



## PLANNING & ZONING COMMISSION MEETING

Tuesday, March 28, 2023 at 6:00 PM

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### Agenda

1. **Call to Order**
2. **Consideration and Approval of Minutes**
  - [A\)](#) February 28, 2023 Planning And Zoning Meeting Minutes
3. **New Site Plan Considerations**
  - [A\)](#) The Platz Site Plan Consideration
  - [B\)](#) PTS Sports Site Plan Consideration
  - [C\)](#) Madison Motorworks Site Plan Consideration
  - [D\)](#) Springhill Suites Site Plan Consideration
  - [E\)](#) Home 2 Suites Site Plan Consideration
4. **Request for Rezoning**
5. **New Business**
6. **Next Meeting**
  - A) The Next Planning And Zoning Meeting Will Be Held On April 25, 2023
7. **Adjourn**



## PLANNING & ZONING COMMISSION MEETING

Tuesday, February 28, 2023 at 6:00 PM

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### Minutes

#### Call to Order

Chairman McGaugh called the meeting to order.

Attorney Zac Giddy are present. Employees William Hall, Mike McCollum and Bridgette Smith are present.

#### Consideration and Approval of Minutes

Commissioner McGaugh made the motion to approve the January 2023 minutes. Commissioner Myricks made the second motion for approval.

January 24, 2023 Planning And Zoning Meeting Minutes

#### New Site Plan Considerations

The Platz Site Plan Consideration

The Platz Site Plan was tabled until the next Planning and Zoning meeting on March 28, 2023.

Classic Restorations Site Plan Amendment Consideration

Daniel Woodridge addressed the board to discuss the Site Plan for Classic Restoration. Commissioner Duggar made the motion for approval and Commissioner McGaugh seconded the motion.

#### Request for Rezoning

#### New Business

Planning and Zoning Director Mike McCollum presented the Planning and Zoning Board a rough draft of the proposed Landscape Ordinance. No action was taken.

Discussion and Consideration of Proposed Landscape Ordinance

Planning and Zoning Director Mike McCollum presented the proposed Landscape Ordinance.

Commissioner Duggar requested clarification of lighting requirements in the proposed ordinance. Mike McCollum addressed some cities have a separate Tree Ordinance. Possible future discussion on a tree ordinance.

No action was taken.

**Next Meeting**

The next Planning and Zoning meeting is scheduled for March 28, 2023 at 6:00 PM.

The Next Planning And Zoning Meeting Will Be Held On March 28, 2023

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**Adjourn**

Motion made by Commissioner McGaugh, Seconded by Commissioner Duggar.

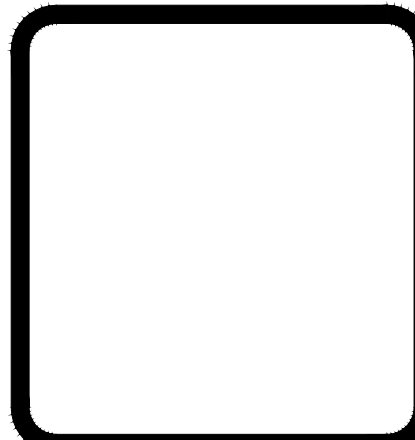
Voting Yea: Commissioner Duggar, Commissioner Myricks, Commissioner King, Commissioner McGaugh, Commissioner Slattery, Commissioner Saik

WITNESS OUR hands, this the \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
MELANIE GREER, Chairman

\_\_\_\_\_  
SAM MCGAUGH, Vice Chairman/Secretary

REVISIONS	BY



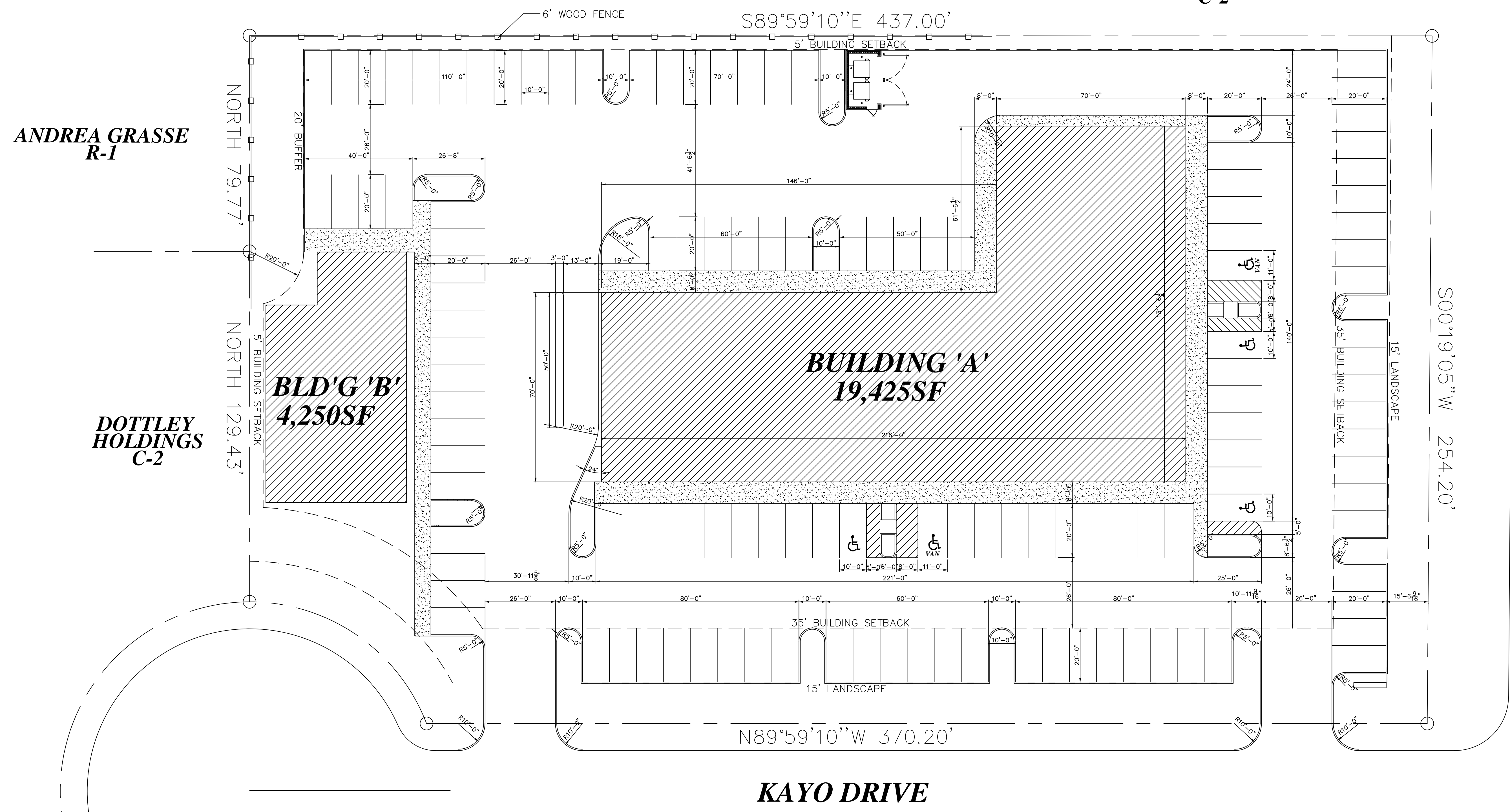
**WOOLRIDGE & ASSOCIATES**  
 484 CHURCH RD. SUITE 700  
 MADISON, MS 39110  
 601-209-8800  
 WOOLRIDGEARCHITECTURE.COM

The Platz  
 Calhoun Station Parkway  
 Gluckstadt, Mississippi

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DATE 11/5/22
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JOB NO.
SHEET
A0.0
OF SHEETS

**SEHTI  
C-2**

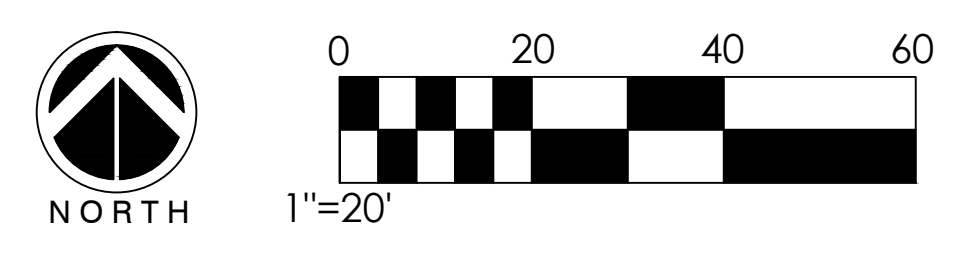


**CALHOUN STATION PARKWAY**

**KAYO DRIVE**

**1 SITE PLAN**  
A1.0

SCALE: 1"=20'-0"  
 PARCEL# 082E-21-004/01.00  
 C-2 COMMERCIAL ZONING  
 SITE AREA 108,773SF (2.5AC)  
 BUILDING ONE 19425SF  
 BUILDING TWO 4,250SF  
 AREA COVERAGE 21.7%



**JLS, CONSTRUCTION  
C-2**

NOTE: ALL SITE LIGHTING AND SOUND SHALL BE MAINTAINED ON THE SITE, ELIMINATING ANY LIGHT OR SOUND POLLUTION.

NOTE: PROPOSED HOURS OF OPERATIONS SHALL BE 8:00AM TO 10:00PM

PARKING REQUIRED  
 RESTAURANT; 4,000SF / 100 = 40 SPACES  
 RETAIL; 15,425SF / 225 = 68.5 SPACES  
 OFFICE 4,250SF / 300 = 14.1 SPACES  
 TOTAL REQUIRED SPACES = 122.6 (123) SPACES  
 PROVIDED SPACES = 123 SPACES  
 FLOOD ZONE 'X'  
 BUILDING USE; OFFICE/ RETAIL/ RESTAURANT



**1 VICINITY MAP**  
A1.0  
SCALE: 1"=1000'-0"

OWNER 11/4/2022 12:38 PM  
 KHINDA FINAL SITE PLAN.dwg




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 MADISON, MS 39110  
 601-209-8800  
 WOOLRIDGEARCHITECTURE@YAHOO.COM

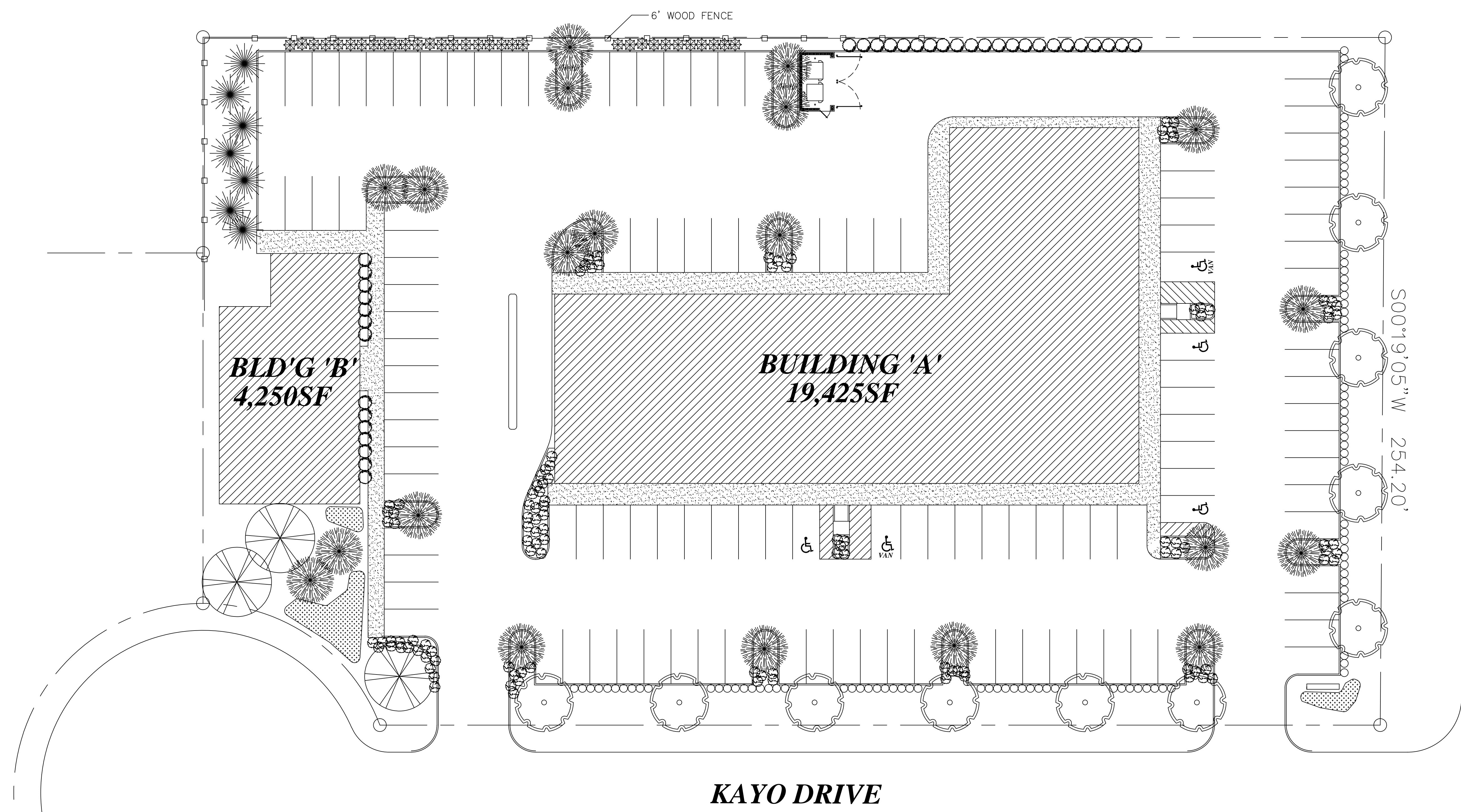
The Platz  
 Calhoun Station Parkway  
 Gluckstadt, Mississippi

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DATE 11/5/22
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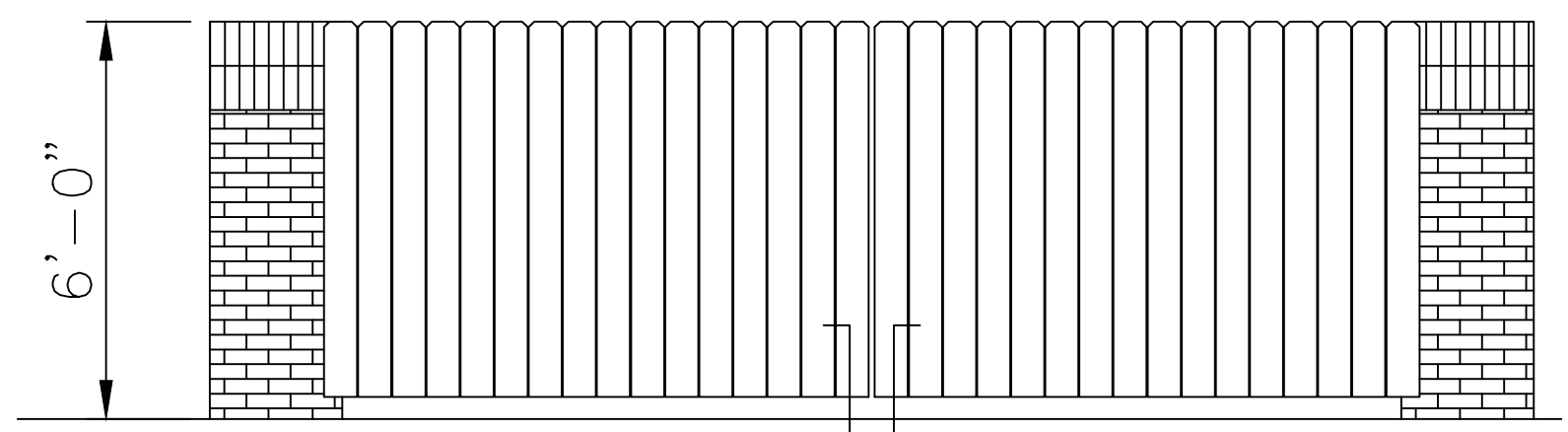
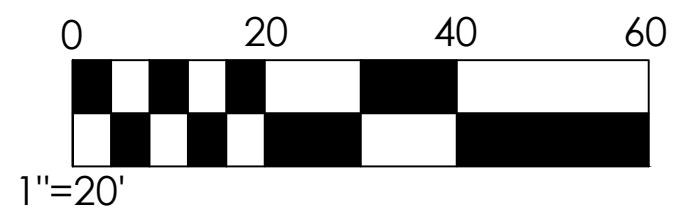
**CALHOUN STATION PARKWAY**



**KAYO DRIVE**

**LANDSCAPE**  
 SCALE: 1"=20'-0"

- CRAPE MYRTLE
- BALD CYPRESS, TAXODIUM DISTICHUM, 7 - 8' HTH., f - 1" CAL., SPACE @ 12' O.C.
- 30G DRAKE ELM
- RED MAPLE, 'OCTOBER GLORY', ACER RUBRUM OCTOBER GLORY, 8 - 10' HTH., 1 - 1 1/2" CAL.
- PARSON JUNIPER, JUNIPERUS CHINENSIS 'PARSONII', 3 GAL. @ 3'-6" O.C.
- JAPAN CLEYERA, CLEYERA JAPONICA
- NEEDLEPOINT HOLLY 'ILEX CORNUTA' 4-5' @ MATURITY, PLANT @ 3'-6" O.C.
- RED RUFFLE AZALEAS, RHODODENDRON RUTHERFORD, 3 GAL. @ 3'-6" O.C. 50 REQ. (17 FOR EVERY 50 L/F OF FRONTAGE)

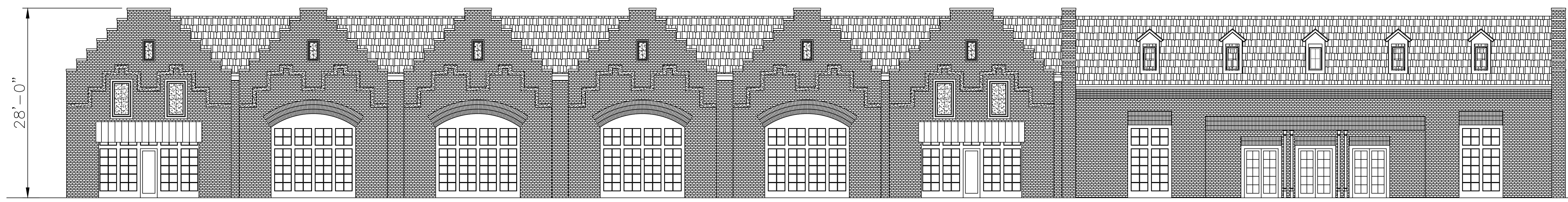


**DUMPSTER ENCLOSURE**  
 SCALE: NTS

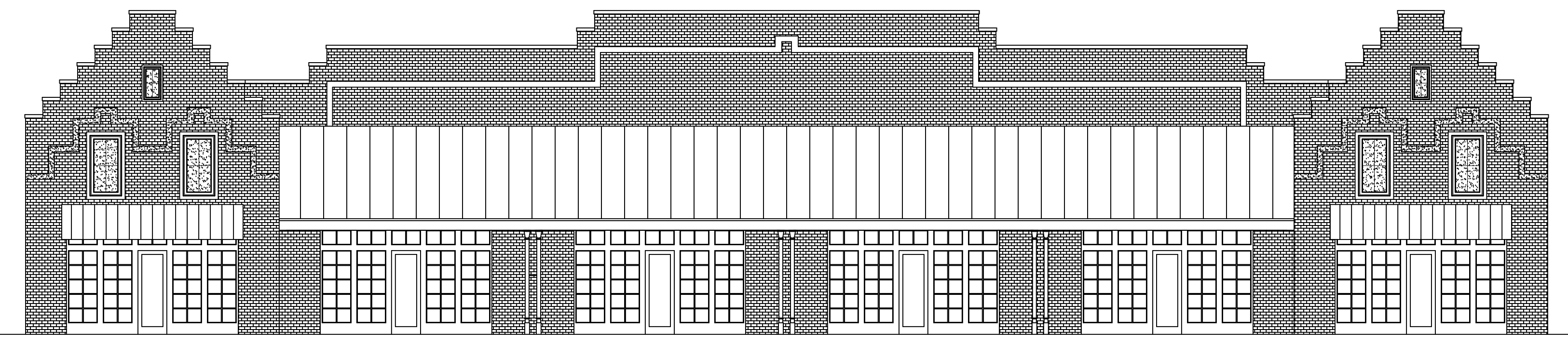


Architectural Elevation  
Gluckstadt, Mississippi

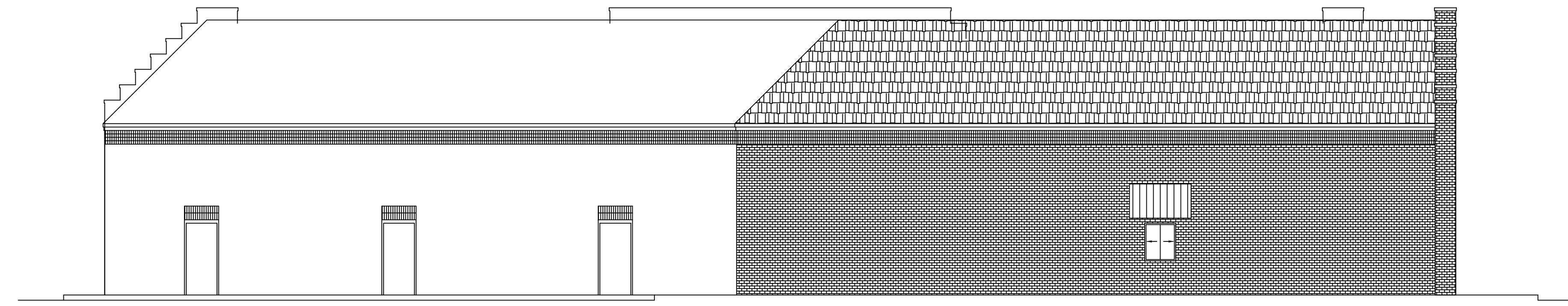
Section 3, Item A)	
REVISIONS	BY



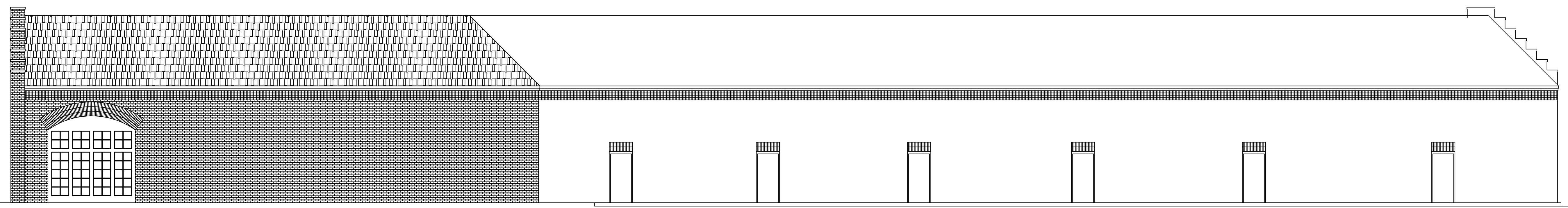
1 SOUTH ELEVATION  
A1.0  
SCALE: 1/8"=1'-0"



1 EAST ELEVATION (CALHOUN STATION)  
A1.0  
SCALE: 1/8"=1'-0"



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

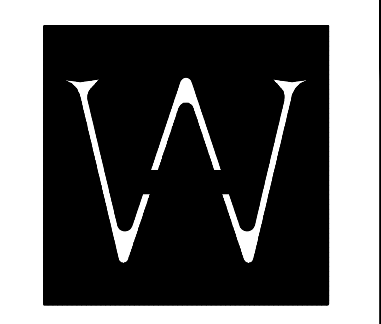


1 NORTH ELEVATION  
A1.0  
SCALE: 1/8"=1'-0"

KHINDA FINAL SITE PLAN.dwg

11/4/2022 12:38 PM

OWNER



WOOLDRIDGE & ASSOCIATES  
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DATE 11/5/22
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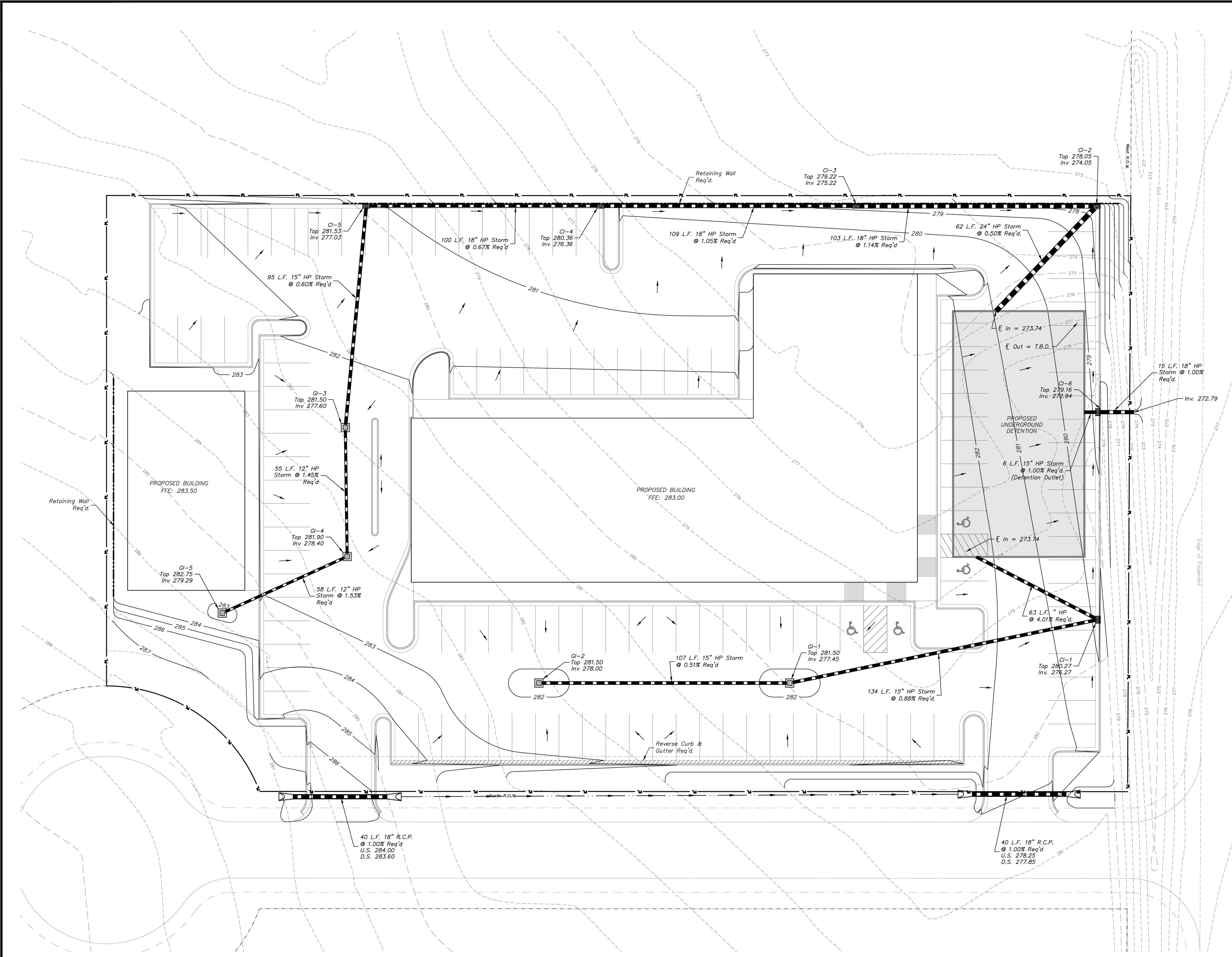
A3.0

DATE: 11/04/22	DRAWN: STJ	REVISIONS:
CHECKED: CBA	SCALE: 1"=20'	
REF C/L:	EG SURFACE:	
	FG SURFACE:	

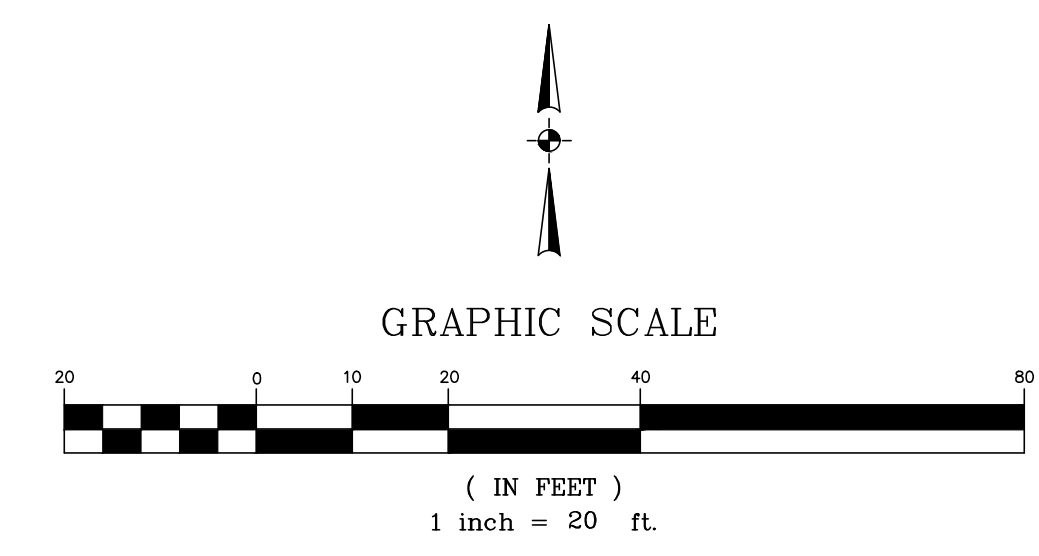
PROJECT LOCATION:  
 CALHOUN STATION PARKWAY  
 MADISON COUNTY, MS  
 CLIENT:  
 KHINDA INVESTMENTS, LLC

PROJECT:  
**KHINDA INVESTMENTS RETAIL SITE**  
 SHEET CONTENTS:  
**GRADING AND DRAINAGE LAYOUT**

SHEET NUMBER  
**6 of 10**  
 PROJECT NUMBER  
**B-9476**



- NOTES:
- SEE CONSTRUCTION NOTES ON SHEET 2 & PROJECT SPECIFICATIONS FOR MORE INFORMATION.
  - EXISTING UTILITIES SHOWN SHALL BE CONSIDERED APPROXIMATE. ADDITIONAL UTILITY LINES THAT ARE NOT SHOWN ON THE DRAWING MAY LIE WITHIN THE PROJECT AREA. CONTRACTOR TO CONTACT MISSISSIPPI ONE CALL AT 811 FOR A UTILITY LOCATE PRIOR TO BEGINNING CONSTRUCTION.
  - CONTRACTOR TO VERIFY EXISTING LOCATION AND ELEVATION OF ALL UTILITY INFRASTRUCTURE REQUIRED FOR COMPLETION OF THIS PROJECT IN FULL PRIOR TO BEGINNING ANY ASPECT OF CONSTRUCTION. THIS INCLUDES ALL ON-SITE AND OFF-SITE UTILITIES AS REQUIRED. SHOULD ANY DISCREPANCIES BE FOUND THEY SHALL BE IMMEDIATELY BROUGHT TO THE ENGINEER'S ATTENTION IN WRITING TO RECEIVE FURTHER INSTRUCTION.
  - CONTRACTOR SHALL COORDINATE ALL WORK DIRECTLY INVOLVING, CROSSING OR IN THE VICINITY OF AN EXISTING UTILITY LINE WITH UTILITY PROVIDER/OWNER.
  - THIS PARCEL IS LOCATED IN FLOOD ZONE X (NOT SHADED) ACCORDING TO FLOOD INSURANCE RATE MAP NO. 28089C0415F, COMMUNITY PANEL NO. 280228 0415F, EFFECTIVE DATE: MARCH 17, 2010.
  - SEE NOTES ON SHEET 3 FOR MORE DETAILS ON STORM DRAIN, SIDEWALKS, HANDICAPPED RAMPS AS WELL.
  - MAINTAIN SLOPES IN HANDICAP STALL NO GREATER THAN 2%.
  - SLOPES THAT ARE GREATER THAN 3:1 SHALL RECEIVE SOLID SOD.
  - SEE PLANS BY OTHERS FOR MORE INFORMATION REGARDING TYPICAL SECTION AND GRADES FOR KAYO DRIVE.
  - ALL DISTURBED AREAS OUTSIDE THE SCOPE OF WORK ARE TO BE REPAIRED TO AS GOOD AS THE ORIGINAL CONDITION OR BETTER AT NO CHARGE TO THE OWNER. PICTURE DOCUMENTATION OF THESE AREAS SHALL BE PROVIDED BY THE CONTRACTOR PRIOR TO DISTURBING.
  - ALL STORM DRAIN PIPING SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS FOR THE INTENDED APPLICATION.
  - CURB INLETS SHALL BE NYLOPLAST BASIN STRUCTURES WITH 2'X3' FRAME AND GRATE AND SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
  - GRATE INLET SHALL BE NYLOPLAST BASIN W/ 24"X24" DUCTILE IRON FRAME & GRATE W/ 18' CONCRETE APRON SURROUNDING GRATE.
  - GRATE / FRAME SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05 AND PAINTED WITH BLACK POWDER COAT FINISH.
  - CORRUGATED PLASTIC PIPE SHALL BE HP STORM AS MANUFACTURED BY ADS OR APPROVED EQUAL.





Date:	
By:	
Revisions:	
No.	

