



## PLANNING & ZONING COMMISSION MEETING

Tuesday, November 28, 2023 at 6:00 PM

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### Agenda

1. **Call to Order**
2. **Opening Prayer and Pledge of Allegiance**
3. **Consideration and Approval of Minutes**
  - [A\)](#) Consideration And Approval Of October 24, 2023 Minutes
4. **New Site Plan Considerations**
  - [A\)](#) Discussion and Consideration of AT&T Conditional Use
  - [B\)](#) Discussion and Consideration of AT&T Site Plan
  - [C\)](#) Discussion and Consideration of Magnolia District Conditional Use
  - [D\)](#) Discussion and Consideration of Magnolia District Site Plan
  - [E\)](#) Discussion and Consideration of Puckett Machinery Conditional Use
  - [F\)](#) Discussion and Consideration of Puckett Machinery Site Plan
  - [G\)](#) Discussion and Consideration of Blurton Holdings Site Plan
  - [H\)](#) Discussion and Consideration of Variances for Candlewood Suites
5. **New Business**
6. **Next Meeting**
  - [A\)](#) Discussion of December Meeting Date
7. **Adjourn**



## PLANNING & ZONING COMMISSION MEETING

Tuesday, October 24, 2023 at 6:00 PM

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### Minutes

#### **Call to Order**

Commissioner Sam McGaugh called the meeting to order.

#### **Prayer**

Commissioner Sam McGaugh opened the meeting with a prayer.

#### **Opening Prayer and Pledge of Allegiance**

Commissioner Sam McGaugh lead the Pledge of Allegiance.

The following Commissioners were present: Commissioner Sam McGaugh, Commissioner Andrew Duggar, Commissioner Phillips King, Commissioner Katrina Myricks, Planning and Zoning Administrator William Hall, City Employee Bridgette Smith, and City Attorney John Scanlon.

Commissioner Kayce Saik and Commissioner Tim Slattery attended via phone conference call.

Commissioner Melanie Greer was absent.

#### **Consideration and Approval of Minutes**

Commissioner Katrina Myricks made a motion to approve the September 26, 2023, minutes.

Commissioner Phillips King seconded the motion.

The motion carried and was approved by all Commissioners.

#### **New Site Plan Considerations**

#### **Discussion and Consideration of AT&T Cell Tower Site Plan**

The Planning and Zoning Board did not discuss the A T & T Sit Plan Review, the Site Plan will be discussed at the next Planning and Zoning meeting scheduled for November 28, 2023. Attorney N Andrew Rotenstreich, with Baker Donelson addressed the board on A T & T 's need for the cell tower in this location. Which would improve A T & T cell coverage. There are no existing towers or structures in our area. The structure would be a single pole design under 200 feet. FAA requires any cell tower over 200 feet to have lights.

### **Discussion and Consideration of Four Seasons Drapery and Hardware Site Plan**

Tim Hillhouse owner of Four-Seasons Drapery and Hardware addresses the board on what type of services his company provides. Commissioner Phillips King discussed the need for an enclosed dumpster on site, no dumpster enclosure was on the Site Plans. The board requested an amendment to the Site Plan for a Dumpster Enclosure to be added. Commissioner Andrew Duggar made the motion to approve the Site Plan. Commissioner Kayce Saik seconded the motion.

The motion carried and was approved by all Commissioners.

### **Discussion and Consideration of Amended Johnny Gooch Storage Site Plan**

Johnny Gooch addressed the board; this is Phase II at this location. The color scheme is the same design as Phase I, the front of the structure is brick with bronze metal details.

The arch on the building is a dark color to accent the brick.

Commissioner Phillips King made the motion to approve the Site Plan.

Commissioner Andrew Duggar seconded the motion.

The motion carried and was approved by all Commissioners.

### **Discussion and Consideration of Amended Germantown Park Site Plan**

The board reviewed and discussed the Amended Germantown Park Site Plan.

The project was tabled until the next Planning and Zoning meeting, which is scheduled for November 28, 2023. The board is requesting revisions to the Site Plans for the following:

1. Provide a screen for the roofline of the back of the building.
2. Provide landscape details on the southside of the building.

Commissioner Katrina Myrick made the motion to table the Germantown Park Site Plan until the next scheduled Planning and Zoning meeting.

Commissioner Phillips King seconded the motion.

The motion carried and was approved by all Commissioners.

**New Business**

Attorney John Scanlon addressed the Planning and Zoning Board Bi laws require the Commissioners require 3 hours of training annually. This training could be on-line training or training with Attorney John Scanlon law office or City Planner Chris Watson. Commissioner Sam McGaugh suggested possible in-house training, which may require approval by the Mayor and Board of Alderman.

**Next Meeting**

The Next Planning and Zoning Meeting Will Be Held on November 28, 2023

**Adjourn**

Commissioner Katrina Myrick made the motion for the meeting to be adjourned.

Commissioner Andrew Duggar seconded the motion.

The motion carried and was approved by all Commissioners.

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Sam McGaugh, Chairman

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Melanie Greer, Vice Chairman/Secretary

### City of Gluckstadt

### Application for Conditional Use

Subject Property Address: 130 American Way, Gluckstadt, MS

Parcel #: 082 I-29-010/07.00

Owner: Paul Harmon

Address: 130 American Way  
Gluckstadt MS 39110

Phone #: (205) 250-8353

E-Mail: N/A

*new cingular wireless psc uc*

Applicant: 40 Baker Donelson

Address: 1901 6th Ave N Ste. 2600  
Birmingham AL 35203

Phone #: (205) 562-4317

E-Mail: mpalmer@bakerdonelson.com

Current Zoning District: I-2

Acreage of Property (if applicable): \_\_\_\_\_

Use sought of Property: Telecommunications Facility & Supporting Equipment

#### Requirements of Applicant:

1. Letter demonstrating how the proposed use will comply with or otherwise satisfy the requirements for granting a Conditional Use pursuant to Section 804.01 of the Zoning Ordinance.
2. Copy of written legal description.
3. Additional items may be requested depending on the nature and status of the proposed development or property.
4. \$ 250.00 fee required for processing
5. Site Plan as required in Section 807-810

#### Requirements for Granting Conditional Use: (Section 805.01, Zoning Ordinance)

A Conditional Use shall not be granted unless satisfactory provisions and arrangements have been made concerning all the following:

- (a). Ingress and egress to property and proposed structures
- (b). Off-Street parking and loading areas
- (c). Refuse and service areas
- (d). Utilities, with reference locations, availability, and compatibility.
- (e). Screening and buffering with reference to type, dimensions, and character.
- (f). Required yards and other open spaces.
- (g). General compatibility with adjacent properties and other properties in the district.
- (h). Any other provisions deemed applicable by the Mayor and Board of Aldermen.

Applicant shall be present at the Planning and Zoning Commission meeting and Mayor and Board of Alderman meeting. Documents shall be submitted thirty (30) days prior to the Planning and Zoning Commission meeting.

**City of Gluckstadt**

**Application for Site Plan Review**

Subject Property Address: 130 American Way, Gluckstadt, MS

Parcel #: 082I-29-010/07.00

Owner: Paul Harmon

Address: 130 American Way  
Madison, MS 39110

Phone #: (205) 250-8353

E-Mail: n/a

Current Zoning District: G2 I-2

Acreage of Property (If applicable): \_\_\_\_\_

Use sought of Property: telecommunications facility & supporting equipment

Applicant: New Cellular Wireless PCS, LLC db/a AT&T  
c/o Baker Donelson

Address: 1901 6th Ave N, Ste 2600  
Birmingham, AZ 35203

Phone #: (205) 568-6317

E-Mail: mpalmer@bakerdonelson.com

**Requirements of Applicant:**

1. Copy of written legal description.
2. Site Plan as required in Sections 807-810 of City of Gluckstadt Zoning Ordinance
3. Color Rendering & Elevations at time of submittal

**Requirements for Site Plan Submittal** (Refer to Section 807, Gluckstadt Zoning Ordinance)

Nine (9) copies of the site plan shall be prepared and submitted to the Zoning Administrator. Digital copies are acceptable. Three (3) hard copies are required.

**Site Plan Specifications (Section 809, Zoning Ordinance)**

- A. Lot Lines (property lines)
- B. Zoning of the adjacent lots
- C. The names of owners of adjacent lots
- D. Rights of way existing and proposed streets, including streets shown on the adopted Throughfares plan
- E. Access ways, curb cuts, driveways, and parking, including number of parking spaces to be provided
- F. All existing and proposed easements
- G. All existing and proposed water and sewer lines. Also, the location of all existing and proposed fire hydrants.
- H. Drainage plan showing existing and proposed storm drainage facilities. The drainage plan shall indicate adjacent off site drainage courses and projected storm water flow rates from off-site and on-site sources.

- I. Contours at vertical intervals of five (5) feet or less.
- J. Floodplain designation, according to FEMA Maps.
- K. Landscaped areas and planting screens.
- L. Building lines and the locations of all structures, existing and proposed
- M. Proposed uses of the land and buildings, if known
- N. Open space and recreation areas, where required.
- O. Area in square feet, and/or square acres of parcel
- P. Proposed gross lot coverage in square feet
- Q. Number and type of dwelling units where proposed
- R. Location of sign structures and drawings. (Section 701)
- S. Location of garbage dumpster and enclosure. (Section 406.06)
- T. Any other data necessary to allow for a through evaluation of the proposed use, including a traffic study.

Applicant shall be present at the monthly meeting of the Planning and Zoning Commission when site plan is on the agenda for consideration; additionally, applicant shall be present at the Mayor and Board of Alderman meeting when the site plan is on the agenda for final approval.

Applicant is responsible for complying with all applicable requirements of the Gluckstadt Zoning Ordinance.

Site Plans shall be submitted by the 5:00 pm on the 5<sup>th</sup> day of the month, immediately preceding the next regular meeting of the Planning and Zoning Commission. No Exceptions.

Once submitted to the Planning & Zoning Administrator for approval to add to the Planning and Zoning Commission's agenda, no amendments or changes shall be made to the site plan. If you wish to submit changes, you will be required to resubmit by the 5<sup>th</sup> of the following month for the next monthly meeting of the Planning and Zoning Commission.

Attestation: *By signing this application, the applicant agrees to all the terms and conditions laid out in this document. Approval of site plan is subject to Board approval.*

*Nancy S. Palmer*  
Applicant Signature

*9/18/2023*  
Date

**CITY OF GLUCKSTADT BUILDING DEPARTMENT**  
**OFFICE USE ONLY**

Date Received: \_\_\_\_\_

Application Complete & Approved to Submit to P&Z Board (please check):

Yes \_\_\_\_\_ No \_\_\_\_\_

Signature: \_\_\_\_\_  
Planning & Zoning Administrator (or Authorized Representative)

***PARENT TRACT (BOOK 3919, PAGE 76)***

Being situated in the East 1/2 of Section 29, Township 8 North, Range 2 East, Madison County, Mississippi, and being more particularly described as follows:

Commence at the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of aforesaid Section 29 and run thence South 0 degrees 07 minutes East along the line between the East 1/2 and the West 1/2 of the East 1/2 of the aforesaid Section 29, 1298.20 feet and the Southeast corner of the Schmidt property and the Point of Beginning for the property herein described; continue thence South 0 degrees 07 minutes East along the line between the East 1/2 and the West 1/2 of the East 1/2 of said Section 29, 358.23 feet; run thence South 53 degrees 46 minutes 08 seconds West, 525.78 feet; run thence North 0 degrees 07 minutes West, 667.26 feet; run thence North 89 degrees 45 minutes 58 seconds East, along the South boundary of the aforesaid Schmidt property and the Westerly projection thereof, 424.77 feet to the Point of Beginning; containing 5.0 acres, more or less.

***40' x 40' LEASE AREA (AS SURVEYED):***

A tract of land being a portion of the Northeast 1/4 of Section 29, Township 8 North, Range 2 East, Madison County Mississippi, described as follows:

Commencing at a found 5/8 inch rebar having Mississippi West State Plane Coordinates N: 1095782.56 E: 2365257.80; thence N 47°42'16" W, 514.79 feet to a set 5/8 inch rebar and the Point of Beginning; thence S 01°04'12" E, 40.00 feet to a set 5/8 inch rebar; thence S 88°55'48" W, 40.00 feet to a set 5/8 inch rebar; thence N 01°04'12" W, 40.00 feet to a set 5/8 inch rebar; thence N 88°55'48" E, 40.00 feet to the Point of Beginning.

Containing 1600.0 SQ.FT or 0.04 acres, more or less.



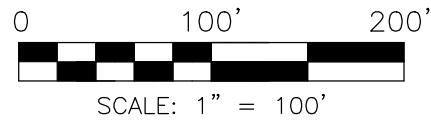


## ***30' INGRESS/EGRESS & UTILITY EASEMENT (AS SURVEYED)***

A tract of land being a portion of the Northeast 1/4 of Section 29, Township 8 North, Range 2 East, Madison County Mississippi, described as follows:

Commencing at a found 5/8 inch rebar having Mississippi West State Plane Coordinates N: 1095782.56 E: 2365257.80; thence N 47°42'16" W, 514.79 feet to a set 5/8 inch rebar; thence S 01°04'12" E, 40.00 feet to a set 5/8 inch rebar; thence S 88°55'48" W, 20.00 feet the Point of Beginning of an Ingress/Egress & Utility easement being 30 feet in width and lying 15 feet on each side of the following described centerline; thence S 01°51'54" W, 270.10 feet to a point; thence S 34°16'42" E, 270.92 feet, more or less to the north right-of-way of American Way and the Point of Ending.

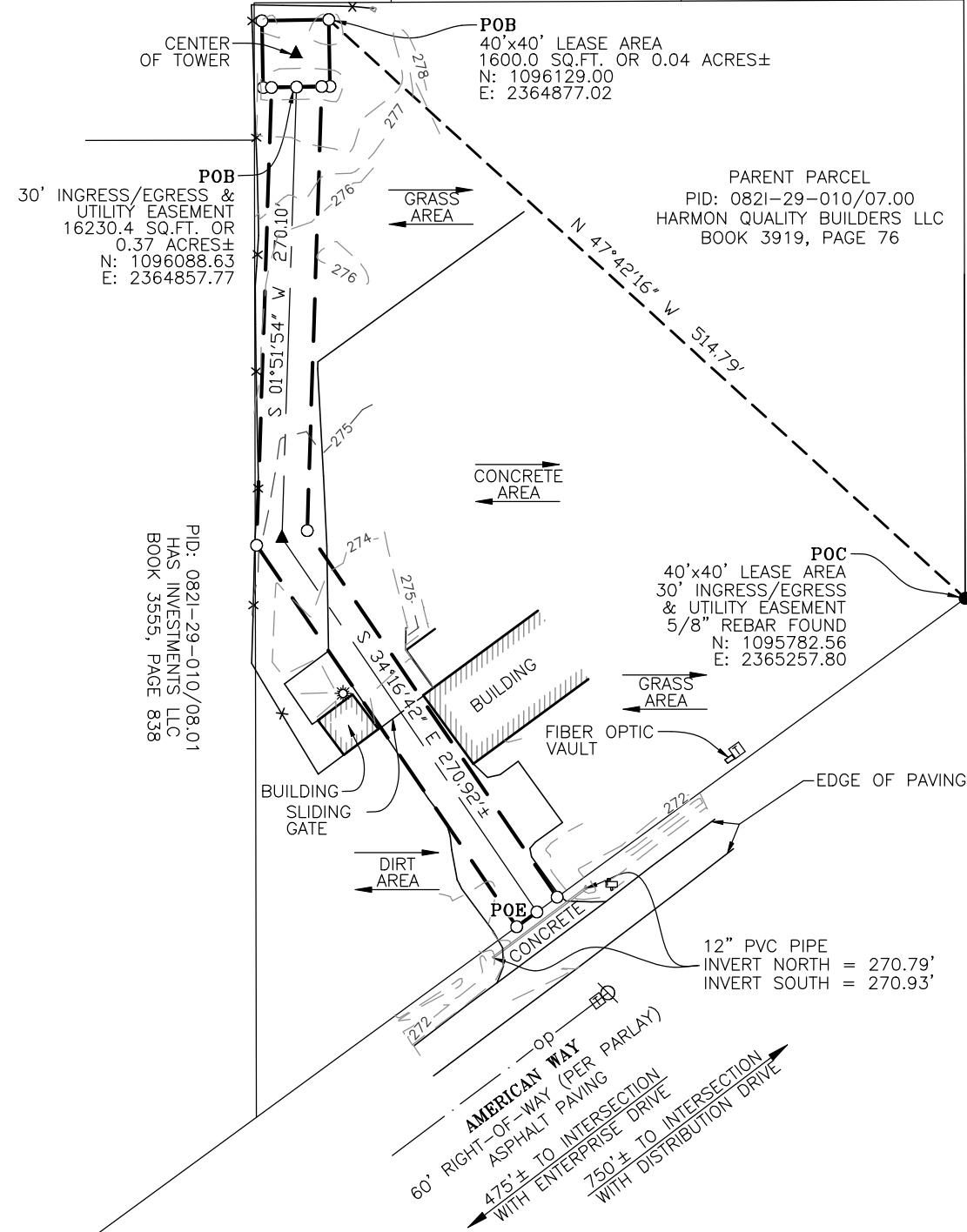
Containing 16230.4 SQ.FT. or 0.37 acres, more or less.



PID: 0821-29-010/13.00  
 PHARMACY GROUP OF  
 MISSISSIPPI LLC  
 BOOK 3114, PAGE 511

PID: 0821-29-011/01.00  
 SABINO DEVELOPMENT LLC  
 BOOK 2030, PAGE 909

PID: 0821-29-011/02.00  
 J & D LLC  
 BOOK 2319, PAGE 821



*William H. Sommerville, III*

William H. Sommerville, III  
 Mississippi License No. 02859



09/01/23

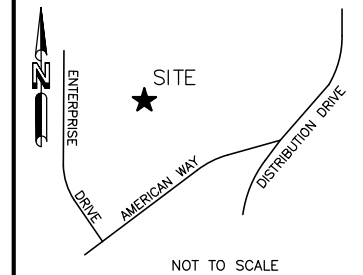
**TOWER INFO**

CENTER OF TOWER:  
 LATITUDE: 32°30'48.075" NORTH  
 LONGITUDE: 90°06'42.669" WEST  
 (NAD 83)  
 GROUND ELEVATION: 279'  
 ABOVE MEAN SEA LEVEL (NAVD88)

Section 4, Item A)

NO.	DATE	REVISION
1	11-18-22	ADDED TITLE EXCEPTIONS

**VICINITY MAP**



PROJECT NO.
22-1425

**MISSISSIPPI WEST**

GRID NORTH  
 GRID TO TRUE NORTH  
 CONVERGENCE  
 0'07"08.56390"  
 TRUE NORTH TO MAGNETIC  
 DECLINATION  
 1'26" W  
 COMBINED SCALE FACTOR  
 0.999955338

**LEGEND**

- = 5/8" REBAR SET
- = FOUND PROPERTY MARKER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- POE = POINT OF ENDING
- ▲ = CALCULATED POINT
- ⊙ = POWER POLE
- ⊕ = GUY ANCHOR
- ☐ = POWER BOX
- ☐ = TELEPHONE PEDESTAL
- ☼ = LIGHT POLE
- ☐ = MAILBOX

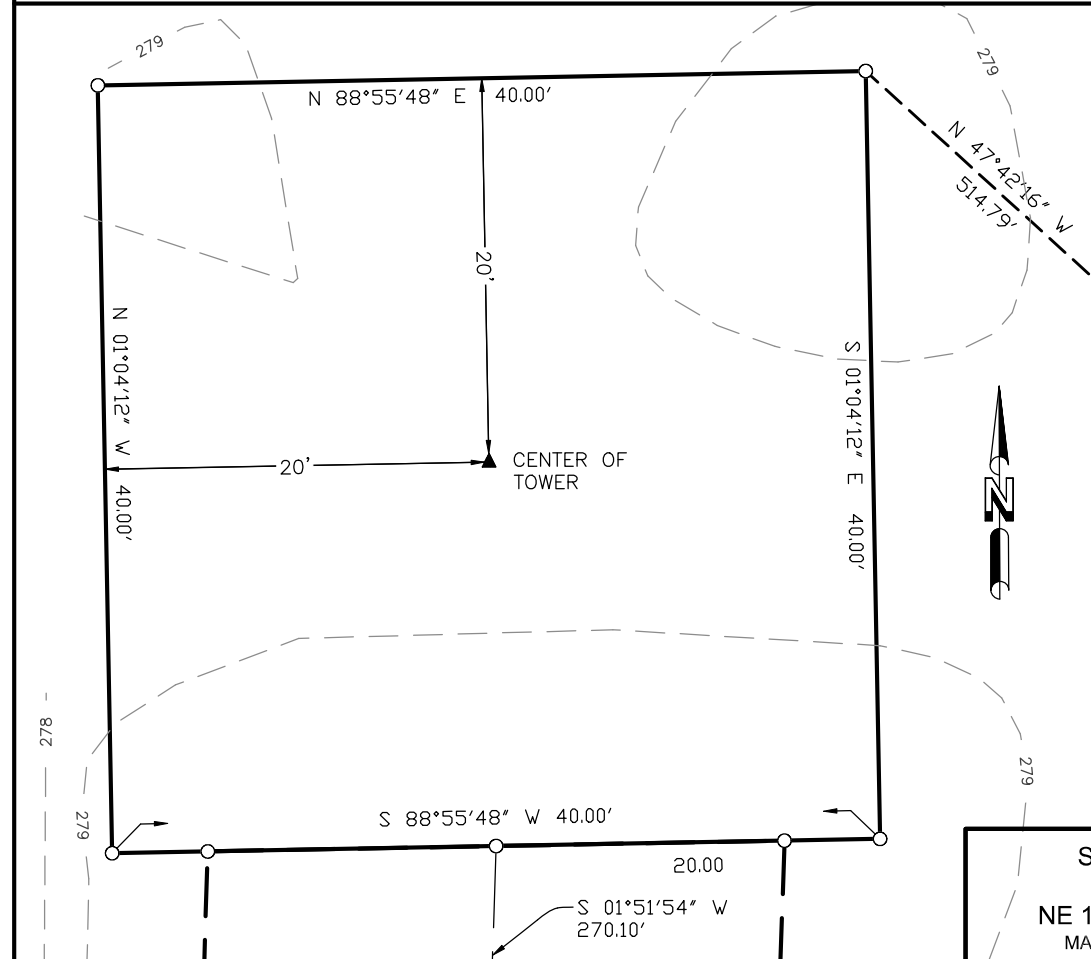
- ROW --- = RIGHT-OF-WAY
- OP --- = OVERHEAD POWER

**FLOOD NOTE**

By graphic plotting only, the subject property appears to lie in Zone "X" of the Flood Insurance Rate Map Community Panel No. 28089C0415F, which bears an effective date of March 17, 2010 and IS NOT in a special flood hazard area. Zone "X": Areas determined to be outside the 0.2% annual chance floodplain.

**COMPOUND DETAIL**

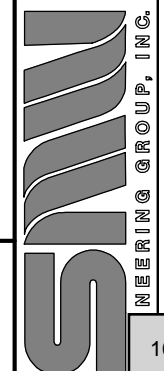
SCALE: 1" = 10'



**SOUTH GLUCKSTADT**  
 14772332  
 NE 1/4, SEC. 29, T-8-N, R-2-E  
 MADISON COUNTY, MISSISSIPPI

**RAWLAND TOWER SURVEY**  
**FORESITE**  
 3875 ASBURY ROAD  
 VESTALIA HILLS, AL 35243

**SMW Engineering Group, Inc.**  
 158 Business Center Drive  
 Birmingham, Alabama 35244  
 Ph: 205-252-6985  
 www.smweng.com



**SURVEYOR'S NOTES**

1. This is Rawland Tower Survey, made on the ground under the supervision of a Mississippi Registered Land Surveyor. Date of field survey is September 29, 2022.
2. The following surveying instruments were used at time of field visit: Topcon GM-55 and Topcon Hiper SR G.P.S. receiver, (R.T.K. network capable).
3. Bearings are based on Mississippi West State Plane Coordinates NAD 83 by GPS observation.
4. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
5. Benchmark used is a GPS Continuously Operating Reference Station, PID CP0202. Onsite benchmark is as shown hereon. Elevations shown are in feet and refer to NAVD 88.
6. This survey was conducted for the purpose of a Rawland Tower Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
7. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
8. This Survey was conducted with the benefit of an Abstract Title search.
9. Surveyor hereby states the Geodetic Coordinates and the elevation shown for the proposed centerline of the tower are accurate to within +/- 20 feet horizontally and to within +/- 3 feet vertically (FAA Accuracy Code 1A).
10. Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
11. Field data upon which this map or plat is based has a closure precision of not less than one-foot in 15,000 feet (1":15,000') and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
12. This survey is not valid without the original signature and the original seal of a state licensed surveyor.
13. This survey does not constitute a boundary survey of the Parent Tract. Any parent tract property lines shown hereon are from supplied information and may not be field verified.

**SURVEYOR'S CERTIFICATION**

I certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Mississippi to the best of my knowledge, information, and belief.



William H. Sommerville, III  
Mississippi License No. 02859



09/01/23

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Containing 16230.4 SQ.FT. or 0.37 acres, more or less.

**PLOTTABLE EXCEPTIONS**

Chicago Title Insurance Company  
Commitment for Title Insurance Commitment No. 25181801  
Date October 25, 2022 @ 8:00 AM  
Schedule B, Part II

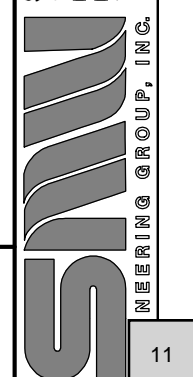
Exception No.	Instrument	Comment
1-9		Standard exceptions. Contain no survey matters.
10	Right-of-Way to Mississippi Power & Light Company, Book 323, Page 330	Does not affect Parent tract.
11	Matters on survey prepared by Robert M, Case, Book 323, Page 300	Does not affect Parent tract.

**Section 4, Item A)**

DATE	11-18-2
REVISION	
ADDED TITLE EXCEPTIONS	
NO.	1
PROJECT NO.	22-1425
DRAWN BY: SEL	
CHECKED BY: MAW	
FIELD CREW: LG	
APPROVED BY: WHS	
DATE: 10/25/22	
SCALE: N.T.S.	
SHEET 2 OF 2	

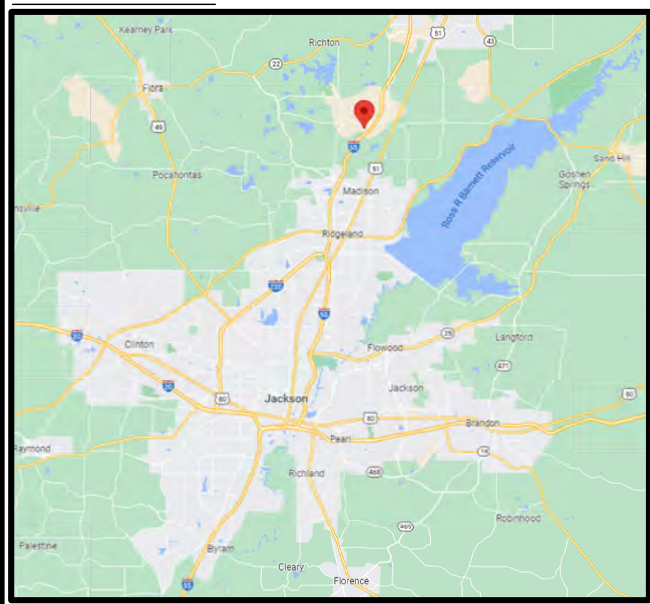
RAWLAND TOWER SURVEY  
FOR:  
**FORESITE**  
3875 ASBURY ROAD  
VESTALIA HILLS, AL 35243

SMW Engineering Group, Inc.  
158 Business Center Drive  
Birmingham, Alabama 35244  
Ph: 205-252-6985  
www.smweng.com

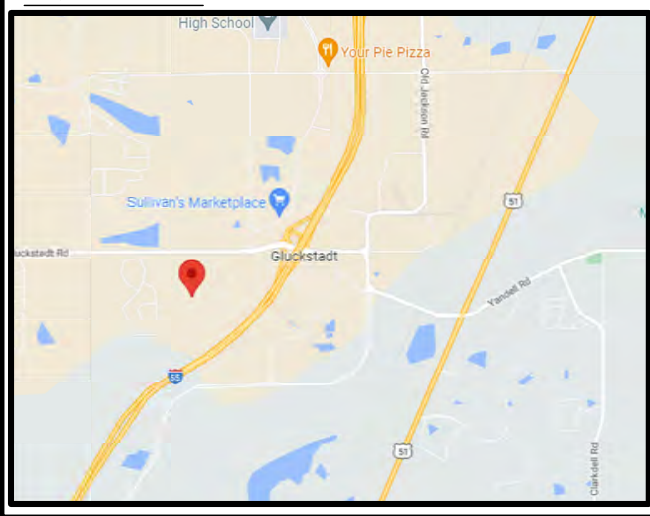


SOUTH GLUCKSTADT  
14772332  
NE 1/4, SEC. 29, T-8-N, R-2-E  
MADISON COUNTY, MISSISSIPPI

LOCATION MAP



VICINITY MAP



DRIVING DIRECTIONS

DIRECTIONS FROM JACKSON, MS:  
GET ON I-55 N FROM E PASCAGOULA ST. FOLLOW I-55 N TO MADISON COUNTY. TAKE EXIT 112 FROM I-55 N CONTINUE ON GLUCKSTADT RD. USE ANY LANE TO TURN LEFT ONTO GLUCKSTADT RD. TURN LEFT ONTO LEXINGTON DR

DEPARTMENT	NAME/SIGNATURE	DATE
LAND/TOWER OWNER		
SITE ACQU. AGENT		
ZONING/PERMITTING AGENT		
A&E MANAGER		
CONSTRUCTION MANAGER		
RF MANAGER		

SITE NAME:  
**SOUTH GLUCKSTADT**

E911 NOT AVAILABLE. TO BE PROVIDED WITH BUILDING PERMIT APPROVAL.

PTN #:

ORACLE PTN # 1:	2701A17HMF
ORACLE PTN # 2:	2701A17HMJ
ORACLE PTN # 3:	2701A0QCSS
ORACLE PTN # 4:	2701A0QCCLY
ORACLE PTN # 5:	2701A0QCNR
ORACLE PTN # 6:	2701A0KWCD
ORACLE PTN # 7:	2701A0QCCTT
ORACLE PTN # 8:	2701A0QCCTW

AT&T SITE NUMBER:  
**14772332**

PACE:

PACE JOB # 1:	MRBHM037444
PACE JOB # 2:	MRBHM037433
PACE JOB # 3:	MRALM039939
PACE JOB # 4:	MRALM039945
PACE JOB # 5:	MRALM039941
PACE JOB # 6:	MRALM034004
PACE JOB # 7:	MRALM039959
PACE JOB # 8:	MRALM039934

PROJECT DESCRIPTION:  
**PROPOSED 175' MONOPOLE TOWER**  
RFDS VERSION  
**v 1.00 (DATED 11/16/2022)**

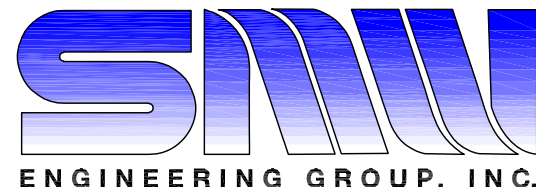
USID SITE NUMBER: **320865**      RFDS ID: **5510674**      RFDS NAME: **MSL01372**

**WALK-UP-CABINET (WUC) ON CONCRETE PAD CONSTRUCTION DRAWINGS**

CARRIER:



PREPARED BY:



TOGETHER PLANNING A BETTER TOMORROW  
158 BUSINESS CENTER DRIVE  
BIRMINGHAM, AL 35244  
TEL: 205-252-6985 FAX: 205-320-1504

AS OF 08/15/2023, NO TOWER DRAWINGS OR SA ARE CURRENTLY AVAILABLE TO INCORPORATE INTO CD'S. ONCE RECEIVED, CD'S WILL BE UPDATED TO REFLECT TOWER DESIGN.

NOTE: PLEASE NOTE THAT ALL AREAS OF DISTURBANCE (ACCESS AND COMPOUND) ARE TO BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR IN ACCORDANCE WITH THE GEOTECHNICAL REPORT FINDINGS. COMPACTION REPORTS ARE TO BE TAKEN AT 50' INTERVALS ALONG THE ACCESS DRIVE (MINIMUM OF TWO), AT EACH CORNER OF COMPOUND & CENTER OF COMPOUND AND AT EVERY TWO (2) FOOT OF FILL ELEVATION. ANY UNSUITABLE MATERIAL ENCOUNTERED ON SITE SHOULD BE REMOVED AND REPLACED (IN ACCORDANCE WITH GEOTECHNICAL REPORT). CONTRACTOR TO SUBMIT COMPACTION REPORTS PRIOR TO ANY ADDITIONAL CONSTRUCTION.

PROJECT INFORMATION

SITE ADDRESS: E911 NOT AVAILABLE  
MADISON, MS 39110  
LATITUDE (NAD 83): N 32° 30' 48.075" (32.513354°)  
LONGITUDE (NAD 83): W 90° 06' 42.669" (-90.111852°)  
PARCEL ID: 0821-29-010/07.00  
PARCEL SIZE: 1,600 SQ FT (0.04± ACRES)  
ZONING: I-2  
JURISDICTION: CITY OF GLUCKSTADT  
PROPERTY OWNER: HARMON QUALITY BUILDERS LLC  
APPLICANT: FORESITE  
3975 ASBURY ROAD  
VESTAVIA HILLS, AL 35243  
MATT SWANN  
ENGINEER: JOHN TAYLOR, PE  
158 BUSINESS CENTER DRIVE  
BIRMINGHAM, AL 35244  
POWER: ENTERGY  
TELCO: AT&T

DRAWING INDEX

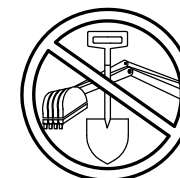
T-1	TITLE SHEET & PROJECT INFORMATION
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C-3	DETAILED SITE PLAN
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C-4.2	RF PLUMBING RISER DIAGRAM
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C-6.1	GRADING, SEDIMENT & EROSION CONTROL DETAILS
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C-10	AT&T WUC DETAILS
C-10.1	AT&T WUC DETAILS
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E-4	GROUNDING DETAILS
E-5	UTILITY H-FRAME DETAILS
LS-1	LANDSCAPING PLAN
LS-2	LANDSCAPING DETAILS
-	ATTACHMENTS
-	RFDS

DESIGNER	ZDS	AMD	AMD
DATE	DESCRIPTION:	ISSUED FOR CLIENT REVIEW	ISSUED FOR ZONING
01/26/23			
07/24/23			
08/15/23		REVISED PER CONCRETE PAD	

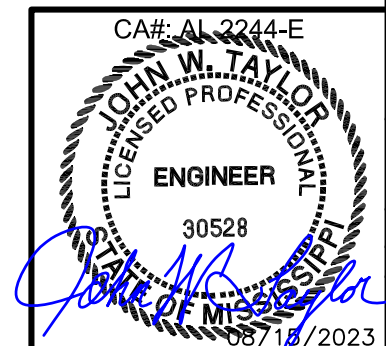
SOUTH GLUCKSTADT  
TITLE SHEET & PROJECT INFORMATION

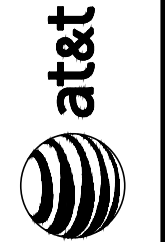
DESIGNER:	ZDS
CHECKED BY:	JWT
ENGINEER:	JWT
SMW #:	22-1425
SHEET NO.:	REV.

T-1 2



ALABAMA ONE-CALL  
STATE WIDE CALL: 811  
CALL BEFORE YOU DIG





DESIGNER	ZDS
ISSUED FOR CLIENT REVIEW	AMD
ISSUED FOR ZONING	AMD
REVISED PER CONCRETE PAD	

**SOUTH GLUCKSTADT**  
**GENERAL NOTES**

DESIGNER:	ZDS
CHECKED BY:	JWT
ENGINEER:	JWT
SMW #:	22-1425
SHEET NO.:	REV.

SITE COORDINATES:  
LATITUDE: N 32° 30' 48.075" (32.513954°)  
LONGITUDE: W 90° 06' 42.669" (-90.111852°)

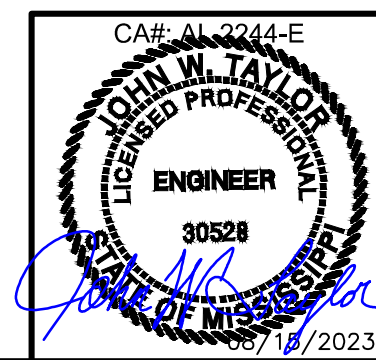
**GENERAL NOTES:**

1. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS, CONDITIONS AND ELEVATIONS BEFORE STARTING WORK. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER AND SHALL BE RESOLVED BEFORE PROCEEDING WITH THE WORK. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER IN ACCORDANCE WITH ACCEPTED CONSTRUCTIONS PRACTICES.
2. IT IS THE INTENTION OF THESE DRAWINGS TO SHOW COMPLETED INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY BRACING, SHORING, TIES, FORM WORK, ETC. IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL ORDINANCES, TO SAFELY EXECUTE ALL WORK AND SHALL BE RESPONSIBLE FOR SAME. ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL ORDERS,
3. THE CONTRACTOR SHALL USE ADEQUATE NUMBER OF SKILLED WORKMEN WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND METHOD NEEDED FOR PROPER PERFORMANCE OF THE WORK.
4. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR FURTHER AGREES TO INDEMNIFY AND HOLD DESIGN ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT.
5. SITE GROUNDING SHALL COMPLY WITH TOWER OWNER GROUNDING STANDARDS, LATEST EDITION. WHEN NATIONAL AND LOCAL GROUNDING CODES ARE MORE STRINGENT THEY SHALL GOVERN. GROUNDING SHALL BE COMPLETED BEFORE ERECTION OF THE TOWER
6. ALL WORK SHALL COMPLY WITH OSHA AND STATE SAFETY REQUIREMENTS. PROCEDURES FOR THE PROTECTION OF EXCAVATIONS, EXISTING CONSTRUCTION AND UTILITIES SHALL BE ESTABLISHED PRIOR TO FOUNDATION INSTALLATION. IF TEMPORARY LIGHTING AND MARKING IS REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION (FAA), IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE NECESSARY LIGHTS AND NOTIFY THE PROPER AUTHORITIES IN THE EVENT OF A PROBLEM.
7. ALL WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL CODES AND ORDINANCES. THE MOST STRINGENT CODE WILL APPLY IN THE CASE OF DISCREPANCIES OR DIFFERENCES IN THE CODE REQUIREMENTS.
8. ANY DAMAGE TO ADJACENT PROPERTIES SHALL BE CORRECTED AT THE CONTRACTORS EXPENSE.
9. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AMPLE NOTICE TO THE BUILDING INSPECTION DEPARTMENT TO SCHEDULE THE REQUIRED INSPECTIONS. A MINIMUM OF 24 HOURS OF NOTICE SHALL BE GIVEN AND THE BUILDING INSPECTION DEPARTMENTS HAVE REQUESTED THAT GROUPS OF TWO OR THREE SITES BE SCHEDULED AT ONE TIME IF POSSIBLE.
10. CONSTRUCTION MANAGER WILL CONFIRM FAA APPROVAL OF TOWER LOCATION BY ISSUING TOWER RELEASE FORM. NO TOWER SHALL BE CONSTRUCTED UNTIL THE TOWER RELEASE FORM IS ISSUED TO THE CONTRACTOR.
11. THE COMPLETE BID PACKAGE INCLUDES THESE CONSTRUCTION DRAWINGS ALONG WITH THE SPECIFICATIONS AND TOWER DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR REVIEW OF TOTAL BID PACKAGE PRIOR TO BID SUBMITTAL.
12. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES WITHIN CONSTRUCTION LIMITS PRIOR TO CONSTRUCTION.
13. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE ON THE SITE AT ALL TIMES. SILT AND EROSION CONTROL SHALL BE MAINTAINED ON THE DOWNSTREAM SIDE OF THE SITE AT ALL TIMES. ANY DAMAGE TO ADJACENT PROPERTIES SHALL BE CORRECTED AT THE CONTRACTORS EXPENSE.
14. CLEARING OF TREES AND VEGETATION ON THE SITE SHOULD BE HELD TO A MINIMUM. ONLY THE TREES NECESSARY FOR CONSTRUCTION OF THE FACILITIES SHALL BE REMOVED. ANY DAMAGE TO PROPERTY OUTSIDE THE LEASE PROPERTY PROPERTIES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
15. ALL SUITABLE BORROW MATERIAL FOR BACK FILL OF THE SITE SHALL BE INCLUDED IN THE BID. EXCESS TOPSOIL AND UNSUITABLE MATERIAL SHALL BE DISPOSED OF OFF SITE AT LOCATIONS APPROVED BY GOVERNING AGENCIES PRIOR TO DISPOSAL.
16. SEEDING AND MULCHING OF THE SITE SHALL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER COMPLETION OF THE SITE DEVELOPMENT. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING AN ADEQUATE COVER OF VEGETATION OVER THE SITE FOR A ONE YEAR PERIOD.
17. FOR ITEM THAT SHALL BE PROVIDED BY THE OWNER & INSTALLED BY THE CONTRACTOR, SEE "OWNER SUPPLIED MATERIAL LIST" INSERTED IN THIS DRAWINGS PACKAGE.
18. OBTAIN AND PAY FOR REQUIRED PERMITS, LICENSES, FEES IN SECTIONS, ETC.
19. RECORD DRAWINGS: MAINTAIN A RECORD OF ALL CHANGES, SUBSTITUTIONS BETWEEN WORK AS SPECIFIED AND INSTALLED RECORD CHANGES ON A CLEAN SET OF CONTRACT DRAWINGS WHICH SHALL BE TURNED OVER TO THE CONSTRUCTION MANAGER UPON COMPLETIONS OF THE PROJECT.
20. THE CONTRACTOR SHALL VISIT THE SITE BEFORE BIDDING ON THE WORK CONTAINED IN THIS DESIGN PACKAGE

**EXCAVATION & GRADING NOTES**

1. ALL CUT & FILL SLOPES SHALL BE 3:1 MAXIMUM (UNLESS NOTED ON GRADING SHEET)
2. ALL EXCAVATIONS ON WHICH CONCRETE IS TO BE PLACED SHALL BE SUBSTANTIALLY HORIZONTAL ON UNDISTURBED AND UNFROZEN SOIL AND BE FREE FROM LOOSE MATERIAL AND EXCESS GROUND WATER. DEWATERING FOR EXCESS GROUND WATER SHALL BE PROVIDED IF REQUIRED.
3. CONCRETE FOUNDATIONS SHALL NOT BE PLACED ON ORGANIC MATERIAL. IF SOUND SOIL IS NOT REACHED AT THE DESIGNATED EXCAVATION DEPTH, THE UNSATISFACTORY SOIL SHALL BE EXCAVATED TO ITS FULL DEPTH AND EITHER BE REPLACED WITH MECHANICALLY COMPACTED GRANULAR MATERIAL OR THE EXCAVATION BE FILLED WITH CONCRETE OF THE SAME QUALITY SPECIFIED FOR THE FOUNDATION.
4. ANY EXCAVATION OVER THE REQUIRED DEPTH SHALL BE FILLED WITH EITHER MECHANICALLY COMPACTED GRANULAR MATERIAL OF CONCRETE OF THE SAME QUALITY SPECIFIED FOR THE FOUNDATION. CRUSHED STONE MAY BE USED TO STABILIZE THE BOTTOM OF THE EXCAVATION. STONE, IF USED, SHALL NOT BE USED AS COMPILING CONCRETE THICKNESS.
5. AFTER COMPLETION OF THE FOUNDATION AND OTHER CONSTRUCTION BELOW GRADE, AND BEFORE BACK FILLING, ALL EXCAVATIONS SHALL BE CLEAN OF UNSUITABLE MATERIAL SUCH AS VEGETATION, TRASH, DEBRIS AND SO FORTH.
6. BACK FILL SHALL BE:
  - APPROVED MATERIALS CONSISTING OF EARTH, LOAMY, SANDY, CLAY SAND, GRAVEL OR SOFT SHELL;
  - FREE FROM CLODS OR STONES OVER 2½" MAXIMUM DIMENSIONS;
  - IN LAYERS AND COMPACTED
7. SITE FILL MATERIAL AND FOUNDATION BACK FILL SHALL BE PLACED IN LAYERS, MAXIMUM 6" DEEP BEFORE COMPACTION. EACH LAYER SHALL BE SPRINKLED IF REQUIRED AND COMPACTED BY HAND OPERATED OR MACHINE TAMPERS TO 95% OF MAXIMUM DENSITY, AT THE OPTIMUM MOISTURE CONTENT +/-2% AS DETERMINED BY ATM DESIGNATION D-698, UNLESS OTHERWISE APPROVED. SUCH BACK FILL SHALL NOT BE PLACED BEFORE 3 DAYS AFTER PLACEMENT OF CONCRETE.
8. THE FOUNDATION AREA SHALL BE GRADED TO PROVIDE WATER RUNOFF AND PREVENT WATER FROM STANDING. THE FINAL GRADE SHALL SLOPE AWAY IN ALL DIRECTIONS FROM THE FOUNDATION AND SHALL THEN BE COVERED WITH 4" DEEP COMPACTED STONE OR GRAVEL.
9. CONTRACTOR SHALL PROVIDE ALL EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED BY LOCAL CITY, COUNTY AND STATE CODES AND ORDINANCES TO PROTECT EMBANKMENTS FROM SOIL LOSS AND TO PREVENT ACCUMULATION OF SOIL AND SILT IN STREAMS AND DRAINAGE PATHS LEAVING THE CONSTRUCTION AREA. THIS MAY INCLUDE SUCH MEASURES AS SILT FENCES, STRAW BALE SEDIMENT BARRIERS AND CHECK DAMS.
10. FILL PREPARATION:
  - REMOVE ALL VEGETATION, TOPSOIL, DEBRIS, WET AND UNSATISFACTORY SOIL MATERIALS, OBSTRUCTIONS, AND DELETERIOUS MATERIALS FROM GROUND SURFACE PRIOR TO PLACING FILLS. PLOW STRIP OR BREAK UP SLOPED SURFACES STEEPER THAT 1 VERTICAL TO 4 HORIZONTAL SO FILL MATERIAL WILL BOND WITH EXISTING SURFACE. WHEN SUBGRADE OR EXISTING GROUND SURFACE TO RECEIVE FILL HAS A DENSITY LESS THAN THAT REQUIRED FOR FILL, BREAK UP GROUND SURFACE TO DEPTH REQUIRED, PULVERIZE, MOISTURE-CONDITION OR AERATE SOIL AND RECOMPACT TO REQUIRED DENSITY.
11. REPLACE THE EXISTING WEARING SURFACE ON AREAS WHICH HAVE BEEN DAMAGED OR REMOVED DURING CONSTRUCTION OPERATIONS. SURFACE SHALL BE REPLACE TO MATCH EXISTING ADJACENT SURFACING AND SHALL BE OF THE SAME THICKNESS. NEW SURFACE SHALL BE FREE FROM CORRUGATIONS AND WAVES. EXISTING SURFACING MAY BE EXCAVATED SEPARATELY AND REUSED IF INJURIOUS AMOUNTS OF EARTH, ORGANIC MATERIAL, OF OTHER DELETERIOUS MATERIALS ARE REMOVED PRIOR TO REUSE. FURNISH ALL ADDITIONAL RESURFACING MATERIAL AS REQUIRED. BEFORE SURFACING IS REPLACED, SUBGRADE SHALL BE GRADED TO CONFORM TO REQUIRED SUBGRADE ELEVATIONS, AND LOOSE OR DISTURBED MATERIALS SHALL BE THOROUGHLY COMPACTED. DEPRESSIONS IN THE SUBGRADE SHALL BE FILLED AND COMPACTED WITH APPROVED SELECTED MATERIAL. SURFACING SHALL NOT BE USED FOR FILLING DEPRESSIONS IN THE SUBGRADE.
12. PROTECT EXISTING SURFACING AND SUBGRADE IN AREAS WHERE EQUIPMENT LOADS WILL OPERATE. USE PLANKING OR OTHER SUITABLE MATERIALS DESIGNED TO SPREAD EQUIPMENT LOADS. REPAIR DAMAGE TO EXISTING GRAVEL SURFACING OR SUBGRADE WHERE SUCH DAMAGE IS DUE TO THE CONTRACTOR'S OPERATIONS. DAMAGED GRAVEL SURFACING SHALL BE RESTORED TO MATCH THE ADJACENT UNDAAGED GRAVEL SURFACING AND SHALL BE OF THE SAME THICKNESS.
13. DAMAGE TO EXISTING STRUCTURES AND UTILITIES RESULTING FROM CONTRACTOR'S NEGLIGENCE SHALL BE REPAIRED / REPLACED TO OWNER'S SATISFACTION AT CONTRACTOR'S EXPENSE.
14. CONTRACTOR SHALL COORDINATE THE CONSTRUCTION SCHEDULE WITH PROPERTY OWNER SO AS TO AVOID INTERRUPTIONS TO PROPERTY OWNER'S OPERATIONS.
15. ENSURE POSITIVE DRAINAGE DURING AND AFTER COMPLETION OF CONSTRUCTION.
16. RIPRAP SHALL BE CLEAN, HARD, SOUND, DURABLE, UNIFORM IN QUALITY, AND FREE OF ANY DETRIMENTAL QUANTITY OF SOFT, FRIABLE, THIN, ELONGATED OR LAMINATED PIECES, DISINTEGRATED MATERIAL, ORGANIC.
17. SHOULD ARTIFACTS OR ARCHAEOLOGICAL FEATURES BE ENCOUNTERED DURING PROJECT ACTIVITIES, WORK SHALL CEASE AND OUR OFFICE SHALL BE CONSULTED IMMEDIATELY. ARTIFACTS ARE OBJECTS EBI CONSULTING MADE, USED OR MODIFIED BY HUMANS. THEY INCLUDE BUT ARE NOT EXCLUDED TO ARROWHEADS, BROKEN PIECES OF POTTERY OR GLASS, STONE IMPLEMENTS, METAL FASTENERS OR TOOLS, ETC. ARCHAEOLOGICAL FEATURES ARE STAINS ON THE SOIL THAT INDICATE DISTURBANCE BY HUMAN ACTIVITY. SOME EXAMPLES ARE POST HOLES, BUILDING FOUNDATIONS, TRASH PITS AND EVEN HUMAN BURIALS.

- X — FENCE
- □ — CONTOUR LINE
- - - - - PROPERTY LINE/ROW
- - - - - LEASE AREA
- - - - - EASEMENT
- DISCONNECT SWITCH
- Ⓜ METER
- Ⓢ CIRCUIT BREAKER
- Ⓧ Coded Note Number
- Ⓢ Chemical Ground Rod
- Ⓧ Ground Rod
- Ⓧ Ground Rod w/ Inspection Sleeve
- CADWELD TYPE CONNECTION
- COMPRESSION TYPE CONNECTION
- G — GROUND WIRE





DESIGNER:  
ZDS

ISSUED FOR CLIENT REVIEW  
01/26/23

ISSUED FOR ZONING  
07/24/23

REVISED PER CONCRETE PAD  
08/15/23

DESIGNER:  
ZDS

CHECKED BY:  
JWT

ENGINEER:  
JWT

SMW #: 22-1425

SHEET NO.:  
C-2

REV.  
2

DATE:  
08/15/2023

CA#: AL 2244-E

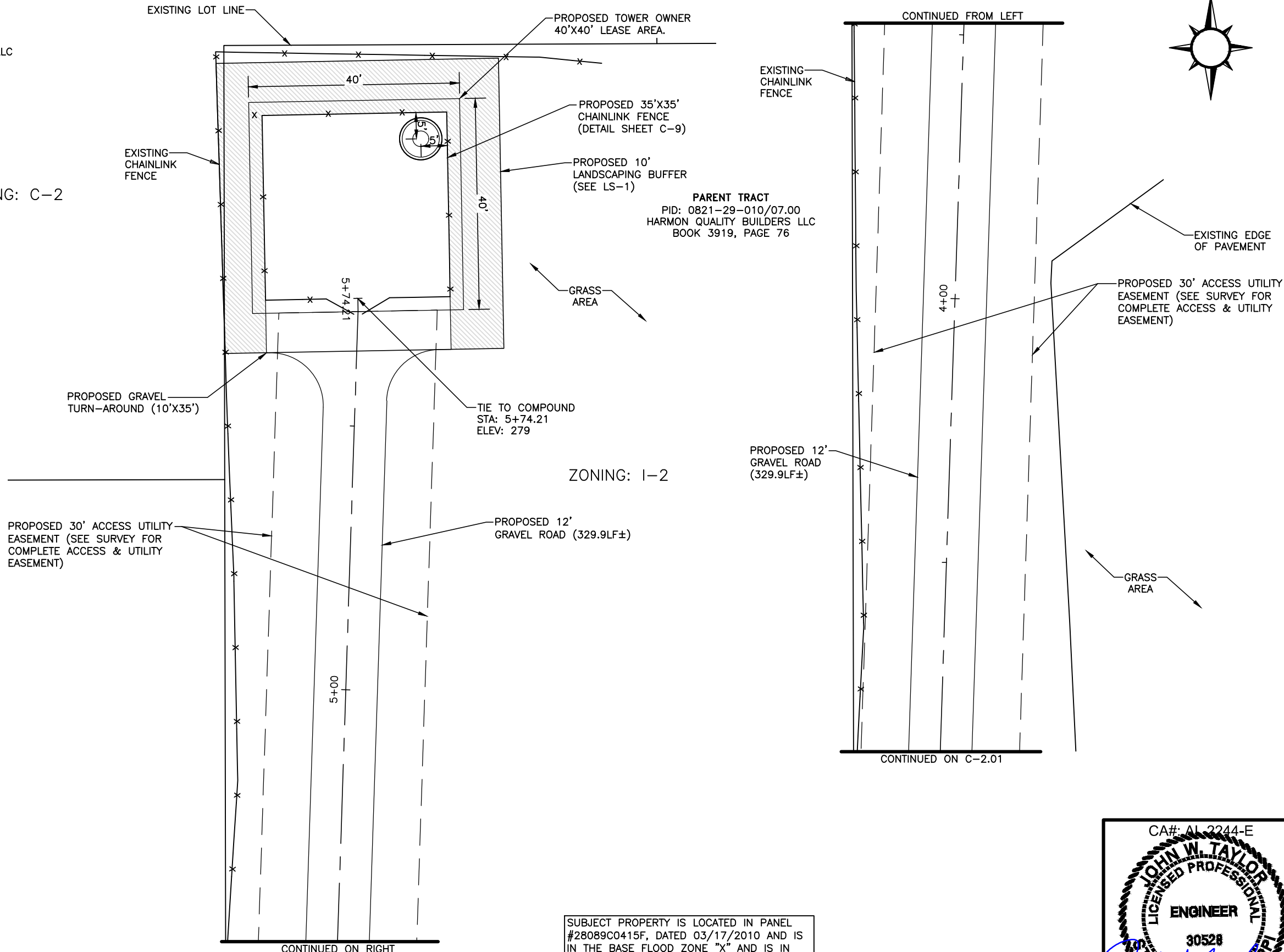
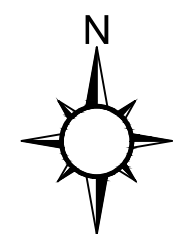
JOHN W. TAYLOR  
LICENSED PROFESSIONAL  
ENGINEER  
30528

STATE OF MISSISSIPPI

14

PID: 0821-29-010/13.00  
PHARMACY GROOUP OF MISSISSIPPI LLC  
BOOK 3114, PAGE 511

ZONING: C-2



PID: 0821-29-010/08.01  
HAS INVESTMENTS LLC  
BOOK 3555, PAGE 838

SUBJECT PROPERTY IS LOCATED IN PANEL #28089C0415F, DATED 03/17/2010 AND IS IN THE BASE FLOOD ZONE "X" AND IS IN NOT A SPECIAL FLOOD HAZARD AREA.

1 OVERALL SITE PLAN  
C-2 SCALE: 1"=20'



ZONING: C-2

EXISTING LOT LINE CONTINUED FROM C-2

PROPOSED 12' GRAVEL ROAD (329.9LF±)

PARENT TRACT  
PID: 0821-29-010/07.00  
HARMON QUALITY BUILDERS LLC  
BOOK 3919, PAGE 76

ZONING: I-2

CONCRETE AREA

EXISTING BUILDING

PROPOSED 30' ACCESS UTILITY EASEMENT (SEE SURVEY FOR COMPLETE ACCESS & UTILITY EASEMENT)

PID: 0821-29-010/08.01  
HAS INVESTMENTS, LLC  
BOOK 3555, PAGE 838

EXISTING EDGE OF PAVEMENT

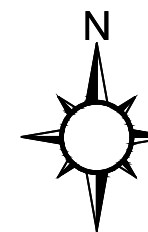
EXISTING BUILDING

EXISTING CHAINLINK FENCE

EXISTING SLIDING GATE

SUBJECT PROPERTY IS LOCATED IN PANEL #28089C0415F, DATED 03/17/2010 AND IS IN THE BASE FLOOD ZONE "X" AND IS IN NOT A SPECIAL FLOOD HAZARD AREA.

1 OVERALL SITE PLAN  
C-201 SCALE: 1"=20'



DESIGNER: ZDS

ISSUED FOR CLIENT REVIEW: AMD

ISSUED FOR ZONING: AMD

REVISED PER CONCRETE PAD: AMD

DATE: 01/26/23

DATE: 07/24/23

DATE: 08/15/23

SOUTH GLUCKSTADT

OVERALL SITE PLAN

DESIGNER: ZDS

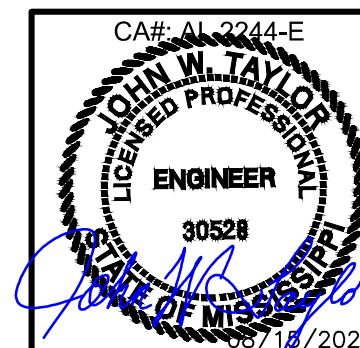
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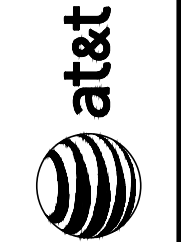
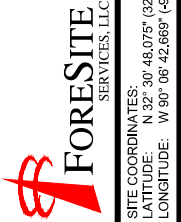
ENGINEER: JWT

SMW #: 22-1425

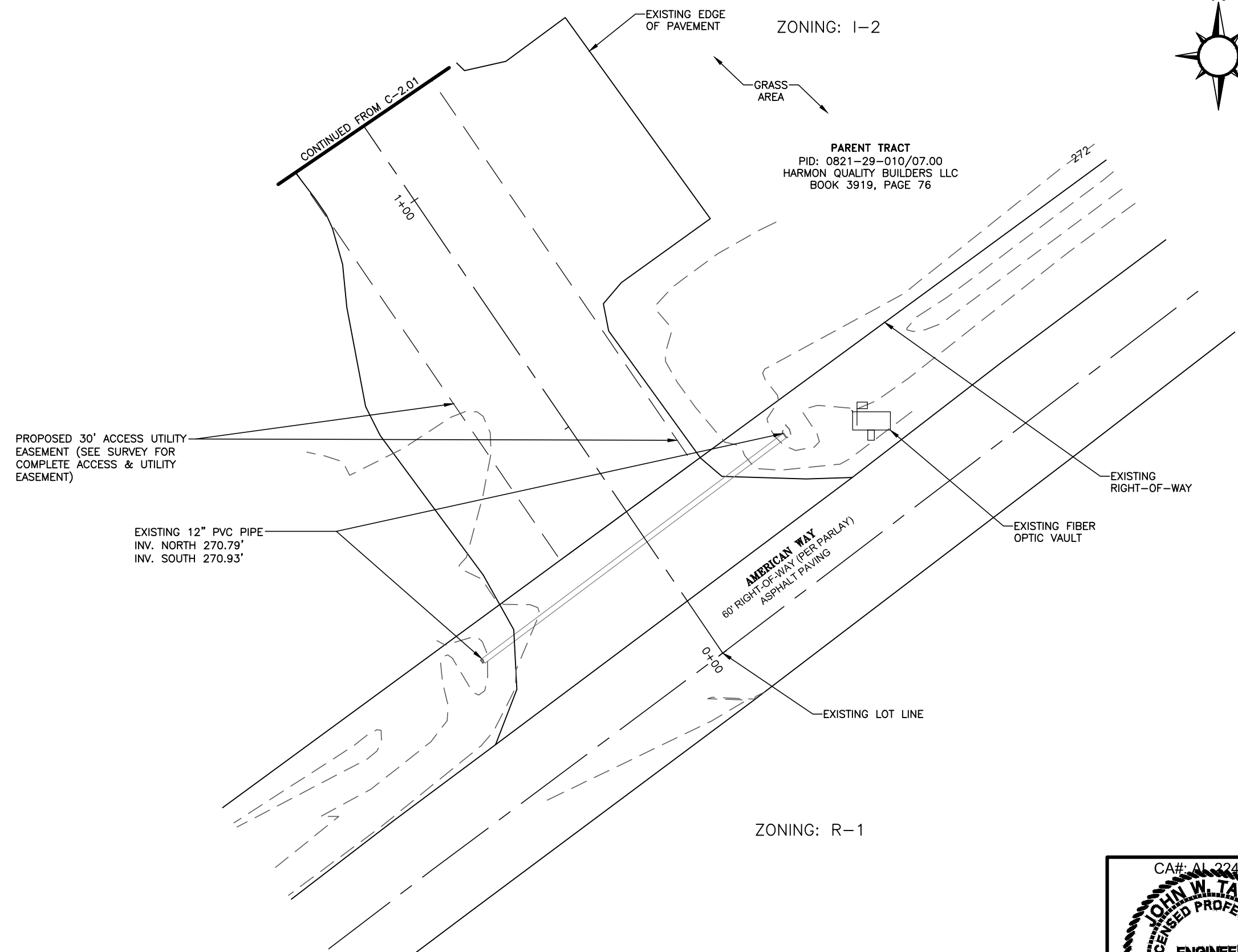
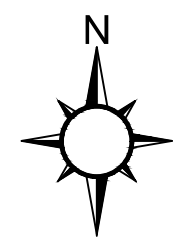
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REV.: 2





SITE COORDINATES:  
 LATITUDE: N 32° 30' 48.075" (32.513954°)  
 LONGITUDE: W 90° 06' 42.669" (-90.111852°)



DATE	DESCRIPTION	DESIGNER
01/26/23	ISSUED FOR CLIENT REVIEW	ZDS
07/24/23	ISSUED FOR ZONING	AMD
08/15/23	REVISED PER CONCRETE PAD	AMD

SOUTH GLUCKSTADT  
 OVERALL SITE PLAN

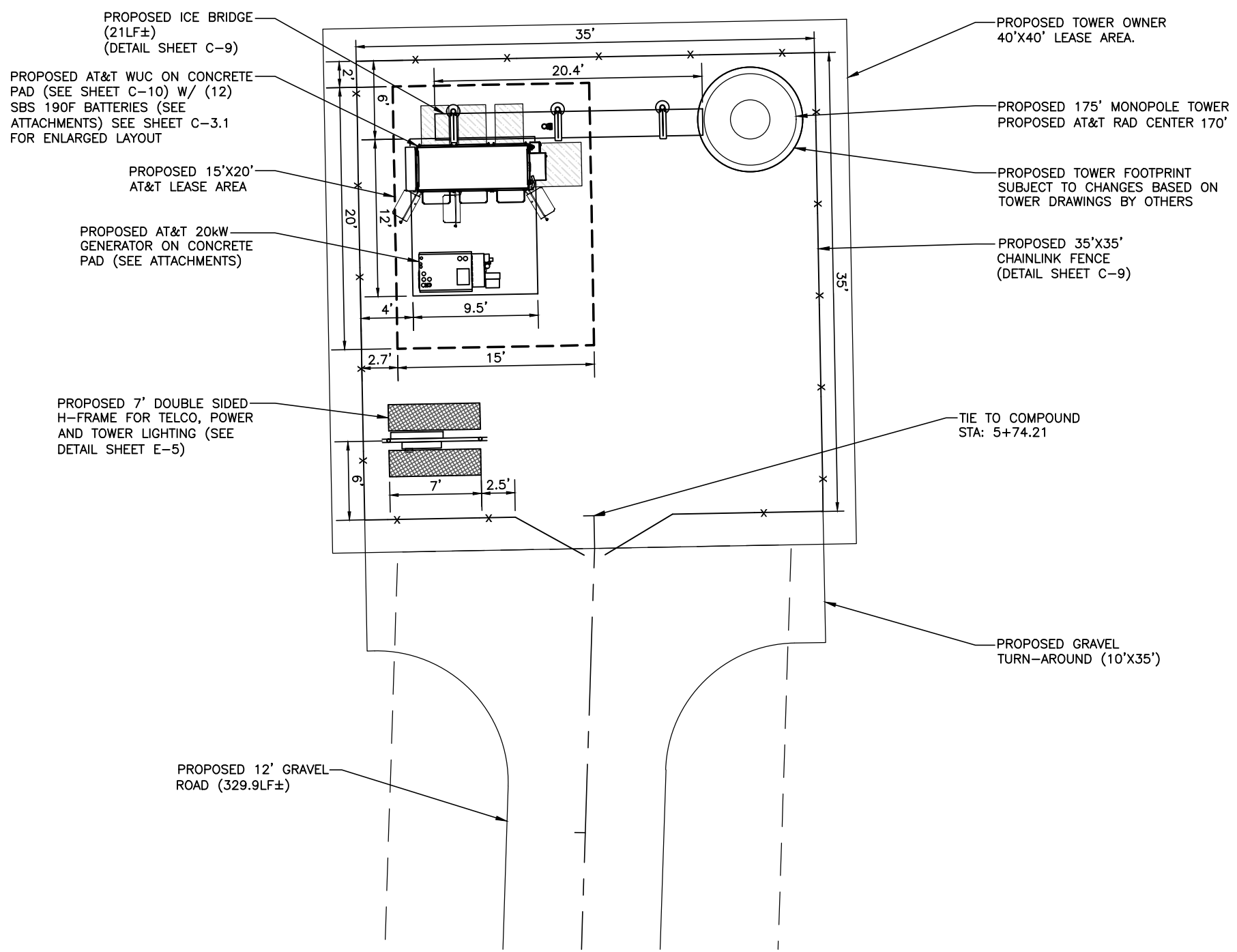
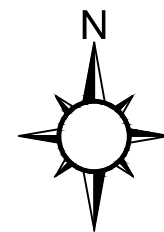
DESIGNER:	ZDS
CHECKED BY:	JWT
ENGINEER:	JWT
SMW #:	22-1425
SHEET NO.:	REV.
C-2.02	2

SUBJECT PROPERTY IS LOCATED IN PANEL #28089C0415F, DATED 03/17/2010 AND IS IN THE BASE FLOOD ZONE "X" AND IS IN NOT A SPECIAL FLOOD HAZARD AREA.



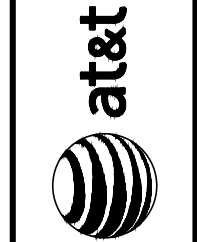
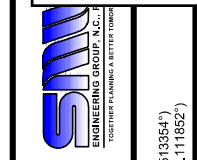
1 OVERALL SITE PLAN  
 C-202 SCALE: 1"=20'





SUBJECT PROPERTY IS LOCATED IN PANEL #28089C0415F, DATED 03/17/2010 AND IS IN THE BASE FLOOD ZONE "X" AND IS IN NOT A SPECIAL FLOOD HAZARD AREA.

1 DETAILED SITE PLAN  
SCALE: 1"=10'



DATE	DESCRIPTION:	DESIGNER:
01/26/23	ISSUED FOR CLIENT REVIEW	ZDS
07/24/23	ISSUED FOR ZONING	AMD
08/15/23	REVISED PER CONCRETE PAD	AMD

SOUTH GLUCKSTADT  
DETAILED SITE PLAN



DESIGNER:	ZDS
CHECKED BY:	JWT
ENGINEER:	JWT
SMW #:	22-1425
SHEET NO.:	REV.
C-3	2



DESIGNER: ZDS  
 DATE: 01/26/23

ISSUED FOR CLIENT REVIEW: ZDS  
 DATE: 07/24/23

ISSUED FOR ZONING: AMD  
 DATE: 08/15/23

REVISED PER CONCRETE PAD: AMD  
 DATE: 08/15/23

DATE: 01/26/23  
 07/24/23  
 08/15/23

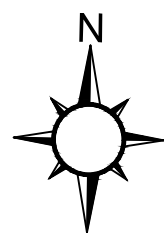
SOUTH GLUCKSTADT  
 ENLARGED  
 SHELTER PLAN

DESIGNER: ZDS  
 CHECKED BY: JWT  
 ENGINEER: JWT

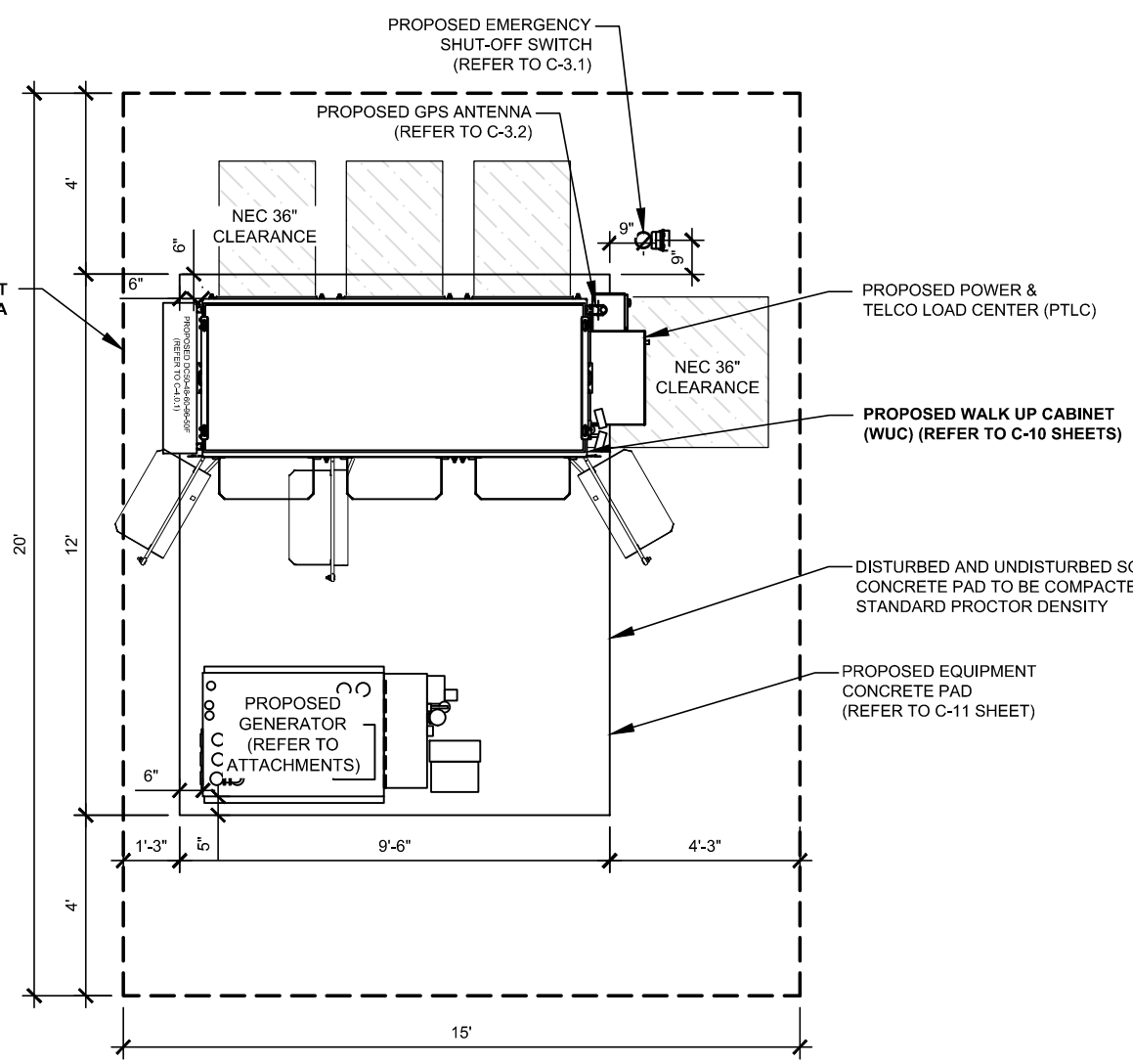
SMW #: 22-1425

SHEET NO.: C-3.1  
 REV.: 2

SITE COORDINATES:  
 LATITUDE: N 32° 30' 48.075" (32.513954°)  
 LONGITUDE: W 90° 06' 42.669" (-90.111852°)



PROPOSED AT&T  
 15'x20' LEASE AREA



**1** WALK-UP CABINET (WUC) LAYOUT  
 C-3.1 SCALE: NOT TO SCALE

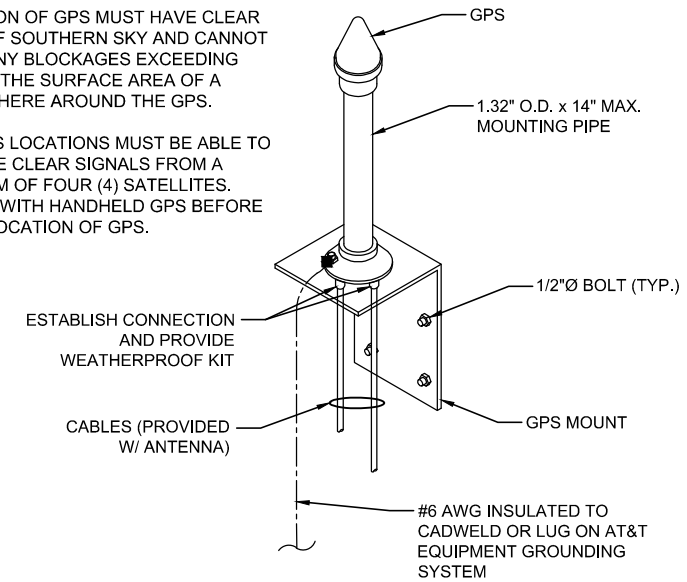
BATTERY SPECIFICATIONS:  
 ENERSYS POWERSAFE SBS-190F BATTERY 12V 190AH FRONT TERM

QUANTITY: 12  
 SKU / OSI ITEM NUMBER: SBS-190F  
 CHEMISTRY: SEALED LEAD ACID  
 NOMINAL VOLTAGE: 12V  
 NOMINAL CAPACITY: 190.0AH  
 TERMINALS: M6  
 DIMENSIONS (L X W X H): 22.10 X 4.90 X 12.40  
 WEIGHT (POUNDS): 132.3

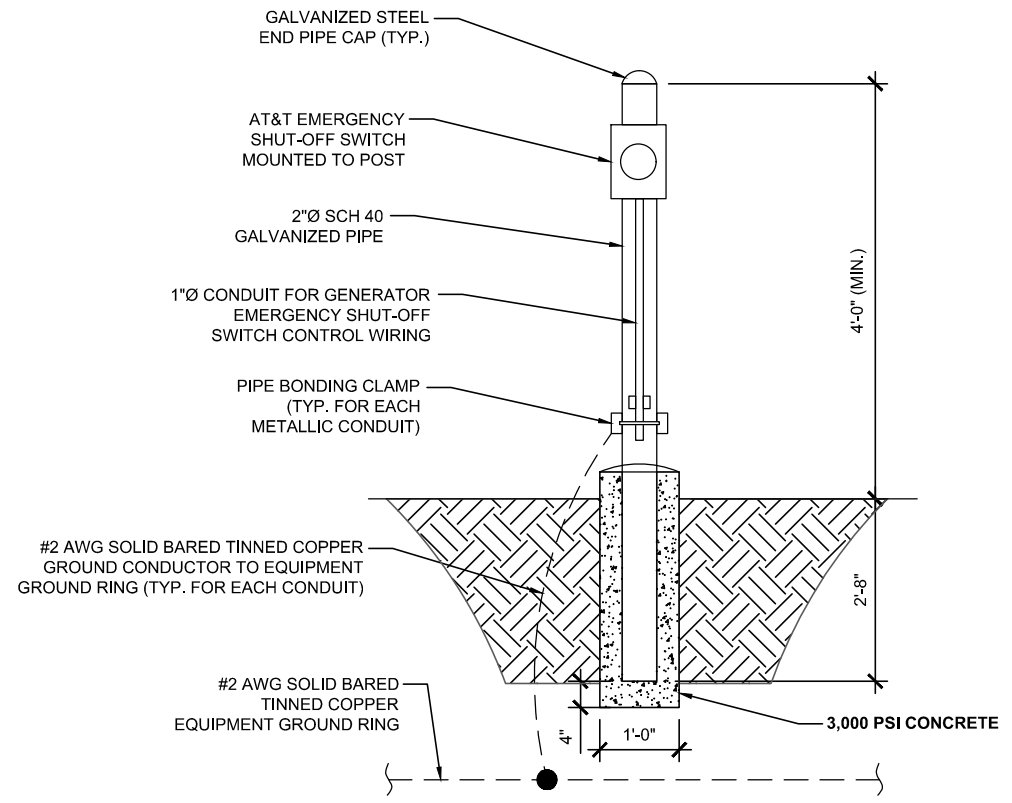
ICE BRIDGE NOTE:  
 • PRIOR TO CONSTRUCTION FIELD COORDINATE HEIGHT AND ROUTE OF ICE BRIDGE WITH TOWER OWNER  
 • ALL SUPPORT POSTS MUST BE GROUNDED

NOTES:

- LOCATION OF GPS MUST HAVE CLEAR VIEW OF SOUTHERN SKY AND CANNOT HAVE ANY BLOCKAGES EXCEEDING 25% OF THE SURFACE AREA OF A HEMISPHERE AROUND THE GPS.
- ALL GPS LOCATIONS MUST BE ABLE TO RECEIVE CLEAR SIGNALS FROM A MINIMUM OF FOUR (4) SATELLITES. VERIFY WITH HANDHELD GPS BEFORE FINAL LOCATION OF GPS.



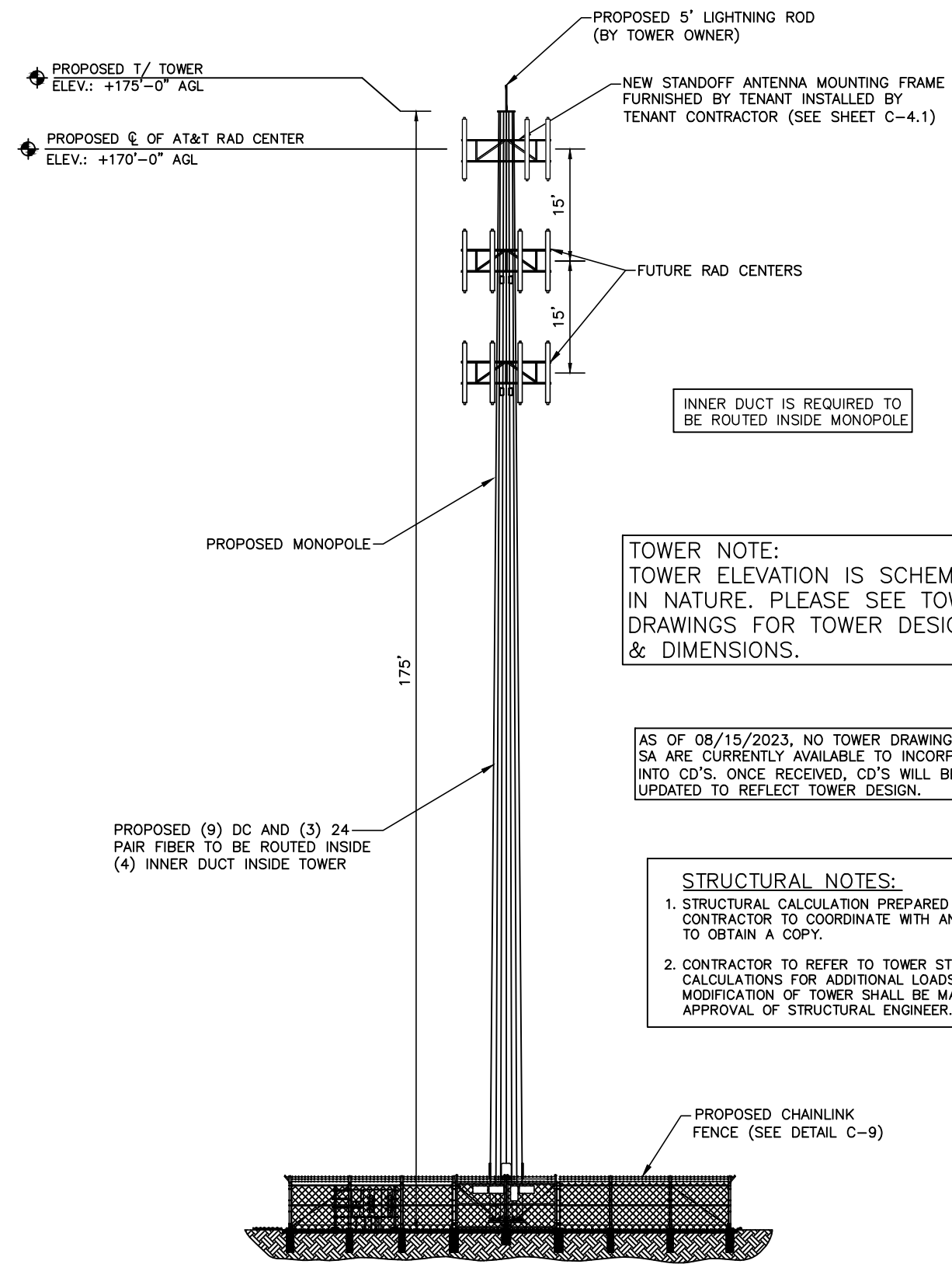
**3** GPS ANTENNA MOUNTING DETAIL  
 SCALE: NOT TO SCALE



**2** EMERGENCY SHUT-OFF SWITCH DETAIL  
 SCALE: NOT TO SCALE



SITE COORDINATES:  
 LATITUDE: N 32° 30' 48.075" (32.513954°)  
 LONGITUDE: W 90° 06' 42.869" (-90.111852°)



NOTE: SEE SHEET C-4.01 FOR ANTENNA LAYOUT AND NOTES.

INNER DUCT IS REQUIRED TO BE ROUTED INSIDE MONOPOLE

TOWER NOTE:  
 TOWER ELEVATION IS SCHEMATIC IN NATURE. PLEASE SEE TOWER DRAWINGS FOR TOWER DESIGN & DIMENSIONS.

AS OF 08/15/2023, NO TOWER DRAWINGS OR SA ARE CURRENTLY AVAILABLE TO INCORPORATE INTO CD'S. ONCE RECEIVED, CD'S WILL BE UPDATED TO REFLECT TOWER DESIGN.

**STRUCTURAL NOTES:**  
 1. STRUCTURAL CALCULATION PREPARED BY OTHERS. CONTRACTOR TO COORDINATE WITH ANB REPRESENTATIVE TO OBTAIN A COPY.  
 2. CONTRACTOR TO REFER TO TOWER STRUCTURAL CALCULATIONS FOR ADDITIONAL LOADS. NO ERECTION OR MODIFICATION OF TOWER SHALL BE MADE WITHOUT APPROVAL OF STRUCTURAL ENGINEER.

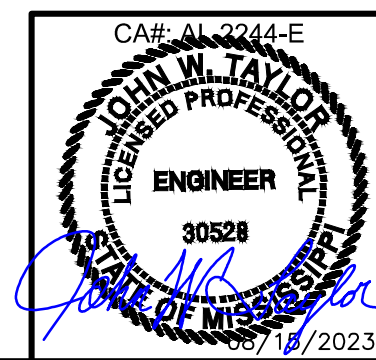
DATE	DESCRIPTION:	DESIGNER
01/26/23	ISSUED FOR CLIENT REVIEW	ZDS
07/24/23	ISSUED FOR ZONING	AMD
08/15/23	REVISED PER CONCRETE PAD	AMD

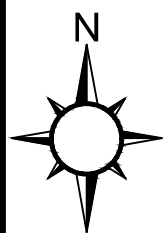
**SOUTH GLUCKSTADT**  
**TOWER ELEVATION**  
**AND LIGHTING DETAIL**

DESIGNER:	ZDS
CHECKED BY:	JWT
ENGINEER:	JWT
SMW #:	22-1425
SHEET NO.:	REV.

C-4 2

1 TOWER ELEVATION  
 C-4 SCALE: 1" = 20'





PROPOSED 13' FACE SABER 5' DEEP VBOOM SECTOR MOUNT. SABRE #C10841002 (CONMAT# ANT.53856) W/ (5) 2-7/8"ODx126"L ANTENNA PIPE MOUNT. REF DET 1/C-4.1

PROPOSED 4478 B14 FOR ANTENNA 3 ON DUAL MOUNT TO BE INSTALLED ON PIPE W/ CROSSOVER PLATES

PROPOSED KATHREIN 80010992V01 LTE 700/1900/AWS 5G 850/1900/AWS ALPHA AZIMUTH: 60°

PROPOSED 4449 B5/B12, & 8843 B2/B66A ON DUAL MOUNT

PROPOSED DC9-48-60-24-8C-EV

PROPOSED KATHREIN 80010992V01 LTE 700/WCS ALPHA AZIMUTH: 60°

PROPOSED 4415 B30 ON DUAL MOUNT

PROPOSED ERICSSON AIR6449 B77D & AIR6419 B77G (STACKED) 5G C-BAND/5G DOD ALPHA AZIMUTH: 60°

PROPOSED 4478 B14 FOR ANTENNA 3 ON DUAL MOUNT TO BE INSTALLED ON PIPE W/ CROSSOVER PLATES

PROPOSED DC9-48-60-24-8C-EV

PROPOSED 4449 B5/B12, & 8843 B2/B66A ON DUAL MOUNT

PROPOSED ERICSSON AIR6449 B77D & AIR6419 B77G (STACKED) 5G C-BAND/5G DOD BETA AZIMUTH: 180°

PROPOSED KATHREIN 80010992V01 LTE 700/WCS BETA AZIMUTH: 180°

PROPOSED KATHREIN 80010992V01 LTE 700/1900/AWS 5G 850/1900/AWS BETA AZIMUTH: 180°

PROPOSED 4415 B30 ON DUAL MOUNT

PROPOSED (9) DC AND (3) 24 PAIR FIBER TO BE ROUTED INSIDE (4) INNER DUCT INSIDE TOWER

PROPOSED DC9-48-60-24-8C-EV

PROPOSED 4449 B5/B12, & 8843 B2/B66A ON DUAL MOUNT

PROPOSED 4478 B14 FOR ANTENNA 3 ON DUAL MOUNT TO BE INSTALLED ON PIPE W/ CROSSOVER PLATES

PROPOSED 4415 B30 ON DUAL MOUNT

PROPOSED KATHREIN 80010992V01 LTE 700/WCS ALPHA AZIMUTH: 300°

PROPOSED KATHREIN 80010992V01 LTE 700/1900/AWS 5G 850/1900/AWS ALPHA AZIMUTH: 300°

PROPOSED ERICSSON AIR6449 B77D & AIR6419 B77G (STACKED) 5G C-BAND/5G DOD GAMMA AZIMUTH: 300°

**TIEBACK NOTE:**  
DUE TO TIEBACK LENGTH (6) SA-B12 (CONMAT# ANT.16613) (2-3/8"x150" PIPE) STIFF ARMS WILL BE REQUIRED. SEE CUT SHEET IN ATTACHMENTS

**1 ANTENNA LAYOUT**  
SCALE: 1"=3'

AS OF 08/15/2023, NO TOWER DRAWINGS OR SA ARE CURRENTLY AVAILABLE TO INCORPORATE INTO CD'S. ONCE RECEIVED, CD'S WILL BE UPDATED TO REFLECT TOWER DESIGN.

**ANTENNA NOTES:**

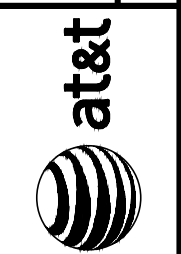
1. THIS ANTENNA ORIENTATION PLAN IS A SCHEMATIC. THE CONTRACTOR SHALL VERIFY TOWER ORIENTATION AND FIELD COORDINATE REQUIRED ADJUSTMENTS TO ACHIEVE THE DESIRED ANTENNA AZIMUTHS.
2. PROPOSED JUMPERS NOT SHOWN FOR CLARITY.
3. ANTENNA CENTERLINE HEIGHT BASED ON TOP OF FOOTING ELEVATION.
4. ALL ANTENNAS, CABLES AND MOUNTS SHALL BE INSTALLED IN ACCORDANCE WITH THE TOWER ENGINEER'S RECOMMENDATIONS IN A MANNER CONSISTENT WITH THE STRUCTURAL ANALYSIS REPORT.
5. ALL ANTENNA BRACKETS PER ANTENNA MANUFACTURER, OR EQUAL CONTRACTOR TO COORDINATE REQUIRED MECHANICAL DOWNTILT WITH AT&T.
6. ALL ANTENNA INFORMATION TO BE CONFIRMED WITH AT&T RF DESIGN PRIOR TO INSTALLATION.
7. ALL PROPOSED ANTENNA ELECTRICAL/MECHANICAL DOWNTILTS AS PER RF DATA SHEETS.
8. ALL CONNECTIONS FOR HANGERS, SUPPORTS, BRACING, ETC SHALL BE INSTALLED PER TOWER MANUFACTURER'S STANDARD DETAILS.

**ANTENNA SEPARATION REQUIREMENTS:**  
INSTALLERS TO MAINTAIN:  
1) A 3' SEPARATION BETWEEN ALL ANTENNAS\* ON THE SAME MOUNT (\* SEE NOTE 3)  
2) A 4' SEPARATION IS TO BE MAINTAIN BETWEEN ANTENNAS ON DIFFERENT SECTOR MOUNTS IF ANTENNAS ARE 700 B/C (B12/B17) AND 700 D/E (B29); THEN A 6' SEPARATION WILL BE REQUIRED FOR THESE ANTENNAS.

**ANTENNA LAYOUT DESIGN NOTES:**  
1.) THE INITIAL ANTENNA LAYOUT PAGE WAS DESIGNED BEFORE TOWER DRAWINGS WERE RECEIVED BY SMW ENGINEERING. THE WIDTH NOTED ON PLANS ARE ASSUMED.  
2.) ALL ANTENNA LAYOUTS ARE SCHEMATIC IN NATURE.  
3.) SEE SHEET C-3 FOR SITE SPECIFIC TOWER TYPE:  
A. SST DRAWN WITH ASSUMED 5' FACE  
B. GUY TOWER DRAWN WITH ASSUMED 3' FACE  
C. MONOPOLE DRAWN ASSUMED 18" DIAMETER  
4.) FUTURE ANTENNAS SHOWN TO VALIDATE REQUIRED SEPARATION BETWEEN ANTENNAS  
5.) ONCE TOWER DRAWINGS ARE RECEIVED "ASSUMED" WILL BE REMOVED FROM ANTENNA LAYOUT. DO NOT USE CD'S FOR INSTALLATION IF TOWER DRAWINGS HAVE NOT BEEN RECEIVED BY SMW ENGINEERING AND INCORPORATED INTO DRAWINGS.  
6.) SEE TOWER NOTE ON THIS PAGE AND FRONT COVER TO VERIFY IF TOWER DRAWINGS ARE INCORPORATED INTO PLANS.

ALL 2-7/8" OD ANTENNA PIPES ARE TO BE 126" LONG (10'-6" LONG). (COMMSCOPE MT-546-126 (ANT.16873) OR AT&T APPROVED EQUAL PER LATEST CONMAT LIST) (5) PIPES PER SECTOR MOUNT

**5 ANTENNA MOUNT NOTE:**  
1) THIS SCHEMATIC IS SHOWN WITH 5 ANTENNA MOUNTS, PER AT&T'S LATEST RFDS.  
2) ALL 700 MHZ ANTENNA AND RADIOS SHALL MAINTAIN A 3' OR 6' SEPARATION, AT ALL TIMES, AS DIRECTED BY AT&T.  
3) FINAL CONFIGURATION SHALL BE MADE BY CONTRACTORS IN FIELD, PER AT&T GUIDELINES.



DESIGNER	ZDS	AMD	AMD
DATE	01/26/23	07/24/23	08/15/23
DESCRIPTION:	ISSUED FOR CLIENT REVIEW	ISSUED FOR ZONING	REVISED PER CONCRETE PAD

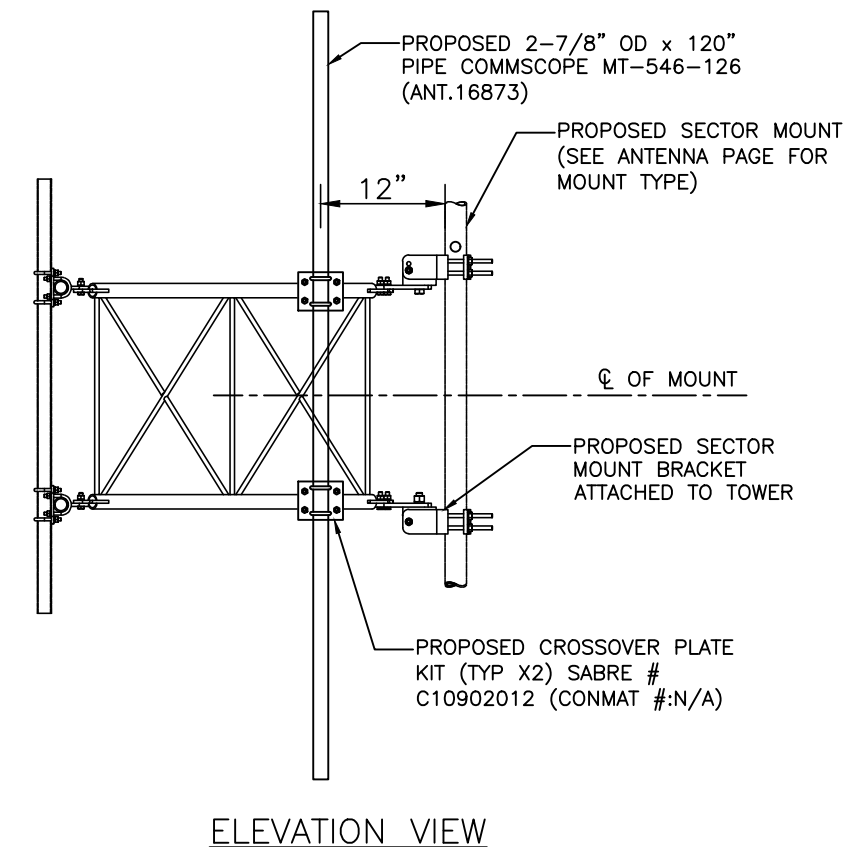
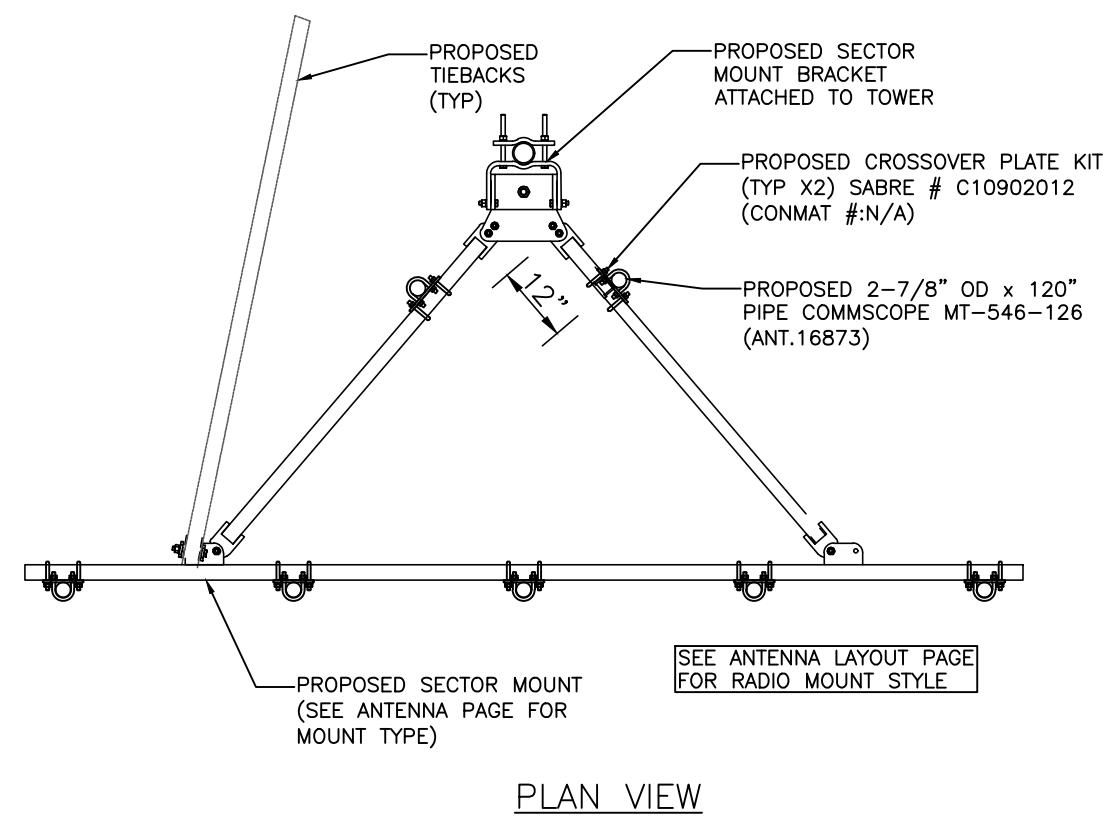
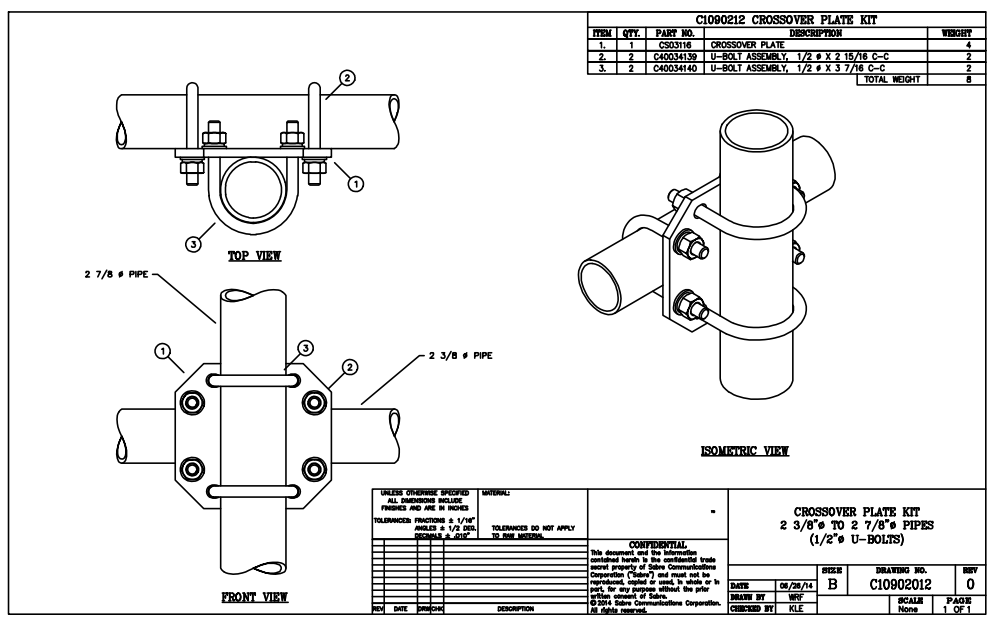
**SOUTH GLUCKSTADT ANTENNA LAYOUT AND NOTES**

DESIGNER:	ZDS
CHECKED BY:	JWT
ENGINEER:	JWT
SMW #:	22-1425
SHEET NO.:	REV.
C-4.01	2





SITE COORDINATES:  
 LATITUDE: N 32° 30' 48.075" (32.513954°)  
 LONGITUDE: W 90° 06' 42.669" (-90.111852°)



**1** CROSSOVER DETAIL FOR RADIOS  
 C-402 SCALE: NOT TO SCALE

MOUNT SHOWN IS TO HELP LOCATE WHERE THE CROSSOVER PLATES AND PIPE ARE TO BE INSTALLED ON THE MOUNT. FOR MOUNT TYPE AND TIEBACK NUMBERS AND TIEBACK LOCATION, SEE CALLOUTS ON THE ANTENNA LAYOUT PAGE.

DETAILS BY OTHERS NOTE:  
 DETAILS SHOWN ON THIS PAGE WERE PROVIDED BY OTHERS AND ARE NOT CARRIED UNDER THE SIGNATURE AND SEAL OF SMW AND/OR IT'S ENGINEERS.

CA#: AL 2244-E

DATE: 08/15/2023

DATE	DESCRIPTION	DESIGNER
01/26/23	ISSUED FOR CLIENT REVIEW	ZDS
07/24/23	ISSUED FOR ZONING	AMD
08/15/23	REVISED PER CONCRETE PAD	AMD

**SOUTH GLUCKSTADT**  
**CROSSOVER PIPE DETAIL**

DESIGNER:	ZDS
CHECKED BY:	JWT
ENGINEER:	JWT
SMW #:	22-1425
SHEET NO.:	REV.

C-4.02 2



**FORESITE SERVICES, LLC**  
 FORESITE SERVICES, LLC  
 SITE COORDINATES: N 32° 30' 48.075" (32.513954°)  
 LONGITUDE: W 90° 06' 42.669" (-90.111852°)



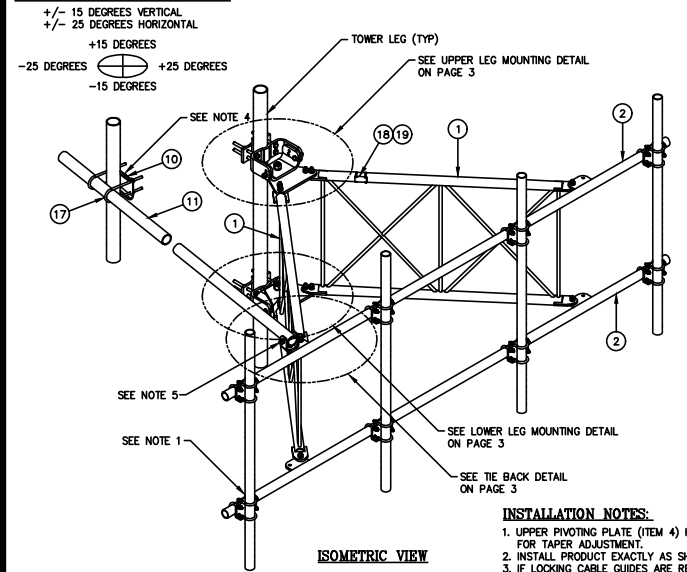
DESIGNER	ZDS
ISSUED FOR CLIENT REVIEW	AMD
ISSUED FOR ZONING	AMD
REVISED PER CONCRETE PAD	AMD

**SOUTH GLUCKSTADT**  
**SECTOR MOUNT DETAIL**  
**MONOPOLE TOWERS**

DESIGNER:	ZDS
CHECKED BY:	JWT
ENGINEER:	JWT
SMW #:	22-1425
SHEET NO.:	REV.

C-4.1 2

**TIEBACK ANGLE RANGE DETAIL**



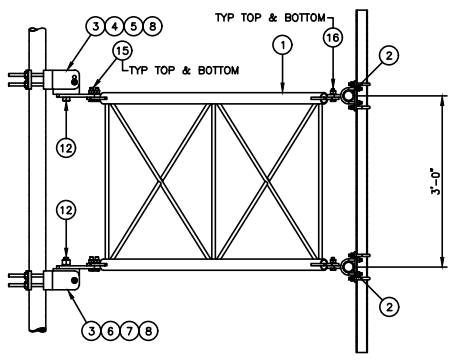
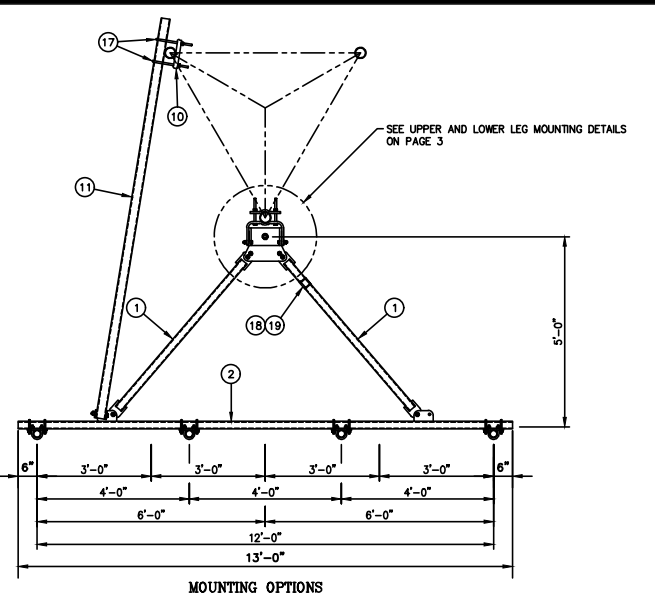
ITEM	QTY	PART NO.	DESCRIPTION	WEIGHT
1.	2	CW01556	WELDMENT, STANDOFF ARM	192
2.	2	CW01223	WELDMENT, FACE PIPE	147
3.	2	CS03518	PLATE, ROTATING	35
4.	1	CS03110	PLATE, PIVOTING (UPPER)	16
5.	1	CS03111	PLATE, LEG CLAMP (UPPER)	17
6.	1	CS03112	PLATE, PIVOTING (LOWER)	14
7.	1	CS03113	PLATE, LEG CLAMP (LOWER)	17
8.	2	CS03114	PLATE, LEG CLAMP (BACK)	14
9.	1	CS00096	PLATE, TIEBACK SWIVEL	3
10.	1	CS03518	PLATE, TIEBACK CLAMP	5
11.	1	CS00249	PIPE, TIEBACK 2 7/8" O.D. X 0.203 X 15'-6"	83
12.	2	C40026073	BOLT ASSEMBLY, 1 # X 3 A325	4
13.	8	C40140004	BOLT ASSEMBLY, 5/8 # X 8 A307	13
14.	1	C40026035	BOLT ASSEMBLY, 5/8 # X 5 A325	1
15.	12	C40026025	BOLT ASSEMBLY, 5/8 # X 2 1/2 A325	6
16.	5	C40026024	BOLT ASSEMBLY, 5/8 # X 2 1/4 A325	3
17.	2	C40034201	U-BOLT ASSEMBLY, 1/2 # X 3 7/16 C-C	3
18.	1	Z30992044	MOUNT CLASSIFICATION TAG C10841001C/C10841002C	1
19.	2	C40062103	STAINLESS STEEL SELF-LOCKING CABLE TIE	1
TOTAL WEIGHT				585

**PACKAGING NOTE**  
 CK00426-INCLUDES ITEM 1  
 CK00427-STL INCLUDES ITEMS 2 & 11  
 CK00427-HDW INCLUDES ITEMS 3, 4, 5, 6, 7, 8, 9, 10, 12, 13, 14, 15, 16, 17, 18 & 19.

