



PLANNING & ZONING COMMISSION MEETING

Tuesday, March 25, 2025 at 6:00 PM

Agenda

1. **Call to Order**
2. **Opening Prayer and Pledge of Allegiance**
3. **Consideration and Approval of Minutes**
 - A) Review and Approve February 25, 2025 Board Minutes
4. **Request for Rezoning**
 - A) Discussion and Consideration of Aguilar Used Car Conditional Use
 - B) Discussion and Consideration of Germantown Wine and Spirits Site Plan
5. **New Site Plan Considerations**
 - A) Discussion and Consideration of Germantown Wine and Spirits Site Plan
6. **New Business**
7. **Next Meeting**
 - A) The Next Planning and Zoning Meeting Will Be Held on April 22, 2025
8. **Adjourn**

**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, February 25, 2025, at 6:00 p.m. at Gluckstadt City Hall, 343 Distribution Drive, Gluckstadt, Madison County, Mississippi.

The following members were present, to-wit:

Sam McGaugh (Chairman)
Melanie Greer (Vice-Chairwoman)
Tim Slattery
Andrew Duggar
Phillips King
Kayce Saik

Absent:

Katrina B. Myricks

Also present:

Zachary L. Giddy, Attorney
William Hall, City of Gluckstadt

Vice Chairwoman 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.

Commissioner Kayce Saik opened the meeting with prayer and 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) Approve Special Called January 21, 2025 and January 28, 2025 Board Minutes

4. New Site Plan Considerations

A) Discussion and Consideration of Take 5 Oil Change Site Plan

B) Discussion and Consideration of Zaxby's Site Plan

5. Request for Rezoning

6. New Business

7. Next Meeting

A) The Next Planning and Zoning Meeting Will Be Held on March 25, 2025

8. Adjourn

The Board considered the Minutes of the January 21, 2025, special called meeting. Commissioner Andrew Duggar moved to approve the minutes presented as written. The motion was seconded by Commissioner Phillips King and approved unanimously by all present Commissioners. The Chairman declared the motion carried.

The Board considered the Minutes of the January 28, 2025, regular meeting. Commissioner Tim Slattery moved to approve the minutes presented as written. The motion was seconded by Commissioner Kayce Saik and approved unanimously by all present Commissioners. The Chairman declared the motion carried.

Chairman Sam McGaugh arrived.

Site Plan – Take 5 Oil Change

The Board next considered the site plan for Take 5 Oil Change by RPM Realty, LLC for property located on Gluckstadt Road in the City of Gluckstadt and identified by Tax Parcel No. 082I-29-010/22.00. William Hall presented Commissioners with the site plan. Sean Doran appeared on behalf of the applicant. Mr. Doran stated the road frontage would only show brick exterior and bay doors will face east and west; trees and shrubs will add additional buffer/screening of bay doors; services provided are oil change, wiper replacement, and air filter and fluid replacement; air compressors are only noise generated and will not be heard outside of bays; and hours of operation will be Monday through Saturday 7:00 a.m. till 7:00 p.m. and Sunday 9:00 a.m. till 5:00 p.m.

The Board had discussions on the site plan presented. Commissioners expressed concerns over compatibility with surrounding uses. William Hall advised that the zoning permits

the use and setbacks for neighboring residential property are met.

Mr. Jimbo Raley, president of the Red Oak Homeowners Association was present and expressed his concerns over the location and proximity to the residential property and the impact on the environment due to oil being stored on the site. Mr. Doran advised that all oil is stored in an above-ground tank, and hauled off by a third-party company. Mr. Raley also stated the elevation allows for views into neighborhood yards and requested an environmental study to be done on the property.

After discussions, on motion by Commissioner Kayce Saik and seconded by Commissioner Melanie Greer, the Board present voted 4-1 to recommend to the Mayor and Board of Aldermen that they approve the site plan as submitted. Commissioners Melanie Greer, Tim Slattery, Andrew Duggar, and Kayce Saik voted Yea and Commissioner Phillips King voted Nay. The Chairman declared the motion carried.

Site Plan – Zaxby’s

The Board next considered the site plan for Zaxby’s for property located at 1198 Gluckstadt Road in the City of Gluckstadt and identified by Tax Parcel No. 082E-21-010/00.00. William Hall presented Commissioners with the site plan. Jeff Carter appeared on behalf of the applicant. Mr. Carter stated the property is located at corner of Gluckstadt Road and Business Park Drive. The restaurant will have a double-laned drive-thru and 56 seats inside the restaurant. The submitted elevations and design are the same as Zaxby’s built in Vicksburg and also includes an older design for additional option. The food provided through the drive-thru will be through a sliding door and not the traditional window concept. The colors are a softer white, reducing and removing the red to keep with surrounding designs. The lot is .8 acres so there is no on-site detention required.

The Board had general discussions on the site plan presented. 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 with the conditions that the paint selection is to be soft white, no outlined color and no red, and standing seam with no corrugated awnings. The Chairman declared the motion carried.

OLD BUSINESS

None.

NEW BUSINESS

None.

There was no further business to be presented.

ADJOURN

Commissioner Tim Slattery 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 _____, 2025.

SAM McGAUGH, Chairman

MELANIE GREER, Vice Chairman/Secretary

City of Gluckstadt

Application for Conditional Use

Subject Property Address: 140 Enterprise Dr, Madison MS 39110

Parcel #: 0821-29-010/12-00 140 Enterprise Dr.

Owner: Madison RV & Boat Storage LLC

Applicant: Certes Aguilar **Aguilar**

Address: 140 enterprise Dr
Gluckstadt, MS 39110

Address: 408 Shadowood Dr
Birmingham, MS 39157

Phone #: (601) 919-6365

Phone #: 6612072715 (601) 287-2715

E-mail: se.golffcarts@yahoo.com

E-Mail: eaglemanagementandassociates@gmail.com

Current Zoning District: C-2 - Highway Commercial District

Acreage of Property (if applicable): _____

Use sought of Property: Commercial

legal description: 2.0 AC IN NW 1/4 NE 1/4

Requirements of Applicant:

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

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

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

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

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

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

By signing this application, it is understood and agreed that permission is given to the Zoning Administrator to have a sign erected on subject property, giving notice to the public that said property is being considered for a dimensional variance.



Applicant Signature

1/23/25

Date



Property Owner Signature

1/23/25

Date

To: City of Gluckstadt Zoning Committee

Pursuant to Section 804.01, we respectfully submit this application for a variance in connection with our intention to lease the office located at 140 Enterprise Drive.

We are a small company, consisting of just two employees, operating as auto brokers on behalf of our clients.

This property is an ideal location for us to establish a staging area where clients can complete payment transactions and pick up their vehicles.

To clarify, no mechanical work will be conducted on the premises. Additionally, signage will comply with all city ordinances, and there will be no use of streamers, flags, or other promotional materials on-site.

Our business model involves a modest monthly transactional volume of 5–10 vehicles. The property’s ample parking, particularly the area next to the office (see attached photos), is well-suited to accommodate our needs. Furthermore, we have confirmed with the property owner that maintaining access to the left side of the property will suffice to ensure accessibility to the storage area at the rear, which experiences minimal activity.

We intend to commit to a three-year lease agreement, underscoring our dedication to being a reliable and stable member of the Gluckstadt business community.

Thank you for your time and consideration of this proposal. Please feel free to reach out if further details or clarification are required.

Sincerely,

Carlos Aguilar
(601) 287 - 2715



1. Over all Parking Lot



2. Good perspective of parking on the side of the office building.



3. Additional Perspective of parking of the office building



4. Photo of gate where additional parking is available for a fee.

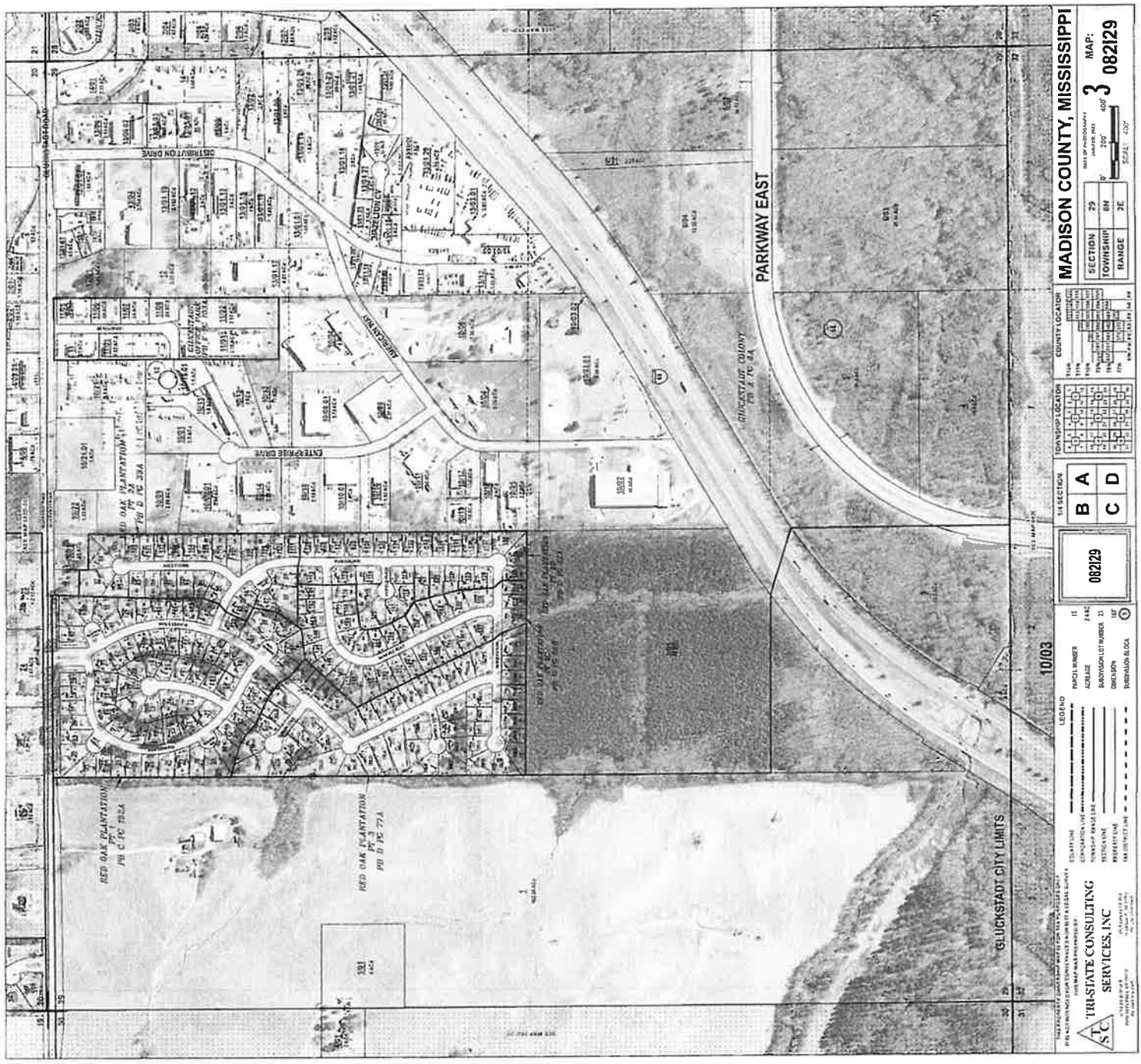


5. Current Parking of Cars Next Door

Land Roll Street Search

Parcel Details

Parcel number	0821-29-010/12.00
PPIN	23553
Owner's name	MADISON RV & BOAT STORAGE LLC
Physical street number	140
Physical street name	ENTERPRISE DR
Mailing address	1170 OLD JACKSON RD
Mailing city	CANTON
Mailing state	MS
Mailing zip	39046
True Values	
Land	217800
Improvement	18580
Total	236380
Assessed Values	
Total	35457
Legal description	2.0 AC IN NW1/4 NE1/4
Legal description 2	
Legal description 3	
Township	08N
Range	02E
Section	29
Taxing District:	2GM
Taxing Exempt:	NO
Supervisor District	2
Municipality	GLUCKSTADT
School District	MADISON COUNTY
Special Assessment Distnct	SOUTH MADISON COUNTY FIRE DIST
Deeds signed through 12/31/2023 and recorded by 1/7/2024	
Book / Page / Date	
4108 / 595 / 2021-09-28	[View Deed]
3587 / 392 / 2018-04-06	[View Deed]
357 / 436 / 1995-06-14	[View Deed]
352 / 29 / 1995-02-22	[View Deed]
	[Search By Legal Description]
Date	2021-09-28
Homestead	NO



10/03

GLUGSTADT CITY LIMITS

MADISON COUNTY, MISSISSIPPI

MAP: 3 082129

SECTION 29
TOWNSHIP 29N
RANGE 3E

082129

SECTION B A C D
TOWNSHIP 29N
RANGE 3E

TRI-STATE CONSULTING SERVICES, INC.