BAIRD ENGINEERING, INC.  
 506 Jefferson Street, Clinton, MS 39056  
 Phone: (601) 925-5015

Project No.: 4479  
 Date: 02/14/2023  
 Scale: 1" = 30'  
 Designed By: CLB  
 Reviewed By: CLB

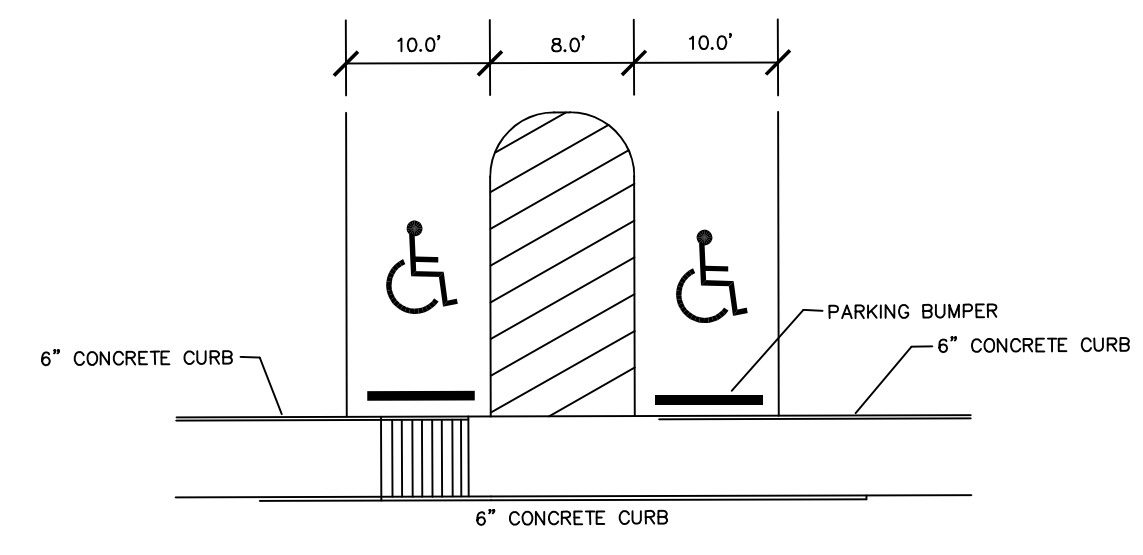
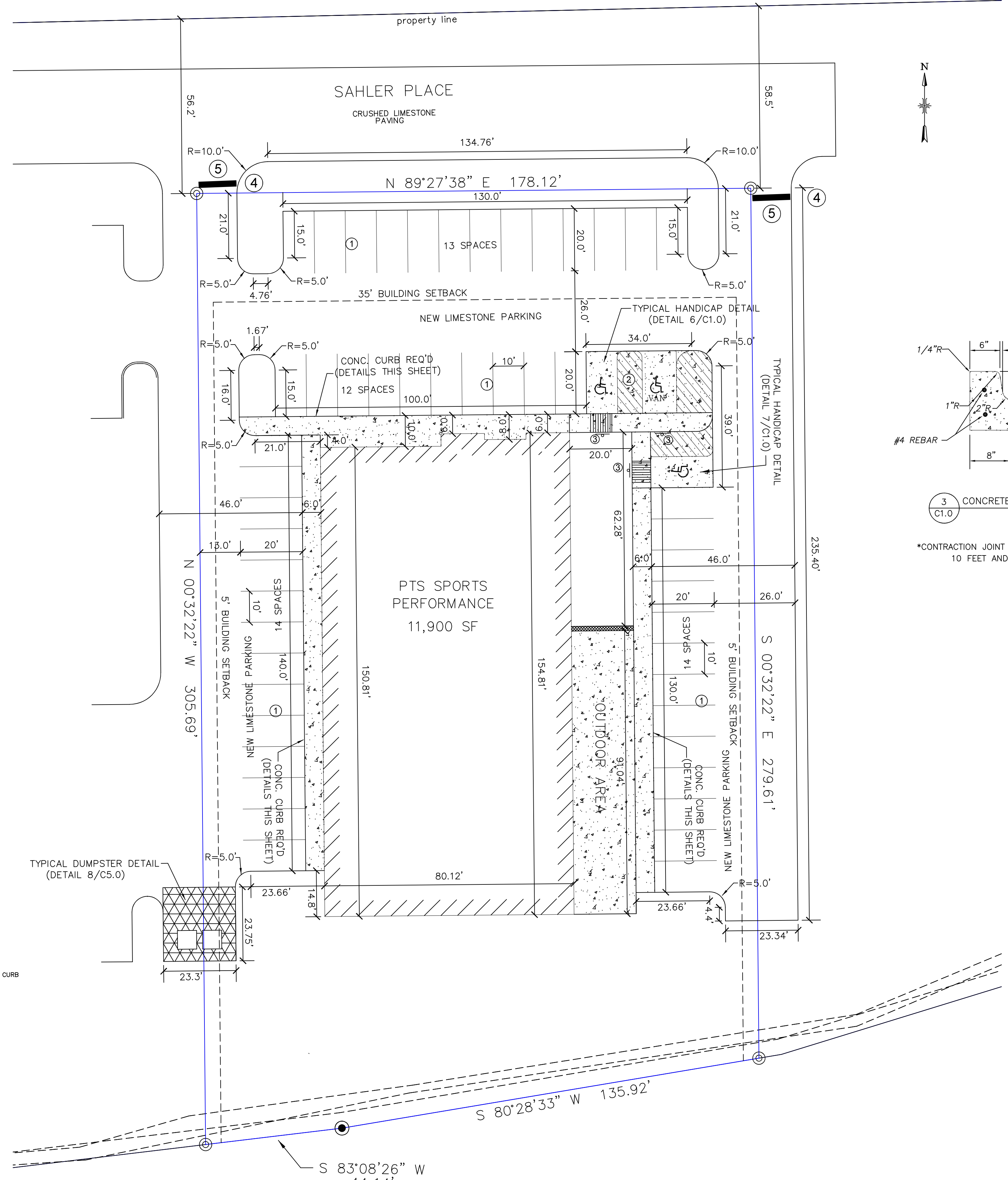
SITE PLAN  
 PTS SPORTS PERFORMANCE

PARKING FEATURES LEGEND

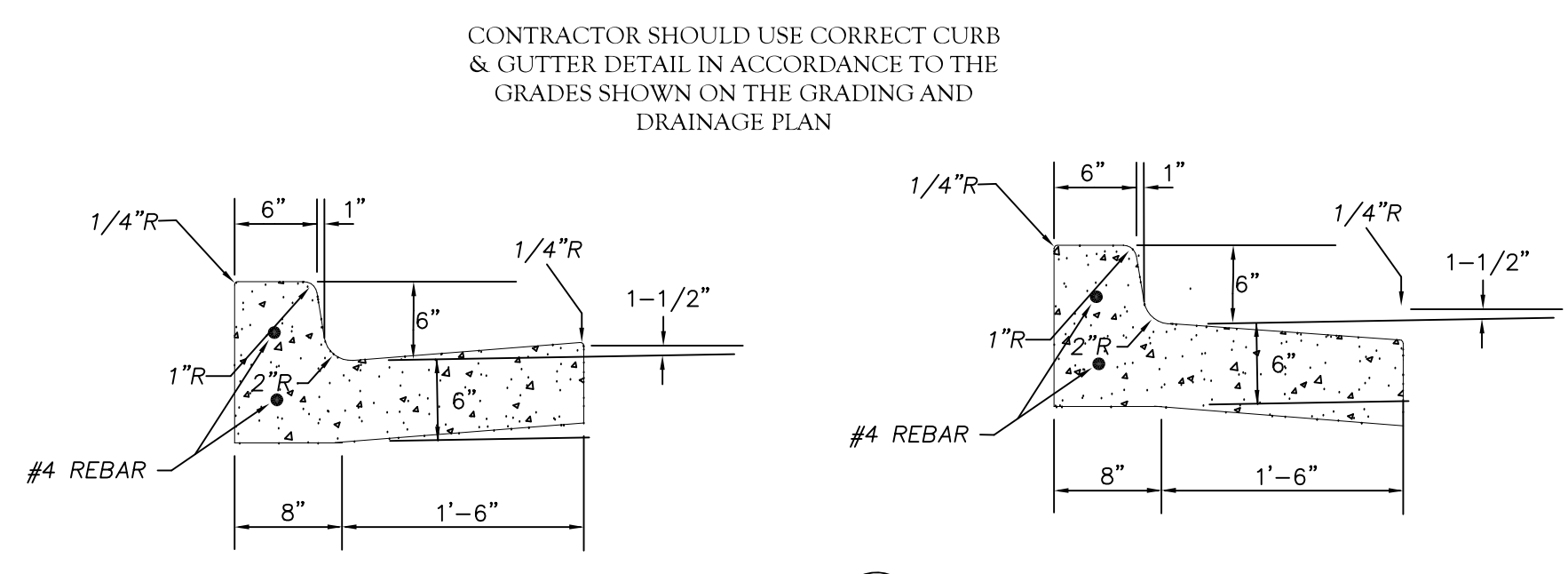
- |  |                                      |
|--|--------------------------------------|
| ① TRAFFIC STRIPE (PARKING)                   | 4" CONTINUOUS WHITE                  |
| ② TRAFFIC STRIPE (HANDICAP)                  | 4" CONTINUOUS BLUE                   |
| ③ HANDICAP PARKING SIGN (R7-8)-DETAIL 6/C1.0 | SEE MUTCD MANUAL FOR SPECIFICATIONS. |
| ④ STOP SIGN (DETAIL 2/C1.0)                  | SEE MUTCD MANUAL FOR SPECIFICATIONS. |
| ⑤ 24" LEGEND                                 | WHITE                                |

GENERAL

- TOPOGRAPHIC SURVEY WAS PERFORMED BY BAIRD ENGINEERING, INC. BOUNDARY SURVEY BY OTHERS.
- 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 SOD 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 OLD JACKSON ROAD.
- SEE LANDSCAPE DETAIL FOR ALL HARDSCAPE AND LANDSCAPE DETAILS.
- SEE ARCHITECTURAL SHEETS FOR BUILDING DIMENSIONS.
- ALL DIMENSIONS SHOWN ON THIS SHEET ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- SEE ARCHITECTURAL SHEETS FOR SIGNAGE DETAILS.
- PARKING PROVIDED IN THIS PROJECT:
  - 3 ADA COMPLIANT PARKING SPACES
  - 50 STANDARD PARKING SPACES
  - 53 TOTAL PARKING SPACES PROVIDED
- DETECTABLE WARNING SURFACE TO MEET ADAAG 4.29.2 (TRUNCATED DOME PANEL).



6 TYPICAL HANDICAP RAMP DETAIL  
 C1.0

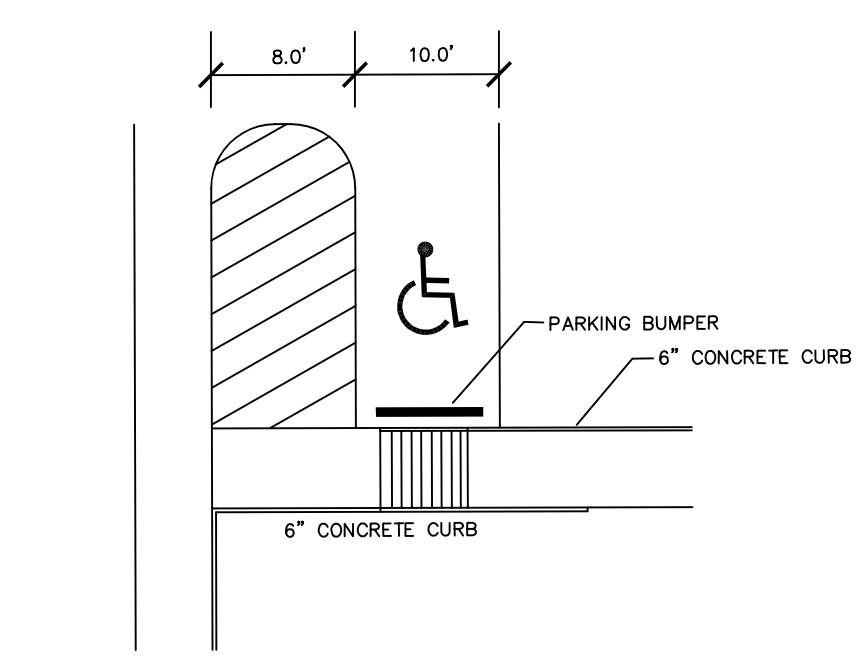


3 CONCRETE CURB & GUTTER  
 C1.0 N.T.S.

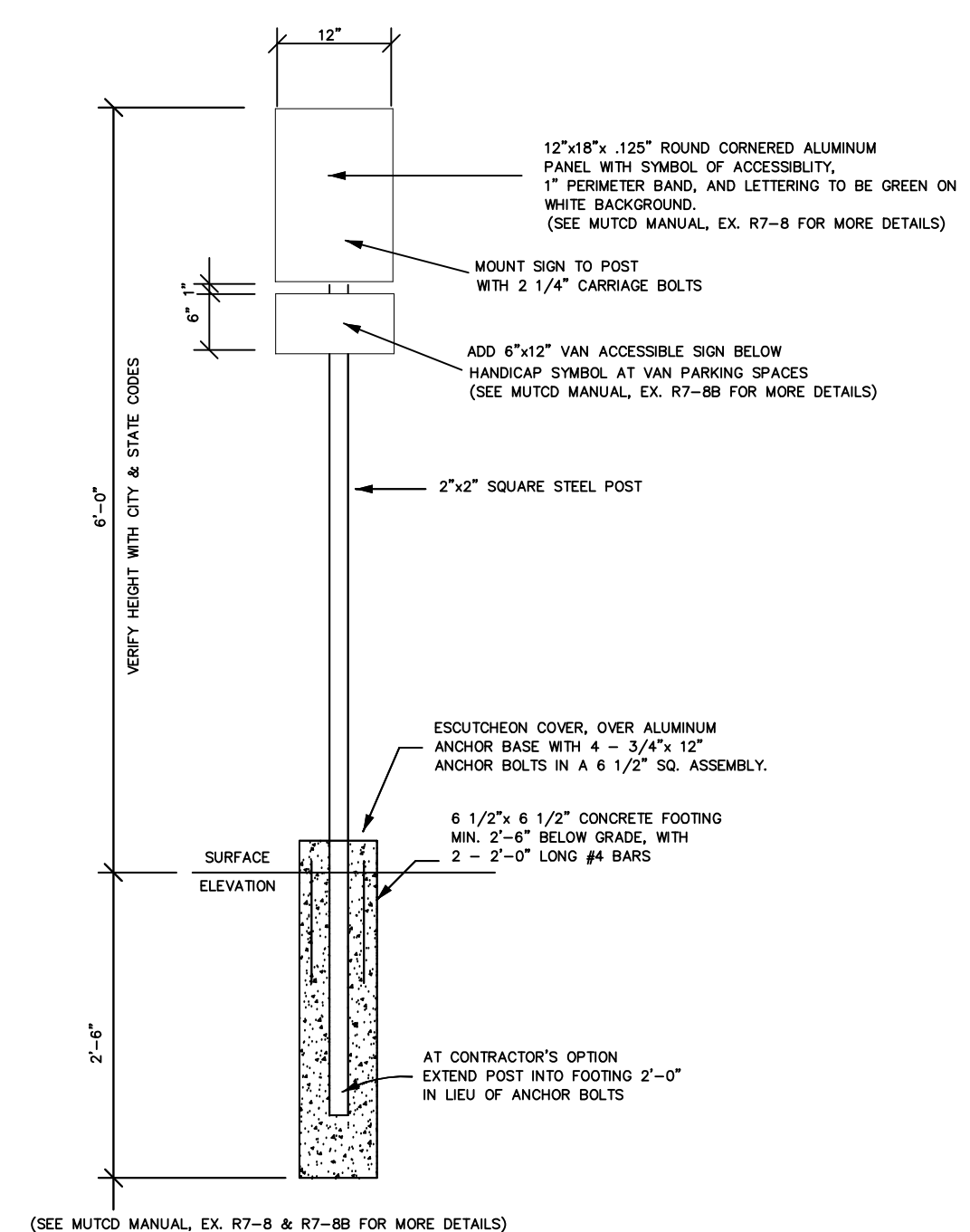
4 CONCRETE CURB & GUTTER (PITCH-AWAY)  
 C1.0 N.T.S.

\*CONTRACTION JOINT SHOULD BE PLACED EVERY 10 FEET AND/OR EVERY TANGENT

\*CONTRACTION JOINT SHOULD BE PLACED EVERY 10 FEET AND/OR EVERY TANGENT



7 TYPICAL HANDICAP RAMP DETAIL  
 C1.0



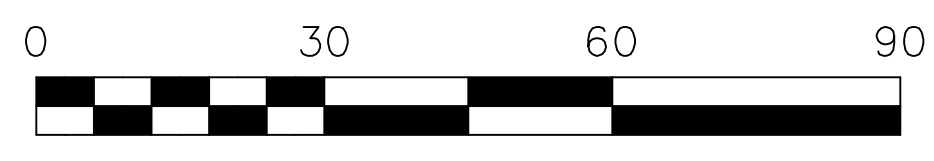
5 ACCESSIBILITY SIGNAGE DETAIL  
 C1.0 N.T.S.

NOTES:  
 1. LOCATE ONE SIGN AT EACH ACCESSIBLE SPACE. SET 1'-0" OFF OF BACK OF CURB OR SIDEWALK AND CENTER ON ACCESSIBLE SPACE.  
 2. ALL DIMENSIONS AND SIGNAGE SHOULD FOLLOW THE ADA STANDARDS FOR ACCESSIBLE DESIGN.

LEGEND

- PROPOSED CONCRETE CURB (DETAIL 3 & 4/C1.0)
- HANDICAP PARKING
- PROPERTY LINE
- PROPERTY LINE
- DOWNSPOUT

GRAPHIC SCALE



1" = 30'

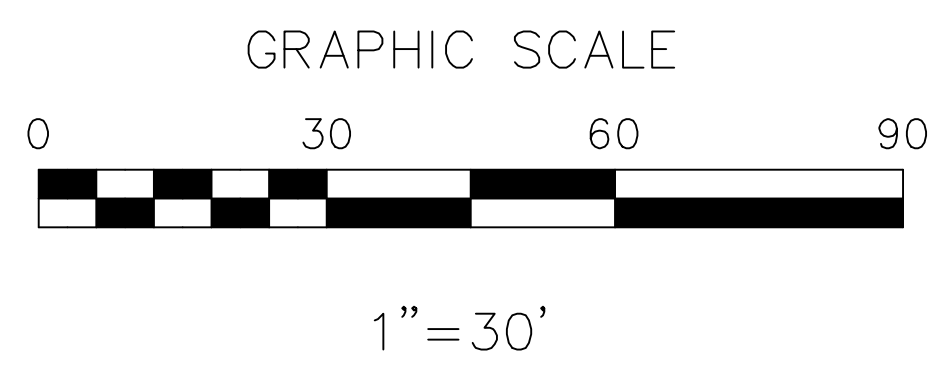
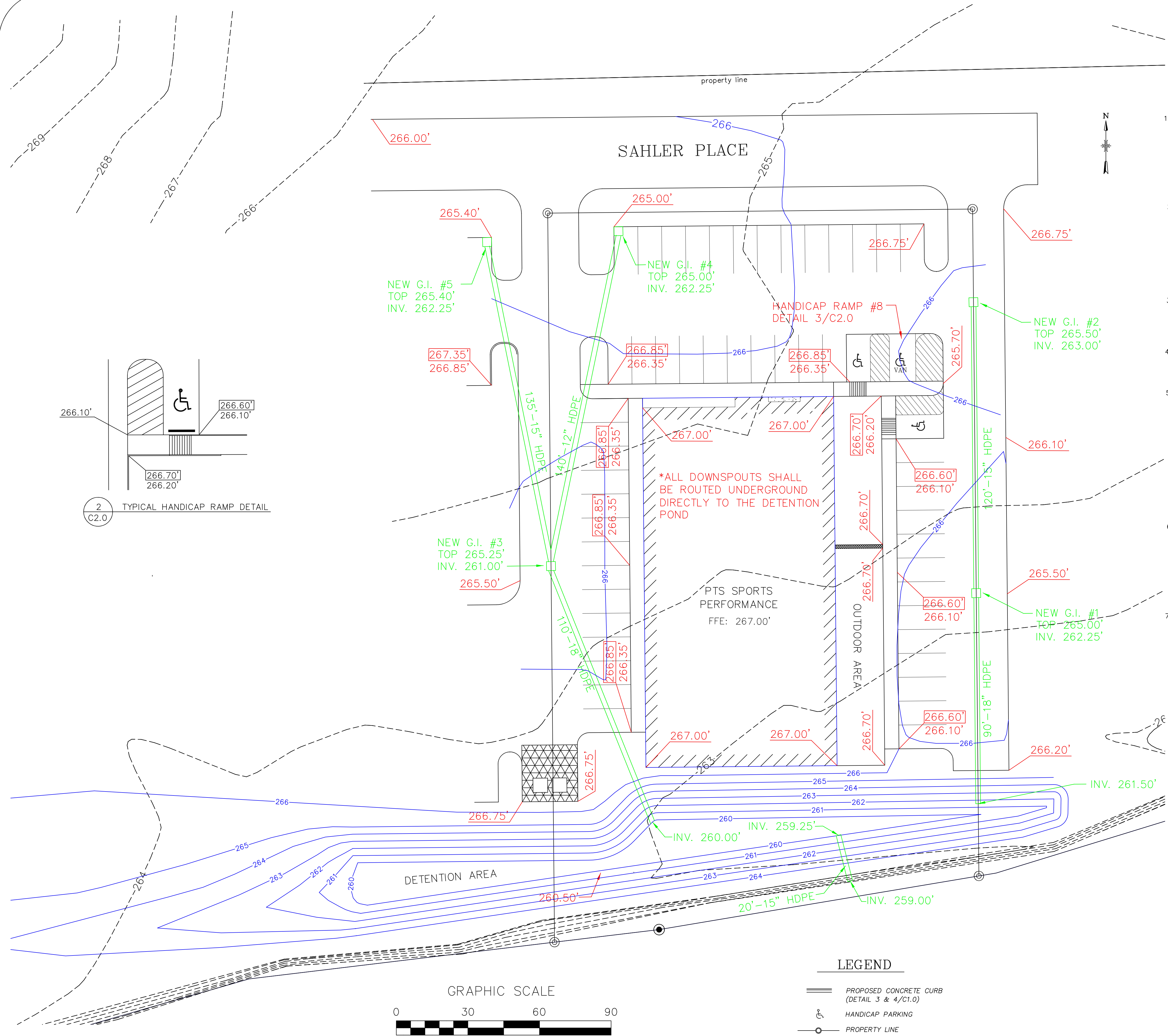
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GRADING PLAN  
PTS SPORTS PERFORMANCE

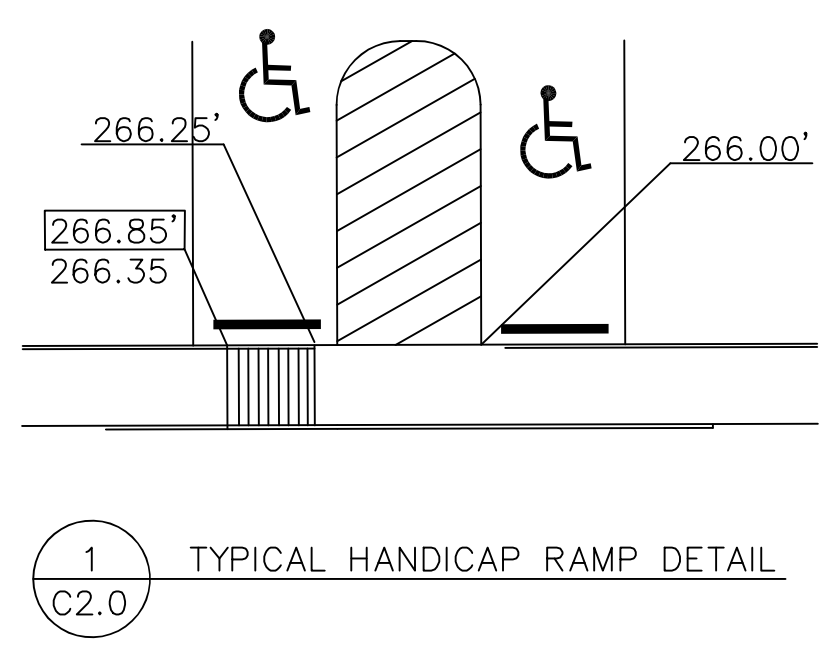
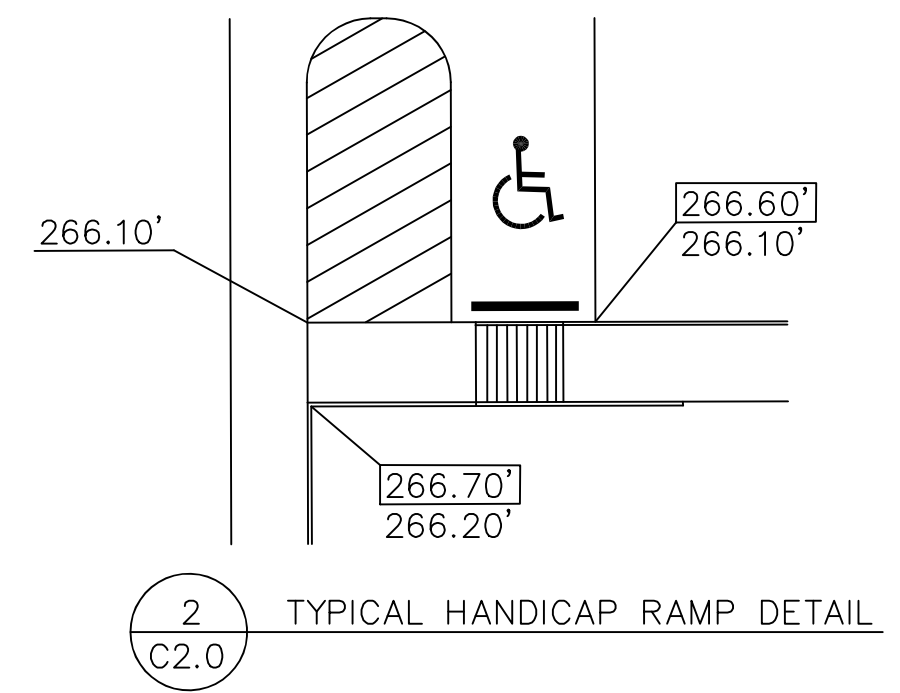
SHEET  
C2.0



**LEGEND**

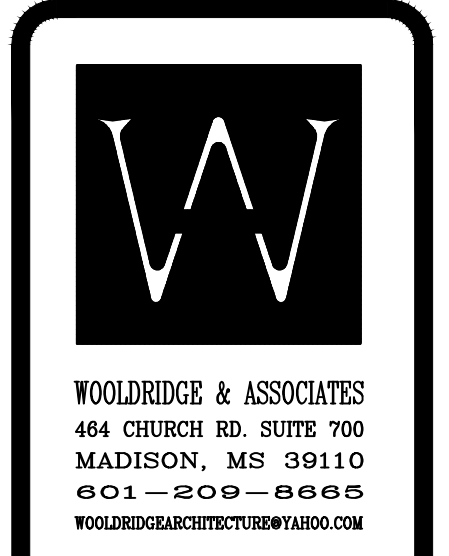
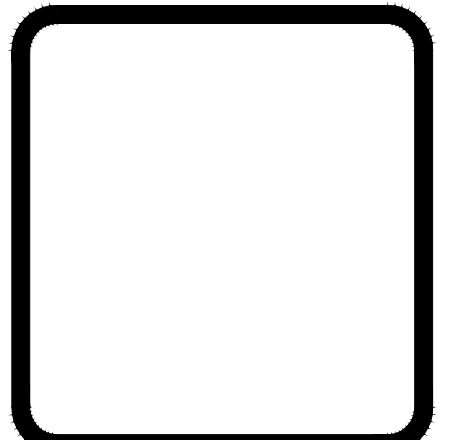
	PROPOSED CONCRETE CURB (DETAIL 3 & 4/C1.0)
	HANDICAP PARKING
	PROPERTY LINE
	PROPERTY LINE
	DOWNSPOUT

- 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.
- 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.
- 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.
- CLEAN-UP**  
 UPON COMPLETION OF WORK OF THIS SECTION, REMOVE FROM PREMISES, AND DISPOSE OF ALL RELATED DEBRIS. IMPLEMENT EROSION CONTROL PLAN.
- 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.
- 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.
- DETENTION**  
 THE DETENTION POND WAS PREVIOUSLY APPROVED BY THE COUNTY.





REVISIONS	BY

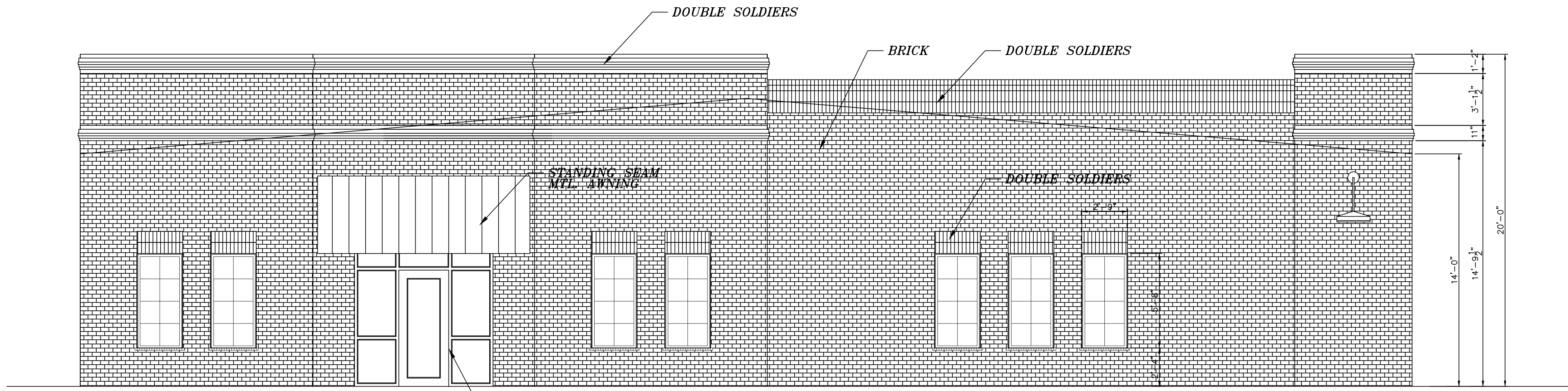


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 MADISON, MS 39110  
 601-209-8665  
 WOOLDRIDGEARCHITECTURE@YAHOO.COM

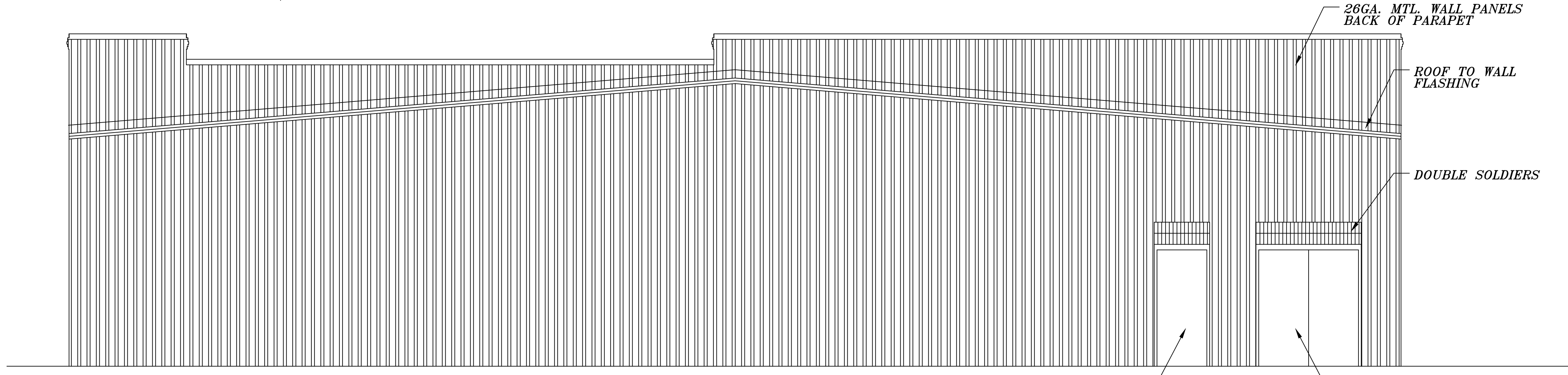
PTS Sports Performance  
 Old Jackson Rd.  
 Gluckstadt, Mississippi

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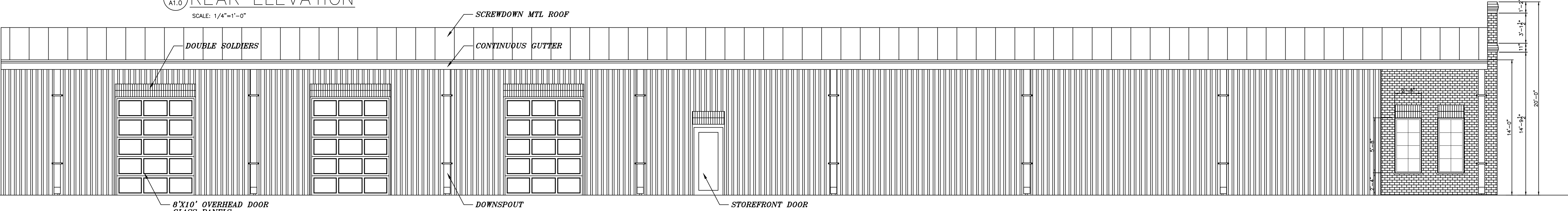
DRAWN
CHECKED
DATE 2/5/23
SCALE
JOB NO.
SHEET
A3.0
OF SHEETS



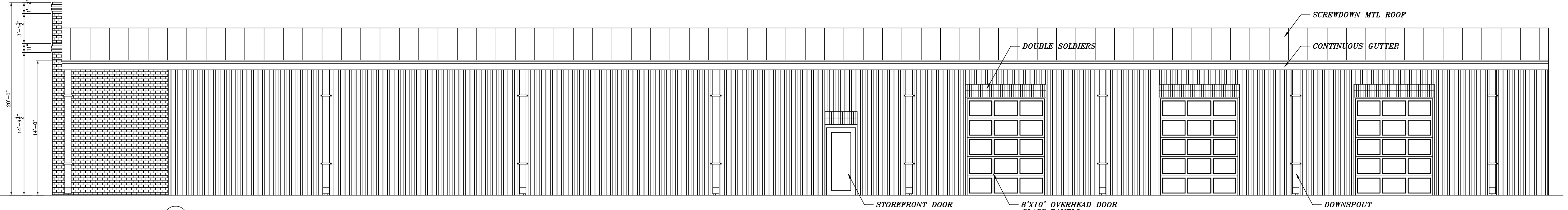
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A1.0 FRONT ELEVATION  
 SCALE: 1/4"=1'-0"



1  
A1.0 REAR ELEVATION  
 SCALE: 1/4"=1'-0"



1  
A1.0 SIDE ELEVATION  
 SCALE: 3/16"=1'-0"



1  
A1.0 SIDE ELEVATION  
 SCALE: 3/16"=1'-0"

DW 12/28/2021 8:27 AM DR WHITE FINAL FLOOR PLAN 113021.dwg



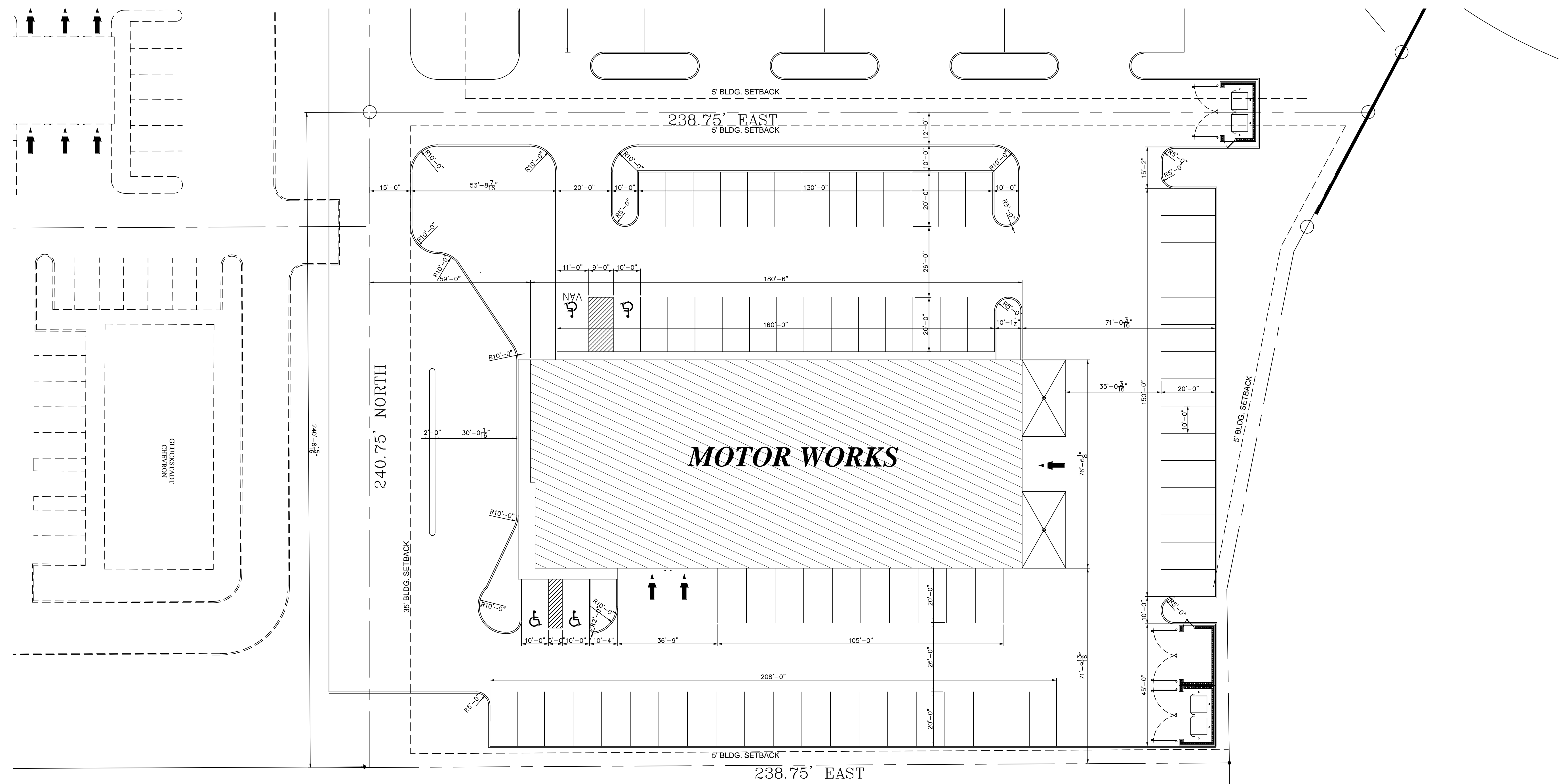
WOOLDRIDGE & ASSOCIATES  
444 CHURCH RD. SUITE 700  
MADISON, MS 39110  
601-209-8888  
WOOLDRIDGEARCHITECTURETALKBO.COM

