

# JOHNSON COMMERCIAL OFFICE

GLUCKSTADT ROAD, MADISON COUNTY, MISSISSIPPI

## INDEX OF DRAWINGS

G1	- COVER SHEET
G0.2	- TOPOGRAPHIC SURVEY
L1	- SITE PLAN
L2	- CONCEPTUAL GRADING & DRAINAGE PLAN
L3	- LANDSCAPE PLAN

## DEVELOPMENT SUMMARY

CURRENT ZONING: C 1-A

SITE AREA: ± 36,773 s.f. (.84 ACRES)

GREENSPACE: ± 19,128 s.f. (52%)

BUILDING IS A COMMERCIAL OFFICE

NEW BUILDING: ± 3,000 s.f. (SEE ARCHITECTURAL PLANS)

EXISTING BUILDING: ± 1,800 s.f.

PARKING: 22 PROPOSED SPACES W/ 1 BEING ACCESSIBLE

## VICINITY MAP



### OWNER

J.D. JOHNSON REALTY, LLC  
1019 GLUCKSTADT ROAD  
MADISON, MS 39110  
601-624-7288

### ARCHITECT

JOSEPH ORR  
2084 MAIN STREET, SUITE 200  
MADISON, MS 39110  
601-855-0123

### LANDSCAPE ARCHITECT

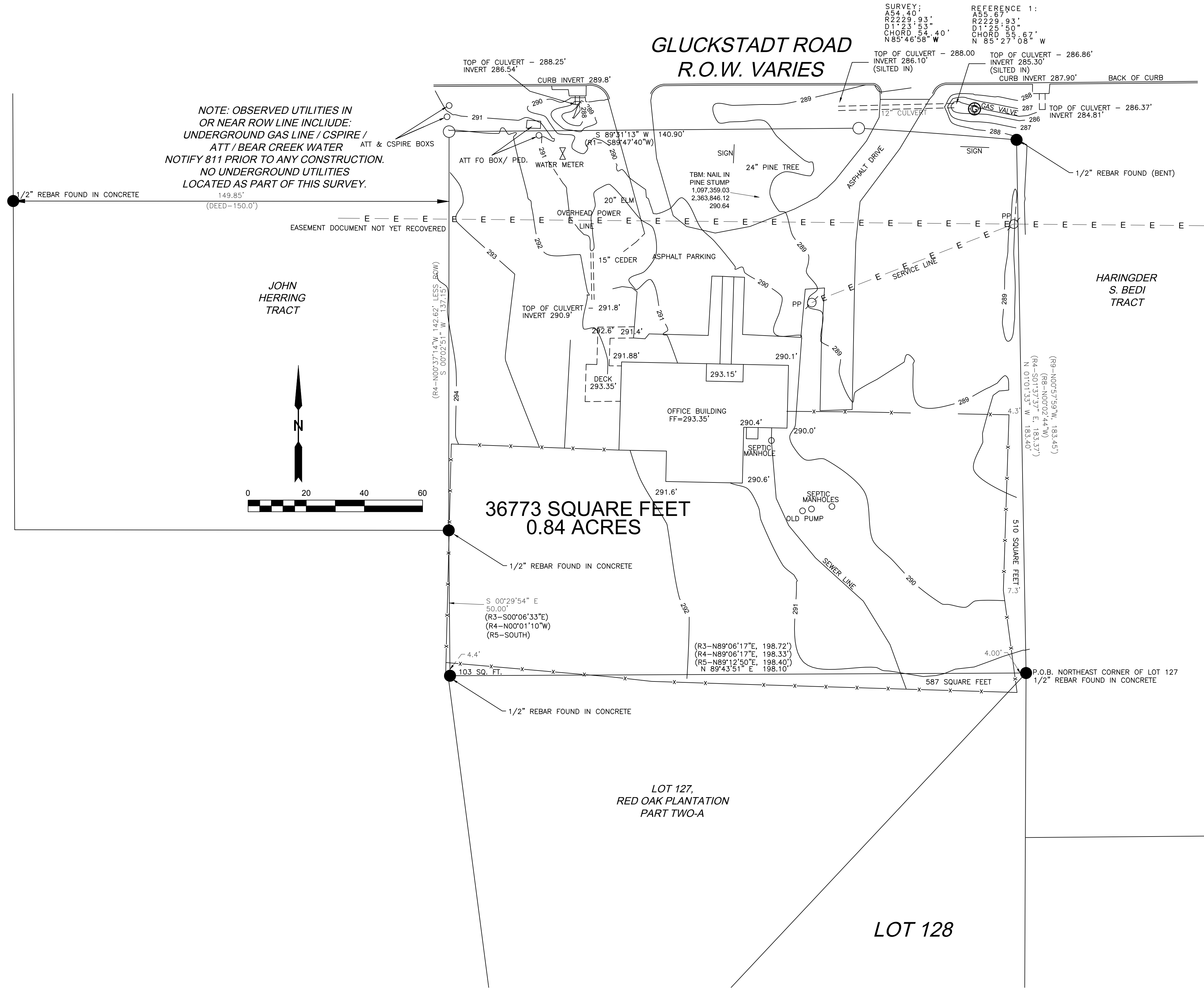
MCCRORY & ASSOCIATES  
212 WATERFORD SQUARE, SUITE 300  
MADISON, MS 39110  
601-906-3477

