

PROPERTY ZONING:

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

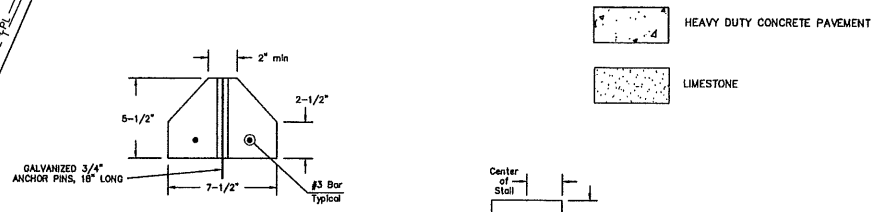
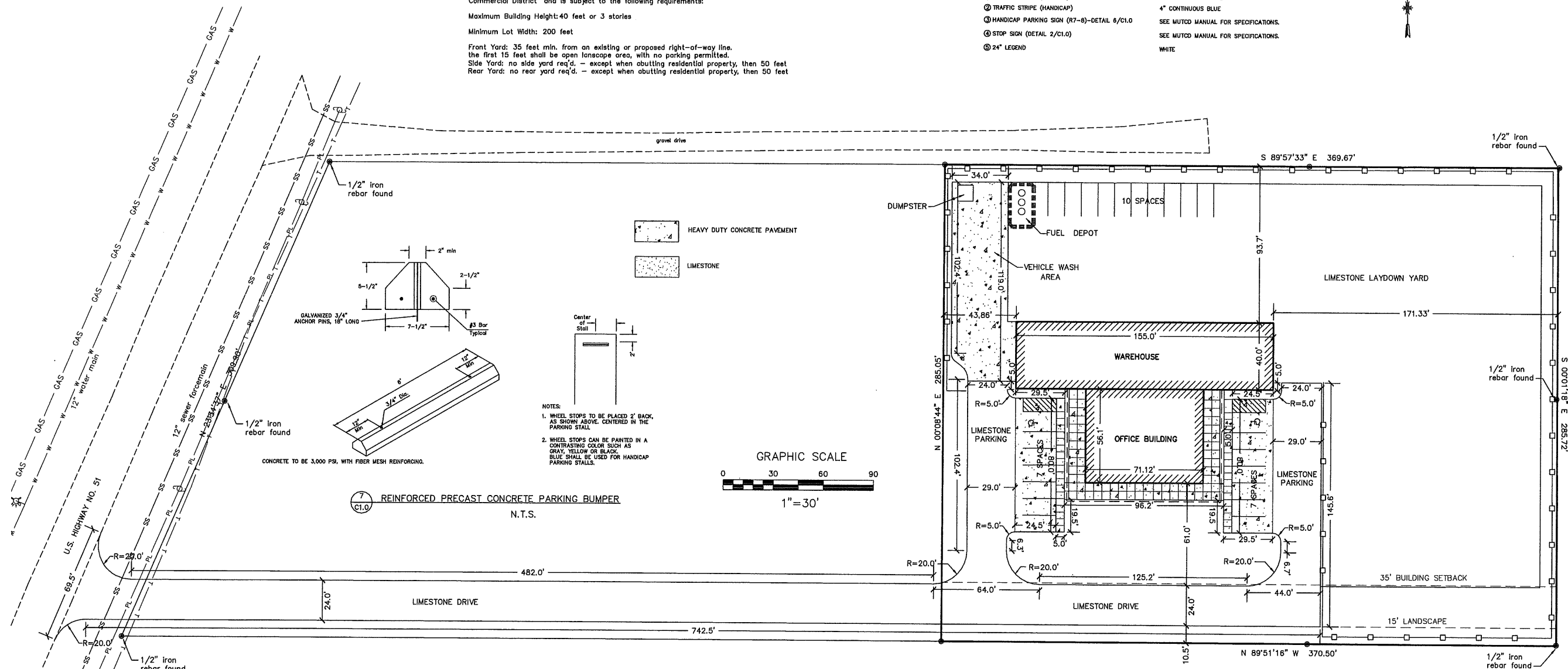
Maximum Building Height: 40 feet or 3 stories

Minimum Lot Width: 200 feet

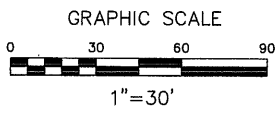
Front Yard: 35 feet min. from an existing or proposed right-of-way line, the first 15 feet shall be open landscape area, with no parking permitted.
 Side Yard: no side yard req'd. - except when abutting residential property, then 50 feet
 Rear Yard: no rear yard req'd. - except when abutting residential property, then 50 feet

PARKING FEATURES LEGEND

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



- NOTES:**
1. WHEEL STOPS TO BE PLACED 2' BACK AS SHOWN ABOVE, CENTERED IN THE PARKING STALL.
 2. WHEEL STOPS CAN BE PAINTED IN A CONTRASTING COLOR SUCH AS GRAY, YELLOW OR BLACK. BLUE SHALL BE USED FOR HANDICAP PARKING STALLS.



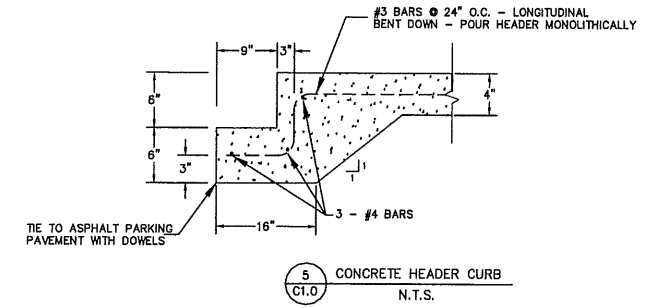
⑦ REINFORCED PRECAST CONCRETE PARKING BUMPER
N.T.S.

SITE PLAN NOTES

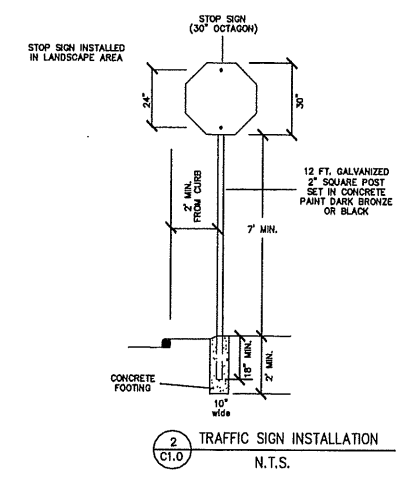
GENERAL

1. BOUNDARY SURVEY TAKEN FROM A SURVEY PREPARED BY GUEST CONSULTANTS, INC. DATED 12-15-17.
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 SOLID SOIL UNLESS NOTED OTHERWISE.
7. THE CONTRACTOR SHALL CONTACT COUNTY 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 TRACE COLONY PARK DRIVE.
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. SEE ARCHITECTURAL SHEETS FOR SIGNAGE DETAILS.
20. PARKING PROVIDED IN THIS PROJECT:
 2 ADA COMPLIANT PARKING SPACES
 22 STANDARD PARKING SPACES
 24 TOTAL PARKING SPACES PROVIDED
21. DETECTABLE WARNING SURFACE TO MEET ADAAG 4.29.2 (TRUNCATED DOME PANEL).