Madison Motorworks  
Gluckstadt Village  
Calhoun Station Parkway  
Gluckstadt, Mississippi

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DRAWN
CHECKED
DATE 3/26/22
SCALE
JOB NO.
SHEET

A0.0

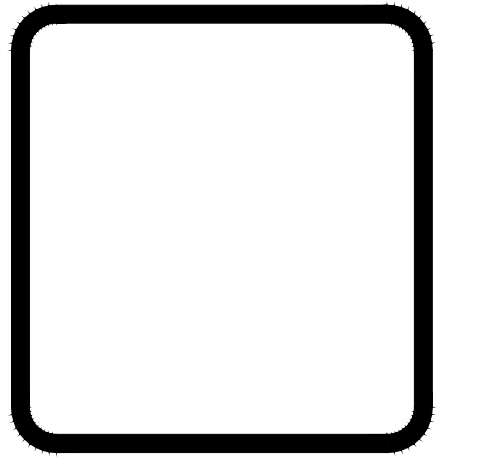


1 SITE PLAN  
A1.0  
SCALE: 1"=20'-0"

PARCEL# 082E-21-006  
C-2 COMMERCIAL ZONING  
SITE AREA 79,169SF  
BUILDING AREA 12,291SF  
AREA COVERAGE 14.7%

PARKING REQUIRED  
PROVIDED SPACES = 75 SPACES  
FLOOD ZONE 'X'  
BUILDING USE; AUTO REPAIR

REVISIONS	BY

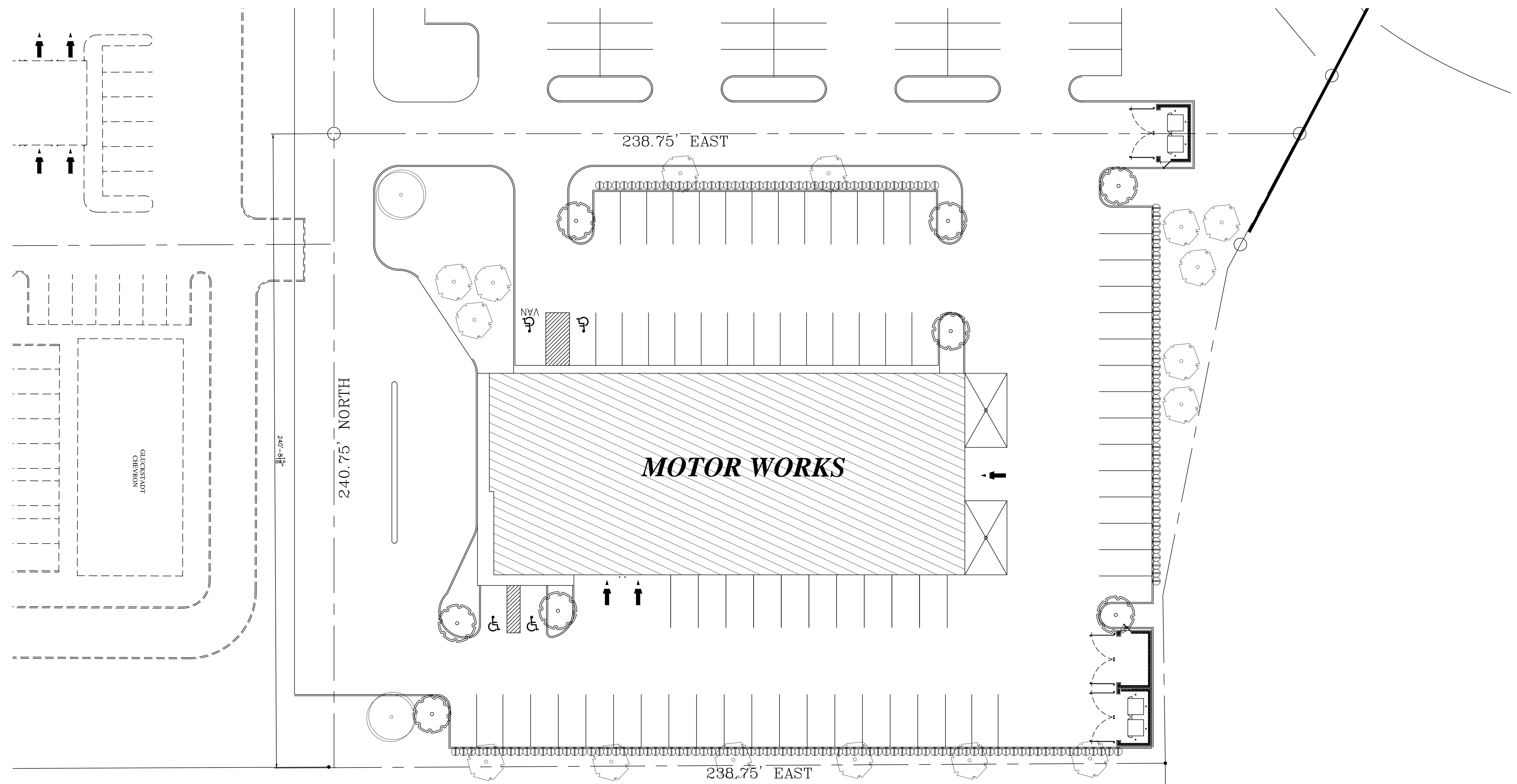


WOOLDRIDGE & ASSOCIATES  
 484 CHURCH RD. SUITE 700  
 MADISON, MS 39110  
 601-209-8800  
 WOOLDRIDGEARCHITECTURE@AOL.COM

Madison Motorworks  
 Gluckstadt Village  
 Calhoun Station Parkway  
 Gluckstadt, Mississippi

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DRAWN
CHECKED
DATE 3/26/22
SCALE
JOB NO.
SHEET
A0.1
OF SHEETS



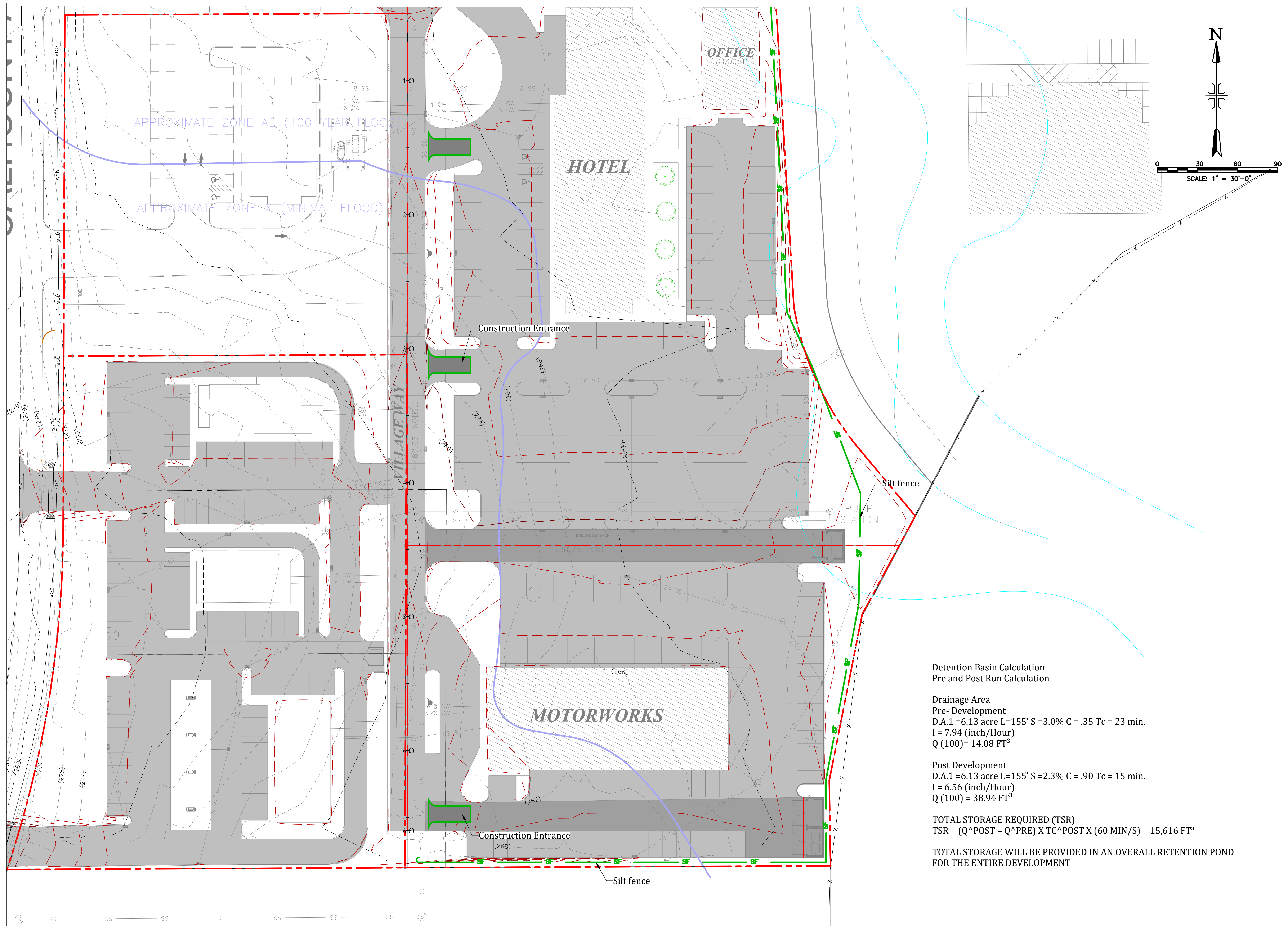
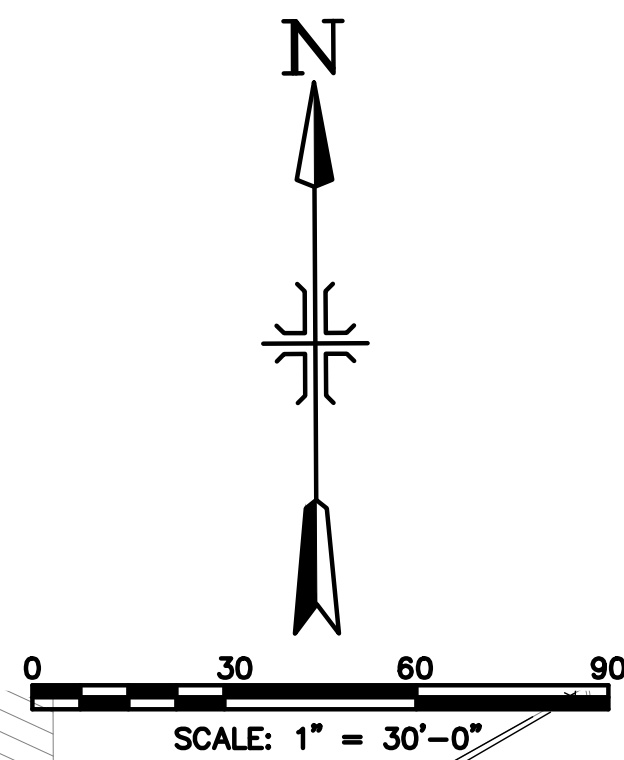
LANDSCAPE PLAN  
 SCALE: 1"=20'-0"











Detention Basin Calculation  
Pre and Post Run Calculation

Drainage Area  
Pre- Development  
D.A.1 =6.13 acre L=155' S=3.0% C = .35 Tc = 23 min.  
I = 7.94 (inch/Hour)  
Q (100)= 14.08 FT<sup>3</sup>

Post Development  
D.A.1 =6.13 acre L=155' S=2.3% C = .90 Tc = 15 min.  
I = 6.56 (inch/Hour)  
Q (100) = 38.94 FT<sup>3</sup>

TOTAL STORAGE REQUIRED (TSR)  
TSR = (Q<sup>POST</sup> - Q<sup>PRE</sup>) X TC<sup>POST</sup> X (60 MIN/S) = 15,616 FT<sup>3</sup>

TOTAL STORAGE WILL BE PROVIDED IN AN OVERALL RETENTION POND FOR THE ENTIRE DEVELOPMENT

**VILLAGE OF GLUCKSTADT  
CALHOUN STATION PARKWAY  
GLUCKSTADT, MISSISSIPPI  
EROSION CONTROL PLAN - SOUTH**

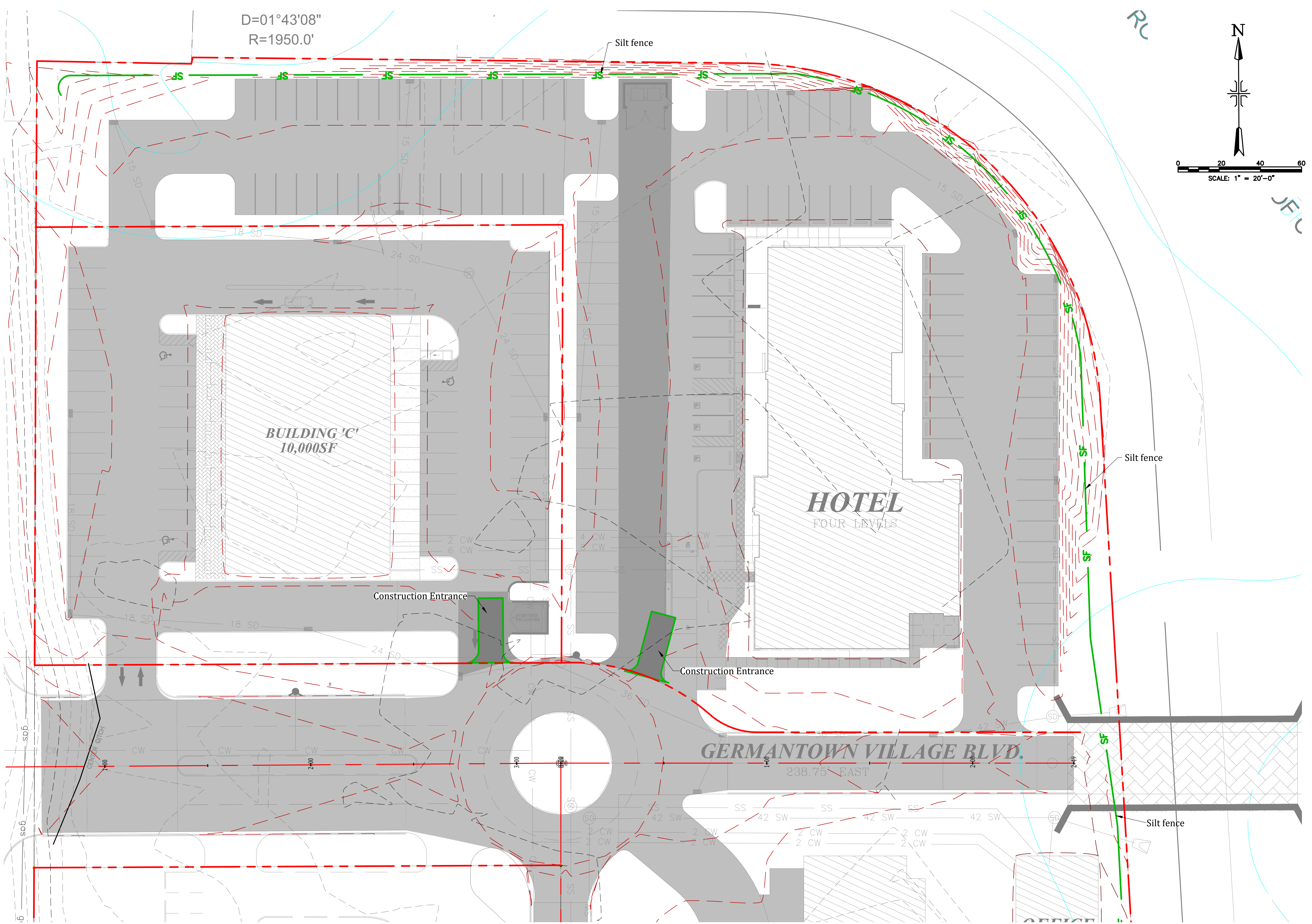
SYMBOL	REVISIONS DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	SUBMIT	SCALE	PLOTTED
			JLS	MH	MH	03-01-23	1" = 30'	



**VILLAGE OF GLUCKSTADT  
CALHOUN STATION PARKWAY  
GLUCKSTADT, MISSISSIPPI  
EROSION CONTROL PLAN - NORTH**

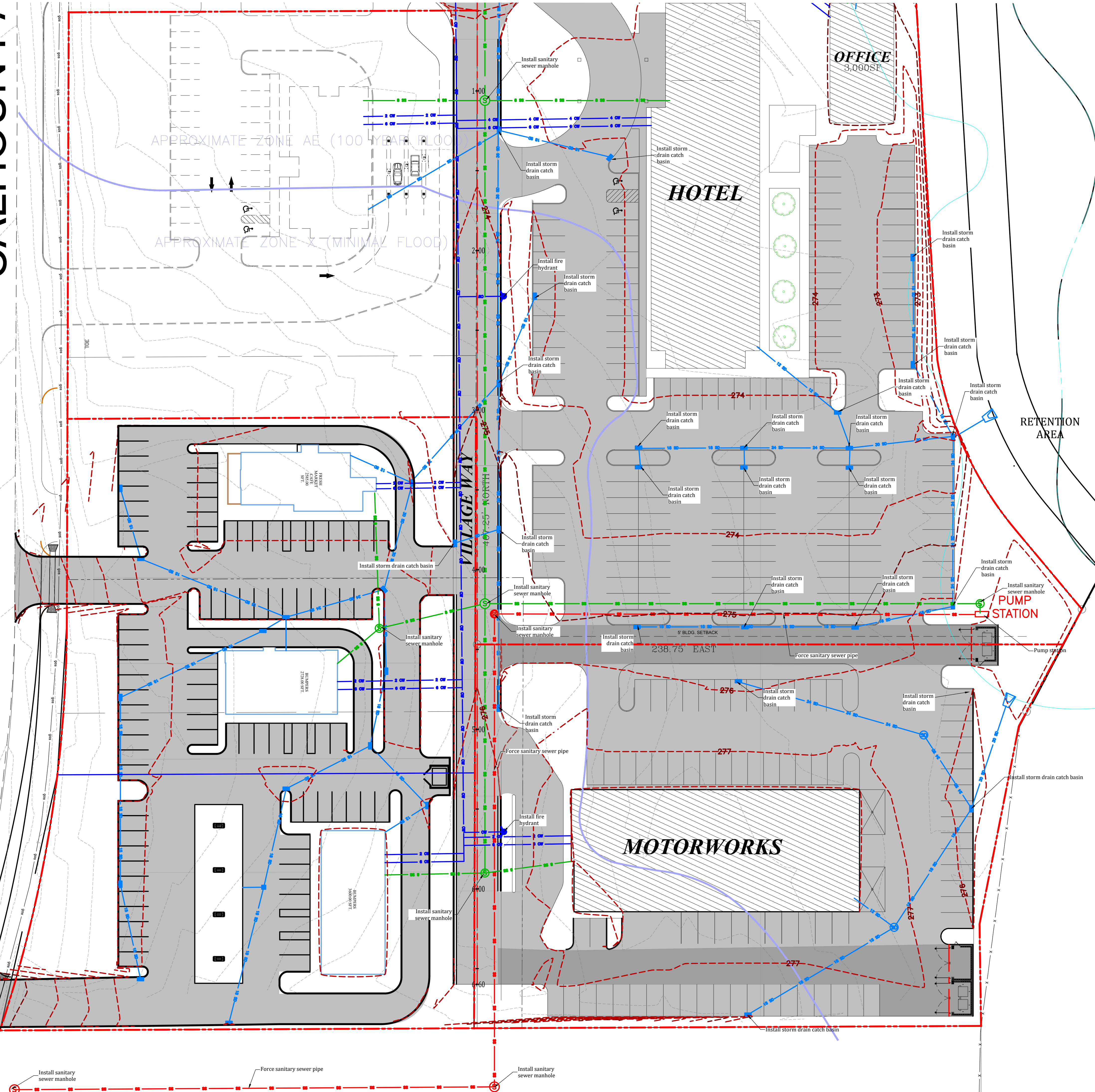
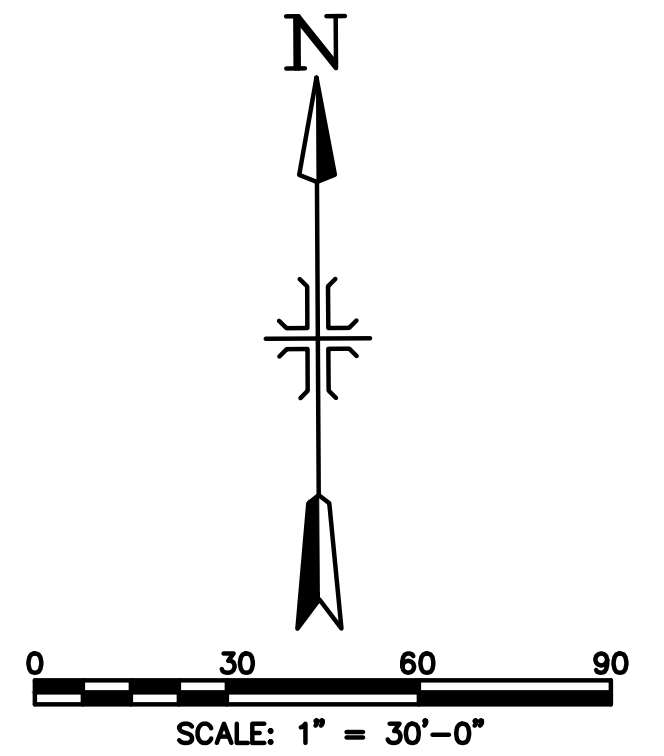
SYMBOL	REVISIONS DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	SUBMIT	SCALE	PLOTTED
			JLS	MH	MH	MH	03-01-23	1" = 20'

C-02





**VILLAGE OF GLUCKSTADT  
CALHOUN STATION PARKWAY  
GLUCKSTADT, MISSISSIPPI  
UTILITY PLAN - SOUTH**

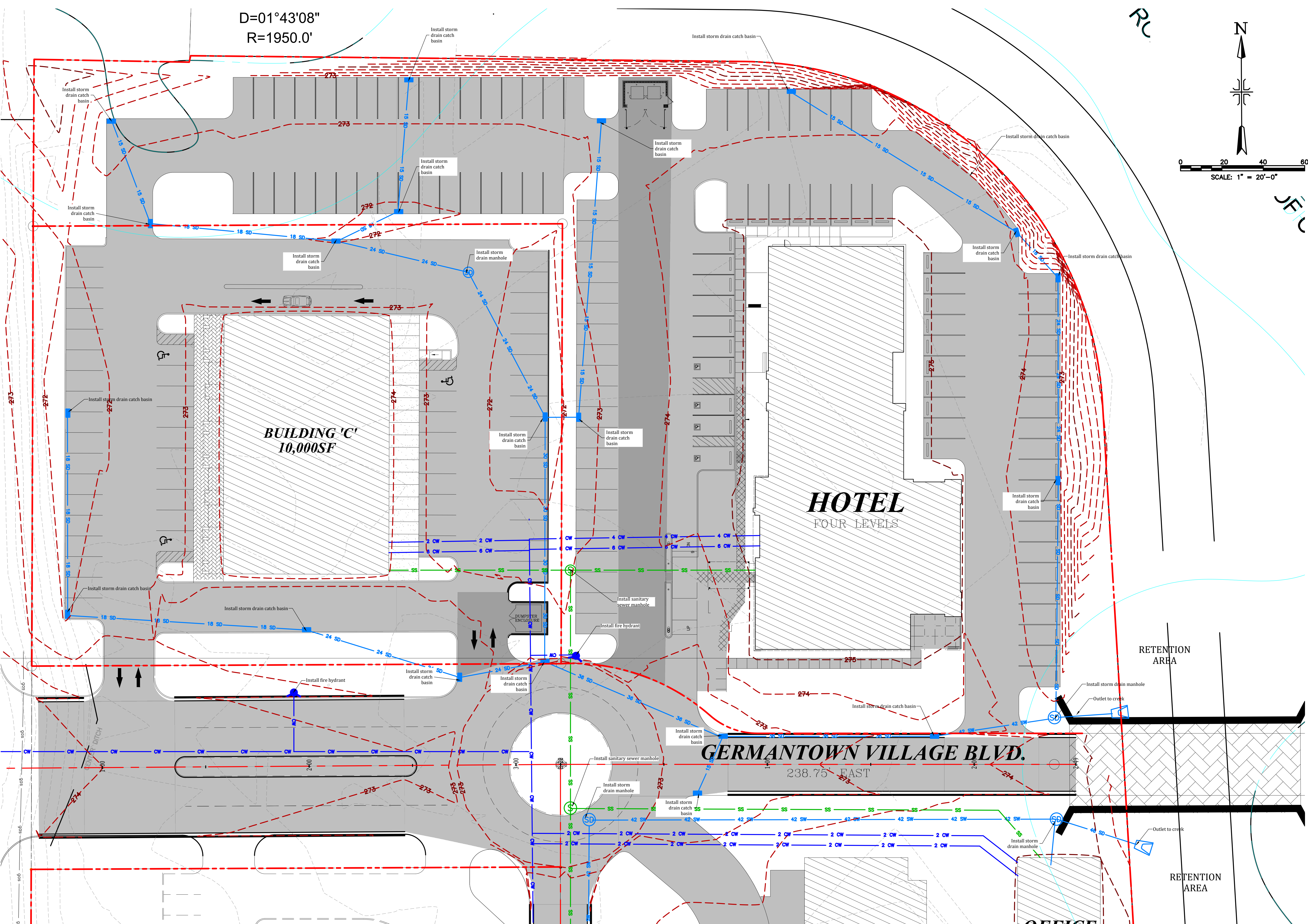


- NOTES:
1. CONTRACTOR WILL BE ADVISED TO COORDINATED WITH BEAR CREEK FOR SEWER SERVICES.
  2. WATER SERVICE IS PROVIDED BY BEAR CREEK.
  3. DOUBLE CHECK VALVE WILL BE INSTALLED BEHIND METER.
  4. SHUT OFF VALVE WILL BE INSTALLED BEHIND WATER METER.
  5. ENTERGY POWER AND LIGHT WILL PROVIDE ELECTRICAL SERVICE. THE UTILITY COMPANY WILL EXTEND THE PRIMARY ELECTRICAL SERVICE TO A METER PROVIDED BY THE ELECTRICAL CONTRACTOR.
  6. TELEPHONE SERVICE IS PROVIDED BY A LOCAL SERVICE, FROM AN EXISTING TERMINAL BOX. THE PHONE COMPANY WILL EXTEND THE CABLE TO THE TELEPHONE TERMINALBOARD ON THE SIDE OF THE BUILDING.

SYMBOL	REVISIONS DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	SUBMIT	SCALE	PLOTTED
			JLS	MH	MH	03-01-23	1" = 30'	

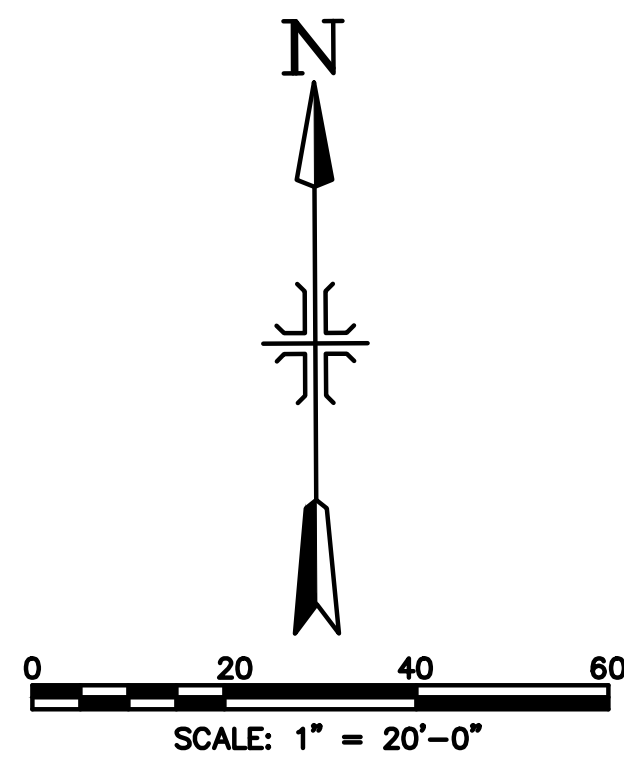


VILLAGE OF GLUCKSTADT  
CALHOUN STATION PARKWAY  
GLUCKSTADT, MISSISSIPPI  
UTILITY PLAN - NORTH



D=01°43'08"  
R=1950.0'

RC



JTEC

RETENTION AREA

RETENTION AREA

GERMANTOWN VILLAGE BLVD.  
238.75' EAST

SYMBOL	REVISIONS	DATE
	DESCRIPTION	

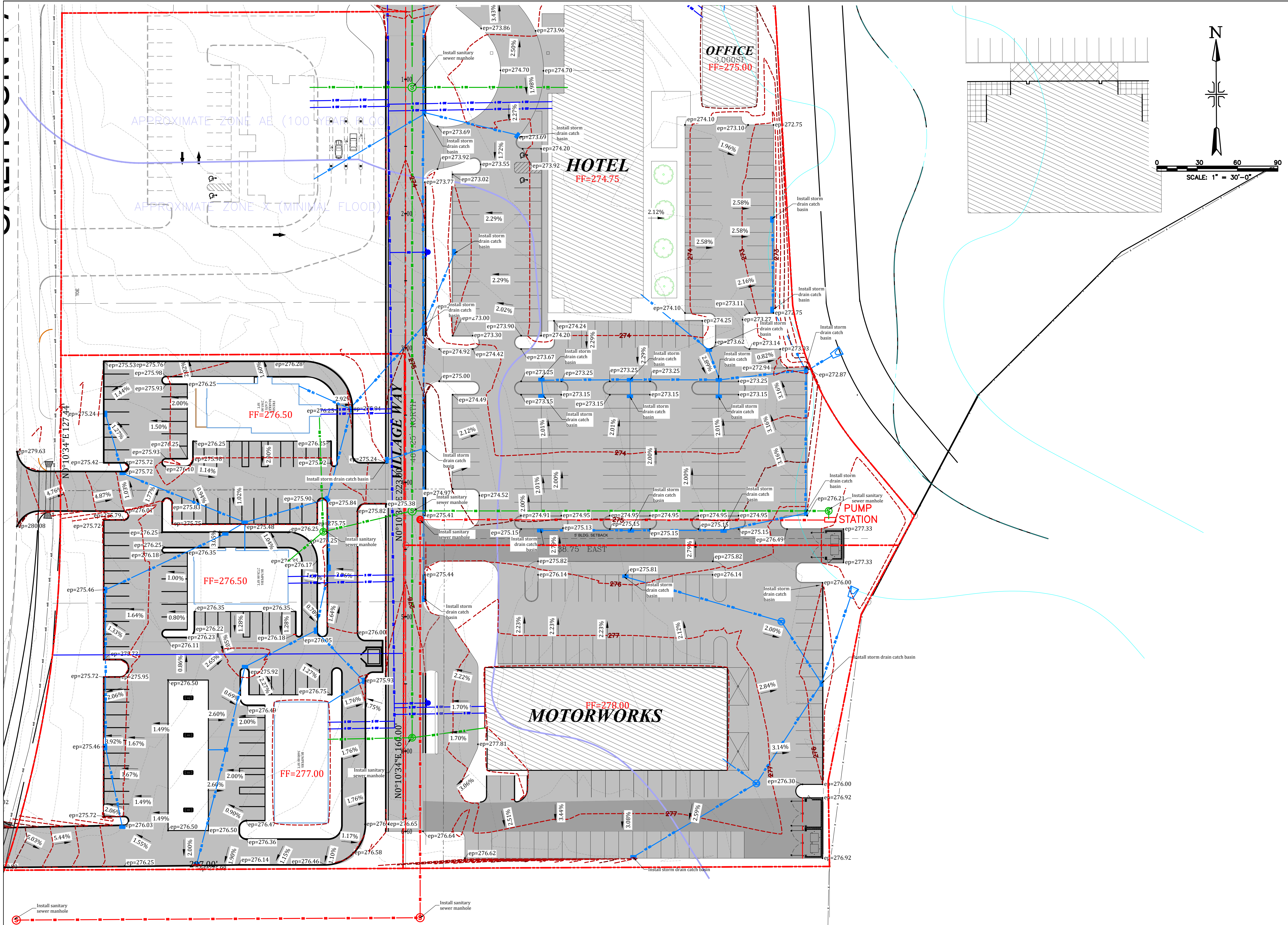
  

DRAWN	DESIGN	CHECK	SUBMIT	SCALE	PLOTTED
JLS	MH	MH	MH	1" = 20'	03-01-23

C-04



**VILLAGE OF GLUCKSTADT  
CALHOUN STATION PARKWAY  
GLUCKSTADT, MISSISSIPPI  
GRADING PLAN - SOUTH**



SYMBOL	REVISIONS DESCRIPTION	DATE

DRAWN	DESIGN	CHECK	SUBMIT	SCALE	PLOTTED
JLS	MH	MH	03-01-23	1" = 30'	

