<b>35.5</b> (25.0-47.2)		
60-day	<b>17.1</b> (15.1-19.5)	<b>19.0</b> (16.7-21.6)	<b>22.0</b> (19.3-25.1)	<b>24.4</b> (21.2-27.9)	<b>27.4</b> (23.0-32.1)	<b>29.7</b> (24.3-35.4)	<b>31.8</b> (25.1-38.9)	<b>33.8</b> (25.6-42.6)	<b>36.3</b> (26.4-47.1)	<b>38.1</b> (27.0-50.6)		

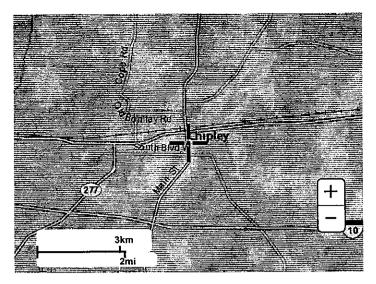
Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

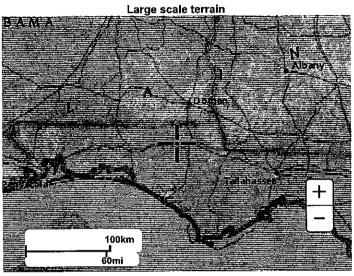
Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

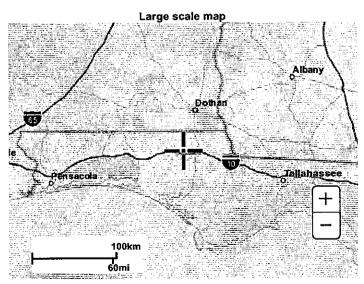
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PF graphical

APPENDIX C

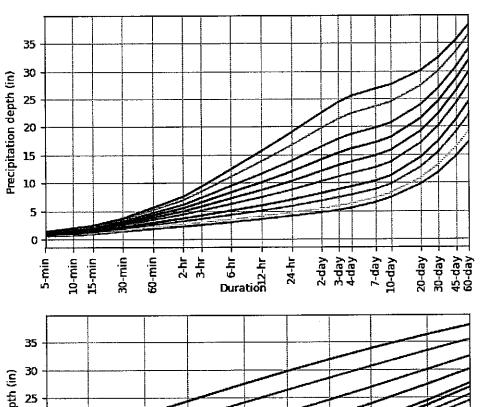






Large scale aerial

#### PDS-based depth-duration-frequency (DDF) curves Latitude: 30.7755°, Longitude: -85.5373°



Average recurrent interval (years)	iC8
1	
2	
5	
<b>—</b> 10	
<b>—</b> 25	
50	
100	
200	
500	
<b>— 1000</b>	

35									
	1								_
30									
25 -									
20									_
15									
10									_
5									_
0									
i	ż	5	10	25	50	100	200	500	

Duration						
5-min	— 2-day					
10-min	3-day					
15-min	4-day					
30-min	— 7-day					
60-min	10-day					
2-hr	20-day					
—— 3-hr	30-day					
6-hr	45-day					
12-hr	— 60-day					
24-hr						

NOAA Atlas 14, Volume 9, Version 2

Created (GMT): Sun Feb 23 22:40:22 2025

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## Maps & aerials

Small scale terrain

# APPENDIX E STORMWATER MGMT SYSTEM MAINTENANCE PLAN LETTER TO OWNER

2120 Maria Circle Pensacola, Florida Ofc: 982-8606 Fax: 477-1176

March 17, 2025

Mr. Ronnie Douglas Ronnys Carwash of Cantonment 14455 Perdido Key Drive, Unit 501 Pensacola, Florida 32507

Re: STORMWATER DETENTION POND MAINTENANCE INSTRUCTIONS RONNYS CARWASH 941 MAIN STREET, CHIPLEY, FLORIDA

Dear Mr. Douglas:

The Northwest Florida Water Management District and City of Chipley requires that me as Engineer of Record, notify you of the required maintenance to the drainage system for the above referenced project. The following items should be performed:

- 1. The detention ponds should be fertilized and mowed when other landscaped areas are maintained and not less that three (3) times per year.
- 2. Any bare spots greater than three (3) square feet should be re-sodded.
- 3. Percolation performance of detention ponds should be evaluated on an annual basis with the pond. In the event of inadequate percolation, detention pond bottom area maintenance should be performed as follows:
  - a. Remove 4 to 6 inches of the detention area bottom material and/or sand chimney and scarify excavated bottom.
  - b. Replace excavated bottom material with clean sand material to design grade.
- 4. Periodically inspect detention pond bottom areas for silt accumulation and trash and remove if found to exist.

5. Periodically inspect stormwater inlets and piping for litter or debris obstructing flow. Any litter or debris found in the inlets or piping should be immediately removed upon discovery.

Should you have any questions, please call me at 982-8606.

Sincerely,

Greg Campbell, P.E.

# APPENDIX F POND A AND B COMPUTER ANALYSIS PRINTOUTS

## **SUMMARY OF MODRET INPUT PARAMETERS**

PROJECT NAME: WET DETENTION POND A UNSATURATED ANALYSIS EXCLUDED

Average Pond Area	7,688.62 ft²
Pond Volume between Bottom & DHWL	23,065.87 ft³
Pond Length to Width Ratio (L/W)	2.91
Elevation of Effective Aquifer Base	84.00 ft
Elevation of Seasonal High Groundwater Table	95.00 ft
Elevation of Starting Water Level	95.00 ft
Elevation of Pond Bottom	95.00 ft
Is there overflow ?	Y
Avg. Effective Storage Coefficient of Soil for Unsaturated Analysis	0.00
Unsaturated Vertical Hydraulic Conductivity	0.01 ft/d
Factor of Safety	2.00
Saturated Horizontal Hydraulic Conductivity	0.01 ft/d
Avg. Effective Storage Coefficient of Soil for Saturated Analysis	0.01
Avg. Effective Storage Coefficient of Pond/Exfiltration Trench	1.00

#### **Hydraulic Control Features:**

#### **Groundwater Control Features - Y/N**

Distance to Edge of Pond Elevation of Water Level

#### **Impervious Barrier - Y/N**

Elevation of Barrier Bottom

Тор	Bottom	Left	<b>Right</b> N  0.00  0.00		
N	N	N			
0.00	0.00	0.00			
0.00	0.00	0.00			
N	N	N	N		
0.00	0.00	0.00	0.00		

Analysis Date: 6/29/2025

## **ELEVATION VS OVERFLOW RELATIONSHIP**

PROJECT NAME: WET DETENTION POND A ORIFICE STRUCTURE TYPE

95.00 ft
0.50 in
4.80
0.50
1.00
98.00 ft

## **ELEVATION VS OVERFLOW RELATIONSHIP**

**PROJECT NAME: WET DETENTION POND A** 

**Structure Type: BROAD CRESTED** 

Crest Elevation	95.44 ft
Crest Length	0.11 ft
Coefficient of Discharge	3.31
Weir Flow Exponent	1.50
Number of Contractions	0.00
Design High Water Level Elevation	98.00 ft

Analysis Date: 6/29/2025

## **ROUTING MODULE**

PROJECT NAME: WET DETENTION POND A STAGE-STORAGE INPUT DATA

ELEVATION (ft)	AREA (Ac)	POND VOLUME (ft³)		
95.00	0.150	0.0		
96.00	0.167	6,903.9		
97.00	0.185	14,584.2		
98.00	0.204	23,065.9		

Zero-Infiltration option is OFF

## **HYDROGRAPH DATA INPUT - RATIONAL HYDROGRAPH METHOD**

**Project Name: 3YR-1HR** 

Contributing Basin Area

Runoff Coefficient C

Time of Concentration

Rainfall Depth

Storm Duration

0.92 ac.