Lot 1 of Henry Estates

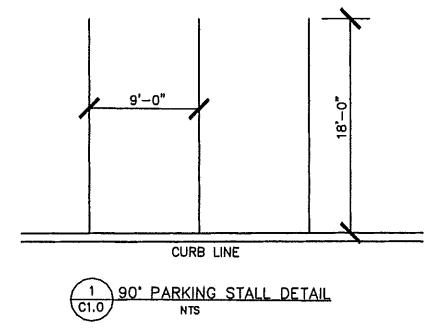


⑤ CONCRETE HEADER CURB
N.T.S.
CONCRETE SHALL HAVE A TWENTY-EIGHT (28) DAY COMPRESSIVE STRENGTH OF 3500 PSI.

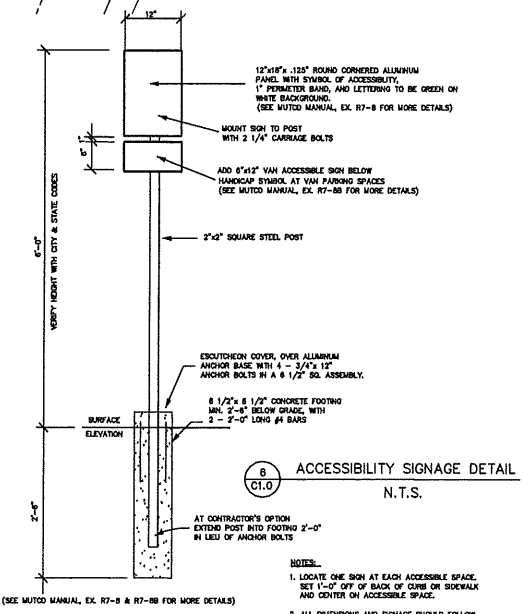


② TRAFFIC SIGN INSTALLATION
N.T.S.

- LEGEND**
- ① HANDICAP PARKING
 - PROPERTY LINE
 - PROPERTY LINE



① 90° PARKING STALL DETAIL
N.T.S.

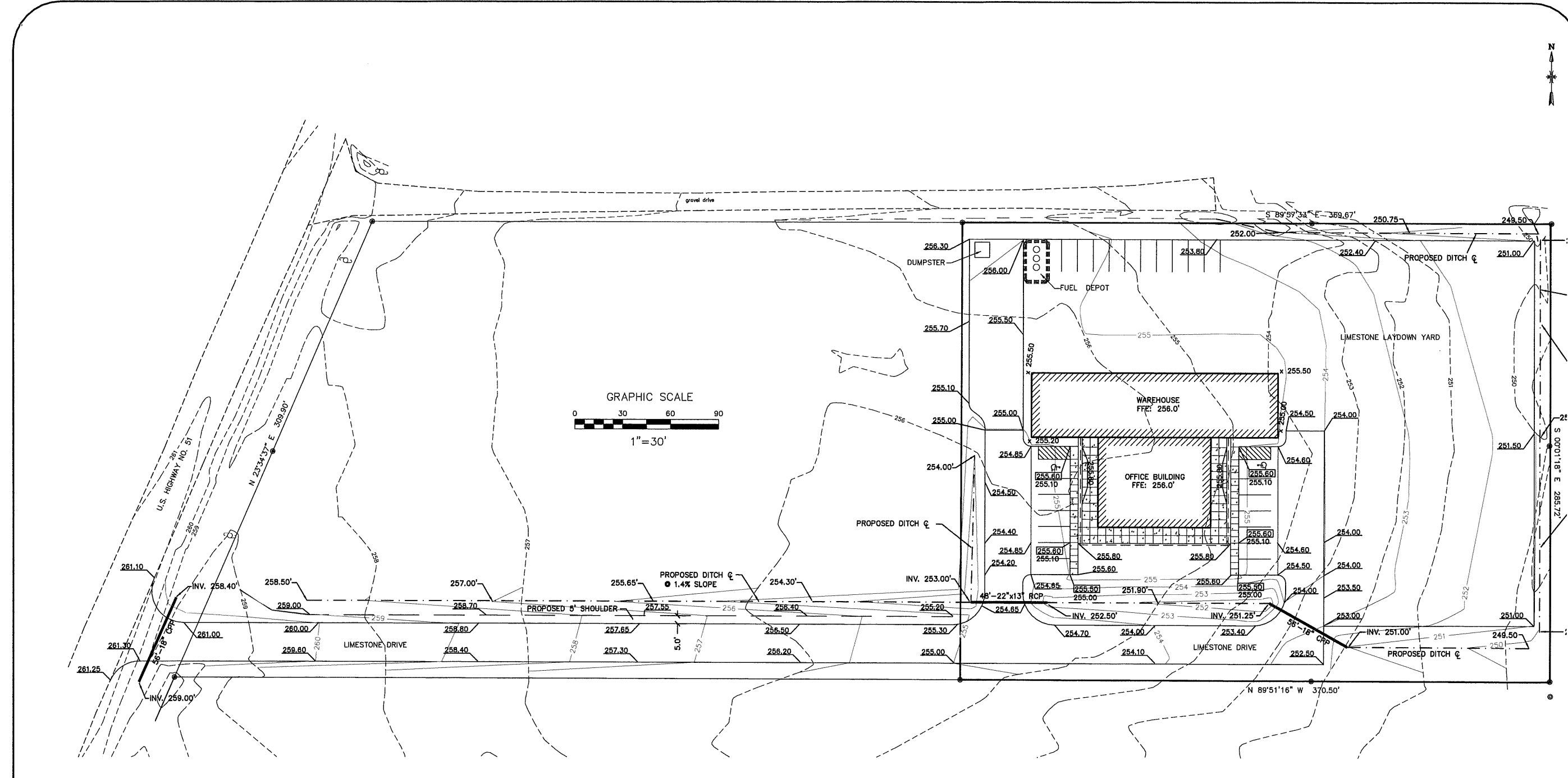


⑥ ACCESSIBILITY SIGNAGE DETAIL
N.T.S.

