



PLANNING & ZONING COMMISSION MEETING

Tuesday, February 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) 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**

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

A special meeting of the Planning and Zoning Commission of the City of Gluckstadt, Mississippi (“the Board”), was duly called, held, and conducted on Tuesday, January 21, 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
Katrina B. Myricks
Phillips King

Absent:

Kayce Saik

Also present:

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

Chairman Sam McGaugh 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.

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. Planning & Zoning Training – Discussion Only/No Action**
- 4. Next Meeting**

A) The Next Planning and Zoning Meeting Will Be Held on Tuesday, January 28, 2024 at 6:00 p.m.

5. Adjourn

Planning & Zoning Training – Discussion Only/No Action

Zachary L. Giddy gave a general legal training PowerPoint presentation to the Planning and Zoning Commissioners present related to current zoning matters. John P. Scanlon joined the meeting and there were discussions related to the legal training. No action taken.

There was no business to be presented.

ADJOURN

Commissioner Katrina Myricks moved that the meeting be adjourned. The motion was seconded by Commissioner Melanie Greer 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

**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, January 28, 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 (Via telephone, arrived late)
Andrew Duggar
Katrina B. Myricks
Phillips King
Kayce Saik

Absent:

Also present:

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

Chairman Sam McGaugh 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.

Chairman Sam McGaugh 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 November 26, 2024 Board Minutes

4. Request for Rezoning

A) Discussion and Consideration of Approval: Application for Rezoning, Bedi Investments, 1064 Gluckstadt Road

5. New Site Plan Considerations

A) Discussion and Consideration of Bedi Investments Gluckstadt Liquor Conditional Use

B) Discussion and Consideration of Brothers Tacos Conditional Use

C) Discussion and Consideration of 342 Old Jackson Project A Dimensional Variance

D) Discussion and Consideration of 342 Old Jackson Project B Dimensional Variance

E) Discussion and Consideration of D&I Investments Wyndham Hotel Parking Variance

F) Discussion and Consideration of D&I Investments Wyndham Hotel Site Plan

6. Next Meeting

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

7. Adjourn

The Board considered the Minutes of the November 26, 2024, regular meeting. Commissioner Melanie Greer 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.

**Public Hearing for Application for Rezoning
for Bedi Investments, LLC**

Chairman Sam McGaugh opened the Public Hearing on the Petition and Application to Rezone Real Property for Bedi Investments, LLC for property located on Gluckstadt Road and identified by Tax Parcel Number 082D-20-002/03.00 in the City of Gluckstadt. The subject property is presently zoned C-1 General Commercial District. William Hall presented the application and advised the Board for the reason for the reasoning request and that notice posting and publication requirements were met and that Applicant is requesting a rezoning to C-2 Highway Commercial District. Mr. Daniel Woolridge appeared and spoke on behalf of the

Petitioner and its Application. Mr. Woolridge advised the Board that Petitioner has a current liquor store located across the road from requested rezoning and that the current request is to rezone from C-1 to C-2 to allow the building of a new liquor store. There was discussion and comments regarding the city has limited C-1 zoned property; future development concerns; and whether the use is compatible with adjacent parcels.

Opposition was given an opportunity to respond, but there was no opposition present.

There was no one present in support other than the Petitioner’s representative.

Chairman Sam McGaugh closed the Public Hearing and called for a vote on the Application. 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 deny the request to rezone the subject property from its current C-1 General Commercial District to C-2 Highway Commercial District. Commissioner Phillips King expressed gratitude to the applicant and stated the city wants to keep applicant’s business in the City of Gluckstadt.

Public Hearing for Application for Conditional Use Permit for Bedi Investments, LLC

The hearing for Bedi Investments, LLC, application for conditional use was not heard, due to the Commission’s recommendation of denial for Bedi Investments, LLC, rezoning request. No action taken.

Public Hearing for Application for Conditional Use Permit for Brothers Tacos

Chairman Sam McGaugh opened the Public Hearing on the Petition and Application for Conditional Use Permit by Moses Almonza for Brothers Tacos for property located at 137 Yandell Road in the City of Gluckstadt. The subject property is presently zoned C-2. William Hall advised the Board that notice posting and publication requirements were met. The Applicant is seeking a conditional use permit to allow extended hours of operation for the food truck on the subject property.

The applicant was not present. William Hall advised the Board that he received no feedback prior to the meeting either for or against the request the requested conditional use. It was mentioned that there have been complaints of noise coming from the food truck’s generator posted on Facebook.

Those in favor were given an opportunity to speak. No one spoke in favor.

Opposition was given an opportunity to respond, and Edward Wong, owner of Bamboo Express, spoke in opposition to the conditional use request. Mr. Wong advised the Board that

the food truck parks in front of his restaurant, with permission by the gas station. Mr. Wong also stated that the food truck hurts his business, and patrons of his restaurant have complained of the noise produced by the food truck’s generator. Mr. Wong advised the Board that the food truck has not been compliant with the current ordinance and does not close the food truck as required.

No other opposition present.

Chairman Sam McGaugh closed the Public Hearing and called for a vote on the Application. On motion by Commissioner Phillips King and seconded by Commissioner Melanie Greer, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they deny the conditional use for failure of Applicant to provide sufficient evidence for granting a conditional use permit on the subject property. The Chairman declared the motion carried.

Public Hearing for Application for Dimensional Variance for 342 Old Jackson Project A

Chairman Sam McGaugh opened the Public Hearing on the Petition and Application for Dimensional Variance by The Martin Firm PLLC and Gluckstadt Office Park LLC for property located at 342 Old Jackson Road (Project A) and identified as Tax Parcel No. 082E-15-003/00.00, in the City of Gluckstadt. The subject property is presently zoned C-2 Highway Commercial District. William Hall advised the Board that notice posting and publication requirements were met. The subject property was recently rezoned to the C-2 Highway Commercial District which requires a minimum lot width of 200 feet for multi-tenant properties.

Sam Martin appeared and spoke on behalf of the application. Mr. Martin addressed the criteria for granting a dimensional variance and stated Applicant is requesting a variance from minimum 200 foot lot width to allow for the intended use for an office for his law firm and also for Gluckstadt Park, LLC. .

Opposition was given an opportunity to respond, but there was no opposition present.

Chairman Sam McGaugh closed the Public Hearing and called for a vote on the Application. On motion by Commissioner Melanie Greer and seconded by Commissioner Andrew Duggar, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the requested dimensional variance for Applicant to reduce the 200 ft. lot width requirement on Tract 1 to 74.29 feet and on Tract 2 to 161.11 on the subject property located in the C-2 zoning district. The Chairman declared the motion carried.

Public Hearing for Application for Dimensional Variance for 342 Old Jackson Project B

Chairman Sam McGaugh opened the Public Hearing on the Petition and Application for Dimensional Variance by Gluckstadt Office Park LLC for property located at 342 Old Jackson

Road (Project B) and identified as Tax Parcel No. 082E-15-003/00.00, in the City of Gluckstadt. The subject property is presently zoned C-2 Highway Commercial District. William Hall advised the Board that notice posting and publication requirements were met. The subject property was recently rezoned to the C-2 Highway Commercial District. Mr. Hall gave an overview of the request and stated that the dimensional variance is for the setbacks which for the commercial property that abuts residential property currently requires a 50 foot setback or 20 feet with fence. Applicant is requested a dimensional variance to the side and rear setback to 5 feet.

Sam Martin appeared and spoke on behalf of the application. Mr. stated the subject parcel is surrounded on all sides by residential zoned properties; however, it is likely those parcels will be zoned commercial in the near future.

Opposition was given an opportunity to respond, but there was no opposition present.

Chairman Sam McGaugh closed the Public Hearing and called for a vote on the Application. On motion by Commissioner Andrew Duggar and seconded by Commissioner Melanie Greer, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the requested dimensional variance for Applicant to reduce the required side and rear setbacks to 5 feet on the subject property located in the C-2 zoning district. The Chairman declared the motion carried.

Public Hearing for Application for Dimensional Variance for Wyndham Hotel

Chairman Sam McGaugh opened the Public Hearing on the Petition and Application for Dimensional Variance by Lee Sahler and D&S Investment Group, LLC for property identified as Tax Parcel No. 082E-21-016/29.00 and located in the City of Gluckstadt. The subject property is presently zoned C-2 Highway Commercial District. William Hall advised the Board that notice posting and publication requirements were met. Mr. Hall gave an overview of the request and stated that the Applicant is requesting a dimensional variance from the required building height requirements and parking requirements. Applicant is requesting a variance to increase the building height from the required 40' to 57 feet to allow four stories and also a variance to decrease the required 165 parking spaces to 158 parking spaces.

Spencer Ritchie appeared and spoke on behalf of the Applicant. Mr. Ritchie stated the subject property is located adjacent to the highway. Applicant plans to construct a Wyndham Hotel along with retail and restaurant space on the subject property. .

Opposition was given an opportunity to respond, but there was no opposition present.

Chairman Sam McGaugh closed the Public Hearing and called for a vote on the Application. On motion by Commissioner Phillips King and seconded by Commissioner Andrew Duggar, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the requested dimensional variances for Applicant for 158 parking spaces and building height of 57' on the subject property located in the C-2 zoning district. The

Chairman declared the motion carried.

Site Plan – Wyndham Hotel

The Board next considered the site plan for Wyndham Hotel by Lee Sahler and D&S Investments, LLC for property located in the City of Gluckstadt and identified by Tax Parcel No. 082E-21-016/29.00. William Hall presented Commissioners with the site plan. The Board had general discussion on the site plan presented. On motion by Commissioner Melanie Greer and seconded by Commissioner Tim Slattery, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the site plan as submitted. The Chairman declared the motion carried.

OLD BUSINESS

None.

NEW 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 Melanie Greer 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



Phelps Dunbar LLP
1905 Community Bank Way
Suite 200
Flowood, MS 39232
601 352 2300

January 31, 2025

36166-27

Sean P. Doran
Partner
sean.doran@phelps.com
Direct 601 360 9331

E-MAIL AND HAND DELIVERY

City of Gluckstadt Planning & Zoning
ATTN: William Hall
Planning & Zoning Administrator
107 Lone Wolf Drive
Madison, MS 39110

Re: Application for Site Plan Review: Parcel No. 082I-29-010/22.00

Dear Mr. Hall:

Phelps Dunbar, LLP represents RPM Realty, LLC ("**RPM**") in connection with the development of Parcel No. 082I-29-010/22.00 (the "**Property**"), which consists of raw land fronting Gluckstadt Road. As previously discussed with you, the Property is the preferred location for a new Take 5 Oil Change facility to be developed by RPM and operated by an affiliate of RPM, each of which are headquartered in the metro area.

Please find enclosed RPM's application for site plan review along with the legal description (which we are also providing in Word format by e-mail), the site plan and related drawings.

Thank you for your attention to this matter. If you have any questions or require any further information, please contact me at 601-624-2188.

Best regards,

Sean P. Doran

City of Gluckstadt

Application for Site Plan Review

Subject Property Address: Raw land south of Gluckstadt Road

Parcel #: 0821-29-010/22.00

Owner: Harinder S. Bedi

Applicant: RPM Realty, LLC

Address: 457 Bozeman Road
Madison, MS 39110

Address: 114 N. Layfair Drive, Suite D
Flowood, MS 39232

Phone #: 601-238-5918

Phone #: 601-906-4475

E-Mail: bediinvestments@gmail.com

E-Mail: matthew.smith@rpmventures.com

Current Zoning District: C-2

Acreage of Property (If applicable): Approximately 1.32Acres

Use sought of Property: Indoor only vehicle service center

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

01.31.2025
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)

Description of Parcel No. 082I-29-010/22.00

A tract or parcel of land containing **1.32 acres**, more or less, lying and being situated in the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 29, Township 8 North, Range 2 East, Madison County, Mississippi and being more particularly described by metes and bounds as follows:

Commencing at the Northeast corner of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 29; *run thence*

South 89 degrees 46 minutes 38 seconds West for a distance of 342.55 feet; thence

South 00 degrees 02 minutes 01 seconds West for a distance of 48.51 feet to the South right of way of Gluckstadt Road; thence

South 89 degrees 35 minutes 33 seconds West for a distance of 735.33 feet along said South right of way of Gluckstadt Road to a set $\frac{1}{2}$ inch iron pin marking the **Point of Beginning** of the herein described property; thence

South 00 degrees 42 minutes 08 seconds East for a distance of 240.00 feet to a set $\frac{1}{2}$ inch iron pin; thence

South 89 degrees 35 minutes 33 seconds South for a distance of 240.00 feet to the East line of Lot 128, Red Oak Plantation Part 2A as recorded in Plat Cabinet D, Slide 39 in the Office of the Chancery Clerk of Madison County, Mississippi and a set $\frac{1}{2}$ inch iron pin; thence

North 00 degrees 09 minutes 17 seconds East along said East line of Red Oak Plantation, Part 2A for a distance of 56.55 feet to a found concrete marker marking the Northeast corner of said Red Oak Plantation, Part 2A and the Southeast corner of the Lee property as recorded in Deed Book 1759, Page 621 as recorded in the Office of the Chancery Clerk of Madison County, Mississippi; thence

North 00 degrees 57 minutes 59 seconds West along the East line of said Lee property for a distance of 183.45 feet to a found $\frac{1}{2}$ inch iron pin marking the intersection of the South right of way of Gluckstadt Road with the West line of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 29, Township 8 North, Range 2 East, Madison County, Mississippi; thence

North 89 degrees 35 minutes 33 seconds East along said South right of way of Gluckstadt Road for a distance of 240.00 feet to the **Point of Beginning**.

01-30-2025

CDFL #24-092

TAKE 5 OIL CHANGE - GLUCKSTADT

RPM VENTURES

GLUCKSTADT, MS

SITE PLAN REVIEW DOCUMENTS

CDFL

ARCHITECTS + ENGINEERS PA

NOT FOR
CONSTRUCTION

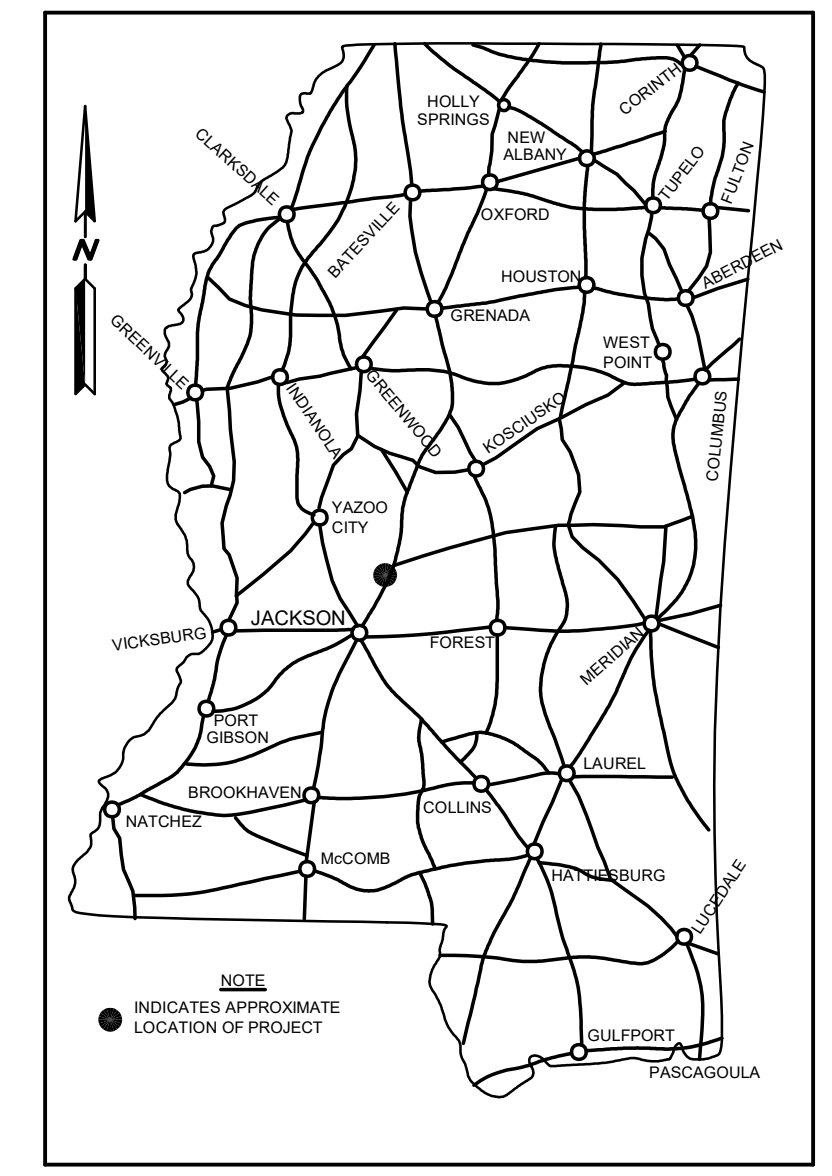
Civil Construction Plans

for

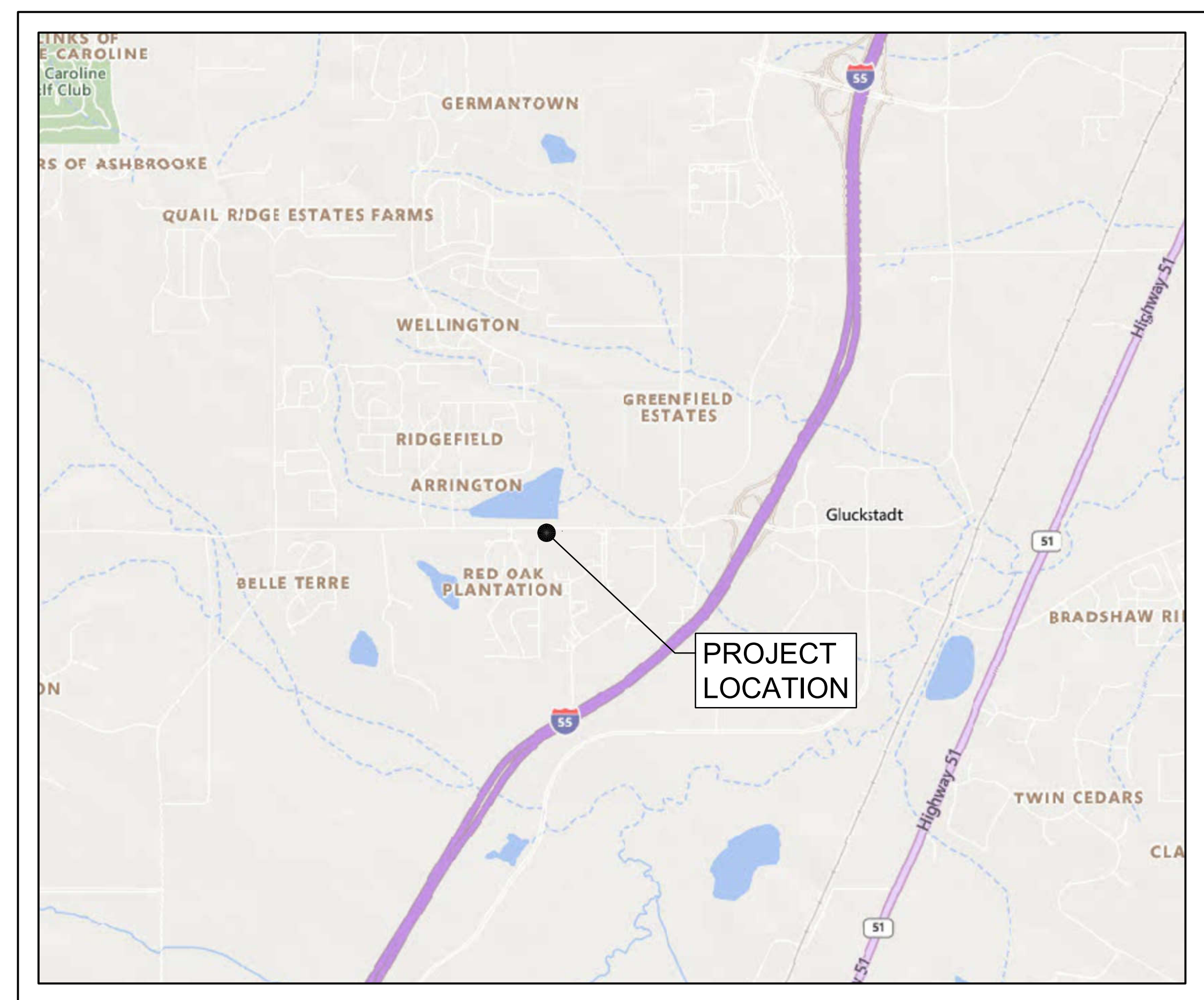
Take 5 Oil Change

City of Gluckstadt, Mississippi
 Madison County, Mississippi
 January 17, 2025

LEGEND	
•	Property Corner
- 277 -	Existing Ground Contour Line
- 277 -	Finished Ground Contour Line
✕	BOC 429.35 Finished Grade Spot Elevation
BLDG	Building
BM	Bench Mark
BOC	Back of Curb
CONC	Proposed Edge of Concrete
CPP	Corrugated Plastic Pipe
EP	Edge of Pavement
EX	Existing
FFE	Finished Floor Elevation
FOC	Fiber Optic Cable
FG	Proposed Finished Grade
FL	Flow Line
G	Gas Line
INV	Invert
IPF	Iron Pin Found
IPS	Iron Pin Set
LF	Linear Feet
E	East
MNS	Magnetic Nail Set
N	North
NE	North East
NW	North West
P	Overhead Power
PVC	Polyvinyl Chloride
PN	Point Number
○	Power Pole
RCP	Reinforced Concrete Pipe
REQ'D	Required
R2.00'	Radius
R.O.W.	Right of Way
SSMH	Sanitary Sewer Manhole
S	South
SE	South East
SF	Silt Fence
SF	Square Foot
- SS -	Sanitary Sewer Existing
- S -	Sanitary Sewer Service Proposed
SW	South West
SY	Square Yards
TP	Turning Point
TPED	Telephone Pedestal
TIE	Tie to Existing Grade
TYP	Typical
- - W - -	Water Line Existing
- W -	Water Line Service Proposed
W	West

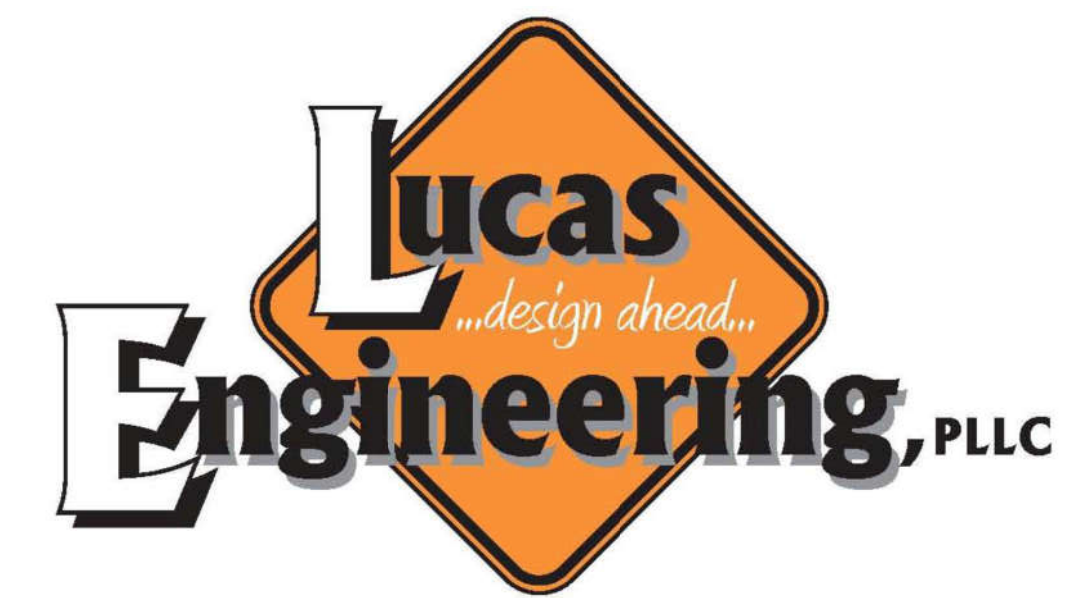


LOCATION MAP

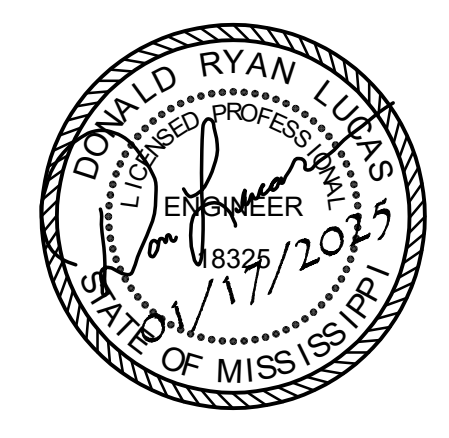


VICINITY MAP

DRAWING INDEX	
Sheet No.	Description
C-1	Cover Sheet
C-2	Boundary Survey
C-3	Site Plan
C-4	Grading and Drainage Plan
C-5	Storm Water Pollution Prevention Plan
C-6	Water and Sewer Plan
	MDOT Standard Detail SS-2



763 CLARA FOOTE ROAD
 BRAXTON, MS 39044
 (601)720-3845
 DLUCAS@LUCASENG.COM



ALTA/NSPS LAND TITLE SURVEY
SITUATED IN THE NORTHEAST 1/4 OF
SECTION 29, TOWNSHIP 8 NORTH, RANGE 2 EAST
MADISON COUNTY, MISSISSIPPI

1.3208 ACRES
57,535 SQ. FT.

BEAR CREEK
WATER ASSOC. INC. #15
15' EASEMENT
BOOK 2608 PAGE 386
10-27-2010

ENTEX - 10' EASEMENT #14
BOOK 374 PAGE 248

BELLSOUTH
10' EASEMENT #13
BOOK 358 PAGE 754

GLUCKSTADT ROAD

RW - VARIABLE

CURRENT
GLUCKSTADT ROAD RW
SOUTH LINE OF
BOOK 3723 PAGE 948
5-24-2019

16" WATER MAIN ON NORTH SIDE OF GLUCKSTADT ROAD.
2" FORCE MAIN ON SOUTH SIDE OF GLUCKSTADT ROAD.
CONTACT BEAR CREEK WATER ASSOCIATION FOR SERVICE INFORMATION.

OLD
GLUCKSTADT ROAD RW

GLUCKSTADT ROAD RW
PRIOR TO 7-2012

CHICAGO TITLE INSURANCE COMPANY
ISSUING AGENT: PHELPS TITLE AGENCY (MS), LLC (BRIDGFORTH RUTLEDGE)
ISSUING OFFICE: PHELPS DUNBAR LLP (JACKSON OFFICE)
ISSUING OFFICE'S ALTA REGISTRY ID: 123173
COMMITMENT NO. 38166.27, DATED OCTOBER 15, 2024 AT 8:00AM.

SCHEDULE B, PART II EXCEPTIONS:

- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
NOT A SURVEYING MATTER.
- Standard Exceptions:
(a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records, and proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
NOT A SURVEYING MATTER.
(b) Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
NOT A SURVEYING MATTER.
(c) Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
NOT A SURVEYING MATTER.
(d) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
POSSIBLE ENCROACHMENTS ARE AS SHOWN HEREON.
(e) Any lien or right to a lien for services, labor or material unless such lien is shown by the Public Records at Date of Policy.
MAY AFFECT THE SUBJECT PROPERTY AS SHOWN HEREON.
(f) Any claim to ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise.
NOT A SURVEYING MATTER.
(g) Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the Land prior to Date of Policy, and any adverse claim to all or part of the Land that is, at Date of Policy, or was previously, under water.
NOT A SURVEYING MATTER.
- All taxes for the year 2024 and subsequent years, not yet due and payable.
NOT A SURVEYING MATTER.
- The Company does not insure the area, square footage, or acreage of the Land.
NOT A SURVEYING MATTER.
- Title to, and easements in, any portion of the Land lying within any highways, roads, streets, or other ways, whether public or private, and whether open or closed.
NOT A SURVEYING MATTER.
- To the extent a tract is bounded by a public road, rights of others in and to any portion of the property that lies within said road.
NOT A SURVEYING MATTER.
- Rights-of-way for railroad, switch tracks, spur tracks, railway facilities and other related easements, if any, on and across the Land.
NOT A SURVEYING MATTER.
- Any Leases, timber contracts, hunting leases, mining leases, facts, rights, interests, or claims that are not shown in the public records but that could be ascertained by an inspection of the Land and by making inquiry of persons in possession of the Land.
NOT A SURVEYING MATTER.
- To the extent a tract is bounded or traversed by a river, stream or branch: (a) the rights of upper and lower riparian owners and the rights of others to navigate said river or stream to the extent it is navigable; (b) the right, if any, of neighboring riparian owners and the public or others to use any public waters or the rights of the public to use the beaches or shores for recreational purposes; (c) any claim of lack of title to Land formerly or presently comprising the shores or bottom of navigable waters or as a result of the change in the boundary due to accretion or avulsion; and (d) water rights, claims or title to water, whether or not shown by the public records.
NOT A SURVEYING MATTER.
- Terms (including roadway abandonment) contained in that certain Warranty Deed dated February 20, 1974, and recorded in Book 134, Page 552.
THE SUBJECT PROPERTY LIES WITHIN PARCEL NO. 6 AND MAY AFFECT THE SUBJECT PROPERTY.
- Terms (including reservation of easement) contained in that certain Warranty Deed dated June 17, 1994, and recorded in Book 338, Page 90.
THE SUBJECT PROPERTY LIES WITHIN BOOK 338 PAGE 90, TRACT 1, BUT IS NOT AFFECTED BY THE EASEMENT FOR INGRESS AND EGRESS.
- Matters shown on the map, plat, and/or survey attached to that certain Warranty Deed dated June 17, 1994, and recorded in Book 338, Page 90.
THE SUBJECT PROPERTY LIES WITHIN TRACT 1 ON EXHIBIT "A"
- Easement in favor of Bellsouth Telecommunications, Inc. dated June 19, 1995, and recorded in Book 358, Page 754.
THIS EASEMENT LIES SOUTH OF THE OLD RIGHT OF WAY AND NORTH OF THE CURRENT RIGHT OF WAY AS SHOWN HEREON.
- Right of Way and Easement Deed for Distribution System in favor of Entex, a division of NoAm Energy Corp., dated April 5, 1996, and recorded in Book 374, Page 248.
THIS EASEMENT LIES SOUTH OF THE OLD RIGHT OF WAY AND NORTH OF THE CURRENT RIGHT OF WAY AS SHOWN HEREON.
- Right of Way Easement in favor of Bear Creek Water Association, Inc. dated October 27, 2010, and recorded as Instrument No. 635167 in Book 2608, Page 386.
THIS EASEMENT LIES SOUTH OF THE OLD RIGHT OF WAY AND NORTH OF THE CURRENT RIGHT OF WAY AS SHOWN HEREON.
- Matters shown on the map, plat, and/or survey attached to that certain Special Warranty Deed dated November 4, 2014, and recorded as Instrument No. 746287 in Book 3143, Page 522.
- Matters reflected on plat recorded in Plat Cabinet D, Slide 39.

POSSIBLE ENCROACHMENTS - 2(d)

- (A) - SILT FENCE IS 3.4' WEST
- (B) - UNDERGROUND POWER IS 5.1' SOUTH

REFERENCE MATERIALS USED:

- RECORDED PLAT OF RED OAK PLANTATION SUBDIVISION PART TWO-A
- BOOK 134 PAGE 552
- BOOK 338 PAGE 90
- BOOK 358 PAGE 754
- BOOK 374 PAGE 248
- BOOK 2608 PAGE 386
- BOOK 2807 PAGE 381
- BOOK 3143 PAGE 522
- BOOK 3723 PAGE 948

THIS IS A CLASS "A" SURVEY ACCORDING TO "STANDARDS OF PRACTICE FOR SURVEYING" IN THE STATE OF MISSISSIPPI ESTABLISHED BY THE AUTHORITY OF SECTION 73-15-15(F), MISSISSIPPI CODE OF 1972 AS AMENDED.

REFERENCE MERIDIAN - MONUMENTS FOUND BOOK 2807 PAGE 381. GROUND DISTANCES WITH NO SCALE FACTOR APPLIED. POINT #136 AT N 097.185 26 E 234.631 59 IS ON STATE PLANE MS WEST COORDINATES.

- INDICATES PROPERTY CORNERS.
- INDICATES POINT ON PROPERTY LINES.

ONLY VISIBLE UTILITIES ARE SHOWN ON THIS PLAT.

ALL ADJOINING PROPERTIES ARE NOW OR FORMERLY OWNED AS SHOWN HEREON.

UNDERGROUND UTILITIES ARE SHOWN TO THE EXTENT POSSIBLE, USING VISUAL EVIDENCE, HOWEVER THE EXACT LOCATION AND CONTINuity IS NOT WARRANTED. VISIBLE PIPE DIMENSIONS ARE MEASURED TO THE EXTENT POSSIBLE.

THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" (OUTSIDE 0.2% ANNUAL CHANCE FLOOD HAZARD) ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 28089C0415F, DATED MARCH 17, 2010.

15' RCP
FL=285.15

CURB INLET:
TOP=288.41
INV=284.32

CURB INLET:
TOP=287.90
INV=284.80

CURB INLET:
TOP=288.32
N INV=284.39
S INV=284.20

CURB INLET:
TOP=287.99
N INV=285.13

TBM: 60D NAIL IN POLE
ELEVATION = 289.67

TBM: 60D NAIL IN POLE
ELEVATION = 290.65

HARINDER S. BEDI
PARCEL #0821-29 -010/22.00
BOOK 3143 PAGE 522

PREET PROPERTIES LLC
PARCEL #0821-29 -010/21.01
BOOK 4221 PAGE 98

JD JOHNSON PROPERTIES LLC
PARCEL #0821-29 -008/01.00
BOOK 3843 PAGE 834

TUCKER MARKETING LLC
PARCEL #0821-29 -010/21.00
BOOK 3723 PAGE 948

LEGEND	
	FENCE POST
	GAS VALVE
	UTILITY POLE
	TREE STUMP
	TEMPORARY BENCHMARK
	POWER / TELEVISION LINE
	UNDERGROUND POWER LINE
	GAS LINE
	STORM DRAIN
	SILT FENCE LINE
	FENCE LINE
	PARKING STRIPES
	CURB
	EDGE OF PAVEMENT
	EDGE OF GRAVEL
	EASEMENT
	PROPERTY LINE
	FOUND IRON PIN (SEE PLAN FOR SIZE)
	SET 5/8" IRON PIN
	CONCRETE RIGHT OF WAY MARKER
	RIGHT OF WAY

SURVEYOR'S CERTIFICATE

To: RPM Realty, LLC, a Mississippi limited liability company, Phelps Dunbar, LLP, Phelps Title Agency (MS), LLC, Chicago Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 8, 13, 16 & 19 of Table A thereof. The field work was completed on 1-9-2025.

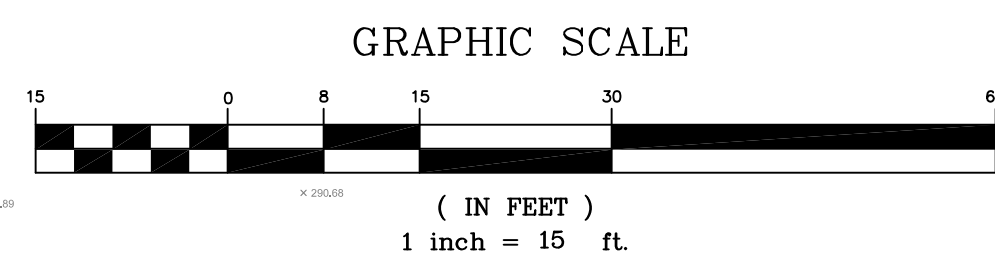
Robert M. Barnes
Registered Professional Land Surveyor

Surveyor's Signature
License No. 2583

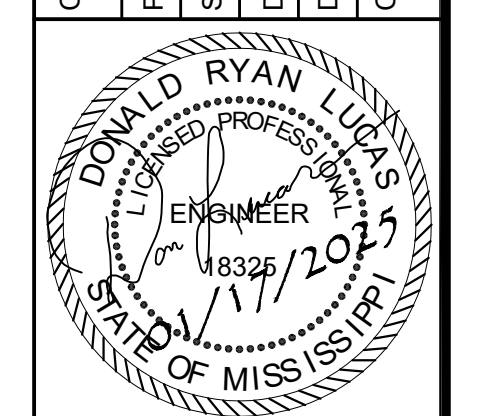
Date of Plat



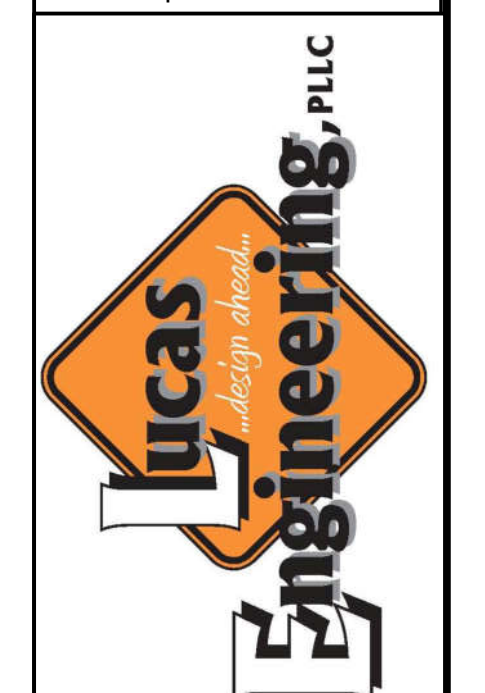
SURVEYED & MAPPED
BY
BARNES SURVEYING, LLC
ROBERT MICHAEL BARNES
LAND SURVEYOR
272 S PERKINS ST., SUITE 400
RIDGELAND, MISSISSIPPI 39157
PHONE: 601.953.7878
EMAIL: mike@barnesurvey.com
FIELD WORK COMPLETED: JANUARY 9, 2024
PLAT DATE: JANUARY 16, 2024



CAD FILE: T5-Civil Design.dwg
PROJECT NO.: Take 5 Gluckstadt
SCALE: 1" = 20'
DESIGNED BY: DRL
DRAWN BY: DRL
CHECKED BY: DRL



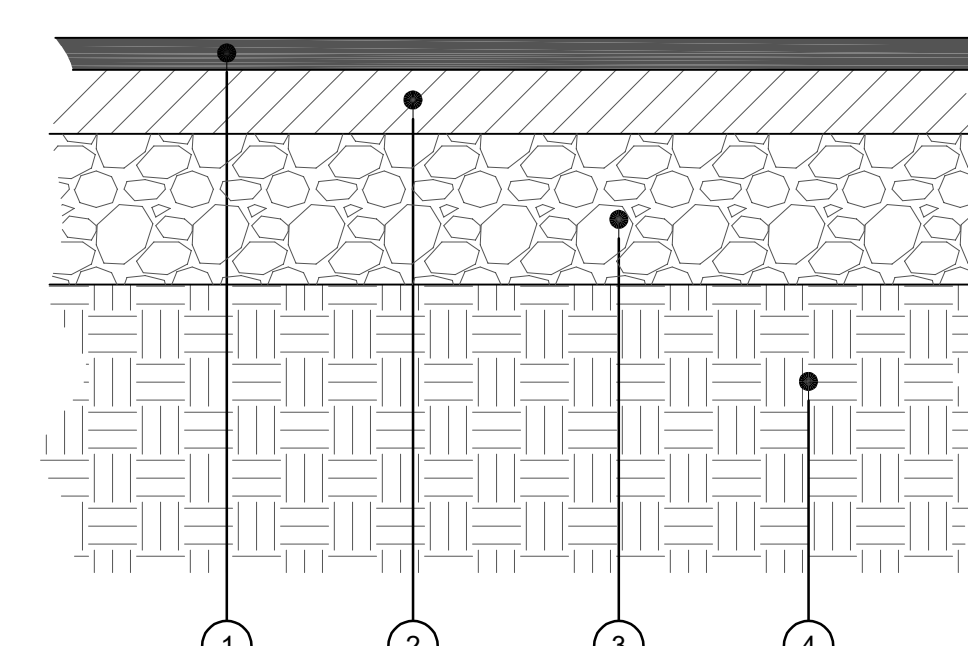
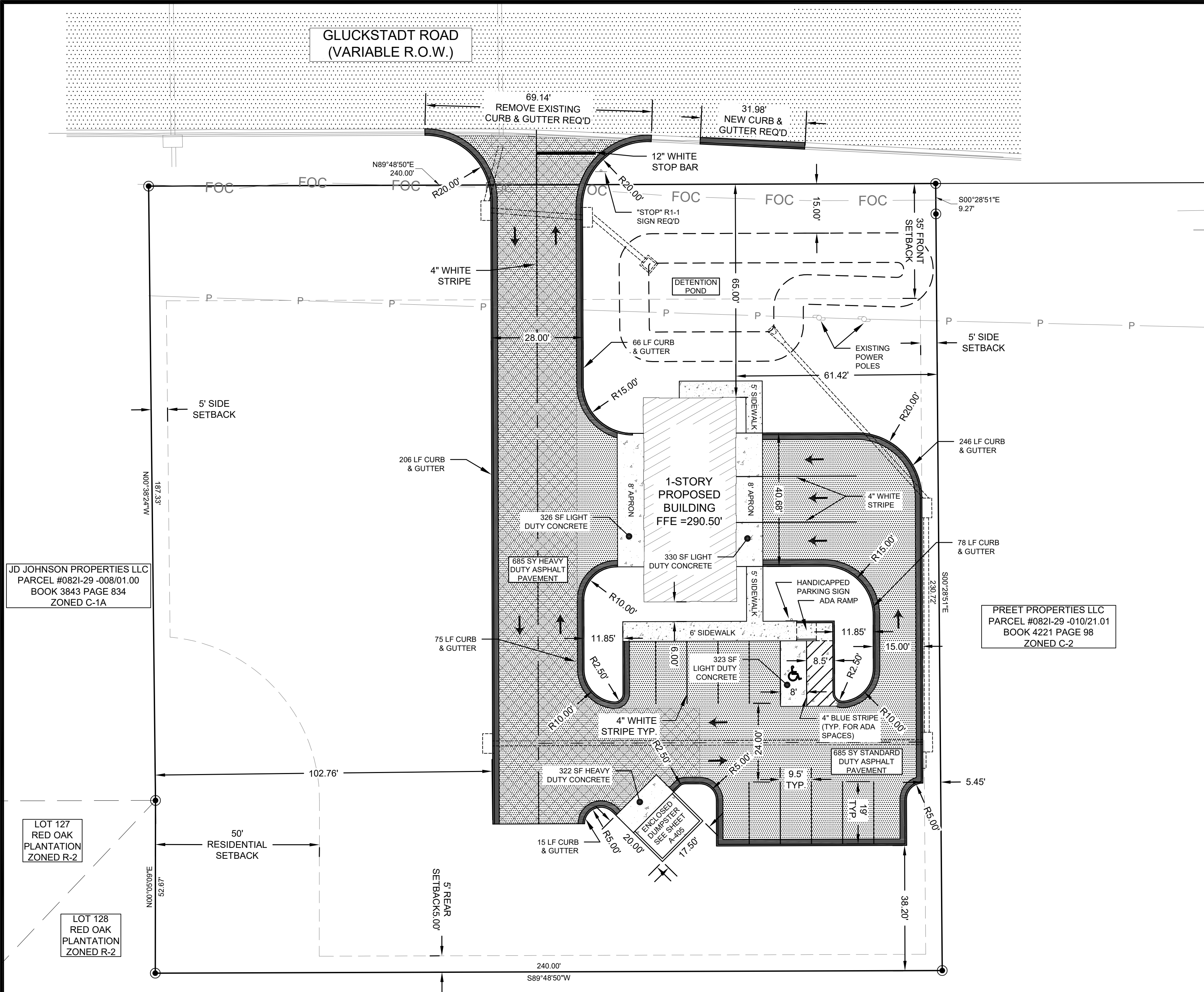
763 CLARA FOOTER ROAD
BRAXTON, MS 39044
(601) 720-3845
dlucas@lucaseng.com



PREPARED FOR:
RPM VENTURES
14 N. Layfair Drive, Ste. D
Flowood, MS 39232-9782

SITE PLAN
TAKE 5 OIL CHANGE
GLUCKSTADT, MISSISSIPPI

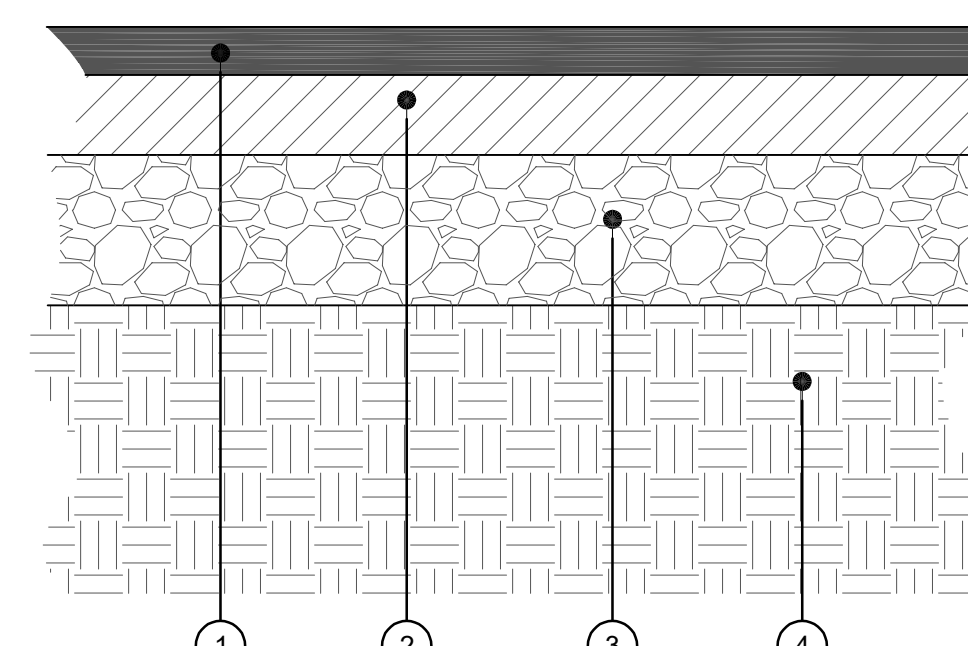
SHEET NO.
C-3



- 1 2" AC SURFACE COURSE (ST 9.5mm)
- 2 3" AC BASE COURSE (ST 12.5mm)
- 3 6" CRUSHED AGGREGATE BASE (#610 GRADATION) OR 12" LIME TREATED BASE (6% BY WEIGHT)
- 4 PROOF-ROLLED SUBGRADE - FILL COMPACTED SUBGRADE TO 98% STANDARD PROCTOR

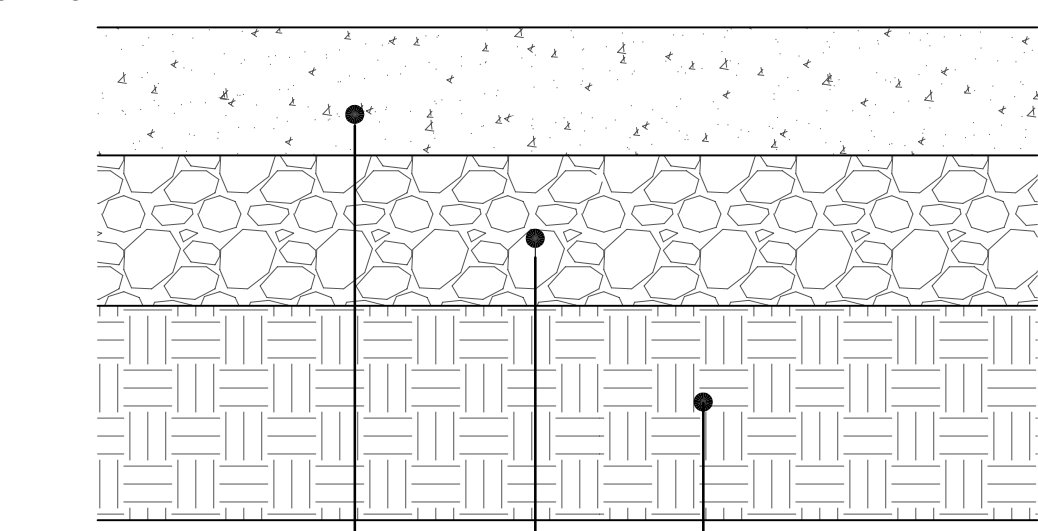
LIGHT DUTY FLEXIBLE PAVEMENT STRUCTURE (ASPHALT)

- NOTES:
1. APPLICABLE SPECIFICATIONS FOR FLEXIBLE PAVEMENT IS THE MISSISSIPPI STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (2017 EDITION).
 2. ALL PAVEMENT SHOULD HAVE A 3 FT. BUFFER FREE OF EXPANSIVE CLAY (CH) SOILS. AREAS OF UNDERCUT TO BE DETERMINED IN FIELD BY ENGINEER.
 3. CONTRACTOR TO ADHERE TO ALL RECOMMENDATIONS OF GEOTECHNICAL INVESTIGATION BY LADNER TESTING LABORATORIES.



