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

**Tuesday, October 28, 2025 at 6:00 PM**

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## Agenda

**1. Call to Order**

**2. Opening Prayer and Pledge of Allegiance**

**3. Consideration and Approval of Minutes**

A) Consideration of August Meeting Minutes

**4. New Business**

A) Capchlor Request for Conditional Use

**5. New Site Plan Considerations**

A) Capchlor Site Plan Consideration

B) BS Properties Enterprise Drive

C) Titan Properties Flex Properties Titan Lane

**6. New Business**

**7. Next Meeting**

**8. Adjourn**

Commissioner Patrick Beasley _____

Commissioner Lauren Bishop _____

Commissioner Andrew Duggar _____

Commissioner Melanie Greer _____

Commissioner Phillips King _____

Commissioner Katrina Myricks _____

Commissioner Kayce Saik _____

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

A regular meeting of the Planning and Zoning Commission of the City of Gluckstadt, Mississippi ("the Board"), was duly called, held, and conducted on Tuesday, August 26, 2025, at 6:00 p.m. at Gluckstadt City Hall, 343 Distribution Drive, Gluckstadt, Madison County, Mississippi.

The following members were present, to-wit:

Lauren Bishop
Patrick Beasley
Andrew Duggar
Katrina B. Myricks
Phillips King
Kayce Saik

Absent:

Melanie Greer

Also present:

John P. Scanlon, Attorney
Mike McCollum and Chris Buckner, City of Gluckstadt

Chairman Phillips King 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 King 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) Request for Approval of the July 22, 2025 Meeting Minutes

**4. New Site Plan Considerations**

A) Request for Approval of Puckett Machinery Site Plan

B) Request for Approval of Kayo Center Site Plan

**5. Request Conditional Use**

A) Request for Approval of 102 Lone Wolf Drive Conditional Use

B) Request for Approval of 346 Church Road Nail Salon Conditional Use

**6. Next Meeting September 23, 2025**

**7. Adjourn**

The Board considered the Minutes of the July 22, 2025, regular meeting. Commissioner Katrina Myricks moved to approve the minutes presented as written. The motion was seconded by Commissioner Andrew Duggar and approved unanimously by all present Commissioners. The Chairman declared the motion carried.

**Site Plan – Puckett Machinery Company**

The Board next considered the site plan for Puckett Machinery Company for property located at 381 Distribution Drive and identified by Tax Parcel Numbers 082I-29-013/01.20, 082I-29-013/03.01, and 082I-29-013/03.03 in the City of Gluckstadt. Hastings Puckett appeared to present the site plan and answer questions of the Zoning Commissioners. Mr. Puckett advised the Board that ARB approval had been given previously. After discussions, on motion by Commissioner Andrew Duggar and seconded by Commissioner Kayce Saik, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the site plan, conditioned upon 1) all fencing material be at a minimum the quality shown in the site plan submission of black coated material, and 2) no chain-link fence. The Chairman declared the motion carried.

**Site Plan – Kayo Center**

The Board next considered the site plan for Kayo Center for property located at Kayo Place/Calhoun Station Parkway and identified by Tax Parcel Number 082E-21-004/01.03, in the City of Gluckstadt. Mike McCollum presented Commissioners with the site plan and answered questions. Commissioners Kayce Saik noted that Applicant had not sought or received architectural approval. Noah Tolles and Erica Tolles of 154 Church Road appeared to ask questions and request fencing and large setback. On motion by Commissioner Kayce Saik and seconded by Commissioner Katrina Myricks, the Board present voted unanimously to table the site plan to the next regular scheduled meeting currently set for September 23. The Chairman

declared the motion carried.

**Public Hearing for Application for**
**Conditional Use Permit for Todd Carter**

Chairman Phillips King opened the Public Hearing on the Petition and Application for Conditional Use Permit by Todd Carter for property located at 102 Lone Wolf Drive in the City of Gluckstadt and identified by Tax Parcel Number 082E-22-022/00.00. Mr. Carter is the current owner of the subject property. The subject property is presently zoned C-2 Highway Commercial District. Mike McCollum advised the Board that physical posting and publication requirements were met establishing jurisdiction. Daniel Wooldridge, architect, appeared and spoke on behalf of the Applicant Todd Carter and advised the Board the Applicant is seeking a conditional use permit to allow him to place two buildings on the subject property to be used for interior storage with no exterior storage. Commissioner Kayce Saik noted the plans have already been approved by the ARB.

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

Chairman Phillips King closed the Public Hearing and called for a vote on the Application. On motion by Commissioner Kayce Saik and seconded by Commissioner Andrew Duggar, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve a conditional use for Applicant to allow him to place two buildings to be used for interior storage with no exterior storage on the subject property located in the C-2 zoning district. The Chairman declared the motion carried.

**Agenda Amendment**

There was next discussion regarding the site plan for the property that was subject of the previous conditional use – item 5(A) on the current agenda. On motion by Commissioner Katrina Myricks and seconded by Commissioner Kayce Saik, the Board voted unanimously to amend the agenda to add the request for approval of site plan for property located at 102 Lone Wolf Drive in the City of Gluckstadt and identified by Tax Parcel Number 082E-22-022/00.00. The Chairman declared the motion carried.

**Site Plan – Todd Carter**

The Board next considered the site plan for Todd Carter for property located at 102 Lone Wolf Drive in the City of Gluckstadt and identified by Tax Parcel Number 082E-22-022/00.00 in the City of Gluckstadt. Mr. Wooldridge presented Commissioners with the site plan and answered questions. On motion by Commissioner Andrew Duggar and seconded by

Commissioner Lauren Bishop the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the site plan as presented. The Chairman declared the motion carried.

**Public Hearing for Application for Conditional Use Permit for Quynh Tran**

Chairman Phillips King opened the Public Hearing on the Petition and Application for Conditional Use Permit by Quynh Tran for property located at 346 Church Road, Building 200, Suite G in the City of Gluckstadt and identified by Tax Parcel Number 082E-21-016/01.06. Mr. Tran is the current owner of the subject property. The subject property is presently zoned C-2 Highway Commercial District. Mike McCollum advised the Board that physical posting and publication requirements were met establishing jurisdiction. There was discussion among Commissioners of the fact that the proposed use violates the City's adopted 4,000 sq. ft. requirement between nail salons. Daniel Wooldridge, architect, appeared and spoke on behalf of the Applicant and advised the Board the Applicant is seeking a conditional use permit to allow him to operate a day spa at the location.

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

Chairman Phillips King closed the Public Hearing and called for a vote on the Application. On motion by Commissioner Andrew Duggar and seconded by Commissioner Katrina Myricks, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they deny a conditional use for Applicant to allow him to operate a day spa on the subject property located in the C-2 zoning district. The Chairman declared the motion carried.

**NEW BUSINESS**

None.

**OLD BUSINESS**

Chaiman Phillips King tendered his resignation of role as Chairman.

Vice Chairman Kayce Saik agreed to serve as Chairman until the Planning and Zoning Commission elects another Chairman.

There was no further business to be presented.

## ADJOURN

Commissioner Kayce Saik moved that the meeting be adjourned. The motion was seconded by Commissioner Lauren Bishop and approved unanimously by all present Commissioners. The Chairman declared the Motion carried.

**WITNESS OUR HANDS**, this the _____ day of _____, 2025.

_____
PHILLIPS KING, Chairman

_____
KAYCE SAIK, Vice Chairman/Secretary

Capitol Chlorinator & Utility Service, Inc.
PO Box 454
Canton, MS 39046
Tel 601-720-1273
capchlor@gmail.com

To: City of Gluckstadt Planning and Zoning Department

Subject: Conditional Use Letter

Council Members,

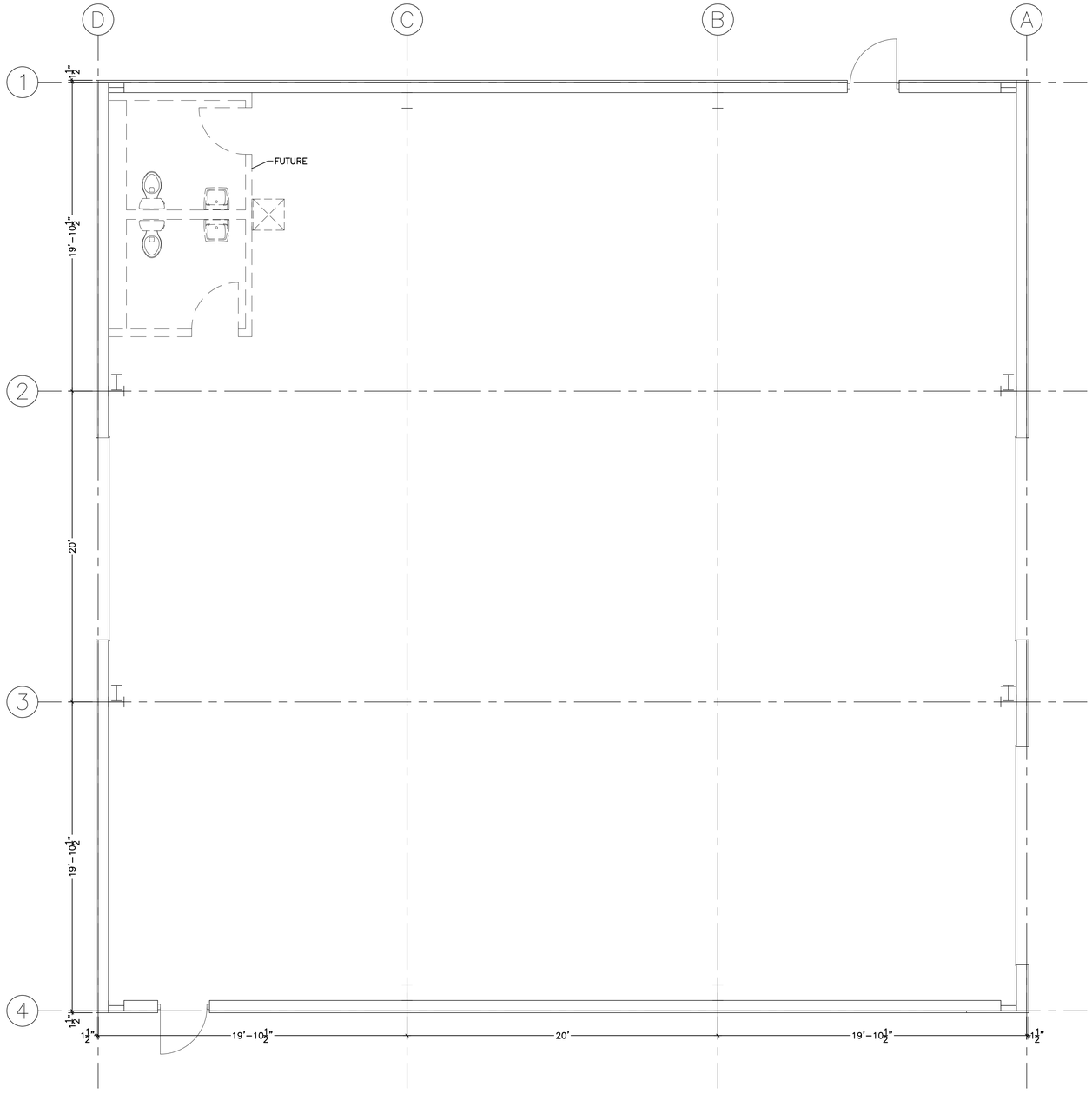
I'm writing to request approval for a conditional use permit. This permit is for additional warehouse space to our existing building located at 135 W Sowell Road.

Thank you for reviewing our request. Please let us know if you need any additional details.

Scott Hammack

# CapChlor Warehouse Addition

## 135 West Sowell Road
## Gluckstadt, Mississippi 39110




NORTH

## FLOOR PLAN
SCALE: 1/4"=1'-0"

1/4"=1'-0"
0 1' 4' 8'

| NO. | REVISIONS | DATE |
|---|---|---|

# CAPCHLOR WAREHOUSE ADDITION
## 135 WEST SOWELL ROAD
### GLUCKSTADT, MS 39110

Scott C. Woods and Associates
SCWA Mechanical Engineers
112 Long Wolf Dr. /Madison, Ms 39110
Ph. (601)859-9864/Fax (601)859-2564/Email www.scweng.com

SEAL

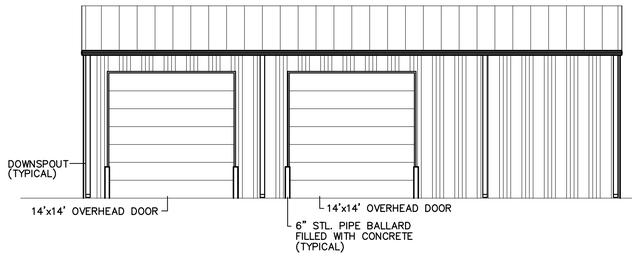
SCOTT CORLEY WOODS
REGISTERED PROFESSIONAL
ENGINEER
11276
STATE OF MISSISSIPPI

SHEET TITLE
FLOOR PLAN

| PROJECT NO. | DATE | DRAWN | CHECKED |
|---|---|---|---|
| 25-073 | 07/16/25 | JOL | SCW |

SHEET NUMBER
**A1.1**

OF

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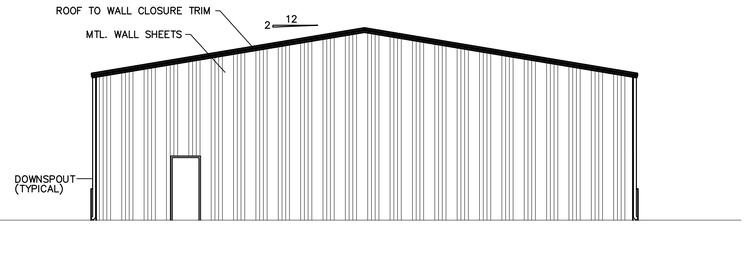


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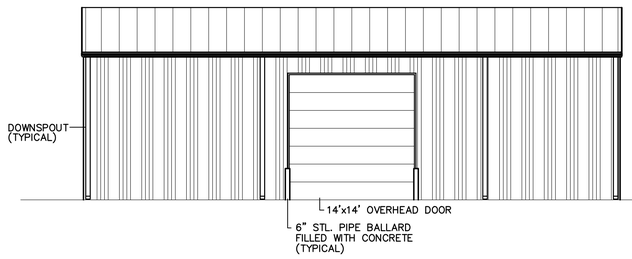


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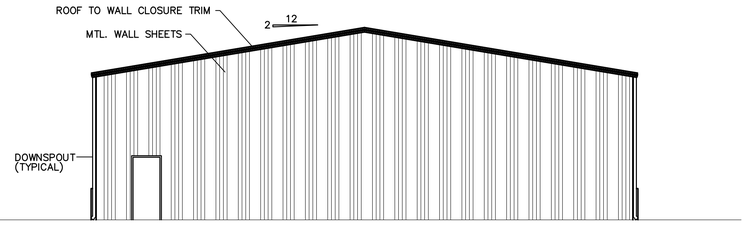


## SOUTH ELEVATION
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ELEVATIONS

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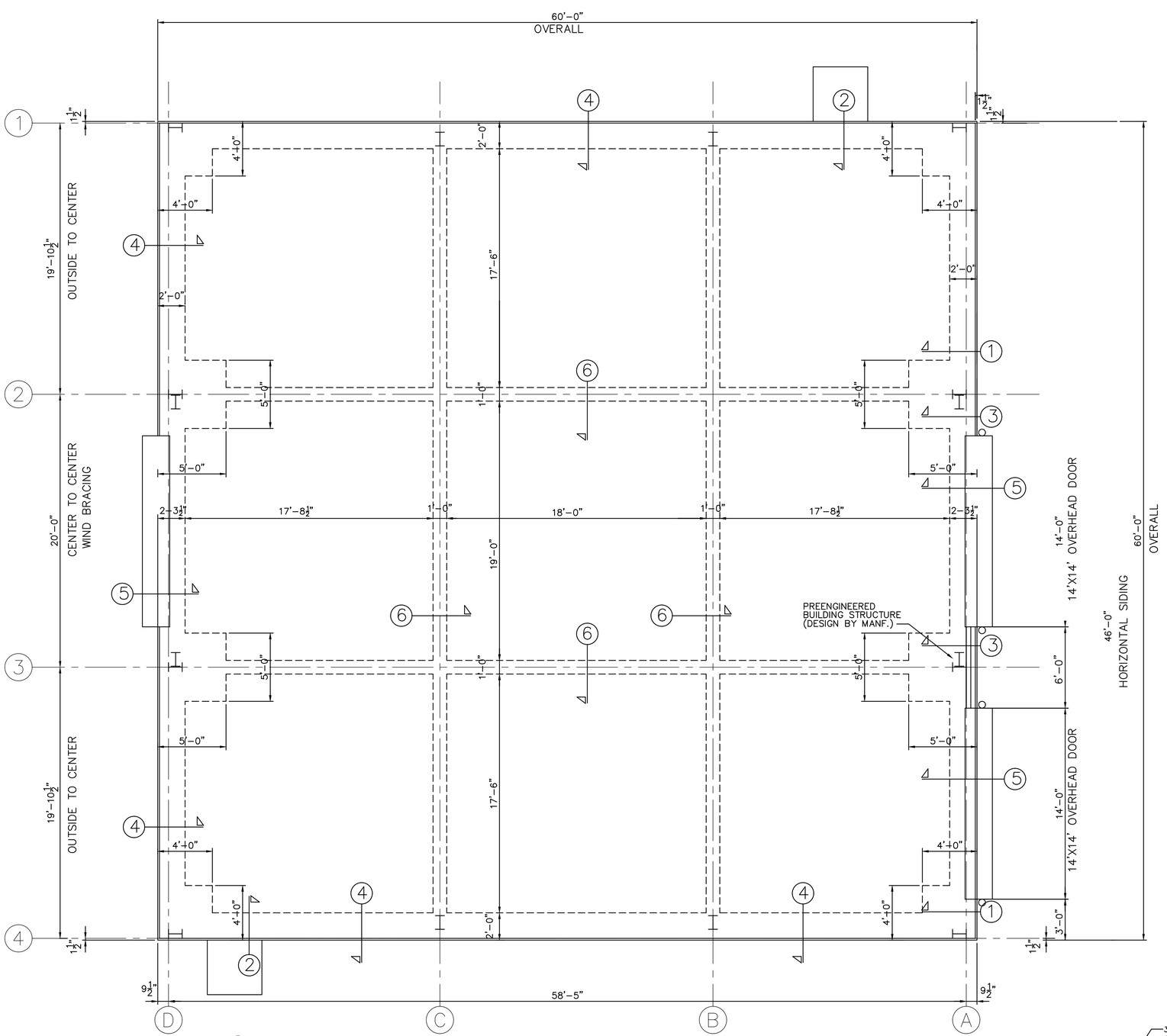
SHEET NUMBER
A2.1

OF




1/A1.0 FOUNDATION PLAN

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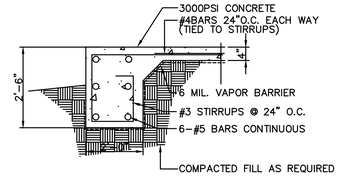
1. PREPARE SUBGRADE AS REQUIRED BY GEOTECH REPORT.
2. PROVIDE TERMITE CONTROL TO SOIL PRIOR TO SLAB
3. PROVIDE VAPOR BARRIER BELOW SLAB.
4. PROVIDE 3000PSI CONCRETE.

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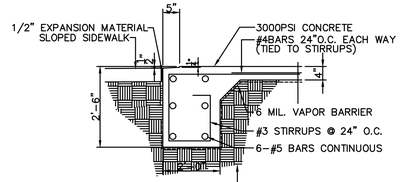


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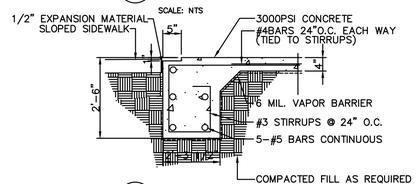


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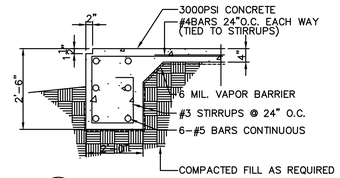


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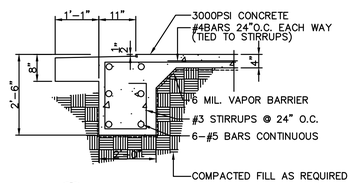


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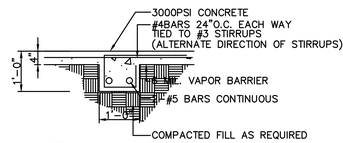


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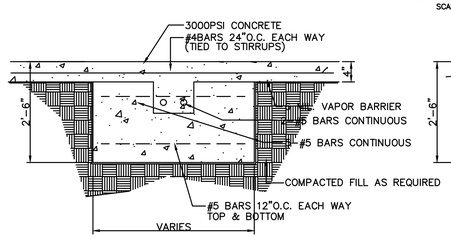


1/A1.0 DETAIL 7

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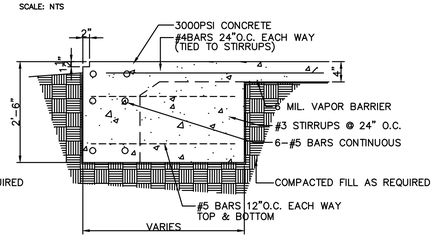


1/A1.0 DETAIL 8

SCALE: NTS

1/4"=1'-0"

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| NO. | REVISIONS | DATE |
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SEAL

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SHEET TITLE
FOUNDATION PLAN

| PROJECT NO. | DATE | DRAWN | CHECKED |
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| 25-073 | 07/16/25 | JOL | SCW |

SHEET NUMBER
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OF

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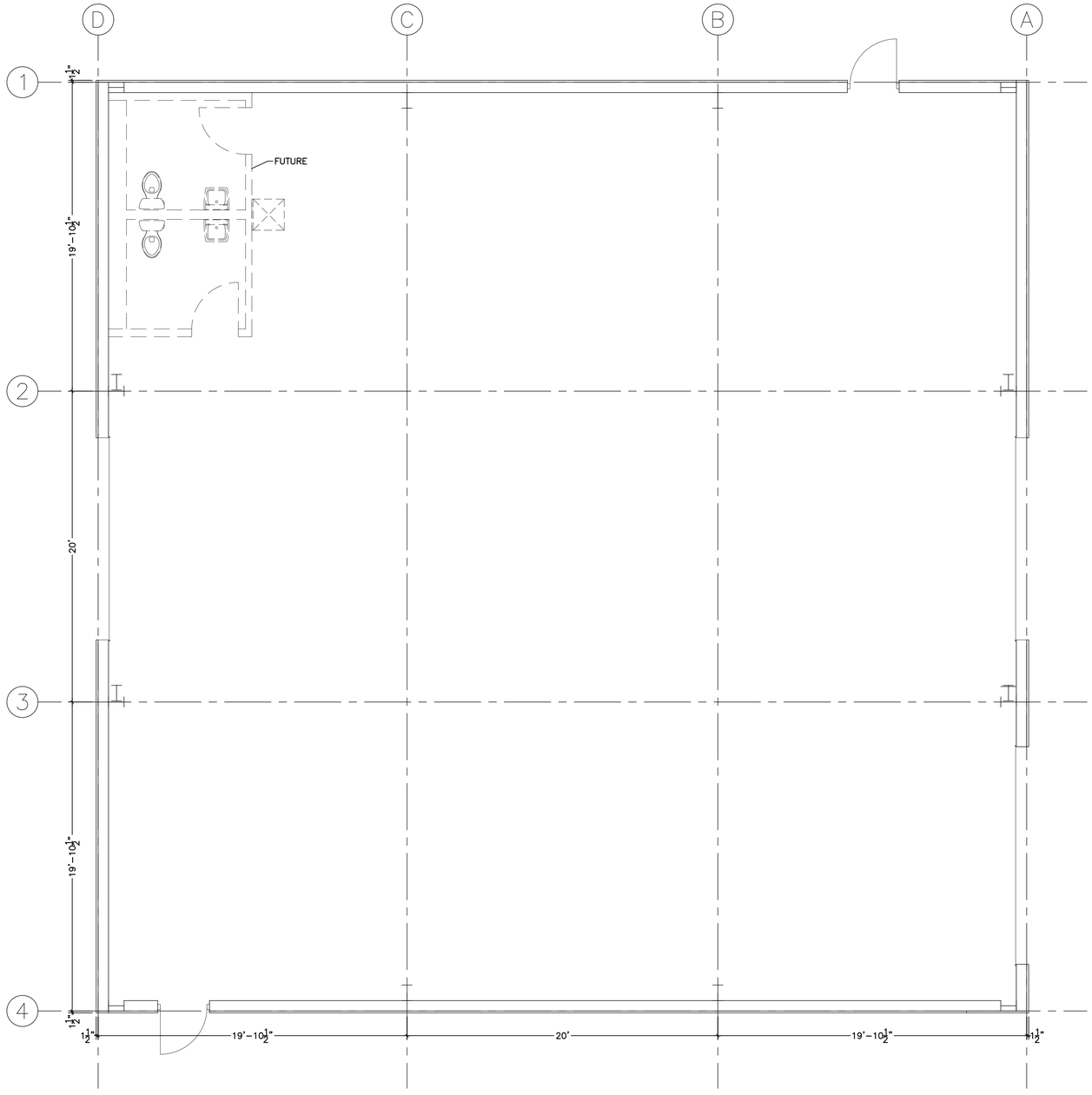


NORTH

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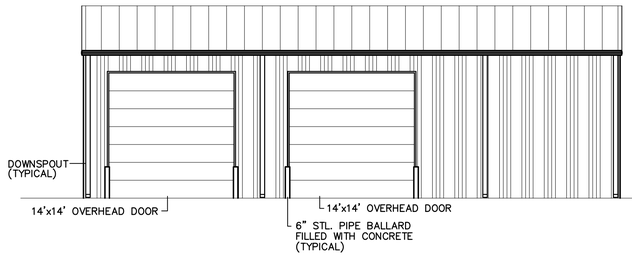


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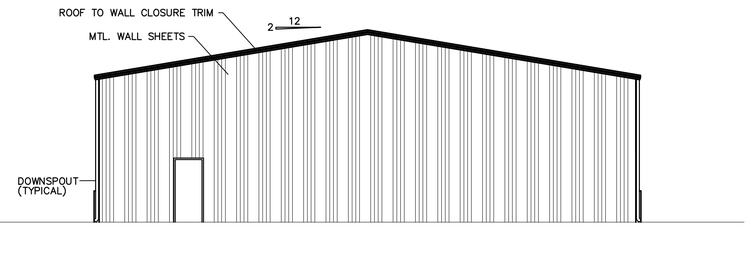


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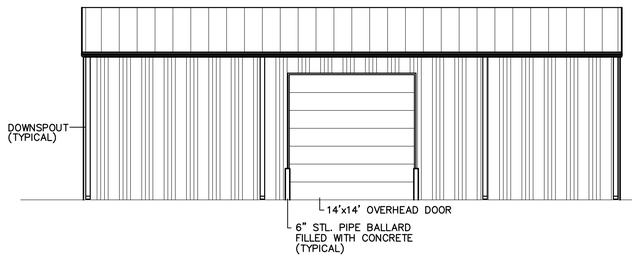


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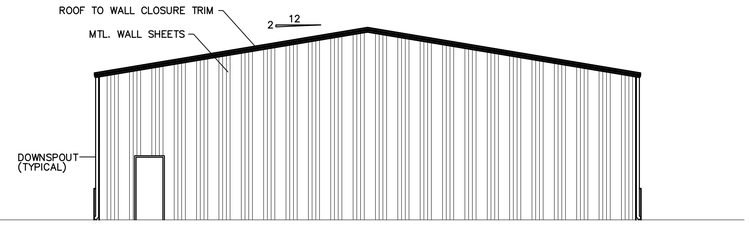


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A2.1

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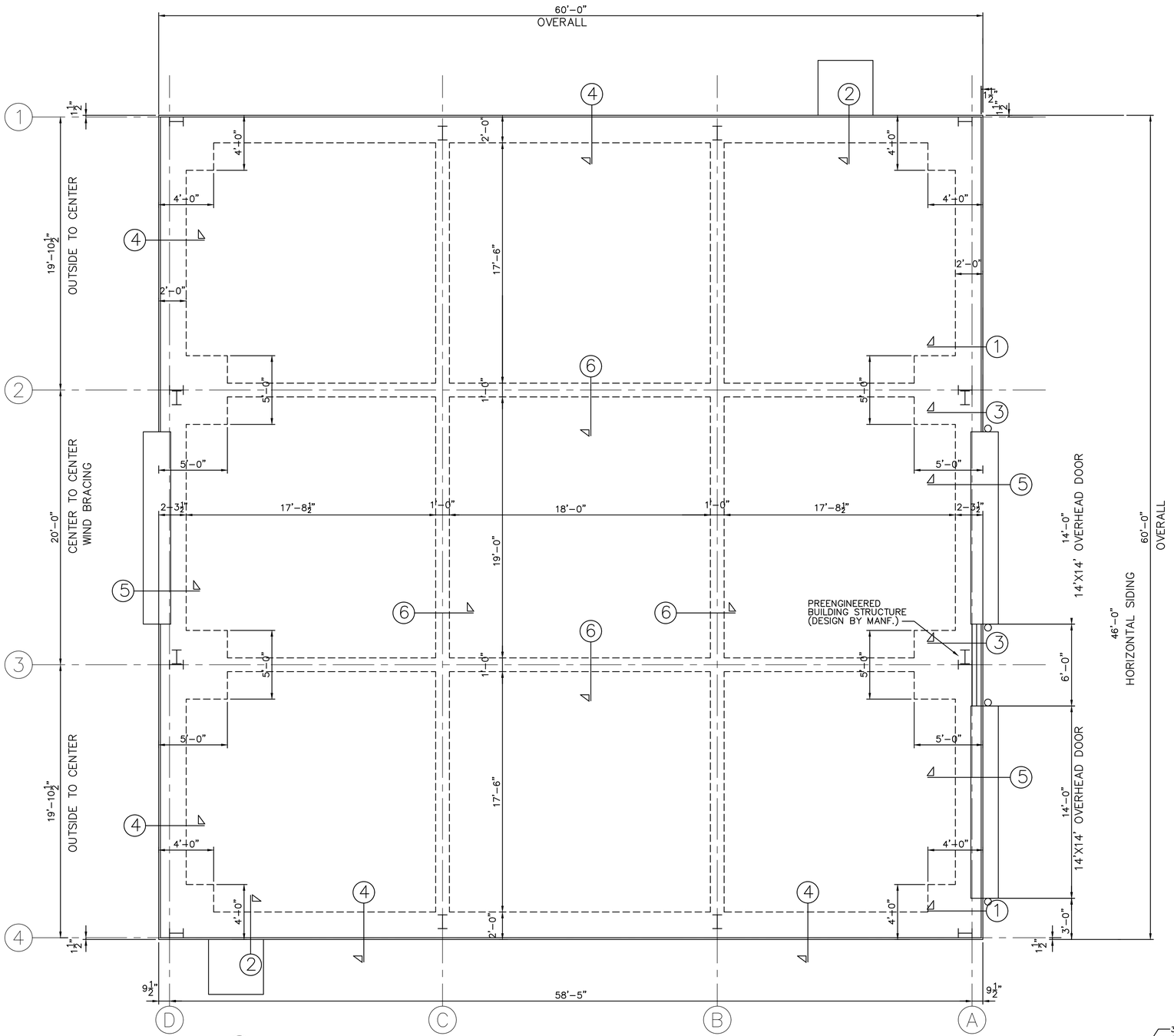


1/A1.0 FOUNDATION PLAN

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

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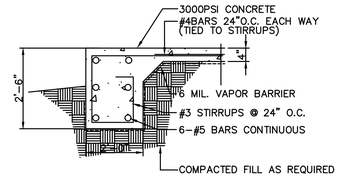


1/A1.0 DETAIL 1

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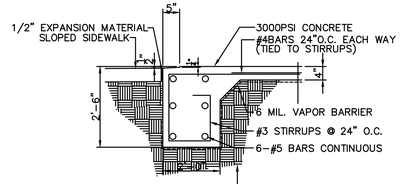


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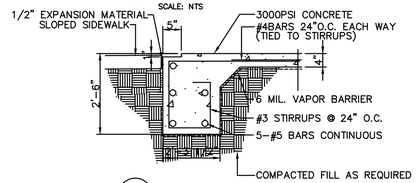


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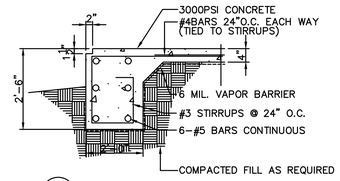


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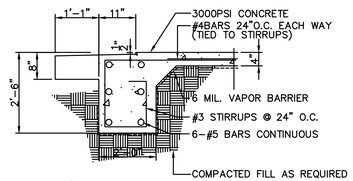


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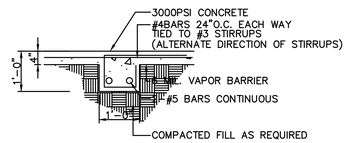


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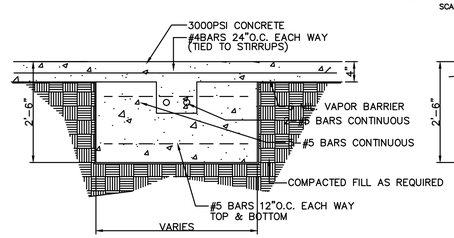


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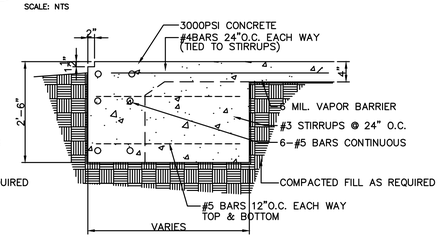


1/A1.0 DETAIL 8

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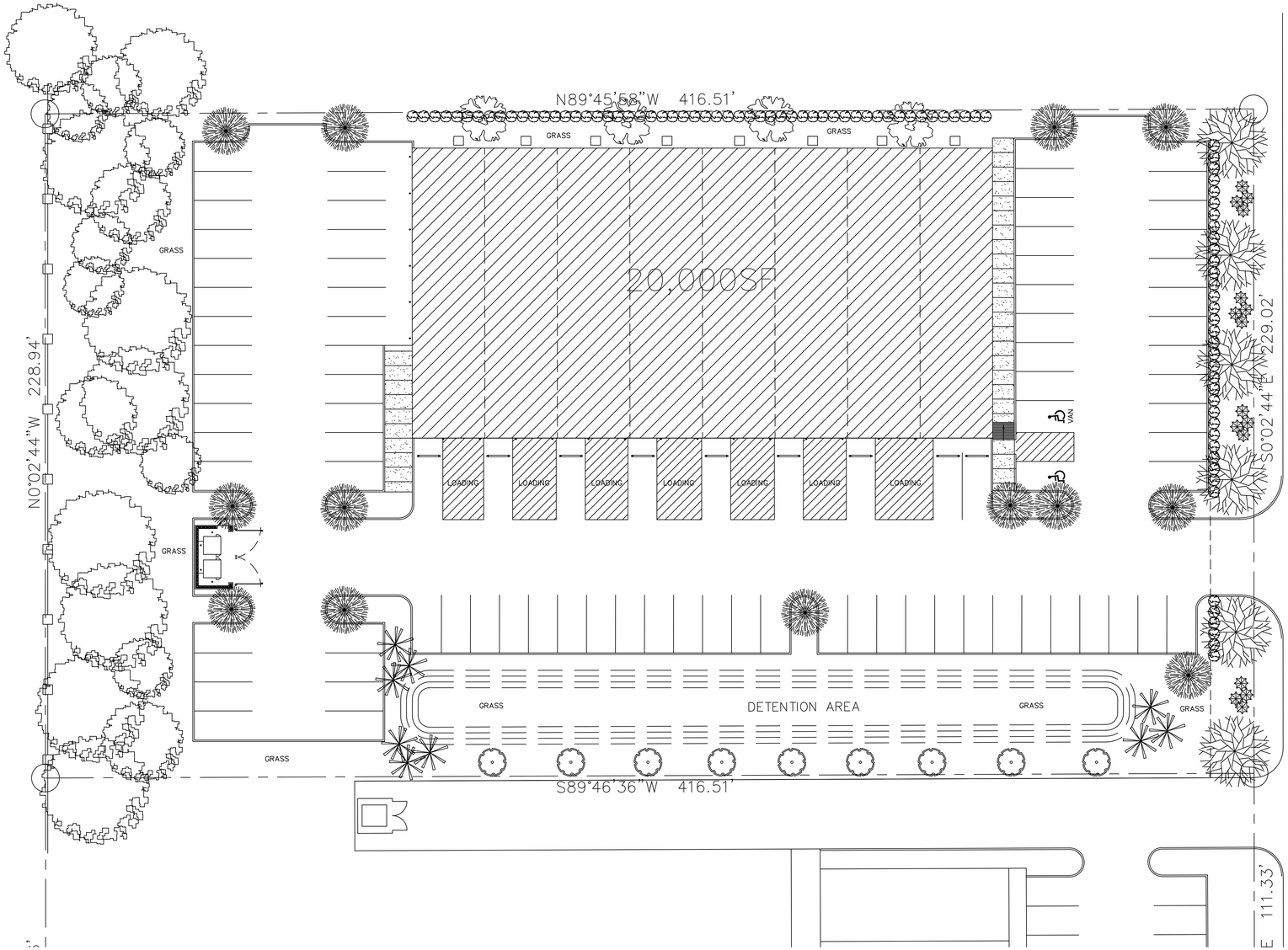
**F1.1**

OF




1 A1.0 LANDSCAPE PLAN

SCALE: 1"=20'-0"

WILLOW OAK, QUERCUS PHELLOS,

PARSON JUNIPER

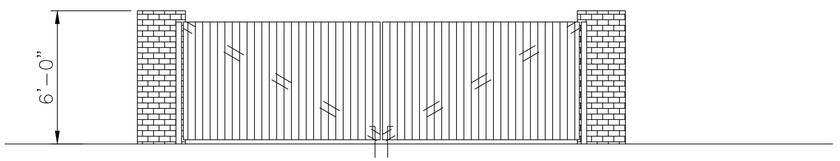
DRIFT ROSE

PAMPAS GRASS

SWEETBAY MAGNOLIA, "MAGNOLIA VIRGINIANA"

NATCHEZ CRAPE MYRTLE,

WAX MYRTLE, MYRICA CERIFERA,




1 A1.0 DUMPSTER ENCLOSURE

SCALE: NTS

| REVISIONS | BY |
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| | |

WOOLDRIDGE & ASSOCIATES
464 CHURCH RD SUITE 700
MADISON, MS 39110
601-209-6665
WOOLDRIDGEARCHITECTURE@YAHOO.COM

BS Properties
Enterprise Drive
Gluckstadt,Mississippi



DRAWN

CHECKED

DATE 9/30/25

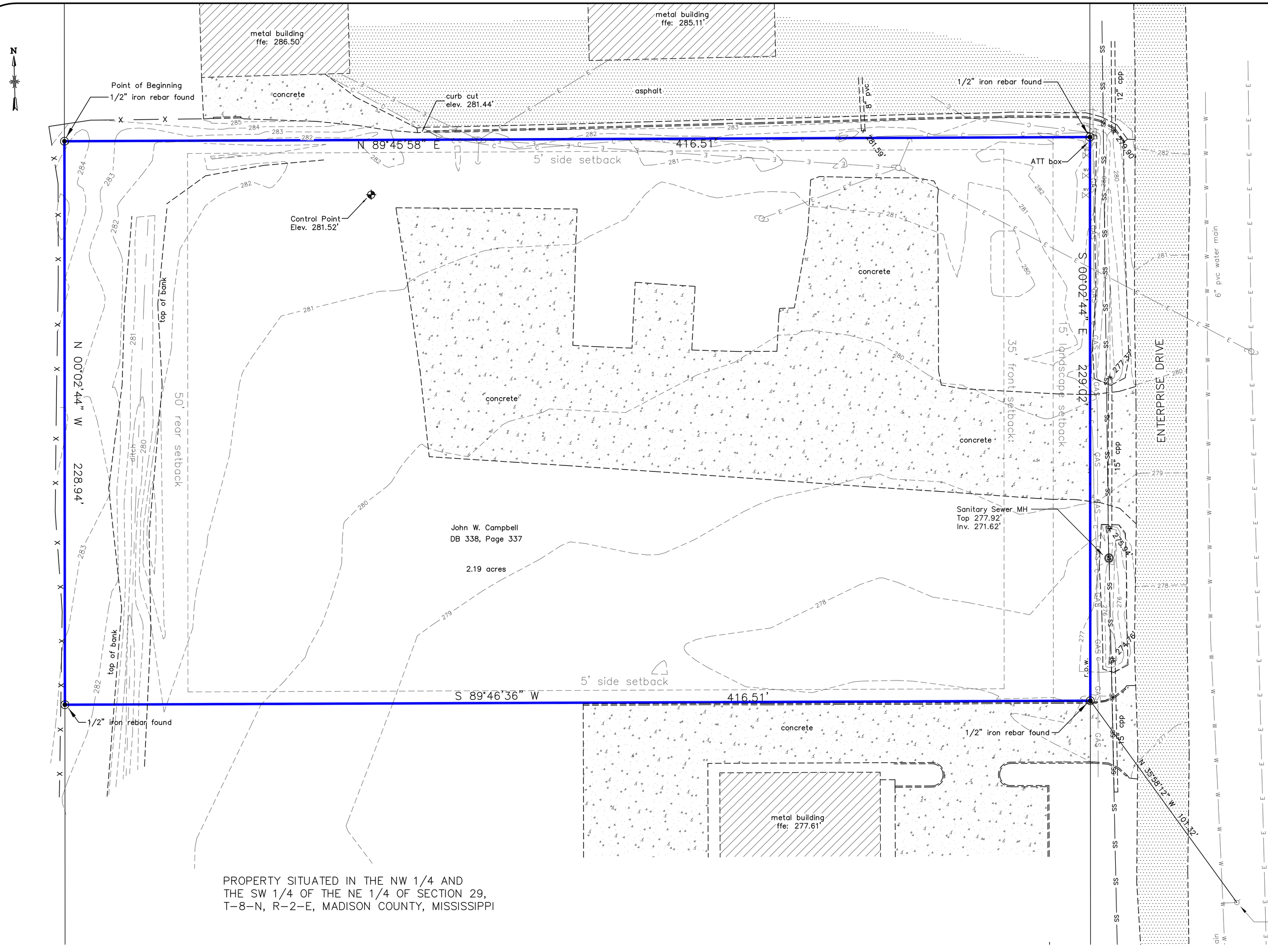
SCALE

JOB NO.

SHEET A1.1

OF SHEETS

OWNER 10/1/2025 9:28 AM ENTERPRISE SITE.dwg





Vicinity Map
1"=1,000'

PROPERTY SITUATED IN THE NW 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 29, T-8-N, R-2-E, MADISON COUNTY, MISSISSIPPI

## LEGEND

- 1/2" IRON REBAR FOUND
- 1/2" IRON REBAR SET (18" long)
- CABLE PEDESTAL
- UTILITY POLE
- GAS VALVE
- WATER VALVE
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- SIGN
- STORM INLET
- POWER METER
- SAN. SEWER MANHOLE
- SOIL BORING
- SAN. SEWER
- GAS LINE
- UNDERGROUND TELECOMMUNICATION
- CONTOURS
- OVERHEAD POWER
- UNDERGROUND ELECTRIC
- WATER MAIN
- LIGHT POLE
- WATER METER
- SEWER CLEANOUT
- GAS METER

GRAPHIC SCALE
0 20 40 60
1"=20'

PROPERTY ZONED C-2

Front Yard = 35'
Side Yard = 5'
Rear Yard = 50' (abuting R-2)

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

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

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

Property located in Zone X as referenced on FEMA Map 28089 C 415G, dated January 17, 2025.

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

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

I, Colin L. Baird, do hereby certify that the features depicted on this plat are a correct representation of the conditions as they existed on August 12, 2025.

Date of field survey: August 4, 2025.

Elevations referenced to NAVD88.

Reference Bearing taken from GPS grade survey equipment and is referenced to Grid North, SPC MS West.

| No. | Revisions: | By: | Date: |
|---|---|---|---|

Project No.: # 3680
Date: 8/12/2025
Scale: 1" = 20'
Designed By: CLB
Reviewed By: CLB

BARRY SULLIVAN
TOPOGRAPHIC SURVEY
GLUCKSTADT, MISSISSIPPI

SHEET
C 0.0

1) PROPERTY IS ZONED C–2 (GENERAL COMMERCIAL DISTRICT), CITY OF CLINTON

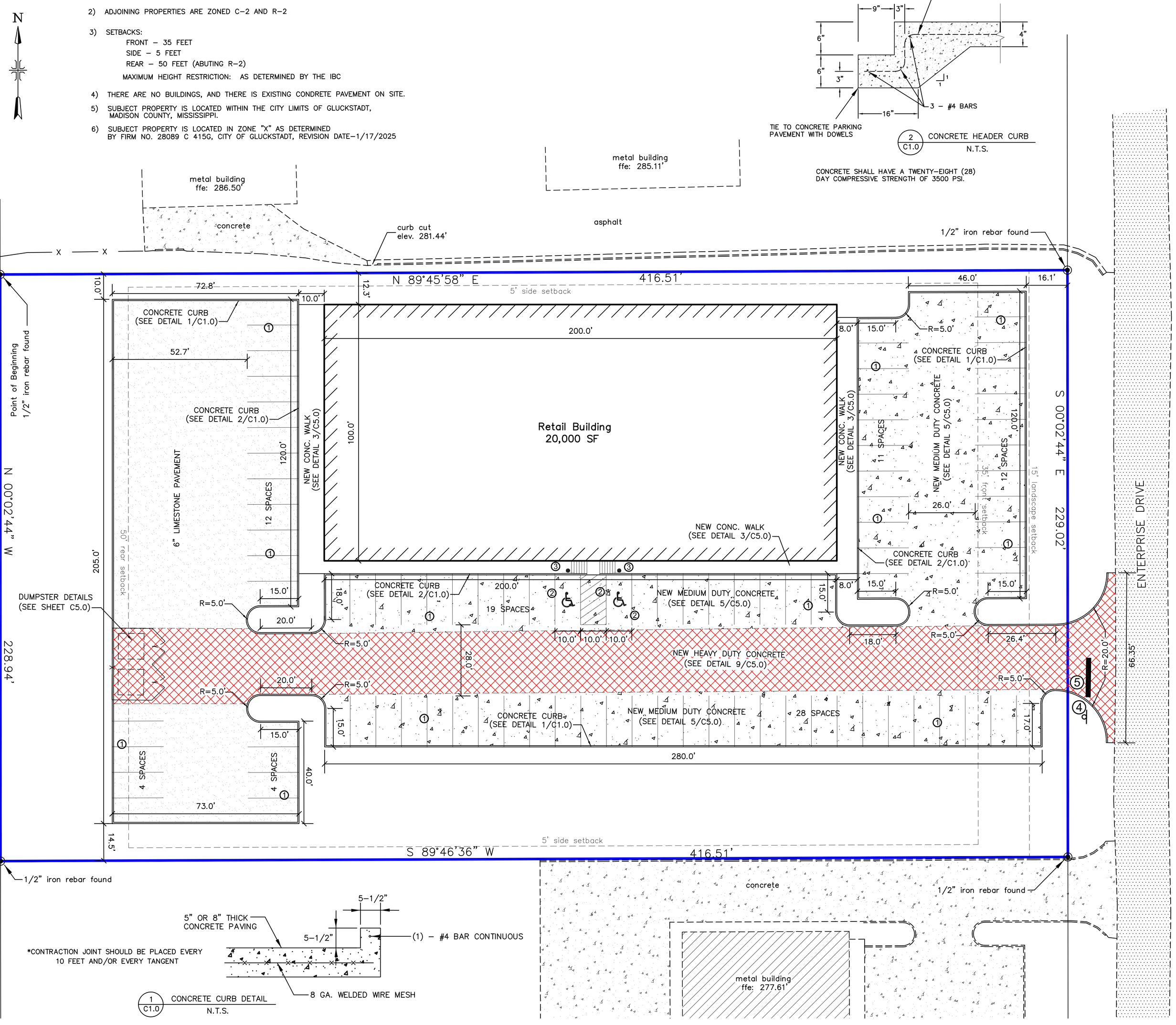
2) ADJOINING PROPERTIES ARE ZONED C–2 AND R–2

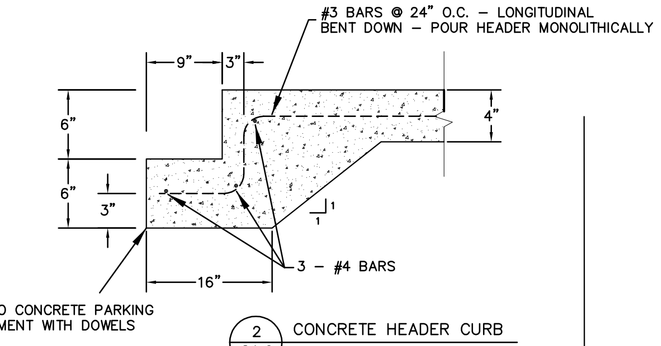
3) SETBACKS:
FRONT – 35 FEET
SIDE – 5 FEET
REAR – 50 FEET (ABUTING R–2)
MAXIMUM HEIGHT RESTRICTION: AS DETERMINED BY THE IBC

4) THERE ARE NO BUILDINGS, AND THERE IS EXISTING CONDRETE PAVEMENT ON SITE.

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

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




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

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

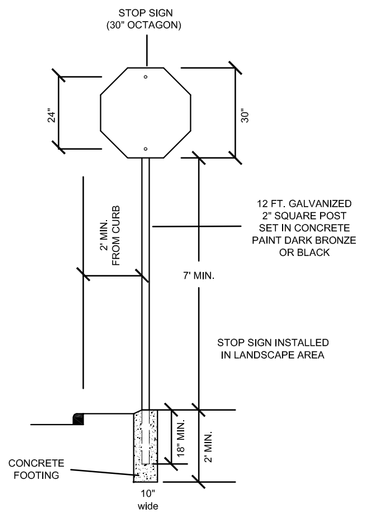



1 / C1.0 CONCRETE CURB DETAIL
N.T.S.

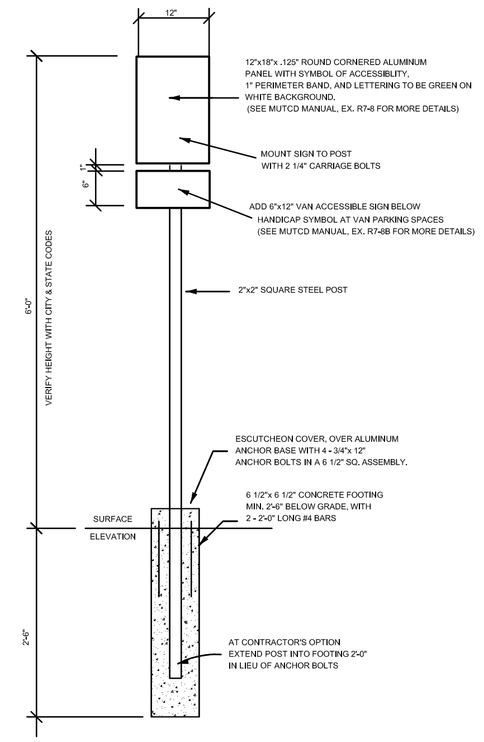
## SITE PLAN NOTES

### GENERAL

1. TOPOGRAPHIC SURVEY PREPARED BY BAIRD ENGINEERING, INC. DATED AUGUST 12, 2025.
2. CONTRACTOR TO NOTIFY ALL UNDERGROUND UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION EXCAVATION. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH OSHA, FEDERAL, STATE AND LOCAL CODES.
3. CONTRACTOR TO COMPLY WITH ALL EROSION CONTROL STANDARDS AS SPECIFIED BY CITY, COUNTY AND STATE OFFICIALS.
4. DURING CONSTRUCTION, CONTRACTOR SHALL CHECK THE EROSION CONTROL FACILITIES DAILY, AND MAKE REPAIRS OR MODIFICATIONS AS NEEDED.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER FACILITIES DURING CONSTRUCTION. UPON COMPLETION OF PROJECT, THIS SHALL BECOME THE RESPONSIBILITY OF THE OWNER. THE OWNER SHALL INSPECT ALL STORM DRAINS, ON A MONTHLY BASIS AND REMOVE ANY SILTATION AS NEEDED.
6. ALL DISTURBED GRASSED AREAS SHALL BE SOLID SOD UNLESS NOTED OTHERWISE.
7. THE CONTRACTOR SHALL CONTACT CITY ENGINEERING AND RIGHT-OF-WAY DEPARTMENTS AT LEAST THREE (3) DAYS PRIOR TO PERFORMING ANY CONSTRUCTION ACTIVITIES WITHIN THE PUBLIC RIGHT-OF-WAY.
8. THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN BEST MANAGEMENT PRACTICES AS REQUIRED BY MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY.
9. CONSTRUCTION PHASE DUST CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. WATER SITE AS NEEDED, OR AS DIRECTED BY ENGINEER TO MAINTAIN ADEQUATE DUST CONTROL.
10. ANY AND ALL DESIGN, ERECTION, PERMIT FEES AND APPLICATION PERTAINING TO ANY AND ALL WORK ZONE TRAFFIC CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
11. CONTRACTOR SHALL UNCOVER AND VERIFY THE DEPTH OF ALL UTILITY TIE-IN POINTS PRIOR TO CONSTRUCTION AND ORDERING OF ANY MATERIALS. IF CONDITIONS ARE ENCOUNTERED DIFFERENT FROM DRAWINGS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY AND ADJUSTMENTS SHALL BE DETERMINED.
12. BACKFILL ALL EXCAVATED AREAS WHERE UTILITIES ARE REMOVED WITH SAND-CLAY STRUCTURAL FILL PER GEOTECHNICAL REPORT REQUIREMENTS.
13. ANY EXISTING UTILITIES TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR, AND DISPOSED OF OFF-SITE IN A LEGAL MANNER.
14. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NEEDED PERMITS AND LICENSES.
15. SITE CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT AT CONNECTIONS TO EXISTING PAVEMENT AND CURBS.
16. SEE LANDSCAPE DETAIL FOR ALL HARDSCAPE AND LANDSCAPE DETAILS.
17. ALL DIMENSIONS SHOWN ON THIS SHEET ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
18. PARKING PROVIDED IN THIS PROJECT:
2 ADA COMPLIANT PARKING SPACES
88 STANDARD PARKING SPACES
90 TOTAL PARKING SPACES PROVIDED

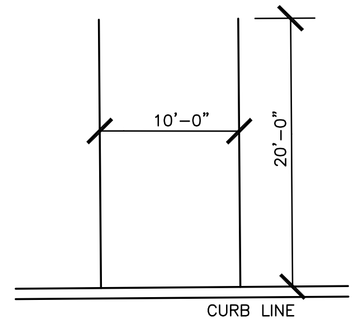



4 / C1.0 TRAFFIC SIGN INSTALLATION
N.T.S.




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

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




5 / C1.0 90° PARKING STALL DETAIL
NTS

GRAPHIC SCALE
0 20 40 60
1"=20'

## LEGEND

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

PARKING FEATURES LEGEND

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

COLIN LANE BAIRD
LICENSED PROFESSIONAL
ENGINEER
AND
SURVEYOR
PE 29599
PS 2791
STATE OF MISSISSIPPI
8/28/25

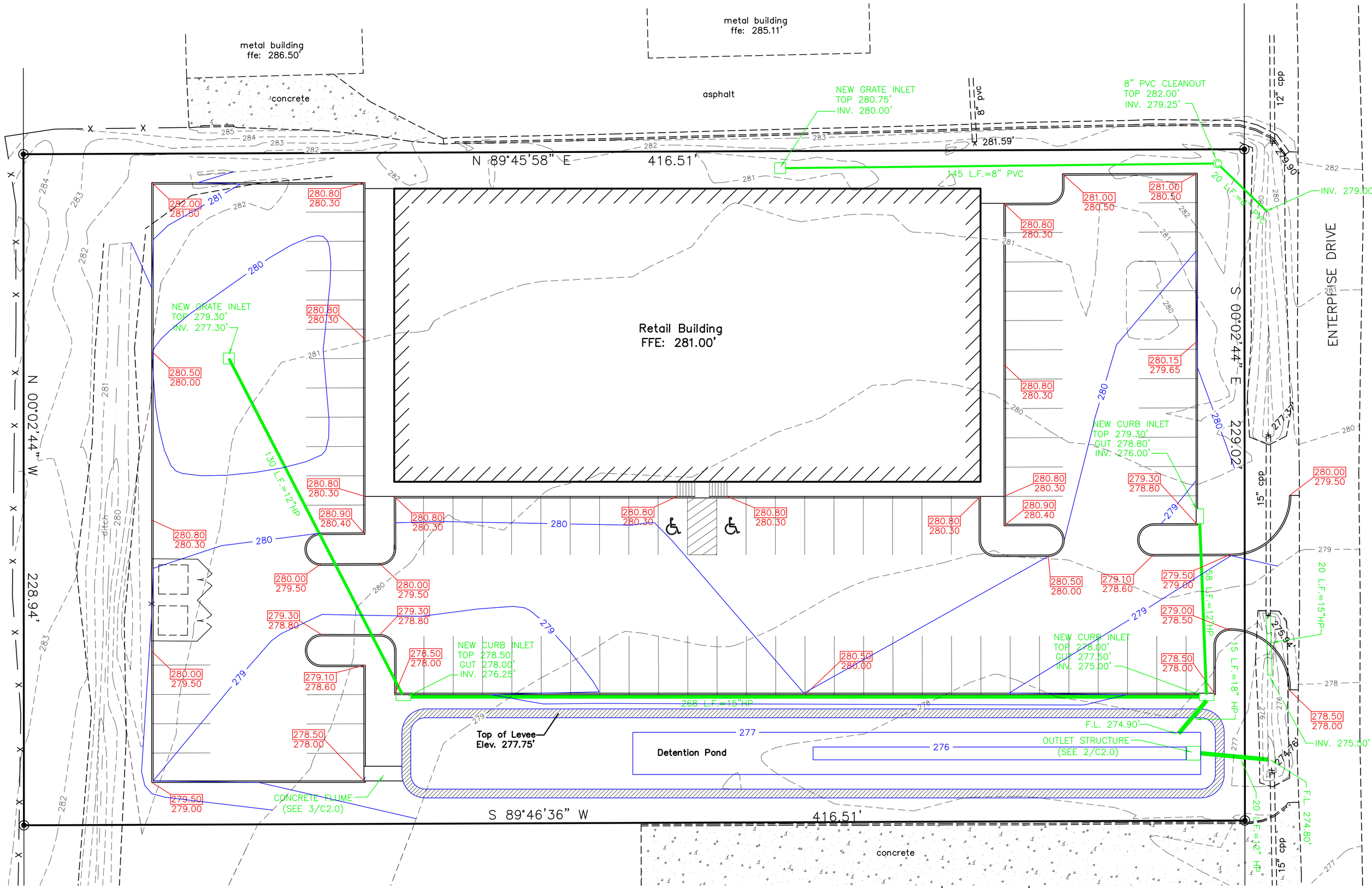
| No. | Revisions: | By: | Date: |
|---|---|---|---|
| | | | |

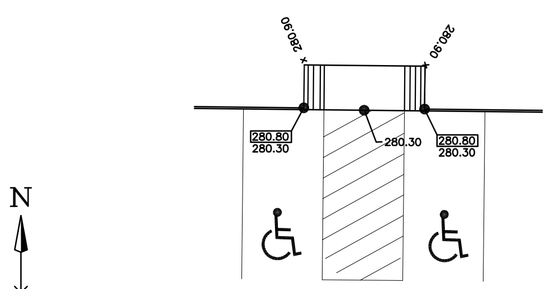

BAIRD ENGINEERING, INC.
506 Jefferson Street, Clinton, MS 39056
Phone: (601) 925 – 5015


Project No.: # 3680
Date: 08/28/2025
Scale: 1" = 20'
Designed By: CLB
Reviewed By: CLB

SITE PLAN
BARRY SULLIVAN
GLUCKSTADT, MISSISSIPPI

C 1.0




PROPOSED PARKING

1 / C2.0 HANDICAP RAMP DETAIL

N

GRAPHIC SCALE

0 20 40 60

1"=20'

HYDRAULIC INFORMATION
DETENTION BASIN

2 year runoff (pre)-3.351 cfs
2 year runoff (post)-10.980 cfs
Detention Outflow-3.337 cfs
Detention Max. Elev.-277.03'

5 year runoff (pre)-4.004 cfs
5 year runoff (post)-13.080 cfs
Detention Outflow-3.463 cfs
Detention Max. Elev.-277.16'

10 year runoff (pre)-4.546 cfs
10 year runoff (post)-14.860 cfs
Detention Outflow-3.572 cfs
Detention Max. Elev.-277.27'

25 year runoff (pre)-5.274 cfs
25 year runoff (post)-17.20 cfs
Detention Outflow-3.718 cfs
Detention Max. Elev.-277.43'

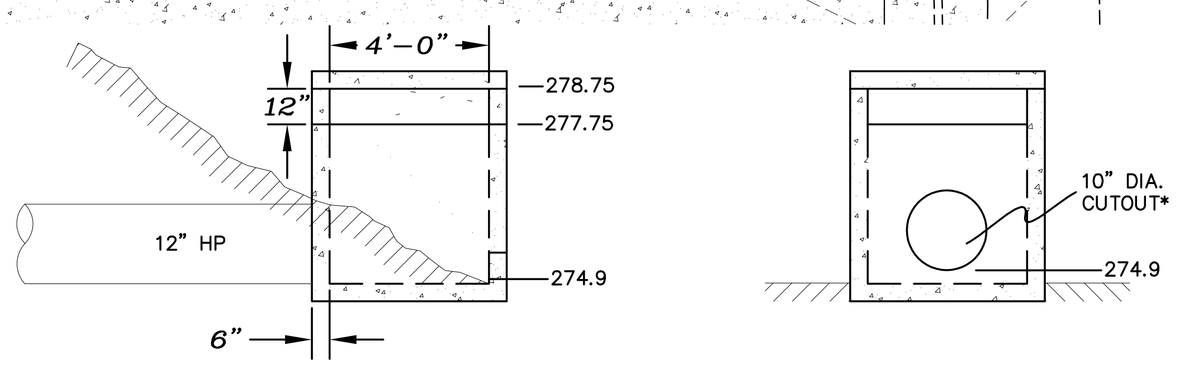
50 year runoff (pre)-5.832 cfs
50 year runoff (post)-19.23 cfs
Detention Outflow-3.834 cfs
Detention Max. Elev.-277.55'

100 year runoff (pre)-6.375 cfs
100 year runoff (post)-20.68 cfs
Detention Outflow-3.935 cfs
Detention Max. Elev.-277.67'

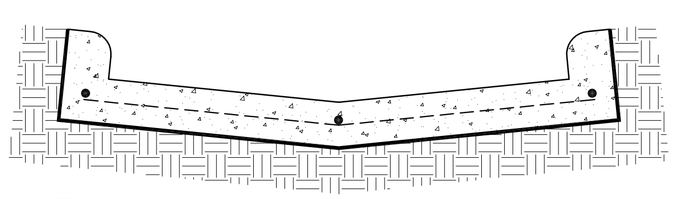
Drainage Area (pre) - 1.96 acres
Drainage Area (post) - 1.96 acres

DETENTION DATA

Top of Dam Elev. - 277.75'
Bottom Elev.-275.00'
Surface Area at Top of Dam - 6,800 s.f.




2 / C2.0 DETENTION POND OUTLET STRUCTURE



3 / C2.0 CONCRETE V-SHAPED FLUME DETAIL
N.T.S.

** FOLLOW GUIDELINES FOR EXPANSION AND CONTROL JOINTS AS PER SIDEWALK DETAIL 1/C5.0

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 RELATD DEBRIS. IMPLEMENT EROSION CONTROL PLAN.

5. SITE GRADING

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

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

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

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

6. FILLING AND BACKFILLING MATERIALS

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

7. DETENTION POND

NO DETENTION REQUIRED FOR THIS PROJECT. THERE IS NO INCREASE OF RUNOFF FROM THE PRE AND POST SITE CONDITIONS. TOTAL AREA OF SITE TO BE DISTURBED = 16,271 S.F.

PRE SITE CONDITIONS:
IMPERVIOUS (CONCRETE PAVEMENT) = 14,315 S.F.
PERVIOUS (GRASS/LANDSCAPE) = 1,956 S.F.

POST SITE CONDITIONS:
IMPERVIOUS (CONCRETE PAVEMENT/BUILDING) = 9,246 S.F.
PERVIOUS (GRASS/LANDSCAPE) = 4,725 S.F.

COLIN LANE BAIRD
LICENSED PROFESSIONAL
ENGINEER AND SURVEYOR
PE 29599
PS 21791
STATE OF MISSISSIPPI
8/28/25

| No. | Revisions: | By: | Date: |
|---|---|---|---|
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BAIRD ENGINEERING, INC.
506 Jefferson Street, Clinton, MS 39056
Phone: (601) 925 – 5015

Project No.: # 3680
Date: 08/28/2025
Scale: 1" = 20'
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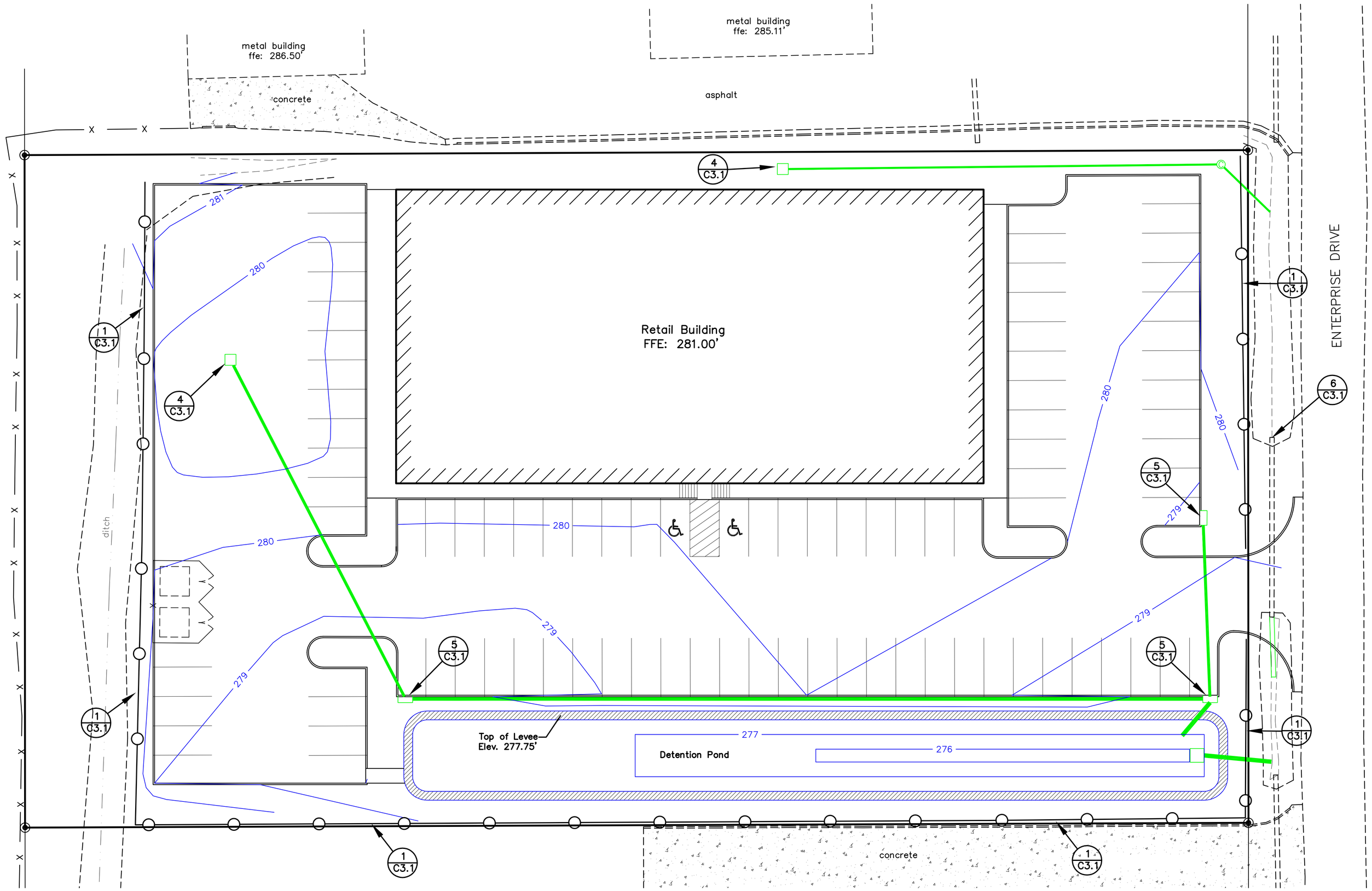
GRADING PLAN
BARRY SULLIVAN
GLUCKSTADT, MISSISSIPPI

C 2.0

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NOTES:

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

COLIN LANE BAIRD
LICENSED PROFESSIONAL
ENGINEER
AND
SURVEYOR
PE 29599
PS 2791
STATE OF MISSISSIPPI
8/28/25

GRAPHIC SCALE
0 20 40 60
1"=20'

## CONSTRUCTION SEQUENCE

Implementation BMP Sequence:

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

Vegetative Stabilzation Measures

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

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.

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

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

| No. | Revisions: | By: | Date: |
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506 Jefferson Street, Clinton, MS 39056
Phone: (601) 925 – 5015


Project No.: # 3680
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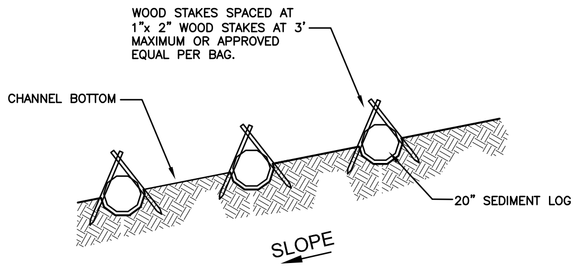
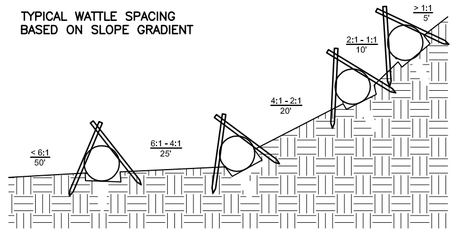
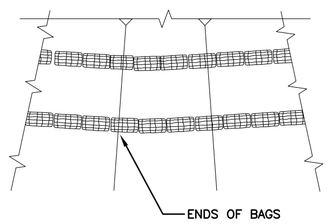
Reviewed By: CLB

EROSION CONTROL PLAN
BARRY SULLIVAN
GLUCKSTADT, MISSISSIPPI

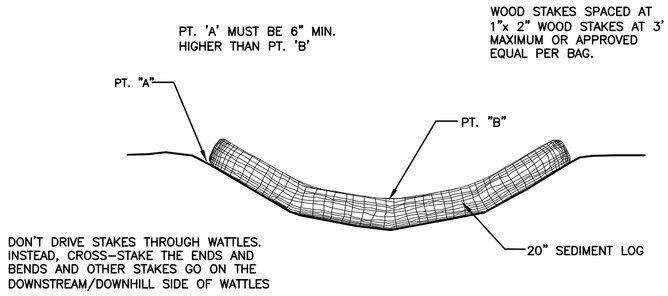
C 3.0




PERSPECTIVE




CROSS SECTION

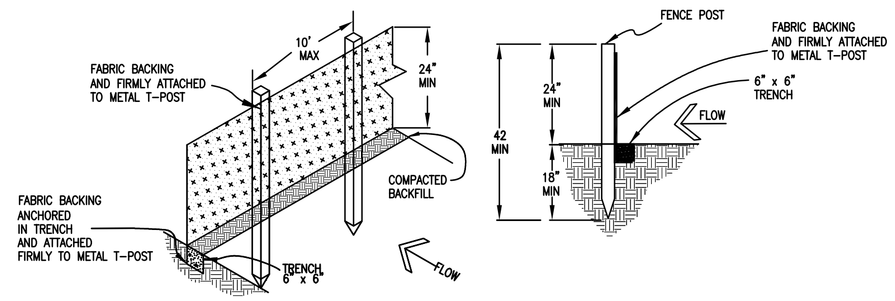
7 C3.1 SEDIMENT LOG DITCH CHECK
N.T.S.