LEGEND

- PLAT LINE
- SECTION LINE
- TOWNSHIP RANGE LINE
- COUNTY LINE
- SECTION NUMBER
- ACRES
- ADJACENT LOT NUMBER
- DEEDS
- RECORDS BLOCK

SCALE: 1" = 200'

City of Gluckstadt

Application for Conditional Use

Subject Property Address: Gluckstadt Rd, Gluckstadt, Ms
Parcel #: 082D-20-002/03.00

Owner: bediinvestments
Address: _____

Applicant: bediinvestments
Address: _____

Phone #: 601-238-5918
E-Mail: bediinvestments@gmail.com

Phone #: 601-238-5918
E-Mail: bediinvestments@gmail.com

Current Zoning District: C-1
Acreage of Property (If applicable): 1.34 ac.
Use sought of Property: Retail / Liquor Sales

Requirements of Applicant:

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

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

- A Conditional Use shall not be granted unless satisfactory provisions and arrangements have been made concerning all the following:
- (a). Ingress and egress to property and proposed structures
 - (b). Off-Street parking and loading areas
 - (c). Refuse and service areas
 - (d). Utilities, with reference locations, availability, and compatibility.
 - (e). Screening and buffering with reference to type, dimensions, and character.
 - (f). Required yards and other open spaces.
 - (g). General compatibility with adjacent properties and other properties in the district.
 - (h). Any other provisions deemed applicable by the Mayor and Board of Aldermen.

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



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

December 27, 2024

William Hall
City of Gluckstadt
Planning Administrator

Re: Liquor Store Conditional Use Request
Gluckstadt Rd.
Gluckstadt, Ms

William,

The existing store owned by the Bedi family, Germantown Wine and Spirits at 101 Lexington Drive, will be closed so the new proposed location can reopen as the same existing business just with a new location.

This property is currently zoned C-1. It must be rezoned to C-2 and have an approved Conditional Use for a liquor store.

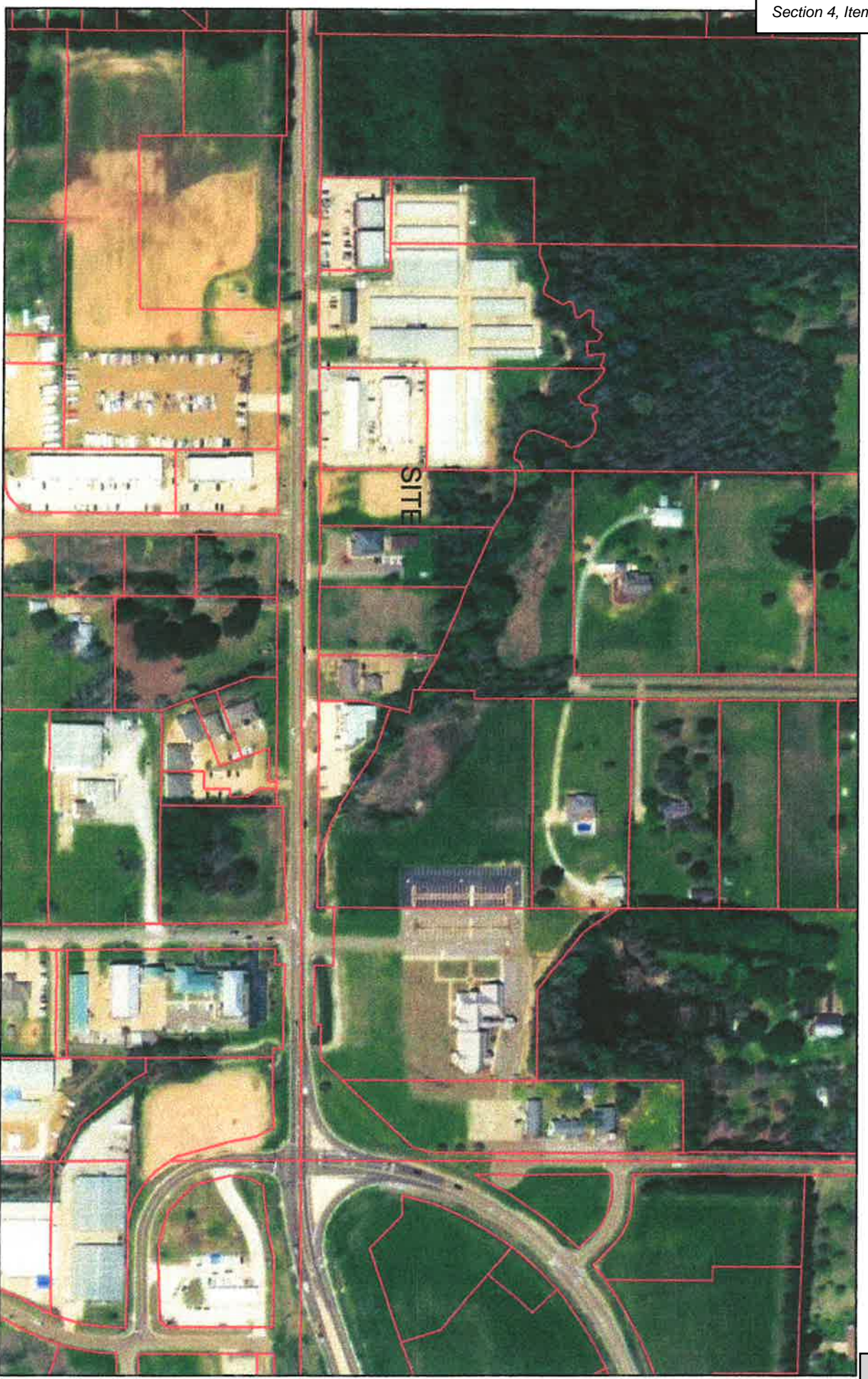
We are requesting a change in zoning from C-1 to C-2 and a request for a Conditional Use for a liquor store.

We are also requesting a parking variance of 5 parking spaces. The adjacent property is owned by the same Bedi Investments, LLC and has a total parking of 77 spaces. This allows for the opportunity of shared crossover parking.

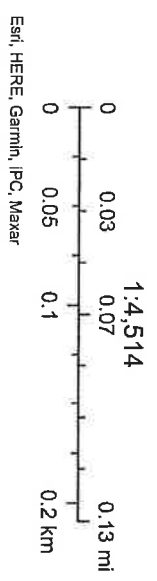
Thank you,

Daniel Wooldridge

Edit Title Here



12/12/2024, 4:13:41 PM
 Parcels



Re: Gluckstadt Road Liquor Store Building

From: dlucas@lucaseng.com (dlucas@lucaseng.com)

To: wooldridgearchitecture@yahoo.com

Date: Monday, December 30, 2024 at 11:33 AM CST

Please see replies to the comments in red and attached revised plans and calculations.

The following are comments from the Engineers:

1) Please provide detailed hydraulic/hydrologic calculations. The provided table does not show time of concentration, intensity reference, etc.

Information is provided in stormwater calculations PDF. PDF was modified to include requested information.

2) Detention is to be provided by the 48" storm drain system. Please provide calculations showing that the 48" pipes will provide sufficient volume to detain the additional runoff created by the development.

Information is provided in stormwater calculations PDF.

3) Clarification: Does flow through 6" orifice on modified SS-3 flow into the 15" outflow pipe?

Yes. Detail was revised to clarify intent.

4) Clarification: Is 24" extension with opening on SS-3 to prevent surcharge for drainage/detention system in case 6" orifice becomes clogged?

No. 24" is just a separation between 6" detaining orifice and 15" outlet pipe. Surcharge flow in case of clogging would be over orifice wall. Detail was revised to clarify intent.

5) Clarification: All inlets appear to be SS-3 or SS-3 modified. Why is the IG-1 grate MDOT standard detail for a median inlet provided? The SS-3 standard contains the dimensions for the grate of an SS-3. Is this for the SS-3 extension opening? If so, please show on detail.

IG-2 standard detail should have been used instead of IG-1 and is now a part of the plans. See note 3 on SS-3 detail.

6) Development does not appear to impact the pending floodway, but designer might consider showing pending floodway line (effective January 17, 2025) on plans for informational purposes. Pending floodway can be found at FEMA Map Service Center website.

Pending floodway line has been considered as a result of this comment. It appears that the new map will only help our design by slightly moving the floodway line north. The map was not available to print to scale to import into cad. We will wait for the full release of the map and reduce the north end of the retaining wall, if possible, before construction.

Don Lucas, P.E.
Principal



763 Clara Foote Road
 Braxton, MS 39044
 Tel. (601)720-3845

From: Daniel Wooldridge <wooldridgearchitecture@yahoo.com>
Sent: Friday, December 27, 2024 10:39 AM
To: Don Lucas <dLucas@lucaseng.com>
Subject: Fw: Gluckstadt Road Liquor Store Building

The City has reviewed our drawings and there are some notes below. Can you help us answer their reviews?
 Thank you
 Daniel

----- Forwarded Message -----

From: William Hall <william.hall@gluckstadt.net>
To: Daniel Wooldridge <wooldridgearchitecture@yahoo.com>; Chris Buckner <chris.buckner@gluckstadt.net>
Cc: Bridgette Smith <bridgette.smith@gluckstadt.net>; Amber Trotter <amber.trotter@gluckstadt.net>
Sent: Thursday, December 19, 2024 at 04:56:18 PM CST
Subject: Gluckstadt Road Liquor Store Building

Good morning,

There are a few things we need to get in motion for the proposed Liquor Store Building on Gluckstadt Road.

1. For clarity, the existing store owned by the Bedi family, Germantown Wine and Spirits at 101 Lexington Drive, will be closed so the new proposed location can reopen as the same existing business just with a new location.
2. This property is currently zoned C-1. It must be rezoned to C-2 and have an approved Conditional Use for a liquor store. We can run all three concurrently on the same meeting. Rezone first, Conditional Use second, Site Plan third. There are some requirements of mail outs to surrounding property owners and such that will need to be done to complete the rezone application. We will provide a list of all things needed with the application.
3. There are insufficient parking spaces as designed. 50 are needed and only 45 provided. Please note there is a current project underway to widen Gluckstadt Rd. It is currently in the design phase and it is not known at this time if it will impact the space available at the street frontage side of the lot for parking. Please coordinate with the Public Works Department for information regarding that project.
4. Per the Landscape Ordinance; Trees shall be required at the minimum rate of one (1) natural shade tree for every ten parking spaces. The parking rows shall begin and terminate with a landscape island and no more than fifteen (15) parking spaces shall be permitted in a continuous row without being interrupted by a landscape island. Landscape islands shall be a minimum 200 sq. ft.
5. Color elevation renderings are required.

The following are comments from the Engineers:

- 1) Please provide detailed hydraulic/hydrologic calculations. The provided table does not show time of concentration, intensity reference, etc.
- 2) Detention is to be provided by the 48" storm drain system. Please provide calculations showing that the 48" pipes will provide sufficient volume to detain the additional runoff created by the development.
- 3) Clarification: Does flow through 6" orifice on modified SS-3 flow into the 15" outflow pipe?
- 4) Clarification: Is 24" extension with opening on SS-3 to prevent surcharge for drainage/detention system in case 6" orifice becomes clogged?
- 5) Clarification: All inlets appear to be SS-3 or SS-3 modified. Why is the IG-1 grate MDOT standard detail for a median inlet provided? The SS-3 standard contains the dimensions for the grate of an SS-3. Is this for the SS-3 extension

opening? If so, please show on detail.


6) Development does not appear to impact the pending floodway, but designer might consider showing pending floodway line (effective January 17, 2025) on plans for informational purposes. Pending floodway can be found at FEMA Map Service Center website.

Please make any revisions necessary and submit three new hard copies (minimum 24x36 sizing) and digital copies for review.