**INSTALLATION NOTES:**  
 1. UPPER PIVOTING PLATE (ITEM 4) HAS THREE HOLES ON EACH SIDE AND UPPER LEG CLAMP PLATE (ITEM 5) HAS TWO HOLES ON EACH SIDE FOR TAPER ADJUSTMENT.  
 2. INSTALL PRODUCT EXACTLY AS SHOWN IN DRAWING, WITH ALL BOLTS FACING UPWARDS.  
 3. IF LOCKING CABLE GUIDES ARE REQUIRED THEY MUST BE PURCHASED SEPARATELY (SEE PAGE 4).

**NOTES:**  
 1. MOUNTING PIPES & CROSSOVER PLATE KITS MUST BE PURCHASED SEPARATELY.  
 2. QUANTITIES SHOWN IN LISTS OF MATERIAL ARE FOR ONE (1) V-BOOM ONLY.  
 3. THIS V-BOOM WILL MOUNT TO THE FOLLOWING: 1 1/2" TO 5 9/16" ROUND LEG.  
 4. TIEBACK MUST BE CONNECTED TO A RIGID MEMBER THAT PROVIDES ADEQUATE SUPPORT WITHIN THE LIMITS NOTED ABOVE IN THE TIEBACK ANGLE RANGE DETAIL, UNLESS APPROVED BY THE ENGINEER OF RECORD.  
 5. THE TIEBACK IS SHOWN IN THIS POSITION AS A DEFAULT. THIS TIEBACK CAN BE CONNECTED AT ANY (1) OF THE (4) POSITIONS ON THE TABS ON THE FACE PIPE.

UNLESS OTHERWISE SPECIFIED ALL DIMENSIONS INCLUDE FINISHES AND ARE IN INCHES. TOLERANCES: FRACTIONS ± 1/16" ANGLES ± 1/2 DEG. DECIMALS ± .010"	<b>Sabra Industries</b> INNOVATION DELIVERED	12' V-BOOM ASSEMBLY W/TIEBACK (5' STANDOFF) W/NO ANTENNA MOUNTING PIPES	DATE: 06/07/21 DRAWN BY: WRF CHECKED BY: EK	SIZE: B DRAWING NO.: C10841002C SCALE: None PAGE: 1 OF 4	REV: 0
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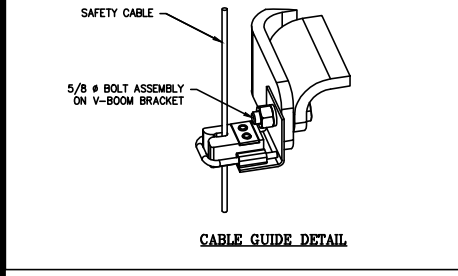
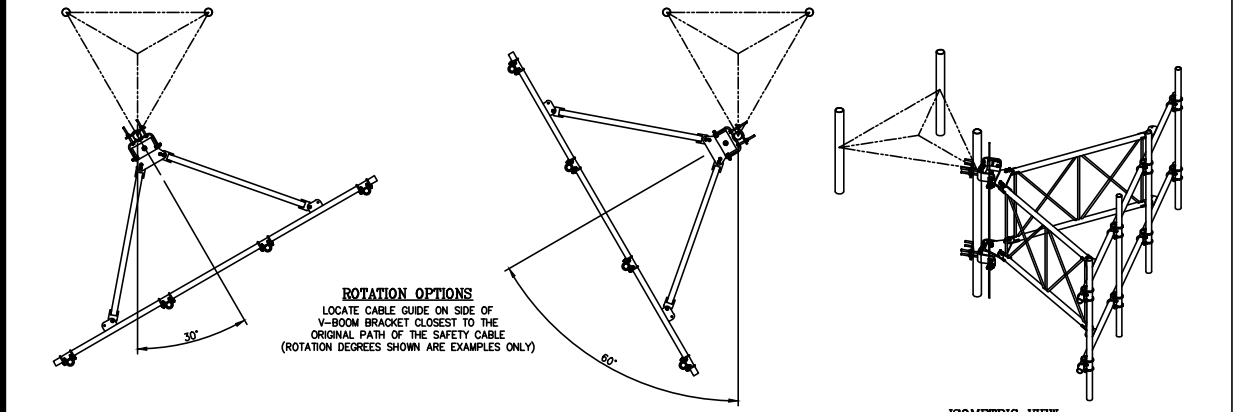


CONMAT #ANT.53856

UNLESS OTHERWISE SPECIFIED ALL DIMENSIONS INCLUDE FINISHES AND ARE IN INCHES. TOLERANCES: FRACTIONS ± 1/16" ANGLES ± 1/2 DEG. DECIMALS ± .010"	<b>Sabra Industries</b> INNOVATION DELIVERED	12' V-BOOM ASSEMBLY W/TIEBACK (5' STANDOFF) W/NO ANTENNA MOUNTING PIPES	DATE: 06/07/21 DRAWN BY: WRF CHECKED BY: EK	SIZE: B DRAWING NO.: C10841002C SCALE: None PAGE: 2 OF 4	REV: 0
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CONMAT #ANT.46131

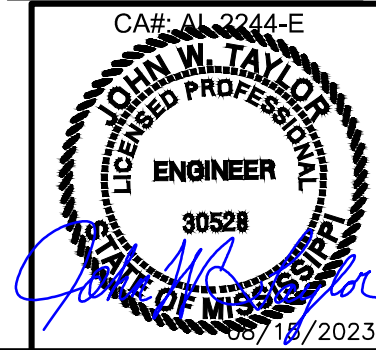
**OPTIONAL LOCKING CABLE GUIDE**  
 IF REQUIRED PLEASE ORDER PART NUMBER C30017022. THIS KIT WILL COME WITH (2) LOCKING CABLE GUIDES FOR TOP & BOTTOM V-BOOM BRACKETS.



UNLESS OTHERWISE SPECIFIED ALL DIMENSIONS INCLUDE FINISHES AND ARE IN INCHES. TOLERANCES: FRACTIONS ± 1/16" ANGLES ± 1/2 DEG. DECIMALS ± .010"	<b>Sabra Industries</b> INNOVATION DELIVERED	12' V-BOOM ASSEMBLY W/TIEBACK (5' STANDOFF) W/NO ANTENNA MOUNTING PIPES	DATE: 06/07/21 DRAWN BY: WRF CHECKED BY: EK	SIZE: B DRAWING NO.: C10841002C SCALE: None PAGE: 4 OF 4	REV: 0
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ALL 2-7/8" OD ANTENNA PIPES ARE TO BE 126" LONG (10'-6" LONG). (COMMSCOPE MT-546-126 (ANT.16873) OR AT&T APPROVED EQUAL PER LATEST CONMAT LIST) (5) ANTENNA PIPES PER SECTOR MOUNT.

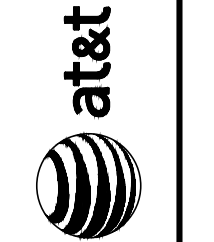
DETAILS BY OTHERS NOTE:  
 DETAILS SHOWN ON THIS PAGE WERE PROVIDED BY OTHERS AND ARE NOT CARRIED UNDER THE SIGNATURE AND SEAL OF SMW AND/OR IT'S ENGINEERS.



**SMW**  
ENGINEERING GROUP, N.C.  
REGISTERED PROFESSIONAL ENGINEER

**FORESITE**  
SERVICES, LLC

SITE COORDINATES:  
LATITUDE: N 32° 30' 48.075" (32.513954°)  
LONGITUDE: W 90° 06' 42.869" (-90.111852°)

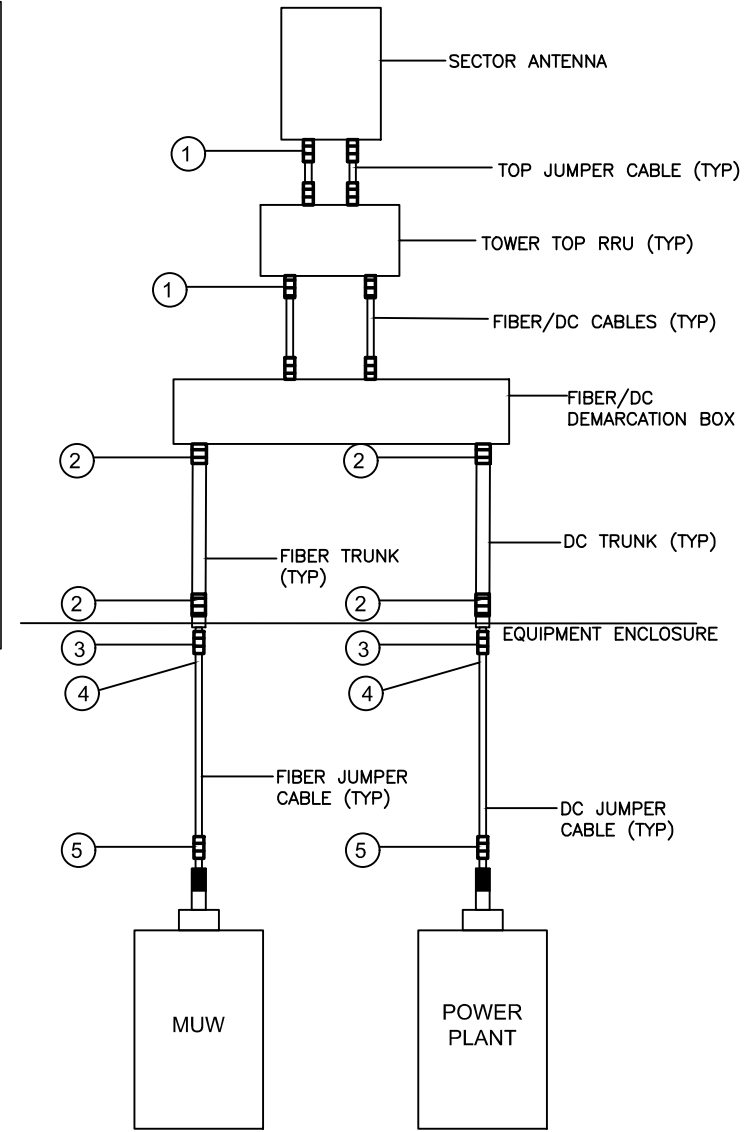


DATE	DESCRIPTION:	DESIGNER
01/26/23	ISSUED FOR CLIENT REVIEW	ZDS
07/24/23	ISSUED FOR ZONING	AMD
08/15/23	REVISED PER CONCRETE PAD	AMD

**SOUTH GLUCKSTADT**  
**RF PLUMBING RISER**

DESIGNER:	ZDS
CHECKED BY:	JWT
ENGINEER:	JWT
SMW #:	22-1425
SHEET NO.:	REV.
C-4.2	2

- NOTES:**
- SECTOR ORIENTATION/AZIMUTH WILL VARY FROM REGION AND IS SITE SPECIFIC. REFER TO THE RF REPORT FOR EACH SITE TO DETERMINE THE ANTENNA LOCATION AND FUNCTION OF EACH TOWER SECTOR FACE.
  - THE STANDARD IS BASED ON EIGHT COLORED TAPES—RED, BLUE, GREEN, YELLOW, ORANGE, BROWN, WHITE AND SLATE (GREY). THESE TAPES SHOULD BE READILY AVAILABLE TO THE ELECTRICIAN OR CONTRACTOR ON SITE.
  - USING COLOR BANDS ON THE CABLES, MARK ALL RF CABLE BY SECTOR AND CABLE NUMBER AS SHOWN ON "CABLE MARKING COLOR CONVENTION TABLE".
  - ALL COLOR CODE TAPE SHALL BE 3M-35 AND SHALL BE INSTALLED USING A MINIMUM OF (3) WRAPS OF TAPE AND SHALL BE NEATLY TRIMMED AND SMOOTHED OUT SO AS TO AVOID UNRAVELING.
  - ALL COLOR BANDS INSTALLED AT THE TOWER TOP SHALL BE A MINIMUM OF 3" WIDE AND SHALL HAVE A MINIMUM OF 3/4" OF SPACING BETWEEN EACH COLOR.
  - ALL COLOR BANDS INSTALLED AT OR NEAR THE GROUND SHALL BE A MINIMUM OF 3/4" WIDE.
  - ALL COLOR CODES SHALL BE INSTALLED SO AS TO ALIGN NEATLY WITH ONE ANOTHER FROM SIDE-TO-SIDE.



**FIBER/DC CABLE MARKING LOCATIONS DIAGRAM**

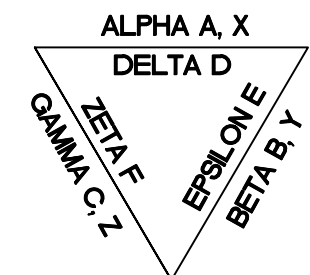
ALL RF CABLE SHALL BE MARKED PER CABLE MARKING LOCATIONS TABLE BELOW:

CABLE MARKING LOCATIONS TABLE			
NO.	TAPE	TAG	LOCATIONS
1.	X		EACH TOP-JUMPER/CABLES SHALL BE COLOR CODED WITH (1) SET OF 3" WIDE BANDS.
2.	X		EACH MAIN COAX/CABLE TRUNK SHALL BE COLOR CODED WITH (1) SET OF 3" WIDE BANDS NEAR THE TOP-JUMPER CONNECTION AND WITH (1) SET OF 3/4" WIDE COLOR BANDS JUST PRIOR TO ENTERING THE BTS OR TRANSMITTER BUILDING.
3.		X	COAX/CABLE ENTRY PORT ON THE INTERIOR OF THE ENCLOSURE.
4.	X		ALL BOTTOM JUMPERS/CABLES SHALL BE COLOR CODED WITH (1) SET OF 3/4" WIDE BANDS ON EACH END OF THE BOTTOM JUMPERS.
5.	*	*	ALL BOTTOM JUMPERS/CABLES SHALL BE COLOR CODED WITH (1) SET OF 3/4" WIDE BANDS ON EACH END OF THE BOTTOM JUMPER.

(\* - DENOTED TAG OR TAP.)

**NOTES:**

- CONTRACTOR SHALL FILL OUT THE CABLE PORT DIAGRAM UPON COAX INSTALLATION. CABLE PORT DIAGRAM WILL BE AFFIXED TO THE INTERIOR ENCLOSURE WALL NEAR THE CABLE ENTRY PORT TO AID IN CABLE IDENTIFICATION. THE CHART IS INTENDED TO BE USED TO RECORD THE LINE AND CORRESPONDING ANTENNA POSITION ON THE TOWER AT THE TIME OF INSTALLATION.
- ONE COMPLETED COPY PLUS TWO BLANK COPIES OF THE CHART SHOULD BE POSTED IN THE ENCLOSURE IN A PROTECTIVE SLEEVE.



**TOWER PLAN VIEW**

SYSTEM DETAILS AND DIAGRAMS PROVIDED BY AT&T

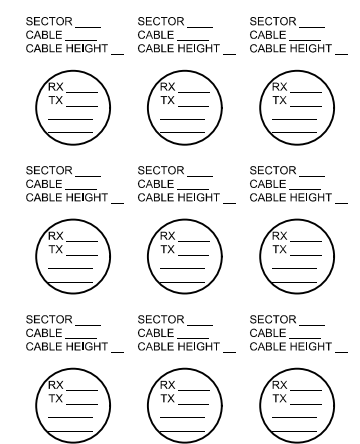
CA#: AL 2244-E

**JOHN W. TAYLOR**  
LICENSED PROFESSIONAL ENGINEER  
30528

STATE OF MISSISSIPPI

08/15/2023

**CABLE PORT DIAGRAM**  
**CAUTION: HARMFUL RF ENERGY EXISTS ON THESE LINES**





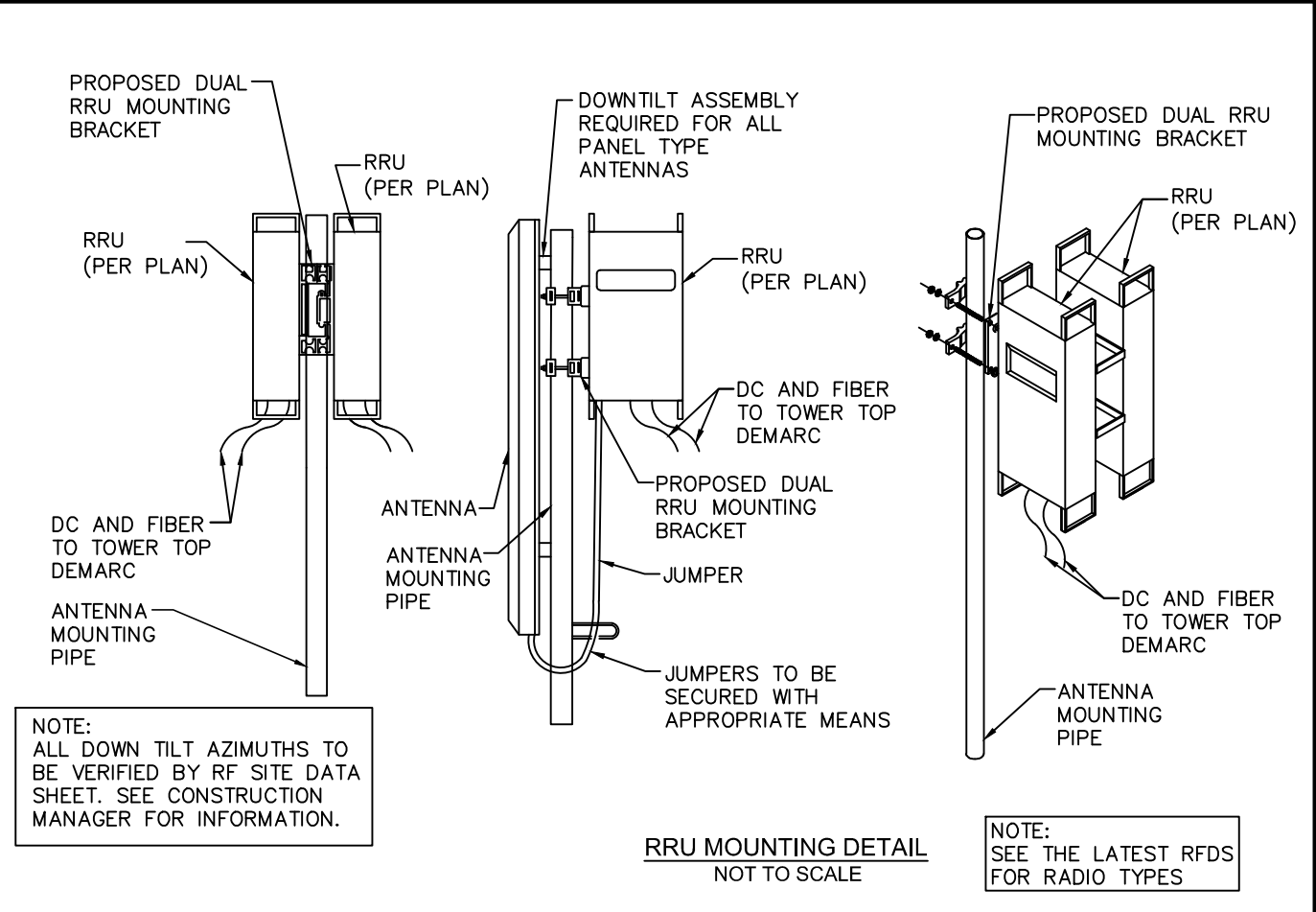
SITE COORDINATES:  
 LATITUDE: N 32° 30' 48.075" (32.513954°)  
 LONGITUDE: W 90° 06' 42.669" (-90.111852°)

DESIGNER:	ZDS
ISSUED FOR CLIENT REVIEW	
ISSUED FOR ZONING	
REVISED PER CONCRETE PAD	

**SOUTH GLUCKSTADT**  
**RRUS AND SQUID**  
**MOUNTING DETAILS**

DESIGNER:	ZDS
CHECKED BY:	JWT
ENGINEER:	JWT
SMW #:	22-1425
SHEET NO.:	REV.

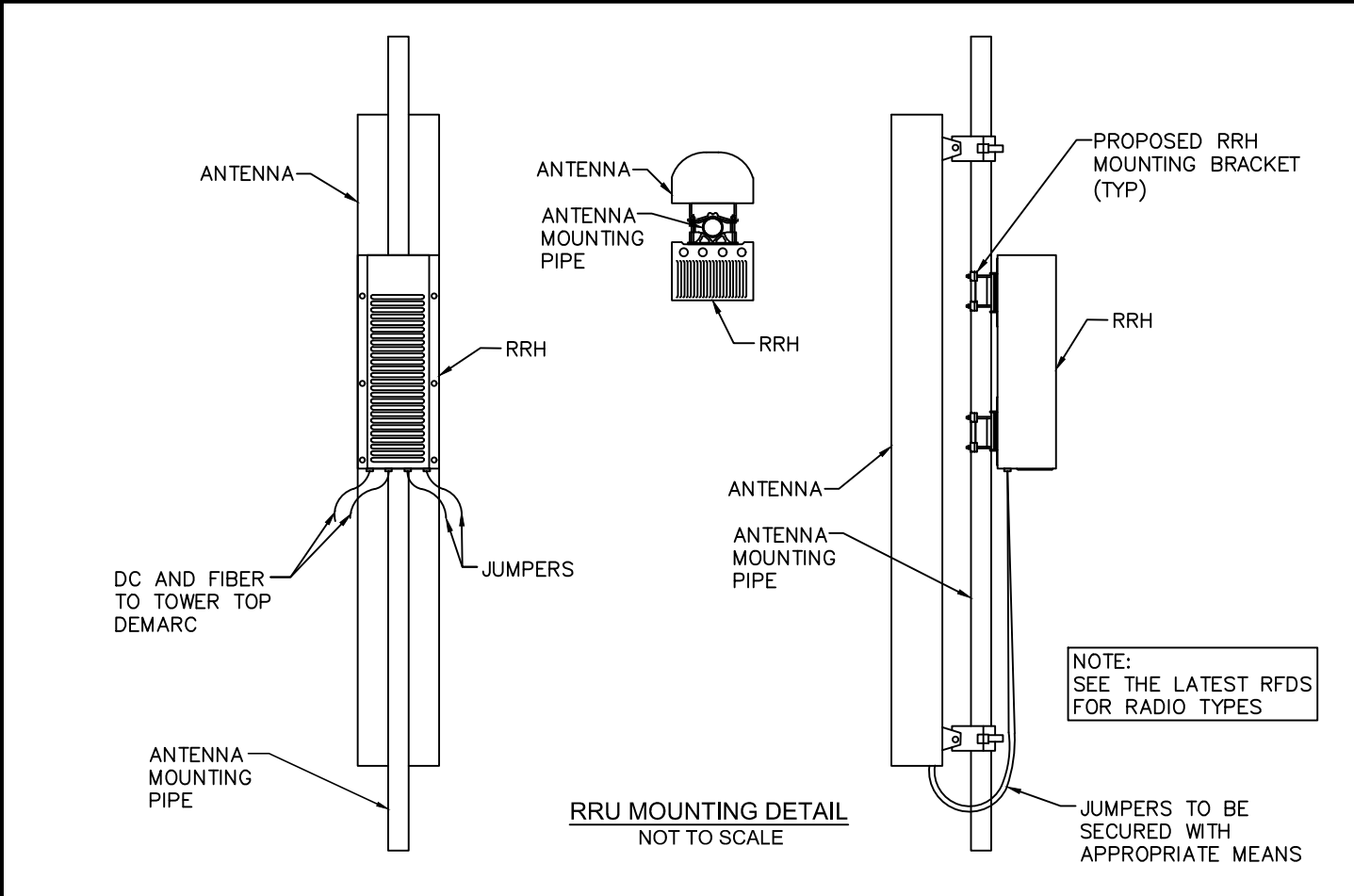
C-4.3 2



NOTE:  
 ALL DOWN TILT AZIMUTHS TO BE VERIFIED BY RF SITE DATA SHEET. SEE CONSTRUCTION MANAGER FOR INFORMATION.

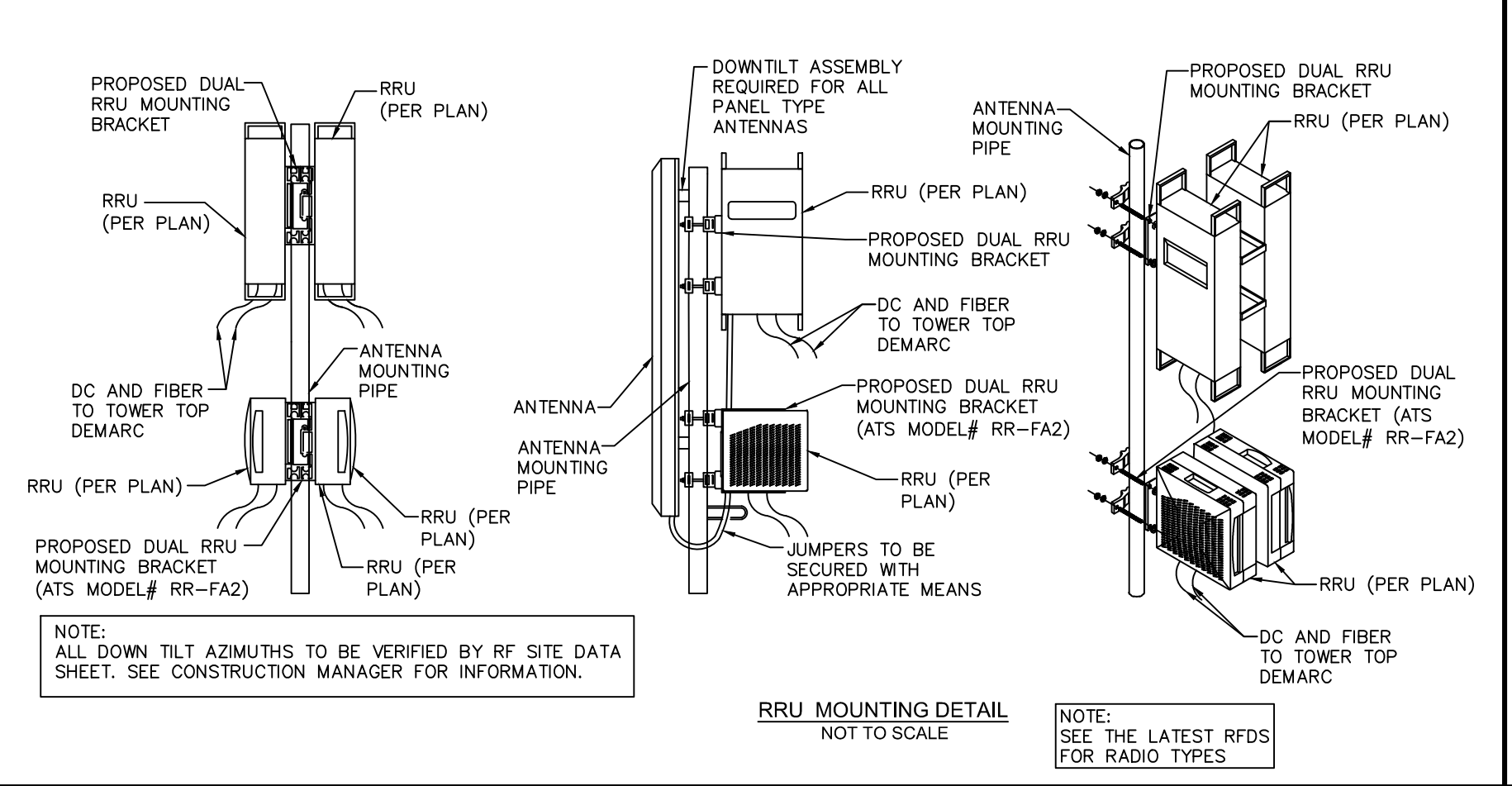
RRU MOUNTING DETAIL  
 NOT TO SCALE

NOTE:  
 SEE THE LATEST RFDS FOR RADIO TYPES



NOTE:  
 SEE THE LATEST RFDS FOR RADIO TYPES

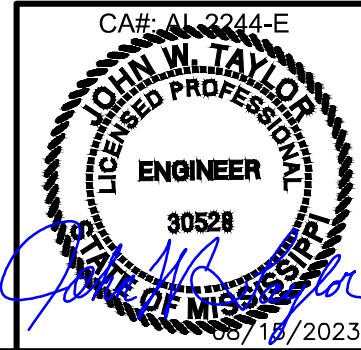
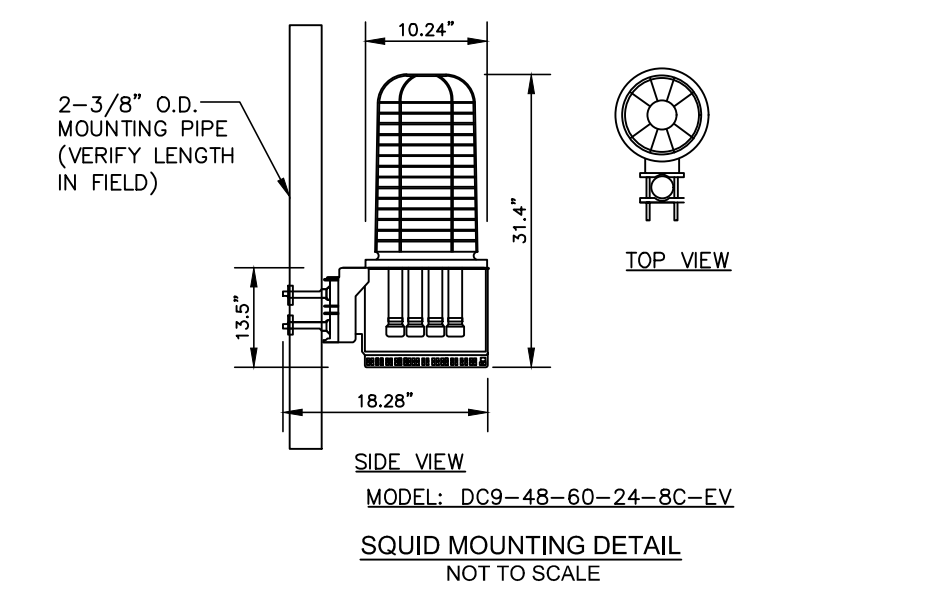
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 NOT TO SCALE



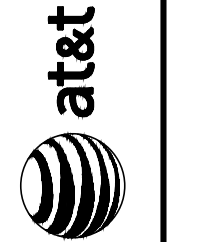
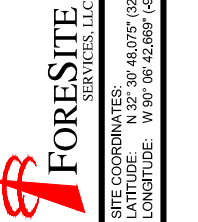
NOTE:  
 ALL DOWN TILT AZIMUTHS TO BE VERIFIED BY RF SITE DATA SHEET. SEE CONSTRUCTION MANAGER FOR INFORMATION.

RRU MOUNTING DETAIL  
 NOT TO SCALE

NOTE:  
 SEE THE LATEST RFDS FOR RADIO TYPES







DESIGNER:	ZDS	AMD	AMD
ISSUED FOR CLIENT REVIEW			
ISSUED FOR ZONING			
REVISED PER CONCRETE PAD			

**SOUTH GLUCKSTADT**  
**GRADING, SEDIMENT & EROSION CONTROL PLAN**

DESIGNER:	ZDS
CHECKED BY:	JWT
ENGINEER:	JWT
SMW #:	22-1425
SHEET NO.:	REV.

C-5 2

- (Co)** CONSTRUCTION EXIT - TO REDUCE OR ELIMINATE THE TRANSPORT OF MUD FROM THE CONSTRUCTION AREA ONTO PUBLIC RIGHT-OF-WAYS, STREETS, ALLEYS, SIDEWALKS, OR PARKING AREAS.
- (Sdl)** TYPE C SEDIMENT BARRIER - TO PREVENT ANY SEDIMENT CARRIED BY SHEET FLOW FROM LEAVING THE SITE & ENTERING NATURAL DRAINAGE AREAS OR STORM DRAINAGE SYSTEMS.
- Ds2** DISTURBED AREA STABILIZATION (TEMPORARY) - TO ESTABLISH A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDS ON DISTURBED AREAS.
- Ds3** DISTURBED AREA STABILIZATION (PERMANENT) - TO ESTABLISH A PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOD, OR LEGUMES ON DISTURBED AREAS
- Du** DISTURBED AREA DUST CONTROL - TO CONTROL THE SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITES, ROADWAYS, AND SIMILAR SITES.

PROPOSED EQUIPMENT AREA INSIDE THE FENCED COMPOUND SHALL BE SURFACED AS FOLLOWS:  
 - 2" TO 3" MINIMUM #57 GRAVEL FINISHED SURFACE  
 - MIRAFI 500X (OR EQUIVALENT) GEOFABRIC  
 - 2" TO 3" MINIMUM CRUSHER RUN OVER THE SUB-BASE AND ROLLED  
 - 3" #3 GRAVEL ROLLED SUB-BASE COURSE  
 - SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY  
 - FILL AREAS - CONTRACTOR TO PLACE FILL IN 1' LIFTS AND COMPACT SUBGRADE TO 95% STANDARD PROCTOR DENSITY

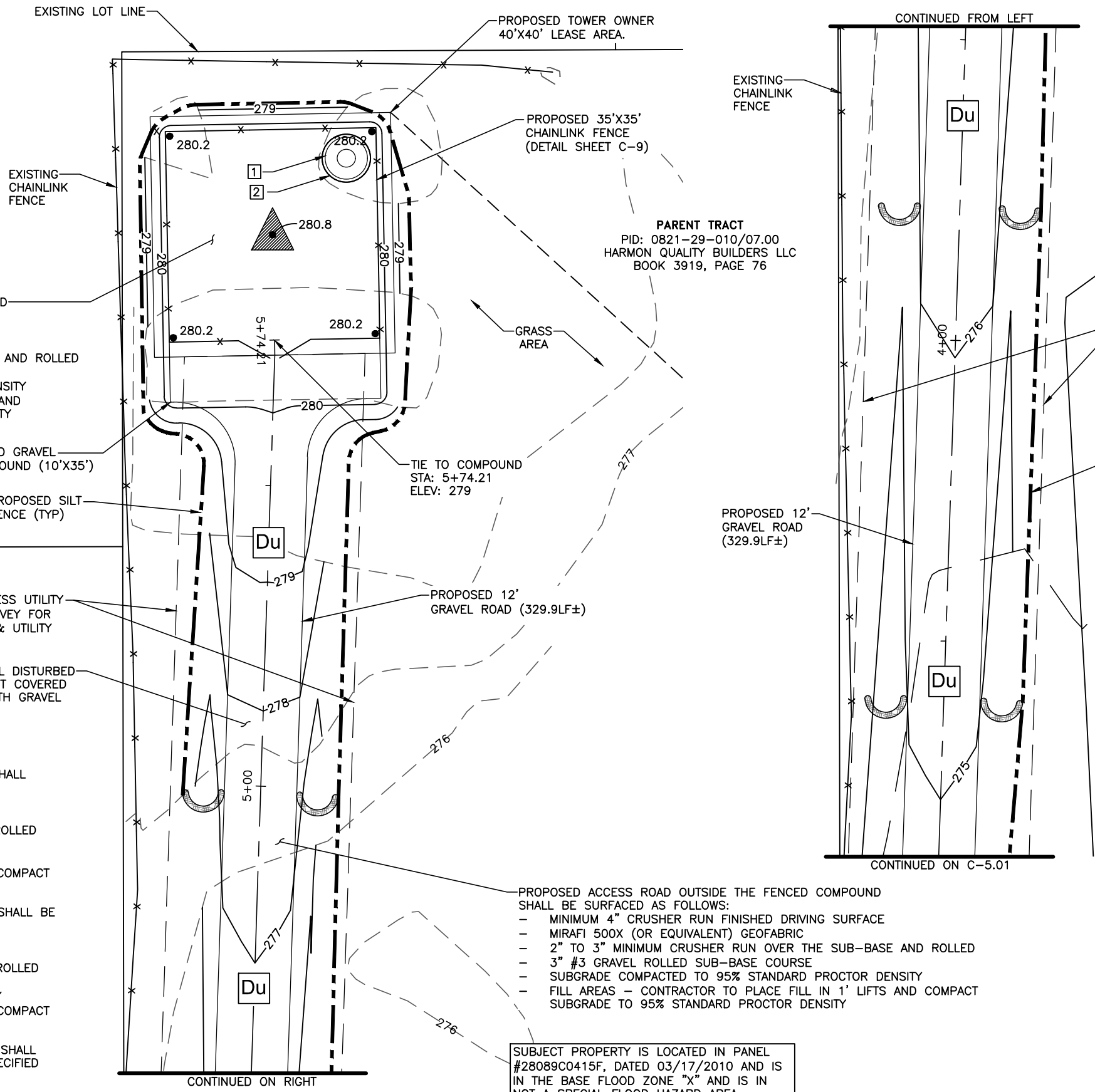
- TOWER NOTES:**
- 1** PROPOSED 175' MONOPOLE TOWER PROPOSED AT&T RAD CENTER 170'
  - 2** PROPOSED TOWER FOOTPRINT SUBJECT TO CHANGES BASED ON TOWER DRAWINGS BY OTHERS

THE PROPOSED ACCESS ROAD OUTSIDE THE FENCED COMPOUND SHALL BE SURFACED AS FOLLOWS:  
 - MINIMUM 4" CRUSHER RUN FINISHED DRIVE SURFACE  
 - MIRAFI 500X (OR EQUIVALENT) GEOFABRIC  
 - 2" TO 3" MINIMUM CRUSHER RUN OVER THE SUB BASE A ROLLED  
 - 3" #3 GRAVEL ROLLED SUB-BASE COURSE  
 - SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY  
 - FILL AREAS - CONTRACTOR TO PLACE FILL IN 1' LIFTS AND COMPACT SUBGRADE TO 95% STANDARD PROCTOR DENSITY

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 - MIRAFI 500X (OR EQUIVALENT)  
 - 2" TO 3" MINIMUM CRUSHER RUN OVER THE SUB-BASE AND ROLLED  
 - 3" #3 GRAVEL ROLLED SUB BASE COURSE  
 - SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY  
 - FILL AREAS - CONTRACTOR TO PLACE FILL IN 1' LIFTS AND COMPACT SUBGRADE TO 95% STANDARD PROCTOR DENSITY

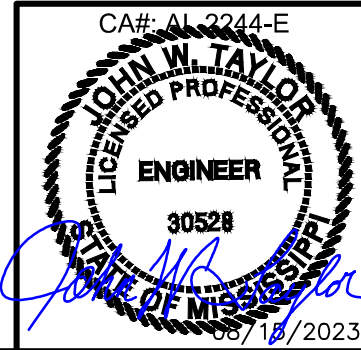
ALL EXISTING SUB-GRADE AND CRUSHER RUN GRAVEL SURFACING SHALL BE COMPACTED 95% MINIMUM STANDARD PROCTOR DENSITY AS SPECIFIED BY ASTM D698 AND AASHTO T-99.

THE CONTRACTOR IS REQUIRED TO TEST AND SUBMIT COMPACTION TEST RESULTS FOR ALL EXISTING SUB-GRADE AND CRUSHER RUN GRAVEL SURFACING IN THE CLOSEOUT PACKAGE SUPPLIED TO TOWER OWNER

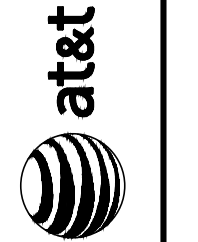
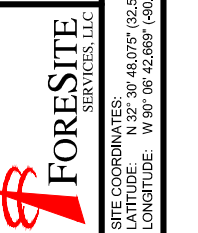
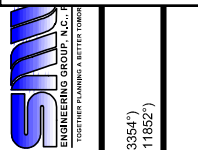


**1** GRADING SITE PLAN  
 C-5 SCALE: 1"=20'

SUBJECT PROPERTY IS LOCATED IN PANEL #28089C0415F, DATED 03/17/2010 AND IS IN THE BASE FLOOD ZONE "X" AND IS IN NOT A SPECIAL FLOOD HAZARD AREA.



08/15/2023



DATE	DESCRIPTION:	DESIGNER
01/26/23	ISSUED FOR CLIENT REVIEW	ZDS
07/24/23	ISSUED FOR ZONING	AMD
08/15/23	REVISED PER CONCRETE PAD	AMD

**SOUTH GLUCKSTADT  
GRADING, SEDIMENT &  
EROSION CONTROL PLAN**

DESIGNER:	ZDS
CHECKED BY:	JWT
ENGINEER:	JWT
SMW #:	22-1425
SHEET NO.:	REV.
C-5.01	2

- Co** CONSTRUCTION EXIT – TO REDUCE OR ELIMINATE THE TRANSPORT OF MUD FROM THE CONSTRUCTION AREA ONTO PUBLIC RIGHT-OF-WAYS, STREETS, ALLEYS, SIDEWALKS, OR PARKING AREAS.
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- Du** DISTURBED AREA DUST CONTROL – TO CONTROL THE SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITES, ROADWAYS, AND SIMILAR SITES.

**Sdl** PROPOSED SILT FENCE (TYP)

PROPOSED ACCESS ROAD OUTSIDE THE FENCED COMPOUND SHALL BE SURFACED AS FOLLOWS:

- MINIMUM 4" CRUSHER RUN FINISHED DRIVING SURFACE
- MIRAFI 500X (OR EQUIVALENT) GEOFABRIC
- 2" TO 3" MINIMUM CRUSHER RUN OVER THE SUB-BASE AND ROLLED
- 3" #3 GRAVEL ROLLED SUB-BASE COURSE
- SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY
- FILL AREAS – CONTRACTOR TO PLACE FILL IN 1' LIFTS AND COMPACT SUBGRADE TO 95% STANDARD PROCTOR DENSITY

PROPOSED 30' ACCESS UTILITY EASEMENT (SEE SURVEY FOR COMPLETE ACCESS & UTILITY EASEMENT)

THE PROPOSED ACCESS ROAD OUTSIDE THE FENCED COMPOUND SHALL BE SURFACED AS FOLLOWS:

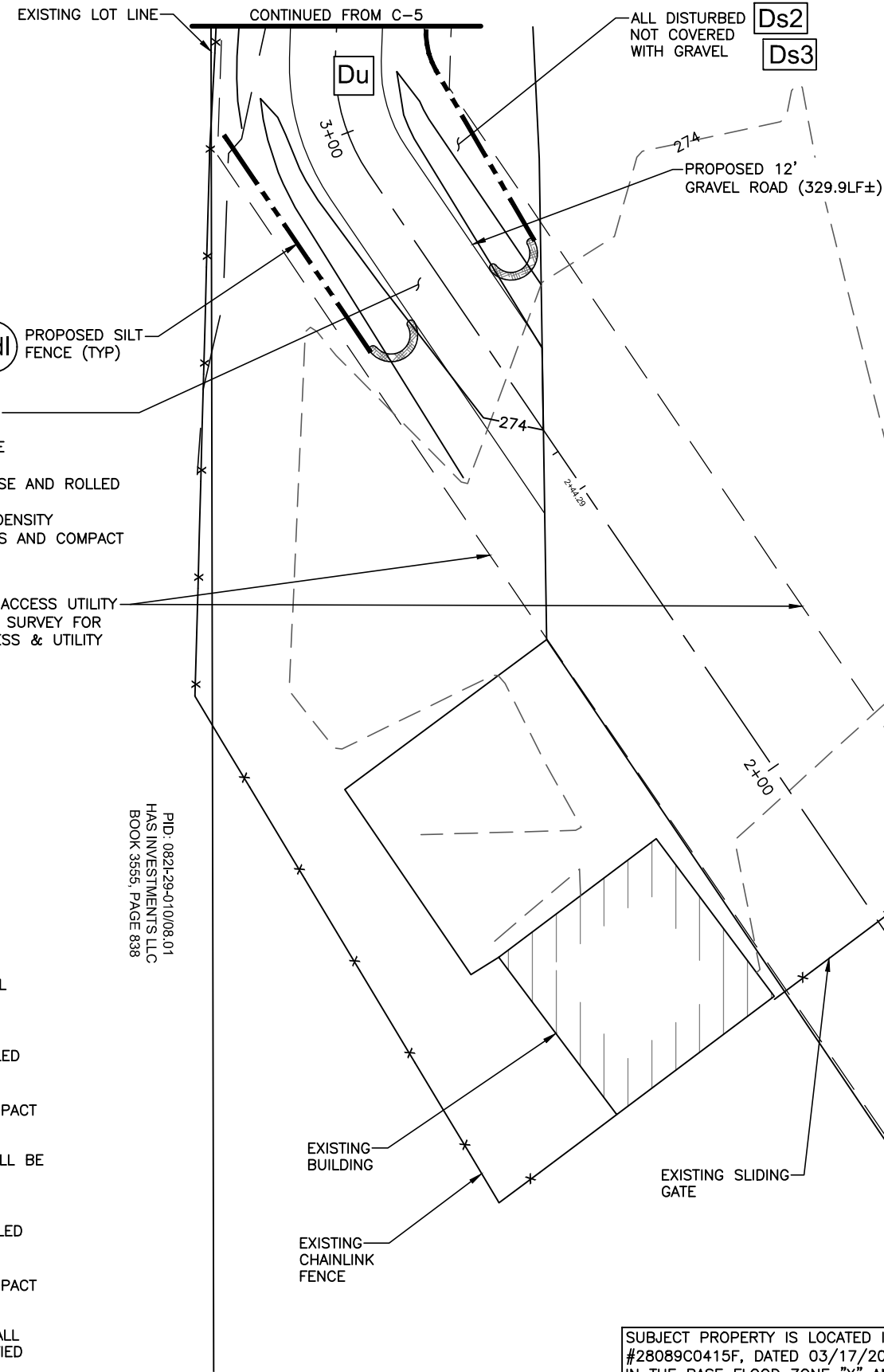
- MINIMUM 4" CRUSHER RUN FINISHED DRIVE SURFACE
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- 2" TO 3" MINIMUM CRUSHER RUN OVER THE SUB BASE A ROLLED
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- MIRAFI 500X (OR EQUIVALENT)
- 2" TO 3" MINIMUM CRUSHER RUN OVER THE SUB-BASE AND ROLLED
- 3" #3 GRAVEL ROLLED SUB BASE COURSE
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THE CONTRACTOR IS REQUIRED TO TEST AND SUBMIT COMPACTION TEST RESULTS FOR ALL EXISTING SUB-GRADE AND CRUSHER RUN GRAVEL SURFACING IN THE CLOSEOUT PACKAGE SUPPLIED TO TOWER OWNER

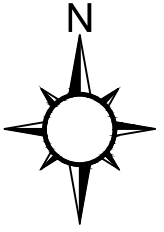


PID: 0821-29-010/08.01  
HAS INVESTMENTS, LLC  
BOOK 3555, PAGE 838

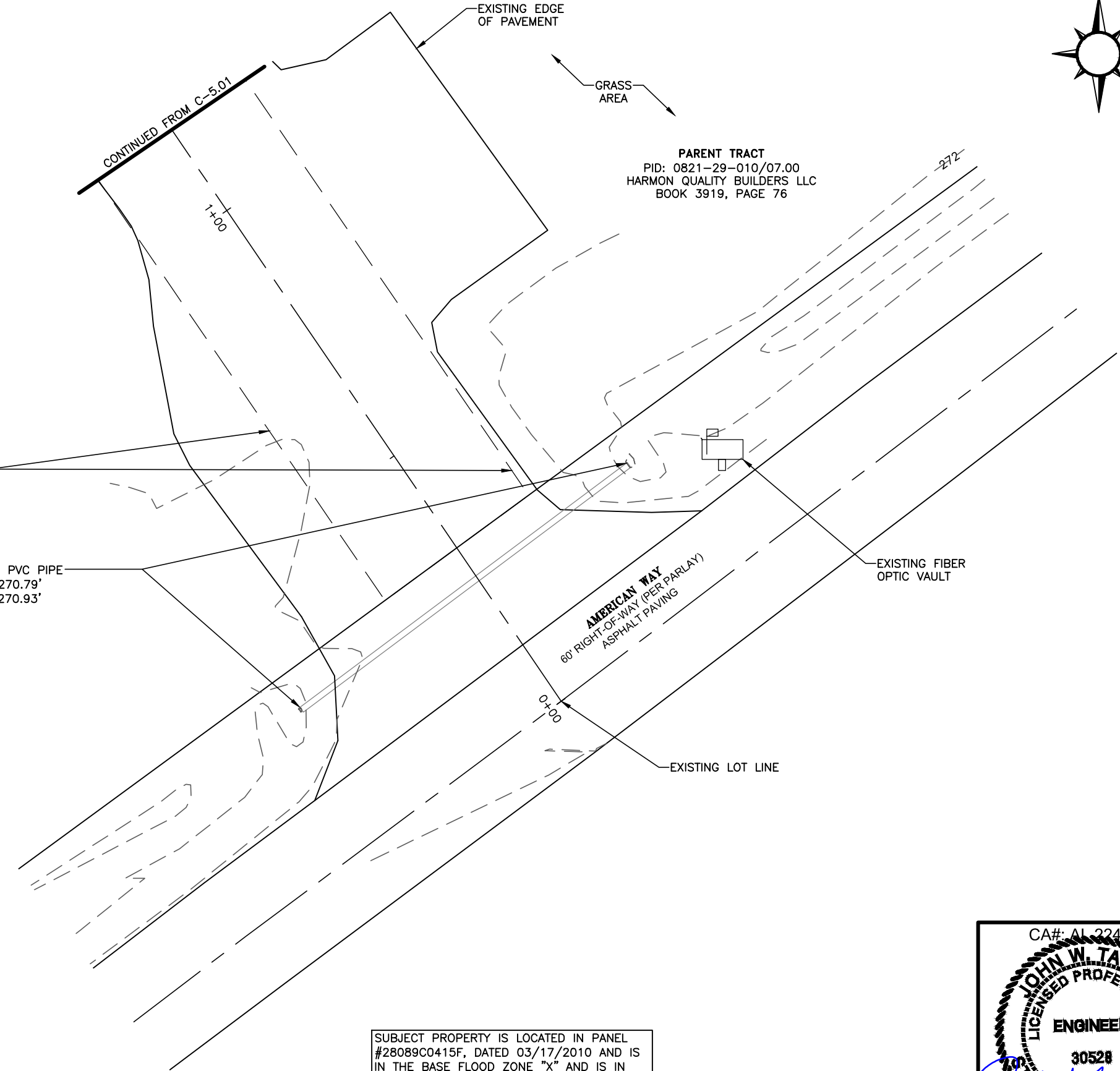
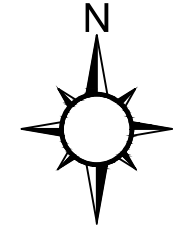
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PID: 0821-29-010/07.00  
HARMON QUALITY BUILDERS LLC  
BOOK 3919, PAGE 76

SUBJECT PROPERTY IS LOCATED IN PANEL #28089C0415F, DATED 03/17/2010 AND IS IN THE BASE FLOOD ZONE "X" AND IS IN NOT A SPECIAL FLOOD HAZARD AREA.

**1**  
**C-501** GRADING SITE PLAN  
SCALE: 1"=20'



- Co** CONSTRUCTION EXIT – TO REDUCE OR ELIMINATE THE TRANSPORT OF MUD FROM THE CONSTRUCTION AREA ONTO PUBLIC RIGHT-OF-WAYS, STREETS, ALLEYS, SIDEWALKS, OR PARKING AREAS.
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**PARENT TRACT**  
 PID: 0821-29-010/07.00  
 HARMON QUALITY BUILDERS LLC  
 BOOK 3919, PAGE 76

PROPOSED 30' ACCESS UTILITY EASEMENT (SEE SURVEY FOR COMPLETE ACCESS & UTILITY EASEMENT)

EXISTING 12" PVC PIPE  
 INV. NORTH 270.79'  
 INV. SOUTH 270.93'

EXISTING FIBER OPTIC VAULT

**AMERICAN WAY**  
 60' RIGHT-OF-WAY (PER PARLAY)  
 ASPHALT PAVING

EXISTING LOT LINE

THE PROPOSED ACCESS ROAD OUTSIDE THE FENCED COMPOUND SHALL BE SURFACED AS FOLLOWS:

- MINIMUM 4" CRUSHER RUN FINISHED DRIVE SURFACE
- MIRAFI 500X (OR EQUIVALENT) GEOFABRIC
- 2" TO 3" MINIMUM CRUSHER RUN OVER THE SUB BASE A ROLLED
- 3" #3 GRAVEL ROLLED SUB-BASE COURSE
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SUBJECT PROPERTY IS LOCATED IN PANEL #28089C0415F, DATED 03/17/2010 AND IS IN THE BASE FLOOD ZONE "X" AND IS IN NOT A SPECIAL FLOOD HAZARD AREA.

**1** GRADING SITE PLAN  
 C-502 SCALE: 1"=20'



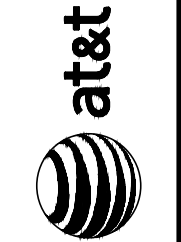
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07/24/23	ISSUED FOR ZONING	AMD
08/15/23	REVISED PER CONCRETE PAD	AMD

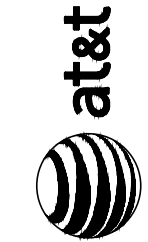
**SOUTH GLUCKSTADT**  
**GRADING, SEDIMENT & EROSION CONTROL PLAN**

DESIGNER:	ZDS
CHECKED BY:	JWT
ENGINEER:	JWT
SMW #:	22-1425
SHEET NO.:	REV.

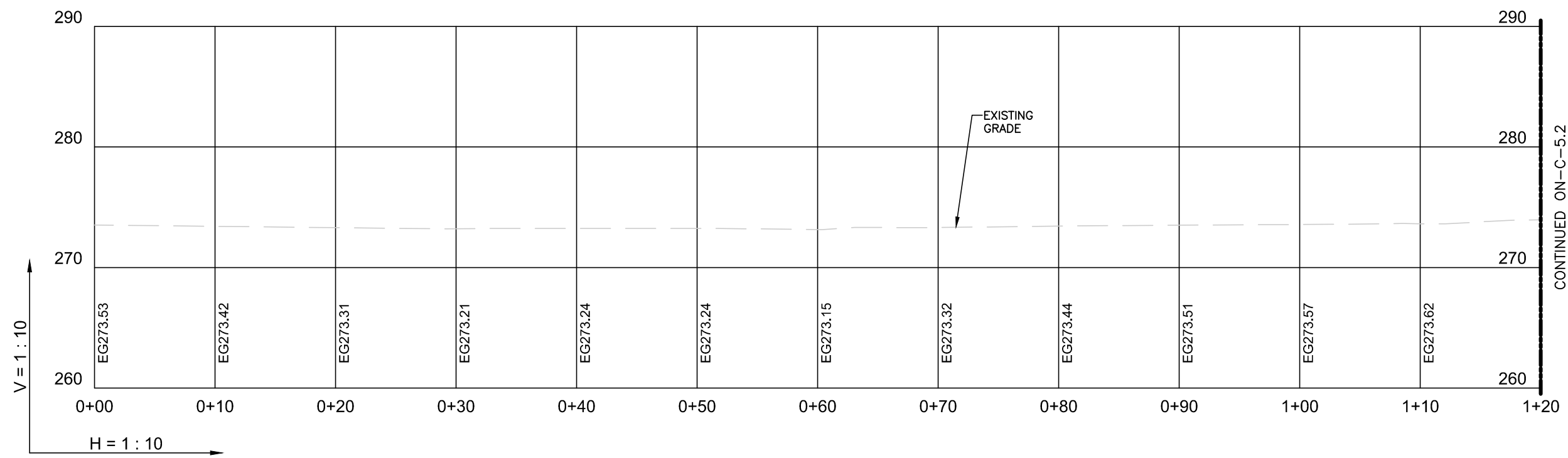
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**SMW**  
 ENGINEERING GROUP, N.C.  
 FORESITE SERVICES, LLC  
 SITE COORDINATES:  
 LATITUDE: N 32° 30' 48.075" (32.513954°)  
 LONGITUDE: W 90° 06' 42.869" (-90.111852°)





SITE COORDINATES:  
 LATITUDE: N 32° 30' 48.075" (32.513954°)  
 LONGITUDE: W 90° 06' 42.869" (-90.111852°)



CONTINUED ON -C-5.2

**SOUTH GLUCKSTADT**  
**ACCESS ROAD PROFILE**  
**SHEET**

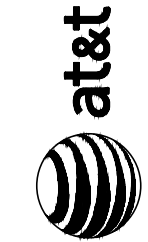
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ENGINEER:	JWT
SMW #:	22-1425
SHEET NO.:	REV.

C-5.1 2

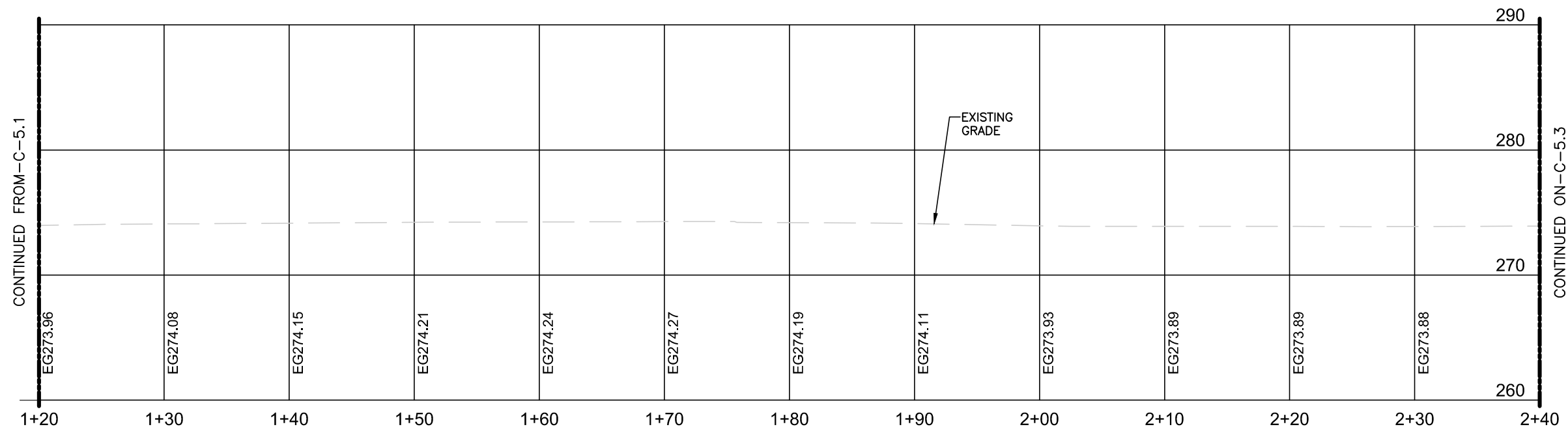
1 PROPOSED ACCESS ROAD PROFILE  
 SCALE: 1"=10'

CA#: AL 2244-E

08/15/2023



SITE COORDINATES:  
 LATITUDE: N 32° 30' 48.075" (32.513954°)  
 LONGITUDE: W 90° 06' 42.869" (-90.111852°)



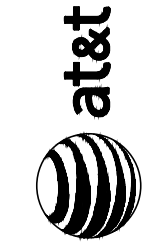
DATE	DESCRIPTION	DESIGNER
01/26/23	ISSUED FOR CLIENT REVIEW	ZDS
07/24/23	ISSUED FOR ZONING	AMD
08/15/23	REVISED PER CONCRETE PAD	AMD

**SOUTH GLUCKSTADT  
 ACCESS ROAD PROFILE  
 SHEET**

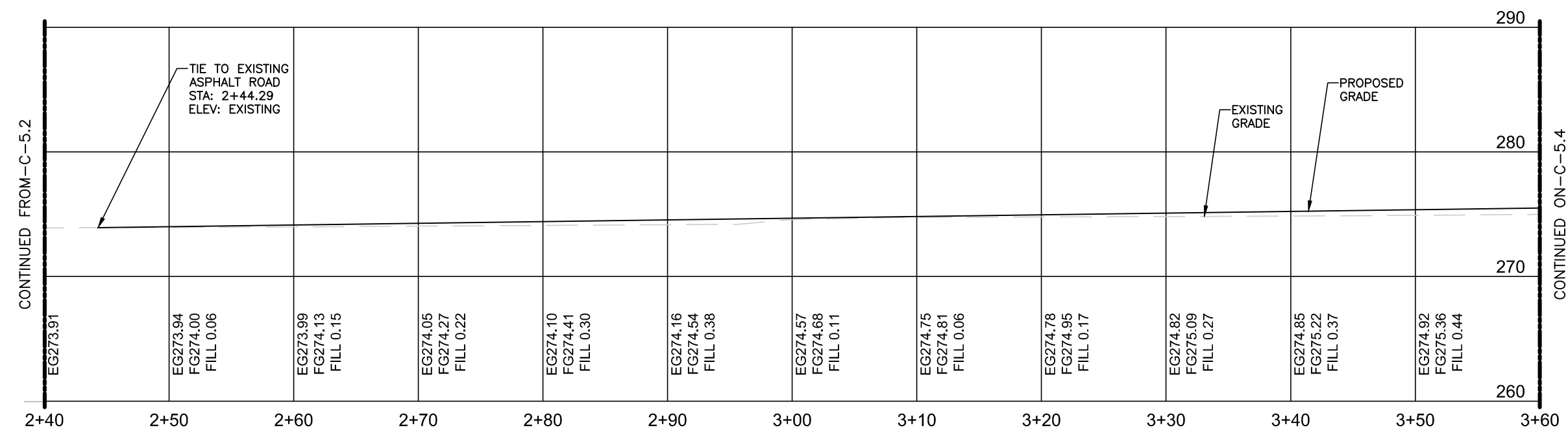
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ENGINEER:	JWT
SMW #:	22-1425
SHEET NO.:	REV.
C-5.2	2



**1** PROPOSED ACCESS ROAD PROFILE  
 SCALE: 1"=10'



SITE COORDINATES:  
 LATITUDE: N 32° 30' 48.075" (32.513954°)  
 LONGITUDE: W 90° 06' 42.869" (-90.111852°)



CONTINUED FROM -C-5.2

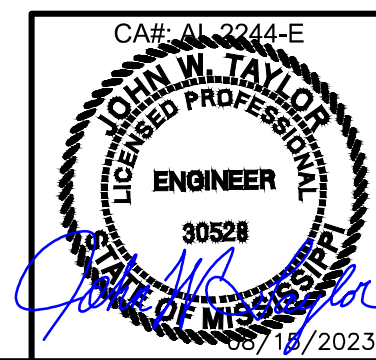
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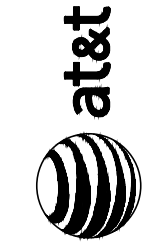
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01/26/23	ISSUED FOR CLIENT REVIEW	ZDS
07/24/23	ISSUED FOR ZONING	AMD
08/15/23	REVISED PER CONCRETE PAD	AMD

**SOUTH GLUCKSTADT  
 ACCESS ROAD PROFILE  
 SHEET**

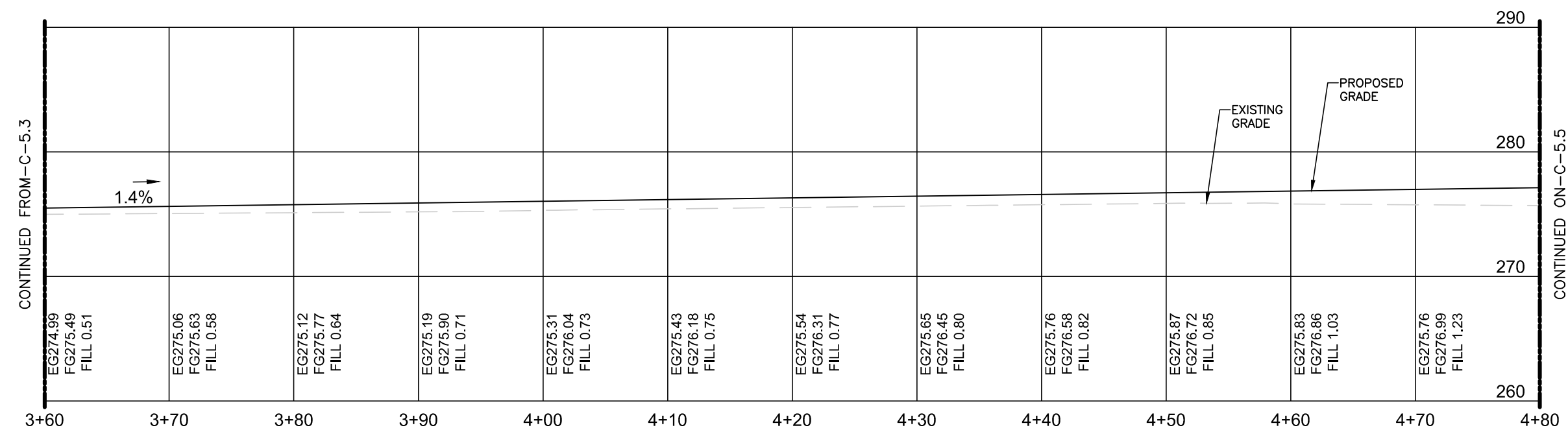
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CHECKED BY:	JWT
ENGINEER:	JWT
SMW #:	22-1425
SHEET NO.:	REV.
C-5.3	2

1 PROPOSED ACCESS ROAD PROFILE  
 SCALE: 1"=10'





SITE COORDINATES:  
 LATITUDE: N 32° 30' 48.075" (32.513954°)  
 LONGITUDE: W 90° 06' 42.869" (-90.111852°)



CONTINUED FROM -C-5.3

CONTINUED ON -C-5.5

1.4%

EXISTING GRADE  
 PROPOSED GRADE

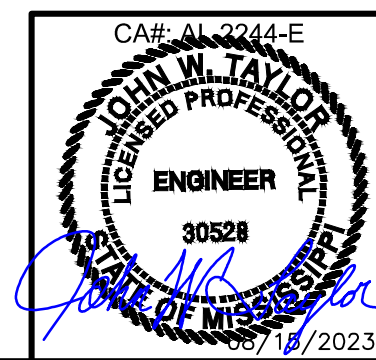
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07/24/23	ISSUED FOR ZONING	AMD
08/15/23	REVISED PER CONCRETE PAD	AMD

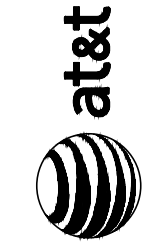
SOUTH GLUCKSTADT  
 ACCESS ROAD PROFILE  
 SHEET

DESIGNER:	ZDS
CHECKED BY:	JWT
ENGINEER:	JWT
SMW #:	22-1425
SHEET NO.:	REV.

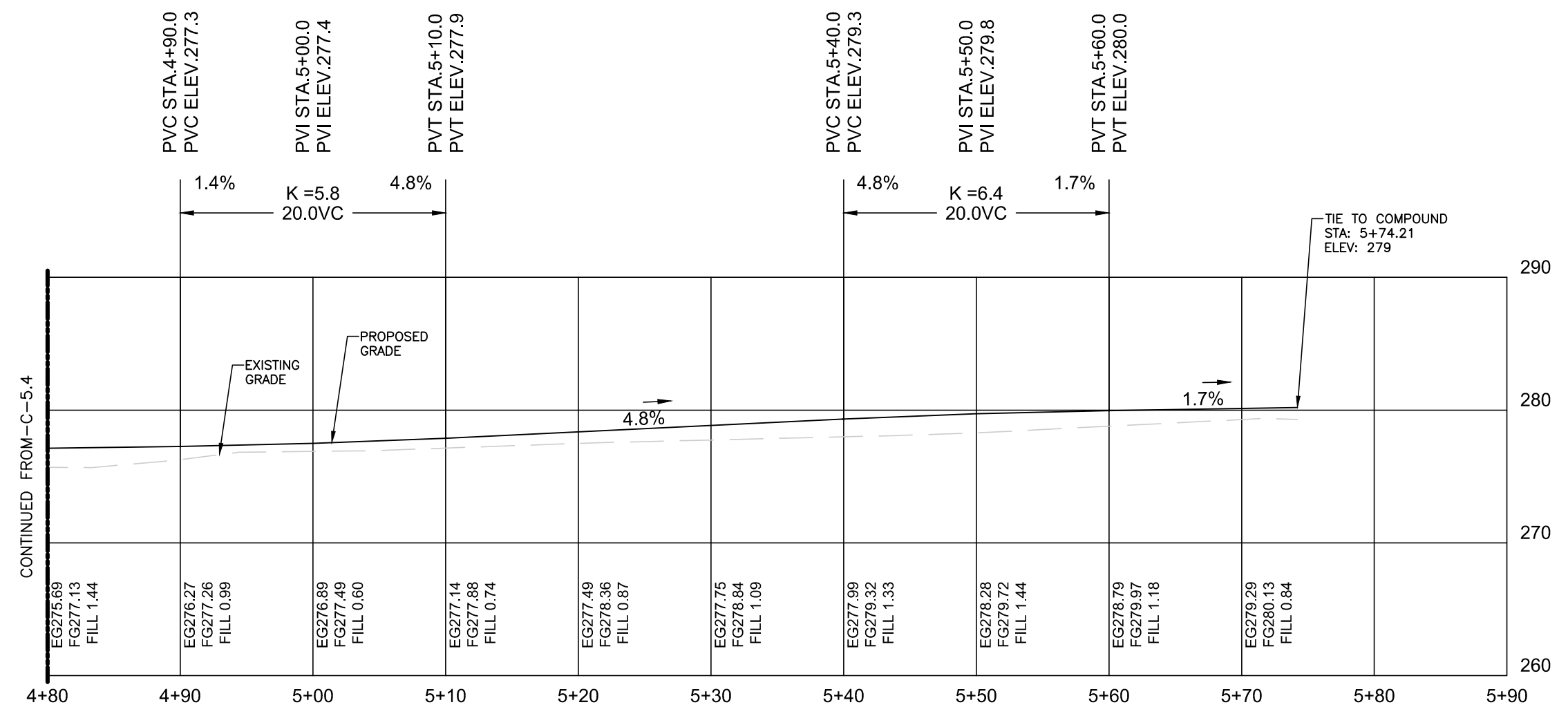
C-5.4 2

1 PROPOSED ACCESS ROAD PROFILE  
 SCALE: 1"=10'





SITE COORDINATES:  
 LATITUDE: N 32° 30' 48.075" (32.513954°)  
 LONGITUDE: W 90° 06' 42.869" (-90.111852°)



CONTINUED FROM -C-5.4

DATE	DESCRIPTION	DESIGNER
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07/24/23	ISSUED FOR ZONING	AMD
08/15/23	REVISED PER CONCRETE PAD	AMD

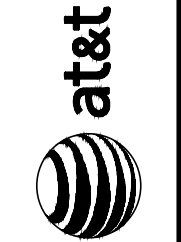
**SOUTH GLUCKSTADT**  
**ACCESS ROAD PROFILE**  
**SHEET**

DESIGNER:	ZDS
CHECKED BY:	JWT
ENGINEER:	JWT
SMW #:	22-1425
SHEET NO.:	REV.
C-5.5	2



1 PROPOSED ACCESS ROAD PROFILE  
 SCALE: 1"=10'





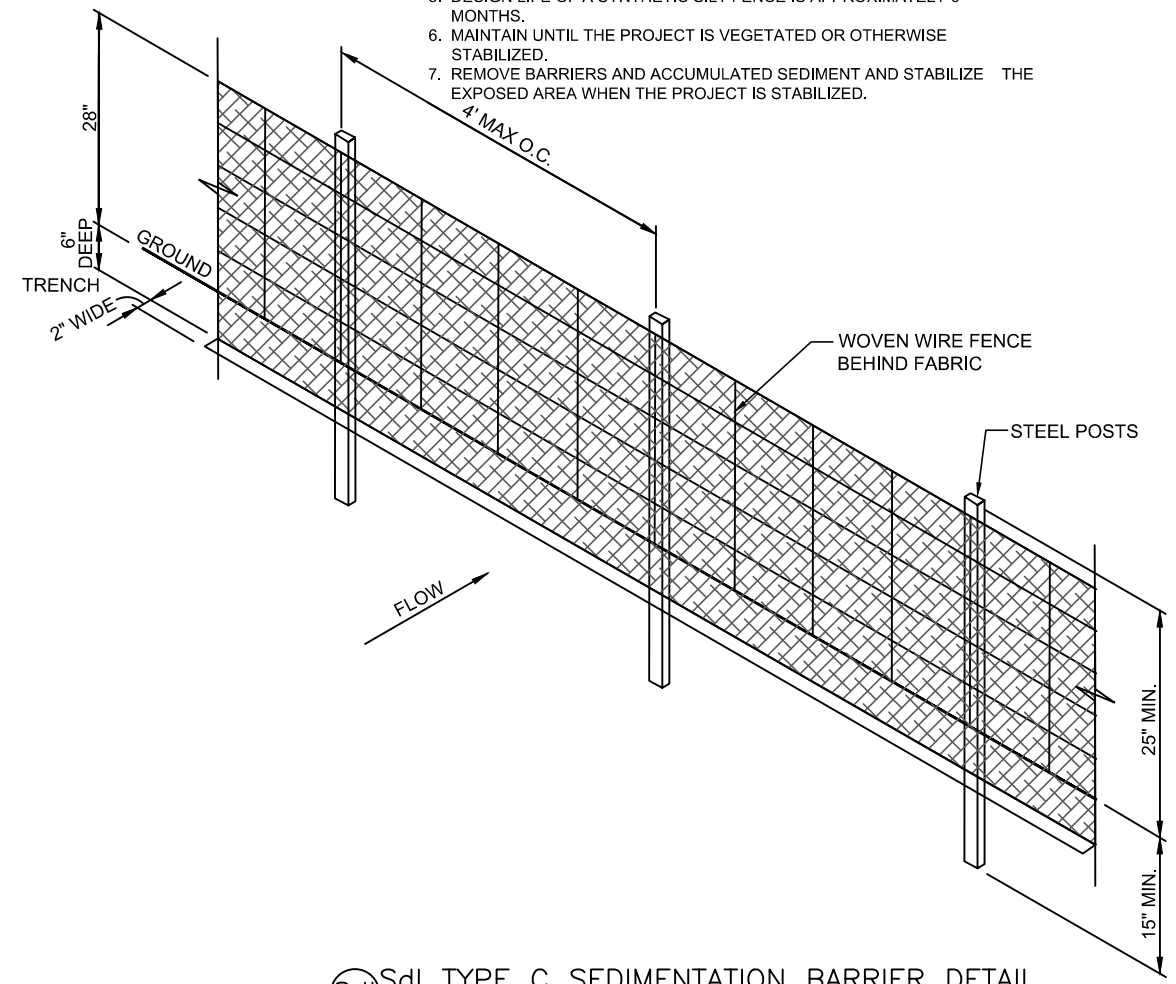
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ISSUED FOR ZONING	07/24/23
REVISED PER CONCRETE PAD	08/15/23
DATE	

**SOUTH GLUCKSTADT  
GRADING, SEDIMENT &  
EROSION CONTROL  
DETAILS**

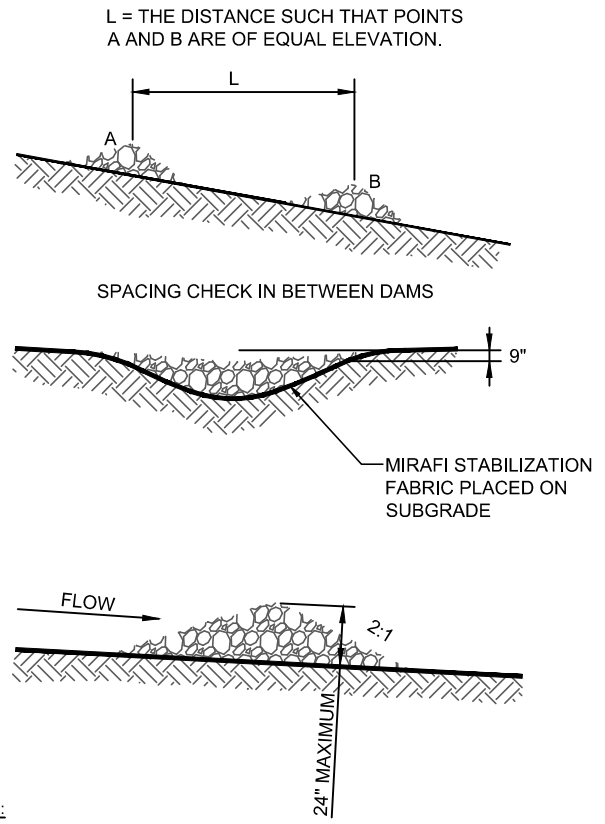
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CHECKED BY:	JWT
ENGINEER:	JWT
SMW #:	22-1425
SHEET NO.:	
REV.	

C-6 2

- MAINTENANCE:**
1. INSPECT BARRIERS AT THE END OF EACH WORKING DAY, OR AFTER EACH RAIN, AND REPAIR OR CLEAN AS NECESSARY.
  2. REMOVE SEDIMENT FROM BARRIER WHEN TWO-THIRDS FULL.
  3. DISPOSE OF SEDIMENT SO THAT IT WILL NOT ENTER THE BARRIER AGAIN AND STABILIZE IT WITH VEGETATION.
  4. REPLACE FILTER FABRIC WHEN DETERIORATED.
  5. DESIGN LIFE OF A SYNTHETIC SILT FENCE IS APPROXIMATELY 6 MONTHS.
  6. MAINTAIN UNTIL THE PROJECT IS VEGETATED OR OTHERWISE STABILIZED.
  7. REMOVE BARRIERS AND ACCUMULATED SEDIMENT AND STABILIZE THE EXPOSED AREA WHEN THE PROJECT IS STABILIZED.

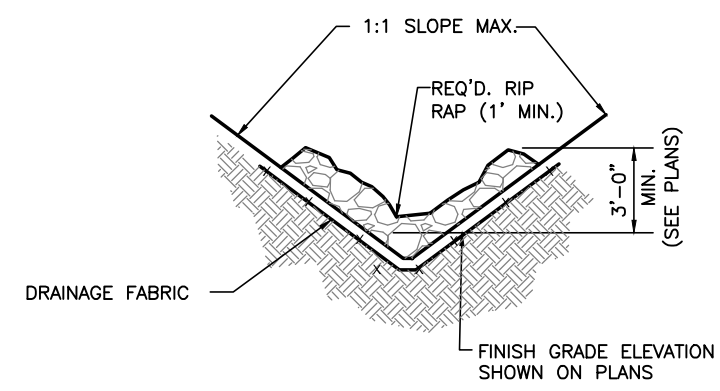


**Sd1 TYPE C SEDIMENTATION BARRIER DETAIL**  
NOT TO SCALE



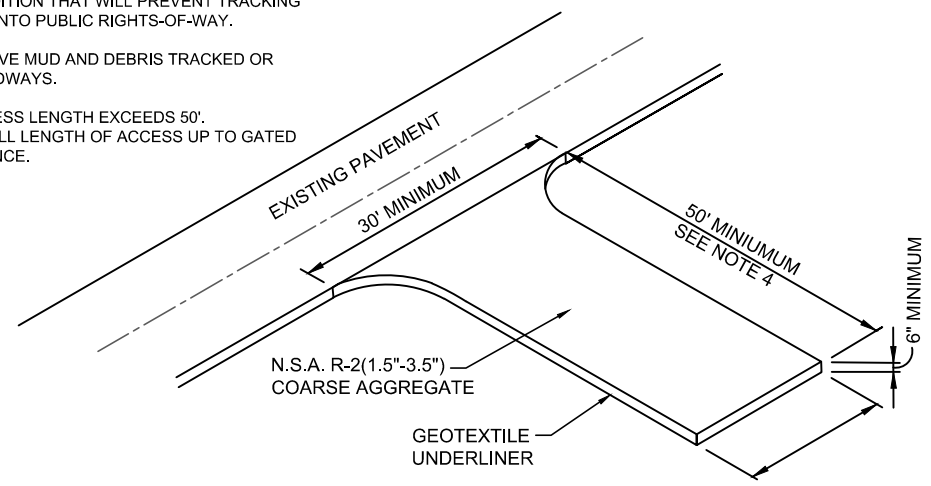
- NOTES:**
1. CHECK DAMS TO BE CONSTRUCTED OF GRADED SIZE 2 - 10 INCH STONE. MECHANICAL OR HAND PLACEMENT SHALL BE REQUIRED TO INSURE COMPLETE COVERAGE OF ENTIRE WIDTH OF DITCH OR SWALE AND THAT CENTER OF DAM IS LOWER THAN EDGES.
  2. SEDIMENT TO BE REMOVED WHEN A LEVEL OF 1/2 THE ORIGINAL DAM HEIGHT OR LESS IS REACHED. REMOVE CHECK DAMS AT COMPLETION OF PROJECT.

**Cd CHECK DAM**  
NOT TO SCALE



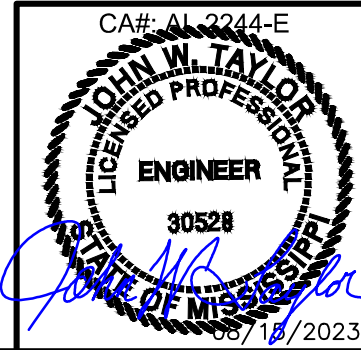
**TYPICAL RIP RAP DITCH SECTION**  
SCALE: N.T.S.

- MAINTENANCE:**
1. PERIODICALLY DRESS WITH 1.5"-3.5" STONE.
  2. MAINTAIN IN A CONDITION THAT WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY.
  3. IMMEDIATELY REMOVE MUD AND DEBRIS TRACKED OR SPILLED ONTO ROADWAYS.
  4. 50' MINIMUM IF ACCESS LENGTH EXCEEDS 50'. OTHERWISE USE FULL LENGTH OF ACCESS UP TO GATED COMPOUND ENTRANCE.



**Co CONSTRUCTION EXIT DETAIL**  
NOT TO SCALE

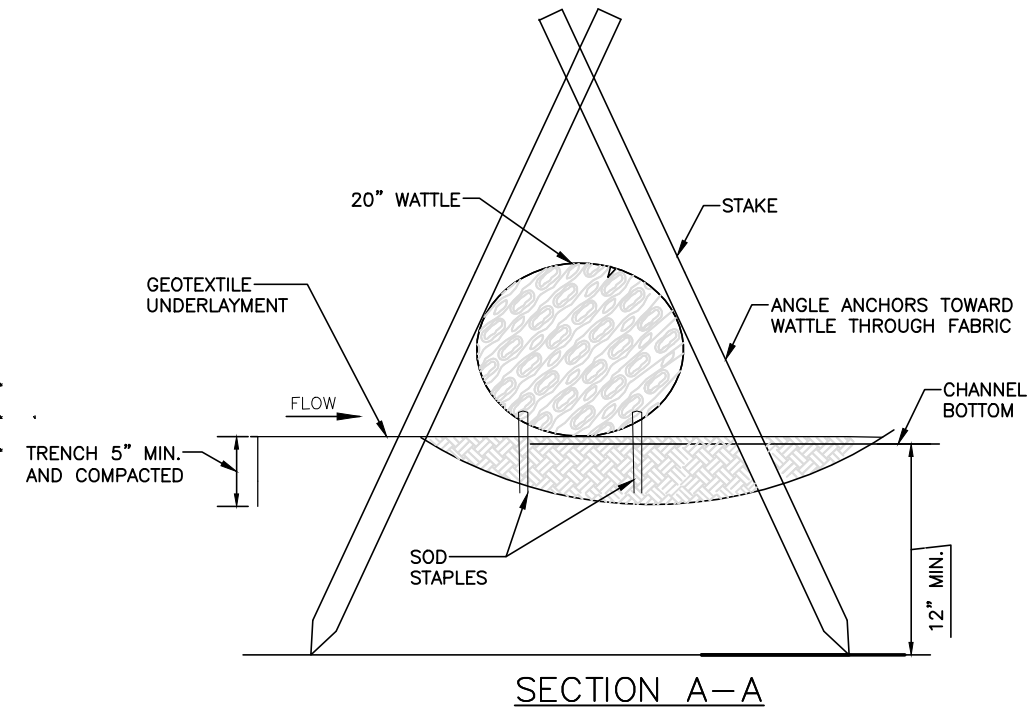
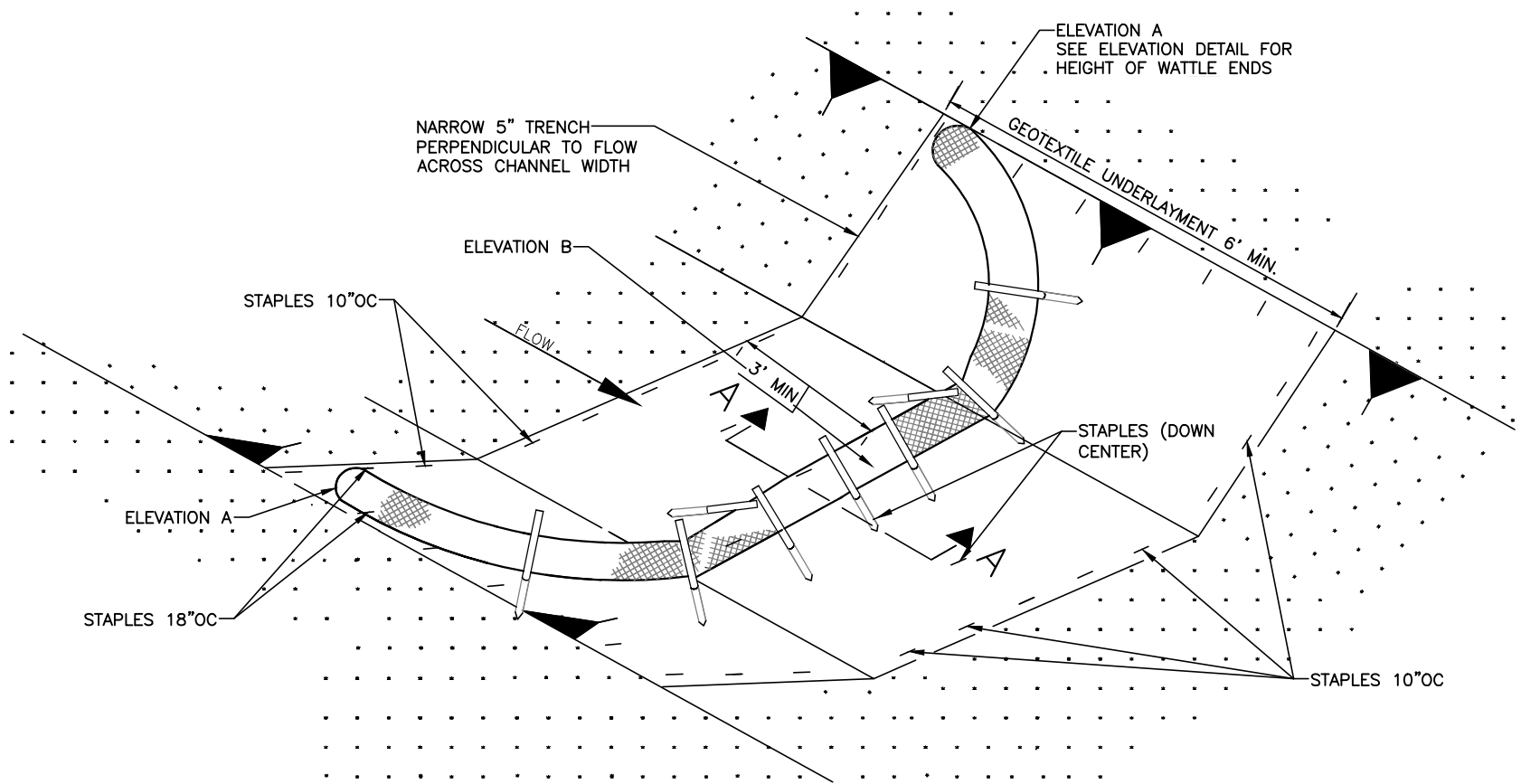
- Co** CONSTRUCTION EXIT – TO REDUCE OR ELIMINATE THE TRANSPORT OF MUD FROM THE CONSTRUCTION AREA ONTO PUBLIC RIGHT-OF-WAYS, STREETS, ALLEYS, SIDEWALKS, OR PARKING AREAS.
- Sd1** TYPE C SEDIMENT BARRIER – TO PREVENT ANY SEDIMENT CARRIED BY SHEET FLOW FROM LEAVING THE SITE & ENTERING NATURAL DRAINAGE AREAS OR STORM DRAINAGE SYSTEMS.
- Ds2** DISTURBED AREA STABILIZATION (TEMPORARY) – TO ESTABLISH A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDS ON DISTURBED AREAS.
- Ds3** DISTURBED AREA STABILIZATION (PERMANENT) – TO ESTABLISH A PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOD, OR LEGUMES ON DISTURBED AREAS.
- Du** DISTURBED AREA DUST CONTROL – TO CONTROL THE SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITES, ROADWAYS, AND SIMILAR SITES.



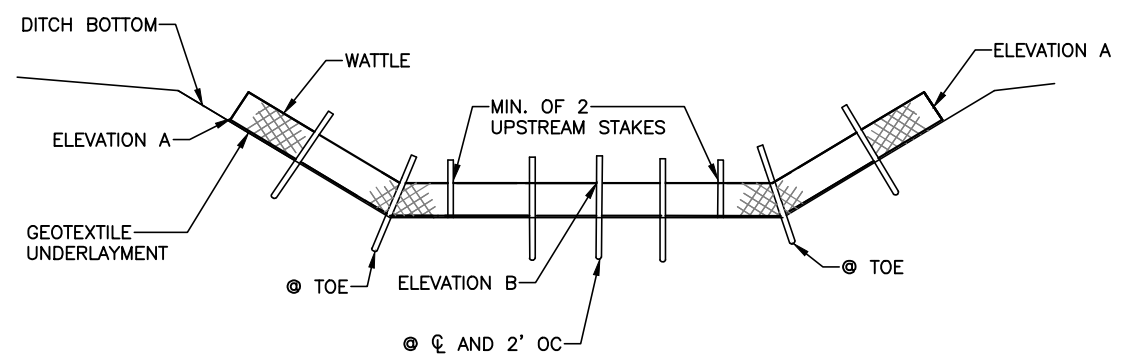
08/15/2023



SITE COORDINATES:  
 LATITUDE: N 32° 30' 48.075" (32.513954°)  
 LONGITUDE: W 90° 06' 42.869" (-90.111852°)



DETAIL (DITCH CHECK)



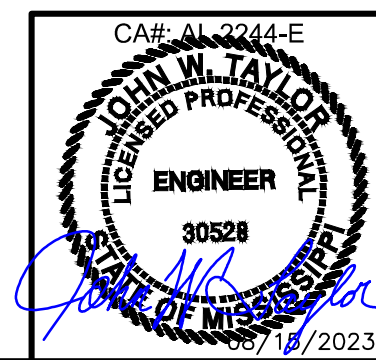
ELEVATION DETAIL

NOTE: END POINTS A MUST BE HIGHER THAN FLOWLINE POINT B

NOTES:

1. MINIMUM RECOMMENDED PLACEMENT INTERVAL BETWEEN WATTLE DITCH CHECK IS 50 FEET UNLESS SHOWN OTHERWISE ON THE PLANS OR APPROVED BY THE ENGINEER.
2. ANCHORING STAKES SHALL BE SIZED, SPACED, DRIVEN, AND BE OF A MATERIAL THAT EFFECTIVELY SECURES THE CHECK. STAKE SPACING SHALL BE A MAXIMUM OF TWO FEET.
3. SECURE GEOTEXTILE UNDERLAYMENT BY PLACING STAPLES 18 INCHES APART ALONG THE CHANNEL EDGES AND DOWN THE CENTER OF THE CHANNEL. SPACE STAPLES 10 INCHES APART ACROSS THE UPSTREAM AND DOWNSTREAM EDGES.
4. PLACE STAPLES ON BOTH SIDES OF WATTLE AT 10" SPACING.

2 TYPICAL RIP RAP DITCH SECTION  
 C-6.1 SCALE: N.T.S.



DATE	DESCRIPTION:	DESIGNER
01/26/23	ISSUED FOR CLIENT REVIEW	ZDS
07/24/23	ISSUED FOR ZONING	AMD
08/15/23	REVISED PER CONCRETE PAD	AMD

SOUTH GLUCKSTADT  
 GRADING, SEDIMENT &  
 EROSION CONTROL  
 DETAILS

DESIGNER:	ZDS
CHECKED BY:	JWT
ENGINEER:	JWT
SMW #:	22-1425
SHEET NO.:	REV.

C-6.1 2



DESIGNER: ZDS  
 ISSUED FOR CLIENT REVIEW: ZDS  
 ISSUED FOR ZONING: AMD  
 REVISED PER CONCRETE PAD: AMD

DATE: 01/26/23  
 07/24/23  
 08/15/23

SOUTH GLUCKSTADT  
 EROSION CONTROL  
 GRADING, SEDIMENT &  
 VEGETATION SPECS

DESIGNER: ZDS  
 CHECKED BY: JWT  
 ENGINEER: JWT  
 SMW #: 22-1425  
 SHEET NO.: C-7  
 REV.: 2

08/15/2023

SITE COORDINATES:  
 LATITUDE: N 32° 30' 48.075" (32.513954°)  
 LONGITUDE: W 90° 06' 42.869" (-90.111852°)

PIEDMONT VEGETATIVE COVERS

CALENDAR MONTH	TEMPORARY SEED	APPLICATION RATE/ACRE	PERMANENT SEED	APPLICATION RATE/ACRE
1. JANUARY	RYE GRASS	20--40 LB.	UNHULLED BERMUDA SERICEA LESPEDEZA	8-10 LB. 30-40 LB.
2. FEBRUARY			UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE	8-10 LB. 30-40 LB. 30-50 LB.
3. MARCH	RYE ANNUAL LESPEDEZA WEeping LOVE GRASS	2-3 BU. 20-25 LB. 4-6 LB.	UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE	8-10 LB. 30-40 LB. 30-50 LB.
4. APRIL	RYE BROWN TOP MULLET ANNUAL LESPEDEZA SUDAN ANNUAL	2-3 BU. 30-40 LB. 20-25 LB. 35 LB.	WEeping LOVE GRASS HULLED BERMUDA BAJA	4-6 LB. 5-6 LB. 40-60 LB.
5. MAY	WEeping LOVE GRASS SUDAN GRASS BROWN TOP MULLET	4-6 LB. 35 LB. 30-40 LB.	WEeping LOVE GRASS HULLED BERMUDA BAJA	4-6 LB. 5-6 LB. 40-60 LB.
6. JUNE	WEeping LOVE GRASS SUDAN GRASS BROWN TOP MULLET	4-6 LB. 35 LB. 30-40 LB.	WEeping LOVE GRASS HULLED BERMUDA BAJA	4-6 LB. 5-6 LB. 40-60 LB.
7. JULY	WEeping LOVE GRASS SUDAN GRASS BROWN TOP MULLET	4-6 LB. 35 LB. 30-40 LB.		
8. AUGUST	RYE GRASS WEeping LOVE GRASS	4050 LB. 4-6 LB.		
9. SEPTEMBER			TALL FESCUE	30-50 LB.
10. OCTOBER	WHEAT	2-3 BU.	UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE	8-10LB. 30-40LB. 30-50 LB.
11. NOVEMBER	WHEAT	2-3 BU.	UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE	8-10LB. 30-40LB. 30-50 LB.
12. DECEMBER	RYE RYE GRASS WHEAT	2-3 BU. 40-50 LB. 2-3 BU.	UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE	8-10LB. 30-40LB. 30-50 LB.

- USE A MINIMUM OF 40 LBS. SCARIFIES SEED. THE REMAINING MAY BE USE UN SCARIFIED, CLEAN HULLED SEED
- USE EITHER COMMON SERIAL OR INTERSTATE SERICEA LESPEDEZA

Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

GENERAL

THIS VEGETATIVE PLAN WILL BE CARRIED OUT IN ROAD CUT AND FILL SLOPES, SHOULDERS, AND OTHER CRITICAL AREAS CREATED BY CONSTRUCTION. SEEDING WILL BE DONE AS SOON AS CONSTRUCTION IN AN AREA IS COMPLETED. PLANTINGS WILL BE MADE TO CONTROL EROSION, TO REDUCE DAMAGE FROM SEDIMENT AND RUNOFF TO DOWNSTREAM AREAS AND TO IMPROVE THE SAFETY AND BEAUTY OF THE DEVELOPMENT AREA.

SOIL CONDITIONS

DUE TO GRADING AND CONSTRUCTIONS, THE AREAS TO BE TREATED ARE MAINLY SUBSOIL AND SUBSTRATES. FERTILITY IS LOW AND THE PHYSICAL CHARACTERISTICS OF THE EXPOSED MATERIAL ARE UNFAVORABLE TO ALL BUT THE MOST HARDY PLANTS.

TREATMENT SPECIFICATIONS

HYDRAULIC SEEDING EQUIPMENT WHEN HYDRAULIC SEEDING AND FERTILIZING EQUIPMENT IS USED, NO GRADING AND SHAPING OF SEEDED PREPARATIONS WILL BE REQUIRED. THE FERTILIZER, SEED AND WOOD CELLULOSE FIBER MULCH WILL BE MIXED WITH WATER AND SUPPLIED IN A SLURRY. ALL SLURRY INGREDIENTS MUST BE COMBINED TO FORM A HOMOGENOUS MIXTURE, AND SPREAD UNIFORMLY OVER THE AREA WITHIN ONE HOUR AFTER MIXTURE IS MADE. STRAW OR HAY MULCH AND ASPHALT EMULSION WILL BE APPLIED WITH BLOWER-TYPE MULCH SPREADING EQUIPMENT WITHIN 24 HOURS AFTER SEEDING. THE MULCH WILL BE SPREAD UNIFORMLY OVER THE AREA, LEAVING ABOUT 25 PERCENT OF THE GROUND SURFACE EXPOSED. THE PER ACRE APPLICATION RATES ARE AS FOLLOWS.

A. SEEDING WITH MULCH: (HYDRAULIC SEEDING EQUIPMENT ON SLOPES 3:1 AND STEEPER)

AGRICULTURAL LIMESTONE #75	400 LBS/ ACRE
FERTILIZER, 05-10-15	500 LBS/ ACRE
MULCH (STRAW OR HAY OR WOOD CELLULOSE FIBER MULCH)	5000LBS/ACRE 1000LBS/ACRE

SEED SPECIES	APPLICATION RATE/ACRE	PLANTING DATES
SERICIA LESPEDEZA, SCARIFIED WEeping LOVE GRASS, OR COMMON BERMUDA, HULLED	60 LBS 4 LBS. 6 LBS.	3/1-6/15
FESCUE SERICEA LESPEDEZA, UNCERTIFIED	40 LBS. 60 LBS.	4/1-10/31
FESCUE SERICEA LESPEDEZA, UNCERTIFIED RYE	40 LBS. 75 LBS. 50 LBS.	11/1-12/28
HAY MULCH FOR TEMPORARY COVER	5000 LBS.	6/15-8/31

B. TOP DRESSING: APPLY WHEN PLANTS ARE 2 TO 4 INCHES TALL

FERTILIZER (AMMONIUM NITRATE 33.5%) 300 LBS/ACRE

C. SECOND YEAR TREATMENT:

FERTILIZER (0-20-20 OR EQUIVALENT) 500 LBS/ACRE

Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

GENERAL

THIS VEGETATIVE PLAN WILL BE CARRIED ON ROAD CUT AND FILL SLOPES, SHOULDERS AND OTHER CRITICAL AREAS CREATED BY CONSTRUCTIONS. SEEDING WILL BE DONE AS SOON AS CONSTRUCTION IN AN AREA IS COMPLETED. PLANTINGS WILL BE MADE TO CONTROL EROSION, TO REDUCE DAMAGE FROM, SEDIMENT AND RUNOFF TO DOWNSTREAM AREAS AND TO IMPROVE THE SAFETY & BEAUTY OF THE DEVELOPMENT AREA.

SOIL CONDITIONS

DUE TO GRADING & CONSTRUCTION, THE AREAS TO BE TREATED ARE MAINLY SUBSOIL AND SUBSTRATES. FERTILITY IS LOW AND THE PHYSICAL CHARACTERISTICS OF THE EXPOSED MATERIALS ARE UNFAVORABLE TO ALL BUT THE MOST HARDY PLANTS.

TREATMENT SPECIFICATIONS

CONVENTIONAL SEEDING EQUIP GRADE, SHAPE AND SMOOTH WHERE NEEDED TO PROVIDE FOR SAFE EQUIPMENT OPERATION AT SEEDING TIME AND FOR MAINTENANCE PURPOSES. THE LIME AND FERTILIZER, IN DRY FORM, WILL SPREAD UNIFORMLY OVER THE AREA IMMEDIATELY BEFORE SEEDBED PREPARATION. A SEEDBED WILL BE PREPARED BY SCARIFYING TO A DEPTH OF 1 TO 4 INCHES AS DETERMINED ON SITE. THE SEEDBED MUST BE WELL PULVERIZED, SMOOTHED, AND FIRMED. SEEDING WILL BE DONE WITH A CULTIPACKER-SEEDER ROTARY SEEDER, OR OTHER MECHANICAL OR HAND SEEDER. SEED WILL BE DISTRIBUTED UNIFORMLY OVER A FRESH PREPARED SEEDBED AND COVERED LIGHTLY OVER THE AREA, LEAVING ABOUT 25 PERCENT OF THE GROUND SURFACE EXPOSED. MULCH WILL BE SPREAD BY EITHER BLOWER-TYPE MULCH EQUIPMENT OR BY HAND AND ANCHORED IMMEDIATELY AFTER IT WAS SPREAD. A DISK HARROW WITH THE DISK SET STRAIGHT OR A SPECIAL PACKER DISK MAY BE USED TO PRESS THE MULCH INTO THE SOIL. THE PER ACRE APPLICATION ARE AS FOLLOWS:

A. SEEDING WITH MULCH: (CONVENTIONAL SEEDING EQUIPMENT ON SLOPES LESS THAN 3:1)

AGRICULTURAL LIMESTONE #15	4000 LBS/ACRE
FERTILIZE, 5-10-15	1500 LBS/ACRE
MULCH (STRAY OR HAY)	5000 LBS/ACRE

SEED SPECIES	APPLICATION RATE/ACRE	PLANTING DATES
HULLED COMMON BERMUDA GRASS	10 LBS	3/1-6/15
FESCUE	50 LBS	9/1-10/31
FESCUE RYEGRASS	50 LBS 50 LBS	11/1-2/28
HAY MULCH FOR TEMPORARY COVER	5000 LBS	6/15-8/31

B. TOP DRESSING: APPLY WHEN PLANTS ARE 2 TO 4 INCHES TALL

FERTILIZER (AMMONIUM NITRATE 33.5%) 300 LBS/ACRE

C. SECOND YEAR TREATMENT:

FERTILIZER (0-20-20 OR EQUIVALENT) 800 LBS/ACRE



OWNER CONTACT SIGN

SITE NAME: \_\_\_\_\_  
 SITE NUMBER: \_\_\_\_\_  
 FCC REGISTRATION NUMBER: \_\_\_\_\_

FOR LEASING INFORMATION: \_\_\_\_\_ IN CASE OF EMERGENCY: \_\_\_\_\_

**NO TRESPASSING**

POSTING OF THIS SIGN REQUIRED BY LAW

**OWNER CONTACT SIGN**  
 WHITE BACKGROUND, BLACK/RED LETTERING  
 MOUNTING LOCATION: GATE  
 QUANTITY: 1

INFORMATION

Federal Communications Commission  
 Tower Registration Number

1 2 3 4 5 6 7

Posted in accordance with Federal Communications Commission rules on antenna tower registration 47 CFR 17.4 (g).

**FCC REGISTRATION SIGN**  
 WHITE/GREEN BACKGROUND, WHITE/BLACK LETTERING  
 MOUNTING LOCATION: GATE & BASE OF TOWER  
 QUANTITY: 2

**DANGER**

**NO TRESPASSING**

**DANGER NO TRESPASSING SIGN**  
 WHITE/BLACK BACKGROUND, BLACK/WHITE LETTERING  
 MOUNTING LOCATION: GATE & BASE OF TOWER  
 QUANTITY: 1

**NOTICE**



Radio frequency fields beyond this point may exceed the FCC general public exposure limit.

Obey all posted signs and site guidelines for working in radio frequency environments.

In accordance with Federal Communications Commission rules on radio frequency emissions 47 CFR 1.1307(i)

**NOTICE**

**AUTHORIZED PERSONNEL ONLY**

**AUTHORIZED PERSONNEL SIGN**  
 WHITE/BLUE BACKGROUND, WHITE/BLACK LETTERING  
 MOUNTING LOCATION: GATE & BASE OF TOWER  
 QUANTITY: 1

**CAUTION**



On this tower:  
 Radio frequency fields near some antennas may exceed FCC rules for human exposure.

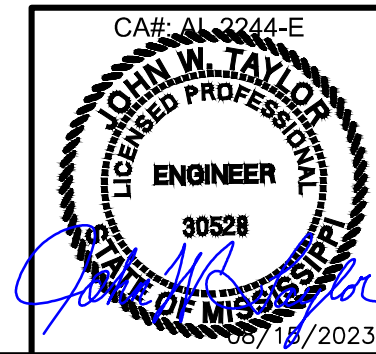
Personnel climbing this tower should be trained for working in radio frequency environments and use a personal RF monitor.

In accordance with Federal Communications Commission rules on radio frequency emissions 47 CFR 1.1307(i) ©2008 American Tower Associates, Inc.

**NOTICE**

**GUIDELINES FOR WORKING IN RADIO FREQUENCY ENVIRONMENTS**

- ⚠ All personnel should have electromagnetic energy (EME) awareness training.
- ⚠ All personnel entering this site must be authorized.
- ⚠ Obey all posted signs.
- ⚠ Assume all antennas are active.
- ⚠ Before working on antennas, notify owners and disable appropriate transmitters.
- ⚠ Maintain minimum 3 feet clearance from all antennas.
- ⚠ Do not stop in front of antennas.
- ⚠ Use personal RF monitors while working near antennas.
- ⚠ Never operate transmitters without shields during normal operation.
- ⚠ Do not operate base station antennas in equipment room.