Date: _____
 By: _____
 Revisions: _____
 No. _____

Project No.: # 3882
 Date: 05/10/2018
 Scale: 1" = 30'
 Drawn By: CLB
 Reviewed By: CLB

SITE PLAN
 LONE OAK CONSTRUCTION
 C 1.0



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.
 ALL IMPROVEMENTS AND ADDITIONS TO THE WATER AND SANITARY SEWER SYSTEMS SHALL BE INSTALLED IN COMPLIANCE WITH THE CITY OF JACKSON STANDARDS.
 PROPERTY IS LOCATED IN ZONE AE AS PER FIRM MAP 28121 C 193F, DATED JUNE 9, 2014.
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 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. **GEOTECHNICAL REPORT**
 NO GEOTECHNICAL REPORT PROVIDED.

LEGEND

- ⊙ 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 385.00' TOP OF PAVEMENT ELEV.
- ⓪ DOWNSPOUT (DETAIL 2/C2.0)

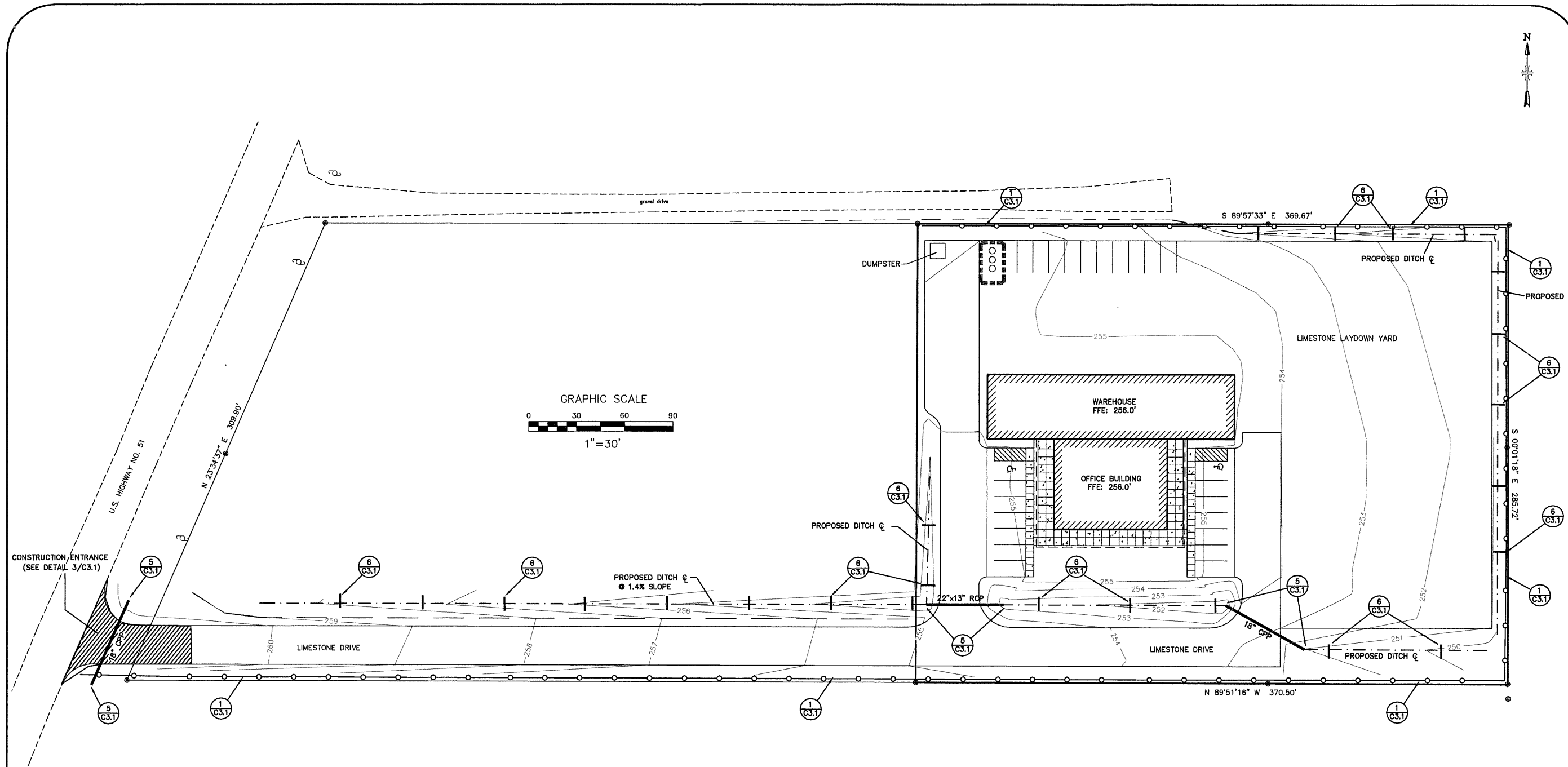
No.	Revisions:	By:	Date:

FLOYD S BAIRD ENGINEERING, INC.

130 E Northwind Drive, Clinton, MS 39056
 Phone: (601) 925-0015
 www.floydbaird.com

Project No.: # 3862
 Date: 05/10/2018
 Scale: 1" = 30'
 Designed By: CLB
 Reviewed By: CLB

GRADING & DRAINAGE PLAN
 LONE OAK CONSTRUCTION
 SHEET
 C2.0



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 4-162 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".

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.

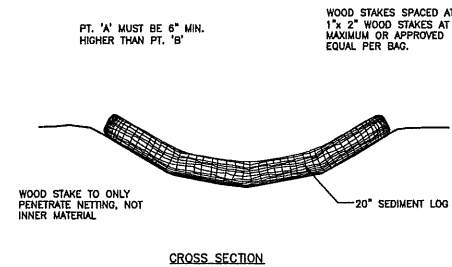
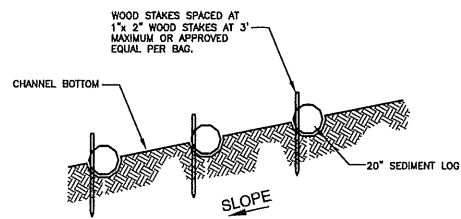
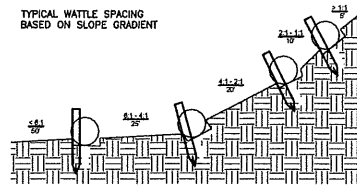
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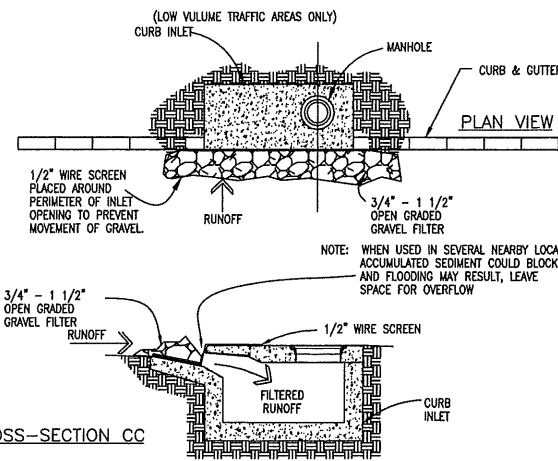
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EROSION CONTROL PLAN
 LONE OAK CONSTRUCTION