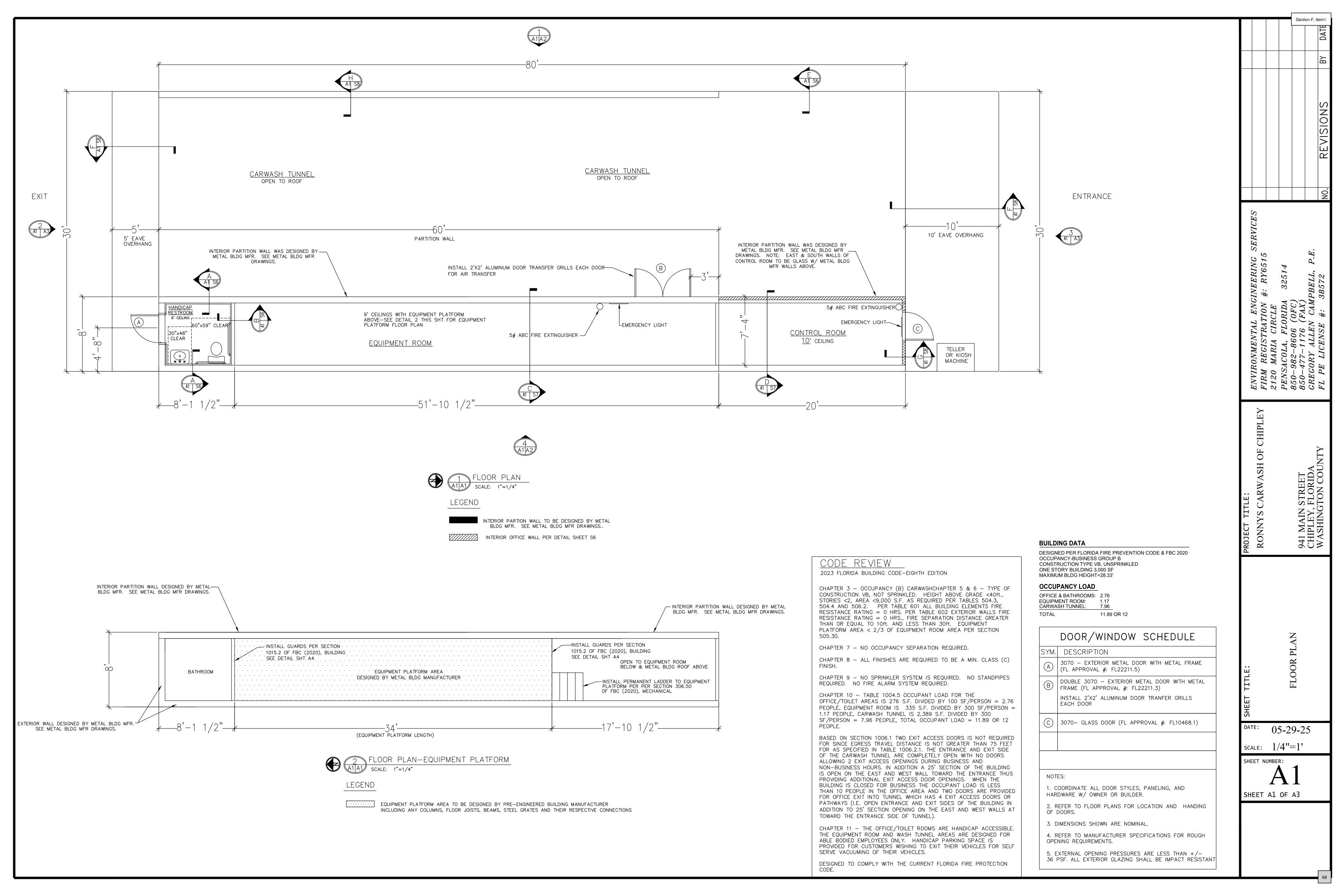
0.85

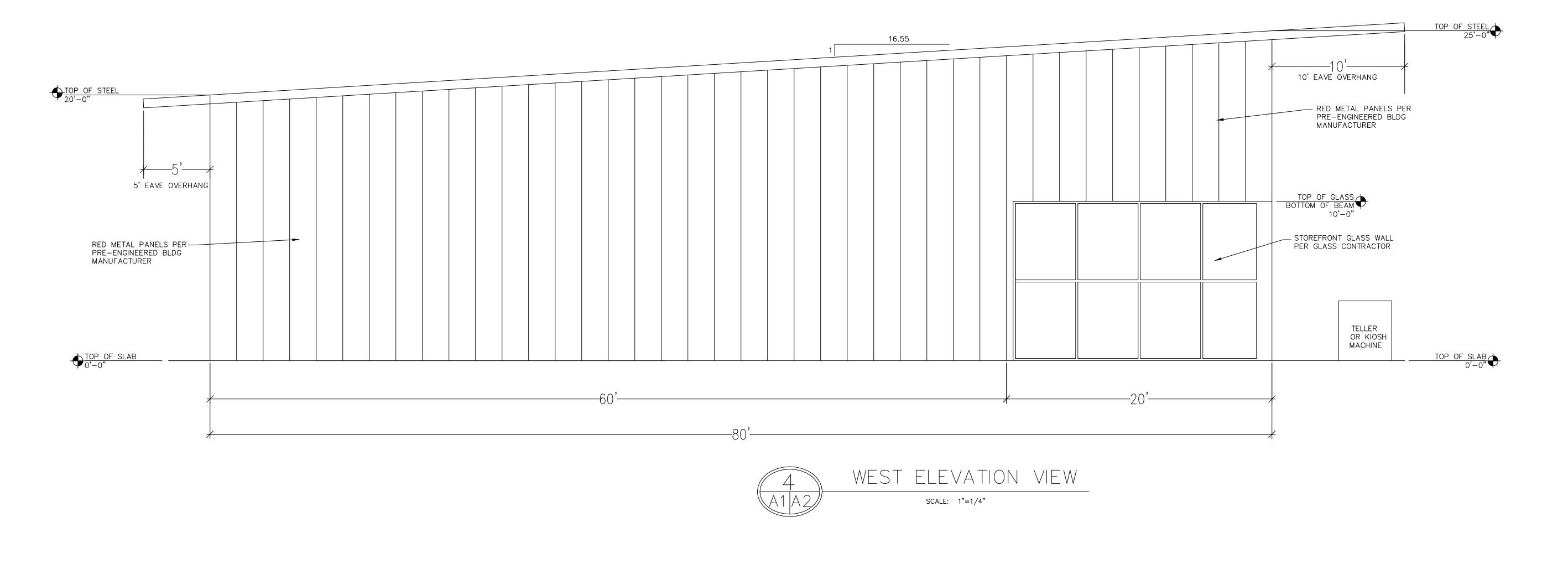
10.00 min.

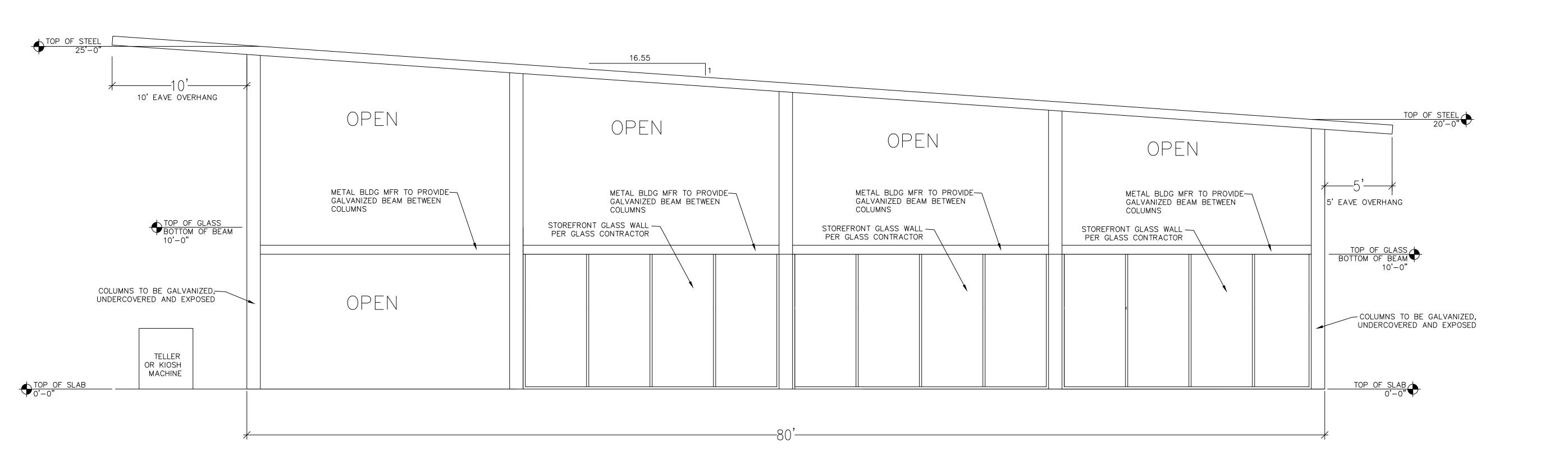
2.21 in.