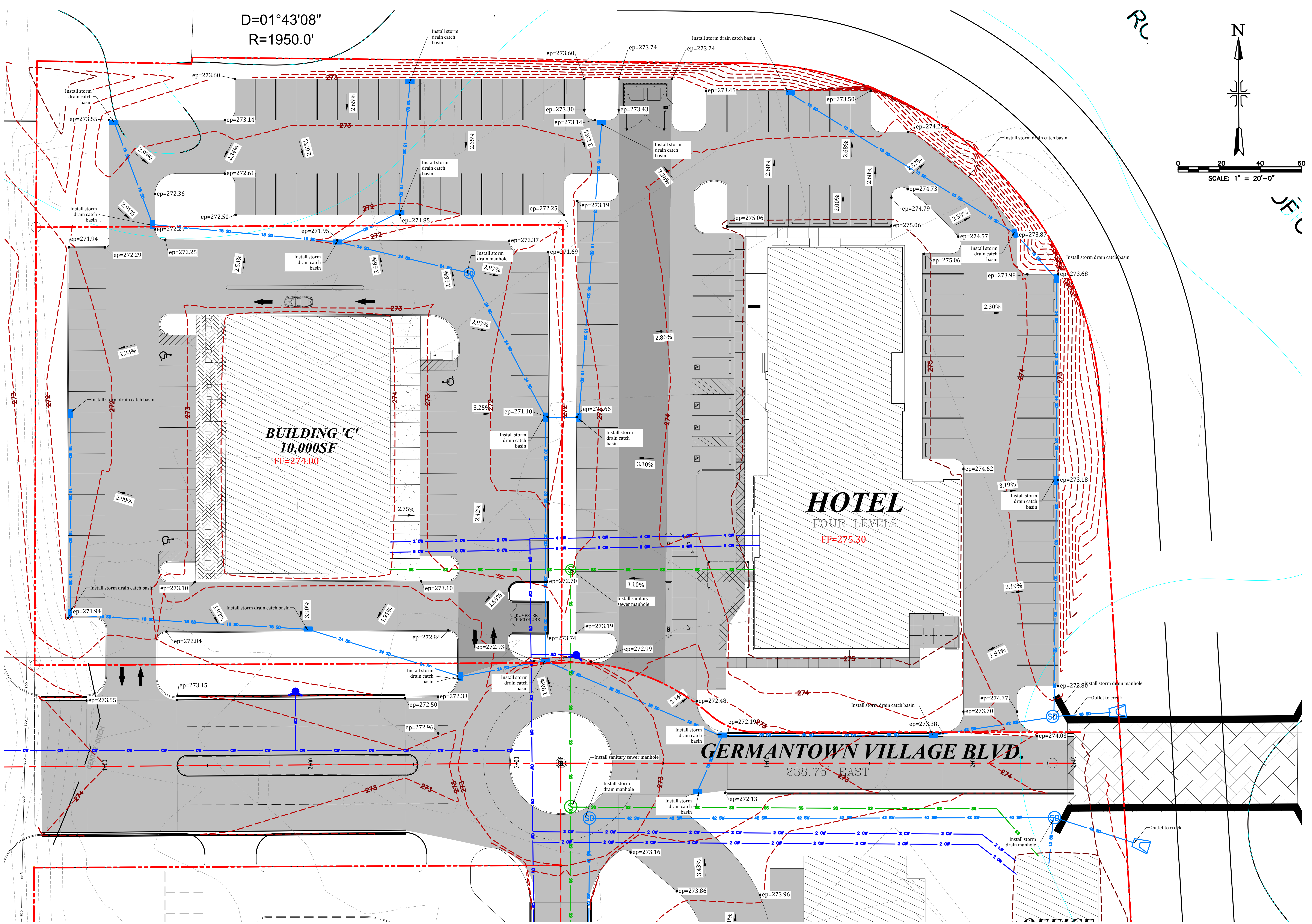


**VILLAGE OF GLUCKSTADT  
CALHOUN STATION PARKWAY  
GLUCKSTADT, MISSISSIPPI  
GRADING PLAN - NORTH**

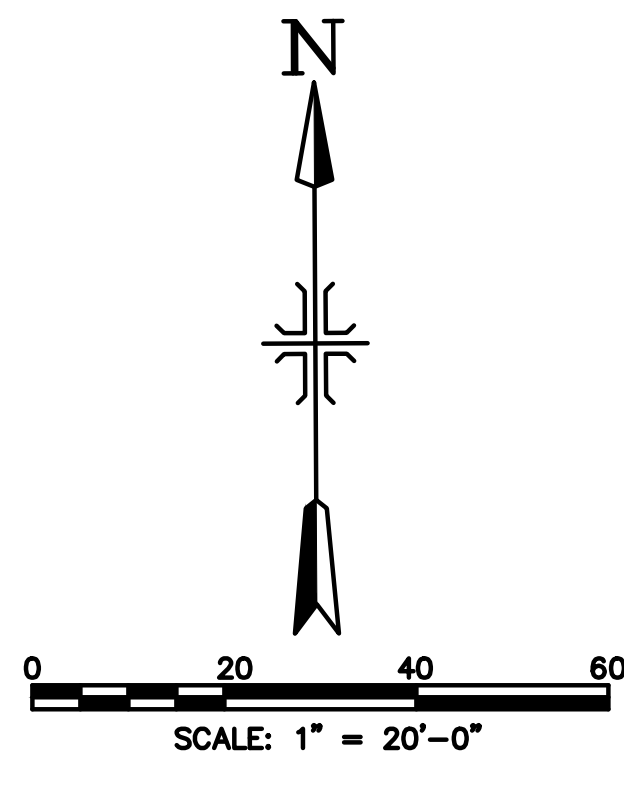
SYMBOL	REVISIONS	DESCRIPTION	DATE

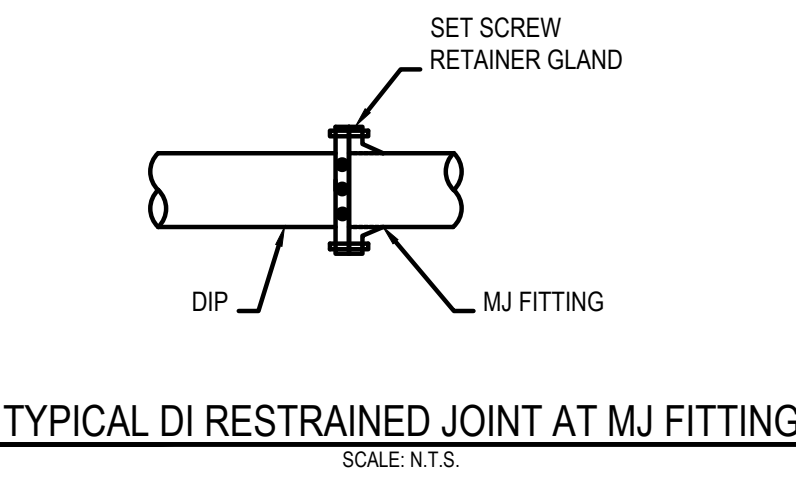
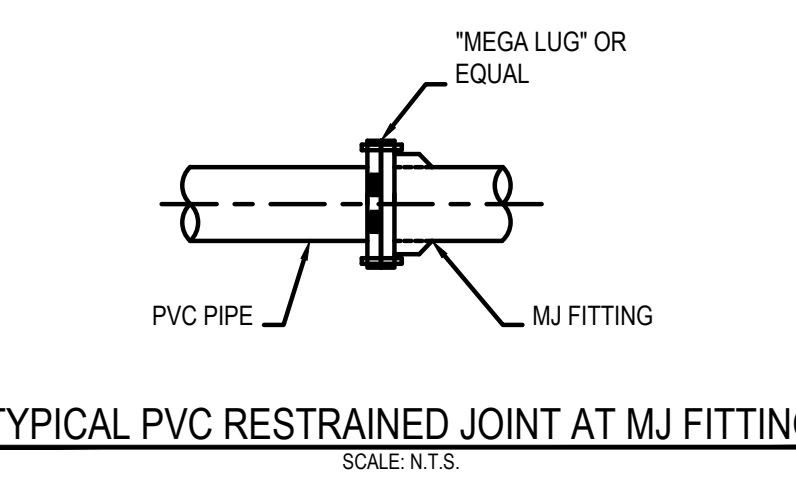
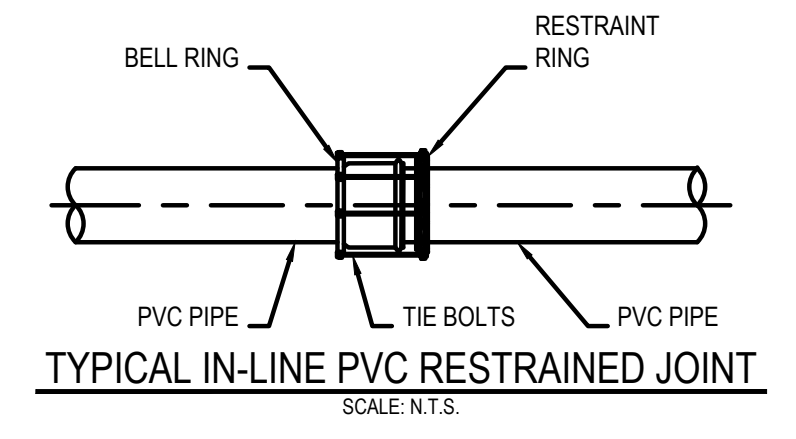
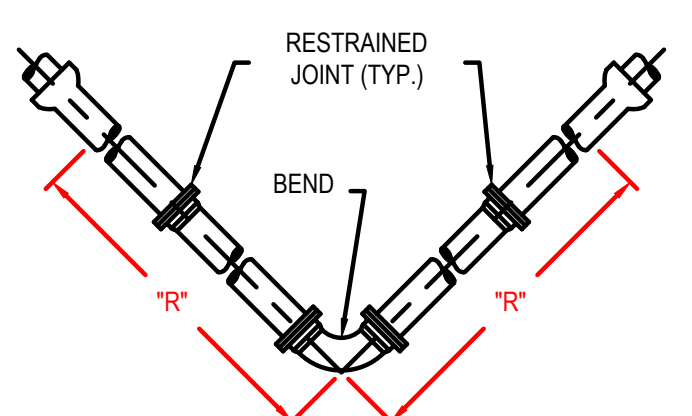
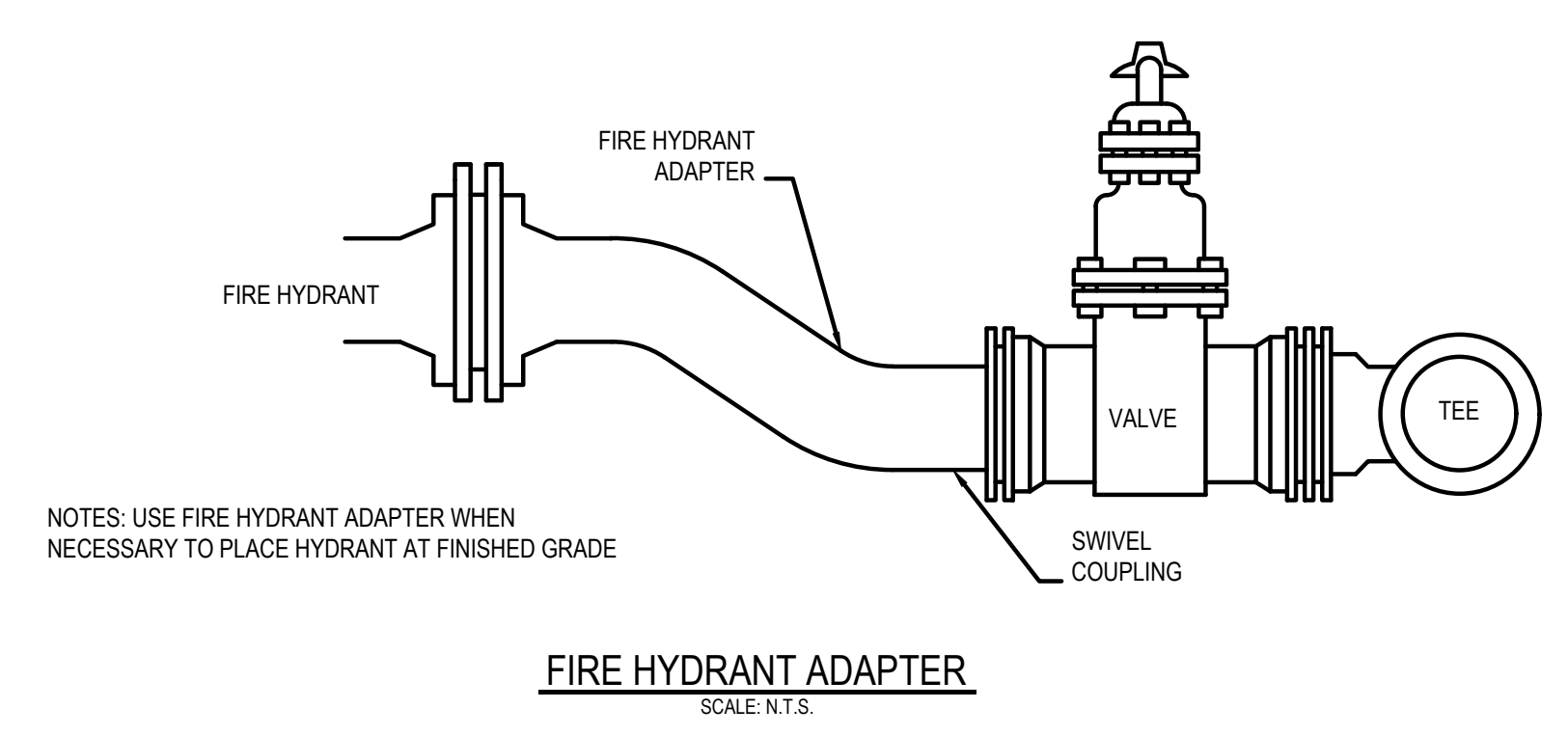
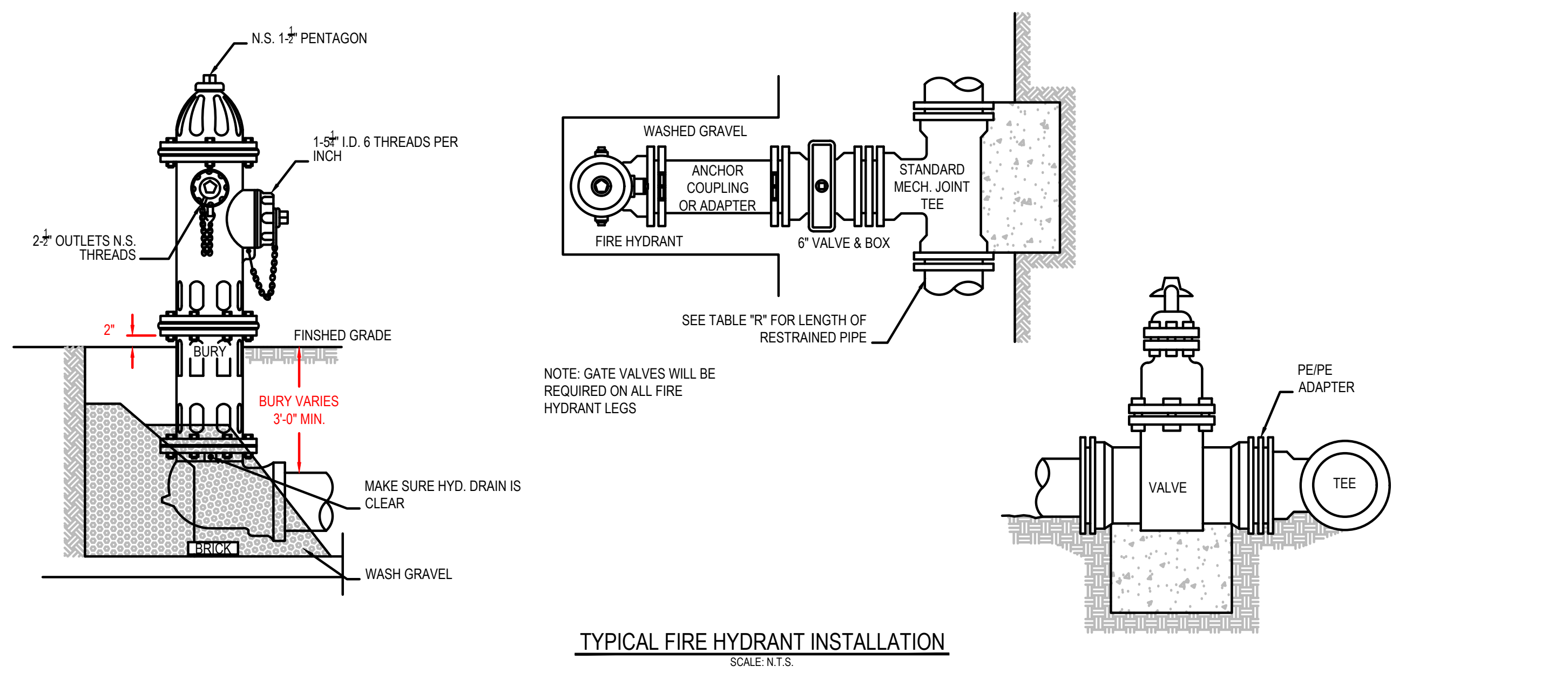
  

DRAWN	DESIGN	CHECK	SUBMIT	SCALE	PLOTTED
JLS	MH	MH	MH	1" = 20'	03-01-23



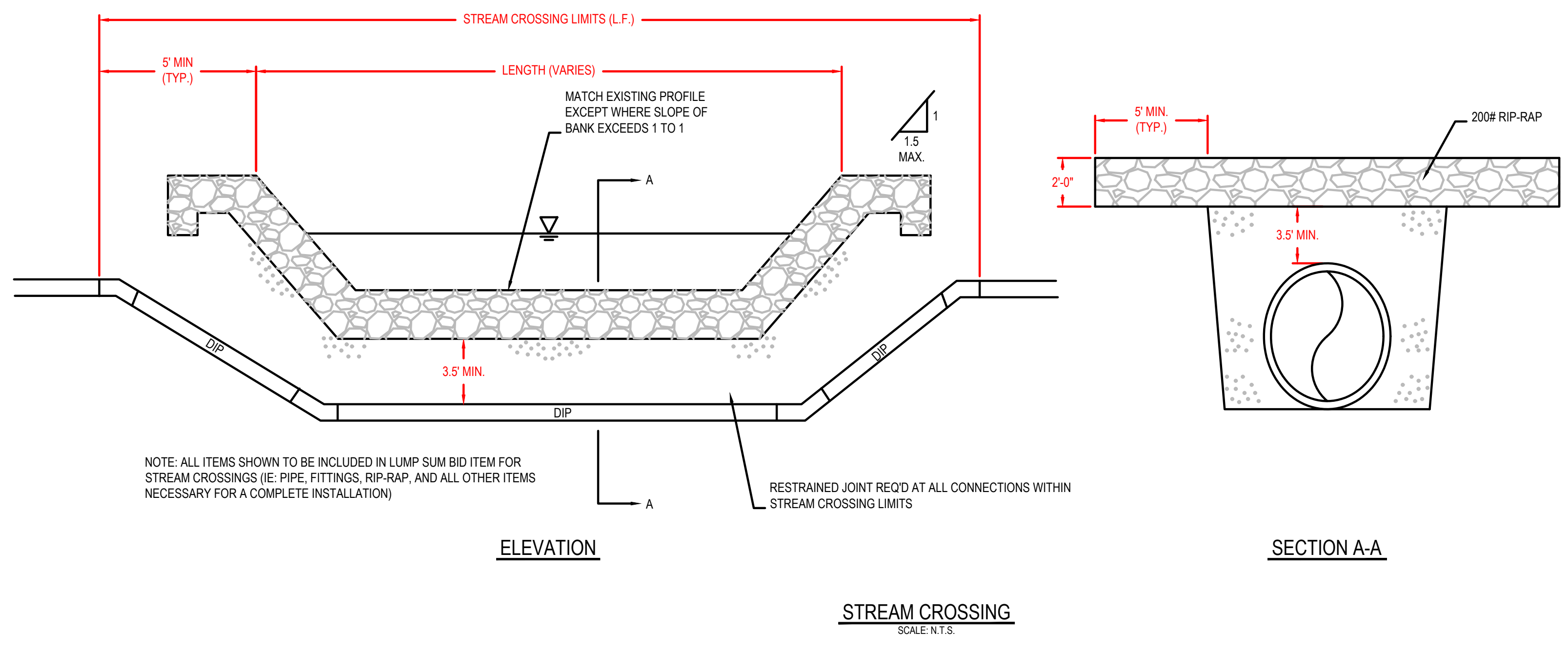
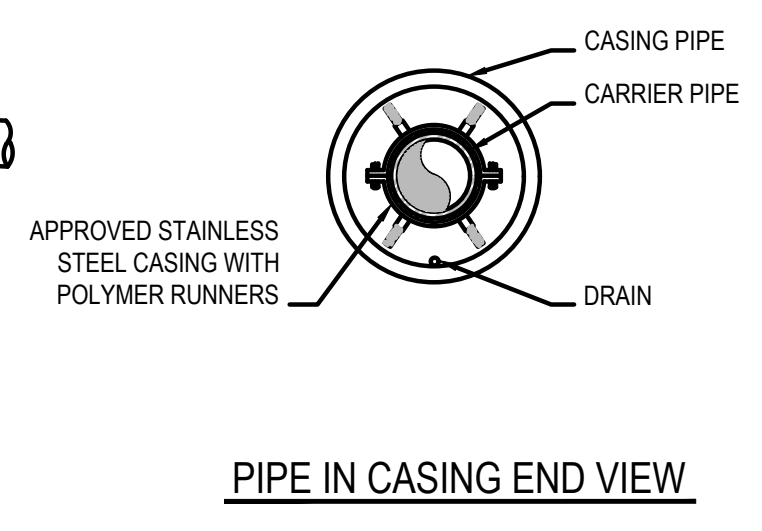
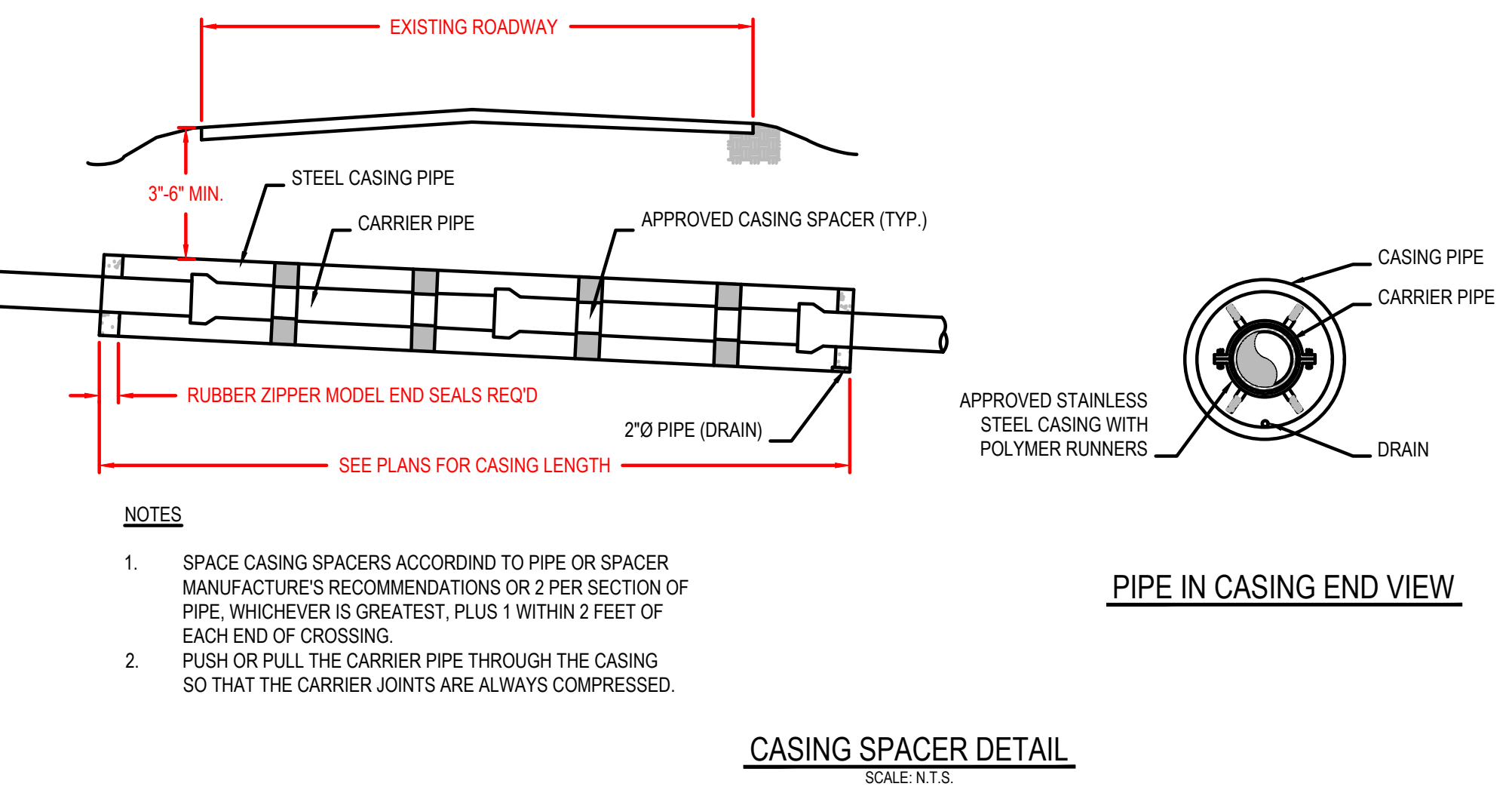
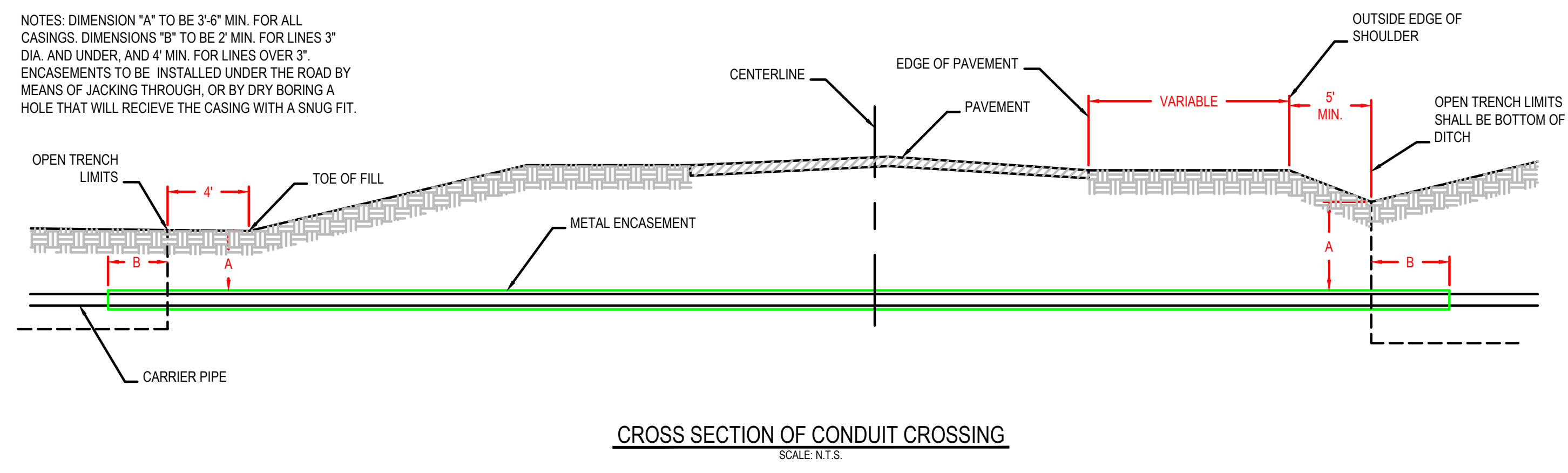
D=01°43'08"  
R=1950.0'





PIPE DIAMETER	'R' FOR 11° BEND	'R' FOR 22° BEND	'R' FOR 45° BEND	'R' FOR 90° BEND	'R' FOR DEAD END
8"	3'	6'	12'	29'	25'
12"	4'	8'	17'	42'	37'
16"	5'	11'	23'	56'	49'
18"	6'	12'	25'	61'	55'
24"	8'	16'	33'	80'	73'
30"	10'	20'	41'	99'	90'

- NOTES:
- RESTRAINED JOINT PIPE SHALL BE USED AT ALL BENDS.
  - THE LENGTH OF RESTRAINED PIPE ON EACH SIDE OF THE BEND SHALL BE NOT LESS THAN THE "R" DISTANCES.
  - ALL JOINTS WITHIN THE DISTANCE "R" ESTABLISHED ABOVE SHALL BE RESTRAINED.
  - ALL PIPE IN CASINGS SHALL BE RESTRAINED, BUT PIPE LENGTHS IN CASING SHALL NOT APPLY TOWARD REQUIRED RESTRAINED LENGTHS FOR ADJACENT BENDS.
  - RESTRAINED JOINT LENGTHS WERE CALCULATED BASED ON DIPRA THRUST RESTRAINT GUIDELINES UNDER THE FOLLOWING CONDITIONS:  
LAYING CONDITION - TYPE 3  
SOIL DESIGNATION - CLAY 2  
DEPTH OF COVER - 3.5'  
DESIGN PRESSURE - 150 PSI  
SAFETY FACTOR - 1.5
  - IF ANY OF THESE ASSUMPTIONS SIGNIFICANTLY DIFFER FROM THE LAYING CONDITIONS, NEW THRUST RESTRAINT CALCULATIONS SHOULD BE PERFORMED.
  - FOR BENDS IN THE VERTICAL PLANE INCREASE THE "R" DISTANCE BY A FACTOR OF 1.75.