Thank you,



William R. Hall
Planning and Zoning Administrator
Office: (769) 567-2314
Fax: (769) 567-2305

 Gluckstadt Retail Stormwater Calcs 12-17-24.pdf
698.4kB

 GLUCKSTADT RETAIL 12-16-24.pdf
2.7MB

7020 0090 0002 1645 4181

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
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 John Minninger
 103 Minninger Blvd
 Madison, MS 39110

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Section 4, Item B)

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Postage	\$0.73
Total Postage and Fees	\$9.68

Sent To
 Sturdivant Empire, LLC
 1010 Gluckstadt Rd
 Madison, MS 39110

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Postage	\$0.73
Total Postage and Fees	\$9.68

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 1048 Gluckstadt Rd
 Madison, MS 39110

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 Bedi Investments, LLC
 1054 Gluckstadt Rd
 Madison, MS 39110

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Postage \$0.73

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Section 4, Item B)

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Certified Mail Fee \$4.85

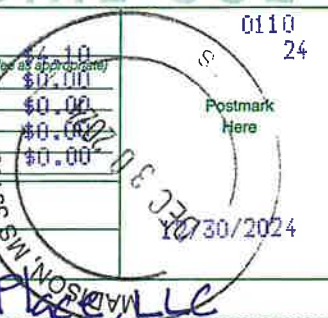
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- Return Receipt (electronic) \$0.00
- Certified Mail Restricted Delivery \$0.00
- Adult Signature Required \$0.00
- Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$9.68

Sent To
 Lexington Place LLC
 101 Lexington Dr
 Madison, MS 39110



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Section 4, Item B)

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Extra Services & Fees (check box, add fee as appropriate)

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- Return Receipt (electronic) \$0.00
- Certified Mail Restricted Delivery \$0.00
- Adult Signature Required \$0.00
- Adult Signature Restricted Delivery \$0.00

Postage \$0.73

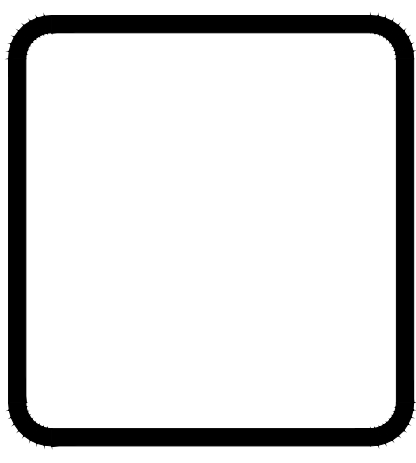
Total Postage and Fees \$9.68

Sent To
 Deepwood Office Center, LLC
 101 Lexington Dr
 Madison, MS 39110



7020 0090 0002 1645 4143

REVISIONS	BY



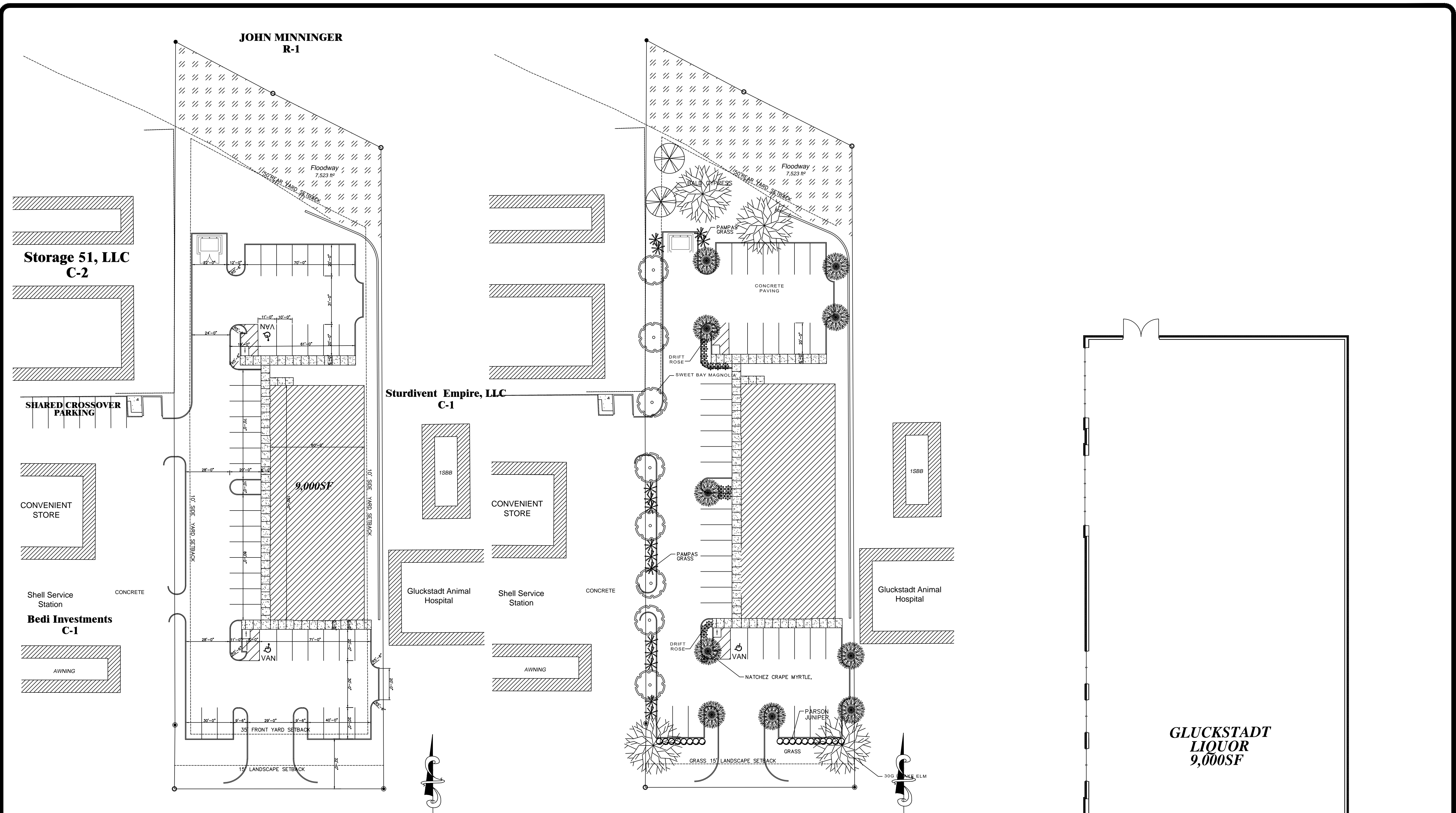
W

WOOLDRIDGE & ASSOCIATES
 464 CHURCH RD. SUITE 700
 MADISON, MS 39110
 601-209-8885
 WOOLDRIDGEARCHITECTURE@YAHOO.COM

Gluckstadt Liquor
 Gluckstadt Road
 Gluckstadt, Mississippi

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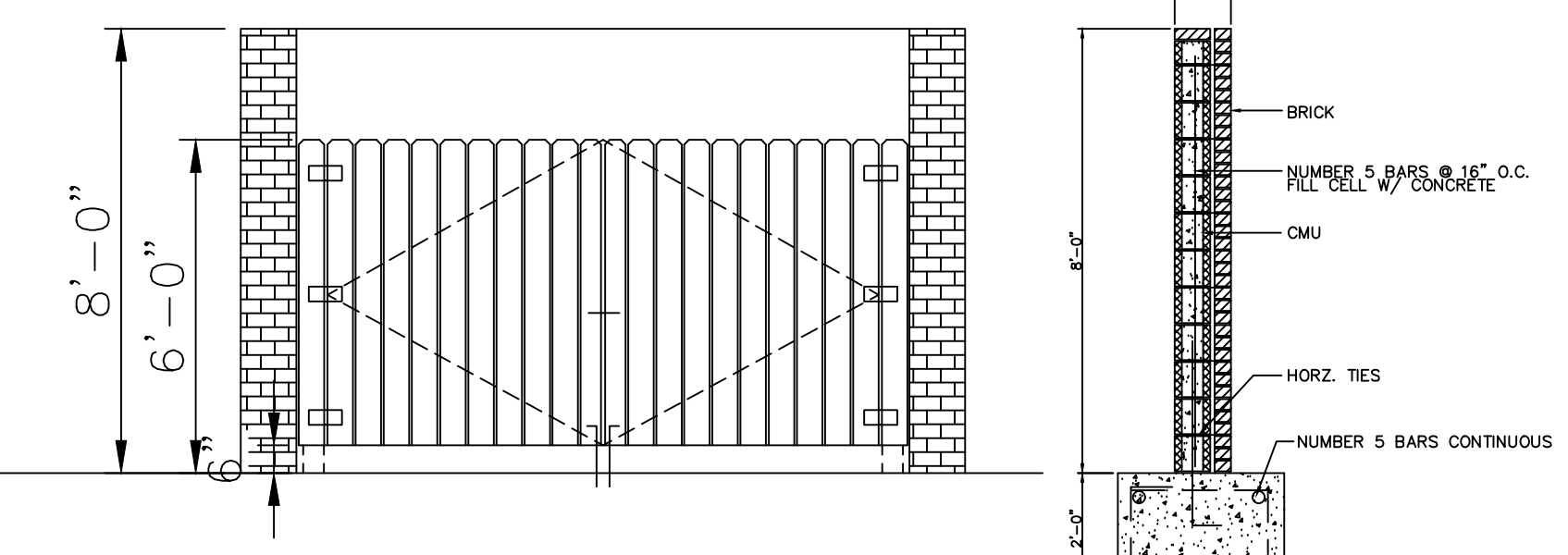
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DATE 2/19/25
SCALE
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SHEET
A0.0
OF SHEETS



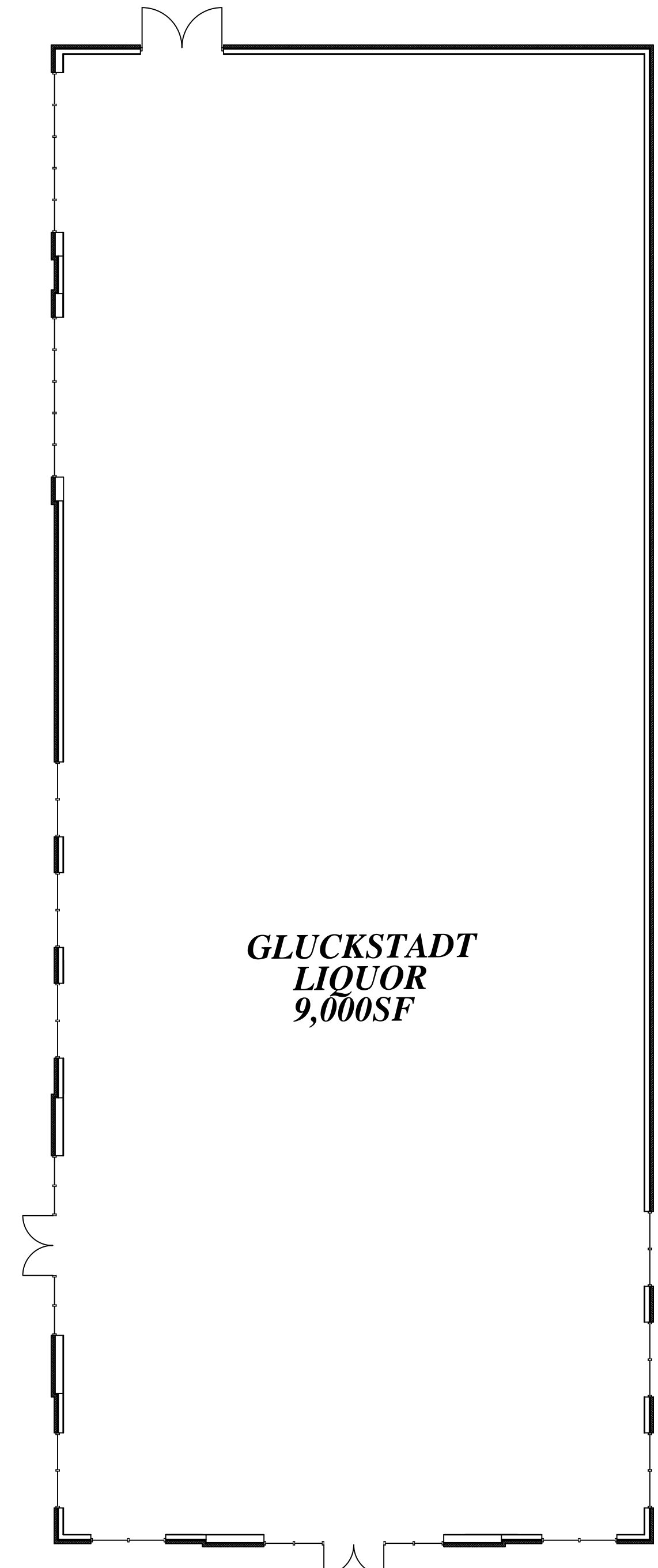
1 SITE PLAN
 A1.0
 SCALE: 1"=30'-0"

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

ZONING C2
BUILDING USAGE = RETAIL
TOTAL SITE = 58,709SF
BUILDING SF = 9,000SF
LOT COVERAGE = 15%
REQUIRED PARKING
9,000SF / 225 = 40 SPACES
PROVIDED PARKING = 43 SPACES



1 DUMPSTER ENCLOSURE
 A1.0
 SCALE: NTS



1 FLOOR PLAN
 A1.0
 SCALE: 3/32"=1'-0"

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 12/16/2024 3:35 PM
 OWNER

City of Gluckstadt

Application for Site Plan Review

Subject Property Address: Gluckstadt Rd

Parcel #: 082D-20-002/0300 1054 Gluckstadt

Owner: Bedi Investments

Applicant: Rav Bedi

Address: _____

Address: _____

Phone #: 601-238-5918

Phone #: 601-238-5918

E-Mail: bediinvestments@gmail.com

E-Mail: bediinvestments@gmail.com

Current Zoning District: C-1

Acreeage of Property (If applicable): _____

Use sought of Property: relocation of existing liquor license / Retail
2025002

Requirements of Applicant:

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

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

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

Site Plan Specifications (Section 809, Zoning Ordinance)

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

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

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

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

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

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

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


 Applicant Signature

12-16-24
 Date

CITY OF GLUCKSTADT BUILDING DEPARTMENT
OFFICE USE ONLY

Date Received: _____

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

Yes _____ No _____

Signature: _____
 Planning & Zoning Administrator (or Authorized Representative)

