



SPECIAL CALLED PLANNING & ZONING COMMISSION MEETING

Friday, December 29, 2023 at 2:00 PM

Agenda

- 1. Call to Order**
- 2. Opening Prayer and Pledge of Allegiance**
- 3. Consideration and Approval of Minutes**
 - [A\)](#) Consideration And Approval Of November 28, 2023 Minutes
- 4. New Site Plan Considerations**
 - [A\)](#) Discussion and Consideration of Blurton Holdings Site Plan
 - [B\)](#) Sowell Road Shell Station Conditional Use
- 5. Request for Rezoning**
 - [A\)](#) Discussion and Consideration of Approval: Application for Rezoning, Take 5 Oil Change, 1064 Gluckstadt Road
- 6. New Business**
- 7. Next Meeting**
 - A) The Next Planning and Zoning Meeting Will Be Held on January 23, 2024
- 8. Adjourn**



PLANNING & ZONING COMMISSION MEETING

Tuesday, November 28, 2023, at 6:00 PM

Minutes

Call to Order

Commissioner Sam McGaugh called the meeting to order.

The following Commissioners were present: Commissioner Sam McGaugh, Commissioner Melanie Greer, Commissioner Phillips King, Commissioner Andrew Duggar, Commissioner KaTrina Myricks and Commissioner Tim Slattery. Commissioner Kayce Saik was absent.

Staff Members Present: Building Official William Hall, Public Works Director Chris Buckner, Executive Assistant Bridgette Smith, City Attorney John Scanlon and City Attorney Zach Giddy.

Opening Prayer and Pledge of Allegiance

Commissioner Sam McGaugh opened the meeting with prayer.

Commissioner Sam MCGaugh led the pledge of allegiance.

Consideration and Approval of Minutes

Commissioner Tim Slattery made the motion to approve the October 24, 2023, minutes.

Commissioner KaTrina Myricks seconded the motion to approve.

The motion carried and was approved by all Commissioners.

Consideration And Approval of October 24, 2023, minutes

New Site Plan Considerations

Discussion and Consideration of AT&T Conditional Use

Andy Rotenstreich with Baker Donelson gave a brief introduction on the proposed development. The cell tower is a 175-foot single design which will improve A T & T coverage. Located on the back corner of the property. The tower will be enclosed with a chain link fence with plastic covering. The lease agreement is for ten (10) years with the provider. If the lease is not renewed the tower and equipment will be removed by the provider.

The board recommended all future site plans for cell towers with a fence provide a fence to enclose the tower with a covering (plastic) on the fence and maintain the fence.

Commissioner Melanie Greer made the motion to approve.

Commissioner Andrew Duggar seconded the motion to approve.

The motion carried and was approved by all Commissioners.

Discussion and Consideration of AT&T Site Plan

The A T & T Site Plan was approved on contingent on the fence will enclose the tower with a plastic or canvas covering.

Commissioner Andrew Duggar made the motion to approve.

Commissioner Tim Slattery seconded the motion to approve.

The motion carried and was approved by all Commissioners.

Discussion and Consideration of Magnolia District Conditional Use

Danny Balanos addressed the board to discuss the proposed development which will be located on Church Road for outdoor activities. Which will include five (5) tennis courts and pickleball. The multi building is 11,700 square feet. The building will have one main access to the building. The hours of operation will not exceed 10:00 PM nightly.

Commissioner Tim Slattery made the motion to approve.

Commissioner Phillips King seconded the motion to approve.

The motion carried and was approved by all Commissioners.

Discussion and Consideration of Magnolia District Site Plan

The board discussed the proposed location of the dumpster, which is located at the front entrance. The dumpster will be enclosed on the construction plans when they are submitted to the building department for review. The Site Plans includes a restaurant, the board recommended a partition/covering the roof ventilation from view.

Commissioner Phillips King made the motion to approve.

Commissioner KaTrina Myricks seconded the motion to approve.

The motion carried and was approved by all Commissioners.

Discussion and Consideration of Puckett Machinery Conditional Use

Hastings Puckett addressed the board on the need for additional space at their location. They are adding an additional acre of space to construct a fully enclosed warehouse for equipment storage.

Commissioner Andrew Duggar made the motion to approve.

Commissioner Melanie Greer seconded the motion to approve.

The motion carried and was approved by all Commissioners.

Discussion and Consideration of Puckett Machinery Site Plan

Commissioner Sam McGaugh addressed the current business next to this property installed a fence on their property to enclose the rear of the property from view. The new design should extend 125 feet to meet the adjacent owner’s property line. The current location has two (2) entrances off the road, it was recommended to close one (1) and add a new entrance with hardscraping concrete to coordinate with the existing property.

Commissioner Melanie King made the motion to approve.

Commissioner KaTrina Myricks seconded the motion to approve.

The motion carried and was approved by all Commissioners.

Discussion and Consideration of Blurton Holdings Site Plan

The Blurton Holdings Site Plan was tabled until the next scheduled meeting December 26, 2023.

The board discussed a possible change of date to schedule a Special Call Meeting for the December 26, 2023 meeting. The City of Gluckstadt offices are closed for the Christmas Holidays by the Governors Proclamation for Tuesday December 26, 2023.

No action was taken.

Discussion and Consideration of Variances for Candlewood Suites

Sam Deshi addressed the board; the property was purchased in 2019 They are planning to open a Candlewood Suites Hotel. They are requesting a Variance for additional parking and a height variance. The hotel will have eighty-one (81) rooms and 85 parking spaces with four (4) stories in height. The proposed site has one entrance which is currently twenty-four feet. The Fire Chief, Henry Davis addressed the board. The fire code requires an entrance to be twenty-six feet and two entrances to the property. The board recommended the developers meet with the Fire Marsal and the City of Gluckstadt building department to discuss revisions to their Site Plan.

It was tabled until the January 23, 2024, Planning and Zoning meeting.

New Business

No action was taken.

Next Meeting

The Planning and Zoning Board discussed moving the December 26, 2023, meeting to Thursday December 28, 2023. The regular meeting falls on a holiday, the City of Gluckstadt office will be closed. The Special Call Meeting will be held Thursday, December 28, 2023, at 6:00 PM.

Discussion of December Meeting Date

Adjourn

Commissioner Melanie Greer moved the meeting be adjourned.

Commissioner KaTrina Myricks seconded the motion.

The motion carried and was approved by all Commissioners.

WITNESS OUR HANDS, this the _____ day of _____, 2023

SAM MCGAUGH, Chairman

MELANIE GREER, Vice Chairman/Secretary

City of Gluckstadt

Application for Site Plan Review

Subject Property Address: _____

Parcel #: 08ZE-22-010

Owner: Clark Blurton

Applicant: Daniel Woolbridge

Address: 6055 Ridgewood Rd
Jackson, MS 39211

Address: 464 Church Rd Suite 100
Madison, MS 39110

Phone #: 601-941-3227

Phone #: 601-209-8665

E-Mail: cblurton1@gmail.com

E-Mail: woolbridgearchitecture@yahoo.com

Current Zoning District: C-2

Acreage of Property (if applicable): 1.5 ac

Use sought of Property: office / yard

Requirements of Applicant:

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

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

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

11-5-23 _____
 Date

CITY OF GLUCKSTADT BUILDING DEPARTMENT
OFFICE USE ONLY

Date Received: _____

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

Yes _____ No _____

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



CITY OF GLUCKSTADT

MISSISSIPPI

PLANNING AND ZONING ADMINISTRATOR

July 10, 2023

Danial Woolridge
464 Church Road Suite 100
Madison, MS 39110

RE: Blurton Holdings Building

Dear Daniel,

We have reviewed your site plan where you indicate that the drainage for the referenced site will utilize area, in place of on-site retention. As a requirement for obtaining a building permit you will have to demonstrate that the exiting retention pond has the capacity to retain storm water run-off based on the 100-year flood event for this site post construction. We also inspected the site and have determined the following deficiencies that must be corrected prior to issuing a building permit:

1. Clean out the discharge pipe at the retention pond.
2. Clean out silt to the original depth of the pond.
3. Clean out the discharge ditch to Highway 51 to facilitate drainage.
4. Provide documentation as to who will maintain the retention pond now and in the future.

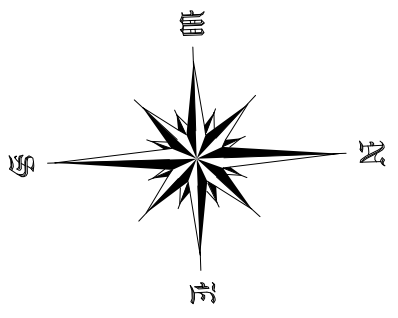
Please let me know if you have any questions regarding these requirements. Also, this will have no impact on site plan approval, however you must complete the above requirement prior to the City issuing a building permit.

Sincerely,

John M. McCollum
Planning and Zoning Administrator, City of Gluckstadt

Distribution:

William Hall, Building Official
Clark Blurton, Owner



Bearing referenced to Grid North.

PLAT OF SURVEY for JOSEPH PRESLEY

PROPERTY LOCATED IN THE NE 1/4 OF SECTION 22,
T8N, R2E, MADISON COUNTY, MISSISSIPPI

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

Date of field survey: December 28, 2021

Party Chief: Nick Hyman, Colin Baird

Vertical Elevations referenced to NAVD88

Basis of Bearing: Reference to SPC - MS West (Grid North)

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

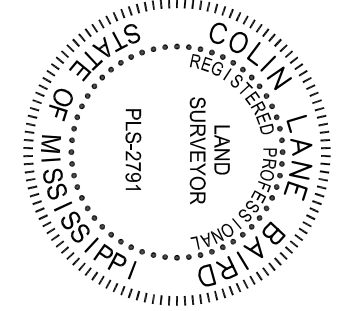
Underground utilities are based on physical evidence, maps provided by utility companies, and utilities locate service provided. Some utilities shown on this plat may be approximate only. Should call MS One-Call before any digging.

NOTES:

- 1) PROPERTY IS ZONED C-2 (HIGHWAY COMMERCIAL DISTRICT), PER MADISON COUNTY ZONING ORDINANCE.
- 2) SETBACKS:
FRONT - 35 feet from a street right-of-way line.
SIDE - NONE.
REAR - NONE.
- 3) SUBJECT PROPERTY IS LOCATED IN ZONE "X" AND "AE" AS DETERMINED BY FRM NO. 28089 C 415F, MADISON COUNTY, REVISION DATE - MARCH 17, 2010. BFE: 288.0'

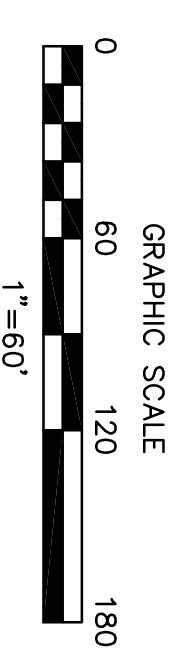
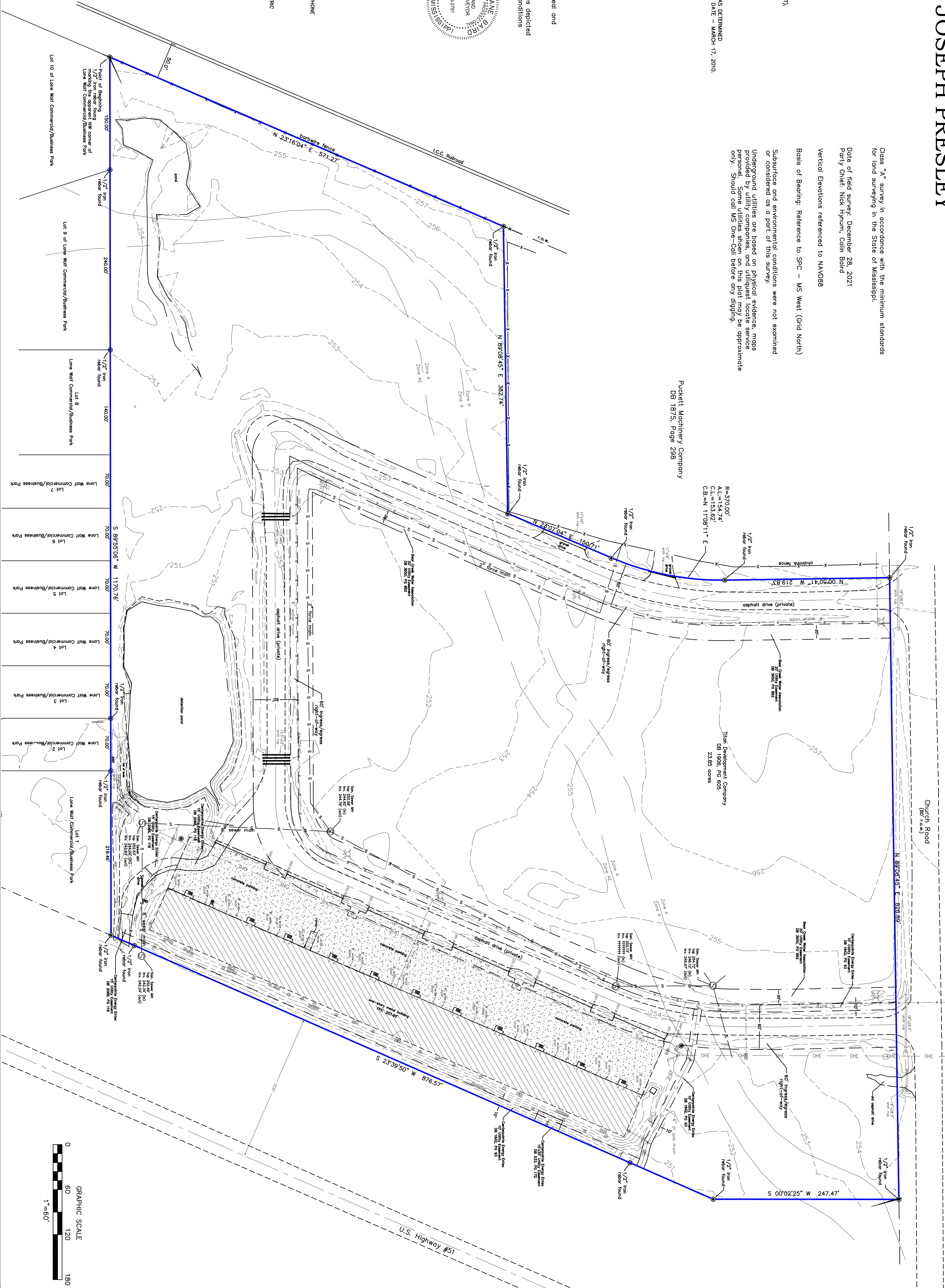
This Boundary survey was performed and this plat was prepared by Baird Engineering, Inc., 506 Jefferson Street, Clinton, MS 39056 Phone: (601) 925-5015

This survey is considered void only when original seal and signature of surveyor of record is affixed hereto.
I, Colin L. Baird, do hereby certify that the features depicted on this plat are a correct representation of the conditions as they existed on December 28, 2021.



LEGEND

- TELECOMMUNICATIONS M.H.
- 1/2" IRON REBAR FOUND
- (18" long) 1/2" IRON REBAR SET
- WATER FAUCET
- UTILITY POLE
- GAS VALVE
- WATER VALVE
- FINE HYDRANT
- TELEPHONE MANHOLE
- TELEPHONE PEDestal
- SIGNAL BOX
- SIGN
- CONC. CURB & GUTTER
- STORM INLET
- SANI. SINKER MANHOLE
- CURB INLET
- TREE
- TREE GRAVE
- CABLE BOX (UNDERGROUND)
- SAN. SINKER
- GAS LINE
- UNDERGROUND TELEPHONE
- FENCE LINE
- CONTOURS
- OVERHEAD POWER
- UNDERGROUND ELECTRIC
- METER BOX
- LIGHT POLE
- STORM DRAIN M.H.
- WATER MAIN
- WATER METER
- A/C UNIT
- SINKER CLEANOUT
- POWER METER
- GAS METER
- CONCRETE
- ASPHALT
- FIBER OPTIC BOX
- ELECTRIC BOX (UNDERGROUND)



SITE PLAN NOTES

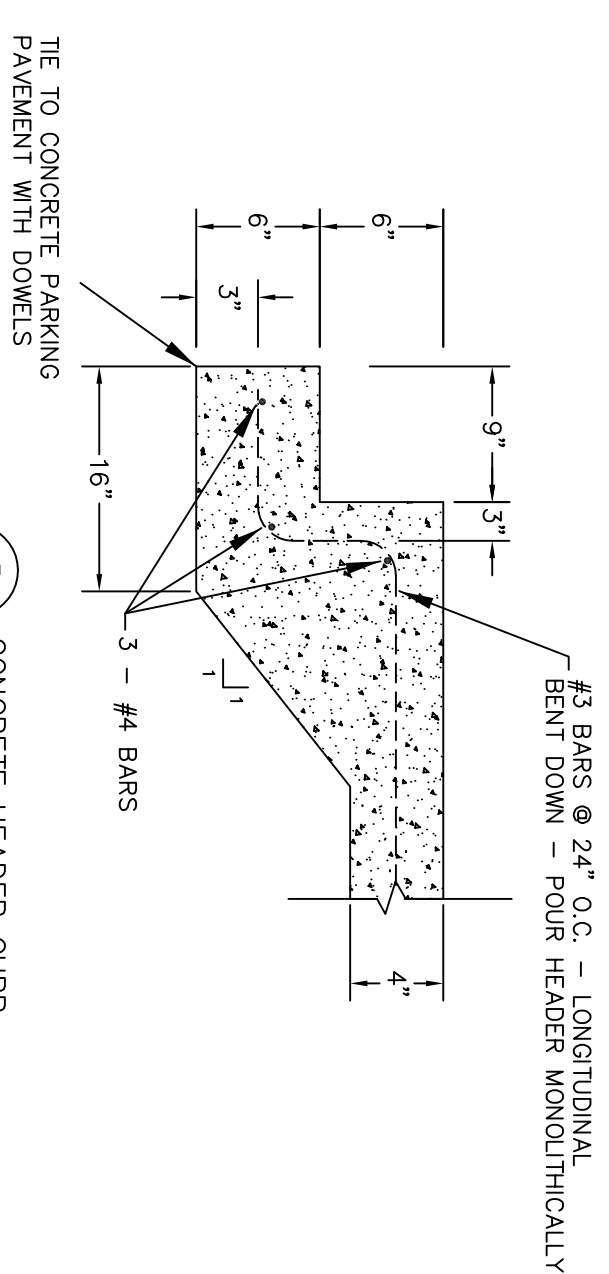
GENERAL

1. TOPOGRAPHIC SURVEY PREPARED BY BAIRD ENGINEERING, INC. DATED 06-15-2021.
2. CONTRACTOR TO NOTIFY ALL UNDERGROUND UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK. ALL EXCAVATION SHALL BE CONDUCTED IN ACCORDANCE WITH OSHA, FEDERAL, STATE AND LOCAL CODES.
3. CONTRACTOR TO COMPLY WITH ALL EROSION CONTROL STANDARDS AS SPECIFIED BY CITY, COUNTY AND STATE OFFICIALS.
4. ALL EXCAVATION SHALL BE PROTECTED WITH EROSION CONTROL MEASURES. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER FACILITIES DURING CONSTRUCTION. UPON COMPLETION OF PROJECT, THIS SHALL BECOME THE RESPONSIBILITY OF THE OWNER. THE OWNER SHALL INSPECT ALL STORM FACILITIES TO DETERMINE IF THEY ARE FUNCTIONING PROPERLY.
5. ALL DISTURBED GRASSED AREAS SHALL BE SOLO SOLO UNLESS NOTED OTHERWISE.
6. THE CONTRACTOR SHALL CONTACT CITY ENGINEERING AND RIGHT-OF-WAY DEPARTMENTS AT LEAST THREE (3) DAYS PRIOR TO PERFORMING ANY CONSTRUCTION REQUIRED BY MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY.
7. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND LICENSES AT CONTRACTOR'S RISK AND RESPONSIBILITY.
8. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND LICENSES AT CONTRACTOR'S RISK AND RESPONSIBILITY.
9. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND LICENSES AT CONTRACTOR'S RISK AND RESPONSIBILITY.
10. ANY AND ALL DESIGN EROSION PERMIT FEES AND APPLICATIONS PERTAINING TO ANY AND ALL WORK ZONE TRAFFIC CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
11. CONTRACTOR SHALL UNCOVER AND VERIFY THE DEPTH OF ALL UTILITY TIE-IN POINTS ENCOUNTERED DIFFERENT FROM DRAWINGS. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY AND ADJUSTMENTS SHALL BE DETERMINED.

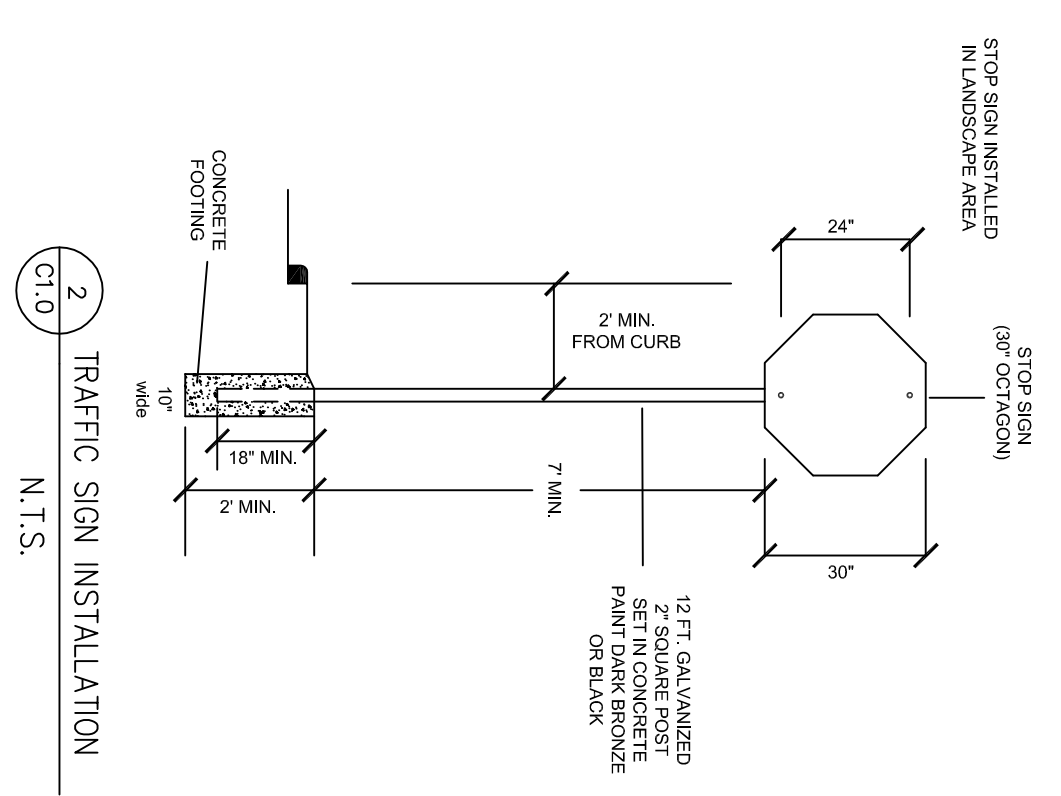
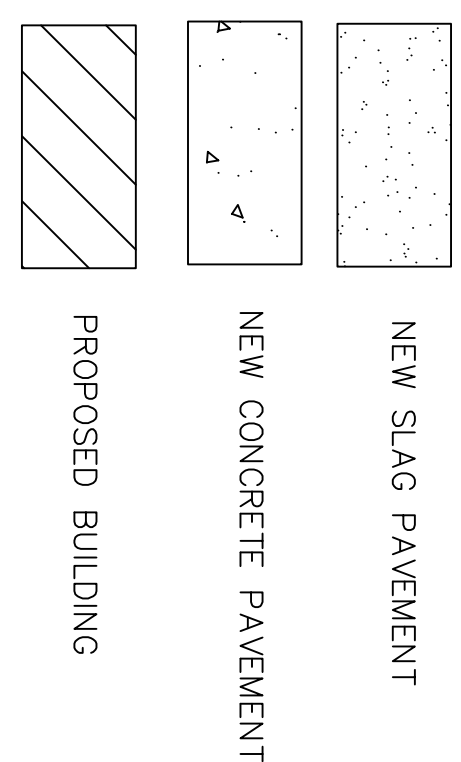
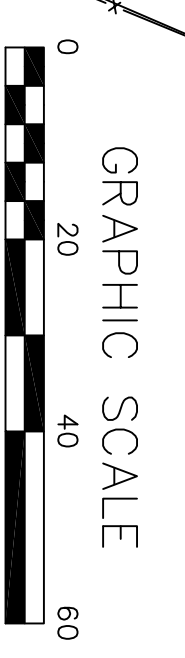
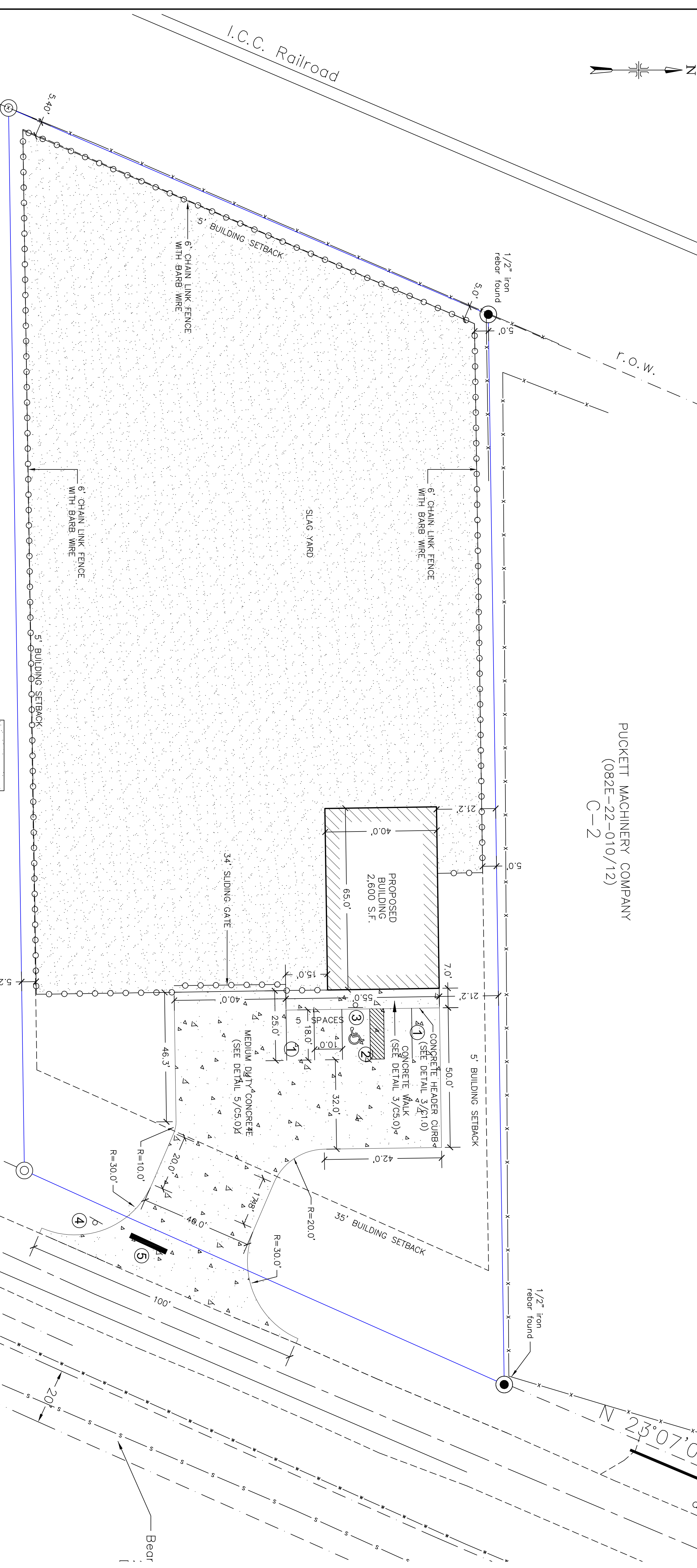
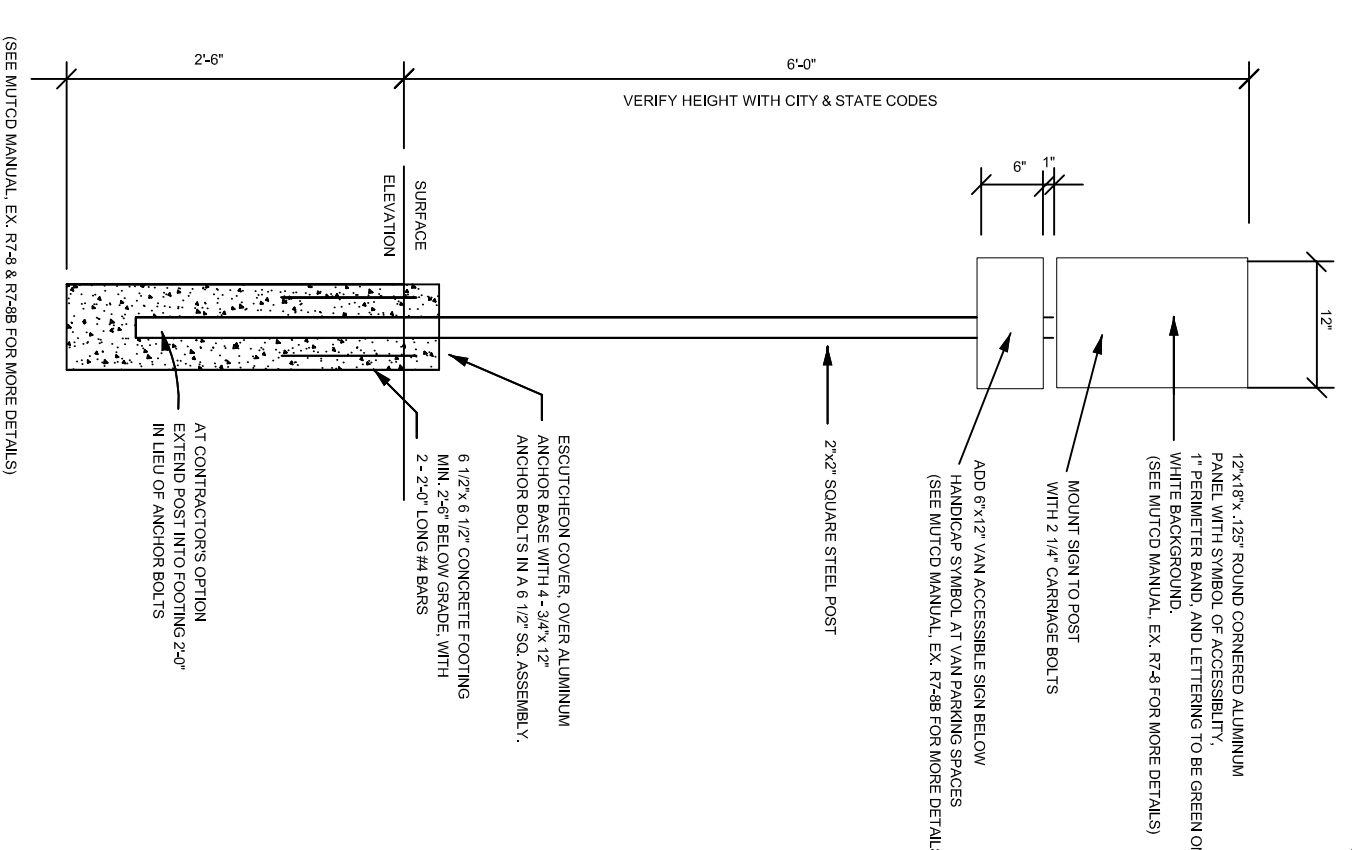
12. BACKFILL ALL EXCAVATED AREAS WHERE UTILITIES ARE REMOVED WITH SAND/CLAY.
13. ANY EXISTING UTILITIES TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND DISPOSED OF OFF-SITE IN A LEGAL MANNER.
14. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND LICENSES AT CONTRACTOR'S RISK AND RESPONSIBILITY.
15. SITE CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT AT ALL ADJACENT AREAS.
16. SEE LANDSCAPE DETAIL FOR ALL LANDSCAPE AND LANDSCAPE DETAILS.
17. ALL DIMENSIONS SHOWN ON THIS SHEET ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
18. PARKING PROVIDED IN THIS PROJECT:
 - 1. ADA COMPLIANT PARKING SPACES
 - 2. STANDARD PARKING SPACES PROVIDED
19. DETECTABLE WARNING SURFACE TO MEET ADAAG 4.29.2 (TRUNCATED DOME PANEL).

PARKING FEATURES LEGEND

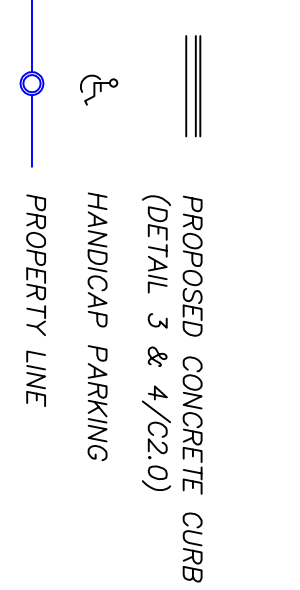
- ① TRAFFIC STRIP (PARKING)
- ② TRAFFIC STRIP (HANDICAP)
- ③ HANDICAP PARKING SIGN (7'-8'-DETAIL 1/C1.0)
- ④ STOP SIGN (DETAIL 2/C1.0)
- ⑤ 24" LEGEND
- ⑥ CONTINUOUS WHITE
- ⑦ CONTINUOUS BLUE
- ⑧ SEE MUTCD MANUAL FOR SPECIFICATIONS.
- ⑨ SEE MUTCD MANUAL FOR SPECIFICATIONS.
- ⑩ WHITE



③ CONCRETE HEADER CURB
N.T.S.