## Construction Notes for Silt Fence:

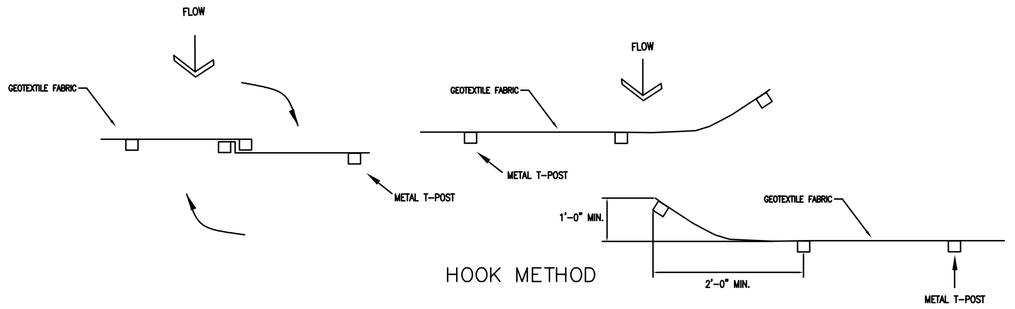
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO SILT FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID-SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6 INCHES AND FOLDED.
4. LOCATE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

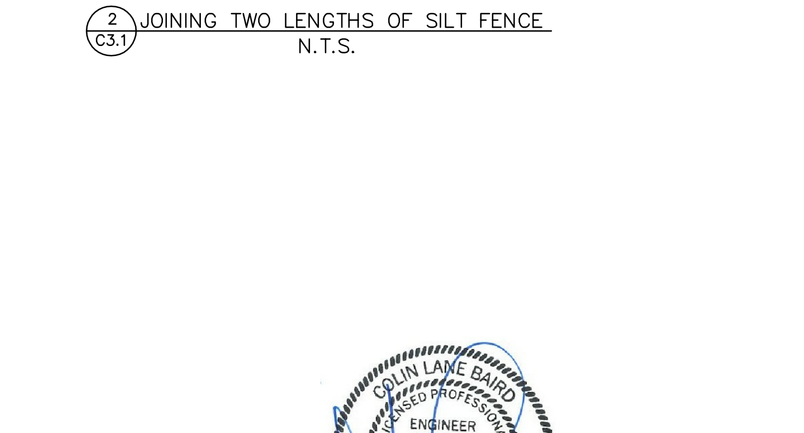
POSTS: STEEL EITHER "T" OR "U" TYPE, OR WOODEN
POSTS: LOCATE MAXIMUM OF 6 FEET O.C.
FENCE: PER LOCAL REQUIREMENTS OR WOVEN WIRE, 14 GA. 6" MAX. MESH OPENING
FILER CLOTH: FILTER X, MIRAFI 100X, STABI-LINKA T140N OR APPROVED EQUAL

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

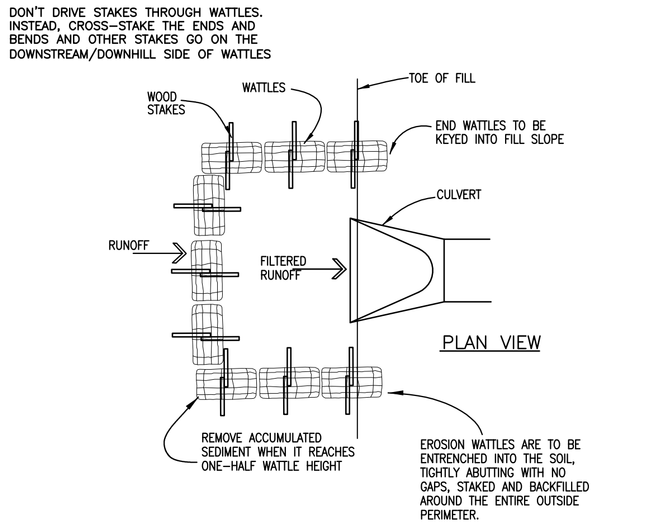



1 C3.1 SILT FENCE DETAIL
N.T.S.

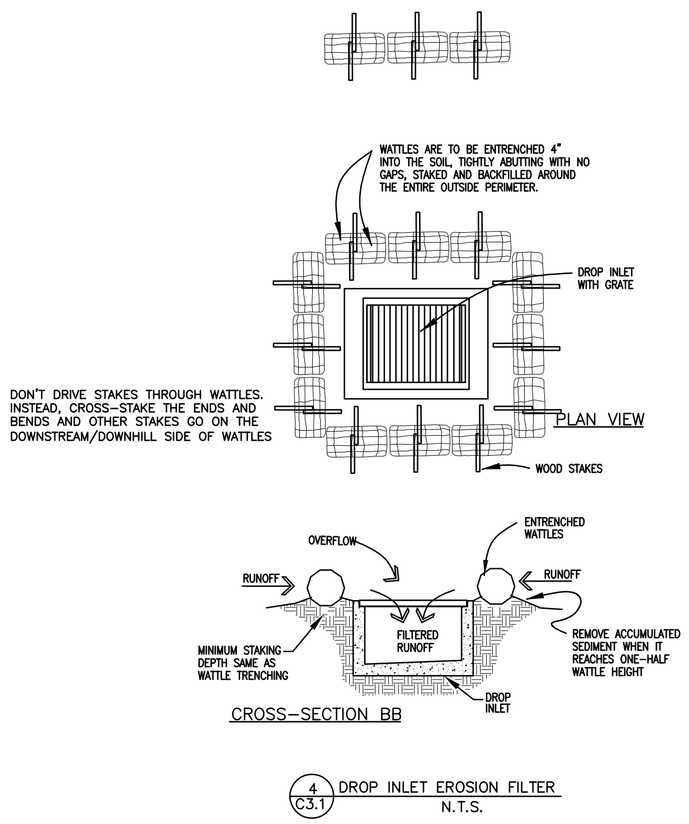


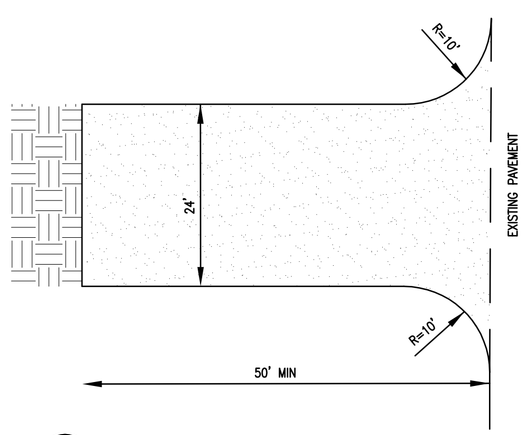

2 C3.1 JOINING TWO LENGTHS OF SILT FENCE
N.T.S.




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



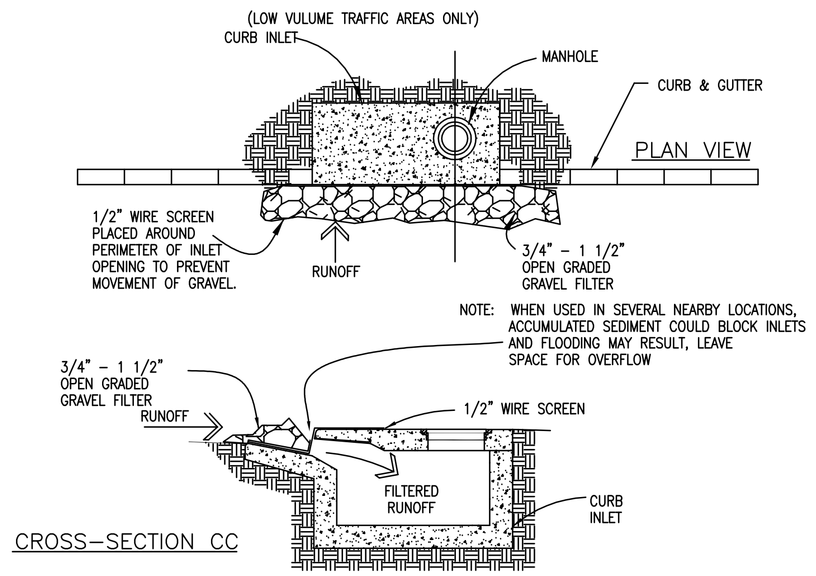

4 C3.1 DROP INLET EROSION FILTER
N.T.S.



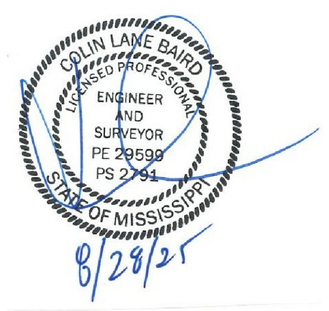

3 C3.1 CONSTRUCTION ENTRANCE
N.T.S.

NOTES:

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




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




| No. | Revisions: | By: | Date: |
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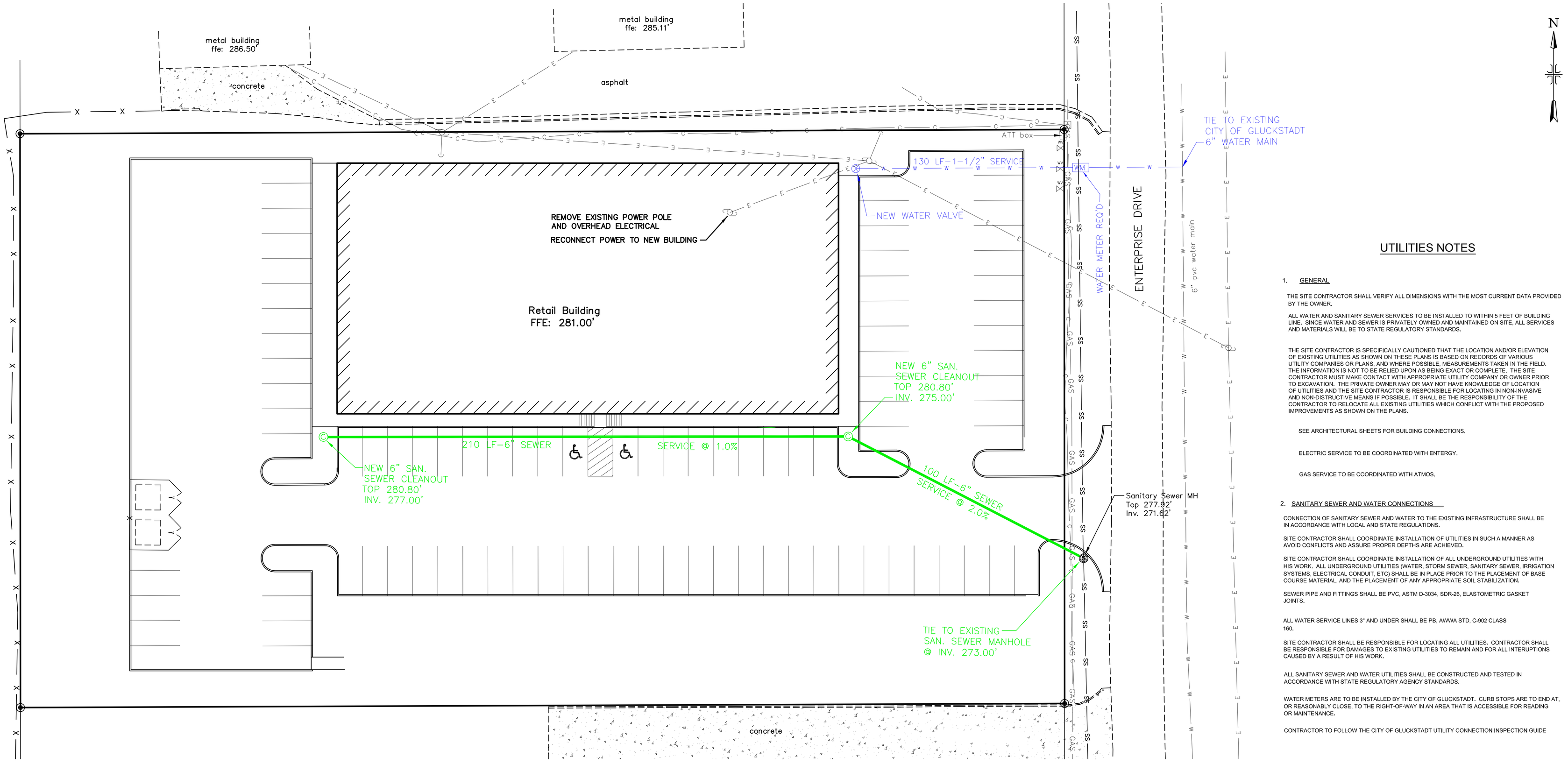
BAIRD ENGINEERING, INC.
506 Jefferson Street, Clinton, MS 39056
Phone: (601) 925 - 5015


Project No.: # 3680
Date: 08/28/2025
Scale: 1" = 20'
Designed By: CLB
Reviewed By: CLB

# EROSION CONTROL DETAILS
BARRY SULLIVAN
GLUCKSTADT, MISSISSIPPI

C 3.1




## UTILITIES NOTES

1. GENERAL

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

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

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

SEE ARCHITECTURAL SHEETS FOR BUILDING CONNECTIONS.

ELECTRIC SERVICE TO BE COORDINATED WITH ENTERGY.

GAS SERVICE TO BE COORDINATED WITH ATMOS.

2. SANITARY SEWER AND WATER CONNECTIONS

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

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

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

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

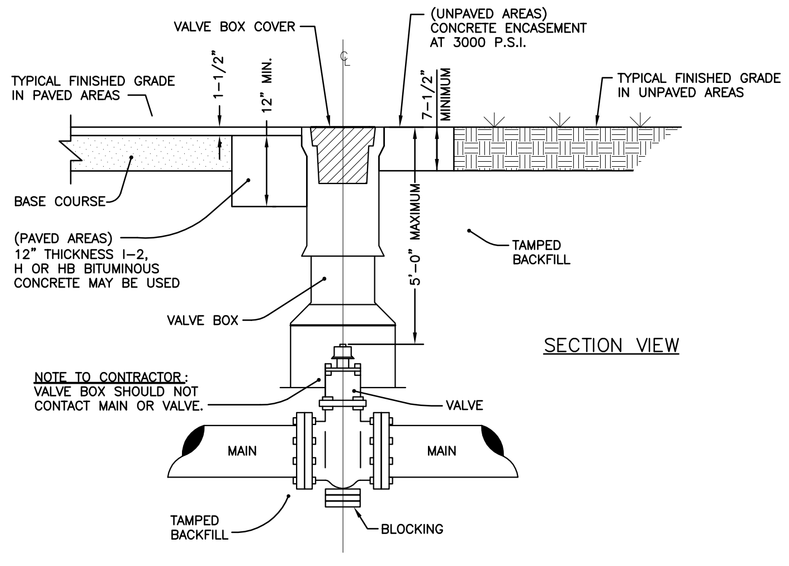
ALL WATER SERVICE LINES 3" AND UNDER SHALL BE PB, AWWA STD, C-902 CLASS 160.

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

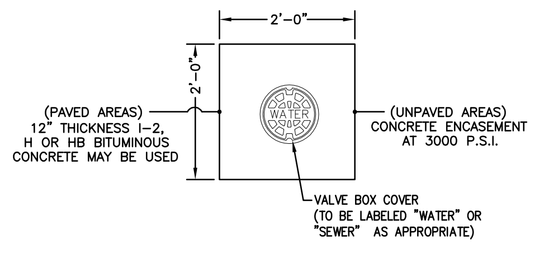
ALL SANITARY SEWER AND WATER UTILITIES SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH STATE REGULATORY AGENCY STANDARDS.

WATER METERS ARE TO BE INSTALLED BY THE CITY OF GLUCKSTADT. 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 CITY OF GLUCKSTADT UTILITY CONNECTION INSPECTION GUIDE




SECTION VIEW




PLAN VIEW

NOTES:

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

VALVE BOX DETAIL

GRAPHIC SCALE

0 20 40 60

1"=20'

COLIN LANE BAIRD
LICENSED PROFESSIONAL
ENGINEER
AND
SURVEYOR
PE 29599
PS 2791
STATE OF MISSISSIPPI
8/28/25

| No. | Revisions: | By: | Date: |
|---|---|---|---|
| | | | |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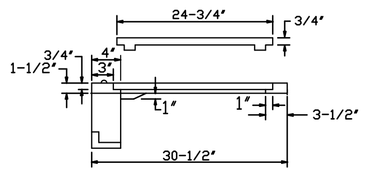
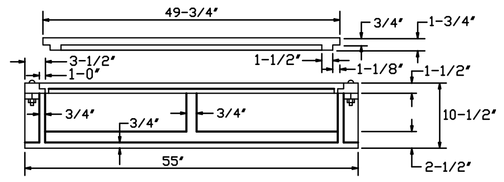
UTILITY PLAN
BARRY SULLIVAN
GLUCKSTADT, MISSISSIPPI

C 4.0

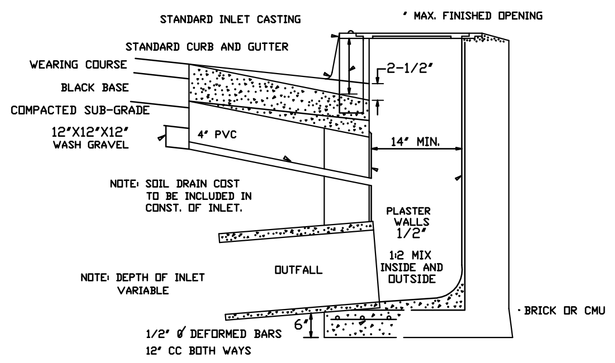



## STANDARD CURB INLET CASTING

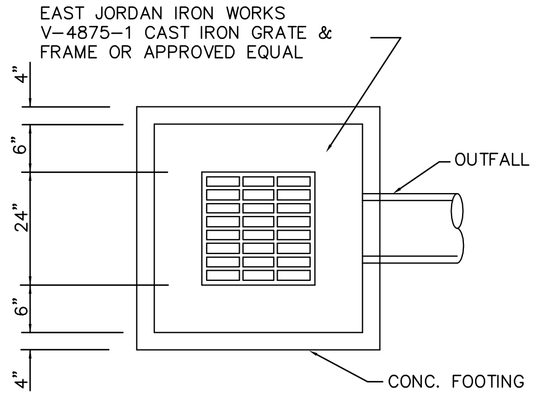
( VULCAN RCB-7 )

NO SCALE



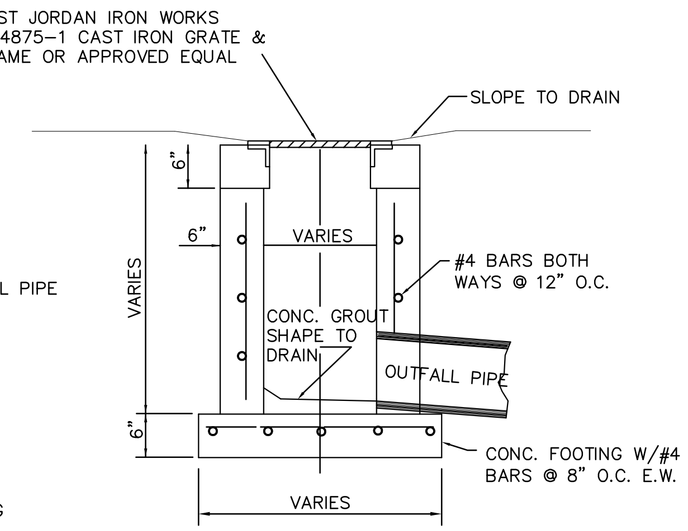

## SECTION OF STANDARD CURB INLET

NO SCALE




GRATE INLET – PLAN VIEW

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




GRATE INLET – SECTION VIEW

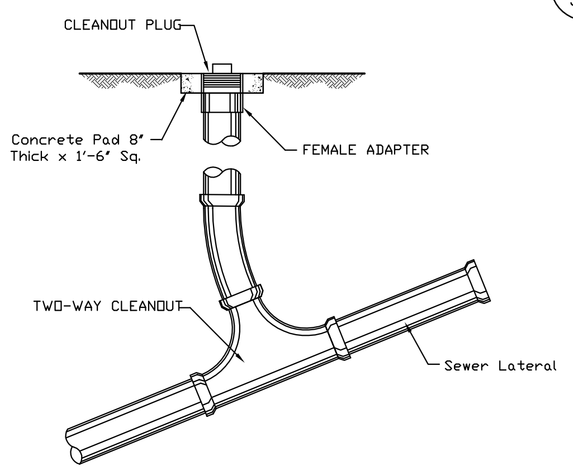
USE ALSO FOR JUNCTION BOX

8/5.0 GRATE INLET DETAIL

N.T.S.

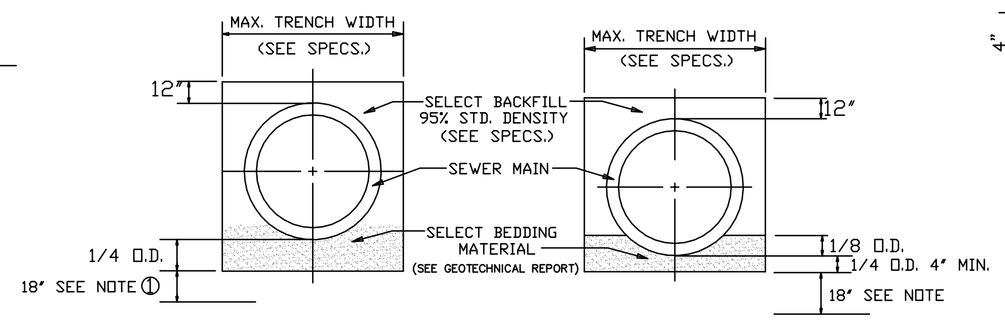
7/5.0 CURB INLET DETAIL

N.T.S.




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

NTS

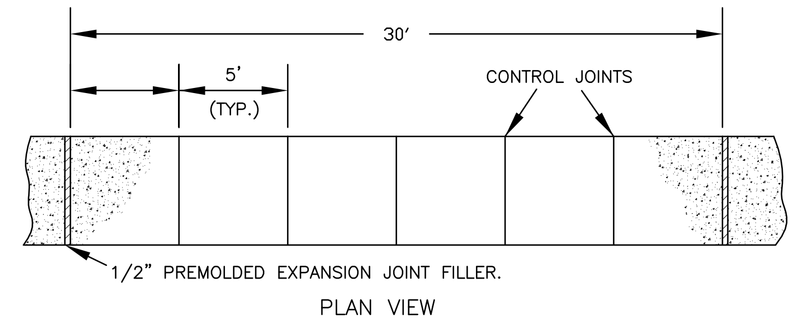



TYPICAL SECTION CLASS "B" BEDDING

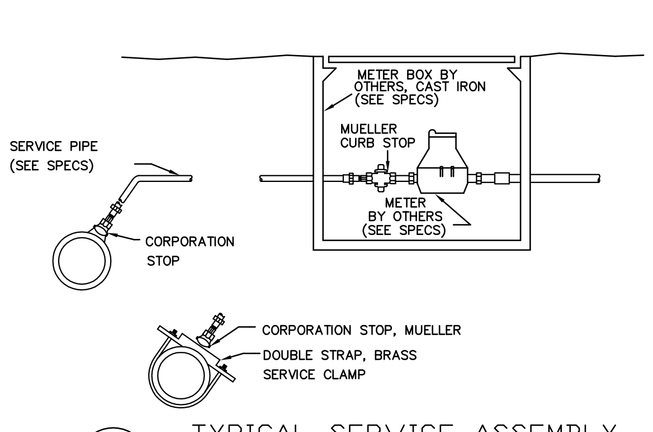
TYPICAL SECTION CLASS "C" BEDDING

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

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

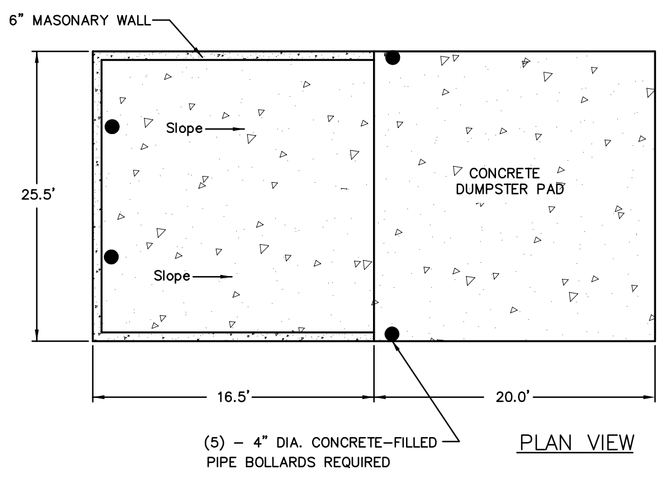



PLAN VIEW




2/5.0 TYPICAL SERVICE ASSEMBLY

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



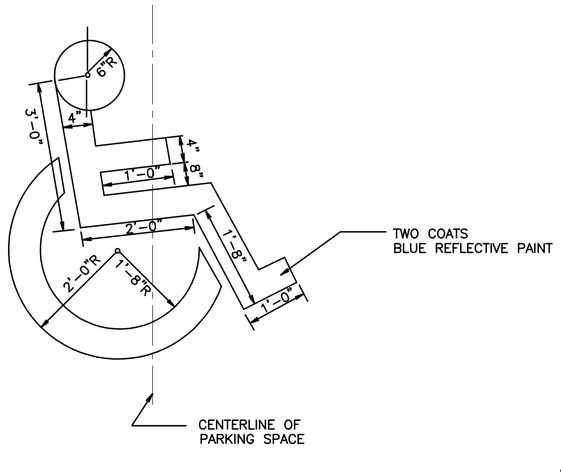

PLAN VIEW

NOTES

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

6/C5.0 DUMPSTER DETAIL

N.T.S.




4/5.0 ACCESSIBILITY PARKING SYMBOL

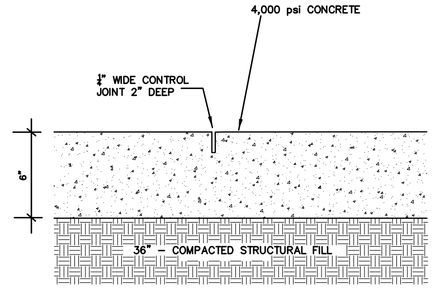
N.T.S.

NOTES

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

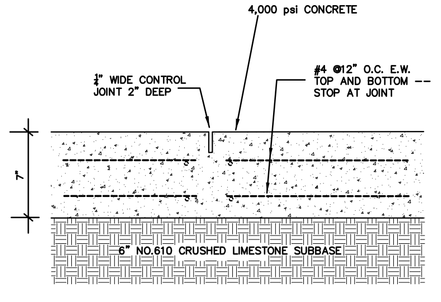
SLAB PROFILE:

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




5/5.0 MEDIUM DUTY CONCRETE PAVEMENT DETAIL

N.T.S.




SLAB PROFILE:

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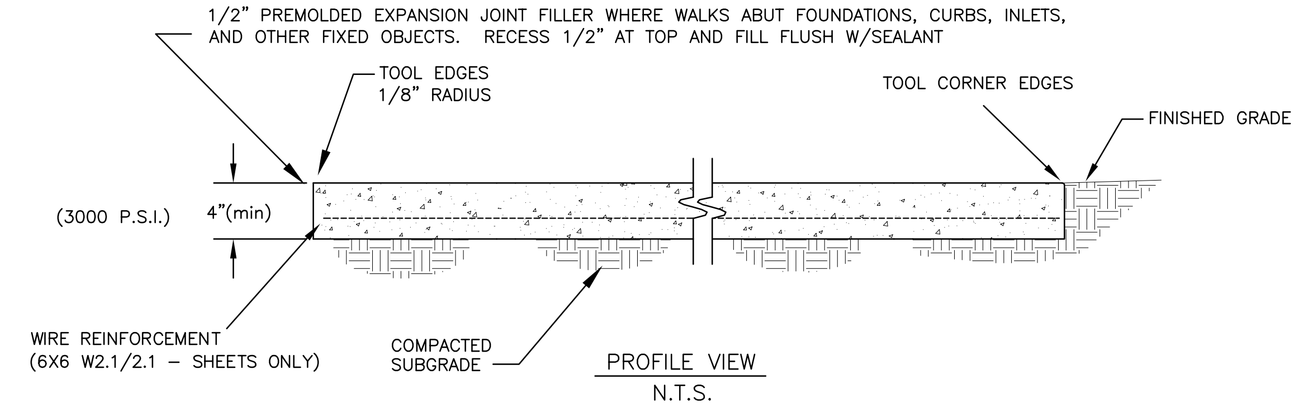
2. EXPANSION JOINTS SHOULD ONLY BE PLACED WHERE THE PAD DIRECTLY ADJOINS A BUILDING OR OTHER FIXED STRUCTURE.
3. PROOF ROLL SUBGRADE PRIOR TO CONCRETE PLACEMENT AND CUT REINFORCING AT ALL JOINT LOCATIONS.

9/5.0 HEAVY DUTY CONCRETE PAVEMENT DETAIL

N.T.S.

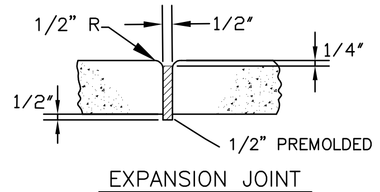
N.T.S.

1/2" PREMOLDED EXPANSION JOINT FILLER WHERE WALKS ABUT FOUNDATIONS, CURBS, INLETS, AND OTHER FIXED OBJECTS. RECESS 1/2" AT TOP AND FILL FLUSH W/SEALANT




PROFILE VIEW

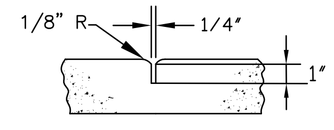
N.T.S.




EXPANSION JOINT

N.T.S.

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




CONTROL JOINT

N.T.S.

NOTES:

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

3/5.0 CONCRETE SIDEWALK SECTION DETAILS

N.T.S.

Date: | By: | Revisions: | No.


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


Project No.: # 4788
Date: 02/05/2024
Scale: N.T.S.
Designed By: CLB
Reviewed By: CLB

SITE DETAILS
BARRY SULLIVAN
CLINTON, MISSISSIPPI

SHEET
C 5.0

# DRAINAGE CALCULATIONS
# FOR

# Barry Sullivan

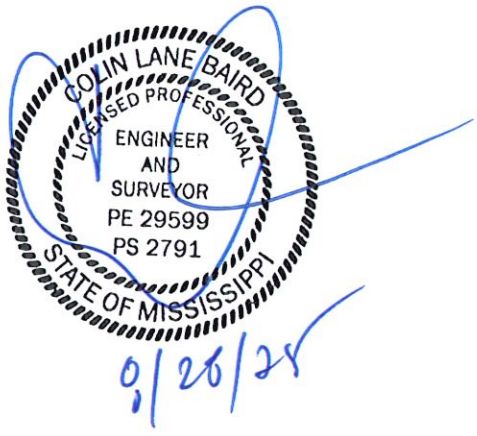
In cooperation with:

**Daniel Wooldridge**

Analysis and report prepared by:

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

Date: August 28, 2025



## INTRODUCTION

In response to the proposed construction of a new building, concrete parking area and drives 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, however there is a small portion of concrete parking lot and driveway and is mostly open land. The entire area for the proposed project is approximately 1.96 acres. Currently, the surface drains to the east-southeast side of the property to an existing ditch. A copy of the topographic survey is included in the civil plans by Baird Engineering, Inc.

The proposed improvements are shown on civil plans by Baird Engineering, Inc. The site layout is shown on the Site & Drainage Plan attached to this report.