1.00 hrs

Analysis Date: 6/29/2025



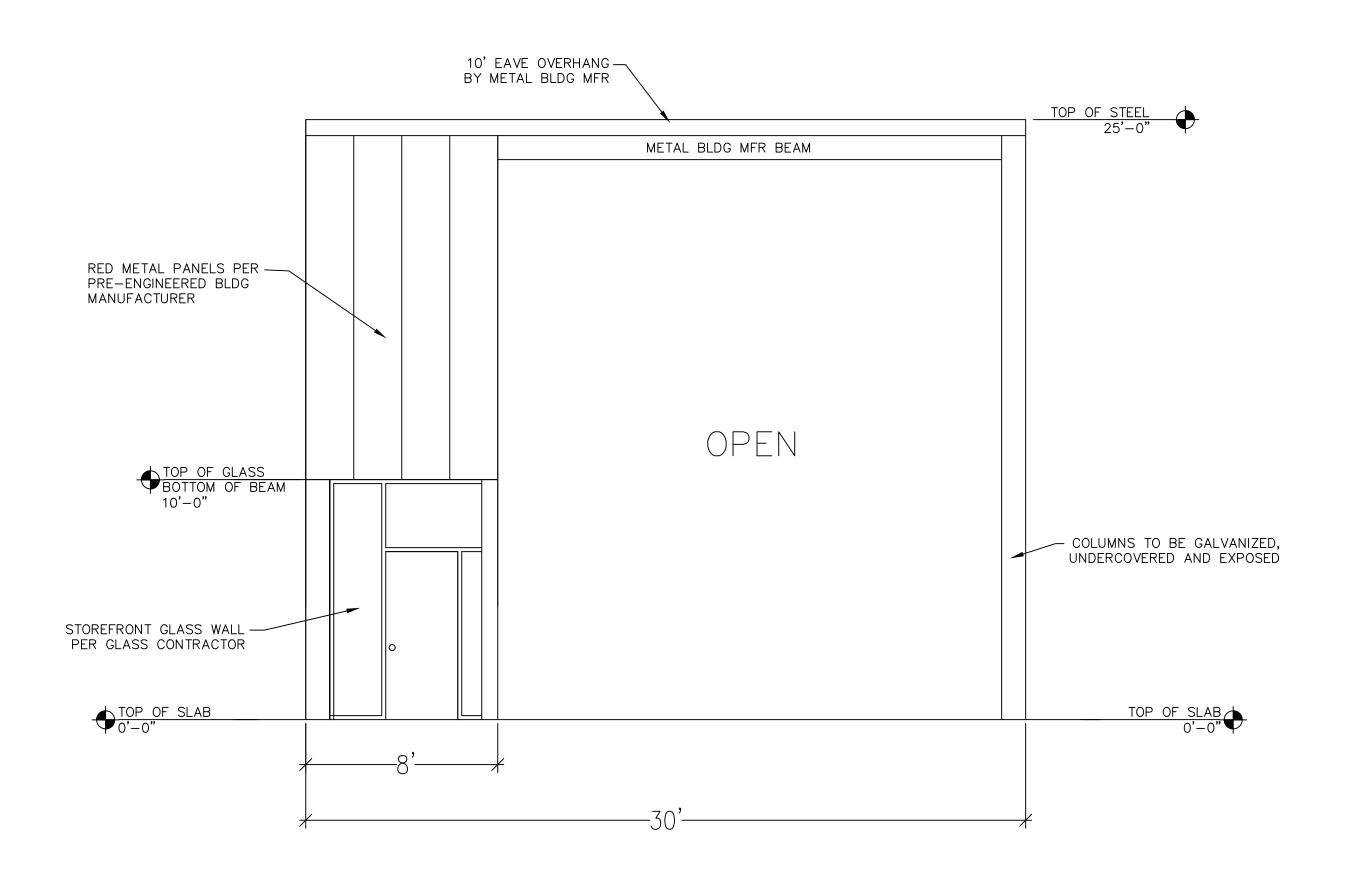


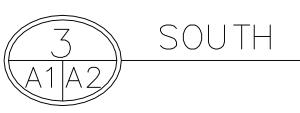


EAST ELEVATION VIEW

SCALE: 1"=1/4"

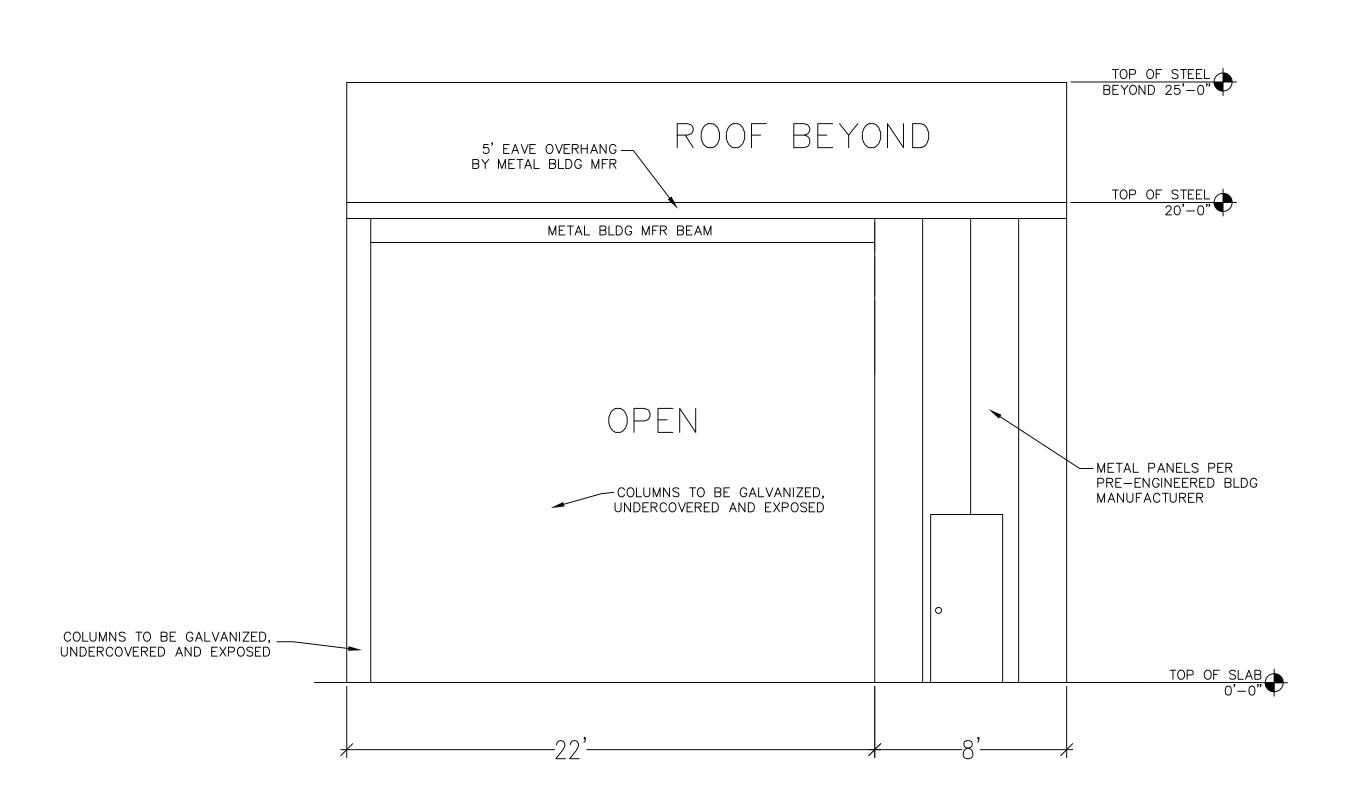
941 MAIN STREET CHIPLEY, FLORIDA WASHINGTON COU 05-29-25 SCALE: 1/4"=1' SHEET NUMBER: SHEET A2 OF A3