LEGEND



No.	Revisions:	By:	Date:

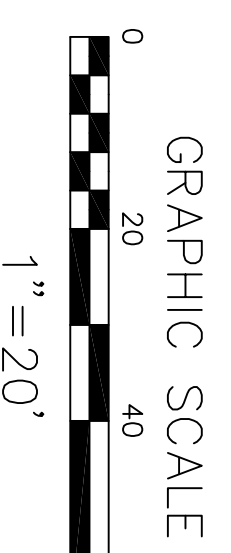
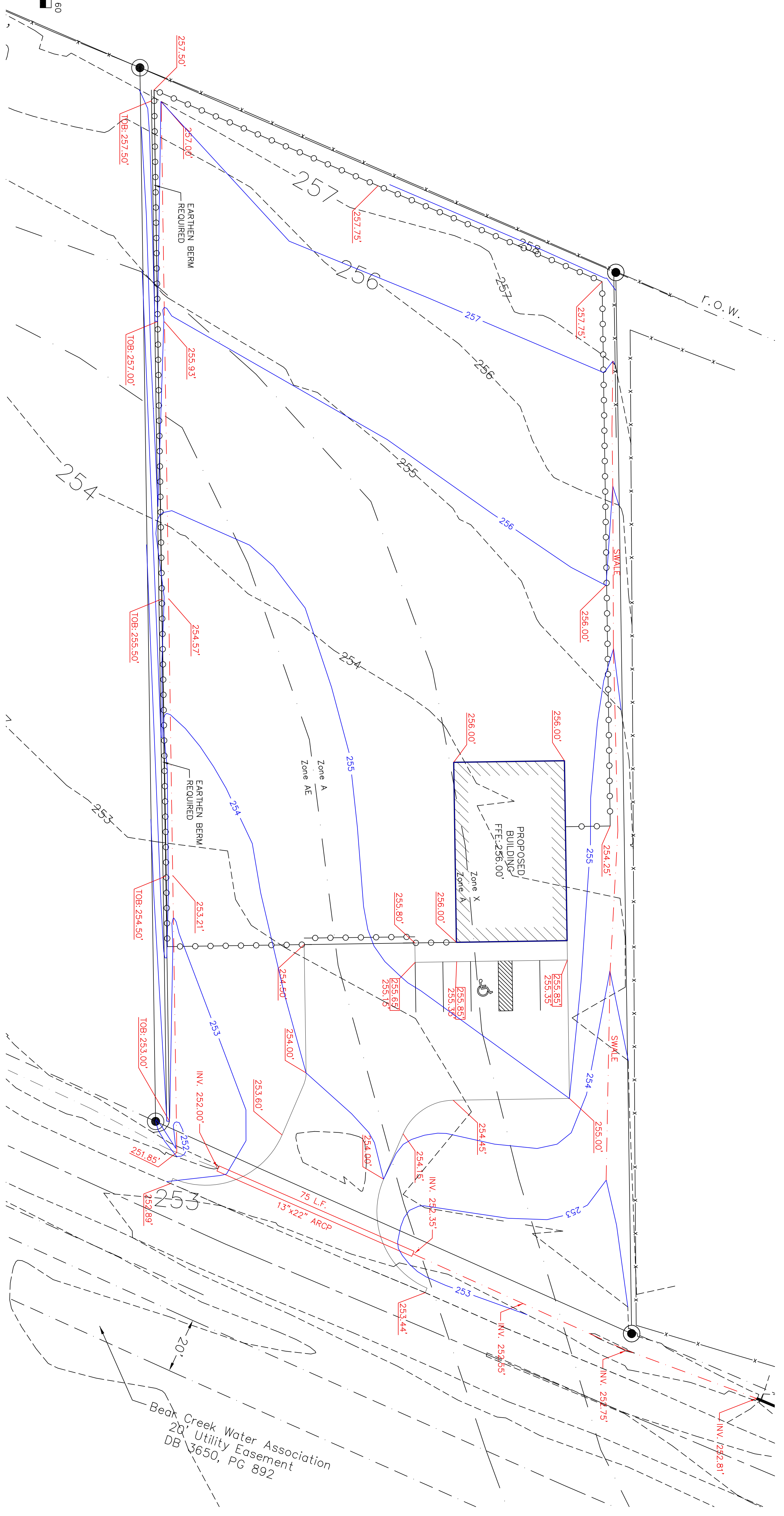
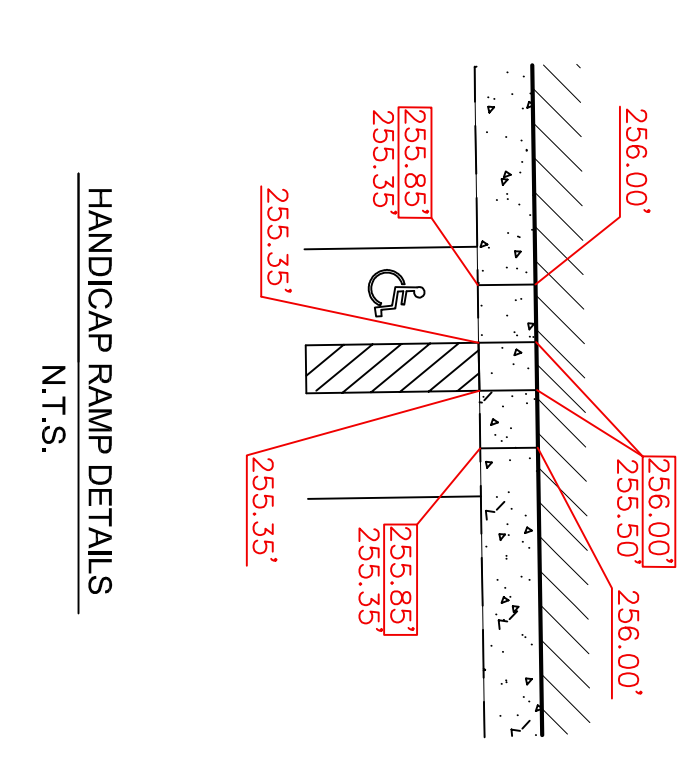
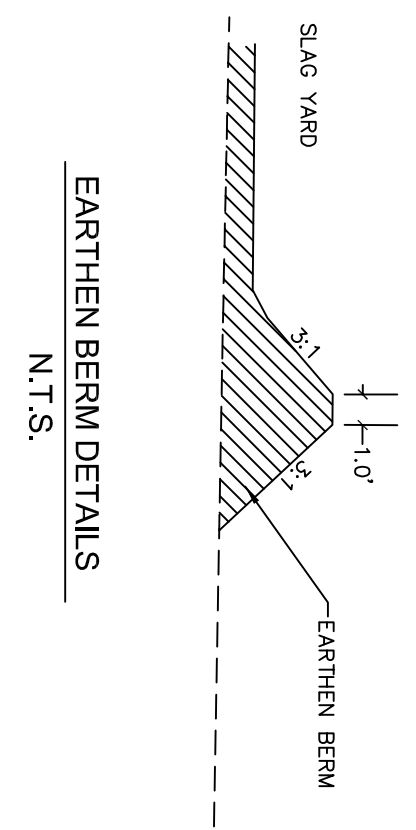
BAIRD ENGINEERING, Inc.
506 Jefferson Street, Clinton, MS 39056
Phone: (601) 925 - 5015

Project No.: # 4782(3997)
Date: 06/28/2023
Scale: 1" = 20'
Drawn By: CLB
Reviewed By: CLB

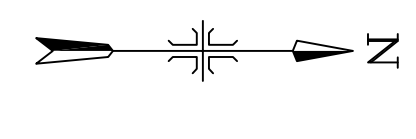
SITE PLAN
BLURTON HOLDINGS
Gluckstadt, Mississippi

C 1.0

1. **GENERAL**
THE CONTRACTOR SHALL REMOVE ALL INFRASTRUCTURE AND VEGETATION FROM THE AREA TO BE EXCAVATED, FILLED, OR GRADED.
ALL IMPROVEMENTS AND ADDITIONS TO THE WATER AND SANITARY SEWER SYSTEMS SHALL BE INSTALLED IN COMPLIANCE WITH THE CITY OF CLINTON STANDARDS.
TOPOGRAPHIC SURVEY INFORMATION TAKEN FROM A SURVEY PREPARED BY BAIRD ENGINEERING, INC.
2. **CLEARING**
PRIOR TO CUT AND REPLACEMENT OF FILL ON SITE, APPROXIMATELY 6 INCHES OF TOPSOIL SHOULD BE REMOVED WHERE ENCOUNTERED.
REMOVE BRUSH, ROOTS, LARGE GRASS, ROCKS, AND WEEDS BEFORE STRIPPING.
REMOVE TOPSOIL TO A MINIMUM DEPTH OF 6 INCHES IN ALL AREAS INDICATED ON THE PLANS TO BE UNDER BUILDINGS, DRIVES, PARKING, SIDEWALKS, AND OTHER PAVING.
STORE TOPSOIL APPROVED FOR FILL IN GENERAL LANDSCAPE AREAS AT DESIGNATED LOCATIONS ON SITE.
3. **GRUBBING**
REMOVE ASPHALT, CONCRETE CURBS, LIGHTING POLES AND FOUNDATIONS, TRASH, STUMPS, OLD LUMBER, STRUCTURES, ETC. EITHER ABOVE, ON THE NEW SURFACE, OR BELOW THE GROUND WHICH MAY INTERFERE WITH THE NEW CONSTRUCTION.
4. **CLEANUP**
UPON COMPLETION OF WORK OF THIS SECTION, REMOVE FROM PREMISES, AND DISPOSE OF ALL RELATED DEBRIS, IMPLEMENT EROSION CONTROL PLAN.
5. **SITE GRADING**
PROFILING WITH A LOADED TRUCK OR SCRAPER SHOULD BE PERFORMED TO LOCATE POTENTIAL SOFT SPOTS IN THE SUBGRADE AND/OR NATURAL GROUND BEFORE ANY FILL IS PLACED. SOFT SPOTS SHOULD BE REMOVED AND REPLACED WITH COMPACTED STABLE SANDY CLAY (CL). THE TOP 8 INCHES OF NATURAL GROUND SHOULD BE SCARIFIED AND COMPACTED TO 98% AASH (98% PROX TO) FILL PLACEMENT.
CUT OR FILL AND MACHINE GRADE SITE AS SHOWN ON THE DRAWINGS TO DRAIN AS INDICATED, ALLOWING FOR THE THICKNESS OF PAVING SUBGRADE AND THE PAVING ITSELF. WHERE FILL IS REQUIRED, USE PER GEOTECHNICAL REPORT.
ALL EARTHWORK SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT.
ALL FILL MATERIALS DESCRIBED IN GEOTECHNICAL REPORT MUST BE REMOVED AND REPLACED WITH ACCEPTABLE FILL MATERIALS.
6. **FILLING AND BACKFILLING MATERIALS**
IMPORTED FILL MATERIAL WILL HAVE PROPERTIES TO ALLOW COMPACTION BY ROLLING AND TAMPING TO A DENSITY EQUAL TO 8% OF MAXIMUM DENSITY WITH 4% OF OPTIMUM MOISTURE. MATERIALS SHALL BE TESTED TO DETERMINE MOISTURE DENSITY RELATIONSHIP OF SOILS. IF EXCAVATED MATERIAL IS UNSUITABLE FOR COMPACTION AS DETERMINED BY THE SOILS TESTING LABORATORY, FURNISH SUITABLE BORROW WHICH CAN BE COMPACTED FROM AN OFF-SITE SOURCE. ALL FILL AND BACKFILL MATERIALS SHALL BE OF LOW EXPANSIVITY, UNIFORM IN GRADE, FREE FROM ORGANIC MATTER, AND SHALL BE TESTED TO DETERMINE MOISTURE DENSITY RELATIONSHIP OF SOILS TO BE MORE THAN 40 PERCENT AND A PLASTICITY INDEX BETWEEN 10 AND 20.
7. **DETENTION POND**
THERE IS AN EXISTING DETENTION POND LOCATED SOUTHEAST OF THIS PROJECT (AS SHOWN ON THE TOPOGRAPHIC SURVEY). THIS DETENTION POND WAS DESIGNED TO INCLUDE THE POST CONSTRUCTION RUNOFF FOR THE SUBJECT PROPERTY.



Beak Creek Water Association
20' Utility Easement
DB 3650, PG 892



No.	Revisions:	By:	Date:

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

Project No.: #4782(3917)
Date: 09/28/2023
Scale: 1" = 20'
Drawn By: CLB
Reviewed By: CLB

GRADING PLAN
BLURTON HOLDINGS
Gluckstadt, Mississippi

C 2.0

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

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

Maintenance Plan:

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

CONSTRUCTION SEQUENCE

Implementation BMP Sequence:

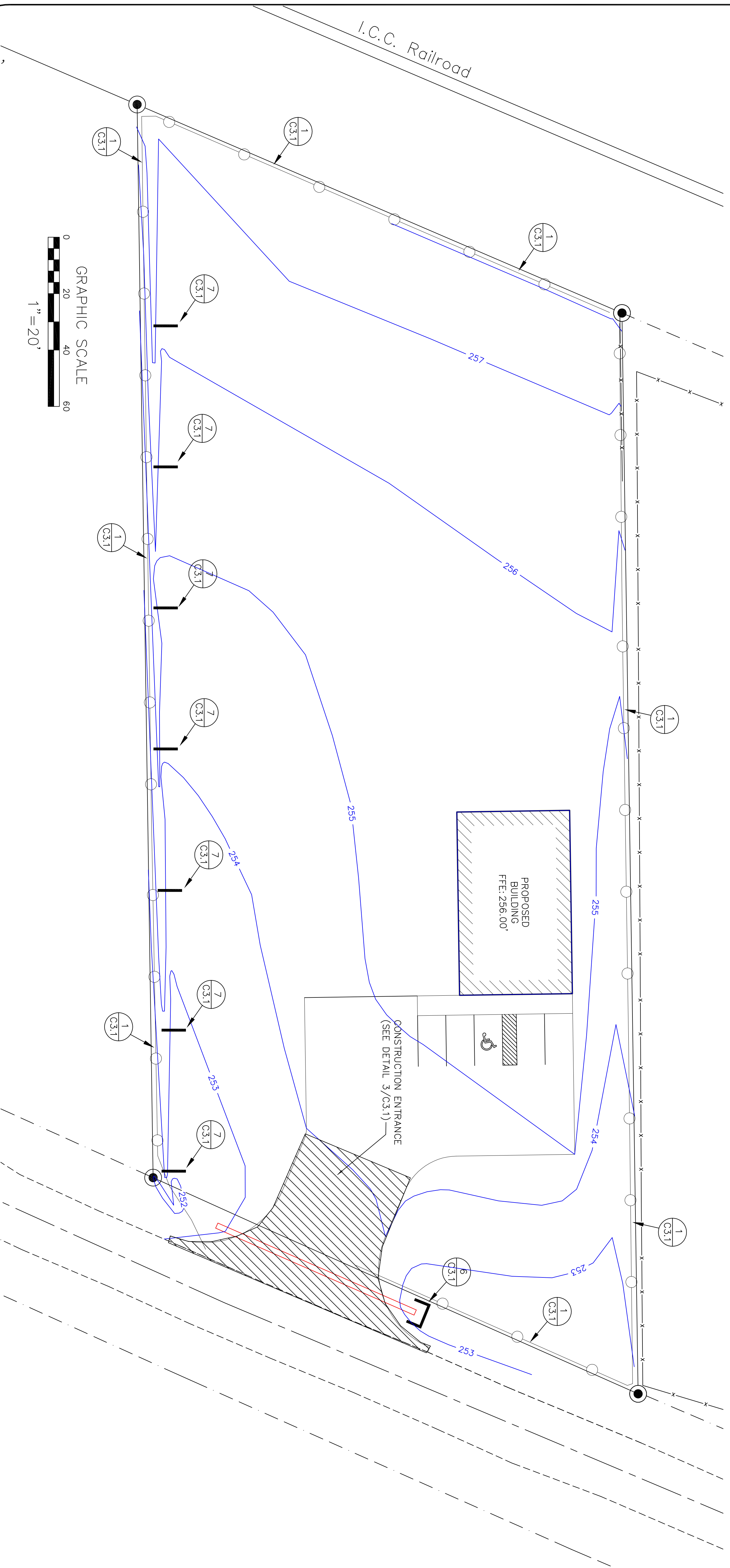
1. Build construction entrance/exit and equipment parking areas.
2. Install silt fences, wattle barriers and outlet protection.
3. Rough grade site and stockpile topsoil (with silt fence).
4. Construct ditches, swales and basins (as needed).
5. Construct parking areas and drives.
6. Perform temporary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

Vegetative Stabilization Measures

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

NOTES:

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



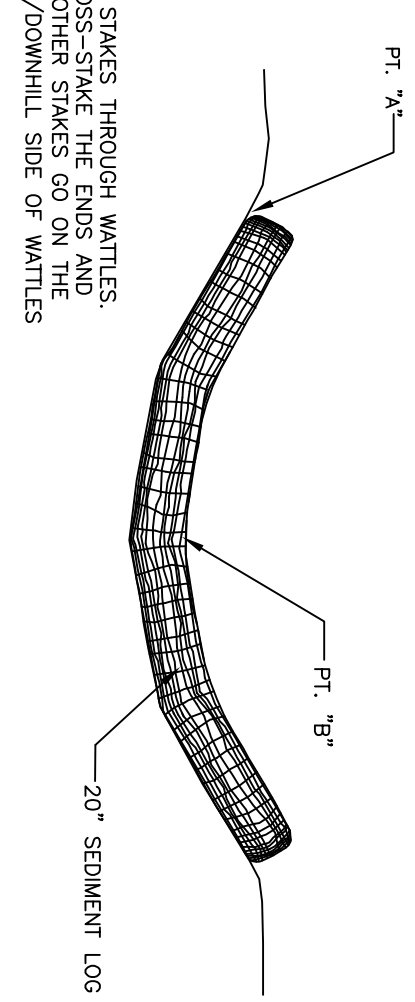
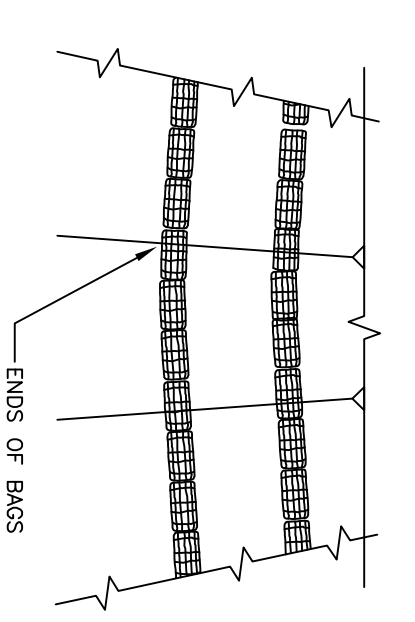
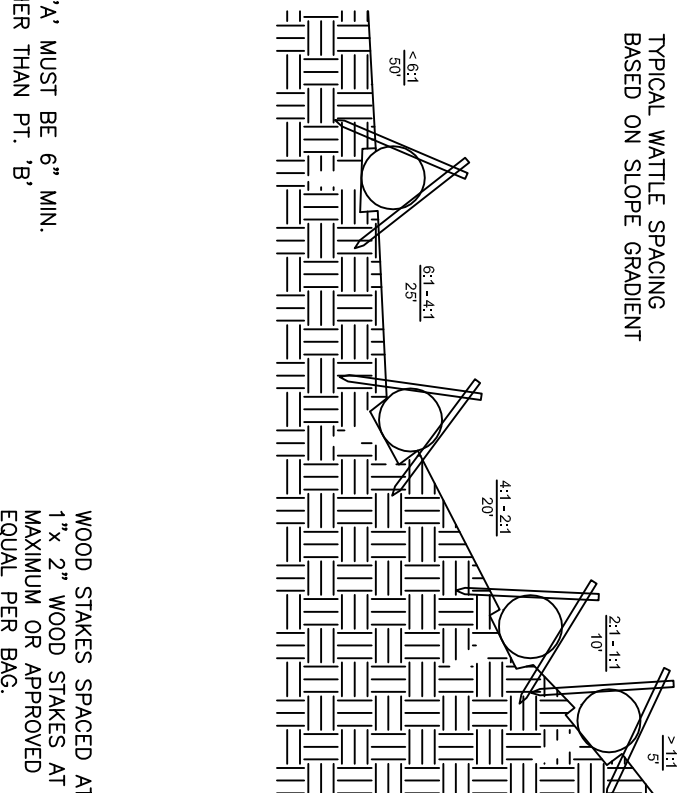
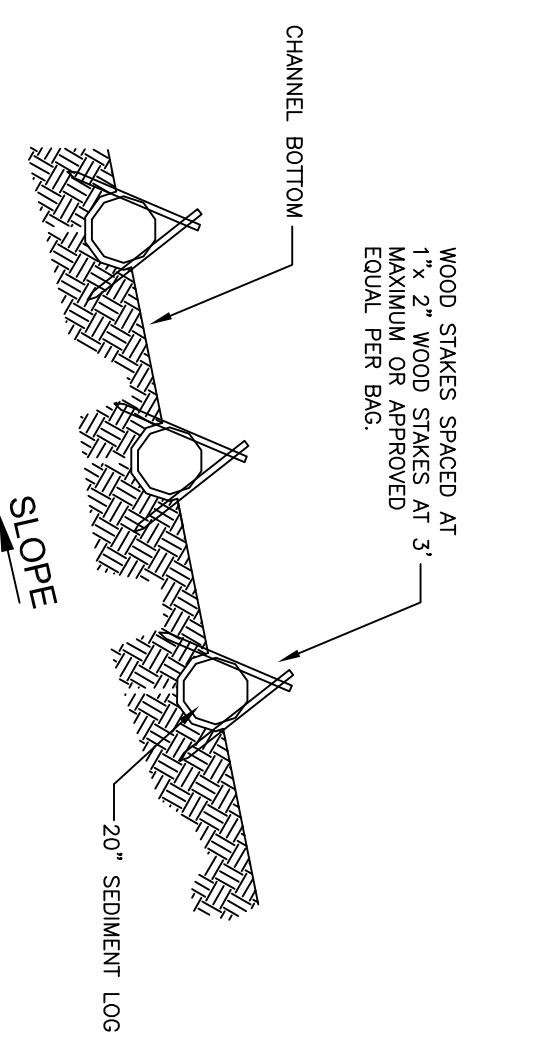
No.	Revisions:	By:	Date:

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

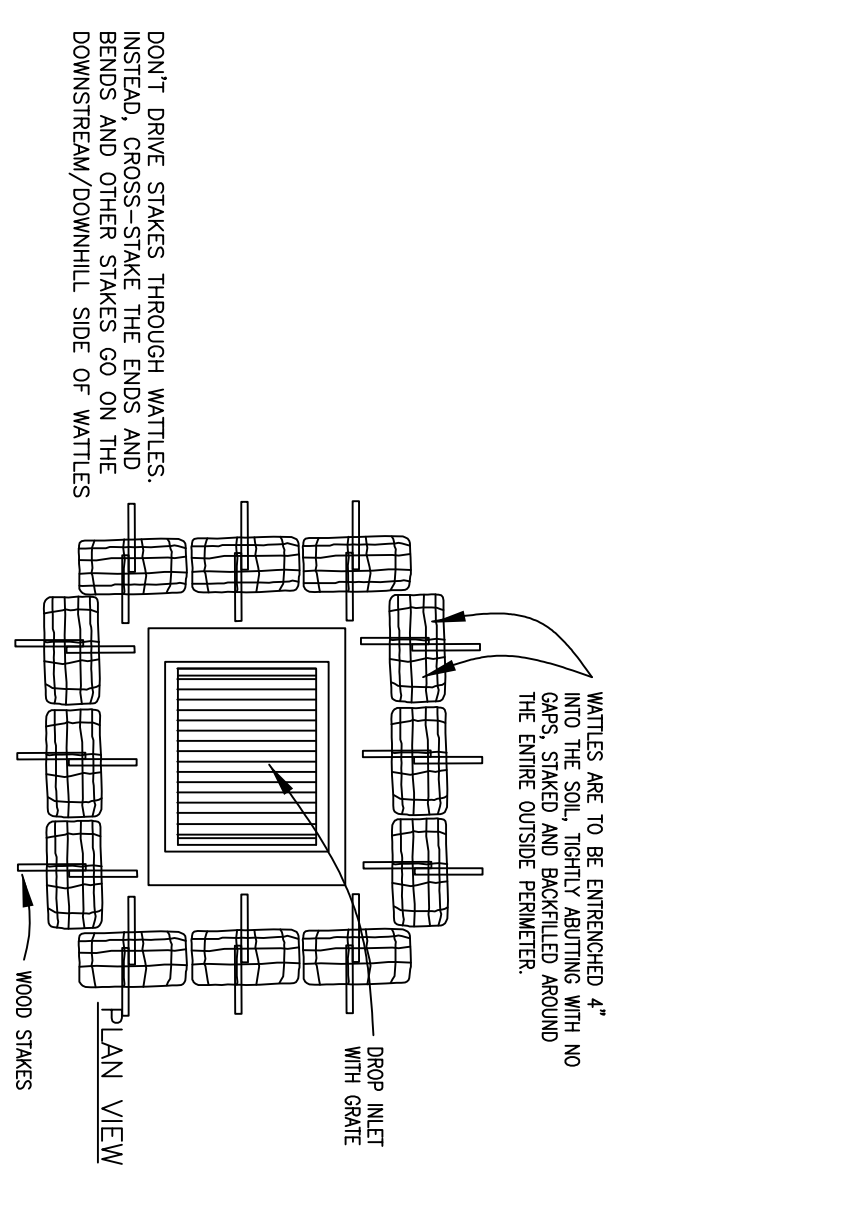
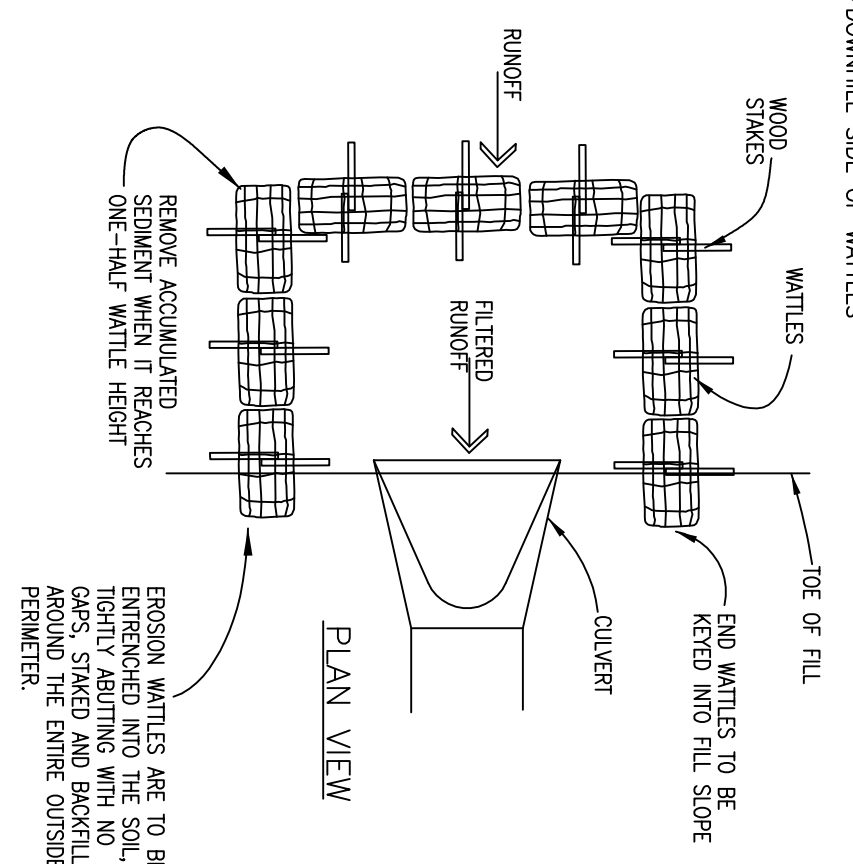
Project No.: #1782(3937)
 Date: 06/28/2023
 Scale: 1"=20'
 Drawn By: OJA
 Reviewed By: OJA

EROSION CONTROL PLAN
 BLURTON HOLDINGS
 Gluckstadt, Mississippi

C 3.0

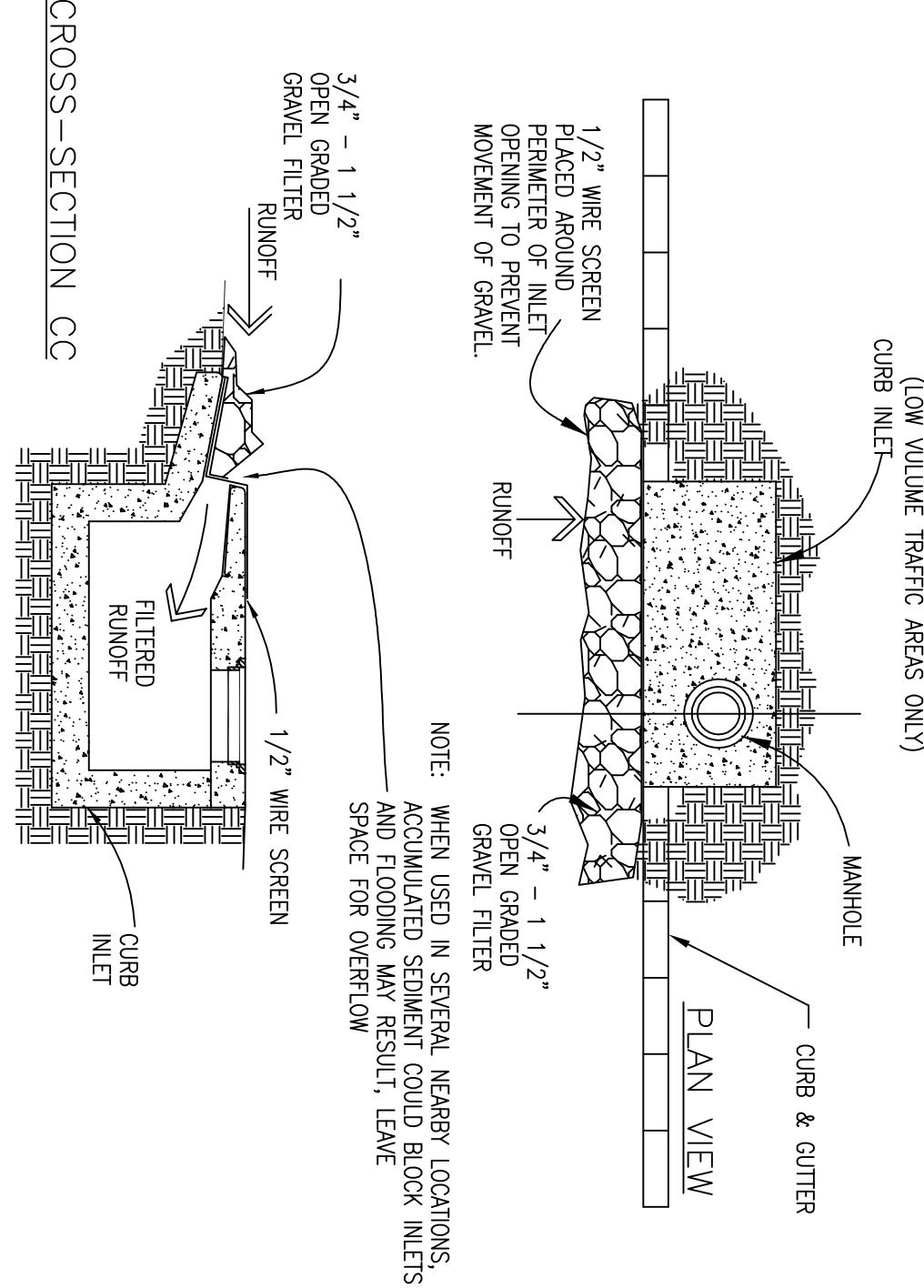


7 SEDIMENT LOG DITCH CHECK
N.T.S.

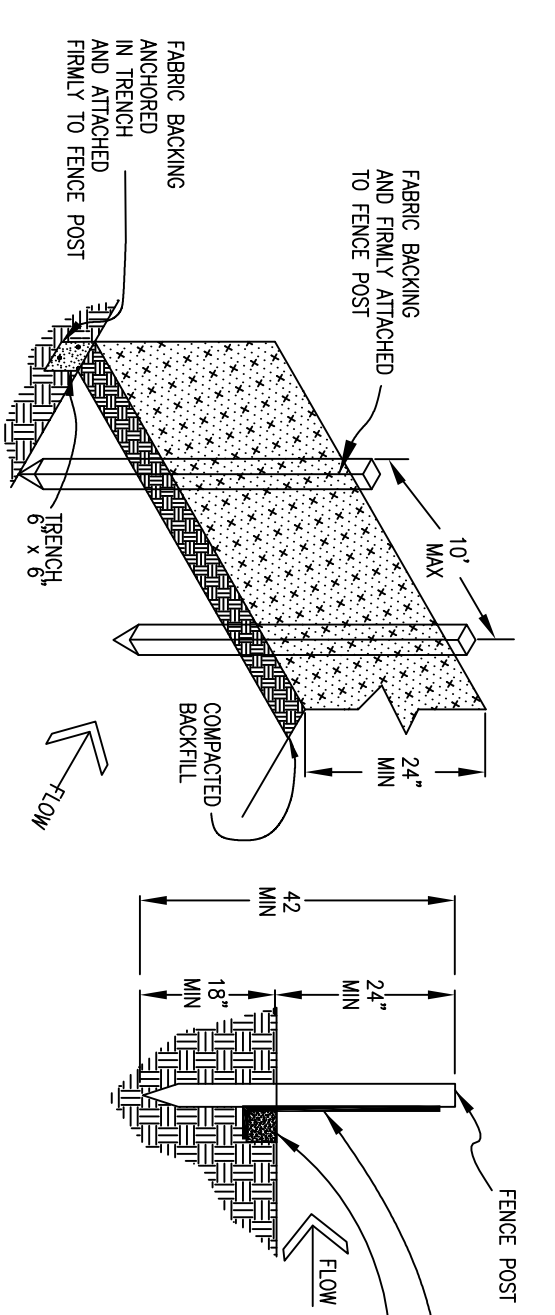


6 CULVERT EROSION BALE INLET PROTECTION
N.T.S.

4 DROP INLET EROSION FILTER
N.T.S.

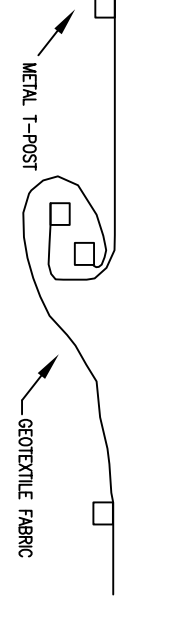
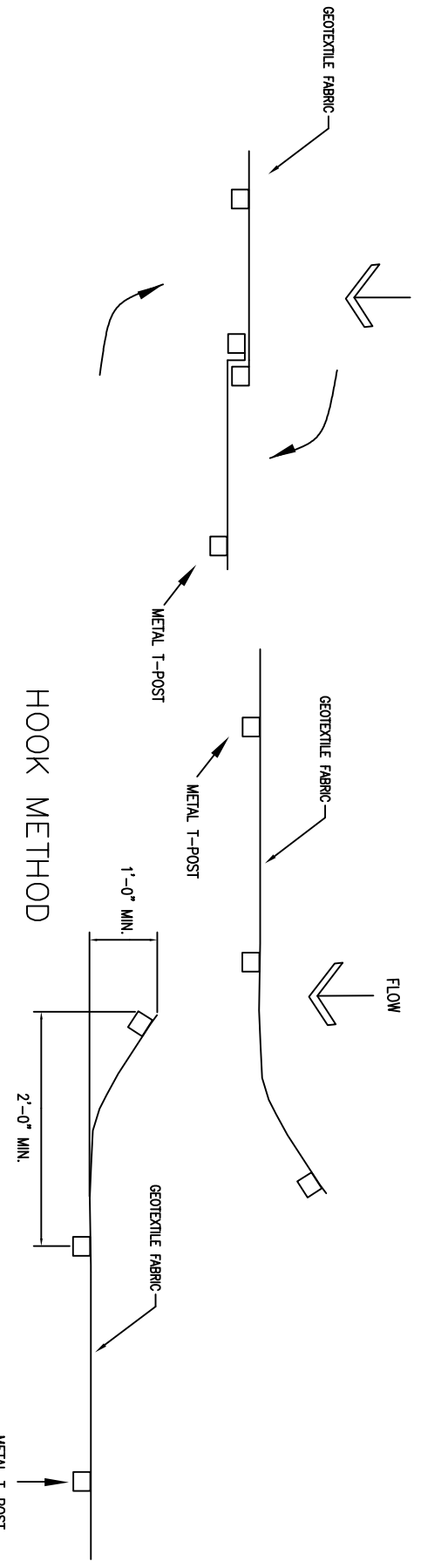


