



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     | — com — FIBER OPTIC          |
| ⊙ WATER FAUCET            | — 445 — 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         | ⊙ G — GAS METER              |
| ⊙ ELECTRIC MANHOLE        | ⊙ P — POWER METER            |
| —> GUIDE WIRE             | ⊙ F — FLOOD LIGHT            |
|                           | opp 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 utilquest locate service personnel. Some utilities shown on this plot may be approximate only. Should call MS One-Call before any digging.

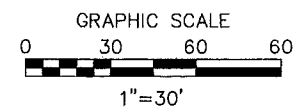
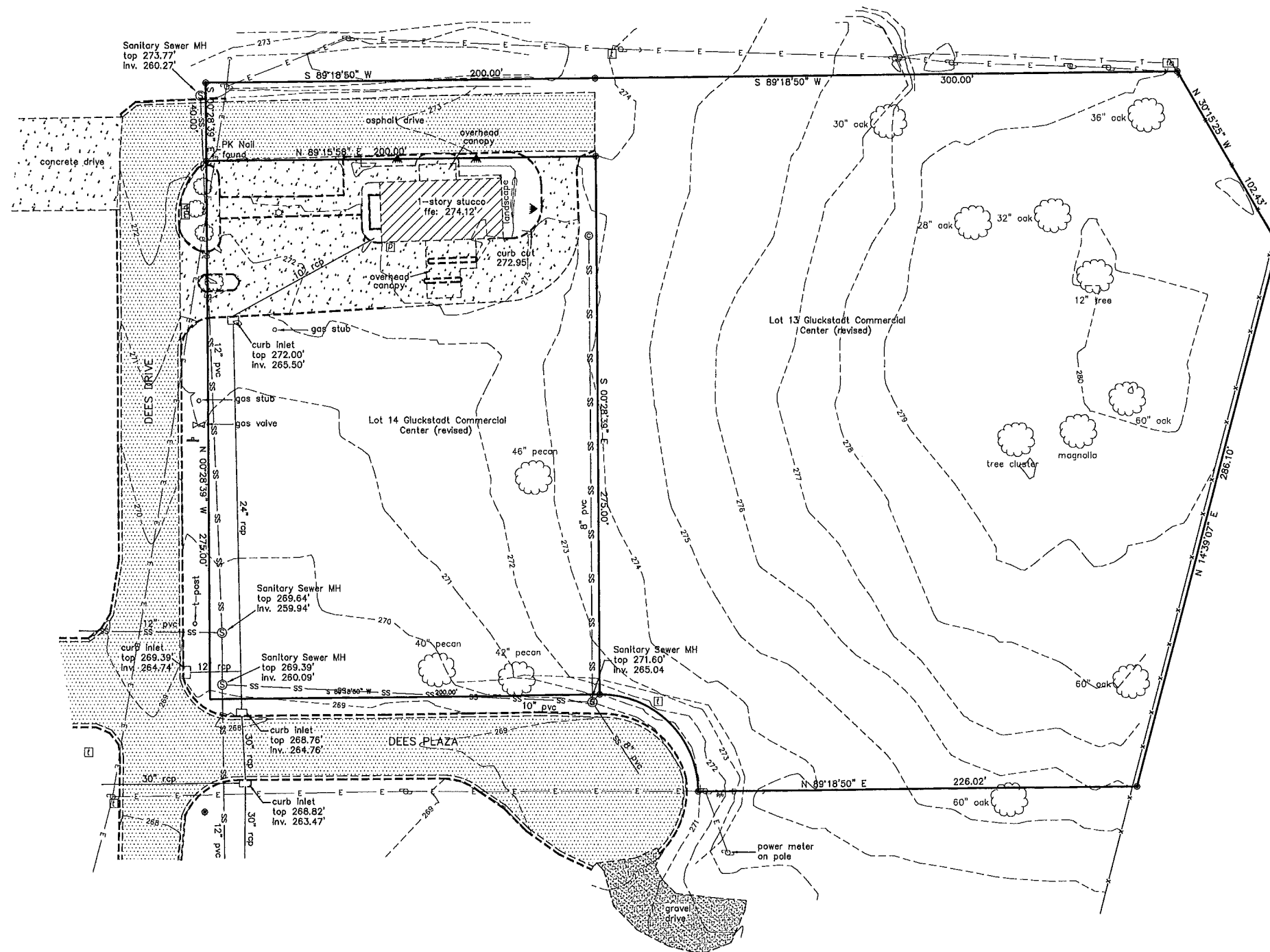
Boundary and Utility Information was performed by Robert Barnes, dated June 23, 2014.

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

This topographic survey was performed and this plot was prepared by Colin I. 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, Colin L. Baird, do hereby certify that the features depicted on this plot 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

PARKING FEATURES LEGEND

- ① TRAFFIC STRIPE (PARKING)
- ② TRAFFIC STRIPE (HANDICAP)
- ③ HANDICAP PARKING SIGN (R7-8)--DETAIL 6/C1.0
- ④ STOP SIGN (DETAIL 2/C1.0)
- ⑤ 24" LEGEND
- ⑥ 4" CONTINUOUS WHITE
- ⑦ 4" CONTINUOUS BLUE
- ⑧ SEE MUTCO MANUAL FOR SPECIFICATIONS.
- ⑨ SEE MUTCO MANUAL FOR SPECIFICATIONS.
- ⑩ WHITE



