REGULAR MEETING OF THE PLANNING & ZONING COMMISSION OF THE CITY OF GLUCKSTADT, MISSISSIPPI

Tuesday, May 26, 2026 at 6:00 PM

Agenda

This notice and agenda of the Regular Meeting of the Planning & Zoning Commission is hereby given by the undersigned. Said meeting shall be held on Tuesday, May 26, 2026, at 6:00 PM in the Board Room at City Hall, located at 343 Distribution Drive, Gluckstadt, MS 39110.

1. **Call to Order**
2. **Opening Prayer and Pledge of Allegiance**
3. **Consideration and Approval of Minutes**
   - A) Consideration of Regular Meeting Minutes-April 28, 2026
4. **Old Business**
   - A) PNZ May Update-Memo
5. **New Business**
   - A) Public Hearing-Request for Rezoning-Titan RV Storage
   - B) Public Hearing-Request for Variance-Titan RV Storage
   - C) Consideration of Site Plan-Titan RV Storage
   - D) Public Hearing-Request for Conditional Use-The Maverick at Titan Lane
   - E) Public Hearing-Request for Variance-The Maverick at Titan Lane
   - F) Consideration of Site Plan-The Maverick at Titan Lane
   - G) Public Hearing-Request for Conditional Use-927 Motorsports
   - H) Consideration of Site Plan-927 Motorsports
   - I) Public Hearing-Request for Variance-Calhoun Park Parking

J) Consideration of Site Plan-128 Weisenberger Rd

6. Public Comment

7. Next Meeting

A) Next Regular Meeting, June 23, 2026, 6:00 PM at City Hall

8. Adjourn

Commissioner Patrick Beasley _____

Commissioner Lauren Bishop _____

Commissioner Andrew Duggar _____

Commissioner Melanie Greer _____

Commissioner Phillips King _____

Commissioner Katrina Myricks _____

Commissioner Kayce Saik _____

MINUTES OF THE REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
OF THE CITY OF GLUCKSTADT, MISSISSIPPI

A regular meeting of the Planning and Zoning Commission of the City of Gluckstadt, Mississippi ("the Board"), was duly called, held, and conducted on Tuesday, April 28, 2026, at 6:00 p.m. at Gluckstadt City Hall, 343 Distribution Drive, Gluckstadt, Madison County, Mississippi.

The following members were present, to-wit:

Melanie Greer
Patrick Beasley
Lauren Bishop
Andrew Duggar (arrived after minutes)
Katrina B. Myricks
Phillips King
Kayce Saik

Absent:

Also present:

Zachary L. Giddy, Attorney
Caine Dearman, Christian Hall and Chris Buckner, City of Gluckstadt

Chairman Melanie Greer called the meeting to order. Roll was called and it was announced that a majority of the voting members of the Board were present, and that said number constituted a quorum.

Vice Chairman Kayce Saik opened the meeting with prayer and Melanie Greer led the Pledge of Allegiance.

All members of the Board present acknowledged receipt of the agenda and the agenda was as follows:

1. Call to Order

2. Opening Prayer and Pledge of Allegiance

3. Consideration and Approval of Minutes

A) Consideration of Minutes-Regular Meeting 3/24/26

4. Request for Rezoning

5. New Site Plan Considerations

A) Memo-PNZ Update

B) Memo-The Oaks Memory Care

C) Consideration of Site Plan Amendment-The Oaks Memory Care

6. New Business

7. Next Meeting

A) Next Regular Meeting of the Planning and Zoning Commission, May 26, 2026

8. Adjourn

The Board considered the Minutes of the March 24, 2026, regular meeting. Commissioner Kayce Saik moved to approve the minutes presented as written with no corrections. The motion was seconded by Commissioner Katrina Myricks and approved unanimously by all present Commissioners. The Chairman declared the motion carried.

Commissioner Andrew Duggar arrived at the meeting.

Site Plan Amendment – The Oaks Memory Care

The Board next considered the site plan amendment submitted by The Oaks Memory Care for property located at 654 Calhoun Station Parkway in the City of Gluckstadt. Caine Dearman presented Commissioners with the site plan amendment and stated the Applicant is requesting approval of a site plan amendment for The Oaks Memory Care. The original site plan was approved in 2025. The amendment includes an addition of an 11,000 sq. ft. facility and will also include an adjustment to the existing retention pond. The City Engineer has approved the new design of the retention pond, and the additional facility has been approved by the ARC Board. Parking will remain the same and is sufficient. Mr. Chad Phillips was present on behalf of Applicant to answer questions and discuss the amendment. On motion by Commissioner Kayce Saik and seconded by Commissioner Phillips King, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the site plan amendment as submitted. The Chairman declared the motion carried.

NEW BUSINESS

Mr. Dearman updated Commissioners regarding ongoing Planning and Zoning matters.

OLD BUSINESS

None.

There was no further business to be presented.

ADJOURN

Commissioner Phillips King moved that the meeting be adjourned. The motion was seconded by Commissioner Andrew Duggar and approved unanimously by all present Commissioners. The Chairman declared the Motion carried.

WITNESS OUR HANDS, this the _____ day of _____, 2026.

_____
MELANIE GREER, Chairman

_____
KAYCE SAIK, Vice Chairman/Secretary

CITY OF GLUCKSTADT

MISSISSIPPI

PLANNING AND ZONING ADMINISTRATOR

MEMORANDUM

TO: Planning and Zoning Board

FROM: Caine Dearman, Planning and Zoning Administrator

DATE: 05/26/26

SUBJECT: Planning and Zoning-Update

We only had one item in front of the MMBOA earlier this month. The Oaks Memory Care site plan amendment did get approval from the Board and we are awaiting construction drawings now for permitting.

We have several items before you today and they are as follows:

- 26-012-Request for Rezoning-Titan Lane RV Storage
- 26-012.02-Request for Variance-Titan Lane RV Storage
- 26-012.01-Consideration of Site Plan-Titan Lane RV Storage
- 26-029-Request for Conditional Use-The Maverick at Titan Lane
- 26-029.02-Request for Variance-The Maverick at Titan Lane
- 26-029.01-Consideration of Site Plan-The Maverick at Titan Lane
- 26-031-Request for Conditional Use-927 Motorsports
- 26-032-Consideration of Site Plan-927 Motorsports
- 26-034-Request for Variance-Calhoun Park-Wingstop
- 26-014-Consideration of Site Plan-128 Weisenberger Rd-Steakhouse

CITY OF GLUCKSTADT

MISSISSIPPI

PLANNING AND ZONING ADMINISTRATOR

MEMORANDUM

TO: Planning and Zoning Board

FROM: Caine Dearman, Planning and Zoning Administrator

DATE: 05/26/2026

SUBJECT: Request for Rezoning-Titan Lane RV Storage

Mr. Steve Folk is presenting an RV Storage facility to you today on Titan Lane. This will be the first of three requests today for this project. He is requesting to rezone Lot 3 of the Titan Lane Development from C-2 to I-2 in order to build an open-covered RV Storage Facility. Open storage is not allowed in the C-2 zone, and it is a first permitted use in the I-2 zone. This area is unique. Bordered by the Railroad tracks to its West and Hwy 51 to its East. Currently, we have I-2 zone to its West and C-2 zones to its South, East and North. Titan Lane is trending into a light industrial area. Currently having equipment rentals, construction companies, and multi-unit business/warehousing establishments. To its South a variety of commercial businesses call this area home.

The parcel is tucked away in the SW corner of the Titan Development. Almost the entire parcel is in the floodplain which makes this lot unattractive to typical businesses. Since this design is a canopy structure with no walls, this structure does not have to adhere to our 18” of freeboard requirement. It can be built on grade with no need for the high extra costs of building the site up. This is actually a really good use for this low-lying land. Mr. Folk is here today to answer any questions the Commission might have.

We did make a public notice in the local newspaper and placed a Rezoning sign at the property. Mr. Folk also mailed out letters notifying all property owners within 160’ of his property line. To date, we have not received any public comment regarding this rezoning. Mr. Folk is here today to answer any questions the Commission might have

FOREMOST
FOUNDATIONS & CONSTRUCTION

Foremost Foundations & Construction
108 Lone Wolf Dr
Gluckstadt, MS 39110
steve@foremostfoundations.com
601-405-1052

Date: April 30, 2026

City of Gluckstadt
Planning & Zoning Commission
107 Lone Wolf Dr
Gluckstadt, MS 39110

Re: Rezoning Request from C-2 (General Commercial) to I-2 (Heavy Industrial) and Dimensional Variance Request

Dear Members of the Planning and Zoning Commission,

I am writing to formally request the rezoning of approximately 3.29 acres located on Titan Lane from C-2 (General Commercial) to I-2 (Heavy Industrial) to allow for the development of a covered RV and boat storage facility.

In addition, we are requesting a dimensional variance to utilize the C-2 setbacks (35' front and 5' side/rear) in lieu of the I-2 setback requirements (100' front and 20' side/rear). This request is made to allow for more efficient and practical use of the property while maintaining a well-designed, functional, and appropriately screened development consistent with the surrounding area.

While the requested zoning classification is I-2, the proposed use is a low-impact, controlled storage development that will be significantly less intensive than many uses permitted under the current C-2 designation. We believe this makes the request both reasonable and appropriate for this specific location.

This request represents a strong and logical use of the property given its location and surrounding context. The site is in close proximity to the railroad and other I-2 zoned properties, reinforcing its suitability for light industrial use. This area has evolved into a light industrial corridor, characterized by contractors, equipment-related businesses, and similar operations. The proposed development aligns with and complements this existing pattern.

FOREMOST
FOUNDATIONS & CONSTRUCTION

Furthermore, there is currently no other facility of this kind within the City of Gluckstadt. This project fills a clear gap in local services while contributing to the city's continued growth and development.

This rezoning request is supported by the following considerations:

• **Compatibility with Surrounding Uses:** The subject property is located within an area already characterized by commercial and industrial-style operations, including Puckett Rents, Blurton Construction, and other businesses along Lone Wolf Drive that utilize outdoor equipment storage, laydown yards, and metal structures. The proposed use is consistent with this established development pattern.

• **Natural Buffering:** The western boundary of the property is adjacent to active railroad tracks, which provide a natural separation and buffer, further supporting the appropriateness of industrial zoning at this location.

• **Minimal Impact Use:** RV and boat storage is low-traffic, low-noise use with limited daily activity compared to retail or higher-intensity commercial operations, reducing strain on local infrastructure.

• **Site Design and Screening:** The project will incorporate enhanced site planning measures, including perimeter fencing with privacy screening, controlled gated access, and substantial landscaping to minimize visibility and ensure a clean, orderly appearance. The property's location toward the rear of Titan Lane further limits visual impact to the public.

• **Separation from Residential Areas:** There are no residential properties in close proximity, and the site is well removed from residential development, reducing the potential for conflict or disruption.

• **Economic Benefit:** The development will contribute to the City of Gluckstadt through increased property tax revenue, support of local economic activity, and potential job creation, while utilizing land that is well-suited for this type of use.

We are committed to operating this facility in a professional, well-maintained manner and to being a responsible long-term stakeholder within the community.

Based on the compatibility of the proposed use, the existing character of the surrounding area, and the minimal impact of the development, we respectfully request your approval of both the rezoning to I-2 and the associated dimensional variance.

Please do not hesitate to contact me if additional information, site plans, or supporting documentation would be helpful during your review.

Thank you for your time and consideration.

Sincerely,
Steve Folk
Vice President
Foremost Foundations & Construction

Book 4540 Page 68
Instrument# 1024712

EXHIBIT "A"

A 3.29 ACRE TRACT

INDEXING INSTRUCTIONS: NW 1/4 OF THE NE 1/4, & NE 1/4 OF NW 1/4 OF SEC. 22, T-8-N, R-2-E, MADISON COUNTY, MISSISSIPPI

The following courses and distances are based on the Mississippi State Plane Coordinate System (West Zone), having a (Ground to Grid) combined scale factor of 0.999949190, a convergence angle of 0°08'12" (NW) derived using the Mississippi Department of Transportation's RTK/VRS G.P.S. Network at the **Point of Beginning**, said point having a value of N:1101733.21, E:2374977.39, Z:252 on the above referenced coordinate system, said point being a 1/2" rebar (found) at the northwest corner of Lot 5 of Lone Wolf Commercial/Business Park, a subdivision of record found in Plat Cabinet "D", Slide 57 in the Chancery Clerk's office of Madison County, Mississippi;

Beginning at the northwest corner of Lot 5 of Lone Wolf Commercial/Business Park, thence run South 89°52'57" West a distance of 670.00 feet to the northwest corner of Lone Wolf Commercial/Business Park; thence run along the eastern right of way of the railroad, North 23°00'36" East a distance of 258.55 feet to a 1/2" rebar (set and capped 25204), said point having a value of N:1101969.84, E:2374408.44 on the above referenced coordinate system; thence leave the railroad and run North 89°06'21" East a distance of 359.00 feet to a 1/2" rebar (set and capped 25204), said point fifty feet from the center point of a cul-de-sac of an existing paved road (un-named); thence along a curve to the left an arc distance of 134.70 feet, said curve having a radius of 50.00 feet and a chord bearing South 49°55'13" East for 97.50 feet; thence along a curve to the right, an arc distance of 32.09 feet, said curve having a radius of 50.00 feet and a chord bearing North 71°28'58" East for 31.54 feet to a point 30 feet from the center of the existing paved road and a 1/2" rebar (set and capped 25204); thence along a line thirty feet and parallel to the centerline of said road, North 89°52'06" East a distance of 140.01 feet to a 1/2" rebar (set and capped 25204); thence leave the road and run South 00°07'54" East a distance 189.72 feet to the northern line of Lot 5 of Lone Wolf subdivision to a 1/2" rebar (set and capped 25204); thence along said line South 89°52'57" West a distance of 35.00 feet back to the **Point of Beginning**, containing 3.29 acres, more or less, and situated in the Northeast Quarter of the Northwest Quarter and the Northwest Quarter of the Northeast Quarter of Section 22, Township 8 North, Range 2 East, City of Gluckstadt, Madison County, in the Great State of Mississippi.

ALSO: Along with the above, grantors convey a 60 foot wide ingress/egress and utility easement, being 30 feet either side of the existing paved road, which leads northerly, in two directions, to Church Road, a paved county road.

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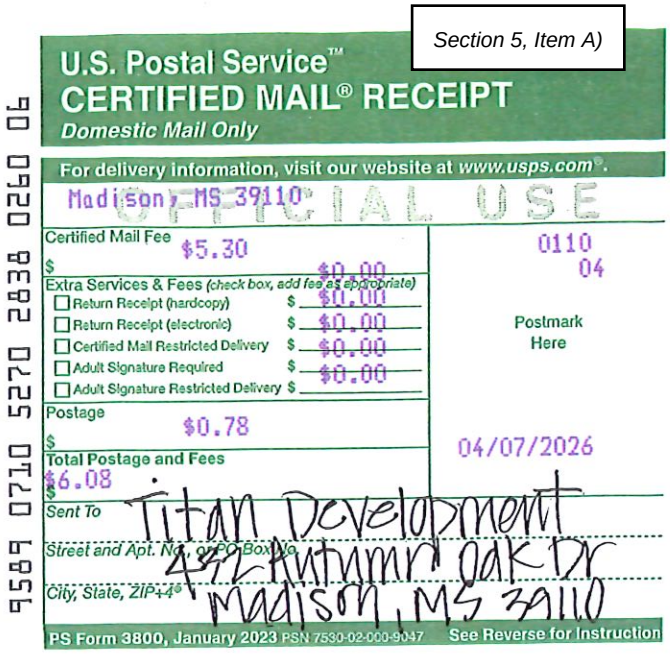

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NEW COVERED RV CANOPY
STORAGE PROPERTY

LOT 3 - TITAN LANE, GLUCKSTADT, MS 39110
TITAN LANE L.L.C.

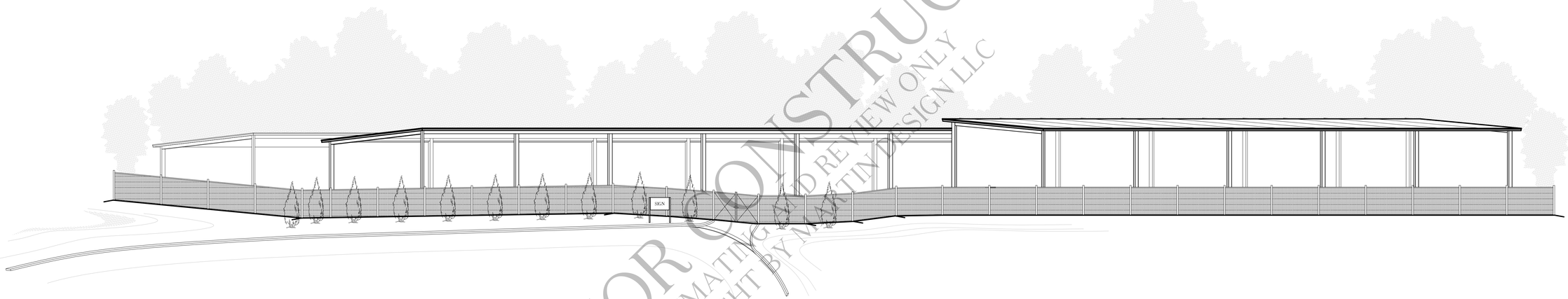

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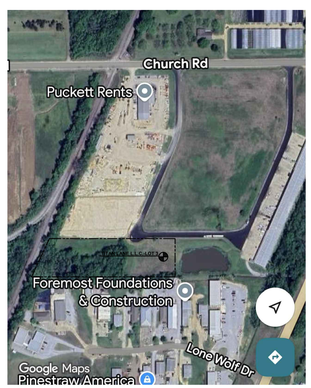
TABLE OF CONTENTS:

1.0 - COVER PAGE
1.1 - ELEVATION RENDERINGS
1.2 - ELEVATION RENDERINGS
2.0 - SITE PLAN - DETAILS
2.1 - FOUNDATION PLAN (SUPPLIED BY FOREMOST FOUNDATIONS)
2.2 - LANDSCAPE PLAN
3.0 - FLOOR PLAN - SCHEDULES
4.0 - ELEVATIONS - ROOF PLAN
4.1 - ELEVATIONS
5.0 - CROSS SECTION - DETAILS
6.0 - HVAC PLAN - DETAILS
7.0 - PLUMBING PLAN - DETAILS
8.0 - POWER-LIGHTING PLAN - DETAILS



VICINITY MAP OF LOCATION

DESIGNER - MARTIN DESIGN LLC.

KENNETH MARTIN, JR.

OWNER . DESIGNER

OWNER OPERATOR - TITAN LANE L.L.C.

STEVEN FOLK - FOREMOST FOUNDATIONS

GENERAL CONTRACTOR

MARTIN DESIGN LLC
KENNETH MARTIN, JR.
MADISON, MS 39110
601.862.1054

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SOUTH WEST STREET ENTRANCE RENDERING

N.T.S.

EXTERIOR FINISH SCHEDULE	
NAME	DESCRIPTION
FRONT ELEVATION VENEER	BLACK STEAL COLUMNS
LEFT ELEVATION VENEER	BLACK STEAL COLUMNS
RIGHT ELEVATION VENEER	BLACK STEAL COLUMNS
REAR ELEVATION VENEER	BLACK STEAL COLUMNS
CANOPY ROOF SYSTEM	CHARCOAL BLACK METAL ROOF
WALL MOUNTED LIGHTS	BLACK METAL FIXTURES

MARTIN DESIGN LLC
KENNETH MARTIN, JR.
MADISON, MS 39110
601.862.1054

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COVERED RV CANOPY
STORAGE PROPERTY
LOT 3 - TITAN LANE
GLUCKSTADT, MS 39110
TITAN LANE L.L.C.

REVISION:

PROJECT NO:####-###

DATE: 5.4.2026

DRAWN BY: KM

CHECKED BY: KM

SHEET TITLE:
ELEVATION RENDERINGS

SHEET NO:
1.1

SOUTH WEST ELEVATION RENDERING
N.T.S.

NORTH WEST CORNER ELEVATION RENDERING
N.T.S.

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ESTIMATE / PERMIT / DESIGN
COPYRIGHT

EXTERIOR FINISH SCHEDULE	
NAME	DESCRIPTION
FRONT ELEVATION VENEER	BLACK STEAL COLUMNS
LEFT ELEVATION VENEER	BLACK STEAL COLUMNS
RIGHT ELEVATION VENEER	BLACK STEAL COLUMNS
REAR ELEVATION VENEER	BLACK STEAL COLUMNS
CANOPY ROOF SYSTEM	CHARCOAL BLACK METAL ROOF
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COVERED RV CANOPY
STORAGE PROPERTY
LOT 3 - TITAN LANE
GLUCKSTADT, MS 39110
TITAN LANE L.L.C.

REVISION:

PROJECT NO:#### ###
DATE: 5.4.2026
DRAWN BY: KM
CHECKED BY: KM

SHEET TITLE:
ELEVATION RENDERINGS

SHEET NO:
1.2

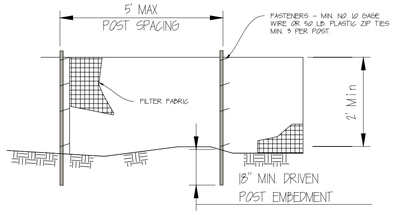
SILT FENCE NOTES:

1. TEMPORARY SILT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING WORK IN THE AREA TO BE PROTECTED. FENCE SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND REMOVED IN CONJUNCTION WITH THE FINAL GRADING AND SITE STABILIZATION.

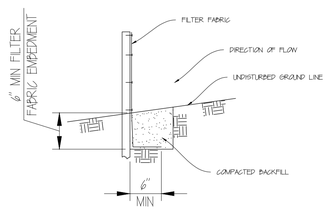
2. FILTER FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 591 GEOTEXTILE TABLE I OR 2, CLASS L WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.

3. FENCE POSTS SHALL BE EITHER WOOD POST WITH A MINIMUM CROSS-SECTIONAL AREA OF 15" X 15" OR A STANDARD STEEL POST.

4. WHEN SPLICES ARE NECESSARY MAKE SPLICE AT POST ACCORDING TO SPLICE DETAIL. PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE. ROTATE BOTH POSTS TOGETHER AT LEAST 180 DEGREES TO CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL. CUT THE FABRIC NEAR THE BOTTOM OF THE POSTS TO ACCOMMODATE THE 6 INCH FLAP. THEN DRIVE BOTH POSTS AND BURY THE FLAP. COMPACT BACKFILL WELL.



ELEVATION



FABRIC ANCHOR DETAIL

SPLICE DETAIL-PLAN VIEW

DRIVEWAY + SIDEWALK DETAIL

CHECK LOCAL ORDINANCES AND COVENANTS FOR ADDITIONAL REQUIREMENTS

LEGEND

PROPERTY LINE
SILT FENCE — x — x — x — x — x — x —
UTILITY EASEMENT
PROPERTY FENCE — o — o — o — o — o — o —
BUILDING SETBACK LINE
-FRONT 100'-0"
-REAR 20'-0"
-SIDES 10'-0"
UTILITY WATER LINE
UTILITY POWER LINE
EXISTING TOPO 251
FIRE HYDRANT

NOTES:

DUMPSTER:
-NO DUMPSTER LOCATION TO BE ON SITE. LOT SPACE RENTERS ARE TO REMOVE AND DISPOSE OF WASTE AND GARBAGE AT THEIR DISCRETION OFF SITE.

SECURITY SYSTEM:
-SECURITY CAMERAS TO BE INSTALLED AT SPECIFIED LOCATIONS PER OWNER.
-ENTRANCE
-CANOPY CORNERS

PROPERTY SIGN:
-TO BE A 6'X4' OR TO THE SIZE STANDARDS OF THE CURRENT CODE.
-SIGN TO DISPLAY THE PROPERTY NAME AND SPECIFIED BY OWNER.
-SIGN LOCATION TO BE SPECIFIED BY OWNER AND TO CODE STANDARDS.

PROPERTY LIGHTING:
-PACK LIGHTING TO BE INSTALLED AND LOCATED ON EACH BUILDING PER OWNER.

TYPICAL LOT DETAIL

NOTE: 10.00' MINIMUM DISTANCE BETWEEN BUILDINGS
N.T.S.

SURVEY OF 3.29 ACRES FOR
PHOENIX DEVELOPMENT CO, LLC
IN THE NE 1/4 OF THE NW 1/4 & THE
NW 1/4 OF THE NE 1/4 OF SEC.22,
T-8-N, R-2-E, MADISON COUNTY, MS.

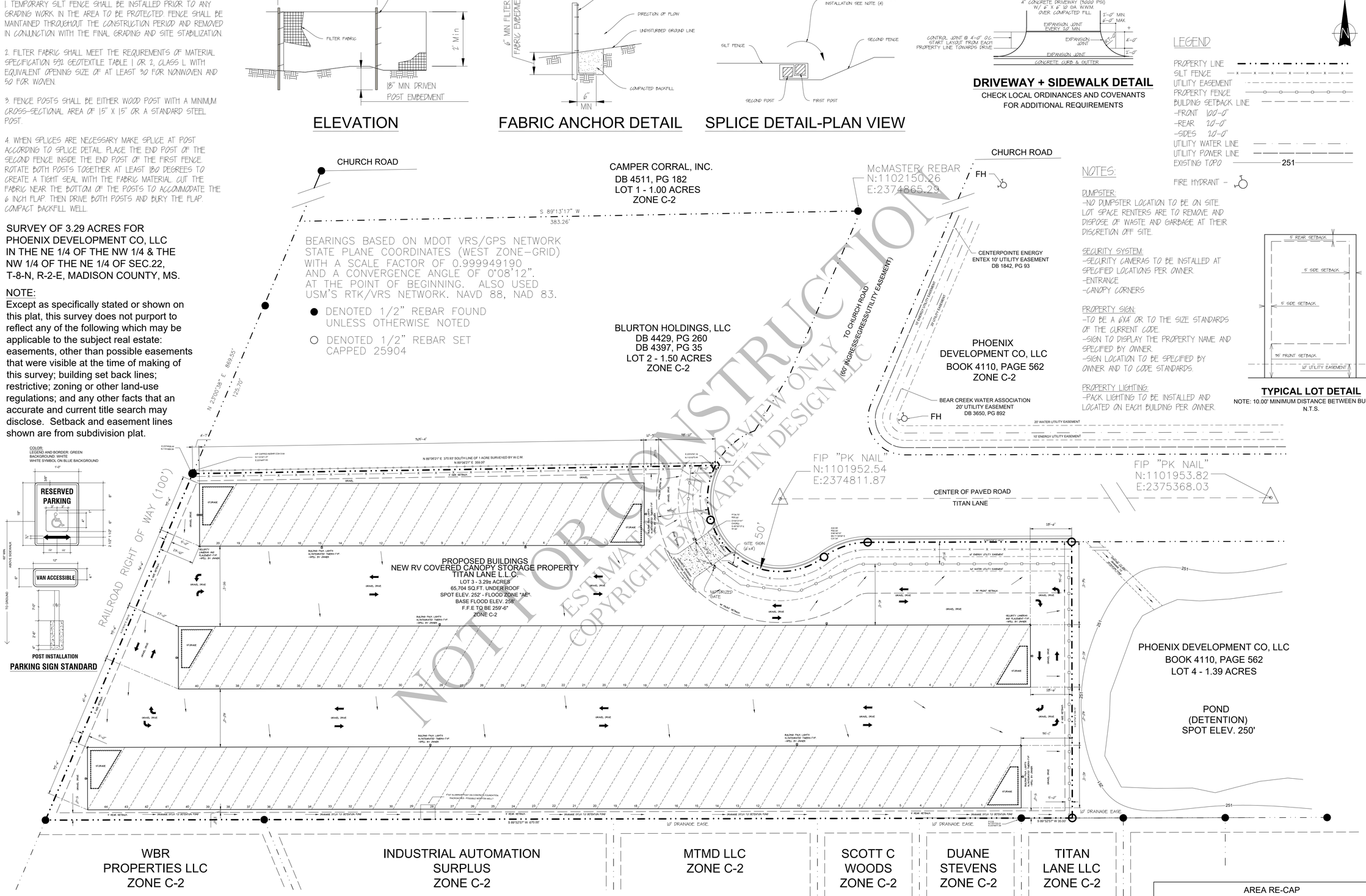
NOTE:
Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of making of this survey; building set back lines; restrictive; zoning or other land-use regulations; and any other facts that an accurate and current title search may disclose. Setback and easement lines shown are from subdivision plat.

BEARINGS BASED ON MDOT VRS/GPS NETWORK STATE PLANE COORDINATES (WEST ZONE-GRID) WITH A SCALE FACTOR OF 0.999949190 AND A CONVERGENCE ANGLE OF 0°08'12". AT THE POINT OF BEGINNING. ALSO USED USM'S RTK/VRS NETWORK. NAVD 88, NAD 83.

● DENOTED 1/2" REBAR FOUND UNLESS OTHERWISE NOTED

○ DENOTED 1/2" REBAR SET CAPPED 25904

PARKING SIGN STANDARD



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ESTIMATING & MARTIN DESIGN LLC
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SITE PLAN

SCALE: 1"=30'

AREA RE-CAP	
AREA OF PROPERTY:	143,312.4 SQ. FT.
AREA OF BUILDING:	65,704 SQ. FT.
AREA OF GRAVEL AND SIDEWALK:	77,608.4 SQ. FT.
LANDSCAPE AREA:	7,929 SQ. FT.
GREEN AREA:	7,929 SQ. FT. = 5.5%

MARTIN DESIGN LLC
KENNETH MARTIN, JR.
MADISON, MS 39110
601.862.1054

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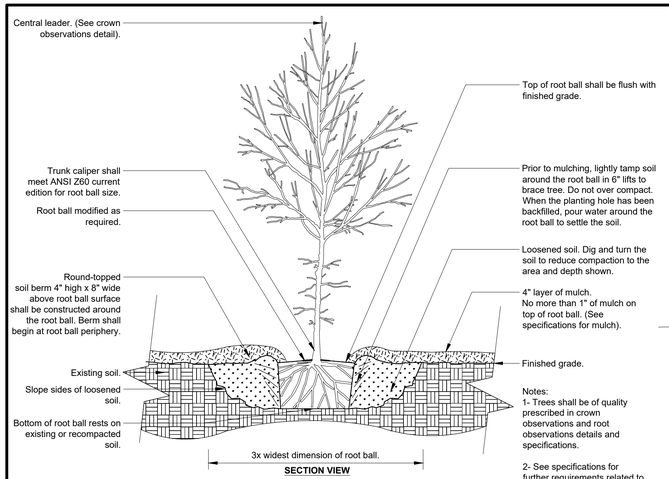
COVERED RV CANOPY
STORAGE PROPERTY
LOT 3 - TITAN LANE
GLUCKSTADT, MS 39110
TITAN LANE L.L.C.

REVISION:

PROJECT NO:####-###
DATE: 5.4.2026
DRAWN BY: KM
CHECKED BY: KM

SHEET TITLE:
SITE PLAN +
SITE DETAILS

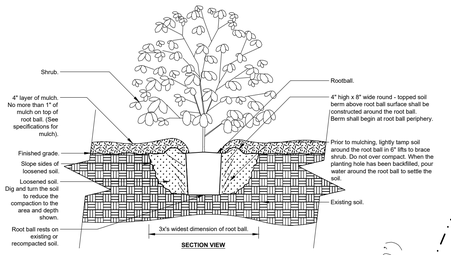
SHEET NO:
2.0



Notes:
1- Trees shall be of quality prescribed in crown observations and root observations details and specifications.

2- See specifications for further requirements related to this detail.

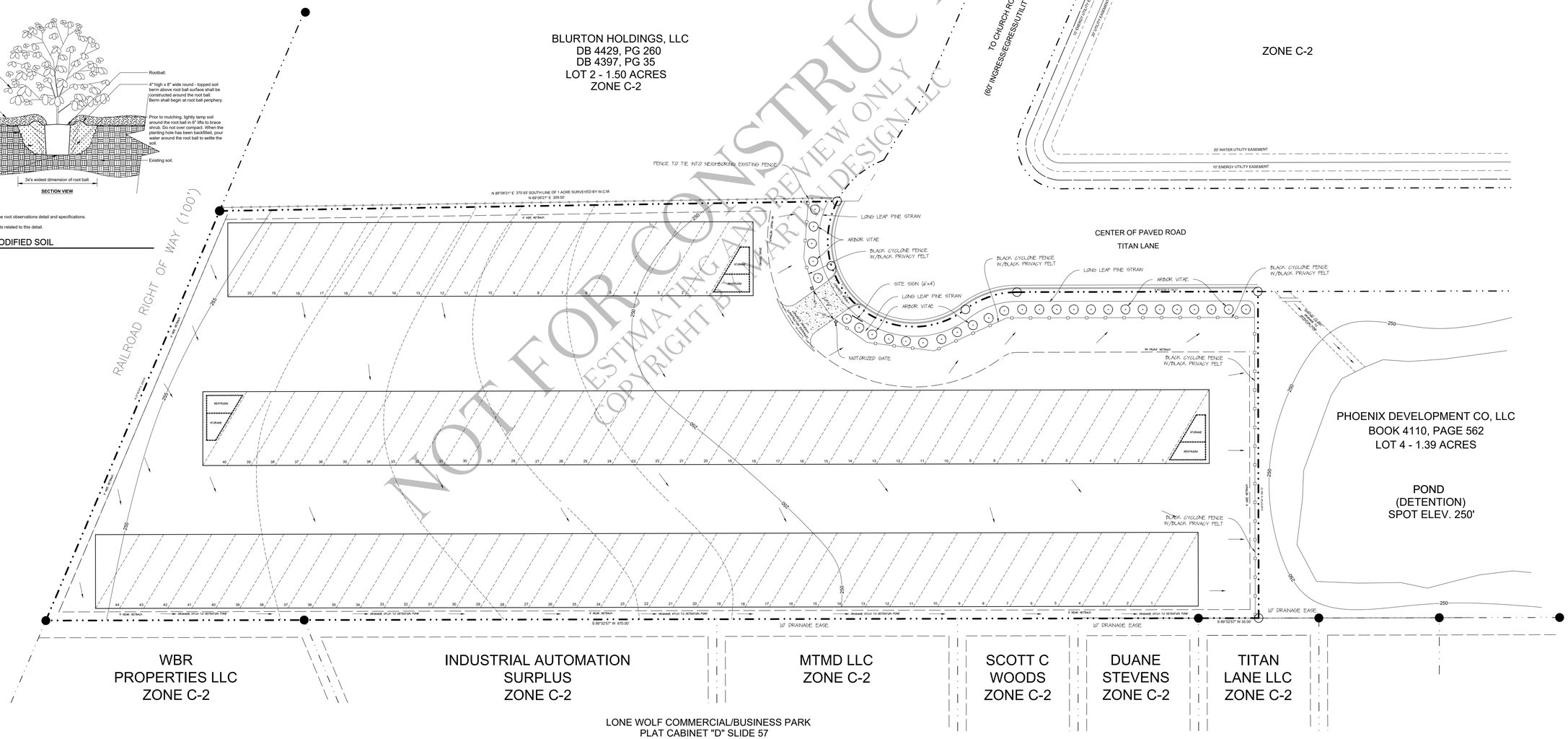
TREE w/ BERM (EXISTING SOIL NOT MODIFIED)



Notes:
1- Shrubs shall be of quality prescribed in the root observations detail and specifications.

2- See specifications for further requirements related to this detail.

SHRUB - UNMODIFIED SOIL


CHURCH ROAD
CAMPER CORRAL, INC.
DB 4511, PG 182
LOT 1 - 1.00 ACRES
ZONE C-2
S. 89°13'17" W.
383.26'
BLURTON HOLDINGS, LLC
DB 4429, PG 260
DB 4397, PG 35
LOT 2 - 1.50 ACRES
ZONE C-2
TO CHURCH ROAD
(60' INGRESS/EGRESS/UTILITY EASEMENT)
10' ENERGY UTILITY EASEMENT
20' WATER UTILITY EASEMENT
20' WATER UTILITY EASEMENT
10' ENERGY UTILITY EASEMENT
ZONE C-2
FENCE TO TIE INTO NEIGHBORING EXISTING FENCE
N 89°09'21" E 370.93' SOUTH LINE OF 1 ACRE SURVEYED BY W.C.M.
N 89°09'21" E 359.00'
LONG LEAF PINE STRAW
ARBOR VITAE
BLACK CYCLONE FENCE W/BLACK PRIVACY FELT
SITE SIGN (6'x4')
MOTORIZED GATE
CENTER OF PAVED ROAD
TITAN LANE
RAILROAD RIGHT OF WAY (100')
W. RAILROAD
W. RAILROAD
W. RAILROAD
W. RAILROAD
6' REAR SETBACK
W. FRONT SETBACK
W. FRONT SETBACK
W. FRONT

CITY OF GLUCKSTADT

MISSISSIPPI

PLANNING AND ZONING ADMINISTRATOR

MEMORANDUM

TO: Planning and Zoning Board

FROM: Caine Dearman, Planning and Zoning Administrator

DATE: 05/26/2026

SUBJECT: Request for Variance-Titan Lane RV Storage

The second request from Mr. Folk is a dimensional variance. Due to the design of the facility and the size of the parcel, the I-2 setbacks will not allow this design to fit. Although he has requested to rezone to I-2, he needs the C-2 setbacks in order to make this facility fit properly. We have played with different options and the 100' front setback encroaches the site too much to work. Adhering to the C-2 setbacks (35' front and 5' side & rear) as shown on the site plan would allow him to maximize the use of this parcel.

We did make the public notification in the local newspaper and place a Variance sign at this property. To date we have not received any public comment regarding this request.

FOREMOST
FOUNDATIONS & CONSTRUCTION

Foremost Foundations & Construction
108 Lone Wolf Dr
Gluckstadt, MS 39110
steve@foremostfoundations.com
601-405-1052

Date: April 30, 2026

City of Gluckstadt
Planning & Zoning Commission
107 Lone Wolf Dr
Gluckstadt, MS 39110

Re: Rezoning Request from C-2 (General Commercial) to I-2 (Heavy Industrial) and Dimensional Variance Request

Dear Members of the Planning and Zoning Commission,

I am writing to formally request the rezoning of approximately 3.29 acres located on Titan Lane from C-2 (General Commercial) to I-2 (Heavy Industrial) to allow for the development of a covered RV and boat storage facility.

In addition, we are requesting a dimensional variance to utilize the C-2 setbacks (35' front and 5' side/rear) in lieu of the I-2 setback requirements (100' front and 20' side/rear). This request is made to allow for more efficient and practical use of the property while maintaining a well-designed, functional, and appropriately screened development consistent with the surrounding area.

While the requested zoning classification is I-2, the proposed use is a low-impact, controlled storage development that will be significantly less intensive than many uses permitted under the current C-2 designation. We believe this makes the request both reasonable and appropriate for this specific location.

This request represents a strong and logical use of the property given its location and surrounding context. The site is in close proximity to the railroad and other I-2 zoned properties, reinforcing its suitability for light industrial use. This area has evolved into a light industrial corridor, characterized by contractors, equipment-related businesses, and similar operations. The proposed development aligns with and complements this existing pattern.

FOREMOST
FOUNDATIONS & CONSTRUCTION

Furthermore, there is currently no other facility of this kind within the City of Gluckstadt. This project fills a clear gap in local services while contributing to the city's continued growth and development.

This rezoning request is supported by the following considerations:

• **Compatibility with Surrounding Uses:** The subject property is located within an area already characterized by commercial and industrial-style operations, including Puckett Rents, Blurton Construction, and other businesses along Lone Wolf Drive that utilize outdoor equipment storage, laydown yards, and metal structures. The proposed use is consistent with this established development pattern.

• **Natural Buffering:** The western boundary of the property is adjacent to active railroad tracks, which provide a natural separation and buffer, further supporting the appropriateness of industrial zoning at this location.

• **Minimal Impact Use:** RV and boat storage is low-traffic, low-noise use with limited daily activity compared to retail or higher-intensity commercial operations, reducing strain on local infrastructure.

• **Site Design and Screening:** The project will incorporate enhanced site planning measures, including perimeter fencing with privacy screening, controlled gated access, and substantial landscaping to minimize visibility and ensure a clean, orderly appearance. The property's location toward the rear of Titan Lane further limits visual impact to the public.

• **Separation from Residential Areas:** There are no residential properties in close proximity, and the site is well removed from residential development, reducing the potential for conflict or disruption.

• **Economic Benefit:** The development will contribute to the City of Gluckstadt through increased property tax revenue, support of local economic activity, and potential job creation, while utilizing land that is well-suited for this type of use.

We are committed to operating this facility in a professional, well-maintained manner and to being a responsible long-term stakeholder within the community.

Based on the compatibility of the proposed use, the existing character of the surrounding area, and the minimal impact of the development, we respectfully request your approval of both the rezoning to I-2 and the associated dimensional variance.

Please do not hesitate to contact me if additional information, site plans, or supporting documentation would be helpful during your review.

Thank you for your time and consideration.

Sincerely,
Steve Folk
Vice President
Foremost Foundations & Construction

Book 4540 Page 68
Instrument# 1024712

EXHIBIT "A"

A 3.29 ACRE TRACT

INDEXING INSTRUCTIONS: NW 1/4 OF THE NE 1/4, & NE 1/4 OF NW 1/4 OF SEC. 22, T-8-N, R-2-E, MADISON COUNTY, MISSISSIPPI

The following courses and distances are based on the Mississippi State Plane Coordinate System (West Zone), having a (Ground to Grid) combined scale factor of 0.999949190, a convergence angle of 0°08'12" (NW) derived using the Mississippi Department of Transportation's RTK/VRS G.P.S. Network at the **Point of Beginning**, said point having a value of N:1101733.21, E:2374977.39, Z:252 on the above referenced coordinate system, said point being a 1/2" rebar (found) at the northwest corner of Lot 5 of Lone Wolf Commercial/Business Park, a subdivision of record found in Plat Cabinet "D", Slide 57 in the Chancery Clerk's office of Madison County, Mississippi;

Beginning at the northwest corner of Lot 5 of Lone Wolf Commercial/Business Park, thence run South 89°52'57" West a distance of 670.00 feet to the northwest corner of Lone Wolf Commercial/Business Park; thence run along the eastern right of way of the railroad, North 23°00'36" East a distance of 258.55 feet to a 1/2" rebar (set and capped 25204), said point having a value of N:1101969.84, E:2374408.44 on the above referenced coordinate system; thence leave the railroad and run North 89°06'21" East a distance of 359.00 feet to a 1/2" rebar (set and capped 25204), said point fifty feet from the center point of a cul-de-sac of an existing paved road (un-named); thence along a curve to the left an arc distance of 134.70 feet, said curve having a radius of 50.00 feet and a chord bearing South 49°55'13" East for 97.50 feet; thence along a curve to the right, an arc distance of 32.09 feet, said curve having a radius of 50.00 feet and a chord bearing North 71°28'58" East for 31.54 feet to a point 30 feet from the center of the existing paved road and a 1/2" rebar (set and capped 25204); thence along a line thirty feet and parallel to the centerline of said road, North 89°52'06" East a distance of 140.01 feet to a 1/2" rebar (set and capped 25204); thence leave the road and run South 00°07'54" East a distance 189.72 feet to the northern line of Lot 5 of Lone Wolf subdivision to a 1/2" rebar (set and capped 25204); thence along said line South 89°52'57" West a distance of 35.00 feet back to the **Point of Beginning**, containing 3.29 acres, more or less, and situated in the Northeast Quarter of the Northwest Quarter and the Northwest Quarter of the Northeast Quarter of Section 22, Township 8 North, Range 2 East, City of Gluckstadt, Madison County, in the Great State of Mississippi.

ALSO: Along with the above, grantors convey a 60 foot wide ingress/egress and utility easement, being 30 feet either side of the existing paved road, which leads northerly, in two directions, to Church Road, a paved county road.

CITY OF GLUCKSTADT

MISSISSIPPI

PLANNING AND ZONING ADMINISTRATOR

MEMORANDUM

TO: Planning and Zoning Board

FROM: Caine Dearman, Planning and Zoning Administrator

DATE: 05/26/2026

SUBJECT: Consideration of Site Plan-Titan Lane RV Storage

The third and final request from Mr. Folk is the site plan itself. As you can see this layout is based on the C-2 setbacks with 35' setbacks and 5' setbacks along the sides and rear. There is an existing development detention pond that the facility will drain towards. We did run the drainage past the City Engineer and since the parking area is stone and is pervious in nature, this project will not add to pond's capacity significantly.

Currently, the Base Flood Elevation (BFE) is 258' and this site will be graded from the high side on the West sloping down towards the pond to around 250'. A walled structure would have a considerable amount of fill to get it 18" above BFE. I did confirm with MEMA that floodplain requirements only apply to roofed structures with at least 3 walls. Mr. Folk will have to complete a floodplain permit including an emergency action plan detailing his process to evacuate all stored items from the property in the event of a flood.

I have asked Mr. Folk to provide fencing around the entire property with vinyl screening material as well as tall growing Evergreen trees along the frontage to minimize the view of the stored vehicles. He does not plan to have a dumpster area as he does not want his clients assuming they can clean out their vehicles and/or bring trash to this facility.

NEW COVERED RV CANOPY
STORAGE PROPERTY

LOT 3 - TITAN LANE, GLUCKSTADT, MS 39110
TITAN LANE L.L.C.

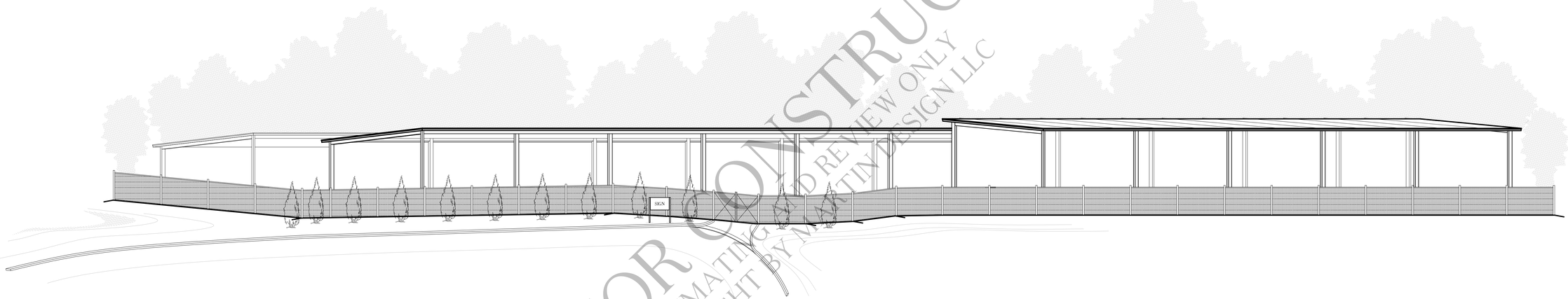


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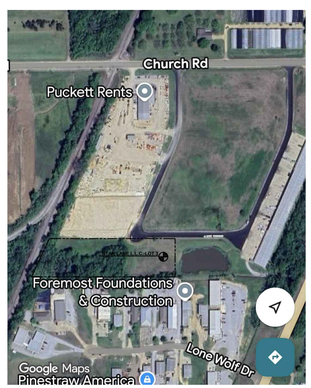
TABLE OF CONTENTS:

1.0 - COVER PAGE
1.1 - ELEVATION RENDERINGS
1.2 - ELEVATION RENDERINGS
2.0 - SITE PLAN - DETAILS
2.1 - FOUNDATION PLAN (SUPPLIED BY FOREMOST FOUNDATIONS)
2.2 - LANDSCAPE PLAN
3.0 - FLOOR PLAN - SCHEDULES
4.0 - ELEVATIONS - ROOF PLAN
4.1 - ELEVATIONS
5.0 - CROSS SECTION - DETAILS
6.0 - HVAC PLAN - DETAILS
7.0 - PLUMBING PLAN - DETAILS
8.0 - POWER-LIGHTING PLAN - DETAILS



VICINITY MAP OF LOCATION

DESIGNER - MARTIN DESIGN LLC.

KENNETH MARTIN, JR.

OWNER . DESIGNER

OWNER OPERATOR - TITAN LANE L.L.C.

STEVEN FOLK - FOREMOST FOUNDATIONS

GENERAL CONTRACTOR

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SOUTH WEST STREET ENTRANCE RENDERING

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GLUCKSTADT, MS 39110
TITAN LANE L.L.C.

REVISION:

PROJECT NO:####-###

DATE: 5.4.2026

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CHECKED BY: KM

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SHEET NO:
1.1

SOUTH WEST ELEVATION RENDERING
N.T.S.

NORTH WEST CORNER ELEVATION RENDERING
N.T.S.

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ESTIMATE REVIEW WITH DESIGNER
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SHEET NO:
1.2

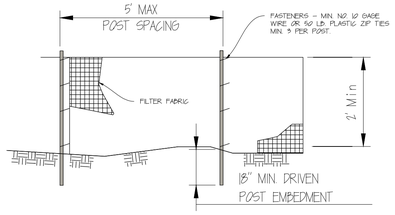
SILT FENCE NOTES:

1. TEMPORARY SILT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING WORK IN THE AREA TO BE PROTECTED. FENCE SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND REMOVED IN CONJUNCTION WITH THE FINAL GRADING AND SITE STABILIZATION.

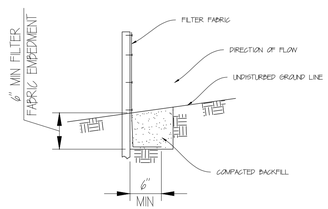
2. FILTER FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 591 GEOTEXTILE TABLE I OR 2, CLASS L WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.

3. FENCE POSTS SHALL BE EITHER WOOD POST WITH A MINIMUM CROSS-SECTIONAL AREA OF 15" X 15" OR A STANDARD STEEL POST.

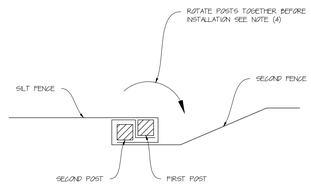
4. WHEN SPLICES ARE NECESSARY MAKE SPLICE AT POST ACCORDING TO SPLICE DETAIL. PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE. ROTATE BOTH POSTS TOGETHER AT LEAST 180 DEGREES TO CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL. CUT THE FABRIC NEAR THE BOTTOM OF THE POSTS TO ACCOMMODATE THE 6 INCH FLAP. THEN DRIVE BOTH POSTS AND BURY THE FLAP. COMPACT BACKFILL WELL.



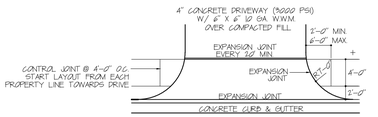
ELEVATION



FABRIC ANCHOR DETAIL



SPLICE DETAIL-PLAN VIEW



DRIVEWAY + SIDEWALK DETAIL

CHECK LOCAL ORDINANCES AND COVENANTS FOR ADDITIONAL REQUIREMENTS

LEGEND

- PROPERTY LINE
- SILT FENCE — x — x — x — x — x — x —
- UTILITY EASEMENT
- PROPERTY FENCE — o — o — o — o — o — o —
- BUILDING SETBACK LINE
  - -FRONT 100'-0"
  - -REAR 20'-0"
  - -SIDES 10'-0"
- UTILITY WATER LINE
- UTILITY POWER LINE
- EXISTING TOPO 251
- FIRE HYDRANT

NOTES:

DUMPSTER:
-NO DUMPSTER LOCATION TO BE ON SITE. LOT SPACE RENTERS ARE TO REMOVE AND DISPOSE OF WASTE AND GARBAGE AT THEIR DISCRETION OFF SITE.

SECURITY SYSTEM:
-SECURITY CAMERAS TO BE INSTALLED AT SPECIFIED LOCATIONS PER OWNER.
-ENTRANCE
-CANOPY CORNERS

PROPERTY SIGN:
-TO BE A 6'X4' OR TO THE SIZE STANDARDS OF THE CURRENT CODE.
-SIGN TO DISPLAY THE PROPERTY NAME AND SPECIFIED BY OWNER.
-SIGN LOCATION TO BE SPECIFIED BY OWNER AND TO CODE STANDARDS.

PROPERTY LIGHTING:
-PACK LIGHTING TO BE INSTALLED AND LOCATED ON EACH BUILDING PER OWNER.

