Twin Cedars Development, Inc 963 Petrified Forest Road Flora, MS 39071

To: Scott Weeks

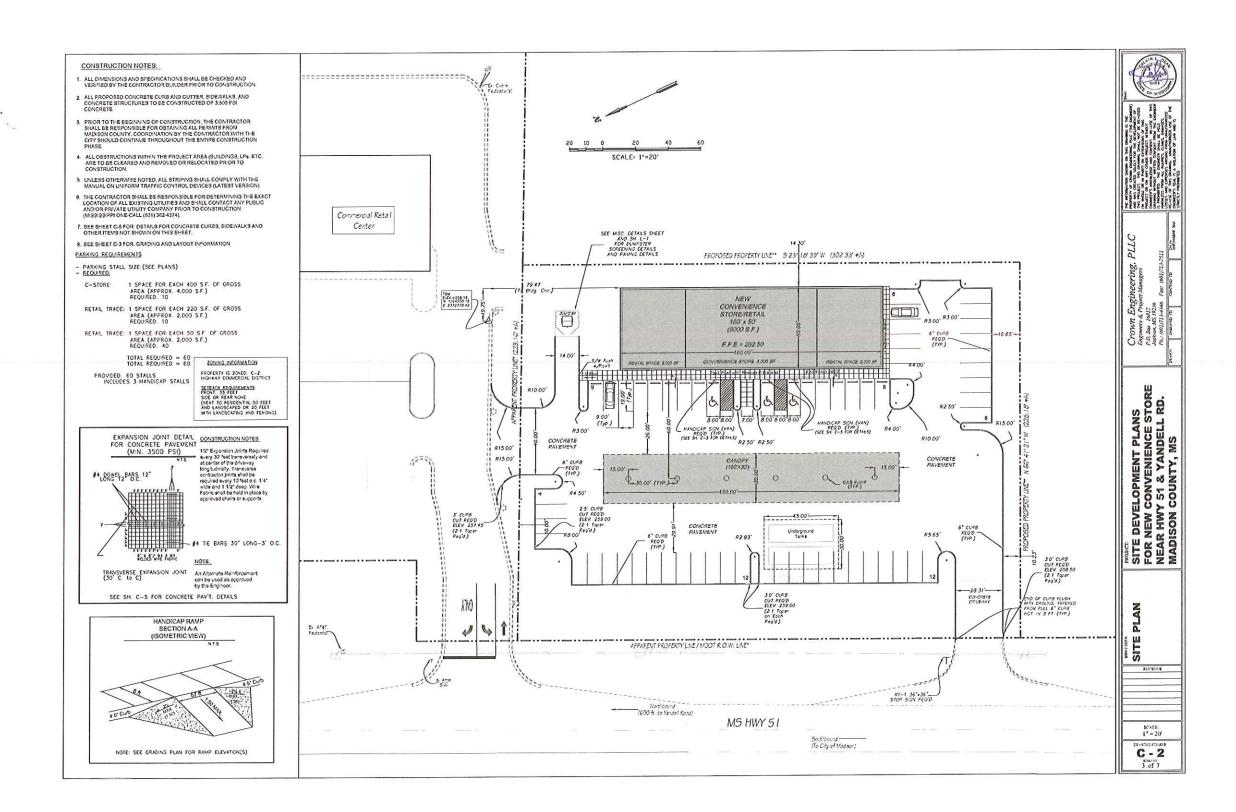
Madison County Zoning Administrator

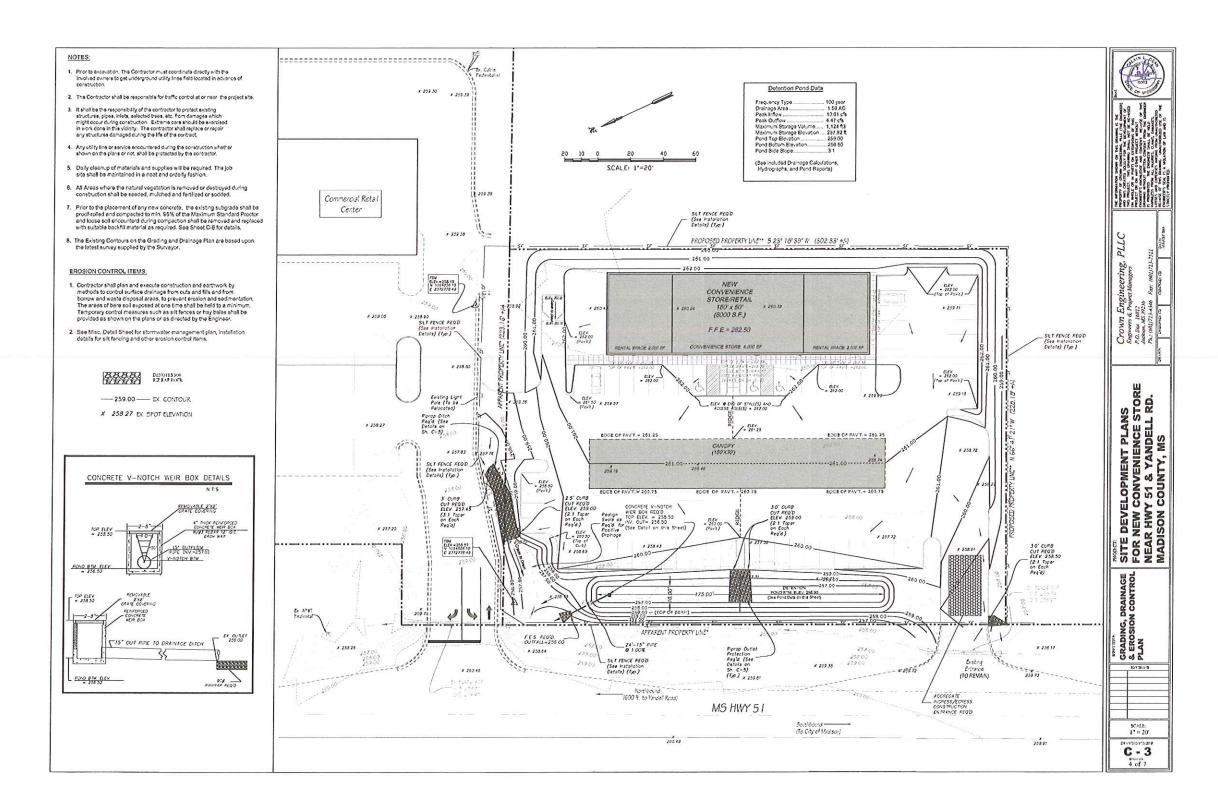
I would like to appeal to the Madison County Board of Supervisors, the ruling made by the Planning and Zoning Committee, regarding the site plan for a convenience store on property we own on Highway 51, Madison, MS.

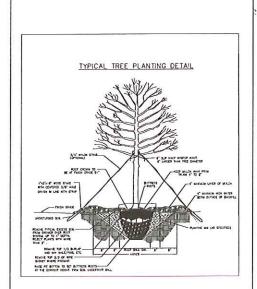
Sincerely,

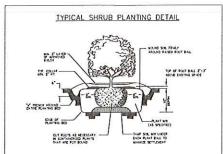
Bobby Brown

Twin Cedars Development, Inc.