STORMWATER CALCULATIONS FOR GLUCKSTADT RETAIL CENTER

Located in
Gluckstadt, Mississippi

December 17, 2024

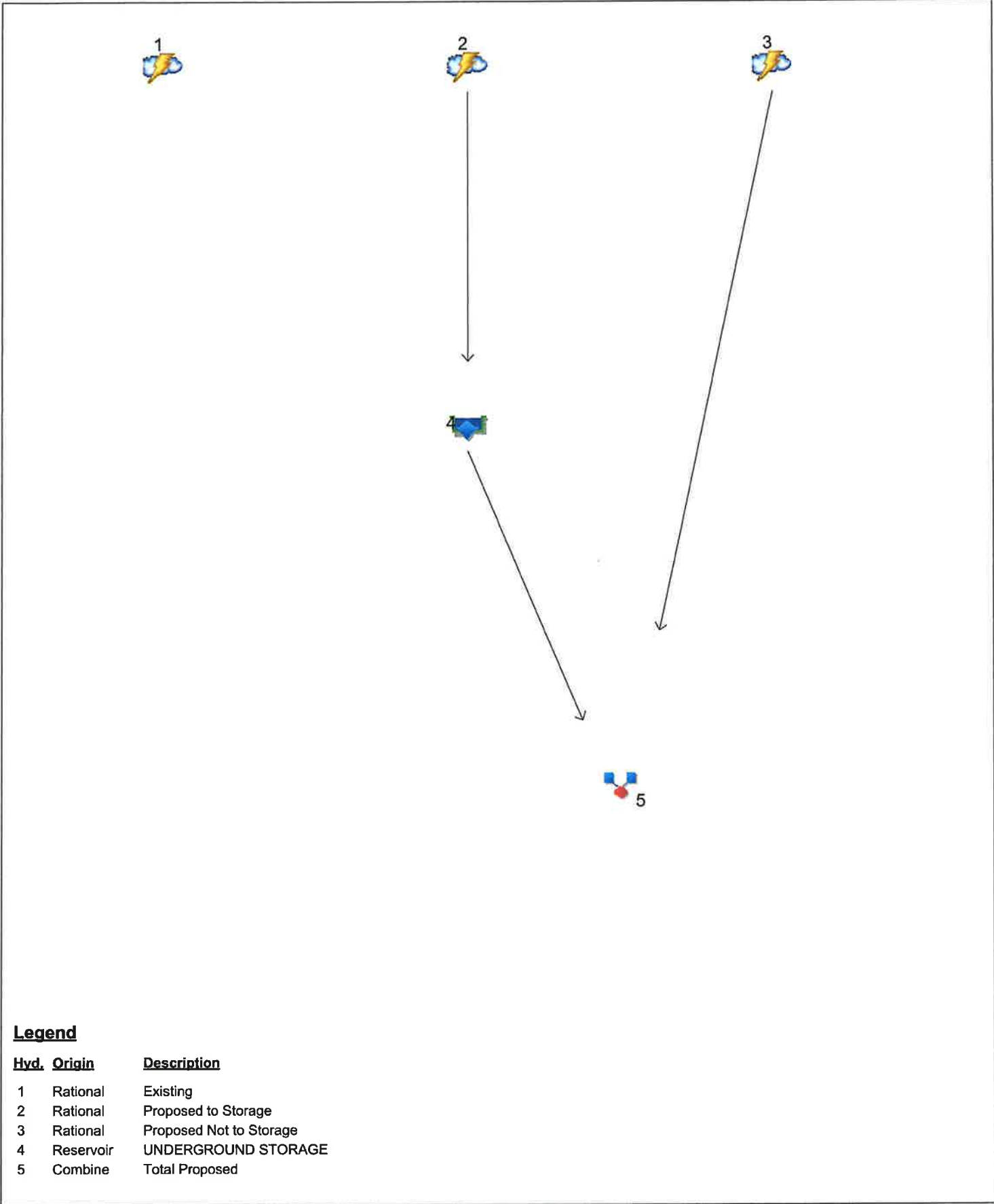


PREPARED BY:



Watershed Model Schematic

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024



Legend

Hyd. Origin	Description
1 Rational	Existing
2 Rational	Proposed to Storage
3 Rational	Proposed Not to Storage
4 Reservoir	UNDERGROUND STORAGE
5 Combine	Total Proposed

Hydrograph Return Period Recap

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

Hyd. No.	Hydrograph type (origin)	Inflow hyd(s)	Peak Outflow (cfs)								Hydrograph Description
			1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
1	Rational	----	1.272	1.453	----	1.740	1.984	2.318	2.576	2.837	Existing
2	Rational	----	3.863	4.401	----	5.279	6.006	7.022	7.815	8.609	Proposed to Storage
3	Rational	----	0.337	0.384	----	0.460	0.525	0.613	0.681	0.750	Proposed Not to Storage
4	Reservoir	2	0.978	1.034	----	1.119	1.182	1.268	1.331	1.392	UNDERGROUND STORAGE
5	Combine	3, 4	1.310	1.416	-----	1.578	1.706	1.881	2.012	2.142	Total Proposed

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	1.453	1	18	1,569	----	----	----	Existing
2	Rational	4.401	1	8	2,112	----	----	----	Proposed to Storage
3	Rational	0.384	1	15	346	----	----	----	Proposed Not to Storage
4	Reservoir	1.034	1	14	2,111	2	275.89	1,460	UNDERGROUND STORAGE
5	Combine	1.416	1	15	2,457	3, 4	----	----	Total Proposed
Stormwater.gpw					Return Period: 2 Year			Friday, 12 / 13 / 2024	

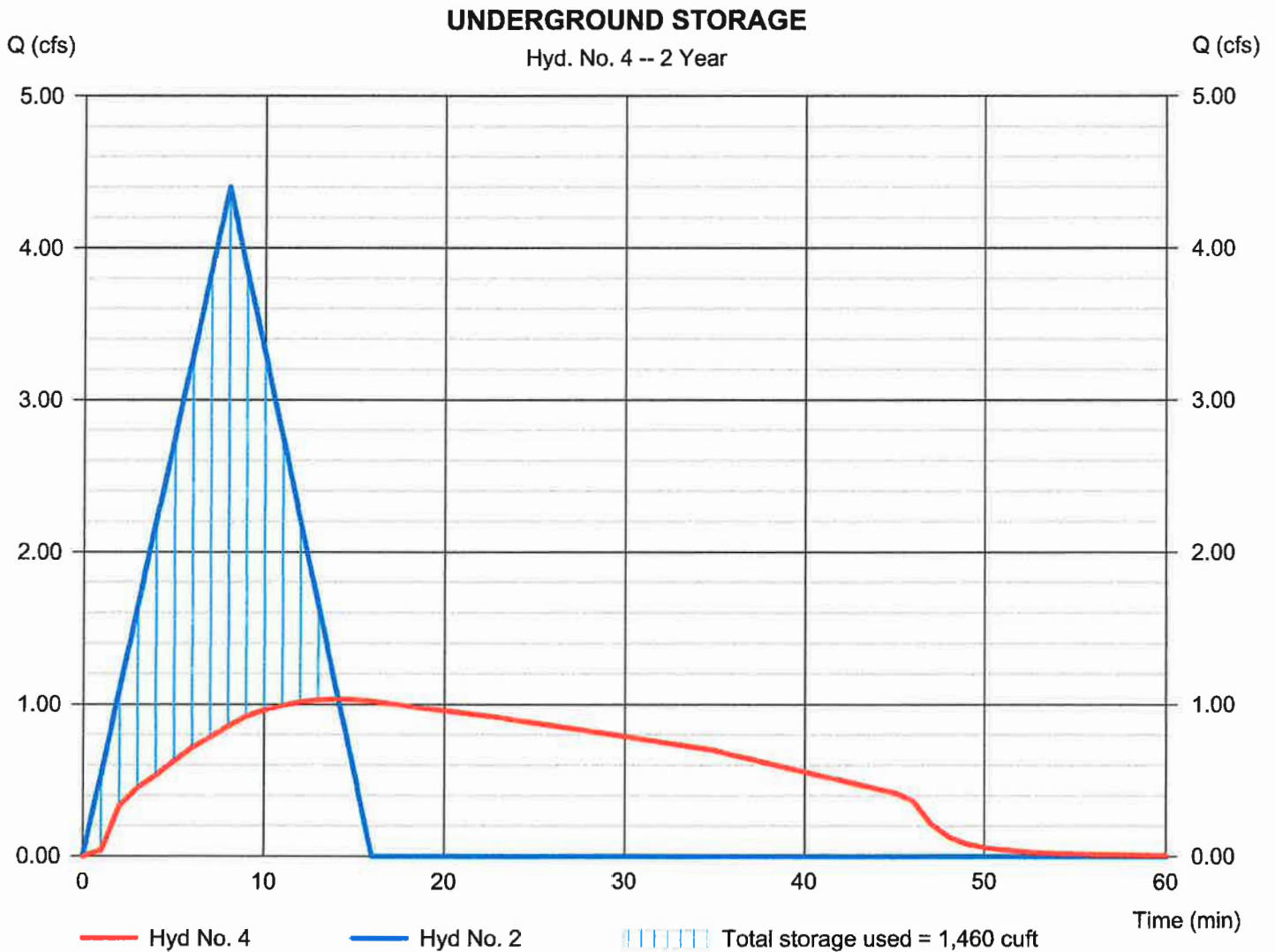
Hydrograph Report

Hyd. No. 4

UNDERGROUND STORAGE

Hydrograph type	= Reservoir	Peak discharge	= 1.034 cfs
Storm frequency	= 2 yrs	Time to peak	= 14 min
Time interval	= 1 min	Hyd. volume	= 2,111 cuft
Inflow hyd. No.	= 2 - Proposed to Storage	Max. Elevation	= 275.89 ft
Reservoir name	= Underground	Max. Storage	= 1,460 cuft

Storage Indication method used.



Pond Report

Pond No. 1 - Underground

Pond Data

UG Chambers -Invert elev. = 274.09 ft, Rise x Span = 4.00 x 4.00 ft, Barrel Len = 410.00 ft, No. Barrels = 1, Slope = 0.25%, Headers = No

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	274.09	n/a	0	0
0.50	274.59	n/a	63	63
1.00	275.10	n/a	350	412
1.51	275.60	n/a	610	1,022
2.01	276.10	n/a	749	1,771
2.51	276.60	n/a	806	2,577
3.02	277.11	n/a	806	3,383
3.52	277.61	n/a	749	4,132
4.02	278.11	n/a	610	4,742
4.52	278.61	n/a	349	5,091
5.03	279.11	n/a	62	5,153

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 15.00	6.00	0.00	0.00
Span (in)	= 15.00	6.00	0.00	0.00
No. Barrels	= 1	1	0	0
Invert El. (ft)	= 274.09	274.09	0.00	0.00
Length (ft)	= 18.00	0.50	0.00	0.00
Slope (%)	= 0.50	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	Yes	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 10.00	0.00	0.00	0.00
Crest El. (ft)	= 279.96	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= 1	—	—	—
Multi-Stage	= Yes	No	No	No
Exfil.(in/hr)	= 0.000 (by Contour)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	274.09	0.00	0.00	—	—	0.00	—	—	—	—	—	0.000
0.05	6	274.14	0.01 ic	0.01 ic	—	—	0.00	—	—	—	—	—	0.007
0.10	13	274.19	0.03 ic	0.03 ic	—	—	0.00	—	—	—	—	—	0.025
0.15	19	274.24	0.06 ic	0.05 ic	—	—	0.00	—	—	—	—	—	0.054
0.20	25	274.29	0.10 oc	0.09 ic	—	—	0.00	—	—	—	—	—	0.091
0.25	31	274.34	0.14 oc	0.14 ic	—	—	0.00	—	—	—	—	—	0.138
0.30	38	274.39	0.20 oc	0.19 ic	—	—	0.00	—	—	—	—	—	0.188
0.35	44	274.44	0.25 oc	0.24 ic	—	—	0.00	—	—	—	—	—	0.245
0.40	50	274.49	0.30 oc	0.30 ic	—	—	0.00	—	—	—	—	—	0.302
0.45	56	274.54	0.37 oc	0.35 ic	—	—	0.00	—	—	—	—	—	0.354
0.50	63	274.59	0.40 oc	0.40 ic	—	—	0.00	—	—	—	—	—	0.400
0.55	97	274.64	0.45 oc	0.43 ic	—	—	0.00	—	—	—	—	—	0.435
0.60	132	274.69	0.47 oc	0.47 ic	—	—	0.00	—	—	—	—	—	0.470
0.65	167	274.74	0.51 oc	0.51 ic	—	—	0.00	—	—	—	—	—	0.505
0.70	202	274.79	0.55 oc	0.53 ic	—	—	0.00	—	—	—	—	—	0.533
0.75	237	274.84	0.57 oc	0.57 ic	—	—	0.00	—	—	—	—	—	0.566
0.80	272	274.89	0.61 oc	0.59 ic	—	—	0.00	—	—	—	—	—	0.591
0.85	307	274.94	0.63 oc	0.62 ic	—	—	0.00	—	—	—	—	—	0.621
0.90	342	274.99	0.65 oc	0.65 ic	—	—	0.00	—	—	—	—	—	0.647
0.95	377	275.04	0.69 oc	0.67 ic	—	—	0.00	—	—	—	—	—	0.671
1.00	412	275.10	0.71 oc	0.70 ic	—	—	0.00	—	—	—	—	—	0.698
1.06	473	275.15	0.73 oc	0.72 ic	—	—	0.00	—	—	—	—	—	0.723
1.11	534	275.20	0.75 oc	0.75 ic	—	—	0.00	—	—	—	—	—	0.748
1.16	595	275.25	0.77 oc	0.77 ic	—	—	0.00	—	—	—	—	—	0.772
1.21	656	275.30	0.80 oc	0.80 ic	—	—	0.00	—	—	—	—	—	0.795
1.26	717	275.35	0.82 oc	0.82 ic	—	—	0.00	—	—	—	—	—	0.818
1.31	778	275.40	0.84 oc	0.84 ic	—	—	0.00	—	—	—	—	—	0.840
1.36	839	275.45	0.86 oc	0.86 ic	—	—	0.00	—	—	—	—	—	0.861
1.41	900	275.50	0.89 oc	0.88 ic	—	—	0.00	—	—	—	—	—	0.882
1.46	961	275.55	0.91 oc	0.90 ic	—	—	0.00	—	—	—	—	—	0.902
1.51	1,022	275.60	0.93 oc	0.92 ic	—	—	0.00	—	—	—	—	—	0.922
1.56	1,097	275.65	0.95 oc	0.94 ic	—	—	0.00	—	—	—	—	—	0.941