**GLUCKSTADT ROAD  
R.O.W. VARIES**

SURVEY:  
AS 4.40' AS 5.67'  
R2229.93' R2229.93'  
D 11.23' D 11.23'  
CHORD 54.40' CHORD 54.67'  
N 85°46'58" W N 85°27'08" W

REFERENCE 1:  
AS 5.67' AS 5.67'  
R2229.93' R2229.93'  
D 11.23' D 11.23'  
CHORD 54.67' CHORD 54.67'  
N 85°27'08" W N 85°27'08" W

NOTE: OBSERVED UTILITIES IN OR NEAR ROW LINE INCLUDE: UNDERGROUND GAS LINE / CSPIRE / ATT / BEAR CREEK WATER. NOTIFY 811 PRIOR TO ANY CONSTRUCTION. NO UNDERGROUND UTILITIES LOCATED AS PART OF THIS SURVEY.

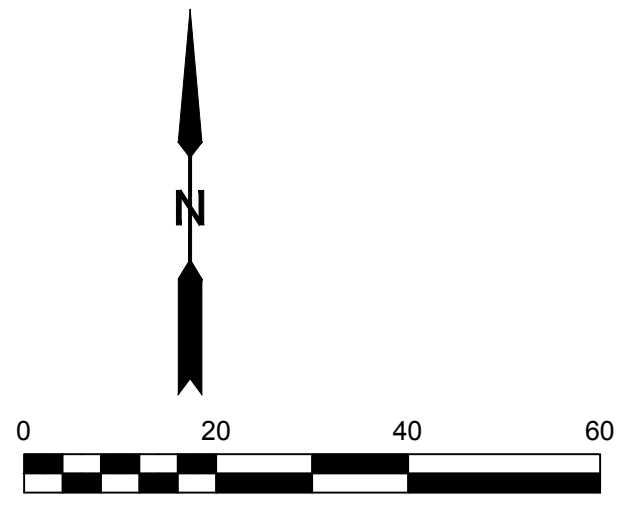


1/2" REBAR FOUND IN CONCRETE

149.85' (DEED-150.0')

EASEMENT DOCUMENT NOT YET RECOVERED

JOHN HERRING TRACT



**36773 SQUARE FEET  
0.84 ACRES**

1/2" REBAR FOUND IN CONCRETE

S 00°29'54" E 50.00'  
(R3-S00°06'33"E)  
(R4-N00°01'10"W)  
(R5-SOUTH)

103 SQ. FT.

1/2" REBAR FOUND IN CONCRETE

LOT 127,  
RED OAK PLANTATION  
PART TWO-A

LOT 128

TOP OF CULVERT - 288.25'  
INVERT 286.54'  
CURB INVERT 289.8'

TOP OF CULVERT - 288.00  
INVERT 286.10'  
(SILTED IN)

TOP OF CULVERT - 286.86'  
INVERT 285.30'  
(SILTED IN)  
CURB INVERT 287.90'

GAS VALVE  
TOP OF CULVERT - 286.37'  
INVERT 284.81'

1/2" REBAR FOUND (BENT)

HARINGER  
S. BEDI  
TRACT

OFFICE BUILDING  
FF=293.35'

SEPTIC MANHOLE

SEPTIC MANHOLES  
OLD PUMP

(R3-N89°06'17"E, 198.72')  
(R4-N89°06'17"E, 198.33')  
(R5-N89°12'50"E, 198.40')  
N 89°43'51" E 198.10'

(R3-N00°07'59"W, 183.45')  
(R4-S00°00'00"W, 183.37')  
N 01°01'33" W 183.40'

510 SQUARE FEET

P.O.B. NORTHEAST CORNER OF LOT 127  
1/2" REBAR FOUND IN CONCRETE

587 SQUARE FEET



TOP OF CULVERT - 288.25'  
INVERT 286.54' CURB INVERT 289.8'