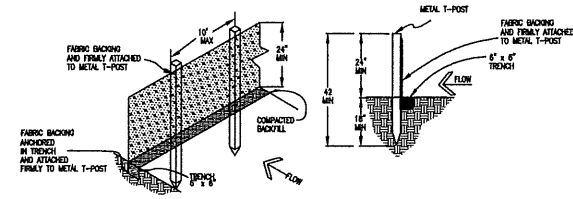
SHEET
 C3.0



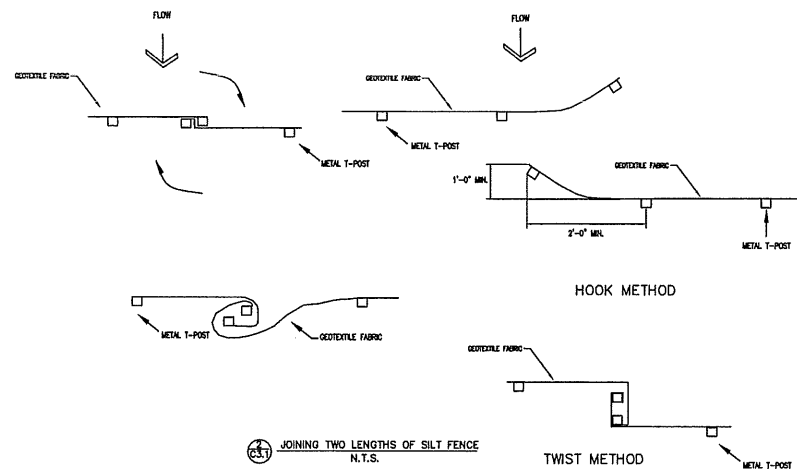
6 SEDIMENT LOG DITCH CHECK
C3.1 N.T.S.



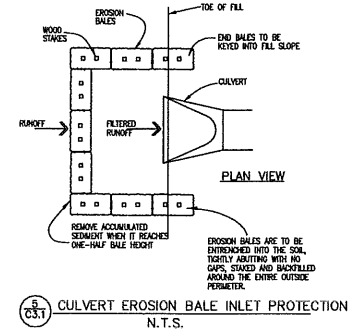
7 CURB INLET GRAVEL AND WIRE MESH FILTER TRAP
C3.1 N.T.S.



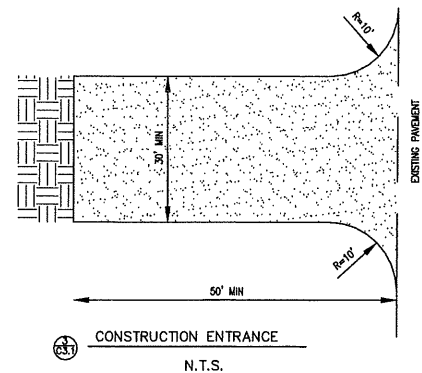
3 SILT FENCE DETAIL
C3.1 N.T.S.



3 JOINING TWO LENGTHS OF SILT FENCE
C3.1 N.T.S.



5 CULVERT EROSION BALE INLET PROTECTION
C3.1 N.T.S.



3 CONSTRUCTION ENTRANCE
C3.1 N.T.S.

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

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 ONSITE WITH CONCRETE TRUCKS. SPILLOVER FROM FORMING 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.

Date: _____

By: _____

Revisions:

No.	

Project No.: # 3662

Date: 05/10/2018

Scale: 1" = 30'

Designed By: CLB

Reviewed By: CLB

FLOYD & BAIRD ENGINEERING, INC.

130 E. Northside Drive, Clinton, MS 39056

Phone: (601) 925-5015

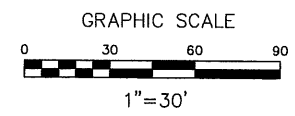
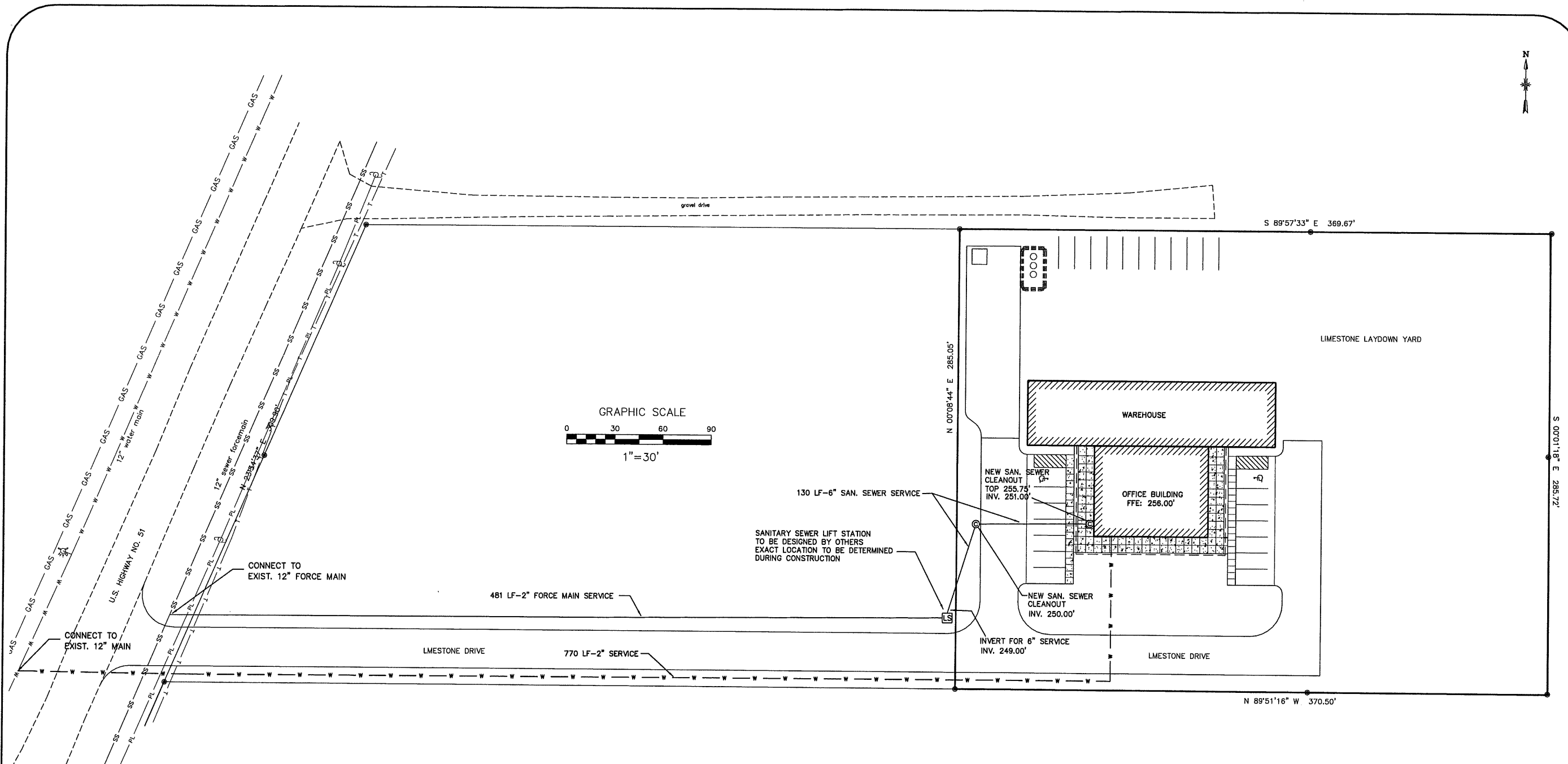
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EROSION CONTROL DETAILS