Continues on next page

Underground

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
1.61	1,172	275.70	0.98 oc	0.96 ic	--	--	0.00	--	--	--	--	--	0.960
1.66	1,247	275.75	1.00 oc	0.98 ic	--	--	0.00	--	--	--	--	--	0.979
1.71	1,322	275.80	1.00 oc	1.00 ic	--	--	0.00	--	--	--	--	--	0.999
1.76	1,397	275.85	1.02 oc	1.02 ic	--	--	0.00	--	--	--	--	--	1.020
1.81	1,472	275.90	1.04 oc	1.04 ic	--	--	0.00	--	--	--	--	--	1.037
1.86	1,547	275.95	1.07 oc	1.05 ic	--	--	0.00	--	--	--	--	--	1.054
1.91	1,621	276.00	1.09 oc	1.07 ic	--	--	0.00	--	--	--	--	--	1.071
1.96	1,696	276.05	1.09 oc	1.09 ic	--	--	0.00	--	--	--	--	--	1.091
2.01	1,771	276.10	1.11 oc	1.11 ic	--	--	0.00	--	--	--	--	--	1.109
2.06	1,852	276.15	1.14 oc	1.12 ic	--	--	0.00	--	--	--	--	--	1.125
2.11	1,932	276.20	1.16 oc	1.16 ic	--	--	0.00	--	--	--	--	--	1.141
2.16	2,013	276.25	1.16 oc	1.16 ic	--	--	0.00	--	--	--	--	--	1.159
2.21	2,094	276.30	1.18 oc	1.18 ic	--	--	0.00	--	--	--	--	--	1.176
2.26	2,174	276.35	1.20 oc	1.19 ic	--	--	0.00	--	--	--	--	--	1.191
2.31	2,255	276.40	1.23 oc	1.23 ic	--	--	0.00	--	--	--	--	--	1.206
2.36	2,335	276.45	1.23 oc	1.22 ic	--	--	0.00	--	--	--	--	--	1.225
2.41	2,416	276.50	1.25 oc	1.24 ic	--	--	0.00	--	--	--	--	--	1.239
2.46	2,497	276.55	1.27 oc	1.25 ic	--	--	0.00	--	--	--	--	--	1.254
2.51	2,577	276.60	1.27 oc	1.27 ic	--	--	0.00	--	--	--	--	--	1.271
2.56	2,658	276.65	1.29 oc	1.29 ic	--	--	0.00	--	--	--	--	--	1.286
2.61	2,738	276.70	1.32 oc	1.30 ic	--	--	0.00	--	--	--	--	--	1.300
2.66	2,819	276.75	1.32 oc	1.32 ic	--	--	0.00	--	--	--	--	--	1.317
2.71	2,900	276.80	1.34 oc	1.33 ic	--	--	0.00	--	--	--	--	--	1.331
2.76	2,980	276.85	1.36 oc	1.34 ic	--	--	0.00	--	--	--	--	--	1.344
2.81	3,061	276.90	1.36 oc	1.36 ic	--	--	0.00	--	--	--	--	--	1.361
2.86	3,141	276.95	1.38 oc	1.37 ic	--	--	0.00	--	--	--	--	--	1.374
2.91	3,222	277.00	1.40 oc	1.39 ic	--	--	0.00	--	--	--	--	--	1.387
2.96	3,303	277.05	1.40 oc	1.40 ic	--	--	0.00	--	--	--	--	--	1.403
3.02	3,383	277.11	1.43 oc	1.42 ic	--	--	0.00	--	--	--	--	--	1.416
3.07	3,458	277.16	1.45 oc	1.43 ic	--	--	0.00	--	--	--	--	--	1.429
3.12	3,533	277.21	1.45 oc	1.44 ic	--	--	0.00	--	--	--	--	--	1.444
3.17	3,608	277.26	1.47 oc	1.46 ic	--	--	0.00	--	--	--	--	--	1.457
3.22	3,683	277.31	1.49 oc	1.47 ic	--	--	0.00	--	--	--	--	--	1.470
3.27	3,758	277.36	1.49 oc	1.48 ic	--	--	0.00	--	--	--	--	--	1.485
3.32	3,832	277.41	1.51 oc	1.50 ic	--	--	0.00	--	--	--	--	--	1.497
3.37	3,907	277.46	1.51 oc	1.51 ic	--	--	0.00	--	--	--	--	--	1.510
3.42	3,982	277.51	1.53 oc	1.52 ic	--	--	0.00	--	--	--	--	--	1.524
3.47	4,057	277.56	1.55 oc	1.54 ic	--	--	0.00	--	--	--	--	--	1.536
3.52	4,132	277.61	1.55 oc	1.55 ic	--	--	0.00	--	--	--	--	--	1.550
3.57	4,193	277.66	1.57 oc	1.56 ic	--	--	0.00	--	--	--	--	--	1.562
3.62	4,254	277.71	1.59 oc	1.57 ic	--	--	0.00	--	--	--	--	--	1.574
3.67	4,315	277.76	1.59 oc	1.59 ic	--	--	0.00	--	--	--	--	--	1.588
3.72	4,376	277.81	1.61 oc	1.60 ic	--	--	0.00	--	--	--	--	--	1.600
3.77	4,437	277.86	1.63 oc	1.61 ic	--	--	0.00	--	--	--	--	--	1.611
3.82	4,498	277.91	1.63 oc	1.62 ic	--	--	0.00	--	--	--	--	--	1.625
3.87	4,559	277.96	1.65 oc	1.64 ic	--	--	0.00	--	--	--	--	--	1.636
3.92	4,620	278.01	1.65 oc	1.65 ic	--	--	0.00	--	--	--	--	--	1.648
3.97	4,681	278.06	1.67 oc	1.66 ic	--	--	0.00	--	--	--	--	--	1.661
4.02	4,742	278.11	1.68 oc	1.67 ic	--	--	0.00	--	--	--	--	--	1.672
4.07	4,777	278.16	1.68 oc	1.68 ic	--	--	0.00	--	--	--	--	--	1.685
4.12	4,812	278.21	1.70 oc	1.70 ic	--	--	0.00	--	--	--	--	--	1.696
4.17	4,847	278.26	1.72 oc	1.71 ic	--	--	0.00	--	--	--	--	--	1.707
4.22	4,882	278.31	1.72 oc	1.72 ic	--	--	0.00	--	--	--	--	--	1.720
4.27	4,917	278.36	1.74 oc	1.73 ic	--	--	0.00	--	--	--	--	--	1.731
4.32	4,951	278.41	1.75 oc	1.74 ic	--	--	0.00	--	--	--	--	--	1.742
4.37	4,986	278.46	1.75 oc	1.75 ic	--	--	0.00	--	--	--	--	--	1.755
4.42	5,021	278.51	1.77 oc	1.77 ic	--	--	0.00	--	--	--	--	--	1.765
4.47	5,056	278.56	1.79 oc	1.78 ic	--	--	0.00	--	--	--	--	--	1.776
4.52	5,091	278.61	1.79 oc	1.79 ic	--	--	0.00	--	--	--	--	--	1.788
4.57	5,097	278.66	1.80 oc	1.80 ic	--	--	0.00	--	--	--	--	--	1.799
4.62	5,103	278.71	1.82 oc	1.81 ic	--	--	0.00	--	--	--	--	--	1.809
4.67	5,110	278.76	1.82 oc	1.82 ic	--	--	0.00	--	--	--	--	--	1.820
4.72	5,116	278.81	1.84 oc	1.83 ic	--	--	0.00	--	--	--	--	--	1.832
4.77	5,122	278.86	1.85 oc	1.84 ic	--	--	0.00	--	--	--	--	--	1.842
4.82	5,128	278.91	1.86 oc	1.85 ic	--	--	0.00	--	--	--	--	--	1.852
4.87	5,135	278.96	1.86 oc	1.86 ic	--	--	0.00	--	--	--	--	--	1.864
4.92	5,141	279.01	1.88 oc	1.87 ic	--	--	0.00	--	--	--	--	--	1.874
4.97	5,147	279.06	1.89 oc	1.88 ic	--	--	0.00	--	--	--	--	--	1.885
5.03	5,153	279.11	1.91 oc	1.89 ic	--	--	0.00	--	--	--	--	--	1.895

...End

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	1.740	1	18	1,879	----	----	----	Existing
2	Rational	5.279	1	8	2,534	----	----	----	Proposed to Storage
3	Rational	0.460	1	15	414	----	----	----	Proposed Not to Storage
4	Reservoir	1.119	1	14	2,533	2	276.13	1,822	UNDERGROUND STORAGE
5	Combine	1.578	1	15	2,947	3, 4	----	----	Total Proposed

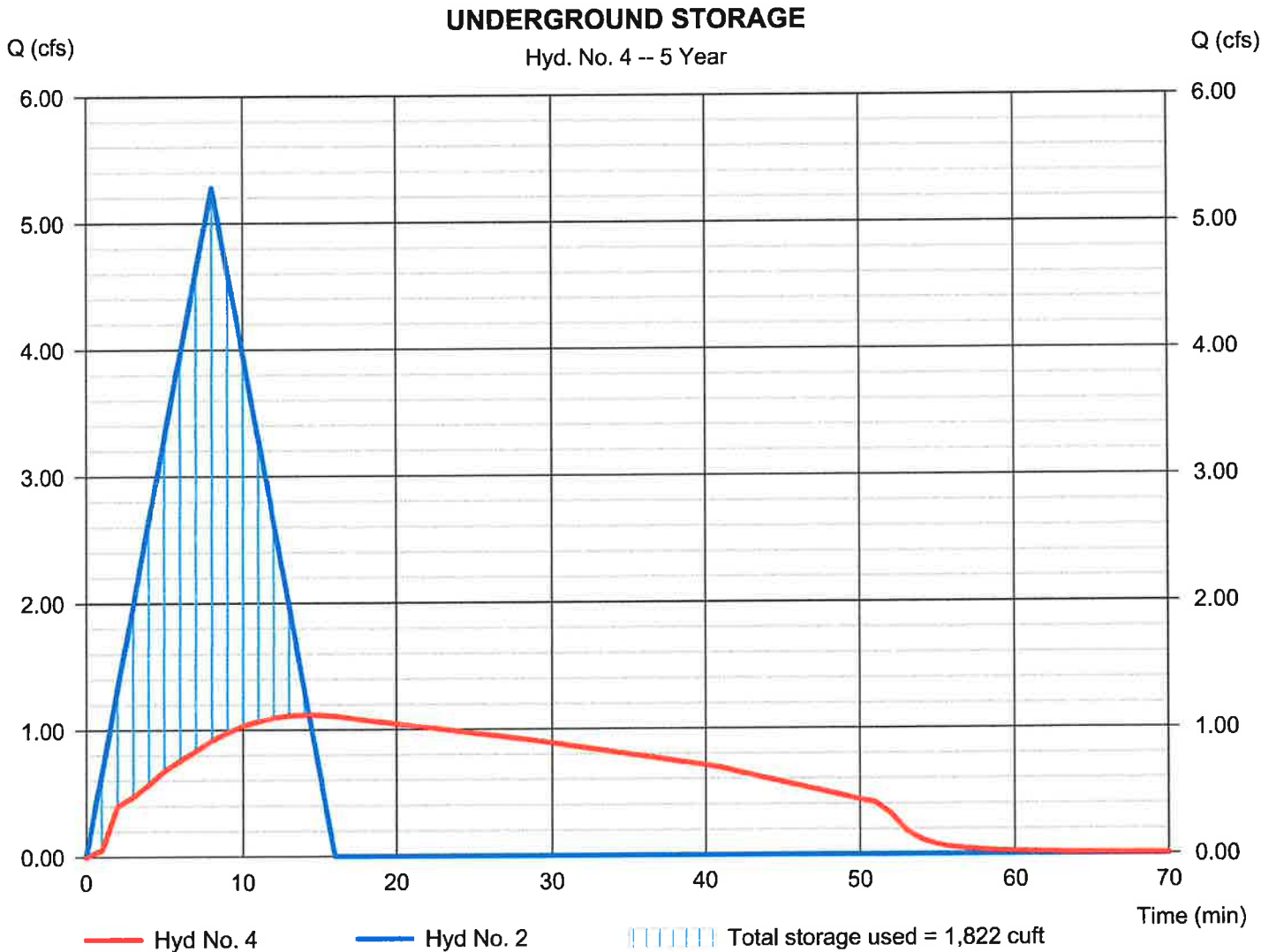
Hydrograph Report

Hyd. No. 4

UNDERGROUND STORAGE

Hydrograph type	= Reservoir	Peak discharge	= 1.119 cfs
Storm frequency	= 5 yrs	Time to peak	= 14 min
Time interval	= 1 min	Hyd. volume	= 2,533 cuft
Inflow hyd. No.	= 2 - Proposed to Storage	Max. Elevation	= 276.13 ft
Reservoir name	= Underground	Max. Storage	= 1,822 cuft

Storage Indication method used.