DESIGNER	DATE	DESCRIPTION
ZDS	01/26/23	ISSUED FOR CLIENT REVIEW
AMD	07/24/23	ISSUED FOR ZONING
AMD	08/15/23	REVISED PER CONCRETE PAD

**SOUTH GLUCKSTADT**

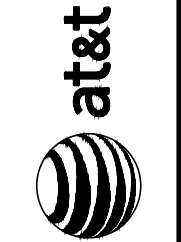
**SITE SIGNAGE**

DESIGNER:	ZDS
CHECKED BY:	JWT
ENGINEER:	JWT
SMW #:	22-1425
SHEET NO.:	REV.
C-8	2

**SMW ENGINEERING GROUP, N.C.**

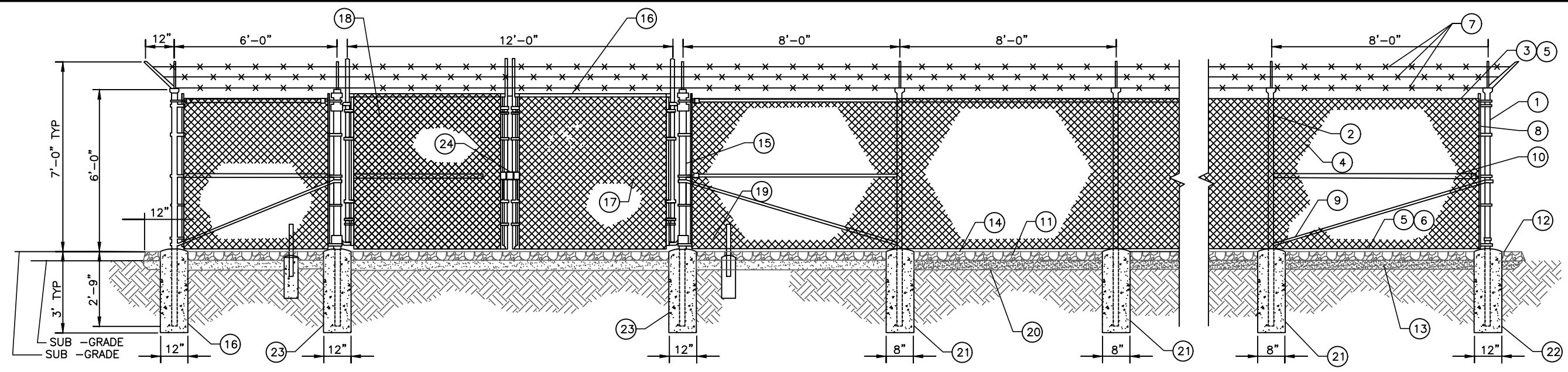
**FORESITE SERVICES, LLC**

SITE COORDINATES:  
 LATITUDE: N 32° 30' 48.075" (32.513954°)  
 LONGITUDE: W 90° 06' 42.869" (-90.111852°)





SITE COORDINATES:  
 LATITUDE: N 32° 30' 48.075" (32.513954°)  
 LONGITUDE: W 90° 06' 42.669" (-90.111852°)

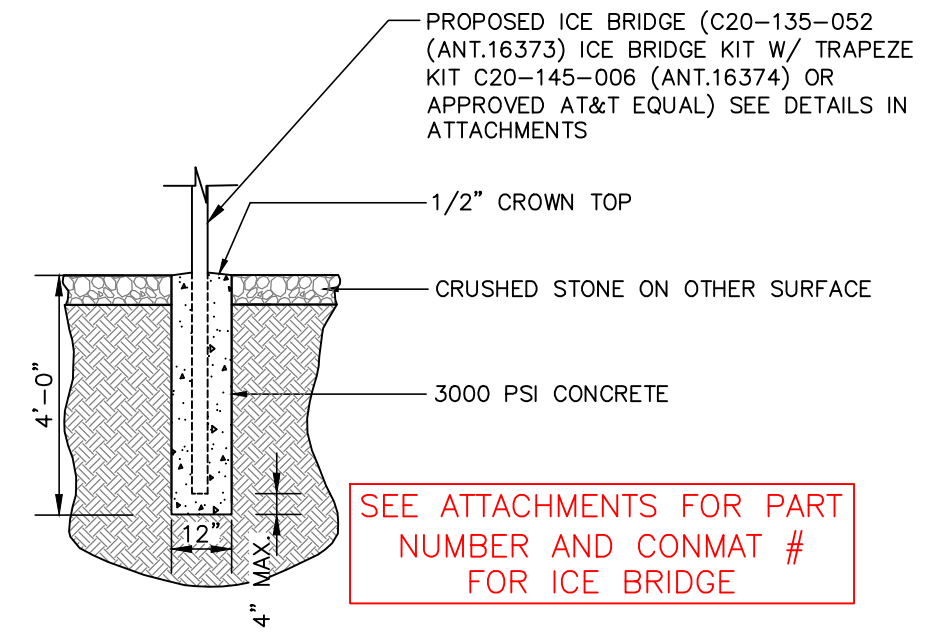


**GENERAL NOTES:**

1. INSTALL FENCING PER ASTM F-567
2. INSTALL SWING GATES PER ASTM-900
3. LOCAL ORDINANCE OF BARBED WIRE PERMIT REQUIREMENT SHALL BE COMPLIED IF REQUIRED
4. POST & GATE PIPE SIZES ARE INDUSTRY STANDARDS. ALL PIPE TO BE 1 1/2" GALV. (HOT DIP, ASTM A120 GRADE "A" STEEL) ALL GATE FRAMES SHALL BE WELDED, ALL WELDING SHALL BE COATED WITH (3) COATS OF COLD GALV, (OR EQUAL)
5. ALL OPEN POSTS SHALL HAVE END-CAPS
6. USE GALVANIZED HOG-RING WORE TO MOUNT ALL SIGNS
7. ALL SIGNS MUST BE MOUNTED ON INSIDE OF FENCE FABRIC
8. USE COMMERCIAL GRADE MATERIALS ONLY

**REFERENCE NOTES:**

- |  |   |
|--|---|
| ① CORNER END OR PULL POST 3" NOMINAL SCHEDULE 40 PIPE.   | ⑫ 2" FINISH OR AS DETERMINED BY CONSTRUCTION MANAGER DURING BID WALK  |
| ② LINE POST: 2 1/2" SCHEDULE 40 PIPE, PER ASTM-F1083. LINE POSTS SHALL BE EQUALLY SPACED AT MAXIMUM 8'-0" O.C.                                     | ⑬ 4" COMPACTED 95% BASE MATERIAL OR AS DETERMINED BY CONSTRUCTION MANAGER DURING BID WALK.                      |
| ③ TOP RAIL & BRACE RAIL: 1 1/2" PIPE, PER ASTM-F1083   | ⑭ FINISH GRADE SHALL BE UNIFORM AND LEVEL   |
| ④ FABRIC 9GA CORE WIRE SIZE 2' MESH, CONFORMING TO ASTM-A392   | ⑮ GATE POST 4" SCHEDULE 40 PIPE. FOR GATE WIDTHS UP THRU 7 FEET OR 4 FEET FOR DOUBLE SWING GATE, PER ASTM-F1083 |
| ⑤ TIE WIRE: MINIMUM II GA GALVANIZED STEEL AT POSTS AND RAILS A SINGLE WRAP OF FABRIC TIE END AT TENSIONS WIRE BU HOG RINGS SPACED AX. AT 24" O.C. | ⑯ GATE FRAME: 1 1/2" PIPE, PER ASTM-F1083   |
| ⑥ TENSION WIRE: 9GA GALVANIZE STEEL  | ⑰ GATE FRAME: 1 5/8" PIPE, PER ASTM-F1083   |
| ⑦ BARBED WIRE: DOUBLE STRAND 12 1/2" OD TWISTED WIRE TO MATCH WITH FABRIC 14GA, 4PT. BARBS SPACE ON APPROX.5" CENTERS                              | ⑱ GATE DIAGONAL GALVANIZED STEEL 1 1/2" PIPE  |
| ⑧ STRETCHER BAR  | ⑲ DUCK BILL OPEN GATE HOLDER. VERIFY LOCATION IN FIELD PRIOR TO INSTALLATION                                    |
| ⑨ 3/8" DIAGONAL ROD WITH GALVANIZED STEEL TURNBUCKLE OR DIAGONAL THREADED ROD  | ⑳ GEOMETRIES FABRIC   |
| ⑩ FENCE CORNER POST BRACE: 1 5/8" DIAZ. EACH CORNER EACH WAY   | ㉑ LINE POST: CONCRETE FOUNDATION (2000 PSI)   |
| ⑪ 1 1/2" MAXIMUM CLEARANCE FROM GRADE  | ㉒ CORNER POST: CONCRETE FOUNDATION (2000 PSI)   |
|  | ㉓ GATE POST" CONCRETE FOUNDATION (2000 PSI)   |
|  | ㉔ STYMIE LOCK OR EQUIVALENT   |

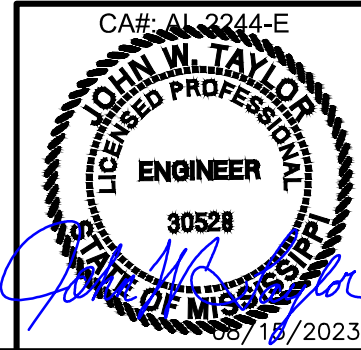


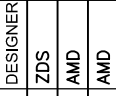
**ICE BRIDGE FOUNDATION DETAIL**  
 NOT TO SCALE

DESIGNER	ZDS	ISSUED FOR CLIENT REVIEW	ISSUED FOR ZONING	REVISED PER CONCRETE PAD
DATE	01/26/23	07/24/23	08/15/23	

**SOUTH GLUCKSTADT**  
**FENCE & ICE BRIDGE**  
**DETAILS**

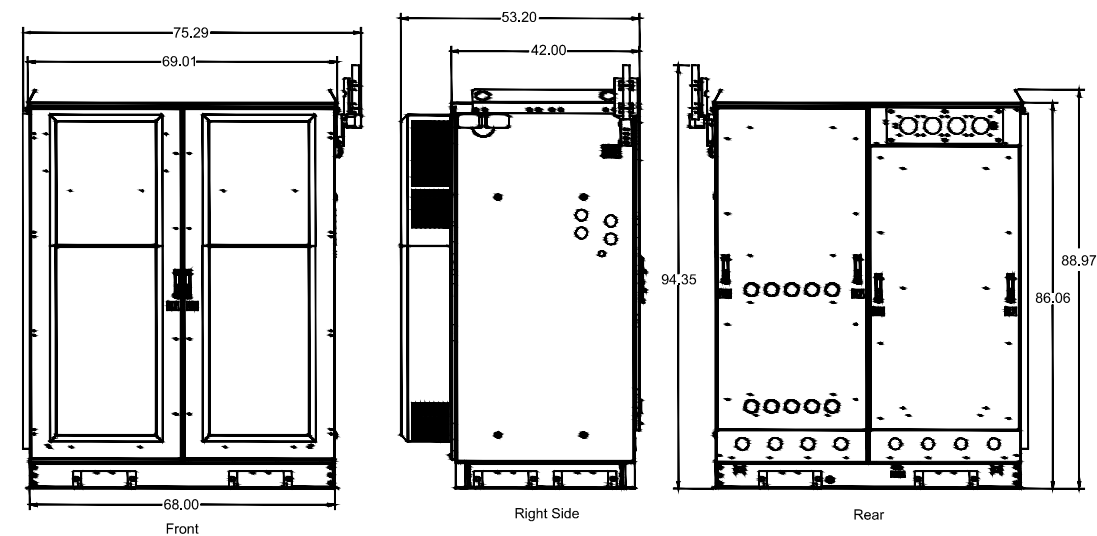
DESIGNER:	ZDS
CHECKED BY:	JWT
ENGINEER:	JWT
SMW #:	22-1425
SHEET NO.:	REV.





SITE COORDINATES:  
 LATITUDE: N 32° 30' 48.075" (32.513954°)  
 LONGITUDE: W 90° 06' 42.869" (-90.111852°)

FIGURE 2.2 ENCLOSURE DIMENSIONS (F2020029) (2-BAY)



Notes:  
 1. All dimensions are in inches.

FIGURE 2.3 ENCLOSURE DIMENSIONS (F2020030) (3-BAY)

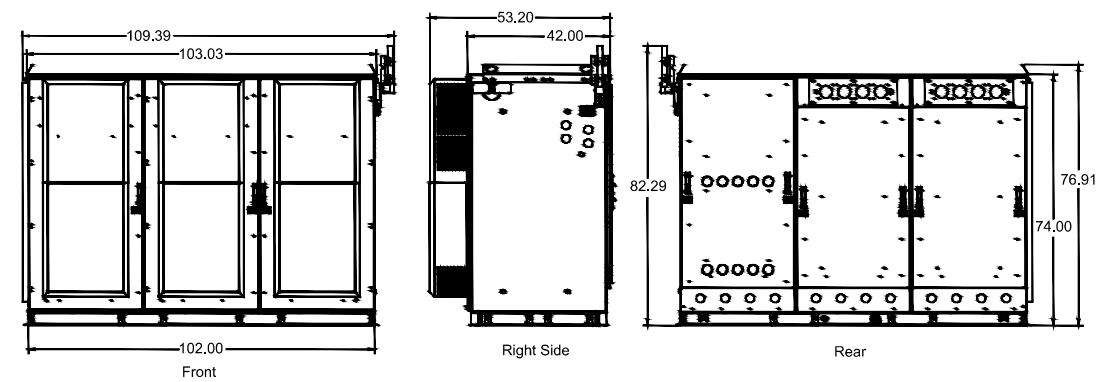
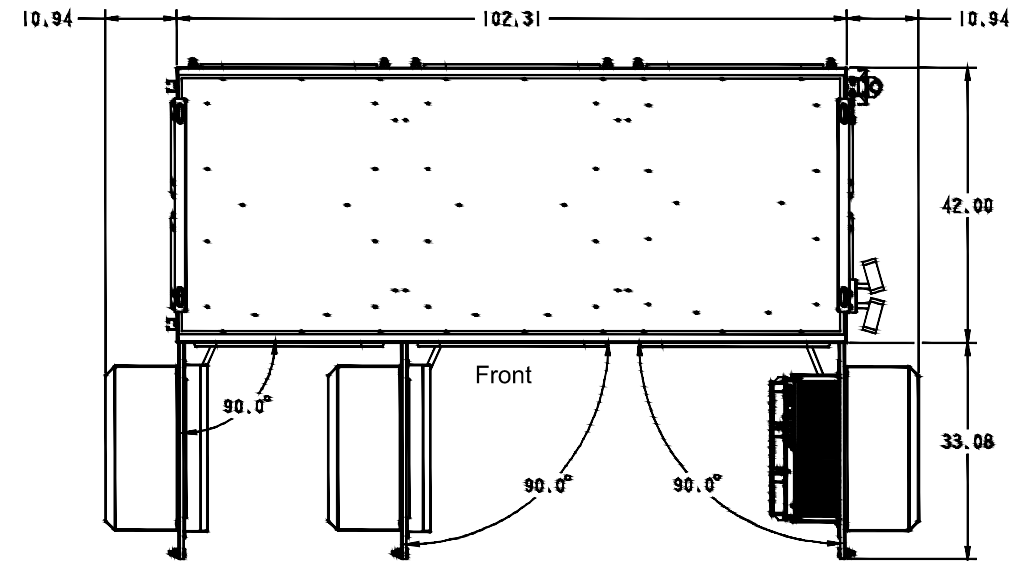
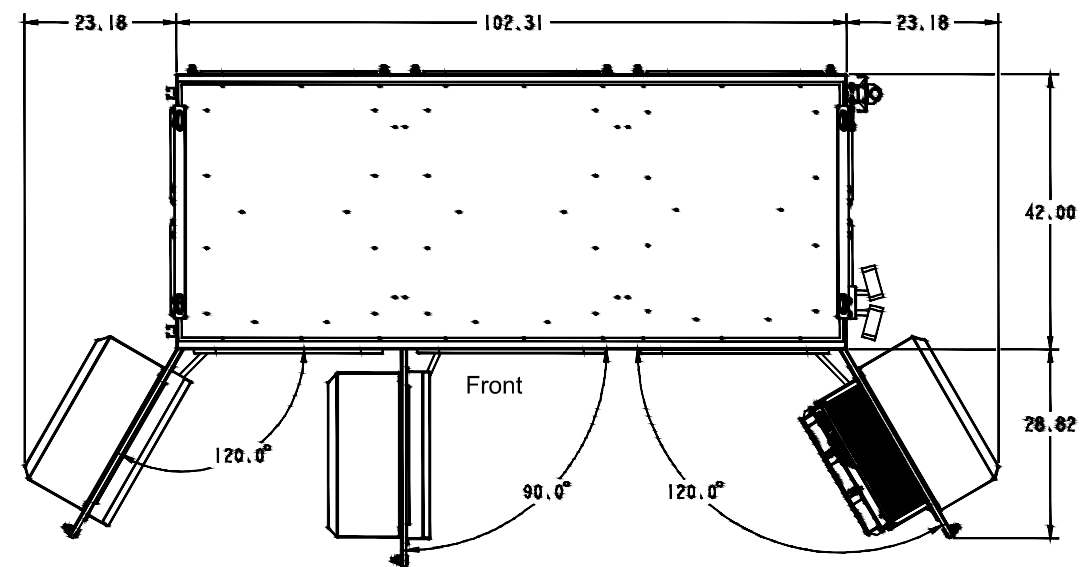


FIGURE 2.5 OVERHEAD VIEW WITH DOOR OPEN (F2020030) (3-BAY)



Notes:  
 1. All dimensions are in inches.



DETAILS BY OTHERS NOTE:  
 DETAILS SHOWN ON THIS PAGE WERE PROVIDED BY OTHERS AND ARE NOT CARRIED UNDER THE SIGNATURE AND SEAL OF SMW AND/OR IT'S ENGINEERS.

FOR REFERENCE ONLY

DATE	DESCRIPTION:	DESIGNER
01/26/23	ISSUED FOR CLIENT REVIEW	ZDS
07/24/23	ISSUED FOR ZONING	AMD
08/15/23	REVISED PER CONCRETE PAD	AMD

SOUTH GLUCKSTADT  
 WALK-UP CABINET  
 (WUC) DETAILS

DESIGNER:	ZDS
CHECKED BY:	JWT
ENGINEER:	JWT
SMW #:	22-1425
SHEET NO.:	REV.
C-10	2



### Vertiv™ NetSure™ X701 Walk Up Cabinet (WUC)

#### Description

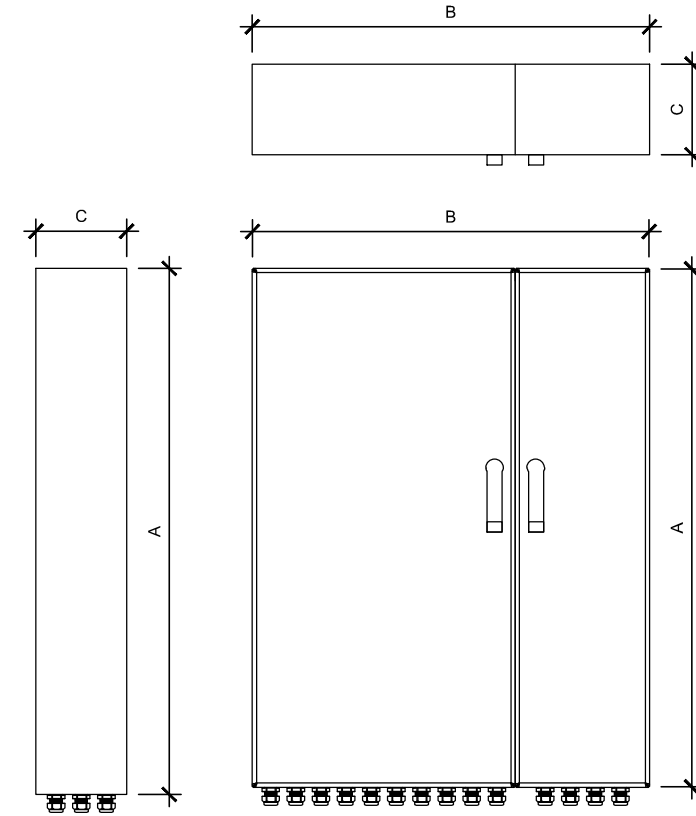
The Vertiv™ NetSure™ X701 provides room for power, batteries, and other sensitive equipment in a single convenient outdoor enclosure. Its aluminum construction provides protection from both vandalism and harsh environmental conditions while still standing up to high winds and seismic events. With up to 15kW of heat dissipation available, the NetSure™ X701 outdoor enclosure is designed to handle ever-increasing heat load requirements at your base station and network edge sites.

- UL 2416 Certified
- Factory-integrated Vertiv™ NetSure™ 512 DC power system supports -48V and -58V DC load requirements
- Battery trays for (3) strings of VRLA batteries up to 210Ah each
- Up to 74RU of available equipment space
- Convenient cable entry and management throughout the enclosure



#### Technical Specifications

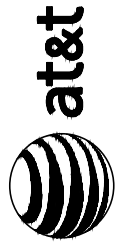
Enclosure		
Two-Bay	Dimensions (H x W x D)	86" x 68" x 54"
	Weight	1300 lbs.
	Equipment Space	43 RU available
	Color	Cool White
	Cabinet Access	Front door and rear panels
Three-Bay	Dimensions (H x W x D)	74" x 102" x 54"
	Weight	1650 lbs.
	Equipment Space	76 RU available
	Color	Cool White
	Cabinet Access	Front door and rear panels
Security		
All handles can accommodate padlock		
Mounting		
Mounting Options	Pad; Platform	
Racks	Adjustable 19" to 23" racks in each equipment chamber	
Electrical		
Input/Output Voltage	208/240VAC single-phase input; -48VDC primary/-58VDC secondary output	
Maximum Input Current	N/A (Generally used w/ customer-provided service entrance transfer switch, generally 200A)	
Environmental		
Operating Temperature	-40°C to 46°C	
Relative Humidity	0% to 95% non-condensing	
Thermal Solutions		
Heat Exchanger	6000 watts in each equipment chamber, 2800 watts in power chamber	
Equipment Chamber		
DC Power	Factory-integrated NetSure 512 system	
AC Outlet	GFI	
Grounding	Ground bar in each chamber	
Standards Compliance		
Safety	UL 2416	
Environment	Designed for Telcordia GR-487	



RAYCAP SPECIFICATIONS				
RAYCAP MODEL	A	B	C	WEIGHT (LBS)
DC50-48-60-96-50F	52.24"	40.0"	9.0"	165.0

DETAILS BY OTHERS NOTE: DETAILS SHOWN ON THIS PAGE WERE PROVIDED BY OTHERS AND ARE NOT CARRIED UNDER THE SIGNATURE AND SEAL OF SMW AND/OR IT'S ENGINEERS.

FOR REFERENCE ONLY



DATE	DESCRIPTION:	DESIGNER:
01/26/23	ISSUED FOR CLIENT REVIEW	ZDS
07/24/23	ISSUED FOR ZONING	AMD
08/15/23	REVISED PER CONCRETE PAD	AMD

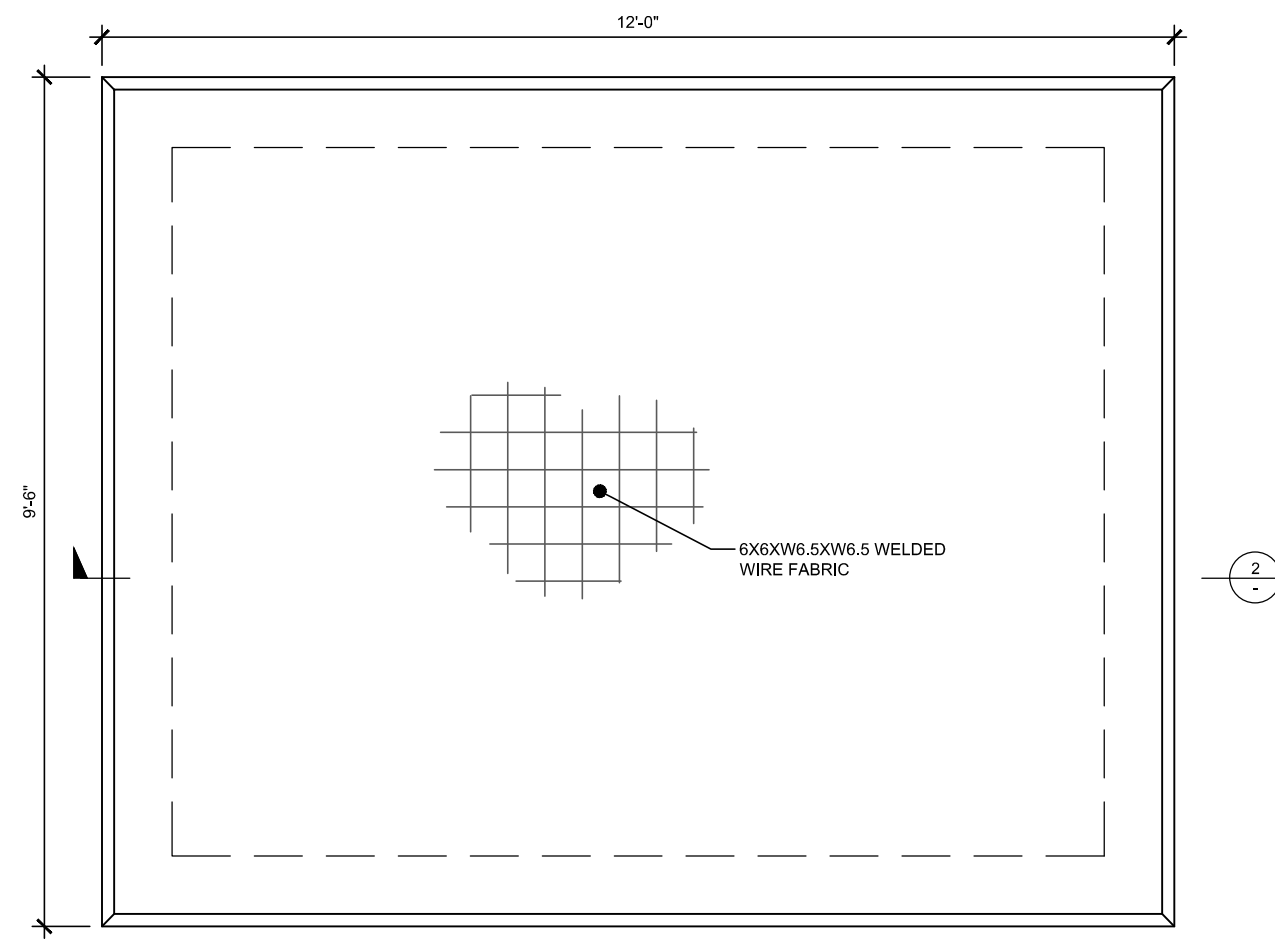
SOUTH GLUCKSTADT  
WALK-UP CABINET  
(WUC) DETAILS

DESIGNER:	ZDS
CHECKED BY:	JWT
ENGINEER:	JWT
SMW #:	22-1425
SHEET NO.:	REV.

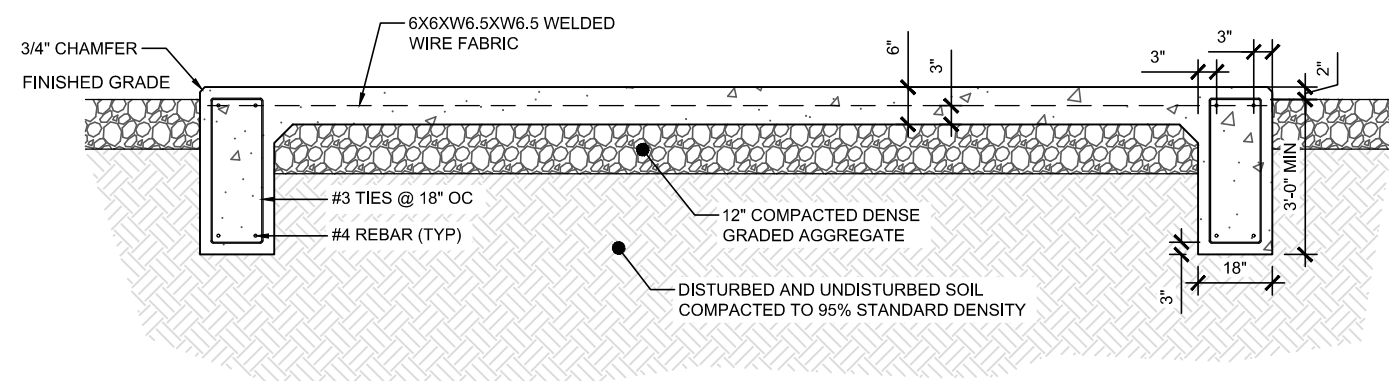
C-10.1 2



SITE COORDINATES:  
 LATITUDE: N 32° 30' 48.075" (32.513954°)  
 LONGITUDE: W 90° 06' 42.669" (-90.111852°)



**1 EQUIPMENT FOUNDATION PLAN**  
 SCALE: NOT TO SCALE



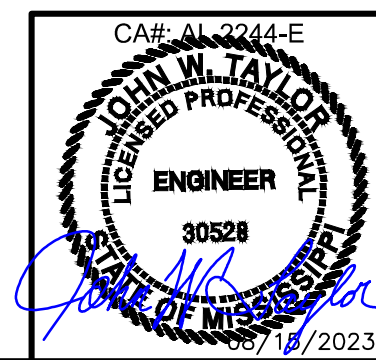
**2 FOUNDATION SECTION**  
 SCALE: NOT TO SCALE

**NOTES:**

1. SLAB TO BE LEVEL ±1/4".
2. FOOTING TO EXTEND A MINIMUM OF 24" BELOW UNDISTURBED SOIL OR 6" BELOW FROST LINE.
3. FINAL SITE DESIGN IS THE RESPONSIBILITY OF THE SITE CONTRACTOR.
4. CONTRACTOR SHALL VERIFY DESIGN WITH ACTUAL SITE CONDITIONS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES.
5. ENGINEER OF ANY DISCREPANCIES.
6. SLAB FOUNDATION DESIGNED ASSUMING ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF.
7. SLAB FOUNDATION DESIGNED ASSUMING MAXIMUM SOIL PLASTICITY INDEX OF 27.
8. CONCRETE STRENGTH SHALL BE A MINIMUM OF 3000 PSI.
9. CONTRACTOR SHALL VERIFY DIMENSIONS AND BOLT LAYOUT WITH SELECTED SHELTER.

DATE	DESCRIPTION:	DESIGNER
01/26/23	ISSUED FOR CLIENT REVIEW	ZDS
07/24/23	ISSUED FOR ZONING	AMD
08/15/23	REVISED PER CONCRETE PAD	AMD

**SOUTH GLUCKSTADT**  
**FOUNDATION DETAIL**



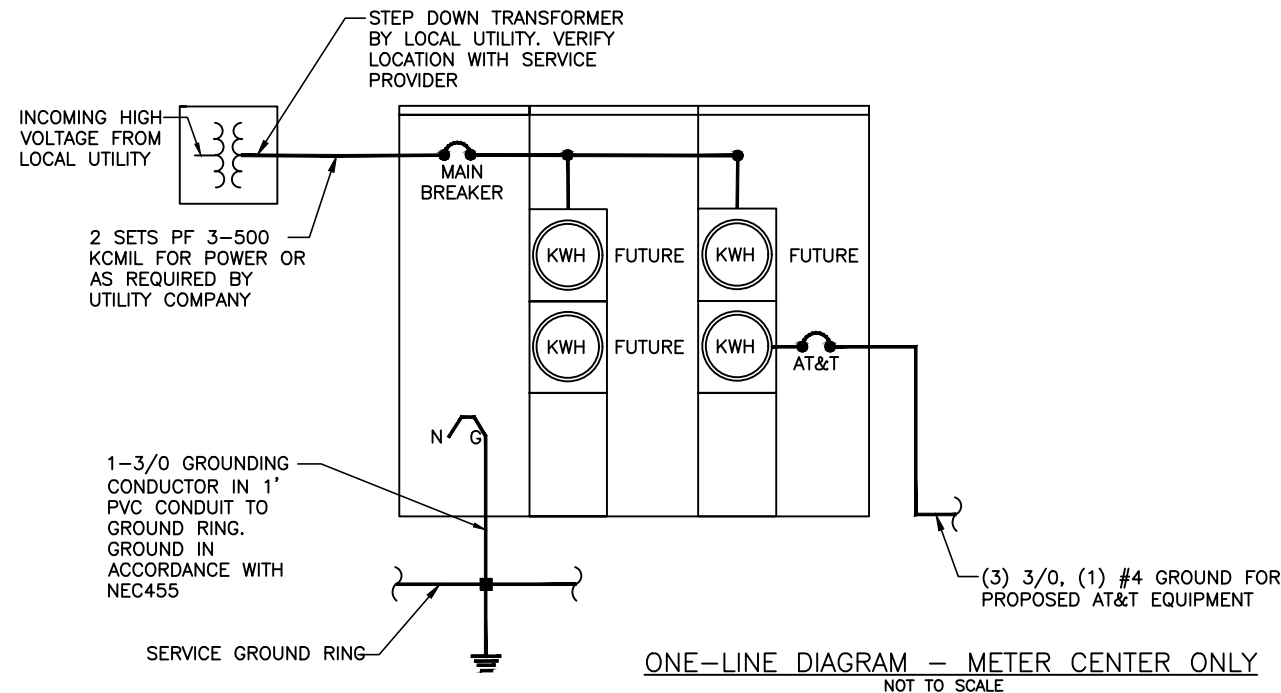
DESIGNER:	ZDS
CHECKED BY:	JWT
ENGINEER:	JWT
SMW #:	22-1425
SHEET NO.:	C-11
REV.:	2



**ELECTRICAL INSTALLATION NOTES**

- ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, NEC AND ALL APPLICABLE LOCAL CODES.
- CONDUIT ROUTINGS ARE SCHEMATIC. SUBCONTRACTOR SHALL INSTALL CONDUITS SO THAT ACCESS TO EQUIPMENT IS NOT BLOCKED.
- WIRING, RACEWAY AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC AND TELCORDIA
- ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC AND TELCORDIA.
- CABLES SHALL NOT BE ROUTED THROUGH LADDER-STYLE CABLE TRAY RUNGS.
- EACH END OF EVERY POWER, POWER PHASE CONDUCTOR (I.E., HOTS), GROUNDING, AND T1 CONDUCTOR AND CABLE SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2 INCH PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC & OSHA.
- ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH ENGRAVED LAMACOID PLASTIC LABELS. ALL EQUIPMENT SHALL BE LABELED WITH THEIR VOLTAGE RATING, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR CAPACITY RATING, AND BRANCH CIRCUIT ID NUMBERS (I.E., PANELBOARD AND CIRCUIT ID'S).
- PANELBOARDS (ID NUMBERS) AND INTERNAL CIRCUIT BREAKERS (CIRCUIT ID NUMBERS) SHALL BE CLEARLY LABELED WITH ENGRAVED LAMACOID PLASTIC LABELS.
- ALL TIE WRAPS SHALL BE CUT FLUSH WITH APPROVED CUTTING TOOL TO REMOVE SHARP EDGES.
- POWER, CONTROL, AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE CONDUCTOR (#14 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90°C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
- SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE CONDUCTOR (#6 AWG OR LARGER), 600V, OIL RESISTANT THHN OR THWN-2 GREEN INSULATION, CLASS B STRANDED COPPER CABLE RATED FOR 90°C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
- POWER AND CONTROL WIRING, NOT IN TUBING OR CONDUIT, SHALL BE MULTI-CONDUCTOR, TYPE TC CABLE (#14 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90°C (WET AND DRY) OPERATION; WITH OUTER JACKET; LISTED OR LABELED FOR THE LOCATION USED, UNLESS OTHERWISE SPECIFIED.
- ALL POWER AND POWER GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS AND WIRENUTS BY THOMAS AND BETTS (OR EQUAL). LUGS AND WIRENUTS SHALL BE RATED FOR OPERATION AT NO LESS THAN 75°C (90°C IF AVAILABLE).

- RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC.
- ELECTRICAL METALLIC TUBING (EMT) OR RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40, OR RIGID PVC SCHEDULE 80 FOR LOCATIONS SUBJECT TO PHYSICAL DAMAGE) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.
- ELECTRICAL METALLIC TUBING (EMT), ELECTRICAL NONMETALLIC TUBING (ENT), OR RIGID NONMETALLIC CONDUIT (RIGID PVC, SCHEDULE 40) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.
- GALVANIZED STEEL INTERMEDIATE METALLIC CONDUIT (IMC) SHALL BE USED FOR OUTDOOR LOCATIONS ABOVE GRADE.
- RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80) SHALL BE USED UNDERGROUND; DIRECT BURIED, IN AREAS OF OCCASIONAL LIGHT VEHICLE TRAFFIC OR ENCASED IN REINFORCED CONCRETE IN AREAS OF HEAVY VEHICLE TRAFFIC.
- LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.
- CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SETSCREW FITTINGS ARE NOT ACCEPTABLE.
- CABINETS, BOXES, AND WIREWAYS SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC.
- WIREWAYS SHALL BE EPOXY-COATED (GRAY) AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARD; SHALL BE PANDUIT TYPE E (OR EQUAL); AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS.
- EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES, AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL, SHALL MEET OR EXCEED UL 50, AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS
- METAL RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY-COATED, OR NON-CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
- NONMETALLIC RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
- THE SUBCONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY AUTHORIZATION FROM THE CONTRACTOR BEFORE COMMENCING WORK ON THE AC POWER DISTRIBUTION PANELS.
- THE SUBCONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS TO SAFEGUARD AGAINST LIFE AND PROPERTY.
- THE SUBCONTRACTOR SHALL LABEL THE METER BASE PER LOCAL UTILITY REQUIREMENTS.

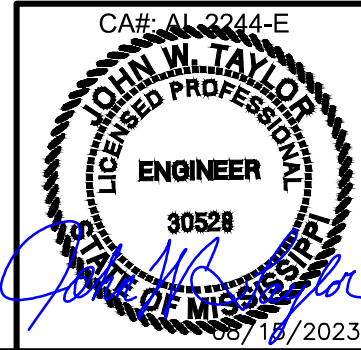


Section 4, Item A)

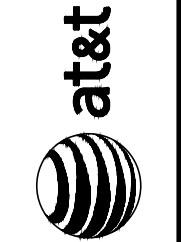


DATE	DESCRIPTION:	DESIGNER
01/26/23	ISSUED FOR CLIENT REVIEW	ZDS
07/24/23	ISSUED FOR ZONING	AMD
08/15/23	REVISED PER CONCRETE PAD	AMD

**SOUTH GLUCKSTADT**  
**ELECTRICAL SPECS & ONE-LINE DIAGRAM**



DESIGNER:	ZDS
CHECKED BY:	JWT
ENGINEER:	JWT
SMW #:	22-1425
SHEET NO.:	REV.
E-1	2



DESIGNER	ZDS	AMD	AMD
DATE	01/26/23	07/24/23	08/15/23
DESCRIPTION:	ISSUED FOR CLIENT REVIEW	ISSUED FOR ZONING	REVISED PER CONCRETE PAD

SOUTH GLUCKSTADT  
ELECTRICAL ONE-LINE

DESIGNER:	ZDS
CHECKED BY:	JWT
ENGINEER:	JWT
SMW #:	22-1425
SHEET NO.:	REV.

E-1.1 2



432189  
PANEL, COMBINED, 200A  
30S, ATS, TVSS

CONTRACTOR TO REMOVE BREAKERS & RELOCATE TO NEW PANEL BOARD. EXTEND WIRING AS NEEDED

GENERATOR CONNECTED LOAD	19.8KW
NON-GENERATOR CONNECTED LOAD	15KW

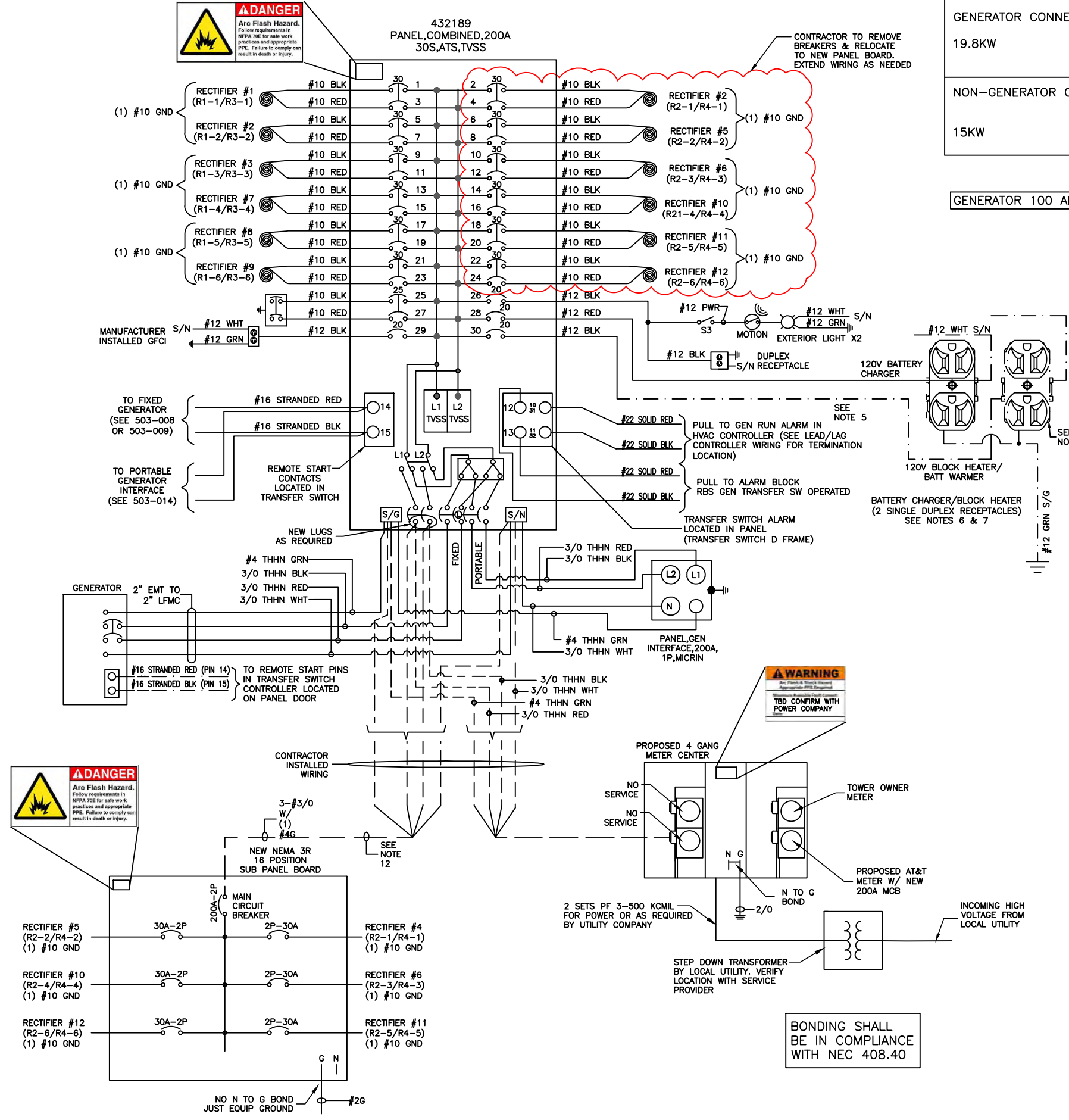
KEY NOTES:

- INSTALL ARC FLASH HAZARD LABEL ON ANY EQUIPMENT WITH AC POTENTIAL NEC 110.16 AND 110.24.
- INSTALL MAXIMUM AVAILABLE FAULT CURRENT (MAFC) LABEL WITH VOLTAGE, PHASE, AND DATE ON SERVICE DISCONNECT, SECONDARY DISCONNECT, AND OR DISTRIBUTION PANEL UNTIL MAFC IS BELOW OCPD KAIC RATING NEC 110.16 AND 110.24.
- FIELD VERIFY EXISTING CONDITIONS AND DOCUMENT ELECTRICAL INFORMATION FOR AS-BUILT PURPOSES AND ANY CHANGES MADE PER THIS SCOPE OF WORK.

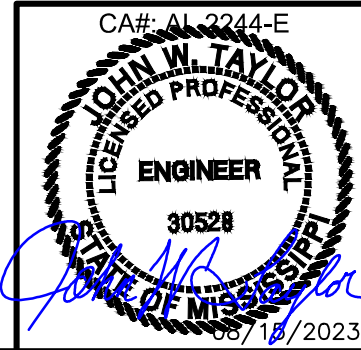
GENERAL NOTES:

- CONTRACTOR SHALL CONFIRM THAT THE CURRENT ELECTRICAL SYSTEM IS AS SHOWN IN THIS SET OF ELECTRICAL DRAWINGS. CONTRACTOR SHALL EITHER NOTIFY THE ENGINEER OF THE DISCREPANCY OR MAKE THE NECESSARY CORRECTIONS AS REQUIRED.
- ALL CONDUCTORS SHALL BE COPPER, 75 DEGREES C RATED, AND CONDUCTOR INSULATION SHALL BE THWN OR THHN
- ALL TERMINATIONS SHALL BE LISTED AND IDENTIFIED FOR USE WITH 75°C RATED CONDUCTORS OPERATING AT 75°C
- GROUND FAULT PROTECTION REQUIRED FOR UTILITY RECEPTACLES.
- SERVICE NEUTRAL SHALL BE GROUNDED AT ONE LOCATION ONLY.
- WHITE/NEUTRAL, GREEN/GROUND SHALL BE MAINTAINED THROUGHOUT THE SITE ELECTRICAL SYSTEM.
- EQUIPMENT LOCATED OUTSIDE OR EXPOSED TO MOISTURE SHALL BE IN NEMA 3R RATED.
- CONTRACTOR SHALL USE SCHEDULE 80 PVC CONDUIT THROUGHOUT, UNLESS OTHERWISE NOTED.
- ALL NEWLY INSTALLED EQUIPMENT SHALL BE RATED AT 10K AIC MINIMUM. HIGHER RATINGS SHALL BE REQUIRED WHERE AVAILABLE FAULT CURRENT EXCEEDS THIS VALUE. EXACT FAULT CURRENT AVAILABLE SHALL BE COORDINATED WITH LOCAL UTILITY BASED ON EXACT CONDITIONS (XFMR SIZE, PERCENT IMPEDANCE, LENGTH OF CONDUCTORS, ETC, OR AS SHOWN IN THESE DRAWINGS).
- CONTRACTOR TO VERIFY THAT EXISTING POWER FEED IS AT LEAST 200A, 120/240 VAC.
- ELECTRICAL CONTRACTOR TO VERIFY ADDITIONAL/PROPOSED LOADING DOES NOT EXCEED SYSTEM CAPACITY. PLEASE NOTIFY SMW WITH ANY DISCREPANCIES.
- ANY FEEDER TAPS SHALL BE INSTALLED AS REQUIRED TO MEET THE REQUIREMENTS OF NEC SECTION 240.21. NOTE THE SUB PANEL SHALL BE CONNECTED AS SHOWN ON THIS DRAWING TO INCLUDE A MEANS OF DISCONNECT AND OVERCURRENT PROTECTION BY ADDING A TWO POLE MAIN CIRCUIT BREAKER IN A WALL MOUNTED PANEL BOARD WITH ADDITIONAL WIRING AND CONDUIT AS REQUIRED.

GENERATOR 100 AMP BREAKER



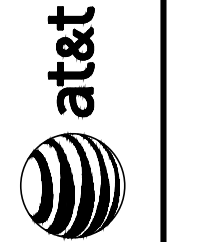
BONDING SHALL BE IN COMPLIANCE WITH NEC 408.40



08/15/2023



**FORESITE SERVICES, LLC**  
 FORESITE ENGINEERING GROUP, N.C.  
 SITE COORDINATES: N 32° 30' 48.075" (32.513954°)  
 LONGITUDE: W 90° 06' 42.869" (-90.111852°)



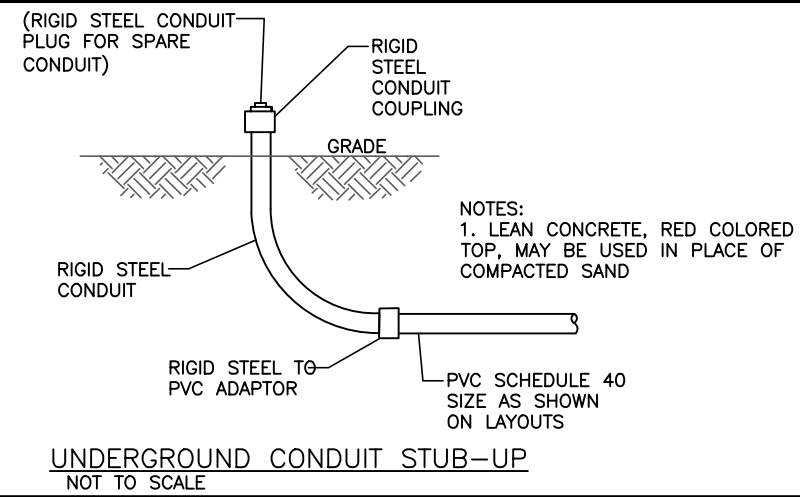
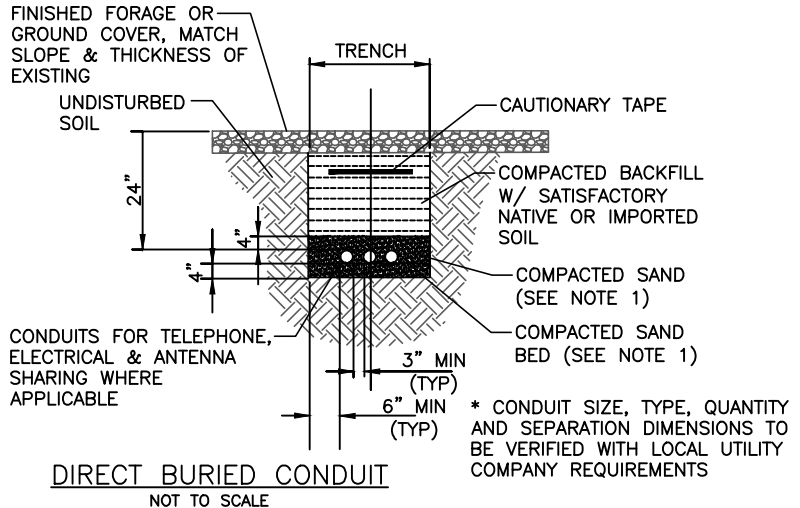
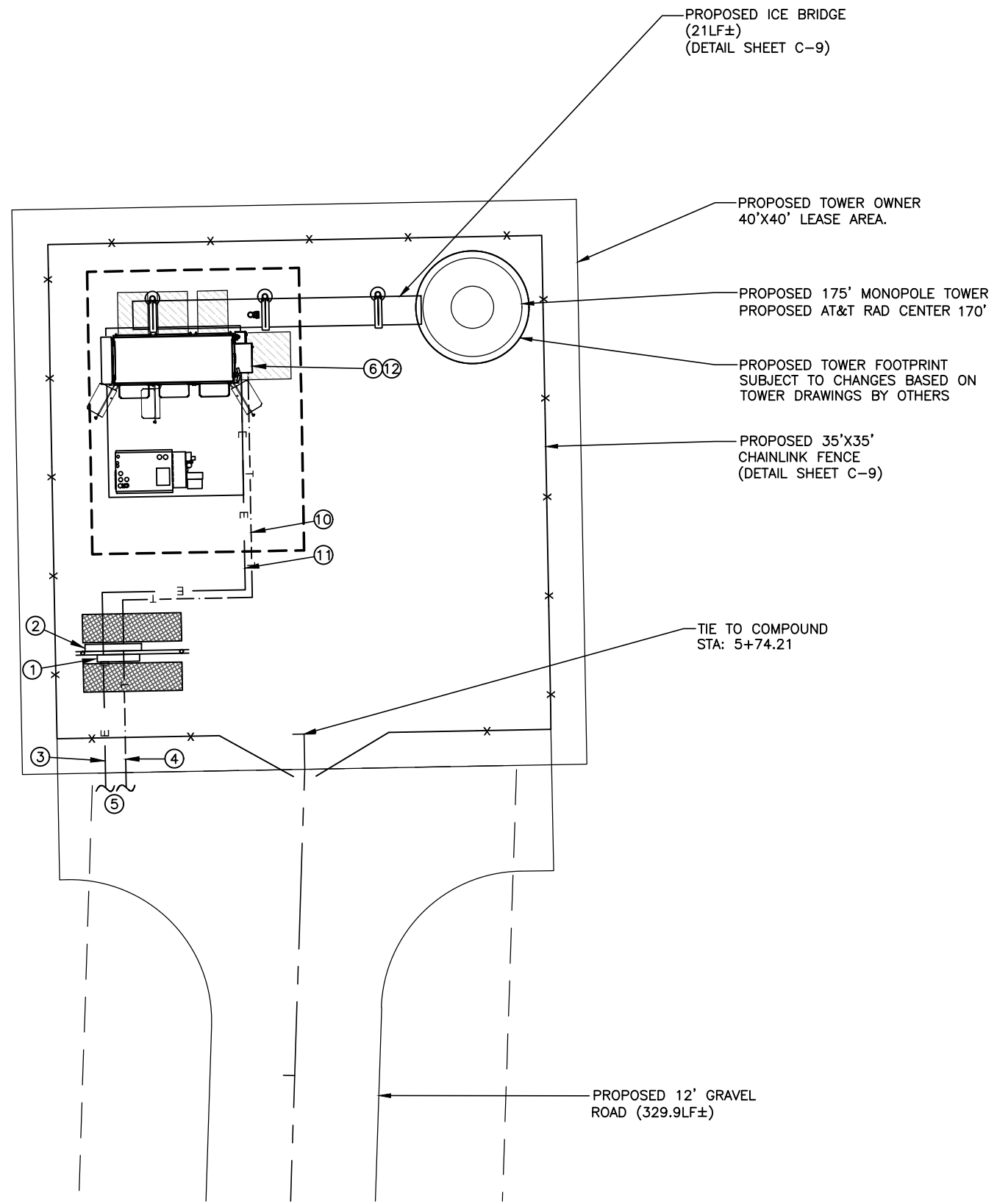
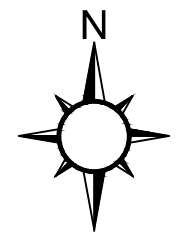
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01/26/23	ISSUED FOR CLIENT REVIEW	ZDS
07/24/23	ISSUED FOR ZONING	AMD
08/15/23	REVISED PER CONCRETE PAD	AMD

**SOUTH GLUCKSTADT**  
**UTILITY SITE PLAN**

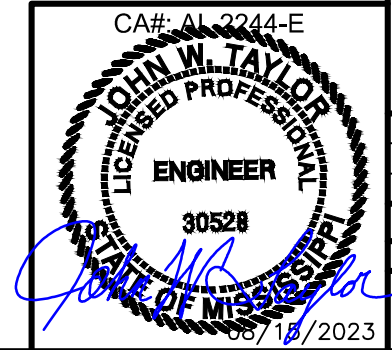
DESIGNER:	ZDS
CHECKED BY:	JWT
ENGINEER:	JWT
SMW #:	22-1425
SHEET NO.:	E-2
REV.:	2

**ELECTRICAL KEY NOTES**

- ① PROPOSED 4 GANG METER PANEL. SEE SHEET E-5 FOR MOUNTING DETAILS. SEE SHEET E-1 FOR ELECTRICAL ONE-LINE DIAGRAM ELECTRICAL KEY NOTES
- ② PROPOSED 48"x48"x12" TELCO CABINET. SEE E-5 FOR MOUNTING DETAILS
- ③ PROPOSED (2) 3" PVC CONDUIT FOR POWER SERVICE
- ④ PROPOSED (1) 4" PVC CONDUIT W/ INNERDUCTS FOR TELCO SERVICE
- ⑤ PROPOSED SERVICE TO BE COORDINATED WITH UTILITY PROVIDER FOR FINAL CONNECTION TO EXISTING UTILITIES
- ⑥ PROPOSED ELECTRICAL LOAD CENTER
- ⑦ PROPOSED CONDUIT FOR TOWER LIGHTING, COORDINATE SIZE WITH MANUFACTURER
- ⑧ PROPOSED 100A RATED NEMA SR. LOAD CENTER FOR TOWER LIGHTING CONTROLS (TYP)
- ⑨ PROPOSED TOWER LIGHTING FLASH CONTROLLER AND PHOTOCELL (TYP)
- ⑩ PROPOSED TRENCH FOR NEW U/G TELCO SERVICES (40'±) (1) 4"Ø PVC W/ (3) 1-1/4" INNERDUCTS AND MULE TAPE FROM NEW COMMUNITY UTILITIES RACK TO NEW AT&T EQUIPMENT CABINET.
- ⑪ PROPOSED TRENCH FOR NEW U/G ELECTRICAL SERVICE (40'±) (1) 2"Ø PVC FROM NEW COMMUNITY UTILITIES RACK TO NEW AT&T EQUIPMENT CABINET.
- ⑫ PROPOSED TELCO ACCESS

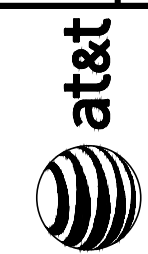


**1** UTILITY SITE PLAN  
**E-2** SCALE: 1" = 10'





SITE COORDINATES:  
LATITUDE: N 32° 30' 48.075" (32.513954°)  
LONGITUDE: W 90° 06' 42.869" (-90.111852°)

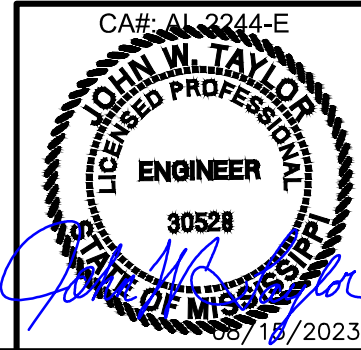


TELCO REDLINES TO BE PROVIDED AT LATER DATE

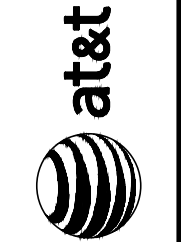
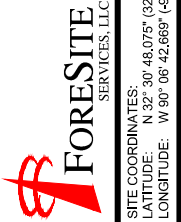
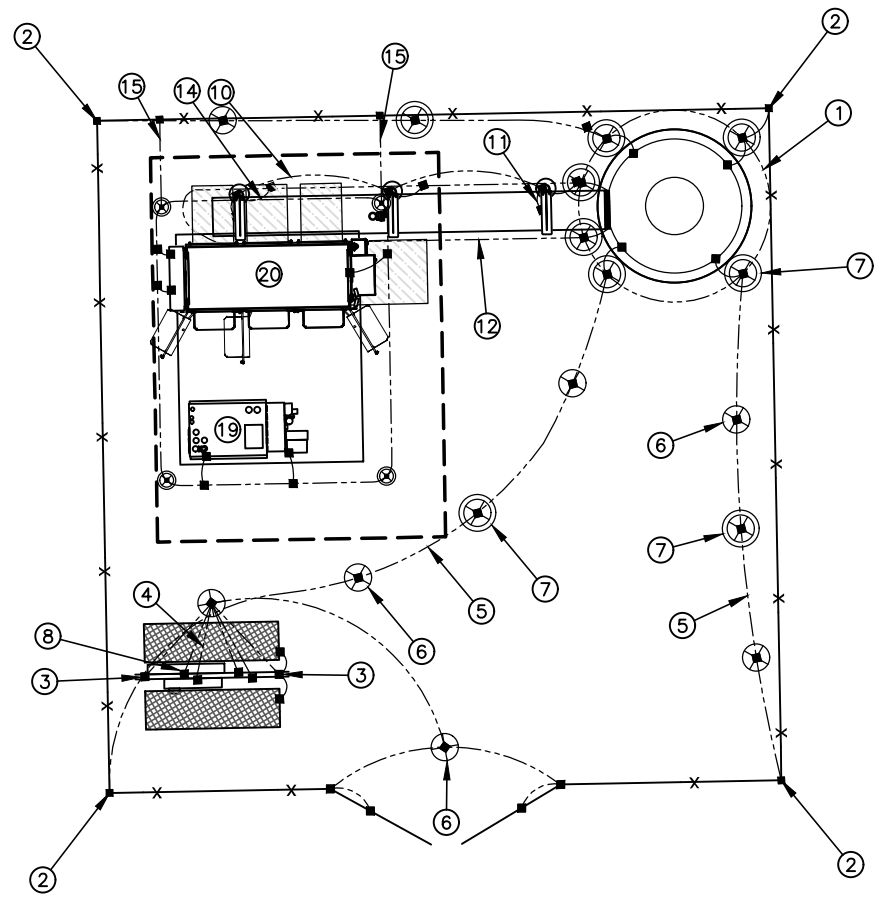
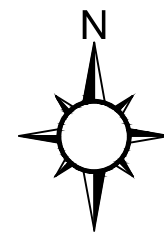
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07/24/23	ISSUED FOR ZONING	AMD
08/15/23	REVISED PER CONCRETE PAD	AMD

SOUTH GLUCKSTADT  
OVERALL UTILITY SITE PLAN

DESIGNER:	ZDS
CHECKED BY:	JWT
ENGINEER:	JWT
SMW #:	22-1425
SHEET NO.:	REV.



- ① #2 AWG BARE TINNED SOLID COPPER GROUND RING BURIED 30" BELOW GRADE (TYP)
- ② BOND FENCE & GATE POSTS TO GROUND RING WITH CADWELD CONNECTION (TYP)
- ③ BOND ALL H-FRAME POSTS TO GROUND RING
- ④ BOND TELCO BUSS BAR TO GROUND RING
- ⑤ BOND TOWER BASE PLATE AT EACH LEG TO TOWER GROUND RING PER TOWER OWNER SPECIFICATIONS
- ⑥ PROPOSED GROUND ROD (TYP)
- ⑦ PROPOSED GROUND ROD WITH INSPECTION WELL
- ⑧ 1-#3/0 GROUNDING TO CONDUCTOR IN 1" PVC CONDUIT TO GROUND RING
- ⑨ BOND TOWER LIGHTING CONTROLLER TO GROUND RING PER THE MANUFACTURERS SPECIFICATIONS
- ⑩ #2 AWG GREEN INSULATED JUMPER FROM ICE BRIDGE POST TO GRIPSTRUT
- ⑪ ICE BRIDGE GROUND (POST TO POST)
- ⑫ #2 AWG COPPER GROUND WIRE TO TOWER GROUND RING (TYP x2)
- ⑬ #2 AWG GREEN INSULATED JUMPER AT ICE BRIDGE SPLICES
- ⑭ #2 AWG TINNED COPPER WIRE GROUND FROM ICE BRIDGE POST TO CLOSEST GROUND RING (TYP)
- ⑮ #2 AWG GROUND FENCE POST TO SHELTER OR GENERATOR GROUND RING (TYP)

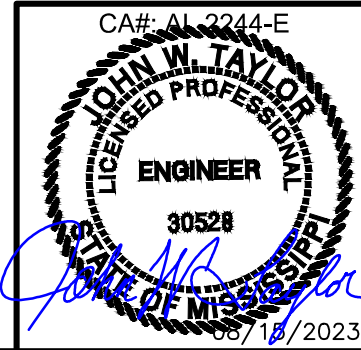


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08/15/23	REVISED PER CONCRETE PAD	AMD

SOUTH GLUCKSTADT  
GROUNDING SITE PLAN

DESIGNER:	ZDS
CHECKED BY:	JWT
ENGINEER:	JWT
SMW #:	22-1425
SHEET NO.:	REV.

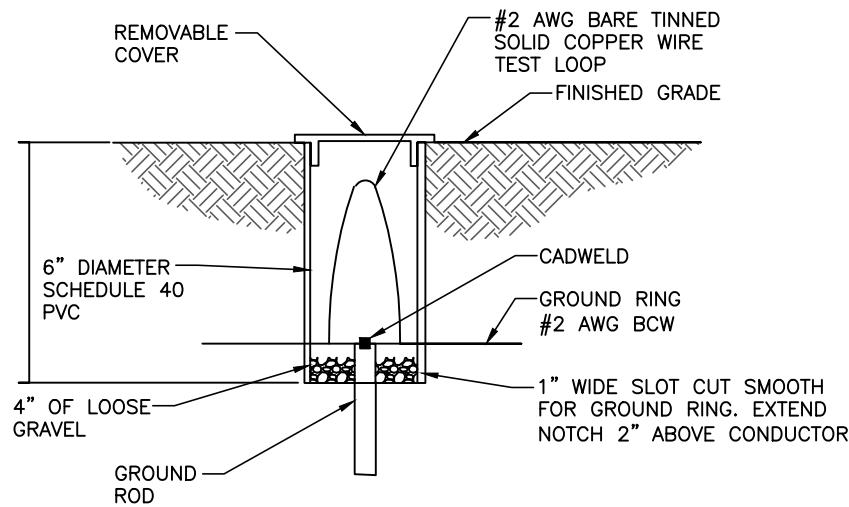
E-3 2



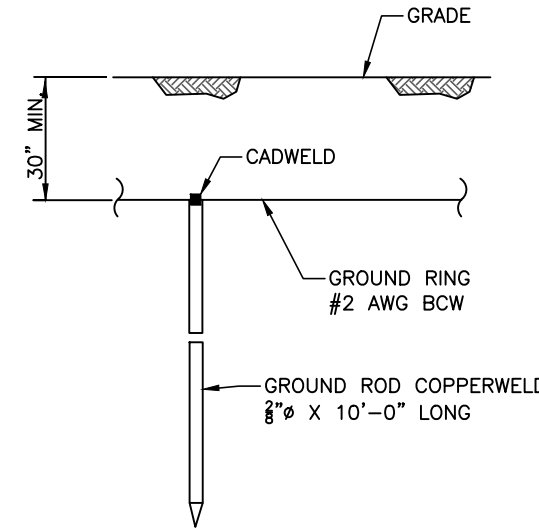
1 GROUNDING SITE PLAN  
E-3 SCALE: 1"=10'



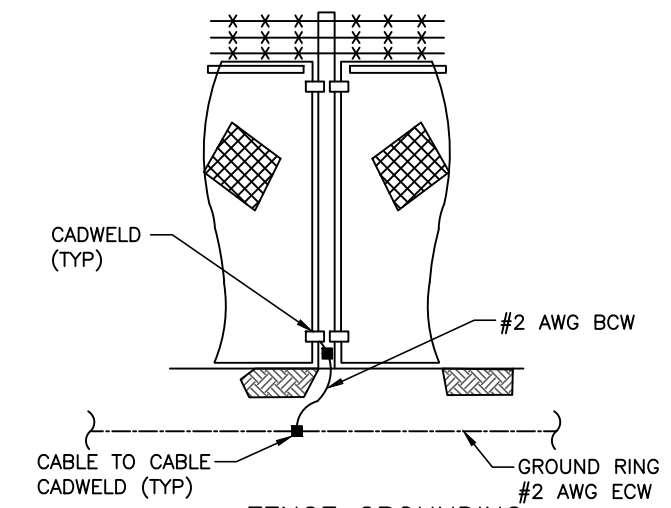
ENGINEERING GROUP, N.C.  
 FORESITE SERVICES, LLC  
 SITE COORDINATES:  
 LATITUDE: N 32° 30' 48.075" (32.513954°)  
 LONGITUDE: W 90° 06' 42.669" (-90.111852°)



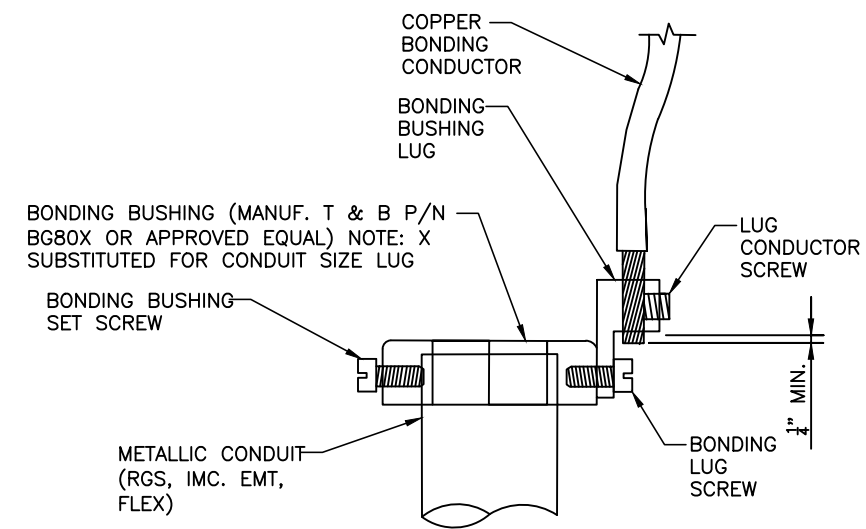
6" GROUND ROD INSPECTION WELL  
 NOT TO SCALE



GROUND ROD DETAIL  
 NOT TO SCALE



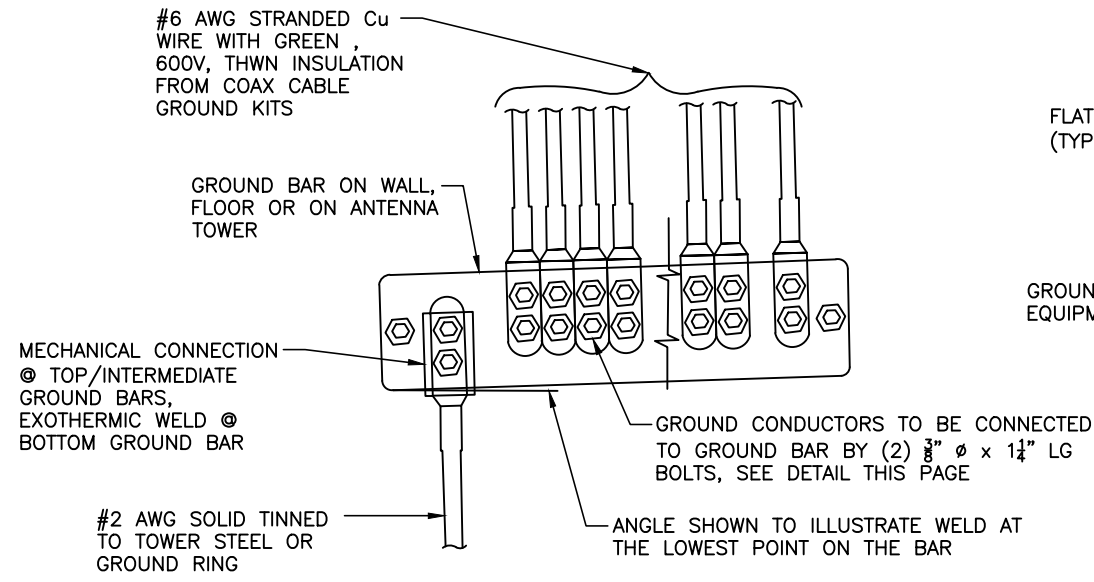
FENCE GROUNDING  
 NOT TO SCALE



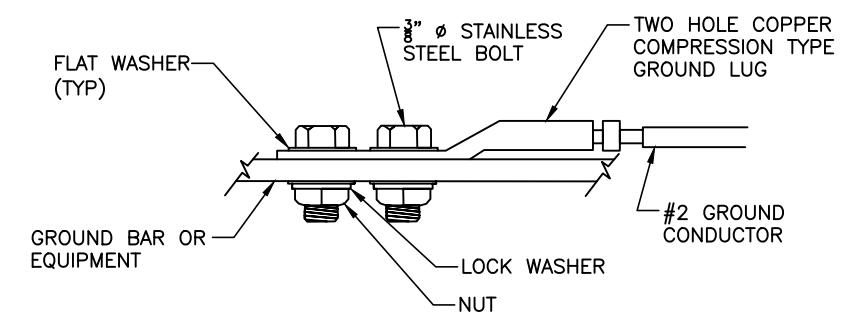
- DIRECTIONS:
1. MOUNT BONDING BUSHING INTO CONDUIT
  2. TIGHTEN BOND BUSHING SET SCREW
  3. INSERT COPPER CONDUCTOR INTO LUG
  4. TIGHTEN LUG CONDUCTOR SCREW
  5. TIGHTEN BONDING LUG SCREW

NOTE: BONDING BUSHING, SET SCREW, LUG, LUG SCREW, CONDUCTORS, LUG SCREW SHOWN AS COMPLETE UNIT

CONDUIT BOND/GROUND BUSHING  
 NOT TO SCALE



INSTALLATION OF GROUND WIRE TO COAX CABLE GROUND BARE  
 NOT TO SCALE



MECHANICAL GROUND CONNECTION  
 NOT TO SCALE

DESIGNER:	ZDS
ISSUED FOR CLIENT REVIEW	AMD
ISSUED FOR ZONING	AMD
REVISED PER CONCRETE PAD	AMD
DATE	
01/26/23	
07/24/23	
08/15/23	

SOUTH GLUCKSTADT  
 GROUNDING DETAILS

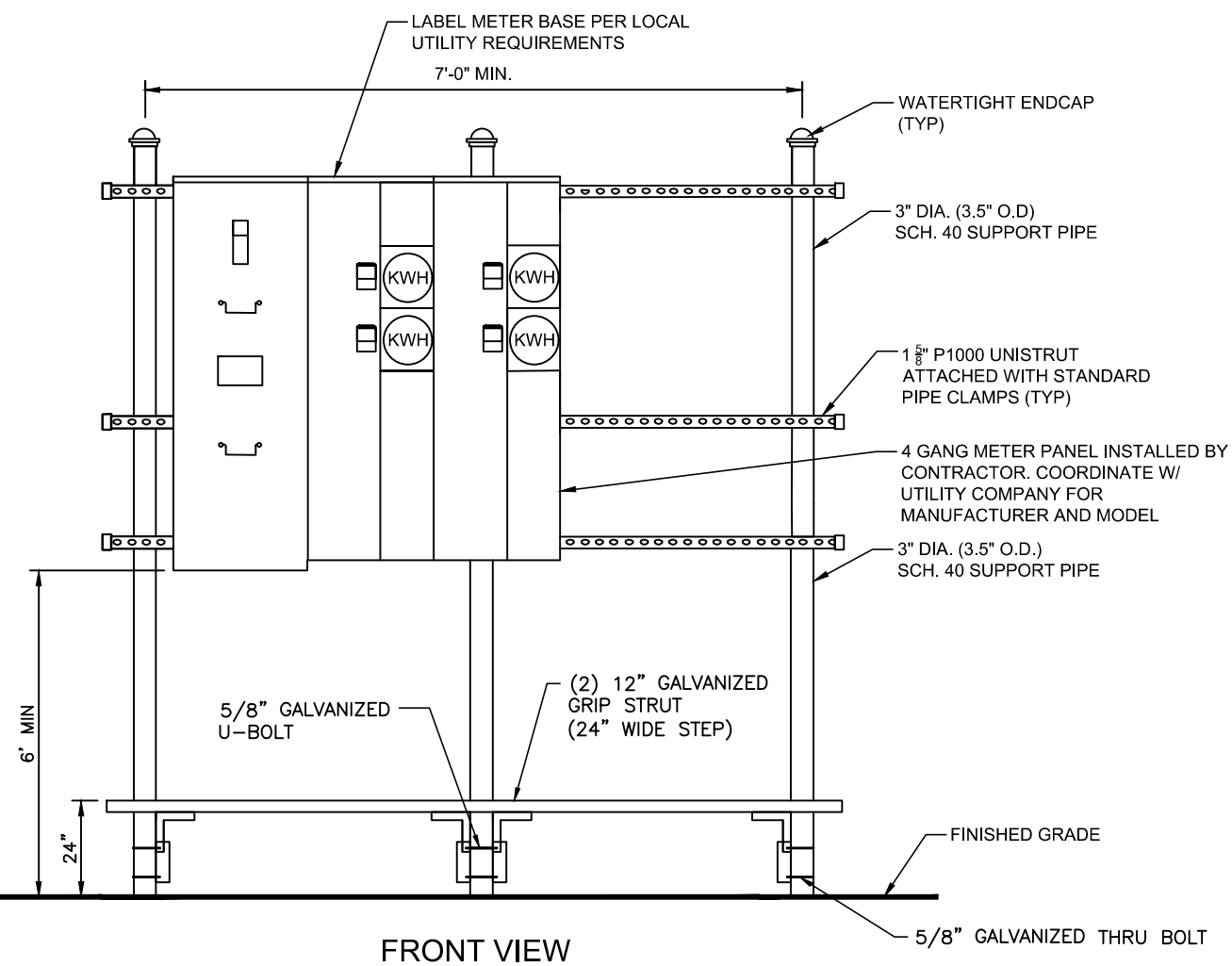
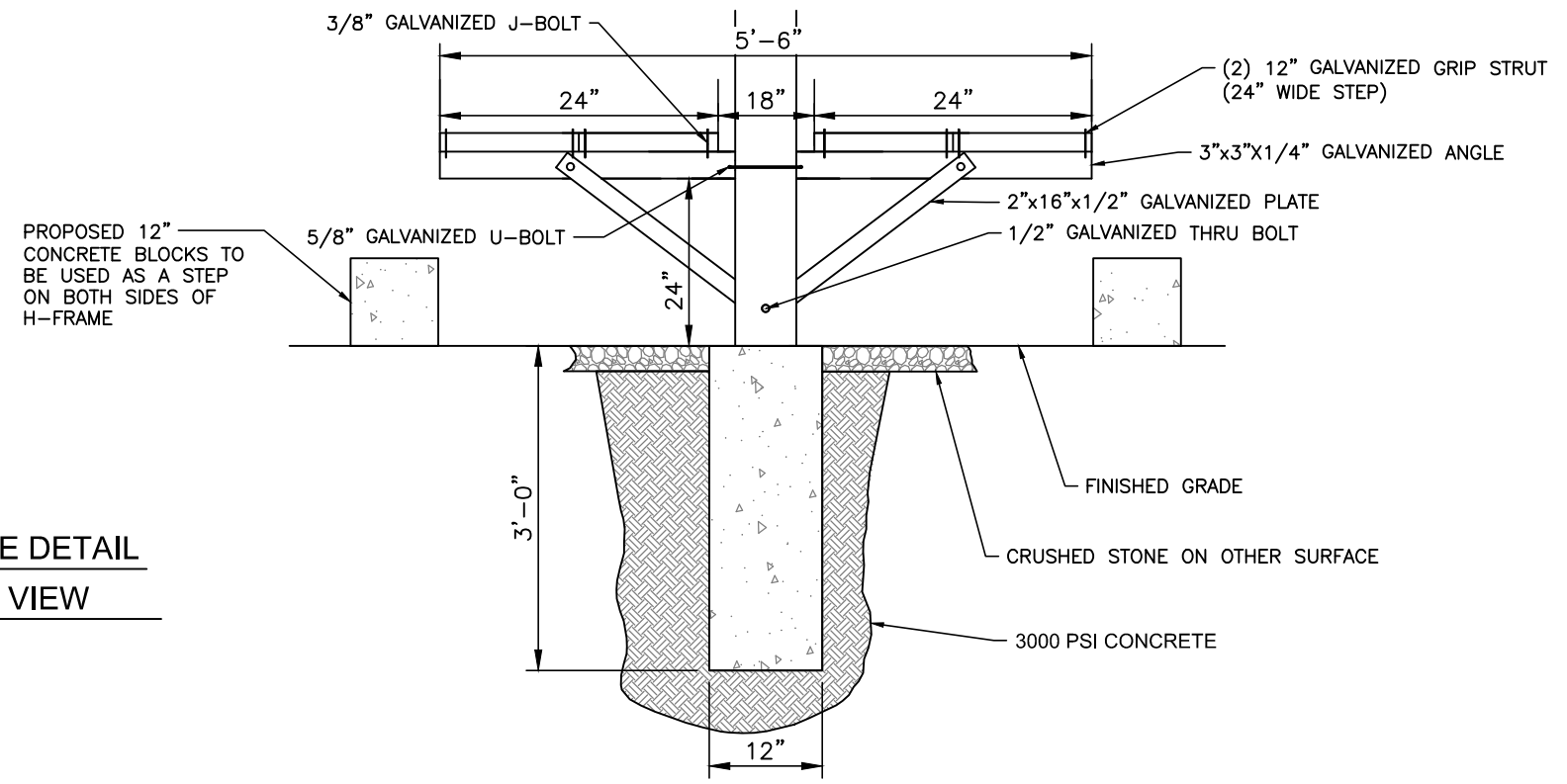
CA#: AL 2244-E  
  
 JOHN W. TAYLOR  
 LICENSED PROFESSIONAL ENGINEER  
 30528  
 STATE OF MISSISSIPPI  
 08/15/2023

DESIGNER:	ZDS
CHECKED BY:	JWT
ENGINEER:	JWT
SMW #:	22-1425
SHEET NO.:	REV.
E-4	2

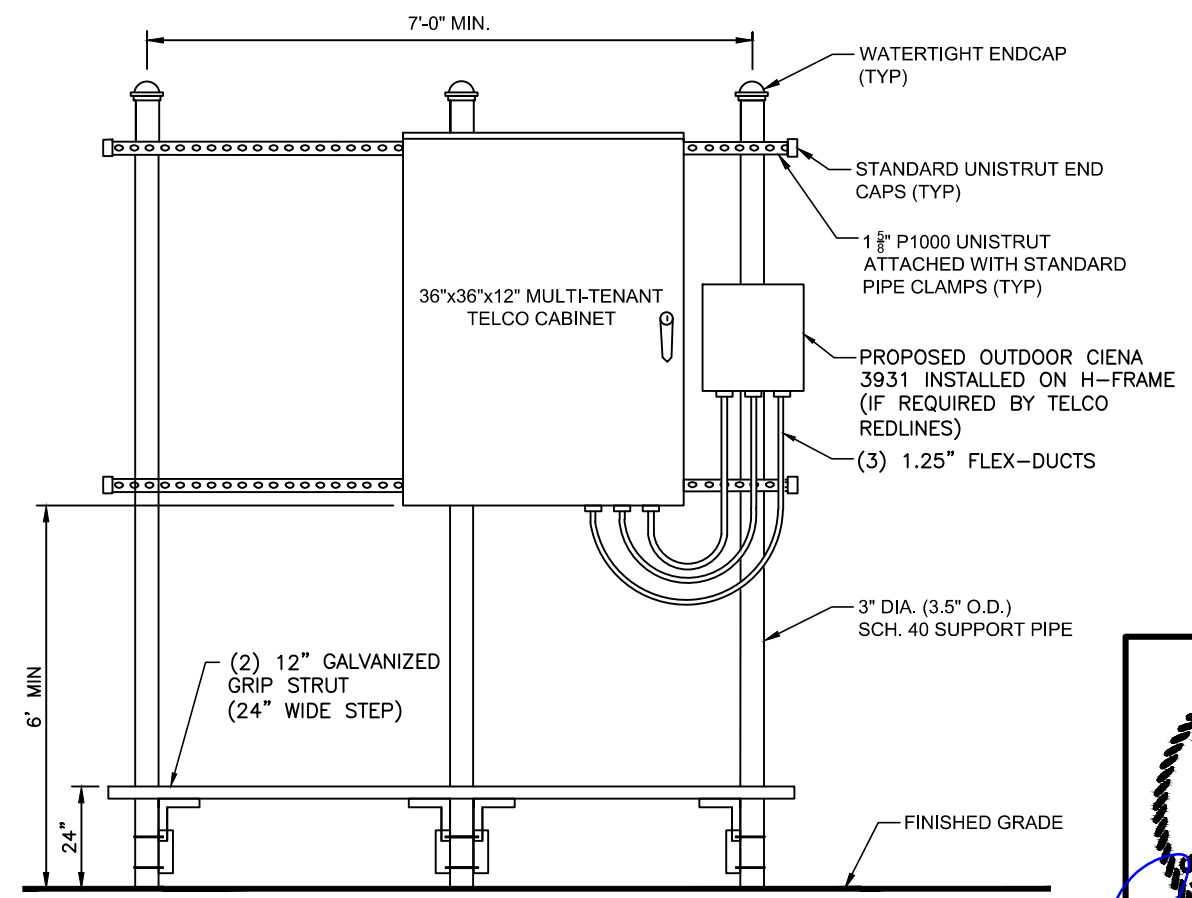


SITE COORDINATES:  
 LATITUDE: N 32° 30' 48.075" (32.513954°)  
 LONGITUDE: W 90° 06' 42.869" (-90.111852°)

**H-FRAME DETAIL  
 SIDE VIEW**



**FRONT VIEW**



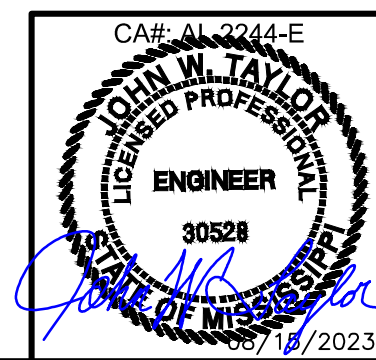
**BACK VIEW**

DESIGNER	ZDS
ISSUED FOR CLIENT REVIEW <td>01/26/23</td>	01/26/23
ISSUED FOR ZONING <td>07/24/23</td>	07/24/23
REVISED PER CONCRETE PAD <td>08/15/23</td>	08/15/23

**SOUTH GLUCKSTADT  
 UTILITY FRAME DETAILS -  
 STEP-UP**

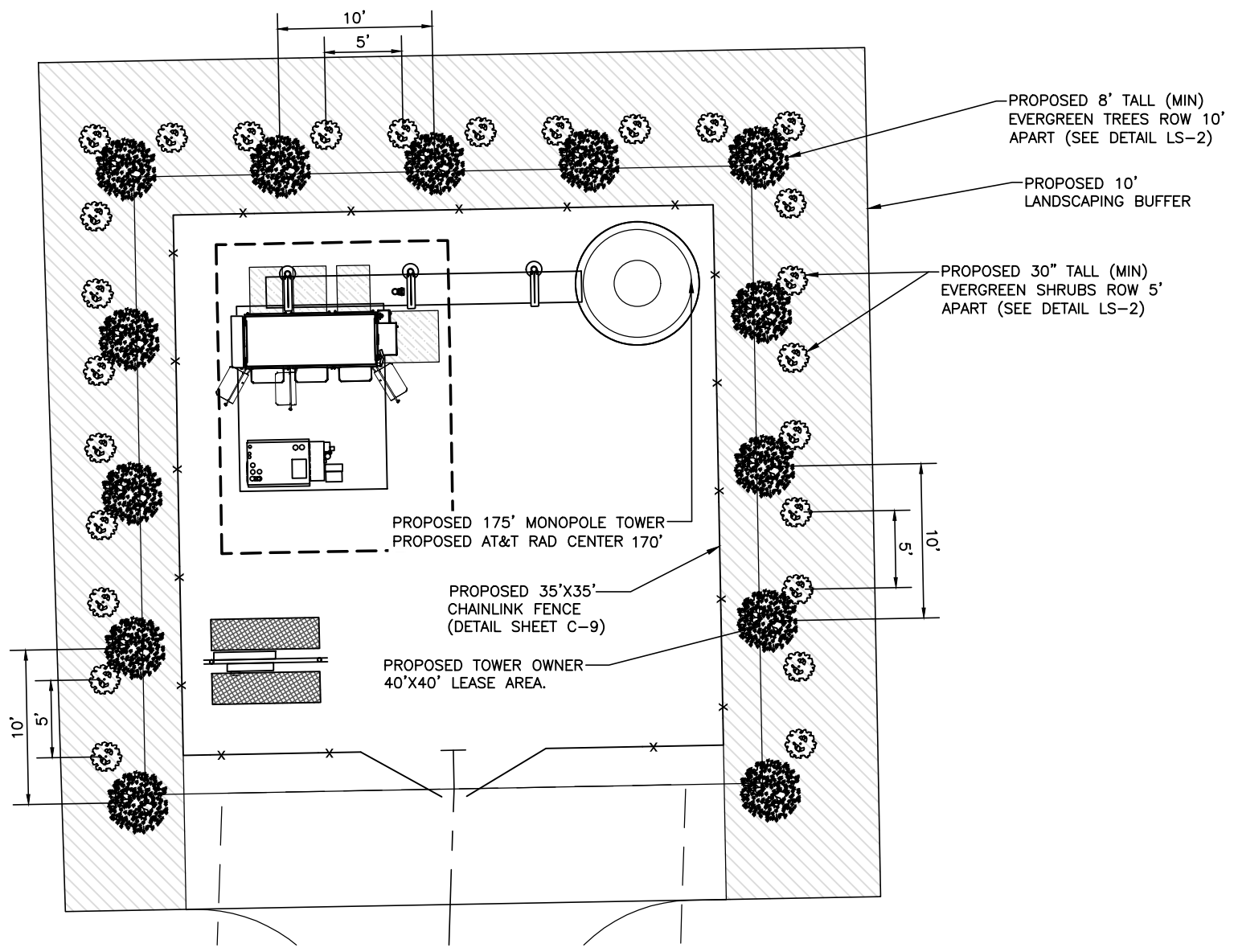
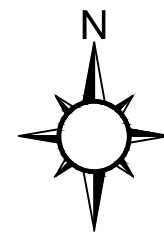
DESIGNER:	ZDS
CHECKED BY:	JWT
ENGINEER:	JWT
SMW #:	22-1425
SHEET NO.:	REV.

E-5 2



# PLANTING SCHEDULE

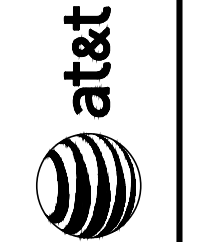
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	SPACING	SYMBOL	REMARKS
Lc	17	Ilex opaca 'cv' 'Howardi'	American Holly Hybrid	8'	UPRIGHT EVERGREEN	10' MAXIMUM		FULL TO BASE
Ich	57	Ilex crenata 'Helleri'	Helleri Holly	30"	SHRUB EVERGREEN	5'-0" O.C.		B & B OR CONTAINER



1 LANDSCAPING SITE PLAN  
 LB-1 SCALE: 1"=10'

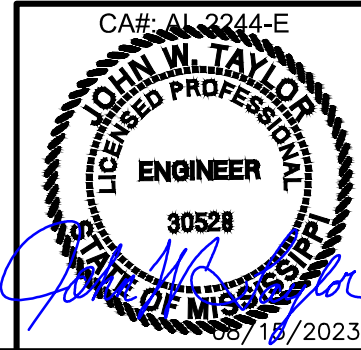


**FORESITE SERVICES, LLC**  
 FORESITE SERVICES, LLC  
 SITE COORDINATES: N 32° 30' 48.075" (32.513954°)  
 LATITUDE: N 32° 30' 48.075" (32.513954°)  
 LONGITUDE: W 90° 06' 42.669" (-90.111852°)



DATE	DESCRIPTION	DESIGNER
01/26/23	ISSUED FOR CLIENT REVIEW	ZDS
07/24/23	ISSUED FOR ZONING	AMD
08/15/23	REVISED PER CONCRETE PAD	AMD

**SOUTH GLUCKSTADT**  
**LANDSCAPING SITE PLAN**



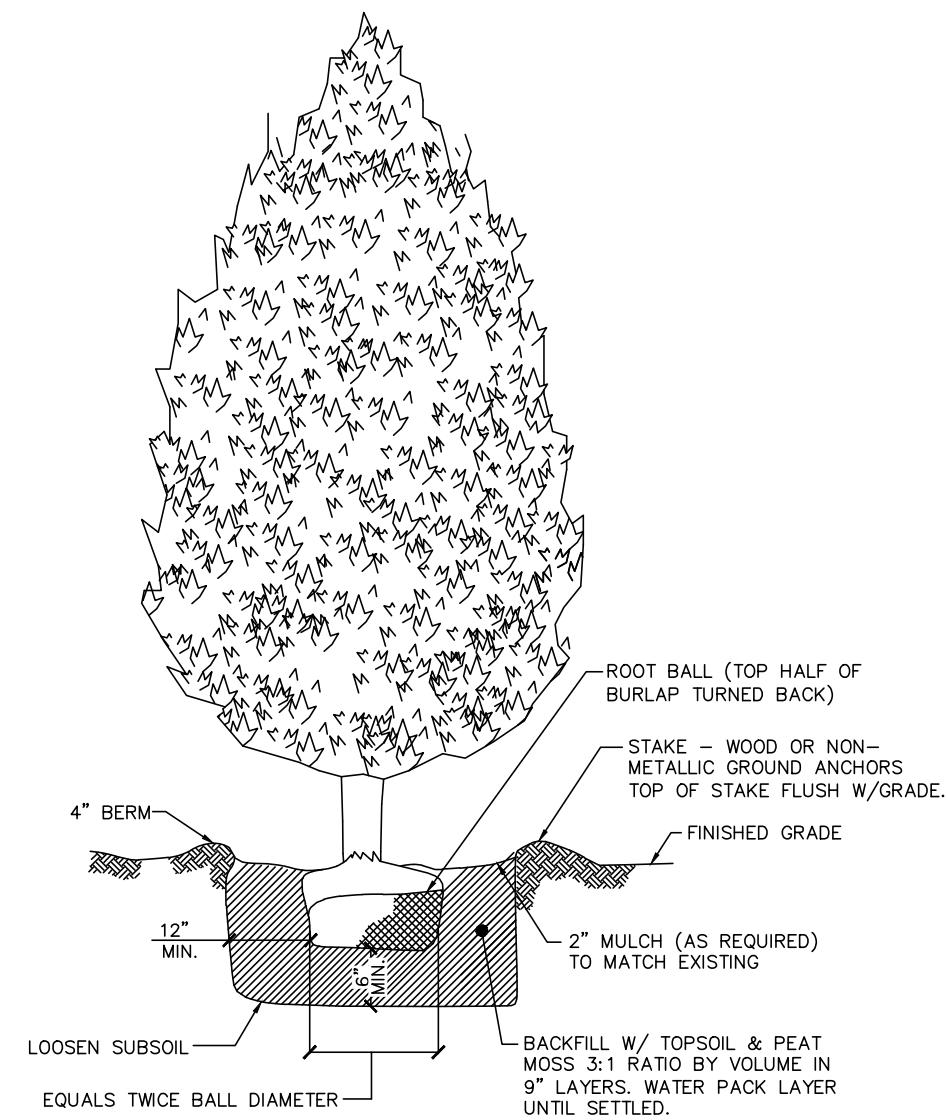
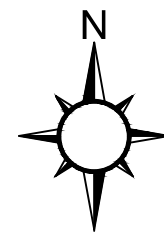
DESIGNER:	ZDS
CHECKED BY:	JWT
ENGINEER:	JWT
SMW #:	22-1425
SHEET NO.:	REV.

LS-1 2





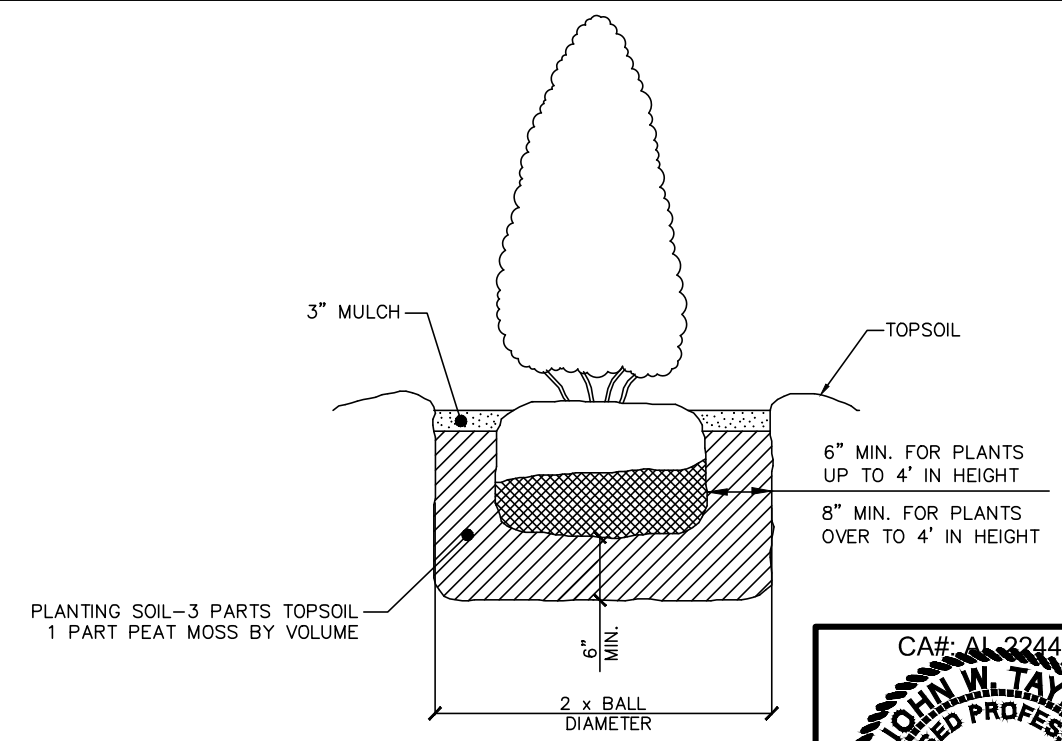
SITE COORDINATES:  
 LATITUDE: N 32° 30' 48.075" (32.513954°)  
 LONGITUDE: W 90° 06' 42.869" (-90.111852°)



EVERGREEN TREE

NOTES:

1. EVERGREEN TREE SHALL BE MIN. 8'-0" IN HEIGHT AT TIME OF PLANTING.
2. EVERGREEN SHRUB SHALL BE A MIN. 30" IN HEIGHT AT TIME OF PLANTING



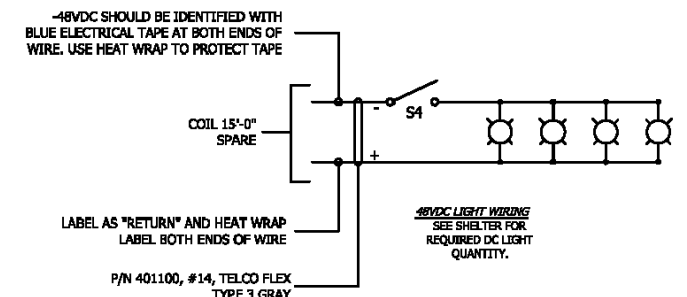
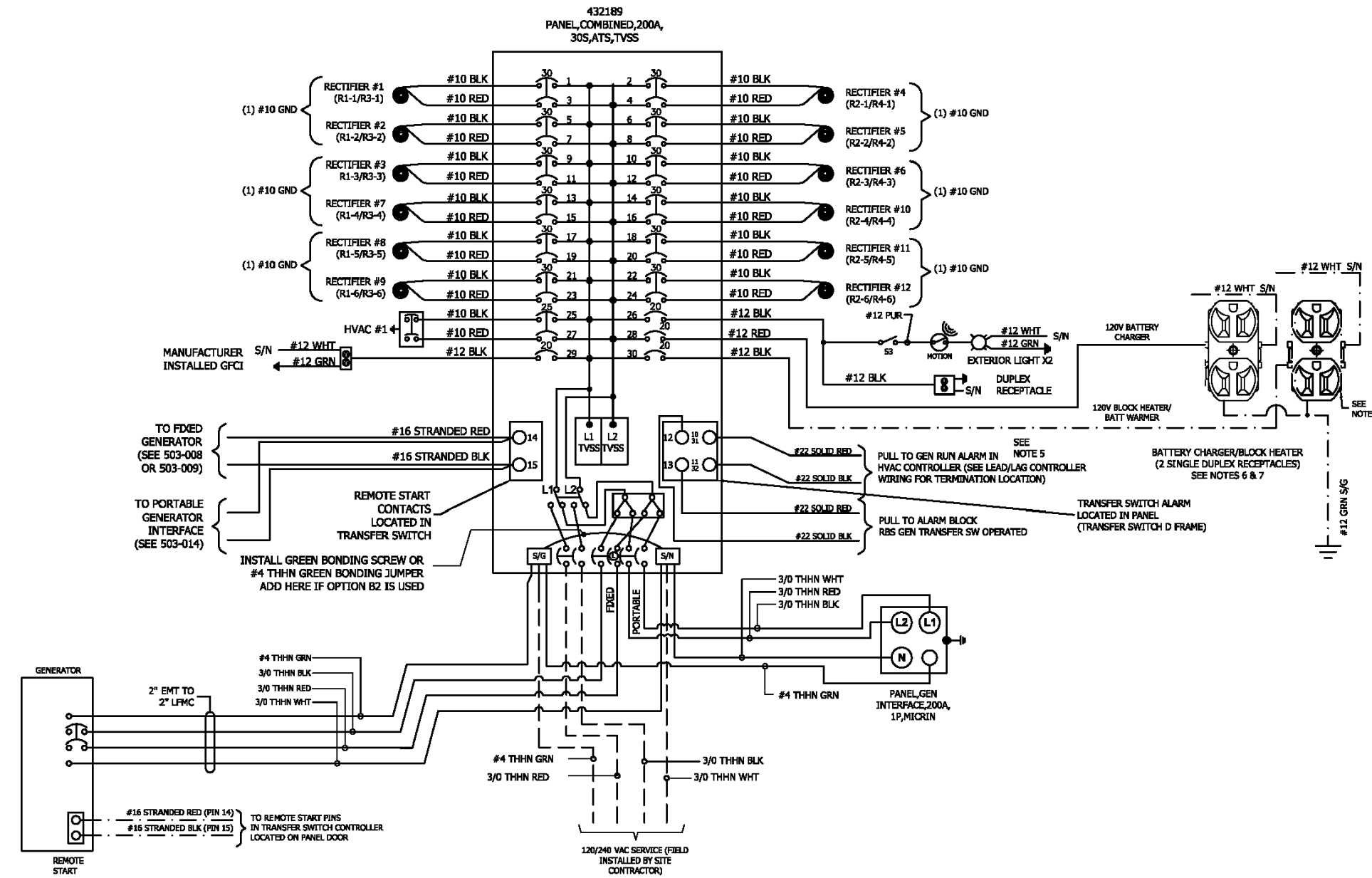
PLANTING SOIL-3 PARTS TOPSOIL  
 1 PART PEAT MOSS BY VOLUME



DATE	DESCRIPTION:	DESIGNER
01/26/23	ISSUED FOR CLIENT REVIEW	ZDS
07/24/23	ISSUED FOR ZONING	AMD
08/15/23	REVISED PER CONCRETE PAD	AMD

SOUTH GLUCKSTADT  
 LANDSCAPING SITE  
 PLAN

DESIGNER:	ZDS
CHECKED BY:	JWT
ENGINEER:	JWT
SMW #:	22-1425
SHEET NO.:	REV.



- NOTES:**
- DO NOT SHARE NEUTRALS UNLESS OTHERWISE SPECIFIED.
  - WHEN AC & DC WIRING IS LOCATED IN THE SAME BOX, ENCLOSURE, OR WIREWAY, WIRES MUST BE LABELED WITH VOLTAGE TYPE.
  - DC VOLTAGE IS NEGATIVE FEED, CHANGE CONNECTION POINTS AT DEVICES SO THAT BLACK WIRES ARE CONNECTED TO POSITIVE(+) TERMINALS AND RED WIRES ARE CONNECTED TO NEGATIVE(-) TERMINALS.
  - ALL WIRES TO BE THHN TYPE RATED 90°C.
  - IF OPTION "R2" (FIKE SYSTEM) IS CHOSEN, PLACE A 15A BREAKER ON CIRCUIT 42. OPTION "Q4" NOT NOT AVAILABLE WITH OPTION "R2".
  - LABEL BREAKERS IN PTLIC PANEL AS FOLLOWS:  
(1) BREAKER "GEN BLOCK HTR & BATT WARMER"  
(1) BREAKER "GEN BATT CHARGER"
  - LABEL EACH RECEPTACLE SAME AS IN PTLIC PANEL.
  - OPTIONAL RECEPTACLE. USE ONLY WHEN REQUIRED.
  - ENSURE NEUTRAL & GROUND ARE NOT BONDED ON GENERATOR.