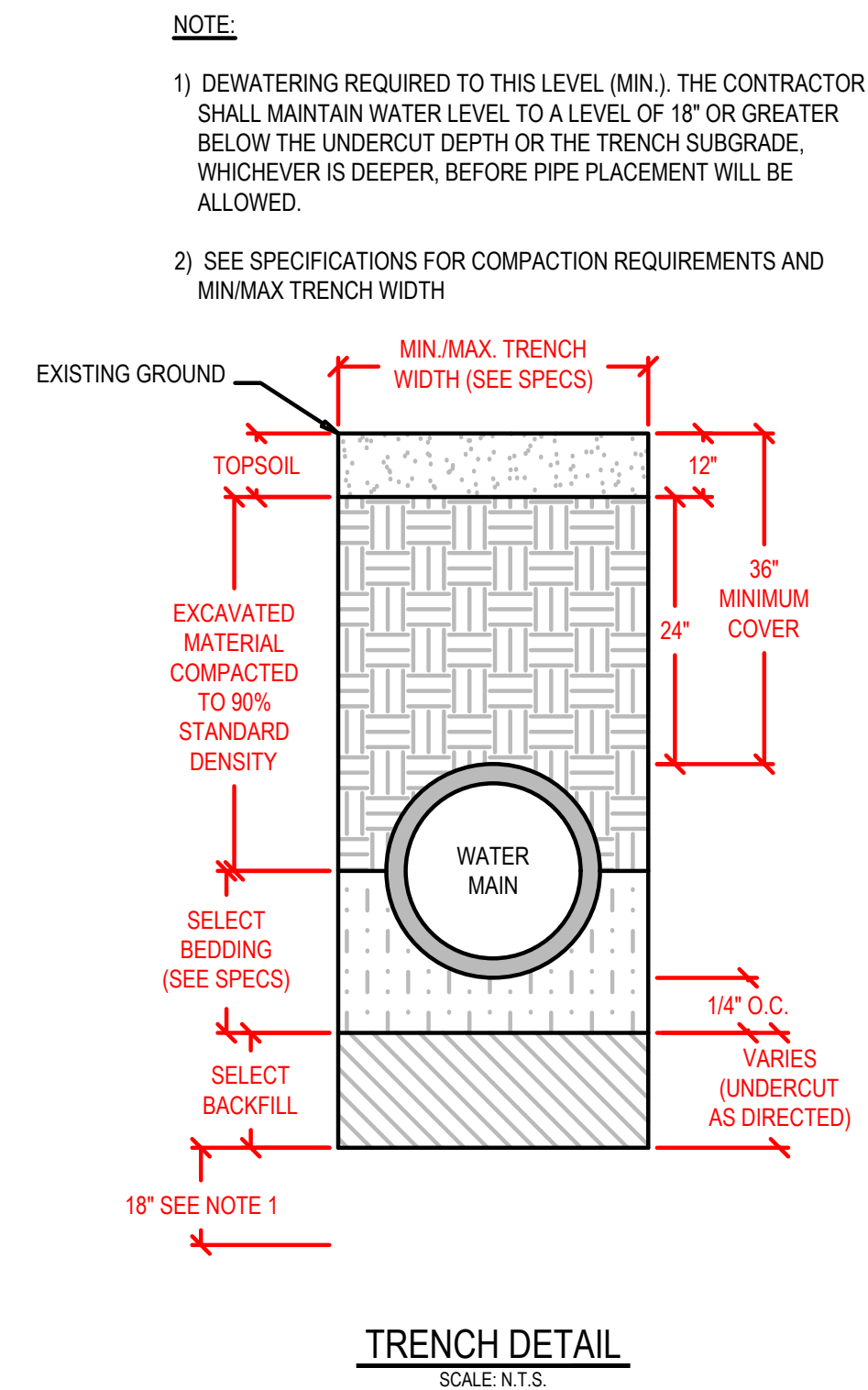
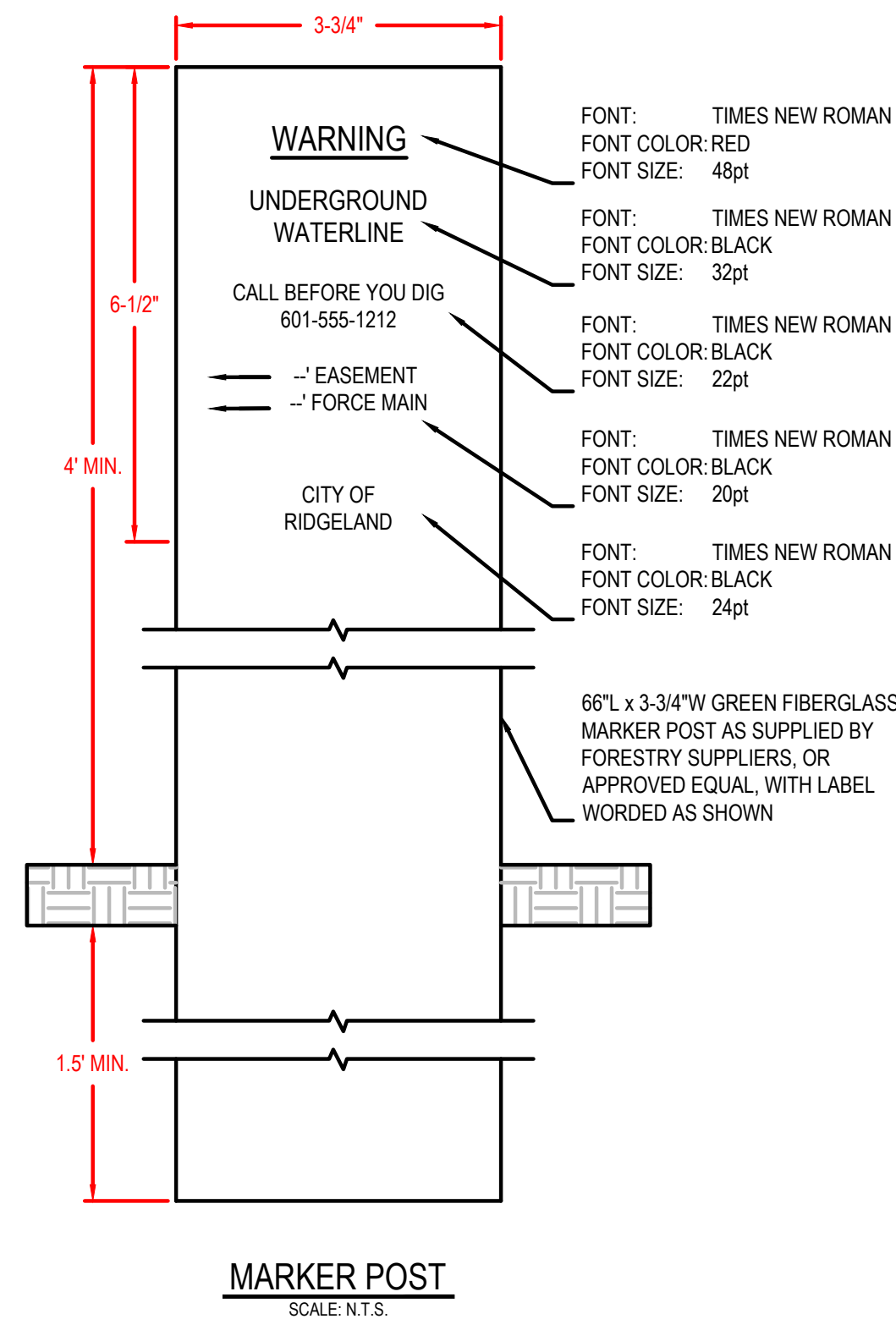
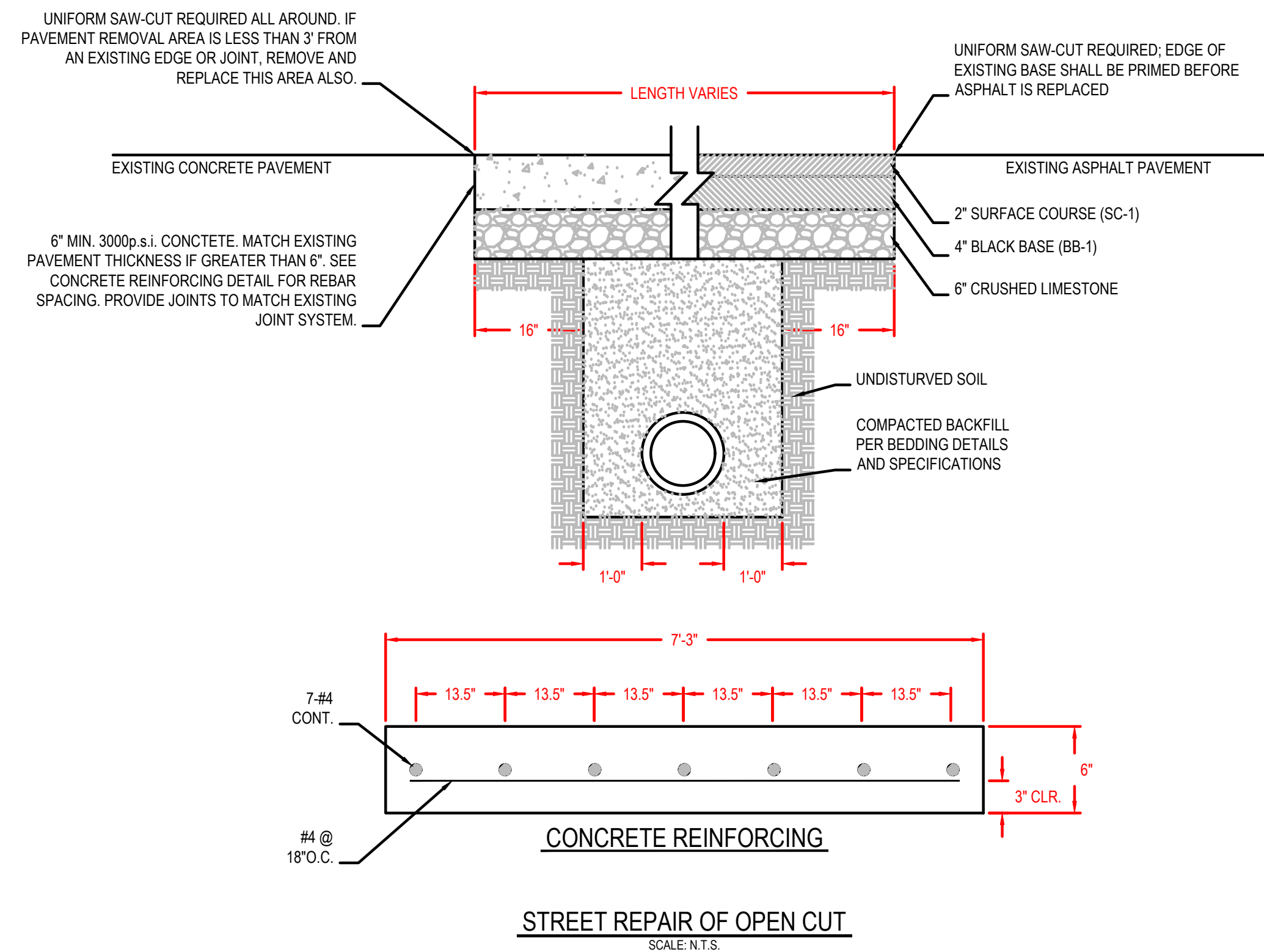
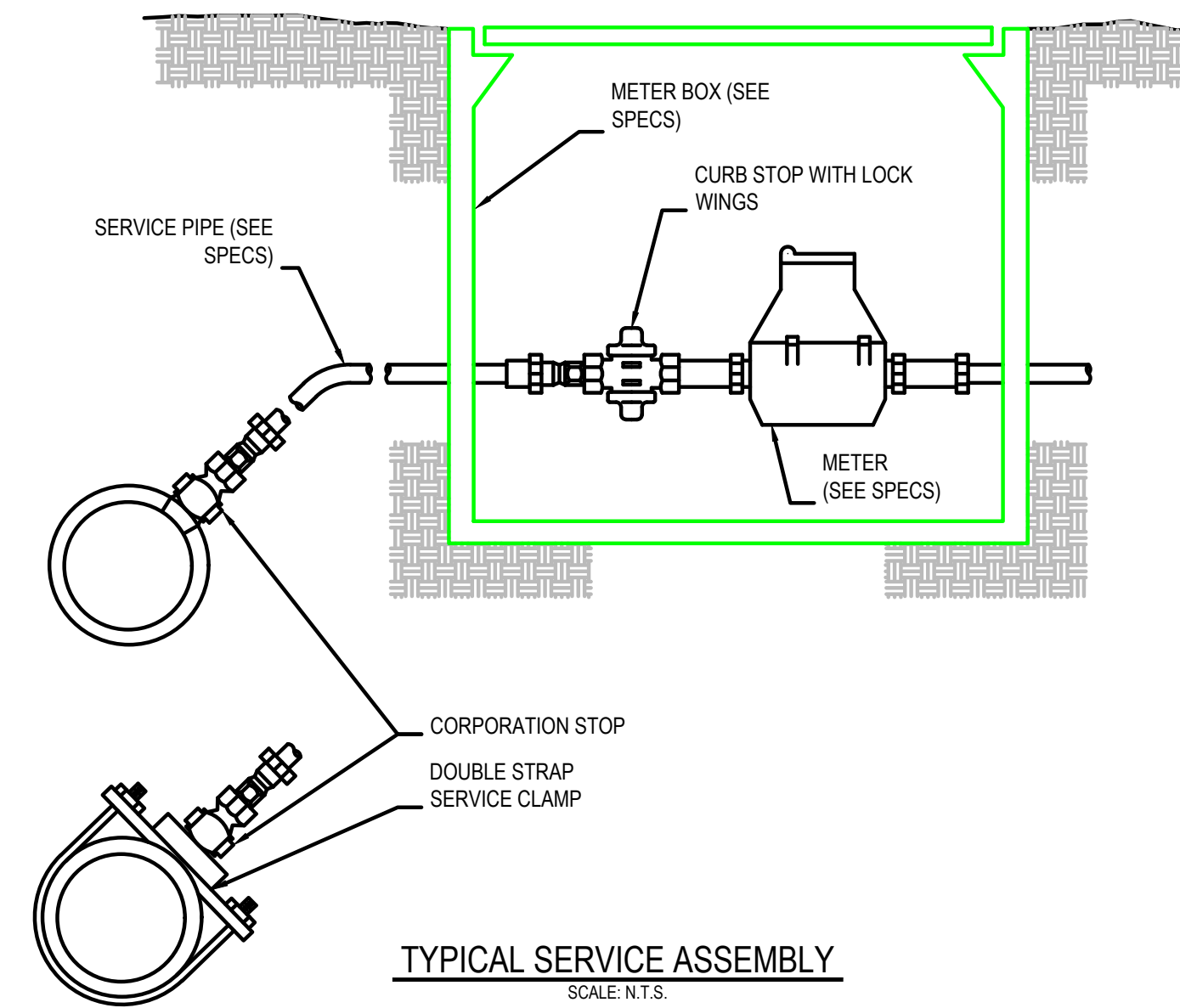
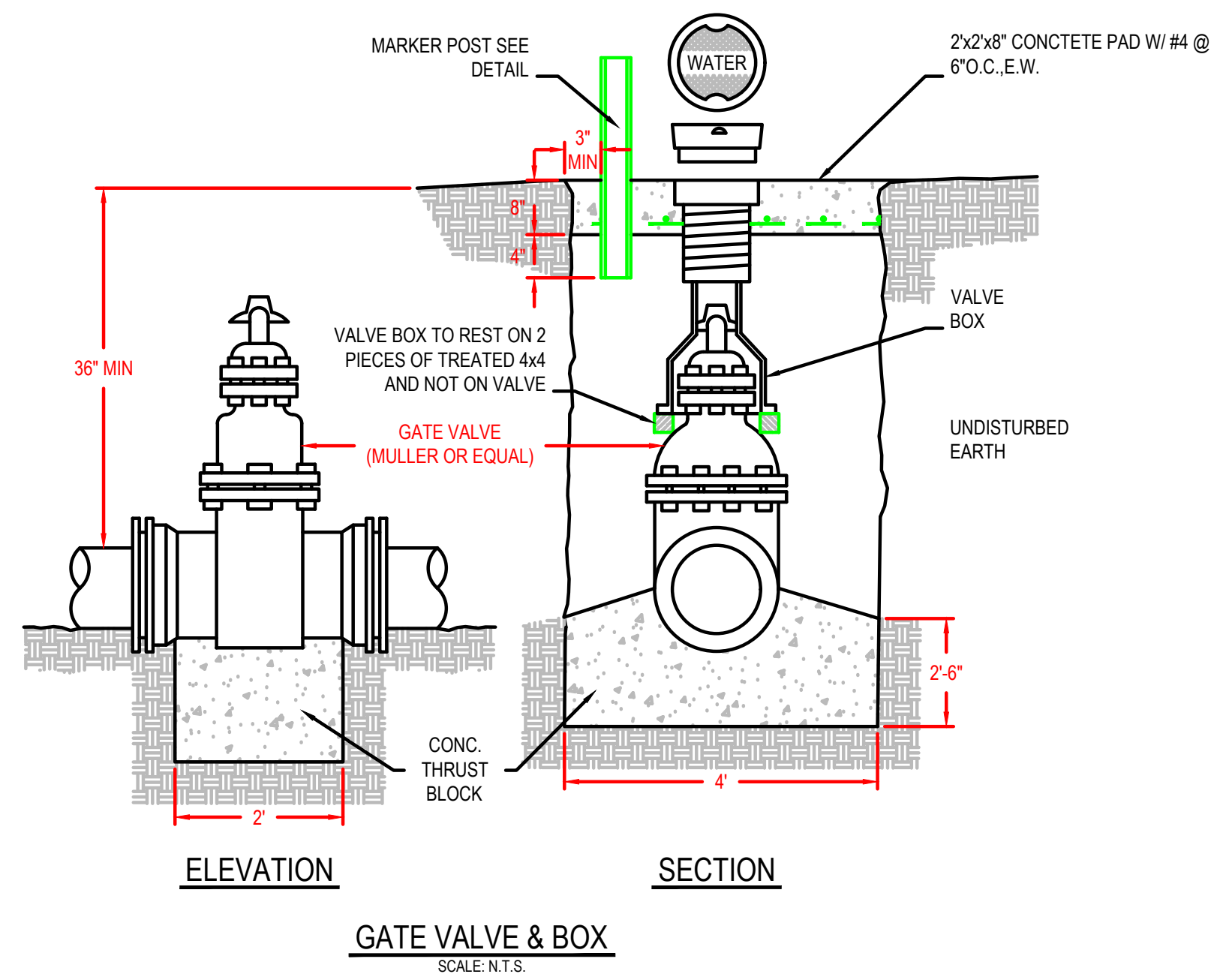


SYMBOL	REVISIONS	DATE	DESCRIPTION	DRAWN	DESIGN	CHECK	SUBMIT	SCALE	PLOTTED
				JLS	MH	MH	03-01-23	N.T.S.	





**VILLAGE OF GLUCKSTADT  
CALHOUN STATION PARKWAY  
GLUCKSTADT, MISSISSIPPI  
CONSTRUCTION DETAILS**



- NOTE:**
- 1) DEWATERING REQUIRED TO THIS LEVEL (MIN.). THE CONTRACTOR SHALL MAINTAIN WATER LEVEL TO A LEVEL OF 18" OR GREATER BELOW THE UNDERCUT DEPTH OR THE TRENCH SUBGRADE, WHICHEVER IS DEEPER, BEFORE PIPE PLACEMENT WILL BE ALLOWED.
  - 2) SEE SPECIFICATIONS FOR COMPACTION REQUIREMENTS AND MIN/MAX TRENCH WIDTH

SYMBOL	REVISIONS	DATE	DESCRIPTION	DRAWN	DESIGN	CHECK	SUBMIT	SCALE	PLOTTED
				JLS	MH	MH	03-01-23	N.T.S.	

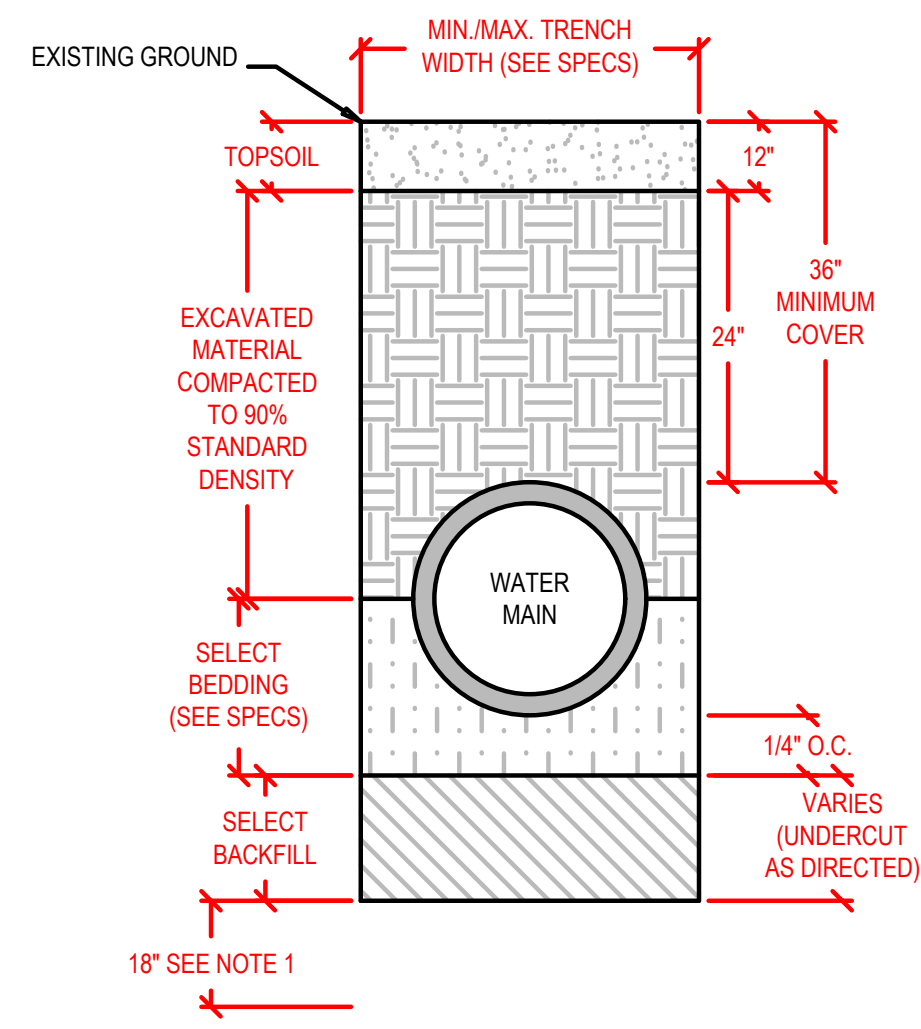


VILLAGE OF GLUCKSTADT  
CALHOUN STATION PARKWAY  
GLUCKSTADT, MISSISSIPPI  
CONSTRUCTION DETAILS

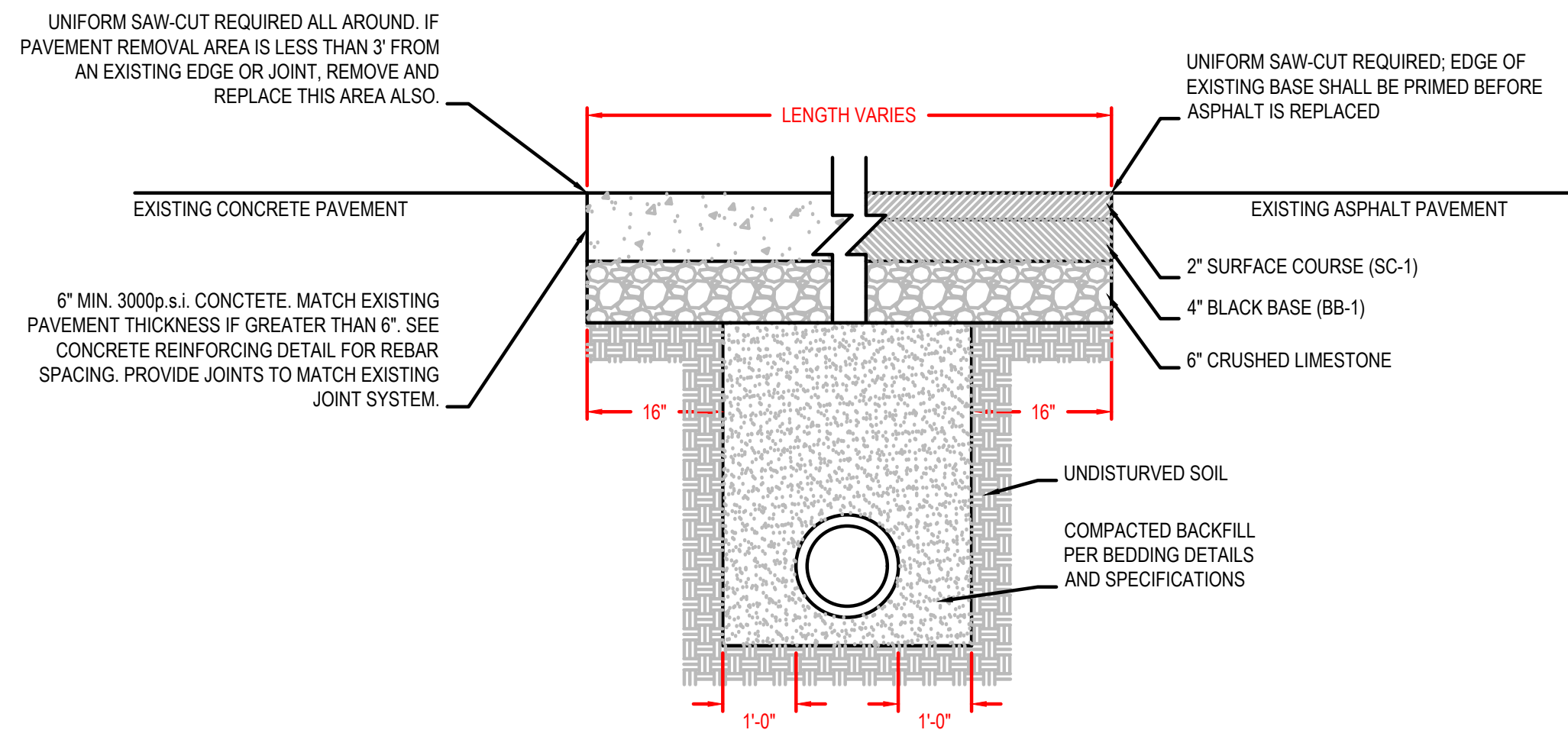
SYMBOL	REVISIONS	DATE	DESCRIPTION	CHECK	DESIGN	DATE	SCALE	PLOTTED
							N.T.S.	
							N.T.S.	

NOTE:

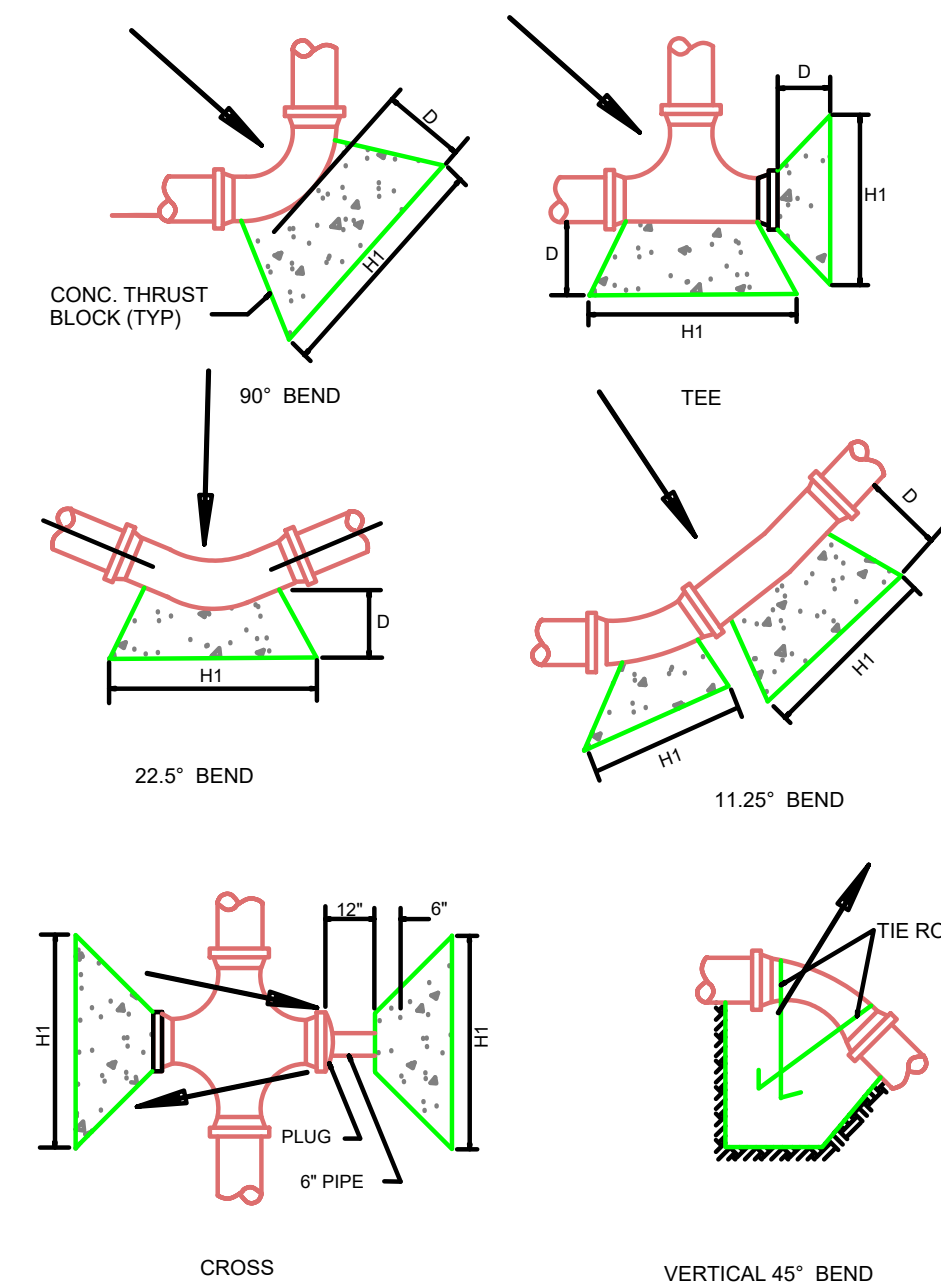
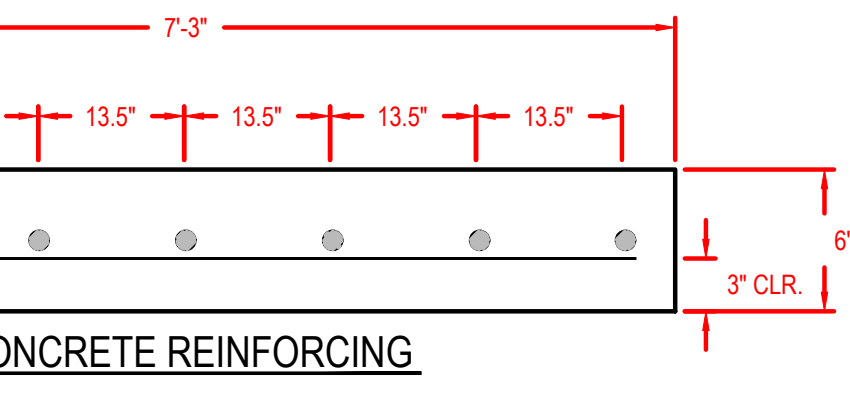
- 1) DEWATERING REQUIRED TO THIS LEVEL (MIN.). THE CONTRACTOR SHALL MAINTAIN WATER LEVEL TO A LEVEL OF 18" OR GREATER BELOW THE UNDERCUT DEPTH OR THE TRENCH SUBGRADE, WHICHEVER IS DEEPER, BEFORE PIPE PLACEMENT WILL BE ALLOWED.
- 2) SEE SPECIFICATIONS FOR COMPACTION REQUIREMENTS AND MIN/MAX TRENCH WIDTH



TRENCH DETAIL  
SCALE: N.T.S.



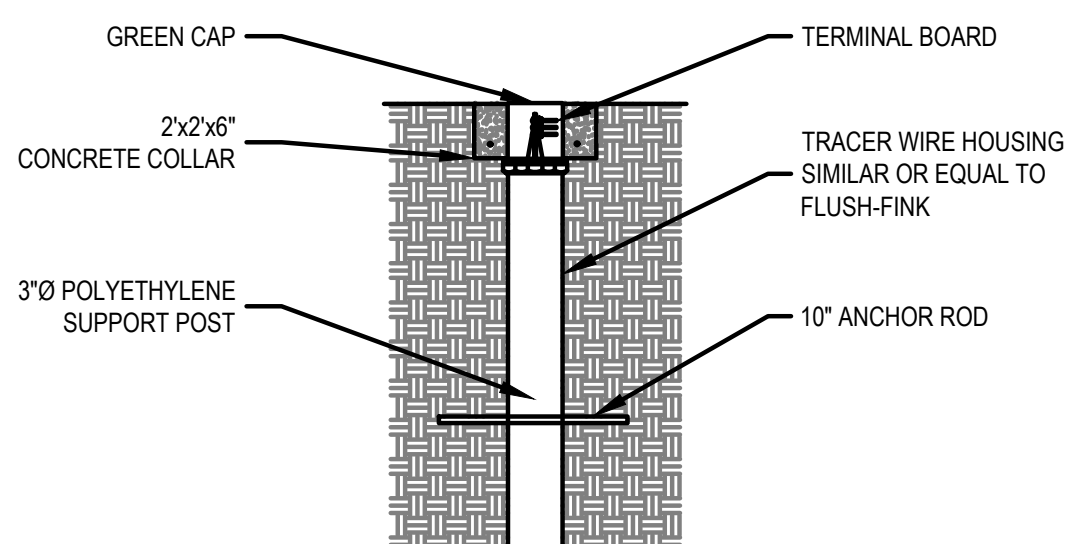
STREET REPAIR OF OPEN CUT  
SCALE: N.T.S.



- NOTES:
1. ARROWS INDICATE DIRECTION OF THRUST.
  2. THRUST BLOCKS TO BEAR AGAINST UNDISTURBED EARTH.
  3. THRUST BLOCKS TO BE CONCRETE WITH A MINIMUM 3000 PSI COMPRESSIVE STRENGTH.

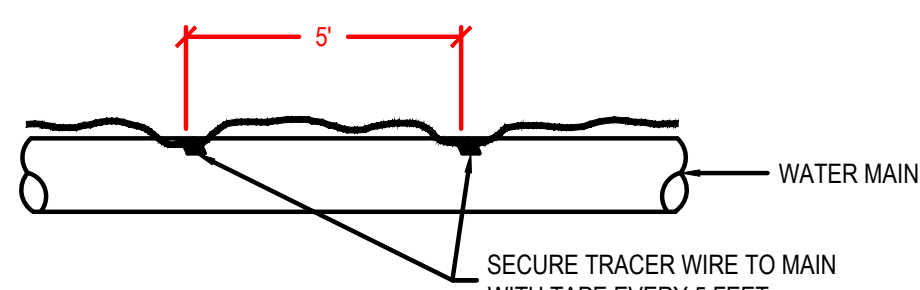
SIZE OF PIPE	TAPPING SERVICES WITH ANCHORAGE				90° BENDS				45° BENDS				22.5° BENDS				11.25° BENDS				
	H1	H2	H3	D	H1	H2	H3	D	H1	H2	H3	D	H1	H2	H3	D	H1	H2	H3	D	
2" & 2 1/4"	3/8"	3/8"	3/8"	1 1/8"	1 1/8"	1 1/8"	1 1/8"	1 1/8"	1 1/8"	1 1/8"	1 1/8"	1 1/8"	1 1/8"	1 1/8"	1 1/8"	1 1/8"	1 1/8"	1 1/8"	1 1/8"	1 1/8"	1 1/8"
3" & 4"	3/4"	3/4"	3/4"	1 3/8"	1 3/8"	1 3/8"	1 3/8"	1 3/8"	1 3/8"	1 3/8"	1 3/8"	1 3/8"	1 3/8"	1 3/8"	1 3/8"	1 3/8"	1 3/8"	1 3/8"	1 3/8"	1 3/8"	1 3/8"
6"	1 1/8"	1 1/8"	1 1/8"	2 1/8"	2 1/8"	2 1/8"	2 1/8"	2 1/8"	2 1/8"	2 1/8"	2 1/8"	2 1/8"	2 1/8"	2 1/8"	2 1/8"	2 1/8"	2 1/8"	2 1/8"	2 1/8"	2 1/8"	2 1/8"
8"	1 3/8"	1 3/8"	1 3/8"	2 3/8"	2 3/8"	2 3/8"	2 3/8"	2 3/8"	2 3/8"	2 3/8"	2 3/8"	2 3/8"	2 3/8"	2 3/8"	2 3/8"	2 3/8"	2 3/8"	2 3/8"	2 3/8"	2 3/8"	2 3/8"
10"	1 7/8"	1 7/8"	1 7/8"	3 1/8"	3 1/8"	3 1/8"	3 1/8"	3 1/8"	3 1/8"	3 1/8"	3 1/8"	3 1/8"	3 1/8"	3 1/8"	3 1/8"	3 1/8"	3 1/8"	3 1/8"	3 1/8"	3 1/8"	3 1/8"
12"	2 1/8"	2 1/8"	2 1/8"	3 3/8"	3 3/8"	3 3/8"	3 3/8"	3 3/8"	3 3/8"	3 3/8"	3 3/8"	3 3/8"	3 3/8"	3 3/8"	3 3/8"	3 3/8"	3 3/8"	3 3/8"	3 3/8"	3 3/8"	3 3/8"
14"	2 3/8"	2 3/8"	2 3/8"	4 1/8"	4 1/8"	4 1/8"	4 1/8"	4 1/8"	4 1/8"	4 1/8"	4 1/8"	4 1/8"	4 1/8"	4 1/8"	4 1/8"	4 1/8"	4 1/8"	4 1/8"	4 1/8"	4 1/8"	4 1/8"
16"	2 7/8"	2 7/8"	2 7/8"	4 3/8"	4 3/8"	4 3/8"	4 3/8"	4 3/8"	4 3/8"	4 3/8"	4 3/8"	4 3/8"	4 3/8"	4 3/8"	4 3/8"	4 3/8"	4 3/8"	4 3/8"	4 3/8"	4 3/8"	4 3/8"
18"	3 1/8"	3 1/8"	3 1/8"	5 1/8"	5 1/8"	5 1/8"	5 1/8"	5 1/8"	5 1/8"	5 1/8"	5 1/8"	5 1/8"	5 1/8"	5 1/8"	5 1/8"	5 1/8"	5 1/8"	5 1/8"	5 1/8"	5 1/8"	5 1/8"
20"	3 3/8"	3 3/8"	3 3/8"	5 3/8"	5 3/8"	5 3/8"	5 3/8"	5 3/8"	5 3/8"	5 3/8"	5 3/8"	5 3/8"	5 3/8"	5 3/8"	5 3/8"	5 3/8"	5 3/8"	5 3/8"	5 3/8"	5 3/8"	5 3/8"
24"	4 1/8"	4 1/8"	4 1/8"	6 3/8"	6 3/8"	6 3/8"	6 3/8"	6 3/8"	6 3/8"	6 3/8"	6 3/8"	6 3/8"	6 3/8"	6 3/8"	6 3/8"	6 3/8"	6 3/8"	6 3/8"	6 3/8"	6 3/8"	6 3/8"
30"	5 3/8"	5 3/8"	5 3/8"	8 1/8"	8 1/8"	8 1/8"	8 1/8"	8 1/8"	8 1/8"	8 1/8"	8 1/8"	8 1/8"	8 1/8"	8 1/8"	8 1/8"	8 1/8"	8 1/8"	8 1/8"	8 1/8"	8 1/8"	8 1/8"
36"	6 3/8"	6 3/8"	6 3/8"	9 3/8"	9 3/8"	9 3/8"	9 3/8"	9 3/8"	9 3/8"	9 3/8"	9 3/8"	9 3/8"	9 3/8"	9 3/8"	9 3/8"	9 3/8"	9 3/8"	9 3/8"	9 3/8"	9 3/8"	9 3/8"

THRUST BLOCKS



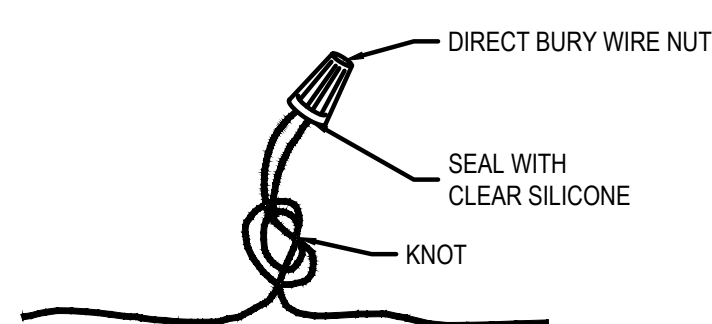
- NOTE:
1. THE CONTRACTOR SHALL CONNECT THE TRACER TAPE TO THE TERMINAL BOARD.
  2. HOUSINGS TO BE LOCATED AT EACH FIRE HYDRANT.
  3. TRACER WIRE HOUSING SHALL BE CONSIDERED AN ABSORBED COST ITEM.

TRACER WIRE HOUSING  
SCALE: N.T.S.