SOUTH ELEVATION VIEW

SCALE: 1"=1/4"





	1			Sec	ction F,	Item1.
						DATE
						ВУ
						S
						REVISIONS
						REVI
						NO.
	ENVIRONMENTAL ENGINEERING SERVICES -	2120 MARIA CIRCLE	PENSACOLA, FLORIDA 32514	$850-982-8606 \; (OFC) \ 850-477-1176 \; (FAX)$	GREGORY ALLEN CAMPBELL, P.E.	FL PE LICENSE #: 38572
PROJECT TITLE:	RONNYS CARWASH OF CHIPLEY			041 MAIN STREET	CHIPLEY, FLORIDA	WASHINGTON COUNTY
SHEET TITLE:				ELEVAIIONS		
DA	ΓΕ:	0	5-2	9-2	25	
	ALE:		/ <b>4''</b> =	=1'		
		F	1	3		
SH	EET	A3	OF	A3		

# **Traffic Study and Turn Lane Warrant Analysis**

# Ronny's Car Wash 941 Main Street (SR 77) Chipley, FL

Prepared for:

## **Environmental Engineering Services**

Prepared by:

Columbia Engineering & Services
1101 Gulf Breeze Pkwy
Gulf Breeze, FL 32561





David J Anderson 2025.06.09 13:17:27 -04'00'

June 9, 2025

This item has been digitally signed and sealed by David J Anderson on the date adjatent to the seal.

Printed copies of the document are not considered signed and sealed and the signature raust be verified on any electronic copies.



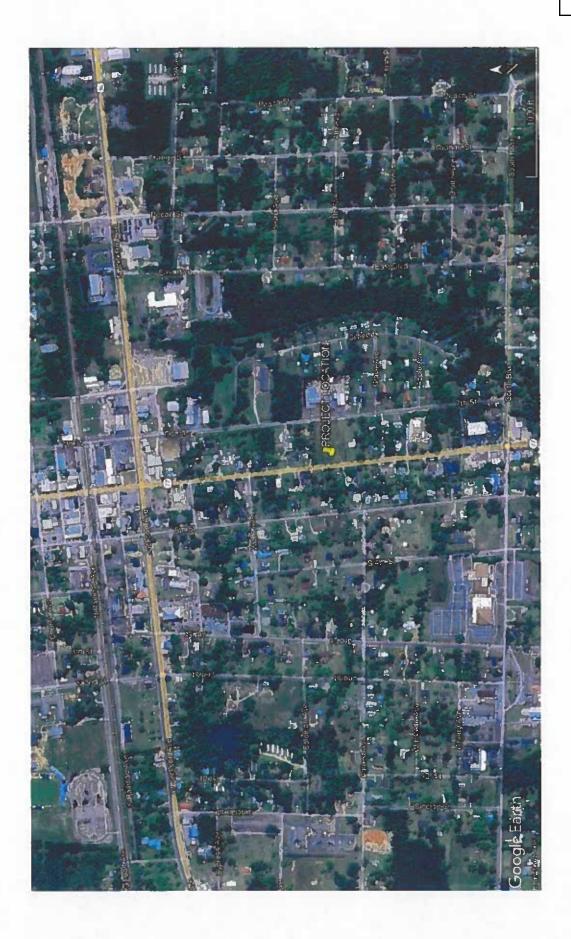
Traffic Study and Turn Lane Analysis Ronny's Car Wash 941 Main Street (SR 77), Chipley, FL June 9, 2025

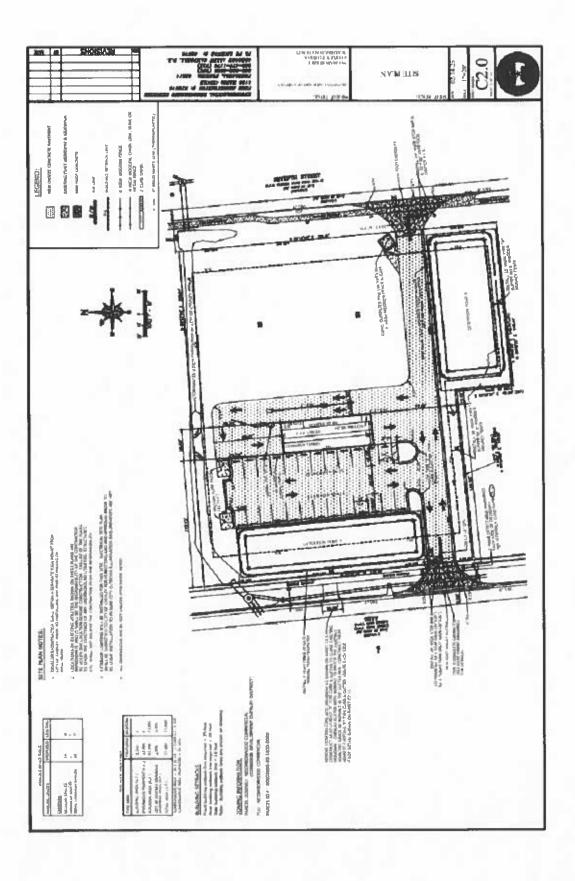
#### Introduction

An automated car wash is proposed to be located on the east side of SR 77 (Main Street) approximately 0.3 miles south of SR 10 (US 90) in the City of Chipley as shown in **Exhibit 1**. The conceptual site plan is shown in **Exhibit 2**. The project will have 2240 sq ft of building area including a single car wash tunnel. Proposed access includes a right-in right-out driveway connecting to SR 77 and a full access driveway connecting to Seventh Street. The project is anticipated to be completed in 2026.

The analysis will include the following tasks:

- Conduct traffic counts on the directly accessed roadways
- Calculate AM and PM peak hour trip generation and distribution of project trips
- Conduct AM and PM peak hour Synchro analysis for the driveway intersections
- Conduct turn lane warrant analysis using the NCHRP Report 457 criteria to determine the need for a northbound right turn lane at the SR 77 driveway, and northbound left and/or southbound right turn lanes at the Seventh Street driveway





## **Existing and Projected Background Traffic Volumes**

24-hour volume counts were conducted on SR 77 and on Seventh Street in the project vicinity to obtain background volumes. The existing raw count printouts for the two locations are presented in **Appendix A**. The existing AM and PM peak hour volumes are:

SR 77 Seventh Street
AM: 413 NB, 360 SB AM: 24 NB, 47 SB
PM: 537 NB, 482 SB PM: 49 NB, 46 SB

The volumes were projected to the 2026 buildout year by applying an annual growth rate of 1.87% as provided by City of Chipley staff. The projected volumes are:

SR 77 Seventh Street
AM: 421 NB, 367 SB AM: 24 NB, 48 SB
PM: 547 NB, 491 SB PM: 50 NB, 47 SB

### **Trip Generation**

<u>Trip Generation</u> (ITE 11<sup>th</sup> edition) does not provide data for the AM peak hour for the Automated Car Wash use (Land Use Category 948). The AM peak hour trip rate was therefore estimated considering data from a related use, Car Wash and Detail Center (Land Use Category 949). For a Car Wash and Detail Center, the AM peak hour trip rate (8.60 per wash stall) is approximately 63% of the PM peak hour rate (13.60 per wash stall). If the same relationship is assumed for Automated Car Wash, the AM peak hour trip rate can be estimated at 9.0 per 1000 sq ft (63% of the PM peak hour rate of 14.2 per 1000 sq ft).