SITE PLAN NOTES

GENERAL

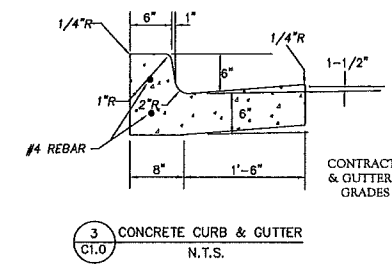
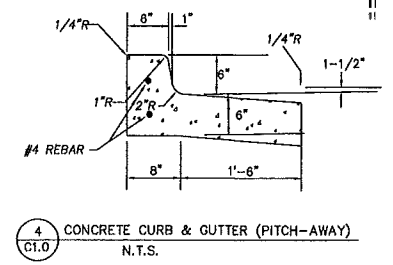
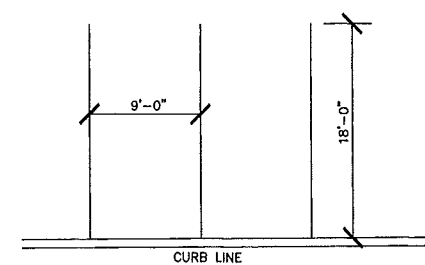
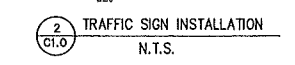
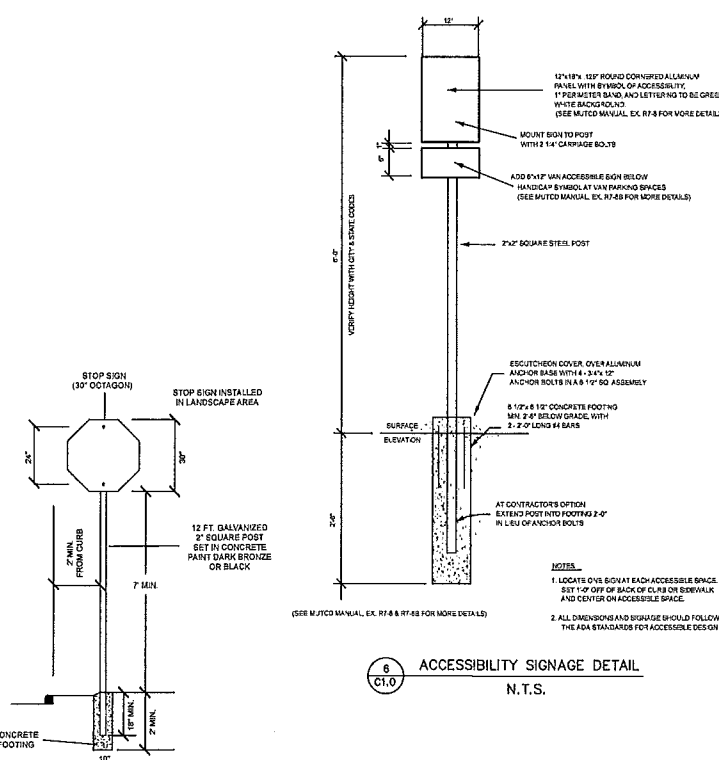
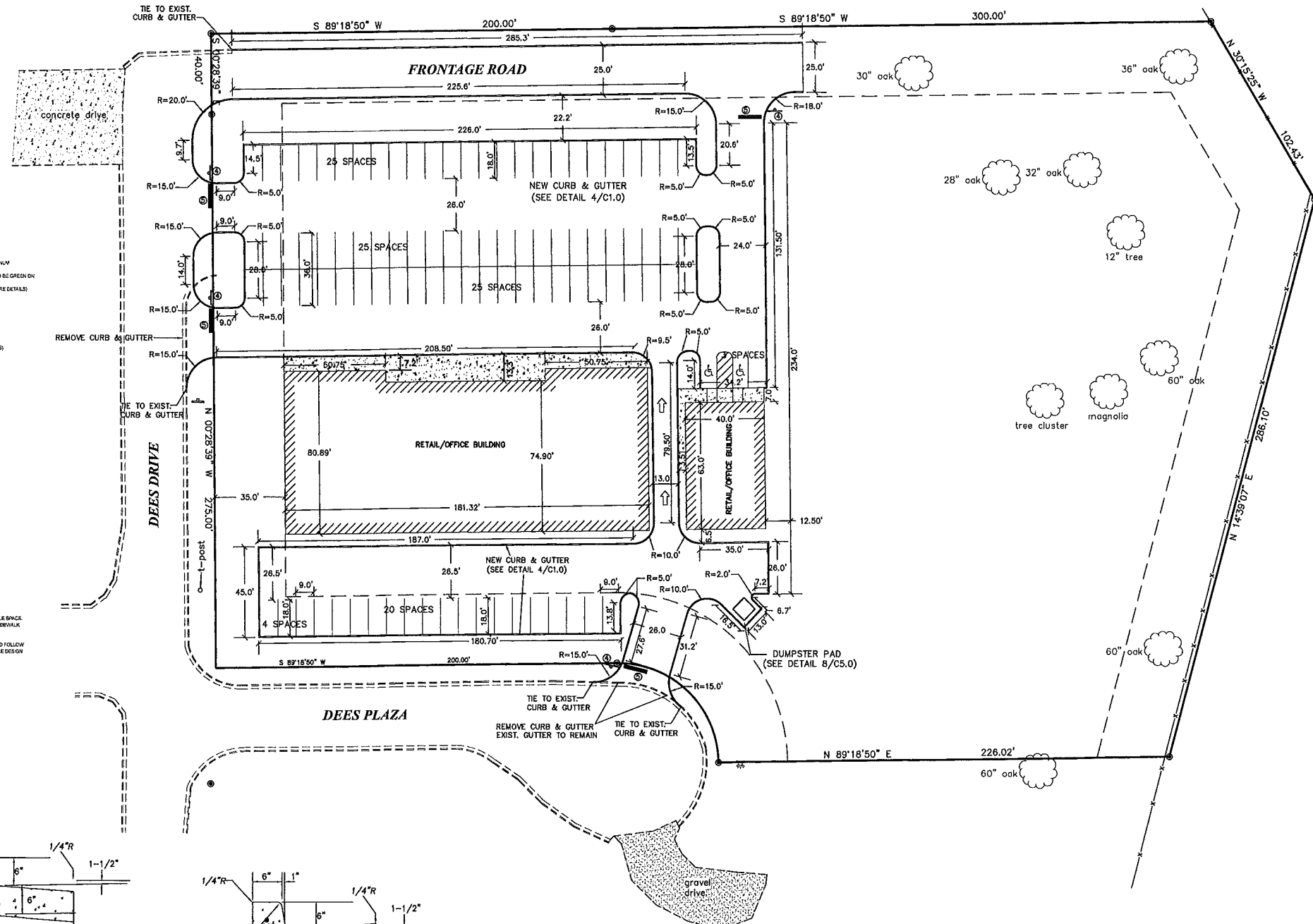
1. BOUNDARY SURVEY TAKEN FROM A SURVEY PREPARED BY ROBERT B. BARNES, DATED JUNE 23, 2014.
2. CONTRACTOR TO NOTIFY ALL UNDERGROUND UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION EXCAVATION. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH OSHA, FEDERAL, STATE AND LOCAL CODES.
3. CONTRACTOR TO COMPLY WITH ALL EROSION CONTROL STANDARDS AS SPECIFIED BY CITY, COUNTY AND STATE OFFICIALS.
4. DURING CONSTRUCTION, CONTRACTOR SHALL CHECK THE EROSION CONTROL FACILITIES DAILY AND MAKE REPAIRS OR MODIFICATIONS AS NEEDED.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER FACILITIES DURING CONSTRUCTION. UPON COMPLETION OF PROJECT, THIS SHALL BECOME THE RESPONSIBILITY OF THE OWNER. THE OWNER SHALL INSPECT ALL STORM DRAINS ON A MONTHLY BASIS AND REMOVE ANY SILTATION AS NEEDED.
6. ALL DISTURBED GRASSED AREAS SHALL BE SOLED SOD UNLESS NOTED OTHERWISE.
7. THE CONTRACTOR SHALL CONTACT CITY ENGINEERING AND RIGHT-OF-WAY DEPARTMENTS AT LEAST THREE (3) DAYS PRIOR TO PERFORMING ANY CONSTRUCTION ACTIVITIES WITHIN THE PUBLIC RIGHT-OF-WAY.
8. THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN BEST MANAGEMENT PRACTICES AS REQUIRED BY MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY.
9. CONSTRUCTION PHASE DUST CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. WATER SITE AS NEEDED, OR AS DIRECTED BY ENGINEER TO MAINTAIN ADEQUATE DUST CONTROL.
10. ANY AND ALL DESIGN, ERECTION, PERMIT FEES AND APPLICATION PERTAINING TO ANY AND ALL WORK ZONE TRAFFIC CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
11. CONTRACTOR SHALL UNCOVER AND VERIFY THE DEPTH OF ALL UTILITY TIE-IN POINTS PRIOR TO CONSTRUCTION AND ORDERING OF ANY MATERIALS. IF CONDITIONS ARE ENCOUNTERED DIFFERENT FROM DRAWINGS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY AND ADJUSTMENTS SHALL BE DETERMINED.
12. BACKFILL ALL EXCAVATED AREAS WHERE UTILITIES ARE REMOVED WITH SAND-CLAY STRUCTURAL FILL PER GEOTECHNICAL REPORT REQUIREMENTS.
13. ANY EXISTING UTILITIES TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR, AND DISPOSED OF OFF-SITE IN A LEGAL MANNER.
14. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NEEDED PERMITS AND LICENSES.
15. SITE CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT AT CONNECTIONS TO EXISTING GRANDVIEW BOULEVARD.
16. SEE LANDSCAPE DETAIL FOR ALL HARDSCAPE AND LANDSCAPE DETAILS.
17. SEE ARCHITECTURAL SHEETS FOR BUILDING DIMENSIONS.
18. ALL DIMENSIONS SHOWN ON THIS SHEET ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
19. NO SIGN STRUCTURE NEEDED FOR THIS SITE. SIGNAGE IS LOCATED ON BUILDING.
20. 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.

21. PARKING PROVIDED IN THIS PROJECT:

- 2 ADA COMPLIANT PARKING SPACES
- 97 STANDARD PARKING SPACES
- 99 TOTAL PARKING SPACES PROVIDED

22. DETECTABLE WARNING SURFACE TO MEET ADAAG 4.29.2 (TRUNCATED DOME PANEL).

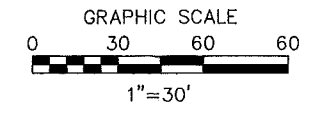
GLUCKSTADT ROAD



CONTRACTOR SHOULD USE CORRECT CURB & GUTTER DETAIL IN ACCORDANCE TO THE GRADES SHOWN ON THE GRADING AND DRAINAGE PLAN

LEGEND

- CONCRETE PAVEMENT (SEE DETAIL 1/C5.0)
- ASPHALT PAVEMENT (SEE DETAIL 2/C5.0)
- PROPOSED CONCRETE CURB & GUTTER DETAIL (DETAIL 3 & 4/C1.0)
- HANDICAP PARKING
- PROPERTY LINE
- PROPERTY LINE



Date: 02/15/2018  
 By: CLB  
 Revisions:  
 1 revised layout

FLOYD S. BAIRD ENGINEERING, INC.  
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Project No.: # 3700  
 Date: 10/16/2016  
 Scale: 1" = 30'  
 Designed By: CLB  
 Reviewed By: PCF