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	1.984	1	18	2,143	----	----	----	Existing
2	Rational	6.006	1	8	2,883	----	----	----	Proposed to Storage
3	Rational	0.525	1	15	472	----	----	----	Proposed Not to Storage
4	Reservoir	1.182	1	14	2,882	2	276.32	2,128	UNDERGROUND STORAGE
5	Combine	1.706	1	15	3,354	3, 4	----	----	Total Proposed

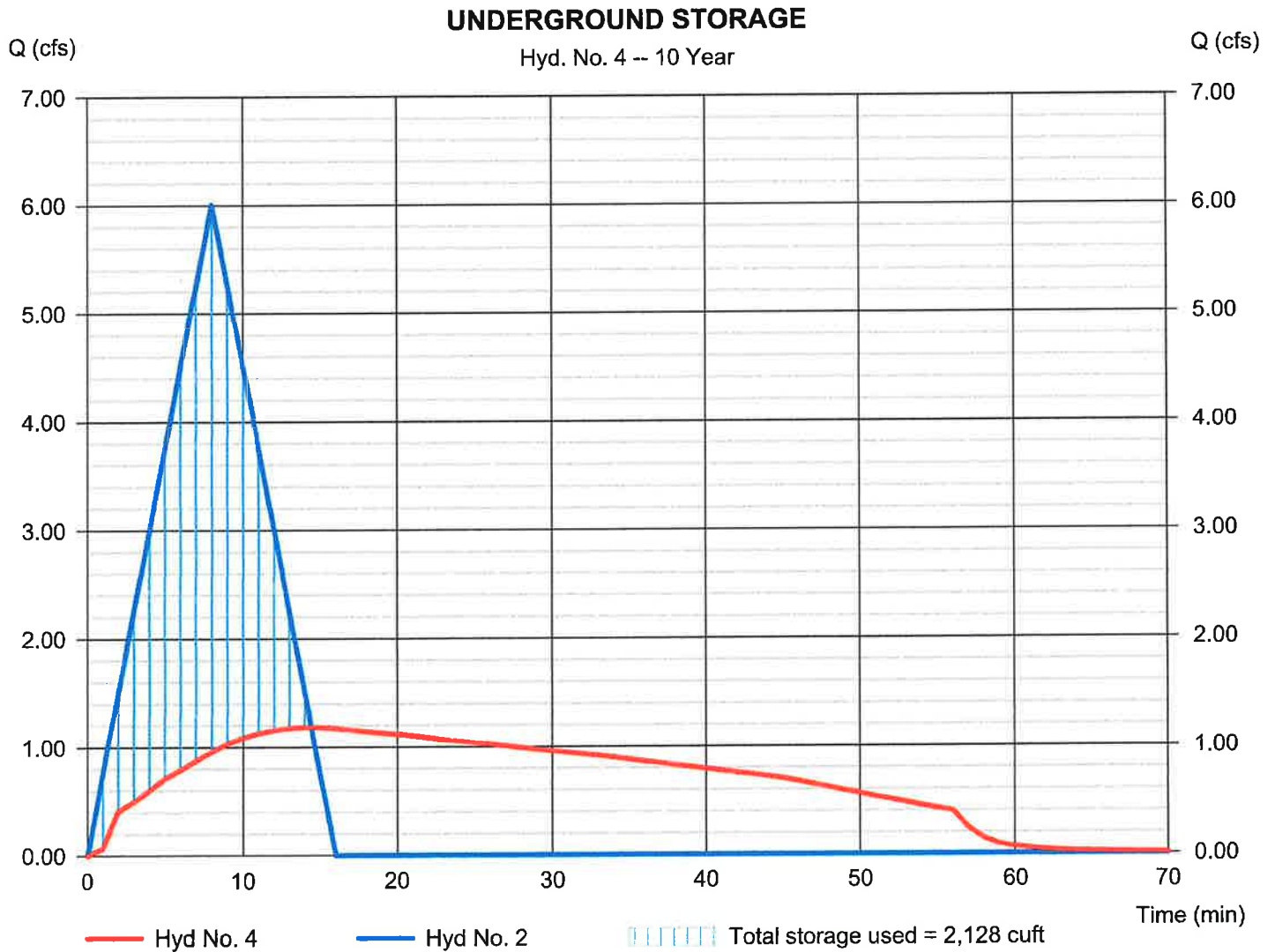
Hydrograph Report

Hyd. No. 4

UNDERGROUND STORAGE

Hydrograph type	= Reservoir	Peak discharge	= 1.182 cfs
Storm frequency	= 10 yrs	Time to peak	= 14 min
Time interval	= 1 min	Hyd. volume	= 2,882 cuft
Inflow hyd. No.	= 2 - Proposed to Storage	Max. Elevation	= 276.32 ft
Reservoir name	= Underground	Max. Storage	= 2,128 cuft

Storage Indication method used.



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	2.318	1	18	2,504	----	----	----	Existing
2	Rational	7.022	1	8	3,370	----	----	----	Proposed to Storage
3	Rational	0.613	1	15	552	----	----	----	Proposed Not to Storage
4	Reservoir	1.268	1	15	3,369	2	276.59	2,560	UNDERGROUND STORAGE
5	Combine	1.881	1	15	3,921	3, 4	----	----	Total Proposed

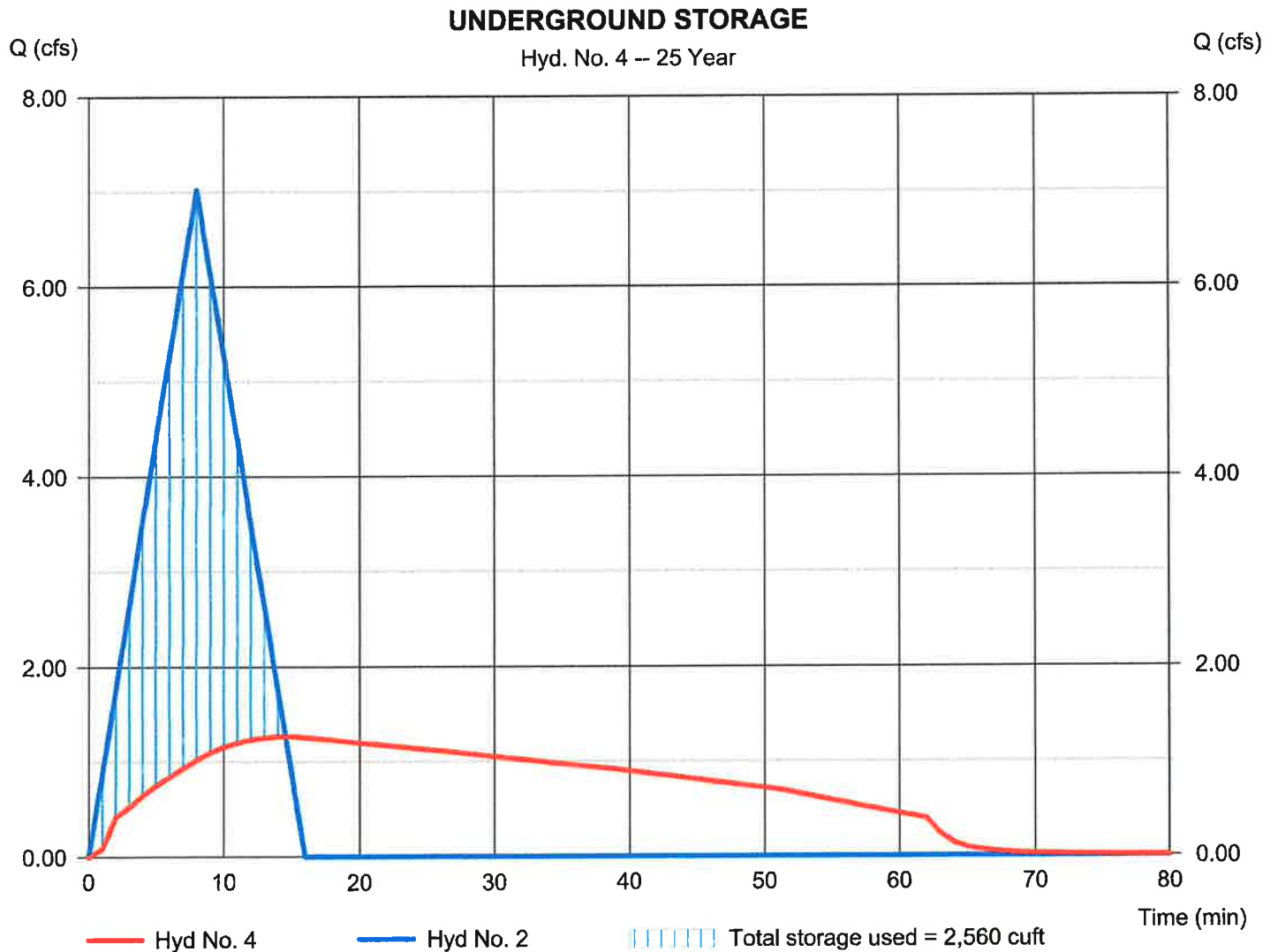
Hydrograph Report

Hyd. No. 4

UNDERGROUND STORAGE

Hydrograph type	= Reservoir	Peak discharge	= 1.268 cfs
Storm frequency	= 25 yrs	Time to peak	= 15 min
Time interval	= 1 min	Hyd. volume	= 3,369 cuft
Inflow hyd. No.	= 2 - Proposed to Storage	Max. Elevation	= 276.59 ft
Reservoir name	= Underground	Max. Storage	= 2,560 cuft

Storage Indication method used.