- 1 2" AC SURFACE COURSE (ST 9.5mm)
- 2 5" AC BASE COURSE (ST 12.5mm)
- 3 8" CRUSHED AGGREGATE BASE (#610 GRADATION) OR 12" LIME TREATED BASE (6% BY WEIGHT)
- 4 PROOF-ROLLED SUBGRADE - FILL COMPACTED SUBGRADE TO 98% STANDARD PROCTOR

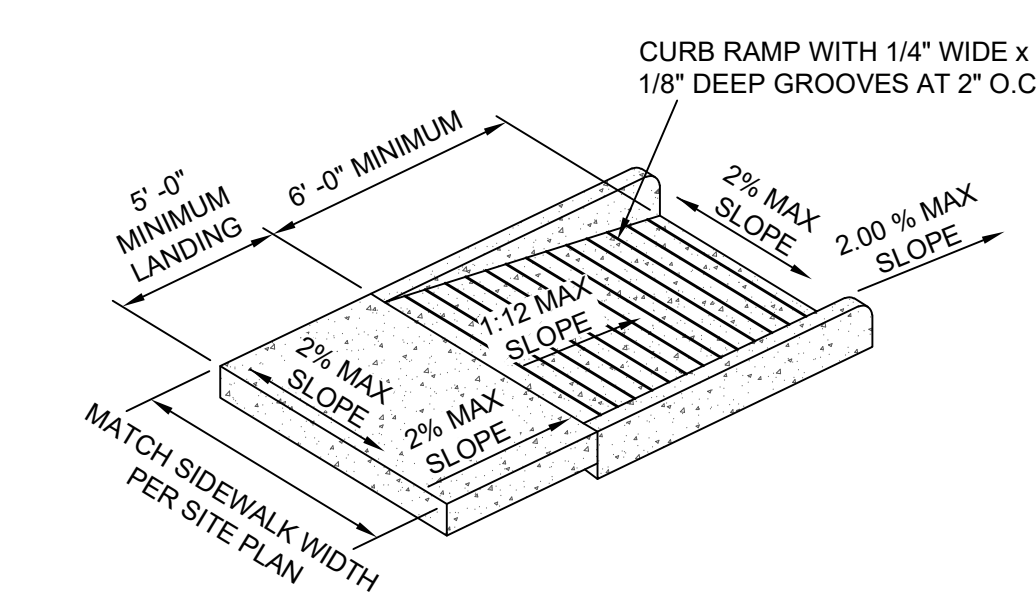
HEAVY DUTY FLEXIBLE PAVEMENT STRUCTURE (ASPHALT)



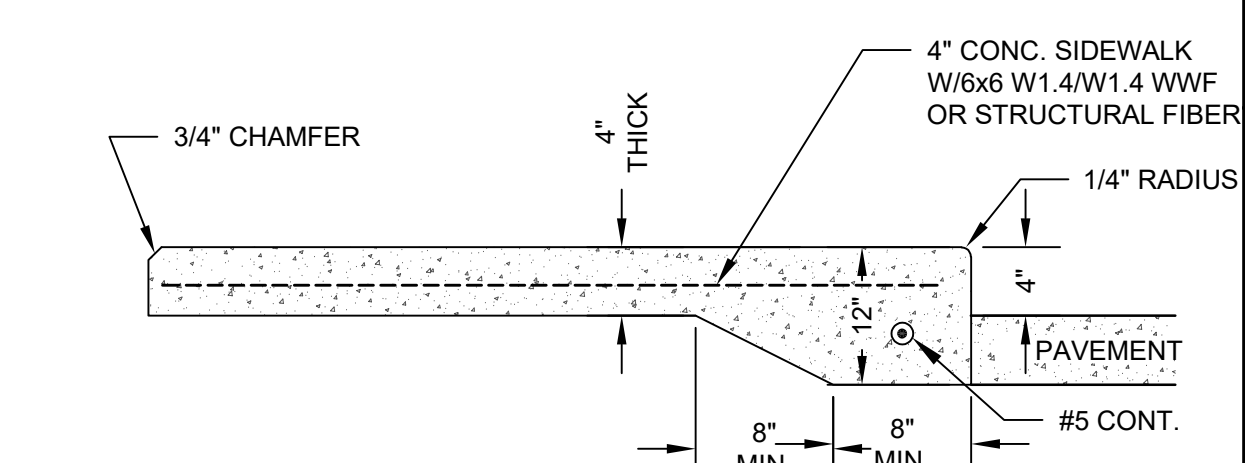
- 1 7" PORTLAND CEMENT CONCRETE (PCC) WITH STRUCTURAL FIBER - 4,000 PSI
- 2 8" CRUSHED AGGREGATE BASE (#610 GRADATION) OR 12" LIME TREATED BASE (6% BY WEIGHT)
- 3 PROOF-ROLLED SUBGRADE - FILL COMPACTED SUBGRADE TO 98% STANDARD PROCTOR

HEAVY DUTY RIGID PAVEMENT STRUCTURE (CONCRETE)

- SITE PLAN NOTES:**
1. ALL LINEAR DIMENSIONS NEAR CURB ARE REFERENCED TO THE BACK OF CURB. ALL RADIUS DIMENSIONS ARE REFERENCED TO THE BACK OF CURB.
 2. SOLID SOD SHALL BE ESTABLISHED IN ALL AREAS BEHIND THE CURB OR OUTSIDE OF PAVEMENT.
 3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL DEVICES AND PROCEDURES REQUIRED WHEN WORKING WITHIN HIGHWAY AND STREET RIGHTS-OF-WAYS.
- TOTAL NUMBER OF PARKING SPACES PROVIDED: 12
- NUMBER OF REGULAR PARKING SPACES: 11
- NUMBER OF HANDICAP PARKING SPACES: 1
4. PROPERTY IS ZONED C-2 HIGHWAY COMMERCIAL DISTRICT.
 5. TOTAL AREA OF PROPERTY: 1.32 ACRES. TOTAL DISTURBED AREA: 0.64 ACRES.
 6. PROPERTY HAS 240 LINEAR FEET OF ROADWAY FRONTAGE ALONG GLUCKSTADT ROAD.
 7. SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NUMBER 28089C0415F, WITH AN EFFECTIVE DATE OF MARCH 17, 2010, FOR COMMUNITY NUMBER 280228 IN MADISON COUNTY, STATE OF MISSISSIPPI, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PREMISES IS SITUATED.



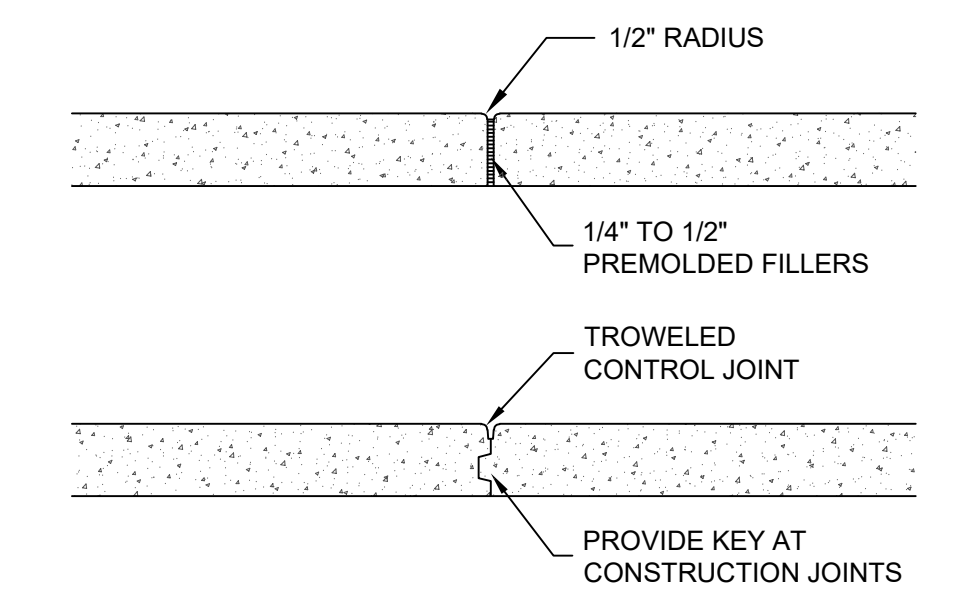
HANDICAP RAMP DETAIL



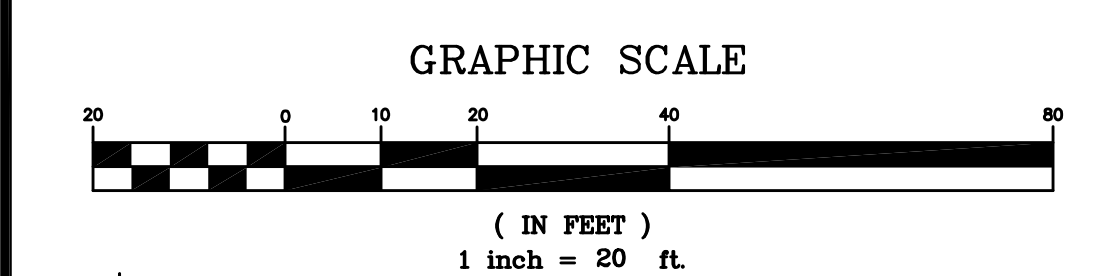
NOTES:

1. PROVIDE CONTRACTION JOINTS AT 5'-0" O.C. MAX.
2. ALL SIDEWALK SLOPES AND WIDTHS SHALL MEET ADA REQUIREMENTS.
3. SEE PLANS FOR SIDEWALK WIDTH.

SIDEWALK DETAIL

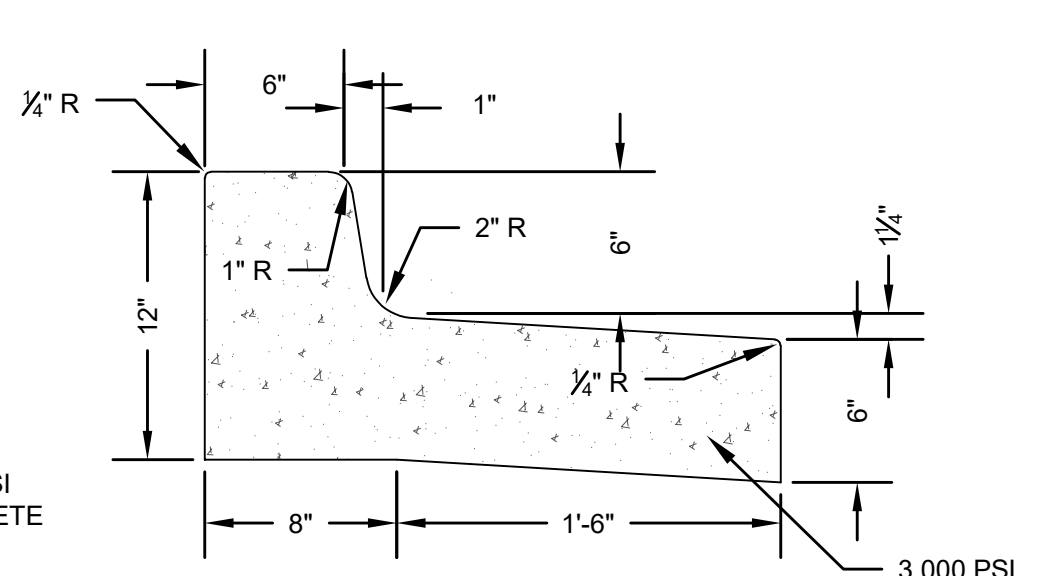


SIDEWALK JOINT DETAILS

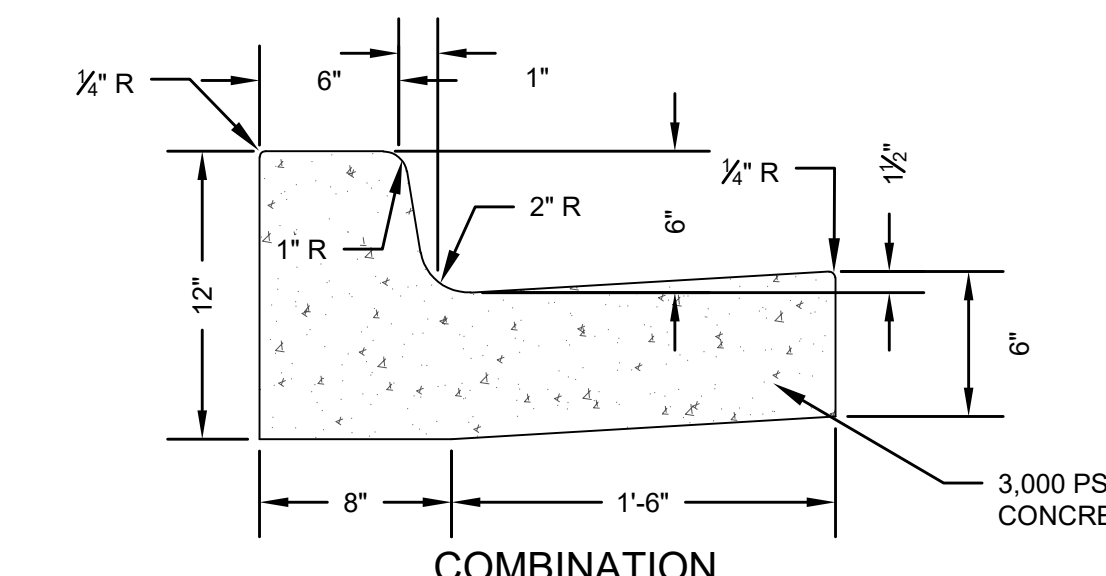


- COMBINATION CURB & GUTTER NOTES:**
1. CONTROL JOINTS TO BE PLACED EVERY 10 FEET.
 2. EXPANSION JOINTS TO BE PLACED EVERY 60 FEET.
 3. 2 - 1/8" LONG 3/8" DIA. SLIP SMOOTH DOWELS TO BE PLACED AT EVERY EXPANSION JOINT.

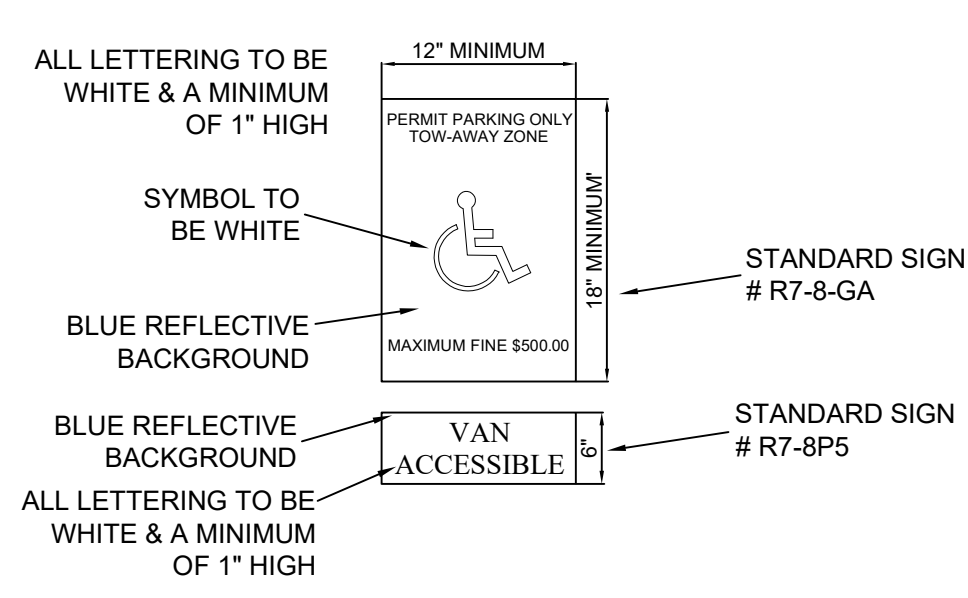
TRAFFIC ARROW DETAIL



COMBINATION CURB & GUTTER PITCH AWAY

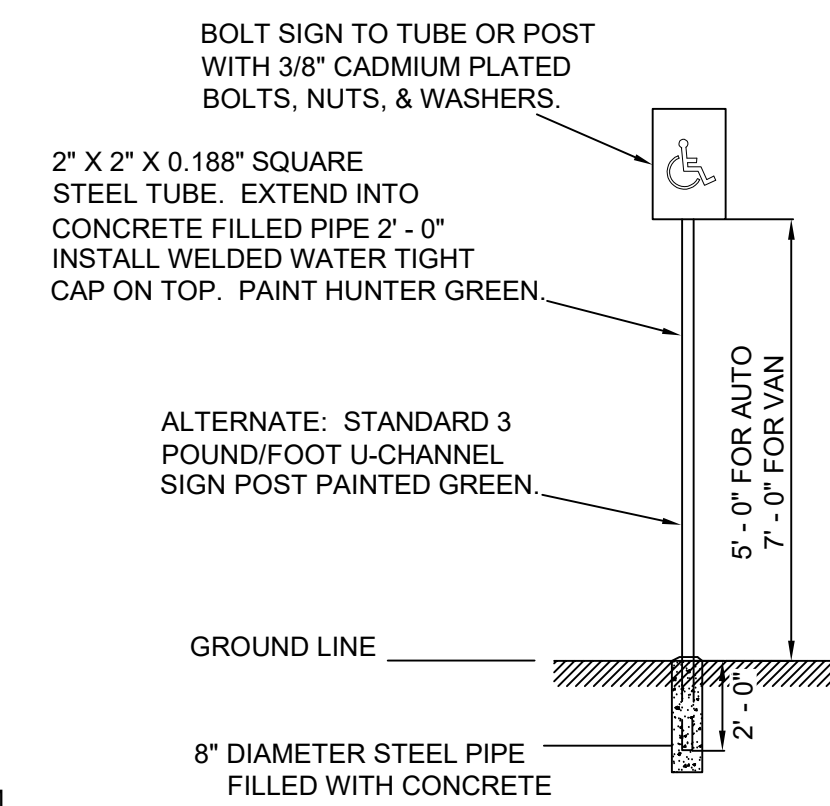


COMBINATION CURB & GUTTER PITCH IN

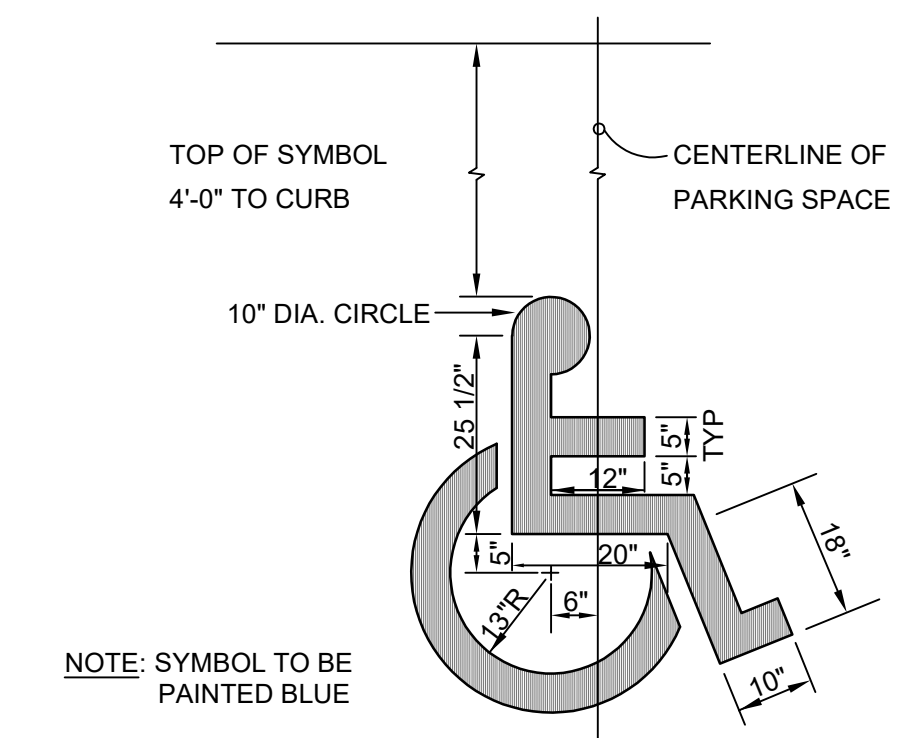


HANDICAPPED PARKING SIGN

1. ALL SIGNS TO BE 0.080" THICK ALUMINUM.
2. ALL SIGNS SHALL CONFORM WITH ALL CURRENT A.D.A., FEDERAL, STATE, AND LOCAL CODES & REGULATIONS.
3. PLACE "VAN ACCESSIBLE" SIGN IN FRONT OF VAN ACCESSIBLE SPACES ONLY.
4. ALL HANDICAP STRIPING AND SIGNAGE SHALL CONFORM TO MUTCD AND ADA STANDARDS.

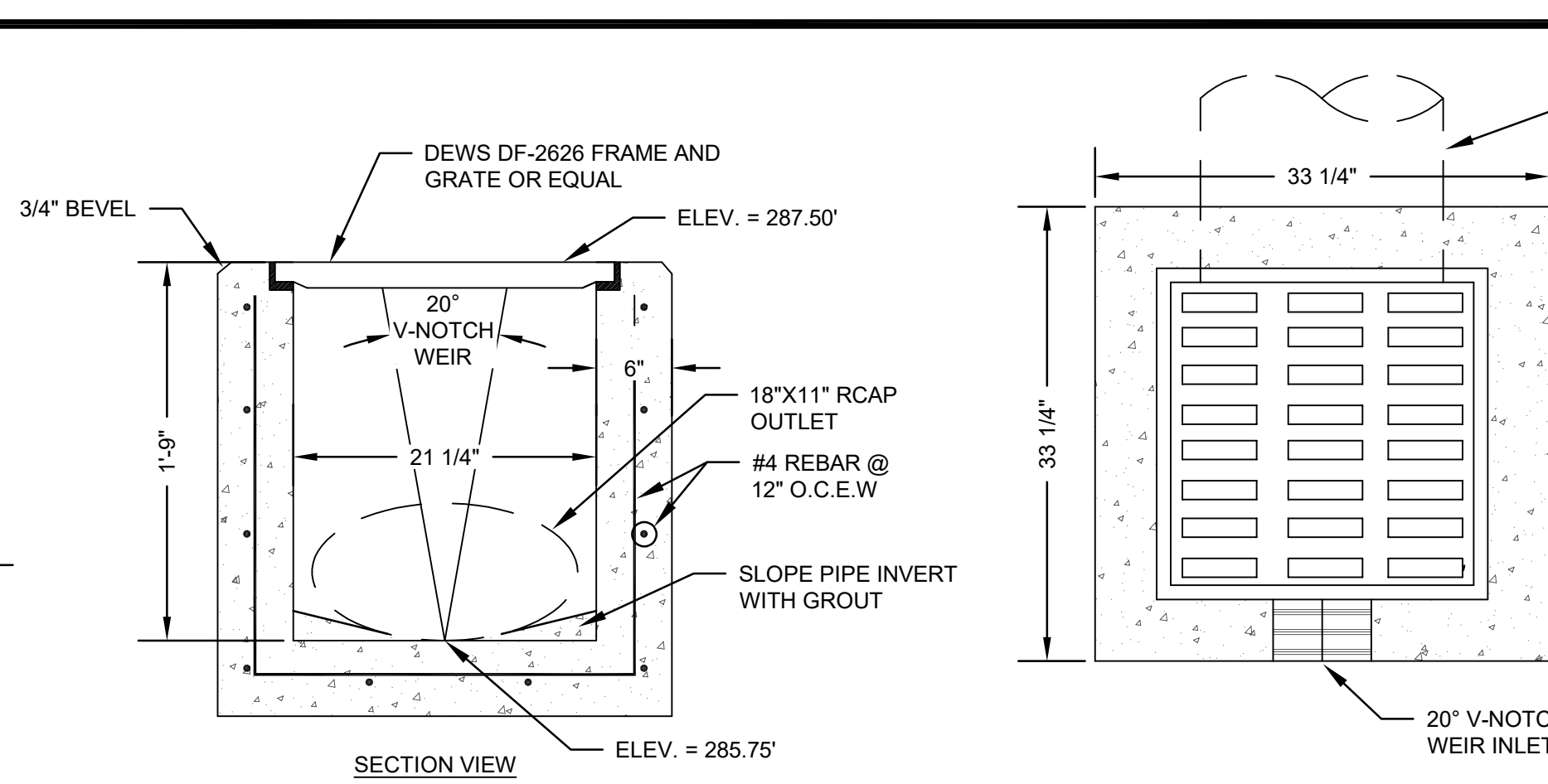
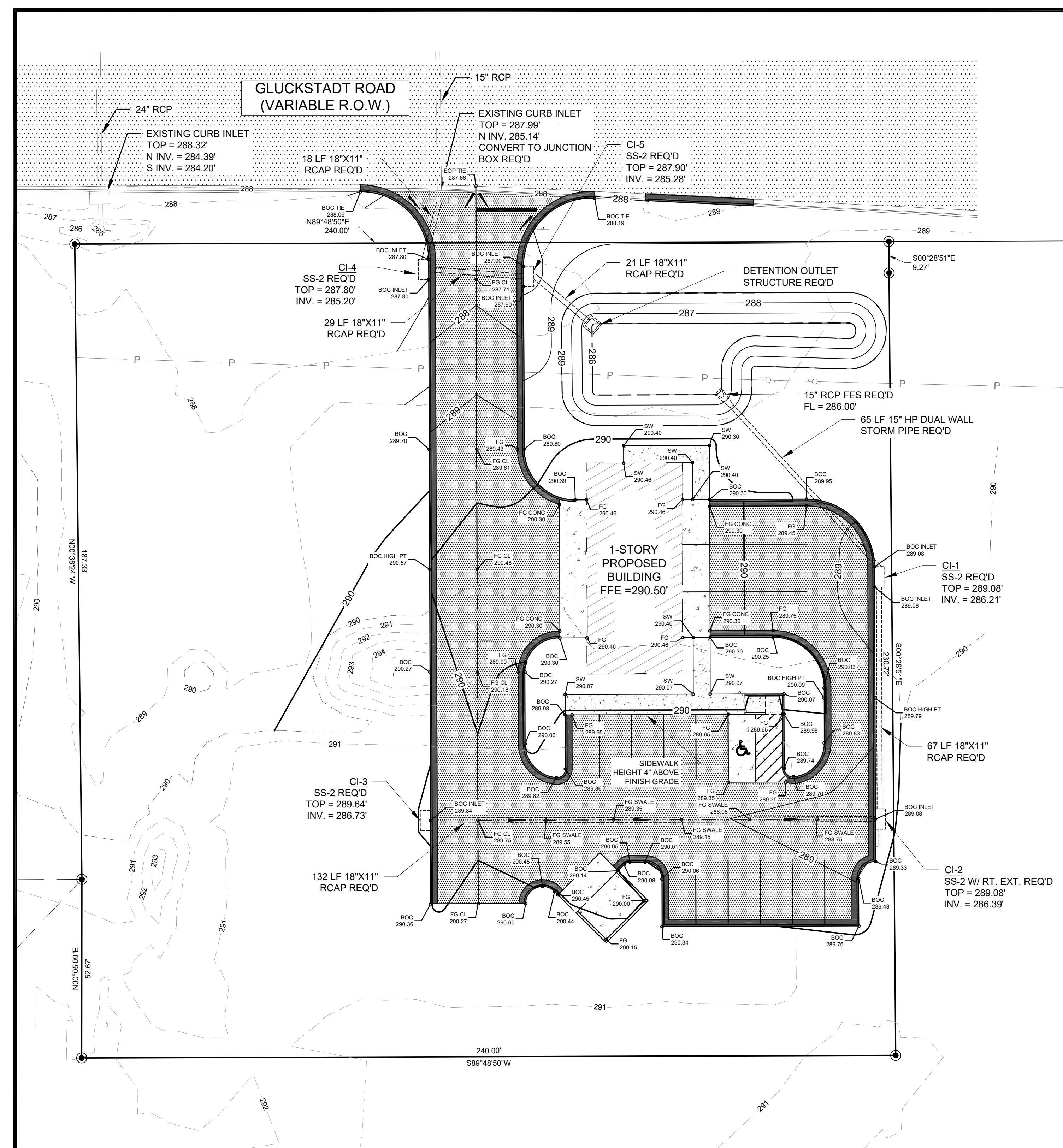


HANDICAP SIGN DETAILS

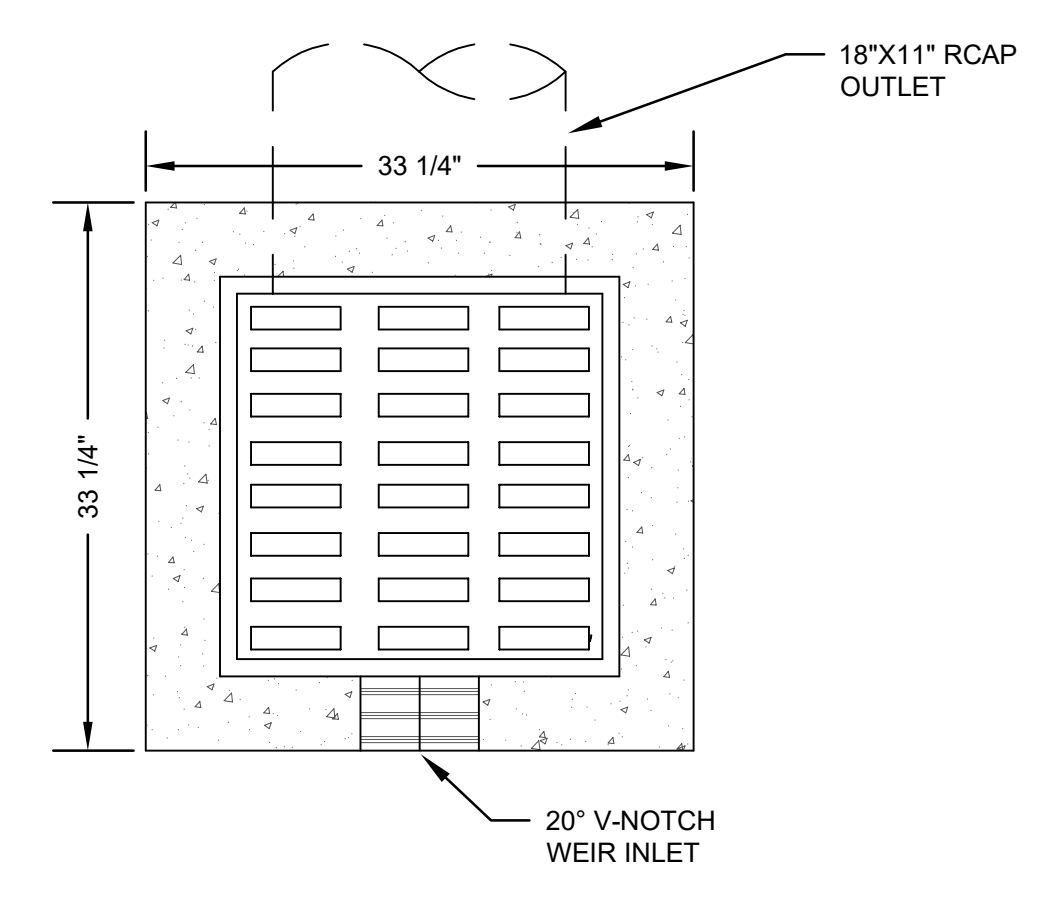


HANDICAPPED SYMBOL

NOTE: SYMBOL TO BE PAINTED BLUE

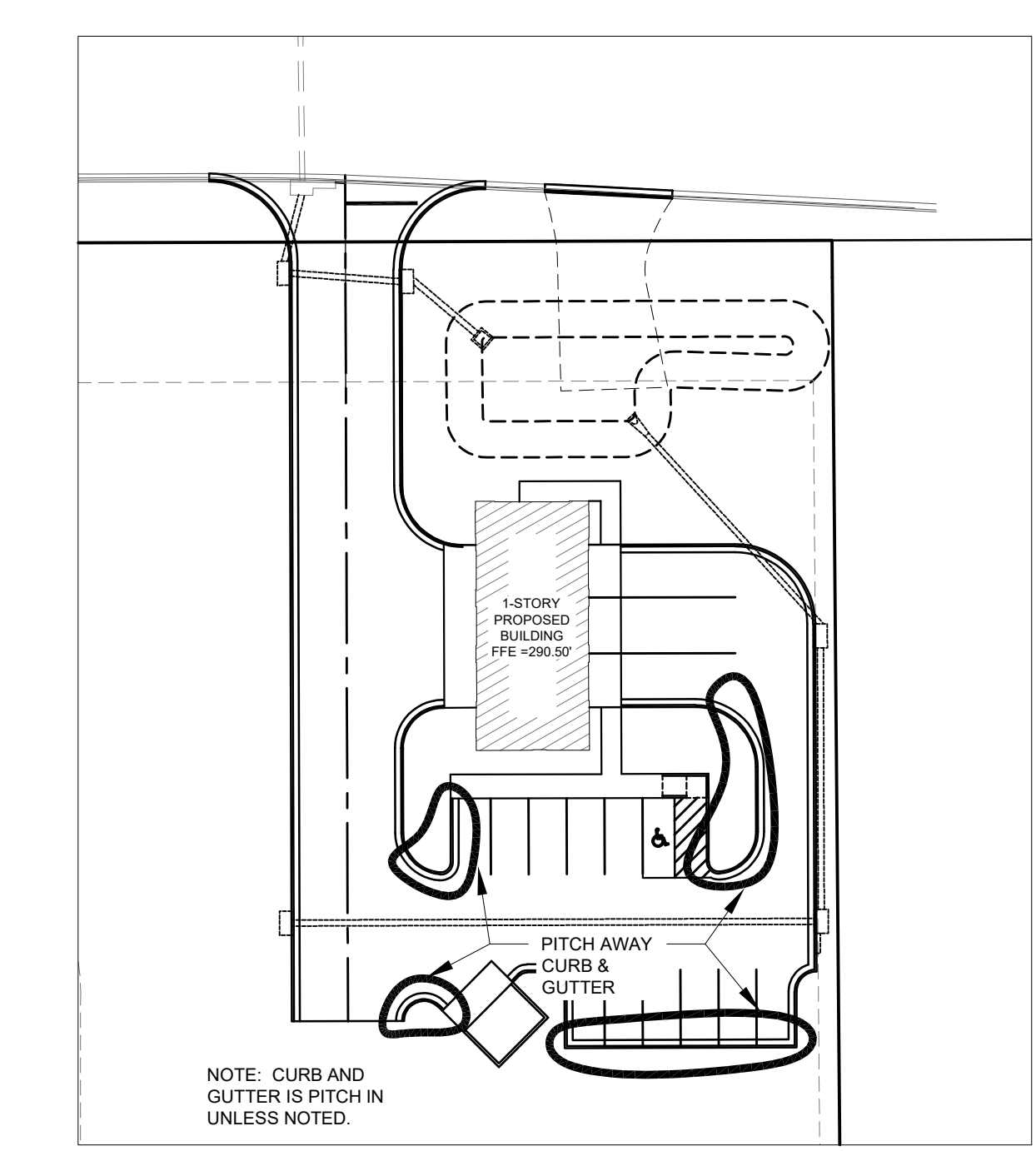
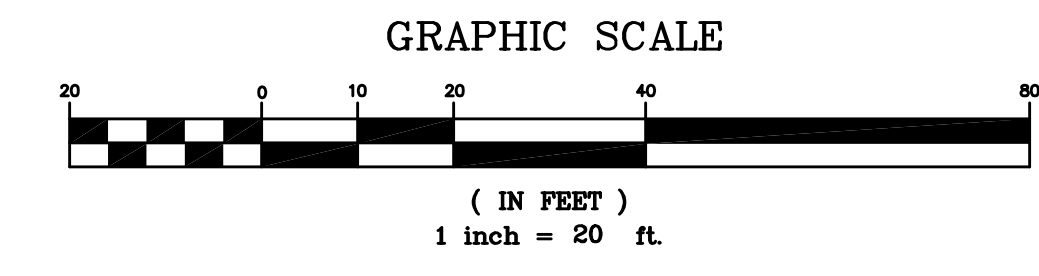


DETENTION OUTLET STRUCTURE DETAILS



PLAN VIEW

- GRADING AND DRAINAGE NOTES:**
- SITE GRADING MAY BE FIELD ADJUSTED TO FACILITATE DRAINAGE.
 - SPOT ELEVATIONS SHOWN ADJACENT TO CURB AND SIDEWALK ARE REFERENCED TO THE BACK OF CURB. THESE REPRESENT ELEVATIONS AT THE COMPLETION OF PAVING, GRADING, AND REPLACEMENT OF TOPSOIL.
 - THE LOCATION OF EXISTING UTILITIES AND STRUCTURES INDICATED IS APPROXIMATE AND THOSE SHOWN ARE NOT NECESSARILY ALL WHICH MAY EXIST ON THE SITE. CONTRACTOR SHALL VERIFY THE EXISTING FACILITIES ON THE PROJECT SITE, WHETHER INDICATED OR NOT, BY NOTIFYING THE MISSISSIPPI ONE-CALL NETWORK (811) AND OTHER UTILITY COMPANIES PRIOR TO EXCAVATING. CONTRACTOR SHALL PROMPTLY REPAIR THOSE THAT ARE DAMAGED BY HIS CONSTRUCTION OPERATIONS.
 - ADDITIONAL UNDERGROUND UTILITIES MAY EXIST IN ADDITION TO THOSE SHOWN. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND UTILITIES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
 - CONTRACTOR SHALL NOT EXCAVATE ABOVE OR NEAR UNDERGROUND UTILITIES WITHOUT THE KNOWLEDGE AND ASSURANCE THAT THESE ACTIVITIES WILL NOT ADVERSELY AFFECT THE RESPECTIVE UTILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY CHANGES REQUIRED IN GRADING TO ACCOMMODATE EXISTING UTILITIES AND SHALL BEAR FULL RESPONSIBILITY FOR MAINTAINING ADEQUATE COVER AS DIRECTED BY EACH UTILITY COMPANY.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL DEVICES AND PROCEDURES REQUIRED WHEN WORKING WITHIN HIGHWAY AND STREET RIGHTS-OF-WAYS.
 - CONTRACTOR SHALL GRUB EXISTING SITE AND STRIP EXISTING TOPSOIL TO A DEPTH OF APPROXIMATELY 9 INCHES.
 - ALL FILL MATERIAL UNDER PAVEMENT AREAS SHALL BE PLACED IN UNIFORM LOOSE LIFTS NOT TO EXCEED 9 INCHES.
 - TOPSOIL, ROOTS AND OTHER DEBRIS SHALL BE REMOVED PRIOR TO COMMENCING EARTHWORK OPERATIONS. ALL TOPSOIL WITHIN THE CONSTRUCTION LIMITS SHALL BE STRIPPED, STOCKPILED, AND REPLACED ON SLOPES AND OTHER NON-PAVED AREAS ON THE PROJECT SITE. UPON COMPLETION OF GRADING, THE CONTRACTOR SHALL PLACE A SUFFICIENT QUANTITY OF TOPSOIL (MINIMUM 4") TO INSURE GRASS GROWTH ON THE DESIGNATED AREA.
 - ADDITIONAL SITE PREPARATION MAY BE REQUIRED ON BUILDING PAD AND PARKING AREAS THAT ARE NOT SHOWN ON THIS DRAWING. REFER TO GEOTECHNICAL REPORT, SPECIFICATIONS, AND OTHER DRAWINGS FOR ADDITIONAL SITE PREPARATIONS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR EMPLOYING A CERTIFIED CONSTRUCTION TESTING LABORATORY TO VERIFY MATERIALS AND COMPACTION. COPIES OF THE TEST REPORTS SHALL BE FURNISHED TO THE ARCHITECT AND/OR ENGINEER.
 - THIS DRAWING DOES NOT REPRESENT A PROPERTY BOUNDARY SURVEY. CONTOURS SHOWN ARE GENERATED FROM A TOPOGRAPHICAL SURVEY BY BARNES SURVEYING, LLC.
 - SOLID SOIL SHALL BE ESTABLISHED IN ALL AREAS BEHIND THE CURB.
 - CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE CURRENT NPDES PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
 - THE CONTRACTOR IS RESPONSIBLE FOR ESTIMATING AND MAINTAINING SUITABLE EROSION AND SEDIMENT CONTROL DEVICES ON-SITE DURING CONSTRUCTION AS REQUIRED TO PREVENT SILT FROM LEAVING THE SITE. ALL SILTS ESCAPING BEYOND THE PROPERTY LINE RESULTING FROM THE CONSTRUCTION ACTIVITY SHALL BE RECLAIMED AND UTILIZED ON-SITE OR HAULED OFF FOR DISPOSAL.
 - THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT REUSABLE ON-SITE AND ASSURING ALIGNMENT AND GRADES IN ALL DITCHES AT COMPLETION OF CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR CLEANING OUT ALL STORM DRAINAGE STRUCTURES, INCLUDING MANHOLES, FLUMES, PIPES, PONDS, ETC., PRIOR TO COMPLETION OF THE PROJECT.
 - THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL FINES ASSOCIATED WITH THE DISCHARGE OF SEDIMENT, EROSION, OR POLLUTANTS CAUSED BY THIS WORK.
 - CONTRACTOR IS RESPONSIBLE FOR FOLLOWING ALL LOCAL, STATE, AND FEDERAL STORM WATER REGULATIONS.
 - CONTRACTOR SHALL TAKE WHATEVER STEPS NECESSARY TO ENSURE THAT POSITIVE DRAINAGE OCCURS ON ALL AREAS OF PROJECT SITE DURING ALL STAGES OF CONSTRUCTION.
 - AT THE EXPENSE OF THE CONTRACTOR, THE CONTRACTOR SHALL MAINTAIN EXISTING DRAINAGE PATTERNS AND CONSTRUCT TEMPORARY STRUCTURES, EMBANKMENTS, AND CULVERTS AS REQUIRED TO MAINTAIN THE EXISTING DRAINAGE SYSTEM AND CAPACITY IN THE WORK AREA. ANY AND ALL TEMPORARY STRUCTURES, EMBANKMENTS, AND CULVERTS CONSTRUCTED DURING THE PROGRESS OF WORK SHALL BE REMOVED IF NOT NECESSARY FOR FINAL DRAINAGE SYSTEM AND THE AREA RESTORED TO ITS ORIGINAL CONDITION.
 - A.D.A. REQUIREMENTS:
 - FOR HANDICAP SPACES AND AISLES, FINISHED GRADE SLOPES SHALL NOT EXCEED 2% IN ANY DIRECTION.
 - LONGITUDINAL SLOPES ALONG SIDEWALKS SHALL NOT EXCEED 5%.
 - TRANSVERSE SLOPES ACROSS SIDEWALKS SHALL NOT EXCEED 2%.
 - ALL LOCAL PERMITS SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN.
 - THE CONTRACTOR IS REQUIRED TO REMOVE ALL SPOIL MATERIAL ON A DAILY BASIS.