Automated Car Wash — Land Use Category 948

AM peak hour trip rate (estimated): 9.0 per 1000 sq ft

Total AM peak hour trips = 20

Entering (50%) = 10, Exiting (50%) = 10

PM peak hour trip rate: 14.2 per 1000 sq ft

Total PM peak hour trips = 32

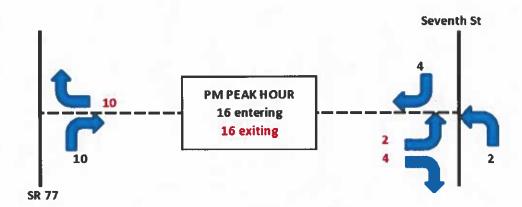
Entering (50%) = 16, Exiting (50%) = 16

### **Trip Distribution**

**Figure 1** presents the estimated trip distribution at the project access points. Trips were distributed using professional judgment.

Figure 1
Distribution of Peak Hour Project Trips





# **Synchro Analysis**

The SR 77 and Seventh Street intersections with the proposed project driveways were analyzed for the AM and PM peak hours using Synchro software. The projected 2026 background volumes plus the project trips were utilized in the analysis. Printouts of the Synchro analysis are presented in **Appendix B**. The analysis shows that the right turn movement exiting the SR 77 driveway will be LOS B in both the AM and PM peak periods. At the Seventh Street driveway, all movements will be LOS A in both the AM and PM peak periods.

# **Turn Lane Warrants**

The Excel based template spreadsheet incorporating NCHRP Report 457 criteria was used to determine if a northbound right turn is warranted at the SR 77 driveway. A printout of the sheet is presented in **Appendix C**. The PM peak hour was analyzed since it represents the worst case. Based on the projected background and project volumes and the 25-mph posted speed, <u>a right turn lane</u> is not warranted.

The need for turn lanes was also analyzed for the southbound right and northbound left movements at the proposed Seventh Street driveway. Based on the projected background and project volumes and the 30-mph posted speed, <u>no turn lanes are warranted</u>. The warrant sheet printouts are also provided in **Appendix C**.

# **Conclusion**

The project will have a minimal impact and will not trigger the need for any turn lanes. There will be minimal delay and no LOS issues at the proposed access points. It is recommended that the proposed driveway configuration be permitted.

# APPENDIX A

**Existing Traffic Counts** 

SR 77 at Project Site

Seventh St at Project Site

Description: SR 77 AT PROJECT SITE

Start Date: 06/03/2025 Start Time: 1100

24-Hour Totals:

Combine		\$	ection:	Dire			N	ection:	Dire		
Total	Total	4th	3rd	2nd	1st	Total	4th	3rd	2nd	1st	Time
48	24	2	9	8	5	24	0	7	7	10	0000
38	14	5	4	1	4	24	5	3	8	8	0100
39	22	0	7	4	11	17	2	. 6	6	3	0200
42	11	3	4	1	3	31	9	6	12	4	0300
107	31	6	9	9	7	76	23	23	15	15	0400
277	93	38	23	21	11	184	61	54	35	34	0500
486	192	53	57	50	32	294	83	78	70	63	0600
721	321	84	80	91	66	400	121	102	102	75	0700
747	359	83	102	84	90	388	96	98	102	92	0800
774	376	97	93	85	101	398	115	101	86	96	0900
866	390	107	97	99	87	476	133	127	119	97	1000
1088	491	132	120	126	113	597	149	142	149	157	1100
1045	499	133	126	131	109	546	126	122	141	157	1200
968	509	119	120	137	133	459	122	103	112	122	1300
982	457	116	105	125	111	525	120	137	141	127	1400
927	450	112	115	105	118	477	115	105	129	128	1500
1019	482	139	117	114	112	537	113	148	133	143	1600
842	428	88	107	117	116	414	88	89	111	126	1700
655	355	76	79	104	96	300	63	84	73	80	1800
514	227	45	61	61	60	287	80	95	55	57	1900
341	193	45	48	55	45	148	18	36	40	54	2000
236	133	32	29	38	34	103	21	20	31	31	2100
125	71	17	9	13	32	54	8	10	21	15	2200
100	66	9	13	19	25	34 İ	7	9	8	10	2300

Peak Volume Information Direction: N Direction: 5 Combined Directions Hour Volume Hour Volume Hour Volume 715 830 371 745 773 A.M. 417 P.M. 1200 546 1230 529 1200 1045 1088 597 529 1100 Daily 1100 1230

6194 12987

6793

Description: SEVENTH ST AT PROJECT SITE Start Date: 06/03/2025
Start Time: 1100

Direction: S Combined Direction: N

Time	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	Total
0000	2	0	1	0	3 [	2	0	0	0	2	5
0100	0	0	0	0	0	0	0	0	0	0	0
0200	0	0	0	1	1	0	0	0	0	0	1
0300	0	0	0	2	2	0	0	1	0	1	3
0400	0	0	1	0	1	1	0	0	1	2	3
0500	2	2	0	2	6	2	1	0	2	5	11
0600	5	2	7	4	18	6	2	8	5	21	39
0700	4	5	7	5	21	4	13	11	14	42	63
0800	7	6	8	8	29	9	11	11	11	42	71
0900	2	5	12	8	27	4	9	7	7	27	54
1000	7	9	6	8	30	11	3	9	9	32	62
1100	7	8	17	13	45	10	6	11	13	40	85
1200	15	16	16	11	58	12	13	18	16	59	117
1300	24	10	9	6	49	15	8	16	13	52	101
1400	11	11	10	14	46	8	11	7	6	32	78
1500	16	14	7	18	55	6	11	11	14	42	97
1600	12	15	9	13	49	12	13	11	10	46	95
1700	14	10	17	8	49	7	14	4	10	35	84
1800	7	6	2	2	17	11	4	4	2	21	38
1900	3	3	7	5	18	3	3	5	2	13	31
2000	5	4	6	4	19	1	2	1	3	7	26
2100	6	0	2	0	8	1	0	3	0	4	12
2200	2	1	0	1	4	5	0	0	0	5	9
2300	1	0	0	0	1	0	0	1	0	1	2

24-Hour Totals: 556 531 1087

				Information		
	Dinec	tion: N	Direc	tion: 5	Combined	Directions
	Hour	Volume	Hour	Volume	Hour	Volume
A.M.	800	29	715	47	715	71
P.M.	1215	67	1215	62	1215	129
Daily	1215	67	1215	62	1215	129

# APPENDIX B

Synchro Printouts - Post-Development

SR 77 at Project Driveway

Seventh St at Project Driveway

ntersection	in the		Infan is	and the same	19-5	izya-a
Int Delay, s/veh	0.1				120	-
		WPD	NPT	NBR	SBL	SBT
Movement Lang Configurations	WBL	WBR	NBT	NOR	SOL	581
Lane Configurations	۸	-	104	6	0	
Traffic Vol, veh/h	0	6	421	6	0	367
Future Vol, veh/h	0	6	421	6	0	367
Conflicting Peds, #hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized		None				110110
Storage Length	_	0		-		
Veh in Median Storage,			0		-	0
Grade, %	0		0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mymt Flow	0	7	458	7	0	399
				201		
Water Water	A) 4		A-la-4	A	Ini no	
THE RESERVE OF THE PERSON NAMED IN COLUMN 2 IN COLUMN	Ainor1		Aajor1		Major2	
Conflicting Flow All		462	0	0	-	
Stage 1	-	-			35	1,52
Stage 2	•	- 17	-	-	-	
Critical Hdwy		6.22		- 5	1 37	100
Critical Hdwy Stg 1	-	-	-	-		-
Critical Hdwy Stg 2	-	market .				7000 (3.)
Follow-up Hdwy	-	3.318	4-41	-		-
Pot Cap-1 Maneuver	0	600		1	0	
Stage 1	0		-		0	
Stage 2	0		1	1	0	-
Platoon blocked, %	100		II II L	- 2		14
Mov Cap-1 Maneuver		600	1 72		1 12	
Mov Cap-2 Maneuver	2.					72
Stage 1	-72	17 187	-		100 12	1 121
Stage 2						
Glaye Z						
	I STATE OF		1000	ANTON DE		
Approach	WB		NB		SB	
HCM Control Delay, s	11.1		0		0	
HCM LOS	В					
	- NEW	11-3			N.	
Minor Lane/Major Mym	t	NBT	NACE	VBLn1	SBT	
		NOI				المراجعة
Capacity (veh/h)					- 22	
HCM Lane V/C Ratio				0.011	- 12	
HCM Control Delay (s)				11.1		
HCM Lane LOS			-			
HCM 95th %tile Q(veh)				0		9_H /