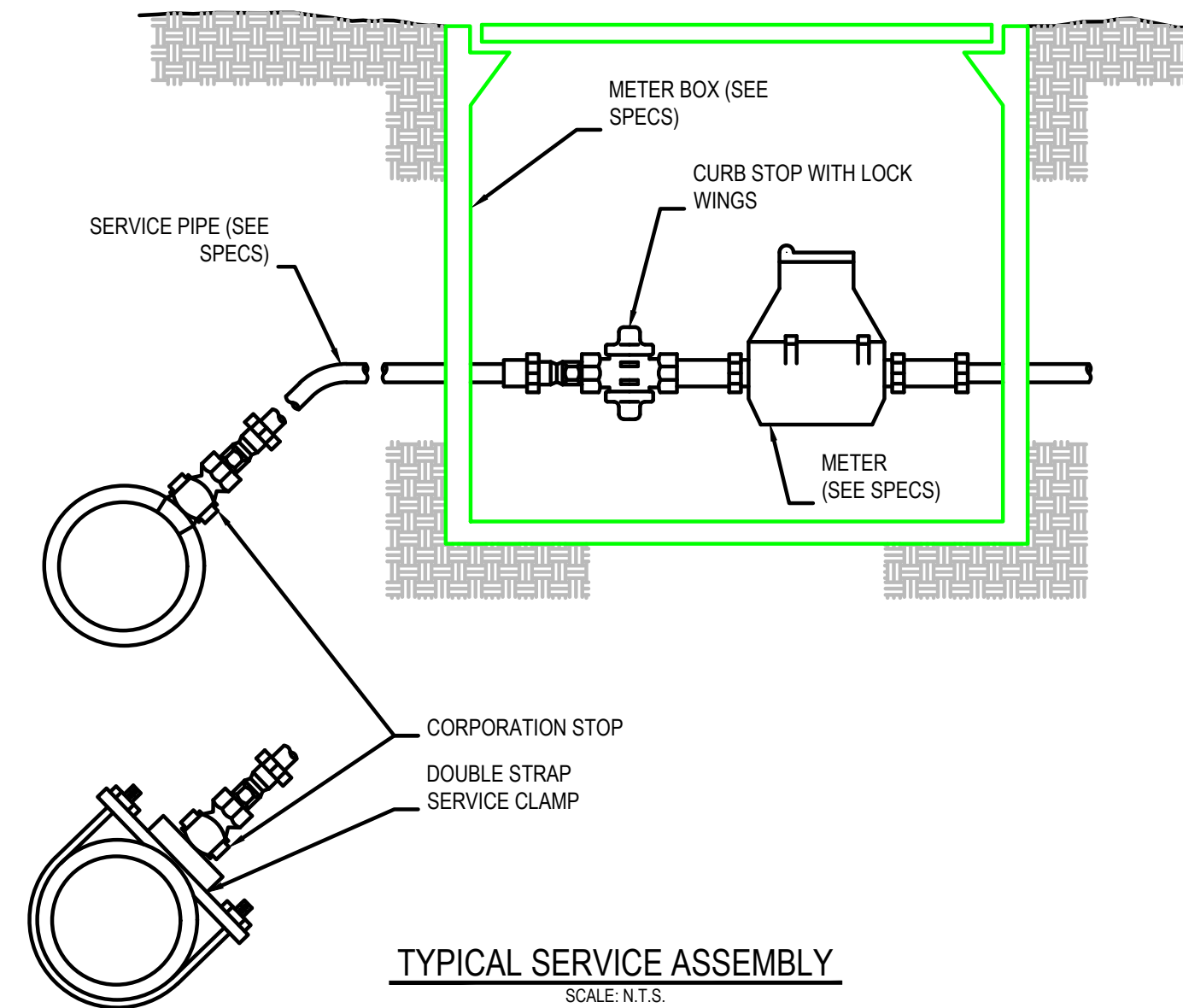


- NOTE:
- TRACER WIRE SHALL BE CONSIDERED AN ABSORBED COST ITEM.

TRACER WIRE INSTALLATION  
SCALE: N.T.S.

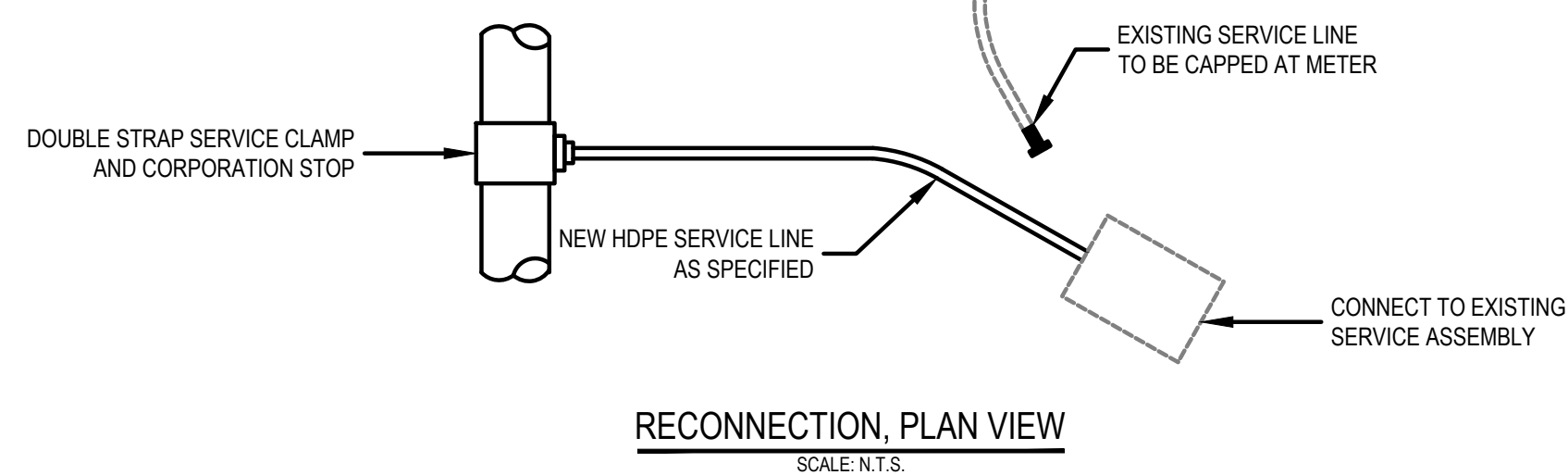


DIRECT BURY WIRE NUT CONNECTION  
SCALE: N.T.S.

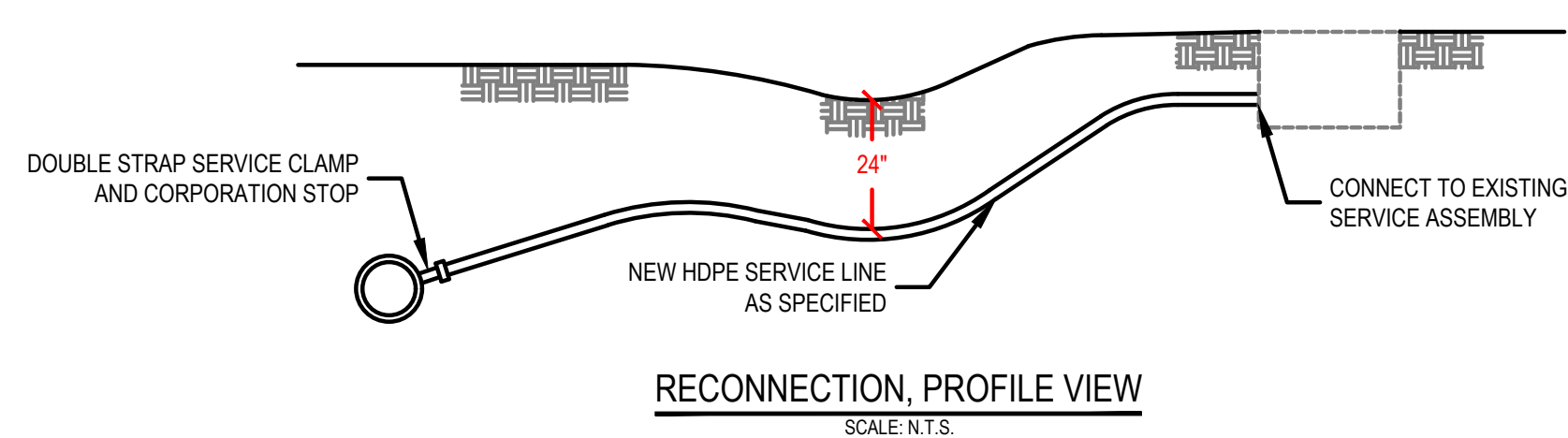


TYPICAL SERVICE ASSEMBLY  
SCALE: N.T.S.

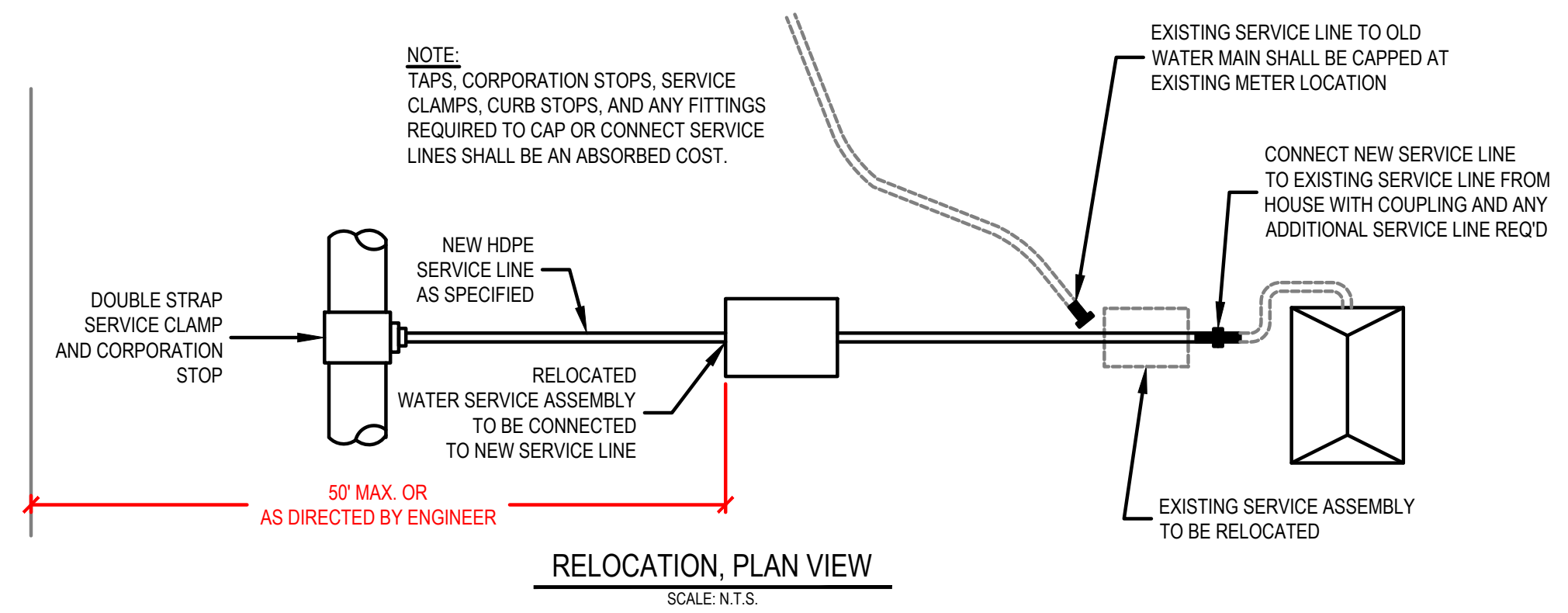
- NOTE:
- TAPS, CORPORATION STOPS, SERVICE CLAMPS, CURB STOPS, AND ANY FITTINGS REQUIRED TO CAP OR CONNECT SERVICE LINES SHALL BE AN ABSORBED COST.



RECONNECTION, PLAN VIEW  
SCALE: N.T.S.



RECONNECTION, PROFILE VIEW  
SCALE: N.T.S.



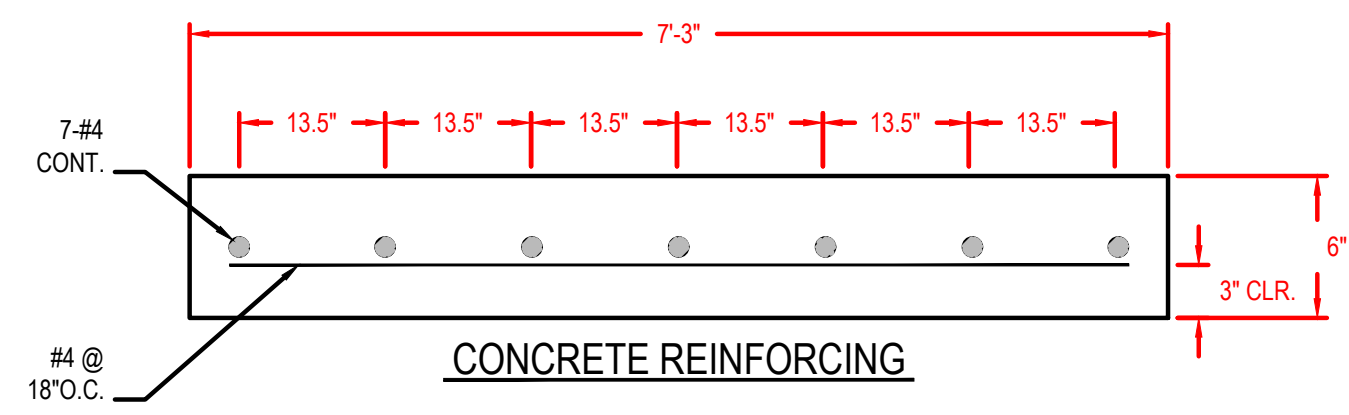
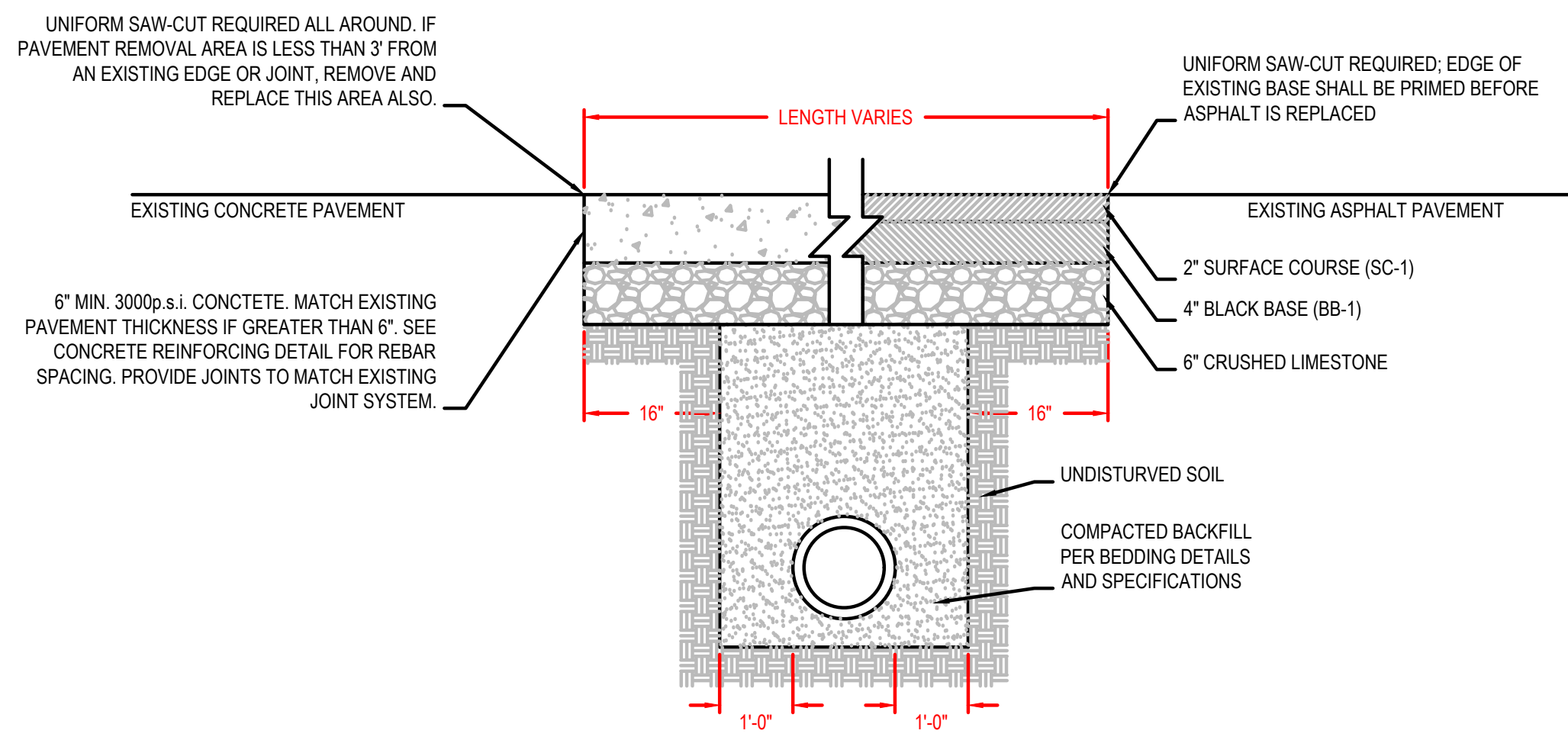
- NOTE:
- TAPS, CORPORATION STOPS, SERVICE CLAMPS, CURB STOPS, AND ANY FITTINGS REQUIRED TO CAP OR CONNECT SERVICE LINES SHALL BE AN ABSORBED COST.

RELOCATION, PLAN VIEW  
SCALE: N.T.S.

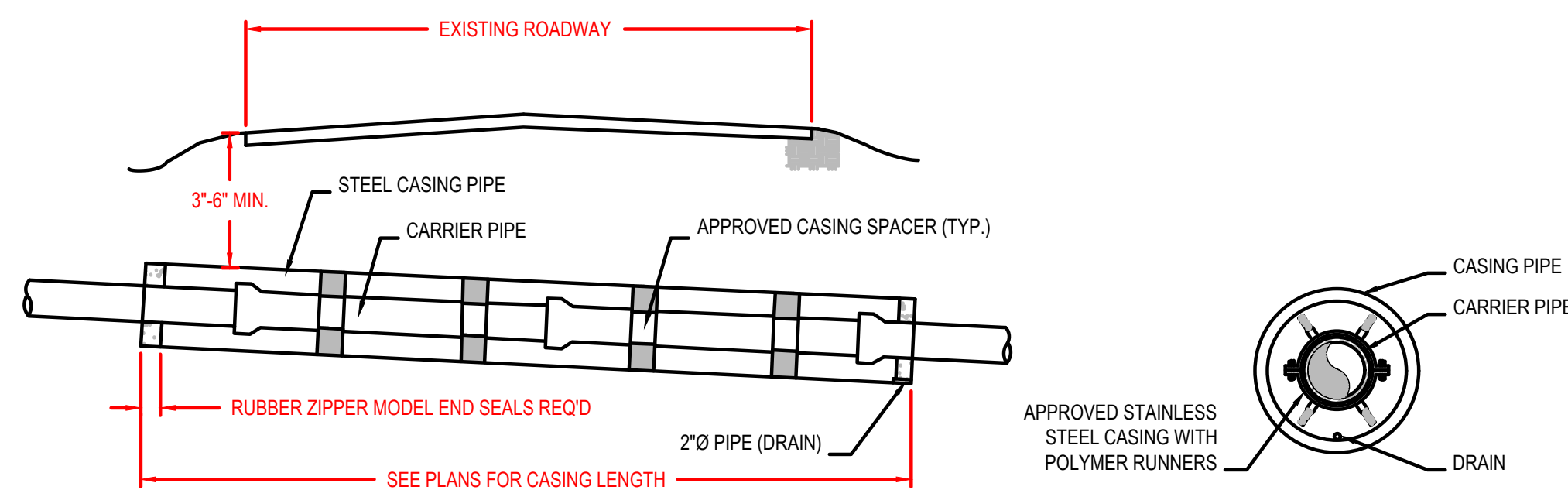
TYPICAL WATER SERVICE CONNECTIONS TO NEW WATER MAIN  
SCALE: N.T.S.



SYMBOL	REVISIONS	DATE	DESCRIPTION	DRAWN	DESIGN	CHECK	SUBMIT	SCALE	PLOTTED
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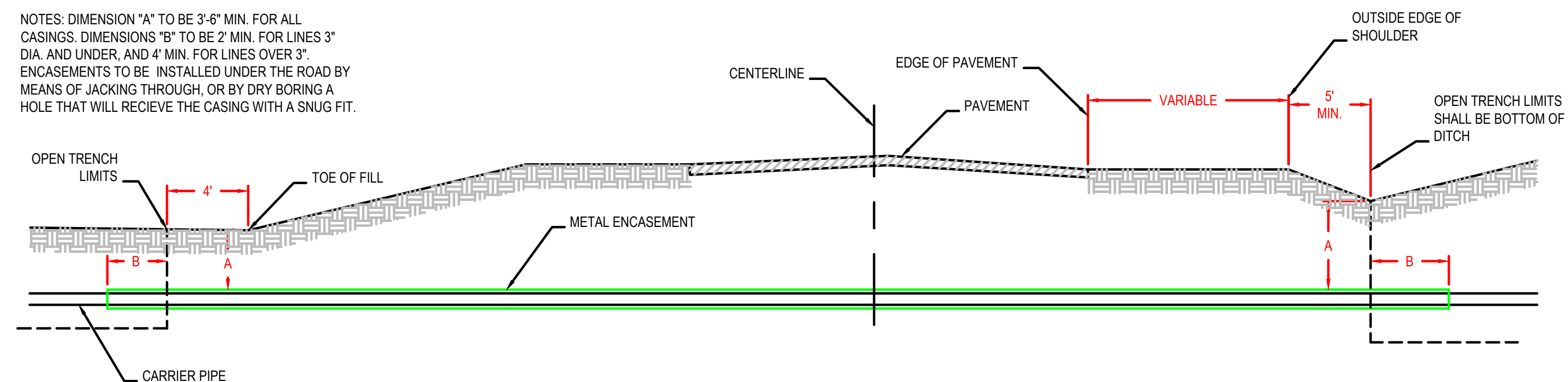


**STREET REPAIR OF OPEN CUT**  
SCALE: N.T.S.

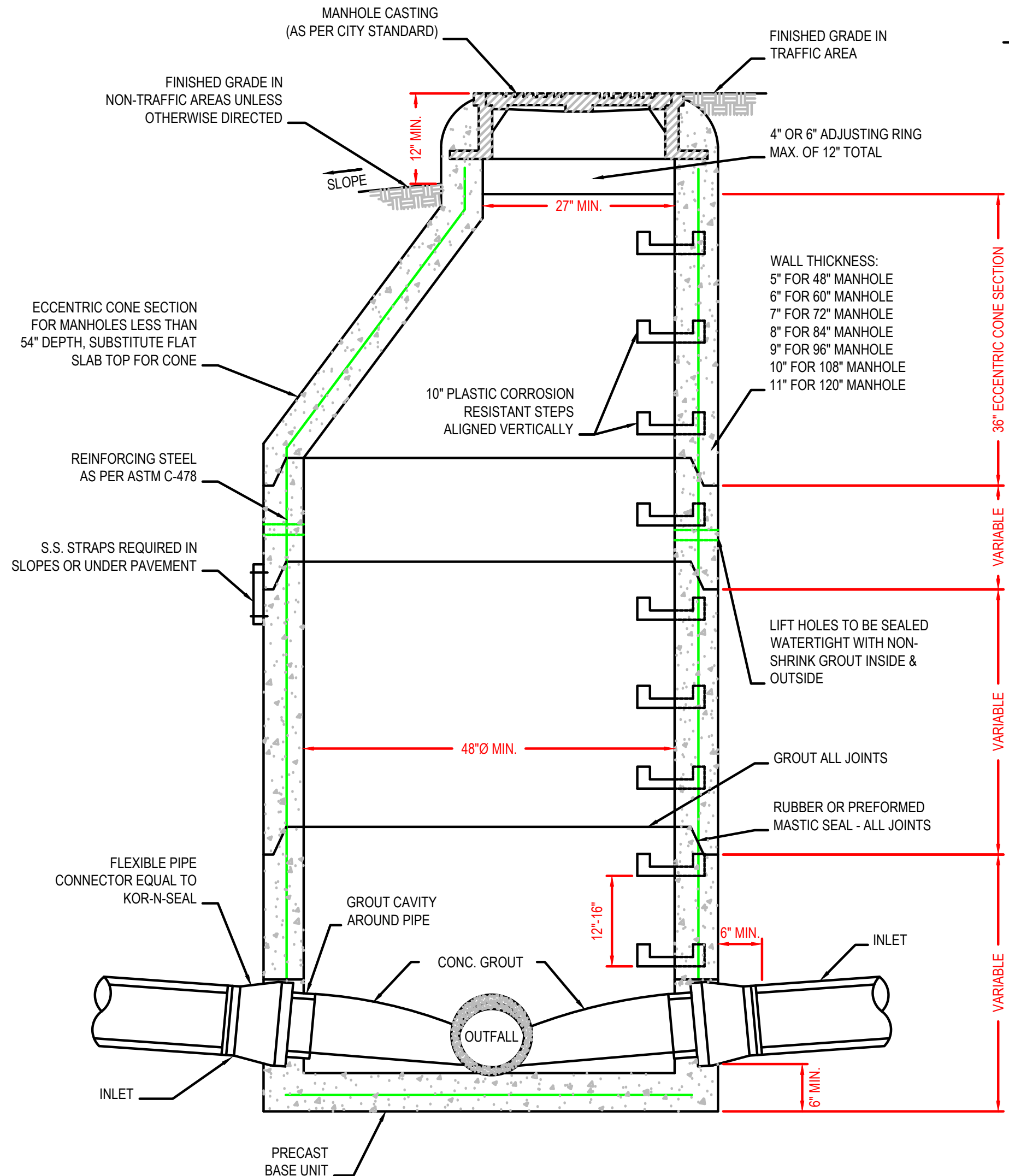


**PIPE IN CASING END VIEW**

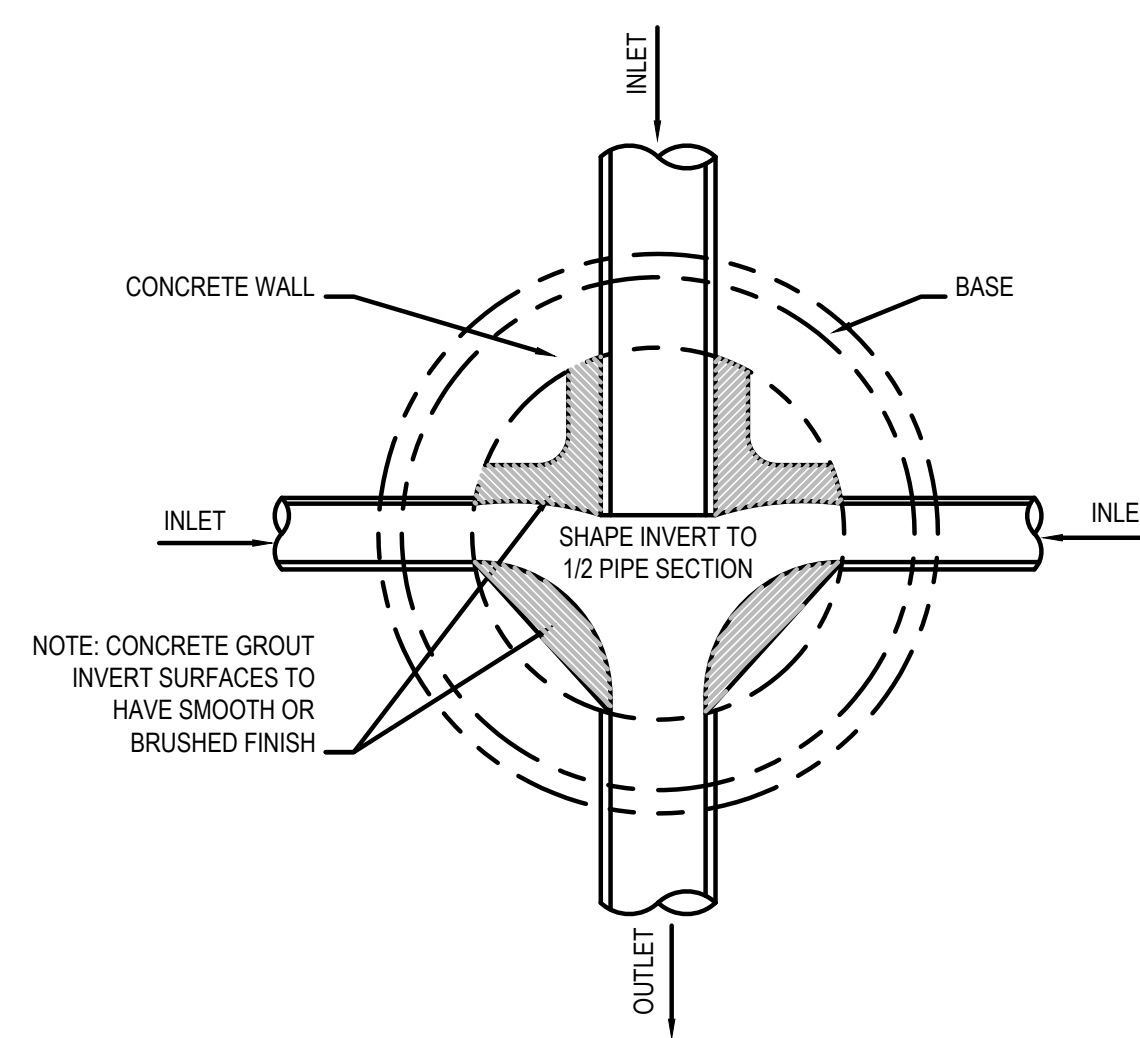
**CASING SPACER DETAIL**  
SCALE: N.T.S.



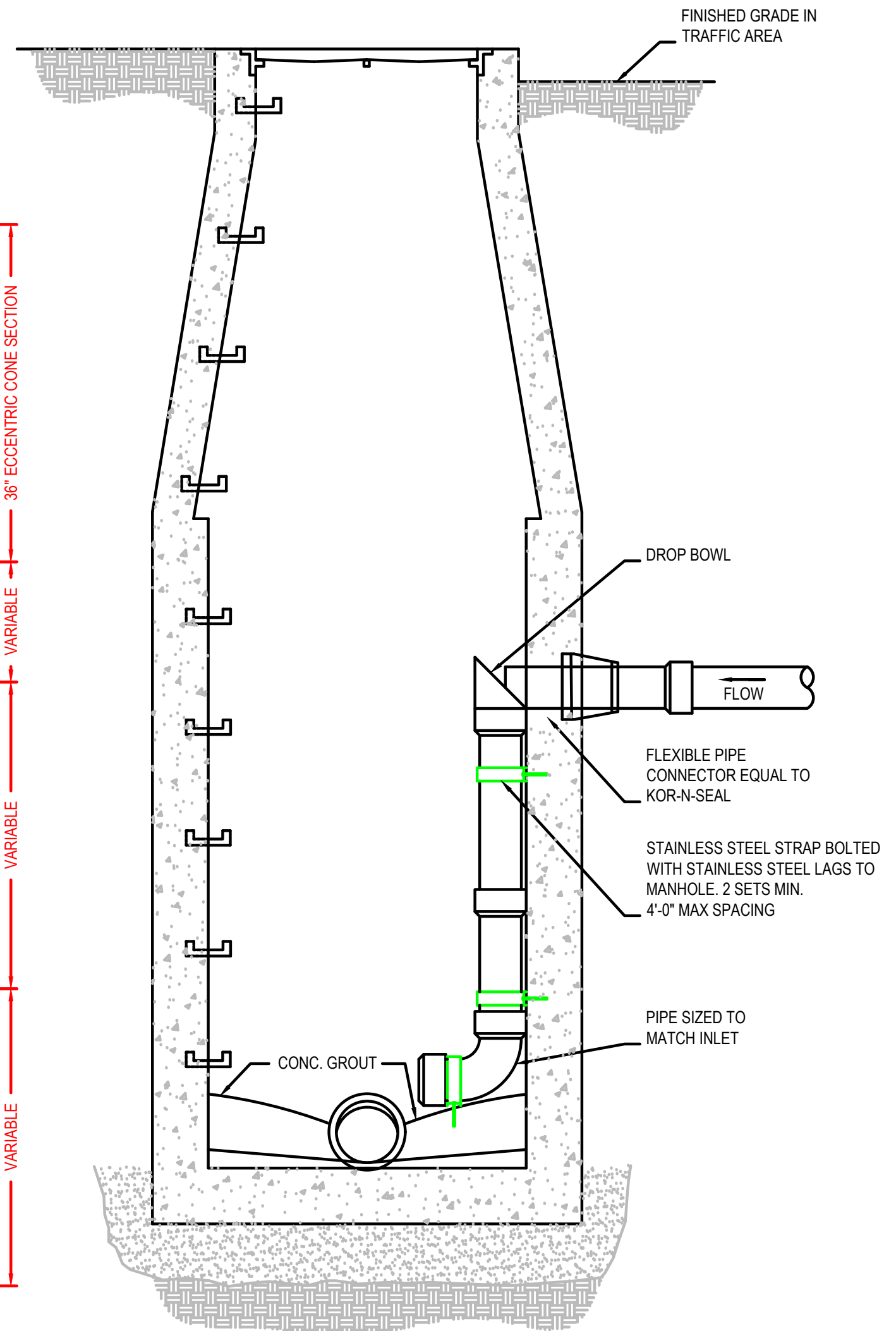
**CROSS SECTION OF CONDUIT CROSSING**  
SCALE: N.T.S.