LONE OAK CONSTRUCTION

SHEET

C3.1



UTILITIES NOTES

- 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 ARCHITECTURAL SHEETS FOR BUILDING CONNECTIONS.

ELECTRIC SERVICE TO BE COORDINATED WITH ENTERGY.

THERE WILL BE NO GAS SERVICE TO THE PROPOSED BUILDING.

- 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.
- | | |
|---|---|
| <p>SANITARY SEWER SERVICE:
BEAR CREEK WATER ASSOC.
CONTACT: NOLAN WILLIAMSON
TELEPHONE: 601-856-8958</p> | <p>ELECTRIC SERVICE:
ENTERGY
CONTACT: JOHN PEACOCK
TELEPHONE: 1-800-368-3749</p> |
| <p>WATER SERVICE:
BEAR CREEK WATER ASSOC.
CONTACT: NOLAN WILLIAMSON
TELEPHONE: 601-856-8958</p> | <p>NATURAL GAS SERVICE:
ATMOS ENERGY
CONTACT: N/A
TELEPHONE: N/A</p> |

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

- 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 BEAR CREEK WATER ASSOCIATION. CURB STOPS ARE TO END AT, OR REASONABLY CLOSE, TO THE RIGHT-OF-WAY IN AN AREA THAT IS ACCESSIBLE FOR READING OR MAINTENANCE.

No.	Revisions:	By:	Date:

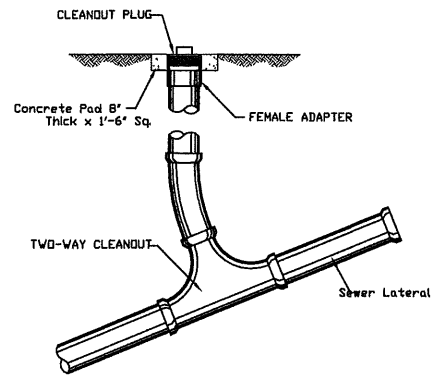
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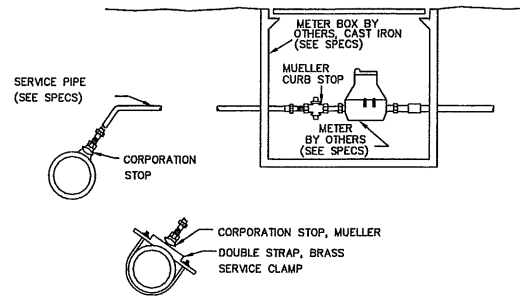
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UTILITY PLAN
LONE OAK CONSTRUCTION

SHEET
C4.0

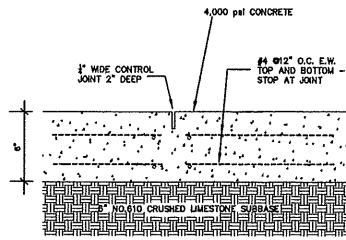


6 SANITARY SEWER CLEAN-OUT (2-WAY) DETAIL
C5.0 NTS



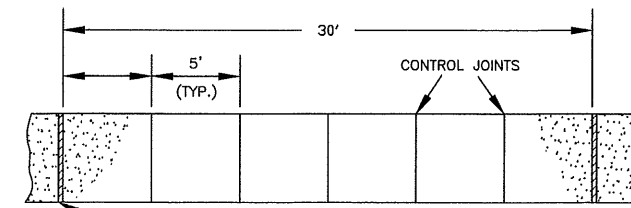
7 TYPICAL SERVICE ASSEMBLY
C5.0

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.

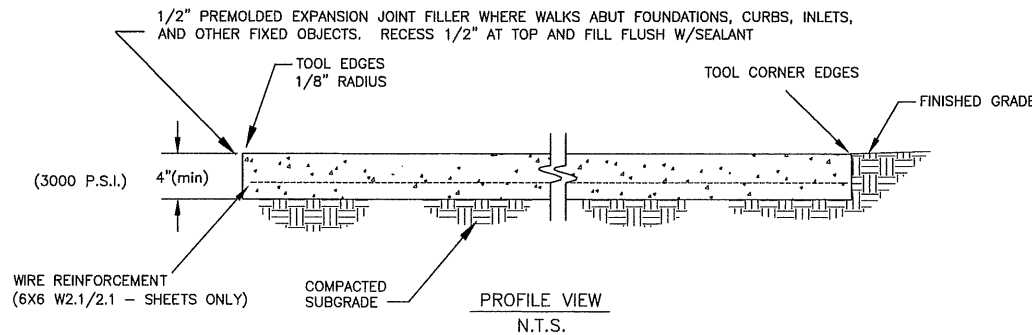


1 CONCRETE PAVEMENT DETAIL
C5.0 N.T.S.

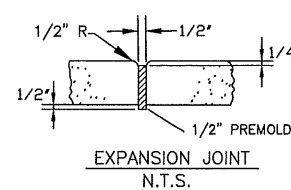
SLAB PROFILE:
1. TOOLED CONSTRUCTION JOINTS SHOULD BE PROVIDED AT INTERVALS THAT WILL PROVIDE A SLAB SITE THAT DOES NOT EXCEED 20'X20'.
2. EXPANSION JOINTS SHOULD ONLY BE PLACED WHERE THE PAD DIRECTLY ADJOINS A BUILDING OR OTHER FIXED STRUCTURE.
3. PROOF ROLL SUBGRADE PRIOR TO CONCRETE PLACEMENT AND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



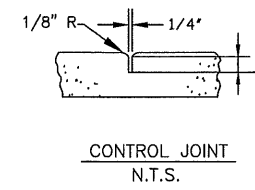
PLAN VIEW
N.T.S.