CURB PITCH DETAIL

STORMWATER RUNOFF DATA						
24 Hour Storm	2-Year	5-Year	10-Year	25-Year	50-Year	100-Year
Total Drainage Area Across Site	1.47 ac					
Pre Development Areas	0.13 ac. impervious (Gluckstadt Road)			1.34 ac. pervious		
Pre Development Peak Runoff	1.34 cfs	1.61 cfs	1.83 cfs	2.14 cfs	2.38 cfs	2.62 cfs
Post Development Areas	0.52 ac. impervious			0.95 ac. pervious		
Post Development Peak Runoff	1.25 cfs	1.51 cfs	1.73 cfs	2.04 cfs	2.28 cfs	2.52 cfs

Section 4, Item A)

CAD FILE: T5-Civil Design.dwg
 PROJECT NO.: Take 5 Gluckstadt
 SCALE: 1" = 20'
 DESIGNED BY: DRL
 DRAWN BY: DRL
 CHECKED BY: DRL

DONALD RYAN LUCAS
 LICENSED PROFESSIONAL ENGINEER
 STATE OF MISSISSIPPI
 18326 / 2025

763 CLARA FOOTER ROAD
 BRAXTON, MS 39044
 (601) 720-3845
 dlucas@lucaseng.com

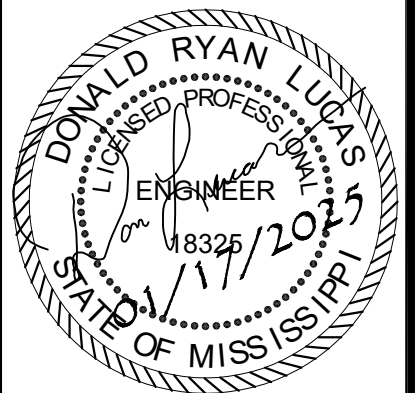
Lucas Engineering, PLLC
design ahead

PREPARED FOR:
RPM VENTURES
 14 N. Layfair Drive, Ste. D
 Flowood, MS 39232-9782

GRADING AND DRAINAGE PLAN
 TAKE 5 OIL CHANGE
 GLUCKSTADT, MISSISSIPPI

SHEET NO.
C-4

CAD FILE: T5-Civil Design.dwg
PROJECT NO.: Take 5 Gluckstadt
SCALE: 1" = 20'
DESIGNED BY: DRL
DRAWN BY: DRL
CHECKED BY: DRL



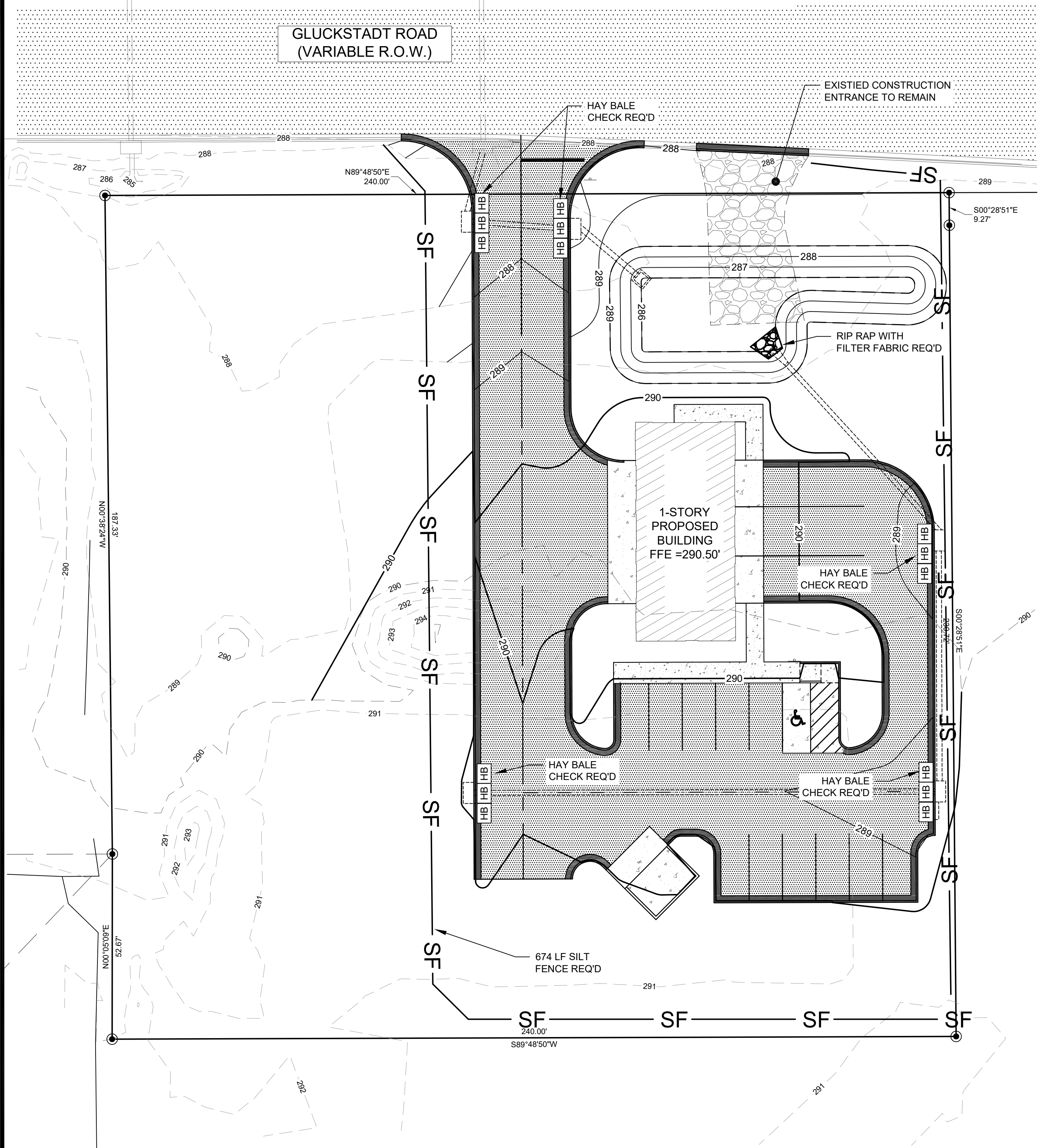
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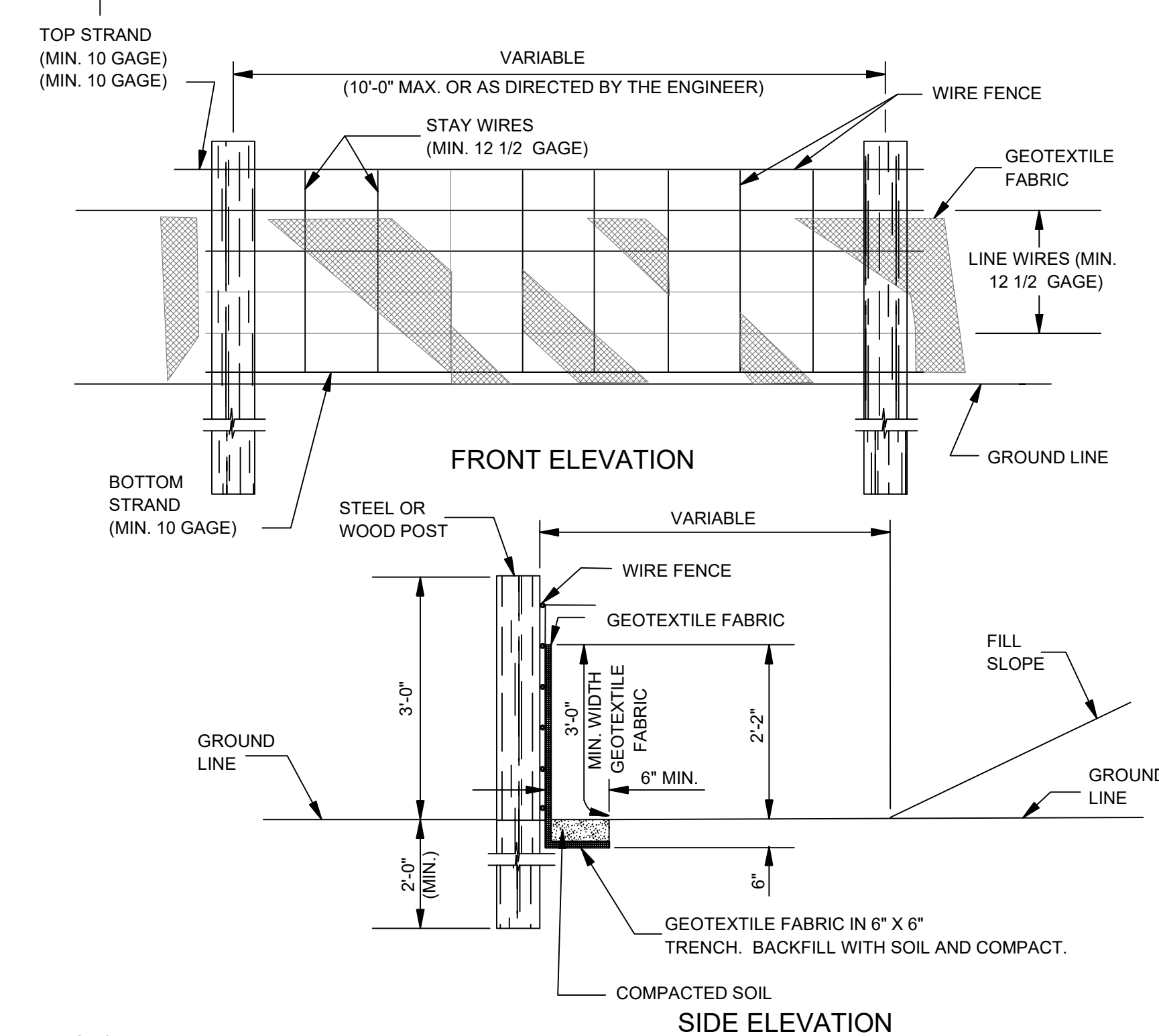
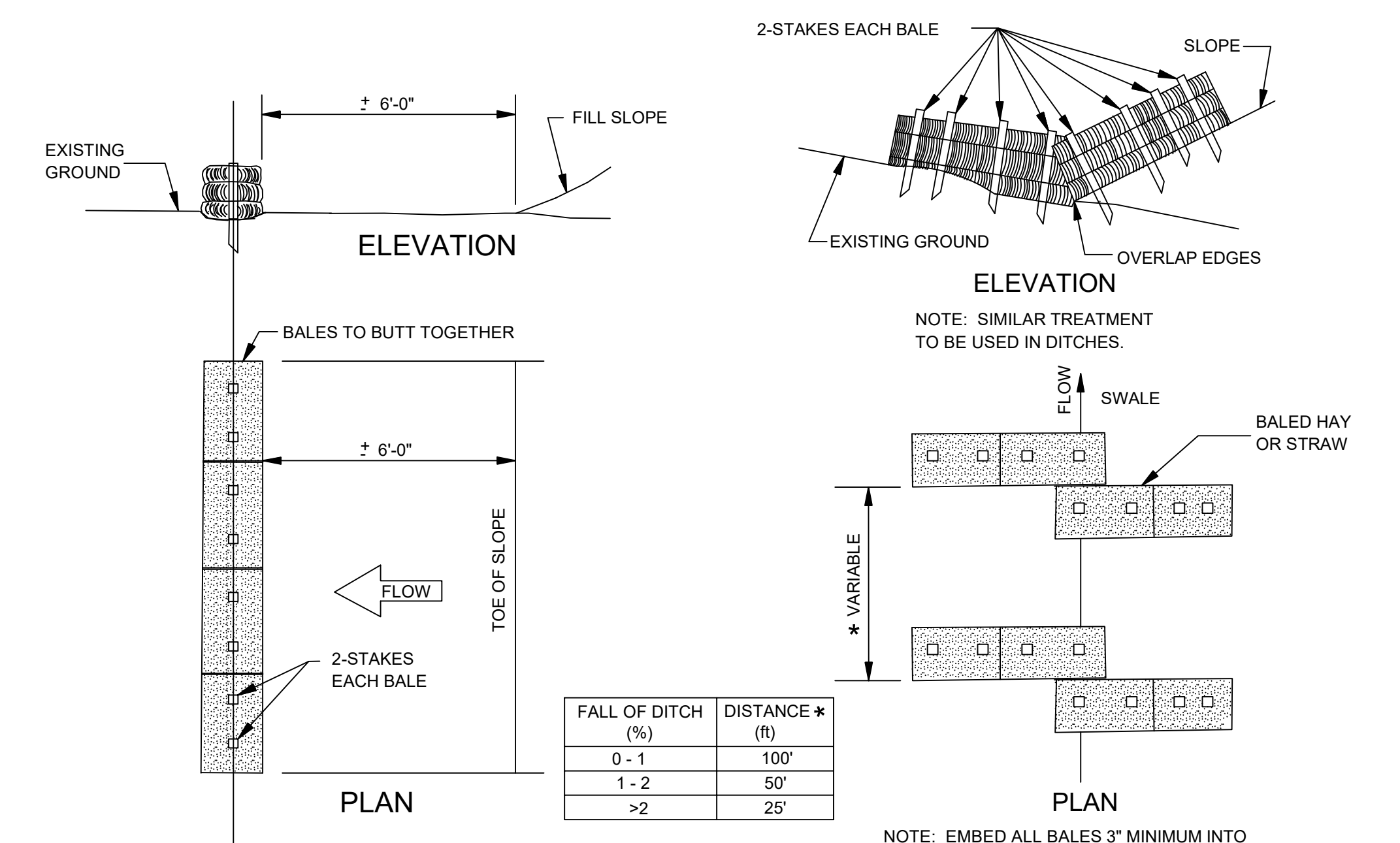
PREPARED FOR:
RPM VENTURES
14 N. Layfair Drive, Ste. D
Flowood, MS 39232-9782

STORM WATER POLLUTION PREVENTION PLAN
TAKE 5 OIL CHANGE
GLUCKSTADT, MISSISSIPPI

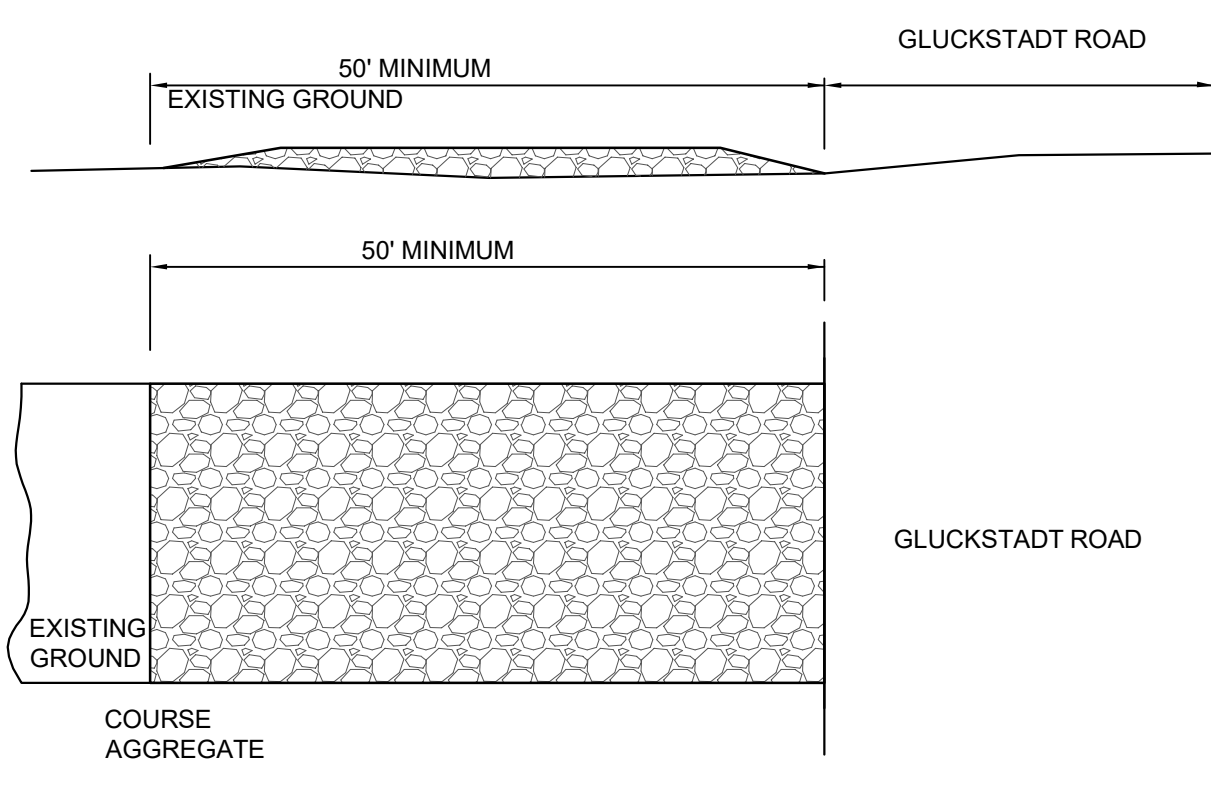
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C-5



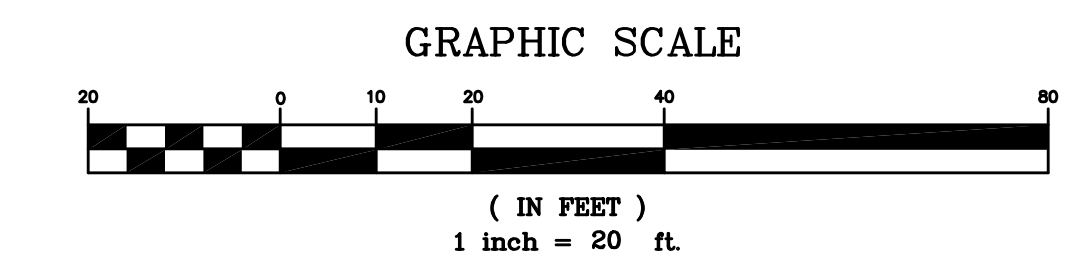
- EROSION CONTROL NOTES:**
- CONTOURS SHOWN ARE GENERATED FROM A PREVIOUS TOPOGRAPHIC SURVEY.
 - PLAN TO BE MODIFIED ON AN AS-NEEDED BASIS DURING CONSTRUCTION TO MINIMIZE DEPOSITION OF SILT ONTO OFF-SITE PROPERTY.
 - LOCATION AND NUMBER OF HAY BALES SHALL BE MODIFIED ON AN AS-NEEDED BASIS.
 - LOCATION OF SILT FENCE SHALL BE MODIFIED DURING CONSTRUCTION TO MINIMIZE DEPOSITION OF SILT INTO DITCHES AND WETLAND AREAS.
 - WHERE SIGNIFICANT TREE LOSS COULD OCCUR DURING GRASSSED DRAINWAY CONSTRUCTION, TYPICAL DITCHES MAY BE MODIFIED AT THE ENGINEER'S DISCRETION.
 - CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE CURRENT NPDES PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES. CONTRACTOR IS RESPONSIBLE FOR FOLLOWING ALL LOCAL, STATE, AND FEDERAL STORMWATER REGULATIONS PERTAINING TO CONTROL OF OFF-SITE SEDIMENT RUNOFF.
 - THE CONTRACTOR IS RESPONSIBLE FOR ESTIMATING AND MAINTAINING SUITABLE EROSION AND SEDIMENT CONTROL DEVICES ON-SITE DURING CONSTRUCTION AS REQUIRED TO PREVENT SILT FROM LEAVING THE SITE. ALL SILTS ESCAPING BEYOND THE PROPERTY LINE RESULTANT FROM THE CONSTRUCTION ACTIVITY SHALL BE RECLAIMED AND UTILIZED ON-SITE OR HAULED OFF FOR DISPOSAL.
 - THE CONTRACTOR SHALL INSTALL ALL PERIMETER SEDIMENT AND EROSION CONTROL DEVICES INCLUDING SILT FENCES, SEDIMENT BALES, AND SEDIMENT BASINS AS INDICATED PRIOR TO COMMENCING ANY EARTHMOVING ACTIVITY. ALL MEASURES INDICATED ON THIS PLAN SHOULD BE CONSIDERED A MINIMUM STANDARD. ADDITIONAL MEASURES MAY BE NECESSARY. THESE CAN BE FOUND IN THE LATEST VERSION OF THE "PLANNING AND DESIGN MANUAL FOR THE CONTROL OF EROSION, SEDIMENT, AND STORM WATER" AVAILABLE FROM IDEO.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF THE SILT FENCES THROUGHOUT THE CONSTRUCTION PROCESS AND UNTIL PERMANENT GROUND VEGETATION HAS BEEN ESTABLISHED TO THE SATISFACTION OF THE ENGINEER.
 - CONTRACTOR MAY BE REQUIRED TO PROVIDE ADDITIONAL EROSION CONTROL MEASURES AS DIRECTED BY GOVERNING AUTHORITIES.
 - THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT REUSABLE ON-SITE AND ASSURING ALIGNMENT AND GRADES IN ALL DITCHES AT COMPLETION OF CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR CLEANING OUT ALL STORM DRAINAGE STRUCTURES, INCLUDING MANHOLES, FLUMES, PIPES, PONDS, ETC., PRIOR TO COMPLETION OF THE PROJECT.
 - THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL FINES ASSOCIATED WITH THE DISCHARGE OF SEDIMENT, EROSION, OR POLLUTANTS CAUSED BY THIS WORK.
 - CONTRACTOR IS RESPONSIBLE FOR FOLLOWING ALL LOCAL, STATE, AND FEDERAL STORM WATER REGULATIONS.
 - ROADWAYS ARE TO BE SWEEPED FREE OF SEDIMENT AND DEBRIS DAILY.
 - SITE IS TO BE CLEANED DAILY FOR DEBRIS THAT MAY ENTER EXISTING DITCHES OR THE STORM DRAINAGE SYSTEM.
 - WHEN CAPACITY OF EROSION AND SEDIMENT CONTROLS HAS BEEN REDUCED BY 50 PERCENT, REMOVE SEDIMENT AND CLEAN, OR REPLACE CONTROLS AS NECESSARY.
 - ALL CONTROLS SHALL BE INSPECTED PRIOR TO ANY STORM EVENTS, AFTER A 2 YEAR, 24 HOUR RAINFALL EVENT, AND AT LEAST ONCE EVERY 7 DAYS. ANY DEFICIENCIES SHALL BE IMMEDIATELY DOCUMENTED, AND REPAIRS OR REPLACEMENTS SHALL BE MADE WITHIN 7 DAYS OF DISCOVERY. CONTRACTOR SHALL PROVIDE A RAIN GAUGE ON-SITE. RAINFALL AMOUNTS SHALL BE MONITORED AND DOCUMENTED BY THE CONTRACTOR DAILY.
 - ALL AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN 30 DAYS ARE TO BE TEMPORARILY SEEDING AND MULCHED WITHIN 7 DAYS OF LAST DISTURBANCE.
 - FINAL STABILIZATION IS TO BE ACHIEVED BY SEEDING, FERTILIZING, AND MULCHING ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES, AND ENSURING THAT A COMPLETE STAND OF GRASS IS ESTABLISHED.

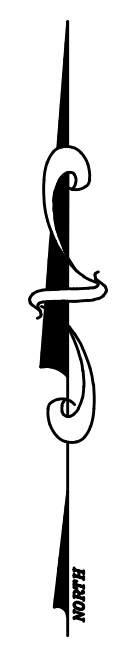
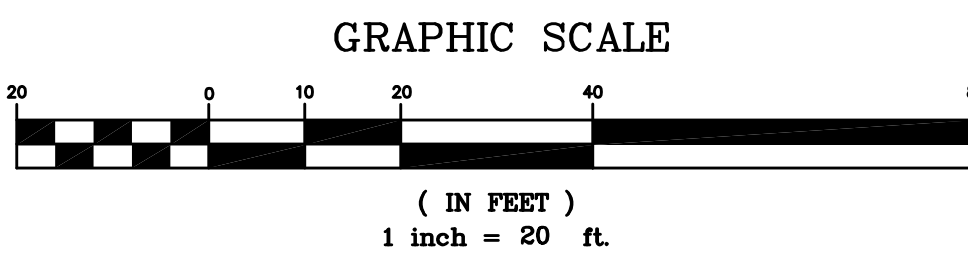
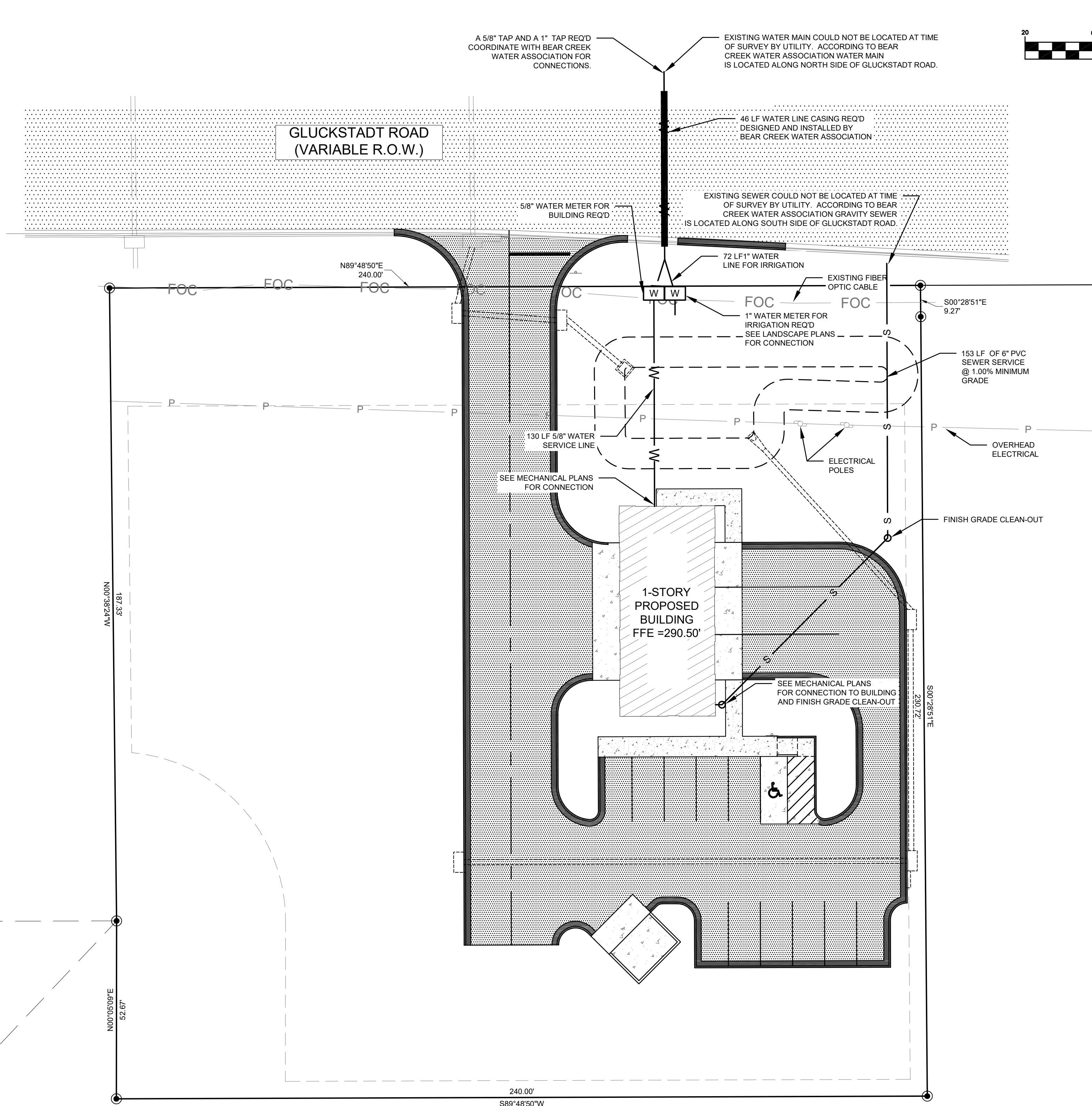


- NOTES:**
- SILT FENCE OR HAY BALE SEDIMENT BARRIER SHALL BE INSTALLED TO FILTER SEDIMENT FROM RUNOFF.
 - SILT FENCE SHALL BE LEFT IN PLACE UNTIL PERMANENT VEGETATION COVER IS ESTABLISHED.
 - AREAS DISTURBED AS A RESULT OF REMOVING THE SILT FENCE SHALL BE RESTABILIZED BY SEEDING ACCORDING TO THE REVEGETATION SPECIFICATIONS.
 - SILT FENCES SHALL BE PLACED TO FOLLOW THE CONTOURS. ON UPSLOPE INSTALLATIONS, BOTH ENDS OF THE SILT FENCE SHALL BE TURNED AND EXTENDED UPSLOPE.
 - WIRE SHALL BE MINIMUM OF 32" IN WIDTH AND SHALL HAVE A MINIMUM OF 6 LINE WIRES WITH 12" STAY SPACING.
 - GEOTEXTILE FABRIC SHALL BE A MINIMUM OF 36" IN WIDTH AND SHALL BE FASTENED ADEQUATELY TO THE WIRE AS DIRECTED BY THE ENGINEER.
 - STEEL POST SHALL BE 5'-0" IN HEIGHT AND OF THE SELF-FASTENER ANGLE STEEL TYPE. WOOD POST SHALL BE A MINIMUM OF 5'-0" IN HEIGHT AND 3" OR MORE IN DIAMETER. WIRE FENCE SHALL BE FASTENED TO WOODEN POST WITH NOT LESS THAN 9 GAGE WIRE STAPLES 1" LONG.
 - GEOTEXTILE FABRIC MEETING THE TYPE II MATERIAL REQUIREMENTS AND INSTALLED ACCORDING TO SPECIFICATIONS MAY BE USED WITHOUT WIRE FENCE.
 - A TRENCH SHALL BE EXCAVATED 4" TO 8" WIDE AND 4" TO 12" DEEP ALONG THE UPSLOPE SIDE OF THE LINE OF POSTS.
 - FENCE SHALL BE INSPECTED AFTER EACH RAINFALL EVENT AND AT LEAST ONCE A WEEK DURING A DRY WEEK. SEDIMENT TO BE REMOVED WHEN IT HAS REACHED 1/3 TO 1/2 THE HEIGHT OF THE FENCE.
 - FENCE SHALL BE SPACED 8 TO 10 FEET APART WHEN USING WIRE MESH AND 6 FEET APART WITHOUT THE USE OF WIRE MESH SUPPORT.



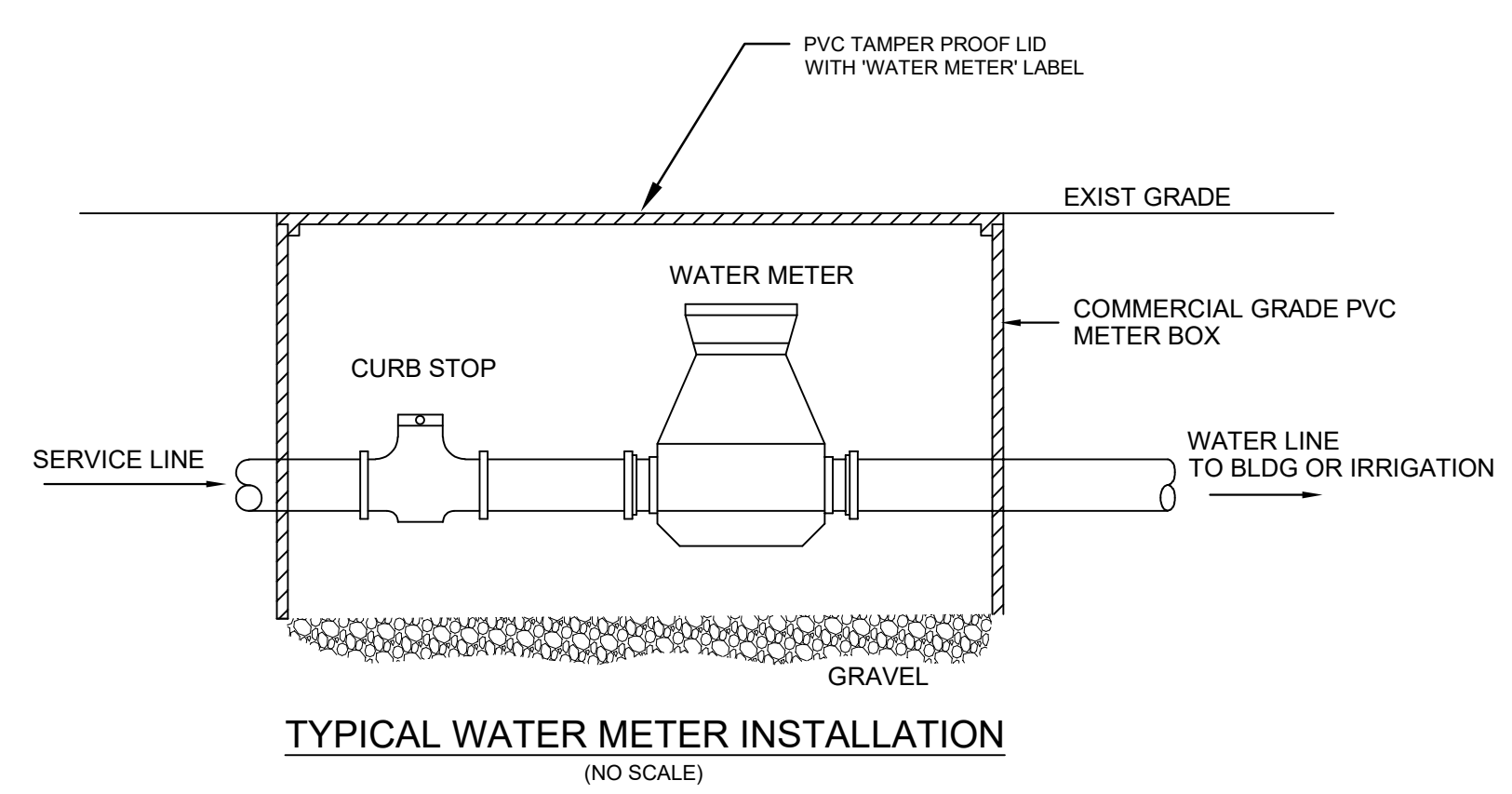
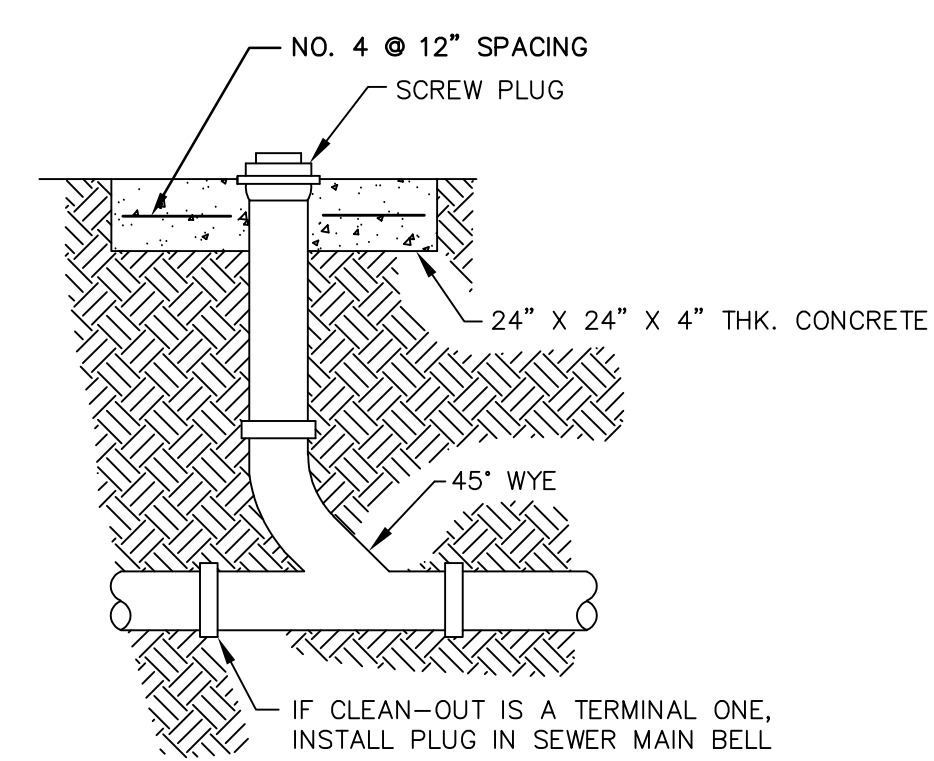
- USE SEPARATION GEOTEXTILE FABRIC FOR FULL WIDTH AND LENGTH OF EXIT.
- GRADE TO PREVENT RUN-OFF FROM LEAVING SITE.
- PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND PUBLIC RIGHT-OF-WAY.
- 2" TO 4" CRUSHED STONE SHALL BE USED FOR THE ENTRANCE.
- THE ENTRANCE SHALL BE A MINIMUM OF 20' WIDE, POSSIBLY THE WIDTH OF THE ACCESS. IF TRAFFIC VOLUME IS HIGH, ENTRANCE SHALL BE WIDE ENOUGH FOR TWO VEHICLES TO PASS.
- ENTRANCE TO BE INSPECTED ON A REGULAR BASIS ESPECIALLY AFTER A RAIN EVENT AND/OR A HEAVILY TRAVELED DAY.
- TO REDUCE MAINTENANCE, ENTRANCE SHALL HAVE GEOTEXTILE FABRIC BENEATH IT AND STONE SHALL BE 6" THICK.
- APPLY ADDITIONAL STONE PERIODICALLY OR WHEN REPAIR IS NEEDED. REMOVE ALL MATERIAL TRACKED ONTO THE PUBLIC ROADWAY.



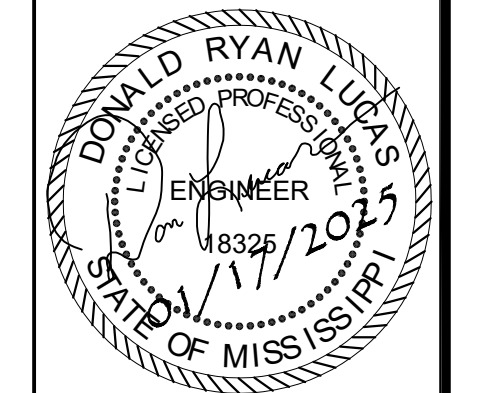


UTILITY NOTES:

- CONSTRUCTION AND MATERIALS FOR WATER DISTRIBUTION IMPROVEMENTS SHALL CONFORM TO THE SPECIFICATIONS OF THE MISSISSIPPI DEPARTMENT OF HEALTH, THE CITY OF GLUCKSTADT, MISSISSIPPI AND BEAR CREEK WATER ASSOCIATION. CONSTRUCTION AND MATERIALS FOR SEWER IMPROVEMENTS SHALL CONFORM TO THE SPECIFICATIONS OF THE MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY, THE CITY OF GLUCKSTADT AND BEAR CREEK WATER ASSOCIATION.
- WATER AND SEWER SERVICE TO BE PROVIDED BY THE BEAR CREEK WATER ASSOCIATION.
- WATER MAINS SHALL BE INSTALLED AT LEAST 10 FEET HORIZONTALLY AND 18 INCHES VERTICALLY FROM ANY SEWER MAIN OR MANHOLE (WATER OVER SEWER). WHERE WATER MAINS CROSS OVER SEWER MAINS, THE ABOVE REQUIREMENTS MAY BE WAIVED IF PIPE SEGMENTS ARE CENTERED TO PROVIDE MAXIMUM SPACING OF THE JOINTS OF BOTH WATER AND SEWER MAINS AND A VERTICAL SEPARATION OF AT LEAST 18 INCHES (WATER OVER SEWER) IS MAINTAINED. THE DISTANCES AND SPACING MENTIONED ABOVE ARE CLEAR DISTANCES, AND WHENEVER THE DISTANCE CAN NOT BE MET, THE MAIN MUST BE PLACED IN CASING.
- THE CONTRACTOR SHALL VERIFY LOCATION AND SIZE OF EXISTING WATER MAINS PRIOR TO COMMENCING BORING OR CONNECTION OPERATIONS. THE CONTRACTOR SHALL PROVIDE NECESSARY ADJUSTMENTS TO BOTH NEW AND EXISTING WATER LINES TO ALLOW CONNECTION AND INSTALLATION.
- WATER AND SEWER SERVICES TO EXTEND TO A MAXIMUM OF 30" FROM THE BUILDING WALL AND SHALL BE EXTENDED AS DETERMINED BY ARCHITECTURAL/MECHANICAL DRAWINGS.
- WATER AND SEWER SERVICES TO BE INSTALLED A MINIMUM OF 36" DEEP.
- EXISTING UTILITIES SHOWN ARE BASED ON A PREVIOUS TOPOGRAPHIC SURVEY BY BARNES SURVEYING, LLC.
- EXCAVATION NEAR UTILITIES SHOWN SHOULD BE DONE WITH CAUTION. THE LOCATION OF EXISTING UTILITIES AND STRUCTURES INDICATED IS APPROXIMATE AND THOSE SHOWN ARE NOT NECESSARILY ALL WHICH MAY EXIST ON THE SITE. CONTRACTOR SHALL VERIFY THE EXISTING FACILITIES ON THE PROJECT SITE, WHETHER INDICATED OR NOT, BY NOTIFYING THE ALABAMA ONE-CALL NETWORK (811) AND OTHER UTILITY COMPANIES PRIOR TO EXCAVATING. CONTRACTOR SHALL PROMPTLY REPAIR THOSE THAT ARE DAMAGED BY HIS CONSTRUCTION OPERATIONS.
- ADDITIONAL UNDERGROUND UTILITIES MAY EXIST IN ADDITION TO THOSE SHOWN. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND UTILITIES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. CONTRACTOR SHALL NOT EXCAVATE ABOVE OR NEAR UNDERGROUND UTILITIES WITHOUT THE KNOWLEDGE AND ASSURANCE THAT THESE ACTIVITIES WILL NOT ADVERSELY AFFECT THE RESPECTIVE UTILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY CHANGES REQUIRED IN GRADING TO ACCOMMODATE EXISTING UTILITIES AND SHALL BEAR FULL RESPONSIBILITY FOR MAINTAINING ADEQUATE COVER AS DIRECTED BY EACH UTILITY COMPANY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL DEVICES AND PROCEDURES REQUIRED WHEN WORKING WITHIN HIGHWAY AND STREET RIGHTS-OF-WAYS.
- THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY.
- ALL UTILITY TAP FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- LOCATION OF EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY. PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL AND PRACTICAL INSTALLATION.
- BACKFLOW PREVENTER MODEL AND TYPE TO BE APPROVED BY BEAR CREEK WATER ASSOCIATION PRIOR TO INSTALLATION, IF REQUIRED.



CAD FILE: T5-Civil Design.dwg
PROJECT NO.: Take 5 Gluckstadt
SCALE: 1" = 20'
DESIGNED BY: DRL
DRAWN BY: DRL
CHECKED BY: DRL



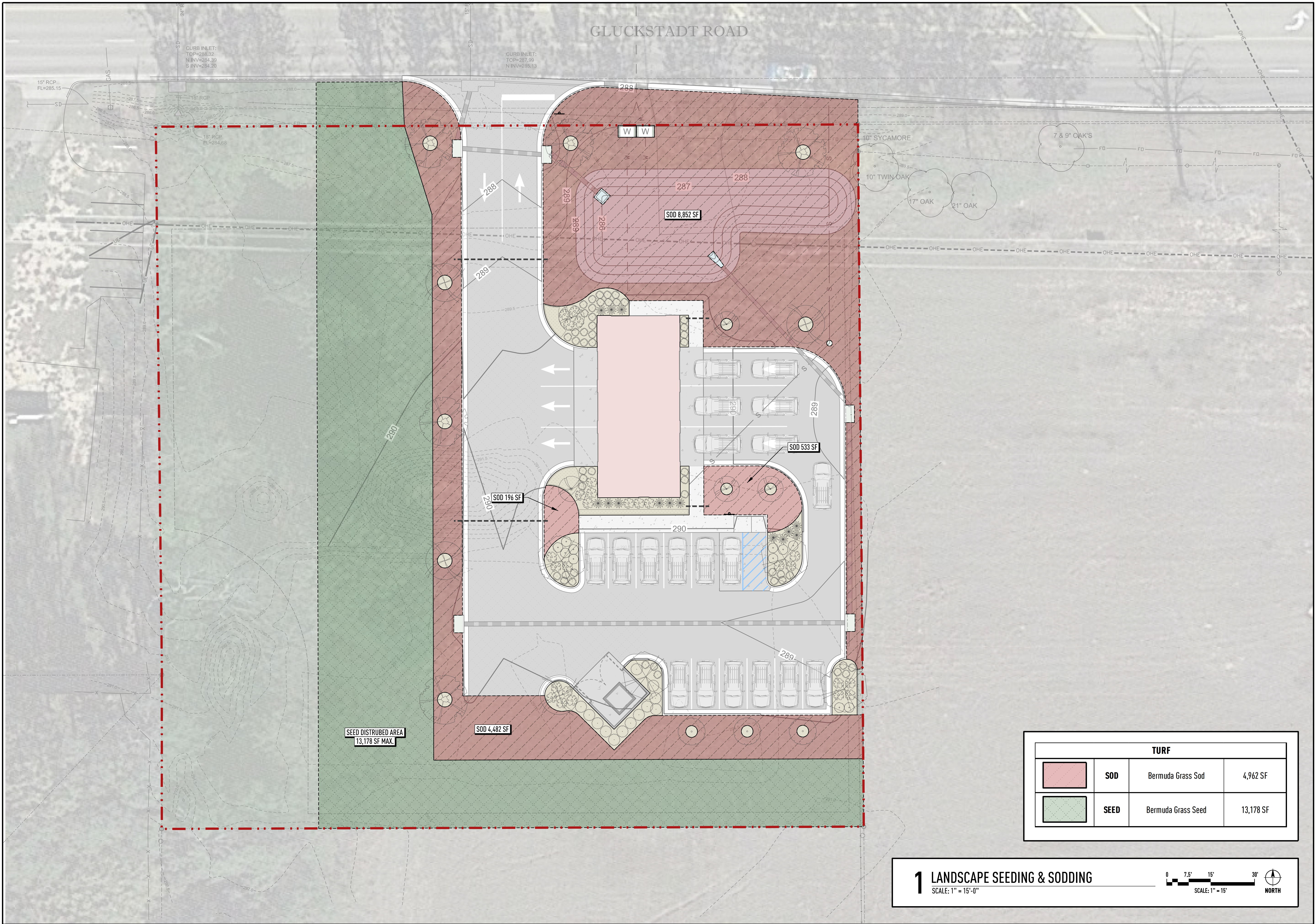
763 CLARA FOOTE ROAD
BRAXTON, MS 39044
(601) 720-3845
dlucas@lucaseng.com



PREPARED FOR:
RPM VENTURES
14 N. Layfair Drive, Ste. D
Flowood, MS 39232-9782

WATER AND SEWER PLAN
TAKE 5 OIL CHANGE
GLUCKSTADT, MISSISSIPPI

SHEET NO.
C-6



REVISION	DATE
NO.	



TURF			
	SOD	Bermuda Grass Sod	4,962 SF
	SEED	Bermuda Grass Seed	13,178 SF

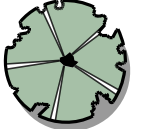
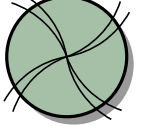
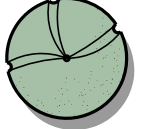
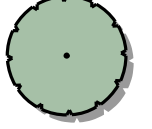
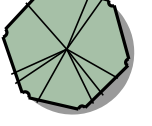
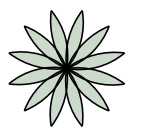
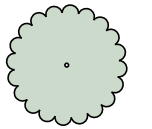

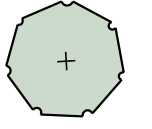
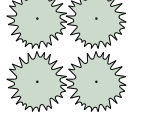
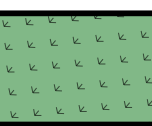
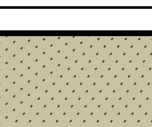
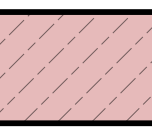

1 LANDSCAPE SEEDING & SODDING
SCALE: 1" = 15'-0"

0 7.5' 15' 30' NORTH
SCALE: 1" = 15'

LANDSCAPE NOTES

NOTE 1:	CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY START OF PLANTING INSTALLATION. NO PLANTING SHALL TAKE PLACE WITH IN 5' OF ANY UNDERGROUND UTILITIES.
NOTE 2:	THE CONTRACTOR SHALL LOCATE A SOURCE FOR ALL PLANTING MATERIALS PRIOR TO A SUBMITTING BID.
NOTE 3:	THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY OR ALL PLANTING MATERIALS WHICH IN THEIR OPINION DO NOT APPEAR TO BE FIT FOR THIS PLANTING INSTALLATION.
NOTE 4:	THE CONTRACTOR CAN NOT SUBSTITUTE ANY PLANT MATERIAL WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT, EXCEPT FOR SUBSTITUTING LARGER SIZED PLANTS OF THE SAME QUALITY SPECIFIED WITHOUT ADDITIONAL COST TO THE OWNER. NO UNDERSIZED PLANT MATERIAL WILL BE ACCEPTED.
NOTE 5:	ALL PLANT MATERIALS SHALL CONFORM TO THE "U.S.A. STANDARD FOR NURSERY STOCK" SPECIFICATIONS LATEST PUBLICATION.
NOTE 6:	THE BACKFILL MIXTURE FOR ALL PLANTING MATERIALS SHALL BE THE EXISTING NATIVE SOIL. TOP DRESS WITH COMPOST. PLANTING INSTALLATION INCLUDING TREES, POCKET PLANTED SHRUBS AND BEDS SHALL BE COMPLETED WITH A TOP 3" LAYER OF SHREDDED PINE BARK MULCH AS SHOWN ON DRAWING L-101.
NOTE 7:	TIFWAY II, OR TIFTON 419 BERMUDA SOD GRASS WILL BE USED ACROSS ALL DISTURBED AREAS THAT DO NOT CONTAIN PROPOSED PLANT AND MULCH BEDS. OTHER TYPES MAY BE USED APON APPROVAL BY THE LANDSCAPE ARCHITECT. HYDRO SEEDING OR PLUGGING IS NOT ALLOWED.
NOTE 8:	FERTILIZATION OF LAWN AREAS IS REQUIRED. USE 13-13-13 FERTILIZER OR EQUIVALENT AT THE RATE OF 22 LBS. PER 1,000 SQ. FT FOR ANY TURF AREA INSTALLED DURING CONSTRUCTION. ON-GOING MAINTENANCE AND FERTILIZATION OF PLANT MATERIAL IS NOT REQUIRED AFTER OWNER OCCUPANCY. HOWEVER, ALL PLANT MATERIAL SHALL BE UNDER WARRANTY FOR A TIME PERIOD OF 1-YEAR FROM OFFICIAL SUBSTANTIAL COMPLETION.
NOTE 9:	CONTRACTOR IS REQUIRED TO PROTECT ALL TREES REMAINING WITH ORANGE BARRICADE FENCING. EXISTING TREES WILL BE INTEGRATED INTO THE OVERALL LANDSCAPE PLAN.
NOTE 10:	ALL TREES TO BE PLANTED A MIN. OF 5' BEHIND CURBS, SIDEWALKS, AND ANY SITE FEATURES, AND SHOULD BE BACKFILLED WITH THE EXISTING SOIL.
NOTE 11:	QUANTITIES FOR MULCH AND GROUNDCOVERS SHOWN ON PLAN L-101 ARE GIVEN IN SQUARE FOOTAGE.