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	2.576	1	18	2,782	----	----	----	Existing
2	Rational	7.815	1	8	3,751	----	----	----	Proposed to Storage
3	Rational	0.681	1	15	613	----	----	----	Proposed Not to Storage
4	Reservoir	1.331	1	15	3,750	2	276.81	2,903	UNDERGROUND STORAGE
5	Combine	2.012	1	15	4,363	3, 4	----	----	Total Proposed
Stormwater.gpw					Return Period: 50 Year		Friday, 12 / 13 / 2024		

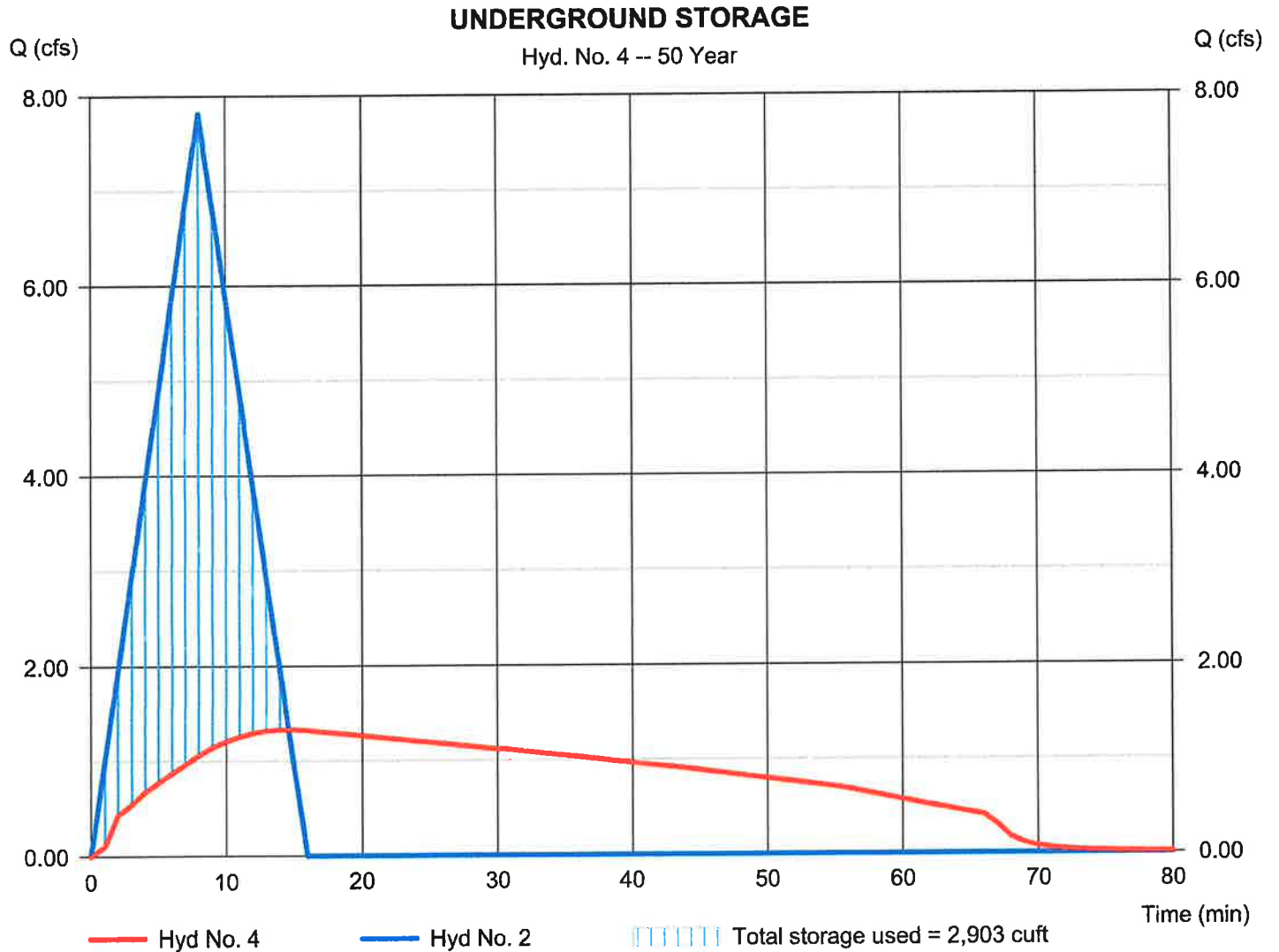
Hydrograph Report

Hyd. No. 4

UNDERGROUND STORAGE

Hydrograph type	= Reservoir	Peak discharge	= 1.331 cfs
Storm frequency	= 50 yrs	Time to peak	= 15 min
Time interval	= 1 min	Hyd. volume	= 3,750 cuft
Inflow hyd. No.	= 2 - Proposed to Storage	Max. Elevation	= 276.81 ft
Reservoir name	= Underground	Max. Storage	= 2,903 cuft

Storage Indication method used.



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	2.837	1	18	3,064	----	----	----	Existing
2	Rational	8.609	1	8	4,132	----	----	----	Proposed to Storage
3	Rational	0.750	1	15	675	----	----	----	Proposed Not to Storage
4	Reservoir	1.392	1	15	4,131	2	277.02	3,246	UNDERGROUND STORAGE
5	Combine	2.142	1	15	4,806	3, 4	----	----	Total Proposed

Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

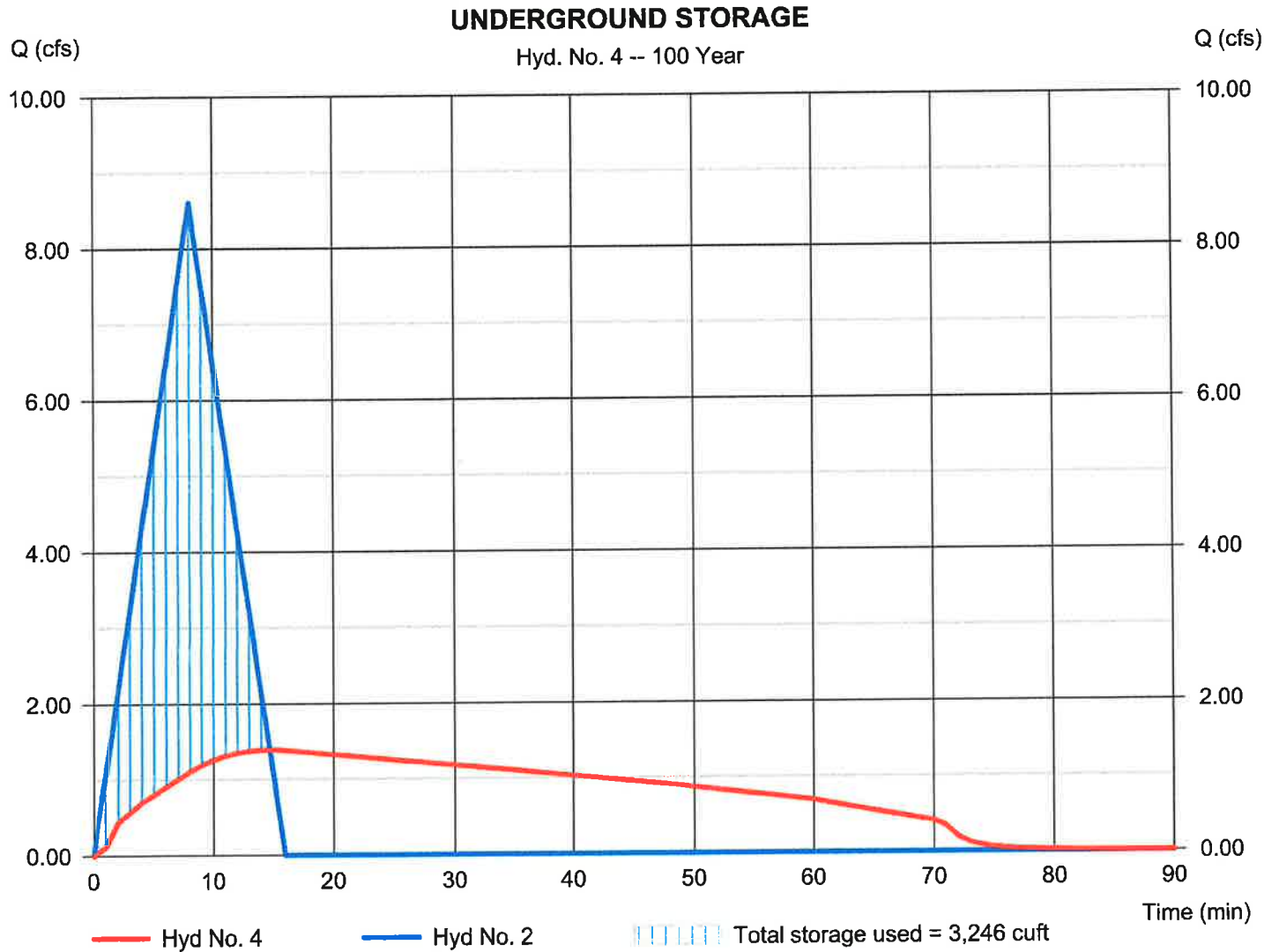
Friday, 12 / 13 / 2024

Hyd. No. 4

UNDERGROUND STORAGE

Hydrograph type	= Reservoir	Peak discharge	= 1.392 cfs
Storm frequency	= 100 yrs	Time to peak	= 15 min
Time interval	= 1 min	Hyd. volume	= 4,131 cuft
Inflow hyd. No.	= 2 - Proposed to Storage	Max. Elevation	= 277.02 ft
Reservoir name	= Underground	Max. Storage	= 3,246 cuft

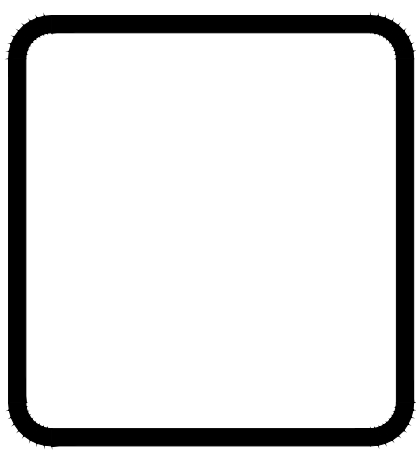
Storage Indication method used.