PROFILE VIEW
N.T.S.



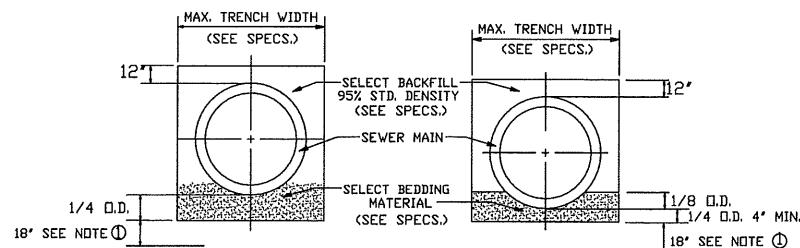
EXPANSION JOINT
N.T.S.



CONTROL JOINT
N.T.S.

NOTES:
1) CONCRETE SHALL BE 3,000 PSI MINIMUM
2) 6X6 W2.1/W2.1 WIRE REINFORCEMENT REQUIRED (SHEETS ONLY)
3) PROVIDE BROOM FINISH TO ALL EXPOSED SURFACES
4) HEAVY BROOM FINISH PERPENDICULAR TO THE DIRECTION OF TRAFFIC.

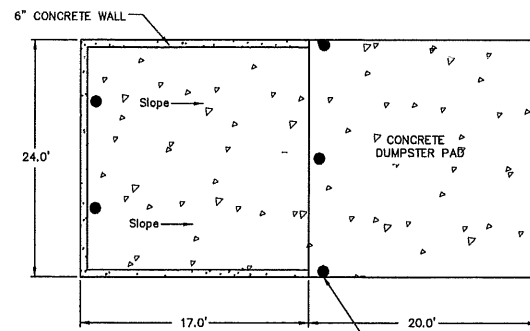
3 CONCRETE SIDEWALK SECTION DETAILS
C5.0 N.T.S.



TYPICAL SECTION
CLASS 'B' BEDDING

TYPICAL SECTION
CLASS 'C' BEDDING

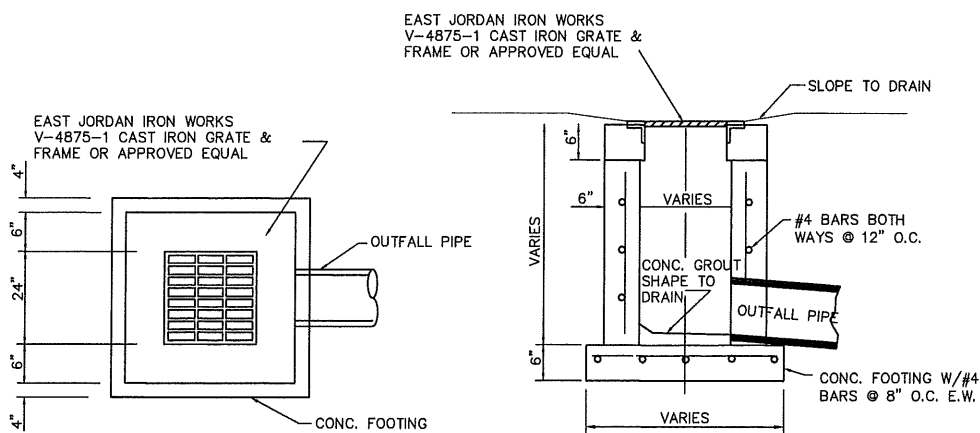
① DEWATERING REQ'D TO THIS LEVEL (MIN). CONTRACTOR WILL NOT BE ALLOWED TO WORK WHEN WATER LEVEL IS NOT MAINTAINED BY DEWATERING SYSTEM TO THIS ELEVATION OR LOWER.
② WHEN TRENCHING ACROSS EXISTING ASPHALT OR CONCRETE SURFACES, NEW ASPHALT SHOULD BE PLACED BACK AT SAME DEPTH OF EXISTING ASPHALT OR CONCRETE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



PLAN VIEW

NOTES:
1. 8 FOOT TALL WOODEN FENCE TO BE CONSTRUCTED ON TOP OF THE CONCRETE WALL.
2. 4" DIA. CONCRETE FILLED PIPE BOLLARDS REQUIRED AS SHOWN ON THE DETAIL. TWO WITHIN ENCLOSURE AT BACK WALL AND THREE IN FRONT OF THE ENCLOSURE TO PREVENT DOORS FROM SWINGING BEYOND 90°
3. DUMPSTER PAD GATES TO BE INSTALLED ON 6" DIA. POST WITH METAL FRAME AND WOOD SLATES OVER GATE FRAME.

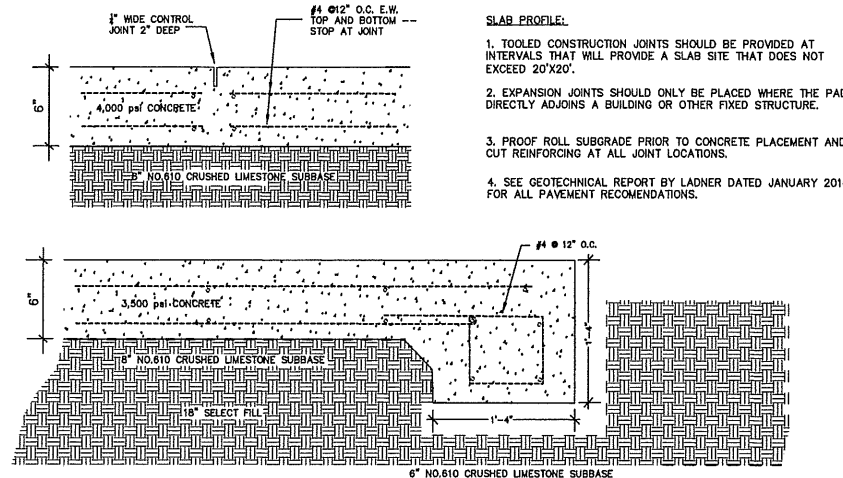
10 DUMPSTER DETAIL
C5.0 N.T.S.