SITE PLAN  
 DEES ROAD DEVELOPMENT

SHEET  
 C1.0

**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 DRAINS 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.

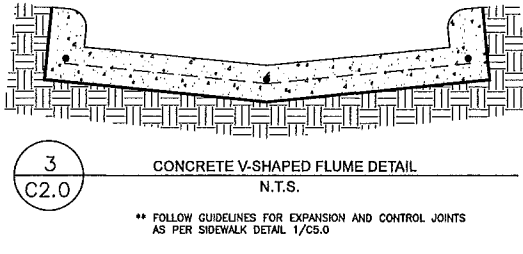
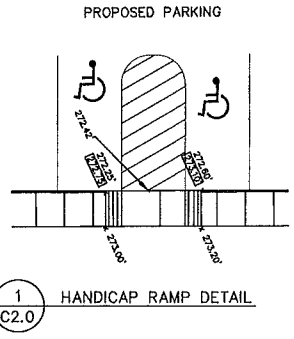
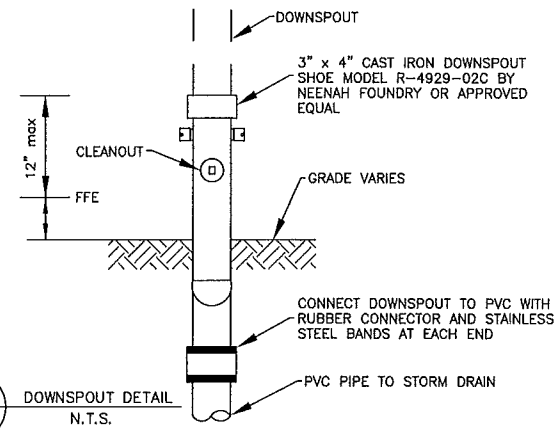
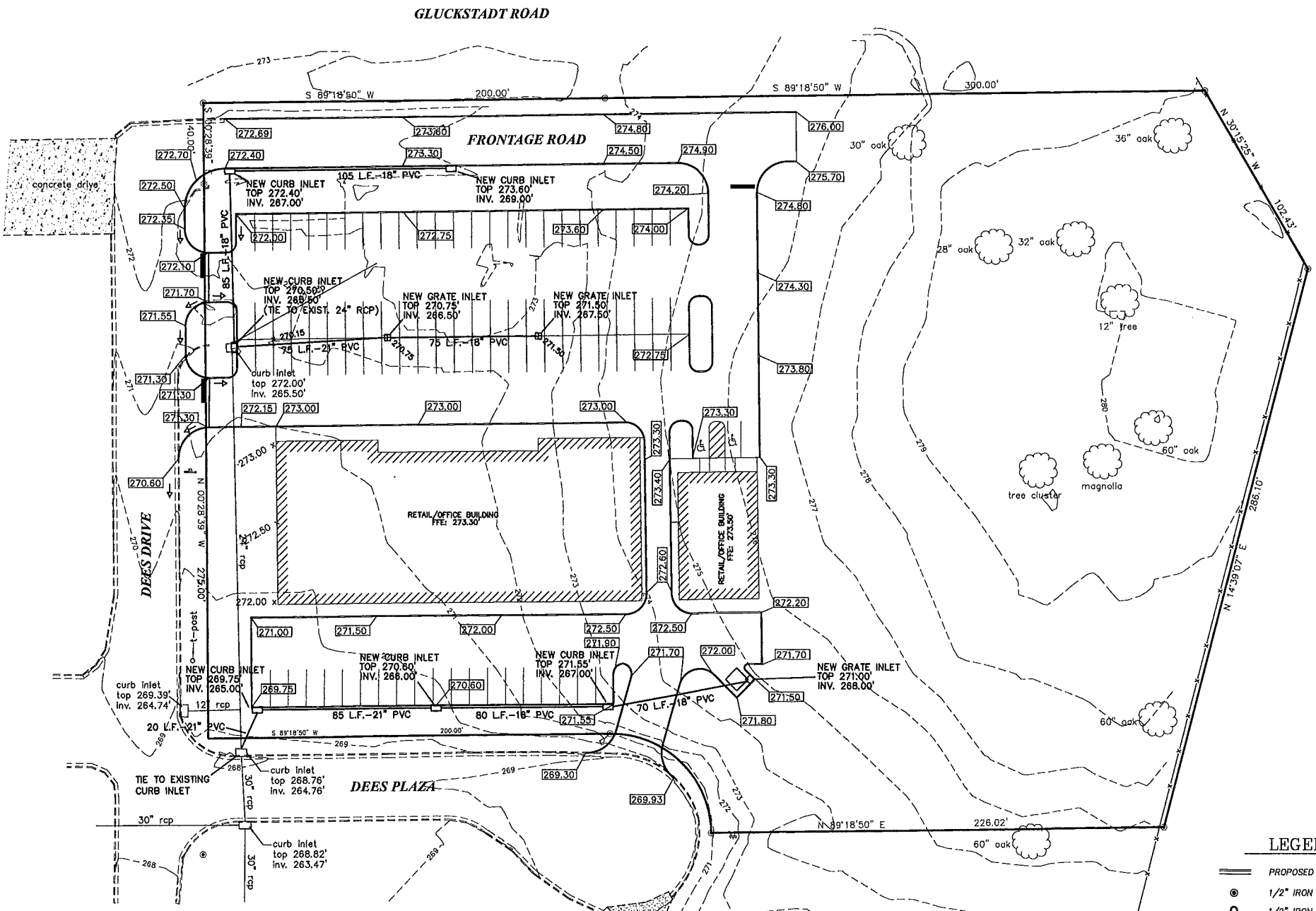
ALL FILL MATERIALS DESCRIBED IN GEOTECHNICAL REPORT MUST BE REMOVED AND REPLACED WITH ACCEPTABLE FILL MATERIAL.

**6. FILLING AND BACKFILLING MATERIALS**

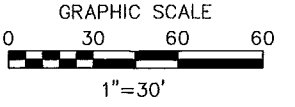
IMPORTED FILL MATERIAL WILL HAVE PROPERTIES TO ALLOW COMPACTION BY ROLLING AND TAMPING TO A DENSITY EQUAL TO 95% OF MAXIMUM DENSITY WITH ± 2% OF OPTIMUM MOISTURE CONTENT AS DETERMINED BY TEST METHODS DESCRIBED IN ASTM D698, LATEST EDITION, "MOISTURE DENSITY RELATIONSHIP OF SOILS". IF EXCAVATED MATERIAL 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**

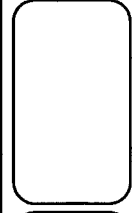
NEW STORM PIPE ON THIS SHEET LABELED "PVC" SHALL BE ASTM-A2000 CORRUGATED PVC PIPE.



- LEGEND**
- PROPOSED CONCRETE CURB
  - ⊙ 1/2" IRON REBAR FOUND
  - 1/2" IRON REBAR SET
  - ♿ HANDICAP PARKING
  - PROPERTY LINE
  - DIRECTION OF FLOW
  - 385.50' x TOP OF CURB ELEV.
  - x 388.00' TOP OF PAVEMENT ELEV.
  - Ⓧ DOWNSPOUT (DETAIL 2/C2.0)



No.	revised layout	By:	CLB	Date:	02/15/2018
	Revisions:				



FLOYD & BAIRD ENGINEERING, INC.  
 130 E. Northside Drive, Clinton, MS 39066  
 Phone: (601) 925-3015  
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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

\*\* FOLLOW GUIDELINES FOR EXPANSION AND CONTROL JOINTS AS PER SIDEWALK DETAIL 1/C3.0

**CONSTRUCTION SEQUENCE**

**Implementation BMP Sequence:**

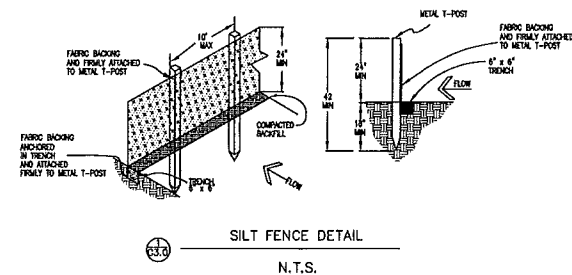
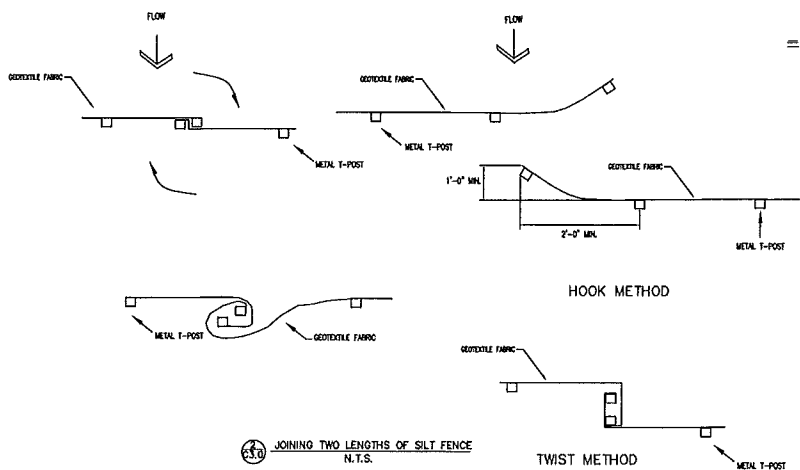
1. Build construction entrance/exit
2. Rough grade site, stockpile topsoil (with silt fence), install silt fences
3. Construct ditches, swales and basins (as needed)
4. Construct buildings, parking areas, utilities and drives
5. Seed disturbed areas