ntersection	1	The Colonia			450	
Int Delay, s/veh	0.1	20.00				
	AIDI	MED	NOT	NBR	SBL	SBT
	NBL	WOR	NBT	אטא	SOL	
Lane Configurations	0	40	<b>1</b>	40	^	404
Traffic Vol, veh/h	0	10	547	10	0	491
Future Vol, veh/h	0	10	547	10	0	491
Conflicting Peds, #/hr	0	0	0	0	0	0
	Stop	Stop	Free	Free	Free	Free
RTChannelized	-	None	100	None	-	None
Storage Length	-	0		Address -	-	-
Veh in Median Storage, a	# 0		0			0
Grade, %	0	-	0		-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	11	595	11	0	534
in thirt ion			000	1.		00 1
ST-CTIANIX						-
The same of the sa	nort		Najor1	N	lajor2	
Conflicting Flow All	-	601	0	0	100	
Stage 1	-	100				
Stage 2	(h)					
Critical Hdwy		6.22		- 15		
Critical Howy Stg 1						
Critical Howy Stg 2					1 2	-
Follow-up Hdwy	_	3.318				
The second secon						-
Pot Cap-1 Maneuver	0	500	-		0	
Stage 1	0	-		-	0	
Stage 2	0			-	. 0	4
Platoon blocked, %			1.4			023
Mov Cap-1 Maneuver	-	500			14	1
Mov Cap-2 Maneuver	-	-	- 5	-	-	0.0
Stage 1		88 32	122			1 123
Stage 2	-		12		14	-
		111	objective and			
Ø	SUE		EUS.	_	00	
Approach	WB		NB	10000	SB	
HCM Control Delay, s	124		0		0	
HCM LOS	В					
Minor Lane Major Mymt		NBT	NED	NBLn1	SBT	-
		NO I.	_			_
Capacity (veh/h)						ناجيت
HCM Lane V/C Ratio			_	0.022	-	
HCM Control Delay (s)		-	-		12	
HCM Lane LOS			-	В	-	
HCM 95th %tile Q(veh)			-	0.1		

Intersection					i iio	
Int Delay, s/veh	0.5					
		COD	NUN	NEW	COT	ODD
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	A			न	4	
Traffic Vol, veh/h	1	3	1	24	48	3
Future Vol, veh/h	1	3	1	24	48	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RTChannelized		None		None		None
Storage Length	0			-		
Veh in Median Storage	,# 0		-	0	0	1 300
Grade, %	0			0	0	77.
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mymt Flow	1	3	1	26	52	3
W		170.75				
The state of the s	Minor2		Major1		lajor2	
Conflicting Flow All	82	54	55	0	-	0
Stage 1	54	-				-9.50
Stage 2	28	-	-	-	9000-	-
Critical Howy	6.42	6.22	4.12		-	170
Critical Hdwy Stg 1	5.42					
Critical Hdwy Stg 2	5.42					- Level
Follow-up Hdwy		3.318		-		- 6
Pot Cap-1 Maneuver	920		1550		1	100
Stage 1	969	, , , ,	-		- 51	200
Stage 2	995	LIHOLD	1 1128	EIIII S		
Platoon blocked, %	330		-	7		
	040	1040	1EEO		3.8	123
Mov Cap-1 Maneuver	919	1013	1550		100	
Mov Cap-2 Maneuver	919		1000			
Stage 1	968					
Stage 2	995				-	-
		-120.				
Approach	EB	O THE T	NB.	ame i	SB	A SECOND
HCM Control Delay, s	8.7	155 8	0.3		0	
HCM LOS	A	-1/30/0	0.0	S	V	
FICM LOS	A	-	-			-
Minor Lane/Major Myn	nt	NBL	NBI	EBLni	SBT	SBR
Capacity (veh/h)		1550			- 4	
HCM Lane V/C Ratio	-	0.001		0.004	_	_
HCM Control Delay (s)		7.3	0			
HCM Lane LOS		A	A			
HCM 95th %tile Q(veh	1	0	A .	Action Co.	12	
LIONI 2011 WING CHAGH	1	U		U	-	-

ntersection		2.0	ner Chall	Salar I		APP DO
Int Delay, s/veh	0.6					
		-	7757	V III m	200	600
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	Y			न	T-	
Traffic Vol, veh/h	2	4	2	50	47	4
Future Vol, veh/h	2	4	2	50	47	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized		None		None	70 -	None
Storage Length	0		-			
Veh in Median Storage	,# 0	\$ 10 m		0	0	-
Grade, %	0	-		0	0	
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mymt Flow	2	4	2	54	51	4
manti ion	2,	7	-	V-7	UI	7
Major/Minor	Minor2		Majori	N	Major2	- 112
Conflicting Flow All	111	53	55	0	3.5	0
Stage 1	53	-			-	71 3-
Stage 2	58					
Critical Hdwy	6.42	6.22	4.12			
Critical Hdwy Stg 1	5.42	0.22	7112			1983
Critical Howy Stg 2	5.42			أعريا		
Follow-up Hdwy		3.318	2 210		12	
		1014			III DEBI	- 150
Pot Cap-1 Maneuver		1014	1990			
Stage 1	970	1		-	-	15000
Stage 2	965				100	
Platoon blocked, %				-		121
Mov Cap-1 Maneuver	885	1014	1550		-	3.00
Mov Cap-2 Maneuver	885	-	-	8 2	-	-
Stage 1	969					1
Stage 2	965	-				
				THE STATE OF		
Montoach	EB		NĐ	OT-LANE	SB	-
Approach	THE OWNER OF TAXABLE PARTY.			Market Land		
HCM Control Delay, s			0,3		0	WOIII-
HCM LOS	A					
		A. A				
Minor Lane Major Myn	nt	NBL	NET	EBLnT	SBT	SBR
Capacity (veh/h)	Name of	1550		967	WG 1	
HCM Lane V/C Ratio		0.001		0.007		
	1					-
HCM Control Delay (s	1	7.3			-	
HCM Lane LOS		A	Α		12	
HCM 95th %tile Q(veh	1)	0	- 119	0	-	

Section F, Item1.