TYPICAL LOT DETAIL

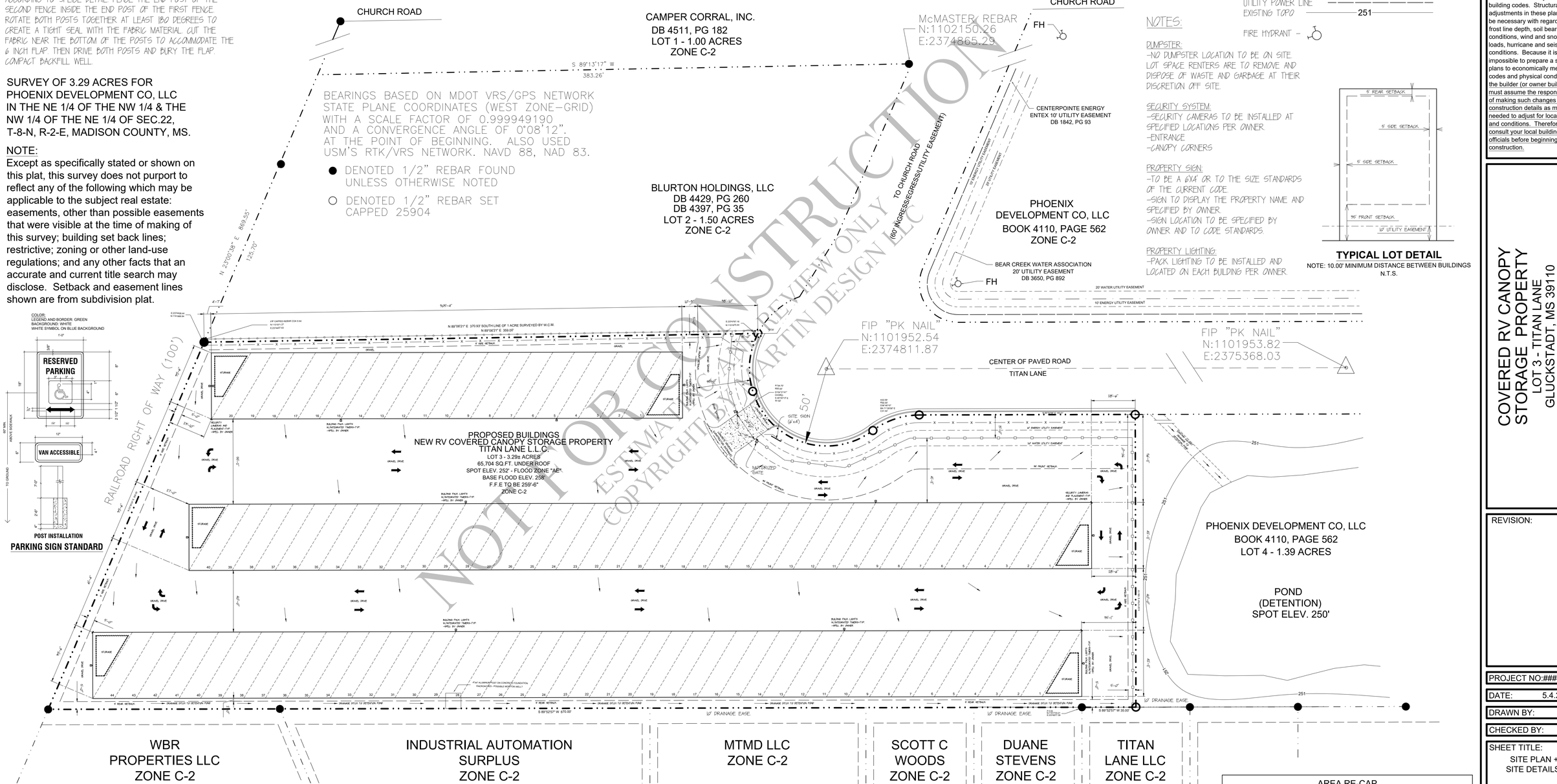
NOTE: 10.00' MINIMUM DISTANCE BETWEEN BUILDINGS N.T.S.

SURVEY OF 3.29 ACRES FOR
PHOENIX DEVELOPMENT CO, LLC
IN THE NE 1/4 OF THE NW 1/4 & THE
NW 1/4 OF THE NE 1/4 OF SEC.22,
T-8-N, R-2-E, MADISON COUNTY, MS.

NOTE:
Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of making of this survey; building set back lines; restrictive; zoning or other land-use regulations; and any other facts that an accurate and current title search may disclose. Setback and easement lines shown are from subdivision plat.

BEARINGS BASED ON MDOT VRS/GPS NETWORK STATE PLANE COORDINATES (WEST ZONE-GRID) WITH A SCALE FACTOR OF 0.999949190 AND A CONVERGENCE ANGLE OF 0°08'12". AT THE POINT OF BEGINNING. ALSO USED USM'S RTK/VRS NETWORK. NAVD 88, NAD 83.

- ● DENOTED 1/2" REBAR FOUND UNLESS OTHERWISE NOTED
- ○ DENOTED 1/2" REBAR SET CAPPED 25904



COLOR:
LEGEND AND BORDER: GREEN
BACKGROUND: WHITE
WHITE SYMBOL ON BLUE BACKGROUND

PARKING SIGN STANDARD

NOT FOR CONSTRUCTION
REVIEW ONLY
ESTIMATING
MARTIN DESIGN LLC
COPYRIGHTED BY

AREA RE-CAP	
AREA OF PROPERTY:	143,312.4 SQ. FT.
AREA OF BUILDING:	65,704 SQ. FT.
AREA OF GRAVEL AND SIDEWALK:	77,608.4 SQ. FT.
LANDSCAPE AREA:	7,929 SQ. FT.
GREEN AREA:	7,929 SQ. FT. = 5.5%

SITE PLAN

SCALE: 1"=30'

MARTIN DESIGN LLC
KENNETH MARTIN, JR.
MADISON, MS 39110
601.862.1054

IMPORTANT NOTICE
READ BEFORE START OF CONSTRUCTION:

These plans and construction details have been designed and engineered for sound construction; and prepared to meet most nationally accepted building codes. Structural adjustments in these plans may be necessary with regard to frost line depth, soil bearing conditions, wind and snow loads, hurricane and seismic conditions. Because it is impossible to prepare a set of plans to economically meet all codes and physical conditions, the builder (or owner builder) must assume the responsibility of making such changes in construction details as may be needed to adjust for local codes and conditions. Therefore, consult your local building officials before beginning construction.

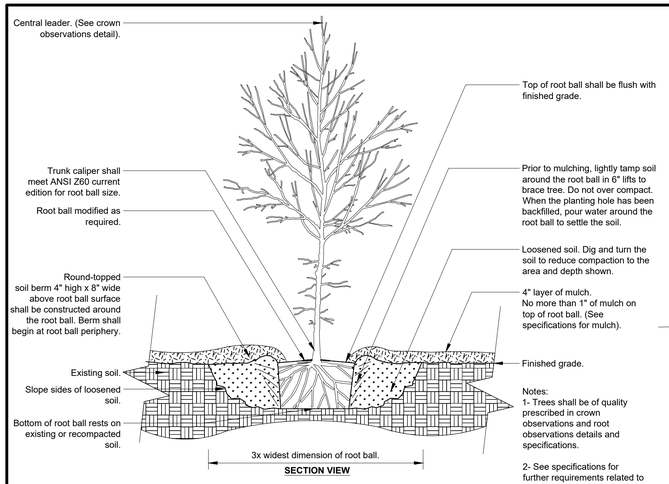
COVERED RV CANOPY
STORAGE PROPERTY
LOT 3 - TITAN LANE
GLUCKSTADT, MS 39110
TITAN LANE L.L.C.

REVISION:

PROJECT NO:####-###
DATE: 5.4.2026
DRAWN BY: KM
CHECKED BY: KM

SHEET TITLE:
SITE PLAN +
SITE DETAILS

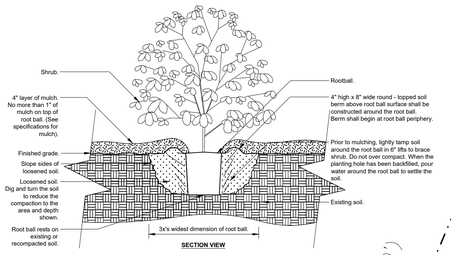
SHEET NO:
2.0



Notes:
1- Trees shall be of quality prescribed in crown observations and root observations details and specifications.

2- See specifications for further requirements related to this detail.

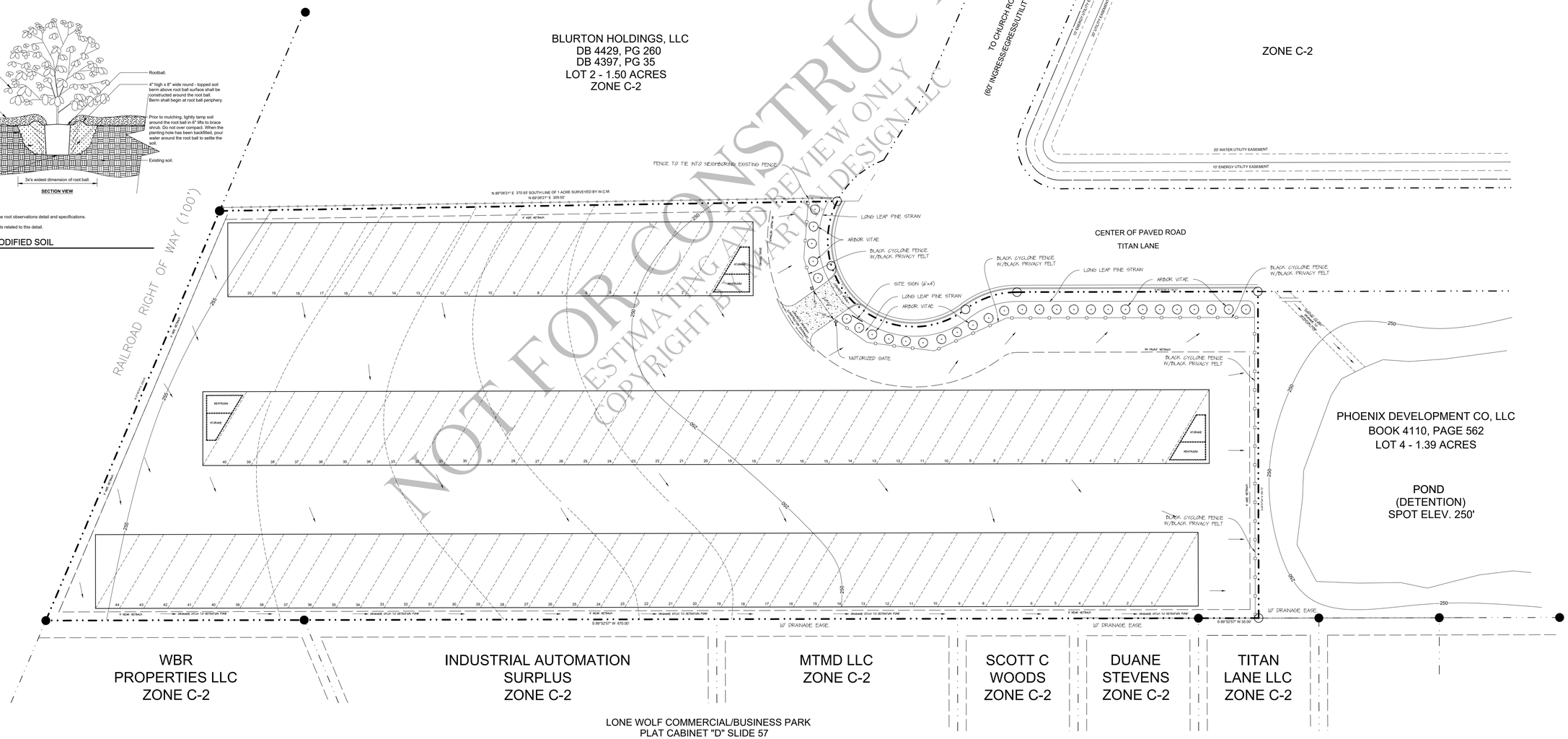
TREE w/ BERM (EXISTING SOIL NOT MODIFIED)



Notes:
1- Shrubs shall be of quality prescribed in the root observations detail and specifications.

2- See specifications for further requirements related to this detail.

SHRUB - UNMODIFIED SOIL



LANDSCAPE PLAN

SCALE: 1"=30'

LEGEND

PROPERTY LINE
SILT FENCE — x — x — x — x — x — x — x —
UTILITY EASEMENT
BUILDING SETBACK LINE
-FRONT 35-0"
-REAR 25-0"
-SIDES 5-0"

PLANT MATERIAL SIZE:

1. THREE-(3) GALLON MINIMUM SHRUBS AND TREES TO BE INSTALLED IN ALL AREAS SHOWN FOR NEW LANDSCAPING.

SOD NOTES:

1. BERMUDA SOD TO BE INSTALLED IN ALL DISTURBED AREAS FROM CONSTRUCTION AND GRADING OF THE LOT.

ZONE C-2

NOT FOR CONSTRUCTION
PRELIMINARY PLAN REVIEW ONLY
ESTIMATING AND DESIGN, LLC
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MARTIN DESIGN LLC
KENNETH MARTIN, JR.
MADISON, MS 39110
601.862.1054

IMPORTANT NOTICE
READ BEFORE START OF CONSTRUCTION:

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COVERED RV CANOPY STORAGE PROPERTY
LOT 3 - TITAN LANE
GLUCKSTADT, MS 39110
TITAN LANE L.L.C.

REVISION:

PROJECT NO:####-###
DATE: 5.4.2026
DRAWN BY: KM
CHECKED BY: KM

SHEET TITLE:
LANDSCAPE PLAN + DETAILS

SHEET NO:
2.2

CITY OF GLUCKSTADT

MISSISSIPPI

PLANNING AND ZONING ADMINISTRATOR

MEMORANDUM

TO: Planning and Zoning Board

FROM: Caine Dearman, Planning and Zoning Administrator

DATE: 05/26/2026

SUBJECT: Request for Conditional Use-The Maverick at Titan Lane

Mr. Todd Carter is presenting his new project at Titan Lane Development, The Maverick, and will be making three requests as well. First up, is a Conditional Use request. He is proposing 4 multi-unit buildings for Lots, 9, 10, 11 & 12 of the Titan Lane Development. These units comprise approximately 60% storage/warehousing and 40% office space. In the C-2 zone, enclosed storage requires a conditional use. Site plan is attached and they have met the setback requirement, landscaping requirements, parking requirements, and each building will have its own enclosed dumpster area that will match the building exteriors. The lots are less than 1 one acre, so retention is not required, but since the parking lots tie all four lots together creating a large impervious area runoff is a concern for the small development detention pond's capacity. Currently, the development is designed for the open ditches to drain to the pond in the southern part of the development. Owner is willing to create small retention ponds if needed or widen the ditches to slow the flow in big rain events.

They recently presented to the ARC committee and the roll-up doors along the front façade were a concern. The new Architectural Standards prohibit roll-up doors in the fronts of buildings, but they are not yet adopted. ARC recommended relocating the doors to the rear or installing glass roll-up doors. They have offered a compromise to add some windows to the roll-up doors and updated their building elevations to reflect that. Relocating the doors to the rear will not work for this design and the way the parcels are oriented. Mr. Carter is here today to answer any questions the Commission may have.

We did make a public notice in the local newspaper and place a Conditional Use sign at the property. To date, we have not had any public comment regarding the Conditional Use.

EXHIBIT "A"

Property Description:
A parcel of land lying and situated in the NE ¼ of Section 22, Township 8 North, Range 2 East, Madison County, Mississippi being more particularly described as follows:
For a Point of Beginning, commence at an iron pin representing the northwest corner of Lone Wolf Commercial/Business Park and run thence N 90 degrees 00 minutes 00 seconds E along the north line of Lone Wolf Commercial/Business Park for a distance of 1169.46 feet to an iron pin on the westerly right of way of US Highway 51; thence run N 23 degrees 37 minutes 13 seconds E along said right of way for a distance of 878.89 feet to an iron pin; thence run N 0 degrees 00 minutes 00 seconds E along the west line of that parcel described in Book 9 at page 519 for a distance of 248.61 feet to an iron pin on the south right of way of Church Road; thence run S 89 degrees 06 minutes 22 seconds W along said right of way for a distance of 1078.31 feet to an iron pin at the intersection of said right of way with the easterly right of way of Illinois Central Gulf Railroad; thence run S 23 degrees 09 minutes 04 seconds W along said right of way for a distance of 1127.87 feet to the Point of Beginning. This parcel contains 28.13 acres, more or less.

LESS AND EXCEPT:

A parcel of land lying and situated in the Northeast 1/4 of Section 22, Township 8 North, Range 2 East, Madison County, Mississippi, being more particularly described as follows:

Commence at an iron pin at the northwest corner of Lone Wolf Commercial/Business Park and run thence N 23 degrees 09 minutes 04 seconds E, along the easterly right-of-way of the Illinois Gulf Central Railroad, for a distance of 571.98 feet to the Point of Beginning of the parcel herein described. From said Point of Beginning run thence N 89 degrees 06 minutes 22 seconds E for a distance of 383.26 feet to a point; thence run N 23 degrees 09 minutes 04 seconds E for a distance of 150.05 feet to a point; thence run northerly along the arc of a curve to the left having a radius of 370.00 feet, a delta angle of 24 degrees 02 minutes 42 seconds, a chord bearing of N 11 degrees 07 minutes 43 seconds E, a chord length of 154.14 feet, and an arc length of 155.28 feet, for a distance of 155.28 feet to a point; thence run N 00 degrees 53 minutes 38 seconds W for a distance of 219.87 feet to a point on the southerly right-of-way of Church Road; thence run S 89 degrees 06 minutes 22 seconds W, along said right-of-way, for a distance of 250.00 feet to an iron pin on the easterly right-of-way of said Illinois Gulf Central Railroad; thence run S 23 degrees 09 minutes 04 seconds W, along said easterly right-of-way, for a distance of 555.89 feet to the Point of Beginning. This parcel contains 4.00 acres, more or less.

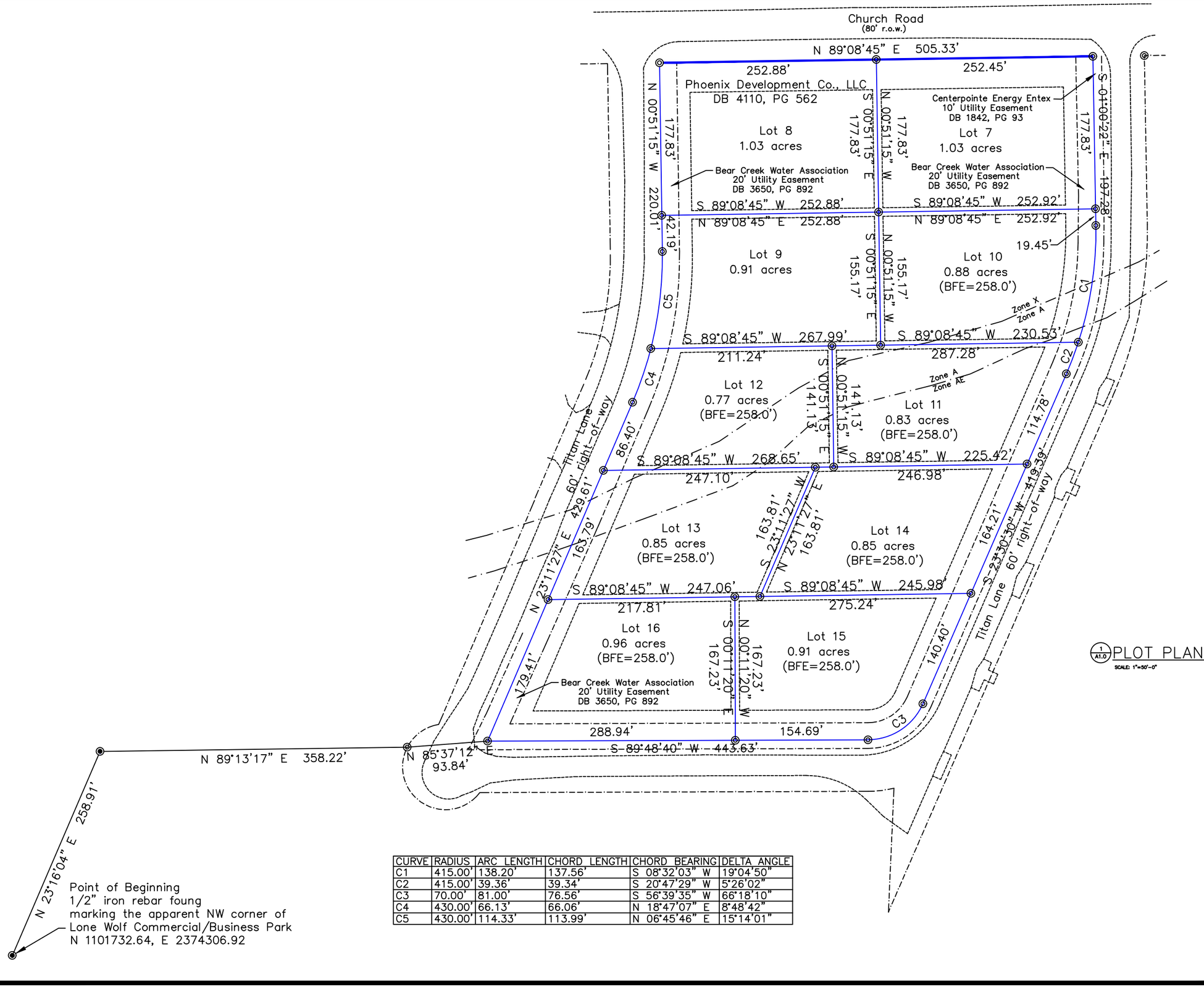
ALSO LESS AND EXCEPT:

A PARCEL OF LAND CONTAINING 2.60 ACRES (113,312.61 SQUARE FEET), MORE OR LESS, BEING SITUATED IN THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 8 NORTH, RANGE 2 EAST, MADISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 10, LONE WOLF COMMERCIAL PARK (MAP OR PLAT ON FILE IN THE OFFICE OF THE CHANCERY CLERK OF MADISON COUNTY, REFERENCE TO SAID PLAT BEING MADE AS A PART OF THIS DESCRIPTION); RUN THENCE NORTH FOR A DISTANCE OF 96.67 FEET; THENCE EAST FOR A DISTANCE OF 1041.99 FEET TO THE POINT OF BEGINNING FOR THE PARCEL HEREIN DESCRIBED; FROM SAID POINT OF BEGINNING, RUN N23°28'29"E FOR A DISTANCE OF 624.60 FEET; THENCE RUN 97.98 FEET ALONG THE ARC OF A 442.34 FOOT RADIUS CURVE TO THE LEFT, SAID ARC HAVING A 97.78 FOOT CHORD BEARING N16°02'16"E; THENCE S66°22'47"E FOR A DISTANCE OF 170.02 FEET; THENCE S23°37'13"W FOR A DISTANCE OF 721.51 FEET; THENCE N66°22'47"W FOR A DISTANCE OF 155.53 FEET TO THE POINT OF BEGINNING.

MADISON COUNTY, MS RONNY LOTT
I CERTIFY THIS INSTRUMENT WAS FILED ON 9/30/2021 3:34:30 PM AND RECORDED IN W BOOK 4110 PA

Unofficial



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	415.00'	138.20'	137.56'	S 08°32'03" W	19°04'50"
C2	415.00'	39.36'	39.34'	S 20°47'29" W	5°26'02"
C3	70.00'	81.00'	76.56'	S 56°39'35" W	66°18'10"
C4	430.00'	66.13'	66.06'	N 18°47'07" E	8°48'42"
C5	430.00'	114.33'	113.99'	N 06°45'46" E	15°14'01"

PLOT PLAN
SCALE: 1"=50'-0"

REVISIONS	BY

WOOLDRIDGE & ASSOCIATES
464 CHURCH RD. SUITE 700
MADISON, MS 39110
601-209-8665

The Maverick of Germantown
Church Road
Gluckstadt, Mississippi

THIS DESIGN IS THE COPYRIGHTED PROPERTY OF WOOLDRIDGE & ASSOCIATES
IF ANY NOT BE CONSTRUCTED
NOR SHALL ANY DOCUMENTS BE REPRODUCED FROM THIS DESIGN WITHOUT THE EXPRESS WRITTEN PERMISSION OF WOOLDRIDGE & ASSOCIATES.

DRAWN	
CHECKED	
DATE	3/16/26
SCALE	
JOB NO.	
SHEET	A0.0
OF	SHEETS

OWNER 3/16/2026 11:20 AM FINAL Titan AND CHURCH Development (1).dwg

Church Road
(80' r.o.w.)

1/2" iron rebar found
18"x28.5" arch rcp
N 89°08'45" E 828.99'
1/2" iron rebar found
old asphalt drive
Centerpointe Energy Entex 10' Utility Easement DB 1842, PG 93
Bear Creek Water Association 20' Utility Easement DB 3650, PG 892
60' ingress/egress right-of-way
S 00°09'25" W 247.47'
1/2" iron rebar found
6" pl gas main
1/2" iron rebar found
Centerpointe Energy Entex 15'x30' Utility Easement DB 833, PG 172
Centerpointe Energy Entex 10' Utility Easement DB 1842, PG 93
S 23°39'50" W 876.57'
U.S. Highway #51
SURVEY PLAN
SCALE: 1"=50'-0"

Puckett Machinery Company
DB 1875, Page 298

R=370.00'
A.L.=154.74'
C.L.=153.62'
C.B.=N 11°08'11" E

Titan Development Company
DB 1906, PG 605
23.85 acres

258 BASE FLOOD

Zone X
Zone A
Zone A
Zone AE

N 00°09'25" E 594.61'
1/2" iron rebar found
N 89°08'45" E 382.74'
1/2" iron rebar found
I.C.G. Railroad
N 27°16'04" E 574.27'
highwire fence
Zone X
Zone A
Zone A
Zone AE
Bear Creek Water Association 20' Utility Easement DB 3650, PG 892
2" force main
8" water main
asphalt drive (private)
60' ingress/egress right-of-way
Inv. 251.40'
Inv. 250.40'
13.5°x22° arch rcp
Inv. 250.20'
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In

WENDON MOORE
R-1

SHELLY FONTANILLA
R-1

SHELLY FONTANILLA
R-1

Church Road
(80' r.o.w.)

CAMPER CORRAL INC.
C-2

TITAN LANE

Lot 8

Lot 7

Lot 9
0.91 acres

Lot 10
0.88 acres

Lot 12
0.77 acres

Lot 11
0.83 acres

BUILDING ONE
(11,375SF)

BUILDING ONE
(11,375SF)

BUILDING TWO
(9,750SF)

BUILDING TWO
(9,750SF)

DUMPSTER & ENCLOSURE

6' FENCE

Zone X

Zone A

Zone AE

FUTURE DEVELOPMENT
Lot 13

FUTURE DEVELOPMENT
Lot 14

FUTURE DEVELOPMENT
Lot 16

FUTURE DEVELOPMENT
Lot 15

C3

NEW BUILDING

PHOENIX DEVELOPMENT CO LLC
C-2

TITAN DEVELOPMENT COMPANY LLC
C-2

1 A1.0 SITE PLAN
SCALE: 1"=50'-0"

GRAPHIC SCALE
1"=20'

ZONING C2 COMMERCIAL ZONING

BUILDING USAGE = OFFICE / WAREHOUSE

TOTAL SITE = 147,987SF
BUILDING SF = 42,250SF
LOT COVERAGE = 28.5%

REQUIRED PARKING
OFFICE (40%) = 16,900sf / 225 = 75.1 SPACES
WAREHOUSE (60%) = 25,350sf / 1,000 = 25.35 SPACES
TOTAL PARKING REQUIRED = 100.45 = 101 SPACES
PROVIDED PARKING
102 PARKING SPACES

REVISIONS | BY

WOOLDRIDGE & ASSOCIATES
464 CHURCH RD. SUITE 700
MADISON, MS 39110
601-209-8665

The Maverick of Germantown
Church Road
Gluckstadt, Mississippi

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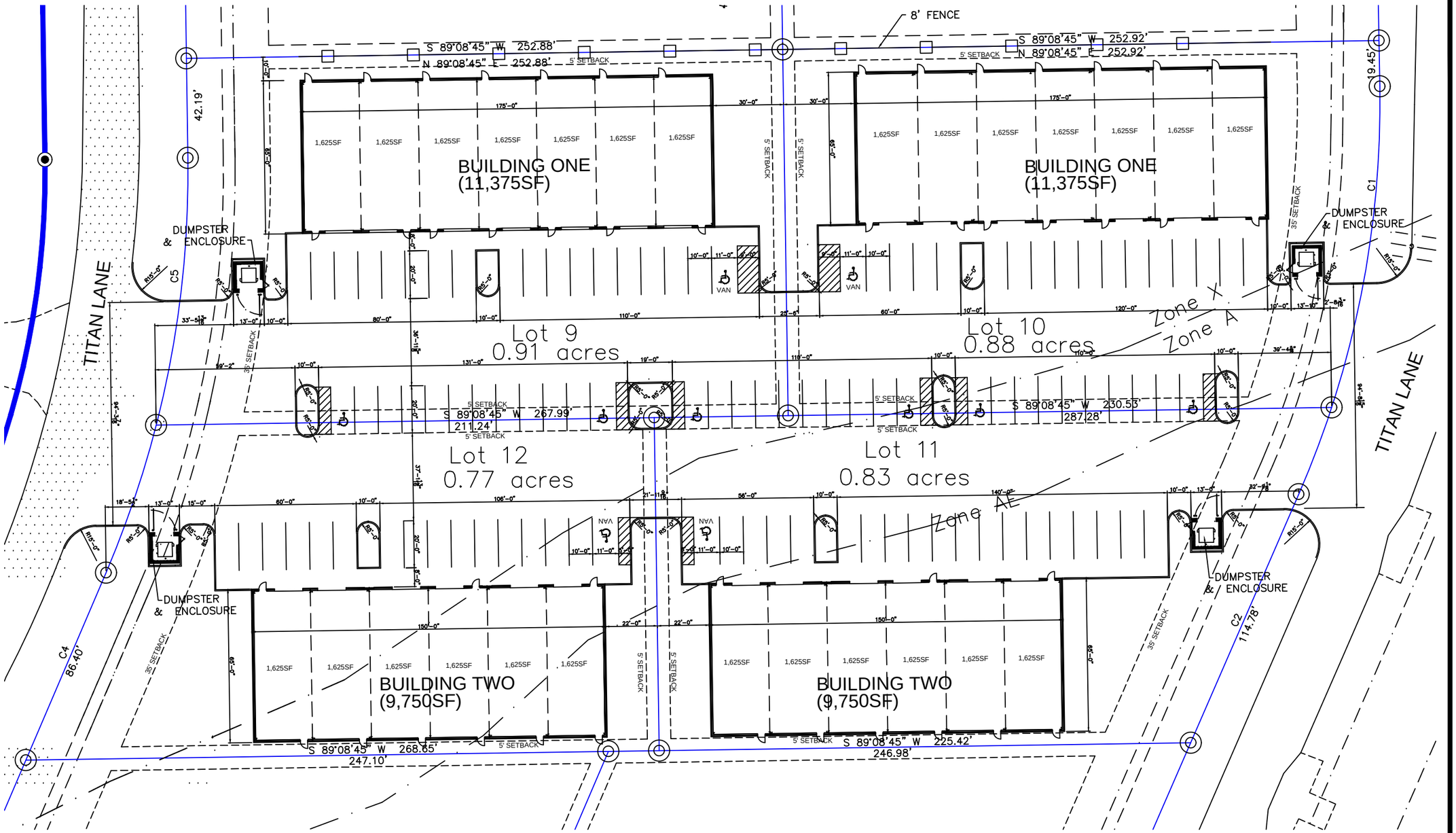
CHECKED
DATE 3/16/26
SCALE
JOB NO.
SHEET A0.2
OF SHEETS

OWNER 3/16/2026 11:20 AM FINAL Titan AND CHURCH Development (1).dwg



1/A1.0 SITE PLAN
SCALE: 1"=50'-0"

OWNER 3/16/2026 11:20 AM FINAL Titan AND CHURCH Development (1).dwg

The Maverick of Germantown
Church Road
Gluckstadt, Mississippi

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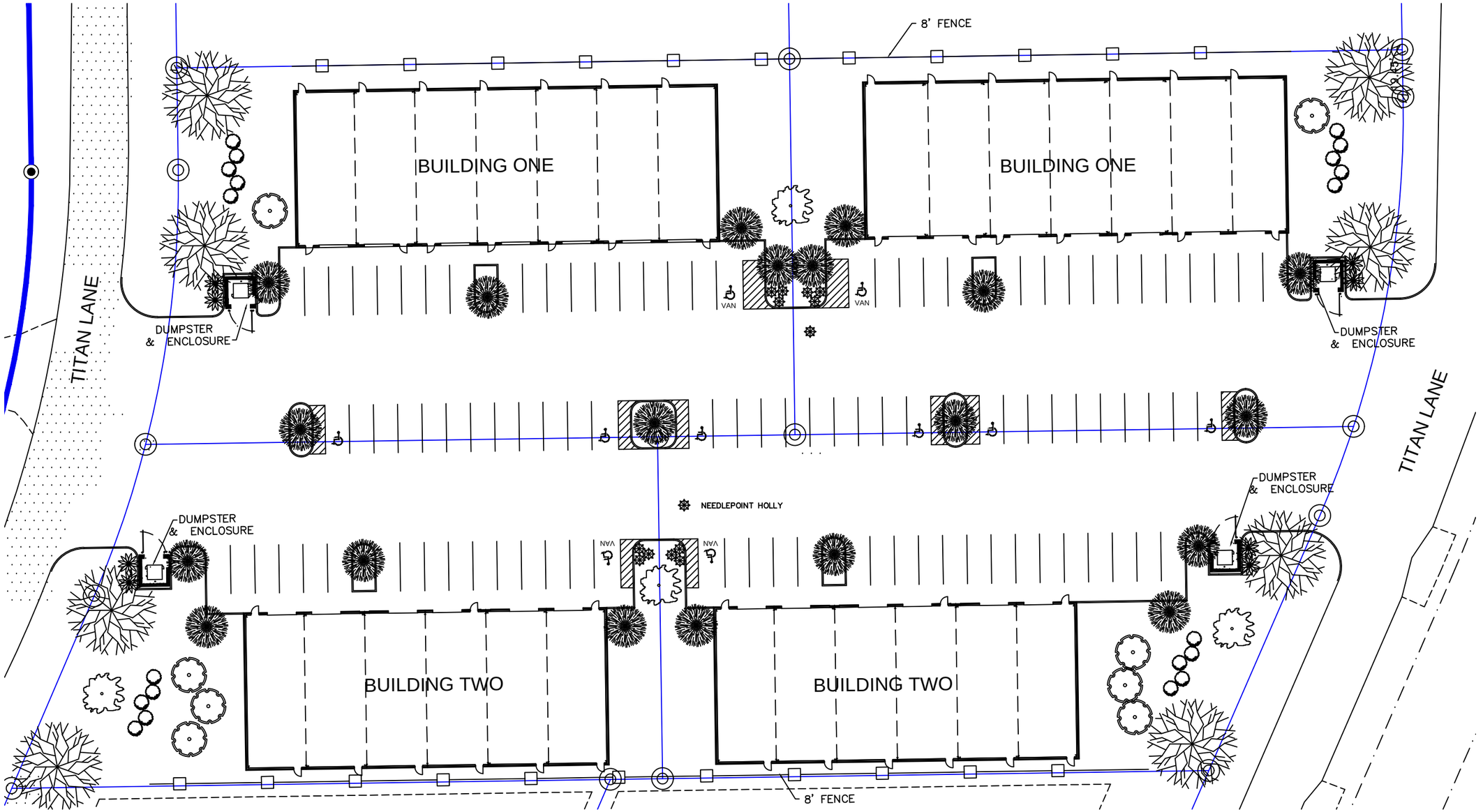
OF SHEETS



1/A1.0 LANDSCAPE PLAN

SCALE: 1"=50'-0"

WILLOW OAK, QUERCUS PHELLOS,

PAMPAS GRASS

NATCHEZ CRAPE MYRTLE,

RED RUFFLE AZALEAS,
RHODODENDRON RUTHERFORD,
3 GAL. @ 3'-6" O.C.
50 REQ. (17 FOR EVERY 50 L/F OF FRONTAGE)

SWEETBAY MAGNOLIA, "MAGNOLIA VIRGINIANA"

RED MAPLE, 'OCTOBER GLORY',

REVISIONS | BY

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DRAWN

CHECKED

DATE 3/16/26

SCALE

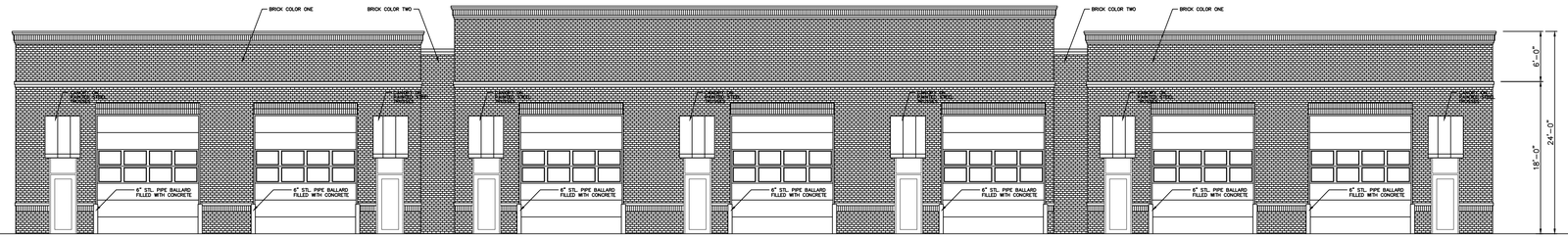
JOB NO.

SHEET A0.3

OF SHEETS

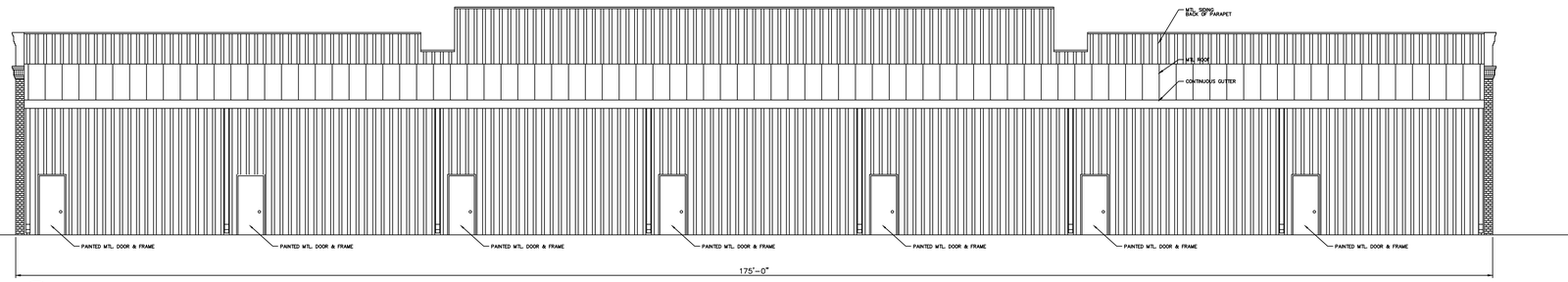
THE MAVERICK OF GERMANTOWN

GLUCKSTADT, MISSISSIPPI



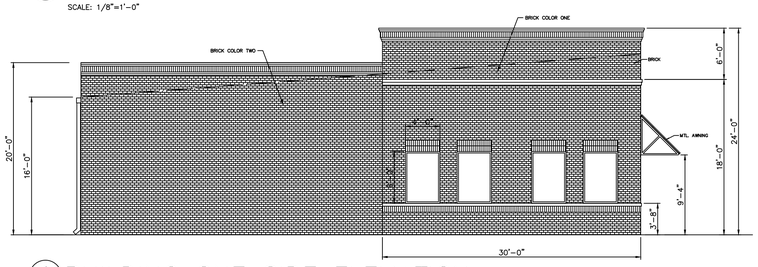
1 / A1.0 BUILDING ONE FRONT ELEVATION

SCALE: 1/8"=1'-0"



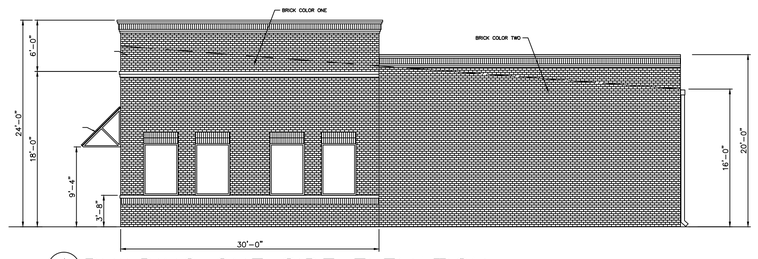
1 / A1.0 BUILDING ONE REAR ELEVATION

SCALE: 1/8"=1'-0"



1 / A1.0 BUILDING ONE SIDE ELEVATION

SCALE: 1/8"=1'-0"



1 / A1.0 BUILDING ONE SIDE ELEVATION

SCALE: 1/8"=1'-0"

REVISIONS	BY

WOOLDRIDGE & ASSOCIATES
464 CHURCH RD. SUITE 700
MADISON, MS 39110
601-209-8665
WOOLDRIDGEARCHITECTURE@YAHOO.COM

The Maverick of Germantown
Church Road
Gluckstadt, Mississippi

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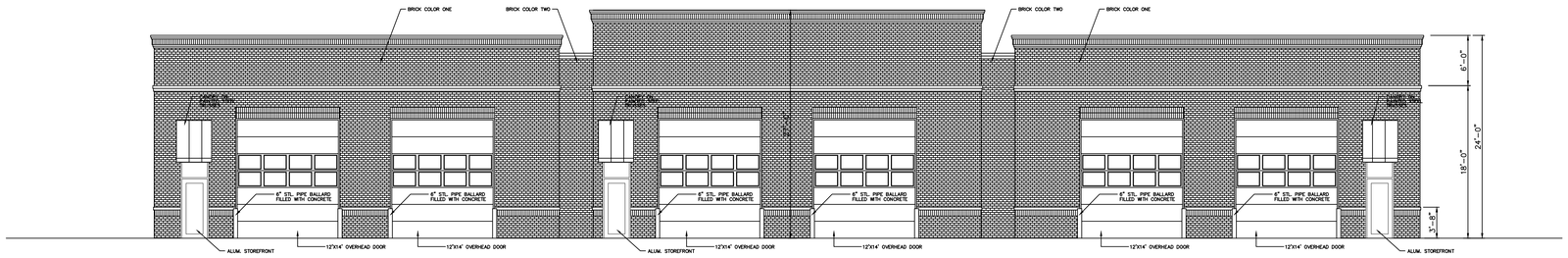
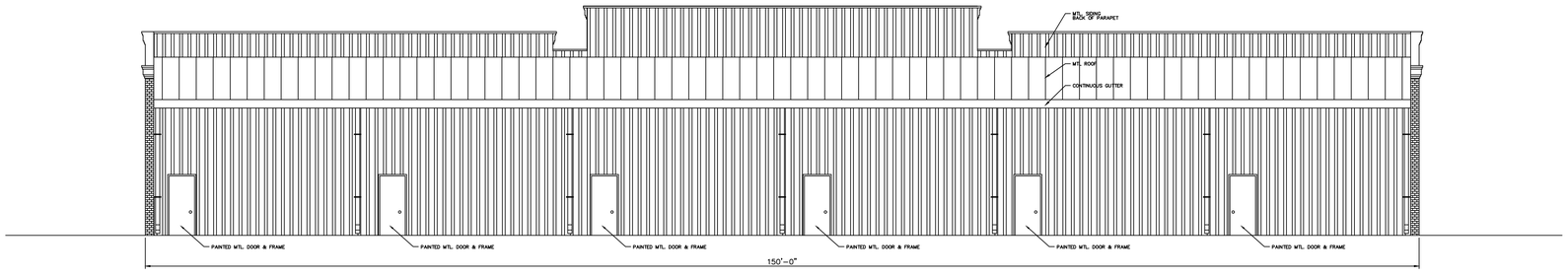
SHEET A1.0
OF SHEETS

OWNER 3/16/2026 11:20 AM FINAL Titon AND CHURCH Development (1).dwg



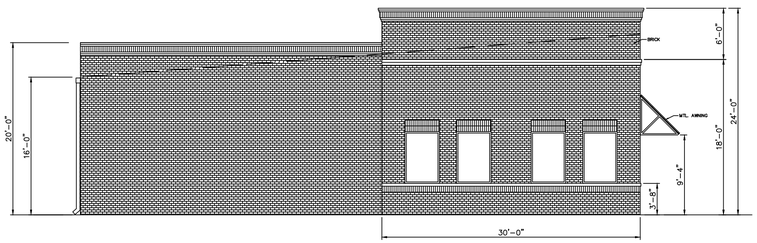
A1.0 BUILDING TWO FRONT ELEVATION

SCALE: 1/8"=1'-0"



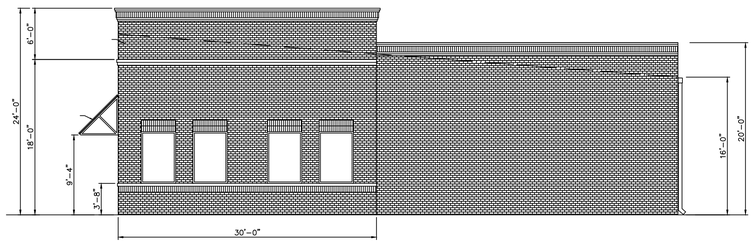
A1.0 BUILDING TWO REAR ELEVATION

SCALE: 1/8"=1'-0"



A1.0 BUILDING TWO SIDE ELEVATION

SCALE: 1/8"=1'-0"



A1.0 BUILDING TWO SIDE ELEVATION

SCALE: 1/8"=1'-0"

REVISIONS	BY

WOOLDRIDGE & ASSOCIATES
464 CHURCH RD. SUITE 700
MADISON, MS 39110
601-209-8665
WOOLDRIDGEARCHITECTURE@YAHOO.COM

The Maverick of Germantown
Church Road
Gluckstadt, Mississippi

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DRAWN	
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DATE	3/16/26
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JOB NO.	
SHEET	A1.0
OF	SHEETS

OWNER 3/16/2026 11:20 AM FINAL Titan AND CHURCH Development (1).dwg

CITY OF GLUCKSTADT

MISSISSIPPI

PLANNING AND ZONING ADMINISTRATOR

MEMORANDUM

TO: Planning and Zoning Board

FROM: Caine Dearman, Planning and Zoning Administrator

DATE: 05/26/2026

SUBJECT: Request for Variance-The Maverick at Titan Lane

Second request for the Maverick project is a Variance. Per our current Architectural Standards, any façade facing the City's ROW is required to have 30% of that façade covered in glass/windows. This is a unique set-up where the buildings fronts are facing each other inward into the property, not the ROW. So, four buildings will each have one side of the building facing the public ROW. Also, the way these buildings are designed the office portion of the building does not continue the full length of the building. Mr. Carter requests a variance from the 30% glass requirement to only install 4 windows along the office portion of the building and not the full length of the building. Again, this would only be reflected on the sides of the building that face the City's ROW.

We did make a public notice in the local newspaper and place a Variance sign at the property. To date, we have not received any public comment regarding this Variance request.

WOOLDRIDGE & ASSOCIATES
464 CHURCH RD. SUITE 700
MADISON, MS 39110

May 6, 2026

Caine Dearman

City of Gluckstadt

Planning Administator

Re: Dimensional Variance

Church Rd.

Gluckstadt, Ms

Caine,

Please find that my client is requesting a dimensional variance with regards to the percentage of glass (windows) on a front elevation facing the street.

The placement of the buildings on the site has the fronts of the buildings facing into the site (not the street). The use of the buildings (office/warehouse) has minimal windows for office use only and are shown on the side elevations facing the street.

These windows do not meet the required percentage by the City, this being the reason for my clients request for a variance.

Thank you for your consideration to place us on the next Planning & Zoning agenda.

Sincerely,

Daniel Wooldridge

EXHIBIT "A"

Property Description:
A parcel of land lying and situated in the NE ¼ of Section 22, Township 8 North, Range 2 East, Madison County, Mississippi being more particularly described as follows: For a Point of Beginning, commence at an iron pin representing the northwest corner of Lone Wolf Commercial/Business Park and run thence N 90 degrees 00 minutes 00 seconds E along the north line of Lone Wolf Commercial/Business Park for a distance of 1169.46 feet to an iron pin on the westerly right of way of US Highway 51; thence run N 23 degrees 37 minutes 13 seconds E along said right of way for a distance of 878.89 feet to an iron pin; thence run N 0 degrees 00 minutes 00 seconds E along the west line of that parcel described in Book 9 at page 519 for a distance of 248.61 feet to an iron pin on the south right of way of Church Road; thence run S 89 degrees 06 minutes 22 seconds W along said right of way for a distance of 1078.31 feet to an iron pin at the intersection of said right of way with the easterly right of way of Illinois Central Gulf Railroad; thence run S 23 degrees 09 minutes 04 seconds W along said right of way for a distance of 1127.87 feet to the Point of Beginning. This parcel contains 28.13 acres, more or less.

LESS AND EXCEPT:

A parcel of land lying and situated in the Northeast 1/4 of Section 22, Township 8 North, Range 2 East, Madison County, Mississippi, being more particularly described as follows:

Commence at an iron pin at the northwest corner of Lone Wolf Commercial/Business Park and run thence N 23 degrees 09 minutes 04 seconds E, along the easterly right-of-way of the Illinois Gulf Central Railroad, for a distance of 571.98 feet to the Point of Beginning of the parcel herein described. From said Point of Beginning run thence N 89 degrees 06 minutes 22 seconds E for a distance of 383.26 feet to a point; thence run N 23 degrees 09 minutes 04 seconds E for a distance of 150.05 feet to a point; thence run northerly along the arc of a curve to the left having a radius of 370.00 feet, a delta angle of 24 degrees 02 minutes 42 seconds, a chord bearing of N 11 degrees 07 minutes 43 seconds E, a chord length of 154.14 feet, and an arc length of 155.28 feet, for a distance of 155.28 feet to a point; thence run N 00 degrees 53 minutes 38 seconds W for a distance of 219.87 feet to a point on the southerly right-of-way of Church Road; thence run S 89 degrees 06 minutes 22 seconds W, along said right-of-way, for a distance of 250.00 feet to an iron pin on the easterly right-of-way of said Illinois Gulf Central Railroad; thence run S 23 degrees 09 minutes 04 seconds W, along said easterly right-of-way, for a distance of 555.89 feet to the Point of Beginning. This parcel contains 4.00 acres, more or less.

ALSO LESS AND EXCEPT:

A PARCEL OF LAND CONTAINING 2.60 ACRES (113,312.61 SQUARE FEET), MORE OR LESS, BEING SITUATED IN THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 8 NORTH, RANGE 2 EAST, MADISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 10, LONE WOLF COMMERCIAL PARK (MAP OR PLAT ON FILE IN THE OFFICE OF THE CHANCERY CLERK OF MADISON COUNTY, REFERENCE TO SAID PLAT BEING MADE AS A PART OF THIS DESCRIPTION); RUN THENCE NORTH FOR A DISTANCE OF 96.67 FEET; THENCE EAST FOR A DISTANCE OF 1041.99 FEET TO THE POINT OF BEGINNING FOR THE PARCEL HEREIN DESCRIBED; FROM SAID POINT OF BEGINNING, RUN N23°28'29"E FOR A DISTANCE OF 624.60 FEET; THENCE RUN 97.98 FEET ALONG THE ARC OF A 442.34 FOOT RADIUS CURVE TO THE LEFT, SAID ARC HAVING A 97.78 FOOT CHORD BEARING N16°02'16"E; THENCE S66°22'47"E FOR A DISTANCE OF 170.02 FEET; THENCE S23°37'13"W FOR A DISTANCE OF 721.51 FEET; THENCE N66°22'47"W FOR A DISTANCE OF 155.53 FEET TO THE POINT OF BEGINNING.

MADISON COUNTY, MS RONNY LOTT
I CERTIFY THIS INSTRUMENT WAS FILED ON 9/30/2021 3:34:30 PM AND RECORDED IN W BOOK 4110 PA

Unofficial

CITY OF GLUCKSTADT

MISSISSIPPI

PLANNING AND ZONING ADMINISTRATOR

MEMORANDUM

TO: Planning and Zoning Board

FROM: Caine Dearman, Planning and Zoning Administrator

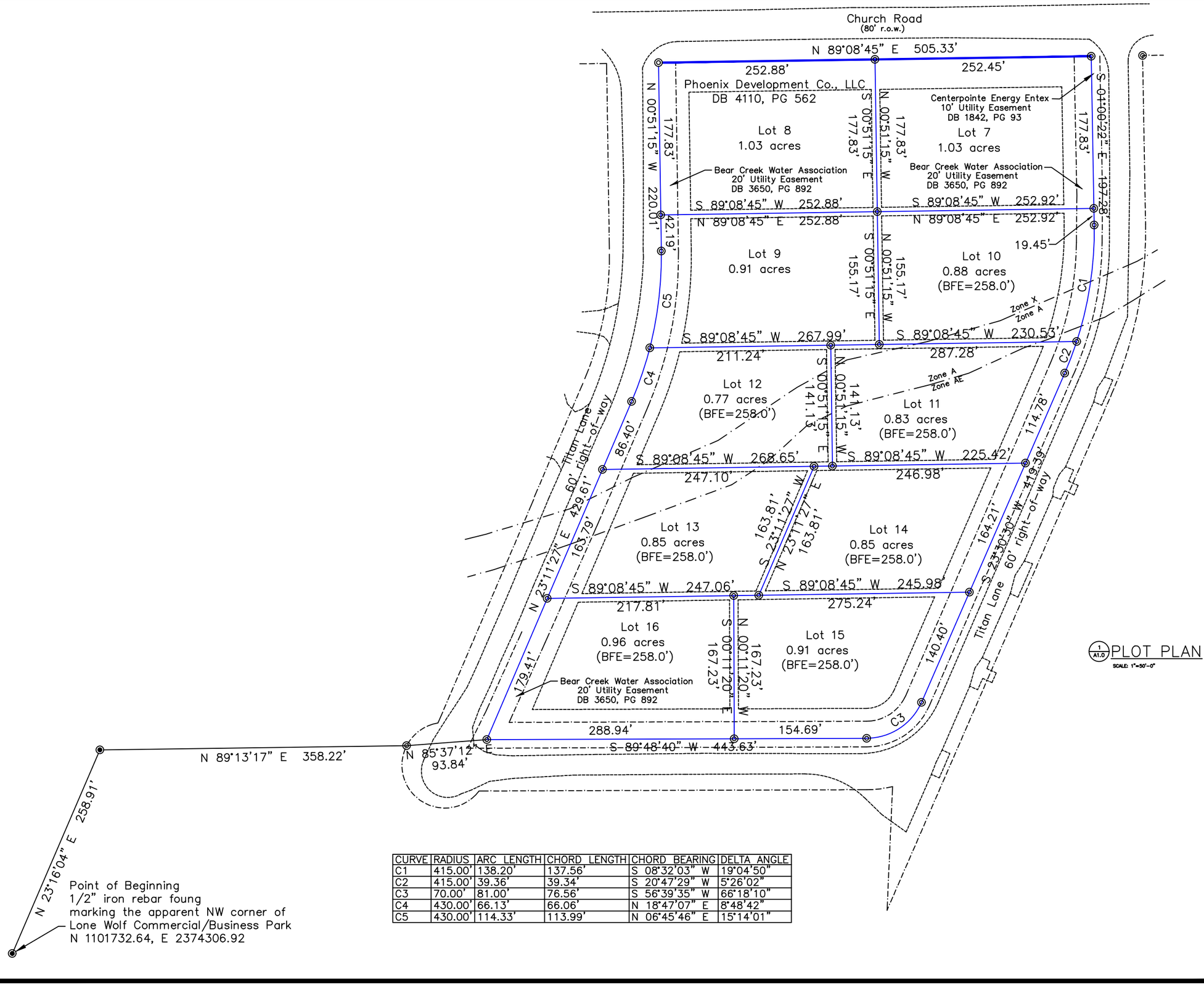
DATE: 05/26/2026

SUBJECT: Consideration of Site Plan-The Maverick at Titan Lane

And the final request for The Maverick is the site plan. As you can see from the overall site plan Mr. Carter has plans for these four buildings and future retail buildings along the frontage of Church Rd. For now, he plans to build 4 buildings on 4 lots as mentioned here previously. They meet the requirements for setbacks, parking, landscaping, enclosed dumpster areas, and will make adjustments onsite if we believe retention is necessary. I believe widening the ditches to create some more capacity is sufficient due to the long drainage run to the development pond.