5 CURB INLET GRAVEL AND WIRE MESH FILTER TRAP
N.T.S.

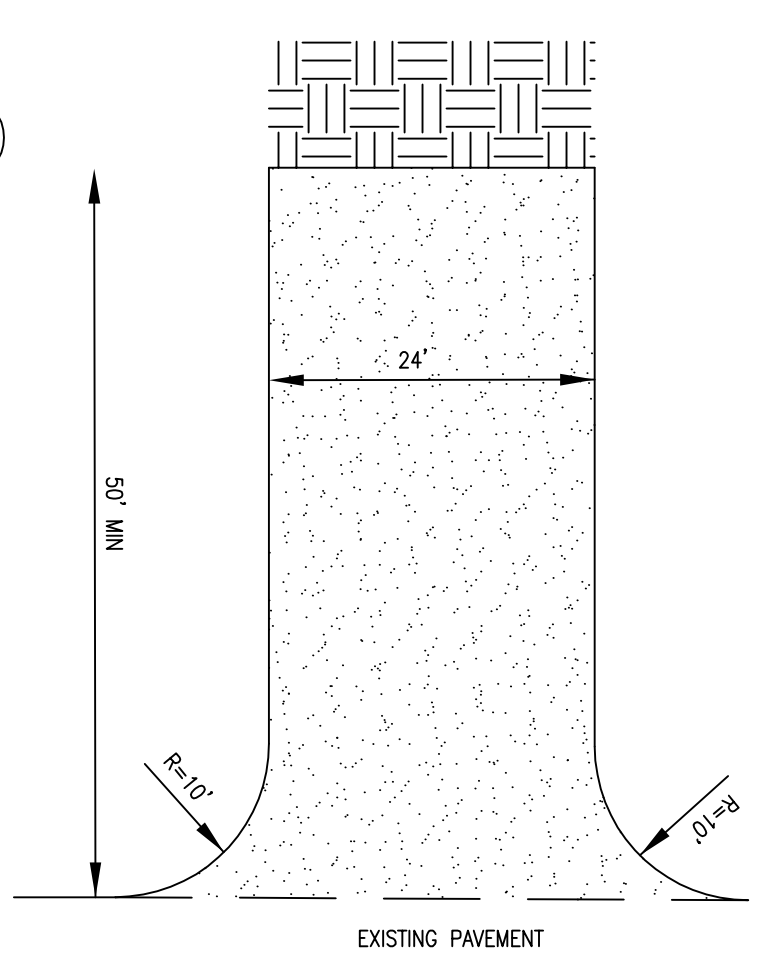


1 SILT FENCE DETAIL
N.T.S.

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



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



3 CONSTRUCTION ENTRANCE
N.T.S.

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

No.	Revisions:	By:	Date:

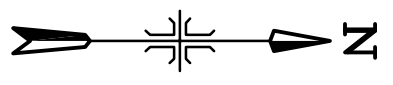
BAIRD ENGINEERING, INC.
506 Jefferson Street, Clinton, MS 39056
Phone: (601) 925 - 5015

Project No.: # 4782(3997)
Date: 06/28/2023
Scale: N.T.S.
Designed By: CLB
Reviewed By: CLB

EROSION CONTROL DETAILS
BLURTON HOLDINGS
Gluckstadt, Mississippi

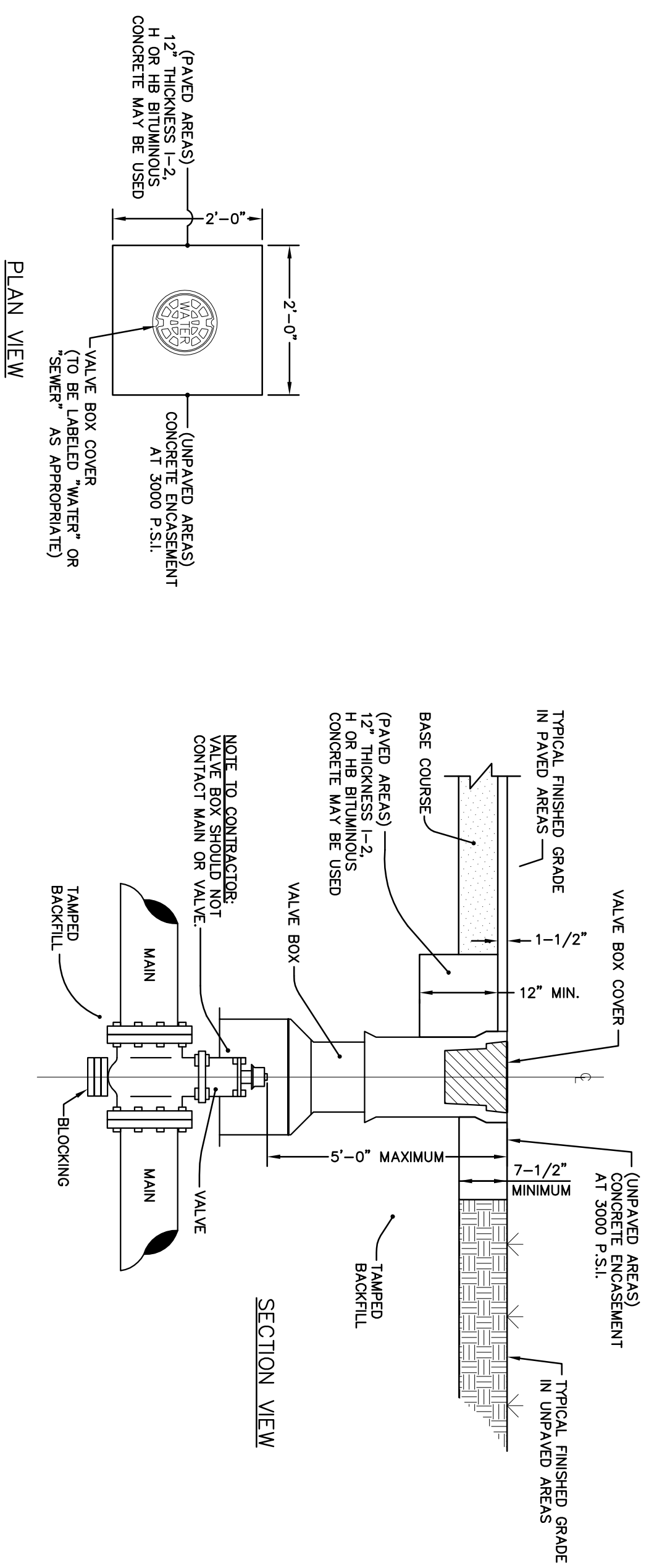
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UTILITIES NOTES



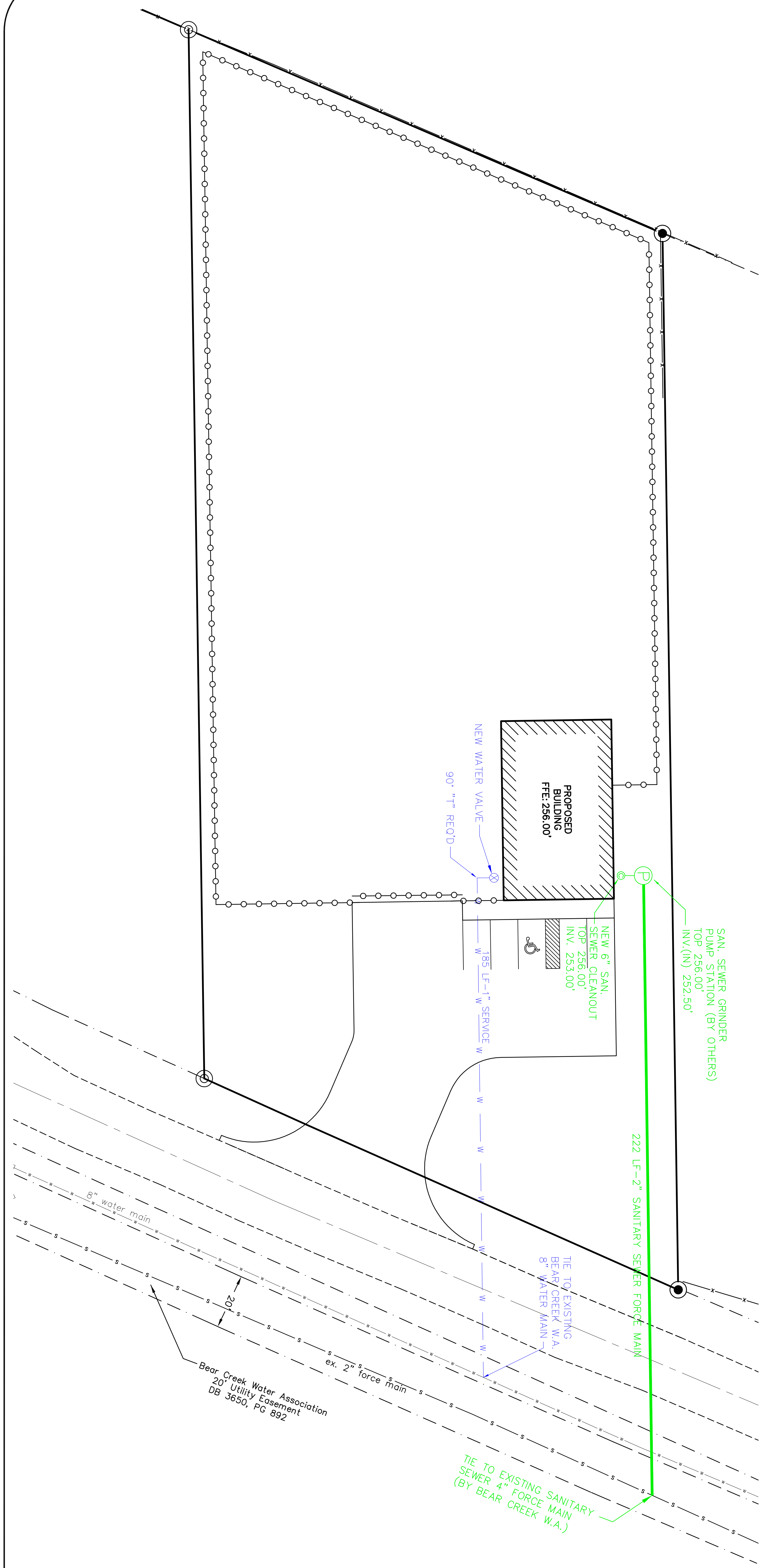
1. **GENERAL**
 THE SITE CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH THE MOST CURRENT DATA PROVIDED BY THE OWNER.
 ALL WATER AND SANITARY SEWER SERVICES TO BE INSTALLED TO WITHIN 5 FEET OF BUILDING LINE. SINCE WATER AND SEWER IS PRIVATELY OWNED AND MAINTAINED ON SITE, ALL SERVICES AND MAINTENANCE WILL BE TO STATE REGULATORY STANDARDS.
 THE SITE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF ALL EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE SITE CONTRACTOR MUST TAKE CARE TO PROTECT ALL UTILITIES AND TO MAINTAIN OR OVERSEE THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING IN NON-INVASIVE AND NON-DESTRUCTIVE MEANS IF POSSIBLE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS AS SHOWN ON THE PLANS.
 SEE ARCHITECTURAL SHEETS FOR BUILDING CONNECTIONS.
 ELECTRIC SERVICE TO BE COORDINATED WITH ENERGY.
 GAS SERVICE TO BE COORDINATED WITH ATMOS.

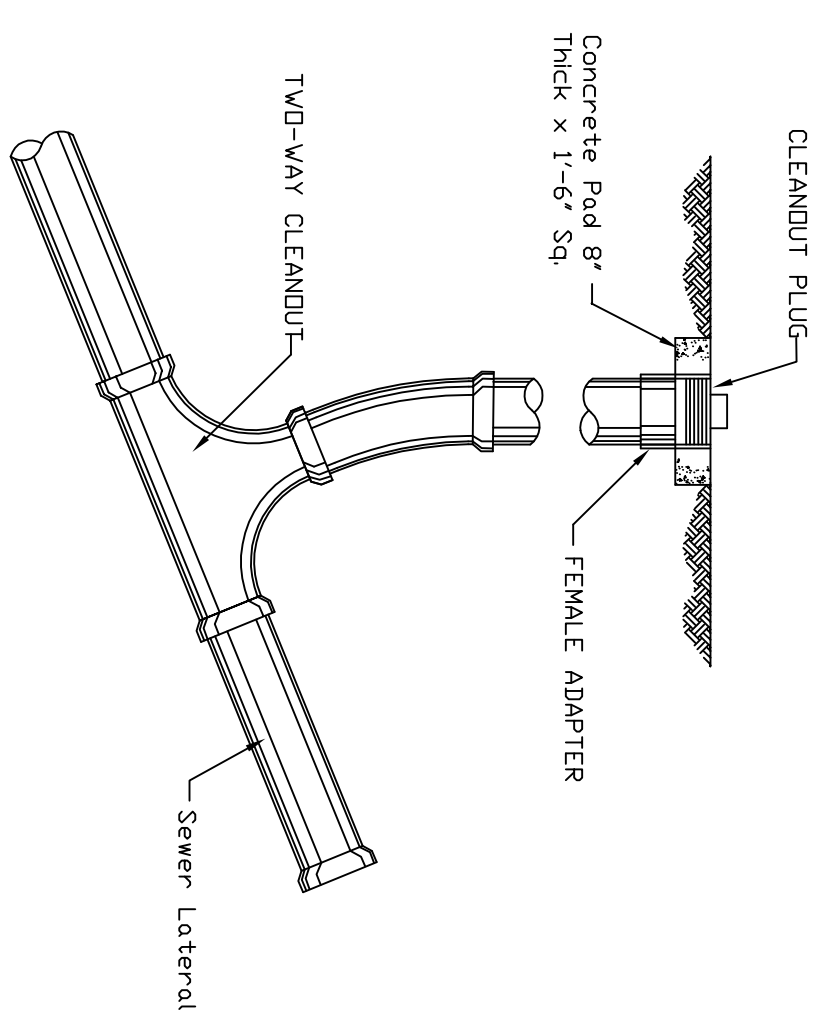
2. **SANITARY SEWER AND WATER CONNECTIONS**
 CONNECTION OF SANITARY SEWER AND WATER TO THE EXISTING INFRASTRUCTURE SHALL BE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
 SITE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED.
 SITE CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL UNDERGROUND UTILITIES WITH HIS WORK. ALL UNDERGROUND UTILITIES (WATER, STORM SEWER, SANITARY SEWER, IRRIGATION SYSTEMS, ELECTRICAL CONDUIT, ETC.) SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF BASE COURSE MATERIAL, AND THE PLACEMENT OF ANY APPROPRIATE SOIL STABILIZATION.
 SEWER PIPE AND FITTINGS SHALL BE PVC, ASTM D-3034, SDR 26, ELASTOMERIC GASKET JOINTS.
 ALL WATER SERVICE LINES 3" AND UNDER SHALL BE PB, AMVA STD. C-902 CLASS 180.
 SITE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO EXISTING UTILITIES TO REMAIN AND FOR ALL INTERRUPTIONS CAUSED BY A RESULT OF HIS WORK.
 ALL SANITARY SEWER AND WATER UTILITIES SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH STATE REGULATORY AGENCY STANDARDS.
 WATER METERS ARE TO BE INSTALLED BY BEAR CREEK WATER ASSOCIATION. CURB STOPS ARE TO END AT OR REASONABLY CLOSE TO THE RIGHT-OF-WAY IN AN AREA THAT IS ACCESSIBLE FOR READING OR MAINTENANCE.
 CONTRACTOR TO FOLLOW THE BEAR CREEK WATER ASSOCIATION UTILITY CONNECTION INSPECTION GUIDE



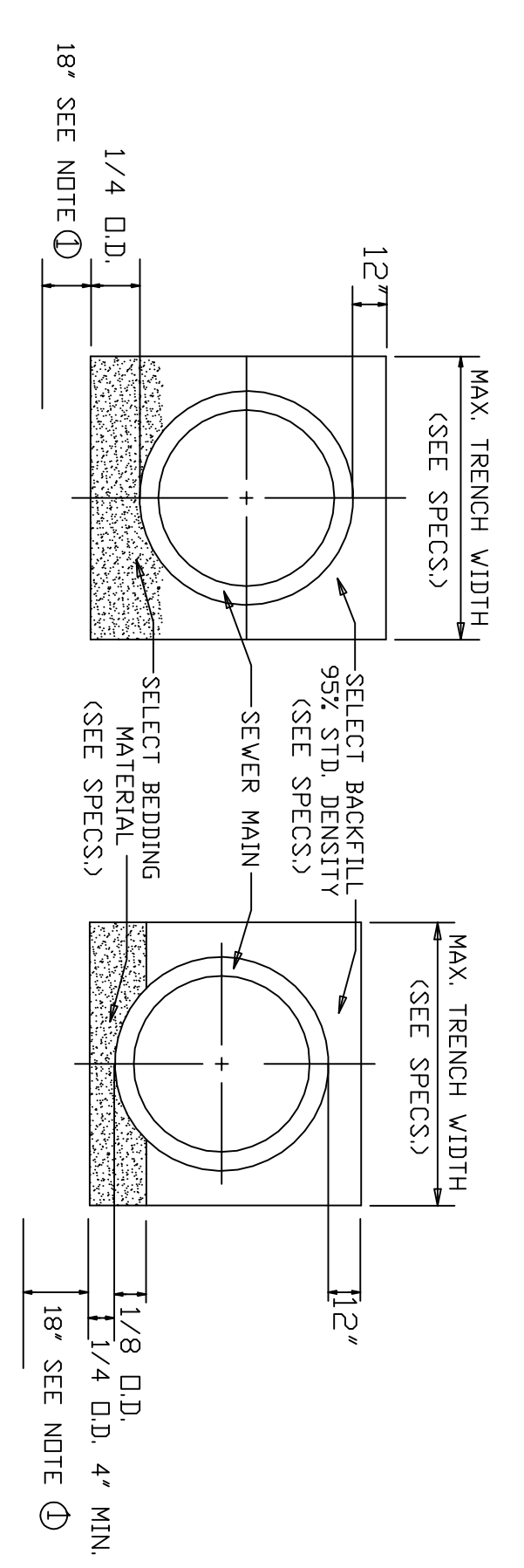
- NOTES:**
1. ONLY MANUFACTURED VALVE BOX EXTENSIONS SHALL BE ALLOWED.
 2. VALVE OPERATING NUT MUST BE EXTENDED SO THAT THE DEPTH IS NO GREATER THAN 5" (H) FROM THE SURFACE USING A MANUFACTURER APPROVED EXTENSION KIT.
 3. PRECAST CONCRETE ENCASMENT IS ALLOWED OUTSIDE OF PAVED AREAS.

VALVE BOX DETAIL

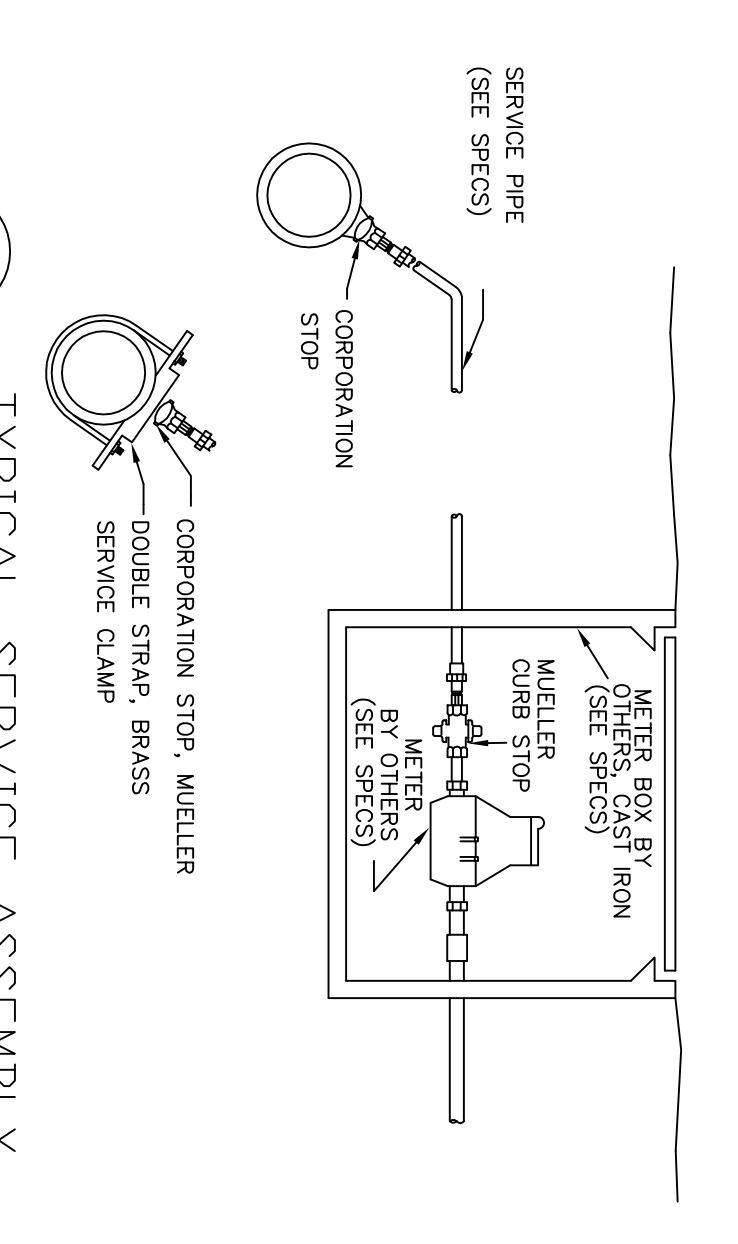




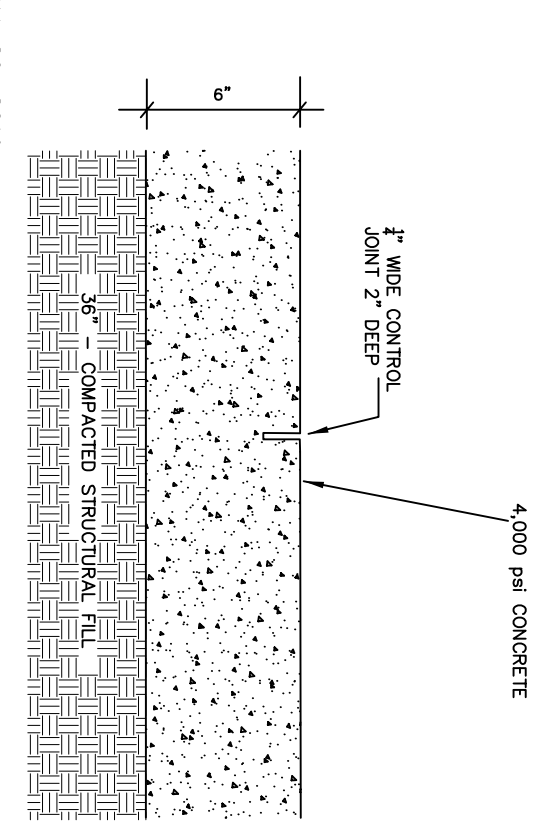
1 SANITARY SEWER CLEAN-OUT (2-WAY) DETAIL
NTS



TYPICAL SECTION CLASS "B" BEDDING
 ① DEWATERING REQ'D. TO THIS LEVEL (MIN.). CONTRACTOR WILL NOT BE ALLOWED TO WORK WHEN WATER LEVEL IS NOT MAINTAINED BY DEWATERING SYSTEM TO THIS ELEVATION OR LOWER.
 ② WHEN TRENCHING ACROSS EXISTING ASPHALT OR CONCRETE SURFACES, NEW ASPHALT SHOULD BE PLACED BACK AT SAME DEPTH OF EXISTING ASPHALT OR CONCRETE THICKNESS.

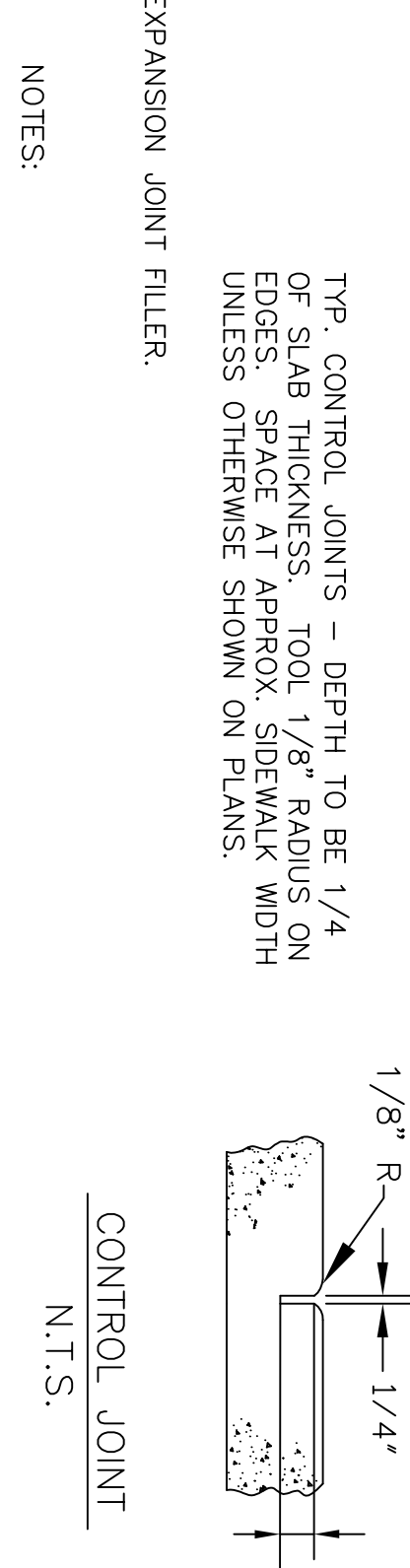
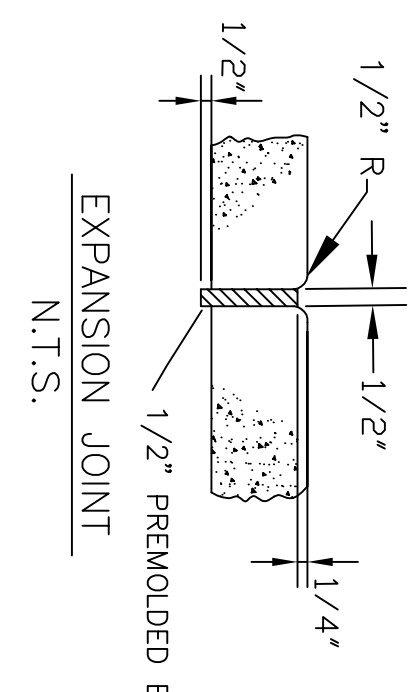
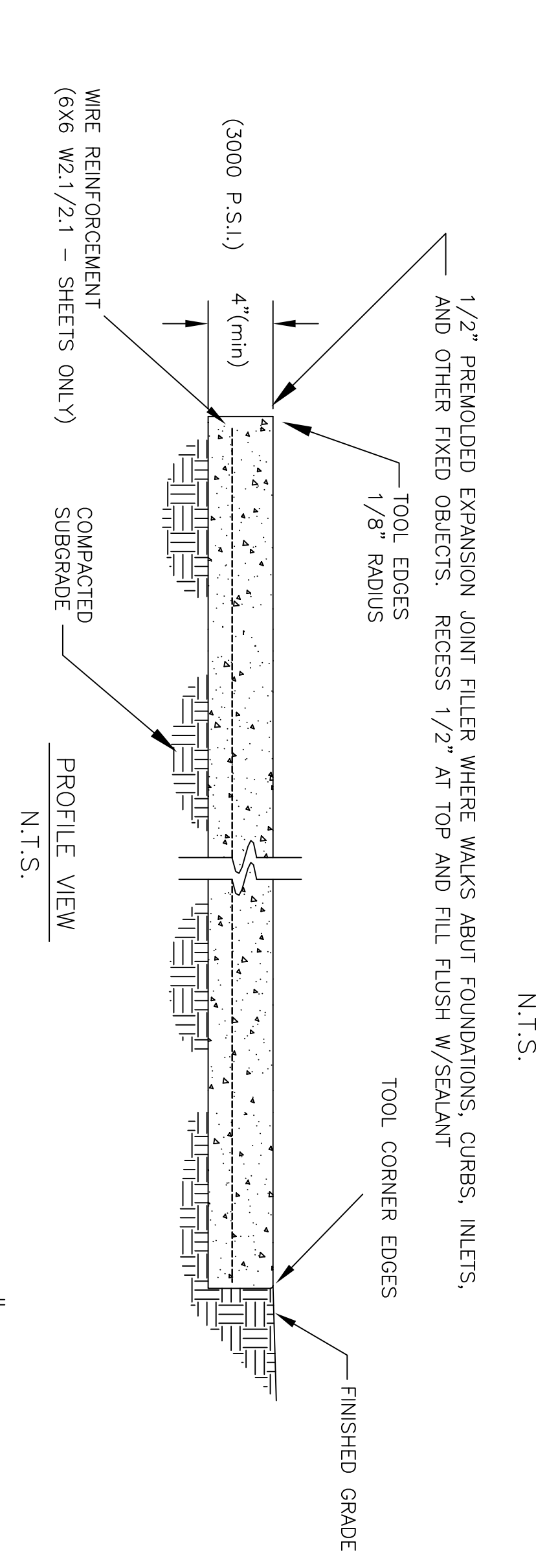
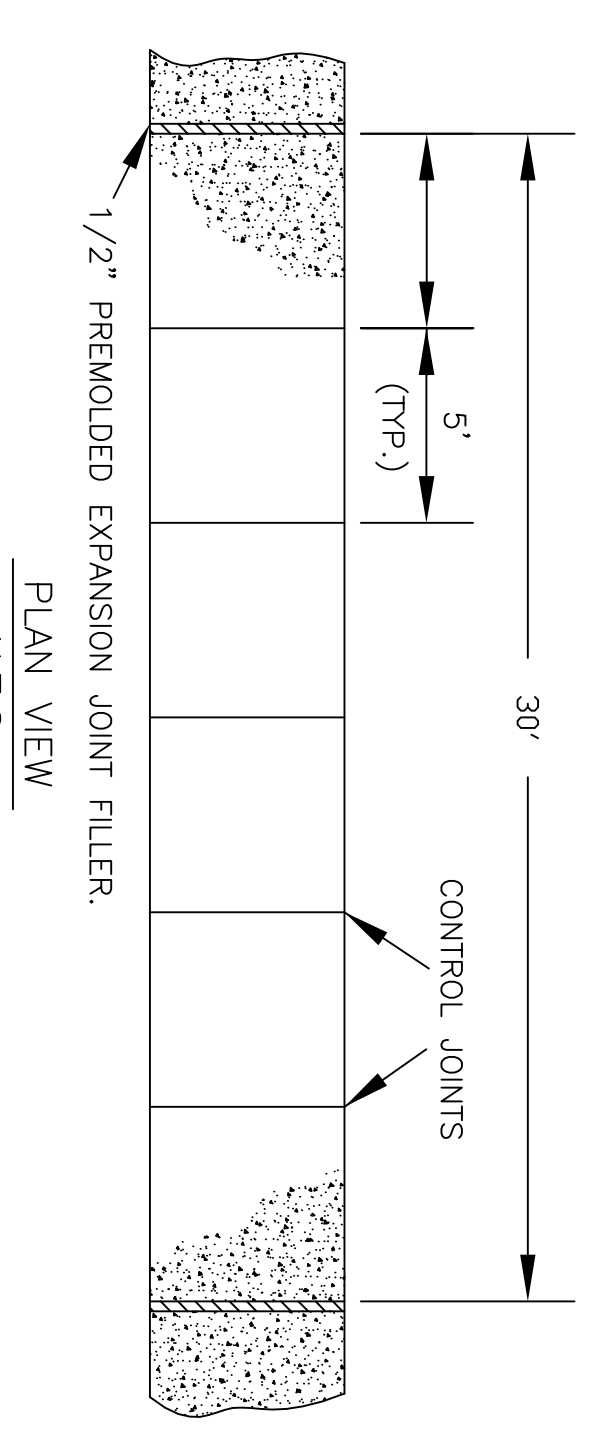


2 TYPICAL SERVICE ASSEMBLY
5.0
NOTE: SERVICES SHALL BE TYP. K COPPER WITH CORPORATION AND CURB STOPS THAT COMPLY WITH THE CITY OF JACKSON STANDARD SPECIFICATIONS. ALSO BE APPROVED BY CITY.



5 MEDIUM DUTY CONCRETE PAVEMENT DETAIL
NTS

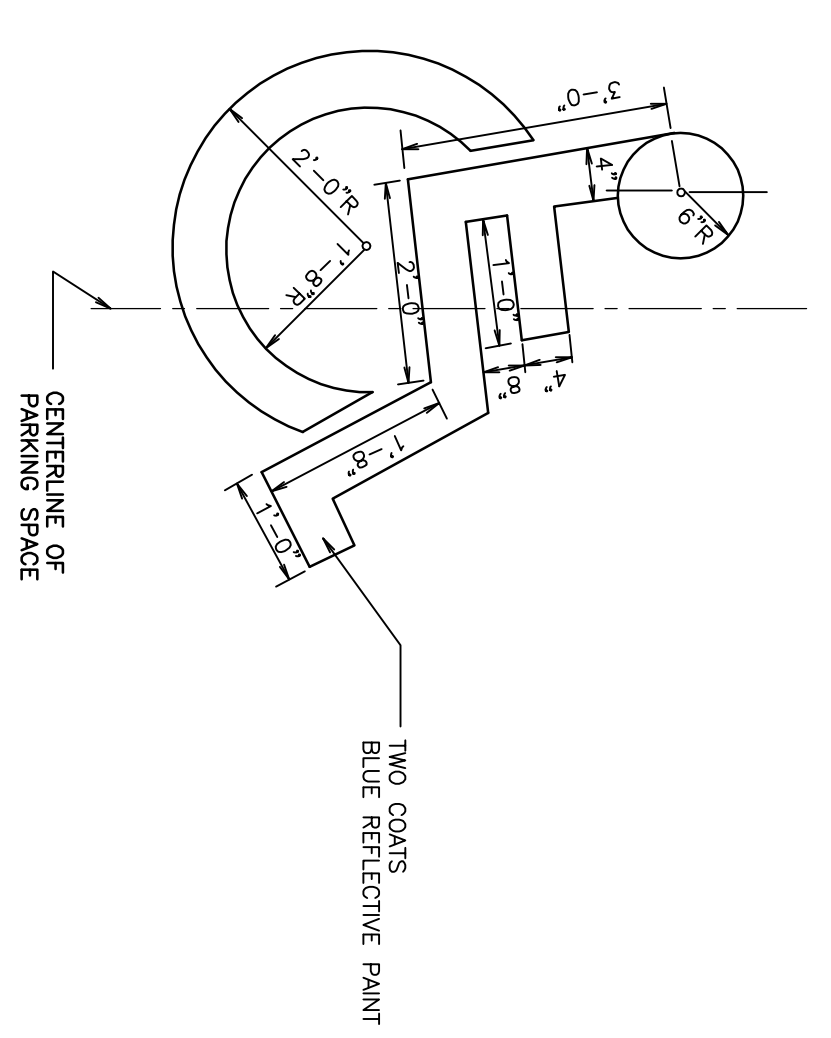
- SLAB BEHICLE:**
1. TOOLED CONSTRUCTION JOINTS SHOULD BE PROVIDED AT INTERVALS THAT WILL PROVIDE A SLAB SITE THAT DOES NOT EXCEED 20'-0".
 2. EXPANSION JOINTS SHOULD ONLY BE PLACED WHERE THE PAVEMENT DIRECTLY ADJACENT TO A BUILDING OR OTHER FIXED STRUCTURE.
 3. PROOF ROLL SURGRADE PRIOR TO CONCRETE PLACEMENT AND CUT REINFORCING AT ALL JOINT LOCATIONS.
 4. AS SHOWN IN THE GEOTECHNICAL REPORT, THIS IS A JOINTED PLAN (SH-REINFORCED) PCC PAVEMENT.
 5. THE FIRST 12' SHALL BE LIME TREATED (6% BY WEIGHT)
 6. SEE GEOTECHNICAL REPORT BY LADNER TESTING, INC. DATED NOV. 20, 2019 FOR ALL PAVEMENT RECOMMENDATIONS.