APPENDIX C

**Turn Lane Warrants** 

Right Turn Lane Warrant - SR 77 at Proposed Driveway (PM Peak)

Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

Value SS7 100 a major-road Right-turn bay.	Roadway geometry:	•	
vh. SS7  vh. 120  volume 100  value 871  for a major-road  light-turn bay. 200 400 600 800 1000 1200 1400			Add right - turn bay
vh:	Major-road speed, mph		
For a major-road S71 S71 S00 400 600 800 1200 1400	Major-road volume (one direction), veh/h		
Value   Value   S71   S71	Right-furn volume, veh/h:		
for a major-road 871	Output		
for a major-road	Variable	inj	
for a major-road		-11	
ight-turn bay. 200 400 600 800 1000 1200 1400	Guidance for determining the need for a major-road		/
200 400 600 800 1000 1200 1400	right-turn bay for a 2-lane roadway:		
	Do NOT add right-furn bay.	400	800

# NB Left Turn Lane Warrant - Seventh St at Proposed Driveway (PM Peak)

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

2-lane roadway (English)

Variable	Value					
85th percentile speed, mph;	30	2 3 4/4				
Percent of left-turns in advancing volume (V <sub>A</sub> ), %:	40,0	100 L				
Advancing volume (V <sub>A</sub> ), veh/h:	GS.	, (c				
Opposing volume (V <sub>o</sub> ), veh/h:	51					
		200				
OUTPUT		- 400 - 400				
Variable	Value					
Limiting advancing volume (V <sub>A</sub> ), veh/h:	996		4			
Guidance for determining the need for a major-road left-turn bay	ı bay:		treatment not			
Left-turn treatment NOT warranted.		100	wayanted			
		id		-	-	
		,	400	000	000	700

eff-furn frealment arranted

CALIBRATION CONSTANTS

700

9

20

8

300

200

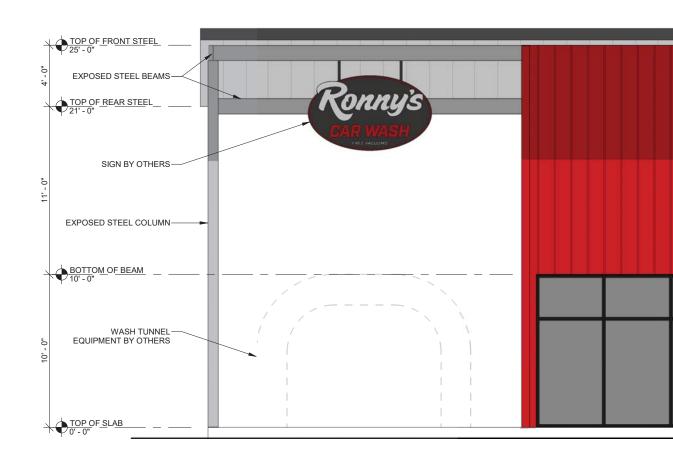
Advancing Volume (VA), veh/h

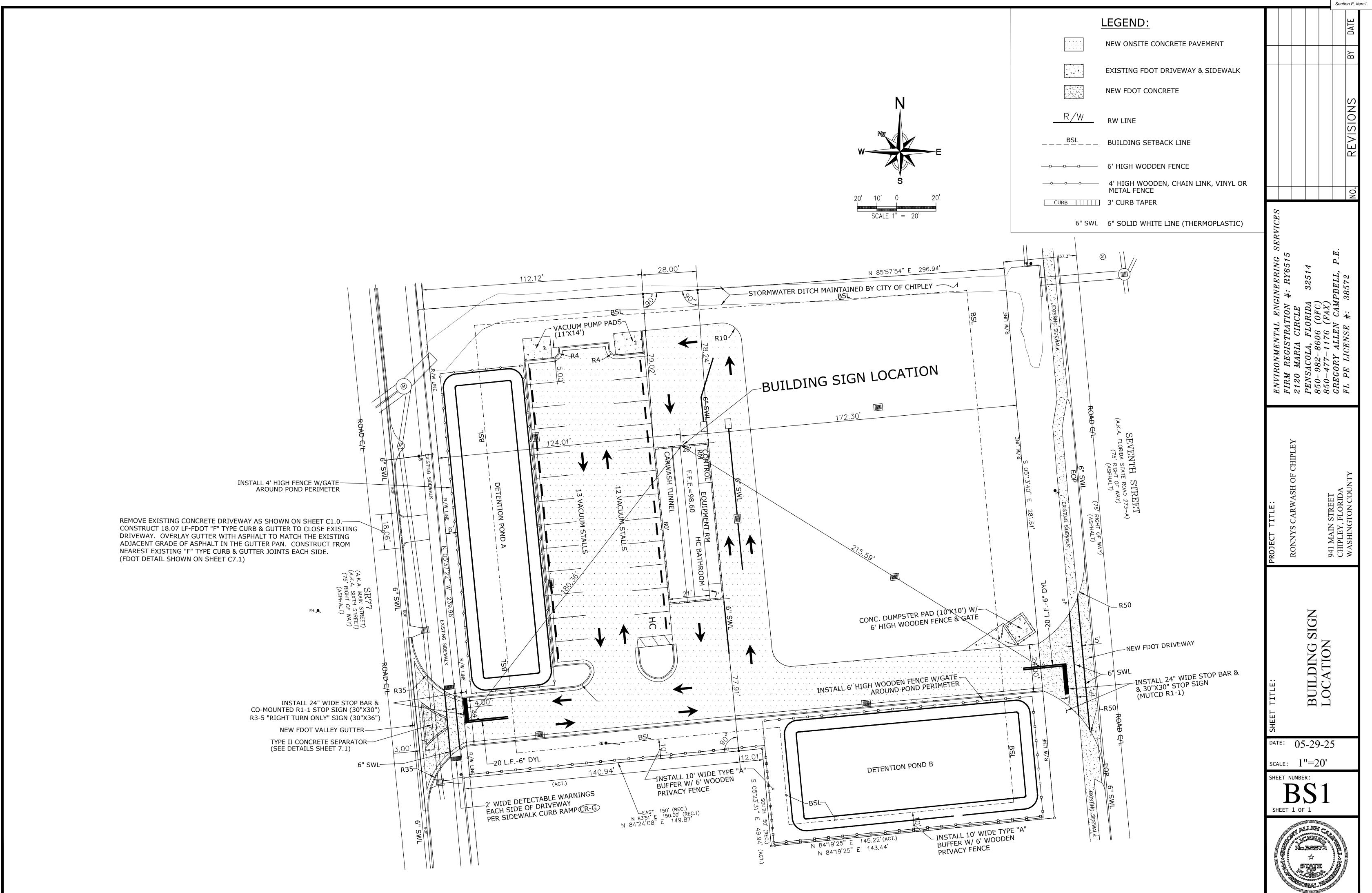
Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

Right Turn Lane Warrant - Seventh St at Proposed Driveway (PM Peak)

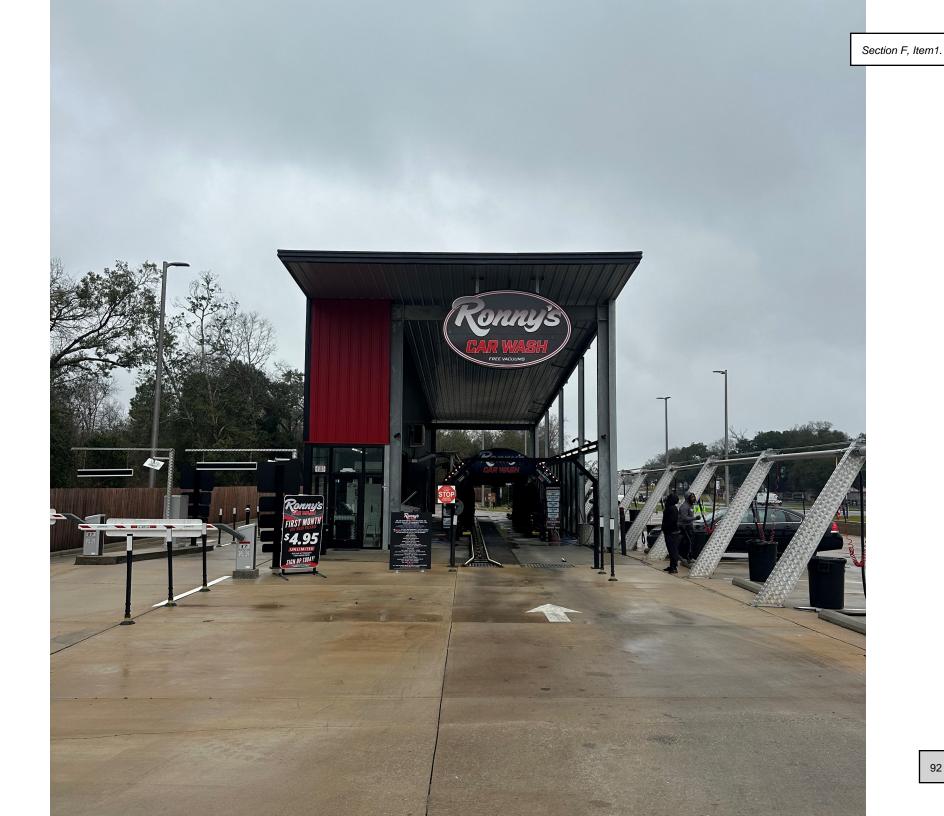
Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