PLANT SCHEDULE & LEGEND

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPREAD	COND.	SPECIFICATIONS
TREES							
	QT	Quercus texana	Nuttall Oak	5	2.5" cal - Min 12ft height	Cont./B&B	Straight / Full to ground
	ZS	Zelkova serrata 'Green Vase'	Green Vase Zelkova	4	3" cal - Min 12ft height	Cont./B&B	Well matched, Street tree, 1st 6' clear
	MV	Magnolia virginiana	Sweet Bay Magnolia	5	Min 6ft height	Cont./B&B	Treeform, multi-trunked (3-5), accent plant
	MG	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	3	Min 6ft height	Cont./B&B	Straight, well branched to 4.5ft
	UP	Ulmus parvifolia 'Bosque'	Bosque Elm	4	3" cal - Min 12ft height	Cont./B&B	Well matched, Street tree, 1st 5' clear
SHRUBS							
	MS	Miscanthus sinensis 'Adagio'	Adagio Dwarf Maiden Grass	14	3gal. 18"ht. or 18" sprd.	Cont./B&B	Plant approx. 3.5' / 4' o.c., space evenly
	JC	Juniperus chinensis 'Blue Point'	Blue Point Juniper	13	3gal. 18"ht. or 18" sprd.	Cont.	Plant approx. 5' o.c., space evenly
	EA	Rhododendron encore 'Autumn Lilly'	Encore Azalea 'Autumn Lilly'	26	3gal. 24"ht. or 30" sprd.	Cont.	Plant approx. 4.5' o.c., space evenly
	AP	Arecaceae (Sabal minor)	Dwarf Palmetto	11	3gal. 24"ht. or 30" sprd.	Cont.	Plant approx. 4' o.c., space evenly
	BX	Buxus x 'Green Velvet'	Green Velvet Boxwood	48	1gal. 12"ht. or 12" sprd.	Cont.	Plant approx. 2'-6" o.c., space evenly
GROUNDCOVER							
	JH	Juniperus horizontalis	Compact Juniper	160 SF	6"ht. 6" sprd.	Cont.	Plant approx. 24" o.c., space evenly
MULCH							
	PSM	Pine Straw Mulch	Pine Straw	1,951 SF	3" DEEP	Cont.	Clean of weeds/debris. 3" deep after compaction
TURF							
	SOD	Cynodon dactylon	Bermuda Grass Sod	4,962 SF	----	SOD	View Note 7 Sod as shown on L-111
	SEED	Cynodon dactylon	Bermuda Grass Seed	13,178 SF	----	SEED	View Note 7 Sod as shown on L-111



cdfl.com
601.366.3110
3221 Old Canton Rd
Suite 200
Jackson, MS
39216

PROJECT NUMBER
24-072
DATE
1/30/2025
DRAWN BY
cl-lw

REVISION	DATE
NO.	

TAKE 5 OIL CHANGE - GLUCKSTADT

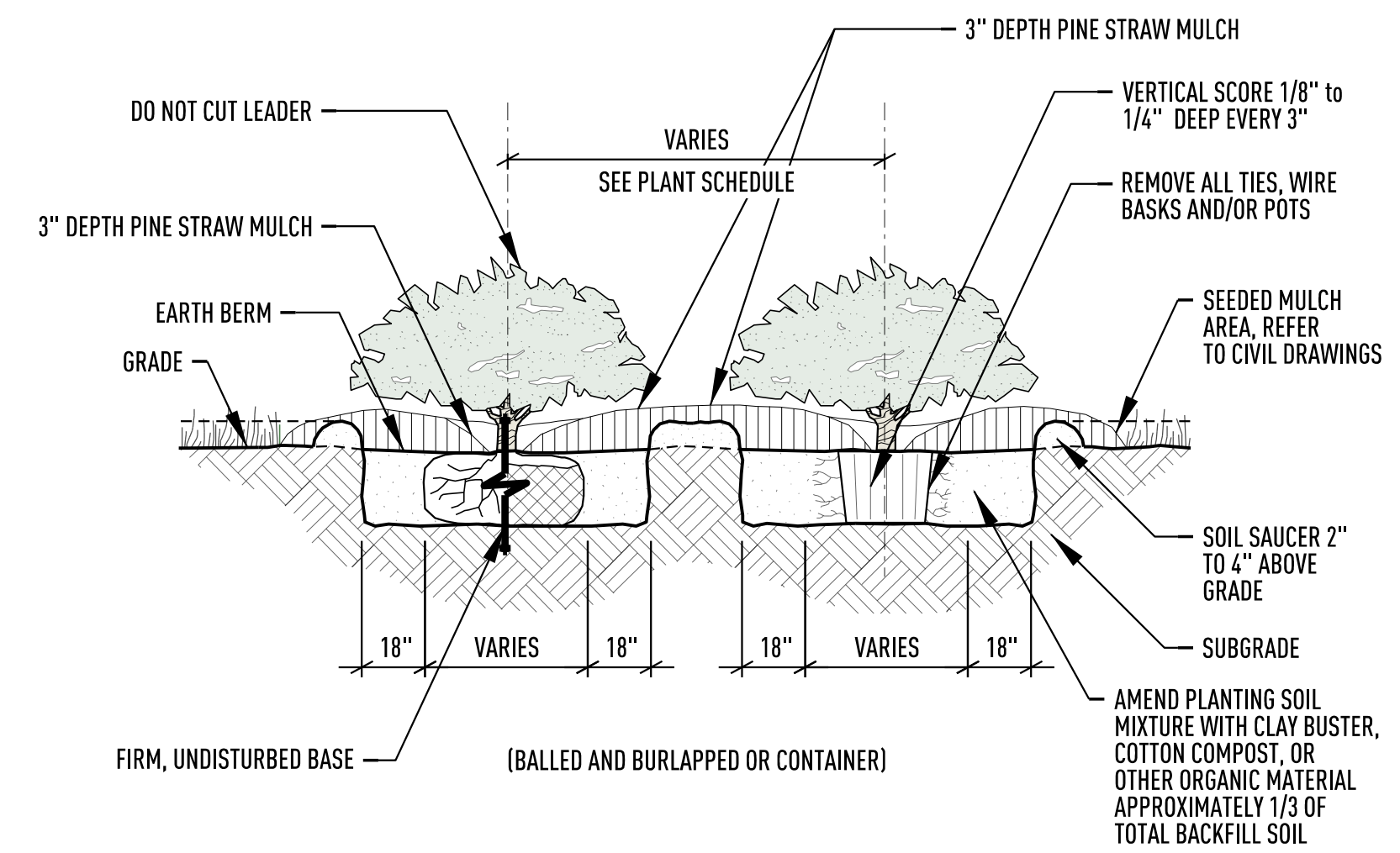
GLUCKSTADT, MS
RPM VENTURES



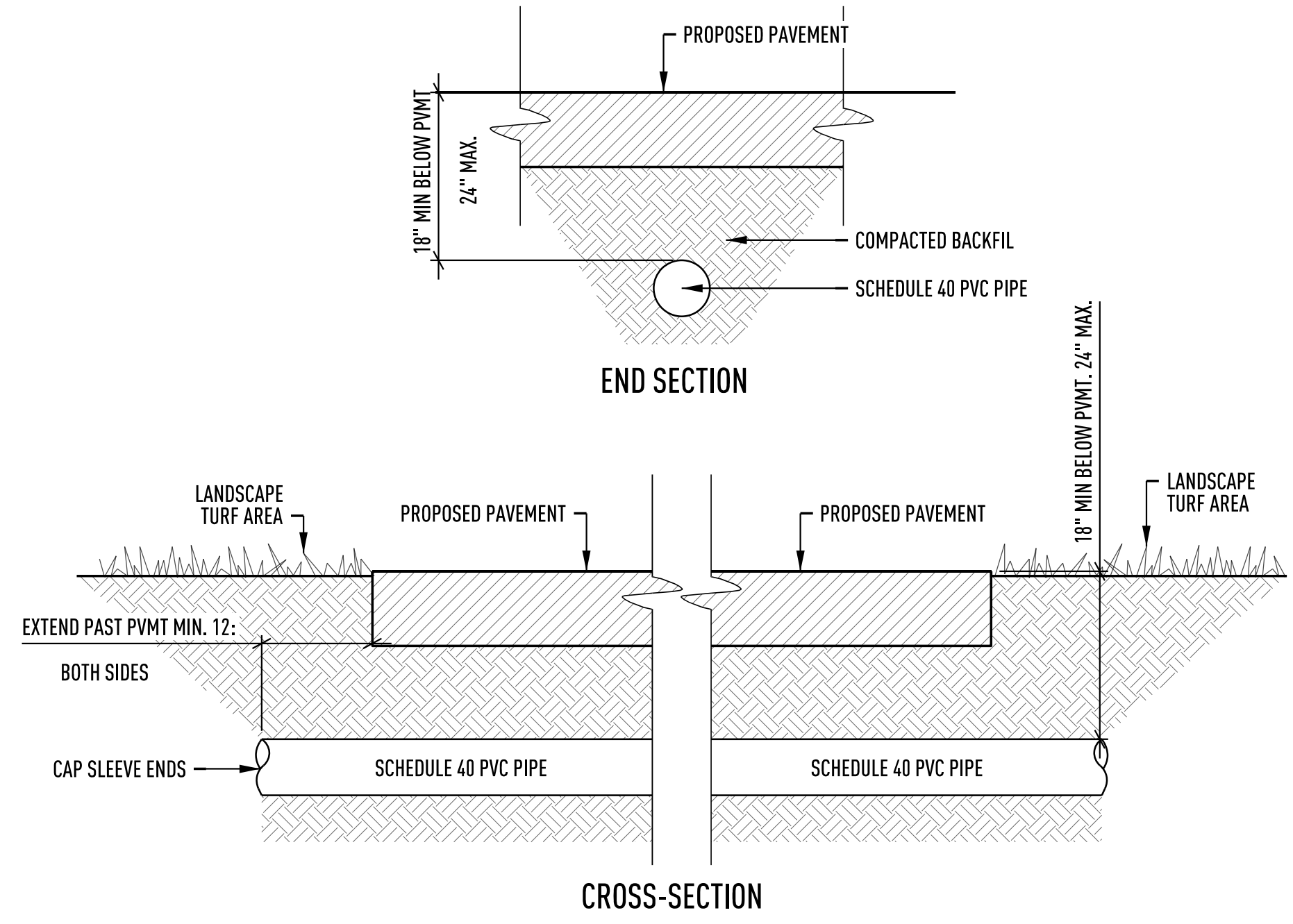
LANDSCAPE
SCHEDULE & NOTES

L-150

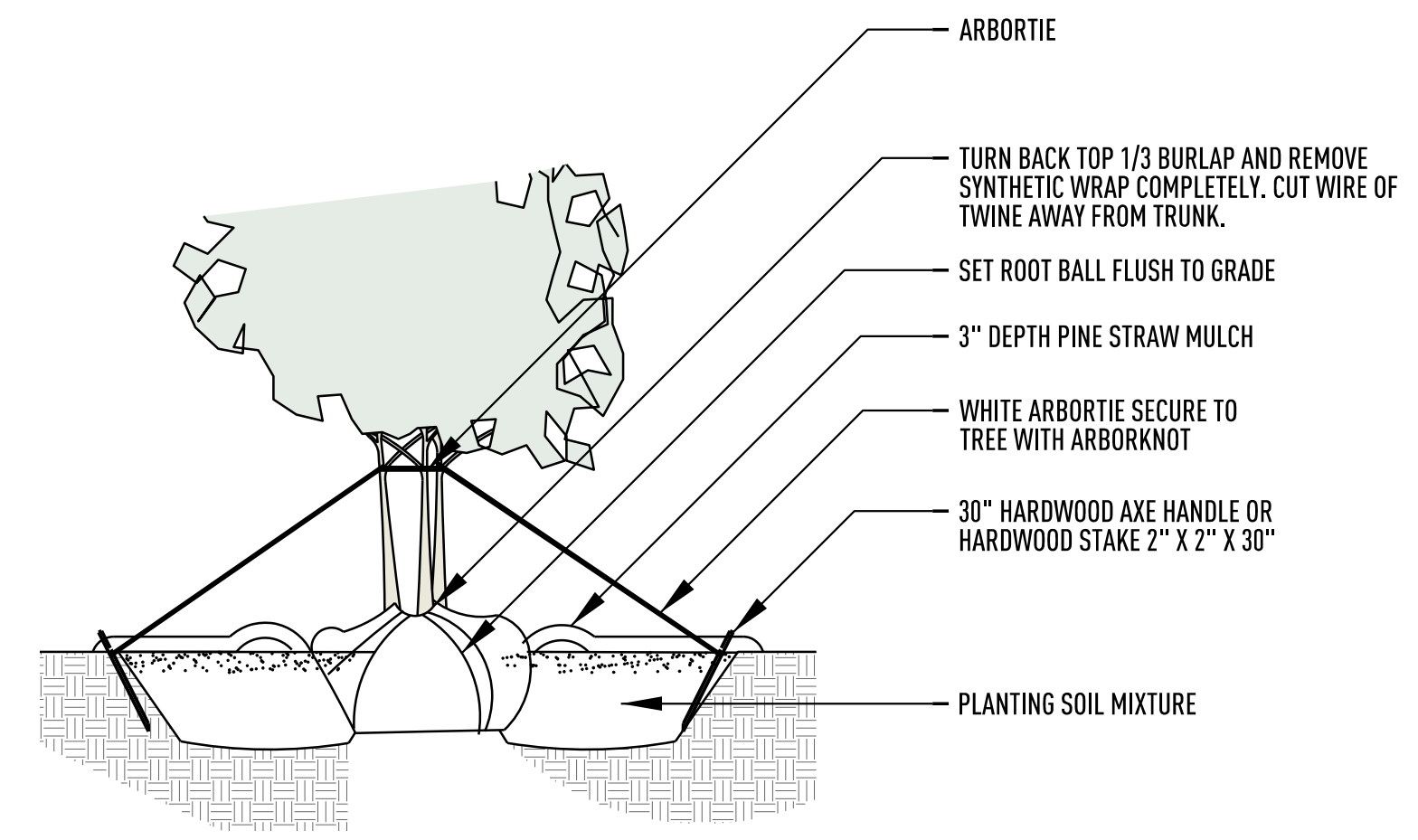
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REVISION	NO.	DATE			



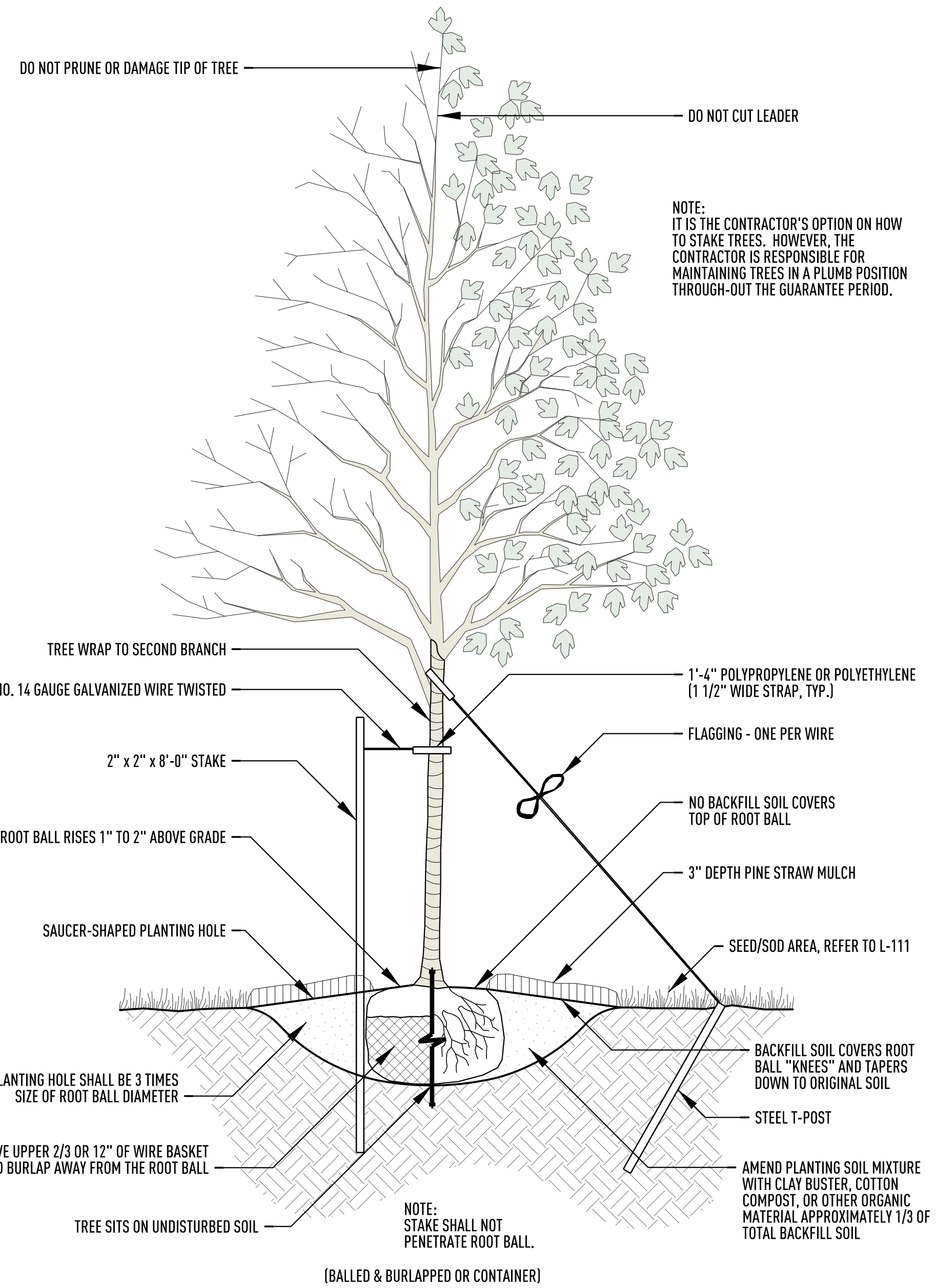
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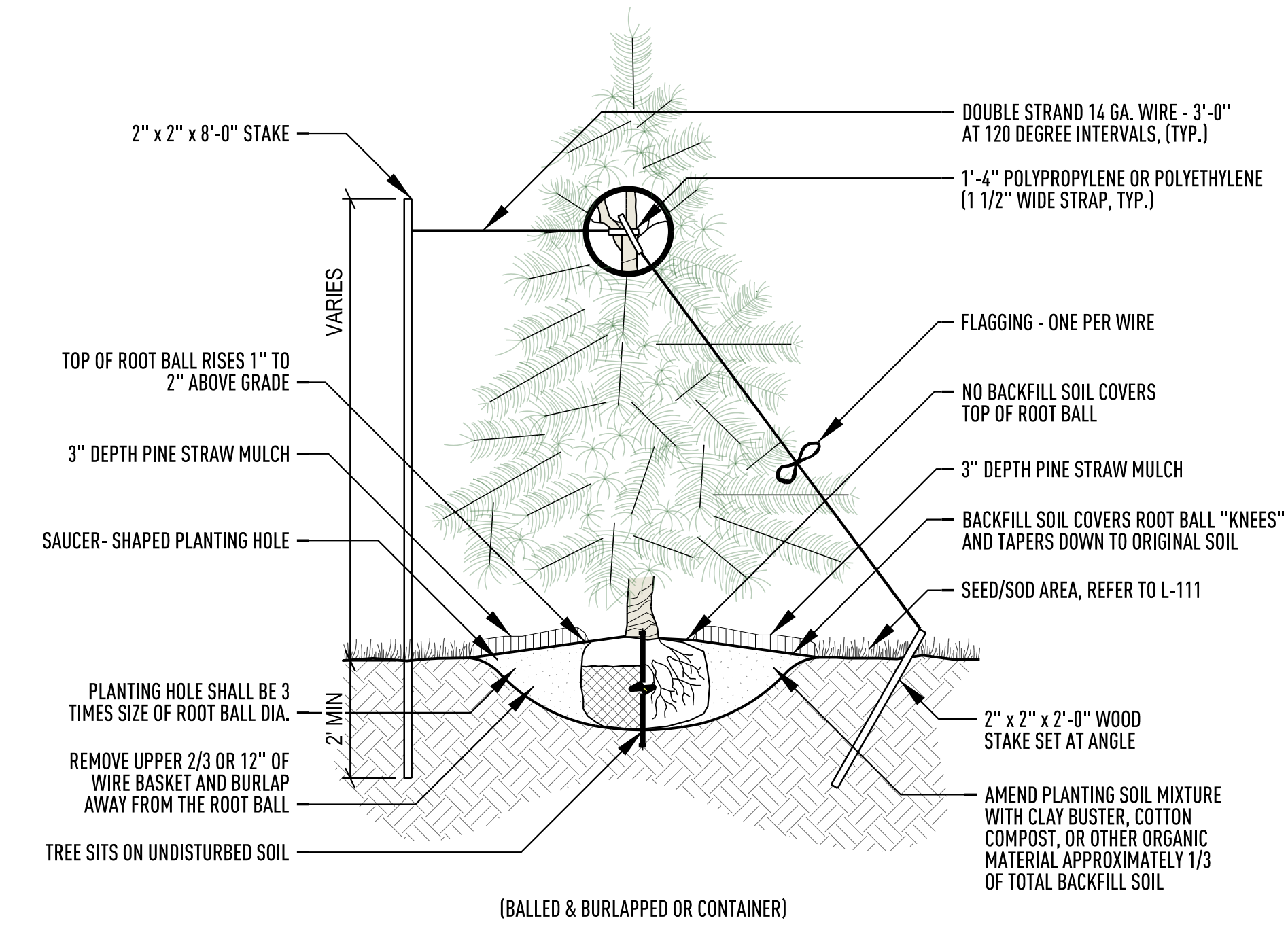
2 IRRIGATION SLEEVING
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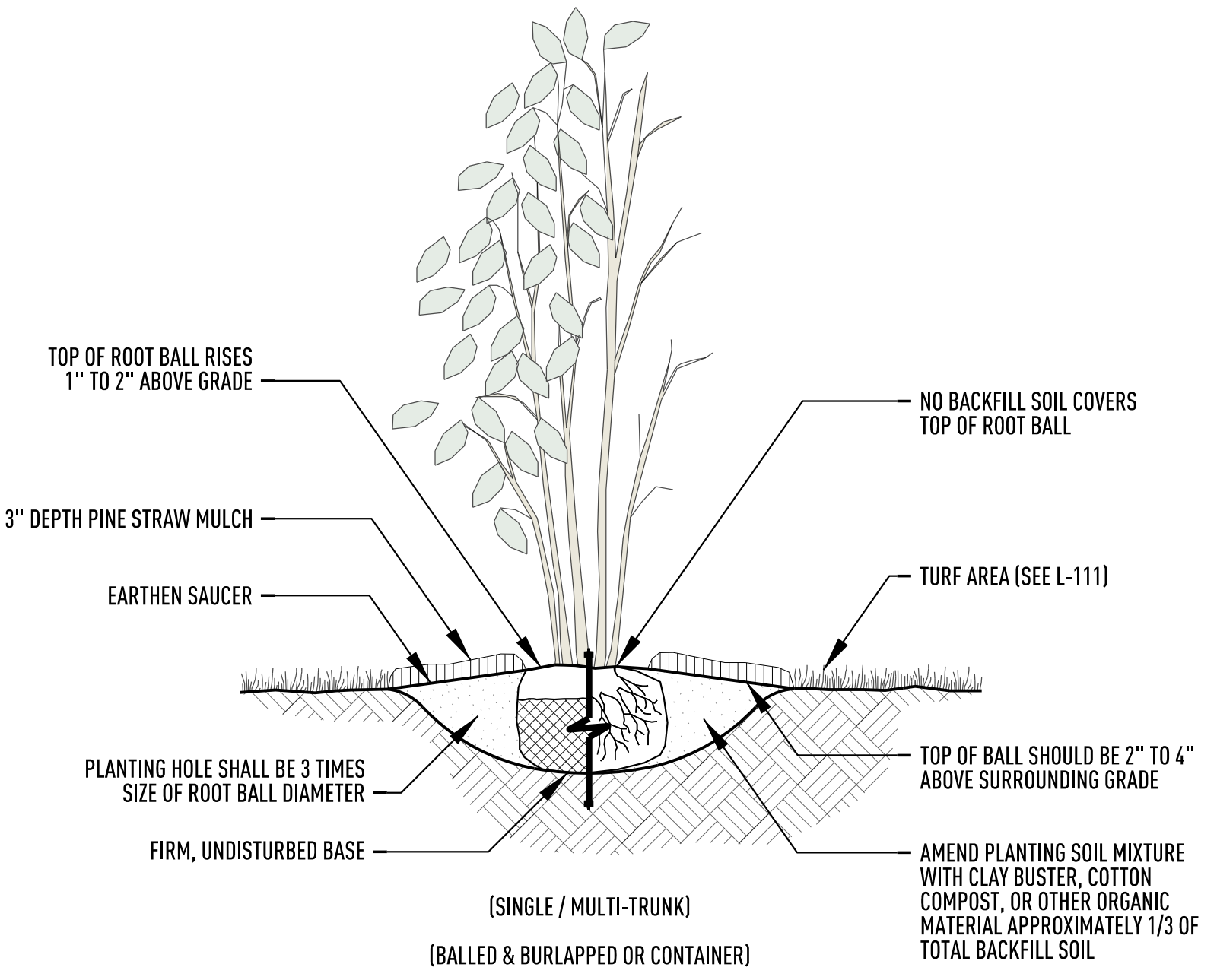
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SCALE : N.T.S.



6 DECIDUOUS PLANTING / STAKING
SCALE : N.T.S.



4 EVERGREEN STAKING
SCALE : N.T.S.



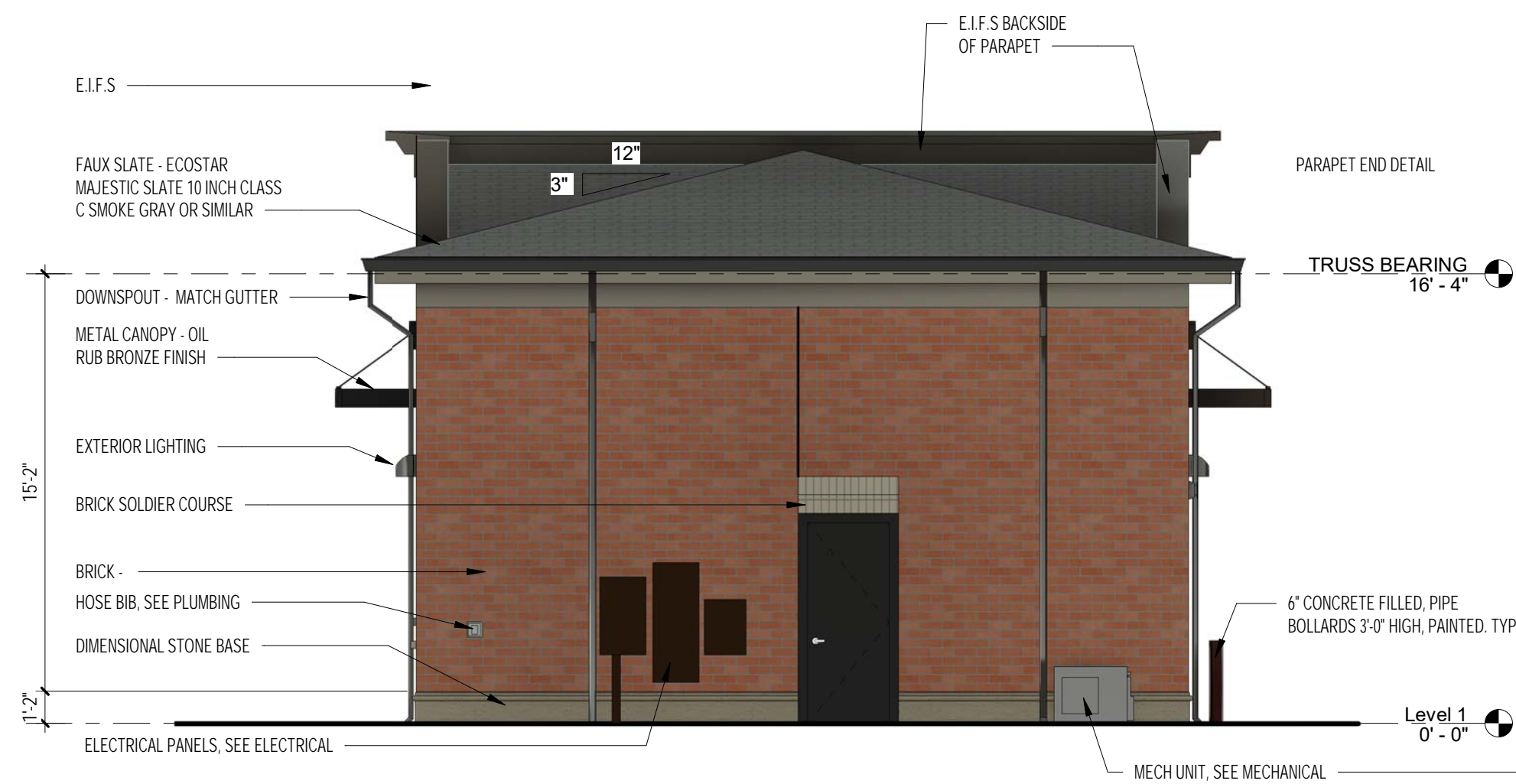
5 MEDIUM SHRUB PLANTING
SCALE : N.T.S.



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



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

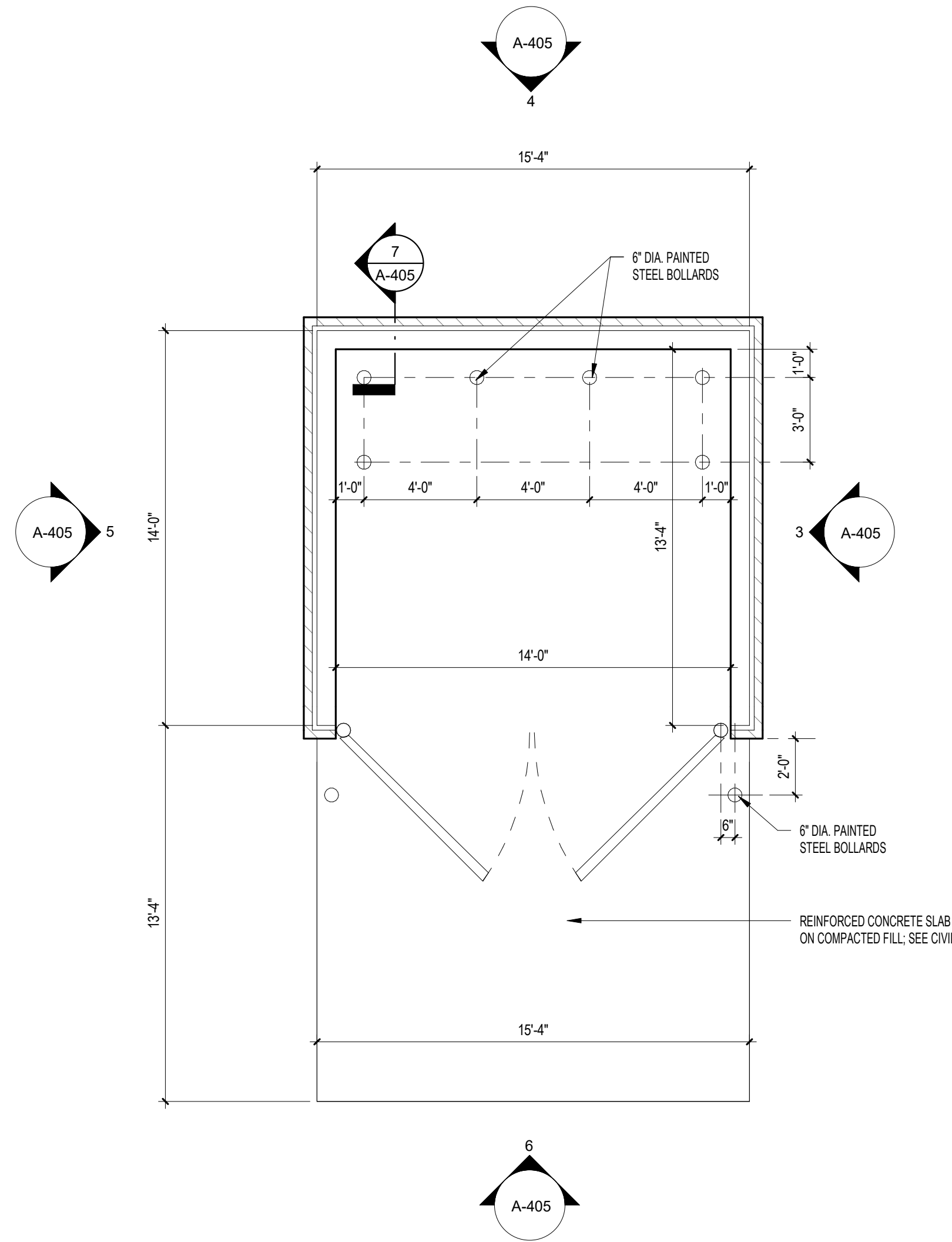


3 SOUTH ELEVATION
3/16" = 1'-0"

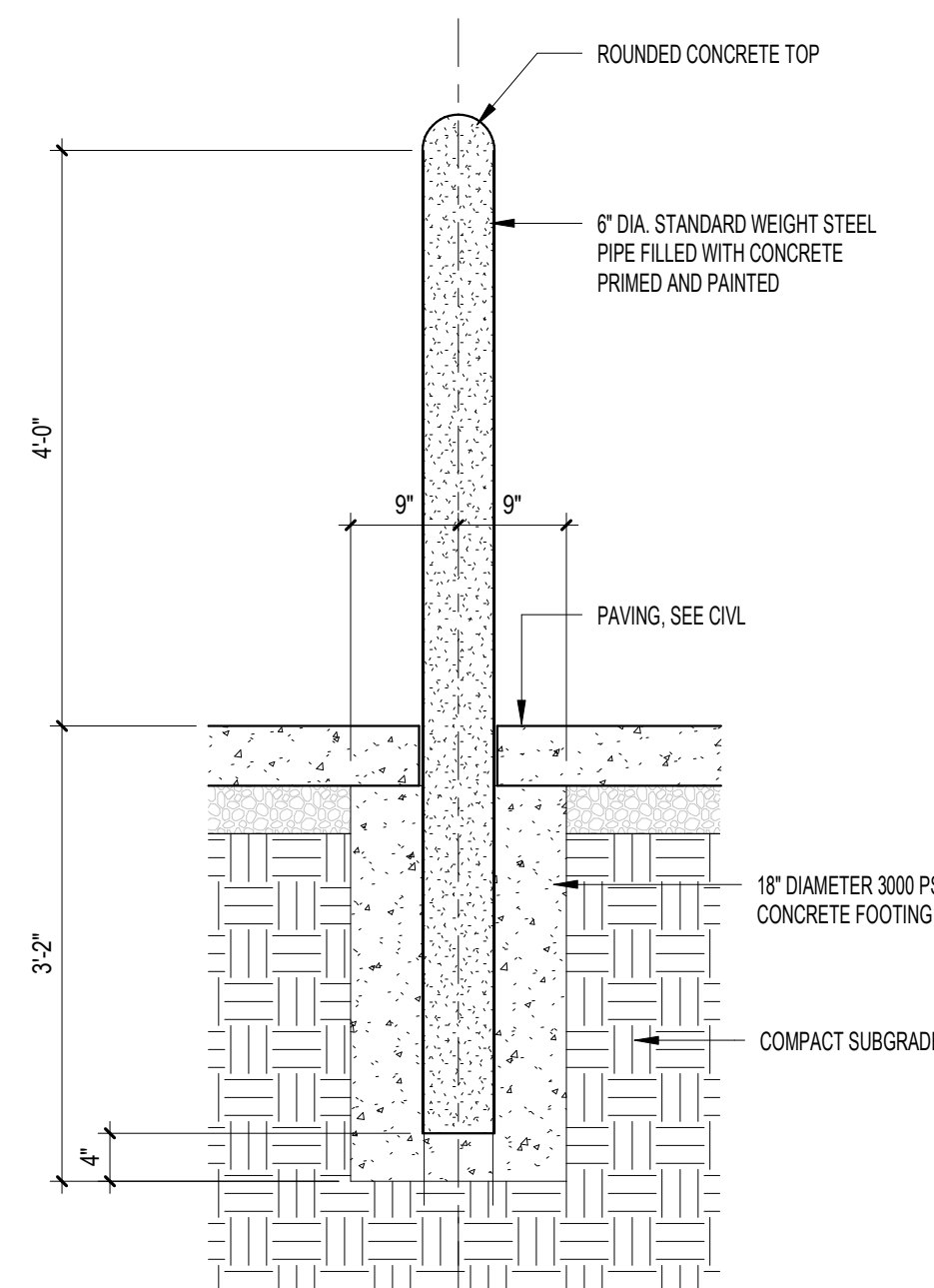


4 EAST ELEVATION (ENTRANCE)
3/16" = 1'-0"

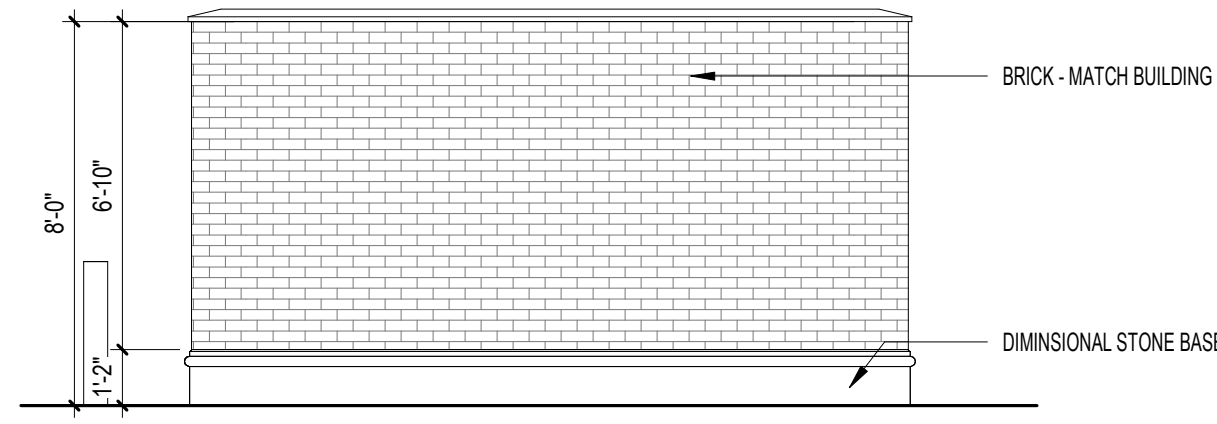
REVISIONS	DATE
NO.	