The two southern buildings on Lots 11 and 12 are in the floodplain. These buildings will be required to complete a Floodplain Permit and build these two buildings 18” above BFE. The BFE will be determined by the elevation certificates the owner will have to provide in accordance with our Floodplain Permit. I have yet to receive FFE for these buildings, but I do believe this is something we can manage under permitting.

As I mentioned in the Conditional Use memo, they have added windows to the roll-up doors as a compromise, but making the roll-up doors fully glass is just too costly. Currently, roll-up doors are not prohibited from being in the front of a building, but the City is trying to get away with that type design. The Architectural Standards will prohibit this in the near future.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	415.00'	138.20'	137.56'	S 08°32'03" W	19°04'50"
C2	415.00'	39.36'	39.34'	S 20°47'29" W	5°26'02"
C3	70.00'	81.00'	76.56'	S 56°39'35" W	66°18'10"
C4	430.00'	66.13'	66.06'	N 18°47'07" E	8°48'42"
C5	430.00'	114.33'	113.99'	N 06°45'46" E	15°14'01"

1 A1.0 PLOT PLAN
SCALE: 1"=50'-0"

REVISIONS	BY

WOOLDRIDGE & ASSOCIATES
464 CHURCH RD. SUITE 700
MADISON, MS 39110
601-209-8665

The Maverick of Germantown
Church Road
Gluckstadt, Mississippi

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DATE	3/16/26
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JOB NO.	
SHEET	A0.0
OF	SHEETS

OWNER 3/16/2026 11:20 AM FINAL Titan AND CHURCH Development (1).dwg

Church Road
(80' r.o.w.)

1/2" iron rebar found
18"x28.5" arch rcp
N 89°08'45" E 828.99'
1/2" iron rebar found
old asphalt drive
Centerpointe Energy Entex 10' Utility Easement DB 1842, PG 93
Bear Creek Water Association 20' Utility Easement DB 3650, PG 892
60' ingress/egress right-of-way
S 00°09'25" W 247.47'
1/2" iron rebar found
Centerpointe Energy Entex 10' Utility Easement DB 1842, PG 93
6" pl gas main
1/2" iron rebar found
Centerpointe Energy Entex 15'x30' Utility Easement DB 833, PG 172
Centerpointe Energy Entex 10' Utility Easement DB 1842, PG 93
S 23°39'50" W 876.57'
U.S. Highway #51
1/2" iron rebar found
S 89°55'06" W 1170.76'
50.00'
240.00'
140.00'
70.00'
219.46'
1/2" iron rebar found
N 89°08'45" E 382.74'
1/2" iron rebar found
N 27°16'04" E 574.27'
I.C.G. Railroad
barbwire fence
N 23°18'12" W 1042.90'
asphalt drive (private)
8" water main
2" force main
sewer main
R=370.00'
A.L.=154.74'
C.L.=153.62'
C.B.=N 11°08'11" E
Puckett Machinery Company
DB 1875, Page 298
Titan Development Company
DB 1906, PG 605
23.85 acres
258 BASE FLOOD
Zone X
Zone A
Zone A
Zone AE
Zone X
Zone A
Zone A
Zone AE
Bear Creek Water Association 20' Utility Easement DB 3650, PG 892
Bear Creek Water Association 20' Utility Easement DB 3650, PG 892
Centerpointe Energy Entex 10' Utility Easement DB 1842, PG 93
Centerpointe Energy Entex 15' Utility Easement DB 2066, PG 118
Centerpointe Energy Entex 15' Utility Easement DB 2066, PG 118
Centerpointe Energy Entex 10' Utility Easement DB 2066, PG 118
San. Sewer MH top 234.72' Inv. 246.12' (in) Inv. 245.97' (out)
San. Sewer MH top 252.13' Inv. ??????? (in) Inv. ??????? (out)
San. Sewer MH top 252.00' Inv. 244.95' (in) Inv. 244.79' (out)
San. Sewer MH top 252.49' Inv. 242.34' (in) Inv. 242.24' (out)
San. Sewer MH top 252.53' Inv. 244.05' (in) Inv. 243.93' (out)
detention pond
pond
gravel drive
11"x18" arch rcp
13.5"x22" arch rcp
1/2" iron rebar found
1/2" iron rebar found
1/2" iron rebar found

WENDON MOORE
R-1

SHELLY FONTANILLA
R-1

SHELLY FONTANILLA
R-1

Church Road
(80' r.o.w.)

Lot 8

Lot 7

CAMPER CORRAL INC.
C-2

TITAN LANE

BUILDING ONE
(11,375SF)

BUILDING ONE
(11,375SF)

Lot 9
0.91 acres

Lot 10
0.88 acres

Zone X

Zone A

Lot 12
0.77 acres

Lot 11
0.83 acres

Zone AE

BUILDING TWO
(9,750SF)

BUILDING TWO
(9,750SF)

FUTURE DEVELOPMENT
Lot 13

FUTURE DEVELOPMENT
Lot 14

FUTURE DEVELOPMENT
Lot 16

FUTURE DEVELOPMENT
Lot 15

TITAN DEVELOPMENT COMPANY LLC
C-2

NEW BUILDING

PHOENIX DEVELOPMENT CO LLC
C-2

C3

1 A1.0 SITE PLAN
SCALE: 1"=50'-0"

GRAPHIC SCALE
1"=20'

ZONING C2 COMMERCIAL ZONING

BUILDING USAGE = OFFICE / WAREHOUSE

TOTAL SITE = 147,987SF
BUILDING SF = 42,250SF
LOT COVERAGE = 28.5%

REQUIRED PARKING
OFFICE (40%) = 16,900sf / 225 = 75.1 SPACES
WAREHOUSE (60%) = 25,350sf / 1,000 = 25.35 SPACES

TOTAL PARKING REQUIRED = 100.45 = 101 SPACES

PROVIDED PARKING
102 PARKING SPACES

REVISIONS | BY

WOOLDRIDGE & ASSOCIATES
464 CHURCH RD. SUITE 700
MADISON, MS 39110
601-209-8665
WOOLDRIDGEARCHITECTURE.COM

The Maverick of Germantown
Church Road
Gluckstadt, Mississippi

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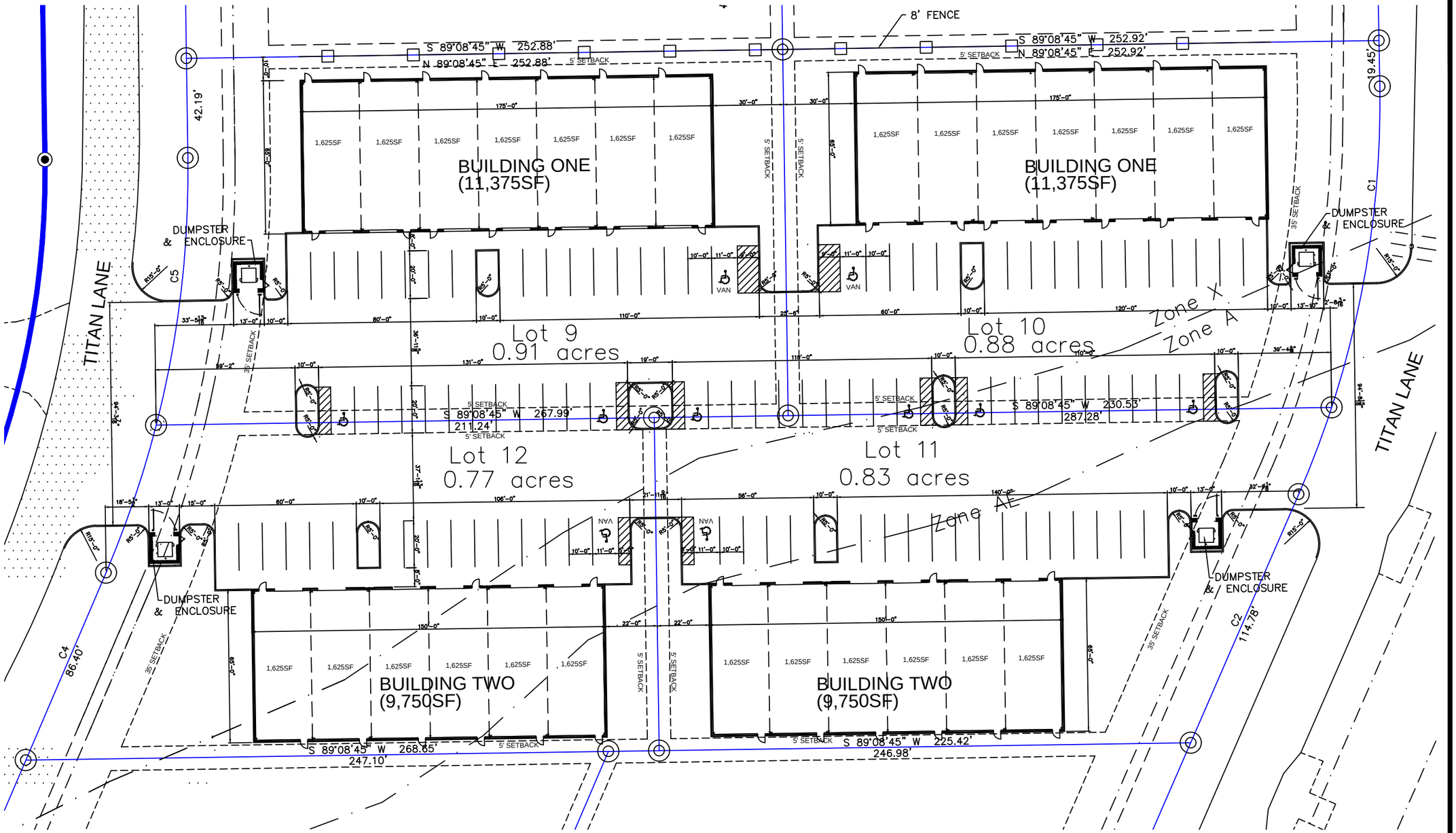

1/A1.0 SITE PLAN
SCALE: 1"=50'-0"

OWNER 3/16/2026 11:20 AM FINAL Titan AND CHURCH Development (1).dwg

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601-209-8665

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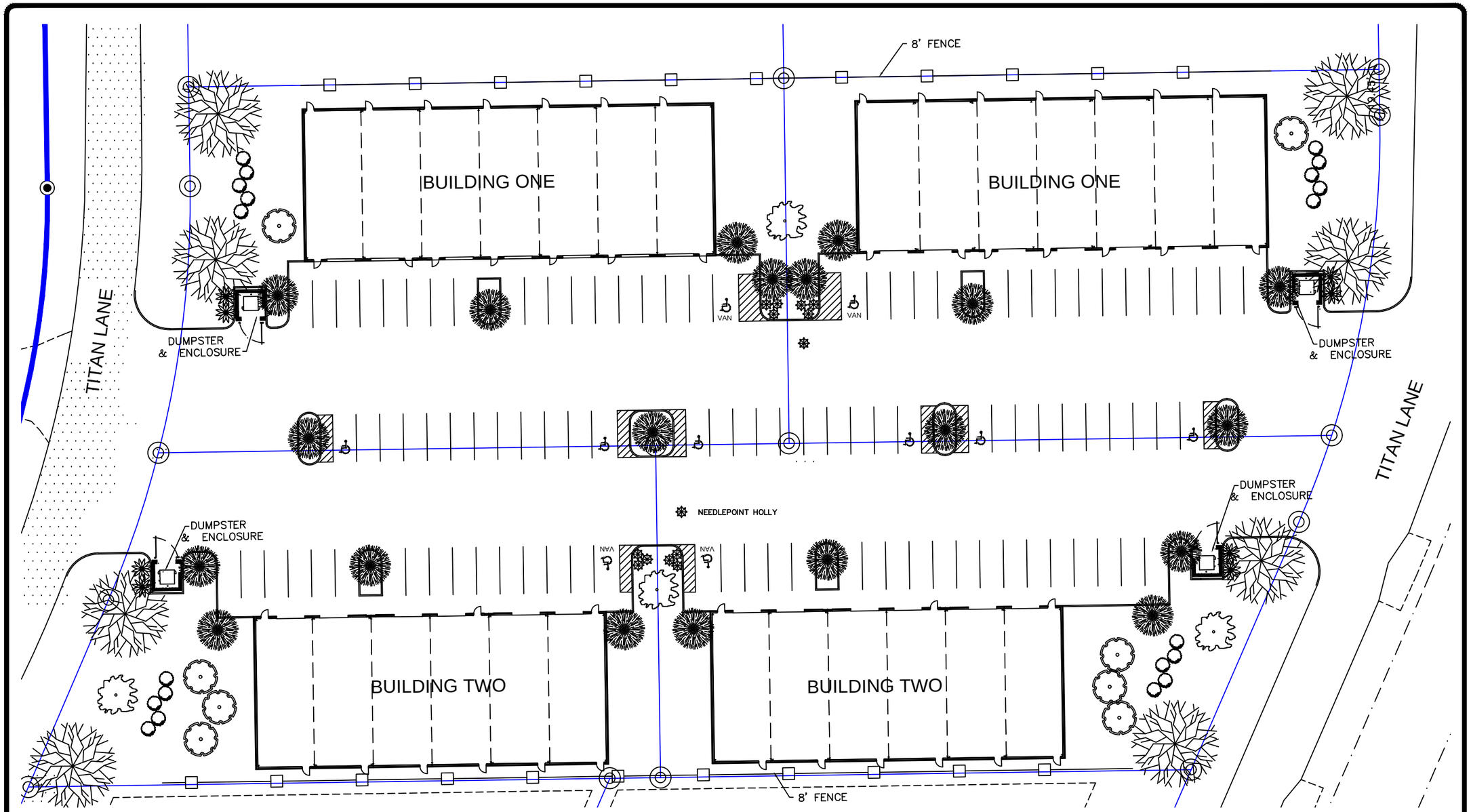
SHEET A0.3
OF SHEETS



1/A1.0 LANDSCAPE PLAN

SCALE: 1"=50'-0"

WILLOW OAK, QUERCUS PHELLOS,

PAMPAS GRASS

NATCHEZ CRAPE MYRTLE,

RED RUFFLE AZALEAS,
RHODODENDRON RUTHERFORD,
3 GAL. @ 3'-6" O.C.
50 REQ. (17 FOR EVERY 50 L/F OF FRONTAGE)

SWEETBAY MAGNOLIA, "MAGNOLIA VIRGINIANA"

RED MAPLE, 'OCTOBER GLORY',

OWNER 3/16/2026 11:20 AM FINAL Titan AND CHURCH Development (1).dwg

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MADISON, MS 39110
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DATE 3/16/26

SCALE

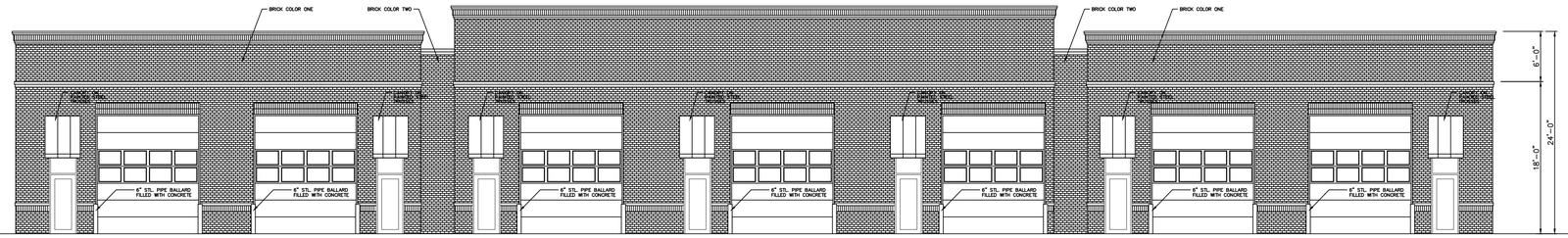
JOB NO.

SHEET A0.3

OF SHEETS

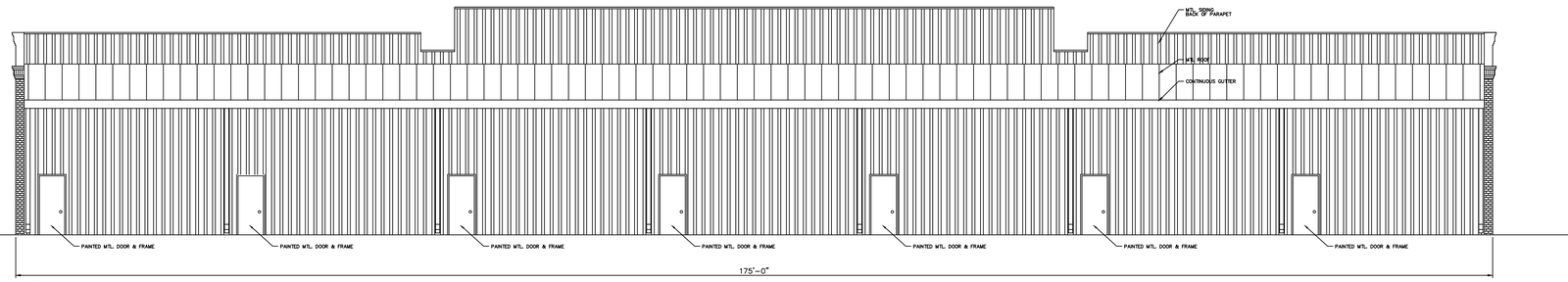
THE MAVERICK OF GERMANTOWN

GLUCKSTADT, MISSISSIPPI



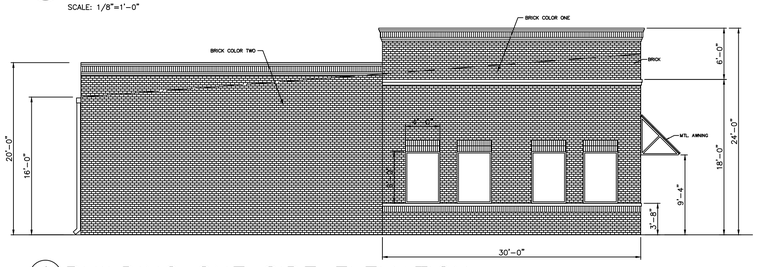
1 / A1.0 BUILDING ONE FRONT ELEVATION

SCALE: 1/8"=1'-0"



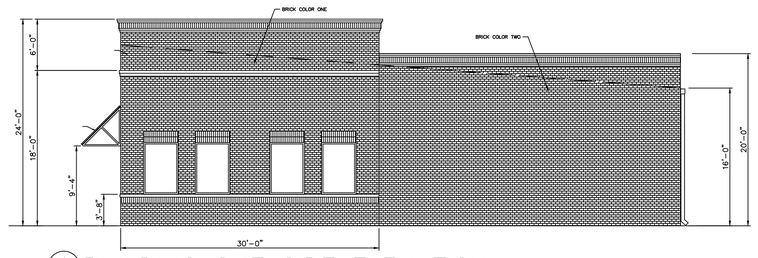
1 / A1.0 BUILDING ONE REAR ELEVATION

SCALE: 1/8"=1'-0"



1 / A1.0 BUILDING ONE SIDE ELEVATION

SCALE: 1/8"=1'-0"



1 / A1.0 BUILDING ONE SIDE ELEVATION

SCALE: 1/8"=1'-0"

REVISIONS	BY

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WOOLDRIDGEARCHITECTURE@YAHOO.COM

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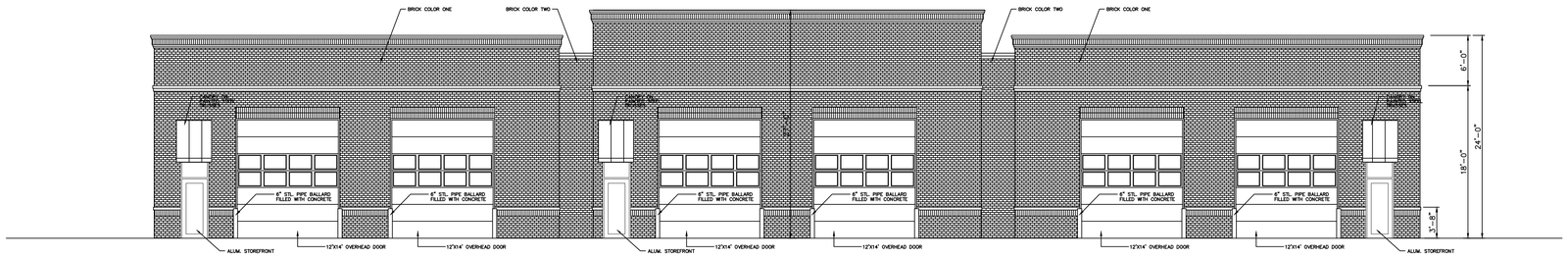
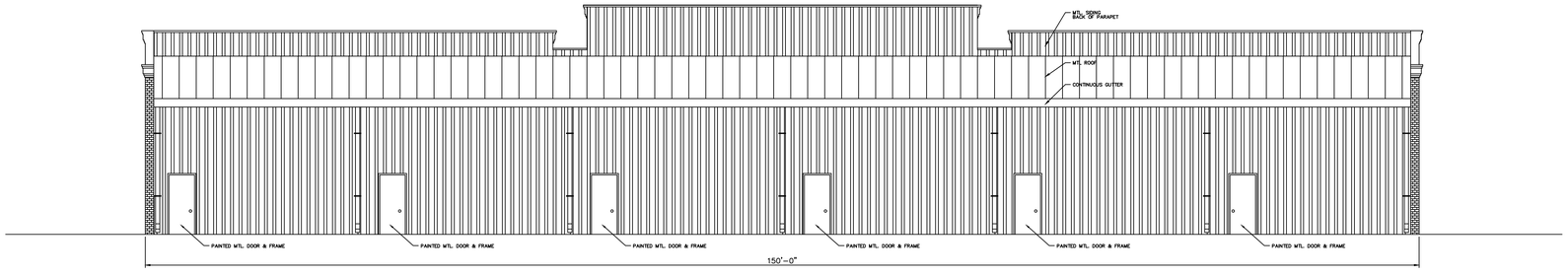


A1.0 BUILDING TWO FRONT ELEVATION

SCALE: 1/8"=1'-0"



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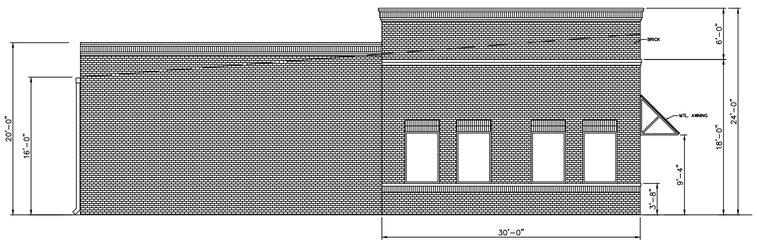
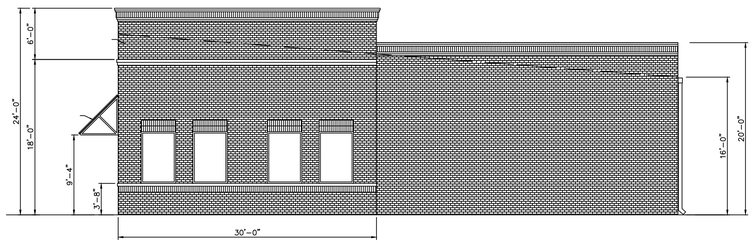
SCALE: 1/8"=1'-0"



A1.0 BUILDING TWO SIDE ELEVATION

SCALE: 1/8"=1'-0"



A1.0 BUILDING TWO SIDE ELEVATION

SCALE: 1/8"=1'-0"

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CITY OF GLUCKSTADT

MISSISSIPPI

PLANNING AND ZONING ADMINISTRATOR

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Caine Dearman, Planning and Zoning Administrator

DATE: 05/26/26

SUBJECT: Request for Conditional Use-927 Motorsports

Mr. Lee Sahler has two requests for the Commission today. Requesting a Conditional Use and Site Plan recommendations for his 927 Motorsports project on Autobahn Lane. 927 Motorsports is approximately 15,000 SF new and used vehicle dealership. Conditional use is needed for any used car sale business. This is a high end custom truck dealership that will customize new and used vehicles. Considering the neighboring properties are car dealerships, we believe this is an appropriate use for this parcel and a Conditional Use is warranted.

They recently presented this to the ARC committee, and originally the main building front was facing I-55 and not the City ROW. ARC recommended putting more focus on the Autobahn Loop frontage (West). They have completely flipped the design. The main focus of the building is now facing the City ROW and meeting the frontage glass requirement. Representatives are here today to answer any questions.

We did make a public notice in the local newspaper and place a Conditional Use sign at the property. To date, we have not had any public comment regarding the Conditional Use.

JLS Construction, LLC.
Lee Sahler
103 Eastwick Cove
Madison, MS 39110
601.503.6860
jlsconst@yahoo.com

April 23, 2026

City of Gluckstadt Planning & Zoning Commission
Re: Request for conditional use

To whom it may concern,

I am submitting this letter in support of the Conditional Use Application for the property located on Autobahn Loop, Parcel 082E-21-016/29.00. The purpose of this letter is to demonstrate that the proposed use for a new and used vehicle dealership fully complies with or otherwise satisfies all requirements for granting a Conditional Use permit pursuant to Section 804.01of the Zoning Ordinance put forth by the City of Gluckstadt.

The proposed use will comply with all zoning, building, environmental, and operational regulations. Any conditions composed by the Planning and Zoning Commission will be fully observed to ensure ongoing compliance.

I respectfully request your favorable consideration of this application. Please feel free to contact me if additional information or clarification is needed.

Thank you for your time and consideration. JLS Construction, LLC. looks forward to working collaboratively with the City of Gluckstadt throughout this process.

Sincerely,

Lee Sahler

Madison County, MS
I CERTIFY THIS INSTRUMENT FILED/RECORDED
8/10/2022 2:44:49 PM
INST. 963409 PAGE 1 OF 13
BOOK W -
WITNESS M
Ronny Lott,

Prepared by and Return To:
R. Paul Randall, Jr. MSB #99960
1030 Northpark Drive
Ridgeland, MS 39157
Ph: 601-956-2615
randallsegrest.com
RS22-08-0817

Indexing Instructions:
NW 1/4 of Section 21,
T8N-R2E,
Madison County, MS

Un-Official

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10.00, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned **JOHN C. HARRELD**, one and the same person as John Cowan Harreld, John Cowan Harreld, Sr., and John Harreld, **RONALD L. HUTCHINSON** and **ANNETTE MARIA SCHMIDT HARRELD**, P. O. Box 160, Madison, Mississippi 39130, Phone: 601-906-1150, Grantors, do hereby grant, bargain, sell convey and warrant unto **D&S INVESTMENT GROUP, LLC**, a Mississippi limited liability company 235 Gluckstadt Road, Madison, MS 39110, Phone: 601-586-9659, Grantee, the following parcel of land being situated in Madison County, Mississippi and being more particularly depicted by survey plat attached hereto as **Exhibit "A"** and described by metes and bounds as follows, to-wit:

A certain tract of land containing 4.16 acres, more or less, situated in the Northeast Quarter of the Northwest Quarter and in the Northwest Quarter of the Northeast Quarter of Section 21, Township 8 North, Range 2 East, Madison County,

Quarter of Section 21, Township 8 North, Range 2 East, M
Mississippi, and being more particularly described as follows:

Commencing at the P.K. nail in pavement marking the Northwest corner of Section 21, Township 8 North, Range 2 East, Madison County, Mississippi; run thence, South 70°25'39" East for 2781.78 feet to the 1/2" rebar found marking the POINT OF BEGINNING; run thence, along the east right of way of Autobahn Loop for the following 2 courses:

North 00°22'44" East for 39.89 feet to a found 1/2" rebar; 125.96 feet along the arc of a curve to the left, said curve having a radius of 60.00 feet and a chord of North 00°12'12" East for 104.07 feet to a found 1/2" rebar; run thence, North 00°11'20" East for 128.54 feet to a found 1/2" rebar; run thence, 143.19 feet along the arc of a curve to the left, said curve having a radius of 550.00 feet and a chord of South 89°36'02" East for 142.79 feet to a found 1/2" rebar; run thence, North 82°56'31" East for 405.73 feet along the south line of the property described in Book 3558 at Page 308 to a found 1/2" rebar; run thence, along the west right of way of Interstate Highway 55 for the following 2 courses:

South 11°54'52" East for 81.47 feet to a found 1/2" rebar; 325.53 feet along the arc of a curve to the right, said curve having a radius of 5622.43 feet and a chord of South 04°31'22" West for 325.49 feet to a found 1/2" rebar; run thence, North 81°14'33" West for 543.99 feet along the north line of property described in Book 3599 at Page 501 back to the 1/2" rebar marking the POINT OF BEGINNING.

The above description is based on True (Geodetic) Bearings.

The warranty of this conveyance is hereby made subject to the following matters, things

Un-Official

AUTOBAHN VIEW

NINE27 MOTORSPORTS

COVER

Scale:

RGPA/pa
ROBERT G POLK ARCHITECT, P.A.

702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

REGISTERED ARCHITECT
Robert G. Polk
1695
Jackson, MS
5/23/2026

These documents, prepared by Robert G. Polk, Architect, P.A. for this project as instruments of service, shall be used solely with respect to this project. These documents shall not be used by the Owner or by others on other projects, for additions to this project, or for completion of this project by others except by written agreement and with appropriate compensation to Robert G. Polk, Architect, P.A.

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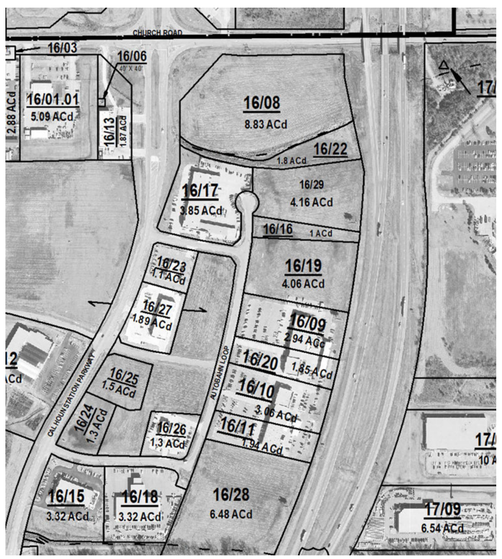
927 MOTORSPORTS
LEE SAHLER
AUTOBAHN LOOP
GLUCKSTADT, MS 39110

PLOTTED:
5/24/2026
4:32:53
PM

SHEET
A0

INTERSTATE VIEW

FROM ENTRY DRIVE OFF AUTOBAN



ALL ZONED C-2

Neighboring Landowners to 082E-21-016/29.00 D&S INVESTMENT GROUP LLC

082E-21-016/08	8.83ac	KUMAR SANJAY & INDER K ARORA
082E-21-016/09	2.94ac	MH CANTON CDJR REALTY LTD
082E-21-016/10	3.06ac	MH MADISON REALTY LTD
082E-21-016/11	1.94ac	MH MADISON REALTY LTD
082E-21-016/17	3.85ac	CAPITOL BODY SHOP LLC OF GLUCKSTADT
082E-21-016/16	1.0ac	MH RAW LAND LLC
082E-21-016/19	4.06ac	MH RAW LAND LLC
082E-21-016/20	1.85ac	MH CANTON CDJR REALTY LTD
082E-21-016/22	1.80ac	CALHOUN STATION PROPERTY OWNERS
082E-21-016/23	1.1ac	JRJ DEVELOPMENT LLC-⅔ ETAL
082E-21-016/24	1.3ac	S&P MANAGEMENT LLC
082E-21-016/25	1.5ac	CITIZENS BANK OF PHILADELPHIA
082E-21-016/26	1.3ac	PINGREE 2000 REAL ESTATE HOLDINGS
082E-21-016/27	1.89ac	PATRICK ROWLAND BUILDERS LLC

SURROUNDING PARCELS

Scale:

RGPA/pa
ROBERT G POLK ARCHITECT, P.A.

702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

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927 MOTORSPORTS
LEE SAHLER
AUTOBAHN LOOP
GLUCKSTADT, MS 39110

PLOTTED:
5/24/2026
4:32:54
PM

SHEET
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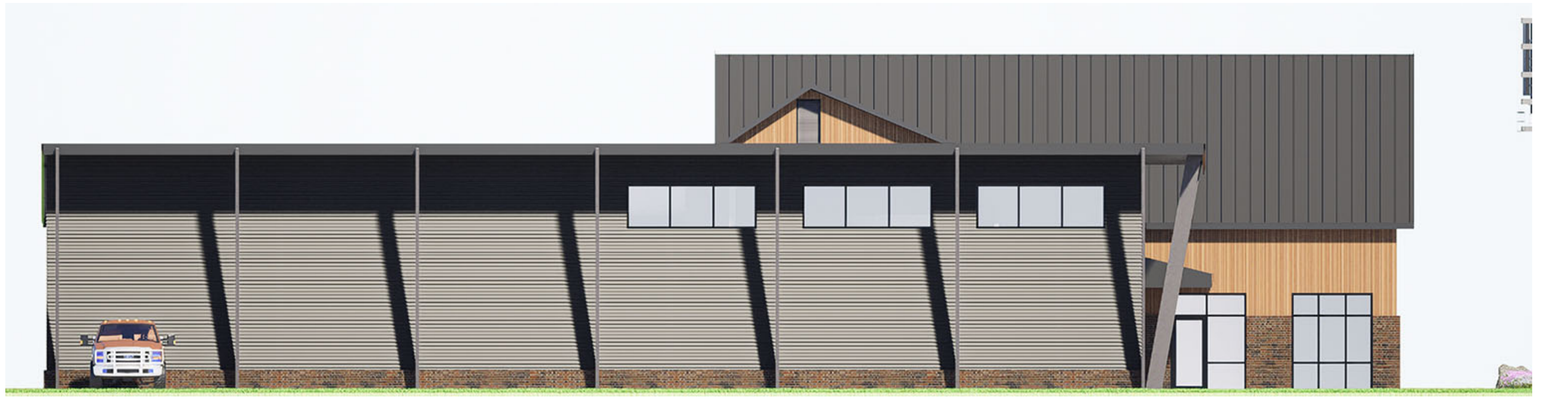
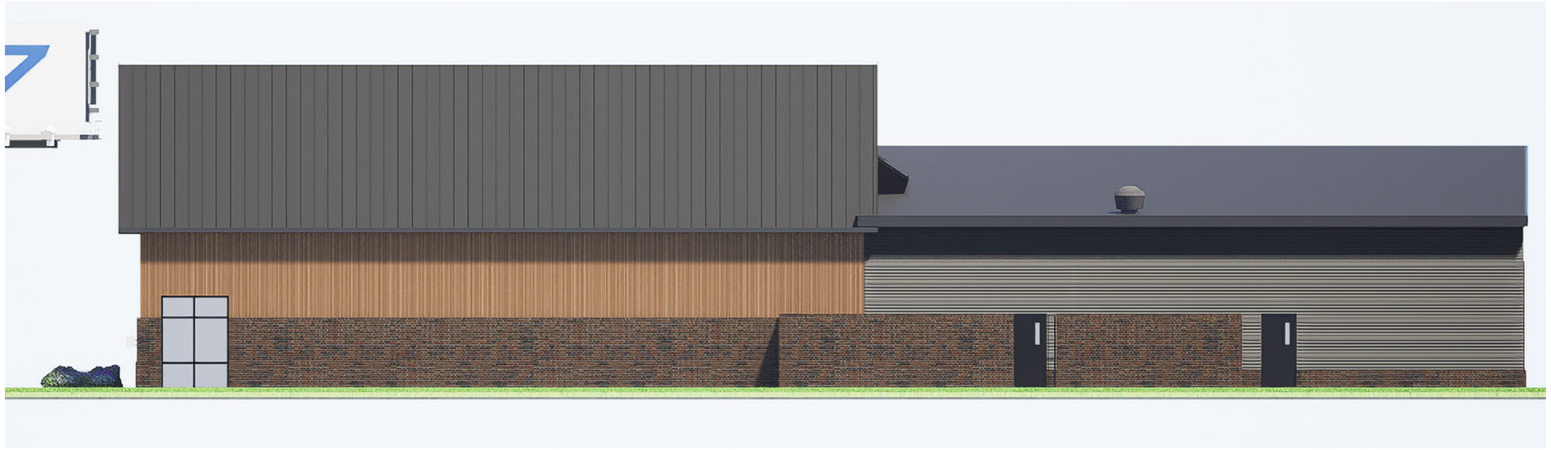


NORTH ELEVATION



SOUTH ELEVATION

EAST ELEVATION

WEST ELEVATION

COLOR ELEVATIONS

Scale:

RGPA pa
ROBERT G POLK ARCHITECT, P.A.

702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
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927 MOTORSPORTS
LEE SAHLER
AUTOBAHN LOOP
GLUCKSTADT, MS 39110

PLOTTED:
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SHEET
A102

N 82°48'02" E 405.73'

5' Rear Setback

S 12°03'21" E 81.47'

N 00°02'51" E 128.54'

5' Side Setback

35' Front Setback

EROSION CONTROL DURING CONSTRUCTION

12'-0"

S 04°22'53" W 325.49'

N 81°23'02" W 543.99'

concrete drive

12" rcp

8" pvc

Autobahn Loop
(60' r.o.w.)

EXISTING FIRE HYDRANT

r.o.w.

275 276 277 278 279 280 281 282 283 284 285 286

Overall Site

1 Site Plan
1" = 20'-0"

Scale: 1" = 20'-0"

RGPA/pa
ROBERT G POLK ARCHITECT, P.A.

702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
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robertpolkarchitect@gmail.com

REGISTERED ARCHITECT
Robert G. Polk
1695
Jackson, MS
STATE OF MISSISSIPPI

5/23/2026

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927 MOTORSPORTS
LEE SAHLER
AUTOBAHN LOOP
GLUCKSTADT, MS 39110

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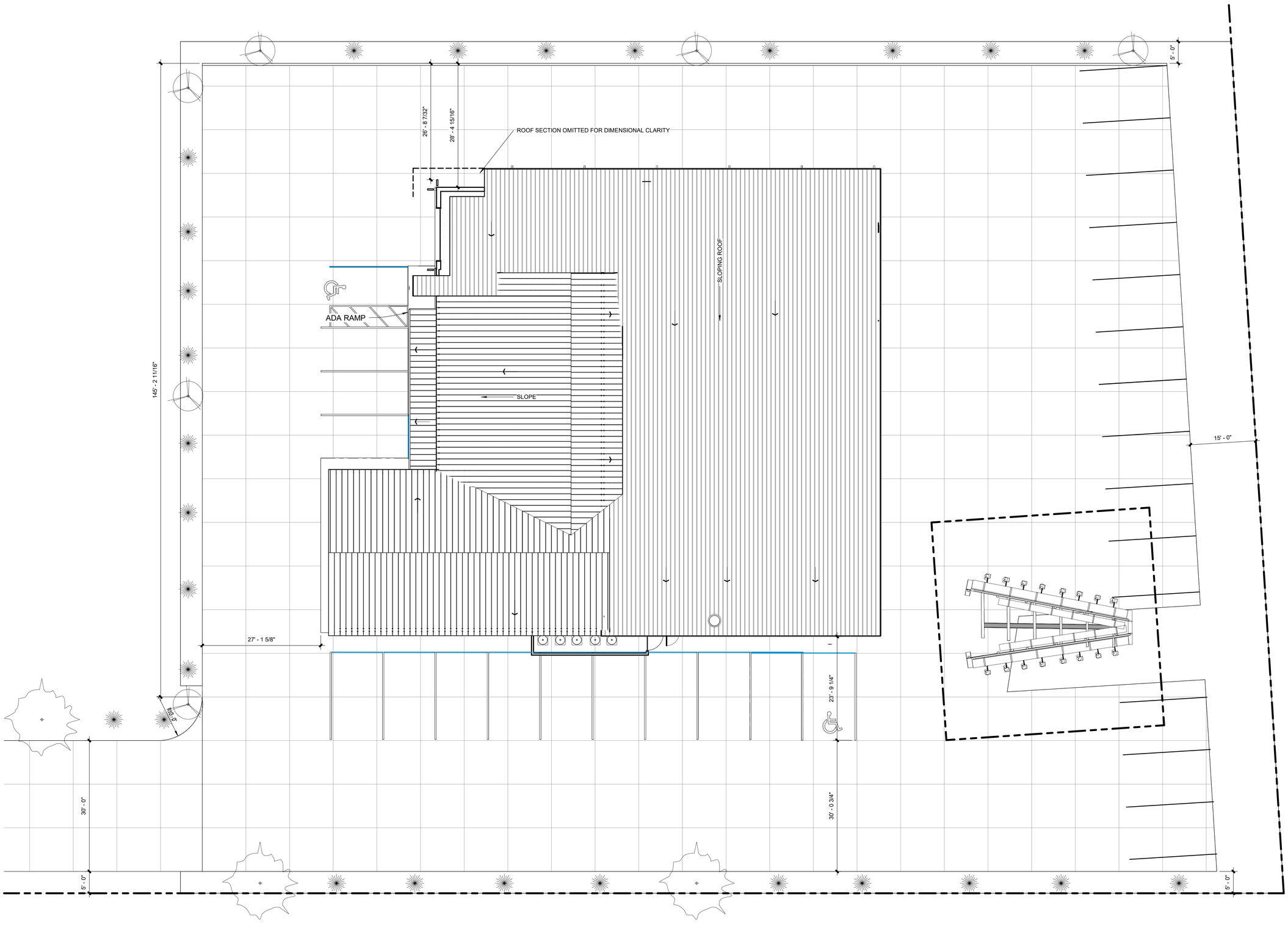
SHEET
A302



1 Site Plan
1" = 10'-0"

Architectural Site Plan

Scale: 1" = 10'-0"

RGPA/pa
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927 MOTORSPORTS
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AUTOBAHN LOOP
GLUCKSTADT, MS 39110

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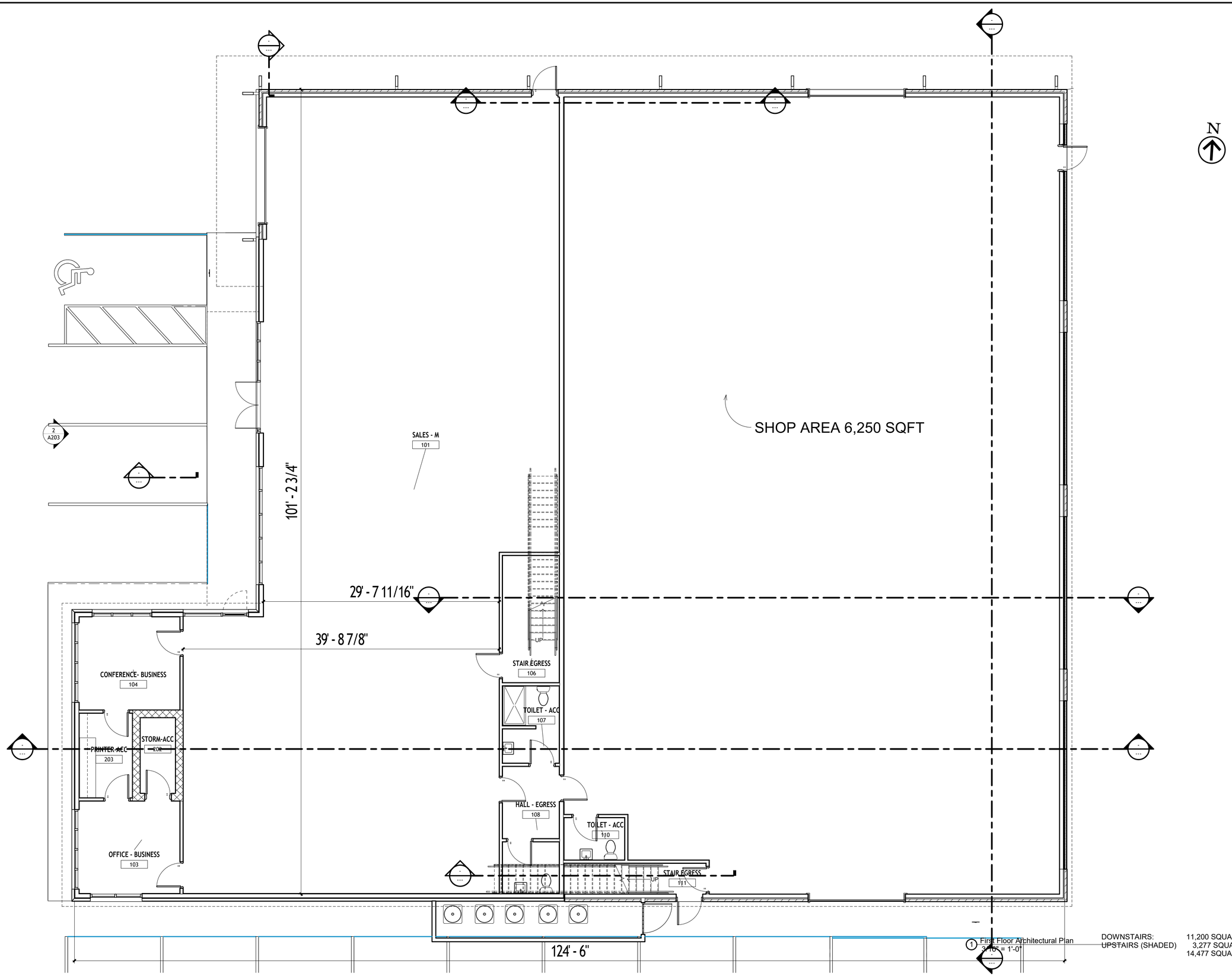
SHEET
A301



1 First Floor Architectural Plan
3/16" = 1'-0"

DOWNSTAIRS: 11,200 SQUARE FEET
UPSTAIRS (SHADED) 3,277 SQUARE FEET
14,477 SQUARE FEET TOTAL

FLOOR PLAN
Scale: 3/16" = 1'-0"

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Robert G. Polk
1695
Jackson, MS
5/23/2026

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927 MOTORSPORTS
LEE SAHLER
AUTOBAHN LOOP
GLUCKSTADT, MS 39110

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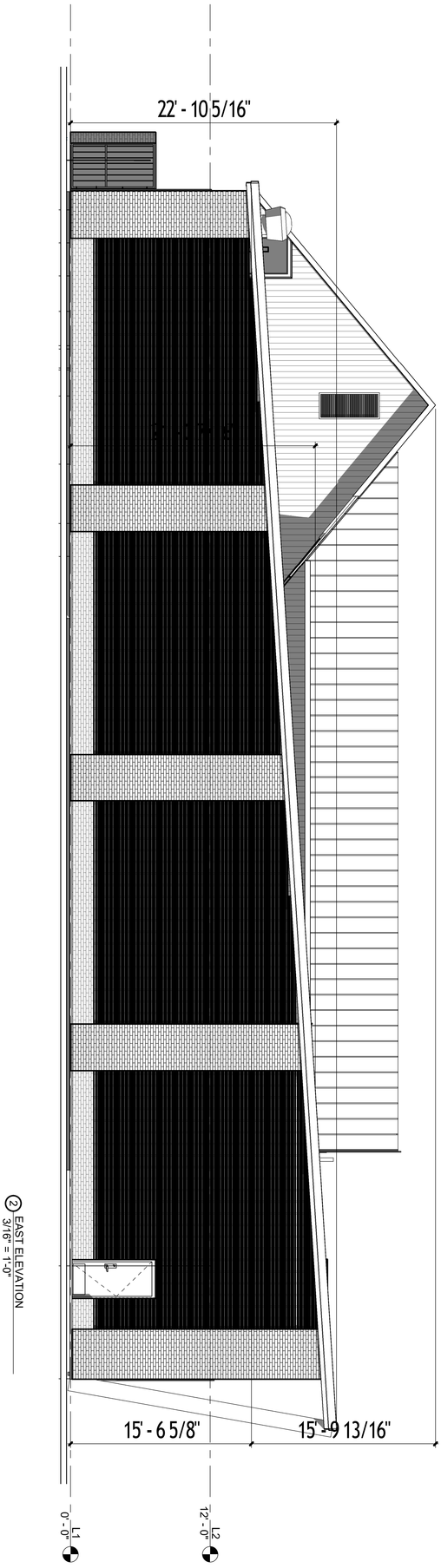
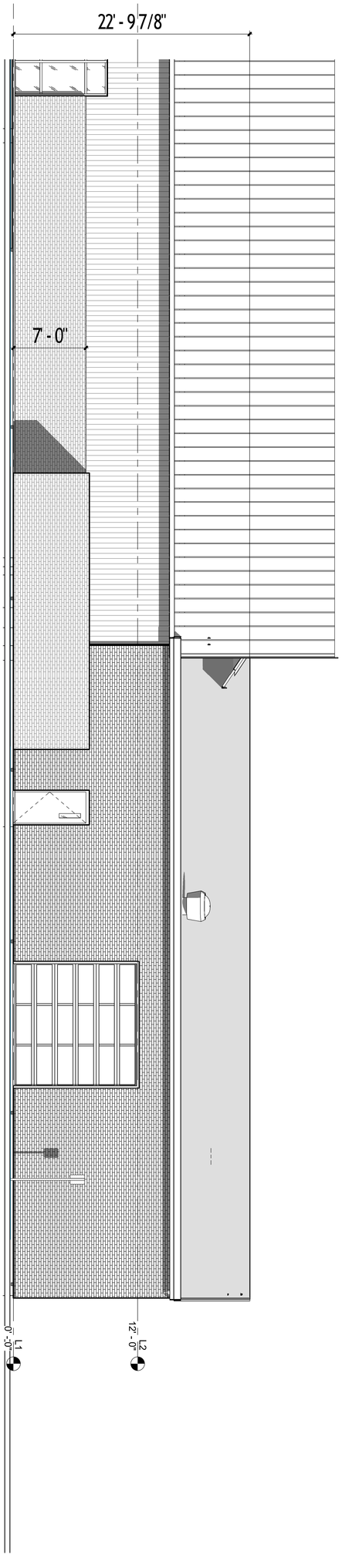
SHEET
A101



② EAST ELEVATION
3/16" = 1'-0"



① SOUTH ELEVATION
3/16" = 1'-0"

Architectural Building Elevations

Scale: 3/16" = 1'-0"

SHEET
A201

PLOTTED
5/24/2026
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927 MOTORSPORTS

LEE SAHLER
AUTOBAHN LOOP
GLUCKSTADT, MS 39110

The contract documents are not to be used by any contractor, trade, designer, or subcontract. Therefore additional related information may be required in other contract drawings and specifications not listed specifically noted on this document. It is the responsibility of the contractor to assemble a complete set of contract drawings and specifications prior to the start of construction. Do not build from an incomplete set of documents.

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5/23/2026

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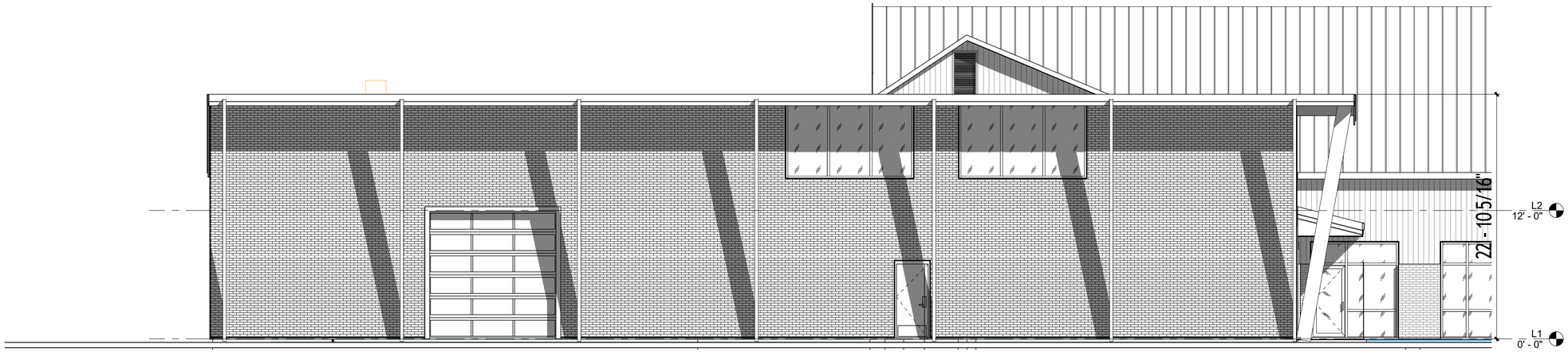
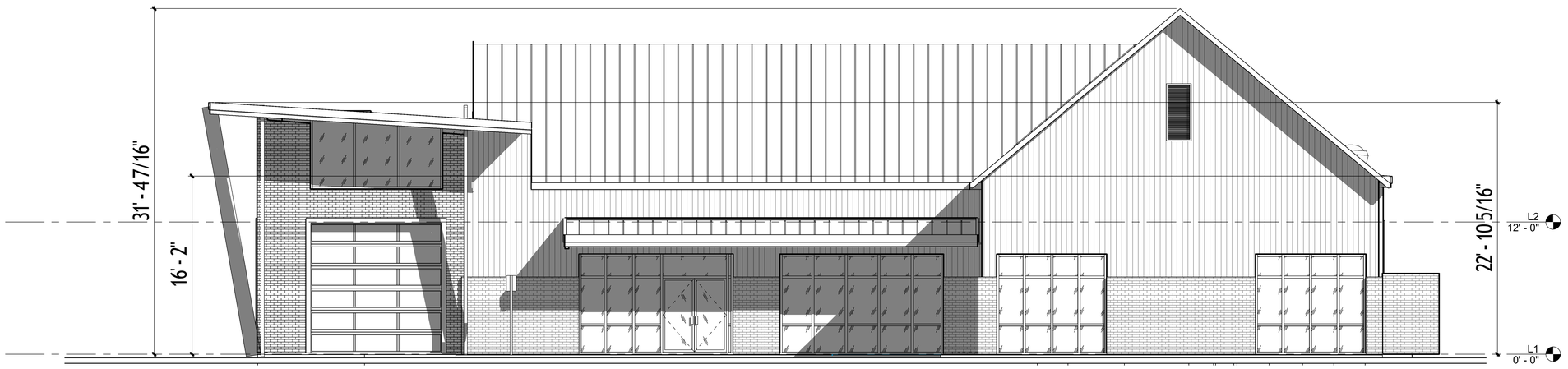
ROBERT G POLK ARCHITECT, P.A.

Section 5. (Item G)



1 NORTH ELEVATION
3/16" = 1'-0"



2 WEST ELEVATION
3/16" = 1'-0"

RGPA pa
ROBERT G POLK ARCHITECT, P.A.

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Architectural Building Elevations

Scale: 3/16" = 1'-0"

927 MOTORSPORTS
LEE SAHLER
AUTOBAHN LOOP
GLUCKSTADT, MS 39110

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SHEET
A203

Occupancy Classification
Section **311.2 Moderate-Hazard Storage, Group S-1** lists motor vehicle repair garages as an S-1 occupancy, specifically: *"Motor vehicle repair garages complying with the maximum allowable quantities of hazardous materials listed in Table 307.1(1) (see Section 406.8)."* Section **311.2.2** then points directly to 406.8 for the detailed requirements.
The IBC Commentary (referenced in multiple code-forum threads citing the commentary verbatim) makes the scope unambiguous: *a repair garage is any structure used for servicing or repairing motor vehicles — regardless of the extent of work (quick lube, tune-up, muffler shop, tire shop, painting, body work, engine overhaul)*. All of it is S-1, and all of it falls under 406.8.
Two edge conditions to be aware of:

- If the quantity of any hazardous material on site exceeds the Maximum Allowable Quantity (MAQ) in **Table 307.1(1)**, the occupancy kicks up to a Group H (high hazard), which triggers Section 415.
- The IBC defines a **commercial motor vehicle** in Chapter 2 as one with a GVWR of 10,000 lb or more, or designed to carry 16+ passengers including the driver. This matters for sprinkler thresholds (below).

Note that "F-1 Factory Industrial – Moderate Hazard" is sometimes proposed for body shops, but the code text in 311.2 is specific enough that ICC's position, and the prevailing plan-reviewer consensus, is that S-1 governs.
Section 406.8 — Repair Garage Requirements
406.1 requires all motor-vehicle-related occupancies to comply with 406.2 (general motor-vehicle provisions), and repair garages must additionally comply with 406.8. The explicit exclusion in 406.8 is that a repair garage cannot contain a motor fuel-dispensing facility (those are governed by 406.7). The subsections under 406.8 in the 2018 IBC:

- **406.8.1 Ventilation** — Mechanical ventilation per the IMC, with controls at the entrance to the garage.
- **406.8.2 Gas detection system** — Required for garages repairing vehicles fueled by **nonodorized** gases (hydrogen, nonodorized LNG). The detection system must comply with Section 916, must detect leakage of the nonodorized fuel, and if there are lubrication or chassis service pits for LNG vehicles, sensors are required in the pits.

(The floor-surface-must-be-concrete requirement that existed in earlier editions moved to **406.2.4 Floor surfaces** in the 2018 cycle — concrete or similar noncombustible and nonabsorbent, with an exception for slip-resistant finishes with a critical radiant flux ≤ 0.45 W/cm² per NFPA 253. Heating equipment rules likewise moved to the general 406.2 provisions referencing the IMC.)
Sprinkler Requirements — Section 903.2.9.1
This is where most of the teeth are. An NFPA 13 sprinkler system is required throughout a repair-garage building if **any** of these conditions exist:
The general S-1 triggers in **903.2.9** also still apply — notably, any S-1 fire area > 12,000 sf, any S-1 fire area more than three stories above grade, or combined S-1 fire areas on all floors > 24,000 sf. In practice, 903.2.9.1 governs most repair-garage designs, but it's worth running the area down both thresholds.
Fire-Resistance Separation from Other Occupancies — Table 508.4
For separated occupancies, Table 508.4 groups **B, F-1, M, and S-1 together as equivalent hazard** — which is the useful design shortcut. No separation is required between S-1 and adjacent B (office/service write-up), M (parts retail counter), or F-1 (light fabrication) whether the building is sprinklered or not. This is how most auto dealers and service centers are laid out without fire barriers between the bay area, parts counter, and showroom.
Where you *do* need a rated separation from an S-1 repair bay (typical values from Table 508.4, sprinklered / non-sprinklered):

- S-1 to **A** (assembly, e.g. customer waiting with occupant load triggering A): 1 hr / 2 hr
- S-1 to **E** (education): 2 hr / 2 hr
- S-1 to **R** (residential, e.g. mixed-use with apartments above): 2 hr / 3 hr
- S-1 to **I** (institutional): varies, generally 2 hr minimum
- S-1 to **H-1/H-2**: generally NP (not permitted) or highly restricted

When used as fire barriers, these walls must comply with Chapter 7 construction (Section 707), and horizontal assemblies with Section 711.
A Few Other Items Worth Flagging
406.2 General provisions that apply to a repair garage because of 406.1: minimum clear height 7 ft in vehicle and pedestrian areas, vehicle barriers where a drive lane drop exceeds 1 ft (barriers 2'-9" min. height, designed for the 6,000-lb concentrated load of IBC 1607.8.3), and guards per Section 1015.
IFC Chapter 23 (Motor Fuel-Dispensing and Repair Garages) and **IFC Chapter 57** (Flammable and Combustible Liquids) contain operational requirements that overlap with 406.8 — drainage/waste oil handling, spray-booth separation, welding/hot-work limits. The IBC defers to the IFC on these.
Tire storage: 903.2.9.2 requires sprinklers throughout where indoor tire storage exceeds 20,000 cubic feet, which can get triggered unexpectedly in tire-shop programming.
Mezzanines for parts storage are permitted but bring in Section 505 limits, and the mezzanine area counts toward the fire-area calculation for sprinkler triggers.

THIS BUILDING HAS AN NEW S-1 STORAGE FACILITY

WITH A GROSS FOOTPRINT OF 11,200 SQFT DOWNSTAIRS (UNDER 12,000 MAX - 903.2.9)
SECOND FLOOR OF 3,277 SQFT
2 FLOOR GROSS 14,477 SQFT (LESS THAN 24,000 MAX - 903.2.9)

NO SPRINKLERS REQUIRED
Table 508.4 groups **B, F-1, M, and S-1 together as equivalent hazard** — which is the useful design shortcut. No separation is required between S-1 and adjacent B (office/service write-up), M (parts retail counter), or F-1 (light fabrication) whether the building is sprinklered or not.

MAINTANANCE AREA IS 6,250 SQFT ENCLOSED.

MECHANICAL VENTILATION FOR CARBON MONOXIDE IS PART OF THIS CONSTRUCTION FOR THE BUILDING'S GARAGE AREA

TIRE STORAGE DOES NOT EXCEED 20,000 CUFT

THIS BUILDING IS TYPE V UNPROTECTED.

TABLE 506.2ALLOWABLE AREA FACTOR (A_t = NS, S1, S13R, S13D or SM, as applicable) IN SQUARE FEET[a, b]

OCCUPANCY CLASSIFICATION	SEE FOOTNOTES	TYPE OF CONSTRUCTION								
		TYPE I		TYPE II		TYPE III		TYPE IV	TYPE V	
		A	B	A	B	A	B	HT	A	B
S-1	NS	UL	48,000	26,000	17,500	26,000	17,500	25,500	14,000	9,000
	S1	UL	192,000	104,000	70,000	104,000	70,000	102,000	56,000	36,000
	SM	UL	144,000	78,000	52,500	78,000	52,500	76,500	42,000	27,000

PROJECT ADDRESS: 927 MOTORSPORTS
AUTOBAHN LOOP
GLUCKSTADT, MS

CONSTRUCTION TO BE IN ACCORDANCE WITH THE FOLLOWING CODES:
BUILDING CODE: 2018 IBC, ADA-AG 2010

THIS PROJECT IS NEW CONSTRUCTION

PROPERTY IS ZONED C-3 HIGHWAY
OCCUPANCY CLASSIFICATION:
GROUP S-1 - STORAGE WITH OFFICES
NUMBER OF STORIES - 2
TYPE OF CONSTRUCTION:
MINIMUM OCCUPANT LOADS BY CODE: NSPRINKLED.

1 PER 300 S.F. - STORAGE S-1 VEHICLE REPAIR (IBC TABLE 1004.5)
6126 SHOP/300 = 21

BUILDING HEIGHT MAX PER CODE 75 FT, (IBC TABLE 504 AND 506)
ORDINANCE LIMITED TO 40 FT - PROJECTED HEIGHT 31'-2"

MAXIMUM TRAVEL DISTANCE TO EXIT ALLOWED TABLE 1016.1: (UNSPRINKLED) 200 FT.

NUMBER OF EXITS REQUIRED (IBC TABLE 1018.1): 2, FIVE (5) PROVIDED

MINIMUM CORRIDOR AND STAIR WIDTH, 44 INCHES
MINIMUM CLEAR OPENING OF EXIT DOORS 32 INCHES (36" DOOR)

OCCUPANT LOAD - PER CODE SUMMARY = 115 OCCUPANTS

CONTROLLING EXIT NUMBER 115 TOTAL

115 X .320 EXIT UNITS = 34.5 INCHES USE MINIMUM OF 36" INCHES (32" MINIMUM CLEAR)

128 INCHES EXIT UNITS PROVIDED
34.5 INCHES REQUIRED - LS101 - 2/3 ON ENTRY = 35" MININUM - 64" PROVIDED.

DIAGONAL DISTANCE - 119 /110
SEPARATION OF EXITS- 1/2 DIAGONAL DISTANCE = 60'
SEPARATION OF EXITS PROVIDED 76'-0" EXCEEDS MINIMUM SEPARATION

FIRE EXTINGUISHERS TO BE PROVIDED AND LOCATED IN COUNT, TYPE AND LOCATION AS REQUIRED BY FIRE MARSHAL

MASONRY MOUNTED KNOX BOX TO BE PROVIDED PER FIRE MARSHAL

IBC 2018 AREA MODIFICATION — BLANK CALCULATOR (copy this sheet for a new project)

IBC 2018, §506.3 Frontage Increase • Equations 5-1, 5-2, 5-4, 5-5 • Table 506.2

HOW TO USE: Type your values into the YELLOW cells. The grey CALCULATIONS section updates automatically.

INPUTS — PROJECT PARAMETERS (type values in the yellow cells)

Project name	927 Motorsports
Occupancy classification	S-1
Construction type	V-B
Sprinklered?	No — use NS column

INPUTS — Building size (enter areas floor by floor)

Ground floor area	11,200	sf
Mezzanine / additional ground-floor area	0	sf
Upper floor area, per floor (blank if single	3,450	sf
Number of upper floors (0 or blank if sing	1	
Stories above grade plane, S_a	2	
Total designed building area	14,650	sf

S-1 sprinkler trigger check (IBC §903.2.9 — Group S-1 only)

Status	OK — within non-sprinklered S-1 thresholds

Thresholds: any fire area > 12,000 sf OR combined > 24,000 sf OR > 3 stories above grade

INPUTS — Tabular areas from IBC Table 506.2 (look up by occupancy + construction type)

NS — From Table 506.2 NS column (alwa	9,000	sf
A — Only if sprinklered (S1/SM/S13R/S13		sf

INPUTS — WALL MEASUREMENTS (type lengths and open-space widths)

Wall / side	Length L (ft)	Open space w (ft)	Qualifies? (w ≥ 20)	L in F (ft)	L × w
East - Facing I-55	107.5	60.0	YES	107.5	6,450.0
South	126.5	52.0	YES	126.5	6,578.0
West	107.5	39.0	YES	107.5	4,192.5
North	126.5	36.0	YES	126.5	4,554.0
TOTALS →	468.0			468.0	21,774.5

CALCULATIONS — read-only. All values below computed from yellow inputs.

Variables

Total perimeter, P	468.0	ft
Qualifying frontage F (w ≥ 20 ft)	468.0	ft
Σ (L × w) over qualifying walls	21,774.5	ft²
F / P	1.000	
Weighted W_raw (Eq. 5-4)	46.53	ft
W used (capped at 30 ft)	30.00	ft
W / 30	1.000	

Equation 5-5 — frontage increase factor

If = [F/P − 0.25] × W/30

Plugged-in:	If = [1.000 − 0.25] × 1.000
Frontage increase factor, If (floored at 0)	0.7500

Allowable area — Equation 5-1 (one story) or Equation 5-2 (multi-stofy)

Equation:	Multi-story (Eq. 5-2): $A_a = [A + (NS \times If)] \times S_a$
Plugged-in:	A_a = [9,000 + (9,000 × 0.7500)] × 2
Allowable area, A_a	31,500 sf

RESULT — area-modification check

Total designed area	14,650	sf
Allowable, total (Eq. 5-2)	31,500	sf
Total margin	16,850	sf
§506.2.3 per-story check (multi-story only)		
Largest single-floor area	11,200	sf
Allowable, per story (Eq. 5-1)	15,750	sf
Per-story margin	4,550	sf
Within IBC 2018 limit?	YES — within code (total + per-story both pass)	

IBC 2018 AREA MODIFICATION — Code Reference

Prepared by Robert G. Polk Architect, P.A.
Code basis: International Building Code, 2018 edition • Chapter 5 • Section 506.3 Frontage Increase

THE FORMULA

Frontage increase (Eq. 5-5): If = [F / P¹ − 0.25] ×² W / 30 ³
Weighted-average W (Eq. 5-4): W = (L ₁·w ¹+ L ₂·w ² + L ₃·w ³ + …) / F
Allowable area, one story (Eq. 5-1): $A_a = A + (NS \times If)$
Allowable area, multi-story (Eq. 5-2): $A_a = [A + (NS \times If)] \times S_a$

Variable definitions

If — Area factor increase due to frontage. A decimal between 0 and a maximum of 0.75. Multiplies the non-sprinklered tabular area NS.

F — Length of building perimeter (ft) that fronts on a public way or open space with a minimum 20 ft clear width measured perpendicular to the building face. IBC §506.3.1 and §506.3.2.

P — Total perimeter of the building (ft). Includes every exterior wall, qualifying or not.

W — Weighted-average open-space width (ft) along the qualifying frontage. Computed per Eq. 5-4. Capped at 30 ft (§506.3.2). Walls with w < 20 ft do not qualify and are excluded from F and from the Eq. 5-4 numerator.

A_a — Allowable area per story (sq ft) after the frontage increase is applied.

A — Tabular allowable area from IBC Table 506.2 for the building's occupancy and construction type. Use the column matching the sprinkler status: NS, S1, SM, S13R, or S13D.

NS — Non-sprinklered tabular area from IBC Table 506.2. ALWAYS used to compute the frontage bonus — even on sprinklered buildings. Most-missed point in the equation.

S_a — Number of stories above grade plane. Capped at 3 in Eq. 5-2 (or 4 for Group R with NFPA 13R).

What the formula is rewarding (plain English)

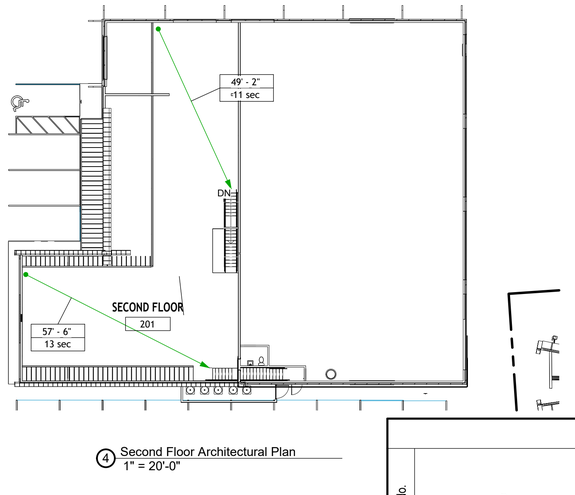
The frontage increase exists because a building with open space around it is easier for fire crews to reach, and burns less aggressively because radiant heat dissipates instead of bouncing off adjacent structures. The formula rewards two things: (1) the PERCENTAGE of perimeter that has at least 20 ft of clear space, and (2) the WIDTH of that clear space, up to a 30 ft cap.

- The first bracket [F/P − 0.25] gives credit for qualifying frontage above the 25 % minimum that triggers eligibility. Maximum value of this bracket is 0.75 (entire perimeter qualifies).
- The factor W/30 ranges from 0.67 (when W = 20) to 1.00 (when W ≥ 30).

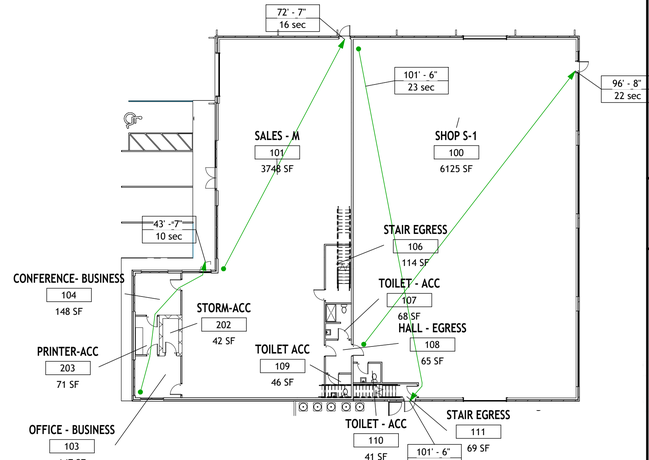
Multiply the two and the maximum frontage bonus is 0.75 × 1.00 = 0.75 — a 75 % increase on the non-sprinklered tabular area NS, added to the tabular area A to give the allowable area per story.

Code-edition reminders

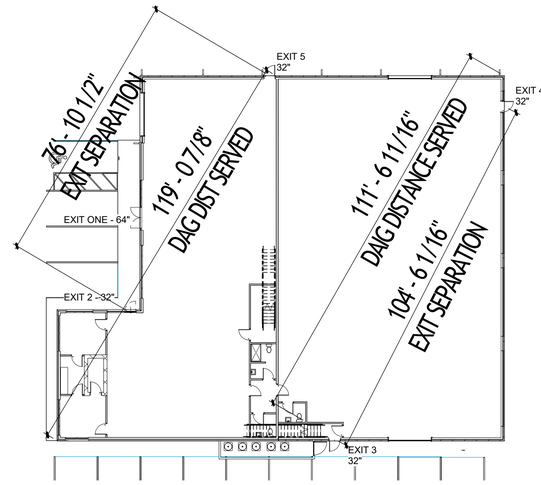
- *2018 IBC uses the closed-form Equation 5-5 above. This is the code Mississippi most commonly references as of 2025–2026.*
- *2021 IBC replaced Equation 5-5 with a lookup table (Table 506.3.3). The 2021 numbers are close but not identical at bin edges.*
- *2024 IBC raised the minimum qualifying open-space width W from 20 ft to 30 ft. A 20 ft yard that qualifies under 2018 does NOT qualify under 2024.*
- *For a sprinklered building, the frontage increase is ALWAYS calculated against NS, but it is ADDED to A. The shortcut $A_a = A + (1 + If)$ only works when A = NS (i.e., non-sprinklered).*
- *No individual story may exceed the allowable area computed with S_a = 1 (IBC §506.2.3). This calculator caps S_a at 3 inside Eq. 5-2 per the code.*



④ Second Floor Architectural Plan
1" = 20'-0"



③ LIFE SAFETY OCCUPANCY
1" = 20'-0"



⑤ LIFE SAFETY OCCUPANCY
1" = 20'-0"

Building Occupancy

Rm. No.	Name	Room Occupancy	Area	S.F. Per Person	Persons
106	STAIR EGRESS	Accessory Storage Areas, Mechanical Equipment Room	114 SF	300	1
107	TOILET - ACC	Accessory Storage Areas, Mechanical Equipment Room	68 SF	300	1
108	HALL - EGRESS	Accessory Storage Areas, Mechanical Equipment Room	65 SF	300	1
109	TOILET ACC	Accessory Storage Areas, Mechanical Equipment Room	46 SF	300	1
110	TOILET - ACC	Accessory Storage Areas, Mechanical Equipment Room	41 SF	300	1
111	STAIR EGRESS	Accessory Storage Areas, Mechanical Equipment Room	69 SF	300	1
202	STORM-ACC	Accessory Storage Areas, Mechanical Equipment Room	42 SF	300	1
203	PRINTER-ACC	Accessory Storage Areas, Mechanical Equipment Room	71 SF	300	1
Accessory Storage Areas, Mechanical Equipment Room: 8			517 SF		8
101	SALES - M	Business Areas	3748 SF	100	38
103	OFFICE - BUSINESS	Business Areas	147 SF	100	2
104	CONFERENCE- BUSINESS	Business Areas	148 SF	100	2
201	SECOND FLOOR	Business Areas	3281 SF	100	33
Business Areas: 4			7325 SF		75
100	SHOP S-1	h-5 Fabricaion & Manufacturing	6125 SF	200	31
h-5 Fabricaion & Manufacturing: 1			6125 SF		31
Grand total: 13			13967 SF		114

Quick clarification before the number: IBC 2018 Table 1004.5 (Maximum Floor Area Allowances Per Occupant) is keyed to **function of space**, not to occupancy group. So there isn't a single "S-1 factor" — you pick the function line that matches the actual use. The two lines you'd typically apply to an S-1 (Moderate-Hazard Storage) occupancy:

Function of space	Factor	Basis
Warehouses	500 sf	gross
Storage areas, mechanical equipment room (a.k.a. accessory storage)	300 sf	gross

Both are unchanged in the 2021 IBC; this exact pairing has been in place since the 2018 edition rolled forward.

How to pick between them: "Warehouses" is for a primary storage function — bulk goods, racking, palletized inventory, the kind of building that *is* a warehouse. "Storage areas, mechanical equipment room" is for accessory storage within a building of another primary use (a stock room behind a retail store, a back-of-house storage room in an office, a mech/elec/IT room). In healthcare and similar projects, the 300 gross factor is the one that almost always applies — true 500 sf warehousing is rare in the occupied portion of a renovation.

Things worth knowing:

- "Gross" means inside surface of walls, including corridors, restrooms, mechanical, closets — nothing subtracted (per Chapter 2 definitions).
- Round occupants **up** to the next whole person per §1004.5.
- You can intentionally *increase* the occupant load above the table value (§1004.5.1) so long as you don't exceed one occupant per 7 sf. You can't go below the table number without building official approval (§1004.5 Exception).
- An S-1 area inside a mixed-use building is calculated separately and added to the rest of the building's occupant load.

Mississippi's adopted code is the 2018 IBC, so this maps directly to the projects you're working on.

RGPA / pa
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601-720-7655- voice
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robertpolkarchitect@gmail.com

Robert G. Polk
1695
Jackson, MS
5/23/2026

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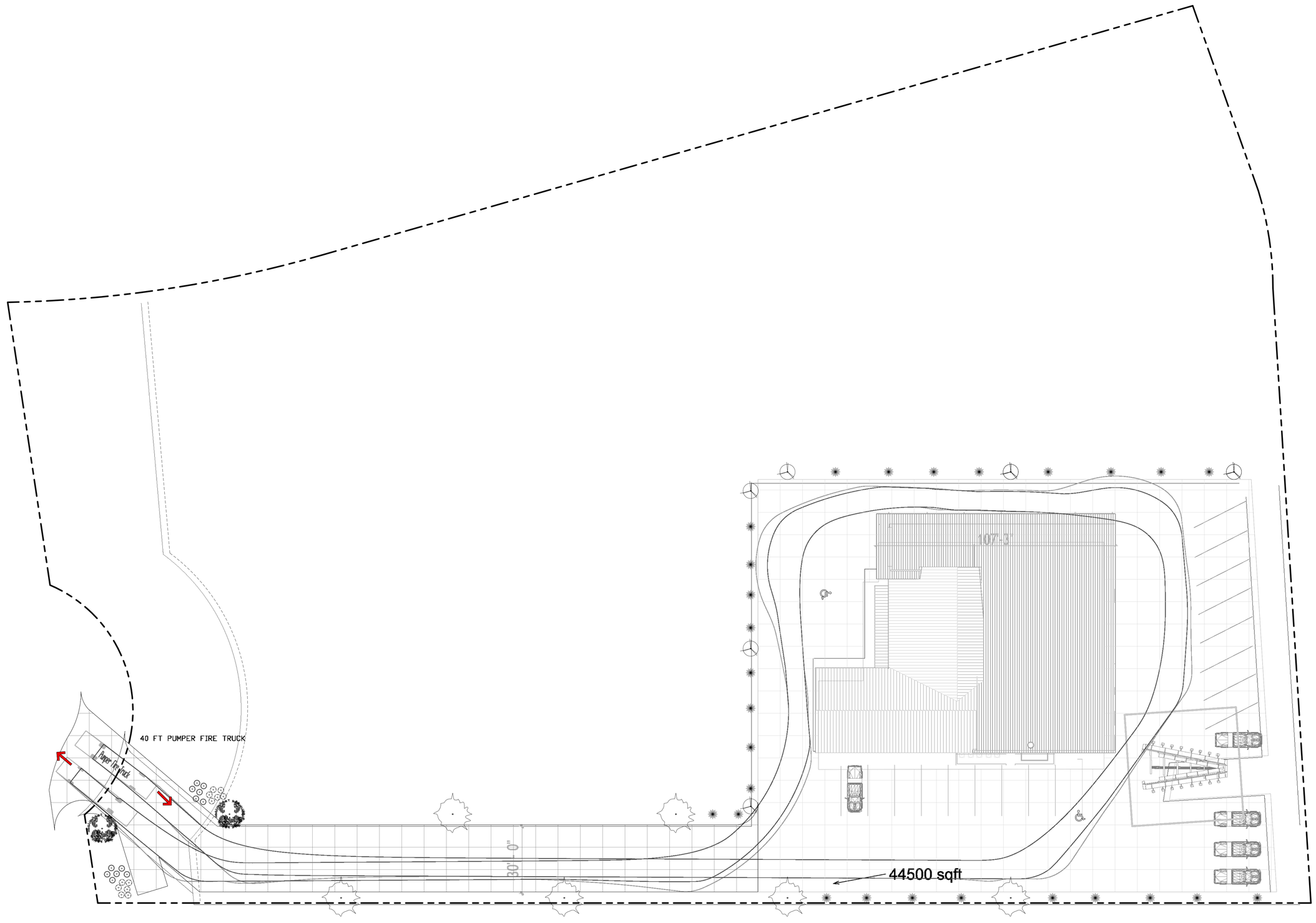
927 MOTORSPORTS
LEE SAHLER
AUTOBAHN LOOP
GLUCKSTADT, MS 39110

PLOTTED: 5/24/2026 4:33:36 PM

SHEET LS-1

LIFE SAFETY
Scale: As indicated



1 Site Plan
1" = 20'-0"

FIRE VEHICLE PATH

Scale: 1" = 20'-0"

RGPA/pa
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Jackson, MS
STATE OF MISSISSIPPI

5/23/2026

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927 MOTORSPORTS
LEE SAHLER
AUTOBAHN LOOP
GLUCKSTADT, MS 39110

PLOTTED:
5/24/2026
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SHEET
LS-2

SITE PLAN NOTES:

1. CONSTRUCTION DETAILS SHALL BE MUNICIPAL STANDARD DETAILS.
2. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL AND STATE CODES.
3. TEMPORARY SEDIMENT BARRIERS REQUIRED SHALL BE PLACED AS NECESSARY TO CONTAIN SEDIMENT WITHIN CONSTRUCTION LIMITS
4. DIMENSIONS UNLESS OTHERWISE SHOWN ARE TO FACE OF CURB.
5. ACCESSIBLE PARKING AND ASSOCIATED ACCESSIBLE ROUTE SHALL MEET 2010 ADA REQUIREMENTS AT A MINIMUM, AND COMPLY WITH LOCAL AND MUNICIPAL REGULATIONS, WHICHEVER IS THE MOST STRINGENT.
6. SPOT ELEVATIONS SHOWN ARE FINISHED GRADE OF TOP OF CURB, PAVING OR SIDEWALK.
7. PARKING STRIPES SHALL BE 4" WIDE UNLESS NOTED OTHERWISE WHITE WATERBORNE PAINT FOR NON ACCESSIBLE PARKING OR BLUE WATERBORNE PAINT AT ACCESSIBLE PARKING AND ACCESSIBLE ROUTES MEETING SPECIFICATION TT-P-1952B.
8. OWNER TO PROVIDE CONTROL POINT COORDINATES AND A BENCHMARK ELEVATION FOR THE SITE. ALL OTHER LAYOUT SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
9. CONTRACTOR SHALL PROVIDE WATER AND SANITARY AS SHOWN AND COORDINATE WITH LOCAL UTILITY COMPANIES TO PROVIDE GAS AND POWER CONNECTION TO THE BUILDING.
10. WATER SERVICE IS REQUIRED COMPLETE (LESS METER) TO SHOWN TENANT SPACE.
11. CURB CONSTRUCTION JOINTS SHALL BE 10'-0" ON CENTER. EXPANSION JOINTS SHALL BE 60'-0" ON CENTER.
12. INLET CASTINGS SHALL BE VULCAN (V-4302-1) OR DEWS & SONS (DF-22F) W/ MUNICIPAL SEAL WHERE REQUIRED BY ORDINANCE.
13. COMPACTION FOR OPEN TRENCHES IN THE PROJECT SHALL BE TO 95% STANDARD PROCTOR, MINIMUM, WITH COMPACTION TESTS FURNISHED TO OWNER FOR ALL FILLED TRENCHES WHICH HAVE OCCURRED UNDER PAVEMENT OR BUILDING.

DEMOLITION NOTES:

WHEN CONDUCTING DEMOLITION AND CLEANUP OPERATIONS THE CONTRACTOR SHALL NOTE THE IMPORTANCE OF KEEPING THE EXISTING VEGETATED AREAS VEGETATED FOR EROSION CONTROL MEASURES.

UPON COMPLETION OF GRADING OPERATIONS, ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED. THIS MAY INCLUDE, BUT IS NOT LIMITED TO, INSTALLING TOPSOIL (MIN. 6" THICKNESS), PERMANENT SEEDING AND MULCH, SODDING, EROSION CONTROL BLANKET, RIPRAP, ETC. CONTRACTOR SHALL REFER TO EROSION CONTROL NOTES FOR TEMPORARY GRASSING AND MULCHING DURING GRADING OPERATIONS.

ANY PERMANENT AND/OR CONSTRUCTION FENCING (EXISTING OR REQUIRED PER THE PLANS) REQUIRED TO BE REMOVED/RESET FOR INSTALLATION OF SITE, UTILITY, BUILDING, ETC. IMPROVEMENTS SHALL BE DONE SO AT NO ADDITIONAL COST TO THE PROJECT AND IS CONSIDERED INCIDENTAL. THE PLANS HAVE BEEN NOTED WITH GENERAL AREAS THIS IS TO OCCUR IN. THE REMOVAL AND/OR REPLACEMENT LIMITS WILL BE DETERMINED IN THE FIELD.

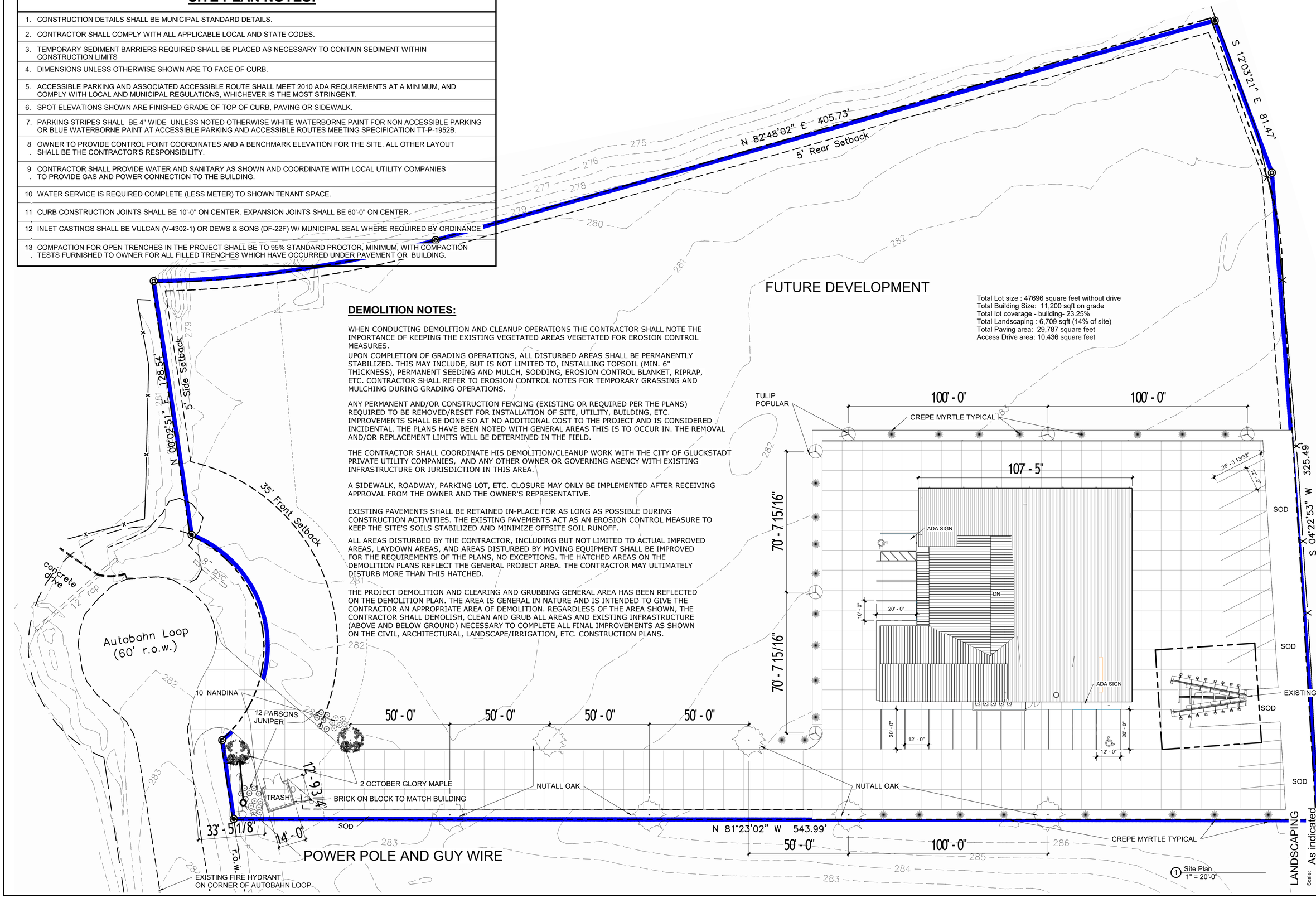
THE CONTRACTOR SHALL COORDINATE HIS DEMOLITION/CLEANUP WORK WITH THE CITY OF GLUCKSTADT PRIVATE UTILITY COMPANIES, AND ANY OTHER OWNER OR GOVERNING AGENCY WITH EXISTING INFRASTRUCTURE OR JURISDICTION IN THIS AREA.

A SIDEWALK, ROADWAY, PARKING LOT, ETC. CLOSURE MAY ONLY BE IMPLEMENTED AFTER RECEIVING APPROVAL FROM THE OWNER AND THE OWNER'S REPRESENTATIVE.

EXISTING PAVEMENTS SHALL BE RETAINED IN-PLACE FOR AS LONG AS POSSIBLE DURING CONSTRUCTION ACTIVITIES. THE EXISTING PAVEMENTS ACT AS AN EROSION CONTROL MEASURE TO KEEP THE SITE'S SOILS STABILIZED AND MINIMIZE OFFSITE SOIL RUNOFF.

ALL AREAS DISTURBED BY THE CONTRACTOR, INCLUDING BUT NOT LIMITED TO ACTUAL IMPROVED AREAS, LAYDOWN AREAS, AND AREAS DISTURBED BY MOVING EQUIPMENT SHALL BE IMPROVED FOR THE REQUIREMENTS OF THE PLANS, NO EXCEPTIONS. THE HATCHED AREAS ON THE DEMOLITION PLANS REFLECT THE GENERAL PROJECT AREA. THE CONTRACTOR MAY ULTIMATELY DISTURB MORE THAN THIS HATCHED.

THE PROJECT DEMOLITION AND CLEARING AND GRUBBING GENERAL AREA HAS BEEN REFLECTED ON THE DEMOLITION PLAN. THE AREA IS GENERAL IN NATURE AND IS INTENDED TO GIVE THE CONTRACTOR AN APPROPRIATE AREA OF DEMOLITION. REGARDLESS OF THE AREA SHOWN, THE CONTRACTOR SHALL DEMOLISH, CLEAN AND GRUB ALL AREAS AND EXISTING INFRASTRUCTURE (ABOVE AND BELOW GROUND) NECESSARY TO COMPLETE ALL FINAL IMPROVEMENTS AS SHOWN ON THE CIVIL, ARCHITECTURAL, LANDSCAPE/IRRIGATION, ETC. CONSTRUCTION PLANS.



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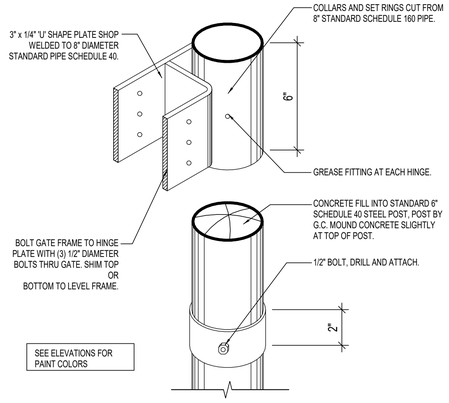
927 MOTORSPORTS
LEE SAHLER
AUTOBAHN LOOP
GLUCKSTADT, MS 39110

PLOTTED: 5/24/2026 4:34:30 PM

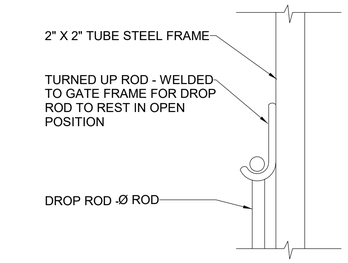
Scale: As indicated

SHEET L-1

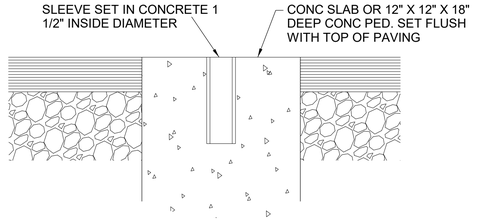


GATE HINGE ISOMETRIC

3 TRASH ENCLOSURE GATE HINGE
3" = 1'-0"

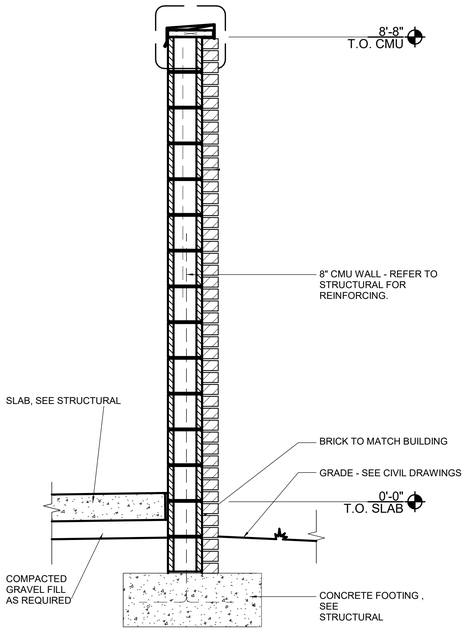


GATE DROP DETAIL



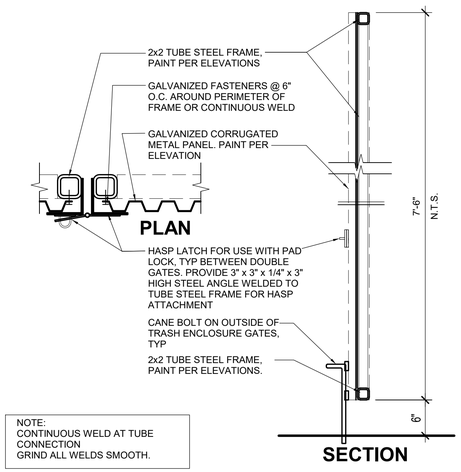
GATE HOLD DETAIL

4 TRASH ENCLOSURE GATE HOLD
1" = 1'-0"



TRASH ENCLOSURE SECTION

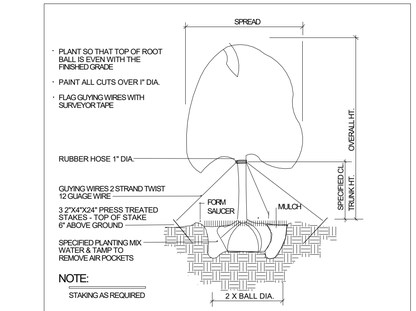
2 Trash Enclosure Wall Section BLOCK
3/4" = 1'-0"



NOTE:
CONTINUOUS WELD AT TUBE CONNECTION
GRIND ALL WELDS SMOOTH.

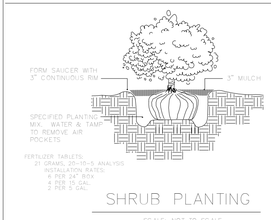
GATE DETAIL

5 Trash Enclosure Gate Detail
1" = 1'-0"



TREE PLANTING - GUY WIRES

SCALE: NOT TO SCALE



SHRUB PLANTING

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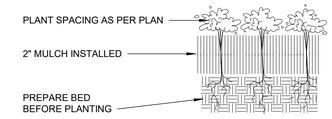
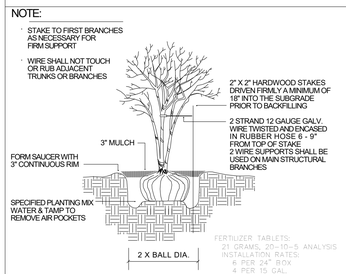


GROUNDCOVER PLANTING DETAIL

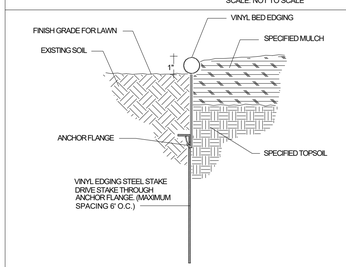
SCALE: NOT TO SCALE

NOTE:



MULTI-TRUNK TREE STAKING

SCALE: NOT TO SCALE



VINYL BED EDGING DETAIL

SCALE: NOT TO SCALE

1 Lanscape Plant Details
1/8" = 1'-0"

DETAILS
Scale: As indicated

RGPA / pa
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927 MOTORSPORTS
LEE SAHLER
AUTOBAHN LOOP
GLUCKSTADT, MS 39110

PLOTTED:
5/24/2026
4:34:31
PM

SHEET
L-2

1) PROPERTY IS ZONED C–2 (HIGHWAY COMMERCIAL DISTRICT) CITY OF CANTON

2) ADJOINING PROPERTIES ARE ZONED C–2 (HIGHWAY COMMERCIAL DISTRICT)

3) SETBACKS:
   FRONT – 35 FEET
   SIDE – 5 FEET
   REAR – 5 FEET
   MAXIMUM HEIGHT RESTRICTION: AS DETERMINED BY THE IBC

4) THERE ARE NO BUILDINGS CURRENTLY ON SUBJECT PARCEL.

5) SUBJECT PROPERTY IS LOCATED WITHIN THE CITY LIMITS OF GLUCKSTADT, MADISON COUNTY, MISSISSIPPI.

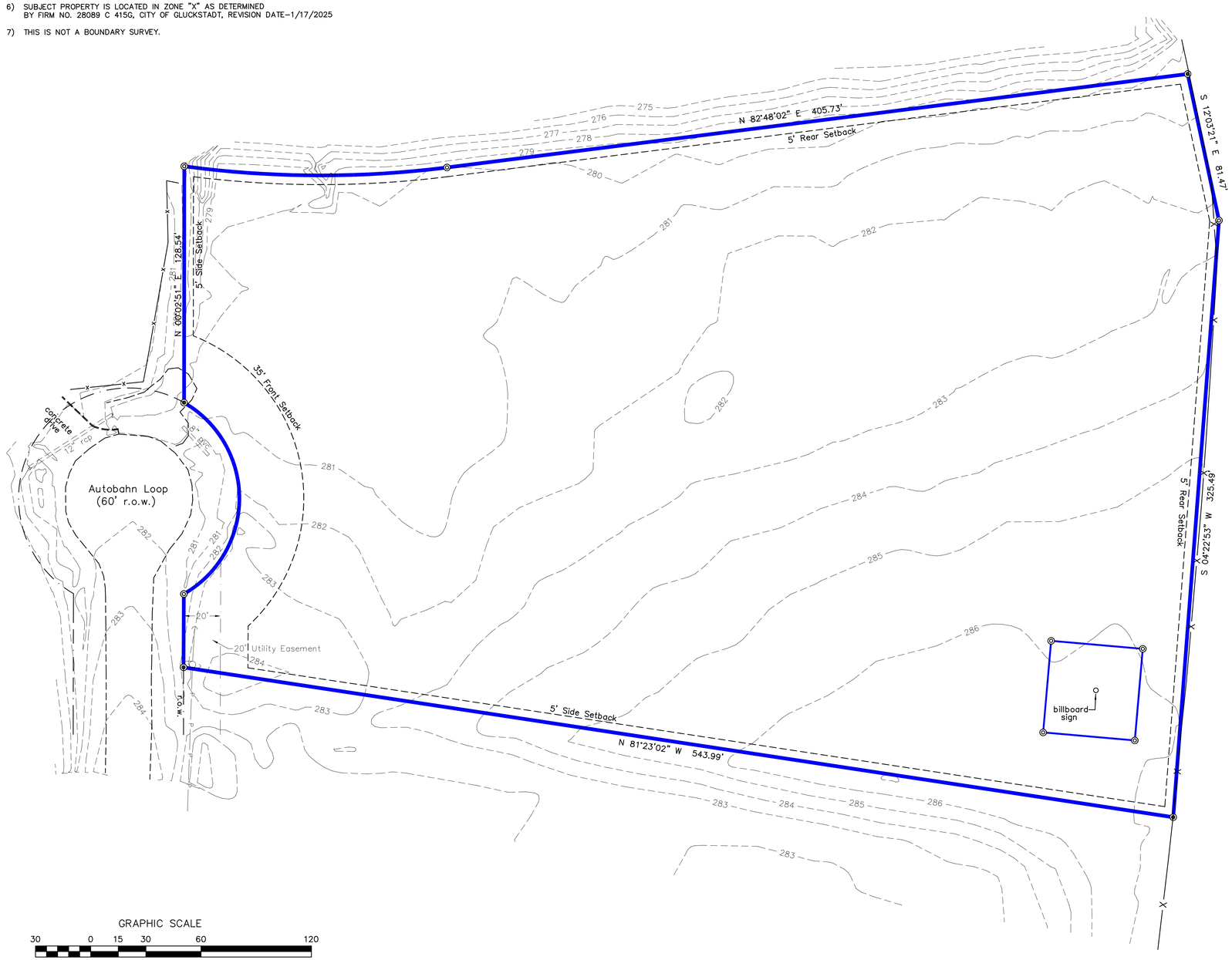
6) SUBJECT PROPERTY IS LOCATED IN ZONE "X" AS DETERMINED BY FIRM NO. 28089 C 415G, CITY OF GLUCKSTADT, REVISION DATE–1/17/2025

7) THIS IS NOT A BOUNDARY SURVEY.

This TOPOGRAPHIC survey was performed and this plat was prepared by Baird Engineering, Inc.,
506 Jefferson Street, Clinton, MS 39056
Phone: (601) 925–5015

This survey is considered valid only when original seal and signature of surveyor of record is affixed hereto.

I, Colin L. Baird, do hereby certify that the features depicted on this plat are a correct representation of the conditions as they existed on January 07, 2026.



GRAPHIC SCALE
30 0 15 30 60 120
1"=30'

N

Class "A" survey in accordance with the minimum standards for land surveying in the State of Mississippi.

Date of field survey: January 6, 2026
Party Chief: Joey Fife

Vertical Elevations referenced to NAVD88

Subsurface and environmental conditions were not examined or considered as a part of this survey.

Underground utilities are based on physical evidence, maps provided by utility companies, and utiliquest locate service personel. Some utilities shoen on this plat may be approximate only. Should call MS One–Call before any digging.

Basis of Bearing: the bearings on this plat are based on and referenced to the Mississippi State Plane Coordinate System Grid North (NAD83–West Zone) as derived using RTK GPS observations using Cors Stations MSJK and MSYZ.
Convergence Angle = N 00°07'36" W
Combined Factor = 0.99994257336111
(Computed at N=1101877.374, E=2369203.630)

LEGEND

TELECOMMUNICATIONS M.H.	SAN. SEWER
1/2" IRON REBAR FOUND	GAS LINE
1/2" IRON REBAR SET (18" long)	UNDERGROUND TELEPHONE
WATER FAUCET	FENCE LINE
UTILITY POLE	CONTOURS
GAS VALVE	OVERHEAD POWER
WATER VALVE	UNDERGROUND ELECTRIC
FIRE HYDRANT	WATER MAIN
TELEPHONE MANHOLE	LIGHT POLE
TELEPHONE PEDESTAL	STORM DRAIN M.H.
ELECTRIC TRANSFORMER	WATER METER
SIGN	SEWER CLEANOUT
CONC. CURB & GUTTER	POWER METER
STORM INLET	GAS METER
SAN. SEWER MANHOLE	CONCRETE
CURB INLET	ASPHALT
CABLE BOX (UNDERGROUND)	FIBER OPTIC BOX
SAN. SEWER SERVICE STUB	ELECTRIC BOX (UNDERGROUND)
WATER SERVICE STUB	

No.	Revisions:	By:	Date:

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

Project No.: # 5112
Date: 01/07/2026
Scale: 1" = 30'
Designed By: CLB
Reviewed By: CLB

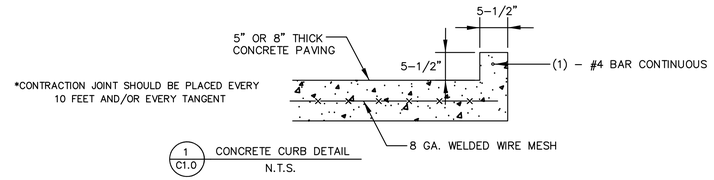
TOPOGRAPHIC SURVEY
927 Motorsports
GLUCKSTADT, MISSISSIPPI

C 0.0

SITE PLAN NOTES

GENERAL

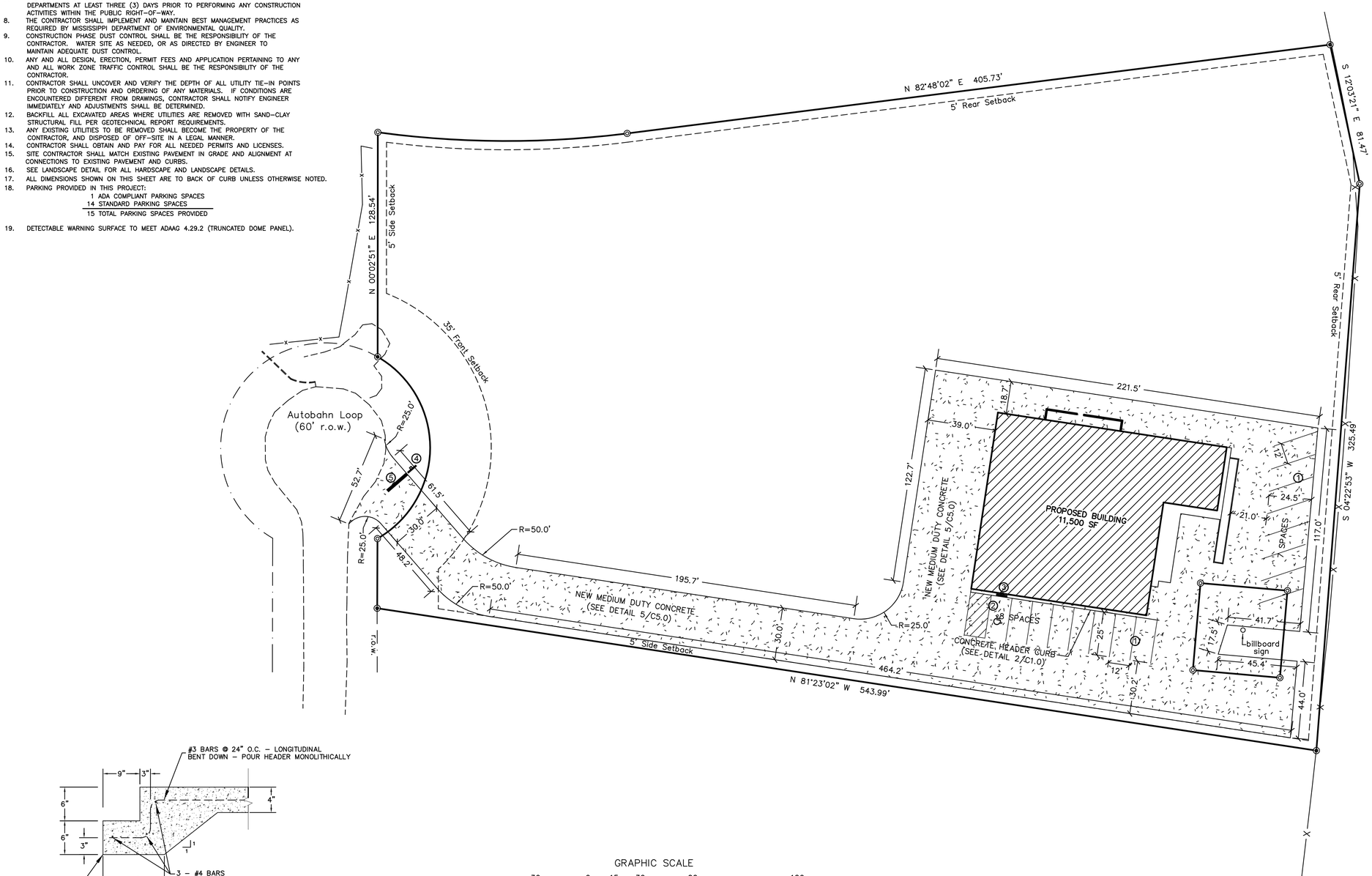
1. TOPOGRAPHIC SURVEY PREPARED BY BAIRD ENGINEERING, INC. DATED 01-07-2026.
2. CONTRACTOR TO NOTIFY ALL UNDERGROUND UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION EXCAVATION. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH OSHA, FEDERAL, STATE AND LOCAL CODES.
3. CONTRACTOR TO COMPLY WITH ALL EROSION CONTROL STANDARDS AS SPECIFIED BY CITY, COUNTY AND STATE OFFICIALS.
4. DURING CONSTRUCTION, CONTRACTOR SHALL CHECK THE EROSION CONTROL FACILITIES DAILY, AND MAKE REPAIRS OR MODIFICATIONS AS NEEDED.
5. 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.
6. ALL DISTURBED GRASSED AREAS SHALL BE SOLID SOD UNLESS NOTED OTHERWISE.
7. 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.
8. THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN BEST MANAGEMENT PRACTICES AS REQUIRED BY MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY.
9. 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.
10. 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.
11. 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.
12. BACKFILL ALL EXCAVATED AREAS WHERE UTILITIES ARE REMOVED WITH SAND-CLAY STRUCTURAL FILL PER GEOTECHNICAL REPORT REQUIREMENTS.
13. ANY EXISTING UTILITIES TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR, AND DISPOSED OF OFF-SITE IN A LEGAL MANNER.
14. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NEEDED PERMITS AND LICENSES.
15. SITE CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT AT CONNECTIONS TO EXISTING PAVEMENT AND CURBS.
16. SEE LANDSCAPE DETAIL FOR ALL HARDSCAPE AND LANDSCAPE DETAILS.
17. ALL DIMENSIONS SHOWN ON THIS SHEET ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
18. PARKING PROVIDED IN THIS PROJECT:
    - 1 ADA COMPLIANT PARKING SPACES
    - 14 STANDARD PARKING SPACES
    - 15 TOTAL PARKING SPACES PROVIDED
19. DETECTABLE WARNING SURFACE TO MEET ADAAG 4.29.2 (TRUNCATED DOME PANEL).



