



Bearings shown on this plot are based on Mississippi State Plane - West Zone - Nad 83
Vertical Datum shown is Mean Sea Level (NAVD88).
Contour Interval = 1 Foot

PROPERTY ZONING:

According to the Official Zoning Map of Madison County, Mississippi, the subject property is zoned "C-2, Highway Commercial District" and is subject to the following requirements:

Maximum Building Height: 40 feet or 3 stories
Minimum Lot Width: 200 feet at the building set-back line
Front Yard: 35 feet from any street right-of-way line.
Side Yard: none required where not abutting residential property.
Rear Yard: none required where not abutting residential property.

The sum total of all buildings and accessory structures in a C-2 district shall not exceed fifty percent (50%) of the area of any lot.

LEGEND

- | | |
|---------------------------|------------------------------|
| ⊕ TELECOMMUNICATIONS M.H. | — g — GAS LINE |
| ⊙ 1" IRON REBAR FOUND | — t — UNDERGROUND TELEPHONE |
| ⊙ 1/2" IRON REBAR SET | — cam — FIBER OPTIC |
| ⊕ WATER FAUCET | — +140 — CONTOURS |
| ⊕ UTILITY POLE | — p — OVERHEAD POWER |
| ⊕ GAS VALVE | — us — UNDERGROUND ELECTRIC |
| ⊕ WATER VALVE | — s — SAN. SEWER |
| ⊕ FIRE HYDRANT | — c — UNDERGROUND CABLE |
| ⊕ TELEPHONE MANHOLE | — w — WATER MAIN |
| ⊕ TELEPHONE PEDESTAL | ⊕ LIGHT POLE |
| ⊕ SIGNAL BOX | ⊕ STORM DRAIN M.H. |
| ⊕ SIGN | ⊕ WATER METER |
| ⊕ CONC. CURB & GUTTER | ⊕ A/C UNIT |
| ⊕ SAN. SEWER MANHOLE | ⊕ SPRINKLER VALVE |
| ⊕ CURB INLET | ⊕ SAN. SEWER PUMP STATION |
| ⊕ EVERGREEN TREE | ⊕ CABLE BOX |
| ⊕ DECIDUOUS TREE | ⊕ bfp BACK FLOW PREVENTER |
| ⊕ WATER METER BOX | ⊕ GAS METER |
| ⊕ ELECTRIC MANHOLE | ⊕ POWER METER |
| ⊕ GUIDE WIRE | ⊕ FLOOD LIGHT |
| | cpp CORR. PLASTIC PIPE |
| | pvc POLY. PIPE |
| | rcp REINFORCED CONCRETE PIPE |

Date of field survey: September 29 2017.

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

This property may be subject to recorded or unrecorded easements, rights-of-way or other encumbrances which are not evident to the surveyor, but which would be revealed by a title search performed by a competent attorney.

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

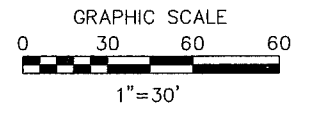
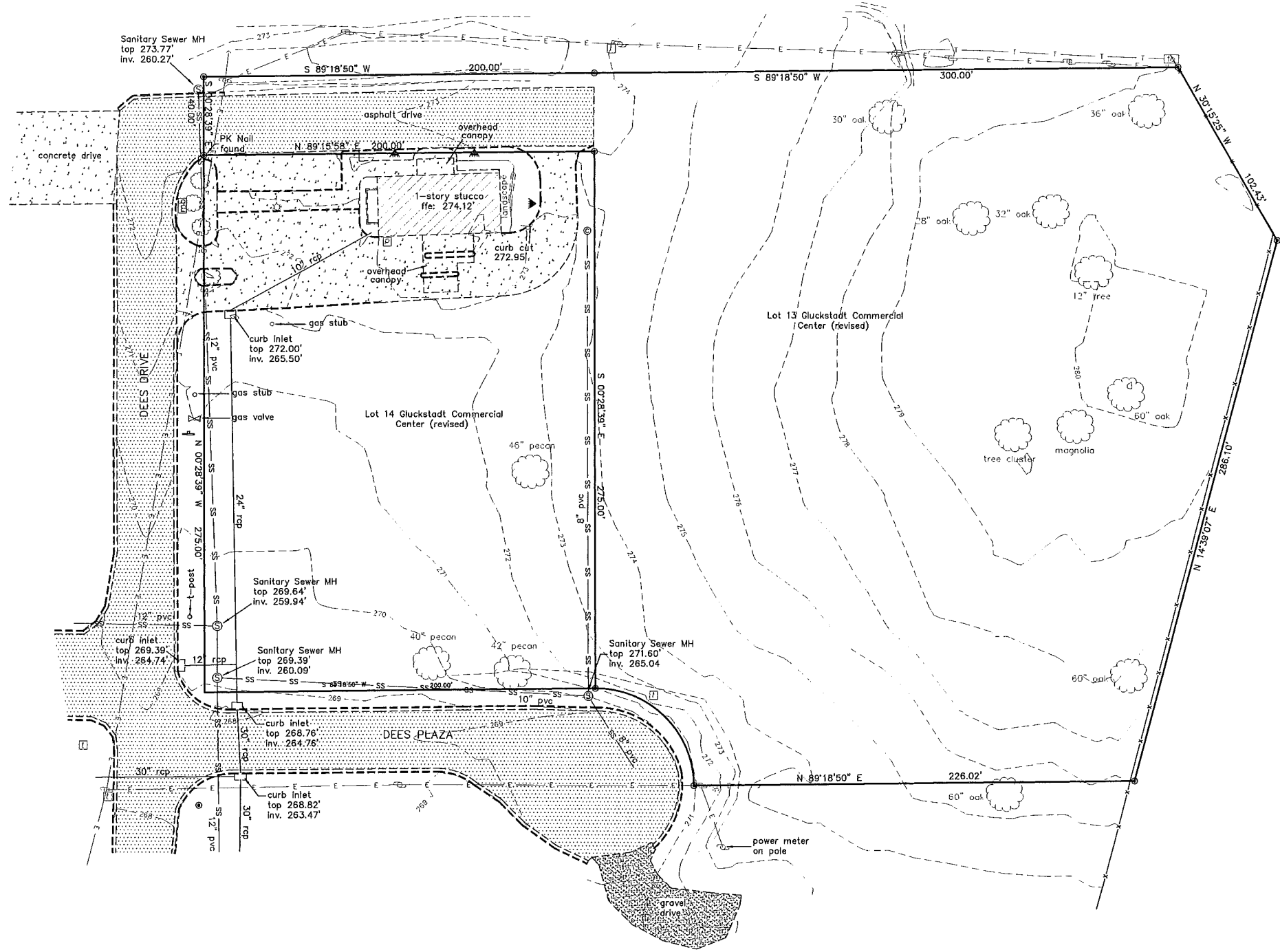
Boundary and Utility information was performed by Robert Barnes, dated June 23, 2014.

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

This topographic survey was performed and this plat was prepared by Collin L. Baird
P.O. Box 723, Clinton, MS 39056
Phone: (601) 278.5548

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

I, Collin L. Baird, do hereby certify that the features depicted on this plat are a correct representation of the conditions as they existed on October 1, 2017.



No.	Revisions:	By:	Date:

Project No.: # DEES
Date: 10/01/2017
Scale: 1" = 30'
Designed By: CLB
Reviewed By: CLB

Topographic Survey for
J. ROGER MORRISON

CO.0

SITE PLAN NOTES

GENERAL

- BOUNDARY SURVEY TAKEN FROM A SURVEY PREPARED BY ROBERT B. BARNES, DATED JUNE 23, 2014.
- CONTRACTOR TO NOTIFY ALL UNDERGROUND UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION EXCAVATION. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH OSHA, FEDERAL, STATE AND LOCAL CODES.
- CONTRACTOR TO COMPLY WITH ALL EROSION CONTROL STANDARDS AS SPECIFIED BY CITY, COUNTY AND STATE OFFICIALS.
- DURING CONSTRUCTION, CONTRACTOR SHALL CHECK THE EROSION CONTROL FACILITIES DAILY, AND MAKE REPAIRS OR MODIFICATIONS AS NEEDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER FACILITIES DURING CONSTRUCTION. UPON COMPLETION OF PROJECT, THIS SHALL BECOME THE RESPONSIBILITY OF THE OWNER. THE OWNER SHALL INSPECT ALL STORM DRAINS, ON A MONTHLY BASIS AND REMOVE ANY SILTATION AS NEEDED.
- ALL DISTURBED GRASSED AREAS SHALL BE SOID SOD UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL CONTACT CITY ENGINEERING AND RIGHT-OF-WAY DEPARTMENTS AT LEAST THREE (3) DAYS PRIOR TO PERFORMING ANY CONSTRUCTION ACTIVITIES WITHIN THE PUBLIC RIGHT-OF-WAY.
- THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN BEST MANAGEMENT PRACTICES AS REQUIRED BY MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY.
- CONSTRUCTION PHASE DUST CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. WATER SITE AS NEEDED, OR AS DIRECTED BY ENGINEER TO MAINTAIN ADEQUATE DUST CONTROL.
- ANY AND ALL DESIGN, ERECTION, PERMIT FEES AND APPLICATION PERTAINING TO ANY AND ALL WORK ZONE TRAFFIC CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL UNCOVER AND VERIFY THE DEPTH OF ALL UTILITY TIE-IN POINTS PRIOR TO CONSTRUCTION AND ORDERING OF ANY MATERIALS. IF CONDITIONS ARE ENCOUNTERED DIFFERENT FROM DRAWINGS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY AND ADJUSTMENTS SHALL BE DETERMINED.
- BACKFILL ALL EXCAVATED AREAS WHERE UTILITIES ARE REMOVED WITH SAND-CLAY STRUCTURAL FILL PER GEOTECHNICAL REPORT REQUIREMENTS.
- ANY EXISTING UTILITIES TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR, AND BE DISPOSED OF OFF-SITE IN A LEGAL MANNER.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NEEDED PERMITS AND LICENSES.
- SITE CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT AT CONNECTIONS TO EXISTING GRANDVIEW BOULEVARD.
- SEE LANDSCAPE DETAIL FOR ALL HARDSCAPE AND LANDSCAPE DETAILS.
- SEE ARCHITECTURAL SHEETS FOR BUILDING DIMENSIONS.
- ALL DIMENSIONS SHOWN ON THIS SHEET ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- NO SIGN STRUCTURE NEEDED FOR THIS SITE. SIGNAGE IS LOCATED ON BUILDING.
- DUMPSTER WILL HAVE A 6' TALL BRICK WALL AROUND AND THE BRICK TO MATCH THE BUILDING. SEE LANDSCAPE PLAN FOR SCREENING AROUND DUMPSTER. THE GATE WILL BE PAINTED STEEL. SEE ARCHITECT PLANS FOR DETAILS.