**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:**

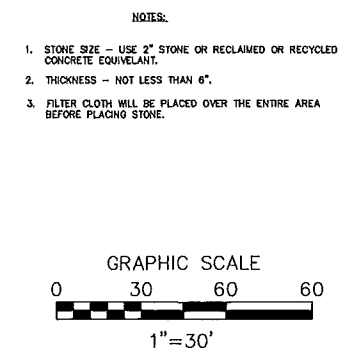
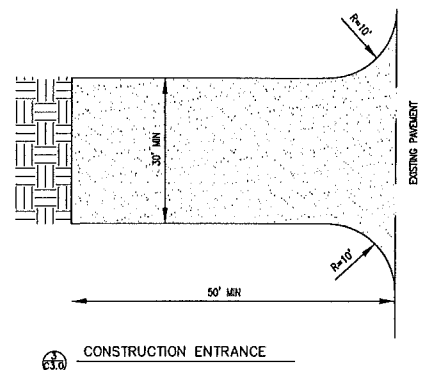
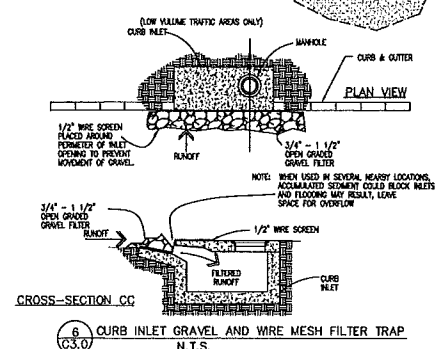
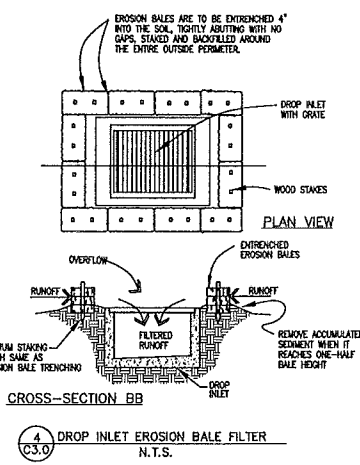
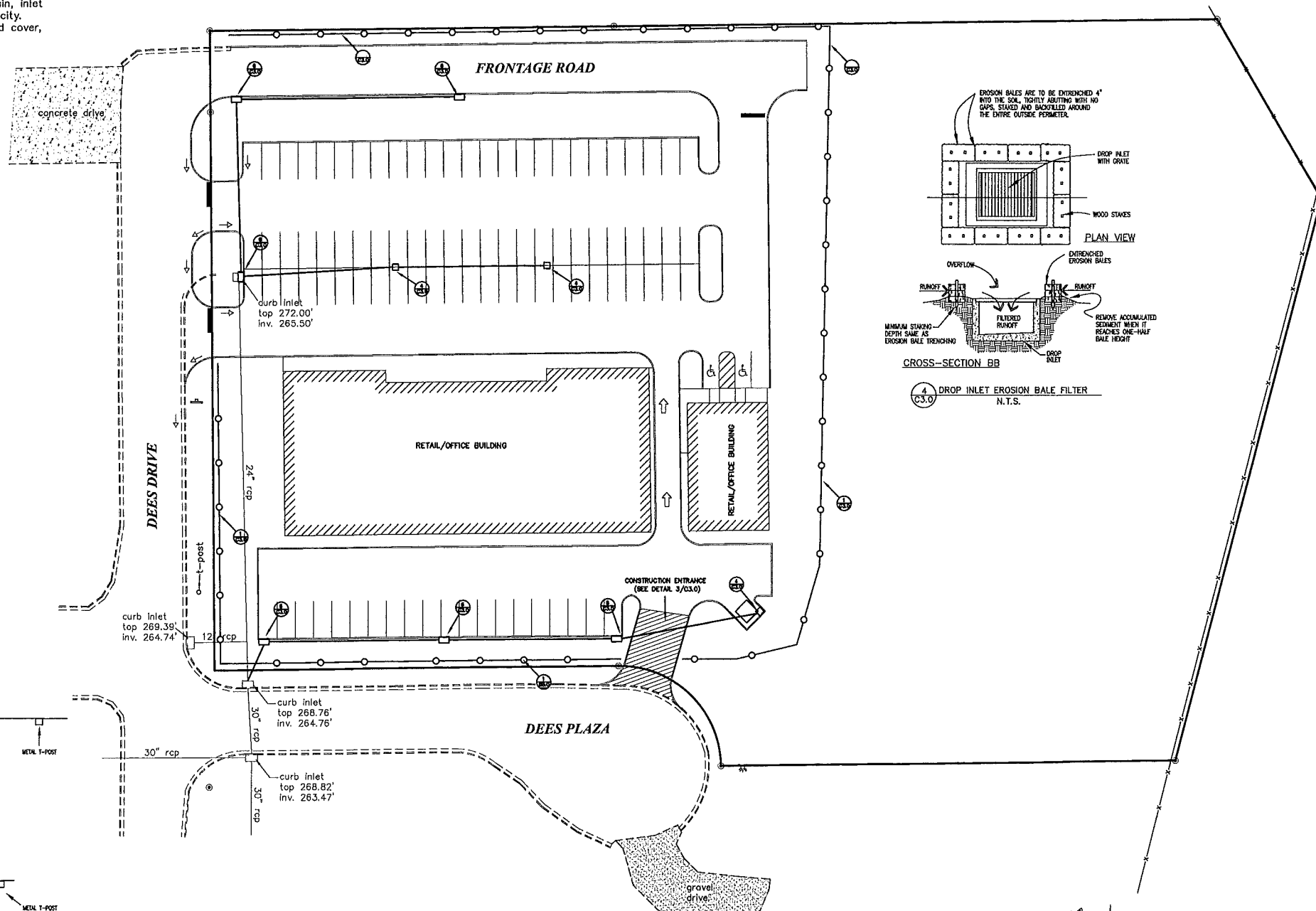
1. SILT FENCE TO BE INSTALLED ALONG THE CONTOUR, NEVER UP OR DOWN ON SLOPE.
2. ENDS OF SILT FENCE SHOULD BE EXTENDED UPSLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE.
3. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY 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 MAINTENANCE, 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 FILL/CUT MATERIAL, CONCRETE, METAL OR IRON FOR THE BUILDING
- CURRENT AND PROPOSED LAND USE IS FOR STATE FARM INSURANCE. THE ONLY FEASIBLE THREAT OF STORM WATER POLLUTION WILL ARISE DURING CONSTRUCTION. THE THREAT WILL BE FROM UNCONTROLLED SEDIMENT RUNOFF. SEDIMENT RUNOFF CAN BE CONTROLLED BY FOLLOWING THE GUIDELINES AS SHOWN ON THE PRECEDING AND CURRENT 'EROSION CONTROL PLAN' SHEETS
- CUT/FILL MATERIAL MAY BE STOCKPILED ON SITE DURING CONSTRUCTION. IF SO A SILT FENCE MUST BE IN PLACE AROUND SAID STOCKPILE. 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 STORED 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**



No.	1	revise layout
Revision:	CLB	02/15/2018
By:	CLB	02/15/2018
Date:		

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

FLOYD & BAIRD ENGINEERING, INC.  
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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-DISTRACTIVE 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 AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED.

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

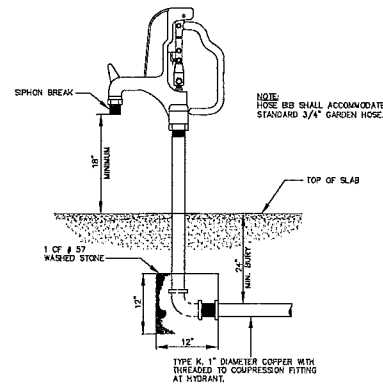
SEWER PIPE AND FITTINGS SHALL BE PVC, ASTM D-3034, SDR-26, ELASTOMETRIC GASKET JOINTS.

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

SITE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO EXISTING UTILITIES TO REMAIN AND FOR ALL 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 BE 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.