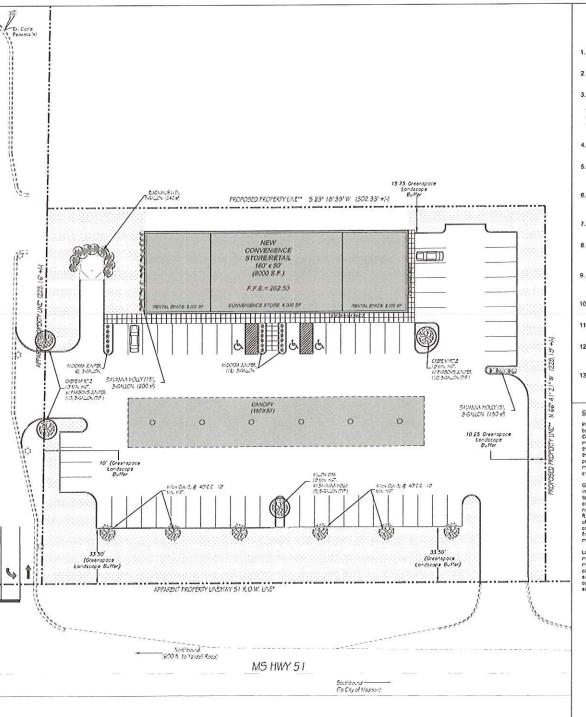






PLANTING SCHEDULE	
WILLOW OAK, 10'	7
SAVANNAH HOLLY, 7-GALLON	20
PARSON'S JUNIPER, 3-GALLON	30
BURMUDA SOD	18,485 sf
BURMUDA GRASSING	2,265 sf
ELAEAGNUS, 7-GALLON	10
CREPE MYRTLE, 10 Hgt.	3

69,326 sf total site area 48,585 sf total area of development 20,750 sf landscape/grass area provided (30%)



GENERAL LANDSCAPE NOTES

- The Landscape Contractor shall grade planting beds, as required, to provide positive drainage and promote optimum plant growth.
- All plants shall be fertilized with Agriform 20-10-5 tablets or equal as per the manufacturers' specifications in conjunction with note #3.
- 3. The planting soil shall be the approximate proportions as follows: 50% sand and 50% organic material consisting of native peat, well-decomposed savdust, lead mold and topsoil. It shall provide a good pliable and thoroughly mixed medium with adequate seration, drainage and water-holding capacity. It shall also be free of all extraneous debris such as roots, stones, weeds, etc.
- All planting areas shall receive a 3" layer of approved mulching material, which is to be watered-in after installation.
- The plating material schedule is presented for the convenience of the Landscape Contactor. In the event of a discrepancy between the plan and the plant key, the plan shall previous.
- Plants shall meet size, container and spacing specifications. Any material not meeting specifications shall be removed and replaced at the contractor's expense.
- All tree and shrub locations are subject to change. All locations shall be approved by the Project Manager prior to planting.
- The Landscape Contractor shall guarantee in writing, plant survivability for a period of twelve months from the final acceptance by the Project Manager.
- All dimensions to be field-checked by the Landscape Contractor prior to landscape material. Discrepancies shall be reported immediately to the Project Manager.
- Existing sod, grass and asphalt shall be removed as necessary to accommodate new plantings.
- Existing sod areas that are unnecessarily disturbed during the landscape installation shall be resodded to match existing.
- The Landscape Contractor will be responsible for the collection, removal, and proper disposal of any and all debris generated during the installation of all landscape material.
- No Landscaping shall be planted as such to hinder sight distance upon entering or exiting the property.

GRASSING

Permanent seeding shall be conducted only after April 1st. Seeding operations shall not begin until all construction procedures have been completed, unless otherwise approved. Commercial finition shall be all 1st 1st formula and shall be dry, practical and begged in ansufacture's original uniqueness combiner. All seed shall comply with the seed list and the part of the seed and the seed of the seed

Gradia form prices to finish gradies. Stops all form mores to drain. Controlly dries species in all sease within heavy (21), if a blushing construction to drain in proceeding gradied small per lived of the sease o

Lawn areas shall be protected and maintained by watering, moving and receeding as may be necessary for at least 30 days after completion of the last tern operation and as much longer as ancessary to produce a uniform stand of gress. Gives shall be considered established and accepted when each sq. ft. of gress area contains a sufficient number of vell model and growing gress plants to provide a restandable green cover, sufficient ension control, and a definite green appearance during the growing season.



The community because of the community o

PLLC

112 0236 4346 Far: (601)713-2511 0 | cuesacia | pair

Crown Engineering, figures Amagers 10.0 Bar 1812.

SITE DEVELOPMENT PLANS
SITE DEVELOPMENT PLANS
FOR NEW CONVENIENCE STORE
NEAR HWY 51 & YANDELL RD.
MADISON COUNTY, MS

LANDSCAPE PLAN

EVEC4

Call-

1'= 20'
L - 1
7 of 7

Commercial Construction & Maintenance, Inc.

3664 Guyton Road, Hoover, AL 35244 (205)305-7252 (mobile) (205)424-2379 (facsimile)

August 14, 2015

Scott Weeks Madison County Planning and Zoning Administrator

> RE: Proposed Convenience Store On Highway 51 Section 27, T8N, R2E Madison County, Mississippi

Scott, according to the 2014 traffic count for this area of Highway 51 from MDOT website, they estimate that there are 11,000 cars on Hwy 51 per day. A convenience store will typically pull in about 5% of that traffic volume. That would mean on average there would be about 550 cars per day that will be visiting the convenience store and restaurant.

Sincerely, Jody Jordan Commercial Construction and Maintenance Inc. 601-540-1684



P. O. Box 107 Canton, MS 39046

Phone: (601) 856-5969 Fax: (601) 856-8936

August 13, 2015

Scott Weeks
Madison County Planning and Zoning Administrator

RE: Proposed Convenience Store on Highway 51

Section 27, T8N, R2E

Madison County, Mississippi

Dear Scott:

We were requested to provide some fire flow information for a proposed convenience store on Highway 51. This is on the east side of Highway 51, just south of Twin Cedars Retail Center (north of Wildwood Subdivision. Our computerized hydraulic model of our water system shows pressures in that area to be around 70-75 PSI. This is within the range of recommended pressure set by the Mississippi State Department of Health (20-80 PSI recommended). Also, due to Highway 51 having an 8" waterline, a fire hydrant will produce an adequate flow for fire protection purposes. The closest fire hydrant currently to the site is about 900 feet south of the site at the northeast corner of Highway 51 and Wildwood Lane.

Please contact me if you need any additional information.

Sincerely,

Nolan P. Williamson, P.E.