- PARKING PROVIDED IN THIS PROJECT:
2 ADA COMPLIANT PARKING SPACES
97 STANDARD PARKING SPACES
99 TOTAL PARKING SPACES PROVIDED
- DETECTABLE WARNING SURFACE TO MEET ADAAG 4.29.2 (TRUNCATED DOME PANEL).

- PARKING FEATURES LEGEND**
- ① TRAFFIC STRIPE (PARKING)
 - ② TRAFFIC STRIPE (HANDICAP)
 - ③ HANDICAP PARKING SIGN (R7-B)-DETAIL 6/C1.0
 - ④ STOP SIGN (DETAIL 2/C1.0)
 - ⑤ 24" LEGEND
 - 4" CONTINUOUS WHITE
 - 4" CONTINUOUS BLUE
 - SEE MUTCD MANUAL FOR SPECIFICATIONS.
 - SEE MUTCD MANUAL FOR SPECIFICATIONS.
 - WHITE



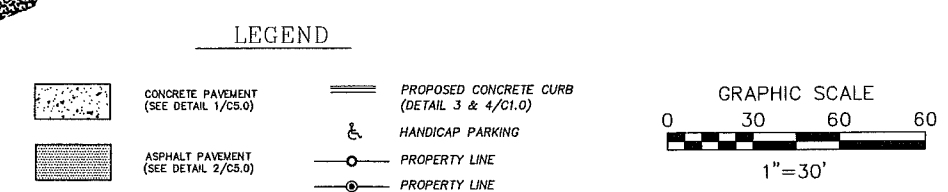
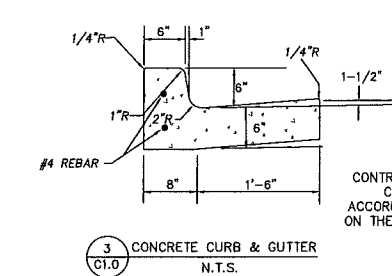
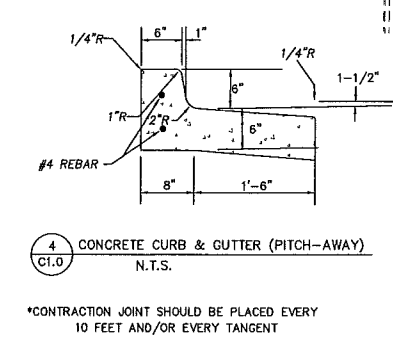
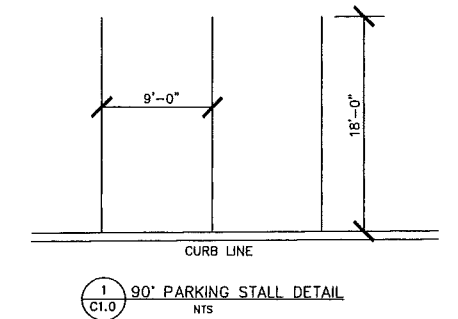
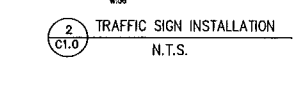
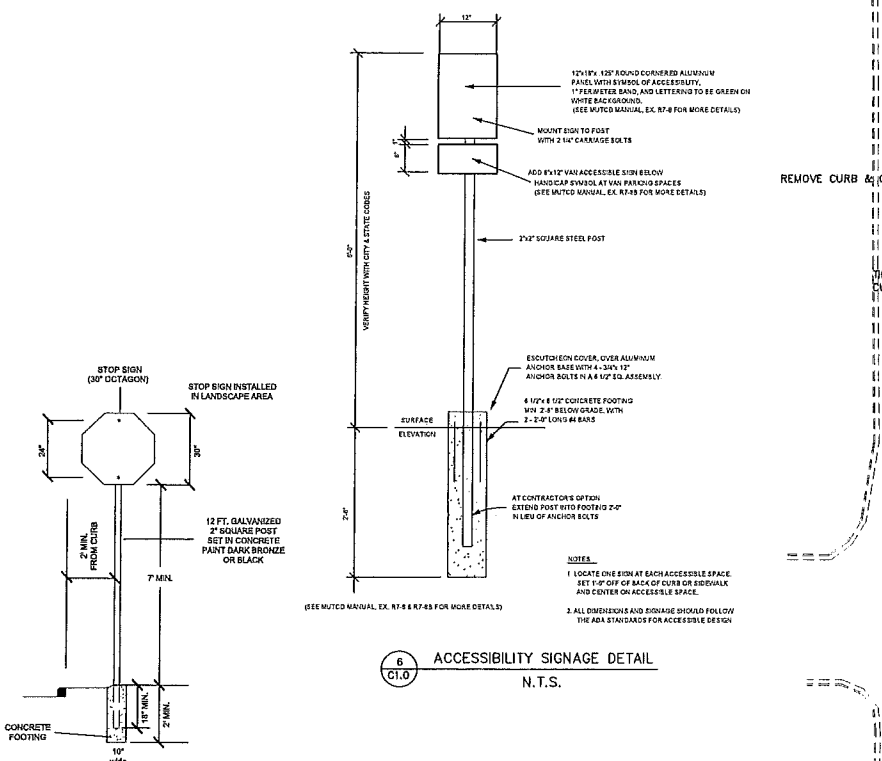
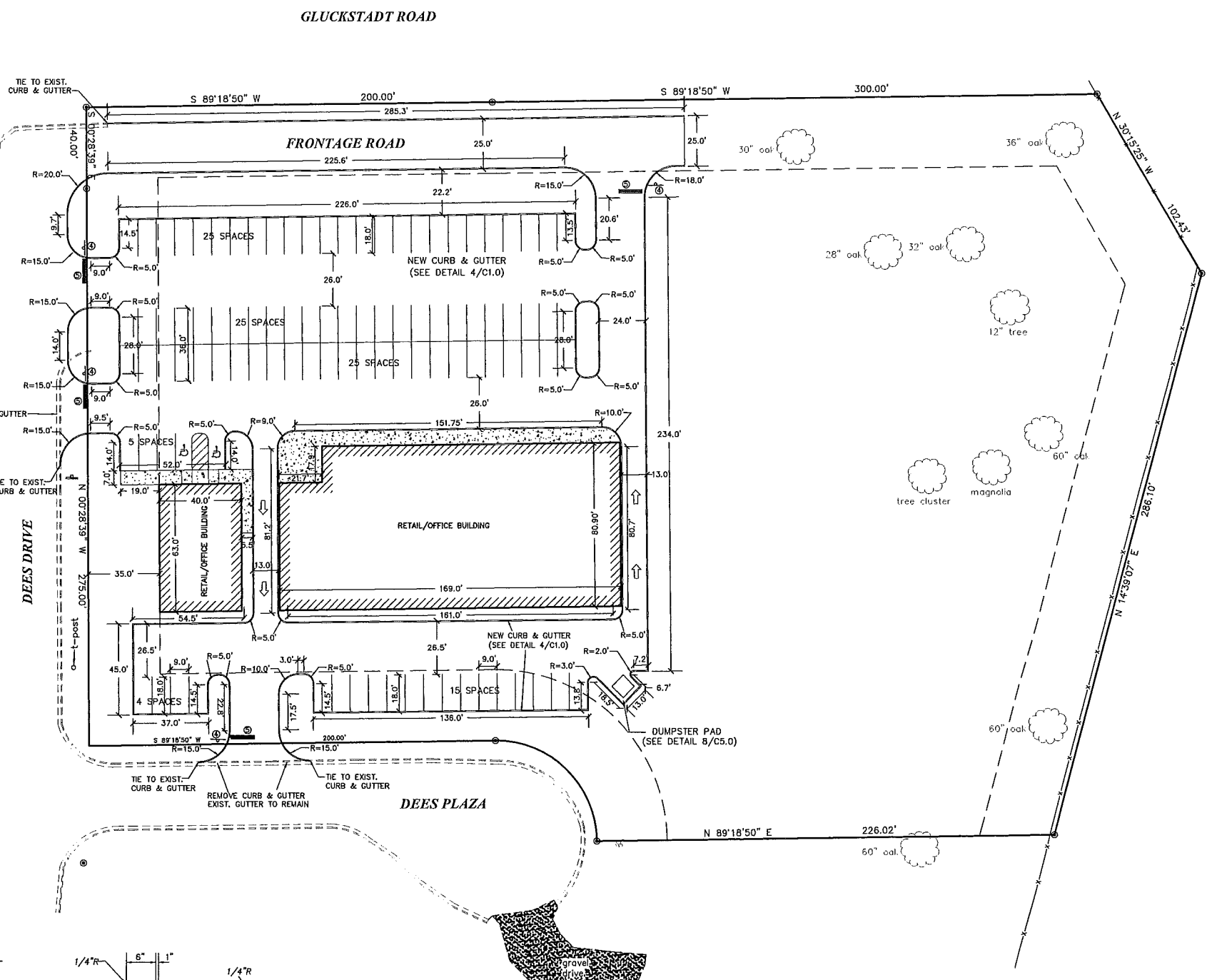
Date:	
By:	
Revisions:	
No.	