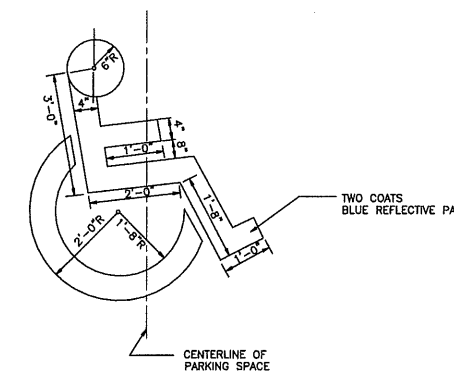
GRATE INLET - PLAN VIEW
USE ALSO FOR JUNCTION BOX WITHOUT GRATE. USE CONCRETE TOP INSTEAD.

GRATE INLET - SECTION VIEW
USE ALSO FOR JUNCTION BOX

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



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



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

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

Date:	
By:	
Revisions:	
No.	

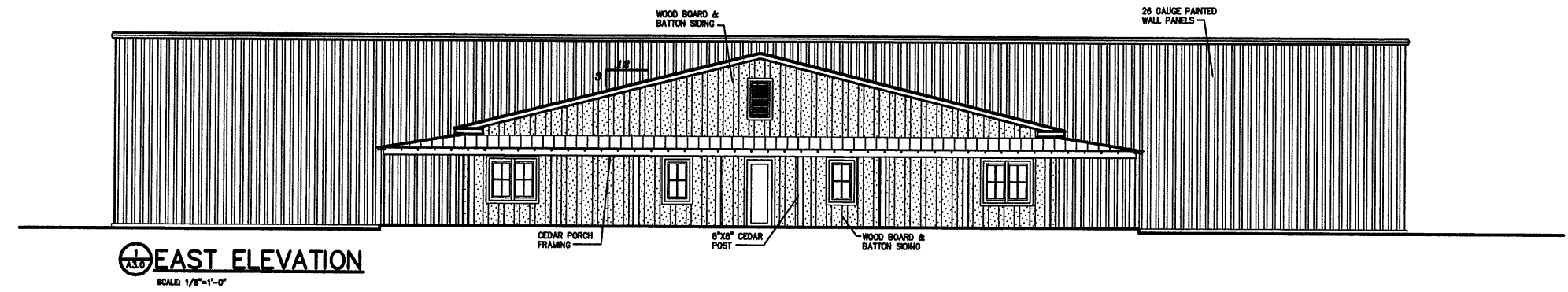
FLOYD S. BAIRD ENGINEERING, INC.
130 E. Northside Drive, Clinton, MS 39056
Phone: (601) 925-5615
www.floydbaird.com

Project No.: # 3862
Date: 05/10/2018
Scale: N.T.S.
Designed By: CLB
Reviewed By: CLB

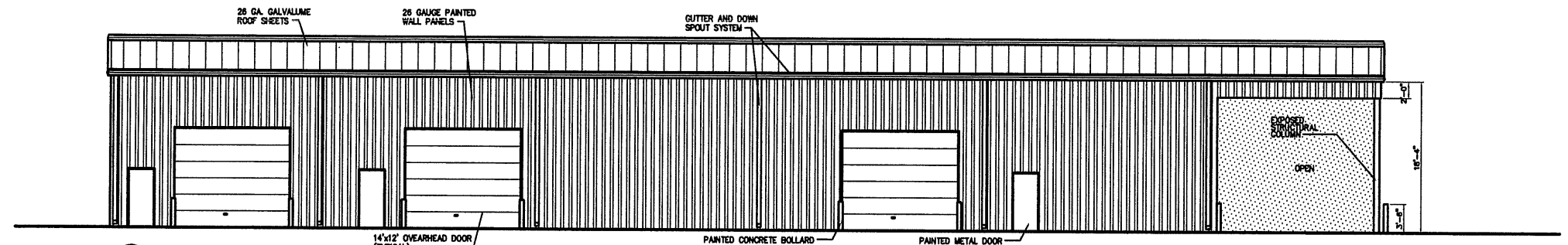
SITE DETAILS
LONE OAK CONSTRUCTION

SHEET
C5.0

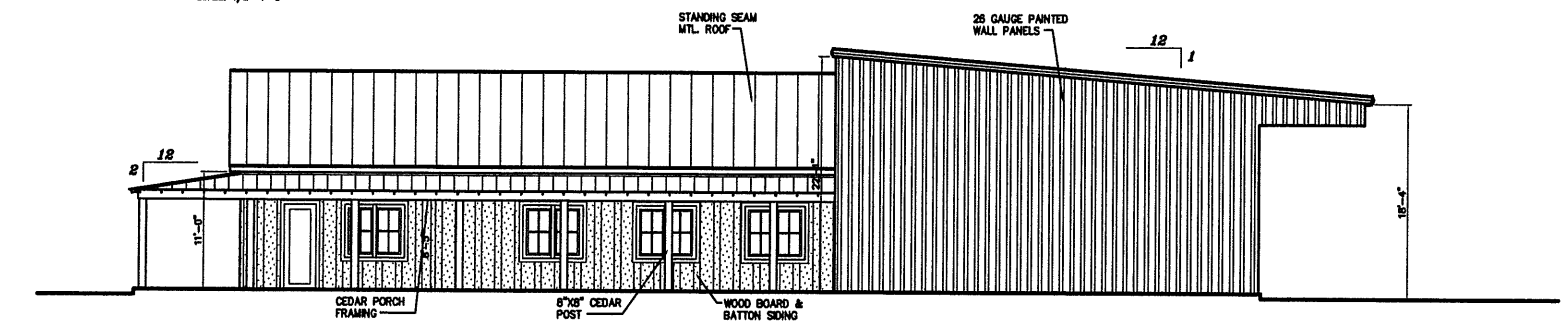
REVISIONS	BY



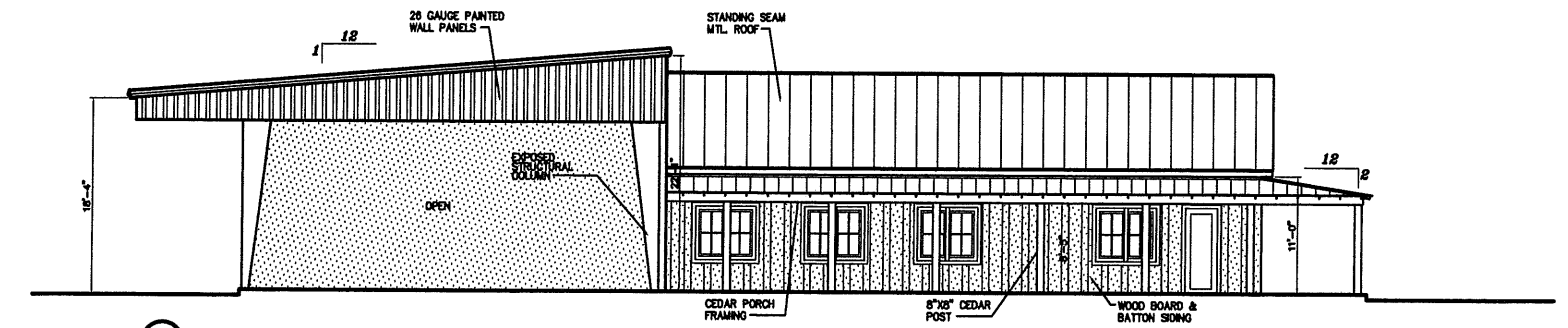
EAST ELEVATION
SCALE: 1/8"=1'-0"