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**Sabre Industries**  
 Building Systems by Cellixion  
 5031 Hazel Jones Road  
 Bossier City, LA 71111  
 Voice: (318) 213-2900  
 Fax: (318) 213-2919  
 www.sabreindustries.com

CUSTOMER:  
**AT&T MOBILITY**

PROJECT:  
**08'-0" X 14'-0" CONCRETE SHELTER AC ELECTRICAL WIRING DIAGRAM**

FILENAME: SATN72	
SCALE: AS NOTED	TOLERANCE:
DRWN. BY: M. FOWLER	DATE: 10/16/17
CHK. BY: M. FOUJQ.	DATE: 10/16/17
APP. BY: D. BRANNEN	DATE: 10/16/17

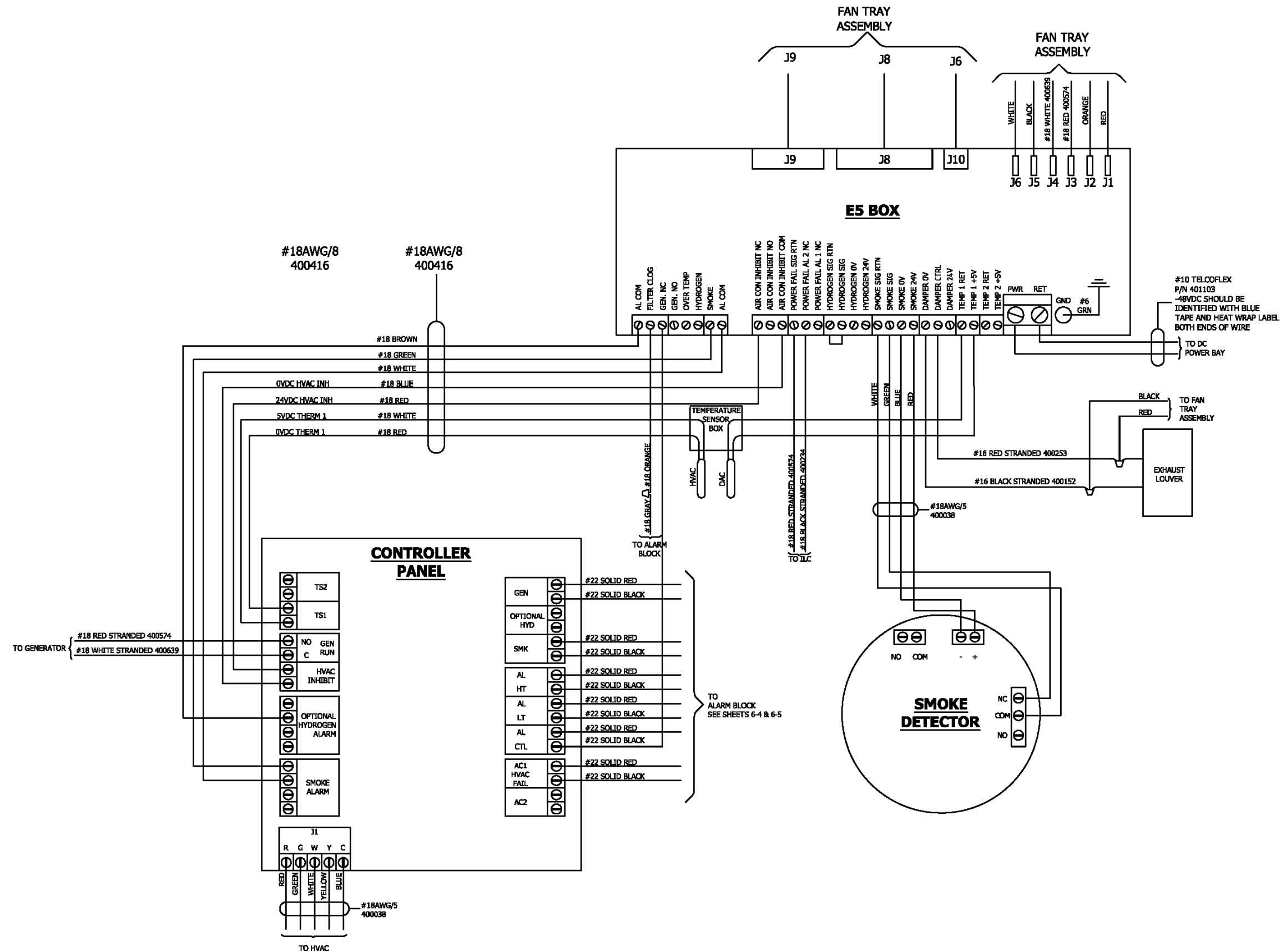
SHEET NO.  
**6-1**

DRAWING NO.:	REV.:
SATN72	C

C	MDF	05/30/18	UPDATED PER CHANGES	M. FOUJQ.	05/31/18
REV	BY	DATE	DESCRIPTION	APP. BY	DATE

SABRE INDUSTRIES(TM) PROPRIETARY DOCUMENT

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Bossier City, LA 71111  
Voice: (318) 213-2900  
Fax: (318) 213-2919  
www.sabreindustries.com

CUSTOMER:  
**AT&T MOBILITY**

PROJECT:  
**08'-0" X 14'-0" CONCRETE SHELTER DAC SYSTEM WIRING DIAGRAM**

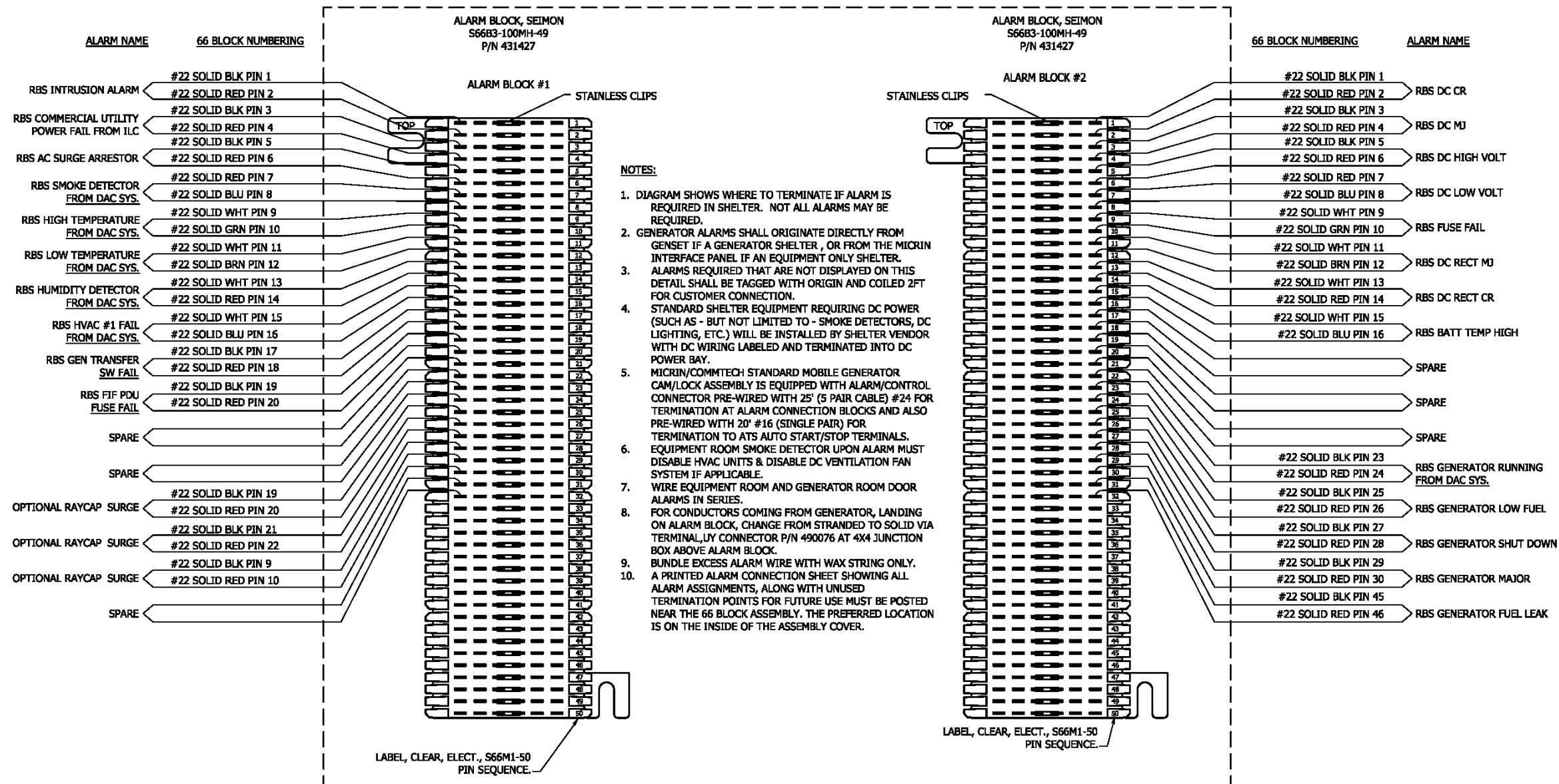
FILENAME:  
SATN72

SCALE: AS NOTED	TOLERANCE:
DRWN. BY: M. FOWLER	DATE: 10/16/17
CHK. BY: M. FOUQ	DATE: 10/16/17
APP. BY: D. BRANNEN	DATE: 10/16/17

SHEET NO.  
**6-3**

DRAWING NO.: SATN72	REV.: C
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SABRE INDUSTRIES(TM) PROPRIETARY DOCUMENT



- NOTES:**
1. DIAGRAM SHOWS WHERE TO TERMINATE IF ALARM IS REQUIRED IN SHELTER. NOT ALL ALARMS MAY BE REQUIRED.
  2. GENERATOR ALARMS SHALL ORIGINATE DIRECTLY FROM GENSET IF A GENERATOR SHELTER, OR FROM THE MICRIN INTERFACE PANEL IF AN EQUIPMENT ONLY SHELTER. ALARMS REQUIRED THAT ARE NOT DISPLAYED ON THIS DETAIL SHALL BE TAGGED WITH ORIGIN AND COILED 2FT FOR CUSTOMER CONNECTION.
  3. STANDARD SHELTER EQUIPMENT REQUIRING DC POWER (SUCH AS - BUT NOT LIMITED TO - SMOKE DETECTORS, DC LIGHTING, ETC.) WILL BE INSTALLED BY SHELTER VENDOR WITH DC WIRING LABELED AND TERMINATED INTO DC POWER BAY.
  4. MICRIN/COMMTECH STANDARD MOBILE GENERATOR CAM/LOCK ASSEMBLY IS EQUIPPED WITH ALARM/CONTROL CONNECTOR PRE-WIRED WITH 25' (5 PAIR CABLE) #24 FOR TERMINATION AT ALARM CONNECTION BLOCKS AND ALSO PRE-WIRED WITH 20' #16 (SINGLE PAIR) FOR TERMINATION TO ATS AUTO START/STOP TERMINALS. EQUIPMENT ROOM SMOKE DETECTOR UPON ALARM MUST DISABLE HVAC UNITS & DISABLE DC VENTILATION FAN SYSTEM IF APPLICABLE.
  5. WIRE EQUIPMENT ROOM AND GENERATOR ROOM DOOR ALARMS IN SERIES.
  6. FOR CONDUCTORS COMING FROM GENERATOR, LANDING ON ALARM BLOCK, CHANGE FROM STRANDED TO SOLID VIA TERMINAL, UY CONNECTOR P/N 490076 AT 4X4 JUNCTION BOX ABOVE ALARM BLOCK.
  7. BUNDLE EXCESS ALARM WIRE WITH WAX STRING ONLY. A PRINTED ALARM CONNECTION SHEET SHOWING ALL ALARM ASSIGNMENTS, ALONG WITH UNUSED TERMINATION POINTS FOR FUTURE USE MUST BE POSTED NEAR THE 66 BLOCK ASSEMBLY. THE PREFERRED LOCATION IS ON THE INSIDE OF THE ASSEMBLY COVER.

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 Voice: (318) 213-2900  
 Fax: (318) 213-2919  
 www.sabreindustries.com

CUSTOMER:  
**AT&T MOBILITY**

PROJECT:  
**08'-0" X 14'-0" CONCRETE SHELTER ALARM BLOCK WIRING DIAGRAM**

FILENAME: SATN72	
SCALE: AS NOTED	TOLERANCE:
DRWN. BY: M. FOWLER	DATE: 10/16/17
CHK. BY: M. FOUQ.	DATE: 10/16/17
APP. BY: D. BRANNEN	DATE: 10/16/17
SHEET NO. 6-5	
DRAWING NO.: SATN72	REV.: C

SABRE INDUSTRIES(TM) PROPRIETARY DOCUMENT

# Model: 20REOZK

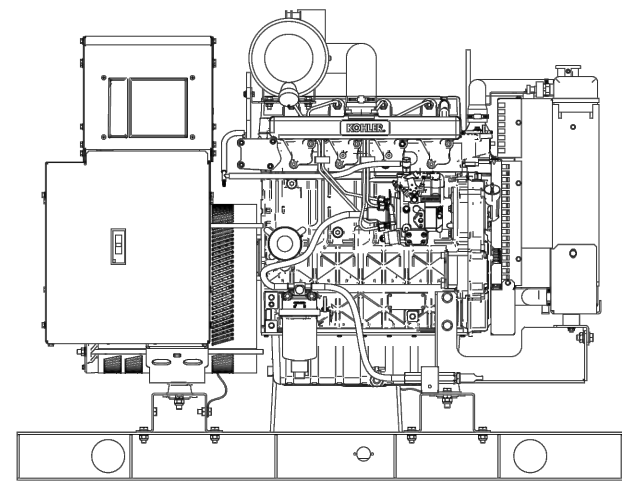
## KOHLER Power Systems

208-600 V Diesel



### Ratings Range

	60 Hz	
<b>Standby:</b>	<b>kW</b>	18.0-23.0
	<b>kVA</b>	18.0-28.8
<b>Prime:</b>	<b>kW</b>	16.5-20.0
	<b>kVA</b>	16.5-25.0



### Generator Set Ratings

Alternator	Voltage	Ph	Hz	130°C Rise Standby Rating		105°C Rise Prime Rating	
				kW/kVA	Amps	kW/kVA	Amps
4D3.8	120/208	3	60	20.0/25.0	69.4	19.0/23.8	65.9
	127/220	3	60	20.0/25.0	65.6	18.5/23.1	60.7
	120/240	3	60	20.0/25.0	60.1	19.0/23.8	57.1
	120/240	1	60	18.0/18.0	75.0	16.5/16.5	68.8
	139/240	3	60	20.0/25.0	60.1	18.5/23.1	55.6
	220/380	3	60	19.5/24.4	37.0	18.5/23.1	35.1
	277/480	3	60	20.0/25.0	30.1	18.5/23.1	27.8
	347/600	3	60	20.0/25.0	24.1	18.5/23.1	22.3
	120/208	3	60	23.0/28.8	79.8	20.0/25.0	69.4
	127/220	3	60	23.0/28.8	75.4	20.0/25.0	65.6
4D5.0	120/240	3	60	23.0/28.8	69.2	20.0/25.0	60.1
	120/240	1	60	22.0/22.0	91.7	20.0/20.0	83.3
	139/240	3	60	23.0/28.8	69.2	20.0/25.0	60.1
	220/380	3	60	22.0/27.5	41.8	20.0/25.0	38.0
	277/480	3	60	23.0/28.8	34.6	20.0/25.0	30.1
4E3.8	347/600	3	60	23.0/28.8	27.7	20.0/25.0	24.1
	120/240	1	60	22.0/22.0	91.7	20.0/20.0	83.3

RATINGS: All three-phase units are rated at 0.8 power factor. All single-phase units are rated at 1.0 power factor. *Standby Ratings:* Standby rating is applicable to varying loads for the duration of a power outage. There is no overload capability for this rating. *Prime Power Ratings:* At varying load, the number of generator set operating hours is unlimited. A 10% overload capacity is available for one hour in twelve. Ratings are in accordance with ISO-6528-1 and ISO-3046-1. For limited running time and continuous ratings, consult the factory. Obtain the technical information bulletin (TIB-101) for ratings guidelines, complete ratings definitions, and site condition derates. The generator set manufacturer reserves the right to change the design or specifications without notice and without any obligation or liability whatsoever. G5-435 (20REOZK) 1/15c

### Standard Features

- Kohler Co. provides one-source responsibility for the generating system and accessories.
- The generator set and its components are prototype-tested, factory-built, and production-tested.
- The 60 Hz generator set offers a UL 2200 listing.
- The generator set accepts rated load in one step.
- The 60 Hz generator set meets NFPA 110, Level 1, when equipped with the necessary accessories and installed per NFPA standards.
- The generator set engine is certified to meet the Environmental Protection Agency (EPA) emergency stationary emissions requirements.
- A one-year limited warranty covers all generator set systems and components. Two- and five-year extended limited warranties are also available.
- Alternator features:
  - Kohler's wound field excitation system with its unique PowerBoost™ design delivers great voltage response and short-circuit capability.
  - The brushless, rotating-field alternator has broadrange reconnectability.
- Other features:
  - Kohler designed controllers for guaranteed system integration and remote communication. See Controllers on page 3.
  - The low coolant level shutdown prevents overheating (standard on radiator models only).
  - Integral vibration isolation eliminates the need for under-unit vibration spring isolators.

### Alternator Specifications

Specifications	Alternator
Manufacturer	Kohler
Type	4-Pole, Rotating-Field
Exciter type	Brushless, Wound Field
Leads: quantity, type	12, Reconnectable 4, 110-120/220-240
Voltage regulator	Solid State, Volts/Hz
Insulation:	NEMA MG1
Material	Class H
Temperature rise	130°C, Standby
Bearing: quantity, type	1, Sealed
Coupling	Flexible Disc
Amortisseur windings	Full
Voltage regulation, no-load to full-load	Controller Dependent
One-step load acceptance	100% of Rating
Unbalanced load capability	100% of Rated Standby Current
Peak motor starting kVA:	(35% dip for voltages below)
480 V	4D3.8 (12 lead)
480 V	4D5.0 (12 lead)
240 V	4E3.8 (4 lead)

- NEMA MG1, IEEE, and ANSI standards compliance for temperature rise and motor starting.
- Sustained short-circuit current of up to 300% of the rated current for up to 10 seconds.
- Sustained short-circuit current enabling downstream circuit breakers to trip without collapsing the alternator field.
- Self-ventilated and drip-proof construction.
- Windings are vacuum-impregnated with epoxy varnish for dependability and long life.
- Superior voltage waveform from a two-thirds pitch stator and skewed rotor.

### Application Data

#### Engine

Engine Specifications	
Manufacturer	Kohler Diesel
Engine model	KDI2504M
Engine type	4-Cycle, Naturally Aspirated
Cylinder arrangement	4 Inline
Displacement, L (cu. in.)	2.5 (158)
Bore and stroke, mm (in.)	88 x 102 (3.46 x 4.02)
Compression ratio	18:1
Piston speed, m/min. (ft./min.)	367 (1206)
Main bearings: quantity, type	5, Sleeve
Rated rpm	1800
Max. power at rated rpm, kWm (BHP)	29.7 (39.9)
Cylinder head material	Cast Iron
Crankshaft material	Cast Iron
Valve material:	
Intake	Stainless Steel
Exhaust	Stainless Steel
Governor: type, make/model	Stanadyne/Mechanical (or Electronic *)
Frequency regulation, no-load to full-load	Drop (or Isochronous *)
Frequency regulation, steady state	±0.5%
Frequency	Fixed
Air cleaner type, all models	Dry
* Requires available electronic governor option	

#### Exhaust

Exhaust System	
Exhaust manifold type	Dry
Exhaust flow at rated kW, m <sup>3</sup> /min. (cfm)	6 (212)
Exhaust temperature at rated kW, dry exhaust, °C (°F)	570 (1058)
Maximum allowable back pressure, kPa (in. Hg)	8.5 (2.5)
Exhaust outlet size at engine hookup, mm (in.)	41 (1.6)

#### Engine Electrical

Engine Electrical System	
Battery charging alternator:	
Ground (negative/positive)	Negative
Volts (DC)	12
Ampere rating	50
Starter motor rated voltage (DC)	12
Battery, recommended cold cranking amps (CCA):	
Quantity, CCA rating	One, 650
Battery voltage (DC)	12

#### Fuel

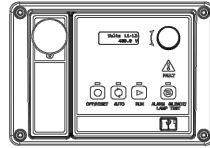
Fuel System	
Fuel supply line, min. ID, mm (in.)	8.0 (0.31)
Fuel return line, min. ID, mm (in.)	6.0 (0.25)
Max. lift, electric fuel pump, m (ft.)	3.0 (10.0)
Max. fuel flow, Lph (gph)	46.0 (12.2)
Max. return line restriction, kPa (in. Hg)	20 (5.9)
Fuel filter	
Prefilter	74 Microns
Primary/Water Separator	5 Microns @ 98% Efficiency
Recommended fuel	#2 Ultra Low Sulfur Diesel

#### Lubrication

Lubricating System	
Type	Full Pressure
Oil pan capacity, L (qt.)	10.7 (10.8)
Oil pan capacity with filter, L (qt.)	11 (11.6)
Oil filter: quantity, type	1, Cartridge
Oil cooler	—

## Application Data

## Controller



### Decision-Maker® 3000 Controller

Provides advanced control, system monitoring, and system diagnostics for optimum performance and compatibility.

- Digital display and menu control provide easy local data access
- Measurements are selectable in metric or English units
- Remote communication thru a PC via network or serial configuration
- Controller supports Modbus® protocol
- Integrated hybrid voltage regulator with ±0.5% regulation
- Built-in alternator thermal overload protection
- NFPA 110 Level 1 capability

Refer to G6-100 for additional controller features and accessories.

Modbus® is a registered trademark of Schneider Electric.

## Cooling

Radiator System	
Ambient temperature, °C (°F) *	50 (122)
Engine jacket water capacity, L (gal.)	4.4 (1.6)
Radiator system capacity, including engine, L (gal.)	11.4 (3)
Engine jacket water flow, Lpm (gpm)	56.8 (15)
Heat rejected to cooling water at rated kW, dry exhaust, kW (Btu/min.)	21.6 (1228)
Water pump type	Centrifugal
Fan diameter, including blades, mm (in.)	406 (16.0)
Fan, kWm (HP)	0.6 (0.8)
Max. restriction of cooling air, intake and discharge side of radiator, kPa (in. H <sub>2</sub> O)	0.125 (0.5)

\* Enclosure reduces ambient temperature capability by 5°C (9°F).

## Operation Requirements

Air Requirements	
Radiator-cooled cooling air, m <sup>3</sup> /min. (scfm) †	36.8 (1300)
Combustion air, m <sup>3</sup> /min. (cfm)	2.1 (74.2)
Heat rejected to ambient air:	
Engine, kW (Btu/min.)	20.4 (1160)
Alternator, kW (Btu/min.)	5.1 (290)

† Air density = 1.20 kg/m<sup>3</sup> (0.075 lbf/ft<sup>3</sup>)

Fuel Consumption		
Diesel, Lph (gph) at % load	Standby Rating	
100%	7.9	(2.1)
75%	6.1	(1.6)
50%	4.3	(1.1)
25%	2.5	(0.7)
Diesel, Lph (gph) at % load	Prime Rating	
100%	7.2	(1.9)
75%	5.7	(1.5)
50%	3.8	(1.0)
25%	2.3	(0.6)

KOHLER CO., Kohler, Wisconsin 53044 USA  
 Phone 920-457-4441, Fax 920-459-1646  
 For the nearest sales and service outlet in the US and Canada, phone 1-800-544-2444  
 KOHLERPower.com

Kohler Power Systems  
 Asia Pacific Headquarters  
 7 Jurong Pier Road  
 Singapore 619159  
 Phone (65) 6264-6422, Fax (65) 6264-6455

Section 4, Item A)

## Additional Standard Features

- Air Cleaner, Heavy Duty
- Alternator Protection
- Battery Rack and Cables
- Closed Crankcase Ventilation
- Oil Drain and Coolant Drain with Hose Barb
- Oil Drain Extension (with enclosure models only)
- Operation and Installation Literature
- Rodent Guards
- Stainless Steel Fasteners on Enclosures

## Available Options

### Approvals and Listings

- CSA Approval
- UL2200 Listing

### Enclosed Unit

- Sound Enclosure (with enclosed critical silencer)
- Weather Enclosure (with enclosed critical silencer)
- Stainless Steel Latches and Hinges

### Open Unit

- Exhaust Silencer, Critical (kit: PA-352663)
- Flexible Exhaust Connector, Stainless Steel

### Fuel System

- Flexible Fuel Lines
- Fuel Pressure Gauge
- Subbase Fuel Tanks

### Controller

- Common Failure Relay
- Input/Output Module
- Manual Speed Adjust
- Remote Annunciator Panel
- Remote Emergency Stop
- Run Relay

### Cooling System

- Block Heater (700 W, 110-120 V)  
Recommended for ambient temperatures below 0°C (32°F).
- Radiator Duct Flange

### Electrical System

- Alternator Strip Heater
- Battery
- Battery Charger, Equalize/Float Type
- Battery Heater
- Electronic Governor
- Line Circuit Breaker (NEMA type 1 enclosure)
- Line Circuit Breaker with Shunt Trip (NEMA type 1 enclosure)

### Miscellaneous

- Air Cleaner Restriction Indicator
- Engine Fluids Added
- Rated Power Factor Testing

### Literature

- General Maintenance
- NFPA 110
- Overhaul
- Production

### Warranty

- 2-Year Basic Limited
- 5-Year Basic Limited
- 5-Year Comprehensive Limited

### Other Options

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

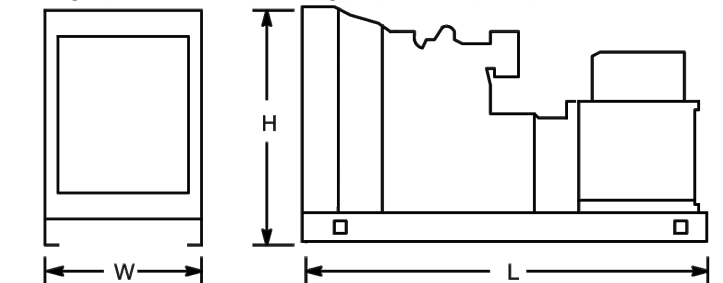
## Dimensions and Weights

Overall Size, L x W x H, mm (in.):

Open Unit Skid: 1400 x 813 x 1107 (55.1 x 32.0 x 43.6)

Enclosure Skid: 1938 x 813 x 1174 (76.5 x 32.0 x 47.0)

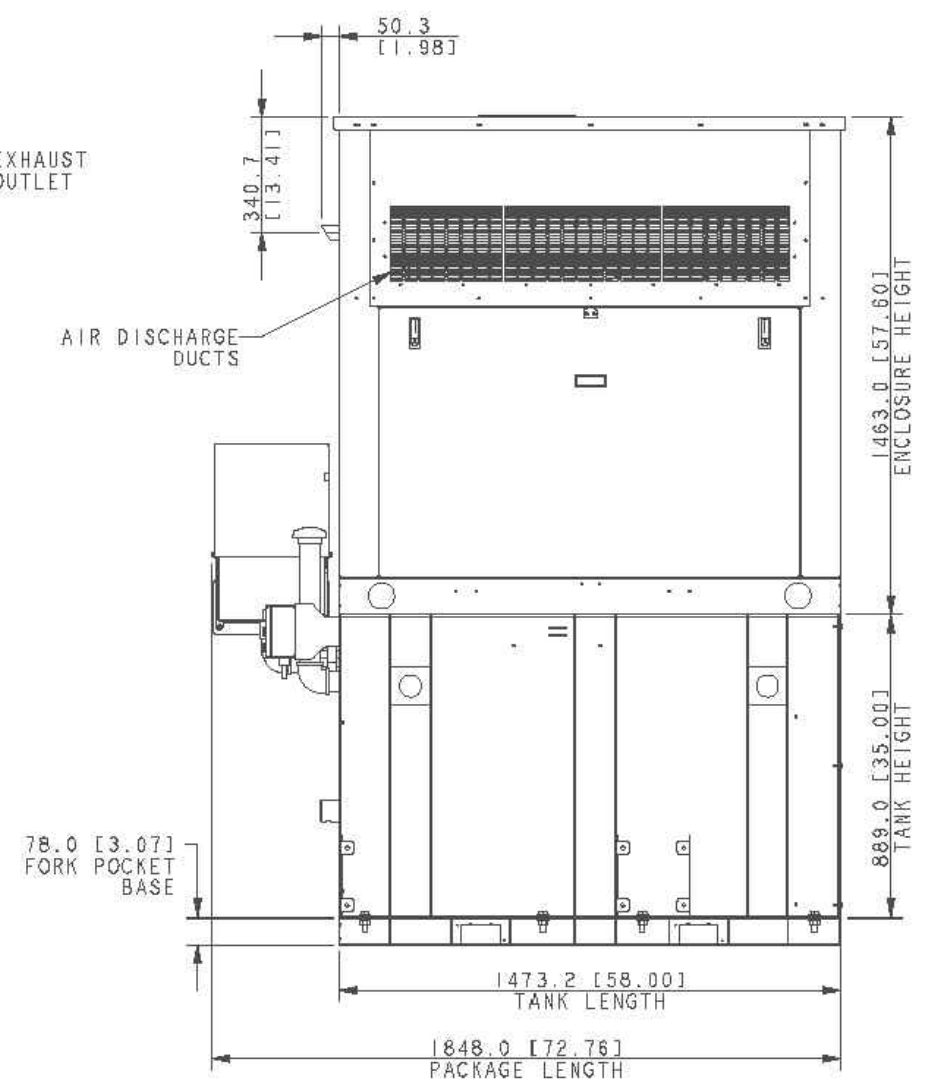
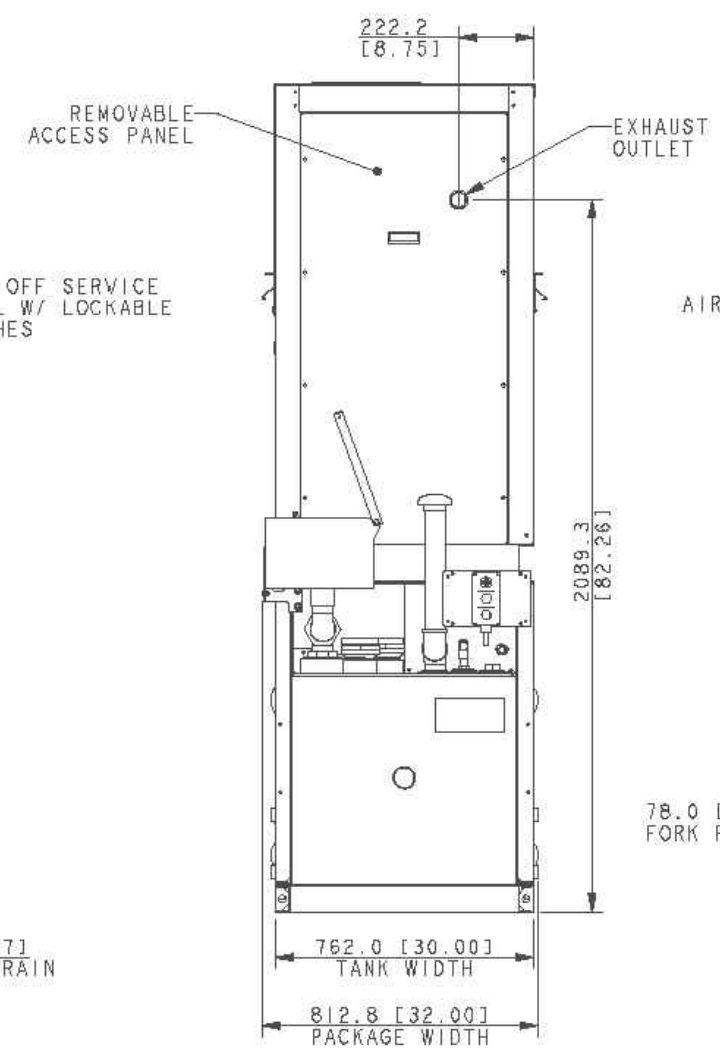
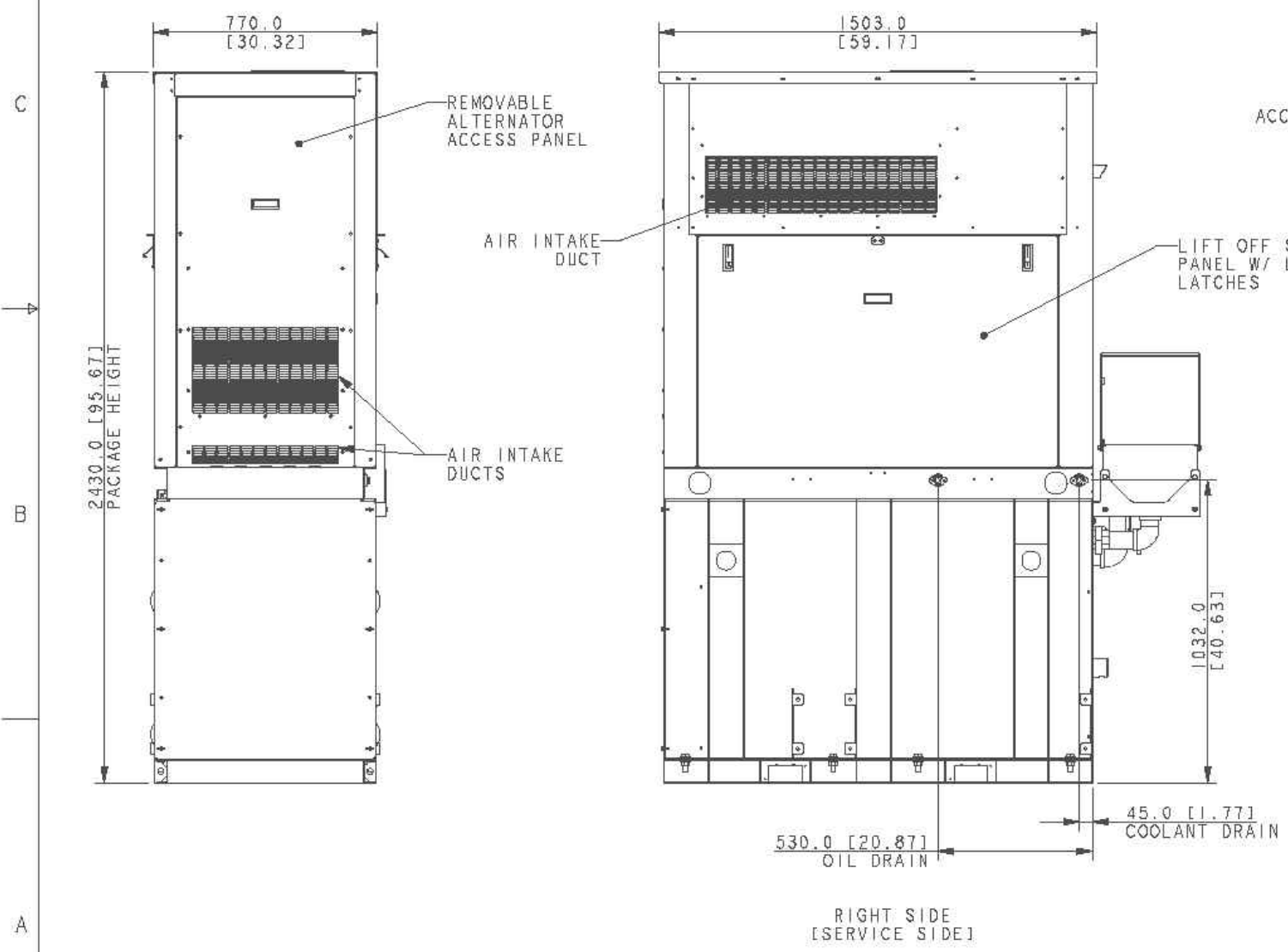
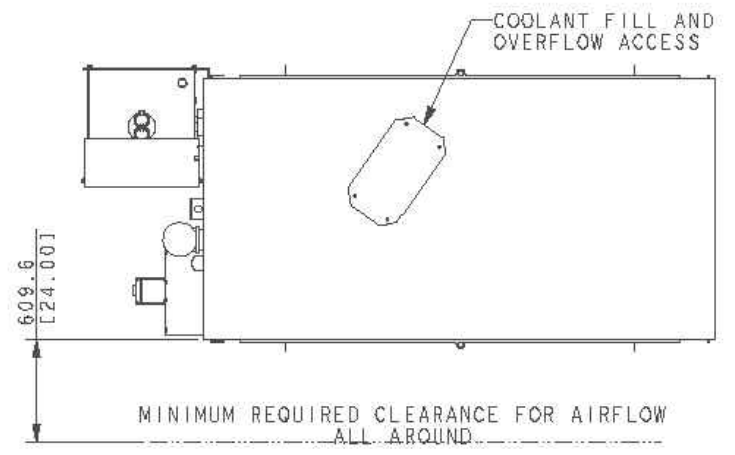
Weight (radiator model), wet, kg (lb.): 458 (1010)



NOTE: This drawing is provided for reference only and should not be used for planning installation. Contact your local distributor for more detailed information.

**DISTRIBUTED BY:**

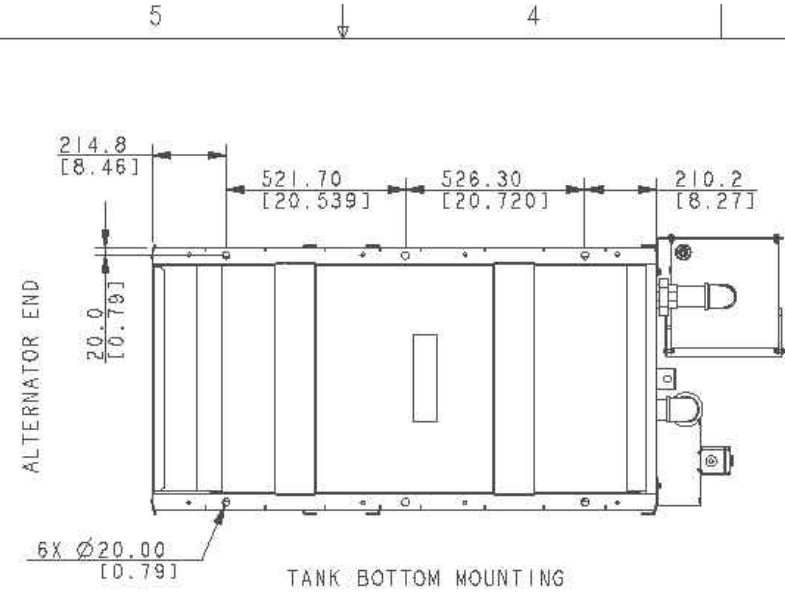
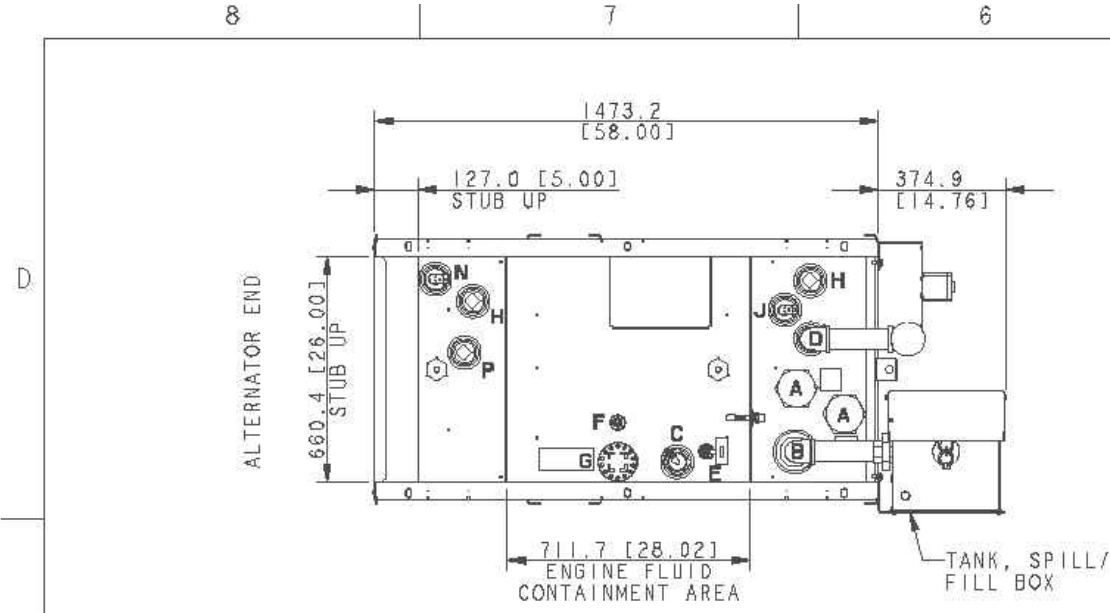
- NOTES:
1. ALL SIDES OF THE GENERATOR ARE SERVICE ACCESSIBLE. RIGHT SIDE IS PRIMARY SERVICE SIDE.
  2. 6 AMP BATTERY CHARGER.
  3. 120VAC ENGINE BLOCK HEATER.
  4. GENERATOR MUST BE GROUNDED.
  5. SOUND ATTENUATED ENCLOSURE STANDARD WITH GENERATOR.
  6. MUST ALLOW FREE FLOW OF DISCHARGE AIR AND EXHAUST.
  7. MUST ALLOW FREE FLOW OF INTAKE AIR.
  8. BASE TANK REQUIRES ALL STUB-UPS TO BE IN THE REAR TANK STUB-UP AREA.
  9. TANK EQUIPPED WITH FIRE SAFETY VALVE ON FUEL SUPPLY LINE.
  10. IT IS THE RESPONSIBILITY OF THE INSTALLATION TECHNICIAN TO ENSURE THAT THE GENERATOR INSTALLATION COMPLIES WITH ALL APPLICABLE CODES, STANDARDS, AND REGULATIONS.
  11. GENERATOR IS INSTALLED ON A UL-142 RATE DOUBLE WALL SUBBASE FUEL TANK.



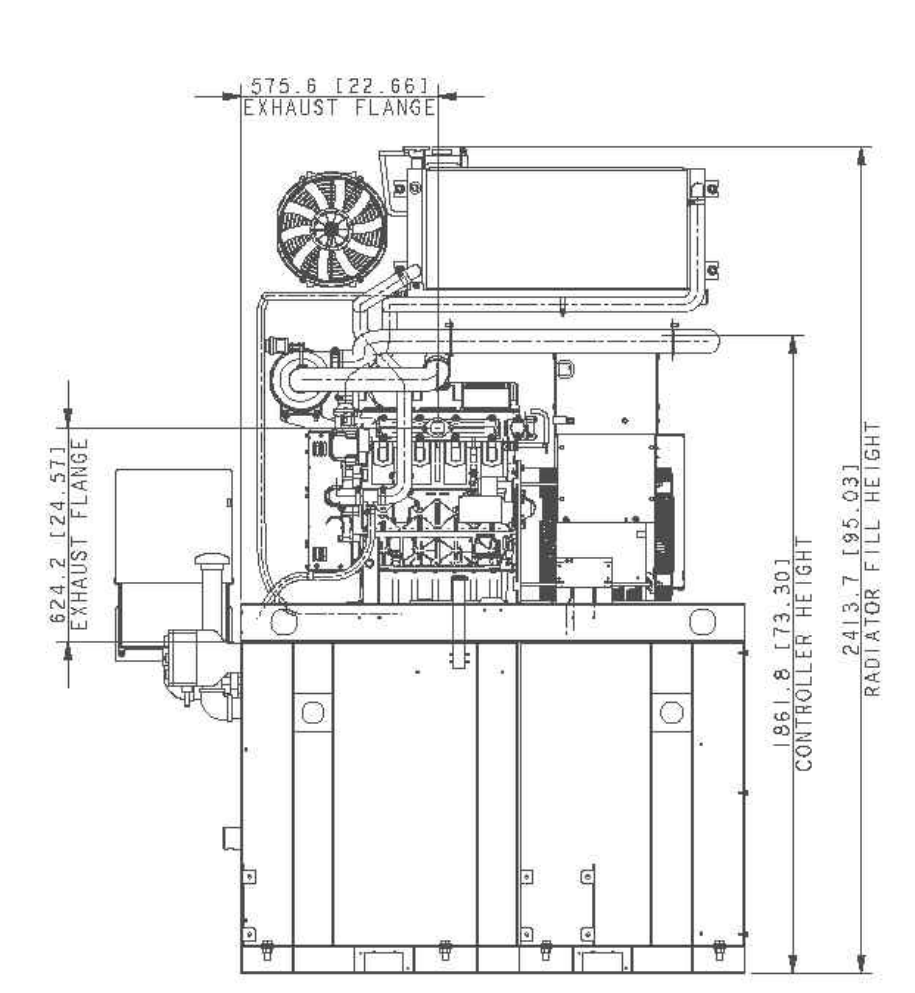
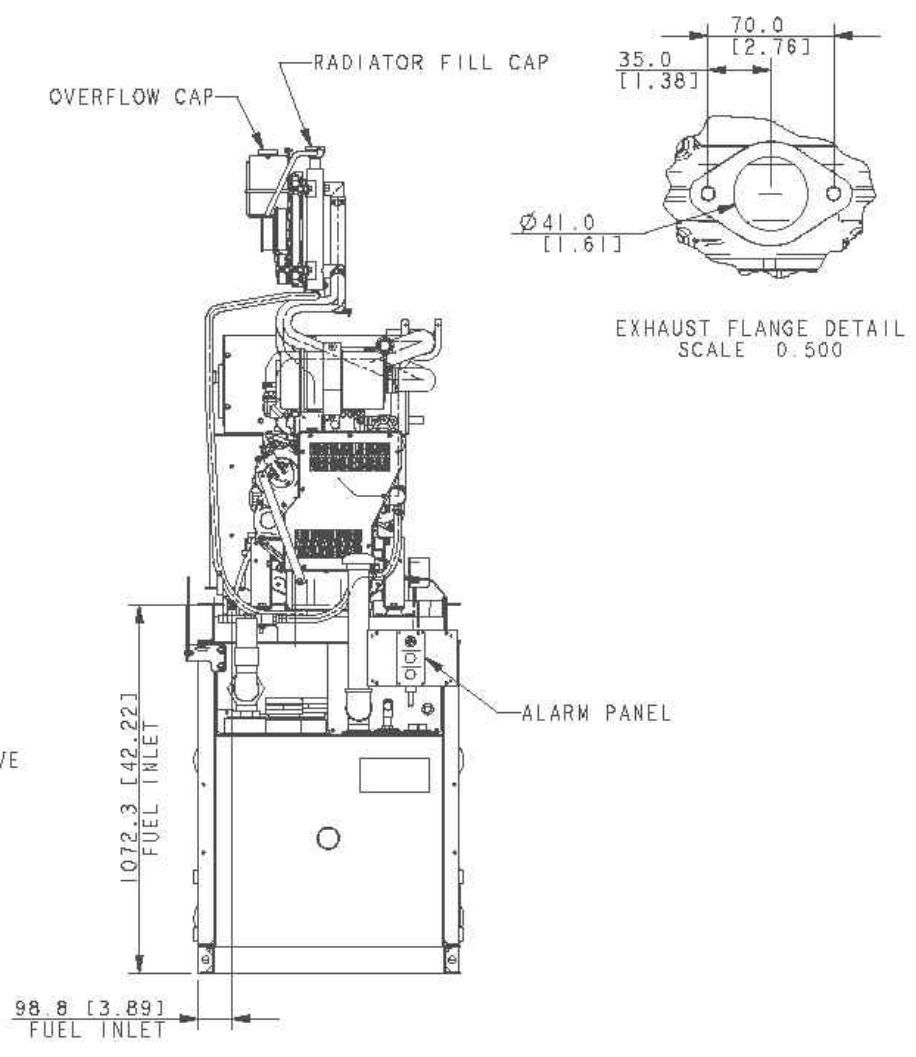
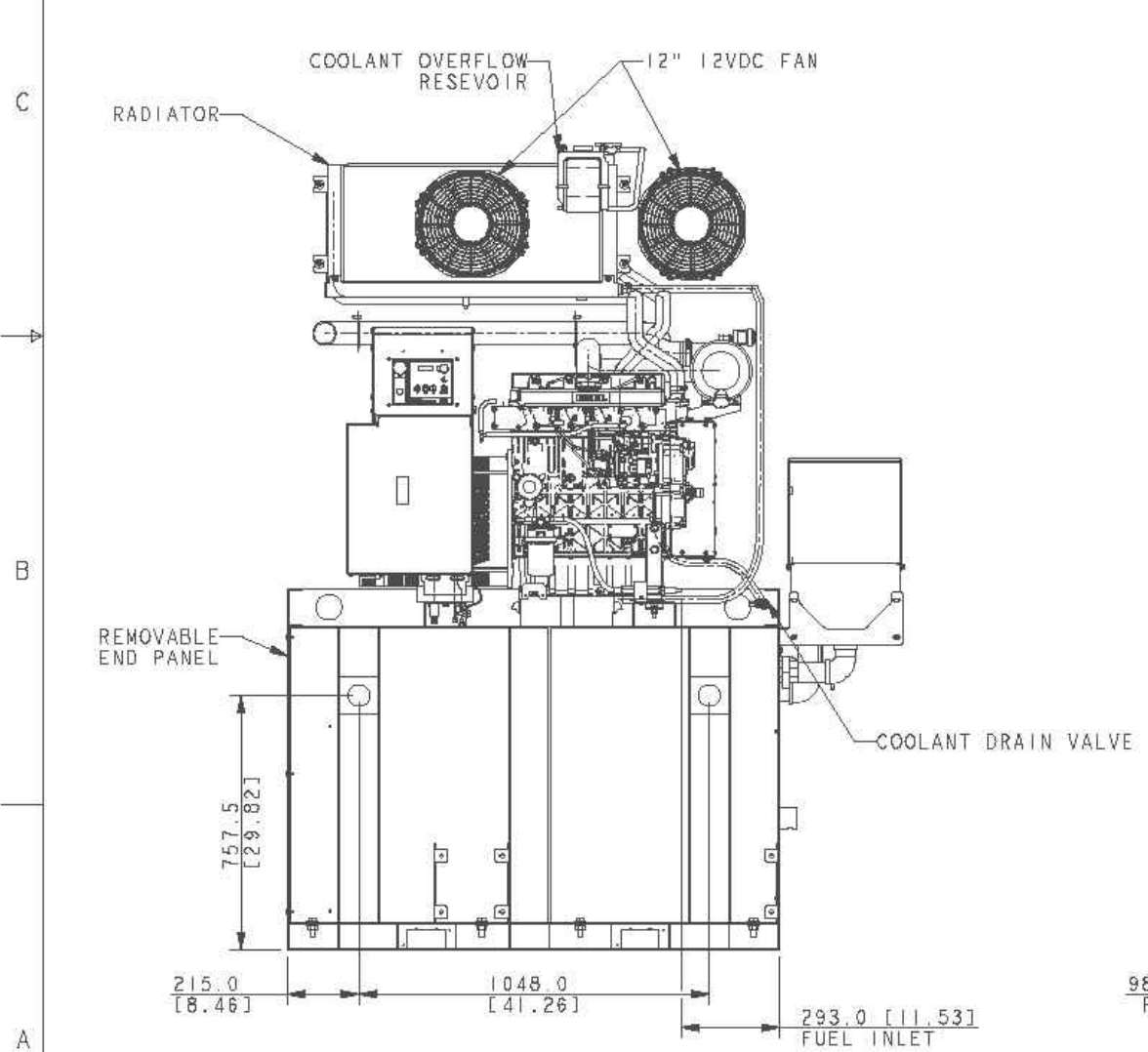
PACKAGE WEIGHT: 1021 KG [2250 LBS]

**20KW KOHLER DIESEL  
COMPACT SOUND ENCLOSURE  
W/ 105 GAL STATE TANK**

REV	DATE	ON COMPOSITE DWGS. SEE PART NO. FOR REVISION LEVEL	BY	DO NOT SCALE. REFERENCE THE MODEL FOR ALL UNSPECIFIED DIMENSIONS
-	2-13-17	NEW DRAWING [CT172844]	ZJS	UNLESS OTHERWISE SPECIFIED: ALL DIMENSIONS IN MILLIMETERS GENERAL TOLERANCES: F 11 ± 0.25 K 1 ± 1.5 SURFACE FINISH ANGLES ± 1°30' MAX.
				<b>KOHLER</b> KOHLENER, WIRTSCHAFTS-AG THIS DRAWING IN DESIGN AND DETAIL IS KOHLER CO. PROPERTY AND MUST NOT BE USED EXCEPT IN CONNECTION WITH KOHLER CO. WORK. ALL RIGHTS OF DESIGN OR INVENTION ARE RESERVED.
				TITLE: <b>DIMENSION PRINT, 20KW STATE TANK, ENCL</b>
APPROVALS		DATE		SCALE: 0.40 CAD NO. SHEET 1 of 3
DRAWN: ZJS		2-13-17		DWG. NO. <b>ADV-9003</b>
CHECKED: BLM		2-13-17		
APPROVED: BLM		2-13-17		



- TANK FITTINGS:**
- A. 3" NPT EMERGENCY VENT FITTING PER NFPA 30 WITH VENT CAPS (QTY 2).
  - B. 4" NPT FUEL FILL FITTING BUSHED TO 2" NPT WITH LOCKABLE FILL CAP AND 2" RISER
  - C. 2" NPT FUEL LEVEL SENDING UNIT.
  - D. 2" NPT NORMAL VENT FITTING WITH MUSHROOM VENT CAP AND 15" RISER.
  - E. 1/2" NPT FITTING FOR REMOVABLE ENGINE SUPPLY DIP TUBE (3/8" NPT FEMALE) WITH CHECK VALVE.
  - F. 1/2" NPT FITTING FOR REMOVABLE FUEL RETURN DIP TUBE (3/8" NPT FEMALE).
  - G. 2" NPT WATER TIGHT FUEL FILL FITTING W/ LOCKABLE CAP AND 3" RISER
  - H. 2" NPT FITTING FOR OPTIONAL ACCESSORY (INSTALL 2"NPT PIPE PLUG)
  - J. 2" NPT FITTING FOR HIGH LEVEL SWITCH
  - N. 2" NPT FOR FUEL IN BASIN SWITCH
  - P. 2" NPT FITTING FOR OPTIONAL SWITCH (INSTALL 2"NPT PIPE PLUG)



NOTE: FOR FURTHER TANK DETAIL SEE INDIVIDUAL DRAWINGS

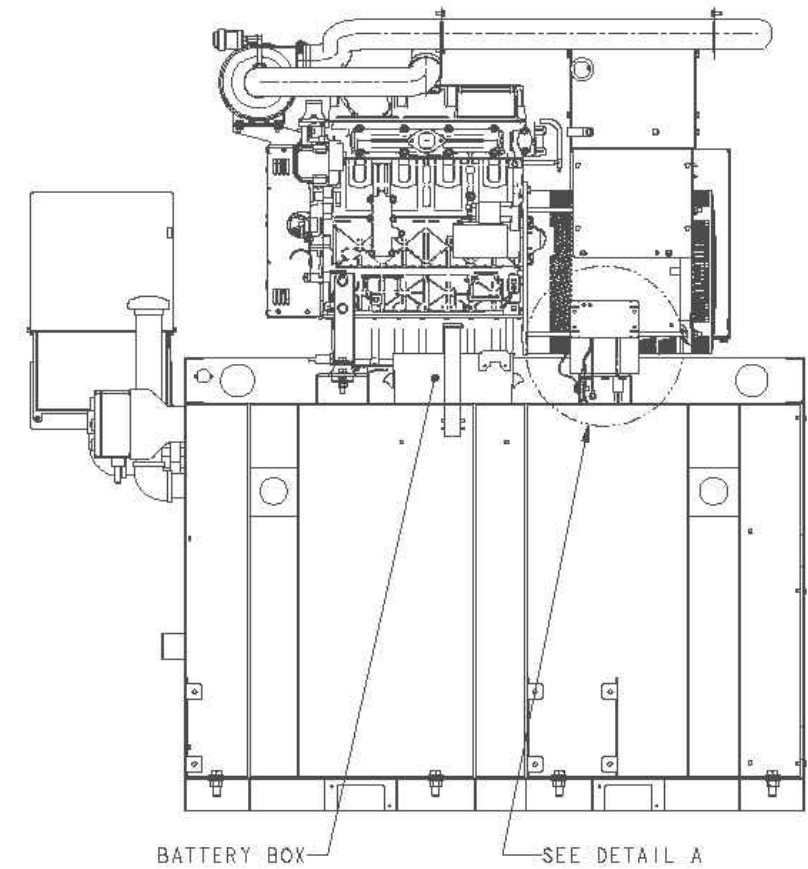
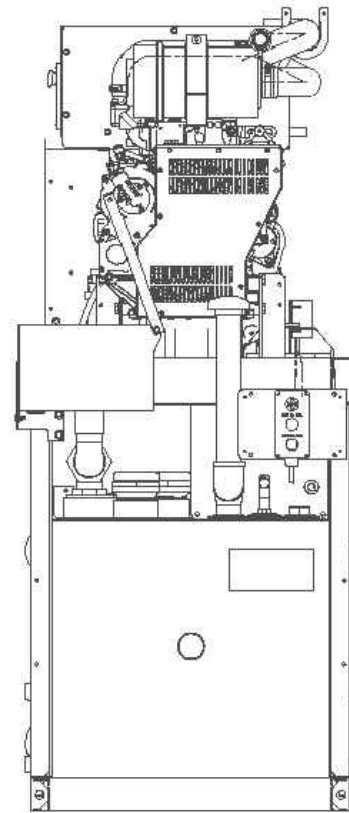
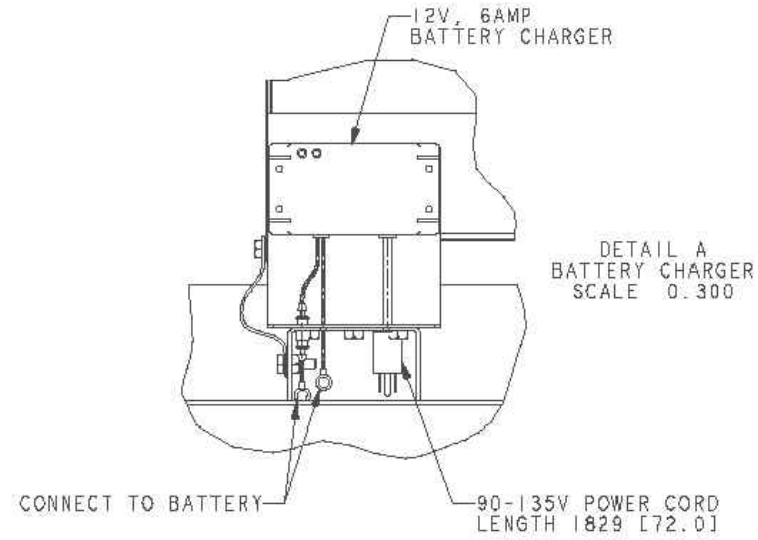
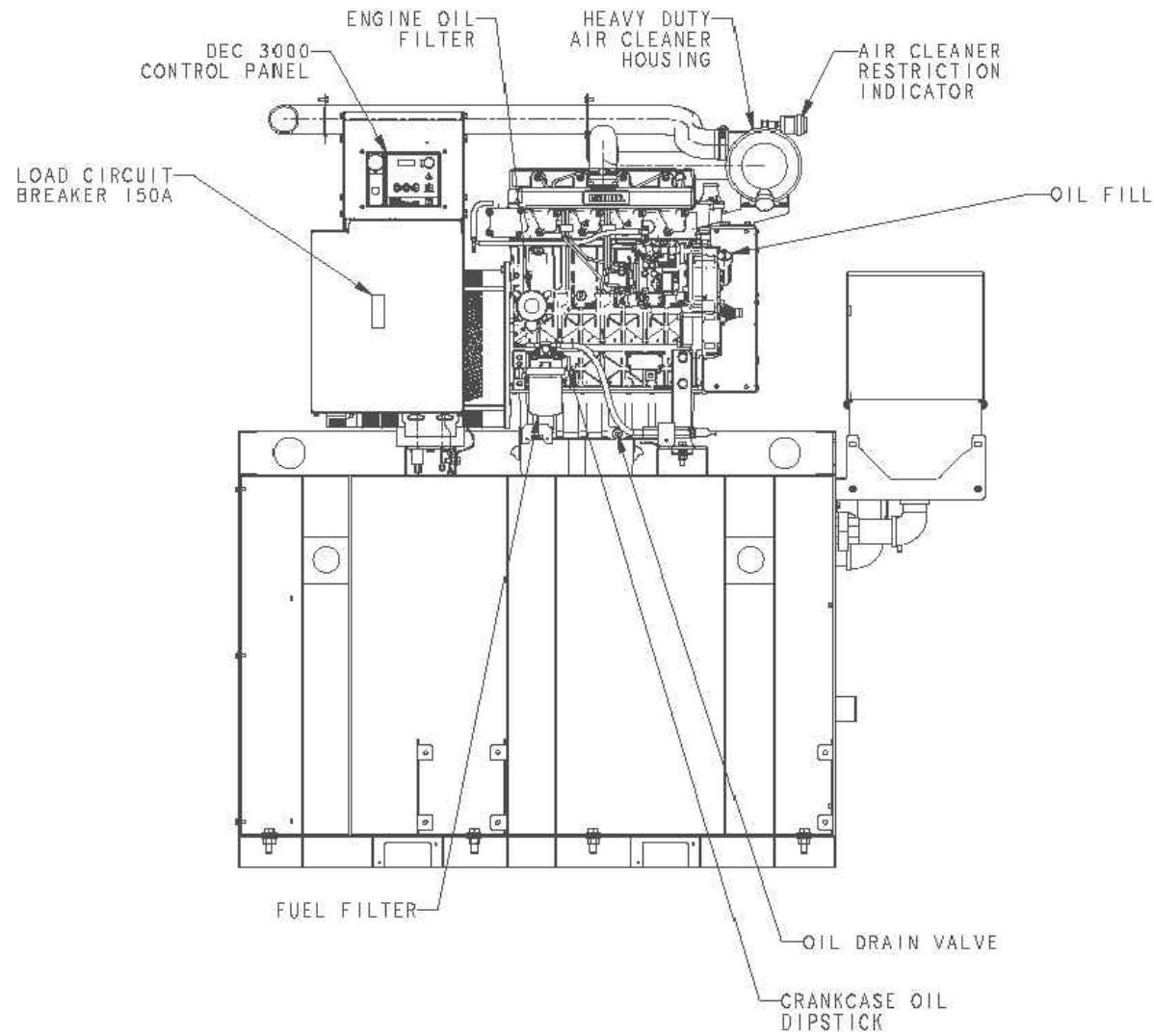
**20KW KOHLER DIESEL  
COMPACT SOUND ENCLOSURE  
W/ 105 GAL STATE TANK**

REV	DATE	OR COMPOSITE DWGS. SEE PART NO. FOR REVISION LEVEL	BY	DO NOT SCALE. REFERENCE THE MODEL FOR ALL UNSPECIFIED DIMENSIONS
-	2-13-17	NEW DRAWING [CT172644]	ZJS	UNLESS OTHERWISE SPECIFIED: ALL DIMENSIONS IN MILLIMETERS GENERAL TOLERANCES: L: ± 0.25 F: ± 0.15 ANGLES ± 1°30'
				<b>KOHLER</b> KOHLEK, WISCONSIN 53004 THIS DRAWING IN DESIGN AND DETAIL IS KOHLER CO. PROPERTY AND MUST NOT BE USED EXCEPT IN CONNECTION WITH KOHLER CO. WORK. ALL RIGHTS OF DESIGN OR INVENTION ARE RESERVED.
				TITLE: <b>DIMENSION PRINT, 20KW STATE TANK, ENCL</b>
				APPROVALS: DATE: SCALE: 0.15 CAD NO. SHEET 2 of 3
				DRAWN: ZJS 2-13-17
				CHECKED: BLM 2-13-17
				APPROVED: BLM 2-13-17
				ADV-9003



NOTE:  
THIS GENERATOR SET HAS FRONT ACCESSIBILITY TO ALL ROUTINELY SERVICED COMPONENTS INCLUDING:  
1. AIR FILTER  
2. OIL FILTER / FILL  
3. FUEL FILTER  
4. OIL DRAIN  
5. COOLANT DRAIN

\*COOLING SYSTEM NOT SHOWN THESE VIEWS



20KW KOHLER DIESEL  
COMPACT SOUND ENCLOSURE  
W/ 105 GAL STATE TANK

REV	DATE	OR COMPOSITE DWGS. SEE PART NO. FOR REVISION LEVEL	BY	DO NOT SCALE. REFERENCE THE MODEL FOR ALL UNSPECIFIED DIMENSIONS
-	2-13-17	NEW DRAWING (CT172644)	ZJS	UNLESS OTHERWISE SPECIFIED: ALL DIMENSIONS IN MILLIMETERS GENERAL TOLERANCES: L: ± 0.25 F: ± 0.10 ANGLES: ± 1° 30'
				<b>KOHLER</b> KOHLER, WISCONSIN 63044 THIS DRAWING IN DESIGN AND DETAIL IS KOHLER CO. PROPERTY AND MUST NOT BE USED EXCEPT IN CONNECTION WITH KOHLER CO. WORK. ALL RIGHTS OF DESIGN OR INVENTION ARE RESERVED.
				TITLE <b>DIMENSION PRINT, 20KW STATE TANK, ENCL</b>
				APPROVALS: DATE DRAWN: ZJS 2-13-17 CHECKED: ZJS 2-13-17 APPROVED: BLM 2-13-17
				SCALE: 0.12 SHEET NO. 3 OF 3 ADV-9003 D

## City of Gluckstadt

### Application for Conditional Use

Subject Property Address: Church Rd, Gluckstadt  
 Parcel #: 082E-15-001/04.02

Owner: S&D Realty, LLC  
 Address: 115 Honours LN  
Madison, MS

Applicant: S&D Realty, LLC  
 Address: 115 Honours Lane  
Madison, MS

Phone #: 601-559-8161  
 E-Mail: ~~dbola@a~~  
dbola14@gmail.com

Phone #: 601-559-8161  
 E-Mail: dbola14@gmail.com

Current Zoning District: C-2

Acreage of Property (if applicable): 3.47 acres

Use sought of Property: Retail / Office / Sports complex

#### Requirements of Applicant:

1. Letter demonstrating how the proposed use will comply with or otherwise satisfy the requirements for granting a Conditional Use pursuant to Section 804.01 of the Zoning Ordinance.
2. Copy of written legal description.
3. Additional items may be requested depending on the nature and status of the proposed development or property.
4. \$ 250.00 fee required for processing
5. Site Plan as required in Section 807-810

#### Requirements for Granting Conditional Use: (Section 805.01, Zoning Ordinance)

A Conditional Use shall not be granted unless satisfactory provisions and arrangements have been made concerning all the following:

- (a). Ingress and egress to property and proposed structures
- (b). Off-Street parking and loading areas
- (c). Refuse and service areas
- (d). Utilities, with reference locations, availability, and compatibility.
- (e). Screening and buffering with reference to type, dimensions, and character.
- (f). Required yards and other open spaces.
- (g). General compatibility with adjacent properties and other properties in the district.
- (h). Any other provisions deemed applicable by the Mayor and Board of Aldermen.

Applicant shall be present at the Planning and Zoning Commission meeting and Mayor and Board of Alderman meeting. Documents shall be submitted thirty (30) days prior to the Planning and Zoning Commission meeting.

### City of Gluckstadt

### Application for Site Plan Review

Subject Property Address: Church Rd,  
Parcel #: 082E-15-001 / 04.02

Owner: TICO Investments  
Address: Danny Bolanos

Applicant: David Wealdridge  
Address: 464 Church Rd  
Suite 700 Madison

Phone #: 601-559-8161  
E-Mail: dbola14@gmail.com

Phone #: 601-209-8665  
E-Mail: wealdridgearchitecture@yahoo.com

Current Zoning District: C-2  
Acreage of Property (If applicable): 3.47 ac  
Use sought of Property: Retail / Recreation

**Requirements of Applicant:**

- 1. Copy of written legal description.
- 2. Site Plan as required in Section 807-810
- 3. Color Rendering & Elevations at time of submittal

**Requirements for Site Plan Submittal** (Section 808, Zoning Ordinance)

Nine (9) copies of the site plan shall be prepared and submitted to the Zoning Administrator. Digital copies are acceptable. Three (3) hard copies are required.

**Site Plan Specifications** (Section 809, Zoning Ordinance)

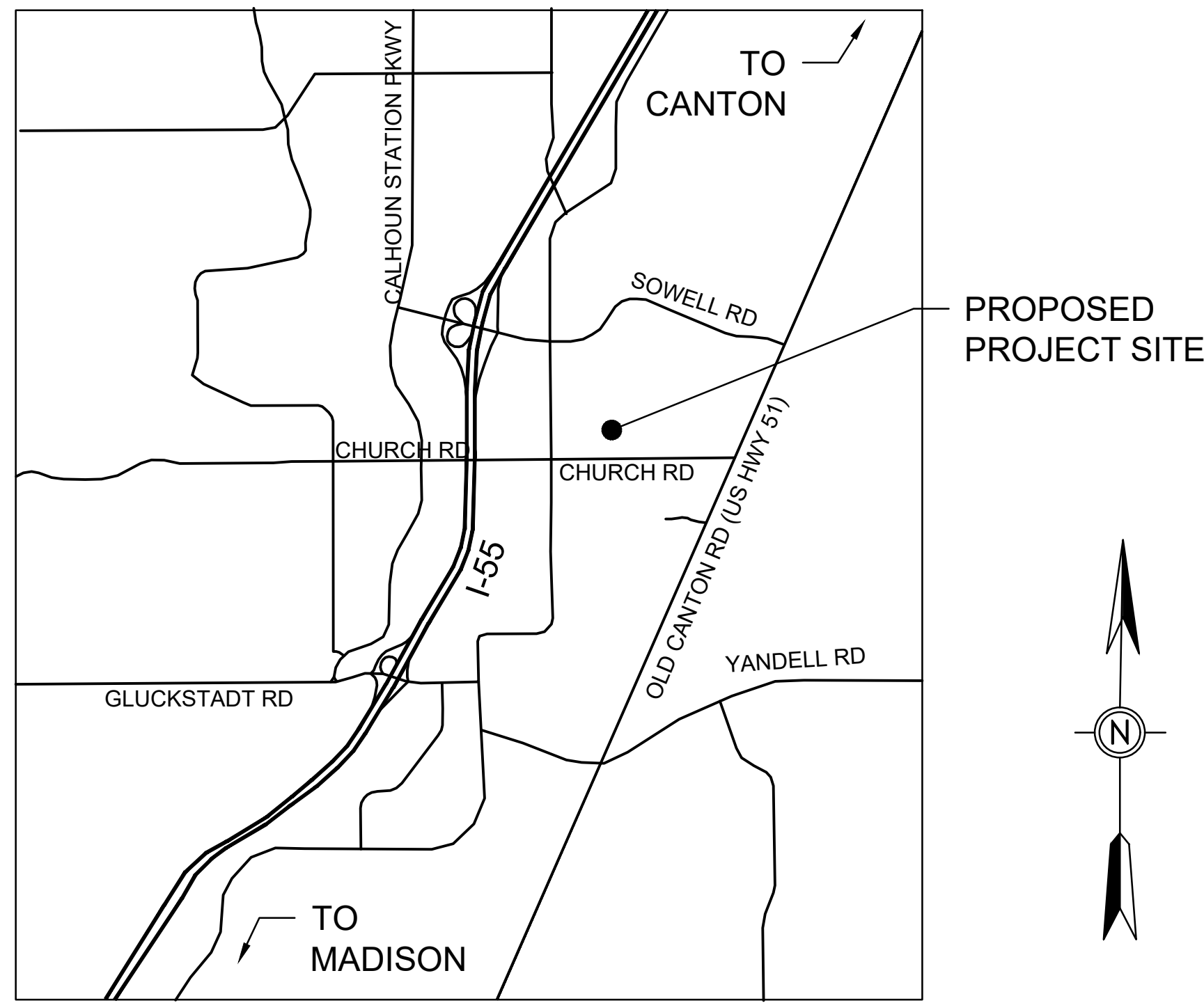
- A. Lot Lines (property lines)
- B. Zoning of the adjacent lots
- C. The names of owners of adjacent lots
- D. Rights of way existing and proposed streets, including streets shown on the adopted Throughfares plan
- E. Access ways, curb cuts, driveways, and parking, including number of parking spaces to be provided
- F. All existing and proposed easements
- G. All existing and proposed water and sewer lines. Also, the location of all existing and proposed fire hydrants.
- H. Drainage plan showing existing and proposed storm drainage facilities. The drainage plan shall indicate adjacent off site drainage courses and projected storm water flow rates from off-site and on-site sources.
- I. Contours at vertical intervals of five (5) feet or less.
- J. Floodplain designation, according to FEMA Maps.
- K. Landscaped areas and planting screens.

# MAGNOLIA COMMONS

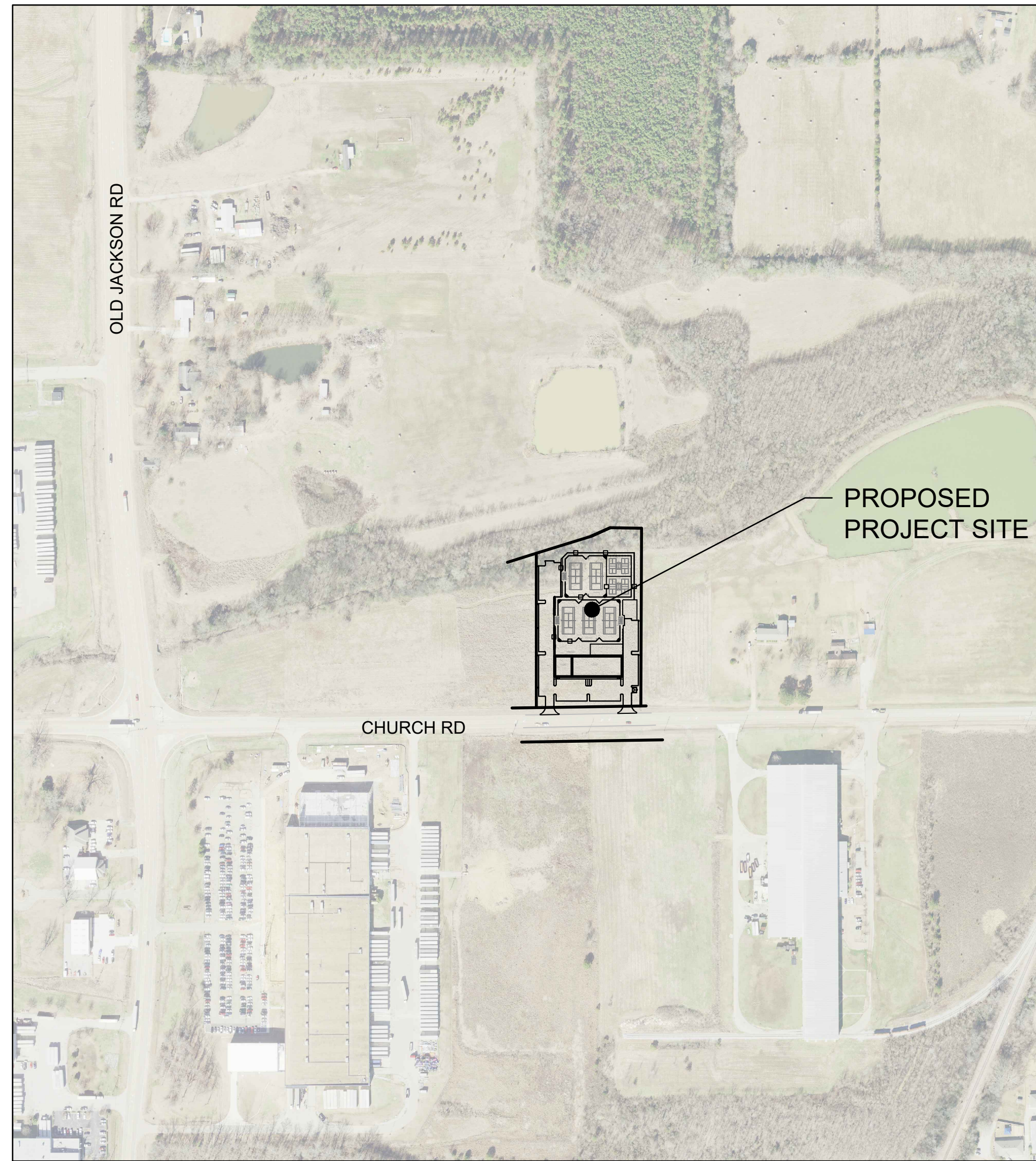
## A PROPOSED COMMERCIAL SITE DEVELOPMENT

### CHURCH ROAD

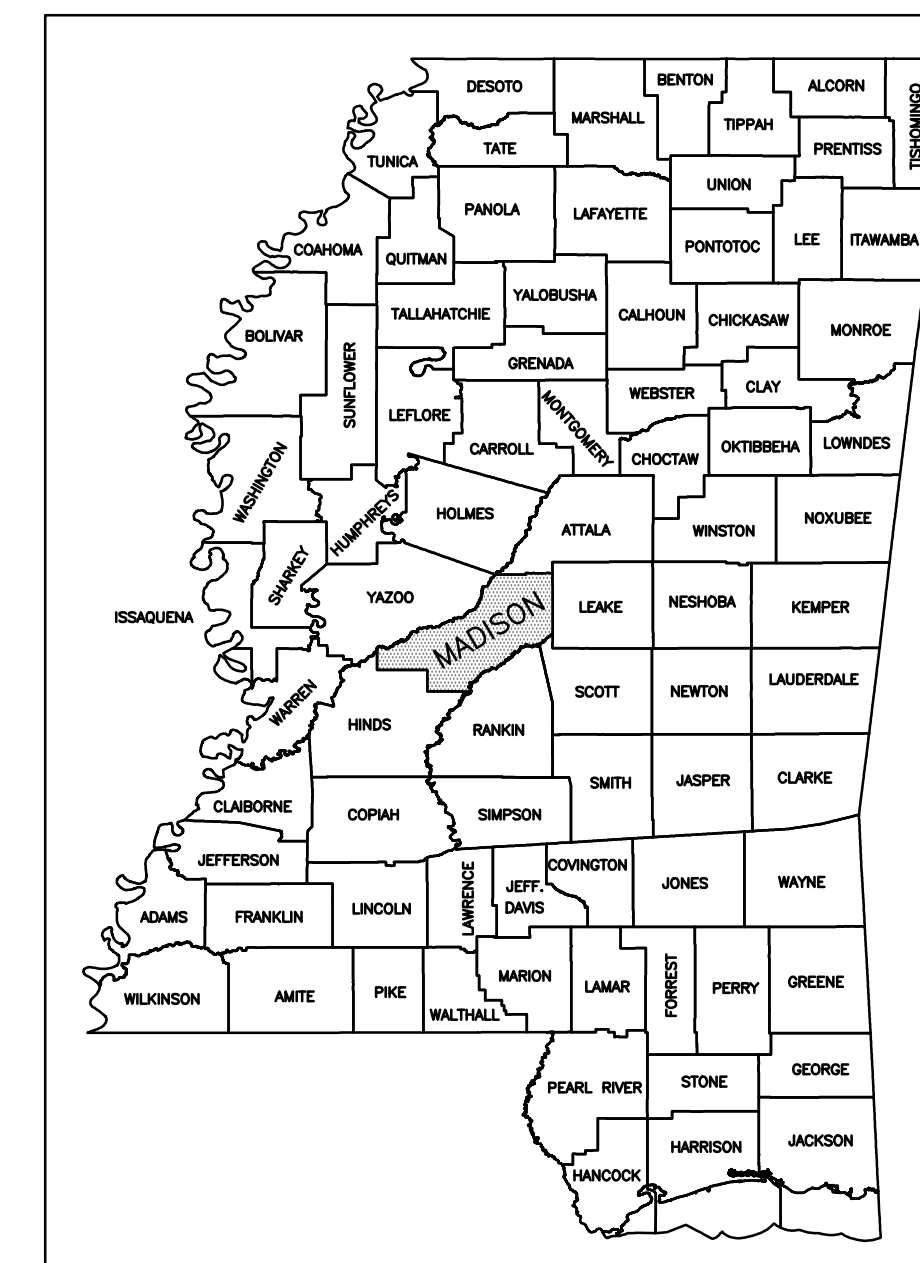
### GLUCKSTADT, MS 39110



**CITY LOCATION**  
SCALE: NONE



**STREET LOCATION**  
SCALE: 1"=300'



**STATE LOCATION**  
(MADISON COUNTY)

- TABLE OF CONTENTS**
1. COVER
  2. EXISTING CONDITIONS & DEMO PLAN
  3. SITE PLAN
  4. UTILITY PLAN
  5. GRADING PLAN
  6. EROSION CONTROL PLAN (SWPPP)
  7. SITE DETAILS
  8. UTILITY DETAILS
  9. PUMP STATION DETAILS

**DEAN**  
ENGINEERING SOLUTIONS, INC.  
4780 I-55 NORTH, SUITE 100-4  
JACKSON, MS 39211  
601-557-2002 WWW.DEANESI.COM

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No.	Description	Date
1	PLANS SUBMITTED FOR CITY REVIEW	10-05-2023

**OWNER:**  
DANNY BOLANOS  
115 HOURS LANE,  
MADISON MS 39110

**PROJECT TITLE:** MAGNOLIA COMMONS  
**SHEET TITLE:** COVER  
**SITE DEVELOPMENT**

JOB NO.: 220502  
DATE: 17 MAY 2022  
SCALE: AS SHOWN  
DRAWN BY: WSD  
REVIEWED BY: WSD

**SHEET NUMBER:**  
**1**



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**SURVEY NOTES:**

- EXISTING SURVEY INFORMATION SHOWN THIS SHEET PROVIDED BY: RICHARD T. TOLBERT. PLS. 100 OLD ORCHARD RD, MADISON, MS 39110. DATE OF SURVEY: 2022-05-07
- LOCATION OF UNDERGROUND UTILITIES & STRUCTURES OF ANY TYPE MAY NOT BE COMPLETE OR EXACT. FOR MORE POSITIVE LOCATIONS CONTACT MISSISSIPPI ONE CALL SYSTEM INC. (TELEPHONE NO. 811) OR OTHER LOCAL AUTHORITIES TO LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL VERIFY THE DEPTH AND LOCATION OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION. ALL NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW AND APPROVAL BY ENGINEER PRIOR TO CONSTRUCTION. THIS PLAN IS DIAGRAMMATIC AND REPRESENTS THE APPROXIMATE LOCATION OF UTILITIES UNLESS SPECIFICALLY DIMENSIONED.

**DEAN**  
ENGINEERING SOLUTIONS, INC.  
4780 U.S. NORTH, SUITE 100-4  
JACKSON, MS 39211  
601-557-2002 WWW.DEANESI.COM

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No.	Description	Date
1	PLANS SUBMITTED FOR CITY REVIEW	10-05-2023

**DRAWING ISSUED**

**OWNER:**  
DANNY BOLANOS  
115 HONOURS LANE,  
MADISON MS 39110

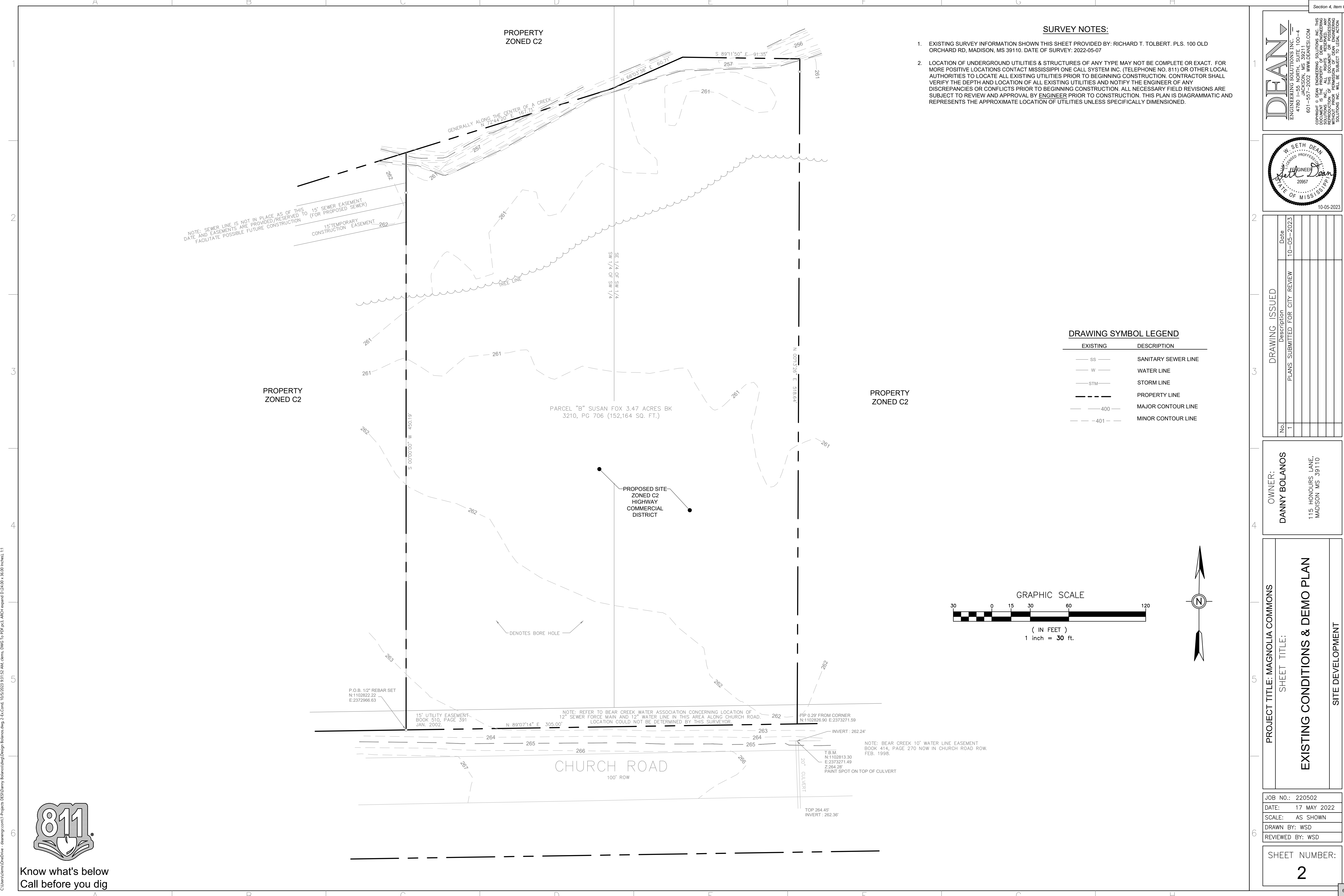
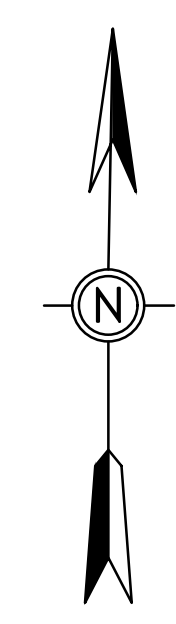
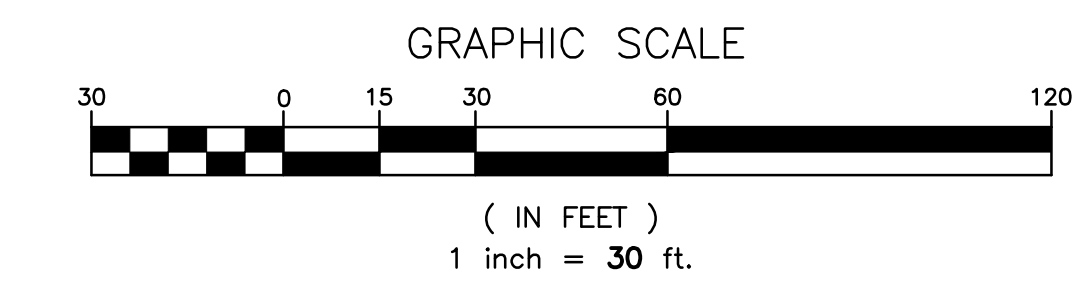
**PROJECT TITLE:** MAGNOLIA COMMONS  
**SHEET TITLE:**  
**EXISTING CONDITIONS & DEMO PLAN**  
**SITE DEVELOPMENT**

**JOB NO.:** 220502  
**DATE:** 17 MAY 2022  
**SCALE:** AS SHOWN  
**DRAWN BY:** WSD  
**REVIEWED BY:** WSD

**SHEET NUMBER:**  
**2**

**DRAWING SYMBOL LEGEND**

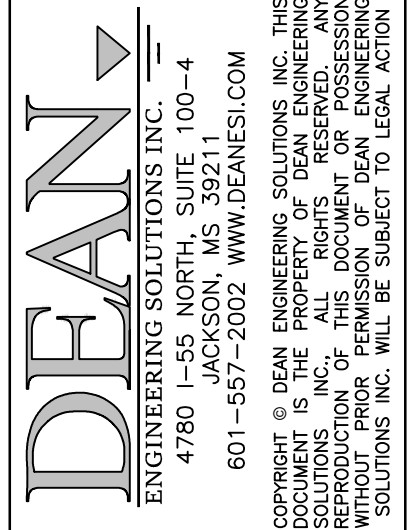
EXISTING	DESCRIPTION
— SS —	SANITARY SEWER LINE
— W —	WATER LINE
— STM —	STORM LINE
— — — —	PROPERTY LINE
— 400 —	MAJOR CONTOUR LINE
— -401 - -	MINOR CONTOUR LINE



C:\Users\ItemsOneDrive - deaneesi.com\OneDrive - deaneesi.com\Projects\DEED\Danny Bolanos\Design\Design\Bolanos.dwg, 2, 10/20/2023 9:51:52 AM, Items, DWG To PDF.pc3, AECI updated D:\2400\_3500\tech\ba, 1,1



**Know what's below  
Call before you dig**



No.	Description	Date
1	PLANS SUBMITTED FOR CITY REVIEW	10-05-2023

OWNER:  
**DANNY BOLANOS**  
115 HONOURS LANE,  
MADISON MS 39110

PROJECT TITLE: **MAGNOLIA COMMONS**  
SHEET TITLE:  
**SITE PLAN**  
SITE DEVELOPMENT

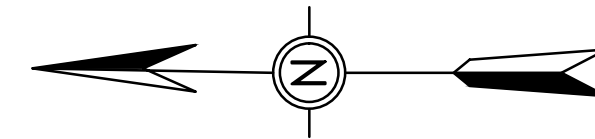
JOB NO.: 220502  
DATE: 17 MAY 2022  
SCALE: AS SHOWN  
DRAWN BY: WSD  
REVIEWED BY: WSD

SHEET NUMBER:  
**3**

GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.



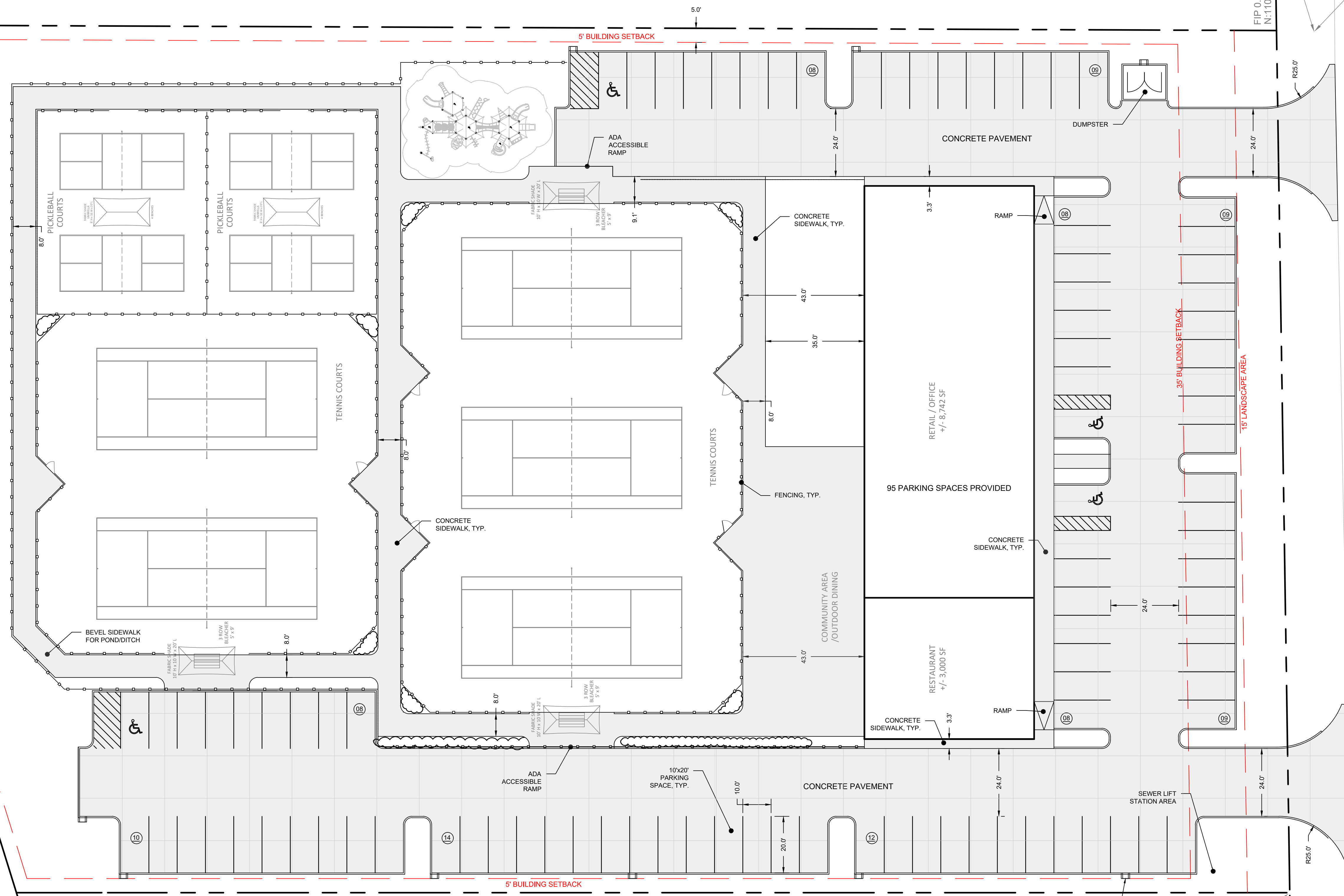
PROPOSED GROSS LOT COVERAGE OF  
BUILDINGS AND STRUCTURES  
BUILDING SIZE: 11,742 SF TOTAL (EACH SINGLE STORY)

FIP 0.29' FROM CORNER  
N:1102826.90 E:2373271.59

INVERT : 262.24'

T.B.M.  
N:1102813.30  
E:2373271.49  
PAINT SPOT ON TOP OF CURVE

TOP 264.45'  
INVERT : 262.36'



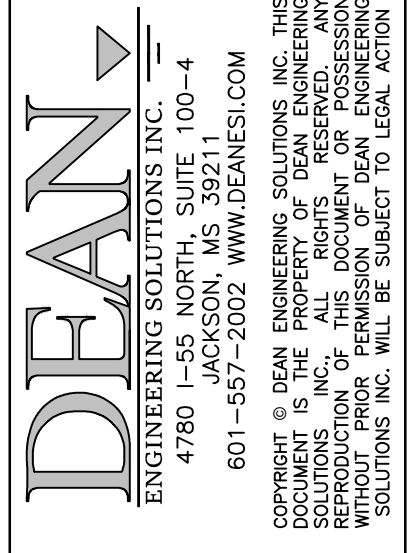
SITE PLAN NOTES

1. ADA HANDICAPPED (HC) PARKING: REFER TO THE ADA HC DETAILS FOR DIMENSIONS AND SPECIFICATIONS ON REGULAR HC AND VAN ACCESSIBLE PARKING REQUIREMENTS. A MIN. OF 2 SPACES SHALL BE RESERVED FOR HC PARKING, AND A MIN. OF ONE SHALL BE VAN ACCESSIBLE. GRADES ACROSS ADA PARKING SHALL NOT EXCEED 2.0% SLOPE IN ANY DIRECTION
2. STRIPING: ALL PARKING SPACE STRIPING SHALL BE 4" WIDE STRIPES, WHITE TRAFFIC PAINT.
3. SIDEWALKS: SHALL BE MIN. 5' WIDE TYPICALLY, EXCEPT WHERE SPECIFIED OTHERWISE AND SHALL BE LIGHT-DUTY CONCRETE PAVEMENT, 4" THICK, MIN. SLOPED AT 2.0% MAX. AWAY FROM BUILDING.
4. DIMENSIONS: ALL DIMENSIONS REFER TO FACE OF CURB UNLESS OTHERWISE NOTED.
5. CONCRETE JOINTS: JOINTS SHALL BE SPACED ON 10FT x 10FT SQUARE GRID PATTERN TYPICAL. JOINTS SHOULD FORM PANELS THAT ARE APPROXIMATELY SQUARE WITH THE LONGEST PANEL DIMENSION NO MORE THAN 1.25 TIMES THE SHORTEST PANEL DIMENSION. JOINTS SHOULD INTERSECT RADIUSES & OTHER STRUCTURES AT A NEAR PERPENDICULAR ANGLE, OR HAVE A ±18° SEGMENT THAT HITS PERPENDICULARLY. CONCRETE JOINT SPACING, REINFORCEMENT AND LAYOUT SHALL BE DESIGNED IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE'S "GUIDE FOR THE DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS" - ACI 309. SEE DETAILS FOR ADDITIONAL PAVING AND JOINT REQUIREMENTS. CONTRACTOR SHALL SUBMIT A SHOP DRAWING FOR REVIEW SHOWING PROPOSED SAW-JOINT PATTERNS, DIMENSIONS, LOCATIONS OF CONSTRUCTION-JOINTS, ISOLATION-JOINTS AND EXPANSION-JOINTS, AND CONCRETE MIX DESIGN PROPERTIES.



Know what's below  
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No.	Description	Date
1	PLANS SUBMITTED FOR CITY REVIEW	10-05-2023

OWNER:  
**DANNY BOLANOS**  
115 HONOURS LANE,  
MADISON MS 39110

PROJECT TITLE: **MAGNOLIA COMMONS**  
SHEET TITLE:  
**UTILITY PLAN**  
SITE DEVELOPMENT

JOB NO.: 220502  
DATE: 17 MAY 2022  
SCALE: AS SHOWN  
DRAWN BY: WSD  
REVIEWED BY: WSD

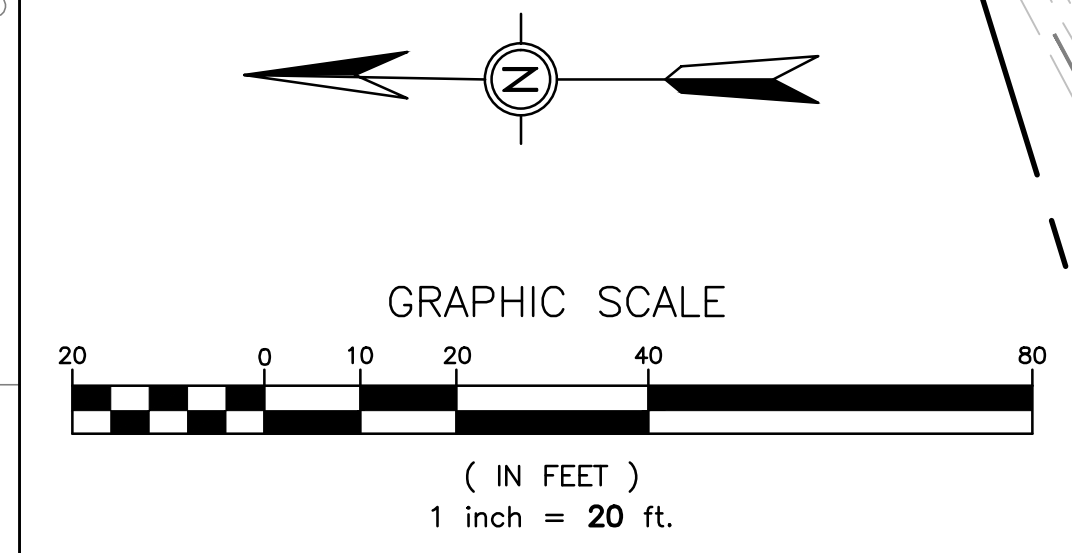
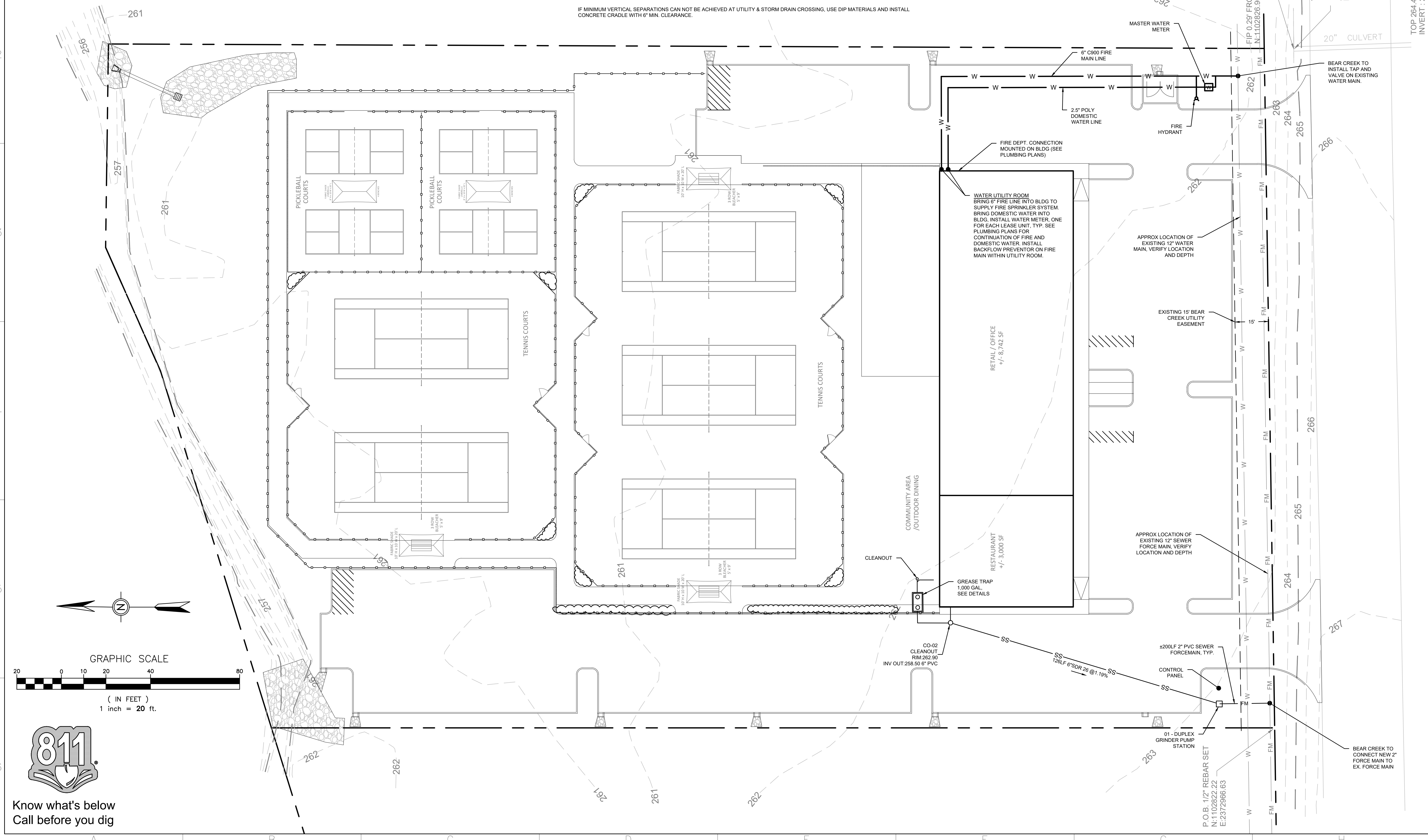
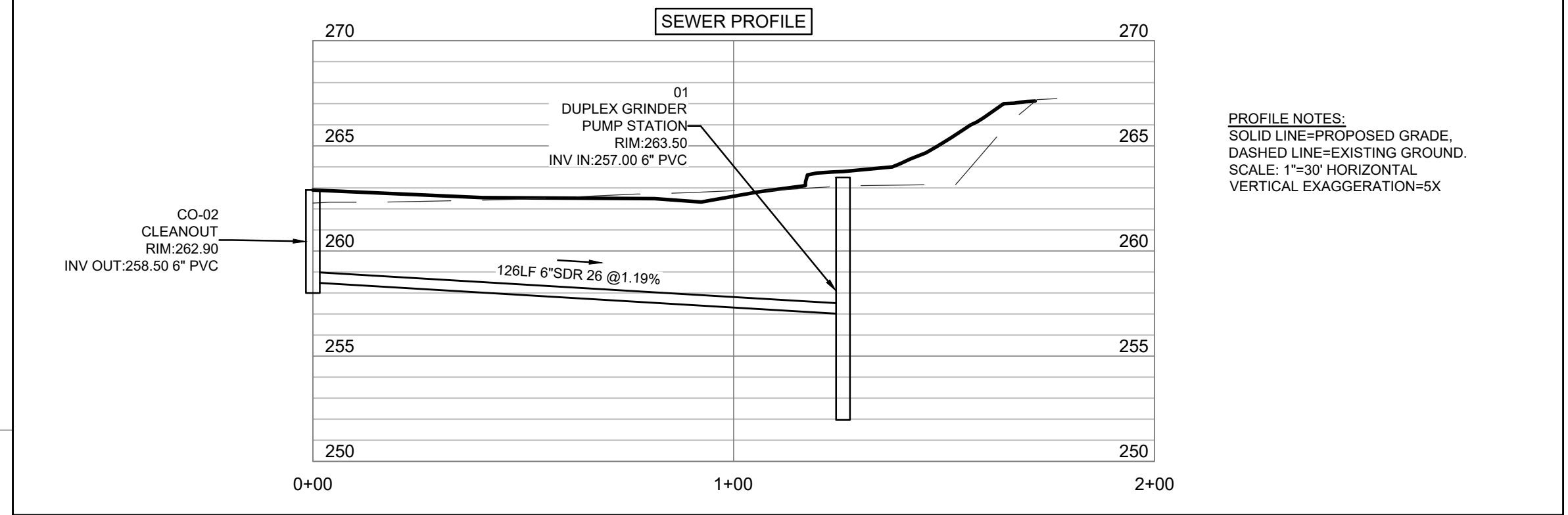
SHEET NUMBER:  
**4**

**DRAWING SYMBOL LEGEND**

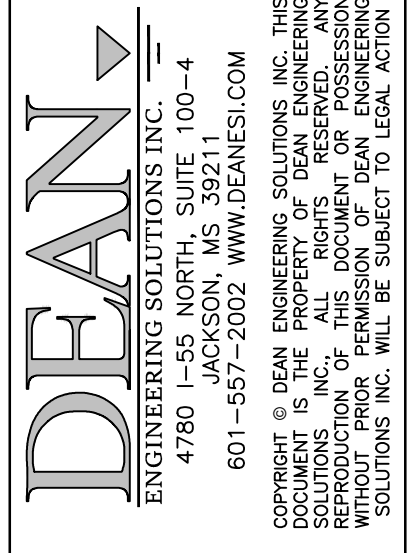
EXISTING	PROPOSED	DESCRIPTION
— FM —	— FM —	SEWER FORCE MAIN
— SS —	— SS —	SANITARY SEWER LINE
— W —	— W —	WATER LINE

**UTILITY PLAN NOTES**

- BEAR CREEK COORDINATION:** CONTRACTOR SHALL COORDINATE WITH BEAR CREEK ALL WATER AND SEWER CONSTRUCTION IN ROW. BEAR CREEK SHALL INSTALL THE WATER INFRASTRUCTURE FROM THE EXISTING CONNECTION UP TO AND INCLUDING THE MASTER WATER METER. BEAR CREEK SHALL INSTALL THE PROPOSED FORCE MAIN CONNECTION TO EXISTING FORCE MAIN AND LEAVE A STUB OUT FOR CONTRACTOR.
  - DUPLEX GRINDER PUMP STATION:** PUMP STATION SHALL BE INSTALLED PER BEAR CREEK WATER ASSOCIATION CONSTRUCTION STANDARDS. SEE SPECIFICATIONS AND DETAILS FOR ADDITIONAL CONSTRUCTION AND PERFORMANCE REQUIREMENTS.
  - GREASE TRAP:** CONTRACTOR SHALL INSTALL GREASE TRAP AND CONNECT TO NEAREST GRAVITY SEWER DISCHARGE LINE ENSURING STRUCTURE OPERATES PROPERLY AND AS INTENDED VIA GRAVITY FLOW. SEE DETAILS FOR ADDITIONAL CONSTRUCTION REQUIREMENTS. ADJUST INVERTS AS NEEDED TO ENSURE GRAVITY FLOW ACROSS THE STRUCTURE. CONFIRM INVERT ELEVATIONS AND PIPE CONNECTIONS WITH GREASE TRAP MANUFACTURER PRIOR TO FABRICATION AND INSTALLATION.
  - INSPECTIONS:** CONTRACTOR SHALL NOTIFY BEAR CREEK WATER ASSOCIATION TO INSPECT ALL WATER AND SEWER MAINS PRIOR TO PLACEMENT OF BACKFILL.
  - MEP COORDINATION:** THIS PLAN SHOWS WATER & SEWER SERVICES FOR THE SITE UP TO 5' FROM THE BUILDING. REFER TO MECHANICAL, ELECTRICAL, PLUMBING (MEP) PLANS FOR CONTINUATION INTO BUILDING.
  - SEWER CLEANOUTS:** SEE MEP PLANS FOR LOCATION AND ELEVATIONS OF SEWER OUT OF BUILDING. COORDINATE SEWER OUT OF BUILDING WITH CLEANOUTS TO MAIN. INSTALL CLEANOUTS TOPS FLUSH WITH ADJACENT PAVEMENT SURFACE.
  - WATER LINE COVER:** THE WATER LINE SHALL HAVE A MIN. OF 3' GROUND COVER.
  - MINIMUM UTILITY SEPARATION DISTANCES:**  
SANITARY SEWER MAINS AND STORM SEWER - 24" VERTICAL  
SANITARY SEWER MAINS AND WATER - 10" HORIZONTAL OR 18" VERTICAL  
STORM SEWER AND WATER - 18" VERTICAL
- IF MINIMUM VERTICAL SEPARATIONS CAN NOT BE ACHIEVED AT UTILITY & STORM DRAIN CROSSING, USE DIP MATERIALS AND INSTALL CONCRETE CRADLE WITH 6" MIN. CLEARANCE.



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No.	Description	Date
1	PLANS SUBMITTED FOR CITY REVIEW	10-05-2023

OWNER:  
**DANNY BOLANOS**  
115 HONOURS LANE,  
MADISON MS 39110

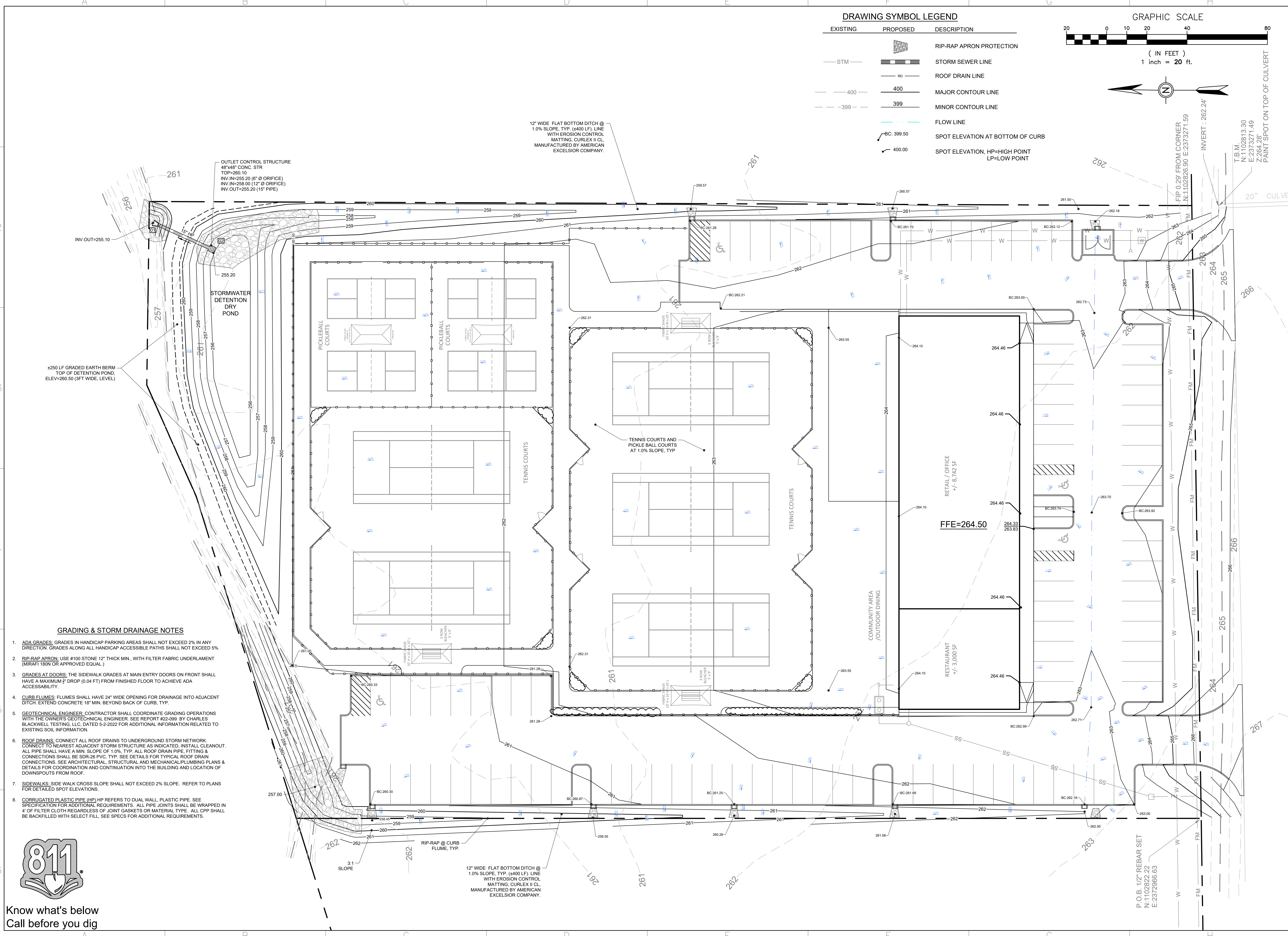
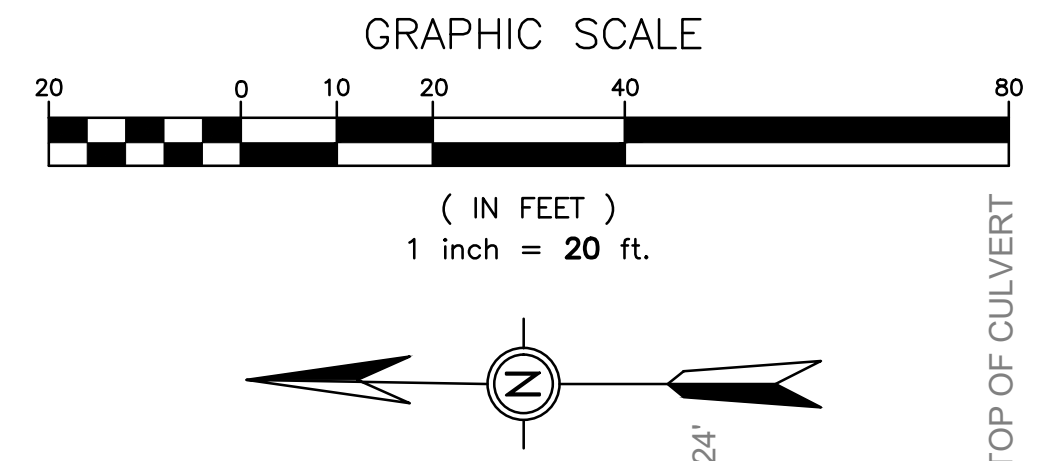
PROJECT TITLE: **MAGNOLIA COMMONS**  
SHEET TITLE:  
**GRADING PLAN**  
SITE DEVELOPMENT

JOB NO.: 220502  
DATE: 17 MAY 2022  
SCALE: AS SHOWN  
DRAWN BY: WSD  
REVIEWED BY: WSD

SHEET NUMBER:  
**5**

**DRAWING SYMBOL LEGEND**

EXISTING	PROPOSED	DESCRIPTION
— STM —		RIP-RAP APRON PROTECTION
— 400 —		STORM SEWER LINE
— 399 —		ROOF DRAIN LINE
		MAJOR CONTOUR LINE
		MINOR CONTOUR LINE
		FLOW LINE
		SPOT ELEVATION AT BOTTOM OF CURB
		SPOT ELEVATION, HP=HIGH POINT LP=LOW POINT



**GRADING & STORM DRAINAGE NOTES**

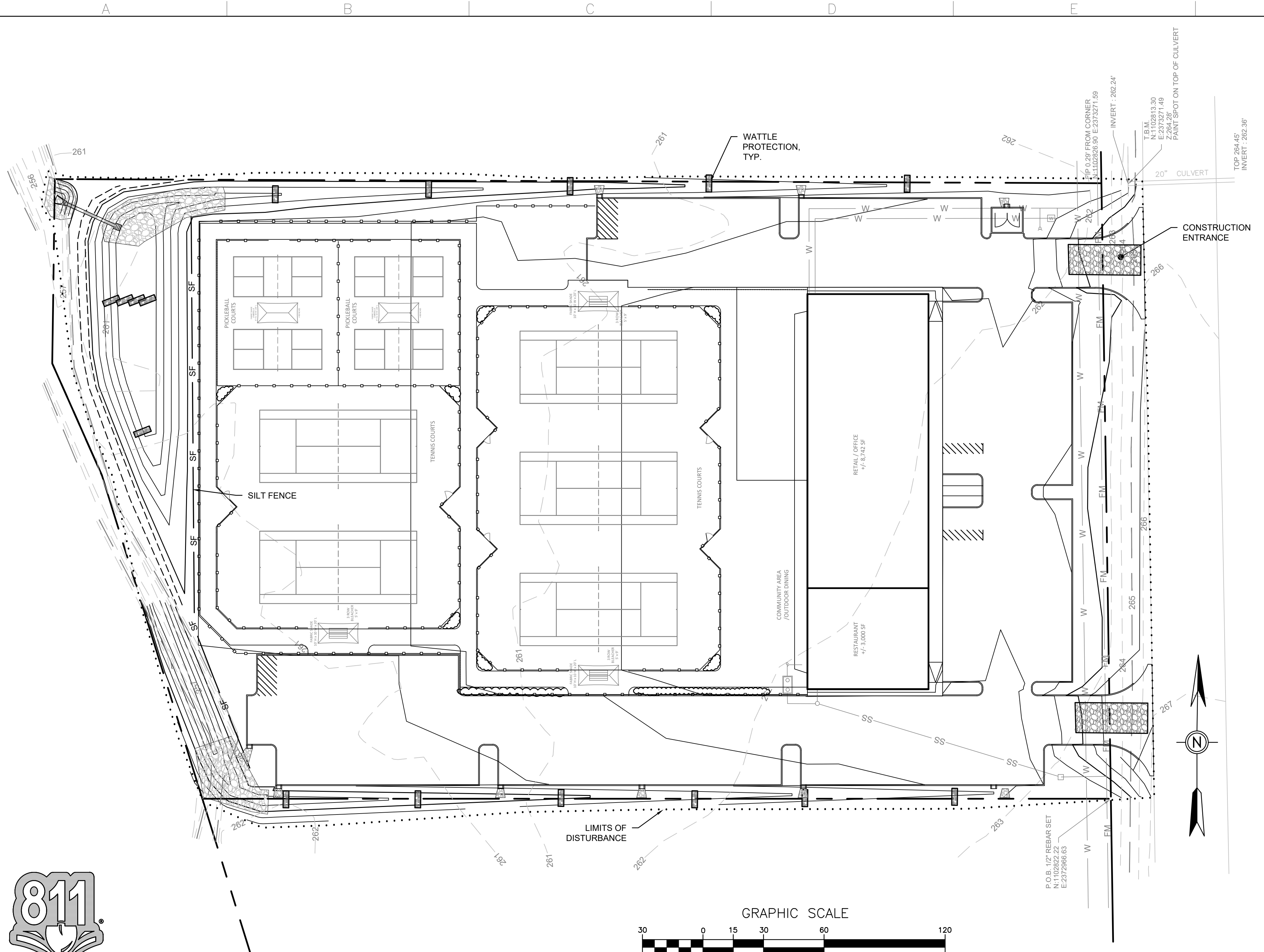
- ADA GRADES: GRADES IN HANDICAP PARKING AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION. GRADES ALONG ALL HANDICAP ACCESSIBLE PATHS SHALL NOT EXCEED 5%.
- RIP-RAP APRON: USE #100 STONE 12" THICK MIN., WITH FILTER FABRIC UNDERLAMENT (MIRAFI 160R OR APPROVED EQUAL.)
- GRADES AT DOORS: THE SIDEWALK GRADES AT MAIN ENTRY DOORS ON FRONT SHALL HAVE A MAXIMUM 2" DROP (0.04 FT) FROM FINISHED FLOOR TO ACHIEVE ADA ACCESSIBILITY.
- CURB FLUMES: FLUMES SHALL HAVE 24" WIDE OPENING FOR DRAINAGE INTO ADJACENT DITCH. EXTEND CONCRETE 18" MIN. BEYOND BACK OF CURB, TYP.
- GEOTECHNICAL ENGINEER: CONTRACTOR SHALL COORDINATE GRADING OPERATIONS WITH THE OWNER'S GEOTECHNICAL ENGINEER. SEE REPORT #22-099 BY CHARLES BLACKWELL TESTING, LLC, DATED 5-2-2022 FOR ADDITIONAL INFORMATION RELATED TO EXISTING SOIL INFORMATION.
- ROOF DRAINS: CONNECT ALL ROOF DRAINS TO UNDERGROUND STORM NETWORK. CONNECT TO NEAREST ADJACENT STORM STRUCTURE AS INDICATED. INSTALL CLEANOUT. ALL PIPE SHALL HAVE A MIN. SLOPE OF 1.0% TYP. ALL ROOF DRAIN PIPE, FITTING & CONNECTIONS SHALL BE SDR-26 PVC. TYP. SEE DETAILS FOR TYPICAL ROOF DRAIN CONNECTIONS. SEE ARCHITECTURAL, STRUCTURAL AND MECHANICAL/PLUMBING PLANS & DETAILS FOR COORDINATION AND CONTINUATION INTO THE BUILDING AND LOCATION OF DOWNSPOUTS FROM ROOF.
- SIDEWALKS: SIDE WALK CROSS SLOPE SHALL NOT EXCEED 2% SLOPE. REFER TO PLANS FOR DETAILED SPOT ELEVATIONS.
- CORRUGATED PLASTIC PIPE (HP) HP REFERS TO DUAL WALL, PLASTIC PIPE. SEE SPECIFICATION FOR ADDITIONAL REQUIREMENTS. ALL PIPE JOINTS SHALL BE WRAPPED IN 4" OF FILTER CLOTH REGARDLESS OF JOINT GASKETS OR MATERIAL TYPE. ALL CPP SHALL BE BACKFILLED WITH SELECT FILL, SEE SPECS FOR ADDITIONAL REQUIREMENTS.



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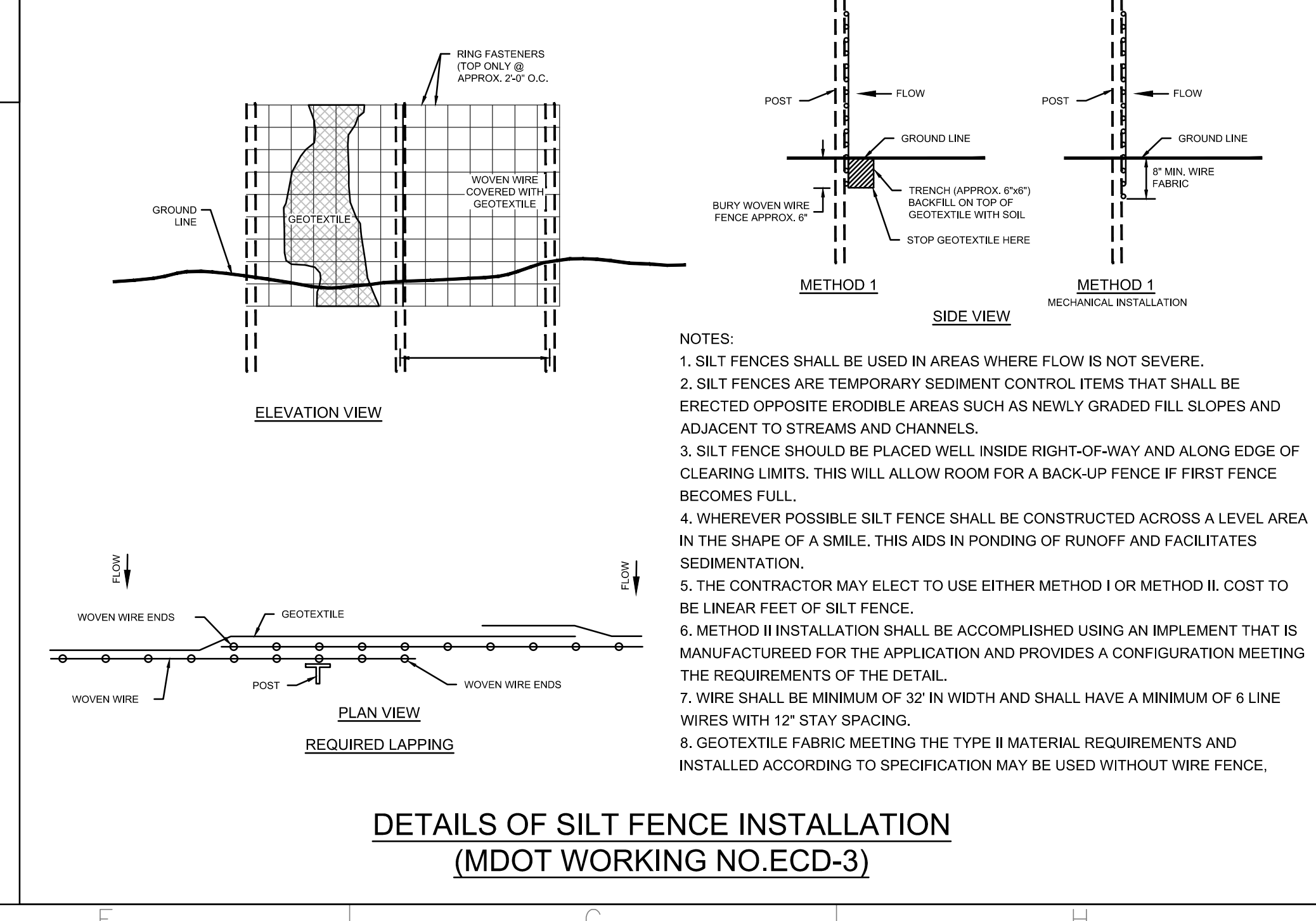
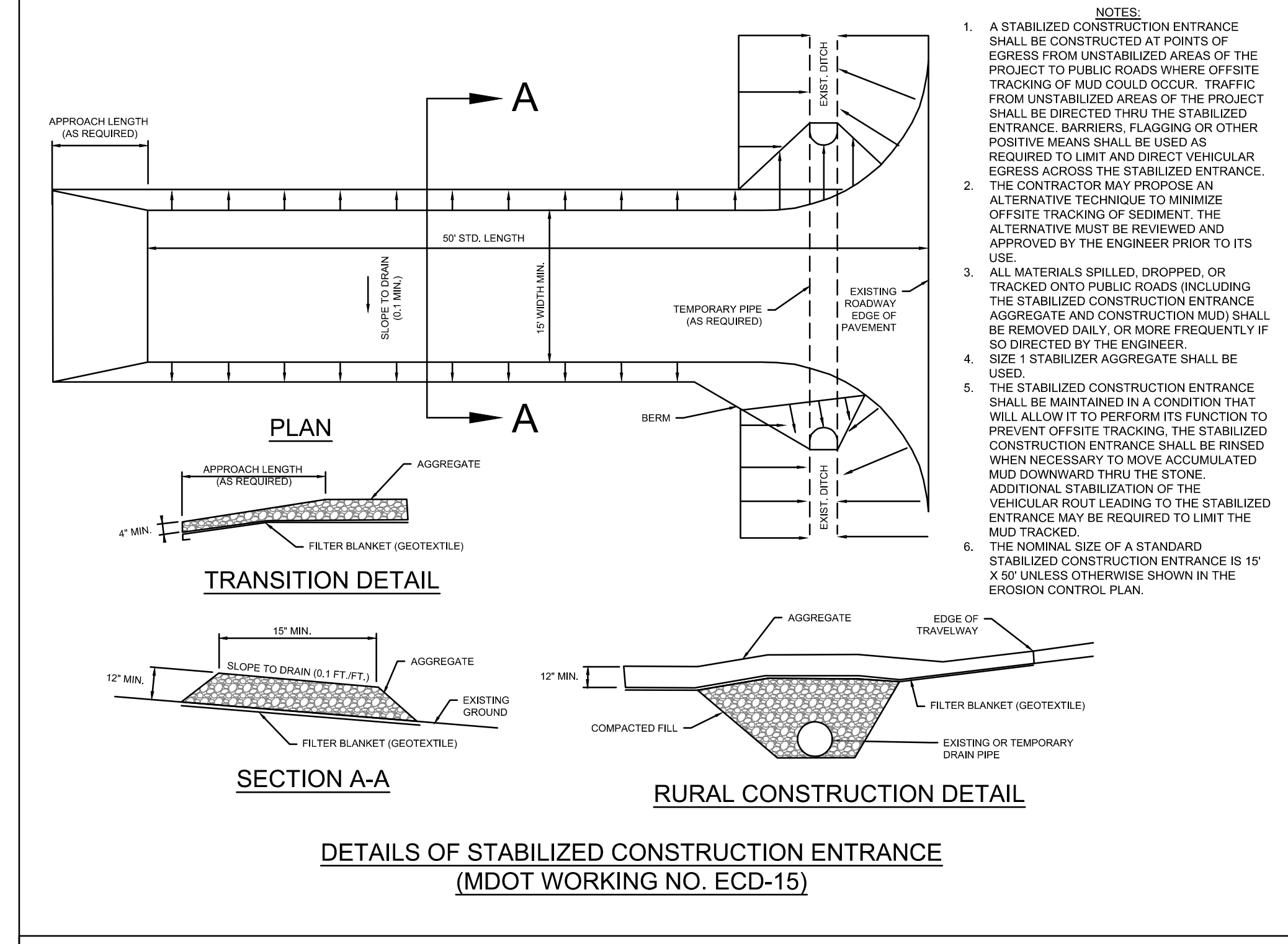
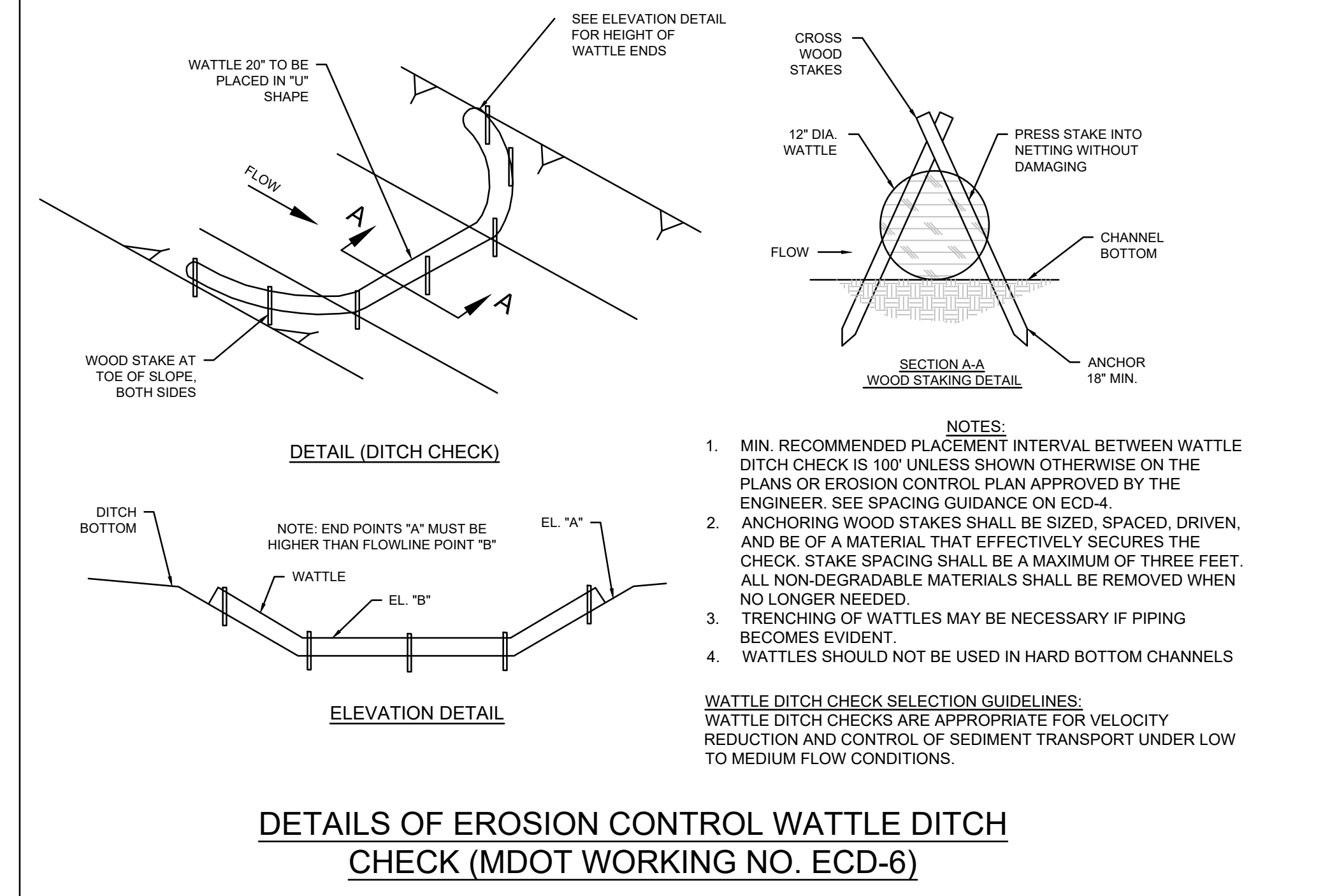
Know what's below  
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**EROSION CONTROL PLAN NOTES**

- TOTAL DISTURBED SITE AREA = 3.70 AC.
- VEGETATIVE CONTROLS:** A COMBINATION OF TEMPORARY AND PERMANENT GRASSING WILL BE USED TO PROTECT SLOPES AS CONSTRUCTION PROGRESSES. REFER TO VEGETATION SPECIFICATIONS FOR DETAILS. SHOULD A DISTURBED AREA BE LEFT UNDISTURBED FOR 14 DAYS OR MORE, TEMPORARY OR PERMANENT VEGETATION SHALL BE PLACED IMMEDIATELY.
- STRUCTURAL CONTROLS:** INSTALL CONSTRUCTION ENTRANCES, DIVERSION DITCHES, WATTLE CHECK DAMS, SILT FENCE AND ALL OTHER STRUCTURAL BMPs AS SHOWN BELOW. PERMANENT EROSION CONTROL BMPs AND STRUCTURAL BMPs SHOULD BE PLACED AS SOON AS POSSIBLE TO ENSURE FINAL STABILIZATION OF THE SITE.
- WATTLE CHECK DAMS:** SILT FENCE AND HAY BALES ARE NOT ACCEPTABLE FORMS OF CHECK DAMS WITHIN TEMPORARY DIVERSION DITCHES, SWALES OR OTHER AREAS OF CONCENTRATED FLOW. CONTRACTOR SHALL USE SAND BAGS OR STONE DAMS TO CHECK FLOW. WATTLES MAY ALSO BE USED WHERE LOWER FLOWS/SMALLER DRAINAGE AREAS OCCUR.
- HOUSEKEEPING & MAINTENANCE PRACTICES:** ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. NON-FUNCTIONING EROSION CONTROLS SHALL BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL CONTROLS WITHIN 24 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW. WALK THROUGH INSPECTIONS ARE RECOMMENDED BEFORE ANTICIPATED STORM EVENTS TO VERIFY THE INTEGRITY OF EROSION CONTROL MEASURES AND TO DETERMINE IF ADDITIONAL MEASURES ARE NEEDED. SEDIMENT BASINS WILL BE CLEANED OUT WHEN THE LEVEL OF SEDIMENT REACHES 2.0 FEET BELOW THE TOP OF THE RISER, AND/OR WHEN THE CAPACITY HAS BEEN REDUCED BY 50%. SILT FENCE SHALL BE CLEANED OUT WHEN SEDIMENT REACHES 1/3 TO 1/2 OF THE HEIGHT OF THE FENCE. MAINTENANCE AND REPAIR OF EQUIPMENT SHALL BE PERFORMED OFF-SITE. MATERIAL WASH OUT SHALL OCCUR EITHER OFF-SITE OR WITHIN DESIGNATED WASH OUT AREAS.
- POST-CONSTRUCTION CONTROL MEASURES:** AS CONSTRUCTION IS COMPLETED, PERMANENT VEGETATIVE GROWTH SHALL BE ESTABLISHED ON DISTURBED SOILS TO IMPROVE SOIL STABILITY AND PROVIDE A BUFFER ZONE FOR LOOSE MATERIAL. LINED DITCHES SHALL BE INSTALLED AS SPECIFIED IN THE EROSION CONTROL SEQUENCE TO REDUCE EROSION IN CONCENTRATED FLOW AREAS AND RIP-RAP WILL BE PLACED AS SPECIFIED TO DISSIPATE FLOW ENERGY AND REDUCE FLOW VELOCITY. TEMPORARY BMPs MUST BE REMOVED FROM THE SITE WHEN THEY ARE NO LONGER NEEDED.

**DRAWING SYMBOL LEGEND**

PROPOSED	DESCRIPTION
	SILT FENCE PROTECTION
	LIMITS OF DISTURBANCE
	WATTLE CHECK DAM/INLET PROTECTION



Section 4, Item C)

**DEAN ENGINEERING SOLUTIONS, INC.**  
 4780 I-55 NORTH, SUITE 100-4  
 JACKSON, MS 39211  
 601-557-2002 WWW.DEANESI.COM

REGISTERED PROFESSIONAL ENGINEER  
 STATE OF MISSISSIPPI  
 20057  
 10-05-2023

No.	Description	Date
1	PLANS SUBMITTED FOR CITY REVIEW	10-05-2023

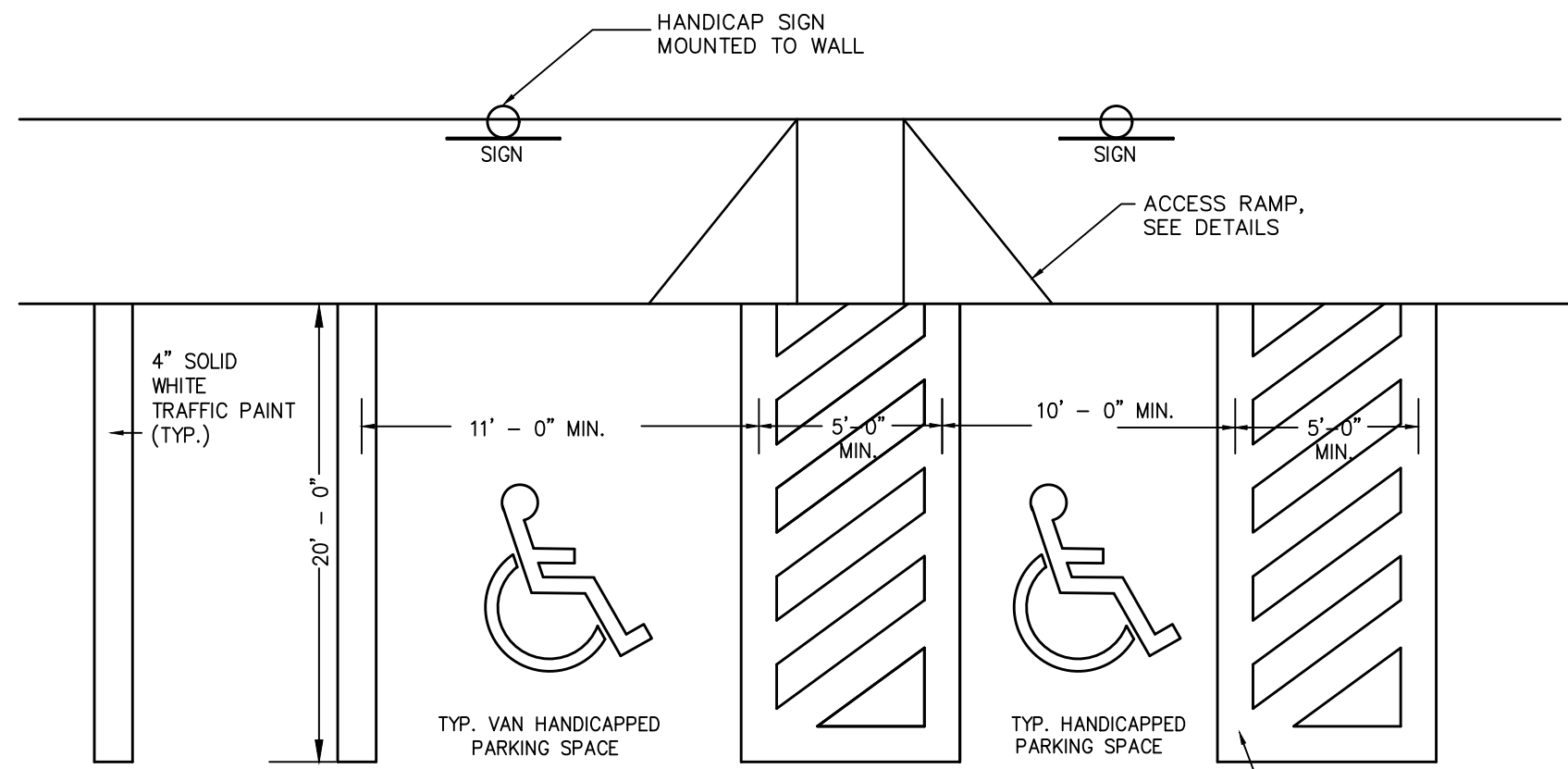
DRAWING ISSUED

OWNER: **DANNY BOLANOS**  
 115 HONOURS LANE,  
 MADISON MS 39110

PROJECT TITLE: **MAGNOLIA COMMONS**  
 SHEET TITLE: **EROSION CONTROL PLAN (SWPPP)**  
 SITE DEVELOPMENT

JOB NO.: 220502  
 DATE: 17 MAY 2022  
 SCALE: AS SHOWN  
 DRAWN BY: WSD  
 REVIEWED BY: WSD

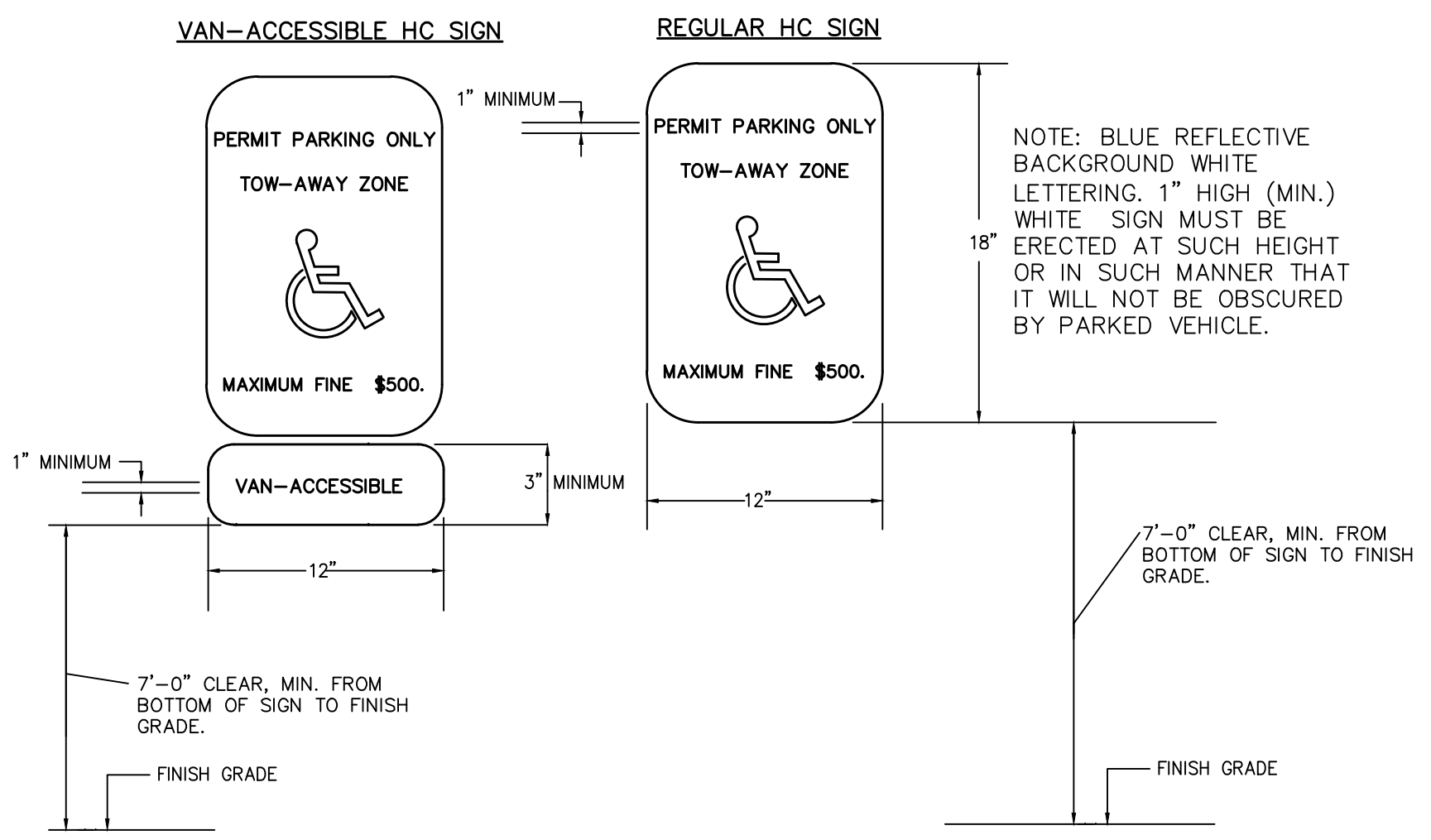
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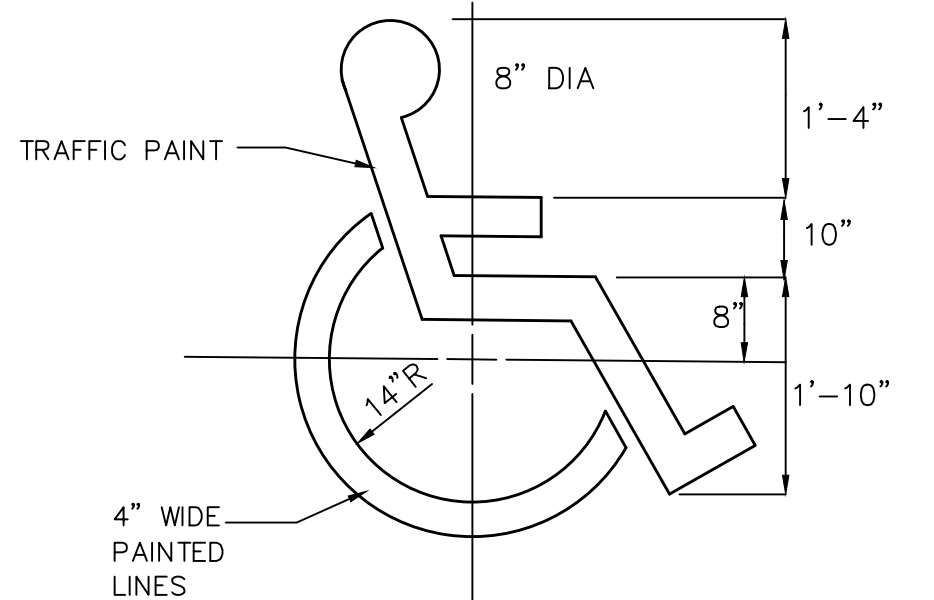
NOTES:  
 1. VEHICLE PARKING AREA SLOPE: MAX SLOPE IN ADA PARKING STALL SHALL NOT EXCEED 1:20.  
 2. SEE SITE PLAN FOR ACTUAL DIMENSIONS.

ALL STRIPING & SYMBOL GRAPHICS SHALL MEET THE DIMENSIONAL REQUIREMENTS OF THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

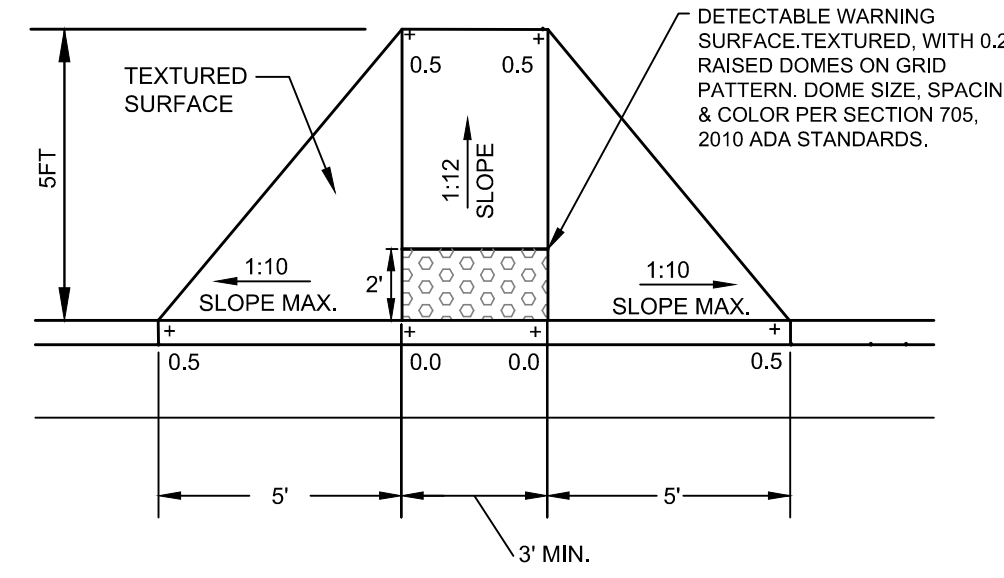
**HANDICAPPED PAVEMENT STRIPING**  
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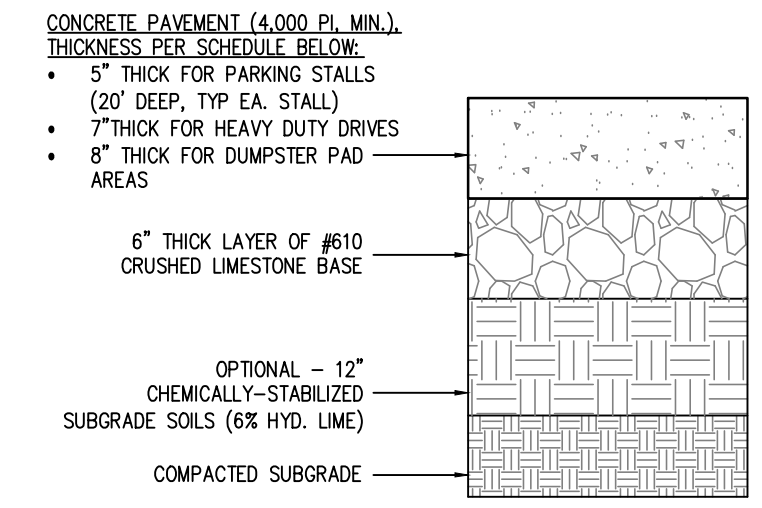
**HANDICAP SIGN DETAILS**  
N.T.S.



**PAINTED HANDICAPPED SYMBOL**  
N.T.S.

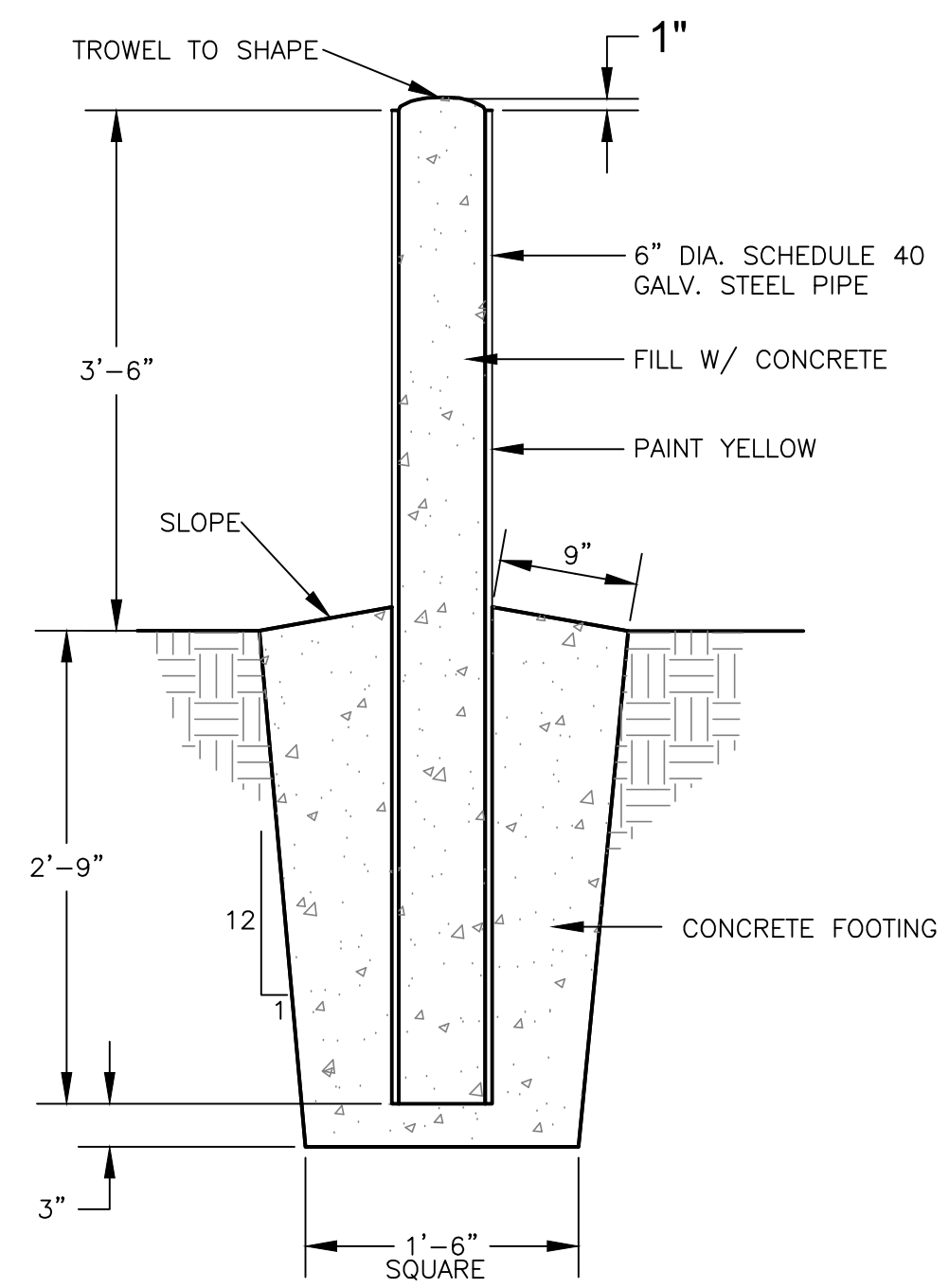


**ADA RAMP DETAILS**  
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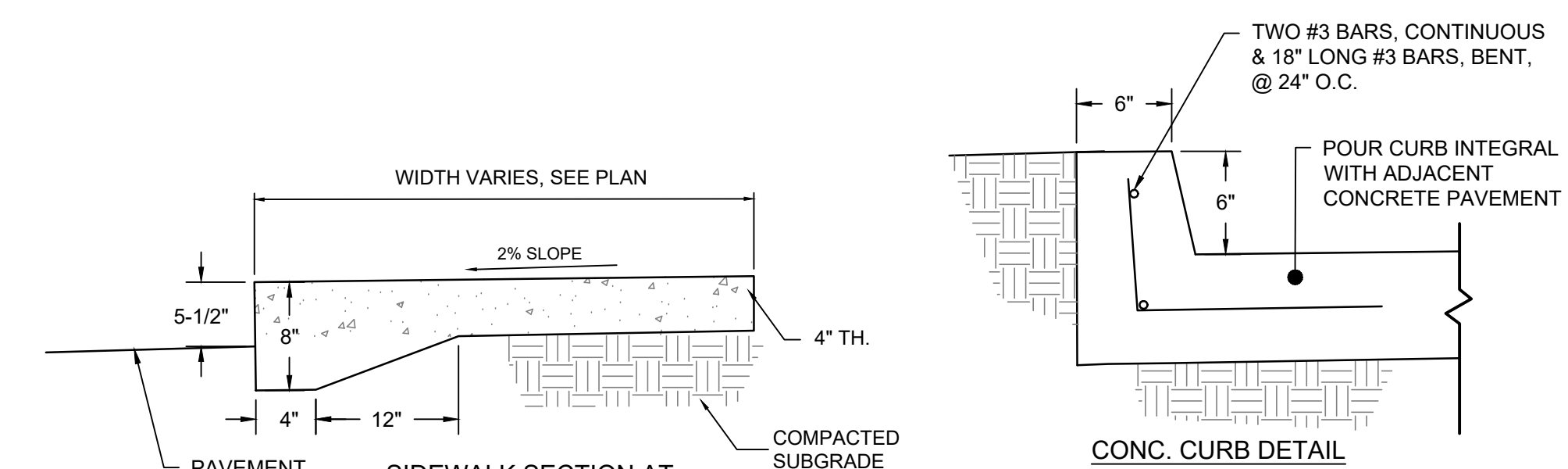


**CONCRETE PAVEMENT**  
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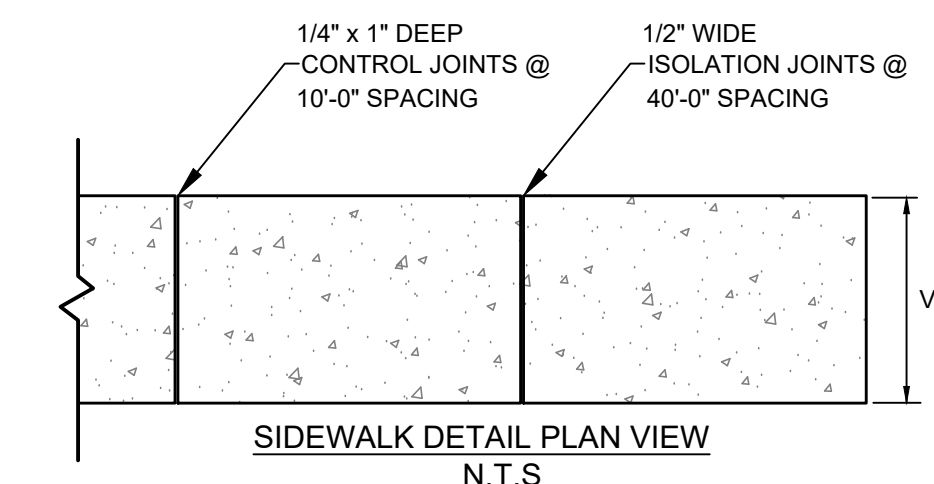
NOTE: OPTIONAL LAYER OF 12" LIME CAN BE USED TO HELP STABILIZE SUBGRADE SOILS EXHIBITING EXCESSIVE MOISTURE. LIME TREATED SUBGRADE SHALL EXTEND 12" BEYOND CONCRETE CURB AND GUTTER



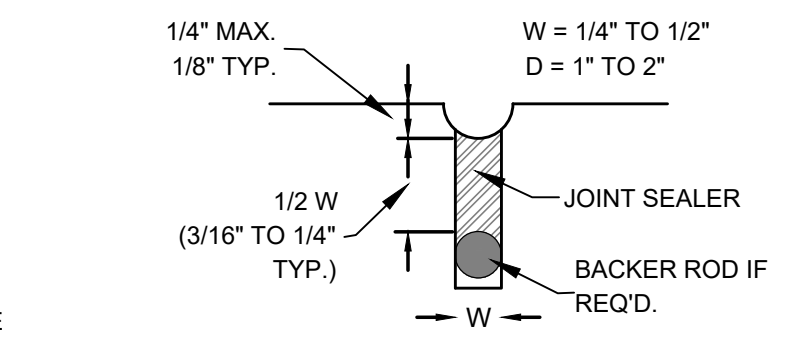
**BOLLARD DETAIL**  
N.T.S.



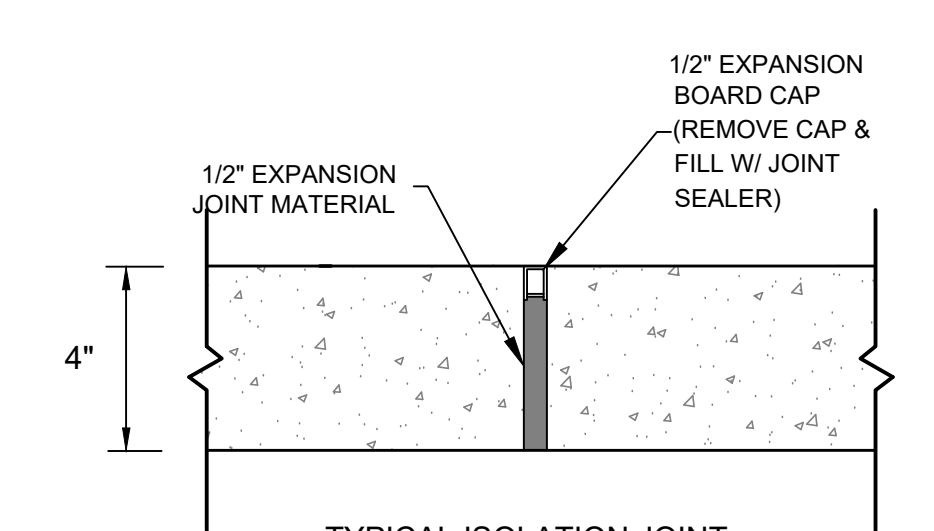
**SIDEWALK SECTION AT DRIVE/PARKING**  
N.T.S.



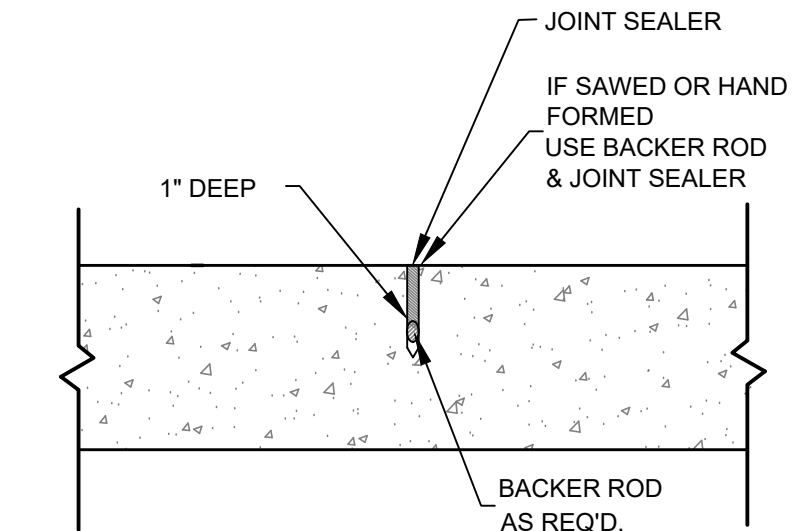
**SIDEWALK DETAIL PLAN VIEW**  
N.T.S.



**JOINT SEALER DETAIL**  
N.T.S.



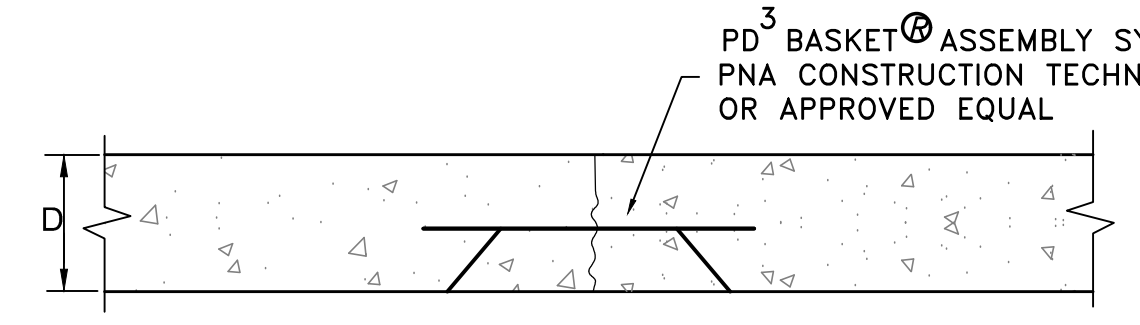
**TYPICAL ISOLATION JOINT**  
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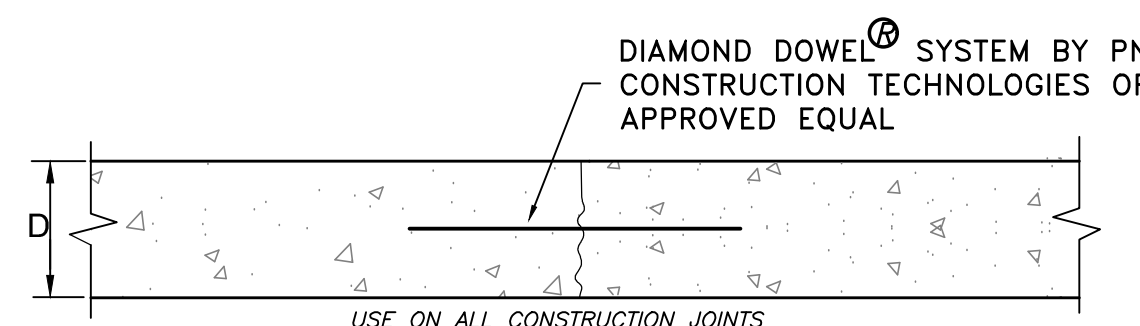
**TYPICAL CONTROL JOINT**  
N.T.S.

NOTES:  
 1. SIDEWALKS SHALL SLOPE AWAY FROM BLDG.  
 2. USE 3,500 PSI STRENGTH CONCRETE MIN.

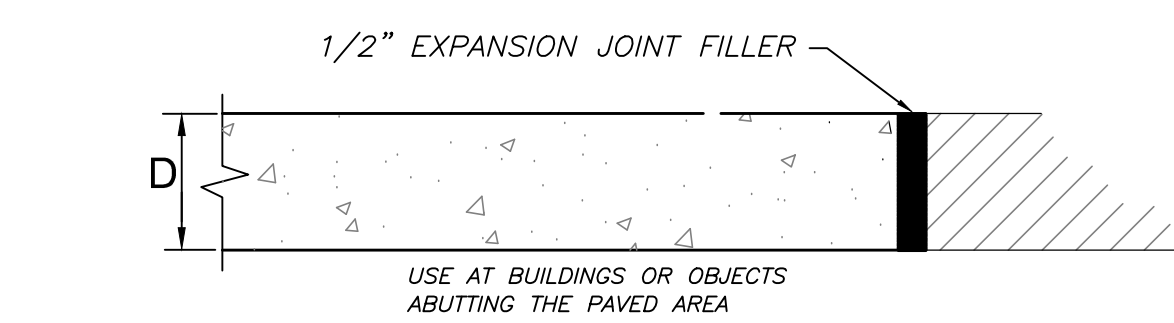
**TYPICAL SIDEWALK & CURB DETAILS**  
N.T.S.



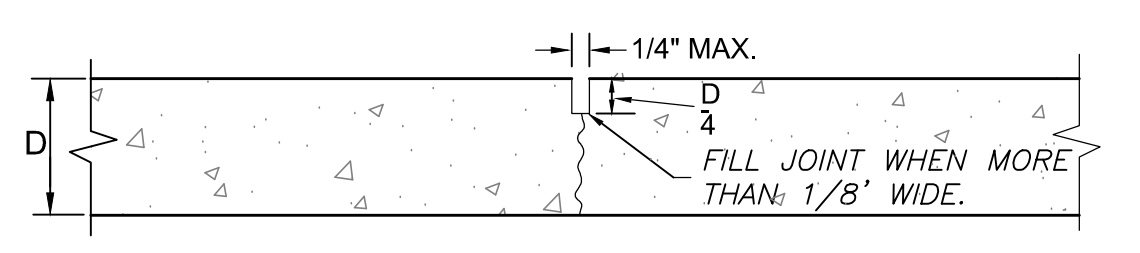
**JOINT REINFORCEMENT @ SAW-CUT CONTRACTION JOINTS**



**JOINT REINFORCEMENT @ CONSTRUCTION JOINTS**



**ISOLATION JOINT**



**SAWED JOINT**

NOTE: ALL JOINTS SHALL BE SEALED

**CONCRETE PAVING JOINT DETAILS**  
N.T.S.

**DEAN**  
 ENGINEERING SOLUTIONS, INC.  
 4780 I-55 NORTH, SUITE 100-4  
 JACKSON, MS 39211  
 601-557-2002 WWW.DEANESI.COM

REGISTERED PROFESSIONAL ENGINEER  
 STATE OF MISSISSIPPI  
 29557  
 10-05-2023

**DRAWING ISSUED**  
 Description: PLANS SUBMITTED FOR CITY REVIEW  
 Date: 10-03-2023  
 No. 1

OWNER: **DANNY BOLANOS**  
 115 HONOURS LANE,  
 MADISON MS 39110

PROJECT TITLE: **MAGNOLIA COMMONS**  
 SHEET TITLE: **SITE DETAILS**  
 SITE DEVELOPMENT

JOB NO.: 220502  
 DATE: 17 MAY 2022  
 SCALE: AS SHOWN  
 DRAWN BY: WSD  
 REVIEWED BY: WSD

SHEET NUMBER:  
**7**

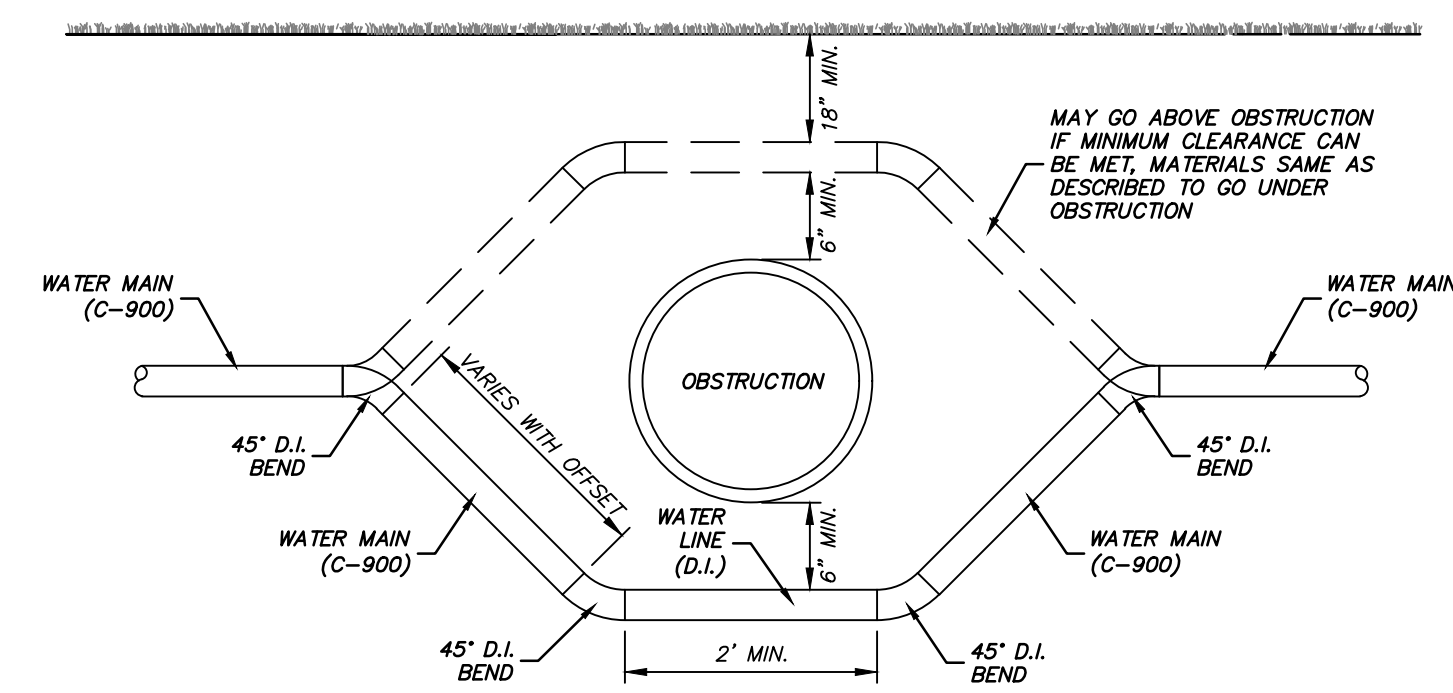
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OWNER: DANNY BOLANOS 115 HONOURS LANE, MADISON MS 39110

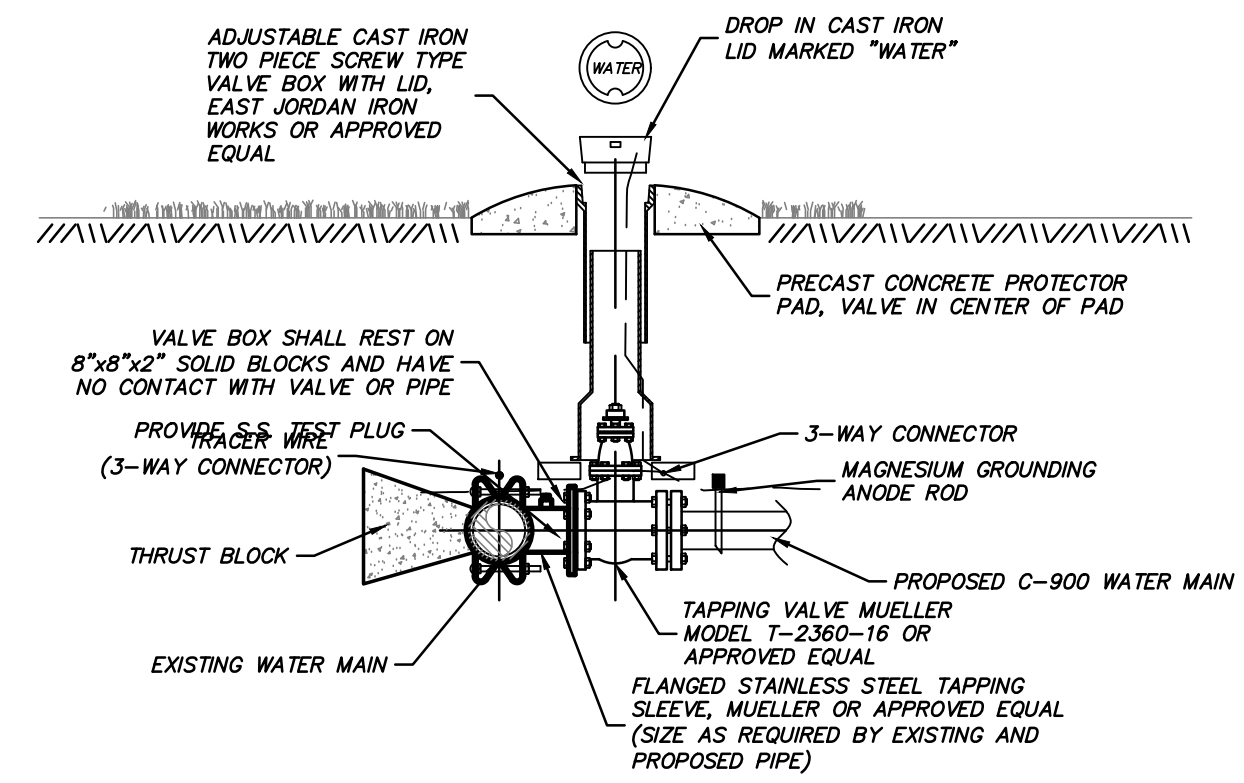
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JOB NO.: 220502 DATE: 17 MAY 2022 SCALE: AS SHOWN DRAWN BY: WSD REVIEWED BY: WSD

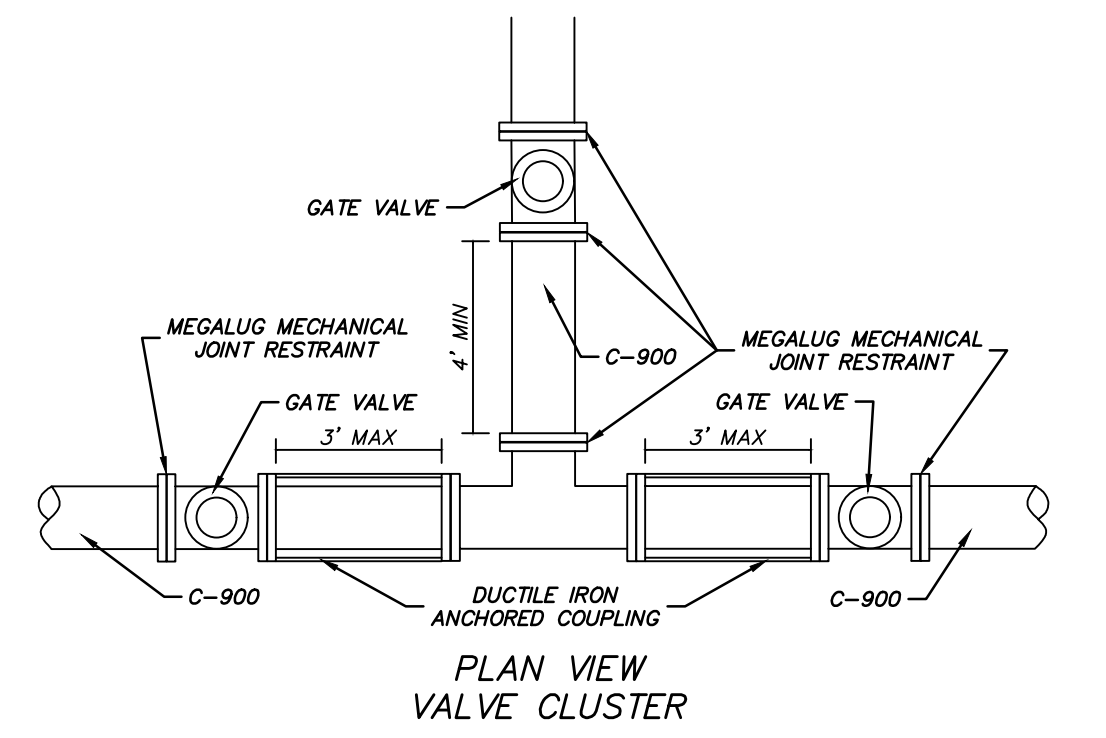


- WATER LINE OBSTRUCTION NOTES: 1. CONTRACTOR TO FOLLOW CLEARANCE REQUIREMENTS IN THE SPECIFICATIONS FOR WATER, STORM DRAIN AND SANITARY SEWER LINE CROSSINGS...

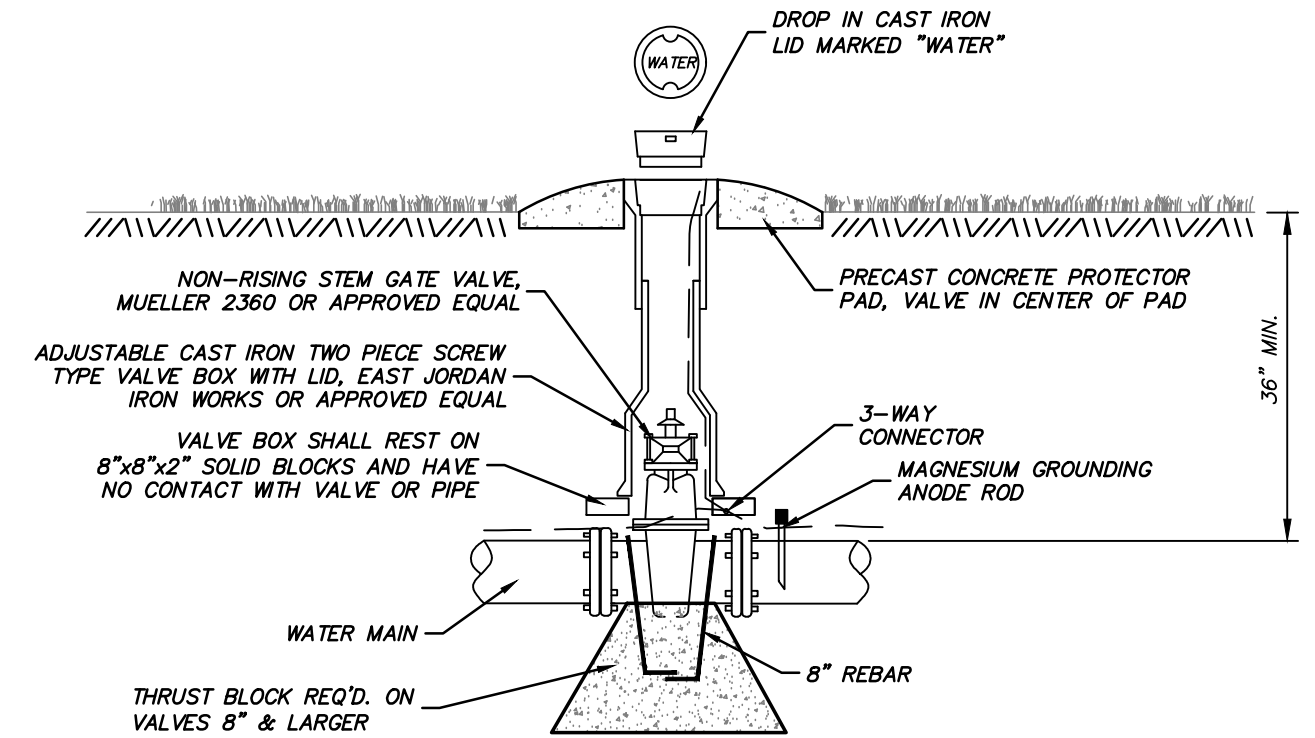
TYPICAL WATER LINE OBSTRUCTION



CONNECTION TO EXISTING WATER MAIN

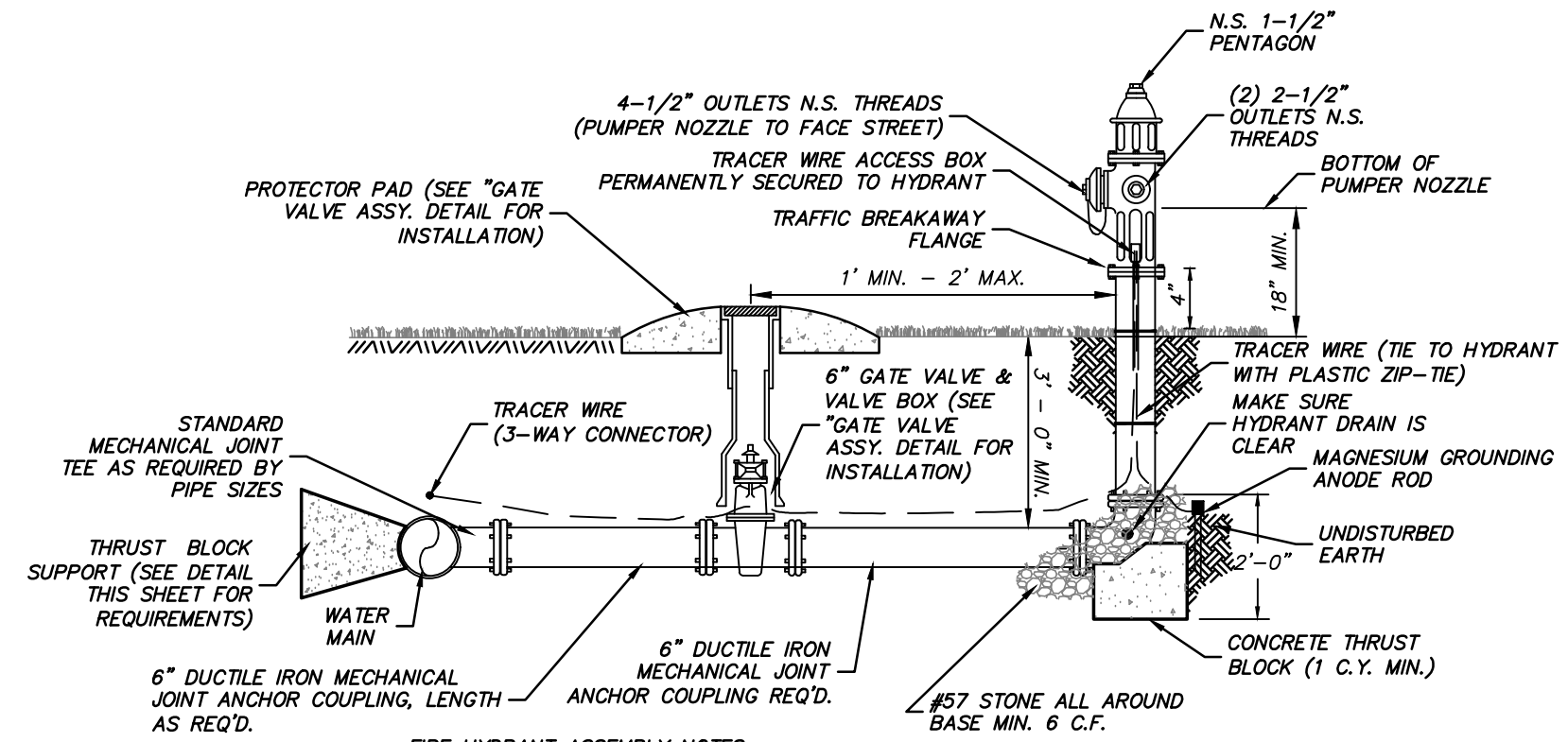


PLAN VIEW VALVE CLUSTER



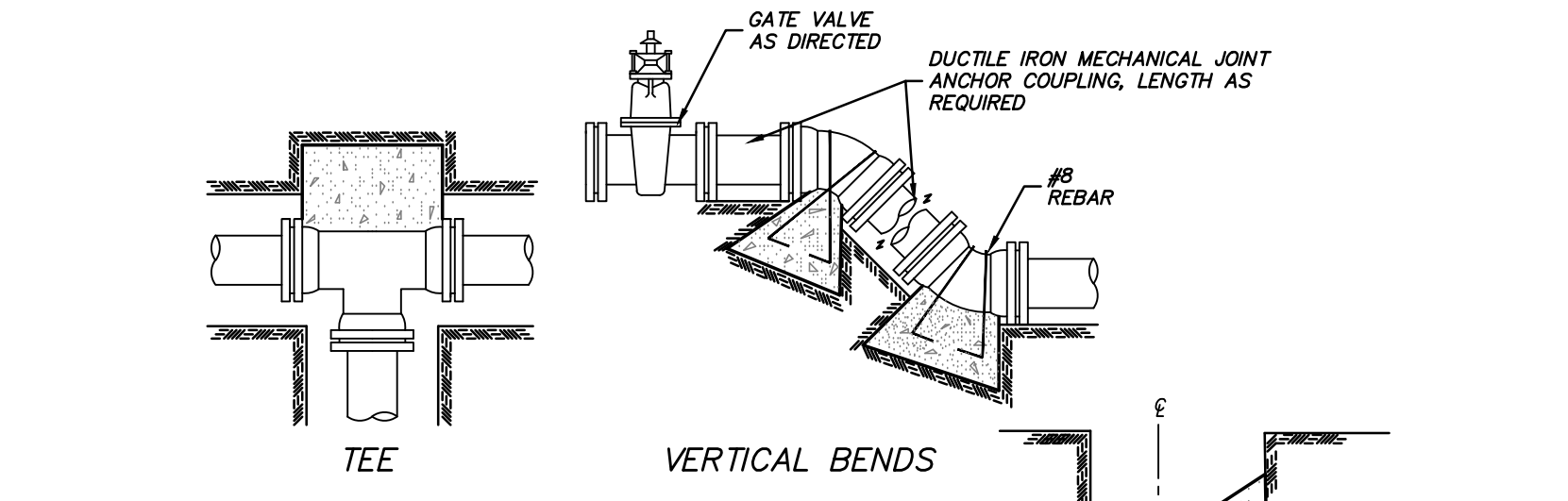
- GATE VALVE ASSEMBLY NOTES: 1. GATE VALVE SHALL MATCH SIZE OF LINE ON WHICH IT IS INSTALLED UNLESS OTHERWISE NOTED...

GATE VALVE ASSEMBLY



- FIRE HYDRANT ASSEMBLY NOTES: 1. ALL FIRE HYDRANT ASSEMBLIES TO INCLUDE GATE VALVES. 2. CONTRACTOR TO USE MEGA-LUGS ON ALL RESTRAINED JOINTS...

FIRE HYDRANT ASSEMBLY



TEE

VERTICAL BENDS

PLUGGED TEE

90° BEND

Table for bearing area in sq. ft. with columns for normal pipe diameter, head end tee plug, and various bend diameters.

BEARING AREA IN SQ. FT.

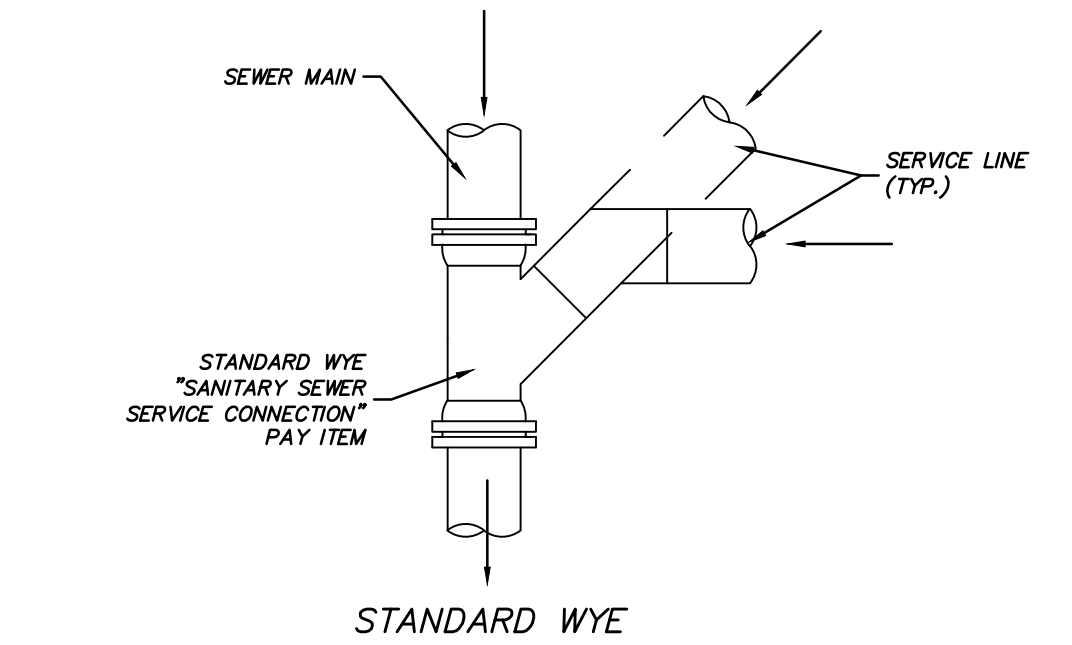
Table for vertical bends with columns for diameter and bearing area.

VERTICAL BENDS

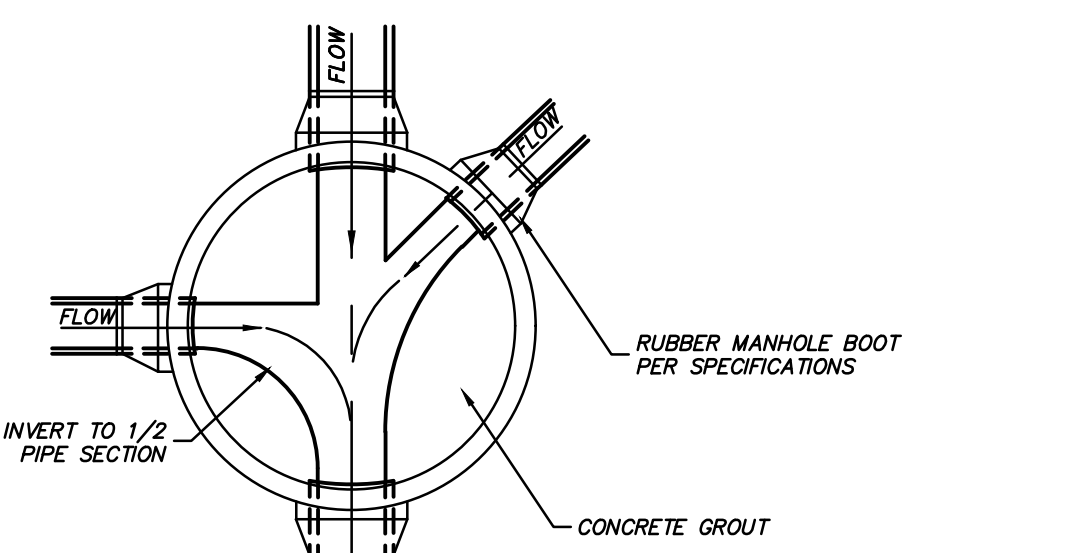
VOLUME OF BLOCKS INCLUDING SOIL LOAD CU. FT. (CU. YDS.)

- THRUST BLOCK NOTES: 1. ON BENDS AND TEES, EXTEND THRUST BLOCKS FULL LENGTH. 2. PLACE BOARD IN FRONT OF ALL PLUGS BEFORE POURING THRUST BLOCKS...

TYPICAL THRUST BLOCK

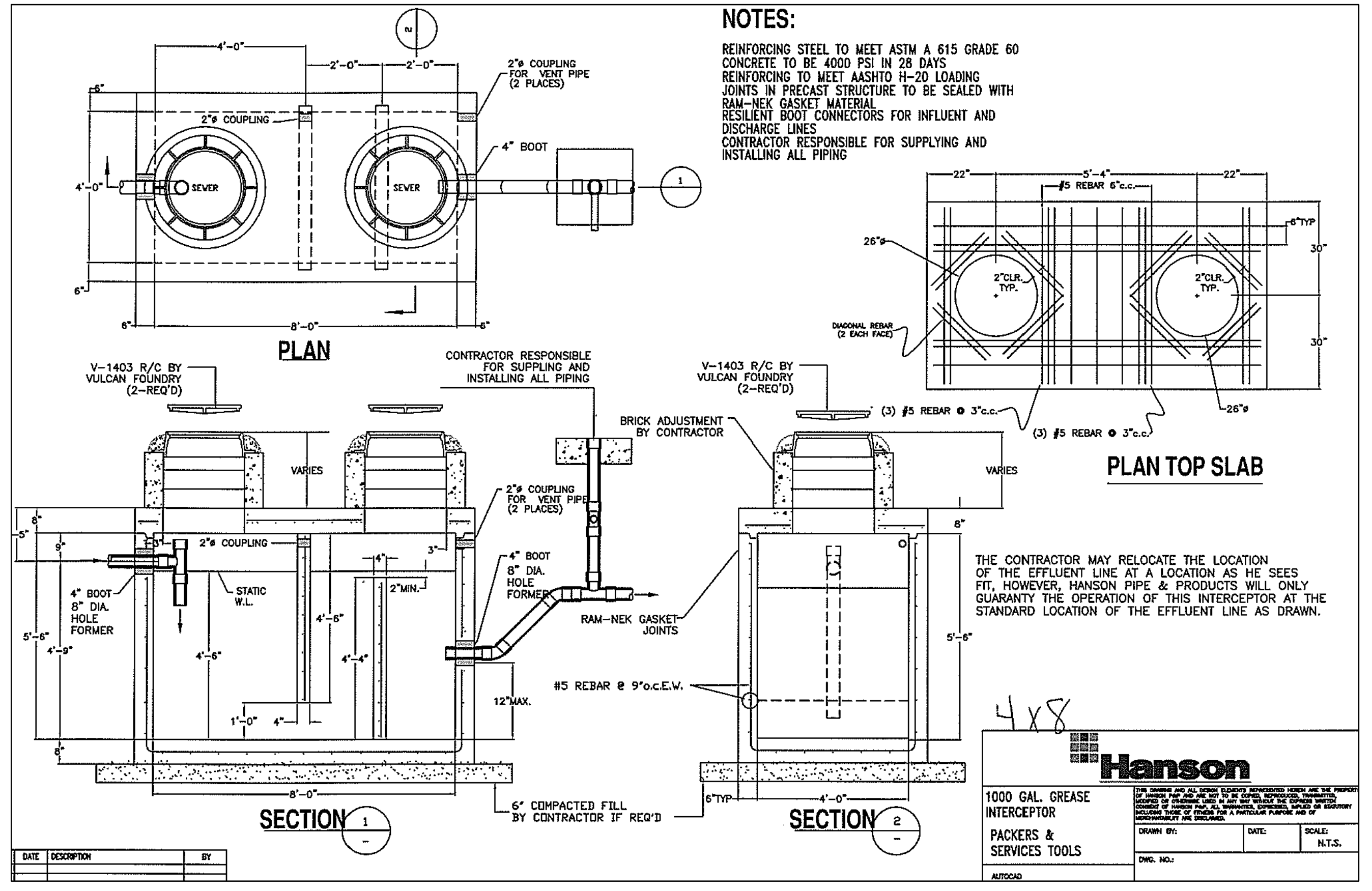


STANDARD WYE



- NOTE: IF MANHOLE HAS ONLY ONE INFLUENT PIPE WHICH IS APPROXIMATELY 90 DEGREES TO EFFLUENT PIPE, THEN CONTRACTOR SHALL MAINTAIN A CHANNEL OF SAME WIDTH AS INFLUENT PIPE.

FLOW CHANNEL & PIPE CONNECTION



PLAN

PLAN TOP SLAB

SECTION 1

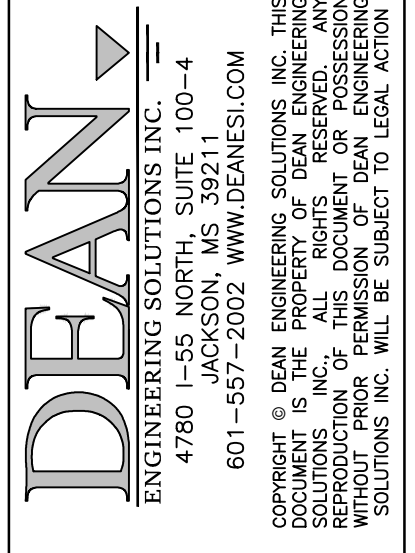
SECTION 2

GREASE TRAP

Hanson logo and contact information for Hanson Pipe & Products, including phone numbers and website.

Table with columns: DATE, DESCRIPTION, BY.

Vertical text on the left margin: C:\Users\demc\OneDrive - deaner.com\1 - Project\DESI\Danny Bolanos\Drawings\Details\Bolanos.dwg, 10/5/2023 9:48:50 AM, dwg to pdf, acch full bleed, 0.000 inches, 11



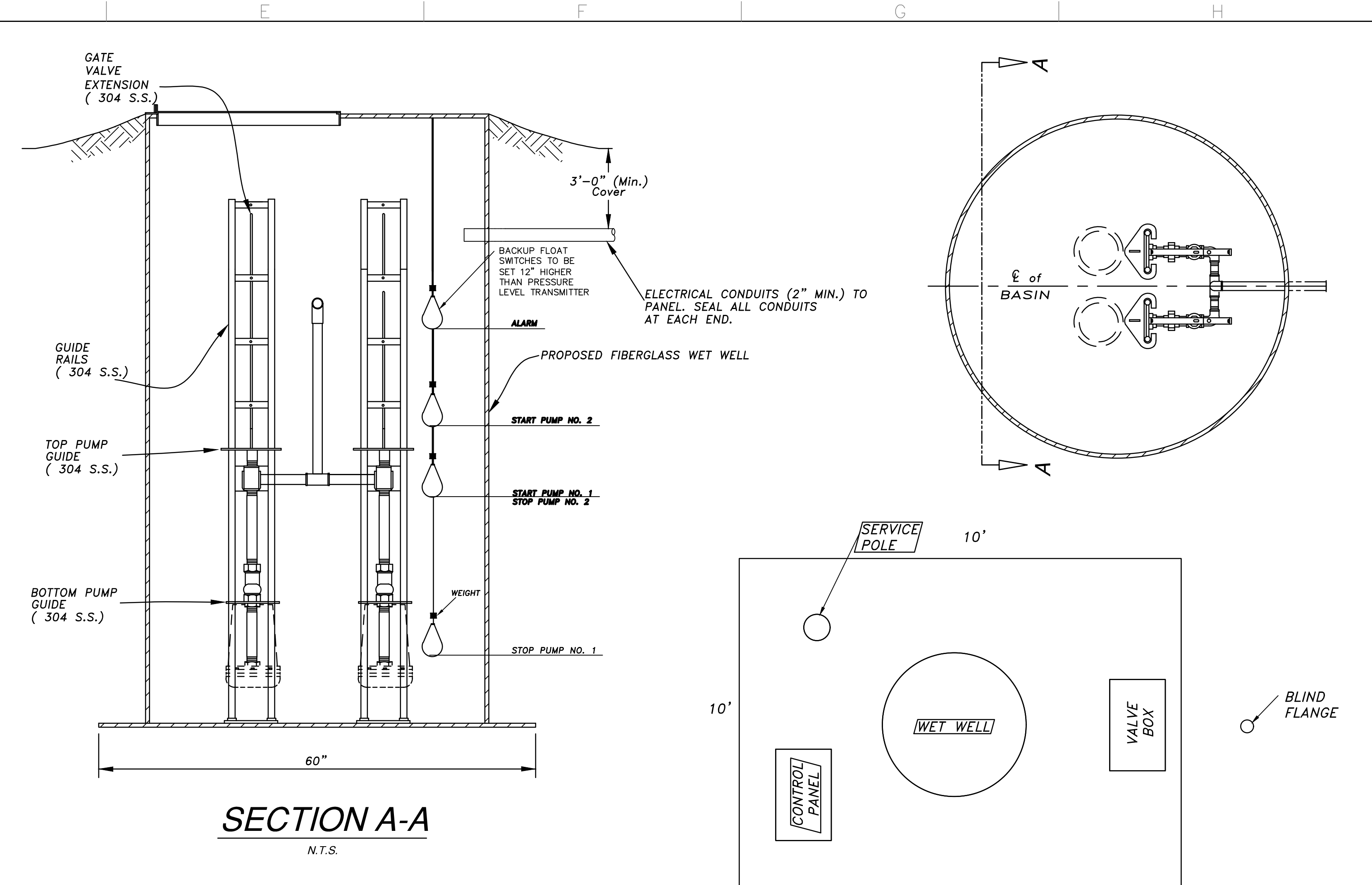
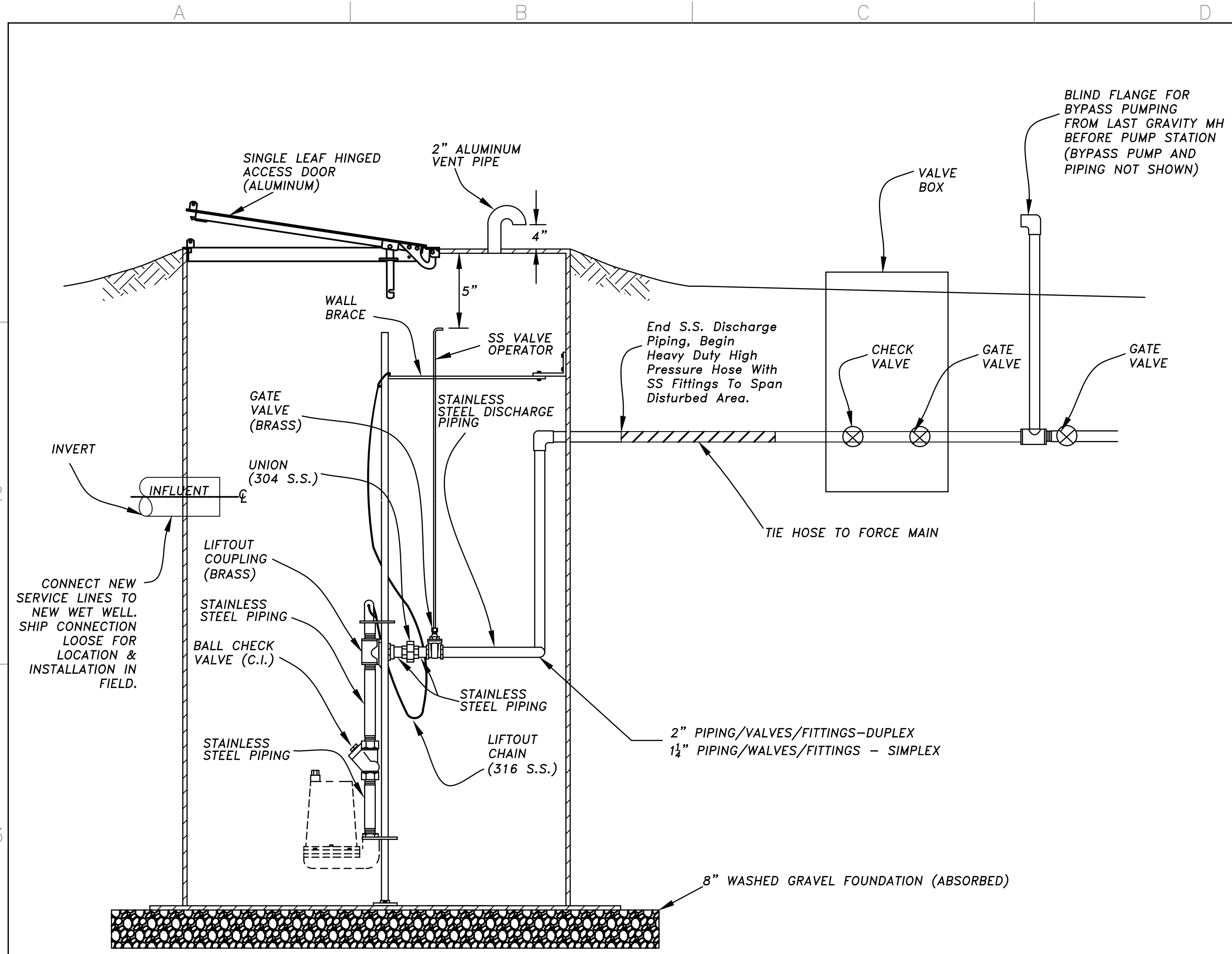
No.	Description	Date
		10-05-2023
DRAWING ISSUED		
PLANS SUBMITTED FOR CITY REVIEW		

OWNER: DANNY BOLANOS  
 115 HONOURS LANE,  
 MADISON MS 39110

PROJECT TITLE: MAGNOLIA COMMONS  
 SHEET TITLE: PUMP STATION DETAILS  
 SITE DEVELOPMENT

JOB NO.: 220502  
 DATE: 17 MAY 2022  
 SCALE: AS SHOWN  
 DRAWN BY: WSD  
 REVIEWED BY: WSD

SHEET NUMBER:  
**9**

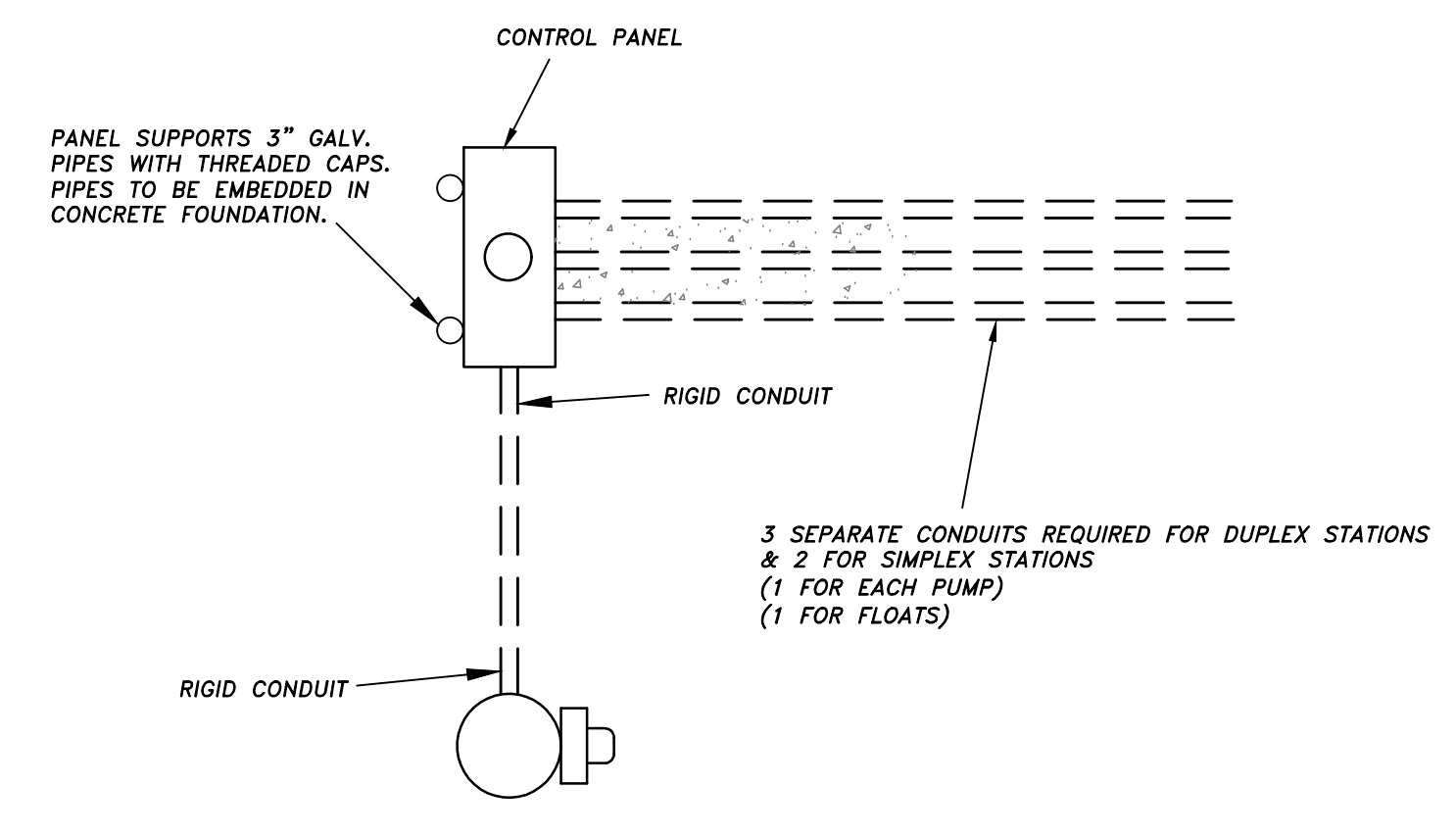


**ELEVATION ~ PUMP STATION WET WELL**  
 N.T.S.

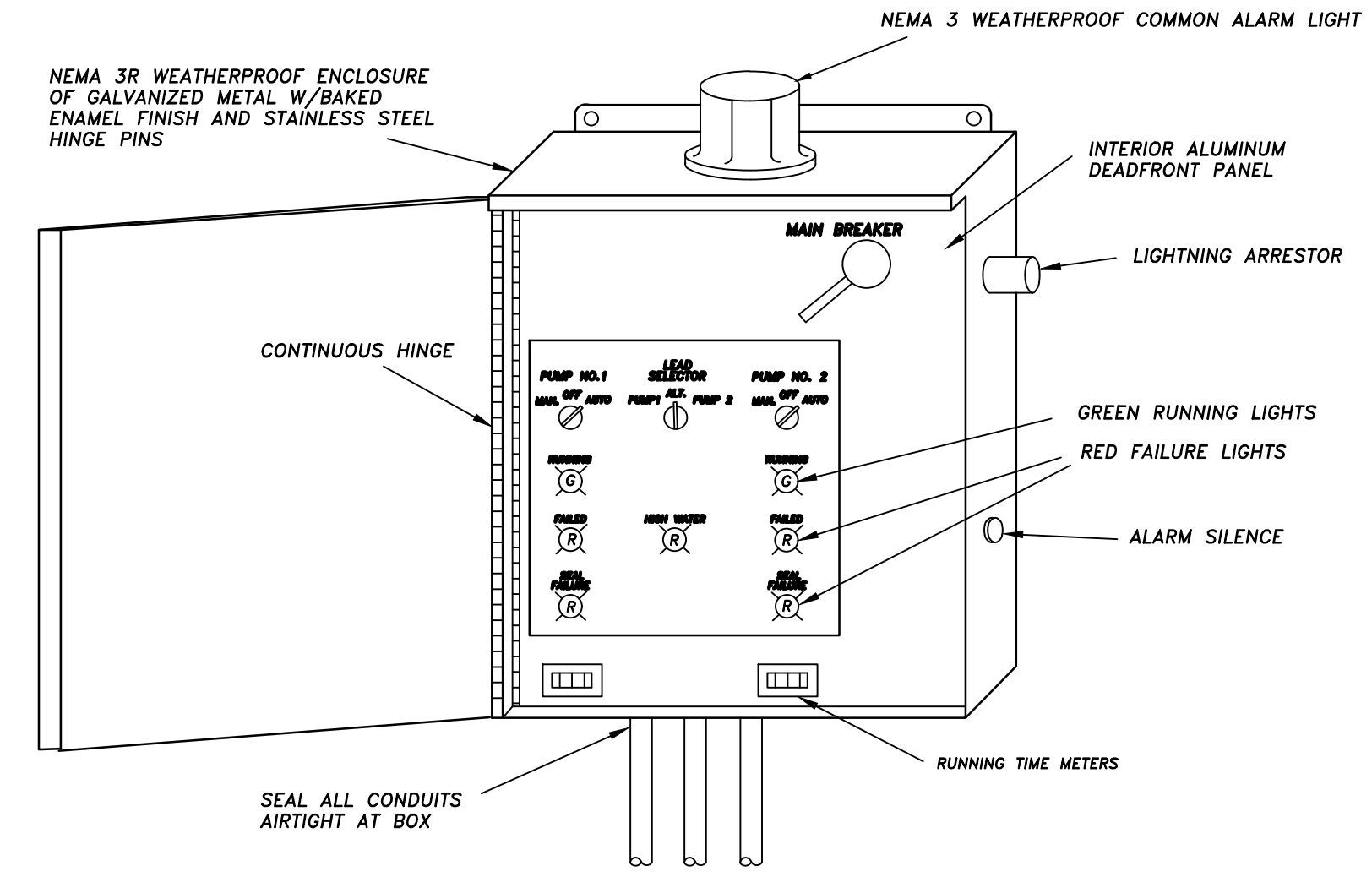
- NOTES:
1. IMMEDIATELY FOLLOWING WETWELL INSTALLATION, CONTRACTOR SHALL COMPLETELY PLACE AND COMPACT BACKFILL, INSTALL TOP COVER, FILL WITH WATER, AND ANY OTHER PRECAUTIONS NECESSARY TO PROTECT WETWELL FROM UPLIFT FORCES.
  2. CONTROL PANEL, PIPING, ETC. SHALL BE FIELD LOCATED TO BEST FIT SITE AS DIRECTED BY ENGINEER AND OWNER.
  3. SITE TO BE DRESSED AND GRADED TO UNIFORM SLOPES TO DIVERT SURFACE DRAINAGE AWAY FROM WETWELL AND VALVE BOX.
  4. THE ELEVATIONS SHOWN IN THE DESIGN TABLE ARE THE MINIMUM DESIGN REQUIREMENTS. IF MANUFACTURER OF THE PROPOSED PUMP REQUIRE A GREATER DEPTH, THE WETWELL BOTTOM SHALL BE LOWERED AS NECESSARY AT NO ADDITIONAL COST TO THE OWNER.
  5. INLET & OUTLET PIPE CONNECTIONS TO BE SHIPPED LOOSE (FOR LOCATION & INSTALLATION IN FIELD).

DUPLIX PUMP STATION DATA			
PARAMETERS		UNITS PUMP 1&2	
CAPACITY (PUMP)	G.P.M.	35	
SIZE	HP	5HP (MIN.)	
MOTOR VOLTAGE	VOLTS	230	
MOTOR SPEED	R.P.M.	3450	
PHASE POWER	N.A.	3	
FRICITION HEAD (C=140)	FT.	4.4	
ELEVATION HEAD	FT.	7.0	
TOTAL (T.D.H.)	FT.	11.4	
FRICITION HEAD (C=100)	FT.	61.0	
PRESSURE HEAD EX.12" FM	FT.	35.0	
TOTAL (T.D.H.)	FT.	104.0	
WET WELL I.D.	IN.	48"	
FORCE MAIN I. D.	IN.	2"	
DISCH. PIPE, VALVES & FITTINGS I.D.	IN.	2"	
FORCE MAIN LENGTH	L.F.	175'	
ELEVATION TOP	FT.	263.50	
ELEV. LOWEST GRAVITY INVERT	FT.	257.00	
ELEVATION ALARM	FT.	257.50	
ELEV. ON 2ND PUMP	FT.	256.50	
ELEV. ON 1ST PUMP	FT.	255.50	
ELEVATION OFF (1st & 2nd)	FT.	254.50	
ELEVATION INVERT	FT.	252.50	
ELEV. 2"FM DISCHARGE (Ø 12" FM)	FT.	260.00	
ELEV. CONTROLLING HIGH POINT	FT.	NA	

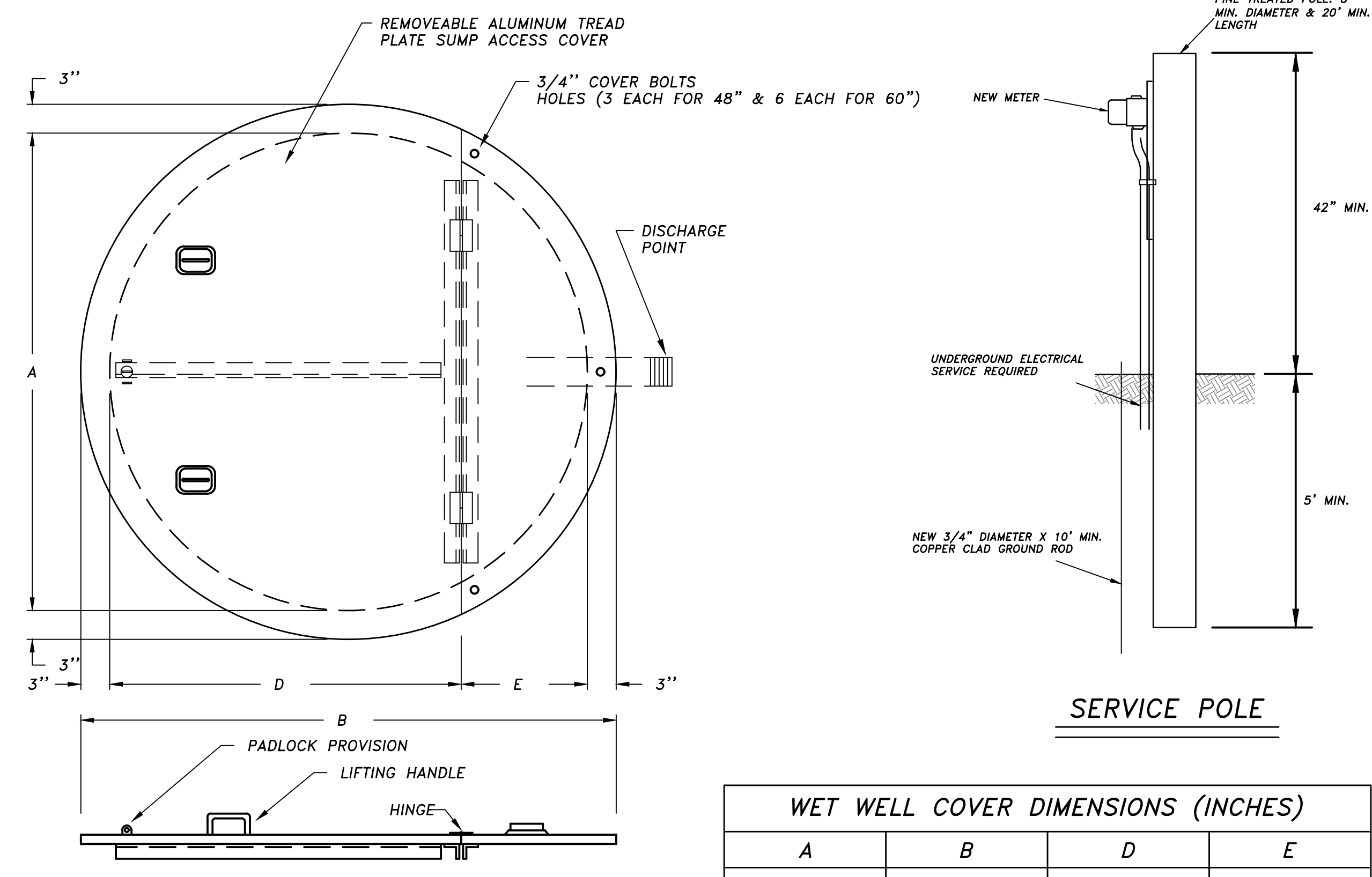
- NOTES:
1. PUMPS SHALL BE PENTAIR HYDROMATIC - HPCH, SPEED RATED 3,450 RPM, MOTOR RATING 5.0 HP, 4.75 INCH IMPELLER PROVIDE 3 PHASE POWER.



**CONTROL PANEL PLAN VIEW**



**TYPICAL CONTROL PANEL**

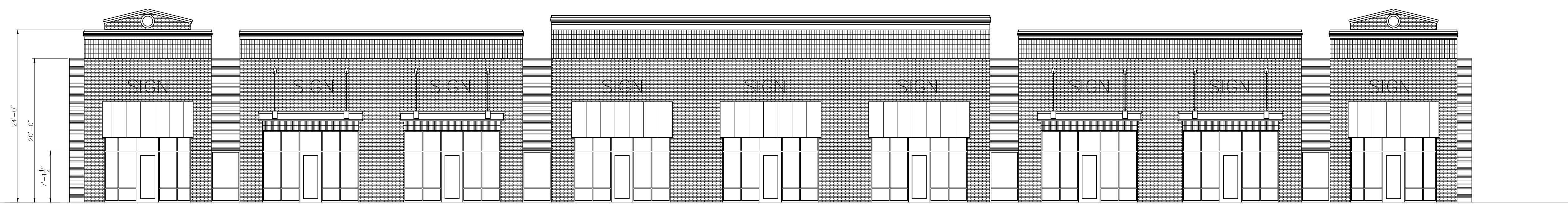


**BASIN COVER**

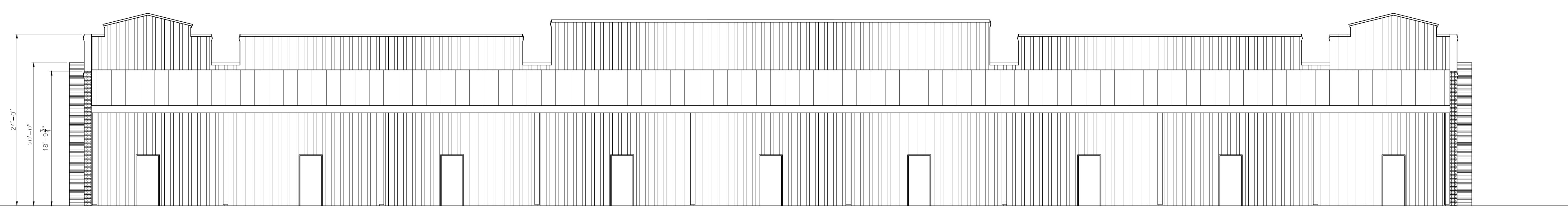
WET WELL COVER DIMENSIONS (INCHES)			
A	B	D	E
48	54	38	10

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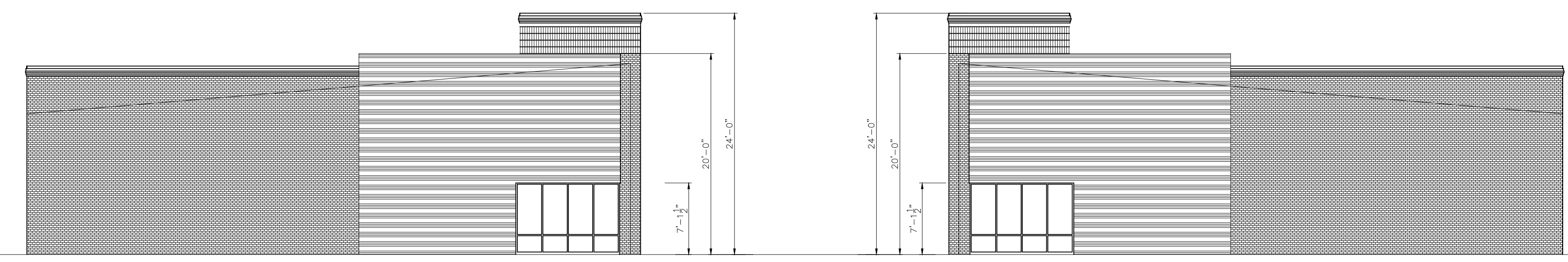




1  
A1.0 FRONT ELEVATION  
SCALE: 1/8"=1'-0"



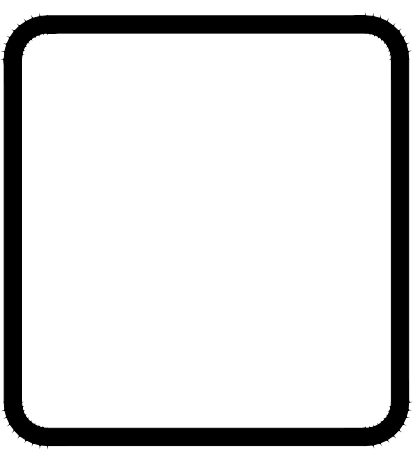
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A1.0 REAR ELEVATION  
SCALE: 1/8"=1'-0"



1  
A1.0 SIDE ELEVATION  
SCALE: 1/8"=1'-0"

1  
A1.0 SIDE ELEVATION  
SCALE: 1/8"=1'-0"

REVISIONS	BY



**W**  
 WOOLDRIDGE & ASSOCIATES  
 484 CHURCH RD. SUITE 700  
 MADISON, MS 39110  
 601-209-8865  
 WOOLDRIDGEARCHITECTURE@YAHOO.COM

Magnolia District  
 Church Road  
 Gluckstadt, Mississippi

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DRAWN
CHECKED
DATE 3/2/22
SCALE
JOB NO.
SHEET A3.0
OF SHEETS

SITE PLAN.dwg

3/28/2022 3:33 PM

DW

# Stormwater Impact Analysis

For

## Magnolia Commons

A Proposed Commercial  
Site Development  
Gluckstadt, MS

Report Prepared by:

**Dean Engineering Solutions Inc.**



10-05-2023

Issue Dates  
05 Oct 2023

Description  
Submittal for Review

Project Overview

The project site development lies within the City of Gluckstadt near the intersection of Church Rd and Old Jackson Rd. The existing site is approximately 3.5 AC of undeveloped land with grass coverage. The proposed project will feature new general commercial lease buildings with parking, drives and all necessary utilities. The project will also feature an open dry pond stormwater detention structure sized to accommodate stormwater for the development.

Existing Site Description:

Stormwater runoff from the existing site surface drains north to an existing ditch at the north property boundary, and then eastward off site. According to the USDA Natural Resource Conservation Service, Web Soil Survey Service mapping, the existing site soils are Gillsburg Silt Loam, which belongs to USDA hydrologic soils group D. According to FEMA FIRM Map #28089C0415F, effective March 17, 2010, the site lies within zone X, which is classified as an area of minimal flood hazard.

Stormwater Management:

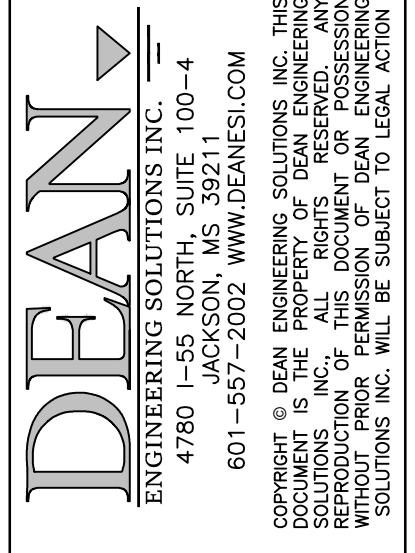
The proposed stormwater detention design controls and reduces stormwater flows below the existing development conditions for the 2-year, 5, 10, 25, 50 and 100-yr storm events. See summary of pre-vs-post flow results below. See attachments for detailed stormwater flow characteristics and other pertinent design parameters, inputs and results.

<b><u>Pond routing runoff summary</u></b>			
Storm Event (year)	Pre-Develop flow (cfs)	Post-Develop flow (cfs)	Detained Water Elevation
2	6.81	6.13	258.68
5	9.41	9.15	259.13
10	11.58	11.53	259.48
25	13.76	13.42	259.79
50	15.71	14.94	260.05
100	17.44	16.22	260.20

List of Attachments:

- Maps
  - DA1 – Pre-Development Drainage Map
  - DA2 – Post Development Drainage Map
  - Natural Resources Conservation Service Web Soil Survey
  - FEMA FIRMette Map
  
- Calculations
  - HydroCAD Pond Routing Report (2-100 year events)





10-05-2023

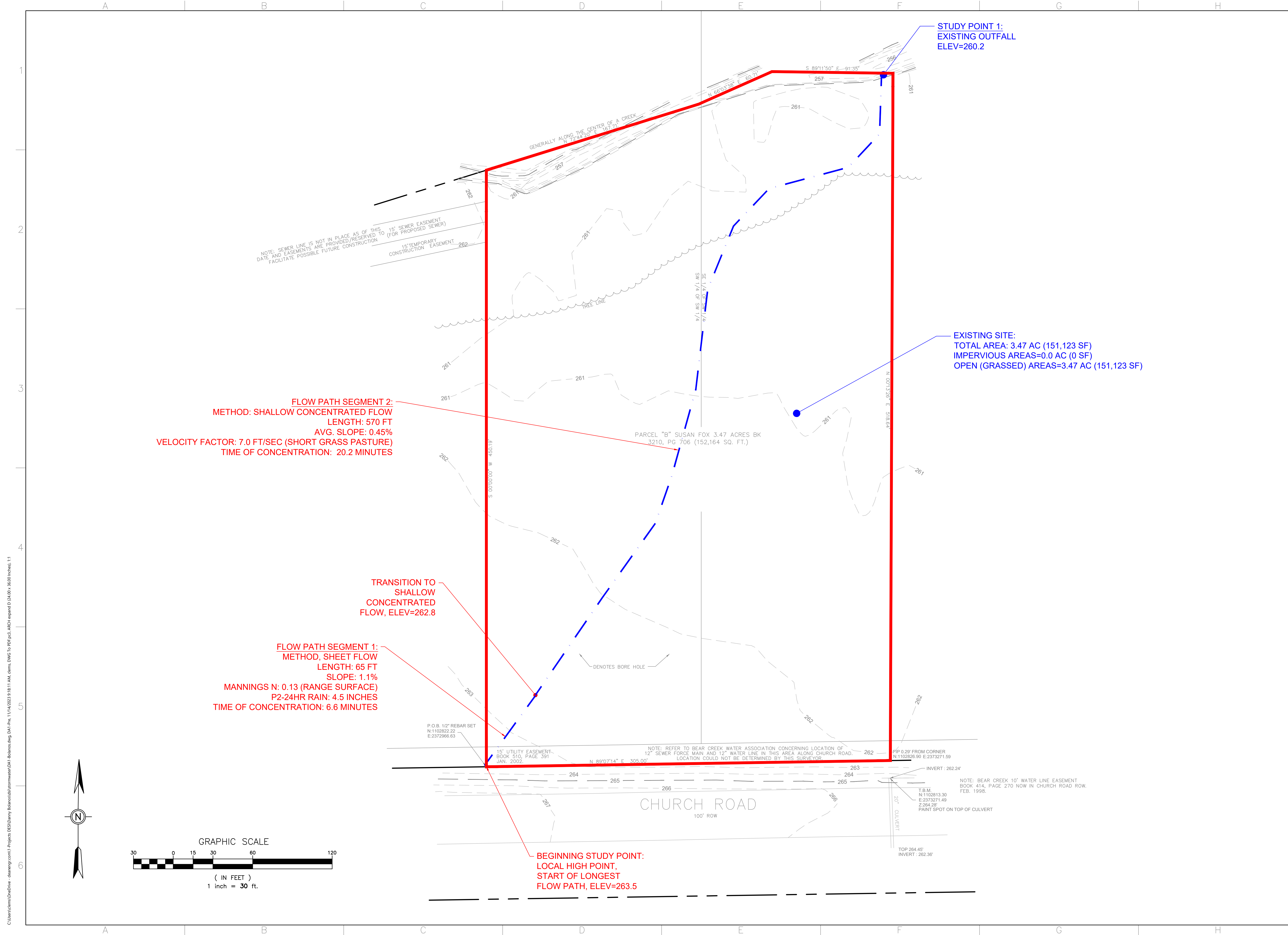
No.	Description	Date
1	PLANS SUBMITTED FOR CITY REVIEW	10-05-2023

**OWNER:**  
DANNY BOLANOS  
115 HONOURS LANE,  
MADISON MS 39110

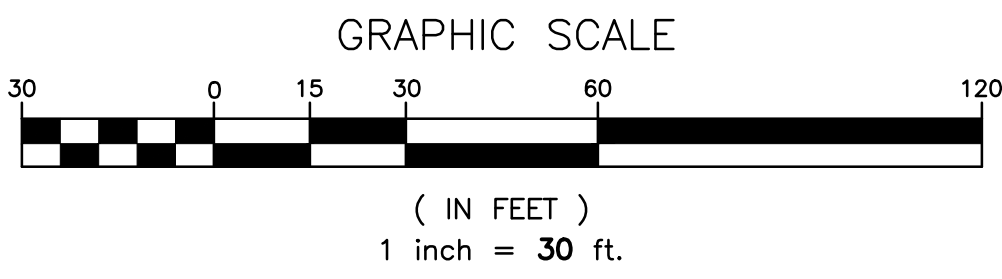
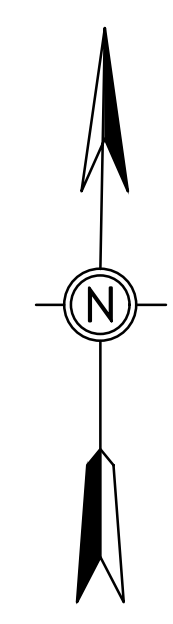
**PROJECT TITLE:** MAGNOLIA COMMONS  
**SHEET TITLE:**  
STORMWATER IMPACT STUDY MAP  
PRE-DEVELOPMENT CONDITIONS  
SITE DEVELOPMENT

**JOB NO.:** 220502  
**DATE:** 17 MAY 2022  
**SCALE:** AS SHOWN  
**DRAWN BY:** WSD  
**REVIEWED BY:** WSD

**SHEET NUMBER:**  
DA-1



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A B C D E F G H

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**DEAN**  
 ENGINEERING SOLUTIONS, INC.  
 4780 I-55 NORTH, SUITE 100-4  
 JACKSON, MS 39211  
 601-557-2002 WWW.DEANESI.COM

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No.	Description	Date
1	PLANS SUBMITTED FOR CITY REVIEW	10-05-2023

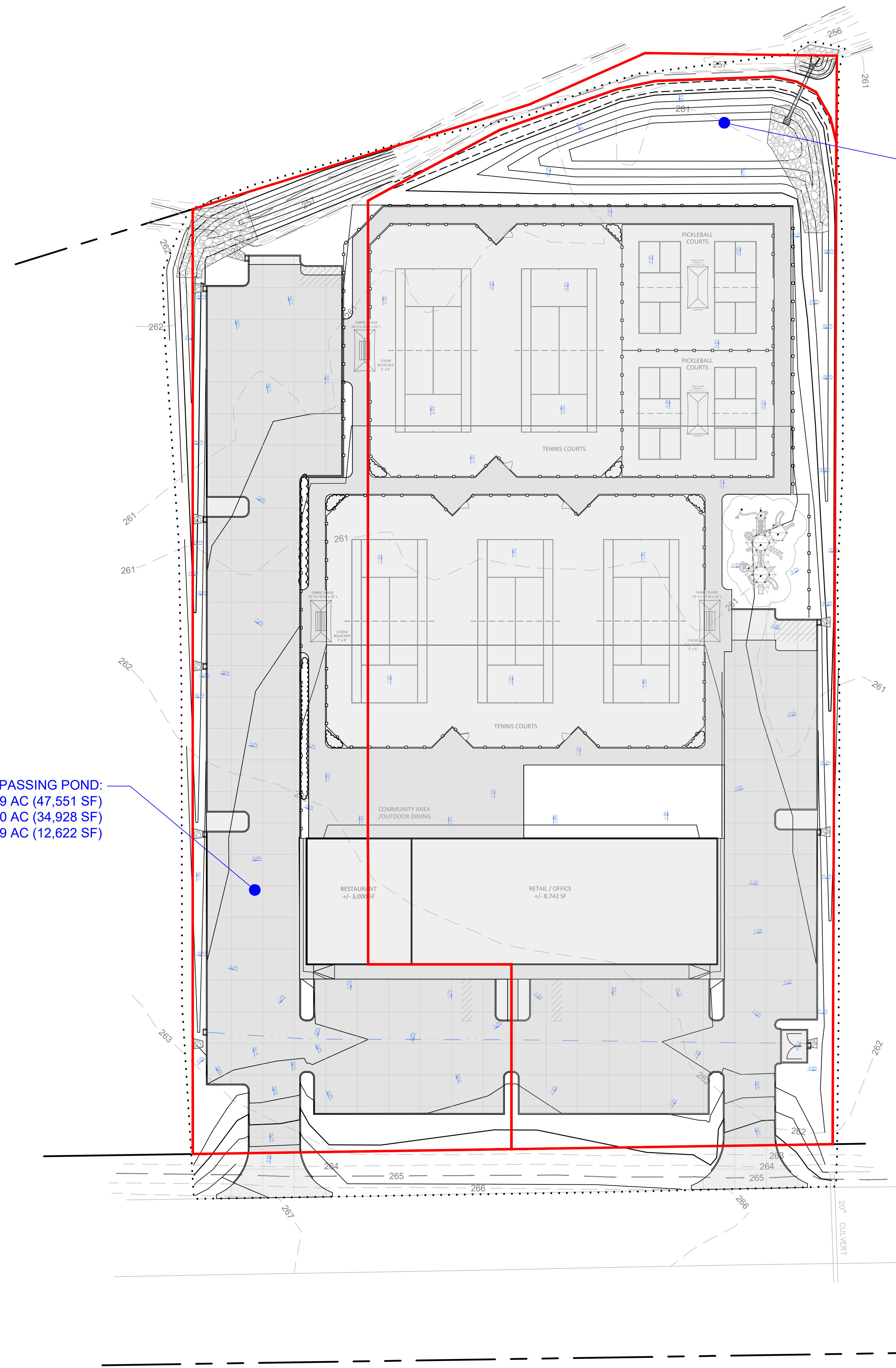
**DRAWING ISSUED**

**OWNER:**  
 DANNY BOLANOS  
 115 HONOURS LANE,  
 MADISON MS 39110

**PROJECT TITLE:** MAGNOLIA COMMONS  
**SHEET TITLE:**  
 STORMWATER IMPACT STUDY MAP  
 POST-DEVELOPMENT CONDITIONS  
 SITE DEVELOPMENT

**JOB NO.:** 220502  
**DATE:** 17 MAY 2022  
**SCALE:** AS SHOWN  
**DRAWN BY:** WSD  
**REVIEWED BY:** WSD

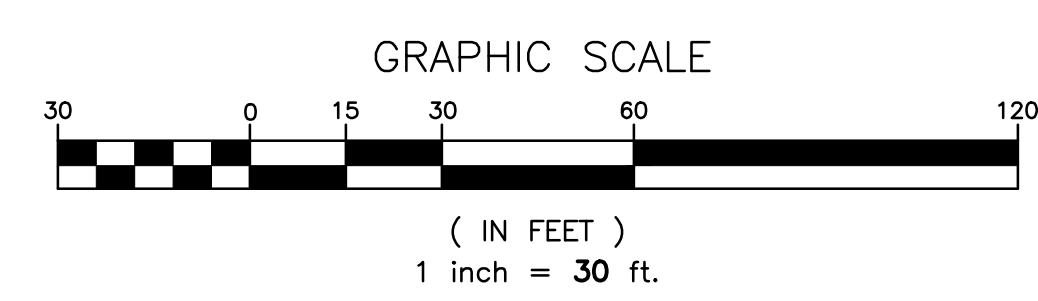
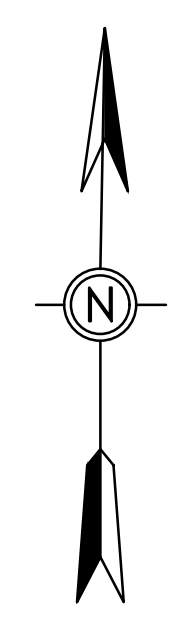
**SHEET NUMBER:**  
**DA-2**



**TO POND:**  
 TOTAL AREA: 2.38 AC (103,573 SF)  
 IMPERVIOUS AREAS = 1.81 AC (78,932 SF)  
 OPEN (GRASSED) AREAS = 0.57 AC (24,641 SF)

**AREAS BYPASSING POND:**  
 TOTAL AREA: 1.09 AC (47,551 SF)  
 IMPERVIOUS AREAS=0.80 AC (34,928 SF)  
 OPEN (GRASSED) AREAS=0.29 AC (12,622 SF)

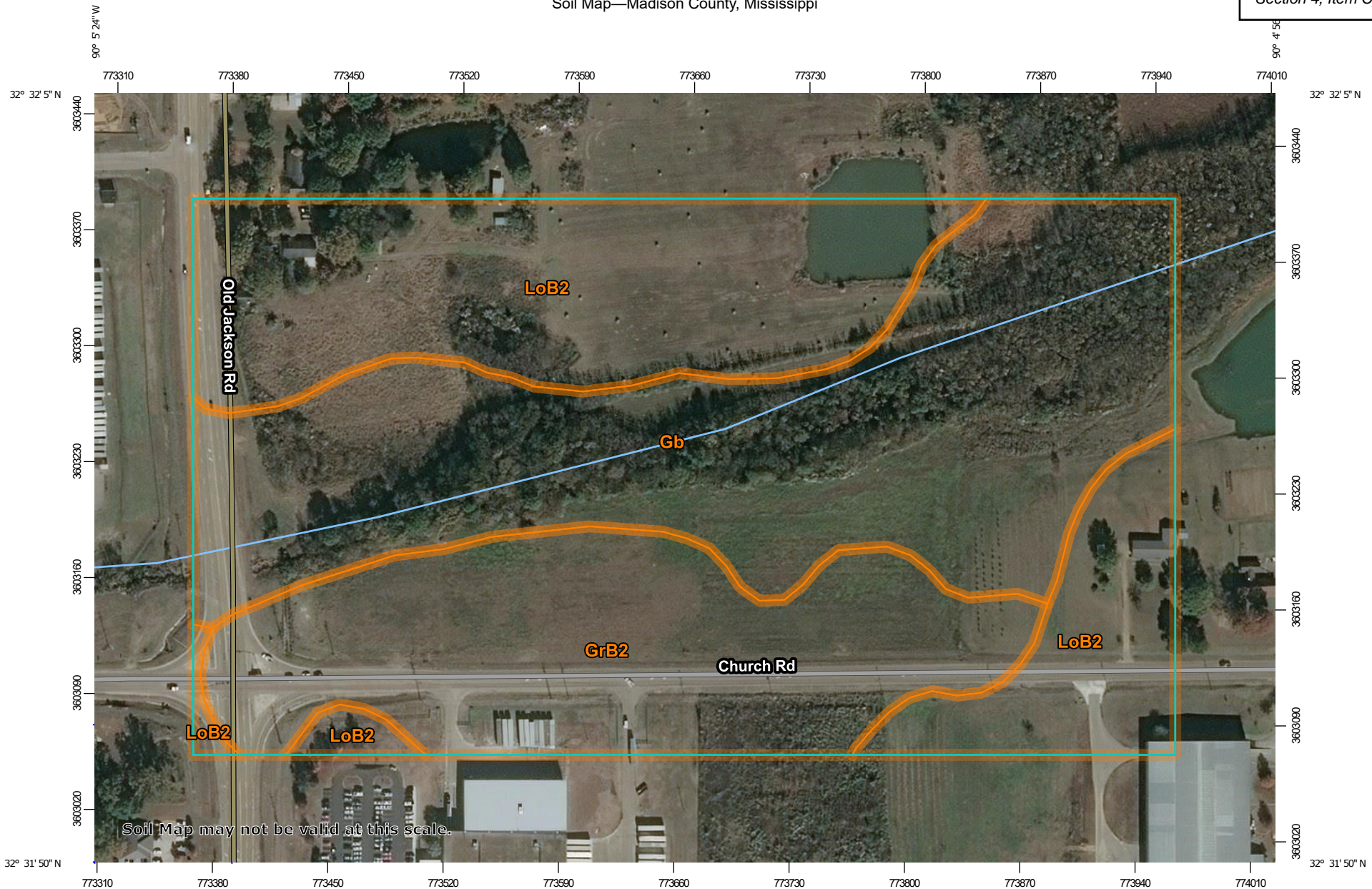
**PROPOSED SITE:**  
 TOTAL AREA: 3.47 AC (151,123 SF)  
 IMPERVIOUS AREAS=2.61 AC (113,862 SF)  
 OPEN (GRASSED) AREAS=0.85 AC (37,261 SF)



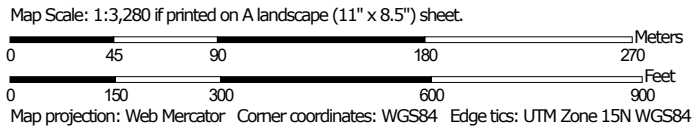
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Soil Map—Madison County, Mississippi

Section 4, Item C)




Soil Map may not be valid at this scale.





### MAP LEGEND

**Area of Interest (AOI)**

 Area of Interest (AOI)




















**Soils**





 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

**Special Point Features**






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features


**Water Features**

 Streams and Canals

**Transportation**

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

**Background**

 Aerial Photography

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Madison County, Mississippi  
 Survey Area Data: Version 16, Sep 8, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Data not available.

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Gb	Gillsburg silt loam	19.9	40.1%
GrB2	Grenada silt loam, 2 to 5 percent slopes, eroded	13.0	26.1%
LoB2	Loring silt loam, 2 to 5 percent slopes, moderately eroded, central	16.8	33.8%
<b>Totals for Area of Interest</b>		<b>49.6</b>	<b>100.0%</b>

# National Flood Hazard Layer FIRMette



90°5'31"W 32°32'2"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

90°4'54"W 32°31'32"N

## Legend

Section 4, Item C)

SEE FIS REPORT FOR DETAILED LEGEND AND INFORMATION

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

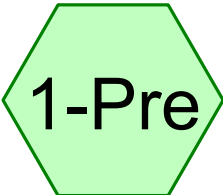


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/2/2022 at 9:12 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

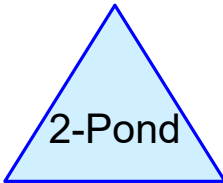
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifier, FIRM panel number, and FIRM effective date. Map information not shown and unmapped areas cannot be used for regulatory purposes.



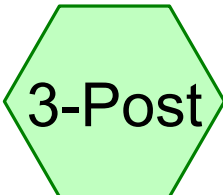
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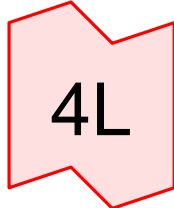
Post-Basin to Pond



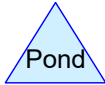
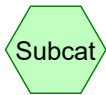
Pond



Post By-pass



Post Outfall



**Routing Diagram for Bolanos STM**  
Prepared by Dean Engineering Solutions, Inc., Printed 11/14/2023  
HydroCAD® 10.00-26 s/n 09984 © 2020 HydroCAD Software Solutions LLC

**Bolanos STM**

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Printed 11/14/2023  
Page 2

**Area Listing (all nodes)**

Area (acres)	CN	Description (subcatchment-numbers)
0.860	80	>75% Grass cover, Good, HSG D (2-Post, 3-Post)
3.470	84	Pasture/grassland/range, Fair, HSG D (1-Pre)
2.610	98	Paved parking, HSG D (2-Post, 3-Post)
<b>6.940</b>	<b>89</b>	<b>TOTAL AREA</b>



**Bolanos STM**

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Page 3

**Soil Listing (all nodes)**

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.000	HSG C	
6.940	HSG D	1-Pre, 2-Post, 3-Post
0.000	Other	
<b>6.940</b>		<b>TOTAL AREA</b>

**Bolanos STM**

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Page 4

**Ground Covers (all nodes)**

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.000	0.860	0.000	0.860	>75% Grass cover, Good	2-Pos t, 3-Pos t
0.000	0.000	0.000	3.470	0.000	3.470	Pasture/grassland/range, Fair	1-Pre
0.000	0.000	0.000	2.610	0.000	2.610	Paved parking	2-Pos t, 3-Pos t
<b>0.000</b>	<b>0.000</b>	<b>0.000</b>	<b>6.940</b>	<b>0.000</b>	<b>6.940</b>	<b>TOTAL AREA</b>	

**Bolanos STM**

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Page 5

**Pipe Listing (all nodes)**

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Diam/Width (inches)	Height (inches)	Inside-Fill (inches)
1	2-Pond	255.20	255.10	25.0	0.0040	0.013	15.0	0.0	0.0

**Bolanos STM**

Type III 24-hr 2yr Rainfall=4.50"

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Page 6

Time span=0.00-48.00 hrs, dt=0.02 hrs, 2401 points  
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN  
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment 1-Pre: Pre Development** Runoff Area=3.470 ac 0.00% Impervious Runoff Depth=2.82"  
Flow Length=635' Tc=26.8 min CN=84 Runoff=6.81 cfs 0.814 af

**Subcatchment 2-Post: Post-Basin to Pond** Runoff Area=2.380 ac 76.05% Impervious Runoff Depth=3.82"  
Tc=5.0 min CN=94 Runoff=10.29 cfs 0.757 af

**Subcatchment 3-Post: Post By-pass** Runoff Area=1.090 ac 73.39% Impervious Runoff Depth=3.71"  
Tc=5.0 min CN=93 Runoff=4.63 cfs 0.337 af

**Pond 2-Pond: Pond** Peak Elev=258.68' Storage=0.214 af Inflow=10.29 cfs 0.757 af  
Outflow=3.30 cfs 0.756 af

**Link 4L: Post Outfall** Inflow=6.13 cfs 1.093 af  
Primary=6.13 cfs 1.093 af

**Total Runoff Area = 6.940 ac Runoff Volume = 1.908 af Average Runoff Depth = 3.30"**  
**62.39% Pervious = 4.330 ac 37.61% Impervious = 2.610 ac**

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Type III 24-hr 2yr Rainfall=4.50"

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**Summary for Subcatchment 1-Pre: Pre Development**

Runoff = 6.81 cfs @ 12.36 hrs, Volume= 0.814 af, Depth= 2.82"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.02 hrs  
Type III 24-hr 2yr Rainfall=4.50"

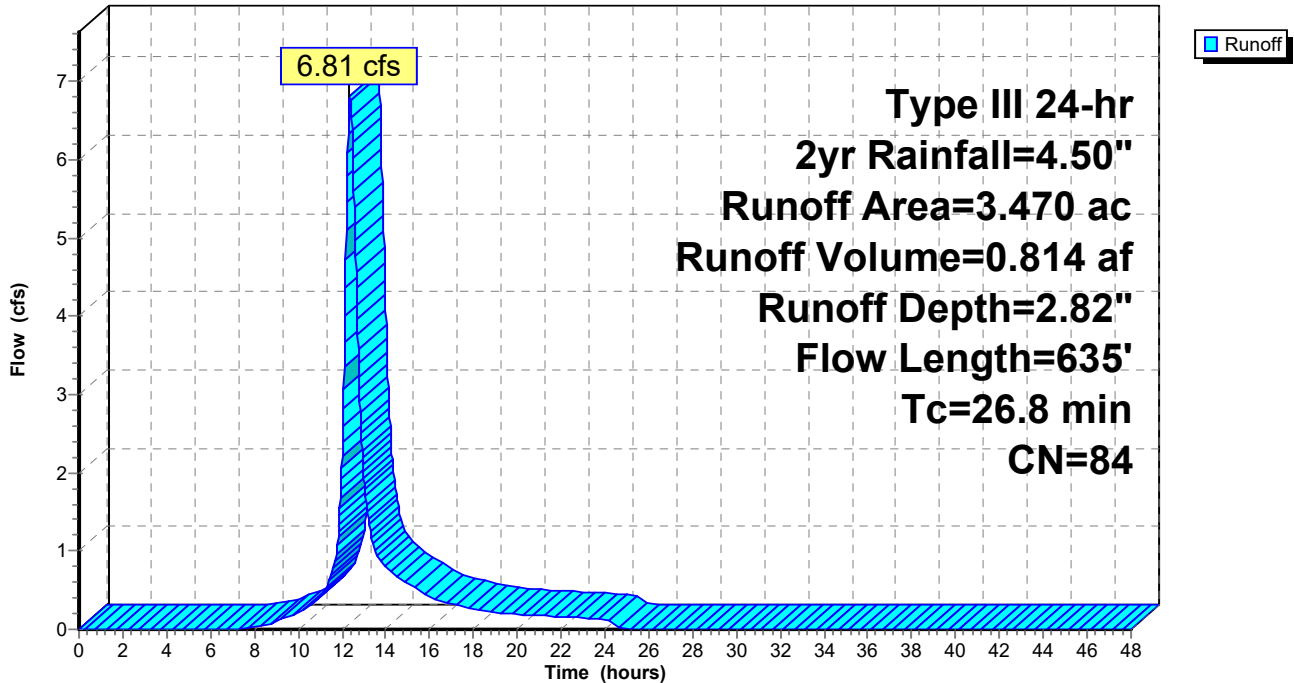
Area (ac)	CN	Description
3.470	84	Pasture/grassland/range, Fair, HSG D
3.470		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.6	65	0.0110	0.16		Sheet Flow, Range n= 0.130 P2= 4.50"
20.2	570	0.0045	0.47		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
26.8	635	Total			

**Subcatchment 1-Pre: Pre Development**

Hydrograph



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Type III 24-hr 2yr Rainfall=4.50"

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**Summary for Subcatchment 2-Post: Post-Basin to Pond**

Runoff = 10.29 cfs @ 12.07 hrs, Volume= 0.757 af, Depth= 3.82"

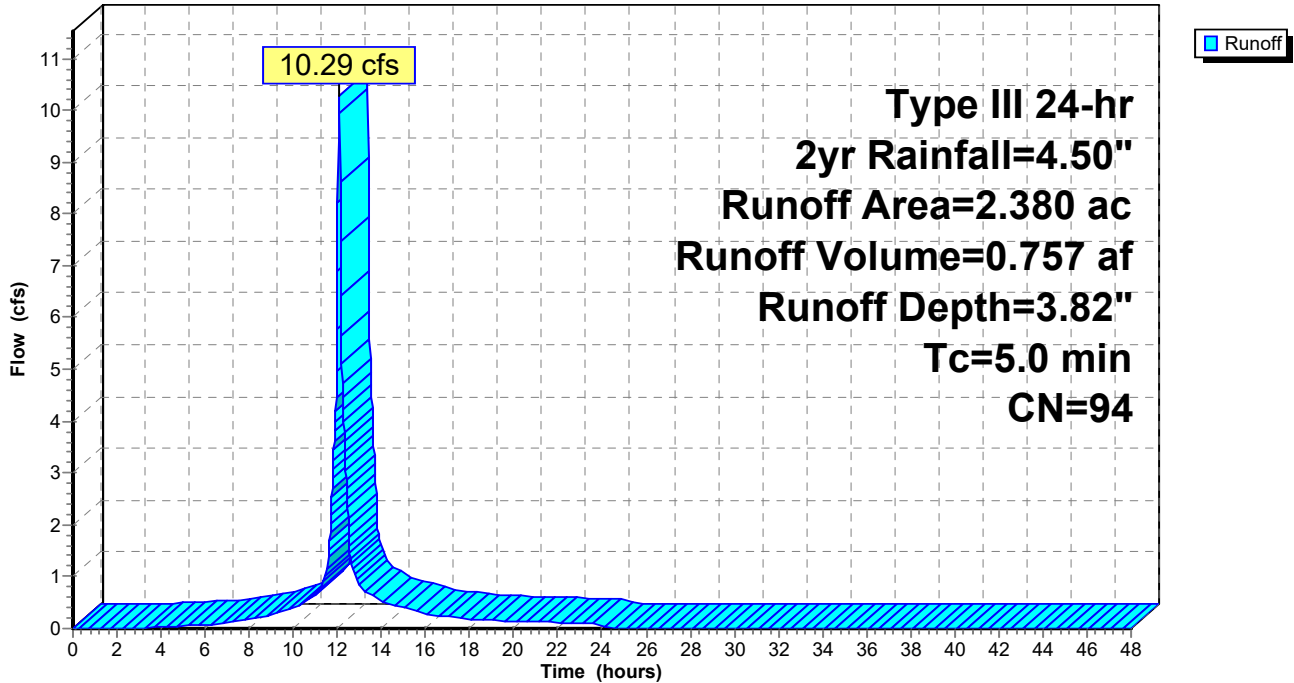
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.02 hrs  
Type III 24-hr 2yr Rainfall=4.50"

Area (ac)	CN	Description
0.570	80	>75% Grass cover, Good, HSG D
1.810	98	Paved parking, HSG D
2.380	94	Weighted Average
0.570		23.95% Pervious Area
1.810		76.05% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

**Subcatchment 2-Post: Post-Basin to Pond**

Hydrograph



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Type III 24-hr 2yr Rainfall=4.50"

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**Summary for Subcatchment 3-Post: Post By-pass**

Runoff = 4.63 cfs @ 12.07 hrs, Volume= 0.337 af, Depth= 3.71"

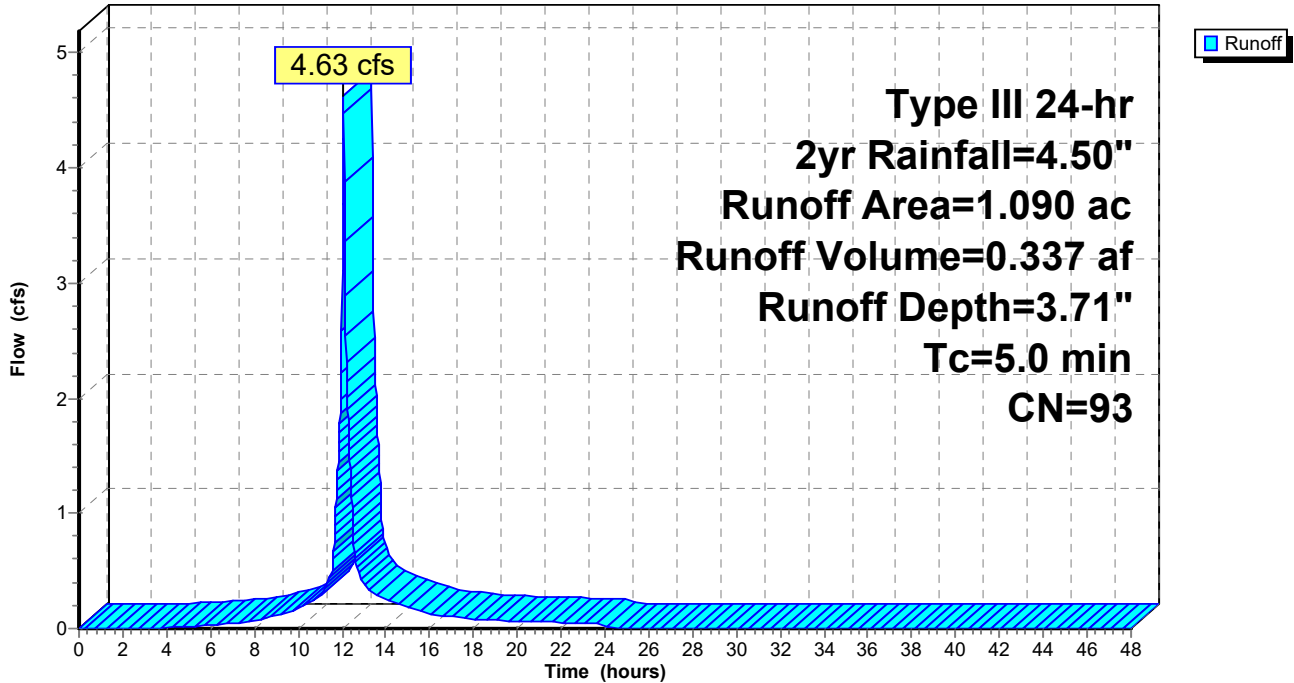
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.02 hrs  
Type III 24-hr 2yr Rainfall=4.50"

Area (ac)	CN	Description
0.290	80	>75% Grass cover, Good, HSG D
0.800	98	Paved parking, HSG D
1.090	93	Weighted Average
0.290		26.61% Pervious Area
0.800		73.39% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

**Subcatchment 3-Post: Post By-pass**

Hydrograph



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Type III 24-hr 2yr Rainfall=4.50"

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**Summary for Pond 2-Pond: Pond**

Inflow Area = 2.380 ac, 76.05% Impervious, Inflow Depth = 3.82" for 2yr event  
 Inflow = 10.29 cfs @ 12.07 hrs, Volume= 0.757 af  
 Outflow = 3.30 cfs @ 12.35 hrs, Volume= 0.756 af, Atten= 68%, Lag= 16.9 min  
 Primary = 3.30 cfs @ 12.35 hrs, Volume= 0.756 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.02 hrs  
 Peak Elev= 258.68' @ 12.35 hrs Surf.Area= 0.111 ac Storage= 0.214 af

Plug-Flow detention time= 40.3 min calculated for 0.755 af (100% of inflow)  
 Center-of-Mass det. time= 39.4 min ( 815.0 - 775.6 )

Volume	Invert	Avail.Storage	Storage Description
#1	255.00'	0.701 af	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc)
Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
255.00	0.001	0.000	0.000
256.00	0.041	0.021	0.021
257.00	0.062	0.052	0.073
258.00	0.086	0.074	0.146
259.00	0.123	0.105	0.251
260.00	0.210	0.166	0.418
261.00	0.356	0.283	0.701

Device	Routing	Invert	Outlet Devices
#1	Primary	255.20'	<b>15.0" Round Culvert</b> L= 25.0' RCP, groove end w/headwall, Ke= 0.200 Inlet / Outlet Invert= 255.20' / 255.10' S= 0.0040 '/' Cc= 0.900 n= 0.013, Flow Area= 1.23 sf
#2	Device 1	255.20'	<b>6.0" Vert. Orifice/Grate</b> C= 0.600
#3	Device 1	258.00'	<b>12.0" Vert. Orifice/Grate</b> C= 0.600
#4	Device 1	260.10'	<b>48.0" x 48.0" Horiz. Orifice/Grate</b> C= 0.600 Limited to weir flow at low heads
#5	Primary	260.50'	<b>250.0' long x 5.0' breadth Broad-Crested Rectangular Weir</b> Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88

**Primary OutFlow** Max=3.30 cfs @ 12.35 hrs HW=258.68' (Free Discharge)

- 1=Culvert (Passes 3.30 cfs of 11.26 cfs potential flow)
- 2=Orifice/Grate (Orifice Controls 1.70 cfs @ 8.66 fps)
- 3=Orifice/Grate (Orifice Controls 1.60 cfs @ 2.81 fps)
- 4=Orifice/Grate ( Controls 0.00 cfs)
- 5=Broad-Crested Rectangular Weir ( Controls 0.00 cfs)



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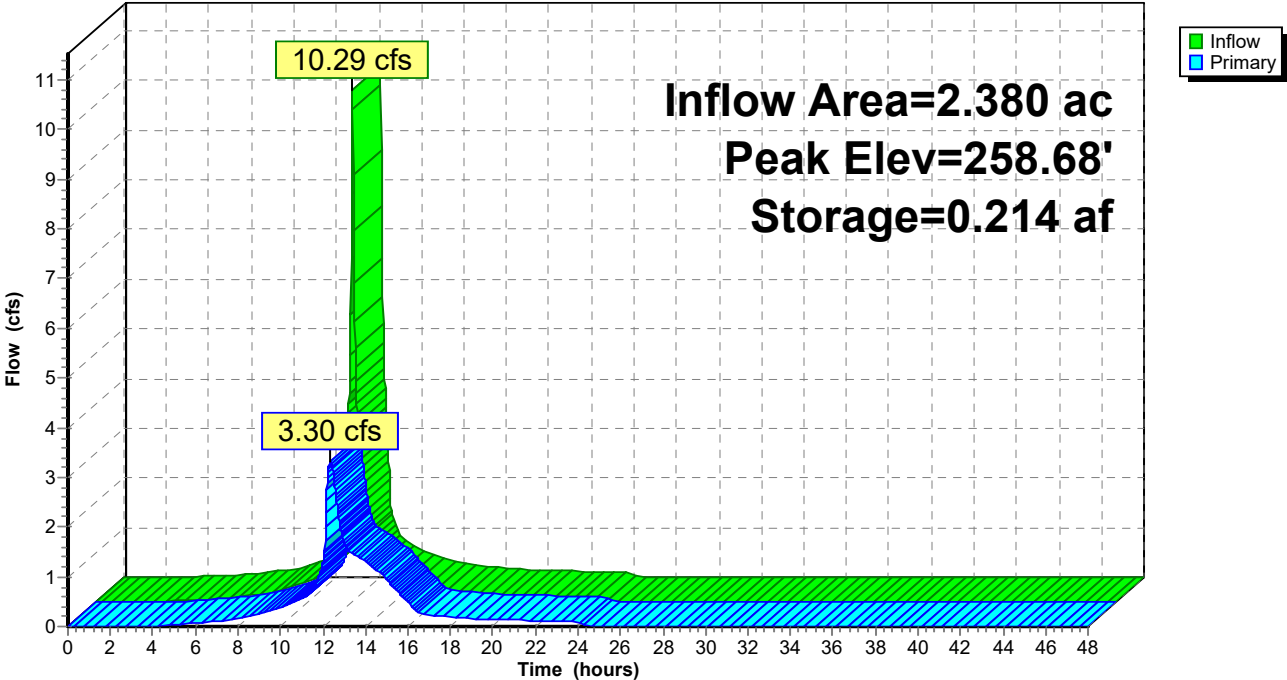
Type III 24-hr 2yr Rainfall=4.50"

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**Pond 2-Pond: Pond**

Hydrograph



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Type III 24-hr 2yr Rainfall=4.50"

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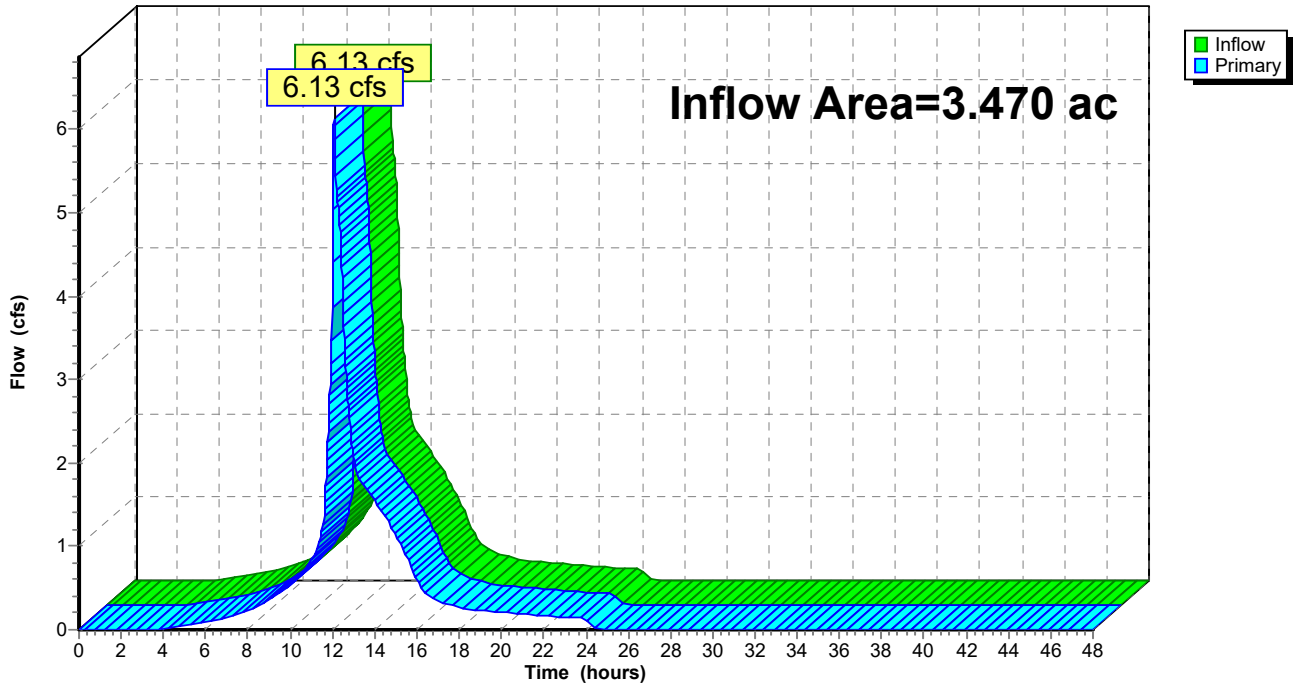
**Summary for Link 4L: Post Outfall**

Inflow Area = 3.470 ac, 75.22% Impervious, Inflow Depth = 3.78" for 2yr event  
Inflow = 6.13 cfs @ 12.08 hrs, Volume= 1.093 af  
Primary = 6.13 cfs @ 12.08 hrs, Volume= 1.093 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.02 hrs

**Link 4L: Post Outfall**

Hydrograph



**Bolanos STM**

Type III 24-hr 5yr Rainfall=5.70"

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Time span=0.00-48.00 hrs, dt=0.02 hrs, 2401 points  
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN  
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment 1-Pre: Pre Development** Runoff Area=3.470 ac 0.00% Impervious Runoff Depth=3.92"  
Flow Length=635' Tc=26.8 min CN=84 Runoff=9.41 cfs 1.133 af

**Subcatchment 2-Post: Post-Basin to Pond** Runoff Area=2.380 ac 76.05% Impervious Runoff Depth=5.00"  
Tc=5.0 min CN=94 Runoff=13.28 cfs 0.992 af

**Subcatchment 3-Post: Post By-pass** Runoff Area=1.090 ac 73.39% Impervious Runoff Depth=4.89"  
Tc=5.0 min CN=93 Runoff=6.01 cfs 0.444 af

**Pond 2-Pond: Pond** Peak Elev=259.13' Storage=0.267 af Inflow=13.28 cfs 0.992 af  
Outflow=4.81 cfs 0.991 af

**Link 4L: Post Outfall** Inflow=9.15 cfs 1.434 af  
Primary=9.15 cfs 1.434 af

**Total Runoff Area = 6.940 ac Runoff Volume = 2.568 af Average Runoff Depth = 4.44"**  
**62.39% Pervious = 4.330 ac 37.61% Impervious = 2.610 ac**

**Bolanos STM**

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Type III 24-hr 5yr Rainfall=5.70"

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**Summary for Subcatchment 1-Pre: Pre Development**

Runoff = 9.41 cfs @ 12.36 hrs, Volume= 1.133 af, Depth= 3.92"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.02 hrs  
Type III 24-hr 5yr Rainfall=5.70"

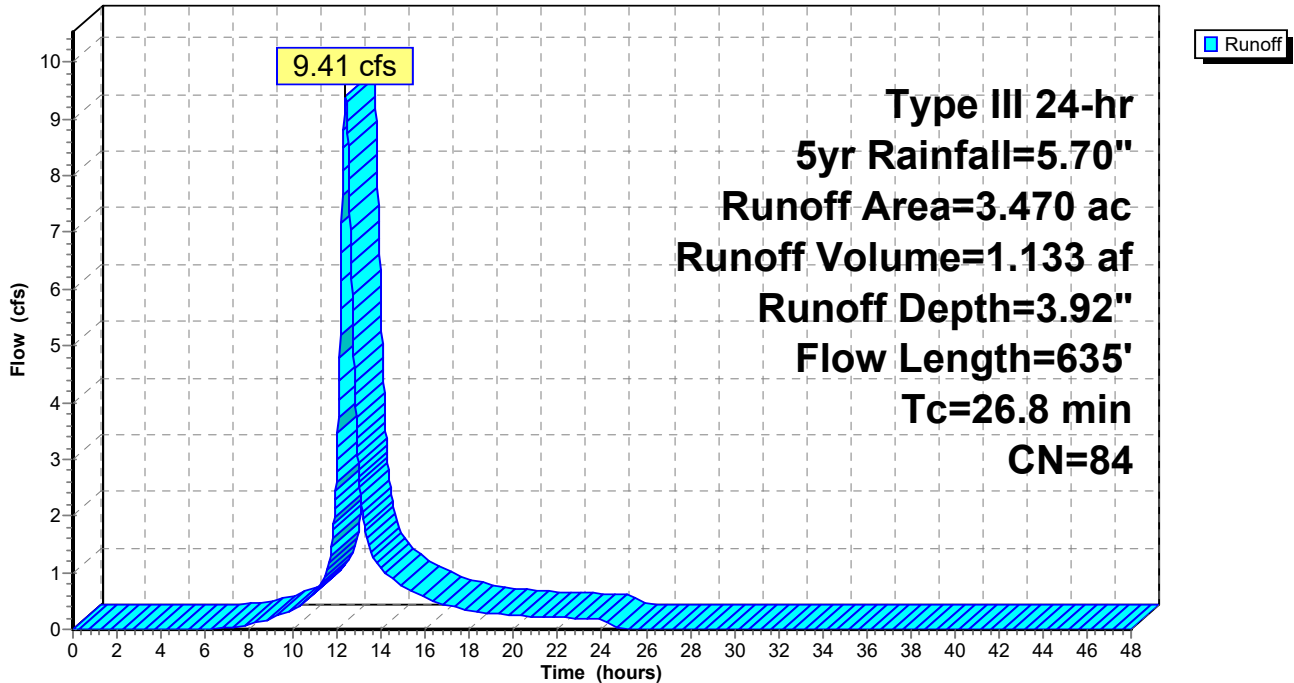
Area (ac)	CN	Description
3.470	84	Pasture/grassland/range, Fair, HSG D
3.470		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.6	65	0.0110	0.16		Sheet Flow, Range n= 0.130 P2= 4.50"
20.2	570	0.0045	0.47		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
26.8	635	Total			

**Subcatchment 1-Pre: Pre Development**

Hydrograph



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Type III 24-hr 5yr Rainfall=5.70"

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**Summary for Subcatchment 2-Post: Post-Basin to Pond**

Runoff = 13.28 cfs @ 12.07 hrs, Volume= 0.992 af, Depth= 5.00"

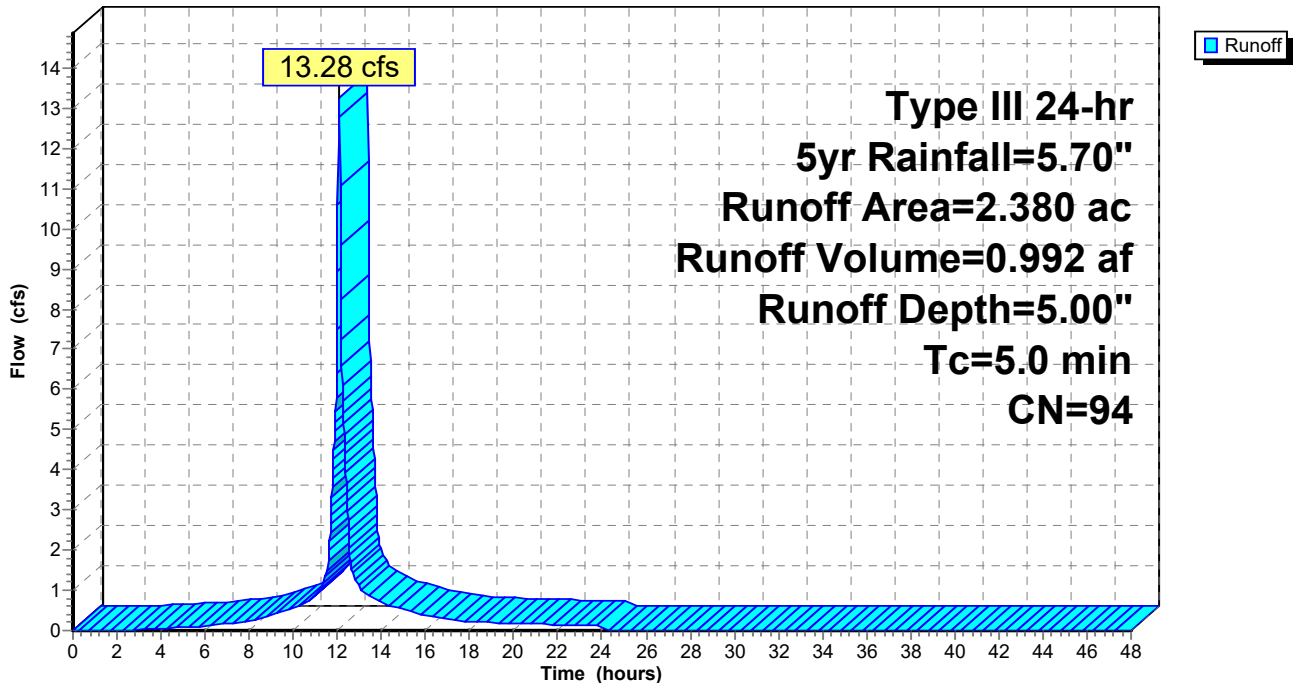
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.02 hrs  
Type III 24-hr 5yr Rainfall=5.70"

Area (ac)	CN	Description
0.570	80	>75% Grass cover, Good, HSG D
1.810	98	Paved parking, HSG D
2.380	94	Weighted Average
0.570		23.95% Pervious Area
1.810		76.05% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

**Subcatchment 2-Post: Post-Basin to Pond**

Hydrograph



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Type III 24-hr 5yr Rainfall=5.70"

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**Summary for Subcatchment 3-Post: Post By-pass**

Runoff = 6.01 cfs @ 12.07 hrs, Volume= 0.444 af, Depth= 4.89"

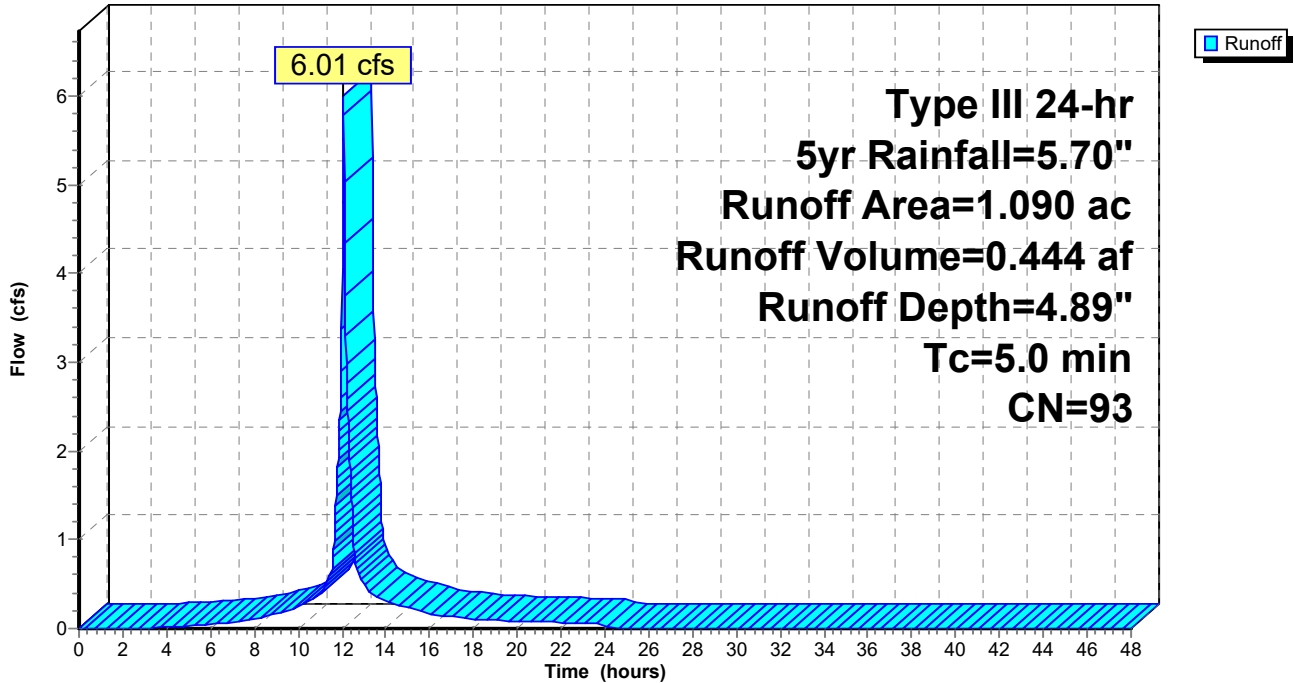
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.02 hrs  
Type III 24-hr 5yr Rainfall=5.70"

Area (ac)	CN	Description
0.290	80	>75% Grass cover, Good, HSG D
0.800	98	Paved parking, HSG D
1.090	93	Weighted Average
0.290		26.61% Pervious Area
0.800		73.39% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

**Subcatchment 3-Post: Post By-pass**

Hydrograph



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Type III 24-hr 5yr Rainfall=5.70"

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**Summary for Pond 2-Pond: Pond**

Inflow Area = 2.380 ac, 76.05% Impervious, Inflow Depth = 5.00" for 5yr event  
 Inflow = 13.28 cfs @ 12.07 hrs, Volume= 0.992 af  
 Outflow = 4.81 cfs @ 12.31 hrs, Volume= 0.991 af, Atten= 64%, Lag= 14.1 min  
 Primary = 4.81 cfs @ 12.31 hrs, Volume= 0.991 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.02 hrs  
 Peak Elev= 259.13' @ 12.31 hrs Surf.Area= 0.134 ac Storage= 0.267 af

Plug-Flow detention time= 39.1 min calculated for 0.990 af (100% of inflow)  
 Center-of-Mass det. time= 38.5 min ( 807.4 - 768.9 )

Volume	Invert	Avail.Storage	Storage Description
#1	255.00'	0.701 af	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc)
Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
255.00	0.001	0.000	0.000
256.00	0.041	0.021	0.021
257.00	0.062	0.052	0.073
258.00	0.086	0.074	0.146
259.00	0.123	0.105	0.251
260.00	0.210	0.166	0.418
261.00	0.356	0.283	0.701

Device	Routing	Invert	Outlet Devices
#1	Primary	255.20'	<b>15.0" Round Culvert</b> L= 25.0' RCP, groove end w/headwall, Ke= 0.200 Inlet / Outlet Invert= 255.20' / 255.10' S= 0.0040 ' S= 0.0040 ' Cc= 0.900 n= 0.013, Flow Area= 1.23 sf
#2	Device 1	255.20'	<b>6.0" Vert. Orifice/Grate</b> C= 0.600
#3	Device 1	258.00'	<b>12.0" Vert. Orifice/Grate</b> C= 0.600
#4	Device 1	260.10'	<b>48.0" x 48.0" Horiz. Orifice/Grate</b> C= 0.600 Limited to weir flow at low heads
#5	Primary	260.50'	<b>250.0' long x 5.0' breadth Broad-Crested Rectangular Weir</b> Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88

**Primary OutFlow** Max=4.81 cfs @ 12.31 hrs HW=259.13' (Free Discharge)

- 1=Culvert (Passes 4.81 cfs of 12.29 cfs potential flow)
- 2=Orifice/Grate (Orifice Controls 1.81 cfs @ 9.23 fps)
- 3=Orifice/Grate (Orifice Controls 2.99 cfs @ 3.81 fps)
- 4=Orifice/Grate ( Controls 0.00 cfs)
- 5=Broad-Crested Rectangular Weir ( Controls 0.00 cfs)

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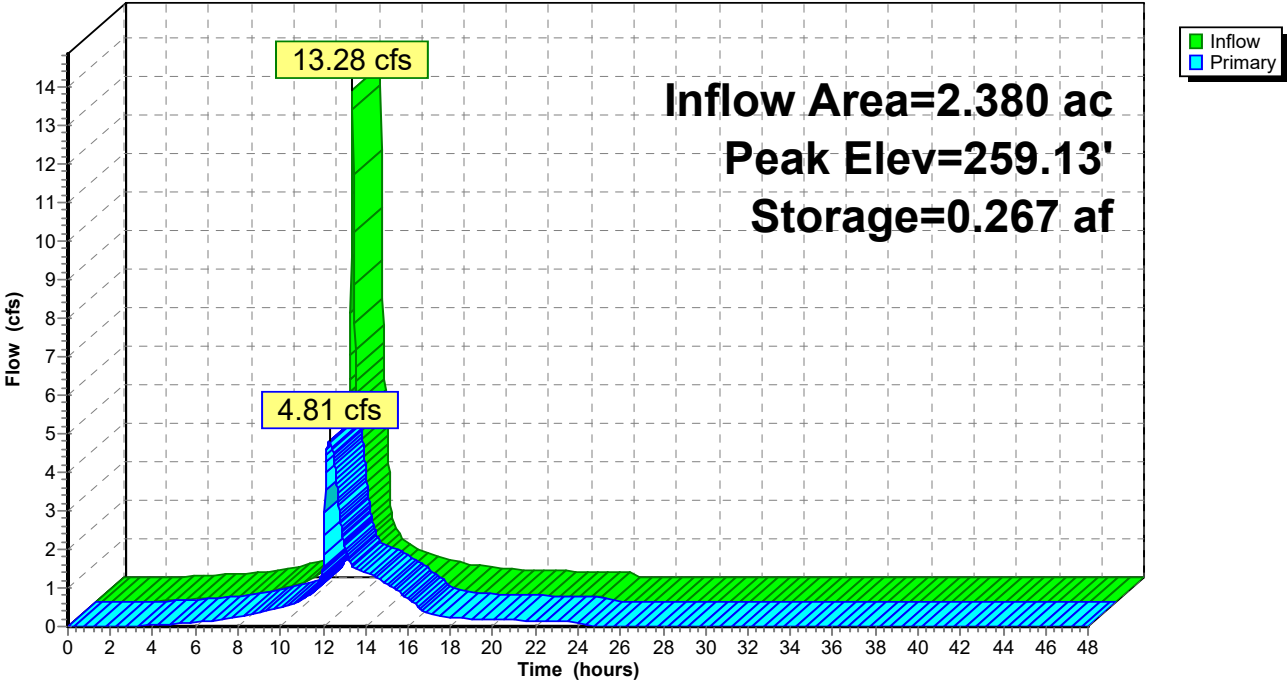
Type III 24-hr 5yr Rainfall=5.70"

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**Pond 2-Pond: Pond**

Hydrograph





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Type III 24-hr 5yr Rainfall=5.70"

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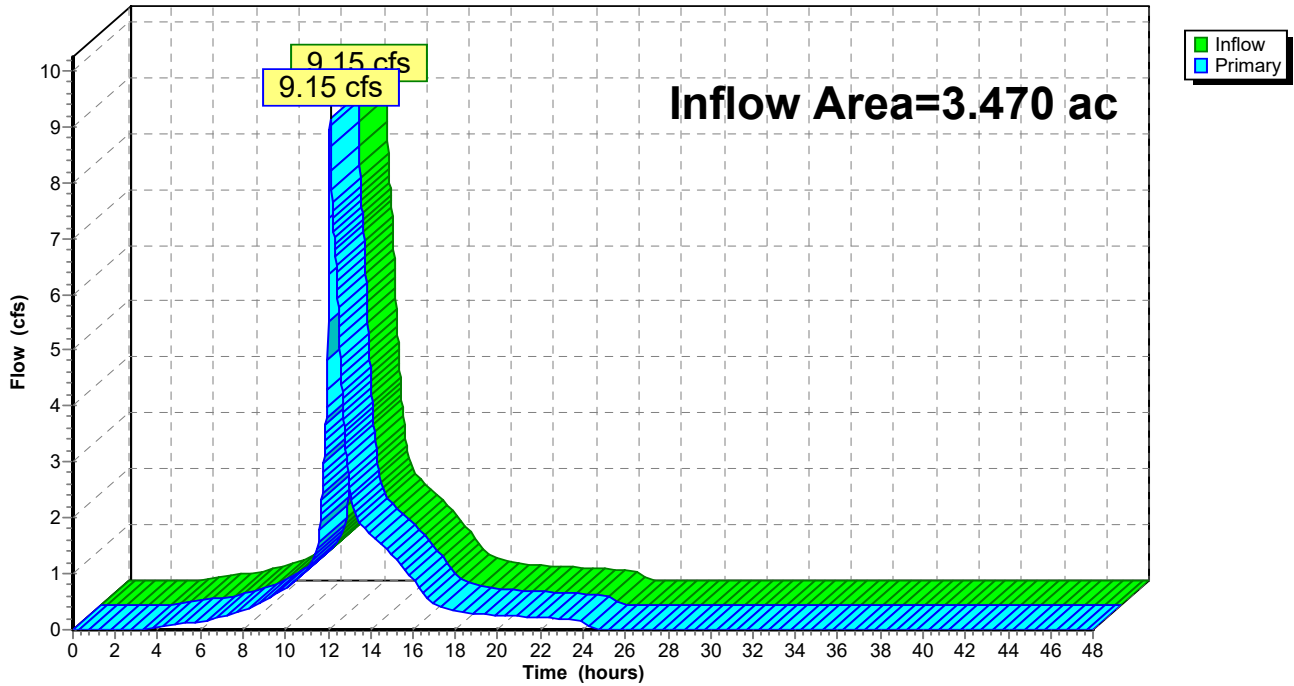
**Summary for Link 4L: Post Outfall**

Inflow Area = 3.470 ac, 75.22% Impervious, Inflow Depth = 4.96" for 5yr event  
Inflow = 9.15 cfs @ 12.10 hrs, Volume= 1.434 af  
Primary = 9.15 cfs @ 12.10 hrs, Volume= 1.434 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.02 hrs

**Link 4L: Post Outfall**

Hydrograph



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Type III 24-hr 10yr Rainfall=6.70"

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Time span=0.00-48.00 hrs, dt=0.02 hrs, 2401 points  
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN  
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment 1-Pre: Pre Development** Runoff Area=3.470 ac 0.00% Impervious Runoff Depth=4.86"  
Flow Length=635' Tc=26.8 min CN=84 Runoff=11.58 cfs 1.404 af

**Subcatchment 2-Post: Post-Basin to Pond** Runoff Area=2.380 ac 76.05% Impervious Runoff Depth=5.99"  
Tc=5.0 min CN=94 Runoff=15.75 cfs 1.188 af

**Subcatchment 3-Post: Post By-pass** Runoff Area=1.090 ac 73.39% Impervious Runoff Depth=5.87"  
Tc=5.0 min CN=93 Runoff=7.15 cfs 0.534 af

**Pond 2-Pond: Pond** Peak Elev=259.48' Storage=0.320 af Inflow=15.75 cfs 1.188 af  
Outflow=5.63 cfs 1.187 af

**Link 4L: Post Outfall** Inflow=11.53 cfs 1.721 af  
Primary=11.53 cfs 1.721 af

**Total Runoff Area = 6.940 ac Runoff Volume = 3.126 af Average Runoff Depth = 5.40"**  
**62.39% Pervious = 4.330 ac 37.61% Impervious = 2.610 ac**

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Type III 24-hr 10yr Rainfall=6.70"

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**Summary for Subcatchment 1-Pre: Pre Development**

Runoff = 11.58 cfs @ 12.36 hrs, Volume= 1.404 af, Depth= 4.86"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.02 hrs  
Type III 24-hr 10yr Rainfall=6.70"

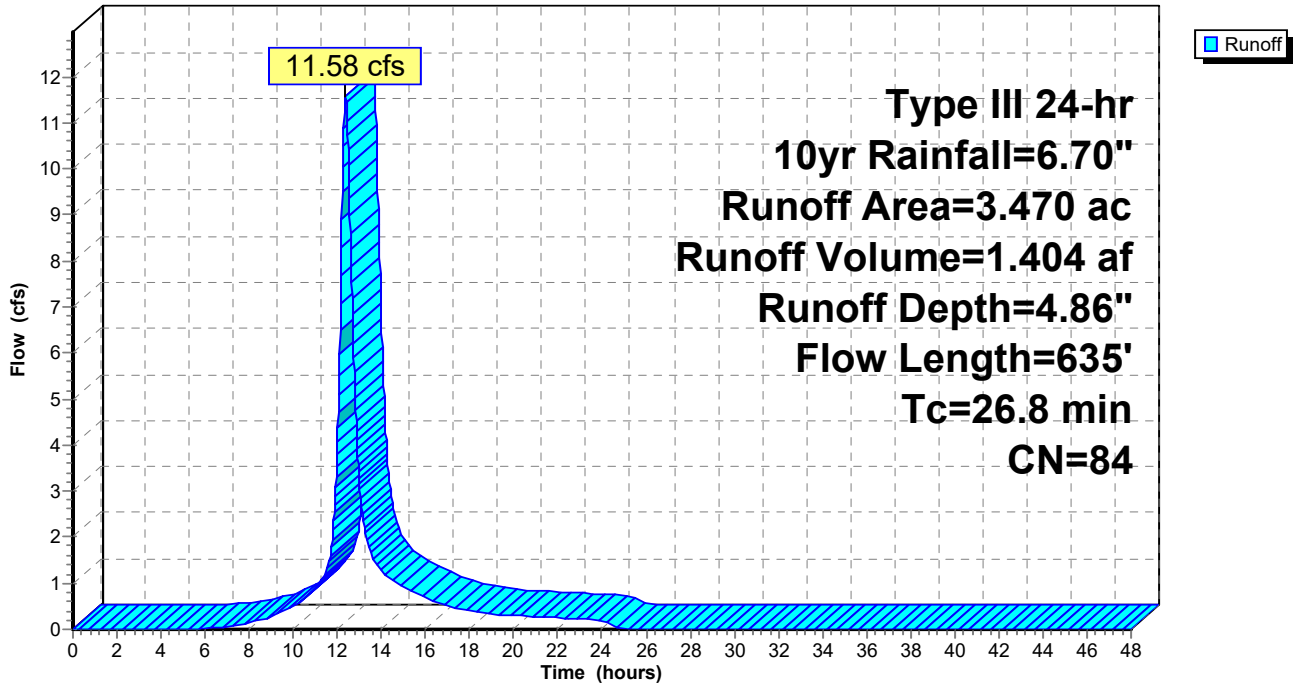
Area (ac)	CN	Description
3.470	84	Pasture/grassland/range, Fair, HSG D
3.470		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.6	65	0.0110	0.16		Sheet Flow, Range n= 0.130 P2= 4.50"
20.2	570	0.0045	0.47		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
26.8	635	Total			

**Subcatchment 1-Pre: Pre Development**

Hydrograph



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Type III 24-hr 10yr Rainfall=6.70"

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**Summary for Subcatchment 2-Post: Post-Basin to Pond**

Runoff = 15.75 cfs @ 12.07 hrs, Volume= 1.188 af, Depth= 5.99"

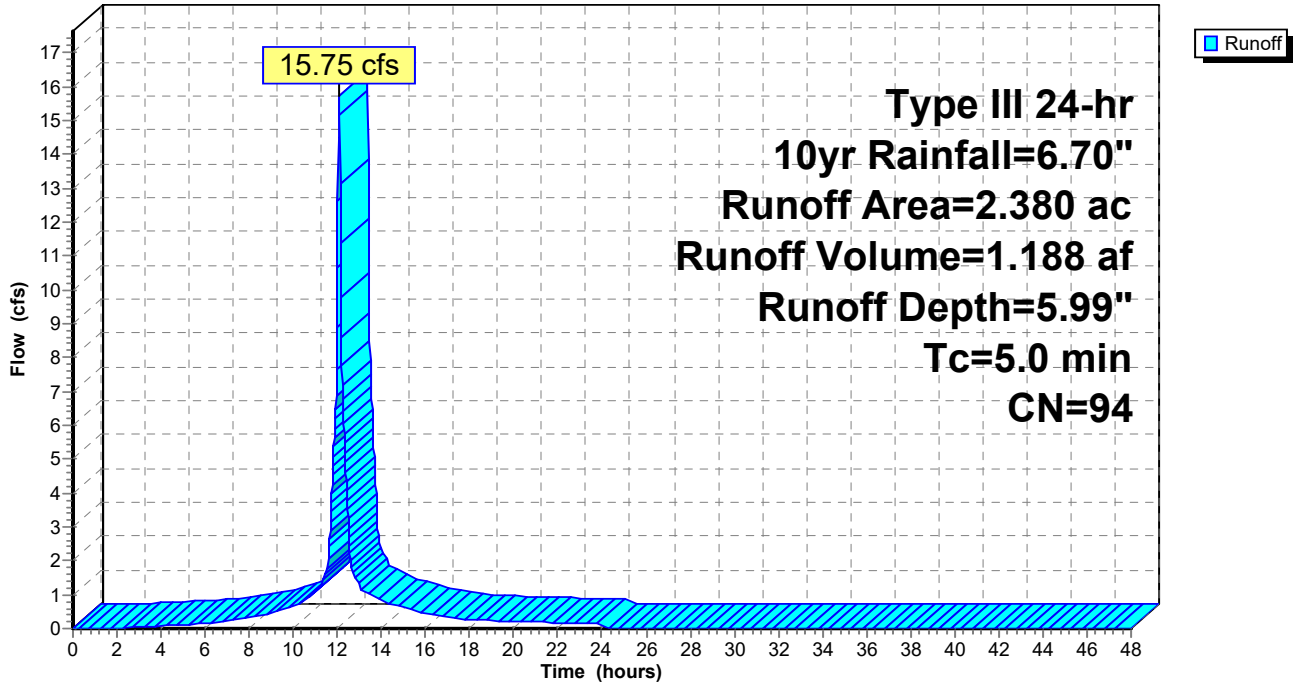
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.02 hrs  
 Type III 24-hr 10yr Rainfall=6.70"

Area (ac)	CN	Description
0.570	80	>75% Grass cover, Good, HSG D
1.810	98	Paved parking, HSG D
2.380	94	Weighted Average
0.570		23.95% Pervious Area
1.810		76.05% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

**Subcatchment 2-Post: Post-Basin to Pond**

Hydrograph



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Type III 24-hr 10yr Rainfall=6.70"

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**Summary for Subcatchment 3-Post: Post By-pass**

Runoff = 7.15 cfs @ 12.07 hrs, Volume= 0.534 af, Depth= 5.87"

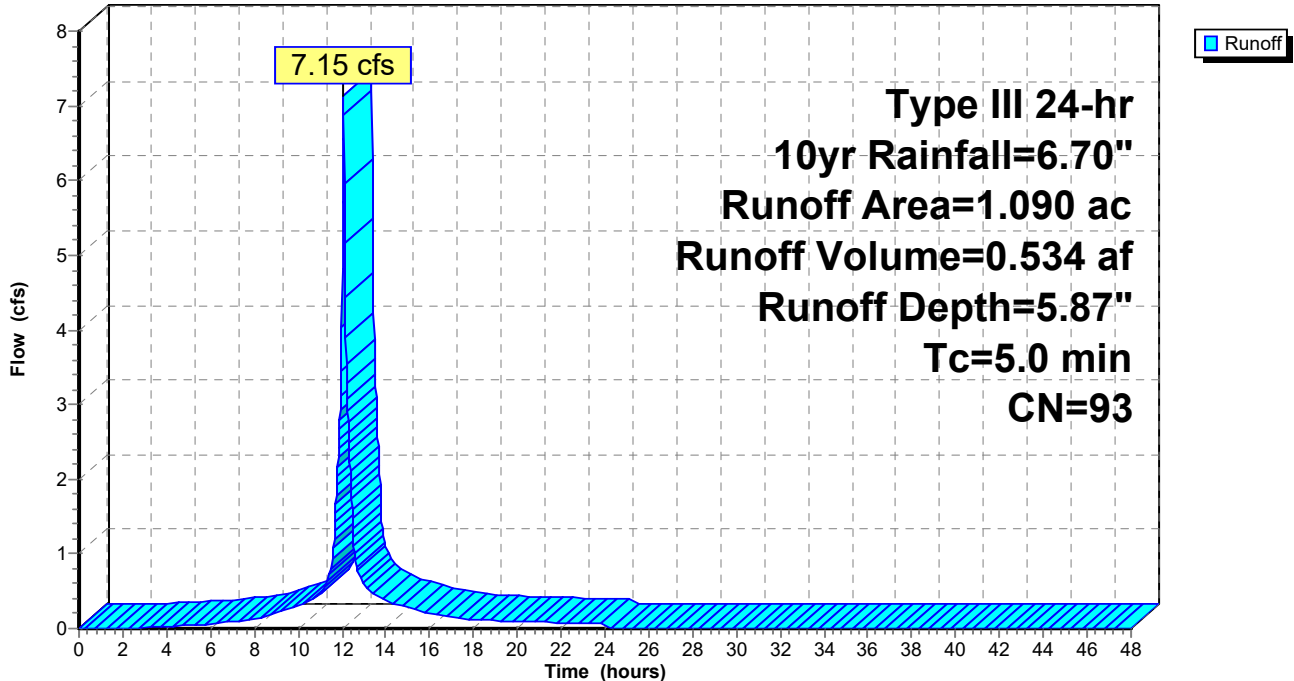
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.02 hrs  
 Type III 24-hr 10yr Rainfall=6.70"

Area (ac)	CN	Description
0.290	80	>75% Grass cover, Good, HSG D
0.800	98	Paved parking, HSG D
1.090	93	Weighted Average
0.290		26.61% Pervious Area
0.800		73.39% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

**Subcatchment 3-Post: Post By-pass**

Hydrograph



**Bolanos STM**

Type III 24-hr 10yr Rainfall=6.70"

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**Summary for Pond 2-Pond: Pond**

Inflow Area = 2.380 ac, 76.05% Impervious, Inflow Depth = 5.99" for 10yr event  
 Inflow = 15.75 cfs @ 12.07 hrs, Volume= 1.188 af  
 Outflow = 5.63 cfs @ 12.31 hrs, Volume= 1.187 af, Atten= 64%, Lag= 14.3 min  
 Primary = 5.63 cfs @ 12.31 hrs, Volume= 1.187 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.02 hrs  
 Peak Elev= 259.48' @ 12.31 hrs Surf.Area= 0.164 ac Storage= 0.320 af

Plug-Flow detention time= 39.4 min calculated for 1.187 af (100% of inflow)  
 Center-of-Mass det. time= 38.6 min ( 803.3 - 764.7 )

Volume	Invert	Avail.Storage	Storage Description
#1	255.00'	0.701 af	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc)
Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
255.00	0.001	0.000	0.000
256.00	0.041	0.021	0.021
257.00	0.062	0.052	0.073
258.00	0.086	0.074	0.146
259.00	0.123	0.105	0.251
260.00	0.210	0.166	0.418
261.00	0.356	0.283	0.701

Device	Routing	Invert	Outlet Devices
#1	Primary	255.20'	<b>15.0" Round Culvert</b> L= 25.0' RCP, groove end w/headwall, Ke= 0.200 Inlet / Outlet Invert= 255.20' / 255.10' S= 0.0040 ' S= 0.0040 ' Cc= 0.900 n= 0.013, Flow Area= 1.23 sf
#2	Device 1	255.20'	<b>6.0" Vert. Orifice/Grate</b> C= 0.600
#3	Device 1	258.00'	<b>12.0" Vert. Orifice/Grate</b> C= 0.600
#4	Device 1	260.10'	<b>48.0" x 48.0" Horiz. Orifice/Grate</b> C= 0.600 Limited to weir flow at low heads
#5	Primary	260.50'	<b>250.0' long x 5.0' breadth Broad-Crested Rectangular Weir</b> Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88

**Primary OutFlow** Max=5.63 cfs @ 12.31 hrs HW=259.48' (Free Discharge)

- 1=Culvert (Passes 5.63 cfs of 13.04 cfs potential flow)
- 2=Orifice/Grate (Orifice Controls 1.90 cfs @ 9.66 fps)
- 3=Orifice/Grate (Orifice Controls 3.74 cfs @ 4.76 fps)
- 4=Orifice/Grate ( Controls 0.00 cfs)
- 5=Broad-Crested Rectangular Weir ( Controls 0.00 cfs)

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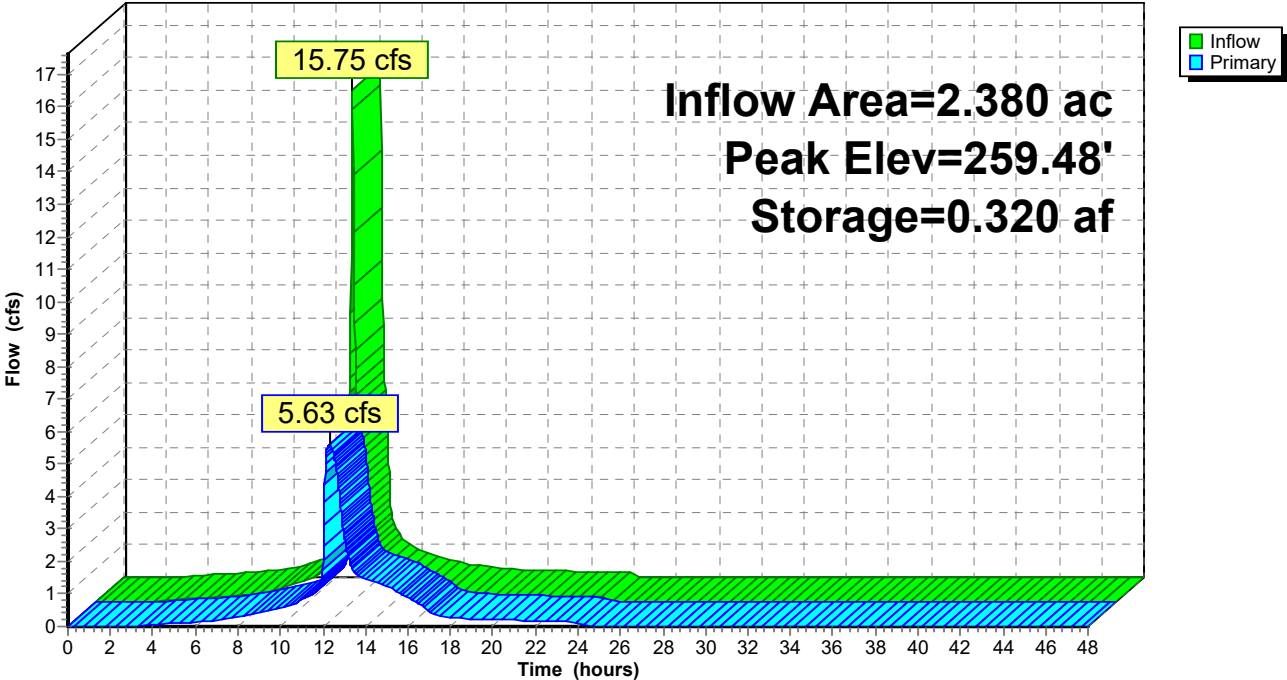
Type III 24-hr 10yr Rainfall=6.70"

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**Pond 2-Pond: Pond**

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Type III 24-hr 10yr Rainfall=6.70"

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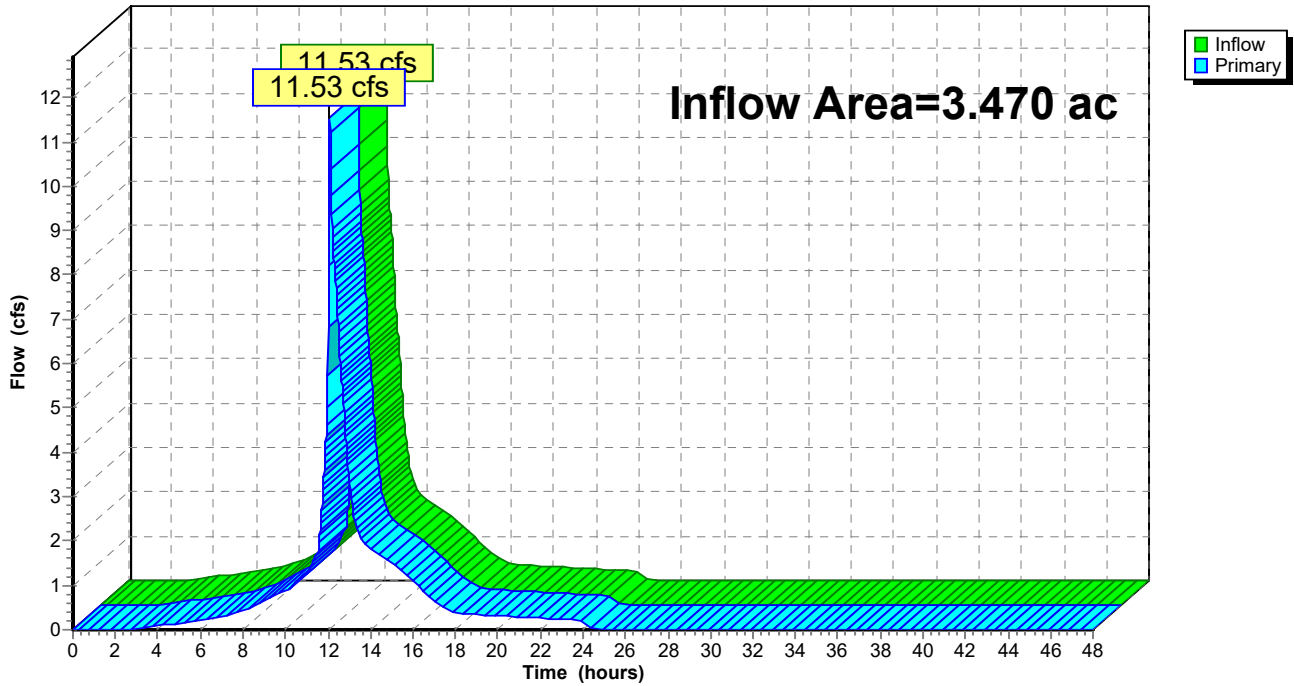
**Summary for Link 4L: Post Outfall**

Inflow Area = 3.470 ac, 75.22% Impervious, Inflow Depth = 5.95" for 10yr event  
Inflow = 11.53 cfs @ 12.09 hrs, Volume= 1.721 af  
Primary = 11.53 cfs @ 12.09 hrs, Volume= 1.721 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.02 hrs

**Link 4L: Post Outfall**

Hydrograph





**Bolanos STM**

Type III 24-hr 25yr Rainfall=7.70"

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Time span=0.00-48.00 hrs, dt=0.02 hrs, 2401 points  
 Runoff by SCS TR-20 method, UH=SCS, Weighted-CN  
 Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment 1-Pre: Pre Development** Runoff Area=3.470 ac 0.00% Impervious Runoff Depth=5.81"  
 Flow Length=635' Tc=26.8 min CN=84 Runoff=13.76 cfs 1.679 af

**Subcatchment 2-Post: Post-Basin to Pond** Runoff Area=2.380 ac 76.05% Impervious Runoff Depth=6.98"  
 Tc=5.0 min CN=94 Runoff=18.21 cfs 1.385 af

**Subcatchment 3-Post: Post By-pass** Runoff Area=1.090 ac 73.39% Impervious Runoff Depth=6.87"  
 Tc=5.0 min CN=93 Runoff=8.28 cfs 0.624 af

**Pond 2-Pond: Pond** Peak Elev=259.79' Storage=0.376 af Inflow=18.21 cfs 1.385 af  
 Outflow=6.27 cfs 1.384 af

**Link 4L: Post Outfall** Inflow=13.42 cfs 2.008 af  
 Primary=13.42 cfs 2.008 af

**Total Runoff Area = 6.940 ac Runoff Volume = 3.688 af Average Runoff Depth = 6.38"**  
**62.39% Pervious = 4.330 ac 37.61% Impervious = 2.610 ac**

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Type III 24-hr 25yr Rainfall=7.70"

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**Summary for Subcatchment 1-Pre: Pre Development**

Runoff = 13.76 cfs @ 12.36 hrs, Volume= 1.679 af, Depth= 5.81"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.02 hrs  
Type III 24-hr 25yr Rainfall=7.70"

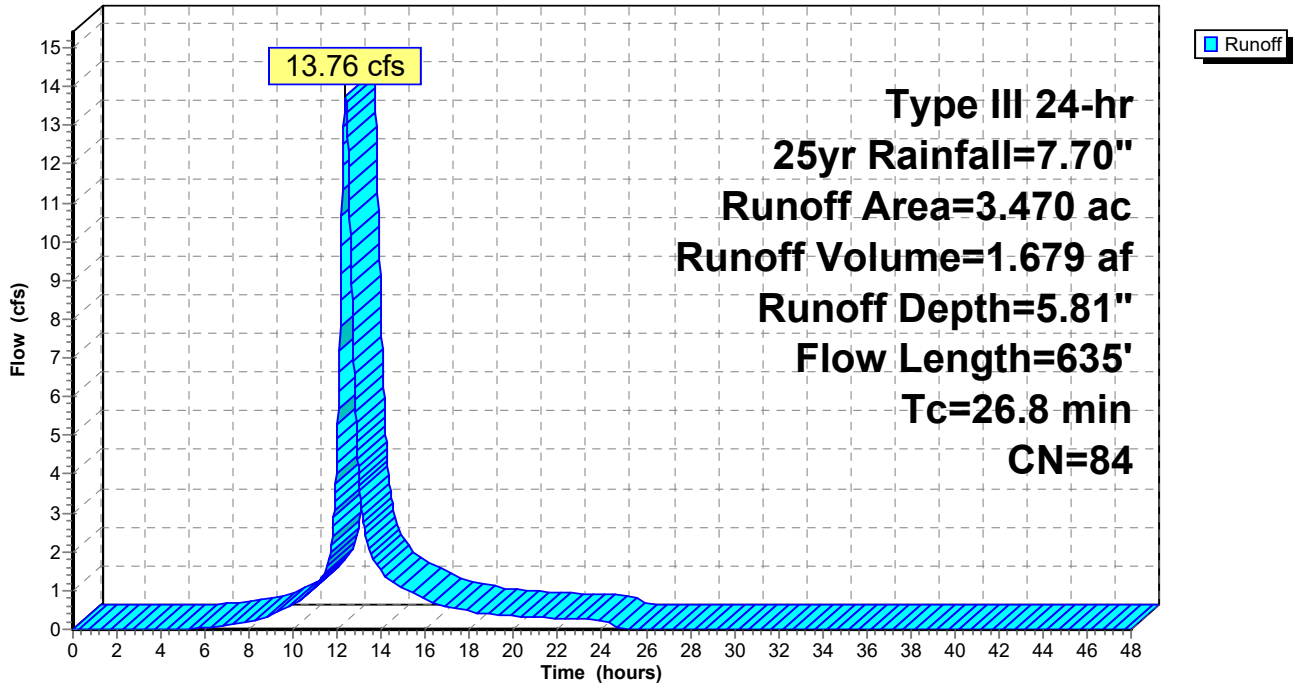
Area (ac)	CN	Description
3.470	84	Pasture/grassland/range, Fair, HSG D
3.470		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.6	65	0.0110	0.16		Sheet Flow, Range n= 0.130 P2= 4.50"
20.2	570	0.0045	0.47		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
26.8	635	Total			

**Subcatchment 1-Pre: Pre Development**

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Type III 24-hr 25yr Rainfall=7.70"

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**Summary for Subcatchment 2-Post: Post-Basin to Pond**

Runoff = 18.21 cfs @ 12.07 hrs, Volume= 1.385 af, Depth= 6.98"

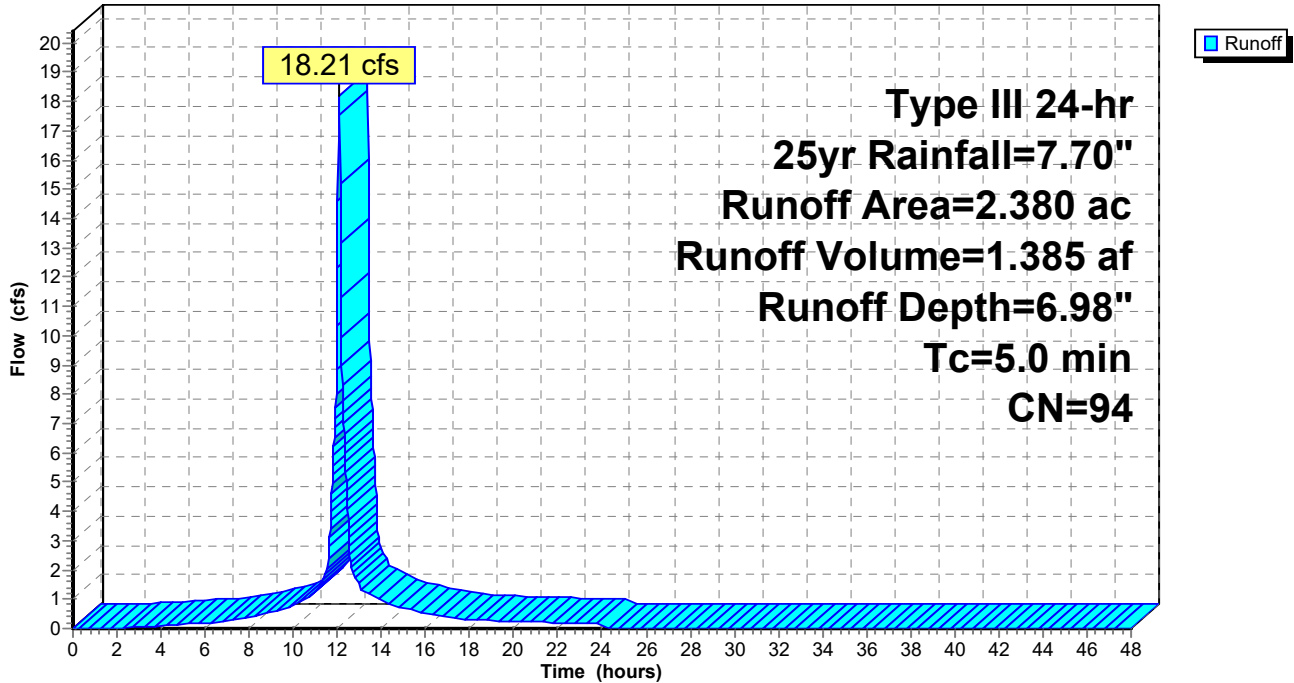
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.02 hrs  
 Type III 24-hr 25yr Rainfall=7.70"

Area (ac)	CN	Description
0.570	80	>75% Grass cover, Good, HSG D
1.810	98	Paved parking, HSG D
2.380	94	Weighted Average
0.570		23.95% Pervious Area
1.810		76.05% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

**Subcatchment 2-Post: Post-Basin to Pond**

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Type III 24-hr 25yr Rainfall=7.70"

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**Summary for Subcatchment 3-Post: Post By-pass**

Runoff = 8.28 cfs @ 12.07 hrs, Volume= 0.624 af, Depth= 6.87"

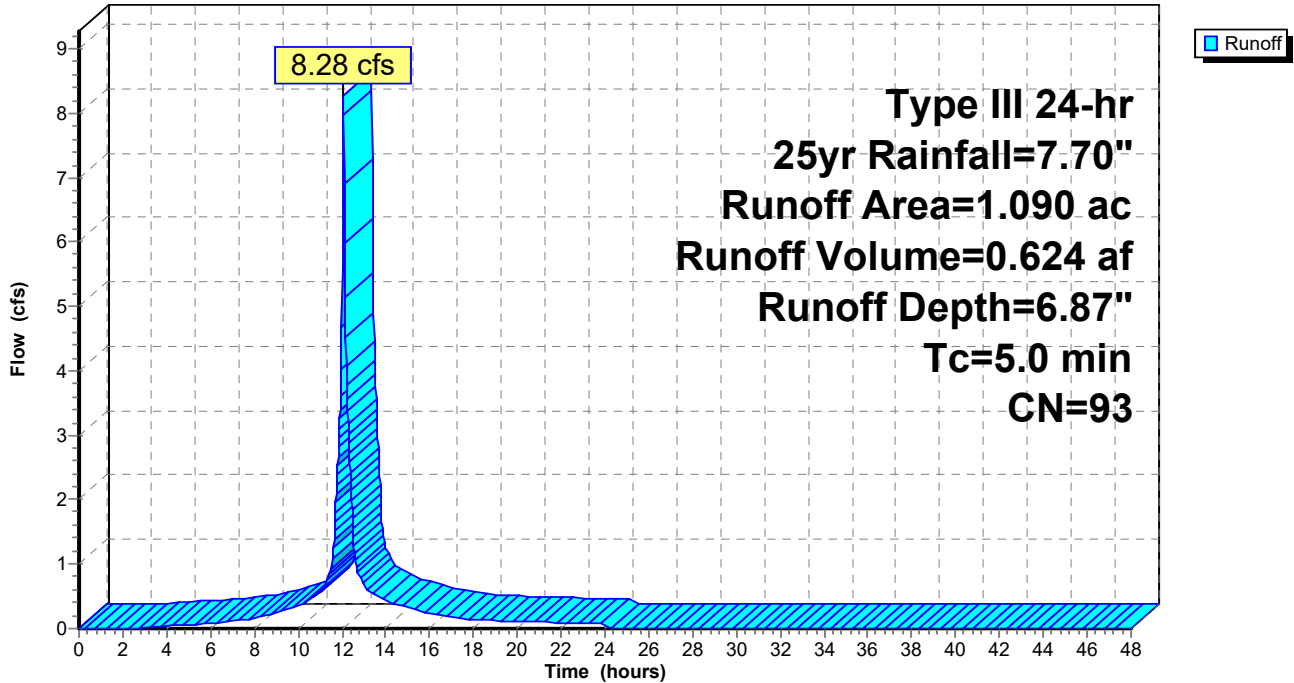
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.02 hrs  
Type III 24-hr 25yr Rainfall=7.70"

Area (ac)	CN	Description
0.290	80	>75% Grass cover, Good, HSG D
0.800	98	Paved parking, HSG D
1.090	93	Weighted Average
0.290		26.61% Pervious Area
0.800		73.39% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