FLOYD S BAIRD ENGINEERING, INC.
130 E. Northside Drive, Clarksdale, MS 39056
Phone: (662) 925-5015
www.floydbaird.com

Project No.: # 3700
Date: 10/18/2016
Scale: 1" = 30'
Designed By: CLB
Reviewed By: PCF

SITE PLAN
DEES ROAD DEVELOPMENT

SHEET
C1.0



*CONTRACTION JOINT SHOULD BE PLACED EVERY 10 FEET AND/OR EVERY TANGENT

*CONTRACTION JOINT SHOULD BE PLACED EVERY 10 FEET AND/OR EVERY TANGENT

SITE PREPARATION NOTES

1. GENERAL

THE CONTRACTOR SHALL REMOVE ALL INFRASTRUCTURE AND VEGETATION FROM THE AREA TO BE EXCAVATED, FILLED, OR GRADED.
 SEE ARCHITECTURAL PLANS FOR THE LOCATION OF DOWN SPOUTS FOR ROOF DRAINAGE, IF ANY.
 TOPOGRAPHIC SURVEY PROVIDED BY FLOYD & BAIRD ENGINEERING AND IS A PART OF THIS SET OF PLANS.
 ALL IMPROVEMENTS AND ADDITIONS TO THE WATER AND SANITARY SEWER SYSTEMS SHALL BE INSTALLED IN COMPLIANCE WITH THE MADISON COUNTY STANDARDS.

2. CLEARING

PRIOR TO CUT AND REPLACEMENT OF FILL ON SITE, APPROXIMATELY 6 INCHES OF TOPSOIL SHOULD BE REMOVED WHERE ENCOUNTERED.
 REMOVE BRUSH, ROOTS, LARGE GRASS, ROCKS, AND WEEDS BEFORE STRIPPING.
 REMOVE TOPSOIL TO A MINIMUM DEPTH OF 6 INCHES IN ALL AREAS INDICATED ON THE PLANS TO BE UNDER BUILDING, DRIVES, PARKING, SIDEWALKS, AND OTHER PAVING.
 STORE TOPSOIL APPROVED FOR FILL IN GENERAL LANDSCAPE AREAS AT DESIGNATED LOCATIONS ON SITE.

3. GRUBBING

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

4. CLEAN-UP

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

5. SITE GRADING

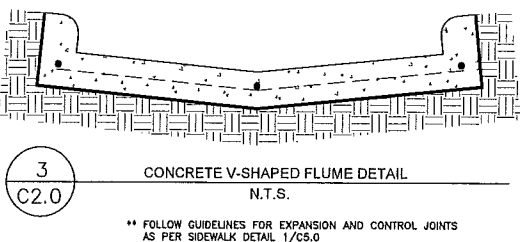
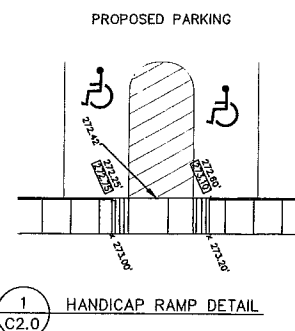
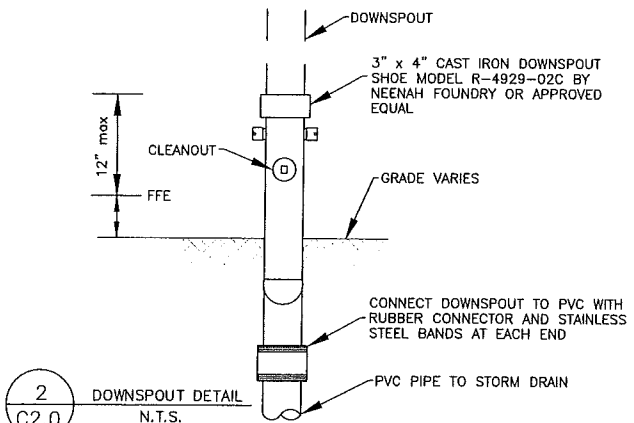
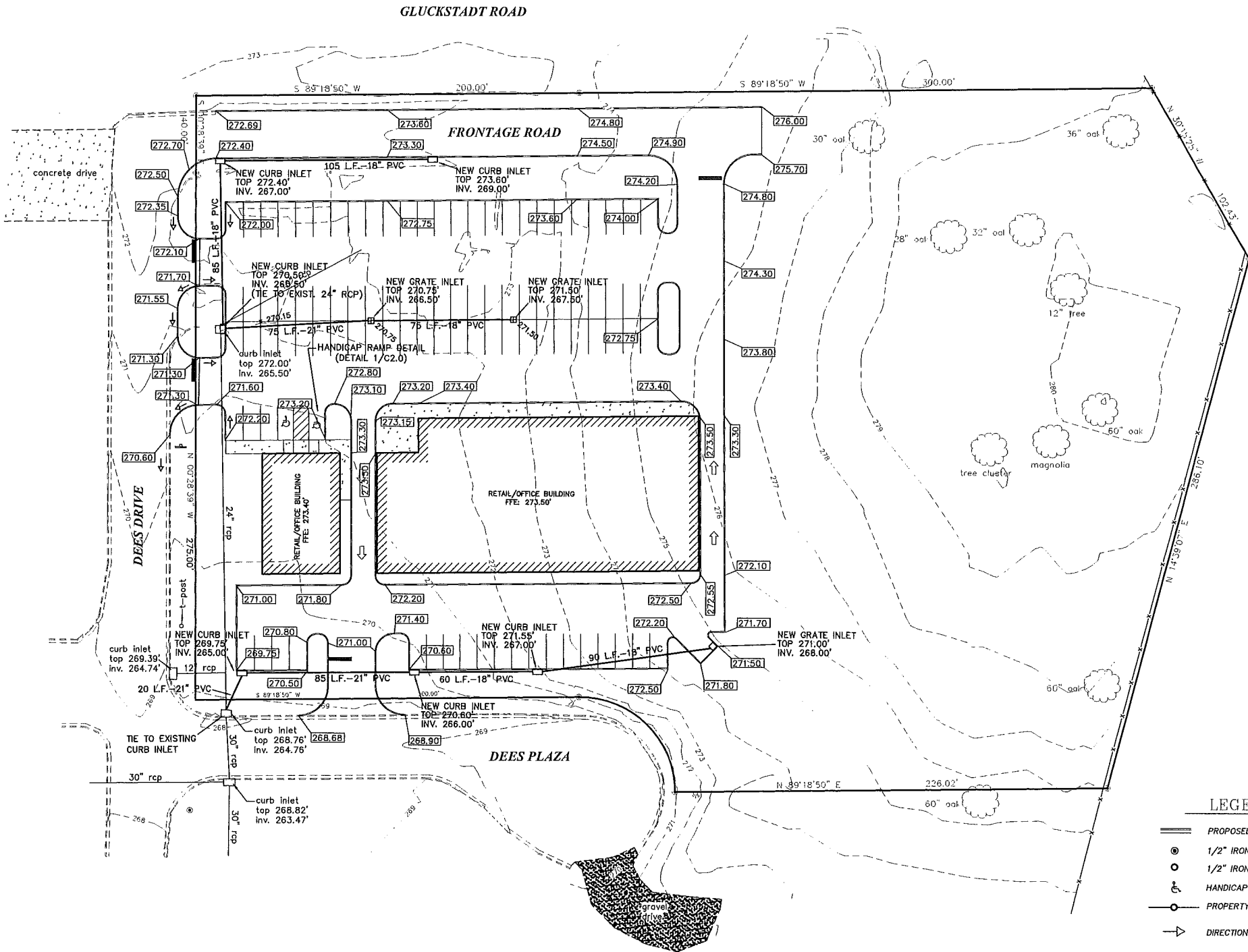
PROFROLLING WITH A LOADED TRUCK OR SCRAPER SHOULD BE PERFORMED TO LOCATE POTENTIAL SOFT SPOTS IN THE SUBGRADE AND/OR NATURAL GROUND BEFORE ANY FILL IS PLACED. SOFT SPOTS SHOULD BE REMOVED AND REPLACED WITH COMPACTED STABLE SANDY CLAY (CL). THE TOP 6 INCHES OF NATURAL GROUND SHOULD BE SCARIFIED AND COMPACTED TO 95% 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, AND CONSIST OF SILTY CLAY (CL) SOIL HAVING A LIQUID LIMIT OF NOT MORE THAN 45 PERCENT AND A PLASTICITY INDEX BETWEEN 10 AND 24.