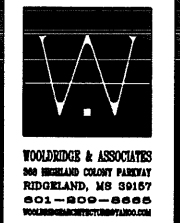
WEST ELEVATION
SCALE: 1/8"=1'-0"



NORTH ELEVATION
SCALE: 1/8"=1'-0"



SOUTH ELEVATION
SCALE: 1/8"=1'-0"



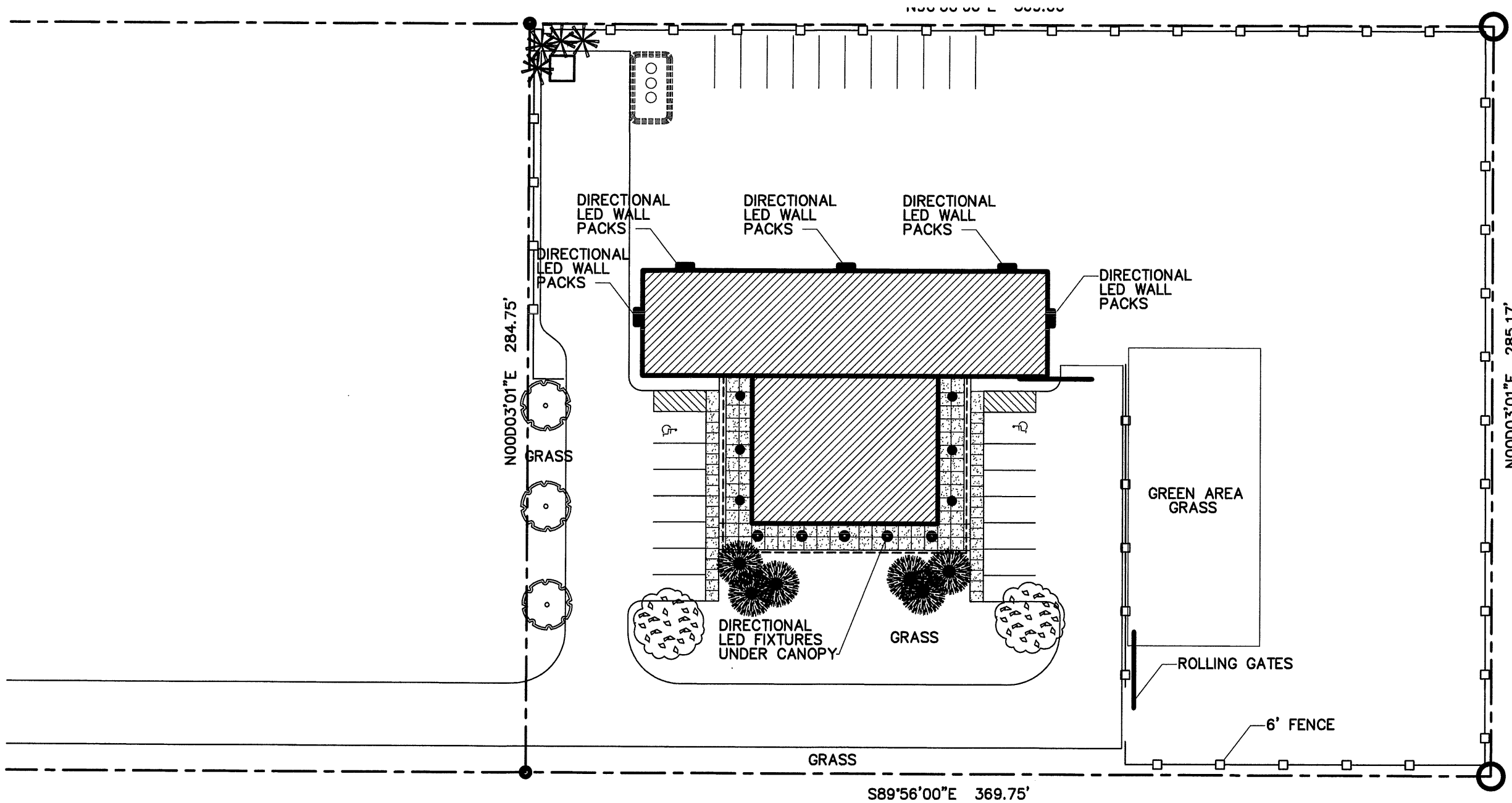
WOODRIDGE & ASSOCIATES
808 HIGHLAND COUNTRY PARKWAY
RIDGEBLAND, MO 63117
601-800-8888
WOODRIDGEANDASSOCIATES.COM

Lone Oak Construction
HWY 51
Gluckstadt, Ms

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DATE
CHECKED
DATE
MAY 11, 2018
SCALE
JOB NO.
SHEET
A3.0
SHEETS

Woodridge & Associates
6/15/2001 9:21 AM MAYOR&BOARD.dwg







SITE AREA = 105,350SF
OFFICE SF = 3,993SF
WAREHOUSE SF = 6,200SF
TOTAL SF = 10,193SF
9.6% SITE COVERAGE

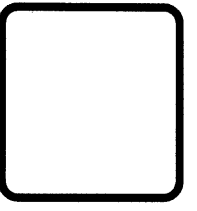
PARKING
OFFICE SF = 3,993SF / 300 = 13.31 SPACES
WAREHOUSE SF = 6,200SF / 1000 = 6.2 SPACES
TOTAL REQUIRED PARKING SPACES = 20 PARKING SPACES
24 PARKING SPACES PROVIDED

LANDSCAPE / LIGHTING PLAN
SCALE: 1"=20'-0"

LEGEND

-  NUTTALL OAK
-  NATCHEZ GRAPE MYRTLE,
-  SWEETBAY MAGNOLIA, "MAGNOLIA VIRGINIANA"
-  PAMPAS GRASS

REVISIONS	BY



WOODRIDGE & ASSOCIATES
46 RIDGEMAN COLONY PARKWAY
RIDGELAND, MS 39157
601-809-8888
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Lone Oak Construction
HWY 51
Gluckstadt, Ms

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Nov. 16, 2017	
SCALE	
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L1.0
OF SHEETS