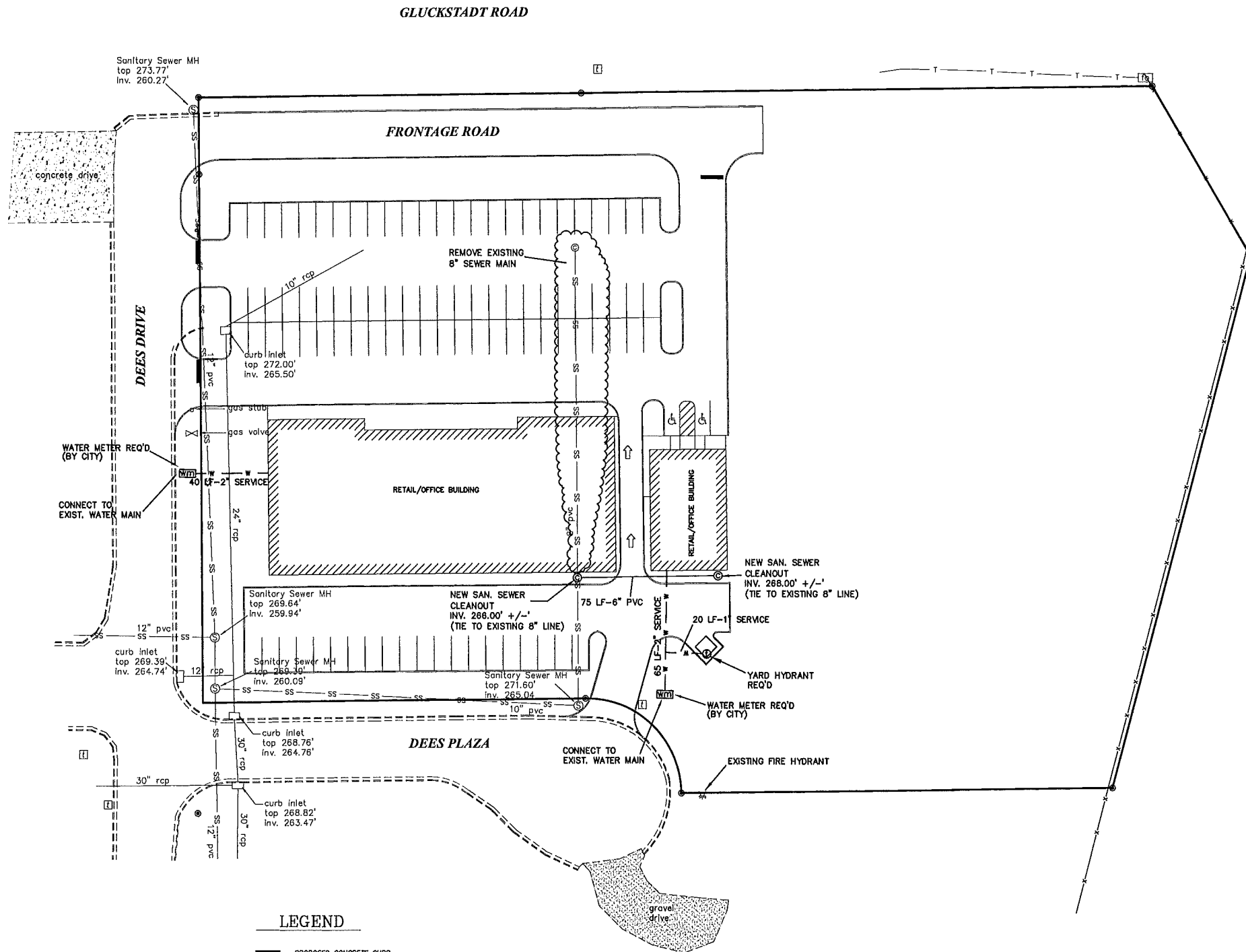
**SANITARY SEWER SERVICE:**  
BEAR CREEK WATER ASSOCIATION  
CONTACT: WATER/SEWER DIVISION  
TELEPHONE: 601-856-9969

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

**WATER SERVICE:**  
BEAR CREEK WATER ASSOCIATION  
CONTACT: WATER/SEWER DIVISION  
TELEPHONE: 601-856-9969

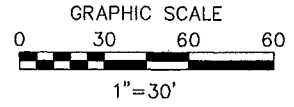
**NATURAL GAS SERVICE:**  
ATMOS ENERGY  
CONTACT: N/A  
TELEPHONE: N/A

\* 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



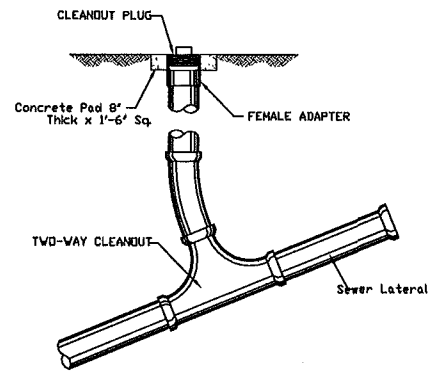
Date:	02/15/2018
By:	CLB
Revisions:	
No.	1
	revise layout

Project No.:	3700
Date:	10/28/2016
Scale:	1" = 30'
Designed By:	CLB
Reviewed By:	PCF

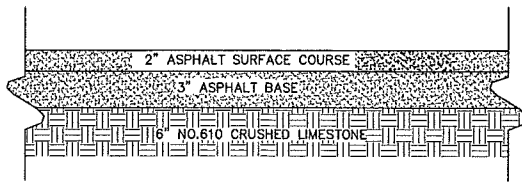
FLOYD & BAIRD ENGINEERING, INC.  
130 E. Northside Drive, S. Clinton, MS 39066  
www.floydandbaird.com

UTILITY PLAN  
DEES ROAD DEVELOPMENT

SHEET  
C4.0

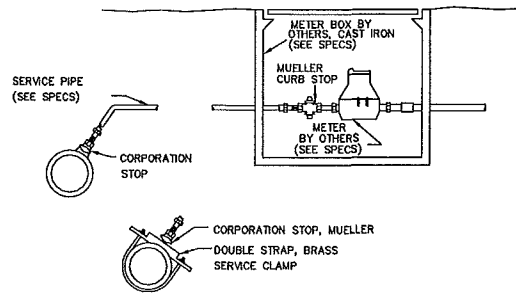


6 SANITARY SEWER CLEAN-OUT (2-WAY) DETAIL  
C5.0 NTS



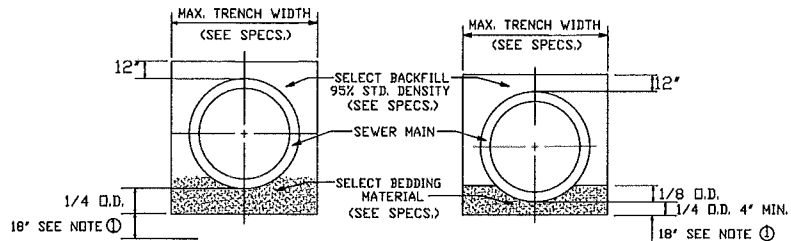
2 ASPHALT PAVEMENT DETAIL  
C5.0 N.T.S.

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.



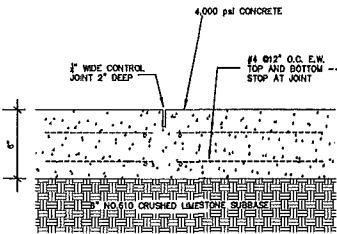
7 TYPICAL SERVICE ASSEMBLY  
C5.0

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.



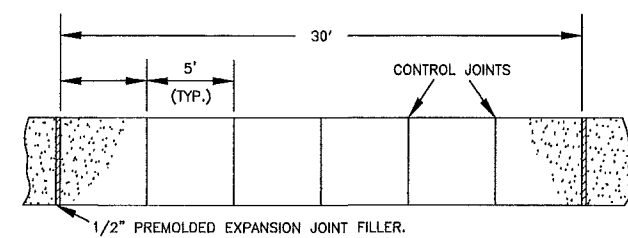
TYPICAL SECTION CLASS 'B' BEDDING  
TYPICAL SECTION CLASS 'C' BEDDING

- ① DEWATERING REQ'D. TO THIS LEVEL (MIN). CONTRACTOR WILL NOT BE ALLOWED TO WORK WHEN WATER LEVEL IS NOT MAINTAINED BY DEWATERING SYSTEM TO THIS ELEVATION OR LOWER.
- ② WHEN TRENCHING ACROSS EXISTING ASPHALT OR CONCRETE SURFACES, NEW ASPHALT SHOULD BE PLACED BACK AT SAME DEPTH OF EXISTING ASPHALT OR CONCRETE THICKNESS.