**SECTION - PRECAST CONC. MANHOLE**  
SCALE: N.T.S.

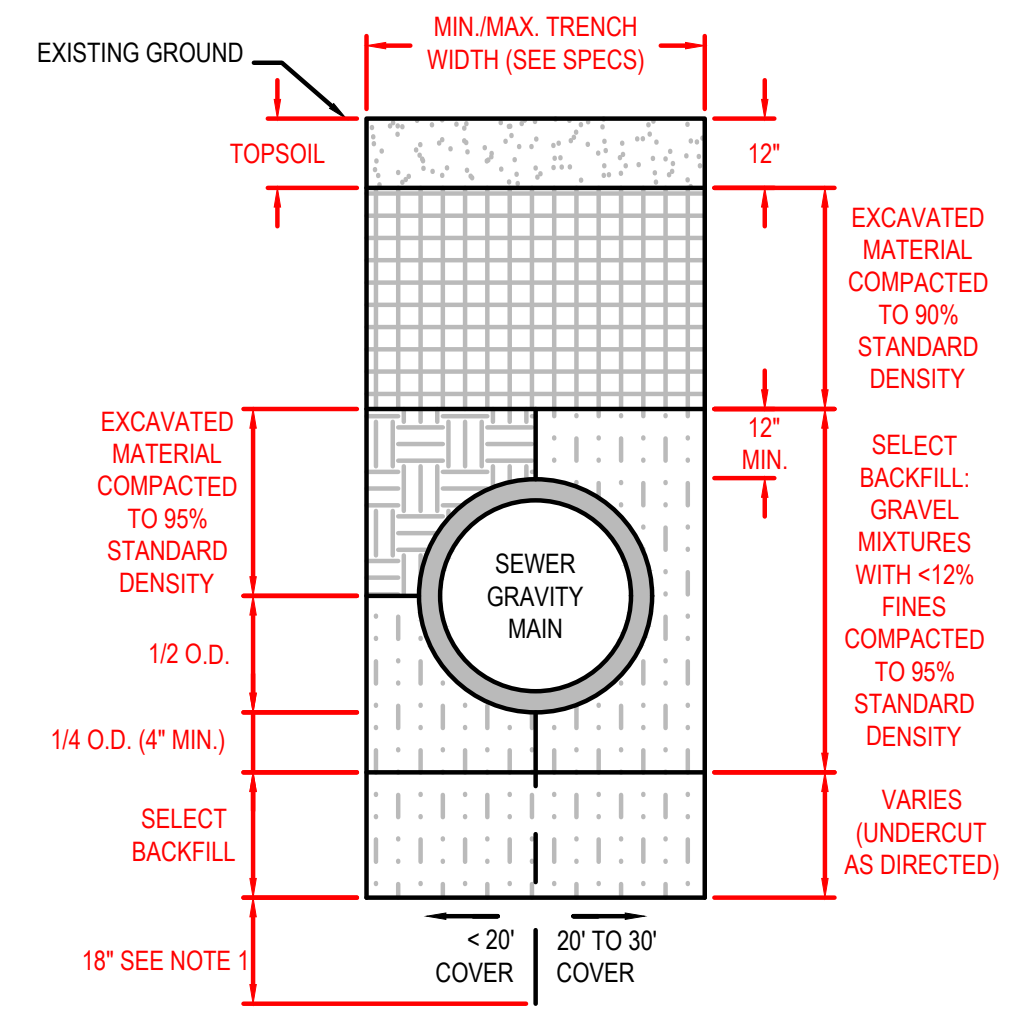


**PLAN - MANHOLE FLOW CHANNELS**  
SCALE: N.T.S.

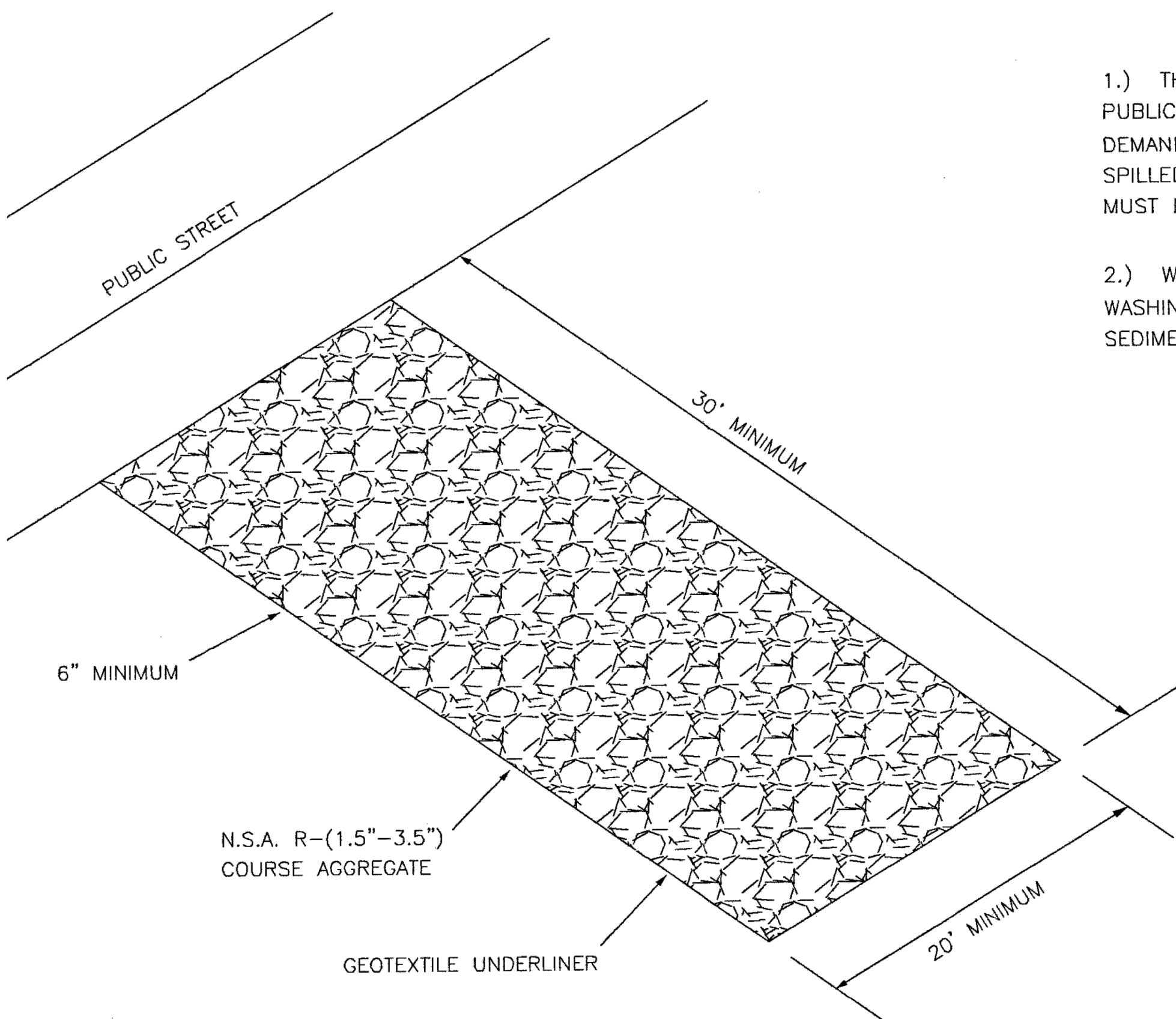


**INSIDE DROP INLET**  
SCALE: N.T.S.

- NOTE:**
- 1) DEWATERING REQUIRED TO THIS LEVEL (MIN). THE CONTRACTOR SHALL MAINTAIN WATER LEVEL TO A LEVEL OF 18" OR GREATER BELOW THE UNDERCUT DEPTH OR THE TRENCH SUBGRADE, WHICHEVER IS DEEPER, BEFORE PIPE PLACEMENT WILL BE ALLOWED.
  - 2) SEE SPECIFICATIONS FOR COMPACTION REQUIREMENTS AND MIN/MAX TRENCH WIDTH



**GRAVITY SEWER TRENCH DETAIL**  
SCALE: N.T.S.

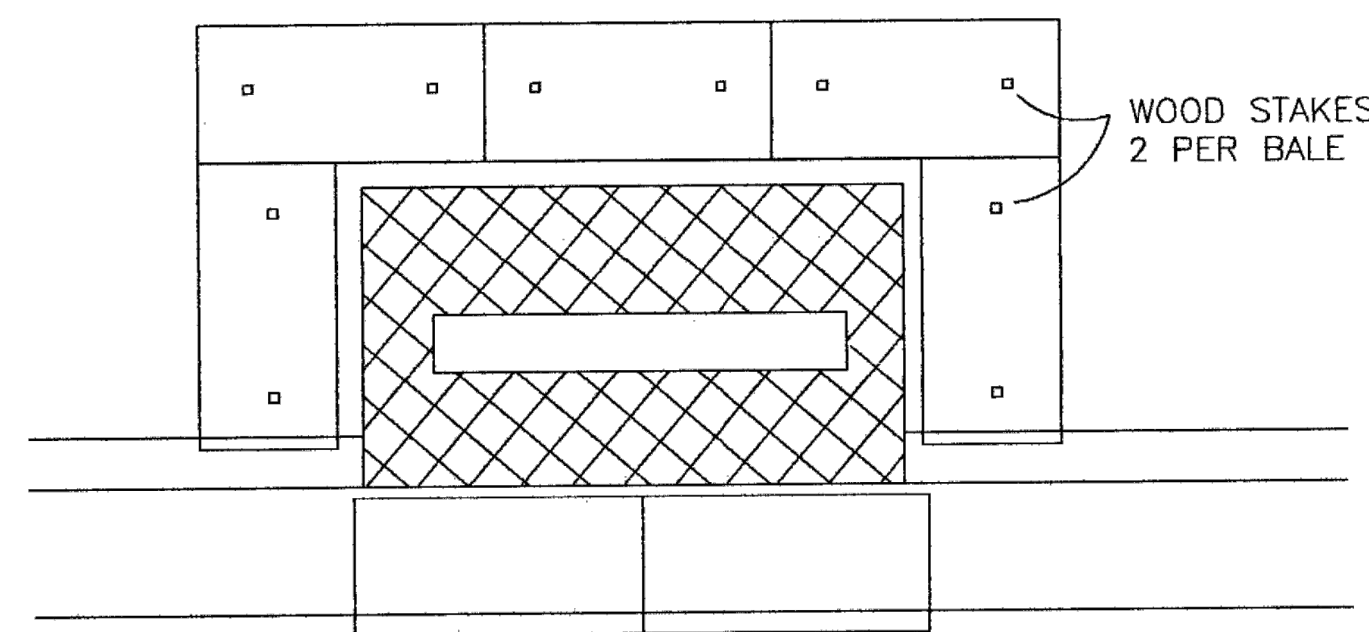


**AGGREGATE PAD TEMPORARY CONSTRUCTION ENTRANCE**

N.T.S.

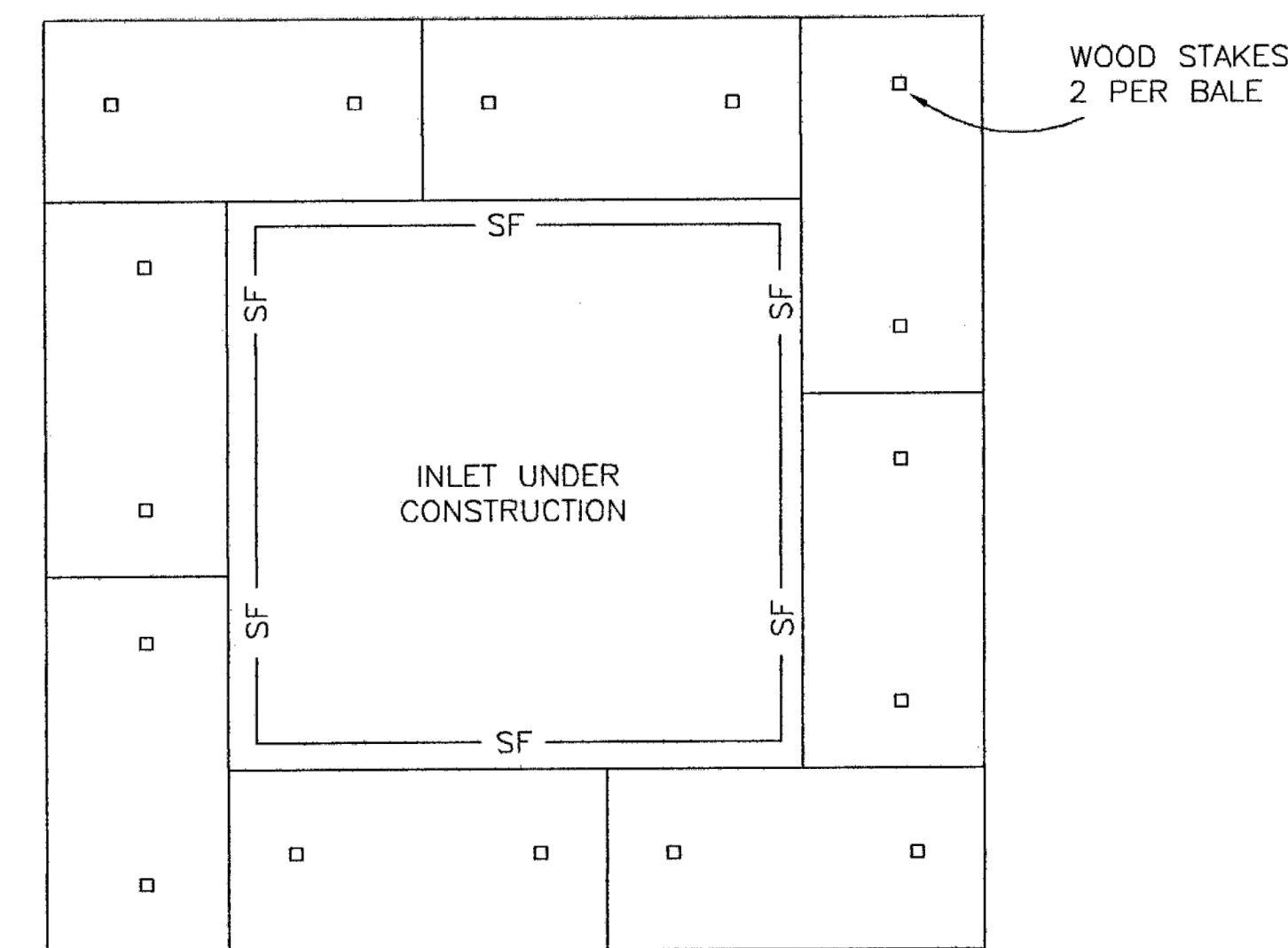
- 1.) THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 1.5-3.5 INCH STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT OF ANY STRUCTURE USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES OR SITE ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- 2.) WHEELS MUST BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

NOTE:  
Contractor to use wattles in place of hay bales for temporary curb inlet protection.



**TEMPORARY CURB INLET PROTECTION (INLET COMPLETE)**

N.T.S.

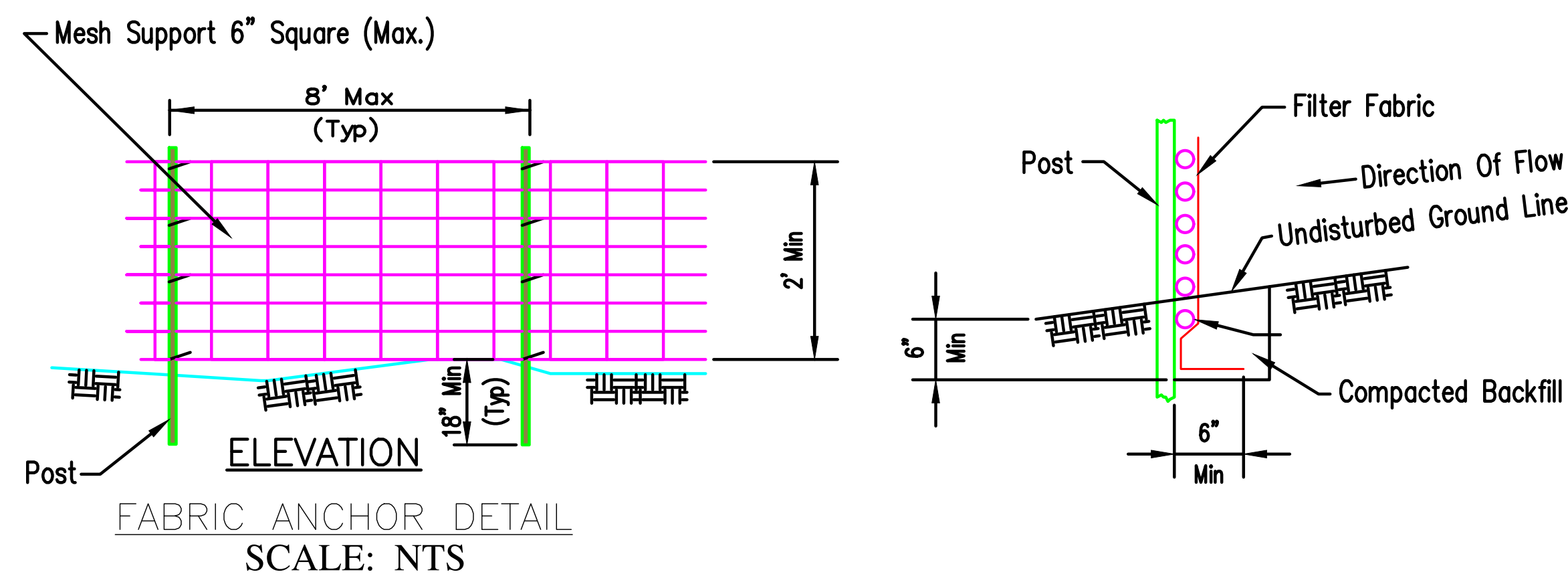


**TEMPORARY CURB INLET PROTECTION (INLET UNDER CONSTRUCTION)**

N.T.S.

**STORMWATER MANAGEMENT PLAN**

1. The Contractor shall install/ implement measures as needed to take all prudent and reasonable measures to protect properties from damage caused by the construction.
2. The Contractor shall install all the silt fencing, wattles, sediment control ponds, drainage pipes, and rock riprap required, prior to the beginning of any stripping and / or excavation.
3. The Contractor shall maintain a minimal buffer of undisturbed areas, where practical, around the perimeter of the site. This buffer will reduce the erosion caused by wind and water and also help reduce the amount of sediment leaving the site.
4. Earth fill procedure will utilize temporary diversions to eliminate surface runoff.
5. The Contractor shall provide for protective measures for the containment of hazardous materials, including petroleum products and lubricants, etc.
6. The Contractor shall provide trash containers on site for disposal of all construction materials and prevent trash from the site from entering into the storm drainage system.
7. The Contractor shall inspect all installed erosion control measures and repair as necessary during the length of the construction at least every seven (7) days during dry periods. The Contractor shall diligently inspect and repair, within 24 hours of a rainfall event, all erosion control measures.
8. The Contractor shall maintain the erosion control measures required to assure that the storm water discharged shall be free from:
  - a. Debris, oil, scum and other floating materials, other than in trace amounts;
  - b. Eroded soils and other materials that will settle to form objectionable deposits in receiving waters;
  - c. Suspended solids, turbidity and color at levels inconsistent with receiving waters;
  - d. Chemicals in concentrations that would cause violation of the State Water Quality Criteria in the receiving waters.
9. The Contractor shall maintain adequate record keeping documenting inspection and repair of all erosion control measures installed.
10. The Contractor shall make himself familiar with the Storm Water Construction General Permit Regulations and the "Planning and Design Manual for the Control of Erosion, Sediment and Stormwater", published by the MDEQ, Mississippi Soil & Water Commission and the USDA Soil Conservation Service.
11. This plan contains the minimum erosion control measures to be taken. The Contractor shall utilize the BMP's outlined in the above referenced material for implementation of additional measures, as required.
12. Silt fence will extend 5' beyond disturbed area and curve uphill.



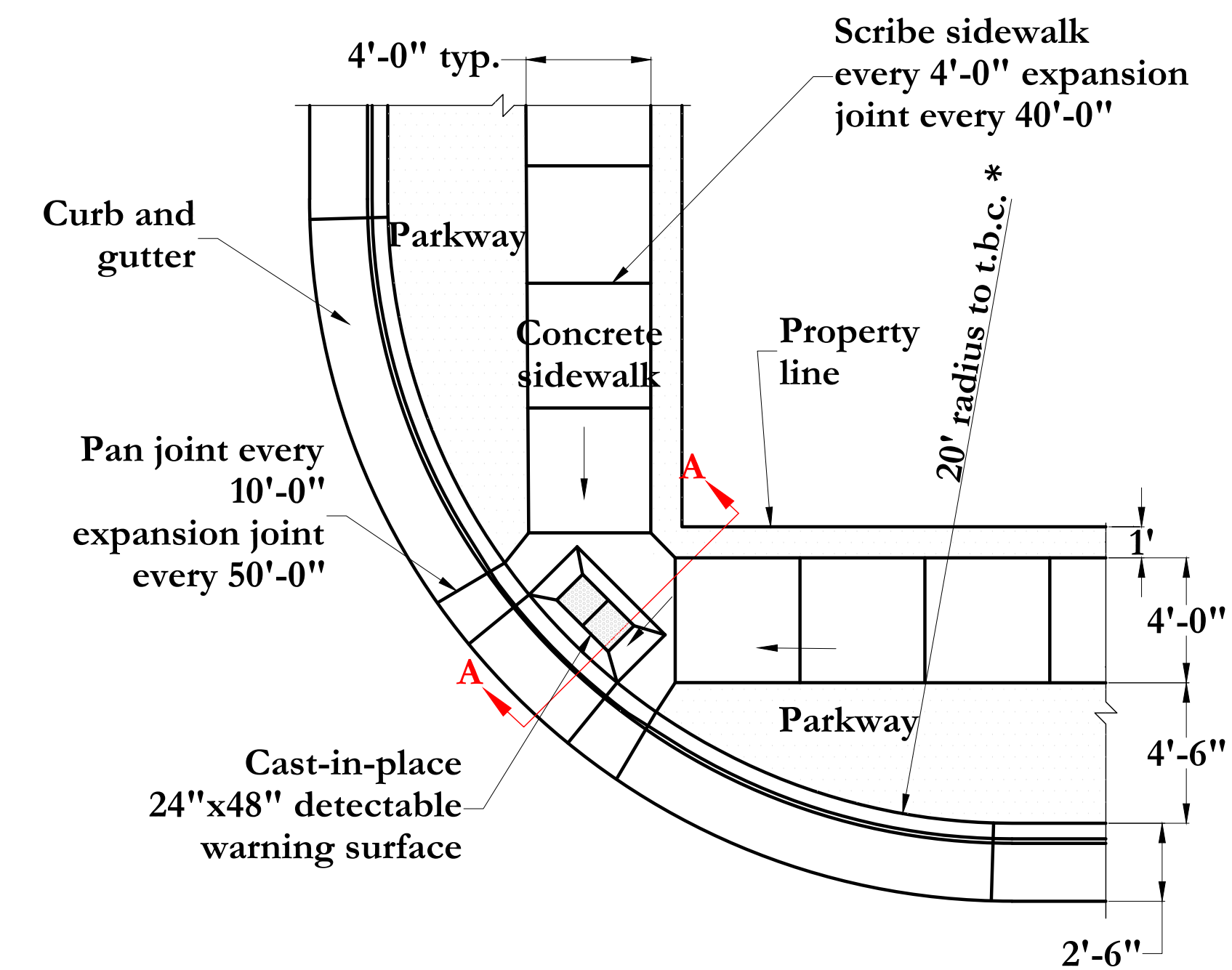
**NOTES:**

1. Wires of mesh support shall be minimum gage no. 12.
2. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
3. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class I with equivalent opening size of at least 30 for nonwoven and 50 for woven.
4. Fence posts shall be either wood post with a minimum cross-sectional area of 3.0 sq. in. or a standard steel post.

**CONSTRUCTION SPECIFICATIONS**

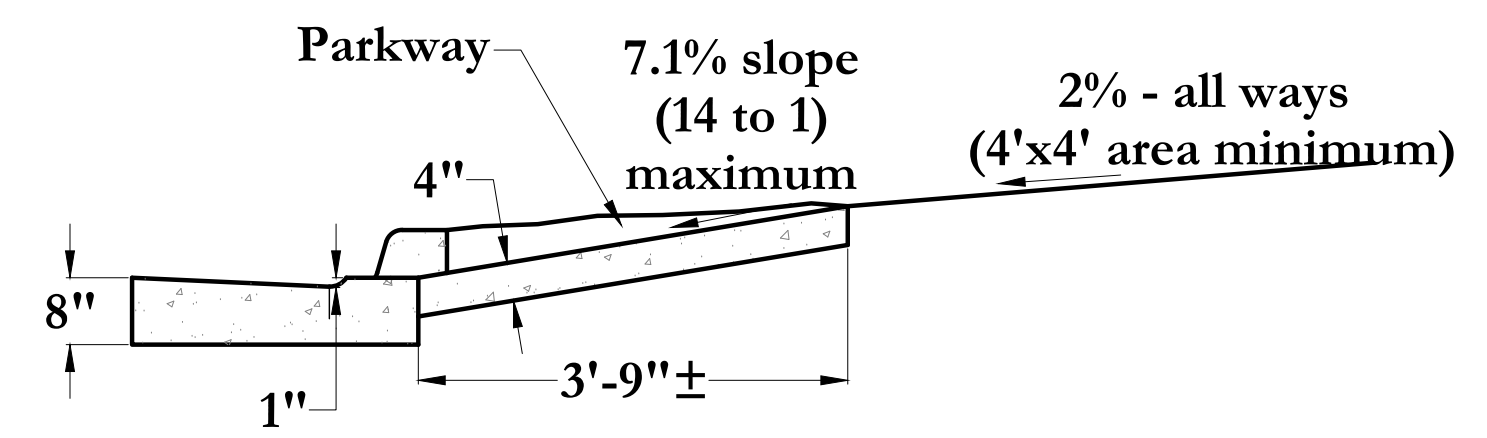
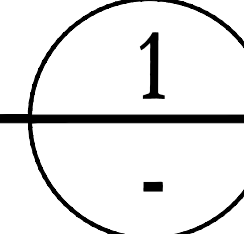
1. Wattles shall be placed at the toe of a slope, on the contour, and in a row with the ends of each bale tightly abutting the adjacent bales.
2. Each bale shall be entrenched in the soil a minimum of 4" and placed so the bindings are horizontal.
3. Bales shall be securely anchored in place by either two stakes or re-bars driven through the bale 12" to 18" into the ground. The first stake in each bale shall be driven toward the previously laid bale at an angle to force the bales together. Stakes shall be driven flush with the top of the bale.
4. Straw bale dikes shall be inspected frequently and after each rain event and maintenance performed as necessary.
5. All bales shall be removed when the site has been stabilized. The trench where the bales were located shall be graded flush and stabilized.

SYMBOL	REVISIONS	DATE	DESCRIPTION	DRAWN	DESIGN	CHECK	SUBMIT	SCALE	PLOTTED
				JLS	MH	MH	03-01-23	N.T.S.	

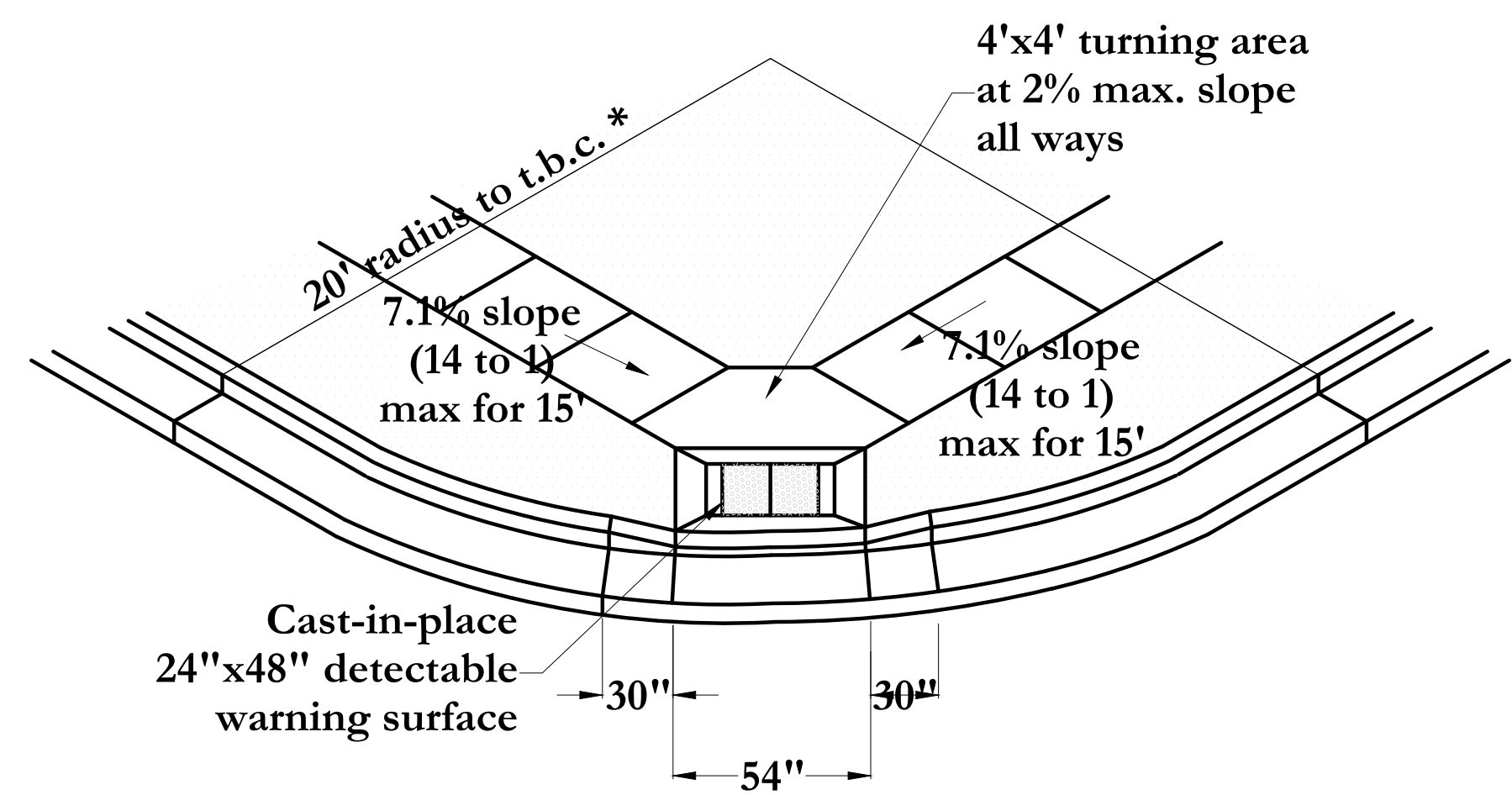


**WHEELCHAIR RAMP-PEDESTRIAN ACCESS**

SCALE: NONE



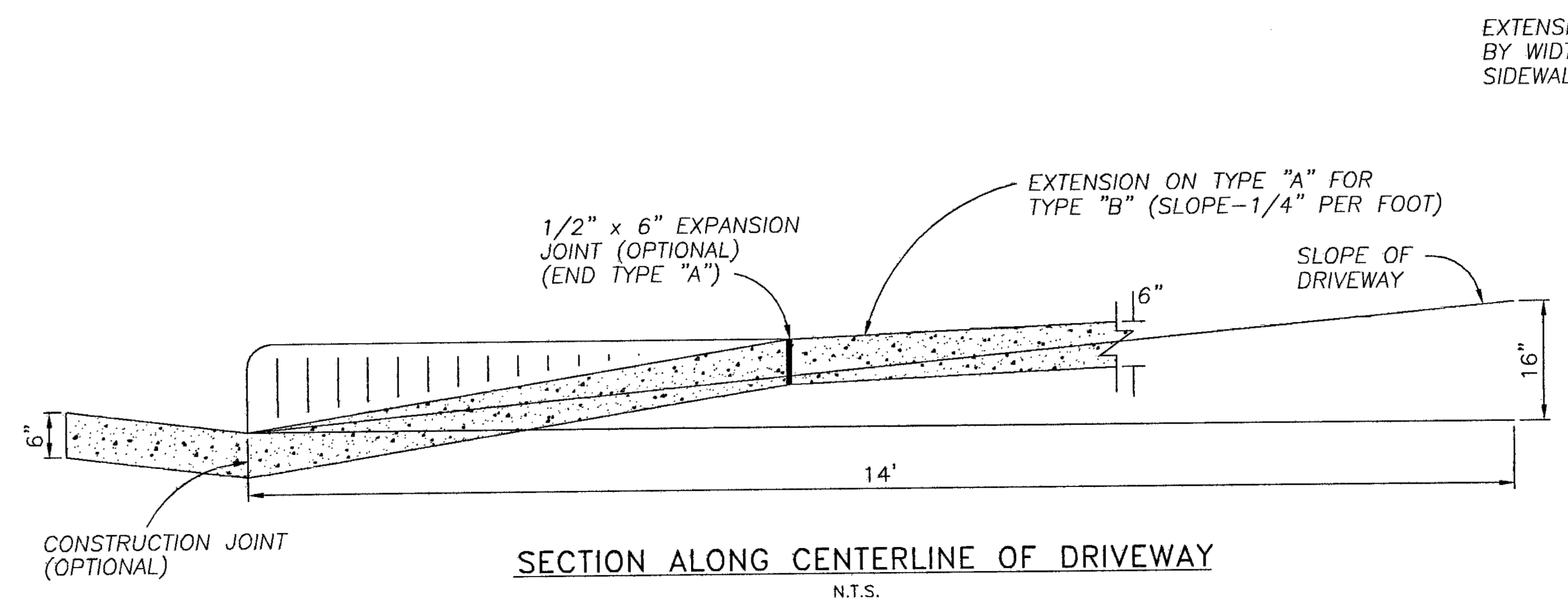
SECTION A



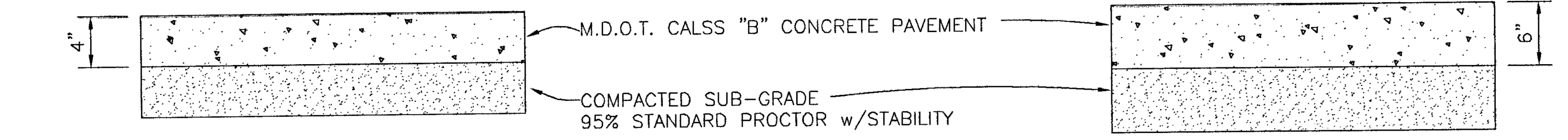
PICTORIAL VIEW

**NOTES:**

1. A minimum 6" depth of roadbase material or crushed gravel shall be placed to grade and compacted under handicap ramps to 95% of maximum dry density prior to placement of concrete.
2. Locate all inlet grates 2' minimum away from the pedestrian crosswalk, with all drainage intercepted before storm water crosses the crosswalk area.
3. Slopes shown are maximum slopes.
4. Expansion joints shall be constructed by placing an approved material, (typically bituminous impregnated fiberboard), the full depth of the concrete. expansion material shall be set 1/4" below the finish level of sidewalk ramp.
5. Materials, construction, and workmanship shall be in accordance with Clearfield City standards and specifications.
6. When a city roadway intersects with a UDOT road, a 35' minimum radius (or other) will be required as per UDOT requirement.
7. Detectable warning surface materials & installation must conform to "ADA cast-in-place tactile warning panels" requirements & specifications.
8. Detectable warning panels by "ADA Solutions, Inc.", color to be specified by City. (other products to be approved by City prior to installation).

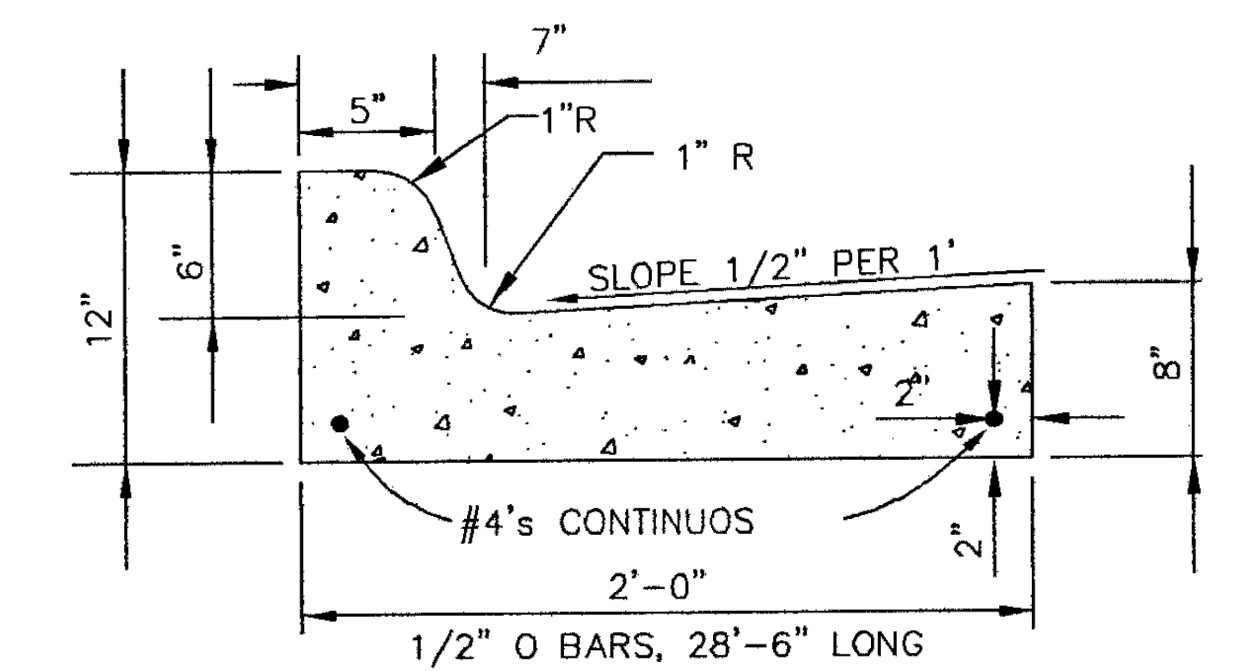


STANDARD DRIVEWAYS



TYPICAL STANDARD-DUTY CONCRETE PAVEMENT N.T.S.

