

APPLICATION FOR VARIANCE

Name and Address of Applicant:

Attn: Cara Leuck
 Anchor Construction
 7121 Grape Road
 Granger, IN 46530
 (574)222-1750

APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
6/25/18	I-2	See Preliminary Survey	082E-16-001/02.00 082E-16-001/03.00	Zone X	See Preliminary Survey

Other Comments: As per Article 2604 of the Madison County Zoning Ordinance.

Comments:

We are requesting a variance for the 35' height restriction for I-2 zoning. The proposed warehouse height in Phase 1 will be no greater than 40', and the future ASRS building will be no greater than 55'. We have attached the preliminary survey, site layout (C.0), building layout (A1.0 - A1.1), and building elevations (A2.0).

Respectfully Submitted

Cara Leuck 6/25/18

Cara Leuck



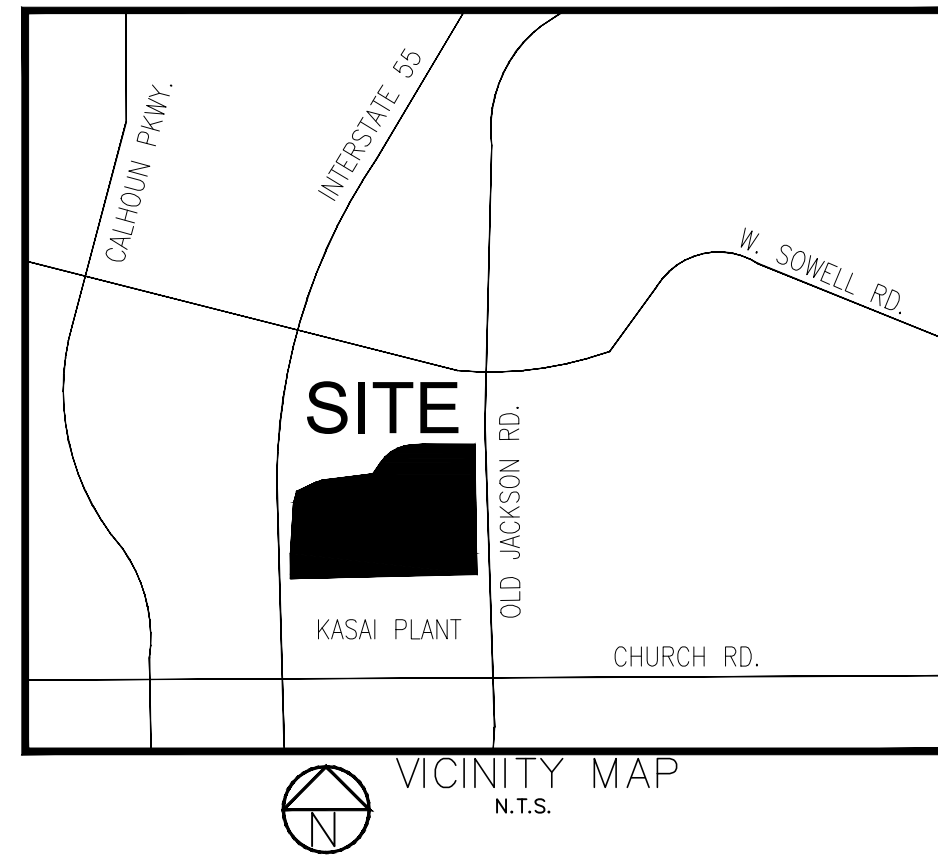
Petition submitted to Madison County Planning and Development Commission on _____

Recommendation of Madison County Planning and Development Commission on Petition _____

Public Hearing date as established by the Madison County Board of Supervisors _____

Final disposition of Petition _____

VICINITY MAP—GLUCKSTADT, MISSISSIPPI



Description

Surveyor Description

Description of a part the Madison County Board of Education property recorded in Book 2320, Page 929 located in Section 16, Township 8 North, Range 2 East, in Madison County, Mississippi and is further described as:

Beginning at a found 1/2" rebar being North 1088.90' and West 188.48' from a set pk nail at the accepted Southeast corner of said Section 16, said 1/2" rebar being the northeast corner of the M-TEK property recorded in Deed Book 510, Page 174 and the Point of Beginning; thence South 88°42'45" West, along the north line of said M-TEK property, a distance of 1570.74 feet to a found 1/2" rebar in the east line of Interstate 55; thence along said east line the following calls: North 0°05'48" East, a distance of 211.48 feet to a set 1/2" rebar; thence North 3°34'24" East, a distance of 428.64 feet to a set 1/2" rebar; thence North 16°12'40" East, a distance of 180.34 feet to a set 1/2" rebar; thence across said Board of Education property the following calls: North 89°30'37" East, a distance of 702.91 feet to a set 1/2" rebar; thence North 0°15'40" West, a distance of 310.55 feet to a set 1/2" rebar in a curve in the south line of the Madison County Board of Education Private Road; thence said south line the following calls: along a curve to the left having a radius of 60.00 feet, a chord bearing of North 86°38'18" East, a chord length of 84.72 feet and a distance along its arc of 94.06 feet to a set 1/2" rebar; thence South 89°33'14" East, a distance of 691.11 feet to a found 1/2" rebar in the west line of Old Jackson Road; thence South 0°49'39" East, along said west line, a distance of 1093.42 feet to the Point of Beginning and containing 33.92 Acres of land more or less.

CURRENT ZONING:

SETBACKS:

MAXIMUM HEIGHT:

MAXIMUM DENSITY PER ACRE

WIDTH AT BUILDING SETBACK LINE

PARKING REQUIREMENTS:

CURRENT CONDITIONS:

LAND AREA:
33.92 acres
vacant land

ALTA/ACSM LAND TITLE SURVEY

Madison County Mississippi Board of Education Authority,
a Body Politic Property
located in Section 26, Township 8 North, Range 2 East
as recorded in Book 2320, Page 929,
in the Madison County Chancery's Office, in Jackson, Mississippi

Legend

- SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- POWER POLE
- LIGHT POLE
- 1/2" IRON ROD FOUND
- 1/2" x 18" IRON ROD SET WITH CAP BEARING "CIVIL-LINK"
- PROPERTY LINE
- BUILDING SETBACK
- OVERHEAD UTILITY
- FENCE
- UTILITY EASEMENT
- ▨ GRAVEL
- ▨ CONCRETE

P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R/W = RIGHT OF WAY
IRF = IRON ROD FOUND
IRS = IRON ROD SET (1/2" X 18")
DB = DEED BOOK
PB = PLAT BOOK
PG = PAGE

SMH = SEWER MANHOLE
DMH = DRAIN MANHOLE
CQ = CLEANOUT
WM = WATER METER
PP = POWER POLE
TRED = TELEPHONE PEDESTAL
IN = INLET
LP = LIGHT POLE
CONC = CONCRETE
TRANS = TRANSFORMER
FTH = FIRE HYDRANT
WV = WATER VALVE
U.E. = UTILITY EASEMENT

General Notes

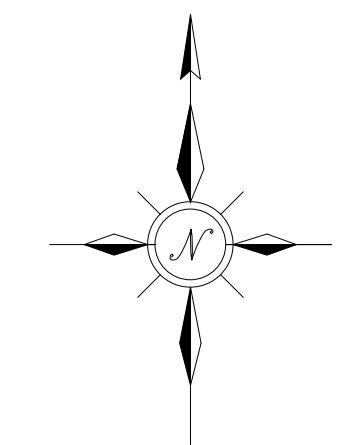
- Survey prepared for:
- This survey was prepared from information contained in Title Insurance Company, Title Policy Number 7, Effective Date?
- All title references shown hereon obtained from said Title Commitment.
- The subject address is ? Old Jackson Road, Gluckstadt, Mississippi.
- There may be underground or non-visible utilities drain and/or sewer lines across this property that is not shown. The proper utility authorities should be contacted for more specific locations and information on underground utilities.
- There are no buildings located on the subject property.
- There are no parking spaces on the subject property.
- It is the opinion of this surveyor that there is not any right-of-way changes planned or expected for either road.
- On the date of this survey, there was no observable evidence of site used as a solid waste dump, sump or sanitary landfill.
- There were no marked wetlands on the subject property at the time of the field survey.
- All field measurements matched record dimensions within the precision requirements of Mississippi Standards of Practice for Land Surveying and ALTA/NSPS Land Survey Requirements.
- The property is located in the Section 16, Township 8 North, Range 2 East, City of Gluckstadt, Madison County, Mississippi.
- According to Federal Emergency Management Agency Flood Insurance Rate Map No. 28089C0415F, dated: March 17, 2010, the surveyed property is located within Zone "X" and is not in a flood hazard area. See flood map for definitions of flood areas.
- All known easements and right-of-ways are shown hereon.