Engineering Manager



State of Mississippi Mississippi Department of Environmental Quality (MDEQ) Office of Pollution Control (OPC)



SMALL CONSTRUCTION GENERAL PERMIT

FOR LAND DISTURBING ACTIVIES OF ONE (1) to LESS THAN FIVE (5) ACRES

TO DISCHARGE STORM WATER AND ALLOWABLE NON-STORM WATER FROM REGULATED CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)

THIS CERTIFIES THAT

FACILITIES OR PROJECTS ISSUED A CERTIFICATE OF PERMIT COVERAGE UNDER THIS PERMIT ARE GRANTED PERMISSION TO DISCHARGE STORM AND/OR ALLOWABLE NON-STORM WATER FROM REGULATED CONSTRUCTION ACTIVITIES INTO STATE WATERS

in accordance with effluent limitations, inspection requirements and other conditions set forth in herein. This permit is issued in accordance with the provisions of the Mississippi Water Pollution Control Law (Section 49-17-1 et seq., Mississippi Code of 1972), and the regulations and standards adopted and promulgated thereunder, and under authority granted pursuant to Section 402(b) of the Federal Water Pollution Control Act.

Mississippi Environmental Quality Permit Board

Authorized Signature

Mississippi Department of Environmental Quality

Issued: April 18 2013

Permit No. MSR15

Expires: March 31 2018

Scale: N.T.S.







RATIONAL METHOD DRAINAGE CALCULATIONS

FOR
NEW C-STORE - HUGH WARD BLVD. (FLOWOOD, MS)
50 YEAR 24 HOUR STORM OCCURRENCE

AREA 74345 S.F.	Total Drainage Area = 1.707 Acres	
	PRE-DEVELOPMENT CONDITIONS	
Grassed Area = 1.71	Ac Gravel Area = 0.00 Ac Pavement/Roofs = 0	
Hydraulic Length = 390	Ft Max Elevation = 347.00 Ft Min Elevation = 33	38.75 Ft
Slope =	347 - 338.8 = 2.115 %	
grass = 0.35	c values Gravel Area = 0.65 pavement/roofs = 0	0.90
Weighted c = .35 *	1.71 + .65 * 0.00 + .90 * 0.00 = 0.35	
	1.707	
	Time of Concentration	
T _c = 10 *	390 037 = 28.82 min	
	POST-DEVELOPMENT CONDITIONS	
Grassed Area = 0.73	Ac Gravel Area = 0 Ac Pavement/Roofs = 0	
Hydraulic Length = 335	Ft Max Elevation = 347.00 Ft Min Elevation = 3	37.50 Ft
Slope =	347 - 337.5 = 2.836 %	
grass = 0.35	c values Gravel Area = 0.65 pavement/roofs = 0	0.90
Weighted c =0.35	0.73 + .65 * 0.00 + .90 * 0.98 = <u>0.67</u> 1.707	
T _c = 10 *	335 ° 37 = 10.47 min	

DETENTION IS REQUIRED
See Attached Pre & Post Hydrograhs and Detention Pond Drainage Report



CALCULATIONS PERFORMED BY:

Hydrograph Return Period Recap	1
2 - Year Summary Report	3 3
5 - Year	
Summary Report	E
Hydrograph Reports	6
Hydrograph No. 3, Reservoir, Detention Pond - CD Pond Report	6 7
10 - Year	
Summary Report	8
Hydrograph Reports	9
Hydrograph No. 3, Reservoir, Detention Pond - CD	9
Pond Report	10
25 - Year	
Summary Report	11
Hydrograph Reports	12
Hydrograph No. 3, Reservoir, Detention Pond - CD	12
Pond Report	13
50 - Year	
Summary Report	14
Hydrograph Reports	15
Hydrograph No. 3, Reservoir, Detention Pond - CD	15
Pond Report	

Hydrograph Return Period Recap

Proj. file: New C-Store(Hugh Ward Blvd.).gpw

Hyd. No.	Hydrograph					Peak Out	flow (cfs)				Hydrograph
140.	type (origin)	nya(s)	1-Yr	2-Yr	3-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr	description
	Rational			1.78		2.07	2.34	2.74	2.98		Pre C-Store (Hugh Ward Blvd.)
2	Rational			5.65		6.38	7.11	8.03	8.57	******	Post C-Store (Hugh Ward Blvd.)
3	Reservoir	2		3.35	<i>6</i>	3.65	4.10	4.86	5.26		Detention Pond - CD

Hydraflow Hydrographs by Intelisolve

Monday, Sep 29 2014, 12:33 PM

Hydrograph Summary Report

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time Interval (min)	Time to peak (min)	Volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Maximum storage (cuft)	Hydrograph description
1	Rational	1.78	1	29	3,092				Pre C-Store (Hugh Ward Blvd.)
2	Rational	5.65	1	11	3,726			******	Post C-Store (Hugh Ward Blvd.)
3	Reservoir	3.35	1	15	3,711	2	338.07	1,656	Detention Pond - CD
New	/ C-Store(H	lugh Wa	rd Blvd	.).gpw	Return I	Period: 2	Year	Monday, S	Sep 29 2014, 12:33 PM

Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Monday, Sep 29 2014, 12:33 PM

Hyd. No. 3

Detention Pond - CD

Hydrograph type = Reservoir Storm frequency = 2 yrs

Inflow hyd. No. = 2

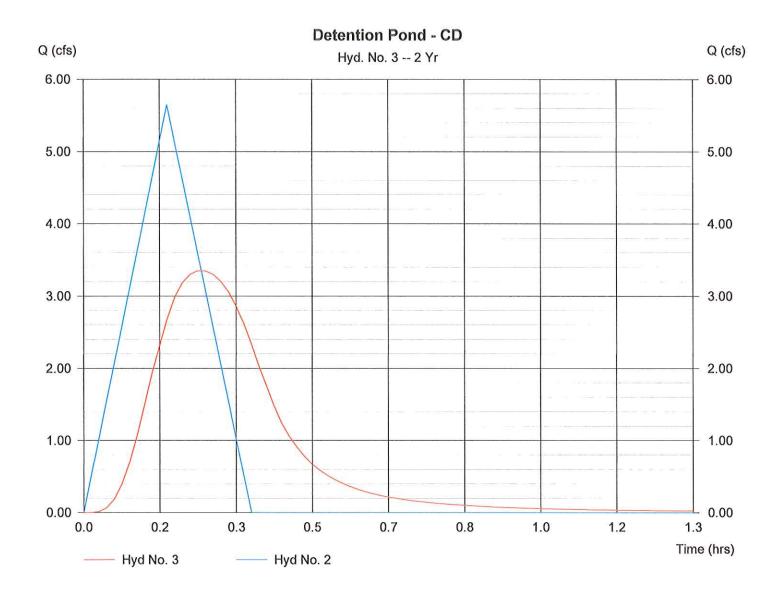
Storage Indication method used.