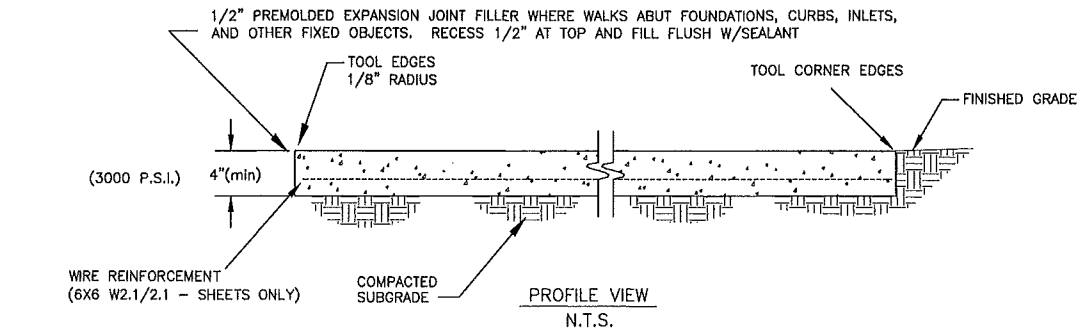


1 CONCRETE PAVEMENT DETAIL  
C5.0 N.T.S.

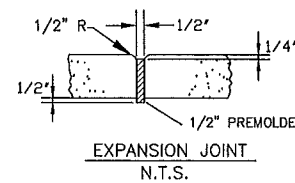
- SLAB PROFILE:
- TOOLED CONSTRUCTION JOINTS SHOULD BE PROVIDED AT INTERVALS THAT WILL PROVIDE A SLAB SITE THAT DOES NOT EXCEED 20'X20'.
  - EXPANSION JOINTS SHOULD ONLY BE PLACED WHERE THE PAD DIRECTLY ADJOINS A BUILDING OR OTHER FIXED STRUCTURE.
  - PROOF ROLL SUBGRADE PRIOR TO CONCRETE PLACEMENT AND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



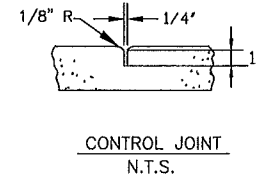
PLAN VIEW  
N.T.S.



PROFILE VIEW  
N.T.S.



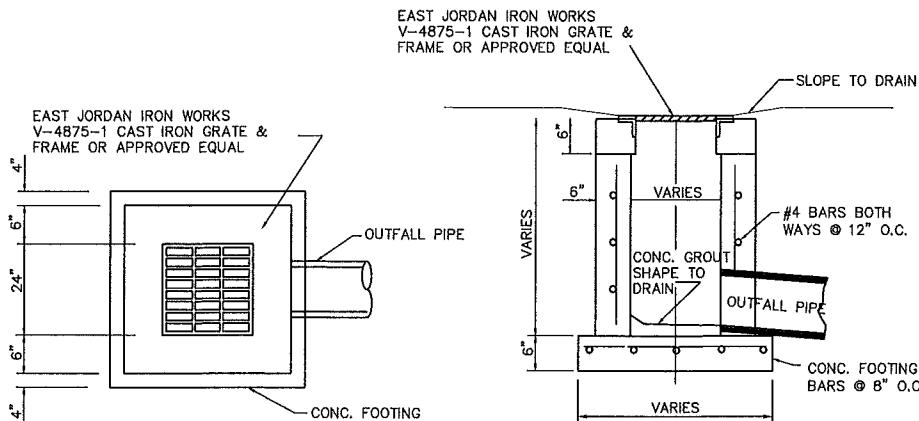
EXPANSION JOINT  
N.T.S.



CONTROL JOINT  
N.T.S.

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

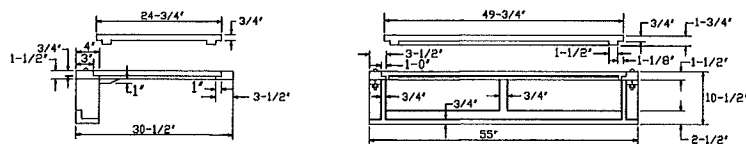
3 CONCRETE SIDEWALK SECTION DETAILS  
C5.0 N.T.S.



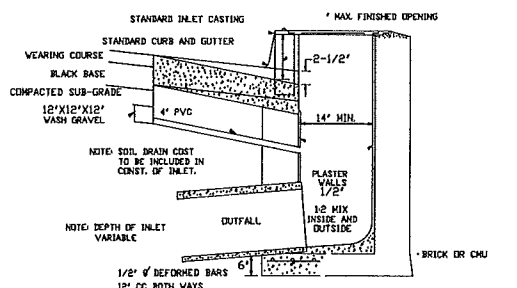
GRATE INLET - PLAN VIEW  
USE ALSO FOR JUNCTION BOX WITHOUT GRATE. USE CONCRETE TOP INSTEAD.

GRATE INLET - SECTION VIEW  
USE ALSO FOR JUNCTION BOX

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

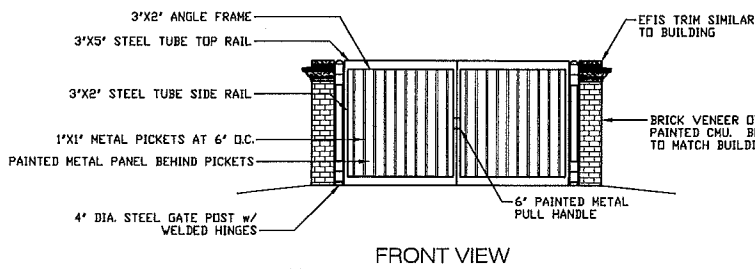


STANDARD CURB INLET CASTING  
(VULCAN RCB-7)  
NO SCALE

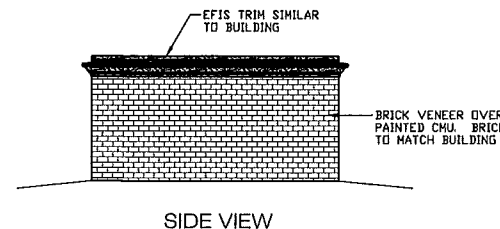


SECTION OF STANDARD CURB INLET  
NO SCALE

5 CURB INLET DETAIL  
C5.0 N.T.S.

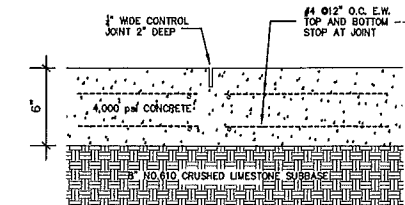


FRONT VIEW

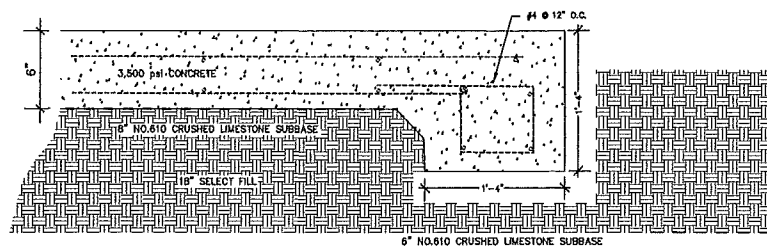


SIDE VIEW

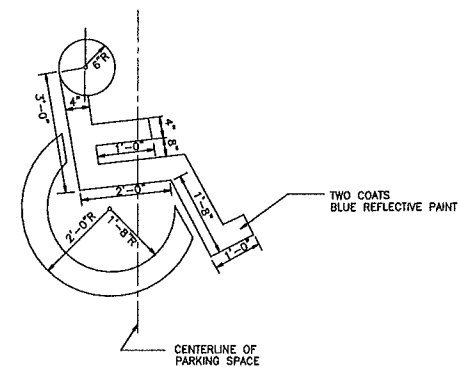
10 DUMPSTER DETAIL  
C5.0 N.T.S.



- SLAB PROFILE:
- TOOLED CONSTRUCTION JOINTS SHOULD BE PROVIDED AT INTERVALS THAT WILL PROVIDE A SLAB SITE THAT DOES NOT EXCEED 20'X20'.
  - EXPANSION JOINTS SHOULD ONLY BE PLACED WHERE THE PAD DIRECTLY ADJOINS 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.

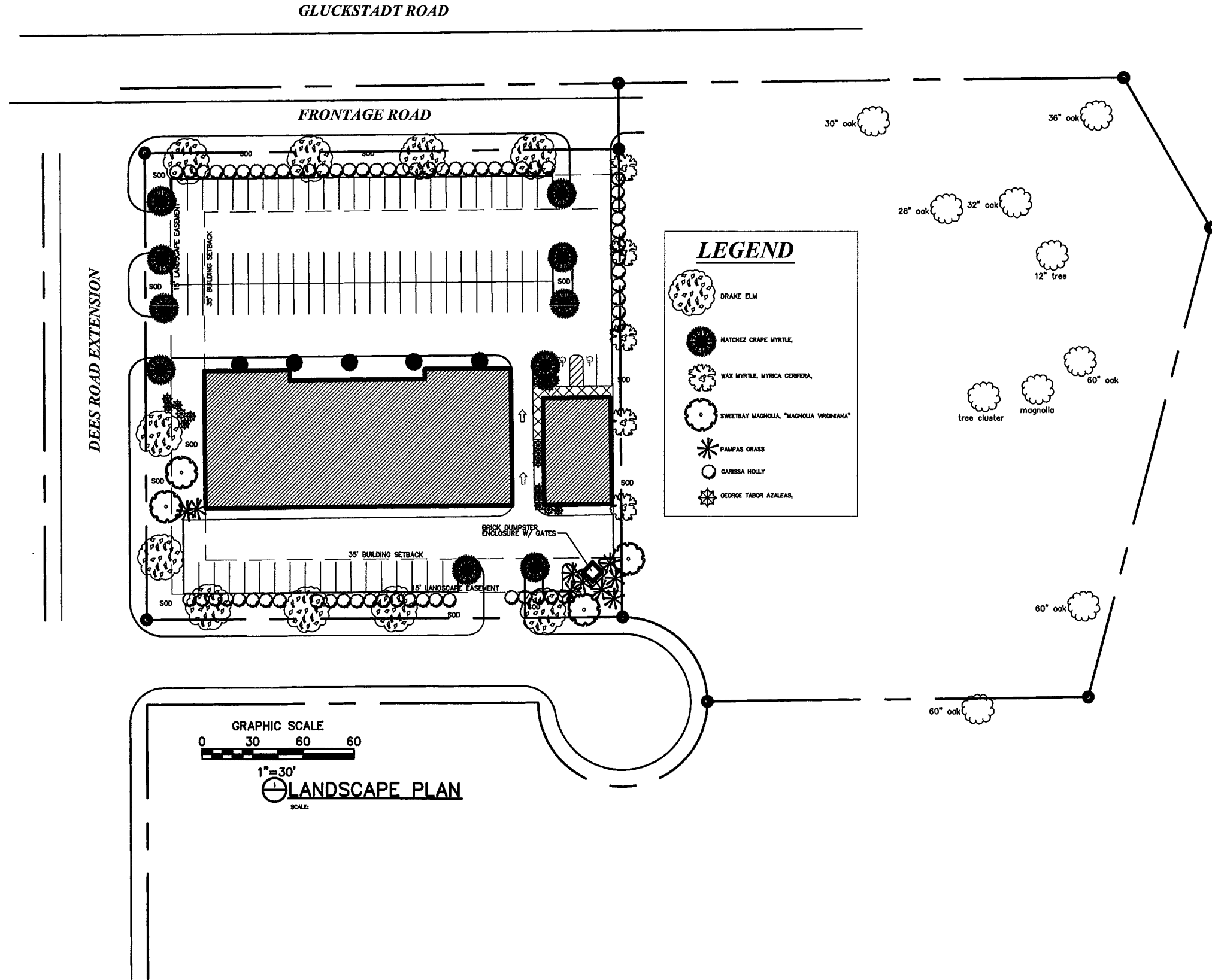
Date:	
By:	
Revisions:	
No.	

FLOYD BAIRD ENGINEERING, INC.  
130 E. Northside Drive, Clinton, MS 39056  
Phone: (601) 925-1501  
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



**LEGEND**

- DRAKE ELM
- NATCHEZ GRAPE MYRTLE
- WAX MYRTLE, MYRICA CERIFERA
- SWEETBAY MAGNOLIA, "MAGNOLIA VROBNAHA"
- PAMPAS GRASS
- GARISSA HOLLY
- GEORGE TADOR AZALEAS

GRAPHIC SCALE  
 0 30 60 60  
 1" = 30'  
 LANDSCAPE PLAN  
 SCALE

REVISIONS	BY



**GLUCKSTADT PARK PHASE ONE**  
 DEES DRIVE  
 GLUCKSTADT MS

OWNER
DESIGNED
DATE FEB. 20, 2018
SCALE
JOB NO.
SHEET
<b>L1.0</b>
OF SHEETS

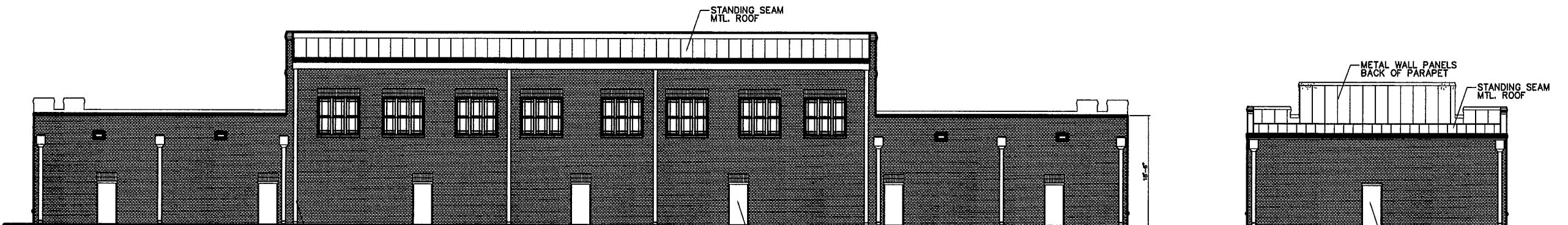






1 **GLUCKSTADT ROAD ELEVATION**

SCALE: NTS



1 **REAR ELEVATION**

SCALE: NTS



1 **SIDE ELEVATION**

SCALE: NTS

1 **SIDE ELEVATION**

SCALE: NTS

REVISIONS	BY



WOODRIDGE & ASSOCIATES  
 544 HIGHLAND COLONY PARKWAY  
 RIDGELAND, MS 39157  
 601-800-0000

**GLUCKSTADT PARK PHASE ONE**  
 DEES DRIVE  
 GLUCKSTADT MS

DATE
CHECKED
DWG FEB. 20, 2018
SCALE
JOB NO.
SHEET
<b>A3.0</b>
OF SHEETS



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Search

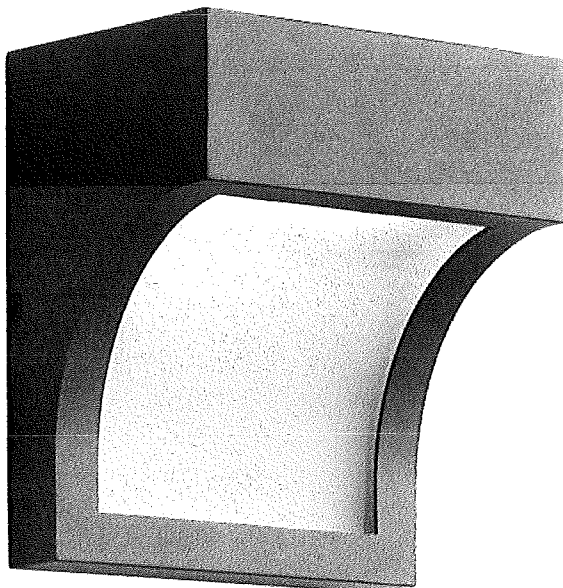
Cart - 0 items

Brands > Kichler Lighting > All Outdoor Lighting > Kichler 49252LED

**Kichler** 49252AZTLED Textured Architectural Bronze Shelby LED Outdoor Wall Sconce

Item # bci2850637 Model # 49252AZTLED Shelby Collection

KICHLER



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**Presidents' Day Sale**

Save 20% during our Presidents' Day Sale. Discount already applied.