7. STORM DRAIN PIPE

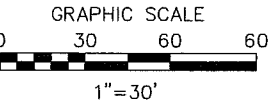
NEW STORM PIPE ON THIS SHEET LABELED "PVC" SHALL BE ASTM A-2000 CORRUGATED PVC PIPE.



LEGEND

- PROPOSED CONCRETE CURB
- 1/2" IRON REBAR FOUND
- 1/2" IRON REBAR SET
- ♿ HANDICAP PARKING
- PROPERTY LINE
- DIRECTION OF FLOW
- 655.50' x TOP OF CURB ELEV.
- x 368.00' TOP OF PAVEMENT ELEV.
- ⊙ DOWNSPOUT (DETAIL 2/C2.0)

- CONCRETE PAVEMENT (SEE DETAIL 1/C5.0)
- ASPHALT PAVEMENT (SEE DETAIL 2/C5.0)



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

No.	Revisions:	By:	Date:



FLOYD & BAIRD ENGINEERING, INC.
 130 E. Northside Drive, Clinton, MS 39056
 Phone: (601) 925-5015
 www.floydandbaird.com

Project No.: # 3700
 Date: 09/12/2016
 Scale: 1" = 20'
 Designed By: CLB
 Reviewed By: PCF

GRADING & DRAINAGE PLAN
 DEES ROAD DEVELOPMENT

SHEET
 C2.0

CONSTRUCTION SEQUENCE

Implementation BMP Sequence:

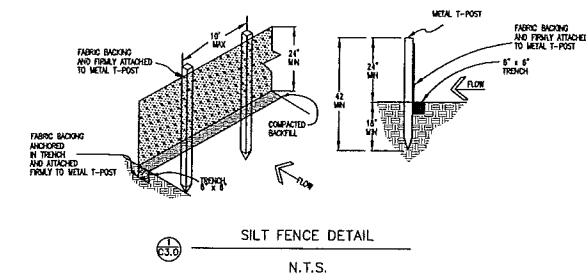
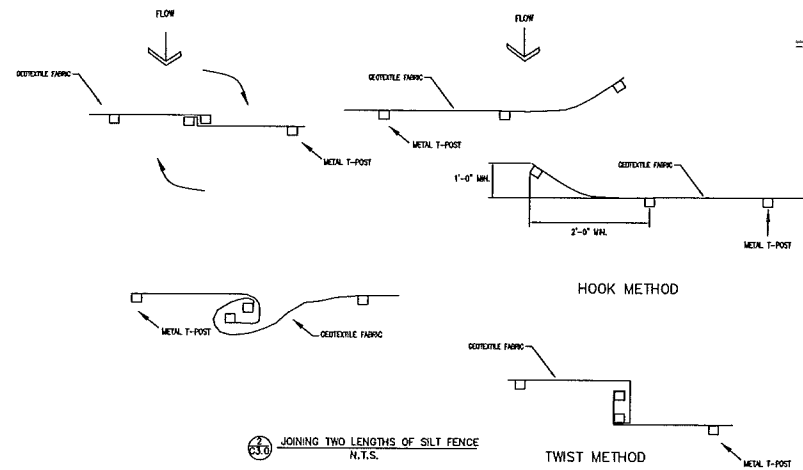
1. Build construction entrance/exit
2. Rough grade site, stockpile topsoil (with silt fence), install silt fences
3. Construct ditches, swales and basins (as needed)
4. Construct buildings, parking areas, utilities and drives
5. Seed disturbed areas

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.

NOTES:

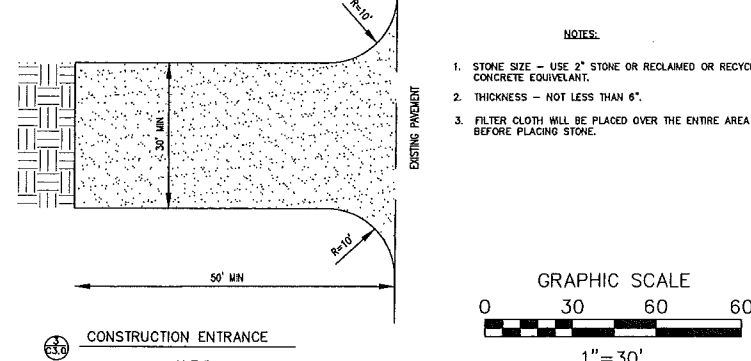
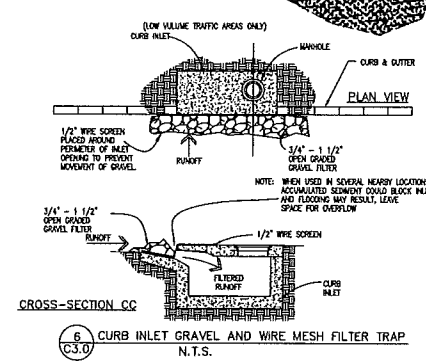
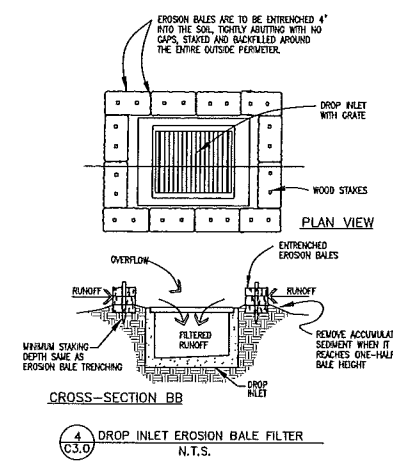
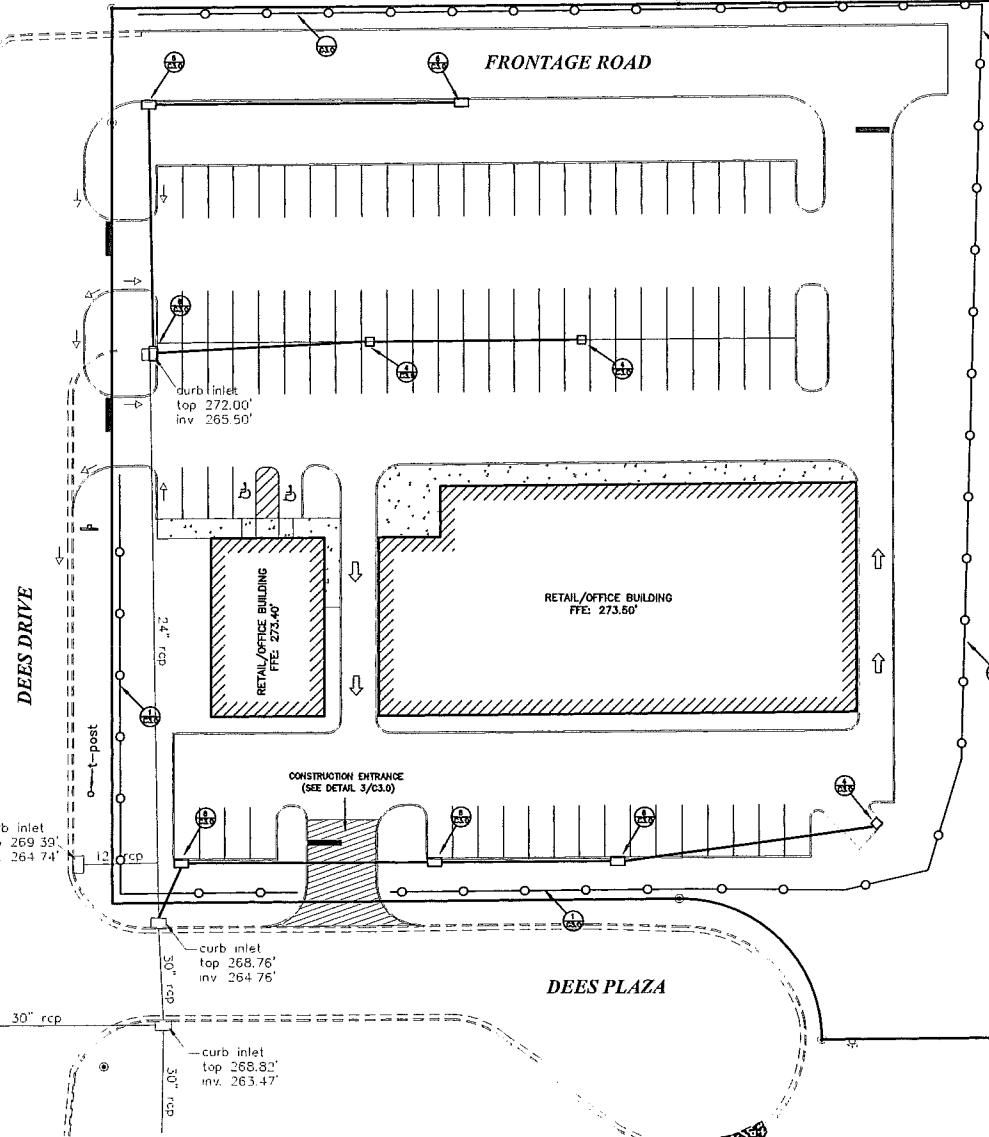
1. SILT FENCE TO BE INSTALLED ALONG THE CONTOUR, NEVER UP OR DOWN ON SLOPE.
2. ENDS OF SILT FENCE SHOULD BE EXTENDED UPSLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE.
3. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS: TWIST METHOD OR HOOK METHOD AS SPECIFIED ON DETAIL.
4. PLACE HAY BALES AROUND CURB INLETS DURING CONSTRUCTION.
5. PLACE CULVERT EROSION BALES 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".



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

- SIGNIFICANT MATERIALS TO BE PLACED ON PROPERTY INCLUDE PLYCUT 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. CONCRETE WILL BE DELIVERED ON-SITE WITH CONCRETE TRUCKS. SPILLOVER FROM FORMS 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.

GLUCKSTADT ROAD



- NOTES:**
1. STONE SIZE - USE 2" STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 2. THICKNESS - NOT LESS THAN 6".
 3. FILTER CLOTH WILL BE PLACED OVER THE ENTIRE AREA BEFORE PLACING STONE.

Date:	
By:	
Revisions:	
No.	

FLOYD & BAIRD ENGINEERING, INC.
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 Phone: (601) 925-8015
 www.floydandbaird.com

Project No.: # 3700
 Date: 10/26/2016
 Scale: 1" = 30'
 Designed By: CLB
 Reviewed By: CLB

EROSION CONTROL PLAN
 DEES ROAD DEVELOPMENT
 SHEET
 C3.0

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-DESTRUCTIVE 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 MECHANICAL SHEETS FOR BUILDING CONNECTIONS.

GAS COMPANY TO BE RESPONSIBLE FOR THE SIZE AND CONSTRUCTION OF THE PROPOSED GAS LINES AS SHOWN ON THIS PLAN.

2. SANITARY SEWER AND WATER CONNECTIONS

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

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

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

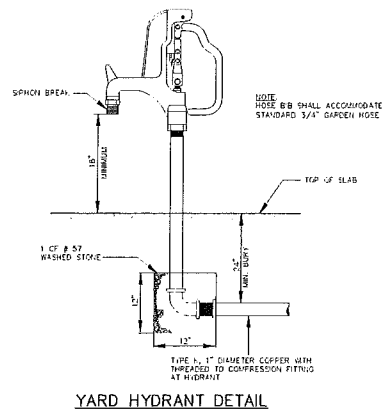
SEWER PIPE AND FITTINGS SHALL BE PVC, ASTM D-3034, SDR-26, ELASTOMERIC GASKET JOINTS.

ALL WATER SERVICE LINES 3" AND UNDER SHALL BE PB, 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 INTERRUPTIONS CAUSED BY A RESULT OF HIS WORK.

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

WATER METERS ARE TO BE INSTALLED BY THE CITY OF MADISON. CURB STOPS ARE TO END AT, OR REASONABLY CLOSE, TO THE RIGHT-OF-WAY IN AN AREA THAT IS ACCESSIBLE FOR READING OR MAINTENANCE.



YARD HYDRANT DETAIL

UTILITY CONNECTIONS

UTILITY CONNECTIONS SHOWN ON THIS PLAN SHALL BE COORDINATED WITH THE APPROPRIATE AGENCY AS INDICATED BELOW AND ARE TO BE INSTALLED IN ACCORDANCE WITH THEIR REGULATIONS AND REQUIREMENTS.

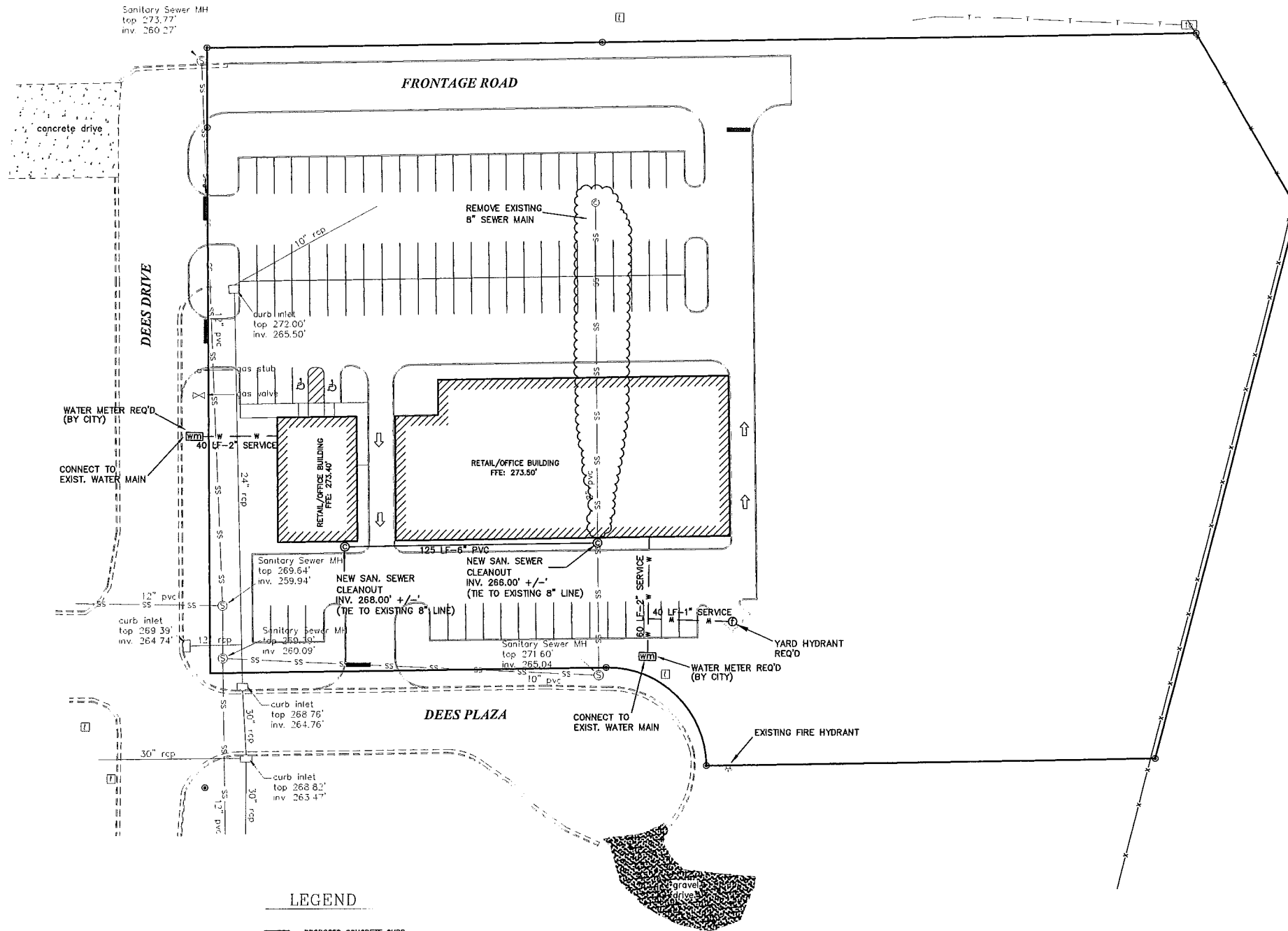
SANITARY SEWER SERVICE:
BEAR CREEK WATER ASSOCIATION
CONTACT: WATER/SEWER DIVISION
TELEPHONE: 601-856-5969

ELECTRIC SERVICE:
ENTERGY
CONTACT: JOHN PEACOCK
TELEPHONE: 1-800-368-3749

WATER SERVICE:
BEAR CREEK WATER ASSOCIATION
CONTACT: WATER/SEWER DIVISION
TELEPHONE: 601-856-5969

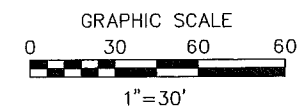
NATURAL GAS SERVICE:
ATMOS ENERGY
CONTACT: N/A
TELEPHONE: N/A

* SEE MECHANICAL SHEETS (MECHANICAL SITE PLAN) FOR GAS CONNECTIONS AND LAYOUT
SEE ELECTRICAL SHEETS (ELECTRICAL SITE PLAN) FOR ELECTRICAL CONNECTIONS AND LAYOUT



LEGEND

- PROPOSED CONCRETE CURB
- 1/2" IRON REBAR FOUND
- 1/2" IRON REBAR SET
- ♿ HANDICAP PARKING
- PROPERTY LINE
- [BFP] BACKFLOW PREVENTER
- [FDC] FIRE DEPARTMENT CONNECTION

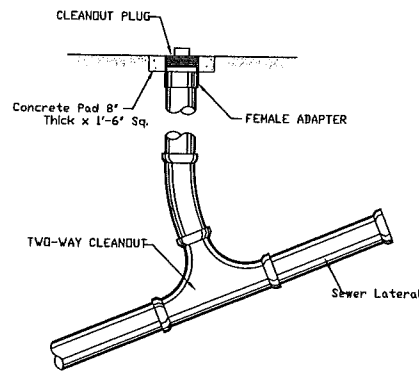


No.	Revisions:	By:	Date:

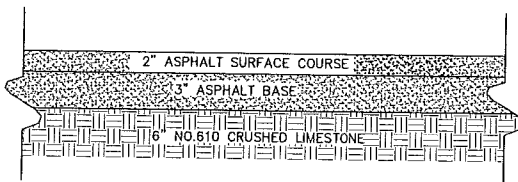
FLOYD S BAIRD ENGINEERING, INC.
130 E. Northside Drive, Clinton, MS 39056
Phone: (601) 924-1505
www.floyd.com

Project No.: # 3700
Date: 10/26/2016
Scale: 1" = 30'
Designed By: CLB
Reviewed By: PCF

UTILITY PLAN
DEES ROAD DEVELOPMENT
SHEET
C4.0

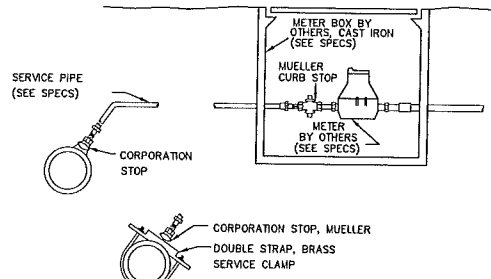


6 SANITARY SEWER CLEAN-OUT (2-WAY) DETAIL
C5.0 N.T.S.



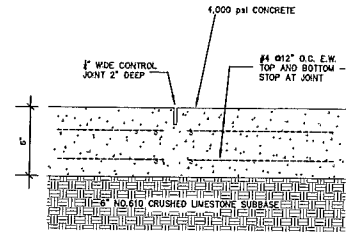
2 ASPHALT PAVEMENT DETAIL
C5.0 N.T.S.

ASPHALT SURFACE COURSE SHALL CONFORM WITH SPECIFICATIONS FOR SC-1, TYPE B PRESENTED IN THE MS STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION (1990 EDITION). BITUMINOUS BASE SHOULD CONFORM WITH BB-1, TYPE 6 SPECIFICATIONS.



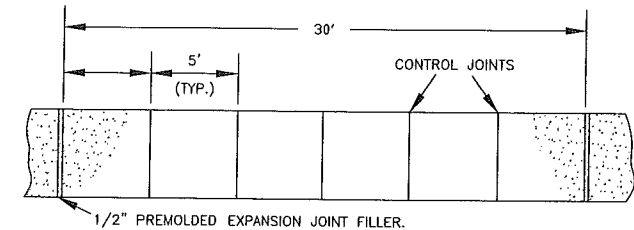
7 TYPICAL SERVICE ASSEMBLY
C5.0

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 OF JACKSON PRIOR TO INSTALLATION.

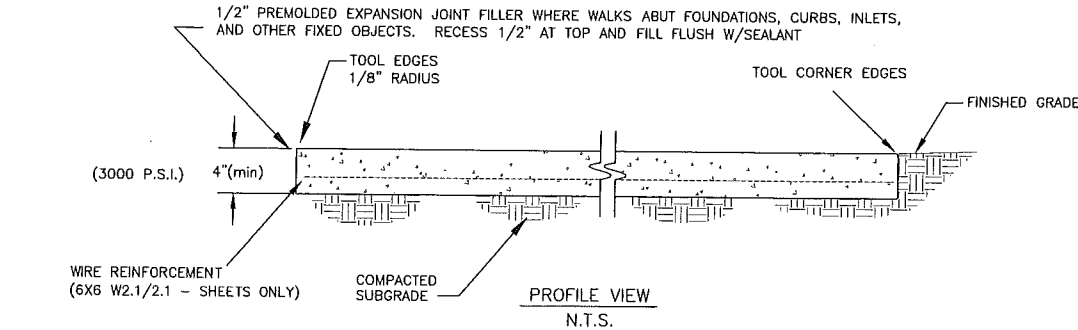


1 CONCRETE PAVEMENT DETAIL
C5.0 N.T.S.

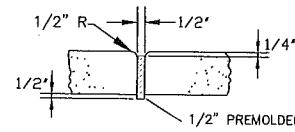
- SLAB PROFILE:
- TOOLED CONSTRUCTION JOINTS SHOULD BE PROVIDED AT INTERVALS THAT WILL PROVIDE A SLAB SIZE THAT DOES NOT EXCEED 20'X20'.
 - EXPANSION JOINTS SHOULD ONLY BE PLACED WHERE THE PAD DIRECTLY ADJONS A BUILDING OR OTHER FIXED STRUCTURE.
 - PROOF ROLL SUBGRADE PRIOR TO CONCRETE PLACEMENT AND CUT REINFORCING AT ALL JOINT LOCATIONS.



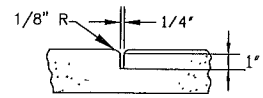
PLAN VIEW
N.T.S.



PROFILE VIEW
N.T.S.

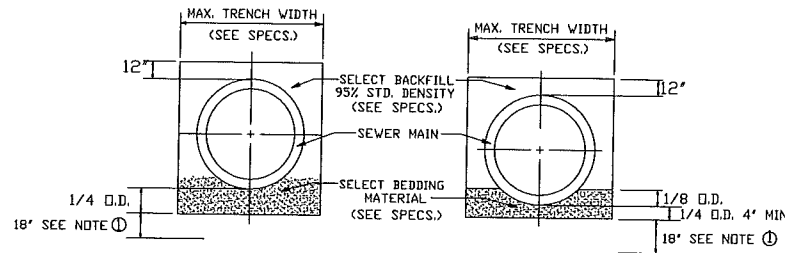


EXPANSION JOINT
N.T.S.



CONTROL JOINT
N.T.S.

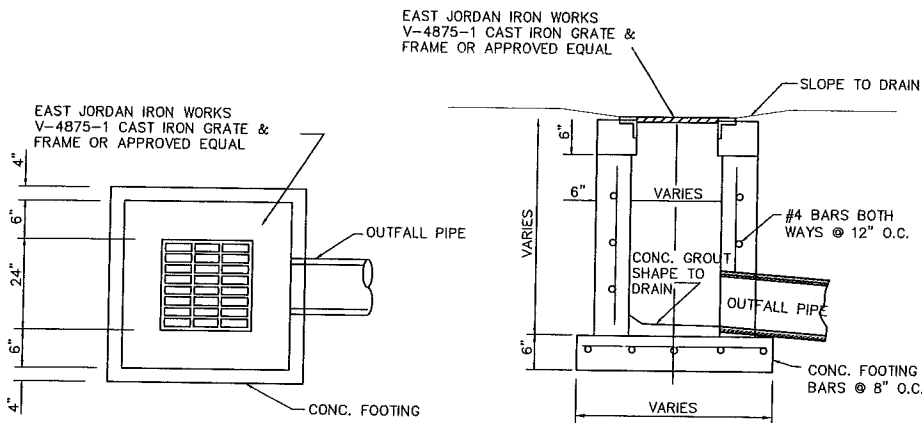
- NOTES:
- CONCRETE SHALL BE 3,000 PSI MINIMUM
 - 6X6 W2.1/W2.1 WIRE REINFORCEMENT REQUIRED (SHEETS ONLY)
 - PROVIDE BROOM FINISH TO ALL EXPOSED SURFACES
 - HEAVY BROOM FINISH PERPENDICULAR TO THE DIRECTION OF TRAFFIC.



TYPICAL SECTION
CLASS "B" BEDDING

TYPICAL SECTION
CLASS "C" BEDDING

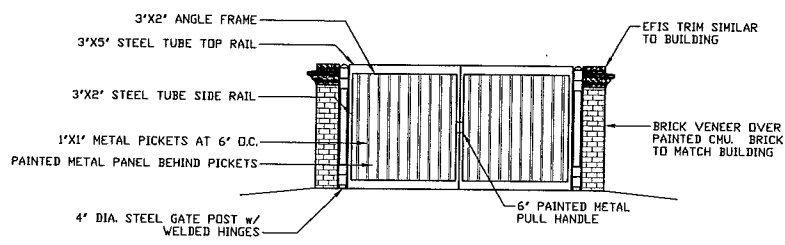
- DEWATERING REQ'D. TO THIS LEVEL (MIN.). CONTRACTOR WILL NOT BE ALLOWED TO WORK WHEN WATER LEVEL IS NOT MAINTAINED BY DEWATERING SYSTEM TO THIS ELEVATION OR LOWER.
- WHEN TRENCHING ACROSS EXISTING ASPHALT OR CONCRETE SURFACES, NEW ASPHALT SHOULD BE PLACED BACK AT SAME DEPTH OF EXISTING ASPHALT OR CONCRETE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



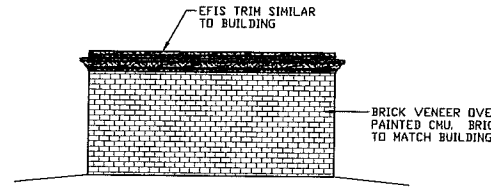
9 GRATE INLET DETAIL
C5.0 N.T.S.

GRATE INLET - PLAN VIEW
USE ALSO FOR JUNCTION BOX WITHOUT GRATE. USE CONCRETE TOP INSTEAD.

GRATE INLET - SECTION VIEW
USE ALSO FOR JUNCTION BOX

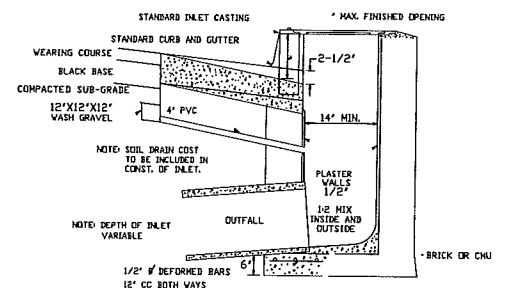


FRONT VIEW

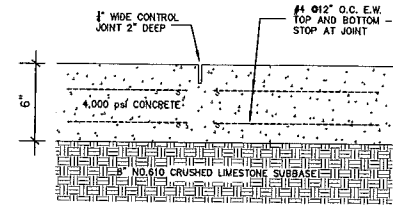


SIDE VIEW

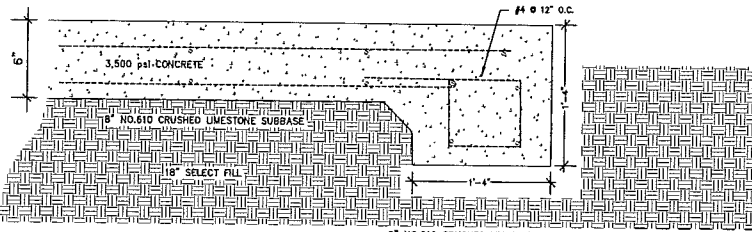
10 DUMPSTER DETAIL
C5.0 N.T.S.



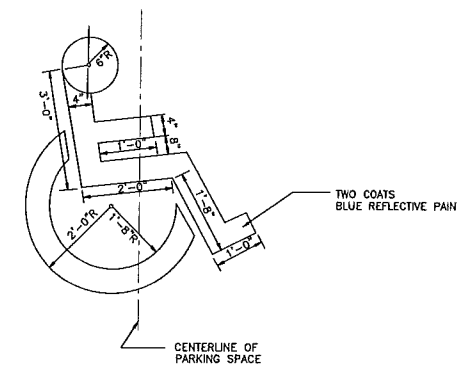
SECTION OF STANDARD CURB INLET
NO SCALE



- SLAB PROFILE:
- TOOLED CONSTRUCTION JOINTS SHOULD BE PROVIDED AT INTERVALS THAT WILL PROVIDE A SLAB SIZE THAT DOES NOT EXCEED 20'X20'.
 - EXPANSION JOINTS SHOULD ONLY BE PLACED WHERE THE PAD DIRECTLY ADJONS A BUILDING OR OTHER FIXED STRUCTURE.
 - PROOF ROLL SUBGRADE PRIOR TO CONCRETE PLACEMENT AND CUT REINFORCING AT ALL JOINT LOCATIONS.
 - SEE GEOTECHNICAL REPORT BY LADNER DATED JANUARY 2016 FOR ALL PAVEMENT RECOMMENDATIONS.



8 HEAVY DUTY CONCRETE (DUMPSTER AREA)
C5.0 N.T.S.



4 ACCESSIBILITY PARKING SYMBOL
C5.0 N.T.S.

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

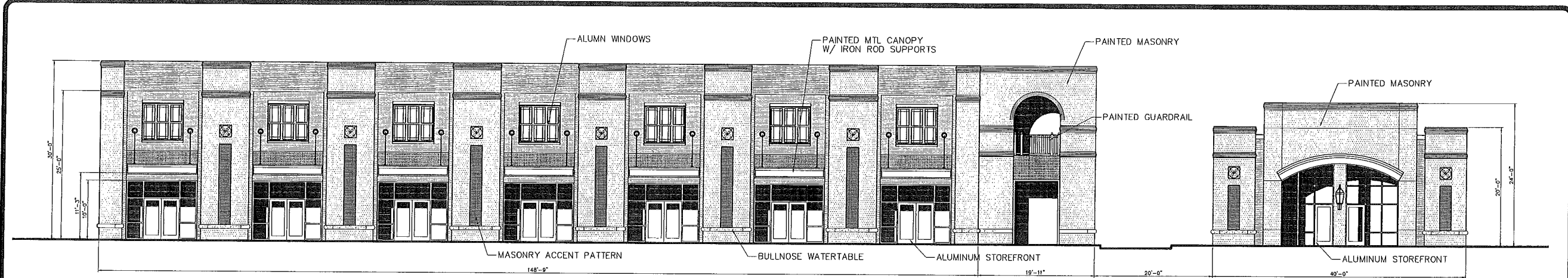
Date:	
By:	
Revisions:	
No.	

FLOYD & BAIRD ENGINEERING, INC.
130 E. Northside Drive, Clarks MS 39066
Phone: (601) 925-5075
www.floydbaird.com

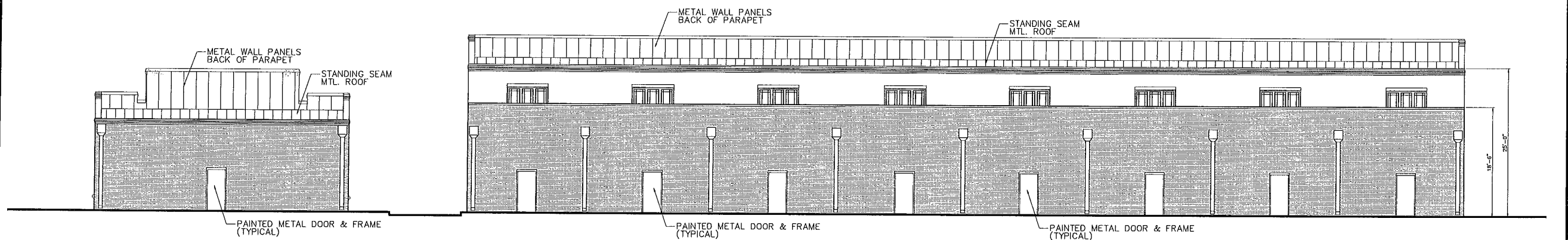
Project No.: # 3700
Date: 10/26/2016
Scale: N.T.S.
Designed By: CLB
Reviewed By: PCF

SITE DETAILS
DEES ROAD DEVELOPMENT

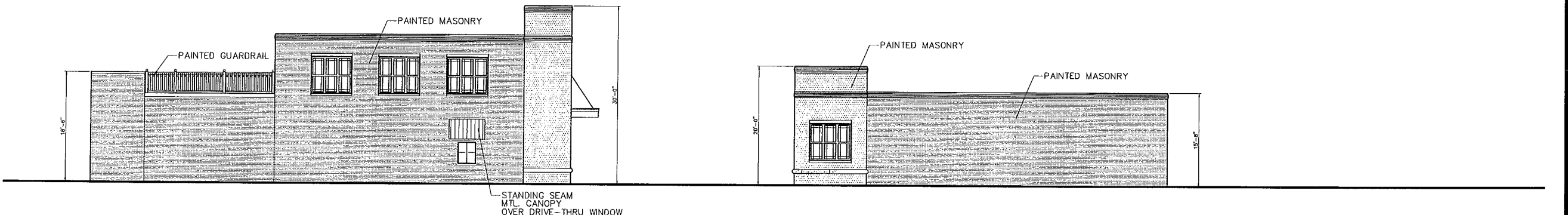
SHEET
C5.0



1 GLUCKSTADT ROAD ELEVATION
SCALE: NTS



2 DEES PLAZA ELEVATION
SCALE: NTS



3 INTERSTATE 55 ELEVATION
SCALE: NTS

4 DEES DRIVE ELEVATION
SCALE: NTS

REVISIONS	BY

WOOLRIDGE & ASSOCIATES
368 EDGEHARD COUNTY PARKWAY
RIDGELAND, MS 39167
601-200-8888

GLUCKSTADT PARK PHASE ONE
 DEES DRIVE
 GLUCKSTADT MS

DRAWN
CHECKED
DATE OCTOBER 16, 2017
SCALE
JOB NO.
SHEET A1.0
OF SHEETS



Consistent with LEED® goals & Green Globes™ criteria for light pollution reduction

LuxMaster® Series 53

Area Lighting
70-150W HPS

SSS

Anchor Base Poles Square Straight Steel

PRODUCT OVERVIEW

Features:

Weldable-grade, hot-rolled, commercial-quality carbon steel tubing with a minimum yield of 55,000 psi (11-gauge), 50,000 psi (7-gauge).

Uniform wall thickness of .125" or .188". Shafts are one-piece with a longitudinal electric resistance weld. Uniformly square in cross-section with flat sides, small corner radii and excellent torsion. Available shaft widths are 4", 5" and 6".

Anchor base is fabricated from hot-rolled carbon steel plate that meets or exceeds a minimum yield strength of 36,000 psi. The anchor base is provided with slotted holes.

Base cover is finished to match pole.

A handhole having nominal dimensions of 3" x 5" for all shafts. Included is a cover with attachment screws.

Top cap provided with all drill-mount poles.

Fasteners are high-strength galvanized zinc-plated or stainless steel.

Dark bronze (DDB) polyester powder standard. Other architectural colors available.

A nut holder located immediately inside the handhole rim is provided with a 1/2" - 13 UNC ground bolt and nut.

Top portion of anchor bolt is galvanized per ASTM A-153. Made of steel rod having a minimum yield strength of 55,000 psi.

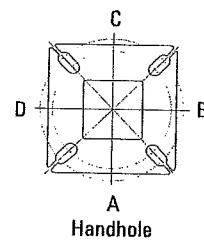


ORDERING INFORMATION

Example: SSS 20 5C DM19 DDB AEL

SSS		Shaft type		Nominal shaft length		Nominal shaft base size/wall thickness		Mounting ¹		Options			
SSS		SSS		10 - 39 feet (See back page.)		(See back page.)							
								Tenon Mounting PT Open top T20 2-3/8" O.D. (2" NPS) T25 2-7/8" O.D. (2-1/2" NPS) T30² 3-1/2" O.D. (3" NPS) T35² 4" O.D. (3-1/2" NPS)		Shipped Installed L/AB Less Anchor Bolts VD Vibration Damper TP Tamper Proof HASxx^{4,5} Horizontal Arm Bracket (1 fixture) FDLxx⁴ Festoon Outletless electrical FGLxx⁴ Festoon GFI Outlet less electrical 12CPxx⁴ 1/2" Coupling 34CPxx⁴ 3/4" Coupling 1CPxx⁴ 1" Coupling 12NPxx⁴ 1/2" Threaded Nipple 34NPxx⁴ 3/4" Threaded Nipple 1NPxx⁴ 1" Threaded Nipple HHxx^{4,5} Extra Handhole		Architectural Colors (powder finish)⁷ Standard Colors DDB Dark bronze DWH White DBL Black Classic Colors DMB Medium bronze DNA Natural aluminum DSS Sandstone DGC Charcoal gray DTG Tennis green DBR Bright red DSB Steel blue GALV Galvanized finish	
						Drill Mounting³ DM19 1 at 90° DM28 2 at 180° DM28PL 2 at 180° with one side plugged DM29 2 at 90° DM39 3 at 90° DM49 4 at 90° Aeris Drill Mounting³ DM19AS 1 at 90° DM28AS 2 at 180° DM29AS 2 at 90° DM39AS 3 at 90° DM49AS 4 at 90°							

HANDHOLE ORIENTATION



NOTES:

- When ordering tenon mounting and drill mounting for the same pole, follow this example: DM28/T20. The combination requires an extra handhole.
- 3-1/2" and 4" tenons available on 5" and 6" shafts only.
- The drilling template to be used for a particular luminaire depends on the luminaire that is used.
- Specify location and orientation when ordering option.
For 1st "x": Specify the height in feet above base of pole.
Example: 5ft = 5 and 20ft = 20
For 2nd "x": Specify orientation from handhole (A,B,C,D)
Refer to the Handhole Orientation diagram on this page.
- Horizontal arm is 18" x 2-3/8" O.D. tenon standard.
- Combination of tenon-top and drill mount requires extra handhole.
- Additional colors available; contact your local American Electric Lighting representative

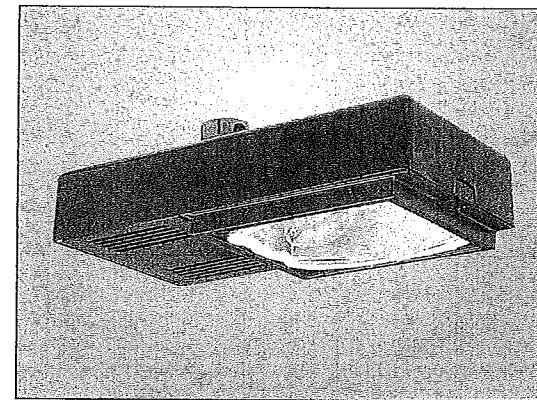
Ordering Information:

Choose the boldface catalog nomenclature that best suits your needs and write in the appropriate blank, please add AEL after the last option.

Sheet # PL-SSS



PRODUCT OVERVIEW



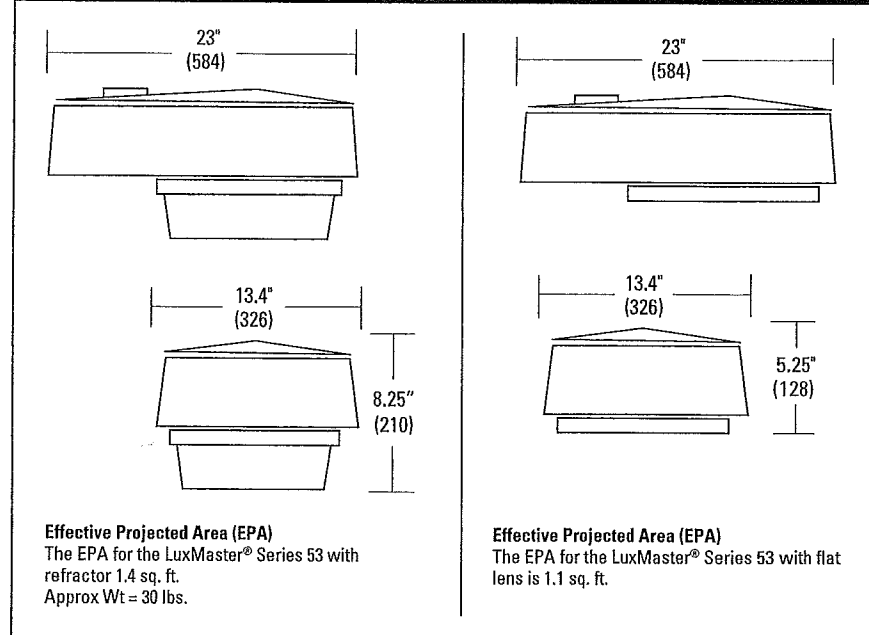
Features:

- Durable die-cast aluminum housing for long-life performance
- Optical assembly designed for maximum performance
- Removable ballast tray electrical system for installation and maintenance ease
- "Breathing Seal" developed by American Electric prevents contaminants from entering optical assembly for maximum efficiency
- Optics available in flat tempered glass, drop acrylic and drop polycarbonate
- Available in a variety of IES light distributions patterns and cutoff classifications
- Standard product is designed to mount to pipe mast arm. Direct pole mount arms are available
- All electrical components warranted by American Electric Lighting's 6-year guarantee
- UL Listed
- Mogul base, E39, socket standard
- Suitable for -30°C MH / -40°C HPS
- Complies with ANSI: C136.2, C136.10, C136.14, C136.15

Applications:

- Parking lots
- Roadways
- Residential communities
- Commercial environments
- Office communities

DIMENSIONS



PREFERRED SELECTION CATALOG NUMBERS

- 53 10S CA MT1 R2 DA
- 53 15S CA MT1 R2 FG
- 53 10S RH 120 R3 FG



LuxMaster® Series 53

Area Lighting
70-150W HPS

LuxMaster® Series 53

Area Lighting
70-150W HPS

ORDERING INFORMATION

Example: 53 15S CA MT1 R3 FG LC PC

Series	Wattage / Source	Ballast	Voltage	Distribution
53 LuxMaster Shoebox	07 70W 10 100W 15 150W 17 175W	S HPS RN Reactor Normal Power Factor RH Reactor High Power Factor XN High Reactance / Lag Normal Power Factor XH High Reactance / Lag High Power Factor CA CWA Auto Reg MR Mag Reg (3 coil) CT CWI SC SCWA	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V MT1 Multi-tap Wired 120V MT2 Multi-tap Wired 240V MT7 Multi-tap Wired 277V TT3 Tri-tap Wired 347V DT2 Dual Tap 120/240 Wired 240V DT4 Dual Tap 240/480 Wired 480V	R2 Roadway Type II R3 Roadway Type III Refer to optical matrix below for compatibility Optics DA Drop Acrylic Prismatic Refractor DP Drop Polycarbonate Prismatic Refractor FG Flat Glass Clear Tempered ¹

Options

Mounting	Starter
(blank) Internal fitter (1-1/4")	(blank) Open Board (standard)
M2 Internal fitter (pre-set 2")	EC Encapsulated Plug-in
	OP Open Plug-in
	PS Protected/Auto Shutoff ⁵
Paint²	Listing
(blank) Bronze (standard)	(blank) UL Listed (standard)
BK Black	CS CSA Certified
DDB Dark Bronze	XL No Listing
GY Gray	
WH White	
Terminal Block	Misc.
(blank) Terminal Block (standard)	PC Photocontrol Included per Voltage Specified ⁴
T2 Wired to L1 & L2 Positions	SS Stainless Steel Fasteners (external)
T3 3 Wire Operation (L1, N, L2 Position)	HS House Side Shield
	LA Lightning Arrestor (Void UL/CSA Listed Options)
Fusing³	SH Shorting Cap ⁴
SF Single Fuse (120, 277, 347V)	HK Hinge Keeper
DF Double Fuse (208, 220, 240, 480V)	NL NEMA Label on Housing
Photocontrol Receptacle	
(blank) NEMA Photocontrol Receptacle (standard)	
NR No Photocontrol Receptacle ⁴	
Lamp	
LC Lamp Included, Clear	
LD Lamp Included, Deluxe	

- Notes:
- Nighttime Friendly™ optic
 - Other colors available, please contact your local American Electric Lighting representative
 - voids UL/CSA Certified Options and not available in MT, TT, and DT voltages
 - PC and SH not available with NR option
 - Limited availability, please contact your local American Electric Lighting representative

Optic Distribution

	R2 DA	R3 DA	R2 DP	R3 DP	R2 FG	R3 FG
07S	▲	▲	▲	▲	▲	▲
10S	▲	▲	▲	▲	▲	▲
15S	▲	▲	▲	▲	▲	▲

BALLAST MATRIX

LuxMaster® Series 53

Watts	120	208	240	277	347	480	DT2
07S	CA,CT,MR,RH,RN	CA,CT,MR,XH,XN	CA,CT,MR,XH,XN	CA,XH,XN	CA,CT,XH,XN	XH	CA,CT,MR,XH,XN
10S	CA,CT,MR,RH,RN	CA,CT,MR,RH,RN	CA,CT,MR,RH,RN	CA,XH,XN	XH,XN	CA	CA,CT,MR,XH,XN
15S	CA,CT,RN,RH	CA,CT,XH,XN	CA,CT,XH,XN	CA,XH,XN	CA	CA	CA,CT,XH,XN

LuxMaster® Series 53 continued

Watts	MT1	MT2	MT7	TT3
07S	CA,XN,XH	CA,XN,XH	CA,XN,XH	XN,XH
10S	CA,XN,XH	CA,XN,XH	CA,XN,XH	XN,XH
15S	CA,XH,XN	CA,XN,XH	CA,XN,XH	XH,XN

PHOTOMETRICS