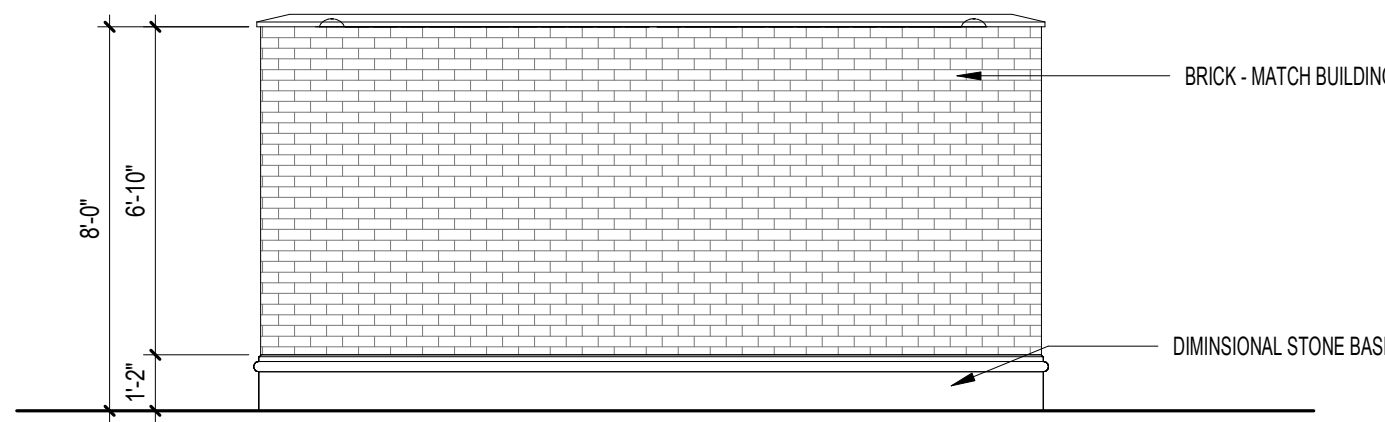
2 DUMPSTER PLAN
1/4" = 1'-0"



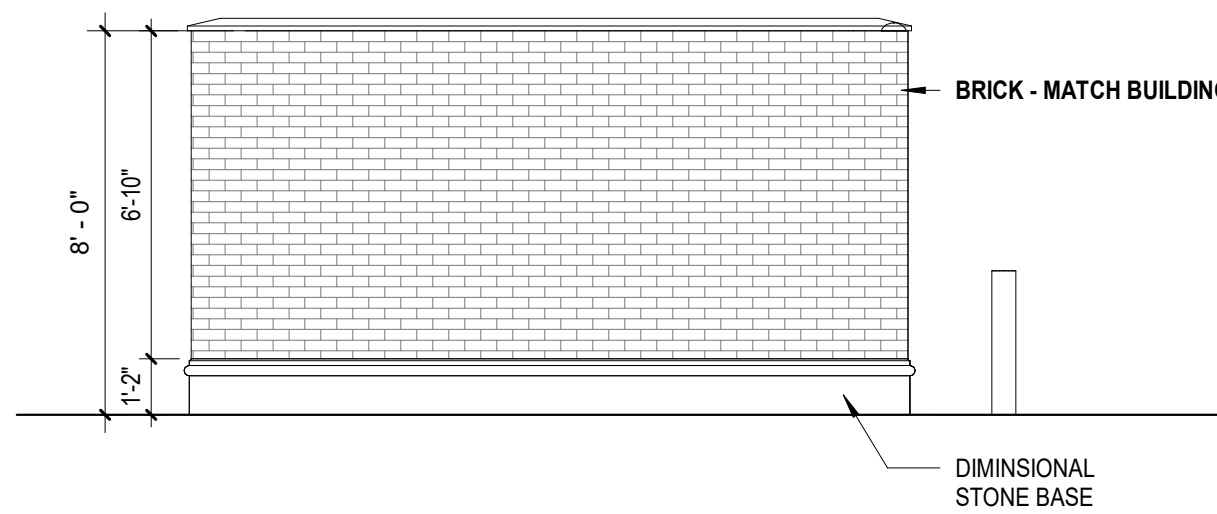
1 BOLLARD DETAIL
3/4" = 1'-0"



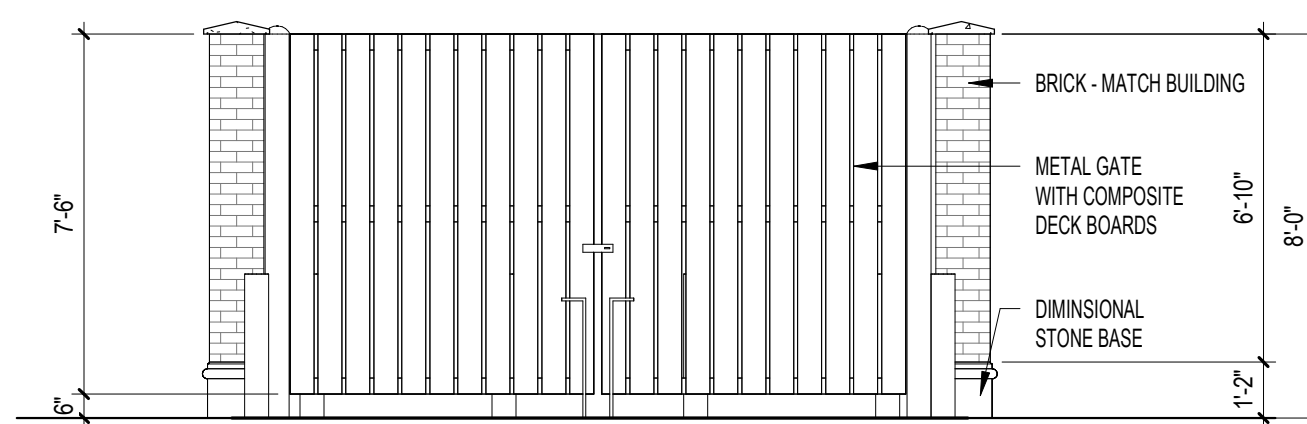
3 DUMPSTER ENCLOSURE ELEVATION
1/4" = 1'-0"



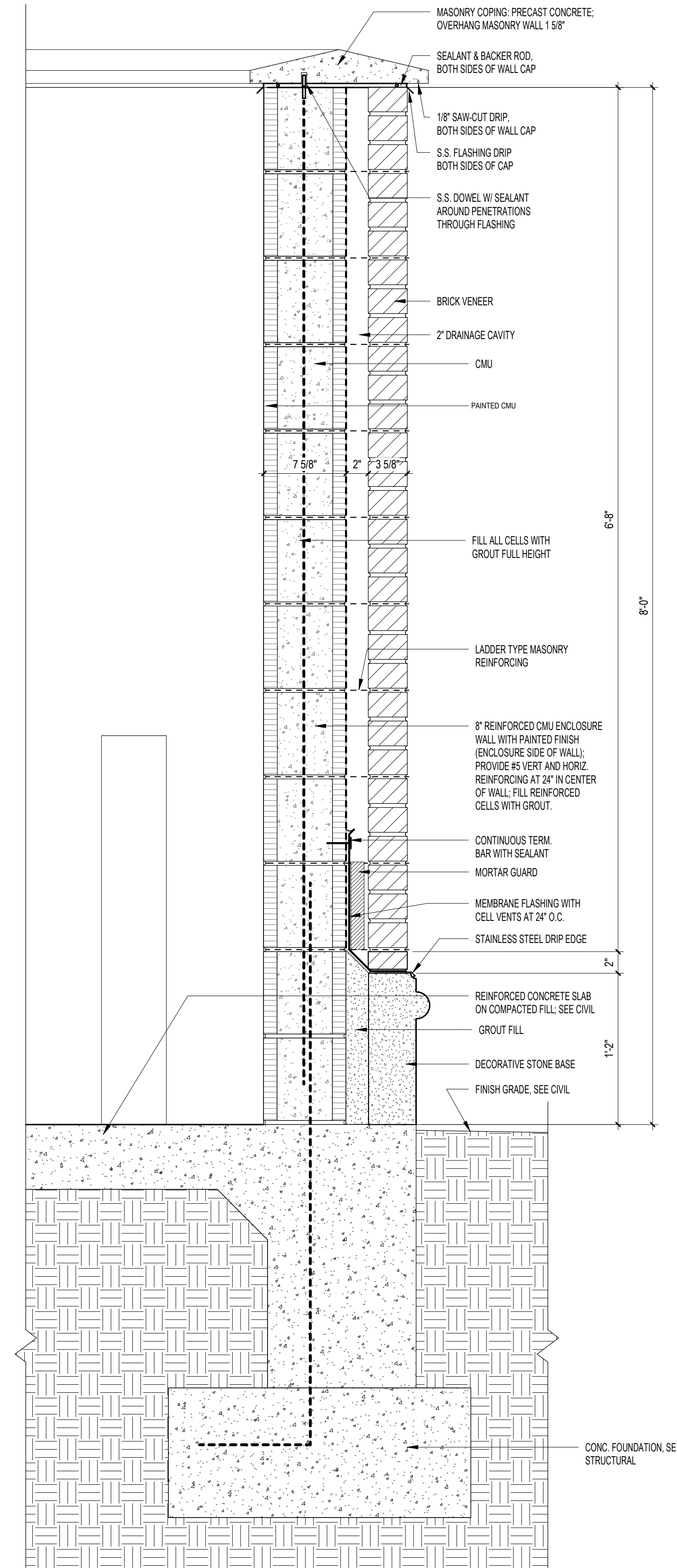
4 DUMPSTER ENCLOSURE ELEVATION
1/4" = 1'-0"



5 DUMPSTER ENCLOSURE ELEVATION
1/4" = 1'-0"



6 DUMPSTER ENCLOSURE ELEVATION
1/4" = 1'-0"



7 Dumpster - Section 1
1 1/2" = 1'-0"

PROJECT NUMBER		DATE		DRAWN BY	
24-092		01-30-2025		C. LANEY	
REVISIONS	NO.	DATE			

NOT FOR CONSTRUCTION

DUMPSTER ENCLOSURE

A-405

STORMWATER CALCULATIONS

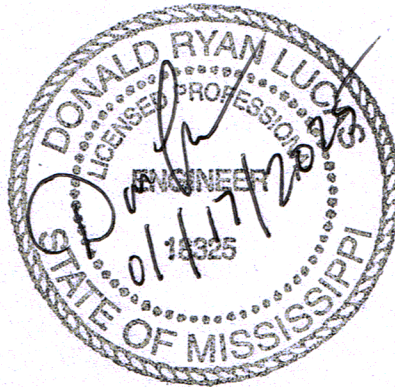
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TAKE 5 OIL CHANGE

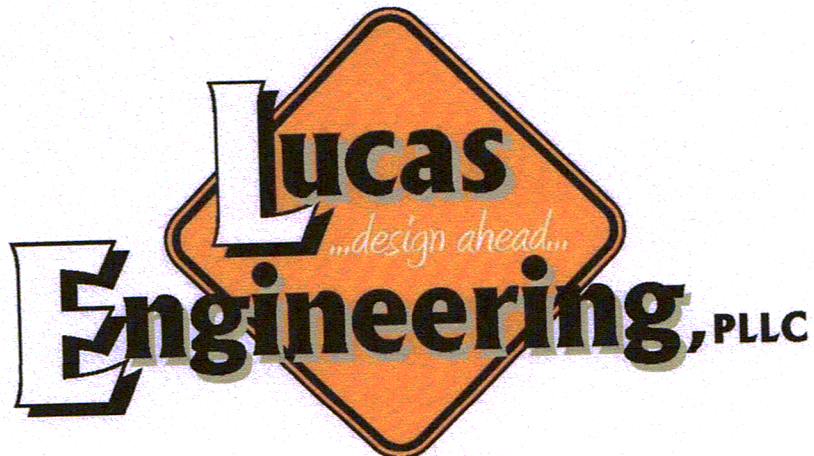
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Gluckstadt, Mississippi

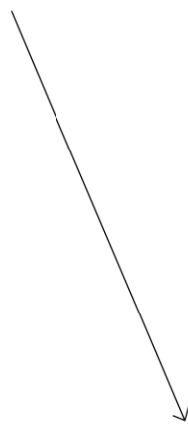
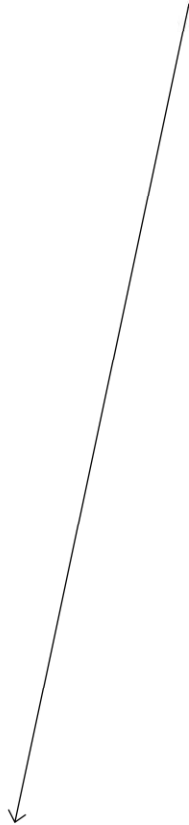
January 17, 2024



PREPARED BY:



Watershed Model Schematic



Legend

Hyd. Origin	Description
1 Rational	Existing
2 Rational	Proposed to Detention
3 Rational	Proposed Not to Detention
4 Reservoir	Detention Pond
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	-----	1.173	1.340	-----	1.606	1.832	2.141	2.380	2.622	Existing
2	Rational	-----	1.261	1.441	-----	1.726	1.968	2.299	2.555	2.814	Proposed to Detention
3	Rational	-----	1.033	1.179	-----	1.412	1.608	1.879	2.088	2.298	Proposed Not to Detention
4	Reservoir	2	0.402	0.498	-----	0.665	0.791	0.956	1.093	1.237	Detention Pond
5	Combine	3, 4	1.090	1.251	-----	1.507	1.727	2.033	2.275	2.520	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	1.340	1	20	1,609	-----	-----	-----	Existing
2	Rational	1.441	1	18	1,556	-----	-----	-----	Proposed to Detention
3	Rational	1.179	1	13	919	-----	-----	-----	Proposed Not to Detention
4	Reservoir	0.498	1	30	1,525	2	286.82	1,129	Detention Pond
5	Combine	1.251	1	13	2,444	3, 4	-----	-----	Total Proposed

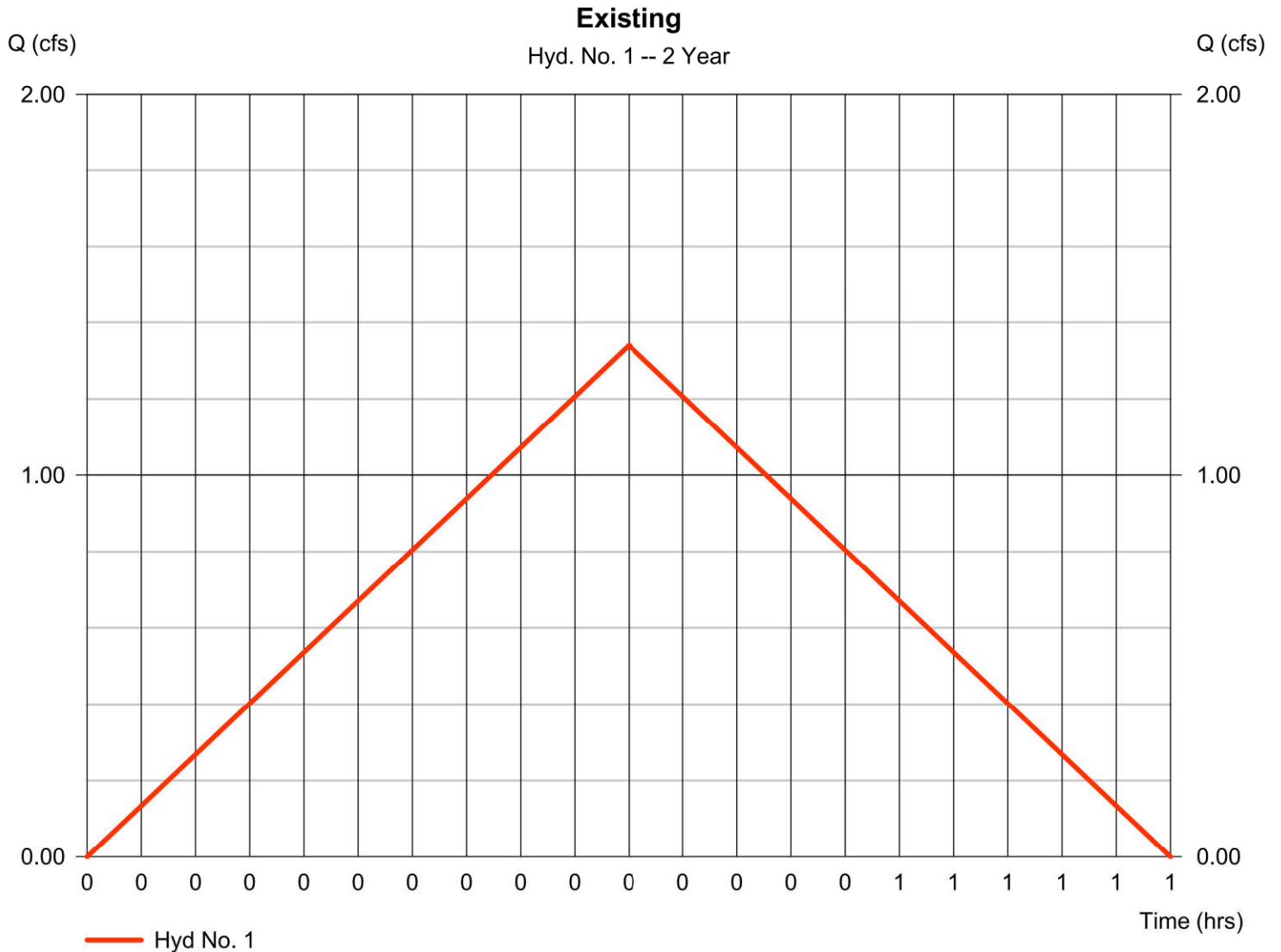
Hydrograph Report

Hyd. No. 1

Existing

Hydrograph type	= Rational	Peak discharge	= 1.340 cfs
Storm frequency	= 2 yrs	Time to peak	= 0.33 hrs
Time interval	= 1 min	Hyd. volume	= 1,609 cuft
Drainage area	= 1.470 ac	Runoff coeff.	= 0.26*
Intensity	= 3.507 in/hr	Tc by FAA	= 20.00 min
IDF Curve	= Canton.IDF	Asc/Rec limb fact	= 1/1

* Composite (Area/C) = $[(1.340 \times 0.20) + (0.130 \times 0.90)] / 1.470$



FAA Formula Tc Worksheet

$T_c = 1.8(1.1 - C) \times \text{Flow length}^{0.5} / \text{Watercourse slope}^{0.333}$

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

Hyd. No. 1

Existing

Description

Flow length (ft) = 278.00

Watercourse slope (%) = 2.16

Runoff coefficient (C) = 0.26

Time of Conc. (min) = 20

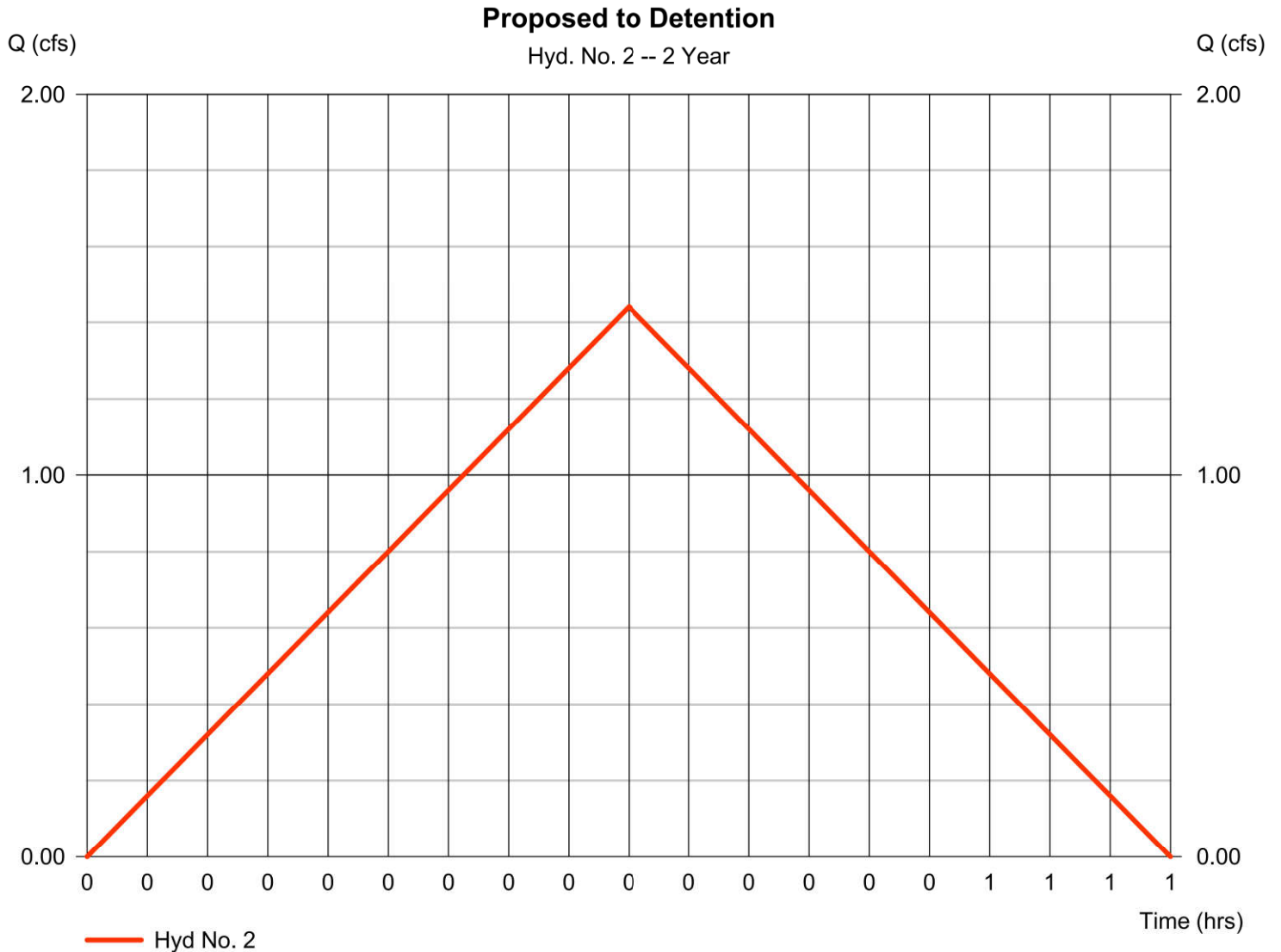
Hydrograph Report

Hyd. No. 2

Proposed to Detention

Hydrograph type	= Rational	Peak discharge	= 1.441 cfs
Storm frequency	= 2 yrs	Time to peak	= 0.30 hrs
Time interval	= 1 min	Hyd. volume	= 1,556 cuft
Drainage area	= 0.810 ac	Runoff coeff.	= 0.48*
Intensity	= 3.705 in/hr	Tc by FAA	= 18.00 min
IDF Curve	= Canton.IDF	Asc/Rec limb fact	= 1/1

* Composite (Area/C) = $[(0.320 \times 0.90) + (0.490 \times 0.20)] / 0.810$



FAA Formula Tc Worksheet

$T_c = 1.8(1.1 - C) \times \text{Flow length}^{0.5} / \text{Watercourse slope}^{0.333}$

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

Hyd. No. 2

Proposed to Detention

Description

Flow length (ft) = 334.00

Watercourse slope (%) = 1.50

Runoff coefficient (C) = 0.48

Time of Conc. (min) = 18

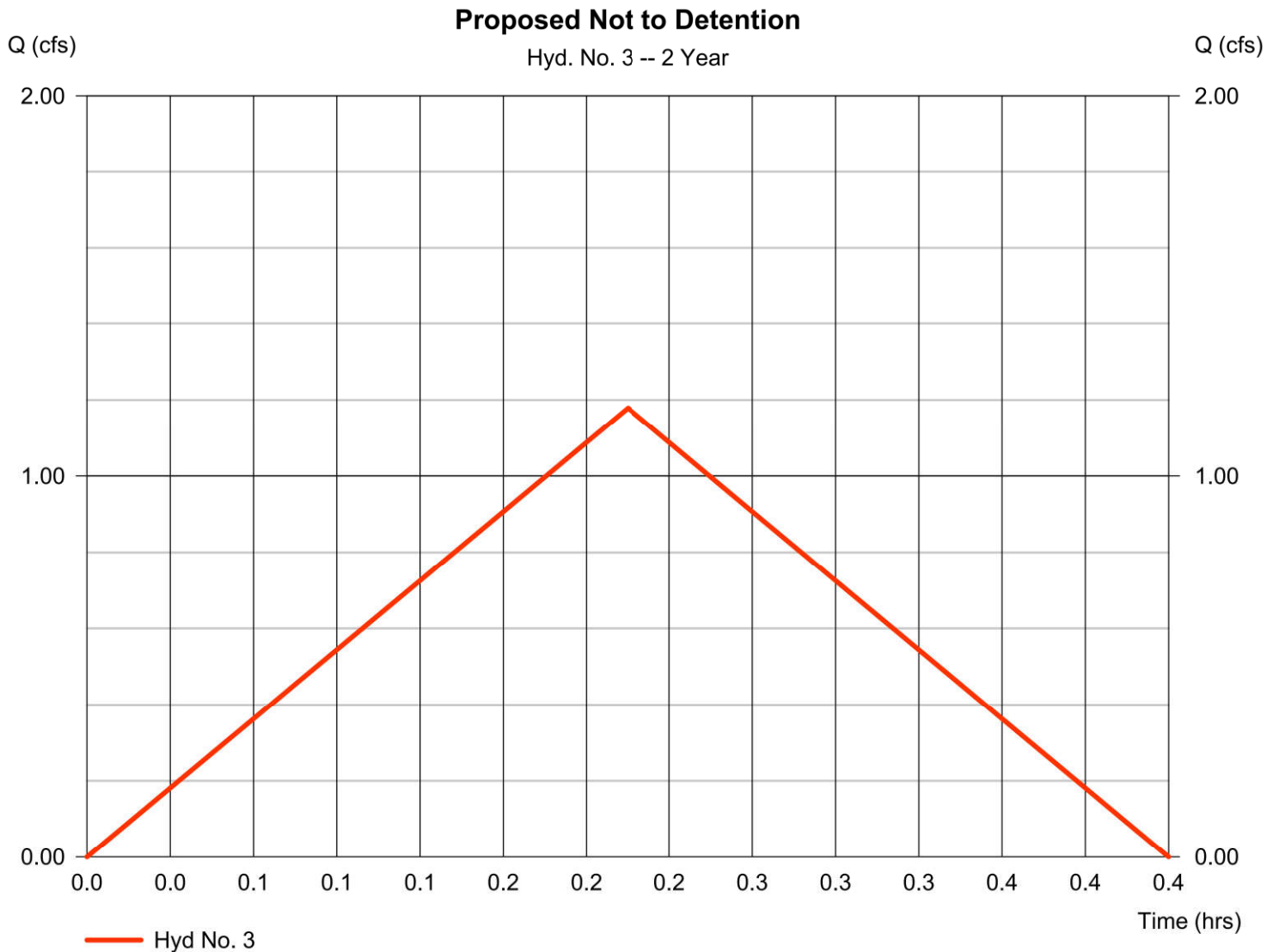
Hydrograph Report

Hyd. No. 3

Proposed Not to Detention

Hydrograph type	= Rational	Peak discharge	= 1.179 cfs
Storm frequency	= 2 yrs	Time to peak	= 0.22 hrs
Time interval	= 1 min	Hyd. volume	= 919 cuft
Drainage area	= 0.660 ac	Runoff coeff.	= 0.41*
Intensity	= 4.356 in/hr	Tc by FAA	= 13.00 min
IDF Curve	= Canton.IDF	Asc/Rec limb fact	= 1/1

* Composite (Area/C) = $[(0.200 \times 0.90) + (0.460 \times 0.20)] / 0.660$



FAA Formula Tc Worksheet

$T_c = 1.8(1.1 - C) \times \text{Flow length}^{0.5} / \text{Watercourse slope}^{0.333}$

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

Hyd. No. 3

Proposed Not to Detention

Description

Flow length (ft) = 210.00

Watercourse slope (%) = 2.62

Runoff coefficient (C) = 0.41

Time of Conc. (min) = 13

Hydrograph Report

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

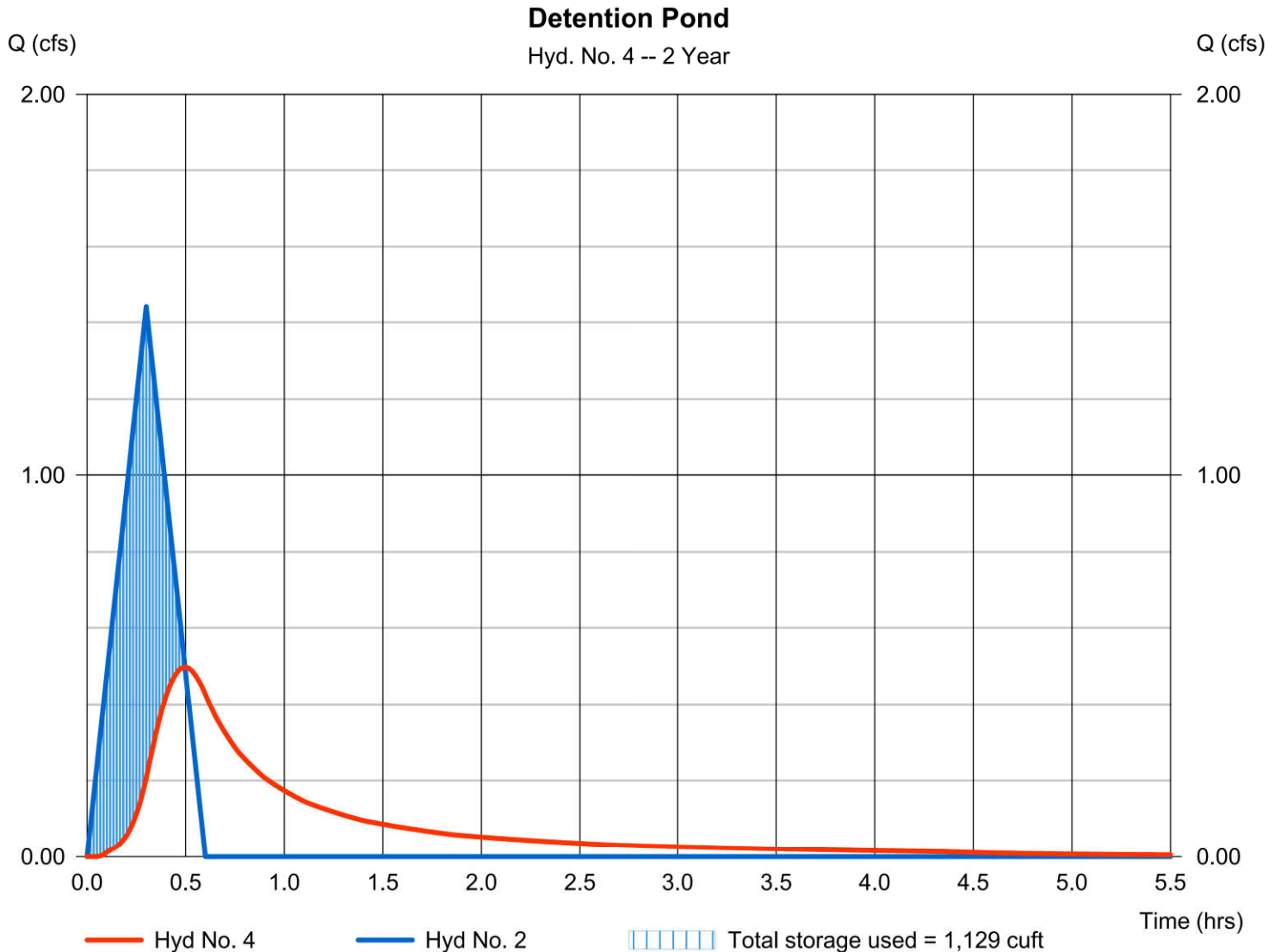
Monday, 01 / 27 / 2025

Hyd. No. 4

Detention Pond

Hydrograph type	= Reservoir	Peak discharge	= 0.498 cfs
Storm frequency	= 2 yrs	Time to peak	= 0.50 hrs
Time interval	= 1 min	Hyd. volume	= 1,525 cuft
Inflow hyd. No.	= 2 - Proposed to Detention	Max. Elevation	= 286.82 ft
Reservoir name	= Detention Pond	Max. Storage	= 1,129 cuft

Storage Indication method used.



Pond Report

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

Monday, 01 / 27 / 2025

Pond No. 1 - Detention Pond

Pond Data

Contours -User-defined contour areas. Conic method used for volume calculation. Begining Elevation = 285.75 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	285.75	10	0	0
0.25	286.00	977	90	90
1.25	287.00	1,577	1,265	1,355
2.25	288.00	2,234	1,896	3,251
3.25	289.00	2,946	2,582	5,833

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 15.00	Inactive	0.00	0.00
Span (in)	= 15.00	0.00	0.00	0.00
No. Barrels	= 1	1	0	0
Invert El. (ft)	= 285.75	285.75	0.00	0.00
Length (ft)	= 24.00	0.50	0.00	0.00
Slope (%)	= 0.00	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)	= 0.00	0.00	0.00	0.00
Crest El. (ft)	= 285.75	0.00	0.00	0.00
Weir Coeff.	= 0.45	3.33	3.33	3.33
Weir Type	= 20 degV	---	---	---
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	285.75	0.00	---	---	---	---	---	---	---	---	---	0.000
0.03	9	285.77	0.00 ic	---	---	---	0.00 s	---	---	---	---	---	0.000
0.05	18	285.80	0.00 ic	---	---	---	0.00 s	---	---	---	---	---	0.000
0.08	27	285.82	0.00 ic	---	---	---	0.00 s	---	---	---	---	---	0.001
0.10	36	285.85	0.00 ic	---	---	---	0.00 s	---	---	---	---	---	0.001
0.13	45	285.87	0.00 ic	---	---	---	0.00 s	---	---	---	---	---	0.002
0.15	54	285.90	0.00 ic	---	---	---	0.00 s	---	---	---	---	---	0.004
0.18	63	285.92	0.01 ic	---	---	---	0.01 s	---	---	---	---	---	0.006
0.20	72	285.95	0.01 ic	---	---	---	0.01 s	---	---	---	---	---	0.008
0.23	81	285.97	0.01 ic	---	---	---	0.01 s	---	---	---	---	---	0.010
0.25	90	286.00	0.01 ic	---	---	---	0.01 s	---	---	---	---	---	0.013
0.35	217	286.10	0.03 ic	---	---	---	0.03 s	---	---	---	---	---	0.031
0.45	343	286.20	0.06 ic	---	---	---	0.06 s	---	---	---	---	---	0.058
0.55	470	286.30	0.10 ic	---	---	---	0.10 s	---	---	---	---	---	0.095
0.65	596	286.40	0.15 ic	---	---	---	0.14 s	---	---	---	---	---	0.144
0.75	723	286.50	0.21 ic	---	---	---	0.21 s	---	---	---	---	---	0.206
0.85	849	286.60	0.29 ic	---	---	---	0.28 s	---	---	---	---	---	0.280
0.95	976	286.70	0.37 ic	---	---	---	0.37 s	---	---	---	---	---	0.369
1.05	1,102	286.80	0.48 ic	---	---	---	0.47 s	---	---	---	---	---	0.472
1.15	1,229	286.90	0.59 ic	---	---	---	0.59 s	---	---	---	---	---	0.591
1.25	1,355	287.00	0.73 ic	---	---	---	0.73 s	---	---	---	---	---	0.726
1.35	1,545	287.10	0.90 ic	---	---	---	0.88 s	---	---	---	---	---	0.876
1.45	1,735	287.20	1.05 ic	---	---	---	1.05 s	---	---	---	---	---	1.046
1.55	1,924	287.30	1.25 ic	---	---	---	1.23 s	---	---	---	---	---	1.231
1.65	2,114	287.40	1.46 ic	---	---	---	1.43 s	---	---	---	---	---	1.433
1.75	2,303	287.50	1.68 ic	---	---	---	1.65 s	---	---	---	---	---	1.655
1.85	2,493	287.60	1.92 ic	---	---	---	1.90 s	---	---	---	---	---	1.895
1.95	2,682	287.70	2.16 ic	---	---	---	2.16 s	---	---	---	---	---	2.156
2.05	2,872	287.80	2.46 ic	---	---	---	2.43 s	---	---	---	---	---	2.432
2.15	3,062	287.90	2.75 ic	---	---	---	2.73 s	---	---	---	---	---	2.728
2.25	3,251	288.00	3.04 ic	---	---	---	3.04 s	---	---	---	---	---	3.045
2.35	3,509	288.10	3.40 ic	---	---	---	3.38 s	---	---	---	---	---	3.376
2.45	3,768	288.20	3.73 ic	---	---	---	3.73 s	---	---	---	---	---	3.729
2.55	4,026	288.30	4.10 ic	---	---	---	4.09 s	---	---	---	---	---	4.092
2.65	4,284	288.40	4.47 ic	---	---	---	4.47 s	---	---	---	---	---	4.466
2.75	4,542	288.50	4.40 oc	---	---	---	4.40 s	---	---	---	---	---	4.403
2.85	4,800	288.60	4.79 oc	---	---	---	4.79 s	---	---	---	---	---	4.792
2.95	5,058	288.70	5.19 oc	---	---	---	5.19 s	---	---	---	---	---	5.192

Continues on next page

Detention Pond

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
3.05	5,316	288.80	5.59 oc	---	---	---	5.59 s	---	---	---	---	---	5.590
3.15	5,575	288.90	6.00 oc	---	---	---	5.99 s	---	---	---	---	---	5.995
3.25	5,833	289.00	6.40 oc	---	---	---	6.40 s	---	---	---	---	---	6.400

...End

Hydrograph Report

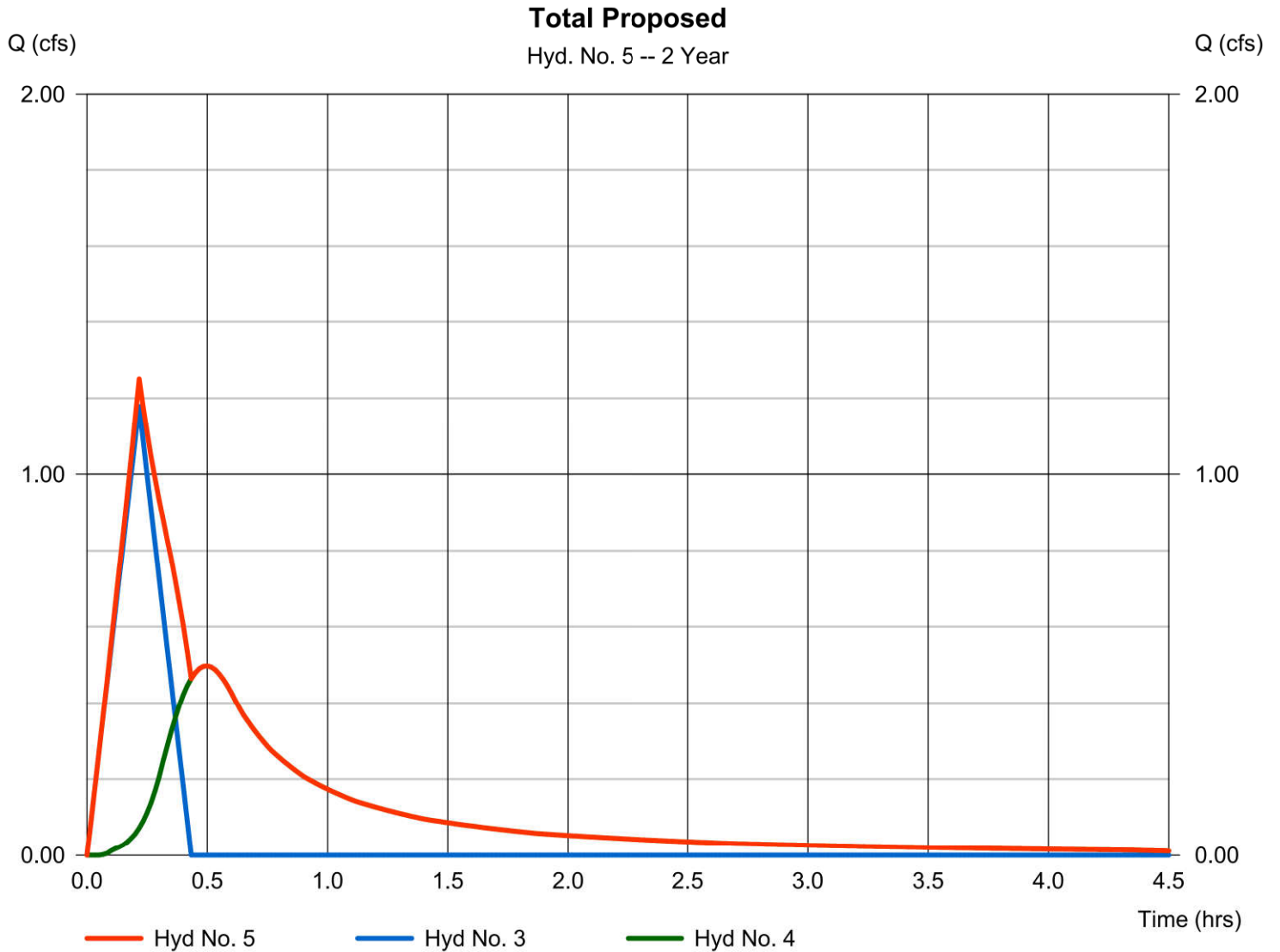
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

Monday, 01 / 27 / 2025

Hyd. No. 5

Total Proposed

Hydrograph type	= Combine	Peak discharge	= 1.251 cfs
Storm frequency	= 2 yrs	Time to peak	= 0.22 hrs
Time interval	= 1 min	Hyd. volume	= 2,444 cuft
Inflow hyds.	= 3, 4	Contrib. drain. area	= 0.660 ac



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	1.606	1	20	1,927	-----	-----	-----	Existing
2	Rational	1.726	1	18	1,864	-----	-----	-----	Proposed to Detention
3	Rational	1.412	1	13	1,102	-----	-----	-----	Proposed Not to Detention
4	Reservoir	0.665	1	29	1,833	2	286.96	1,299	Detention Pond
5	Combine	1.507	1	13	2,934	3, 4	-----	-----	Total Proposed

Hydrograph Report

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

Monday, 01 / 27 / 2025

Hyd. No. 1

Existing

Hydrograph type	= Rational	Peak discharge	= 1.606 cfs
Storm frequency	= 5 yrs	Time to peak	= 0.33 hrs
Time interval	= 1 min	Hyd. volume	= 1,927 cuft
Drainage area	= 1.470 ac	Runoff coeff.	= 0.26*
Intensity	= 4.202 in/hr	Tc by FAA	= 20.00 min
IDF Curve	= Canton.IDF	Asc/Rec limb fact	= 1/1

* Composite (Area/C) = $[(1.340 \times 0.20) + (0.130 \times 0.90)] / 1.470$



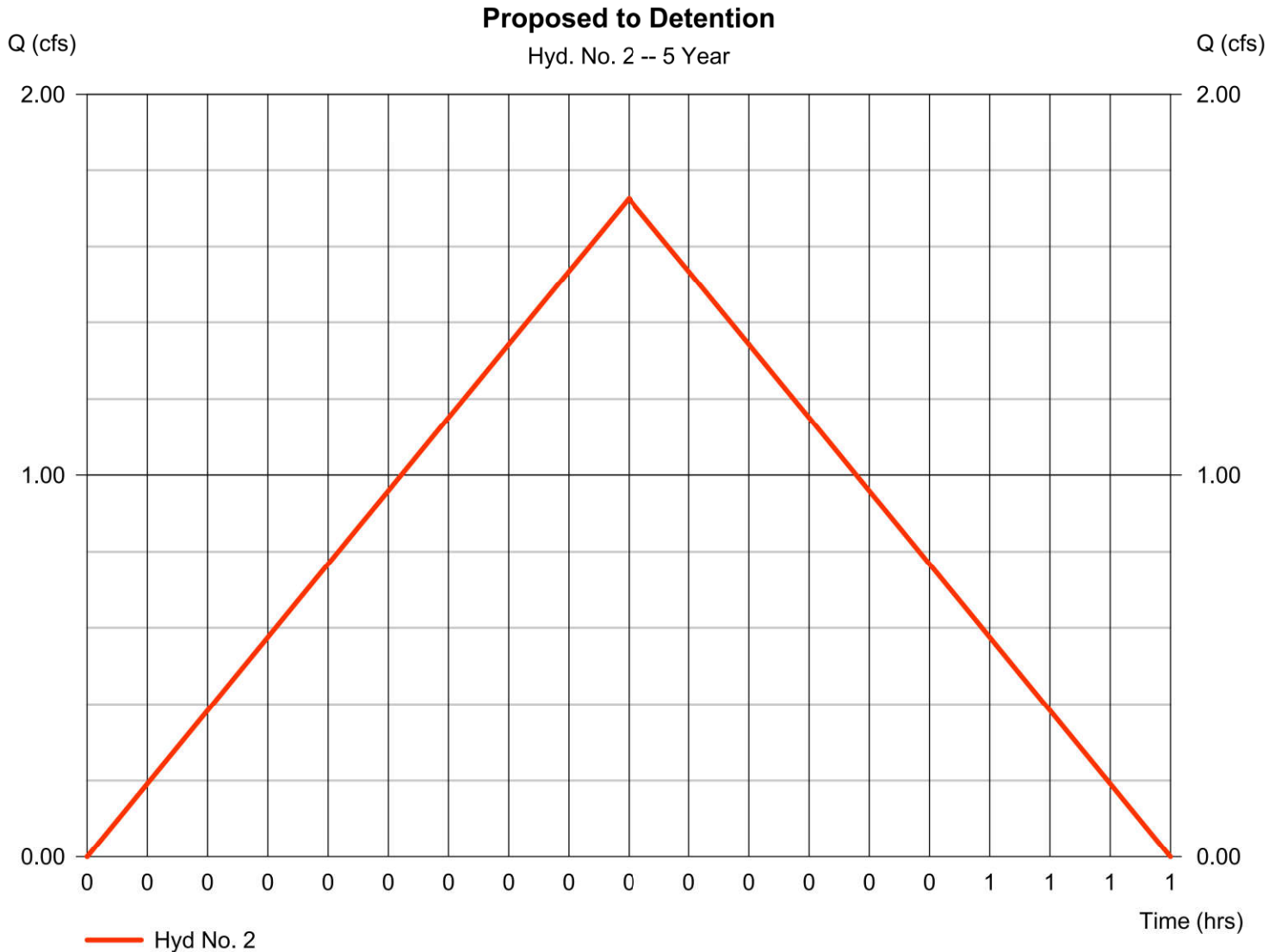
Hydrograph Report

Hyd. No. 2

Proposed to Detention

Hydrograph type	= Rational	Peak discharge	= 1.726 cfs
Storm frequency	= 5 yrs	Time to peak	= 0.30 hrs
Time interval	= 1 min	Hyd. volume	= 1,864 cuft
Drainage area	= 0.810 ac	Runoff coeff.	= 0.48*
Intensity	= 4.439 in/hr	Tc by FAA	= 18.00 min
IDF Curve	= Canton.IDF	Asc/Rec limb fact	= 1/1

* Composite (Area/C) = $[(0.320 \times 0.90) + (0.490 \times 0.20)] / 0.810$



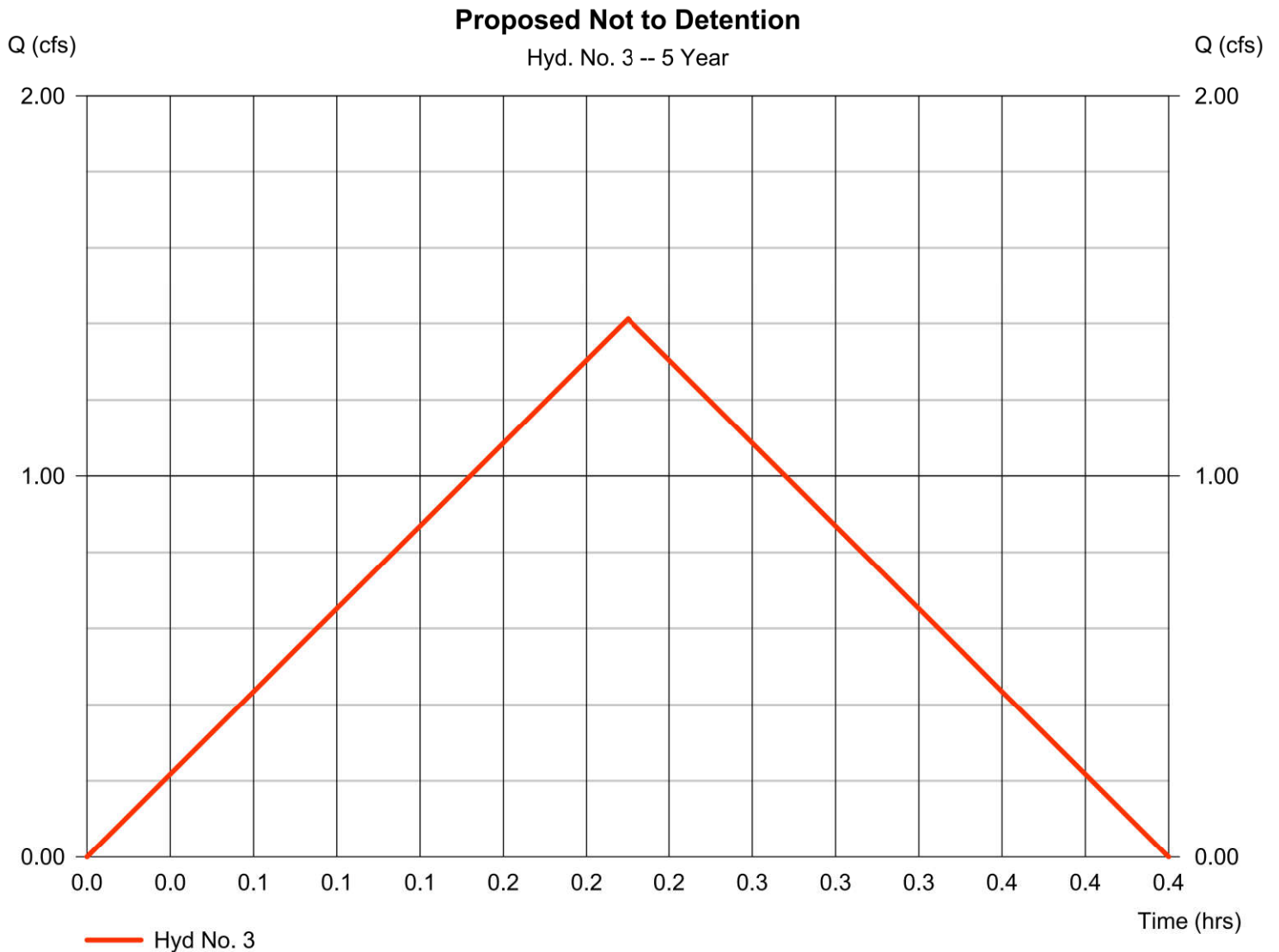
Hydrograph Report

Hyd. No. 3

Proposed Not to Detention

Hydrograph type	= Rational	Peak discharge	= 1.412 cfs
Storm frequency	= 5 yrs	Time to peak	= 0.22 hrs
Time interval	= 1 min	Hyd. volume	= 1,102 cuft
Drainage area	= 0.660 ac	Runoff coeff.	= 0.41*
Intensity	= 5.219 in/hr	Tc by FAA	= 13.00 min
IDF Curve	= Canton.IDF	Asc/Rec limb fact	= 1/1

* Composite (Area/C) = $[(0.200 \times 0.90) + (0.460 \times 0.20)] / 0.660$



Hydrograph Report

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

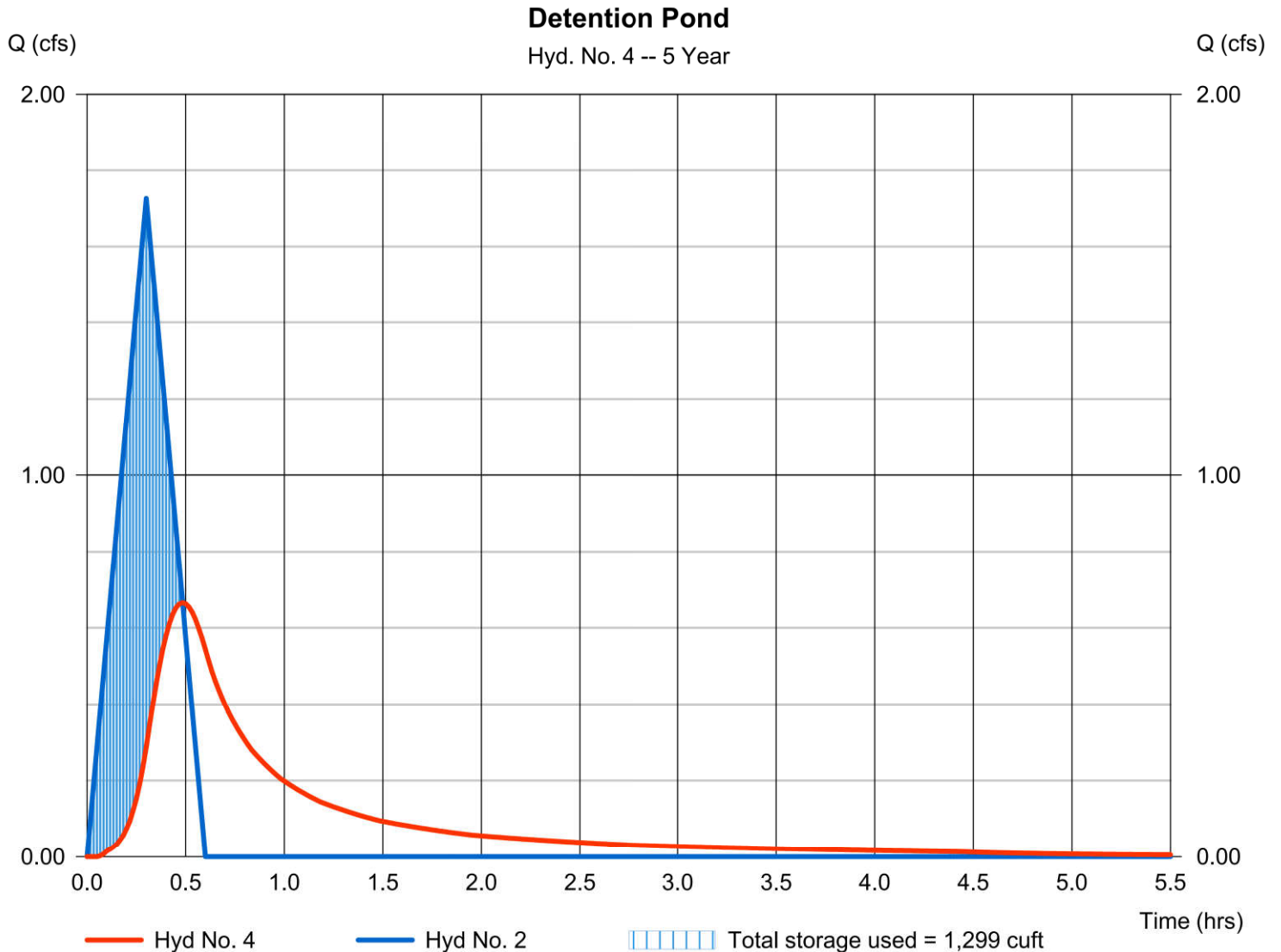
Monday, 01 / 27 / 2025

Hyd. No. 4

Detention Pond

Hydrograph type	= Reservoir	Peak discharge	= 0.665 cfs
Storm frequency	= 5 yrs	Time to peak	= 0.48 hrs
Time interval	= 1 min	Hyd. volume	= 1,833 cuft
Inflow hyd. No.	= 2 - Proposed to Detention	Max. Elevation	= 286.96 ft
Reservoir name	= Detention Pond	Max. Storage	= 1,299 cuft

Storage Indication method used.