1 / C1.0 CONCRETE CURB DETAIL
N.T.S.

PARKING FEATURES LEGEND

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



GRAPHIC SCALE
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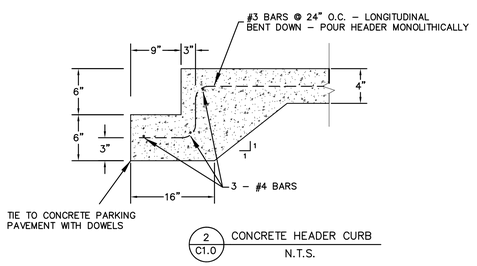
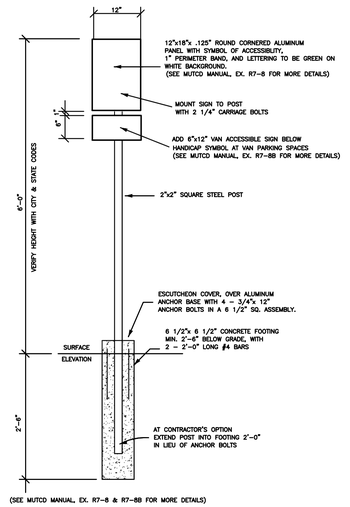
1"=30'



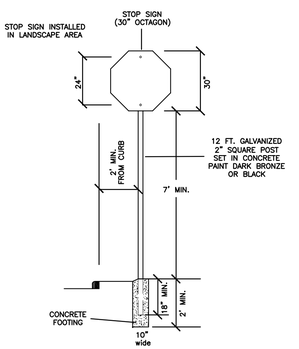
2 / C1.0 CONCRETE HEADER CURB
N.T.S.

CONCRETE SHALL HAVE A TWENTY-EIGHT (28) DAY COMPRESSIVE STRENGTH OF 3500 PSI.



4 / C1.0 ACCESSIBILITY SIGNAGE DETAIL
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.



3 / C1.0 TRAFFIC SIGN INSTALLATION
N.T.S.

LEGEND

- PROPOSED CONCRETE CURB (DETAIL 1/C1.0)
- HANDICAP PARKING
- PROPERTY LINE

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Drawn By: CLB
Reviewed By: CLB

SITE PLAN
927 Motorsports
Gluckstadt Mississippi

C 1.0

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 FLORENCE 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 RELATD 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.

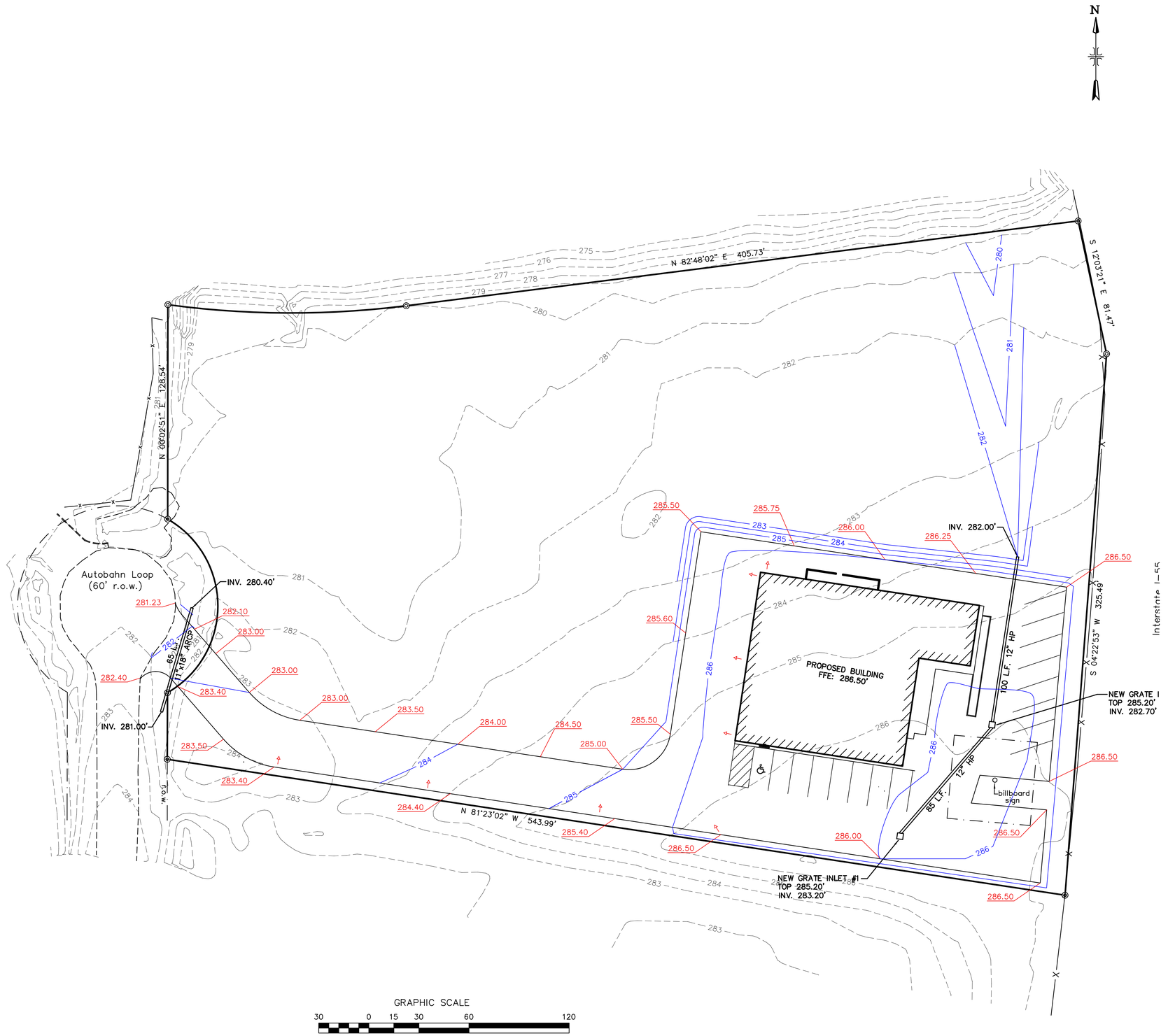
ALL FILL MATERIALS DESCRIBED IN GEOTECHNICAL REPORT MUST BE REMOVED AND REPLACED WITH ACCEPTABLE FILL MATERIAL.

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, AAND 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. STORM SEWER PIPE

ARCP = ARCHED REINFORCED CONCRETE PIPE
HP = HIGH–PERFORMANCE POLYPROPYLENE



GRAPHIC SCALE

30 0 15 30 60 120

1"=30'

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GRADING PLAN
927 Motorsports
Gluckstadt, Mississippi

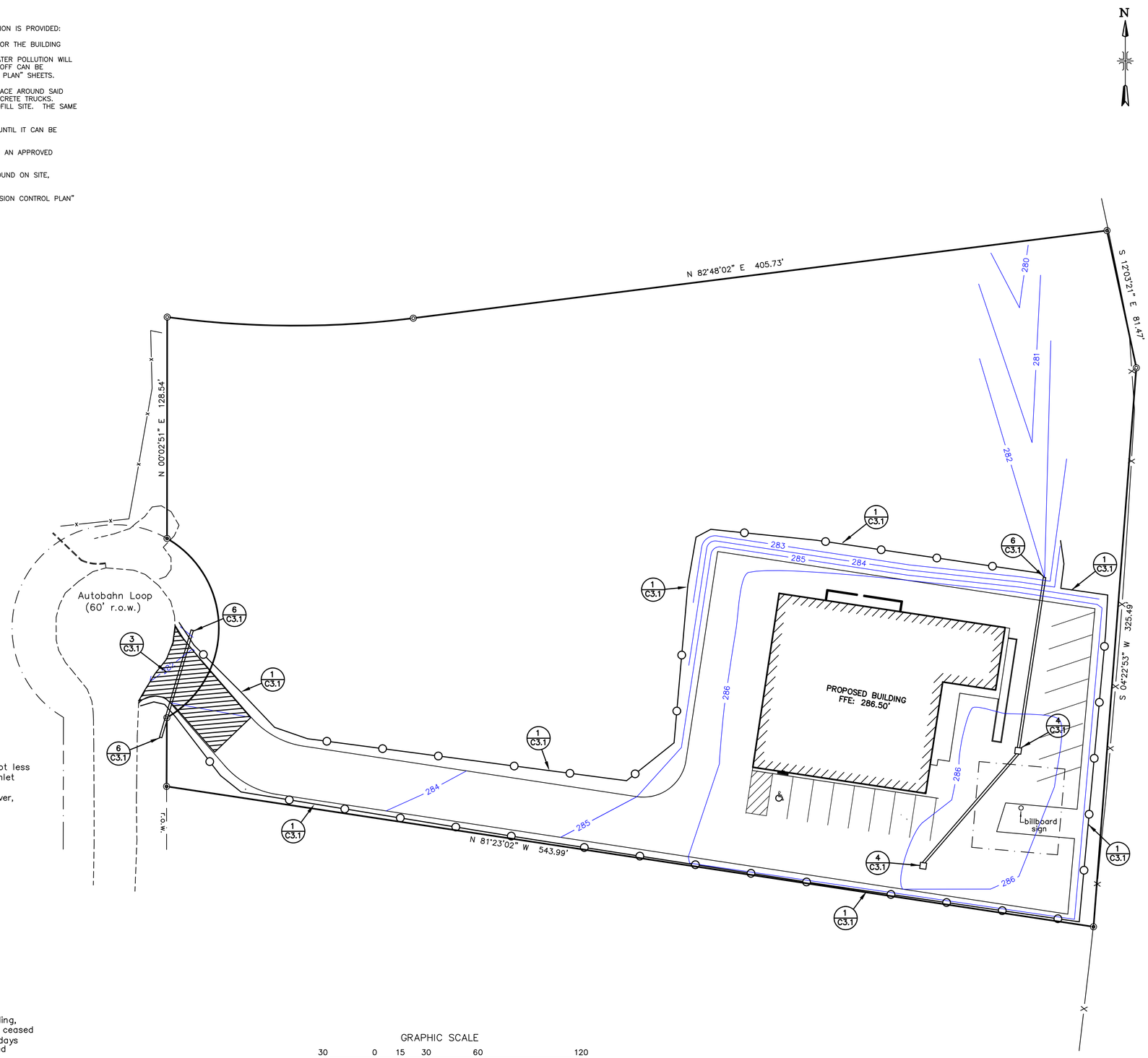
C 2.0

PURSUANT TO ADOPTED STORM WATER MANAGEMENT PLANS FOR NON–RESIDENTIAL USERS, THE FOLLOWING INFORMATION IS PROVIDED:

- SIGNIFICANT MATERIALS TO BE PLACED ON PROPERTY INCLUDE FILL/CUT MATERIAL, CONCRETE, METAL OR IRON FOR THE BUILDING
- CURRENT AND PROPOSED LAND USE IS FOR STATE FARM INSURANCE, THE ONLY FEASIBLE THREAT OF STORM WATER POLLUTION WILL ARISE DURING CONSTRUCTION. THE THREAT WILL BE FROM UNCONTROLLED SEDIMENT RUNOFF. SEDIMENT RUNOFF CAN BE CONTROLLED BY FOLLOWING THE GUIDELINES AS SHOWN ON THE PRECEDING AND CURRENT "EROSION CONTROL PLAN" SHEETS.
- CUT/FILL MATERIAL MAY BE STOCKPILED ON SITE DURING CONSTRUCTION. IF SO, A SILT FENCE MUST BE IN PLACE AROUND SAID STOCKPILE, AND ALSO THE STOCKPILE SHOULD BE COVERED. CONCRETE WILL BE DELIVERED ONSITE WITH CONCRETE TRUCKS. SPILLOVER FROM FORMING WILL BE STOCKPILED AND REMOVED FROM SITE TO AN APPROVED RUBBISH OR LANDFILL SITE. THE SAME APPLIES FOR ALL METAL/IRON EXCESS FROM BUILDING CONSTRUCTION.
- ALL LITTER IS TO BE DISPOSED OF IN A CERTIFIED LAND FILL. LITTER IS TO BE TEMPORARILY STORE ON SITE UNTIL IT CAN BE HAULED TO A CERTIFIED LAND FILL OR REMOVED BY PROFESSIONAL WASTE MANAGEMENT SERVICES.
- ALL SIGNIFICANT MATERIALS REMAINING AFTER CONSTRUCTION WILL BE REMOVED FROM SITE AND DISPOSED OF IN AN APPROVED RUBBISH OR LANDFILL SITE.
- PESTICIDES OR HERBICIDES ARE NOT NECESSARY AND ARE, THEREFORE, NOT ALLOWED ON SITE. IF ANY ARE FOUND ON SITE, THEY WILL BE DISPOSED OF AS PER DEQ OR EPA REGULATIONS.
- NOTE THE LOCATION OF ALL SILT FENCES AND EROSION CONTROL MEASURES AS INDICATED ON PRECEDING "EROSION CONTROL PLAN" SHEET. THE DETAILS OF SAID FENCES AND CONTROL MEASURES ARE SHOWN ON CURRENT SHEET.

NOTES:

1. SILT FENCE TO BE INSTALLED ALONG THE CONTOUR, NEVER UP OR DOWN ON SLOPE.
2. ENDS OF SILT FENCE SHOULD BE EXTENDED UPSLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE.
3. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS: TWIST METHOD OR HOOK METHOD AS SPECIFIED ON DETAIL.
4. PLACE WATTLES AROUND CURB INLETS DURING CONSTRUCTION.
5. PLACE CULVERT EROSION WATTLE PROTECTION AROUND OPEN CULVERTS DURING CONSTRUCTION. SHALL COMPLY WITH SECTION 4, PAGES 4–182 THRU 4–189 OF THE PLANNING & DESIGN MANUAL FOR THE CONTROL OF EROSION, SEDIMENT & STORMWATER.
6. MAINTAIN MIN. 10' VEGETATIVE BUFFER AROUND PERIMETER OF SITE WHERE PRACTICABLE.
7. ADDITIONAL SILT FENCE TO BE INSTALLED AS NEEDED TO PREVENT MIGRATION OF SEDIMENT FROM CONSTRUCTION AREAS.
8. SWPPP HOUSEKEEPING AREA TO BE MIN. 20'X40', LOCATE SANITARY FACILITIES, TRASH RECEPTACLES, EQUIPMENT MAINTANCE, RE–FUELING, AND CONCRETE WASH–OUT IN THIS AREA. ERECT SIGN AT AREA INDICATING, "SWPPP HOUSEKEEPING AREA".



GRAPHIC SCALE

30 0 15 30 60 120

1"=30'

Maintenance Plan:

Check all disturbed areas, erosion and sediment controls after each significant rainfall but not less than once per week. Make needed repairs within 24 hours. Remove sediment from basin, inlet protection devices and silt fences, when accumulated sediment reaches 65 percent capacity. Replace non–functional silt fence. Maintain all vegetated areas to provide proper ground cover, re–seed, fertilize, and mulch as needed.

CONSTRUCTION SEQUENCE

Implementation BMP Sequence:

1. Build construction entrance/exit and equipment parking areas.
2. Install silt fences, wattle barriers and outlet protection.
3. Rough grade site and stockpile topsoil (with silt fence).
4. Construct ditches, swales and basins (as needed)
5. Construct parking areas and drives
6. Perform temporary and permanent seeding and mulching.

Vegetative Stabilzation Measures

1. Preserve existing vegetation at areas on site where no construction activity is planned.
2. Clearing and grubbing operations should be staged to preserve existing vegetation.
3. Soil and vegetative stabilization measures must be initiated whenever any clearing, grading, grubbing, excavating or other land disturbing activities have temporarily or permanently ceased on any portion of the site and will not resume for a period of fourteen (14) calendar days or more. The appropriate temporary or permanent vegetative practices shall be initiated immediately (no later than the next work day).
4. Hydroseeding will be applied on disturbed soil areas requiring temporary protection until permanent vegetation is established or disturbed soil areas that must be re–disturbed following an extended period of inactivity.
5. Hydroseeding may be used alone only when there is sufficient time in the season to ensure adequate vegetation establishment and erosion control. otherwise, hydroseeding must be used in conjunction with a soil binder or mulching (i.e. straw mulch).

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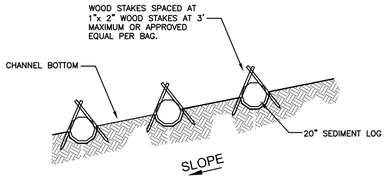
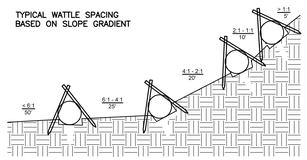
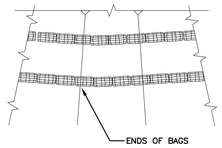
EROSION CONTROL PLAN
927 Motorsports
Gluckstadt, Mississippi

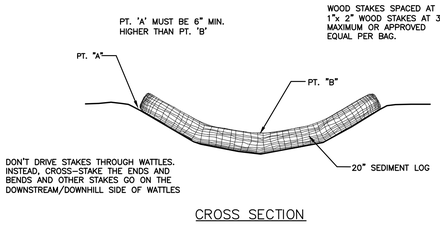
C 3.0





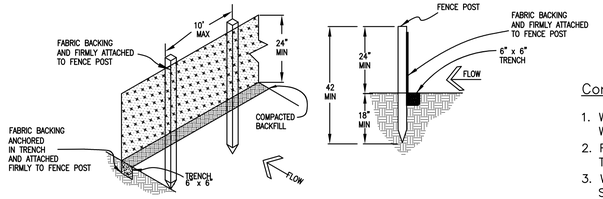


PERSPECTIVE



CROSS SECTION

7 / C3.1 SEDIMENT LOG DITCH CHECK
N.T.S.



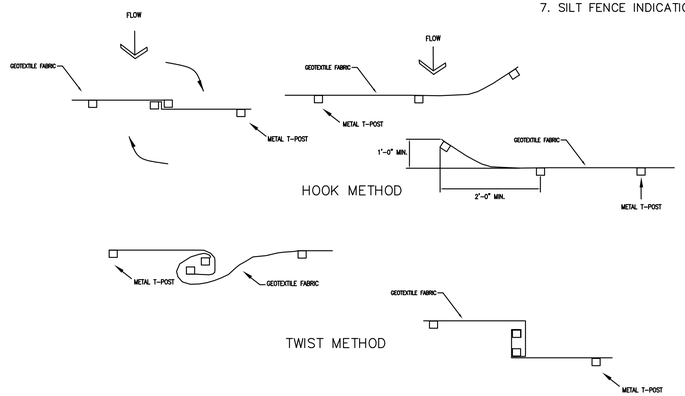
1 / C3.1 SILT FENCE DETAIL
N.T.S.

Construction Notes for Silt Fence:

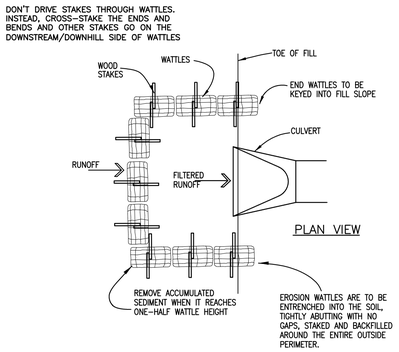
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO SILT FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID-SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6 INCHES AND FOLDED.
4. LOCATE POSTS DOWNSLOPE OF FABRIC FOR FENCE SUPPORT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

   POSTS: STEEL EITHER "T" OR "U" TYPE, OR WOODEN
   POSTS: LOCATE MAXIMUM OF 6 FEET O.C.
   FENCE: PER LOCAL REQUIREMENTS OR WOVEN WIRE, 14 GA. 6" MAX. MESH OPENING
   FILER CLOTH: FILTER X, MIRAFI 100X, STABI-LINKA T140N OR APPROVED EQUAL

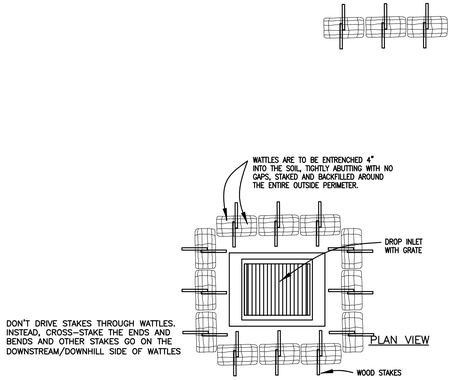
6. SILT FENCE SHALL BE PLACED SO THAT NO SEDIMENT WILL LEAVE THE SITE.
7. SILT FENCE INDICATION ON THE PLANS AS —o—o—o—



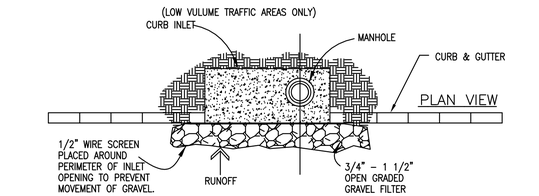
2 / C3.1 JOINING TWO LENGTHS OF SILT FENCE
N.T.S.



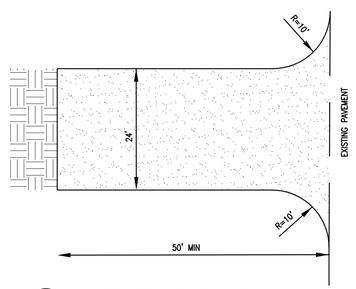
6 / C3.1 CULVERT EROSION BALE INLET PROTECTION
N.T.S.



4 / C3.1 DROP INLET EROSION FILTER
N.T.S.



5 / C3.1 CURB INLET GRAVEL AND WIRE MESH FILTER TRAP
N.T.S.



3 / C3.1 CONSTRUCTION ENTRANCE
N.T.S.

NOTES:

1. STONE SIZE – USE 1-1/2" TO 3" ROCK AND 1/2" TO 3/4" FILTER LAYER
2. THICKNESS – NOT LESS THAN 6".
3. FILTER CLOTH WILL BE PLACED OVER THE ENTIRE AREA BEFORE PLACING STONE. USE TYPE V GEOTEXTILE FABRIC.
4. LENGTH – AS REQUIRED, BUT NOT LESS THAN 50 FEET.
5. WIDTH – 30 FOOT MINIMUM
6. THE ENTRANCE SHALL BE MAINTAINED WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. ALL SEDIMEN SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
7. WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.

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EROSION CONTROL DETAILS
927 Motorsports
Gluckstadt, Mississippi

C 3.1

UTILITIES NOTES

1. GENERAL

THE SITE CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH THE MOST CURRENT DATA PROVIDED BY THE OWNER.

ALL WATER AND SANITARY SEWER SERVICES TO BE INSTALLED TO WITHIN 5 FEET OF BUILDING LINE. SINCE WATER AND SEWER IS PRIVATELY OWNED AND MAINTAINED ON SITE, ALL SERVICES AND MATERIALS WILL BE TO STATE REGULATORY STANDARDS.

THE SITE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES OR PLANS, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE SITE CONTRACTOR MUST MAKE CONTACT WITH APPROPRIATE UTILITY COMPANY OR OWNER PRIOR TO EXCAVATION. THE PRIVATE OWNER MAY OR MAY NOT HAVE KNOWLEDGE OF LOCATION OF UTILITIES AND THE SITE CONTRACTOR IS RESPONSIBLE FOR LOCATING IN NON-INVASIVE AND NON-DISTRUCTIVE MEANS IF POSSIBLE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS AS SHOWN ON THE PLANS.

SEE ARCHITECTURAL SHEETS FOR BUILDING CONNECTIONS.

ELECTRIC SERVICE TO BE COORDINATED WITH ENTERGY.

GAS SERVICE TO BE COORDINATED WITH ATMOS.

2. SANITARY SEWER AND WATER CONNECTIONS

CONNECTION OF SANITARY SEWER AND WATER TO THE EXISTING INFRASTRUCTURE SHALL BE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.

SITE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED.

SITE CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL UNDERGROUND UTILITIES WITH HIS WORK. ALL UNDERGROUND UTILITIES (WATER, STORM SEWER, SANITARY SEWER, IRRIGATION SYSTEMS, ELECTRICAL CONDUIT, ETC) SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF BASE COURSE MATERIAL, AND THE PLACEMENT OF ANY APPROPRIATE SOIL STABILIZATION.

SEWER PIPE AND FITTINGS SHALL BE PVC, ASTM D-3034, SDR-26, ELASTOMETRIC GASKET JOINTS.

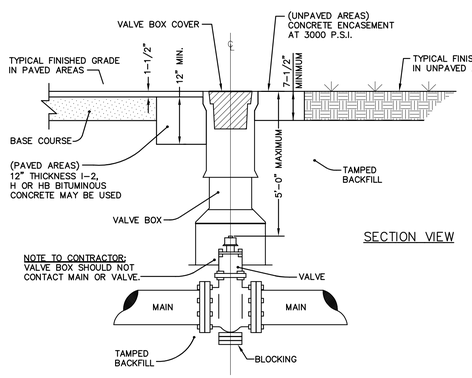
ALL WATER SERVICE LINES 3" AND UNDER SHALL BE PB, AWWA STD, C-902 CLASS 160.

SITE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO EXISTING UTILITIES TO REMAIN AND FOR ALL INTERUPTIONS CAUSED BY A RESULT OF HIS WORK.

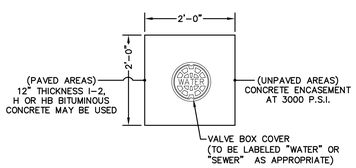
ALL SANITARY SEWER AND WATER UTILITIES SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH STATE REGULATORY AGENCY STANDARDS.

WATER METERS ARE TO BE INSTALLED BY BEAR CREEK WATER ASSOCIATION. CURB STOPS ARE TO END AT, OR REASONABLY CLOSE, TO THE RIGHT-OF-WAY IN AN AREA THAT IS ACCESSIBLE FOR READING OR MAINTENANCE.

CONTRACTOR TO FOLLOW THE BEAR CREEK WATER ASSOCIATION UTILITY CONNECTION INSPECTION GUIDE



SECTION VIEW

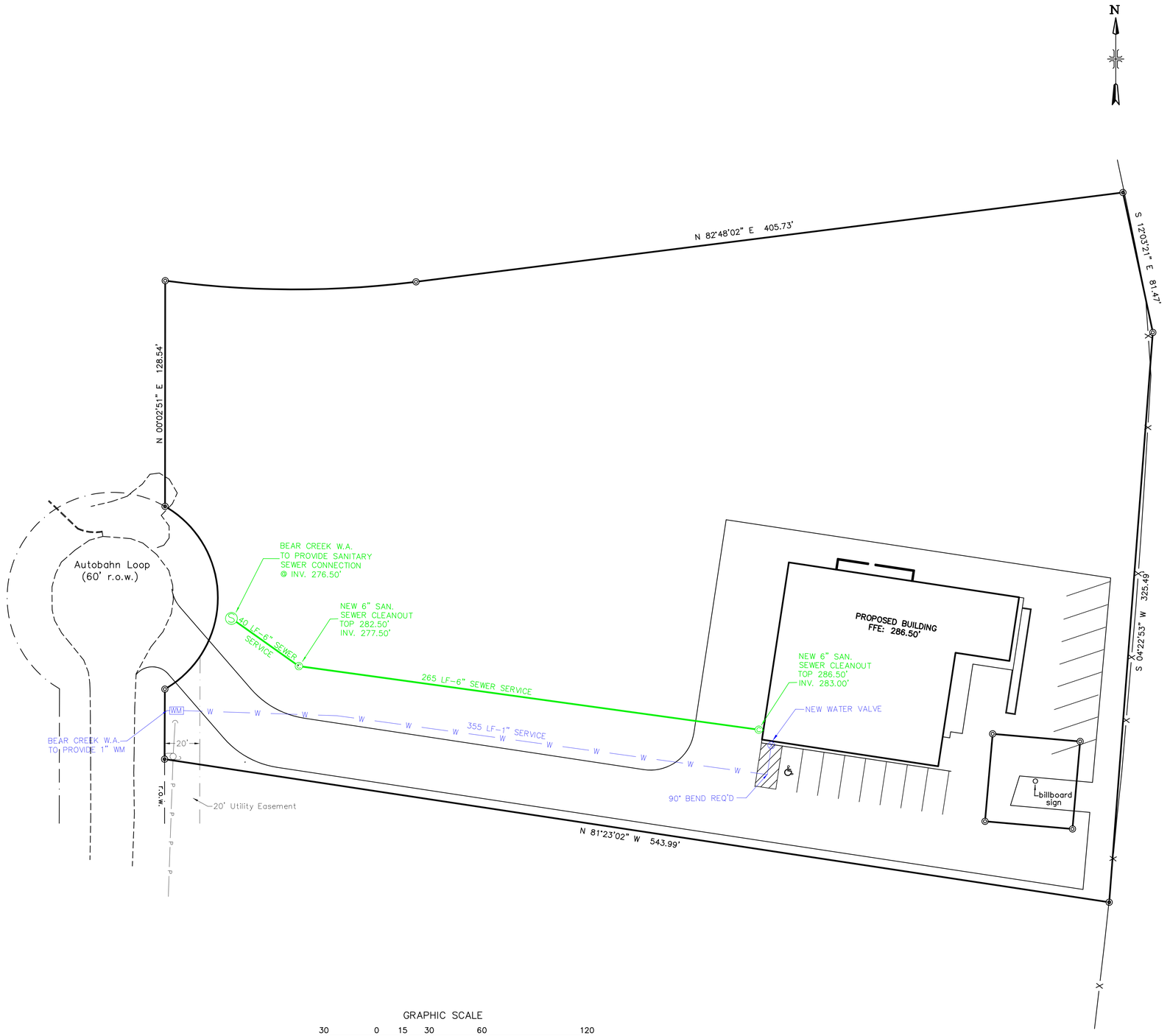


PLAN VIEW

NOTES:

1. ONLY MANUFACTURED VALVE BOX EXTENSIONS SHALL BE ALLOWED.
2. VALVE OPERATING NUT MUST BE EXTENDED SO THAT THE DEPTH IS NO GREATER THAN 5' (ft.) FROM THE SURFACE USING A MANUFACTURER APPROVED EXTENSION KIT.
3. PRECAST CONCRETE ENCASEMENT IS ALLOWED OUTSIDE OF PAVED AREAS.

VALVE BOX DETAIL



GRAPHIC SCALE

30 0 15 30 60 120

1"=30'

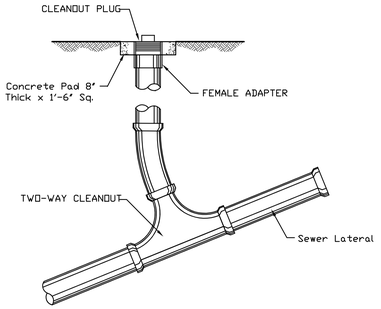
BAIRD ENGINEERING, Inc.
506 Jefferson Street, Clinton, MS 39056
Phone: (601) 925 - 5015

No.	Revisions:	By:	Date:

Project No.: # 5112
Date: 04/20/2026
Scale: 1" = 20'
Drawn By: CLB
Reviewed By: CLB

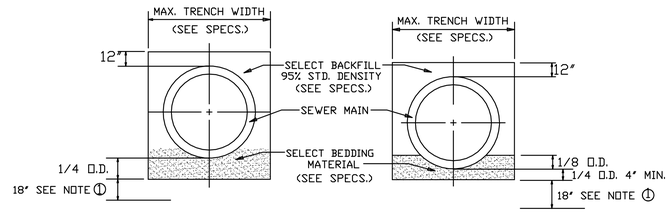
UTILITY PLAN
927 Motorsports
Gluckstadt Mississippi

C 4.0



1 / 5.0 SANITARY SEWER CLEAN-OUT (2-WAY) DETAIL

NTS

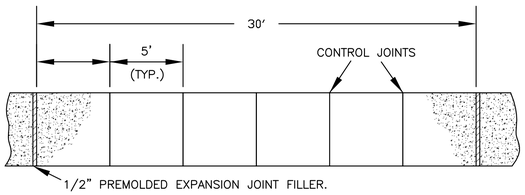


TYPICAL SECTION
CLASS "B" BEDDING

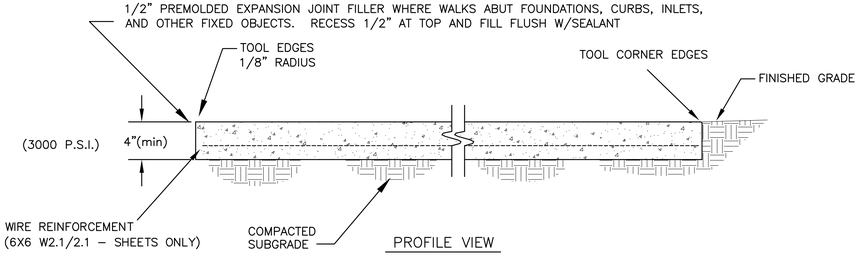
TYPICAL SECTION
CLASS "C" BEDDING

① DEWATERING REQ'D. TO THIS LEVEL (MIN.). CONTRACTOR WILL NOT BE ALLOWED TO WORK WHEN WATER LEVEL IS NOT MAINTAINED BY DEWATERING SYSTEM TO THIS ELEVATION OR LOWER.

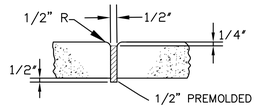
② WHEN TRENCHING ACROSS EXISTING ASPHALT OR CONCRETE SURFACES, NEW ASPHALT SHOULD BE PLACED BACK AT SAME DEPTH OF EXISTING ASPHALT OR CONCRETE THICKNESS.



PLAN VIEW
N.T.S.

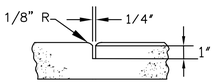


PROFILE VIEW
N.T.S.



EXPANSION JOINT
N.T.S.

TYP. CONTROL JOINTS – DEPTH TO BE 1/4 OF SLAB THICKNESS. TOOL 1/8" RADIUS ON EDGES. SPACE AT APPROX. SIDEWALK WIDTH UNLESS OTHERWISE SHOWN ON PLANS.



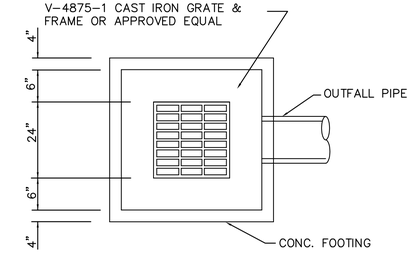
CONTROL JOINT
N.T.S.

NOTES:

1) CONCRETE SHALL BE 3,000 psi MINIMUM
2) 6X6 W2.1/W2.1 WIRE REINFORCEMENT REQUIRED (SHEETS ONLY)
3) PROVIDE BROOM FINISH TO ALL EXPOSED SURFACES
4) HEAVY BROOM FINISH PERPENDICULAR TO THE DIRECTION OF TRAFFIC.

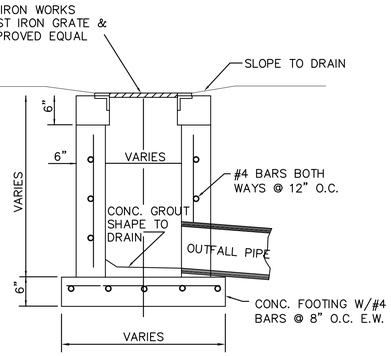
3 / 5.0 CONCRETE SIDEWALK SECTION DETAILS

N.T.S.



GRATE INLET – PLAN VIEW

USE ALSO FOR JUNCTION BOX WITHOUT GRATE. USE CONCRETE TOP INSTEAD.

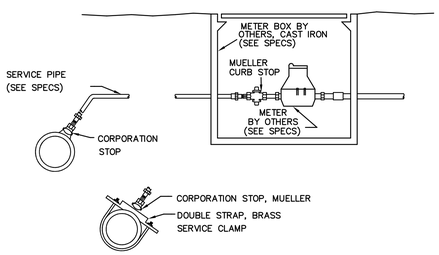


GRATE INLET – SECTION VIEW

USE ALSO FOR JUNCTION BOX

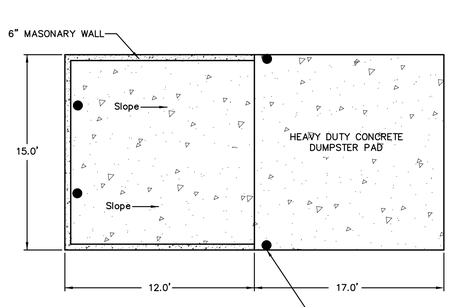
9 / 5.0 GRATE INLET DETAIL

N.T.S.



2 / 5.0 TYPICAL SERVICE ASSEMBLY

NOTE: SERVICES SHALL BE TYPE K COPPER WITH CORPORATION AND CURB STOPS THAT COMPLY WITH THE CITY OF JACKSON STANDARD SPECIFICATIONS. MUST BE APPROVED BY CITY



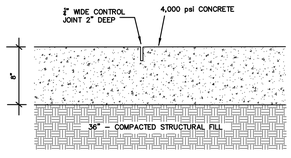
PLAN VIEW

NOTES

1. 6 FOOT TALL CYCLONE FENCE (SCREENED) TO BE CONSTRUCTED ON TOP OF THE CONCRETE WALL.
2. 4" DIA. CONCRETE FILLED PIPE BOLLARDS REQUIRED AS SHOWN ON THE DETAIL. TWO WITHIN ENCLOSURE AT BACK WALL AND THREE IN FRONT OF THE ENCLOSURE TO PREVENT DOORS FROM SWINGING BEYOND 90°
3. DUMPSTER PAD GATES TO BE INSTALLED ON 6" DIA. POST WITH METAL FRAME AND WOOD SLATES OVER GATE FRAME.

6 / C5.0 DUMPSTER DETAIL

N.T.S.

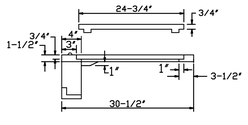


SLAB PROFILE:

1. TOOLED CONSTRUCTION JOINTS SHOULD BE PROVIDED AS DESCRIBED IN THE GEOTECHNICAL REPORT BY BURNS COOLEY DENNIS, INC.
2. EXPANSION JOINTS SHOULD ONLY BE PLACED WHERE THE PAD DIRECTLY ADJOINS A BUILDING OR OTHER FIXED STRUCTURE.
3. AS SHOWN IN THE GEOTECHNICAL REPORT, THIS IS A JOINTED PLAIN (UN-REINFORCED) PCC PAVEMENT.
4. THE FIRST 12" SHALL BE LIME TREATED (6% BY WEIGHT)
5. SEE GEOTECHNICAL REPORT BY LADNER TESTING, INC. DATED NOV. 20, 2019 FOR ALL PAVEMENT RECOMENDATIONS.

8 / C5.0 HEAVY DUTY CONCRETE

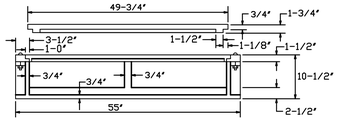
N.T.S.

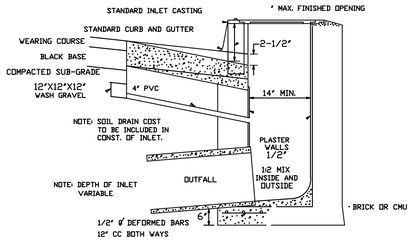


STANDARD CURB INLET CASTING

(VULCAN RCB-7)

NO SCALE





SECTION OF STANDARD CURB INLET

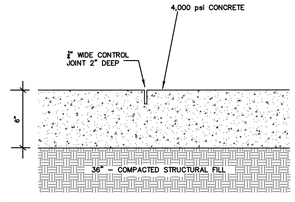
NO SCALE

7 / 5.0 CURB INLET DETAIL

N.T.S.

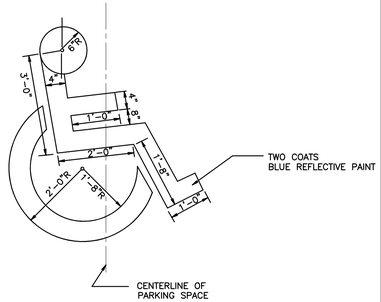
SLAB PROFILE:

1. TOOLED CONSTRUCTION JOINTS SHOULD BE PROVIDED AT INTERVALS THAT WILL PROVIDE A SLAB SITE THAT DOES NOT EXCEED 20'X20'.
2. EXPANSION JOINTS SHOULD ONLY BE PLACED WHERE THE PAD DIRECTLY ADJOINS A BUILDING OR OTHER FIXED STRUCTURE.
3. PROOF ROLL SUBGRADE PRIOR TO CONCRETE PLACEMENT AND CUT REINFORCING AT ALL JOINT LOCATIONS.
4. AS SHOWN IN THE GEOTECHNICAL REPORT, THIS IS A JOINTED PLAIN (UN-REINFORCED) PCC PAVEMENT.
5. THE FIRST 12" SHALL BE LIME TREATED (6% BY WEIGHT)
6. SEE GEOTECHNICAL REPORT BY LADNER TESTING, INC. DATED NOV. 20, 2019 FOR ALL PAVEMENT RECOMENDATIONS.



5 / 5.0 MEDIUM DUTY CONCRETE PAVEMENT DETAIL

N.T.S.



4 / 5.0 ACCESSIBILITY PARKING SYMBOL

N.T.S.

NOTES

1. ACCESSIBILTY SYMBOLS SHALL BE PAINTED ON PAVEMENT AT EACH ACCESSIBLE PARKING SPACE.
2. ALL PAVEMENT MARKING INSTALLATIONS SHALL CONFORM TO THE 1988 MUTCD AND ALL SUBSEQUENT REVISIONS.
3. ALL ACCESSIBLE PARKING SPACES SHALL BE MARKED WITH A ACCESSIBILITY PARKING SPACE SIGN.
4. BLUE PAINT TO BE PAINTED FOR ALL ACCESSIBLE MARKINGS.

Section 5, Item G)

Date:
By:
Revisions:
No.

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

SITE DETAILS
927 Motorsports
Gluckstadt, Mississippi

Project No.: # 5112
Date: 04/20/2026
Scale: N.T.S.
Designed By: CLB
Reviewed By: CLB

SHEET
C 5.0

CITY OF GLUCKSTADT

MISSISSIPPI

PLANNING AND ZONING ADMINISTRATOR

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Caine Dearman, Planning and Zoning Administrator

DATE: 05/26/26

SUBJECT: Consideration of Site Plan-927 Motorsports

Second request today is site plan recommendations for his 927 Motorsports project on Autobahn Lane. As mentioned earlier, 927 Motorsports is approximately 15,000 SF new and used vehicle dealership. He does have plans for future buildings on this site. They have provided more than sufficient landscaping with trees and shrubbery mixed along the drive and around the building. The I-55 side (East) will be sodded in order to provide clear visuals of the sales inventory from the Interstate. Enclosed dumpster area has been provided. All drainage will head North to the existing development detention area that we call the “North Pond”. He has sufficient parking which only have to reflect the sales area not the entire structure. The drives meet or exceed the required widths as well.

As mentioned earlier, they made a great effort in a short period of time after the ARC review to quickly redesign the layout of the structure to put the front focus on the City ROW. Architecturally this is a unique build and, in my opinion, a great addition to an area of large white metal buildings. Representatives are here today to answer any questions.

Madison County, MS
I CERTIFY THIS INSTRUMENT FILED/RECORDED
8/10/2022 2:44:49 PM
INST. 963409 PAGE 1 OF 13
BOOK W -
WITNESS M
Ronny Lott,

Prepared by and Return To:
R. Paul Randall, Jr. MSB #99960
1030 Northpark Drive
Ridgeland, MS 39157
Ph: 601-956-2615
randallsegrest.com
RS22-08-0817

Indexing Instructions:
NW 1/4 of Section 21,
T8N-R2E,
Madison County, MS

Un-Official

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10.00, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned **JOHN C. HARRELD**, one and the same person as John Cowan Harreld, John Cowan Harreld, Sr., and John Harreld, **RONALD L. HUTCHINSON** and **ANNETTE MARIA SCHMIDT HARRELD**, P. O. Box 160, Madison, Mississippi 39130, Phone: 601-906-1150, Grantors, do hereby grant, bargain, sell convey and warrant unto **D&S INVESTMENT GROUP, LLC**, a Mississippi limited liability company 235 Gluckstadt Road, Madison, MS 39110, Phone: 601-586-9659, Grantee, the following parcel of land being situated in Madison County, Mississippi and being more particularly depicted by survey plat attached hereto as **Exhibit "A"** and described by metes and bounds as follows, to-wit:

A certain tract of land containing 4.16 acres, more or less, situated in the Northeast Quarter of the Northwest Quarter and in the Northwest Quarter of the Northeast Quarter of Section 21, Township 8 North, Range 2 East, Madison County,

Quarter of Section 21, Township 8 North, Range 2 East, M
Mississippi, and being more particularly described as follows:

Commencing at the P.K. nail in pavement marking the Northwest corner of Section 21, Township 8 North, Range 2 East, Madison County, Mississippi; run thence, South 70°25'39" East for 2781.78 feet to the 1/2" rebar found marking the POINT OF BEGINNING; run thence, along the east right of way of Autobahn Loop for the following 2 courses:

North 00°22'44" East for 39.89 feet to a found 1/2" rebar; 125.96 feet along the arc of a curve to the left, said curve having a radius of 60.00 feet and a chord of North 00°12'12" East for 104.07 feet to a found 1/2" rebar; run thence, North 00°11'20" East for 128.54 feet to a found 1/2" rebar; run thence, 143.19 feet along the arc of a curve to the left, said curve having a radius of 550.00 feet and a chord of South 89°36'02" East for 142.79 feet to a found 1/2" rebar; run thence, North 82°56'31" East for 405.73 feet along the south line of the property described in Book 3558 at Page 308 to a found 1/2" rebar; run thence, along the west right of way of Interstate Highway 55 for the following 2 courses:

South 11°54'52" East for 81.47 feet to a found 1/2" rebar; 325.53 feet along the arc of a curve to the right, said curve having a radius of 5622.43 feet and a chord of South 04°31'22" West for 325.49 feet to a found 1/2" rebar; run thence, North 81°14'33" West for 543.99 feet along the north line of property described in Book 3599 at Page 501 back to the 1/2" rebar marking the POINT OF BEGINNING.

The above description is based on True (Geodetic) Bearings.

The warranty of this conveyance is hereby made subject to the following matters, things

Un-Official

AUTOBAHN VIEW

NINE27 MOTORSPORTS

COVER

Scale:

RGPA/pa
ROBERT G POLK ARCHITECT, P.A.

702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

Robert G. Polk
1695
Jackson, MS
5/23/2026

These documents, prepared by Robert G. Polk, Architect, P.A. for this project as instruments of service, shall be used solely with respect to this project. These documents shall not be used by the Owner or by others on other projects, for additions to this project, or for completion of this project by others except by written agreement and with appropriate compensation to Robert G. Polk, Architect, P.A.

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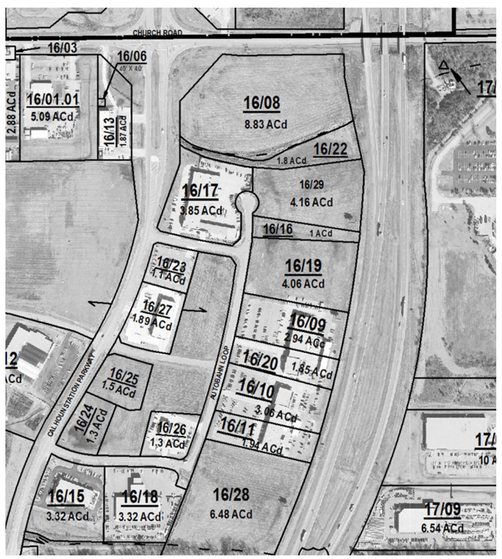
927 MOTORSPORTS
LEE SAHLER
AUTOBAHN LOOP
GLUCKSTADT, MS 39110

PLOTTED:
5/24/2026
4:32:53
PM

SHEET
A0

INTERSTATE VIEW

FROM ENTRY DRIVE OFF AUTOBAN



ALL ZONED C-2

Neighboring Landowners to 082E-21-016/29.00 D&S INVESTMENT GROUP LLC

082E-21-016/08	8.83ac	KUMAR SANJAY & INDER K ARORA
082E-21-016/09	2.94ac	MH CANTON CDJR REALTY LTD
082E-21-016/10	3.06ac	MH MADISON REALTY LTD
082E-21-016/11	1.94ac	MH MADISON REALTY LTD
082E-21-016/17	3.85ac	CAPITOL BODY SHOP LLC OF GLUCKSTADT
082E-21-016/16	1.0ac	MH RAW LAND LLC
082E-21-016/19	4.06ac	MH RAW LAND LLC
082E-21-016/20	1.85ac	MH CANTON CDJR REALTY LTD
082E-21-016/22	1.80ac	CALHOUN STATION PROPERTY OWNERS
082E-21-016/23	1.1ac	JRJ DEVELOPMENT LLC-⅔ ETAL
082E-21-016/24	1.3ac	S&P MANAGEMENT LLC
082E-21-016/25	1.5ac	CITIZENS BANK OF PHILADELPHIA
082E-21-016/26	1.3ac	PINGREE 2000 REAL ESTATE HOLDINGS
082E-21-016/27	1.89ac	PATRICK ROWLAND BUILDERS LLC

SURROUNDING PARCELS

Scale:

RGPA/pa
ROBERT G POLK ARCHITECT, P.A.