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REVISIONS	BY

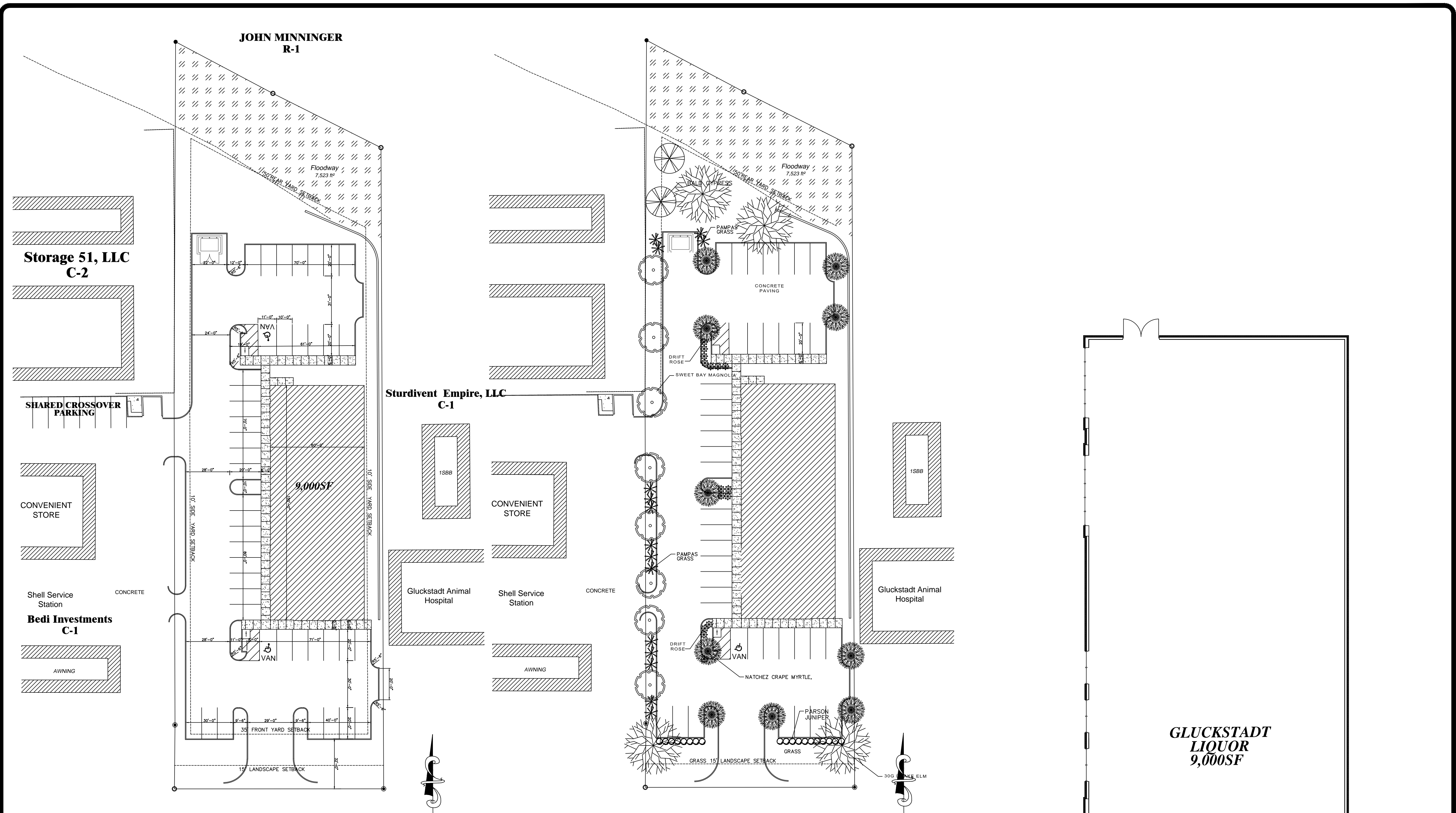


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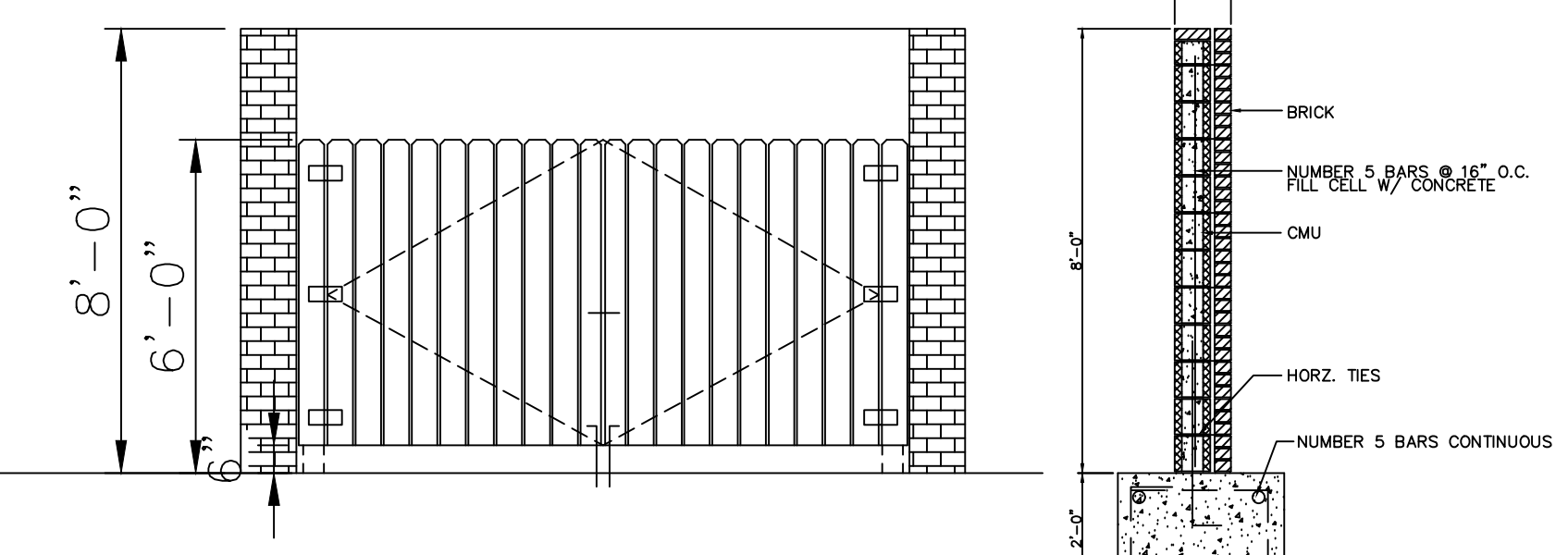
DRAWN
CHECKED
DATE 2/19/25
SCALE
JOB NO.
SHEET
A0.0
OF SHEETS



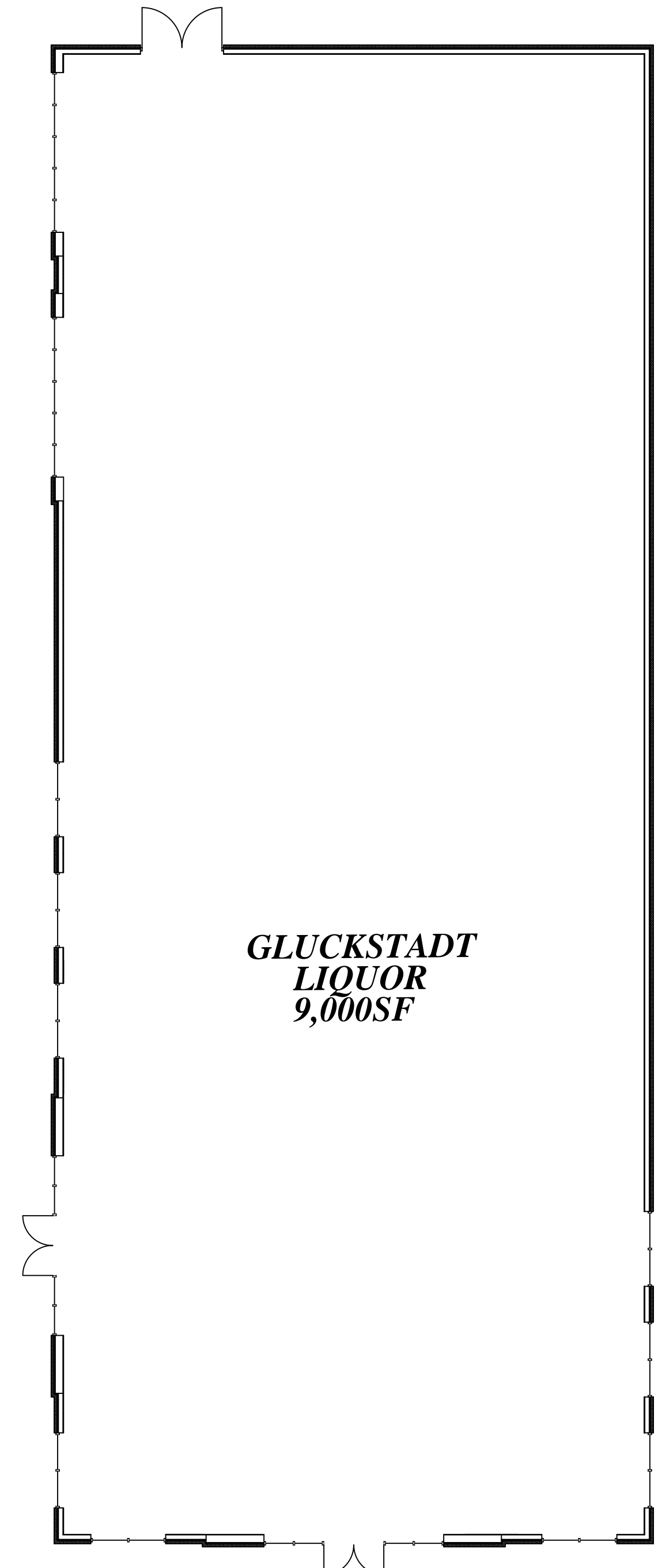
1 SITE PLAN
 A1.0
 SCALE: 1"=30'-0"

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

ZONING C2
BUILDING USAGE = RETAIL
TOTAL SITE = 58,709SF
BUILDING SF = 9,000SF
LOT COVERAGE = 15%
REQUIRED PARKING
9,000SF / 225 = 40 SPACES
PROVIDED PARKING = 43 SPACES



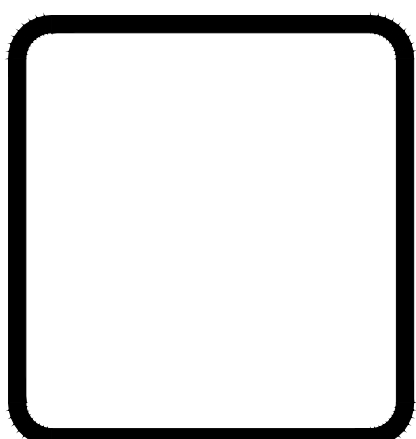
1 DUMPSTER ENCLOSURE
 A1.0
 SCALE: NTS



1 FLOOR PLAN
 A1.0
 SCALE: 3/32"=1'-0"

39272303 DWG FOR ARCH next to shell.dwg
 12/16/2024 3:35 PM
 OWNER

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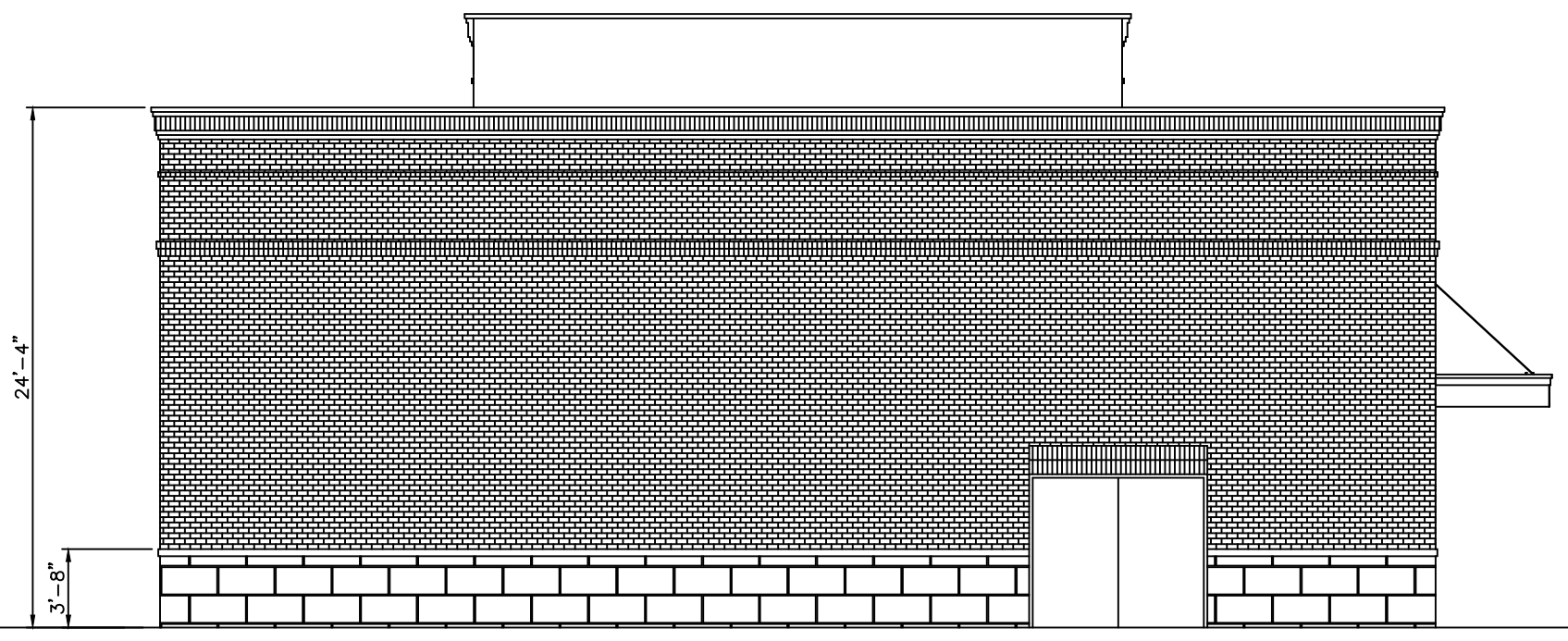
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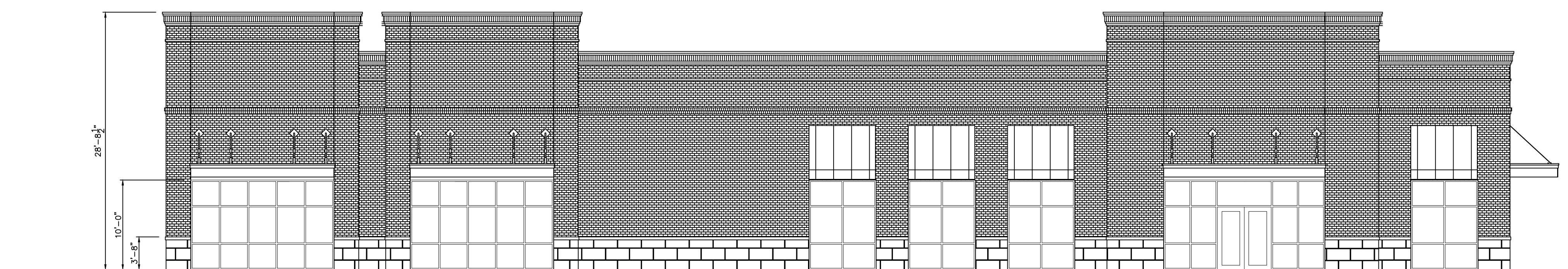
DRAWN
CHECKED
DATE 2/18/25
SCALE
JOB NO.
SHEET
A3.0
OF SHEETS



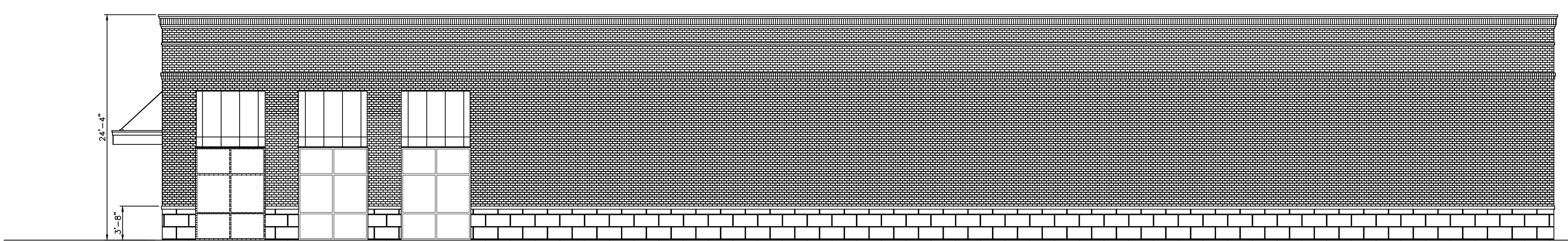
1 SOUTH ELEVATION
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1 NORTH ELEVATION
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1 WEST ELEVATION
 A1.0
 SCALE: 1/8"=1'-0"



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

39272303 DWG FOR ARCH next to shell.dwg

OWNER 12/16/2024 3:35 PM