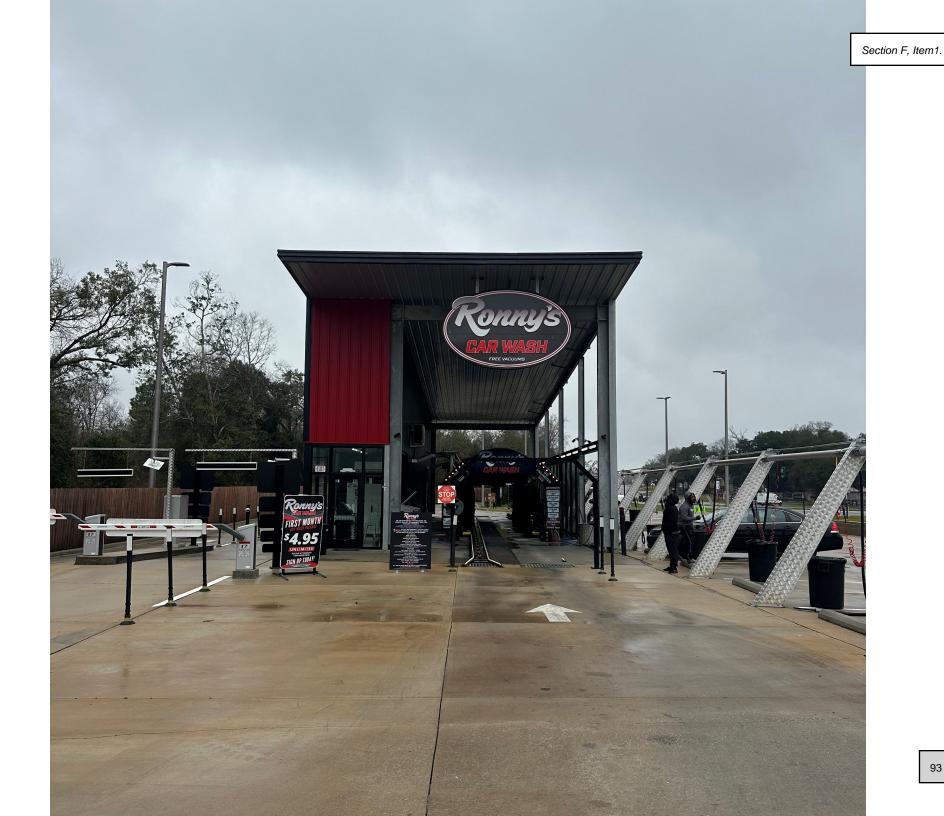
Roadway geometry:	2-lane roadway	***				
Variable	Value	140 40		Add	Add right - turn bay	
Major-road speed, mph	30	120				
Major-road volume (one direction), veh/h.	54					
Right-furn volume, veh/h:	4	9 <b>0</b>				
		lloV % %			;	
OUTPUT						
Variable	Value	6 6				
Limiting right-turn volume, veh/h.	33048055					
Guidance for determining the need for a major-road		tgi S				
right-turn bay for a 2-lame roadway:		В 0	-		-	
Do NOT add right-furn bay.		200	400 600	800 1000	1000 1200 1400	400 1600





0.1











Inst. Number: 202367005043 Book: 1278 Page: 175 Page 1 of 2 Date: 7/21/2023 Time: 8:50 AM Lora C. Bell Clerk of Courts, Washington County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 1,260.00

Section F. Item1.

Prepared by and return to: Panhandle Land Title, LLC. 124 East Virginia Avenue Bonifay, FL 32425 (850) 547-2025 File No 23-415

Parcel Identification No 00000000-00-1830-0000

[Space Above This Line For Recording Data]

# WARRANTY DEED

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

This indenture made the 17th day of July, 2023 between BWB Development LLC, a Florida Limited Liability Company, whose post office address is 1240 South Boulevard, Chipley, FL 32428, Grantor, to Harding R. Douglas, and Billy R. Smith, Jr, whose post office address is 107 Countri Lane, Cantonment, FL 32533, Grantees:

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

All of that portion of Block 2, lying between Sixth Street and Seventh Street in the SE 1/4 of Section 4, Township 4 North, Range 13 West, in the City of Chipley, according to the Mordt Plat recorded in the Public Records of Washington County, Florida, Less a parcel commencing 240 feet South of the Northwest Corner; thence run East 150 feet; thence run South 50 feet; thence run East to Seventh Street; thence run South along Seventh Street, to the Southern boundary line of said Block 2; thence run West along said Southern boundary line to Sixth Street; thence run North along said Sixth Street to the Point of Beginning.

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

**Subject to** taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

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

Inst. Number: 202367005043 Book: 1278 Page: 176 Page 2 of 2 Date: 7/21/2023 Time: 8:50 AM Lora C. Bell Clerk of Courts, Washington County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 1,260.00

Section F, Item1.

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

Signed, sealed and delivered in our presence:

Joani Carol Rogers

1st Witness Printed Name

WITNESS

Shana Sloan

2nd Witness Printed Name

BWB Development LLC, a Florida Limited Liability

Company

Travis Frenck, Managing Member

STATE OF FLORIDA COUNTY OF HOLMES

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 17th day of July, 2023 by Travis French, Managing Member of BWB Development LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

Signature of Notary Rublic Print, Type/Stamp Name of Notary

Personally known:

OR Produced Identification:

Type of Identification Produced:

JOANI CAROL ROGERS
Notary Public - State of Florida
Commission # GG 913769
My Comm. Expires Jan 11, 2024
Bonded through National Notary Assn.

# AFFADAVIT OF OWNERSHIP AND AGENT AUTHORIZATION (LIMITED POWER OF ATTORNEY) – RONNYS CARWASH PROJECT - 941 MAIN STREET, CHIPLEY, FLORIDA (WASHINGTON COUNTY PARCEL NUMBER: 00000000-00-1830-0000)

As owner of property for the subject project, located at 941 Main Street, Chipley, Florida, I hereby authorize Gregory Allen Campbell, P.E. for the sole purpose of acting as my agent for submitting all documents and drawings for obtaining all Florida Department of Transportation (FDOT) permits, Florida Department of Environmental Protection (FDEP) permits, Northwest Florida Water Management District (NWFWMD) permits, and all pertinent City of Chipley permits/development orders for the subject project.

and all pertinent City of Chipley permits/development orders for the subject project.
This Limited Power of Attorney is granted on b day of of the year 2025 and is effective until authorized agent has completed work in accordance with FDOT, NWFWMD, FDEP, and City of Chipley permits/development orders for the project. The owner reserves the right to rescind this Limited Power of Attorney at any time with a written, notarized notice to the above agencies.
Signature of Owner Date Printed Name of Owner
COUNTY of Canta Posa
The forgoing instrument was acknowledged before me this 16th day of
March, year of 2024 by Harding R. Douglas
who ( ) did ( ) did not take an oath. He/she is ( ) personally known to me, ( ) produced
current Florida/Other driver's license, and/or ( ) produced current
as identification.
Signature of Notary Public Date Printed Name of Notary
Abril 20, 2020
My Commission Expires Commission No. with Notary Seal

You are invited to a Zoom webinar!

When: July 17, 2025 03:00 PM Central Time (US and Canada)

Topic: Planning & Zoning Commission Meeting

Join from PC, Mac, iPad, or Android: <a href="https://us02web.zoom.us/j/85610241662">https://us02web.zoom.us/j/85610241662</a>

Phone one-tap: +16465588656,,85610241662# US (New York) +16469313860,,85610241662# US

Join via audio: +1 646 558 8656 US (New York)

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Webinar ID: 856 1024 1662