TYPICAL HEAVY-DUTY CONCRETE PAVEMENT N.T.S.

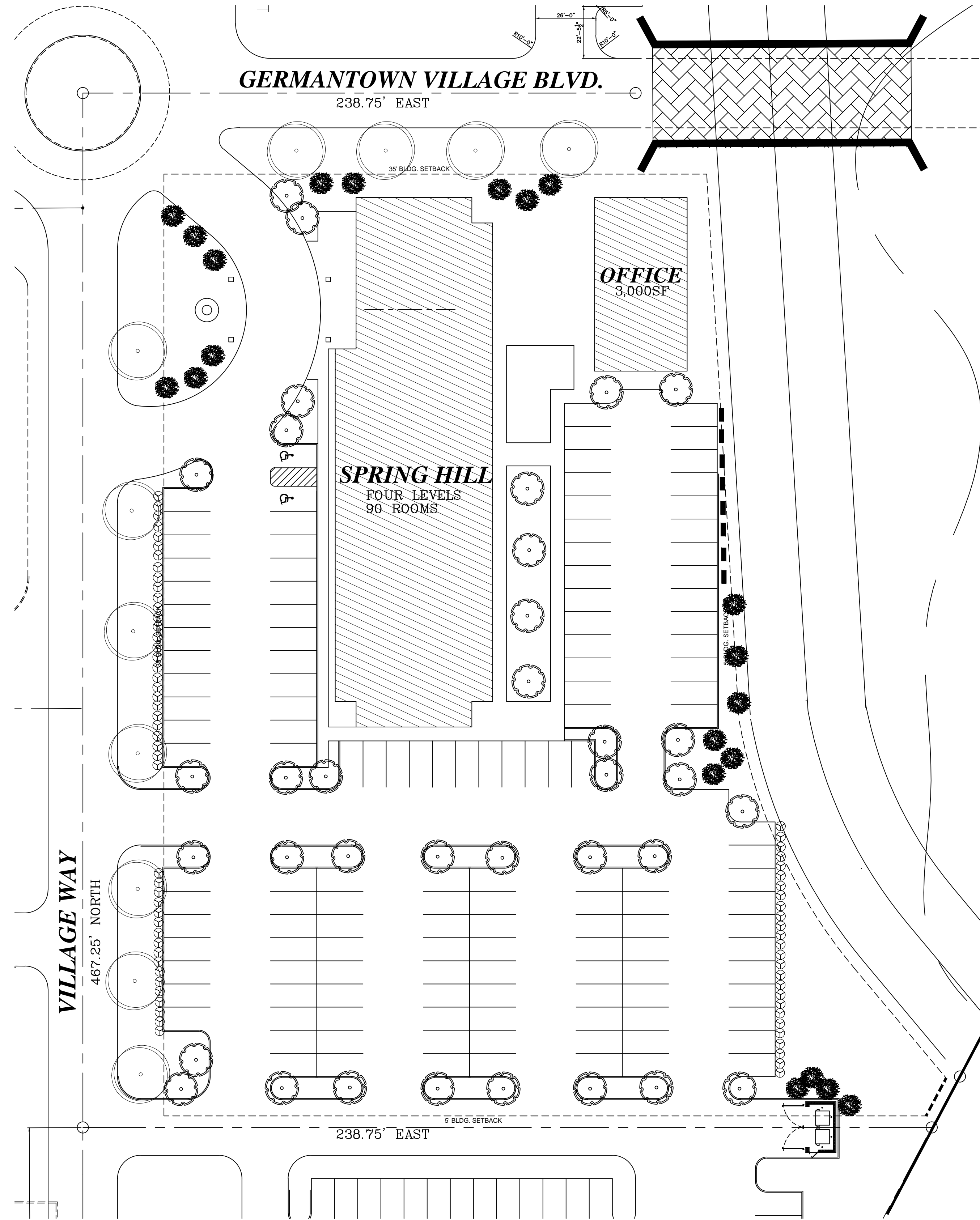


- NOTES: 1. ALL CURBS, GUTTERS & DRIVEWAYS TO BE CONSTRUCTED OF 3000 LB. CONCRETE.  
2. 2-3/4" DOWEL BARS, 15" LONG REQ'D. AT EXPANSION JOINTS. THEY SHALL BE HELD IN PLACE BY APPROVED CHAIRS OR SUPPORTS AND 1/2" EXPANSION MATERIALS.

STANDARD CURB & GUTTER

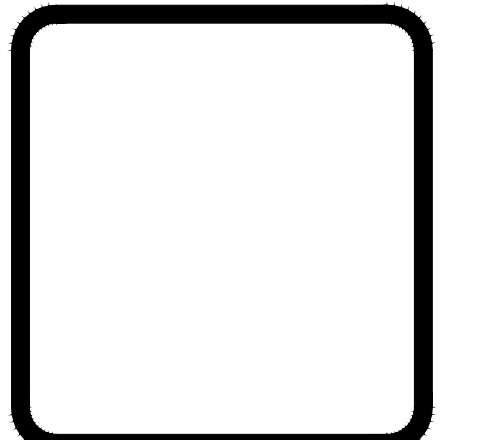
NOTE: MOUNTABLE CURB MAY BE SUBSTITUTED GRATE INLET IN CURB LINE - DF-3623

REVISIONS	DATE	DESCRIPTION	CHECK	DESIGN	SUBMIT	SCALE	PLOTTED



1  
A1.0 LANDSCAPE PLAN  
SCALE: 1"=30'-0"

REVISIONS	BY



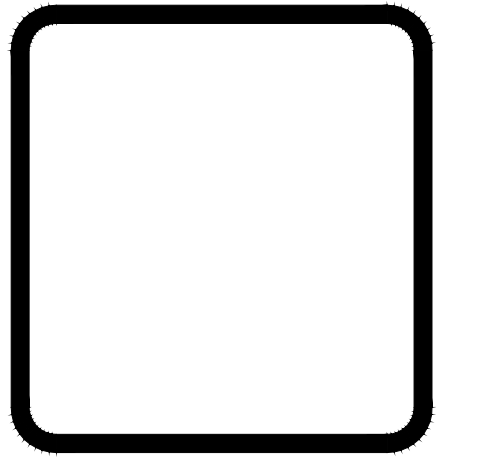
WOOLDRIDGE & ASSOCIATES  
484 CHURCH RD. SUITE 700  
MADISON, MS 39110  
601-209-8800  
WOOLDRIDGEARCHITECTURE@AOL.COM

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SHEET
A0.1
OF SHEETS

REVISIONS	BY

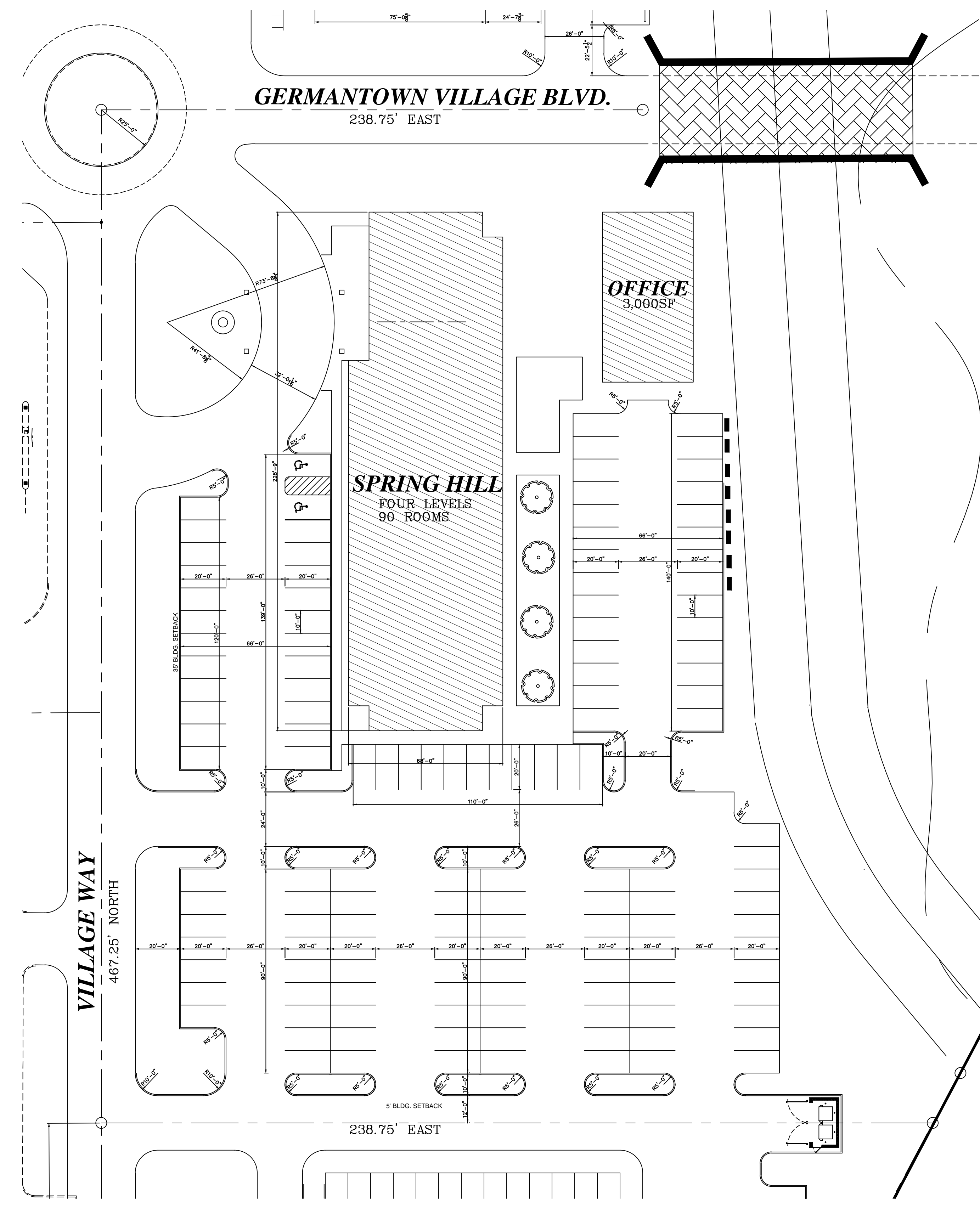


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SHEET
<b>A0.0</b>
OF SHEETS



PARCEL# 082E-21-006  
 C-2 COMMERCIAL ZONING  
 SITE AREA 134,318SF  
 BUILDING 1 AREA 147,155SF  
 BUILDING 2 AREA 3,000SF  
 AREA COVERAGE 13%  
 PARKING REQUIRED  
 HOTEL 90 ROOMS X 1.5 = 135 SPACES  
 OFFICE 3,000SF / 300 = 10 SPACES  
 TOTAL SPACES REQUIRED = 145 SPACES  
 TOTAL SPACES PROVIDED = 145 SPACES  
 FLOOD ZONE 'X'  
 BUILDING USAGE : HOTEL

**1**  
**A1.0** SITE PLAN  
 SCALE: 1"=30'-0"









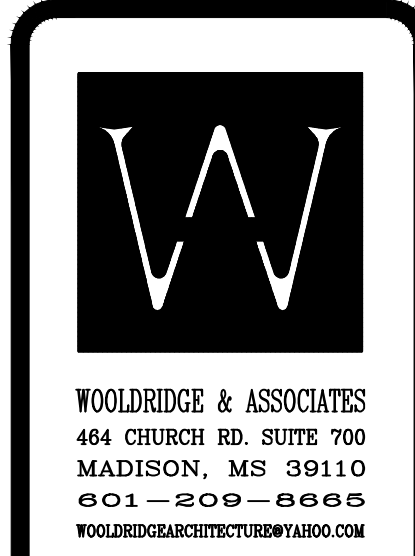
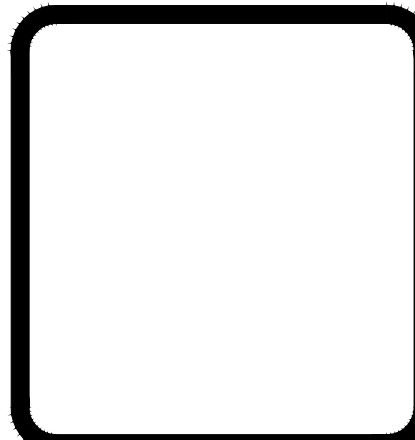
**SPRING HILL SUITES**  
Marriott.







REVISIONS	BY



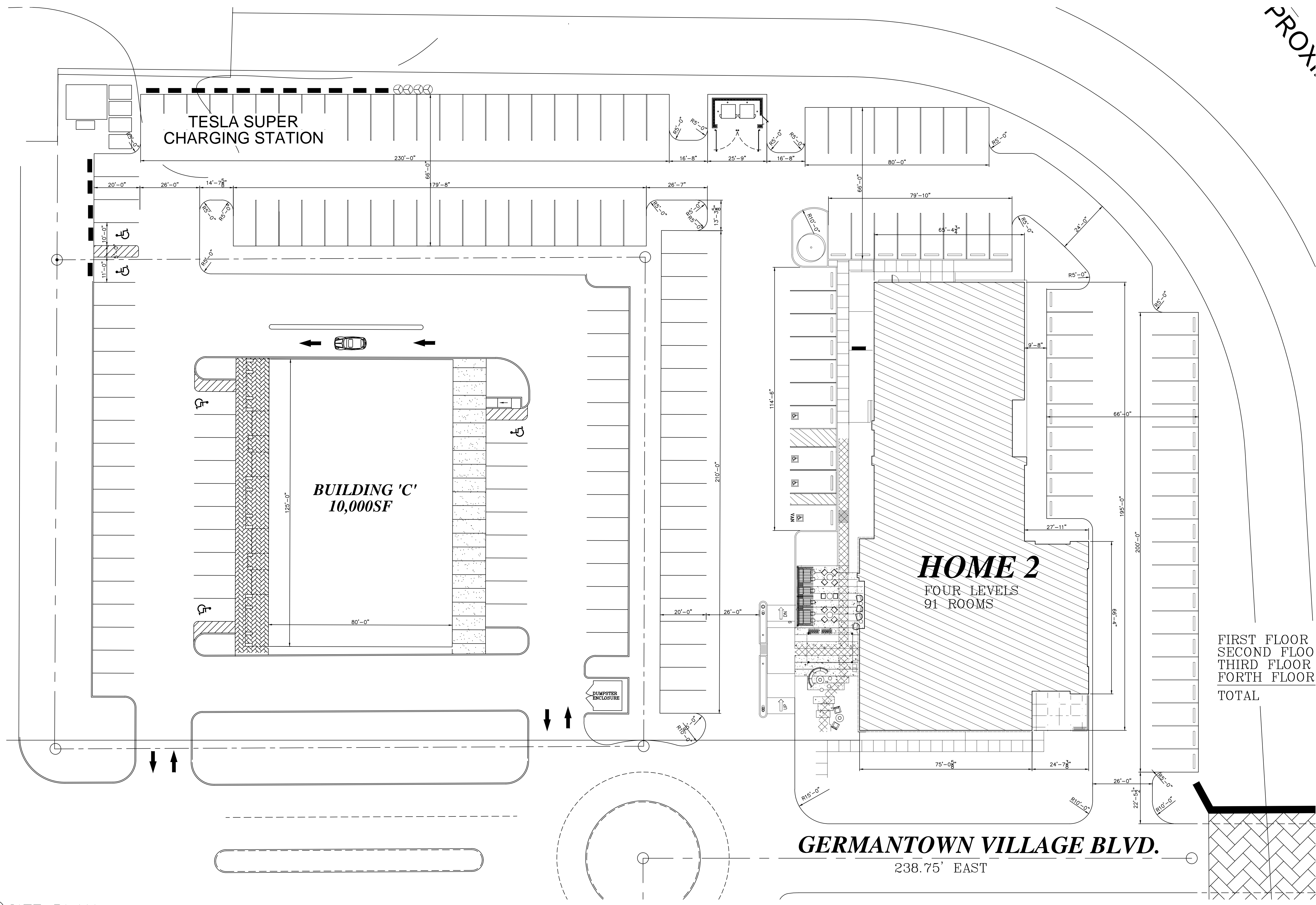
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Home 2 Hotel  
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OF SHEETS

PROX.



FIRST FLOOR
SECOND FLOOR
THIRD FLOOR
FORTH FLOOR
TOTAL

PARCEL# 082E-21-006  
 C-2 COMMERCIAL ZONING  
 SITE AREA 102,271SF  
 BUILDING AREA 15,116SF  
 AREA COVERAGE 14.7%

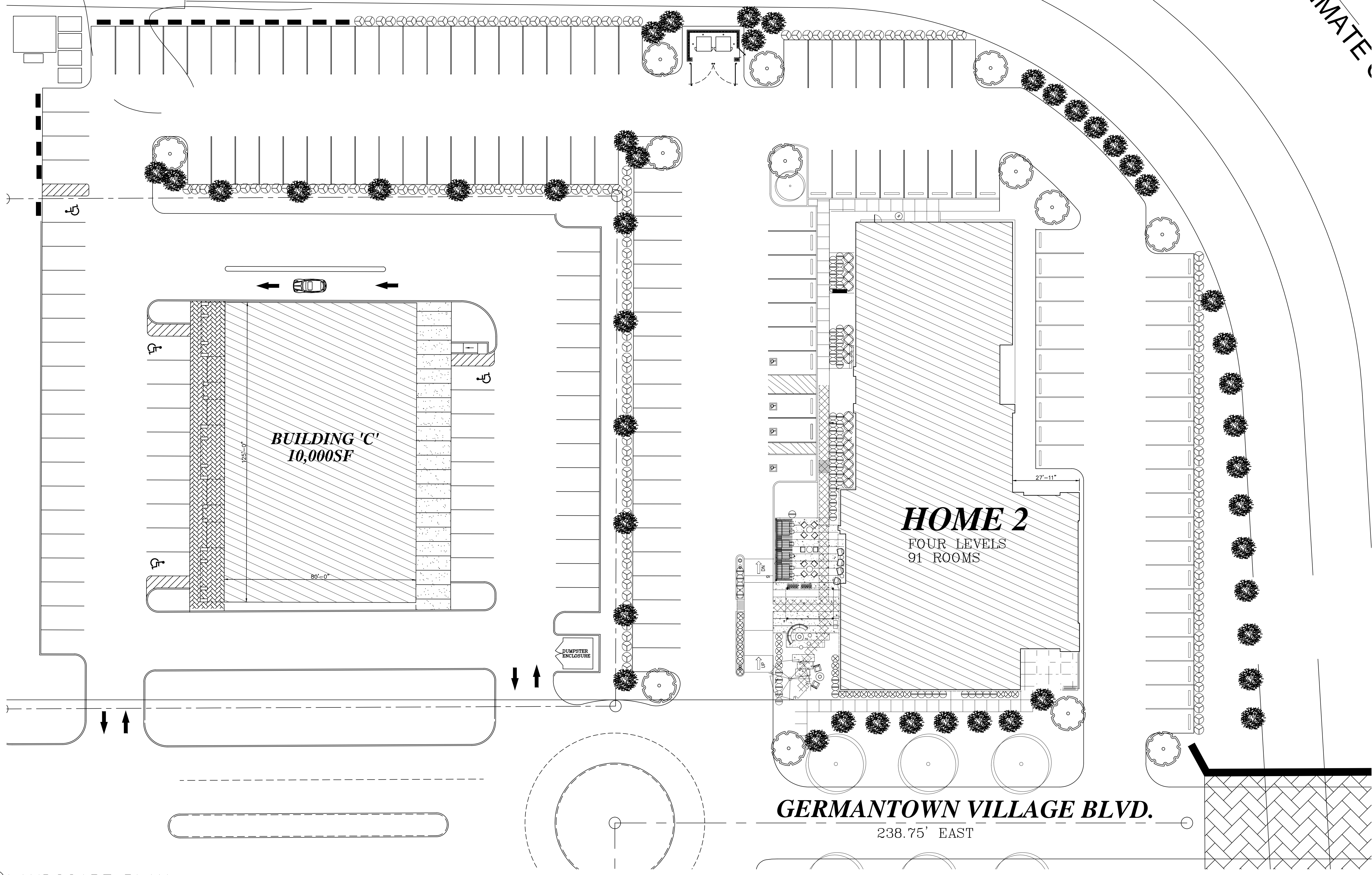
PARKING REQUIRED  
 HOTEL 91 ROOMS  
 TOTAL REQUIRED SPACES = 1.5 X 91 = 136 SPACES  
 PROVIDED SPACES = 136 SPACES  
 FLOOD ZONE 'X'  
 BUILDING USE; HOTEL

1 SITE PLAN  
 AT-0  
 SCALE: 1"=20'-0"

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D=01°43'08"  
R=1950.0'

PROXIMATE



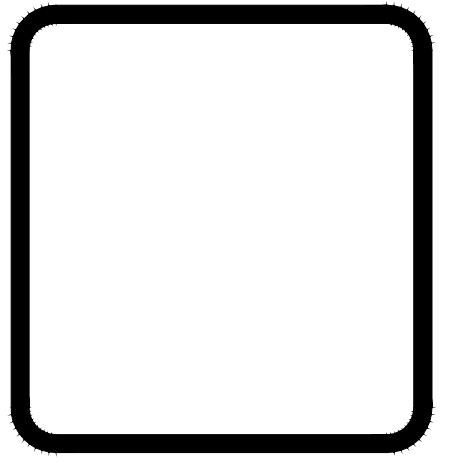
**BUILDING 'C'**  
10,000SF

**HOME 2**  
FOUR LEVELS  
91 ROOMS

**GERMANTOWN VILLAGE BLVD.**  
238.75' EAST

1  
A1.0 LANDSCAPE PLAN  
SCALE: 1"=20'-0"

Section 3, Item E)	
REVISIONS	BY



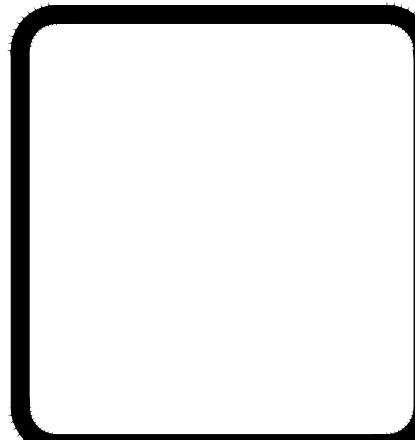
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A0.1
OF SHEETS

REVISIONS	BY

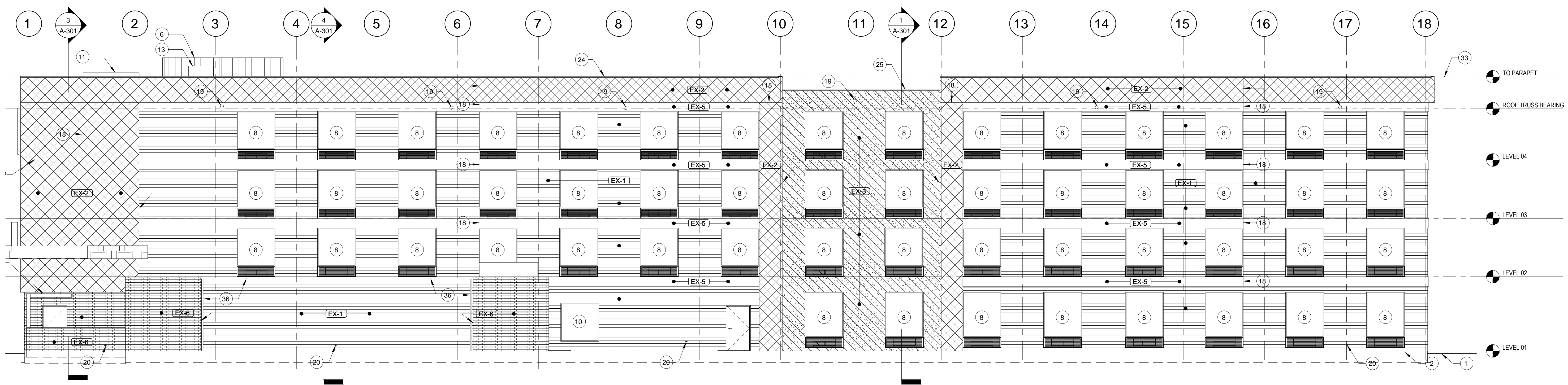


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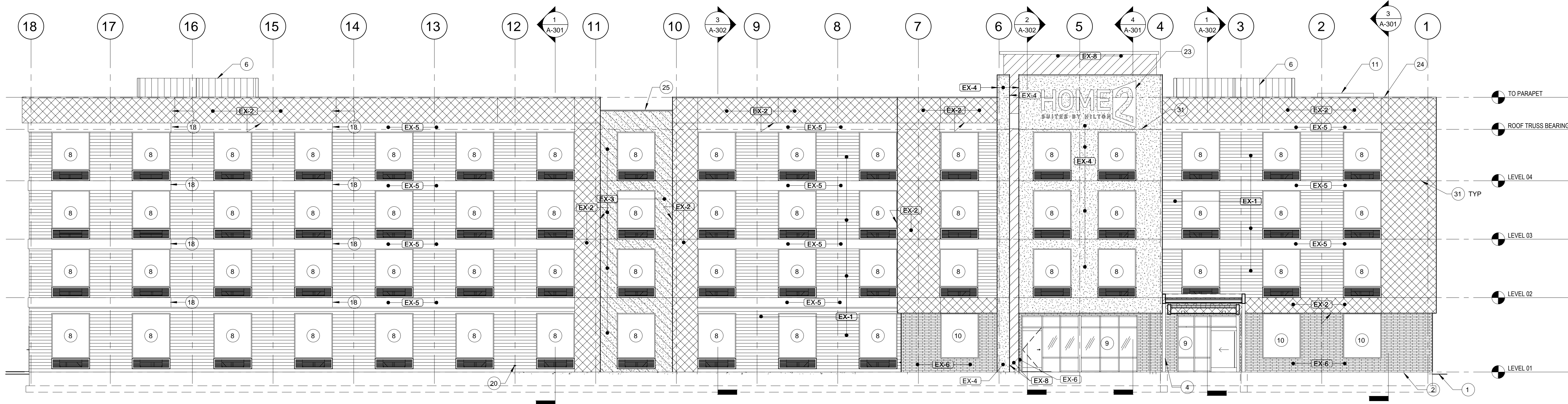
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Calhoun Station Parkway  
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A3.0
OF SHEETS



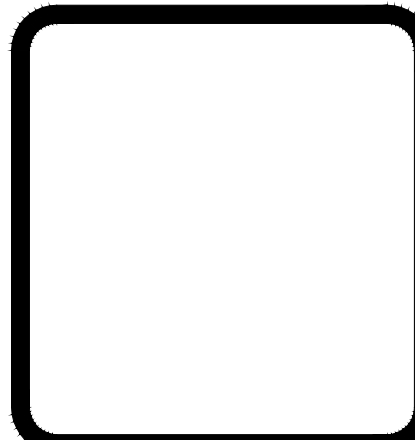
1 A1.0 REAR ELEVATION  
SCALE: 1/8"=1'-0"



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



REVISIONS	BY

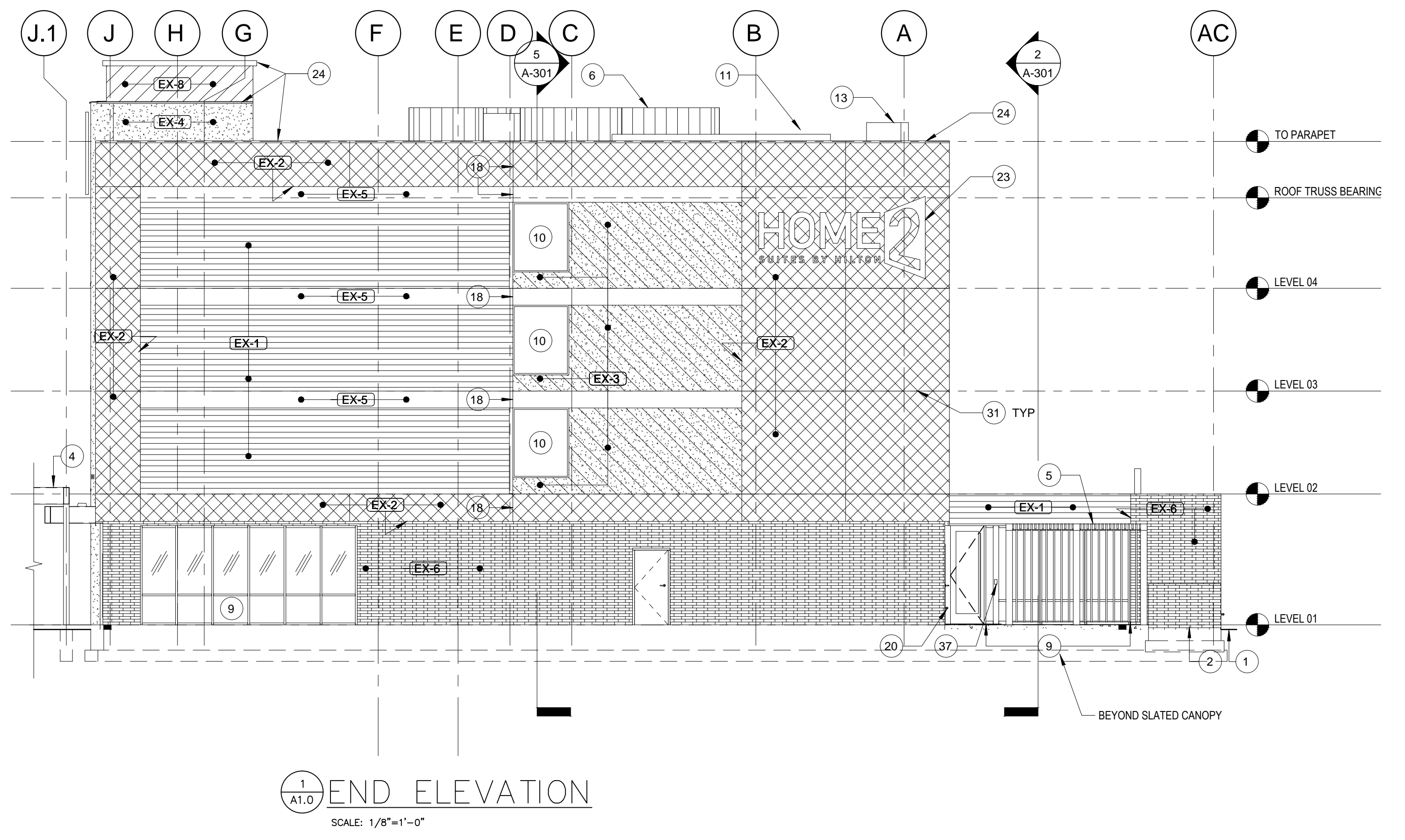
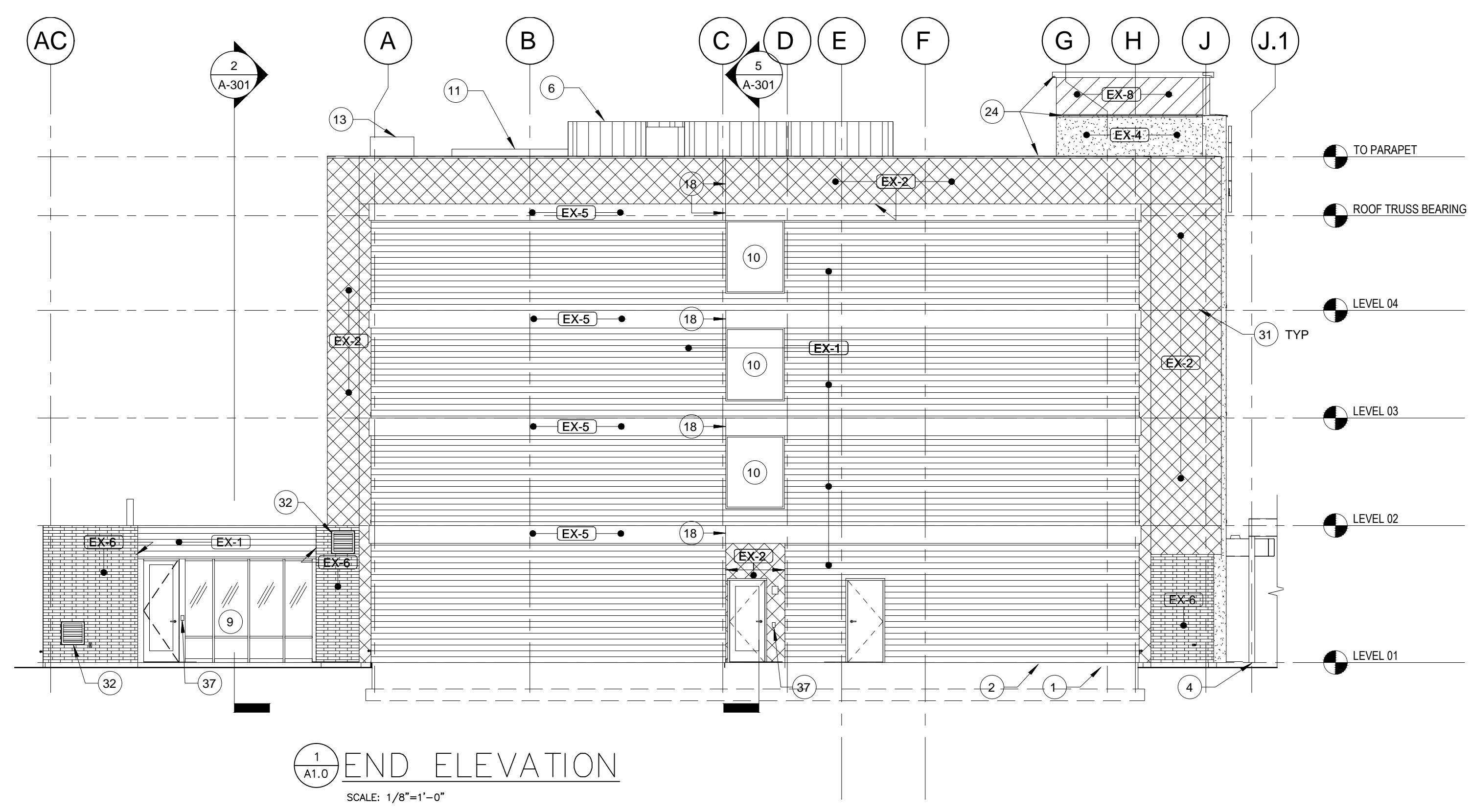


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DW