702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

Robert G. Polk
1695
Jackson, MS
REGISTERED ARCHITECT
5/23/2026

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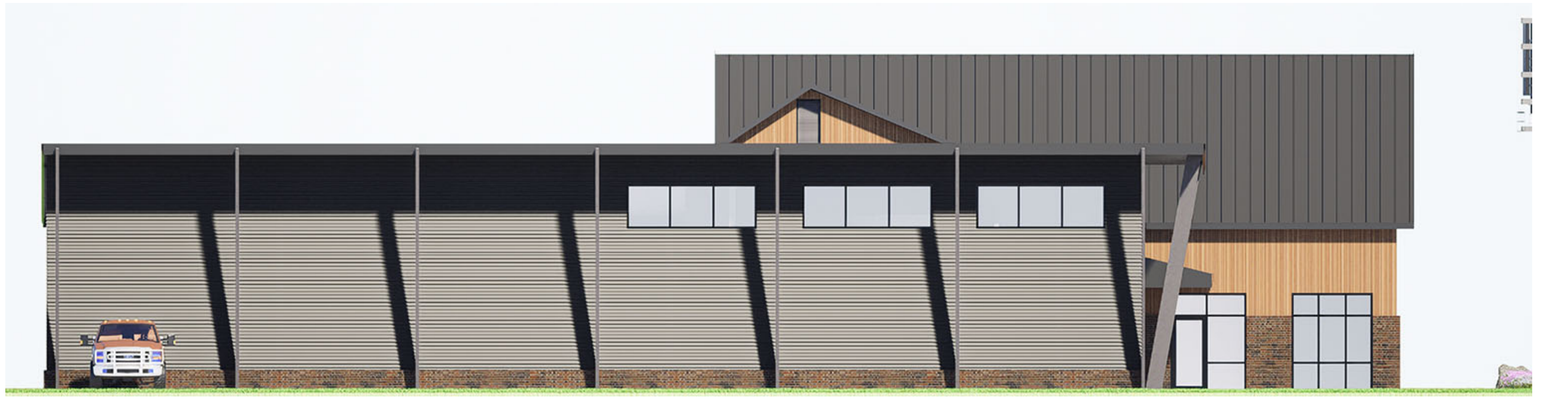
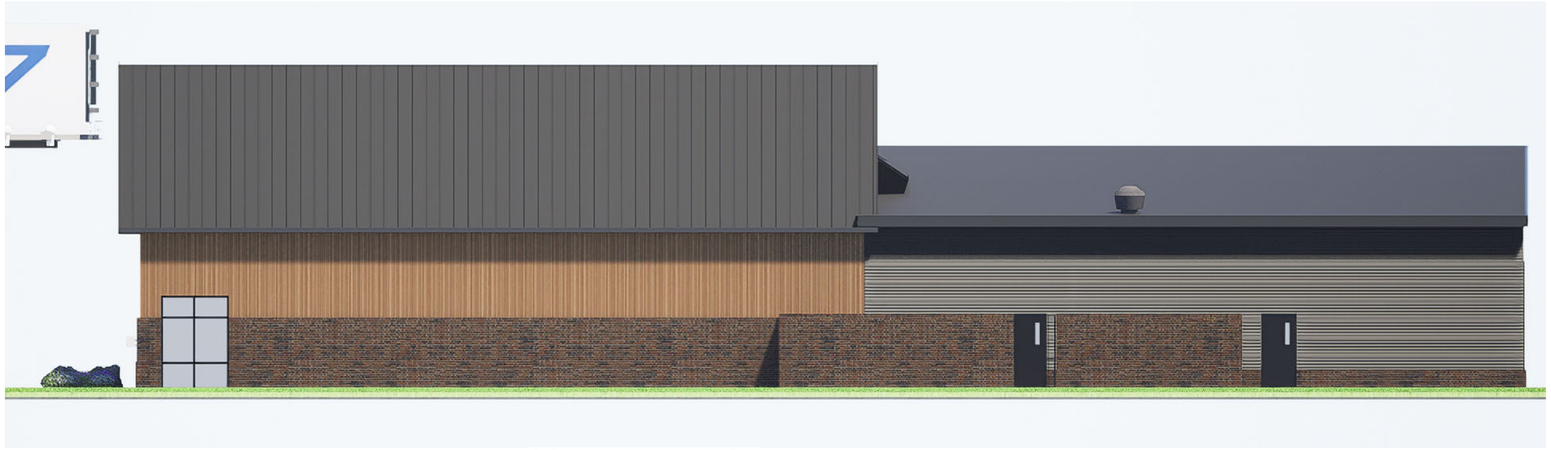
927 MOTORSPORTS
LEE SAHLER
AUTOBAHN LOOP
GLUCKSTADT, MS 39110

PLOTTED:
5/24/2026
4:32:54
PM

SHEET
A0.1



NORTH ELEVATION



SOUTH ELEVATION

EAST ELEVATION

WEST ELEVATION

COLOR ELEVATIONS

Scale:

RGPA pa
ROBERT G POLK ARCHITECT, P.A.

702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

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5/23/2026

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927 MOTORSPORTS
LEE SAHLER
AUTOBAHN LOOP
GLUCKSTADT, MS 39110

PLOTTED:
5/24/2026
4:32:55
PM

SHEET
A102

N 82°48'02" E 405.73'

5' Rear Setback

S 12°03'21" E 81.47'

N 00°02'51" E 128.54'

5' Side Setback

35' Front Setback

concrete drive

12" rcp

8" pvc

Autobahn Loop
(60' r.o.w.)

EXISTING FIRE HYDRANT

r.o.w.

EROSION CONTROL DURING CONSTRUCTION

72'-0"

S 04°22'53" W 325.49'

N 81°23'02" W 543.99'

275 276 277 278 279 280 281 282 283 284 285 286

Overall Site

1 Site Plan
1" = 20'-0"

Scale: 1" = 20'-0"

RGPA/pa
ROBERT G POLK ARCHITECT, P.A.

702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

REGISTERED ARCHITECT
Robert G. Polk
1695
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STATE OF MISSISSIPPI

5/23/2026

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FOR REGULATORY APPROVAL
ONLY

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927 MOTORSPORTS
LEE SAHLER
AUTOBAHN LOOP
GLUCKSTADT, MS 39110

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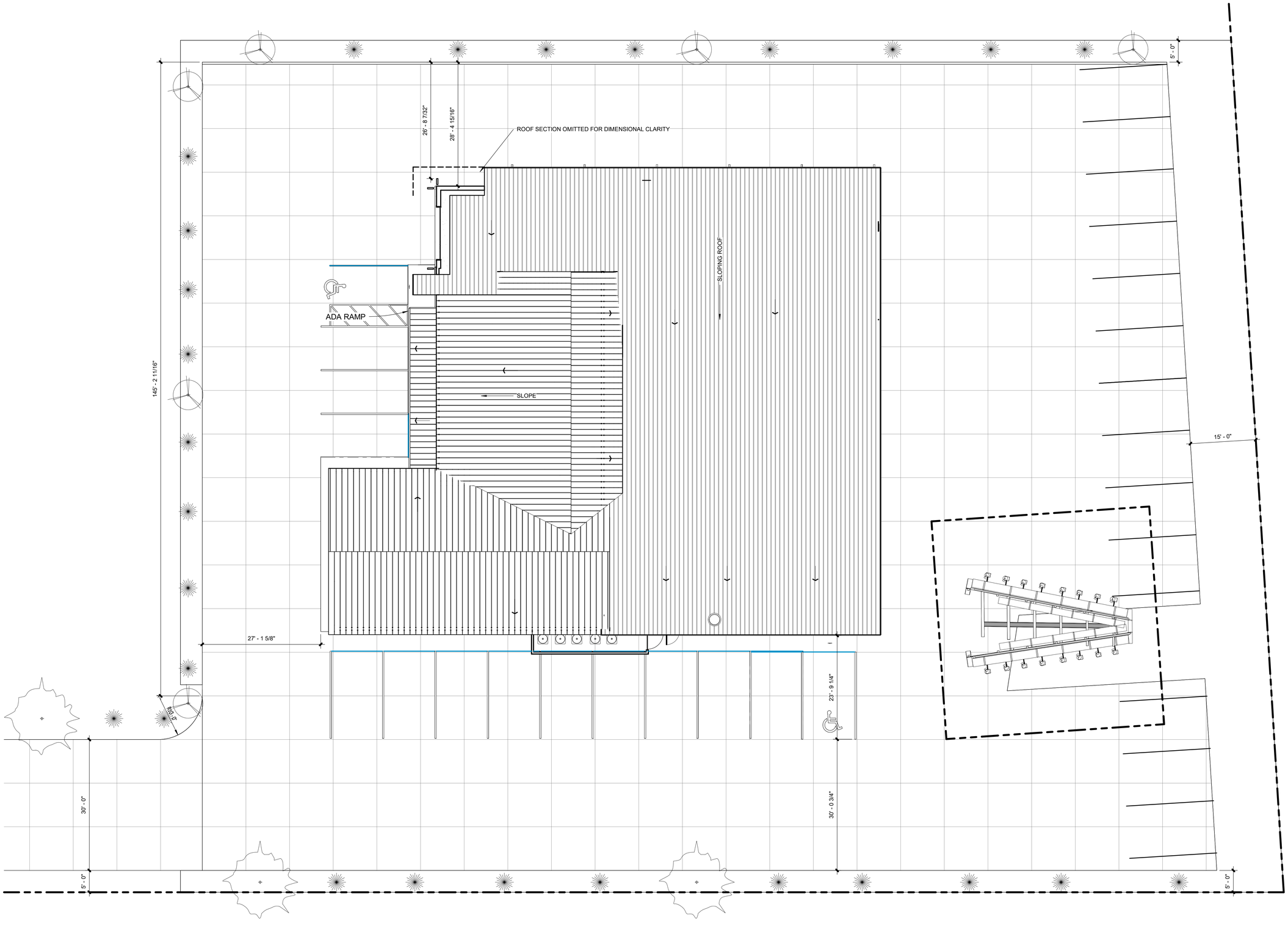
SHEET
A302



1 Site Plan
1" = 10'-0"

Architectural Site Plan

Scale: 1" = 10'-0"

RGPA/pa
ROBERT G POLK ARCHITECT, P.A.
702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

Robert G. Polk
1695
Jackson, MS
5/23/2026

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927 MOTORSPORTS
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GLUCKSTADT, MS 39110

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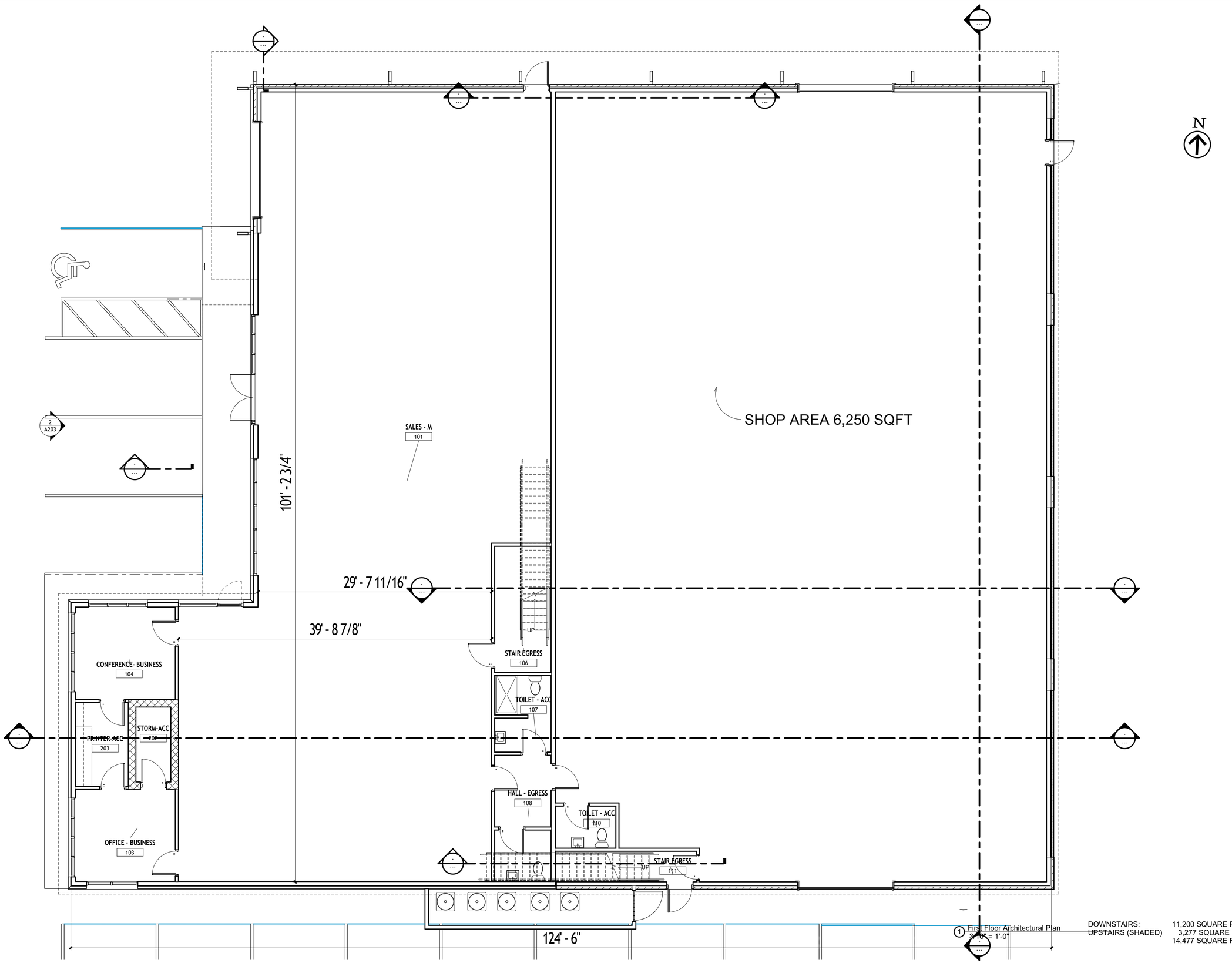

1 First Floor Architectural Plan
3/16" = 1'-0"

DOWNSTAIRS: 11,200 SQUARE FEET
UPSTAIRS (SHADED) 3,277 SQUARE FEET
14,477 SQUARE FEET TOTAL

FLOOR PLAN

Scale: 3/16" = 1'-0"

RGPA/pa
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Jackson, MS
REGISTERED ARCHITECT
5/23/2026

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927 MOTORSPORTS
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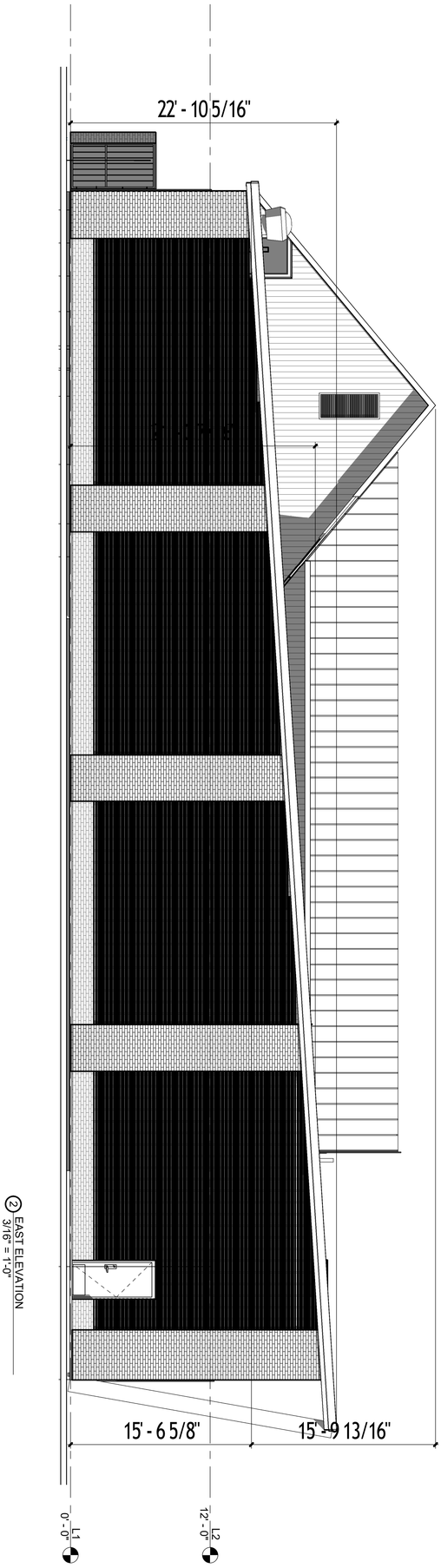
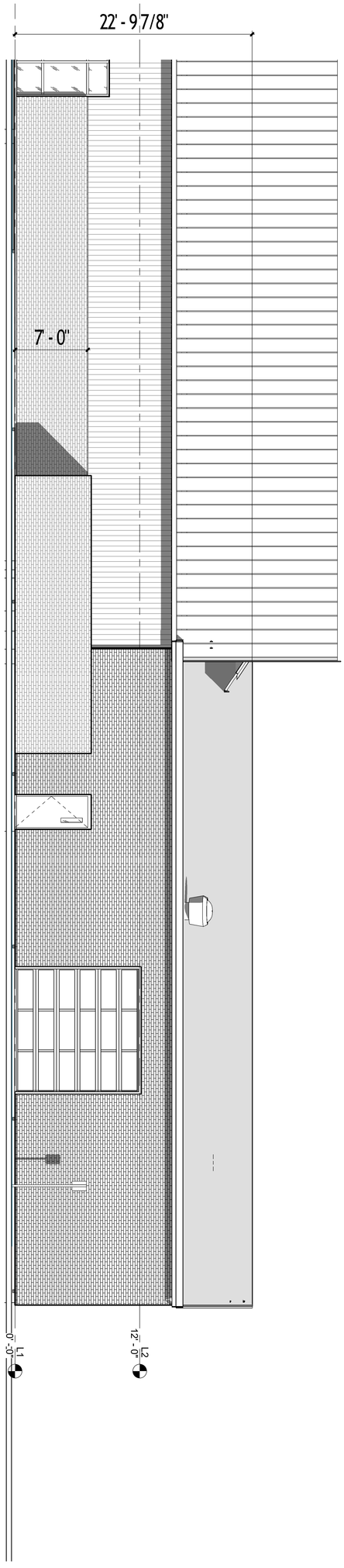
A101



② EAST ELEVATION
3/16" = 1'-0"



① SOUTH ELEVATION
3/16" = 1'-0"

Architectural Building Elevations

Scale: 3/16" = 1'-0"

SHEET
A201

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927 MOTORSPORTS

LEE SAHLER
AUTOBAHN LOOP
GLUCKSTADT, MS 39110

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Robert G. Polk
1695
Jackson, MS

5/23/2026

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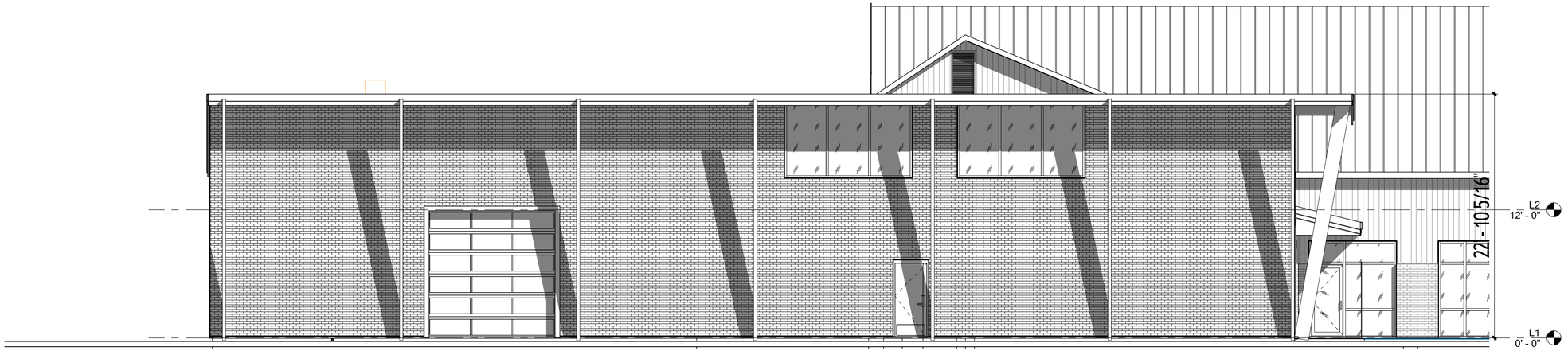
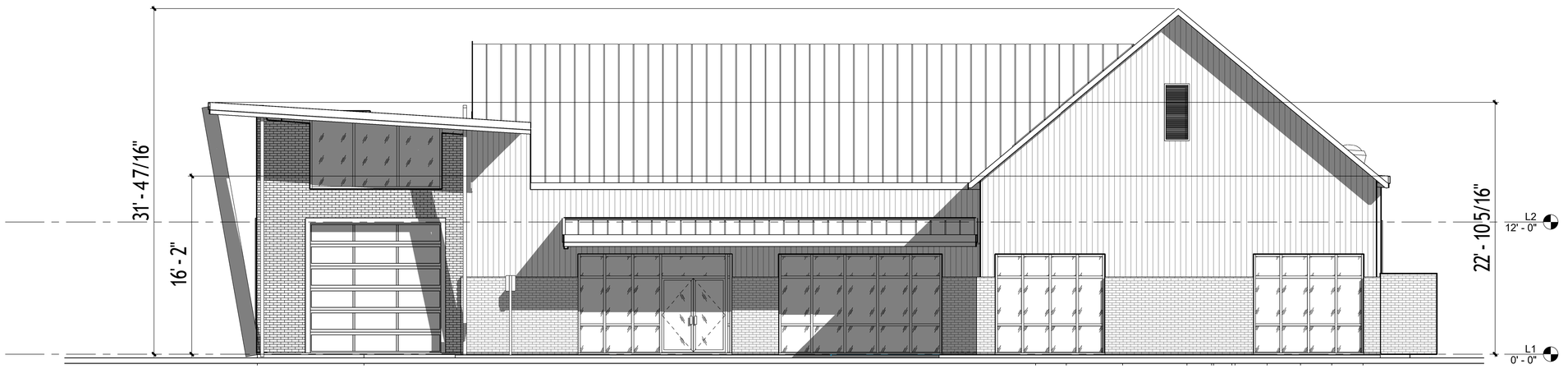
RGPA pa

ROBERT G POLK ARCHITECT, P.A.

Section 5, Item H)



1 NORTH ELEVATION
3/16" = 1'-0"



2 WEST ELEVATION
3/16" = 1'-0"

RGPA pa
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REGISTERED ARCHITECT
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5/23/2026

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Architectural Building Elevations

Scale: 3/16" = 1'-0"

927 MOTORSPORTS
LEE SAHLER
AUTOBAHN LOOP
GLUCKSTADT, MS 39110

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A203

Occupancy Classification
Section **311.2 Moderate-Hazard Storage, Group S-1** lists motor vehicle repair garages as an S-1 occupancy, specifically: *"Motor vehicle repair garages complying with the maximum allowable quantities of hazardous materials listed in Table 307.1(1) (see Section 406.8)."* Section **311.2.2** then points directly to 406.8 for the detailed requirements.
The IBC Commentary (referenced in multiple code-forum threads citing the commentary verbatim) makes the scope unambiguous: *a repair garage is any structure used for servicing or repairing motor vehicles — regardless of the extent of work (quick lube, tune-up, muffler shop, tire shop, painting, body work, engine overhaul)*. All of it is S-1, and all of it falls under 406.8.
Two edge conditions to be aware of:

- If the quantity of any hazardous material on site exceeds the Maximum Allowable Quantity (MAQ) in **Table 307.1(1)**, the occupancy kicks up to a Group H (high hazard), which triggers Section 415.
- The IBC defines a **commercial motor vehicle** in Chapter 2 as one with a GVWR of 10,000 lb or more, or designed to carry 16+ passengers including the driver. This matters for sprinkler thresholds (below).

Note that "F-1 Factory Industrial – Moderate Hazard" is sometimes proposed for body shops, but the code text in 311.2 is specific enough that ICC's position, and the prevailing plan-reviewer consensus, is that S-1 governs.
Section 406.8 — Repair Garage Requirements
406.1 requires all motor-vehicle-related occupancies to comply with 406.2 (general motor-vehicle provisions), and repair garages must additionally comply with 406.8. The explicit exclusion in 406.8 is that a repair garage cannot contain a motor fuel-dispensing facility (those are governed by 406.7). The subsections under 406.8 in the 2018 IBC:

- **406.8.1 Ventilation** — Mechanical ventilation per the IMC, with controls at the entrance to the garage.
- **406.8.2 Gas detection system** — Required for garages repairing vehicles fueled by **nonodorized** gases (hydrogen, nonodorized LNG). The detection system must comply with Section 916, must detect leakage of the nonodorized fuel, and if there are lubrication or chassis service pits for LNG vehicles, sensors are required in the pits.

(The floor-surface-must-be-concrete requirement that existed in earlier editions moved to **406.2.4 Floor surfaces** in the 2018 cycle — concrete or similar noncombustible and nonabsorbent, with an exception for slip-resistant finishes with a critical radiant flux ≤ 0.45 W/cm² per NFPA 253. Heating equipment rules likewise moved to the general 406.2 provisions referencing the IMC.)
Sprinkler Requirements — Section 903.2.9.1
This is where most of the teeth are. An NFPA 13 sprinkler system is required throughout a repair-garage building if **any** of these conditions exist:
The general S-1 triggers in **903.2.9** also still apply — notably, any S-1 fire area > 12,000 sf, any S-1 fire area more than three stories above grade, or combined S-1 fire areas on all floors > 24,000 sf. In practice, 903.2.9.1 governs most repair-garage designs, but it's worth running the area down both thresholds.
Fire-Resistance Separation from Other Occupancies — Table 508.4
For separated occupancies, Table 508.4 groups **B, F-1, M, and S-1 together as equivalent hazard** — which is the useful design shortcut. No separation is required between S-1 and adjacent B (office/service write-up), M (parts retail counter), or F-1 (light fabrication) whether the building is sprinklered or not. This is how most auto dealers and service centers are laid out without fire barriers between the bay area, parts counter, and showroom.
Where you *do* need a rated separation from an S-1 repair bay (typical values from Table 508.4, sprinklered / non-sprinklered):

- S-1 to **A** (assembly, e.g. customer waiting with occupant load triggering A): 1 hr / 2 hr
- S-1 to **E** (education): 2 hr / 2 hr
- S-1 to **R** (residential, e.g. mixed-use with apartments above): 2 hr / 3 hr
- S-1 to **I** (institutional): varies, generally 2 hr minimum
- S-1 to **H-1/H-2**: generally NP (not permitted) or highly restricted

When used as fire barriers, these walls must comply with Chapter 7 construction (Section 707), and horizontal assemblies with Section 711.
A Few Other Items Worth Flagging
406.2 General provisions that apply to a repair garage because of 406.1: minimum clear height 7 ft in vehicle and pedestrian areas, vehicle barriers where a drive lane drop exceeds 1 ft (barriers 2'-9" min. height, designed for the 6,000-lb concentrated load of IBC 1607.8.3), and guards per Section 1015.
IFC Chapter 23 (Motor Fuel-Dispensing and Repair Garages) and **IFC Chapter 57** (Flammable and Combustible Liquids) contain operational requirements that overlap with 406.8 — drainage/waste oil handling, spray-booth separation, welding/hot-work limits. The IBC defers to the IFC on these.
Tire storage: 903.2.9.2 requires sprinklers throughout where indoor tire storage exceeds 20,000 cubic feet, which can get triggered unexpectedly in tire-shop programming.
Mezzanines for parts storage are permitted but bring in Section 505 limits, and the mezzanine area counts toward the fire-area calculation for sprinkler triggers.

THIS BUILDING HAS AN NEW S-1 STORAGE FACILITY

WITH A GROSS FOOTPRINT OF 11,200 SQFT DOWNSTAIRS (UNDER 12,000 MAX - 903.2.9)
SECOND FLOOR OF 3,277 SQFT
2 FLOOR GROSS 14,477 SQFT (LESS THAN 24,000 MAX - 903.2.9)

NO SPRINKLERS REQUIRED
Table 508.4 groups **B, F-1, M, and S-1 together as equivalent hazard** — which is the useful design shortcut. No separation is required between S-1 and adjacent B (office/service write-up), M (parts retail counter), or F-1 (light fabrication) whether the building is sprinklered or not.

MAINTANANCE AREA IS 6,250 SQFT ENCLOSED.

MECHANICAL VENTILATION FOR CARBON MONOXIDE IS PART OF THIS CONSTRUCTION FOR THE BUILDING'S GARAGE AREA

TIRE STORAGE DOES NOT EXCEED 20,000 CUFT

THIS BUILDING IS TYPE V UNPROTECTED.

TABLE 506.2ALLOWABLE AREA FACTOR (A_t = NS, S1, S13R, S13D or SM, as applicable) IN SQUARE FEET[a, b]

OCCUPANCY CLASSIFICATION	SEE FOOTNOTES	TYPE OF CONSTRUCTION								
		TYPE I		TYPE II		TYPE III		TYPE IV	TYPE V	
		A	B	A	B	A	B	HT	A	B
S-1	NS	UL	48,000	26,000	17,500	26,000	17,500	25,500	14,000	9,000
	S1	UL	192,000	104,000	70,000	104,000	70,000	102,000	56,000	36,000
	SM	UL	144,000	78,000	52,500	78,000	52,500	76,500	42,000	27,000

PROJECT ADDRESS: 927 MOTORSPORTS
AUTOBAHN LOOP
GLUCKSTADT, MS

CONSTRUCTION TO BE IN ACCORDANCE WITH THE FOLLOWING CODES:
BUILDING CODE: 2018 IBC, ADA-AG 2010

THIS PROJECT IS NEW CONSTRUCTION

PROPERTY IS ZONED C-3 HIGHWAY
OCCUPANCY CLASSIFICATION:
GROUP S-1 - STORAGE WITH OFFICES
NUMBER OF STORIES - 2
TYPE OF CONSTRUCTION:
MINIMUM OCCUPANT LOADS BY CODE: NSPRINKLED.

1 PER 300 S.F. - STORAGE S-1 VEHICLE REPAIR (IBC TABLE 1004.5)
6126 SHOP/300 = 21

BUILDING HEIGHT MAX PER CODE 75 FT, (IBC TABLE 504 AND 506)
ORDINANCE LIMITED TO 40 FT - PROJECTED HEIGHT 31'-2"

MAXIMUM TRAVEL DISTANCE TO EXIT ALLOWED TABLE 1016.1: (UNSPRINKLED) 200 FT.

NUMBER OF EXITS REQUIRED (IBC TABLE 1018.1): 2, FIVE (5) PROVIDED

MINIMUM CORRIDOR AND STAIR WIDTH, 44 INCHES
MINIMUM CLEAR OPENING OF EXIT DOORS 32 INCHES (36" DOOR)

OCCUPANT LOAD - PER CODE SUMMARY = 115 OCCUPANTS

CONTROLLING EXIT NUMBER 115 TOTAL

115 X .320 EXIT UNITS = 34.5 INCHES USE MINIMUM OF 36" INCHES (32" MINIMUM CLEAR)

128 INCHES EXIT UNITS PROVIDED
34.5 INCHES REQUIRED - LS101 - 2/3 ON ENTRY = 35" MININUM - 64" PROVIDED.

DIAGONAL DISTANCE - 119 /110
SEPARATION OF EXITS- 1/2 DIAGONAL DISTANCE = 60'
SEPARATION OF EXITS PROVIDED 76'-0" EXCEEDS MINIMUM SEPARATION

FIRE EXTINGUISHERS TO BE PROVIDED AND LOCATED IN COUNT, TYPE AND LOCATION AS REQUIRED BY FIRE MARSHAL

MASONRY MOUNTED KNOX BOX TO BE PROVIDED PER FIRE MARSHAL

IBC 2018 AREA MODIFICATION — BLANK CALCULATOR (copy this sheet for a new project)

IBC 2018, §506.3 Frontage Increase • Equations 5-1, 5-2, 5-4, 5-5 • Table 506.2

HOW TO USE: Type your values into the YELLOW cells. The grey CALCULATIONS section updates automatically.

INPUTS — PROJECT PARAMETERS (type values in the yellow cells)

Project name	927 Motorsports
Occupancy classification	S-1
Construction type	V-B
Sprinklered?	No — use NS column

INPUTS — Building size (enter areas floor by floor)

Ground floor area	11,200	sf
Mezzanine / additional ground-floor area	0	sf
Upper floor area, per floor (blank if single	3,450	sf
Number of upper floors (0 or blank if sing	1	
Stories above grade plane, S_s	2	
Total designed building area	14,650	sf

S-1 sprinkler trigger check (IBC §903.2.9 — Group S-1 only)

Status	OK — within non-sprinklered S-1 thresholds

Thresholds: any fire area > 12,000 sf OR combined > 24,000 sf OR > 3 stories above grade

INPUTS — Tabular areas from IBC Table 506.2 (look up by occupancy + construction type)

NS — From Table 506.2 NS column (alwa	9,000	sf
A — Only if sprinklered (S1/SM/S13R/S13		sf

INPUTS — WALL MEASUREMENTS (type lengths and open-space widths)

Wall / side	Length L (ft)	Open space w (ft)	Qualifies? (w ≥ 20)	L in F (ft)	L × w
East - Facing I-55	107.5	60.0	YES	107.5	6,450.0
South	126.5	52.0	YES	126.5	6,578.0
West	107.5	39.0	YES	107.5	4,192.5
North	126.5	36.0	YES	126.5	4,554.0
TOTALS →	468.0			468.0	21,774.5

CALCULATIONS — read-only. All values below computed from yellow inputs.

Variables

Total perimeter, P	468.0	ft
Qualifying frontage F (w ≥ 20 ft)	468.0	ft
Σ (L × w) over qualifying walls	21,774.5	ft²
F / P	1.000	
Weighted W_raw (Eq. 5-4)	46.53	ft
W used (capped at 30 ft)	30.00	ft
W / 30	1.000	

Equation 5-5 — frontage increase factor

If = [F/P − 0.25] × W/30

Plugged-in:	If = [1.000 − 0.25] × 1.000
Frontage increase factor, If (floored at 0)	0.7500

Allowable area — Equation 5-1 (one story) or Equation 5-2 (multi-stofy)

Equation:	Multi-story (Eq. 5-2): $A_a = [A + (NS \times If)] \times S_s$
Plugged-in:	A_a = [9,000 + (9,000 × 0.7500)] × 2
Allowable area, A_a	31,500 sf

RESULT — area-modification check

Total designed area	14,650	sf
Allowable, total (Eq. 5-2)	31,500	sf
Total margin	16,850	sf
§506.2.3 per-story check (multi-story only)		
Largest single-floor area	11,200	sf
Allowable, per story (Eq. 5-1)	15,750	sf
Per-story margin	4,550	sf
Within IBC 2018 limit?	YES — within code (total + per-story both pass)	

IBC 2018 AREA MODIFICATION — Code Reference

Prepared by Robert G. Polk Architect, P.A.
Code basis: International Building Code, 2018 edition • Chapter 5 • Section 506.3 Frontage Increase

THE FORMULA

Frontage increase (Eq. 5-5): If = [F / P¹ − 0.25] ×² W / 30 ³
Weighted-average W (Eq. 5-4): W = (L ₁·w ¹ + L ₂·w ₂ + L ₃·w ₃ + …) / F
Allowable area, one story (Eq. 5-1): $A_a = A + (NS \times If)$
Allowable area, multi-story (Eq. 5-2): $A_a = [A + (NS \times If)] \times S_s$

Variable definitions

If Area factor increase due to frontage. A decimal between 0 and a maximum of 0.75. Multiplies the non-sprinklered tabular area NS.

F Length of building perimeter (ft) that fronts on a public way or open space with a minimum 20 ft clear width measured perpendicular to the building face. IBC §506.3.1 and §506.3.2.

P Total perimeter of the building (ft). Includes every exterior wall, qualifying or not.

W Weighted-average open-space width (ft) along the qualifying frontage. Computed per Eq. 5-4. Capped at 30 ft (§506.3.2). Walls with w < 20 ft do not qualify and are excluded from F and from the Eq. 5-4 numerator.

A_a Allowable area per story (sq ft) after the frontage increase is applied.

A Tabular allowable area from IBC Table 506.2 for the building's occupancy and construction type. Use the column matching the sprinkler status: NS, S1, SM, S13R, or S13D.

NS Non-sprinklered tabular area from IBC Table 506.2. ALWAYS used to compute the frontage bonus — even on sprinklered buildings. Most-missed point in the equation.

S_s Number of stories above grade plane. Capped at 3 in Eq. 5-2 (or 4 for Group R with NFPA 13R).

What the formula is rewarding (plain English)

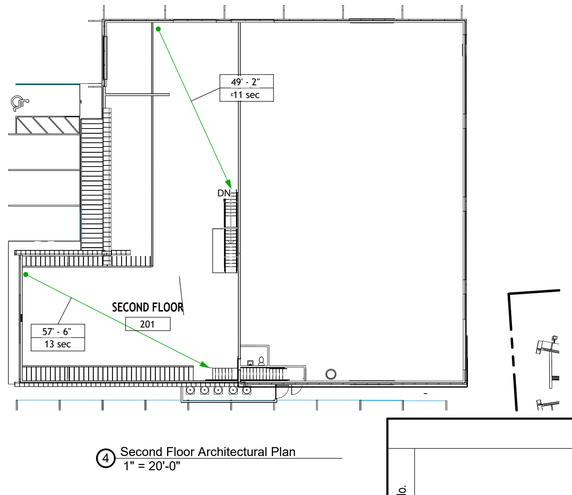
The frontage increase exists because a building with open space around it is easier for fire crews to reach, and burns less aggressively because radiant heat dissipates instead of bouncing off adjacent structures. The formula rewards two things: (1) the PERCENTAGE of perimeter that has at least 20 ft of clear space, and (2) the WIDTH of that clear space, up to a 30 ft cap.

- The first bracket [F/P − 0.25] gives credit for qualifying frontage above the 25 % minimum that triggers eligibility. Maximum value of this bracket is 0.75 (entire perimeter qualifies).
- The factor W/30 ranges from 0.67 (when W = 20) to 1.00 (when W ≥ 30).

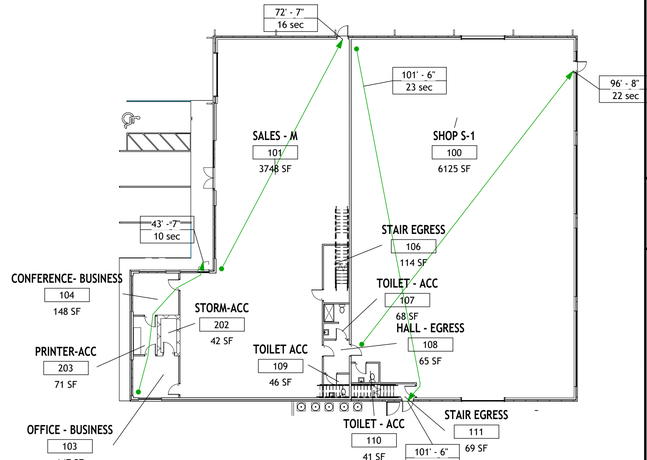
Multiply the two and the maximum frontage bonus is 0.75 × 1.00 = 0.75 — a 75 % increase on the non-sprinklered tabular area NS, added to the tabular area A to give the allowable area per story.

Code-edition reminders

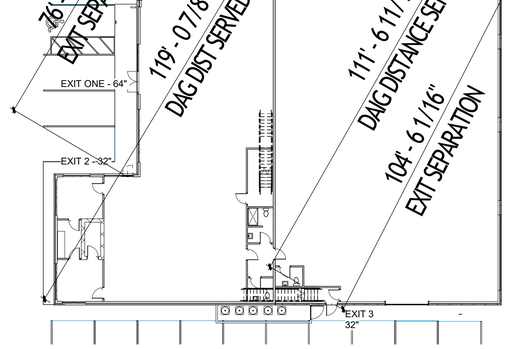
- *2018 IBC uses the closed-form Equation 5-5 above. This is the code Mississippi most commonly references as of 2025–2026.*
- *2021 IBC replaced Equation 5-5 with a lookup table (Table 506.3.3). The 2021 numbers are close but not identical at bin edges.*
- *2024 IBC raised the minimum qualifying open-space width W from 20 ft to 30 ft. A 20 ft yard that qualifies under 2018 does NOT qualify under 2024.*
- *For a sprinklered building, the frontage increase is ALWAYS calculated against NS, but it is ADDED to A. The shortcut $A_a = A + (1 + If)$ only works when A = NS (i.e., non-sprinklered).*
- *No individual story may exceed the allowable area computed with S_s = 1 (IBC §506.2.3). This calculator caps S_s at 3 inside Eq. 5-2 per the code.*



④ Second Floor Architectural Plan
1" = 20'-0"



③ LIFE SAFETY OCCUPANCY
1" = 20'-0"



⑤ LIFE SAFETY OCCUPANCY
1" = 20'-0"

Building Occupancy

Rm. No.	Name	Room Occupancy	Area	S.F. Per Person	Persons
106	STAIR EGRESS	Accessory Storage Areas, Mechanical Equipment Room	114 SF	300	1
107	TOILET - ACC	Accessory Storage Areas, Mechanical Equipment Room	68 SF	300	1
108	HALL - EGRESS	Accessory Storage Areas, Mechanical Equipment Room	65 SF	300	1
109	TOILET ACC	Accessory Storage Areas, Mechanical Equipment Room	46 SF	300	1
110	TOILET - ACC	Accessory Storage Areas, Mechanical Equipment Room	41 SF	300	1
111	STAIR EGRESS	Accessory Storage Areas, Mechanical Equipment Room	69 SF	300	1
202	STORM-ACC	Accessory Storage Areas, Mechanical Equipment Room	42 SF	300	1
203	PRINTER-ACC	Accessory Storage Areas, Mechanical Equipment Room	71 SF	300	1
Accessory Storage Areas, Mechanical Equipment Room: 8			517 SF		8
101	SALES - M	Business Areas	3748 SF	100	38
103	OFFICE - BUSINESS	Business Areas	147 SF	100	2
104	CONFERENCE- BUSINESS	Business Areas	148 SF	100	2
201	SECOND FLOOR	Business Areas	3281 SF	100	33
Business Areas: 4			7325 SF		75
100	SHOP S-1	h-5 Fabricaion & Manufacturing	6125 SF	200	31
h-5 Fabricaion & Manufacturing: 1			6125 SF		31
Grand total: 13			13967 SF		114

Quick clarification before the number: IBC 2018 Table 1004.5 (Maximum Floor Area Allowances Per Occupant) is keyed to **function of space**, not to occupancy group. So there isn't a single "S-1 factor" — you pick the function line that matches the actual use. The two lines you'd typically apply to an S-1 (Moderate-Hazard Storage) occupancy:

Function of space	Factor	Basis
Warehouses	500 sf	gross
Storage areas, mechanical equipment room (a.k.a. accessory storage)	300 sf	gross

Both are unchanged in the 2021 IBC; this exact pairing has been in place since the 2018 edition rolled forward.

How to pick between them: "Warehouses" is for a primary storage function — bulk goods, racking, palletized inventory, the kind of building that *is* a warehouse. "Storage areas, mechanical equipment room" is for accessory storage within a building of another primary use (a stock room behind a retail store, a back-of-house storage room in an office, a mech/elec/IT room). In healthcare and similar projects, the 300 gross factor is the one that almost always applies — true 500 sf warehousing is rare in the occupied portion of a renovation.

Things worth knowing:

- "Gross" means inside surface of walls, including corridors, restrooms, mechanical, closets — nothing subtracted (per Chapter 2 definitions).
- Round occupants **up** to the next whole person per §1004.5.
- You can intentionally *increase* the occupant load above the table value (§1004.5.1) so long as you don't exceed one occupant per 7 sf. You can't go below the table number without building official approval (§1004.5 Exception).
- An S-1 area inside a mixed-use building is calculated separately and added to the rest of the building's occupant load.

Mississippi's adopted code is the 2018 IBC, so this maps directly to the projects you're working on.

RGPA / pa
ROBERT G POLK ARCHITECT, P.A.
702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

Robert G. Polk
1695
Jackson, MS
5/23/2026

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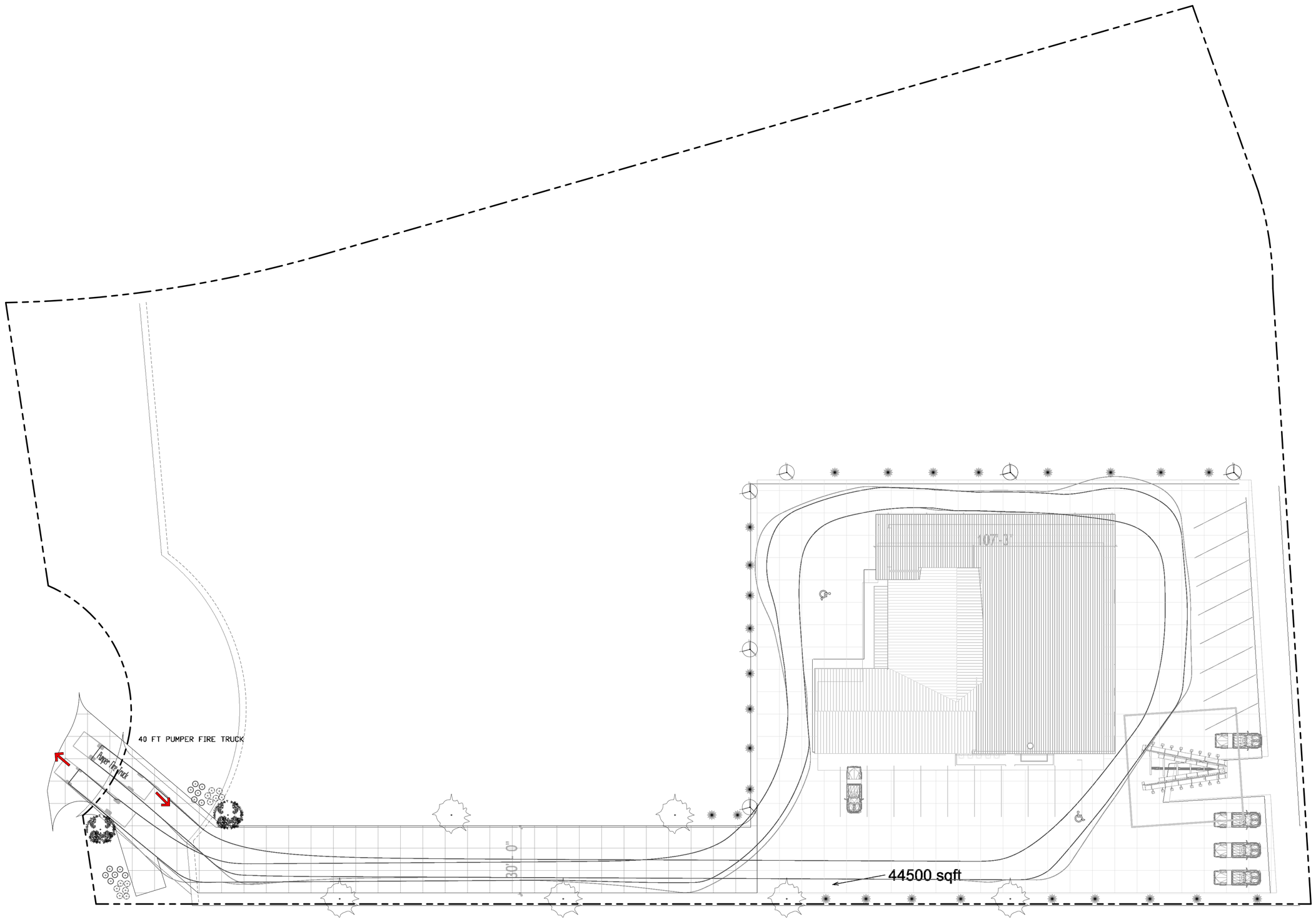
927 MOTORSPORTS
LEE SAHLER
AUTOBAHN LOOP
GLUCKSTADT, MS 39110

PLOTTED: 5/24/2026 4:33:36 PM

SHEET LS-1

LIFE SAFETY
Scale: As indicated



1 Site Plan
1" = 20'-0"

FIRE VEHICLE PATH

Scale: 1" = 20'-0"

RGPA pa
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REGISTERED ARCHITECT
Robert G. Polk
1695
Jackson, MS
STATE OF MISSISSIPPI

5/23/2026

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927 MOTORSPORTS
LEE SAHLER
AUTOBAHN LOOP
GLUCKSTADT, MS 39110

PLOTTED:
5/24/2026
4:48:01
PM

SHEET
LS-2

SITE PLAN NOTES:

1. CONSTRUCTION DETAILS SHALL BE MUNICIPAL STANDARD DETAILS.
2. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL AND STATE CODES.
3. TEMPORARY SEDIMENT BARRIERS REQUIRED SHALL BE PLACED AS NECESSARY TO CONTAIN SEDIMENT WITHIN CONSTRUCTION LIMITS
4. DIMENSIONS UNLESS OTHERWISE SHOWN ARE TO FACE OF CURB.
5. ACCESSIBLE PARKING AND ASSOCIATED ACCESSIBLE ROUTE SHALL MEET 2010 ADA REQUIREMENTS AT A MINIMUM, AND COMPLY WITH LOCAL AND MUNICIPAL REGULATIONS, WHICHEVER IS THE MOST STRINGENT.
6. SPOT ELEVATIONS SHOWN ARE FINISHED GRADE OF TOP OF CURB, PAVING OR SIDEWALK.
7. PARKING STRIPES SHALL BE 4" WIDE UNLESS NOTED OTHERWISE WHITE WATERBORNE PAINT FOR NON ACCESSIBLE PARKING OR BLUE WATERBORNE PAINT AT ACCESSIBLE PARKING AND ACCESSIBLE ROUTES MEETING SPECIFICATION TT-P-1952B.
8. OWNER TO PROVIDE CONTROL POINT COORDINATES AND A BENCHMARK ELEVATION FOR THE SITE. ALL OTHER LAYOUT SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
9. CONTRACTOR SHALL PROVIDE WATER AND SANITARY AS SHOWN AND COORDINATE WITH LOCAL UTILITY COMPANIES TO PROVIDE GAS AND POWER CONNECTION TO THE BUILDING.
10. WATER SERVICE IS REQUIRED COMPLETE (LESS METER) TO SHOWN TENANT SPACE.
11. CURB CONSTRUCTION JOINTS SHALL BE 10'-0" ON CENTER. EXPANSION JOINTS SHALL BE 60'-0" ON CENTER.
12. INLET CASTINGS SHALL BE VULCAN (V-4302-1) OR DEWS & SONS (DF-22F) W/ MUNICIPAL SEAL WHERE REQUIRED BY ORDINANCE.
13. COMPACTION FOR OPEN TRENCHES IN THE PROJECT SHALL BE TO 95% STANDARD PROCTOR, MINIMUM, WITH COMPACTION TESTS FURNISHED TO OWNER FOR ALL FILLED TRENCHES WHICH HAVE OCCURRED UNDER PAVEMENT OR BUILDING.

DEMOLITION NOTES:

WHEN CONDUCTING DEMOLITION AND CLEANUP OPERATIONS THE CONTRACTOR SHALL NOTE THE IMPORTANCE OF KEEPING THE EXISTING VEGETATED AREAS VEGETATED FOR EROSION CONTROL MEASURES.

UPON COMPLETION OF GRADING OPERATIONS, ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED. THIS MAY INCLUDE, BUT IS NOT LIMITED TO, INSTALLING TOPSOIL (MIN. 6" THICKNESS), PERMANENT SEEDING AND MULCH, SODDING, EROSION CONTROL BLANKET, RIPRAP, ETC. CONTRACTOR SHALL REFER TO EROSION CONTROL NOTES FOR TEMPORARY GRASSING AND MULCHING DURING GRADING OPERATIONS.

ANY PERMANENT AND/OR CONSTRUCTION FENCING (EXISTING OR REQUIRED PER THE PLANS) REQUIRED TO BE REMOVED/RESET FOR INSTALLATION OF SITE, UTILITY, BUILDING, ETC. IMPROVEMENTS SHALL BE DONE SO AT NO ADDITIONAL COST TO THE PROJECT AND IS CONSIDERED INCIDENTAL. THE PLANS HAVE BEEN NOTED WITH GENERAL AREAS THIS IS TO OCCUR IN. THE REMOVAL AND/OR REPLACEMENT LIMITS WILL BE DETERMINED IN THE FIELD.

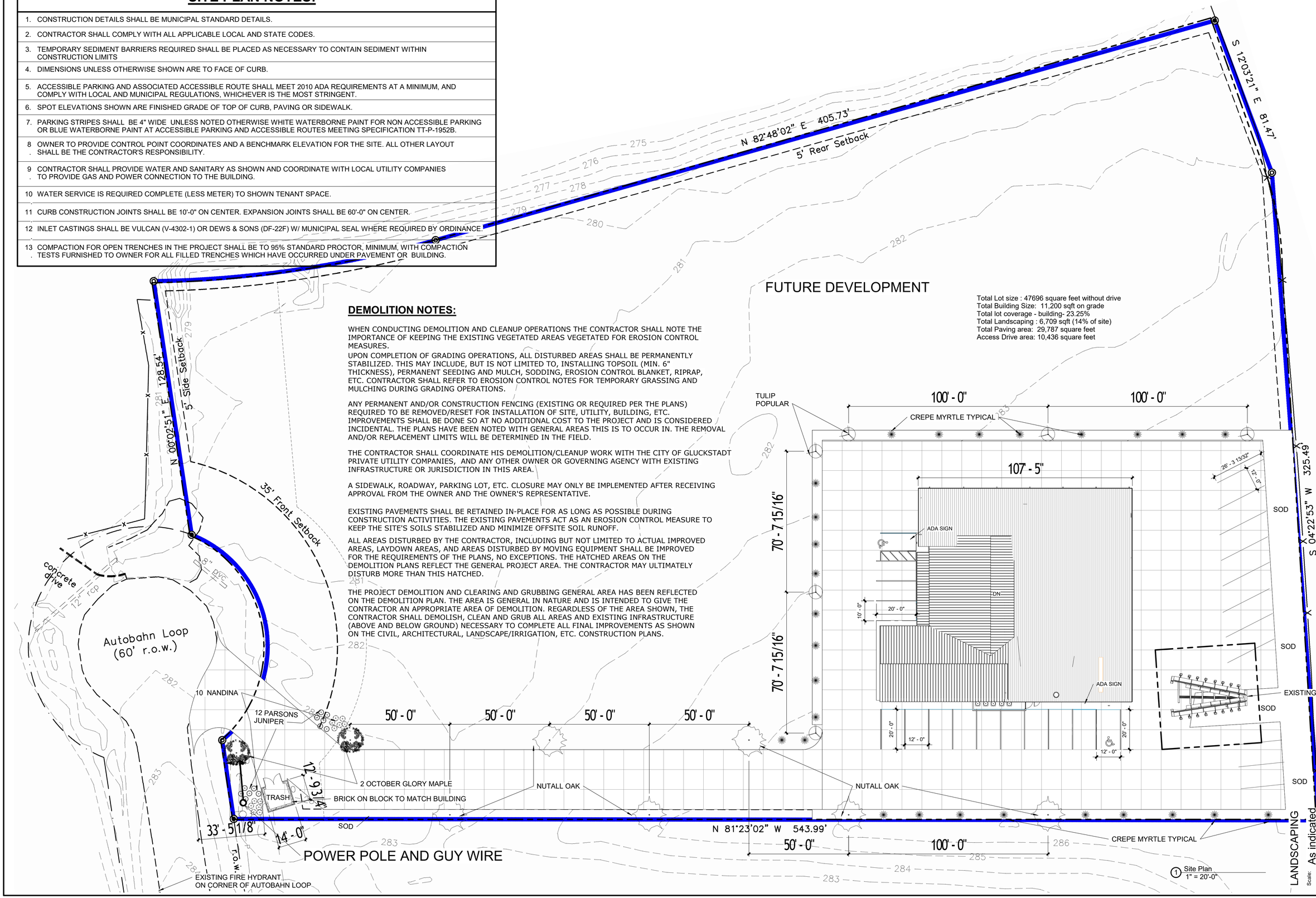
THE CONTRACTOR SHALL COORDINATE HIS DEMOLITION/CLEANUP WORK WITH THE CITY OF GLUCKSTADT PRIVATE UTILITY COMPANIES, AND ANY OTHER OWNER OR GOVERNING AGENCY WITH EXISTING INFRASTRUCTURE OR JURISDICTION IN THIS AREA.