Hydrograph Report

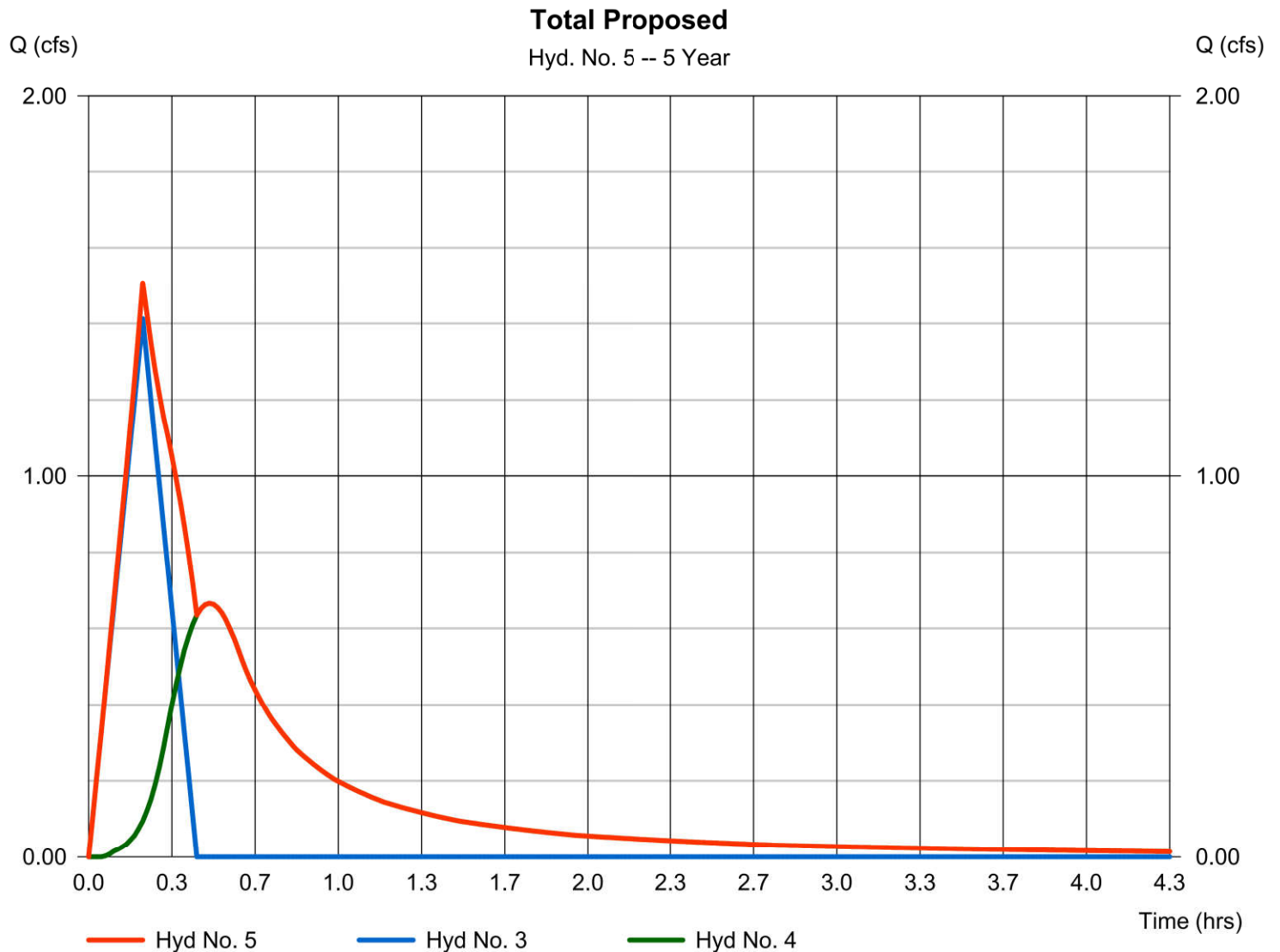
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

Monday, 01 / 27 / 2025

Hyd. No. 5

Total Proposed

Hydrograph type	= Combine	Peak discharge	= 1.507 cfs
Storm frequency	= 5 yrs	Time to peak	= 0.22 hrs
Time interval	= 1 min	Hyd. volume	= 2,934 cuft
Inflow hyds.	= 3, 4	Contrib. drain. area	= 0.660 ac



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	1.832	1	20	2,198	-----	-----	-----	Existing
2	Rational	1.968	1	18	2,125	-----	-----	-----	Proposed to Detention
3	Rational	1.608	1	13	1,254	-----	-----	-----	Proposed Not to Detention
4	Reservoir	0.791	1	29	2,094	2	287.04	1,438	Detention Pond
5	Combine	1.727	1	13	3,348	3, 4	-----	-----	Total Proposed

Hydrograph Report

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

Monday, 01 / 27 / 2025

Hyd. No. 1

Existing

Hydrograph type	= Rational	Peak discharge	= 1.832 cfs
Storm frequency	= 10 yrs	Time to peak	= 0.33 hrs
Time interval	= 1 min	Hyd. volume	= 2,198 cuft
Drainage area	= 1.470 ac	Runoff coeff.	= 0.26*
Intensity	= 4.792 in/hr	Tc by FAA	= 20.00 min
IDF Curve	= Canton.IDF	Asc/Rec limb fact	= 1/1

* Composite (Area/C) = $[(1.340 \times 0.20) + (0.130 \times 0.90)] / 1.470$



Hydrograph Report

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

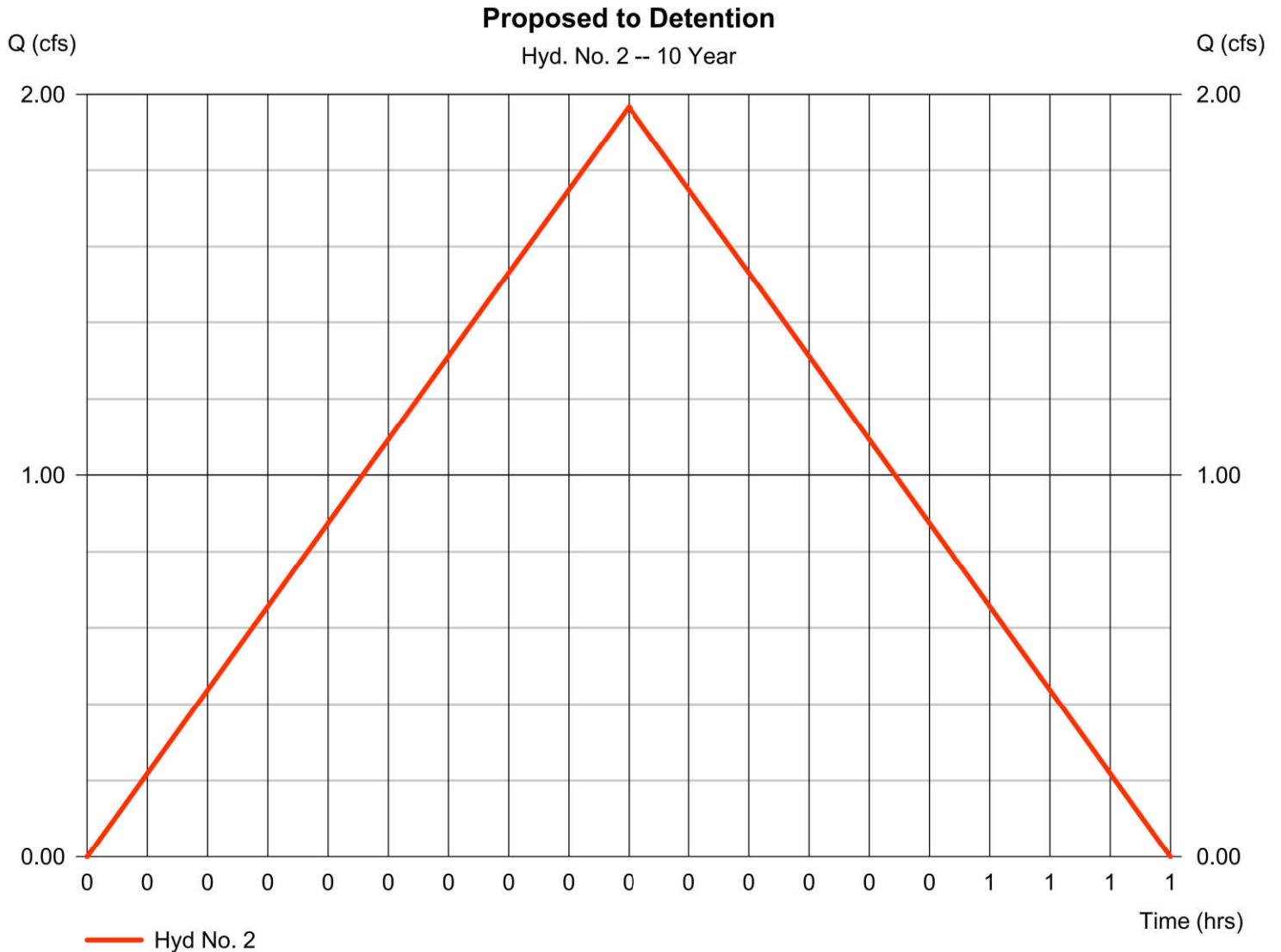
Monday, 01 / 27 / 2025

Hyd. No. 2

Proposed to Detention

Hydrograph type	= Rational	Peak discharge	= 1.968 cfs
Storm frequency	= 10 yrs	Time to peak	= 0.30 hrs
Time interval	= 1 min	Hyd. volume	= 2,125 cuft
Drainage area	= 0.810 ac	Runoff coeff.	= 0.48*
Intensity	= 5.061 in/hr	Tc by FAA	= 18.00 min
IDF Curve	= Canton.IDF	Asc/Rec limb fact	= 1/1

* Composite (Area/C) = $[(0.320 \times 0.90) + (0.490 \times 0.20)] / 0.810$



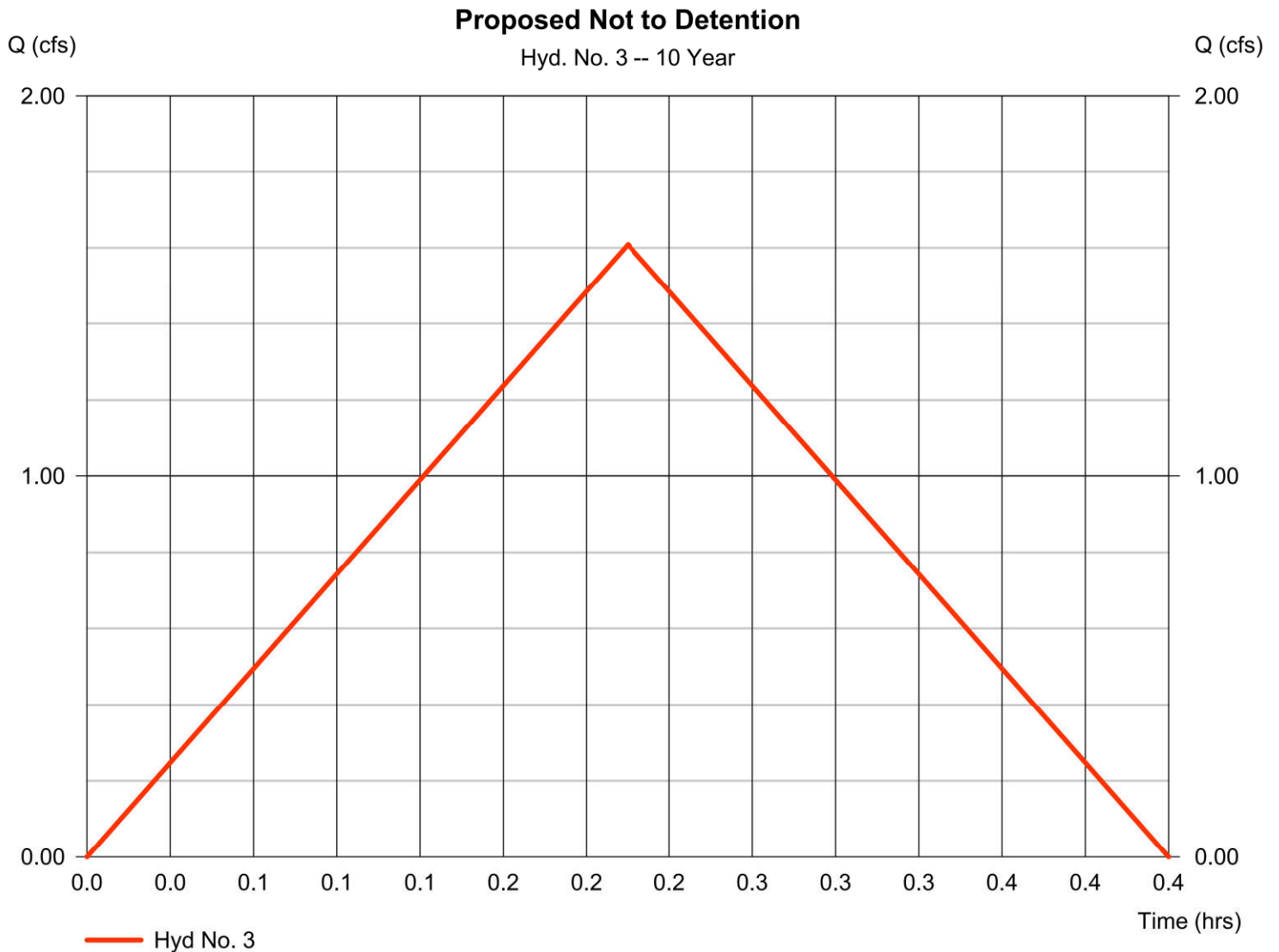
Hydrograph Report

Hyd. No. 3

Proposed Not to Detention

Hydrograph type	= Rational	Peak discharge	= 1.608 cfs
Storm frequency	= 10 yrs	Time to peak	= 0.22 hrs
Time interval	= 1 min	Hyd. volume	= 1,254 cuft
Drainage area	= 0.660 ac	Runoff coeff.	= 0.41*
Intensity	= 5.943 in/hr	Tc by FAA	= 13.00 min
IDF Curve	= Canton.IDF	Asc/Rec limb fact	= 1/1

* Composite (Area/C) = $[(0.200 \times 0.90) + (0.460 \times 0.20)] / 0.660$



Hydrograph Report

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

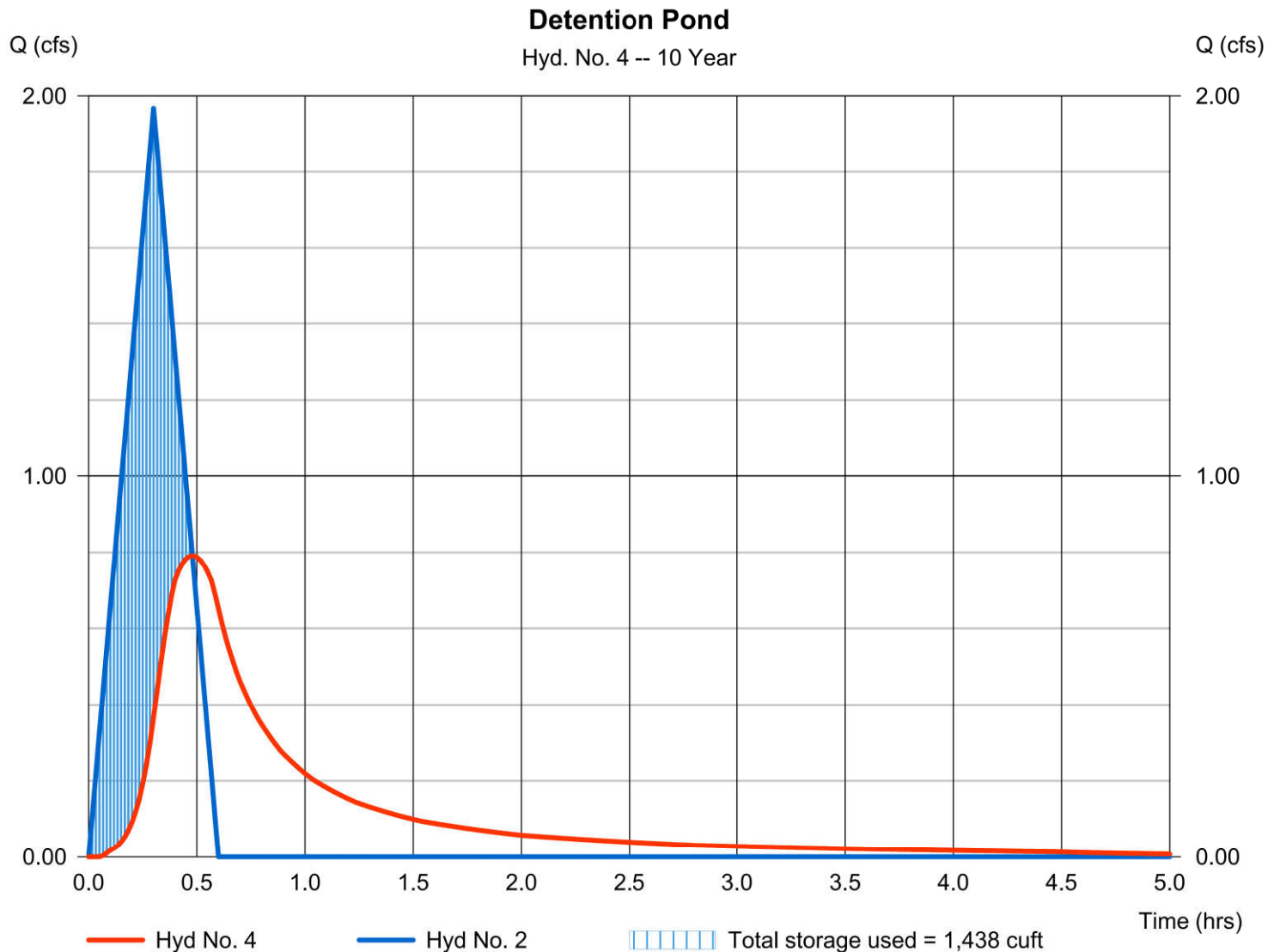
Monday, 01 / 27 / 2025

Hyd. No. 4

Detention Pond

Hydrograph type	= Reservoir	Peak discharge	= 0.791 cfs
Storm frequency	= 10 yrs	Time to peak	= 0.48 hrs
Time interval	= 1 min	Hyd. volume	= 2,094 cuft
Inflow hyd. No.	= 2 - Proposed to Detention	Max. Elevation	= 287.04 ft
Reservoir name	= Detention Pond	Max. Storage	= 1,438 cuft

Storage Indication method used.



Hydrograph Report

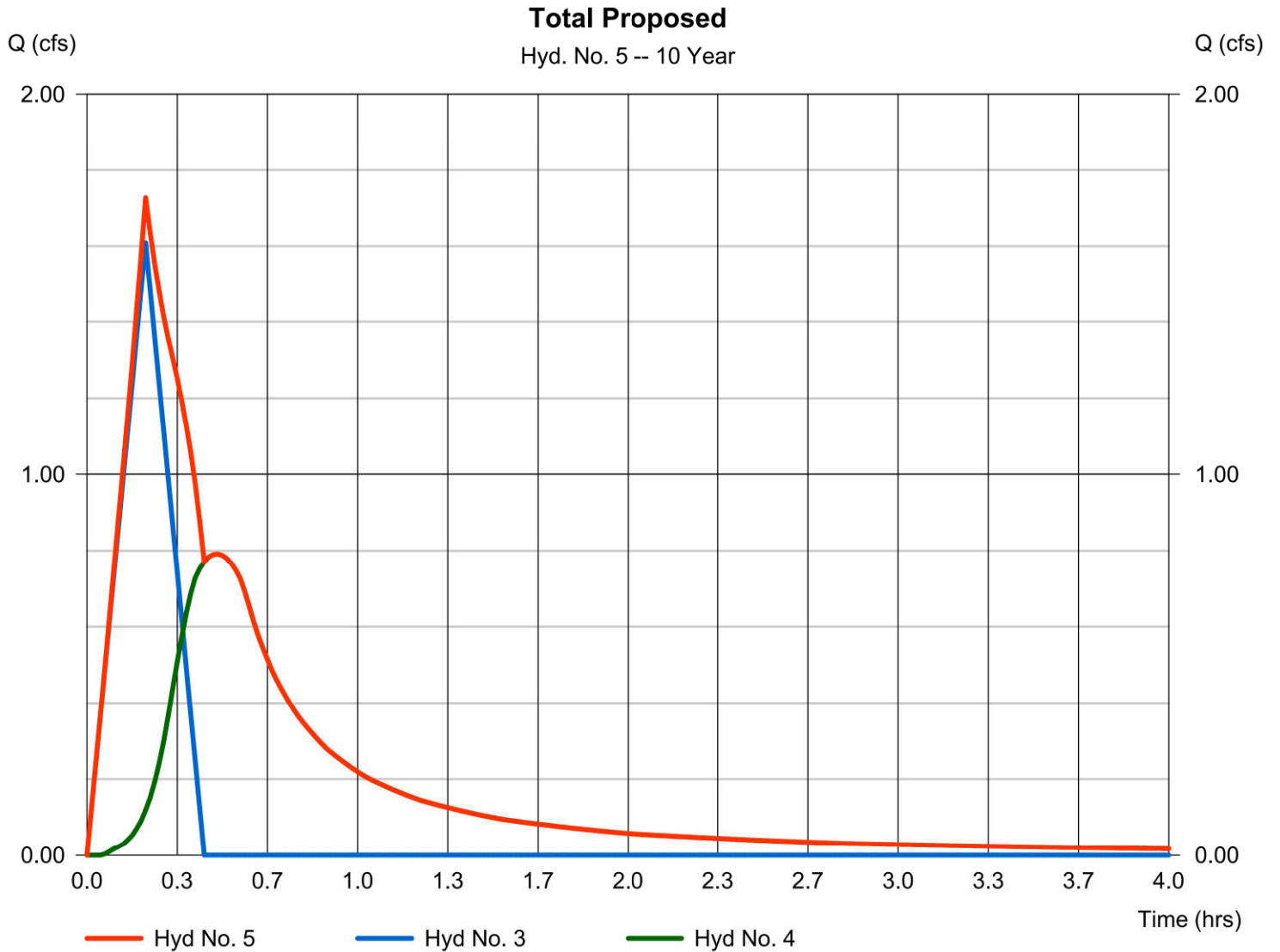
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

Monday, 01 / 27 / 2025

Hyd. No. 5

Total Proposed

Hydrograph type	= Combine	Peak discharge	= 1.727 cfs
Storm frequency	= 10 yrs	Time to peak	= 0.22 hrs
Time interval	= 1 min	Hyd. volume	= 3,348 cuft
Inflow hyds.	= 3, 4	Contrib. drain. area	= 0.660 ac



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	2.141	1	20	2,570	-----	-----	-----	Existing
2	Rational	2.299	1	18	2,483	-----	-----	-----	Proposed to Detention
3	Rational	1.879	1	13	1,465	-----	-----	-----	Proposed Not to Detention
4	Reservoir	0.956	1	29	2,452	2	287.15	1,634	Detention Pond
5	Combine	2.033	1	13	3,917	3, 4	-----	-----	Total Proposed

Hydrograph Report

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

Monday, 01 / 27 / 2025

Hyd. No. 1

Existing

Hydrograph type	= Rational	Peak discharge	= 2.141 cfs
Storm frequency	= 25 yrs	Time to peak	= 0.33 hrs
Time interval	= 1 min	Hyd. volume	= 2,570 cuft
Drainage area	= 1.470 ac	Runoff coeff.	= 0.26*
Intensity	= 5.602 in/hr	Tc by FAA	= 20.00 min
IDF Curve	= Canton.IDF	Asc/Rec limb fact	= 1/1

* Composite (Area/C) = [(1.340 x 0.20) + (0.130 x 0.90)] / 1.470



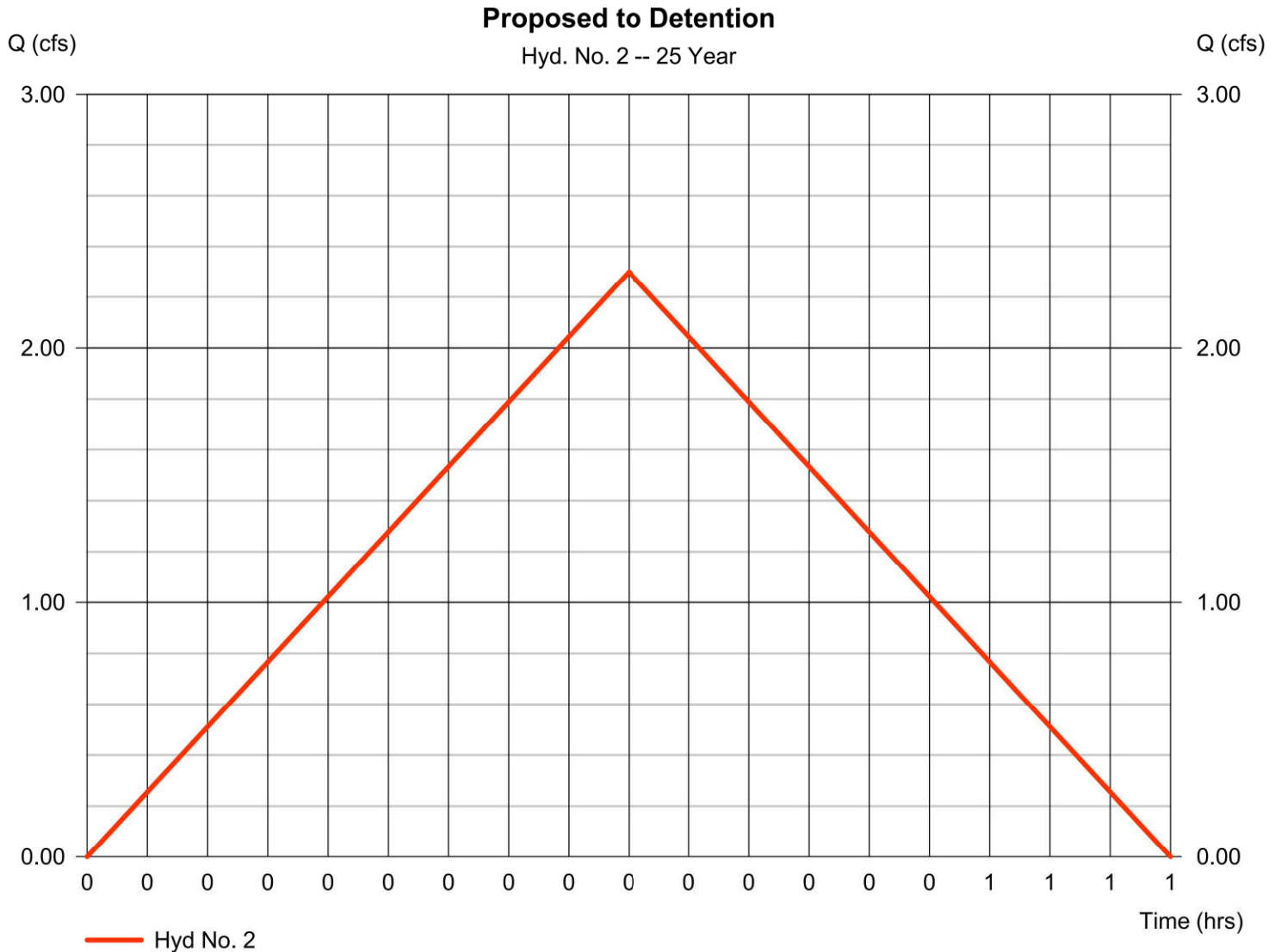
Hydrograph Report

Hyd. No. 2

Proposed to Detention

Hydrograph type	= Rational	Peak discharge	= 2.299 cfs
Storm frequency	= 25 yrs	Time to peak	= 0.30 hrs
Time interval	= 1 min	Hyd. volume	= 2,483 cuft
Drainage area	= 0.810 ac	Runoff coeff.	= 0.48*
Intensity	= 5.914 in/hr	Tc by FAA	= 18.00 min
IDF Curve	= Canton.IDF	Asc/Rec limb fact	= 1/1

* Composite (Area/C) = $[(0.320 \times 0.90) + (0.490 \times 0.20)] / 0.810$



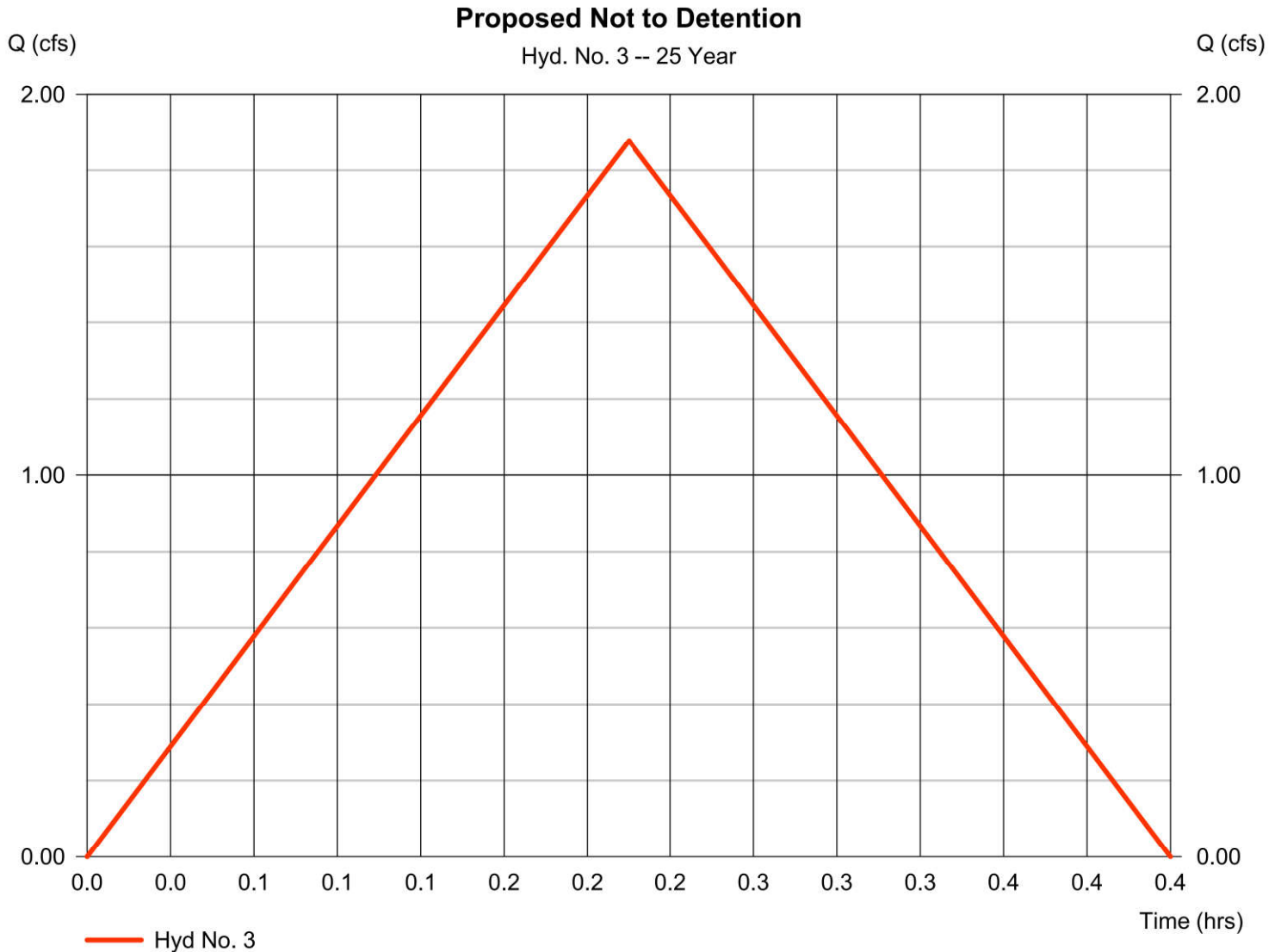
Hydrograph Report

Hyd. No. 3

Proposed Not to Detention

Hydrograph type	= Rational	Peak discharge	= 1.879 cfs
Storm frequency	= 25 yrs	Time to peak	= 0.22 hrs
Time interval	= 1 min	Hyd. volume	= 1,465 cuft
Drainage area	= 0.660 ac	Runoff coeff.	= 0.41*
Intensity	= 6.942 in/hr	Tc by FAA	= 13.00 min
IDF Curve	= Canton.IDF	Asc/Rec limb fact	= 1/1

* Composite (Area/C) = $[(0.200 \times 0.90) + (0.460 \times 0.20)] / 0.660$



Hydrograph Report

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

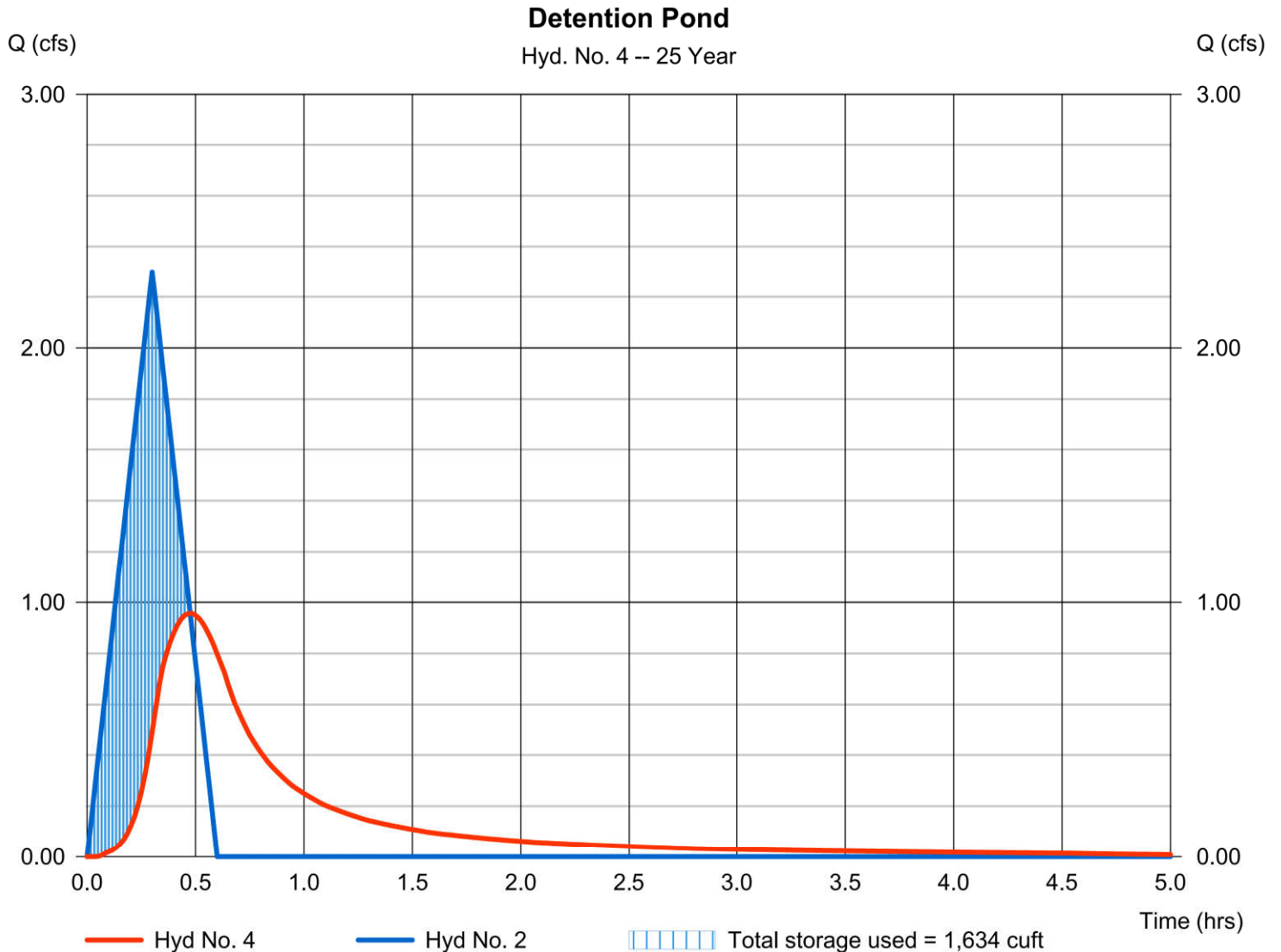
Monday, 01 / 27 / 2025

Hyd. No. 4

Detention Pond

Hydrograph type	= Reservoir	Peak discharge	= 0.956 cfs
Storm frequency	= 25 yrs	Time to peak	= 0.48 hrs
Time interval	= 1 min	Hyd. volume	= 2,452 cuft
Inflow hyd. No.	= 2 - Proposed to Detention	Max. Elevation	= 287.15 ft
Reservoir name	= Detention Pond	Max. Storage	= 1,634 cuft

Storage Indication method used.



Hydrograph Report

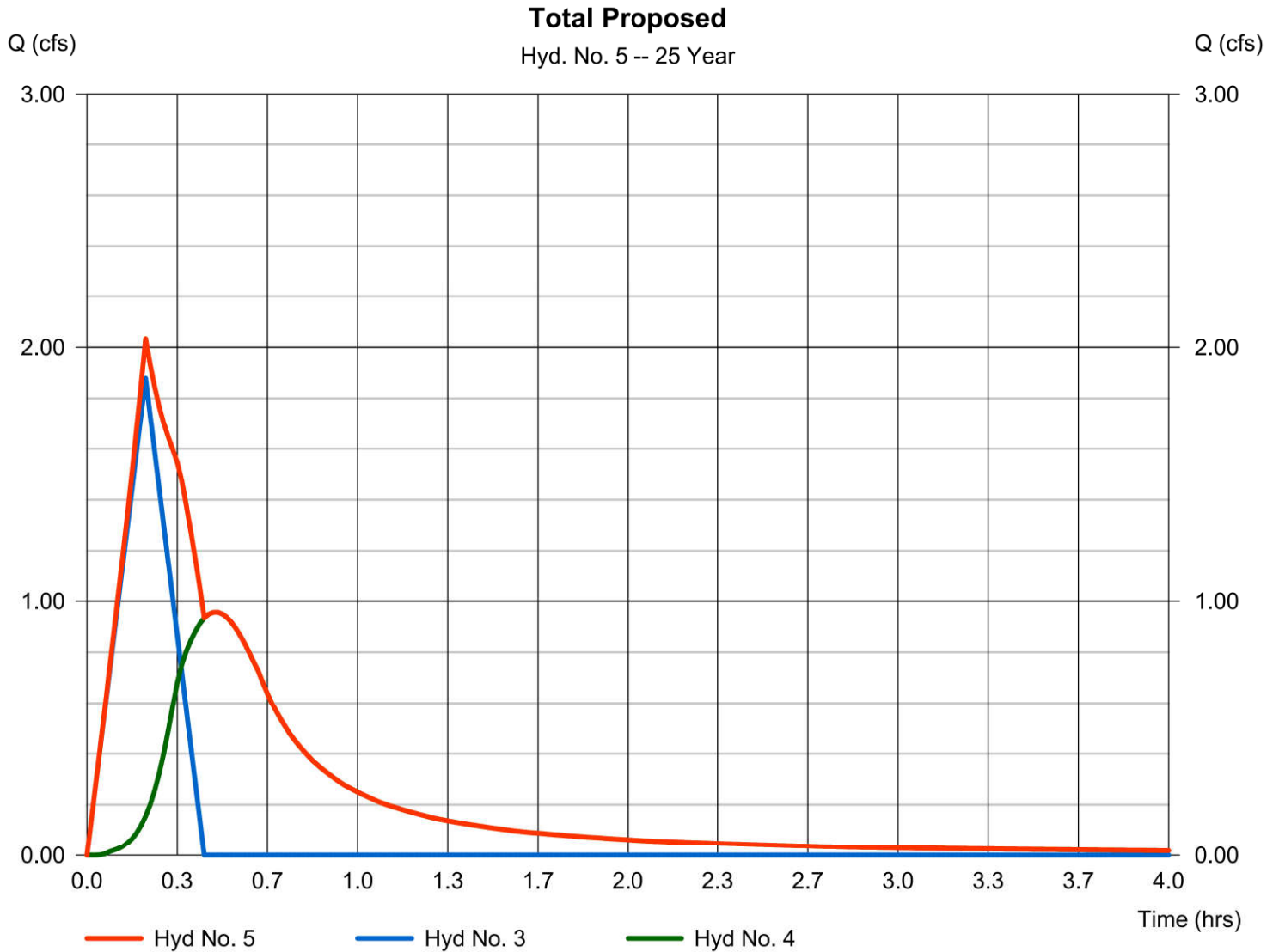
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

Monday, 01 / 27 / 2025

Hyd. No. 5

Total Proposed

Hydrograph type	= Combine	Peak discharge	= 2.033 cfs
Storm frequency	= 25 yrs	Time to peak	= 0.22 hrs
Time interval	= 1 min	Hyd. volume	= 3,917 cuft
Inflow hyds.	= 3, 4	Contrib. drain. area	= 0.660 ac



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	2.380	1	20	2,856	-----	-----	-----	Existing
2	Rational	2.555	1	18	2,760	-----	-----	-----	Proposed to Detention
3	Rational	2.088	1	13	1,628	-----	-----	-----	Proposed Not to Detention
4	Reservoir	1.093	1	28	2,728	2	287.23	1,783	Detention Pond
5	Combine	2.275	1	13	4,357	3, 4	-----	-----	Total Proposed

Hydrograph Report

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

Monday, 01 / 27 / 2025

Hyd. No. 1

Existing

Hydrograph type	= Rational	Peak discharge	= 2.380 cfs
Storm frequency	= 50 yrs	Time to peak	= 0.33 hrs
Time interval	= 1 min	Hyd. volume	= 2,856 cuft
Drainage area	= 1.470 ac	Runoff coeff.	= 0.26*
Intensity	= 6.227 in/hr	Tc by FAA	= 20.00 min
IDF Curve	= Canton.IDF	Asc/Rec limb fact	= 1/1

* Composite (Area/C) = $[(1.340 \times 0.20) + (0.130 \times 0.90)] / 1.470$



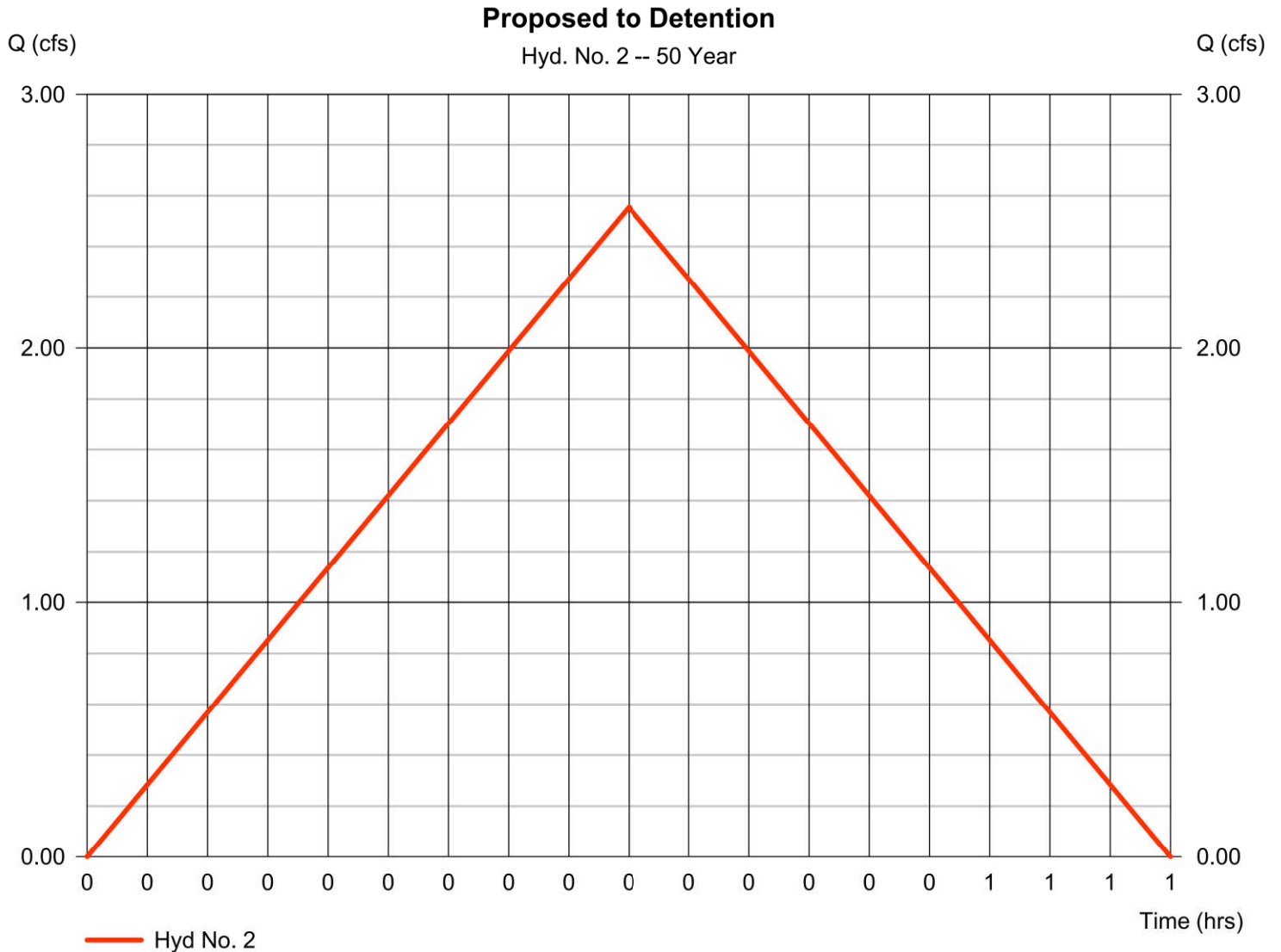
Hydrograph Report

Hyd. No. 2

Proposed to Detention

Hydrograph type	= Rational	Peak discharge	= 2.555 cfs
Storm frequency	= 50 yrs	Time to peak	= 0.30 hrs
Time interval	= 1 min	Hyd. volume	= 2,760 cuft
Drainage area	= 0.810 ac	Runoff coeff.	= 0.48*
Intensity	= 6.572 in/hr	Tc by FAA	= 18.00 min
IDF Curve	= Canton.IDF	Asc/Rec limb fact	= 1/1