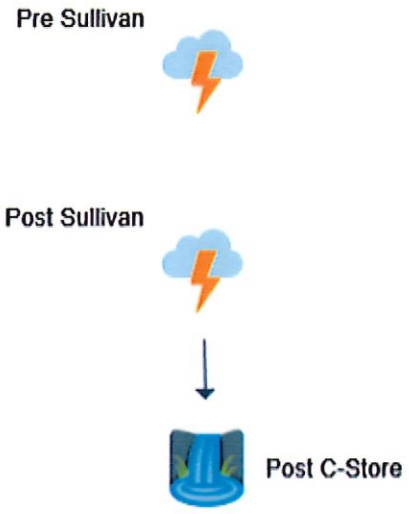
## ANALYSES

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

# Basin Model

Hydrology Studio v 3.0.0.38

File: 3680Sullivan.hys
08-30-2025



# Hydrograph by Return Period

Hydrology Studio v 3.0.0.38

File: 3680Sullivan.hys
08-30-2025

| 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 Sullivan | | 3.351 | | 4.004 | 4.546 | 5.274 | 5.832 | 6.375 |
| 2 | Rational | Post Sullivan | | 10.98 | | 13.08 | 14.86 | 17.26 | 19.23 | 20.98 |
| 3 | Pond Route | Post Sullivan | | 3.337 | | 3.463 | 3.572 | 3.718 | 3.834 | 3.935 |

# Hydrograph 2-yr Summary

Hydrology Studio v 3.0.0.38

File: 3680Sullivan.hys
08-30-2025

| 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 Sullivan | 3.351 | 0.30 | 3,619 | ---- | | |
| 2 | Rational | Post Sullivan | 10.98 | 0.10 | 3,953 | ---- | | |
| 3 | Pond Route | Post Sullivan | 3.337 | 0.17 | 3,952 | 2 | 277.03 | 2,473 |

# Hydrograph Report

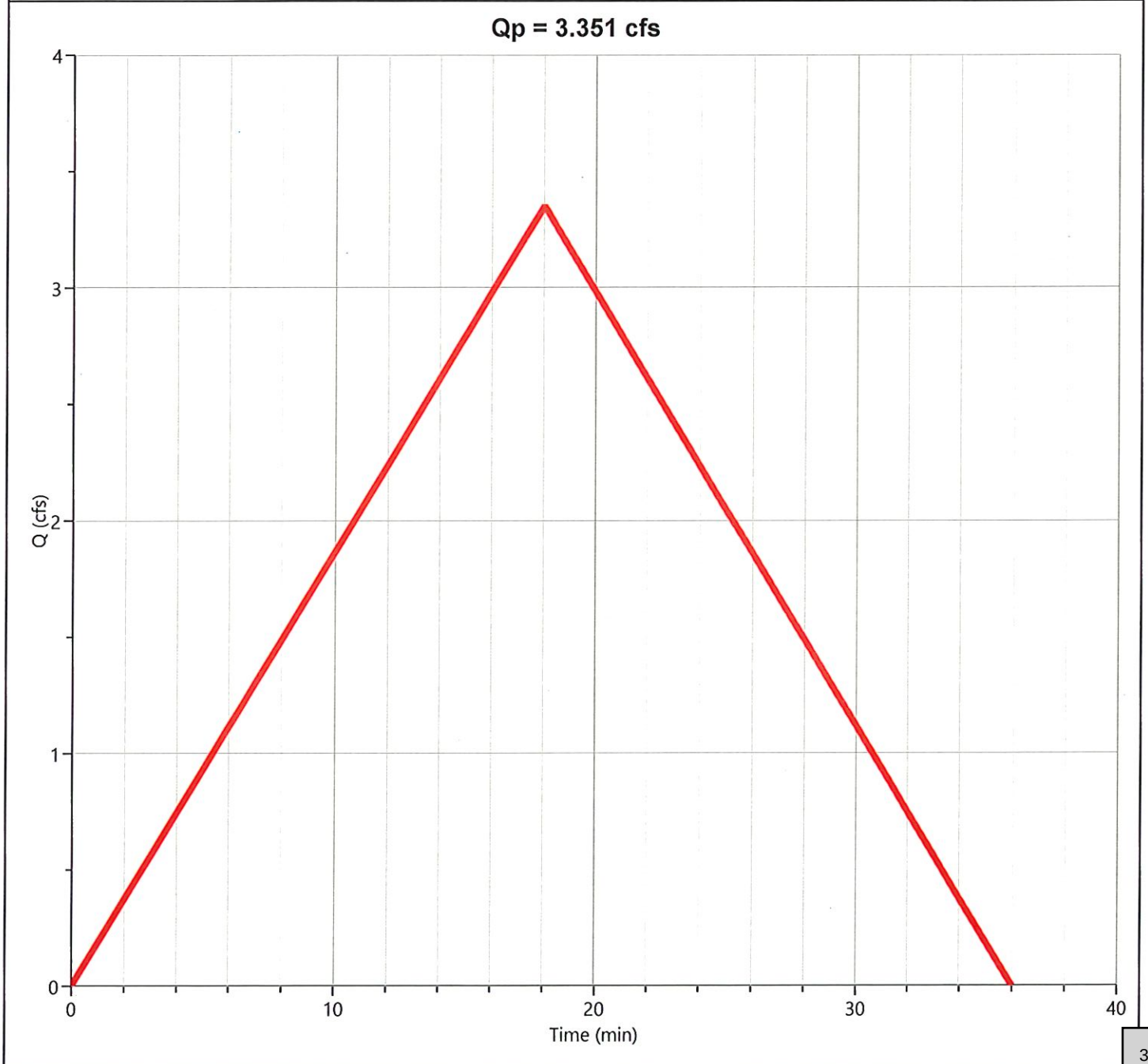
Hydrology Studio v 3.0.0.38

File: 3680Sullivan.hys
08-30-2025

## Pre Sullivan

## Hyd. No. 1

| | | | |
|---|---|---|---|
| Hydrograph Type | = Rational | Peak Flow | = 3.351 cfs |
| Storm Frequency | = 2-yr | Time to Peak | = 0.30 hrs |
| Time Interval | = 1 min | Runoff Volume | = 3,619 cuft |
| Drainage Area | = 1.96 ac | Runoff Coeff. | = 0.45 |
| Tc Method | = User | Time of Conc. (Tc) | = 18.0 min |
| IDF Curve | = Jackson Mississippi.idf | Intensity | = 3.80 in/hr |
| Freq. Corr. Factor | = 1.00 | Asc/Rec Limb Factors | = 1/1 |



# Hydrograph Report

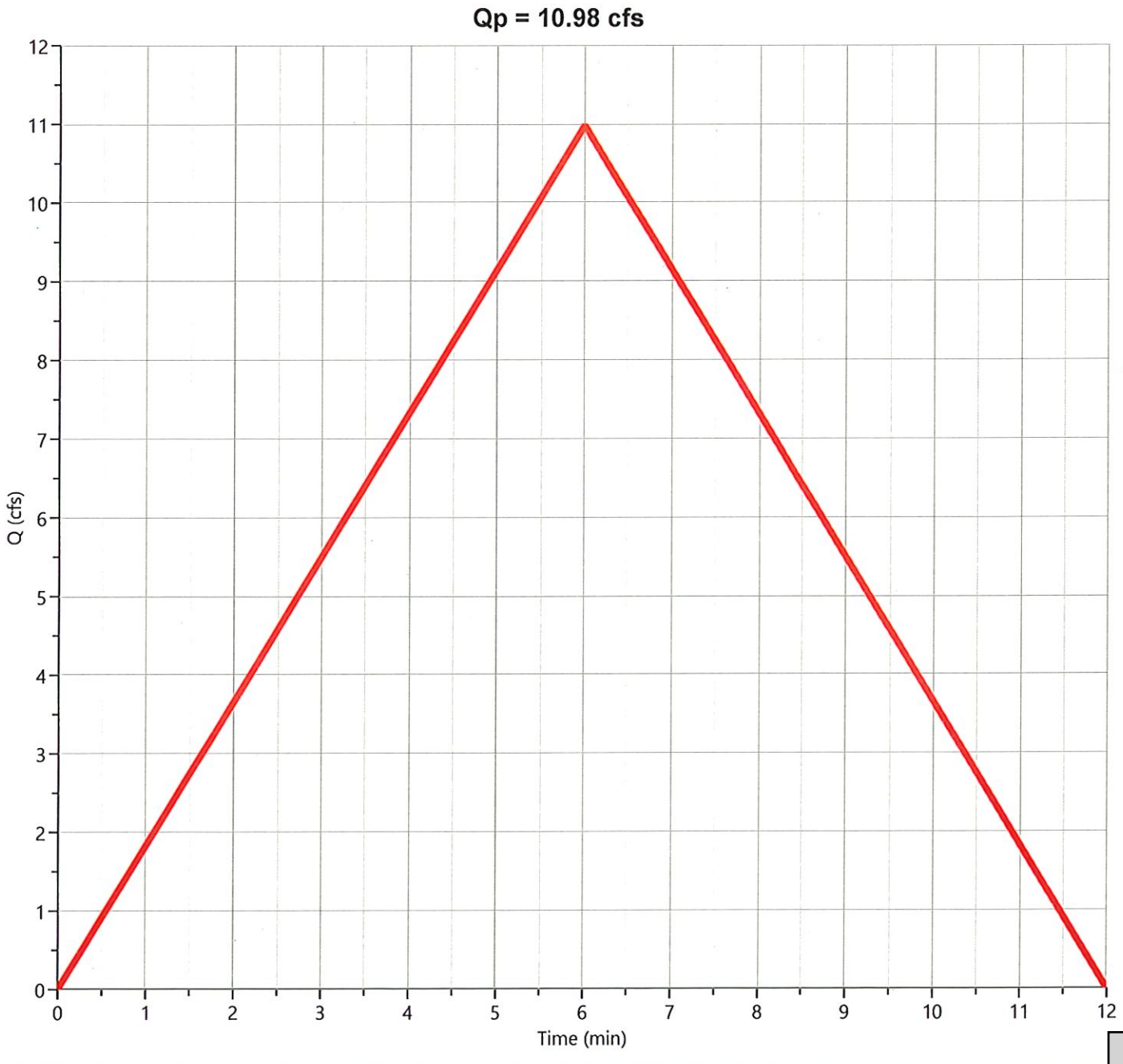
Hydrology Studio v 3.0.0.38

File: 3680Sullivan.hys
08-30-2025

## Post Sullivan

## Hyd. No. 2

| | | | |
|---|---|---|---|
| Hydrograph Type | = Rational | Peak Flow | = 10.98 cfs |
| Storm Frequency | = 2-yr | Time to Peak | = 0.10 hrs |
| Time Interval | = 1 min | Runoff Volume | = 3,953 cuft |
| Drainage Area | = 1.96 ac | Runoff Coeff. | = 0.90 |
| Tc Method | = User | Time of Conc. (Tc) | = 6.0 min |
| IDF Curve | = Jackson Mississippi.idf | Intensity | = 6.23 in/hr |
| Freq. Corr. Factor | = 1.00 | Asc/Rec Limb Factors | = 1/1 |



# Hydrograph Report

Hydrology Studio v 3.0.0.38

File: 3680Sullivan.hys
08-30-2025

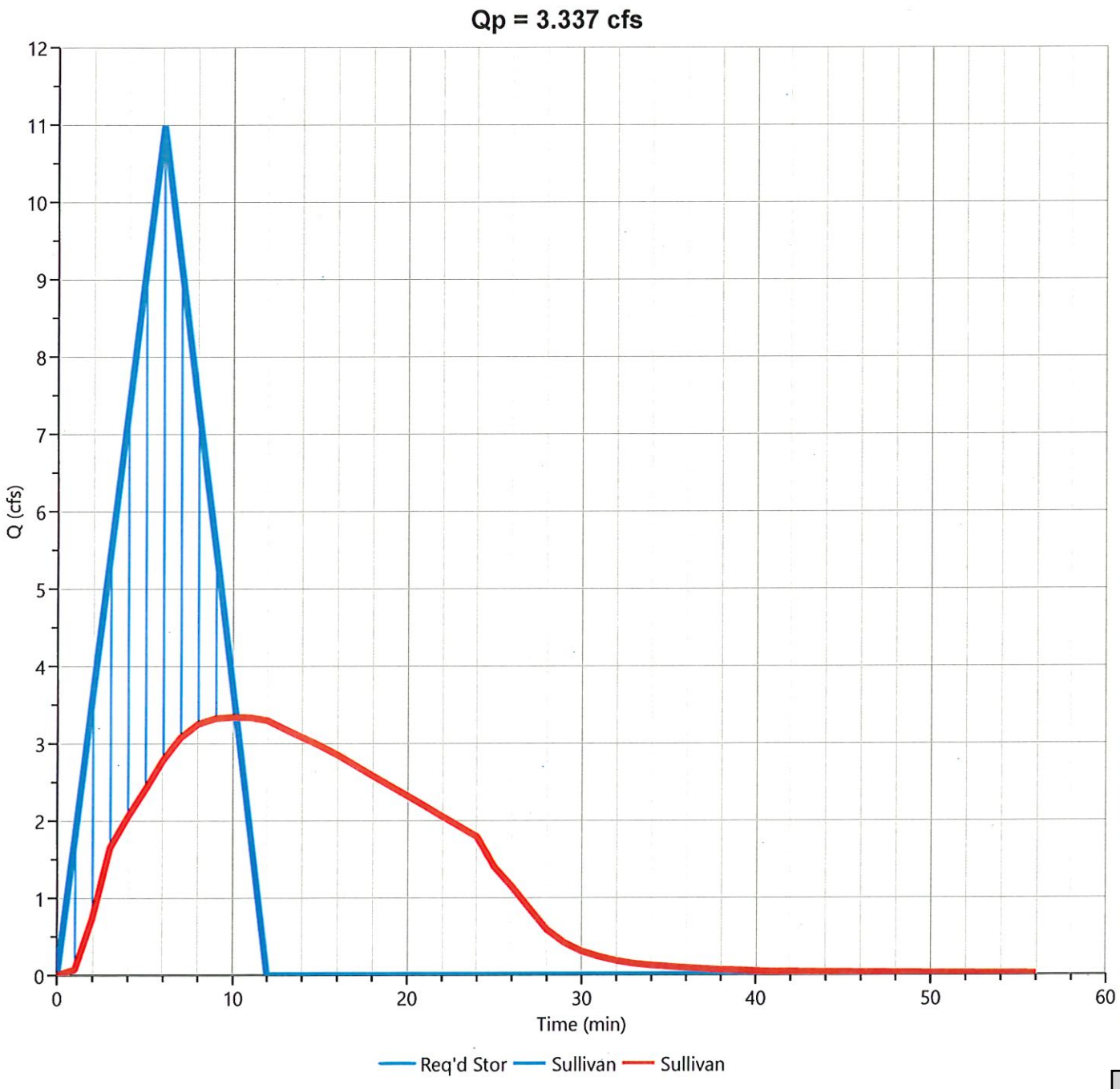
## Post Sullivan

## Hyd. No. 3

| | | | |
|---|---|---|---|
| Hydrograph Type | = Pond Route | Peak Flow | = 3.337 cfs |
| Storm Frequency | = 2-yr | Time to Peak | = 0.17 hrs |
| Time Interval | = 1 min | Hydrograph Volume | = 3,952 cuft |
| Inflow Hydrograph | = 2 - Sullivan | Max. Elevation | = 277.03 ft |
| Pond Name | = Sullivan | Max. Storage | = 2,473 cuft |

*Pond Routing by Storage Indication Method*

*Center of mass detention time = 8 min*



# Pond Report



Hydrology Studio v 3.0.0.38

08-30-2025

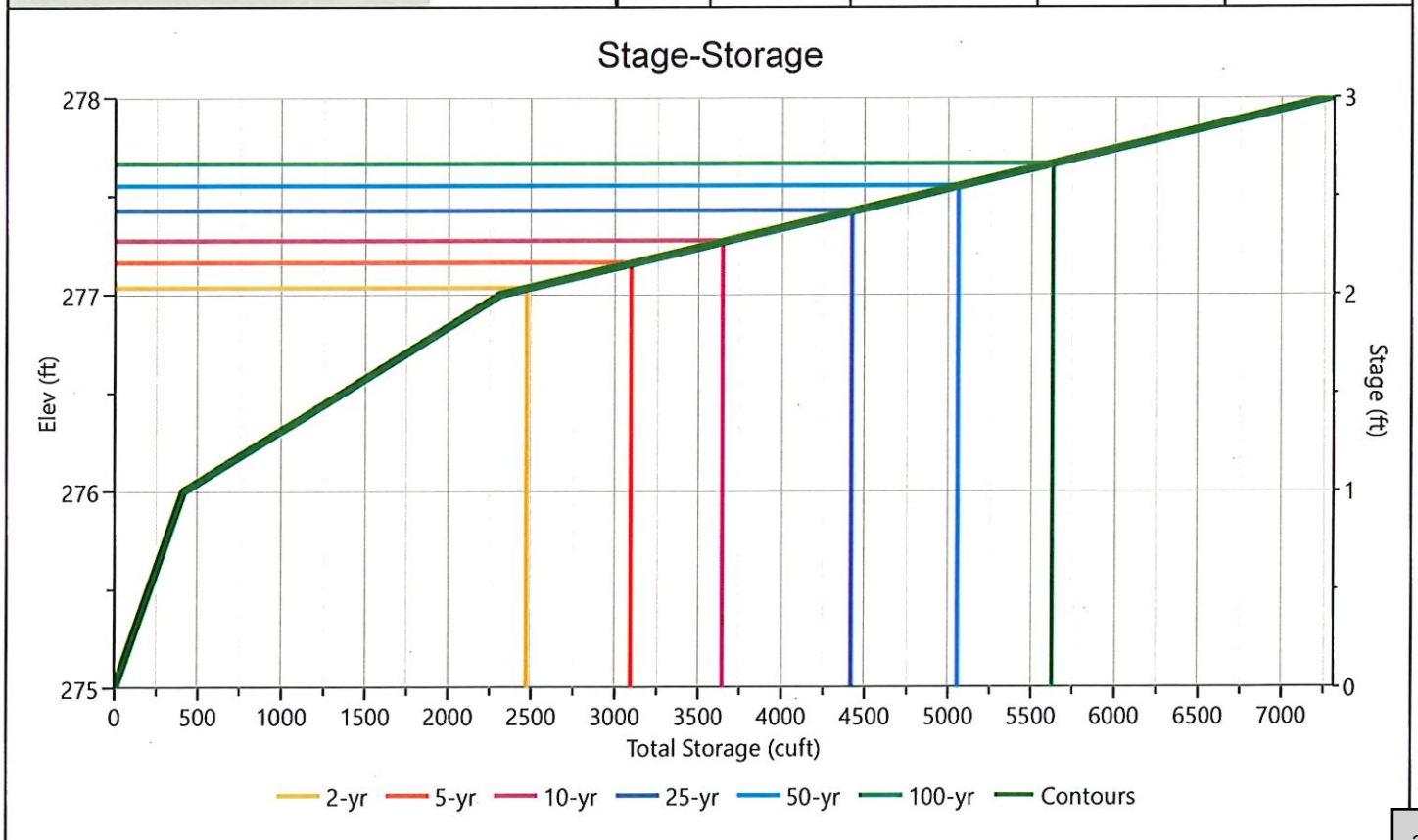
## Sullivan

## Stage-Storage

| User Defined Contours | |
|---|---|
| Description | Input |
| Bottom Elevation, ft | 275.00 |
| Voids (%) | 100.00 |
| Volume Calc | None |

**Stage / Storage Table**

| Stage (ft) | Elevation (ft) | Contour Area (sqft) | Incr. Storage (cuft) | Total Storage (cuft) |
|---|---|---|---|---|
| 0.00 | 275.00 | 225 | 0.000 | 0.000 |
| 1.00 | 276.00 | 600 | 413 | 413 |
| 2.00 | 277.00 | 3,200 | 1,900 | 2,313 |
| 3.00 | 278.00 | 6,800 | 5,000 | 7,313 |



# Pond Report

File: 3680Sullivan.hys

Hydrology Studio v 3.0.0.38

08-30-2025

## Sullivan

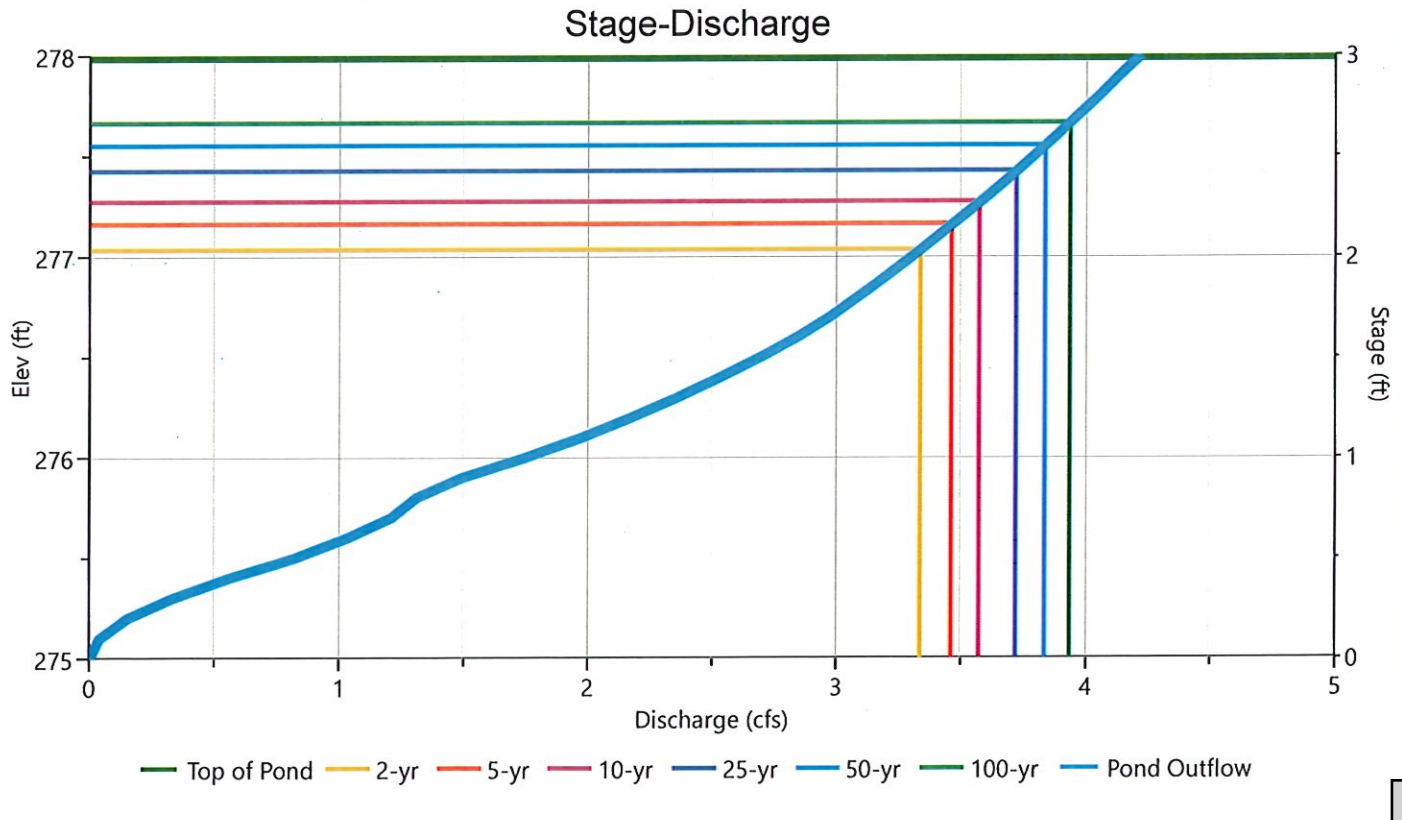
## Stage-Discharge

| Culvert / Orifices | Cir Culvert | Orifice | | |
|---|---|---|---|---|
| | | 1 | 2 | 3 |
| Rise, in | 10 | | | |
| Span, in | 10 | | | |
| No. Barrels | 1 | | | |
| Invert Elevation, ft | 275.00 | | | |
| Orifice Coefficient, Co | 0.60 | | | |
| Length, ft | 20 | | | |
| Barrel Slope, % | 1 | | | |
| N-Value, n | 0.013 | | | |

| Weirs | Riser | Weir | | |
|---|---|---|---|---|
| | | 1 | 2 | 3 |
| Shape / Type | | | | |
| Crest Elevation, ft | | | | |
| Crest Length, ft | | | | |
| Angle, deg | | | | |
| Weir Coefficient, Cw | | | | |

| Perforated Riser | |
|---|---|
| Hole Diameter, in | |
| No. holes | |
| Invert Elevation, ft | |
| Height, ft | |
| Orifice Coefficient, Co | |

| Ancillary | |
|---|---|
| Exfiltration, in/hr | |



# Pond Report



Hydrology Studio v 3.0.0.38

08-30-2025

## Sullivan

## Stage-Storage-Discharge Summary

| Stage (ft) | Elev. (ft) | Storage (cuft) | Culvert (cfs) | Orifices, cfs | | | Riser (cfs) | Weirs, cfs | | | Pf Riser (cfs) | Exfil (cfs) | User (cfs) | Total (cfs) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | 1 | 2 | 3 | | 1 | 2 | 3 | | | | |
| 0.00 | 275.00 | 0.000 | 0.000 | | | | | | | | | | | 0.000 |
| 1.00 | 276.00 | 413 | 1.751 oc | | | | | | | | | | | 1.751 |
| 2.00 | 277.00 | 2,313 | 3.304 ic | | | | | | | | | | | 3.304 |
| 3.00 | 278.00 | 7,313 | 4.220 ic | | | | | | | | | | | 4.220 |

*Suffix key: ic = inlet control, oc = outlet control, s = submerged weir*

# Pond Report

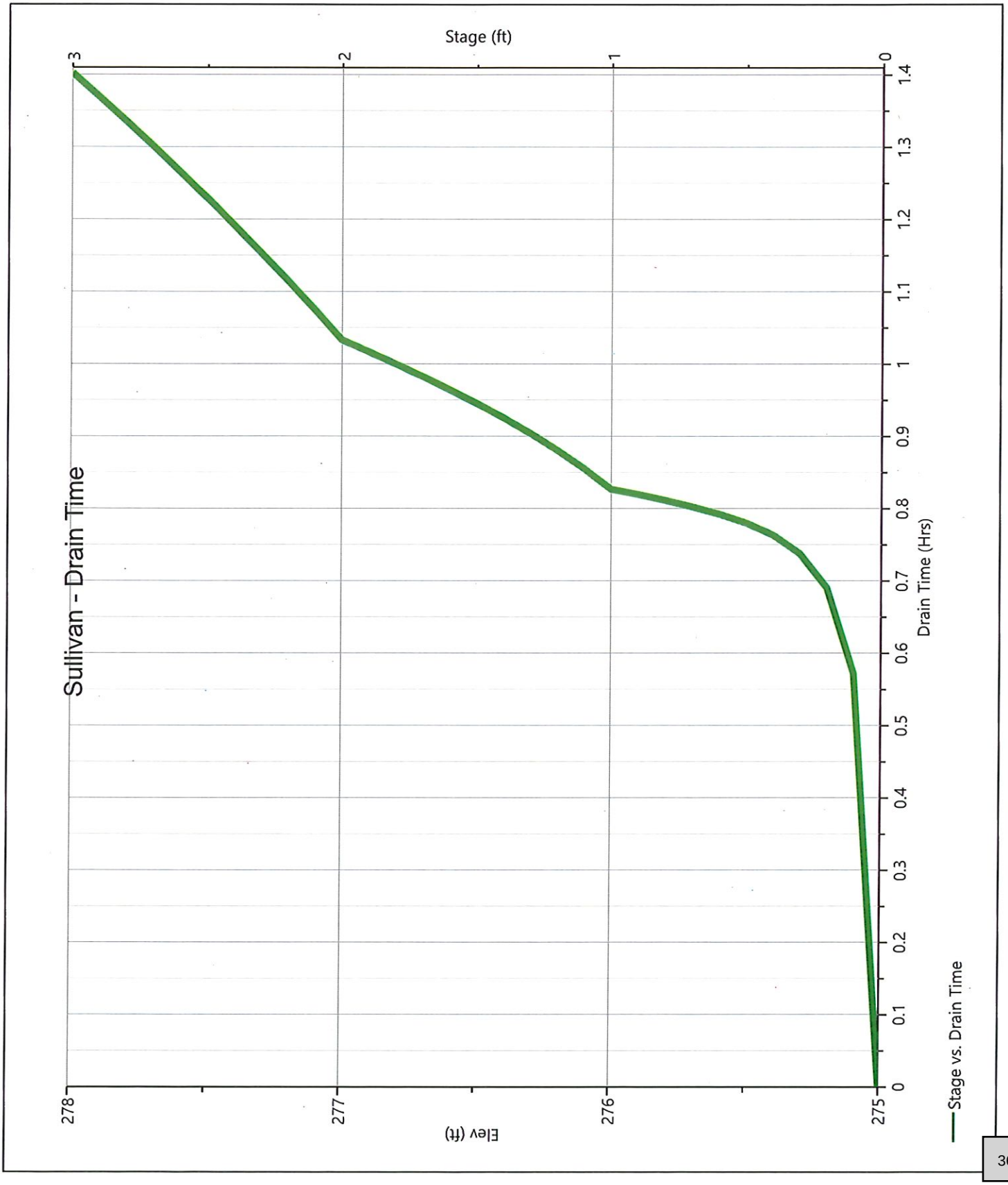


Hydrology Studio v 3.0.0.38

08-30-2025

## Sullivan

## Pond Drawdown



# Design Storm Report

Custom Storm Narrative

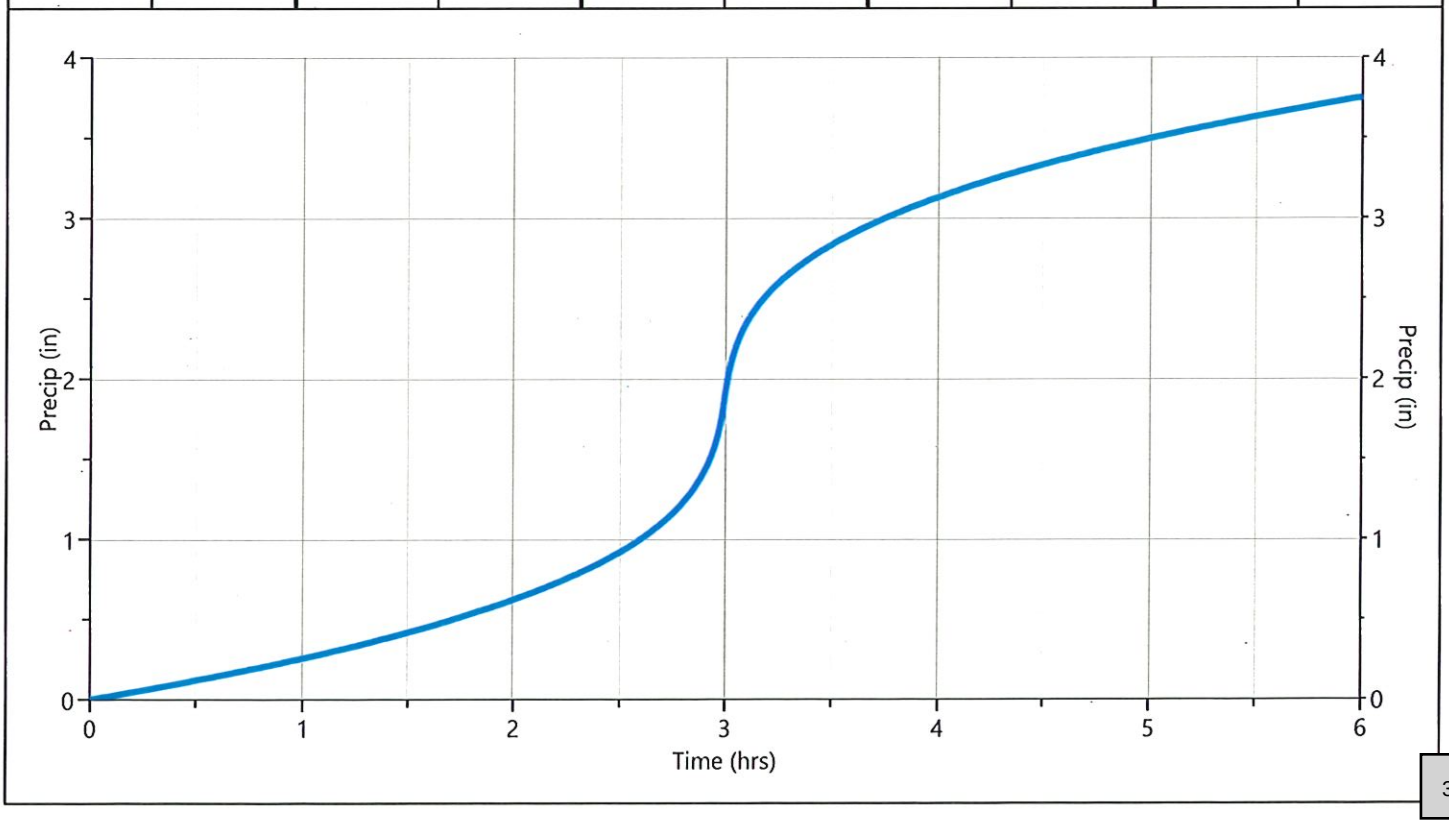
Hydrology Studio v 3.0.0.38

08-30-2025

## Storm Distribution: IDF Based - Synthetic, 6-hr

| Storm Duration | Total Rainfall Volume (in) | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | 1-yr | ✔ 2-yr | 3-yr | 5-yr | 10-yr | 25-yr | 50-yr | 100-yr | |
| 6 hrs | 3.24 | 3.75 | 0 | 4.57 | 5.38 | 6.58 | 7.61 | 8.71 | |

| Incremental Rainfall Distribution, 2-yr | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Time (hrs) | Precip (in) | Time (hrs) | Precip (in) | Time (hrs) | Precip (in) | Time (hrs) | Precip (in) | Time (hrs) | Precip (in) |
| 2.50 | 0.012636 | 2.68 | 0.017471 | 2.87 | 0.032507 | 3.05 | 0.068997 | 3.23 | 0.022334 |
| 2.52 | 0.012941 | 2.70 | 0.018161 | 2.88 | 0.035720 | 3.07 | 0.056658 | 3.25 | 0.021213 |
| 2.53 | 0.013265 | 2.72 | 0.018921 | 2.90 | 0.039764 | 3.08 | 0.048270 | 3.27 | 0.020219 |
| 2.55 | 0.013609 | 2.73 | 0.019763 | 2.92 | 0.045012 | 3.10 | 0.042206 | 3.28 | 0.019331 |
| 2.57 | 0.013977 | 2.75 | 0.020702 | 2.93 | 0.052098 | 3.12 | 0.037619 | 3.30 | 0.018531 |
| 2.58 | 0.014370 | 2.77 | 0.021756 | 2.95 | 0.062180 | 3.13 | 0.034027 | 3.32 | 0.017808 |
| 2.60 | 0.014792 | 2.78 | 0.022949 | 2.97 | 0.077614 | 3.15 | 0.031136 | 3.33 | 0.017149 |
| 2.62 | 0.015246 | 2.80 | 0.024311 | 2.98 | 0.103961 | 3.17 | 0.028757 | 3.35 | 0.016548 |
| 2.63 | 0.015736 | 2.82 | 0.025883 | **3.00** | **0.157762** | 3.18 | 0.026764 | 3.37 | 0.015995 |
| 2.65 | 0.016266 | 2.83 | 0.027718 | 3.02 | 0.125390 | 3.20 | 0.025068 | 3.38 | 0.015486 |
| 2.67 | 0.016842 | 2.85 | 0.029891 | 3.03 | 0.088827 | 3.22 | 0.023607 | 3.40 | 0.015015 |



# Hydrograph 5-yr Summary

Hydrology Studio v 3.0.0.38

File: 3680Sullivan.hys
08-30-2025

| 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 Sullivan | 4.004 | 0.30 | 4,324 | ---- | | |
| 2 | Rational | Post Sullivan | 13.08 | 0.10 | 4,709 | ---- | | |
| 3 | Pond Route | Post Sullivan | 3.463 | 0.17 | 4,708 | 2 | 277.16 | 3,096 |

# Hydrograph Report

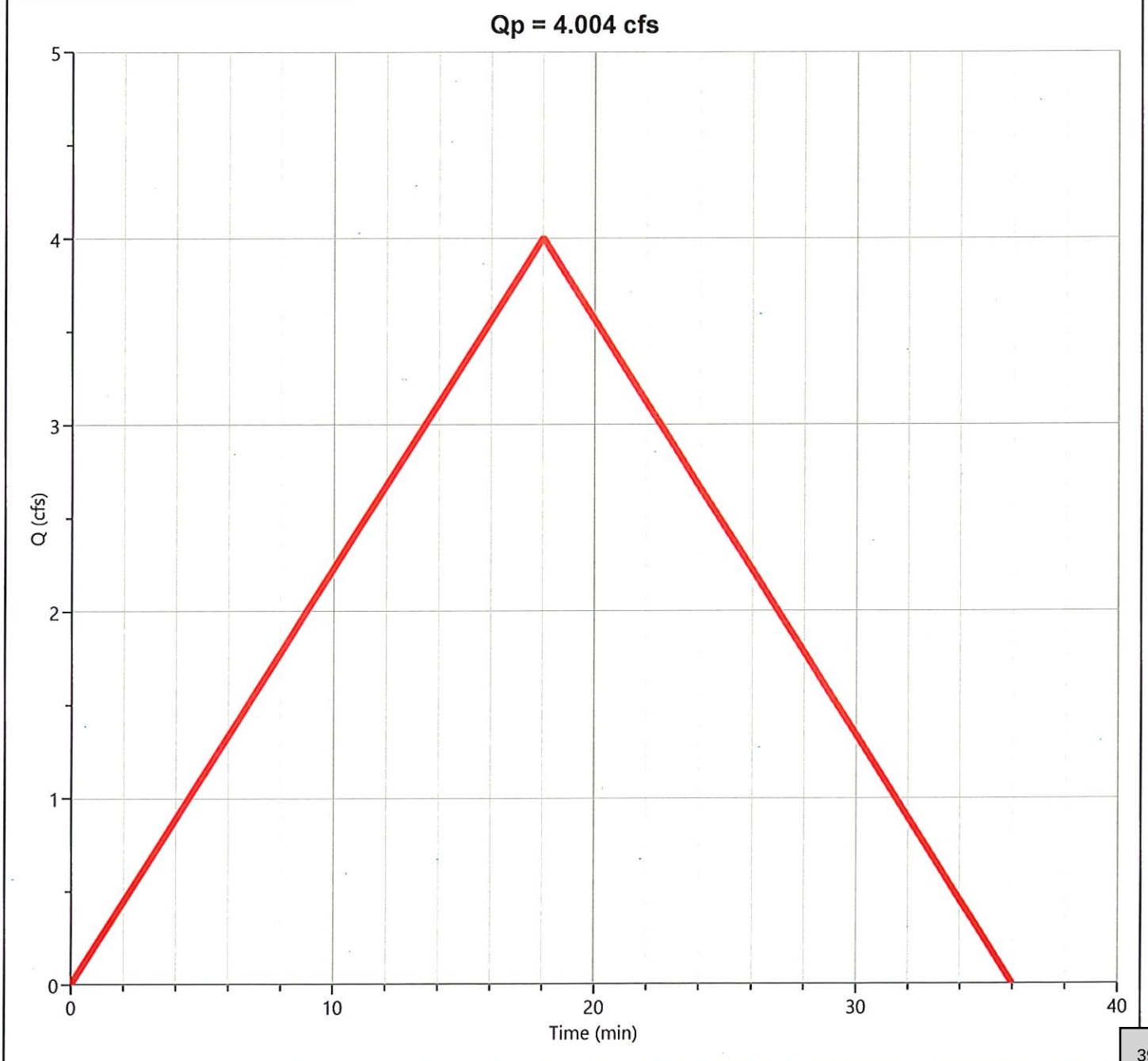
Hydrology Studio v 3.0.0.38

File: 3680Sullivan.hys
08-30-2025

## Pre Sullivan

## Hyd. No. 1

| | | | |
|---|---|---|---|
| Hydrograph Type | = Rational | Peak Flow | = 4.004 cfs |
| Storm Frequency | = 5-yr | Time to Peak | = 0.30 hrs |
| Time Interval | = 1 min | Runoff Volume | = 4,324 cuft |
| Drainage Area | = 1.96 ac | Runoff Coeff. | = 0.45 |
| Tc Method | = User | Time of Conc. (Tc) | = 18.0 min |
| IDF Curve | = Jackson Mississippi.idf | Intensity | = 4.54 in/hr |
| Freq. Corr. Factor | = 1.00 | Asc/Rec Limb Factors | = 1/1 |



# Hydrograph Report

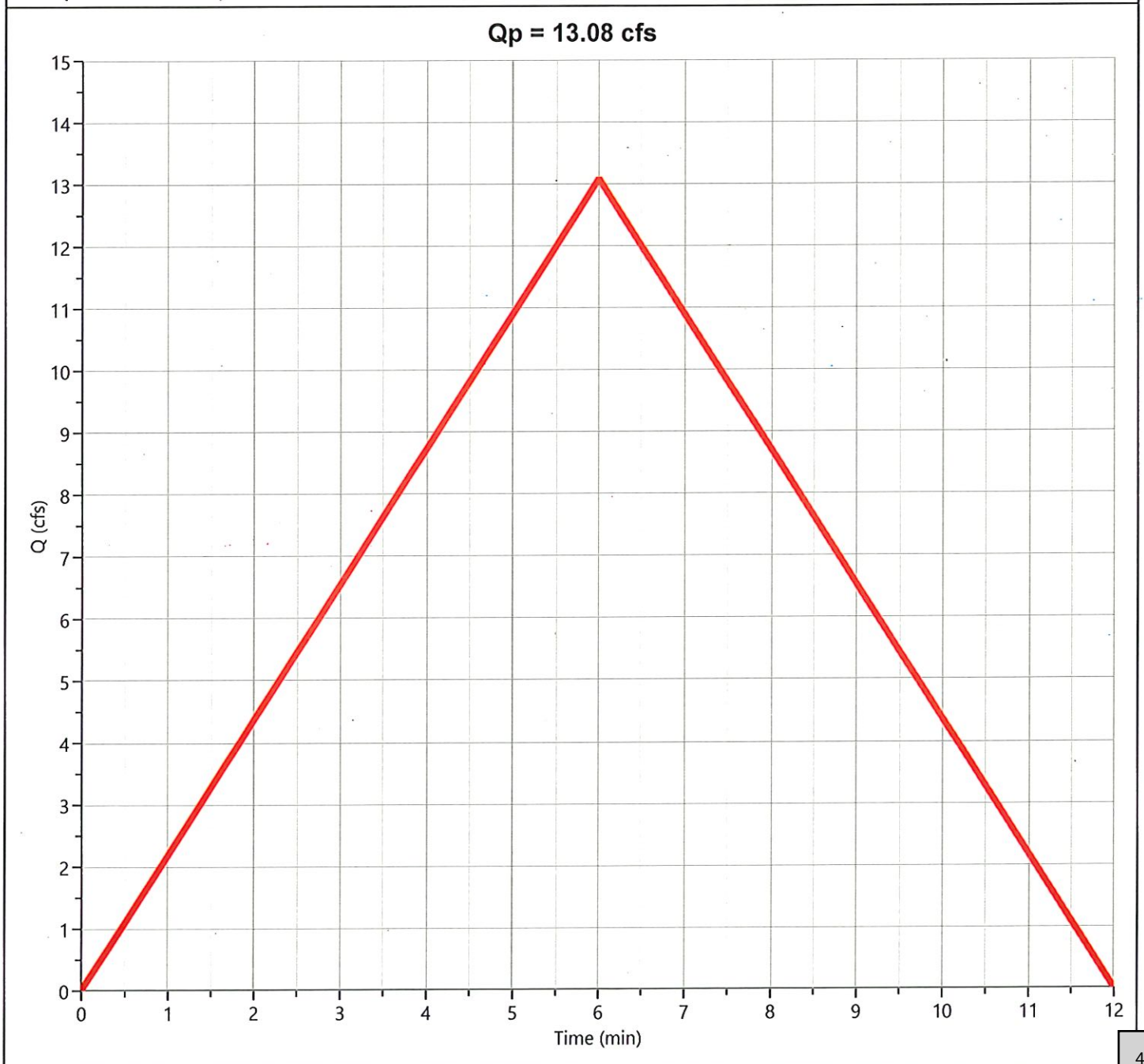
Hydrology Studio v 3.0.0.38

File: 3680Sullivan.hys
08-30-2025

## Post Sullivan

## Hyd. No. 2

| | | | |
|---|---|---|---|
| Hydrograph Type | = Rational | Peak Flow | = 13.08 cfs |
| Storm Frequency | = 5-yr | Time to Peak | = 0.10 hrs |
| Time Interval | = 1 min | Runoff Volume | = 4,709 cuft |
| Drainage Area | = 1.96 ac | Runoff Coeff. | = 0.90 |
| Tc Method | = User | Time of Conc. (Tc) | = 6.0 min |
| IDF Curve | = Jackson Mississippi.idf | Intensity | = 7.42 in/hr |
| Freq. Corr. Factor | = 1.00 | Asc/Rec Limb Factors | = 1/1 |



# Hydrograph Report

Hydrology Studio v 3.0.0.38

File: 3680Sullivan.hys
08-30-2025

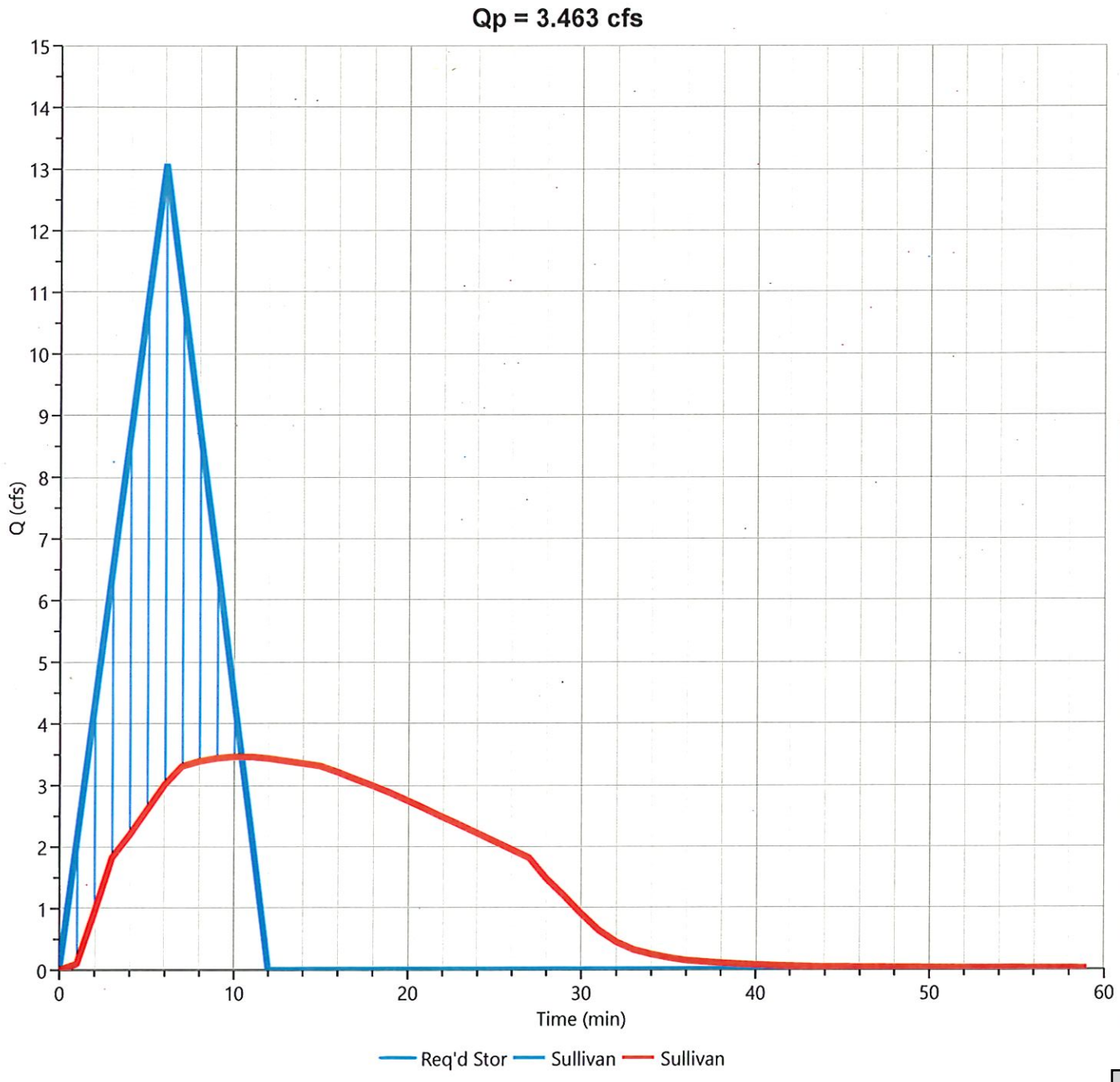
## Post Sullivan

## Hyd. No. 3

| | | | |
|---|---|---|---|
| Hydrograph Type | = Pond Route | Peak Flow | = 3.463 cfs |
| Storm Frequency | = 5-yr | Time to Peak | = 0.17 hrs |
| Time Interval | = 1 min | Hydrograph Volume | = 4,708 cuft |
| Inflow Hydrograph | = 2 - Sullivan | Max. Elevation | = 277.16 ft |
| Pond Name | = Sullivan | Max. Storage | = 3,096 cuft |

*Pond Routing by Storage Indication Method*

*Center of mass detention time = 10 min*



# Design Storm Report

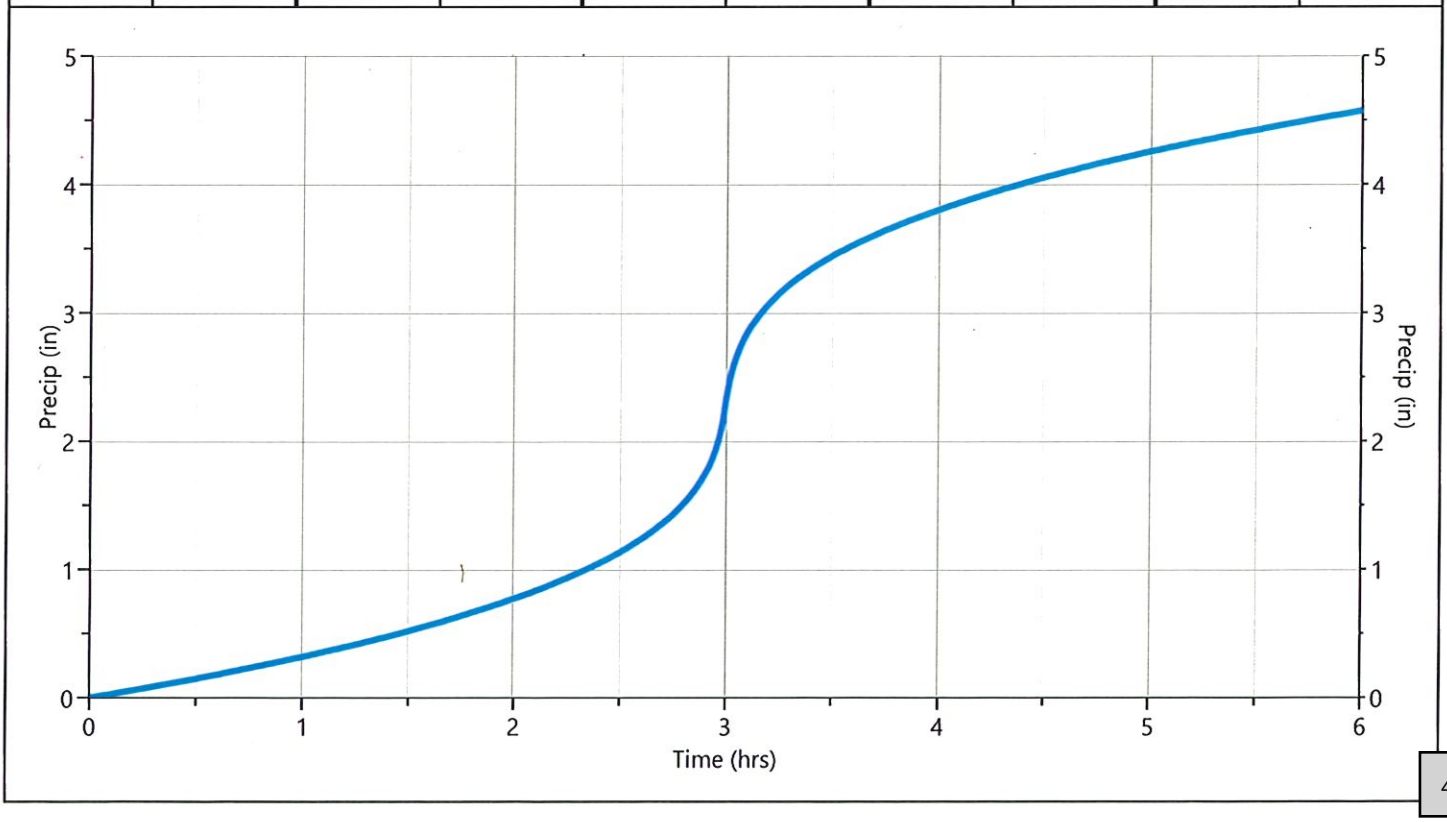
Hydrology Studio v 3.0.0.38

08-30-2025

## Storm Distribution: IDF Based - Synthetic, 6-hr

| Storm Duration | Total Rainfall Volume (in) | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | 1-yr | 2-yr | 3-yr | ✔ 5-yr | 10-yr | 25-yr | 50-yr | 100-yr | |
| 6 hrs | 3.24 | 3.75 | 0 | 4.57 | 5.38 | 6.58 | 7.61 | 8.71 | |

| Incremental Rainfall Distribution, 5-yr | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Time (hrs) | Precip (in) | Time (hrs) | Precip (in) | Time (hrs) | Precip (in) | Time (hrs) | Precip (in) | Time (hrs) | Precip (in) |
| 2.50 | 0.015465 | 2.68 | 0.021265 | 2.87 | 0.039153 | 3.05 | 0.082311 | 3.23 | 0.027068 |
| 2.52 | 0.015831 | 2.70 | 0.022089 | 2.88 | 0.042960 | 3.07 | 0.067721 | 3.25 | 0.025733 |
| 2.53 | 0.016221 | 2.72 | 0.022997 | 2.90 | 0.047747 | 3.08 | 0.057807 | 3.27 | 0.024547 |
| 2.55 | 0.016635 | 2.73 | 0.024003 | 2.92 | 0.053955 | 3.10 | 0.050636 | 3.28 | 0.023487 |
| 2.57 | 0.017077 | 2.75 | 0.025123 | 2.93 | 0.062331 | 3.12 | 0.045208 | 3.30 | 0.022532 |
| 2.58 | 0.017549 | 2.77 | 0.026380 | 2.95 | 0.074249 | 3.13 | 0.040954 | 3.32 | 0.021667 |
| 2.60 | 0.018055 | 2.78 | 0.027801 | 2.97 | 0.092507 | 3.15 | 0.037527 | 3.33 | 0.020880 |
| 2.62 | 0.018600 | 2.80 | 0.029423 | 2.98 | 0.123749 | 3.17 | 0.034705 | 3.35 | 0.020160 |
| 2.63 | 0.019187 | 2.82 | 0.031292 | **3.00** | **0.187971** | 3.18 | 0.032338 | 3.37 | 0.019498 |
| 2.65 | 0.019822 | 2.83 | 0.033472 | 3.02 | 0.149254 | 3.20 | 0.030323 | 3.38 | 0.018888 |
| 2.67 | 0.020512 | 2.85 | 0.036051 | 3.03 | 0.105789 | 3.22 | 0.028584 | 3.40 | 0.018322 |



# Hydrograph 10-yr Summary

Hydrology Studio v 3.0.0.38

File: 3680Sullivan.hys
08-30-2025

| 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 Sullivan | 4.546 | 0.30 | 4,910 | ---- | | |
| 2 | Rational | Post Sullivan | 14.86 | 0.10 | 5,350 | ---- | | |
| 3 | Pond Route | Post Sullivan | 3.572 | 0.18 | 5,349 | 2 | 277.27 | 3,648 |

# Hydrograph Report

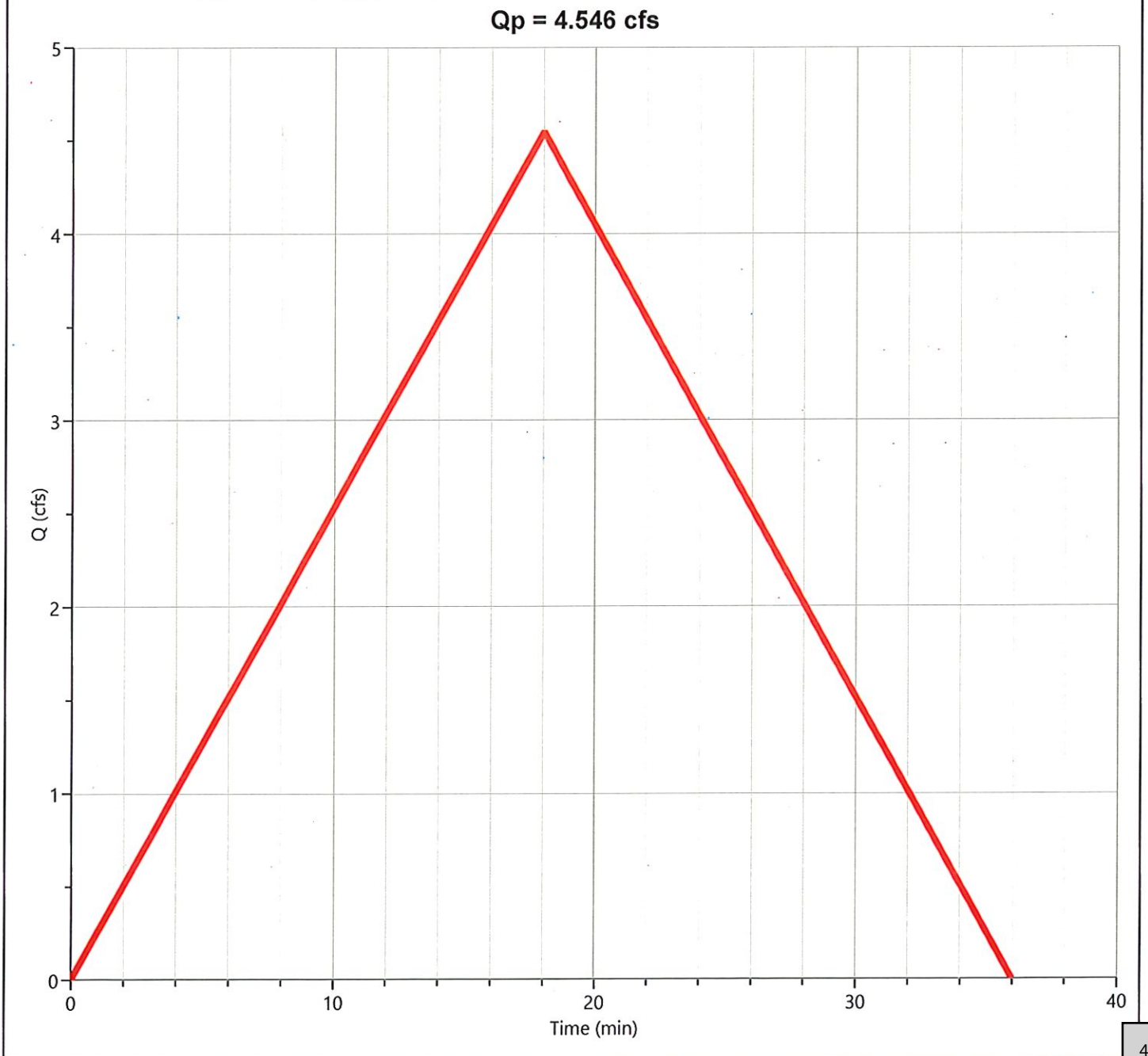
Hydrology Studio v 3.0.0.38

File: 3680Sullivan.hys
08-30-2025

## Pre Sullivan

## Hyd. No. 1

| | | | |
|---|---|---|---|
| Hydrograph Type | = Rational | Peak Flow | = 4.546 cfs |
| Storm Frequency | = 10-yr | Time to Peak | = 0.30 hrs |
| Time Interval | = 1 min | Runoff Volume | = 4,910 cuft |
| Drainage Area | = 1.96 ac | Runoff Coeff. | = 0.45 |
| Tc Method | = User | Time of Conc. (Tc) | = 18.0 min |
| IDF Curve | = Jackson Mississippi.idf | Intensity | = 5.15 in/hr |
| Freq. Corr. Factor | = 1.00 | Asc/Rec Limb Factors | = 1/1 |



# Hydrograph Report

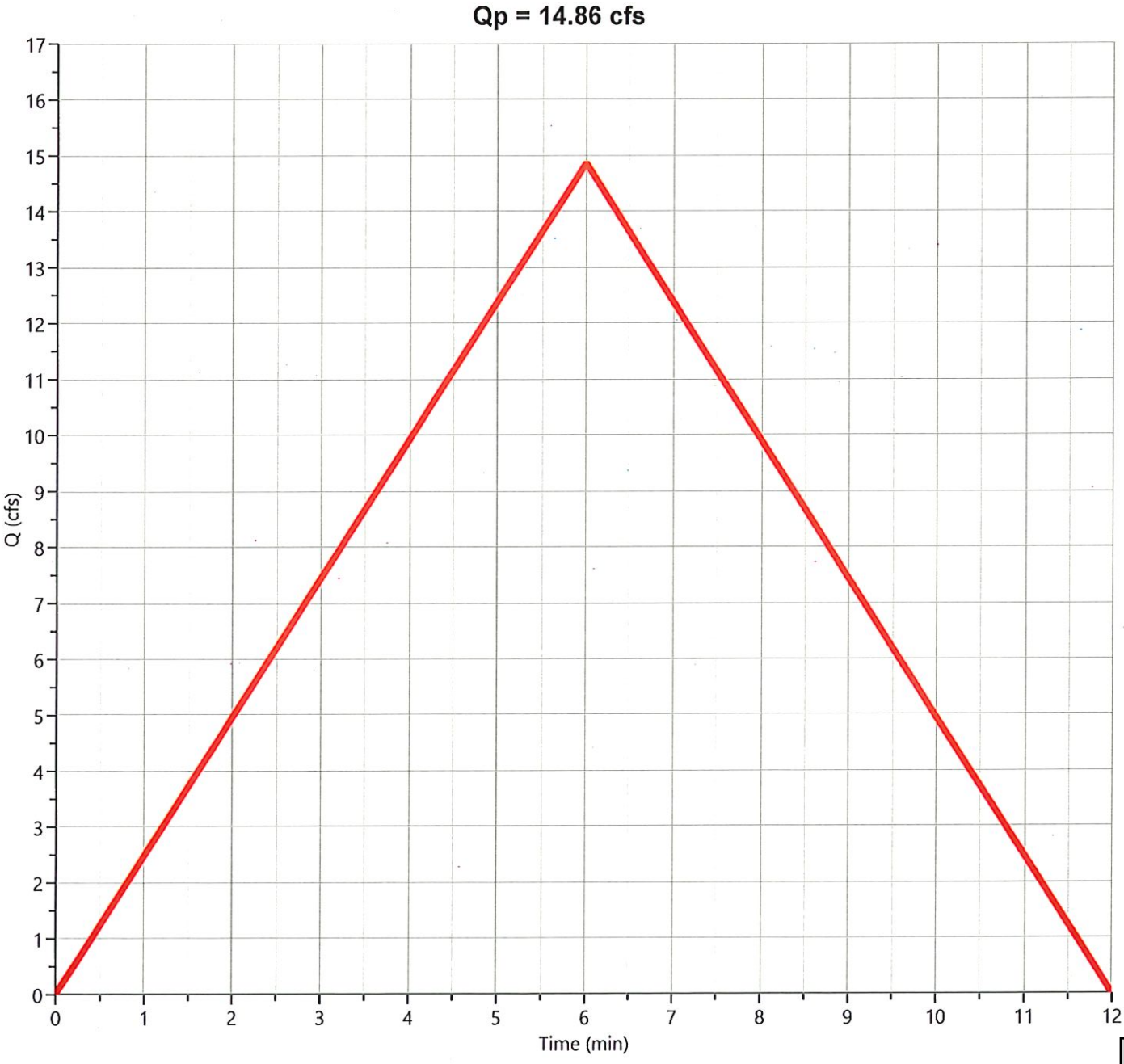
Hydrology Studio v 3.0.0.38

File: 3680Sullivan.hys
08-30-2025

## Post Sullivan

## Hyd. No. 2

| | | | |
|---|---|---|---|
| Hydrograph Type | = Rational | Peak Flow | = 14.86 cfs |
| Storm Frequency | = 10-yr | Time to Peak | = 0.10 hrs |
| Time Interval | = 1 min | Runoff Volume | = 5,350 cuft |
| Drainage Area | = 1.96 ac | Runoff Coeff. | = 0.90 |
| Tc Method | = User | Time of Conc. (Tc) | = 6.0 min |
| IDF Curve | = Jackson Mississippi.idf | Intensity | = 8.42 in/hr |
| Freq. Corr. Factor | = 1.00 | Asc/Rec Limb Factors | = 1/1 |



# Hydrograph Report

Hydrology Studio v 3.0.0.38

File: 3680Sullivan.hys
08-30-2025

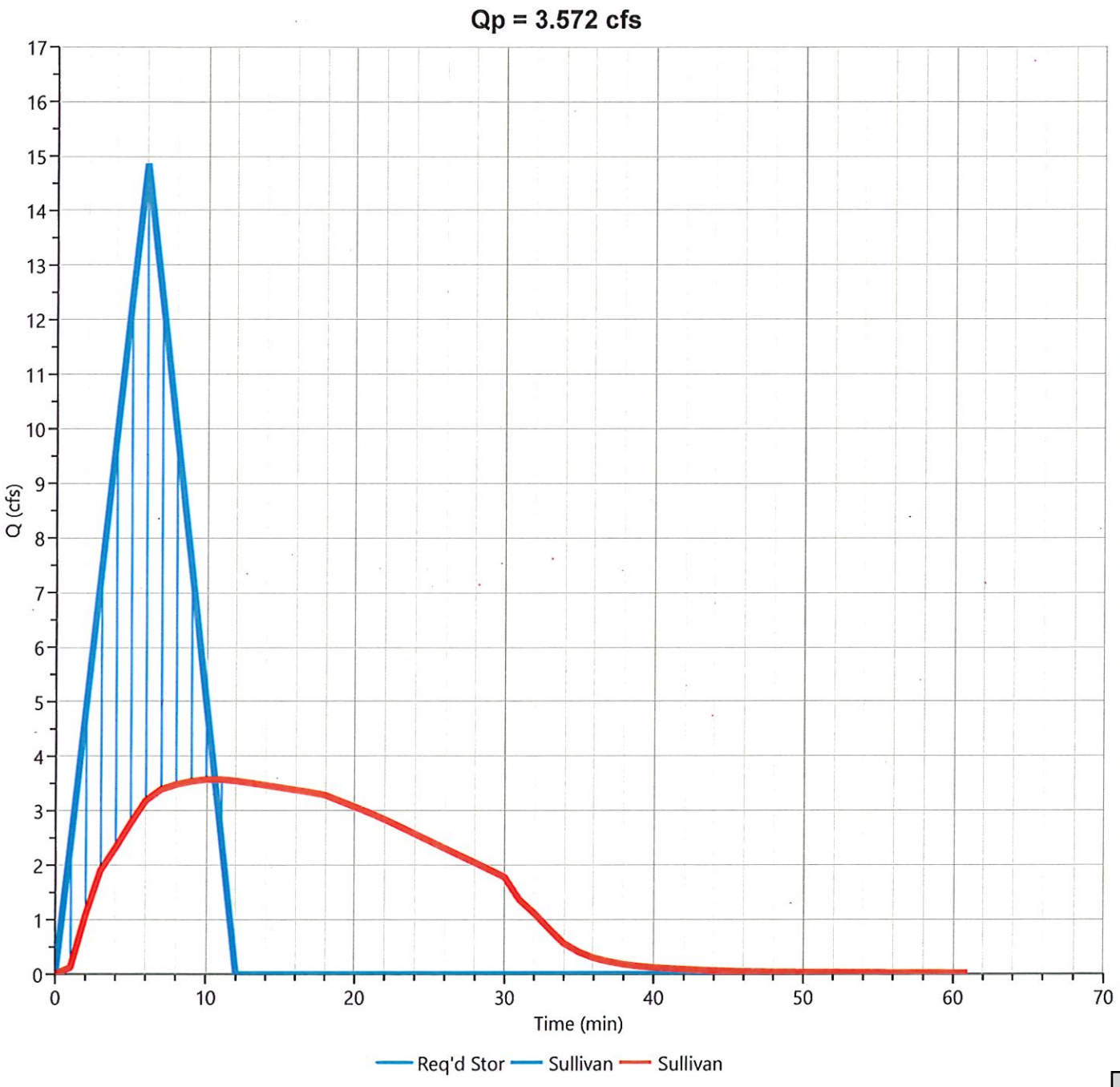
## Post Sullivan

## Hyd. No. 3

| | | | |
|---|---|---|---|
| Hydrograph Type | = Pond Route | Peak Flow | = 3.572 cfs |
| Storm Frequency | = 10-yr | Time to Peak | = 0.18 hrs |
| Time Interval | = 1 min | Hydrograph Volume | = 5,349 cuft |
| Inflow Hydrograph | = 2 - Sullivan | Max. Elevation | = 277.27 ft |
| Pond Name | = Sullivan | Max. Storage | = 3,648 cuft |

*Pond Routing by Storage Indication Method*

*Center of mass detention time = 11 min*



# Design Storm Report

Cust

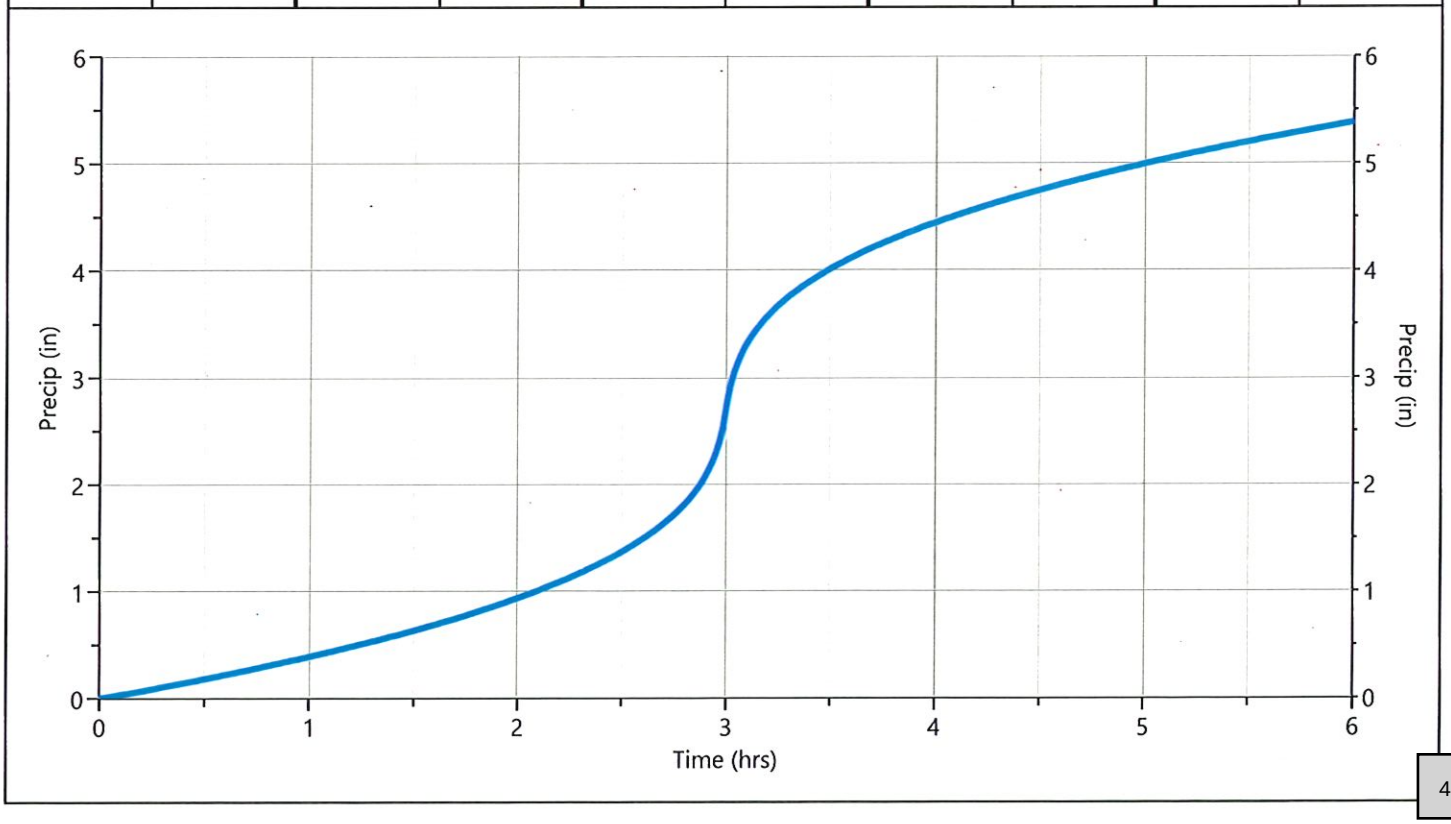
Hydrology Studio v 3.0.0.38

08-30-2025

## Storm Distribution: IDF Based - Synthetic, 6-hr

| Storm Duration | Total Rainfall Volume (in) | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | 1-yr | 2-yr | 3-yr | 5-yr | ✔ 10-yr | 25-yr | 50-yr | 100-yr | |
| 6 hrs | 3.24 | 3.75 | 0 | 4.57 | 5.38 | 6.58 | 7.61 | 8.71 | |

| Incremental Rainfall Distribution, 10-yr | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Time (hrs) | Precip (in) | Time (hrs) | Precip (in) | Time (hrs) | Precip (in) | Time (hrs) | Precip (in) | Time (hrs) | Precip (in) |
| 2.50 | 0.018267 | 2.68 | 0.024830 | 2.87 | 0.044762 | 3.05 | 0.092773 | 3.23 | 0.031332 |
| 2.52 | 0.018685 | 2.70 | 0.025757 | 2.88 | 0.048979 | 3.07 | 0.076454 | 3.25 | 0.029840 |
| 2.53 | 0.019128 | 2.72 | 0.026777 | 2.90 | 0.054280 | 3.08 | 0.065430 | 3.27 | 0.028514 |
| 2.55 | 0.019598 | 2.73 | 0.027904 | 2.92 | 0.061158 | 3.10 | 0.057480 | 3.28 | 0.027326 |
| 2.57 | 0.020100 | 2.75 | 0.029158 | 2.93 | 0.070456 | 3.12 | 0.051469 | 3.30 | 0.026254 |
| 2.58 | 0.020635 | 2.77 | 0.030563 | 2.95 | 0.083739 | 3.13 | 0.046757 | 3.32 | 0.025283 |
| 2.60 | 0.021209 | 2.78 | 0.032150 | 2.97 | 0.104263 | 3.15 | 0.042960 | 3.33 | 0.024397 |
| 2.62 | 0.021824 | 2.80 | 0.033957 | 2.98 | 0.139989 | 3.17 | 0.039829 | 3.35 | 0.023586 |
| 2.63 | 0.022488 | 2.82 | 0.036037 | 3.00 | 0.216231 | 3.18 | 0.037200 | 3.37 | 0.022839 |
| 2.65 | 0.023205 | 2.83 | 0.038460 | 3.02 | 0.169794 | 3.20 | 0.034959 | 3.38 | 0.022150 |
| 2.67 | 0.023983 | 2.85 | 0.041323 | 3.03 | 0.119351 | 3.22 | 0.033023 | 3.40 | 0.021511 |



# Hydrograph 25-yr Summary

Hydrology Studio v 3.0.0.38

File: 3680Sullivan.hys
08-30-2025

| 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 Sullivan | 5.274 | 0.30 | 5,696 | ---- | | |
| 2 | Rational | Post Sullivan | 17.26 | 0.10 | 6,215 | ---- | | |
| 3 | Pond Route | Post Sullivan | 3.718 | 0.18 | 6,214 | 2 | 277.43 | 4,419 |

# Hydrograph Report

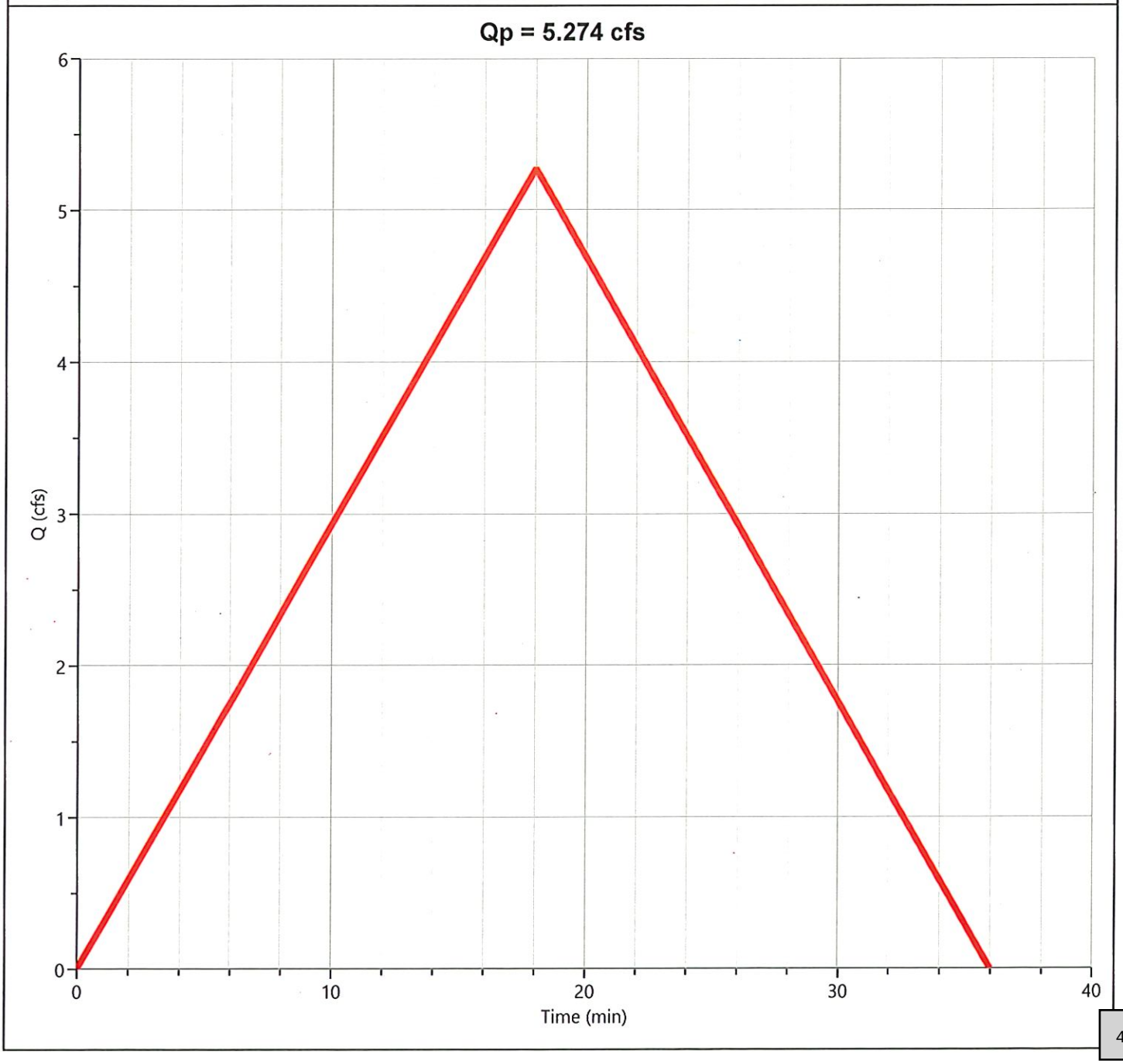
Hydrology Studio v 3.0.0.38

File: 3680Sullivan.hys
08-30-2025

## Pre Sullivan

## Hyd. No. 1

| | | | |
|---|---|---|---|
| Hydrograph Type | = Rational | Peak Flow | = 5.274 cfs |
| Storm Frequency | = 25-yr | Time to Peak | = 0.30 hrs |
| Time Interval | = 1 min | Runoff Volume | = 5,696 cuft |
| Drainage Area | = 1.96 ac | Runoff Coeff. | = 0.45 |
| Tc Method | = User | Time of Conc. (Tc) | = 18.0 min |
| IDF Curve | = Jackson Mississippi.idf | Intensity | = 5.98 in/hr |
| Freq. Corr. Factor | = 1.00 | Asc/Rec Limb Factors | = 1/1 |



# Hydrograph Report

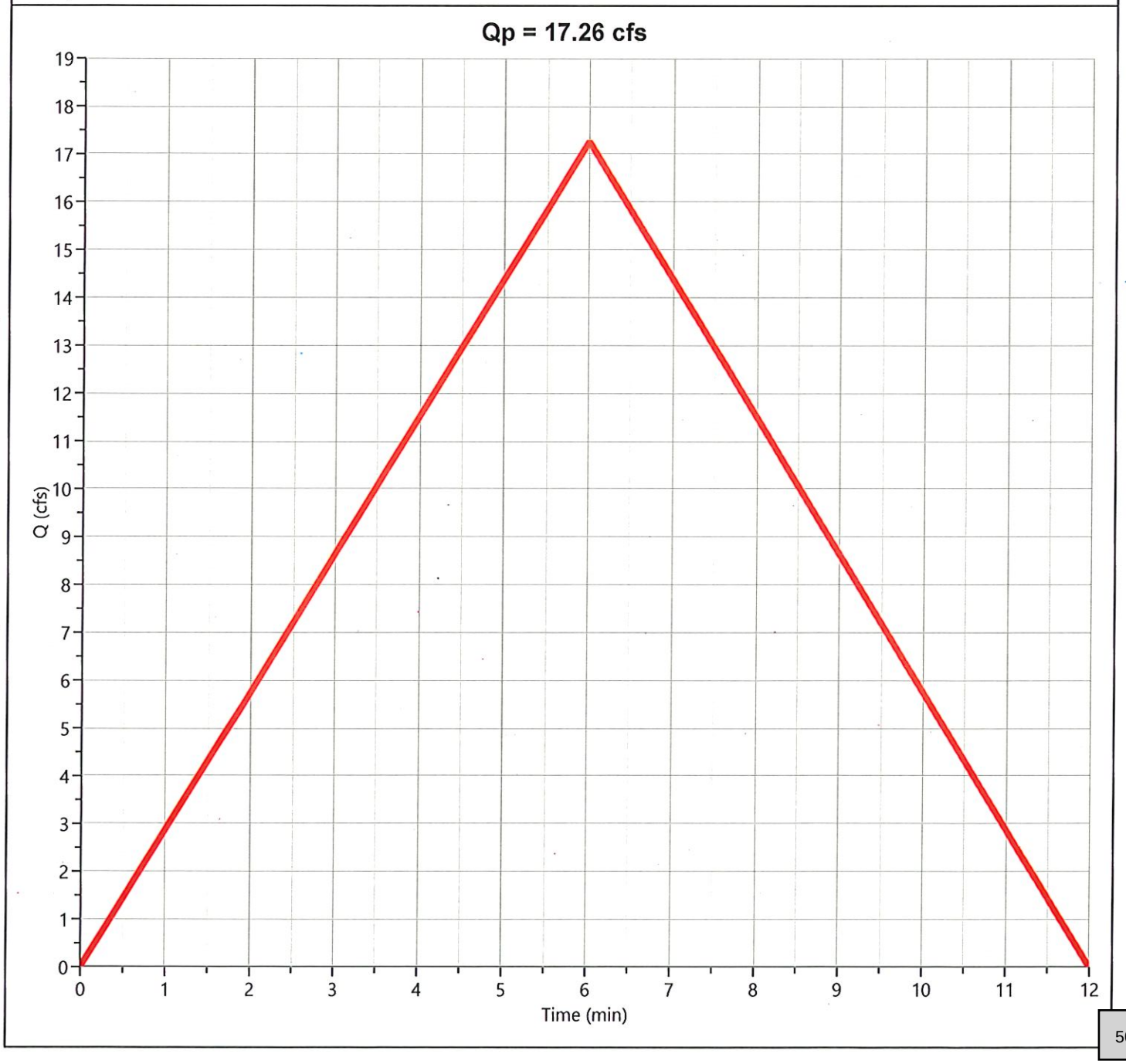
Hydrology Studio v 3.0.0.38

File: 3680Sullivan.hys
08-30-2025

## Post Sullivan

## Hyd. No. 2

| | | | |
|---|---|---|---|
| Hydrograph Type | = Rational | Peak Flow | = 17.26 cfs |
| Storm Frequency | = 25-yr | Time to Peak | = 0.10 hrs |
| Time Interval | = 1 min | Runoff Volume | = 6,215 cuft |
| Drainage Area | = 1.96 ac | Runoff Coeff. | = 0.90 |
| Tc Method | = User | Time of Conc. (Tc) | = 6.0 min |
| IDF Curve | = Jackson Mississippi.idf | Intensity | = 9.79 in/hr |
| Freq. Corr. Factor | = 1.00 | Asc/Rec Limb Factors | = 1/1 |



# Hydrograph Report

Hydrology Studio v 3.0.0.38

File: 3680Sullivan.hys
08-30-2025

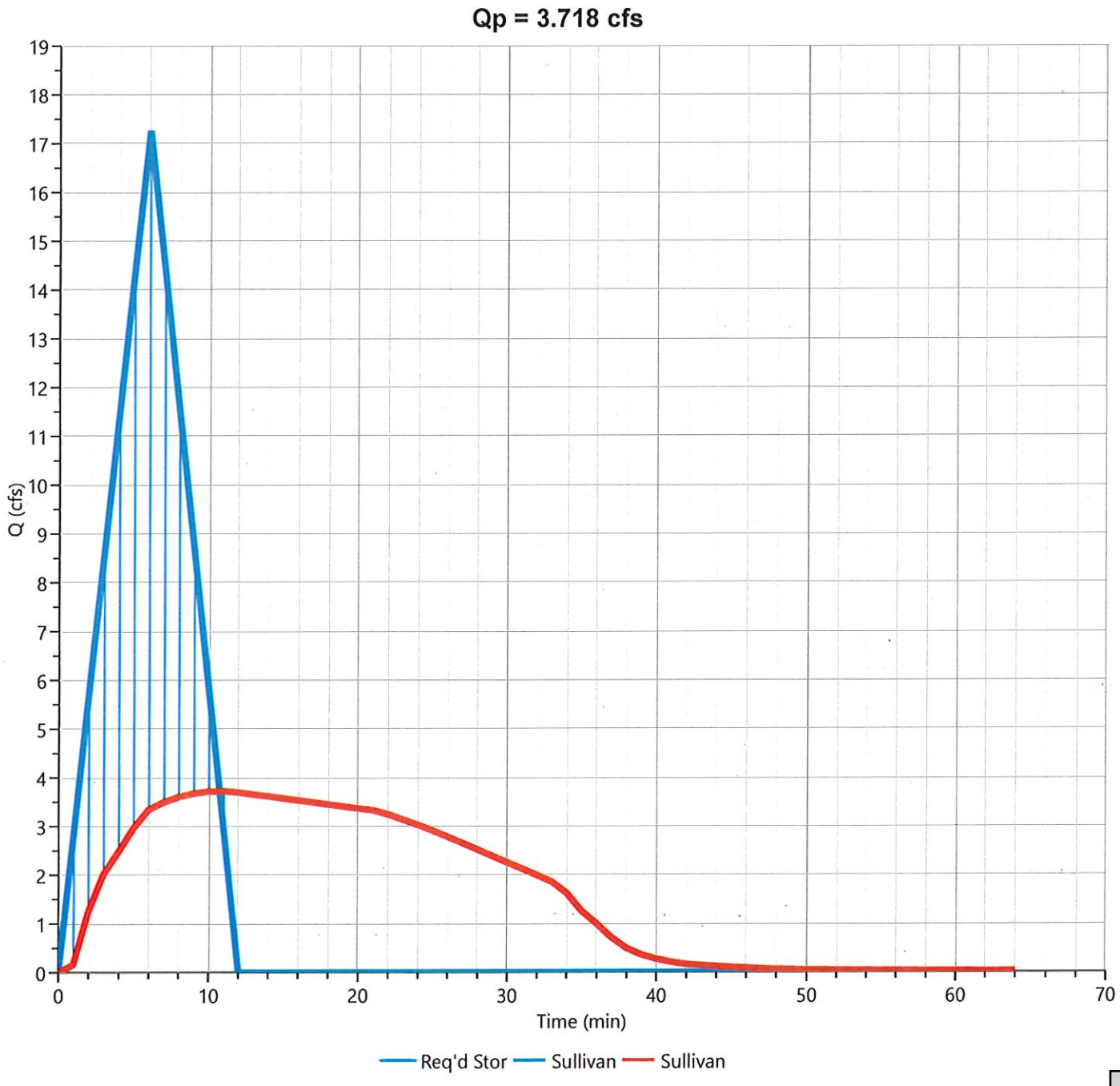
## Post Sullivan

## Hyd. No. 3

| | | | |
|---|---|---|---|
| Hydrograph Type | = Pond Route | Peak Flow | = 3.718 cfs |
| Storm Frequency | = 25-yr | Time to Peak | = 0.18 hrs |
| Time Interval | = 1 min | Hydrograph Volume | = 6,214 cuft |
| Inflow Hydrograph | = 2 - Sullivan | Max. Elevation | = 277.43 ft |
| Pond Name | = Sullivan | Max. Storage | = 4,419 cuft |

*Pond Routing by Storage Indication Method*

*Center of mass detention time = 12 min*



# Design Storm Report

Cust

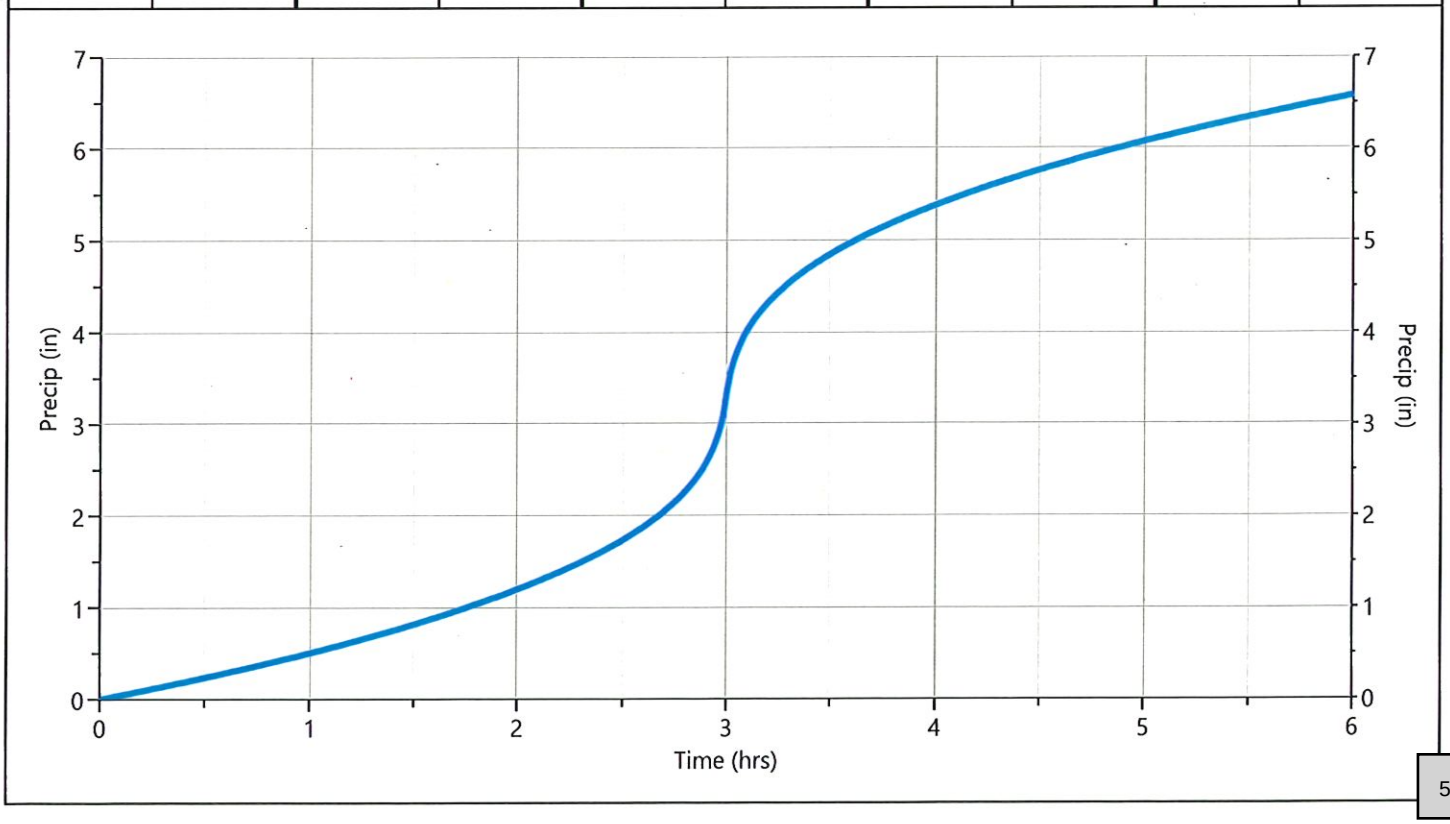
Hydrology Studio v 3.0.0.38

08-30-2025

## Storm Distribution: IDF Based - Synthetic, 6-hr

| Storm Duration | Total Rainfall Volume (in) | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | 1-yr | 2-yr | 3-yr | 5-yr | 10-yr | ✔ 25-yr | 50-yr | 100-yr | |
| 6 hrs | 3.24 | 3.75 | 0 | 4.57 | 5.38 | 6.58 | 7.61 | 8.71 | |

| Incremental Rainfall Distribution, 25-yr | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Time (hrs) | Precip (in) | Time (hrs) | Precip (in) | Time (hrs) | Precip (in) | Time (hrs) | Precip (in) | Time (hrs) | Precip (in) |
| 2.50 | 0.022407 | 2.68 | 0.029967 | 2.87 | 0.052407 | 3.05 | 0.106281 | 3.23 | 0.037347 |
| 2.52 | 0.022892 | 2.70 | 0.031025 | 2.88 | 0.057111 | 3.07 | 0.087818 | 3.25 | 0.035661 |
| 2.53 | 0.023406 | 2.72 | 0.032186 | 2.90 | 0.063019 | 3.08 | 0.075461 | 3.27 | 0.034159 |
| 2.55 | 0.023951 | 2.73 | 0.033467 | 2.92 | 0.070689 | 3.10 | 0.066587 | 3.28 | 0.032810 |
| 2.57 | 0.024532 | 2.75 | 0.034889 | 2.93 | 0.081085 | 3.12 | 0.059886 | 3.30 | 0.031591 |
| 2.58 | 0.025150 | 2.77 | 0.036479 | 2.95 | 0.096031 | 3.13 | 0.054633 | 3.32 | 0.030483 |
| 2.60 | 0.025812 | 2.78 | 0.038270 | 2.97 | 0.119437 | 3.15 | 0.050395 | 3.33 | 0.029472 |
| 2.62 | 0.026521 | 2.80 | 0.040306 | 2.98 | 0.161357 | 3.17 | 0.046895 | 3.35 | 0.028543 |
| 2.63 | 0.027284 | 2.82 | 0.042644 | **3.00** | **0.257015** | 3.18 | 0.043950 | 3.37 | 0.027687 |
| 2.65 | 0.028106 | 2.83 | 0.045362 | 3.02 | 0.197678 | 3.20 | 0.041433 | 3.38 | 0.026895 |
| 2.67 | 0.028998 | 2.85 | 0.048565 | 3.03 | 0.136942 | 3.22 | 0.039254 | 3.40 | 0.026160 |



# Hydrograph 50-yr Summary

Hydrology Studio v 3.0.0.38

File: 3680Sullivan.hys
08-30-2025

| 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 Sullivan | 5.832 | 0.30 | 6,299 | ---- | | |
| 2 | Rational | Post Sullivan | 19.23 | 0.10 | 6,923 | ---- | | |
| 3 | Pond Route | Post Sullivan | 3.834 | 0.18 | 6,922 | 2 | 277.55 | 5,058 |

# Hydrograph Report

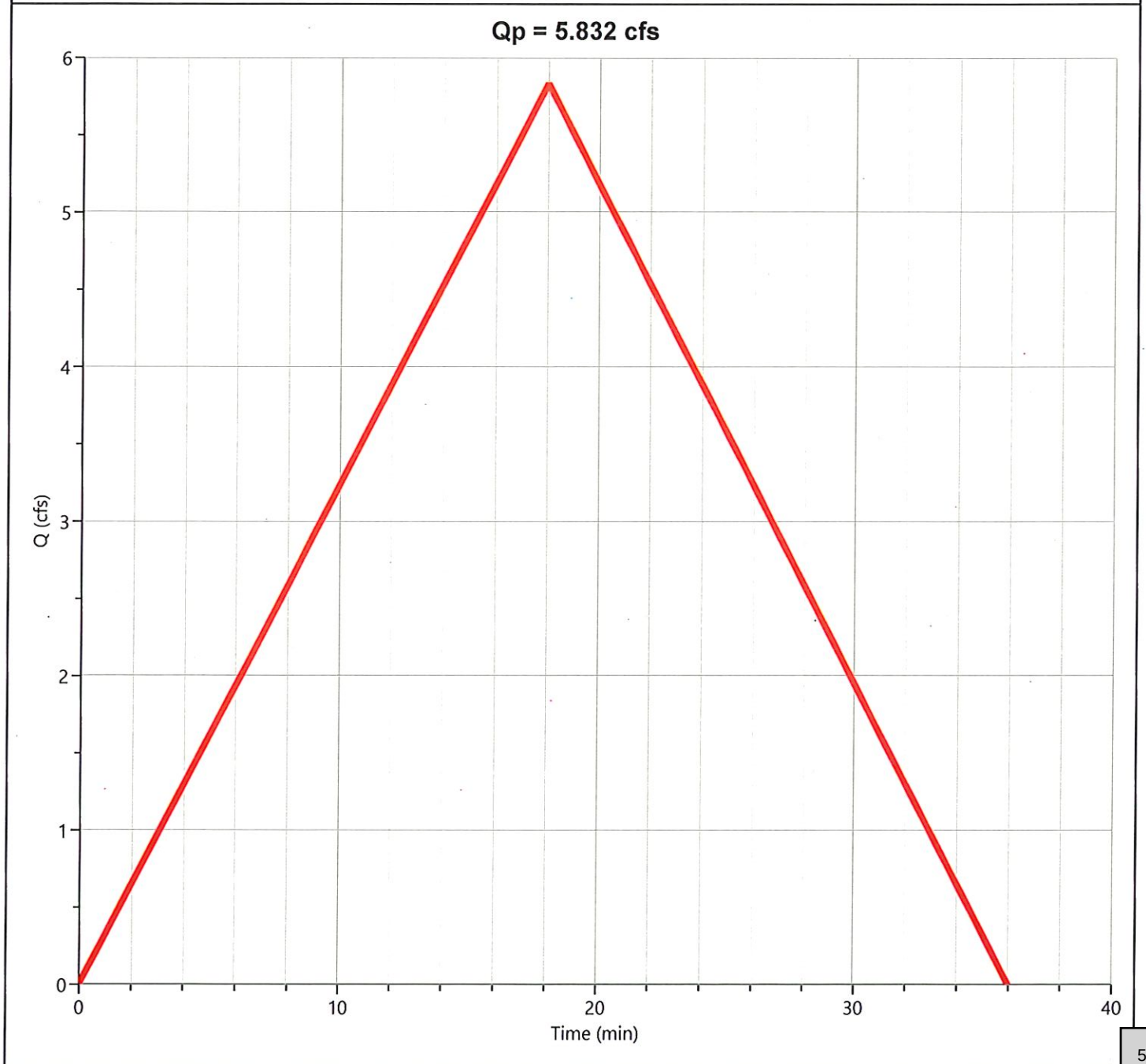
Hydrology Studio v 3.0.0.38

File: 3680Sullivan.hys
08-30-2025

## Pre Sullivan

## Hyd. No. 1

| | | | |
|---|---|---|---|
| Hydrograph Type | = Rational | Peak Flow | = 5.832 cfs |
| Storm Frequency | = 50-yr | Time to Peak | = 0.30 hrs |
| Time Interval | = 1 min | Runoff Volume | = 6,299 cuft |
| Drainage Area | = 1.96 ac | Runoff Coeff. | = 0.45 |
| Tc Method | = User | Time of Conc. (Tc) | = 18.0 min |
| IDF Curve | = Jackson Mississippi.idf | Intensity | = 6.61 in/hr |
| Freq. Corr. Factor | = 1.00 | Asc/Rec Limb Factors | = 1/1 |



# Hydrograph Report

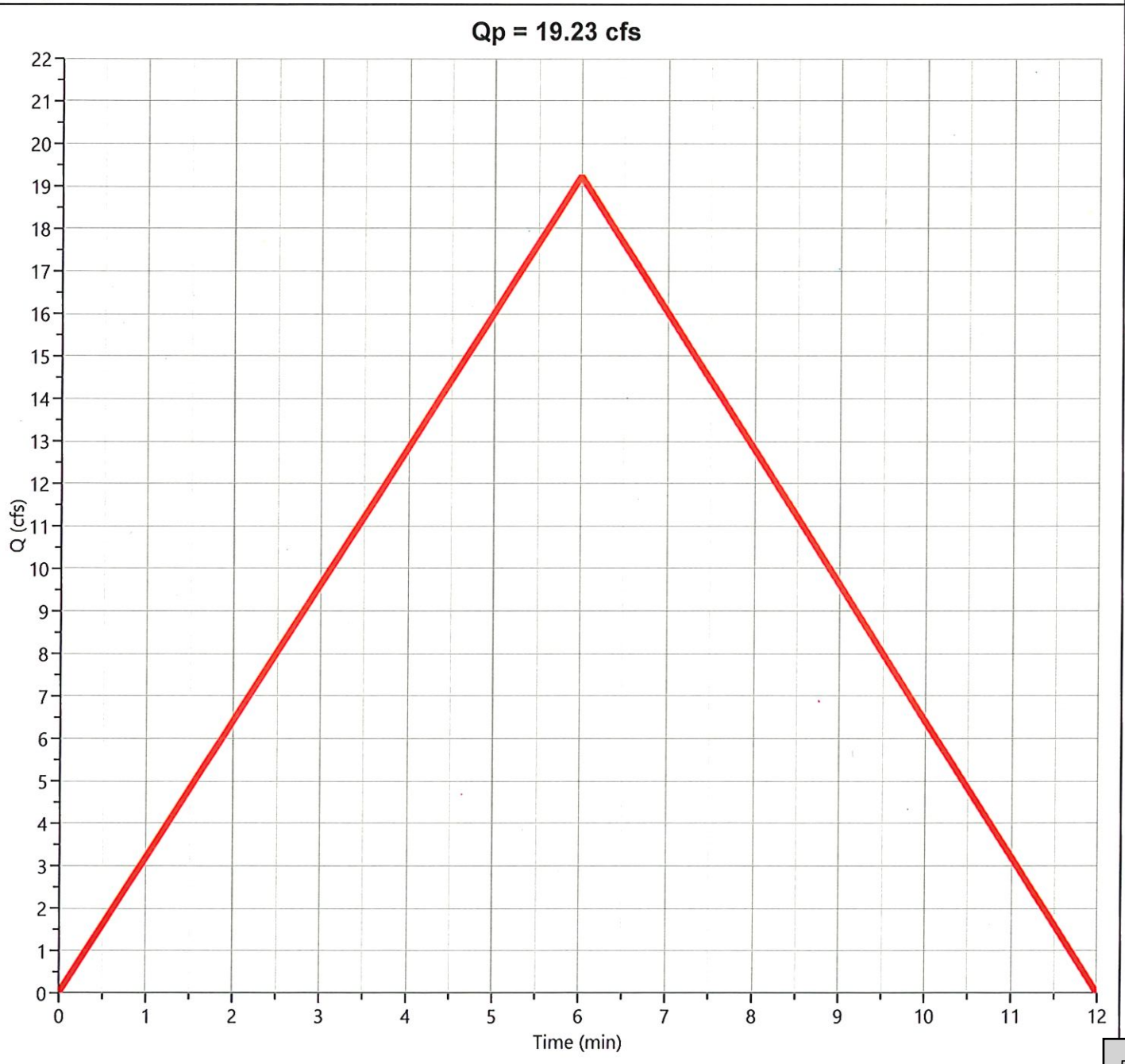
Hydrology Studio v 3.0.0.38

File: 3680Sullivan.hys
08-30-2025

## Post Sullivan

## Hyd. No. 2

| | | | |
|---|---|---|---|
| Hydrograph Type | = Rational | Peak Flow | = 19.23 cfs |
| Storm Frequency | = 50-yr | Time to Peak | = 0.10 hrs |
| Time Interval | = 1 min | Runoff Volume | = 6,923 cuft |
| Drainage Area | = 1.96 ac | Runoff Coeff. | = 0.90 |
| Tc Method | = User | Time of Conc. (Tc) | = 6.0 min |
| IDF Curve | = Jackson Mississippi.idf | Intensity | = 10.90 in/hr |
| Freq. Corr. Factor | = 1.00 | Asc/Rec Limb Factors | = 1/1 |



# Hydrograph Report

Hydrology Studio v 3.0.0.38

File: 3680Sullivan.hys
08-30-2025

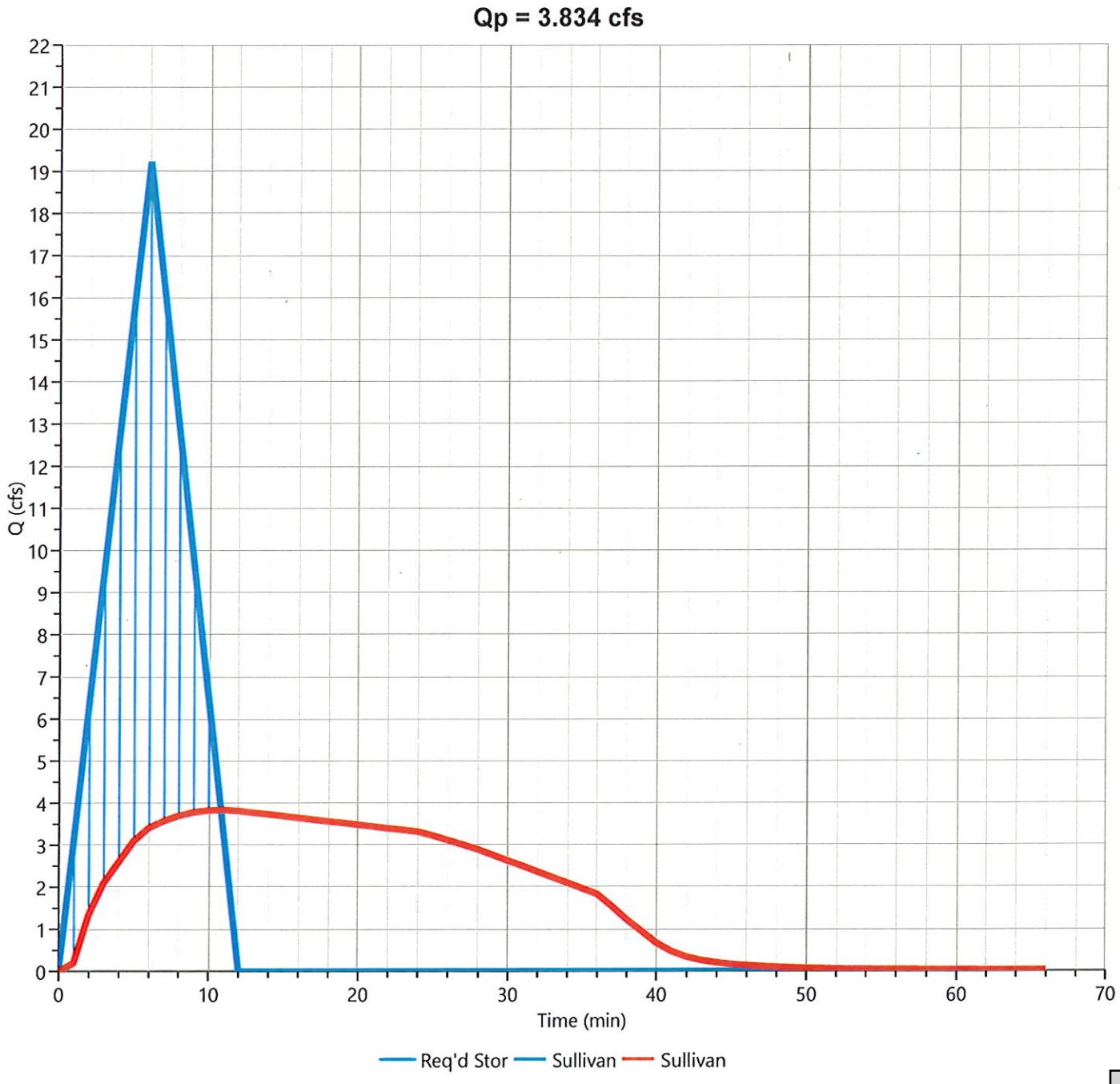
## Post Sullivan

## Hyd. No. 3

| | | | |
|---|---|---|---|
| Hydrograph Type | = Pond Route | Peak Flow | = 3.834 cfs |
| Storm Frequency | = 50-yr | Time to Peak | = 0.18 hrs |
| Time Interval | = 1 min | Hydrograph Volume | = 6,922 cuft |
| Inflow Hydrograph | = 2 - Sullivan | Max. Elevation | = 277.55 ft |
| Pond Name | = Sullivan | Max. Storage | = 5,058 cuft |

*Pond Routing by Storage Indication Method*

*Center of mass detention time = 13 min*



# Design Storm Report

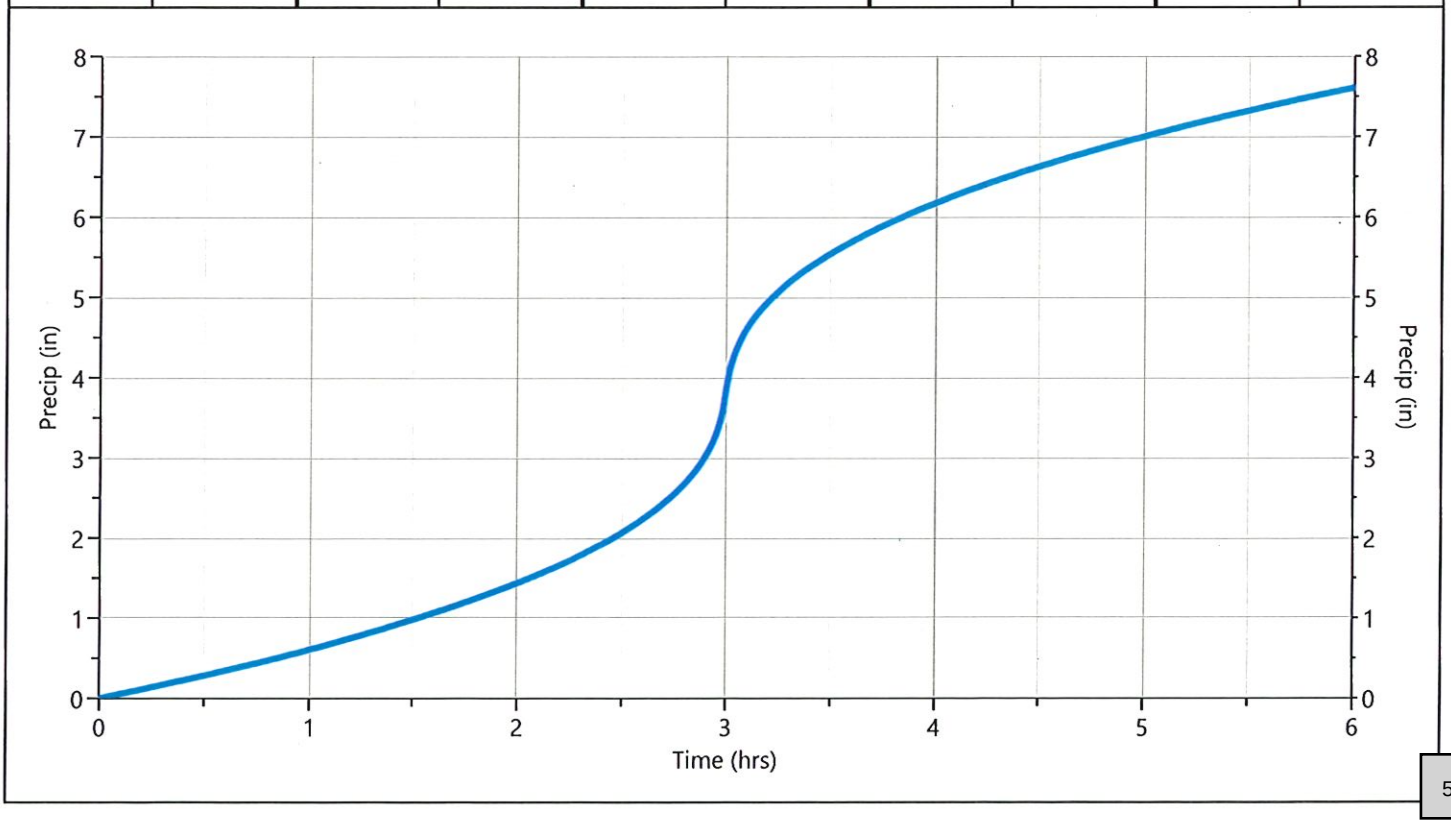
Hydrology Studio v 3.0.0.38

08-30-2025

## Storm Distribution: IDF Based - Synthetic, 6-hr

| Storm Duration | Total Rainfall Volume (in) | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | 1-yr | 2-yr | 3-yr | 5-yr | 10-yr | 25-yr | ✔ 50-yr | 100-yr | |
| 6 hrs | 3.24 | 3.75 | 0 | 4.57 | 5.38 | 6.58 | 7.61 | 8.71 | |

| Incremental Rainfall Distribution, 50-yr | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Time (hrs) | Precip (in) | Time (hrs) | Precip (in) | Time (hrs) | Precip (in) | Time (hrs) | Precip (in) | Time (hrs) | Precip (in) |
| 2.50 | 0.025937 | 2.68 | 0.034172 | 2.87 | 0.058067 | 3.05 | 0.115413 | 3.23 | 0.042096 |
| 2.52 | 0.026471 | 2.70 | 0.035314 | 2.88 | 0.063029 | 3.07 | 0.095540 | 3.25 | 0.040294 |
| 2.53 | 0.027034 | 2.72 | 0.036564 | 2.90 | 0.069260 | 3.08 | 0.082404 | 3.27 | 0.038684 |
| 2.55 | 0.027632 | 2.73 | 0.037941 | 2.92 | 0.077356 | 3.10 | 0.073024 | 3.28 | 0.037236 |
| 2.57 | 0.028266 | 2.75 | 0.039467 | 2.93 | 0.088370 | 3.12 | 0.065956 | 3.30 | 0.035924 |
| 2.58 | 0.028942 | 2.77 | 0.041168 | 2.95 | 0.104339 | 3.13 | 0.060416 | 3.32 | 0.034730 |
| 2.60 | 0.029664 | 2.78 | 0.043081 | 2.97 | 0.129807 | 3.15 | 0.055941 | 3.33 | 0.033637 |
| 2.62 | 0.030436 | 2.80 | 0.045250 | 2.98 | 0.177294 | 3.17 | 0.052240 | 3.35 | 0.032631 |
| 2.63 | 0.031265 | 2.82 | 0.047735 | **3.00** | **0.297474** | 3.18 | 0.049121 | 3.37 | 0.031703 |
| 2.65 | 0.032158 | 2.83 | 0.050617 | 3.02 | 0.220806 | 3.20 | 0.046448 | 3.38 | 0.030843 |
| 2.67 | 0.033124 | 2.85 | 0.054008 | 3.03 | 0.149314 | 3.22 | 0.044130 | 3.40 | 0.030043 |



# Hydrograph 100-yr Summary

Hydrology Studio v 3.0.0.38

File: 3680Sullivan.hys
08-30-2025

| 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 Sullivan | 6.375 | 0.30 | 6,885 | ---- | | |
| 2 | Rational | Post Sullivan | 20.98 | 0.10 | 7,554 | ---- | | |
| 3 | Pond Route | Post Sullivan | 3.935 | 0.18 | 7,553 | 2 | 277.67 | 5,626 |

# Hydrograph Report

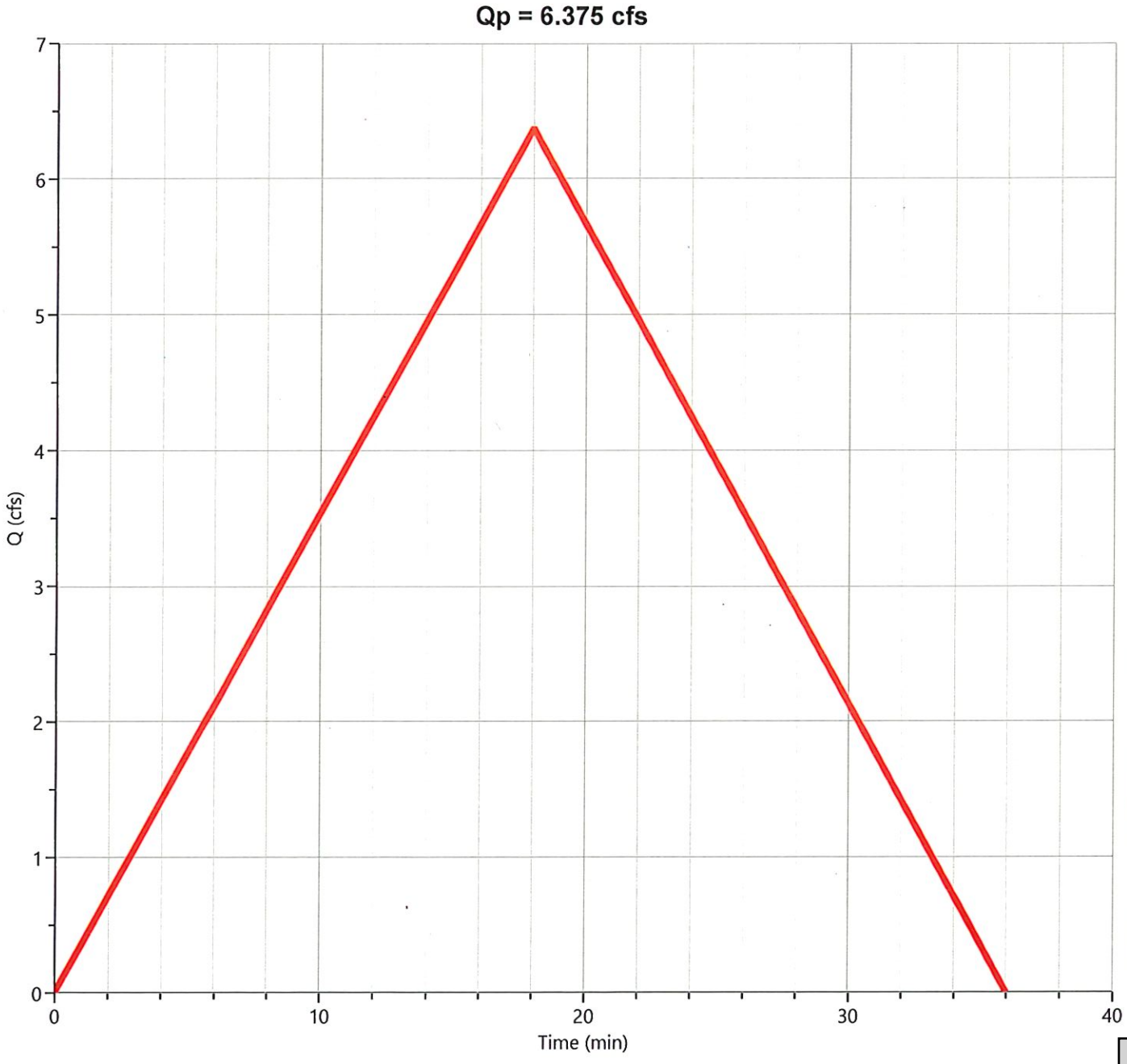
Hydrology Studio v 3.0.0.38

File: 3680Sullivan.hys
08-30-2025

## Pre Sullivan

## Hyd. No. 1

| | | | |
|---|---|---|---|
| Hydrograph Type | = Rational | Peak Flow | = 6.375 cfs |
| Storm Frequency | = 100-yr | Time to Peak | = 0.30 hrs |
| Time Interval | = 1 min | Runoff Volume | = 6,885 cuft |
| Drainage Area | = 1.96 ac | Runoff Coeff. | = 0.45 |
| Tc Method | = User | Time of Conc. (Tc) | = 18.0 min |
| IDF Curve | = Jackson Mississippi.idf | Intensity | = 7.23 in/hr |
| Freq. Corr. Factor | = 1.00 | Asc/Rec Limb Factors | = 1/1 |



# Hydrograph Report

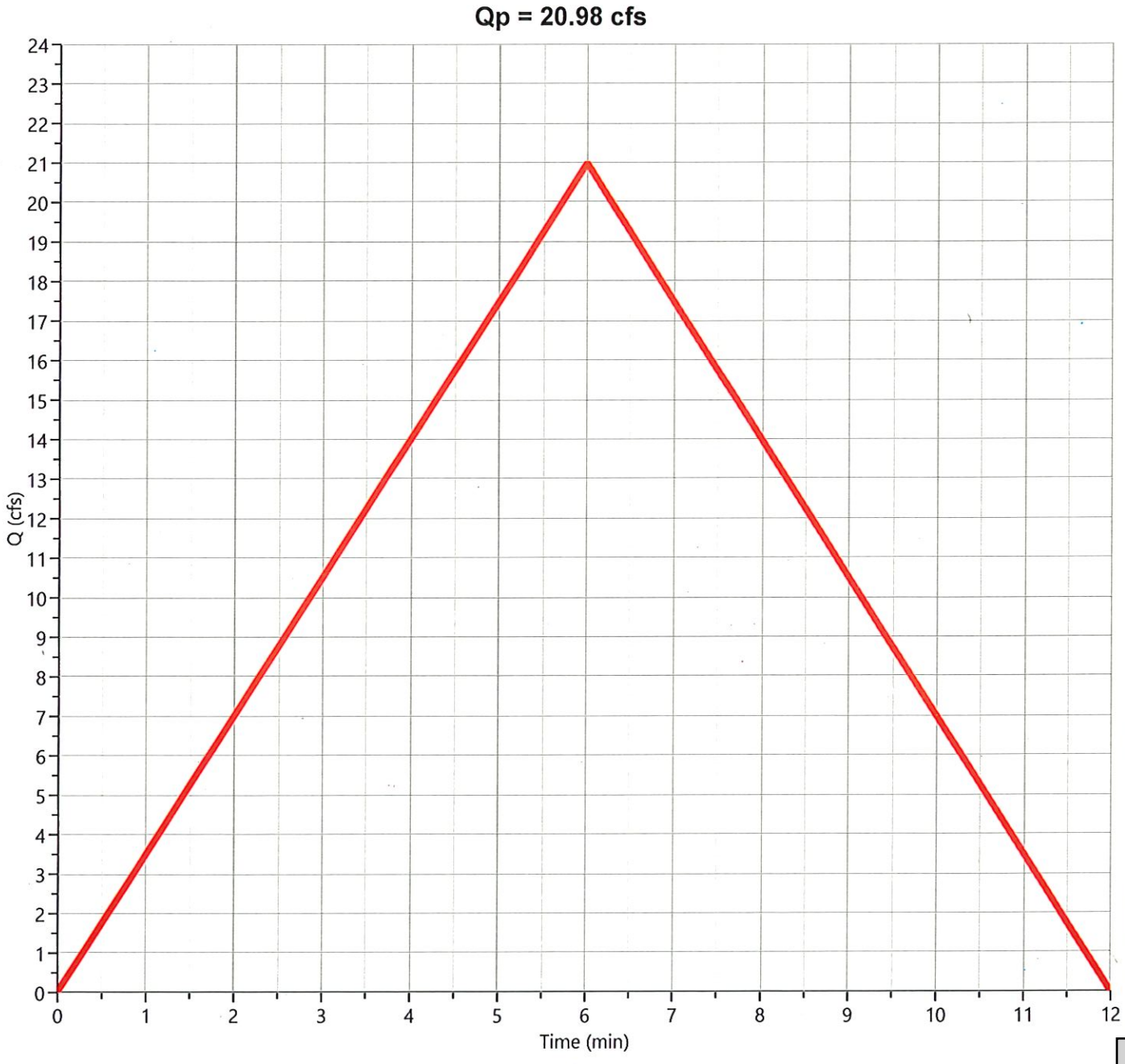
Hydrology Studio v 3.0.0.38

File: 3680Sullivan.hys
08-30-2025

## Post Sullivan

## Hyd. No. 2

| | | | |
|---|---|---|---|
| Hydrograph Type | = Rational | Peak Flow | = 20.98 cfs |
| Storm Frequency | = 100-yr | Time to Peak | = 0.10 hrs |
| Time Interval | = 1 min | Runoff Volume | = 7,554 cuft |
| Drainage Area | = 1.96 ac | Runoff Coeff. | = 0.90 |
| Tc Method | = User | Time of Conc. (Tc) | = 6.0 min |
| IDF Curve | = Jackson Mississippi.idf | Intensity | = 11.90 in/hr |
| Freq. Corr. Factor | = 1.00 | Asc/Rec Limb Factors | = 1/1 |



# Hydrograph Report

Hydrology Studio v 3.0.0.38

File: 3680Sullivan.hys
08-30-2025

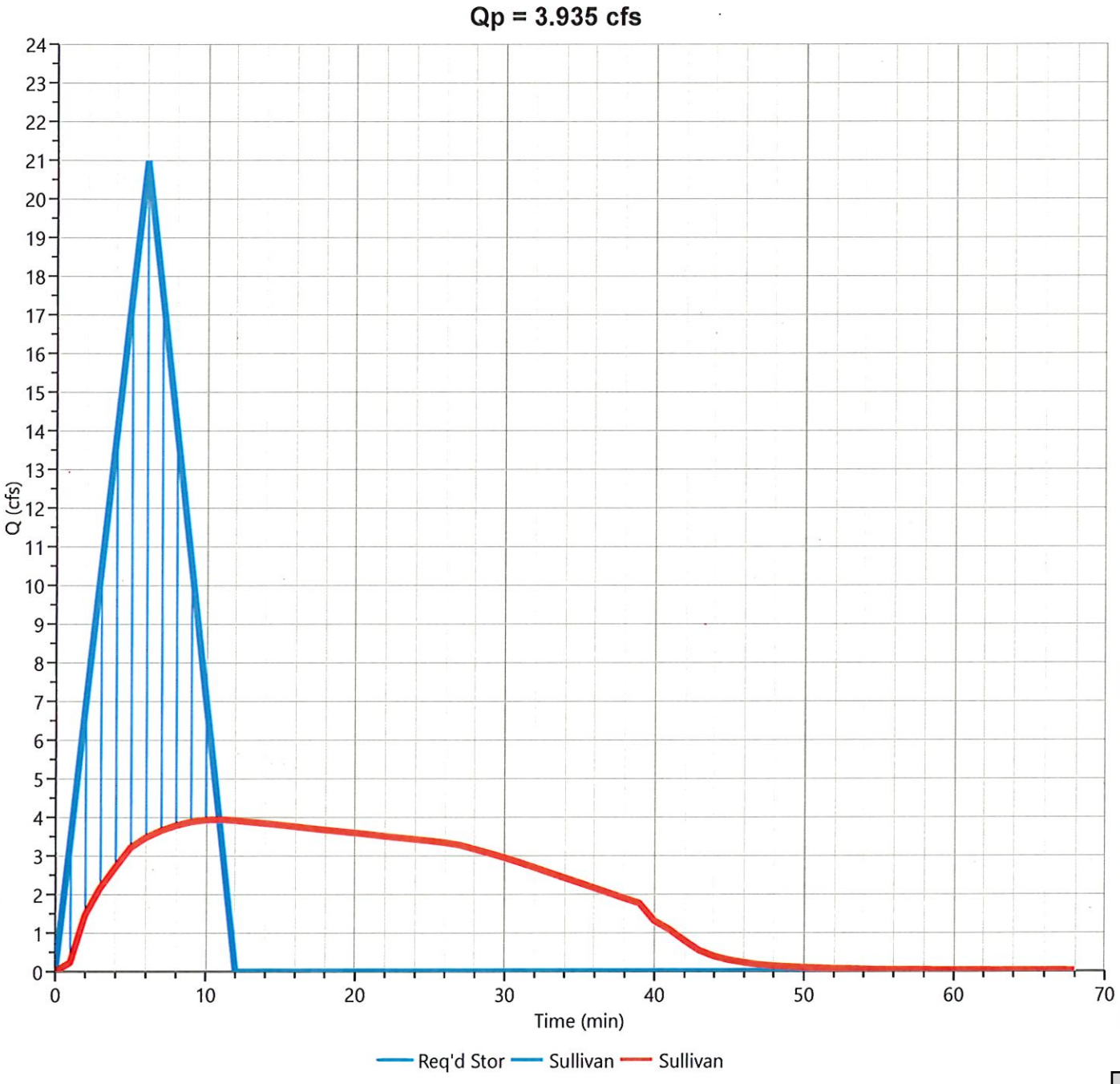
## Post Sullivan

## Hyd. No. 3

| | | | |
|---|---|---|---|
| Hydrograph Type | = Pond Route | Peak Flow | = 3.935 cfs |
| Storm Frequency | = 100-yr | Time to Peak | = 0.18 hrs |
| Time Interval | = 1 min | Hydrograph Volume | = 7,553 cuft |
| Inflow Hydrograph | = 2 - Sullivan | Max. Elevation | = 277.67 ft |
| Pond Name | = Sullivan | Max. Storage | = 5,626 cuft |

*Pond Routing by Storage Indication Method*

*Center of mass detention time = 14 min*



# Design Storm Report

Cust

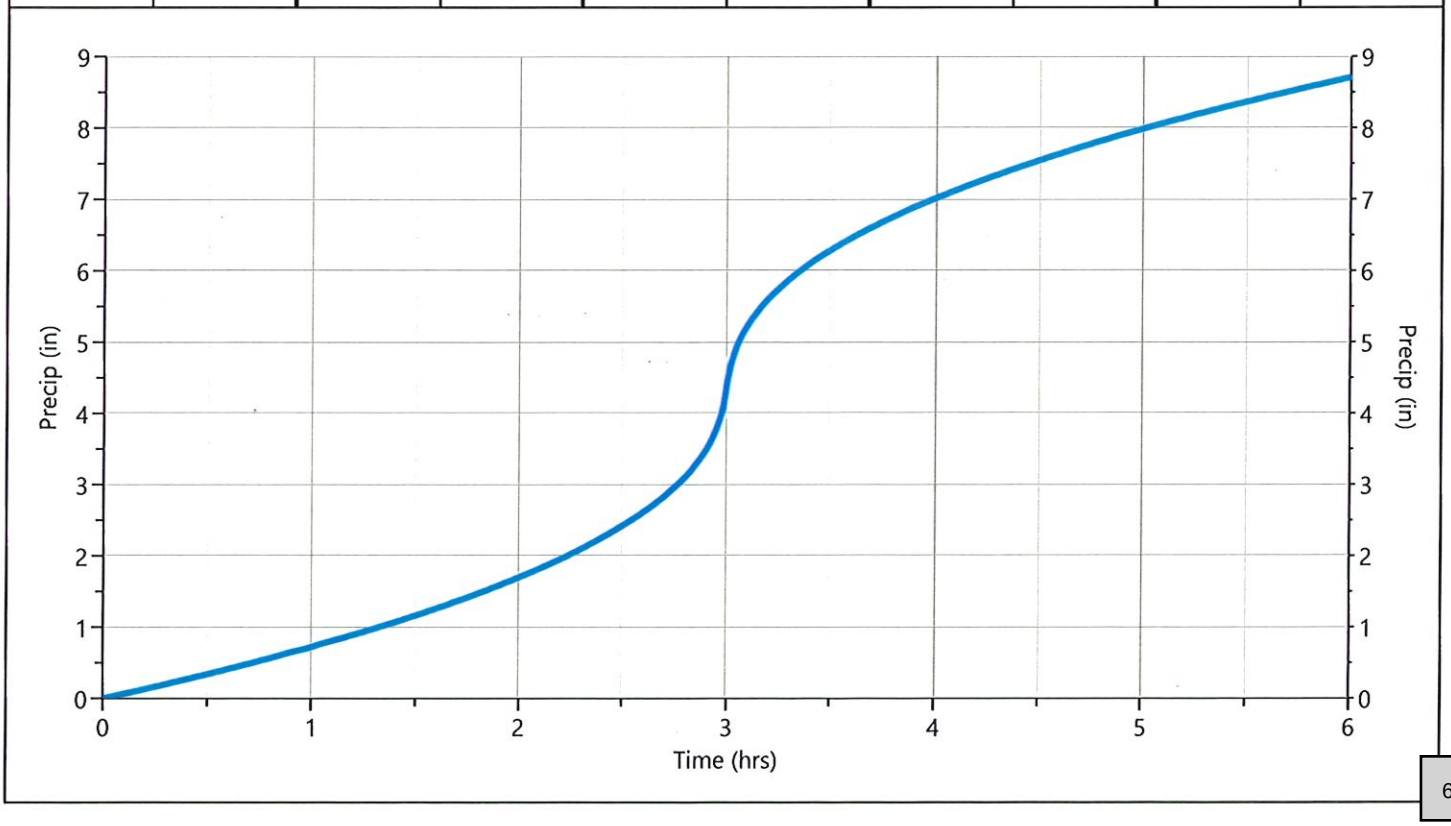
Hydrology Studio v 3.0.0.38

08-30-2025

## Storm Distribution: IDF Based - Synthetic, 6-hr

| Storm Duration | Total Rainfall Volume (in) | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | 1-yr | 2-yr | 3-yr | 5-yr | 10-yr | 25-yr | 50-yr | ✔ 100-yr | |
| 6 hrs | 3.24 | 3.75 | 0 | 4.57 | 5.38 | 6.58 | 7.61 | 8.71 | |

| Incremental Rainfall Distribution, 100-yr | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Time (hrs) | Precip (in) | Time (hrs) | Precip (in) | Time (hrs) | Precip (in) | Time (hrs) | Precip (in) | Time (hrs) | Precip (in) |
| 2.50 | 0.029753 | 2.68 | 0.038731 | 2.87 | 0.064265 | 3.05 | 0.124765 | 3.23 | 0.047268 |
| 2.52 | 0.030338 | 2.70 | 0.039967 | 2.88 | 0.069510 | 3.07 | 0.103751 | 3.25 | 0.045334 |
| 2.53 | 0.030956 | 2.72 | 0.041318 | 2.90 | 0.076081 | 3.08 | 0.089918 | 3.27 | 0.043603 |
| 2.55 | 0.031611 | 2.73 | 0.042804 | 2.92 | 0.084606 | 3.10 | 0.080046 | 3.28 | 0.042043 |
| 2.57 | 0.032305 | 2.75 | 0.044446 | 2.93 | 0.096197 | 3.12 | 0.072598 | 3.30 | 0.040627 |
| 2.58 | 0.033044 | 2.77 | 0.046273 | 2.95 | 0.113037 | 3.13 | 0.066750 | 3.32 | 0.039336 |
| 2.60 | 0.033832 | 2.78 | 0.048324 | 2.97 | 0.140096 | 3.15 | 0.062015 | 3.33 | 0.038152 |
| 2.62 | 0.034674 | 2.80 | 0.050644 | 2.98 | 0.191645 | 3.17 | 0.058089 | 3.35 | 0.037061 |
| 2.63 | 0.035577 | 2.82 | 0.053296 | **3.00** | **0.331408** | 3.18 | 0.054771 | 3.37 | 0.036053 |
| 2.65 | 0.036547 | 2.83 | 0.056364 | 3.02 | 0.240539 | 3.20 | 0.051924 | 3.38 | 0.035117 |
| 2.67 | 0.037596 | 2.85 | 0.059965 | 3.03 | 0.161072 | 3.22 | 0.049446 | 3.40 | 0.034246 |



# IDF Report

IDF filename: Ja

Hydrology Studio v 3.0.0.38

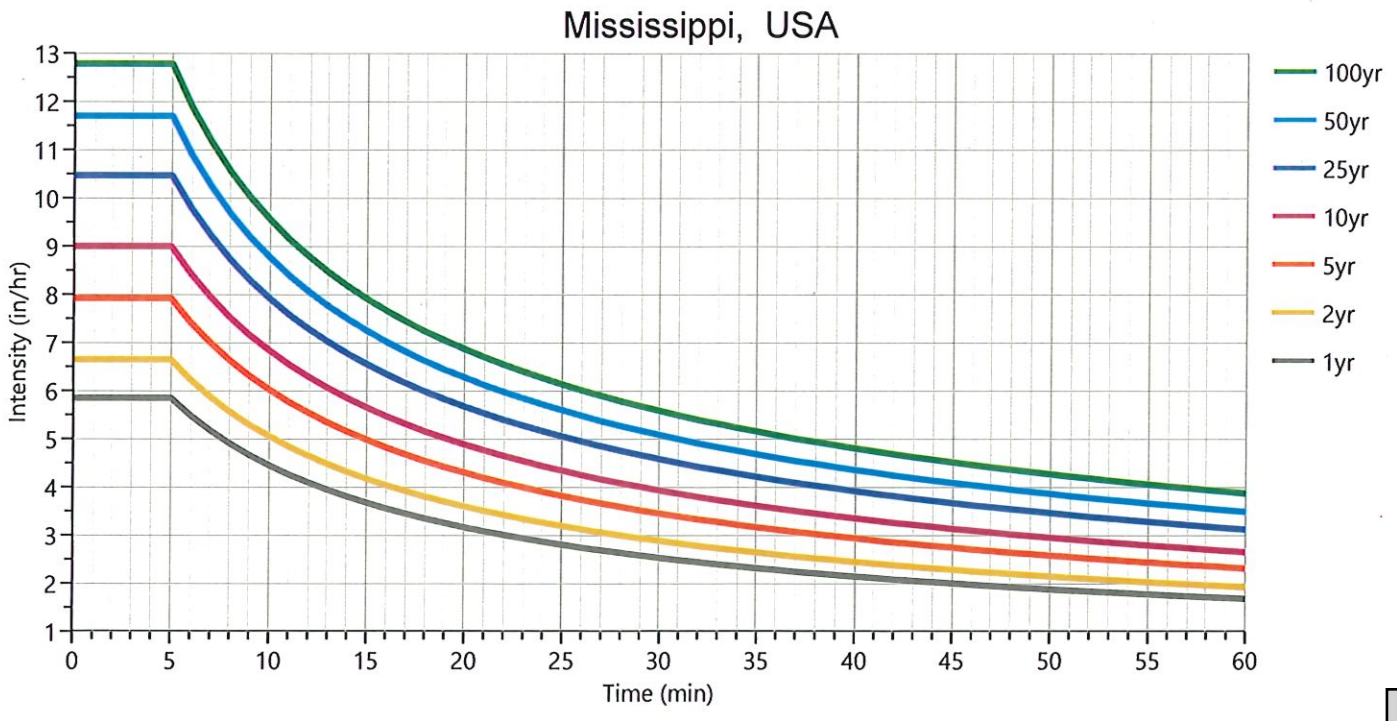
08-30-2025

| Equation Coefficients | Intensity = B / (Tc + D)^E (in/hr) | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | 1-yr | 2-yr | 3-yr | 5-yr | 10-yr | 25-yr | 50-yr | 100-yr | |
| B | 26.0235 | 28.5705 | 0.0000 | 33.1705 | 35.3629 | 37.4541 | 37.9551 | 38.6689 | |
| D | 4.7000 | 4.5000 | 0.0000 | 4.4000 | 4.0000 | 3.4000 | 2.7000 | 2.3000 | |
| E | 0.6572 | 0.6480 | 0.0000 | 0.6397 | 0.6230 | 0.5989 | 0.5767 | 0.5571 | |

*Minimum Tc = 5 minutes*

| Tc (min) | Intensity Values (in/hr) | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | 1-yr | 2-yr | 3-yr | 5-yr | 10-yr | 25-yr | 50-yr | 100-yr | |
| Cf | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | |
| 5 | 5.85 | 6.64 | 0 | 7.91 | 9.00 | 10.47 | 11.70 | 12.78 | |
| 10 | 4.45 | 5.05 | 0 | 6.02 | 6.83 | 7.91 | 8.76 | 9.55 | |
| 15 | 3.67 | 4.17 | 0 | 4.98 | 5.65 | 6.55 | 7.24 | 7.90 | |
| 20 | 3.16 | 3.60 | 0 | 4.30 | 4.88 | 5.67 | 6.27 | 6.86 | |
| 25 | 2.80 | 3.19 | 0 | 3.81 | 4.34 | 5.05 | 5.59 | 6.13 | |
| 30 | 2.53 | 2.88 | 0 | 3.45 | 3.93 | 4.58 | 5.08 | 5.58 | |
| 35 | 2.32 | 2.64 | 0 | 3.16 | 3.61 | 4.21 | 4.68 | 5.15 | |
| 40 | 2.14 | 2.44 | 0 | 2.93 | 3.35 | 3.92 | 4.36 | 4.80 | |
| 45 | 2.00 | 2.28 | 0 | 2.74 | 3.13 | 3.67 | 4.09 | 4.51 | |
| 50 | 1.88 | 2.14 | 0 | 2.57 | 2.95 | 3.46 | 3.86 | 4.27 | |
| 55 | 1.77 | 2.02 | 0 | 2.43 | 2.79 | 3.28 | 3.66 | 4.05 | |
| 60 | 1.68 | 1.92 | 0 | 2.31 | 2.65 | 3.12 | 3.49 | 3.87 | |

*Cf = Correction Factor applied to Rational Method runoff coefficient.*



# Precipitation Report

Precipitation filename: Ja[illegible]

Hydrology Studio v 3.0.0.38 (Rainfall totals in Inches) 08-30-2025

| | Active | 1-yr | 2-yr | 3-yr | 5-yr | 10-yr | 25-yr | 50-yr | 100-yr |
|---|---|---|---|---|---|---|---|---|---|
| **Active** | | | ✔ | | ✔ | ✔ | ✔ | ✔ | ✔ |
| **SCS Storms** | **> SCS Dimensionless Storms** | | | | | | | | |
| SCS 6hr | | 1.20 | 1.50 | 0 | 1.86 | 2.18 | 2.64 | 3.01 | 3.41 |
| Type I, 24-hr | | 1.82 | 2.28 | 0 | 2.85 | 3.31 | 3.94 | 4.43 | 4.94 |
| Type IA, 24-hr | | 1.82 | 2.28 | 0 | 2.85 | 3.31 | 3.94 | 4.43 | 4.94 |
| Type II, 24-hr | | 1.82 | 2.28 | 0 | 2.85 | 3.31 | 3.94 | 4.43 | 4.94 |
| Type II FL, 24-hr | | 1.82 | 2.28 | 0 | 2.85 | 3.31 | 3.94 | 4.43 | 4.94 |
| Type III, 24-hr | | 1.82 | 2.28 | 0 | 2.85 | 3.31 | 3.94 | 4.43 | 4.94 |
| **Synthetic Storms** | **> IDF-Based Synthetic Storms** | | | | | | | | |
| 1-hr | | 1.68 | 1.92 | 0 | 2.31 | 2.65 | 3.12 | 3.49 | 3.87 |
| 2-hr | | 2.18 | 2.51 | 0 | 3.03 | 3.51 | 4.19 | 4.74 | 5.32 |
| 3-hr | | 2.53 | 2.92 | 0 | 3.54 | 4.12 | 4.95 | 5.65 | 6.38 |
| 6-hr | ✔ | 3.24 | 3.75 | 0 | 4.57 | 5.38 | 6.58 | 7.61 | 8.71 |
| 12-hr | | 4.12 | 4.81 | 0 | 5.89 | 7.02 | 8.71 | 10.23 | 11.86 |
| 24-hr | | 5.24 | 6.15 | 0 | 7.58 | 9.13 | 11.52 | 13.73 | 16.13 |
| **Huff Distribution** | **> 1st Quartile (0 to 6 hrs)** | | | | | | | | |
| 1-hr | | 0.76 | 0.98 | 0 | 1.33 | 1.61 | 2.01 | 2.34 | 2.69 |
| 2-hr | | 0.89 | 1.14 | 0 | 1.50 | 1.80 | 2.24 | 2.60 | 2.99 |
| 3-hr | | 0.98 | 1.24 | 0 | 1.59 | 1.90 | 2.33 | 2.68 | 3.07 |
| 6-hr | | 1.20 | 1.50 | 0 | 1.86 | 2.18 | 2.64 | 3.01 | 3.41 |
| **Huff Distribution** | **> 2nd Quartile (>6 to 12 hrs)** | | | | | | | | |
| 8-hr | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12-hr | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Huff Distribution** | **> 3rd Quartile (>12 to 24 hrs)** | | | | | | | | |
| 18-hr | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 24-hr | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Custom Storms** | **> Custom Storm Distributions** | | | | | | | | |
| My Custom Storm 1 | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| My Custom Storm 2 | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| My Custom Storm 3 | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| My Custom Storm 4 | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| My Custom Storm 5 | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| My Custom Storm 6 | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| My Custom Storm 7 | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| My Custom Storm 8 | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| My Custom Storm 9 | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| My Custom Storm 10 | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

# Precipitation Report Cont'd

Precipitation filename: Jac

Rainfall totals in Inches

08-30-2025

| | Active | 1-yr | 2-yr | 3-yr | 5-yr | 10-yr | 25-yr | 50-yr | 100-yr |
|---|---|---|---|---|---|---|---|---|---|
| **Active** | | | ✔ | | ✔ | ✔ | ✔ | ✔ | ✔ |
| **Huff Indiana** | **> Indianapolis** | | | | | | | | |
| 30-min | | 0.99 | 1.19 | 0 | 1.44 | 1.63 | 1.89 | 2.08 | 2.28 |
| 1-hr | | 1.21 | 1.46 | 0 | 1.81 | 2.08 | 2.45 | 2.75 | 3.06 |
| 2-hr | | 1.46 | 1.77 | 0 | 2.22 | 2.57 | 3.05 | 3.44 | 3.85 |
| 3-hr | | 1.57 | 1.90 | 0 | 2.38 | 2.76 | 3.30 | 3.75 | 4.21 |
| 6-hr | | 1.92 | 2.31 | 0 | 2.88 | 3.36 | 4.01 | 4.56 | 5.13 |
| 12-hr | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 24-hr | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Huff Indiana** | **> Evansville** | | | | | | | | |
| 30-min | | 0.99 | 1.19 | 0 | 1.44 | 1.63 | 1.89 | 2.08 | 2.28 |
| 1-hr | | 1.21 | 1.46 | 0 | 1.81 | 2.08 | 2.45 | 2.75 | 3.06 |
| 2-hr | | 1.46 | 1.77 | 0 | 2.22 | 2.57 | 3.05 | 3.44 | 3.85 |
| 3-hr | | 1.57 | 1.90 | 0 | 2.38 | 2.76 | 3.30 | 3.75 | 4.21 |
| 6-hr | | 1.92 | 2.31 | 0 | 2.88 | 3.36 | 4.01 | 4.56 | 5.13 |
| 12-hr | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 24-hr | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Huff Indiana** | **> Fort Wayne** | | | | | | | | |
| 30-min | | 0.99 | 1.19 | 0 | 1.44 | 1.63 | 1.89 | 2.08 | 2.28 |
| 1-hr | | 1.21 | 1.46 | 0 | 1.81 | 2.08 | 2.45 | 2.75 | 3.06 |
| 2-hr | | 1.46 | 1.77 | 0 | 2.22 | 2.57 | 3.05 | 3.44 | 3.85 |
| 3-hr | | 1.57 | 1.90 | 0 | 2.38 | 2.76 | 3.30 | 3.75 | 4.21 |
| 6-hr | | 1.92 | 2.31 | 0 | 2.88 | 3.36 | 4.01 | 4.56 | 5.13 |
| 12-hr | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 24-hr | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Huff Indiana** | **> South Bend** | | | | | | | | |
| 30-min | | 0.99 | 1.19 | 0 | 1.44 | 1.63 | 1.89 | 2.08 | 2.28 |
| 1-hr | | 1.21 | 1.46 | 0 | 1.81 | 2.08 | 2.45 | 2.75 | 3.06 |
| 2-hr | | 1.46 | 1.77 | 0 | 2.22 | 2.57 | 3.05 | 3.44 | 3.85 |
| 3-hr | | 1.57 | 1.90 | 0 | 2.38 | 2.76 | 3.30 | 3.75 | 4.21 |
| 6-hr | | 1.92 | 2.31 | 0 | 2.88 | 3.36 | 4.01 | 4.56 | 5.13 |
| 12-hr | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 24-hr | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

# Precipitation Report Cont'd

Precipitation filename: Jac

Rainfall totals in Inches

08-30-2025

| | Active | 1-yr | 2-yr | 3-yr | 5-yr | 10-yr | 25-yr | 50-yr | 100-yr |
|---|---|---|---|---|---|---|---|---|---|
| **Active** | | | ✔ | | ✔ | ✔ | ✔ | ✔ | ✔ |
| **NRCS Storms** | **> NRCS Dimensionless Storms** | | | | | | | | |
| NRCS MSE3, 24-hr | | 2.72 | 3.27 | 0 | 4.07 | 4.72 | 5.63 | 6.37 | 7.15 |
| NRCS MSE4, 24-hr | | 2.72 | 3.27 | 0 | 4.07 | 4.72 | 5.63 | 6.37 | 7.15 |
| NRCS MSE3, 24-hr | | 2.72 | 3.27 | 0 | 4.07 | 4.72 | 5.63 | 6.37 | 7.15 |
| NRCS MSE4, 24-hr | | 2.72 | 3.27 | 0 | 4.07 | 4.72 | 5.63 | 6.37 | 7.15 |
| NRCS MSE5, 24-hr | | 2.72 | 3.27 | 0 | 4.07 | 4.72 | 5.63 | 6.37 | 7.15 |
| NRCS MSE6, 24-hr | | 2.72 | 3.27 | 0 | 4.07 | 4.72 | 5.63 | 6.37 | 7.15 |
| NOAA-A, 24-hr | | 2.72 | 3.27 | 0 | 4.07 | 4.72 | 5.63 | 6.37 | 7.15 |
| NOAA-B, 24-hr | | 2.72 | 3.27 | 0 | 4.07 | 4.72 | 5.63 | 6.37 | 7.15 |
| NOAA-C, 24-hr | | 2.72 | 3.27 | 0 | 4.07 | 4.72 | 5.63 | 6.37 | 7.15 |
| NOAA-D, 24-hr | | 2.72 | 3.27 | 0 | 4.07 | 4.72 | 5.63 | 6.37 | 7.15 |
| NRCC-A, 24-hr | | 2.72 | 3.27 | 0 | 4.07 | 4.72 | 5.63 | 6.37 | 7.15 |
| NRCC-B, 24-hr | | 2.72 | 3.27 | 0 | 4.07 | 4.72 | 5.63 | 6.37 | 7.15 |
| NRCC-C, 24-hr | | 2.72 | 3.27 | 0 | 4.07 | 4.72 | 5.63 | 6.37 | 7.15 |
| NRCC-D, 24-hr | | 2.72 | 3.27 | 0 | 4.07 | 4.72 | 5.63 | 6.37 | 7.15 |
| CA-1, 24-hr | | 2.72 | 3.27 | 0 | 4.07 | 4.72 | 5.63 | 6.37 | 7.15 |
| CA-2, 24-hr | | 2.72 | 3.27 | 0 | 4.07 | 4.72 | 5.63 | 6.37 | 7.15 |
| CA-3, 24-hr | | 2.72 | 3.27 | 0 | 4.07 | 4.72 | 5.63 | 6.37 | 7.15 |
| CA-4, 24-hr | | 2.72 | 3.27 | 0 | 4.07 | 4.72 | 5.63 | 6.37 | 7.15 |
| CA-5, 24-hr | | 2.72 | 3.27 | 0 | 4.07 | 4.72 | 5.63 | 6.37 | 7.15 |
| CA-6, 24-hr | | 2.72 | 3.27 | 0 | 4.07 | 4.72 | 5.63 | 6.37 | 7.15 |
| **FDOT Storms** | **> Florida DOT Storms** | | | | | | | | |
| FDOT, 1-hr | | 0 | 2.14 | 2.36 | 2.58 | 2.92 | 3.35 | 3.66 | 3.95 |
| FDOT, 2-hr | | 0 | 2.70 | 3.00 | 3.26 | 3.69 | 4.24 | 4.64 | 5.00 |
| FDOT, 4-hr | | 0 | 3.28 | 3.76 | 4.00 | 4.80 | 5.50 | 6.20 | 6.80 |
| FDOT, 8-hr | | 0 | 3.76 | 4.32 | 4.80 | 5.60 | 6.20 | 7.20 | 8.00 |
| FDOT, 24-hr | | 0 | 4.28 | 4.75 | 5.21 | 6.11 | 7.53 | 8.78 | 10.20 |
| FDOT, 72-hr | | 0 | 5.44 | 6.10 | 6.74 | 7.98 | 9.92 | 11.60 | 13.40 |
| SFWMD, 72-hr | | 0 | 5.44 | 6.10 | 6.74 | 7.98 | 9.92 | 11.60 | 13.40 |
| **Austin Storms** | **> Austin Frequency Storms** | | | | | | | | |
| Austin Zone 1, 24-hr | | 0 | 4.14 | 0 | 5.51 | 6.84 | 8.90 | 10.69 | 12.80 |
| Austin Zone 2, 24-hr | | 0 | 4.06 | 0 | 5.38 | 6.65 | 8.59 | 10.28 | 12.23 |

CORNER STREET PROPERTIES, LLC
C-2

RIWZEE KUIPER N
R-2

THOMAS DAVID C
R-2

DO LAN MARIE
R-2

OSWALT AUBREY
R-2

BRANDON BROWN PROPERTIES, LLC
C-2

N89°45'58"W 416.51'

5' SIDE YARD SETBACK

S89°46'36"W 416.51'

N0°02'44"W 228.94'

S0°02'44"E 229.02'

S0°02'44"E 111.33'

20' REAR YARD SETBACK

50' REAR YARD SETBACK

35' FRONT YARD SETBACK

15' LANDSCAPE

ENTERPRISE DRIVE

20,000SF

CONCRETE PAVING

DUMPSTER & ENCLOSURE

LOADING

VAN

DETENTION AREA

1/A1.0 SITE PLAN

SCALE: 1"=20'-0"

GRAPHIC SCALE

20 0 10 20 40 80

1"=20'

**ZONING C2**

**BUILDING USAGE = OFFICE / STORAGE**

**TOTAL SITE = 95,371SF**
**BUILDING SF = 20,000SF**
**LOT COVERAGE = 21%**

**REQUIRED PARKING**
**20,000SF / 225 = 89 SPACES**

**PROVIDED PARKING**
**90 PARKING SPACES**

OWNER 10/1/2025 9:28 AM ENTERPRISE SITE.dwg

| REVISIONS | BY |
|---|---|
| | |

WOOLDRIDGE & ASSOCIATES
464 CHURCH RD SUITE 700
MADISON, MS 39110
601-209-6665
WOOLDRIDGEARCHITECTURE@YAHOO.COM

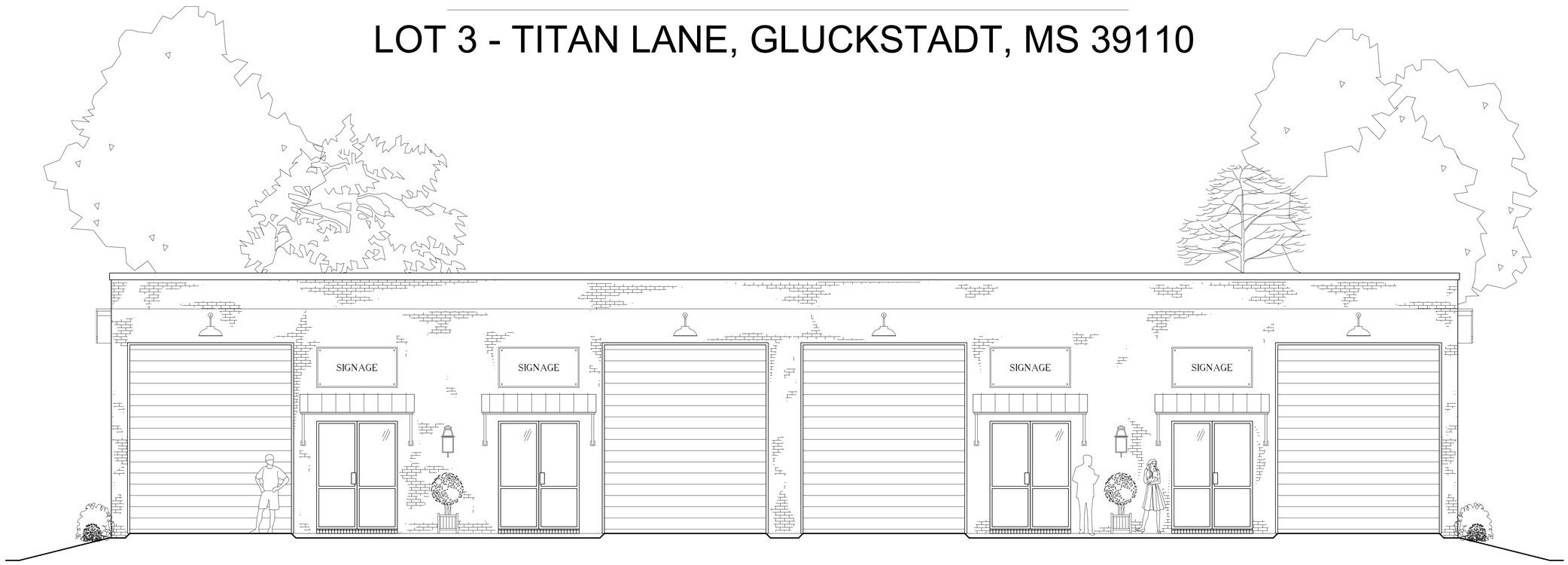
BS Properties
Enterprise Drive
Gluckstadt,Mississippi

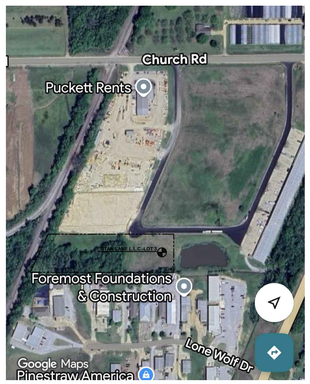


| | |
|---|---|
| DRAWN | |
| CHECKED | |
| DATE | 9/30/25 |
| SCALE | |
| JOB NO. | |
| SHEET | A1.0 |
| OF | SHEETS |

# NEW FLEX SPACE PROPERTY FOR TITAN LANE L.L.C.

## LOT 3 - TITAN LANE, GLUCKSTADT, MS 39110




**VICINITY MAP OF LOCATION**

TABLE OF CONTENTS:



**DESIGNER - MARTIN DESIGN LLC.**

KENNETH MARTIN, JR.

OWNER . DESIGNER

**OWNER OPERATOR - TITAN LANE L.L.C.**

STEVEN FOLK - FOREMOST FOUNDATIONS

GENERAL CONTRACTOR

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


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

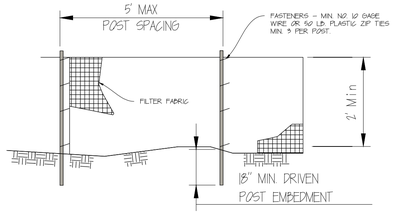
## SILT FENCE NOTES:

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

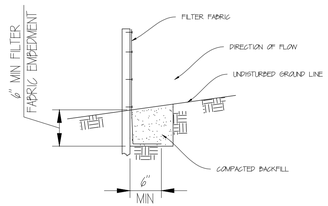
2. FILTER FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 591 GEOTEXTILE TABLE I OR 2, CLASS L WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.

3. FENCE POSTS SHALL BE EITHER WOOD POST WITH A MINIMUM CROSS-SECTIONAL AREA OF 1.5" X 1.5" OR A STANDARD STEEL POST.

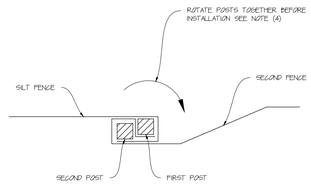
4. WHEN SPLICES ARE NECESSARY MAKE SPLICE AT POST ACCORDING TO SPLICE DETAIL. PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE. ROTATE BOTH POSTS TOGETHER AT LEAST 180 DEGREES TO CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL. CUT THE FABRIC NEAR THE BOTTOM OF THE POSTS TO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



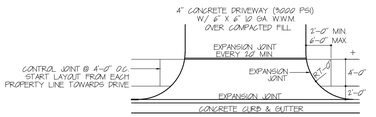

ELEVATION




FABRIC ANCHOR DETAIL




SPLICE DETAIL-PLAN VIEW



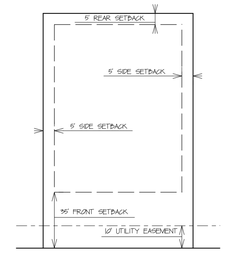

**DRIVEWAY + SIDEWALK DETAIL**

CHECK LOCAL ORDINANCES AND COVENANTS FOR ADDITIONAL REQUIREMENTS

## LEGEND

PROPERTY LINE
SILT FENCE — x — x — x — x — x — x —
UTILITY EASEMENT
BUILDING SETBACK LINE
-FRONT 35'-0"
-REAR 5'-0"
-SIDES 5'-0"
UTILITY WATER LINE
UTILITY POWER LINE
EXISTING TOPO 251
FIRE HYDRANT –

NOTE: NO SIGNAGE AT PROPERTY ENTRANCE

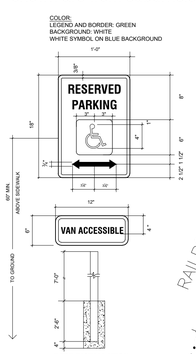



**TYPICAL LOT DETAIL**

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

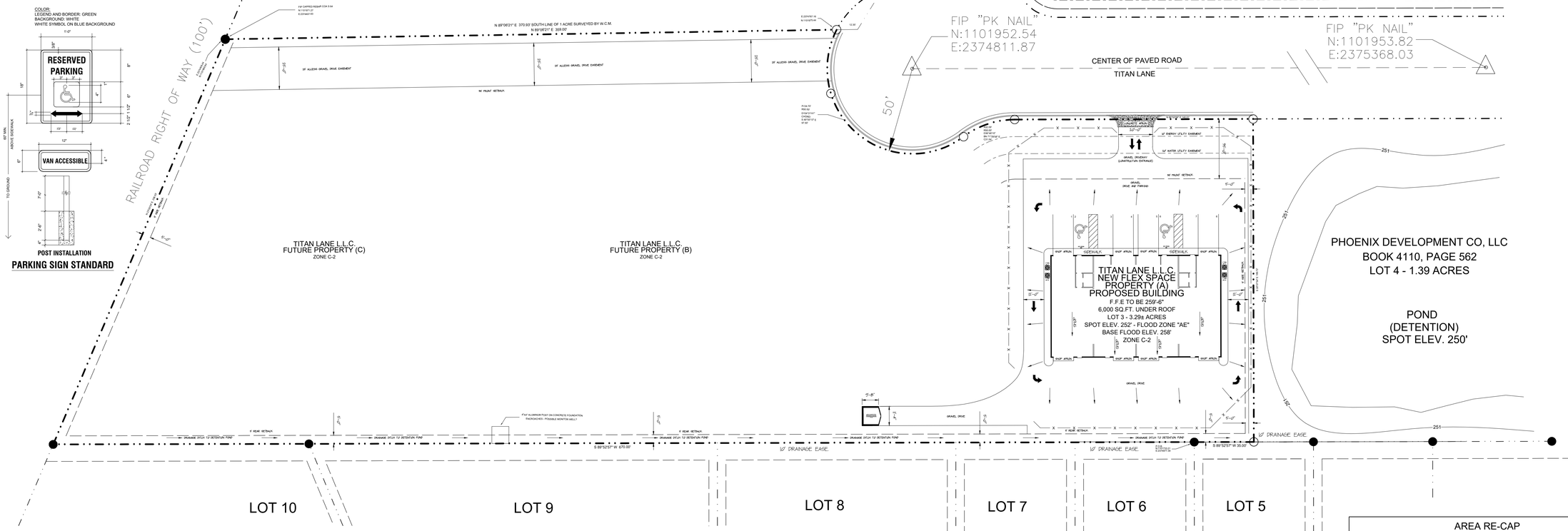
SURVEY OF 3.29 ACRES FOR PHOENIX DEVELOPMENT CO, LLC IN THE NE 1/4 OF THE NW 1/4 & THE NW 1/4 OF THE NE 1/4 OF SEC.22, T-8-N, R-2-E, MADISON COUNTY, MS.

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




POST INSTALLATION

**PARKING SIGN STANDARD**




LONE WOLF COMMERCIAL/BUSINESS PARK
PLAT CABINET "D" SLIDE 57

## SITE PLAN

SCALE: 1"=30'

| AREA RE-CAP | |
|---|---|
| AREA OF PROPERTY: | 143,312.4 SQ. FT. |
| AREA OF BUILDING: | 6,000 SQ. FT. |
| AREA OF GRAVEL AND SIDEWALK: | 16,573.15 SQ. FT. |
| LANDSCAPE AREA: | 566.74 SQ. FT. |
| GREEN AREA: | 120,172.51 SQ. FT. = 83.85% |

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

**IMPORTANT NOTICE**
READ BEFORE START OF CONSTRUCTION:

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

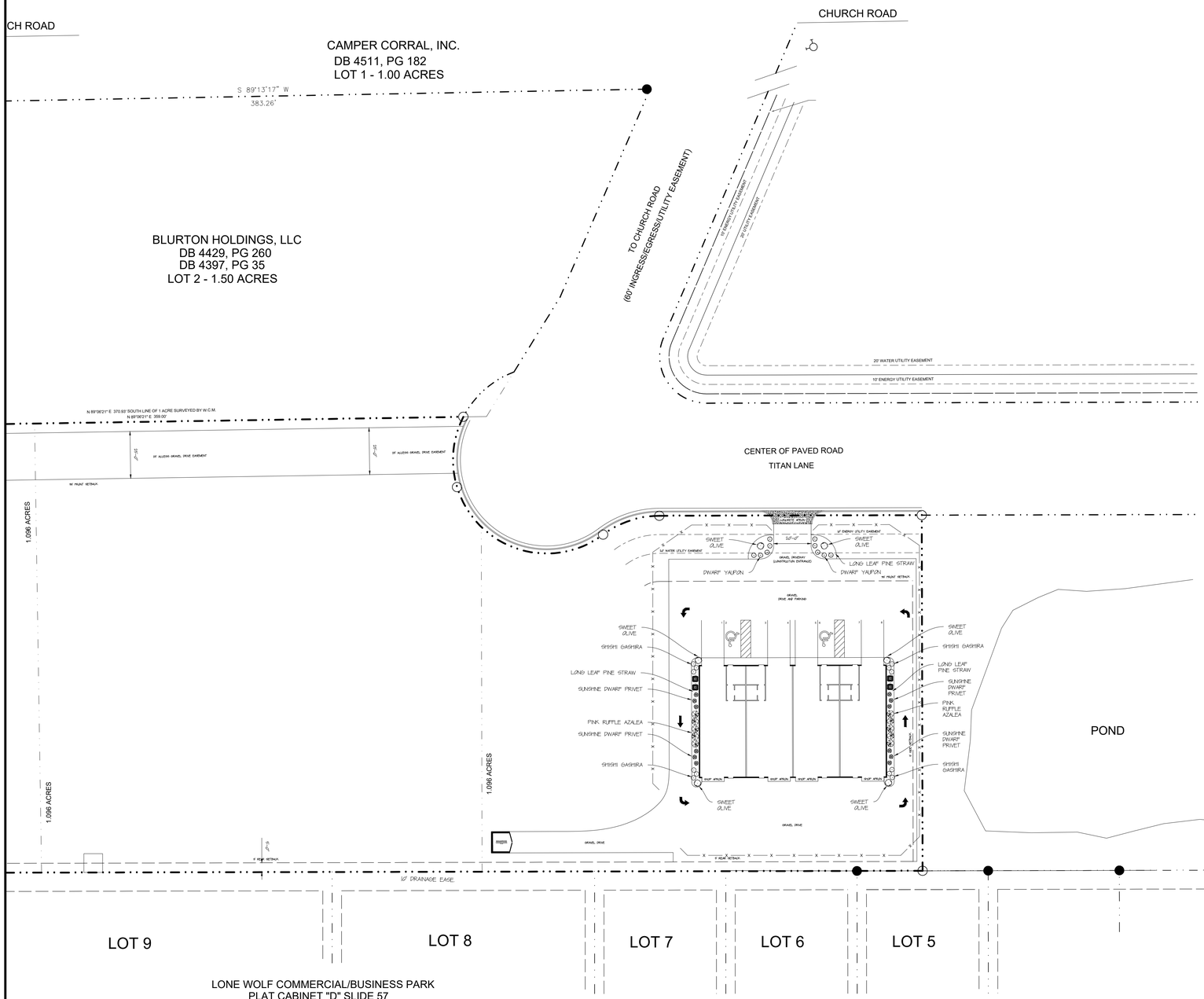
FLEX SPACE PROPERTY FOR
TITAN LANE L.L.C.
LOT 3 - TITAN LANE
GLUCKSTADT, MS 39110

REVISION:

PROJECT NO:6000-178
DATE: 9.29.2025
DRAWN BY: KM
CHECKED BY: KM

SHEET TITLE:
SITE PLAN +
SITE DETAILS

SHEET NO:
2.0




# LANDSCAPE PLAN

SCALE: 1"=30'

## LEGEND

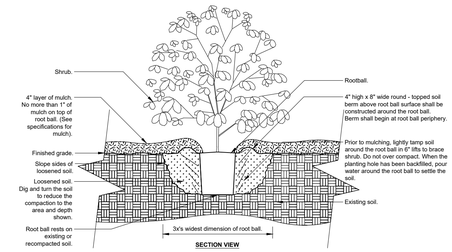
PROPERTY LINE
SILT FENCE — x — x — x — x — x — x — x —
UTILITY EASEMENT
BUILDING SETBACK LINE
-FRONT 35-0"
-REAR 25-0"
-SIDES 5-0"

## PLANT MATERIAL SIZE:

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

## SOD NOTES:

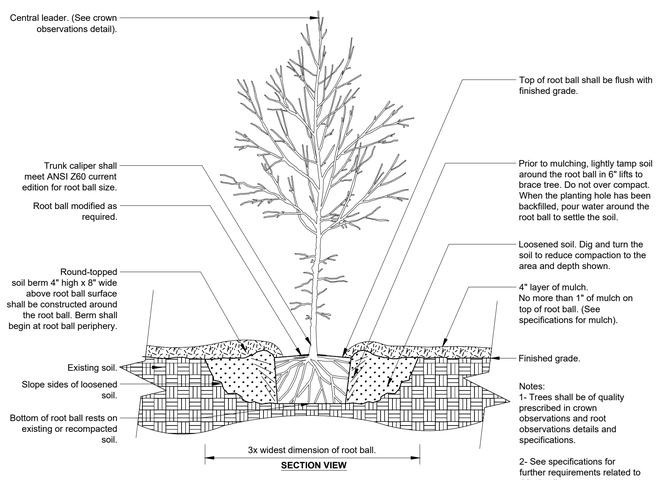
1. BERMUDA SOD TO BE INSTALLED IN ALL DISTURBED AREAS FROM CONSTRUCTION AND GRADING OF THE LOT.




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

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

SHRUB - UNMODIFIED SOIL




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

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

TREE w/ BERM (EXISTING SOIL NOT MODIFIED)

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

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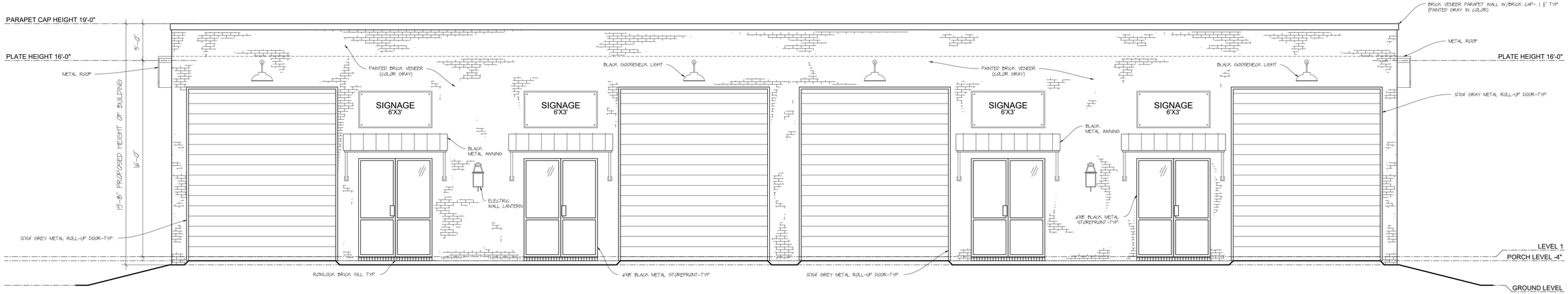
FLEX SPACE PROPERTY FOR
TITAN LANE L.L.C.
LOT 3 - TITAN LANE
GLUCKSTADT, MS 39110

REVISION:

PROJECT NO:6000-178
DATE: 9.29.2025
DRAWN BY: KM
CHECKED BY: KM

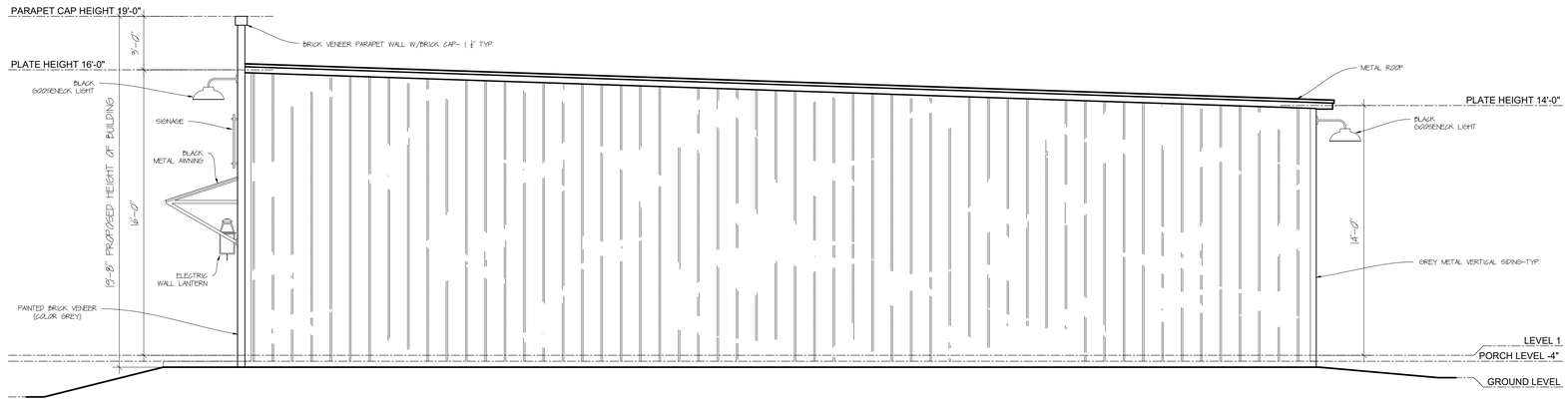
SHEET TITLE:
LANDSCAPE PLAN + DETAILS

SHEET NO:
2.2




## FRONT (NORTH) ELEVATION

SCALE: 1/4" = 1'0"




## RIGHT (WEST) ELEVATION

SCALE: 1/4" = 1'0"

### EXTERIOR FINISH SCHEDULE

| NAME | DESCRIPTION |
|---|---|
| FRONT ELEVATION VENEER | PAINTED BRICK (COLOR GRAY) |
| LEFT ELEVATION VENEER | GRAY VERTICAL METAL SIDING |
| RIGHT ELEVATION VENEER | GRAY VERTICAL METAL SIDING |
| REAR ELEVATION VENEER | GRAY VERTICAL METAL SIDING |
| BUILDING OFFICE ENTRANCE | BLACK METAL STOREFRONT |
| SHOP ROLL-UP DOORS | GRAY METAL ROLL-UP DOOR |
| FRONT ELEVATION AWNINGS | BLACK STANDING SEAM METAL |
| WALL MOUNTED LIGHTS | BLACK METAL FIXTURES |
| FRONT ELEVATION SIGNAGE | SIZE 6'X3' |
| REAR ENTRY DOORS | BLACK METAL INSULATED DOOR |
| REAR SHOP ROLL-UP DOORS | GRAY METAL ROLL-UP DOOR |
| REAR ELEVATION SIGNAGE | SIZE 18"X0" |

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

IMPORTANT NOTICE
READ BEFORE START OF CONSTRUCTION:

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

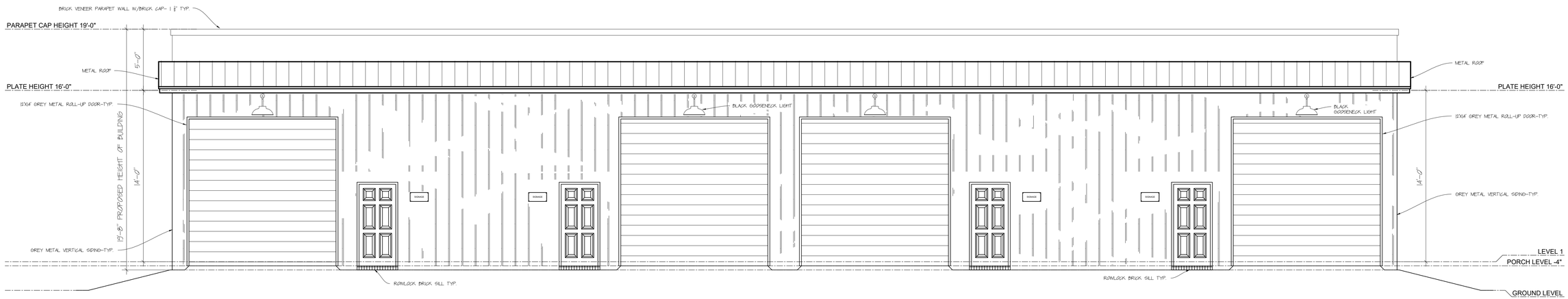
FLEX SPACE PROPERTY FOR
TITAN LANE L.L.C.
LOT 3 - TITAN LANE
GLUCKSTADT, MS 39110

REVISION:

PROJECT NO:6000-178
DATE: 9.29.2025
DRAWN BY: KM
CHECKED BY: KM

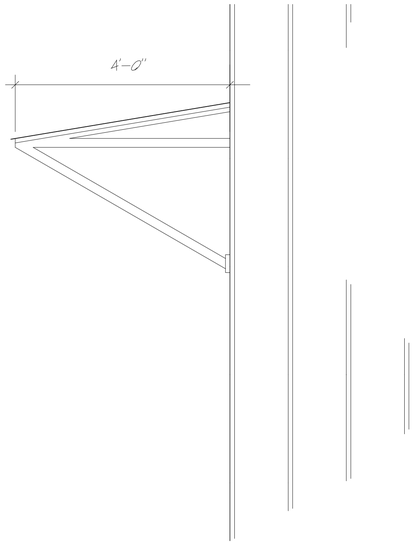
SHEET TITLE:
ELEVATIONS + ROOF PLAN

SHEET NO:
4.0



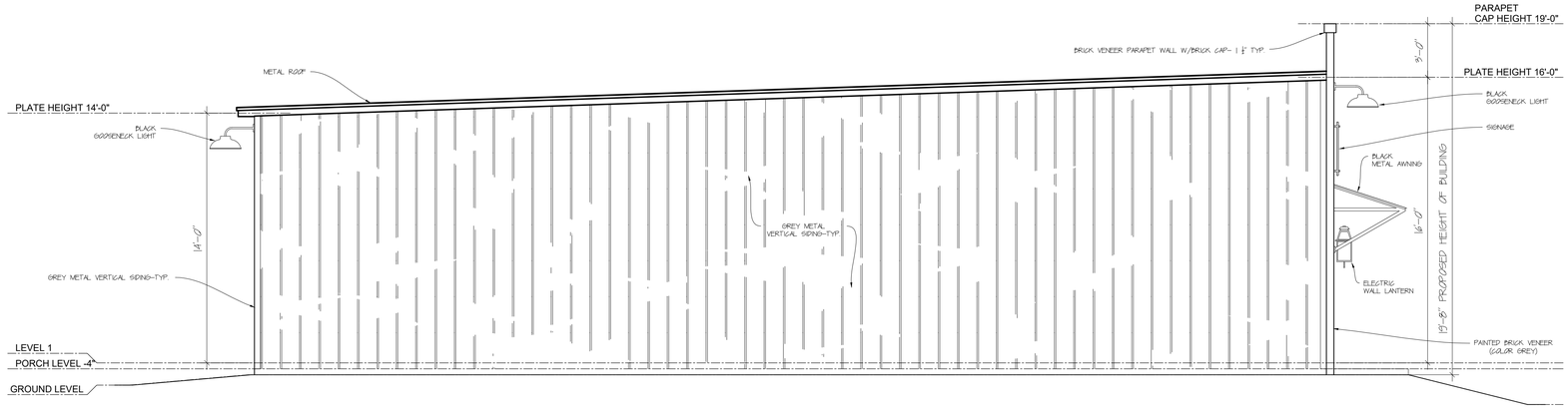

## REAR (SOUTH) ELEVATION

SCALE: 1/4" = 1'0"




## AWNING DETAIL

SCALE: 3/4" = 1'0"




## LEFT (EAST) ELEVATION

SCALE: 1/4" = 1'0"

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SHEET TITLE:
ELEVATIONS
+ AWNING DETAIL

SHEET NO:
4.1