GLUCKSTADT ROAD  
R.O.W. VARIES

TOP OF CULVERT - 288.00  
INVERT 286.10' (SILTED IN)

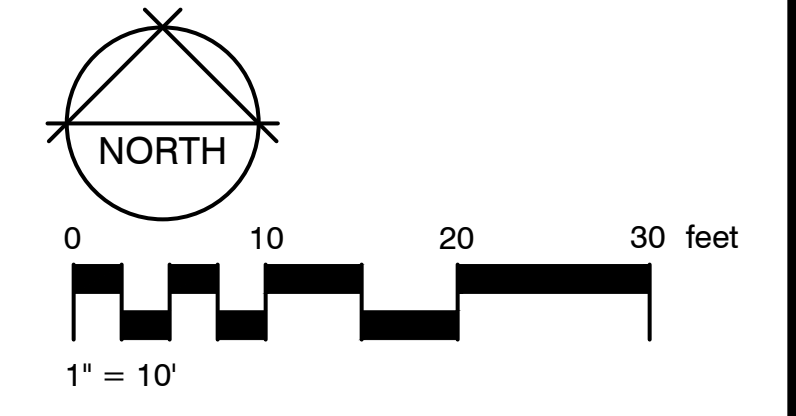
TOP OF CULVERT - 286.86'  
INVERT 285.30' (SILTED IN)

CURB INVERT 287.90'

TOP OF CULVERT - 286.37'  
INVERT 284.81'

NOT FOR  
CONSTRUCTION.  
(REVIEW  
PURPOSES)

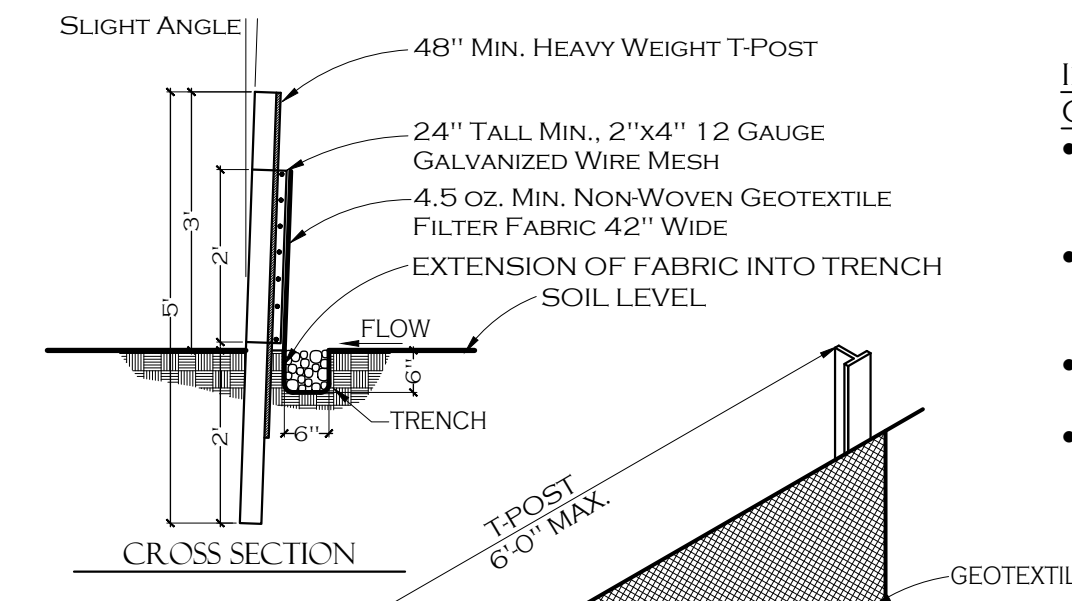
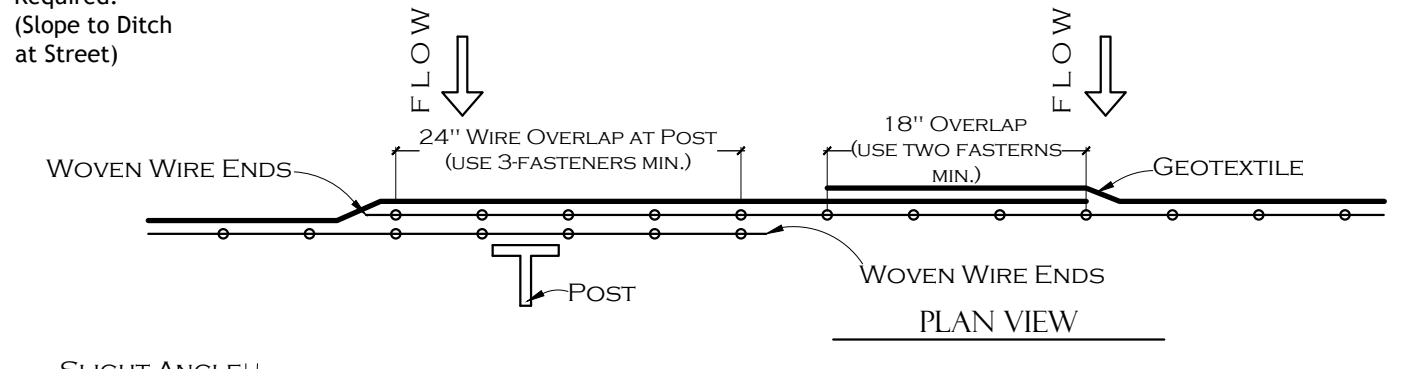
NOTE: OBSERVED UTILITIES IN OR NEAR ROW LINE INCLUDE: UNDERGROUND GAS LINE / CSPIRE / ATT / BEAR CREEK WATER NOTIFY 811 PRIOR TO ANY CONSTRUCTION. NO UNDERGROUND UTILITIES LOCATED AS PART OF THIS SURVEY.