**Subcatchment 3-Post: Post By-pass**

Hydrograph



**Bolanos STM**

Type III 24-hr 25yr Rainfall=7.70"

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**Summary for Pond 2-Pond: Pond**

Inflow Area = 2.380 ac, 76.05% Impervious, Inflow Depth = 6.98" for 25yr event  
 Inflow = 18.21 cfs @ 12.07 hrs, Volume= 1.385 af  
 Outflow = 6.27 cfs @ 12.32 hrs, Volume= 1.384 af, Atten= 66%, Lag= 15.1 min  
 Primary = 6.27 cfs @ 12.32 hrs, Volume= 1.384 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.02 hrs  
 Peak Elev= 259.79' @ 12.32 hrs Surf.Area= 0.192 ac Storage= 0.376 af

Plug-Flow detention time= 39.7 min calculated for 1.384 af (100% of inflow)  
 Center-of-Mass det. time= 39.2 min ( 800.5 - 761.3 )

Volume	Invert	Avail.Storage	Storage Description
#1	255.00'	0.701 af	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc)
Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
255.00	0.001	0.000	0.000
256.00	0.041	0.021	0.021
257.00	0.062	0.052	0.073
258.00	0.086	0.074	0.146
259.00	0.123	0.105	0.251
260.00	0.210	0.166	0.418
261.00	0.356	0.283	0.701

Device	Routing	Invert	Outlet Devices
#1	Primary	255.20'	<b>15.0" Round Culvert</b> L= 25.0' RCP, groove end w/headwall, Ke= 0.200 Inlet / Outlet Invert= 255.20' / 255.10' S= 0.0040 ' S= 0.0040 ' Cc= 0.900 n= 0.013, Flow Area= 1.23 sf
#2	Device 1	255.20'	<b>6.0" Vert. Orifice/Grate</b> C= 0.600
#3	Device 1	258.00'	<b>12.0" Vert. Orifice/Grate</b> C= 0.600
#4	Device 1	260.10'	<b>48.0" x 48.0" Horiz. Orifice/Grate</b> C= 0.600 Limited to weir flow at low heads
#5	Primary	260.50'	<b>250.0' long x 5.0' breadth Broad-Crested Rectangular Weir</b> Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88

**Primary OutFlow** Max=6.27 cfs @ 12.32 hrs HW=259.79' (Free Discharge)

- 1=Culvert (Passes 6.27 cfs of 13.68 cfs potential flow)
- 2=Orifice/Grate (Orifice Controls 1.97 cfs @ 10.03 fps)
- 3=Orifice/Grate (Orifice Controls 4.30 cfs @ 5.47 fps)
- 4=Orifice/Grate ( Controls 0.00 cfs)
- 5=Broad-Crested Rectangular Weir ( Controls 0.00 cfs)

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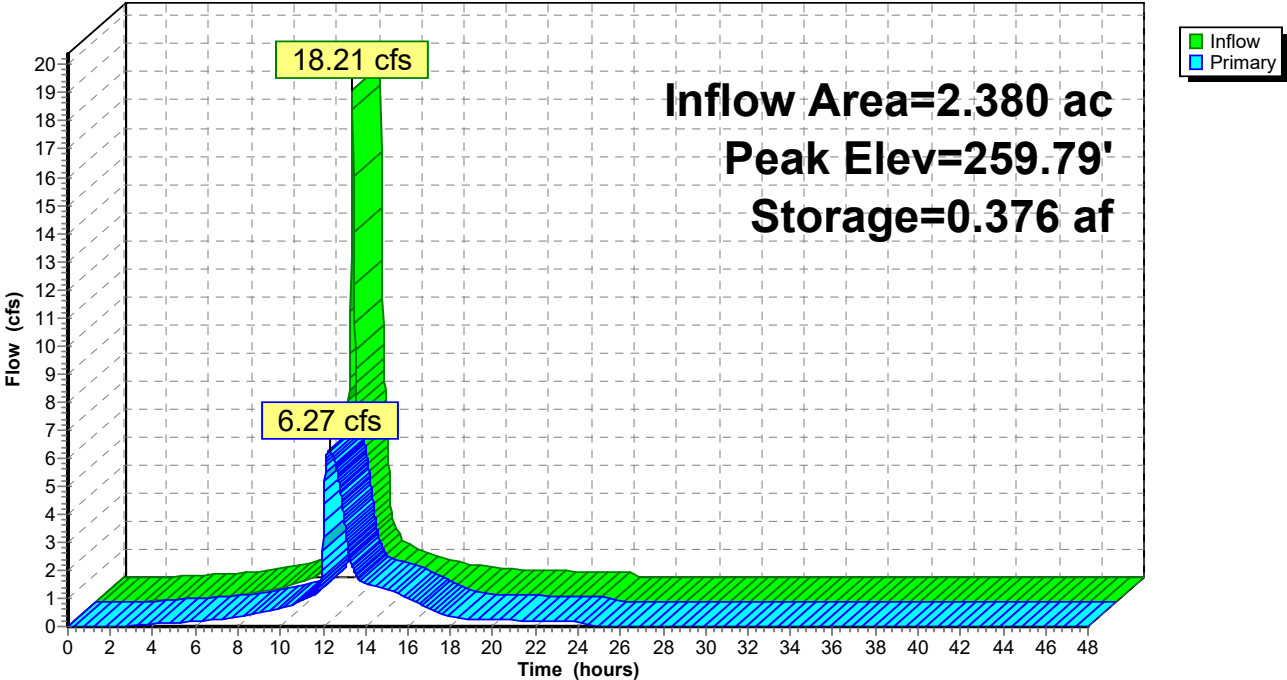
Type III 24-hr 25yr Rainfall=7.70"

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**Pond 2-Pond: Pond**

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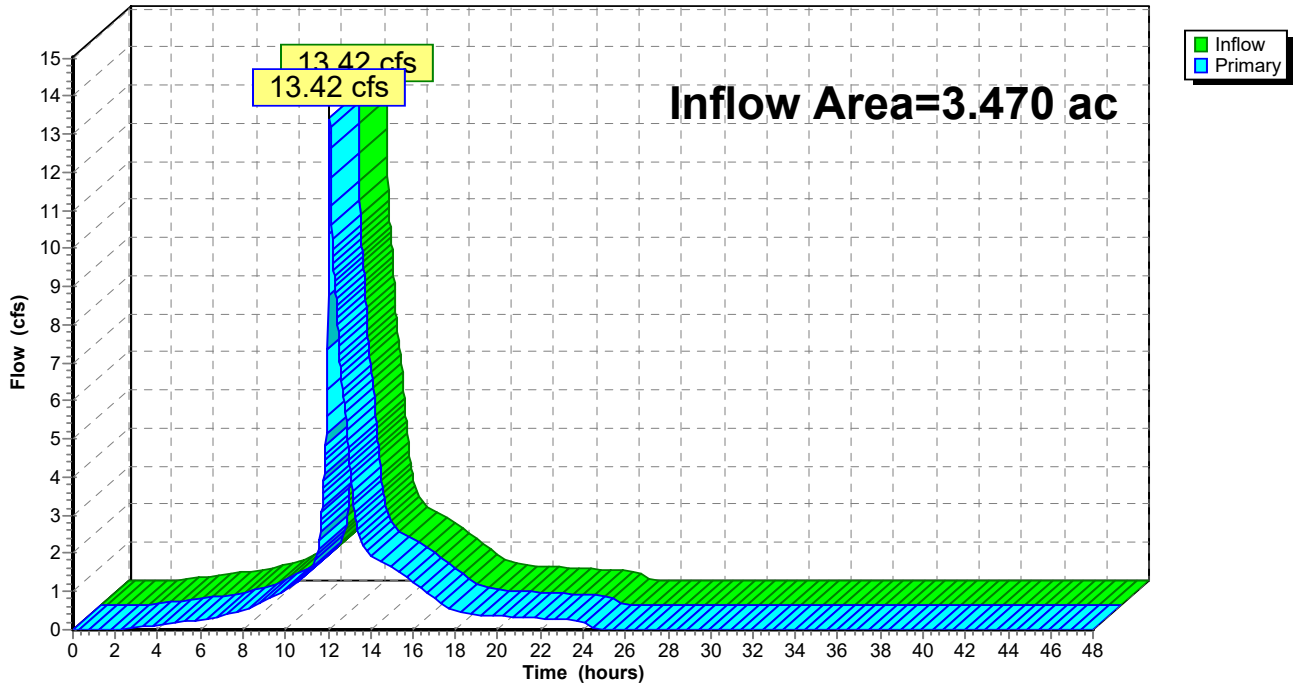
**Summary for Link 4L: Post Outfall**

Inflow Area = 3.470 ac, 75.22% Impervious, Inflow Depth = 6.94" for 25yr event  
Inflow = 13.42 cfs @ 12.08 hrs, Volume= 2.008 af  
Primary = 13.42 cfs @ 12.08 hrs, Volume= 2.008 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.02 hrs

**Link 4L: Post Outfall**

Hydrograph



**Bolanos STM**

Type III 24-hr 50yr Rainfall=8.60"

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Time span=0.00-48.00 hrs, dt=0.02 hrs, 2401 points  
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN  
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment 1-Pre: Pre Development** Runoff Area=3.470 ac 0.00% Impervious Runoff Depth=6.67"  
Flow Length=635' Tc=26.8 min CN=84 Runoff=15.71 cfs 1.930 af

**Subcatchment 2-Post: Post-Basin to Pond** Runoff Area=2.380 ac 76.05% Impervious Runoff Depth=7.88"  
Tc=5.0 min CN=94 Runoff=20.42 cfs 1.563 af

**Subcatchment 3-Post: Post By-pass** Runoff Area=1.090 ac 73.39% Impervious Runoff Depth=7.76"  
Tc=5.0 min CN=93 Runoff=9.30 cfs 0.705 af

**Pond 2-Pond: Pond** Peak Elev=260.05' Storage=0.428 af Inflow=20.42 cfs 1.563 af  
Outflow=6.74 cfs 1.562 af

**Link 4L: Post Outfall** Inflow=14.94 cfs 2.266 af  
Primary=14.94 cfs 2.266 af

**Total Runoff Area = 6.940 ac Runoff Volume = 4.197 af Average Runoff Depth = 7.26"**  
**62.39% Pervious = 4.330 ac 37.61% Impervious = 2.610 ac**



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Type III 24-hr 50yr Rainfall=8.60"

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**Summary for Subcatchment 1-Pre: Pre Development**

Runoff = 15.71 cfs @ 12.36 hrs, Volume= 1.930 af, Depth= 6.67"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.02 hrs  
Type III 24-hr 50yr Rainfall=8.60"

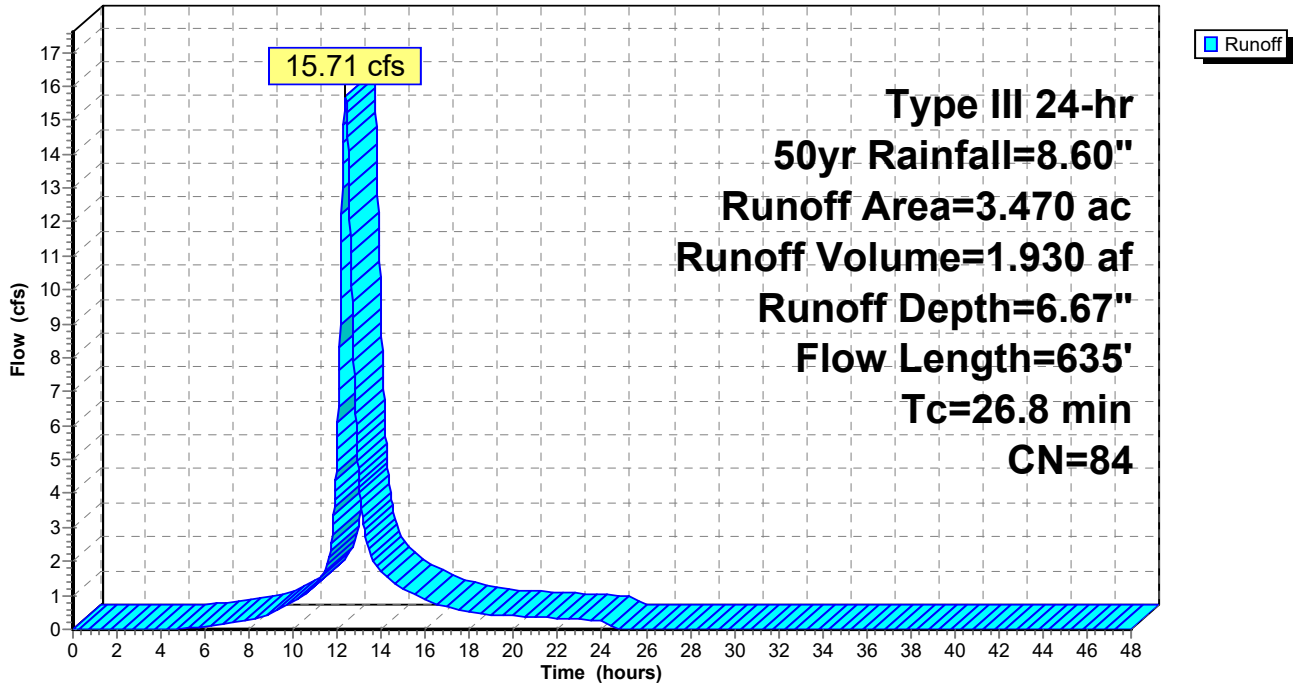
Area (ac)	CN	Description
3.470	84	Pasture/grassland/range, Fair, HSG D
3.470		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.6	65	0.0110	0.16		Sheet Flow, Range n= 0.130 P2= 4.50"
20.2	570	0.0045	0.47		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
26.8	635	Total			

**Subcatchment 1-Pre: Pre Development**

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Type III 24-hr 50yr Rainfall=8.60"

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**Summary for Subcatchment 2-Post: Post-Basin to Pond**

Runoff = 20.42 cfs @ 12.07 hrs, Volume= 1.563 af, Depth= 7.88"

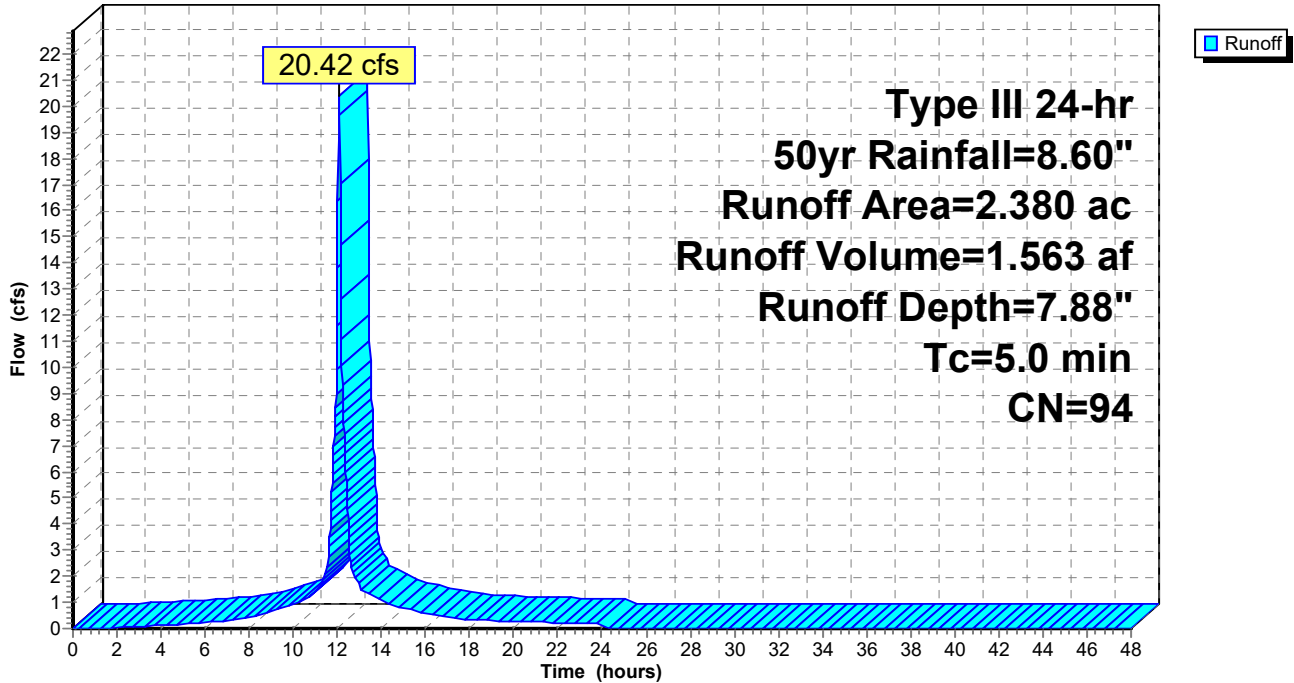
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.02 hrs  
Type III 24-hr 50yr Rainfall=8.60"

Area (ac)	CN	Description
0.570	80	>75% Grass cover, Good, HSG D
1.810	98	Paved parking, HSG D
2.380	94	Weighted Average
0.570		23.95% Pervious Area
1.810		76.05% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

**Subcatchment 2-Post: Post-Basin to Pond**

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Type III 24-hr 50yr Rainfall=8.60"

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**Summary for Subcatchment 3-Post: Post By-pass**

Runoff = 9.30 cfs @ 12.07 hrs, Volume= 0.705 af, Depth= 7.76"

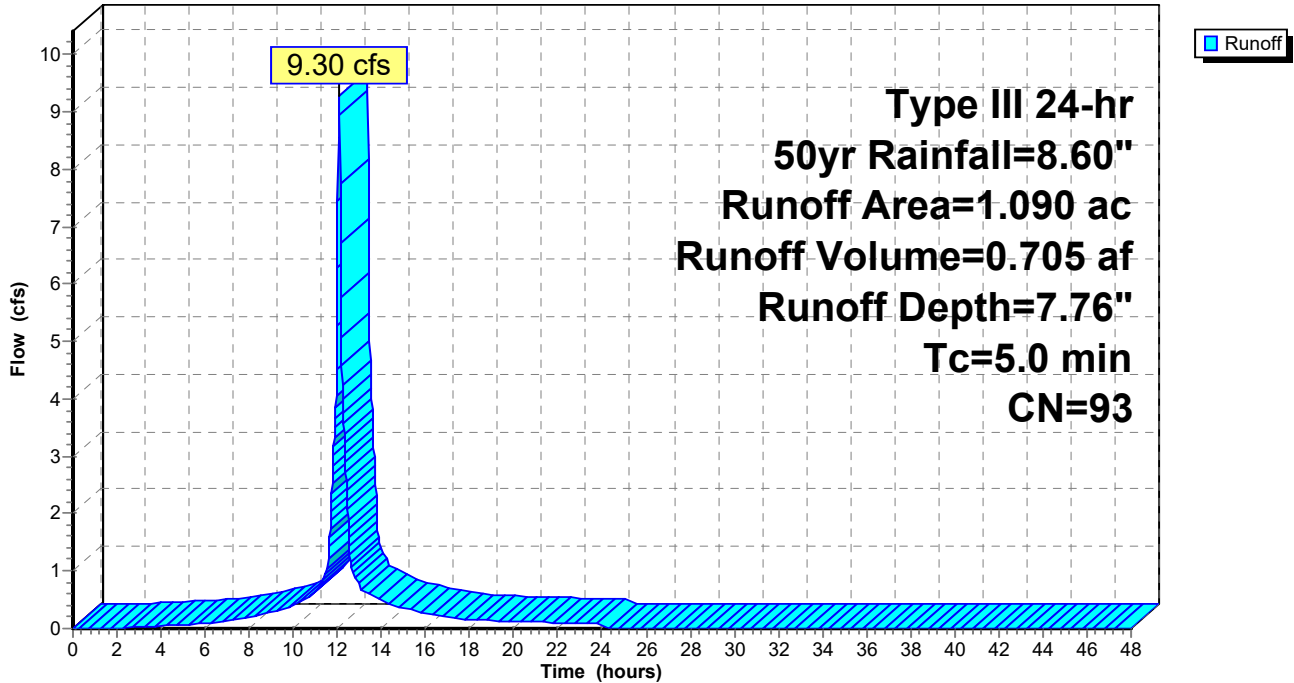
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.02 hrs  
 Type III 24-hr 50yr Rainfall=8.60"

Area (ac)	CN	Description
0.290	80	>75% Grass cover, Good, HSG D
0.800	98	Paved parking, HSG D
1.090	93	Weighted Average
0.290		26.61% Pervious Area
0.800		73.39% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

**Subcatchment 3-Post: Post By-pass**

Hydrograph



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Type III 24-hr 50yr Rainfall=8.60"

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**Summary for Pond 2-Pond: Pond**

Inflow Area = 2.380 ac, 76.05% Impervious, Inflow Depth = 7.88" for 50yr event  
 Inflow = 20.42 cfs @ 12.07 hrs, Volume= 1.563 af  
 Outflow = 6.74 cfs @ 12.34 hrs, Volume= 1.562 af, Atten= 67%, Lag= 16.0 min  
 Primary = 6.74 cfs @ 12.34 hrs, Volume= 1.562 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.02 hrs  
 Peak Elev= 260.05' @ 12.34 hrs Surf.Area= 0.217 ac Storage= 0.428 af

Plug-Flow detention time= 40.7 min calculated for 1.562 af (100% of inflow)  
 Center-of-Mass det. time= 40.0 min ( 798.8 - 758.8 )

Volume	Invert	Avail.Storage	Storage Description
#1	255.00'	0.701 af	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc)
Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
255.00	0.001	0.000	0.000
256.00	0.041	0.021	0.021
257.00	0.062	0.052	0.073
258.00	0.086	0.074	0.146
259.00	0.123	0.105	0.251
260.00	0.210	0.166	0.418
261.00	0.356	0.283	0.701

Device	Routing	Invert	Outlet Devices
#1	Primary	255.20'	<b>15.0" Round Culvert</b> L= 25.0' RCP, groove end w/headwall, Ke= 0.200 Inlet / Outlet Invert= 255.20' / 255.10' S= 0.0040 '/' Cc= 0.900 n= 0.013, Flow Area= 1.23 sf
#2	Device 1	255.20'	<b>6.0" Vert. Orifice/Grate</b> C= 0.600
#3	Device 1	258.00'	<b>12.0" Vert. Orifice/Grate</b> C= 0.600
#4	Device 1	260.10'	<b>48.0" x 48.0" Horiz. Orifice/Grate</b> C= 0.600 Limited to weir flow at low heads
#5	Primary	260.50'	<b>250.0' long x 5.0' breadth Broad-Crested Rectangular Weir</b> Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88

**Primary OutFlow** Max=6.74 cfs @ 12.34 hrs HW=260.05' (Free Discharge)

- 1=Culvert (Passes 6.74 cfs of 14.19 cfs potential flow)
- 2=Orifice/Grate (Orifice Controls 2.03 cfs @ 10.33 fps)
- 3=Orifice/Grate (Orifice Controls 4.71 cfs @ 6.00 fps)
- 4=Orifice/Grate ( Controls 0.00 cfs)
- 5=Broad-Crested Rectangular Weir ( Controls 0.00 cfs)

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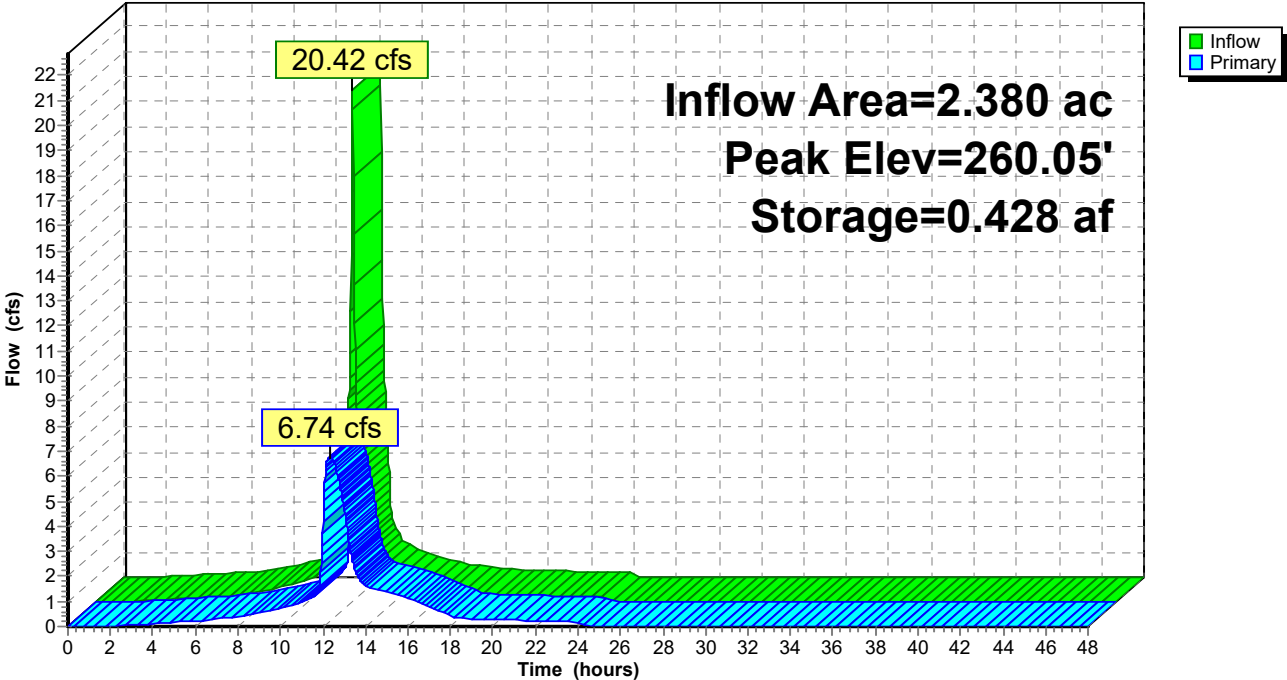
Type III 24-hr 50yr Rainfall=8.60"

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**Pond 2-Pond: Pond**

Hydrograph



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Type III 24-hr 50yr Rainfall=8.60"

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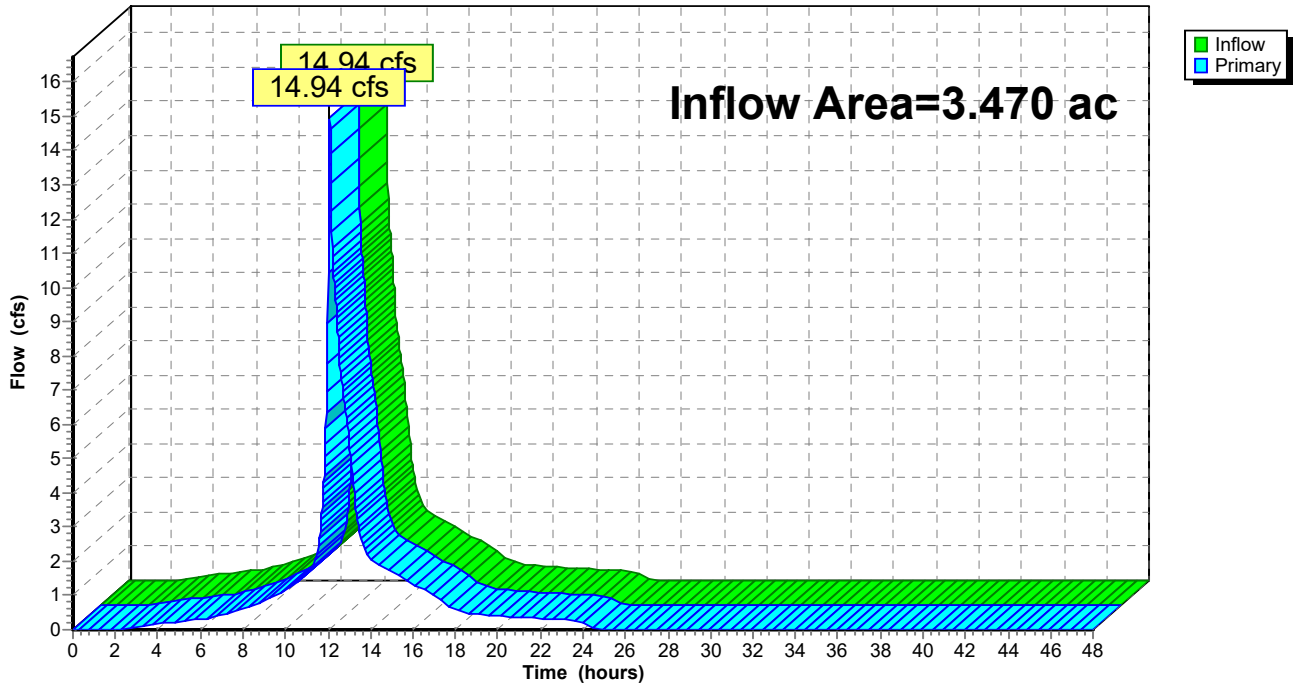
**Summary for Link 4L: Post Outfall**

Inflow Area = 3.470 ac, 75.22% Impervious, Inflow Depth = 7.84" for 50yr event  
Inflow = 14.94 cfs @ 12.08 hrs, Volume= 2.266 af  
Primary = 14.94 cfs @ 12.08 hrs, Volume= 2.266 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.02 hrs

**Link 4L: Post Outfall**

Hydrograph



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Type III 24-hr 100yr Rainfall=9.40"

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Time span=0.00-48.00 hrs, dt=0.02 hrs, 2401 points  
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN  
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment 1-Pre: Pre Development** Runoff Area=3.470 ac 0.00% Impervious Runoff Depth=7.45"  
Flow Length=635' Tc=26.8 min CN=84 Runoff=17.44 cfs 2.153 af

**Subcatchment 2-Post: Post-Basin to Pond** Runoff Area=2.380 ac 76.05% Impervious Runoff Depth=8.68"  
Tc=5.0 min CN=94 Runoff=22.38 cfs 1.721 af

**Subcatchment 3-Post: Post By-pass** Runoff Area=1.090 ac 73.39% Impervious Runoff Depth=8.55"  
Tc=5.0 min CN=93 Runoff=10.20 cfs 0.777 af

**Pond 2-Pond: Pond** Peak Elev=260.20' Storage=0.462 af Inflow=22.38 cfs 1.721 af  
Outflow=8.66 cfs 1.720 af

**Link 4L: Post Outfall** Inflow=16.22 cfs 2.497 af  
Primary=16.22 cfs 2.497 af

**Total Runoff Area = 6.940 ac Runoff Volume = 4.651 af Average Runoff Depth = 8.04"**  
**62.39% Pervious = 4.330 ac 37.61% Impervious = 2.610 ac**

**Bolanos STM**

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Type III 24-hr 100yr Rainfall=9.40"

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**Summary for Subcatchment 1-Pre: Pre Development**

Runoff = 17.44 cfs @ 12.36 hrs, Volume= 2.153 af, Depth= 7.45"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.02 hrs  
Type III 24-hr 100yr Rainfall=9.40"

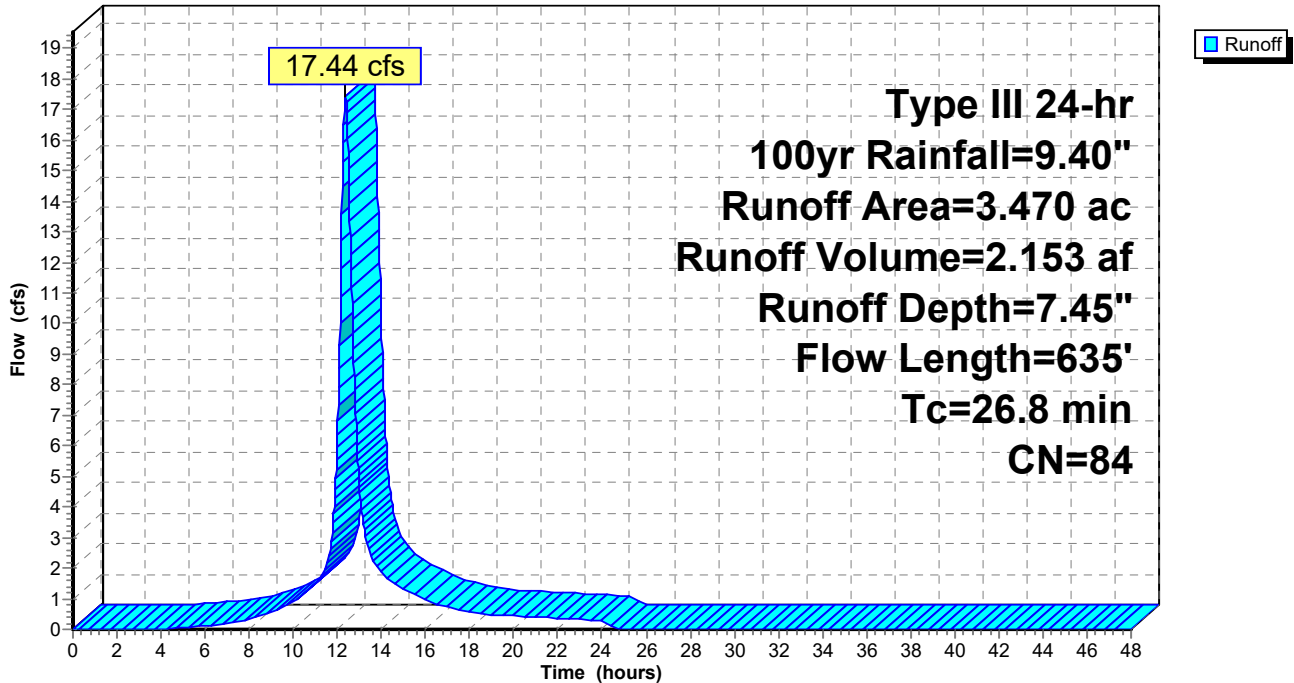
Area (ac)	CN	Description
3.470	84	Pasture/grassland/range, Fair, HSG D
3.470		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.6	65	0.0110	0.16		Sheet Flow, Range n= 0.130 P2= 4.50"
20.2	570	0.0045	0.47		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
26.8	635	Total			

**Subcatchment 1-Pre: Pre Development**

Hydrograph





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**Summary for Subcatchment 2-Post: Post-Basin to Pond**

Runoff = 22.38 cfs @ 12.07 hrs, Volume= 1.721 af, Depth= 8.68"

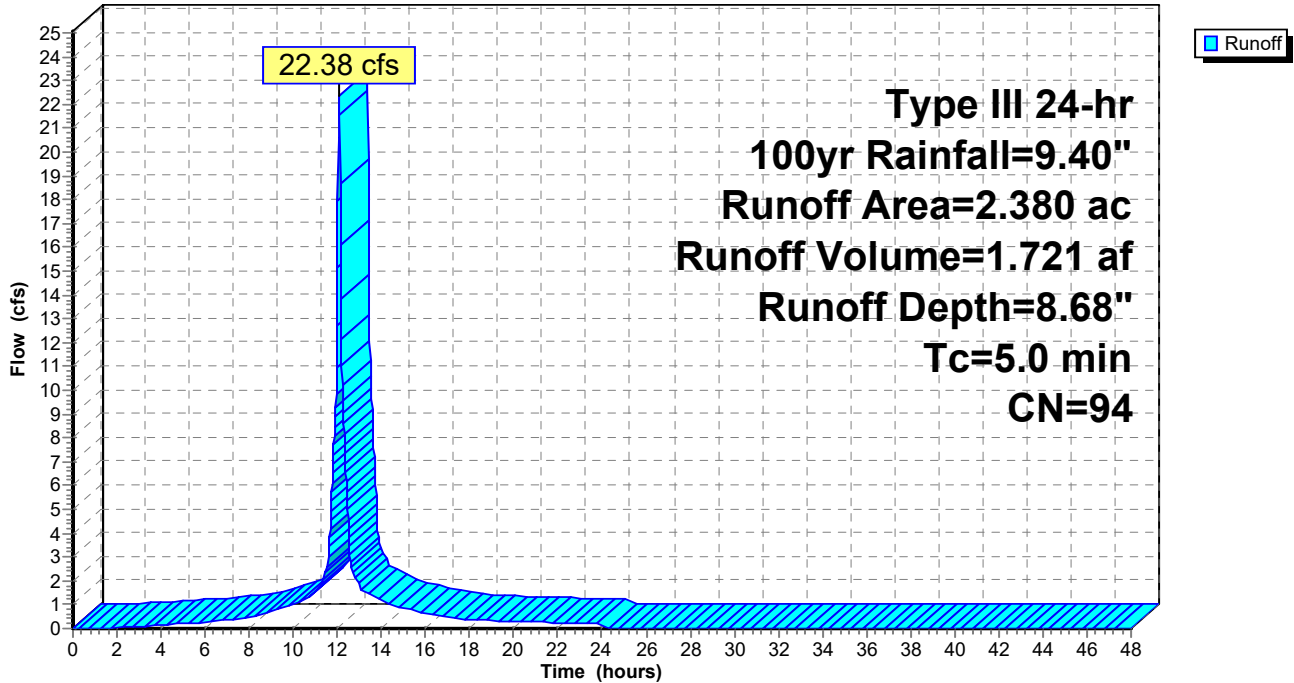
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.02 hrs  
Type III 24-hr 100yr Rainfall=9.40"

Area (ac)	CN	Description
0.570	80	>75% Grass cover, Good, HSG D
1.810	98	Paved parking, HSG D
2.380	94	Weighted Average
0.570		23.95% Pervious Area
1.810		76.05% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

**Subcatchment 2-Post: Post-Basin to Pond**

Hydrograph



**Bolanos STM**

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Type III 24-hr 100yr Rainfall=9.40"

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**Summary for Subcatchment 3-Post: Post By-pass**

Runoff = 10.20 cfs @ 12.07 hrs, Volume= 0.777 af, Depth= 8.55"

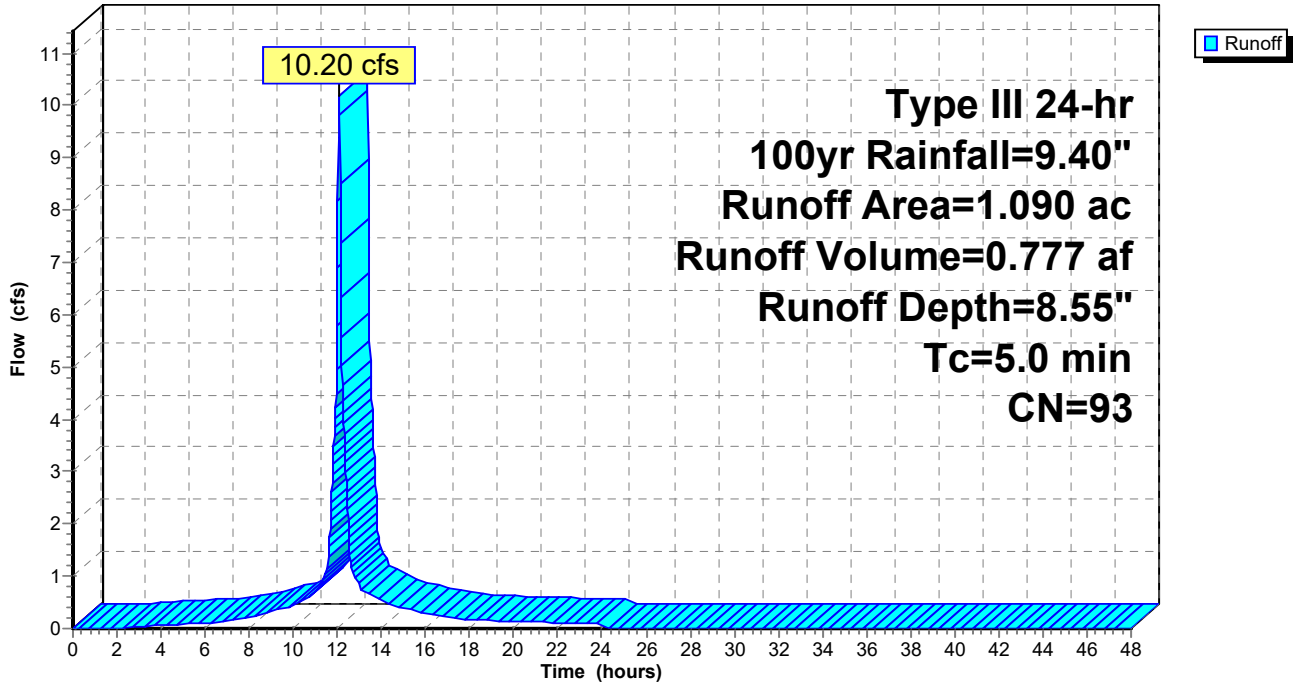
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.02 hrs  
Type III 24-hr 100yr Rainfall=9.40"

Area (ac)	CN	Description
0.290	80	>75% Grass cover, Good, HSG D
0.800	98	Paved parking, HSG D
1.090	93	Weighted Average
0.290		26.61% Pervious Area
0.800		73.39% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

**Subcatchment 3-Post: Post By-pass**

Hydrograph



**Bolanos STM**

Type III 24-hr 100yr Rainfall=9.40"

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**Summary for Pond 2-Pond: Pond**

Inflow Area = 2.380 ac, 76.05% Impervious, Inflow Depth = 8.68" for 100yr event  
 Inflow = 22.38 cfs @ 12.07 hrs, Volume= 1.721 af  
 Outflow = 8.66 cfs @ 12.28 hrs, Volume= 1.720 af, Atten= 61%, Lag= 12.4 min  
 Primary = 8.66 cfs @ 12.28 hrs, Volume= 1.720 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.02 hrs  
 Peak Elev= 260.20' @ 12.28 hrs Surf.Area= 0.239 ac Storage= 0.462 af

Plug-Flow detention time= 40.4 min calculated for 1.719 af (100% of inflow)  
 Center-of-Mass det. time= 40.0 min ( 796.8 - 756.8 )

Volume	Invert	Avail.Storage	Storage Description
#1	255.00'	0.701 af	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc)
Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
255.00	0.001	0.000	0.000
256.00	0.041	0.021	0.021
257.00	0.062	0.052	0.073
258.00	0.086	0.074	0.146
259.00	0.123	0.105	0.251
260.00	0.210	0.166	0.418
261.00	0.356	0.283	0.701

Device	Routing	Invert	Outlet Devices
#1	Primary	255.20'	<b>15.0" Round Culvert</b> L= 25.0' RCP, groove end w/headwall, Ke= 0.200 Inlet / Outlet Invert= 255.20' / 255.10' S= 0.0040 ' S Cc= 0.900 n= 0.013, Flow Area= 1.23 sf
#2	Device 1	255.20'	<b>6.0" Vert. Orifice/Grate</b> C= 0.600
#3	Device 1	258.00'	<b>12.0" Vert. Orifice/Grate</b> C= 0.600
#4	Device 1	260.10'	<b>48.0" x 48.0" Horiz. Orifice/Grate</b> C= 0.600 Limited to weir flow at low heads
#5	Primary	260.50'	<b>250.0' long x 5.0' breadth Broad-Crested Rectangular Weir</b> Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88

**Primary OutFlow** Max=8.60 cfs @ 12.28 hrs HW=260.20' (Free Discharge)

- 1=Culvert (Passes 8.60 cfs of 14.47 cfs potential flow)
- 2=Orifice/Grate (Orifice Controls 2.06 cfs @ 10.49 fps)
- 3=Orifice/Grate (Orifice Controls 4.93 cfs @ 6.27 fps)
- 4=Orifice/Grate (Weir Controls 1.61 cfs @ 1.02 fps)
- 5=Broad-Crested Rectangular Weir ( Controls 0.00 cfs)

**Bolanos STM**

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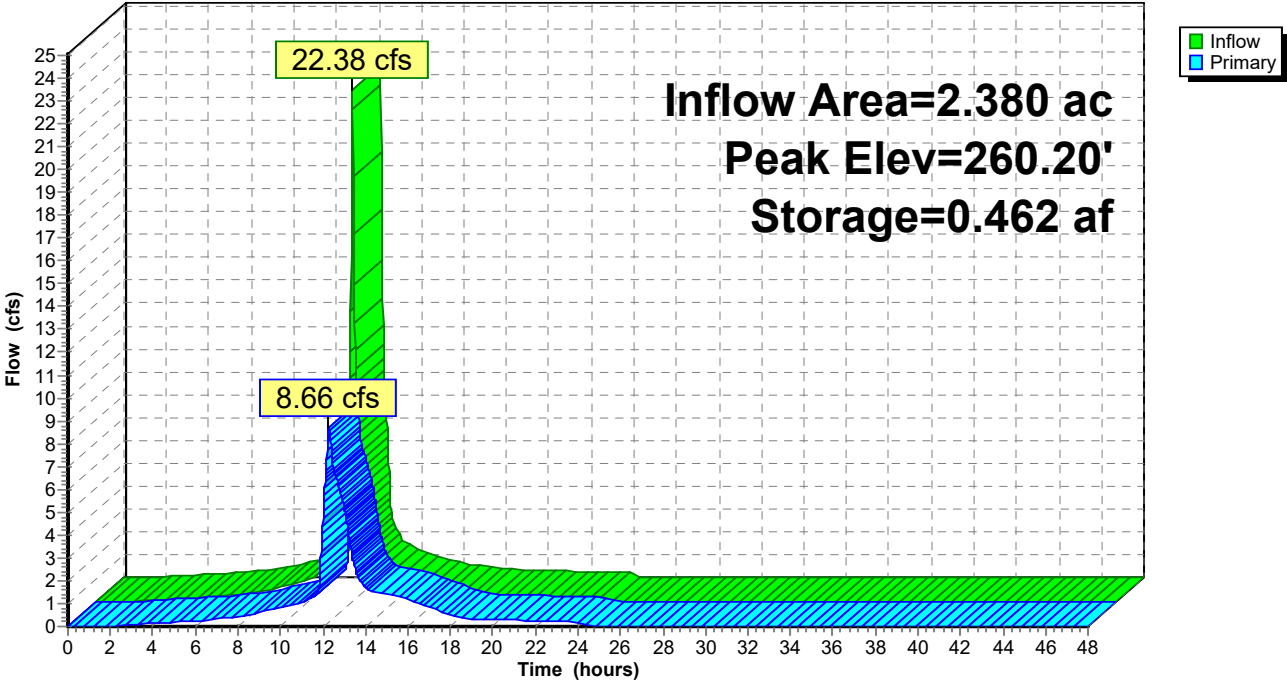
Type III 24-hr 100yr Rainfall=9.40"

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**Pond 2-Pond: Pond**

Hydrograph



**Bolanos STM**

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Type III 24-hr 100yr Rainfall=9.40"

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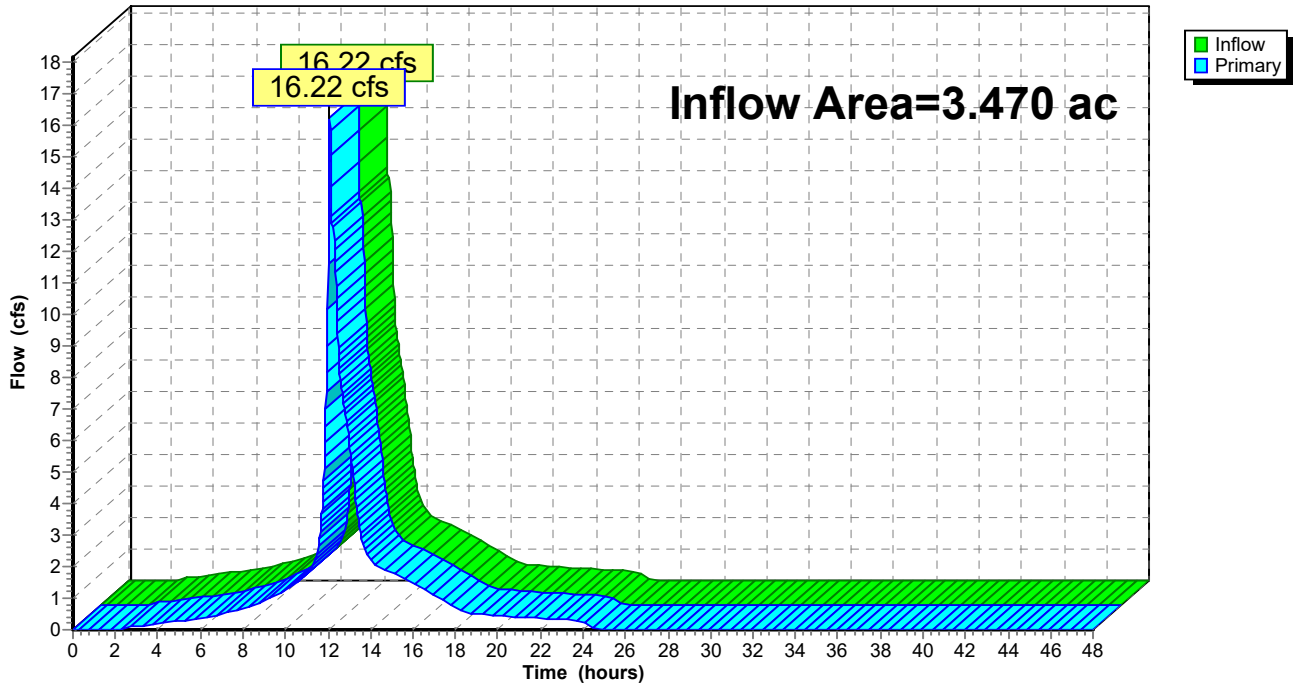
**Summary for Link 4L: Post Outfall**

Inflow Area = 3.470 ac, 75.22% Impervious, Inflow Depth = 8.63" for 100yr event  
Inflow = 16.22 cfs @ 12.08 hrs, Volume= 2.497 af  
Primary = 16.22 cfs @ 12.08 hrs, Volume= 2.497 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.02 hrs

**Link 4L: Post Outfall**

Hydrograph



202324

### City of Gluckstadt

### Application for Conditional Use

Subject Property Address: 608 Church Rd.

Parcel #: \_\_\_\_\_

Owner: Puckett Machinery

Applicant: Hastings Puckett

Address: PO Box 321033  
Flowood, MS 39232

Address: \_\_\_\_\_

Phone #: \_\_\_\_\_

Phone #: 601 594-6975

E-Mail: \_\_\_\_\_

E-Mail: Hastings.Puckett@PuckettMachinery.com

Current Zoning District: \_\_\_\_\_

Acreage of Property (If applicable): 1

Use sought of Property: Build a warehouse building

#### Requirements of Applicant:

1. Letter demonstrating how the proposed use will comply with or otherwise satisfy the requirements for granting a Conditional Use pursuant to Section 804.01 of the Zoning Ordinance.
2. Copy of written legal description.
3. Additional items may be requested depending on the nature and status of the proposed development or property.
4. \$ 250.00 fee required for processing
5. Site Plan as required in Section 807-810

#### Requirements for Granting Conditional Use: (Section 805.01, Zoning Ordinance)

A Conditional Use shall not be granted unless satisfactory provisions and arrangements have been made concerning all the following:

- (a). Ingress and egress to property and proposed structures
- (b). Off-Street parking and loading areas
- (c). Refuse and service areas
- (d). Utilities, with reference locations, availability, and compatibility.
- (e). Screening and buffering with reference to type, dimensions, and character.
- (f). Required yards and other open spaces.
- (g). General compatibility with adjacent properties and other properties in the district.
- (h). Any other provisions deemed applicable by the Mayor and Board of Aldermen.

Applicant shall be present at the Planning and Zoning Commission meeting and Mayor and Board of Alderman meeting. Documents shall be submitted thirty (30) days prior to the Planning and Zoning Commission meeting.

## **Puckett Rents Gluckstadt Expansion and Conditional Use Permit Request**

### **Project Summary:**

Puckett Rents in Gluckstadt at 608 Church Rd was originally constructed and opened in 2005 on three acres of property purchased by its parent company, Puckett Machinery. Since 2005, Puckett Rents in Gluckstadt has seen its business grow consistent with the growth in Gluckstadt and Madison County. In 2018 an expansion to the business was done which included adding on additional warehouse space attached to the building, adding additional service bays to the shop, and expanding / developing the yard to the south by one acre to a total of four acres – four acres were originally purchased, but the original construction of the facility and yard only utilized three acres.

Fast forward five years and we've been fortunate to see our business continue to grow and find ourselves needing to do another expansion. The proposed expansion includes purchasing an additional one acre of land adjacent to our southern property line which will extend our property approximately 125' to the south. This additional property would enable us to expand our yard to allow for better/safer traffic flow and to increase the amount of equipment storage space. There would be a seamless transition from our current yard to the new space as the yard material (crushed limestone) and usage equipment storage and truck traffic would be the same as the existing yard. The existing southern property line fence would be relocated to the new south property line and the east and west property line fences would be extended approximately 125' along the new property line.

As part of this expansion, we will be converting warehouse space adjacent to our showroom into an expanded showroom and incorporating multiple offices and a conference room. We will also add approximately 3,700 sf of service bays to our shop. This addition will be relatively seamless to the existing shop and will share the same roof line, building materials, color, etc.

Finally, with the acre of yard space, we intend to build an approximate 6,000 sf warehouse building to increase our in-stock inventory of contractor supplies available for sale. This warehouse building's appearance is designed to be consistent with the main building on the property. Building this warehouse building requires a conditional use permit. All items required by the City of Gluckstadt are included in this packet.

Regarding the granting of a conditional use permit:

- (a) Currently there are two separate gates on the east property line providing ingress / egress from our property to the side street. We propose permanently closing one of these and adding a new one further to the south. This would be done in order to operate more efficiently and safely as our yard has expanded to the south.
- (b) There will be no parking or loading required on the street
- (c) There will be no impact to refuse and service

- (d) There will be electricity and potentially gas extended to the warehouse building. The site already has both.
- (e) The site is located in an industrial area/park and there are currently no screenings or bufferings in place at our existing facility or any of our neighboring facilities.
- (f) N/A
- (g) The business is located in a an industrial area with warehouses and loading docks existing across the street.

Sincerely,

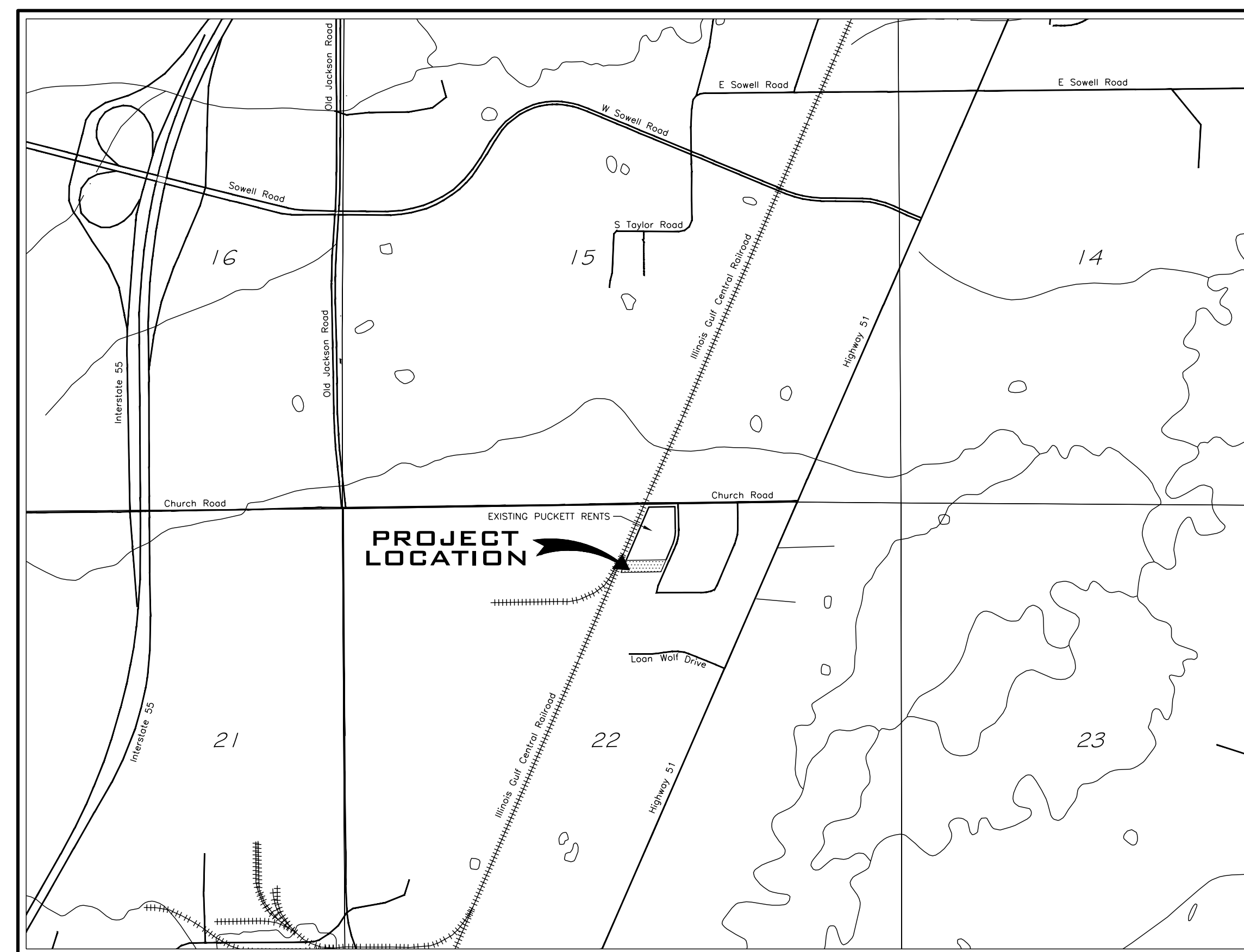
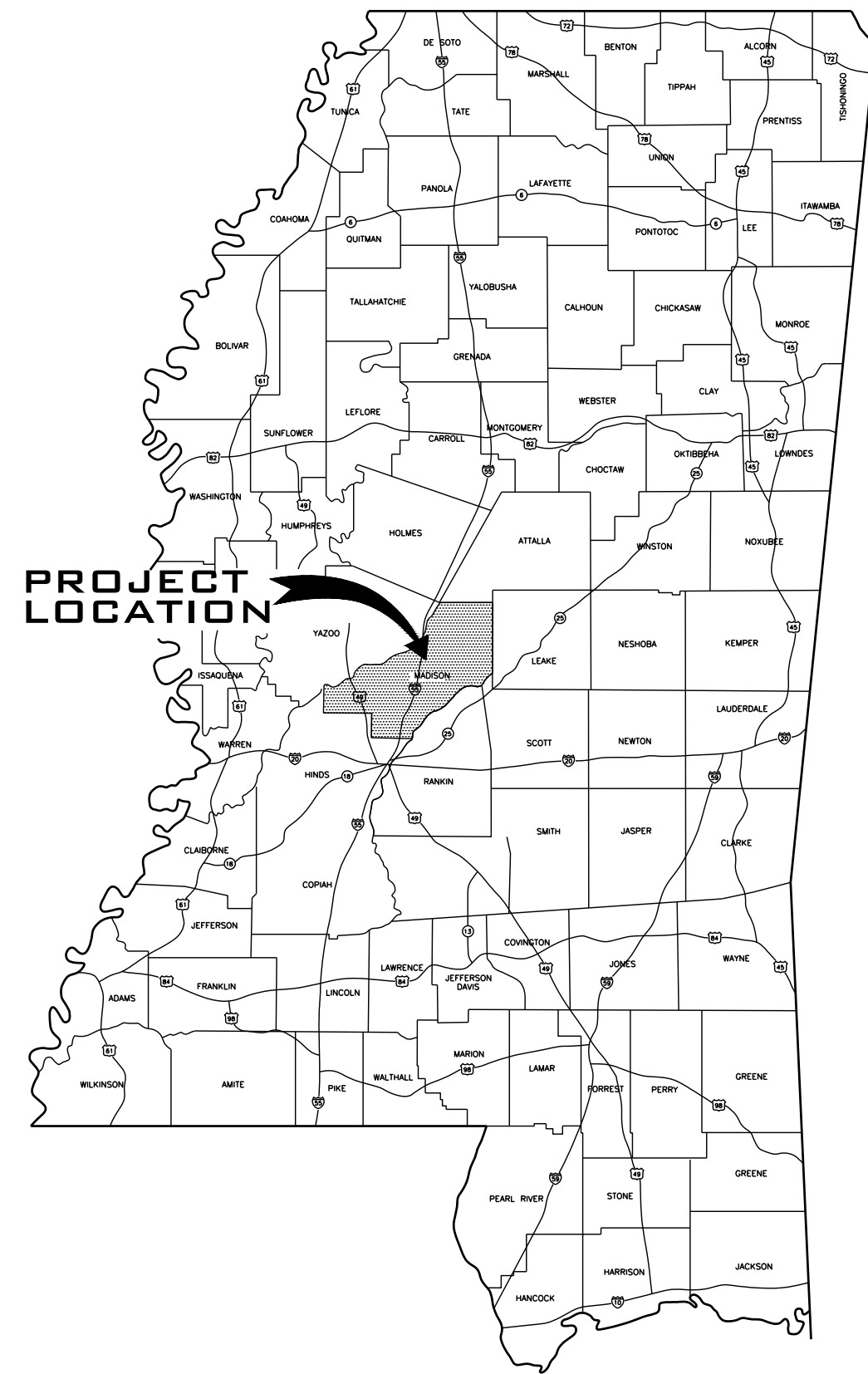
Hastings Puckett  
President, Puckett Machinery



# PRELIMINARY CONSTRUCTION DRAWINGS FOR PUCKETT RENTS EXPANSION

## NE 1/4 OF SECTION 22, T8N-R2E GLUCKSTADT, MISSISSIPPI

A DEVELOPMENT  
OF  
PUCKETT MACHINERY COMPANY  
100 CATERPILLAR DRIVE  
FLOWOOD, MS 39232

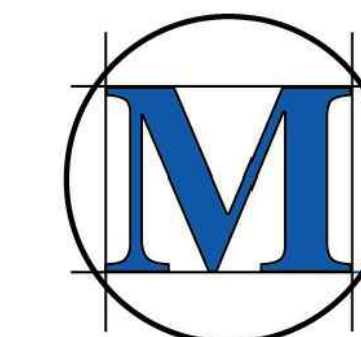


DRAWING INDEX	
TITLE	SHEET NO.
COVER SHEET	1
GENERAL NOTES	2
SITE PLAN	3
GRADING AND DRAINAGE	4
DETAILS	5
ARCHITECTURAL DRAWINGS	6-8

NOT FOR  
CONSTRUCTION

VICINITY MAP  
SCALE: 1" = 1000'

**CAUTION**  
The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.



**M'MASTER & ASSOCIATES, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS

212 WATERFORD SQUARE  
SUITE 300  
MADISON, MS 39110  
601.605.1090

DEMOLITION NOTES

1. DEMOLITION AND REMOVAL OPERATIONS SHALL COMMENCE ONLY AFTER ALL EROSION AND SEDIMENTATION CONTROL MEASURES ARE IN PLACE AND FUNCTIONAL.
2. PROVIDE NEAT AND STRAIGHT SAWCUTS OF EXISTING PAVEMENT ALONG ALL LIMITS OF PAVEMENT DEMOLITION.
3. ALL DEMOLISHED MATERIALS BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED. DISPOSE OF OFF THE OWNER'S PROPERTY IN A LEGAL MANNER.
4. ALL PAVEMENT, BASE COURSE, SIDEWALKS, CURBS, BUILDINGS, FOUNDATIONS, ETC., IN THE AREA TO BE REMOVED SHALL BE REMOVED TO FULL DEPTH. EXISTING BASE COURSE MATERIALS MAY BE WORKED INTO THE NEW PAVEMENT OR BUILDING SUBGRADE PROVIDED THAT THE GRADATION, CONSISTENCY, COMPACTION, SUBGRADE CONDITION, ETC., ARE IN ACCORDANCE WITH THE SPECIFICATIONS. BASE COURSE MATERIALS SHALL NOT BE WORKED INTO THE SUBGRADE OF AREAS TO RECEIVE PLANTING.
5. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK.
6. THE CONTRACTOR SHALL USE WATER SPRINKLING AND OTHER SUITABLE METHODS AS NECESSARY TO CONTROL DUST AND DIRT CAUSED BY THE DEMOLITION WORK.
7. ALL ITEMS OF CONSTRUCTION REMAINING AND NOT SPECIFICALLY MENTIONED THAT INTERFERE WITH THE NEW CONSTRUCTION SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
8. CONTRACTOR SHALL PROVIDE PROTECTION TO ALL STREETS, FENCES, TREES, UTILITIES AND STRUCTURES THAT ARE TO REMAIN. CONTRACTOR-CAUSED DAMAGE SHALL BE REPAIRED TO MATCH AT NO ADDITIONAL COST TO THE OWNER.
9. CAVITIES LEFT BY STRUCTURE REMOVAL SHALL BE BACKFILLED WITH SATISFACTORY MATERIAL AND COMPACTED 98% OF MAXIMUM DENSITY PER ASTM D698 OR PER GEOTECHNICAL RECOMMENDATIONS IN THE DOCUMENTS.
10. CONTRACTOR SHALL LOCATE AND MARK ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK. COORDINATE WITH LOCAL UTILITY COMPANIES PRIOR TO UTILITY DISCONNECT.
11. NOTIFY LOCAL UTILITY LOCATOR SERVICE OF INTENDED DEMOLITION OPERATIONS. SEE GENERAL UTILITY NOTE #4.
12. EXISTING INFORMATION/TOPOGRAPHIC SURVEY WAS PREPARED BY MCMASTER & ASSOCIATES, INC.
13. PAVEMENT MARKINGS TO BE REMOVED SHALL BE REMOVED WITH WIRE BRUSHINGS.
14. EXCEPT AS SHOWN, NO TREES SHALL BE REMOVED AND/OR VEGETATION DISTURBED WITHOUT APPROVAL OF THE ARCHITECT/ENGINEER.
15. TREE PROTECTION SHALL CONSIST OF THE FOLLOWING STEPS:
  - a. CONTRACTOR SHALL HIRE A LICENSED LANDSCAPE CONTRACTOR TO OVERSEE TREE PROTECTION.
  - b. PRIOR TO ANY GRADING OPERATIONS, LOCATE TREES TO BE PROTECTED AND NEATLY CUT ROOTS TO A DEPTH OF 30" AT THE DIMENSIONED LIMITS SHOWN USING A UTILITY TRENCHING MACHINE.
  - c. TREAT EXPOSED ROOTS WITH A HORTICULTURAL TREE PRUNING PROTECTION PRODUCT.
  - d. PRUNE TREE LIMBS BY THE SAME PROPORTIONAL PERCENTAGE AS TREE ROOTS REMOVED (I.E., 25% OF ROOTS REMOVED SHALL RESULT IN 25% OF TREE LIMBS REMOVED).
  - e. INSTALL A CONSTRUCTION FENCE TO THE LIMITS SHOWN AT LEAST 4' IN HEIGHT.
  - f. BEGIN CLEARING AND GRADING OPERATIONS.

GRADING, DRAINAGE AND EROSION CONTROL NOTES

1. NO TREES SHALL BE REMOVED NOR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY THE ARCHITECT/ENGINEER.
2. IT IS THE OWNER'S INTENT TO PRESERVE ALL THE EXISTING SITE VEGETATION OUTSIDE THE LIMITS OF GRADING.
3. ALL TREES, INCLUDING YOUNG SAPPLINGS, PINES, AND UNDERSTORY SPECIES ARE TO BE PROTECTED AND SAVED IF THEY FALL OUTSIDE THE LIMITS OF GRADING, EVEN IF THEY ARE NOT LOCATED OR IDENTIFIED ON THE SURVEY.
4. SELECTIVE CLEARING BEYOND THE LIMITS OF GRADING SHALL CONSIST OF REMOVAL OF HONEYSUCKLE, HERBACEOUS SHRUBS, POISON IVY, AND NOXIOUS WEEDS. GRASS SHALL BE SOWN ON THE WHOLE SITE AFTER PREPARATION, AS NOTED IN THE SPECIFICATIONS.
5. TOPSOIL SHALL BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED AND REDISTRIBUTED OVER-GRADED AREAS TO A MINIMUM DEPTH OF 6 INCHES. STOCKPILES SHALL BE FREE DRAINING AND PROVIDE EROSION AND SEDIMENTATION CONTROLS AROUND STOCKPILES. IMPORTED TOPSOIL TO A MINIMUM DEPTH OF 6 INCHES IS REQUIRED IN ALL AREAS BETWEEN BUILDING AND SIDEWALKS.
6. ALL GRADED AREAS SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS AFTER GRADING IS COMPLETED.
7. CONSTRUCT TEMPORARY EROSION CONTROL AS SHOWN ON THE DRAWING PRIOR TO BEGINNING GRADING OPERATIONS.
8. ALL DRAINAGE STRUCTURES, PIPES WITHIN THE LIMITS OF CONSTRUCTION, AND DETENTION PONDS SHALL HAVE SEDIMENT REMOVED PRIOR TO FINAL ACCEPTANCE.
9. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN APPROXIMATELY 50% FILLED.
10. ALL LOCATIONS OF TEMPORARY EROSION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DIRECTED BY THE ARCHITECT/ENGINEER.
11. WHEN THE TEMPORARY EROSION CONTROL DEVICES ARE NO LONGER REQUIRED FOR THE INTENDED PURPOSE (IN THE ARCHITECT/ENGINEER'S OPINION), THEY SHALL BE REMOVED.
12. REPLACE DAMAGED AND WORN OUT SILT BARRIERS AS NEEDED OR AS DIRECTED BY THE ARCHITECT/ENGINEER.
13. THE CONTRACTOR SHALL PROTECT ALL TREES DESIGNATED TO REMAIN. DO NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HANDLE/STORE MATERIALS, WITHIN THE DRIPLINES OF TREES.
14. TOP OF GRATE ELEVATIONS FOR CURB INLETS ARE GIVEN TO THE CENTER OF THE INLETS AT THE FACE OF CURB. THE GRATES SHALL SLOPE LONGITUDINALLY WITH THE PAVEMENT GRADE. ADJUST THE CASTING TO FALL ALONG THE CURB LINE.
15. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, PROTECT UTILITIES TO REMAIN, AND REPAIR CONTRACTOR-CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AT CONTRACTOR'S EXPENSE.
16. NOTIFY LOCAL UTILITY LOCATOR SERVICE OF INTENDED EXCAVATION/UTILITY TRENCHING OPERATIONS.
17. IN THE EVENT OF ANY DISCREPANCIES FOUND IN THE DRAWINGS OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
18. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS.
19. SPOT ELEVATIONS AND CONTOURS REPRESENT PROPOSED FINISHED GRADE AND TOP OF DIRT ELEVATIONS UNLESS OTHERWISE NOTED.
20. CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS AND INVERTS PRIOR TO BEGINNING WORK.
21. EXCESS MATERIAL SHALL BE DISPOSED OFF BY THE CONTRACTOR OFF THE OWNER'S PROPERTY AT NO ADDITIONAL COST IN A LEGAL MANNER.
22. CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF A DETAILED ENGINEERING GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE. SHOULD THE CONTRACTOR HAVE ANY QUESTION OF THIS INTENT OR ANY PROBLEMS WITH CONTINUITY OF GRADES, THE ARCHITECT/ENGINEER SHALL BE CONTACTED PRIOR TO BEGINNING WORK.
23. EXISTING MANHOLE CASTINGS TO REMAIN SHALL BE RESET TO MATCH NEW GRADE.
24. ALL CURBS AND SIDEWALKS SHALL BE BACKFILLED WITH TOPSOIL, AND SEEDED AND MULCHED, UNLESS OTHERWISE NOTED.
25. ALL PIPES SHALL BE BACKFILLED WITH SATISFACTORY MATERIAL COMPACTED TO 98% OF MAXIMUM PER ASTM D698.
26. ALL STORM DRAINAGE PIPE SHALL BE R.C.P. UNLESS OTHERWISE NOTED, AND COMPLETELY WRAPPED WITH TYPE V FILTER FABRIC AT ALL JOINTS. FILTER FABRIC SHALL BE 18" WIDE AND OVERLAP 8". LIFT HOLES SHALL BE GROUTED AND SEALED WATER TIGHT AND COVERED WITH FILTER FABRIC. PIPE LENGTHS SHOWN ARE APPROXIMATE.
27. ALL CUT AND FILL SLOPES TO BE 3:1 MAXIMUM, UNLESS OTHERWISE NOTED.
28. ALL HEADWALLS SHALL HAVE A MINIMUM 10'x20'x1.5" RIP-RAP APRON INSTALLED USING 8" MIN. DIAMETER STONE, UNLESS OTHERWISE SPECIFIED.
29. SATISFACTORY TOPSOIL IS DEFINED AS SOIL BEING FREE OF SUBSOIL, CLAY LUMPS, STONES, AND OTHER OBJECTS OVER 1 INCH IN DIAMETER, OR CONTAMINANTS.
30. AFTER STRIPPING TOPSOIL, PROOFROLL SUBGRADE WITH A LOADED DUMP TRUCK WITH A MINIMUM WEIGHT OF 20 TONS.
31. FINISH GRADES TOLERANCES ARE 0.10 FOOT ABOVE OR BELOW DESIGN ELEVATIONS
32. PROVIDE TEMPORARY SEEDING ON STOCKPILES AND ALL OTHER AREAS OF THE SITE THAT WILL REMAIN UNDISTURBED FOR 30 DAYS OR MORE.
33. PLACEMENT OF EARTHWORK FILL SHALL BE IN MAX. 8" COMPACTED LIFTS WITH DENSITY OF 98% OF MAXIMUM PER ASTM D698.

LAYOUT & PAVING NOTES

1. THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ARCHITECT/ENGINEER PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, INCLUDING IRRIGATION LINES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, AND REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO CURRENT LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE COORDINATES ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
3. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL PERMITS, AND PAY ALL FEES PRIOR TO BEGINNING WORK.
4. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF PAVEMENT.
5. THE CONTRACTOR SHALL PROTECT ALL TREES TO REMAIN, IN ACCORDANCE WITH THE SPECIFICATIONS DO NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HANDLE, NOR STORE MATERIALS WITHIN THE DRIP-LINES OF TREES OR OUTSIDE THE LIMIT OF GRADING.
6. CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH. ALL CONCRETE SHALL BE 4,000 P.S.I. UNLESS OTHERWISE NOTED. CURB RAMPS, SIDEWALK SLOPES, AND DRIVEWAY RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL CURRENT LOCAL REQUIREMENTS. IF APPLICABLE, THE CONTRACTOR SHALL REQUEST INSPECTION OF SIDEWALK AND RAMP FORMS PRIOR TO PLACEMENT OF CONCRETE.
7. ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN WHICH RESULTS FROM NEW CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE.
8. DIMENSIONS ARE TO THE EDGE OF PAVEMENT, EDGE OF CONCRETE, OR TO THE FACE OF BUILDING, UNLESS OTHERWISE NOTED.
9. COORDINATES ARE FOR FACE OF BUILDINGS, CENTER LINES OF DRIVEWAYS, CENTER OF SANITARY SEWER MANHOLES, AND CENTER AT FACE OF CURB INLETS, UNLESS OTHERWISE NOTED.
10. EXCESS MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR AS DIRECTED BY THE OWNER/ENGINEER.

STORMWATER POLLUTION PREVENTION NOTES

1. REFER TO EROSION CONTROL PLAN FOR ADDITIONAL REQUIREMENTS.
2. THE OWNER AND THE CONTRACTOR ARE REQUIRED TO SUBMIT A NOTICE OF INTENT (NOI) TO DISCHARGE CONSTRUCTION ACTIVITY STORMWATER APPLICATION TO THE LOCAL MISSISSIPPI ENVIRONMENTAL ASSISTANCE CENTER AT LEAST 30 DAYS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR AND OWNER SHALL PROVIDE (WITH THE (NOI) FOR THIS PROJECT) EXISTING NPDES PERMIT TRACKING NUMBERS FOR SITES WHERE BORROW MATERIAL MAY BE OBTAINED AND WHERE SPOIL MATERIAL MAY BE PLACED SHOULD PERMITS NOT EXIST FOR BORROW AND SPOIL SITES. SEPARATE (NOI)'S SHALL BE PROVIDED BY THE OWNER AND CONTRACTOR.
3. THE NOTICE OF COVERAGE (NOC) OF THE PERMIT TO DISCHARGE CONSTRUCTION-ACTIVITY STORMWATER SHALL BE POSTED NEAR THE CONSTRUCTION ENTRANCE. THE CONTRACTOR SHALL HAVE A SET OF APPROVED EROSION CONTROL PLANS ON SITE DURING ALL CONSTRUCTION.
4. THE CONSTRUCTION ACTIVITY ANTICIPATED ON THIS PROJECT INCLUDES CLEARING, GRUBBING, GRADING, TOPSOILING, AND SEEDING.
5. THE APPROXIMATE TOTAL AREA OF THE SITE IS ±1.0 ACRES. THE APPROXIMATE TOTAL AREA OF GRADING PROPOSED IS ±1.0 ACRES.
6. THE ANTICIPATED FILL MATERIAL WILL CONSIST OF ON-SITE SOIL AND/OR OFF-SITE SOIL BORROW MATERIALS.
7. THE RECEIVING WATER/STORM SEWER OPERATOR IS THE CITY OF GLUCKSTADT, AND THE STATE OF MISSISSIPPI.
8. CONSTRUCTION SHALL BE SEQUENCED TO MINIMIZE EXPOSURE TIME OF CLEARED SURFACE AREA. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AND FUNCTIONAL PRIOR TO EARTH MOVING OPERATIONS. ALL CONTROL MEASURES SHALL BE CHECKED AND REPAIRED AS NECESSARY, AND AT MAXIMUM 7 CALENDAR DAYS IN DRY PERIODS AND WITHIN 24 HOURS OF ANY RAINFALL EXCEEDING 0.5 INCH PER 24 HOUR PERIOD.
9. THE CONTRACTOR SHALL DESIGNATE IN WRITING THE NAME AND PHONE NUMBER OF THE INDIVIDUAL RESPONSIBLE FOR EROSION AND SEDIMENT CONTROLS.
10. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE REMOVED MORE THAN 20 CALENDAR DAYS PRIOR TO GRADING. ALL GRADED AREAS EXPECTED TO REMAIN UNFINISHED AND UNWORKED FOR MORE THAN 30 CALENDAR DAYS SHALL BE COVERED WITH TEMPORARY GRASS, SOD, STRAW, MULCH OR FABRIC MATS. PERMANENT SOIL STABILIZATION SHALL BE INSTALLED WITHIN 7 CALENDAR DAYS OF FINAL GRADING.
11. THE CONTRACTOR SHALL MAINTAIN RECORDS OF EROSION CONTROL INSPECTIONS AND REPAIRS FOR A MINIMUM OF 3 YEARS AFTER COMPLETION OF CONSTRUCTION.
12. TEMPORARY SEEDING FOR MISSISSIPPI PROJECTS INCLUDE THE FOLLOWING:  
 JAN 1- MAY 31 ITALIAN RYE/KOREAN LESPEDEZA/SUMMER OATS  
 MAY 1- JULY 15 SUDAN OT STARR MILLET  
 JULY 15-JAN 1 BALBOA RYE/ITALIAN RYE
13. MULCHING SHALL CONSIST OF LOOSE HAY OR STRAW APPLIED AT THE RATE OF 2 TONS/ACRE.
14. THE CONTRACTOR SHALL REMOVE SEDIMENT FROM TRAPS, SILT FENCES, SEDIMENT PONDS, ETC. AS NECESSARY AND WHEN CAPACITY HAS BEEN REDUCED BY 50%.
15. STOCKPILES SHALL BE STABILIZED AND PROTECTED FROM EROSION.
16. UPON COMPLETION OF SITE STABILIZATION, THE OWNER AND CONTRACTOR SHALL PROVIDE A NOTICE OF TERMINATION (NOT) FOR THE PROJECT TO THE MS DEPARTMENT OF ENVIRONMENTAL QUALITY. A COPY OF THE (NOT) SHALL BE PROVIDED TO THE ENGINEER.

Revisions				
#	Date	Nature	By	Appr.

Project No.	M-3180	Designed By	R.C.M.
Date	11-10-2023	Drawn By	N.S.G.
Scale	SEE ABOVE	Checked By	R.C.M.

**PUCKETT RENTS EXPANSION**  
GLUCKSTADT, MISSISSIPPI

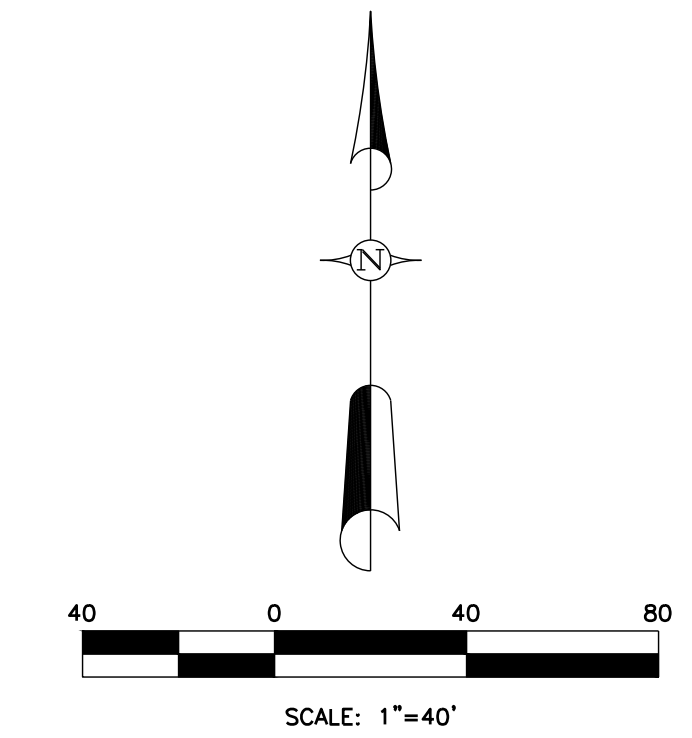
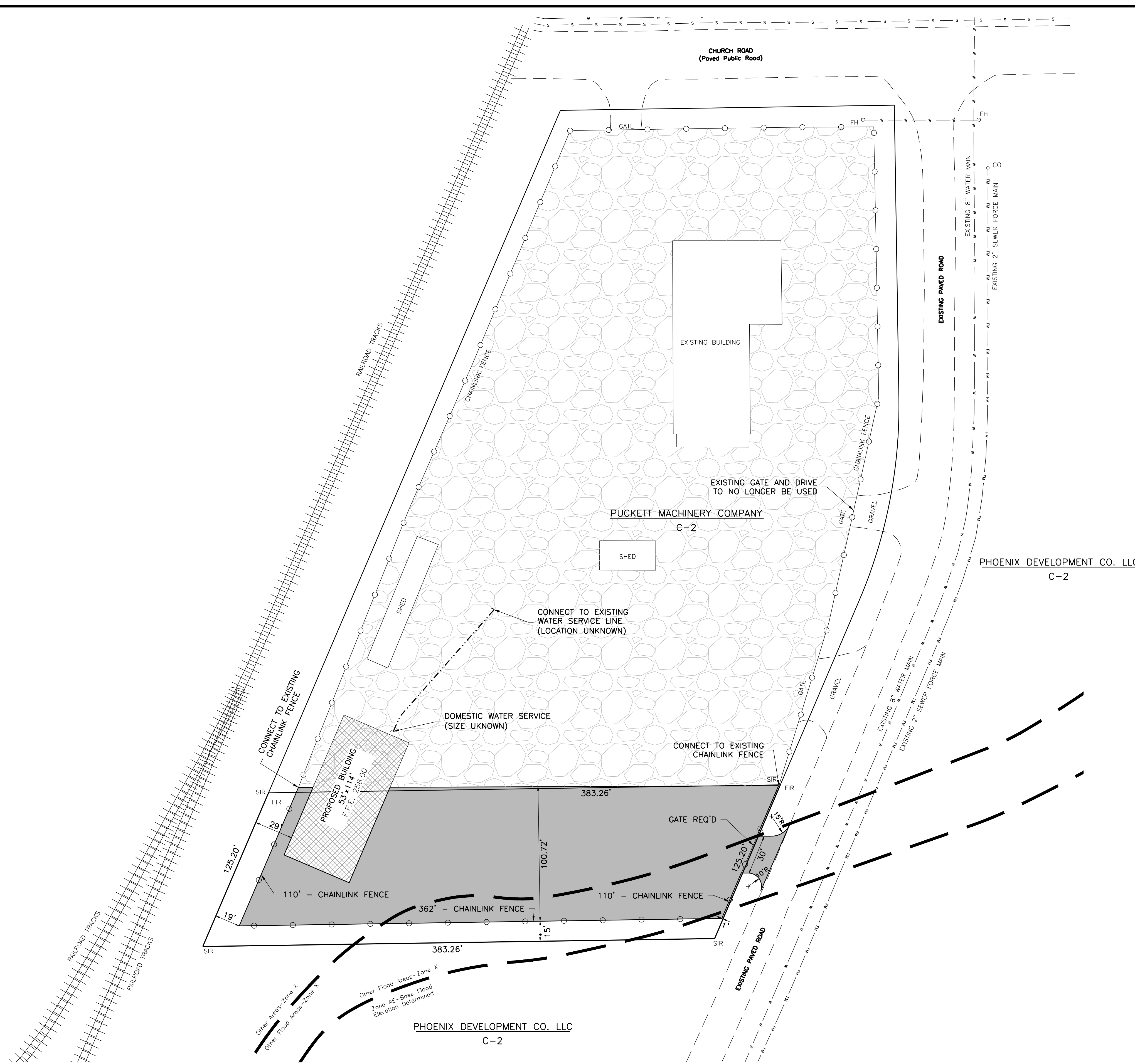


**MCMASTER & ASSOCIATES, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS

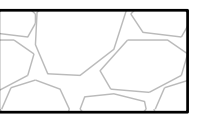


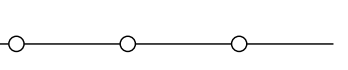
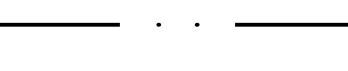
212 WATERFORD SQUARE  
SUITE 300  
MADISON, MS 39110  
601.605.1090

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

GENERAL NOTES  
**2**



**SITWORK LEGEND**

-  EXISTING CRUSHED STONE
-  PROPOSED 10" CRUSHED LIMESTONE WITH GEOTEXTILE FABRIC
-  PROPOSED BUILDING
-  PROPOSED CHAIN LINK FENCE
-  PROPOSED WATER LINE

- NOTES:**
1. THE TOTAL AREA OF THIS DEVELOPMENT IS ±1.00 AC./43,560 SF., MORE OR LESS. THE BREAKDOWN OF THIS AREA IS AS FOLLOWS:  
 BUILDING - 6,042 S.F.  
 CRUSHED STONE AREA - 33,831 S.F.  
 OPEN AREA - 3,686 S.F.  
 TOTAL - 43,560 S.F.
  2. BUILDING SETBACKS:  
 FRONT = 35'  
 SIDE = 5'  
 REAR = 5'
  3. THIS BUILDING WILL BE UTILIZED AS STORAGE/WAREHOUSE FACILITY.
  4. THIS PROPERTY IS ZONED C-2 IN THE CITY OF GLUCKSTADT.
  5. THE PREMISES ARE SITUATED IN "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, ZONE AE-BASE FLOOD ELEVATIONS DETERMINED." THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOOD BY THE 1% ANNUAL CHANCE FLOOD. AREAS OF SPECIAL FLOOD HAZARD INCLUDE ZONES A, AE, AH, AO, AR, A99, V, AND VE. THE BASE FLOOD ELEVATION IF THE WATER-SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD.
- ALSO:
- THE PREMISES ARE SITUATED IN "OTHER FLOOD AREAS-ZONE X." AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
- ALSO:
- THE PREMISES ARE SITUATED IN "OTHER AREAS-ZONE X." AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- ALL ZONES REFERENCED ABOVE ARE FURTHER DESCRIBED AND SHOWN ON FIRM MAP NUMBER 28089C0415F, REVISED DATE OF MARCH 17, 2010.
6. ALL CONSTRUCTION WILL BE IN ACCORDANCE WITH THE CITY OF GLUCKSTADT SPECIFICATIONS.

Revisions				
#	Date	Nature	By	App'd.

Project No.	M-3180	Designed By	R.C.M.
Date	11-10-2023	Drawn By	N.S.G.
Scale	SEE ABOVE	Checked By	R.C.M.

**PUCKETT RENTS EXPANSION**  
 GLUCKSTADT, MISSISSIPPI

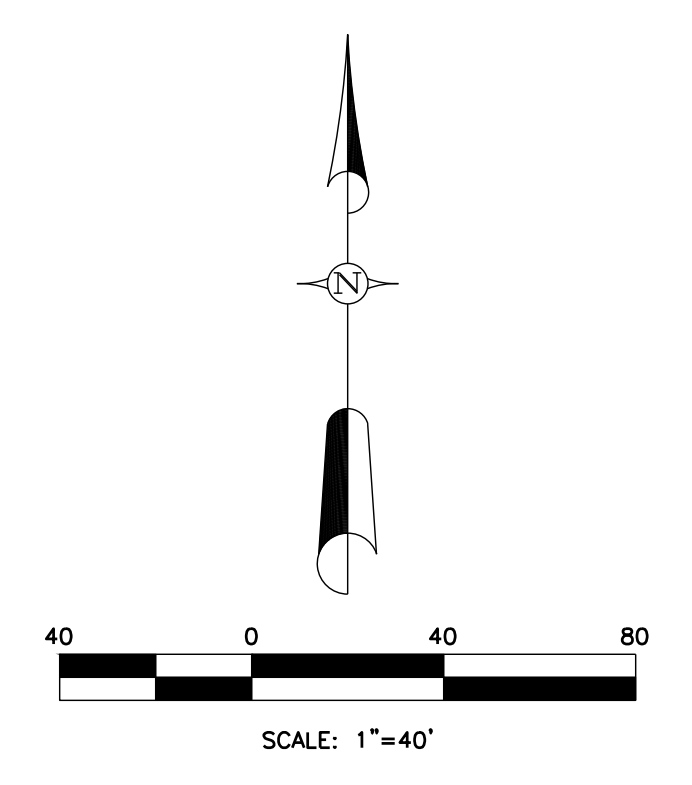
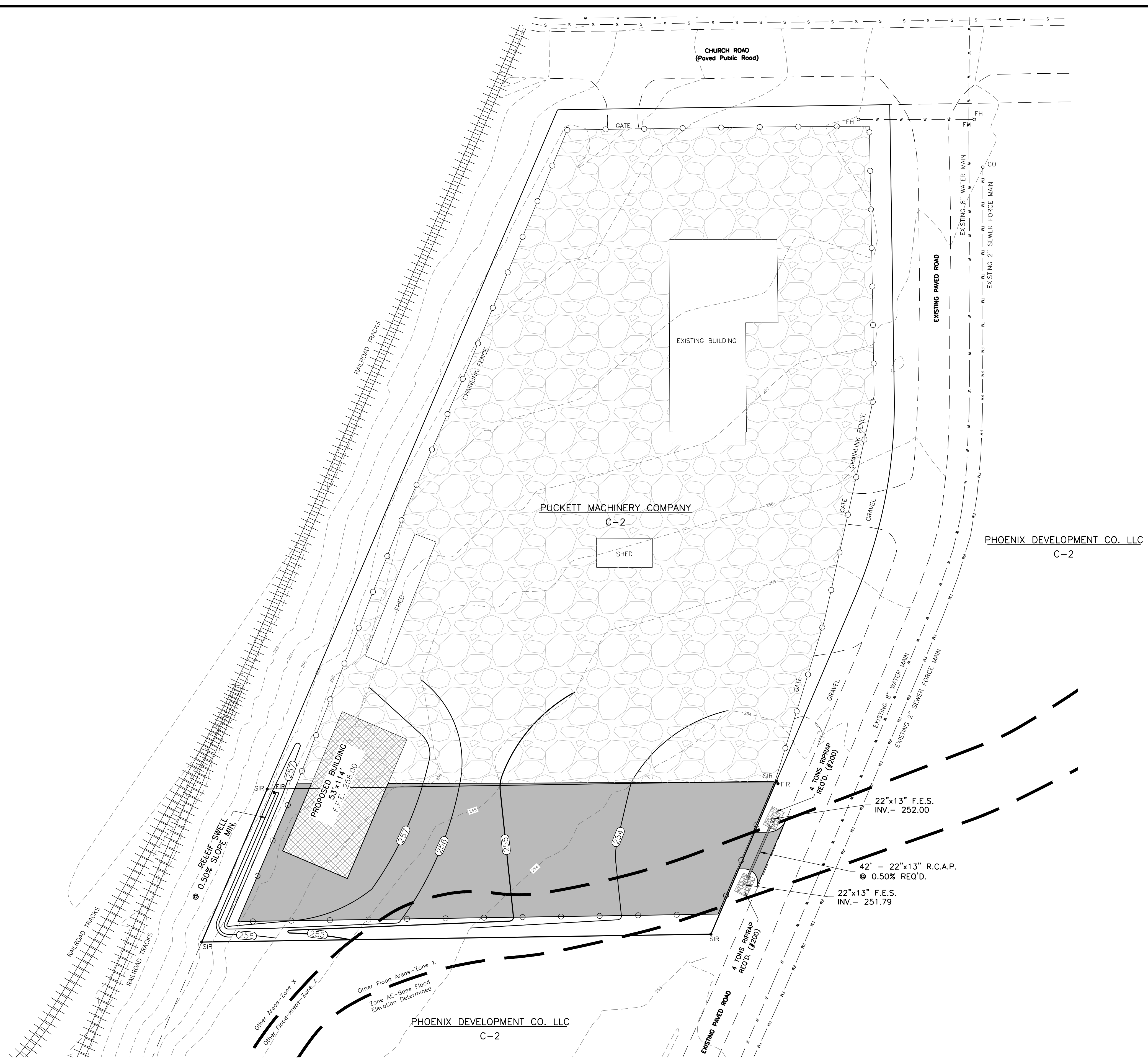


**M'MASTER & ASSOCIATES, INC.**  
 CIVIL ENGINEERS & LAND SURVEYORS

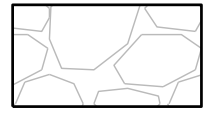
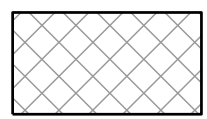


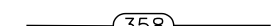
212 WATERFORD SQUARE  
 SUITE 300  
 MADISON, MS 39110  
 601.605.1090

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

SITE PLAN  
**3**



**SITWORK LEGEND**

-  EXISTING CRUSHED STONE
- PROPOSED 10" CRUSHED LIMESTONE WITH GEOTEXTILE FABRIC
-  PROPOSED BUILDING
-  PROPOSED CHAIN LINK FENCE
-  EXISTING CONTOUR
-  PROPOSED CONTOUR

NOTES:  
1. CONTOUR INTERVAL = 1.00 FEET.

Revisions				
#	Date	Nature	By	App'd.

Project No.	M-3180	Designed By	R.C.M.
Date	11-10-2023	Drawn By	N.S.G.
Scale	SEE ABOVE	Checked By	R.C.M.

**PUCKETT RENTS EXPANSION**  
GLUCKSTADT, MISSISSIPPI



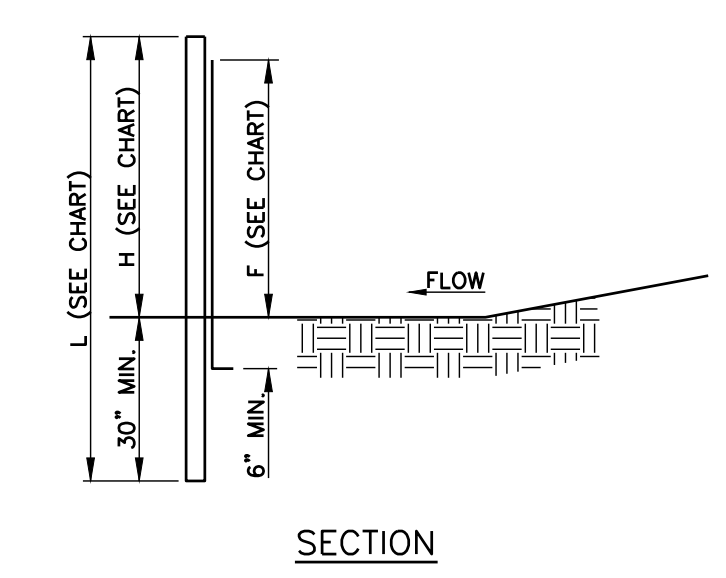
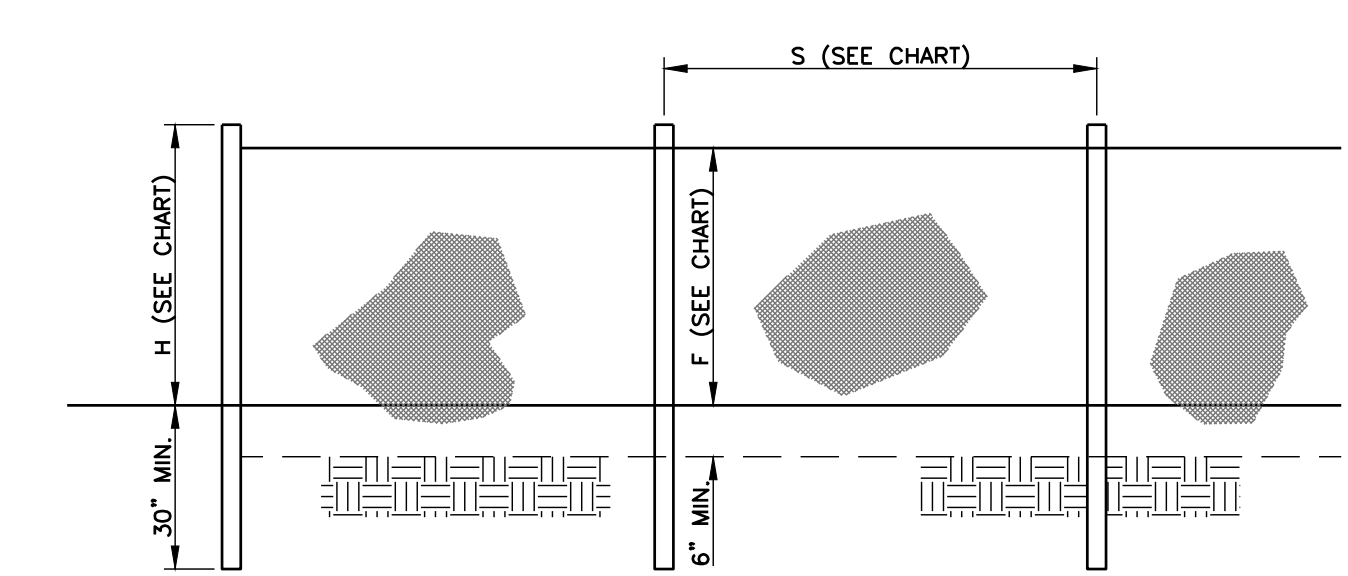
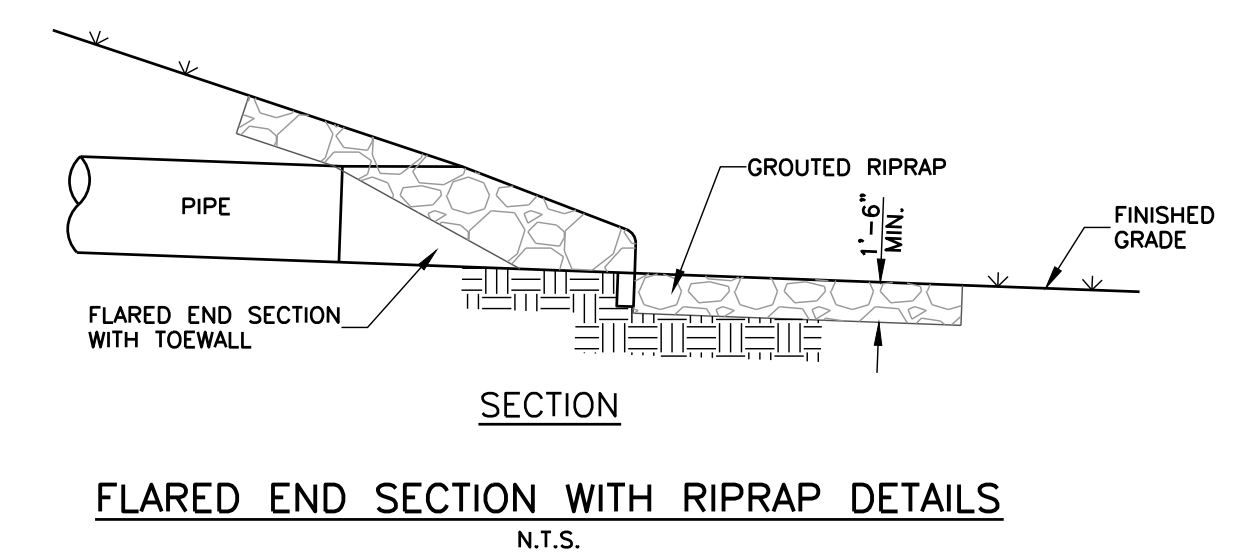
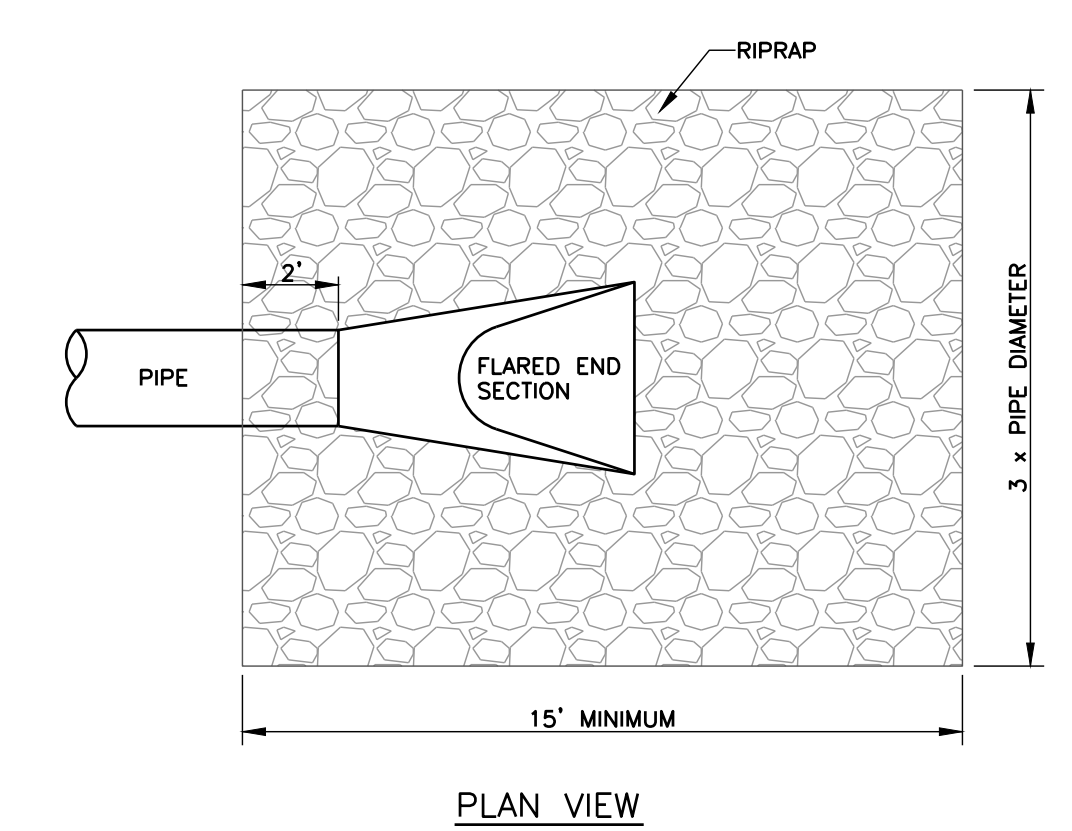
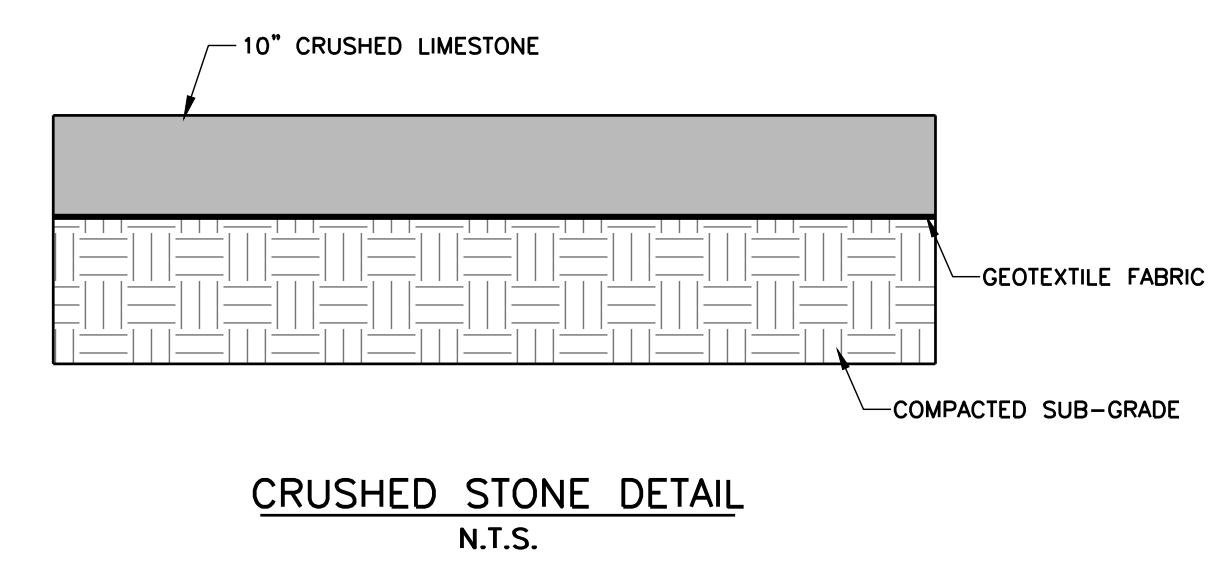
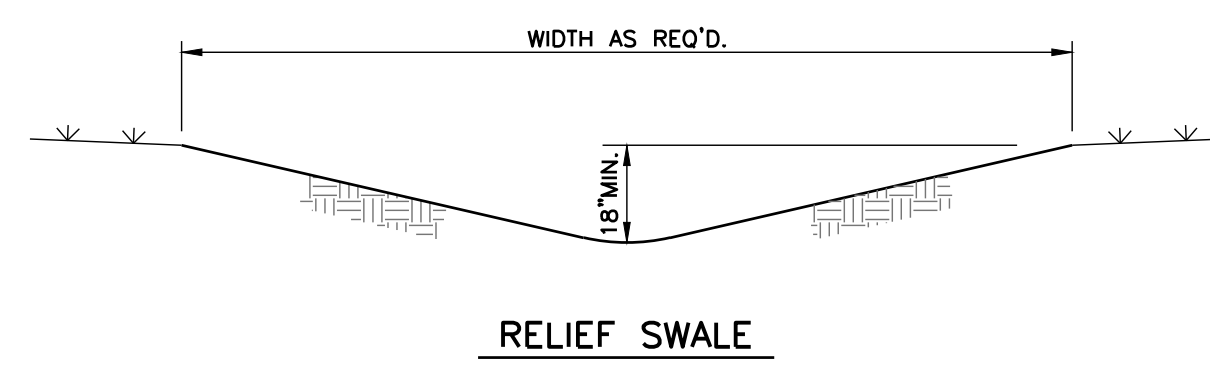
**M'MASTER & ASSOCIATES, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS

212 WATERFORD SQUARE  
SUITE 300  
MADISON, MS 39110  
601.605.1090

PRELIMINARY  
NOT FOR  
CONSTRUCTION

GRADING AND  
DRAINAGE

4



	WITHOUT BACKING		WITH BACKING	
	WARP - 120	FILL - 100	WARP - 150	FILL - 200
MIN. LENGTH = L	58'	58'	58'	58'
MIN. HEIGHT = H	2'-0"	2'-6"	2'-6"	2'-6"
MAX. SPACING = S	6'-0"	6'-0"	6'-0"	6'-0"
MIN FABRIC WIDTH	28"	28"	28"	28"
MATERIAL	1.25 LB/FT. STEEL		1.25 LB/FT. STEEL	
TENSILE STRENGTH (LBS. MIN./11') (ASTM D-4852)	WARP - 120	FILL - 100	WARP - 150	FILL - 200
ELONGATION (% MAX.) (ASTM D-4852)	20		.....	
AOS (APPARENT OPENING SIZE) (MAX. SIEVE SIZE) (ASTM D-4751)	#30		#70	
FLOW RATE (GAL./MIN./SQ. FT.) (DOT #1) (MAX.)	4		18	
ULTRAVIOLET STABILITY (2) (ASTM D-4632 AFTER 300 HOURS WEATHERING IN ACCORDANCE WITH ASTM D-4855)	70		90	
BURSTING STRENGTH (PSI/MIN.) (ASTM D-3786 GRAPHICAM BURSTING STRENGTH TESTER)	250		400	
MIN. FABRIC WIDTH (INCHES) = F-4"	36		36	
(1) MINIMUM ROLL AVERAGE OF FIVE SPECIMENS (2) PERCENT OF REQUIRED INITIAL MINIMUM STRENGTH				

- NOTES:**
- USE SILT FENCE WITHOUT BACKING UNLESS OTHERWISE NOTED.
  - SILT FENCE SHALL BE INSTALLED USING A MECHANICAL TRENCHING MACHINE.
  - FABRIC, IN AREAS WHERE ROCK PROHIBITS PROPER EMBEDMENT, SHALL BE SECURED BY PLACING CLEAN CRUSHED STONE OR SAND ALONG THE BASE OF THE FENCE, 20 POUNDS OF STONE OR SAND PER FOOT, MINIMUM.
  - FILTER FABRIC SHALL BE FASTENED TO POSTS WITH A MINIMUM OF FIVE WIRES OR PLASTIC ZIP TIES WITH A MINIMUM OF 50 LBS. TENSILE STRENGTH.
  - CONTRACTOR SHALL PERIODICALLY REMOVE ACCUMULATED SEDIMENT WHEN SEDIMENT DEPTH REACHES 12".