A SIDEWALK, ROADWAY, PARKING LOT, ETC. CLOSURE MAY ONLY BE IMPLEMENTED AFTER RECEIVING APPROVAL FROM THE OWNER AND THE OWNER'S REPRESENTATIVE.

EXISTING PAVEMENTS SHALL BE RETAINED IN-PLACE FOR AS LONG AS POSSIBLE DURING CONSTRUCTION ACTIVITIES. THE EXISTING PAVEMENTS ACT AS AN EROSION CONTROL MEASURE TO KEEP THE SITE'S SOILS STABILIZED AND MINIMIZE OFFSITE SOIL RUNOFF.

ALL AREAS DISTURBED BY THE CONTRACTOR, INCLUDING BUT NOT LIMITED TO ACTUAL IMPROVED AREAS, LAYDOWN AREAS, AND AREAS DISTURBED BY MOVING EQUIPMENT SHALL BE IMPROVED FOR THE REQUIREMENTS OF THE PLANS, NO EXCEPTIONS. THE HATCHED AREAS ON THE DEMOLITION PLANS REFLECT THE GENERAL PROJECT AREA. THE CONTRACTOR MAY ULTIMATELY DISTURB MORE THAN THIS HATCHED.

THE PROJECT DEMOLITION AND CLEARING AND GRUBBING GENERAL AREA HAS BEEN REFLECTED ON THE DEMOLITION PLAN. THE AREA IS GENERAL IN NATURE AND IS INTENDED TO GIVE THE CONTRACTOR AN APPROPRIATE AREA OF DEMOLITION. REGARDLESS OF THE AREA SHOWN, THE CONTRACTOR SHALL DEMOLISH, CLEAN AND GRUB ALL AREAS AND EXISTING INFRASTRUCTURE (ABOVE AND BELOW GROUND) NECESSARY TO COMPLETE ALL FINAL IMPROVEMENTS AS SHOWN ON THE CIVIL, ARCHITECTURAL, LANDSCAPE/IRRIGATION, ETC. CONSTRUCTION PLANS.



1 Site Plan
1" = 20'-0"

RGPA pa
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5/23/2026

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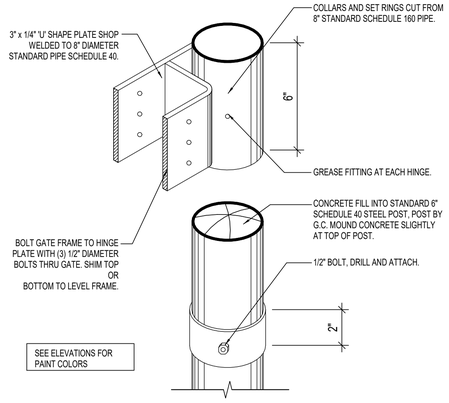
927 MOTORSPORTS
LEE SAHLER
AUTOBAHN LOOP
GLUCKSTADT, MS 39110

LANDSCAPING

Scale: As indicated

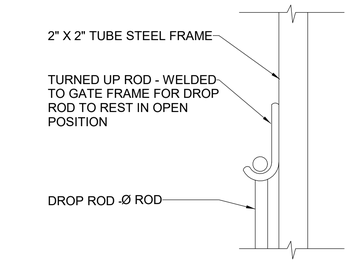
PLOTTED: 5/24/2026 4:34:30 PM

SHEET L-1

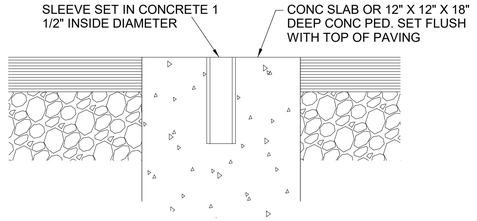


GATE HINGE ISOMETRIC

3 TRASH ENCLOSURE GATE HINGE
3" = 1'-0"

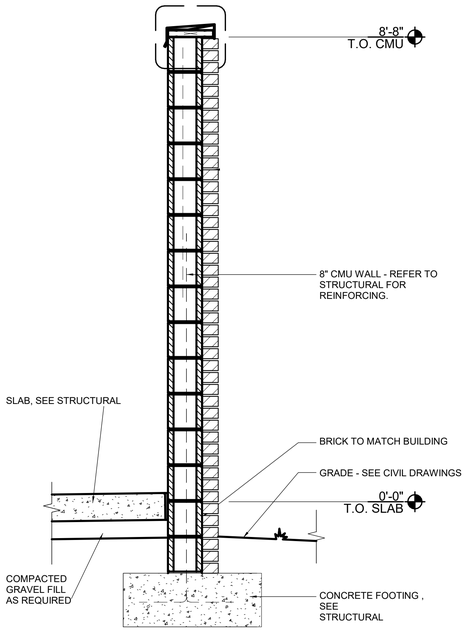


GATE DROP DETAIL



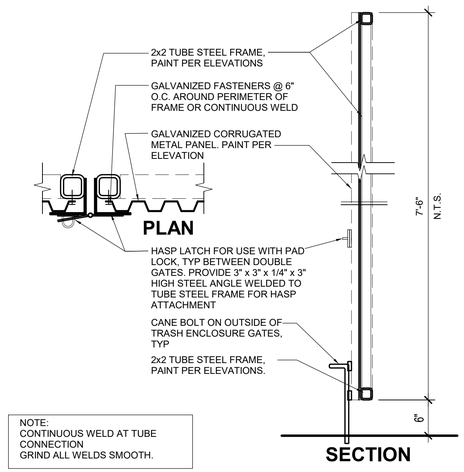
GATE HOLD DETAIL

4 TRASH ENCLOSURE GATE HOLD
1" = 1'-0"



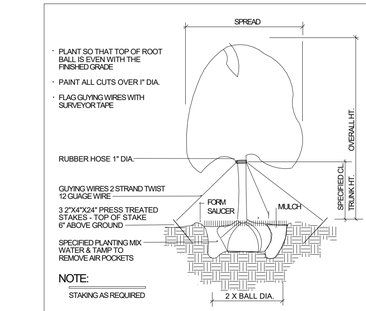
TRASH ENCLOSURE SECTION

2 Trash Enclosure Wall Section BLOCK
3/4" = 1'-0"



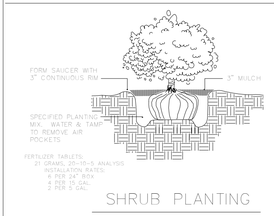
GATE DETAIL

5 Trash Enclosure Gate Detail
1" = 1'-0"



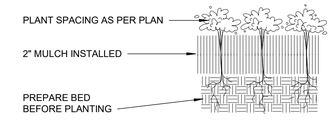
TREE PLANTING - GUY WIRES

SCALE: NOT TO SCALE



SHRUB PLANTING

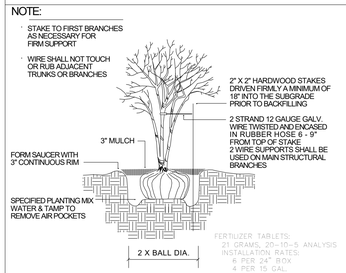
SCALE: NOT TO SCALE



GROUNDCOVER PLANTING DETAIL

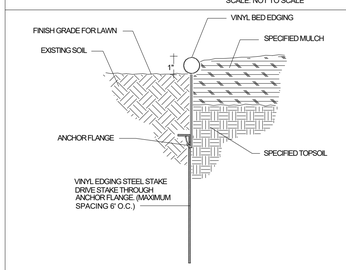
SCALE: NOT TO SCALE

NOTE:



MULTI-TRUNK TREE STAKING

SCALE: NOT TO SCALE



VINYL BED EDGING DETAIL

SCALE: NOT TO SCALE

1 Lanscape Plant Details
1/8" = 1'-0"

DETAILS

Scale: As indicated

RGPA pa
ROBERT G POLK ARCHITECT, P.A.
702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
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REGISTERED ARCHITECT
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1695
Jackson, MS
5/23/2026

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927 MOTORSPORTS
LEE SAHLER
AUTOBAHN LOOP
GLUCKSTADT, MS 39110

PLOTTED:
5/24/2026
4:34:31
PM

SHEET
L-2

1) PROPERTY IS ZONED C–2 (HIGHWAY COMMERCIAL DISTRICT) CITY OF CANTON

2) ADJOINING PROPERTIES ARE ZONED C–2 (HIGHWAY COMMERCIAL DISTRICT)

3) SETBACKS:
   FRONT – 35 FEET
   SIDE – 5 FEET
   REAR – 5 FEET
   MAXIMUM HEIGHT RESTRICTION: AS DETERMINED BY THE IBC

4) THERE ARE NO BUILDINGS CURRENTLY ON SUBJECT PARCEL.

5) SUBJECT PROPERTY IS LOCATED WITHIN THE CITY LIMITS OF GLUCKSTADT, MADISON COUNTY, MISSISSIPPI.

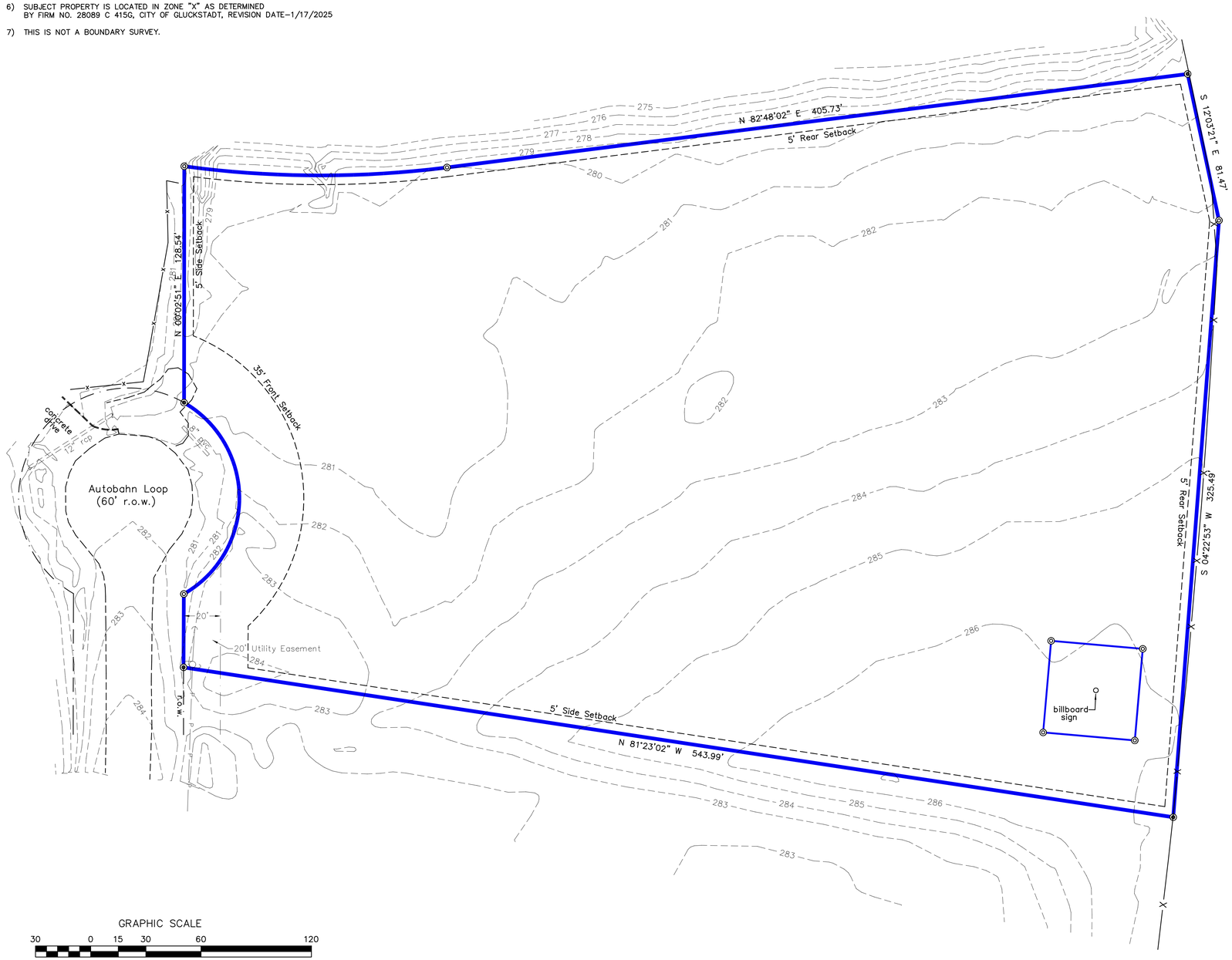
6) SUBJECT PROPERTY IS LOCATED IN ZONE "X" AS DETERMINED BY FIRM NO. 28089 C 415G, CITY OF GLUCKSTADT, REVISION DATE–1/17/2025

7) THIS IS NOT A BOUNDARY SURVEY.

This TOPOGRAPHIC survey was performed and this plat was prepared by Baird Engineering, Inc.,
506 Jefferson Street, Clinton, MS 39056
Phone: (601) 925–5015

This survey is considered valid only when original seal and signature of surveyor of record is affixed hereto.

I, Colin L. Baird, do hereby certify that the features depicted on this plat are a correct representation of the conditions as they existed on January 07, 2026.



GRAPHIC SCALE
30 0 15 30 60 120
1"=30'

N

Class "A" survey in accordance with the minimum standards for land surveying in the State of Mississippi.

Date of field survey: January 6, 2026
Party Chief: Joey Fife

Vertical Elevations referenced to NAVD88

Subsurface and environmental conditions were not examined or considered as a part of this survey.

Underground utilities are based on physical evidence, maps provided by utility companies, and utiliquest locate service personel. Some utilities shoen on this plat may be approximate only. Should call MS One–Call before any digging.

Basis of Bearing: the bearings on this plat are based on and referenced to the Mississippi State Plane Coordinate System Grid North (NAD83–West Zone) as derived using RTK GPS observations using Cors Stations MSJK and MSYZ.
Convergence Angle = N 00°07'36" W
Combined Factor = 0.99994257336111
(Computed at N=1101877.374, E=2369203.630)

LEGEND

- TELECOMMUNICATIONS M.H.
- 1/2" IRON REBAR FOUND
- 1/2" IRON REBAR SET (18" long)
- WATER FAUCET
- UTILITY POLE
- GAS VALVE
- WATER VALVE
- FIRE HYDRANT
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- ELECTRIC TRANSFORMER
- SIGN
- CONC. CURB & GUTTER
- STORM INLET
- SAN. SEWER MANHOLE
- CURB INLET
- CABLE BOX (UNDERGROUND)
- SAN. SEWER SERVICE STUB
- WATER SERVICE STUB
- SAN. SEWER
- GAS LINE
- UNDERGROUND TELEPHONE
- FENCE LINE
- CONTOURS
- OVERHEAD POWER
- UNDERGROUND ELECTRIC
- WATER MAIN
- LIGHT POLE
- STORM DRAIN M.H.
- WATER METER
- SEWER CLEANOUT
- POWER METER
- GAS METER
- CONCRETE
- ASPHALT
- FIBER OPTIC BOX
- ELECTRIC BOX (UNDERGROUND)

No.	Revisions:	By:	Date:

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

Project No.: # 5112
Date: 01/07/2026
Scale: 1" = 30'
Designed By: CLB
Reviewed By: CLB

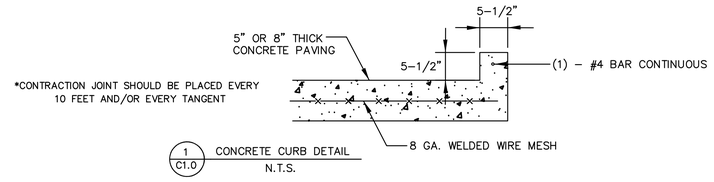
TOPOGRAPHIC SURVEY
927 Motorsports
GLUCKSTADT, MISSISSIPPI

C 0.0

SITE PLAN NOTES

GENERAL

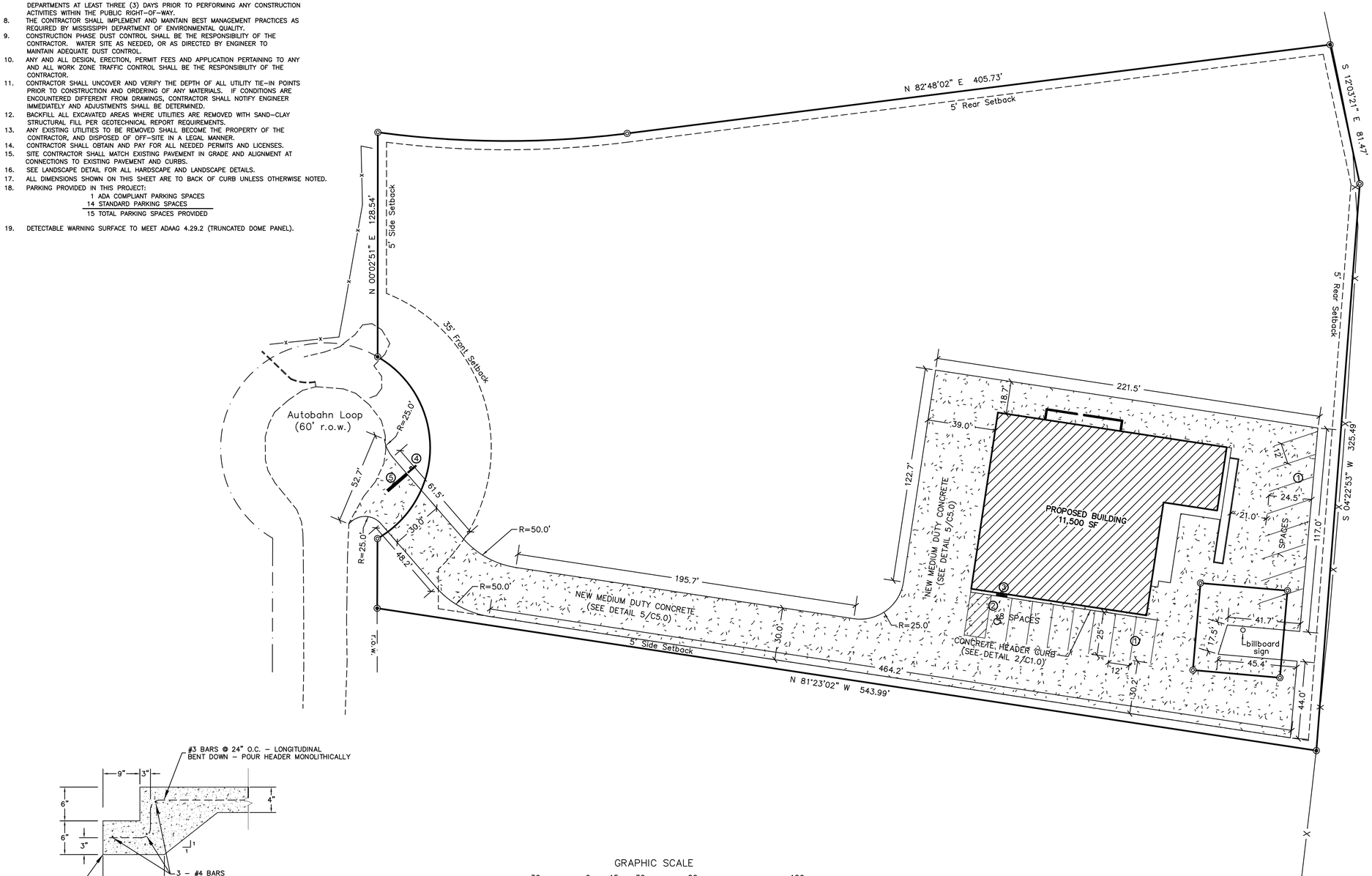
1. TOPOGRAPHIC SURVEY PREPARED BY BAIRD ENGINEERING, INC. DATED 01-07-2026.
2. CONTRACTOR TO NOTIFY ALL UNDERGROUND UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION EXCAVATION. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH OSHA, FEDERAL, STATE AND LOCAL CODES.
3. CONTRACTOR TO COMPLY WITH ALL EROSION CONTROL STANDARDS AS SPECIFIED BY CITY, COUNTY AND STATE OFFICIALS.
4. DURING CONSTRUCTION, CONTRACTOR SHALL CHECK THE EROSION CONTROL FACILITIES DAILY, AND MAKE REPAIRS OR MODIFICATIONS AS NEEDED.
5. 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.
6. ALL DISTURBED GRASSED AREAS SHALL BE SOLID SOD UNLESS NOTED OTHERWISE.
7. 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.
8. THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN BEST MANAGEMENT PRACTICES AS REQUIRED BY MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY.
9. 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.
10. 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.
11. 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.
12. BACKFILL ALL EXCAVATED AREAS WHERE UTILITIES ARE REMOVED WITH SAND-CLAY STRUCTURAL FILL PER GEOTECHNICAL REPORT REQUIREMENTS.
13. ANY EXISTING UTILITIES TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR, AND DISPOSED OF OFF-SITE IN A LEGAL MANNER.
14. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NEEDED PERMITS AND LICENSES.
15. SITE CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT AT CONNECTIONS TO EXISTING PAVEMENT AND CURBS.
16. SEE LANDSCAPE DETAIL FOR ALL HARDSCAPE AND LANDSCAPE DETAILS.
17. ALL DIMENSIONS SHOWN ON THIS SHEET ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
18. PARKING PROVIDED IN THIS PROJECT:
    - 1 ADA COMPLIANT PARKING SPACES
    - 14 STANDARD PARKING SPACES
    - 15 TOTAL PARKING SPACES PROVIDED
19. DETECTABLE WARNING SURFACE TO MEET ADAAG 4.29.2 (TRUNCATED DOME PANEL).

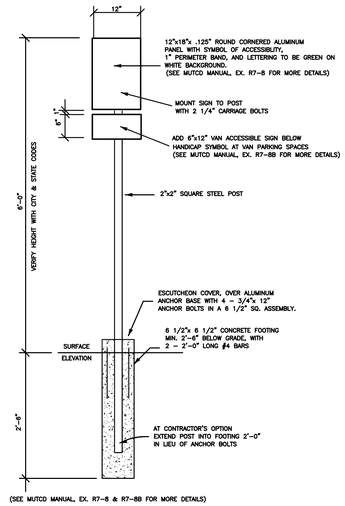


1 / C1.0 CONCRETE CURB DETAIL
N.T.S.

PARKING FEATURES LEGEND

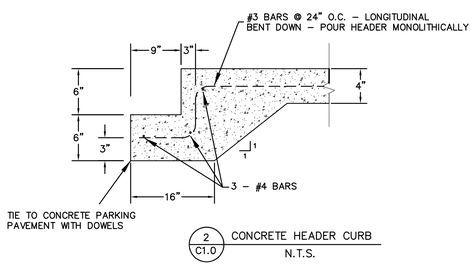
① TRAFFIC STRIPE (PARKING)	4" CONTINUOUS WHITE
② TRAFFIC STRIPE (HANDICAP)	4" CONTINUOUS BLUE
③ HANDICAP PARKING SIGN (R7-8)-DETAIL 4/C1.0	SEE MUTCD MANUAL FOR SPECIFICATIONS.
④ STOP SIGN (DETAIL 3/C1.0)	SEE MUTCD MANUAL FOR SPECIFICATIONS.
⑤ 24" LEGEND	WHITE





4 / C1.0 ACCESSIBILITY SIGNAGE DETAIL
N.T.S.

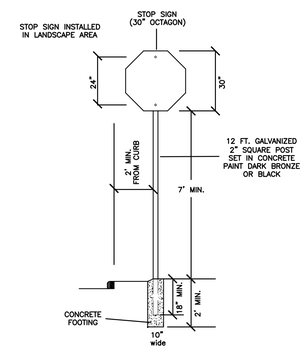
NOTES:
1. LOCATE ONE SIGN AT EACH ACCESSIBLE SPACE. SET 1'-0" OFF OF BACK OF CURB OR SIDEWALK AND CENTER ON ACCESSIBLE SPACE.
2. ALL DIMENSIONS AND SIGNAGE SHOULD FOLLOW THE ADA STANDARDS FOR ACCESSIBLE DESIGN.



2 / C1.0 CONCRETE HEADER CURB
N.T.S.

CONCRETE SHALL HAVE A TWENTY-EIGHT (28) DAY COMPRESSIVE STRENGTH OF 3500 PSI.

GRAPHIC SCALE
30 0 15 30 60 120
1"=30'



3 / C1.0 TRAFFIC SIGN INSTALLATION
N.T.S.

LEGEND

- PROPOSED CONCRETE CURB (DETAIL 1/C1.0)
- HANDICAP PARKING
- PROPERTY LINE

No.	Revisions:	By:	Date:

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

Project No.: # 5112
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Scale: 1" = 20'
Drawn By: CLB
Reviewed By: CLB

SITE PLAN
927 Motorsports
Gluckstadt Mississippi

C 1.0

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 FLORENCE 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 RELATD 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, AAND 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. STORM SEWER PIPE

ARCP = ARCHED REINFORCED CONCRETE PIPE
HP = HIGH–PERFORMANCE POLYPROPYLENE

GRAPHIC SCALE

30 0 15 30 60 120

1"=30'

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GRADING PLAN
927 Motorsports
Gluckstadt, Mississippi

C 2.0

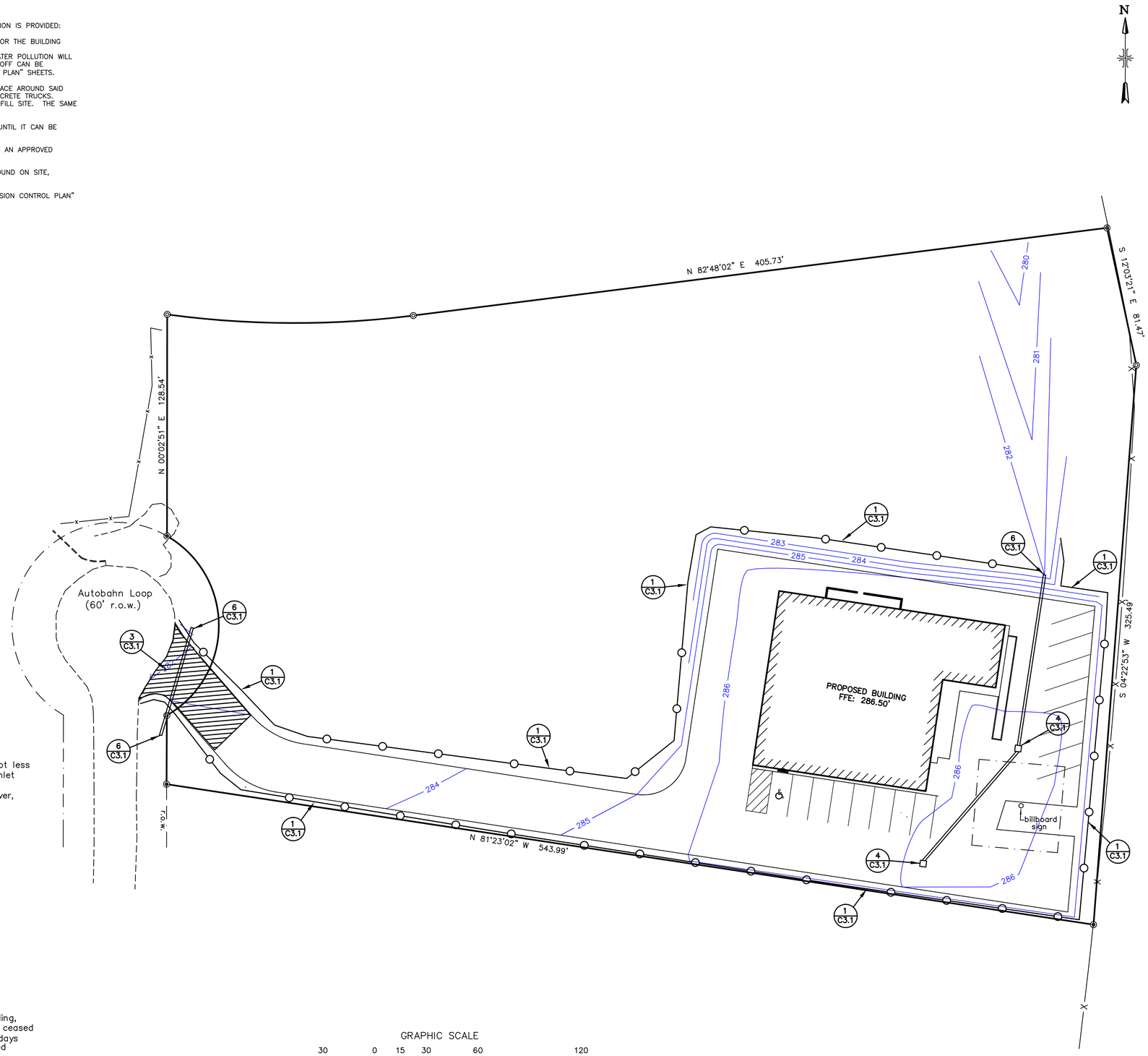
No. | Revisions: | By: | Date:

PURSUANT TO ADOPTED STORM WATER MANAGEMENT PLANS FOR NON–RESIDENTIAL USERS, THE FOLLOWING INFORMATION IS PROVIDED:

- SIGNIFICANT MATERIALS TO BE PLACED ON PROPERTY INCLUDE FILL/CUT MATERIAL, CONCRETE, METAL OR IRON FOR THE BUILDING
- CURRENT AND PROPOSED LAND USE IS FOR STATE FARM INSURANCE, THE ONLY FEASIBLE THREAT OF STORM WATER POLLUTION WILL ARISE DURING CONSTRUCTION. THE THREAT WILL BE FROM UNCONTROLLED SEDIMENT RUNOFF. SEDIMENT RUNOFF CAN BE CONTROLLED BY FOLLOWING THE GUIDELINES AS SHOWN ON THE PRECEDING AND CURRENT "EROSION CONTROL PLAN" SHEETS.
- CUT/FILL MATERIAL MAY BE STOCKPILED ON SITE DURING CONSTRUCTION. IF SO, A SILT FENCE MUST BE IN PLACE AROUND SAID STOCKPILE, AND ALSO THE STOCKPILE SHOULD BE COVERED. CONCRETE WILL BE DELIVERED ONSITE WITH CONCRETE TRUCKS. SPILLOVER FROM FORMING WILL BE STOCKPILED AND REMOVED FROM SITE TO AN APPROVED RUBBISH OR LANDFILL SITE. THE SAME APPLIES FOR ALL METAL/IRON EXCESS FROM BUILDING CONSTRUCTION.
- ALL LITTER IS TO BE DISPOSED OF IN A CERTIFIED LAND FILL. LITTER IS TO BE TEMPORARILY STORE ON SITE UNTIL IT CAN BE HAULED TO A CERTIFIED LAND FILL OR REMOVED BY PROFESSIONAL WASTE MANAGEMENT SERVICES.
- ALL SIGNIFICANT MATERIALS REMAINING AFTER CONSTRUCTION WILL BE REMOVED FROM SITE AND DISPOSED OF IN AN APPROVED RUBBISH OR LANDFILL SITE.
- PESTICIDES OR HERBICIDES ARE NOT NECESSARY AND ARE, THEREFORE, NOT ALLOWED ON SITE. IF ANY ARE FOUND ON SITE, THEY WILL BE DISPOSED OF AS PER DEQ OR EPA REGULATIONS.
- NOTE THE LOCATION OF ALL SILT FENCES AND EROSION CONTROL MEASURES AS INDICATED ON PRECEDING "EROSION CONTROL PLAN" SHEET. THE DETAILS OF SAID FENCES AND CONTROL MEASURES ARE SHOWN ON CURRENT SHEET.

NOTES:

1. SILT FENCE TO BE INSTALLED ALONG THE CONTOUR, NEVER UP OR DOWN ON SLOPE.
2. ENDS OF SILT FENCE SHOULD BE EXTENDED UPSLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE.
3. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS: TWIST METHOD OR HOOK METHOD AS SPECIFIED ON DETAIL.
4. PLACE WATTLES AROUND CURB INLETS DURING CONSTRUCTION.
5. PLACE CULVERT EROSION WATTLE PROTECTION AROUND OPEN CULVERTS DURING CONSTRUCTION. SHALL COMPLY WITH SECTION 4, PAGES 4–182 THRU 4–189 OF THE PLANNING & DESIGN MANUAL FOR THE CONTROL OF EROSION, SEDIMENT & STORMWATER.
6. MAINTAIN MIN. 10' VEGETATIVE BUFFER AROUND PERIMETER OF SITE WHERE PRACTICABLE.
7. ADDITIONAL SILT FENCE TO BE INSTALLED AS NEEDED TO PREVENT MIGRATION OF SEDIMENT FROM CONSTRUCTION AREAS.
8. SWPPP HOUSEKEEPING AREA TO BE MIN. 20'X40', LOCATE SANITARY FACILITIES, TRASH RECEPTACLES, EQUIPMENT MAINTANCE, RE–FUELING, AND CONCRETE WASH–OUT IN THIS AREA. ERECT SIGN AT AREA INDICATING, "SWPPP HOUSEKEEPING AREA".



GRAPHIC SCALE

30 0 15 30 60 120

1"=30'

Maintenance Plan:

Check all disturbed areas, erosion and sediment controls after each significant rainfall but not less than once per week. Make needed repairs within 24 hours. Remove sediment from basin, inlet protection devices and silt fences, when accumulated sediment reaches 65 percent capacity. Replace non–functional silt fence. Maintain all vegetated areas to provide proper ground cover, re–seed, fertilize, and mulch as needed.

CONSTRUCTION SEQUENCE

Implementation BMP Sequence:

1. Build construction entrance/exit and equipment parking areas.
2. Install silt fences, wattle barriers and outlet protection.
3. Rough grade site and stockpile topsoil (with silt fence).
4. Construct ditches, swales and basins (as needed)
5. Construct parking areas and drives
6. Perform temporary and permanent seeding and mulching.

Vegetative Stabilzation Measures

1. Preserve existing vegetation at areas on site where no construction activity is planned.
2. Clearing and grubbing operations should be staged to preserve existing vegetation.
3. Soil and vegetative stabilization measures must be initiated whenever any clearing, grading, grubbing, excavating or other land disturbing activities have temporarily or permanently ceased on any portion of the site and will not resume for a period of fourteen (14) calendar days or more. The appropriate temporary or permanent vegetative practices shall be initiated immediately (no later than the next work day).
4. Hydroseeding will be applied on disturbed soil areas requiring temporary protection until permanent vegetation is established or disturbed soil areas that must be re–disturbed following an extended period of inactivity.
5. Hydroseeding may be used alone only when there is sufficient time in the season to ensure adequate vegetation establishment and erosion control. otherwise, hydroseeding must be used in conjunction with a soil binder or mulching (i.e. straw mulch).

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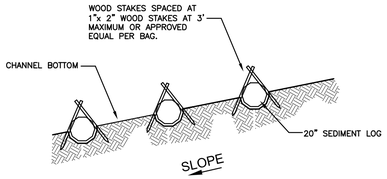
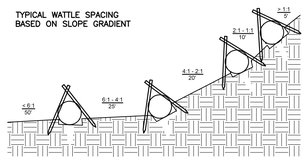
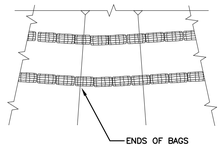
Reviewed By: CLB

EROSION CONTROL PLAN
927 Motorsports
Gluckstadt, Mississippi

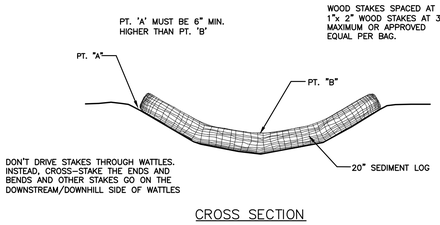
C 3.0





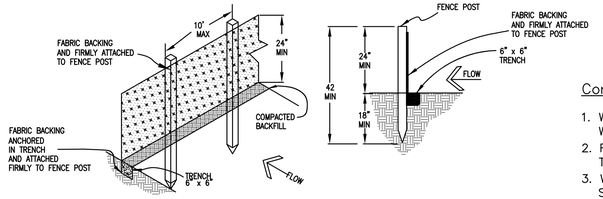


PERSPECTIVE



CROSS SECTION

7 C3.1 SEDIMENT LOG DITCH CHECK
N.T.S.



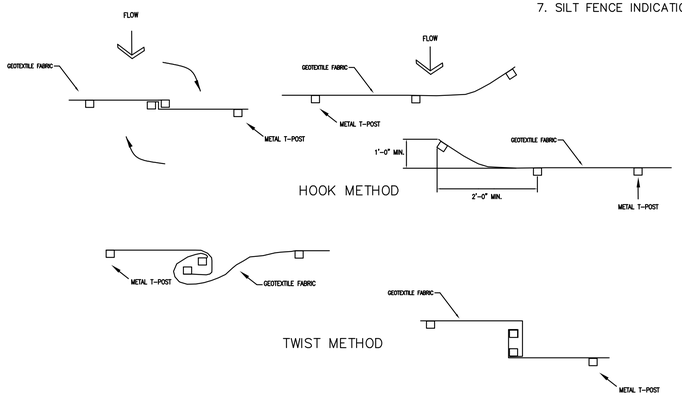
1 C3.1 SILT FENCE DETAIL
N.T.S.

Construction Notes for Silt Fence:

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO SILT FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID-SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6 INCHES AND FOLDED.
4. LOCATE POSTS DOWNSLOPE OF FABRIC FOR FENCE SUPPORT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

   POSTS: STEEL EITHER "T" OR "U" TYPE, OR WOODEN
   POSTS: LOCATE MAXIMUM OF 6 FEET O.C.
   FENCE: PER LOCAL REQUIREMENTS OR WOVEN WIRE, 14 GA. 6" MAX. MESH OPENING
   FILER CLOTH: FILTER X, MIRAFI 100X, STABI-LINKA T140N OR APPROVED EQUAL

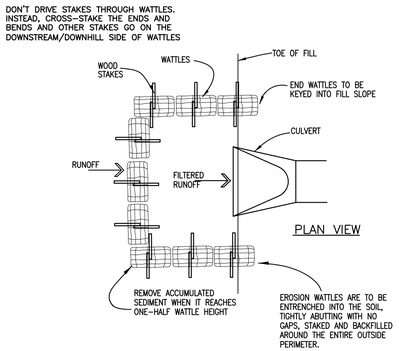
6. SILT FENCE SHALL BE PLACED SO THAT NO SEDIMENT WILL LEAVE THE SITE.
7. SILT FENCE INDICATION ON THE PLANS AS —o—o—o—



HOOK METHOD

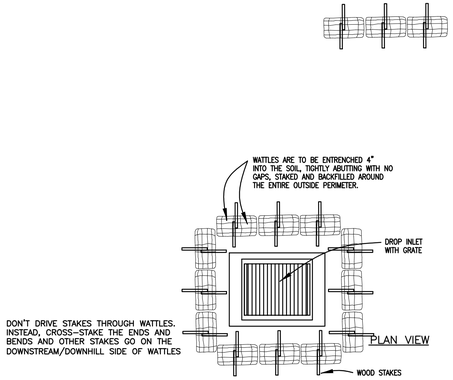
TWIST METHOD

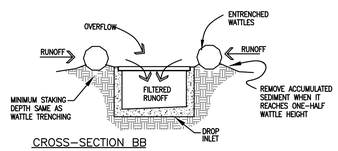
2 C3.1 JOINING TWO LENGTHS OF SILT FENCE
N.T.S.



PLAN VIEW

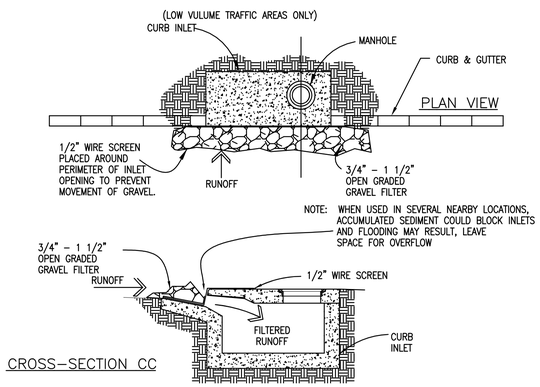
6 C3.1 CULVERT EROSION BALE INLET PROTECTION
N.T.S.





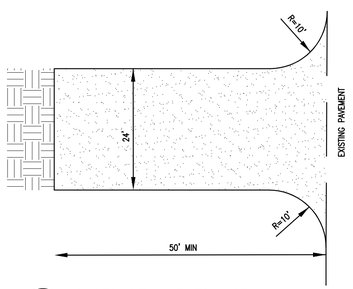
CROSS-SECTION BB

4 C3.1 DROP INLET EROSION FILTER
N.T.S.



CROSS-SECTION CC

5 C3.1 CURB INLET GRAVEL AND WIRE MESH FILTER TRAP
N.T.S.



3 C3.1 CONSTRUCTION ENTRANCE
N.T.S.

NOTES:

1. STONE SIZE – USE 1-1/2" TO 3" ROCK AND 1/2" TO 3/4" FILTER LAYER
2. THICKNESS – NOT LESS THAN 6".
3. FILTER CLOTH WILL BE PLACED OVER THE ENTIRE AREA BEFORE PLACING STONE. USE TYPE V GEOTEXTILE FABRIC.
4. LENGTH – AS REQUIRED, BUT NOT LESS THAN 50 FEET.
5. WIDTH – 30 FOOT MINIMUM
6. THE ENTRANCE SHALL BE MAINTAINED WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. ALL SEDIMEN SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
7. WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.

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EROSION CONTROL DETAILS
927 Motorsports
Gluckstadt, Mississippi

C 3.1

UTILITIES NOTES

1. GENERAL

THE SITE CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH THE MOST CURRENT DATA PROVIDED BY THE OWNER.

ALL WATER AND SANITARY SEWER SERVICES TO BE INSTALLED TO WITHIN 5 FEET OF BUILDING LINE. SINCE WATER AND SEWER IS PRIVATELY OWNED AND MAINTAINED ON SITE, ALL SERVICES AND MATERIALS WILL BE TO STATE REGULATORY STANDARDS.

THE SITE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES OR PLANS, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE SITE CONTRACTOR MUST MAKE CONTACT WITH APPROPRIATE UTILITY COMPANY OR OWNER PRIOR TO EXCAVATION. THE PRIVATE OWNER MAY OR MAY NOT HAVE KNOWLEDGE OF LOCATION OF UTILITIES AND THE SITE CONTRACTOR IS RESPONSIBLE FOR LOCATING IN NON-INVASIVE AND NON-DISTRUCTIVE MEANS IF POSSIBLE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS AS SHOWN ON THE PLANS.

SEE ARCHITECTURAL SHEETS FOR BUILDING CONNECTIONS.

ELECTRIC SERVICE TO BE COORDINATED WITH ENTERGY.

GAS SERVICE TO BE COORDINATED WITH ATMOS.

2. SANITARY SEWER AND WATER CONNECTIONS

CONNECTION OF SANITARY SEWER AND WATER TO THE EXISTING INFRASTRUCTURE SHALL BE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.

SITE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED.

SITE CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL UNDERGROUND UTILITIES WITH HIS WORK. ALL UNDERGROUND UTILITIES (WATER, STORM SEWER, SANITARY SEWER, IRRIGATION SYSTEMS, ELECTRICAL CONDUIT, ETC) SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF BASE COURSE MATERIAL, AND THE PLACEMENT OF ANY APPROPRIATE SOIL STABILIZATION.

SEWER PIPE AND FITTINGS SHALL BE PVC, ASTM D-3034, SDR-26, ELASTOMETRIC GASKET JOINTS.

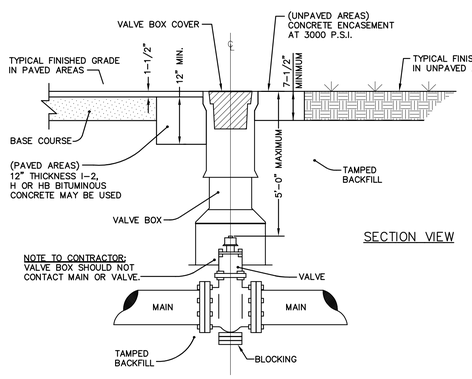
ALL WATER SERVICE LINES 3" AND UNDER SHALL BE PB, AWWA STD, C-902 CLASS 160.

SITE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO EXISTING UTILITIES TO REMAIN AND FOR ALL INTERUPTIONS CAUSED BY A RESULT OF HIS WORK.

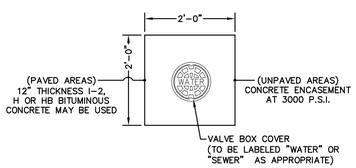
ALL SANITARY SEWER AND WATER UTILITIES SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH STATE REGULATORY AGENCY STANDARDS.

WATER METERS ARE TO BE INSTALLED BY BEAR CREEK WATER ASSOCIATION. CURB STOPS ARE TO END AT, OR REASONABLY CLOSE, TO THE RIGHT-OF-WAY IN AN AREA THAT IS ACCESSIBLE FOR READING OR MAINTENANCE.

CONTRACTOR TO FOLLOW THE BEAR CREEK WATER ASSOCIATION UTILITY CONNECTION INSPECTION GUIDE



SECTION VIEW

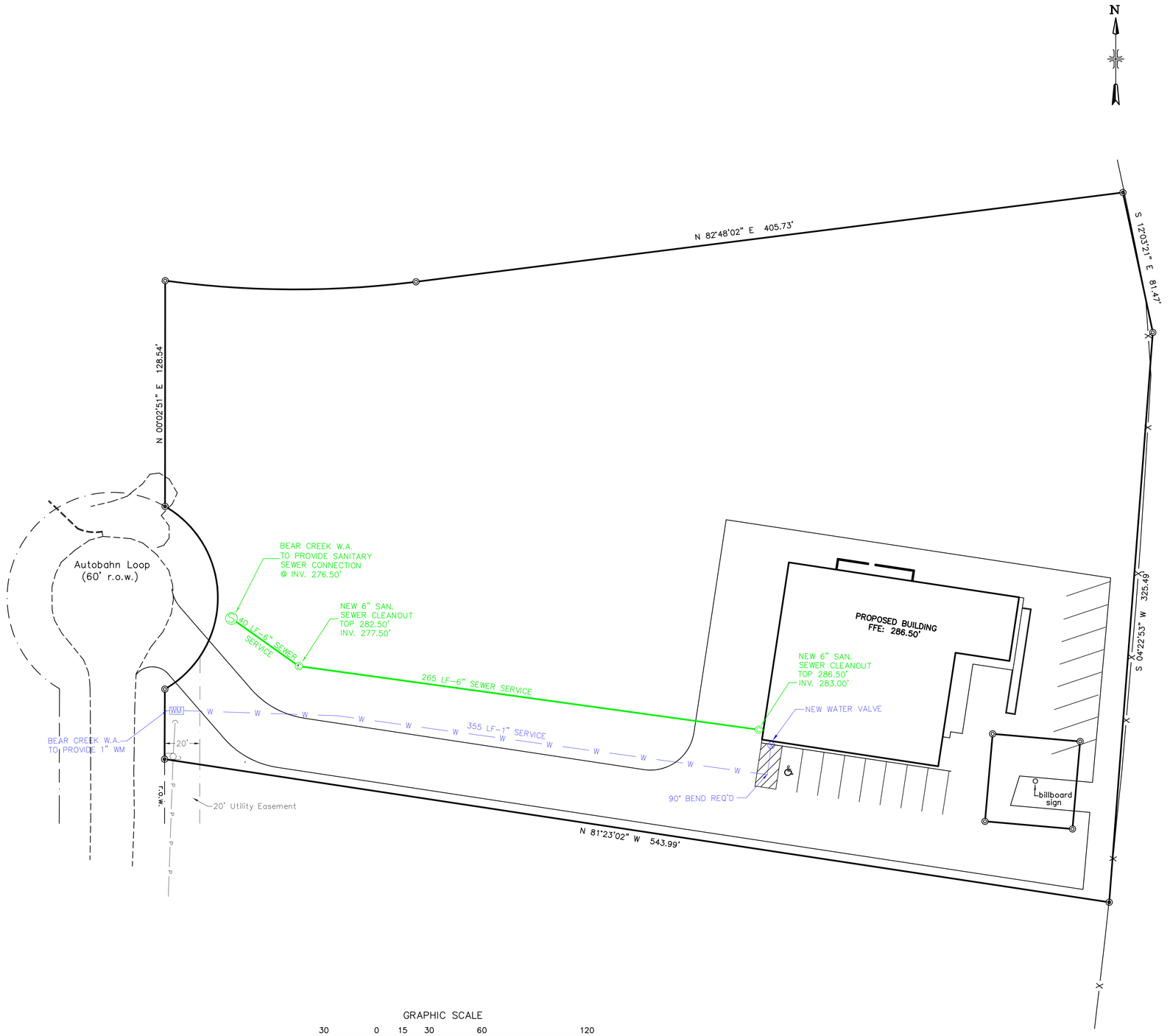


PLAN VIEW

NOTES:

1. ONLY MANUFACTURED VALVE BOX EXTENSIONS SHALL BE ALLOWED.
2. VALVE OPERATING NUT MUST BE EXTENDED SO THAT THE DEPTH IS NO GREATER THAN 5' (ft.) FROM THE SURFACE USING A MANUFACTURER APPROVED EXTENSION KIT.
3. PRECAST CONCRETE ENCASEMENT IS ALLOWED OUTSIDE OF PAVED AREAS.

VALVE BOX DETAIL



GRAPHIC SCALE

30 0 15 30 60 120

1"=30'

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UTILITY PLAN
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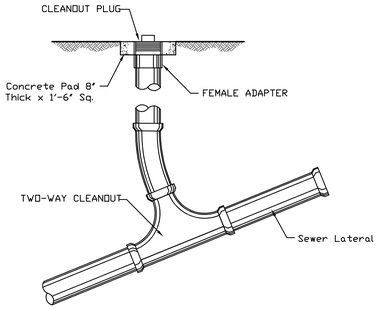
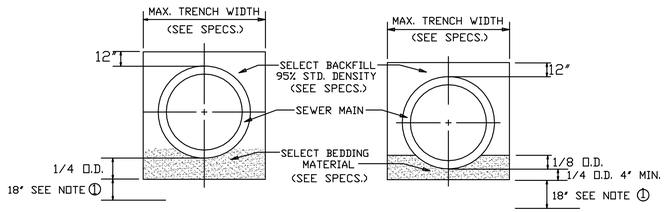


1/5.0 SANITARY SEWER CLEAN-OUT (2-WAY) DETAIL

NTS

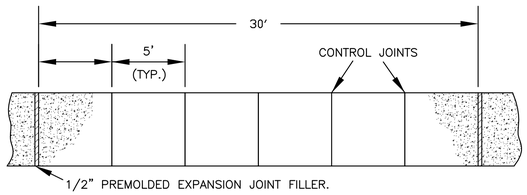


TYPICAL SECTION
CLASS "B" BEDDING

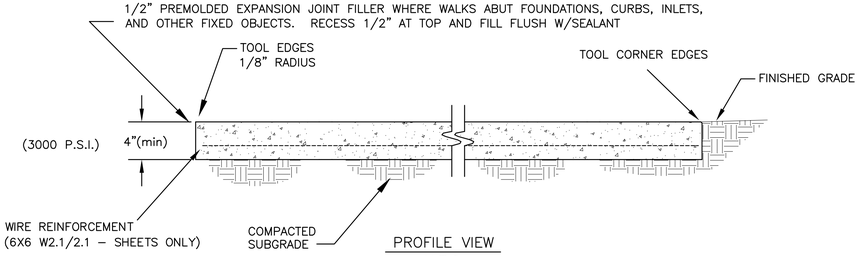
TYPICAL SECTION
CLASS "C" BEDDING

① DEWATERING REQ'D. TO THIS LEVEL (MIN.). CONTRACTOR WILL NOT BE ALLOWED TO WORK WHEN WATER LEVEL IS NOT MAINTAINED BY DEWATERING SYSTEM TO THIS ELEVATION OR LOWER.

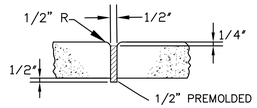
② WHEN TRENCHING ACROSS EXISTING ASPHALT OR CONCRETE SURFACES, NEW ASPHALT SHOULD BE PLACED BACK AT SAME DEPTH OF EXISTING ASPHALT OR CONCRETE THICKNESS.