Reservoir name = Detention Pond-C-Store

Peak discharge = 3.35 cfs Time interval = 1 min

Max. Elevation = 338.07 ft Max. Storage = 1,656 cuft

Hydrograph Volume = 3,711 cuft



Pond Report

Hydraflow Hydrographs by Intelisolve

Monday, Sep 29 2014, 12:33 PM

Pond No. 1 - Detention Pond-C-Store

Pond Data

Multi-Stage

= n/a

No

No

No

Bottom LxW = $113.0 \times 10.0 \text{ ft}$ S

Side slope = 3.0:1

Bottom elev. = 337.00 ft

Depth = 3.00 ft

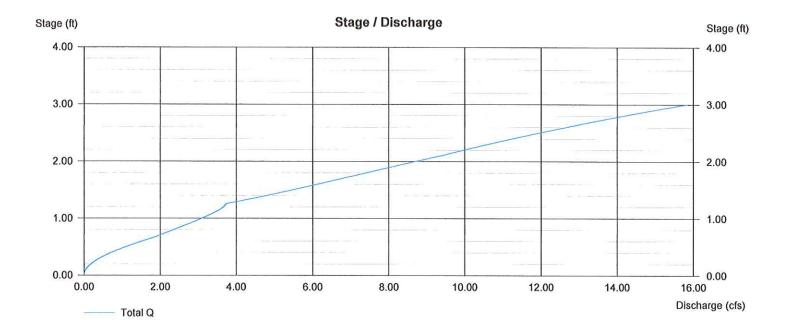
Stage / Storage Tab	le
---------------------	----

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)	
0.00	337.00	1,130	0	0	
0.15	337.15	1,242	178	178	
0.30	337.30	1,355	195	373	
0.45	337.45	1,469	212	584	
0.60	337.60	1,586	229	813	
0.75	337.75	1,704	247	1,060	
0.90	337.90	1,823	265	1,325	
1.05	338.05	1,945	283	1,607	
1.20	338.20	2,067	301	1,908	
1.35	338.35	2,192	319	2,228	
1.50	338.50	2,318	338	2,566	
1.65	338.65	2,446	357	2,923	
1.80	338.80	2,575	377	3,300	
1.95	338.95	2,706	396	3,696	
2.10	339.10	2,839	416	4,111	
2.25	339.25	2,973	436	4,547	
2.40	339.40	3,109	456	5,003	
2.55	339.55	3,246	477	5,480	
2.70	339.70	3,385	497	5,977	
2.85	339.85	3,526	518	6,495	
3.00	340.00	3,668	540	7,035	

Culvert / Orifice Structures Weir Structures [A] [B] [C] [D] [A] [B] [C] [D] Rise (in) = 15.00 0.00 0.00 0.00 Crest Len (ft) = 0.000.00 0.00 0.00 Crest El. (ft) Span (in) = 15.000.00 0.00 0.00 = 337.500.00 0.00 0.00 No. Barrels = 1 0 0 Welr Coeff. = 0.683.33 0.00 0.00 = 337.00 0.00 0.00 0.00 Invert El. (ft) Weir Type = 30 degV Length (ft) = 24.00 0.00 0.00 0.00 Multi-Stage = No No No No Slope (%) = 1.000.00 0.00 0.00 N-Value = .013 .013 .013 .013 Orif. Coeff. = 0.600.60 0.60 0.60

Note: Culvert/Orifice outflows have been analyzed under inlet and outlet control.

Exfiltration = 0.000 in/hr (Wet area) Tailwater Elev. = 0.00 ft



Hydrograph Summary Report

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time Interval (min)	Time to peak (min)	Volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Maximum storage (cuft)	Hydrograph description
1	Rational	2.07	1	29	3,604				Pre C-Store (Hugh Ward Blvd.)
2	Rational	6.38	1	11	4,210				Post C-Store (Hugh Ward Blvd.)
3	Reservoir	3.65	1	16	4,195	2	338.19	1,888	Detention Pond - CD
	0.01 ":								
New	C-Store(Hu	ıgh War	d Blvd.)	.gpw	Return P	eriod: 5	/ear	Monday, S	sep 29 2014, 12:34 PM

Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Monday, Sep 29 2014, 12:34 PM

Hyd. No. 3

Detention Pond - CD

Hydrograph type = Reservoir Storm frequency = 5 yrs Inflow hyd. No. = 2

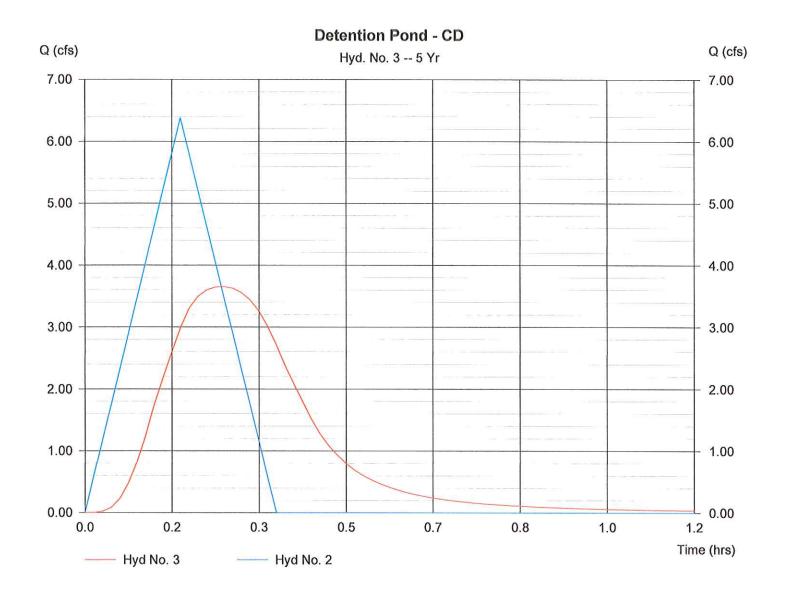
Reservoir name = Detention Pond-C-Store

Peak discharge = 3.65 cfs Time interval = 1 min

Max. Elevation = 338.19 ft Max. Storage = 1,888 cuft

Storage Indication method used.

Hydrograph Volume = 4,195 cuft



Pond Report

Hydraflow Hydrographs by Intelisolve

Monday, Sep 29 2014, 12:34 PM

Pond No. 1 - Detention Pond-C-Store

Pond Data

Bottom LxW = 113.0 x 10.0 ft Side slope = 3.0:1 Bottom elev. = 337.00 ft Depth = 3.00 ft

Stage / Storage Table

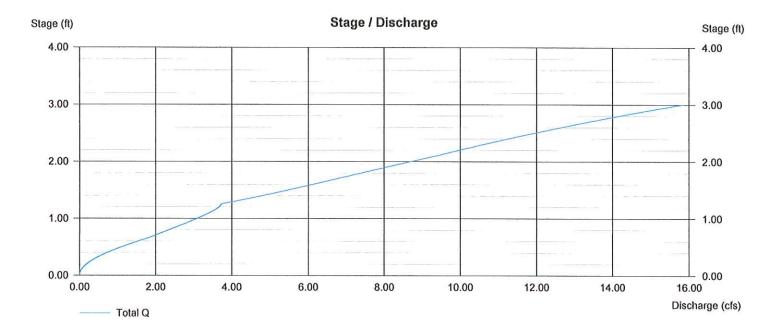
Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	337.00	1,130	0	0
0.15	337.15	1,242	178	178
0.30	337.30	1,355	195	373
0.45	337.45	1,469	212	584
0.60	337.60	1,586	229	813
0.75	337.75	1,704	247	1,060
0.90	337.90	1,823	265	1,325
1.05	338.05	1,945	283	1,607
1.20	338.20	2,067	301	1,908
1.35	338.35	2,192	319	2,228
1.50	338.50	2,318	338	2,566
1.65	338.65	2,446	357	2,923
1.80	338.80	2,575	377	3,300
1.95	338.95	2,706	396	3,696
2.10	339.10	2,839	416	4,111
2.25	339.25	2,973	436	4,547
2.40	339.40	3,109	456	5,003
2.55	339.55	3,246	477	5,480
2.70	339.70	3,385	497	5,977
2.85	339.85	3,526	518	6,495
3.00	340.00	3,668	540	7,035

Culvert / Orifice Structures

Weir Structures

	[A]	[B]	[C]	[D]		[A]	[B]	[C]	[D]
Rise (in)	= 15.00	0.00	0.00	0.00	Crest Len (ft)	= 0.00	0.00	0.00	0.00
Span (in)	= 15.00	0.00	0.00	0.00	Crest El. (ft)	= 337.50	0.00	0.00	0.00
No. Barrels	= 1	0	0	0	Weir Coeff.	= 0.68	3.33	0.00	0.00
Invert El. (ft)	= 337.00	0.00	0.00	0.00	Weir Type	= 30 degV			
Length (ft)	= 24.00	0.00	0.00	0.00	Multi-Stage	= No	No	No	No
Slope (%)	= 1.00	0.00	0.00	0.00					
N-Value	= .013	.013	.013	.013					
Orif. Coeff.	= 0.60	0.60	0.60	0.60					
Multi-Stage	= n/a	No	No	No	Exfiltration = 0	.000 in/hr (Wet a	area) Tail	water Elev.	$= 0.00 \mathrm{ft}$

Note: Culvert/Orifice outflows have been analyzed under inlet and outlet control.



Hydrograph Summary Report

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Maximum storage (cuft)	Hydrograph description
1	Rational	2.34	1	29	4,080			(******	Pre C-Store (Hugh Ward Blvd.)
2	Rational	7.11	1	11	4,695			())	Post C-Store (Hugh Ward Blvd.)
3	Reservoir	4.10	1	16	4,679	2	338.30	2,123	Detention Pond - CD
New	v C-Store(H	lugh Wa	ırd Blvd	.).gpw	Return	Period: 10) Year	Monday, S	Sep 29 2014, 12:34 PM

Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Monday, Sep 29 2014, 12:34 PM

Hyd. No. 3

Detention Pond - CD

Hydrograph type = Reservoir Storm frequency = 10 yrs= 2

Inflow hyd. No.

Reservoir name = Detention Pond-C-Store Peak discharge Time interval

= 4.10 cfs

Max. Elevation

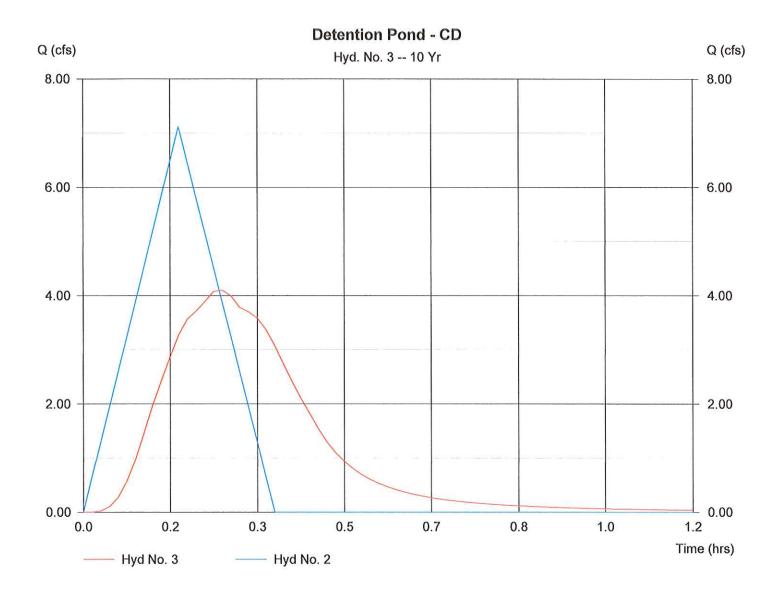
= 1 min $= 338.30 \, ft$

Max. Storage

= 2,123 cuft

Storage Indication method used.

Hydrograph Volume = 4,679 cuft



Pond Report

Hydraflow Hydrographs by Intelisolve

Monday, Sep 29 2014, 12:34 PM

Pond No. 1 - Detention Pond-C-Store

Pond Data

Bottom LxW = $113.0 \times 10.0 \text{ ft}$ Side slope = 3.0:1 Bottom elev. = 337.00 ft Depth = 3.00 ft

Stage I	Storage	Table
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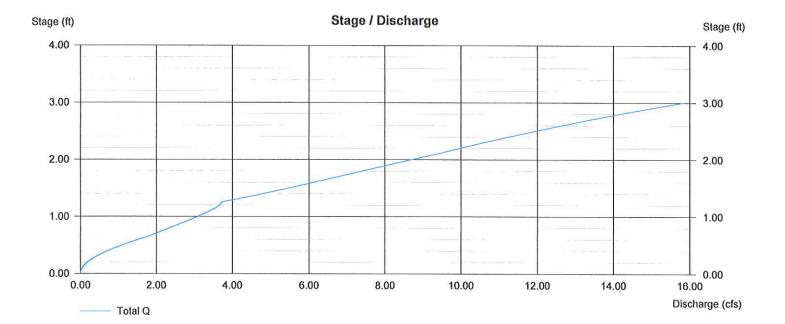
Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	337.00	1,130	0	0
0.15	337.15	1,242	178	178
0.30	337.30	1,355	195	373
0.45	337.45	1,469	212	584
0.60	337.60	1,586	229	813
0.75	337.75	1,704	247	1,060
0.90	337.90	1,823	265	1,325
1.05	338.05	1,945	283	1,607
1.20	338.20	2,067	301	1,908
1.35	338.35	2,192	319	2,228
1.50	338.50	2,318	338	2,566
1.65	338.65	2,446	357	2,923
1.80	338.80	2,575	377	3,300
1.95	338.95	2,706	396	3,696
2.10	339.10	2,839	416	4,111
2.25	339.25	2,973	436	4,547
2.40	339.40	3,109	456	5,003
2.55	339.55	3,246	477	5,480
2.70	339.70	3,385	497	5,977
2.85	339.85	3,526	518	6,495
3.00	340.00	3,668	540	7,035

Culvert / Orifice S	Structures
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	-	- 2	
Waii	r Str	ucti	IFAC

	[A]	[B]	[C]	[D]		[A]	[B]	[C]	[D]
Rise (in)	= 15.00	0.00	0.00	0.00	Crest Len (ft)	= 0.00	0.00	0.00	0.00
Span (in)	= 15.00	0.00	0.00	0.00	Crest El. (ft)	= 337.50	0.00	0.00	0.00
No. Barrels	= 1	0	0	0	Weir Coeff.	= 0.68	3.33	0.00	0.00
Invert El. (ft)	= 337.00	0.00	0.00	0.00	Weir Type	= 30 degV			
Length (ft)	= 24.00	0.00	0.00	0.00	Multi-Stage	= No	No	No	No
Slope (%)	= 1.00	0.00	0.00	0.00					
N-Value	= .013	.013	.013	.013					
Orif. Coeff.	= 0.60	0.60	0.60	0.60					
Multi-Stage	= n/a	No	No	No	Exfiltration = 0	.000 in/hr (Wet a	area) Tail	water Elev.	= 0.00 ft

Note: Culvert/Orifice outflows have been analyzed under inlet and outlet control.



Hydrograph Summary Report

Hyd. No.	Hydrograph type (orlgin)	Peak flow (cfs)	Time interval (min)	Time to peak (mln)	Volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Maximum storage (cuft)	Hydrograph description
1	Rational	2.74	1	29	4,769				Pre C-Store (Hugh Ward Blvd.)
2	Rational	8.03	1	11	5,297				Post C-Store (Hugh Ward Blvd.)
3	Reservoir	4.86	1	15	5,282	2	338.41	2,354	Detention Pond - CD
New	C-Store(H	ugh Wa	ırd Blvd	.).gpw	Return	Period: 2	Year	Monday.	⊥ Sep 29 2014, 12:35 PM

Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Monday, Sep 29 2014, 12:35 PM

Hyd. No. 3

Detention Pond - CD

Hydrograph type = Reservoir Storm frequency = 25 yrs

Inflow hyd. No. = 2

Reservoir name = Detention Pond-C-Store Peak discharge

= 4.86 cfs

Time interval

= 1 min

Max. Elevation

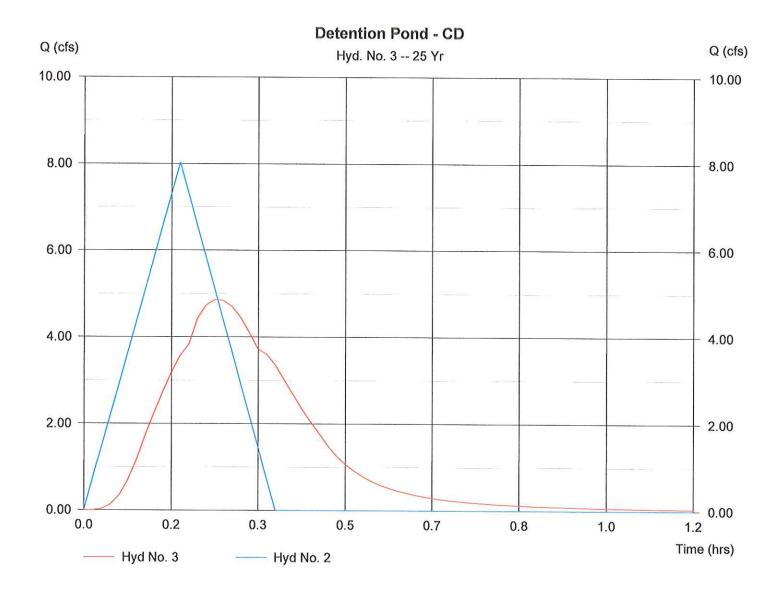
= 338.41 ft

Max. Storage

= 2,354 cuft

Storage Indication method used.

Hydrograph Volume = 5,282 cuft



Pond Report

Hydraflow Hydrographs by Intelisolve

Monday, Sep 29 2014, 12:35 PM

Pond No. 1 - Detention Pond-C-Store

Pond Data

Bottom LxW = $113.0 \times 10.0 \text{ ft}$

Side slope = 3.0:1

Bottom elev. = 337.00 ft

Depth = 3.00 ft

Stage / Storage Table

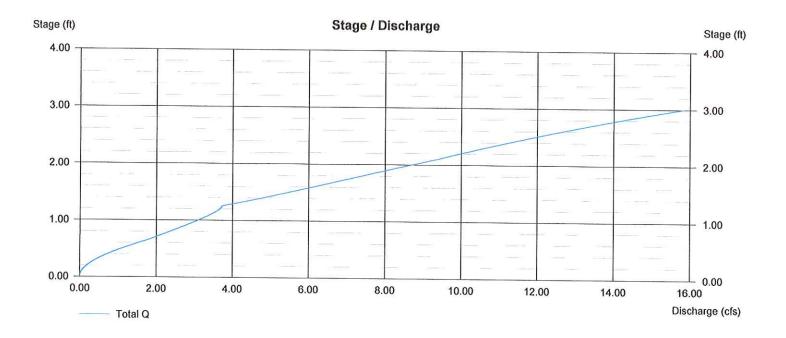
Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	337.00	1,130	0	0
0.15	337.15	1,242	178	178
0.30	337.30	1,355	195	373
0.45	337.45	1,469	212	584
0.60	337.60	1,586	229	813
0.75	337.75	1,704	247	1,060
0.90	337.90	1,823	265	1,325
1.05	338.05	1,945	283	1,607
1.20	338.20	2,067	301	1,908
1.35	338.35	2,192	319	2,228
1.50	338.50	2,318	338	
1.65	338.65	2,446	357	2,566
1.80	338.80	2,575	377	2,923
1.95	338.95	2,706	396	3,300
2.10	339.10	2,839		3,696
2.25	339.25	2,973	416	4,111
2.40	339.40	3,109	436	4,547
2.55	339.55	3,246	456	5,003
2.70	339.70	3,385	477	5,480
2.85	339.85		497	5,977
3.00	340.00	3,526 3,668	518 540	6,495 7,035

Culvert / Orifice Structures

Weir Structures

	[A]	[B]	[C]	[D]		[A]	[B]	[C]	[D]
Rise (in)	= 15.00	0.00	0.00	0.00	Crest Len (ft)	= 0.00	0.00	0.00	0.00
Span (In)	= 15.00	0.00	0.00	0.00	Crest El. (ft)	= 337.50	0.00	0.00	0.00
No. Barrels	= 1	0	0	0	Weir Coeff.	= 0.68	3.33	0.00	0.00
invert El. (ft)	= 337.00	0.00	0.00	0.00	Weir Type	= 30 degV			
Length (ft)	= 24.00	0.00	0.00	0.00	Multi-Stage	= No	No	No	No
Slope (%)	= 1.00	0.00	0.00	0.00	v: escot ! ₩01		5.00.000		
N-Value	= .013	.013	.013	.013					
Orif. Coeff.	= 0.60	0.60	0.60	0.60					
Multi-Stage	= n/a	No	No	No	Exfiltration = 0	.000 in/hr (Wet a	rea) Tail	water Elev.	= 0.00 ft

Note: Culvert/Orifice outflows have been analyzed under inlet and outlet control.



Hydrograph Summary Report

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Maximum storage (cuft)	Hydrograph description
1	Rational	2.98	1	29	5,185				Pre C-Store (Hugh Ward Blvd.)
2	Rational	8.57	1	11	5,654				Post C-Store (Hugh Ward Blvd.)
3	Reservoir	5.26	1	15	5,638	2	338.47	2,487	Detention Pond - CD
New	C-Store(Hu	ıgh Wa	rd Blvd.).gpw	Return F	Period: 50	Year	Monday, S	Sep 29 2014, 12:35 PM

Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Monday, Sep 29 2014, 12:35 PM

Hyd. No. 3

Detention Pond - CD

Hydrograph type = Reservoir Storm frequency = 50 yrsInflow hyd. No. = 2

Reservoir name = Detention Pond-C-Store Peak discharge

= 5.26 cfs

Time interval Max. Elevation $= 1 \min$

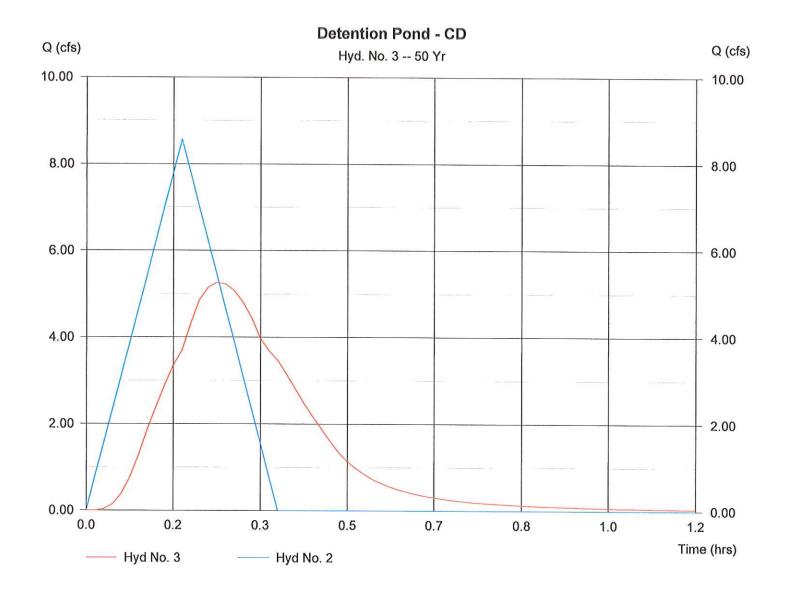
 $= 338.47 \, \text{ft}$

Max. Storage

= 2,487 cuft

Storage Indication method used.

Hydrograph Volume = 5,638 cuft



Pond Report

Hydraflow Hydrographs by Intelisolve

Monday, Sep 29 2014, 12:35 PM

Pond No. 1 - Detention Pond-C-Store

Pond Data

Multi-Stage

= n/a

No

No

No

Bottom LxW = 113.0 x 10.0 ft Side slope = 3.0:1 Bottom elev. = 337.00 ft Depth = 3.00 ft

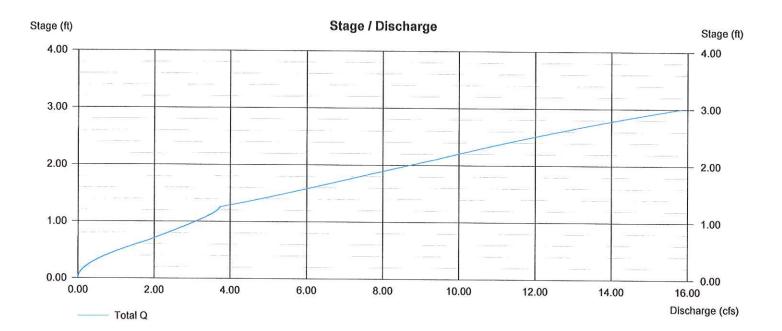
Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	337.00	1,130	0	0
0.15	337.15	1,242	178	178
0.30	337.30	1,355	195	373
0.45	337.45	1,469	212	584
0.60	337.60	1,586	229	813
0.75	337.75	1,704	247	1,060
0.90	337.90	1,823	265	1,325
1.05	338.05	1,945	283	1,607
1.20	338.20	2,067	301	1,908
1.35	338.35	2,192	319	2,228
1.50	338.50	2,318	338	2,566
1.65	338.65	2,446	357	2,923
1.80	338.80	2,575	377	3,300
1.95	338.95	2,706	396	3,696
2.10	339.10	2,839	416	4,111
2.25	339.25	2,973	436	4,547
2.40	339.40	3,109	456	5,003
2.55	339.55	3,246	477	5,480
2.70	339.70	3,385	497	5,977
2.85	339.85	3,526	518	6,495
3.00	340.00	3,668	540	7,035

Culvert / Orifice Structures Weir Structures [A] [B] [C] [D] [A] [B] [C] [D] Rise (in) = 15.00 0.00 0.00 0.00 Crest Len (ft) = 0.000.00 0.00 0.00 Span (in) = 15.00 0.00 0.00 0.00 Crest El. (ft) = 337.500.00 0.00 0.00 No. Barrels = 1 0 Weir Coeff. = 0.683.33 0.00 0.00 Invert El. (ft) = 337.00 0.00 0.00 0.00 Welr Type = 30 degV Length (ft) = 24.00 0.00 0.00 0.00 Multi-Stage = No No No No Slope (%) = 1.00 0.00 0.00 0.00 N-Value = .013 .013 .013 .013 Orif. Coeff. = 0.600.60 0.60 0.60

Note: Culvert/Orifice outflows have been analyzed under inlet and outlet control.

Exfiltration = 0.000 in/hr (Wet area) Tailwater Elev. = 0.00 ft



MINUTES OF THE MEETING OF THE MADISON COUNTY PLANNING AND ZONING COMMISSION HELD AND CONDUCTED ON THURSDAY, THE 15th DAY OF OCTOBER, 2015 AT 9:00 A.M. AT THE MADISON COUNTY COMPLEX BUILDING

BE IT REMEMBERED that a meeting of the Madison County Planning and Zoning Commission was duly called, held and conducted on Thursday, the 15th day of October, 2015 at 9:00 a.m. in the Board Room of the Madison County Chancery and Administrative Building.

Present:

William Amadio

Larry Miller Will Sligh

Dr. Keith Rouser Rev. Henry Brown

Scott Weeks, Planning and Zoning Administrator

There first came on for consideration the minutes of the September 10, 2015 meeting of the Commission. Upon motion by Commissioner Amadio to approve the minutes, seconded by Commissioner Rouser, with all voting "aye," the motion to approve the September 10, 2015 minutes passed.

There next came on for consideration the Petition of Sireesha and Styanarayana Vasireddy This is a petition to rezone 41.87 acres from R-2 Residential to A-1 Agricultural located on Hill Road. Don McGraw, Esq. appeared on behalf of Petitioner. This matter was discussed and tabled at the September 10, 2015 hearing so that the parties could try and come to an agreement on the issue. Mr. McGraw addressed the Commission and stated that his clients had tried to work out an agreement with the opponents but were unsuccessful. He stated that his clients had agreed to not put any fowl on the land but did want goats and sheep. The opposition was asked to present their side and Fabian Hill at 205 Hill Rd. addressed the Commission. He stated that there are new homes that have been developed nearby and even with no fowl, the proposed buffer is not enough. He stated that it would decrease their property value and does not add anything to the tax base. He also pointed out that Germantown Middle School is nearby along with a church and nicer neighborhood. Commissioner Rouser inquired regarding Mr. Hill's land and he stated it had been in their family a long time. Reverend Charlie Smith also spoke and reiterated their opposition to the request as well. Upon Motion by Commissioner Rouser to deny the Petition, seconded by Commissioner Miller, with all voting "aye," the motion to deny the petition passed,

There next came on for consideration the Petition of Dale Wilson for a twenty-seven (27) square foot sign variance. Zoning Administrator Scott Weeks advised the Commission that the Mannsdale-Livingston Heritage Preservation District had approved the request and there had not been any objections. Upon Motion by Commissioner Amadio to approve the Petition, seconded by Commissioner Rouser, will all voting "aye," the motion to approve the petition passed.

There next came on for consideration the site plan of Commercial Construction and Maintenance, Inc. for a new gas station located on Hwy 51 South of Yandell Road. This matter was tabled at the September 10, 2015 hearing so that petitioner could meet with those individuals living nearby, particularly in Wildwood Subdivision, to try and work out an agreement. Jody Jordan appeared on behalf of Petitioner. He explained that he had been present at the last hearing and informed the owners of the land of the results and for them to meet with the HOA for Wildwood Subdivision. He reiterated that the C-2 zoning had been in place since January of 2002 and that they would agree to abide by whatever design restrictions were consistent with those being place on other gas stations. Bobby Brown is the owner of the property and he spoke next. He inquired of the Commission what would be a suitable use of the property if not a gas station. Commissioner Amadio inquired regarding the traffic study and Mr. Jordan stated that a specific study had not been done but a general study showed approximately 300 to 400 cars per day. Those in opposition were asked to come forward. Larry Taylor spoke next and stated that he had been designated as the spokesperson for the Wildwood Subdivision and Twin Cedars. His address is 105 Wildwood and he is on the HOA. He said that there were conversations between various homeowners of Wildwood and Mr. Brown when they were purchasing their lots. He stated that the homeowners were lead to believe that it would be light commercial office space. He reiterated the traffic and safety concerns and that a gas station would negatively affect an already congested area. He noted a recent wreck on September 25th in the area. He also was concerned about the lighting and how that would affect their neighborhood at night. He also pointed out the high concentration of gas stations in the area. He noted that within approximately a mile from this site, there were already at least six (6) existing gas stations and he didn't think another one was needed in the area. He also noted that the County's Comprehensive Plan has this area designated for light commercial development only. He presented photographs of the area and signed Affidavits which are attached hereto as Exhibit "A." Roxanne Case addressed the Commission next. She also resides in Wildwood Subdivision and stated that she was opposed to this development. She stated it would negatively affect their property value. She also urged the Commission to follow the County's Comprehensive Plan since it is a plan depicting a plan and what's best for the county. She stated that the owner had not shown a need for this development. She also stated that she was concerned about traffic and that the study done was not a true traffic study specific to that area. She said that a true study was needed to determine how this development would affect traffic. She also reiterated that they had been lead to believe there would be light commercial development and that the owners had done nothing to contact the HOA since last month's hearing. Mr. Brown next addressed the Commission. He stated that the land was petitioned for rezoning in late 2001 and it was approved in early 2002. The first lot for Wildwood Subdivision was not sold until June of 2002. He presented the plat to the Commission which is attached hereto as Exhibit "B." He agreed that there was an area he had designated for light commercial property but there was a one (1) acre portion at the front corner (which he highlighted in red on the plat) that he intended for a restaurant or convenient store type business. He agreed that traffic was congested in the area but said that was a MDOT issue, not a county issue. Commissioner Rouser inquired regarding whether light commercial would be permitted in this area and Zoning Administrator Weeks stated that would be more appropriate under C-1 or C-1A but this land was zoned C-2. Janet Dickinson addressed the Commission next and she resides at 126 Wildwood. She stated that the lots and homes were expensive. She said they were told that a buffer and fence would be present and the buffer was a row of small

trees that have since died and the fence has lots of holes in it. She also reiterated the traffic concerns and stated that she and her husband had been in a wreck in that area in recent years. Lisa Williams from Germantown Subdivision spoke next. She stated that her husband had been in a car accident in this area several years before that and a business of this nature would be dangerous. She further stated that policy #21 of the Comprehensive Plan addresses this area. She also reiterated that to her knowledge, no one with Petitioner had reached out to any HOA members prior to today's meeting as requested by the Commission at the last hearing. She also noted the traffic study done on the other side of the Interstate in Gluckstadt and that it noted much higher volume than that presented and said she didn't think the study referenced could be accurate for this area. Parker Sartin with Petitioner next addressed the Commission. He stated that he is a consultant for the property and that all of the issues raised by the opposition more dealt with a rezoning issue, not a site plan approval issue. Upon Motion by Commissioner Amadio to deny the Petition based on the traffic and safety concerns, that the nearby homeowners and HOA's had not been properly informed of the development as recommended by the Commission, and that the plan is not consistent with the Madison County Comprehensive Plan for light commercial development, seconded by Commissioner Miller, with all voting "aye," the motion to deny the site plan passed.

There next came on for consideration the site plan of Callway's Garden Center located at Calhoun Station Parkway South of Church Rd. The property is zoned C-2 Commercial and petitioner wishes to construct a yard and garden center. Jim Williams and Brent Callaway appeared on behalf of Petitioner. He stated it would be an outdoor garden center and this would be a second location to the Callaway's already located on County Line Road in Ridgeland, MS. The main building would be approximately 7,600 square feet. Upon Motion by Commissioner Rouser to approve the site plan, seconded by Commissioner Miller, with all voting "aye," the motion to approve the site plan passed.

There next came on for consideration the site plan of DEH Trucking and Maintenance Facility for a new business located at Old Jackson Rd. South of Church Rd. The property is zoned C-2 and petitioner plans to construct a new trucking maintenance facility. Matt McWilliams appeared on behalf of Petitioner. He stated that it would be a 5,000 square foot facility, with 1,000 of that being open space in the back. It would be a shop with an office. Zoning Administrator Weeks stated that he was not aware of any opposition to the plan. Commissioner Amadio inquired regarding what is located around the property. Zoning Administrator Weeks stated that there are some residents nearby and a fence and landscaped buffer would be required. He also noted there were other businesses in the area as well. Zoning Administrator Weeks inquired regarding lighting and Petitioner stated there would be shield on the lights to force it towards the ground. Commissioner Brown inquired regarding the sign and Petitioner stated that they had no plan to date for the sign and they would bring that issue back before the Commission prior to erecting same. Upon Motion by Commisser Amadio to approve the site plan, seconded by Commissioner Miller, with all voting "aye," the Motion to approve the site plan passed.

There next came on for discussion the issue of attorney fees for September, 2015. Upon Motion by Commissioner Amadio, seconded by Commissioner Miller, with all voting "aye," the

motion to approve the attorney fees for September passed.

There next came on for discussion the setting of the November, 2015 meeting. November 12, 2015 was discussed. Upon motion by Commissioner Amadio, seconded by Commissioner Miller, with all voting "aye," the motion to set the November, 2015 meeting for November 12, 2015 passed.

With there being no further business, the October 15, 2015 meeting was adjourned.

Date $\frac{1}{20}$

Chairman)