* Composite (Area/C) = $[(0.320 \times 0.90) + (0.490 \times 0.20)] / 0.810$



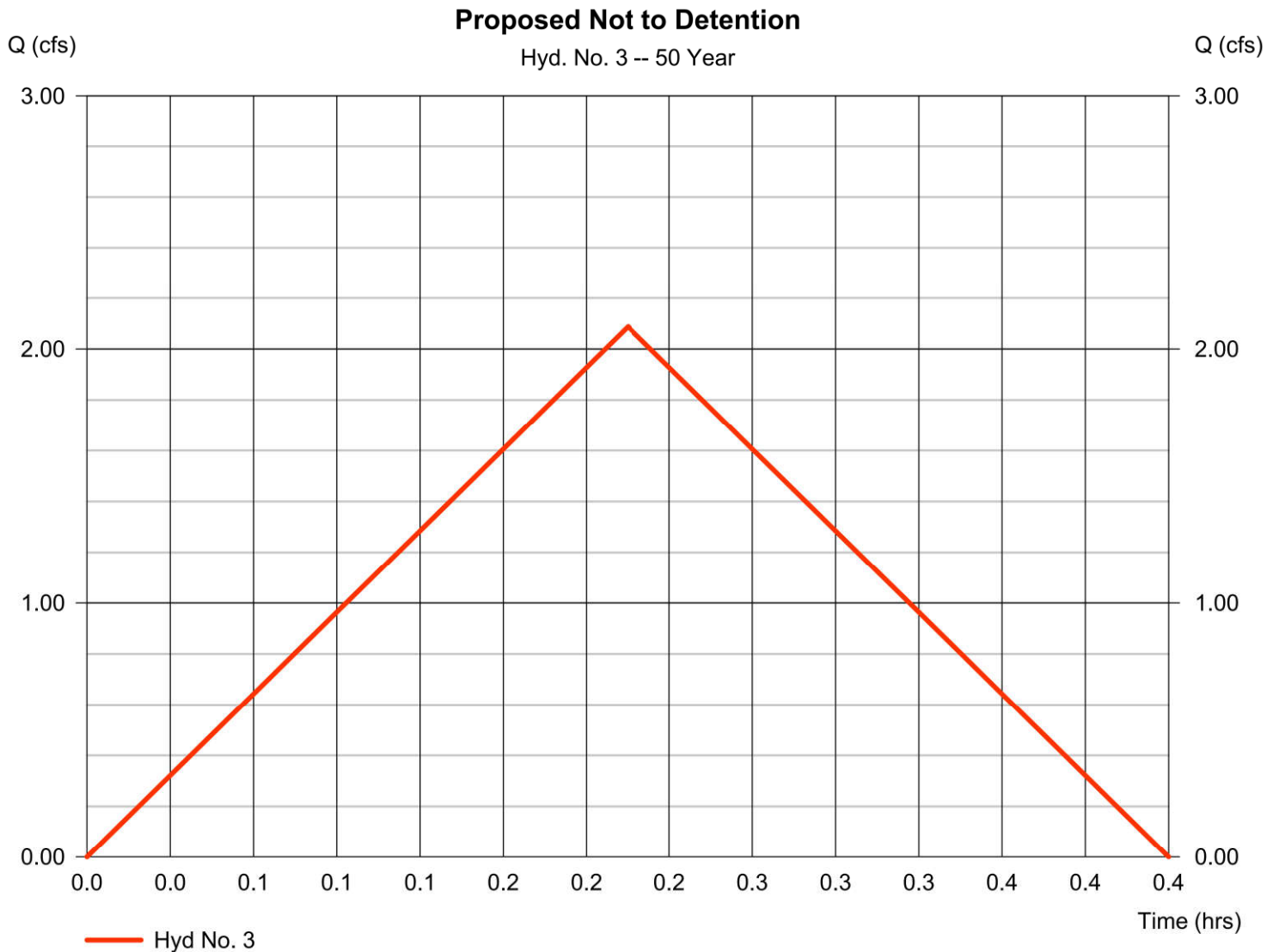
Hydrograph Report

Hyd. No. 3

Proposed Not to Detention

Hydrograph type	= Rational	Peak discharge	= 2.088 cfs
Storm frequency	= 50 yrs	Time to peak	= 0.22 hrs
Time interval	= 1 min	Hyd. volume	= 1,628 cuft
Drainage area	= 0.660 ac	Runoff coeff.	= 0.41*
Intensity	= 7.715 in/hr	Tc by FAA	= 13.00 min
IDF Curve	= Canton.IDF	Asc/Rec limb fact	= 1/1

* Composite (Area/C) = $[(0.200 \times 0.90) + (0.460 \times 0.20)] / 0.660$



Hydrograph Report

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

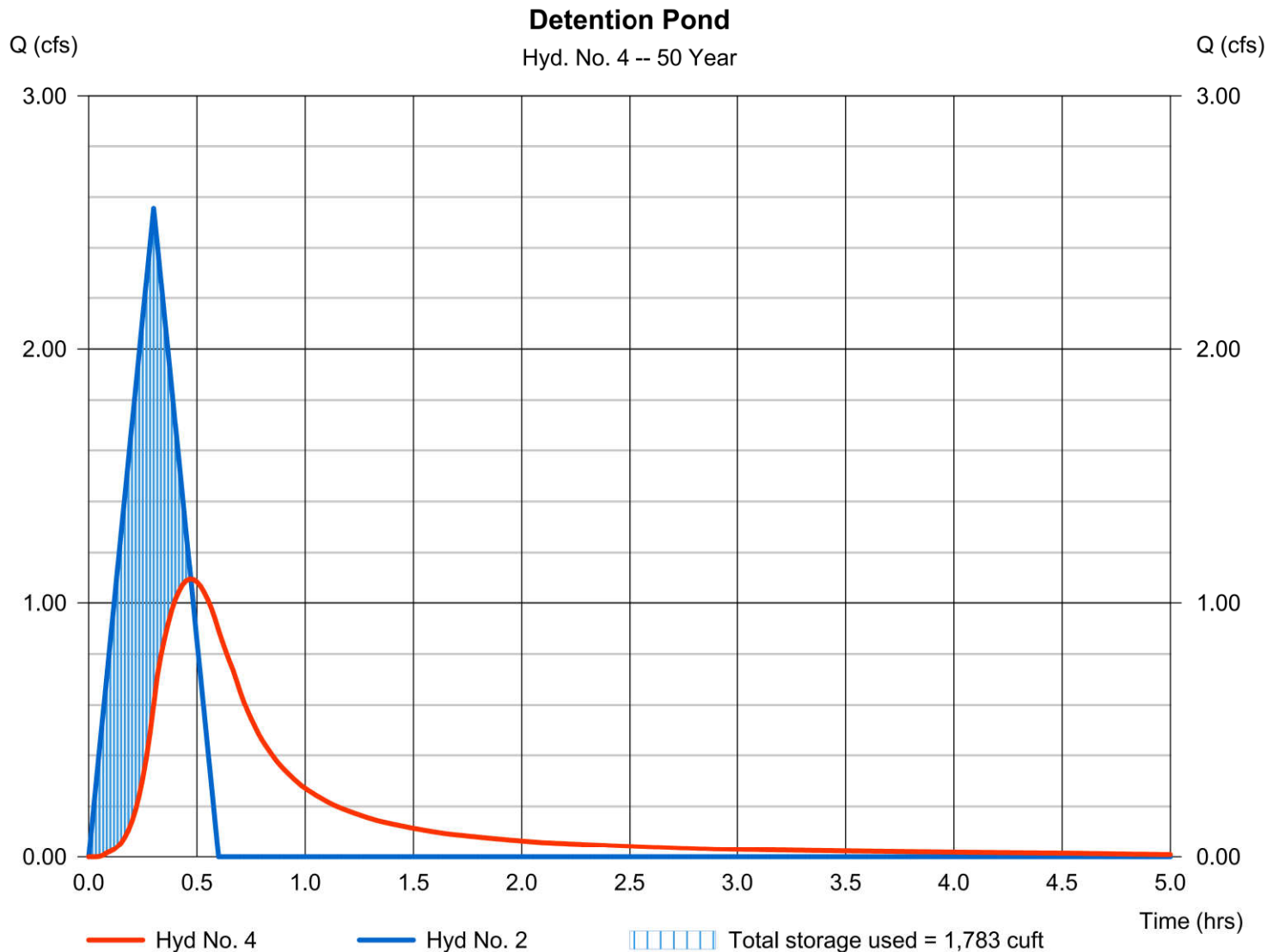
Monday, 01 / 27 / 2025

Hyd. No. 4

Detention Pond

Hydrograph type	= Reservoir	Peak discharge	= 1.093 cfs
Storm frequency	= 50 yrs	Time to peak	= 0.47 hrs
Time interval	= 1 min	Hyd. volume	= 2,728 cuft
Inflow hyd. No.	= 2 - Proposed to Detention	Max. Elevation	= 287.23 ft
Reservoir name	= Detention Pond	Max. Storage	= 1,783 cuft

Storage Indication method used.



Hydrograph Report

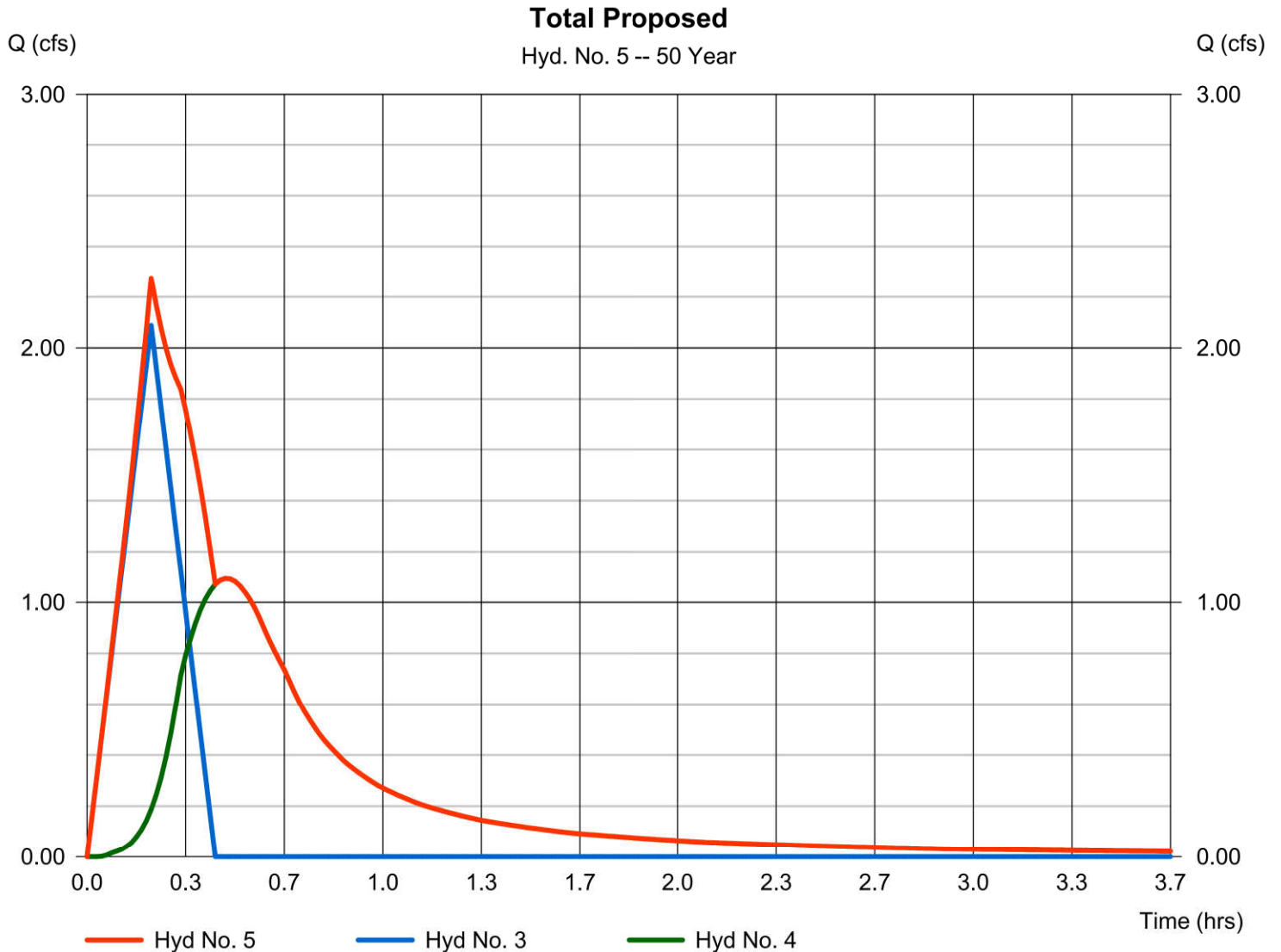
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

Monday, 01 / 27 / 2025

Hyd. No. 5

Total Proposed

Hydrograph type	= Combine	Peak discharge	= 2.275 cfs
Storm frequency	= 50 yrs	Time to peak	= 0.22 hrs
Time interval	= 1 min	Hyd. volume	= 4,357 cuft
Inflow hyds.	= 3, 4	Contrib. drain. area	= 0.660 ac



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	2.622	1	20	3,146	-----	-----	-----	Existing
2	Rational	2.814	1	18	3,039	-----	-----	-----	Proposed to Detention
3	Rational	2.298	1	13	1,792	-----	-----	-----	Proposed Not to Detention
4	Reservoir	1.237	1	28	3,008	2	287.30	1,930	Detention Pond
5	Combine	2.520	1	13	4,800	3, 4	-----	-----	Total Proposed

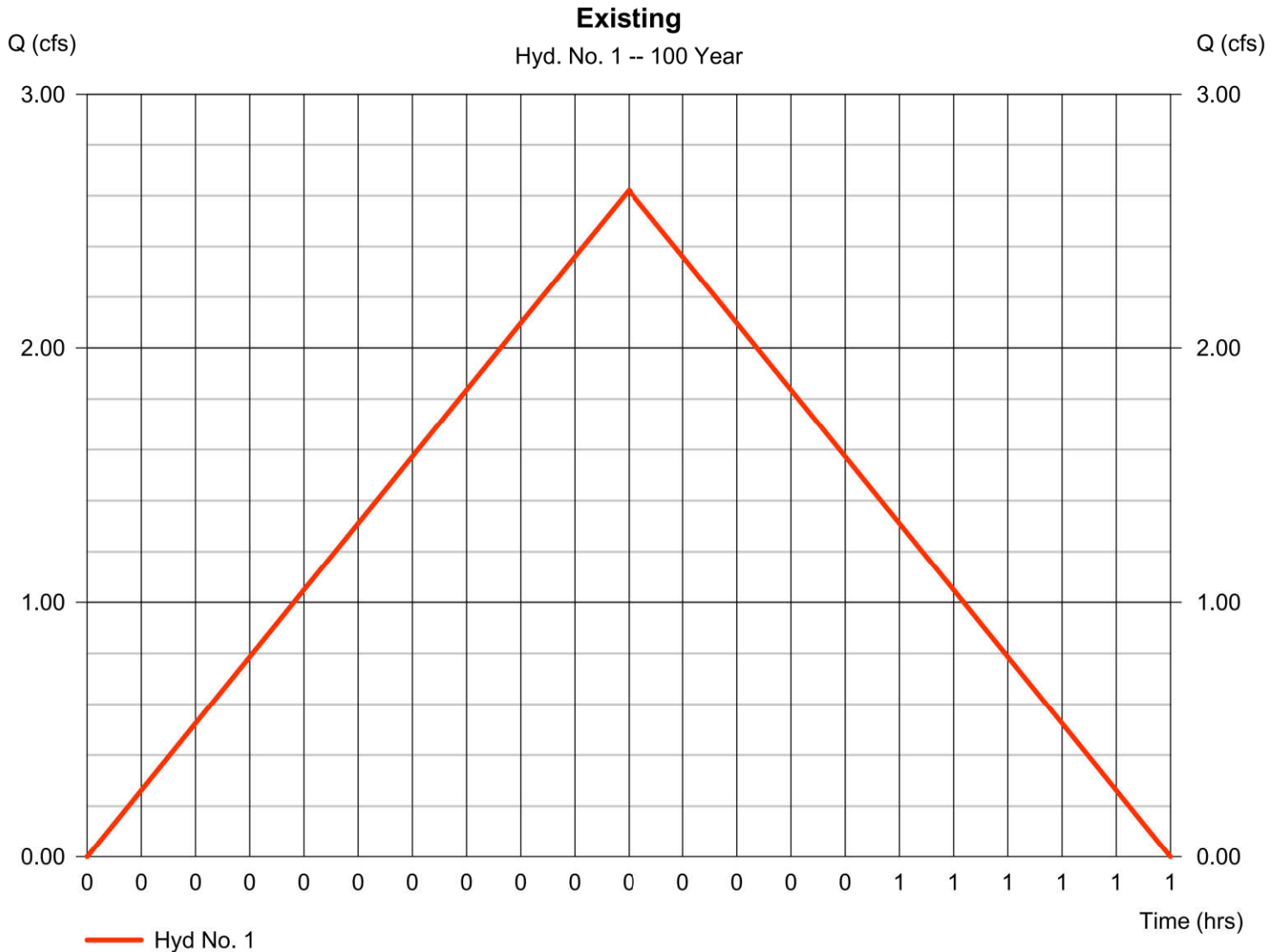
Hydrograph Report

Hyd. No. 1

Existing

Hydrograph type	= Rational	Peak discharge	= 2.622 cfs
Storm frequency	= 100 yrs	Time to peak	= 0.33 hrs
Time interval	= 1 min	Hyd. volume	= 3,146 cuft
Drainage area	= 1.470 ac	Runoff coeff.	= 0.26*
Intensity	= 6.860 in/hr	Tc by FAA	= 20.00 min
IDF Curve	= Canton.IDF	Asc/Rec limb fact	= 1/1

* Composite (Area/C) = $[(1.340 \times 0.20) + (0.130 \times 0.90)] / 1.470$



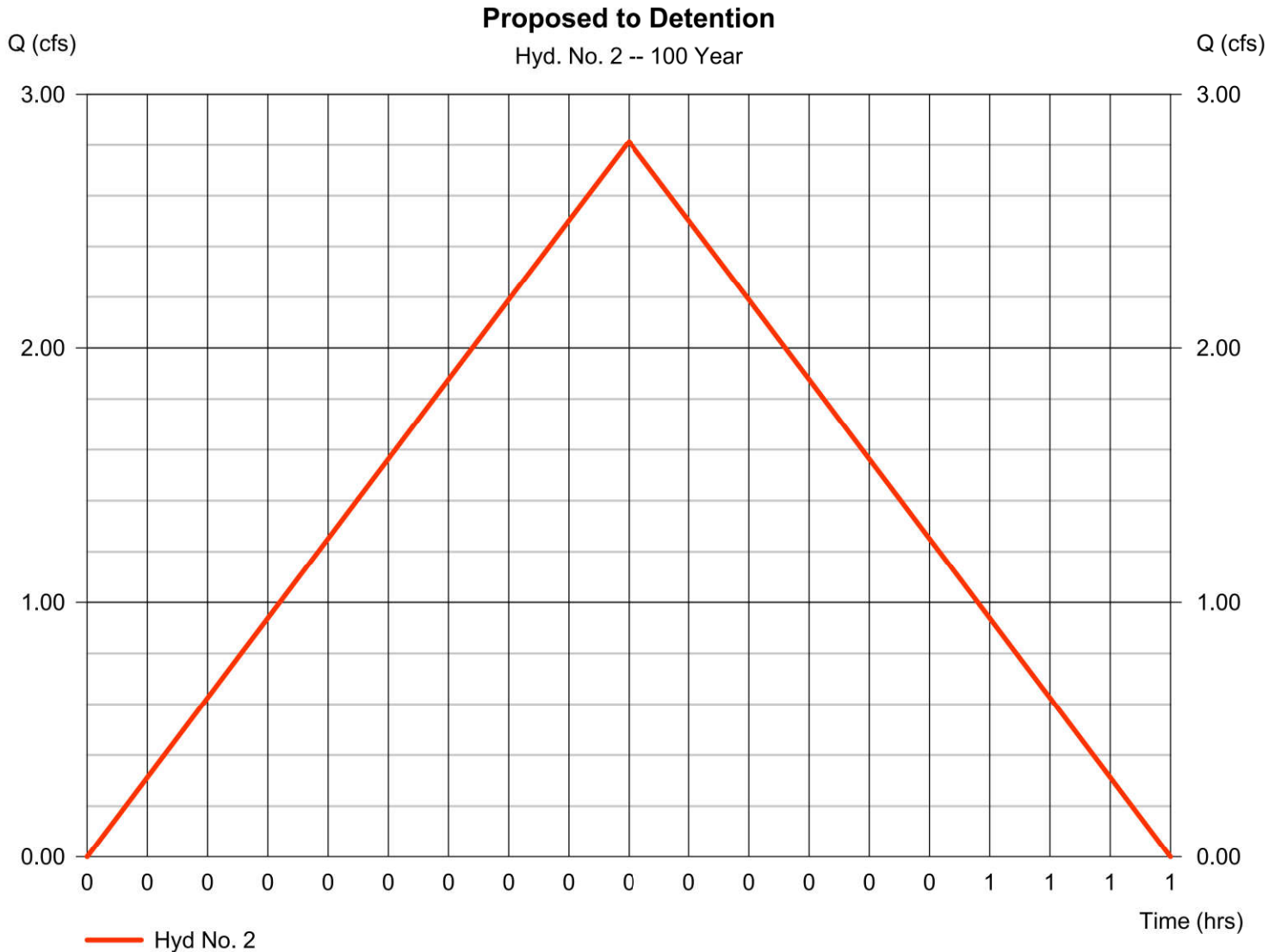
Hydrograph Report

Hyd. No. 2

Proposed to Detention

Hydrograph type	= Rational	Peak discharge	= 2.814 cfs
Storm frequency	= 100 yrs	Time to peak	= 0.30 hrs
Time interval	= 1 min	Hyd. volume	= 3,039 cuft
Drainage area	= 0.810 ac	Runoff coeff.	= 0.48*
Intensity	= 7.238 in/hr	Tc by FAA	= 18.00 min
IDF Curve	= Canton.IDF	Asc/Rec limb fact	= 1/1

* Composite (Area/C) = [(0.320 x 0.90) + (0.490 x 0.20)] / 0.810



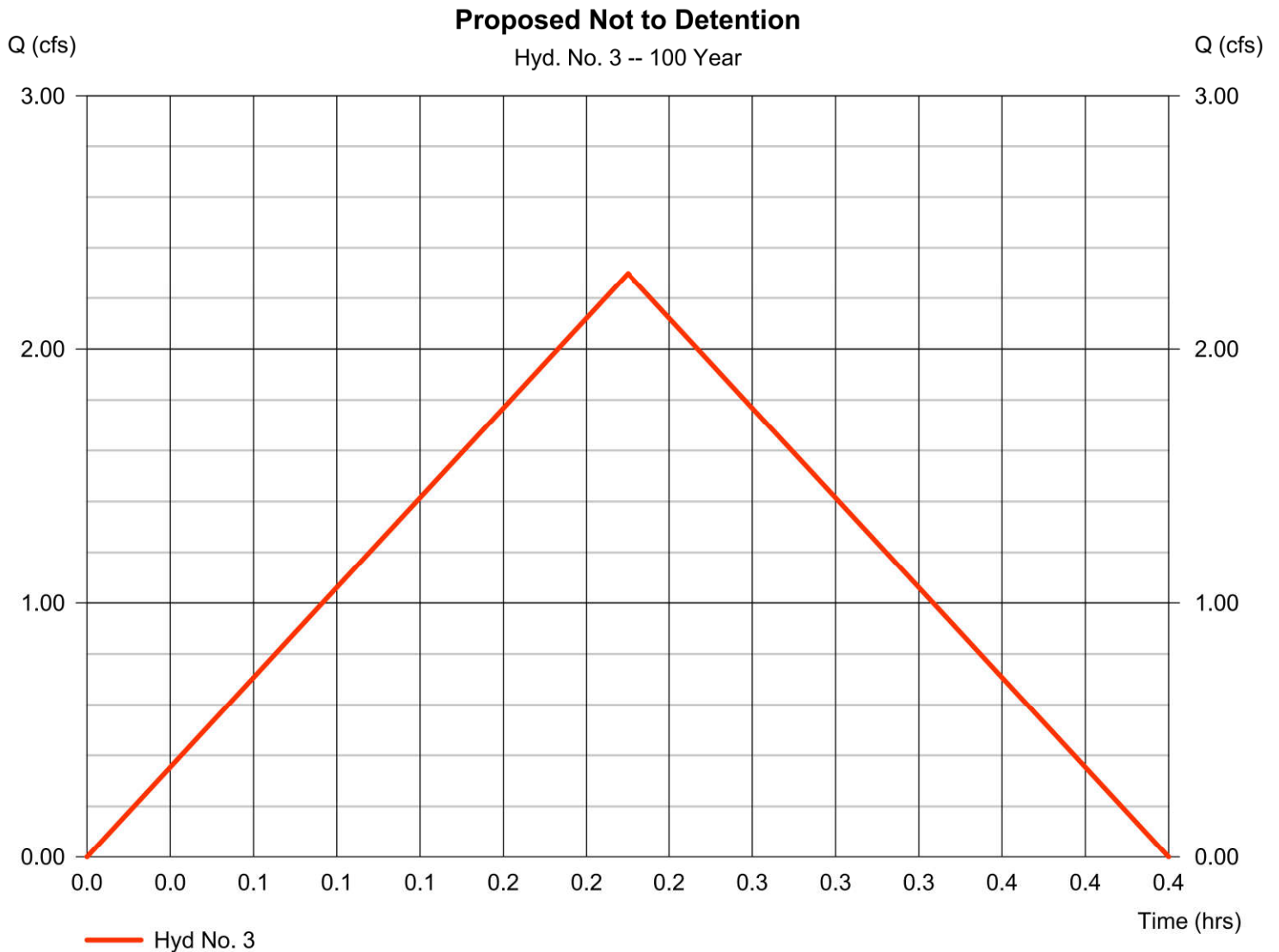
Hydrograph Report

Hyd. No. 3

Proposed Not to Detention

Hydrograph type	= Rational	Peak discharge	= 2.298 cfs
Storm frequency	= 100 yrs	Time to peak	= 0.22 hrs
Time interval	= 1 min	Hyd. volume	= 1,792 cuft
Drainage area	= 0.660 ac	Runoff coeff.	= 0.41*
Intensity	= 8.492 in/hr	Tc by FAA	= 13.00 min
IDF Curve	= Canton.IDF	Asc/Rec limb fact	= 1/1

* Composite (Area/C) = $[(0.200 \times 0.90) + (0.460 \times 0.20)] / 0.660$



Hydrograph Report

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

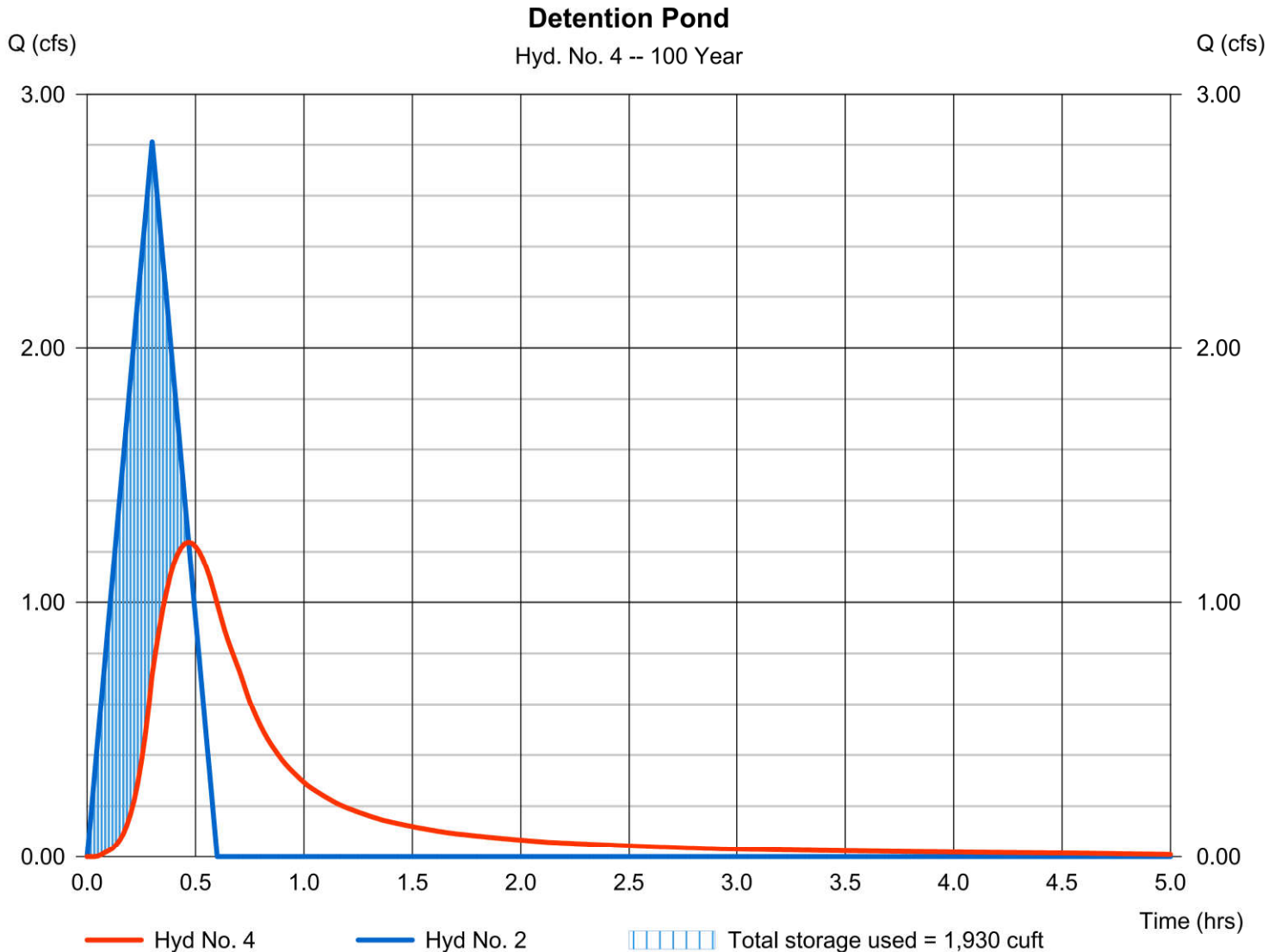
Monday, 01 / 27 / 2025

Hyd. No. 4

Detention Pond

Hydrograph type	= Reservoir	Peak discharge	= 1.237 cfs
Storm frequency	= 100 yrs	Time to peak	= 0.47 hrs
Time interval	= 1 min	Hyd. volume	= 3,008 cuft
Inflow hyd. No.	= 2 - Proposed to Detention	Max. Elevation	= 287.30 ft
Reservoir name	= Detention Pond	Max. Storage	= 1,930 cuft

Storage Indication method used.



Hydrograph Report

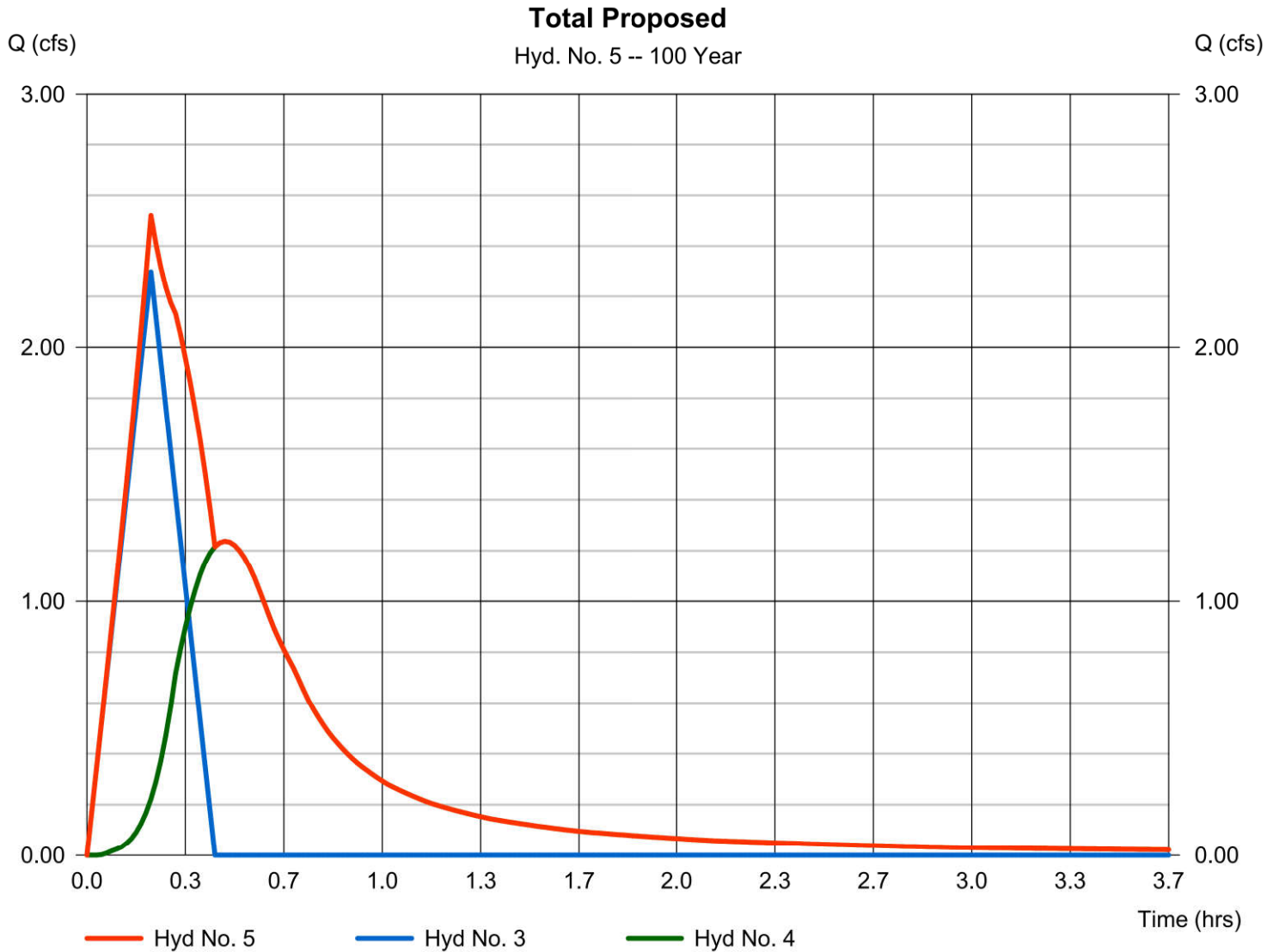
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

Monday, 01 / 27 / 2025

Hyd. No. 5

Total Proposed

Hydrograph type	= Combine	Peak discharge	= 2.520 cfs
Storm frequency	= 100 yrs	Time to peak	= 0.22 hrs
Time interval	= 1 min	Hyd. volume	= 4,800 cuft
Inflow hyds.	= 3, 4	Contrib. drain. area	= 0.660 ac



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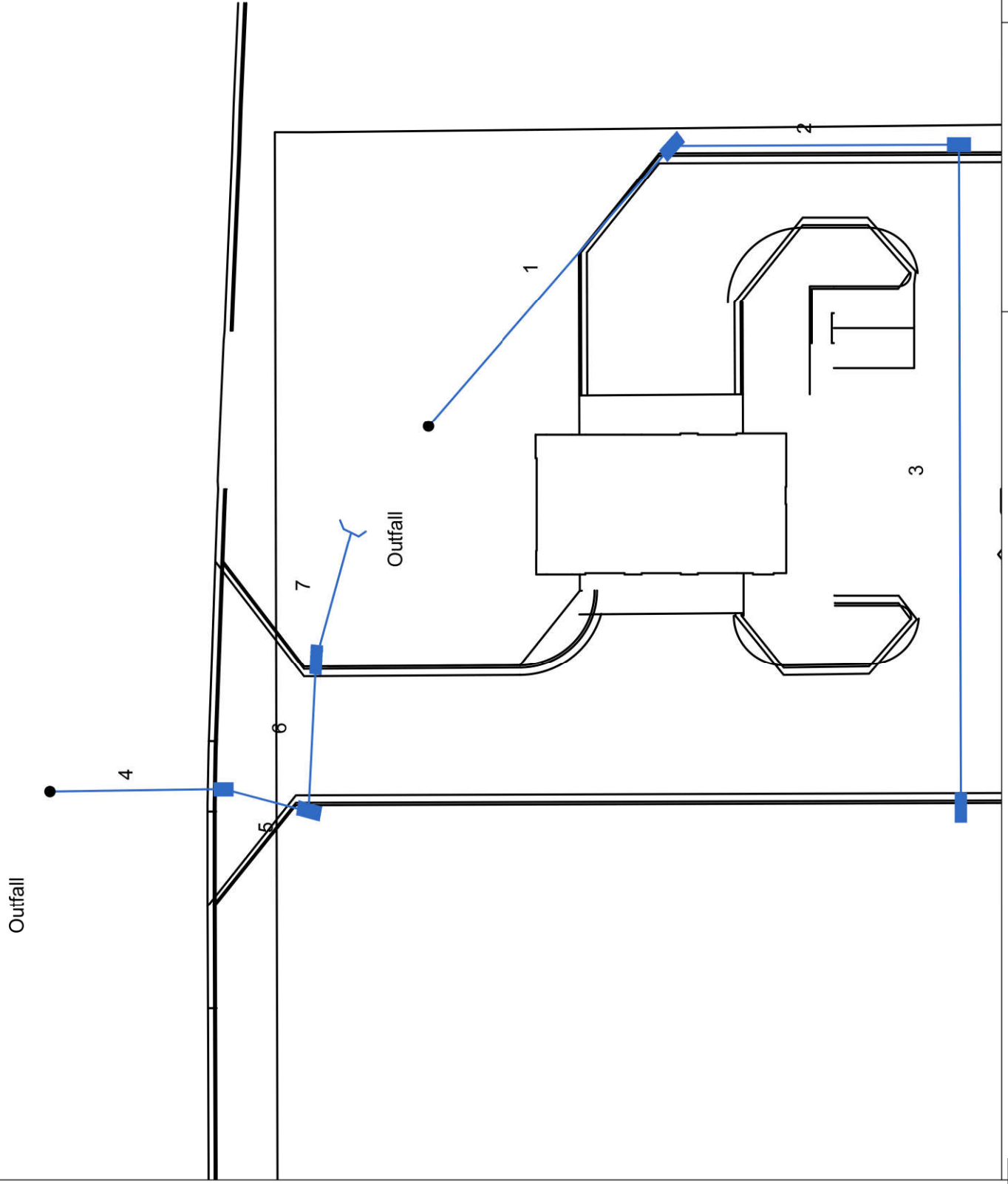
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Hydraflow Storm Sewers Extension for Autodesk® Civil 3D® Plan



Outfall

4

5

6

7

Outfall

1

2

3

Storm Sewer Summary Report

Line No.	Line ID	Flow rate (cfs)	Line Size (in)	Line shape	Line length (ft)	Invert EL Dn (ft)	Invert EL Up (ft)	Line Slope (%)	HGL Down (ft)	HGL Up (ft)	Minor loss (ft)	HGL Junct (ft)	Dns Line No.	Junction Type
1	PIPE 1	2.37	15	Cir	83.000	286.00	286.21	0.253	286.61	287.07	0.12	287.19	End	Curb-Horiz
2	PIPE 2	1.89	11x18	Ell	71.500	286.21	286.39	0.251	287.29*	287.38*	0.07	287.45	1	Curb-Horiz
3	PIPE 3	0.57	11x18	Ell	133.751	286.39	286.73	0.254	287.50	287.54	0.00	287.54	2	Curb-Horiz
4	EXISTING PIPE	2.88	15	Cir	43.253	284.80	285.14	0.786	285.48	285.82	n/a	285.82	End	Manhole
5	PIPE 4	2.89	11x18	Ell	21.599	285.14	285.20	0.278	286.17*	286.23*	0.17	286.40	4	Curb-Horiz
6	PIPE 5	2.30	11x18	Ell	30.807	285.20	285.28	0.259	286.51*	286.57*	0.04	286.60	5	Curb-Horiz
7	PIPE 6	1.00	11x18	Ell	26.959	285.28	285.75	1.744	286.67*	286.68*	0.01	286.70	6	OpenHeadwall

Section 4, Item A)

Run Date: 1/16/2025

Number of lines: 7

Project File: pipes calcs.stm

NOTES: Return period = 25 Yrs. ; *Surcharged (HGL above crown).

Storm Sewer Tabulation

Station	Line To Line	Len (ft)	Drng Area (ac)		Rnoff coeff (C)	Area x C		Tc (min)		Rain (l) (in/hr)	Total flow (cfs)	Cap full (cfs)	Vel (ft/s)	Pipe		Slope (%)	Invert Elev (ft)		HGL Elev (ft)		Grnd / Rim Elev (ft)		Line ID		
			Incr	Total		Incr	Total	Inlet	Syst					Size (in)			Dn	Up	Dn	Up	Dn	Up		Dn	Up
1	En	63000	0.11	0.77	0.71	0.08	0.36	5.0	18.0	6.5	2.37	3.25	3.29	15		0.25	286.00	286.21	286.61	287.07	288.00	289.08	PIPE 1		
2	1	71500	0.39	0.66	0.54	0.21	0.29	11.9	17.4	6.6	1.89	2.68	1.75	11		0.25	286.21	286.39	287.29	287.38	289.08	289.08	PIPE 2		
3	2	133751	0.27	0.27	0.28	0.08	0.08	13.2	13.2	7.5	0.57	2.69	0.55	11		0.25	286.39	286.73	287.50	287.54	289.08	289.84	PIPE 3		
4	En	43253	0.00	0.41	0.00	0.00	0.23	0.0	10.9	8.2	2.88	5.73	4.21	15		0.79	284.80	285.14	285.48	285.82	287.90	287.99	EXISTIN		
5	4	21599	0.28	0.41	0.40	0.11	0.23	10.8	10.8	8.3	2.89	2.81	2.68	11		0.28	285.14	285.20	286.17	286.23	287.99	287.80	PIPE 4		
6	5	30807	0.13	0.13	0.90	0.12	0.12	5.0	5.0	11.1	2.30	2.72	2.13	11		0.26	285.20	285.28	286.51	286.57	287.80	287.90	PIPE 5		
7	6	26959	0.00	0.00	0.00	0.00	0.00	0.0	0.0	0.0	1.00	7.05	0.93	11		1.74	285.28	285.75	286.67	286.68	287.90	288.00	PIPE 6		
Project File: pipes calcs.stm													Number of lines: 7											Run Date: 1/16/2025	

Section 4, Item A)

TES: Intensity = 43.05 / (Inlet time + 4.30) ^ 0.61; Return period = Yrs. 25 ; c = cir e = ellip b = box

Inlet Report

Line No	Inlet ID	Q = CIA (cfs)	Q carry (cfs)	Q capt (cfs)	Q Byp (cfs)	Junc Type	Curb Inlet		Grate Inlet			Gutter						Inlet			Byp Line No			
							Ht (in)	L (ft)	Area (sqft)	L (ft)	W (ft)	So (ft/ft)	W (ft)	Sw (ft/ft)	Sx (ft/ft)	n	Depth (ft)	Spread (ft)	Depth (ft)	Spread (ft)		Depth (ft)	Spread (ft)	Depr (in)
1	SS-2 CI-	0.66	0.00	0.66	0.00	Curb	8.0	5.00	0.00	0.00	0.00	0.00	2.00	0.030	0.030	0.013	0.10	3.46	0.27	3.46	0.27	3.46	2.0	Off
2	SS-2 CI-	1.28	0.00	1.28	0.00	Curb	8.0	10.00	0.00	0.00	0.00	0.00	2.00	0.020	0.020	0.013	0.12	5.92	0.29	5.92	0.29	5.92	2.0	1
3	SS-2 CI-	0.44	0.00	0.44	0.00	Curb	8.0	5.00	0.00	0.00	0.00	0.00	2.00	0.020	0.020	0.013	0.08	3.93	0.25	3.93	0.25	3.93	2.0	2
4	JUNCTI	0.00	0.00	0.00	0.00	MH	0.0	0.00	0.00	0.00	0.00	0.00	0.00	0.000	0.000	0.013	0.00	0.00	0.00	0.00	0.00	0.00	0.0	Off
5	SS-2 CI-	0.71	0.00	0.71	0.00	Curb	8.0	5.00	0.00	0.00	0.00	0.00	2.00	0.020	0.020	0.013	0.11	5.44	0.28	5.44	0.28	5.44	2.0	4
6	SS-2 CI-	0.99	0.00	0.99	0.00	Curb	8.0	5.00	0.00	0.00	0.00	0.00	2.00	0.020	0.020	0.013	0.14	6.79	0.30	6.79	0.30	6.79	2.0	5
7	FES	1.00*	0.00	1.00	0.00	Hdwl	0.0	0.00	0.00	0.00	0.00	0.00	0.00	0.000	0.000	0.013	0.00	0.00	0.00	0.00	0.00	0.00	0.0	6

Section 4, Item A)

Project File: pipes calcs.stm

Number of lines: 7

Run Date: 1/16/2025

NOTES: Inlet N-Values = 0.016; Intensity = 39.95 / (Inlet time + 5.50) ^ 0.66; Return period = 5 Yrs. ; * Indicates Known Q added. All curb inlets are Horiz throat.

City of Gluckstadt

Application for Site Plan Review

Subject Property Address: 1198 GLUCKSTADT RD. MADISON, MS 39110

Parcel #: 002E-21-010-00-00

Owner: MDB CHICKEN, LLC

(DBA) Applicant: ZAXBY'S - JETH DORRINEY

Address: 4407 BEE CAVES RD # 212
WEST LAKE HILLS, TX 78146

Address: 4407 BEE CAVES RD. # 212
WEST LAKE HILLS, TX 78146

Phone #: (214) 223-5556

Phone #: (415) 436-9001

E-Mail: SCOTT@MDBCHICKEN.CO

E-Mail: ONPOINTCOMMERCIALDESIGN@GMAIL.COM

Current Zoning District: _____

Acreage of Property (If applicable): 0.68 ACRE

Use sought of Property: V-B/A-2 ZAXBY'S COMMERCIAL RESTAURANT WITH DRIVE-THRU

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.

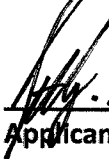
Applicant shall be present at the monthly meeting of the Planning and Zoning Commission when site plan is on the agenda for consideration; additionally, applicant shall be present at the Mayor and Board of Alderman meeting when the site plan is on the agenda for final approval.


