

Scott Weeks

From: Bradley Morris <bradleymorris@fleet-way.com>
Sent: Monday, November 23, 2015 5:34 PM
To: Scott Weeks
Subject: FW: Gluckstadt
Attachments: Truck Parking Exhibit.pdf

Scott,

Attached is the site plan for truck parking at Gluckstadt.

The 15 foot landscape setback is noted above the dotted line in the green space area. Just above the legend is a note stating that the detention pond shown in the original plans for the truck stop was designed to handle the water for development of this area.

Will you forward this to Rudy Warnock for his approval of the curb cut on Denim Way?

What is the date for the site review meeting and what is the date for the board meeting?

If anything on the drawing needs to be changed please let me know.

Also, can you send email address for Lisa Williams?

Thank you,

Bradley Morris

From: Bryan Battenfield [mailto:BBattenfield@benchmarkms.net]
Sent: Monday, November 23, 2015 4:33 PM
To: 'Bradley Morris'
Subject: Gluckstadt

Bryan Battenfield
Senior Design Technician

Benchmark Engineering & Surveying, LLC
101 Highpointe Court, Suite B

Scott Weeks

From: Walter McKay <mckaywj@yahoo.com>
Sent: Tuesday, December 01, 2015 12:39 PM
To: Scott Weeks
Subject: Fleet Morris Shell Paving Plan

Just a point of explanation on Lisa's email to you regarding the drainage/retention basin on the new site plan submitted, which does not show the drainage system. I did review the drainage system at the site on the construction plans, however.

I've not seen the engineer's drainage calculations, etc., nor the philosophy behind their plan. I understand Warnock's office was provided calcs for approval. I commend them for the extensive drainage system provided for the site and adjacent street and property. I do understand that an 18" culvert on the outfall end will not handle all the water that the 36" pipe can deliver if it were flowing near full, thus creating some ponding in the "detention" basin. Construction plans indicate a paved ditch invert between pipes which indicates at any low flow water will not be retained. I don't see this as a problem, if approved by the County.

However, the paving site plan submitted has a note which says there is an "emergency spillway", but it's not identified on the construction plans, nor where water would go if the "spillway" is over topped. My question was, and is, is there supposed to be constructed a spillway structure at the 18" outlet pipe? The note on the drawing indicates so but approved construction drawings do not include it. Mr. Morris was to get further info on this as a matter of clarifying the construction intent.

These questions really do not relate to the approval/disapproval by P&Z of their paving proposal.

Walter

Scott Weeks

From: Lisa <lisa.williams99@gmail.com>
Sent: Tuesday, December 01, 2015 10:07 AM
To: Scott Weeks
Subject: FLEET MORRIS new SHELL site at Gluckstadt Rd

Scott,

We met w/ Bradley Morris yesterday about the site , and rear pad , exit etc..

The only concern to be responded to a this point is Mr Walter McKay questioned the structure drain or "spillway structure"

This is noted on the plan Bradley showed us but NOT visible at the site. At the site is 2 concrete drains running off into one at the road. The specs show from 36" pipe to 18" pipe...

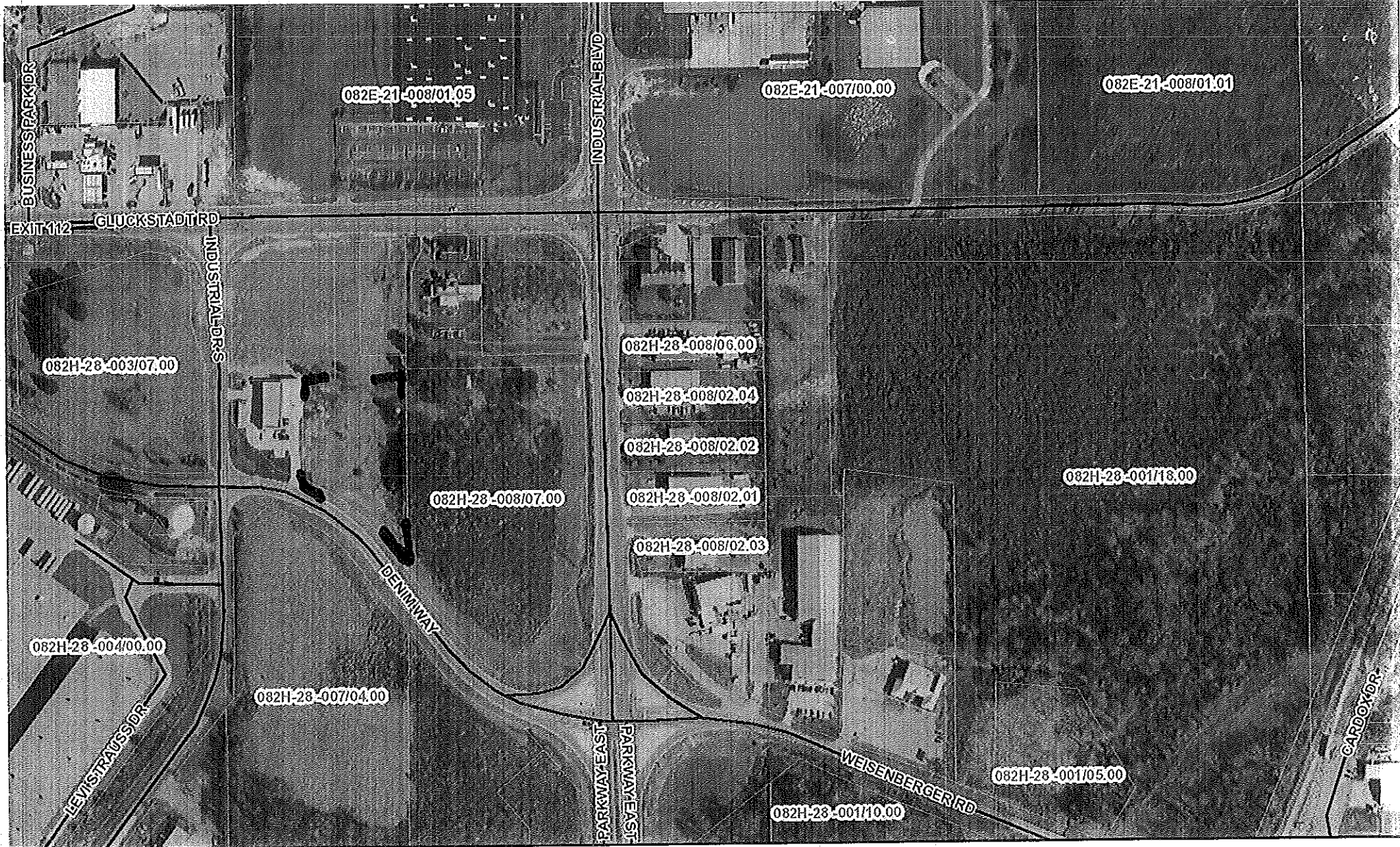
Engineering company is to get a visual at the site and get an answer to Bradley to get to Walter.