3 CONCRETE SIDEWALK SECTION DETAILS
NTS

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

4 ACCESSIBILITY PARKING SYMBOL
NTS



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

No.	Revisions:	By:	Date:

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

Project No.: # 4792(3997)
 Date: 06/28/2023
 Scale: N.T.S.
 Designed By: CLB
 Reviewed By: CLB

SITE DETAILS
 BLURTON HOLDINGS
 Gluckstadt, Mississippi

SHEET
 C 5.0

**DRAINAGE CALCULATIONS
FOR**

Blurton Holdings

In cooperation with:

Venture South

Analysis and report prepared by:

Colin L. Baird, PE, PLS
Baird Engineering, Inc.
506 Jefferson Street
Clinton, Mississippi 39056

Date: July 7, 2023



INTRODUCTION

In response to the proposed construction of a new building, concrete parking area and slag yard located in Gluckstadt, Mississippi, it was requested that Baird Engineering, Inc. perform rainfall-runoff analyses of the site for both pre- and post-construction conditions. This analysis is a part of this report.

The site currently has NO existing building, parking lot and driveways and is pasture type land. The entire area for the proposed project is approximately 1.50 acres. Currently, the surface drains to the southeast corner of the property. From the southeast corner of the property, the runoff then flows via existing ditches into the existing detention pond. A copy of the topographic survey is included in the civil plans by Baird Engineering, Inc.

It is my understanding that Titan Business Park was established around 2004, and the stormwater detention pond was constructed in Phase 1 to accept the post development flow of the entire development. The original stormwater detention pond was designed by Diversified Consultants, Inc.

ANALYSES

Hydrologic analyses for the site were performed in which pre- and post-construction conditions were examined. The Rational Method for computing runoff was used.

Hydrograph by Return Period

Hydrology Studio v 3.0.0.13

Hyd. No.	Hydrograph Type	Hydrograph Name	Peak Outflow (cfs)							
			1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
1	Rational	Pre Blurton		1.910		2.286	2.600	3.024	3.350	3.672
2	Rational	Post Blurton		5.455		6.504	7.377	8.548	9.466	10.32
3	Pond Route	Lakeside		3.872		4.449	4.806	5.255	5.599	5.912

Hydrograph 2-yr Summary

Hydrology Studio v 3.0.0.13

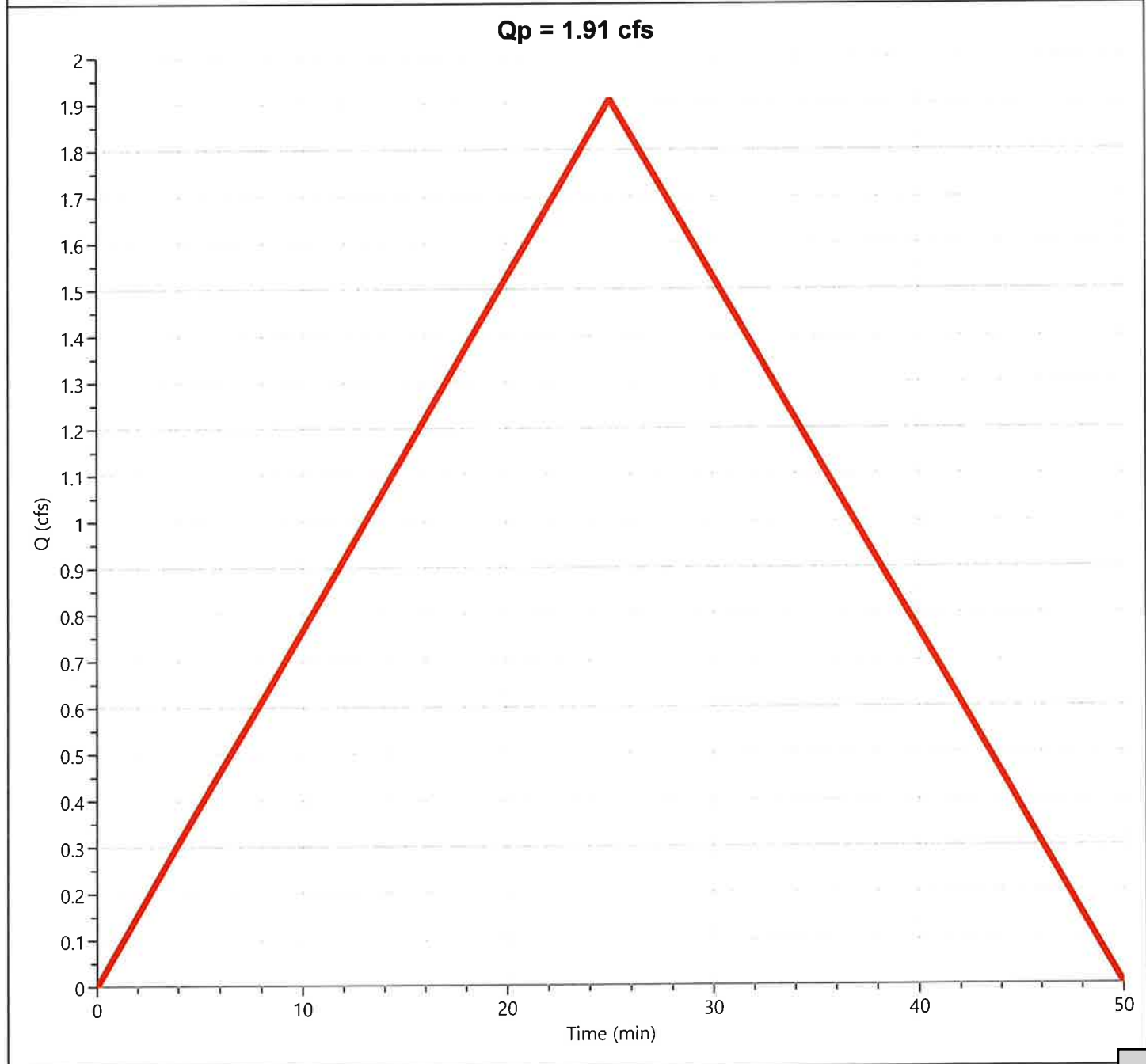
Hyd. No.	Hydrograph Type	Hydrograph Name	Peak Flow (cfs)	Time to Peak (hrs)	Hydrograph Volume (cuft)	Inflow Hyd(s)	Maximum Elevation (ft)	Maximum Storage (cuft)
1	Rational	Pre Blurton	1.910	0.42	2,865	---		
2	Rational	Post Blurton	5.455	0.17	3,273	---		
3	Pond Route	Lakeside	3.872	0.22	3,271	2	253.60	1,080

Hydrograph Report

Pre Blurton

Hyd. No. 1

Hydrograph Type	= Rational	Peak Flow	= 1.910 cfs
Storm Frequency	= 2-yr	Time to Peak	= 0.42 hrs
Time Interval	= 1 min	Runoff Volume	= 2,865 cuft
Drainage Area	= 1.498 ac	Runoff Coeff.	= 0.4
Tc Method	= User	Time of Conc. (Tc)	= 25.0 min
IDF Curve	= Jackson Mississippi.idf	Intensity	= 3.19 in/hr
Freq. Corr. Factor	= 1.00	Asc/Rec Limb Factors	= 1/1

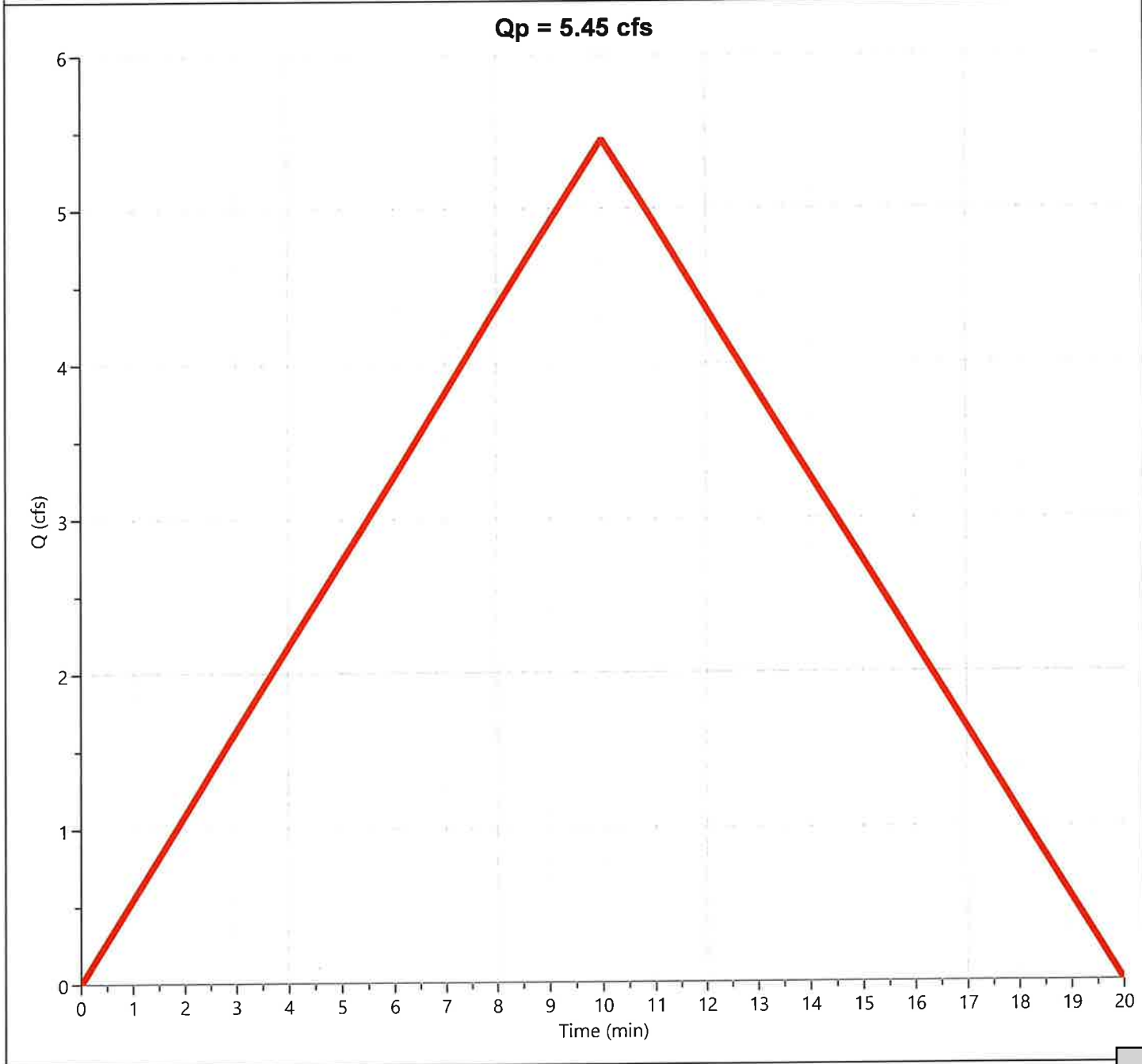


Hydrograph Report

Post Blurton

Hyd. No. 2

Hydrograph Type	= Rational	Peak Flow	= 5.455 cfs
Storm Frequency	= 2-yr	Time to Peak	= 0.17 hrs
Time Interval	= 1 min	Runoff Volume	= 3,273 cuft
Drainage Area	= 1.5 ac	Runoff Coeff.	= 0.72
Tc Method	= User	Time of Conc. (Tc)	= 10.0 min
IDF Curve	= Jackson Mississippi.idf	Intensity	= 5.05 in/hr
Freq. Corr. Factor	= 1.00	Asc/Rec Limb Factors	= 1/1



Hydrograph Report

Lakeside

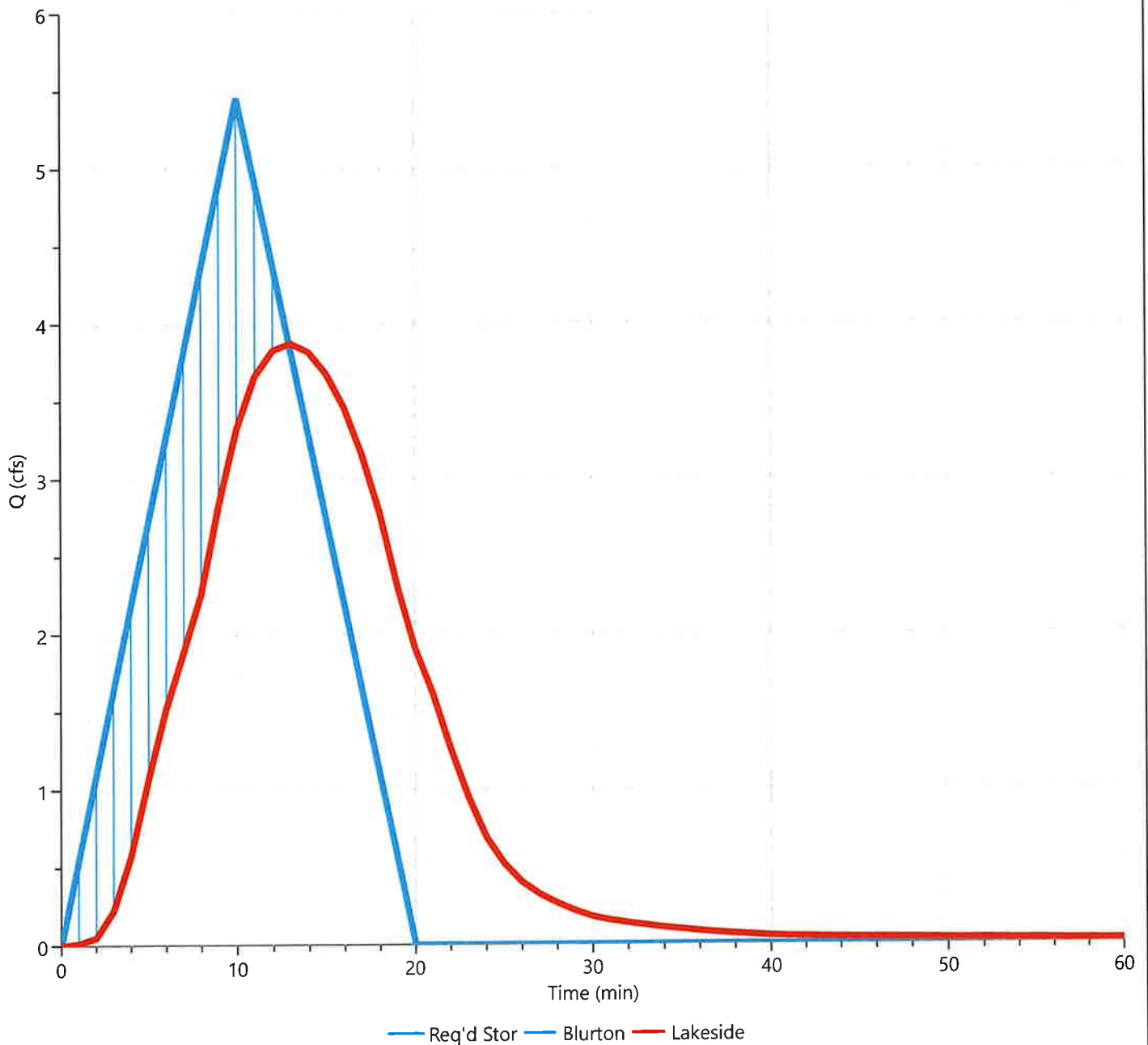
Hyd. No. 3

Hydrograph Type	= Pond Route	Peak Flow	= 3.872 cfs
Storm Frequency	= 2-yr	Time to Peak	= 0.22 hrs
Time Interval	= 1 min	Hydrograph Volume	= 3,271 cuft
Inflow Hydrograph	= 2 - Blurton	Max. Elevation	= 253.60 ft
Pond Name	= Blurton	Max. Storage	= 1,080 cuft

Pond Routing by Storage Indication Method

Center of mass detention time = 5 min

Qp = 3.87 cfs



Hydrograph 5-yr Summary

Hydrology Studio v 3.0.0.13

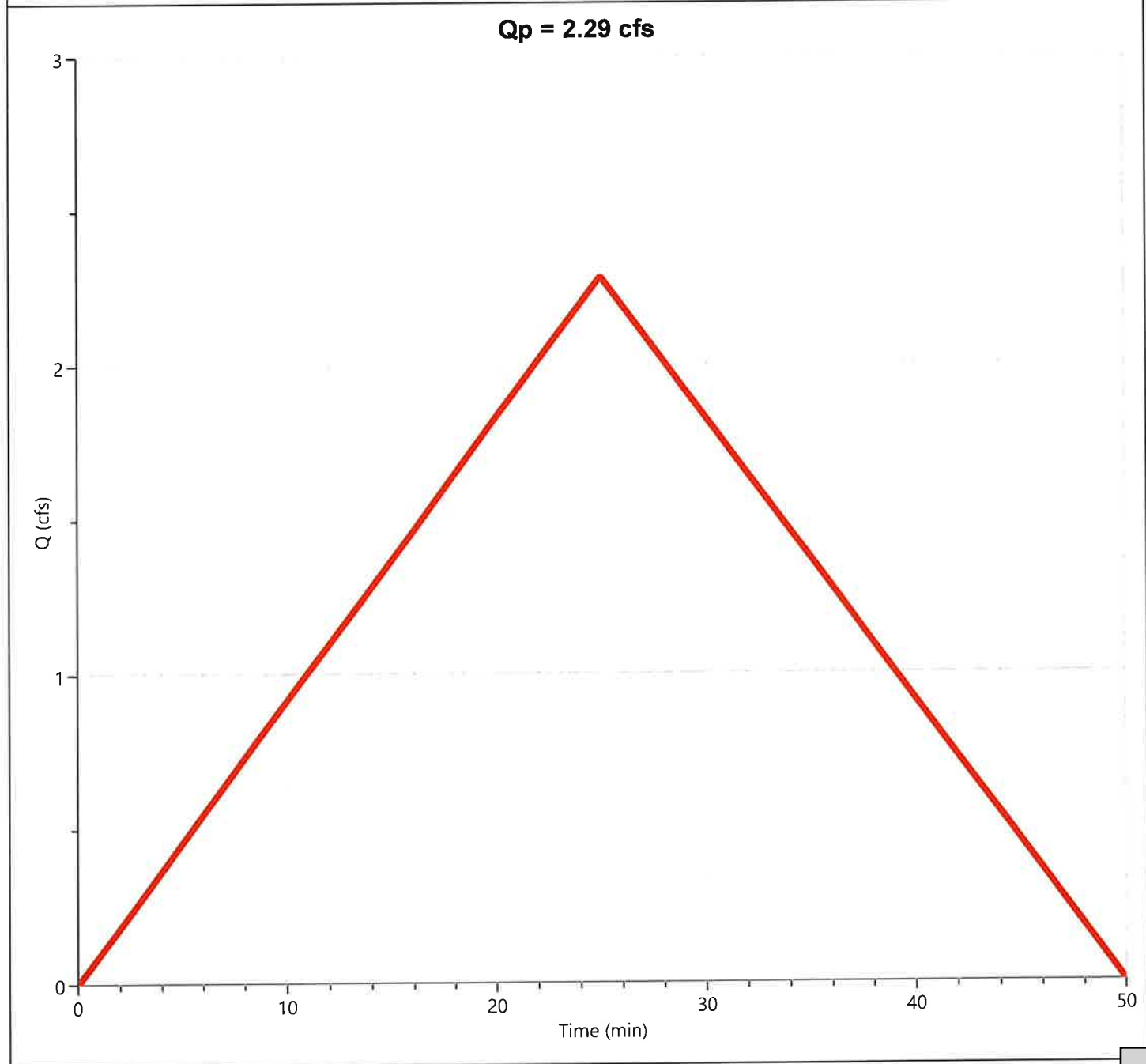
Hyd. No.	Hydrograph Type	Hydrograph Name	Peak Flow (cfs)	Time to Peak (hrs)	Hydrograph Volume (cuft)	Inflow Hyd(s)	Maximum Elevation (ft)	Maximum Storage (cuft)
1	Rational	Pre Blurton	2.286	0.42	3,429	---		
2	Rational	Post Blurton	6.504	0.17	3,902	---		
3	Pond Route	Lakeside	4.449	0.22	3,901	2	253.89	1,308

Hydrograph Report

Pre Blurton

Hyd. No. 1

Hydrograph Type	= Rational	Peak Flow	= 2.286 cfs
Storm Frequency	= 5-yr	Time to Peak	= 0.42 hrs
Time Interval	= 1 min	Runoff Volume	= 3,429 cuft
Drainage Area	= 1.498 ac	Runoff Coeff.	= 0.4
Tc Method	= User	Time of Conc. (Tc)	= 25.0 min
IDF Curve	= Jackson Mississippi.idf	Intensity	= 3.81 in/hr
Freq. Corr. Factor	= 1.00	Asc/Rec Limb Factors	= 1/1

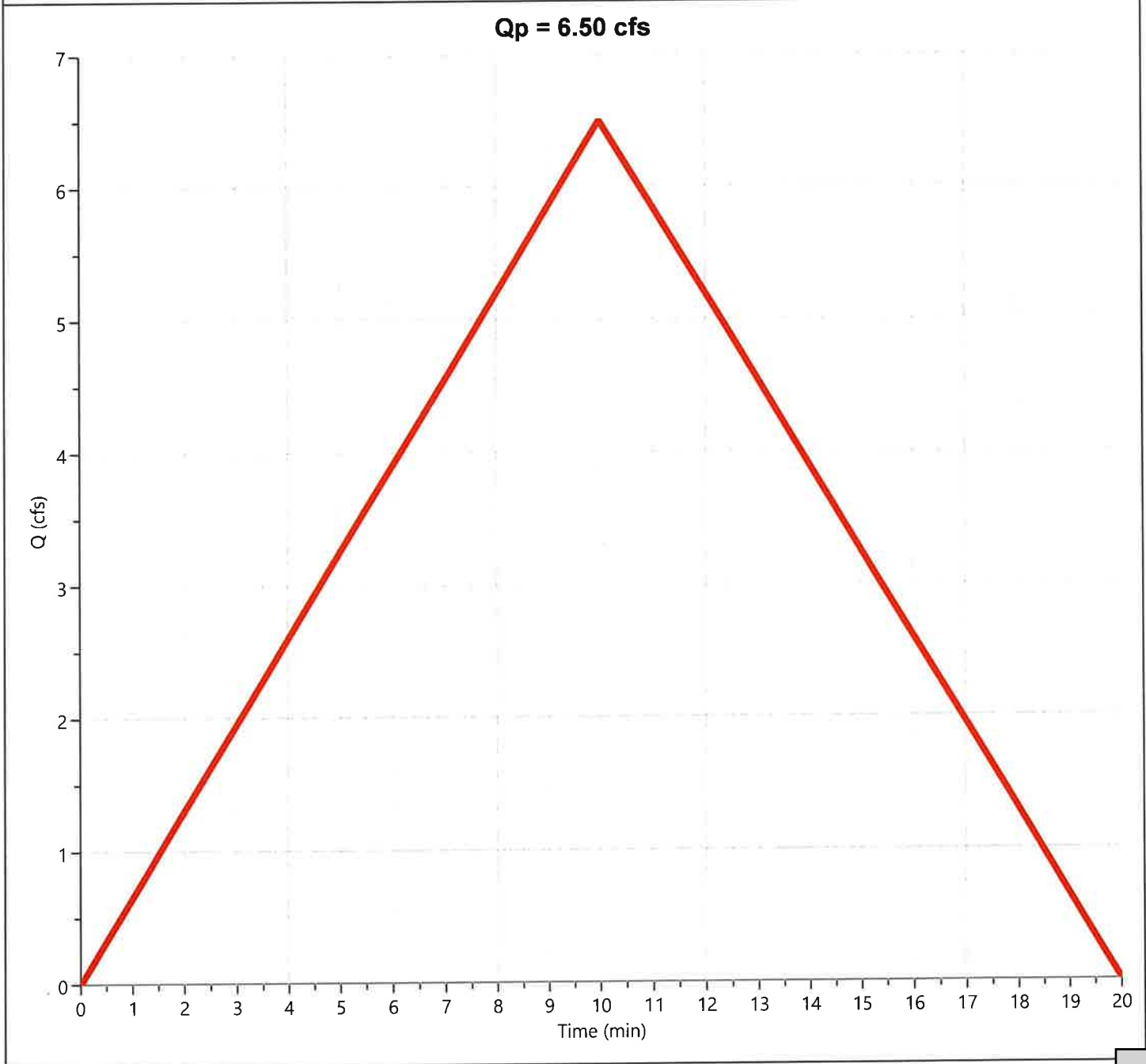


Hydrograph Report

Post Blurton

Hyd. No. 2

Hydrograph Type	= Rational	Peak Flow	= 6.504 cfs
Storm Frequency	= 5-yr	Time to Peak	= 0.17 hrs
Time Interval	= 1 min	Runoff Volume	= 3,902 cuft
Drainage Area	= 1.5 ac	Runoff Coeff.	= 0.72
Tc Method	= User	Time of Conc. (Tc)	= 10.0 min
IDF Curve	= Jackson Mississippi.idf	Intensity	= 6.02 in/hr
Freq. Corr. Factor	= 1.00	Asc/Rec Limb Factors	= 1/1



Hydrograph Report

Lakeside

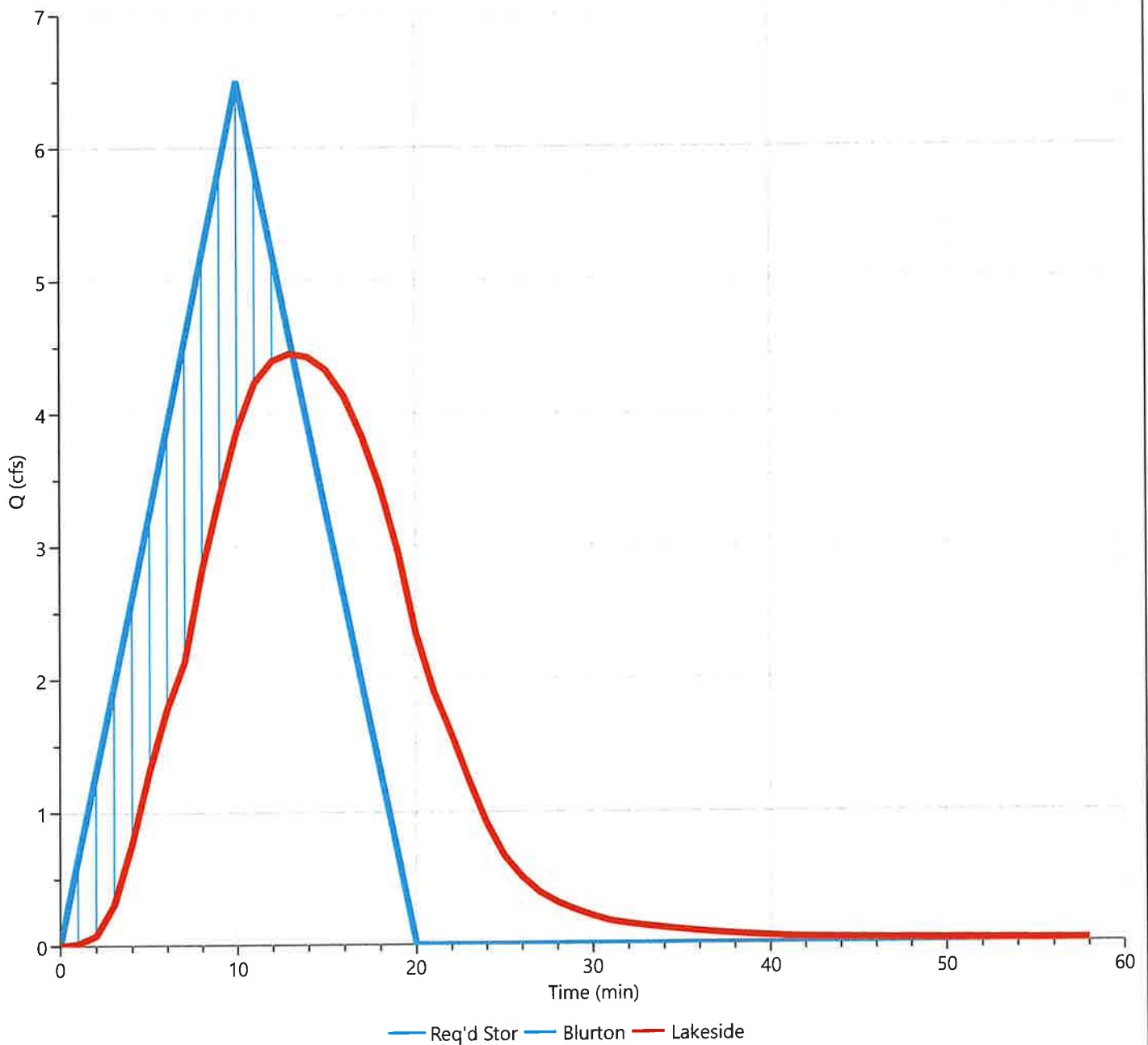
Hyd. No. 3

Hydrograph Type	= Pond Route	Peak Flow	= 4.449 cfs
Storm Frequency	= 5-yr	Time to Peak	= 0.22 hrs
Time Interval	= 1 min	Hydrograph Volume	= 3,901 cuft
Inflow Hydrograph	= 2 - Blurton	Max. Elevation	= 253.89 ft
Pond Name	= Blurton	Max. Storage	= 1,308 cuft

Pond Routing by Storage Indication Method

Center of mass detention time = 5 min

Qp = 4.45 cfs



Hydrograph 10-yr Summary

Hydrology Studio v 3.0.0.13

Hyd. No.	Hydrograph Type	Hydrograph Name	Peak Flow (cfs)	Time to Peak (hrs)	Hydrograph Volume (cuft)	Inflow Hyd(s)	Maximum Elevation (ft)	Maximum Storage (cuft)
1	Rational	Pre Blurton	2.600	0.42	3,900	---		
2	Rational	Post Blurton	7.377	0.17	4,426	---		
3	Pond Route	Lakeside	4.806	0.22	4,425	2	254.13	1,521