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


Date

CITY OF GLUCKSTADT BUILDING DEPARTMENT
OFFICE USE ONLY

Date Received: _____

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

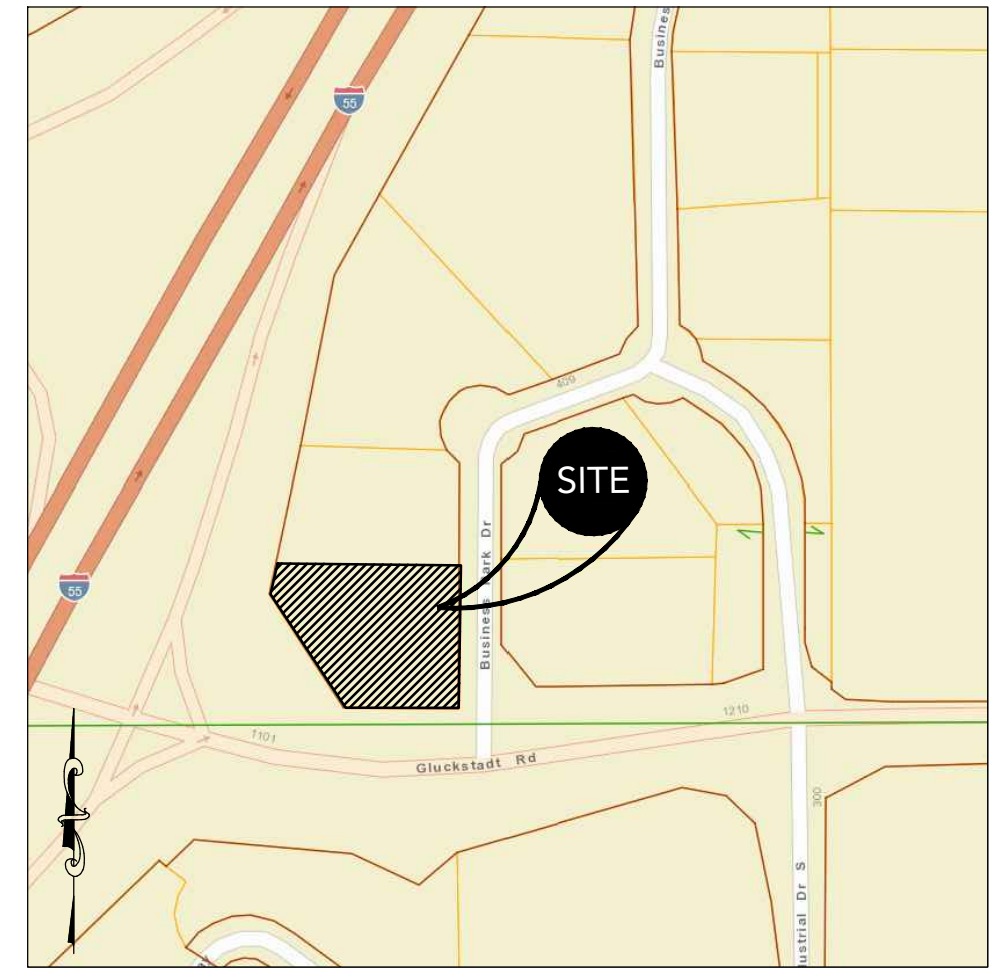
Yes _____ No _____

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



OWNER: 1788 CHICKEN, LLC
 1198 GLUCKSTADT ROAD
 MADISON, MS 39110
 PARCEL NO. 082E-21-010-00-00
 ZONED C-2
 0.80 ACRES

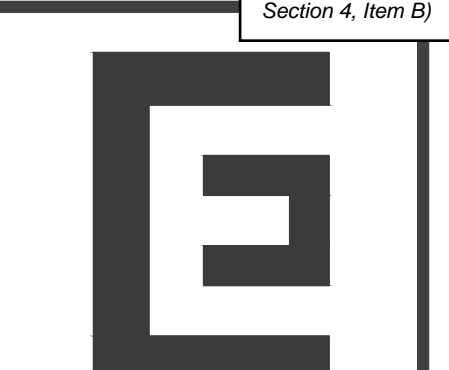
BUS PARK DRIVE
 MULTI LANE ASPHALT PAVED PUBLIC ROADWAY
 VARIABLE WIDTH RIGHT-OF-WAY



LOCATION MAP
 SCALE: N.T.S.

PROJECT INFORMATION	
DRAWING SET PREPARED BY: CARTER ENGINEERING 1010 COMMERCE DRIVE BOGART, GA 30622 CONTACT: JEFF CARTER, P.E. PHONE: 770.725.1200 JEFF@CARTERENGINEERING.COM	OWNER/DEVELOPER: 1788 CHICKEN, LLC 4407 BEE CAVES ROAD #212 WEST LAKE HILLS, TX 78746 CONTACT: BETH DORMIMEY 615.636.9061 ONPOINTCOMMERCIALDESIGN@GMAIL.COM
SITE INFORMATION	
JURISDICTION PROPERTY LOCATION DISTURBED ACREAGE	GLUCKSTADT, MS 1198 GLUCKSTADT ROAD MADISON, MS 39110 .85 ACRES .60 ACRES
TRACT ACREAGE DISTURBED ACREAGE	.85 ACRES .60 ACRES
PARCEL NUMBER CURRENT ZONING PROPOSED ZONING OVERLAY DISTRICT EXISTING USE PROPOSED USE BUFFERS REQUIRED	082E-21-010-00-00 C-2 (HIGHWAY COMMERCIAL DISTRICT) C-2 HIGHWAY COMMERCIAL DISTRICT ... COMMERCIAL LOT COMMERCIAL RESTAURANT 15 LANDSCAPE BUFFER (NORTH)
REQUIRED BUILDING SETBACKS	FRONT: 35- FEET SIDE: 5- FEET REAR: 5- FEET
MAXIMUM LOT COVERAGE MAXIMUM BUILDING HEIGHT	50% 40- FEET
SANITARY SEWER SERVICE WATER SERVICE	CITY OF MADISON CITY OF MADISON
FEMA FIRM NO. FEMA FIRM DATE FEMA SFHA ZONE	28089C0415G 01.17.2025 ZONE X
UNDERGROUND UTILITY DISCLAIMER: THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD INFORMATION AND/OR EXISTING DRAWINGS. CARTER ENGINEERING DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. CARTER ENGINEERING DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE OWNER, HIS/HER EMPLOYEES, CONSULTANTS AND CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE CARTER ENGINEERING IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION REGARDING THE UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES SHOWN HEREON. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD LOCATE ALL UTILITIES PRIOR TO COMMENCING WORK AND NOTIFY ENGINEER IF A DISCREPANCY IS FOUND. SPECIFICALLY, THE CONTRACTOR SHALL VERIFY THE INVERT ELEVATIONS OF ALL EXISTING STORM AND SANITARY SEWER STRUCTURES PRIOR TO COMMENCEMENT OF STORM AND SANITARY SEWER CONSTRUCTION.	

PARKING CALCULATIONS & SUMMARY	
PARKING REQUIREMENT: FIVE QUEUING SPACES FOR VEHICLES WAITING IN ADDITION TO ONE SPACE PER 225 SQUARE FEET	
GROSS FLOOR AREA REQUIRED PARKING	2905 SQUARE FEET 13 PARKING SPACES
TOTAL PARKING PROPOSED HANDICAP PARKING PROVIDED	30 PARKING SPACES 2 PROVIDED / 2 REQUIRED
SITE CALCULATIONS & SUMMARY	
TRACT SIZE EXISTING IMPERVIOUS EXISTING LANDSCAPE	37026 SF 100.00% 33930 SF 91.64% 3096 SF 8.36%
PROPOSED VEHICULAR PROPOSED STRUCTURE PROPOSED PEDESTRIAN	14297 SF 38.61% 2905 SF 7.85% 1248 SF 3.37%
PROPOSED IMPERVIOUS PROPOSED LANDSCAPE	18450 SF 49.83% 18576 SF 50.17%



CARTER ENGINEERING
 1010 COMMERCE DRIVE
 BOGART, GA 30622
 P: 770.725.1200
 F: 770.725.1204
 www.carterengineering.com



SITE DEVELOPMENT PLANS
 FOR
ZAXBY'S RESTAURANT
 1198 GLUCKSTADT ROAD | MADISON, MS 39110

REVISION DATE & DESCRIPTION	
1	02.05.25 - INITIAL SUBMITTAL
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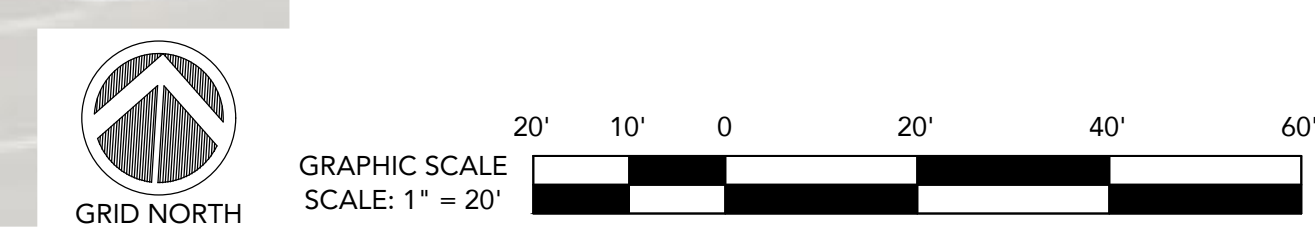
SHEET TITLE:
SITE PLAN

PROJECT NAME:
ZAXBY'S

SHEET NUMBER:
 X

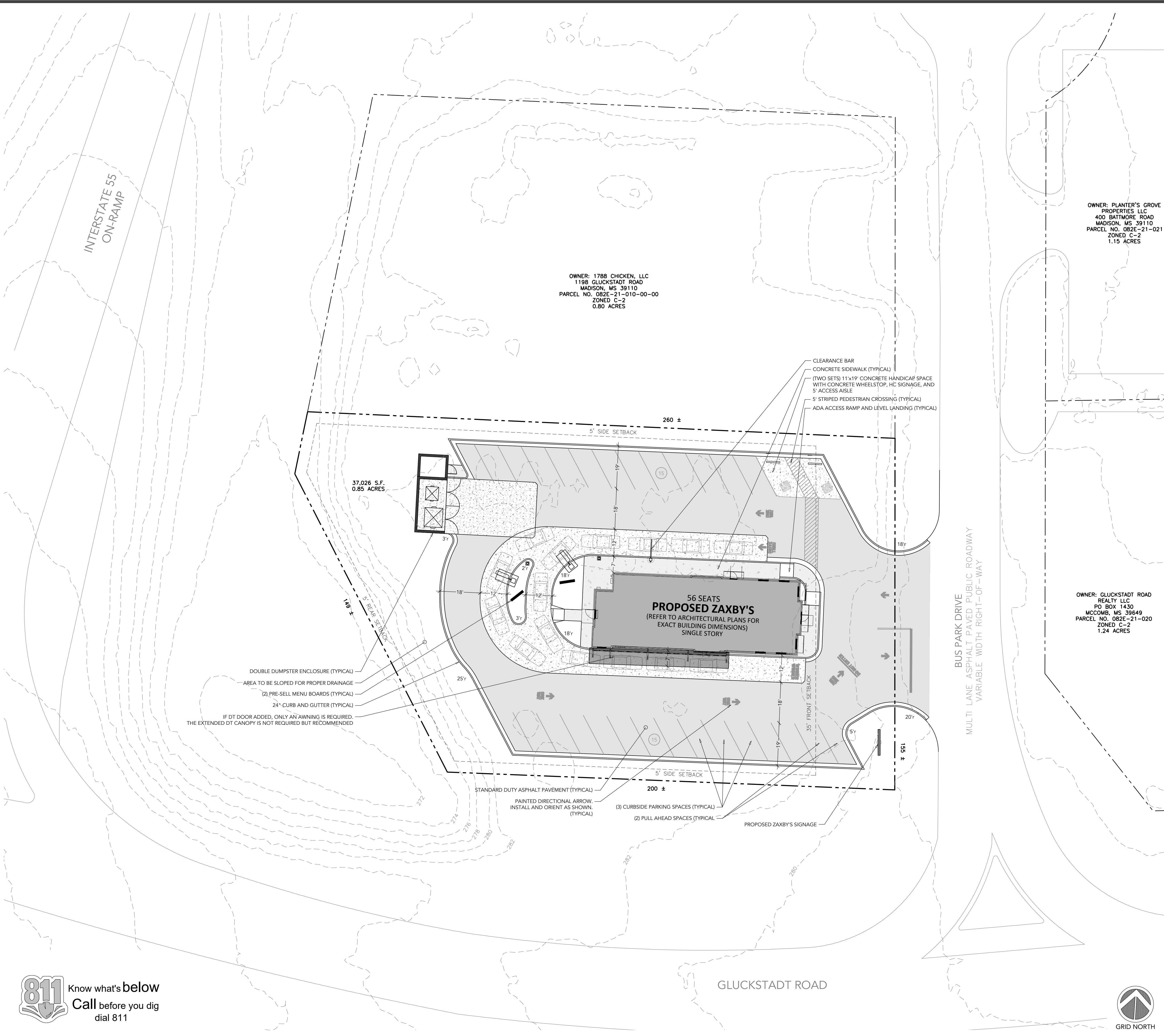
PROJECT NUMBER:
 24040ZAX

DATE:
 02.05.2025



ENGINEER/DESIGNER NOT RESPONSIBLE FOR COST CHANGES DURING PRELIMINARY PHASE. BIDS & QUOTES SHALL BE BASED ON PLAN SETS LABELED 'ISSUE FOR BIDDING' & QUOTES SHALL BE REVISED BASED ON PLANS LABELED 'ISSUE FOR CONSTRUCTION'.

1010 COMMERCE DRIVE | BOGART, GA 30622 | P: 770.725.1200 | F: 770.725.1204
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OWNER: 1788 CHICKEN, LLC
 1198 GLUCKSTADT ROAD
 MADISON, MS 39110
 PARCEL NO. 082E-21-010-00-00
 ZONED C-2
 0.80 ACRES

OWNER: PLANTER'S GROVE PROPERTIES LLC
 400 BATTMORE ROAD
 MADISON, MS 39110
 PARCEL NO. 082E-21-021
 ZONED C-2
 1.15 ACRES

OWNER: GLUCKSTADT ROAD REALTY LLC
 PO BOX 1430
 MCCOMB, MS 39649
 PARCEL NO. 082E-21-020
 ZONED C-2
 1.24 ACRES



LOCATION MAP
 SCALE: N.T.S.

PROJECT INFORMATION		
DRAWING SET PREPARED BY:	OWNER/DEVELOPER:	
CARTER ENGINEERING	1788 CHICKEN, LLC	
1010 COMMERCE DRIVE	4407 BEE CAVES ROAD #212	
BOGART, GA 30622	WEST LAKE HILLS, TX 78746	
CONTACT: JEFF CARTER, P.E.	CONTACT: BETH DORMIMEY	
PHONE: 770.725.1200	615.636.9061	
JEFF@CARTERENGINEERING.COM	ONPOINTCOMMERCIALDESIGN@GMAIL.COM	
SITE INFORMATION		
JURISDICTION	GLUCKSTADT, MS	
PROPERTY LOCATION	1198 GLUCKSTADT ROAD MADISON, MS 39110	
TRACT ACREAGE	.85 ACRES	
DISTURBED ACREAGE	.60 ACRES	
PARCEL NUMBER	082E-21-010-00-00	
CURRENT ZONING	C-2 (HIGHWAY COMMERCIAL DISTRICT)	
PROPOSED ZONING	C-2 HIGHWAY COMMERCIAL DISTRICT)	
OVERLAY DISTRICT	...	
EXISTING USE	COMMERCIAL LOT	
PROPOSED USE	COMMERCIAL RESTAURANT	
BUFFERS REQUIRED	15 LANDSCAPE BUFFER (NORTH)	
REQUIRED BUILDING SETBACKS	FRONT: 35- FEET SIDE: 5- FEET REAR: 5- FEET	
MAXIMUM LOT COVERAGE	50%	
MAXIMUM BUILDING HEIGHT	40- FEET	
SANITARY SEWER SERVICE	CITY OF MADISON	
WATER SERVICE	CITY OF MADISON	
FEMA FIRM NO.	28089C0415G	
FEMA FIRM DATE	01.17.2025	
FEMA SFHA ZONE	ZONE X	
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PARKING REQUIREMENT: FIVE QUEUING SPACES FOR VEHICLES WAITING IN ADDITION TO ONE SPACE PER 225 SQUARE FEET		
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REQUIRED PARKING	13 PARKING SPACES	
TOTAL PARKING PROPOSED	30 PARKING SPACES	
HANDICAP PARKING PROVIDED	2 PROVIDED / 2 REQUIRED	
SITE CALCULATIONS & SUMMARY		
TRACT SIZE	37026 SF	100.00%
EXISTING IMPERVIOUS	33930 SF	91.64%
EXISTING LANDSCAPE	3096 SF	8.36%
PROPOSED VEHICULAR	14297 SF	38.61%
PROPOSED STRUCTURE	2905 SF	7.85%
PROPOSED PEDESTRIAN	1248 SF	3.37%
PROPOSED IMPERVIOUS	18450 SF	49.83%
PROPOSED LANDSCAPE	18576 SF	50.17%

Section 4, Item B)

1010 COMMERCE DRIVE
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 www.carterengineering.com

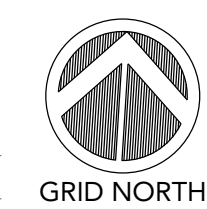
SEALS

GEORGIA REGISTERED PROFESSIONAL ENGINEER
 JEFF CARTER
 No. 10778

GSWCC Level II Certification
 No. 00000000083

SITE DEVELOPMENT PLANS
 FOR
ZAXBY'S RESTAURANT
 1198 GLUCKSTADT ROAD | MADISON, MS 39110

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REVISION DATE & DESCRIPTION	
1	02.05.25 - INITIAL SUBMITTAL
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7	...
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SHEET TITLE:
SITE PLAN

PROJECT NAME:
ZAXBY'S

SHEET NUMBER:
 SP

PROJECT NUMBER:
 24040ZAX

DATE:
 02.05.2025

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PLANT SCHEDULE

QUANTITY	BOTANICAL NAME	COMMON NAME	CAL./GAL.	SPACING	TYPE	HT. / SPR. MINIMUM	REMARKS
LARGE TREES							
7	Nyssa sylvatica 'Wildfire'	'Wildfire' Black Gum	2.0" Cal.	As Shown	B & B	10' / 5'	Straight Central Leader to Min. 6' Ht., Well Spaced Branches, Symmetrical Crown
4	Taxodium distichum 'Michelson'	'Shawnee Brave' Bald Cypress	2.0" Cal.	As Shown	B & B	10' / 5'	Straight Central Leader to Min. 6' Ht., Well Spaced Branches, Symmetrical Crown
EVERGREEN SHRUBS							
26	Gardenia Radicans 'Frostproof'	'Frostproof' Gardenia	3 Gal.	As Shown	Container	18" / 18"	Full Pot - Well Shaped
18	Gardenia Radicans 'Frostproof'	'Frostproof' Gardenia	5 Gal.	As Shown	Container	36" / 36"	Full Pot - Well Shaped
22	Distylium x 'Blue Cascade'	'Blue Cascade' Distylium	7 Gal.	As Shown	Container	36" / 36"	Full Pot - Well Shaped
36	Loropetalum chinense 'Crimson Fire'	'Crimson Fire' Loropetalum	5 Gal.	As Shown	Container	36" / 36"	Full Pot - Well Shaped
ORNAMENTAL GRASS/DECIDUOUS SHRUBS							
32	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	3 Gal.	As Shown	Container	12" / 12"	Full Pot - Well Shaped
17	Rosa 'Meigilli'	Peach Drift Rose	3 Gal.	As Shown	Container	18" / 18"	Full Pot - Well Shaped
36	Muhlenbergia capillaris	Muhly Grass	3 Gal.	As Shown	Container	18" / 18"	Full Pot - Well Shaped
TURFGRASS (in SQUARE FEET)							
50680	Cynodon dactylon 'Tifuf'	'Tifuf' Bermuda	SOD	---	---	---	---

GENERAL NOTES:
 ALL SHRUBS SHALL BE SETBACK A MINIMUM 4' FROM ALL ROADWAYS.
 ALL DISTURBED AREAS WITHIN SITE TO BE HYDROSEED, SODDED, AND/OR MULCHED AS REQUIRED BY CODE. ALL AREAS MUST BE STABILIZED PRIOR TO CERTIFICATE OF OCCUPANCY.

STREET PROTECTIVE YARD REQUIREMENT

LANDSCAPE STRIP REQUIREMENT: LANDSCAPE STRIPS SHALL BE REQUIRED ALONG ANY DEVELOPED PORTION OF THE PROPERTY ADJACENT TO PUBLIC STREETS OR RIGHTS-OF-WAY. PLANT MATERIALS SHALL CONSIST OF AT LEAST ONE LARGE TREE AND TEN LIVE SHRUBS FOR EACH 50 LINEAR FEET. WHERE THE SHRUBS ARE REQUIRED TO SCREEN PARKED VEHICLES, THE PLANTED RATE SHALL BE SEVENTEEN PLANTS FOR EVERY 50 LINEAR FEET OF STREET YARD OR FRACTION THEREOF.

GLUCKSTADT ROAD FRONTAGE	198 LF	30 PARKING SPACES	3 TREES
TREES REQUIRED (198/50)	4 TREES	TREES PROVIDED	3 TREES
TREES PROVIDED	4 TREES	SHRUBS REQUIRED (30/3)	10 SHRUBS
SHRUBS REQUIRED (198/50 * 17)	68 SHRUBS	SHRUBS PROVIDED	26 SHRUBS
SHRUBS PROVIDED	68 SHRUBS		
INTERSTATE 55 FRONTAGE	176 LF		
TREES REQUIRED (176/50)	4 TREES		
TREES PROVIDED	4 TREES		
SHRUBS REQUIRED (176/50 * 10)	36 SHRUBS		
SHRUBS PROVIDED	42 SHRUBS		
BUS PARK DRIVE FRONTAGE	85 LINEAR FEET		
TREES REQUIRED (85/50)	2 TREES		
TREES PROVIDED	2 TREES		
SHRUBS REQUIRED (85/50 * 17)	29 SHRUBS		
SHRUBS PROVIDED	29 SHRUBS		

VEHICLE-USE AREA LANDSCAPING

VIA REQUIREMENT: ALL AREAS SHALL PROVIDE AND MAINTAIN LANDSCAPED PLANTINGS AREAS WITHIN THE INTERIOR OF OR ADJACENT TO THE VEHICULAR SURFACE AREA OR BOTH. EACH PLANTING AREA SHALL CONTAIN AT LEAST ONE LOCALLY ADAPTED CANOPY TREE. TREES SHALL BE REQUIRED AT THE MINIMUM RATE OF ONE NATURAL CANOPY TREE FOR EVERY TEN PARKING SPACES. SHRUBS SHALL BE REQUIRED AT A RATE OF ONE SHRUB PER THREE VEHICLE PARKING SPACES.

PARKING SPACES	30 PARKING SPACES
TREES REQUIRED (30/10)	3 TREES
TREES PROVIDED	3 TREES
SHRUBS REQUIRED (30/3)	10 SHRUBS
SHRUBS PROVIDED	26 SHRUBS

VIA REQUIREMENT: TREES MUST BE PLACED IN OR AROUND THE PARKING LOT SUCH THAT EVERY PARKING SPACE IS WITHIN 50-FOOT OF A LARGE TREE. NEW LARGE TREES SHALL HAVE A CALIPER OF NO LESS THAN SIX AND ONE QUARTER-INCHES AND A HEIGHT OF NO LESS THAN 8-FEET AT TIME OF PLANTING.

SEE PLAN FOR 50-FOOT AND 25-FOOT MINIMUM SPACING



LOCATION MAP
SCALE: N.T.S.

PROJECT INFORMATION

DRAWING SET PREPARED BY:	CARTER ENGINEERING	OWNER/DEVELOPER:	1788 CHICKEN, LLC
1010 COMMERCE DRIVE	BOGART, GA 30622	4407 BEE CAVES ROAD #212	WEST LAKE HILLS, TX 78746
CONTACT: JEFF CARTER, P.E.	PHONE: 770.725.1200	CONTACT: BETH DORMIMEY	615.636.9061
JEFF@CARTERENGINEERING.COM		ONPOINTCOMMERCIALDESIGN@GMAIL.COM	

SITE INFORMATION

JURISDICTION	GLUCKSTADT, MS
PROPERTY LOCATION	1198 GLUCKSTADT ROAD MADISON, MS 39110
TRACT ACREAGE	0.85 ACRES
DISTURBED ACREAGE	0.60 ACRES
PARCEL NUMBER	082E-21-010-00-00
CURRENT ZONING	C-2 (HIGHWAY COMMERCIAL DISTRICT)
PROPOSED ZONING	C-2 HIGHWAY COMMERCIAL DISTRICT
OVERLAY DISTRICT	---
EXISTING USE	COMMERCIAL LOT
PROPOSED USE	COMMERCIAL RESTAURANT
BUFFERS REQUIRED	15 LANDSCAPE BUFFER (NORTH)
REQUIRED BUILDING SETBACKS	FRONT: 35-FEET SIDE: 5-FEET REAR: 5-FEET
MAXIMUM LOT COVERAGE	50%
MAXIMUM BUILDING HEIGHT	40-FEET
SANITARY SEWER SERVICE	CITY OF MADISON
WATER SERVICE	CITY OF MADISON
FEMA FIRM NO.	28089C0415G
FEMA FIRM DATE	01.17.2025
FEMA SFHA ZONE	ZONE X

OWNER: GLUCKSTADT ROAD REALTY LLC
 PO BOX 1430
 MCCOMB, MS 39649
 PARCEL NO. 082E-21-020
 ZONED C-2
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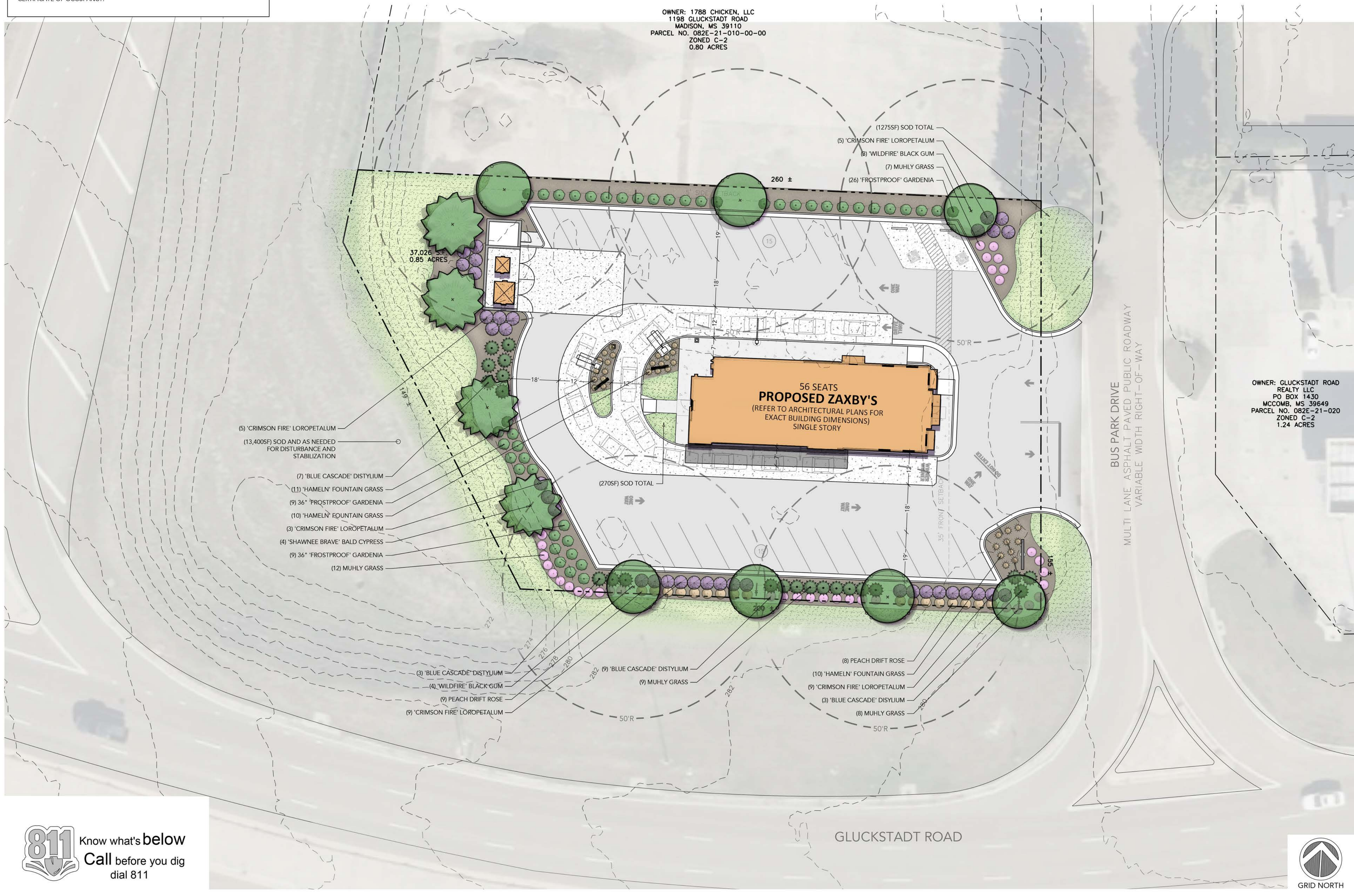


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GSWCC Level II Certification
 No. 00000000083

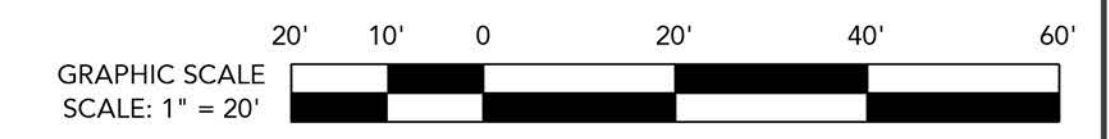
SITE DEVELOPMENT PLANS FOR ZAXBY'S RESTAURANT
 1198 GLUCKSTADT ROAD | MADISON, MS 39110



CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE | LAND PLANNING | LAND SURVEYING | MUNICIPAL SERVICES
 1010 COMMERCE DRIVE | BOGART, GA 30622 | P: 770.725.1200 | F: 770.725.1204



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REVISION DATE & DESCRIPTION

1	02.05.25 - INITIAL SUBMITTAL
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SHEET TITLE:
 LANDSCAPE PLAN

PROJECT NAME:
ZAXBY'S

SHEET NUMBER:
 LP

PROJECT NUMBER:
 24040ZAX

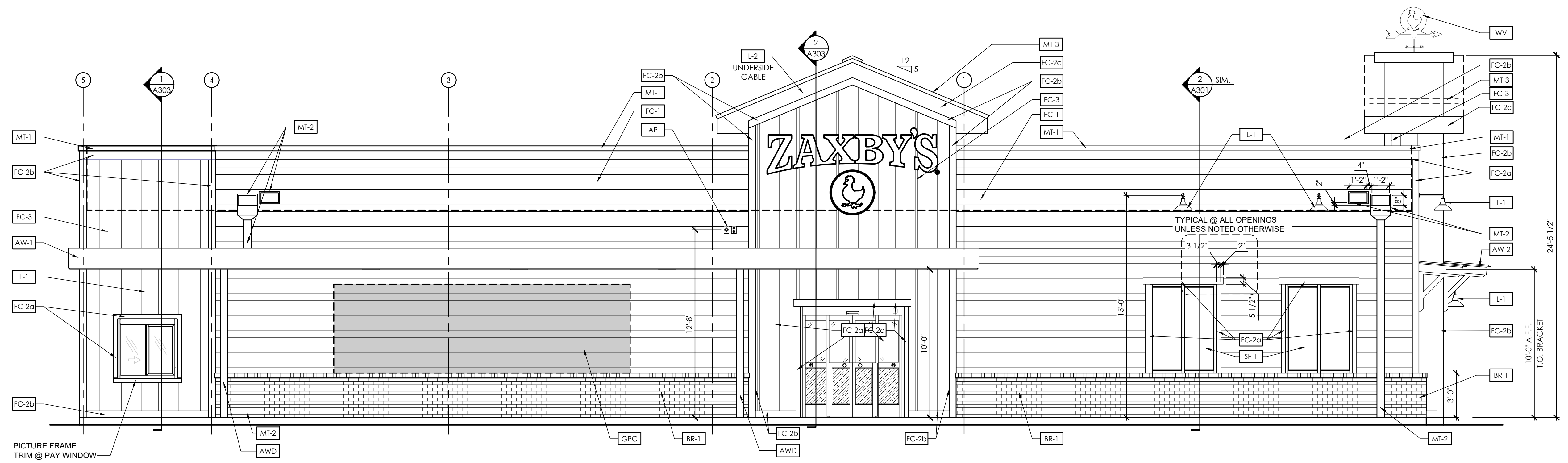
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SEAL

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 Victor, NY
 5886
 05/31/2024



2 Side Elevation
 SCALE: 1/4" = 1'-0"



1 Front Elevation
 SCALE: 1/4" = 1'-0"

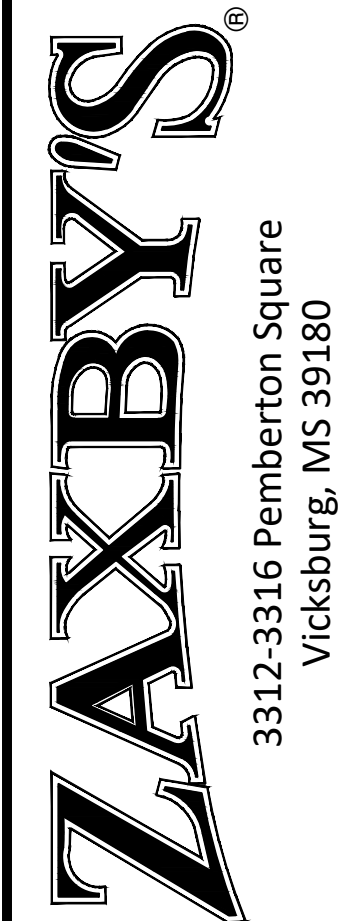
EXTERIOR FINISH SCHEDULE			
KEY	MATERIAL / MFG.	COLOR / NO.	NOTES
AP	FUTURE WIRELESS ACCESS POINT		PROVIDE JUNCTION BOX WITH COVER PAINTED TO MATCH SIDING - REFER TO LOW VOLTAGE PLAN
BR-1	STANDARD BRICK - MISSISSIPPI BLEND BY CHEROKEE BRICK - RUNNING BOND	MOSSTOWN 3/8" MORTAR JOINT - ANTIQUE WHITE - ASTM C-270, TYPE N	AIR / MOISTURE BARRIER OVER ALL SUBSTRATES. GROUT VOIDS SOLID @ CAVITY BEHIND BRICK BELOW F.F. INSTALL CONTINUOUS, THROUGH WALL FLASHING, EPDM (BY W.R. GRACE) OR EQUAL, AT BOTTOM OF WALLS & ABOVE OPENINGS. CUT FLASHING FLUSH WITH EXT. FACE. PROVIDE CELL VENT TYPE WEEPS, ABOVE FLASHING @ 32" O.C. MAX.
FC-1	FIBER CEMENT LAP SIDING - HARDIE® PLANK LAP SIDING BY JAMES HARDIE - SMOOTH	PRIMED FOR PAINT	6" EXPOSURE TO THE WEATHER - PAINTED P1
FC-2	FIBER CEMENT TRIM BOARD - HARDIE® TRIM BY JAMES HARDIE - 4/4 SMOOTH	PRIMED FOR PAINT	A: PAINTED P-1 B: PAINTED P-2 C: PAINTED P-5
FC-3	FIBER CEMENT BATTEN BOARD - HARDIE® TRIM BY JAMES HARDIE - SMOOTH BATTEN BOARDS	PRIMED FOR PAINT	PAINTED P-1
MT-1	METAL COPING, TOPS OF PARAPETS: GALVANIZED OR ALUMINUM	PAINT P-2	
MT-2	METAL SCUPPERS AND DOWNSPOUTS (GALVANIZED OR ALUMINUM) / METAL DOOR AND FRAME	PAINT P-3	
MT-3	PREFINISHED STANDING SEAM METAL ROOF PANELS - MBCI "LOKSEAM"	COAL BLACK	16-INCH WIDTH, 24 GA. GALVALUME PLUS COATING - GC TO PROVIDE MATCHING RIDGE VENT AND SNOW & ICE GUARDS AS SHOWN. METAL PANEL MANUF. TO PROVIDE SITE SPECIFIC GUARD LAYOUT.
SF-1	ALUM WINDOWS AND DOORS - KAWNEER TRIFAB 451	DARK BRONZE ANODIZED	CONTACT: QUALITY GLASS: PH- 706-548-4481
SF-2	ALUM DOORS - CR LAURENCE	REDWOOD (FACTORY ORDERED)	
L-1	WALL MOUNTED LED LIGHT FIXTURES - FULL CUTOFF	BLACK METAL FINISH	SEE ELECTRICAL DWGS. FOR FIXTURE TYPES - TO BE ORDERED AND INSTALLED BY THE G.C.
L-2	LED STRIP LIGHT - FASTENED TO UNDERSIDE OF EAVE AT GABLE		SEE ELECTRICAL DWGS. FOR FIXTURE TYPES - TO BE ORDERED AND INSTALLED BY THE G.C.
SF-1	MINWAX STAIN	224 WALNUT, TWO COATS MINIMUM	FIBER CEMENT FASCIA AND SOFFITS.
AW-1	STEEL AWNING	BY VENDOR	[AWD] = AWNING DOWNSPOUT COVER BY VENDOR - SEE WALL SECTIONS FOR MORE INFORMATION
AW-2	WOOD & STEEL AWNING	ROOF COLOR: COAL BLACK WOOD COLOR: PAINT P-5	BY G.C. - SEE DETAILS SHEET A-501 FOR MORE INFORMATION
GPC	FUTURE GRAPHIC	BY ZAXBYS	
WV	WEATHERVANE	INCLUDED WITH SIGN PACKAGE	G.C. TO INSTALL - SEE DRAWINGS INCLUDED WITH SIGN PACKAGE

REFER TO SHEET A101 FOR WINDOW AND DOOR TAGS, SHEET A210 FOR PAINT TYPE & COLOR.

ISSUED	
DATE	DESCRIPTION
03/29/24	ISSUED FOR PERMIT
05/31/24	ISSUED FOR CONSTRUCTION

REVISIONS	
NO.	DESCRIPTION
A	
B	
C	
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DRAWN BY:
 CHKD BY:



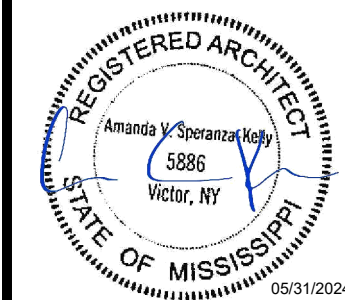
SHEET TITLE

EXTERIOR ELEVATIONS

PROJECT NO: 24-0168

A-201

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NO.	DESCRIPTION

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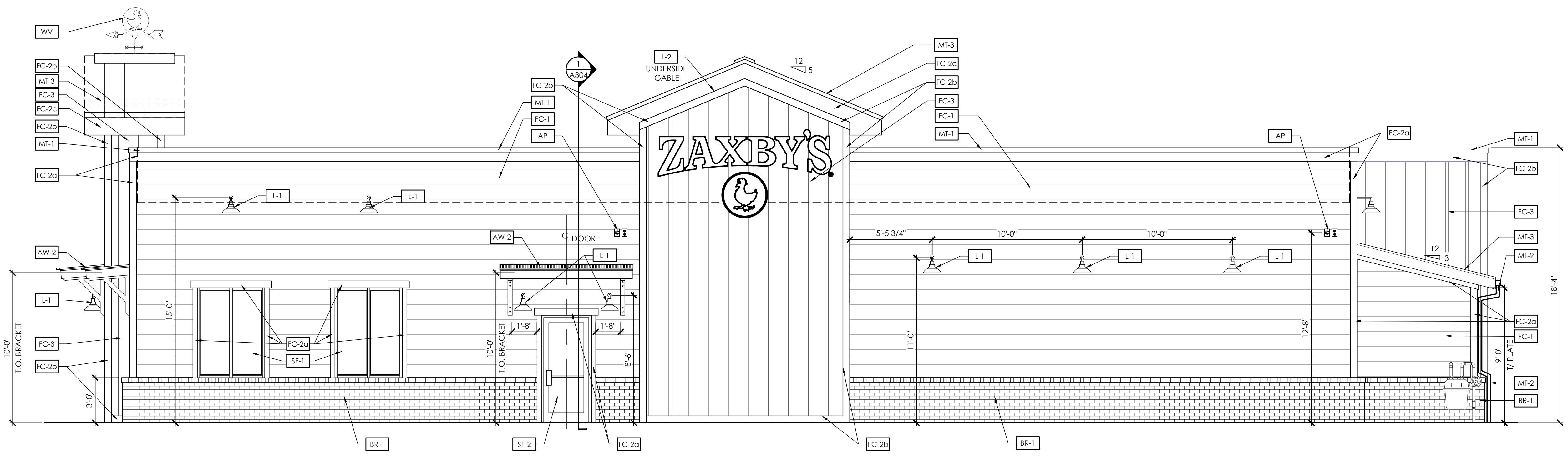
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 Warren County

SHEET TITLE

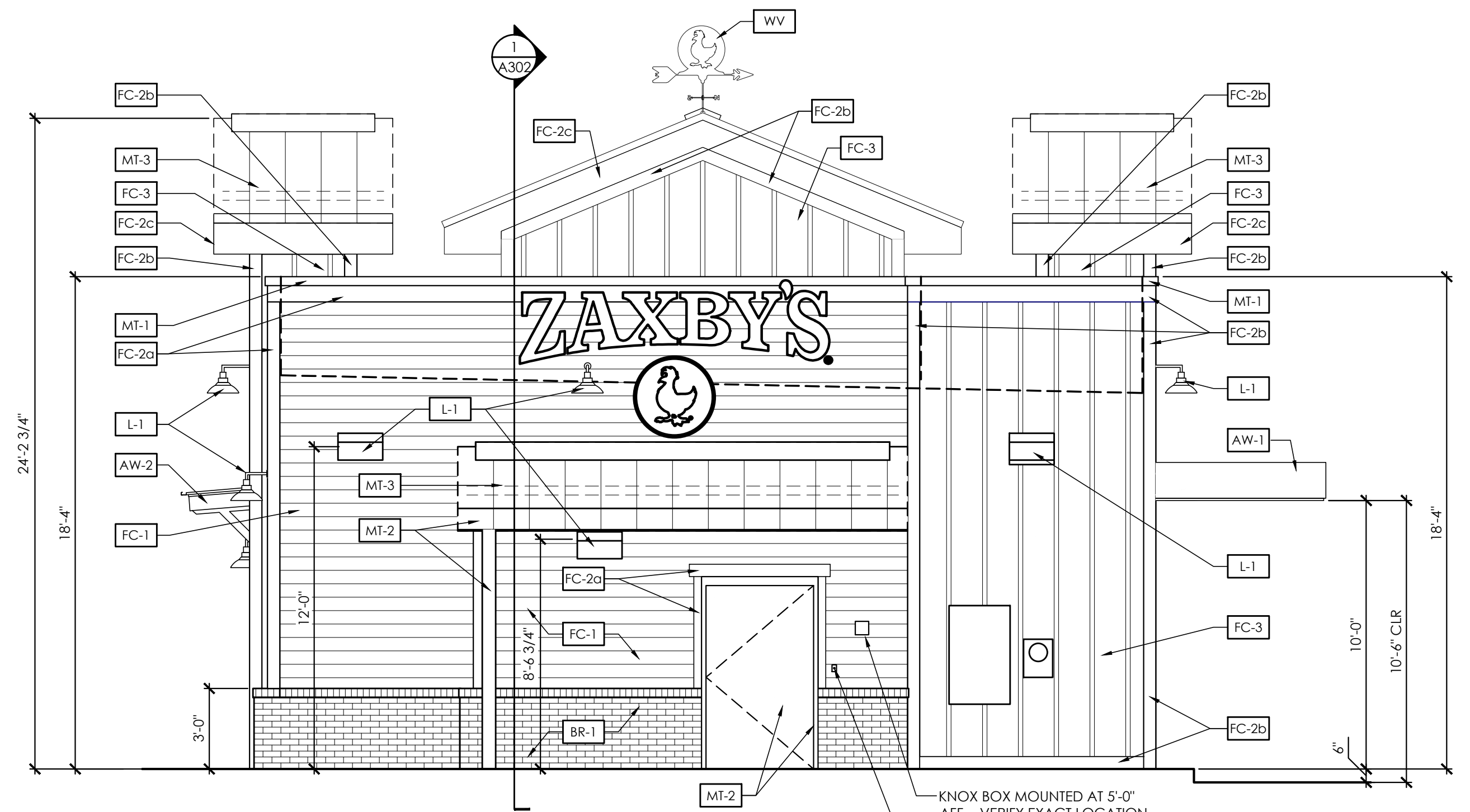
EXTERIOR ELEVATIONS

PROJECT NO: 24-0168

A-202



2 Side Elevation
 SCALE: 1/4" = 1'-0"



1 Back Elevation
 SCALE: 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE			
KEY	MATERIAL / MFG.	COLOR / NO.	NOTES
AP	FUTURE WIRELESS ACCESS POINT		PROVIDE JUNCTION BOX WITH COVER PAINTED TO MATCH SIDING - REFER TO LOW VOLTAGE PLAN
BR-1	STANDARD BRICK - MISSISSIPPI BLEND BY CHEROKEE BRICK - RUNNING BOND	MOSSTOWN 3/8" MORTAR JOINT - ANTIQUE WHITE - ASTM C-270, TYPE N	AIR / MOISTURE BARRIER OVER ALL SUBSTRATES. GROUT VOIDS SOLID @ CAVITY BEHIND BRICK BELOW F.F. INSTALL CONTINUOUS, THROUGH WALL FLASHING, EPDM (BY W.R. GRACE) OR EQUAL, AT BOTTOM OF WALLS & ABOVE OPENINGS. CUT FLASHING FLUSH WITH EXT. FACE. PROVIDE CELL VENT TYPE WEEPS, ABOVE FLASHING @ 32" O.C. MAX.
FC-1	FIBER CEMENT LAP SIDING - HARDIE® PLANK LAP SIDING BY JAMES HARDIE - SMOOTH	PRIMED FOR PAINT	6" EXPOSURE TO THE WEATHER - PAINTED P1
FC-2	FIBER CEMENT TRIM BOARD - HARDIE® TRIM BY JAMES HARDIE - 4/4 SMOOTH	PRIMED FOR PAINT	A: PAINTED P-1 B: PAINTED P-2 C: PAINTED P-5
FC-3	FIBER CEMENT BATTEN BOARD - HARDIE® TRIM BY JAMES HARDIE - SMOOTH BATTEN BOARDS	PRIMED FOR PAINT	PAINTED P-1
MT-1	METAL COPING, TOPS OF PARAPETS: GALVANIZED OR ALUMINUM	PAINT P-2	
MT-2	METAL SCUPPERS AND DOWNSPOUTS (GALVANIZED OR ALUMINUM) / METAL DOOR AND FRAME	PAINT P-3	
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