**SILT FENCE INSTALLATION DETAILS**  
N.T.S.

Revisions				
#	Date	Nature	By	App'd.

Project No.	M-3180	Designed By	R.C.M.
Date	11-10-2023	Drawn By	N.S.G.
Scale	SEE ABOVE	Checked By	R.C.M.

**PUCKETT RENTS EXPANSION**  
 GLUCKSTADT, MISSISSIPPI

**M-MASTER & ASSOCIATES, INC.**  
 CIVIL ENGINEERS & LAND SURVEYORS  
 212 WATERFORD SQUARE  
 SUITE 300  
 MADISON, MS 39110  
 601.605.1090

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

DETAILS  
**5**



**COOKE  
DOUGLASS  
FARR  
LEMONS  
ARCHITECTS**



**ENGINEERS PA**

cdf.com  
601.366.3110  
3100 N State St  
Suite 200  
Jackson, MS  
39216

Revisions

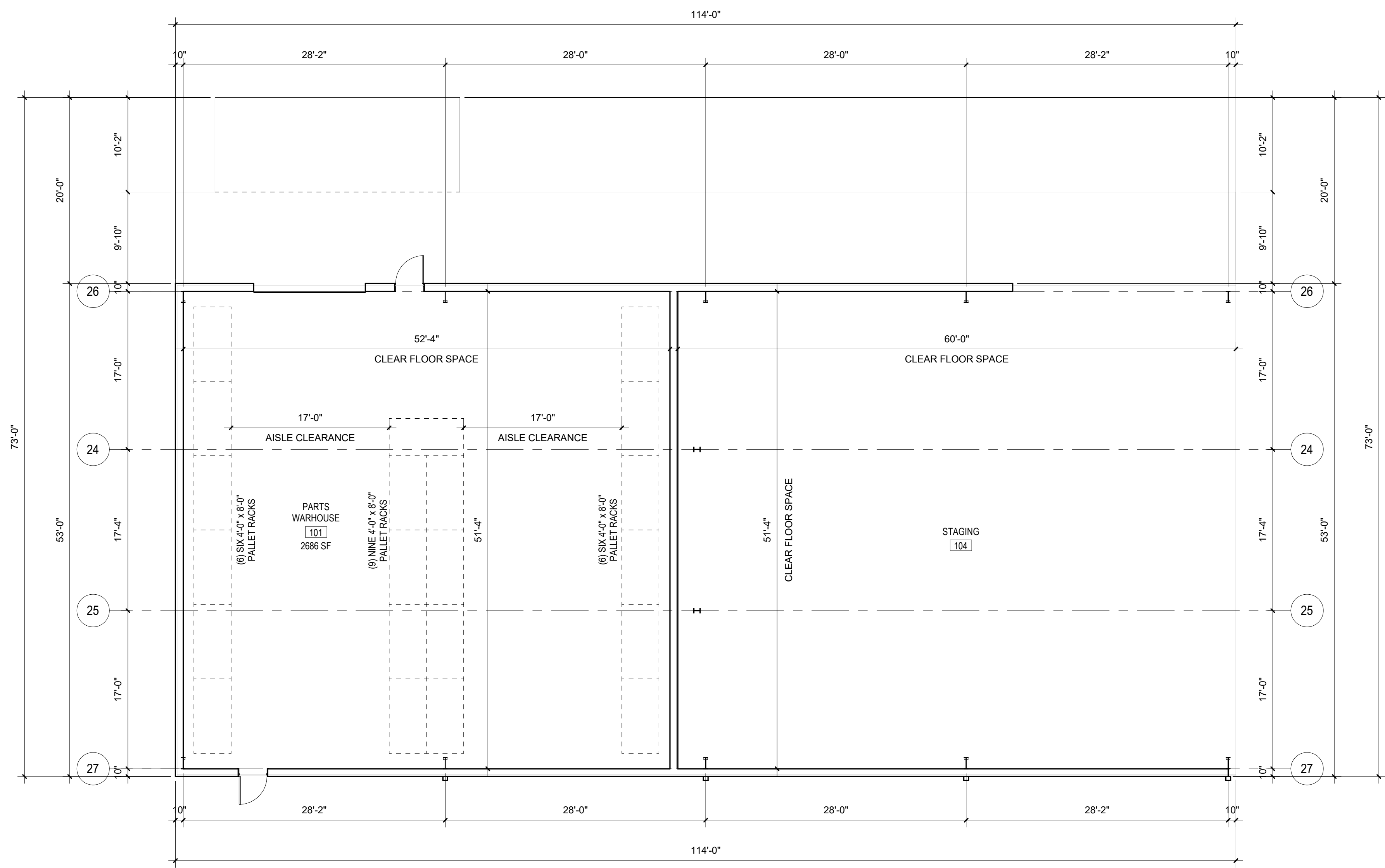
No.	Date

Project number 21-200

Date 11.02.23

Drawn By TE

**RENOVATIONS  
AND  
ADDITIONS  
PUCKETT  
RENTS**  
MADISON, MS



**1**  
A-112  
**DIMENSIONED FLOOR PLAN**  
1/8" = 1'-0"

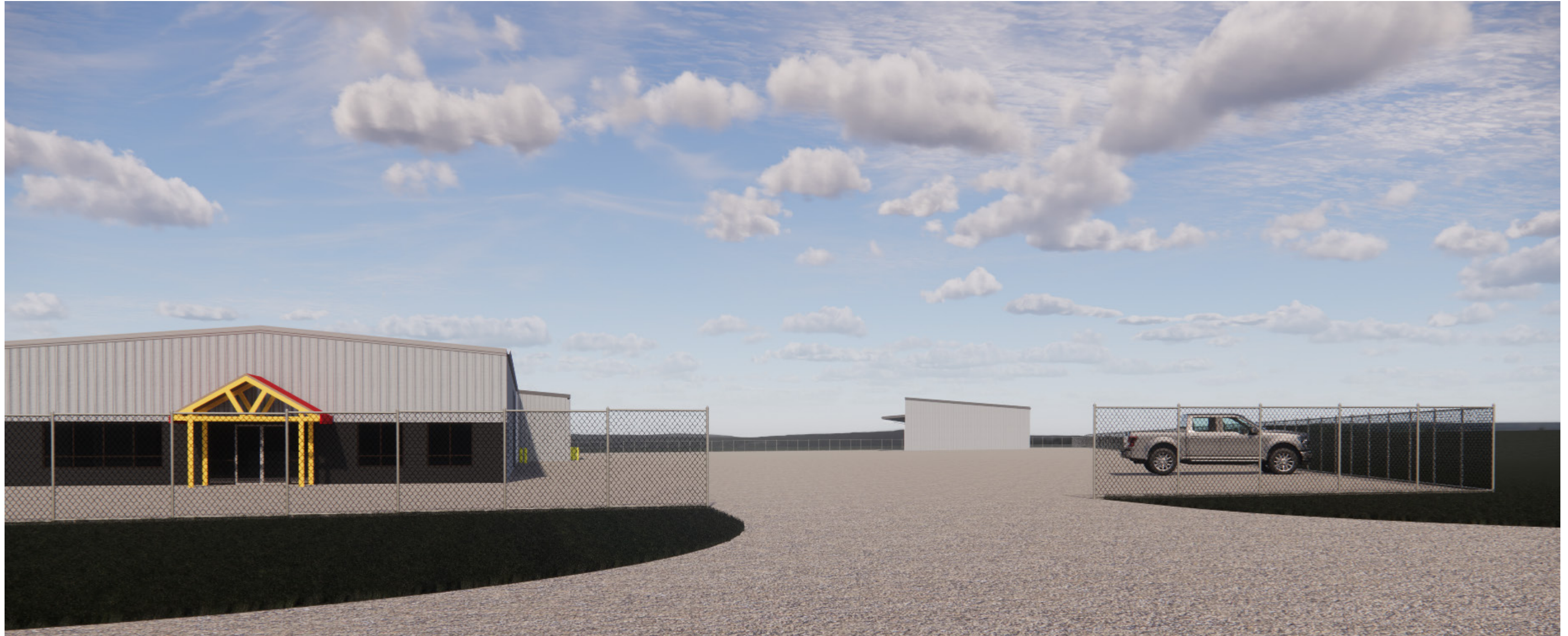


DIMENSIONED  
FLOOR PLAN -  
WAREHOUSE

**A-112**

# PUCKETT RENTS

RENDERING FROM CHURCH ROAD



# PUCKETT RENTS

RENDERING FROM SERVICE ROAD



Section 4, Item E)





City of Gluckstadt

**Application for Site Plan Review**

Subject Property Address: 608 Church Rd

Parcel #: \_\_\_\_\_

Owner: Puckett Machinery Company

Applicant: Hastings Puckett

Address: PO Box 321033  
Flowood, MS 39232

Address: \_\_\_\_\_  
\_\_\_\_\_

Phone #: \_\_\_\_\_

Phone #: 601 594-6975

E-Mail: \_\_\_\_\_

E-Mail: Hastings.Puckett@PuckettMachinery.com

Current Zoning District: \_\_\_\_\_

Acreage of Property (If applicable): 1

Use sought of Property: expand existing "yard" and construct warehouse

**Requirements of Applicant:**

- 1. Copy of written legal description.
- 2. Site Plan as required in Sections 807-810 of City of Gluckstadt Zoning Ordinance
- 3. Color Rendering & Elevations at time of submittal

**Requirements for Site Plan Submittal** (Refer to Section 807, Gluckstadt Zoning Ordinance)

Nine (9) copies of the site plan shall be prepared and submitted to the Zoning Administrator. Digital copies are acceptable. Three (3) hard copies are required.

**Site Plan Specifications (Section 809, Zoning Ordinance)**

- A. Lot Lines (property lines)
- B. Zoning of the adjacent lots
- C. The names of owners of adjacent lots
- D. Rights of way existing and proposed streets, including streets shown on the adopted Throughfares plan
- E. Access ways, curb cuts, driveways, and parking, including number of parking spaces to be provided
- F. All existing and proposed easements
- G. All existing and proposed water and sewer lines. Also, the location of all existing and proposed fire hydrants.
- H. Drainage plan showing existing and proposed storm drainage facilities. The drainage plan shall indicate adjacent off site drainage courses and projected storm water flow rates from off-site and on-site sources.

City of Gluckstadt

Application for Site Plan Review

Subject Property Address: \_\_\_\_\_

Parcel #: 08ZE-22-010

Owner: Clark Blurton

Applicant: Daniel Woolbridge

Address: 6055 Ridgewood Rd  
Jackson, MS 39211

Address: 464 Church Rd Suite 100  
Madison, MS 39110

Phone #: 601-941-3227

Phone #: 601-209-8665

E-Mail: cblurton1@gmail.com

E-Mail: woolbridgearchitecture@yahoo.com

Current Zoning District: C-2

Acreage of Property (if applicable): 1.5 ac

Use sought of Property: office / yard

**Requirements of Applicant:**

1. Copy of written legal description.
2. Site Plan as required in Sections 807-810 of City of Gluckstadt Zoning Ordinance
3. Color Rendering & Elevations at time of submittal

**Requirements for Site Plan Submittal** (Refer to Section 807, Gluckstadt Zoning Ordinance)

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- F. All existing and proposed easements
- G. All existing and proposed water and sewer lines. Also, the location of all existing and proposed fire hydrants.
- H. Drainage plan showing existing and proposed storm drainage facilities. The drainage plan shall indicate adjacent off site drainage courses and projected storm water flow rates from off-site and on-site sources.

- I. Contours at vertical intervals of five (5) feet or less.
- J. Floodplain designation, according to FEMA Maps.
- K. Landscaped areas and planting screens.
- L. Building lines and the locations of all structures, existing and proposed
- M. Proposed uses of the land and buildings, if known
- N. Open space and recreation areas, where required.
- O. Area in square feet, and/or square acres of parcel
- P. Proposed gross lot coverage in square feet
- Q. Number and type of dwelling units where proposed
- R. Location of sign structures and drawings. (Section 701)
- S. Location of garbage dumpster and enclosure. (Section 406.06)
- T. Any other data necessary to allow for a through evaluation of the proposed use, including a traffic study.


Applicant shall be present at the monthly meeting of the Planning and Zoning Commission when site plan is on the agenda for consideration; additionally, applicant shall be present at the Mayor and Board of Alderman meeting when the site plan is on the agenda for final approval.

Applicant is responsible for complying with all applicable requirements of the Gluckstadt Zoning Ordinance.

Site Plans shall be submitted by the 5:00 pm on the 5<sup>th</sup> day of the month, immediately preceding the next regular meeting of the Planning and Zoning Commission. No Exceptions.

Once submitted to the Planning & Zoning Administrator for approval to add to the Planning and Zoning Commission's agenda, no amendments or changes shall be made to the site plan. If you wish to submit changes, you will be required to resubmit by the 5<sup>th</sup> of the following month for the next monthly meeting of the Planning and Zoning Commission.

Attestation: By signing this application, the applicant agrees to all the terms and conditions laid out in this document. Approval of site plan is subject to Board approval.

  
 \_\_\_\_\_  
 Applicant Signature

11-5-23 \_\_\_\_\_  
 Date

**CITY OF GLUCKSTADT BUILDING DEPARTMENT**  
**OFFICE USE ONLY**

Date Received: \_\_\_\_\_

**Application Complete & Approved to Submit to P&Z Board (please check):**

Yes \_\_\_\_\_ No \_\_\_\_\_

Signature: \_\_\_\_\_  
 Planning & Zoning Administrator (or Authorized Representative)

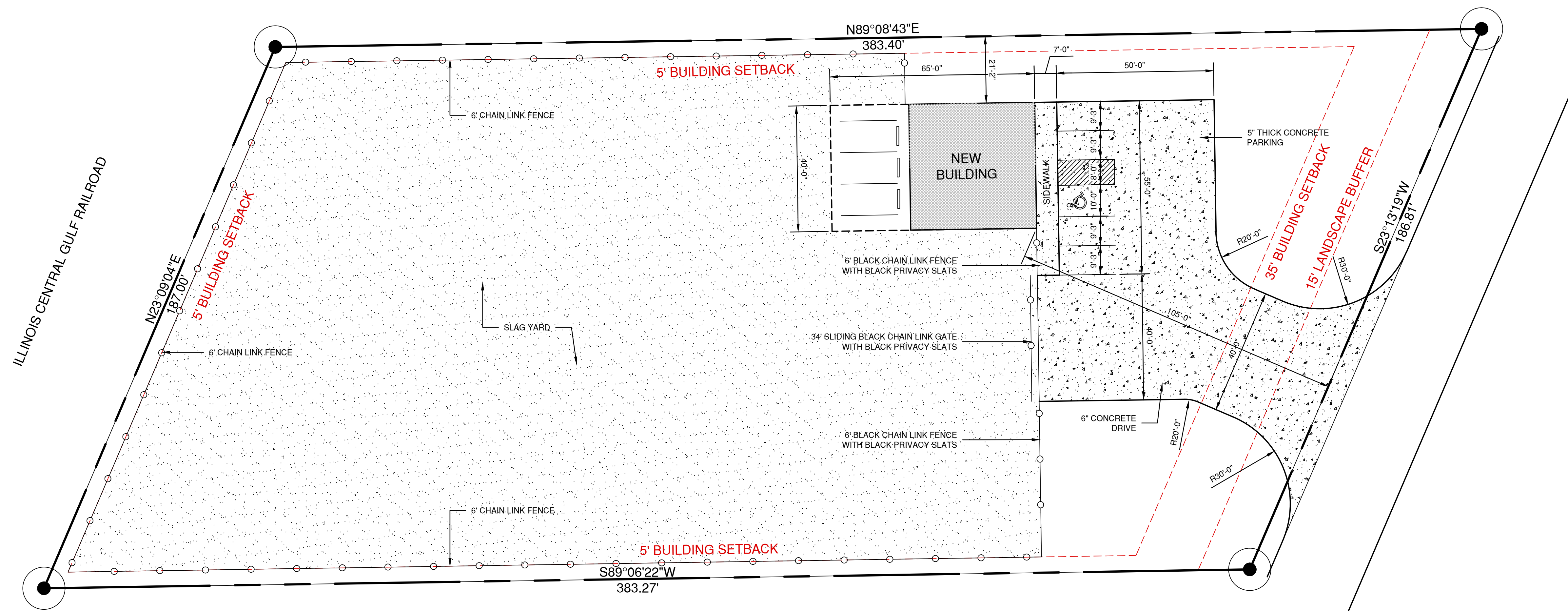


VICINITY MAP



PUCKETT MACHINERY COMPANY

C-2



PHOENIX DEVELOPMENT CO. LLC

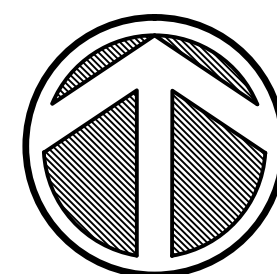
C-2

SITE PLAN

GRAPHIC SCALE



(IN FEET)  
1 inch = 20 ft.



NORTH

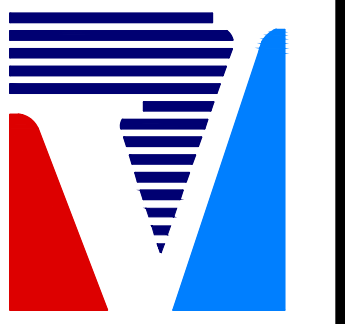
SITE 65,420SF (1.50 AC)  
BUILDING 2,600SF  
SITE COVERAGE 4%

C2 ZONING  
BUILDING USAGE: OFFICE/YARD  
PARKING REQUIRED: 1,640SF / 225 = 7 PARKING SPACES  
PARKING PROVIDED: 8 PARKING SPACES

Section 4, Item G)	
REVISIONS	BY
PARKING SPACES BLACK FENCE	DW 7-6-23



WOOLDRIDGE ARCHITECTURE, PLLC  
484 CHURCH RD. SUITE 700  
MADISON, MS 39110  
601-209-8865  
WOOLDRIDGEARCHITECTURE@YAHOO.COM



VENTURESOUTH  
CONSTRUCTION COMPANY  
P.O. BOX 16548  
JACKSON, MS 39216-6548  
601-368-9407 / 601-368-9107 FAX

New Building For:  
**BLURTON HOLDINGS, LLC**  
GLUCKSTADT, Mississippi

DRAWN WOOLDRIDGE
CHECKED
DATE 15 JUNE 2023
SCALE
JOB NO.
SHEET
<b>C1</b>
OF SHEETS

**SITE PLAN NOTES**

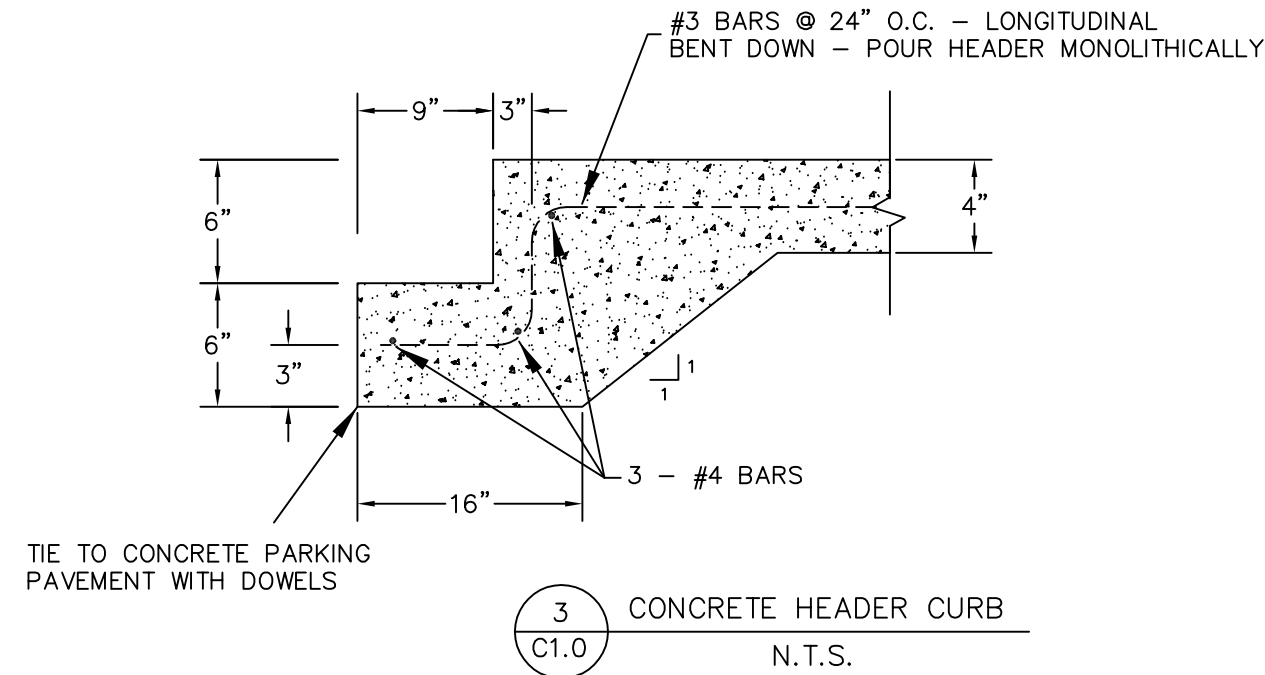
**GENERAL**

- TOPOGRAPHIC SURVEY PREPARED BY BAIRD ENGINEERING, INC. DATED 06-15-2021.
- CONTRACTOR TO NOTIFY ALL UNDERGROUND UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION EXCAVATION. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH OSHA, FEDERAL, STATE AND LOCAL CODES.
- CONTRACTOR TO COMPLY WITH ALL EROSION CONTROL STANDARDS AS SPECIFIED BY CITY, COUNTY AND STATE OFFICIALS.
- DURING CONSTRUCTION, CONTRACTOR SHALL CHECK THE EROSION CONTROL FACILITIES DAILY, AND MAKE REPAIRS OR MODIFICATIONS AS NEEDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER FACILITIES DURING CONSTRUCTION. UPON COMPLETION OF PROJECT, THIS SHALL BECOME THE RESPONSIBILITY OF THE OWNER. THE OWNER SHALL INSPECT ALL STORM DRAINS, ON A MONTHLY BASIS AND REMOVE ANY SILTATION AS NEEDED.
- ALL DISTURBED GRASSED AREAS SHALL BE SOLID SO2 UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL CONTACT CITY ENGINEERING AND RIGHT-OF-WAY DEPARTMENTS AT LEAST THREE (3) DAYS PRIOR TO PERFORMING ANY CONSTRUCTION ACTIVITIES WITHIN THE PUBLIC RIGHT-OF-WAY.
- THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN BEST MANAGEMENT PRACTICES AS REQUIRED BY MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY.
- CONSTRUCTION PHASE DUST CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. WATER SITE AS NEEDED, OR AS DIRECTED BY ENGINEER TO MAINTAIN ADEQUATE DUST CONTROL.
- ANY AND ALL DESIGN, ERECTION, PERMIT FEES AND APPLICATION PERTAINING TO ANY AND ALL WORK ZONE TRAFFIC CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL UNCOVER AND VERIFY THE DEPTH OF ALL UTILITY TIE-IN POINTS PRIOR TO CONSTRUCTION AND ORDERING OF ANY MATERIALS. IF CONDITIONS ARE ENCOUNTERED DIFFERENT FROM DRAWINGS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY AND ADJUSTMENTS SHALL BE DETERMINED.

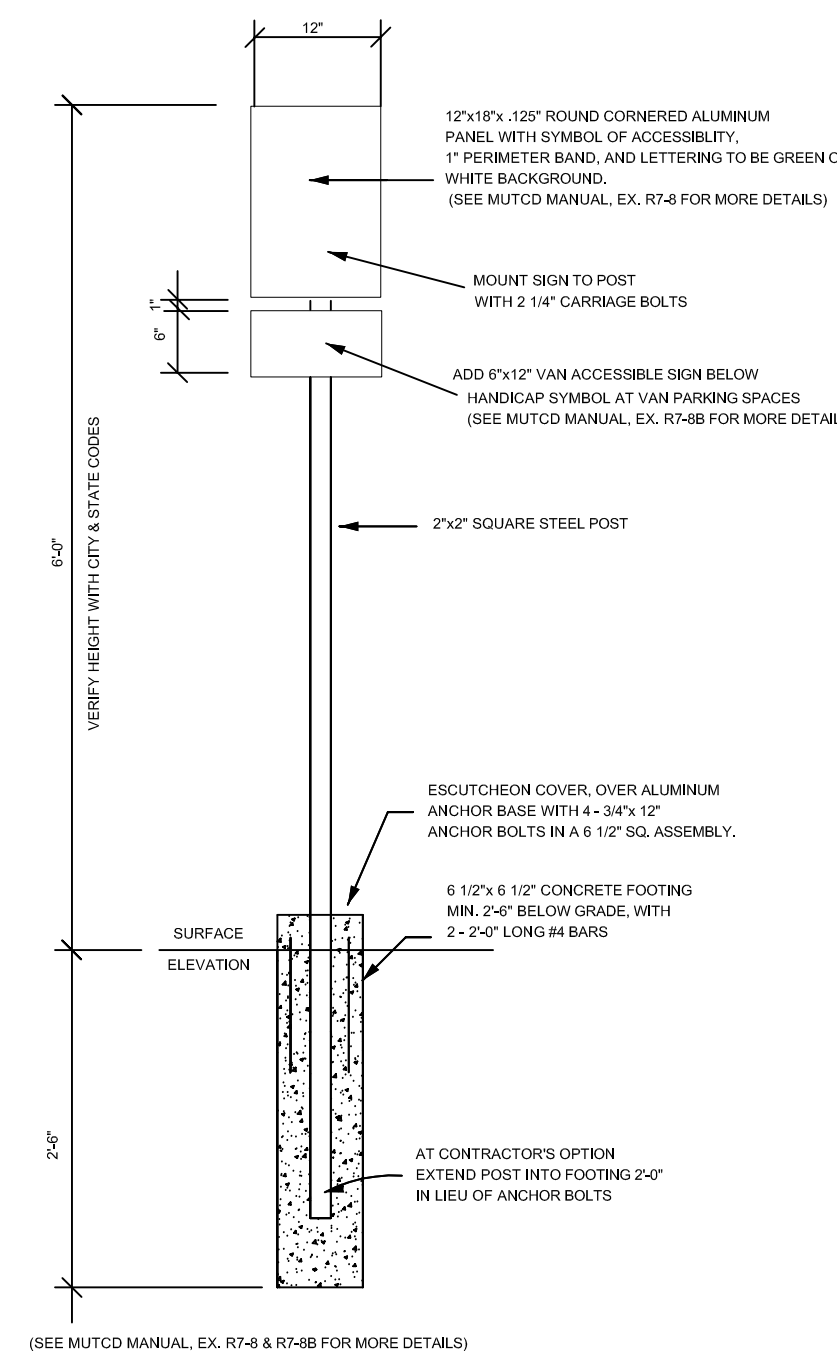
- BACKFILL ALL EXCAVATED AREAS WHERE UTILITIES ARE REMOVED WITH SAND-CLAY STRUCTURAL FILL PER GEOTECHNICAL REPORT REQUIREMENTS.
- ANY EXISTING UTILITIES TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR, AND DISPOSED OF OFF-SITE IN A LEGAL MANNER.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NEEDED PERMITS AND LICENSES.
- SITE CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT AT CONNECTIONS TO EXISTING PAVEMENT AND CURBS.
- SEE LANDSCAPE DETAIL FOR ALL HARDSCAPE AND LANDSCAPE DETAILS.
- ALL DIMENSIONS SHOWN ON THIS SHEET ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- PARKING PROVIDED IN THIS PROJECT:
  - 1 ADA COMPLIANT PARKING SPACES
  - 4 STANDARD PARKING SPACES
  - 5 TOTAL PARKING SPACES PROVIDED
- DETECTABLE WARNING SURFACE TO MEET ADAAG 4.29.2 (TRUNCATED DOME PANEL).

**PARKING FEATURES LEGEND**

- |  |                                      |
|--|--------------------------------------|
| ① TRAFFIC STRIPE (PARKING)                   | 4" CONTINUOUS WHITE                  |
| ② TRAFFIC STRIPE (HANDICAP)                  | 4" CONTINUOUS BLUE                   |
| ③ HANDICAP PARKING SIGN (R7-8)-DETAIL 1/C1.0 | SEE MUTCD MANUAL FOR SPECIFICATIONS. |
| ④ STOP SIGN (DETAIL 2/C1.0)                  | SEE MUTCD MANUAL FOR SPECIFICATIONS. |
| ⑤ 24" LEGEND                                 | WHITE                                |

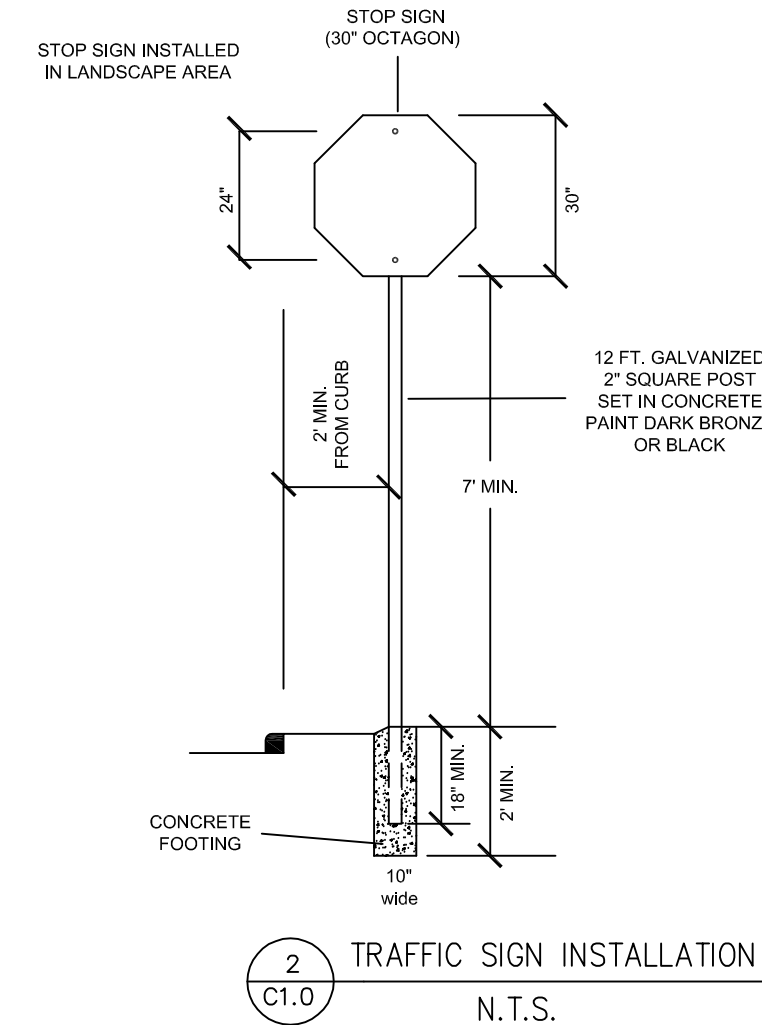


CONCRETE SHALL HAVE A TWENTY-EIGHT (28) DAY COMPRESSIVE STRENGTH OF 3500 PSI.



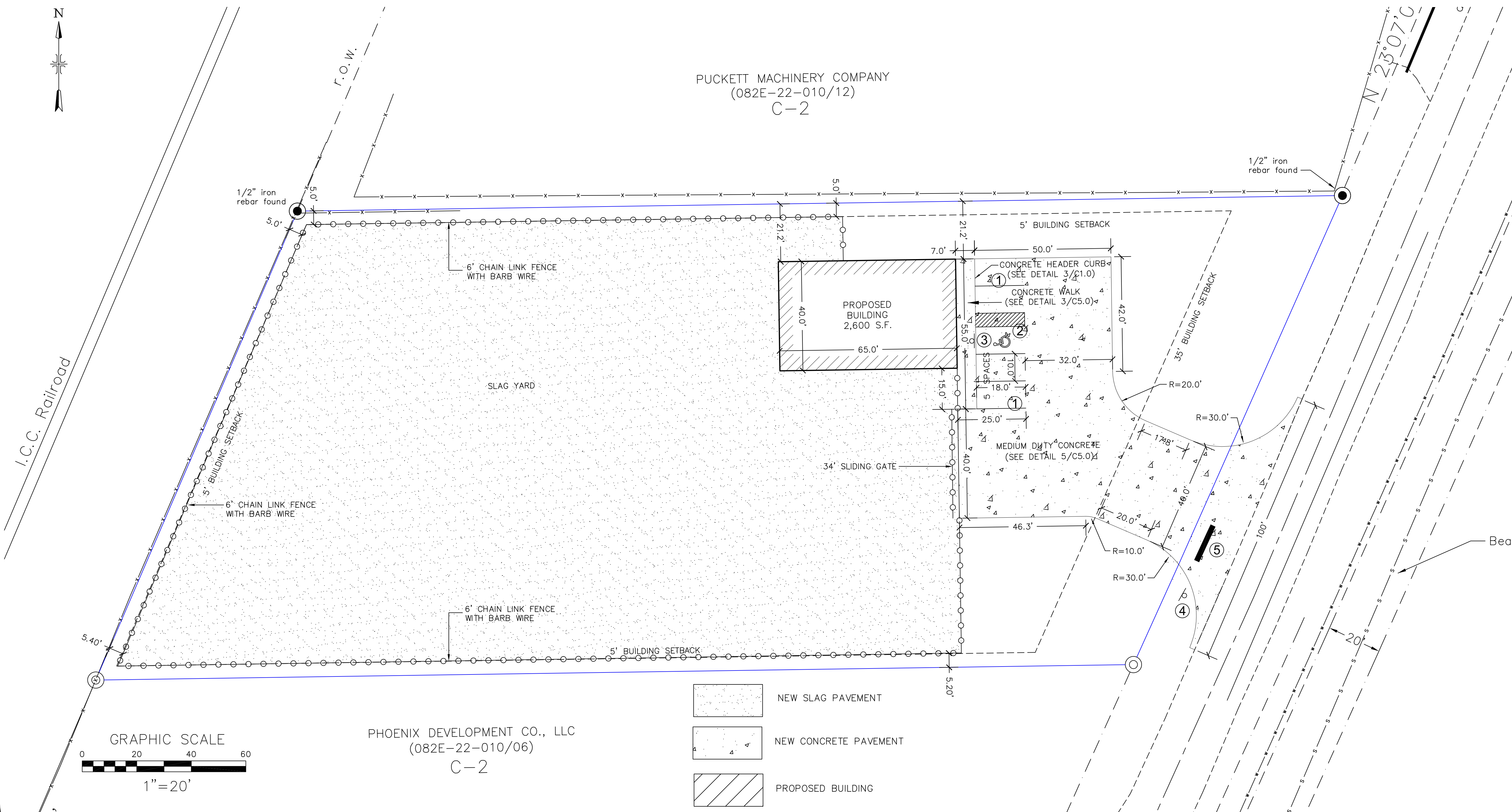
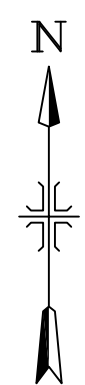
1 ACCESSIBILITY SIGNAGE DETAIL N.T.S.

- NOTES:**
- LOCATE ONE SIGN AT EACH ACCESSIBLE SPACE. SET 1'-0" OFF OF BACK OF CURB OR SIDEWALK AND CENTER ON ACCESSIBLE SPACE.
  - ALL DIMENSIONS AND SIGNAGE SHOULD FOLLOW THE ADA STANDARDS FOR ACCESSIBLE DESIGN.



**LEGEND**

- PROPOSED CONCRETE CURB (DETAIL 3 & 4/C2.0)
- HANDICAP PARKING
- PROPERTY LINE



- NEW SLAG PAVEMENT
- NEW CONCRETE PAVEMENT
- PROPOSED BUILDING

PHOENIX DEVELOPMENT CO., LLC  
(082E-22-010/06)  
C-2

BAIRD ENGINEERING, Inc.  
506 Jefferson Street, Clinton, MS 39056  
Phone: (601) 925-5015

Project No.: # 4782(3997)  
Date: 06/28/2023  
Scale: 1" = 20'  
Drawn By: CLB  
Reviewed By: CLB

SITE PLAN  
BLURTON HOLDINGS  
Gluckstadt, Mississippi

C 1.0

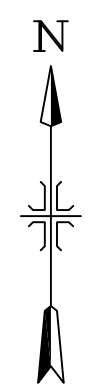
Date:	
By:	
Revisions:	
No.	


BAIRD ENGINEERING, INC.  
 506 Jefferson Street, Clinton, MS 39056  
 Phone: (601) 925-8015

Project No.: # 4782(3997)  
 Date: 06/28/2023  
 Scale: 1" = 20'  
 Drawn By: CLB  
 Reviewed By: CLB

GRADING PLAN  
 BLURTON HOLDINGS  
 Gluckstad, Mississippi

C 2.0



**1. GENERAL**

THE CONTRACTOR SHALL REMOVE ALL INFRASTRUCTURE AND VEGETATION FROM THE AREA TO BE EXCAVATED, FILLED, OR GRADED.  
 ALL IMPROVEMENTS AND ADDITIONS TO THE WATER AND SANITARY SEWER SYSTEMS SHALL BE INSTALLED IN COMPLIANCE WITH THE CITY OF CLINTON STANDARDS.  
 TOPOGRAPHIC SURVEY INFORMATION TAKEN FROM A SURVEY PREPARED BY BAIRD ENGINEERING, INC.

**2. CLEARING**

PRIOR TO CUT AND REPLACEMENT OF FILL ON SITE, APPROXIMATELY 6 INCHES OF TOPSOIL SHOULD BE REMOVED WHERE ENCOUNTERED.  
 REMOVE BRUSH, ROOTS, LARGE GRASS, ROCKS, AND WEEDS BEFORE STRIPPING.  
 REMOVE TOPSOIL TO A MINIMUM DEPTH OF 6 INCHES IN ALL AREAS INDICATED ON THE PLANS TO BE UNDER BUILDING, DRIVES, PARKING, SIDEWALKS, AND OTHER PAVING.  
 STORE TOPSOIL APPROVED FOR FILL IN GENERAL LANDSCAPE AREAS AT DESIGNATED LOCATIONS ON SITE.

**3. GRUBBING**

REMOVE ASPHALT, CONCRETE CURBS, LIGHTING POLES AND FOUNDATIONS, TRASH, STUMPS, OLD LUMBER, STRUCTURES, ETC. EITHER ABOVE, ON THE NEW SURFACE, OR BELOW THE GROUND WHICH MAY INTERFERE WITH THE NEW CONSTRUCTION.

**4. CLEAN-UP**

UPON COMPLETION OF WORK OF THIS SECTION, REMOVE FROM PREMISES, AND DISPOSE OF ALL RELATED DEBRIS. IMPLEMENT EROSION CONTROL PLAN.

**5. SITE GRADING**

PROFROLLING WITH A LOADED TRUCK OR SCRAPER SHOULD BE PERFORMED TO LOCATE POTENTIAL SOFT SPOTS IN THE SUBGRADE AND/OR NATURAL GROUND BEFORE ANY FILL IS PLACED. SOFT SPOTS SHOULD BE REMOVED AND REPLACED WITH COMPACTED STABLE SANDY CLAY (CL). THE TOP 6 INCHES OF NATURAL GROUND SHOULD BE SCARIFIED AND COMPACTED TO 98% ASTM D698 PRIOR TO FILL PLACEMENT.

CUT OR FILL AND MACHINE GRADE SITE AS SHOWN ON THE DRAWINGS TO DRAIN AS INDICATED, ALLOWING FOR THE THICKNESS OF PAVING SUBGRADE AND THE PAVING ITSELF. WHERE FILL IS REQUIRED, USE PER GEOTECHNICAL REPORT.

ALL EARTHWORK SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT.

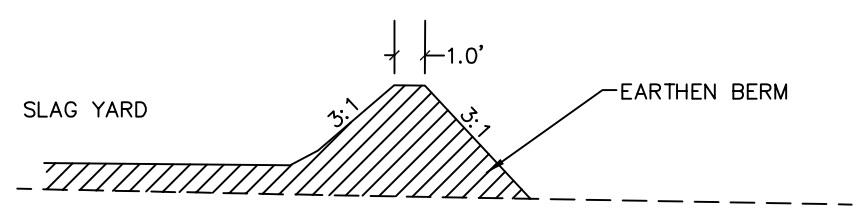
ALL FILL MATERIALS DESCRIBED IN GEOTECHNICAL REPORT MUST BE REMOVED AND REPLACED WITH ACCEPTABLE FILL MATERIAL.

**6. FILLING AND BACKFILLING MATERIALS**

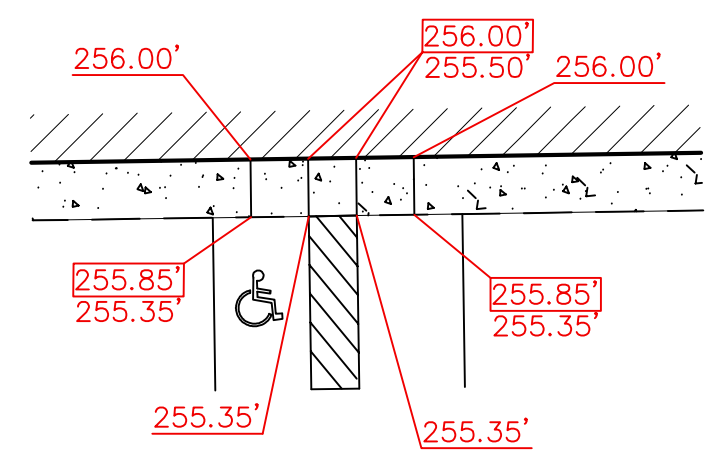
IMPORTED FILL MATERIAL WILL HAVE PROPERTIES TO ALLOW COMPACTION BY ROLLING AND TAMPING TO A DENSITY EQUAL TO 95% OF MAXIMUM DENSITY WITH ± 2% OF OPTIMUM MOISTURE CONTENT AS DETERMINED BY TEST METHODS DESCRIBED IN ASTM D698, LATEST EDITION, "MOISTURE DENSITY RELATIONSHIP OF SOILS". IF EXCAVATED MATERIAL IS UNSUITABLE FOR COMPACTION AS DETERMINED BY THE SOILS TESTING LABORATORY, FURNISH SUITABLE BORROW WHICH CAN BE COMPACTED FROM AN OFF-SITE SOURCE. ALL FILL AND BACKFILL MATERIALS SHALL BE OF LOW EXPANSIVITY, UNIFORM IN GRADE, FREE FROM ORGANIC MATERIAL, AND CONSIST OF SILTY CLAY (CL) SOIL HAVING A LIQUID LIMIT OF NOT MORE THAN 40 PERCENT AND A PLASTICITY INDEX BETWEEN 10 AND 20.

**7. DETENTION POND**

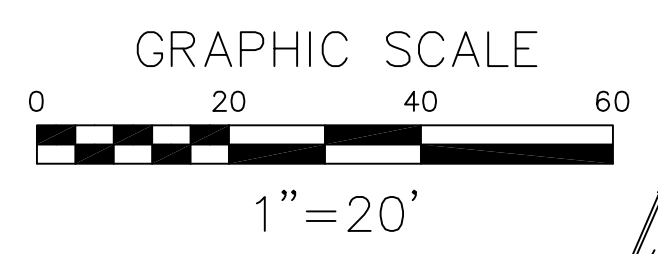
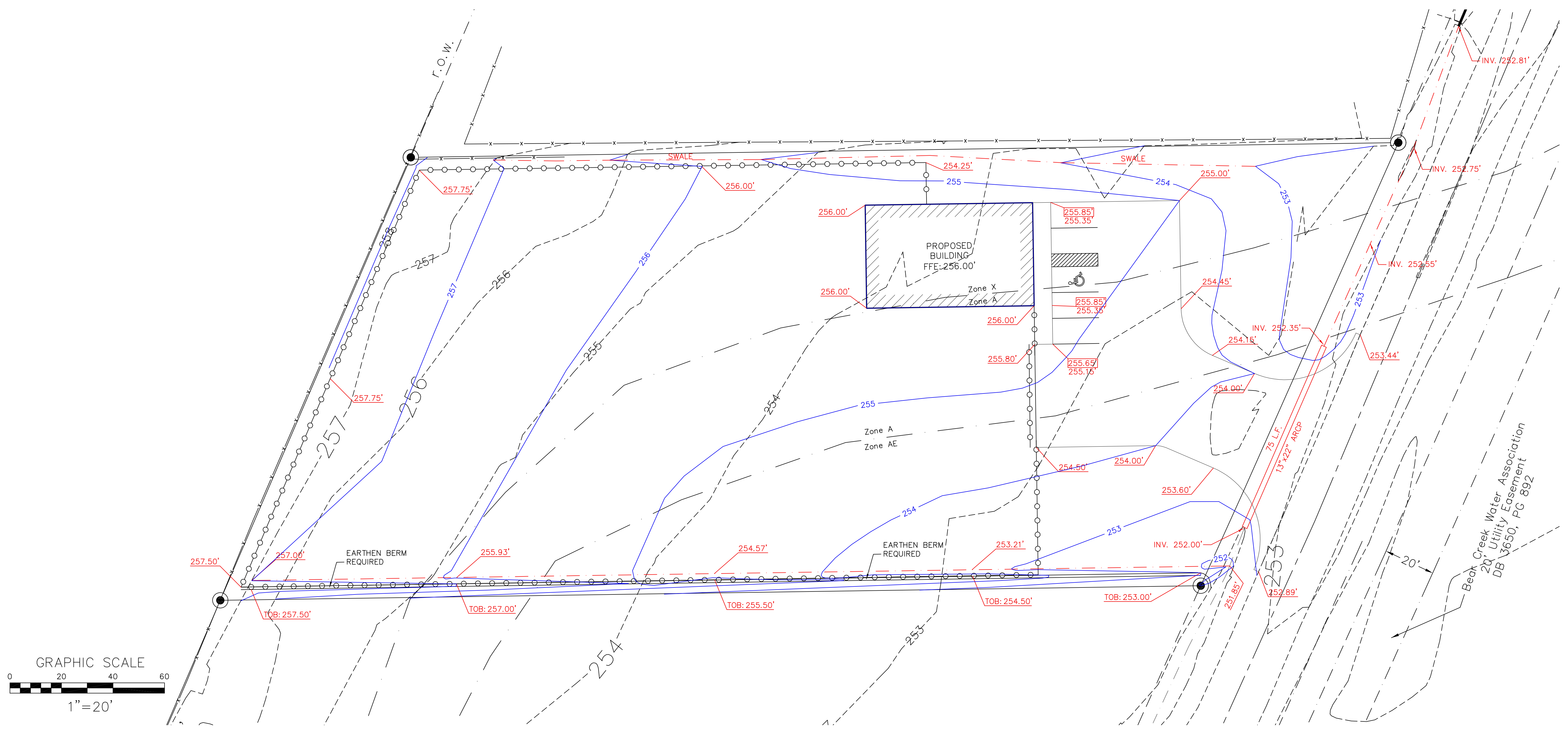
THERE IS AN EXISTING DETENTION POND LOCATED SOUTHEAST OF THIS PROJECT (AS SHOWN ON THE TOPOGRAPHIC SURVEY). THIS DETENTION POND WAS DESIGNED TO INCLUDE THE POST CONSTRUCTION RUN-OFF FOR THE SUBJECT PROPERTY.



EARTHEN BERM DETAILS  
N.T.S.



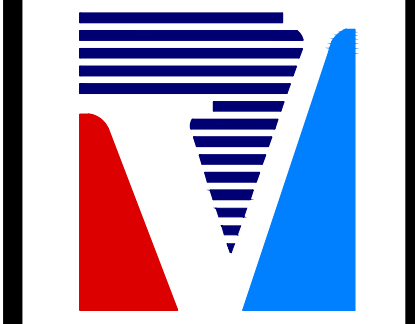
HANDICAP RAMP DETAILS  
N.T.S.



REVISIONS	BY



WOOLDRIDGE ARCHITECTURE, PLLC  
 484 CHURCH RD., SUITE 700  
 MADISON, MS 39110  
 601-209-8865  
 WOOLDRIDGEARCHITECTURE@YANCO.COM

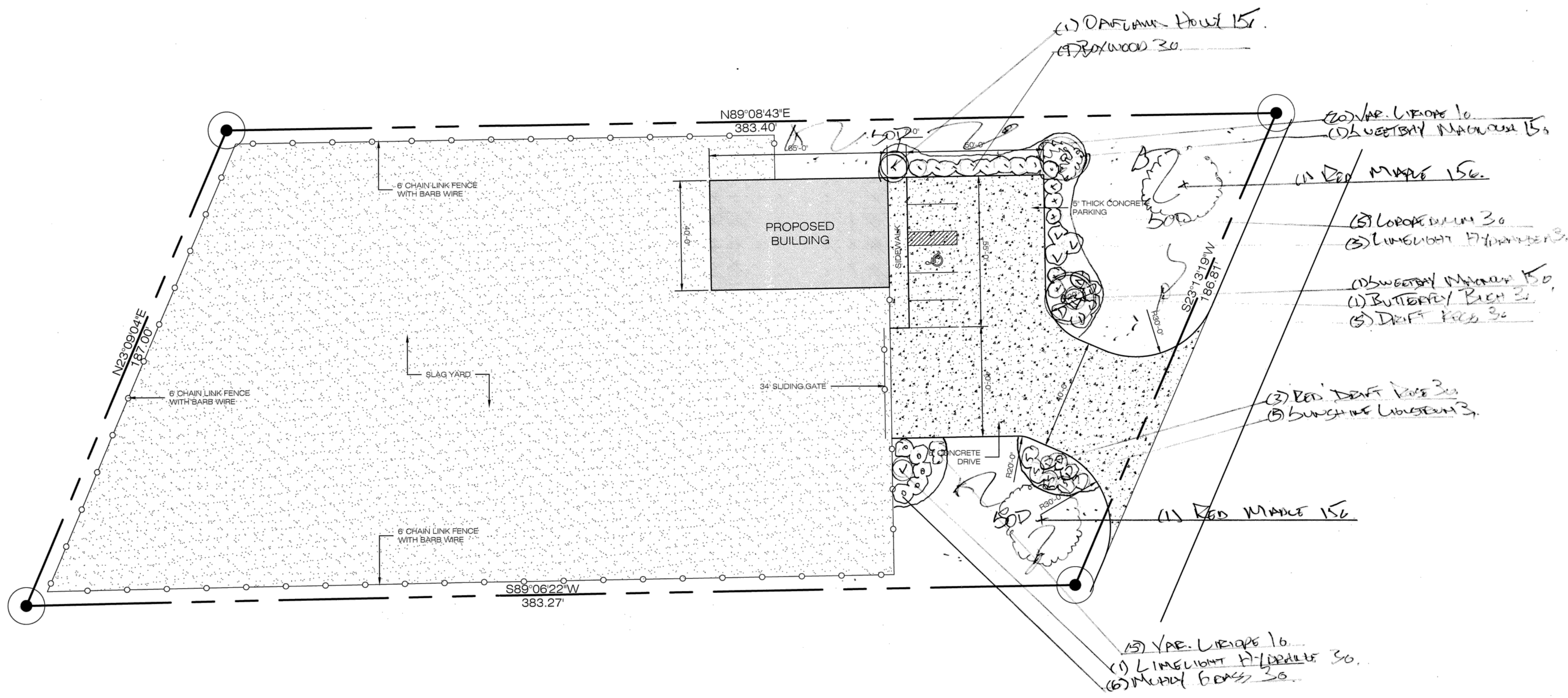


VENTURESOUTH  
 CONSTRUCTION COMPANY  
 P.O. BOX 16548  
 JACKSON, MS 39216-6548  
 601-368-9407 / 601-368-9107 FAX

New Building For:  
**BLURTON HOLDINGS, LLC**  
 GLUCKSTADT, Mississippi

DRAWN	WOOLDRIDGE
CHECKED	
DATE	15 JUNE 2023
SCALE	
JOB NO.	
SHEET	

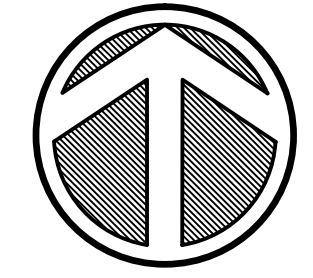
**L1**  
 OF SHEETS



**LANDSCAPE PLAN**



(IN FEET)  
 1 inch = 20 ft.



NORTH



REVISIONS	BY



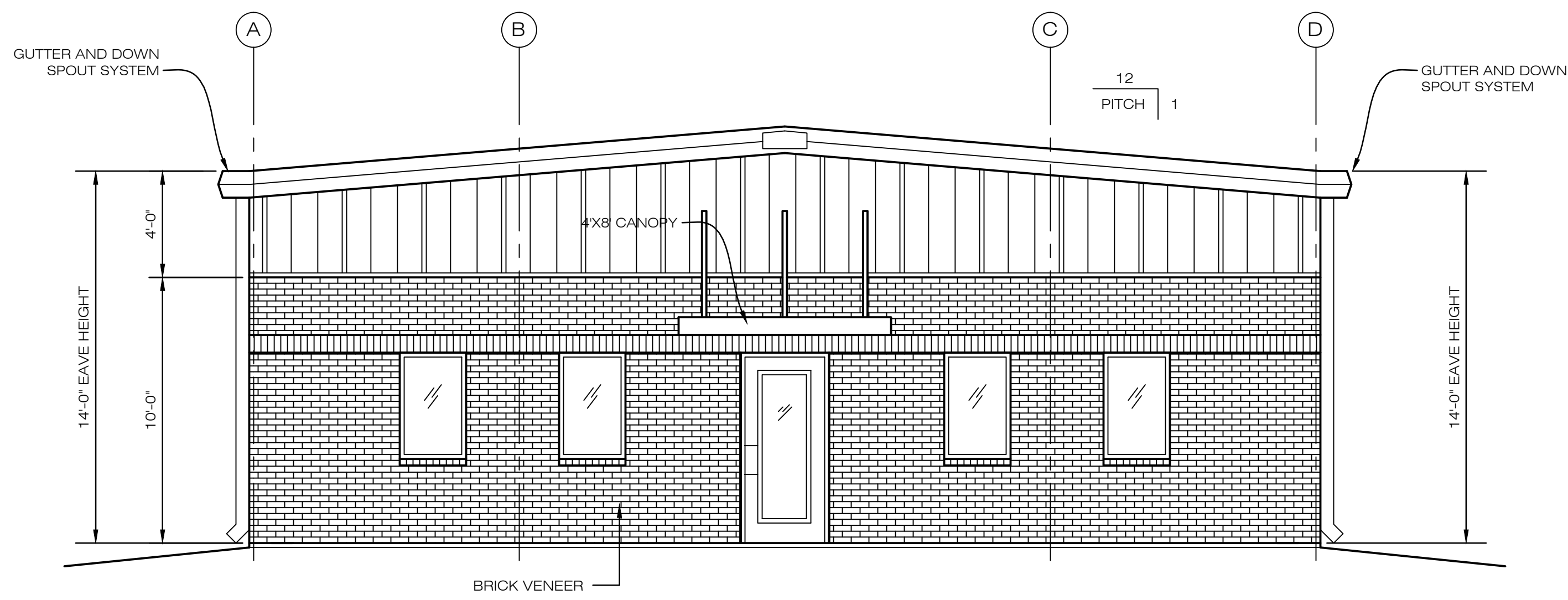
WOOLDRIDGE ARCHITECTURE, LLC  
484 CHURCH RD. SUITE 700  
MADISON, MS 39110  
601-202-8665  
WOOLDRIDGEARCHITECTUREWVA.COM



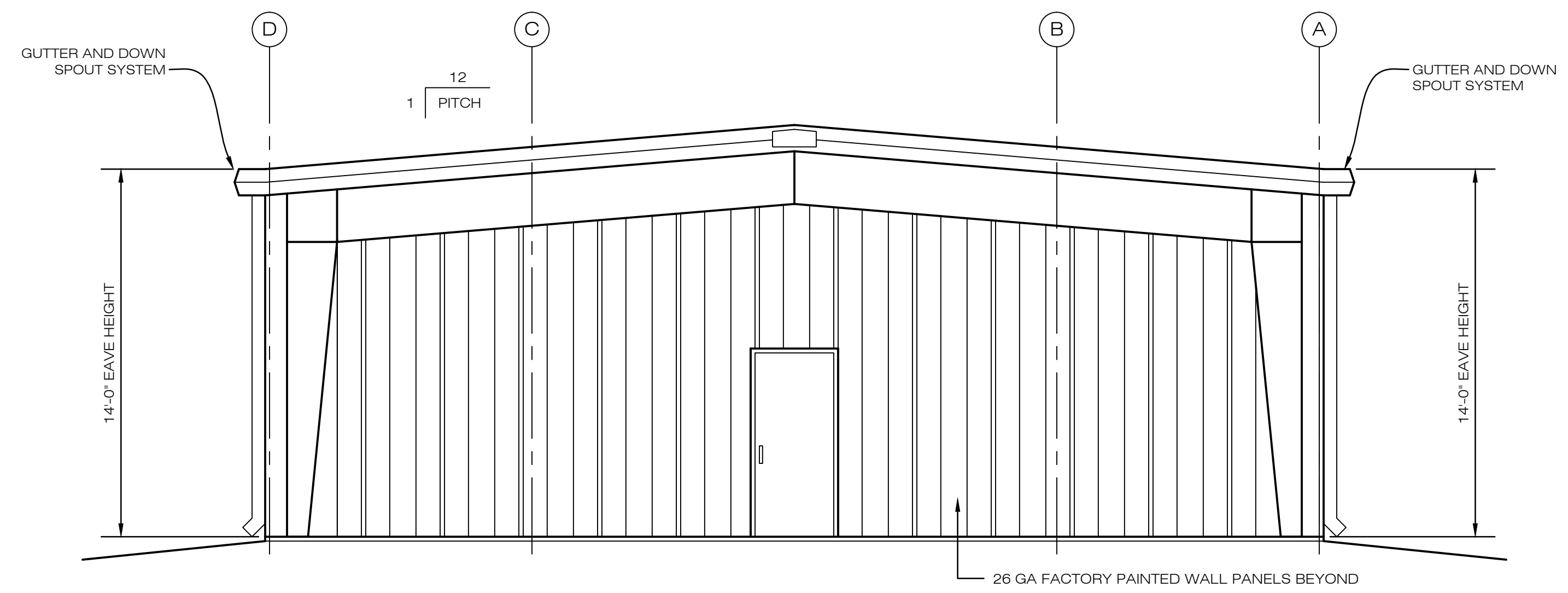
VENTURESOUTH  
CONSTRUCTION COMPANY  
P.O. BOX 16548  
JACKSON, MS 39216-6548  
601-368-9407 / 601-368-9107 FAX

New Building For:  
**BLURTON HOLDINGS, LLC**  
GLUCKSTADT, Mississippi

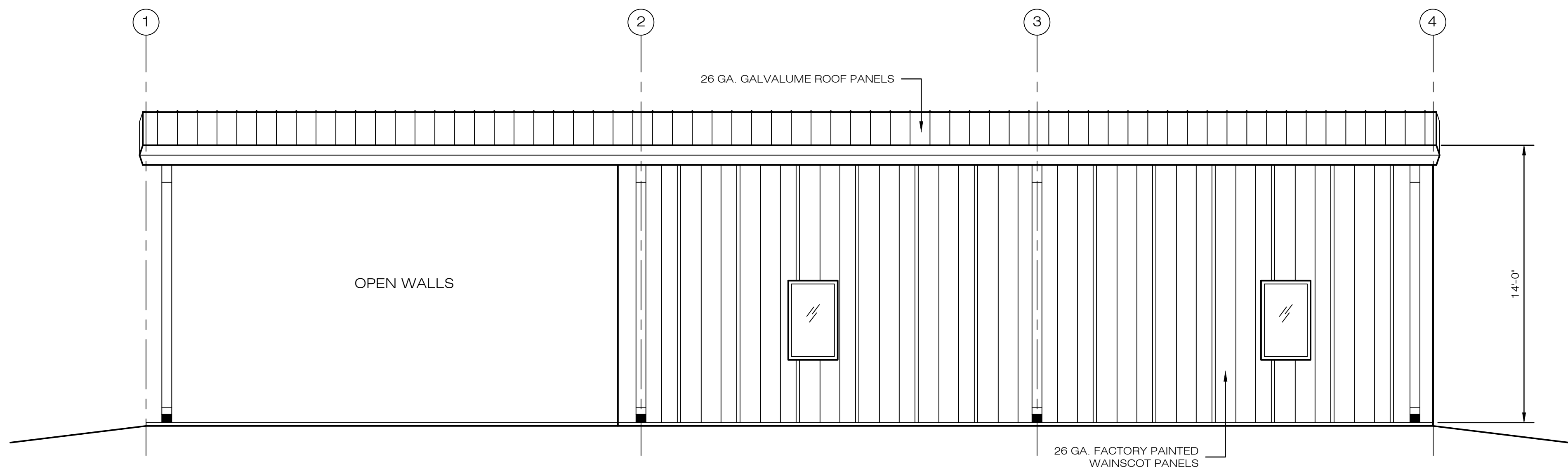
DRAWN	WOOLDRIDGE
CHECKED	
DATE	15 JUNE 2023
SCALE	
JOB NO.	
SHEET	
<b>A2</b>	
OF	SHEETS



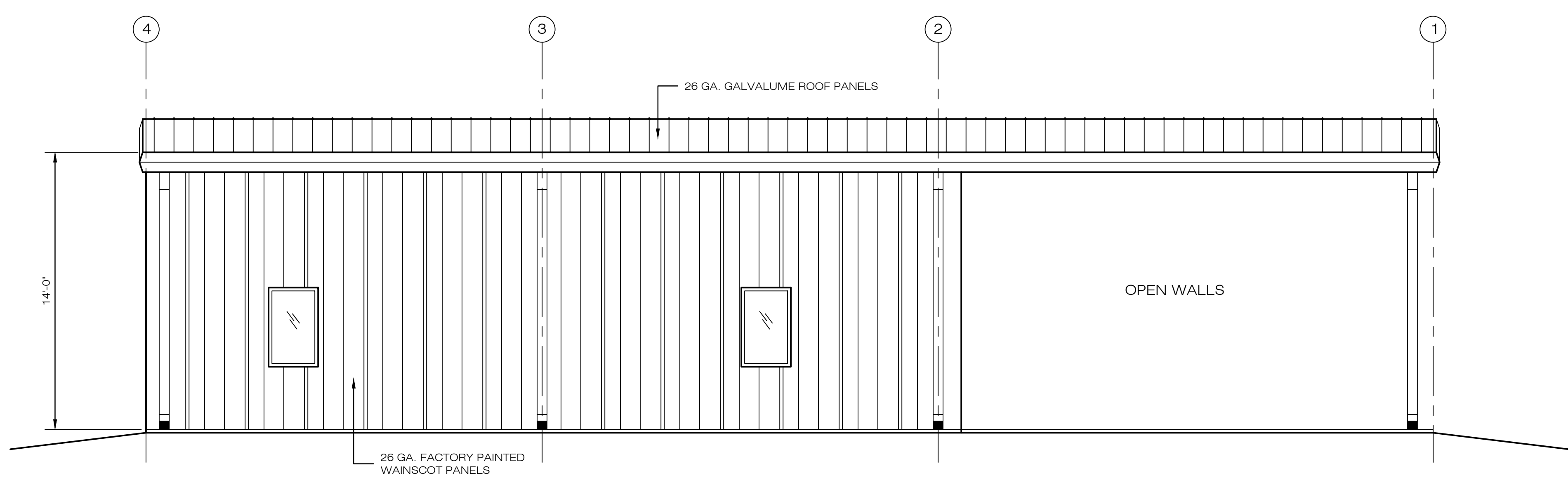
**1 EAST ELEVATION**  
1/4" = 1'-0"



**2 WEST ELEVATION**  
1/4" = 1'-0"



**3 SOUTH ELEVATION**  
1/4" = 1'-0"



**4 NORTH ELEVATION**  
1/4" = 1'-0"

207 Dees Place  
**REQUEST FOR DIMENSIONAL VARIANCE**  
**APPLICATION**

Subject Property Address: Lot 12 Parcel # 082H-28-002/14.00

Owner: BDP Group LLC Applicant: Candlewood Suites

Address: 321 Pinehurst Cir Address: Dees Dr.  
Ridgeland MS 39157

Phone No. (601) 672-1110 Phone No. \_\_\_\_\_

Current Zoning District: C-2

**Requirements of Applicant:**

1. Letter stating reason for requested dimensional variance.
2. Copy of the written legal description.
3. Site plan, building elevations and floor plan drawings on 8.5" x 11".
4. Four complete sets of working plans.
5. Proposed signage to include color and size.
6. \$250.00 fee required for processing.

**Requirements for Granting Variances:** *(Section 3004.01 – Zoning Ordinance)*

- (a). Applicant shall demonstrate that special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same district.
- (b). Applicant shall demonstrate that literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under terms of this Ordinance.
- (c). Applicant shall demonstrate that granting the variance will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, structures or buildings in the same district.

Applicant shall be present at the Planning and Zoning Commission meeting and Mayor/Board of Aldermen meeting. Documents shall be submitted thirty (30) days prior to the Planning and Zoning Commission meeting.

**Applicant is responsible for complying with all applicable requirements of the Zoning Ordinance.**

By signing this application, it is understood and agreed that permission is given to the Zoning Administrator to have a sign erected on subject property, giving notice to the public that said property is being considered for a dimensional variance.

  
Applicant Signature

10/16/23  
Date

\_\_\_\_\_  
Property Owner Signature

\_\_\_\_\_  
Date

City of Gluckstadt  
343 Distribution Dr  
Madison, MS 39110

Shahil Desai  
Desai Ventures LLC  
601-672-1110  
Shahildesai9@gmail.com

William,

I am writing this letter on behalf of BDP Group LLC.

We are requesting a variance for the following:

- Parking ordinance
- Building height ordinance

For the parking ordinance, we are requesting a 1:1 parking per room and the largest shift on property at any given time. These are the ordinances that we have followed in every city we have built in our metro area. These are the specifications that the franchise gives us as well.

For the building height ordinance, we are requesting an approval for total height of 63' 9 1/2".

Our structural building only has a height of 43' 7", the reason we are asking for 63' 9 1/2" is because of our parapets on the roof that give the building a design and can not be altered per Franchise specifications,

Thanks,  
Shahil Desai



**OWNER :**  
BDP GROUP, LLC

**FRANCHISE REF :**  
*Location #:* L20930  
*Project #:*  
*InnCode:*  
Version 4.0  
Scheme : Rust

**COVER**  
SCALE : N.T.S.

ALL DRAWINGS, SPECIFICATIONS AND DESIGNS PRESENTED ON THIS SHEET ARE THE PROPERTY OF RANDALL HARRIS & ASSOCIATES, ARCHITECT. NO PART OF THIS ARCHITECTURE AND NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF RANDALL HARRIS & ASSOCIATES, ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

DRAWN:  
CHECKED:  
DATE : SEP 2020



# CANDLEWOOD SUITES

DEES PLAZA AT INTERSTATE 55,  
GLUCKSTADT, MS

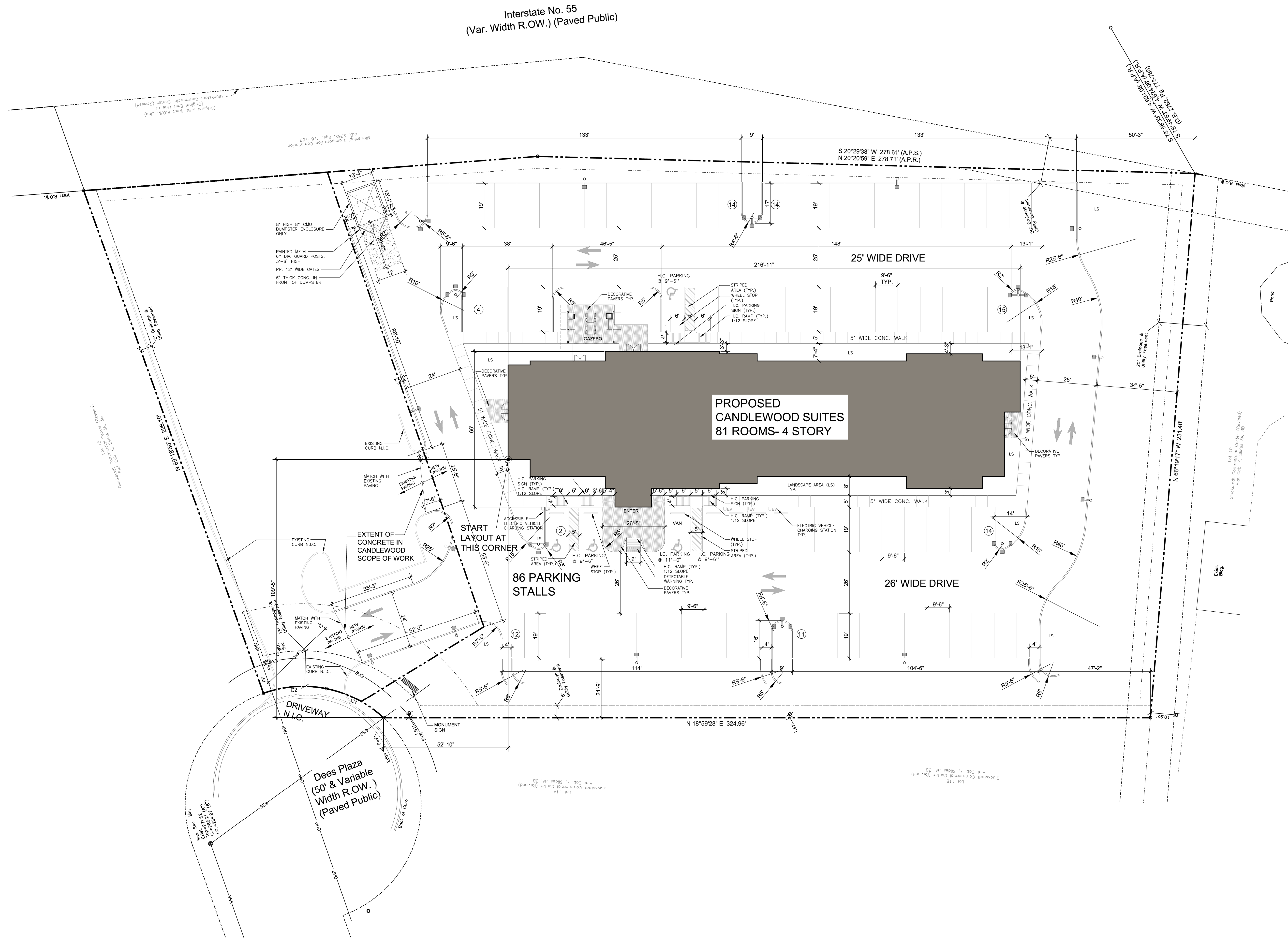
ISSUE
05-07-2021 L.F.P.



**rha**architect  
Architect + Master Planner  
16043 Barbarossa Drive  
Houston, Texas 77083 e-mail: [RHAarchitect@aol.com](mailto:RHAarchitect@aol.com)  
tel: 281-946-6700 fax: 281-946-7700  
tel: 601-277-4670  
texas ~ louisiana ~ georgia ~ mississippi  
oklahoma ~ arkansas ~ florida  
Randall Harris & Associates, Architect

REVISIONS
△ 02-19-2020 ISSUED FOR FINAL FRANCHISE REVIEW
△ 03-13-2020 FOR MEETING WITH CITY

JOB NO.  
19-09-016  
SHEET NO.  
**A0**



**PROJECT LOCATION**

**VICINITY MAP**  
SCALE: N.T.S.

**SURVEY WAS PROVIDED BY**

**BENCHMARK ENGINEERING & SURVEYING, LLC**  
181 Highpointe Court, Suite B, Brandon, Mississippi 39042  
Office: 601-829-1017 Fax: 601-891-0211  
E-mail: info@benchmarkms.com

**LEGAL DESCRIPTION**  
LOT 12, GLUCKSTADT COMMERCIAL CENTER (REVISED) SITUATED IN THE NW 1/4 OF SECTION 28, T8N, R2E, MADISON COUNTY, MISSISSIPPI

PARKING SCHEDULE	
GUESTROOMS	76
H.C. GUESTROOMS	5
<b>PARKING REQUIRED</b>	
81	
<b>PARKING PROVIDED</b>	
CARS 9'-6" X 19'	82
H.C. CAR 9'-6" X 19'	3
H.C. VAN 11' X 19'	1
<b>TOTAL</b>	<b>86</b>

AREA SCHEDULE	
FIRST FLOOR AREA (APPROX.)	11,276 SQ. FT.
SECOND FLOOR AREA (APPROX.)	11,153 SQ. FT.
THIRD FLOOR AREA (APPROX.)	11,153 SQ. FT.
FOURTH FLOOR AREA (APPROX.)	11,153 SQ. FT.
<b>TOTAL FLOOR AREA (APPROX.)</b>	<b>44,735 SQ. FT.</b>

**GENERAL NOTE:**

- FIRE SPRINKLER SYSTEM CONTRACTOR SHALL DESIGN AND INSTALL FIRE SPRINKLER SYSTEM AND SHALL OBTAIN SEPERATE PERMIT.
- IRRIGATION SPRINKLER SYSTEM CONTRACTOR SHALL DESIGN IRRIGATION SPRINKLER SYSTEM AND SHALL PROVIDE SEPERATE METER AND CONNECTION FROM WATER MAIN.
- EXISTING OBSTRUCTIONS TO THE PROPOSED DRIVEWAYS/SIDEWALKS (SIGNS, POLES, HYDRANTS, ETC.) SHALL BE REMOVED/RELOCATED.

**GENERAL SHEET REFERENCE NOTES:**

- SEE CIVIL FOR DRAINAGE PLAN
- SEE CIVIL FOR SITE UTILITY PLAN
- SEE ELECTRICAL FOR ELECTRICAL SITE PLAN
- LANDSCAPE PLANS BY OTHERS
- SEE SHT. X1 FOR PAVING AND SITE DETAILS
- COORDINATE THIS SHEET WITH CIVIL DIMENSIONAL SITE PLAN.

**NOTE**  
BUILDING IS FULLY SPRINKLER WITH NFPA 13R

**SITE PLAN**  
SCALE: 1" = 20'

ALL DIMENSIONS, SPECIFICATIONS AND NOTES ARE TO BE USED IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

**DRAWN:**  
**CHECKED:**  
**DATE:** SEP 2020

**CANDLEWOOD SUITES**  
AN IHG® HOTEL

# CANDLEWOOD SUITES

DEES PLAZA AT INTERSTATE 55,  
GLUCKSTADT, MS

**ISSUE**  
05-07-2021 LF.P.

**rhaarchitect**  
Architect & Master Planner  
16043 Barbarossa Drive  
Houston, Texas 77083 e-mail: RHAarchitect@aol.com

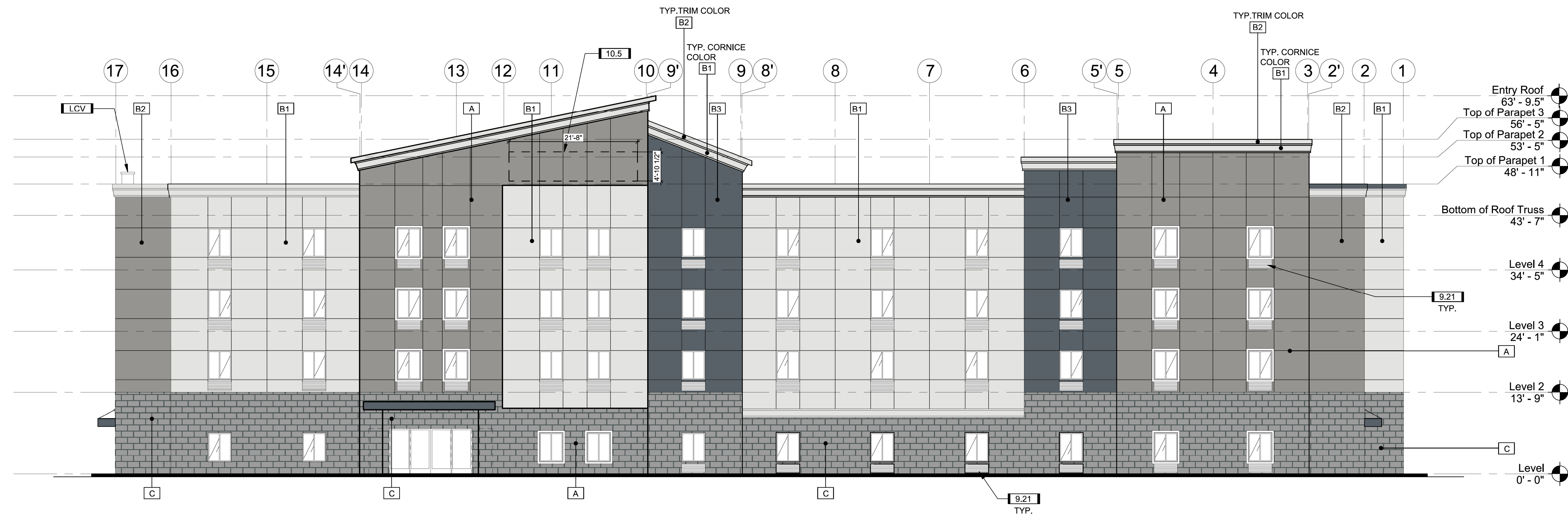
texas ~ louisiana ~ georgia ~ mississippi  
oklahoma ~ arkansas ~ florida

**Randall Harris & Associates, Architect**

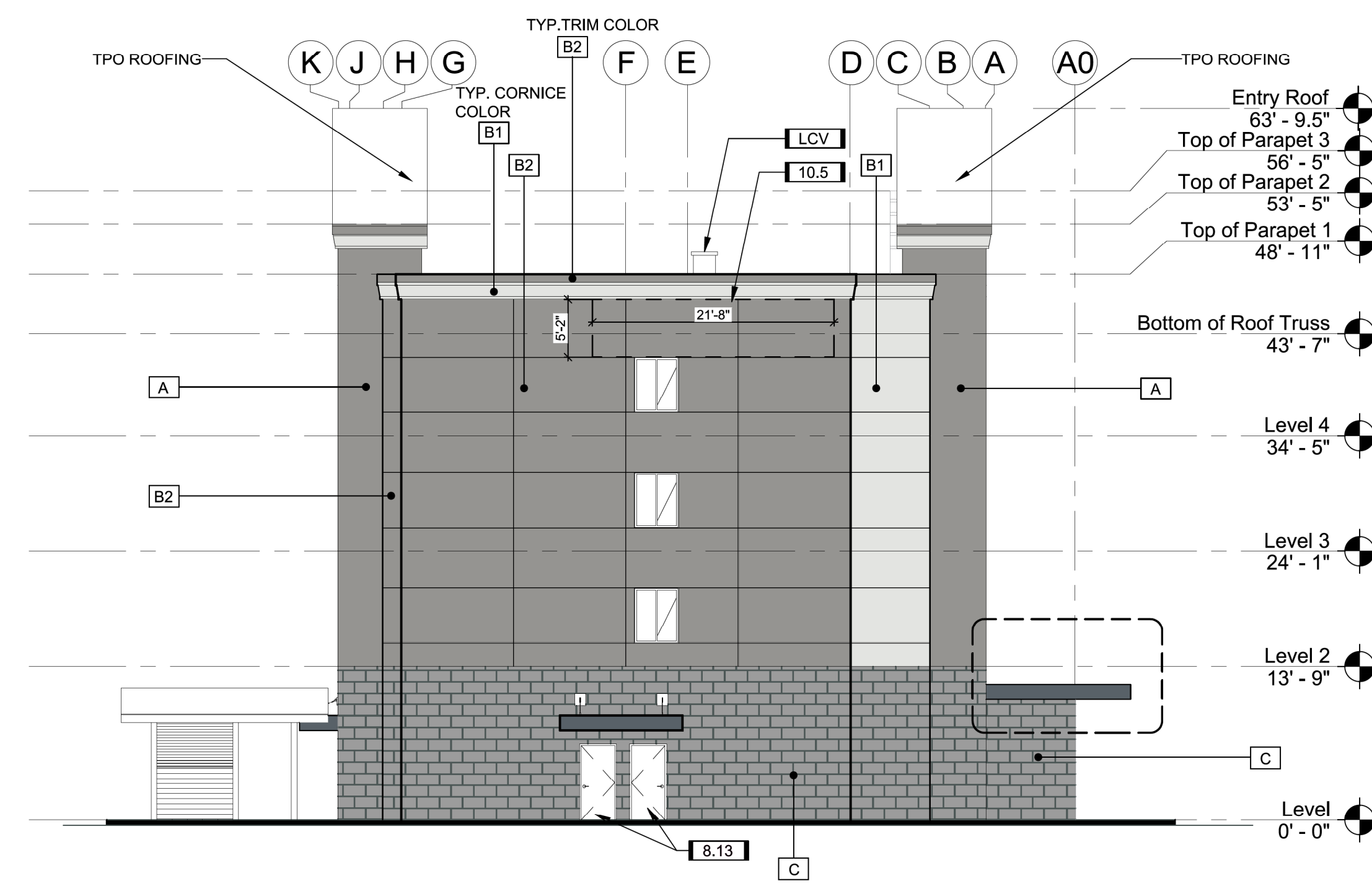
R E V I S I O N S	
02-19-2020	ISSUED FOR FINAL FRANCHISE REVIEW
03-13-2020	FOR MEETING WITH CITY

**JOB NO.**  
19-09-016

**SHEET NO.**  
SP1



**1** EXTERIOR ELEVATION - FRONT  
SCALE: 3/32" = 1'-0"



**2** EXTERIOR ELEVATION - LEFT  
SCALE: 3/32" = 1'-0"

**GENERAL NOTES**

- REFER TO REFLECTED CEILING PLANS FOR CEILING HEIGHT REQUIREMENTS
- BASIS OF STRUCTURAL DESIGN IS WOOD FRAME.
- WAYFINDING SIGNAGE BY OWNER. REFER TO SIGNAGE PACKAGE.
- COORDINATE EXTERIOR BUILDING SIGNAGE WITH THE BUILDING COLOR PER FRANCHISE REQUIREMENTS.
- EXTERIOR SIGNAGE APPROVAL PROCESS: ALL EXTERIOR BUILDING AND SITE SIGNAGE LOCATIONS AND CONFIGURATIONS MUST BE SUBMITTED TO IHG FOR RECOMMENDATION AND APPROVAL. RECOMMENDATIONS WILL INCLUDE SIGNS THAT ARE PROPERLY CONFIGURED AND SIZED FOR PLACEMENT ON THE BUILDING FACADES WITHOUT CROWDING ADJACENT ARCHITECTURAL FEATURES. CLICK ON EXTERIOR SIGNAGE MANUAL FOR SIGNAGE OPTIONS, STANDARD SIZES AND APPROVED VENDORS. FOR EXTERIOR SIGNAGE QUESTIONS: CONTACT SCOTT ROSS AT SCOTT.ROSS@IHG.COM OR 770-604-5917.

**KEYNOTES**

- 8.13 PAINT DOOR AND FRAME TO MATCH ADJACENT FINISH
- 9.21 PAINT PTAC GRILLE TO MATCH ADJACENT FINISH.
- 10.5 FOR SIGNAGE, REFER TO SIGNAGE PACKAGE. BUILDING SIGN & PERMIT BY SIGN VENDOR/ CONTRACTOR  
PROVIDE BACKING BY G.C. COORDINATE WITH SIGN VENDOR/ CONTRACTOR
- 23.4 EXHAUST VENT, COLOR TO MATCH ADJACENT MATERIAL

**LEGEND - EXTERIOR MATERIALS**

- A** STUCCO COLOR - ACCENT  
FINE SAND FINISH COLOR: SHERWIN WILLIAMS - SW 7669 SUMMIT GRAY
- B1** STUCCO COLOR 1 - MAIN MASS  
FINE SAND FINISH COLOR: SHERWIN WILLIAMS - SW 6252 ICE CUBE
- B2** STUCCO COLOR 2 - ACCENTS  
FINE SAND FINISH COLOR: SHERWIN WILLIAMS - SW 7669 SUMMIT GRAY
- B3** STUCCO COLOR 3 - ACCENTS  
FINE SAND FINISH COLOR: SHERWIN WILLIAMS - SW 6251 OUTERSPACE
- C** DRY STACK STONE (ELDORADO STONE: ZENITH GREY SIERRA)
- LCV** LINEN CHUTE VENT

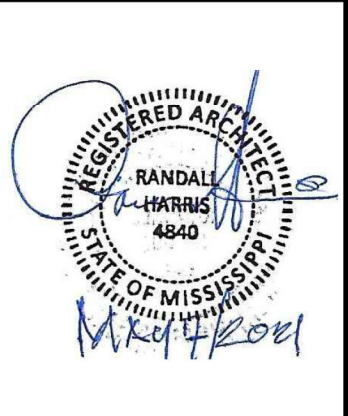
**EXTERIOR ELEVATIONS**  
SCALE: 3/32" = 1'-0"

DRAWN:  
CHECKED:  
DATE: SEP 2020



**CANDLEWOOD SUITES**  
DEES PLAZA AT INTERSTATE 55,  
GLUCKSTADT, MS

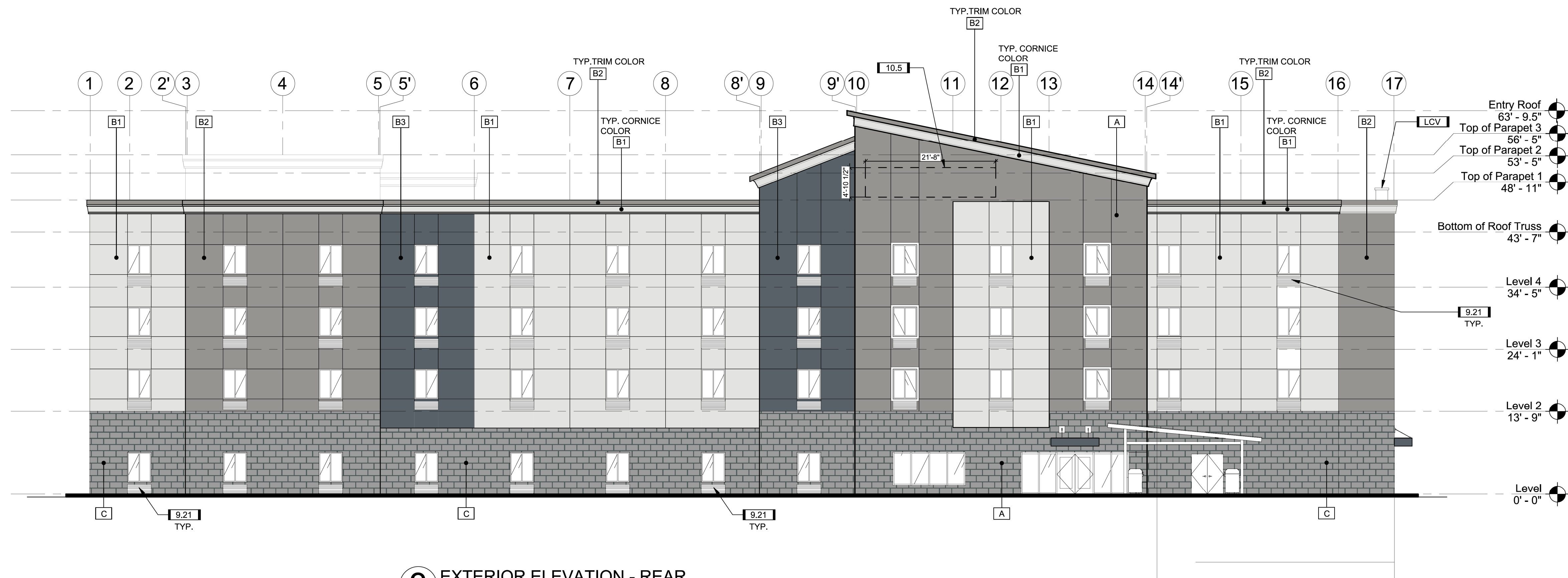
ISSUE
05-07-2021 L.F.P.



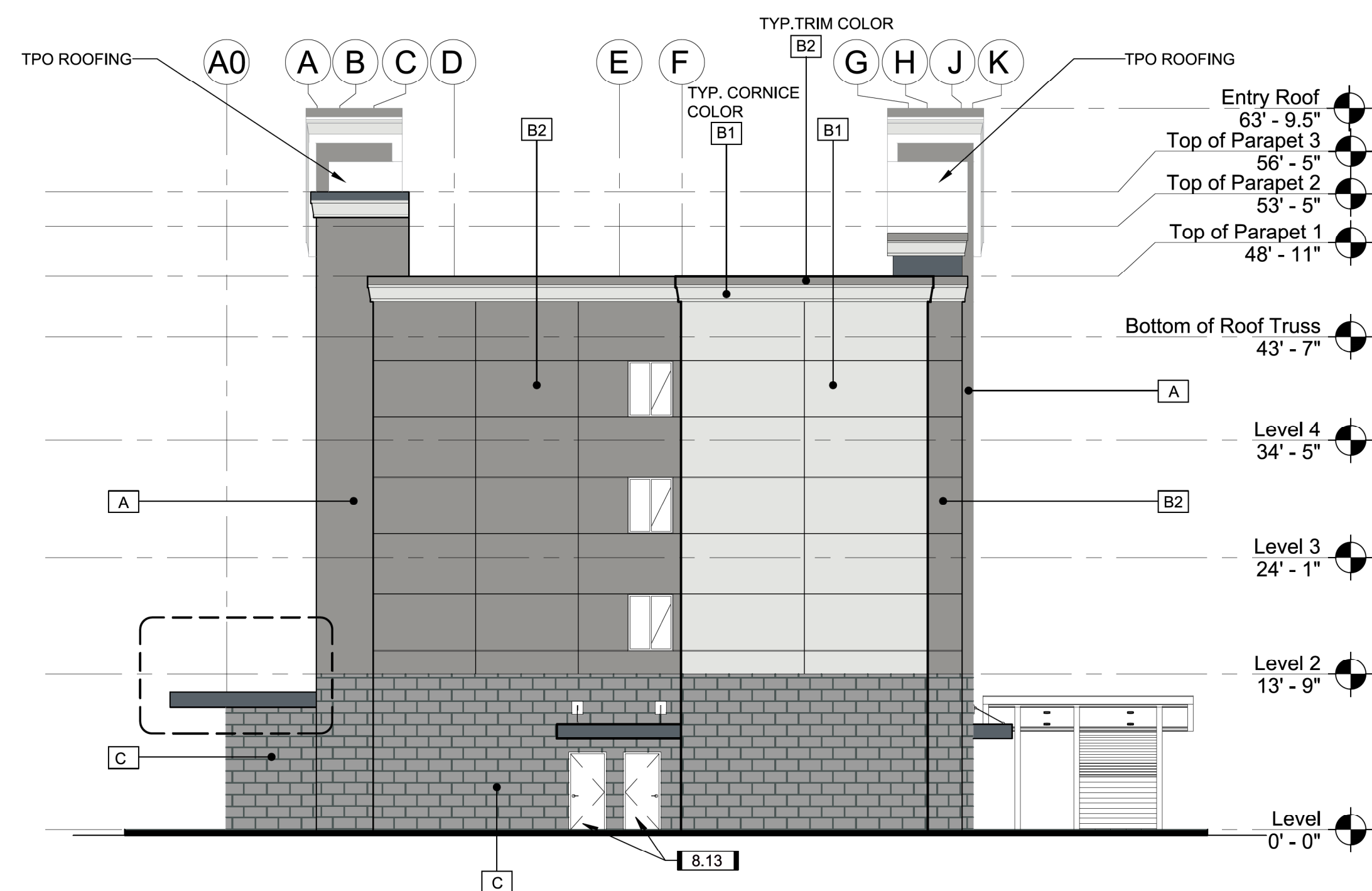
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oklahoma ~ arkansas ~ florida  
Randall Harris & Associates, Architect

R E V I S I O N S	
02-19-2020	ISSUED FOR FINAL FRANCHISE REVIEW
03-13-2020	FOR MEETING WITH CITY
09-17-2020	STONE VENEER ADDED AND COLOR SCHEME REVISED FOR CITY AND FRANCHISE REVIEW

JOB NO.  
19-09-016  
SHEET NO.  
**A2.00**



**3** EXTERIOR ELEVATION - REAR  
SCALE: 3/32" = 1'-0"



**4** EXTERIOR ELEVATION - RIGHT  
SCALE: 3/32" = 1'-0"

**GENERAL NOTES**

- REFER TO REFLECTED CEILING PLANS FOR CEILING HEIGHT REQUIREMENTS
- BASIS OF STRUCTURAL DESIGN IS WOOD FRAME.
- WAYFINDING SIGNAGE BY OWNER. REFER TO SIGNAGE PACKAGE.
- COORDINATE EXTERIOR BUILDING SIGNAGE WITH THE BUILDING COLOR PER FRANCHISE REQUIREMENTS.
- EXTERIOR SIGNAGE APPROVAL PROCESS: ALL EXTERIOR BUILDING AND SITE SIGNAGE LOCATIONS AND CONFIGURATIONS MUST BE SUBMITTED TO IHG FOR RECOMMENDATION AND APPROVAL. RECOMMENDATIONS WILL INCLUDE SIGNS THAT ARE PROPERLY CONFIGURED AND SIZED FOR PLACEMENT ON THE BUILDING FACADES WITHOUT CROWDING ADJACENT ARCHITECTURAL FEATURES. CLICK ON EXTERIOR SIGNAGE MANUAL FOR SIGNAGE OPTIONS, STANDARD SIZES AND APPROVED VENDORS. FOR EXTERIOR SIGNAGE QUESTIONS, CONTACT SCOTT ROSS AT SCOTT.ROSS@IHG.COM OR 770-604-5917.

**KEYNOTES**

- 8.13 PAINT DOOR AND FRAME TO MATCH ADJACENT FINISH
- 9.21 PAINT PTAC GRILLE TO MATCH ADJACENT FINISH.
- 10.5 FOR SIGNAGE, REFER TO SIGNAGE PACKAGE. BUILDING SIGN & PERMIT BY SIGN VENDOR/ CONTRACTOR. PROVIDE BACKING BY G.C., COORDINATE WITH SIGN VENDOR/ CONTRACTOR
- 23.4 EXHAUST VENT, COLOR TO MATCH ADJACENT MATERIAL

**LEGEND - EXTERIOR MATERIALS**

- A** STUCCO COLOR - ACCENT  
FINE SAND FINISH COLOR: SHERWIN WILLIAMS - SW 7669 SUMMIT GRAY
- B1** STUCCO COLOR 1 - MAIN MASS  
FINE SAND FINISH COLOR: SHERWIN WILLIAMS - SW 6252 ICE CUBE
- B2** STUCCO COLOR 2 - ACCENTS  
FINE SAND FINISH COLOR: SHERWIN WILLIAMS - SW 7669 SUMMIT GRAY
- B3** STUCCO COLOR 3 - ACCENTS  
FINE SAND FINISH COLOR: SHERWIN WILLIAMS - SW 6251 OUTERSPACE
- C** DRY STACK STONE (ELDORADO STONE: ZENITH GREY SIERRA)
- LCV** LINEN CHUTE VENT

**EXTERIOR ELEVATIONS**

SCALE: 3/32" = 1'-0"

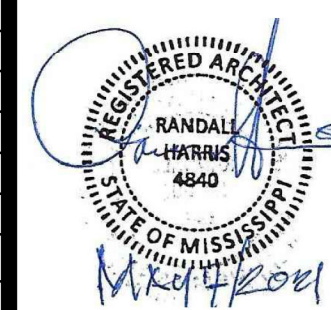
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DRAWN:  
CHECKED:  
DATE: SEP 2020



**CANDLEWOOD SUITES**  
DEES PLAZA AT INTERSTATE 55,  
GLUCKSTADT, MS

ISSUE  
05-07-2021 L.F.P.



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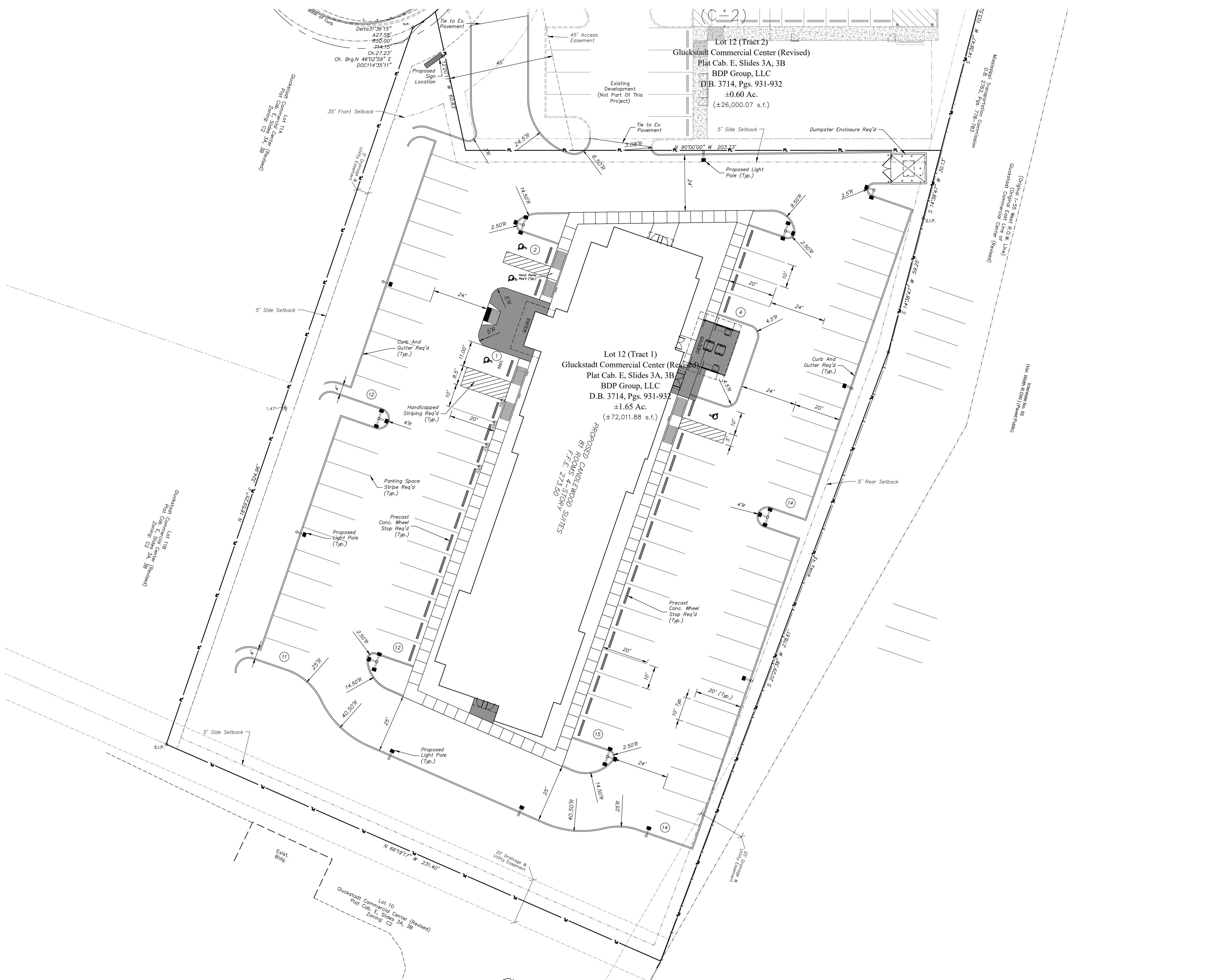
JOB NO.  
19-09-016  
SHEET NO.  
**A2.00A**

DATE:	9/28/23
CHECKED:	GAB
REF C/L:	
EG SURFACE:	
FG SURFACE:	

PROJECT LOCATION:  
 DEES PLAZA  
 MADISON COUNTY, MISSISSIPPI  
 CLIENT:  
 BDP GROUP, LLC  
 602 SPRINGRIDGE ROAD, CLINTON, MS

PROJECT:  
**CANDLEWOOD SUITES**  
 SHEET CONTENTS:  
**SITE PLAN**

SHEET NUMBER  
**4 of 11**  
 PROJECT NUMBER  
**B-7302**



**PROJECT SITE INFORMATION:**

CURRENT ZONING - C-2, HIGHWAY COMMERCIAL DISTRICT  
 MINIMUM SETBACK REQUIREMENTS:  
 FRONT - 35'  
 SIDE - 5'  
 REAR - 5'

APPROXIMATE PROJECT ACREAGE: ±1.75 AC

**APPROXIMATE ACREAGE BREAKDOWN:**

PROPOSED BUILDING - 0.259 AC (11,276± S.F.), 14.47%  
 PROPOSED SIDEWALKS - 0.069 AC (3,021± S.F.), 3.85%  
 PROPOSED DRIVES/PARKING - 0.88 AC (38,486± S.F.), 49.16%  
 GREEN AREA - 0.552 AC (24,045± S.F.), 30.84%

PARKING REQUIRED: 84 SPACES REQUIRED\*

PARKING PROVIDED: 85 NEW SPACES, INCLUDING 4 HANDICAPPED

\*A VARIANCE ON THE NUMBER OF PARKING SPACES AND THE SITE PLAN WAS APPROVED BY THE MADISON COUNTY BOARD OF SUPERVISORS AT THE NOV. 2, 2020 BOS MEETING.

HEAVY DUTY CONCRETE (RIGID) PAVING REQ'D.  
 CONCRETE SIDEWALK REQ'D.

NOTE: ALL PAVING NOT NOTED AS ONE OF THE ABOVE SHALL BE CONSIDERED LIGHT DUTY CONCRETE

**NOTE:**

- SEE TYPICAL SECTIONS AND PROJECT SPECIFICATIONS FOR PAVING REQUIREMENTS.
- RADIAL DIMENSIONS ARE MEASURED FROM THE BACK OF CURB.
- PARKING LOT DIMENSIONS ARE TO THE FACE OF CURB.
- SEE ARCHITECTURAL PLANS FOR MORE DETAILS ON THE BUILDINGS AND DUMPSTER ENCLOSURE.
- ANY PAVING NOT DELINEATED AS A FORM OF CONCRETE OR HEAVY DUTY CONCRETE PAVING SHALL BE CONSIDERED LIGHT DUTY CONCRETE PAVING.
- PARKING SPACE STRIPING SHALL BE 4" MINIMUM WIDTH AND PAINTED WHITE.
- ITEMS NOTED AS LEGEND STRIPING SHALL BE THERMOPLASTIC INSTALLED PER MOST REQUIREMENTS FOR SIZE AND THICKNESS. ALL REMAINING STRIPING SHALL BE FAST DRYING SOLVENT BASED TRAFFIC PAINT FOR USE ON BITUMINOUS AND PORTLAND CEMENT CONCRETE PAVEMENT. PAINT SHALL MEET THE REQUIREMENTS OF SECTION 710 OF THE LATEST EDITION OF THE MISSISSIPPI STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- IT IS THE OWNER'S RESPONSIBILITY TO OBTAIN PERMISSION TO PERFORM WORK ON ADJACENT PROPERTY FROM THE PROPERTY OWNERS SHOULD IT BE NECESSARY TO COMPLETELY INSTALL IMPROVEMENTS.
- PRIOR TO INSTALLATION OF CURB & GUTTER THE CONTRACTOR SHALL PROVIDE ENGINEER WITH A MARKED UP DRAWING SHOWING WHERE REVERSED GUTTER CURB IS PROPOSED FOR HIS REVIEW AND APPROVAL.