Utility Notes

- A. The location of Utilities shown hereon are from observed evidence of above ground appurtenances, in conjunction with underground plans and surface ground markings.
- B. There may be underground or non-visible utilities drain and/or sewer lines across this property, that are not shown. The proper utility authorities should be contacted for more specific locations and information on underground utilities.
- Lake Lorman Utility District
Water Utility Company
Madison County
(601) 656-5969
- C. There are multiple overlapping easements located on the subject property.

Schedule B-Section 2 Notes

All title information referenced hereon from Chicago Title Insurance Company, Title Policy Number 6305071, having an effective date of April 28th, 2017 at 12:54 PM. Exceptions as listed in Schedule B - Section 2.
The following items all affect the subject property, unless noted otherwise.



GRAPHIC SCALE: 1" = 20'
0 20
BEARINGS REFERENCED TO THE MISSISSIPPI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD83, GROUND 1A BY RTK GPS OBSERVATION AT THE "FOUND 1/2" REBAR (FBM) NORTH OF THE SUBJECT PROPERTY SCALE FACTOR: 0.9999644 CONVERGENCE ANGLE: 0°07'51"

SITE CONTROL

- 1 FOOT CONTOURS AS SHOWN HEREON DERIVED FROM TOPCON DS 203 ROBOTIC TOTAL STATION
- CONTROL AS SHOWN HEREON DERIVED FROM GCGC REAL TIME NETWORK USING TOPCON HIPER-2 DUAL FREQUENCY RECEIVERS
- SITE PROJECT CONTROL:
TBM
FOUND 1/2" REBAR
N 110531.810
E 2371617.180
ELEV.: 271.26
CONTROL SET PK NAIL IN ASPHALT
N 1104980.860
E 2371596.873

ALTA/NSPS Land Title Survey

To: ; its successors successors and assigns, as to the extent that they have an interest in this property:

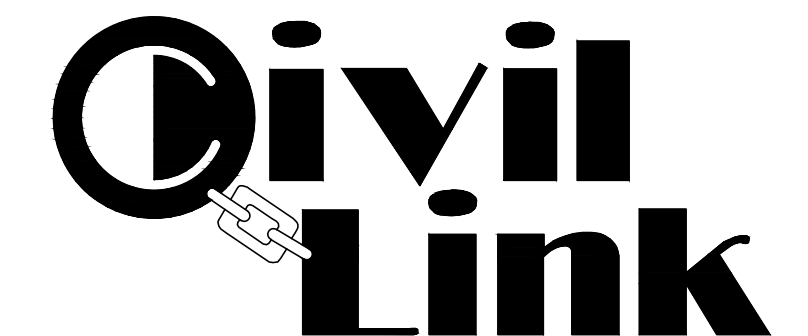
This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys", jointly established and adopted by ALTA and the National Society of Professional Surveyors ("NSPS") in 2016 and includes Items ?

in Table A contained therein. The field work was completed on 4-13-18.