Offer Ends 02-22-2018

\$110.40

Originally \$207.00, You Save 47%



**Finish:** Textured Architectural Bronze

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161 In Stock

Leaves the Warehouse Today, February 20th

Quantity:

1

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(0)  
Starting at \$158.40

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(0)  
Starting at \$229.50

Hinkley Lighting 1326  
(17)  
Starting at \$115.00

Modern Forms WS-...  
(0)  
Starting at \$199.00

Overview

Specifications

Reviews

Product Q&A

**Features:**

- Durable Aluminum frame ensures years of reliable performance
- Rated for installation and use in wet, damp, or dry locations

**Dimensions:**

- Height: 6"
- Width: 5.25" (measured from furthest point left to furthest point right on fixture)
- Depth: 4"
- Extension: 4" (measured from mounting surface to furthest protruding point on fixture)
- HCO: 2.9" (height from center of outlet)
- Product Weight: 1.5 lbs
- Backplate Width: 4.79"
- Backplate Height: 5.52"

**Electrical Specifications:**

- Bulb Base: Integrated LED
- Bulb Type: LED
- Bulb Included: Yes
- Total Wattage: 14
- Color Rendering Index (CRI): 90
- Color Temperature: 3000K
- Voltage: 120v

**Additional Kichler Links**

- [View the Manufacturer Warranty](#)
- [Kichler Shelby Collection](#)

This product is listed under the following manufacturer number(s):

- Kichler 49252AZTLED  
Textured Architectural Bronze

**Related Kichler Categories**

- Kichler Step & Hall Lights
- Kichler Indoor Lighting
- Kichler Pendant Lights
- Kichler Chandeliers

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TLC Electrical

**Sponsored Links**



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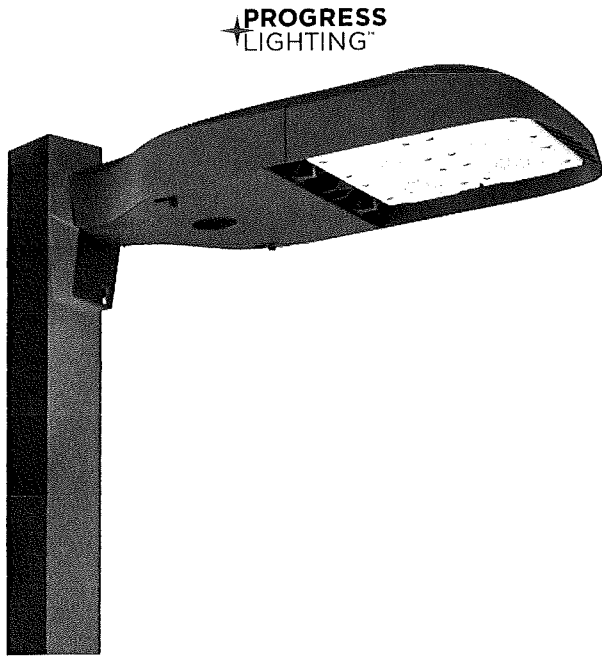
Search

Cart - 0 items

Brands > Progress Lighting > All Progress Lighting > Progress Lighting PCPAE-125-5-BZ

Progress Lighting PCPAE-125-5-BZ Bronze LED Parking Lot Light - 123W - IES Type 5 Distribution

Item # bc12860654 Model # PCPAE-125-5-BZ



PROGRESS LIGHTING

\$749.00

Originally \$1,248.33, You Save 40%



Finish: Bronze

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142 In Stock

Leaves the Warehouse by Tomorrow, February 21st

Quantity:

1

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Globe Electric 79543  
(0)  
Starting at \$86.67

Lithonia Lighting T...  
(1)  
Starting at \$54.88

Overview

Specifications

Reviews 0

Product Q&A 0

**Features:**

- TGIC thermoset polyester powder paint
- Die-cast and extruded aluminum with vertical finning for maximum thermal management. Electrical and optical compartments are separated to provide increased thermal management. EPA = 0.62 ft³
- Specially designed acrylic LED lenses for IES Type 5 distribution. Lens optics are rotatable and interchangeable in field. LEDs are 4000K/70 CRI and optical assembly in IP65 rated. Fixture allows zero uplight.
- UL rated for wet locations
- Highly efficient LEDs produce little heat and have an extremely long lifespan
- Made of aluminum
- 5 year limited warranty
- -40°F to 104°F operating temperature
- Certifications: UL-1598, C22.2, C250.0-24, ANSI 3G

**Dimensions:**

- Height: 6"
- Length: 22 2/5"
- Width: 11 2/3"

**Electrical Specifications:**

- Bulb Type: LED
- Color Temperature: 4000K
- Lumens: 11253
- Number of Bulbs: 2
- Voltage: Universal 120V-277V
- Wattage: 123

**Additional Progress Lighting Links**

- [View the Manufacturer Warranty](#)
- [Browse All Progress Lighting Products](#)

This product is listed under the following manufacturer number(s):

- [Progress Lighting PCPAE-125-5-BZ Bronze](#)

**Manufacturer Resources**

[Specification Sheet](#)

**Related Progress Lighting Categories**

- [Progress Lighting February Sale](#)
- [Progress Lighting New Product Release](#)
- [Progress Lighting Design Series](#)
- [Progress Bathroom Lighting](#)
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**Best Undercabinet Lights - Dimmable LED Light Bar**

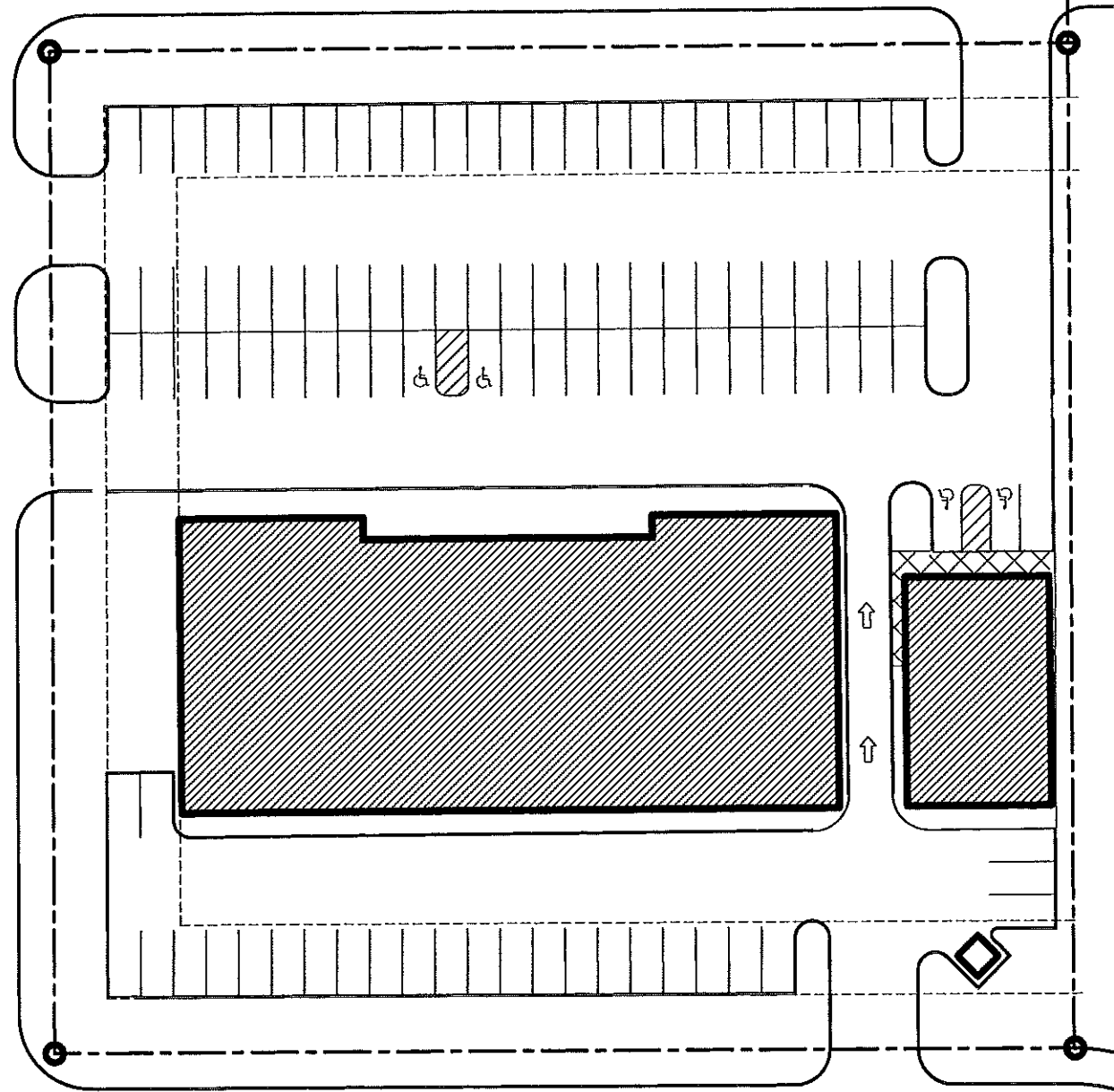
In Stock & Ready to Ship- Low Heat Free Shipping on \$150+ Orders [aqlightinggroup.com](http://aqlightinggroup.com)



GLUCKSTADT ROAD

FRONTAGE ROAD

DEES ROAD EXTENSION



**LOT 2**  
113,411.70SF  
2.6AC

SITE AREA 77,401SF  
BUILDINGS AREA 16,704SF  
LOT COVERAGE 21.5%

REQUIRED PARKING  
2500SF VET / 300 = 8.3 SPACES  
20,519SF RETAIL / 220 = 93.2 SPACES  
TOTAL PARKING REQUIRED = 102 SPACES  
TOTAL PARKING PROVIDED = 103 SPACES  
(INCLUDED 4 ADA SPACES)

J. Roger Morrison