PLAN VIEW
N.T.S.

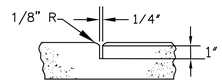


PROFILE VIEW
N.T.S.



EXPANSION JOINT
N.T.S.

TYP. CONTROL JOINTS – DEPTH TO BE 1/4 OF SLAB THICKNESS. TOOL 1/8" RADIUS ON EDGES. SPACE AT APPROX. SIDEWALK WIDTH UNLESS OTHERWISE SHOWN ON PLANS.



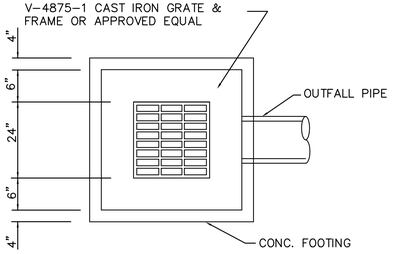
CONTROL JOINT
N.T.S.

NOTES:

1) CONCRETE SHALL BE 3,000 psi MINIMUM
2) 6X6 W2.1/W2.1 WIRE REINFORCEMENT REQUIRED (SHEETS ONLY)
3) PROVIDE BROOM FINISH TO ALL EXPOSED SURFACES
4) HEAVY BROOM FINISH PERPENDICULAR TO THE DIRECTION OF TRAFFIC.

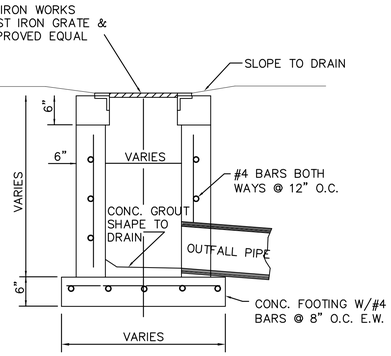
3/5.0 CONCRETE SIDEWALK SECTION DETAILS

N.T.S.



GRATE INLET – PLAN VIEW

USE ALSO FOR JUNCTION BOX WITHOUT GRATE. USE CONCRETE TOP INSTEAD.

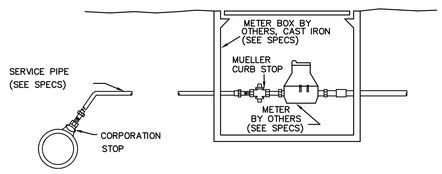


GRATE INLET – SECTION VIEW

USE ALSO FOR JUNCTION BOX

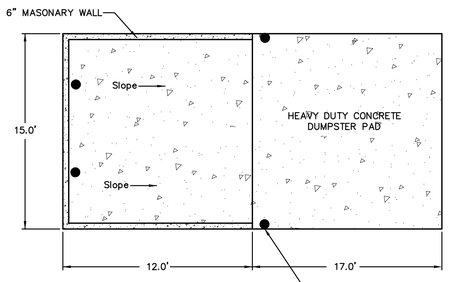
9/5.0 GRATE INLET DETAIL

N.T.S.



2/5.0 TYPICAL SERVICE ASSEMBLY

NOTE: SERVICES SHALL BE TYPE K COPPER WITH CORPORATION AND CURB STOPS THAT COMPLY WITH THE CITY OF JACKSON STANDARD SPECIFICATIONS. MUST BE APPROVED BY CITY



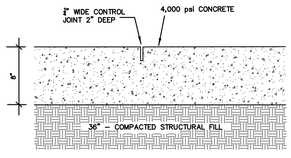
PLAN VIEW

NOTES

1. 6 FOOT TALL CYCLONE FENCE (SCREENED) TO BE CONSTRUCTED ON TOP OF THE CONCRETE WALL.
2. 4" DIA. CONCRETE FILLED PIPE BOLLARDS REQUIRED AS SHOWN ON THE DETAIL. TWO WITHIN ENCLOSURE AT BACK WALL AND THREE IN FRONT OF THE ENCLOSURE TO PREVENT DOORS FROM SWINGING BEYOND 90°
3. DUMPSTER PAD GATES TO BE INSTALLED ON 6" DIA. POST WITH METAL FRAME AND WOOD SLATES OVER GATE FRAME.

6/C5.0 DUMPSTER DETAIL

N.T.S.

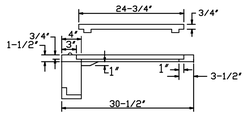


SLAB PROFILE:

1. TOOLED CONSTRUCTION JOINTS SHOULD BE PROVIDED AS DESCRIBED IN THE GEOTECHNICAL REPORT BY BURNS COOLEY DENNIS, INC.
2. EXPANSION JOINTS SHOULD ONLY BE PLACED WHERE THE PAD DIRECTLY ADJOINS A BUILDING OR OTHER FIXED STRUCTURE.
3. AS SHOWN IN THE GEOTECHNICAL REPORT, THIS IS A JOINTED PLAIN (UN-REINFORCED) PCC PAVEMENT.
4. THE FIRST 12" SHALL BE LIME TREATED (6% BY WEIGHT)
5. SEE GEOTECHNICAL REPORT BY LADNER TESTING, INC. DATED NOV. 20, 2019 FOR ALL PAVEMENT RECOMENDATIONS.

8/C5.0 HEAVY DUTY CONCRETE

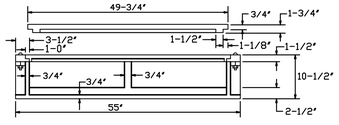
N.T.S.

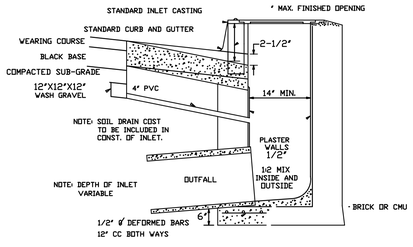


STANDARD CURB INLET CASTING

(VULCAN RCB-7)

NO SCALE





SECTION OF STANDARD CURB INLET

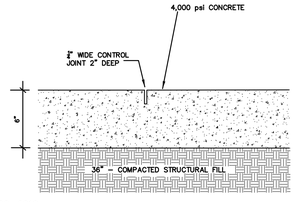
NO SCALE

7/5.0 CURB INLET DETAIL

N.T.S.

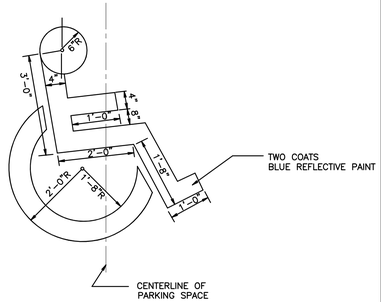
SLAB PROFILE:

1. TOOLED CONSTRUCTION JOINTS SHOULD BE PROVIDED AT INTERVALS THAT WILL PROVIDE A SLAB SITE THAT DOES NOT EXCEED 20'X20'.
2. EXPANSION JOINTS SHOULD ONLY BE PLACED WHERE THE PAD DIRECTLY ADJOINS A BUILDING OR OTHER FIXED STRUCTURE.
3. PROOF ROLL SUBGRADE PRIOR TO CONCRETE PLACEMENT AND CUT REINFORCING AT ALL JOINT LOCATIONS.
4. AS SHOWN IN THE GEOTECHNICAL REPORT, THIS IS A JOINTED PLAIN (UN-REINFORCED) PCC PAVEMENT.
5. THE FIRST 12" SHALL BE LIME TREATED (6% BY WEIGHT)
6. SEE GEOTECHNICAL REPORT BY LADNER TESTING, INC. DATED NOV. 20, 2019 FOR ALL PAVEMENT RECOMENDATIONS.



5/5.0 MEDIUM DUTY CONCRETE PAVEMENT DETAIL

N.T.S.



4/5.0 ACCESSIBILITY PARKING SYMBOL

N.T.S.

NOTES

1. ACCESSIBILTY SYMBOLS SHALL BE PAINTED ON PAVEMENT AT EACH ACCESSIBLE PARKING SPACE.
2. ALL PAVEMENT MARKING INSTALLATIONS SHALL CONFORM TO THE 1988 MUTCD AND ALL SUBSEQUENT REVISIONS.
3. ALL ACCESSIBLE PARKING SPACES SHALL BE MARKED WITH A ACCESSIBILITY PARKING SPACE SIGN.
4. BLUE PAINT TO BE PAINTED FOR ALL ACCESSIBLE MARKINGS.

No.	Revisions:	By:	Date:

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

SITE DETAILS
927 Motorsports
Gluckstadt, Mississippi

Project No.: # 5112
Date: 04/20/2026
Scale: N.T.S.
Designed By: CLB
Reviewed By: CLB

SHEET
C 5.0

CITY OF GLUCKSTADT

MISSISSIPPI

PLANNING AND ZONING ADMINISTRATOR

MEMORANDUM

TO: Planning and Zoning Board

FROM: Caine Dearman, Planning and Zoning Administrator

DATE: 05/26/2026

SUBJECT: Request for Variance-Calhoun Park Wingstop

Wingstop has leased one of the units in the Calhoun Park Strip Center. Typically, a build-out tenant only has to go thru building review and permitting. Upon submission we noticed that there might not be enough parking per our ordinance. When Calhoun Park was approved and built back in 2023, the plan was to have 89 parking spaces. Not exactly sure how, but they ended up with 84 spaces. With the current occupants, they take up 80 parking spaces per our ordinance. Soulshine requiring the most at 33 due to it being a restaurant. Wingstop, also being a restaurant, will require 15 spots per their square footage. With only 4 spots remaining, the owner is requesting a variance in the required number of parking spaces.

The building owner has provided letters from each tenant stating they are good with Wingstop utilizing some of their parking if needed. Wingstop has provided some analytics of their traffic and a lot of it is take out. Last week, Monday through Friday, I went to the site at lunch, mid-day, around 5ish, and a couple times after 7 pm to count the number of spaces taken by the current tenants. The highest count I had was 42 at lunch and most of the time averaging about 28 spots taken. I have my breakout with me here tonight if needed. With Wingstop coming in and the fact a lot of their traffic is take out, I believe this variance is warranted. There is sufficient parking for this addition to the development. Wingstop representative is here today to answer any questions.

We did make a public notice in the local newspaper and place a Variance sign at the property. To date, we have not received any public comment regarding this Variance request.

WILKUS ARCHITECTS

Misti Dieter
Wilkus Architects
15 Ninth Ave North
Hopkins, MN 55343

May 1st, 2026

Gluckstadt Planning and Zoning
107 Lone Wolf Drive
Gluckstadt, MS 39110

Dear Planning and Zoning Department,

We are working on a tenant improvement project located at 154 Calhoun Pkwy, Suite D, Madison, MS 39110. This will be a tenant build-out in the new shell building at the Calhoun Park development. It will be a Wingstop restaurant - a fast-casual restaurant specializing in cooked to order chicken wings and fries.

The approved shell plans for this development show 89 parking spaces for the building. However, only 84 were placed. Based on the tenant square footage breakdown below, 80 spaces are required for the existing tenants, leaving only 4 spaces for Wingstop.

Soulshine Pizza: 3323 SF/100 = 33 spots
Impromptu: 1951 SF/225 = 9 spots
Simply Nails: 1951 SF/225 = 9 spots
Gluckstadt Dental: 1640 SF/225 = 7 spots
Methodist Rehab: 2850 SF/225 = 13 Spots
Gluckstadt Pharmacy: 2000 SF/225 = 9 Spots
= Total 80 Spots required for the existing businesses

The Wingstop business model heavily relies on online ordering. Because all food is cooked to order, most customers place their orders online, either using the Wingstop app or website, or using a third-party delivery app such as DoorDash. Based on the analytics provided by Delta Wings, LLC, roughly 90% of orders are either take-out or delivery, and 68% of those orders are done digitally. Dine-in orders are minimal. See data from other stores below:

- Store 151 Dine in % = 14.3% / Delivery =63.1% / Take out = 22.6%
- Store 182 Dine in % = 4.3% / Delivery = 70.8% / Take out = 24.9%
- Store 453 Dine in % = 12.6% / Delivery = 66.8% / Take out = 20.6%
- Store 543 Dine in % = 11.2% / Delivery = 50.3% / Take out = 38.5%
- Store 1639 Dine in % = 7.2%/ Delivery = 48.7% / Take out = 44.1%

WILKUS ARCHITECTS

- Store 1822 Dine in % = 8.2% / Delivery = 59.4% / Take out = 32.4%

This online ordering percentage shows that most of Wingstop's customers will be in and out quickly. Instead of ordering at the counter and waiting for their food, most customers or delivery drivers will come inside to grab their order and leave. Also, Wingstop's peak business hours start around dinnertime and extend into the evening. At this time of day, some businesses such as Simply Nails, Gluckstadt Pharmacy, and Gluckstadt Dental may be closed for the day.

In conclusion, while the parking spaces are limited at Calhoun Park, the Wingstop business model ensures efficient food pickup. In addition, the peak business hours for Wingstop are different from some of the other businesses in the building, so this will not impede upon the customers' ability to find parking.

Thank you,

Misti Dieter
Designer

WILKUS ARCHITECTS

To Whom It May Concern,

We are current tenants at Calhoun Park Development in Gluckstadt, Mississippi.

To date, we have not experienced any issues related to parking. In our observation, the parking lot has consistently been sufficient and has never approached full capacity during our business operations.

We understand that the developer is seeking to lease the remaining vacant space, and that current city code may suggest the existing parking is insufficient for an additional tenant. However, based on our firsthand, day-to-day experience, we believe the parking available is more than adequate to support another business without creating any parking concerns.

Furthermore, we believe that adding a new tenant will have a positive impact on the development as a whole by increasing traffic to the area, which benefits all businesses within the center.

For these reasons, we have no concerns regarding parking and do not anticipate any issues should a variance be granted.

Thank you for your consideration.

Sincerely,

Business Name: Impromptu Gift Company, LLC

Owner Name: Chris Barton

Signature:

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Thank you for your consideration.

Sincerely,

Donald Clifford

Business Name:
Soulshine Pizza
Owner Name:
Soulshine Gluckstadt LLC
Signature:
Donald Clifford

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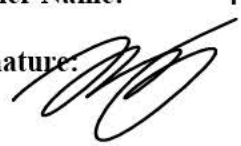
Thank you for your consideration.

Sincerely,

Business Name: Simpli Nail Spa

Owner Name: Kevin Truong

Signature: 

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For these reasons, we have no concerns regarding parking and do not anticipate any issues should a variance be granted.

Thank you for your consideration.

Sincerely,

Business Name: Gluckstadt Pharmacy / The Pharm D

Owner Name: David L. Berry

Signature:

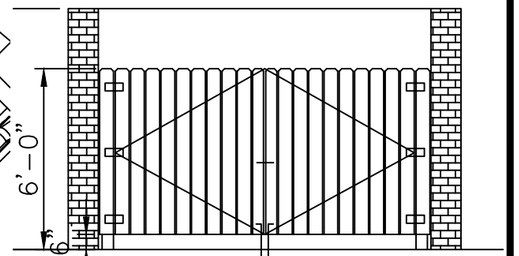
CALHOUN STATION PARKWAY

EXISTING
CURB CUT

US INTERSTATE 55 OFFRAMP

North

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



1 A1.0 DUMPSTER ENCLOSURE
SCALE: 1/4"=1'-0"

NUTALL OAK,
8 – 10' HTH., 1 – 1i" CAL.

NATCHEZ CRAPE MYRTLE,
"LAGERSTROEMIA INDICA X FAURIEI"
7' HTH., f–1" S.T., 3
TRUNKS MIN.

SWEETBAY MAGNOLIA, "MAGNOLIA VIRGINIANA"

POMPOUS GRASS

ASIATIC JASMINE

NEEDLEPOINT HOLLY

RED RUFFLE AZALEAS,
RHODODENDRON RUTHERFORD,
3 GAL. @ 3'–6" O.C.
50 REQ. (17 FOR EVERY 50 L/F OF FRONTAGE)

WAX MYRTLE, MYRICA CERIFERA,
7' HTH., f–1" CAL.,

REVISIONS | BY

WOOLDRIDGE & ASSOCIATES
404 CHURCH RD. SUITE 700
MADISON, MS 39110
601-209-8668
WOOLDRIDGEARCHITECTURE.COM

Calhoun Park

Calhoun Station Parkway

Gluckstadt, Mississippi

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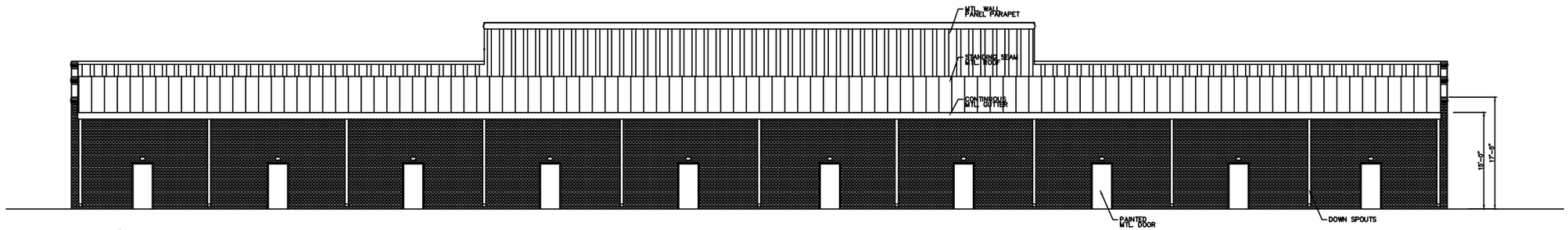
DRAWN
CHECKED
DATE 4/4/22
SCALE
JOB NO.
SHEET A0.1
OF S1.0

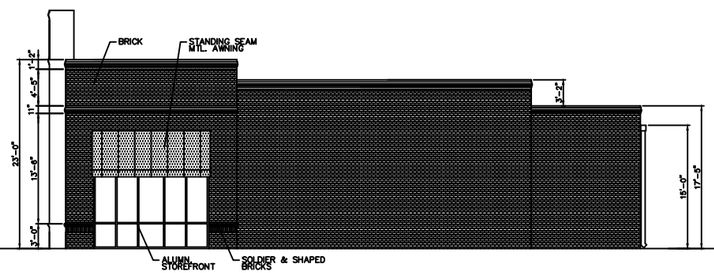
1 NORTH ELEVATION

SCALE: 3/16"=1'-0"



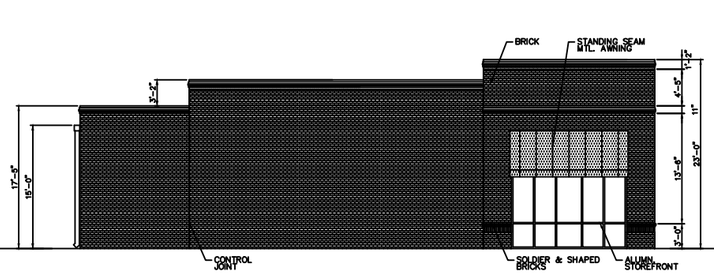
1 SOUTH ELEVATION

SCALE: 3/16"=1'-0"



1 EAST ELEVATION

SCALE: 3/16"=1'-0"



1 WEST ELEVATION

SCALE: 3/16"=1'-0"

REVISIONS	BY

WOOLDRIDGE & ASSOCIATES
404 CHURCH RD. SUITE 700
MADISON, MS 39110
601-209-8666

Calhoun Park
Calhoun Station Parkway
GLUCKSTADT MS

DRAWN	
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DATE	4/4/22
SCALE	
JOB NO.	
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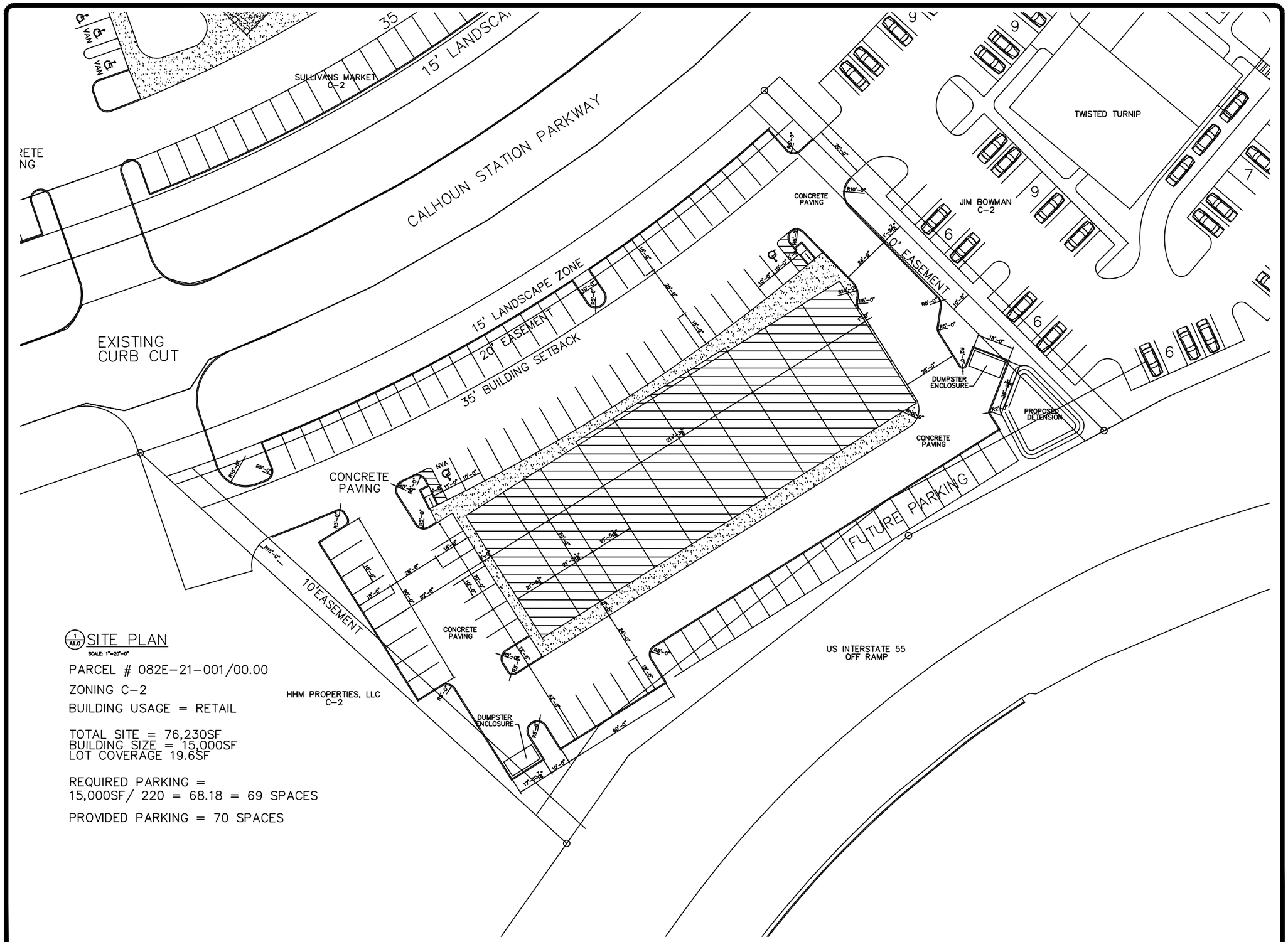
OF	SHEETS



SITE PLAN

SCALE: 1"=20'-0"

PARCEL # 082E-21-001/00.00

ZONING C-2

BUILDING USAGE = RETAIL

TOTAL SITE = 76,230SF
BUILDING SIZE = 15,000SF
LOT COVERAGE 19.6SF

REQUIRED PARKING =
15,000SF/ 220 = 68.18 = 69 SPACES

PROVIDED PARKING = 70 SPACES

REVISIONS | BY

WOOLDRIDGE & ASSOCIATES
404 CHURCH RD. SUITE 700
MADISON, MS 39110
601-898-8005

Calhoun Park
Calhoun Station Parkway
Gluckstadt, Mississippi

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DRAWN
CHECKED
DATE 4/4/22
SCALE
JOB NO.
SHEET A0.0
OF SHEETS

DW 4/4/2022 9:51 PM 20-9-21-site concept-v14 (1).dwg

CITY OF GLUCKSTADT

MISSISSIPPI

PLANNING AND ZONING ADMINISTRATOR

MEMORANDUM

TO: Architectural Review Committee

FROM: Caine Dearman, Planning and Zoning Administrator

DATE: 05/26/26

SUBJECT: Consideration of Site Plan-128 Weisenberger Rd

Mr. John Giggilo is requesting recommendations for Site Plan for his renovation project at 128 Weisenberger Rd. This is the old Angelos building and they plan to have a unique steakhouse style restaurant. They started this project a couple years back and stopped work for a time period. Upon wanting to start the project back, we have requested they go through the proper approval process in order to receive a new building permit.

They recently presented to the ARC Committee, and the submittal needed a lot of work. ARC made a variety of recommendations to get the exterior of this existing building up to the standards we are looking for as a City. I am pleased to say that the owners took their recommendations seriously and are now presenting a completely different looking building. This new look will not only be cohesive to its neighbors, but possibly the best-looking building in this area. Painting the roof and the exterior walls, adding another window in the front with frames to match the roof colors, and adding skirting along the newly built deck along the North side.

Although the majority of the renovations are to the building, not much is happening to the site itself. We are making them install much more landscaping, new parking strips, and a dumpster enclosure. The original ADA ramp was not per code, so they will be demolishing the existing ramp and build an ADA ramp that meets our requirements. Mr. John is here today if any questions are needed.

A one (1) acre parcel of land situated in the East Half (½) of the West Half (½) of the Northeast Quarter (NE1/4) of Section 28, Township 8 North, Range 2 East, Madison County, Mississippi, and being out of and a part of a called 8.59 acre tract as recorded in Deed Book 247, at page 263 in the Chancery Clerk's office of said county and being more particularly described as follows:

Commencing at an iron pin found at the center of the aforesaid Section 28, Township 8 North, Range 2 East, Madison County, Mississippi; thence run North 2642.83 feet to a point; thence run East 987.86 feet to a ½ inch iron pin found at the intersection of the South right-of-way line of Gluckstadt Road with the East right-of-way line of Weisenberger Road (S.A.P. 45 (38) connection road). Said iron pin being the most Northerly Northwest corner of the above referenced 8.59 acre tract; thence along the South right-of-way line of Gluckstadt Road, run North 89°56'23" East, 328.59 feet to a ½ inch iron pin found marking the Northeast corner of said 8.59 acre tract and the Northwest corner of the Ross Chapel tract as recorded in Deed Book 77 at page 430; thence leaving said South right-of-way line of Gluckstadt Road, and with the East property line of the aforesaid 8.59 acre tract, run South 01°08'25" East, 722.44 feet to a ½ inch iron pin set for the Point of Beginning of the herein described one (1) acre parcel; thence continue along the East property line of said 8.59 acre tract, South 01°08'25" East, 130.29 feet to a ½ inch iron pin found; thence leaving said East property line, run North 89°37'14" West, 316.69 feet to a ½ inch iron pin found on the aforesaid East right-of-way line of Weisenberger Road, said point also being on a curve bearing to the right having a central angle of 11°17'04" and a radius of 681.20 feet; thence run Northerly along said East right-of-way line and the arc of said curve bearing to the right for an arc distance of 134.16 feet (chord bearing and distance being North 17°25'30" West 133.95 feet) to a ½ inch iron pin set; thence leaving said East right-of-way line run North 89°56'23" East, 354.21 feet to the Point of Beginning, containing 1.00 acre (43,560 square feet), more or less.

EXHIBIT A

862278 - 3710 / 295 (1275 × 1642) Page 4 of 4

A Renovation For:

128 Weisenberger Rd.

Madison, MS

Site Plan
1" = 20'-0"

A Renovation For:
128 Weisenberger Rd.
Madison, MS

PROJECT ARCHITECT:

PROJECT NUMBER:

DATE:

DRAWN BY:

CHECKED BY:

REVISIONS 1
2
3
4

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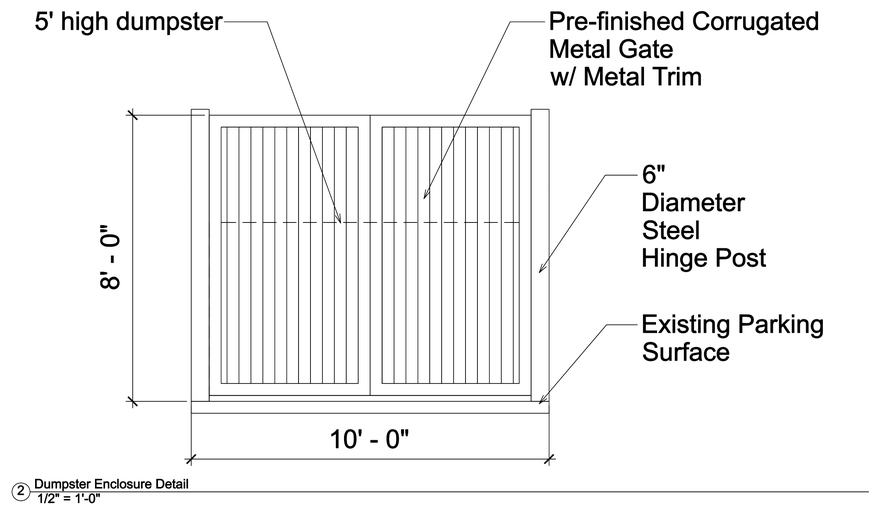
SHEET TITLE

Site Plan

SHEET NUMBER OF

A0.02

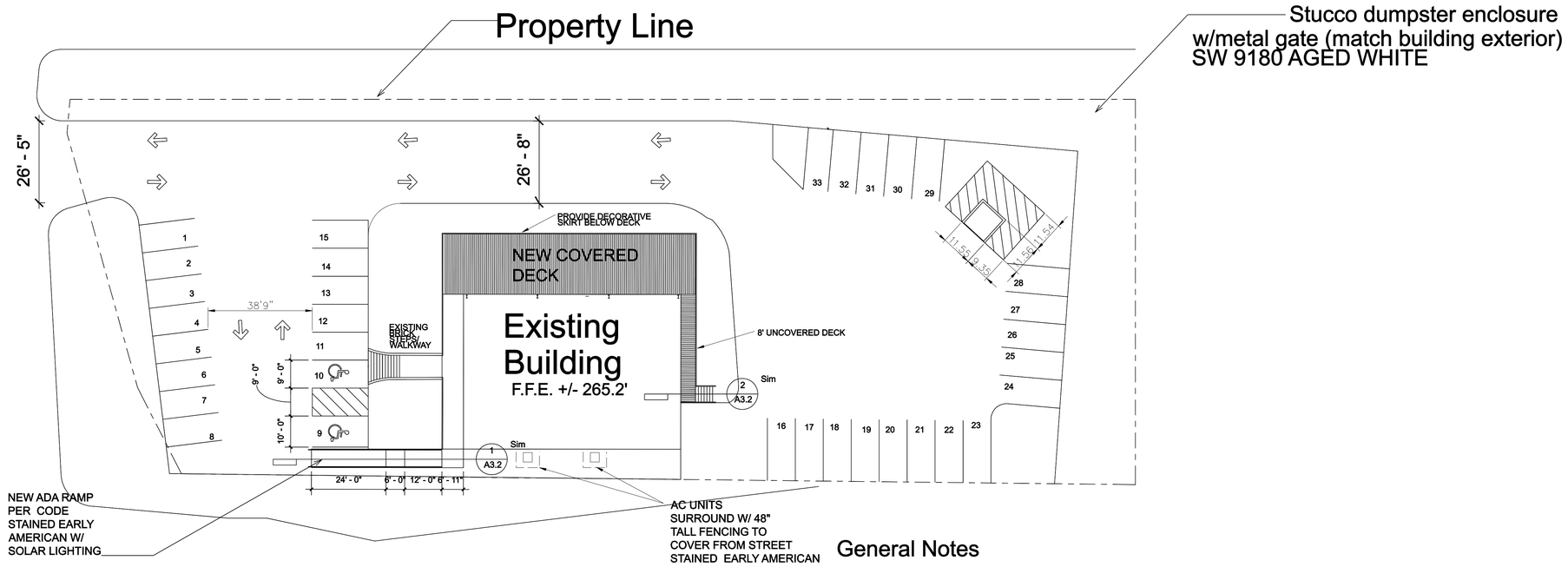


② Dumpster Enclosure Detail
1/2" = 1'-0"

N

Bulldog Construction Co.
126 Weisenberger Rd.
Zone: C-2

Weisenberger Rd.



Haylex Properties LLC
134 Weisenberger Rd.
Zone: C-2

General Notes

1. Subject property is zoned C2 Highway Commecial District. The proposed restaurant is an allowable use in the zoning classification.
2. Section 501 of the Madison County Zoning Ordinace states that one parking space is required per 100 s.f. of building space. The square footage of the proposed buildign is 3,337 s.f. The required number of parking is 33 parking spaces. The amount provided in the site plan is 33.
3.Proterty is located in AE Flood zone. Contractor to verify lowest floor height and will provide Elevation Certificate

① Site Plan
1" = 20'-0"

A Renovation For:
128 Weisenberger Rd.
Madison, MS

PROJECT ARCHITECT:
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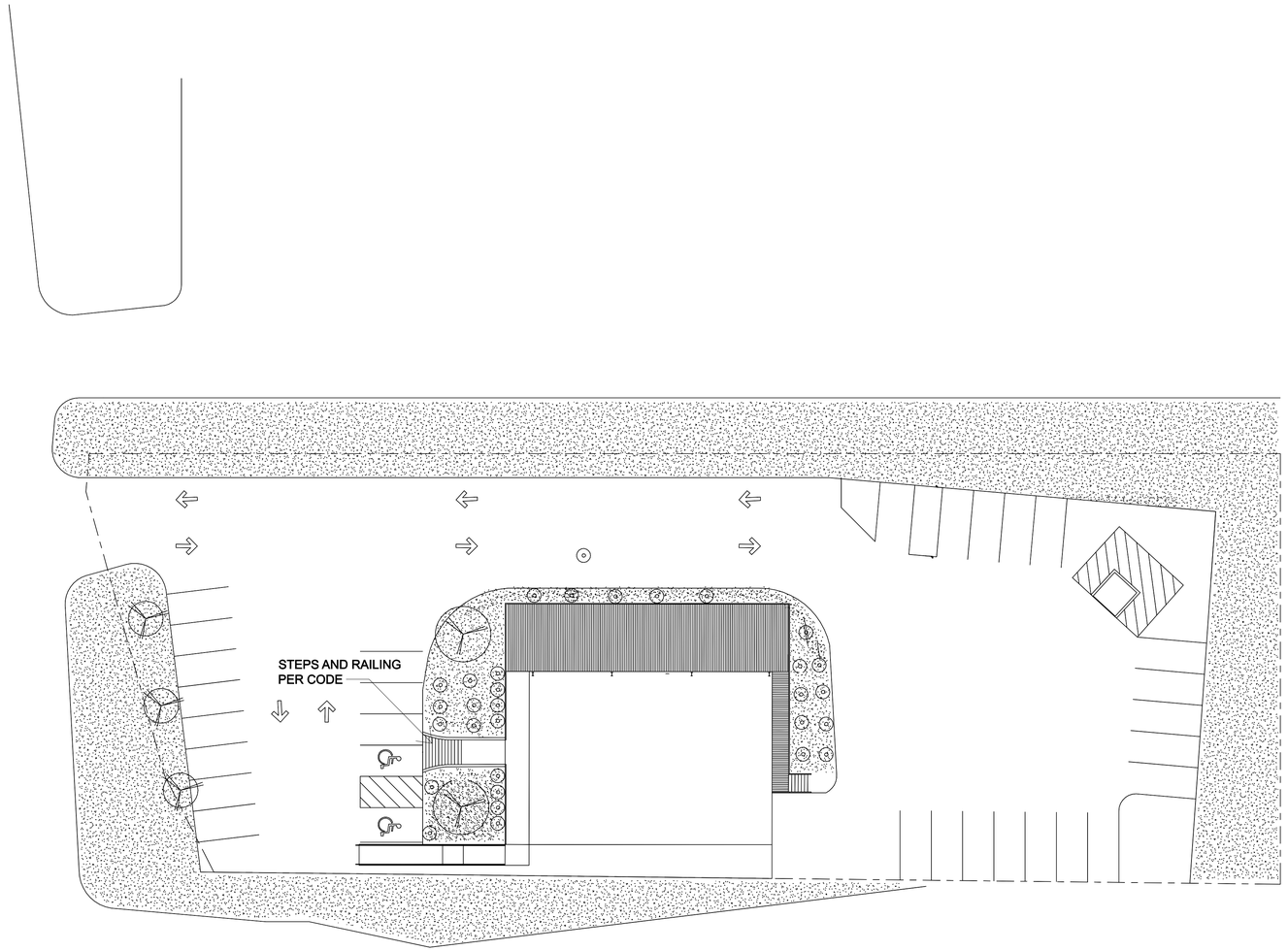
SHEET TITLE
Site Plan

SHEET NUMBER OF
A0.02

The Kelly Factory, PLLC

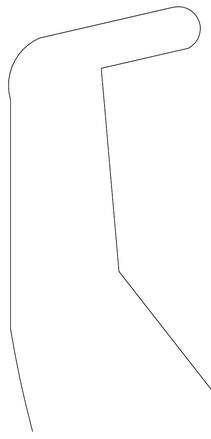
1001 Euclid Ave.
Jackson, MS 39202
PH: 713-540-9123

N



Landscaping Notes

1. All plant materials shall be in accordance the the American Standards for Nursery Stock (ANSI Z60.1-2004).
2. Dig the planting hole a minimum of 2x width of rootball for at least the first 12 inches of depth. Below 12 inches, dig hole wide enough to permit adjusting. Do not dig the hole deeper that root ball depth.
3. Scarify the subgrade and sides of the planting hole when planitn in clay soils (more that 15% clay).
4. Lift and set the tree by root ball only. Do not lift using the tree trunk and do not use tree trunk as a lever.
5. Set the top of the root ball level with the soil surface of slightly higher if the soil is prone to settling.
6. After the tree is set in place, remove burlap, wire and straps from at least the upper 1/3 of the root ball.
7. Backfill the existing soil that has ben well-tilled or broken up. Do not add amendments to the backfill soil. Amend the surface with mulch.



Legend

- Grass
- Asphalt/Concrete Sidewalk
- Leyland Cypress
- Azalea Bush
- Existing Tree

Shrub Planting Detail

Tree Planting Detail

① Landscape Plan
1" = 20'-0"

A Renovation For:

128 Weisenberger Rd.

Madison, MS

PROJECT ARCHITECT:

PROJECT NUMBER:

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SHEET TITLE

Landscape Plan

SHEET NUMBER OF

A0.03

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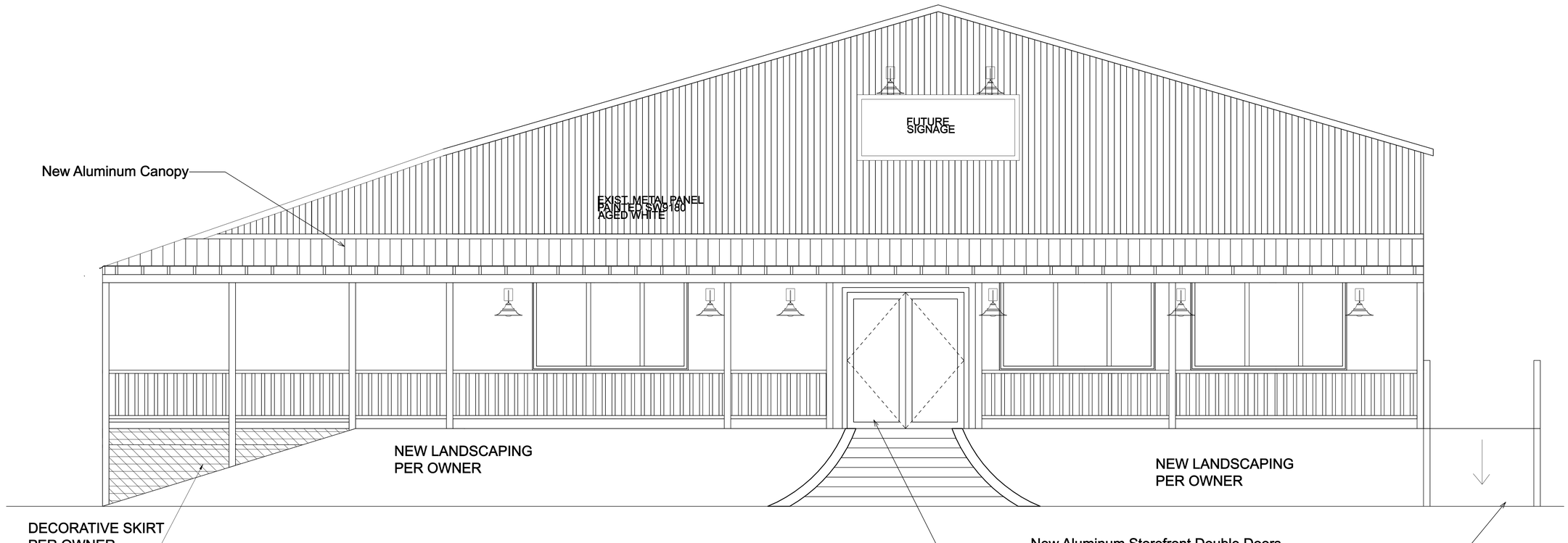
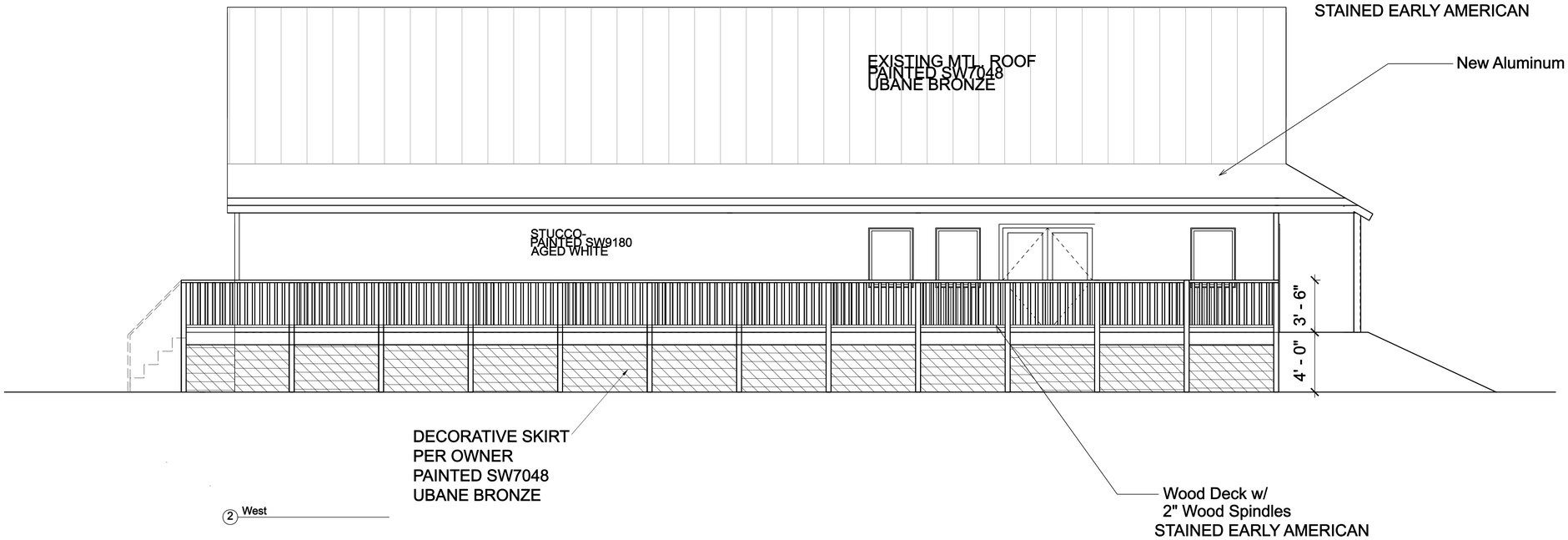


1 South
3/8" = 1'-0"

General Notes
1. Contractor responsible for verifying deck heights and slope requrements for stairs and ADA ramp prior to ordering materials.



2 West

A Renovation For:

128 Weisenberger Rd.

Madison, MS

PROJECT ARCHITECT:

PROJECT NUMBER:

DATE:

DRAWN BY:

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SHEET TITLE

Exterior Elevations

SHEET NUMBER OF

A2.1

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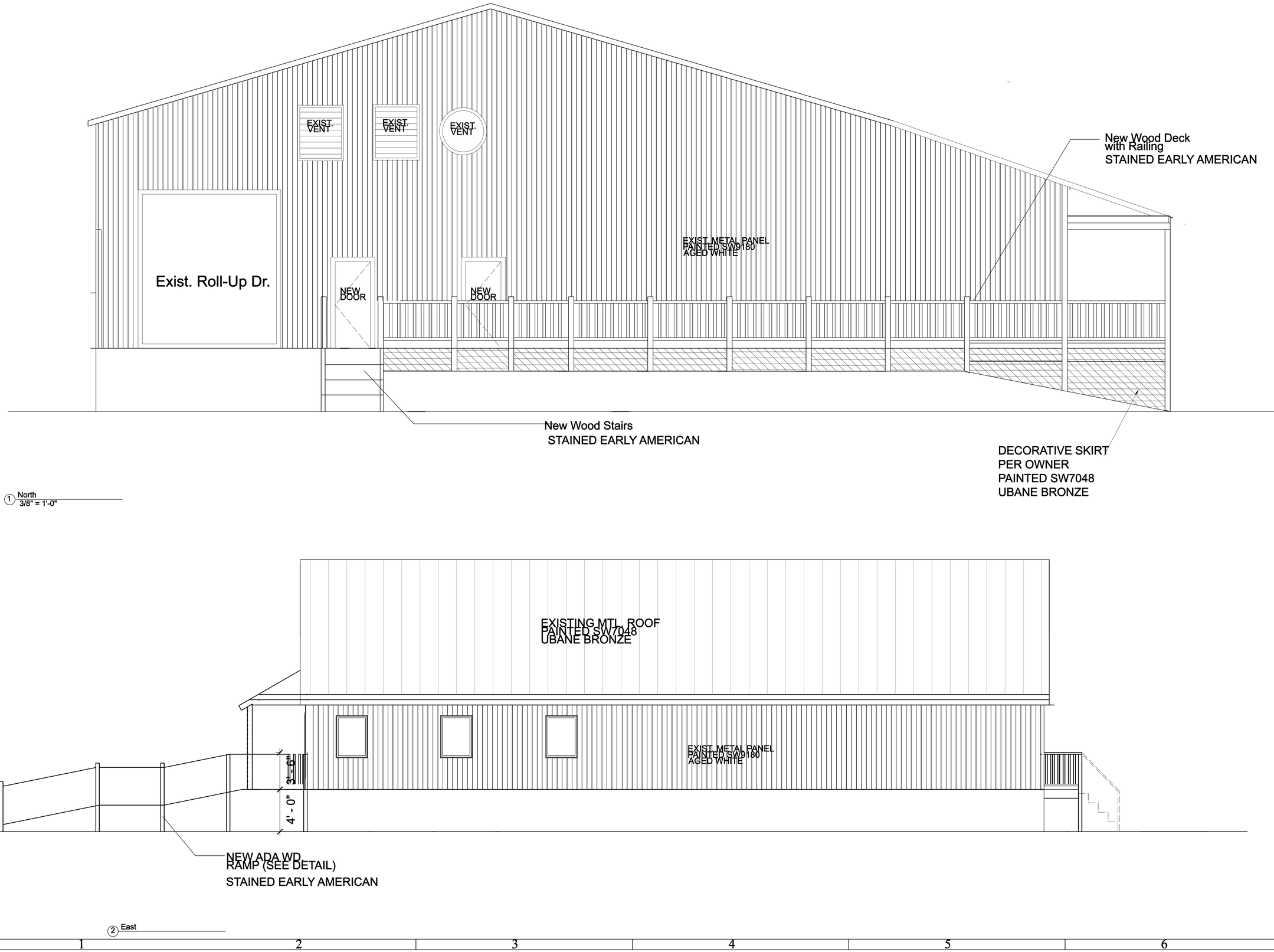

1 North
3/8" = 1'-0"

2 East

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A Renovation For:

128 Weisenberger Rd.

Madison, MS

PROJECT ARCHITECT:

PROJECT NUMBER:

DATE:

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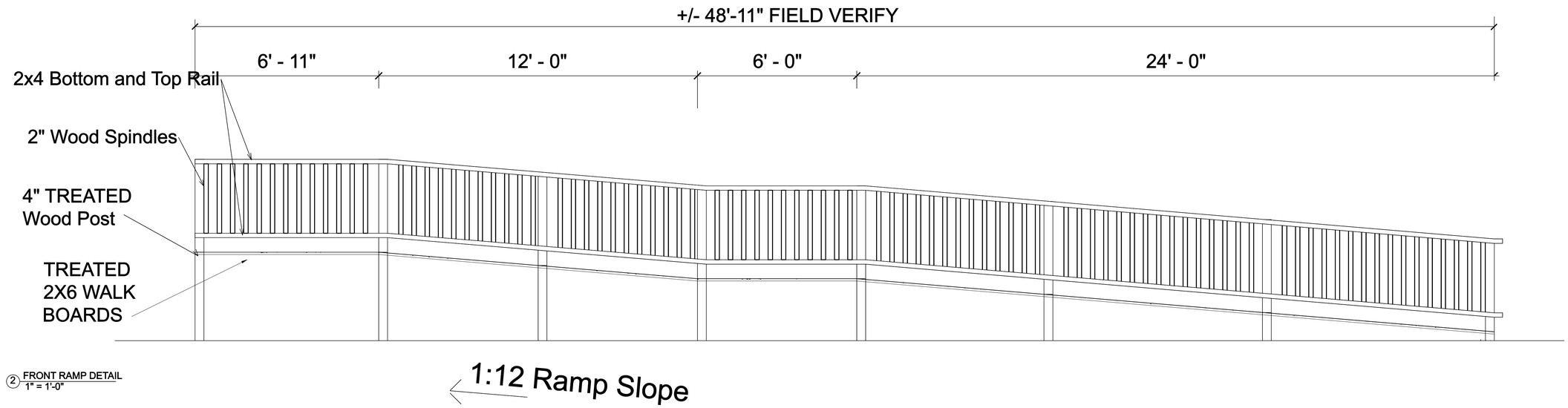
SHEET TITLE

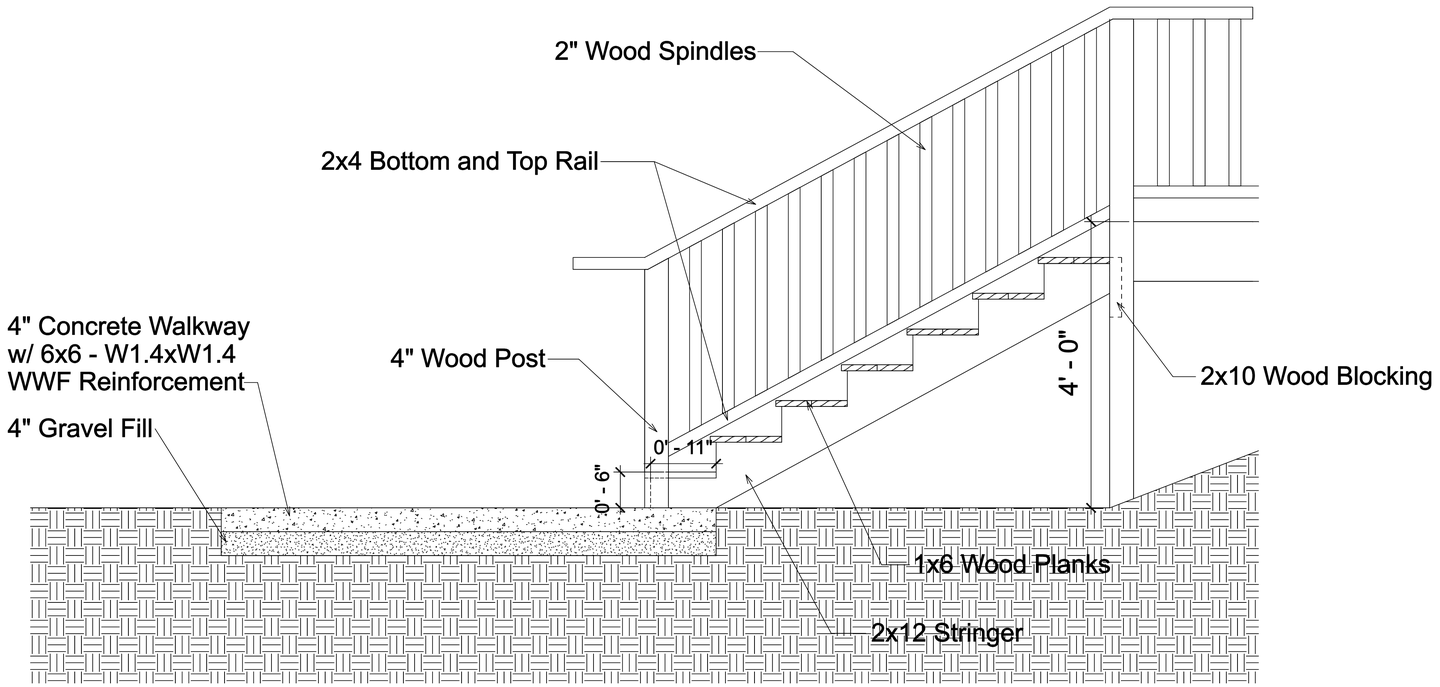
Exterior Elevations

SHEET NUMBER OF

A2.2



② FRONT RAMP DETAIL
1" = 1'-0"



② Deck Stair Detail
1" = 1'-0"

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A Renovation For:

128 Weisenberger Rd.

Madison, MS

PROJECT ARCHITECT:

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DATE:

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SHEET TITLE

Ramp and Stair Sections

SHEET NUMBER OF

A3.2