Hydrograph Report

Pre Blurton

Hyd. No. 1

Hydrograph Type = Rational

Storm Frequency = 10-yr

Time Interval = 1 min

Drainage Area = 1.498 ac

Tc Method = User

IDF Curve = Jackson Mississippi.idf

Freq. Corr. Factor = 1.00

Peak Flow = 2.600 cfs

Time to Peak = 0.42 hrs

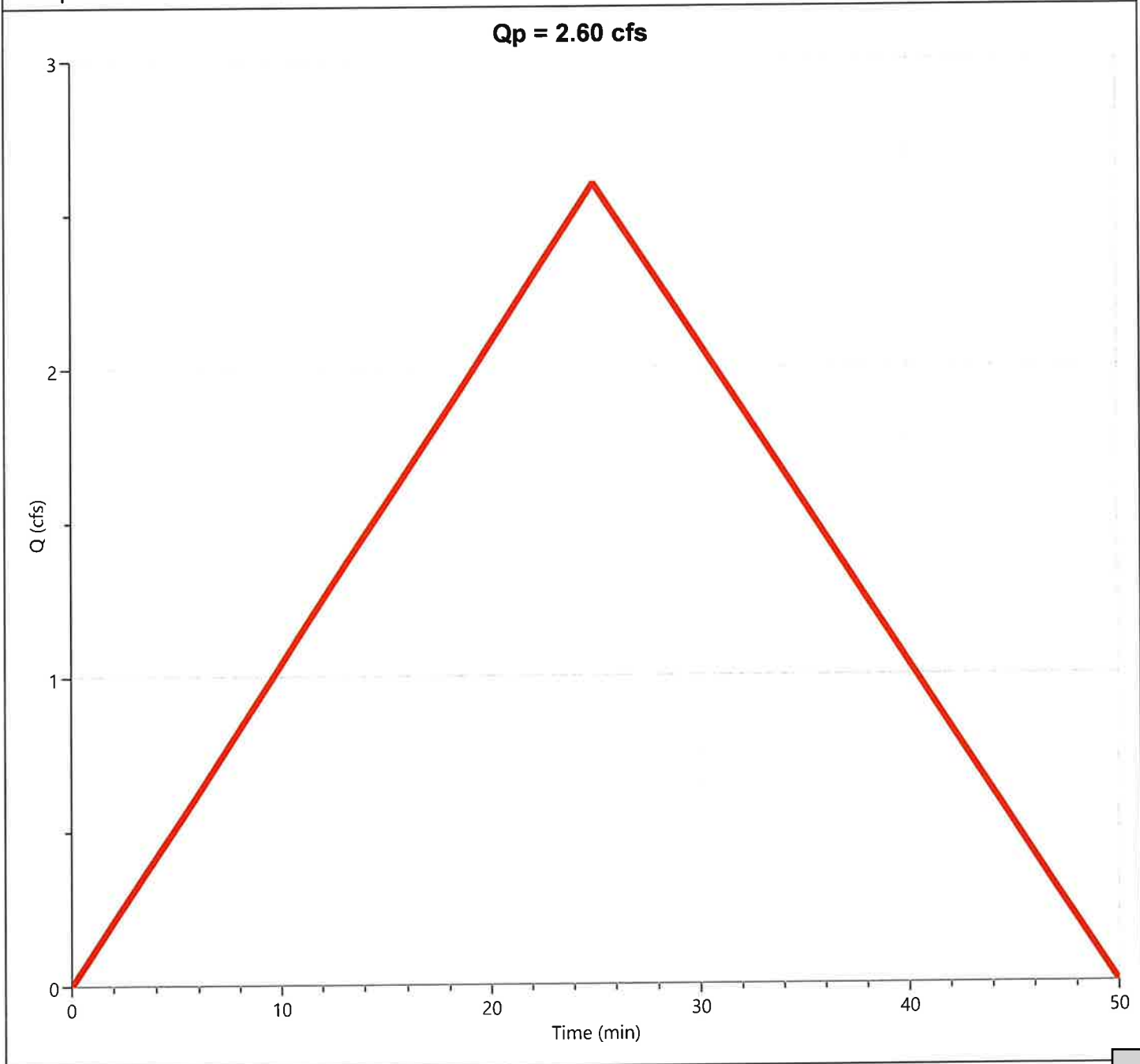
Runoff Volume = 3,900 cuft

Runoff Coeff. = 0.4

Time of Conc. (Tc) = 25.0 min

Intensity = 4.34 in/hr

Asc/Rec Limb Factors = 1/1



Hydrograph Report

Post Blurton

Hyd. No. 2

Hydrograph Type = Rational

Storm Frequency = 10-yr

Time Interval = 1 min

Drainage Area = 1.5 ac

Tc Method = User

IDF Curve = Jackson Mississippi.idf

Freq. Corr. Factor = 1.00

Peak Flow = 7.377 cfs

Time to Peak = 0.17 hrs

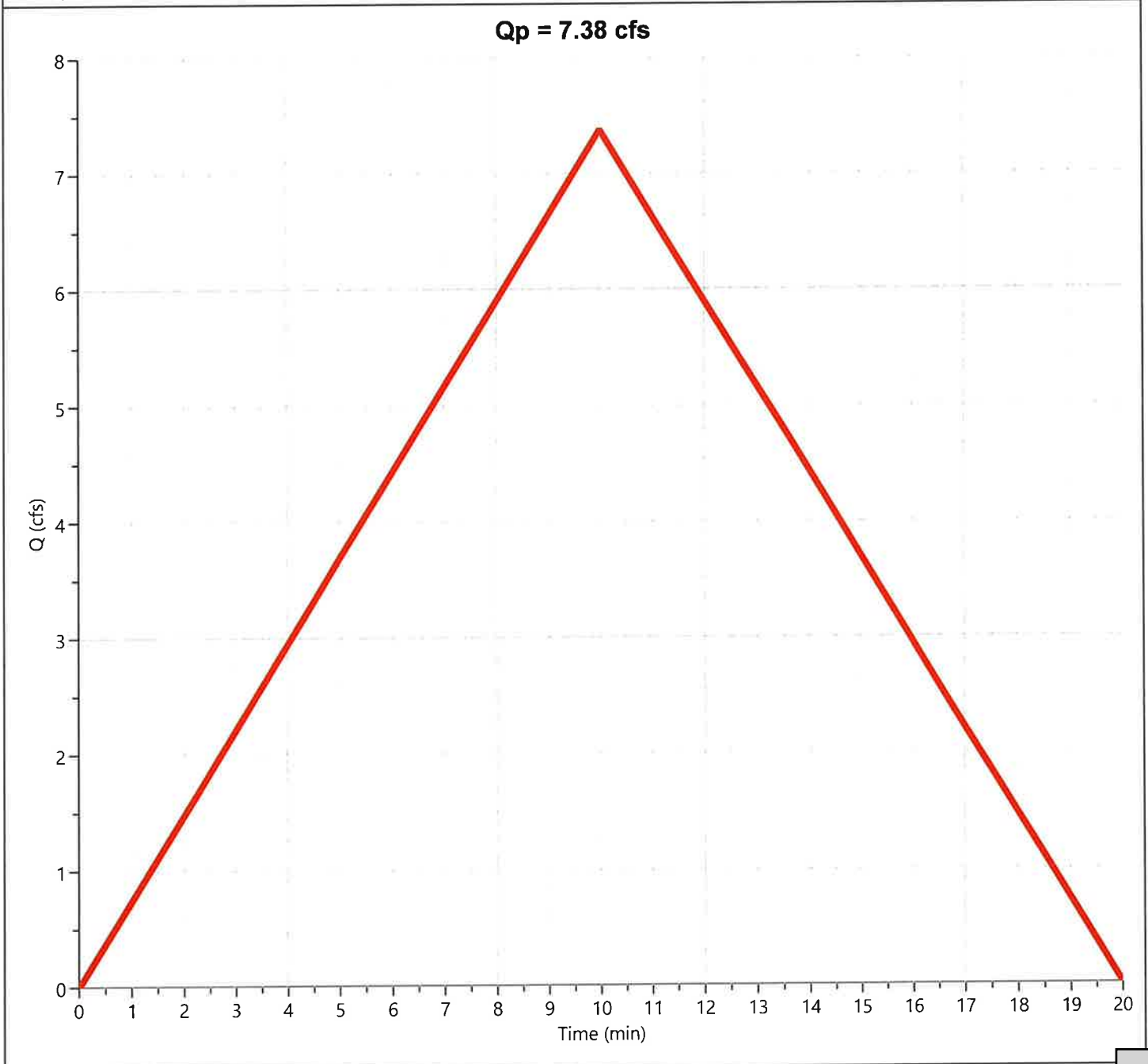
Runoff Volume = 4,426 cuft

Runoff Coeff. = 0.72

Time of Conc. (Tc) = 10.0 min

Intensity = 6.83 in/hr

Asc/Rec Limb Factors = 1/1



Hydrograph Report

Lakeside

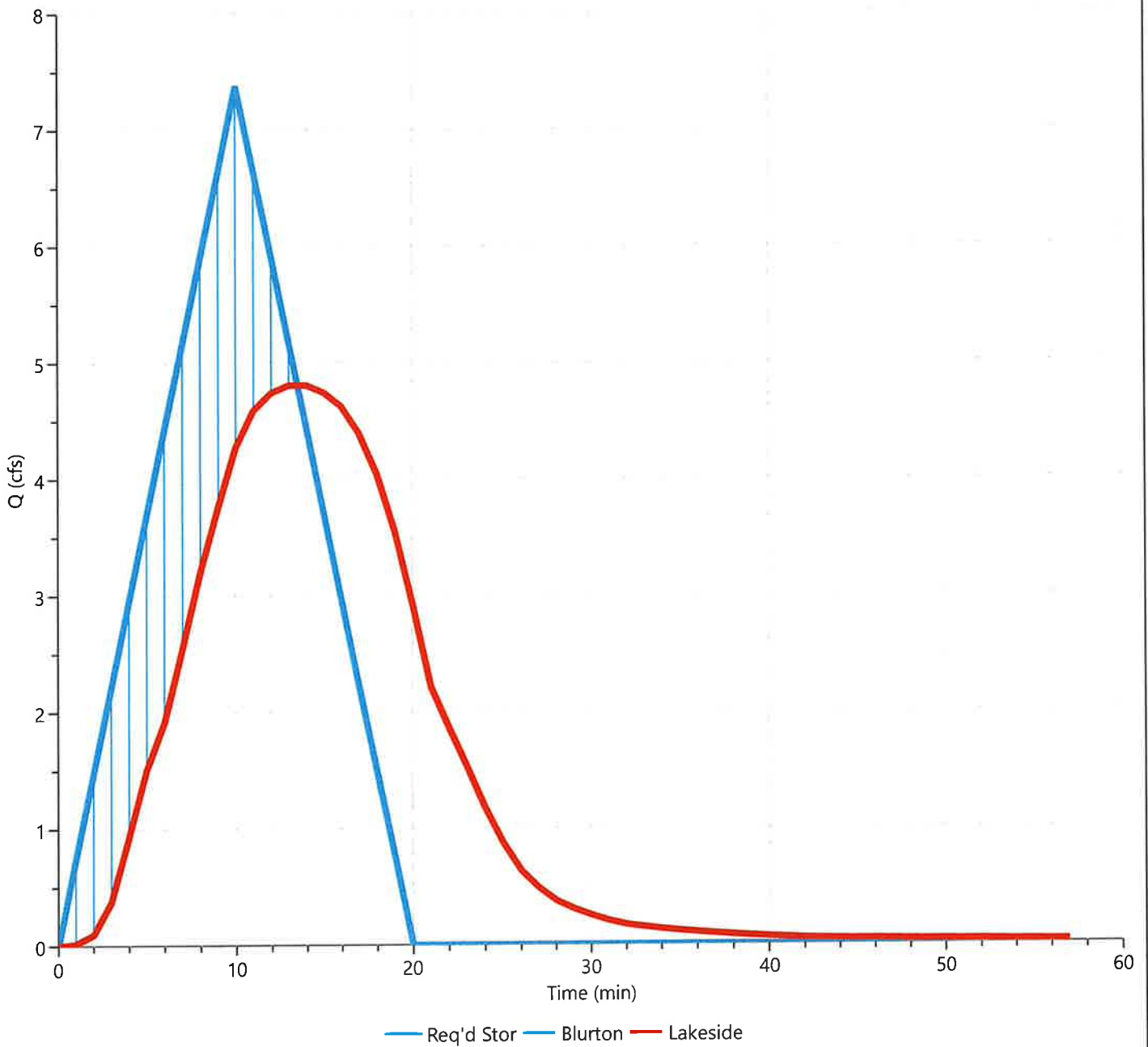
Hyd. No. 3

Hydrograph Type	= Pond Route	Peak Flow	= 4.806 cfs
Storm Frequency	= 10-yr	Time to Peak	= 0.22 hrs
Time Interval	= 1 min	Hydrograph Volume	= 4,425 cuft
Inflow Hydrograph	= 2 - Blurton	Max. Elevation	= 254.13 ft
Pond Name	= Blurton	Max. Storage	= 1,521 cuft

Pond Routing by Storage Indication Method

Center of mass detention time = 5 min

Qp = 4.81 cfs



Hydrograph 25-yr Summary

Hydrology Studio v 3.0.0.13

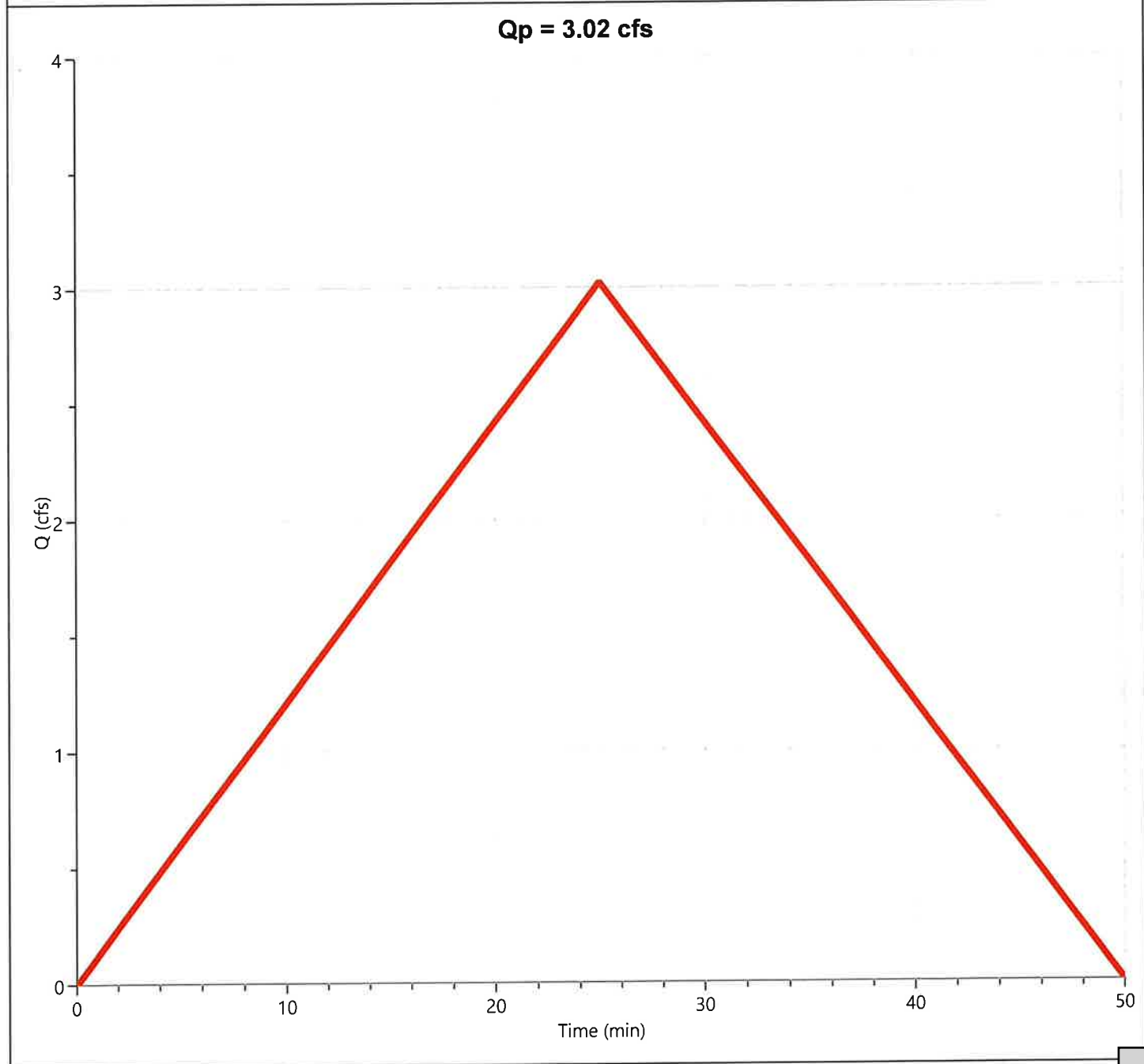
Hyd. No.	Hydrograph Type	Hydrograph Name	Peak Flow (cfs)	Time to Peak (hrs)	Hydrograph Volume (cuft)	Inflow Hyd(s)	Maximum Elevation (ft)	Maximum Storage (cuft)
1	Rational	Pre Blurton	3.024	0.42	4,536	---		
2	Rational	Post Blurton	8.548	0.17	5,129	---		
3	Pond Route	Lakeside	5.255	0.23	5,127	2	254.44	1,854

Hydrograph Report

Pre Blurton

Hyd. No. 1

Hydrograph Type	= Rational	Peak Flow	= 3.024 cfs
Storm Frequency	= 25-yr	Time to Peak	= 0.42 hrs
Time Interval	= 1 min	Runoff Volume	= 4,536 cuft
Drainage Area	= 1.498 ac	Runoff Coeff.	= 0.4
Tc Method	= User	Time of Conc. (Tc)	= 25.0 min
IDF Curve	= Jackson Mississippi.idf	Intensity	= 5.05 in/hr
Freq. Corr. Factor	= 1.00	Asc/Rec Limb Factors	= 1/1

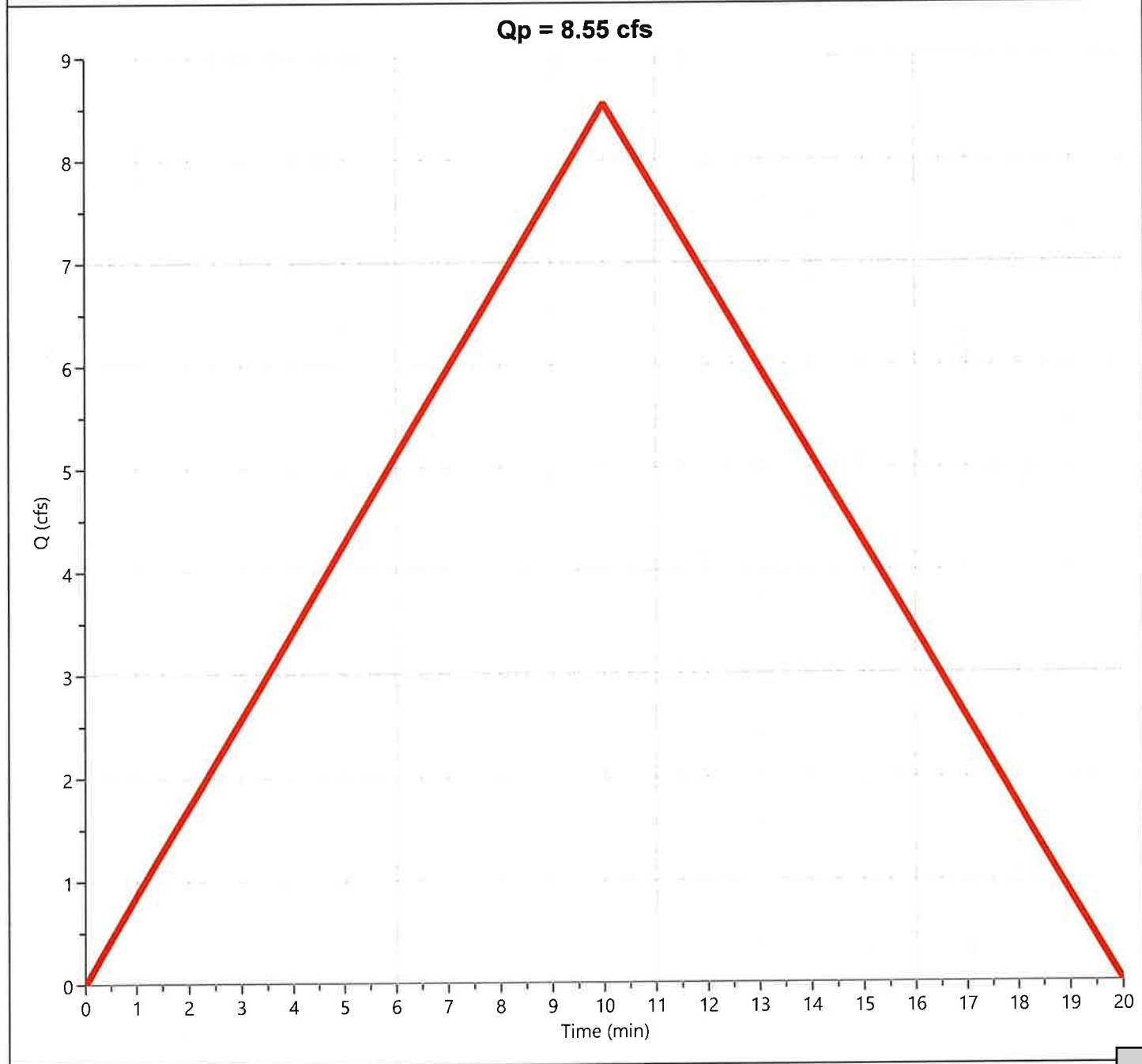


Hydrograph Report

Post Blurton

Hyd. No. 2

Hydrograph Type	= Rational	Peak Flow	= 8.548 cfs
Storm Frequency	= 25-yr	Time to Peak	= 0.17 hrs
Time Interval	= 1 min	Runoff Volume	= 5,129 cuft
Drainage Area	= 1.5 ac	Runoff Coeff.	= 0.72
Tc Method	= User	Time of Conc. (Tc)	= 10.0 min
IDF Curve	= Jackson Mississippi.idf	Intensity	= 7.91 in/hr
Freq. Corr. Factor	= 1.00	Asc/Rec Limb Factors	= 1/1



Hydrograph Report

Lakeside

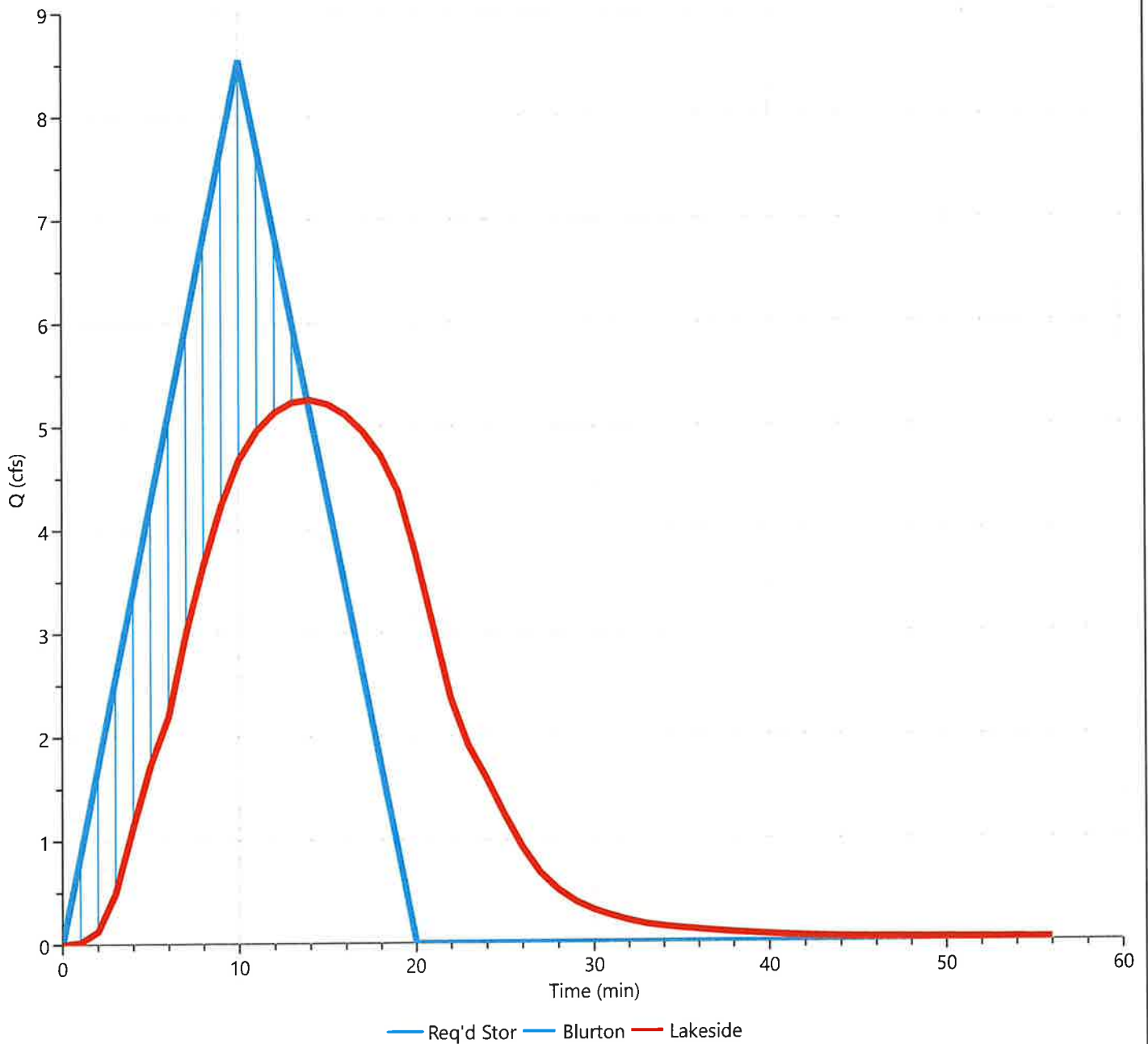
Hyd. No. 3

Hydrograph Type	= Pond Route	Peak Flow	= 5.255 cfs
Storm Frequency	= 25-yr	Time to Peak	= 0.23 hrs
Time Interval	= 1 min	Hydrograph Volume	= 5,127 cuft
Inflow Hydrograph	= 2 - Blurton	Max. Elevation	= 254.44 ft
Pond Name	= Blurton	Max. Storage	= 1,854 cuft

Pond Routing by Storage Indication Method

Center of mass detention time = 5 min

Qp = 5.26 cfs



Hydrograph 50-yr Summary

Hydrology Studio v 3.0.0.13

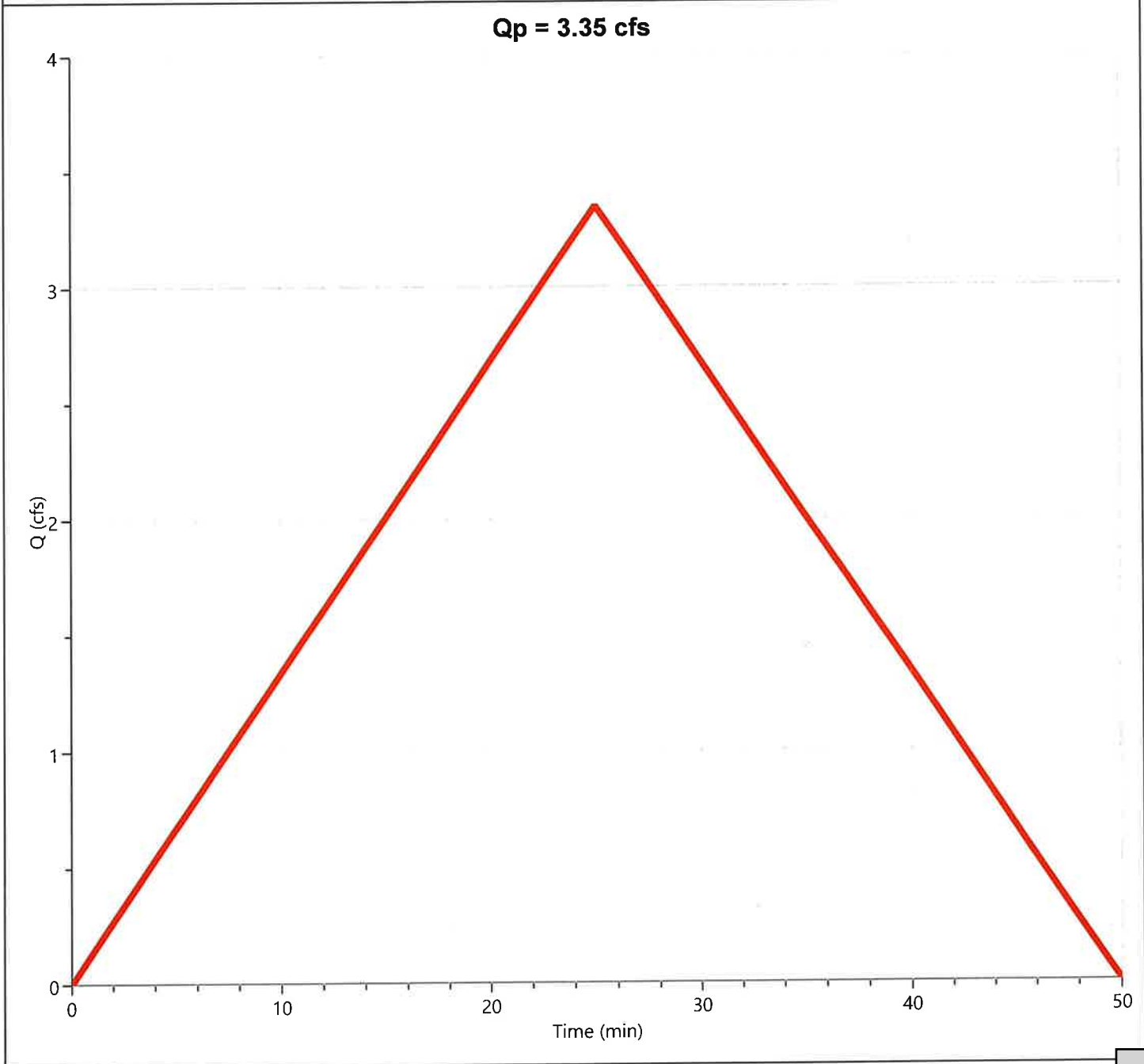
Hyd. No.	Hydrograph Type	Hydrograph Name	Peak Flow (cfs)	Time to Peak (hrs)	Hydrograph Volume (cuft)	Inflow Hyd(s)	Maximum Elevation (ft)	Maximum Storage (cuft)
1	Rational	Pre Blurton	3.350	0.42	5,024	---		
2	Rational	Post Blurton	9.466	0.17	5,679	---		
3	Pond Route	Lakeside	5.599	0.23	5,678	2	254.70	2,128

Hydrograph Report

Pre Blurton

Hyd. No. 1

Hydrograph Type	= Rational	Peak Flow	= 3.350 cfs
Storm Frequency	= 50-yr	Time to Peak	= 0.42 hrs
Time Interval	= 1 min	Runoff Volume	= 5,024 cuft
Drainage Area	= 1.498 ac	Runoff Coeff.	= 0.4
Tc Method	= User	Time of Conc. (Tc)	= 25.0 min
IDF Curve	= Jackson Mississippi.idf	Intensity	= 5.59 in/hr
Freq. Corr. Factor	= 1.00	Asc/Rec Limb Factors	= 1/1



Hydrograph Report

Post Blurton

Hyd. No. 2

Hydrograph Type = Rational

Storm Frequency = 50-yr

Time Interval = 1 min

Drainage Area = 1.5 ac

Tc Method = User

IDF Curve = Jackson Mississippi.idf

Freq. Corr. Factor = 1.00

Peak Flow = 9.466 cfs

Time to Peak = 0.17 hrs

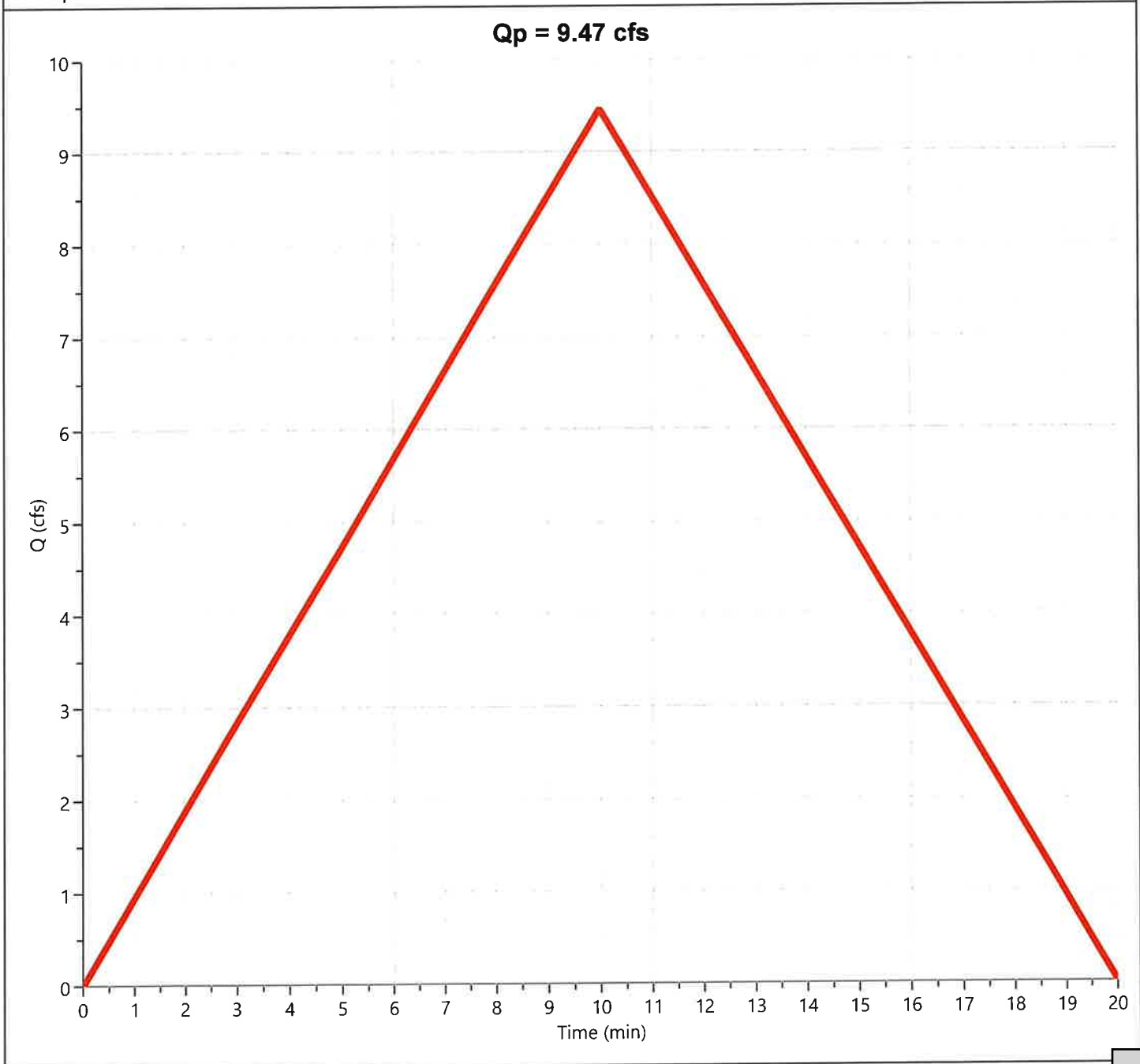
Runoff Volume = 5,679 cuft

Runoff Coeff. = 0.72

Time of Conc. (Tc) = 10.0 min

Intensity = 8.76 in/hr

Asc/Rec Limb Factors = 1/1



Hydrograph Report

Lakeside

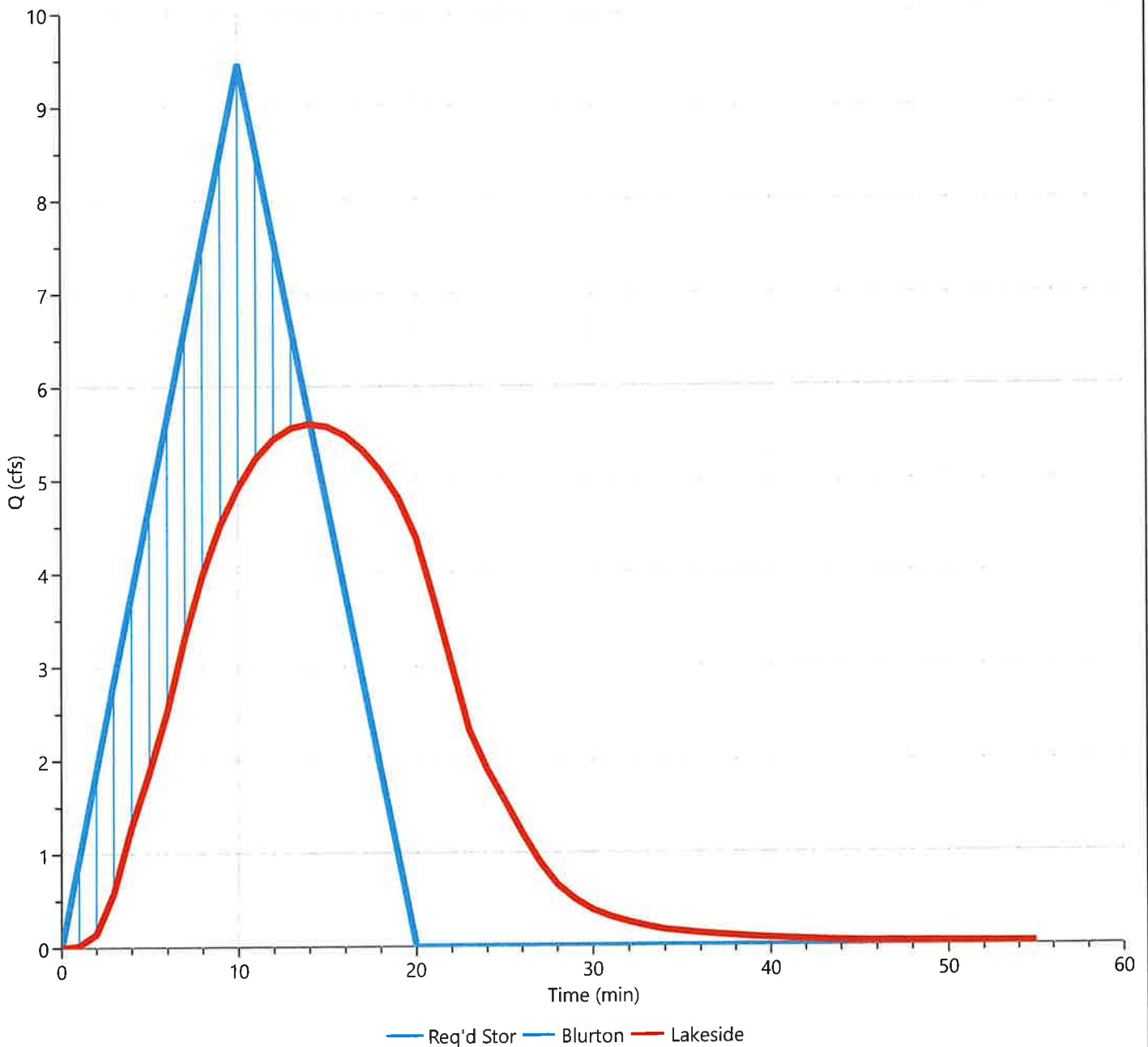
Hyd. No. 3

Hydrograph Type	= Pond Route	Peak Flow	= 5.599 cfs
Storm Frequency	= 50-yr	Time to Peak	= 0.23 hrs
Time Interval	= 1 min	Hydrograph Volume	= 5,678 cuft
Inflow Hydrograph	= 2 - Blurton	Max. Elevation	= 254.70 ft
Pond Name	= Blurton	Max. Storage	= 2,128 cuft

Pond Routing by Storage Indication Method

Center of mass detention time = 5 min

Qp = 5.60 cfs



Hydrograph 100-yr Summary

Hydrology Studio v 3.0.0.13

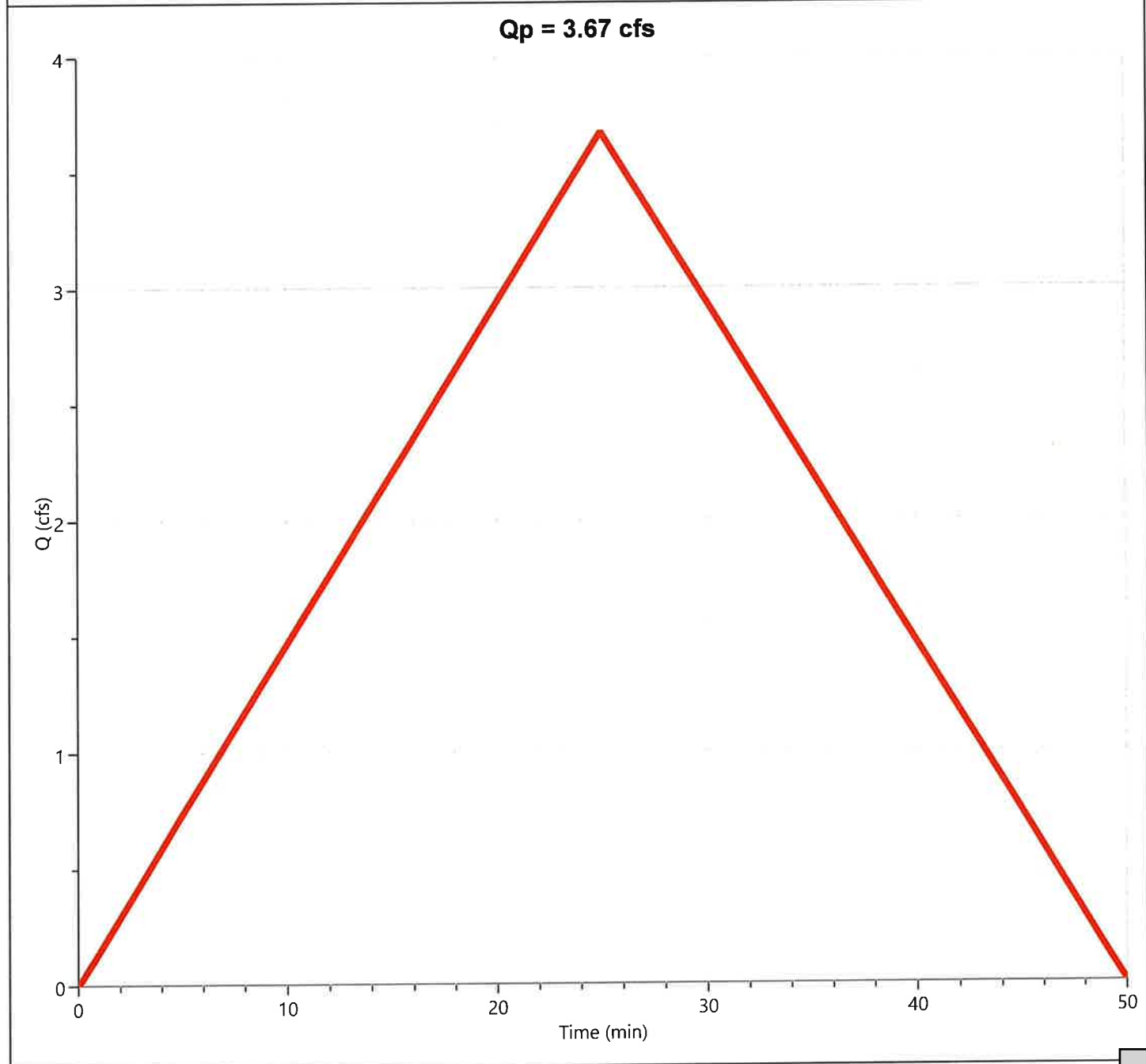
Hyd. No.	Hydrograph Type	Hydrograph Name	Peak Flow (cfs)	Time to Peak (hrs)	Hydrograph Volume (cuft)	Inflow Hyd(s)	Maximum Elevation (ft)	Maximum Storage (cuft)
1	Rational	Pre Blurton	3.672	0.42	5,508	---		
2	Rational	Post Blurton	10.32	0.17	6,191	---		
3	Pond Route	Lakeside	5.912	0.23	6,190	2	254.95	2,392

Hydrograph Report

Pre Blurton

Hyd. No. 1

Hydrograph Type	= Rational	Peak Flow	= 3.672 cfs
Storm Frequency	= 100-yr	Time to Peak	= 0.42 hrs
Time Interval	= 1 min	Runoff Volume	= 5,508 cuft
Drainage Area	= 1.498 ac	Runoff Coeff.	= 0.4
Tc Method	= User	Time of Conc. (Tc)	= 25.0 min
IDF Curve	= Jackson Mississippi.idf	Intensity	= 6.13 in/hr
Freq. Corr. Factor	= 1.00	Asc/Rec Limb Factors	= 1/1

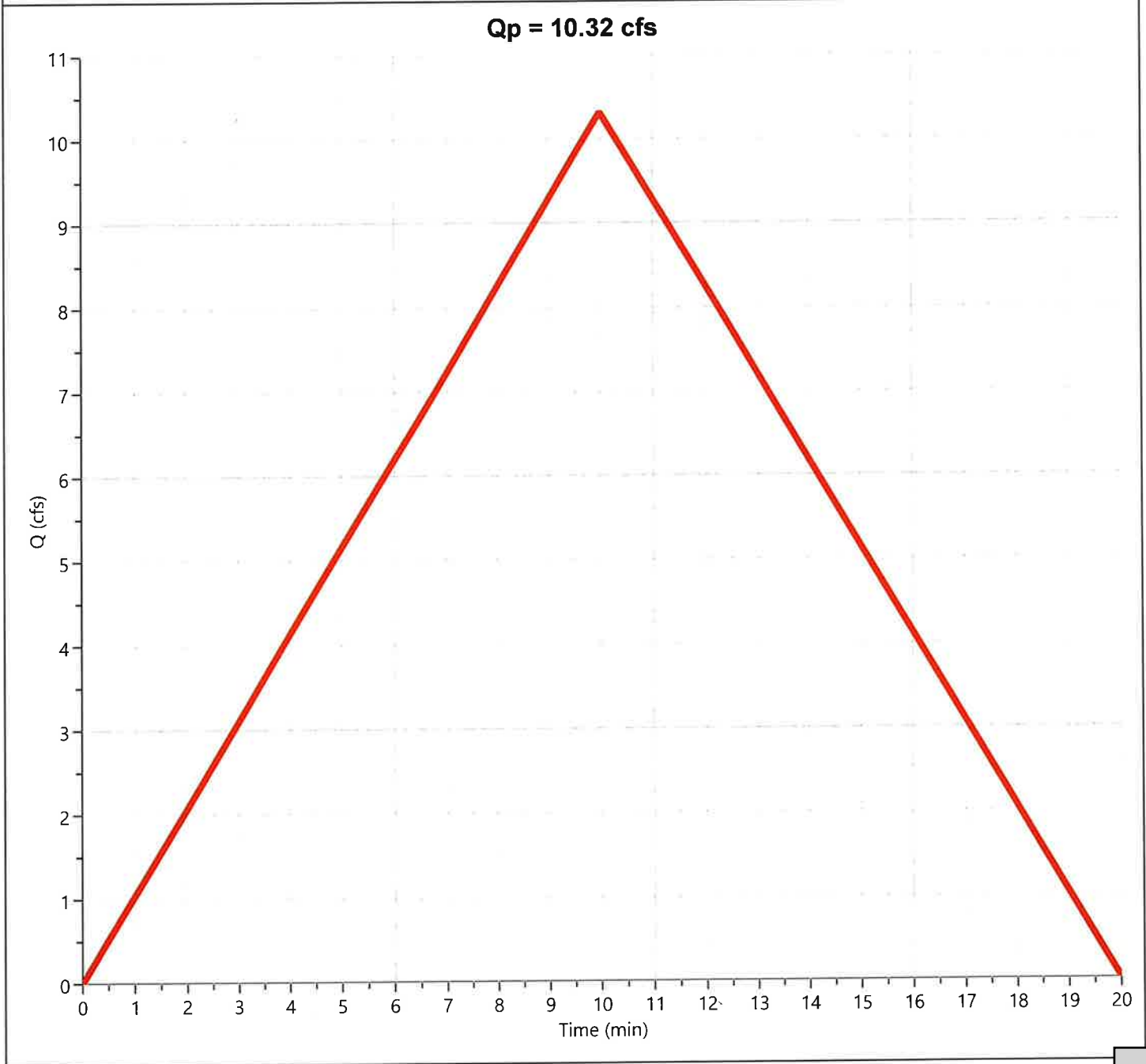


Hydrograph Report

Post Blurton

Hyd. No. 2

Hydrograph Type	= Rational	Peak Flow	= 10.32 cfs
Storm Frequency	= 100-yr	Time to Peak	= 0.17 hrs
Time Interval	= 1 min	Runoff Volume	= 6,191 cuft
Drainage Area	= 1.5 ac	Runoff Coeff.	= 0.72
Tc Method	= User	Time of Conc. (Tc)	= 10.0 min
IDF Curve	= Jackson Mississippi.idf	Intensity	= 9.55 in/hr
Freq. Corr. Factor	= 1.00	Asc/Rec Limb Factors	= 1/1



Hydrograph Report

Lakeside

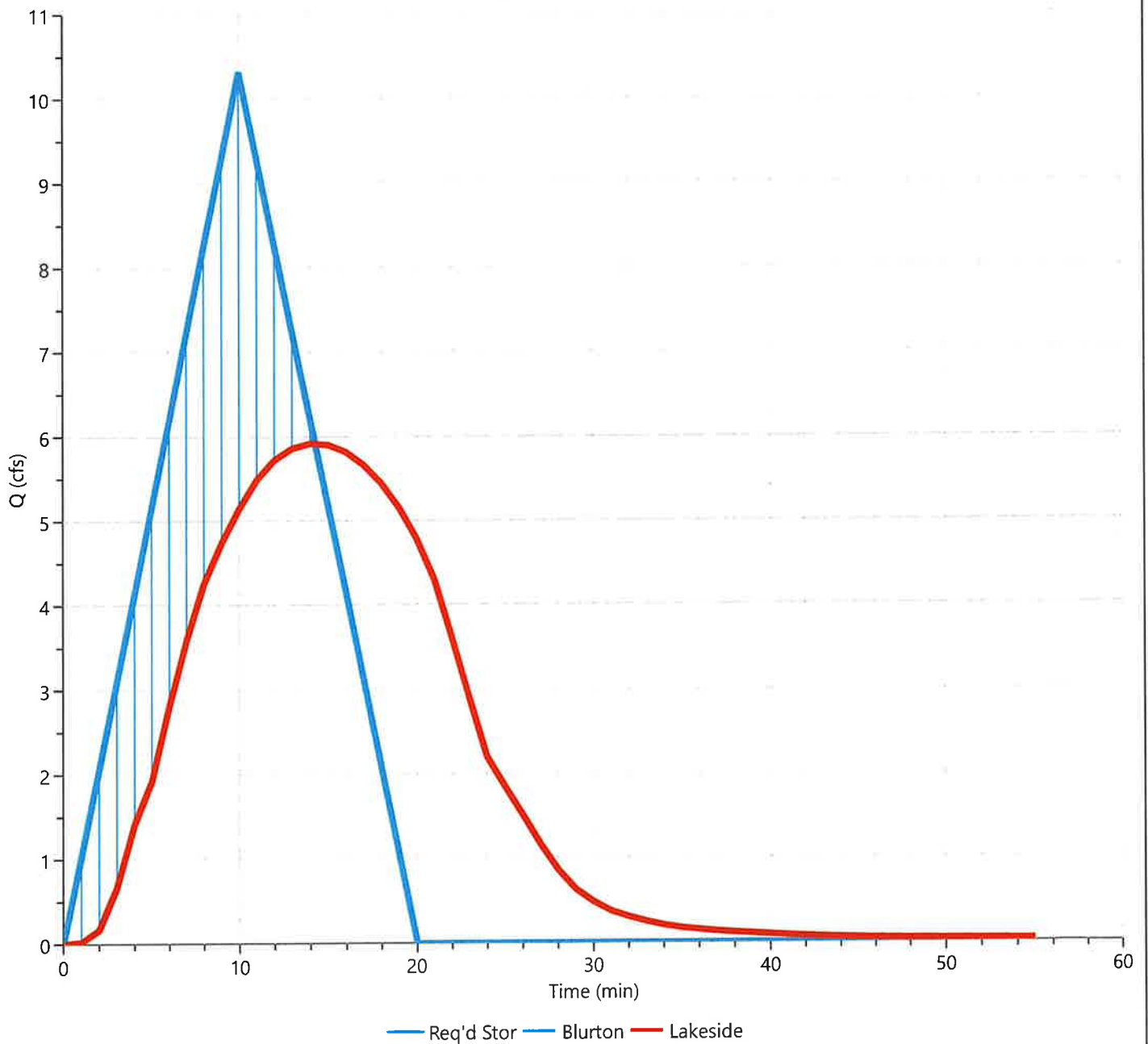
Hyd. No. 3

Hydrograph Type	= Pond Route	Peak Flow	= 5.912 cfs
Storm Frequency	= 100-yr	Time to Peak	= 0.23 hrs
Time Interval	= 1 min	Hydrograph Volume	= 6,190 cuft
Inflow Hydrograph	= 2 - Blurton	Max. Elevation	= 254.95 ft
Pond Name	= Blurton	Max. Storage	= 2,392 cuft

Pond Routing by Storage Indication Method

Center of mass detention time = 5 min

Qp = 5.91 cfs



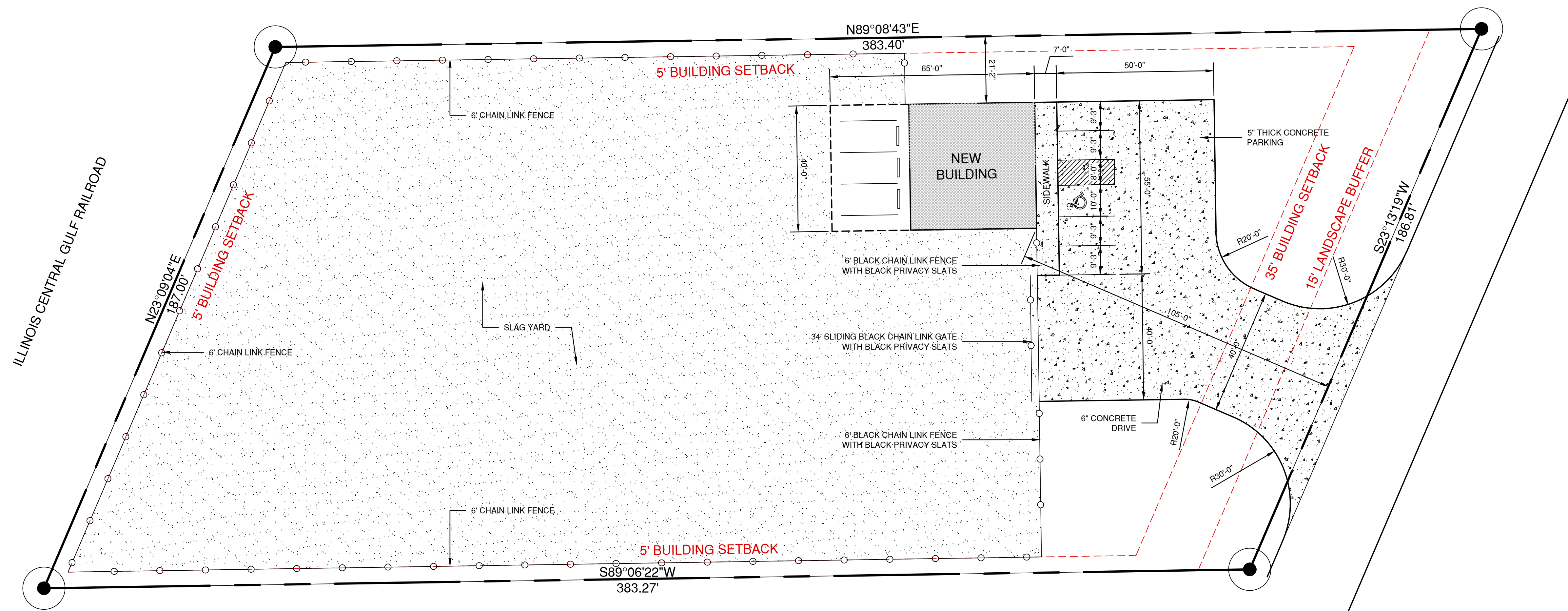


VICINITY MAP



PUCKETT MACHINERY COMPANY

C-2



PHOENIX DEVELOPMENT CO. LLC

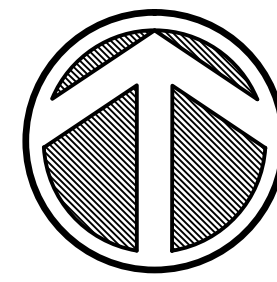
C-2

SITE PLAN

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



NORTH

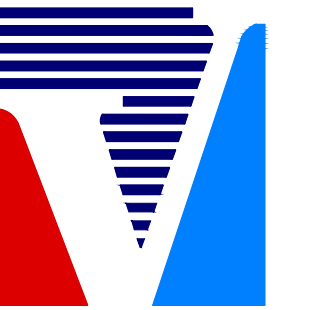
SITE 65,420SF (1.50 AC)
BUILDING 2,600SF
SITE COVERAGE 4%

C2 ZONING
BUILDING USAGE: OFFICE/YARD
PARKING REQUIRED: 1,640SF / 225 = 7 PARKING SPACES
PARKING PROVIDED: 8 PARKING SPACES

Section 4, Item A)	
REVISIONS	BY
PARKING SPACES BLACK FENCE	DW 7-6-23



WOOLDRIDGE ARCHITECTURE, PLLC
484 CHURCH RD. SUITE 700
MADISON, MS 39110
601-202-8865
WOOLDRIDGEARCHITECTURE@YAHOO.COM



VENTURESOUTH
CONSTRUCTION COMPANY
P.O. BOX 16548
JACKSON, MS 39216-6548
601-368-9407 / 601-368-9107 FAX

New Building For:
BLURTON HOLDINGS, LLC
GLUCKSTADT, Mississippi

DRAWN WOOLDRIDGE
CHECKED
DATE 15 JUNE 2023
SCALE
JOB NO.
SHEET
C1
OF SHEETS

SITE PLAN NOTES

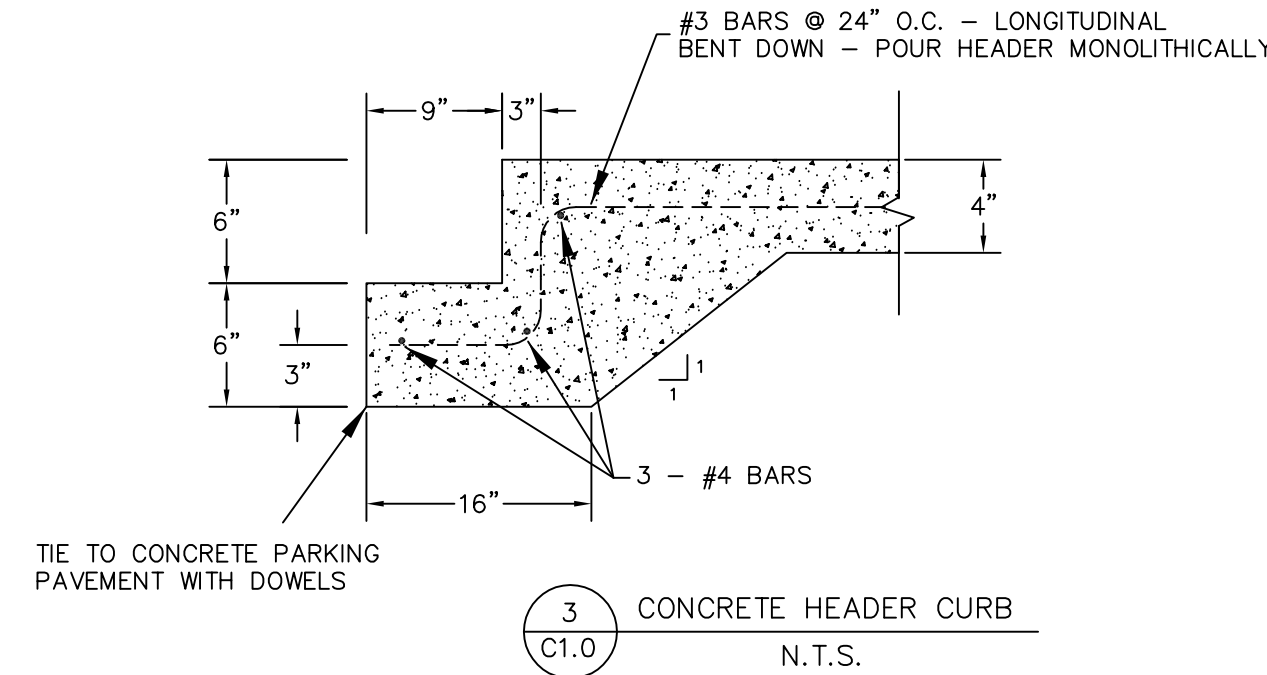
GENERAL

- TOPOGRAPHIC SURVEY PREPARED BY BAIRD ENGINEERING, INC. DATED 06-15-2021.
- CONTRACTOR TO NOTIFY ALL UNDERGROUND UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION EXCAVATION. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH OSHA, FEDERAL, STATE AND LOCAL CODES.
- CONTRACTOR TO COMPLY WITH ALL EROSION CONTROL STANDARDS AS SPECIFIED BY CITY, COUNTY AND STATE OFFICIALS.
- DURING CONSTRUCTION, CONTRACTOR SHALL CHECK THE EROSION CONTROL FACILITIES DAILY, AND MAKE REPAIRS OR MODIFICATIONS AS NEEDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER FACILITIES DURING CONSTRUCTION. UPON COMPLETION OF PROJECT, THIS SHALL BECOME THE RESPONSIBILITY OF THE OWNER. THE OWNER SHALL INSPECT ALL STORM DRAINS, ON A MONTHLY BASIS AND REMOVE ANY SILTATION AS NEEDED.
- ALL DISTURBED GRASSED AREAS SHALL BE SOLID SO2 UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL CONTACT CITY ENGINEERING AND RIGHT-OF-WAY DEPARTMENTS AT LEAST THREE (3) DAYS PRIOR TO PERFORMING ANY CONSTRUCTION ACTIVITIES WITHIN THE PUBLIC RIGHT-OF-WAY.
- THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN BEST MANAGEMENT PRACTICES AS REQUIRED BY MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY.
- CONSTRUCTION PHASE DUST CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. WATER SITE AS NEEDED, OR AS DIRECTED BY ENGINEER TO MAINTAIN ADEQUATE DUST CONTROL.
- ANY AND ALL DESIGN, ERECTION, PERMIT FEES AND APPLICATION PERTAINING TO ANY AND ALL WORK ZONE TRAFFIC CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL UNCOVER AND VERIFY THE DEPTH OF ALL UTILITY TIE-IN POINTS PRIOR TO CONSTRUCTION AND ORDERING OF ANY MATERIALS. IF CONDITIONS ARE ENCOUNTERED DIFFERENT FROM DRAWINGS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY AND ADJUSTMENTS SHALL BE DETERMINED.

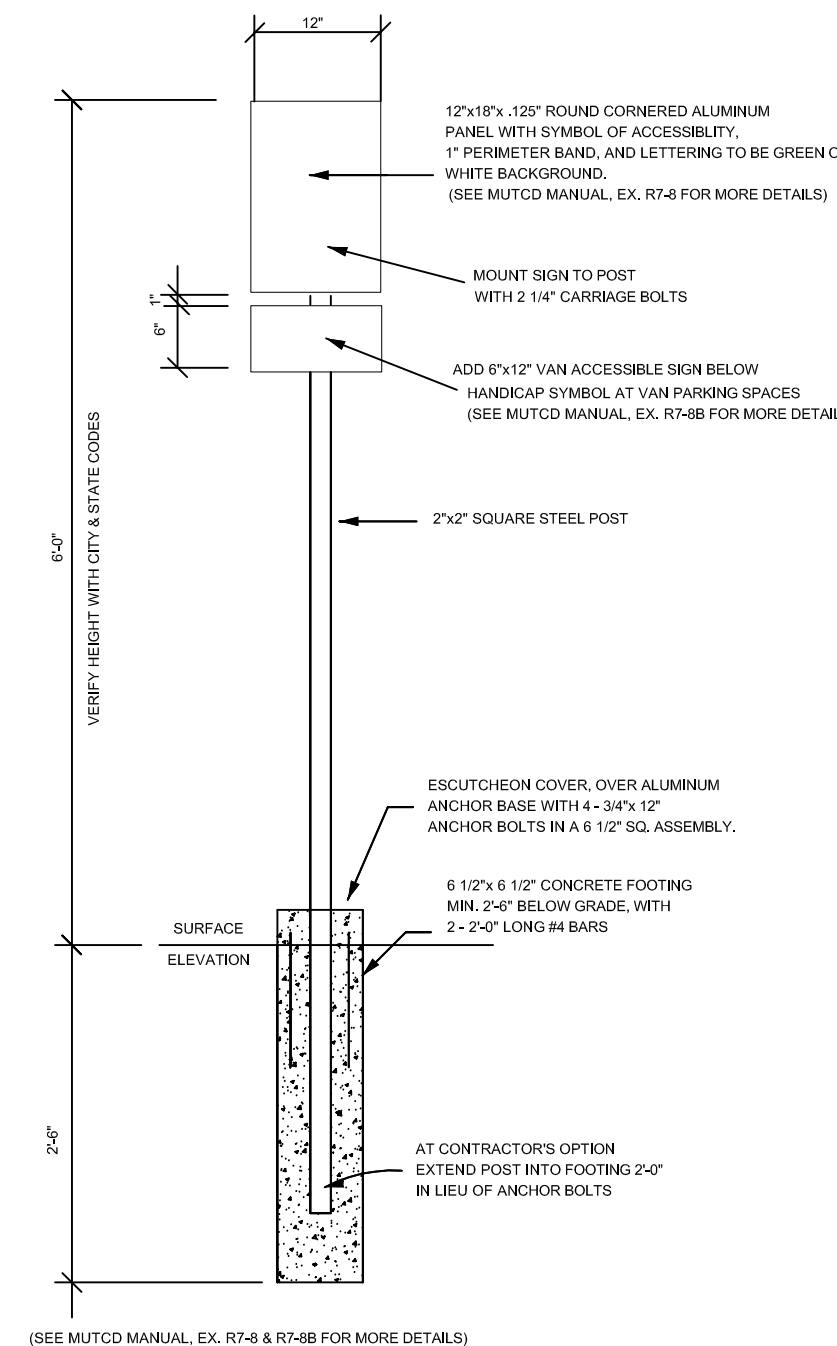
- BACKFILL ALL EXCAVATED AREAS WHERE UTILITIES ARE REMOVED WITH SAND-CLAY STRUCTURAL FILL PER GEOTECHNICAL REPORT REQUIREMENTS.
- ANY EXISTING UTILITIES TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR, AND DISPOSED OF OFF-SITE IN A LEGAL MANNER.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NEEDED PERMITS AND LICENSES.
- SITE CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT AT CONNECTIONS TO EXISTING PAVEMENT AND CURBS.
- SEE LANDSCAPE DETAIL FOR ALL HARDSCAPE AND LANDSCAPE DETAILS.
- ALL DIMENSIONS SHOWN ON THIS SHEET ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- PARKING PROVIDED IN THIS PROJECT:
 - 1 ADA COMPLIANT PARKING SPACES
 - 4 STANDARD PARKING SPACES
 - 5 TOTAL PARKING SPACES PROVIDED
- DETECTABLE WARNING SURFACE TO MEET ADAAG 4.29.2 (TRUNCATED DOME PANEL).

PARKING FEATURES LEGEND

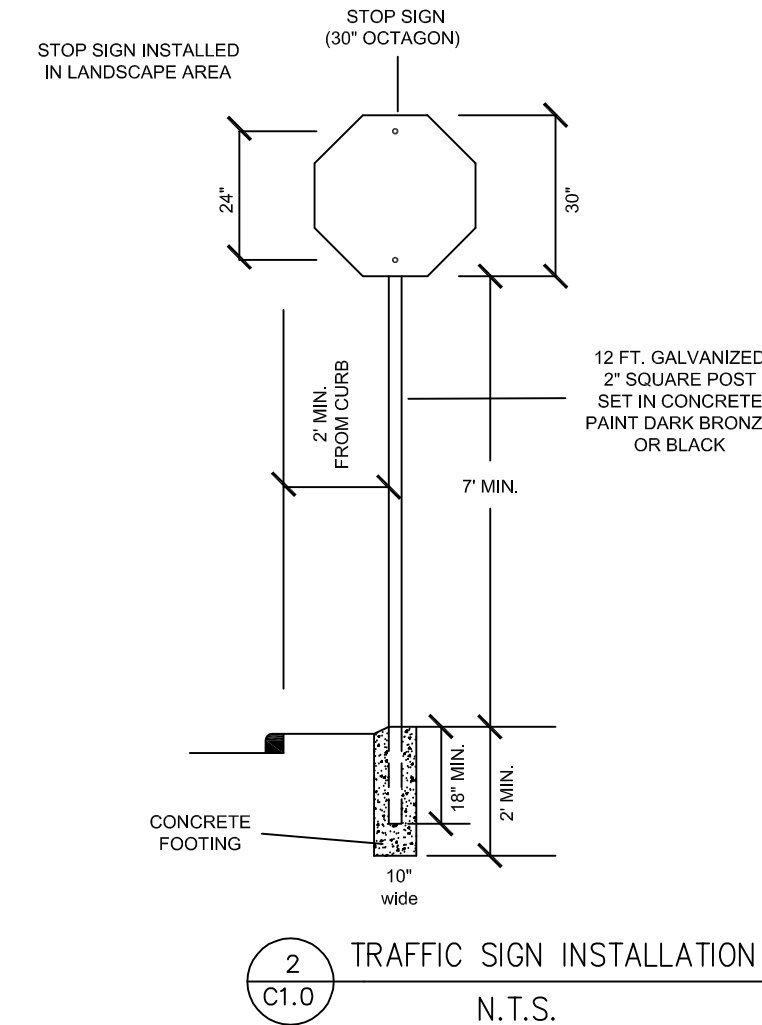
- | | |
|--|--------------------------------------|
| ① TRAFFIC STRIPE (PARKING) | 4" CONTINUOUS WHITE |
| ② TRAFFIC STRIPE (HANDICAP) | 4" CONTINUOUS BLUE |
| ③ HANDICAP PARKING SIGN (R7-8)-DETAIL 1/C1.0 | SEE MUTCD MANUAL FOR SPECIFICATIONS. |
| ④ STOP SIGN (DETAIL 2/C1.0) | SEE MUTCD MANUAL FOR SPECIFICATIONS.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



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



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

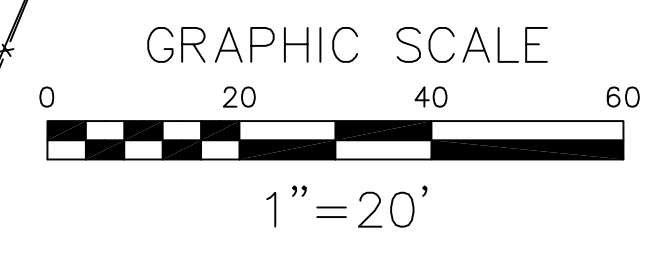
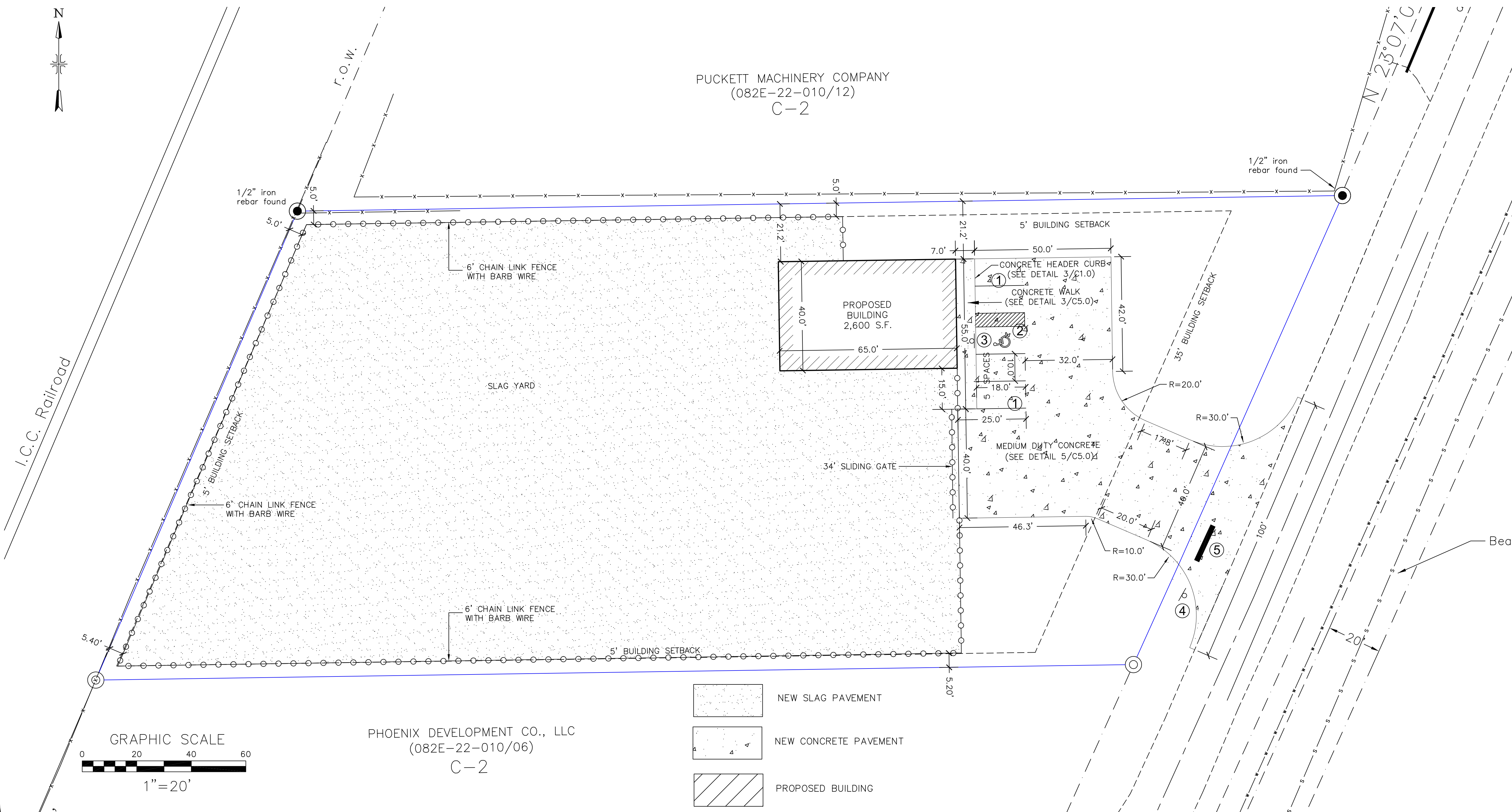


LEGEND

- PROPOSED CONCRETE CURB (DETAIL 3 & 4/C2.0)
- HANDICAP PARKING
- PROPERTY LINE

PUCKETT MACHINERY COMPANY
(082E-22-010/12)
C-2

PHOENIX DEVELOPMENT CO., LLC
(082E-22-010/06)
C-2



- NEW SLAG PAVEMENT
- NEW CONCRETE PAVEMENT
- PROPOSED BUILDING

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

Project No.: # 4782(3997)
Date: 06/28/2023
Scale: 1" = 20'
Drawn By: CLB
Reviewed By: CLB

SITE PLAN
BLURTON HOLDINGS
Gluckstadt, Mississippi

C 1.0

1. **GENERAL**

THE CONTRACTOR SHALL REMOVE ALL INFRASTRUCTURE AND VEGETATION FROM THE AREA TO BE EXCAVATED, FILLED, OR GRADED

ALL IMPROVEMENTS AND ADDITIONS TO THE WATER AND SANITARY SEWER SYSTEMS SHALL BE INSTALLED IN COMPLIANCE WITH THE CITY OF CLINTON STANDARDS.

TOPOGRAPHIC SURVEY INFORMATION TAKEN FROM A SURVEY PREPARED BY BAIRD ENGINEERING, INC.

2. **CLEARING**

PRIOR TO CUT AND REPLACEMENT OF FILL ON SITE, APPROXIMATELY 6 INCHES OF TOPSOIL SHOULD BE REMOVED WHERE ENCOUNTERED

REMOVE BRUSH, ROOTS, LARGE GRASS, ROCKS, AND WEEDS BEFORE STRIPPING

REMOVE TOPSOIL TO A MINIMUM DEPTH OF 6 INCHES IN ALL AREAS INDICATED ON THE PLANS TO BE UNDER BUILDING, DRIVES, PARKING, SIDEWALKS, AND OTHER PAVING.

STORE TOPSOIL APPROVED FOR FILL IN GENERAL LANDSCAPE AREAS AT DESIGNATED LOCATIONS ON SITE

3. **GRUBBING**

REMOVE ASPHALT, CONCRETE CURBS, LIGHTING POLES AND FOUNDATIONS, TRASH, STUMPS, OLD LUMBER, STRUCTURES, ETC. EITHER ABOVE, ON THE NEW SURFACE, OR BELOW THE GROUND WHICH MAY INTERFERE WITH THE NEW CONSTRUCTION.

4. **CLEAN-UP**

UPON COMPLETION OF WORK OF THIS SECTION, REMOVE FROM PREMISES, AND DISPOSE OF ALL RELATED DEBRIS. IMPLEMENT EROSION CONTROL PLAN.

5. **SITE GRADING**

PROFFROLLING WITH A LOADED TRUCK OR SCRAPER SHOULD BE PERFORMED TO LOCATE POTENTIAL SOFT SPOTS IN THE SUBGRADE AND/OR NATURAL GROUND BEFORE ANY FILL IS PLACED. SOFT SPOTS SHOULD BE REMOVED AND REPLACED WITH COMPACTED STABLE SANDY CLAY (CL). THE TOP 6 INCHES OF NATURAL GROUND SHOULD BE SCARIFIED AND COMPACTED TO 98 % ASTM D698 PRIOR TO FILL PLACEMENT.

CUT OR FILL AND MACHINE GRADE SITE AS SHOWN ON THE DRAWINGS TO DRAIN AS INDICATED, ALLOWING FOR THE THICKNESS OF PAVING SUBGRADE AND THE PAVING ITSELF. WHERE FILL IS REQUIRED, USE PER GEOTECHNICAL REPORT.

ALL EARTHWORK SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT.

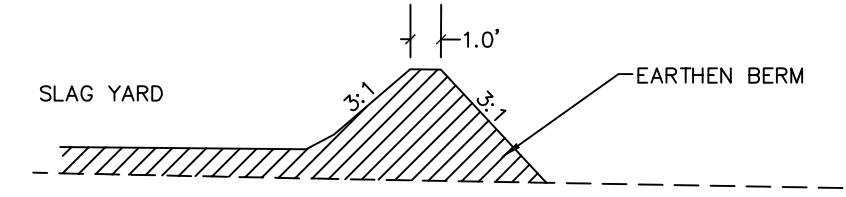
ALL FILL MATERIALS DESCRIBED IN GEOTECHNICAL REPORT MUST BE REMOVED AND REPLACED WITH ACCEPTABLE FILL MATERIAL.

6. **FILLING AND BACKFILLING MATERIALS**

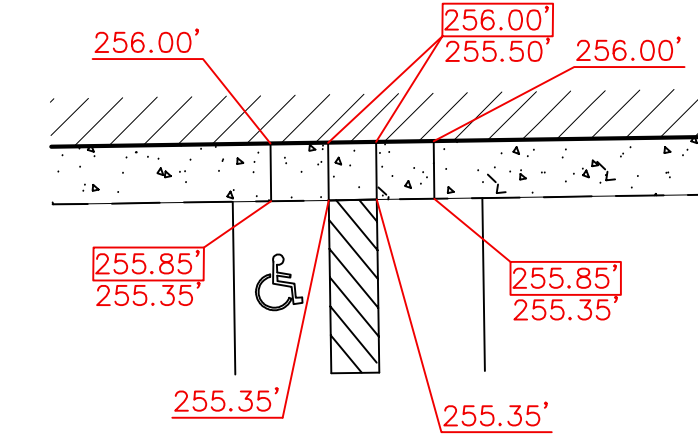
IMPORTED FILL MATERIAL WILL HAVE PROPERTIES TO ALLOW COMPACTION BY ROLLING AND TAMPING TO A DENSITY EQUAL TO 95 % OF MAXIMUM DENSITY WITH $\pm 2\%$ OF OPTIMUM MOISTURE CONTENT AS DETERMINED BY TEST METHODS DESCRIBED IN ASTM D698, LATEST EDITION, "MOISTURE DENSITY RELATIONSHIP OF SOILS". IF EXCAVATED MATERIAL IS UNSUITABLE FOR COMPACTION AS DETERMINED BY THE SOILS TESTING LABORATORY, FURNISH SUITABLE BORROW WHICH CAN BE COMPACTED FROM AN OFF-SITE SOURCE. ALL FILL AND BACKFILL MATERIALS SHALL BE OF LOW EXPANSIVITY, UNIFORM IN GRADE, FREE FROM ORGANIC MATERIAL, AND CONSIST OF SILTY CLAY (CL) SOIL HAVING A LIQUID LIMIT OF NOT MORE THAN 40 PERCENT AND A PLASTICITY INDEX BETWEEN 10 AND 20.

7. **DETENTION POND**

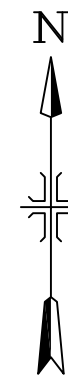
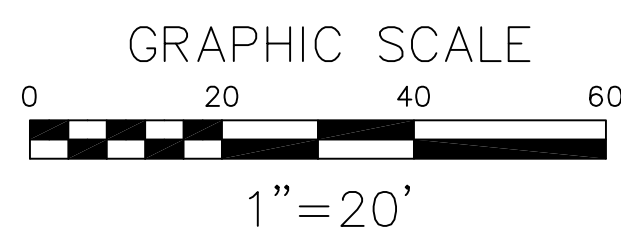
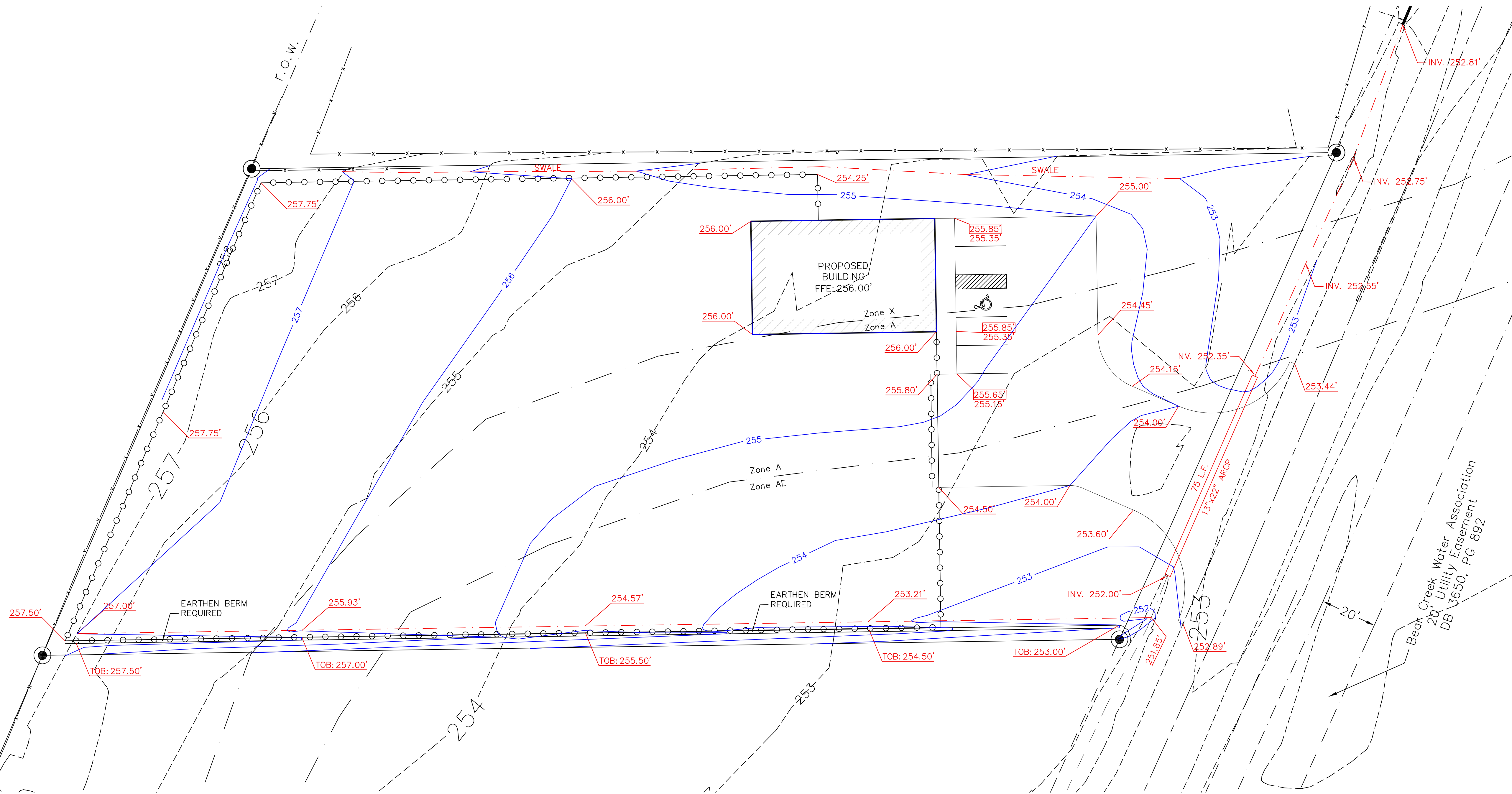
THERE IS AN EXISTING DETENTION POND LOCATED SOUTHEAST OF THIS PROJECT (AS SHOWN ON THE TOPOGRAPHIC SURVEY). THIS DETENTION POND WAS DESIGNED TO INCLUDE THE POST CONSTRUCTION RUN-OFF FOR THE SUBJECT PROPERTY.



EARTHEN BERM DETAILS
N.T.S.



HANDICAP RAMP DETAILS
N.T.S.



Date:	
By:	
Revisions:	
No.	

--

BAIRD ENGINEERING, INC.
506 Jefferson Street, Clinton, MS 39056
Phone: (601) 925-8015

Project No.: # 4782(3997)
Date: 06/28/2023
Scale: 1" = 20'
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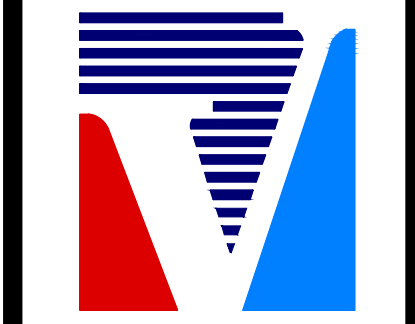
GRADING PLAN
BLURTON HOLDINGS
Gluckstad, Mississippi

C 2.0

REVISIONS	BY



WOOLDRIDGE ARCHITECTURE, PLLC
 484 CHURCH RD. SUITE 700
 MADISON, MS 39110
 601-209-8865
 WOOLDRIDGEARCHITECTURE@YAHOO.COM

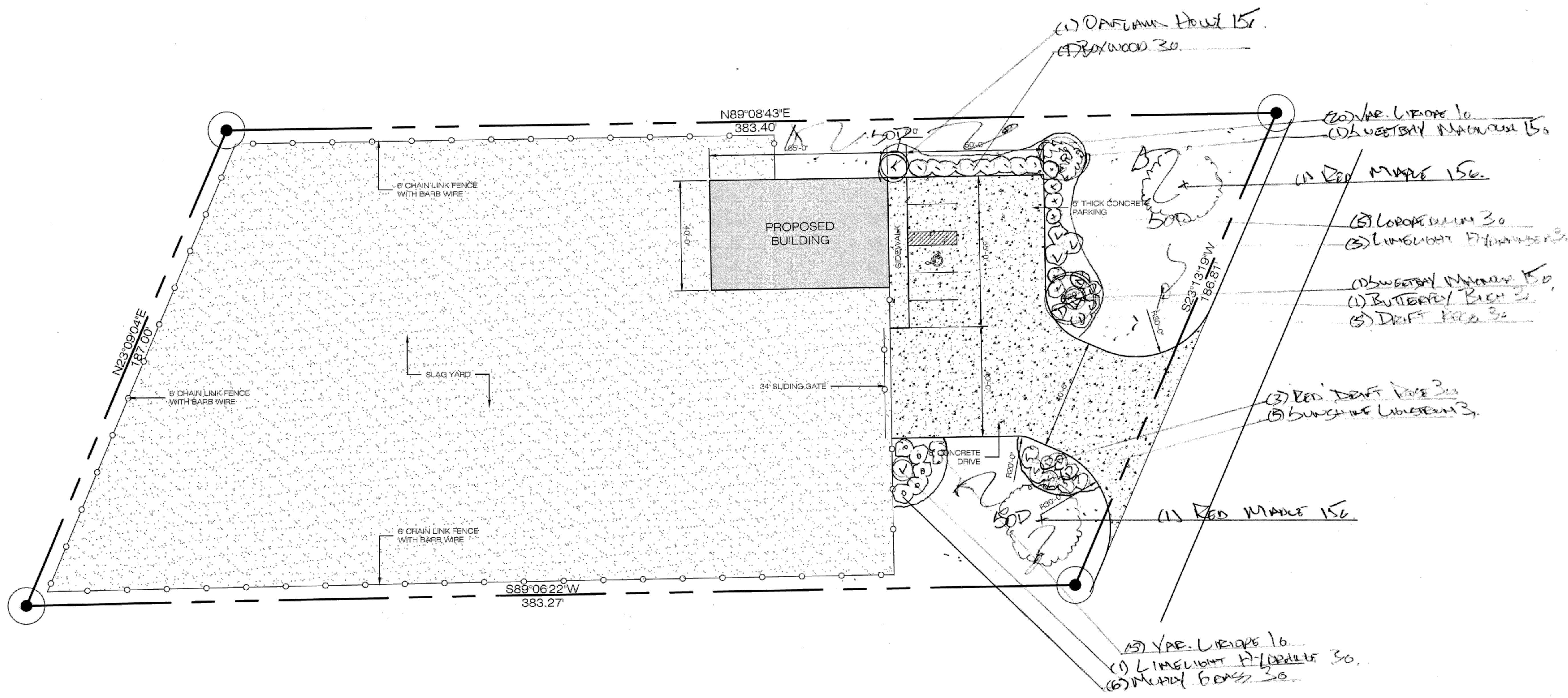


VENTURESOUTH
 CONSTRUCTION COMPANY
 113 BOW 1654E
 JACKSON, MS 39206-6549
 601-368-9407 / 601-368-9107 FAX

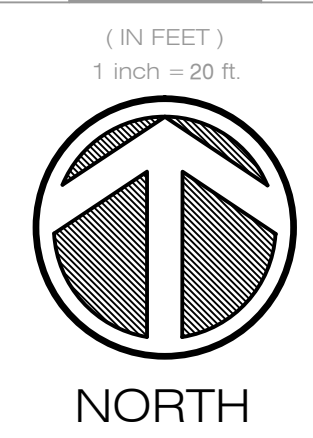
New Building For:
BLURTON HOLDINGS, LLC
 GLUCKSTADT, Mississippi

DRAWN	WOOLDRIDGE
CHECKED	
DATE	15 JUNE 2023
SCALE	
JOB NO.	
SHEET	

L1
 OF SHEETS



LANDSCAPE PLAN



REVISIONS	BY



WOOLDRIDGE ARCHITECTURE, LLC
 484 CHURCH RD. SUITE 700
 MADISON, MS 39110
 601-202-8665
 WOOLDRIDGEARCHITECTURE@YAHOO.COM



VENTURESOUTH
 CONSTRUCTION COMPANY
 P.O. BOX 16548
 JACKSON, MS 39216-6548
 601-368-9407 / 601-368-9107 FAX

New Building For:
BLURTON HOLDINGS, LLC
 GLUCKSTADT, Mississippi

DRAWN
WOOLDRIDGE
CHECKED

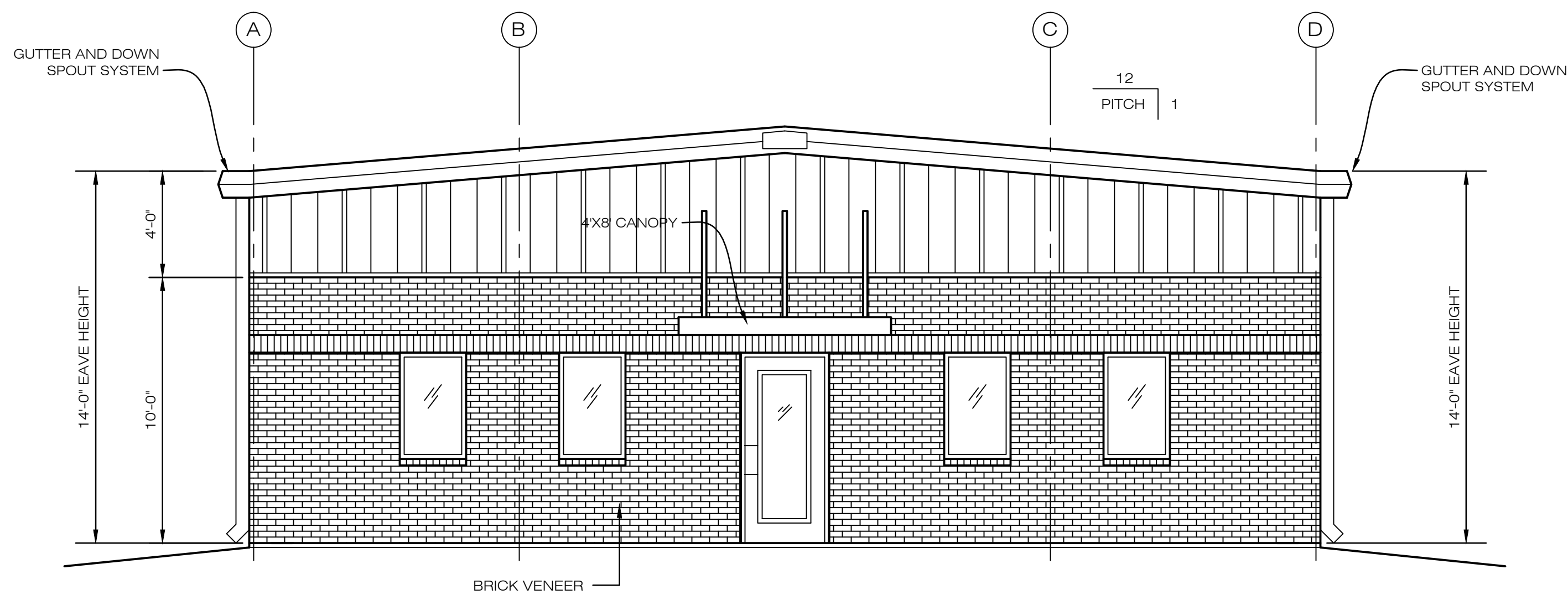
DATE
15 JUNE 2023
SCALE

JOB NO.

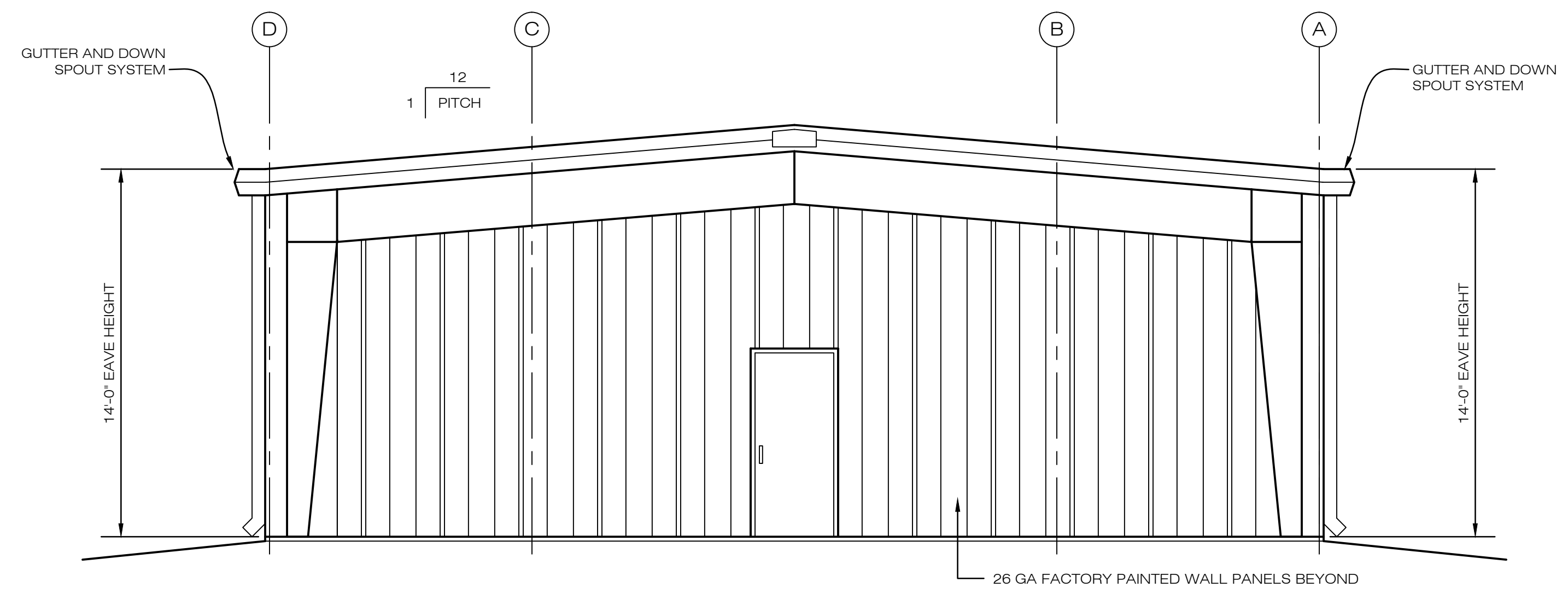
SHEET

A2

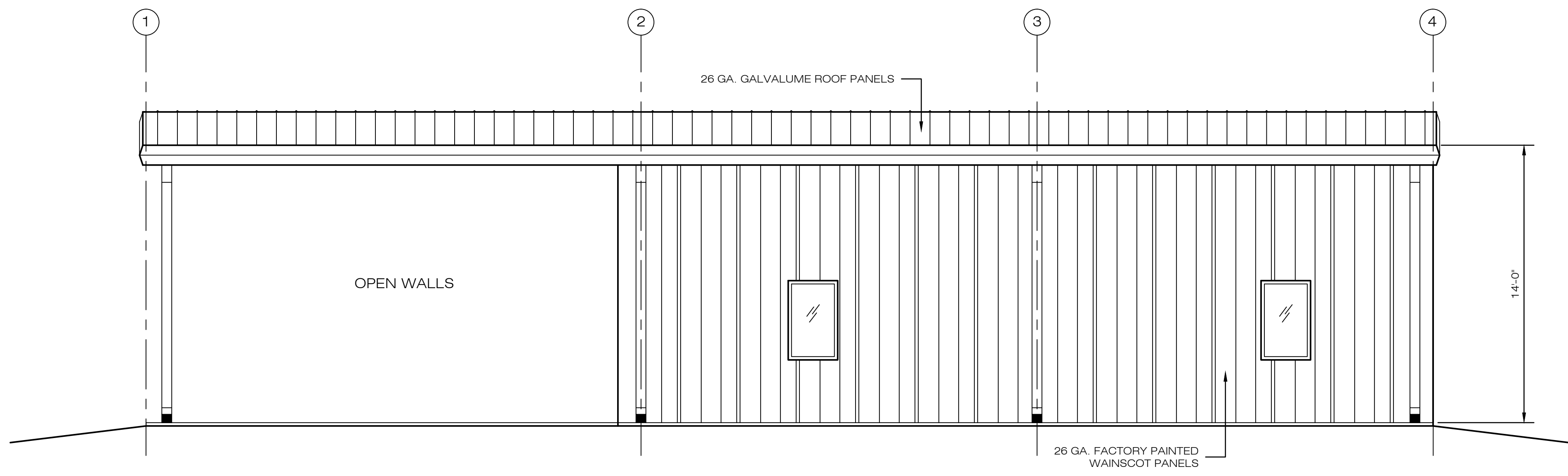
OF SHEETS



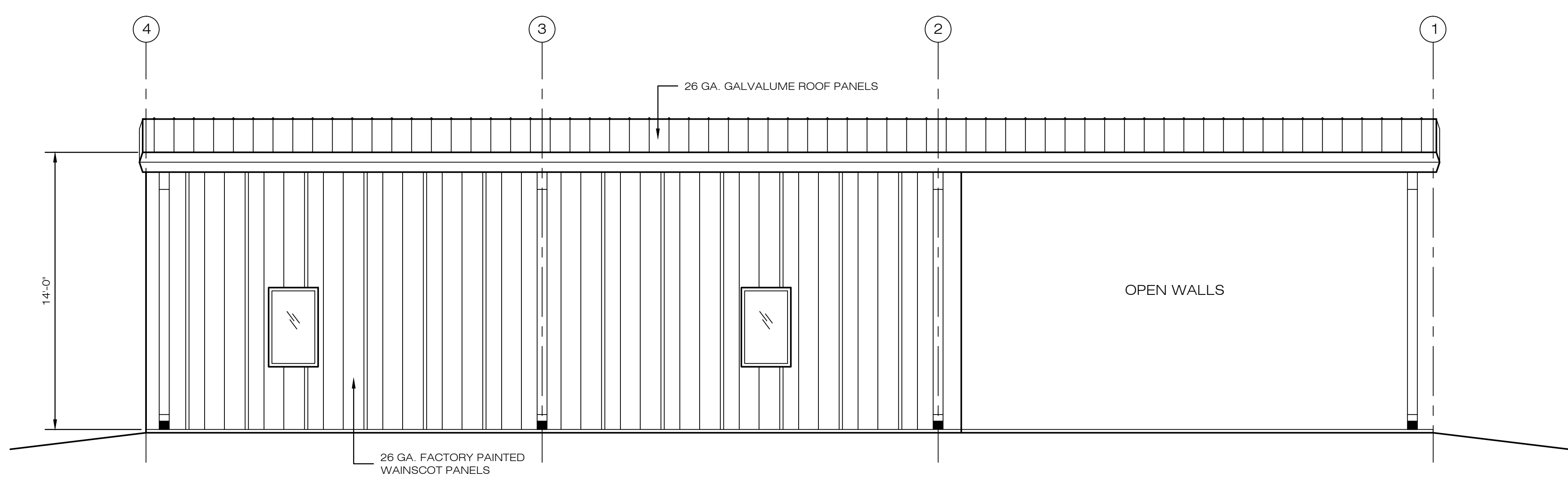
1 EAST ELEVATION
 1/4" = 1'-0"



2 WEST ELEVATION
 1/4" = 1'-0"



3 SOUTH ELEVATION
 1/4" = 1'-0"



4 NORTH ELEVATION
 1/4" = 1'-0"



CITY OF GLUCKSTADT

MISSISSIPPI
PLANNING AND ZONING ADMINISTRATOR

MEMORANDUM

TO: Planning And Zoning Commission

FROM: William Hall, Planning And Zoning Administrator

DATE: 12/27/2023

SUBJECT: Sowell Road Shell Station Conditional Use

After the site plan for the Sowell Road Shell Station Conditional Use was reviewed for corrections and a list of those corrections were sent to the architect, the deadline for submittal of those corrections passed without the corrected documents being received by the City of Gluckstadt. The documents in the packet are the original uncorrected documents that were initially submitted. It is the recommendation of the Planning and Zoning Department that the Conditional Use for the Sowell Road Shell Station be either placed in continuance or tabled until the January 23rd, 2023 meeting of the Planning and Zoning Commission pending the corrected documents being submitted.

City of Gluckstadt

Application for Conditional Use

Subject Property Address: Corner Sawell Rd & Hwy 51, 2210
Parcel #: 082F -14 -49 /00.00

Owner: Rav Bedi
Address: 2210 Hwy 51

Applicant: Rav Bedi
Address: 2210 Hwy 51

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

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

Current Zoning District: C-2
Acreage of Property (if applicable): 3.23 ac
Use sought of Property: Retail

2023266

Requirements of Applicant:

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

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

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

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

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

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

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



Applicant Signature

11-22-23

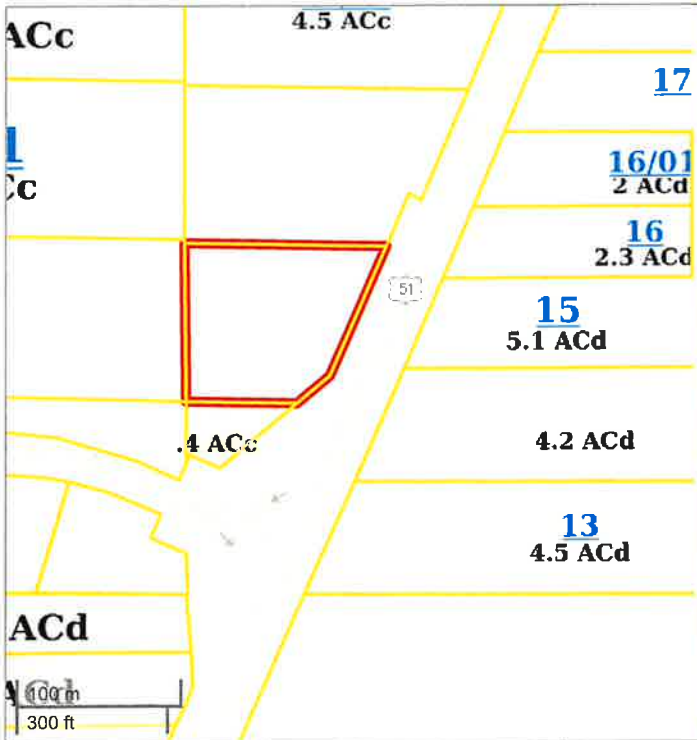
Date



Property Owner Signature

11-22-23

Date



Madison County, MS

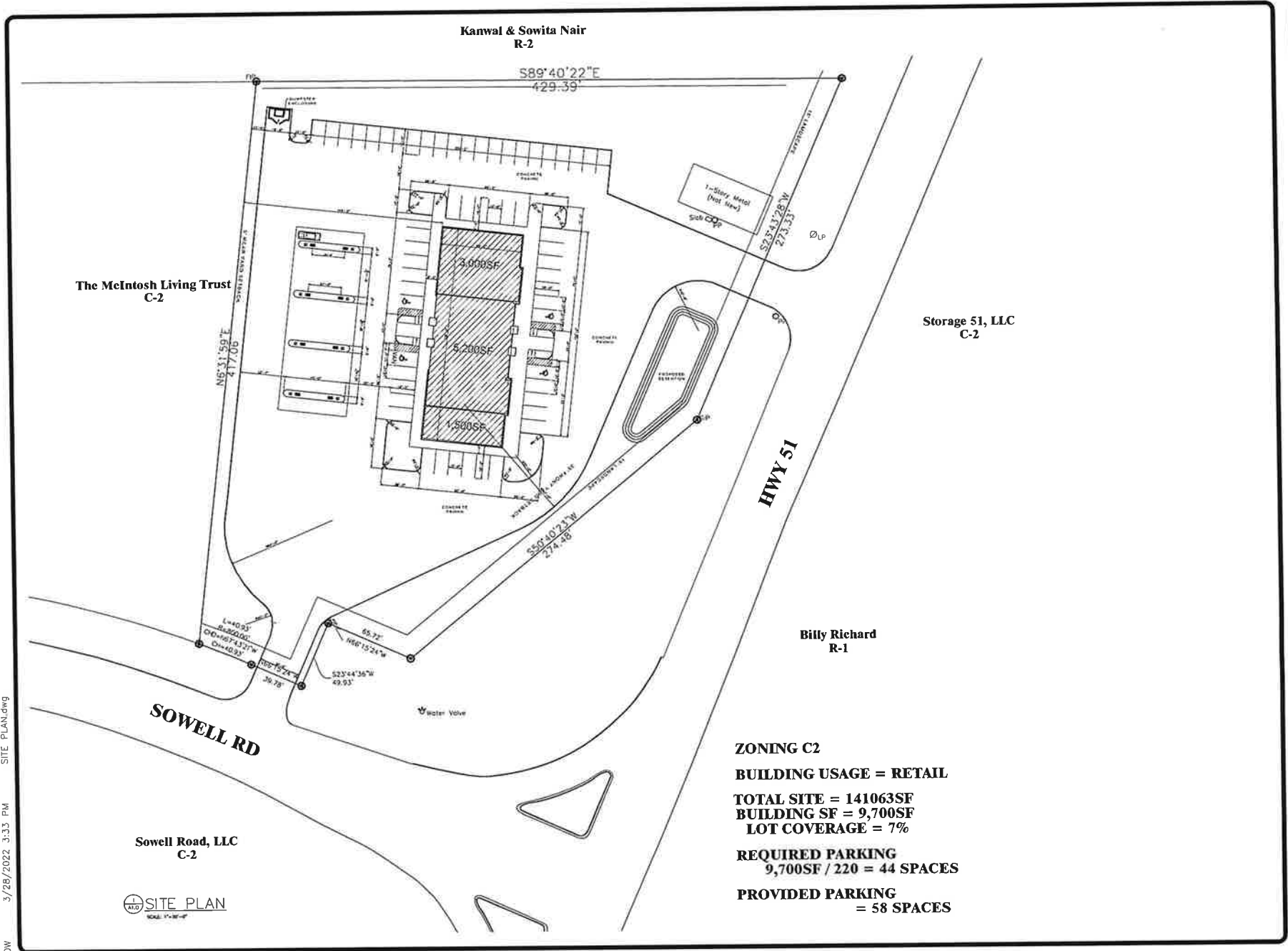
Madison County online map access is provided as a public service, as is, as available and without warranties, expressed or implied. Content published on this website is for informational purposes only, and is not intended to constitute a legal record nor should it be substituted for the advice or services of a licensed professional. Parcel map information is prepared for the inventory of real property found within County jurisdiction and is compiled from recorded deeds, plats, and other public documents in accordance with Land Records Technical Specifications for Base, Cadastral and Digital Mapping Systems. Users are hereby notified that the aforementioned public record sources should be consulted for verification of information. With limited exception, data available on this website originates from Madison County Land Records GIS and is maintained for the internal use of the County. The County of Madison and the Website Provider disclaim all responsibility and legal liability for the content published on this website. The user agrees that Madison County and its Assigns shall be held harmless from all actions, claims, damages or judgments arising out of the use of County data.



Madison County Tax Assessor
Norman A. Cannady Jr

Canton Location
125 W North St
(601) 879-9537
Courthouse Annex
PO Box 292
Canton, MS 39046

PPIN:	39686
PARCEL_ID:	082F-14 -019/01.00
OWNERNAME:	SOWELL ROAD LLC
ADDRESS1:	4285 QUAIL RUN RD
ADDRESS2:	
CITY:	JACKSON
STATE:	MS
ZIP:	39211
TOTAL_AC:	0
STREET_NUM:	2221
STREET:	HIGHWAY 51
SECTION:	14
TOWNSHIP:	08N
RANGE:	02E
LEGAL1:	2.3A IN W1/2 SW1/4 NW1/4 W OF PAVED RD
TAX_DIST:	4GM
LAND_VAL:	11500
IMP_VAL1:	0
IMP_VAL2:	5570
TOTALVALUE:	17070
DEED_BOOK:	2942
DEED_PAGE:	217

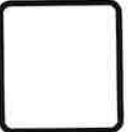


ZONING C2
BUILDING USAGE = RETAIL
TOTAL SITE = 141063SF
BUILDING SF = 9,700SF
LOT COVERAGE = 7%
REQUIRED PARKING
 9,700SF / 220 = 44 SPACES
PROVIDED PARKING
 = 58 SPACES

Sowell Road, LLC
C-2

SITE PLAN
SCALE 1"=40'-0"

REVISIONS	BY



Sowell Road Shell
 Corner of Sowell Rd. & Hwy. 51
 Gluckstadt, Mississippi

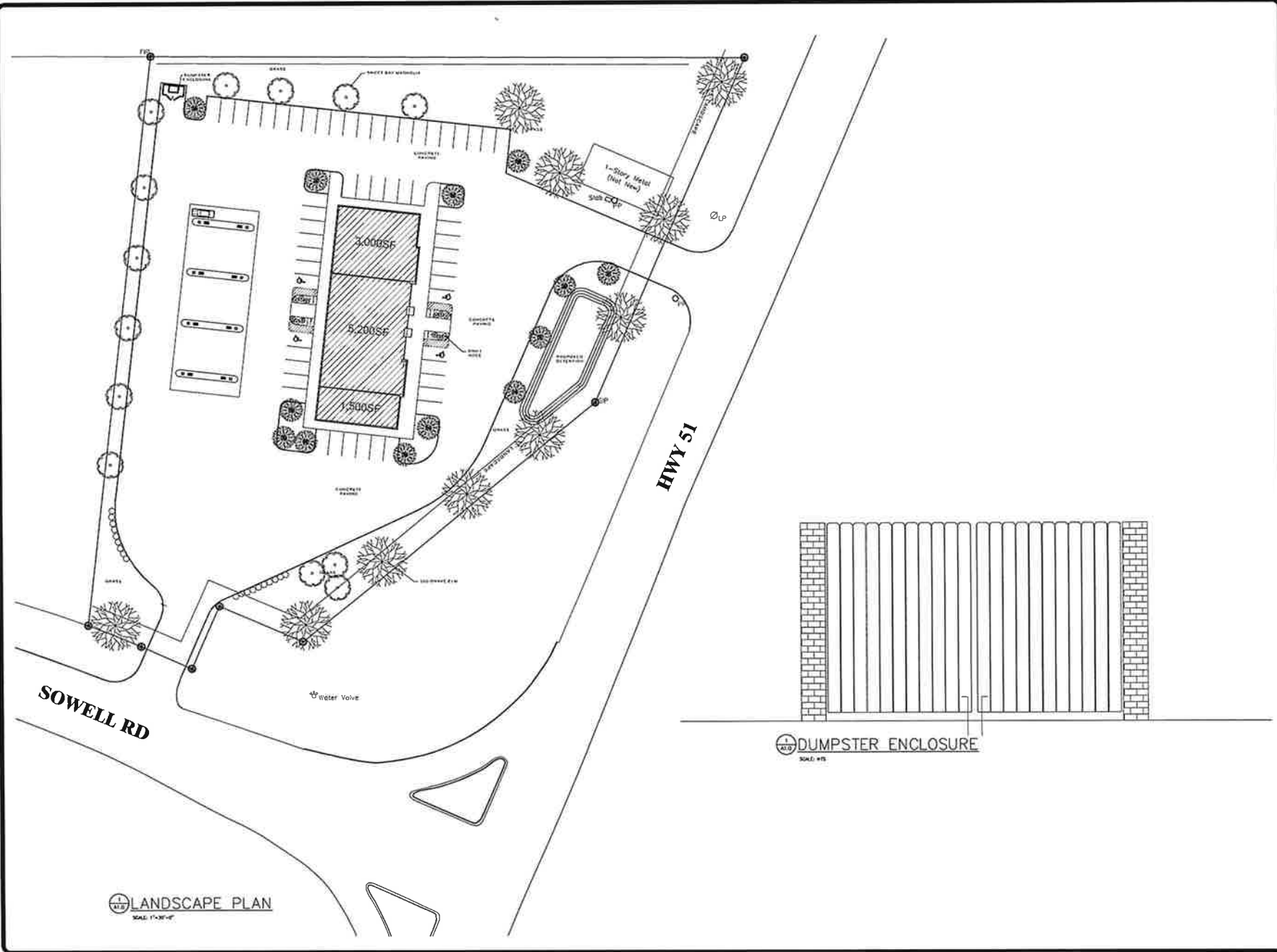
DATE	
SCALE	

DATE	
SCALE	

A0.0

DW 3/28/2022 3:33 PM SITE PLAN.dwg

3/28/2022 3:33 PM SITE PLAN.dwg DW



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

DUMPSTER ENCLOSURE
SCALE: 1/8"

REVISIONS	BY



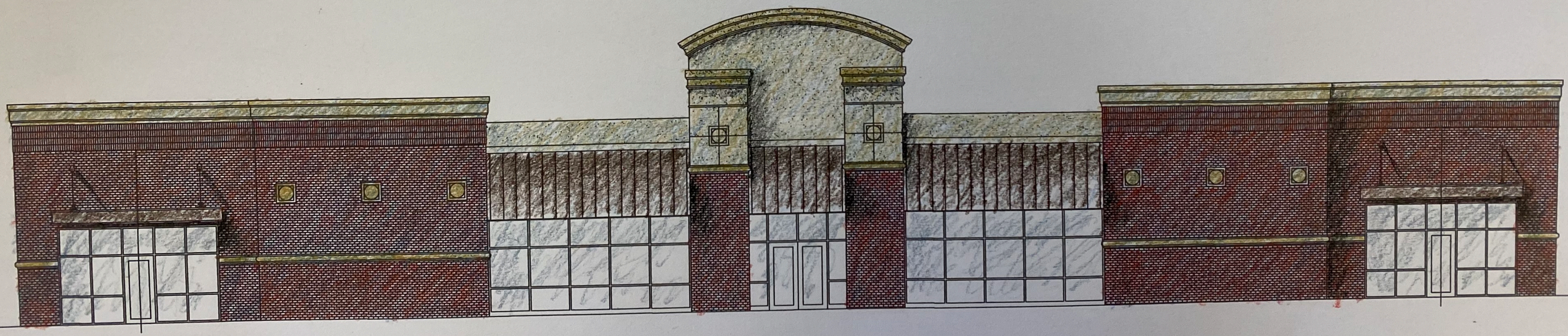
WOODBRIDGE & ASSOCIATES
400 HUNTERS BL. SUITE 100
MADISON, MS 39110
601-922-1111

Sowell Road Shell
Corner of Sowell Rd. & Hwy. 51
Gluckstadt, Mississippi

THIS DRAWING IS THE PROPERTY OF WOODBRIDGE & ASSOCIATES. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF WOODBRIDGE & ASSOCIATES IS PROHIBITED.

DATE
3/2/22

A0.1



November 30, 2023

36166-19

Sean P. Doran

sean.doran@phelps.com
Direct 601 360 9331

E-MAIL AND HAND DELIVERY

City of Gluckstadt Planning & Zoning
ATTN: William Hall
Planning & Zoning Administrator
343 Distribution Drive
Madison, MS 39110

Re: Application for Rezoning: Parcel No. 082D-20 -002/03.00

Dear Mr. Hall:

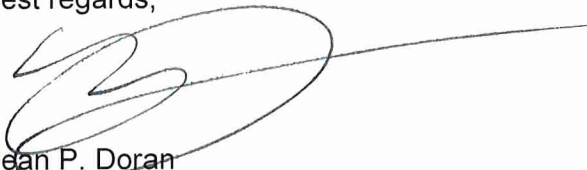
Phelps Dunbar, LLP represents RPM Realty, LLC ("**RPM**") in connection with the development of Parcel No. 082D-20 -002/03.00 (the "**Property**"), which consists of raw land fronting Gluckstadt Road situated between the existing Shell service station and Gluckstadt Animal Hospital. The Property is the 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 rezoning along with the corresponding statement of intent/justification for rezoning, legal description, list of property owners within 160 feet of the Property, preliminary site plan and \$250 check for the application fee.

As part of our prior discussions related to the rezoning and development of the Property, we discussed potentially submitting 2 site plans – one with the oil change bays facing the street and another with the oil change bays facing the east/west sides of the Property. In preparing the site plan, it became clear that having the oil change bays facing the east/west sides of the Property would be unworkable given the narrow nature of the Property and the need for "stacking" space for customer vehicles. Given this, we have included a single preliminary site plan proposal with RPM's application.

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

REQUEST FOR REZONING APPLICATION

Parcel No. 082D-20 -002/03.00
Raw land fronting Gluckstadt Road near Gluckstadt Animal Hospital

Subject Property Address: _____

Owner: Karen L. Holmes Applicant: RPM Realty, LLC

Address: 107 Langdon Bend Address: 114 N. Layfair Drive, Suite D
Madison, MS 39110 Flowood, MS 39232

Phone No. 601-540-3504 Phone No. 601-906-4475

Current Zoning District: C-1

Requested Change C-2

Requirements of Applicant:

1. Letter stating reason for requested zoning change.
2. Copy of the written legal description.
3. Site plan of property.
4. Identification of property owners within 160 feet of subject property.
5. \$250.00 fee required for processing.

Criteria for Rezoning: (Section 2406.03 - Zoning Ordinance)

- (a). Show proof that a mistake was made in the original zoning. "Mistake" in this context shall refer to a clerical or administrative error.
- (b). Show proof that the character of the neighborhood has changed to such an extent as to justify reclassification, AND that there is a public need for the rezoning.

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

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

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

Matthew J. Smith
Applicant Signature

11/27/23
Date

Karen Holmes
Property Owner Signature

11/27/2023
Date

Statement of Intent

Re: Proposed Rezoning of Parcel No. 082D-20 -002/03.00

RPM Realty, LLC (“RPM”) has entered into a contract for the purchase and sale of Parcel No. 082D-20 -002/03.00 (the “Property”). The Property is located on the north side of Gluckstadt Road, in Gluckstadt, MS immediately to the east of an existing Shell service station located at 1054 Gluckstadt Road, Madison, MS 39110, which is presently zoned C-2. The Property currently exists as raw, undeveloped land. The Property is the preferred location for a new Take 5 Oil Change facility. In order to develop the Property as an indoor only vehicle service center, the Property must be rezoned from C-1 to C-2.

In order to rezone property, RPM must show (i) a change in the character of the neighborhood occurred that justifies rezoning and (ii) a public need exists for the rezoning. RPM believes that these two requirements are satisfied under the present circumstances.

First, the changed character of the area/property warrants the requested rezoning. The Property is immediately adjacent to an existing gas station and within 100 yards of a new AutoZone automotive parts and accessories retail location, which is being constructed on Parcel No. 082D-20 -002/01.00. The requested rezoning is in connection with the development of the Property for a complimentary automotive use. To the extent there is any concern with regard to residential areas north of the Property, there is a significant natural buffer between any residential or non-commercial areas north of the Property that will remain following the development of the Property. Given the nature of the area surrounding the Property, it would be entirely consistent with the standard set forth above to approve the requested rezoning.

Second, a public need exists for the rezoning. The immediate area surrounding the Property is largely used for automotive and other commercial uses, but there is limited land located near this portion of Gluckstadt Road that is zoned for complimentary automotive uses. While there are currently parcels being used for automotive uses within a very short distance of the Property, there are a number of parcels, including the Property, with lower zoning classifications that have remained undeveloped. Rezoning the Property to C-2 would create the opportunity for productive use of the Property, and the proposed rezoning will be of great benefit to the public. Further, the research and expertise of the applicant confirms that there is a strong need and demand for a new indoor only vehicle service center on the Property.

Based upon the facts and controlling law set forth above, RPM believes the requested rezoning is proper. As such, RPM respectfully requests that its rezoning application be approved and that the Property be rezoned from C-1 to C-2.

Legal Description of Parcel No. 082D-20 -002/03.00

A parcel of land containing 1.25 acres more or less situated in the Southeast 1/4 of Section 20, Township 8 North, Range 2 East, Madison County, Mississippi and being more particularly described as follows:

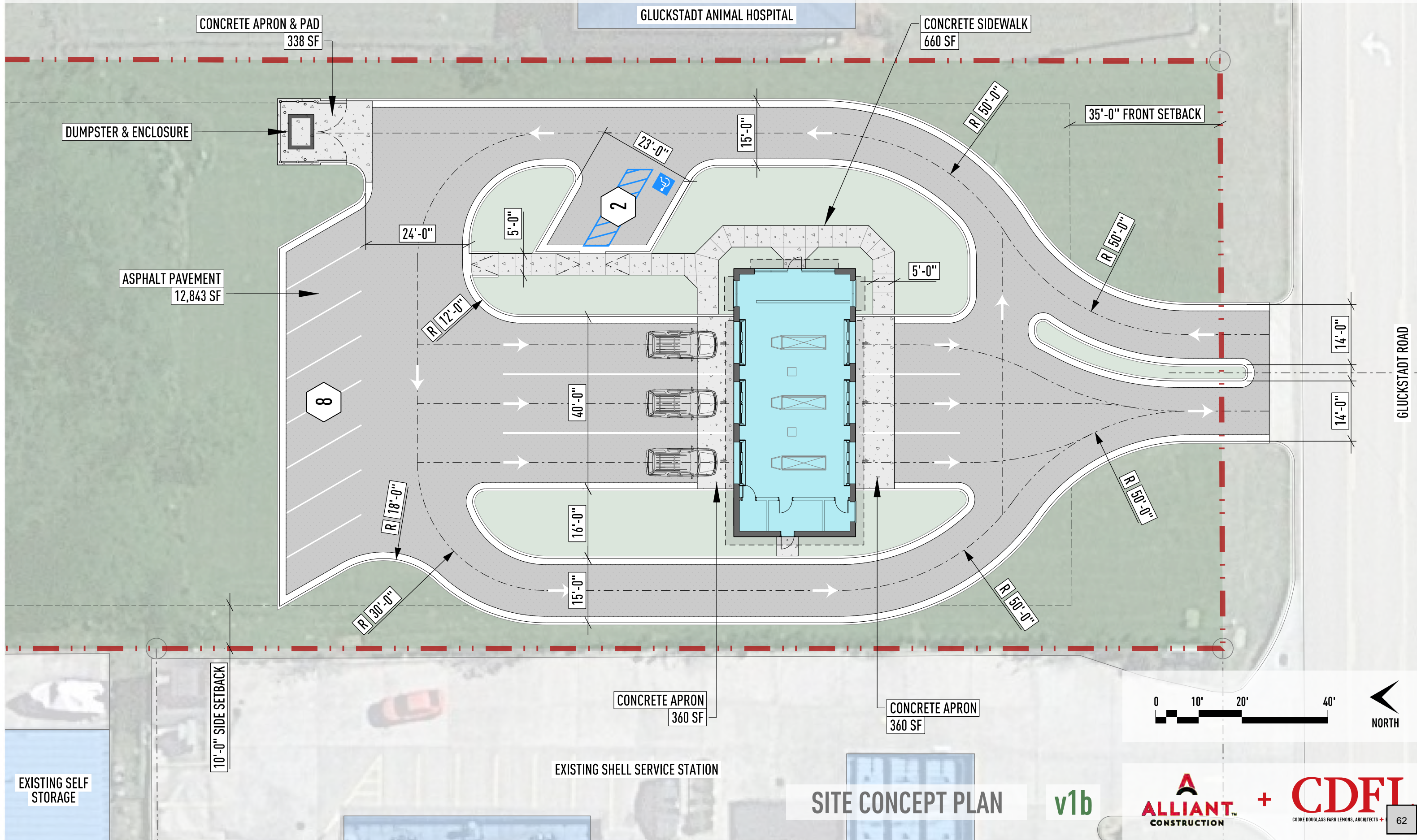
Begin at a point on the proposed new Northern Right-of-Way Line of Gluckstadt Road which is 2580.16 feet South and 1127.90 feet East of the Northwest corner of the Southeast 1/4 of Section 20, Township 8 North, Range 2 East and run thence North 89 degrees 53 minutes 29 seconds West along said Northern Right-Of-Way line for a distance of 136.53 feet; leaving said proposed new Northern Right-of-Way Line, run thence North for a distance of 436.92 feet; thence South 62 degrees 48 minutes 44 seconds East for a distance of 70.46 feet; thence South 64 degrees 09 minutes 16 seconds East for a distance of 78.04 feet; thence South for a distance of 370.95 feet to the Point of Beginning.

AND ALSO:

A parcel of land containing 5,467 square feet or 0.12 acres more or less situated in the Southeast 1/4 of Section 20, Township 8 North, Range 2 East, Madison County, Mississippi and being more particularly described as follows:

Begin at a point on the proposed new Northern Right-of-Way Line of Gluckstadt Road which is 2617.41 feet South and 1127.90 feet East of the Northwest corner of the Southeast 1/4 of Section 20, Township 8 North, Range 2 East and leaving said proposed new Northern Right-of-Way Line, run thence North for a distance of 40.00 feet; thence South 89 degrees 47 minutes 40 seconds West for a distance of 136.51 feet; thence South 00 degrees 28 minutes 30 seconds West for a distance of 40.00 feet to the aforesaid proposed new Northern Right-of-Way Line; thence North 89 degrees 47 minutes 40 seconds East along said Northern Right-of-Way Line for a distance of 136.84 feet to the Point of Beginning.

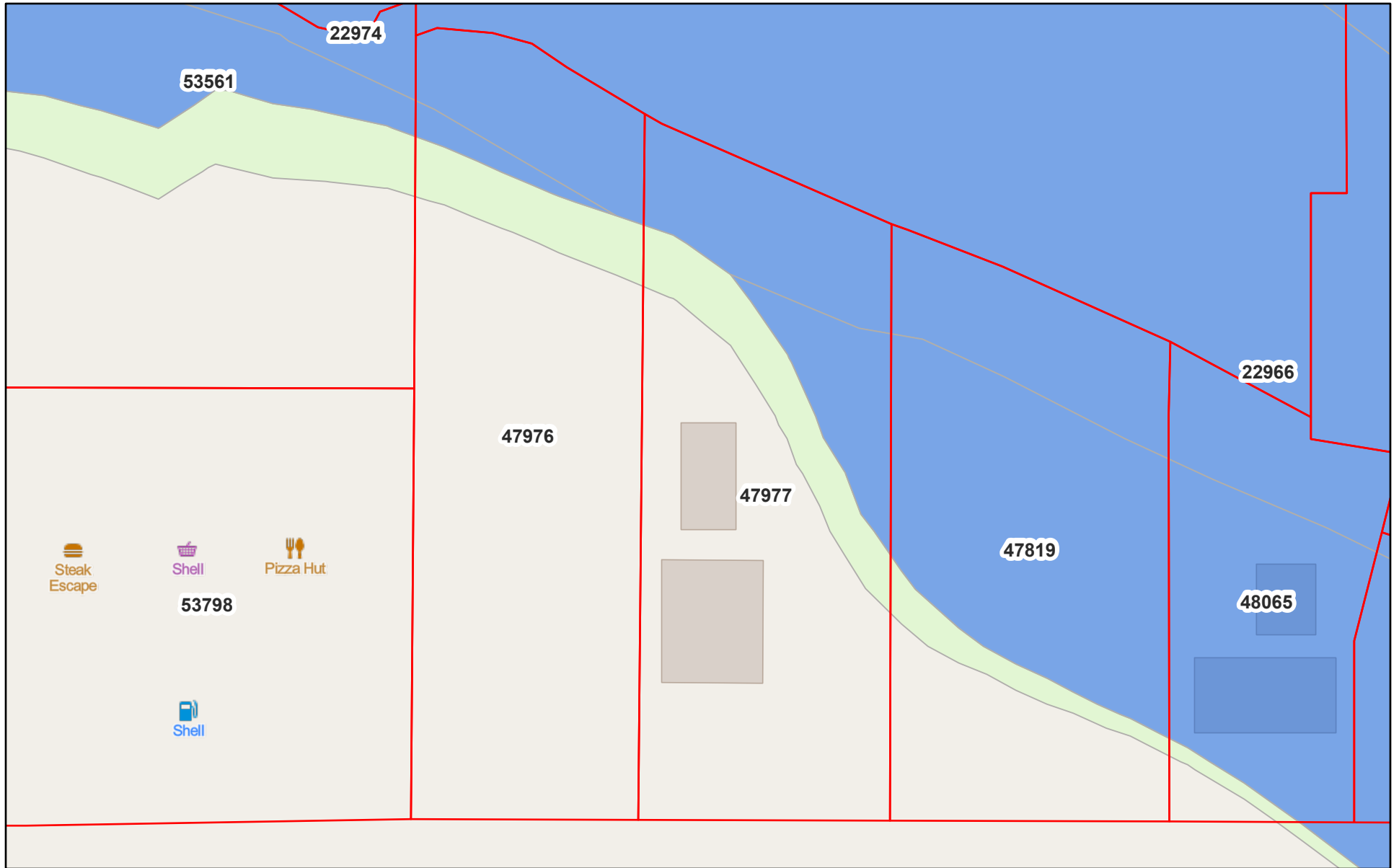
Property Owner	Parcel	Address
Sturdivant Empire LLC	082D-20 -002/02.00	1070 Gluckstadt Road Madison, MS 39110
AutoZone Mississippi Properties LLC	082D-20 -002/01.00	1076 Gluckstadt Road Madison, MS 39110
John C and Jennifer H Minninger	082D-20 -004/03.01 082D-20 -004/03.09	163 Minninger Blvd Madison, MS 39110
Rudsenske-Harbour Rev Living Trust	082D-20 -004/05.00	161 Kehle Road Madison, MS 39110
Storage Depot LLC	082D-20 -004/09.00 082D-20 -004/05.01	1048 Gluckstadt Road Madison, MS 39110
Bedi Investments LLC	082D-20 -004/09.01 082I-29 -012/01.00	1054 Gluckstadt Road Madison, MS 39110
Tucker Marketing LLC	082I-29 -010/21.00	102 Kristen Hill Ct. Madison, MS 39110
Lexington Place LLC	082I-29 -011/00.00	101 Lexington Drive Madison, MS 39110
Dogwood Office Center LLC	082I-29 -011/05.00 082I-29 -011/06.00	102 Lexington Drive Madison, MS 39110



SITE CONCEPT PLAN

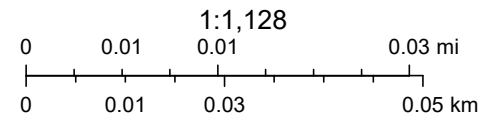
v1b

Flood Map

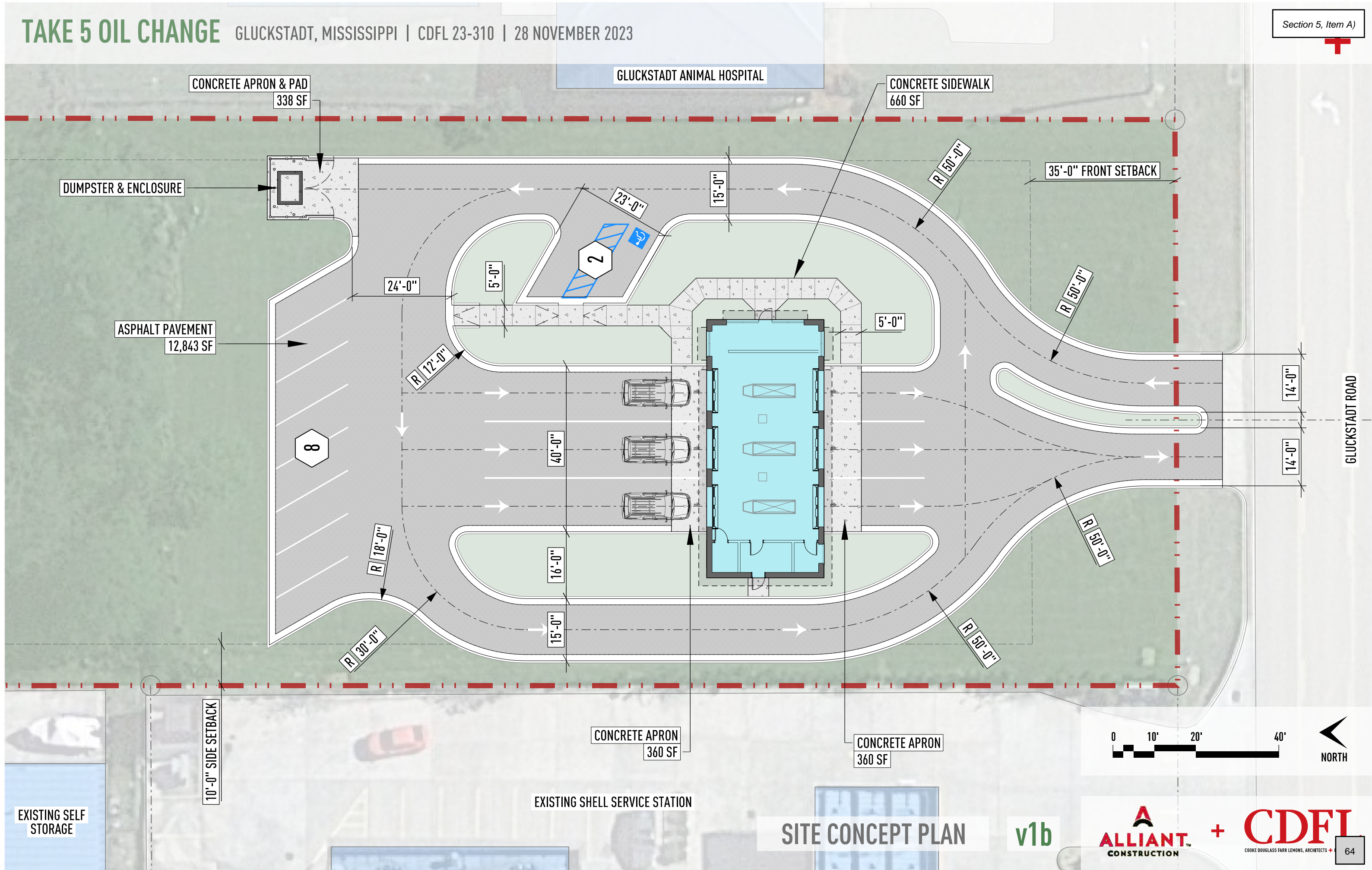


8/3/2023, 2:47:42 PM

- Municipal Limits
- Parcels
- Flood Hazard**
 - 0.2 PCT ANNUAL CHANCE
 - AE



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DUMPSTER & ENCLOSURE

CONCRETE APRON & PAD
338 SF

GLUCKSTADT ANIMAL HOSPITAL

CONCRETE SIDEWALK
660 SF

35'-0" FRONT SETBACK

ASPHALT PAVEMENT
12,843 SF

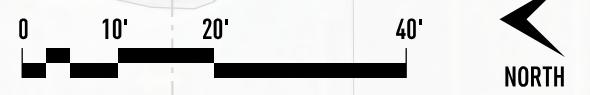
8

CONCRETE APRON
360 SF

CONCRETE APRON
360 SF

EXISTING SHELL SERVICE STATION

GLUCKSTADT ROAD



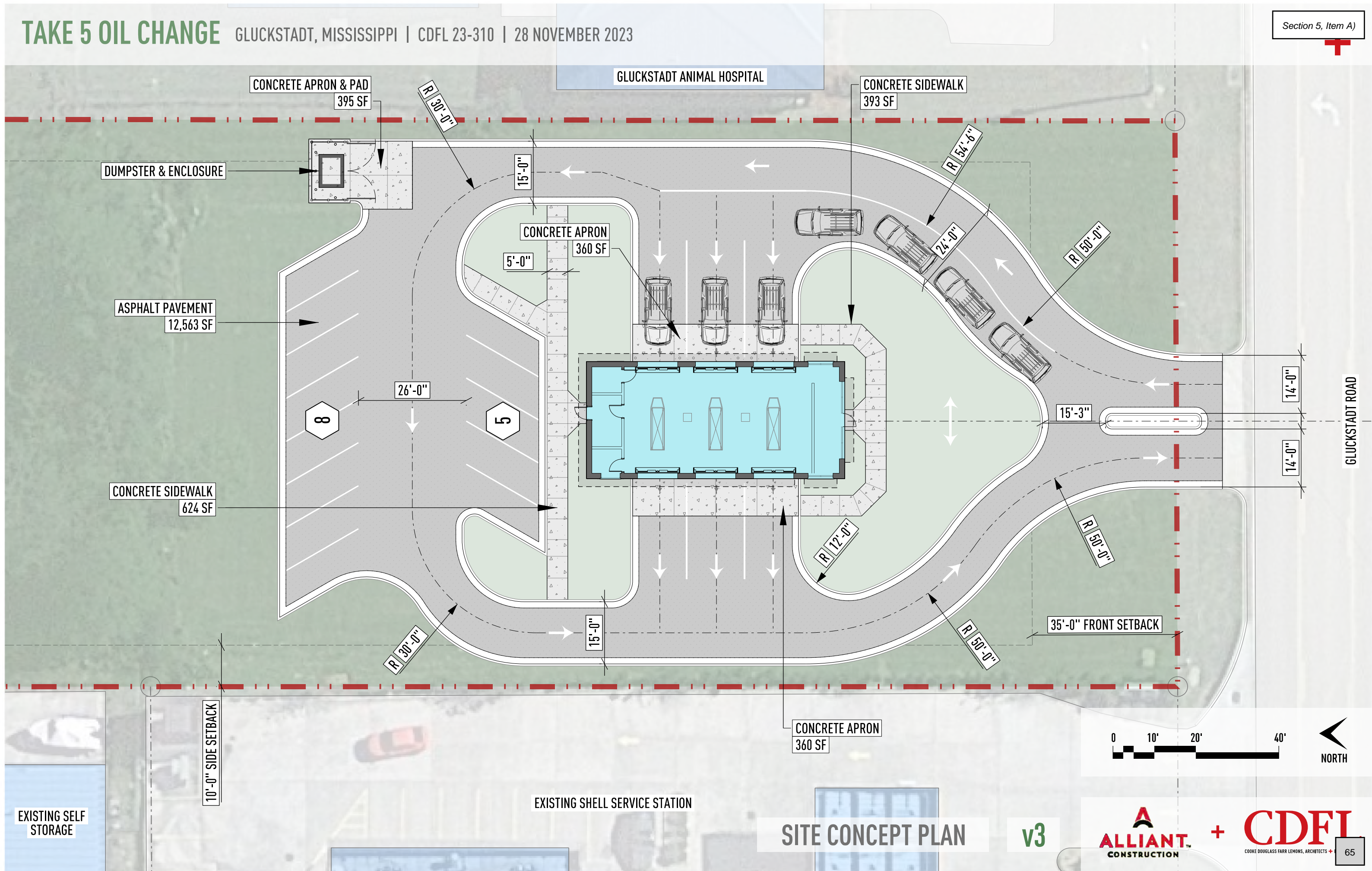
EXISTING SELF STORAGE

SITE CONCEPT PLAN

v1b

ALLIANT CONSTRUCTION

CDFL
COOKE DOUGLASS FARR LEMONS, ARCHITECTS +



SITE CONCEPT PLAN

v3