**NOTES:**

1. THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY. THE BUILDER IS RESPONSIBLE FOR THE ROUGH AND FINE GRADING MAKING SURE THERE IS POSITIVE DRAINAGE AWAY FROM THE FOUNDATIONS AND ALL STRUCTURES.
2. THE CONCEPTUAL GRADING SHOWN DOES NOT RELATE TO THE SOILS REPORTS OR THE BUFFER NEEDED BETWEEN FINISHED FLOOR ELEVATIONS AND ANY EXPANSIVE SOIL THAT MAY OR MAY NOT BE PRESENT.
3. PLEASE REFER TO THE RECOMMENDATIONS OF THE STRUCTURAL ENGINEER FOR THE EXACT FINISHED FLOOR ELEVATIONS.
4. THIS PLAN REFERS TO THE HANDLING OF SURFACE WATER AND DOES NOT REFLECT ANY SUB-SURFACE WATER.
5. PLACE CATCH BASINS AND DRAINAGE PIPE AS NEEDED. IF GUTTERS ARE USED, CONNECT DOWNSPOUTS WITH THE DRAINAGE PIPE AND DIRECT AWAY FROM STRUCTURES.

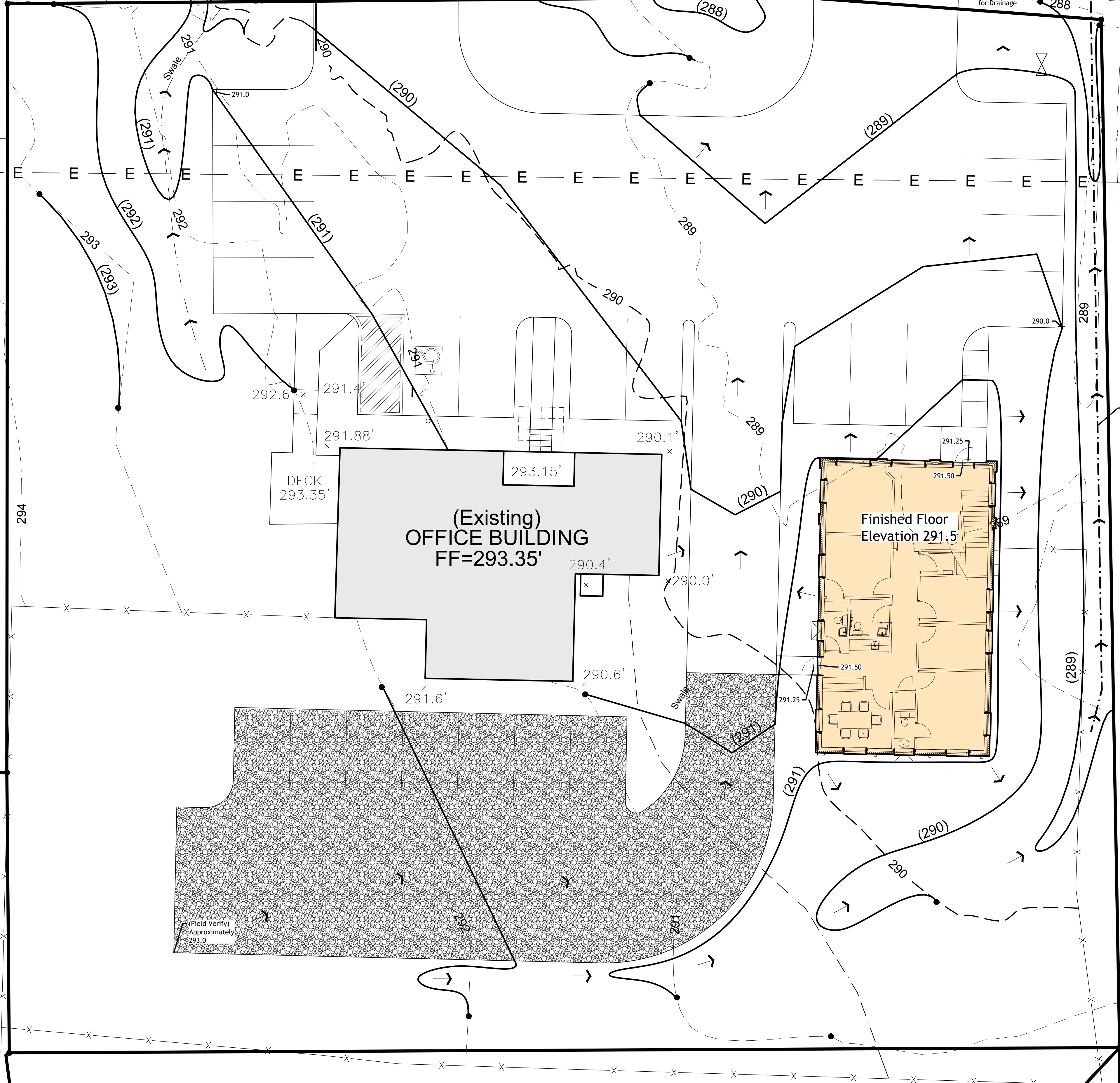
**\* Place Silt Fence Around All Disturbed Property**



- INSPECTION AND MAINTENANCE GUIDELINES**
- INSPECT ALL FENCING WEEKLY, AND AFTER ANY RAINFALL EVENT REMOVE SEDIMENT WHEN BUILDUP REACHES 6" INCHES
  - REPLACE ANY TORN FABRIC
  - REPLACE OR REPAIR ANY SECTIONS CRUSHED OR COLLAPSED IN THE COURSE OF CONSTRUCTION ACTIVITY

**INSTALLATION:**

- LAYOUT THE SILT FENCE AS CLOSELY AS POSSIBLE TO THE CONTOUR.