Developer did a good thing by adding drainage grates around the building area but we have concerns this draining at the rear of the lot is not going to be sufficient.

Also - I'd like to ask you to submit to the committee to ask Mr Morris to post a "NO LEFT TURN " and "EXIT ONLY" on the rear exit for safety sake. The rigs mostly will comply , we would hope but cars cutting thru will be the issue over time.

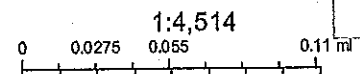
Thanks ! talk soon

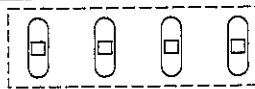
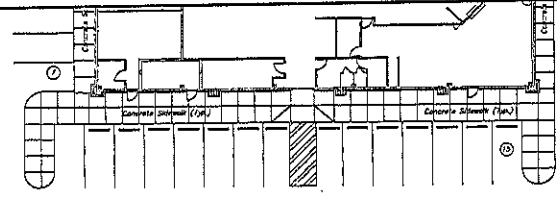
—
Lisa Williams
Madison MS



--- County Boundary

Madison
County
GIS





R. & R. Surveyors, LLC
D.B. 2003, Pgs. 304-301

New Day Properties, LLC
D.B. 2007, Pgs. 778-781

New Day Properties, LLC
D.B. 2007, Pgs. 778-781

Concrete Parking

Future
Development
Space
32,180 S.F.±

Concrete
Pavement
34,142 S.F.±

Detention
Area Green
Space
23,380 S.F.±

(Var. Width D.O.W.) (Paved Right)
D.B. 2005, Pgs. 567-571

Grade Spot
Top=28.22
LL=28.02

Grade Spot
Top=28.54
LL=28.34

Grade Spot
Top=28.24
LL=28.04

Grade Spot
Top=28.07
LL=27.87

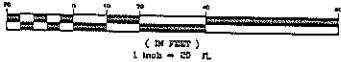
NOTE:
THE DETENTION POND SHOWN IN THE ORIGINAL CONSTRUCTION PLAN WAS DESIGNED TO INCLUDE THE SOUTH PORTION OF THIS SITE AFTER PROJECTED DEVELOPMENT. THE EXISTING POND WHEN COMPLETE WILL HAVE APPROXIMATELY 0.83 FOOT OF FREEBOARD BEFORE OVERTOPPING THE EMERGENCY SPILLWAY AND APPROXIMATELY 1.83 FOOT BEFORE OVERTOPPING THE TOP OF THE DETENTION STRUCTURE LEVEL.

LEGEND

- — — — — PROPERTY LINE
- — — — — EXISTING EDGE OF PAVEMENT
- — — — — DEMO EXISTING EDGE OF PAVEMENT
- — — — — EXISTING CURB
- — — — — DEMO EXISTING CURB
- — — — — PROPOSED INTEGRAL CURB
- — — — — PROPOSED LIMITS OF CANOPY
- — — — — EXISTING EDGE OF CONCRETE



GRAPHIC SCALE



THE YEAR 8 SURVEYORS' OFFICE, A DIVISION OF BENCHMARK SURVEYING, LLC
D.B. 2004, Pgs. 102-105

PROJECT NUMBER B-4179	SHEET NUMBER TP-1	PROJECT: FLEETWAY FUEL CENTER	PROJECT LOCATION: GLUCKSTADT ROAD MADISON COUNTY, MISSISSIPPI	DATE: 11/27/19	DRAWN: DCJ	REVISIONS:
		SHEET CONTENTS: PRELIMINARY TRUCK PARKING SITE LAYOUT	OWNER: MORRIS REAL ESTATE, LLC MADISON, MISSISSIPPI 39110	CHECKED: GAB	SCALE: 1"=20'	
				REF. CAL:		
				CG SURFACE:		
				FG SURFACE:		

BENCHMARK
ENGINEERING & SURVEYING, LLC

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BENCH@BENCHMARK.COM

10' Utility Easement
D.B. 2033 Pgs. 967-971

7' Wide Conc.
Emergency
Overflow Req'd.
Inv. 267.00

Tie to Ex. Curb
Inlet Req'd.
Inv. 263.19