Piroschka "Lynn" Spencer
Professional Land Surveyor No. 3273
In the State of Mississippi
Date of Survey: 4-13-18
Job Ref # 180404-001

PRELIMINARY

PREPARED BY:



5779 GETWELL RD, BLDG B
SOUTHAVEN, MS 38672
OFFICE: 662-510-2169

Projects\180404-001_Altar Construction\180404-001_Survey Drawings\WCE001_ALTA.dwg

INDIANA OFFICE
7121 GRAPE ROAD
GRANGER, IN 46530
PH. (574) 271-2921

TEXAS OFFICE
6420 SOUTHWEST BLVD.
SUITE 206
FORT WORTH, TX 76109
PH. (817) 735-9770
TOLL FREE (866) 384-9770



www.anchorconstruction.com

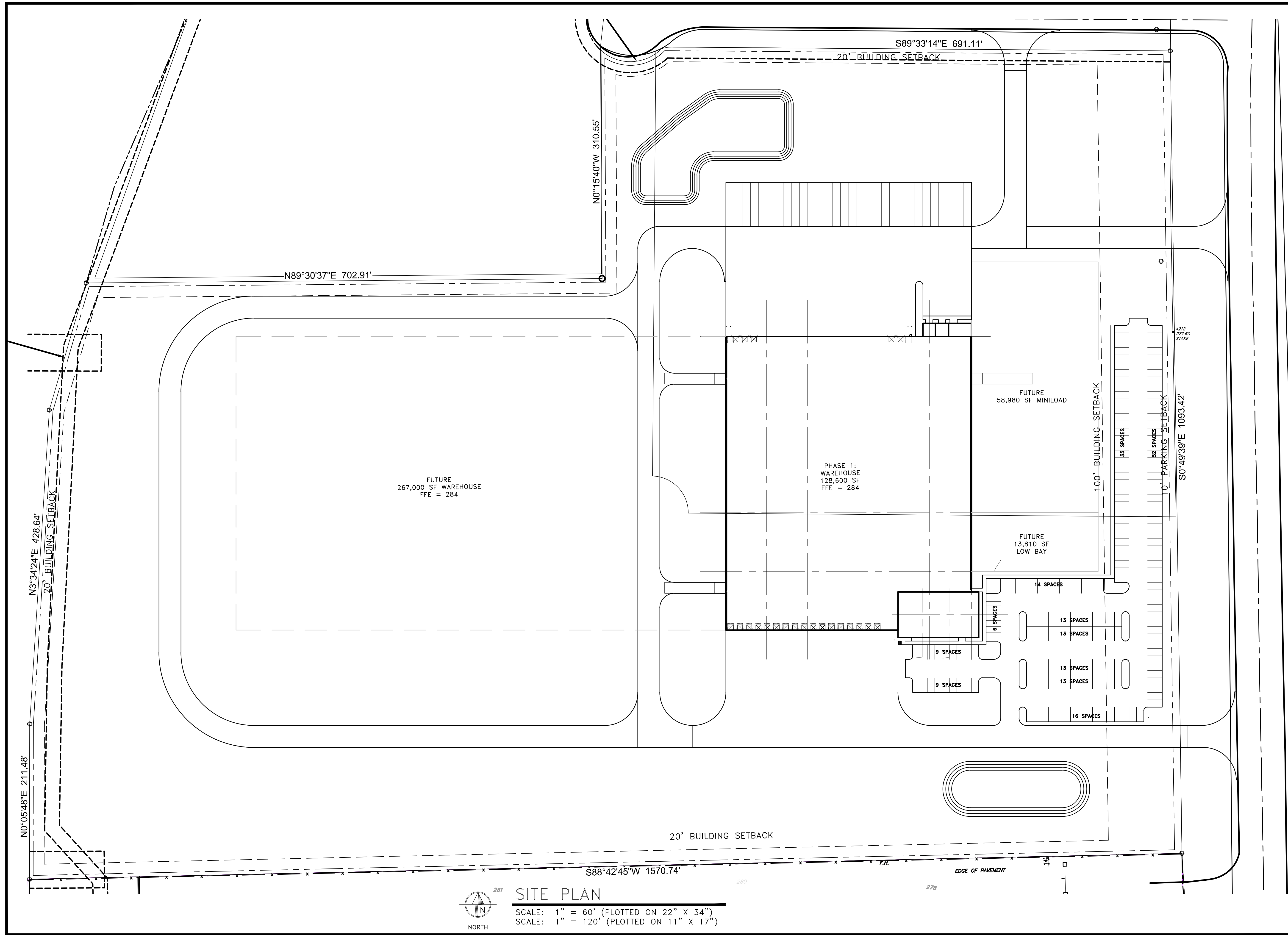
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JHUB DISTRIBUTION CENTER
MADISON, MISSISSIPPI**

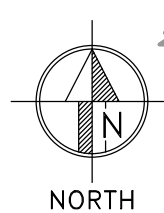
SITE PLAN

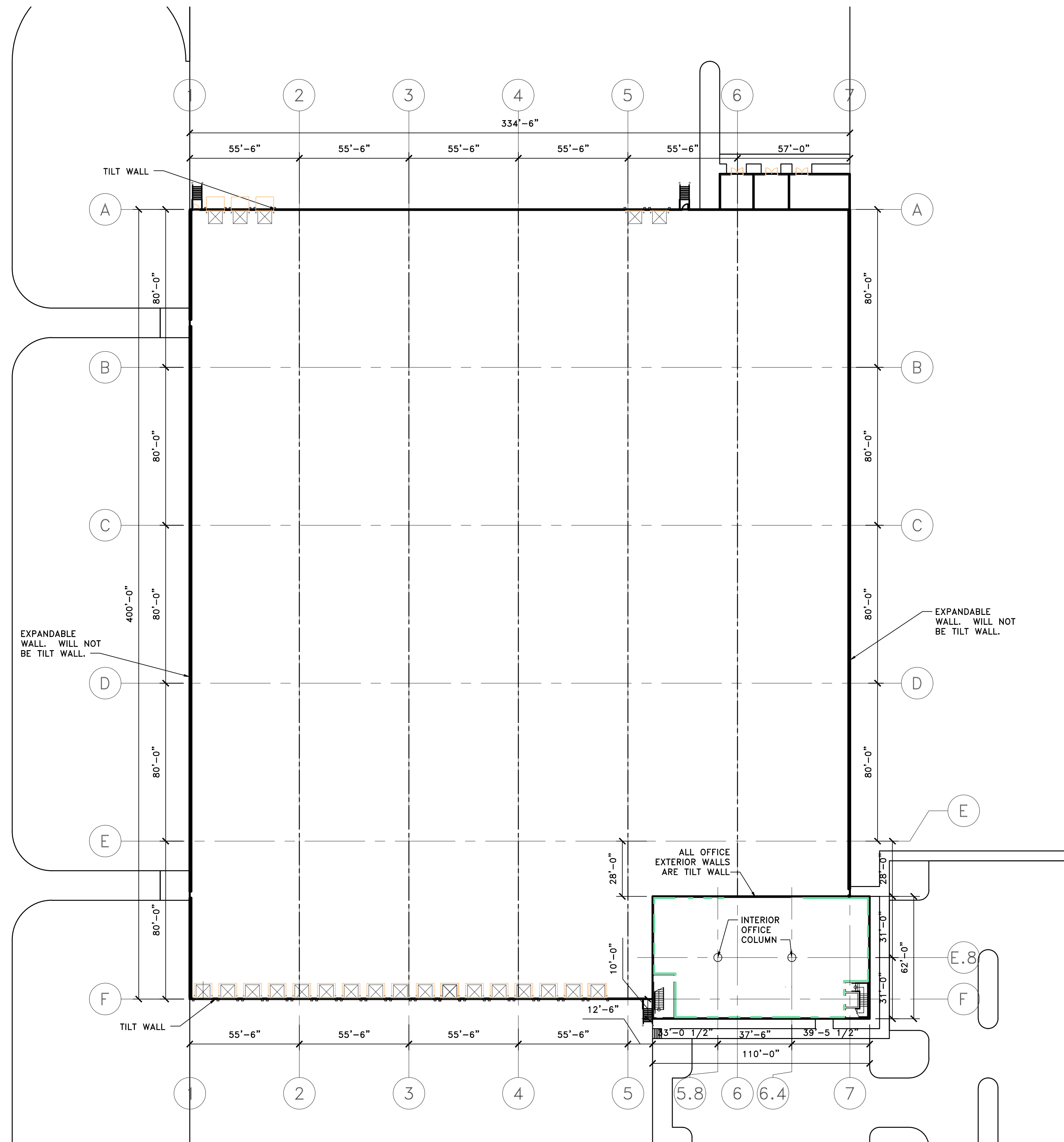
REV.	BY	DESCRIPTION	DATE

DRAWN BY: CL APPROVED BY: _____
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 CAD FILE: JHUB Site Plan.dwg
 DATE PRINTED: 06/25/2018
 SHEET NUMBER: C.0

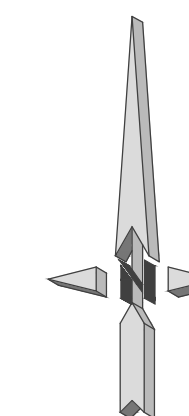


SITE PLAN
 SCALE: 1" = 60' (PLOTTED ON 22" X 34")
 SCALE: 1" = 120' (PLOTTED ON 11" X 17")





OVERALL PLAN
SCALE: 1/32" = 1'-0"



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FASTENAL COMPANY
PROPOSED DISTRIBUTION CENTER (JHUB)
OLD JACKSON ROAD, MADISON COUNTY, MISSISSIPPI

OVERALL PLAN

REV.	BY	DESCRIPTION	DATE

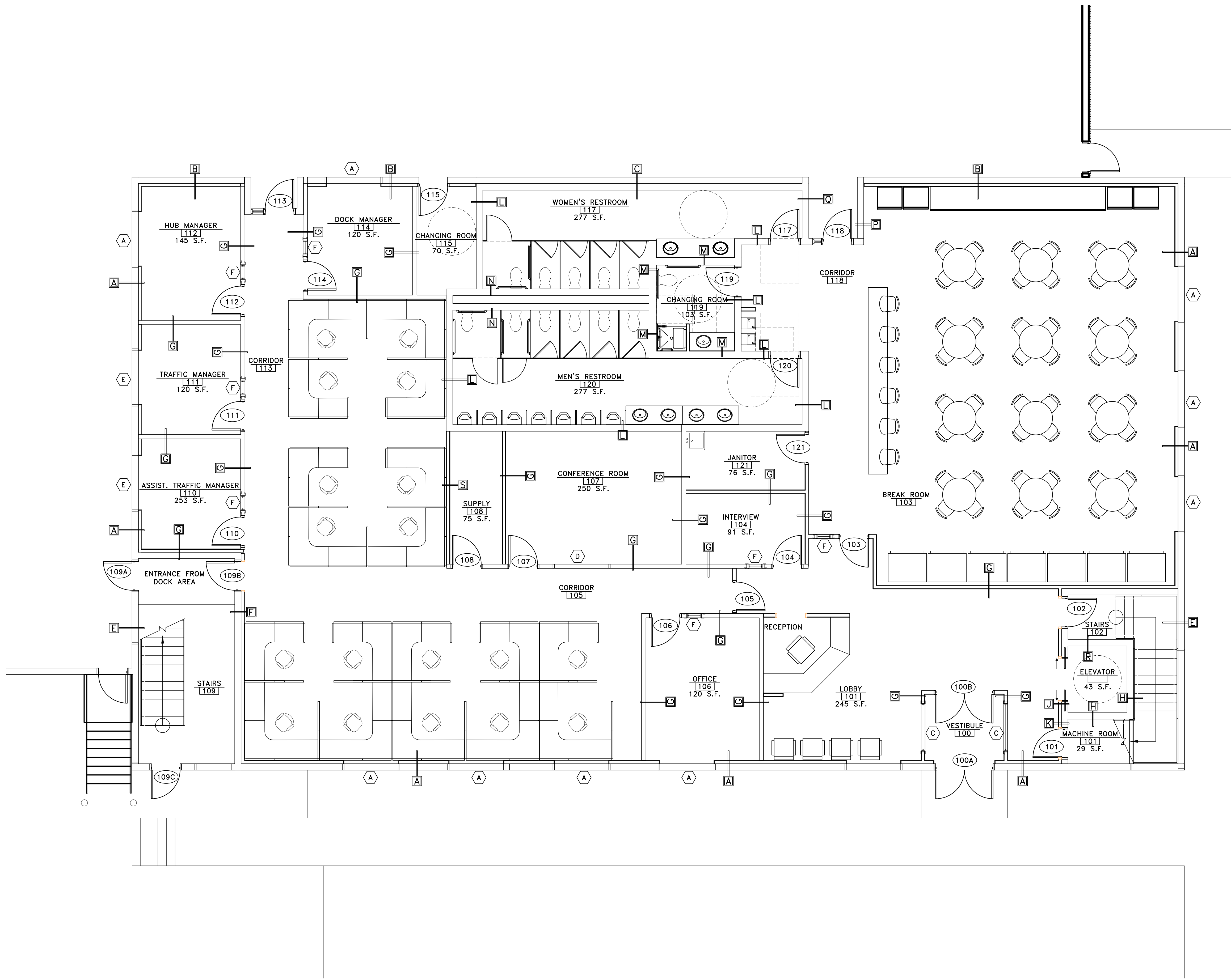
DRAWN BY: _____ APPROVED BY: _____

JOB NUMBER: XXXX-XXX-XX-XX-XX
CAD FILE: JHUB_ARCH_FLOOR_PLANS.dwg
DATE PRINTED: 06/25/2018
SHEET NUMBER: _____

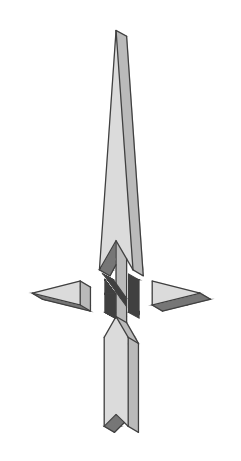
A1.0



FASTENAL COMPANY
PROPOSED DISTRIBUTION CENTER (JHUB)
OLD JACKSON ROAD, MADISON COUNTY, MISSISSIPPI
FIRST FLOOR PLAN - OFFICE



FIRST FLOOR OFFICE PLAN
SCALE: 3/16" = 1'-0"



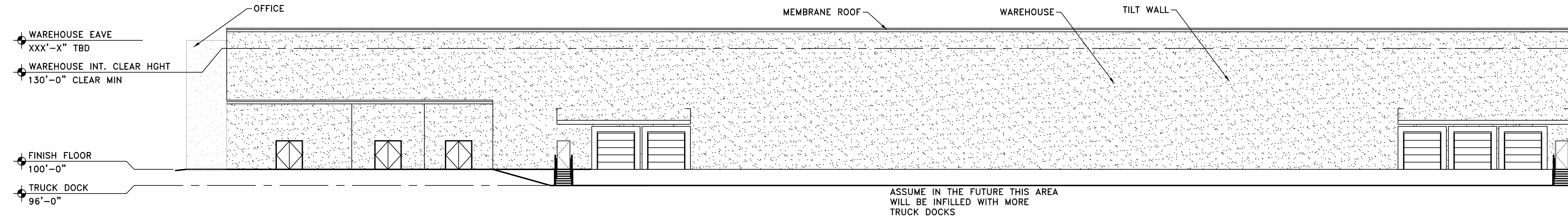
REV.	BY	DESCRIPTION	DATE

DRAWN BY: _____ APPROVED BY: _____

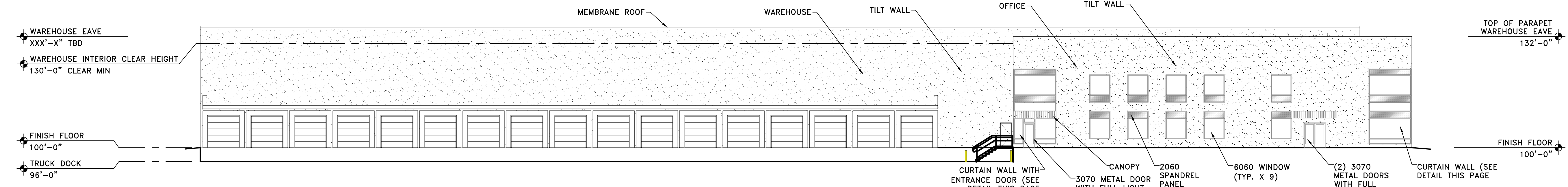
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DATE PRINTED: 06/25/2018
SHEET NUMBER: **A1.1**



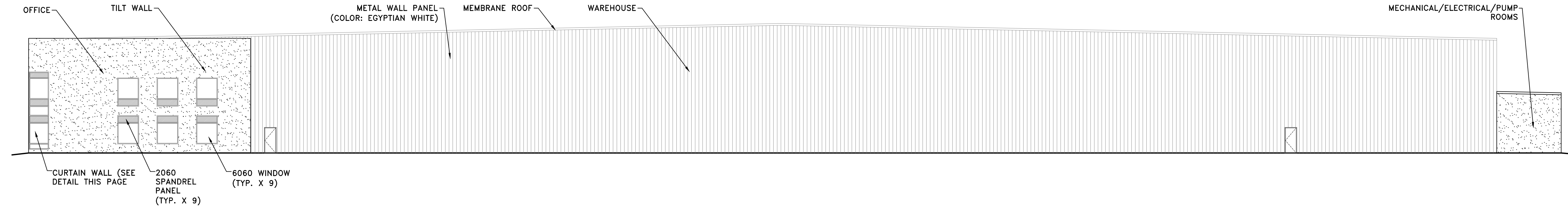
NOTE:
MINIMUM 30'-0" CLEAR
INSIDE WAREHOUSE.



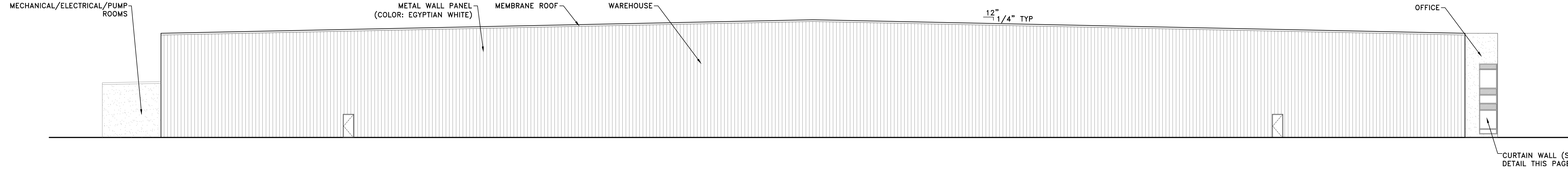
NORTH ELEVATION
1/16"=1' (PLOTTED AT 24"X36")



SOUTH ELEVATION
1/16"=1' (PLOTTED AT 24"X36")



EAST ELEVATION
1/16"=1' (PLOTTED AT 24"X36")



WEST ELEVATION
1/16"=1' (PLOTTED AT 24"X36")

FASTENAL COMPANY
PROPOSED DISTRIBUTION CENTER (JHUB)
OLD JACKSON ROAD, MADISON COUNTY, MISSISSIPPI
EXTERIOR ELEVATIONS

NO.	DATE	DESCRIPTION	BY

DRAWN BY:	APPROVED BY:
JOB NUMBER: XXXX-XXX-XX-XX-XX	CAD FILE: JHUB ARCH EXTERIOR ELEVATIONS.dwg
DATE PRINTED: 06/25/2018	SHEET NUMBER: A2.0