- CLEAR THE GROUND OF DEBRIS, ROCKS, PLANTS (INCLUDING GRASSES TALLER THAN 2") TO PROVIDE A SMOOTH FLOW APPROACH SURFACE. EXCAVATE 6" DEEP X 6" WIDE TRENCH ON UPSTREAM SIDE OF FACE PER PLANS.
- DRIVE THE HEAVY DUTY T-POST AT LEAST 12 INCHES INTO THE GROUND AND AT A SLIGHT ANGLE TOWARDS THE FLOW. THE TOP OF THE WIRE TO BE 24" ABOVE GROUND LEVEL. THE WELDED WIRE MESH TO BE OVERLAPPED 6" AND TIED AT LEAST 6 TIME WITH HOG RINGS.
- THE SILT FENCE SHALL BE INSTALLED WITH A SKIRT A MINIMUM OF 6" WIDE PLACED ON THE UPHILL SIDE OF THE FENCE INSIDE EXCAVATED TRENCH. THE FABRIC TO OVERLAP THE TOP OF THE WIRE BY 1"
- ANCHOR THE SILT FENCE BY BACKFILLING THE EXCAVATED DIRT AND ROCKS (NOT LARGER THAN 2").
- GEOTEXTILE SPLICES SHALL BE A MINIMUM OF 18" WIDE ATTACHED IN A LEAST 6 PLACES. SPLICES IN CONCENTRATED FLOW AREAS WILL NOT BE ACCEPTED.
- SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.



P.O. BOX 2425  
MADISON, MISSISSIPPI 39130  
601-906-3477 PHONE  
WWW.MCCRORYDESIGNS.COM

**MCCRORY & ASSOCIATES**  
land planning consultants

REVISIONS

Conceptual Grading Plan  
**JD JOHNSON COMMERCIAL BLDG**  
Gluckstadt Road, Madison County, Mississippi

DATE: 11-6-20  
DRAWN: AMC.  
CHECKED:

