THE CITY OF
OXFORD

Memorandum

To: Oxford Planning Commission

Notice that certain commission members may be included in the meeting via teleconference, subject to City of Oxford Code of Ordinances Section 2-82.

The regular meeting of the Oxford Planning Commission will be held on **Monday, August 10, 2026 at 5:00 p.m.**, in the City Hall Courtroom.

Persons interested in watching or listening to this meeting virtually, may do so by using the following information: Click here to join the meeting, or call in (audio only) (469) 848-0135, Conference ID: 623 768 306#. The meeting will also be streamed on the City of Oxford YouTube Page.

The following items are on the agenda:

1. Call to Order
2. Approval of the Agenda
3. Approval of the minutes from the July 13, 2026 Meeting
4. Staff Report
    a. Planning Staff Report
    b. Building Official Report
5. Map of Planning Commission Cases

Administrative Approvals

6. Case #3378-A – Oxford School District (Bradley Roberson) has filed a request for Site Plan Amendment for 'Bramlett Elementary Addition' property located at 225 Bramlett Boulevard (PPIN #6102)
7. Case #3379-A – CL Thomas Restaurant Holdings, LLC (Donny Shellenbarger) has filed a request for Site Plan Approval for 'Whataburger' property located at 706 Sisk Avenue (PPIN #33579)
8. Case #3380-A – RISE Real Estate (Brian Sudduth) has filed a request for Site Plan Amendment for 'RISE' property located at 1939 Oxford Farms Drive (PPIN #34543)
9. Case #3381-A – Joe Pegram has filed a request for Site Plan Approval for 'McDonald's Ed Perry Boulevard' property located at 17 Ed Perry Boulevard (PPIN #43049)

10. Case #3382-A – Andy Callicutt has filed a request for Site Plan Amendment for 'Bella Vita' property located at 110 Crossview Drive (PPIN #18837)

11. Case #3383-A – Walker & Walker Enterprises (Ryan Walker) has filed a request for Site Plan Amendment for 'Harlan Creek' property located at 980 Harlan Drive (PPIN #8878)

12. Case #3384-A – Jim Lear has filed a request for Special Use for Accessory Dwelling Unit as authorized in Section 3.5.6 Dwellings - Accessory of the Land Development Code for property located at 1209 Old Lake Cove (PPIN #18426) **Should an objection to the use be received by the Planning Department, the use shall be reviewed as a Special Exception.**

Public Hearings

13. Public Hearing for Case #3374 – Baptist Memorial Health Care Corporation (Brian Welton) has filed requests for a) Variance from Section 3.2.18 Retaining Walls **(postponed from July)** and b) Special Exception as provided in Section 5.5.4.2 Screen Walls for property located at Belk Boulevard (PPIN #26087)

14. Public Hearing for Case #3375 – Baptist Memorial Health Care Corporation (Brian Welton) has filed a request for Site Plan Approval for 'Baptist Oxford Medical Office Building 2' property located at Belk Boulevard (PPIN #26087) **(postponed from July)**

15. Public Hearing for Case #3385 – Carla Davis has a filed a request for a) Special Exception as provided in Section 2.6.7 First Floor Residential and b) Variance from Section 5.6.2 Design Detail for 'Beacon View' property located at 1200 North Lamar Boulevard (PPINs #5101 & #5086)

16. Public Hearing for Case #3389 – Carla Davis has filed a request for Site Plan Approval for 'Beacon View' property located at 1200 North Lamar Boulevard (PPINs #5101 & #5086) **(POSTPONED)**

17. Public Hearing for Case #3386 – Dalton Lincoln has requested Preliminary Plat Approval for 'Brewer's Walk' property located at 3110 Jeff Davis Drive Extension (PPIN #15612)

18. Public Hearing for Case #3387 – Jene Smith has filed a request for Variance from Section 2.6.3 Dimensional Standards for property located at 416 Cherokee Drive (PPIN #16013)

19. Public Hearing for Case #3388 – Matthew Murphy has filed requests for a) Variance from Section 2.6.3 Front yard build-to Line, Minimum and b) Variance from Section 2.6.3 Side yard setback, Minimum for property located at 812 Park Drive (PPIN #4704)

20. Motion to Adjourn

Auxiliary aids and services may be available to individuals with disabilities upon twenty-four (24) hours request by contacting Braxton Tullos, City of Oxford ADA Coordinator at 662-232-2454.

July 2026 Planning Commission – Meeting Minutes

THE CITY OF
OXFORD

Notice that certain aldermen or commissioners may be included in the meeting via teleconference, subject to the City of Oxford Code of Ordinances, Section 2-82.

A. July Planning Commission Memorandum

If you would like to participate in this meeting, please open the attachment for the virtual meeting information.
To view the recording of this public meeting please click the link below.
YouTube - Public Meeting Video

B. July Legal Advertisements
1. Call to Order
Commissioners Rigby, Spragins, Logan, Brasfield were present at the meeting. Commissioner Murphy was present virtually.
2. Approval of the Agenda
- All in favor. Move: David Spragins Second: Yolanda Logan Status: Passed

3. Approval of minutes from the June 2026 Meeting
- All in favor. Move: David Spragins Second: Yolanda Logan Status: Passed

4. Staff Report

a. Planning Staff Report
b. Building Official's Report

5. Map of Cases this Month https://city-of-oxford-gis-hub-coogis.hub.arcgis.com/apps/ff8873ac54dc47a481c5f2c8a64d4be1/explore

Administrative Approvals

1. Case #3366-A – Bora, LLC (Daniel Denton) has filed a request for Site Plan Approval for 'Bora Condos' property located at 1210 South 16th Street (PPIN #8270)

2. Case #3367-A – Phase 5, LLC (Mac Monteith) has filed a request for Site Plan Approval for 'Lamar Amenity Center' property located at 296 Baldwin Drive (PPIN #44130)

3. Case #3368-A – Gary Messer has filed a request for Site Plan Approval for 'Southern Pipe Showroom' property located at 2614 West Oxford Loop (PPIN #16526)

4. Case #3369-A – Blackburn Communities, LLC (David Blackburn) has filed a request for Site Plan Amendment for 'The Summit, Phase 3' property located at 1725 Champion Drive (PPIN #4721)

5. Case #3377-A – Ann-Marie Wyatt has filed a request for Site Plan Approval for property located at 2993 Old Taylor Road (PPINs #27697 & #30666)

Consent Agenda

6. Public Hearing for Case #3370 – Abner White has filed a request for a Variance from Section 5.5.2.6 Fence Height for property located at 430 South Lamar Boulevard (PPIN #8287)

7. Public Hearing for Case #3371 – Oxford Commons Lots, LLC (David Blackburn) has filed a request for Final Plat Approval for 'The Heights, Phase 6' subdivision property located at Devonshire Drive (PPINs #37689, #37696 & #36793)

8. Public Hearing for Case #3372 – Montecito Medical Real Estate (Daniel Davis) has filed a request for Preliminary and Final Plat Approval for 'Montecito Medical' subdivision property located at 98 F.D. "Buddy" East Parkway (PPINs #9145 & #40307)

Approval of Consent agenda.

Moved: Craig Brasfield Seconded: David Spragins. Status: Passed. All in favor.

Public Hearings

9. Public Hearing for Case #3373 – Flagship Properties (Erryn Barkett) has filed a request for Site Plan Approval for 'Country Club Square' located at Bolt Boulevard (PPIN #42111)

Mr. Robert Baxter presented on behalf of the city. (Youtube video begins at 12:15)

Planning Comments: The subject property is +/- 1.938 acres located at the corner of Bolt Boulevard and Industrial Park Drive. The property is Lot 1-1 in the MSL Subdivision. The applicant is proposing to construct a 3-story mixed-use building with retail and restaurant space on the first floor and residential above. Residential is a mix of 4, 1BR, 7, 2BR, and 4, 3BR units.

Use and Parking – The proposed mix of uses are permitted in TNB districts. A Special Use for a mixed-use CID will be required prior to occupancy.

Parking for restaurant space is calculated at 1 space per 100sf of patron area (20), retail at 1 space per 300sf (31), 1 BR units at 1 per unit (4), 2&3BR units at 2 per unit (22). Guest spaces are calculated at 1 per 3 units for 1&2BR (4), and at 1 per unit for 3BR (4). Minimum parking required for this development is 85 spaces, the applicant has indicated 83. The applicant has requested a parking reduction as provided in Section 4.9.2.

Building Height – Buildings in TNB are limited to 40' and three stories in height. The proposed building complies with this provision.

Coverage – SCN allows up to 80% impervious coverage. The applicant proposes 63%.

Other Elements

- **Landscaping** – The applicant has provided a landscaping plan that indicates parking lot trees, frontage trees, screenings, and foundation plantings that all meet LDC standards.

- **Building Materials** – The primary façade materials are proposed to be brick veneer with storefront windows on the lower level with a combination of brick veneer and lap siding on the upper levels.

Engineering Comments: This project proposes to construct a mixed-use facility at the corner of Bolt Boulevard and Clubhouse Drive.

Access

The site will share access to Bolt Boulevard with the property to the south via joint access connection. A right-in/right-out connection will be provided along the northern edge of the property near the intersection with Clubhouse Drive. Concrete sidewalk will be provided along the full road frontage.

Water and Sewer

Water to the site is proposed by a connection to an existing water main in Bolt Boulevard.
Sewer from the site will be conveyed to existing city facilities in Bolt Boulevard.

Stormwater Management

The stormwater management requirements for this addition will be met by conveying stormwater runoff with inlets and pipes to an underground detention basin. The underground detention basin is located beneath the parking lot on the west side of the property. The detention basin will discharge to the west, towards a ditch that runs southwest along the property line. The Engineering Department has approved the Stormwater Management Plan for this project.

Recommendation: Staff recommends approval of the requested Site Plan for 'Country Club Square' with the following conditions:

1. Approval is for the plan as submitted subject to necessary technical revisions per the Site Plan Review Committee.

2. Prior to the issuance of a Certificate of Occupancy, the applicant shall be approved for a mixed-use CID.

3. Water connection fee and sewer fees (per unit) shall be paid before building permits are issued.

4. The completed stormwater management facility must be certified by the civil engineer before certificates of occupancy are issued.

Summary of discussion: Mr. Jeff Williams was present on behalf of the applicant and briefly spoke about the placement of the access drive. With no further questions or comments a motion to approved subject to staff conditions was made.

Moved: David Spragins. Seconded: Craig Brasfield. Stats: Passed. All in favor.

10. Public Hearing for Case #3374 – Baptist Memorial Health Care Corporation (Brian Welton) has filed a request for Variance from Section 3.2.18 Retaining Wall Height, Maximum for property located at Belk Boulevard (PPIN #26087) **(POSTPONED)**

11. Public Hearing for Case #3375 – Baptist Memorial Health Care Corporation (Brian Welton) has

filed a request for Site Plan Approval for 'Baptist Oxford Medical Office Building 2' property located at Belk Boulevard (PPIN #26087) **(POSTPONED)**

12. Public Hearing for Case #3376 – Montecito Medical Real Estate (Daniel Davis) has filed requests for a) Special Exception as provided in Section 3.9.2.2(c) Medical Facilities Square Footage, Maximum; b) Variance from Section 3.9.2.5(a) Medical Facilities Building Footprint, Maximum; and c) Variance form Section 2.6.7 Build-to Line, Maximum for 'Stern Cardiovascular Center' property located at 98 F.D. "Buddy" East Parkway (PPINs #9145 & #40307)

Ms. Kate Kenwright presented on behalf of the city. (Youtube video begins at 17:05)
Planning Comments: The applicant seeks approval for a Special Exception and two Variances in order to facilitate construction of a new medical building. The subject property is +/- 14.709 acres located at the intersection of MS Highway 6 and F.D. Buddy East Parkway. The preliminary and final plat are the subject of Case #3372, which is also before this Commission. The proposed building will house a new clinic and diagnostic services for the Stern Cardiovascular Foundation.

a. Special Exception as provided in Section 3.9.2.2(c) Medical Facilities Square Footage, Maximum

Section 3.9.2.2(c) requires a Special Exception for medical facilities greater than 25,000 square feet in size. The applicant notes that currently, Stern Cardiovascular services are provided in two non-contiguous locations in Oxford, which limits the services provided to patients. Their narrative also states that the request is in harmony with the existing development of the surrounding properties which include the Lafayette County Elementary School, Business Center/Administration Buildings, and the Arena.

The City's Land Development Code lays out that the Planning Commission is empowered to grant Special Exceptions based on a finding that doing so will not adversely affect the public interest, or to deny such a request when determined not to be in the public interest (LDC 9.3.2).

There are no specific standards associated with this Special Exception request, and Staff agrees that the proposed location near other large municipal buildings is an appropriate place for a request for a building of this size.

Staff Recommendation: Staff recommends approval of the Special Exception with the following conditions:

1. Approval is for the plan as submitted.

2. The granting of the Special Exception shall not adversely affect the public interest.

3. The Special Exception shall expire within 18 months if no building permits have been issued.

4. Prior to the issuance of a Certificate of Occupancy, a pedestrian easement located in the powerline easement shall be provided to the City of Oxford to construct a multi-use trail as indicated in the City of Oxford Parks and Trails Master Plan. The easement shall be

approximately 30’ wide with any additional grading easements necessary to construct the trail.

b. Variance from Section 3.9.2.5(a) Medical Facilities Building Footprint, Maximum

Section 3.9.2.5(a) states that medical facilities located in the TNB District shall have a building footprint of no more than 20,000 square feet.

The applicant contends that the proposed use necessarily dictates the building’s layout, and that to lessen the footprint to allow for a third story to meet the footprint requirement would require duplication of staff as well as lessen the efficiency of medical operations. Staff finds that the necessary functions of the medical use are a sufficient hardship in this instance to grant the requested size variance.

Staff Recommendation: Staff recommends approval of the Variance with the following conditions:

1. Approval is for the plan as submitted.

c. Variance from Section 2.6.7 Build-to-Line, Maximum

Section 2.6.7 states the build-to-line minimum as 0 feet with a maximum of 58 feet. This lot, which sits at the intersection of Highway 6 East and F.D. Buddy East Parkway, has two fronts. The applicant plans to meet the frontage requirement on Buddy East Parkway but not on the Hwy 6 side.

This lot presents several challenges that add to the difficulties of having two fronts. There is a TVA transmission line easement on the eastern portion of the site, and there are forested wetlands along the northern portion of the property (along the MDOT ROW for MS Hwy 6). The wetlands are regulated by the US Army Corps of Engineers.

The applicant notes that efforts have been made to present the building as a front, even with the challenges of the site. The architecture is designed to present front-facing elevations to both Hwy 6 and Buddy East Pkwy. Parking is not provided in front of the building in an effort to allow the building to be as close to the front property line as possible. The applicant has worked with Staff to ensure that the proposed architecture is appropriate for presentation as a front to both roads.

Staff finds that the topographical challenges of the site, and particularly the existing protected wetlands, are sufficient hardship to grant the requested variance.

Staff Recommendation: Staff recommends approval of the Variance with the following conditions:

1. Approval is for the plan as submitted.

Summary of discussion: With no questions or comments from the audience or commission a motion on each request was made subject to staff conditions.

Motion to approve a). Special Exception subject to staff conditions.

Moved: David Spragins. Seconded: Craig Brasfield. Status: Passed. All in favor.

Motion to approve b). Variance subject to staff conditions.

Moved: Yolanda Logan. Seconded: David Spragins. Status: Passed. All in favor.
Motion to approve c). Variance subject to staff conditions.
Moved: David Spragins. Seconded: Craig Brasfield. Status: Passed. All in favor.

13. Motion to Adjourn

Moved: David Spragins. Seconded: Joseph Murphy

OXFORD
PLANNING
DEPARTMENT

Case 3378-A

To: Oxford Planning Commission
From: James Hirsch, Planner I
Date: August 10, 2026
Approved: June 29, 2026

Applicant: Oxford School District (Bradley Roberson)
Owner: Same
Request: Site Plan Amendment for 'Bramlett Elementary Addition'
Location: 225 Bramlett Boulevard (PPIN #6102)
Zoning: (TSR) Traditional Suburban Residential; (NCO) Neighborhood Conservation Overlay

Surrounding Zoning:
North: (INST-POS) Public Parks and Open Space, North Lamar Historic District & (TER) Traditional Estate Residential; (NCO) Neighborhood Conservation Overlay
South: (TSR) Traditional Suburban Residential & (TNR) Traditional Neighborhood Residential
East: (TSR) Traditional Suburban Residential; (NCO) Neighborhood Conservation Overlay
West: (TNR) Traditional Neighborhood Residential; (NCO) Neighborhood Conservation Overlay

Case History: Case 2858 – Site Plan Approval for 'Bramlett Elementary Addition' – May 2022 – Approved
Case 2853 – Variance, Retaining Wall Height – April 2022 – Approved

Planning Comments: The subject property consists of +/- 13.7 acres and is the current site of Bramlett Elementary School. The applicant was approved for an 8-classroom addition, the installation of 34 parking spaces, and the installation of a small retaining wall. Elements of review included:

Other Review Elements:

- **Architecture & Building Materials** – Architectural elevations indicate materials matching the existing building, with parapet such to screen roof-based mechanical elements.
- **Landscaping –** The landscape plan provided includes parking lot trees and foundation plantings which meet the requirements of the Land Development Code.
- **Parking Lot Standards** – The civil set demonstrates compliant parking islands, with runs of parking not exceeding ten spaces, in line with LDC site design standards.

Engineering Comments: This project completes an addition to Bramlett Elementary that was begun in 2022, and includes the addition of a classroom building and associated parking.

The stormwater management plan for this site was approved back in 2022 with the original submittal which includes the work being done now.

Staff Recommendation: Staff administratively approved this site plan amendment on June 29, 2026.

Any additions or changes shall require a new Site Plan process.

OXFORD
PLANNING
DEPARTMENT

June 29, 2026

Oxford School District
c/o Bradley Roberson
Oxford, MS 38655

RE: *Notice of Approval*
Requests: Site Plan Approval for 'Bramlett Elementary Addition'
Case #3378-A – 225 Bramlett Boulevard (PPIN #6102)

To whom it may concern,

Please be advised that the City of Oxford Site Plan Review Committee on June 29, 2026 administratively approved the requested site plan for 'Bramlett Elementary Addition' property located at 225 Bramlett Boulevard.

Any required building, plumbing, gas and electrical permits must be obtained prior to the start of construction of any building proposed in your application. Please feel free to contact me directly with any questions or comments.

Sincerely,

Ben Requet, AICP
Director of Planning

GRAPHIC SCALE

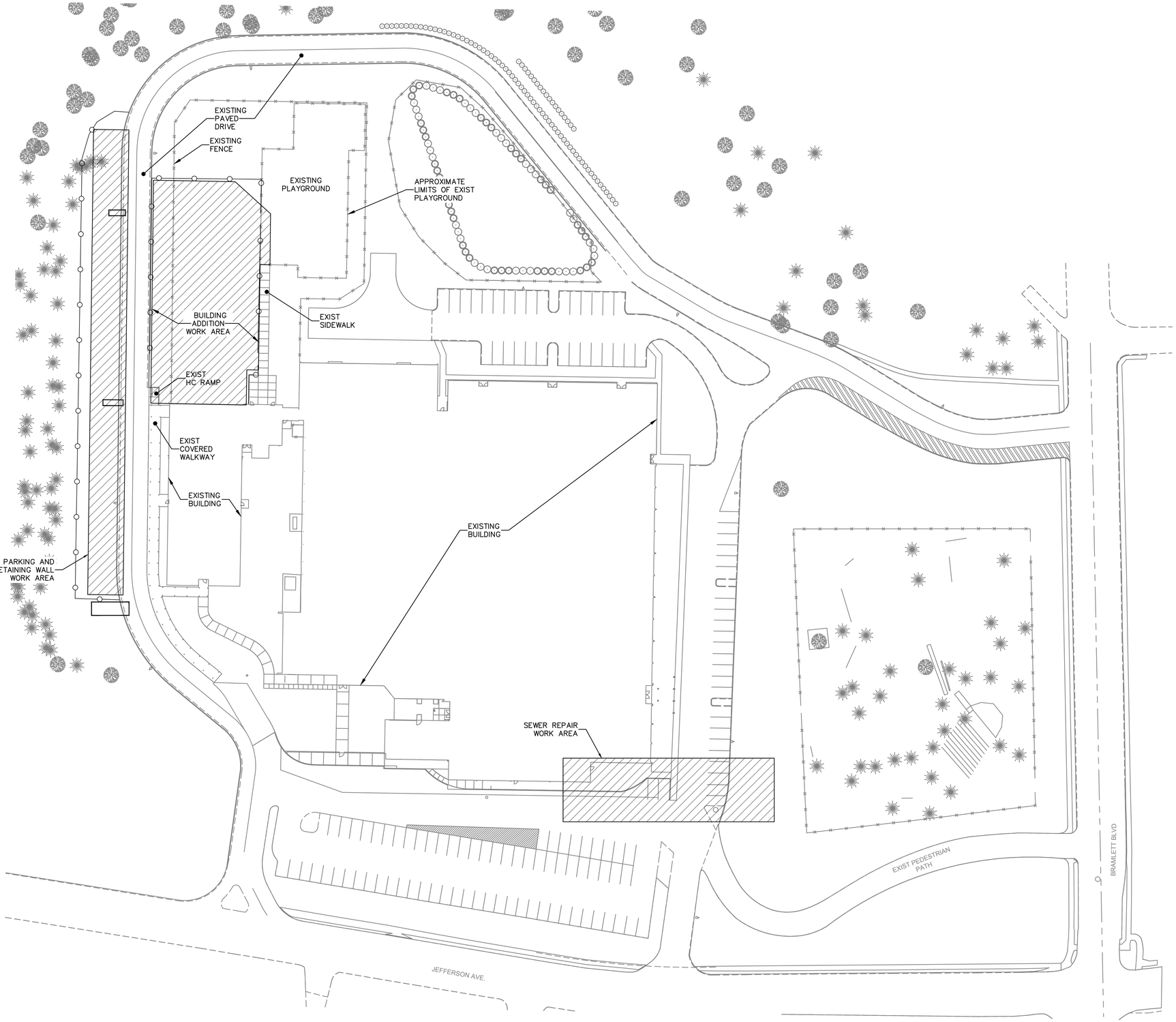
40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

NORTH

LEGEND

= WORK AREA



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LLOYD SEYMOUR
REGISTERED PROFESSIONAL ENGINEER
#17695
4/22/2026
STATE OF MISSISSIPPI

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LLOYD SEYMOUR
ENGINEER NO. 17695

MS COA#: 1873
LOE PROJECT #: 137-120

NUMBER: 24-034g
DATE: APRIL 22, 2026
DRAWN: GM
CHECKED: LES/DP

C100

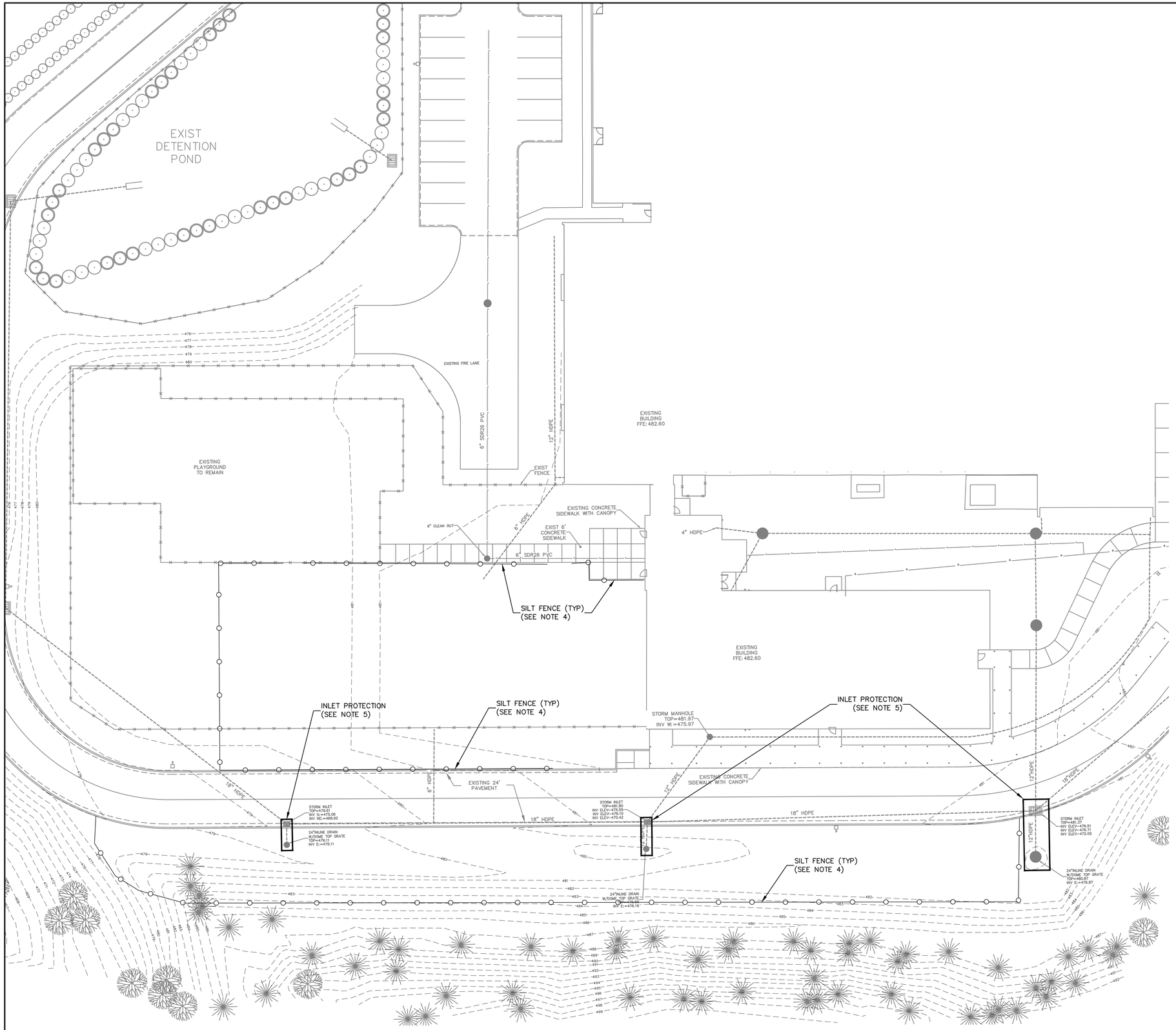
WORK AREA MAP

ADDITION & RENOVATION TO BRAMLETT ELEMENTARY

REV: DATE / DESCRIPTION:

ADDITION & RENOVATION TO BRAMLETT ELEMENTARY

24-034g



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NORTH

EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL MAINTAIN EROSION AND SEDIMENT CONTROLS DURING THE ENTIRE COURSE OF WORK TO PREVENT ANY SEDIMENT FROM LEAVING THE CONSTRUCTION SITE AND ENTERING ROADWAYS, STORM DRAINS SYSTEMS, DITCHES, SWALES, DETENTION BASINS, LOCAL WATER BODIES, AND/OR ADJACENT PROPERTIES.
2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO EXPOSING ANY SOIL.
3. CONTRACTOR SHALL STAGE, TIME AND SEQUENCE CONSTRUCTION TO MINIMIZE THE SIZE OF EXPOSED SOIL AREAS AND THE TIME BETWEEN EXPOSING THE SOIL AREA AND FINISHING THE SOIL AREA.
4. PERIMETER CONTROLS SHALL BE CONSTRUCTED OF SILT FENCE AND/OR APPROVED BMP'S AT LOCATIONS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
5. ALL INLETS WITHIN THE CONTRACTOR'S LIMITS OF WORK SHALL BE PROTECTED WITH APPROVED EROSION AND SEDIMENT CONTROL MEASURES.
6. CONTRACTOR SHALL PROVIDE VEGETATION FOR AREAS WHERE SOILS HAVE BEEN DISTURBED.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ANY SEDIMENT THAT MIGRATES INTO THE STORM DRAIN SYSTEM. ANY SEDIMENT THAT HAS MIGRATED OFF OF THE PROJECT SITE SHALL BE REMOVED IMMEDIATELY UPON DISCOVERY.
8. TEMPORARY EROSION AND SEDIMENT CONTROLS SHALL REMAIN FUNCTIONAL UNTIL PERMANENT EROSION AND SEDIMENT CONTROLS (SUCH AS PERMANENT GRASSING, PAVEMENT, ETC.) HAVE BEEN ESTABLISHED.
9. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFFSITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED. ANY ADDITIONAL TEMPORARY CONTROL DEVICES THAT MAY BE REQUIRED SHALL BE PROVIDED AS PART OF THIS PROJECT AT NO ADDITIONAL COST TO THE OWNER.

EGH ARCHITECTS

EROSION CONTROL PLAN

ADDITION & RENOVATION TO BRAMLETT ELEMENTARY

LLOYD SEYMOUR
REGISTERED PROFESSIONAL
ENGINEER
#17695
4/22/2026
STATE OF MISSISSIPPI

REV: DATE / DESCRIPTION:

ELEY GUILD HARDY ARCHITECTS
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LLOYD SEYMOUR
ENGINEER NO. 17695

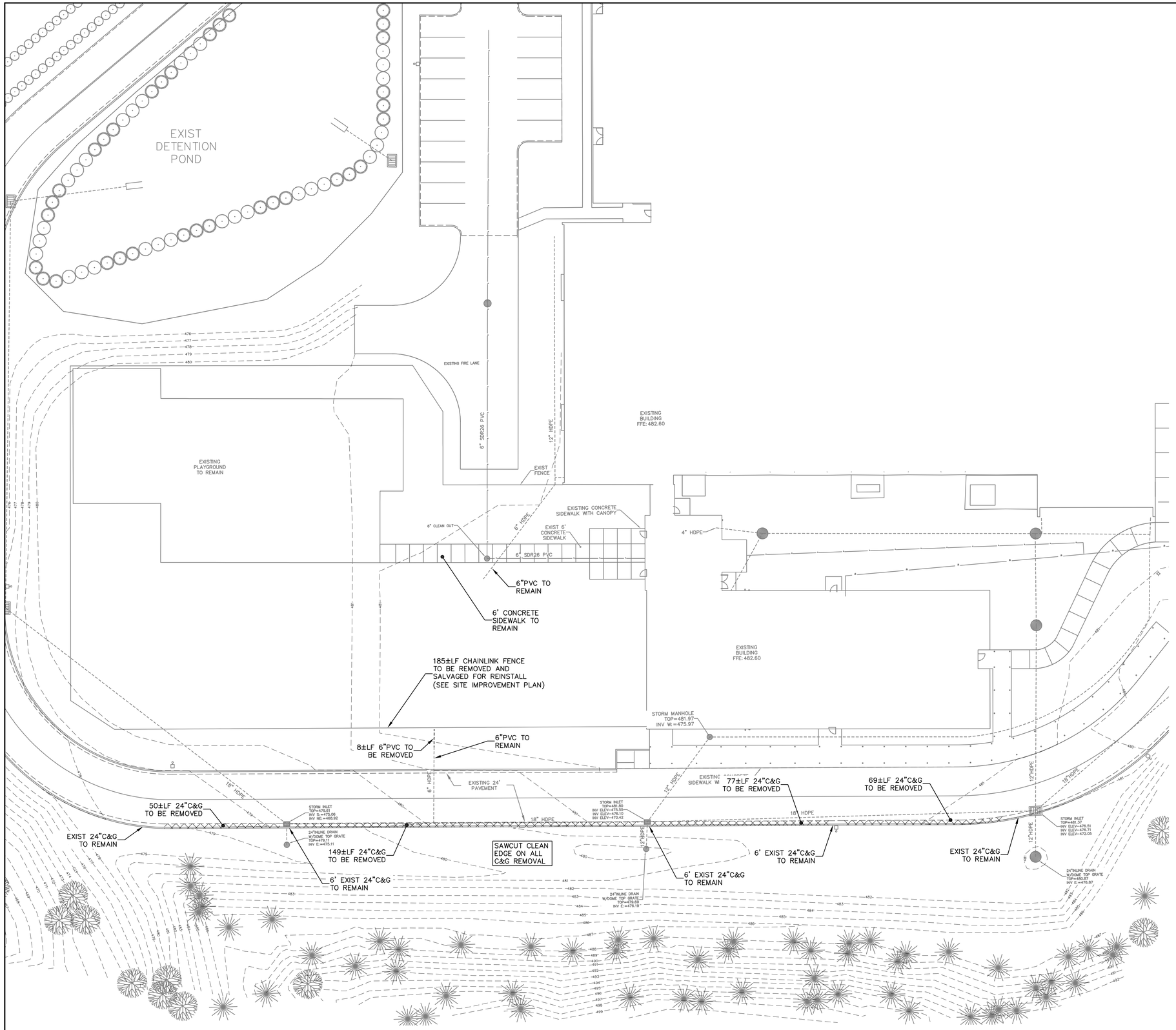
MS COA#: 1873
LOE PROJECT #: 137-120

NUMBER: 24-034g
DATE: APRIL 22, 2026
DRAWN: GM
CHECKED: LES/DP

C101

ADDITION & RENOVATION TO BRAMLETT ELEMENTARY

24-034g



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NORTH

DEMOLITION NOTES

1. INFORMATION GIVEN WAS TAKEN FROM TOPOGRAPHICAL SURVEY SUPPLIED BY OWNER. CONTRACTOR IS TO FIELD VERIFY ALL DIMENSIONS AND CONDITIONS AND REPORT ANY DISCREPANCIES, CONFLICTS, OR OTHER UNSATISFACTORY CONDITIONS TO THE ARCHITECT/ENGINEER PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL CALL THE MISSISSIPPI DAMAGE PREVENTION NUMBER (1-800-227-6477) BY LAW TO LOCATE ALL EXISTING UTILITIES ON SITE PRIOR TO THE START OF HIS WORK.
3. SEE ARCHITECTURAL, MECHANICAL, & ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
4. EROSION CONTROL: THE CONTRACTOR SHALL MAINTAIN EROSION AND SEDIMENT CONTROLS DURING THE ENTIRE COURSE OF WORK AS DETAILED ON EROSION CONTROL PLAN AND IN ACCORDANCE WITH THE SPECIFICATIONS.
5. SITE UTILITIES: CONTRACTOR IS TO FIELD VERIFY ALL SUBSURFACE UTILITIES PRIOR TO STARTING ANY CONSTRUCTION AND CONTACTING THE ASSOCIATED UTILITY COMPANY AND COORDINATING ANY REQUIRED DISCONNECTS AND/OR CONNECTION TO EXISTING UTILITIES.

EXCAVATION NOTES

1. STRIPPING: ONCE ALL PAVEMENTS, FOUNDATION AND DEBRIS HAVE BEEN REMOVED, STRIPPING EXCAVATIONS SHOULD BE CONTINUED TO A MINIMUM DEPTH OF 6".

   STRIPPING SHOULD EXTEND AT LEAST 5 FEET OUTSIDE THE THOSE AREAS TO RECIEVE FILL.
2. SUB-GRADE PREPARATION: ONCE ALL TOPSOIL, ORGANIC MATERIALS, AND/OR OTHER UNSUITABLE SOILS HAVE BEEN REMOVED, THE EXPOSED EXISTING SHALL BE PROOF-ROLLED TO CONFIRM STABILITY OF THE IN-PLACE SOILS. PROOF-ROLLING SHALL BE CONDUCTED BY TRAVERSING THE SITE WITH A LOADED TANDEM-AXLE DUMP TRUCK TO IDENTIFY SIGNS INSTABILITY.
3. MUCK: WHEN EXCAVATIONS ENCOUNTER UNSUITABLE MATERIALS, THE CONTRACTOR WILL BE REQUIRED TO REMOVE THE MATERIALS AND BACKFILL WITH APPROPRIATE FILL MATERIAL APPROVED BY THE ENGINEER. THE DEPTH AND WIDTH OF UNSUITABLE OR MUCK EXCAVATION WILL BE AS DIRECTED OR APPROVED BY THE ENGINEER.
4. FILL REQUIREMENTS: STRUCTURAL FILL SHALL BE A SELECT GRANULAR MATERIAL SUCH AS LOCALLY AVAILABLE SANDY MATERIAL OR LEAN CLAYS (USCS CLASSIFICATION OF SP, SM, SC, OR CL) WITH A PLASTICITY INDEX (PI) WITHIN THE RANGE OF 6 TO 20 AND A LIQUID LIMIT LESS THAN 40.

   MATERIALS SHOULD BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY PER STANDARD PROCTOR (ASTM D698). FILL SOILS SHOULD BE PLACED IN COMPACTED LIFTS OF APPROXIMATELY 12 INCHES AT A MOISTURE CONTENT ± 2% TO THE OPTIMUM MOISTURE CONTENT ESTABLISHED IN THE LAB.

   STRUCTURAL FILL SHOULD EXTEND AT LEAST 5 FEET OUTSIDE THE STRUCTURAL FOOTPRINT.
5. TESTING: ONE DENSITY TEST SHOULD BE DONE FOR EVERY 1,000 SF PER LIFT WITHIN THE STRUCTURAL FOOTPRINT.

EGH ARCHITECTS

DEMOLITION PLAN

ADDITION & RENOVATION TO BRAMLETT ELEMENTARY

LLOYD D SEYMOUR
LICENSED PROFESSIONAL ENGINEER
#17695
5/19/2026
STATE OF MISSISSIPPI

REV:	DATE / DESCRIPTION:
5/19/2026	ADENDUM #5

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ADDITION & RENOVATION TO BRAMLETT ELEMENTARY

24-034g

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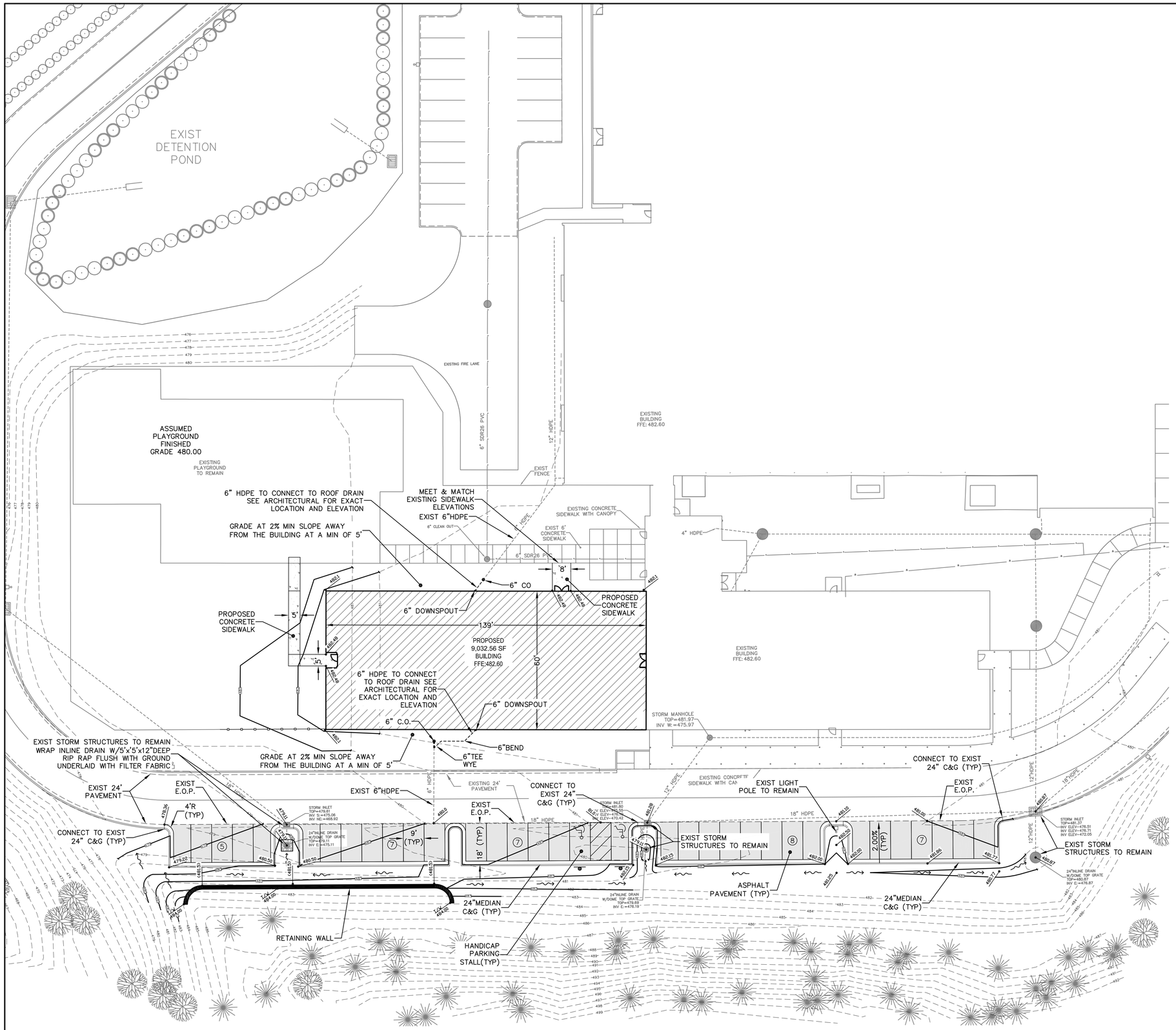
LLOYD SEYMOUR
ENGINEER NO. 17695
MS COA#: 1873
LOE PROJECT #: 137-120

NUMBER: 24-034g
DATE: MAY 19, 2026
DRAWN: GM
CHECKED: LES/DP

C102



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NORTH

LEGEND

- 481 — DENOTES EXISTING GRADE CONTOUR
- 483 — DENOTES PROPOSED GRADE CONTOUR
- DENOTES PROPOSED SPOT ELEVATION
- DENOTES SWALE FLOW DIRECTION

RCP – REINFORCED CONCRETE PIPE

- DENOTES ASPHALT PAVEMENT (SEE PAVEMENT DETAILS)
- DENOTES 4" CONCRETE SIDEWALK PAVEMENT (SEE PAVEMENT DETAILS)
- DENOTES PROPOSED 9,032.56 SF BUILDING

SITE NOTES

1. NO SIDEWALK CROSS SLOPE SHALL EXCEED 2% AND NO SIDEWALK LONGITUDINAL SLOPE SHALL EXCEED 5%. CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO CONSTRUCTION IF CONDITIONS CANNOT BE MET ON SITE.
2. CONSULT AND VERIFY ARCHITECTURAL PLANS FOR ANY ITEMS NOT DETAILED ON CIVIL PLANS.
3. FINISH SURFACES TO BE SMOOTH AND EVEN WITH NO ABRUPT OR AWKWARD CHANGES IN GRADE. IF SPECIFIC GRADES AND SLOPES ARE NOT SHOWN FOR WORK IN ANY AREA, THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE IS ACHIEVED AWAY FROM BUILDINGS AND STRUCTURES AND TIE INTO EXISTING CONDITIONS.
4. SOD ALL DISTURBED AREAS.

NOTE:
NORTH ARROW HAS BEEN ROTATED FROM OVERALL SITE PLAN

LLOYD SEYMOUR
ENGINEER NO. 17695

MS COA#: 1873
LOE PROJECT #: 137–120

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EGH ARCHITECTS

SITE IMPROVEMENT PLAN

ADDITION & RENOVATION TO BRAMLETT ELEMENTARY

LLOYD D SEYMOUR
REGISTERED PROFESSIONAL ENGINEER
#17695
5/19/2026
STATE OF MISSISSIPPI

REV: 1 DATE / DESCRIPTION: 5/19/2026 ADDENDUM #5

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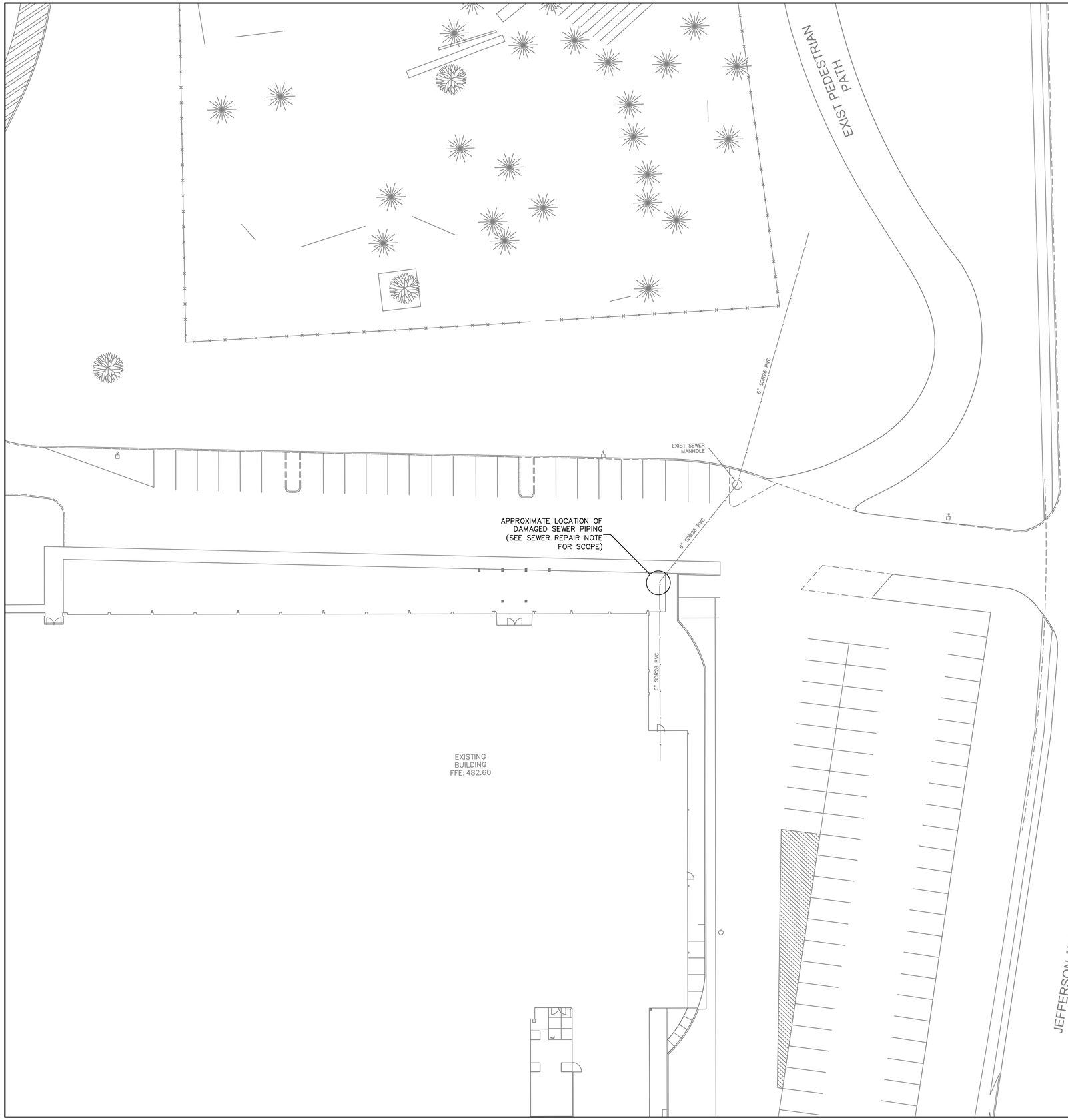
ADDITION & RENOVATION TO BRAMLETT ELEMENTARY

24–034g



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NORTH

UNDERGROUND UTILITY NOTES

1. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL PROJECT RELATED UTILITIES, BURIED AND ABOVE GROUND, REGARDLESS OF INCLUSION ON THESE PLANS. THE LOCATIONS OF ANY EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK.
3. ALL CONTRACTOR DAMAGED UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

SEWER REPAIR NOTE

FROM THE EXISTING SEWER MANHOLE, THE CONTRACTOR SHALL VIDEO INSPECT 100' OF EXISTING 6"SEWER SERVICE TO IDENTIFY DAMAGED PIPE. CONTRACTOR SHALL PROVIDE THE OWNER A COPY OF THE VIDEO INSPECTION. REPAIR WORK SHALL INCLUDE ALL MATERIALS AND LABOR TO REMOVE AND REPLACE 10LF OF 6"SEWER PIPE AND THE MATERIALS AND LABOR TO CONNECT TO EXISTING SEWER PIPING.

NOTE:
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EGH ARCHITECTS

SITE UTILITY IMPROVEMENT PLAN

ADDITION & RENOVATION TO BRAMLETT ELEMENTARY

LLOYD SEYMOUR
REGISTERED PROFESSIONAL
ENGINEER
#17695
4/22/2026
STATE OF MISSISSIPPI

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LLOYD SEYMOUR
ENGINEER NO. 17695

MS COA#: 1873
LOE PROJECT #: 137-120

NUMBER: 24-034g
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ADDITION & RENOVATION TO BRAMLETT ELEMENTARY

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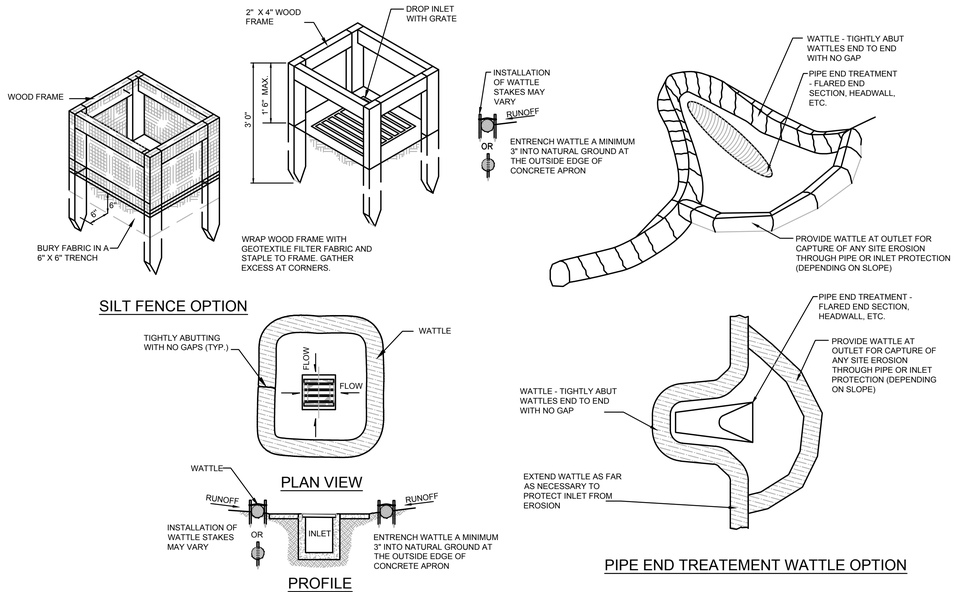
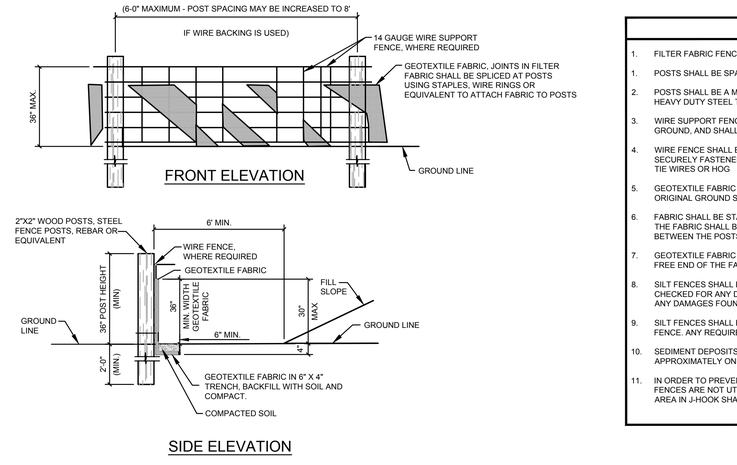


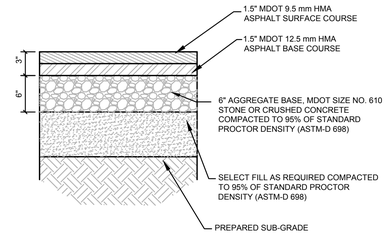
1 C202 TYPICAL INLET/OUTLET PROTECTION DETAIL
SCALE: NTS



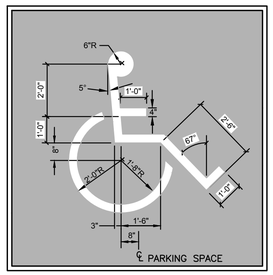
PERIMETER CONTROL NOTES

1. FILTER FABRIC FENCES SHALL BE INSTALLED ALONG CONTOUR WHENEVER POSSIBLE.
1. POSTS SHALL BE SPACED A MAXIMUM OF 6' O.C, SPACING MAY BE INCREASED TO 8' IF WIRE BACKING IS USED.
2. POSTS SHALL BE A MINIMUM OF 5'-0" IN LENGTH. IN ADDITION POSTS SHALL BE EITHER 2" x 2" N.D. WOOD POST OR HEAVY DUTY STEEL T-POSTS WITH PROJECTIONS FOR WIRE FASTENING.
3. WIRE SUPPORT FENCE SHALL BE A MINIMUM OF 36" IN HEIGHT, SHALL NOT EXTEND MORE THAN 36" ABOVE THE GROUND, AND SHALL EXTEND 2" INTO THE TRENCH.
4. WIRE FENCE SHALL BE A MINIMUM OF 14 GAUGE AND SHALL HAVE A MAXIMUM MESH SPACING OF 6". WIRE SHALL BE SECURELY FASTENED TO THE UPSLOPE, PROJECT SIDE OF POSTS USING HEAVY DUTY STAPLES (AT LEAST 1" LONG), TIE WIRES OR HOG RINGS.
5. GEOTEXTILE FABRIC SHALL BE A MINIMUM OF 36" IN HEIGHT, AND SHALL NOT EXTEND MORE THAN 36" ABOVE THE ORIGIINAL GROUND SURFACE.
6. FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE AT THE TOP, MIDDLE, AND BOTTOM OF EACH POST. IN ADDITION THE FABRIC SHALL BE STAPLED OR WIRED TO THE WIRE FENCE APPROXIMATELY ONE HALF (1/2) THE DISTANCE BETWEEN THE POSTS AT THE TOP, MIDDLE AND BOTTOM OF THE WIRE FENCE.
7. GEOTEXTILE FABRIC SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM OF 3' OVERLAP. EACH FREE END OF THE FABRIC SHALL BE SECURELY TIED TO THE WIRE FENCE AT 6" O.C. VERTICALLY.
8. SILT FENCES SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT. THE ENTIRE LENGTH OF FENCE SHALL BE CHECKED FOR ANY DAMAGES ON A DAILY BASIS AND BEFORE AND AFTER ANY RAINFALL EVENT, FOR ANY DAMAGES. ANY DAMAGES FOUND SHALL BE REMEDIATED BEFORE THE DAY'S END AT NO ADDITIONAL COST TO THE OWNER.
9. SILT FENCES SHALL BE MAINTAINED TO PREVENT ANY MATERIAL FROM MIGRATING FROM THE UPSLOPE SIDE OF THE FENCE. ANY REQUIRED MAINTENANCE OF THE SILT FENCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
10. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH RAINFALL EVENT AND WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF (1/2) THE HEIGHT OF THE FENCE.
11. IN ORDER TO PREVENT SEDIMENT LADEN STORM WATER FROM BY-PASSING THE FENCE, IN AREAS WHERE SILT FENCES ARE NOT UTILIZED ON ALL SIDES OF A DISTURBED AREA, THE FENCE SHALL EXTEND BEYOND THE DISTURBED AREA IN J-HOOK SHAPE ON EACH END AS SHOWN IN THE ISOLATED SILT FENCE INSTALLATION PLAN VIEW.

2 C202 TYPICAL PERIMETER CONTROL DETAIL
SCALE: NTS



3 C202 TYPICAL ASPHALT PAVEMENT SECTION
SCALE: NTS



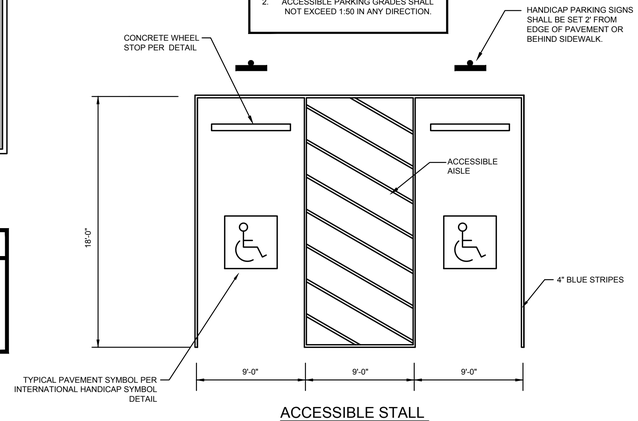
ACCESSIBLE SYMBOL

HANDICAP SYMBOL DETAIL NOTES

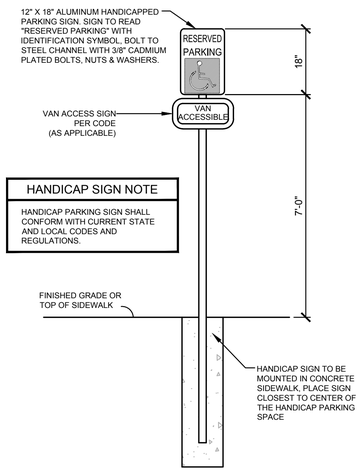
1. PAVEMENT SYMBOL SHALL BE PAINTED WHITE ON A BLUE BACKGROUND.
2. BLUE COLOR SHALL MATCH NO. 15090 IN THE FEDERAL STANDARD 595B AS SPECIFIED IN SECTION 522(B)2.

ACCESSIBLE STALL NOTES

1. ALL STRIPING CONTIGUOUS TO HANDICAPPED PARKING SPACES SHALL BE PAINTED BLUE.
2. ACCESSIBLE PARKING GRADES SHALL NOT EXCEED 1:50 IN ANY DIRECTION.



4 C202 TYPICAL ACCESSIBLE STALL DETAIL
SCALE: NTS



HANDICAP SIGN NOTE

HANDICAP PARKING SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.

VAN ACCESSIBLE SIGN

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ENGINEER NO. 17695
MS COA#: 1873
LOE PROJECT #: 137-120

NUMBER:	24-034g
DATE:	APRIL 22, 2026
DRAWN:	GM
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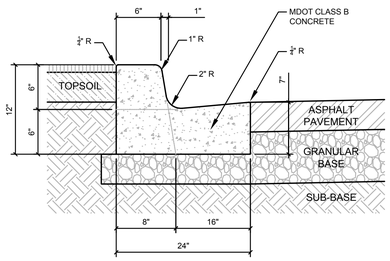
SITE DETAILS

ADDITION & RENOVATION TO BRAMLETT ELEMENTARY

LLOYD SEYMOUR REGISTERED PROFESSIONAL ENGINEER #17695 4/22/2026 STATE OF MISSISSIPPI

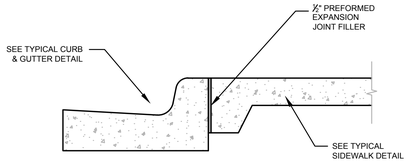
24-034g



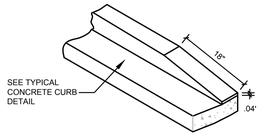
CURB SECTION

CURB & GUTTER NOTES

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH LATEST ADDITION OF ACI 330R.
2. EXPANSION JOINTS SHALL BE SPACED AT A MAXIMUM DISTANCE OF 40' APART AND AT ALL RADIUS POINTS, PT'S, AND PC'S.
3. EXPANSION JOINTS SHALL BE LOCATED WHERE CURB ABUTS CONCRETE DRIVEWAYS, SIDEWALKS OR OTHER ADJACENT STRUCTURES.
4. CONTRACTION JOINTS SHALL BE SPACED AT A MAXIMUM DISTANCE OF 10' APART.
5. JOINTS SHALL BE PROVIDED WITHIN TWELVE (12) HOURS OF FINISHING CONCRETE.
6. 1/2 INCH BITUMINOUS JOINT FILLER SHALL BE INSTALLED AT EXPANSION JOINT LOCATIONS AND SHALL EXTEND THE FULL DEPTH OF THE CONCRETE.
7. CONTRACTION JOINT SHALL BE TOOLED AND BE 1/4 OF THE PAVEMENT THICKNESS DEEP. THE WIDTH OF THE TOOL SHOULD BE APPROXIMATELY 1/8 INCH FOR UNSEALED JOINTS AND 1/4 INCH FOR SEALED JOINTS.
8. FORMED CONTRACTION JOINTS SHALL BE FINISHED WITH A TOOL HAVING A 1/4" RADIUS.



CURB AT SIDEWALK DETAIL

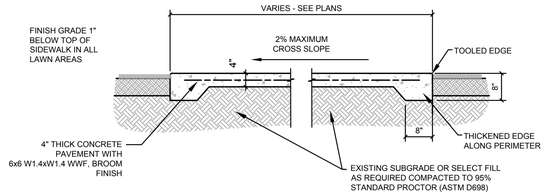


CURB TAPPER

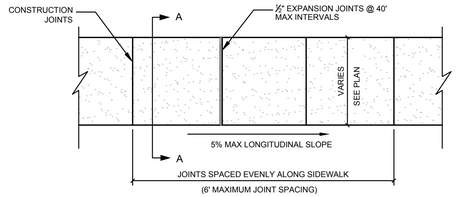
1 C203 TYPICAL CONCRETE CURB DETAIL
SCALE: NTS

4" CONCRETE PAVEMENT NOTES

1. ALL JOINTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI 330R-08 OR SECTION 3.07 IN THE NRMCA GUIDE SPECIFICATIONS.
2. EXPANSION JOINTS SHALL BE LOCATED WHERE SIDEWALK ABUTS CONCRETE DRIVEWAYS, CURB OR OTHER ADJACENT STRUCTURES.
3. CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF APPROXIMATELY 5 FEET OR AT A SPACING THAT MATCHES THE ADJACENT CURB.
4. JOINTS SHALL BE PROVIDED WITHIN TWELVE (12) HOURS OF FINISHING CONCRETE.
5. CONTRACTION JOINT CUTS SHALL BE 1/4 OF THE PAVEMENT THICKNESS DEEP. THE WIDTH OF THE CUT SHOULD BE APPROXIMATELY 1/8 INCH FOR UNSEALED JOINTS AND 1/4 INCH FOR SEALED JOINTS.
6. FORMED CONTRACTION JOINTS SHALL BE FINISHED WITH A TOOL HAVING A 1/4" RADIUS.
7. SCORED JOINTS SHALL BE 1/4" DEEP AND PLACED AT THE SPACING INDICATED FOR THE WIDTH OF SIDEWALK OR MATCH SCORED JOINTS OF ADJACENT CURB.
8. CONCRETE SHALL BE FINISHED BY MEANS OF A FLOAT, STEEL TROWELLED AND BROOMED WITH A FINE BRUSH IN A TRANSVERSE DIRECTION.
9. CONTRACTOR SHALL INSTALL CONSTRUCTION JOINTS AT THE END OF ONE PLACEMENT AND THE BEGINNING OF A SECOND PLACEMENT.
10. CONTRACTOR SHALL CONTINUE CONTRACTION JOINTS THROUGH CURB AND CURB AND GUTTER TO HELP ELIMINATE SYMPATHY CRACKS.

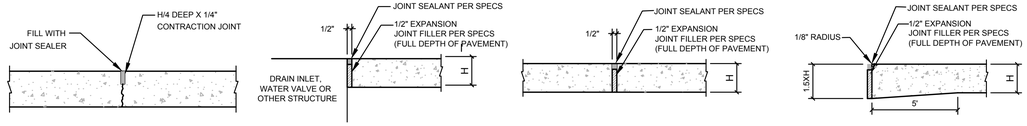


SECTION A-A



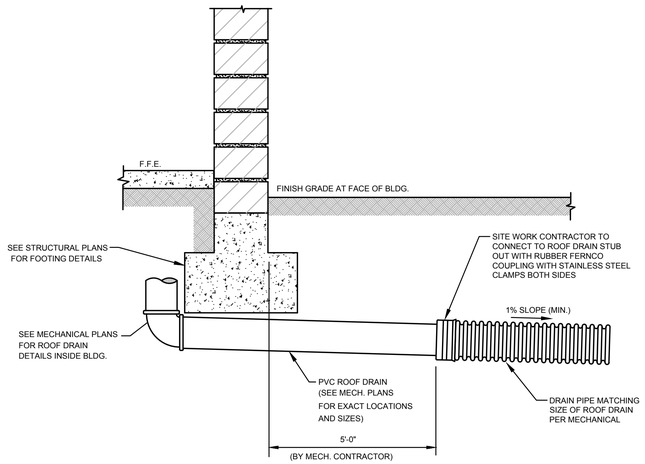
PLAN

2 C203 TYPICAL 4" CONCRETE SIDEWALK DETAILS
SCALE: NTS

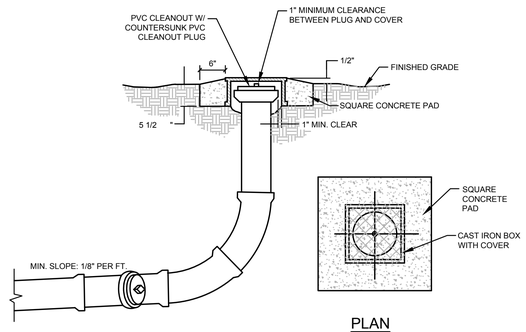


CONTRACTION JOINT | ISOLATION JOINT | EXPANSION JOINT | THICKENED EDGE

3 C203 TYPICAL CONCRETE JOINT DETAILS
SCALE: NTS

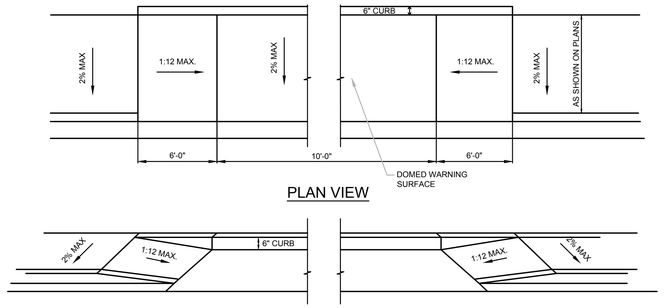


4 C203 TYPICAL ROOF DRAIN CONNECTION DETAIL
SCALE: NTS



PLAN

5 C203 TYPICAL CLEANOUT DETAIL
SCALE: NTS



PLAN VIEW

ISOMETRIC

6 C203 TYPICAL CURB RAMP
SCALE: NTS

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SITE DETAILS

ADDITION & RENOVATION TO BRAMLETT ELEMENTARY

LLOYD SEYMOUR REGISTERED PROFESSIONAL ENGINEER #17695 4/22/2026 STATE OF MISSISSIPPI

REV: DATE / DESCRIPTION

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DATE: APRIL 22, 2026
DRAWN: GM
CHECKED: LES/DP

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24-034g

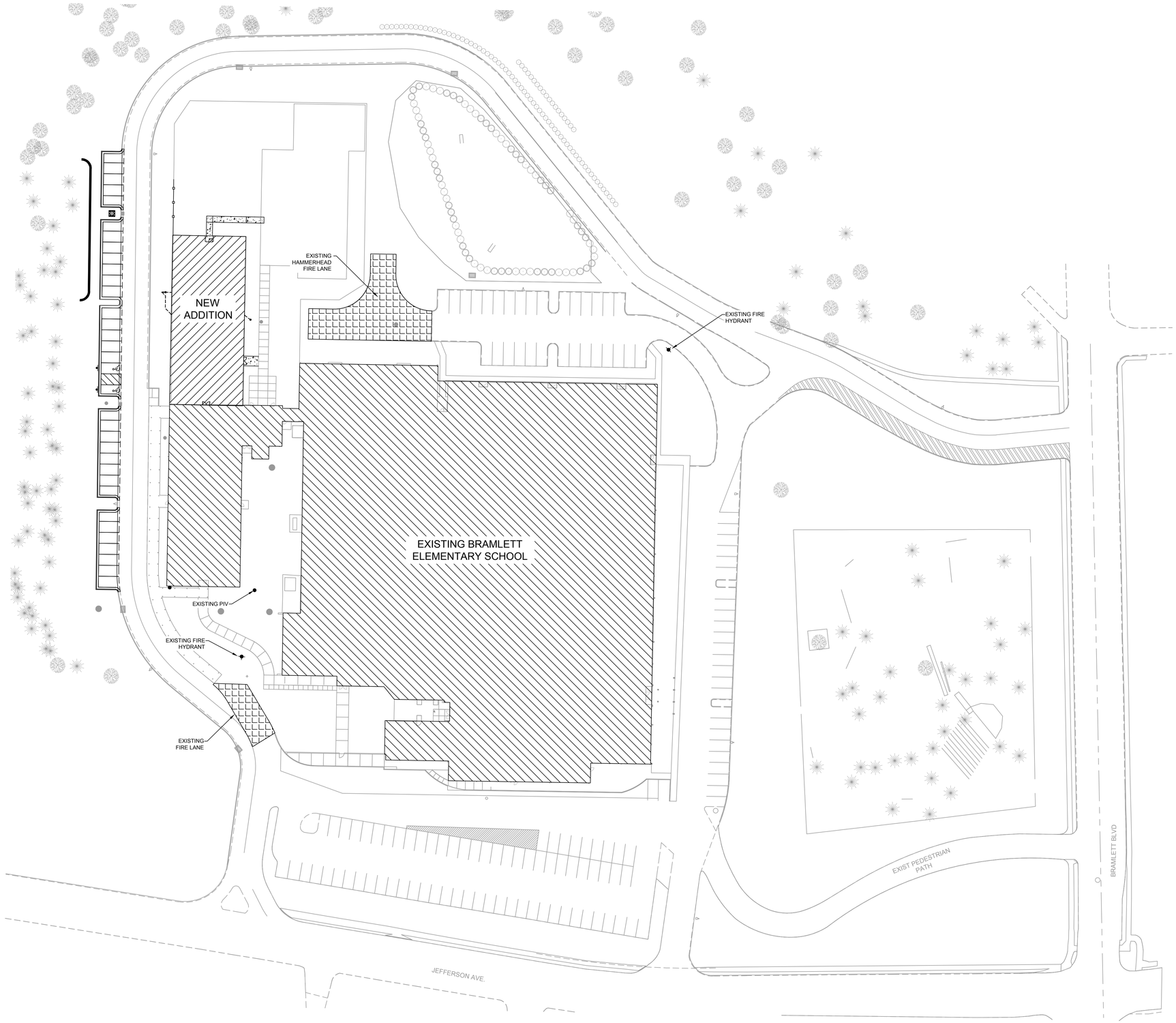
ADDITION & RENOVATION TO BRAMLETT ELEMENTARY

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

NORTH



EGH ARCHITECTS

FIRE EXHIBIT

ADDITION & RENOVATION TO BRAMLETT ELEMENTARY

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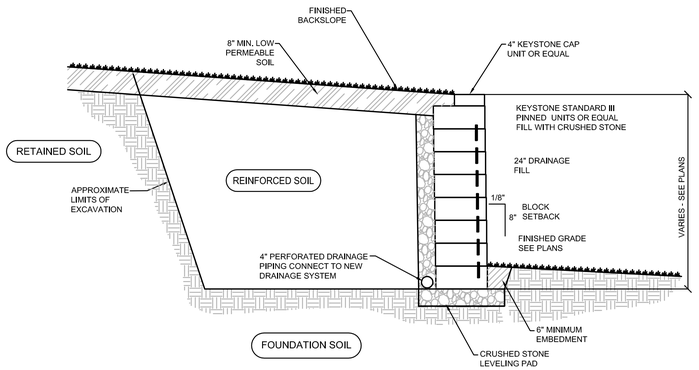
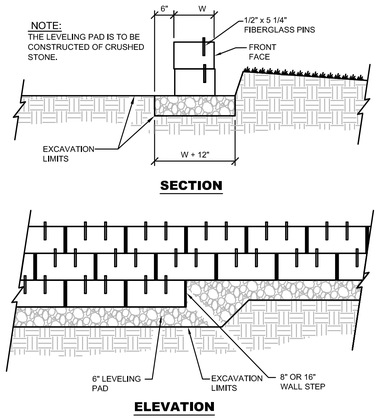
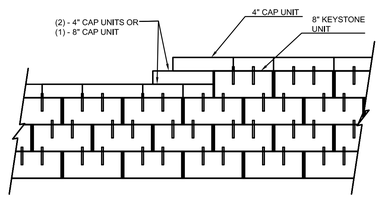


1 C210 TYPICAL WALL SECTION
SCALE: NTS



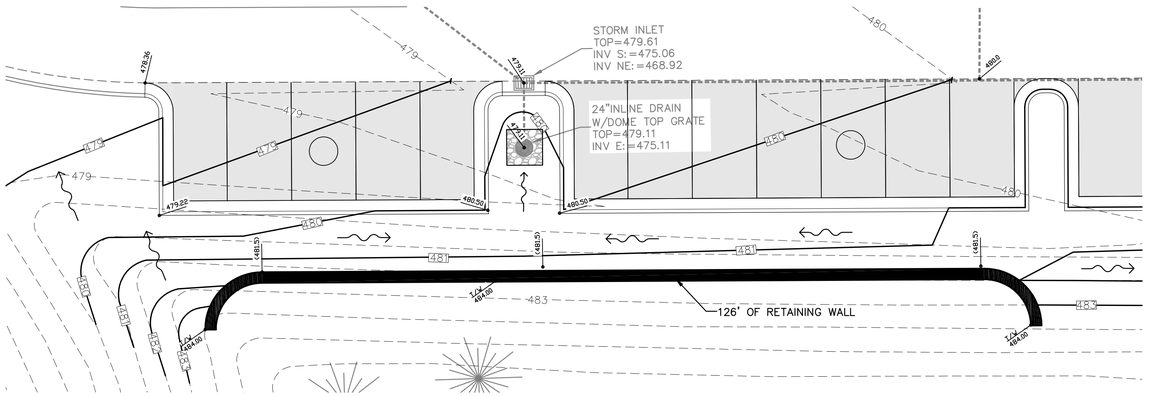
2 C210 LEVELING PAD DETAIL
SCALE: NTS



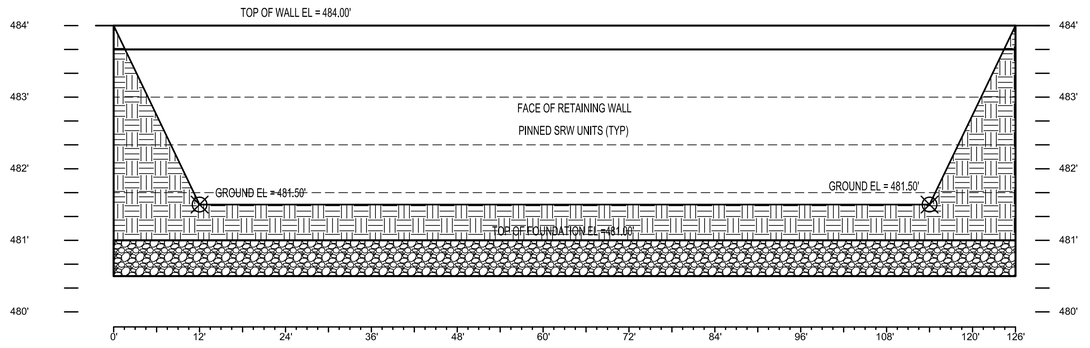
3 C210 TOP OF WALL STEPS DETAIL
SCALE: NTS

RETAINING WALL NOTES

1. WORK SHALL CONSIST OF DESIGNING, FURNISHING, AND CONSTRUCTION OF A SEGMENTAL RETAINING WALL (SRW) SYSTEM. WORK INCLUDES PREPARING FOUNDATION SOIL, FURNISHING AND INSTALLING LEVELING PAD, UNIT DRAINAGE FILL AND BACKFILL TO THE LINES AND GRADES SHOWN ON THE DRAWINGS.
2. BASIS OF DESIGN: SEGMENTAL RETAINING WALL (SRW) UNITS SHALL BE KEYSTONE STANDARD III UNITS. SPECIFIED PRODUCT ESTABLISHES MINIMUM REQUIREMENTS THAT SUBSTITUTIONS MUST MEET TO BE CONSIDERED ACCEPTABLE. SEE SPECIFICATIONS FOR ADDITIONAL SUBSTITUTIONS REQUIREMENTS.
3. CONTRACTOR SHALL SUBMIT DETAILED DESIGN CALCULATIONS AND FINAL RETAINING WALL PLANS PREPARED AND SEALED BY A PROFESSIONAL ENGINEER MEETING SUBMITTAL REQUIREMENTS OF THE SPECIFICATIONS.
4. SEE SPECIFICATIONS FOR ADDITIONAL SUBMITTAL, PRODUCT, AND CONSTRUCTION REQUIREMENTS.



4 C210 RETAINING WALL PLAN
SCALE: 1" = 10'



5 C210 RETAINING WALL ELEVATION
SCALE: HORIZONTAL 1" = 10'
VERTICAL 1" = 1'

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RETAINING WALL PLAN AND DETAILS

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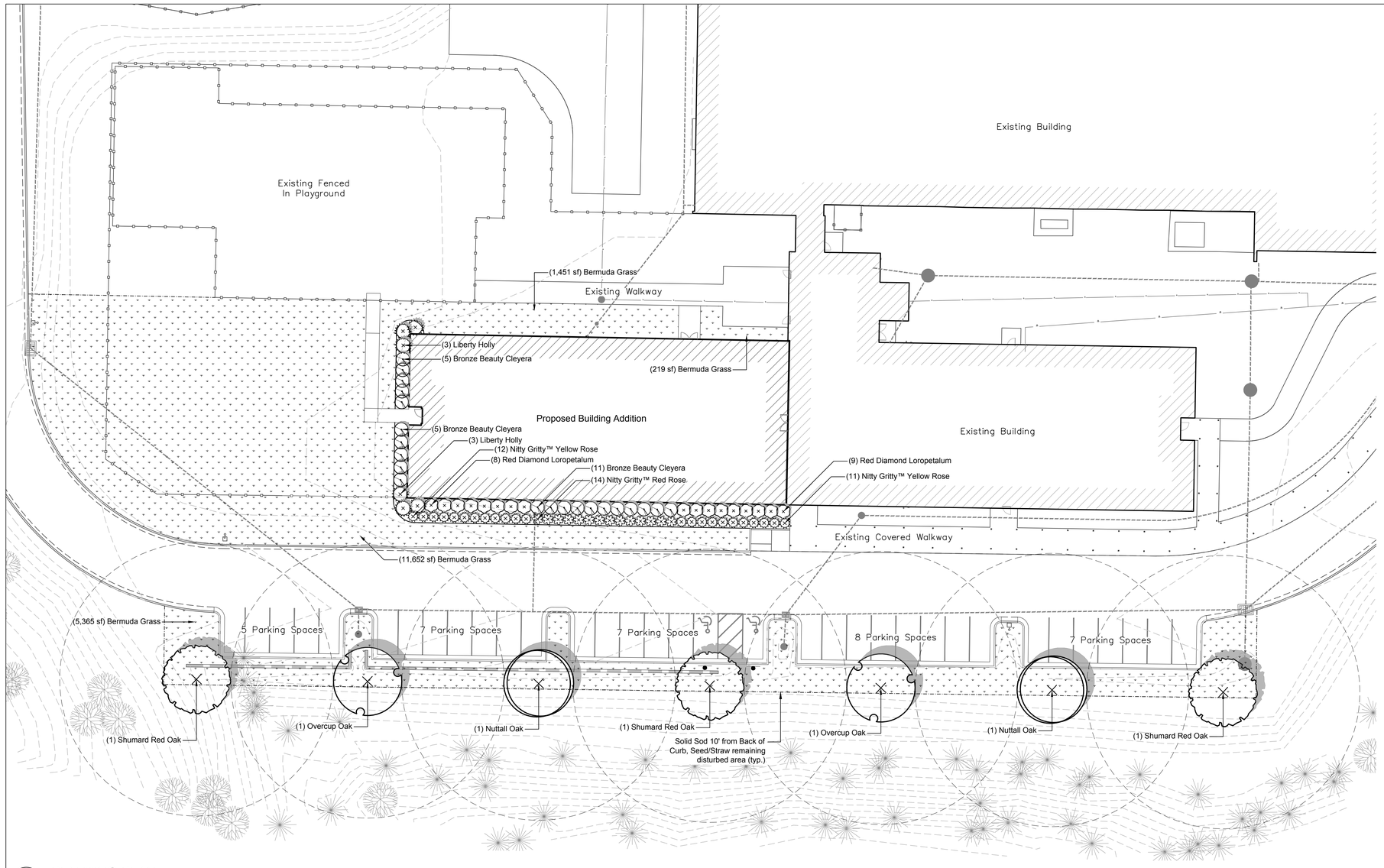
C210

ADDITION & RENOVATION TO BRAMLETT ELEMENTARY

24-034g



1 PLANTING PLAN

Scale: 1" = 20'–0"

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES					
	Quercus lyrata / Overcup Oak	B & B	2"Cal	10`-12` H, 4`-5` W	2
	Quercus nuttallii / Nuttall Oak	B & B	2"Cal	11`-13` H, 3`-4` W	2
	Quercus shumardii / Shumard Red Oak	B & B	2"Cal	12`-14` H, 6`-7` W	3

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY
SHRUBS			
	Cleyera japonica `Bronze Beauty` / Bronze Beauty Cleyera	3 gal	21
	Ilex x `Conty` / Liberty Holly	7 gal	6
	Loropetalum chinense `Shang-Red` / Red Diamond Loropetalum	3 gal	17
	Rosa x 'RUIRI0023A' / Nitty Gritty™ Red Rose	3 gal	14
	Rosa x 'RUIRI0109A' / Nitty Gritty™ Yellow Rose	3 gal	23

SYMBOL	BOTANICAL / COMMON NAME	CONT	QTY
GROUND COVERS			
	Cynodon dactylon `Tif 419` / Bermuda Grass	sod	18,687 sf

PLANT SCHEDULE NOTES:

1. Plant and Tree Schedules are only an aid to clarification of units and a check for the contractor to compare with his/her own estimates. Differences will be brought to the attention of the landscape architect in writing. No extra compensation shall be allowed for extra quantities necessary to complete the work if proper notification is not given.

GENERAL LANDSCAPE NOTES:

1. Tree locations indicated based on spacing as required by City of Oxford Landscape Requirements. Field adjustments may be necessary as to not conflict with utilities, overhead site lighting, & other site related elements. Any changes will need prior approval by the landscape architect.
2. Contractor to identify and clearly mark all utilities prior to work. Trees & shrubs are not to be planted in locations as to conflict with utilities. Any damage to utilities shall be contractors responsibility to repair or replace at no additional cost to the owner.
3. All canopies trees located along walkways shall be limbed up to a height of 6' to allow for clear views & movement under them.
4. Verify all quantities on site to be certain plants fill area to be landscaped prior to installation.
5. All materials are to be inspected & approved on site by the landscape architect prior to installation. A 2 day notice is to be given of when plant material will be staged on-stite.
6. All work under this contract will be guaranteed by landscape contractor to be free from defects in material & workmanship, for a period of one calendar year or one full growing season, whichever is longer.
7. This one year period will begin from date of final acceptance by owner, except as otherwise agreed in writing by all parties to the contract.
8. Theft, violent weather, & drought damage are responsibility of landscape contractor, until final completion is given.
9. Contractor is responsible for replacing all plant material that dies within one year after planting with plant material of the required size within thirty days of plant material's death. This period may be extended if weather conditions inhibit installation of new plant materials.
10. Construct mulch rings around base of all individual plantings in lawn areas to a width of 5' in dia. around trees.
11. Mulch all plantings with pinestraw mulching material, unless otherwise noted. Install min. 4" deep in shrub & groundcover plantings & 3-4" deep at trees & pit plantings, & continuous mulch zones.
12. Mulch is not to be placed within two (2) feet of edge of building. Landscape rock is to be used in this space.
13. Grass seed, per specifications, will be required for all other areas disturbed as a result of construction procedures.
14. All areas to receive seed shall be established before project close out.
15. Spade bed edge all bedlines adjacent to turf areas (see detail). Lines should be true to form as shown and non-wavering.
16. Trees and large shrubs must be adequately supported, when necessary, to insure proper growth; & support removed when the trees & shrubs are established, at direction of Planning Department.
17. All landscape soil & fill must be maintained & free from weeds, refuse, & debris at all times.

CITY OF OXFORD, MS
LANDSCAPE REQUIREMENTS

- SEC.5.3.3.6 STANDARDS FOR PARKING ISLANDS-
  - a. Types of Parking Islands
    - -- ii. End of Aisle Islands. The end of every parking aisle shall have a landscaped island. *(see plan)*
  - b. Landscaping of Parking Islands
    - -- i. Parking Island Trees. Required parking lot islands shall contain a min. of 1 large, shade or canopy tree per island. Tree placement shall be designed so that, at the maturity of 10 years, the min. tree canopy coverage of all parking spaces will be 40%. Trees may be selected from a list approved by the Oxford Tree Board and have a caliper of 2" or greater. Each tree planting area shall have a 3' depth of quality, root growing soil.
    - -- ii Landscaped areas shall be at least 75% covered with grass or another surfaced approved by the Director or their designee. Planting to be established prior to building occupancy.
  - c. Specific Standards for Parking Lots Based on Number of Spaces
    - -- ii. For parking areas with more than 10 spaces, there shall be a min. of 1 tree per 5 parking spaces. A min. of 65% of the required parking lot trees shall be provided within the interior of the parking lot. 35 proposed parking spaces = 7 trees required *(7 proposed trees indicated)*.

- SEC.5.7.3 SITE LANDSCAPING REQUIREMENTS-
  - 5.7.3.8- A foundation planting plan must be included in the landscaping plan for any development proposal. *(see plan)*

0 20 40 60 feet

1" = 20'

Sloan Landscape Architecture
110 S. Broadway St.
Tupelo, MS 38804
ph: 662.610.5588
www.sla-ms.com

EGH ARCHITECTS
ELEY GUILD HARDY ARCHITECTS
1091 TOMMY MUNRO DRIVE, BILOXI, MS 39532
228.594.2323 P
www.egh.ms

REGISTERED LANDSCAPE ARCHITECT
JAMES S. SLOAN
STATE OF MISSISSIPPI

REV:	DATE / DESCRIPTION:
1	ADDENDUM#05 - 05/19/2026

NUMBER: 24-034g
DATE: APRIL 13, 2026
DRAWN: JSS
CHECKED: JSS

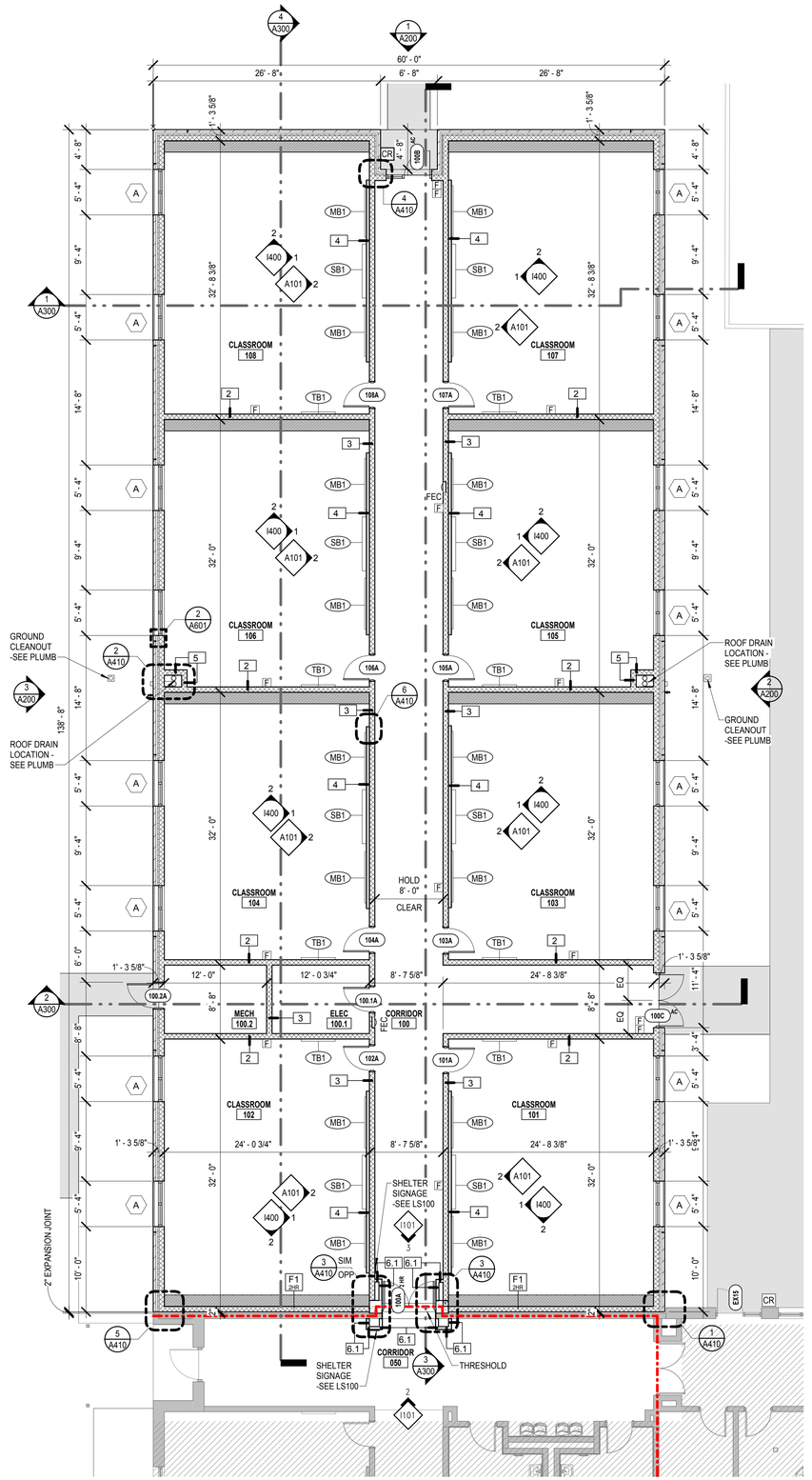
PLANTING PLAN

ADDITION & RENOVATION TO BRAMLETT ELEMENTARY

L001

24-034g

ADDITION & RENOVATION TO BRAMLETT ELEMENTARY



1 A101 A100 ENLARGED ADDITION PLAN - PART A
1/8" = 1'-0"

GENERAL ADDITION FLOOR PLAN NOTES

1. SEE G001 FOR PROJECT GENERAL NOTES.
2. SEE SHEET LS100 FOR LIFE SAFETY INFORMATION.
3. SEE SHEET A120 FOR REFLECTED CEILING PLAN (RCP).
4. SEE SHEET A130 FOR ROOF PLAN INFORMATION.
5. SEE "I" SHEETS FOR INTERIOR FINISH INFORMATION.

PLAN ACCESSORY SCHEDULE

SYMBOL	ACCESSORY	MOUNTING HEIGHT	REMARKS
MB1	MARKER BOARD - 6'-0" x 4'-0"	28" AFF MAX TO BTM - TYP	A,C
SB1	SMART BOARD/TV - 6'-4" x 3'-4" (NIC)	30" AFF MAX TO BTM - TYP	A,B,C
TB1	TACK BOARD - 4'-0" x 4'-0"	28" AFF MAX TO BTM - TYP	A,C
CR	CARD READER	SEE ELEC	A

REMARKS:

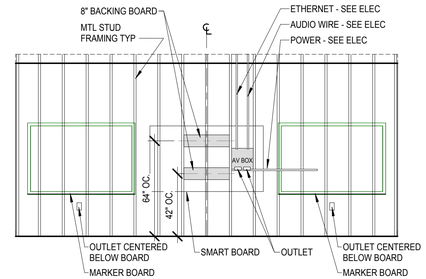
A. FIELD VERIFY ALL MOUNTING HEIGHTS AND LOCATIONS. VERIFY WITH ARCHITECT BEFORE INSTALLATION OF ACCESSORY AND OF ANY ASSOCIATED ELECTRICAL DEVICES FOR ACCESSORY.

B. ACCESSORY IS OWNER FURNISHED AND OWNER INSTALLED. FIELD VERIFY SIZE BEFORE MOUNTING ADJACENT ACCESSORIES.

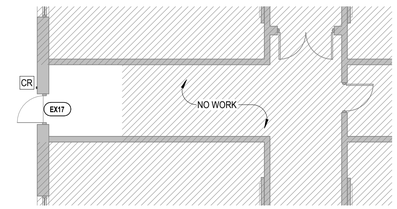
C. CONTRACTOR TO PROVIDE WOOD BLOCKING IN WALL AT METAL STUD WALL LOCATIONS FOR ALL ACCESSORY ITEMS IN CONTRACT AND NOT IN CONTRACT (NIC). FIELD COORDINATE WITH OWNER/ARCHITECT FOR EXACT LOCATIONS FOR BLOCKING. SEE DETAIL 2/A101 FOR DIAGRAM.

ACCESSORY GENERAL NOTES:

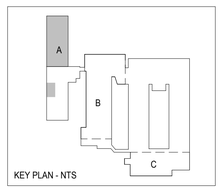
1. VERIFY ALL MOUNTING HEIGHTS WITH CODES AND MANUFACTURER.
2. IF ANY MOUNTING HEIGHT DISCREPANCIES OCCUR, CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING PRIOR TO ANY INSTALLATION.



2 A101 A101 TYP TEACHING WALL DIAGRAM
1/4" = 1'-0"



3 A101 A100 DOOR 17 - ENLARGED RENO PLAN
1/8" = 1'-0"



NOTE: FOR FULL CLARITY PRINT THIS SHEET IN COLOR

NORTH

8' 0' 8' 16'
SCALE: 1/8"=1'-0"

ENLARGED ADDITION PLAN - PART A

ADDITION & RENOVATION TO BRAMLETT ELEMENTARY

EGH ARCHITECTS

REGISTERED ARCHITECT STATE OF MISSISSIPPI James Lyell Seymour 4569

REV: DATE / DESCRIPTION:

ELEY GUILD HARDY ARCHITECTS
1091 TOMMY MUNRO DRIVE, BILOXI, MS 39532
228.594.2323
www.egh.ms

NUMBER: 24-034g
DATE: APRIL 22, 2026
DRAWN: AGG
CHECKED: JLS

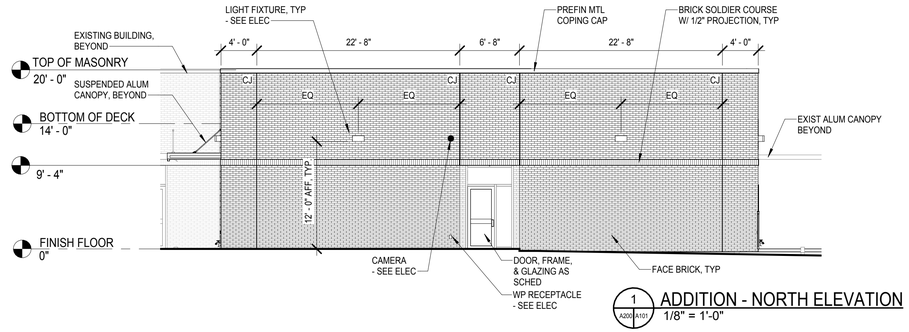
A101

24-034g

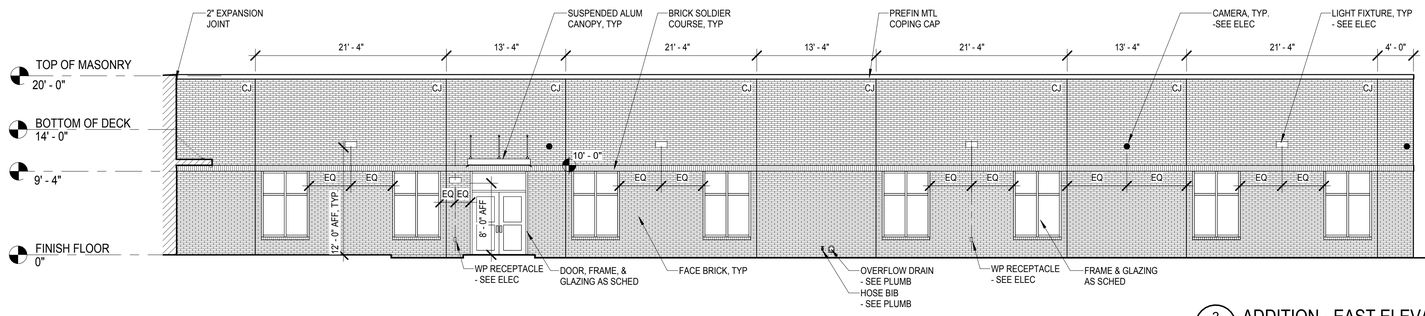
ADDITION & RENOVATION TO BRAMLETT ELEMENTARY

GENERAL NOTES - EXTERIOR ELEVATIONS

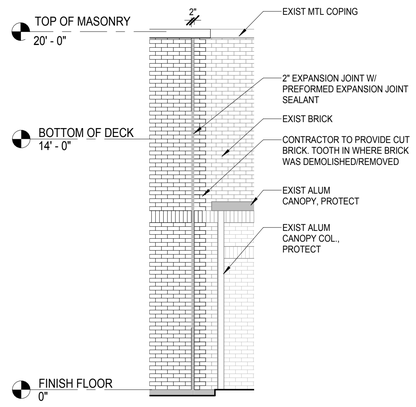
1. BRICK COLOR SHALL BE A BLEND OF CHEROKEE BRICK OR APPROVED EQUAL IN THE FOLLOWING COLORS: DIXIE ROSE, CHEROKEE ROSE, PRIM ROSE. BRICK BLEND PERCENTAGE OF EACH COLOR SHALL BE FIELD MATCHED TO THE EXISTING BY BRICK MANUFACTURER.
2. ALL PRE-FINISHED ALUMINUM CANOPY SYSTEMS SHALL BE BRONZE IN COLOR TO MATCH EXIST.
3. ALL EXTERIOR PAINTED HOLLOW METAL DOORS & FRAMES SHALL BE BRONZE IN COLOR; COLOR TO BE FIELD SELECTED BY ARCHITECT TO MATCH EXISTING PAINTED HOLLOW METAL FRAMES AND DOORS.
4. ALL EXTERIOR STEEL LINTELS SHALL BE PAINTED A COLOR TO MATCH BRICK; ARCHITECT TO FIELD SELECT COLOR.
5. ALL EXTERIOR METAL LOUVERS SHALL BE COLOR TO MATCH EXTERIOR WINDOW FRAMES.
6. ALL EXTERIOR LIGHT FIXTURES ON WALL SHALL BE BRONZE IN COLOR TO MATCH EXISTING.



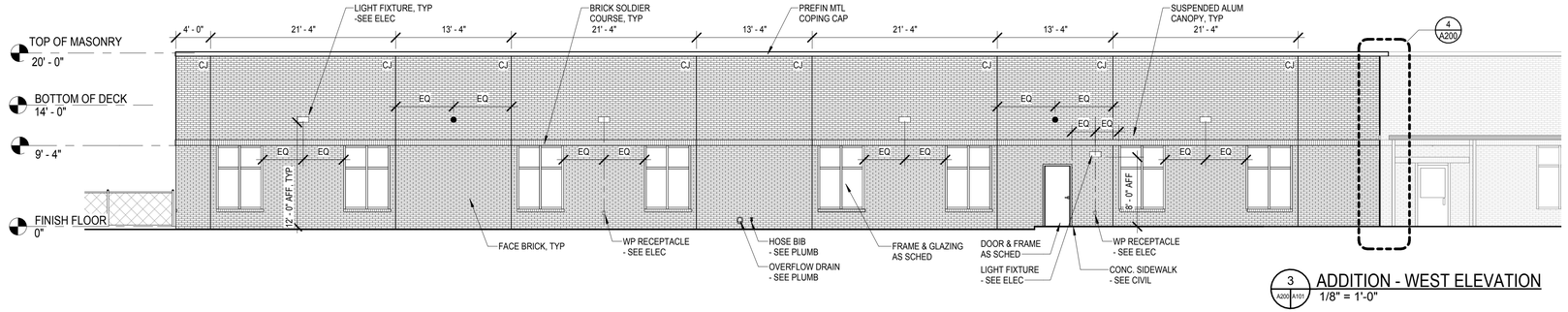
1 A200/A101 **ADDITION - NORTH ELEVATION**
1/8" = 1'-0"



2 A200/A101 **ADDITION - EAST ELEVATION**
1/8" = 1'-0"



4 A200/A200 **WEST ELEVATION - BRICK @ EXPANSION JOINT**
1/4" = 1'-0"



3 A200/A101 **ADDITION - WEST ELEVATION**
1/8" = 1'-0"

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228.594.2323
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BUILDING ELEVATIONS

ADDITION & RENOVATION TO BRAMLETT ELEMENTARY

REGISTERED ARCHITECT
JAMES L. SEYMOUR
4569
STATE OF MISSISSIPPI

DATE / DESCRIPTION:
REV.:

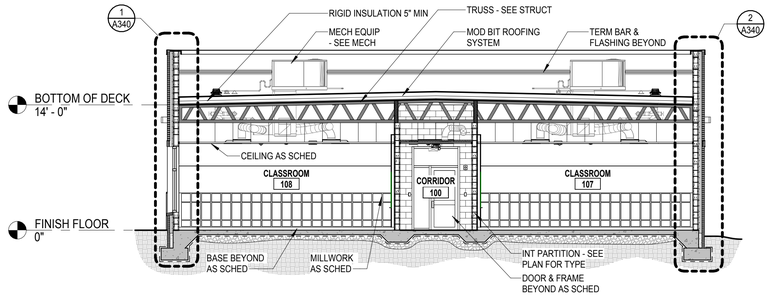
4' 0' 4' 8'
SCALE: 1/4"=1'-0"
8' 0' 8' 16'
SCALE: 1/8"=1'-0"

NUMBER: 24-034g
DATE: APRIL 22, 2026
DRAWN: TWS, AGG
CHECKED: JLS

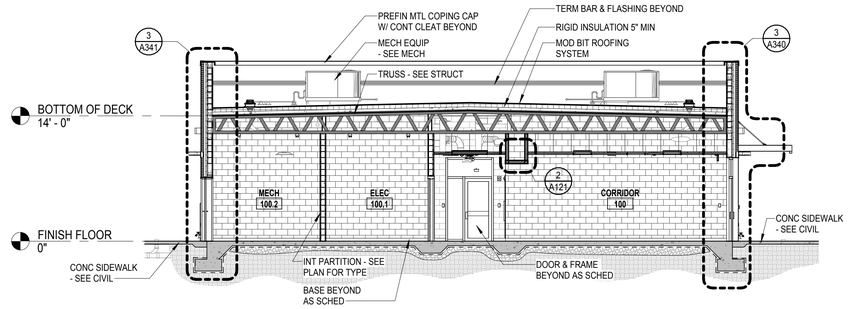
A200

ADDITION & RENOVATION TO BRAMLETT ELEMENTARY

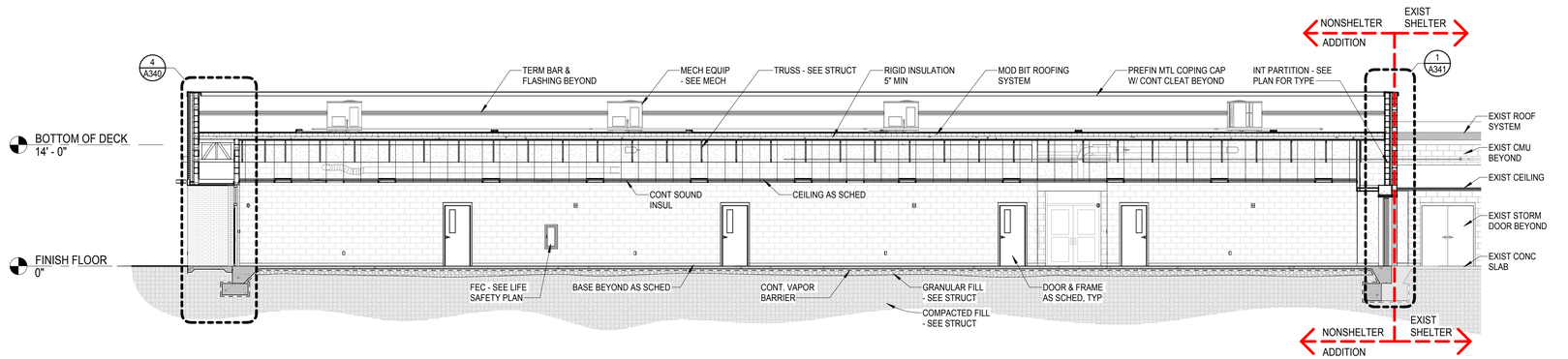
24-034g



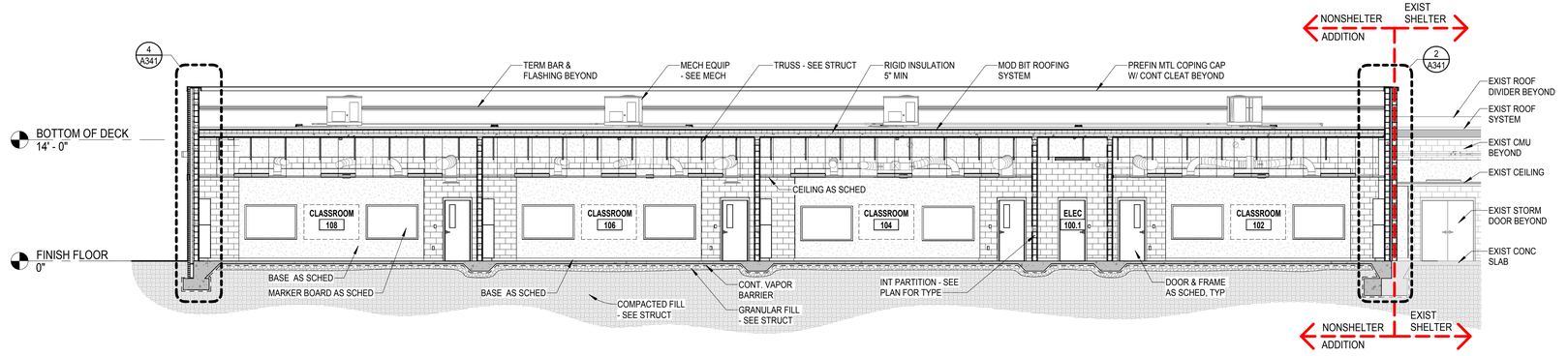
1 A300\A101 TRANSVERSE SECTION @ CLASSROOMS
1/8" = 1'-0"



2 A300\A101 TRANSVERSE SECTION @ CORRIDOR
1/8" = 1'-0"



3 A300\A101 LONGITUDINAL SECTION @ CORRIDOR
1/8" = 1'-0"



4 A300\A101 LONGITUDINAL SECTION @ CLASSROOMS
1/8" = 1'-0"

8' 0' 8' 16'
SCALE: 1/8"=1'-0"

EGH ARCHITECTS

BUILDING SECTIONS

ADDITION & RENOVATION TO BRAMLETT ELEMENTARY

REGISTERED ARCHITECT James L. Seymour 4569 STATE OF MISSISSIPPI

REV: DATE / DESCRIPTION:

ELEY GUILD HARDY ARCHITECTS
1091 TOMMY MUNRO DRIVE, BILOXI, MS 39532
228.594.2323
www.egh.ms

NUMBER: 24-034g
DATE: APRIL 22, 2026
DRAWN: TWS, AGG, DV
CHECKED: JLS

A300

24-034g

ADDITION & RENOVATION TO BRAMLETT ELEMENTARY

OXFORD
PLANNING
DEPARTMENT

Case 3379-A

To: Oxford Planning Commission
From: James Hirsch; Planner I
Date: August 10, 2026
Approved: July 7, 2026

Applicant: CL Thomas Restaurant Holdings, LLC (Donny Shellenbarger)
Owner: Same
Request: Site Plan Approval for 'Whataburger'
Location: 706 Sisk Avenue (PPIN #33597)
Zoning: (PUD) Oxford Commons Planned Unit Development; underlying zoning (SCN) Suburban Center

Surrounding Zoning:
All: (PUD) Oxford Commons Planned Unit Development; underlying zoning (SCN) Suburban Center

Case History: Case 3361 – Variance, Front Yard Build-to Line, Maximum – June 2026 – Approved

Planning Comments: The subject property consists of +/- 1.3 acres in the Oxford Commons Planned Unit Development (PUD), designated Tract C4 in the modified PUD plan. This tract fronts Sisk Avenue to the north, Hopkins Drive to the south, and also faces Enterprise Drive (which is private). At this location, the applicant requested approval of a +/- 2,690 sq ft restaurant with drive thru facilities. Elements of review included:

Use, Parking, and Density – Restaurants are a Special Use in the Suburban Center district – meeting all standards of the use, this application was approved on July 21, 2026. Based on the proposed layout, 20 parking spaces are required, and 24 are to be provided, within the allowable 125% parking maximum for this site.

Tract C4 in the Oxford Commons PUD Plan Data Table is allotted commercial square footage up to 30,000 square feet. This site plan's 2,690 square feet is within this allowance.

Dimensional Standards – Suburban Center facilitates up to 80% impervious coverage; 53.18% is proposed. This site plan meets the relevant setbacks for the zoning district, and complies with the front yard build-to line along Sisk Avenue – in Case 3361 a variance was granted to exceed the build-to line along Hopkins Drive.

Other Review Elements

- **Complete Streets** – A complete streets plan which connects public sidewalk network to internal circulation up to the building has been indicated.
- **Landscaping** – An updated landscape plan has been provided indicating foundation plantings and screenings which comply with LDC requirements, in addition to required street and parking lot trees. All required plantings shall be installed at the time of Certificate of Occupancy.
- **Signage** – Signage is to be separately permitted by Staff, but shall not allow for more than three (3) total signs for this business.

Engineering Comments: This project will construct a new restaurant facility along Sisk Avenue with its access along Hopkins on the south of the site, and Enterprise Drive (private) on the west of the site. The access onto Hopkins will be a shared access point with the property to the east.

The stormwater management requirements for this addition will be met by conveying stormwater runoff with inlets and pipes to an underground detention basin. The underground detention basin is located beneath the parking lot on the south side of the property. The detention basin will connect to an existing street inlet to the south on Hoskin Drive. The Engineering Department has approved the Stormwater Management Plan for this project.

Recommendation: Staff administratively approved this site plan on July 7, 2026, with the following conditions:

1. Whataburger is responsible for the operation of the queue to ensure that it does not extend onto the public right-of-way.

2. If Staff determines that the stacking queue for the drive-through is creating a safety concern due to it not being managed within the site and extending into the public right of way, the applicant shall be responsible for taking all necessary measures to direct their customers into the development to the satisfaction of Staff.

3. Any and all curb cuts may be closed, temporarily and/or permanently, at the City's direction in the event that the queue is not managed within the site and extends onto the public right-of-way.

4. All water and sewer connection fees must be paid prior to issuance of a building permit.

Any additions or changes shall require a new Site Plan Review process.

OXFORD
PLANNING
DEPARTMENT

July 21, 2026

CL Thomas Restaurant Holdings, LLC
c/o Donny Shellenbarger
701 N Main St
Victoria, TX 77901

RE: *Notice of Approval*
Requests: Site Plan Approval for 'Whataburger'
Case #3379-A – 706 Sisk Ave (PPIN #33597)

To whom it may concern,

Please be advised that the City of Oxford Site Plan Review Committee on July 7, 2026 administratively approved the requested site plan for 'Whataburger' property located at 706 Sisk Avenue, with the following conditions:

1. Whataburger is responsible for the operation of the queue to ensure that it does not extend onto the public right-of-way.

2. If Staff determines that the stacking queue for the drive-through is creating a safety concern due to it not being managed within the site and extending into the public right of way, the applicant shall be responsible for taking all necessary measures to direct their customers into the development to the satisfaction of Staff.

3. Any and all curb cuts may be closed, temporarily and/or permanently, at the City's direction in the event that the queue is not managed within the site and extends onto the public right-of-way.

4. All water and sewer connection fees must be paid prior to issuance of a building permit.

Any required building, plumbing, gas and electrical permits must be obtained prior to the start of construction of any building proposed in your application. Please feel free to contact me directly with any questions or comments.

Sincerely,

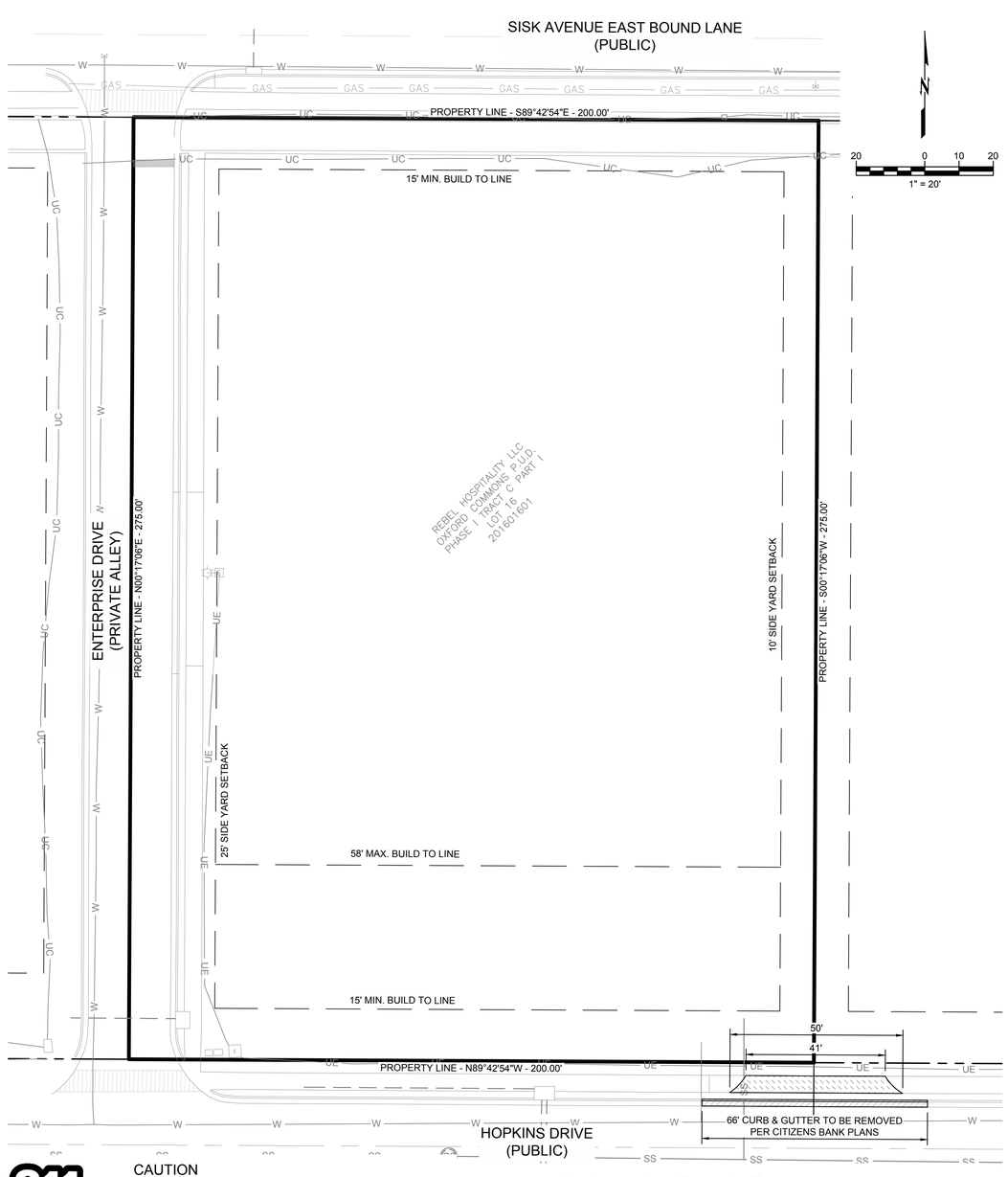
Ben Requet, AICP
Director of Planning

GENERAL DEMOLITION NOTES:

1. ALL CONCRETE AND ASPHALT NOTED FOR REMOVAL SHALL BE SAW CUT FULL DEPTH AND REMOVED OFF SITE.
2. CONTRACTOR SHALL PROTECT ALL SURVEY CONTROL POINTS.
3. CONTRACTOR SHALL REMOVE ALL WASTE MATERIALS OFF SITE.
4. ALL EXISTING STRUCTURES, UNLESS OTHERWISE NOTED TO REMAIN, FENCING, TREES, ETC., WITHIN CONSTRUCTION AREA SHALL BE REMOVED & DISPOSED OF OFF SITE. ALL COST SHALL BE INCLUDED IN BASE BID.
5. WITH PRIOR APPROVAL, CONTRACTOR MAY ESTABLISH AN ON-SITE STAGING AREA. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING STAGING AREA TO ITS ORIGINAL CONDITION. SECURITY OF STAGING AREA SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. ON-SITE VEGETATION SHALL BE PROTECTED AS NOTED. IN DESIGNATED PROTECTION AREAS WHERE THE CONTRACTOR DOES NOT PROTECT VEGETATION AS NOTED, CONTRACTOR SHALL RESTORE VEGETATION TO EXISTING CONDITION AT NO ADDITIONAL EXPENSE TO THE OWNER, TO THE SATISFACTION OF THE ARCHITECT.
7. CONTRACTOR SHALL PROTECT ALL ABOVE GROUND UTILITY FEATURES NOT BEING REMOVED INCLUDING, BUT NOT LIMITED TO, MANHOLES, VALVES, AND INLETS. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR OR REPLACE THE EXISTING STRUCTURE AS NECESSARY.
8. TOPSOIL STOCKPILES AND DISTURBED PORTIONS OF THE SITE, WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR AT LEAST 14 DAYS SHALL BE STABILIZED IMMEDIATELY WITH TEMPORARY SEED AND MULCH PER THE AUTHORITY HAVING JURISDICTION.
9. CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL DURING CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LANE CLOSURES, DETOURS, ETC. BOTH VEHICULAR AND PEDESTRIAN.
10. CONTRACTOR SHALL PROVIDE TEMPORARY UTILITY SERVICE IF REQUIRED.
11. CONTRACTOR SHALL ENSURE CONSTRUCTION SITE HAS POSITIVE DRAINAGE THROUGHOUT THE DURATION OF CONSTRUCTION.
12. PRIOR TO UTILITY DEMOLITION COORDINATE WITH AUTHORITY HAVING JURISDICTION.
13. UTILITIES BEING REMOVED OR RELOCATED SHALL BE ISOLATED AND SERVICE DISCONNECTED PRIOR TO ANY DEMOLITION.
14. NO UTILITY INTERRUPTIONS WILL BE ALLOWED WITHOUT CONSENT OF THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER AND ARCHITECT A MINIMUM OF FOUR WORKING DAYS PRIOR TO THE REQUESTED SHUT DOWN.

LEGEND

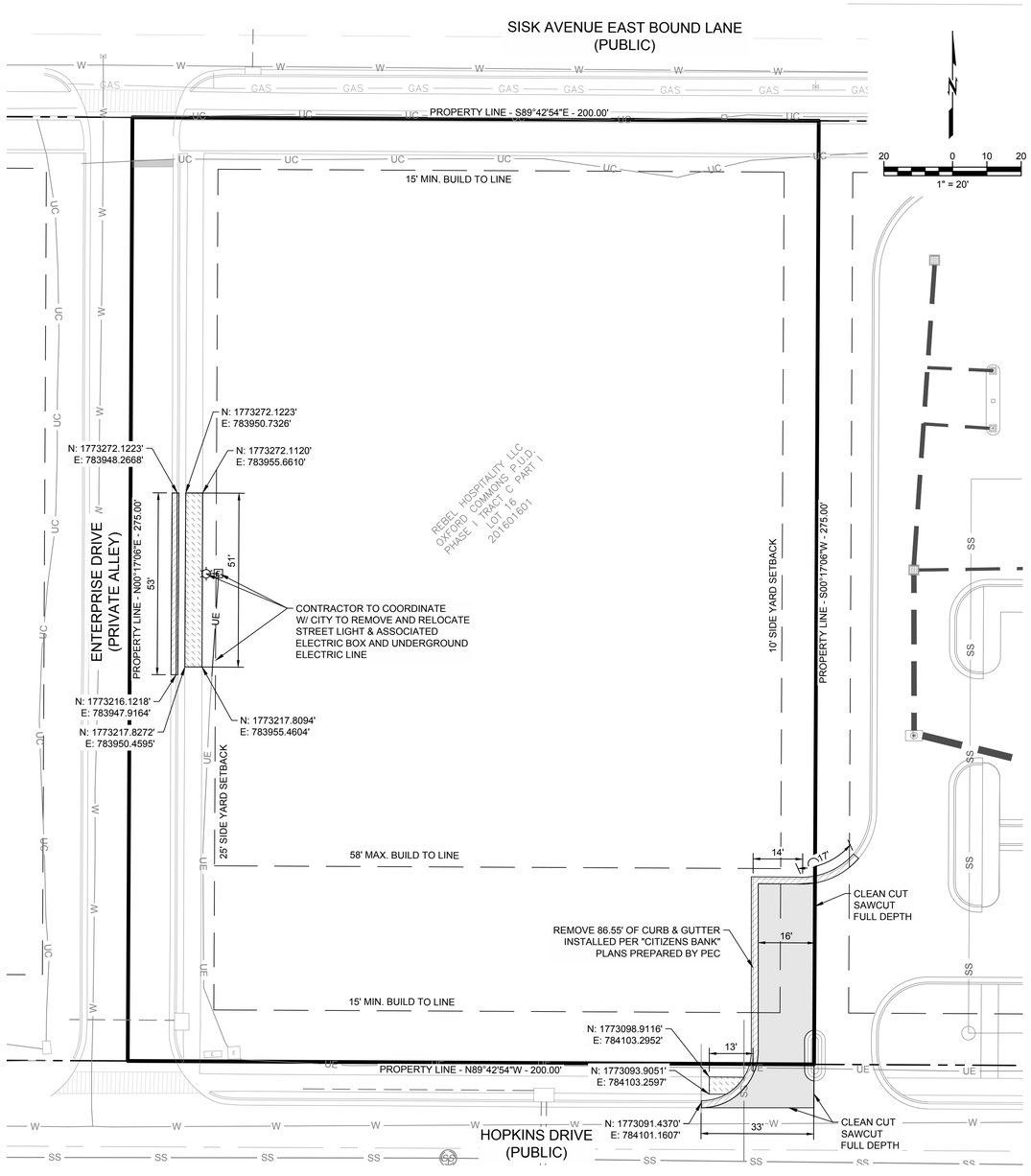
- REMOVE ASPHALT PAVEMENT
- REMOVE CONCRETE SIDEWALK IN ROW
- REMOVE CURB & GUTTER



A Citizen's Bank Demo

Scale: 1" = 20'

NOTE: DEMOLITION IN DETAIL A IS BEING DONE UNDER A SEPARATE PERMIT. THIS DETAIL IS FOR REFERENCE ONLY AND NOT PART OF THIS CONSTRUCTION PACKAGE.



B Subject Property Demo

Scale: 1" = 20'

811 Know what's below. Call before you dig.

CAUTION
NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.

wallace design collective

wallace design collective, pc
structural · civil · landscape · survey
123 north martin luther king jr. blvd.
tulsa, oklahoma 74103
918.584.5858 800.364.5858
mississippi e-1408
exp: 12-31-27

DANIEL BALDWIN
LICENSED PROFESSIONAL
ENGINEER
35256
05/27/2026

WHATABURGER

OXFORD, MISSISSIPPI

REV	DESCRIPTION	DATE
1	2ND CITY SUBMITTAL	3/16/2026
2	3rd CITY SUBMITTAL	5/27/2026

DATE 11/20/2025
PROJECT NO. 2540246
SHEET NAME

DEMOLITION PLAN

SHEET NO.
C200

\\Civil-Server\Projects\2540246 Whataburger Oxford MS\04 Production\01 Design Drawings\2540246 Demo Plan.dwg PLOT 5/27/2026 4:24:22 PM ORIG SIZE 24"X36"

GENERAL EROSION CONTROL NOTES:

1. ALL GRADING AND EROSION CONTROL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN, THE CITY OF OXFORD STANDARDS AND SPECIFICATIONS, AND STATE PERMITTING REQUIREMENTS, RE: MDEQ PERMIT LCGP.

2. THE PERMITTEE SHALL BE RESPONSIBLE FOR NOTIFYING THE LAND OWNER AND EACH CONTRACTOR OR ENTITY (INCLUDING UTILITY CREWS AND CITY EMPLOYEES OR THEIR AGENTS) WHO WILL PERFORM WORK AT THE SITE OF THE EXISTENCE OF THE SWPPP AND WHAT ACTIONS OR PRECAUTIONS SHALL BE TAKEN WHILE ON-SITE TO MINIMIZE THE POTENTIAL FOR EROSION AND THE POTENTIAL FOR DAMAGING ANY BMP. THE PERMITTEE IS RESPONSIBLE FOR ANY DAMAGE A SUBCONTRACTOR MAY DO TO ESTABLISHED BMPS AND ANY SUBSEQUENT WATER QUALITY VIOLATION RESULTING FROM THE DAMAGE.

3. ENSURE THE DESIGN, INSTALLATION, AND MAINTENANCE OF EFFECTIVE EROSION AND SEDIMENT CONTROLS TO MINIMIZE THE DISCHARGE OF POLLUTANTS. AT A MINIMUM, SUCH CONTROLS MUST BE DESIGNED, INSTALLED, AND MAINTAINED TO:
   - 3.1. CONTROL STORMWATER VOLUME, VELOCITY, AND PEAK FLOW RATES WITHIN THE SITE TO MINIMIZE SOIL EROSION;
   - 3.2. CONTROL STORMWATER DISCHARGES, INCLUDING BOTH PEAK FLOW RATES AND TOTAL STORMWATER VOLUME, TO MINIMIZE EROSION AT OUTLETS AND TO MINIMIZE DOWNSTREAM CHANNEL AND STREAM BANK EROSION AND SCOUR;
   - 3.3. MINIMIZE THE AMOUNT OF EXPOSED SOIL DURING CONSTRUCTION ACTIVITY;
   - 3.4. MINIMIZE THE DISTURBANCE OF STEEP SLOPES;
   - 3.5. MINIMIZE SEDIMENT DISCHARGES FROM THE SITE. DESIGN, INSTALL AND MAINTAIN EROSION AND SEDIMENT CONTROLS THAT ADDRESS FACTORS SUCH AS THE AMOUNT, FREQUENCY, INTENSITY AND DURATION OF PRECIPITATION, THE NATURE OF RESULTING STORMWATER RUNOFF, AND SOIL CHARACTERISTICS, INCLUDING THE RANGE OF SOIL PARTICLE SIZE EXPECTED TO BE PRESENT ON THE SITE.
   - 3.6. PROVIDE AND MAINTAIN NATURAL BUFFERS AROUND SURFACE WATERS
   - 3.7. DIRECT STORMWATER TO VEGETATED AREAS TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE STORMWATER INFILTRATION AND FILTERING, UNLESS INFEASIBLE; AND
   - 3.8. MINIMIZE SOIL COMPACTION AND PRESERVE TOPSOIL WHERE PRACTICABLE

4. INSTALLATION OF BMPS NECESSARY TO PREVENT SOIL EROSION AND SEDIMENTATION AT THE DOWNGRADIENT PROJECT BOUNDARY (E.G. BUFFERS, PERIMETER CONTROLS, EXIT POINT CONTROLS, STORM DRAIN INLET PROTECTION) MUST BE COMPLETE PRIOR TO THE START OF ALL PHASES OF CONSTRUCTION. BY THE TIME CONSTRUCTION ACTIVITY IN ANY GIVEN PORTION OF THE SITE BEGINS, DOWNGRADIENT BMPS MUST BE INSTALLED AND OPERATIONAL TO CONTROL DISCHARGES FROM THE INITIAL SITE CLEARING, GRADING, EXCAVATING, AND OTHER EARTH-DISTURBING ACTIVITIES. ADDITIONAL BMPS SHALL BE INSTALLED AS NECESSARY THROUGHOUT THE LIFE OF THE PROJECT. FOLLOWING THE INSTALLATION OF THESE INITIAL BMPS, ALL BMPS NEEDED TO CONTROL DISCHARGES SHALL BE INSTALLED AND MADE OPERATIONAL PRIOR TO SUBSEQUENT EARTH DISTURBING ACTIVITIES.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A STABILIZED CONSTRUCTION ENTRANCE AND FOR CLEANING OF VEHICLE WHEELS IN ACCORDANCE WITH THE CITY OF OXFORD STANDARDS AND SPECIFICATIONS.

6. SILT FENCES: PLACEMENT OF SILT FENCES SHALL BE AS SHOWN ON THESE PLANS. FENCING WHICH BECOMES DAMAGED SHALL BE REPLACED PROMPTLY. DEPOSITS OF SILT WHICH BUILD UP BEHIND DIKES MAY BE DISKED ONTO THE SITE BEFORE PLACEMENT OF TEMPORARY COVER. AFTER TEMPORARY COVER IS PLACED OR AFTER LANDSCAPING COMMENCES, SILT SHALL BE REMOVED AND DISPOSED OF IN A MANNER APPROVED BY THE ENGINEER.

7. UNLESS LOCAL OR STATE REQUIREMENTS NECESSITATE MORE FREQUENT MONITORING, CONTRACTOR SHALL INSPECT EROSION CONTROL DEVICES EVERY 7 DAYS OR WITHIN 24 HOURS OF A STORM OF 0.5 INCHES OR MORE IN DEPTH (EXCLUSIVE OF HOLIDAYS). THE CONTRACTOR SHALL REPAIR DAMAGE, CLEAN OUT SEDIMENT, AND ADD ADDITIONAL CONTROL DEVICES AS NEEDED AS SOON AS POSSIBLE AFTER INSPECTION. DEFICIENCIES MUST BE CORRECTED WITHIN 7 DAYS.

8. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY AND ALL FINES ASSOCIATED WITH EROSION CONTROL VIOLATIONS.

TEMPORARY STABILIZATION:

1. INITIATE THE INSTALLATION OF STABILIZATION MEASURES IMMEDIATELY IN ANY DISTURBED AREAS WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE OR WILL BE TEMPORARILY INACTIVE FOR 14 OR MORE CALENDAR DAYS ON ANY PORTION OF THE SITE.

2. TEMPORARY STABILIZATION SHALL INCLUDE TEMPORARY SEEDING, GEOTEXTILES, MULCHES, AND/OR OTHER TECHNIQUES TO REDUCE OR ELIMINATE EROSION UNTIL EITHER FINAL STABILIZATION CAN BE ACHIEVED OR UNTIL FURTHER CONSTRUCTION ACTIVITIES TAKE PLACE TO RE-DISTURB THIS AREA.

3. TEMPORARY STABILIZATION SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL AND STATE REQUIREMENTS.

FINAL STABILIZATION:

1. FINAL STABILIZATION SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLANS AND LOCAL AND STATE REQUIREMENTS.

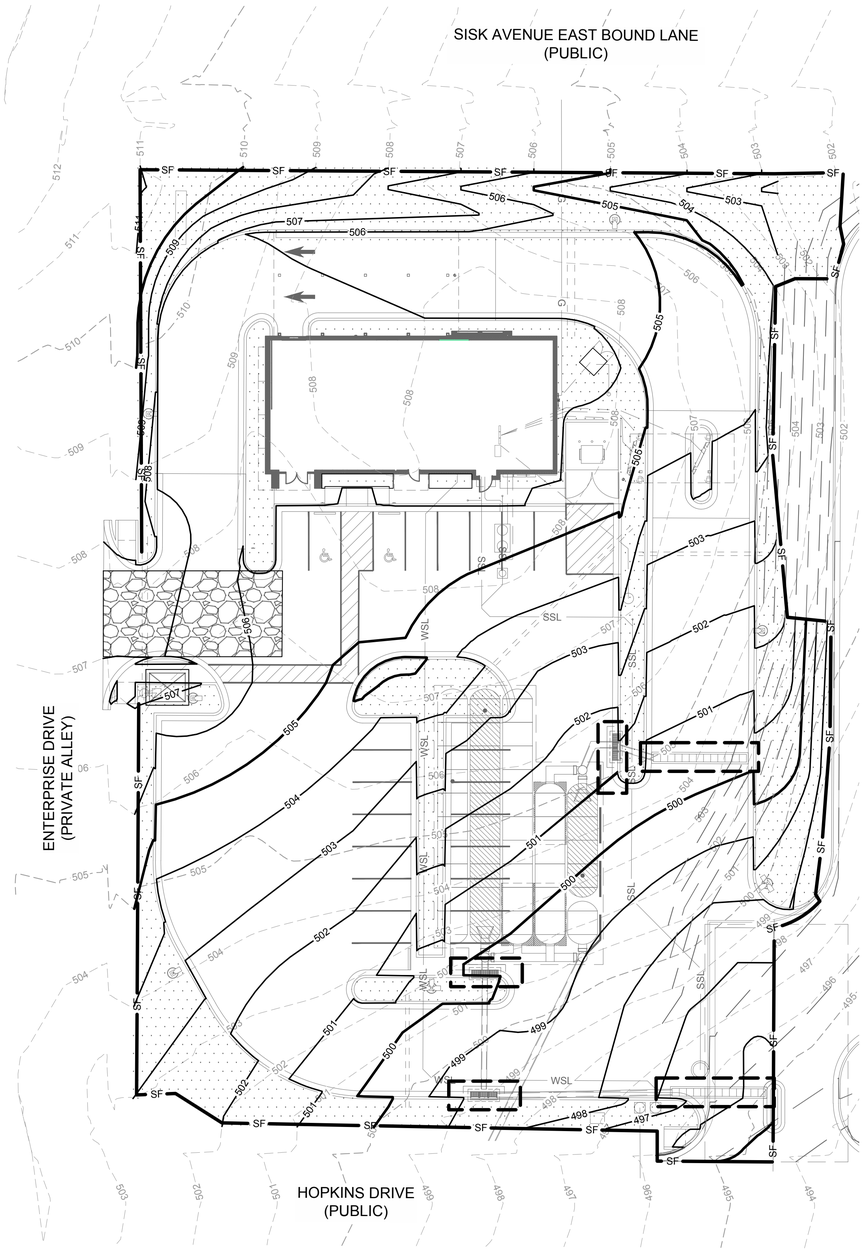
2. UNLESS OTHERWISE INDICATED, ALL DISTURBED SOIL AREAS SHALL RECEIVE FOUR (4) INCHES OF TOPSOIL AND SHALL BE PERMANENTLY STABILIZED WITH SEED OR SOD.

3. CONTRACTOR SHALL MAINTAIN PERENNIAL VEGETATION UNTIL UNIFORM COVER IS ESTABLISHED. UNLESS OTHERWISE INDICATED IN THE CONTRACT DOCUMENTS, THIS SHALL INCLUDE A MINIMUM OF 70% COVERAGE AND NO BARE AREAS OF 10 SQUARE FEET OR MORE.

4. TEMPORARY EROSION CONTROL MEASURES (SILT FENCE, INLET SEDIMENT TRAPS, CONSTRUCTION ENTRANCES, ETC.) SHALL BE COMPLETELY REMOVED FROM THE SITE WHEN THEY ARE NO LONGER NEEDED, UNLESS THEY ARE APPROVED BY THE ENGINEER TO REMAIN IN PLACE FOR PERMANENT STABILIZATION OR BIODEGREDATION (I.E. EROSION CONTROL BLANKETS). REMOVAL OF THE CONTROLS SHALL BE COORDINATED WITH THE WEATHER FORECAST SO THAT REMOVAL FALLS WITHIN A FORECAST DRY PERIOD. FOR CONTROLS WITHIN AREAS TO BE PAVED, THEY SHALL BE REMOVED IMMEDIATELY PRIOR TO THE COMMENCEMENT OF PAVEMENT OPERATIONS IN THE LOCATION OF THE CONTROL. FOR CONTROLS DOWN SLOPE OF VEGETATED AREAS, AT LEAST 70% OF THE VEGETATIVE COVER MUST BE ESTABLISHED PRIOR TO THE REMOVAL OF THE CONTROLS. WHERE HYDROSEED IS PERMITTED BY THE ENGINEER, THAT SHALL BE CONSIDERED STABILIZED. SOD SHALL BE CONSIDERED ESTABLISHED WHEN THE ROOTS TIE IT TO THE GROUND (TYPICALLY TAKES 2 TO 6 WEEKS). RESTORE AND STABILIZE ANY AREA DISTURBED BY THE REMOVAL OF AN EROSION CONTROL MEASURE.

LEGEND

- STABILIZED CONSTRUCTION ENTRANCE — RE: 3/C301
- SF — SILT FENCE — RE: 2/C301
- TEMPORARY INLET SEDIMENT TRAP — RE: 1/C301
- CONCRETE CLEANOUT — RE: 4/C301
- FINAL SODDING OR SEEDING FOR EROSION CONTROL PREVENTION — RE: LANDSCAPE PLANS
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- CITIZENS BANK TIE IN MAJOR CONTOUR
- CITIZENS BANK TIE IN MINOR CONTOUR



811 Know what's below. Call before you dig.

CAUTION
NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.

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EROSION CONTROL PLAN

SHEET NO.
C300

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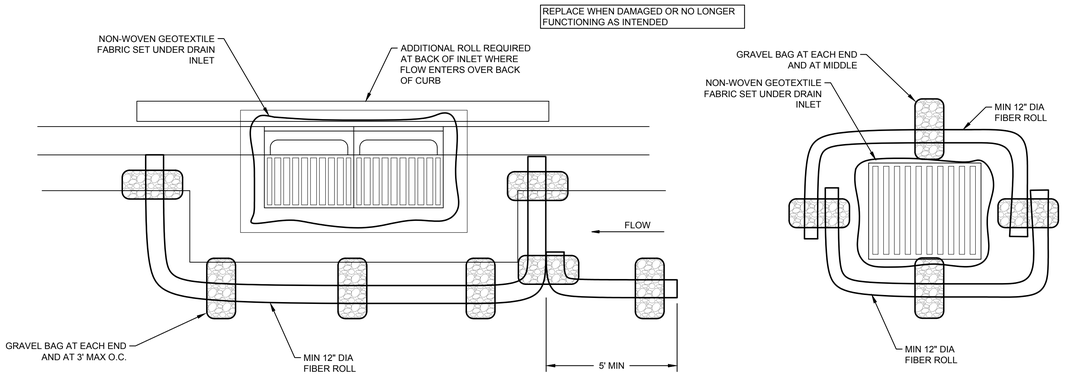
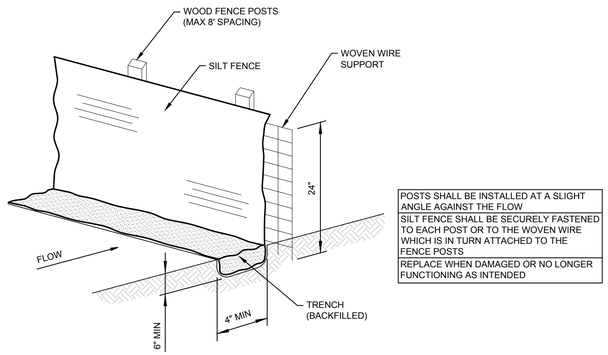


1 TEMPORARY INLET SEDIMENT TRAP

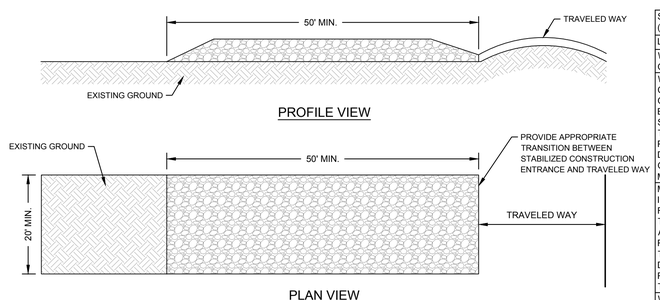
SCALE: NTS



POSTS SHALL BE INSTALLED AT A SLIGHT ANGLE AGAINST THE FLOW
SILT FENCE SHALL BE SECURELY FASTENED TO EACH POST OR TO THE WOVEN WIRE WHICH IS IN TURN ATTACHED TO THE FENCE POSTS
REPLACE WHEN DAMAGED OR NO LONGER FUNCTIONING AS INTENDED

2 SILT FENCE

SCALE: NTS

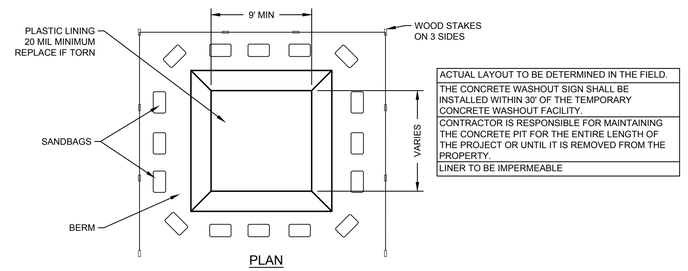


STONE SIZE AASHTO DESIGNATION M43, SIZE NO. 1 (2-1/2" TO 1-1/2"). USE CRUSHED STONE
LENGTH - AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO ADJACENT STREETS. WHEN WASHING, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS TO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR OTHER WATERCOURSE THROUGH THE USE OF SANDBAGS, GRAVEL, OR OTHER APPROVED METHOD.
MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY BY THE CONTRACTOR.
WHEN PLACEMENT WOULD IMPEDE DITCH FLOWS, CONTRACTOR TO INSTALL TEMPORARY CULVERT

3 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NTS

BERM SECTION



PLAN

ACTUAL LAYOUT TO BE DETERMINED IN THE FIELD.
THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE CONCRETE PIT FOR THE ENTIRE LENGTH OF THE PROJECT OR UNTIL IT IS REMOVED FROM THE PROPERTY.
LINER TO BE IMPERMEABLE

4 CONCRETE WASHOUT PIT

SCALE: NTS

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GENERAL NOTES:

1. CONDUCT SITE CLEARING OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION. STREETS AND ROADWAYS SHALL BE THOROUGHLY CLEANED AND/OR SWEPT ON A DAILY BASIS OR MORE FREQUENTLY AS REQUIRED BY THE GOVERNING AUTHORITY. RESTORE DAMAGED IMPROVEMENTS TO ORIGINAL CONDITION AS ACCEPTABLE TO PARTIES HAVING JURISDICTION.
2. THE CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES IN ACCORDANCE WITH LOCAL AUTHORITIES.
3. ALL STREET SURFACES, DRIVEWAYS, CULVERTS, ROADSIDE DRAINAGE DITCHES, AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED IN ACCORDANCE WITH THE SPECIFICATIONS.
4. UNLESS SPECIFIED OTHERWISE, ALL MATERIAL AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE STANDARDS, SPECIFICATIONS, AND REGULATIONS OF THE CITY OF OXFORD, MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY, AND STATE DEPARTMENT OF TRANSPORTATION, AND/OR THE APPROPRIATE LOCAL AUTHORITIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, PERMIT FEES, LICENSES, LICENSE FEES, TAP FEES, ETC.
6. ALL ELEVATIONS IN PAVED AREAS ARE TOP OF FINISHED PAVEMENT UNLESS OTHERWISE NOTED.
7. RELOCATION OF ANY UTILITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROPRIATE UTILITY COMPANY AND/OR REGULATORY AGENCY. CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FROM ENGINEER BEFORE ANY UTILITY RELOCATION.
8. NO DIMENSION MAY BE SCALED. REFER UNCLEAR ITEMS TO THE ENGINEER FOR INTERPRETATION.

EXCAVATION NOTIFICATION

1. ALL CONTRACTORS SHALL NOTIFY UTILITY COMPANIES AND GOVERNMENT AGENCIES IN WRITING OF THE INTENT TO EXCAVATE NO LESS THAN 72 HOURS PRIOR TO SUCH EXCAVATION (EXCLUSIVE OF SATURDAYS, SUNDAYS, AND HOLIDAYS).
2. CONTRACTORS TO CALL 811 (OR VISIT CALL811.COM) TO REQUEST UTILITY LOCATES. ONCE COMPLETION OF MARKINGS HAS BEEN CONFIRMED BY THE CONTRACTOR, NO AUTOMATED OR MECHANICAL EQUIPMENT SHOULD BE USED WITHIN TWO FEET ON EITHER SIDE OF THE MARKINGS (OR ANOTHER MORE STRINGENT TOLERANCE AS DIRECTED), AND EXISTING FACILITIES MUST BE EXPOSED BY HAND.
3. EXISTING UTILITY LOCATIONS SHOWN SHALL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. LOCATIONS OF UNDERGROUND UTILITIES ON THESE DRAWINGS ARE APPROXIMATE ONLY AND BASED ON ACTUAL FIELD LOCATIONS OF VISIBLE STRUCTURES AND PLAN COMPUTATIONS.

UNANTICIPATED SOIL CONDITIONS

1. IF UNSUITABLE BEARING MATERIALS ARE ENCOUNTERED AT THE SPECIFIED SUBGRADE DEPTHS, THE CONTRACTOR SHALL NOTIFY THE OWNER. SOIL SUBGRADES WHICH ARE UNSTABLE DUE TO INADEQUATE CONSTRUCTION DEWATERING OR EXCESSIVE SUBGRADE DISTURBANCE ARE NOT DEEMED UNSUITABLE SOILS AND SHALL BE CORRECTED TO SUITABLE CONDITIONS AT THE CONTRACTORS EXPENSE.
2. FILL SOIL THAT IS NOT WITHIN +/- 2% OPTIMUM MOISTURE FOR COMPACTION OF THE PARTICULAR MATERIAL IN PLACE AS DETERMINED BY THE OWNER'S REPRESENTATIVE AND IS DISTURBED BY THE CONTRACTOR DURING CONSTRUCTION OPERATIONS SO THAT PROPER COMPACTION CANNOT BE REACHED SHALL NOT BE CONSTRUED AS UNSUITABLE BEARING MATERIAL AND SHALL BE CORRECTED TO SUITABLE CONDITIONS AT THE CONTRACTORS EXPENSE.
3. THE CONTRACTOR SHALL FOLLOW A CONSTRUCTION PROCEDURE WHICH PERMITS VISUAL IDENTIFICATION OF FIRM NATURAL GROUND.
4. SURFACE RUNOFF: SURFACE WATER ON AND AROUND THE SITE SHALL BE COLLECTED INTO LOCAL SUMPS BY MEANS OF TRENCHES, PIPES, ETC., AND PUMPED INTO THE STORM WATER SYSTEM. USE APPROPRIATE FILTRATION OR SEDIMENTATION TO PREVENT PUMPING OF SUSPENDED SOLIDS INTO THE STORM SEWER. A PERMIT MUST BE OBTAINED FOR SUCH PUMPING.
5. DEWATERING OF TRENCHES AND EXCAVATIONS: TRENCHES AND EXCAVATIONS SHALL BE KEPT FREE OF STANDING WATER AT ALL TIMES. PUMPING IS TO BEGIN AS SOON AS WATER BEGINS TO ACCUMULATE AND IS TO CONTINUE UNTIL WATER IS REMOVED.

SITE ACCESSIBILITY

1. ALL FEATURES OF THIS PROJECT INCLUDING, BUT NOT LIMITED TO, SIDEWALKS, CURB RAMPS, ACCESSIBLE PARKING, AND ACCESSIBLE ROUTES SHALL COMPLY WITH THE APPLICABLE ACCESSIBILITY CODES [AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES; THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) PUBLISHED IN THE FEDERAL REGISTER AUGUST 2023; INTERNATIONAL BUILDING CODE (IBC); ICC A117.1; ETC.]
2. WHERE SPATIAL LIMITATIONS OR EXISTING FEATURES WITHIN THE LIMITS OF THE PROJECT PREVENT FULL COMPLIANCE WITH THESE GUIDELINES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER UPON DISCOVERY OF SUCH FEATURES. THE CONTRACTOR SHALL NOT PROCEED WITH ANY ASPECT OF THE WORK WHICH IS NOT IN FULL COMPLIANCE WITH THESE GUIDELINES WITHOUT PRIOR, WRITTEN PERMISSION FROM THE ENGINEER. ANY WORK WHICH IS NOT PERFORMED WITHIN THESE GUIDELINES, FOR WHICH THE CONTRACTOR DOES NOT HAVE WRITTEN APPROVAL, SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
3. GENERAL SLOPE GUIDANCE:
   - 3.1. CROSS SLOPES SHALL NOT EXCEED 1:50 (2.0%). PREFERRED SLOPE IS 1.5%.
   - 3.2. RUNNING SLOPES SHALL NOT EXCEED 5% EXCEPT AT RAMPS. PREFERRED MAXIMUM SLOPE IS 4.5%.
   - 3.3. RAMP RUNNING SLOPES SHALL NOT EXCEED 1:12 (8.3%). PREFERRED MAXIMUM SLOPE IS 7.8%.
   - 3.4. SLOPES AT LANDINGS, ACCESSIBLE PARKING STALLS, AND ACCESSIBLE AISLES SHALL NOT EXCEED 2% IN ANY DIRECTION. PREFERRED MAXIMUM SLOPE IS 1.5%.
   - 3.5. EXCEPTIONS WITHIN THE PUBLIC RIGHT-OF-WAY: WHERE THE ESTABLISHED ADJACENT STREET GRADE EXCEEDS 5%, RUNNING SLOPES PARALLEL TO THE STREET SLOPES SHALL NOT EXCEED THE GENERAL GRADE ESTABLISHED FOR THE ADJACENT STREET. CURB RAMP RUNNING SLOPE CAN EXCEED 8.3% TO LIMIT THE RESULTING RAMP LENGTH TO 15 FEET.

GEOTECHNICAL

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY PRECISION ENGINEERING CORPORATION DATED 08.28.2025.

SURVEY

1. EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION ARE SHOWN PER THE FIELD SURVEY PERFORMED BY PRECISION ENGINEERING CORPORATION DATED 07.15.2025.

GENERAL SITE NOTES:

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL MUNICIPAL REGULATIONS AND CODES, WHICHEVER IS MORE STRINGENT.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH O.S.H.A. STANDARDS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES' SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
4. REFER TO LANDSCAPE PLANS FOR GRASS, TREES, AND PLANTED MATERIALS.
5. ALL DIMENSIONS AND COORDINATES ARE FROM FACE OF CURB UNLESS SHOWN OTHERWISE.
6. RADII = 5'-00" UNLESS OTHERWISE INDICATED.

SITE DATA:

LAND AREA SUMMARY

NET LAND AREA	55,000 SF (1.26 AC)

SITE DATA

ZONING	SCN - SUBURBAN CENTER

BUILDING DATA

TOTAL BUILDING:	2,690 SF

IMPERVIOUS AREA

TOTAL SITE AREA:	55,000 SF (1.26 AC)
TOTAL DISTURBED AREA:	55,000 SF (1.26 AC)
EXISTING IMPERVIOUS AREA:	6,115 SF (0.14 AC)
PROPOSED IMPERVIOUS AREA:	29,250 SF (0.67 AC)
NET CHANGE:	23,135 SF

OFF-STREET PARKING REQUIREMENTS

REQUIRED:	(10 SPACES + 1 SPACE PER 4 SEATS) (38 SEAT CAPACITY)	20 PARKING SPACES
PROVIDED:		24 PARKING SPACES

ACCESSIBLE PARKING REQUIREMENTS

REQUIRED:	2 ACCESSIBLE SPACES
PROVIDED:	2 ACCESSIBLE SPACES

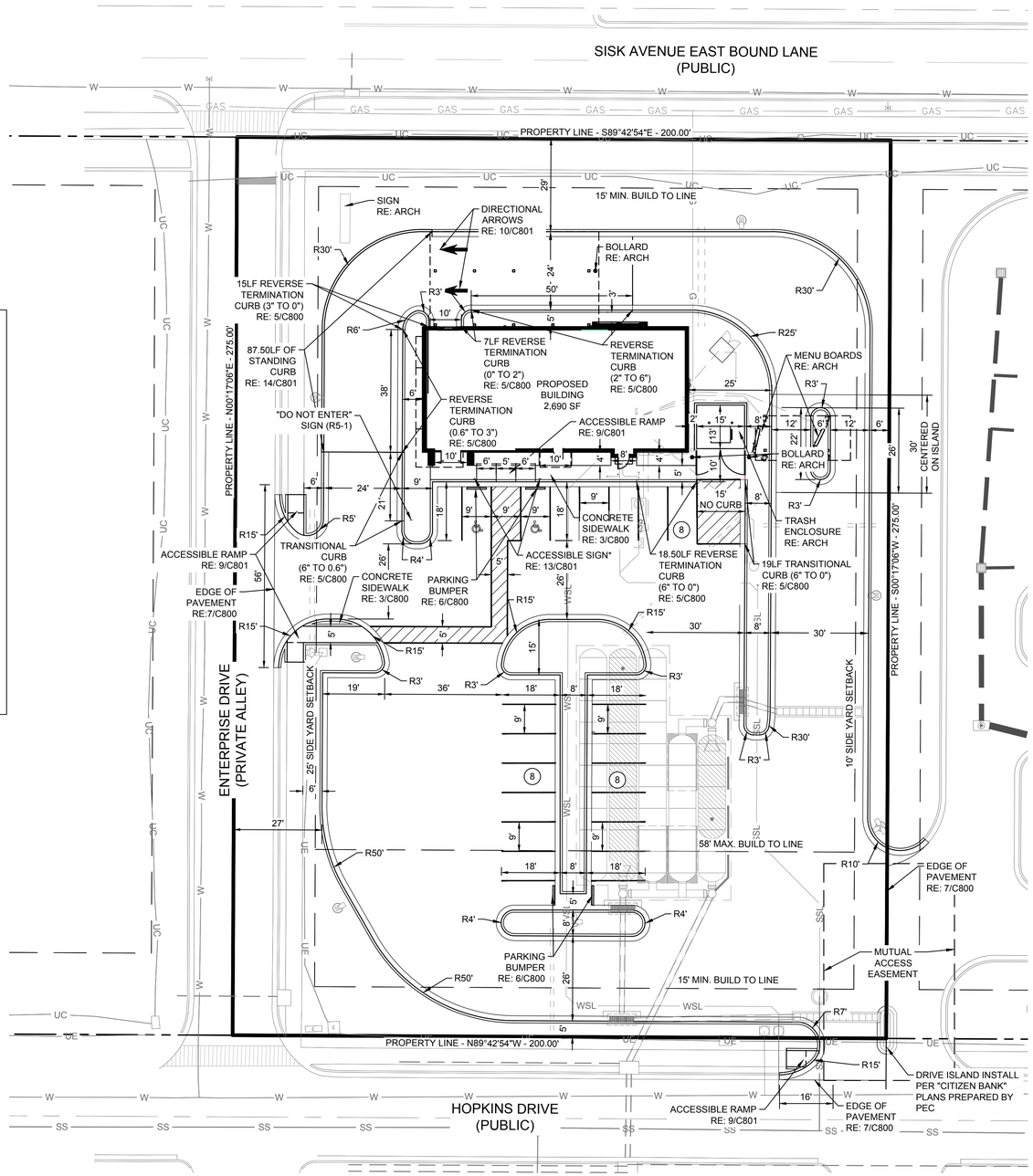
PROPERTY DESCRIPTION

PROPERTY BEING THE SAME AS LOT 16 OF PLAT OF SURVEY OF OXFORD COMMONS P.U.D. PHASE I TRACT C PART 2 AS FOUND IN CABINET B SLIDE 142 IN THE OFFICE OF THE CHANCERY CLERK IN THE CITY OF OXFORD, LAFAYETTE CO., MS

*ACCESSIBLE SIGNAGE NOTE:

ACCESSIBLE PARKING SIGNAGE SHALL BE INSTALLED PER ADA STANDARDS. IF APPLICABLE, SIGNAGE IS PREFERRED TO BE MOUNTED ON THE FACE OF BUILDING ADJACENT TO THE ACCESSIBLE PARKING SPACE TO MAINTAIN VISIBILITY AND PROTECT SIGNAGE FROM VEHICULAR CONFLICTS.

IF WALL-MOUNTING IS NOT PRACTICAL, SIGN SHALL BE POLE MOUNTED AND LOCATED SO THAT IT DOES NOT ENCROACH ON REQUIRED DOOR CLEARANCES, ACCESSIBLE WALKING PATHS OR VEHICLE MANEUVERING AREAS.



N

20 0 10 20

1" = 20'

811 Know what's below. Call before you dig.

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GENERAL PAVING NOTES:

1. ALL MATERIALS, EXECUTION, AND TESTING TO CONFORM TO AHJ REQUIREMENTS (I.E. LOCAL OR STATE DOT STANDARDS AND SPECIFICATIONS).

2. ALL PAVING AND EARTHWORK OPERATIONS SHALL CONFORM TO THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.

3. CONTRACTOR TO PROVIDE PRODUCT DATA SUBMITTALS INCLUDING, BUT NOT LIMITED TO, DESIGN MIXES, MATERIAL CERTIFICATES, AND MATERIAL TEST REPORTS FOR MATERIALS AND PRODUCTS ASSOCIATED WITH PAVING AND PAVEMENT MARKING OPERATIONS.

4. CONTRACTOR SHALL DEVELOP AND IMPLEMENT PROPER TRAFFIC CONTROL IN CONFORMANCE WITH THE LATEST REVISION OF THE MUTCD. ACCESS FOR EMERGENCY VEHICLES AND LOCAL TRAFFIC SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.

5. PAVEMENT SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND TO THE GRADES AND ELEVATIONS REQUIRED BY THE CONSTRUCTION DOCUMENTS.

6. PAVEMENT CONTRACTOR TO INSPECT PAVEMENT SUBGRADE AND CORRECT ANY DEFICIENCIES PRIOR TO PAVING OPERATIONS.

7. CONTRACTOR TO COORDINATE CONSTRUCTION TESTING UNLESS OTHERWISE INDICATED IN THE CONTRACT DOCUMENTS.

8. THE PAVEMENT SECTIONS SHOWN IN DETAIL 1/C800 ARE SHOWN FOR REFERENCE AND WERE PROVIDED BY PRECISION ENGINEERING CORPORATION BASED ON SITE SPECIFIC CONDITIONS AS OUTLINED IN THEIR REPORT DATED 08.28.2025. ANY QUESTIONS REGARDING THE SUITABILITY OF THESE OR ALTERNATE PAVEMENTS SECTIONS, SPECIFIC PAVEMENT MAINTENANCE REQUIREMENTS, OR POTENTIAL PAVEMENT LIFE SHOULD BE DIRECTED TO PRECISION ENGINEERING CORPORATION, AS THIS IS BEYOND WALLACE'S SCOPE OF SERVICES FOR THIS PROJECT.

ASPHALT PAVEMENT:

9. CONSTRUCT JOINTS TO ENSURE A CONTINUOUS BOND BETWEEN ADJOINING PAVEMENT SECTIONS. OFFSET LONGITUDINAL JOINTS, IN SUCCESSIVE COURSES, A MINIMUM OF 6 INCHES AND TRANSVERSE JOINTS A MINIMUM OF 24 INCHES.

10. WHERE DIFFERENT THICKNESS PAVEMENTS ABUT, PROVIDE A THICKENED EDGE ON THE THINNER PAVEMENT SECTION, WHICH TRANSITIONS TO THE THICKER PAVEMENT DEPTH ACROSS FOUR FEET.

11. UNIFORM DENSITY REQUIREMENTS:
    - 11.1. AVERAGE DENSITY: 96 PERCENT OF REFERENCE LABORATORY DENSITY ACCORDING TO ASTM D 6927 BUT NOT LESS THAN 94 PERCENT OR GREATER THAN 100 PERCENT, OR
    - 11.2. AVERAGE DENSITY: 92 PERCENT OF REFERENCE MAXIMUM THEORETICAL DENSITY ACCORDING TO ASTM D 2041 BUT NOT LESS THAN 90 PERCENT OR GREATER THAN 96 PERCENT.

12. INSTALLATION TOLERANCES:
    - 12.1. PAVEMENT THICKNESS: BASE COURSE PLUS OR MINUS 1/2 INCH; SURFACE PLUS 1/4 INCH.
    - 12.2. PAVEMENT SMOOTHNESS: BASE COURSE 1/4 INCH IN 10 FEET; SURFACE COURSE 1/8 INCH IN 10 FEET.

CONCRETE PAVEMENT:

13. CONCRETE PLACEMENT TO CONFORM TO ACI 301 / 306 / 330 REQUIREMENTS.

14. CONCRETE MATERIAL:
    - 14.1. 28 DAY COMPRESSIVE STRENGTH: 4000 PSI MINIMUM
    - 14.2. MAXIMUM W/C RATIO AT POINT OF PLACEMENT: 0.45
    - 14.3. SLUMP: 4 INCHES PLUS OR MINUS 1 INCH
    - 14.4. AIR CONTENT: 6 PERCENT PLUS OR MINUS 1-1/2 PERCENT

15. STEEL:
    - 15.1. GRADE 60
    - 15.2. COMPLY WITH CRSI'S "MANUAL OF STANDARD PRACTICE" FOR FABRICATION, PLACEMENT, AND SUPPORT.

16. JOINTS:
    - 16.1. FORM CONSTRUCTION, ISOLATION, AND CONTRACTION JOINTS WITH FACES PERPENDICULAR TO SURFACE PLANE OF CONCRETE. WHEN JOINING EXISTING PAVING, PLACE JOINTS TO ALIGN WITH PREVIOUSLY PLACED JOINTS UNLESS OTHERWISE INDICATED.
    - 16.2. FORM ISOLATION JOINTS OF PREFORMED JOINT-FILLER STRIPS ABUTTING LIGHT STANDARD FOUNDATIONS, MANHOLES, INLETS, STRUCTURES, OR OTHER FIXED OBJECTS. EXTEND JOINT FILLERS THE FULL WIDTH AND DEPTH OF PAVEMENT.
    - 16.3. CONTRACTION JOINT DEPTH TO BE 1/4 OF THE TOTAL CONCRETE THICKNESS.
    - 16.4. JOINTS SHOULD EXTEND THROUGH ADJACENT CURB AND GUTTER.

17. JOINT SPACING
    - 17.1. JOINT SPACING SHALL NOT EXCEED 24 TO 30 TIMES THE PAVEMENT THICKNESS (E.G. 0.5' THICK CONCRETE x 30 = 15' MAXIMUM JOINT SPACING) WITH A MAXIMUM SPACING OF 15 FEET.
    - 17.2. LAY OUT JOINTS TO FORM SQUARE PANELS. WHEN THIS IS NOT PRACTICAL, RECTANGULAR PANELS CAN BE USED, BUT THE LENGTH SHALL NOT BE MORE THAN 25% LONGER THAN THE WIDTH (E.G. A 15' LONG PANEL CANNOT BE LESS THAN 12' WIDE).
    - 17.3. CONTRACTOR TO SUBMIT A JOINT LAYOUT PLAN FOR REVIEW AND APPROVAL PRIOR TO COMMENCING PAVING OPERATIONS. CONTRACTOR TO TAKE INTO ACCOUNT REVIEW TIME AND CHANGES PER ANY COMMENTS WHEN SCHEDULING THE SUBMISSION OF THE JOINT LAYOUT PLAN.

18. REINFORCEMENT OF IRREGULARLY SHAPED PANELS OR MISMATCHED JOINTS
    - 18.1. ON PANELS WITH RADII, ON PANELS THAT TAPER TO A SHARP ANGLE, AND/OR WHEN THE LENGTH TO WIDTH RATIO EXCEEDS 1.25, PROVIDE A MINIMUM OF 0.05 PERCENT STEEL IN BOTH DIRECTIONS ACROSS THE ENTIRE PANEL.
    - 18.2. WHERE JOINT PATTERNS OF ABUTTING PAVEMENTS DO NOT MATCH AND ARE NOT SEPARATED BY AN EXPANSION JOINT, PROVIDE A MINIMUM OF 0.05 PERCENT STEEL IN THE PAVEMENT OPPOSITE OF THE MISMATCHED JOINT FOR A DISTANCE OF THREE FEET BACK FROM THE JOINT ALONG THE FULL WIDTH OF THE PANEL.

19. WHERE DIFFERENT THICKNESS PAVEMENTS ABUT, PROVIDE A THICKENED EDGE ON THE THINNER PAVEMENT SECTION WHICH TRANSITIONS TO THE THICKER PAVEMENT DEPTH ACROSS FOUR FEET.

20. PROVIDE MEDIUM TO FINE TEXTURED BROOM FINISH UNLESS OTHERWISE INDICATED ON THE PLANS.

21. INSTALLATION TOLERANCES
    - 21.1. ELEVATION: 1/4 INCH
    - 21.2. THICKNESS: PLUS 3/8 INCH, MINUS 1/4 INCH
    - 21.3. SURFACE: 1/4 INCH IN 10 FEET

PAVEMENT MARKINGS:

22. ALLOW PAVING TO AGE A MINIMUM OF 30 DAYS BEFORE STARTING PAVEMENT MARKING OPERATIONS.

23. PAVEMENT MARKING PAINT SHALL BE ACRYLIC, WATERBORNE EMULSION, LEAD AND CHROMATE FREE, READY MIXED, COMPLYING WITH FS TT-P-1952, TYPE II, WITH A DRYING TIME OF LESS THAN THREE MINUTES.

24. COLOR AS INDICATED.

LEGEND

- HEAVY DUTY ASPHALT PAVEMENT
  RE: 1/C800
- STANDARD DUTY ASPHALT PAVEMENT
  RE: 1/C800
- STANDARD DUTY CONCRETE
  RE: 1/C800
- REINFORCED TRANSFORMER PAD
  RE: 1/C800
- CONCRETE SIDEWALK
  RE: 3/C800

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CAUTION

NOTICE TO CONTRACTOR

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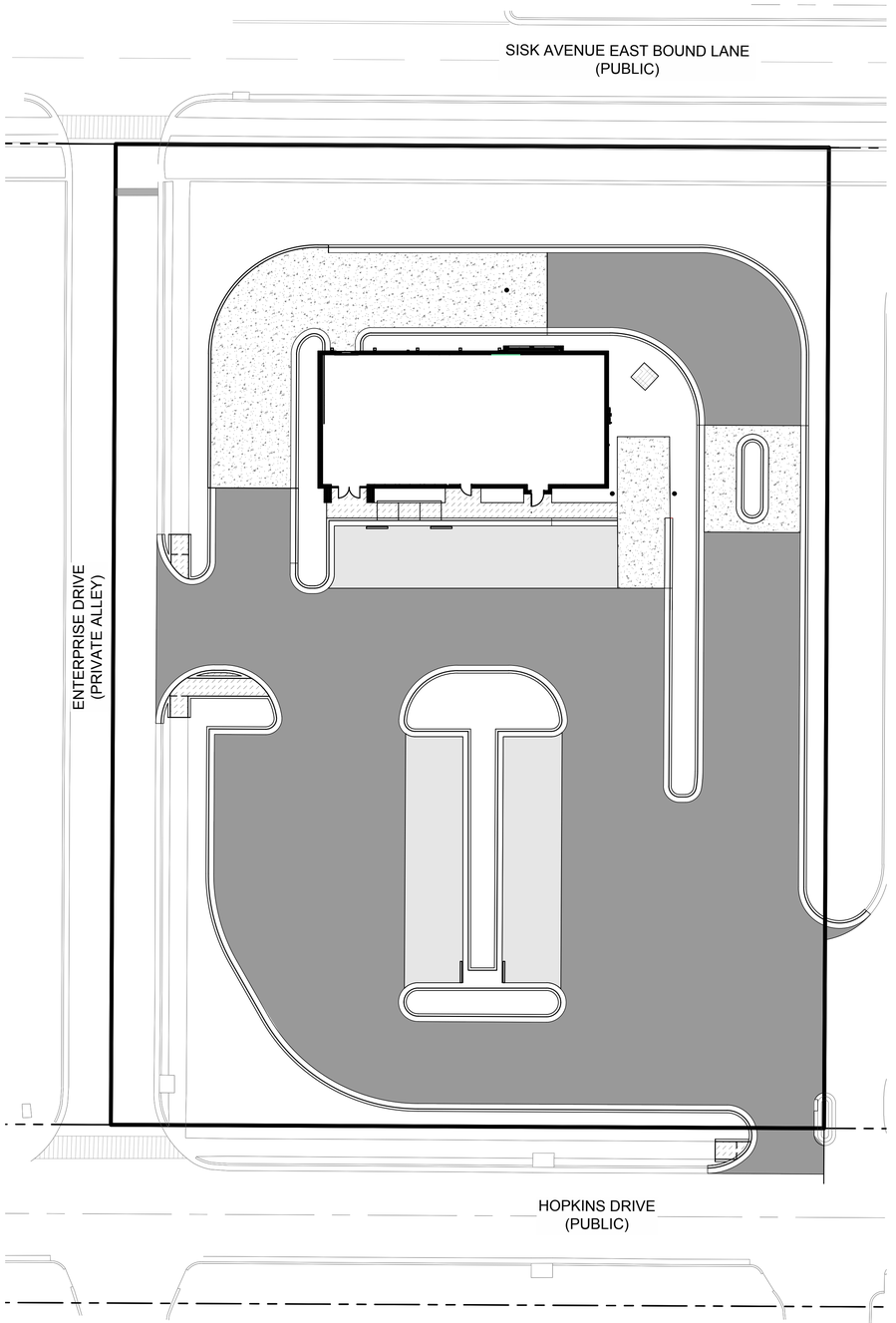

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1" = 20'

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mississippi e-1408
exp: 12-31-27

DANIEL BALDWIN
LICENSED PROFESSIONAL
ENGINEER
35256
05/27/2026

WHATABURGER

OXFORD, MISSISSIPPI

REV	DESCRIPTION	DATE
1	2ND CITY SUBMITTAL	3/16/2026
2	3rd CITY SUBMITTAL	5/27/2026

DATE 11/20/2025
PROJECT NO. 2540246
SHEET NAME
PAVING PLAN
SHEET NO.
C401

ORIG SIZE:24"X36"
PLOT:5/27/2026 4:24:25 PM
\\Civil-Server\Projects\2540246 Whataburger Oxford MS\04 Production\01 Design Drawings\2540246 Paving Plan.dwg

LEGEND

EXISTING PUBLIC SIDEWALK ROUTE

ADA

ACCESSIBLE ROUTE
NOTE: CROSS SLOPE NOT TO EXCEED 2% FOR ACCESSIBLE ROUTE

N

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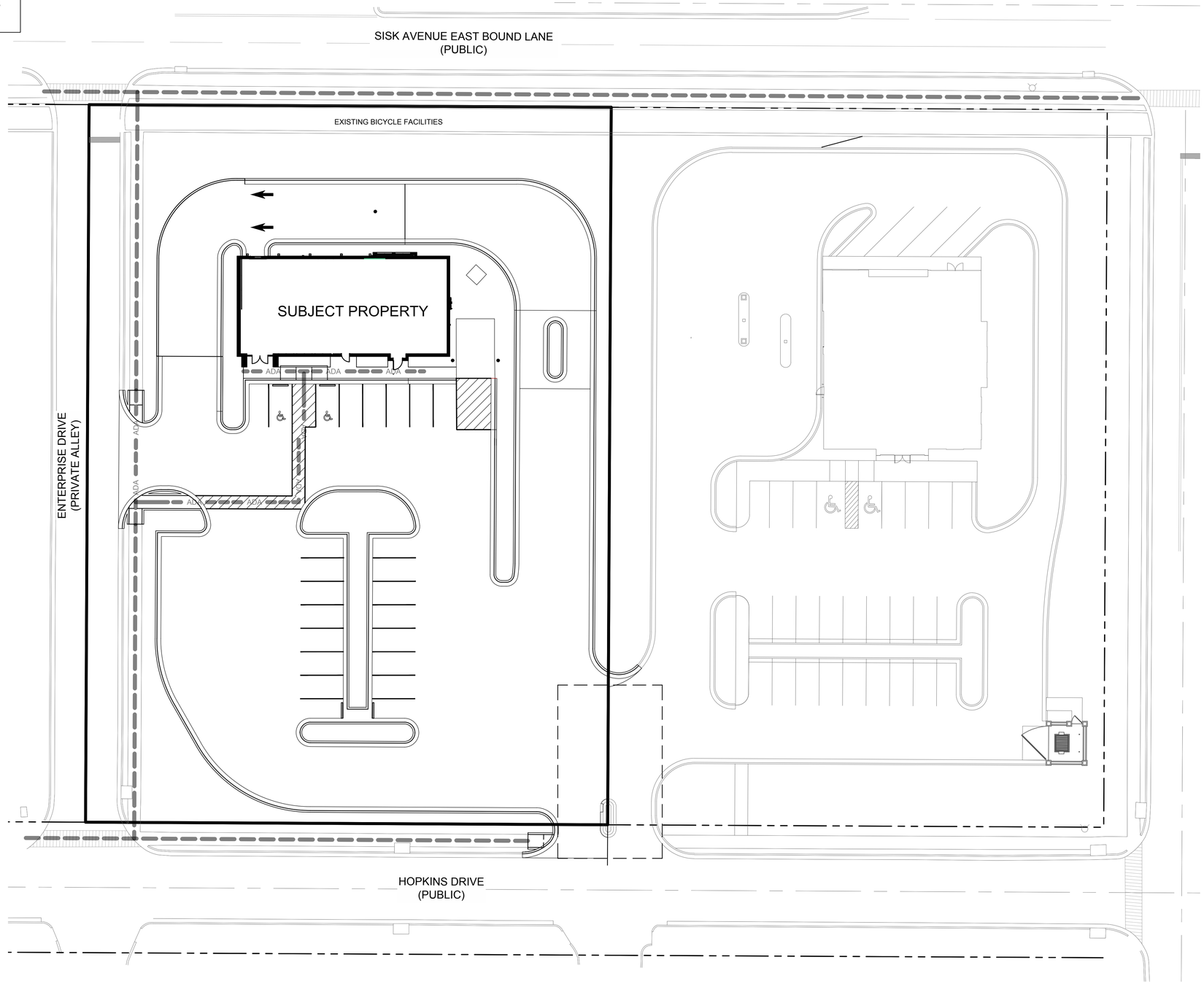
1" = 20'



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05/27/2026

WHATABURGER

OXFORD, MISSISSIPPI

REV	DESCRIPTION	DATE
1	2ND CITY SUBMITTAL	3/16/2026
2	3rd CITY SUBMITTAL	5/27/2026

DATE 11/20/2025
PROJECT NO. 2540246
SHEET NAME

STREET PLAN

SHEET NO.
C402

\\Civil-Server\Projects\2540246 Whataburger Oxford MS\04 Production\01 Design Drawings\2540246 Street Plan.dwg PLOT:5/27/2026 4:24:39 PM ORIG SIZE:24"X36"

GENERAL GRADING NOTES:

1. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED, INSPECTED, AND APPROVED BY LOCAL AUTHORITIES.
2. ALL BENCHMARKS, CONTROL POINTS, PROPERTY MARKERS, AND RIGHT-OF-WAY MONUMENTS DISTURBED OR DESTROYED SHALL BE RESET UNDER THE SUPERVISION OF A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF MISSISSIPPI. ALL SURVEYING COSTS SHALL BE THE CONTRACTOR'S.
3. THE CONTRACTOR SHALL VERIFY UTILITY LOCATIONS BEFORE EXCAVATING.
4. TOPSOIL SHALL BE STRIPPED TO A DEPTH WHERE SOIL IS FREE OF ROOTS AND VEGETATION.
5. REFERENCE GEOTECHNICAL ENGINEERING REPORT BY PRECISION ENGINEERING CORPORATION DATED 08.28.2025 FOR COMPLETE PAVING AND SUBGRADE RECOMMENDATIONS. CIVIL ENGINEER WILL NOT INTERPRET SOILS REPORTS OR ACCEPT RESPONSIBILITY FOR ALTERNATIVE METHODS PROPOSED BY THE CONTRACTOR.
6. UNDERCUTTING OF SOFT SPOTS AND PLACEMENT OF EARTHWORK IS GOVERNED FIRST BY THE GEOTECHNICAL REPORT. OBSERVATION AND TESTING SHALL BE PERFORMED BY A QUALIFIED GEOTECHNICAL ENGINEER TO VERIFY THAT THE SOFT SPOTS ARE PROPERLY OVEREXCAVATED AND REPLACED OR STABILIZED.
7. IF EXCAVATED MATERIAL IS UNSUITABLE FOR COMPACTION, AS DETERMINED BY THE GEOTECHNICAL ENGINEER, THE CONTRACTOR SHALL FURNISH SUITABLE BORROW.
8. STRIPPING, PROOFROLLING, SUBGRADE SCARIFICATION, COMPACTION, AND FILL CONSTRUCTION IN THE BUILDING AND PAVING AREAS SHALL BE PERFORMED ACCORDING TO THE GEOTECHNICAL REPORT. EMBANKMENT BENEATH BUILDING PADS OR FOR PAVING SUBGRADE SHALL BE PLACED IN LIFTS NOT EXCEEDING EIGHT (8) INCHES AND COMPACTED TO A MINIMUM OF 98% AND 95% STANDARD PROCTOR DENSITY, RESPECTIVELY, AT OPTIMUM MOISTURE CONTENT UNLESS OTHERWISE SPECIFIED THEREIN. CONTRACTOR SHALL PROVIDE WATER AS REQUIRED TO OBTAIN SPECIFIED COMPACTION.
9. EXCAVATE TO INDICATED ELEVATIONS AND DIMENSIONS WITHIN A TOLERANCE OF PLUS OR MINUS 1 INCH. IF APPLICABLE, EXTEND EXCAVATIONS A SUFFICIENT DISTANCE FROM STRUCTURES FOR PLACING AND REMOVING CONCRETE FORMWORK, FOR INSTALLING SERVICES AND OTHER CONSTRUCTION, AND FOR INSPECTIONS.
10. PAVING CONTRACTOR IS RESPONSIBLE TO REVIEW ALL FIELD ESTABLISHED GRADES PRIOR TO PLACEMENT OF MATERIALS SO AS TO PROVIDE POSITIVE DRAINAGE IN ALL CASES.
11. CONTRACTOR SHALL COORDINATE AND PROVIDE ALL STAKING NECESSARY TO INSTALL CONDUITS SUFFICIENT FOR UTILITY AND IRRIGATION SERVICES WHETHER OR NOT SHOWN ON THE CIVIL ENGINEER'S PLANS.
12. GRADES NOT OTHERWISE INDICATED ON THE PLANS SHALL BE UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE GIVEN, ABRUPT CHANGES IN SLOPES SHALL BE WELL ROUNDED. THE CONTRACTOR IS RESPONSIBLE FOR POSITIVE SITE DRAINAGE.
13. CONTRACTOR IS RESPONSIBLE TO MEET AND MATCH NEW PAVEMENT WITH EXISTING ADJACENT PAVEMENT AREAS. THE TRANSITION BETWEEN THIS SITE AND ADJACENT SITES MUST BE SMOOTH AND MONOLITHIC. ALL GRADING MUST MEET AND MATCH GRADES ON ALL SIDES.
14. ACCESSIBLE ROUTES AND SIDEWALKS ARE NOT TO EXCEED 5% RUNNING SLOPE (EXCEPT AT RAMPS) AND 2% CROSS SLOPE, INCLUDING AT DRIVEWAY CROSSINGS. ACCESSIBLE PARKING AND ACCESS AISLES NOT TO EXCEED 2% SLOPE IN ANY DIRECTION. ALL RAMPS SHALL COMPLY WITH THE APPLICABLE ACCESSIBLE DESIGN GUIDELINES.
15. ALL CUT OR FILL SLOPES SHALL BE 3H:1V OR FLATTER UNLESS OTHERWISE NOTED.
16. LANDSCAPE ISLANDS TO BE FILLED WITH SOIL SUITABLE FOR VEGETATION. THE CONTRACTOR WILL ENSURE THAT NO PONDING WILL OCCUR AT LANDSCAPE ISLANDS. ALL SURFACE WATER MUST DRAIN AROUND THE ISLAND WITH POSITIVE SLOPE. NO WATER SHALL BE TRAPPED.
17. CONTRACTOR SHALL MEET AND MATCH TOP OF JUNCTION BOXES/MANHOLES OR CLEANOUTS WITH FINISHED PAVING GRADES. FINAL GRADES OF ABOVE SURFACE UTILITIES NOT IN PAVED AREAS, INCLUDING BUT NOT LIMITED TO JUNCTION BOX/MANHOLE LIDS, WATER METER LIDS, AND SEWER CLEANOUTS, ARE TO BE ADJUSTED BY THE UTILITY CONTRACTOR TO CONFORM TO LANDSCAPING SOD INSTALLATIONS.
18. CONTRACTOR SHALL REFER TO ARCHITECTURAL AND MEP PLANS FOR THE EXACT LOCATIONS AND DIMENSIONS OF ENTRY, EXIT PORCHES, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS, AND DOWNSPOUTS.
19. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED. EXISTING PIPES ARE TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS AT THE COMPLETION OF THE PROJECT.
20. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR OR REPLACE THE EXISTING STRUCTURE AS NECESSARY.
21. ALL STORM PIPE ENTERING CONCRETE STRUCTURES SHALL BE GROUTED TO ENSURE CONNECTION AT STRUCTURE IS WATER TIGHT.
22. CONTRACTOR IS RESPONSIBLE FOR TEMPORARY ACCESS ROADS AND SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDING AND STRUCTURES FOR ALL GRASSED AND PAVED AREAS OF ENTIRE SITE THROUGHOUT CONSTRUCTION AND AVOID PONDING OR RUTTING. TEMPORARY DEWATERING, INCLUDING PUMPING, MAY BE REQUIRED AND SHALL BE INCLUDED IN THE SCOPE OF WORK.
23. UNLESS OTHERWISE INDICATED, ALL DISTURBED SOIL AREAS SHALL RECEIVE FOUR (4) INCHES OF TOPSOIL AND SHALL BE PERMANENTLY STABILIZED WITH SEED OR SOD.
24. REMOVE ALL TREES (INCLUDING ROOTBALLS), GRASS, WEEDS, ROOTS, AND OTHER DEBRIS FROM THE AREA TO BE EXCAVATED, FILLED, OR GRADED.
25. EXISTING TREES WHERE INDICATED SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES. ALL TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO GRADING. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND ALL GRADING ACTIVITIES TO REMAIN OUTSIDE THE DRIP LINES.

UNANTICIPATED SOIL CONDITIONS

1. IF UNSUITABLE BEARING MATERIALS ARE ENCOUNTERED AT THE SPECIFIED SUBGRADE DEPTHS, THE CONTRACTOR SHALL NOTIFY THE OWNER. SOIL SUBGRADES WHICH ARE UNSTABLE DUE TO INADEQUATE CONSTRUCTION DEWATERING OR EXCESSIVE SUBGRADE DISTURBANCE ARE NOT DEEMED UNSUITABLE SOILS.
2. FILL SOIL THAT IS NOT WITHIN +/- 2% OPTIMUM MOISTURE FOR COMPACTION OF THE PARTICULAR MATERIAL IN PLACE AS DETERMINED BY THE OWNER'S REPRESENTATIVE AND IS DISTURBED BY THE CONTRACTOR DURING CONSTRUCTION OPERATIONS SO THAT PROPER COMPACTION CANNOT BE REACHED SHALL NOT BE CONSTRUED AS UNSUITABLE BEARING MATERIAL.
3. THE CONTRACTOR SHALL FOLLOW A CONSTRUCTION PROCEDURE WHICH PERMITS VISUAL IDENTIFICATION OF FIRM NATURAL GROUND.
4. SURFACE RUNOFF: SURFACE WATER ON AND AROUND THE SITE SHALL BE COLLECTED INTO LOCAL SUMPS BY MEANS OF TRENCHES, PIPES, ETC., AND PUMPED INTO THE STORM WATER SYSTEM. USE APPROPRIATE FILTRATION OR SEDIMENTATION TO PREVENT PUMPING OF SUSPENDED SOLIDS INTO THE STORM SEWER. A PERMIT MUST BE OBTAINED FOR SUCH PUMPING.
5. DEWATERING OF TRENCHES AND EXCAVATIONS: TRENCHES AND EXCAVATIONS SHALL BE KEPT FREE OF STANDING WATER AT ALL TIMES. PUMPING IS TO BEGIN AS SOON AS WATER BEGINS TO ACCUMULATE AND IS TO CONTINUE UNTIL WATER IS REMOVED.

LEGEND

- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- CITIZENS BANK TIE IN MAJOR CONTOUR
- CITIZENS BANK TIE IN MINOR CONTOUR
- ADA — ACCESSIBLE ROUTE
  NOTE: CROSS SLOPE NOT TO EXCEED 2% FOR ACCESSIBLE ROUTE

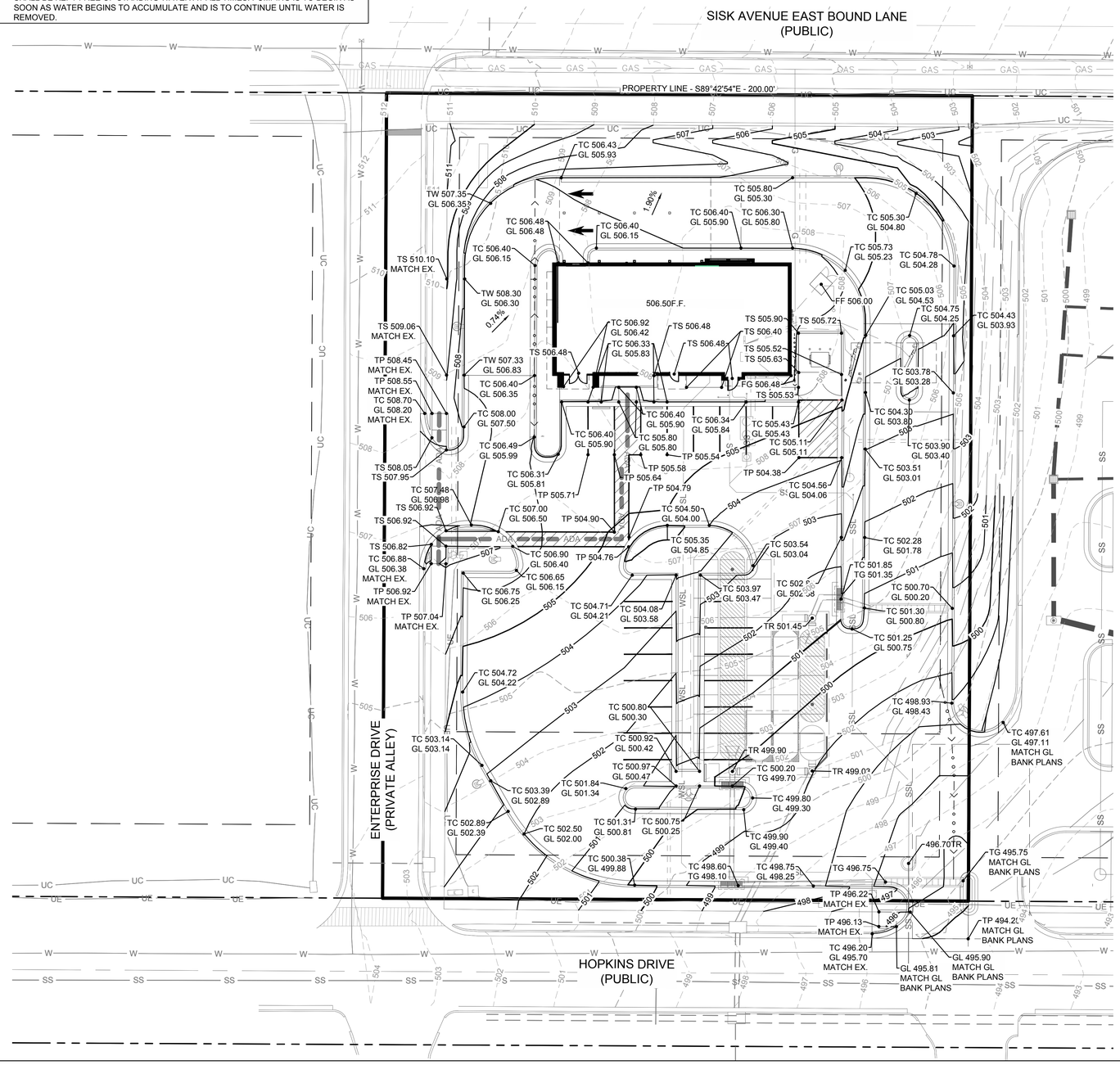
GRADING NOTE:

GRADES ON EAST PROPERTY LINE ARE TO BE COORDINATED WITH PROPERTY OWNER TO THE EAST.

CITIZENS BANK PROPOSED GRADES ARE SHOWN ON SUBJECT PROPERTY TO ACCOMMODATE SHARED DRIVE

THESE GRADES ARE SHOWN ON PLANS TO SHOW PROPOSED TIE IN GRADES. REFER TO LEGEND FOR APPROPRIATE LINE LEGEND.

CITIZENS BANK GRADES SHOWN ARE FOR REFERENCE ONLY AND ARE NOT PART OF THIS PERMIT.



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1" = 20'

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exp: 12-31-27

DANIEL BALDWIN
LICENSED PROFESSIONAL
ENGINEER
35256
05/27/2026

WHATABURGER

OXFORD, MISSISSIPPI

REV	DESCRIPTION	DATE
1	2ND CITY SUBMITTAL	3/16/2026
2	3rd CITY SUBMITTAL	5/27/2026

DATE 11/20/2025
PROJECT NO. 2540246
SHEET NAME
GRADING PLAN
SHEET NO.
C500

ORIG SIZE:24"X36"
PLOT:5/27/2026 4:24:29 PM
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LEGEND

- DRAINAGE FLOW PATH
- DRAINAGE AREA BOUNDARY
- X1 — DRAINAGE AREA LABEL
- POA — POINT OF ANALYSIS

EXISTING DRAINAGE AREA SUMMARY (SCS)

DRAINAGE AREA BASIN	DRAINAGE AREA (SF)	DRAINAGE AREA (SQ. MI.)	DRAINAGE AREA (ACRES)	COMPOSITE CN	REACH GRASS SHEET FLOW (FEET) TR-55	SLOPE GRASS SHEET FLOW (%) TR-55	REACH SHALLOW CONCENTRATED FLOW (FEET) TR-55	SLOPE SHALLOW CONCENTRATED FLOW (%) TR-55	REACH PIPE/CHANNEL FLOW (FEET) TR-55	SLOPE PIE/CHANNEL FLOW (%) TR-55	LAG TIME (HR)	LAG TIME (MIN)	100 YR Q (CFS)	TIME TO PEAK (MIN)
X1	34,263	0.001229	0.79	58	53	4.6%	342	4.3%			0.10	6.1	3.6	12:06
X2	13,214	0.000474	0.30	58	25	4.2%	481	4.2%			0.11	6.5	1.4	12:03

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05/27/2026

WHATABURGER

OXFORD, MISSISSIPPI

REV	DESCRIPTION	DATE
1	2ND CITY SUBMITTAL	3/16/2026
2	3rd CITY SUBMITTAL	5/27/2026

DATE 11/20/2025
PROJECT NO. 2540246
SHEET NAME
EXISTING DRAINAGE AREA MAP
SHEET NO.
C501

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\\Civil-Server\Projects\2540246 Whataburger Oxford MS\04 Production\01 Design Drawings\2540246 Existing DAM.dwg PLOT:5/27/2026 4:24:49 PM ORIG SIZE:24"X36"

LEGEND

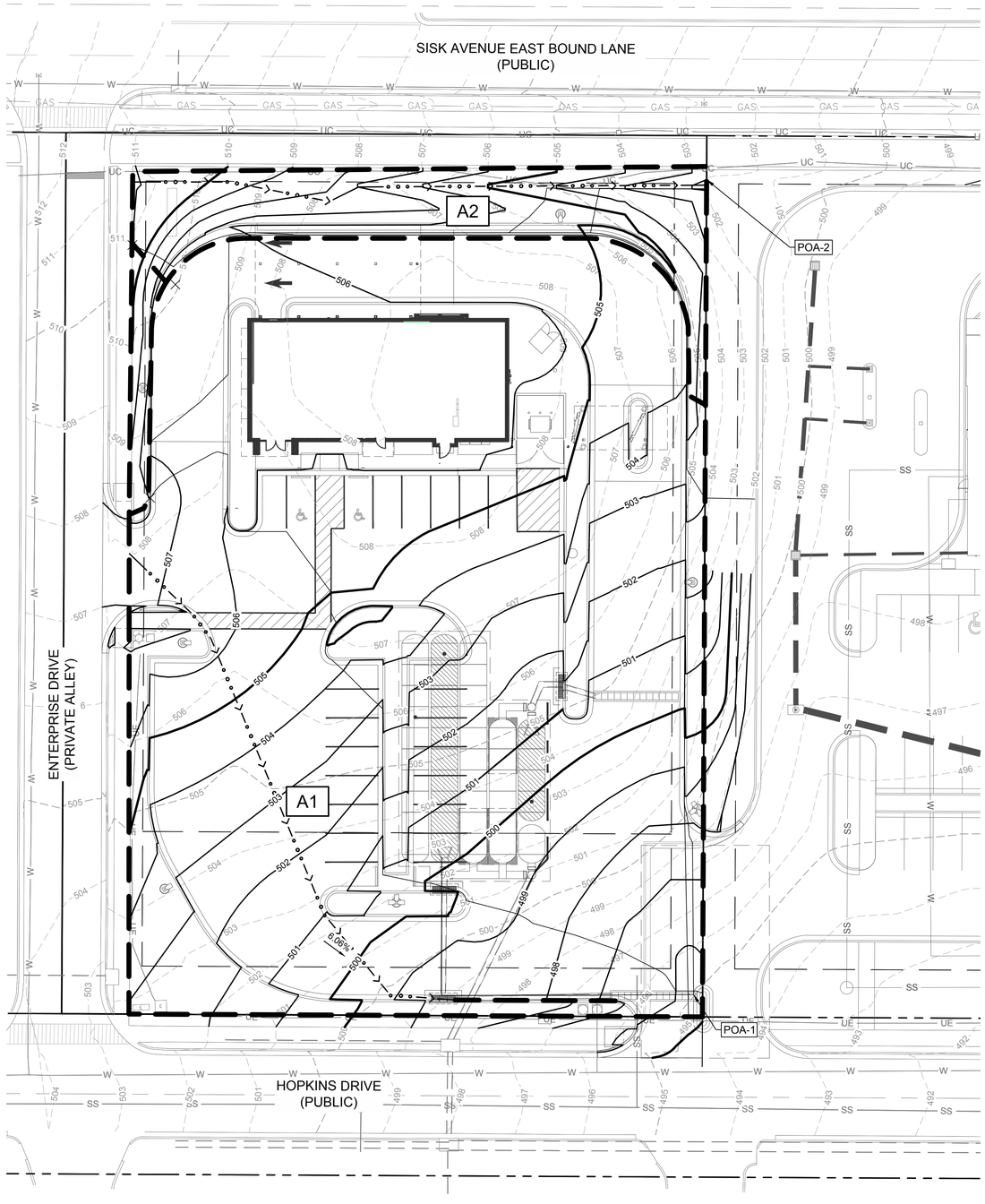
- DRAINAGE FLOW PATH
- DRAINAGE AREA BOUNDARY
- A1 — DRAINAGE AREA LABEL
- POA — POINT OF ANALYSIS

PROPOSED DRAINAGE AREA SUMMARY (SCS)

DRAINAGE AREA BASIN	DRAINAGE AREA (SF)	DRAINAGE AREA (SQ. MI.)	DRAINAGE AREA (ACRES)	COMPOSITE CN	REACH GRASS SHEET FLOW (FEET) TR-55	SLOPE GRASS SHEET FLOW (%) TR-55	REACH SHALLOW CONCENTRATED FLOW (FEET) TR-55	SLOPE SHALLOW CONCENTRATED FLOW (%) TR-55	REACH PIPE/CHANNEL FLOW (FEET) TR-55	SLOPE PIE/CHANNEL FLOW (%) TR-55	LAG TIME (HR)	LAG TIME (MIN)	100 YR Q (CFS)	TIME TO PEAK (MIN)
A1	42,375	0.001520	0.97	92	50	0.5%	411	0.0%	121	1.0%	0.05	3.0	10.4	12:03
A2	5,018	0.000180	0.12	61	72	5.0%	108	4.7%			0.05	3.0	0.7	12:03

RUNOFF SUMMARY (SCS)

POA-1				POA-2			
STORM EVENT	EXISTING RUNOFF (CFS)	PROPOSED RUNOFF (CFS)	DIFFERENCE (CFS)	STORM EVENT	EXISTING RUNOFF (CFS)	PROPOSED RUNOFF (CFS)	DIFFERENCE (CFS)
2 Year (50%)	0.6	0.5	-0.1	2 Year (50%)	0.2	0.1	-0.1
10 Year (10%)	1.6	0.6	-1.0	10 Year (10%)	0.6	0.4	-0.2
25 Year (4%)	2.4	1.0	-1.4	25 Year (4%)	0.9	0.5	-0.4
100 Year (1.0%)	3.6	2.9	-0.7	100 Year (1.0%)	1.4	0.7	-0.7



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DANIEL BALDWIN
LICENSED PROFESSIONAL ENGINEER
35256
05/27/2026

WHATABURGER

OXFORD, MISSISSIPPI

REV	DESCRIPTION	DATE
1	2ND CITY SUBMITTAL	3/16/2026
2	3rd CITY SUBMITTAL	5/27/2026

DATE 11/20/2025
PROJECT NO. 2540246
SHEET NAME
PROPOSED DRAINAGE AREA MAP
SHEET NO.
C502

\\Civil-Server\Projects\2540246 Whataburger Oxford MS\04 Production\01 Design Drawings\2540246 Proposed DAM.dwg PLOT:5/27/2026 4:24:35 PM ORIG SIZE:24"X36"

LEGEND

- DRAINAGE FLOW PATH
- DRAINAGE AREA BOUNDARY
- 1 — DRAINAGE AREA LABEL

RATIONAL METHOD TABLE

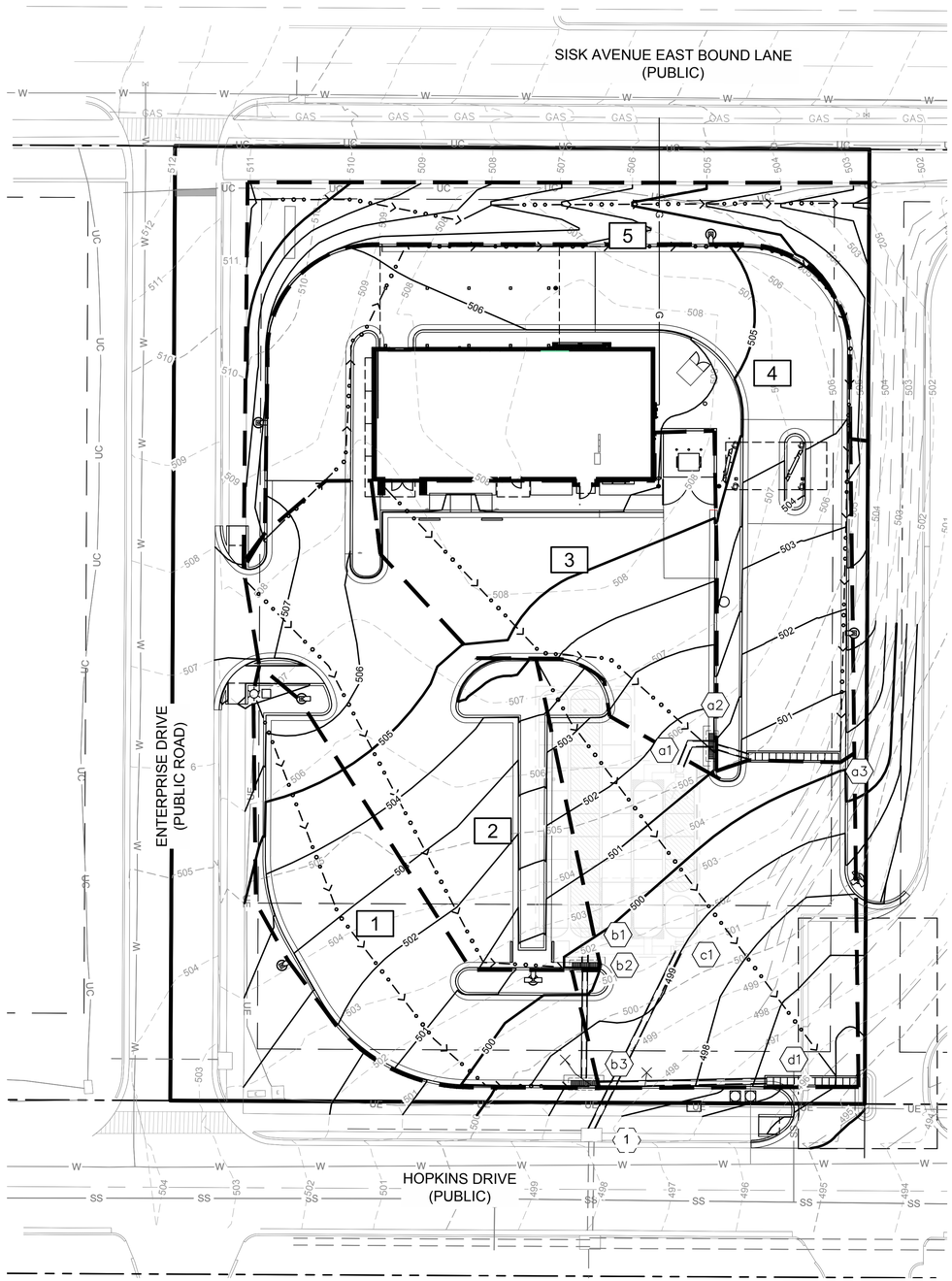
DRAINAGE AREA BASIN	INLET NO.	DRAINAGE AREA (SF)	DRAINAGE AREA (ACRES)	PAVED AREA (SF)	GRAVEL AREA (SF)	GRASS AREA (SF)	"C" FACTOR	REACH GRASS (FEET)	SLOPE GRASS (%)	VELOCITY GRASS (FPS)	REACH PAVING (FEET)	SLOPE PAVING (%)	VELOCITY PAVING (FPS)	REACH GRAVEL (FEET)	SLOPE GRAVEL (%)	VELOCITY GRAVEL (FPS)	REACH GRASSED WATERWAY (FT)	SLOPE GRASSED WATERWAY (%)	VELOCITY GRASSED WATERWAY (FPS)	TOTAL Tc (MIN)	I 100 (IN/HR)	Q 100 (CFS)	% SLOPE AT INLET	SUM Q 100 AT INLET (CFS)	D 100 INLET (FEET)	MAX DEPTH AT INLET (FEET)	INLET MAX CAPACITY (CFS)	Q 100 BYPASS (CFS)	TO STRUCTURE	CLOGGING FACTOR	INLET DESIGN
1	b3	5,502	0.13	4,952	0	550	0.90	0	0.0%	0.0	161	4.0%	4.1	0	0.0%	0.0	0	0.0%	0.0	0.7	13.3	1.5	sump	1.5	0.20	0.5	6.1	0	offsite	0.7	Double Grate Design 2
2	b2	6,716	0.15	6,044	0	672	0.90	0	0.0%	0.0	160	4.8%	4.5	0	0.0%	0.0	0	0.0%	0.0	0.6	13.3	1.8	sump	1.8	0.23	0.5	6.1	0	b3	0.7	Double Grate Design 2
3	a2	5,213	0.12	4,692	0	521	0.90	0	0.0%	0.0	130	3.6%	3.9	0	0.0%	0.0	0	0.0%	0.0	0.6	13.4	1.4	sump	1.4	0.16	0.5	8.0	0	d1	0.7	Triple Grate Design 3
4	a3	14,113	0.32	12,702	0	1,411	0.90	0	0.0%	0.0	288	2.9%	3.5	0	0.0%	0.0	0	0.0%	0.0	1.4	12.8	3.7	sump	3.7	0.28	0.5	8.8	0	d1	0.8	Trench Drain
5	n/a	5,060	0.12	0	0	5,060	0.40	72	4.2%	1.4	0	0.0%	0.0	0	0.0%	0.0	108	4.7%	3.5	1.4	12.8	0.6	sump	0.6	0.09	0.5	8.0	0	offsite	0.6	1' Bottom Grass Channel
6	d1	8,500	0.20	8,075	0	425	0.92	19	0.5%	0.5	129	6.6%	5.2	0	0.0%	0.0	0	0.0%	0.0	1.1	13.0	2.3	sump	2.3	0.21	0.5	8.8	0	offsite	0.8	Trench Drain

N

20 0 10 20
1" = 20'

LEGEND

- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- CITIZENS BANK TIE IN MAJOR CONTOUR
- CITIZENS BANK TIE IN MINOR CONTOUR



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2	3rd CITY SUBMITTAL	5/27/2026

DATE 11/20/2025
PROJECT NO. 2540246
SHEET NAME
DETAILED DRAINAGE AREA MAP
SHEET NO.
C503

ORIG SIZE:24"X36"
PLOT:5/27/2026 4:24:39 PM
\\Civil-Server\Projects\2540246 Whataburger Oxford MS\04 Production\01 Design Drawings\2540246 Detailed DAM.dwg

GENERAL STORM SEWER NOTES

1. ALL PIPING SHALL BE INSTALLED WITH A MINIMUM OF 30" OF COVER, UNLESS NOTED OTHERWISE. ALL TRENCHING, PIPE LAYING AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS. UTILITY TRENCH DETAIL RE: 21/C803. STORM TRENCH DETAIL RE: 18/C802.
2. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR OR REPLACE THE EXISTING STRUCTURE AS NECESSARY.
3. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED WITH NON SHRINK GROUT TO ASSURE CONNECTION AT STRUCTURE IS WATER TIGHT.
4. ALL STORM SEWER SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT CITY STANDARD CONSTRUCTION SPECIFICATIONS.
5. THE CONTRACTOR SHALL VERIFY UTILITY LOCATIONS BEFORE EXCAVATING.
6. THE CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS DEPARTMENT AT LEAST 24 HOURS PRIOR TO START OF CONSTRUCTION.
7. MANHOLES AND APPURTENANCE DETAILS SHALL BE APPROVED BY THE CITY ENGINEER BEFORE CONSTRUCTION IS STARTED.
8. ALL STORM SEWER MAIN PIPE SHALL BE HIGH-PERFORMANCE POLYPROPYLENE (HP), ADS N-12, OR EQUIVALENT, CORRUGATED, SMOOTH INTERIOR PLASTIC PIPE.
9. ALL STORM SEWER PIPE AND FITTINGS TO INTERIOR AREA INLETS SHALL BE POLYVINYL CHLORIDE (PVC), SDR 35, SOLID WALL PLASTIC PIPE.
10. IF REINFORCED CONCRETE PIPE (RCP) IS USED, IT SHALL CONFORM TO ASTM C-76 CLASS III, WALL "B", UNLESS OTHERWISE NOTED. OMNI-FLEX JOINTS SHALL BE REQUIRED ON ALL REINFORCED CONCRETE PIPE.
11. STORM SEWER BEDDING, BACKFILL, AND COMPACTION SHALL BE IN ACCORDANCE WITH CITY STANDARD DRAWINGS.
12. ALL STORM SEWER LINES NOT UNDER PAVING SHALL BE LAID IN TYPE A AGGREGATE BEDDING TO A MINIMUM DEPTH OF 12 INCHES ABOVE THE TOP OF PIPE. THE TRENCH MAY BE BACKFILLED WITH COMPACTED SOIL UPON APPROVAL BY THE INSPECTOR.
13. STORM SEWER LINES LOCATED UNDER PAVED STREETS SHALL BE LAID IN TYPE A AGGREGATE BEDDING AND THE TRENCH COMPLETELY FILLED TO SUBGRADE WITH TYPE A AGGREGATE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
14. PIPE BACKFILL SHALL BE PLACED IN LIFTS NOT EXCEEDING EIGHT (8) INCHES, AND COMPACTED BY VIBRATORY PLATE OR OTHER METHOD APPROVED BY THE ENGINEER.
15. PAVING SUBGRADE SHALL BE RESTORED TO PROPER GRADE (+ OR - 0.1 FT) AND DENSITY AFTER PIPE IS BACKFILLED.
16. ALL PRECAST MANHOLES SHALL HAVE ADJUSTABLE TOP RIMS PROVIDING SIX (6) INCHES, PLUS OR MINUS, FOR ADJUSTMENT TO FINAL GRADES. ELEVATIONS SHOWN ON PLANS MAY BE ADJUSTED WHILE THE WORK IS IN PROGRESS TO CONFORM TO FINAL IN-PLACE PAVING AND LANDSCAPE GRADES.
17. THE UTILITY CONTRACTOR ASSUMES THE RISK OF ORDERING PRECAST CONCRETE COMPONENTS PRIOR TO FIELD STAKING AND REVIEW OF FIELD CONDITIONS AT THE TIME OF CONSTRUCTION.
18. VEGETATIVE COVER SHALL BE ESTABLISHED ON ALL DISTURBED AREAS AS SOON AS THE WORK IS COMPLETED.

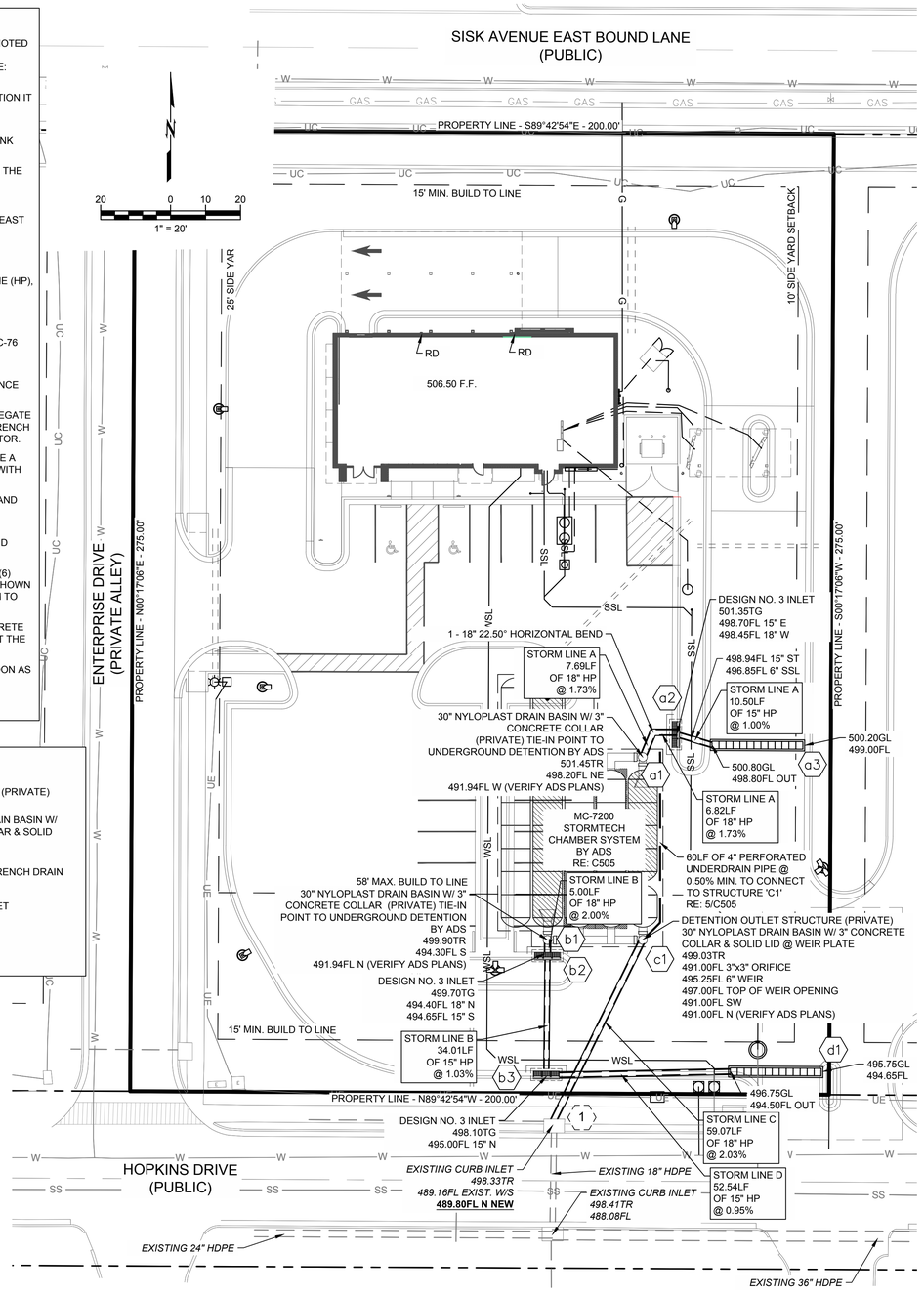
NOTE: ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED HEREIN.

Structure Summary

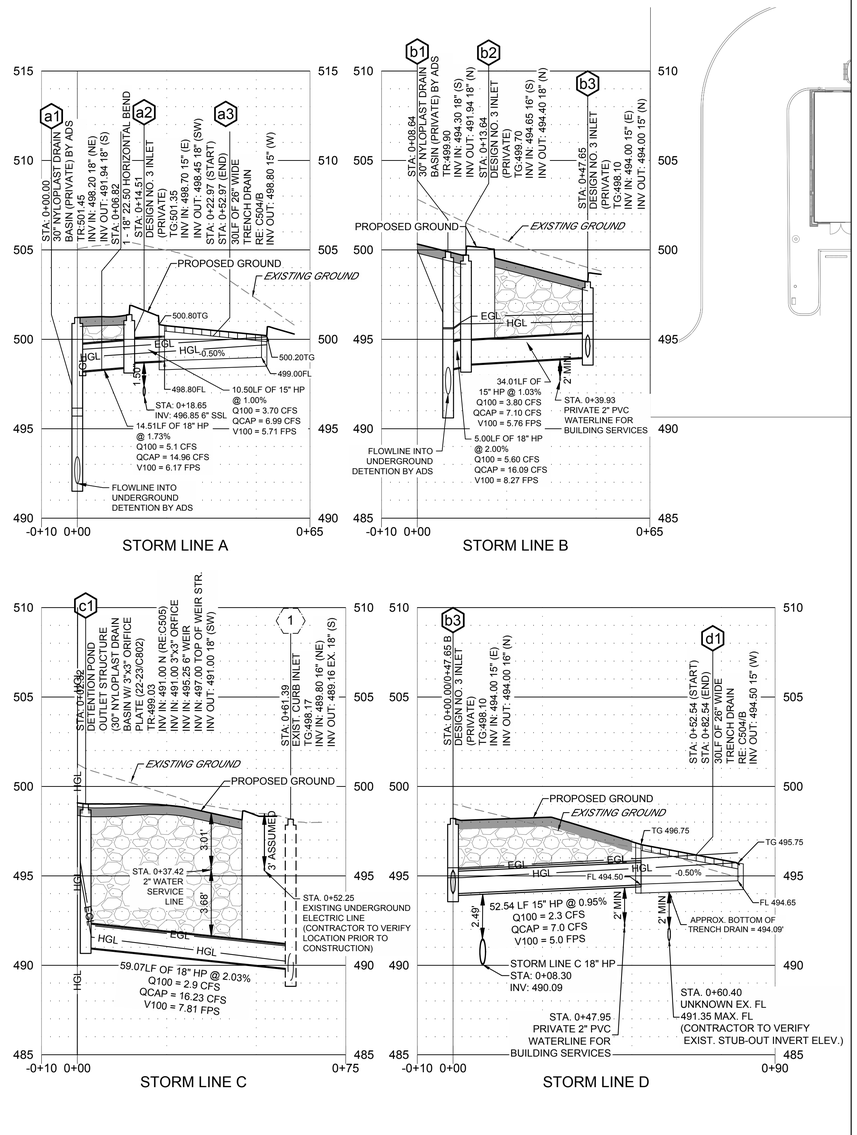
a1	30" NYLOPLAST DRAIN BASIN W/ 3" CONCRETE COLLAR (W/ ISO PLUS ROW) BY ADS (PRIVATE) RE: C505	b3	DESIGN NO. 3 INLET (PRIVATE) RE: 19/C802
a2	DESIGN NO. 3 INLET (PRIVATE) RE: 19/C802	c1	30" NYLOPLAST DRAIN BASIN W/ 3" CONCRETE COLLAR & SOLID LID @ WEIR PLATE RE: 22-23/C802
a3	30LF OF 26" WIDE TRENCH DRAIN RE: 24/C802	d1	30LF OF 26" WIDE TRENCH DRAIN RE: 24/C802
b1	30" NYLOPLAST DRAIN BASIN W/ 3" CONCRETE COLLAR (W/ ISO PLUS ROW) BY ADS (PRIVATE) RE: C505	1	EXISTING CURB INLET (PUBLIC)
b2	DESIGN NO. 3 INLET (PRIVATE) RE: 19/C802		

LEGEND

- a1 — PROPOSED STORM STRUCTURE
- 1 — EXISTING STORM STRUCTURE



A OVERALL STORM PLAN
SCALE: 1"=20'



B STORM PROFILES
SCALE: H:1"=20' / V: 1"=4'

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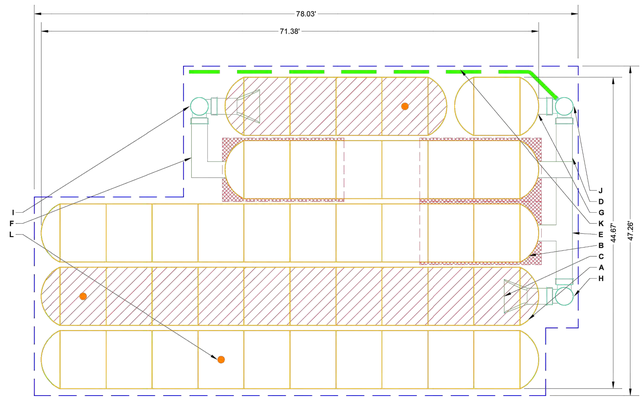
DATE 11/20/2025
PROJECT NO. 2540246
SHEET NAME
STORM PLAN & PROFILE
SHEET NO.
C504

ORIG SIZE:24"X36"
PLOT:5/27/2026 4:24:32 PM
\\Civil-Server\Projects\2540246 Whataburger Oxford MS\04 Production\01 Design Drawings\2540246 Utility Plan.dwg

PROPOSED LAYOUT		PROPOSED ELEVATIONS	
41	STORMTECH MC-7200 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	503.75
12	STORMTECH MC-7200 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	499.25
12	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	498.75
9	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	498.75
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	498.75
13363	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	497.75
		TOP OF MC-7200 CHAMBER:	496.75
		24" x 24" TOP MANIFOLD INVERT:	493.67
		24" x 24" BOTTOM MANIFOLD INVERT:	491.04
3241	SYSTEM AREA (SF)	24" ISOLATOR ROW PLUS INVERT:	491.04
250.6	SYSTEM PERIMETER (ft)	24" BOTTOM CONNECTION INVERT:	491.04
		BOTTOM OF MC-7200 CHAMBER:	491.75
		UNDERDRAIN INVERT:	491.00
		BOTTOM OF STONE:	491.00

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED END CAP	A	24" BOTTOM PARTIAL CUT END CAP. PART#: MC4500IEPP24B / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS		
PREFABRICATED END CAP	B	24" TOP PARTIAL CUT END CAP. PART#: MC4500IEPP24T / TYP OF ALL 24" TOP CONNECTIONS		
FLAMP	C	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: MCFLAMP (TYP 2 PLACES)		
MANIFOLD	D	24" x 24" BOTTOM MANIFOLD, ADS N-12	2.26'	
MANIFOLD	E	24" x 24" TOP MANIFOLD, ADS N-12	23.05'	
MANIFOLD	F	24" x 24" TOP MANIFOLD, ADS N-12	23.05'	
PIPE CONNECTION	G	24" BOTTOM CONNECTION	2.26'	
NYLOPLAST (INLET W/ ISO PLUS ROW)	H	30" DIAMETER (24.00" SUMP MIN)		9.5 CFS IN
NYLOPLAST (INLET W/ ISO PLUS ROW)	I	30" DIAMETER (24.00" SUMP MIN)		4.7 CFS IN
NYLOPLAST (OUTLET)	J	30" DIAMETER (DESIGN BY ENGINEER)		14.0 CFS OUT
UNDERDRAIN	K	6" ADS N-12 DUAL WALL PERFORATED HDPE UNDERDRAIN		
INSPECTION PORT	L	4" SEE DETAIL (TYP 3 PLACES)		



ISOLATOR ROW PLUS (SEE DETAIL)

PLACE MINIMUM 17.50' OF ADSPLUS125 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

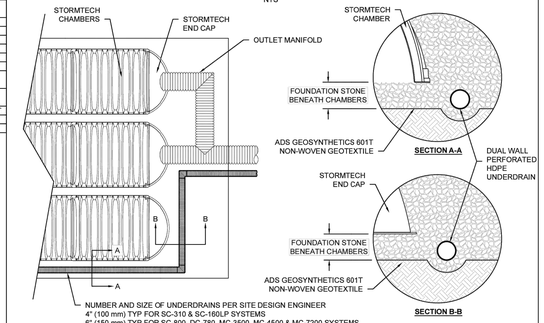
BED LIMITS

NOTES

- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- **NOT FOR CONSTRUCTION**: THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

UNDERDRAIN DETAIL

NTS

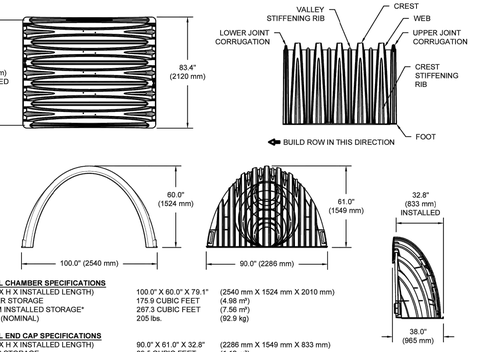


5 UNDERDRAIN DETAIL

SPACE INTENTIONALLY LEFT BLANK

MC-7200 TECHNICAL SPECIFICATION

NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	100.0" X 60.0" X 79.1"	(2540 mm X 1524 mm X 2010 mm)
CHAMBER STORAGE	175.9 CUBIC FEET	(4.98 m³)
MINIMUM INSTALLED STORAGE*	267.3 CUBIC FEET	(7.56 m³)
WEIGHT (NOMINAL)	205 lbs.	(92.9 kg)

NOMINAL END CAP SPECIFICATIONS

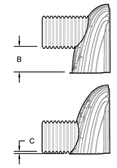
SIZE (W X H X INSTALLED LENGTH)	90.0" X 61.0" X 32.8"	(2286 mm X 1549 mm X 833 mm)
END CAP STORAGE	39.5 CUBIC FEET	(1.12 m³)
MINIMUM INSTALLED STORAGE*	115.3 CUBIC FEET	(3.26 m³)
WEIGHT (NOMINAL)	90 lbs.	(40.8 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION AND BETWEEN CHAMBERS, 12" (305 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY.

PARTIAL CUT HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PARTIAL CUT HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

PART #	STUB	B	C
MC4500IEPP06T	6" (150 mm)	42.54" (1081 mm)	---
MC4500IEPP06B		---	0.86" (22 mm)
MC4500IEPP08T	8" (200 mm)	40.50" (1029 mm)	---
MC4500IEPP08B		---	1.01" (26 mm)
MC4500IEPP10T	10" (250 mm)	38.37" (975 mm)	---
MC4500IEPP10B		---	1.33" (34 mm)
MC4500IEPP12T	12" (300 mm)	35.69" (907 mm)	---
MC4500IEPP12B		---	1.55" (39 mm)
MC4500IEPP15T	15" (375 mm)	32.72" (831 mm)	---
MC4500IEPP15B		---	1.70" (43 mm)
MC4500IEPP18T	18" (450 mm)	29.36" (746 mm)	---
MC4500IEPP18TW			
MC4500IEPP18B		---	1.97" (50 mm)
MC4500IEPP18BW			
MC4500IEPP24T	24" (600 mm)	23.05" (585 mm)	---
MC4500IEPP24TW			
MC4500IEPP24B		---	2.26" (57 mm)
MC4500IEPP24BW			
MC4500IEPP30BW	30" (750 mm)	---	2.95" (75 mm)
MC4500IEPP36BW	36" (900 mm)	---	3.25" (83 mm)
MC4500IEPP42BW	42" (1050 mm)	---	3.55" (90 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL



CUSTOM PREFABRICATED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-7200 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN '9' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

2 MC-7200 TECHNICAL SPECIFICATION

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

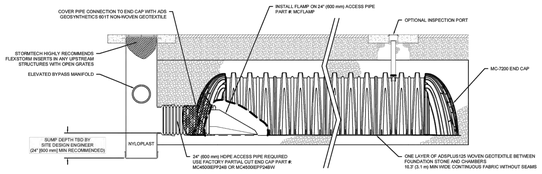
STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



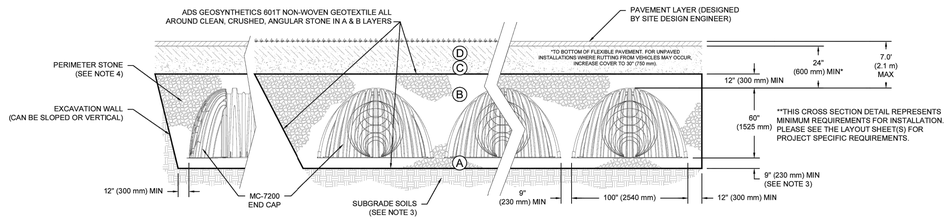
MC-7200 ISOLATOR ROW PLUS DETAIL
NTS

3 MC-7200 ISOLATOR ROW PLUS DETAIL

ACCEPTABLE FILL MATERIALS: STORMTECH MC-7200 CHAMBER SYSTEMS

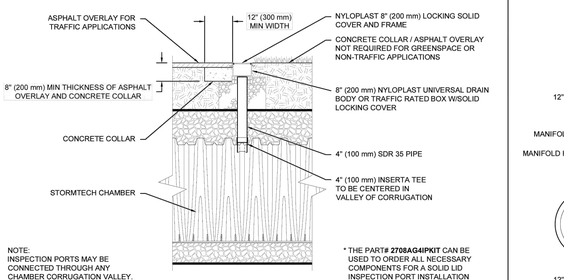
	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



NOTES:
1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 60x101
2. MC-7200 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT/% . THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

1 MC-7200 CROSS SECTION DETAIL



NOTE:
INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION VALLEY.

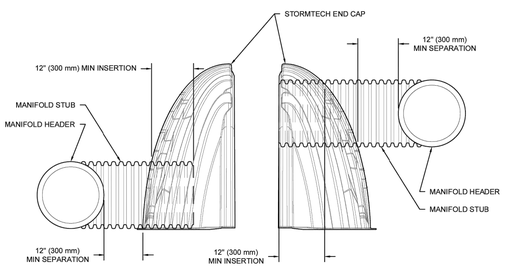
* THE PART# **3708AG4IPKIT** CAN BE USED TO ORDER ALL NECESSARY COMPONENTS FOR A SOLID LID INSPECTION PORT INSTALLATION

4" (100 mm) PVC INSPECTION PORT DETAIL (MC SERIES CHAMBER)
NTS

4 4" PVC INSPECTION PORT DETAIL (MC SERIES CHAMBER)

MC-SERIES END CAP INSERTION DETAIL

NTS



NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

6 MC-SERIES END CAP INSERTION DETAIL

StormTech® Chamber System

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THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS/STORMTECH UNDER THE DIRECTION OF THE PROJECT'S ENGINEER OF RECORD ("EOR") OR OTHER PROJECT REPRESENTATIVE. THIS DRAWING IS NOT INTENDED FOR USE IN BIDDING OR CONSTRUCTION WITHOUT THE EOR'S PRIOR APPROVAL. EOR SHALL REVIEW THIS DRAWING PRIOR TO BIDDING AND/OR CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE EOR TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

SHEET 1 OF 1

DTREV2 - WHATABURGER

OXFORD, MS, USA

DRAWN: BF | DATE: 03/12/2026
CHECKED: N/A | PROJECT #:
REV: | NOT TO SCALE

REV	DESCRIPTION	DATE
1	2ND CITY SUBMITTAL	3/16/2026
2	3rd CITY SUBMITTAL	5/27/2026

DATE 11/20/2025
PROJECT NO. 2540246
SHEET NAME

ADS DETENTION DESIGN

SHEET NO. C505

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918.584.5858 · 800.364.5858
mississippi e-1408
exp: 12-31-27

DANIEL BALDWIN LICENSED PROFESSIONAL ENGINEER 35256 STATE OF MISSISSIPPI
05/27/2026

WHATABURGER

OXFORD, MISSISSIPPI

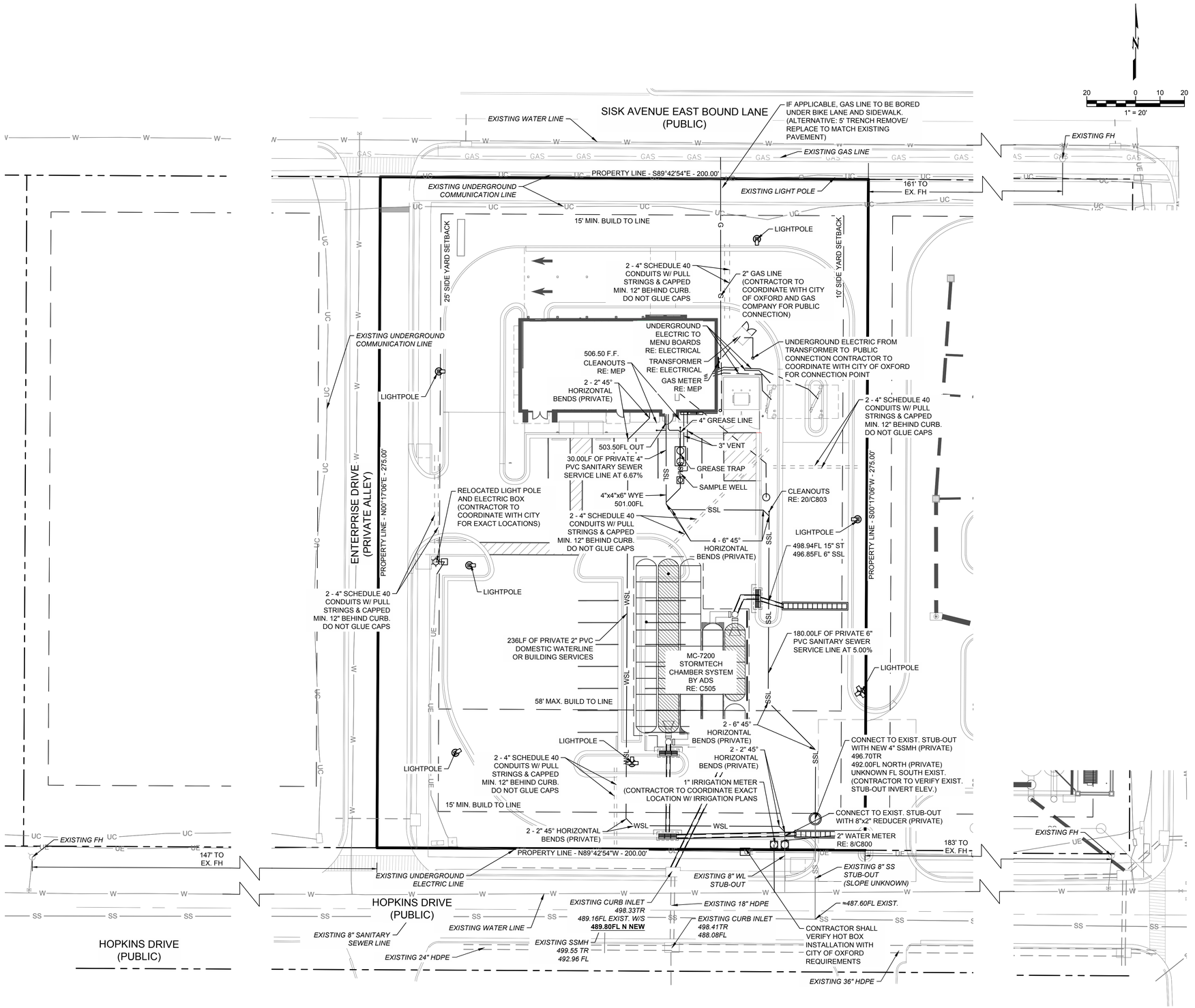
ORIG SIZE:24"X36"

PLOT:5/27/2026 4:24:43 PM

\\Civil-Server\Projects\2540246 Whataburger Oxford MS\04 Production\01 Design Drawings\2540246 Details.dwg

GENERAL UTILITY NOTES:

1. PRIOR TO CONSTRUCTION, LOCATION OF SITE UTILITIES SHALL BE VERIFIED BY CONTRACTOR WITH THE PROPER UTILITY COMPANY PROVIDING SERVICE. SERVICE LINES SHOWN FOR COORDINATION AND REFERENCE ONLY. CONTRACTOR SHALL COORDINATE WITH ALL SERVICE PROVIDERS (TELECOMMUNICATIONS, ELECTRIC, GAS, ETC.) PRIOR TO INSTALLING SERVICE LINES OR APPURTENANCES. CONTRACTOR IS TO COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
2. THIS PLAN DEPICTS THE INTENT OF PRIVATE AND FRANCHISE UTILITY ROUTINGS AS UNDERSTOOD DURING DESIGN PHASES OF THE PROJECT. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO NEGOTIATE ALL CONTRACTS FOR SERVICE WITH EACH INDIVIDUAL UTILITY COMPANY AND TO PROVIDE THE ENGINEER WITH ANY DOCUMENTS THAT MAY AFFECT THE LAYOUT.
3. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES' INSPECTORS BEFORE CONNECTING TO ANY EXISTING LINE IN ACCORDANCE WITH LOCAL REQUIREMENTS.
4. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE SPECIFICATIONS OF THE LOCAL AUTHORITIES REGARDING TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
5. NOT ALL EXISTING UNDERGROUND UTILITIES MAY BE SHOWN ON THIS PLAN. THE EXACT LOCATIONS AND NOTIFICATIONS OF THE PROPER AGENCY ARE THE RESPONSIBILITY OF THE CONTRACTOR PRIOR TO CONSTRUCTION.
6. CONTRACTOR SHALL REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS. TERMINATE SERVICE PIPING 5' FROM BUILDING WALL UNTIL BUILDING PIPING SYSTEMS ARE INSTALLED. TERMINATE PIPING WITH VALVE AND CAP PLUG OR FLANGE AS REQUIRED FOR PIPING MATERIAL. MAKE CONNECTIONS TO BUILDING PIPING SYSTEMS WHEN THOSE SYSTEMS ARE INSTALLED.
7. ALL PIPING SHALL BE INSTALLED WITH A MINIMUM OF 30" OF COVER, UNLESS NOTED OTHERWISE. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS. UTILITY TRENCH DETAIL RE: 18/C802. STORM TRENCH DETAIL RE: 21/C803.
8. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING FOR CONTINUATION OF UTILITIES AT BUILDING.
9. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF ALL CONDUITS (INCLUDING IRRIGATION SLEEVES) PRIOR TO PAVING WHETHER OR NOT SHOWN ON CIVIL PLANS. THE CONTRACTOR SHALL INSTALL ALL CONDUITS WITH A PULL STRING. ALL CONDUIT SHALL BE SCH. 40 PVC, UNLESS NOTED OTHERWISE.
10. CONSTRUCT CLAY TRENCH PLUG THAT EXTENDS AT LEAST 5 FEET OUT FROM THE FACE OF THE BUILDING EXTERIOR. THE PLUG MATERIAL SHALL CONSIST OF CLAY COMPACTED AT A WATER CONTENT AT OR ABOVE THE SOIL'S OPTIMUM WATER CONTENT. THE CLAY FILL SHALL BE PLACED TO COMPLETELY SURROUND THE UTILITY LINE AND BE COMPACTED TO AT LEAST 95% STANDARD PROCTOR DENSITY.
11. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR OR REPLACE THE EXISTING STRUCTURE AS NECESSARY.
12. ALL STORM PIPE ENTERING CONCRETE STRUCTURES SHALL BE GROUTED WITH NON SHRINK GROUT TO ASSURE CONNECTION AT STRUCTURE IS WATER TIGHT.
13. PROVIDE SLEEVE WITH LINK-SEAL (OR APPROVED EQUAL) AT GRADE BEAM PENETRATION LOCATIONS (RE: STRUCTURAL FOR DETAIL).
14. CONTRACTOR SHALL REFER TO ELECTRICAL SITE PLAN OR PHOTOMETRIC PLAN (BY OTHERS) FOR ALL SITE LIGHTING CONSTRUCTION DETAILS, REQUIREMENTS, AND FINAL POLE LOCATIONS. POLE LOCATIONS ARE SHOWN ON THIS SHEET FOR REFERENCE ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ALL NECESSARY ADJUSTMENTS TO POLE LOCATIONS AS NECESSARY TO AVOID OBSTRUCTIONS (I.E., UNDERGROUND UTILITIES, SIDEWALKS, ETC...). CONTRACTOR SHALL POT HOLE EACH LOCATION WHERE A NEW LIGHT POLE IS TO BE PLACED PRIOR TO CONSTRUCTION TO VERIFY THERE ARE NO CONFLICTS WITH EXISTING UTILITIES. IF DAMAGES OCCUR TO EXISTING UTILITIES THEY WILL REPLACE OR REPAIR AT THEIR OWN EXPENSE. POLE LOCATIONS MAY NOT BE ADJUSTED WITHOUT PRIOR APPROVAL FROM THE ENGINEERS SINCE A CHANGE IN LOCATION CAN IMPACT THE INTENDED PHOTOMETRIC DESIGN.
15. CONTRACTOR SHALL COORDINATE THE CONSTRUCTION OF ANY PROPOSED SIGN(S) AND INSTALLATION OF ANY SECURITY CAMERAS WITH OWNER'S CONSTRUCTION MANAGER. COORDINATE WITH ELECTRICAL SITE PLAN TO PROVIDE ALL CONDUIT NEEDED FOR DATA AND/OR POWER TO SITE SIGN(S), SECURITY CAMERAS, AND LIGHT POLES.



CAUTION
NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.

811 Know what's below. Call before you dig.

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mississippi e-1408
exp: 12-31-27

DANIEL BALDWIN LICENSED PROFESSIONAL ENGINEER 35256 STATE OF MISSISSIPPI
05/27/2026

WHATABURGER

OXFORD, MISSISSIPPI

REV	DESCRIPTION	DATE
1	2ND CITY SUBMITTAL	3/16/2026
2	3rd CITY SUBMITTAL	5/27/2026

DATE 11/20/2025
PROJECT NO. 2540246
SHEET NAME
UTILITY PLAN
SHEET NO.
C600

ORIG SIZE:24"X36"
PLOT:5/27/2026 4:24:25 PM
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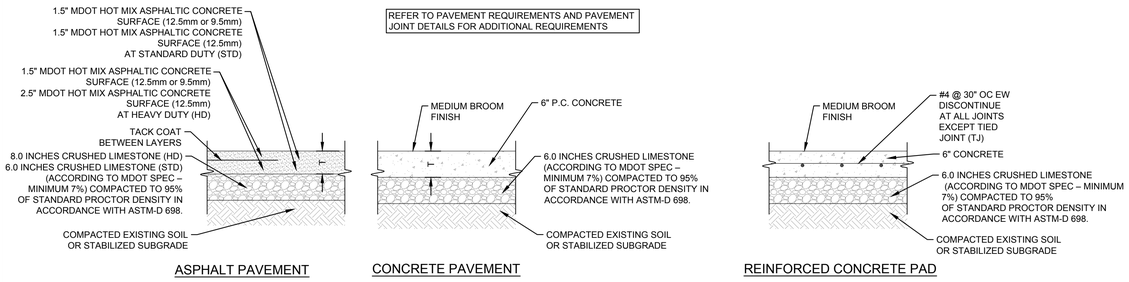
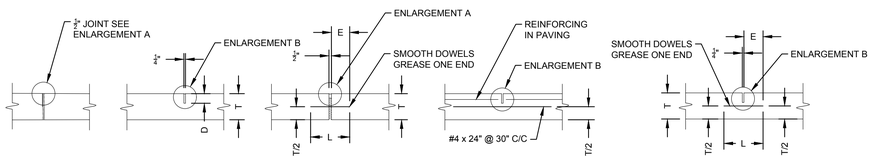


ASPHALT PAVEMENT | CONCRETE PAVEMENT | REINFORCED CONCRETE PAD

1 TYPICAL PAVEMENT SECTIONS

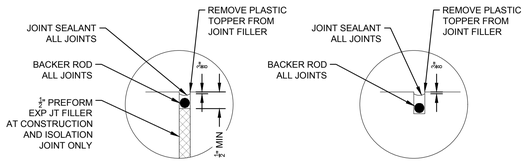
SCALE: NTS



ISOLATION JOINT (IJ) | SAWCUT JOINT (SJ) | CONSTRUCTION JOINT (CJ) | TIED JOINT (TJ) | DOWELED CONTRACTION (SAW CUT) JOINT (DSJ)

CONTRACTOR IS TO SUBMIT THEIR PROPOSED JOINT LAYOUT TO THE ENGINEER FOR REVIEW AND APPROVAL BEFORE CONCRETE POURING COMMENCES. CONTRACTOR IS RESPONSIBLE FOR SUBMITTING THE PLAN WITH SUFFICIENT TIME FOR REVIEW AND ANY NECESSARY REVISIONS WITHOUT CAUSING A DELAY IN THE CONSTRUCTION.
JOINTS NOT SHOWN OTHERWISE SHALL BE SAW JOINTS. SAW JOINTS SHALL BE MADE WITHIN 10 HOURS AFTER CONCRETE POUR.
CONCRETE PAVING JOINT SPACING, SEE SCHEDULE.
LENGTH <= 1.25 W. RE: SHEET NOTES FOR ADDITIONAL JOINT INFORMATION.
ALL DOWELS AND BARS TO BE EPOXY COATED. DOWEL BASKETS SHALL BE USED AT ALL DOWELED CONTRACTION JOINTS.
ISOLATION JOINTS REQUIRED WHERE CONCRETE ABUTS CURBS, CATCH BASINS, MANHOLES, INLETS, STRUCTURES, OTHER FIXED OBJECTS, OR EXISTING PAVEMENT

"T" PAVEMENT THICKNESS	DOWEL DIAMETER @ 12" C/C	"L" LENGTH	"E" EMBEDMENT	"D" SAWCUT DEPTH	MAX JOINT SPACING
5"	---	---	---	1 ¼"	12.5'
6"	¾"	14"	6"	1 ½"	15'
7"	⅞"	14"	6"	1 ¾"	15'
8"	1"	14"	6"	2"	15'



ENLARGEMENT A | ENLARGEMENT B

2 PAVING JOINT DETAIL

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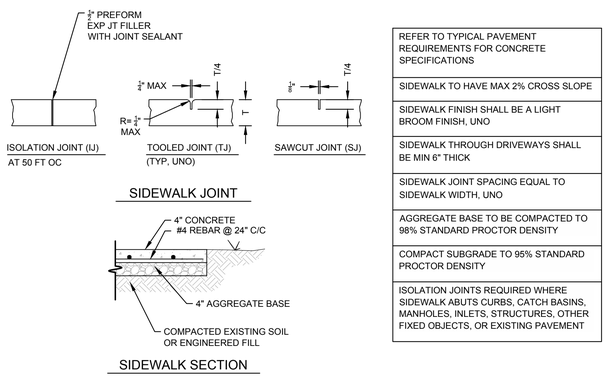
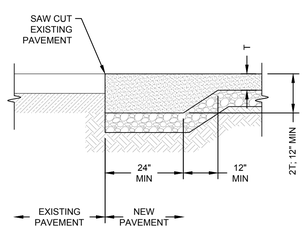


REFER TO TYPICAL PAVEMENT REQUIREMENTS FOR CONCRETE SPECIFICATIONS
SIDEWALK TO HAVE MAX 2% CROSS SLOPE
SIDEWALK FINISH SHALL BE A LIGHT BROOM FINISH, UNO
SIDEWALK THROUGH DRIVEWAYS SHALL BE MIN 6" THICK
SIDEWALK JOINT SPACING EQUAL TO SIDEWALK WIDTH, UNO
AGGREGATE BASE TO BE COMPACTED TO 98% STANDARD PROCTOR DENSITY
COMPACT SUBGRADE TO 95% STANDARD PROCTOR DENSITY
ISOLATION JOINTS REQUIRED WHERE SIDEWALK ABUTS CURBS, CATCH BASINS, MANHOLES, INLETS, STRUCTURES, OTHER FIXED OBJECTS, OR EXISTING PAVEMENT

3 SIDEWALK

SCALE: NTS

RE: PAVEMENT SECTIONS FOR THICKNESS "T"
AT CONCRETE TO CONCRETE TRANSITIONS, USE A CONSTRUCTION JOINT IN LIEU OF THIS DETAIL



7 ASPHALT PAVEMENT TRANSITION

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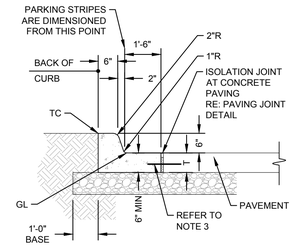
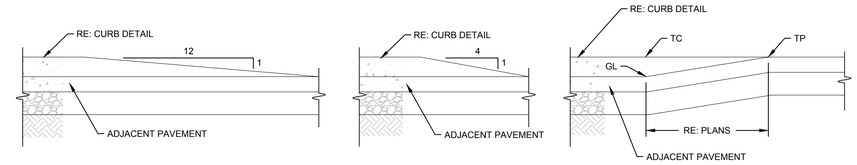


6" BARRIER

1. PLACE JOINTS IN CURB TO MATCH PAVING - 15 FEET MAX
2. RE: PAVEMENT SECTIONS FOR THICKNESS "T"; 6" MIN
3. EPOXY COATED #4 X 30" DOWELS @ 30" C/C REQUIRED AT UNREINFORCED CURB ADJACENT TO CONCRETE PAVING
4. GUTTER TO SLOPE BACK TO CURB @ 1/4" PER FOOT (TYP).
5. WHEN USED ON THE HIGH SIDE OF ROAD, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE MINIMUM THICKNESS SHALL BE 6"

4 CURB AND GUTTER

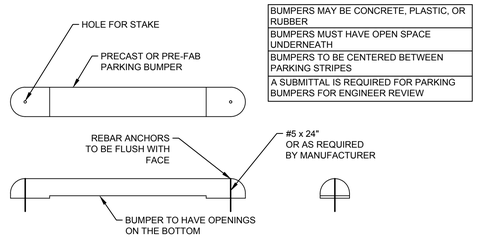
SCALE: NTS



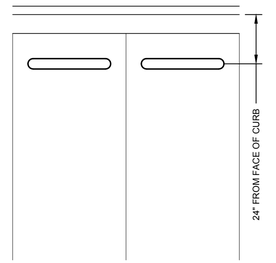
6' TERMINATION | 2' TERMINATION | REVERSE TERMINATION

5 CURB TERMINATION

SCALE: NTS



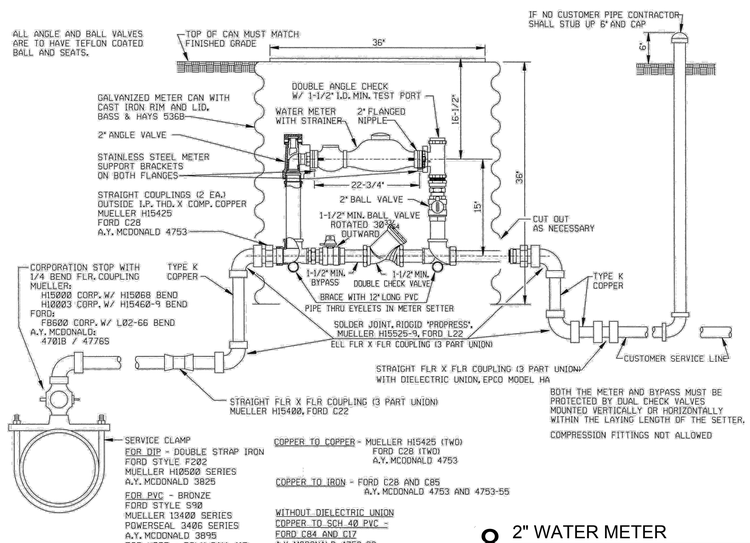
BUMPERS MAY BE CONCRETE, PLASTIC, OR RUBBER
BUMPERS MUST HAVE OPEN SPACE UNDERNEATH
BUMPERS TO BE CENTERED BETWEEN PARKING STRIPES
A SUBMITTAL IS REQUIRED FOR PARKING BUMPERS FOR ENGINEER REVIEW



LOCATION AT 90° SPACES

6 PARKING BUMPER

SCALE: NTS



8 2" WATER METER

SCALE: NTS

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exp: 12-31-27

DANIEL BALDWIN LICENSED PROFESSIONAL ENGINEER 35256 STATE OF MISSISSIPPI
05/27/2026

WHATABURGER

OXFORD, MISSISSIPPI

REV	DESCRIPTION	DATE
1	2ND CITY SUBMITTAL	3/16/2026
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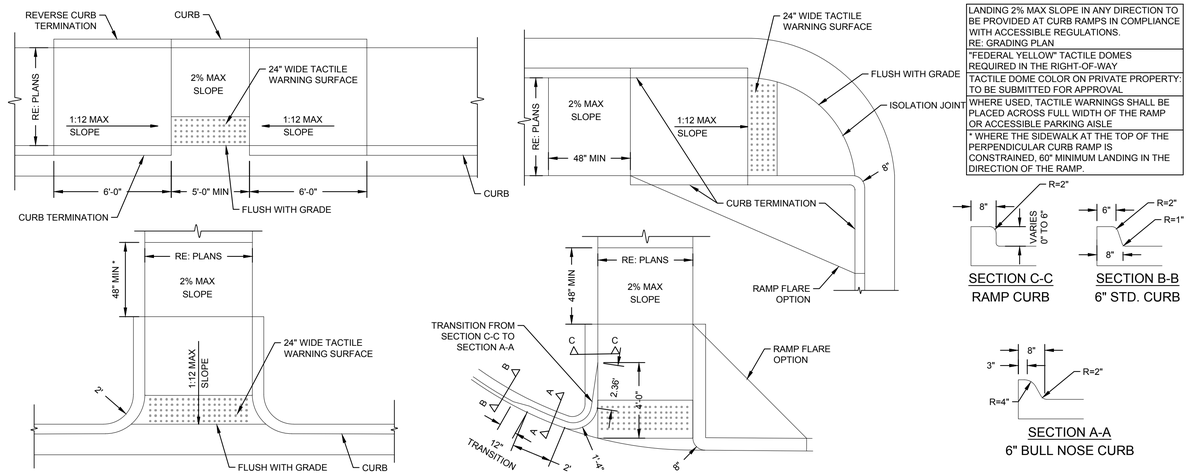
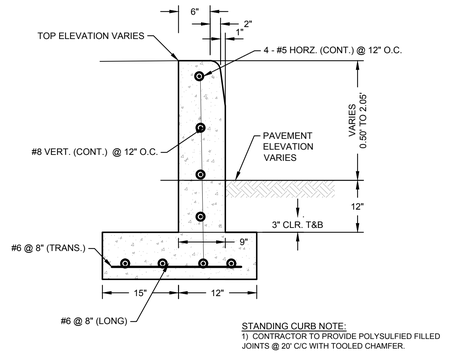
DATE 11/20/2025
PROJECT NO. 2540246
SHEET NAME
DETAIL SHEET 1
SHEET NO.
C800

ORIG SIZE:24"X36" PLOT:5/27/2026 4:24:35 PM \\Civil-Server\Projects\2540246 Whataburger Oxford MS\04 Production\01 Design Drawings\2540246 Details.dwg



LANDING 2% MAX SLOPE IN ANY DIRECTION TO BE PROVIDED AT CURB RAMPS IN COMPLIANCE WITH ACCESSIBLE REGULATIONS. RE: GRADING PLAN
FEDERAL YELLOW TACTILE DOMES REQUIRED IN THE RIGHT-OF-WAY
TACTILE DOME COLOR ON PRIVATE PROPERTY: TO BE SUBMITTED FOR APPROVAL
WHERE USED, TACTILE WARNINGS SHALL BE PLACED ACROSS FULL WIDTH OF THE RAMP OR ACCESSIBLE PARKING AISLE
* WHERE THE SIDEWALK AT THE TOP OF THE PERPENDICULAR CURB RAMP IS CONSTRAINED, 60" MINIMUM LANDING IN THE DIRECTION OF THE RAMP.

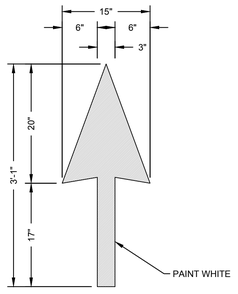
9 CURB RAMPS
SCALE: NTS



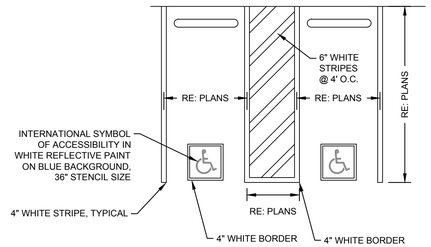
STANDING CURB NOTE:
1) CONTRACTOR TO PROVIDE POLYSULFIED FILLED JOINTS @ 20' C/C WITH TOOLED CHAMFER.

14 STANDING CURB DETAIL
SCALE: NTS

STENCILED LETTERING MAY BE SUBMITTED FOR APPROVAL



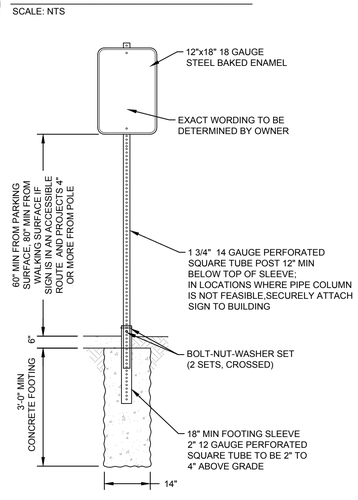
10 DIRECTIONAL ARROWS
SCALE: NTS



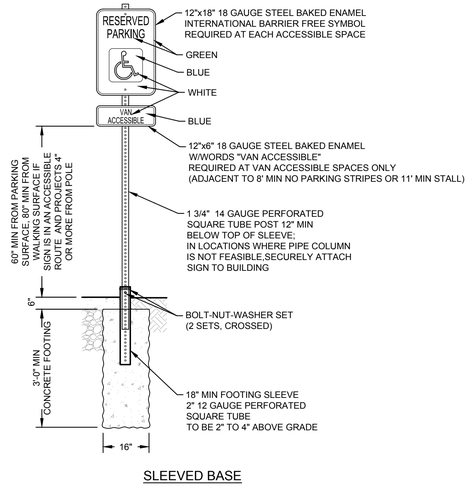
REFER TO SIGN, BUMPER, AND CURB RAMP DETAILS FOR ADDITIONAL INFORMATION AS APPLICABLE BASED ON THE SITE PLAN.
VAN ACCESSIBLE SPACES MUST BE -MIN 11' STALL W/ 5' AISLE OR -MIN 8' STALL W/ 8' AISLE RE: PLANS FOR SPECIFIC DIMENSIONS
VAN SPACES AT ANGLED PARKING MUST HAVE THE ACCESS AISLE ON THE PASSENGER SIDE OF THE VEHICLE AND MEET THE WIDTH REQUIREMENTS FOR A VAN SPACE.

90° SPACES

11 ACCESSIBLE STRIPING
SCALE: NTS

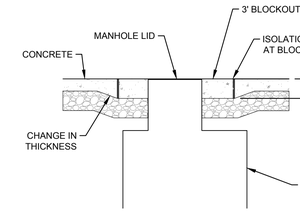


12 SIGN INSTALLATION
SCALE: NTS



SLEEVED BASE

13 ACCESSIBLE SIGNAGE
SCALE: NTS



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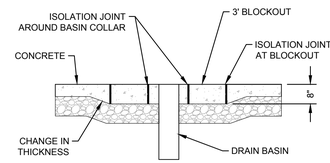

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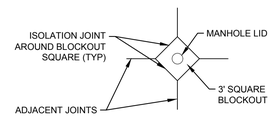
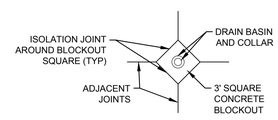


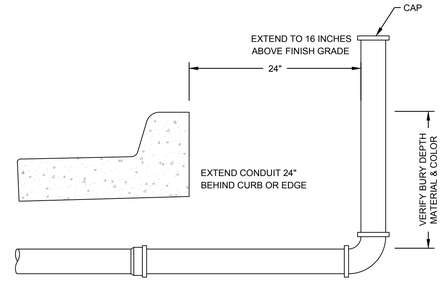
PLAN VIEW



PLAN VIEW

15 TYPICAL MANHOLE AND INLET BLOCKOUT
SCALE: NTS

16 NOT USED
SCALE: NTS



ELECTRICAL CONDUIT FOR CITY OF OXFORD TO BE 4" GRAY SCHEDULE 40 PVC.
TELEPHONE CONDUIT FOR UTILITY PROVIDER TO BE 4" WHITE SDR 35 PVC.
CABLE TELEVISION CONDUIT FOR UTILITY PROVIDER TO BE 4" WHITE SDR 35 PVC.

17 CONDUIT UNDER PAVING DETAIL
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mississippi e-1408
exp: 12-31-27

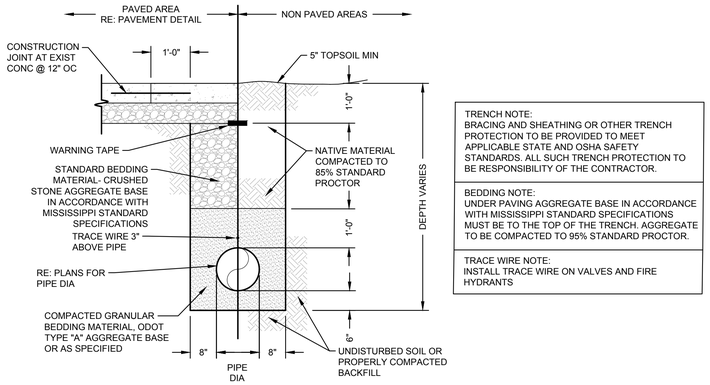
DANIEL BALDWIN LICENSED PROFESSIONAL ENGINEER 35256 REGISTERED
05/27/2026

WHATABURGER
OXFORD, MISSISSIPPI

REV	DESCRIPTION	DATE
1	2ND CITY SUBMITTAL	3/16/2026
2	3rd CITY SUBMITTAL	5/27/2026

DATE 11/20/2025
PROJECT NO. 2540246
SHEET NAME
DETAIL SHEET 2
SHEET NO. C801

\\Civil-Server\Projects\2540246 Whataburger Oxford MS\04 Production\01 Design Drawings\2540246 Details.dwg PLOT:5/27/2026 4:24:28 PM ORIG SIZE:24"X36"



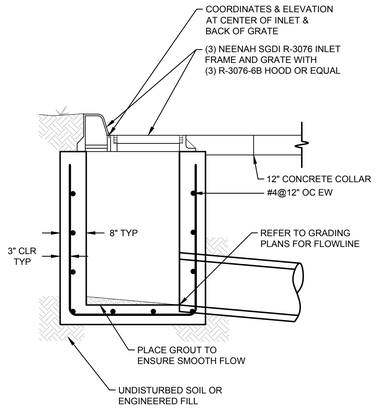
TRENCH NOTE:
BRACING AND SHEATHING OR OTHER TRENCH PROTECTION TO BE PROVIDED TO MEET APPLICABLE STATE AND OSHA SAFETY STANDARDS. ALL SUCH TRENCH PROTECTION TO BE RESPONSIBILITY OF THE CONTRACTOR.

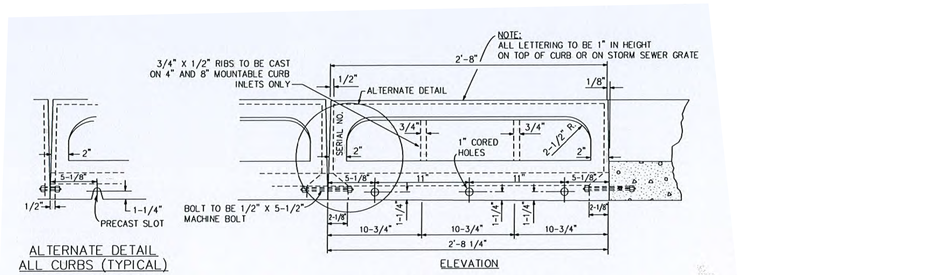
BEDDING NOTE:
UNDER PAVING AGGREGATE BASE IN ACCORDANCE WITH MISSISSIPPI STANDARD SPECIFICATIONS MUST BE TO THE TOP OF THE TRENCH. AGGREGATE TO BE COMPACTED TO 95% STANDARD PROCTOR.

TRACE WIRE NOTE:
INSTALL TRACE WIRE ON VALVES AND FIRE HYDRANTS

18 PIPE TRENCH-ALL PIPES EXCEPT STORM SEWER

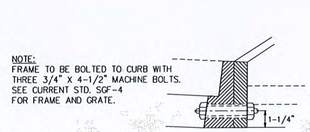
SCALE: NTS



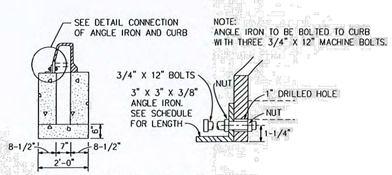


ALTERNATE DETAIL
ALL CURBS (TYPICAL)

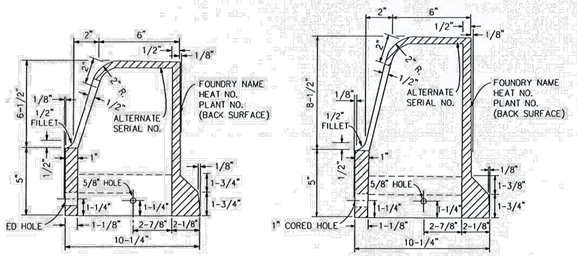
CAST IRON STORM SEWER CURB INLET



DETAIL OF CONNECTION
FRAME AND CAST IRON CURB



DETAIL OF CONNECTION
ANGLE IRON AND CAST IRON CURB



6" BARRIER CURB
200 LBS.

8" BARRIER CURB
222 LBS.

GENERAL NOTES

1. GRATING AND FRAMES TO BE USED IN THIS INLET ARE SHOW ON THE STANDARD DRAWINGS DESIGNATED AS "STANDARD STORMWATER GRATES" AND "STANDARD STORMWATER FRAMES."
2. GRAY IRON CASTINGS SHALL CONFORM TO AND BE TESTED IN ACCORDANCE WITH THE STANDARD SPECIFICATION FOR GRAY IRON CASTINGS, ASTM A48, AND SHALL BE CLASS 30B OR BETTER.
3. NO WORDING OR MARKING OF ANY KIND OTHER THAN THOSE SHOWN ON THE PLANS WILL BE PERMITTED ON THESE CASTINGS.
4. ALL NUTS AND BOLTS REQUIRED FOR THESE STRUCTURES SHALL BE CADMIUM PLATED AND GALVANIZED.
5. "DUMP NO WASTE - DRAINS TO RIVER" LETTERING CAN BE PLACED ON THE TOP OF THE BARRIER CURB OR THE INLET GRATE.

TOLERANCES	INCHES	
	PLUS	MINUS
DIAMETER OF ROUND LIDS AND FRAME RECESS FOR ROUND LIDS	1/16	1/16
LENGTH AND WIDTH OF SQUARE OR RECTANGULAR LIDS	1/16	1/8
LENGTH AND WIDTH OF FRAME RECESS FOR SQUARE OR RECTANGULAR LIDS	1/8	1/16
METAL THICKNESS	1/16	1/16
ALL OTHER DIMENSIONS	1/8	1/8

19 DESIGN NO. 3 CURB INLET

SCALE: NTS

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exp: 12-31-27

DANIEL BALDWIN
LICENSED PROFESSIONAL
ENGINEER
35256
05/27/2026

WHATABURGER

OXFORD, MISSISSIPPI

REV	DESCRIPTION	DATE
1	2ND CITY SUBMITTAL	3/16/2026
2	3rd CITY SUBMITTAL	5/27/2026

DATE 11/20/2025
PROJECT NO. 2540246
SHEET NAME

DETAIL SHEET 3

SHEET NO.
C802

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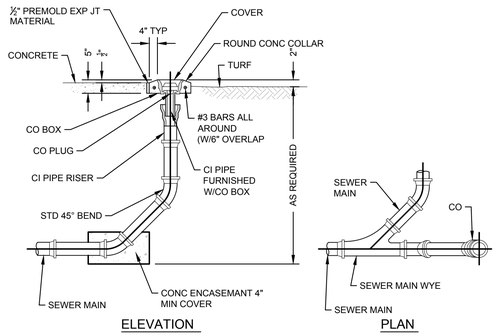
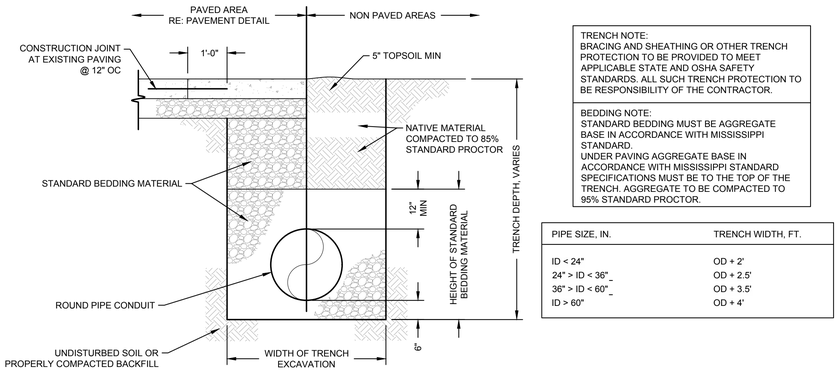


20 CLEANOUT
SCALE: NTS



TRENCH NOTE:
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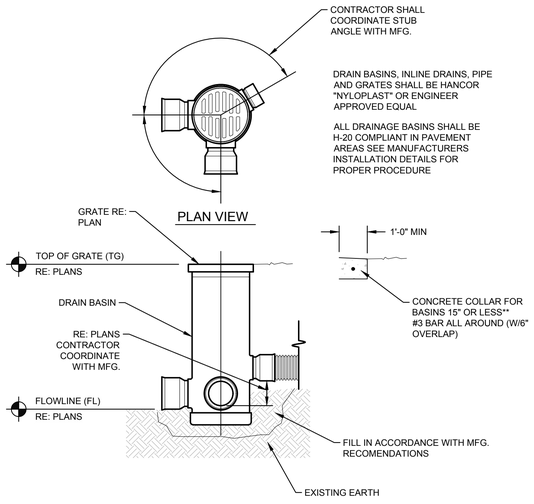
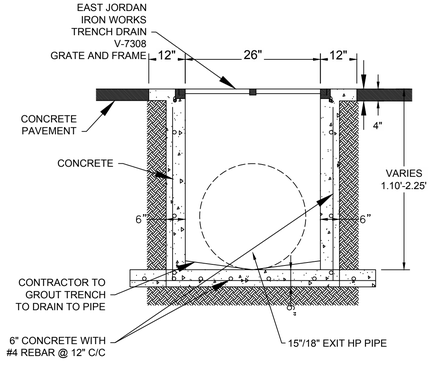
BEDDING NOTE:
STANDARD BEDDING MUST BE AGGREGATE BASE IN ACCORDANCE WITH MISSISSIPPI STANDARD.
UNDER PAVING AGGREGATE BASE IN ACCORDANCE WITH MISSISSIPPI STANDARD SPECIFICATIONS MUST BE TO THE TOP OF THE TRENCH. AGGREGATE TO BE COMPACTED TO 95% STANDARD PROCTOR.

PIPE SIZE, IN.	TRENCH WIDTH, FT.
ID < 24"	OD + 2'
24" > ID < 36"	OD + 2.5'
36" > ID < 60"	OD + 3.5'
ID > 60"	OD + 4'

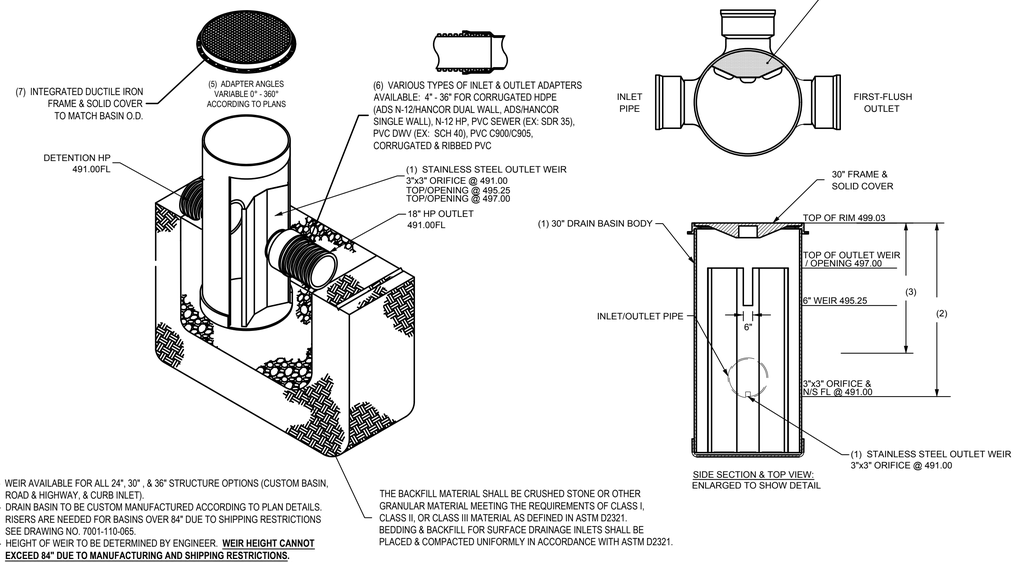
21 STANDARD PIPE BEDDING DETAIL FOR STORM SEWER
SCALE: NTS



22 INTEGRATED DRAIN BASIN SYSTEM
SCALE: NTS



24 26" TRENCH DRAIN
SCALE: NTS



1 - WEIR AVAILABLE FOR ALL 24", 30" , & 36" STRUCTURE OPTIONS (CUSTOM BASIN, ROAD & HIGHWAY, & CURB INLET).
2 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS SEE DRAWING NO. 7001-110-065.
3 - HEIGHT OF WEIR TO BE DETERMINED BY ENGINEER. **WEIR HEIGHT CANNOT EXCEED 84" DUE TO MANUFACTURING AND SHIPPING RESTRICTIONS.**
4 - WEIR MANUFACTURED TO MINIMIZE LOSS OF OUTLET PIPE OPEN AREA.
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
6 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 24").
7 - FRAMES, GRATES, COVERS, HOODS, & BASE PLATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
8 - 36" DRAIN BASIN REQUIRES 36" X 30" REDUCING CONE. **WEIR MUST BE A MIN. 15" FROM GRADE SO NOT TO INTERFERE WITH CONE.**
9 - LADDERS CANNOT BE USED IN Ø36" WEIR STRUCTURES AS THE WEIR MAY BECOME HAZARDOUS WHILE ENTERING AND EXITING THE STRUCTURE.

23 ORIFICE PLATE IN DRAIN BASIN
SCALE: NTS

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DANIEL BALDWIN
LICENSED PROFESSIONAL ENGINEER
35256
REGISTERED
05/27/2026

WHATABURGER
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SHEET NAME
DETAIL SHEET 4
SHEET NO.
C803

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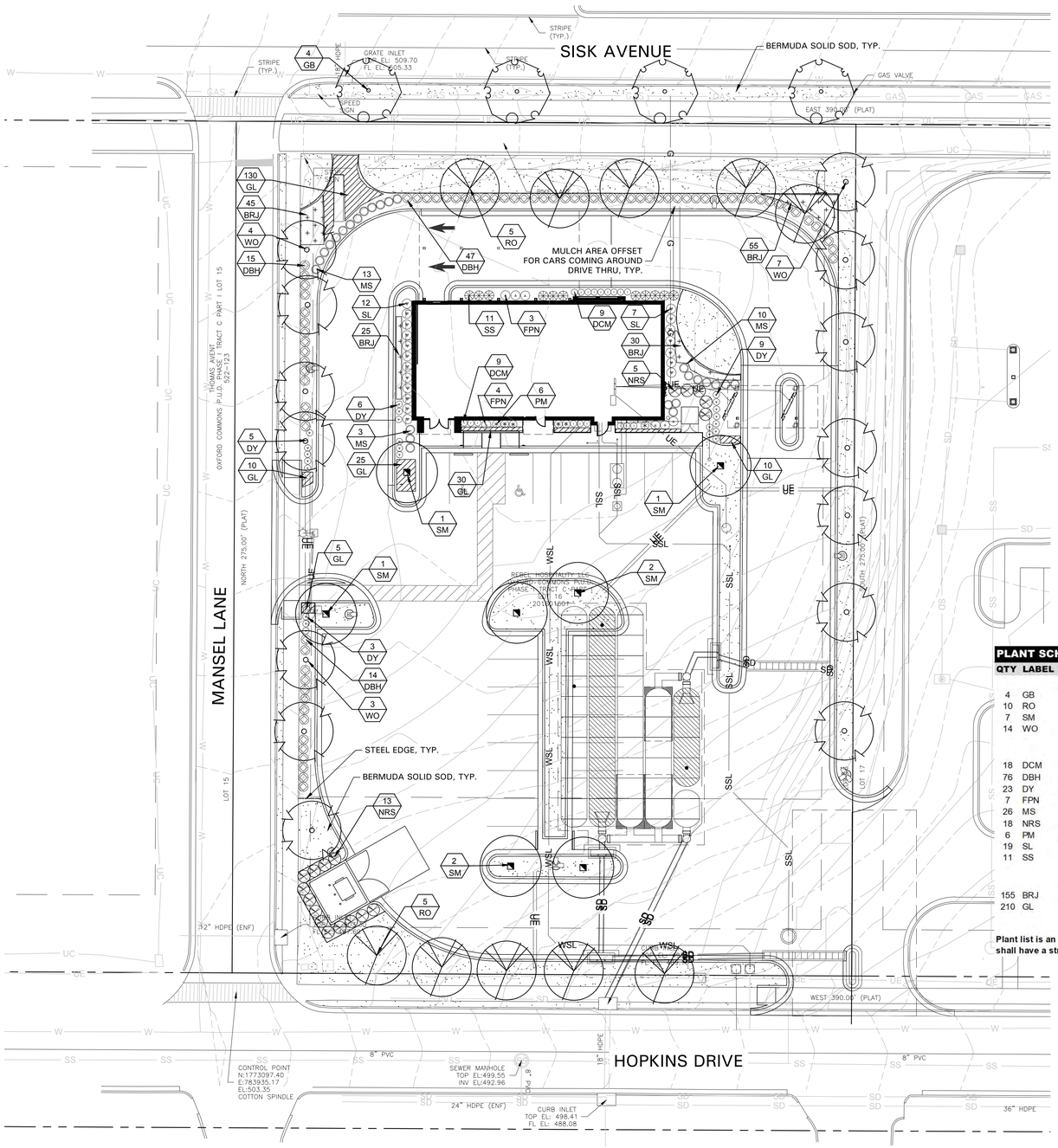

GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER
2. LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR TO FIND GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. ROUNDING AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER BREAKS IN GRADE. CORRECT AREAS WHERE STANDING WATER MAY OCCUR.
4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNERS CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER. REMOVE ALL DIRT CLODS, STICKS, CONCRETE SPOILS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.

SOLID SOD:

1. SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM. THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.
2. SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+ 1/4"), EXCLUDING TOP GROWTH AND THATCH.
3. LAY SOD BY HAND TO COVER INDICATED AREAS COMPLETELY, ENSURING EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.
4. TOP DRESS JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL VOIDS IF NECESSARY
5. SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.
6. SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, OVERSEED BERMUDAGRASS SOD WITH WINTER RYEGRASS AT A RATE OF 4 POUNDS PER 1000 S.F.

HYDROMULCH:

1. SCARIFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
2. BERMUDA GRASS SEED SHALL BE EXTRA HULLED, TREATED LAWN TYPE. SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET ALL STATE/LOCAL LAW REQUIREMENTS.
3. FIBER SHALL BE 100% WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY "CONWEB' OR EQUAL.
4. FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS UNOPENED CONTAINER AND SHALL BE 'TERRO-TACK ONE', AS MANUFACTURED BY GROWERS, INC OR APPROVED EQUAL.
5. HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF 2 POUNDS PER 1000 S.F.
6. USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OVER SPRAY.
7. IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.
8. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, ALL HYDORMULCH AREAS SHALL BE OVER-SEEDED WITH WINTER RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDA GRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
9. AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.
10. ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE NOTES

1. CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS
2. CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
3. A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
6. PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.
7. EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
8. MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
9. QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
10. CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
11. TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
12. 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL. PINE STRAW MULCH IS PROHIBITED.
13. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAFI 140S WEED BARRIER OR APPROVED EQUAL.
14. CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:

1. ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS:

1. VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
2. MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.
3. ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS:

1. STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.
2. RIVER ROCK SHALL BE ARIZONA RIVER ROCK, 2" - 4" DIAMETER. RIVER ROCK SHALL BE COMPACTED TO A MINIMUM OF 3" DEPTH OVER FILTER FABRIC.
3. DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. DG SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH.
4. BOULDERS SHALL BE ON AVERAGE 36" X 24" X 24" AND A MIN. OF 500LBS. BOULDER TO BE SET IN GROUND ON A 1" SAND SETTING BED. APPROXIMATELY 2" BELOW FINISH GRADE. BOULDER SHOULD HAVE A WEATHERED FINISH. EACH BOULDER HAS A NATURAL TOP AND BOTTOM. ENSURE THAT THE BOULDER IS POSITIONED CORRECTLY BEFORE INSTALLATION.

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
		SHADE TREES			
4	GB	Ginko	*Ginko biloba*	3" cal.	12' ht., 4' spread, matching
10	RO	Southern Red Oak	*Quercus falcata*	3" cal.	12' ht., 5' spread
7	SM	Sugar Maple	*Acer saccharum*	3" cal.	12' ht., 4' spread
14	WO	Water Oak	*Quercus nigra*	3" cal.	12' ht., 5' spread
		SHRUBS			
18	DCM	Dwarf Crepe Myrtle 'Chisam Fire'	*Lagerstroemia indica 'Chisam Fire'*	5 gal.	full, 20" sprd, 24" o.c.
76	DBH	Dwarf Burford Holly	*Ilex cornuta ' Burford Nana'*	5 gal.	full, 20" spread, 36" o.c.
23	DY	Dwarf Yaupon Holly	*Ilex vomitoria 'Condeaux'*	3 gal.	full, 24" sprd, 24" o.c.
7	FPN	Fire Power Nandina	*Nandina domestica 'Firepower'*	5 gal.	full, 20" spread, 36" o.c.
26	MS	Morning Light Miscanthus	*Miscanthus sinensis 'Morning Light'*	3 gal.	full, 20" spread, 36" o.c.
18	NRS	Nellie R Stevens Holly	*Illex x 'Nellie R. Stevens'*	4' ht.	full, 42" o.c.
6	PM	Pink Muhly Grass	*Muhlenbergia capillaris*	3 gal.	full, 30" o.c.
19	SL	Sunshine Ligustrum	*Ligustrum sinense 'Sunshine'*	5 gal.	full, 24" sprd, 36" o.c.
11	SS	Little Henry Sweetspire	*Itea virginica*	5 gal.	full, 24" sprd, 36" o.c.
		GROUNDCOVER/VINES/GRASS			
155	BRJ	Blue Rug Juniper	*Juniperus horizontalis 'Wiltonii'*	1 gal.	full, 18" o.c.
210	GL	Giant Lirope	*Liriope gigantea*	1 gal.	full, 18" o.c.

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

LANDSCAPE TABULATIONS for Oxford, MS

SITE LANDSCAPE

1. A minimum of 15% of the pervious surface of the lot shall be landscaped.

Total Site Area: 55,000 s.f.

REQUIRED	PROVIDED
8250 s.f. (15%)	12,482 s.f. (22.7%)

STREET

1. Frontage trees must be planted along public streets at a rate of one large tree for every 50 l.f. or one small tree every 35 l.f.
2. Foundation planting plan must be included

Sisk Avenue - 200 l.f.

REQUIRED	PROVIDED
4 shade trees	4 shade trees, 3" cal.
foundation planting	foundation planting

PERIMETER (EDGES AND BUFFERS)

1. Perimeter landscape edge shall be a minimum of 8' wide.
2. One tree shall be planted for every 40 l.f.
3. Within the perimeter, ornamental grasses, mulch, rock or other material shall be maintained within a minimum width of 5' from signs and 5' from ingress/egress curb cuts.

Sisk Avenue - 200 l.f.

REQUIRED	PROVIDED
8' landscape edge	8' landscape edge
5 shade trees	5 shade trees, 3" cal.

Mansel Lane - 275 l.f.

REQUIRED	PROVIDED
8' landscape edge	8' landscape edge
7 shade trees	7 shade trees, 3" cal.

Hopkins Drive - 200 l.f.

REQUIRED	PROVIDED
8' landscape edge	8' landscape edge
5 shade trees	5 shade trees, 3" cal.

East Edge - 275 l.f.

REQUIRED	PROVIDED
8' landscape edge	8' landscape edge
7 shade trees	7 shade trees, 3" cal.

GRAPHIC SCALE

0 20 40 FEET

Scale 1"=20' - 0"

WHATABURGER

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107A EAST MAIN STREET
JENKS, OK 74037
T: 918.606.2090

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REVISIONS:

No	Description	Date

PROJECT NUMBER:

25031

SEAL:

REGISTERED LANDSCAPE ARCHITECT AMANDA W. RICHARDSON 725 STATE OF MISSISSIPPI

3.23.26

CONSULTANT:

AWR

AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
amanda@awr-designs.com
c. 512.517.5589

CL THOMAS RESTURANT HOLDINGS, LLC
WHATABURGER - OXFORD
706 SISK AVE
OXFORD, MS 38655

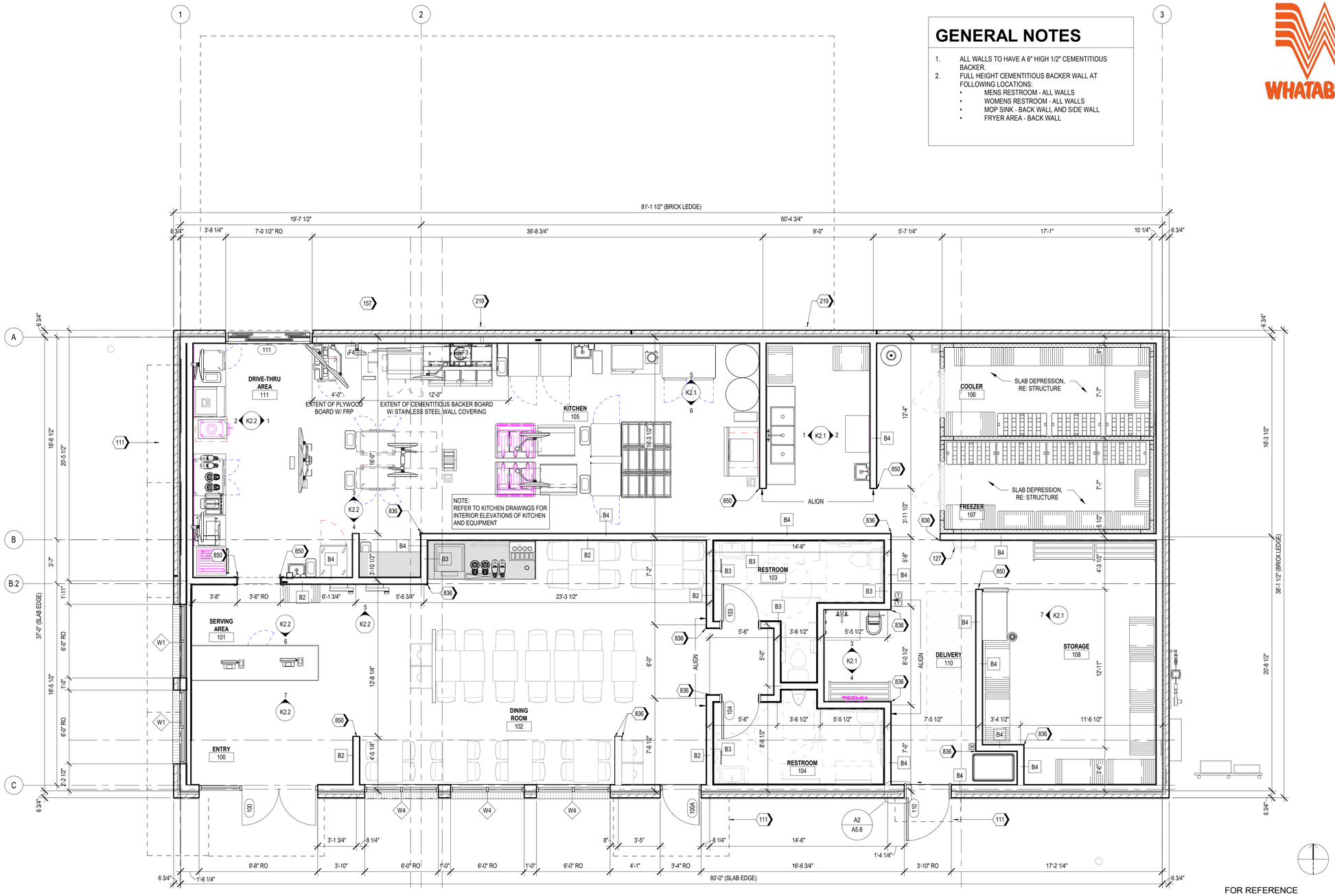
ISSUE DATE:

3.23.26

SHEET NUMBER:

L1.1

LANDSCAPE PLAN



FOR REFERENCE

GENERAL NOTES

1. ALL WALLS TO HAVE A 6" HIGH 1/2" CEMENTITIOUS BACKER.
2. FULL HEIGHT CEMENTITIOUS BACKER WALL AT FOLLOWING LOCATIONS:
   - MENS RESTROOM - ALL WALLS
   - WOMENS RESTROOM - ALL WALLS
   - MOP SINK - BACK WALL AND SIDE WALL
   - FRYER AREA - BACK WALL

KEYNOTES

111	ENTERA PRE-MANUFACTURED CANOPY ABOVE. REFER TO ENTERA FOR CANOPY LAYOUT AND DIMENSIONS, TYP.
127	ROOF ACCESS LADDER
157	PIPE BOLLARDS: IDEAL SHIELD. RE: SPECIFICATIONS. 402 GRAY, PANTONE 402C. RE D3/SS.1
219	OVERFLOW SCUPPER
836	FULL HEIGHT STAINLESS STEEL CORNER GUARDS, INSTALLED AT ALL OUTSIDE CORNERS, TYPICAL. RE: SPECIFICATION SECTION 10 26 00-2 FOR B.O.D.
850	FULL HEIGHT STAINLESS STEEL CORNER CAP AROUND WALL PARTITION, RE: SPECIFICATION SECTION 10 26 00-2 FOR B.O.D.

NOTES

1. DO NOT SCALE DRAWINGS.
2. VERIFY FIELD DIMENSIONS AND INFORM OWNER OF ANY DISCREPANCIES BEFORE BEGINNING CONSTRUCTION.
3. PROVIDE AND INSTALL NEW CONSTRUCTION TO MEET APPLICABLE CODE REGULATIONS.
4. SET FINISH DOOR IN PARTITIONS MIN. 4" FROM ADJACENT, PERPENDICULAR PARTITION, UNLESS OTHERWISE NOTED.
5. DIMENSIONS NOTED AS "HOLD" INDICATE REQUIRED UNOBSTRUCTED DISTANCE FROM FINISH FACE TO FINISH FACE. DEVIATION GREATER THAN 1/4" WILL RESULT IN REJECTION OF WORK.
6. UNLESS OTHERWISE NOTED, DIMENSIONS ARE TO FACE OF STUD FRAMING.
7. CONCEALED BLOCKING IN PARTITIONS TO BE PROVIDED. LOCATIONS TO INCLUDE, BUT ARE NOT LIMITED TO, OPENED AND CLOSED SHELVING, COAT RODS AND SHELVES, CABINETRY, COUNTERS, DOOR FRAMES AND HEADERS, AND SUPPORT OF TRIM.
8. WHERE SCHEDULED PARTITION TYPE IS TO BE FINISHED WITH CERAMIC OR PORCELAIN WALL TILE OR IS TO BE LOCATED IN A WET APPLICATION AREA, OMIT GWB AND PROVIDE CEMENT BOARD TYPE PRODUCT. WHERE PARTITION TYPE IS LOCATED IN AN AREA OF HIGH HUMIDITY OR INCIDENTAL MOISTURE, PROVIDE MOISTURE-RESISTANT GYPSUM BOARD TYPE PRODUCT.
9. PARTITIONS TO BE "LEVEL 4" FINISH THROUGHOUT. PROVIDE "LEVEL 5" FINISH AT AREAS OF APPLIED VINYL GRAPHICS WHEN PRESENT AND WHERE CALLED OUT ON PLAN. ALL VINYL GRAPHICS ARE OWNER FURNISHED OWNER INSTALLED UNLESS NOTED OTHERWISE.
10. UNDERCUT AT DOORS TO BE NO LESS THAN 1/4" AND NO GREATER THAN 1/2", UNLESS SPECIFICALLY NOTED OTHERWISE FOR HVAC CONSIDERATIONS.
11. PROVIDE ADA-COMPLIANT IDENTIFICATION SIGNAGE WHERE REQUIRED BY CODE. TO INCLUDE, BUT NOT LIMITED TO, MEN'S TOILET ROOMS, WOMEN'S TOILET ROOMS, UNISEX TOILET ROOMS, MECHANICAL ROOMS, AND ELECTRICAL ROOMS. SIGNAGE TO INCORPORATE BRAILLE AND RAISED CHARACTERS AT SIGNS PLUS UNIVERSAL PICTOGRAMS AT TOILET ROOMS. COORDINATE CUSTOM BACKGROUND COLOR AND FONT STYLE WITH WHATABURGER.
12. PROVIDE CONTROL JOINTS IN GWB FACES, TAPED AND SPACKLED SMOOTH. FULLY FINISH TO MATCH ADJACENT SURFACE. FOR VERTICAL PARTITION SURFACES, PROVIDE CONTROL JOINTS EQUALLY SPACED NOT MORE THAN 30 FEET ON CENTER. FOR HORIZONTAL CEILING SURFACES, PROVIDE CONTROL JOINTS EQUALLY SPACED NOT MORE THAN 50 FEET ON CENTER. FOR SURFACES, WHERE NEW CONSTRUCTION CROSSES OR INTERSECT WITH BASE BUILDING CONSTRUCTION CONTROL JOINTS IN FLOOR SLABS OR VERTICAL CONSTRUCTION, PROVIDE NEW CONTROL JOINTS TO ALIGN WITH EXISTING.
13. FOR WINDOW TYPES REFER TO SHEET A0.3
14. FOR PARTITION TYPES REFER TO SHEET A5.5

WHATABURGER

ZEMANEK ARCHITECTURE + DESIGN
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JENKS, OK 74037
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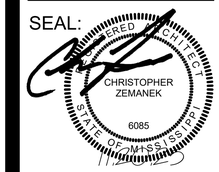
REVISIONS:

No	Description	Date

PROJECT NUMBER:
25031

SEAL:



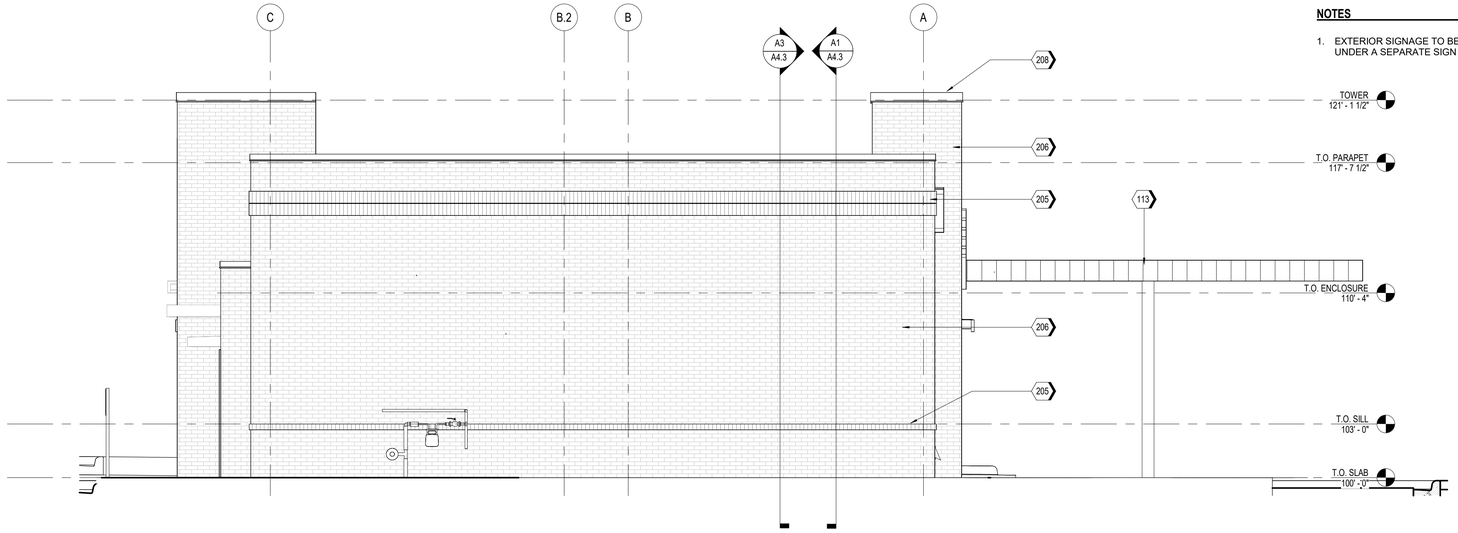
CONSULTANT:

CL THOMAS RESTURANT HOLDINGS, LLC
WHATABURGER - OXFORD
706 SISK AVE
OXFORD, MS 38655

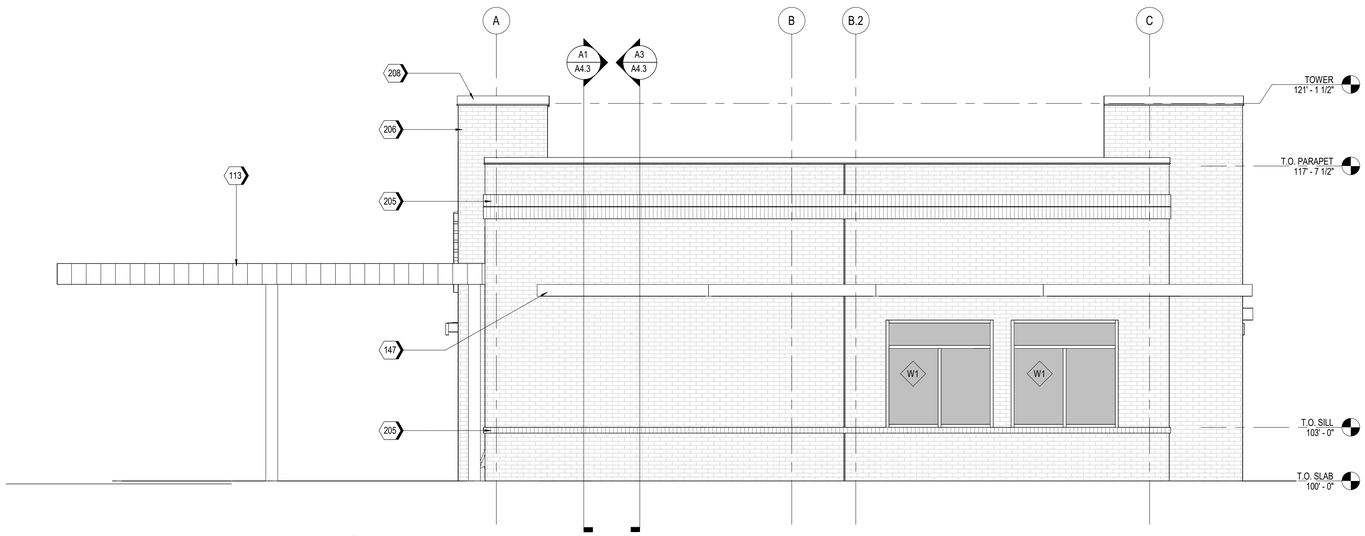
ISSUE DATE:
11.20.25

SHEET NUMBER:
A1.1

CONSTRUCTION FLOOR PLAN



A2 EAST ELEVATION
1/4" = 1'-0"



A1 WEST ELEVATION (R.O.W)
1/4" = 1'-0"

NOTES

1. EXTERIOR SIGNAGE TO BE PERMITED UNDER A SEPARATE SIGN PERMIT SET.

KEYNOTES

113	ENTERA PRE-MANUFACTURED DRIVE-THRU CANOPY, BY OTHERS
147	ENTERA PRE-MANUFACTURED SOFFIT AND LIGHTING FIXTURES, BY OTHERS
205	BR-01; BRICK VENEER
206	BR-02; BRICK VENEER
208	MC-01; PRE-FINISHED METAL COPING

EXTERIOR METAL

MP01 METAL PANEL (MP01)
SPECIFICATION SECTION: 07 42 13.13
MANUFACTURER: ENTERA BRANDING
PRODUCT NAME: BR-12 PANEL IS B.O.D.
MATERIAL: 0.040 ALUM.
COLOR: WHATABURGER GRAY
SIZE: VARIES
LOCATION: SEE ELEVATIONS

MP02 METAL PANEL (MP02)
SPECIFICATION SECTION: 07 42 13.13
ITEM: CLOSURE TRIM
MANUFACTURER: ENTERA BRANDING
PRODUCT NAME: SHEET METAL FLASHING
MATERIAL: 0.040 ALUM.
COLOR: WHATABURGER GRAY
SIZE: VARIES
LOCATION: SEE DETAILS
NOTES: MATCH MP01

MC01 METAL PANEL (MC01)
SPECIFICATION SECTION: 07 71 00
MANUFACTURER: BERRIDGE OR EQUIVALENT
PRODUCT NAME: PARAPET COPING
MATERIAL: METALLIC COATED STEEL
COLOR: LEAD COPE
SIZE: VARIES
LOCATION: SEE ELEVATIONS

MS01 METAL SOFFIT (MS01)
SPECIFICATION SECTION: 07 42 93
MANUFACTURER: ENTERA BRANDING
PRODUCT NAME: ACM
FINISH: WHATABURGER GRAY
SIZE: VARIES
LOCATION: SEE ELEVATIONS

EXTERIOR PAINT

PT-5 EXTERIOR PAINTING (PT-5)
SPECIFICATION SECTION: 09 91 13
MANUFACTURER: SHERWIN WILLIAMS
PRODUCT NUMBER: SW 7043
COLOR: WORLDLY GRAY
LOCATION: RE: ELEVATIONS
NOTES: FLAT FINISH. INTERIOR SIDE OF DOORS/FRAMES EGGSHELL FINISH.

EXTERIOR BRICK

BR01 EXTERIOR BRICK (BR01)
SPECIFICATION SECTION: 04 26 13
MANUFACTURER: ACME
TYPE: UTILITY
COLOR: PARK AVENUE
SIZE: 3-5/8" X 3-5/8" X 11-5/8"

BR02 EXTERIOR BRICK (BR02)
SPECIFICATION SECTION: 04 26 13
MANUFACTURER: ACME
TYPE: UTILITY
COLOR: RIDGEMAR
SIZE: 3-5/8" X 3-5/8" X 11-5/8"

EM01 EXTERIOR MORTAR (EM01)
SPECIFICATION SECTION: 04 26 13
MANUFACTURER: AHI
COLOR: VANILLA-N

ST01 CAST STONE MASONRY (ST01)
SPECIFICATION SECTION: 04 72 00
TYPE: CAST STONE MASONRY CAP

GLAZING

GL01 GLAZING (GL01)
SPECIFICATION SECTION: 08 80 00
ITEM: IGU VISION GLASS
MANUFACTURER: VITRO
PRODUCT NAME: SOLARBAN Z75/70 (2) OPTIBLUE + CLEAR IGU
SIZE: VARIES
LOCATION: EXTERIOR WALL
NOTES: VLT 46% U-VALUE .28 SHGC .23 LSG 2.00

GL03 GLAZING (GL03)
SPECIFICATION SECTION: 08 80 00
ITEM: IGU OPAQUE SPANDREL GLASS
MANUFACTURER: VITRO
PRODUCT NAME: OPACI-COAT-300
FINISH: #3-5323 OLD EAGLE
SIZE: VARIES
LOCATION: SEE ELEVATIONS

SS01 STOREFRONT SYSTEM (SS01)
SPECIFICATION SECTION: 08 41 13
MANUFACTURER: OLDCASTLE
PRODUCT NAME: FG-3000 THERMAL
FINISH: CLEAR ANODIZED
SIZE: VARIES
LOCATION: SEE ELEVATIONS

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107A EAST MAIN STREET
JENKS, OK 74037
T: 918.606.2090

zemanekad.com

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REVISIONS:

No	Description	Date

PROJECT NUMBER:
25031

SEAL:
REGISTERED ARCHITECT
CHRISTOPHER ZEMANEK
6085
STATE OF MISSISSIPPI

CONSULTANT:

CL THOMAS RESTURANT HOLDINGS, LLC
WHATABURGER - OXFORD
706 SISK AVE
OXFORD, MS 38655

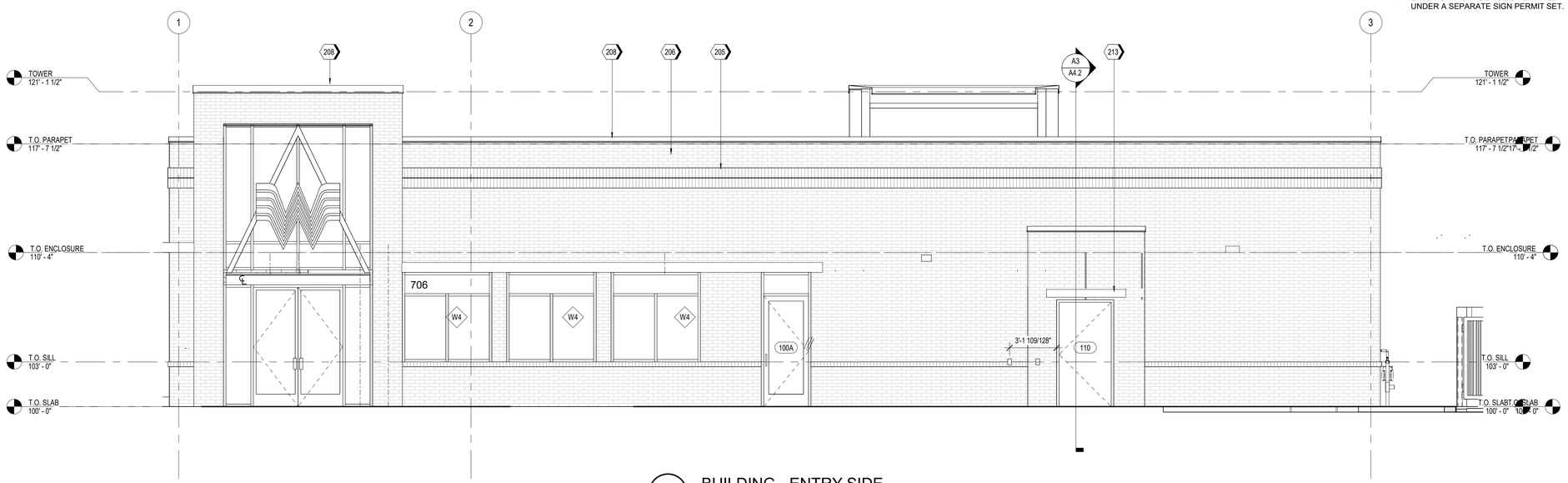
ISSUE DATE:
05.13.26

SHEET NUMBER:
A2.1

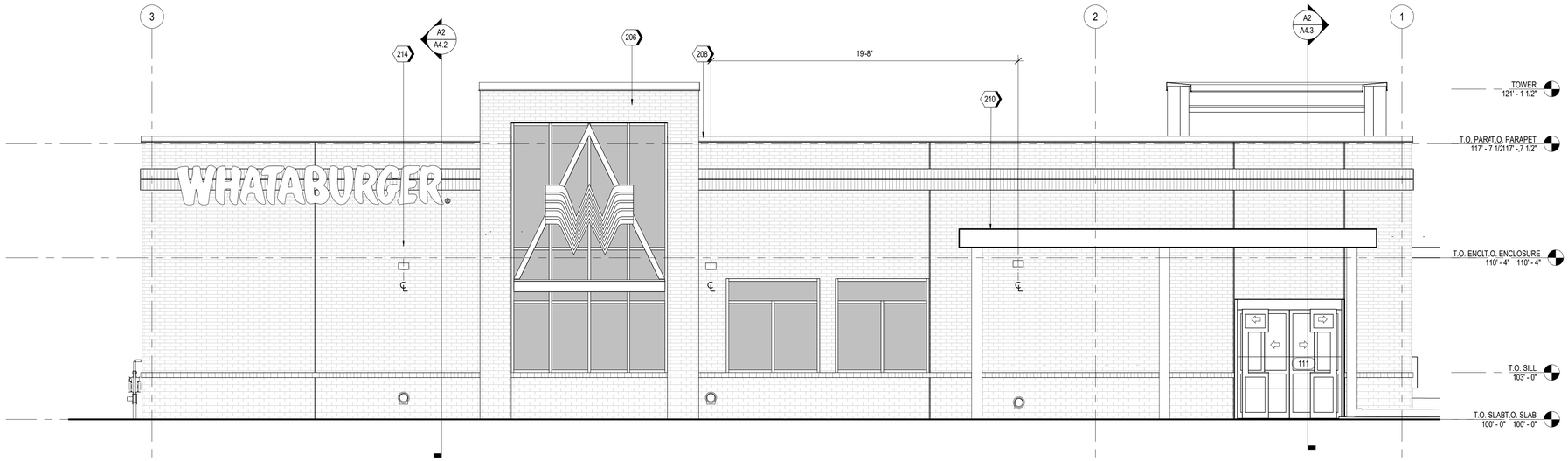
EXTERIOR ELEVATIONS

NOTES

1. EXTERIOR SIGNAGE TO BE PERMITED UNDER A SEPARATE SIGN PERMIT SET.



1 BUILDING - ENTRY SIDE
SCALE 1/4" = 1'-0"



2 BUILDING - DRIVE THRU SIDE
1/4" = 1'-0"

EXTERIOR METAL

MP01 METAL PANEL (MP01)

SPECIFICATION SECTION: 07 42 13.13
MANUFACTURER: ENTERA BRANDING
PRODUCT NAME: BR-12 PANEL IS B.O.D.
MATERIAL: 0.040 ALUM.
COLOR: WHATABURGER GRAY
SIZE: VARIES
LOCATION: SEE ELEVATIONS

MP02 METAL PANEL (MP02)

SPECIFICATION SECTION: 07 42 13.13
ITEM: CLOSURE TRIM
MANUFACTURER: ENTERA BRANDING
PRODUCT NAME: SHEET METAL FLASHING
MATERIAL: 0.040 ALUM.
COLOR: WHATABURGER GRAY
SIZE: VARIES
LOCATION: SEE DETAILS
NOTES: MATCH MP01

MC01 METAL PANEL (MC01)

SPECIFICATION SECTION: 07 71 00
MANUFACTURER: BERRIDGE OR EQUIVALENT
PRODUCT NAME: PARAPET COPING
MATERIAL: METALLIC COATED STEEL
COLOR: LEAD COPE
SIZE: VARIES
LOCATION: SEE ELEVATIONS

MS01 METAL SOFFIT (MS01)

SPECIFICATION SECTION: 07 42 93
MANUFACTURER: ENTERA BRANDING
PRODUCT NAME: ACM
FINISH: WHATABURGER GRAY
SIZE: VARIES
LOCATION: SEE ELEVATIONS

EXTERIOR PAINT

PT-5 EXTERIOR PAINTING (PT-5)

SPECIFICATION SECTION: 09 91 13
MANUFACTURER: SHERWIN WILLIAMS
PRODUCT NUMBER: SW 7043
COLOR: WORLDLY GRAY
LOCATION: RE: ELEVATIONS
NOTES: FLAT FINISH. INTERIOR SIDE OF DOORS/FRAMES EGGSHELL FINISH.

EXTERIOR BRICK

BR01 EXTERIOR BRICK (BR01)

SPECIFICATION SECTION: 04 26 13
MANUFACTURER: ACME
TYPE: UTILITY
COLOR: PARK AVENUE
SIZE: 3-5/8" X 3-5/8" X 11-5/8"

BR02 EXTERIOR BRICK (BR02)

SPECIFICATION SECTION: 04 26 13
MANUFACTURER: ACME
TYPE: UTILITY
COLOR: RIDGEMAR
SIZE: 3-5/8" X 3-5/8" X 11-5/8"

EM01 EXTERIOR MORTAR (EM01)

SPECIFICATION SECTION: 04 26 13
MANUFACTURER: AHI
COLOR: VANILLA-N

ST01 CAST STONE MASONRY (ST01)

SPECIFICATION SECTION: 04 72 00
TYPE: CAST STONE MASONRY CAP

GLAZING

GL01 GLAZING (GL01)

SPECIFICATION SECTION: 08 80 00
ITEM: IGU VISION GLASS
MANUFACTURER: VITRO
PRODUCT NAME: SOLARBAN Z75/70 (2) OPTIBLUE + CLEAR IGU
SIZE: VARIES
LOCATION: EXTERIOR WALL
NOTES: VLT 46% U-VALUE .28 SHGC .23 LSG 2.00

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SPECIFICATION SECTION: 08 80 00
ITEM: IGU OPAQUE SPANDREL GLASS
MANUFACTURER: VITRO
PRODUCT NAME: OPACI-COAT-300
FINISH: #3-5323 OLD EAGLE
SIZE: VARIES
LOCATION: SEE ELEVATIONS

SS01 STOREFRONT SYSTEM (SS01)

SPECIFICATION SECTION: 08 41 13
MANUFACTURER: OLDCASTLE
PRODUCT NAME: FG-3000 THERMAL
FINISH: CLEAR ANODIZED
SIZE: VARIES
LOCATION: SEE ELEVATIONS

KEYNOTES

205	BR-01; BRICK VENEER
206	BR-02; BRICK VENEER
208	MC-01; PRE-FINISHED METAL COPING
210	PRE-FINISHED DRIVE-THRU CANOPY
213	SERVICE DOOR CANOPY, PAINT PT-5
214	SUN SHADE CANOPY, SEE A6.9

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107A EAST MAIN STREET
JENKS, OK 74037
T: 918.606.2090

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REGISTERED ARCHITECT
CHRISTOPHER ZEMANEK
6085
STATE OF MISSISSIPPI

CONSULTANT:

CL THOMAS RESTURANT HOLDINGS, LLC
WHATABURGER - OXFORD
706 SISK AVE
OXFORD, MS 38655

ISSUE DATE:
05.13.26

SHEET NUMBER:
A2.2

EXTERIOR ELEVATIONS

OXFORD
PLANNING
DEPARTMENT

Case 3380-A

To: Oxford Planning Commission
From: James Hirsch; Planner I
Date: August 10, 2026
Approved: July 16, 2026

Applicant: RISE Real Estate (Brian Sudduth)
Owner: Same
Request: Site Plan Amendment for 'RISE'
Location: 1939 Oxford Farms Drive (PPIN #34543)
Zoning: (TNB) Traditional Neighborhood Business; (NR) Neighborhood Residential & (SMF) Suburban Multi-Family

Surrounding Zoning:
North, South, West: (NR) Neighborhood Residential
East: (SMF) Suburban Multi-Family

Case History: Case 3169 – Site Plan Approval for 'RISE' – December 2024 – Approved
Case 3168 – Special Exception, Residential Density Bonus – December 2024 – Approved
Case 3160 – Preliminary and Final Plat Approval – November 2024 – Approved
Case 3159 – Special Exception, Building Height & Variance, Multi-Family Parking Minimum – November 2024 – Approved
Case 3115 – Special Exception, First Floor Residential; Special Exception, Attached Dwellings; Special Exception, Detached Dwellings – August 2024 – Approved

Planning Comments: The subject property measures a total of +/- 12.26 acres on the northeast, southeast, and southwest side of the roundabout at Oxford Way and Oxford Farms Drive (note: this development currently uses the marketing name 'Ivy & Elm). The applicant was granted approval for amendment of the site plan approved as Case 3169, centering around changes to the approved landscaping plan and the location of amenity facilities. Elements of review included:

Use, Parking, and Density – Use, residential density, and parking remain unchanged from the approved site plan. The new location of the maintenance building, trash compactor, and pickleball courts comply with the accessory structure setback requirements of the Land Development Code.

Other Review Elements

- **Landscaping** – The revised landscaping plan demonstrates conformance with LDC requirements related to foundation plantings, street trees around detached units, and coordination with screenings around retaining walls.
- **Signage** – Proposed monument signage to remain on private property, and to meet LDC requirements related to size and location.

Engineering Comments: Engineering has no objections to this site amendment. The proposed change(s) do not affect previous approvals.

Recommendation: Staff administratively approved this site plan on July 16, 2026.

Any additions or changes shall require a new Site Plan Review process.

OXFORD
PLANNING
DEPARTMENT

July 16, 2026

RISE Real Estate
c/o Brian Sudduth
Oxford, MS 38655

RE: *Notice of Approval*
Requests: Site Plan Amendment for 'RISE'
Case #3380-A – 1939 Oxford Farms Drive (PPIN #34543)

To whom it may concern,

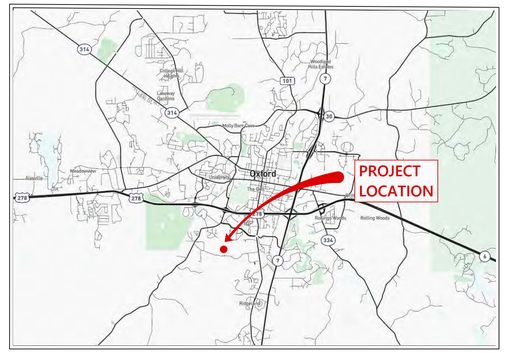
Please be advised on July 26, 2026, the City of Oxford Site Plan Review Committee administratively approved the requested site plan amendment for 'RISE' property located at 1939 Oxford Farms Drive.

Any required building, plumbing, gas and electrical permits must be obtained prior to the start of construction of any building proposed in your application. Please feel free to contact me directly with any questions or comments.

Sincerely,

Ben Requet, AICP
Director of Planning

RISE - OXFORD
CITY OF OXFORD
LAFAYETTE COUNTY, MISSISSIPPI



VICINITY MAP

INDEX OF PLANS	
COVER SHEET	C-000
SITE LAYOUT	C-100
SITE MAPS	C-101
EXISTING CONDITIONS	C-200
COMPLETE STREET PLAN	C-300
GREENSPACE PLAN	C-400
UTILITY PLAN	C-500
WATER PLAN	C-501
SANITARY SEWER PLAN	C-502
STORM DRAINAGE PLAN	C-503
GRADING PLAN	C-600
CLUB / APARTMENTS GRADING PLAN	C-601 - C-607
EROSION CONTROL PLAN	C-700
SITE DETAILS	C-800
WATER DETAILS	C-801
SANITARY SEWER DETAILS	C-802
STORM DRAINAGE DETAILS	C-803
OUTLET CONTROL STRUCTURE DETAILS	C803-1/2
EROSION CONTROL DETAILS	C-804

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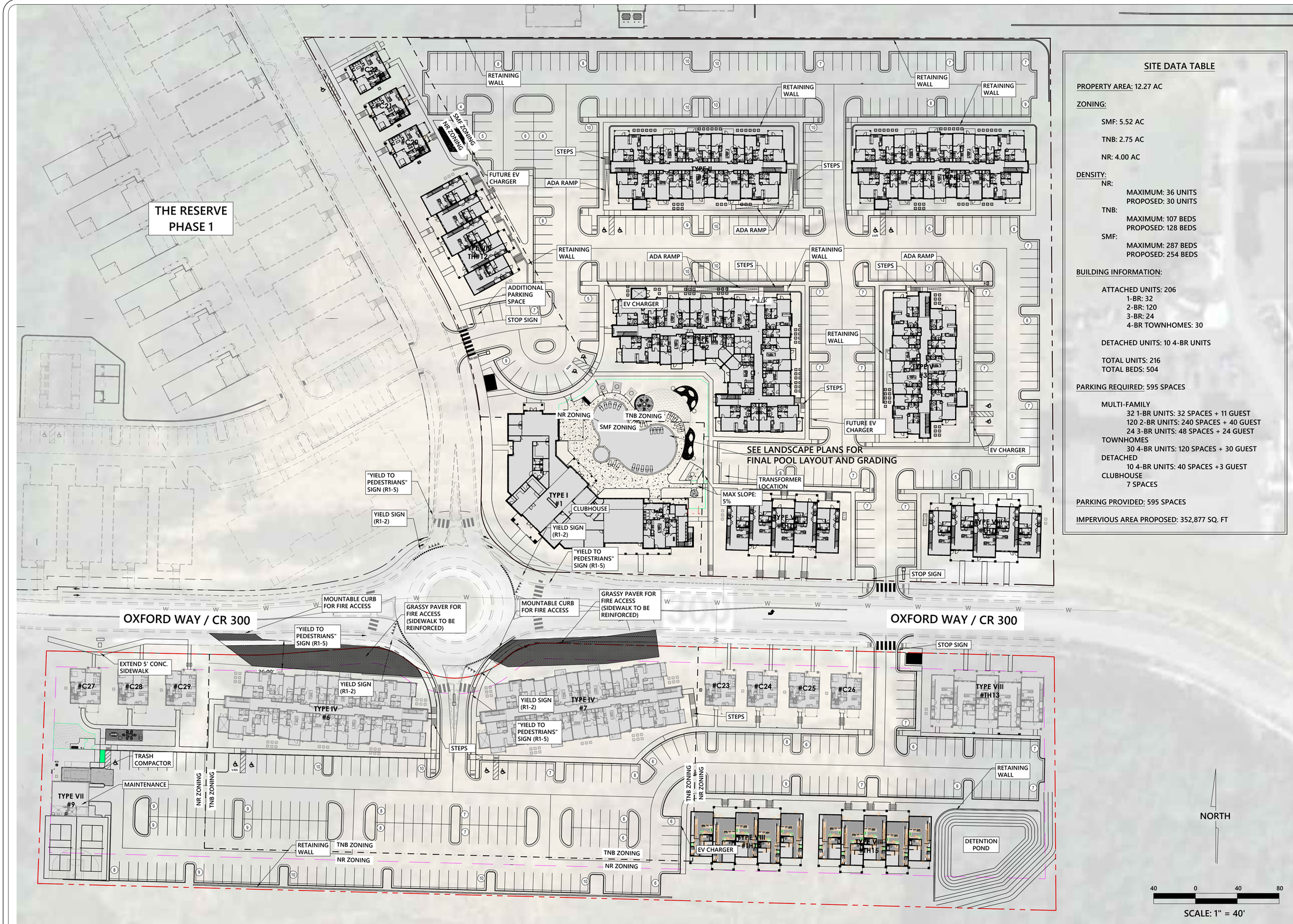
RISE - OXFORD
AT OXFORD FARMS
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	07/15/2024
SCALE	
REVISION	05/14/2026

C-000



SITE DATA TABLE

PROPERTY AREA: 12.27 AC

ZONING:

SMF: 5.52 AC

TNB: 2.75 AC

NR: 4.00 AC

DENSITY:

NR:
- MAXIMUM: 36 UNITS
- PROPOSED: 30 UNITS

TNB:
- MAXIMUM: 107 BEDS
- PROPOSED: 128 BEDS

SMF:
- MAXIMUM: 287 BEDS
- PROPOSED: 254 BEDS

BUILDING INFORMATION:

ATTACHED UNITS: 206
- 1-BR: 32
- 2-BR: 120
- 3-BR: 24
- 4-BR TOWNHOMES: 30

DETACHED UNITS: 10 4-BR UNITS

TOTAL UNITS: 216
TOTAL BEDS: 504

PARKING REQUIRED: 595 SPACES

MULTI-FAMILY
- 32 1-BR UNITS: 32 SPACES + 11 GUEST
- 120 2-BR UNITS: 240 SPACES + 40 GUEST
- 24 3-BR UNITS: 48 SPACES + 24 GUEST

TOWNHOMES
- 30 4-BR UNITS: 120 SPACES + 30 GUEST

DETACHED
- 10 4-BR UNITS: 40 SPACES +3 GUEST

CLUBHOUSE
- 7 SPACES

PARKING PROVIDED: 595 SPACES

IMPERVIOUS AREA PROPOSED: 352,877 SQ. FT

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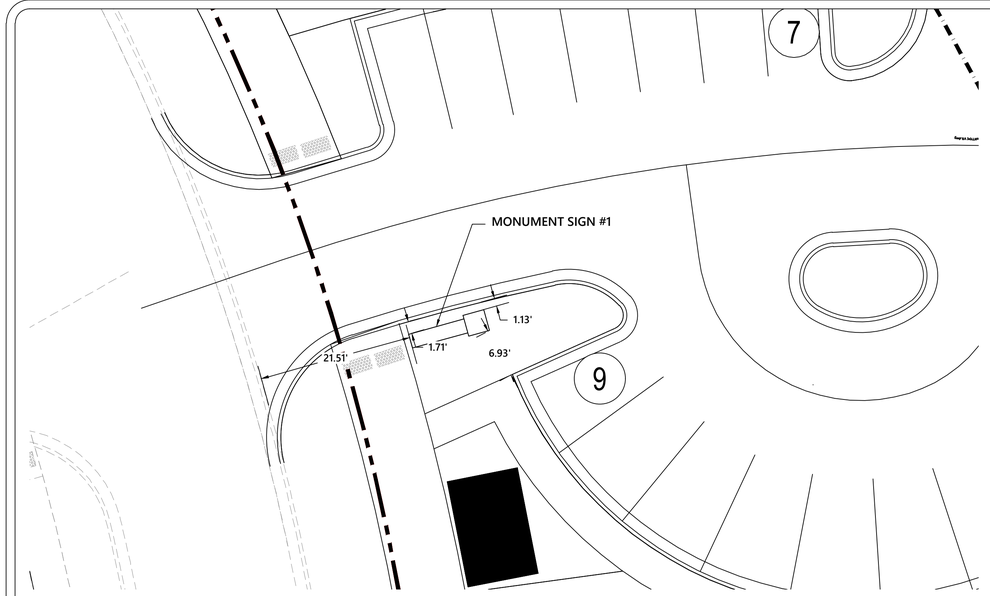
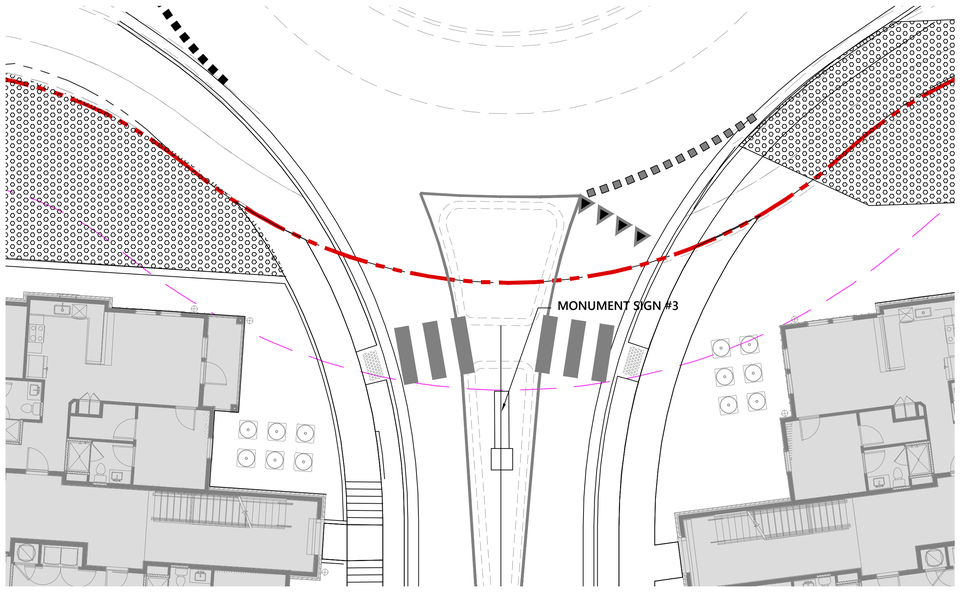
SITE PLAN
RISE - OXFORD
AT OXFORD FARMS
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	07/15/2024
SCALE	1" = 40'
REVISION	05/14/2026

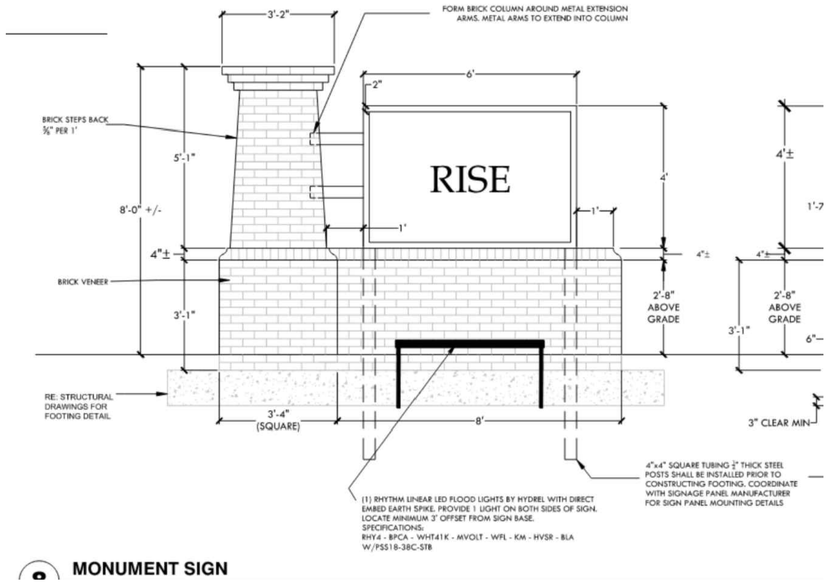
C-100



MONUMENT SIGN #1



MONUMENT SIGN #3



MONUMENT SIGN

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MONUMENT SIGN LOCATIONS

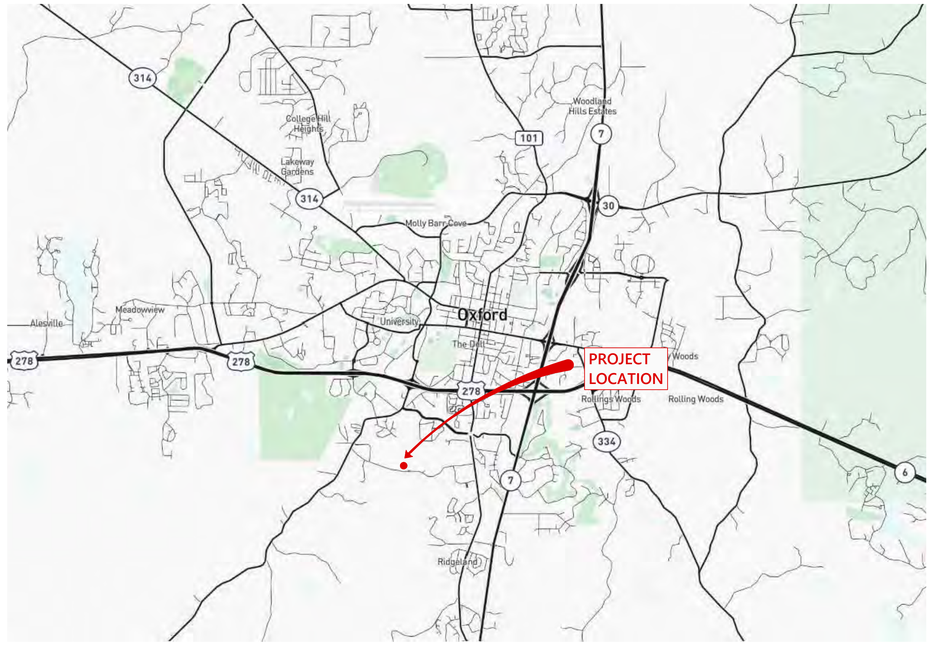
RISE - OXFORD

AT OXFORD FARMS

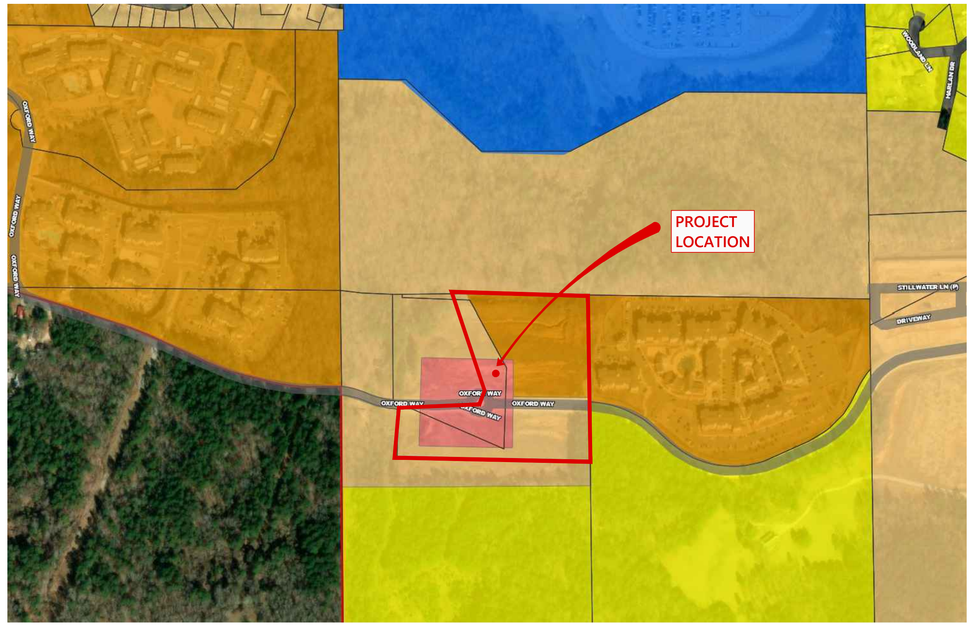
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	07/15/2024
SCALE	1" = 10'
REVISION	05/14/2026

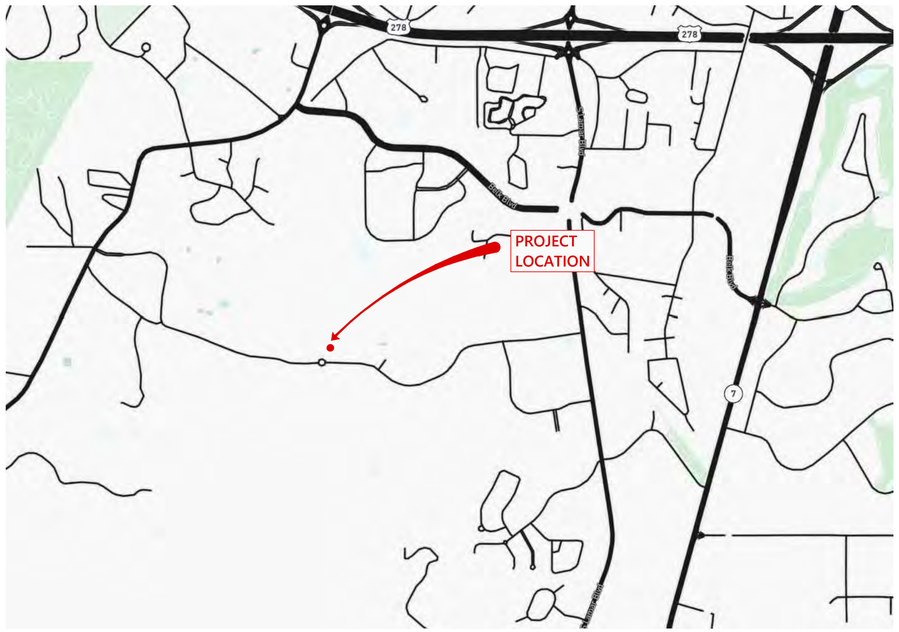
C-105



OVERALL LOCATION MAP



ZONING MAP (ZONING: TNB, NR, & SMF)



LOCATION MAP

AERIAL MAP

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SITE MAPS

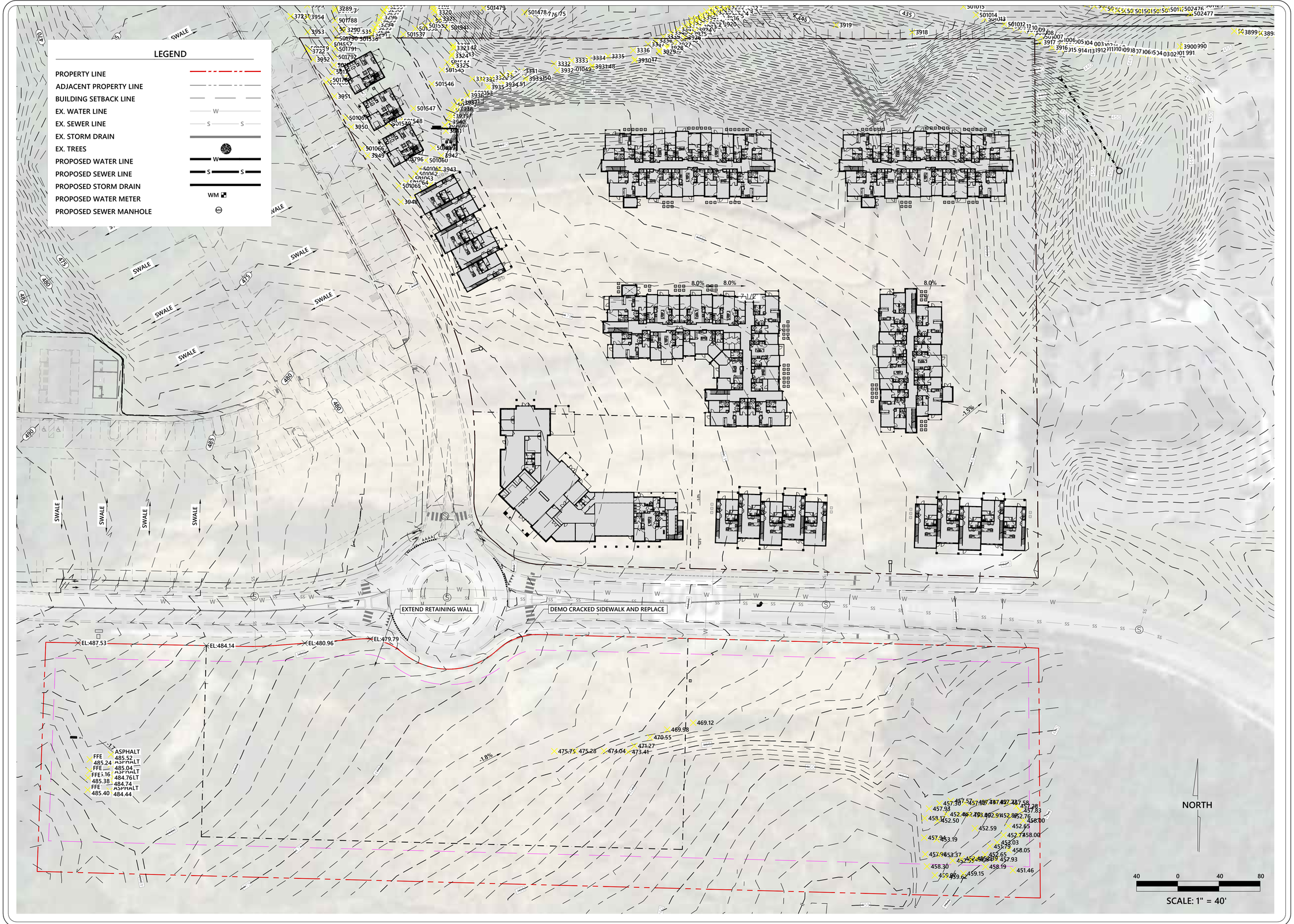
RISE - OXFORD

AT OXFORD FARMS

CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	07/15/2024
SCALE	
REVISION	05/14/2026

C-101



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EXISTING CONDITIONS

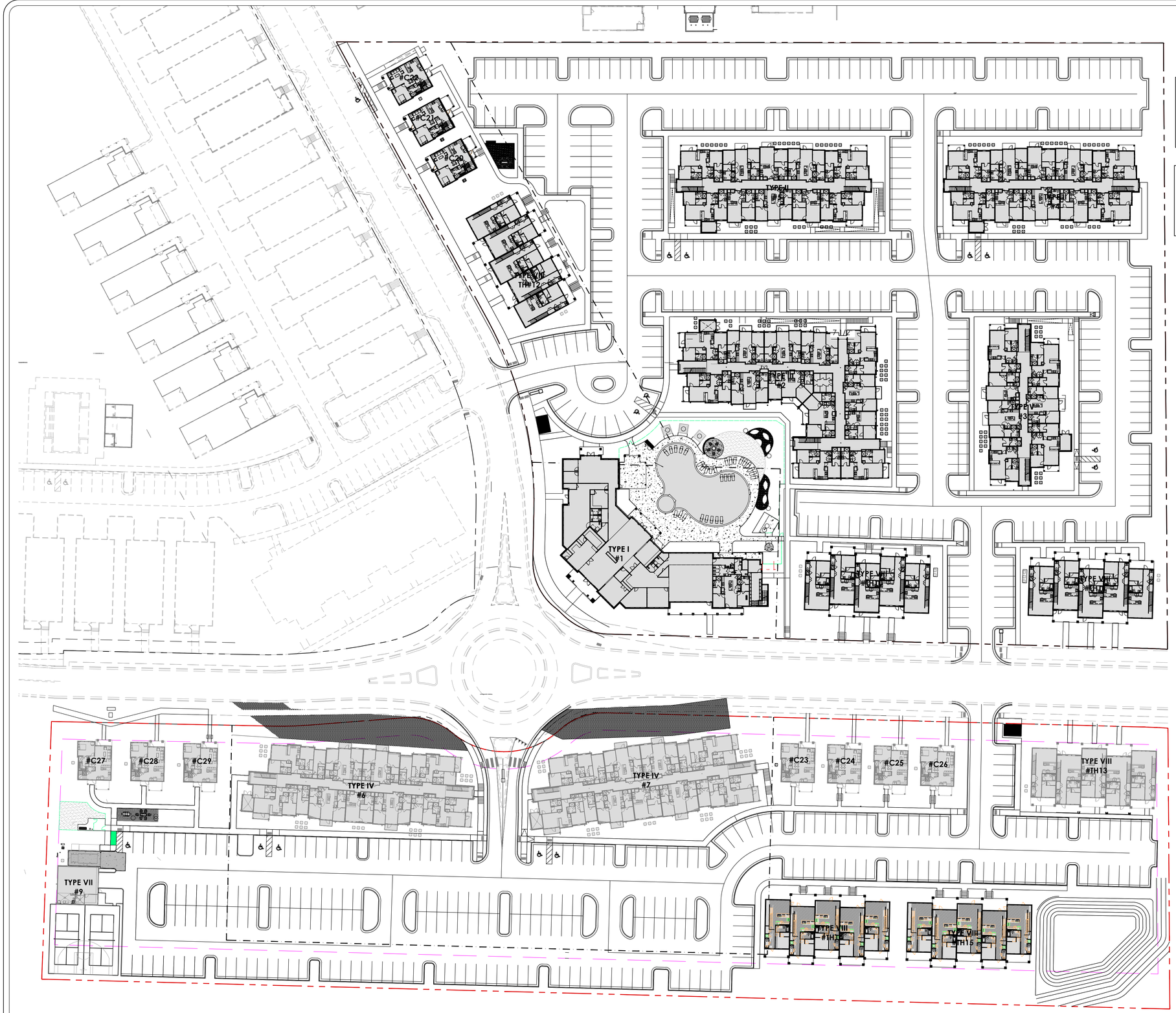
RISE - OXFORD

AT OXFORD FARMS

CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	07/15/2024
SCALE	1" = 40'
REVISION	05/14/2026

C-200



PEDESTRIAN CONNECTIVITY

SIDEWALK

HEAVY DUTY PAVING

HD PAVING

NORTH

40 0 40 80

SCALE: 1" = 40'

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COMPLETE STREET PLAN

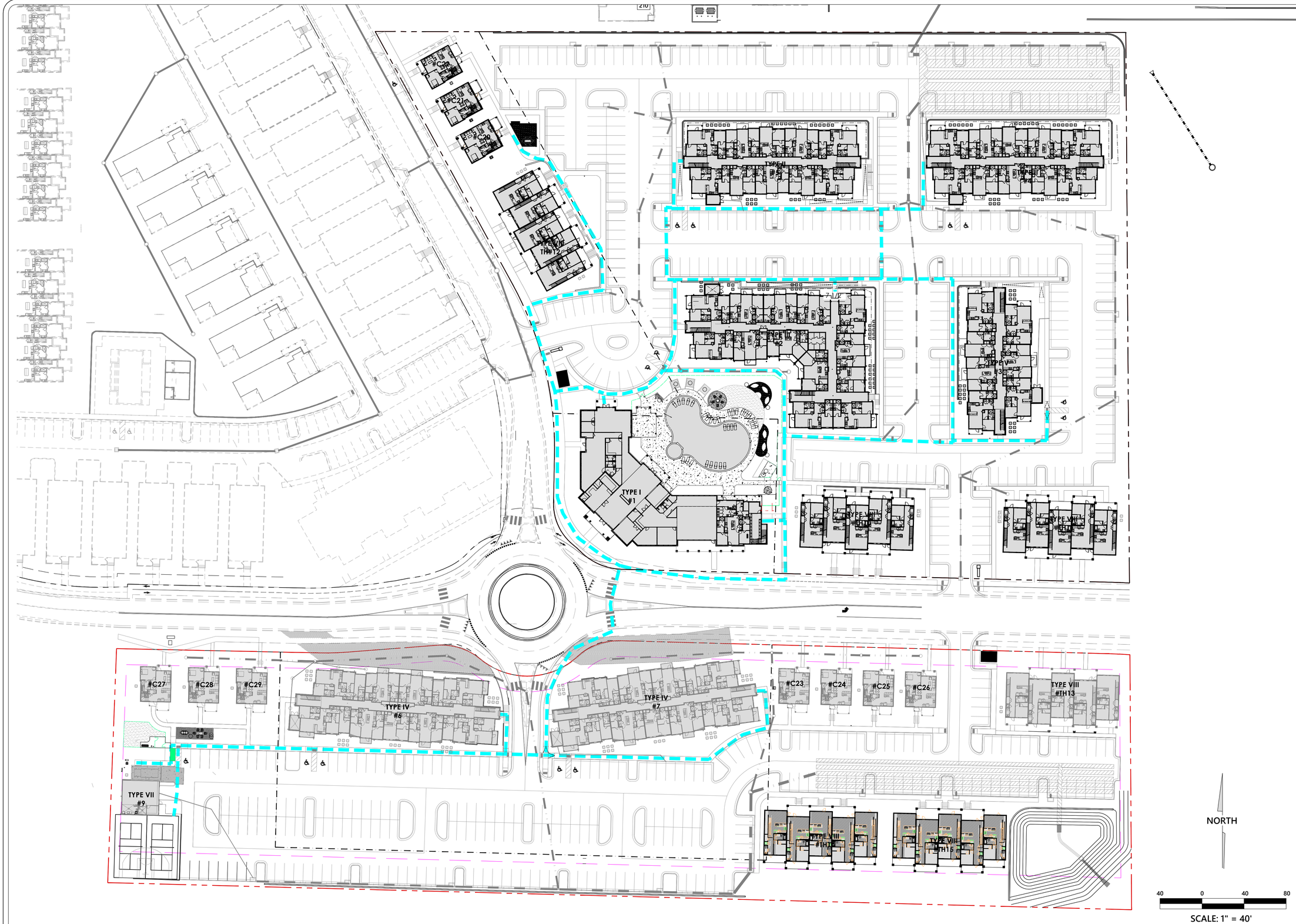
RISE - OXFORD

AT OXFORD FARMS

CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	07/15/2024
SCALE	1" = 40'
REVISION	05/14/2026

C-300



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ADA ACCESS PLAN

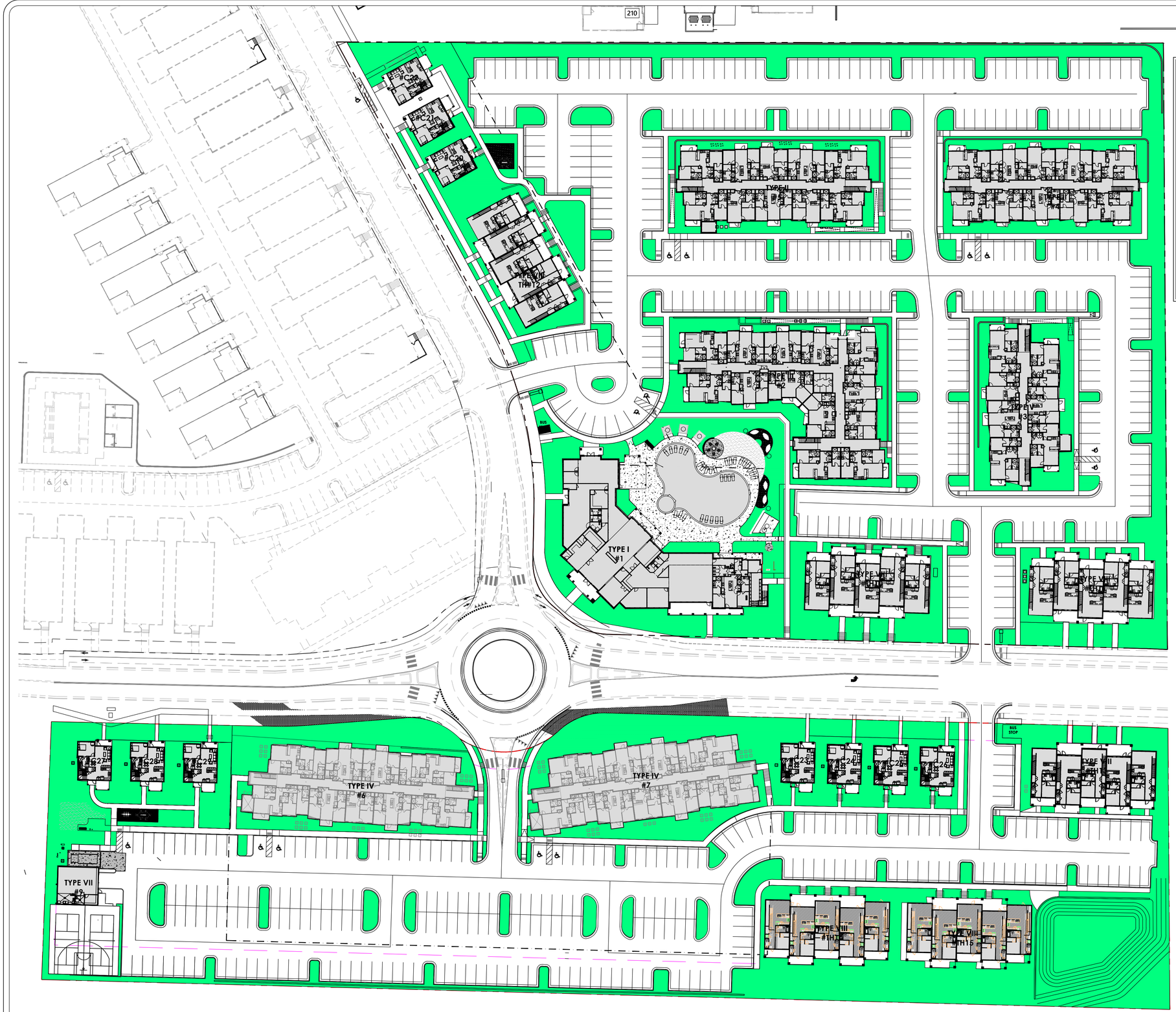
RISE - OXFORD

AT OXFORD FARMS

CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	07/15/2024
SCALE	1" = 40'
REVISION	05/14/2026

C-301



IMPERVIOUS AREA DATA TABLE

PROPERTY AREA: 12.27 AC (534,481.2 SQ. FT.)

ZONING:

NR: 4.00 AC
MAXIMUM IMPERVIOUS COVERAGE: 104,544 SF (60%)
PROPOSED COVERAGE: 103,150 SF (59.2%)

TNB: 2.75 AC
MAXIMUM IMPERVIOUS COVERAGE: 95,832 SF (80%)
PROPOSED COVERAGE: 93,915 SF (78.4%)

SMF: 5.52 AC
MAXIMUM IMPERVIOUS COVERAGE: 156,293 SF (65%)
PROPOSED COVERAGE: 155,812 SF (64.8%)

IMPERVIOUS AREA MAXIMUM: 356,669 SQ. FT.
IMPERVIOUS AREA PROPOSED: 352,877 SQ. FT.

GREENSPACE

NORTH

40 0 40 80

SCALE: 1" = 40'

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GREENSPACE PLAN

RISE - OXFORD

AT OXFORD FARMS

CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	07/15/2024
SCALE	1" = 40'
REVISION	05/14/2026

C-400

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK LINE
- EX. WATER LINE
- EX. SEWER LINE
- EX. STORM DRAIN
- EX. TREES
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN
- PROPOSED WATER METER
- PROPOSED SEWER MANHOLE

*NOTE: PROJECT WILL REQUIRE 2 INDIVIDUAL 8 WATER TAPS AND METERS FROM THE CITY OF OXFORD

*NOTE: PROJECT WILL REQUIRE 216 INDIVIDUAL SEWER TAPS FROM THE CITY OF OXFORD (1 FOR EACH UNIT)

TYPE I #1
TYPE II #2
TYPE III #3
TYPE IV #6
TYPE IV #7
TYPE VII #9
TYPE VIII #TH1
TYPE VIII #TH2
TYPE VIII #TH3
TYPE VIII #TH4
TYPE VIII #TH5
TYPE VIII #TH6
TYPE VIII #TH7
TYPE VIII #TH8
TYPE VIII #TH9
TYPE VIII #TH10
TYPE VIII #TH11
TYPE VIII #TH12
TYPE VIII #TH13
#C20
#C21
#C22
#C23
#C24
#C25
#C26
#C27
#C28
#C29

NORTH

0 40 80

SCALE: 1" = 40'

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UTILITY PLAN

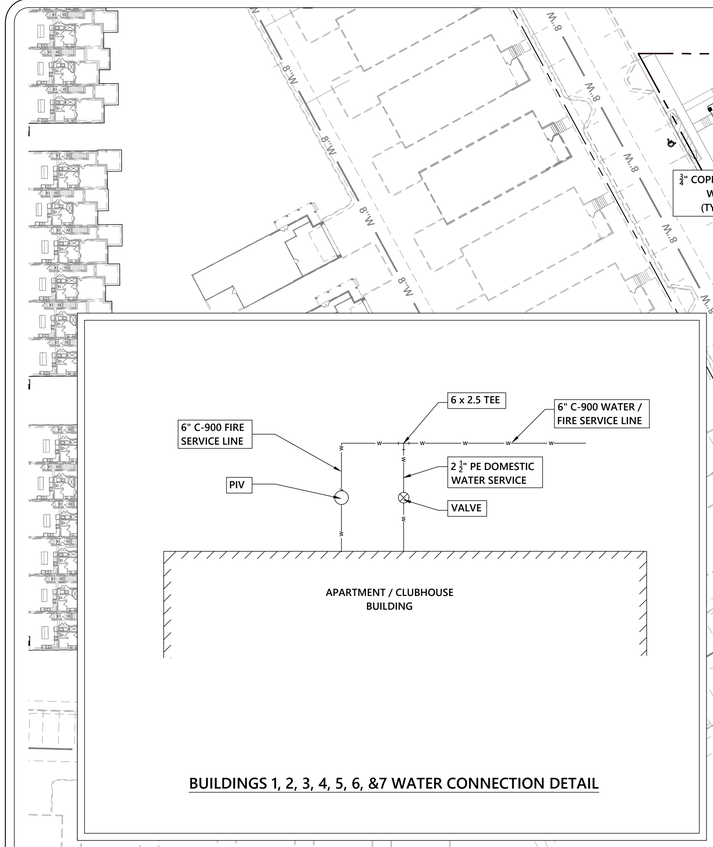
RISE - OXFORD

AT OXFORD FARMS

CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	07/15/2024
SCALE	1" = 40'
REVISION	05/14/2026

C-500



BUILDINGS 1, 2, 3, 4, 5, 6, &7 WATER CONNECTION DETAIL

FIRE HYDRANT ASSEMBLY
8" C-900 WATER MAIN (PRIVATE)
¾" COPPER DOMESTIC WATER SERVICE (TYP. DETACHED)
8" GATE VALVE (3)
2" PE DOMESTIC WATER SERVICE (TYP. TOWNHOMES)
8" MASTER METER
8" DIP WATER MAIN
6" C-900 WATER / FIRE SERVICE
6 x 2.5 TEE
FDC
PIV
8" GATE VALVE (2)
8" GATE VALVE (1)
EXISTING CITY OF OXFORD 8" WATER MAIN
EXISTING FIRE HYDRANT ASSEMBLY
EXISTING WATER TAP
TYPE I #1
TYPE II #2
TYPE II #3
TYPE II #4
TYPE IV #6
TYPE IV #7
TYPE VII #9
TYPE VIII #TH12
TYPE VIII #TH13
TYPE VIII #TH14
TYPE VIII #TH15
#C20
#C23
#C26
#C27
8"W

*NOTE: PROJECT WILL REQUIRE 2 8" MASTER METER TAPS FROM THE CITY OF OXFORD

NORTH

0 40 80

SCALE: 1" = 40'

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WATER PLAN

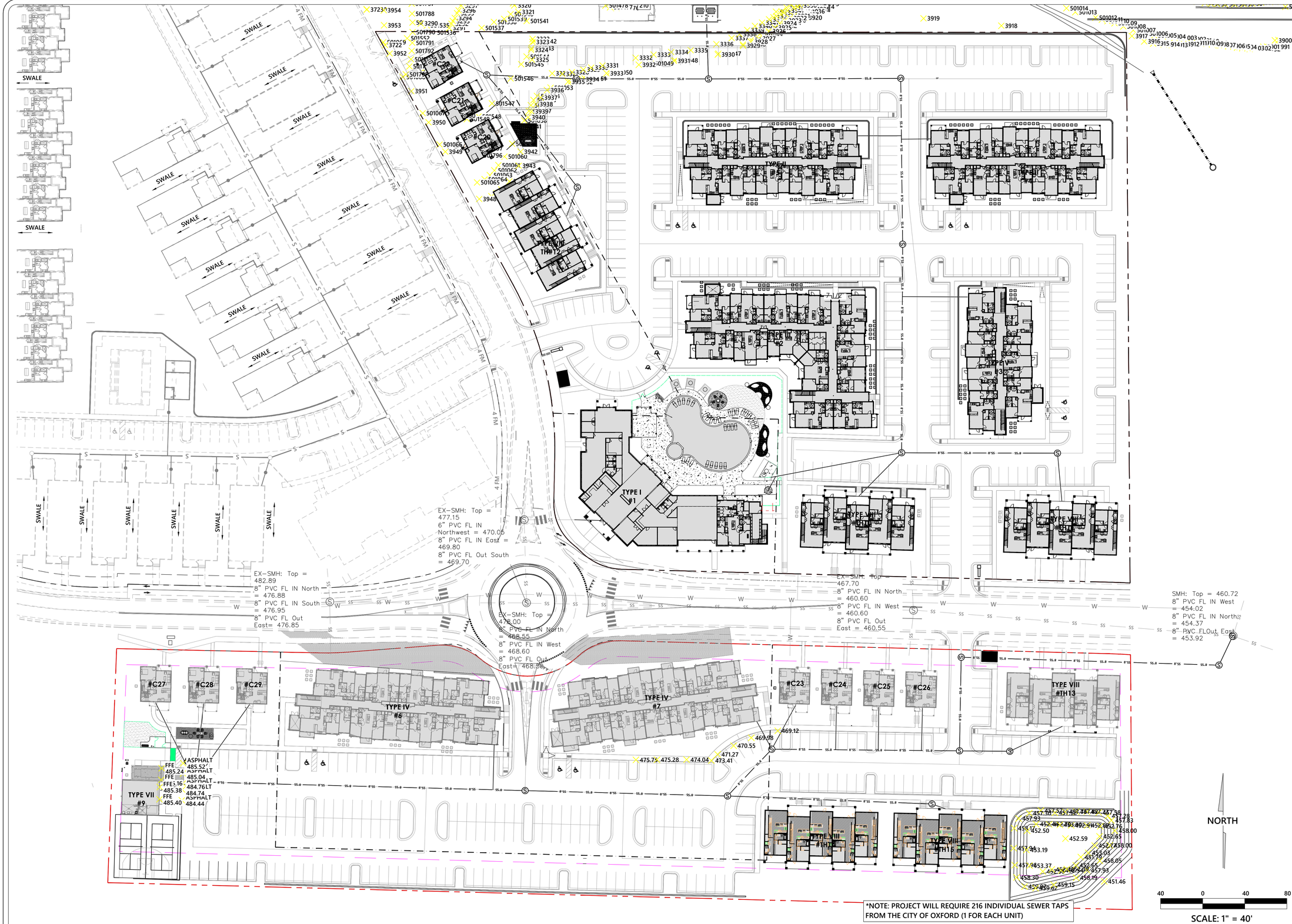
RISE - OXFORD

AT OXFORD FARMS

CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	07/15/2024
SCALE	1" = 40'
REVISION	05/14/2026

C-501



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SEWER PLAN

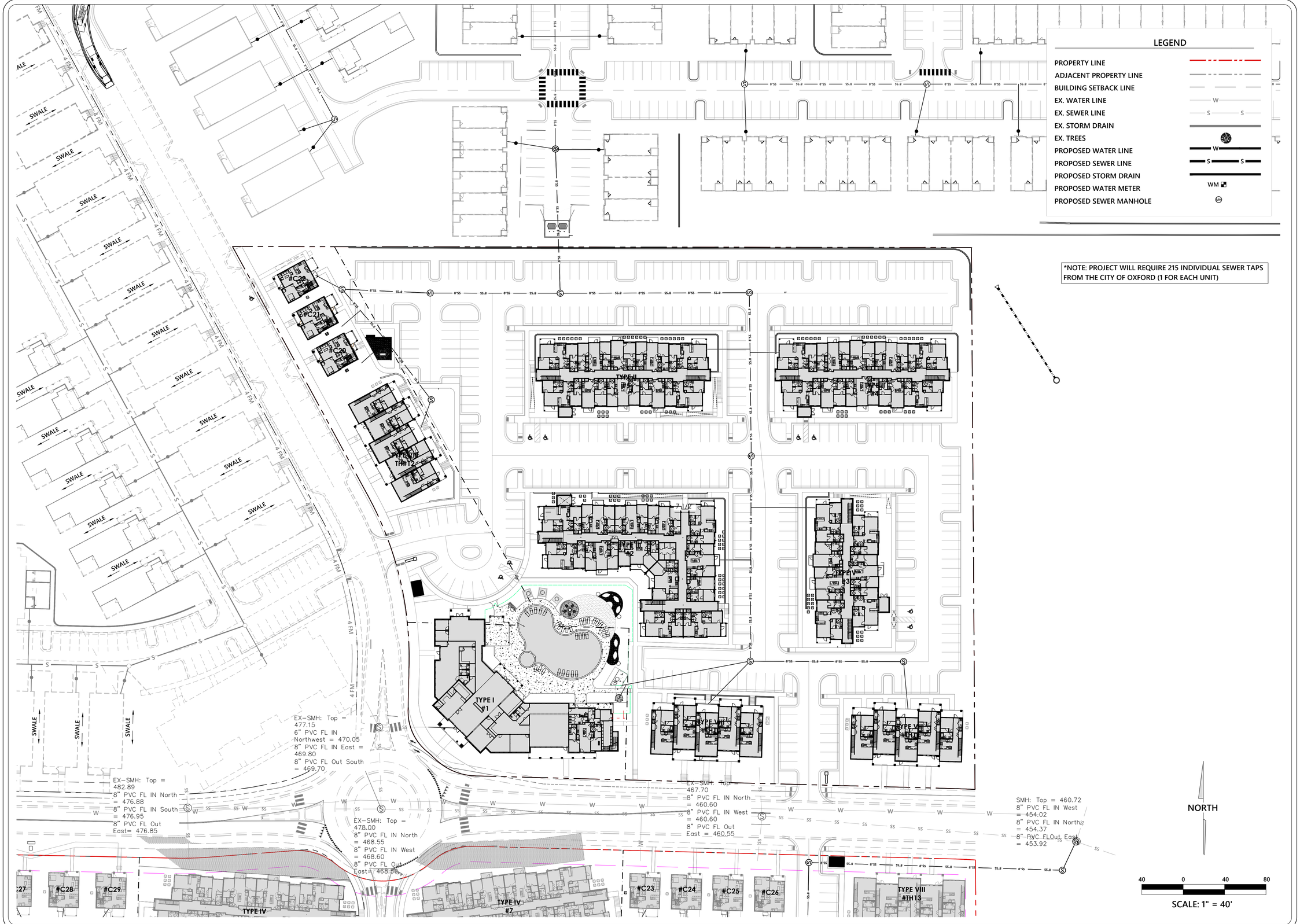
RISE - OXFORD

AT OXFORD FARMS

CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	07/15/2024
SCALE	1" = 40'
REVISION	05/14/2026

C-502



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SEWER PLAN

RISE - OXFORD

AT OXFORD FARMS

CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	07/15/2024
SCALE	1" = 40'
REVISION	05/14/2026

C-502-1

CI-19
TOP:464.86
INV IN:460.86 15"
INV IN:460.86 15"
INV OUT:460.86 15"

99.00'
15" HDPE @ 3.65%

108.00'
15" HDPE @ 3.64%

INV IN:453.32 15"
INV OUT:453.32 18"

HDPE @
10.0%

TOP:454.15
INV IN:450.15 18"
INV OUT:450.15 18"

72.00'
18" HDPE @ 5.00%

TOP:450.55
INV IN:446.55 18"
INV OUT:446.55 18"

72.08'
18" HDPE @ 5.01%

EX-YARD INLET #4
TOP:422.60
INV IN:417.60 30"
INV OUT:417.60 30"

CI-26
TOP:446.94
INV IN:442.94 18"

5 LF OF 18" HDPE @ 10.00%

CI-18
TOP:467.81
INV OUT:463.81 15"

81.00'
15" HDPE @ 3.64%

72.75'
15" HDPE @ 2.06%

CI-17
TOP:466.36
INV IN:462.36 15"
INV IN:462.36 15"
INV OUT:462.36 15"

CI-20
TOP:461.25
INV IN:457.25 15"
INV OUT:457.25 15"

72.00'
18" HDPE @ 4.40%

OCS-2
TOP: 456.10
FL: 437.25

SI-13
TOP:458.14
INV IN:454.14 24"

UNDERGROUND DETENTION
(SEE SHEET C-803-2)

DAYLIGHT TO CURB FACE

6" HDPE FOR
DOWNSPOUTS

16 LF OF 24"
HDPE @
10.0%

RD:DAYLIGHT-457.50

6" HDPE FOR
DOWNSPOUTS

RD:DAYLIGHT
451.00

CI-16
TOP:468.27
INV OUT:464.27 15"

63.94'
15" HDPE @ 2.99%

91.59'
15" HDPE @ 3.02%

6" HDPE FOR
DOWNSPOUTS

RD:DAYLIGHT-462.00

TYPE I
#2

3" HDPE (MIN: 1%)

32.15'
15" HDPE @ 2.89%

DAYLIGHT TO CURB FACE

108.00'
15" HDPE @ 5.00%

80.51'
24" HDPE @ 1.43%

SI-12
TOP:459.75
INV IN:455.29 15"
INV IN:456.29 15"
INV IN:455.29 15"
INV OUT:455.29 24"

TYPE I
#4

CI-12
TOP:460.78
INV IN:456.48 15"
INV OUT:456.48 15"

3" HDPE (MIN: 1%)

SI-11
TOP:469.13
INV IN:465.13 15"
INV OUT:465.13 15"

TYPE VIII
#TH12

CI-14
TOP:473.18
INV OUT:469.18 15"

85.51'
15" HDPE @ 3.11%

CI-21
TOP:466.62
INV OUT:462.62 15"

CI-22
TOP:461.21
INV IN:457.22 15"
INV OUT:457.22 15"

76.41'
15" HDPE @ 1.00%

72.00'
15" HDPE @ 1.00%

92.30'
15" HDPE @ 1.00%

CI-13
TOP:459.89
INV IN:455.76 15"
INV OUT:455.76 15"

CI-11
TOP:461.41
INV IN:457.40 15"
INV OUT:457.40 15"

DAYLIGHT TO CURB FACE

3" HDPE (MIN: 1%)

RD:DAYLIGHT
462.50

37.11'
15" HDPE @ 1.27%

SI-9
TOP:459.32
INV IN:455.32 15"
INV OUT:456.06 15"

72.00'
15" HDPE @ 1.93%

SI-10
TOP:471.79
INV IN:467.79 15"
INV IN:467.79 15"
INV OUT:467.79 15"

6" HDPE FOR
DOWNSPOUTS

RD:DAYLIGHT

DAYLIGHT TO CURB FACE

3" HDPE (MIN: 1%)

CI-10
TOP:462.79
INV IN:458.79 15"
INV OUT:458.79 15"

30.11'
15" HDPE @ 4.62%

102.02'
12" HDPE @ 0.64%

YI-1
TOP:472.83
INV OUT:468.83 12"

6" HDPE FOR
DOWNSPOUTS

113.55'
15" HDPE @ 5.00%

81.00'
15" HDPE @ 1.56%

77.65'
15" HDPE @ 0.50%

JB-1
TOP:474.40
INV IN:468.18 12"
INV OUT:468.18 15"

49.21'
15" HDPE @ 7.52%

SI-8
TOP:465.00
INV IN:461.00 15"
INV OUT:461.00 15"

76.76'
15" HDPE @ 0.99%

CI-9
TOP:464.32
INV IN:460.05 15"
INV OUT:460.05 15"

87.50'
15" HDPE @ 1.00%

CI-15
TOP:468.70
INV OUT:464.70 15"

CI-8
TOP:467.28
INV IN:460.81 15"
INV OUT:460.81 15"

SI-7
TOP:468.46
INV IN:461.68 15"
INV IN:461.68 15"
INV OUT:461.68 15"

47.79'
15" HDPE @ 2.76%

TYPE VIII
#TH14

TYPE VIII
#TH15

YI-7A
TOP:467.00
INV OUT:463.00 15"

TYPE VIII
#TH16

97.31'
15" HDPE @ 1.00%

SI-6
TOP:466.65
INV OUT:462.65 15"

YI-1
TOP:487.50
INV OUT:483.83 15"

YI-2
TOP:481.84
INV IN:478.45 15"
INV OUT:478.45 15"

12" HDPE

122.70'
15" HDPE @ 4.38%

YI-3
TOP:479.69
INV IN:476.49 15"
INV OUT:476.49 15"

125.45'
15" HDPE @ 1.56%

82.89'
15" HDPE @ 6.42%

YI-6
TOP:473.95
INV IN:471.18 12"
INV OUT:471.18 12"

37.51'
12" HDPE @ 15.22%

YI-10
TOP:472.82
INV IN:465.47 12"
INV IN:465.47 12"
INV OUT:465.47 15"

YI-8
TOP:468.00
INV IN:465.90 15"
INV OUT:465.90 15"

YI-9
TOP:468.12
INV OUT:466.18 15"

#C27

#C28

#C29

12" HDPE

12" HDPE

YARD INLET

YARD INLET

TYPE IV
#6

YI-7
TOP:477.13
INV OUT:472.90 12"

TYPE IV
#7

115.46'
12" HDPE @ 1.49%

59.95'
15" HDPE @ 1.00%

85.03'
15" HDPE @ 0.50%

56.58'
15" HDPE @ 0.50%

#C23

#C24

#C25

#C26

TYPE VIII
#TH13

JB-3
TOP:477.52
INV IN:471.17 15"
INV OUT:471.17 15"

YI-10A
TOP:473.50
INV IN:464.87 15"
INV OUT:464.87 15"

3" HDPE (MIN: 1%)

75.04'
15" HDPE @ 1.79%

64.58'
24" HDPE @ 3.16%

DAYLIGHT TO CURB FACE

190.69'
15" HDPE @ 0.50%

JB-2
TOP:471.15
INV IN:463.61 24"
INV IN:463.51 15"
INV OUT:463.51 24"

UNDERGROUND DETENTION
(SEE SHEET C-803-1)

4" HDPE (MIN: 1%)

TYPE VII
#9

4.50'
15" HDPE @ 10.00%

4.50'
15" HDPE @ 10.00%

CI-7
TOP:462.96
INV OUT:454.52 15"

CI-4
TOP:466.02
INV OUT:462.40 15"

4.42'
15" HDPE @ 10.00%

4.50'
15" HDPE @ 10.00%

TYPE VIII
#TH11

CI-5
TOP:463.20
INV OUT:459.63 15"

TYPE VIII
#TH15

CI-6
TOP:462.79
INV OUT:456.69 15"

75.63'
24" HDPE @ 1.00%

SI-3A
TOP:475.04
INV IN:470.22 15"
INV IN:470.22 15"
INV OUT:470.22 18"

SI-3B
TOP:471.13
INV IN:467.13 18"
INV OUT:467.13 18"

35 LF OF 42" HDPE @ 0.50%

27 LF OF 30" HDPE @ 0.52%

NORTH

90.00'
15" HDPE @ 1.94%

99.00'
15" HDPE @ 2.67%

67.57'
18" HDPE @ 3.63%

OCS-1
TOP: 457.20
FL: 452.76

40.00'

SI-1
TOP:480.04
INV OUT:476.04 15"

SI-2
TOP:478.29
INV IN:474.29 15"
INV OUT:474.29 15"

SI-3
TOP:475.65
INV IN:471.65 15"
INV OUT:471.65 15"

99.00'
18" HDPE @ 3.12%

99.00'
15" HDPE @ 1.44%

SI-4
TOP:468.40
INV IN:464.68 18"
INV OUT:464.68 24"

SI-5
TOP:468.90
INV IN:464.37 24"
INV OUT:464.37 24"

26.44'
24" HDPE @ 1.19%

40 0 40 80

SCALE: 1" = 40'

JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

STORM DRAINAGE PLAN

RISE - OXFORD

AT OXFORD FARMS

CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	07/15/2024
SCALE	1" = 40'
REVISION	05/14/2026

C-503

SURFACE INLET #33
TOP:416.36
INV IN:412.36 18"
INV OUT:412.36 24"

EX-YARD INLET #1
TOP:434.85
INV OUT:429.85 24"

EX-YARD INLET #2
TOP:430.35
INV IN:425.35 24"
INV OUT:425.25 24"

99.75'
24" HDPE @ 4.51%

EX-YARD INLET #3
TOP:426.10
INV IN:421.10 24"
INV OUT:421.00 30"

99.75'
24" HDPE @ 4.16%

99.75'
30" HDPE @ 3.41%

EX-YARD INLET #4
TOP:422.60
INV IN:417.60 30"
INV OUT:417.60 30"

CI-19
TOP:464.86
INV IN:460.86 15"
INV IN:460.86 15"
INV OUT:460.86 15"

99.00'
15" HDPE @ 3.65%

108.00'
15" HDPE @ 3.64%

CI-23
TOP:457.32
INV IN:453.32 15"
INV OUT:453.32 18"

74 LF OF 24" HDPE @ 10.0%

CI-24
TOP:454.15
INV IN:450.15 18"
INV OUT:450.15 18"

72.00'
18" HDPE @ 5.00%

C-25
TOP:450.55
INV IN:446.55 18"
INV OUT:446.55 18"

72.08'
18" HDPE @ 5.01%

CI-26
TOP:446.94
INV IN:442.94 18"

5 LF OF 18" HDPE @ 10.00%

CI-18
TOP:467.81
INV OUT:463.81 15"

81.00'
15" HDPE @ 3.64%

72.75'
15" HDPE @ 2.06%

CI-17
TOP:466.36
INV IN:462.36 15"
INV IN:462.36 15"
INV OUT:462.36 15"

CI-20
TOP:461.25
INV IN:457.25 15"
INV OUT:457.25 15"

72.00'
18" HDPE @ 4.40%

OCS-2
TOP: 456.10
FL: 437.25

SI-13
TOP:458.14
INV IN:454.14 24"

UNDERGROUND DETENTION
(SEE SHEET C-803-2)

DAYLIGHT TO CURB FACE

16 LF OF 24" HDPE @ 10.0%

6" HDPE FOR DOWNSPOUTS

CI-16
TOP:468.27
INV OUT:464.27 15"

63.94'
15" HDPE @ 2.99%

91.69'
15" HDPE @ 3.02%

6" HDPE FOR DOWNSPOUTS

RD:DAYLIGHT-462.00

TYPE II
#1

3" HDPE (MIN: 1%)

32.15'
15" HDPE @ 2.89%

DAYLIGHT TO CURB FACE

80.51'
24" HDPE @ 1.43%

RD:DAYLIGHT-457.50

6" HDPE FOR DOWNSPOUTS

RD:DAYLIGHT
451.00

SI-12
TOP:459.75
INV IN:455.29 15"
INV IN:456.29 15"
INV IN:455.29 15"
INV OUT:455.29 24"

TYPE II
#2

CI-12
TOP:460.78
INV IN:456.48 15"
INV OUT:456.48 15"

3" HDPE (MIN: 1%)

108.00'
15" HDPE @ 5.00%

72.00'
15" HDPE @ 1.00%

92.30'
15" HDPE @ 1.00%

CI-11
TOP:461.41
INV IN:457.40 15"
INV OUT:457.40 15"

SI-11
TOP:469.13
INV IN:465.13 15"
INV OUT:465.13 15"

TYPE II
#12

CI-14
TOP:473.18
INV OUT:469.18 15"

85.51'
15" HDPE @ 3.11%

CI-21
TOP:466.62
INV OUT:462.62 15"

CI-22
TOP:461.21
INV IN:457.22 15"
INV OUT:457.22 15"

76.41'
15" HDPE @ 1.00%

CI-13
TOP:459.89
INV IN:455.76 15"
INV OUT:455.76 15"

37.11'
15" HDPE @ 1.27%

SI-9
TOP:459.32
INV IN:455.32 15"
INV OUT:456.06 15"

72.00'
15" HDPE @ 1.93%

DAYLIGHT TO CURB FACE

3" HDPE (MIN: 1%)

RD:DAYLIGHT
462.50

SI-10
TOP:471.79
INV IN:467.79 15"
INV IN:467.79 15"
INV OUT:467.79 15"

6" HDPE FOR DOWNSPOUTS

RD:DAYLIGHT

6" HDPE FOR DOWNSPOUTS

CI-10
TOP:462.79
INV IN:458.79 15"
INV OUT:458.79 15"

30.11'
15" HDPE @ 4.62%

102.02'
12" HDPE @ 0.64%

#2

YI-1
TOP:472.83
INV OUT:468.83 12"

113.55'
15" HDPE @ 5.00%

TYPE II
#3

81.00'
15" HDPE @ 1.56%

77.65'
15" HDPE @ 0.50%

JB-1
TOP:474.40
INV IN:468.18 12"
INV OUT:468.18 15"

49.21'
15" HDPE @ 7.52%

76.76'
15" HDPE @ 0.99%

CI-9
TOP:464.32
INV IN:460.05 15"
INV OUT:460.05 15"

SI-8
TOP:465.00
INV IN:461.00 15"
INV OUT:461.00 15"

87.50'
15" HDPE @ 1.00%

CI-15
TOP:468.70
INV OUT:464.70 15"

SI-7
TOP:468.46
INV IN:461.68 15"
INV IN:461.68 15"
INV OUT:461.68 15"

47.79'
15" HDPE @ 2.76%

CI-8
TOP:467.28
INV IN:460.81 15"
INV OUT:460.81 15"

TYPE I
#1

TYPE II
#4

97.31'
15" HDPE @ 1.00%

YI-7A
TOP:467.00
INV OUT:463.00 15"

TYPE II
#5

SI-6
TOP:466.65
INV OUT:462.65 15"

YI-2
TOP:481.84
INV IN:478.45 15"
INV OUT:478.45 15"

12" HDPE

YI-3
TOP:479.69
INV IN:476.49 15"
INV OUT:476.49 15"

122.70'
15" HDPE @ 4.38%

125.45'
15" HDPE @ 1.56%

82.89'
15" HDPE @ 6.42%

37.51'
12" HDPE @ 15.22%

YI-6
TOP:473.95
INV IN:471.18 12"
INV OUT:471.18 12"

YI-10
TOP:472.82
INV IN:465.47 15"
INV IN:465.47 12"
INV OUT:465.47 15"

YI-8
TOP:468.00
INV IN:465.90 15"
INV OUT:465.90 15"

YI-9
TOP:468.12
INV OUT:466.18 15"

12" HDPE

YARD INLET

12" HDPE

YARD INLET

TYPE IV

115.46'
12" HDPE @ 1.49%

YI-7
TOP:477.13
INV OUT:472.90 12"

TYPE IV
#7

59.95'
15" HDPE @ 1.00%

85.03'
15" HDPE @ 0.50%

56.58'
15" HDPE @ 0.50%

YI-10A
TOP:473.50

JB-3

NORTH

40 0 40 80

SCALE: 1" = 40'

C-503-1

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	07/15/2024
SCALE	1" = 40'
REVISION	05/14/2026

JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

STORM DRAINAGE PLAN

RISE - OXFORD

AT OXFORD FARMS

CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

SEE LANDSCAPE PLANS FOR FINAL POOL LAYOUT AND GRADING

EXTEND RETAINING WALL

DEMO CRACKED SIDEWALK AND REPLACE

DRAINAGE SWALE

RETAINING WALL

NORTH

SCALE: 1" = 40'

JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

GRADING PLAN

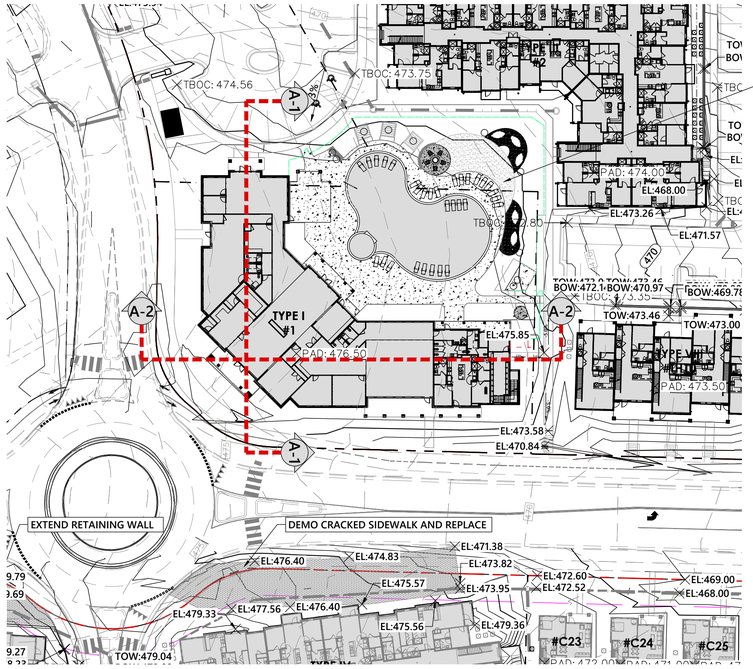
RISE - OXFORD

AT OXFORD FARMS

CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

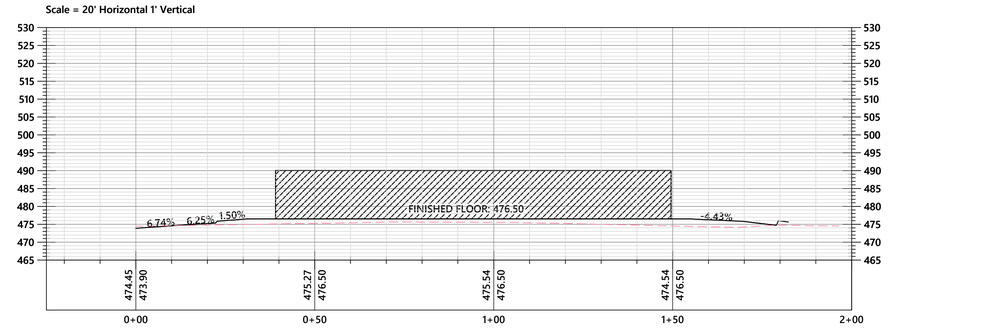
DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	07/15/2024
SCALE	1" = 40'
REVISION	05/14/2026

C-600

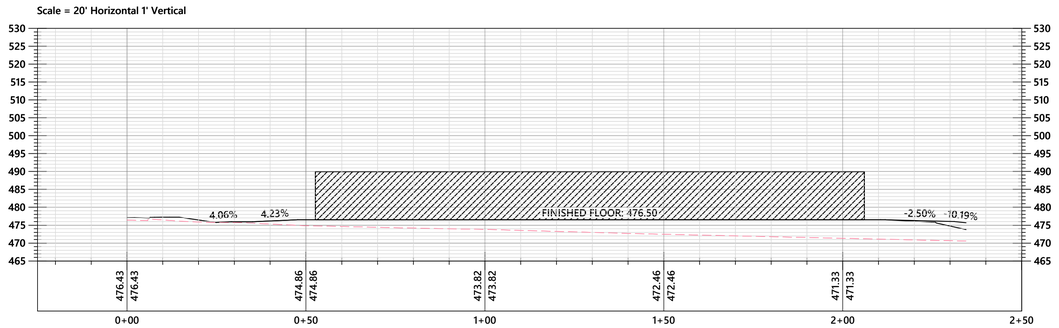


PLAN VIEW

SEE LANDSCAPE PLANS FOR FINAL POOL LAYOUT AND GRADING



A-1



A-2

NORTH

40 0 40 80

SCALE: 1" = 40'

JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

BUILDING #1 - GRADING PLAN

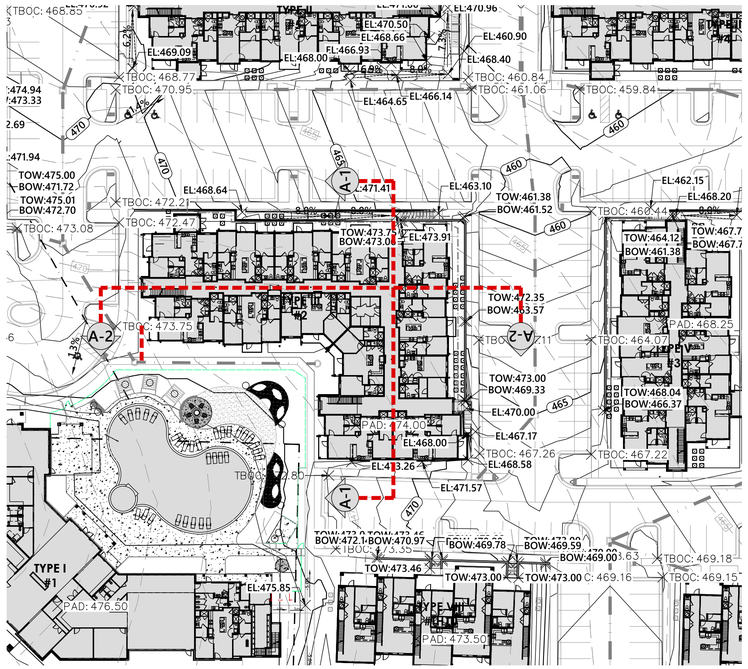
RISE - OXFORD

AT OXFORD FARMS

CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	07/15/2024
SCALE	1" = 40'
REVISION	05/14/2026

C-601

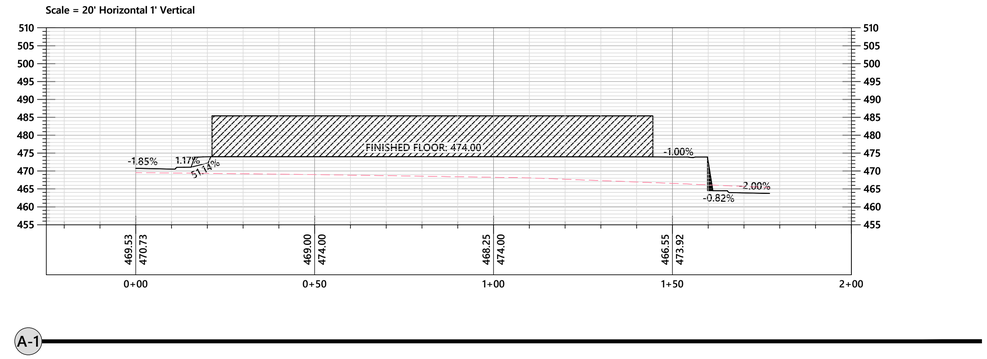


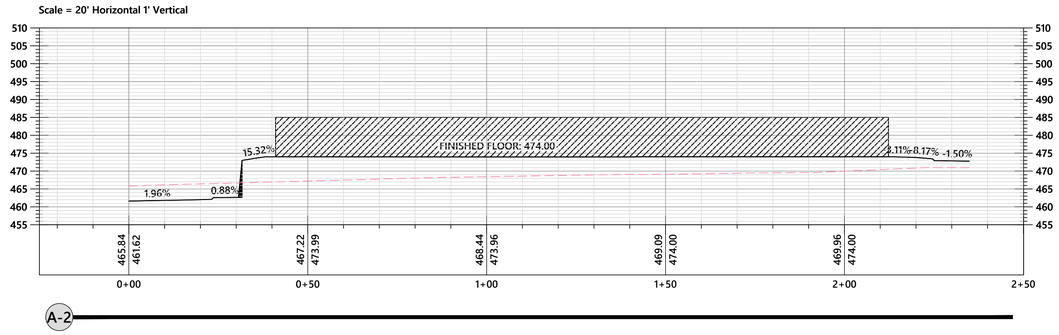
PLAN VIEW

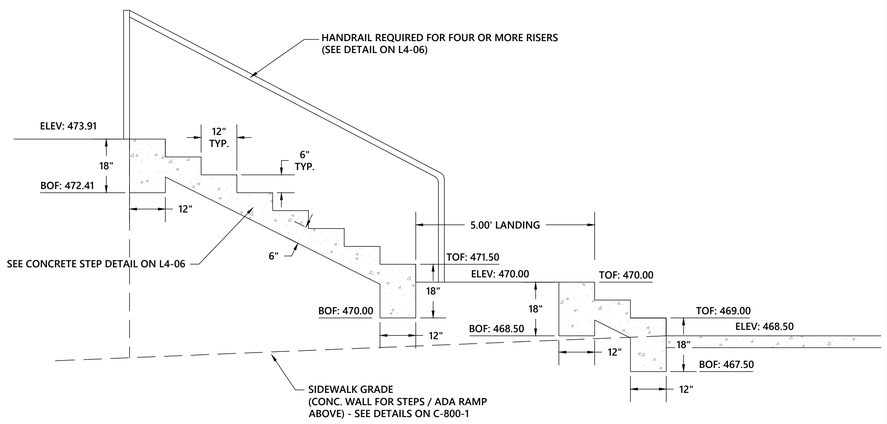
NORTH

40 0 40 80

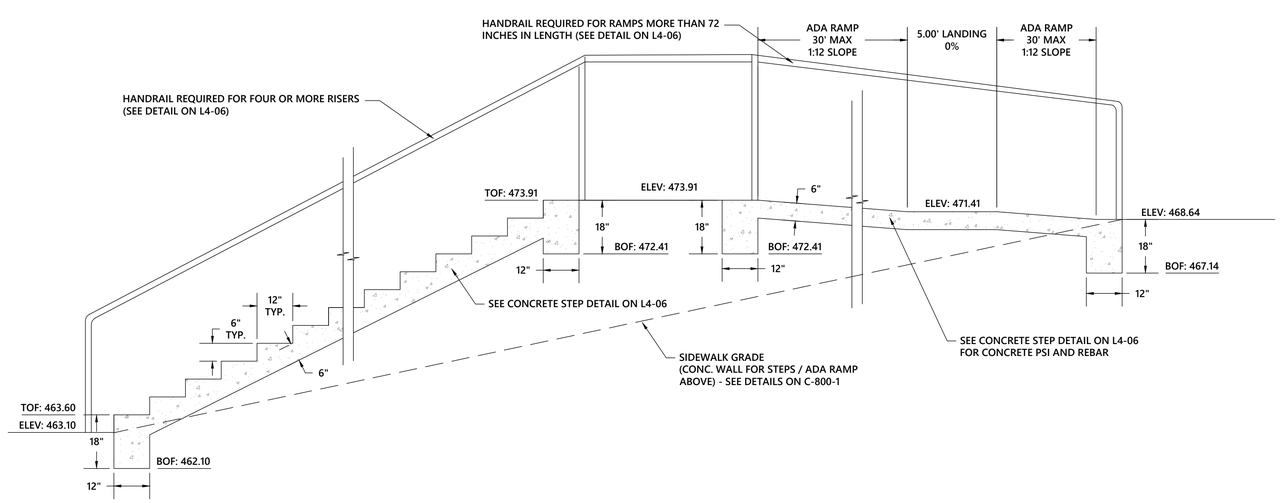
SCALE: 1" = 40'







EAST SIDE STAIR DETAIL



NORTH SIDE STAIR/ADA DETAIL

JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

BUILDING #2 - GRADING PLAN

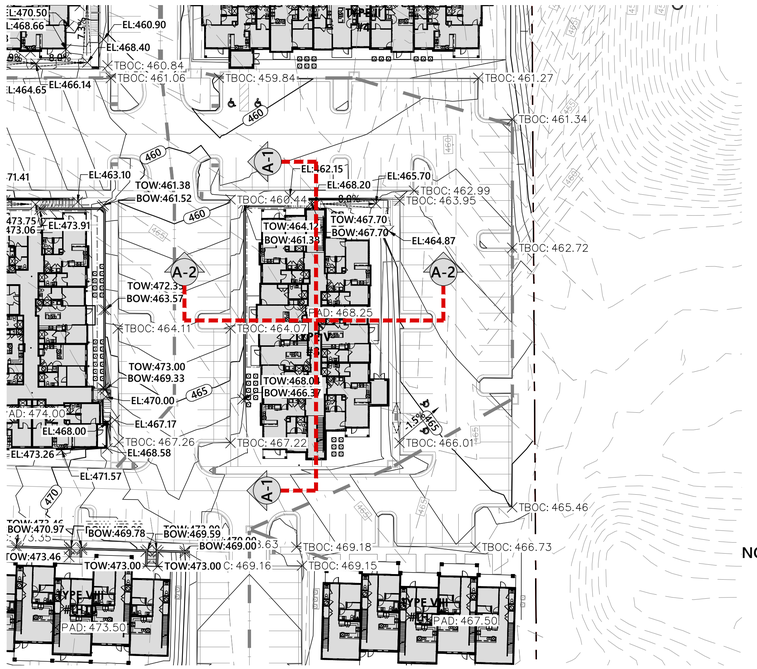
RISE - OXFORD

AT OXFORD FARMS

CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	07/15/2024
SCALE	1" = 40'
REVISION	05/14/2026

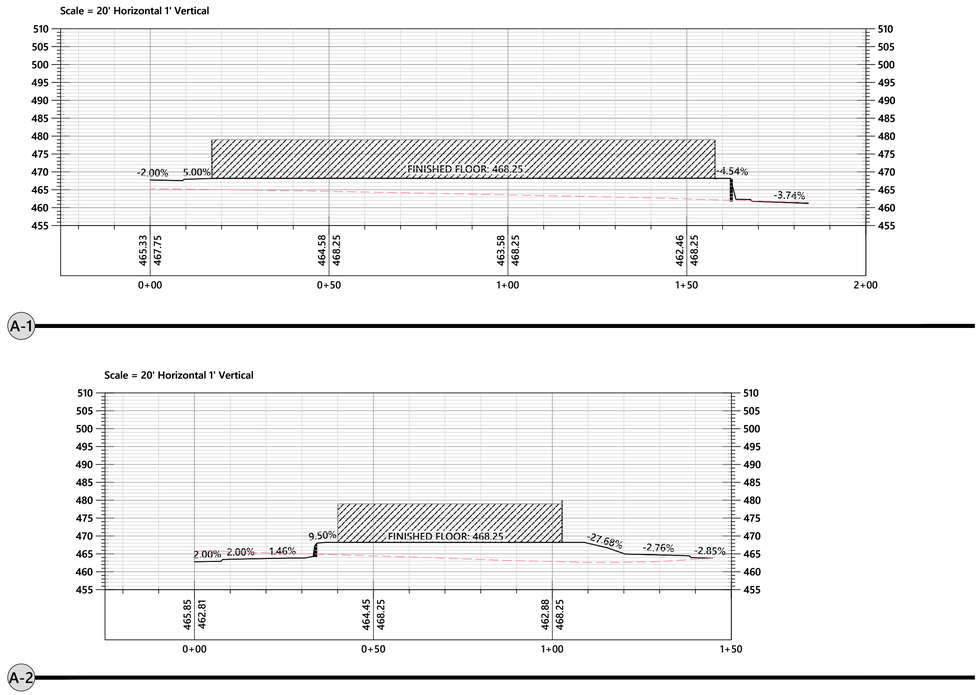
C-602

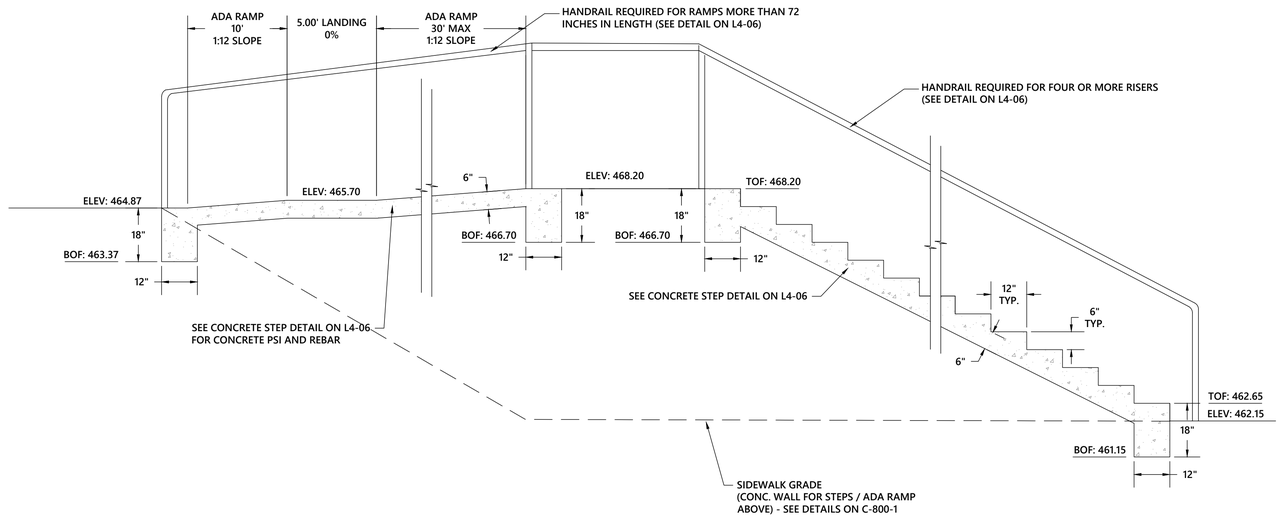


PLAN VIEW

40 0 40 80

SCALE: 1" = 40'





NORTH SIDE STAIR/ADA DETAIL

JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

BUILDING #3 - GRADING PLAN

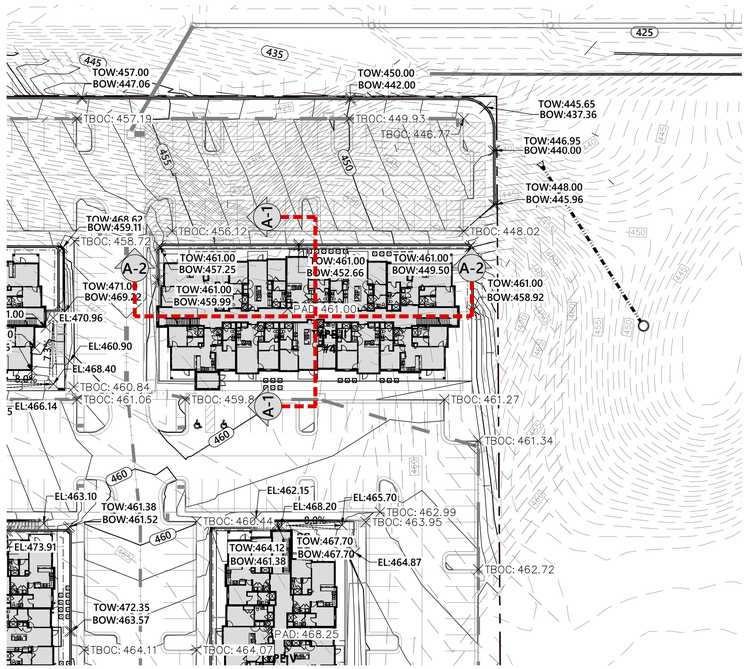
RISE - OXFORD

AT OXFORD FARMS

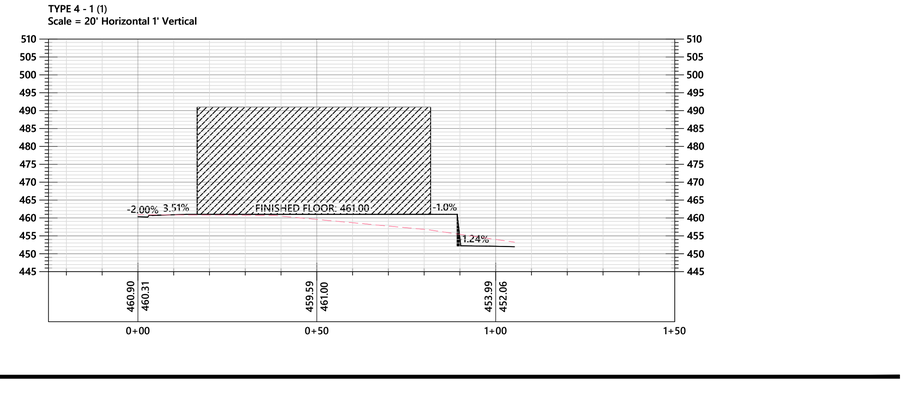
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

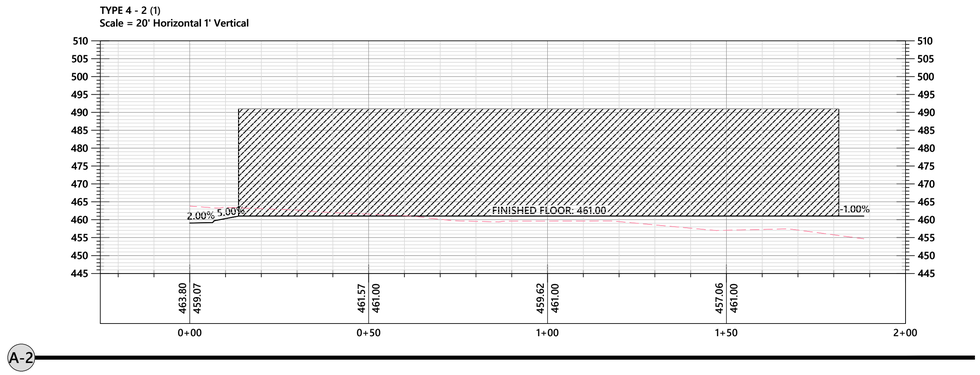
DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	07/15/2024
SCALE	1" = 40'
REVISION	05/14/2026

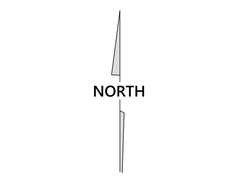
C-603



PLAN VIEW







SCALE: 1" = 40'

JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

BUILDING #4 - GRADING PLAN

RISE - OXFORD

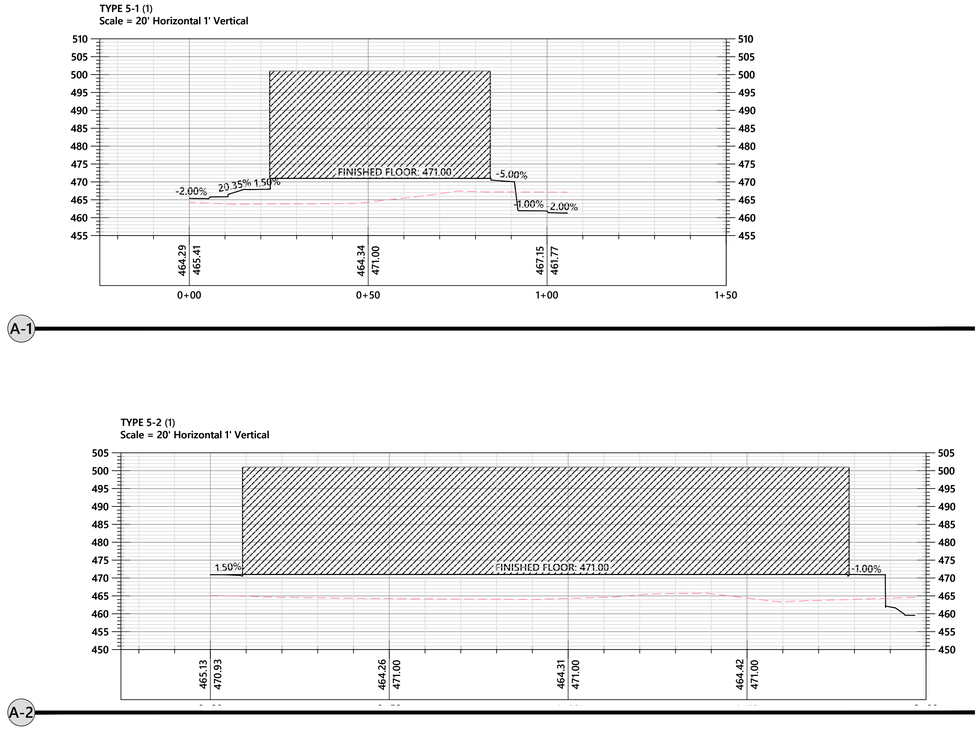
AT OXFORD FARMS

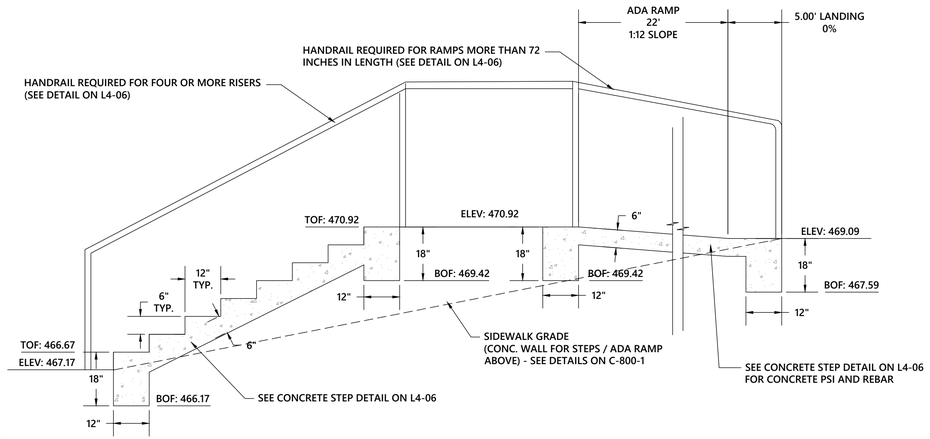
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	07/15/2024
SCALE	1" = 40'
REVISION	05/14/2026

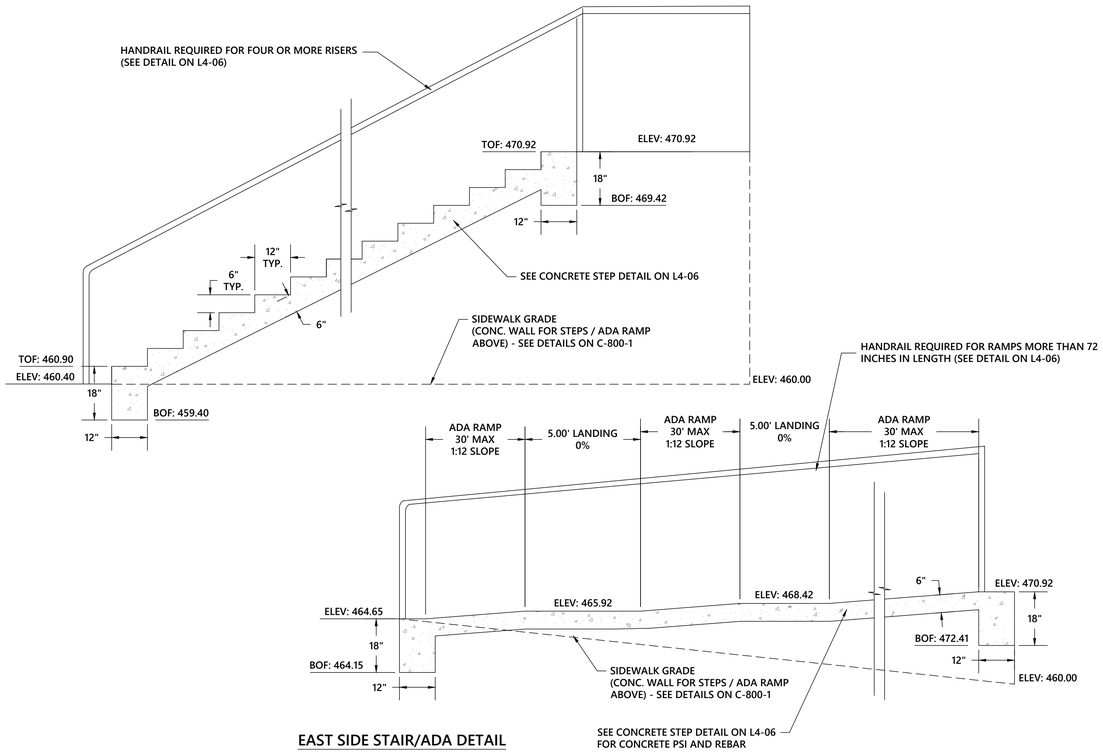
C-604

PLAN VIEW





WEST SIDE STAIR/ADA DETAIL



EAST SIDE STAIR/ADA DETAIL

JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

BUILDING #5 - GRADING PLAN

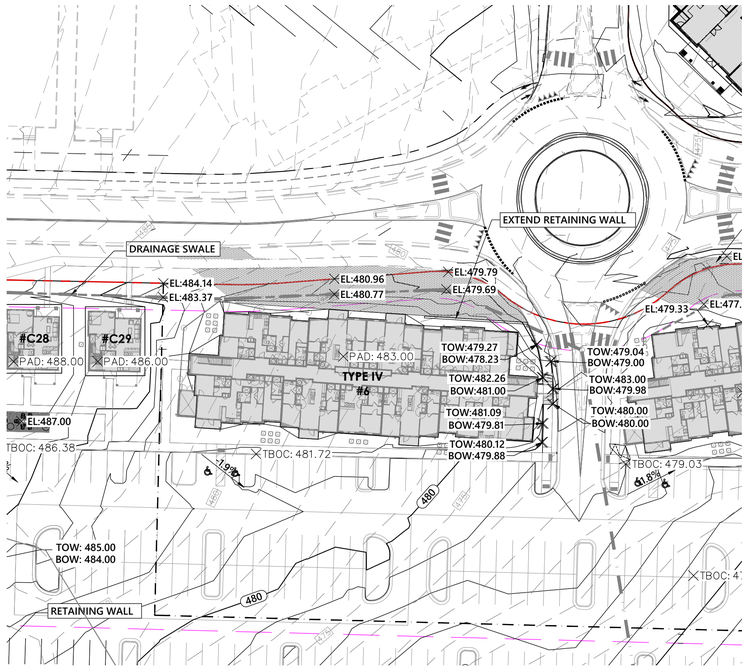
RISE - OXFORD

AT OXFORD FARMS

CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	07/15/2024
SCALE	1" = 40'
REVISION	05/14/2026

C-605



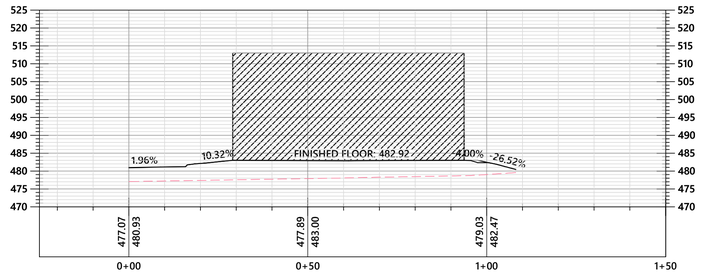
NORTH

PLAN VIEW

40 0 40 80

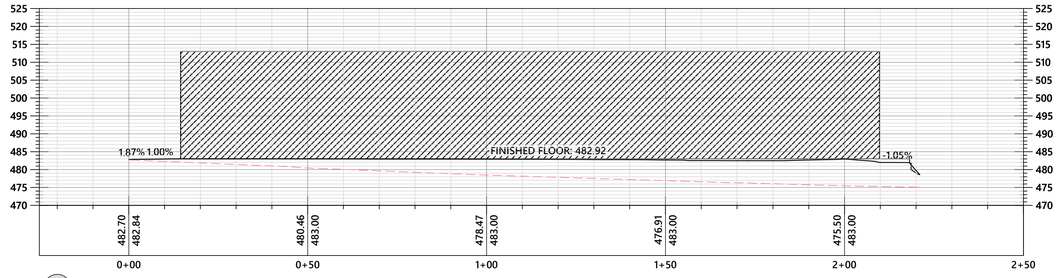
SCALE: 1" = 40'

TYPE 6-1 (1)
Scale = 20' Horizontal 1' Vertical

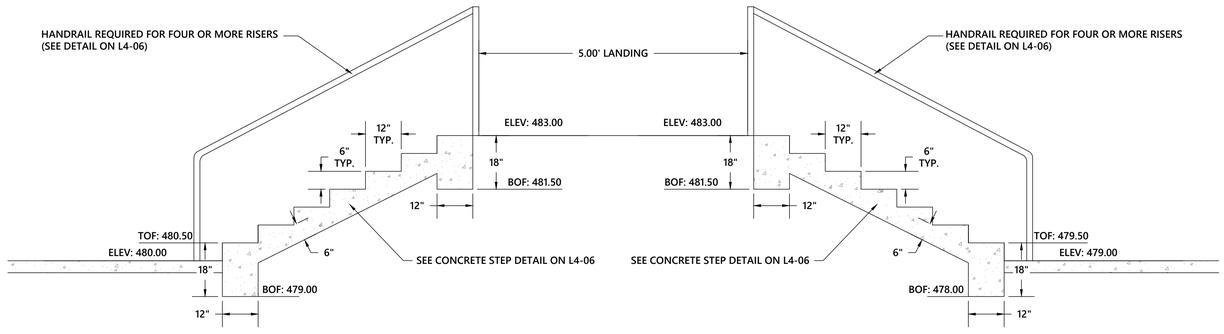


A-1

TYPE 6-2 (1)
Scale = 20' Horizontal 1' Vertical



A-2



EAST SIDE STAIR/ADA DETAIL

JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

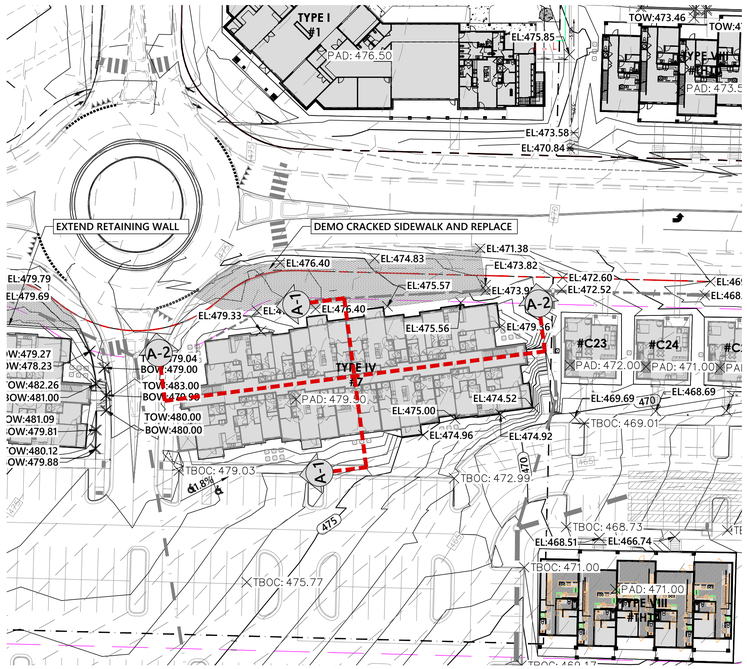
BUILDING #6 - GRADING PLAN

RISE - OXFORD

AT OXFORD FARMS
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

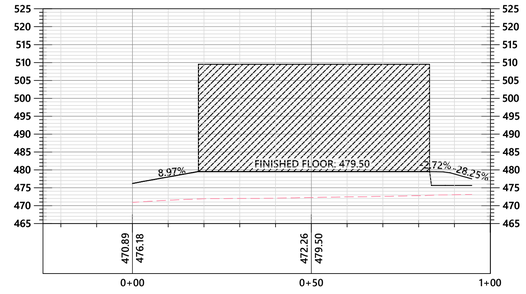
DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	07/15/2024
SCALE	1" = 40'
REVISION	05/14/2026

C-606



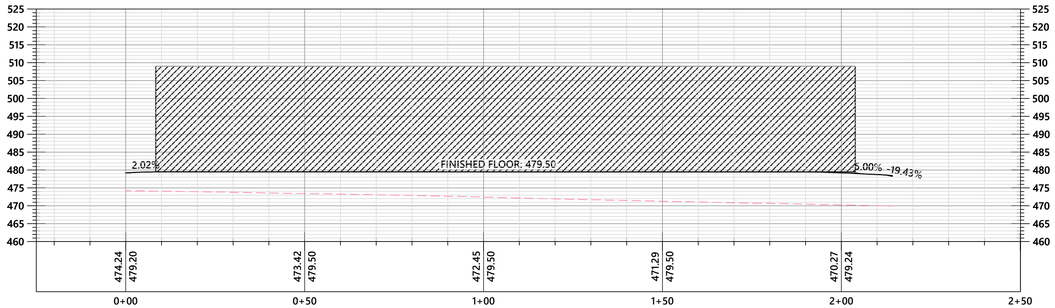
PLAN VIEW

TYPE 7-1 (1)
Scale = 20' Horizontal 1' Vertical

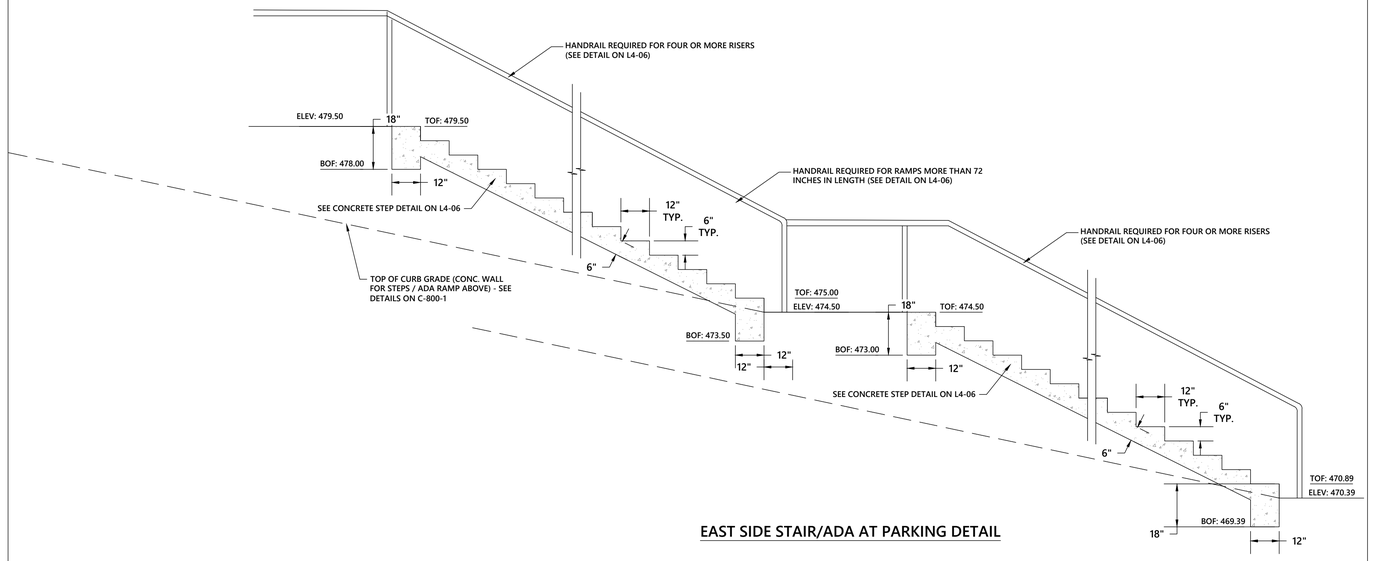


A-1

TYPE 7-2 (1)
Scale = 20' Horizontal 1' Vertical



A-2



EAST SIDE STAIR/ADA AT PARKING DETAIL

JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

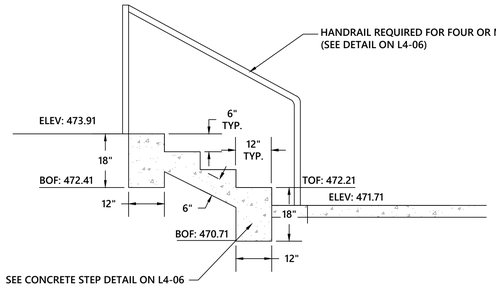
BUILDING #7 - GRADING PLAN

RISE - OXFORD

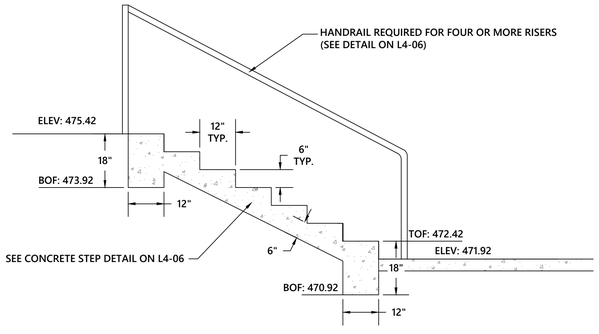
AT OXFORD FARMS
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	07/15/2024
SCALE	1" = 40'
REVISION	05/14/2026

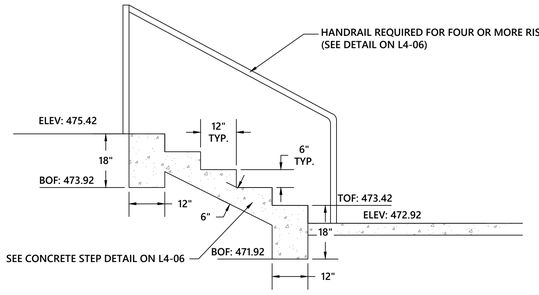
C-607



BUILDING #20 STAIR DETAIL



BUILDING #12-1 STAIR DETAIL



BUILDING #12-2 STAIR DETAIL

JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

BUILDINGS #10 -12, #20-22 - GRADING PLAN

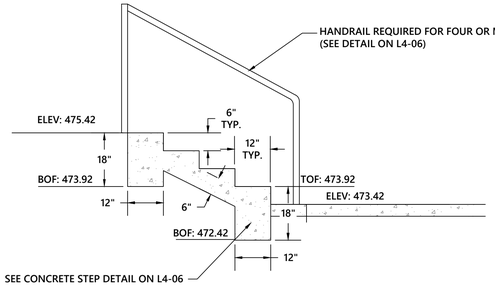
RISE - OXFORD

AT OXFORD FARMS

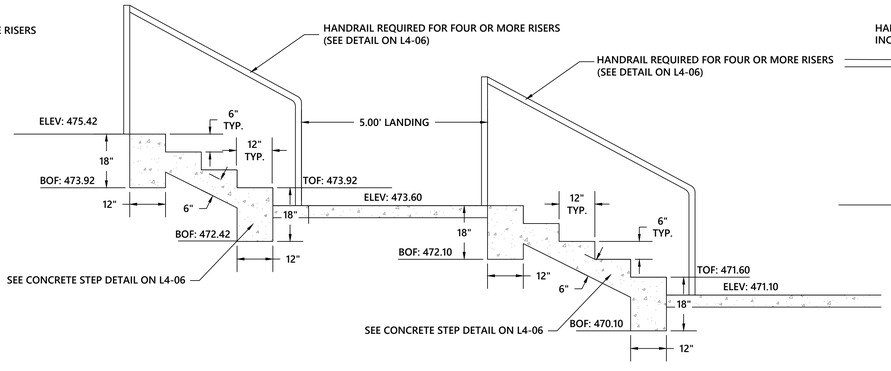
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	07/15/2024
SCALE	1" = 40'
REVISION	05/14/2026

C-608



BUILDING #12-3 STAIR DETAIL



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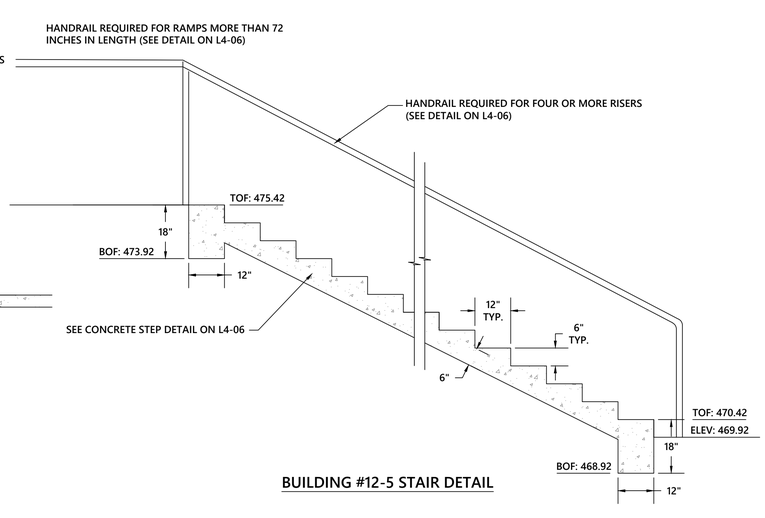


BUILDING #12-5 STAIR DETAIL

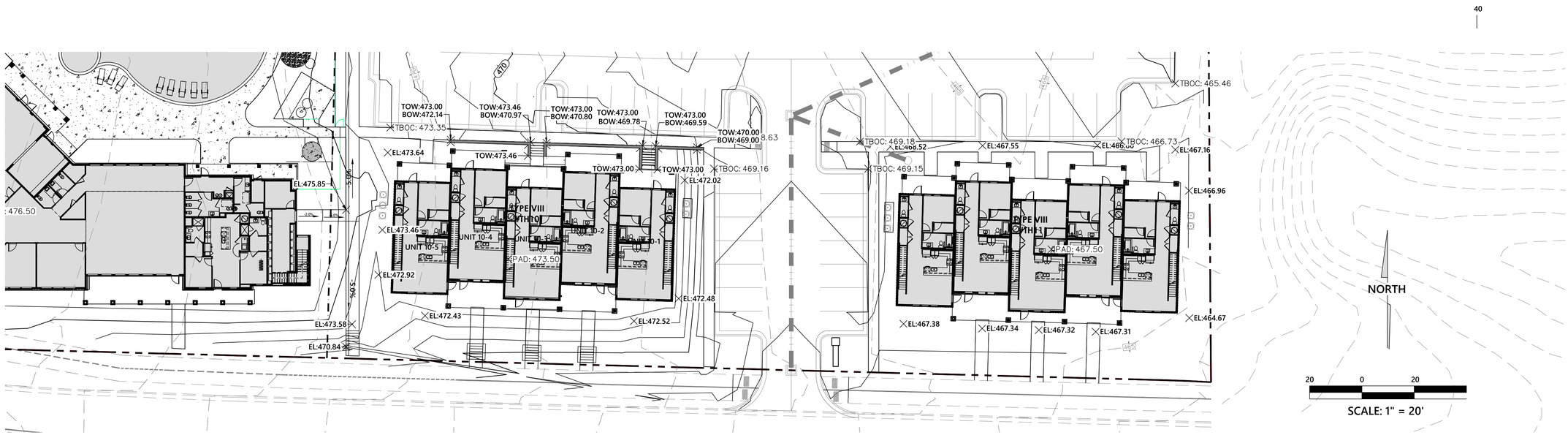
JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

BUILDINGS #10 -12, #20-22 - GRADING PLAN

RISE - OXFORD
AT OXFORD FARMS
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	07/15/2024
SCALE	1" = 40'
REVISION	05/14/2026

C-609



PLAN VIEW

JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

BUILDINGS #10 -12, #20-22 - GRADING PLAN

RISE - OXFORD

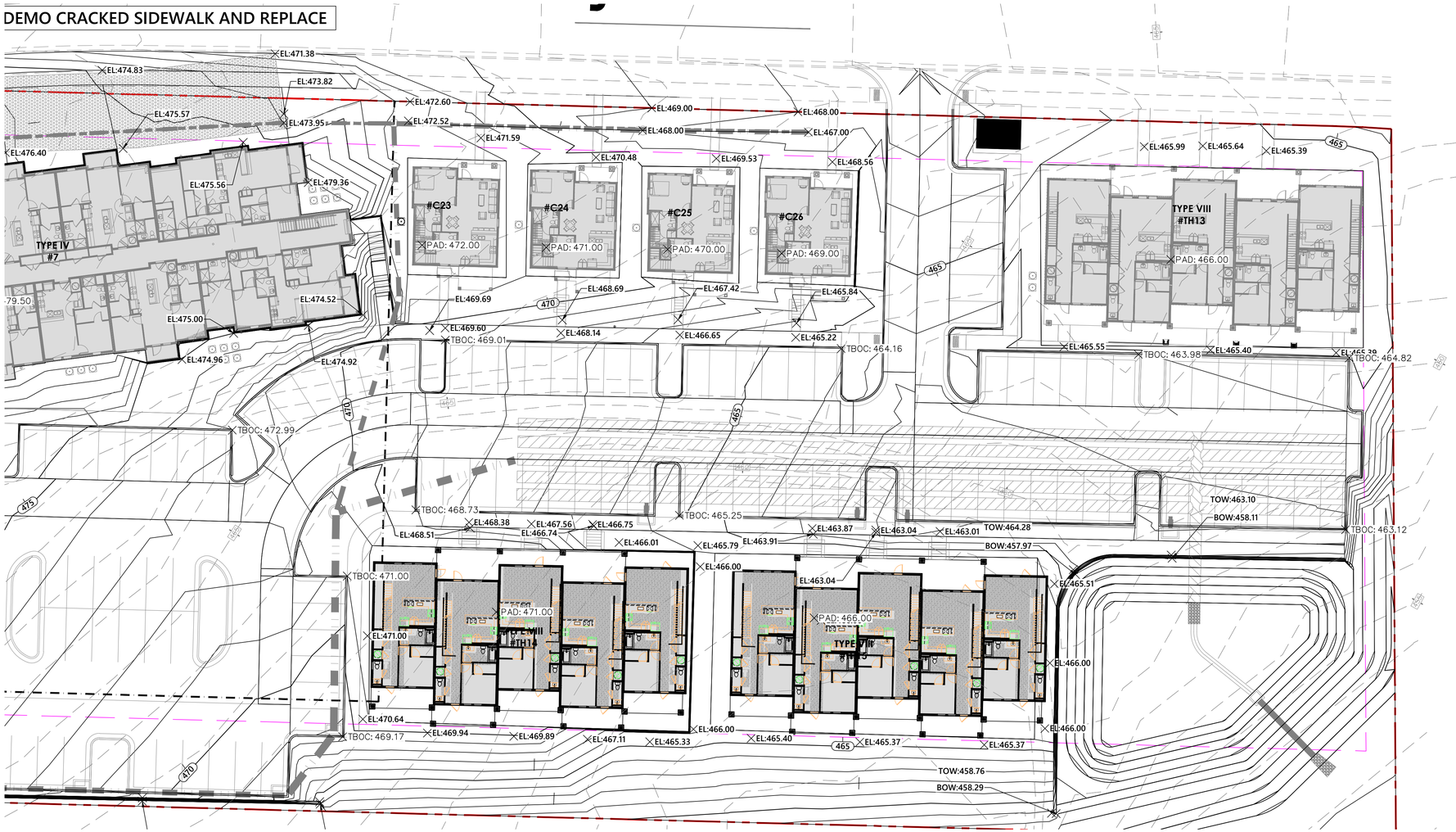
AT OXFORD FARMS

CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	07/15/2024
SCALE	1" = 40'
REVISION	05/14/2026

C-610

DEMO CRACKED SIDEWALK AND REPLACE



PLAN VIEW

NORTH

20 0 20 40

SCALE: 1" = 40'

JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

BUILDINGS #13-15, #23-26 - GRADING PLAN

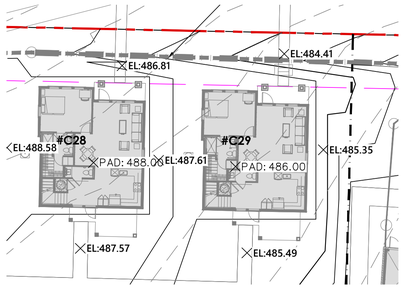
RISE - OXFORD

AT OXFORD FARMS

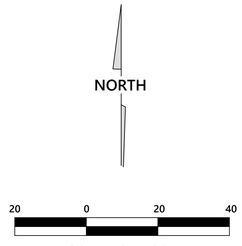
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

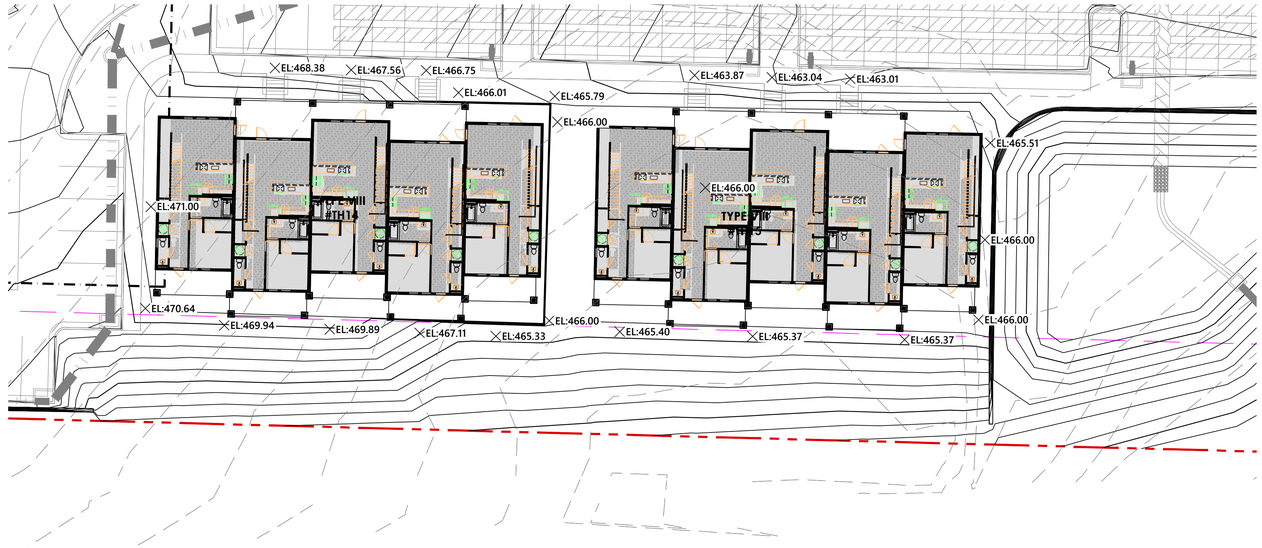
DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	07/15/2024
SCALE	1" = 40'
REVISION	05/14/2026

C-609

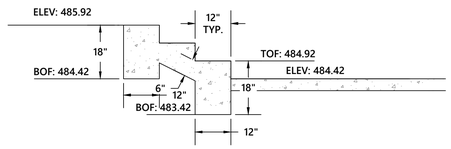


PLAN VIEW

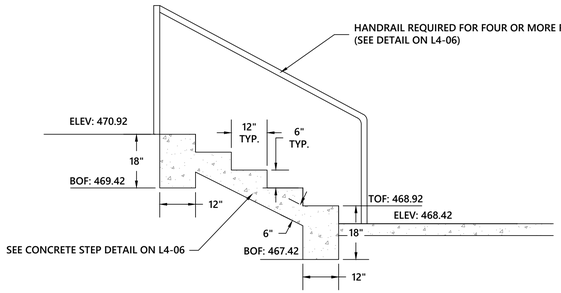




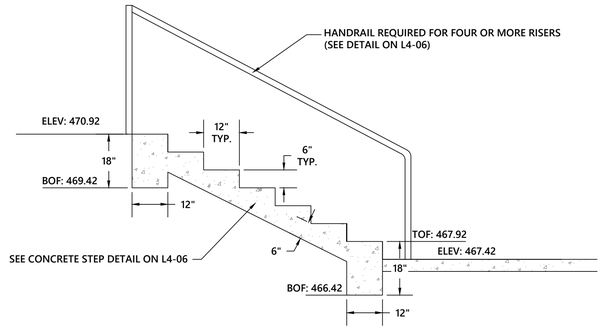
PLAN VIEW



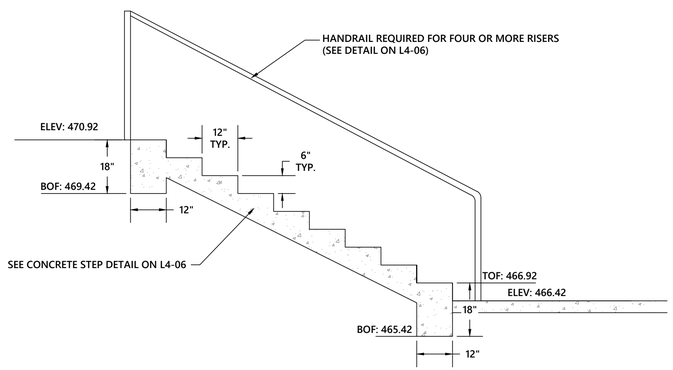
BUILDING #29 NORTH STAIR DETAIL



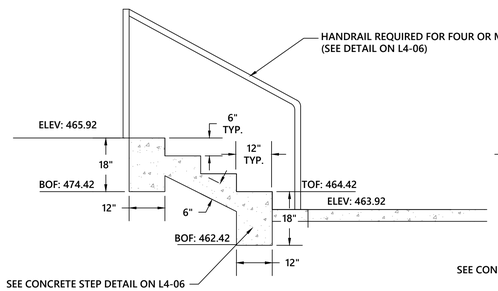
BUILDING #14 NORTH-WEST STAIR DETAIL



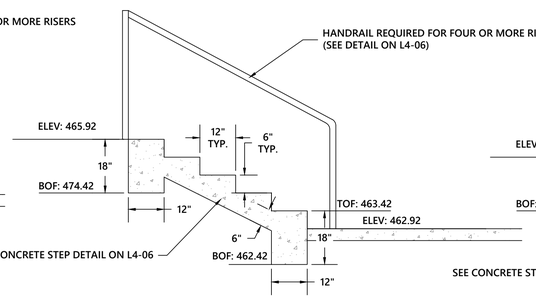
BUILDING #14 NORTH-CENTRAL STAIR DETAIL



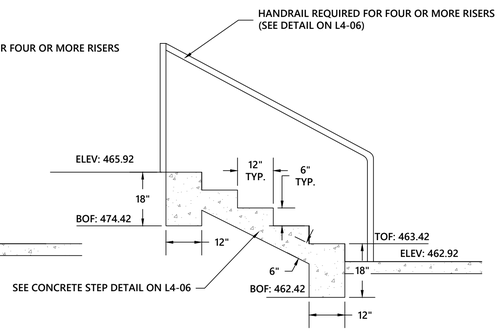
BUILDING #14 NORTH-EAST STAIR DETAIL



BUILDING #15 NORTH-WEST STAIR DETAIL



BUILDING #15 NORTH-CENTRAL STAIR DETAIL



BUILDING #15 NORTH-EAST STAIR DETAIL

JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

BUILDINGS #14, 15 & 29 - GRADING PLAN
RISE - OXFORD
AT OXFORD FARMS
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	07/15/2024
SCALE	1" = 40'
REVISION	05/14/2026

C-610

UNIFORM CODING SYSTEM
FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Cd	CHECKDAM			A small temporary barrier or dam constructed across a swale, drainage ditch or area of concentrated flow.
Co	CONSTRUCTION EXIT		Co	A stone-stabilized pad located at any point where traffic will be leaving a construction site to a public right of way, street, alley, sidewalk or parking lot.
Di	DIVERSION			An earth channel or dike located above, below, or across a slope to divert runoff. This may be a temporary of permanent structure.
Ip	INLET SEDIMENT TRAP			An impounding area created by encaving around a storm drain drop inlet. The excavated area will be filled and stabilized on completion of construction activities.
Rd	ROCK FILTER DAM		Rd	A permanent or temporary stone filter dam installed across small streams or drainageways.
Sf	SILT FENCE			A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, or a sediment fence. The barriers are usually temporary & inexpensive.
Tsb	TEMPORARY SEDIMENT BASIN			A basin created by excavating or constructing a dam across a waterway. The surface water runoff is temporarily stored allowing the bulk of the sediment to drop out.
Sr	TEMPORARY STREAM CROSSING		Sr	A temporary bridge or culvert-type structure protecting a stream or watercourse from damage by crossing construction equipment.
St	STORM DRAIN OUTLET PROTECTION		St	A paved or short section of rip rap channel at the outlet of a storm drain system preventing erosion from the concentrated runoff.

EROSION CONTROL GENERAL NOTES

1. THE EROSION CONTROL SYSTEMS REQUIRE CERTIFICATION BY THE ENGINEER OF RECORD. SUCH CERTIFIED SYSTEMS SHALL BE COMPLETED, INSPECTED, AND IN PLACE BEFORE CONSTRUCTION BEGINS.

2. THE CONTRACTOR, PERMITTEE OR OWNER SHALL BE RESPONSIBLE FOR THE INSPECTION, MODIFICATION AND PROPER MAINTENANCE OF THE EROSION CONTROL DEVICES AS NECESSARY.

3. ALL EROSION CONTROL MEASURES REQUIRED TO RETAIN SEDIMENT ON-SITE AND TO SAFELY DISCHARGE ANY ACCELERATED RUNOFF GENERATED BY THE PROJECT SHALL BE INSTALLED DURING THE INITIAL CONSTRUCTION PHASE OF THE PROJECT.

4. THE CONSTRUCTION AND MAINTENANCE OF ALL EROSION CONTROL SYSTEMS SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED EROSION CONTROL PLAN.

5. TEMPORARY EROSION CONTROL DEVICES SHOWN ON THE EROSION CONTROL PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED AS THE WORK PROGRESSES.

6. EROSION CONTROL SYSTEMS SHALL BE SERVICED AND MAINTAINED TO PROVIDE CONTINUOUS CAPACITY AND ADEQUACY TO FUNCTION AS DESIGNED. AFTER PRECIPITATION EXCEEDING ONE QUARTER (1/4) INCH IN ANY 12-HOUR PERIOD SILT AND DEBRIS SHALL BE REMOVED FROM CHECK DAMS AND DESILTING BASINS.

7. EROSION CONTROL PROVISIONS SHALL INCLUDE AND COMPLEMENT DRAINAGE PATTERNS DURING THE CURRENT AND FUTURE PHASES OF GRADING THROUGHOUT THE RAINY SEASON.

8. PAVED STREETS, SIDEWALKS, AND OTHER IMPROVEMENTS SHALL BE MAINTAINED IN A NEAT AND CLEAN CONDITION, FREE OF LOOSE SOIL, CONSTRUCTION DEBRIS, AND TRASH. STREET SWEEPING OR OTHER EQUALLY EFFECTIVE MEANS SHALL BE USED ON A REGULAR BASIS TO CONTROL EROSION. WATERING SHALL NOT BE USED TO CLEAN STREETS EXCEPT FOR THE REMOVAL OF FINE MATERIAL NOT OTHERWISE REMOVED BY SWEEPING OR OTHER MECHANICAL MEANS.

9. A GRAVEL BAG SILT BASIN OR TRAP SHALL BE PROVIDED AT EVERY STORM DRAIN INLET TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM.

10. OWNER/CONTRACTOR SHALL USE APPLICABLE BEST MANAGEMENT PRACTICES (BMP'S) AS CONTAINED IN THE MISSISSIPPI DEQ MANUAL.

11. CONTRACTOR MUST ENSURE THAT THE CONSTRUCTION SITE IS PREPARED PRIOR TO THE ONSET OF ANY STORM.

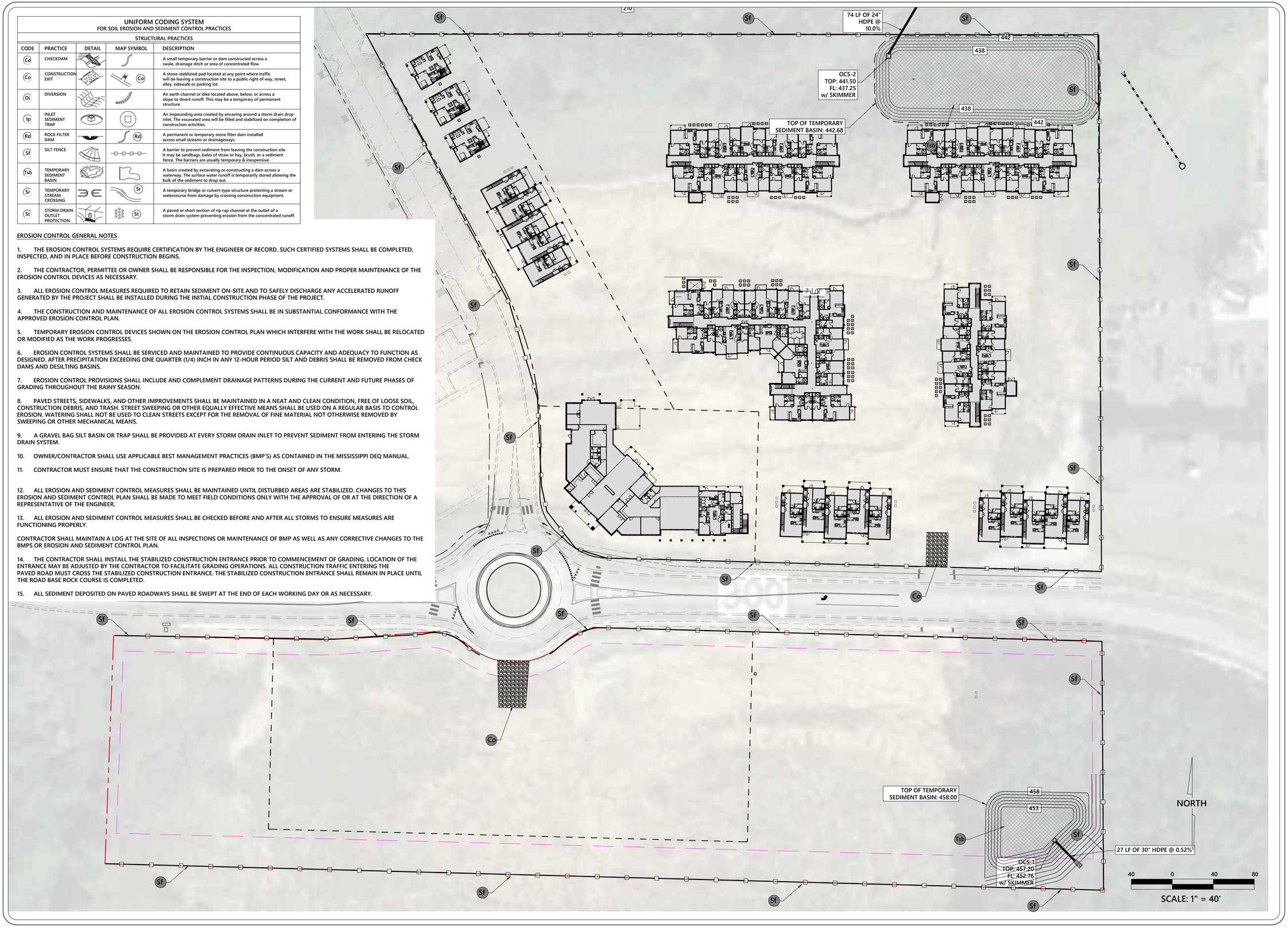
12. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF A REPRESENTATIVE OF THE ENGINEER.

13. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED BEFORE AND AFTER ALL STORMS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.

CONTRACTOR SHALL MAINTAIN A LOG AT THE SITE OF ALL INSPECTIONS OR MAINTENANCE OF BMP AS WELL AS ANY CORRECTIVE CHANGES TO THE BMPS OR EROSION AND SEDIMENT CONTROL PLAN.

14. THE CONTRACTOR SHALL INSTALL THE STABILIZED CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF GRADING. LOCATION OF THE ENTRANCE MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE GRADING OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE. THE STABILIZED CONSTRUCTION ENTRANCE SHALL REMAIN IN PLACE UNTIL THE ROAD BASE ROCK COURSE IS COMPLETED.

15. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE SWEPT AT THE END OF EACH WORKING DAY OR AS NECESSARY.



JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

EROSION CONTROL PLAN - PHASE 1
MASS GRADING
RISE - OXFORD
AT OXFORD FARMS
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	07/15/2024
SCALE	1" = 40'
REVISION	05/14/2026

C-700

UNIFORM CODING SYSTEM FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES				
STRUCTURAL PRACTICES				
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Cd	CHECKDAM			A small temporary barrier or dam constructed across a swale, drainage ditch or area of concentrated flow.
Co	CONSTRUCTION EXIT		Co	A stone-stabilized pad located at any point where traffic will be leaving a construction site to a public right of way, street, alley, sidewalk or parking lot.
Di	DIVERSION			An earth channel or dike located above, below, or across a slope to divert runoff. This may be a temporary of permanent structure.
Ip	INLET SEDIMENT TRAP			An impounding area created by encaving around a storm drain drop inlet. The excavated area will be filled and stabilized on completion of construction activities.
Rd	ROCK FILTER DAM		Rd	A permanent or temporary stone filter dam installed across small streams or drainageways.
Sf	SILT FENCE			A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, or a sediment fence. The barriers are usually temporary & inexpensive.
Tsb	TEMPORARY SEDIMENT BASIN			A basin created by excavating or constructing a dam across a waterway. The surface water runoff is temporarily stored allowing the bulk of the sediment to drop out.
Sr	TEMPORARY STREAM CROSSING		Sr	A temporary bridge or culvert-type structure protecting a stream or watercourse from damage by crossing construction equipment.
St	STORM DRAIN OUTLET PROTECTION		St	A paved or short section of rip rap channel at the outlet of a storm drain system preventing erosion from the concentrated runoff.

EROSION CONTROL GENERAL NOTES

1. THE EROSION CONTROL SYSTEMS REQUIRE CERTIFICATION BY THE ENGINEER OF RECORD. SUCH CERTIFIED SYSTEMS SHALL BE COMPLETED, INSPECTED, AND IN PLACE BEFORE CONSTRUCTION BEGINS.

2. THE CONTRACTOR, PERMITTEE OR OWNER SHALL BE RESPONSIBLE FOR THE INSPECTION, MODIFICATION AND PROPER MAINTENANCE OF THE EROSION CONTROL DEVICES AS NECESSARY.

3. ALL EROSION CONTROL MEASURES REQUIRED TO RETAIN SEDIMENT ON-SITE AND TO SAFELY DISCHARGE ANY ACCELERATED RUNOFF GENERATED BY THE PROJECT SHALL BE INSTALLED DURING THE INITIAL CONSTRUCTION PHASE OF THE PROJECT.

4. THE CONSTRUCTION AND MAINTENANCE OF ALL EROSION CONTROL SYSTEMS SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED EROSION CONTROL PLAN.

5. TEMPORARY EROSION CONTROL DEVICES SHOWN ON THE EROSION CONTROL PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED AS THE WORK PROGRESSES.

6. EROSION CONTROL SYSTEMS SHALL BE SERVICED AND MAINTAINED TO PROVIDE CONTINUOUS CAPACITY AND ADEQUACY TO FUNCTION AS DESIGNED. AFTER PRECIPITATION EXCEEDING ONE QUARTER (1/4) INCH IN ANY 12-HOUR PERIOD SILT AND DEBRIS SHALL BE REMOVED FROM CHECK DAMS AND DESILTING BASINS.

7. EROSION CONTROL PROVISIONS SHALL INCLUDE AND COMPLEMENT DRAINAGE PATTERNS DURING THE CURRENT AND FUTURE PHASES OF GRADING THROUGHOUT THE RAINY SEASON.

8. PAVED STREETS, SIDEWALKS, AND OTHER IMPROVEMENTS SHALL BE MAINTAINED IN A NEAT AND CLEAN CONDITION, FREE OF LOOSE SOIL, CONSTRUCTION DEBRIS, AND TRASH. STREET SWEEPING OR OTHER EQUALLY EFFECTIVE MEANS SHALL BE USED ON A REGULAR BASIS TO CONTROL EROSION. WATERING SHALL NOT BE USED TO CLEAN STREETS EXCEPT FOR THE REMOVAL OF FINE MATERIAL NOT OTHERWISE REMOVED BY SWEEPING OR OTHER MECHANICAL MEANS.

9. A GRAVEL BAG SILT BASIN OR TRAP SHALL BE PROVIDED AT EVERY STORM DRAIN INLET TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM.

10. OWNER/CONTRACTOR SHALL USE APPLICABLE BEST MANAGEMENT PRACTICES (BMP'S) AS CONTAINED IN THE MISSISSIPPI DEQ MANUAL.

11. CONTRACTOR MUST ENSURE THAT THE CONSTRUCTION SITE IS PREPARED PRIOR TO THE ONSET OF ANY STORM.

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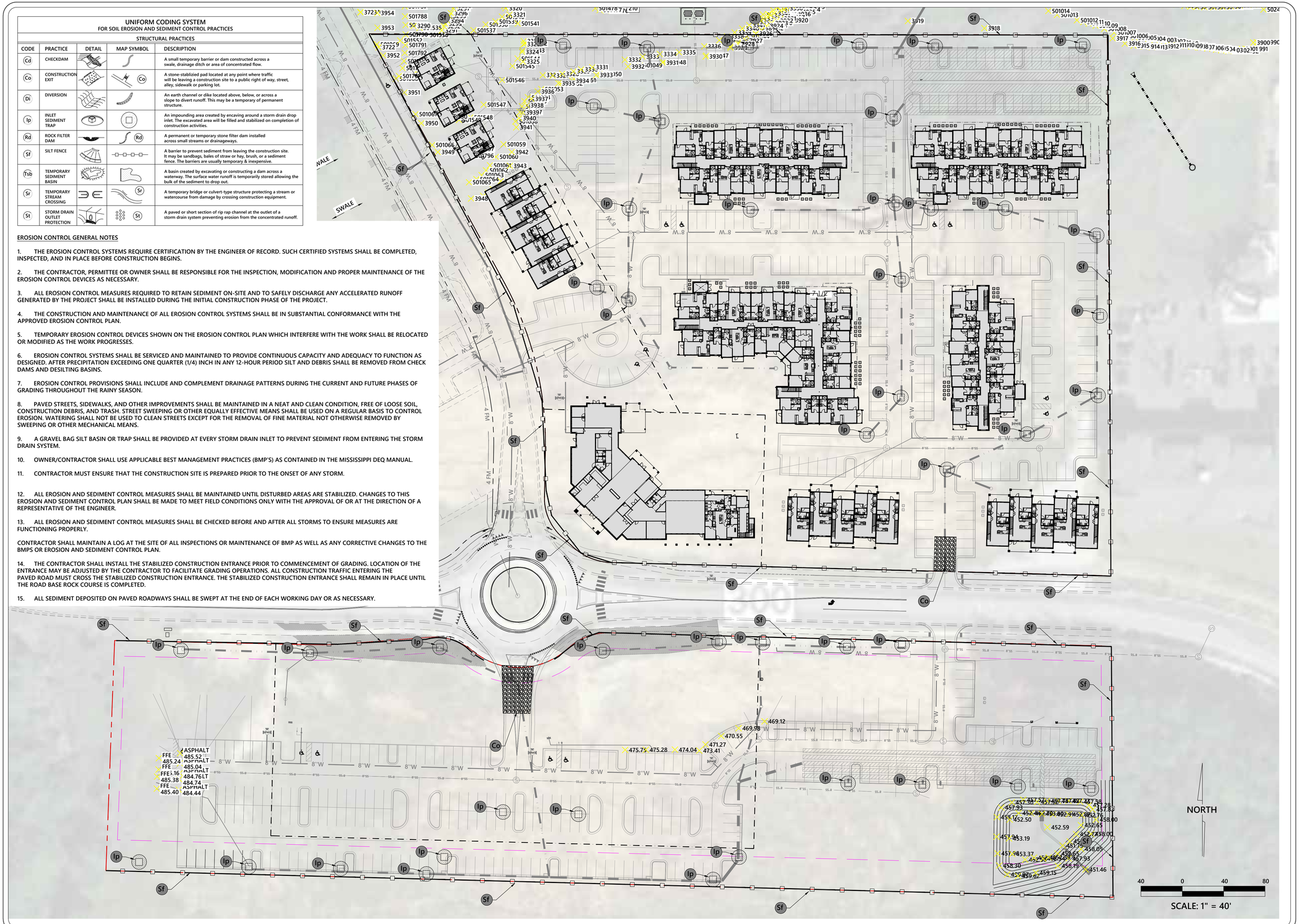
15. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE SWEPT AT THE END OF EACH WORKING DAY OR AS NECESSARY.



JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

EROSION CONTROL PLAN - PHASE 2
UNDERGROUND UTILITIES
RISE - OXFORD
AT OXFORD FARMS
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	07/15/2024
SCALE	1" = 40'
REVISION	05/14/2026

C-701

UNIFORM CODING SYSTEM
FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Cd	CHECKDAM			A small temporary barrier or dam constructed across a swale, drainage ditch or area of concentrated flow.
Co	CONSTRUCTION EXIT		Co	A stone-stabilized pad located at any point where traffic will be leaving a construction site to a public right of way, street, alley, sidewalk or parking lot.
Di	DIVERSION			An earth channel or dike located above, below, or across a slope to divert runoff. This may be a temporary of permanent structure.
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EROSION CONTROL GENERAL NOTES

1. THE EROSION CONTROL SYSTEMS REQUIRE CERTIFICATION BY THE ENGINEER OF RECORD. SUCH CERTIFIED SYSTEMS SHALL BE COMPLETED, INSPECTED, AND IN PLACE BEFORE CONSTRUCTION BEGINS.

2. THE CONTRACTOR, PERMITTEE OR OWNER SHALL BE RESPONSIBLE FOR THE INSPECTION, MODIFICATION AND PROPER MAINTENANCE OF THE EROSION CONTROL DEVICES AS NECESSARY.

3. ALL EROSION CONTROL MEASURES REQUIRED TO RETAIN SEDIMENT ON-SITE AND TO SAFELY DISCHARGE ANY ACCELERATED RUNOFF GENERATED BY THE PROJECT SHALL BE INSTALLED DURING THE INITIAL CONSTRUCTION PHASE OF THE PROJECT.

4. THE CONSTRUCTION AND MAINTENANCE OF ALL EROSION CONTROL SYSTEMS SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED EROSION CONTROL PLAN.

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6. EROSION CONTROL SYSTEMS SHALL BE SERVICED AND MAINTAINED TO PROVIDE CONTINUOUS CAPACITY AND ADEQUACY TO FUNCTION AS DESIGNED. AFTER PRECIPITATION EXCEEDING ONE QUARTER (1/4) INCH IN ANY 12-HOUR PERIOD SILT AND DEBRIS SHALL BE REMOVED FROM CHECK DAMS AND DESILTING BASINS.

7. EROSION CONTROL PROVISIONS SHALL INCLUDE AND COMPLEMENT DRAINAGE PATTERNS DURING THE CURRENT AND FUTURE PHASES OF GRADING THROUGHOUT THE RAINY SEASON.

8. PAVED STREETS, SIDEWALKS, AND OTHER IMPROVEMENTS SHALL BE MAINTAINED IN A NEAT AND CLEAN CONDITION, FREE OF LOOSE SOIL, CONSTRUCTION DEBRIS, AND TRASH. STREET SWEEPING OR OTHER EQUALLY EFFECTIVE MEANS SHALL BE USED ON A REGULAR BASIS TO CONTROL EROSION. WATERING SHALL NOT BE USED TO CLEAN STREETS EXCEPT FOR THE REMOVAL OF FINE MATERIAL NOT OTHERWISE REMOVED BY SWEEPING OR OTHER MECHANICAL MEANS.

9. A GRAVEL BAG SILT BASIN OR TRAP SHALL BE PROVIDED AT EVERY STORM DRAIN INLET TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM.

10. OWNER/CONTRACTOR SHALL USE APPLICABLE BEST MANAGEMENT PRACTICES (BMP'S) AS CONTAINED IN THE MISSISSIPPI DEQ MANUAL.

11. CONTRACTOR MUST ENSURE THAT THE CONSTRUCTION SITE IS PREPARED PRIOR TO THE ONSET OF ANY STORM.

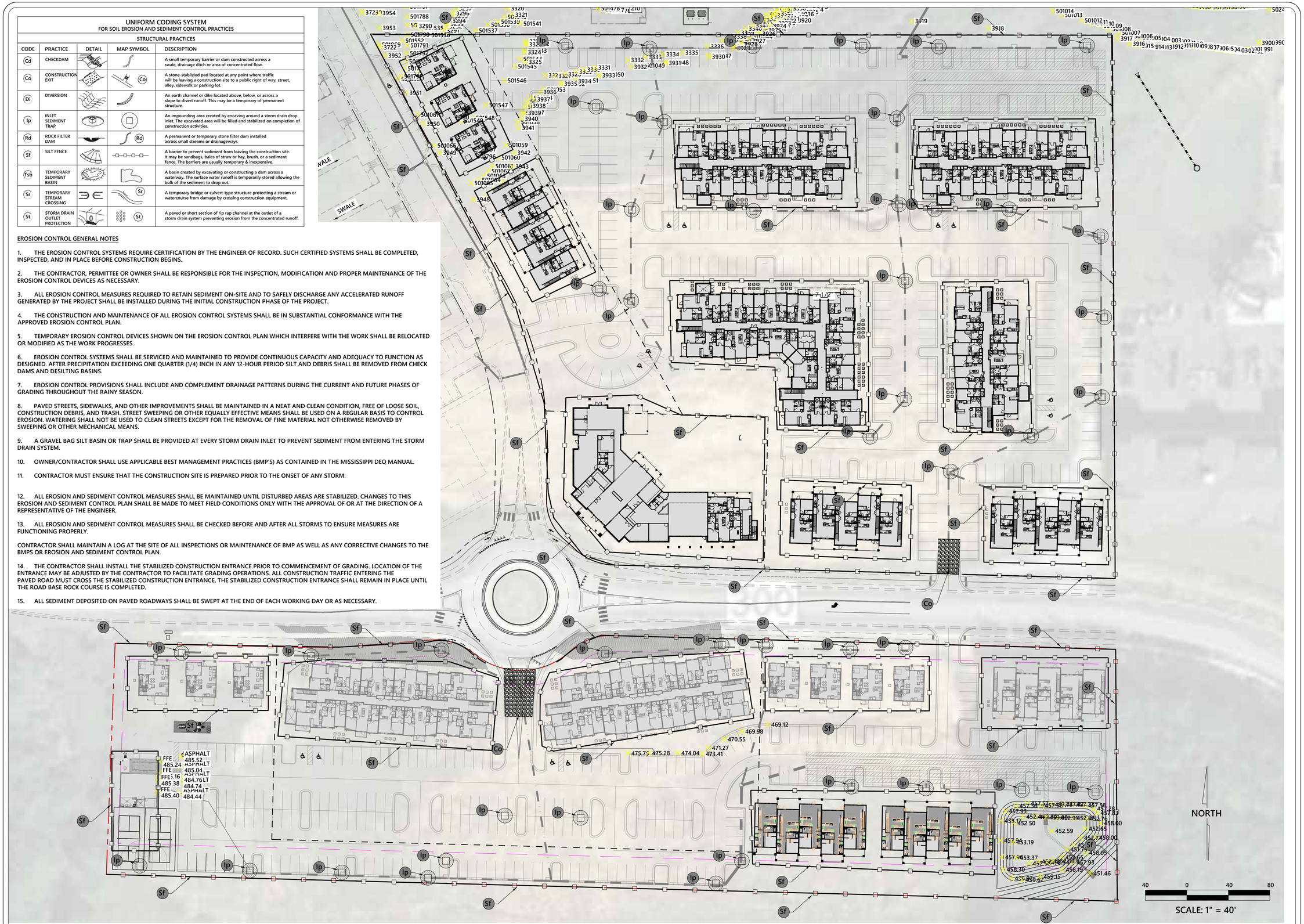
12. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF A REPRESENTATIVE OF THE ENGINEER.

13. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED BEFORE AND AFTER ALL STORMS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.

CONTRACTOR SHALL MAINTAIN A LOG AT THE SITE OF ALL INSPECTIONS OR MAINTENANCE OF BMP AS WELL AS ANY CORRECTIVE CHANGES TO THE BMPS OR EROSION AND SEDIMENT CONTROL PLAN.

14. THE CONTRACTOR SHALL INSTALL THE STABILIZED CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF GRADING. LOCATION OF THE ENTRANCE MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE GRADING OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE. THE STABILIZED CONSTRUCTION ENTRANCE SHALL REMAIN IN PLACE UNTIL THE ROAD BASE ROCK COURSE IS COMPLETED.

15. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE SWEPT AT THE END OF EACH WORKING DAY OR AS NECESSARY.



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OXFORD, MS
(662) 801-8803

EROSION CONTROL PLAN - PHASE 3
BUILDING CONSTRUCTION
RISE - OXFORD
AT OXFORD FARMS
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	07/15/2024
SCALE	1" = 40'
REVISION	05/14/2026

C-702

GENERAL NOTES

1) LIST OF PUBLIC UTILITIES:
WATER - OXFORD PUBLIC WORKS - ROB NEELY - 662-232-2373
SEWER - OXFORD PUBLIC WORKS - ROB NEELY - 662-232-2373
ELECTRIC - OXFORD ELECTRIC - ROB NEELY - 662-232-2373
GAS - CENTERPOINT ENERGY
ALL OTHERS UTILITIES - OXFORD PUBLIC WORKS - ROB NEELY - 662-232-2373

2) IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT EXISTING STRUCTURES SUCH AS PIPES, INLETS, CURBS, ETC. FROM DAMAGE WHICH MIGHT OCCUR DURING CONSTRUCTION. EXTREME CARE SHALL BE EXERCISED IN UNDERCUT AREAS AND THE UNDERCUT DEPTH MAY BE ADJUSTED AT CROSS DRAINS, AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL REPLACE OR REPAIR, AS DIRECTED BY THE ENGINEER, ANY STRUCTURES DAMAGED DURING THE LIFE OF THE CONTRACT. NO PAYMENT WILL BE MADE FOR REPLACEMENT OR REPAIR OF DAMAGES.

3) ALL EXISTING UTILITIES OR OTHER OBSTRUCTIONS, WHICH CONFLICT WITH REQUIRED CONSTRUCTION SHALL BE REMOVED AT THE CONTRACTOR'S EXPENSE AS AN ABSORBED ITEM.

4) THE EROSION CONTROL DEVICES REFERENCED IN THESE PLANS ARE A MINIMUM REQUIREMENT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT SILT DOES NOT LEAVE THE CONSTRUCTION SITE OR CONTAMINATE WATERS OF THE U.S. DURING CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN A "SMALL CONSTRUCTION NOTICE OF INTENT" PERMIT AS REQUIRED BY THE MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY AND MAINTAIN THE PLAN DURING CONSTRUCTION.

5) EXISTING UTILITIES ON THE DRAWINGS ARE SHOWN IN THEIR ORIGINAL LOCATION BASED UPON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER CAN NOT AND DOES NOT WARRANT THAT THIS INFORMATION IS COMPLETE OR ACCURATE. THE CONTRACTOR MUST COORDINATE DIRECTLY WITH THE INVOLVED UTILITY OWNERS (INCLUDING MISSISSIPPI ONE CALL) TO HAVE UNDERGROUND UTILITY LINES LOCATED IN ADVANCE OF CONSTRUCTION.

6) WORK ON STRUCTURES FOR THIS PROJECT REQUIRES EXCAVATION IN THE IMMEDIATE VICINITY OF ADJACENT PROPERTIES. THEREFORE, THE RISK OF A FAILURE OCCURRING DURING THE EXCAVATION REQUIRES THAT EXTREME CAUTION BE EXERCISED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PLACE WHAT BRACING, SHORING OR GROUND SUPPORT SYSTEM THAT IS DEEMED NECESSARY TO PREVENT A FAILURE AND PROTECT THE PERSONS WORKING NEAR THE EXCAVATION, THE PUBLIC THAT MAY BE ABOVE THE EXCAVATION OR ANY STRUCTURE ADJACENT TO THE EXCAVATION. ALL COSTS FOR ANY PROTECTIVE MEASURES, INCLUDING THE MATERIALS AND LABOR FOR DESIGNING, DRAWING AND CONSTRUCTING THE FACILITY, SHALL BE INCLUDED IN THE PRICE BID FOR CONTRACT ITEMS.

7) IN ORDER TO HOLD SILT TO A MINIMUM, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL AND MAINTAIN TEMPORARY EROSION CONTROL MEASURES (SILT FENCE, DITCH DECKS, ETC.)

8) ANY AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR (TO INCLUDE GRASSING AND SITE GRADING) AS DIRECTED BY THE ENGINEER, ARCHITECT OR OWNER. CONTRACTOR SHALL PROVIDE TEMPORARY EROSION CONTROL FOR DISTURBED AREA UNTIL THEY HAVE BEEN GRASSED AND GROWTH ESTABLISHED.

9) THIS PLAN DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF INSTALLING TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE MUTCD. OTHER SIGNS AND TRAFFIC CONTROL DEVICES MAY BE REQUIRED DURING THE VARIOUS PHASES OF CONSTRUCTION. ALL TRAFFIC CONTROL DEVICES ON THIS PROJECT SHALL COMPLY WITH PART VI OF THE M.U.T.C.D. (LATEST EDITION).

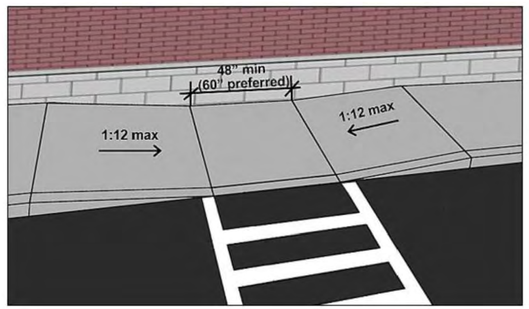
10) THE CONTRACTOR IS TO REMOVE AND RESET ANY SIGNS WHICH CONFLICT WITH CONSTRUCTION.

11) THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF EXISTING GRADES AND MAKING ADJUSTMENTS AS NECESSARY WITH THE APPROVAL OF THE PROJECT ENGINEER BEFORE ORDERING MATERIALS.

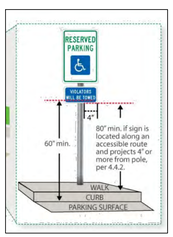
12) BRICK RED TRUNCATED DOMES REQUIRED AT ALL SIDEWALK CROSSINGS

13) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ACQUIRE A COPY OF THE GEOTECH REPORT AND FOLLOW ALL RECOMMENDATIONS.

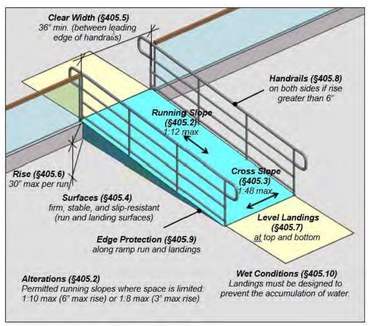
14) ALL MATERIALS USED SHALL MEET CITY OF OXFORD SPECIFICATIONS AND REQUIREMENTS.



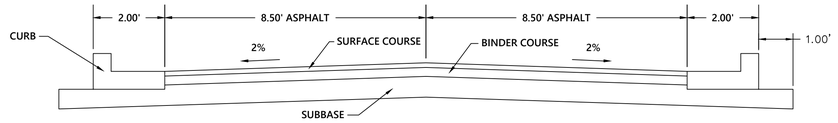
ADA CURB RAMP DETAIL



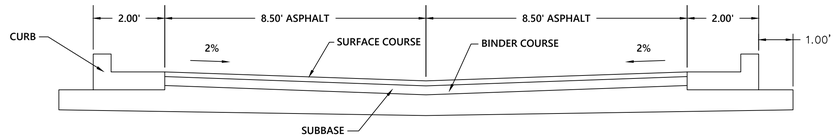
ADA SIGNAGE DETAIL



ADA BUILDING RAMP DETAIL



STANDARD CROWN STREET SECTION



INVERTED CROWN STREET SECTION

Typical Sections - Parking and Ineterior Drives

NTS

FLEXIBLE PAVEMENT(S)

(LIGHT-DUTY)

SUBGRADE: 8" MINIMUM PROCESSED IN-SITU SOILS OR SELECT IMPORTED FILL COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DEFINED BY ASTM D-698.

SUBBASE: 6" MINIMUM CRUSHED LIMESTONE MEETING MDOT SPECIFICATIONS FOR SIZE NO. 610 AGGREGATE. COMPACT TO A MINIMUM OF 98% OF MAXIMUM DRY DENSITY AS DEFINED BY ASTM D-698.

BASE: 2.0" MINIMUM HOT MIXED BITUMINOUS BASE COURSE CONFORMING TO MDOT STANDARD SPECIFICATIONS FOR TYPE MT-19MM OR BB-1 MATERIAL.

SURFACE: 1.5" MINIMUM HOT MIXED BITUMINOUS SURFACE COURSE CONFORMING TO MDOT STANDARD SPECIFICATIONS FOR TYPE MT - 9.5 MM OR SC-L MATERIAL.

(CEMENT STABILIZED ALTERNATE)

SUBGRADE: 6" MINIMUM PROCESSED IN-SITU SOILS OR SELECT IMPORTED FILL COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DEFINED BY ASTM D-698. INCORPORATE 6% PORTLAND CEMENT (BY VOLUME) IN ACCORDANCE WITH MDOT STANDARD SPECIFICATIONS WITHIN UPPER 8" OF SUBGRADE. (APPX 34#/SY)

BASE: 2.0" MINIMUM HOT MIXED BITUMINOUS BASE COURSE CONFORMING TO MDOT STANDARD SPECIFICATIONS FOR TYPE MT-19MM OR BB-1 MATERIAL.

SURFACE: 1.5" MINIMUM HOT MIXED BITUMINOUS SURFACE COURSE CONFORMING TO MDOT STANDARD SPECIFICATIONS FOR TYPE MT - 9.5 MM OR SC-L MATERIAL.

(HEAVY-DUTY)

SUBGRADE: 8" MINIMUM PROCESSED IN-SITU SOILS OR SELECT IMPORTED FILL COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DEFINED BY ASTM D-698

SUBBASE: 6" MINIMUM CRUSHED LIMESTONE MEETING MDOT SPECIFICATIONS FOR SIZE NO. 610 AGGREGATE. COMPACT TO A MINIMUM OF 98% OF MAXIMUM DRY DENSITY AS DEFINED BY ASTM D-698.

BASE: 4.0" MINIMUM HOT MIXED BITUMINOUS BASE COURSE CONFORMING TO MDOT STANDARD SPECIFICATIONS FOR TYPE MT-19 MM OR BB-1 MATERIAL.

SURFACE: 2.0" MINIMUM HOT MIXED BITUMINOUS SURFACE COURSE CONFORMING TO MDOT STANDARD SPECIFICATIONS FOR TYPE MT-9.5 MM OR SC-1 MATERIAL.

(CEMENT STABILIZED ALTERNATE)

SUBGRADE: 6" MINIMUM PROCESSED IN-SITU SOILS OR SELECT IMPORTED FILL COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DEFINED BY ASTM D-698. INCORPORATE 6% PORTLAND CEMENT (BY VOLUME) IN ACCORDANCE WITH MDOT STANDARD SPECIFICATIONS WITHIN UPPER 8" OF SUBGRADE. (APPX 34#/SY)

BASE: 4.0" MINIMUM HOT MIXED BITUMINOUS BASE COURSE CONFORMING TO MDOT STANDARD SPECIFICATIONS FOR TYPE MT-19MM OR BB-1 MATERIAL.

SURFACE: 2.0" MINIMUM HOT MIXED BITUMINOUS SURFACE COURSE CONFORMING TO MDOT STANDARD SPECIFICATIONS FOR TYPE MT - 9.5 MM OR SC-L MATERIAL.

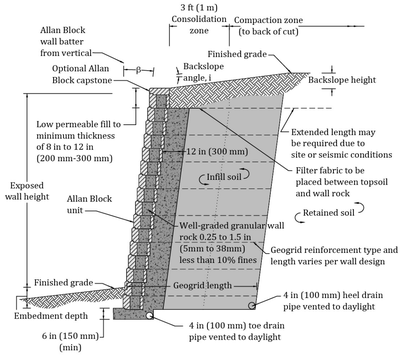
JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

SITE DETAILS

RISE - OXFORD
AT OXFORD FARMS
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

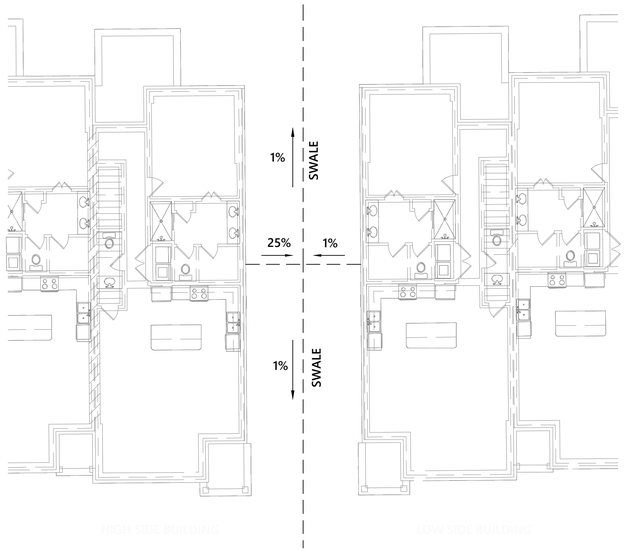
DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	07/15/2024
SCALE	
REVISION	05/14/2026

C-800

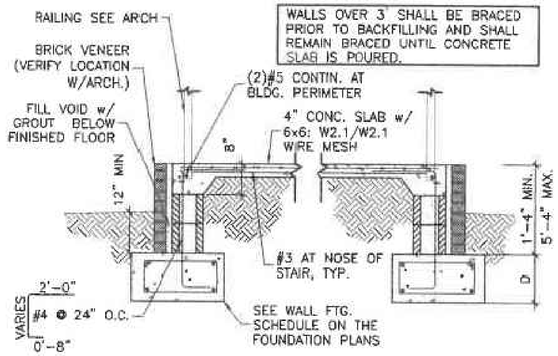


Designed By:	Title: AB-02 TYPICAL REINFORCED GEOGRID WALL	Date:
Checked By:	The purpose of this drawing is for preliminary design only. This should not be used for final design or construction without the certification of a professional engineer registered in the state in which the wall will be built. The accuracy and use of details contained in this document are the sole responsibility of the user. The user must verify each detail for accuracy as they pertain to their particular project. © 2021 Allan Block	Project No:
Scale: Not to Scale		Drawing No:

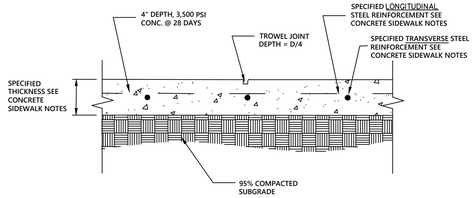
RETAINING WALL DETAIL



TYPICAL BUILDING DRAINAGE SWALE DETAIL



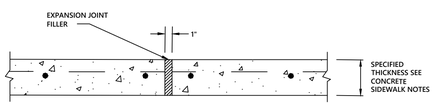
TYPICAL ADA RAMP / EXTERIOR STEPS FOUNDATION WALL DETAIL



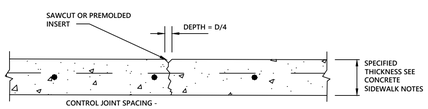
TYPICAL SIDEWALK SECTION
NOT TO SCALE

CONCRETE SITEWORK DETAILS

SCALE: N.T.S.

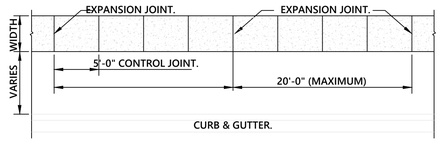


CONCRETE EXPANSION JOINT DETAIL
NOT TO SCALE



CONCRETE CONTROL JOINT - UNDOWELED

NOT TO SCALE



PLAN

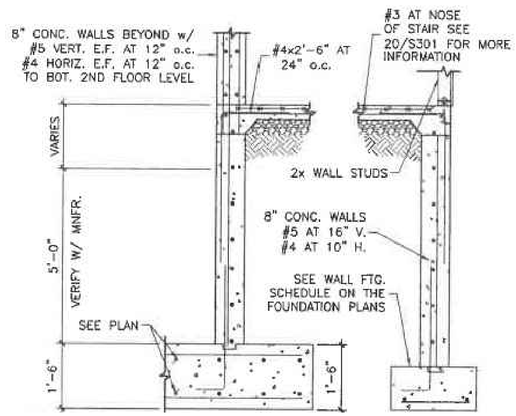
Proposed Sidewalk to be field located to avoid conflict with existing utilities. Coordinate final location with City Public Works Dept.

TYPICAL SIDEWALK JOINT DETAIL

CONCRETE SIDEWALK NOTES

1. SIDEWALKS AND CURB RAMPS SHALL BE A MINIMUM OF 4" IN THICKNESS.
2. MAXIMUM CROSS SLOPE FOR SIDEWALKS SHALL NOT EXCEED 2%.
3. MAXIMUM LONGITUDINAL SLOPE SHALL BE 5% UNLESS APPROVED BE THE ENGINEER.
4. ALL SIDEWALKS SHALL CONFORM TO ADA GUIDELINES.
5. EXPANSION JOINTS REQUIRED AROUND ALL APPURTENANCES SUCH AS MANHOLES AND UTILITY POLES LOCATED WITHIN THE SIDEWALK.

SIDEWALK DETAILS



ADA RAMP / EXTERIOR STEPS WALL DETAIL

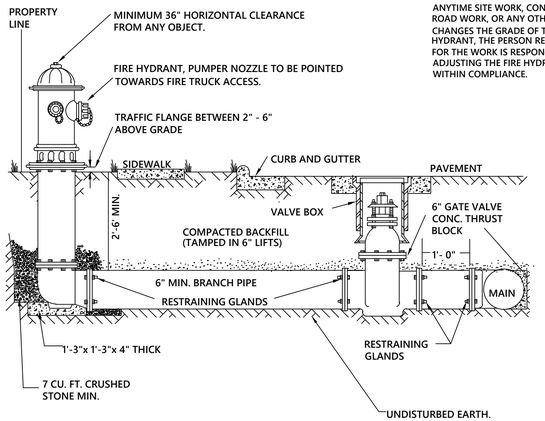
JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

SITE DETAILS

RISE - OXFORD
AT OXFORD FARMS
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	07/15/2024
SCALE	
REVISION	05/14/2026

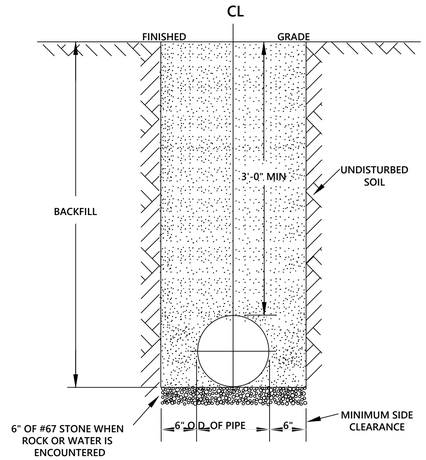
C-800-1



ANYTIME SITE WORK, CONSTRUCTION, ROAD WORK, OR ANY OTHER WORK CHANGES THE GRADE OF THE FIRE HYDRANT, THE PERSON RESPONSIBLE FOR THE WORK IS RESPONSIBLE FOR ADJUSTING THE FIRE HYDRANT TO STAY WITHIN COMPLIANCE.

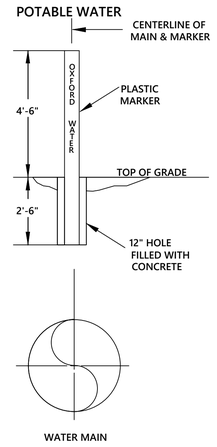
NOTES:
1. FIRE HYDRANT SHALL BE AS MANUFACTURED: MUELLER, AMERICAN DARLING, KENNEDY, M&H, WATEROUS, CLOW, EAST JORDAN IRON WORKS, OR US PIPE.
2. BRANCH PIPE SHALL BE DUCTILE IRON AWWA C150-96
3. 6" GATE VALVE SHALL BE AWWA C500-86 OPEN LEFT
4. STEEL RODS AND BOLTS SHALL BE 3/4" HOT DIPPED GALVANIZED
5. FIRE HYDRANTS WILL BE INSTALLED IN TRUE VERTICAL POSITION
RODS SHALL NOT BE COUPLED MORE THAN ONCE. IF THE LENGTH FROM THE VALVE TO THE HYDRANT EXCEEDS 20' THEN A MECHANICAL RESTRAINING GLAND WITH A REBAR CAGE SHALL BE INSTALLED NO MORE THAN 10' FROM HYDRANT AND POURED IN CONCRETE.
FIRE HYDRANTS TO BE LOCATED IN ROW OR 2 FOOT EASEMENT ADJACENT TO ROW

FIRE HYDRANT INSTALLATION DETAIL



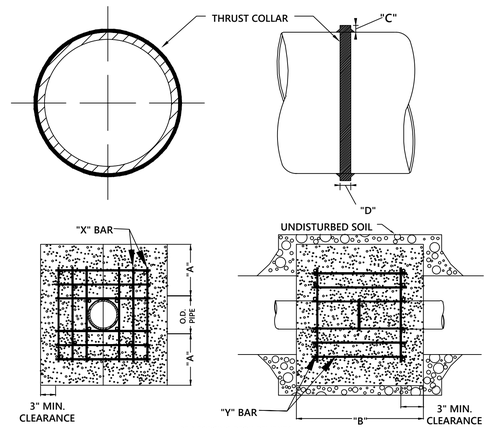
NOTES:
1. TRENCHES REQUIRING SHORING AND BRACING, DIMENSIONS SHALL BE TAKEN FROM THE INSIDE FACE OF THE SHORING AND BRACING.
2. NO ROCKS OR BOULDERS 4" OR LARGER TO BE USED IN BACKFILL.
3. ALL BACKFILL MATERIAL SHALL BE SUITABLE NATIVE MATERIAL.
4. BACKFILL SHALL BE TAMPED IN 6" LIFTS.
5. ACHIEVE 95% COMPACTION IN BACKFILL.

TRENCH REQUIREMENTS FOR MAIN



NOTES
1. POTABLE WATER MARKER TO BE BLUE IN COLOR.
2. POTABLE WATER MARKER TO BE LABELED "OXFORD WATER".
3. TO BE SPACED ALONG CENTERLINE OF MAIN EVERY 300 FEET.
4. MARKERS TO BE ROUND AND 4" IN DIAMETER.

TRENCH REQUIREMENTS FOR MAIN



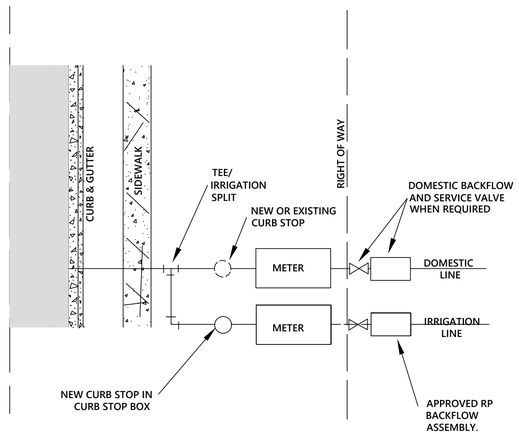
REINFORCING REQUIREMENTS

I.D. PIPE	REBAR SIZE	"X" BAR LENGTH	"X" BAR WEIGHT	"Y" BAR LENGTH	"Y" BAR WEIGHT	NO. REQUIRED
6" - 36"	#5	2'-2"+ O.D. PIPE	1.043 LBS/FT	1'-1"	1.1 LBS. EACH	X-24, Y-12
48" & greater	#6	3'-0"+ O.D. PIPE	1.502 LBS/FT	1'-3"	1.9 LBS. EACH	X-24, Y-12

THRUST COLLAR, AND THRUST SCHEDULE

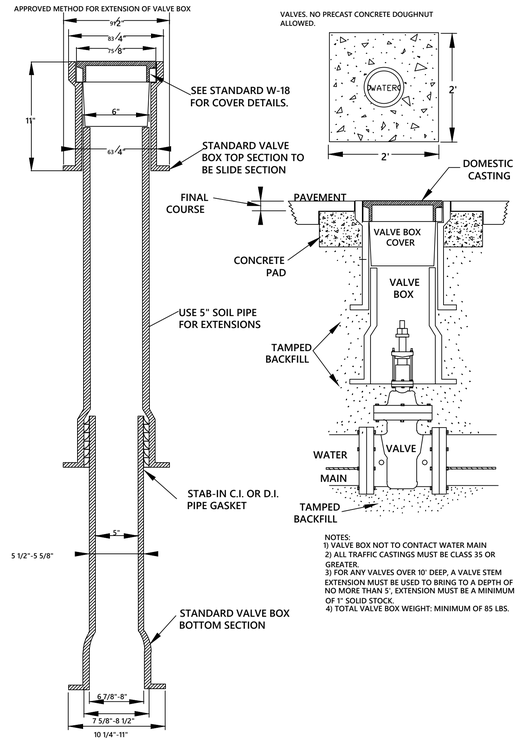
I.D. PIPE	"A"	"B"	"C"	"D"
6" - 16"	1'-4"	1'-7"	2"	3/8"
20" - 24"	1'-4"	1'-7"	3"	1/2"
30" - 36"	1'-4"	1'-7"	4"	5/8"
48" & greater	1'-8"	1'-9"	6"	7/8"

THRUST BLOCKING DESIGN DATA



NOTES:
1. IRRIGATION METER SHALL BE LOCATED ON THE SIDE OF DOMESTIC METER WITH INCREASING ADDRESSES.
2. THE BACKFLOW SHALL BE INSTALLED NO MORE THAN10' FROM THE METER IN A VISIBLE LOCATION.
3. BACKFLOW RISER/STANDPIPE SHALL BE OF COPPER OR BRASS.
3. THE RP RELIEF VALVE SHALL BE A MINIMUM OF 12" ABOVE ANY MATERIAL (MULCH INCLUDED) OR GRADE.
4. A SERVICE VALVE IS REQUIRED AFTER THE METER BUT BEFORE THE BACKFLOW ASSEMBLY FOR MAINTENANCE AND REPLACEMENT PURPOSES.
5. THE INSTALLATION MUST ALSO MEET ALL CODE REQUIREMENTS PER THE NC PLUMBING CODE.

IRRIGATION TAP ON NEW AND EXISTING SERVICES



NOTES:
1) VALVE BOX NOT TO CONTACT WATER MAIN
2) ALL TRAFFIC CASTINGS MUST BE CLASS 35 OR GREATER.
3) FOR ANY VALVES OVER 10' DEEP, A VALVE STEM EXTENSION MUST BE USED TO BRING TO A DEPTH OF NO MORE THAN 5', EXTENSION MUST BE A MINIMUM OF 1" SOLID STOCK.
4) TOTAL VALVE BOX WEIGHT: MINIMUM OF 85 LBS.

VALVE BOX INSTALLATION

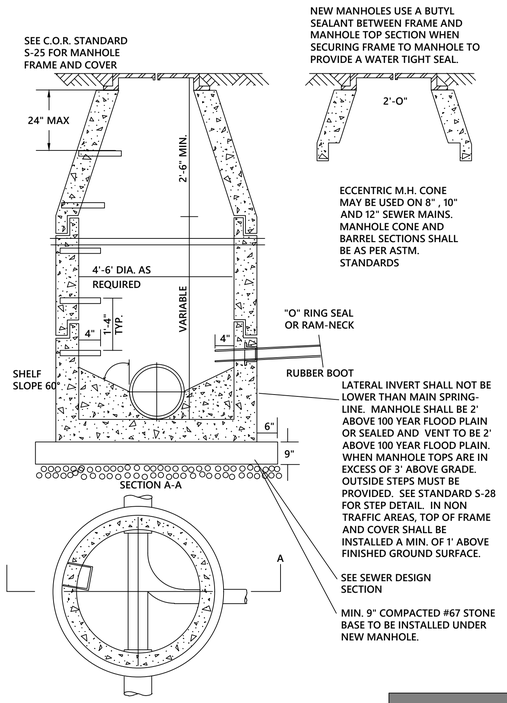
JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

WATER DETAILS

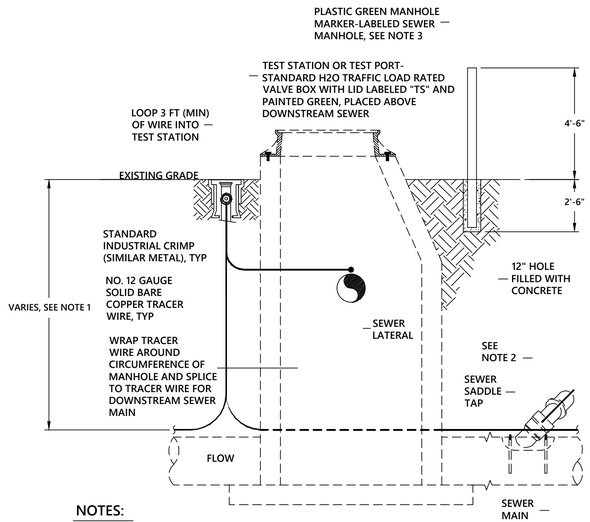
RISE - OXFORD
AT OXFORD FARMS
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	07/15/2024
SCALE	
REVISION	05/14/2026

C-801



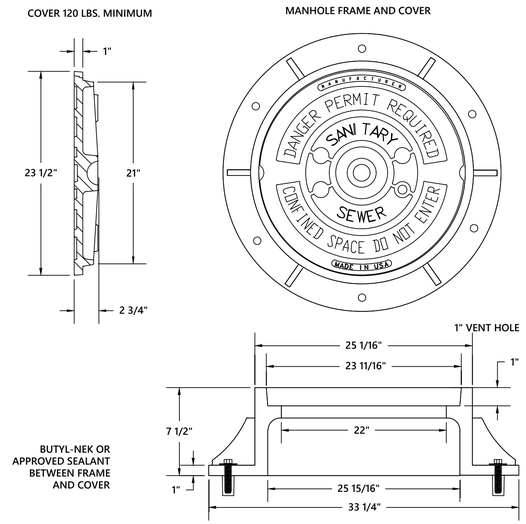
STANDARD SANITARY MANHOLE



NOTES:

1. THE TRACER WIRE SHALL BE CONTINUOUS TO THE GREATEST EXTENT POSSIBLE. FOR GRAVITY MAIN AND OR LATERAL INSTALLATIONS LESS THAN 8 FT, THE TRACING WIRE SHALL BE ATTACHED TO THE PIPE. TRACER WIRE SHALL BE LAID FLAT AND SECURELY AFFIXED TO THE PIPE AT 10 FOOT INTERVALS. FOR GRAVITY MAIN AND OR LATERAL INSTALLATION DEEPER THAN 8 FT, THE TRACING WIRE SHALL BE INSTALLED AT A DEPTH OF 7-8 FT. THE WIRE SHALL BE PROTECTED FROM DAMAGE DURING THE EXECUTION OF THE WORK. NO BREAKS OF CUTS IN THE TRACER WIRE SHALL BE PERMITTED.
2. WHERE LATERAL TAPS ARE MADE BY SERVICE SADDLES, THE TRACER WIRE SHALL NOT BE ALLOWED TO TO BE PLACED BETWEEN THE SADDLE AND MAIN.
3. MANHOLE MARKERS SHALL BE PLACED ADJACENT TO MANHOLES AT THE DISCRETION OF OWNER OR OWNER'S REPRESENTATIVE.

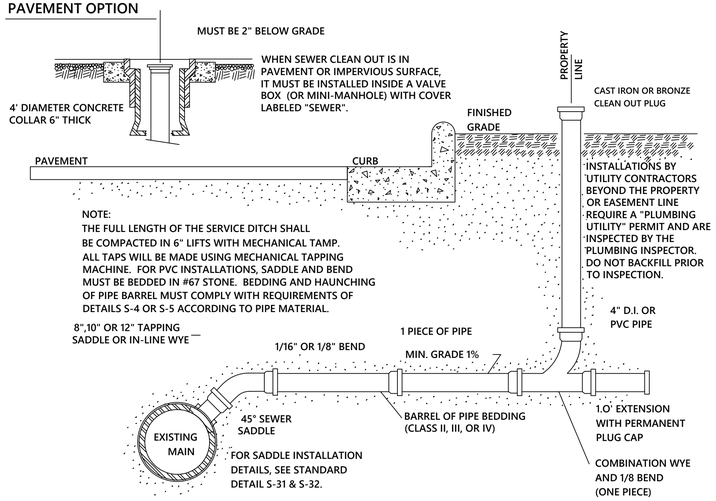
GRAVITY SEWER MAIN TRACER WIRE



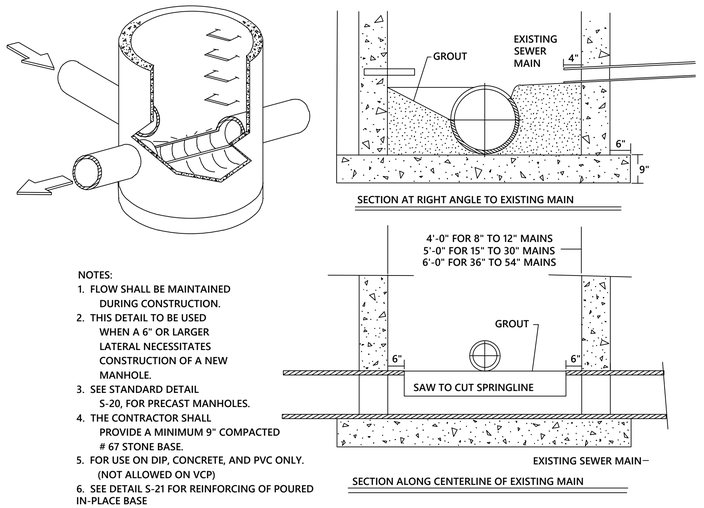
NOTES:
1) ALL MANHOLE FRAMES SHALL BE DOMESTICALLY CAST.
2) FRAME SHALL BE A MINIMUM WEIGHT OF 182 LBS. WITHIN PUBLIC ROW AND 160 LBS. WITHIN EASEMENTS.
3) COVER SHALL WEIGH A MIN. OF 120 LBS.
4) ALL MANHOLE FRAMES OUTSIDE OF PAVED SURFACES SHALL BE BOLTED TO THE CONE SECTION OR RING WITH A MINIMUM OF 4 BOLTS PER FRAME.

5/8"X3" LAGSHIELD IN HOLE DRILLED INTO CONE OR RING WITH ANCHOR SUNK TO DESIGN DEPTH, AND 3/8"X3" HOT DIPPED GALVANIZED LAG BOLT AND WASHER.

STANDARD MANHOLE COVER

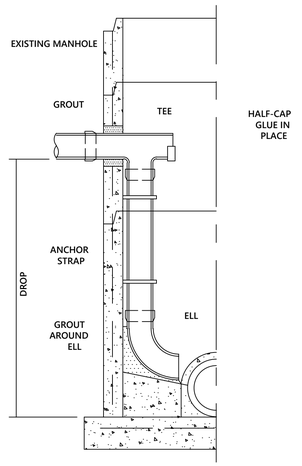


TYPICAL LATERAL CONNECTION

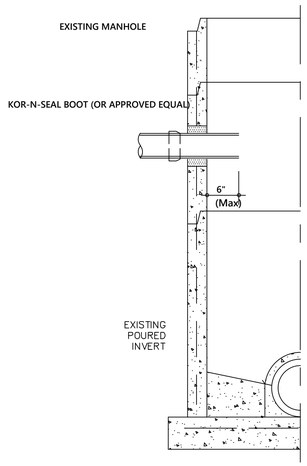


NOTES:
1. FLOW SHALL BE MAINTAINED DURING CONSTRUCTION.
2. THIS DETAIL TO BE USED WHEN A 6" OR LARGER LATERAL NECESSITATES CONSTRUCTION OF A NEW MANHOLE.
3. SEE STANDARD DETAIL S-20, FOR PRECAST MANHOLES.
4. THE CONTRACTOR SHALL PROVIDE A MINIMUM 9" COMPACTED # 67 STONE BASE.
5. FOR USE ON DIP, CONCRETE, AND PVC ONLY. (NOT ALLOWED ON VCP)
6. SEE DETAIL S-21 FOR REINFORCING OF POURED IN-PLACE BASE

MANHOLE INSTALLATION OVER EXISTING SEWER MANHOLE



MANHOLE WITH INSIDE DROP



NEW SERVICE INTO EXISTING MANHOLE

JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

SEWER DETAILS

RISE - OXFORD

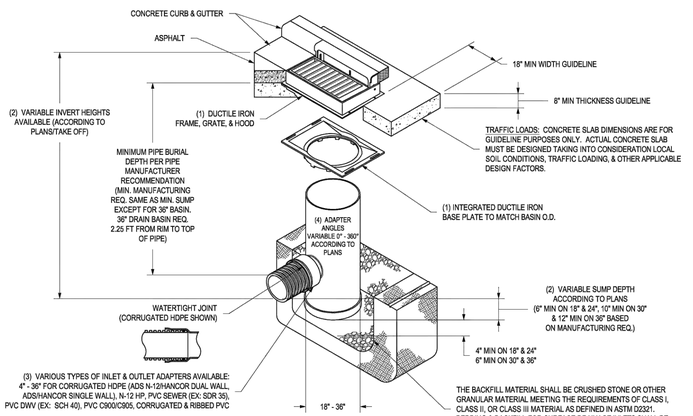
AT OXFORD FARMS

CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	07/15/2024
SCALE	
REVISION	05/14/2026

C-802

NYLOPLAST 2 FT X 3FT CURB INLET STRUCTURE: 30 _ _ AGR _ _ X



1 - 18" - 30" FRAMES, GRATES, HOODS, & BASE PLATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS.
3 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 36").
4 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
5 - ALL CURB INLET GRATE OPTIONS (DIAGONAL & HIGH FLOW) SHALL MEET H-20 LOAD RATING

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DRAWN BY	EBC	MATERIAL	
DATE	03-22-10		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	07-22-19		
DWG SIZE	A	SCALE 1:40 SHEET 1 OF 1	

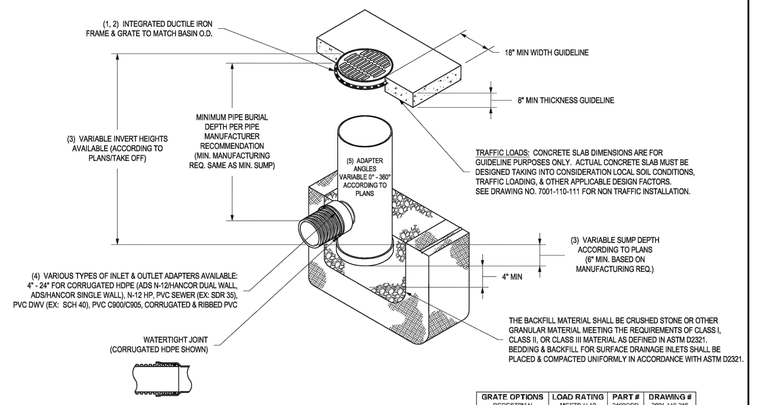
ADS Nyloplast — 3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com

TITLE: DRAIN BASIN WITH 2 FT X 3 FT CURB INLET QUICK SPEC INSTALLATION DETAIL

DWG NO. 7002-110-087 REV D

CURB INLET DETAIL

NYLOPLAST 24" DRAIN BASIN: 2824AG _ _ X



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	2499CGP	7001-110-216
STANDARD	MEETS H-20	2499CGS	7001-110-217
SOLID COVER	MEETS H-20	2499CGC	7001-110-218
DOME	N/A	2499CGD	7001-110-219
DROP IN GRATE	LIGHT DUTY	2427CI	7001-110-075

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP & PVC SEWER.
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST. ©2013 NYLOPLAST

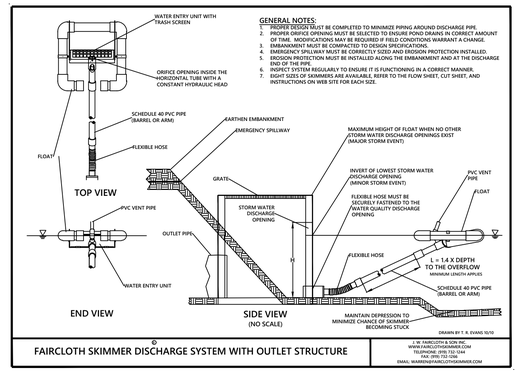
DRAWN BY	EBC	MATERIAL	
DATE	04-03-06		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	03-14-16		
DWG SIZE	A	SCALE 1:40 SHEET 1 OF 1	

ADS Nyloplast — 3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com

TITLE: 24 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL

DWG NO. 7001-110-192 REV E

SURFACE INLET DETAIL



FAIRCLOTH SKIMMER DISCHARGE SYSTEM WITH OUTLET STRUCTURE

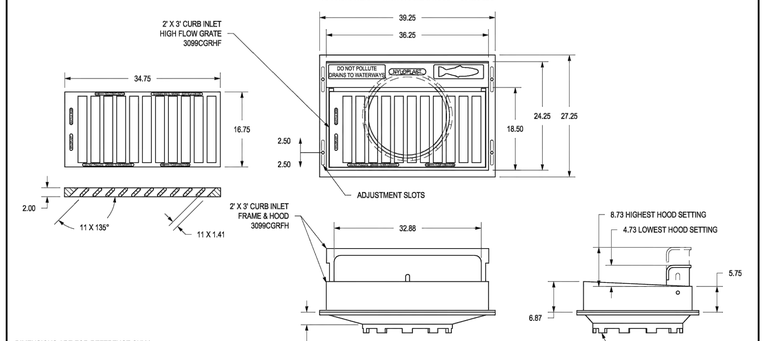
© DRAWN BY T. K. EVANS 10/10

J. W. FAIRCLOTH & SON, INC.
WWW.FAIRCLOTHSKIMMER.COM
TELEPHONE (919) 552-5641
FAX (919) 552-1264
EMAIL: WARREN@FAIRCLOTHSKIMMER.COM

TEMP. POND SKIMMER DETAIL

3099CGRHF & 3099CGRFH

APPROX. GRATE DRAIN AREA = 527.25 SQ IN
*APPROX. WEIGHT WITH FRAME & HOOD = 354.50 LBS



DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
GRATE MEETS H-20 LOAD RATING
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
LOCKING DEVICE AVAILABLE UPON REQUEST SEE DRAWING NO. 7002-110-058
SLOPE OF GRATE SURFACE IS 5.2%
CURB INLET FRAME INSIDE VOLUME IS APPROX 2.73 CU FT
APPROX. DRAIN AREA OF GRATE & HOOD
LOWEST SETTING = 463.92 SQ IN
LOWEST + 1" SETTING = 496.79 SQ IN
LOWEST + 2" SETTING = 529.67 SQ IN
LOWEST + 3" SETTING = 562.54 SQ IN
HIGHEST SETTING = 595.42 SQ IN

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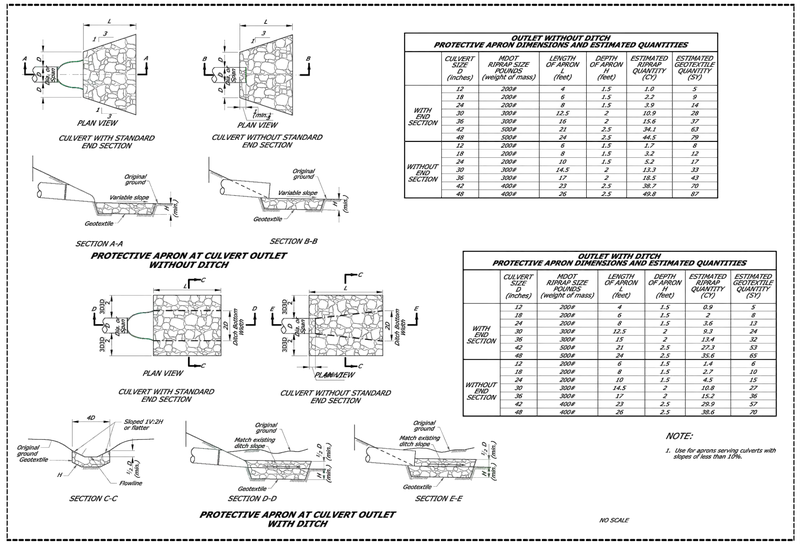
DRAWN BY	EBC	MATERIAL	
DATE	04-10-06	DUCTILE IRON	
REVISED BY	CCA	PROJECT NO./NAME	
DATE	09-05-13		
DWG SIZE	A	SCALE 1:16 SHEET 1 OF 1	

ADS Nyloplast — 3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com

TITLE: 2 FT X 3 FT CURB INLET HIGH FLOW GRATE ASSEMBLY

DWG NO. 7002-110-047 REV D

CURB INLET GRATE ASSEMBLY DETAIL



OUTLET WITHOUT DITCH
PROTECTIVE APRON DIMENSIONS AND ESTIMATED QUANTITIES

	CULVERT SIZE D (inches)	HDOT RIPRAP SIZE POUNDS (weight of mass)	LENGTH OF APRON L (feet)	DEPTH OF APRON H (feet)	ESTIMATED RIPRAP QUANTITY (CY)	ESTIMATED GEOTEXTILE QUANTITY (SY)
WITH END SECTION	12	200#	4	1.5	1.0	5
	18	200#	6	1.5	2.2	9
	24	200#	8	1.5	3.9	14
	30	300#	12.5	2	10.9	29
	36	300#	16	2	15.6	37
	42	500#	21	2.5	34.1	63
	48	550#	24	2.5	44.5	79
WITHOUT END SECTION	12	200#	6	1.5	1.7	8
	18	200#	8	1.5	3.3	12
	24	200#	10	1.5	5.2	17
	30	300#	14.5	2	13.3	33
	36	300#	17	2	18.5	43
	42	400#	23	2.5	38.7	70
	48	400#	26	2.5	49.8	87

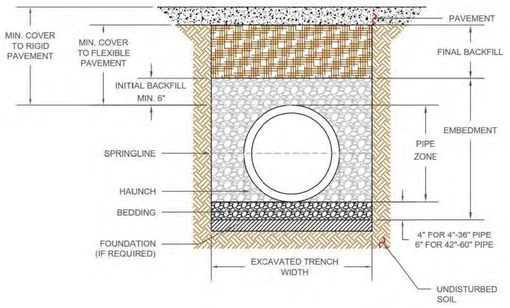
OUTLET WITH DITCH
PROTECTIVE APRON DIMENSIONS AND ESTIMATED QUANTITIES

	CULVERT SIZE D (inches)	HDOT RIPRAP SIZE POUNDS (weight of mass)	LENGTH OF APRON L (feet)	DEPTH OF APRON H (feet)	ESTIMATED RIPRAP QUANTITY (CY)	ESTIMATED GEOTEXTILE QUANTITY (SY)
WITH END SECTION	12	200#	4	1.5	0.9	5
	18	200#	6	1.5	2	8
	24	200#	8	1.5	3.6	13
	30	300#	12.5	2	9.3	24
	36	300#	15	2	13.4	32
	42	500#	21	2.5	27.3	53
	48	550#	24	2.5	35.6	65
WITHOUT END SECTION	12	200#	6	1.5	1.4	6
	18	200#	8	1.5	2.7	10
	24	200#	10	1.5	4.5	15
	30	300#	14.5	2	10.8	27
	36	300#	17	2	15.2	36
	42	400#	23	2.5	29.9	57
	48	400#	26	2.5	38.6	70

NOTE:
1. Use for aprons serving culverts with slopes of less than 10%.

NO SCALE

RIP-RAP DETAIL



STORM DRAIN TRENCH REQUIREMENTS

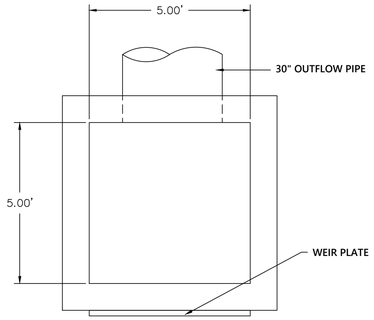
JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

STORM DRAIN DETAILS

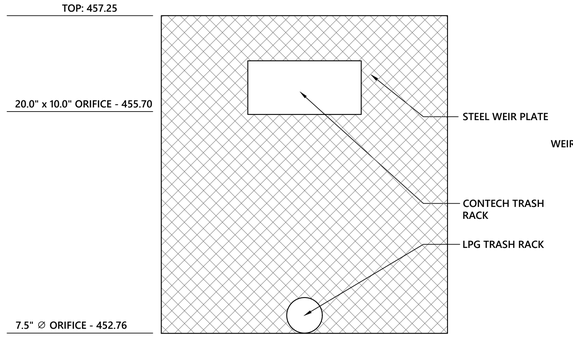
RISE - OXFORD
AT OXFORD FARMS
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	07/15/2024
SCALE	
REVISION	05/14/2026

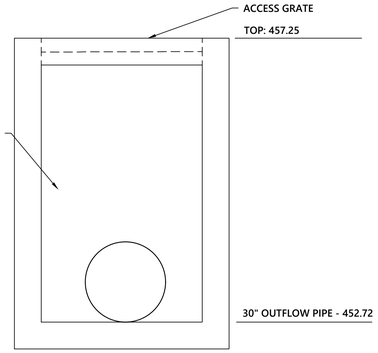
C-803



PLAN VIEW

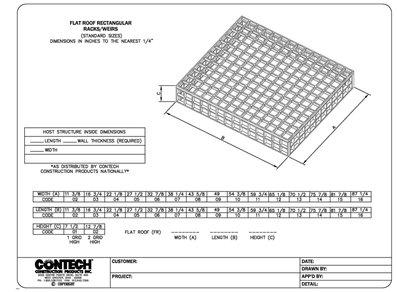


WEIR PLATE DETAIL

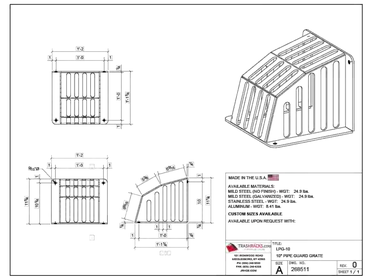


EAST ELEVATION

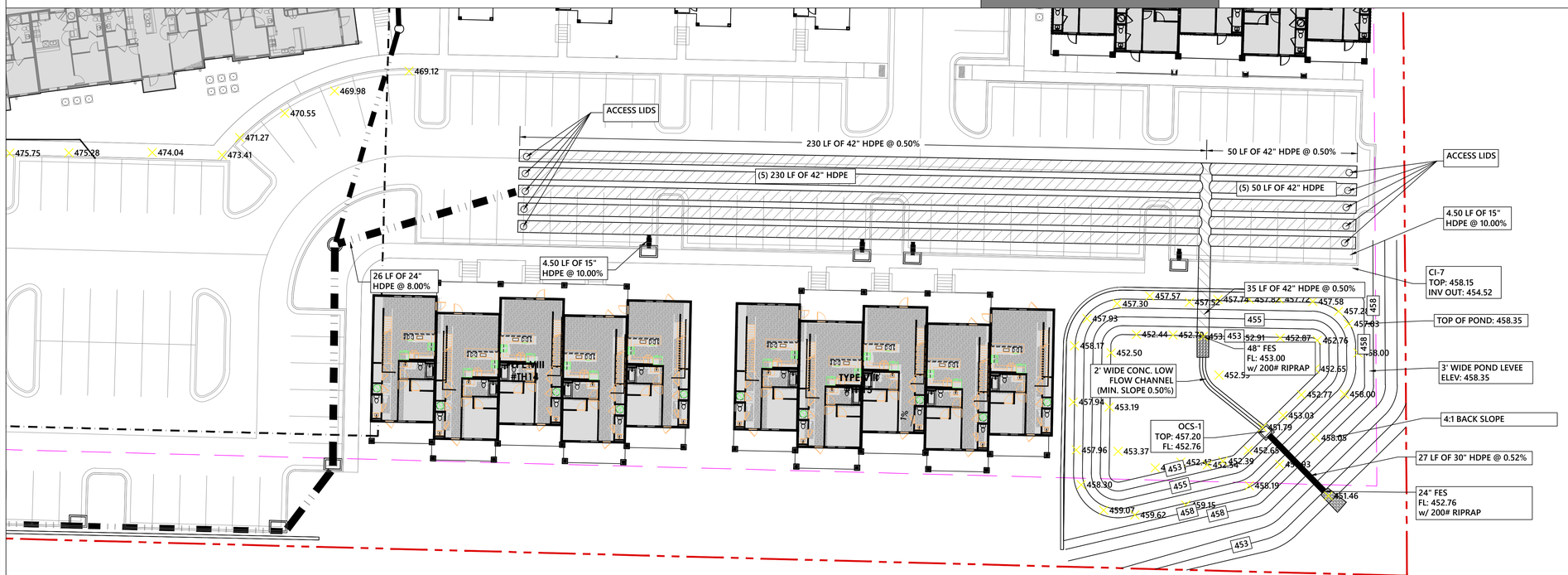
OUTLET CONTROL STRUCTURE (OCS) #1 DETAIL



CONTECH TRASH RACK DETAIL



LPG TRASH RACK DETAIL



SOUTH DETENTION DETAIL

JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

OUTLET CONTROL STRUCTURE DETAILS

RISE - OXFORD

AT OXFORD FARMS

CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	07/15/2024
SCALE	
REVISION	05/14/2026

C-803-1

PLAN VIEW

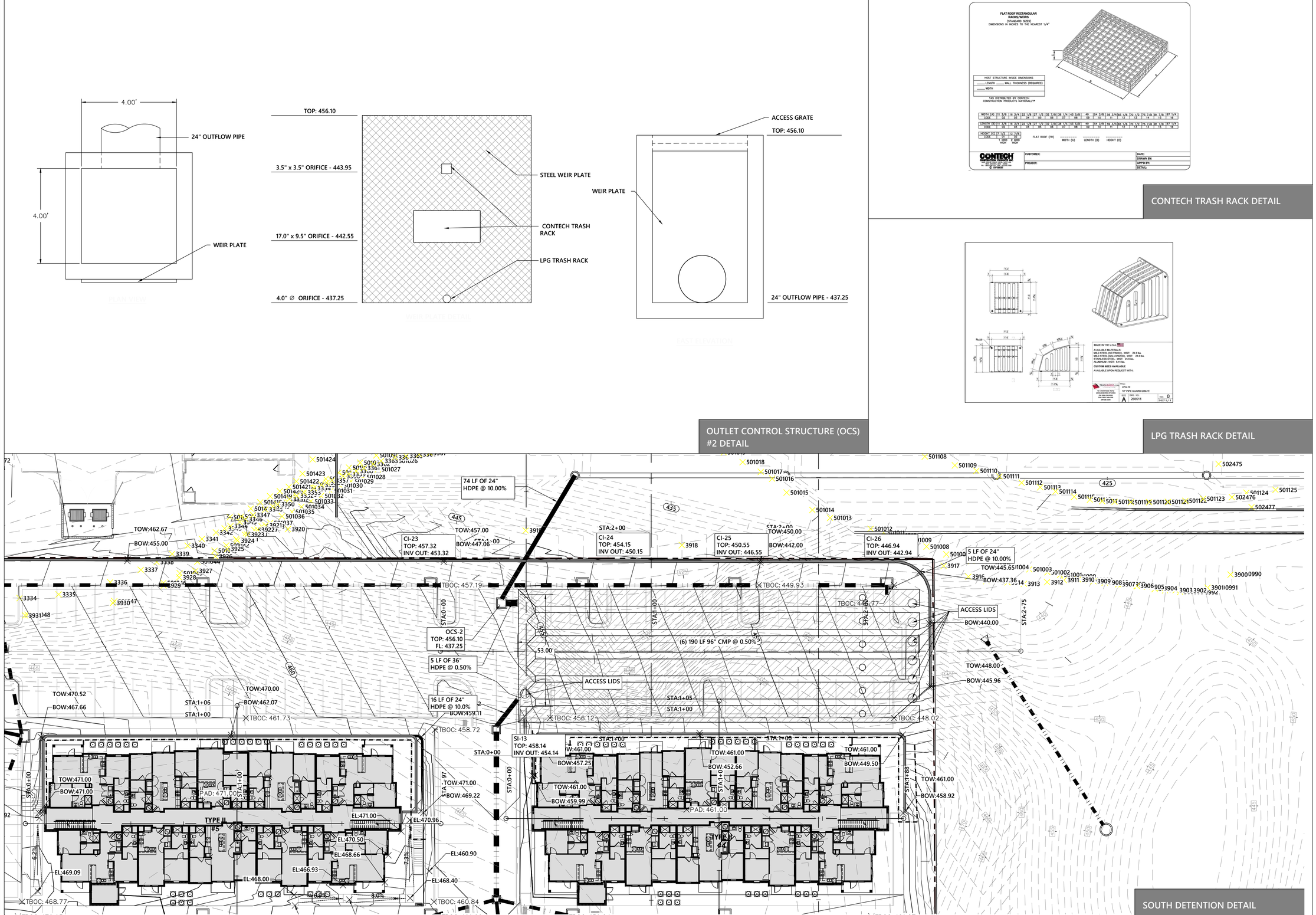
WEIR PLATE DETAIL

EAST ELEVATION

OUTLET CONTROL STRUCTURE (OCS) #2 DETAIL

CONTECH TRASH RACK DETAIL

LPG TRASH RACK DETAIL



SOUTH DETENTION DETAIL

JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

OUTLET CONTROL STRUCTURE DETAILS

RISE - OXFORD

AT OXFORD FARMS

CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

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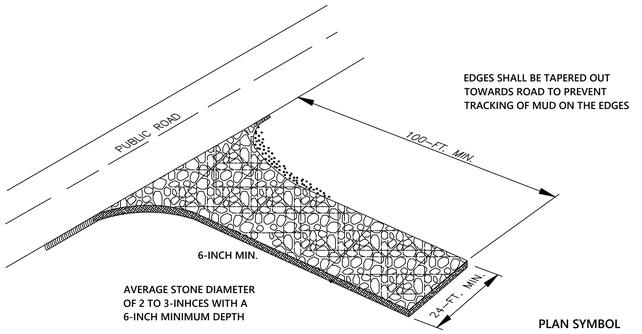
C-803-1



EDGES SHALL BE TAPERED OUT TOWARDS ROAD TO PREVENT TRACKING OF MUD ON THE EDGES

AVERAGE STONE DIAMETER OF 2 TO 3-INHCES WITH A 6-INCH MINIMUM DEPTH

UNDERLYING NON-WOVEN GEOTEXTILE FABRIC

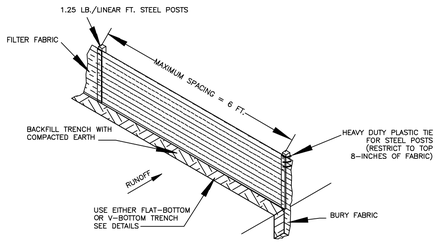
SPECIFICATION	SIZE
ROCK PAD THICKNESS	6 INCHES
ROCK PAD WIDTH	24 FEET
ROCK PAD LENGTH	100 FEET
ROCK PAD STONE LENGTH	D = 2-3 INCES

PLAN SYMBOL

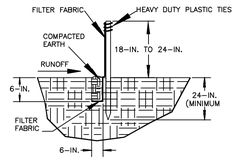
CO

CONSTRUCTION ENTRANCE DETAIL

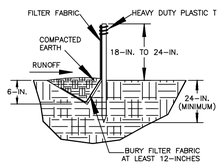
SILT FENCE INSTALLATION



FLAT-BOTTOM TRENCH DETAIL



V-SHAPED TRENCH DETAIL



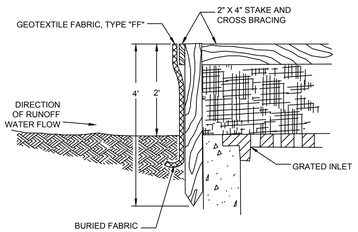
PLAN SYMBOL

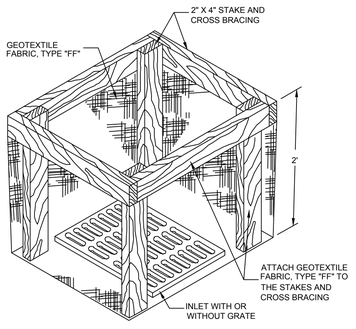
SF

SILT FENCE - GENERAL NOTES

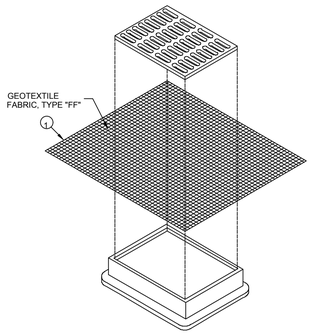
1. DO NOT PLACE SILT FENCE ACROSS CHANNELS OR IN OTHER AREAS SUBJECT TO CONCENTRATED FLOWS. SILT FENCE SHOULD NOT BE USED AS A VELOCITY CONTROL BMP. CONCENTRATED FLOWS ARE ANY FLOWS GREATER THAN 0.5 CFS.
2. MAXIMUM SHEET OR OVERLAND FLOW PATH LENGTH TO THE SILT FENCE SHALL BE 100-FEET.
3. MAXIMUM SLOPE STEEPNESS (NORMAL PERPENDICULAR TO THE FENCE LINE) SHALL BE 2:1.
4. SILT FENCE JOINS, WHEN NECESSARY, SHALL BE COMPLETED BY ONE OF THE FOLLOWING OPTIONS:
   - 4.1. WRAP EACH FABRIC TOGETHER AT A SUPPORT PAST WITH BOTH ENDS FASTENED TO THE POST, WITH A 1-FOOT MINIMUM OVERLAP
   - 4.2. OVERLAP SILT FENCE BY INSTALLING 3-FEET PASSED THE SUPPORT POST TO WHICH THE NEW SILT FENCE ROLL IS ATTACHED. ATTACH OLD ROLL TO NEW ROLL WITH HEAVY-DUTY PLASTIC TIES; OR,
   - 4.3. OVERLAP ENTIRE WIDTH OF EACH SILT FENCE ROLL FROM SUPPORT POST TO THE NEXT SUPPORT POST.
5. ATTACH FILTER FABRIC TO THE STEEL POSTS USING HEAVY-DUTY PLASTIC TIES THAT ARE EVENLY SPACED WITH THE TOP 8-INCHES OF THE FABRIC.
6. INSTALL THE SILT FENCE PERPENDICULAR TO THE DIRECTION OF THE STORMWATER FLOW AND PLACE THE SILT FENCE THE PROPER DISTANCE FROM THE TOP OF THE STEEP SLOPES TO PROVIDE SEDIMENT STORAGE AND ACCESS FOR MAINTENANCE AND CLEANOUT.
7. INSTALL SILT FENCE CHECK (TIE-BACKS) EVERY 50-100 FEET, DEPENDENT ON SLOPE, ALONG SILT FENCE THAT IS INSTALLED WITH SLOPE AND WHERE CONCENTRATED FLOWS ARE EXPECTED OR ARE DOCUMENTED ALONG THE PROPOSED/INSTALLED SILT FENCE.

SILT FENCE INSTALLATION DETAIL

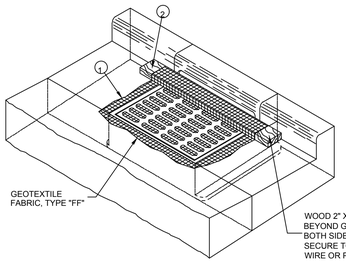




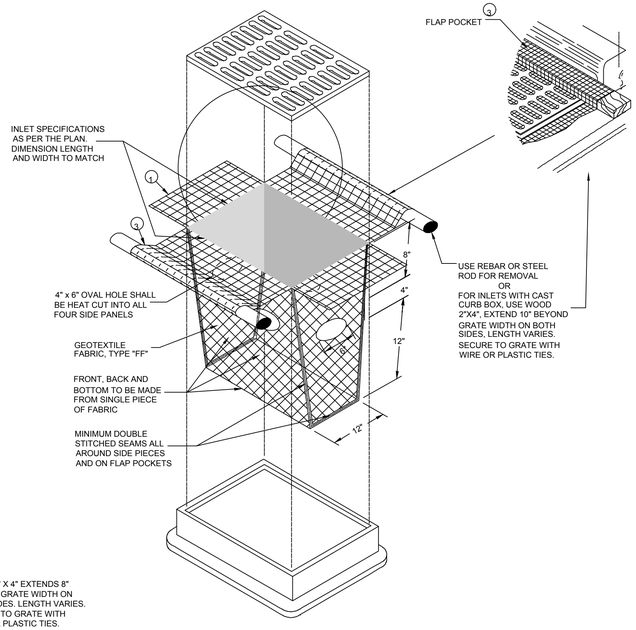
INLET PROTECTION, TYPE "A"



INLET PROTECTION, TYPE "B" (WITHOUT CURB BOX)
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)



INLET PROTECTION, TYPE "C" (WITH CURB BOX)



INLET PROTECTION, TYPE "D"
(CAN BE INSTALLED IN ANY INLET WITH OR WITHOUTA CURB BOX AS PER NOTE (2))

GENERAL NOTES

INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

(1) FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

(2) FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.

(3) FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

INSTALLATION NOTES

TYPES B & C

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE D

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

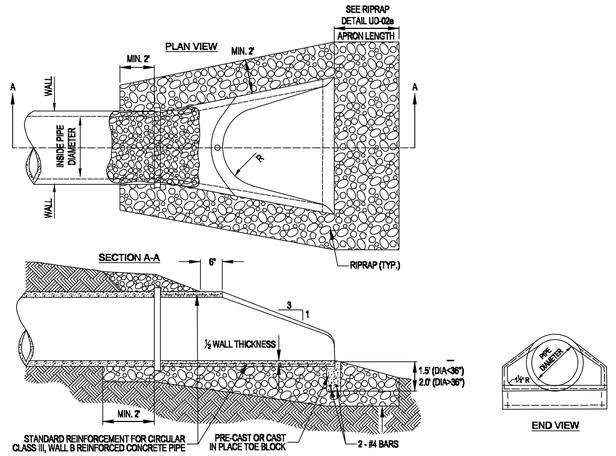
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

PLAN SYMBOL

IP

INLET PROTECTION DETAIL



RIP RAP - GENERAL NOTES

1. CONCRETE FLARED END SECTIONS SHOULD BE CONSIDERED FOR USE WITH CONCRETE PIPE CULVERTS HAVING SKEWS NO GREATER THAN 15 DEGREES.
2. PRECAST CONCRETE FLARED END SECTIONS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M-170 CLASS 111, WALL B REINFORCED CONCRETE PIPE.
3. PRECAST CONCRETE FLARED END SECTION FOR PIPE DIAMETER REQUIRED SHALL BE AS INDICATED ON DETAIL PLAN FOR EACH INDIVIDUAL INSTALLATION.
4. THE END BLOCK SHALL BE PLACED PRIOR TO THE INSTALLATION OF THE FLARED END SECTION. THE END BLOCK SHALL BE BACKFILLED IN ACCORDANCE WITH ART. 502.10 OF THE STANDARD SPECIFICATIONS. THIS COST SHALL BE INCIDENTAL TO EACH END SECTION.
5. RIPRAP SHALL CONFORM TO SECT. 281 OF THE STANDARD SPECIFICATIONS.
6. INSTALL FILTER FABRIC UNDER ALL RIPRAP AND BEDDING. FILTER FABRIC SHALL CONFORM TO SECT. 282 OF THE STANDARD SPECIFICATIONS.

RIP RAP DETAIL

JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

EROSION CONTROL DETAILS

RISE - OXFORD

AT OXFORD FARMS

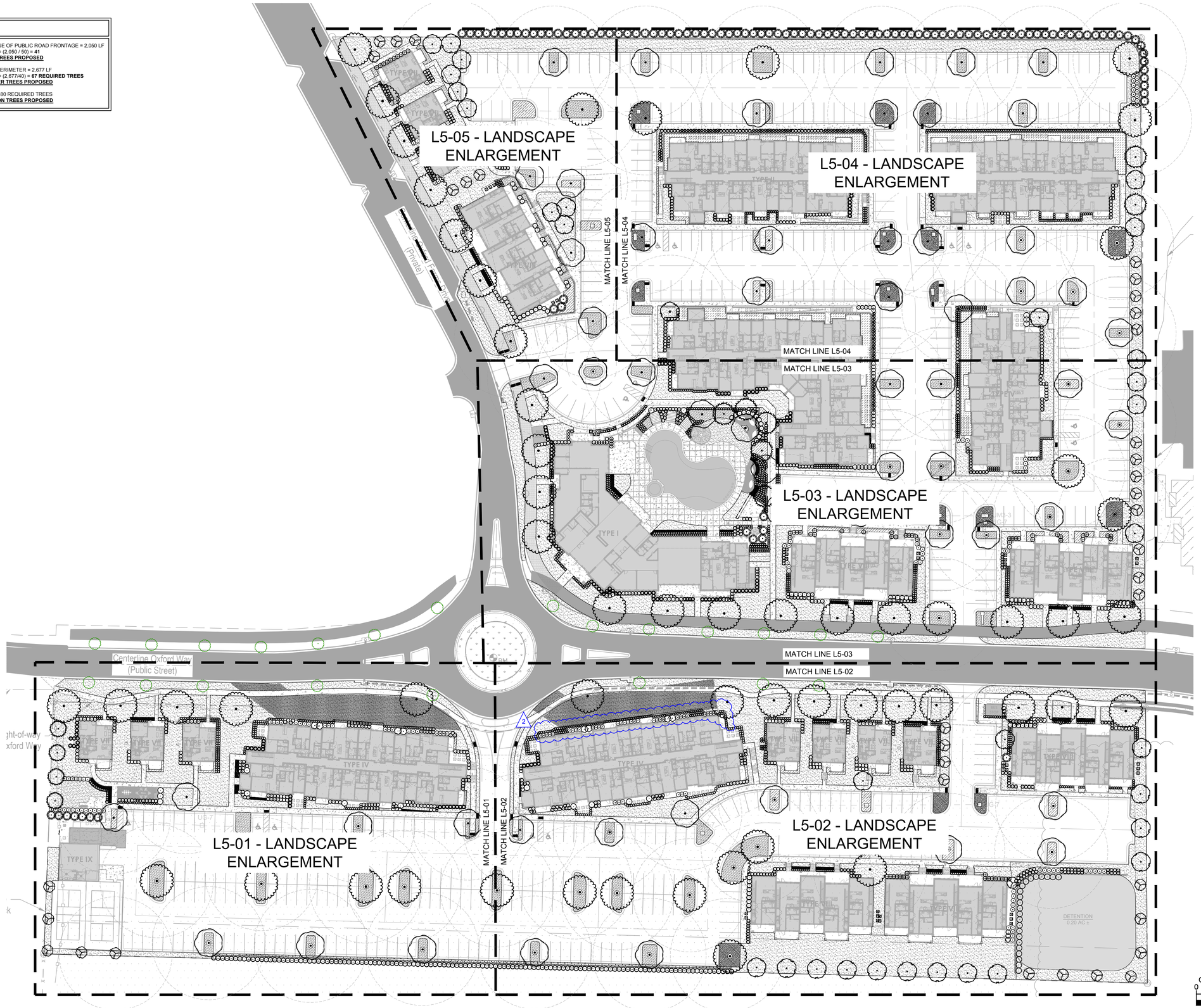
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	07/15/2024
SCALE	
REVISION	05/14/2026

C-804

GENERAL NOTES

1. TOTAL LINEAR FOOTAGE OF PUBLIC ROAD FRONTAGE = 2,050 LF
   1 TREE PER 50 LF = (2,050 / 50) = **41**
   41 STREET TREES PROPOSED
2. LINEAR FOOTAGE OF PERIMETER = 2,677 LF
   1 TREE PER 40 LF = (2,677/40) = **67 REQUIRED TREES**
   67 PERIMETER TREES PROPOSED
3. PARKING LOT TREES = 80 REQUIRED TREES
   80 MITIGATION TREES PROPOSED



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6	REVISIONS FOR SITE PLAN AMENDMENT	05/28/26	JOH

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6750 POPLAR AVENUE, SUITE 800, MEMPHIS TN 38138
PHONE: 901-374-9109
WWW.KIMLEY-HORN.COM

KHA PROJECT 115573000
DATE 5/28/26
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY KHA
CHECKED BY KHA

LANDSCAPE PLAN

RISE - OXFORD
AT OXFORD FARMS
OXFORD, LAFAYETTE MISSISSIPPI

SHEET NUMBER
L5-00

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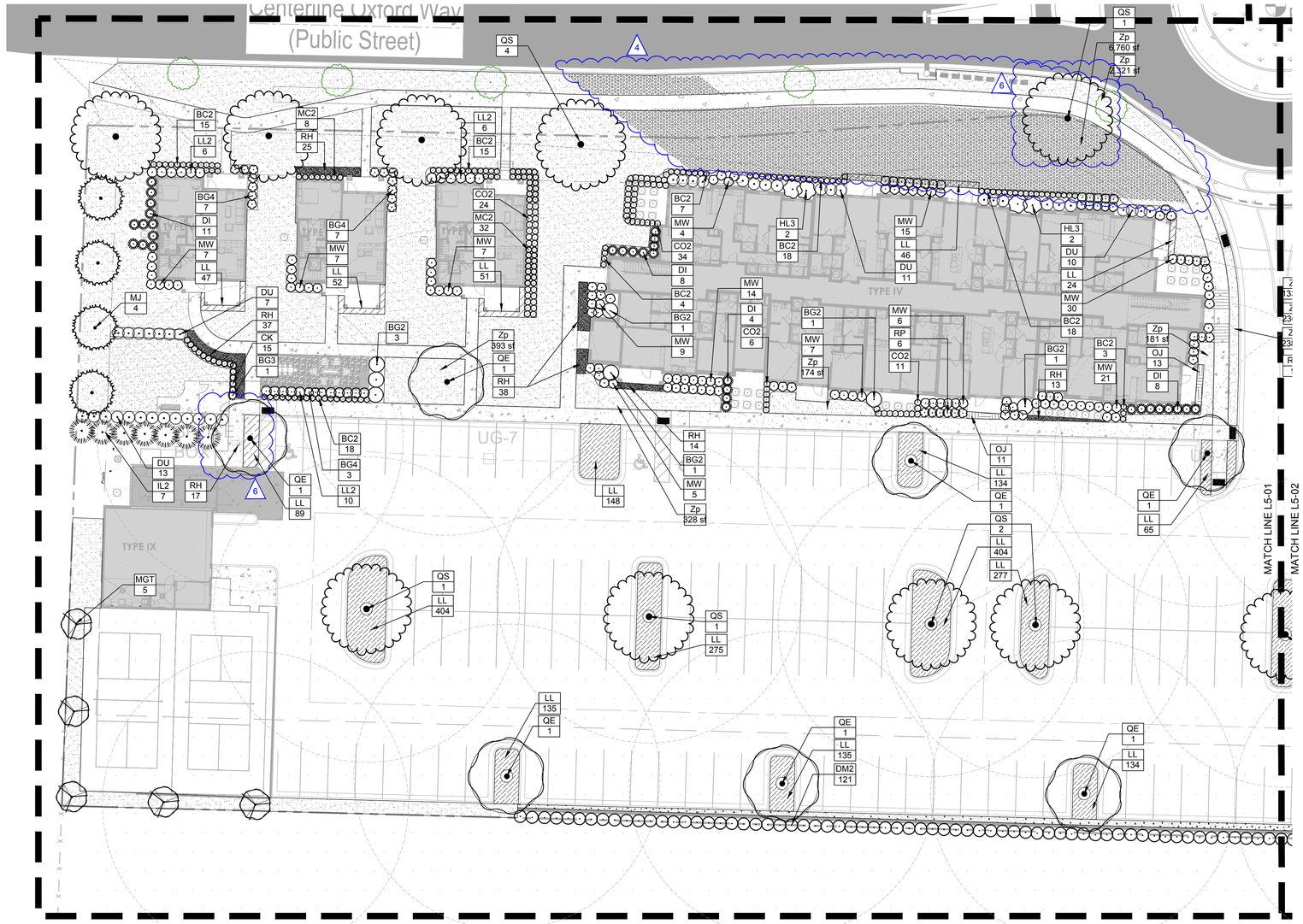

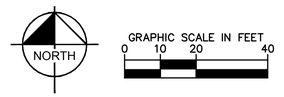

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KHA PROJECT 115573000
DATE 5/28/26
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY KHA
CHECKED BY KHA

LANDSCAPE ENLARGEMENT

RISE - OXFORD
AT OXFORD FARMS
OXFORD, LAFAYETTE
MISSISSIPPI

SHEET NUMBER
L5-01

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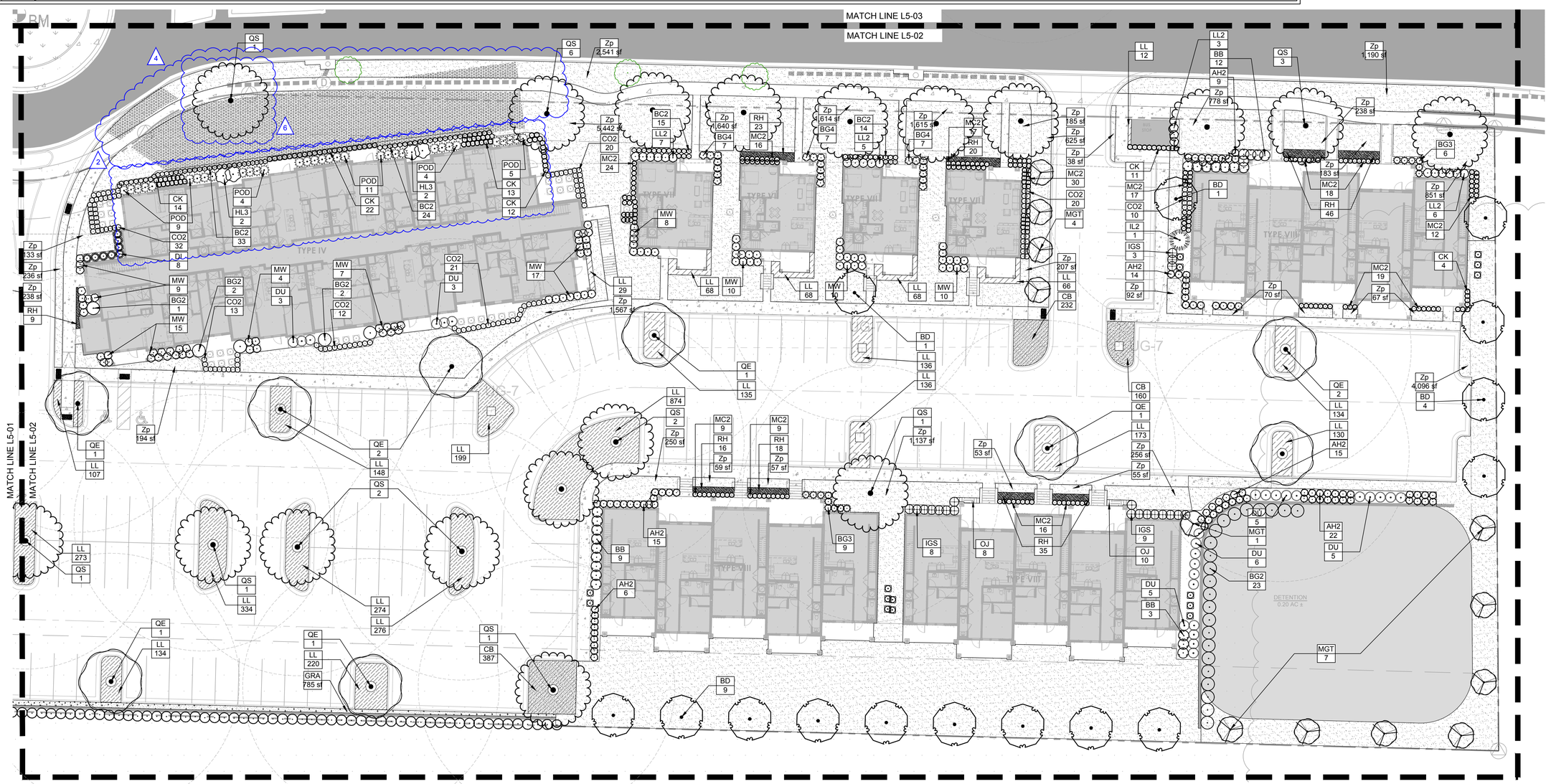

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LANDSCAPE ENLARGEMENT

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NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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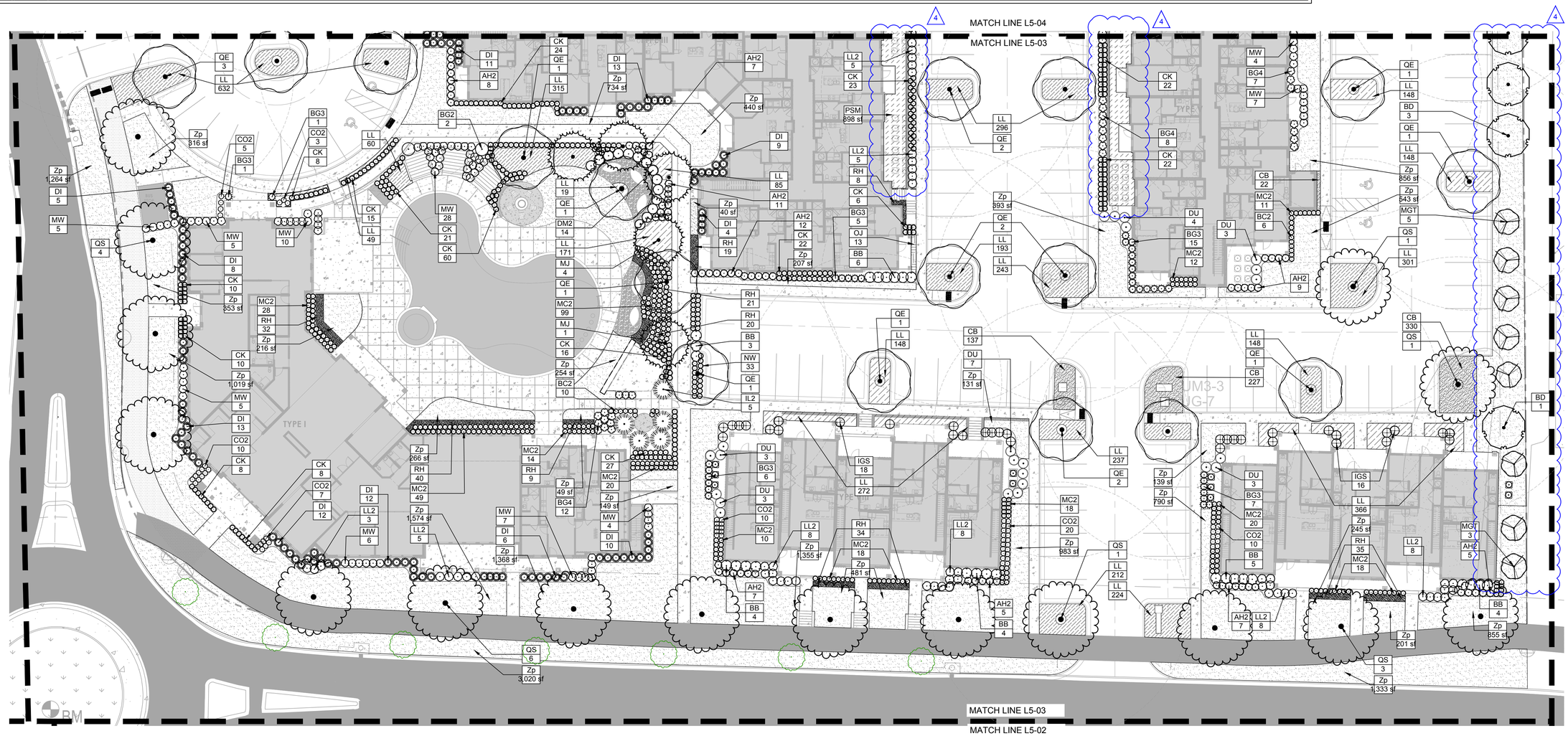
MATCH LINE L5-04
MATCH LINE L5-03
MATCH LINE L5-03
MATCH LINE L5-02
TYPE I
TYPE I
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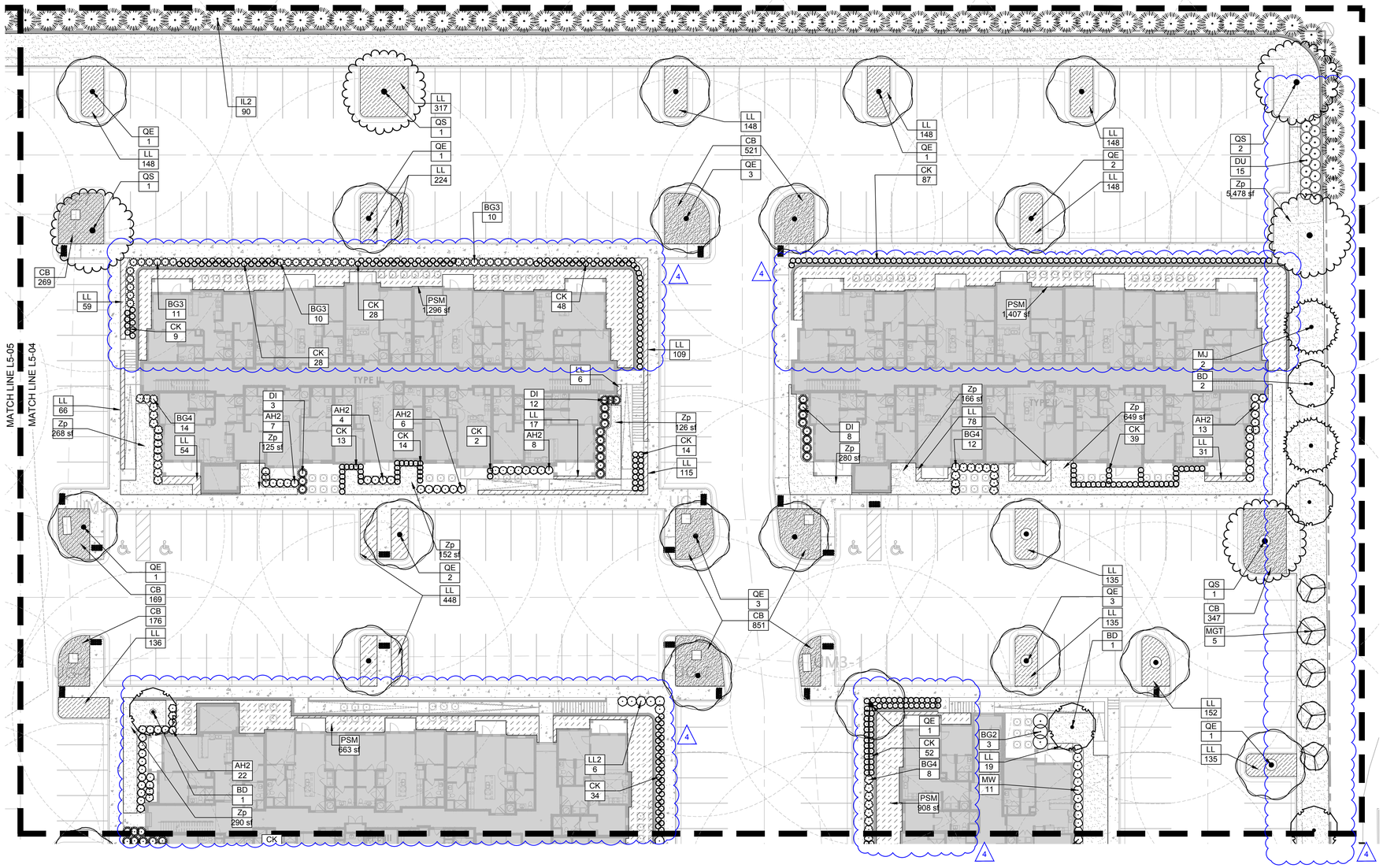
	MC2	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS
	MW	MUHLENBERGIA CAPILLARIS 'WHITE CLOUD' / WHITE CLOUD MUHLY GR
GROUND COVERS		
	GRA	/ DECOMPOSED GRANITE
	PSM	/ PINE STRAW MULCH
	CB	CAREX FLACCA 'BLUE ZINGER' / BLUE ZINGER SEDGE
	LL	LIRIOPE MUSCARI `BIG BLUE` / BIG BLUE LILY TURF
	OJ	OPHIOPOGON JAPONICUS / MONDO GRASS
	RH	RUDBECKIA HIRTA / BLACK-EYED SUSAN
	Zp	ZOYSIA X 'PALISADES' / PALISADES ZOYSIA



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KHA PROJECT 115573000
DATE 5/28/26
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY KHA
CHECKED BY KHA

LANDSCAPE ENLARGEMENT

RISE - OXFORD
AT OXFORD FARMS
MISSISSIPPI

LANDSCAPE ENLARGEMENT
OXFORD, LAFAYETTE

SHEET NUMBER
L5-04

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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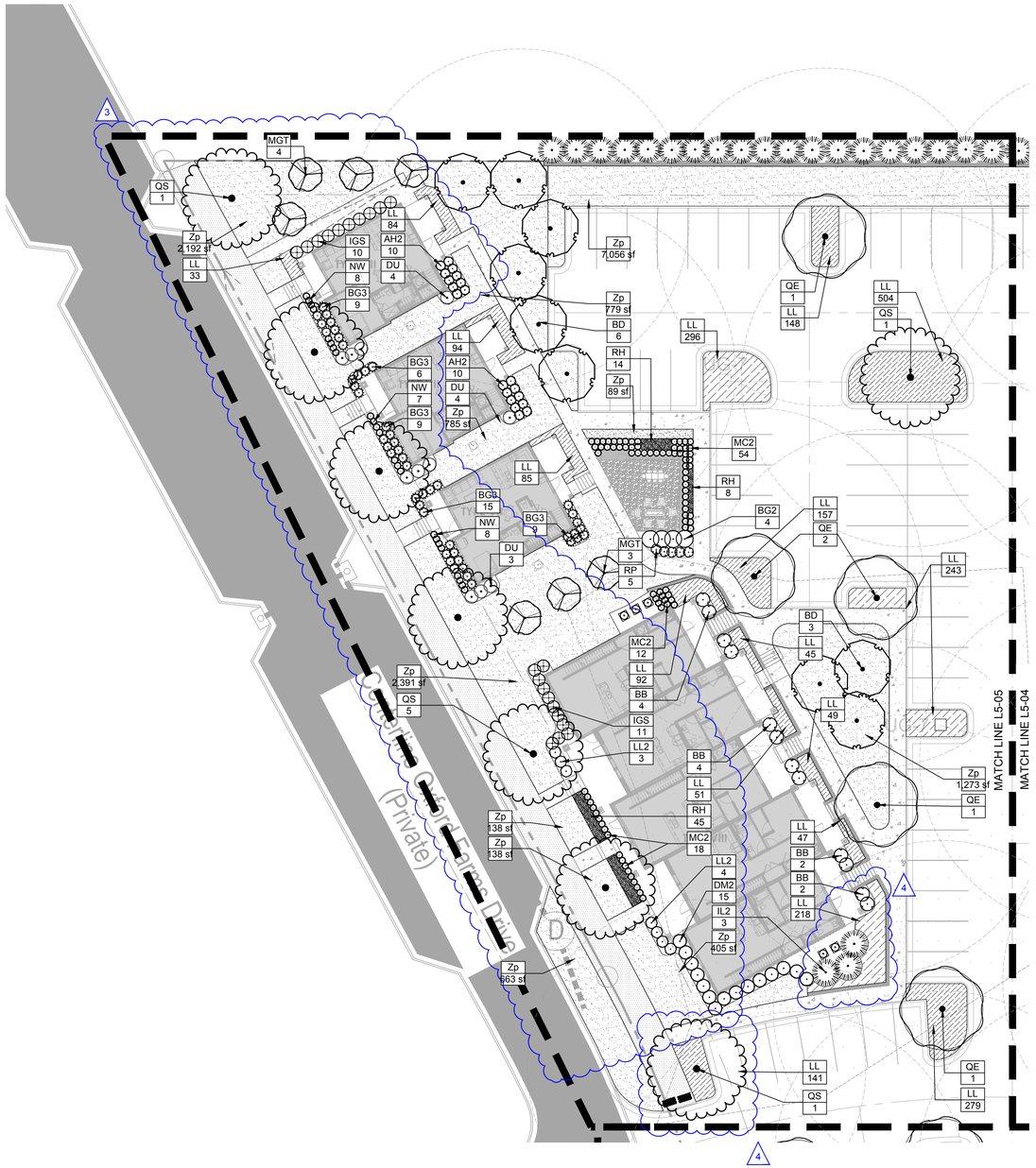
PLANT SYMBOL / CODE LEGEND

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	BD	BETULA NIGRA 'BNMTF' TM / DURA HEAT RIVER BIRCH
	MGT	MAGNOLIA GRANDIFLORA `TEDDY BEAR` / TEDDY BEAR SOUTHERN MA
	MJ	MAGNOLIA VIRGINIANA 'JIM WILSON' / MOONGLOW SWEET BAY MAGNO
	QE	QUERCUS PHELLOS 'QPSTA' TM / HIGHTOWER WILLOW OAK
	QS	QUERCUS SHUMARDII / SHUMARD OAK
SHRUBS		
	AH2	AMSONIA HUBRICHTII / ARKANSAS BLUE-STAR
	DI	DISTYLIUM X 'BLDY01' / BAYOU BLISS DISTYLIUM
	DU	DISTYLIUM X 'PIIDIST-I' / EMERALD HEIGHTS® DISTYLIUM
	HL3	HYDRANGEA PANICULATA `LIMELIGHT` / LIMELIGHT HYDRANGEA
	LL2	HYDRANGEA PANICULATA `LITTLE LIME` / LITTLE LIME HYDRANGEA
	IGS	ILEX GLABRA `SHAMROCK` / INKBERRY HOLLY
	NW	NEPETA X 'WALKER'S LOW' / WALKER'S LOW CATMINT
	POD	PODOCARPUS MACROPHYLLUS / JAPANESE YEW
	RP	ROSA X 'POPCORN' / POPCORN DRIFT ROSE
EVERGREEN		
	BB	BUXUS MICROPHYLLA / LITTLELEAF BOXWOOD
	BC2	BUXUS MICROPHYLLA 'COMPACTA' / DWARF LITTLELEAF BOXWOOD
	BG2	BUXUS MICROPHYLLA VAR. JAPONICA 'GREEN BEAUTY' / GREEN BEAU
	BG3	BUXUS X `GREEN MOUNTAIN` / GREEN MOUNTAIN BOXWOOD
	BG4	BUXUS X 'GREEN VELVET' / GREEN VELVET BOXWOOD
	DM2	DISTYLIUM X `PIIDIST-V` TM / CINNAMON GIRL DISTYLIUM
	IL2	ILEX X 'CONTY' / LIBERTY™ HOLLY
GRASSES		
	CO2	CALAMAGROSTIS X ACUTIFLORA `OVERDAM` / OVERDAM FEATHER RE
	CK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER
	MC2	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS
	MW	MUHLENBERGIA CAPILLARIS 'WHITE CLOUD' / WHITE CLOUD MUHLY GR
GROUND COVERS		
	GRA	/ DECOMPOSED GRANITE
	PSM	/ PINE STRAW MULCH
	CB	CAREX FLACCA 'BLUE ZINGER' / BLUE ZINGER SEDGE
	LL	LIRIOPE MUSCARI `BIG BLUE / BIG BLUE LILY TURF
	OJ	OPHIOPOGON JAPONICUS / MONDO GRASS
	RH	RUDBECKIA HIRTA / BLACK-EYED SUSAN
	Zp	ZOYSIA X 'PALISADES' / PALISADES ZOYSIA



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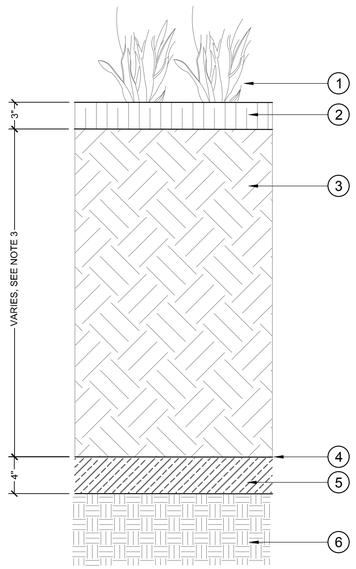
LANDSCAPE ENLARGEMENT

RISE - OXFORD
AT OXFORD FARMS
OXFORD, LAFAYETTE MISSISSIPPI

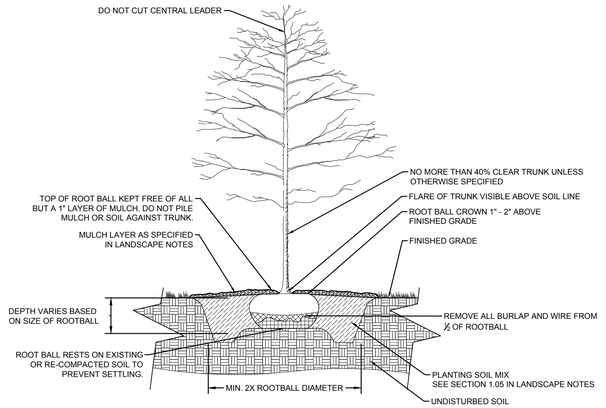
SHEET NUMBER
L5-05

1. SEE PLANTING PLAN FOR PLANT SPECIES
2. 3" MULCH LAYER
3. PLANTING SOIL MIX PER SPECIFICATIONS. DEPTH VARIES BASED ON PLANT MATERIAL AS FOLLOWED:
   - TREES: MINIMUM OF 36-INCHES IN DEPTH OF PLANTING SOIL MIX, AND WIDTH SHALL EXTEND 24-INCHES BEYOND ROOTBALL
   - SHRUBS: MINIMUM OF 18-INCHES IN DEPTH OF PLANTING SOIL MIX, AND WIDTH SHALL EXTEND 12-INCHES BEYOND ROOTBALL
   - GRASSES: MINIMUM OF 16-INCHES IN DEPTH OF PLANTING SOIL MIX, AND WIDTH SHALL EXTEND 6-INCHES BEYOND ROOTBALL
   - SOD: MINIMUM OF 3-INCHES IN DEPTH OF PLANTING SOIL MIX.
4. TRANSITION ZONE
5. SCARIFIED SUBSOIL
6. UNDISTURBED COMPACTED SUBGRADE



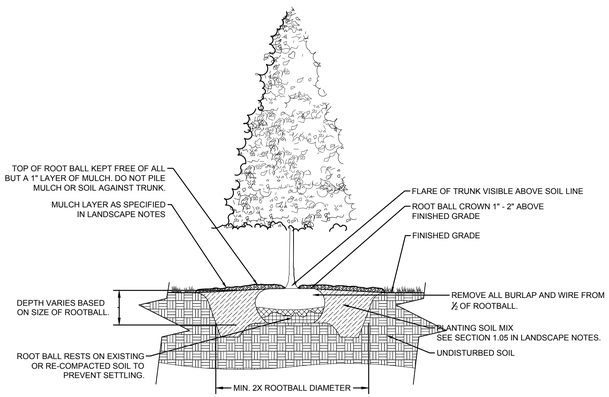
1 PLANTING SOIL AT GRADE

1 1/2" = 1'-0" MEM-2LS-08



2 B&B TREE PLANTING

NOT TO SCALE



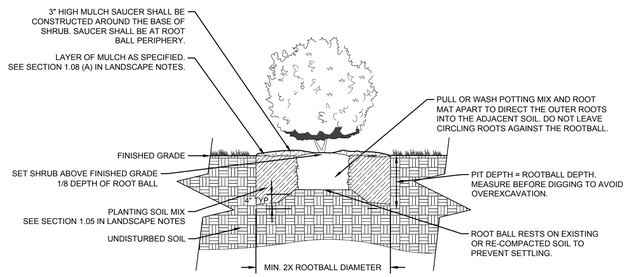
3 EVERGREEN TREE PLANTING

NOT TO SCALE

PLANT SCHEDULE

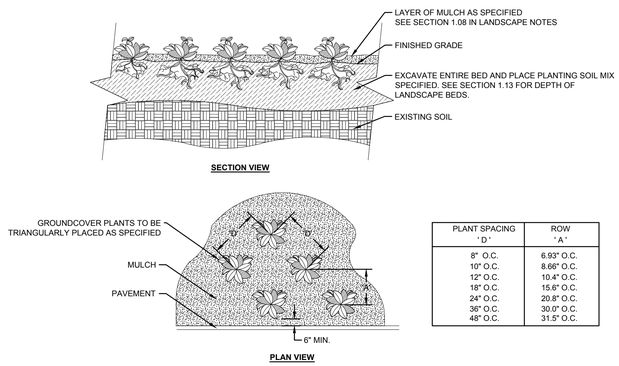
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	CONDITION
TREES						
	BD	32	BETULA NIGRA 'BNMTF' TM / DURA HEAT RIVER BIRCH	2.5" CALIPER	B&B	MULTI-TRUNK 3 CANES MAX; MATCHING; UNIFORM GROW
	MGT	37	MAGNOLIA GRANDIFLORA `TEDDY BEAR` / TEDDY BEAR SOUTHERN MAGNOLIA	3" CALIPER	B&B	MATCHING; FULL TO GROUND
	MJ	11	MAGNOLIA VIRGINIANA 'JIM WILSON' / MOONGLOW SWEET BAY MAGNOLIA	12` - 14` HEIGHT	B&B	3-5 CANES, 42" CLEAR HEIGHT
	QE	57	QUERCUS PHELLOS 'QPSTA' TM / HIGHTOWER WILLOW OAK	2.5" CALIPER	B&B	MATCHING
	QS	56	QUERCUS SHUMARDII / SHUMARD OAK	2.5" CALIPER	B&B	MATCHING; FULL TO GROUND
SHRUBS						
	AH2	235	AMSONIA HUBRICHTII / ARKANSAS BLUE-STAR	3 GALLON	CONTAINER	MATCHING; FREE OF WEEDS
	DI	165	DISTYLIUM X 'BLDY01' / BAYOU BLISS DISTYLIUM	3 GALLON	CONTAINER	MATCHING; FULL TO GROUND
	DU	117	DISTYLIUM X 'PIIDIST-I' / EMERALD HEIGHTS® DISTYLIUM	3 GALLON	CONTAINER	MATCHING; FULL TO GROUND
	HL3	8	HYDRANGEA PANICULATA `LIMELIGHT` / LIMELIGHT HYDRANGEA	3 GALLON	CONTAINER	MATCHING; FULL TO GROUND
	LL2	106	HYDRANGEA PANICULATA `LITTLE LIME` / LITTLE LIME HYDRANGEA	3 GALLON	CONTAINER	MATCHING; FREE OF WEEDS
	IGS	75	ILEX GLABRA `SHAMROCK` / INKBERRY HOLLY	3 GALLON	CONTAINER	MATCHING; FREE OF WEEDS
	NW	56	NEPETA X 'WALKER'S LOW' / WALKER'S LOW CATMINT	1 GALLON	CONTAINER	MATCHING; FULL TO GROUND
	POD	33	PODOCARPUS MACROPHYLLUS / JAPANESE YEW	3 GALLON	CONTAINER	MATCHING/ FULL TO GROUND
	RP	11	ROSA X 'POPCORN' / POPCORN DRIFT ROSE	3 GALLON	CONTAINER	MATCHING; FULL TO GROUND
EVERGREEN						
	BB	62	BUXUS MICROPHYLLA / LITTLELEAF BOXWOOD	3 GALLON	CONTAINER	MATCHING; FREE OF WEEDS
	BC2	200	BUXUS MICROPHYLLA 'COMPACTA' / DWARF LITTLELEAF BOXWOOD	3 GALLON; 24" MIN. HT.	CONTAINER	MATCHING; FREE OF WEEDS
	BG2	44	BUXUS MICROPHYLLA VAR. JAPONICA 'GREEN BEAUTY' / GREEN BEAUTY BOXWOOD	3 GALLON	CONTAINER	MATCHING; FULL TO GROUND
	BG3	130	BUXUS X `GREEN MOUNTAIN` / GREEN MOUNTAIN BOXWOOD	3 GALLON	CONTAINER	MATCHING; FREE OF WEEDS
	BG4	99	BUXUS X 'GREEN VELVET' / GREEN VELVET BOXWOOD	3 GALLON	CONTAINER	MATCHING; FULL TO GROUND
	DM2	150	DISTYLIUM X `PIIDIST-V` TM / CINNAMON GIRL DISTYLIUM	3 GALLON	CONTAINER	MATCHING; FULL TO GROUND
	IL2	106	ILEX X 'CONTY' / LIBERTY™ HOLLY	15 GALLON	CONTAINER	MATCHING; FREE OF WEEDS
GRASSES						
	CO2	267	CALAMAGROSTIS X ACUTIFLORA `OVERDAM` / OVERDAM FEATHER REED GRASS	3 GALLON	CONTAINER	MATCHING; FREE OF WEEDS
	CK	760	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	3 GALLON	CONTAINER	MATCHING; FREE OF WEEDS
	MC2	636	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS	3 GALLON	CONTAINER	MATCHING; FREE OF WEEDS
	MW	315	MUHLENBERGIA CAPILLARIS 'WHITE CLOUD' / WHITE CLOUD MUHLY GRASS	1 GALLON	CONTAINER	MATCHING; FREE OF WEEDS

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	CONDITION
GROUND COVERS						
	GRA	785 SF	/ DECOMPOSED GRANITE	--		
	PSM	5,172 SF	/ PINE STRAW MULCH	--		
	CB	3,828	CAREX FLACCA 'BLUE ZINGER' / BLUE ZINGER SEDGE	1 GALLON	12" O.C.	MATCHING; FREE OF WEEDS
	LL	16,358	LIRIOPE MUSCARI `BIG BLUE` / BIG BLUE LILY TURF	4" POT	12" O.C.	MATCHING; FREE OF WEEDS
	OJ	55	OPHIOPOGON JAPONICUS / MONDO GRASS	4" POT	12" O.C.	MATCHING; FREE OF WEEDS
	RH	579	RUDBECKIA HIRTA / BLACK-EYED SUSAN	1 GALLON	18" O.C.	MATCHING; FREE OF WEEDS
	Zp	95,333 SF	ZOYSIA X 'PALISADES' / PALISADES ZOYSIA	SOD	ROLLS OR SQUARES	SOD



4 CONTAINER SHRUB PLANTING

NOT TO SCALE

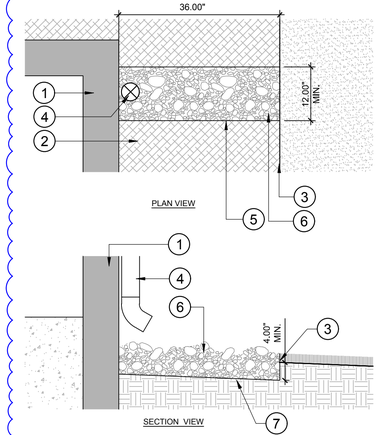


PLANT SPACING ' D '	ROW ' A '
8" O.C.	6.93" O.C.
10" O.C.	8.66" O.C.
12" O.C.	10.4" O.C.
18" O.C.	15.6" O.C.
24" O.C.	20.8" O.C.
36" O.C.	30.0" O.C.
48" O.C.	31.5" O.C.

NOTES:
1 SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
2 SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

5 GROUNDCOVER PLANTING

NOT TO SCALE



1. EXTERIOR BUILDING WALL
2. MULCH / PLANTING BED
3. EXTEND GRAVEL TO EDGE OF PLANTING BED OR SIDEWALK
4. DOWNSPOUT
5. BLACK STEEL EDGING
6. 4"-6" RIVER ROCK
7. NONWOVEN GEOTEXTILE

NOTES:
1. DISSAPATOR TO BE INSTALLED WHEREVER DOWNSPOUTS OUTLET INTO LANDSCAPE BEDS OR SOD.
2. DISSAPATOR DIMENSIONS MAY VARY DUE TO ADJACENT SITE CONDITIONS.
3. EXTEND GRAVEL TO NEAREST CHANGE IN MATERIAL (I.E. MULCH TO SOD, SOD TO SIDEWALK, ETC.)
4. AGGREGATE TO BE 4"-6" TENNESSEE RIVER ROCK FLATS AND ROUNDS.

6 DOWNSPOUT DISSAPATOR

1/16" = 1'-0"

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KHA PROJECT 115573000
DATE 5/28/26
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DESIGNED BY KHA
DRAWN BY KHA
CHECKED BY KHA

LANDSCAPE SCHEDULE & DETAILS

RISE - OXFORD
AT OXFORD FARMS
OXFORD, LAFAYETTE
MISSISSIPPI

SHEET NUMBER
L5-50

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

1.01 SCOPE OF WORK

A. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

B. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER, INCLUDING TEMPORARY BERMUDA GRASS AREAS.

C. THE CONTRACTOR SHALL CONTACT THE OWNER AND MISSISSIPPI ONE CALL AT (601) 362-4374, TWO (2) FULL BUSINESS DAYS PRIOR TO THE BEGINNING OF WORK.

D. THE CITY MUST APPROVE ALL WORK HOURS AND LANE CLOSURE REQUESTS AT LEAST TWO (2) FULL WORKING DAYS IN ADVANCE OF THE START OF ANY SUCH WORK ON A LOCATION BY LOCATION BASIS. THE INDIVIDUAL(S) INSTALLING THE MAINTENANCE OF TRAFFIC SETUP SHALL HAVE COMPLETED A MDOT APPROVED WORK ZONE TRAFFIC CONTROL TRAINING COURSE. DOCUMENTATION SHALL BE FURNISHED TO THE CITY AT THE PRE-CONSTRUCTION MEETING OR PRIOR TO START OF WORK.

E. ALL LANDSCAPE MATERIAL SHALL BE INSTALLED AND MAINTAINED IN A MANNER WHEREBY TRAFFIC CONTROL SIGNAGE AND DEVICES ARE VISIBLE TO MOTORISTS AND PEDESTRIANS.

1.02 PROTECTION OF EXISTING STRUCTURES

A. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AND AT NO COST TO THE OWNER.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BMP DEVICES ACCORDING TO MDOT, COUNTY, OR CITY STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA, AND THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF COMPLIANCE WITH THIS SECTION WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

1.03 PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

1.04 MATERIALS

A. GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE LANDSCAPE ARCHITECT. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
SOIL MIXTURE	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

B. PLANT MATERIALS

1. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS AS SET FORTH IN ANSI Z60.1-2014-AMERICAN STANDARD FOR NURSERY STOCK. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS. INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR LANDSCAPE ARCHITECT. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT.
2. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE ROOTBALL OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.
3. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

1.05 SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

A. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF ⅓ LOOSE COMPOST (NO GREATER THAN 1" SIV), ⅓ PEAT AND ⅓ SAND, AS DESCRIBED BELOW, AND 2/3 TOPSOIL AS DESCRIBED BELOW.

B. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 1" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND A PH BETWEEN 5.5 AND 7.0 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.

C. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TESTS FOR TOPSOIL AND SAND PROPOSED FOR APPROVAL BY THE OWNER.

D. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCING.

1.06 WATER

A. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

** WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.*

1.07 FERTILIZER

A. CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

** FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.*

1.08 MULCH

A. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES FOR ALL PLANTINGS AS NOTED. MULCH AT ALL PLANTING BEDS SHALL BE TRIPLE-SHREDDED HARDWOOD MULCH.

1.09 DIGGING AND HANDLING

A. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT.

B. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

C. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES. ALL TREES SHALL BE PLANTED AS INDICATED ON DRAWINGS. COORDINATE WITH PLANTING DETAILS FOR EXACT DEPTH OF PLANTING SOIL.

1.10 CONTAINER GROWN STOCK

A. ALL TREES SPECIFIED SHALL BE BALL AND BURLAP, UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT.

B. ALL SHRUB SPECIES SHALL BE CONTAINER GROWN.

C. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

D. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

E. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.

1.11 MATERIALS LIST

A. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

1.12 FINE GRADING

A. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.

B. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

C. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO GRADING PLAN FOR FINAL GRADES, IF APPLICABLE.

1.13 PLANTING PROCEDURES

A. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

B. SUBGRADE EXCAVATION: THE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36" AT TREES AND 18" AT SHRUBS AND PERENNIALS. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISH GRADE WITH CLEAN SOIL MIXTURE.

C. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CONTACT MISSISSIPPI ONE CALL AT (601) 362-4374 TO LOCATE ALL UTILITIES.

D. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE. PROVIDE PHOTOGRAPHS OF TREES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO SHIPPING FROM NURSERY.

E. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

F. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

G. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 - AMERICAN STANDARD FOR NURSERY STOCK, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACK FILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION 1.05. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.

H. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

I. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 1.05 OF THESE SPECIFICATIONS.

J. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

K. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOW ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 12", REMOVE AND DISPOSE ALL DEBRIS. COORDINATE WITH PLANTING DETAILS FOR EXACT DEPTH. MIX TOP 4" OF THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION 1.05. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

L. TREE BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

M. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER (AS ALLOWED BY JURISDICTIONAL AUTHORITY).

1.14 LAWN SODDING

A. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

B. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

C. SOIL PREPARATION: PREPARE LOOSE BED SIX (6) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

D. SODDING

1. THE CONTRACTOR SHALL SOD ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS NOT COVERED BY HARDSCAPE OR VEGETATIVE MATERIAL, UNLESS SPECIFICALLY NOTED OTHERWISE.
2. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.
3. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

E. LAWN MAINTENANCE

1. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING RE-GRADING IF NECESSARY).
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

1.15 CLEANUP

A. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

1.16 PLANT MATERIAL MAINTENANCE

A. ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.

1.17 FINAL INSPECTION AND ACCEPTANCE OF WORK

A. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

1.18 WARRANTY

A. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTIED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.

B. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION DURING THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED WITHIN TEN (10) DAYS OF NOTICE, OR BETWEEN SEPTEMBER-NOVEMBER, MARCH-MAY. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED, PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.

C. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

811 Know what's below. Call before you dig.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

No.	REVISIONS	DATE	BY
1	REVISIONS TO ACCOMMODATE ADA REVIEW	05/16/25	JOH
2	REVISIONS TO FOUNDATION PLANTING	07/24/25	JOH
3	REVISIONS AROUND COTTAGES 21, 22, 23	08/05/25	JOH
4	REVS FOR CIVIL & WALL COORDINATION	01/13/26	JOH
5	MONUMENT SIGN REVISIONS	01/29/26	JOH
6	REVISIONS FOR SITE PLAN AMENDMENT	05/28/26	JOH

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WWW.KIMLEY-HORN.COM

KHA PROJECT 115573000
DATE 5/28/26
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY KHA
CHECKED BY KHA

LANDSCAPE NOTES

RISE - OXFORD
AT OXFORD FARMS
OXFORD, LAFAYETTE MISSISSIPPI

SHEET NUMBER
L5-51

OXFORD
PLANNING
DEPARTMENT

Case 3381-A

To: Oxford Planning Commission
From: Robert Baxter, AICP; Senior Planner
Date: August 10, 2026
Approved: July 20, 2026

Applicant: Streamline Development Partners, LLC (Joe Pegram)
Owner: Summit at Oxford Commons, LLC
Request: Site Plan Approval for 'McDonald's Ed Perry Boulevard'
Location: 17 Ed Perry Blvd (PPIN #40349)
Zoning: (SCN) Suburban Center

Surrounding Zoning:
North: (IND) Industrial
East & South: (SCN) Suburban Center
West: (ER) Estate Residential

Case History: Case #3140 – Summit Ph1 Plat Amendment – November 2024

Planning Comments: The subject property is Lot of the Summit 1, measuring +/- 1.43 acres. The applicant was granted approval for a quick service restaurant with associated drive-thru.

Use and Parking – Restaurants with Drive-thrus are permitted by Special Use in SCN. The applicant has applied for and received this SU.

Parking for restaurant space with drive-thru is calculated at 10 spaces plus 1 space per 4 seats. The applicant is proposing 51 seats which would require 23 spaces at minimum with a maximum of 29 allowed. The applicant shows 28 spaces, two of which are accessible.

Coverage – SCN allows up to 80% impervious coverage. The applicant proposes 66%.

Other Elements

- **Landscaping** – The applicant has provided a landscaping plan that indicates parking lot trees, frontage trees, screenings, and foundation plantings that all meet LDC standards.
- **Building Materials** – The primary façade materials are proposed to be thin brick veneer with aluminum accent panels, and storefront and spandrel glass.

Engineering Comments: This project will construct a new McDonalds restaurant along Ed Perry Blvd adjacent to the private street providing access to Tractor Supply Corporation. The project will access the private road on the east and will have an access onto Ed Perry Blvd that will restrict left turning movements out of the site. Left turning movements from Ed Perry will be allowed.

The stormwater management requirements for this addition will be met by conveying stormwater runoff with inlets and pipes to a regional above-ground detention basin. The regional detention basin is located in the Summit Phase 2, along Lakewood Hills Drive.

The Engineering Department has approved the Stormwater Management Plan for this project.

Recommendation: Staff administratively approved requested Site Plan for 'McDonald's Ed Perry Boulevard' on July 20, 2026 with the following conditions:

1. McDonald's is responsible for the operation of the queue to ensure that it does not extend onto the public right-of-way.

2. If Staff determines that the stacking queue for the drive-through is creating a safety concern due to it not being managed within the site and extending into the public right of way, the applicant shall be responsible for taking all necessary measures to direct their customers into the development to the satisfaction of Staff.

3. Any and all curb cuts may be closed, temporarily and/or permanently, at the City's direction in the event that the queue is not managed within the site and extends onto the public right-of-way.

4. All water and sewer connection fees must be paid prior to issuance of a building permit.

OXFORD
PLANNING
DEPARTMENT

July 20, 2026

McDonald's USA, LLC
c/o Amy Switzer

RE: *Notice of Approval*
Requests: Site Plan Approval for 'McDonald's Ed Perry Boulevard'
Case #3381-A – 17 Ed Perry Boulevard (PPIN #40349)

To whom it may concern,

Please be advised that the City of Oxford Site Plan Review Committee on July 20, 2026 administratively approved the requested site plan for 'McDonald's Ed Perry Boulevard' property located at 17 Ed Perry Boulevard, with the following conditions:

1. McDonald's is responsible for the operation of the queue to ensure that it does not extend onto the public right-of-way.

2. If Staff determines that the stacking queue for the drive-through is creating a safety concern due to it not being managed within the site and extending into the public right of way, the applicant shall be responsible for taking all necessary measures to direct their customers into the development to the satisfaction of Staff.

3. Any and all curb cuts may be closed, temporarily and/or permanently, at the City's direction in the event that the queue is not managed within the site and extends onto the public right-of-way.

4. All water and sewer connection fees must be paid prior to issuance of a building permit.

Any required building, plumbing, gas and electrical permits must be obtained prior to the start of construction of any building proposed in your application. Please feel free to contact me directly with any questions or comments.

Sincerely,

Ben Requet, AICP
Director of Planning

SITE PLAN FOR A PROPOSED
McDONALD'S RESTAURANT
NSN45449 (023-0351)

LOT 3 OF THE SUMMIT, PHASE I, A SUBDIVISION ACCORDING TO THE SUBDIVISION PLAT THEREOF FILED IN PLAT CABINET C, SLIDE 108 IN THE OFFICE OF THE CHANCERY CLERK OF LAFAYETTE COUNTY, MISSISSIPPI, REFERENCED TO WHICH SUBDIVISION PLAY HEREBY MADE IN AID OF AND AS A PART OF THIS DESCRIPTION.

DEVELOPMENT NOTES:

1. OVERALL AREA SITE AREA: 62285.05 SQ.FT. (1.43 ACRES)
2. SITE ADDRESS: 17 ED PERRY BLVD.
   OXFORD, MISSISSIPPI 38655
3. PARCEL NUMBER: 135H-15-020.03
4. ZONING: SUBURBAN CENTER DISTRICT (SCN)
5. USE: EXISTING USE: DAYCARE BUILDING/VACANT
   PROPOSED USE: RESTAURANT, McDONALD'S
6. OWNER: THE SUMMIT AT OXFORD COMMONS, LLC
   310 ENTERPRISE DRIVE
   OXFORD, MS 38655
7. SETBACKS (B-2):
   FRONT YARD: 15'
   SIDE YARD: 10'
   REAR YARD: 25'
8. MAXIMUM BUILDING HEIGHT: 50'
9. ALL NEW UTILITIES SHALL BE LOCATED UNDERGROUND.
10. ALL NECESSARY UTILITIES (PUBLIC AND PRIVATE) WILL BE AVAILABLE, FUNCTIONING, AND USABLE AT THE TIME ANY STAGE OF THE PROJECT OR THE TOTAL PROJECT IS READY FOR OCCUPANCY.
11. FLOOD ZONE INFORMATION: ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 28071C0175C, WITH AN EFFECTIVE DATE OF NOVEMBER 26, 2010, THE INTENDED SUBJECT AREA LIES WITHIN FLOOD ZONE X (UNSHADEDO, AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
12. ANY SIGNAGE SHALL BE BY SEPARATE PERMIT FROM CHOSEN MCDONALD'S SIGNAGE VENDOR

SURVEY NOTES:

1. THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE NORTHWEST BOUNDARY LINE OF THE SUBJECT PROPERTY. THE BEARING IS DENOTED AS N35°44'35"E PER GPS COORDINATE OBSERVATIONS MISSISSIPPI STATE PLANE, EAST ZONE NAD83.
   LATITUDE: 34°22'58.0297"
   LONGITUDE: -89°29'46.3660"
   CONVERGENCE ANGLE: -00°22'27.6679"
2. ELEVATIONS ESTABLISHED WITH GPS STATIC OBSERVATIONS UTILIZING ONLINE POSITIONING USER SERVICE (OPUS) FOR POST PROCESSING, VERTICAL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM (NAVD88) IN US SURVEY FEET. CONTOURS SHOWN ARE 1' INTERVALS.

TBM #1	TBM #2
NORTHING: 1776944.95	NORTHING: 1777179.25
EASTING: 784229.28	EASTING: 784623.67
ELEVATION: 544.04'	ELEVATION: 542.34'
SET MAG-NAIL	SET MAG-NAIL

3. THE UTILITIES SHOWN ON THIS DRAWING HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS, & CLIENT-PRODUCED UTILITY MAP DRAWINGS. BLEW AND ASSOCIATES MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. CALL MISSISSIPPI ONE-CALL AT 800-227-6477 FOR FIELD LOCATIONS OF UNDERGROUND UTILITY LINES BEFORE DIGGING.
4. A PRIVATE UTILITY LOCATE WAS CONDUCTED ON THE SUBJECT PROPERTY BY BLEW & ASSOCIATES ON JUNE 24, 2024. FIELD WORK WAS COMPLETED ON JULY 2, 2024.
5. AT THE TIME OF FIELD WORK, THERE WAS OBSERVABLE EVIDENCE OF RECENT EARTH MOVING ACTIVITIES AND BUILDING CONSTRUCTION WITHIN AND AROUND THE SURVEY LIMITS.

OWNER/TEAM INFORMATION

CIVIL ENGINEER & LAND SURVEYOR

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
10300 ALLIANCE ROAD, SUITE 300
CINCINNATI, OH 45242
PH: (513) 985-0226
CONTACT: TYLER AMICON, P.E.

ENGINEER OF RECORD (EOR)

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
117 SEABOARD LANE, SUITE E-100
FRANKLIN, TN 37067
PH: (615) 333-7797
CONTACT: DAVID ROOS, P.E.

LAND SURVEYOR

BLEW & ASSOCIATES
3825 N. SHILOH DRIVE
FAYETTEVILLE, AR 72703
PH: 479-443-4506
CONTACT: BUCKLEY D. BLEW

DEVELOPER

MCDONALD'S USA, LLC
110 N. CARPENTER STREET
CHICAGO, IL 60607
PH: 913-660-2205
CONTACT: AMY SWITZER

ARCHITECT

JAW ARCHITECTS, INC.
6115 CAMP BOWIE BLVD., SUITE 200
FORT WORTH, TX 76116
PH: 817-705-3387
CONTACT: JERAMY WILLIAMS

UTILITY COMPANIES

SANITARY SEWER & WATER SERVICE

OXFORD UTILITIES
300 MCELROY DRIVE, P.O. BOX 827
OXFORD, MS 38655
CONTACT: ALLISON FERRIS
PH: 662-232-2373
EMAIL: ALLISON@OXFORDMS.NET

STORM WATER FACILITIES

OXFORD ENGINEER
107 COURTHOUSE SQUARE
OXFORD, MS 38655
CONTACT: JOHN CRAWLEY
PH: 662-232-2306
EMAIL: JOHN@OXFORDMS.NET

ELECTRIC SERVICE

NORTHEAST MISSISSIPPI ELECTRIC POWER
1389 COOPERATIVE WAY
OXFORD, MS 38655
CONTACT: JUSTIN SMITH
PH: 662-801-1130

GAS SERVICE

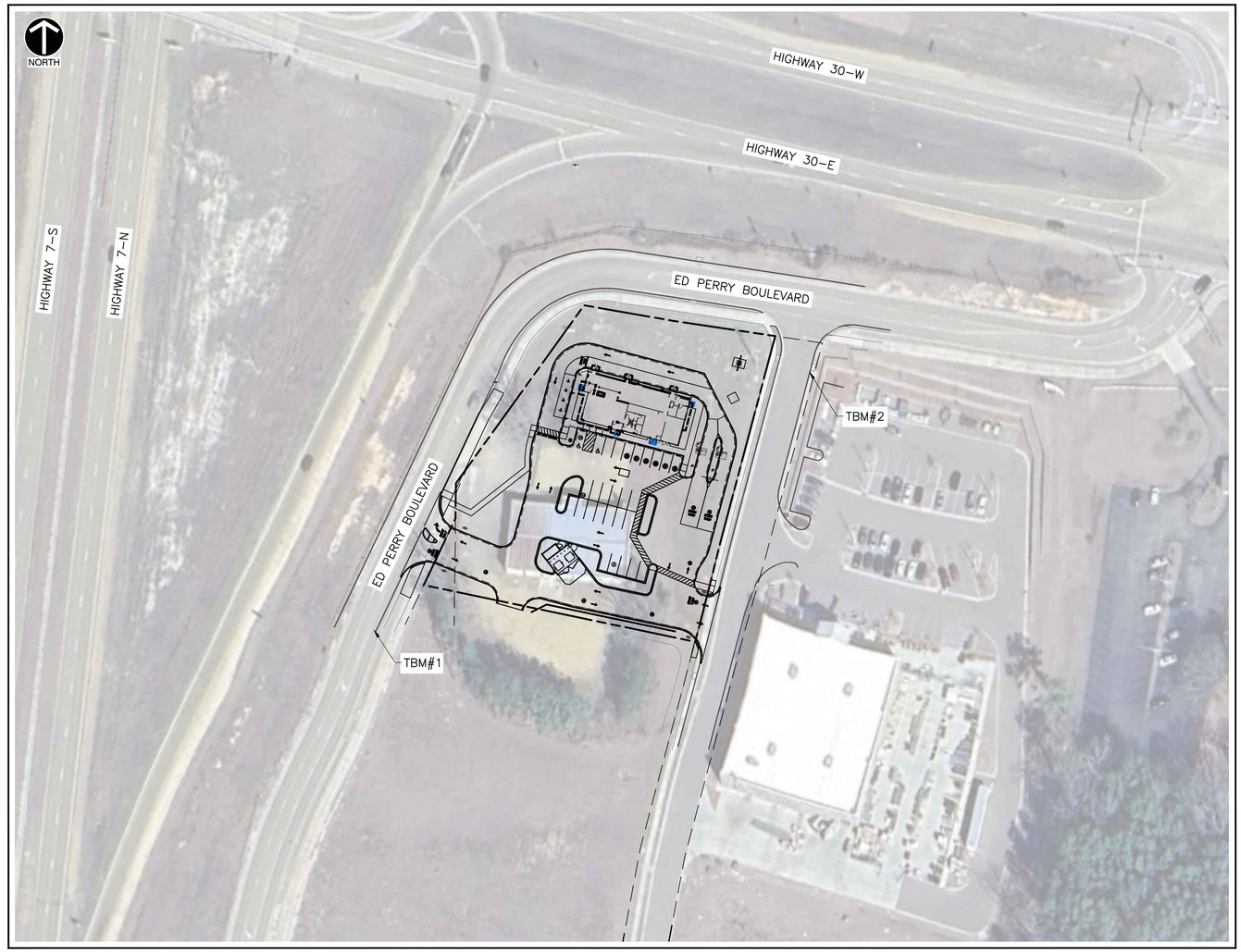
CENTERPOINT ENERGY
CONTACT:
PH: 800-371-5417

TELEPHONE/FIBER SERVICE

AT&T
337 N BROADWAY STREET
TUPELO, MS 38804
CONTACT: BRIAN MATKINS
PH: 662-401-1296
EMAIL: BM7649@ATT.COM

FIRE PROTECTION

CITY OF OXFORD BUILDING OFFICIAL
107 COURTHOUSE SQUARE
OXFORD, MS 38655
CONTACT: JOHNATHAN MIZELL
PH: 662-232-2324
EMAIL: JOHNATHAN@OXFORDMS.NET



SITE MAP
SCALE: 1"=60'

SCALE IN FEET
0 60 120

USGS MAP
SCALE: 1"=2000'

VICINITY MAP
SCALE: 1"=1000'

SHEET INDEX

SHEET NUMBER	DRAWING NUMBER	SHEET TITLE
1	C000	COVER SHEET
2	C001	GENERAL NOTES
3	C100	EXISTING CONDITIONS & DEMOLITION PLAN
4	C200	SITE PLAN
5	C201	ENLARGED SITE PLAN
6	C300	GRADING PLAN
7	C400	DRAINAGE PLAN
8	C401	DRAINAGE PROFILES
9	C500	UTILITY PLAN
10	C700	LANDSCAPE PLAN
11	C701	LANDSCAPE DETAILS
12	C800	SITE DETAILS
13	C801	SITE DETAILS
14	C802	SITE DETAILS
15	C900	EROSION & SEDIMENT CONTROL PLAN
16	C901	EROSION & SEDIMENTS CONTROL DETAILS
17	LIGHTING	PHOTOMETRIC PLAN
18	LI-1	IRRIGATION PLAN
19	LI-2	IRRIGATION DETAILS
20	LI-3	IRRIGATION SPECIFICATIONS

PARKING INFORMATION

TOTAL SPACES REQUIRED **42**	10 SPACES PLUS 1 FOR EVERY 4 SEATS 10 + (50/4) = 23 SPACES
TOTAL SPACES PROVIDED **42**	40 PROPOSED SPACES: 9' X 19' STANDARD @ 90° 2 PROPOSED SPACES: 9' X 19' ACCESSIBLE @ 90°

SITE DATA TABLE

SITE AREA	62,285 SQ.FT. (1.43 ACRES)
EXISTING IMPERVIOUS AREA	19,443 SQ. FT. (0.45 ACRES, 31%)
EXISTING PERVIOUS AREA	42,842 SQ. FT. (0.98 ACRES, 69%)
PROPOSED IMPERVIOUS AREA	42,004 SQ. FT. (0.96 ACRES, 67%)
PROPOSED PERVIOUS AREA	20,281 SQ. FT. (0.47 ACRES, 33%)
TOTAL DISTURBED AREA	61,260 SQ. FT. (1.41 ACRES)

Mississippi 811
811 or 800-227-6477
https://www.ms811.org

NOTE TO CONTRACTOR: PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, BROADBAND, PHONE, SANITARY AND STORM SEWERS. ANY CONFLICT SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND APPROPRIATE AUTHORITIES

DAVID S. ROOS, JR. REGISTERED PROFESSIONAL ENGINEER 35497 STATE OF MISSISSIPPI
06/27/2026

REVISION RECORD

NO	DATE	DESCRIPTION
1	4/25/2025	RESUBMITTAL SET
2	6/16/2026	REVISION 1 - DEVELOPER REQUESTED CHANGES

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTURE & CONSULTING, LLC.

10300 Alliance Road
Suite 300
Cincinnati, OH 45242
Ph: 513.985.0226
www.cecinc.com

Civil & Environmental Consultants, Inc.

McDONALD'S RESTAURANT
NSN45449 (023-0351)
17 ED PERRY BOULEVARD
OXFORD, MS 38655

COVER SHEET

DATE:	APRIL 21, 2025
DWG SCALE:	AS SHOWN
PROJECT NO:	356-981
DRAWN BY:	AWM
CHECKED BY:	THA
APPROVED BY:	DSR

DRAWING NO.: **C000**

SHEET 1 OF 20

P:\356-000\356-981-CAD\Dwg\CIVIL\356981-CIVIL-C000.dwg[C000 - COVER SHEET] 6/17/2026 - 4:16 PM - ammiller

GENERAL NOTES

1. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
2. THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COMPLYING WITH APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
3. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER, OWNER, AND OWNER'S REPRESENTATIVE FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES OCCURRING IN THE COURSE OF THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
4. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL APPLICABLE PERMITS, AND PAY ALL REQUIRED FEES PRIOR TO BEGINNING WORK.
5. ALL WORK PERFORMED BY THE CONTRACTOR SHALL CONFORM TO THE LATEST REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT. IF DEVIATION FROM THE REQUIREMENTS ARE PROPOSED THE ENGINEER SHALL BE CONTACTED IMMEDIATELY.
6. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICTS ALL WORK ASSOCIATED WITH THE PROJECT.
7. BEFORE INSTALLATION OF STORM OR SANITARY SEWER, OR OTHER UTILITY, THE CONTRACTOR SHALL VERIFY ALL CROSSING, BY EXCAVATION WHERE NECESSARY AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT HE IS NOT NOTIFIED OF DESIGN CONFLICTS PRIOR TO CONSTRUCTION.
8. UNDERGROUND UTILITIES HAVE BEEN PLOTTED FORM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS SHALL BE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING OR CONSTRUCTION OF THE IMPROVEMENTS.

DEMOLITION NOTES

1. CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD.
2. ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED AND SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE IN A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR DAMAGE ACCORDING TO THE APPROPRIATE UTILITY COMPANY STANDARDS AND AT THE CONTRACTOR'S EXPENSE.
3. ALL UTILITY DISCONNECTION, REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY. UTILITY CONTACTS ARE LISTED ON THE COVER SHEET.
4. THE BURNING OF CLEARED MATERIAL AND DEBRIS SHALL NOT BE ALLOWED UNLESS CONTRACTOR OBTAINS PRIOR WRITTEN AUTHORIZATION FROM THE LOCAL AUTHORITIES.
5. EROSION AND SEDIMENTATION CONTROL MEASURES AROUND AREAS OF DEMOLITION SHALL BE PROPERLY INSTALLED AND SHALL FUNCTION PROPERLY PRIOR TO INITIALIZATION OF DEMOLITION ACTIVITIES.
6. ASBESTOS OR HAZARDOUS MATERIALS ARE NOT EXPECTED, IF FOUND ON SITE, SUCH MATERIALS SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
7. CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, FEDERAL AND OSHA REGULATIONS DURING ALL DEMOLITION ACTIVITIES.
8. CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED, CONTRACTOR SHALL HAVE DISTURBED ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
9. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, STRUCTURES, AND FEATURES TO REMAIN. ANY ITEMS TO REMAIN THAT HAVE BEEN DISTURBED OR DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.
10. CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH STATE DEPARTMENT OF TRANSPORTATION REGULATIONS AND AS REQUIRED BY LOCAL AGENCIES WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE WITH LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES.
11. PROVIDE NEAT, STRAIGHT, FULL DEPTH, SAW CUTS OF EXISTING PAVEMENT WHERE INDICATED ALONG LIMITS OF PAVEMENT DEMOLITION.
12. ALL UTILITY AND STRUCTURE REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED AND PROPERLY DOCUMENTED BY A CERTIFIED PROFESSIONAL, WHEN APPLICABLE, WITH THE APPROPRIATE UTILITY COMPANY, MUNICIPALITY AND/OR AGENCY. DEMOLITION CONTRACTOR SHALL REFER TO ANY ENVIRONMENTAL STUDIES FOR DEMOLITION RECOMMENDATIONS AND GUIDANCE. AVAILABLE ENVIRONMENTAL STUDIES MAY INCLUDE, BUT ARE NOT LIMITED TO: PHASE I ESA, PHASE II, WETLAND AND STREAM DELINEATION AND ASBESTOS SURVEY. ALL APPLICABLE ENVIRONMENTAL STUDIES SHALL BE MADE AVAILABLE UPON REQUEST.
14. NO TREES SHALL BE REMOVED, NOR VEGETATION DISTURBED BEYOND THE LIMITS OF CONSTRUCTION WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
16. ALL PAVEMENT, BASE COURSES, SIDEWALKS, CURBS, BUILDINGS, FOUNDATIONS, ETC., WITHIN THE AREA TO BE DEMOLISHED SHALL BE REMOVED TO FULL DEPTH. EXISTING BASE COURSE MATERIALS MAY BE WORKED INTO THE NEW PAVEMENT OR BUILDING SUBGRADE PROVIDED THAT THE GRADATION, CONSISTENCY, COMPACTION, SUBGRADE CONDITION, ETC., ARE IN ACCORDANCE WITH THE SPECIFICATIONS AND RECOMMENDATIONS OF THE REPORT OF GEOTECHNICAL INVESTIGATION. BASE COURSE MATERIALS SHALL NOT BE WORKED INTO THE SUBGRADE AREAS TO RECEIVE LANDSCAPING.
17. THE CONTRACTOR SHALL USE SUITABLE METHODS TO CONTROL DUST AND DIRT CAUSED BY THE DEMOLITION ACTIVITIES.

LAYOUT NOTES

1. THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, INCLUDING IRRIGATION LINES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. RELOCATE EXISTING UTILITIES AS INDICATED, OR AS NECESSARY FOR CONSTRUCTION.
3. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES, INCLUDING IRRIGATION SLEEVING, PRIOR TO INSTALLATION OF PAVED SURFACES.
4. THE CONTRACTOR SHALL PROTECT ALL TREES TO REMAIN.
5. SITE WORK CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH TO ALL SURFACES. SITE WORK CONCRETE SHALL BE CLASS "A" (4,000 PSI @ 28 DAYS) UNLESS OTHERWISE NOTED.
6. ALL DAMAGE TO EXISTING PAVEMENT TO REMAIN WHICH RESULTS FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.
7. SITE DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
8. CONTRACTOR SHALL MAINTAIN ONE SET OF AS-BUILT / RECORD DRAWINGS ON THE JOB SITE DURING CONSTRUCTION FOR DISTRIBUTION TO THE OWNER AND/OR OWNER'S REPRESENTATIVE UPON COMPLETION.
9. REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT DIMENSIONS AND LOCATIONS OF UTILITY SERVICE ENTRY LOCATIONS AND PRECISE BUILDING DIMENSIONS. SHOULD SIGNIFICANT DEVIATION EXIST BETWEEN WHAT IS SHOWN HEREIN THE CONTRACTOR SHALL CONTACT THE ENGINEER.
10. THIS SITE LAYOUT IS SPECIFIC TO THE APPROVALS NECESSARY FOR THE CONSTRUCTION IN ACCORDANCE WITH CITY OF OXFORD STANDARDS. NO CHANGES TO THE SITE LAYOUT ARE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER. CHANGES MADE TO THE SITE LAYOUT WITHOUT APPROVAL IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. CHANGES INCLUDE BUT ARE NOT LIMITED TO, INCREASED IMPERVIOUS PAVEMENT, ADDITION / DELETION OF PARKING SPACES, MOVEMENT OF CURB LINES, CHANGES TO DRAINAGE STRUCTURES AND PATTERNS, LANDSCAPING, ETC.

DRAINAGE NOTES

1. DISTANCES SHOWN ON PIPING ARE HORIZONTAL DISTANCES FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE INSTALLATION, INSPECTION, TESTING AND FINAL ACCEPTANCE OF ALL NEW STORMWATER MANAGEMENT FACILITIES CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH ALL APPLICABLE REGULATING AGENCIES CONCERNING INSTALLATION, INSPECTION AND APPROVAL OF THE STORM DRAINAGE SYSTEM CONSTRUCTION.
3. ALL STORMWATER MANAGEMENT FACILITIES, INCLUDING COLLECTION AND CONVEYANCE STRUCTURES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND STATE CODES AND REGULATIONS.
4. ANY WORK PERFORMED IN THE LOCAL OR STATE RIGHT OF WAYS SHALL BE IN ACCORDANCE WITH THE APPLICABLE LOCAL OR STATE REQUIREMENTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE NECESSARY PERMITS FOR THE WORK, SCHEDULE NECESSARY INSPECTIONS, AND PROVIDE THE NECESSARY TRAFFIC CONTROL MEASURES AND DEVICES, ETC., FOR WORK PERFORMED IN THE RIGHT OF WAYS.

GRADING NOTES

1. CONTRACTOR SHALL ADHERE TO THE EROSION CONTROL PLAN PREPARED FOR THIS PROJECT.
2. REFER TO AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY OTHERS.
3. EARTHWORK SHALL INCLUDE CLEARING AND GRUBBING, STRIPPING AND STOCKPILING TOPSOIL, MASS GRADING, EXCAVATION, FILLING, UNDER CUT AND REPLACEMENT, IF REQUIRED, AND COMPACTION.
4. CONTRACTOR TO REFILL UNDERCUT AREAS WITH SUITABLE MATERIAL AND COMPACT AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
5. PLACE TOPSOIL OVER THE SUBGRADE OF UNPAVED, DISTURBED AREAS TO A DEPTH INDICATED ON THE LANDSCAPE PLANS.
6. PAVEMENT SLOPES ACROSS ACCESSIBLE PARKING STALLS AND ADJOINING ACCESS AISLES SHALL BE MAXIMUM 2%.
7. NO SLOPE SHALL EXCEED 3:1 (HORIZONTAL:VERTICAL) UNLESS NOTED OTHERWISE.
8. ALL AREAS NOT PAVED SHALL BE STABILIZED IN ACCORDANCE WITH THE EROSION CONTROL PLAN, UNLESS NOTED OTHERWISE.
9. ALL EXCESS SOIL MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE AT NO ADDITIONAL COST TO THE OWNER IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
10. ALL EVACUATED AREAS BENEATH AND WITHIN TWO FEET OF THE PAVEMENT SHALL BE BACKFILLED WITH GRANULAR MATERIAL AND COMPACTED TO 90% MAXIMUM DENSITY AS DETERMINED BY THE "STANDARD AASHO T-180 COMPACTION TEST" (ASTM D-1557-70). ALL OTHER AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL PLACED IN THE 8" MAXIMUM THICKNESS LIFTS, FREE OF FROZEN PARTICLES, AND COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557-70 OR AS OTHERWISE DETERMINED BY THE GEOTECHNICAL ENGINEER.
11. ALL SOILS TEST SHALL BE VERIFIED BY A GEOTECHNICAL ENGINEER CONCURRENT WITH THE GRADING AND BACKFILLING OPERATIONS.
12. A GEOTECHNICAL ENGINEER SHALL BE EMPLOYED BY THE OWNER AND BE ON SITE DURING GRADING OPERATIONS. ALL SOILS TESTS SHALL BE VERIFIED BY THE GEOTECHNICAL ENGINEER CONCURRENT WITH THE GRADING AND BACK FILLING OPERATIONS.
13. THE GRADING CONTRACTOR SHALL PERFORM A COMPLETE GRADING AND COMPACTION OPERATION AS SHOWN ON THE PLANS, STATED IN THESE NOTES, OR REASONABLY IMPLIED THERE FROM, ALL IN ACCORDANCE WITH THE PLANS AND NOTES AS INTERPRETED BY THE GEOTECHNICAL ENGINEER.
14. ALL AREAS SHALL BE ALLOWED TO DRAIN. ALL LOW POINTS SHALL BE PROVIDED WITH TEMPORARY DITCHES.
15. ANY EXISTING TRASH AND DEBRIS CURRENTLY ON THIS PROPERTY MUST BE REMOVED AND DISPOSED OF OFF-SITE IN AN APPROVED MANNER.
16. SITE PREPARATION INCLUDES THE CLEARANCE OF ALL STUMPS, TREES, BUSHES, SHRUBS, AND WEEDS; THE GRUBBING AND REMOVAL OF ROOTS AND OTHER SURFACE OBSTRUCTIONS FROM THE SITE; AND THE DEMOLITION AND REMOVAL OF ANY MAN-MADE STRUCTURES. THE UNSUITABLE MATERIAL SHALL BE PROPERLY DISPOSED OF OFF-SITE. TOPSOIL AND GRASS IN THE FILL AREAS SHALL BE THOROUGHLY DISCED PRIOR TO THE PLACEMENT OF ANY FILL. THE GEOTECHNICAL ENGINEER SHALL APPROVE THE DISCING OPERATION.
17. TREE CLEARING WILL BE PERFORMED BY THE OWNER IN ADVANCE OF FULL SITE WORK (NOT INCLUDING STUMP GRINDING).
18. COMPACTION EQUIPMENT SHALL CONSIST OF TAMPING ROLLERS, PNEUMATIC-TIRED ROLLERS, VIBRATORY ROLLER, OR HIGH SPEED IMPACT TYPE DRUM ROLLERS ACCEPTABLE TO THE GEOTECHNICAL ENGINEER. THE ROLLER SHALL BE DESIGNED SO AS TO AVOID THE CREATION OF A LAYERED FILL WITHOUT PROPER BLENDING OF SUCCESSIVE FILL LAYERS.
19. THE GEOTECHNICAL ENGINEER SHALL OBSERVE AND TEST THE PLACEMENT OF THE FILL TO VERIFY THAT SPECIFICATIONS ARE MET. A SERIES OF FILL DENSITY TESTS WILL BE DETERMINED ON EACH LIFT OF FILL. INTERIM REPORTS SHOWING FILL QUALITY WILL BE MADE TO THE OWNER AT REGULAR INTERVALS.
20. THE GEOTECHNICAL ENGINEER SHALL NOTIFY THE CONTRACTOR OF REJECTION OF A LIFT OF FILL OR PORTION THEREOF. THE CONTRACTOR SHALL REWORK THE REJECTED PORTION OF FILL AND OBTAIN NOTIFICATION FROM THE GEOTECHNICAL ENGINEER OF ITS ACCEPTANCE PRIOR TO THE PLACEMENT OF ADDITIONAL FILL.
21. ALL AREAS TO RECEIVE FILL SHALL BE SCARIFIED TO A DEPTH OF NOT LESS THAN 6 INCHES AND THEN COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. THE GEOTECHNICAL ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING THE ACCEPTABILITY OF SOILS PLACED. ANY UNACCEPTABLE SOILS PLACED SHALL BE REMOVED AT THE CONTRACTOR'S EXPENSE.
22. THE SEQUENCE OF OPERATION IN THE FILL AREAS WILL BE FILL, COMPACT, VERIFY ACCEPTABLE SOIL DENSITY, AND REPETITION OF THE SEQUENCE. THE ACCEPTABLE MOISTURE CONTENTS DURING THE FILLING OPERATION ARE THOSE AT WHICH SATISFACTORY DRY DENSITIES CAN BE OBTAINED. THE ACCEPTABLE MOISTURE CONTENTS DURING THE FILLING OPERATION IN THE REMAINING AREAS ARE FROM -2 TO +2 PERCENT ABOVE THE OPTIMUM MOISTURE VALUE.
23. THE SURFACE OF THE FILL SHALL BE FINISHED SO THAT IT WILL NOT IMPOUND WATER. IF AT THE END OF A DAYS WORK IT WOULD APPEAR THAT THERE MAY BE RAIN PRIOR TO THE NEXT WORKING DAY, THE SURFACE SHALL BE FINISHED SMOOTH. IF THE SURFACE HAS BEEN FINISHED SMOOTH FOR ANY REASON, IT SHALL BE SCARIFIED BEFORE PROCEEDING WITH THE PLACEMENT OF SUCCEEDING LIFTS. FILL SHALL NOT BE PLACED ON FROZEN GROUND, NOR SHALL FILLING OPERATIONS CONTINUE WHEN THE TEMPERATURE IS SUCH AS TO PERMIT THE LAYER UNDER PLACEMENT TO FREEZE.
24. ALL FILLED PLACES, INCLUDING TRENCH BACKFILLS, UNDER BUILDINGS, PROPOSED STORM & SANITARY SEWER LINES, ETC. SHALL BE COMPACTED TO THE CRITERIA AS SPECIFIED BY THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT OR BE EQUAL TO THE REQUIREMENTS OF THE CITY OF OXFORD IF SO ESTABLISHED.
25. ANY CONTAMINATED SOIL ENCOUNTERED DURING EXCAVATION SHALL BE HAULED AND PLACED AS DIRECTED BY THE OWNERS ENVIRONMENTAL ENGINEERING REPRESENTATIVE.

UTILITY NOTES

1. ALL PROPOSED UTILITY LINES AND EXTENSIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CORRESPONDING UTILITY'S SPECIFICATIONS. CONTRACTOR SHALL COORDINATE UTILITY DISCONNECTIONS WITH THE APPROPRIATE AGENCY.
2. THE CONTRACTOR IS PARTICULARLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF THE EXISTING UTILITIES SHOWN HEREON IS BASED ON TOPOGRAPHIC SURVEYS AND RECORD DRAWINGS. THE CONTRACTOR SHALL NOT RELY UPON THIS INFORMATION AS BEING EXACT OR COMPLETE. SHOULD UNCHARTED UTILITIES BE ENCOUNTERED DURING EXCAVATION OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE FOR INSTRUCTIONS. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION AND REQUEST FIELD VERIFICATION OF UTILITY LOCATIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE EXISTING UTILITIES CONFLICTING WITH IMPROVEMENTS SHOWN HEREON IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
3. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES, GAS LINES, AND UNDERGROUND ELECTRIC DO NOT CONFLICT WITH SANITARY SEWERS OR STORM SEWERS. INSTALL UTILITIES PRIOR TO PAVEMENT CONSTRUCTION.
5. ALL TRENCH SPOILS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED. SPOILS SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFF SITE AT NO ADDITIONAL COST TO THE OWNER IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
6. ADJUST ALL EXISTING UTILITY SURFACE FEATURES INCLUDING BUT NOT LIMITED TO CASTINGS, VALVE BOXES, PEDESTALS, CLEANOUTS, ETC. TO MATCH PROPOSED FINISHED GRADES, UNLESS OTHERWISE INDICATED.
7. THE CONTRACTOR SHALL PROVIDE RECORD DRAWINGS OF ALL IMPROVEMENTS. INCLUDE AT LEAST TWO DIMENSIONS TO EACH VALVE AND MANHOLE FROM KNOWN SITE FEATURES. DRAWINGS SHALL INCLUDE HORIZONTAL AND VERTICAL INFORMATION ON ALL NEW UTILITIES AS WELL AS EXISTING UTILITIES ENCOUNTERED.
8. CONTRACTOR SHALL COORDINATE WITH EACH UTILITY PROVIDER THE INSTALLATION OF UTILITY CONDUITS FOR TELEPHONE, ELECTRIC, GAS, IRRIGATION, AND ETC.. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR FOR THE TRENCHING AND CONDUIT INSTALLATION. COST FOR INSTALLATION AND MATERIALS SHALL BE INCLUDED IN VARIOUS BID ITEMS.
9. ALL DOWNSPOUT COLLECTORS TO BE CONSTRUCTED OF PVC SDR-35 OR SIMILAR, OR AS REQUIRED BY CODE.
10. THE SITE LIGHTING LAYOUT SHOWN HEREON IS BY OTHERS AND IS FOR COORDINATION PURPOSES ONLY. CIVIL & ENVIRONMENTAL CONSULTANTS, INC. HAS NOT PERFORMED A SITE LIGHTING DESIGN FOR THIS PROJECT AND SUCH SHALL NOT BE INFERRED DUE THE ILLUSTRATION OF FIXTURE DESIGNATIONS AND LOCATIONS SHOWN HEREON. PLEASE REFER TO SEPARATE PLANS BY OTHERS FOR DETAILED FIXTURE AND POLE SPECIFICATIONS, ELECTRICAL LAYOUT AND CONTROL SYSTEM DESIGNS AND ANY OTHER SITE LIGHTING ELEMENTS.
11. ALL TRENCH BACKFILLS UNDER PAVED AREAS SHALL BE GRANULAR BACKFILL AND SHALL BE COMPACTED TO 90% OF THE MAXIMUM DENSITY AS DETERMINED BY THE "STANDARD AASHTO T-180 COMPACTION TEST," (A.S.T.M.-D-1557). ALL OTHER TRENCH BACKFILLS MAY BE EARTH MATERIAL (FREE OF LARGE CLODS OR STONES). REFER TO MUNICIPAL AND/OR AGENCY CONSTRUCTION SPECIFICATION MANUAL.
12. ALL P.V.C. SANITARY SEWER IS TO BE SDR-35 WITH CLEAN 1/2" TO 1" GRANULAR STONE BEDDING UNIFORMLY GRADED. THIS BEDDING SHALL EXTEND FROM 4" BELOW THE PIPE TO THE SPRINGLINE OF THE PIPE. IMMEDIATE BACKFILL OVER PIPE SHALL CONSIST OF SAME SIZE "CLEAN" OR MINUS STONE FROM SPRINGLINE OF PIPE TO 12" ABOVE THE TOP OF PIPE.
13. ALL WATER LINES SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY, FROM ANY SANITARY SEWER, STORM SEWER, OR MANHOLE. 18" VERTICAL CLEARANCE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE SHALL BE MAINTAINED WHEREVER WATER LINES MUST CROSS SANITARY SEWERS, LATERALS, OR STORM DRAINS. THE WATER LINE SHALL BE LAID AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER LINE IS ABOVE THE TOP OF THE DRAIN OR SEWER. A FULL LENGTH OF WATER PIPE SHALL BE CENTERED OVER THE SEWER LINE TO BE CROSSED SO THAT THE JOINTS WILL BE EQUALLY DISTANT FROM THE SEWER AND AS REMOTE THEREFROM AS POSSIBLE. THIS VERTICAL SEPARATION SHALL BE MAINTAINED FOR THAT PORTION OF THE WATER LINE LOCATED WITHIN 10 FEET HORIZONTALLY, OF ANY SEWER OR DRAIN IT CROSSES.
14. ALL WATER PIPE SHALL CONFORM TO MDOT SPECIFICATIONS AND ASTM B88, TYPE K COPPER STANDARD SPECIFICATION FOR SEAMLESS COPPER WATER TUBE.
15. WATER LINES, VALVES, SLEEVES, METERS, AND FITTINGS SHALL MEET ALL SPECIFICATIONS AND INSTALLATION REQUIREMENTS OF CITY OF OXFORD WATER DEPARTMENT. CONTRACTOR TO NOTIFY ALL AFFECTED PROPERTY OWNERS. ANY SHUTTING DOWN OF THE PUBLIC WATER SUPPLY SHALL BE COORDINATED WITH THE WATER COMPANY.
16. BRICK WILL NOT BE USED IN THE CONSTRUCTION OF SANITARY SEWER MANHOLES.
17. GAS, WATER AND OTHER UNDERGROUND UTILITIES SHALL NOT CONFLICT WITH THE DEPTH OR HORIZONTAL LOCATION OF EXISTING OR PROPOSED SANITARY OR STORM SEWERS, INCLUDING HOUSE LATERALS.
18. ALL EXISTING SITE IMPROVEMENTS DISTURBED, DAMAGED OR DESTROYED SHALL BE REPAIRED OR REPLACED TO MATCH PRE-CONSTRUCTION CONDITIONS.
19. HIGH DENSITY POLYETHYLENE PIPE (HDPE) FOR STORM SEWERS SHALL MEET ASHTO M294 OR ASTM F2306.

ABBREVIATIONS

AC	ACRES
ADA	AMERICANS WITH DISABILITIES ACT
ADAAG	AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES
A; A.I.	AREA INLET
ATG	ADJUST TO GRADE
BC	BASE OF CURB AT FLOWLINE
BFP	BACK FLOW PREVENTION
BLDG	BUILDING
C.O.	CLEANOUT
CI; C.I.	CURB INLET
COMM	U/G COMMUNICATION LINE
CONC	CONCRETE
CU.YD.	CUBIC YARD
DI	DUCTILE IRON
DIA	DIAMETER
DB	DRAIN BASIN
DS	DOWNSPOUT
DNR	DEPARTMENT OF NATURAL RESOURCES
ELEV	ELEVATION
EX	EXISTING
E.O.P.	END OF PIPE
FEMA	FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION
FFE	FINISHED FLOOR ELEVATION
FL	FLOW LINE
FND	FOUNDATION
G	U/G GAS LINE
GI; G.I.	GRATED INLET
C.I. W/S.I.	CURB GRATE INLET WITH SIDE INTAKE
HDPE	HIGH DENSITY POLYETHYLENE
HGT	HEIGHT
IMP	IMPERVIOUS
INV	INVERT
IRRIG	U/G IRRIGATION LINE
MAX	MAXIMUM
MDOT	MISSISSIPPI DEPARTMENT OF TRANSPORTATION
MDEQ	MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY
MH	MANHOLE
MIN	MINIMUM
DOT	DEPARTMENT OF TRANSPORTATION
N.T.S; NTS	NOT TO SCALE
OAH	OVERALL HEIGHT
PP	POLY PROPYLENE
PVC	POLY VINYL CHLORIDE
PVMT	PAVEMENT
R	RADIUS
RD	ROOF DRAIN
SAN; SS	SANITARY SEWER
SQ.FT.	SQUARE FEET
ST; STM	STORM
T/C	U/G PHONE AND/OR DATA LINE
TBR	TO BE REMOVED
TBR&R	TO BE REMOVED & RELOCATED
TC	TOP OF CURB
TD	TRENCH DRAIN
TS	TOP OF SURFACE
TW	TOP OF WALL ELEVATION
TYP	TYPICAL
UG; U/G	UNDERGROUND
UG-E	U/G ELECTRIC LINE
USGS	UNITED STATES GEOLOGICAL SURVEY
UST	U/G PETROLEUM STORAGE TANK
W	WATER
XFRMR	TRANSFORMER

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DAVID S. ROOS, JR. LICENSED PROFESSIONAL ENGINEER 35497 STATE OF MISSISSIPPI 06/27/2026

REVISION RECORD

NO	DATE	DESCRIPTION
1	4/25/2025	RESUBMITTAL SET
2	6/19/2026	REVISION 1 - DEVELOPER REQUESTED CHANGES

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Suite 300
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www.cecinc.com

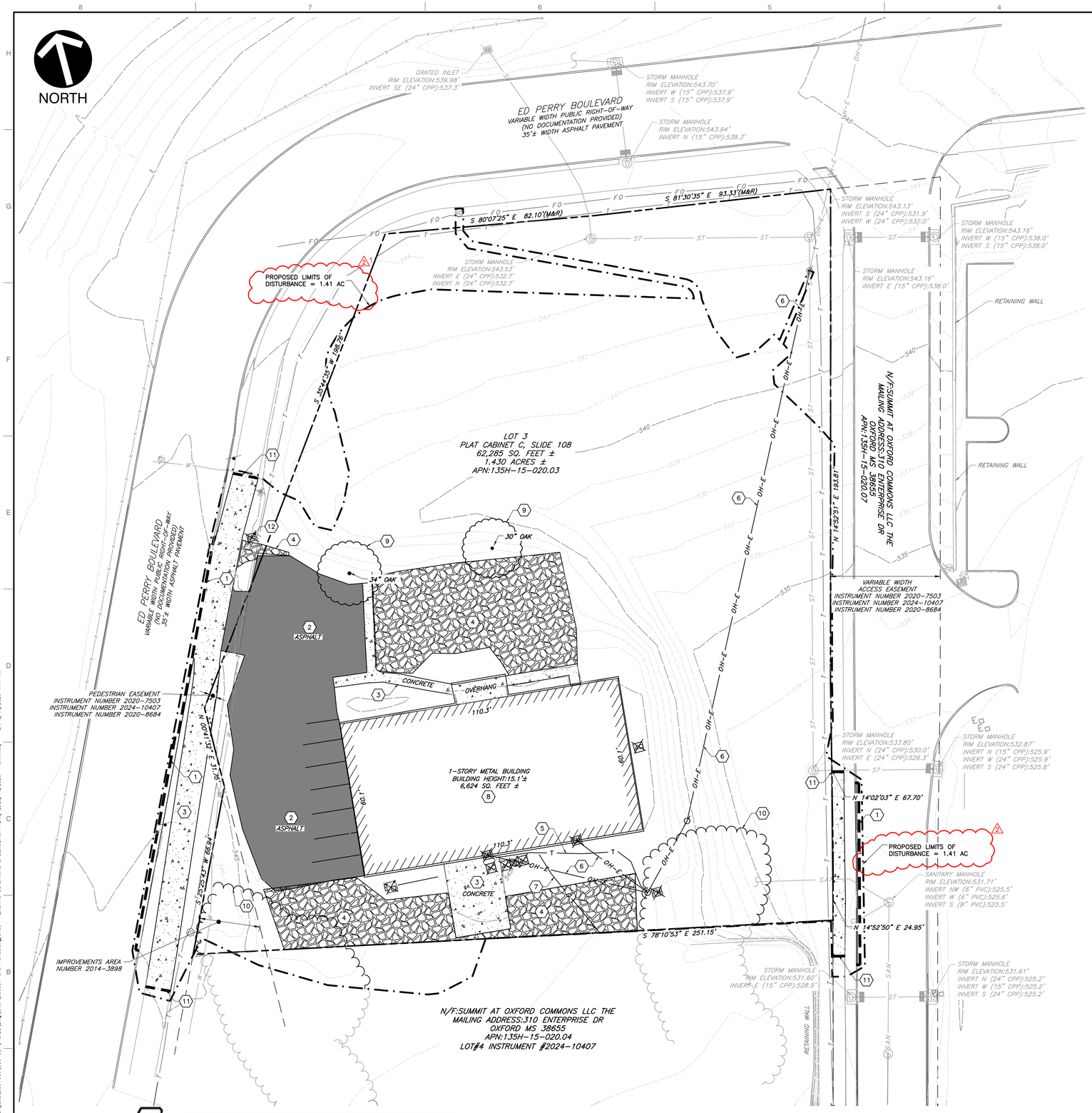
McDONALD'S RESTAURANT
NSN45449 (023-0351)
17 ED PERRY BOULEVARD
OXFORD, MS 38655

GENERAL NOTES

DATE:	APRIL 21, 2025	DRAWN BY:	AWM
DWG SCALE:	AS SHOWN	CHECKED BY:	THA
		PROJECT NO:	356-981
		APPROVED BY:	DSR

DRAWING NO.: C001
SHEET 2 OF 20

P:\356-981\356-981-CAD\Dwg\CIVIL\356981-CIVIL-GN00.dwg[C001 - GENERAL NOTES] LS(6/17/2026 - cmmiller) - LP: 6/17/2026 4:19 PM



NOTES

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2. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
3. EXISTING SITE INFORMATION PREPARED BY BLEW AND ASSOCIATES, DATED DECEMBER 4, 2024.

LEGEND

- EXISTING SUBJECT PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING ROADWAY CENTERLINE
- EXISTING EASEMENT
- EXISTING VEGETATION
- EXISTING GRAVEL
- EXISTING STORM PIPE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD WIRE
- EXISTING TELEPHONE LINE
- EXISTING STORM STRUCTURES
- EXISTING WATER UTILITIES
- EXISTING SANITARY UTILITIES
- EXISTING FIBER OPTIC UTILITIES
- EXISTING ELECTRIC UTILITIES
- GRAVEL PAVEMENT TO BE REMOVED
- CONCRETE PAVEMENT TO BE REMOVED
- ASPHALT PAVEMENT TO BE REMOVED
- EXISTING BUILDING TO BE REMOVED
- GAS LINE TO BE REMOVED
- OVER-HEAD ELECTRIC LINE TO BE REMOVED
- TELEPHONE LINE TO BE REMOVED
- GUARDRAIL TO BE REMOVED
- TREE TO BE REMOVED
- SITE FEATURE TO BE REMOVED
- PAVEMENT SAWCUT
- VEGETATION TO BE REMOVED
- PROPOSED LIMITS OF DISTURBANCE

KEY NOTES

1. SAWCUT AND REMOVE EXISTING CURB AND GUTTER.
2. REMOVE EXISTING ASPAHLT PAVEMENT FULL DEPTH.
3. REMOVE EXISTING CONCRETE PAVEMENT FULL DEPTH.
4. REMOVE EXISTING GRAVEL PAVEMENT FULL DEPTH.
5. REMOVE EXISTING TELEPHONE LINE. CONTRACTOR TO COORDINATE WITH UTILITY.
6. REMOVE EXISTING OVERHEAD ELECTRIC SERVICE LINE. CONTRACTOR TO COORDINATE WITH UTILITY.
7. REMOVE EXISTING GAS LINE TO PROPERTY LINE. CONTRACTOR TO COORDINATE WITH UTILITY.
8. REMOVE EXISTING BUILDING.
9. REMOVE EXISTING TREE.
10. REMOVE EXISTING VEGETATION.
11. SAWCUT AND REMOVE EXISTING SIDEWALK.
12. EXISTING MAILBOX TO BE REMOVED.

GENERAL NOTES

1. CONTRACTOR TO PROTECT EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION. IF THERE IS A UTILITY CONFLICT, CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY.

REVISION RECORD

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NSN45449 (023-0351)
17 ED PERRY BOULEVARD
OXFORD, MS 38655

EXISTING CONDITIONS & DEMOLITION PLAN

DATE:	APRIL 21, 2025	DRAWN BY:	AWM
DWG SCALE:	1"=20'	CHECKED BY:	THA
PROJECT NO:			356-981
APPROVED BY:			DSR

DRAWING NO.: **C100**

SHEET 3 OF 20

DAVID S. ROOS JR.
LICENSED PROFESSIONAL ENGINEER
35497
STATE OF MISSISSIPPI
06/27/2026

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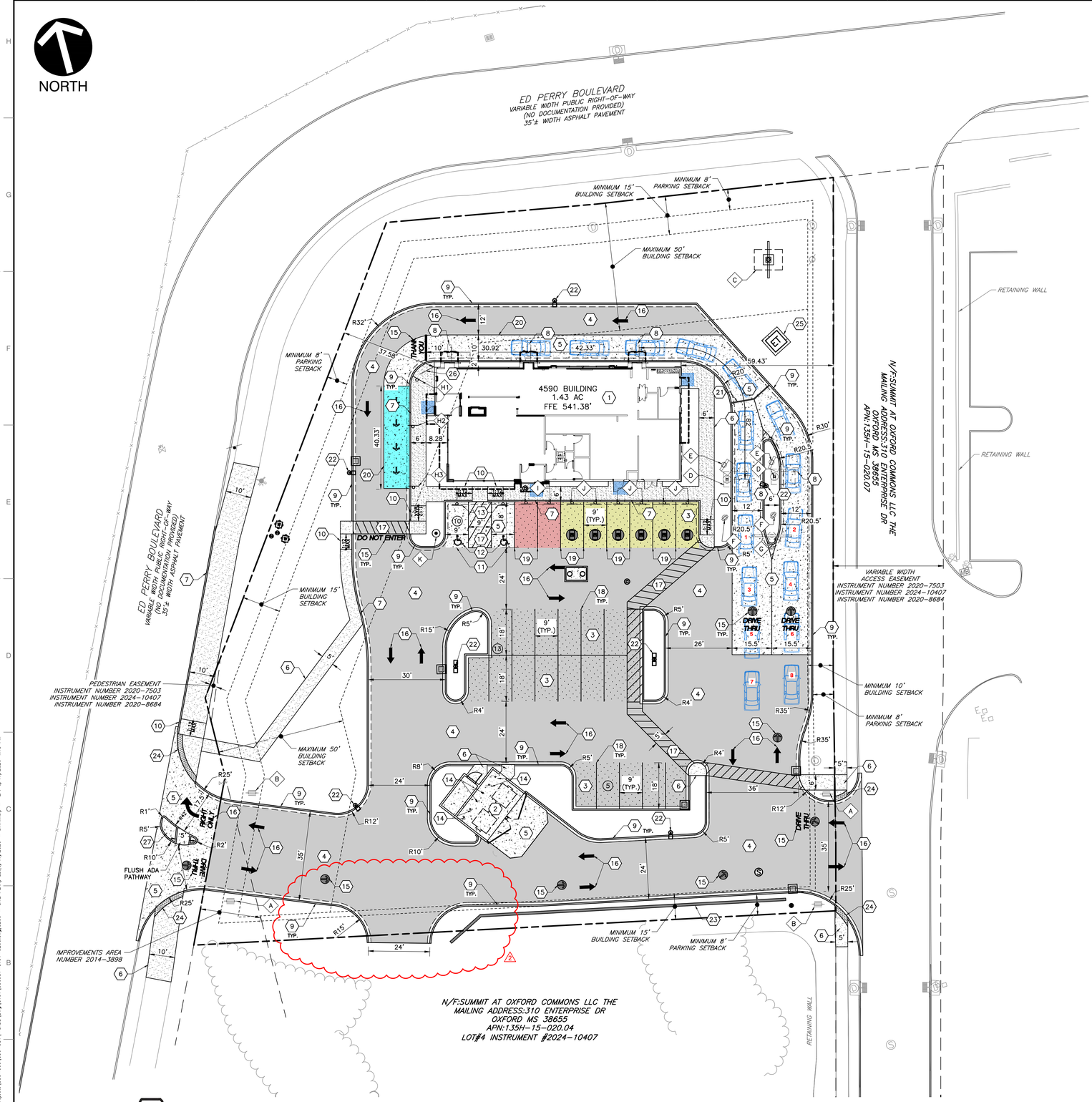

McDONALD'S SIGN LEGEND

- A — McDONALD'S DIRECTIONAL ENTER SIGN. REFER TO ARCHITECTURAL AND/OR SIGN VENDOR PLANS FOR SIGN AND STRUCTURAL DETAILS.
- B — McDONALD'S DIRECTIONAL EXIT SIGN. REFER TO ARCHITECTURAL AND/OR SIGN VENDOR PLANS FOR SIGN AND STRUCTURAL DETAILS.
- C — McDONALD'S ROAD SIGN. REFER TO ARCHITECTURAL AND/OR SIGN VENDOR PLANS FOR DETAILS.
- D — McDONALD'S DRIVE-THRU CANOPY. REFER TO ARCHITECTURAL AND/OR SIGN VENDOR PLANS FOR SIGN AND STRUCTURAL DETAILS.
- E — McDONALD'S DIGITAL MENU BOARD. REFER TO ARCHITECTURAL AND/OR SIGN VENDOR PLANS FOR SIGN AND STRUCTURAL DETAILS.
- F — McDONALD'S DIGITAL PRE-BROWSE MENU BOARD. REFER TO ARCHITECTURAL AND/OR SIGN VENDOR PLANS FOR SIGN AND STRUCTURAL DETAILS.
- G — McDONALD'S GATEWAY SIGN (DOUBLE ARM). REFER TO ARCHITECTURAL AND/OR SIGN VENDOR PLANS FOR SIGN AND STRUCTURAL DETAILS.
- H1 — McDONALD'S ROLL FORWARD – ("TURN LEFT") DRIVE-THRU SIGN. REFER TO ARCHITECTURAL AND/OR SIGN VENDOR PLANS FOR DETAILS.
- H2 — McDONALD'S ROLL FORWARD – ("PULL AHEAD") DRIVE-THRU SIGN. REFER TO ARCHITECTURAL AND/OR SIGN VENDOR PLANS FOR DETAILS.
- H3 — McDONALD'S ROLL FORWARD – ("PICK UP HERE") DRIVE-THRU SIGN. REFER TO ARCHITECTURAL AND/OR SIGN VENDOR PLANS FOR DETAILS.
- I — McDONALD'S McDELIVERY – ("COURIER PARKING") SIGN. REFER TO ARCHITECTURAL AND/OR SIGN VENDOR PLANS FOR DETAILS.
- J — McDONALD'S ("CURBSIDE PICK UP") SIGN. REFER TO ARCHITECTURAL AND/OR SIGN VENDOR PLANS FOR DETAILS.
- K — FLAGPOLE AND BASE. REFER TO ARCHITECTURAL AND/OR SIGN VENDOR PLANS FOR SIGN AND STRUCTURAL DETAILS. GENERAL CONTRACTOR TO COORDINATE WITH CONSTRUCTION MANAGER REGARDING ILLUMINATION OF FLAG.

NOTE:
ALL SIGNS/LOCATIONS/ORIENTATION SHALL BE CONFIRMED BY McDONALD'S/OPERATOR AND COORDINATED WITH SIGNAGE BRAND BOOK (BY OTHERS).

NOTES

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LEGEND

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- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING ROADWAY CENTERLINE
- EXISTING SETBACK
- EXISTING VEGETATION
- EXISTING GRAVEL
- EXISTING STORM STRUCTURES
- EXISTING WATER UTILITIES
- EXISTING SANITARY UTILITIES
- EXISTING FIBER OPTIC UTILITIES
- EXISTING ELECTRIC UTILITIES
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED STANDARD CONCRETE PAVEMENT
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PAVEMENT STRIPING
- PROPOSED DRIVE-THRU PARKING
- PROPOSED MCDELIVERY PARKING
- PROPOSED CURB SIDE PICK-UP PARKING
- PROPOSED STORM STRUCTURES
- PROPOSED WATER UTILITIES
- PROPOSED SANITARY CLEANOUT
- PROPOSED GREASE TRAP
- PROPOSED LIGHT POLE
- ET — PROPOSED TRANSFORMER
- PROPOSED 5'X5' LANDING

KEY NOTES

1. PROPOSED BUILDING. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
2. PROPOSED TRASH ENCLOSURE WITH STORAGE. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
3. PROPOSED LIGHT DUTY ASPHALT PAVEMENT. SEE DETAIL 1/C800.
4. PROPOSED HEAVY DUTY ASPHALT PAVEMENT. SEE DETAIL 1/C800.
5. PROPOSED CONCRETE PAVEMENT. SEE DETAIL 2/C800.
6. PROPOSED ADA COMPLIANT CONCRETE SIDEWALK. SEE DETAIL 3/C800.
7. PROPOSED ADA COMPLIANT COMBINATION CURB/SIDEWALK. SEE DETAIL 7/C800.
8. PROPOSED DETECTOR LOOP. REFER TO ELECTRICAL PLANS.
9. PROPOSED 6" VERTICAL CONCRETE CURB AND GUTTER. SEE DETAIL 5/C800.
10. PROPOSED ADA ACCESSIBLE DEPRESSED CURB RAMP. SEE DETAIL 4/C800.
11. PROPOSED ADA ACCESSIBLE SPACES. SEE DETAIL 9/C800.
12. PROPOSED PAINTED ADA ACCESSIBLE PARKING SYMBOL. SEE DETAIL 10/800.
13. PROPOSED ADA ACCESSIBLE PARKING SIGNS. SEE DETAIL 8/C800.
14. PROPOSED BOLLARD. SEE DETAIL 2/C802.
15. PROPOSED BRANDED PAVEMENT STRIPING TO MCDONALD'S STANDARDS. SEE DETAIL 11/C800.
16. PROPOSED PAINTED DIRECTIONAL ARROWS. SEE DETAIL 12/C800.
17. PROPOSED PAVEMENT STRIPING. SEE DETAIL 6/C800.
18. PROPOSED PARKING STRIPING (WHITE).
19. PROPOSED PARKING STRIPING (YELLOW).
20. PROPOSED DRIVE THRU LANE STRIPING (6" WIDE). REFER TO MCDONALD'S STANDARDS.
21. PROPOSED MERGE STRIPING (6" WIDE). REFER TO MCDONALD'S STANDARDS.
22. PROPOSED LIGHT POLE. REFER TO PHOTOMETRIC PLAN (BY OTHERS).
23. PROPOSED RETAINING WALL. DESIGNED BY OTHERS.
24. PROPOSED DETECTABLE WARNINGS SEE DETAIL 3/C802.
25. PROPOSED CONCRETE TRANSFORMER PAD AND GROUNDING BY CONTRACTOR PER NORTHEAST MISSISSIPPI ELECTRIC POWER SPECIFICATIONS.
26. PROPOSED GUARDRAIL. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.
27. PROPOSED MOUNTABLE/ROLLED CURB RIGHT-OUT ONLY MEDIAN

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DAVID S. ROOS, JR.
REGISTERED PROFESSIONAL ENGINEER
35497
STATE OF MISSISSIPPI
06/27/2026

REVISION RECORD

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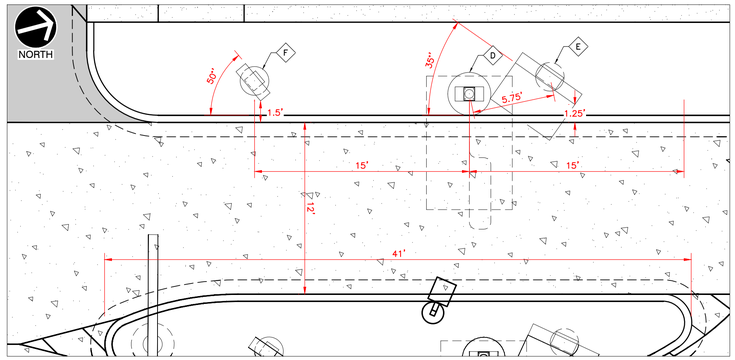
17 ED PERRY BOULEVARD
OXFORD, MS 38655

SITE PLAN

DATE:	APRIL 21, 2025
DWG SCALE:	1" = 20'
PROJECT NO:	356-981
DRAWN BY:	AWM
CHECKED BY:	THA
APPROVED BY:	DSR

DRAWING NO.:
C200
SHEET 4 OF 20

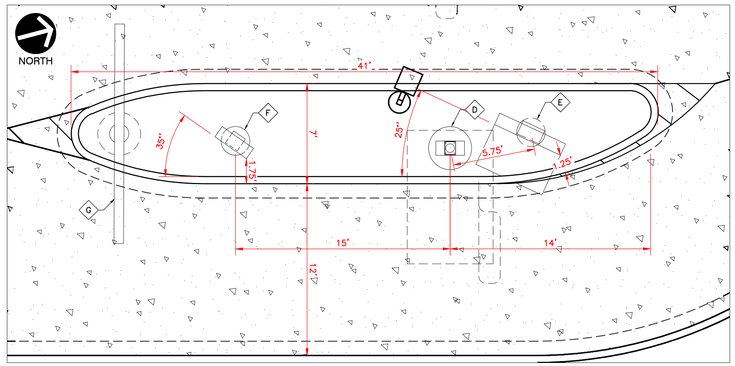
\\cecinc.com\jobs\projects\356-001\356-981\CAD\dwg\CIVIL\356981-CIVIL-C200.dwg[C200 - SITE PLAN] LS:6/17/2026 - smmiley - LP: 6/17/2026 4:18 PM



PRIMARY LANE DETAILED VIEW

SCALE IN FEET

0 5 10



SECONDARY LANE DETAILED VIEW

SCALE IN FEET

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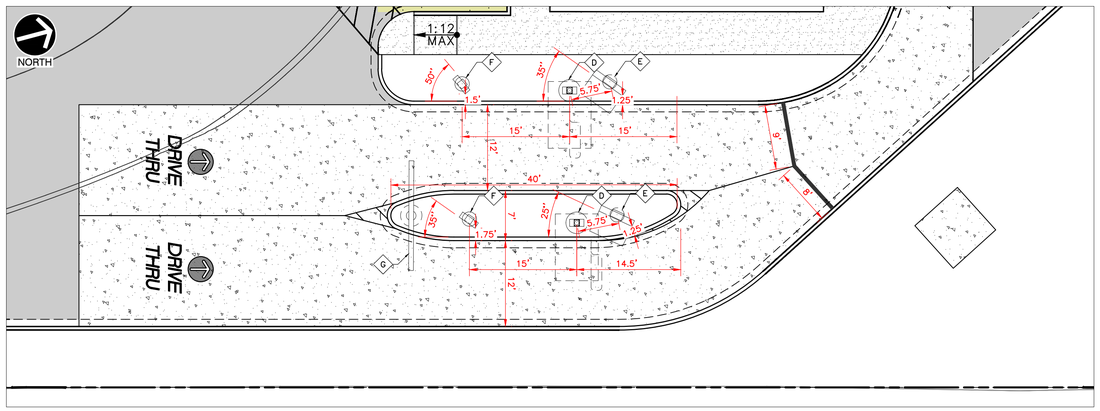

DRIVE THRU DETAILED VIEW

SCALE IN FEET

0 10 20

NOTES

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3. EXISTING SITE INFORMATION PREPARED BY BLEW AND ASSOCIATES, DATED DECEMBER 4, 2024.

LEGEND

- EXISTING SUBJECT PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING ROADWAY CENTERLINE
- EXISTING SETBACK
- EXISTING VEGETATION
- EXISTING GRAVEL
- EXISTING STORM STRUCTURES
- EXISTING WATER UTILITIES
- EXISTING SANITARY UTILITIES
- EXISTING FIBER OPTIC UTILITIES
- EXISTING ELECTRIC UTILITIES
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED STANDARD CONCRETE PAVEMENT
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PAVEMENT STRIPING
- PROPOSED DRIVE-THRU PARKING
- PROPOSED MCDELIVERY PARKING
- PROPOSED CURB SIDE PICK-UP PARKING
- PROPOSED STORM STRUCTURES
- PROPOSED WATER UTILITIES
- PROPOSED SANITARY CLEANOUT
- PROPOSED GREASE TRAP
- PROPOSED LIGHT POLE
- ET — PROPOSED TRANSFORMER
- PROPOSED 5'X5' LANDING

McDONALD'S SIGN LEGEND

- A — McDONALD'S DIRECTIONAL ENTER SIGN. REFER TO ARCHITECTURAL AND/OR SIGN VENDOR PLANS FOR SIGN AND STRUCTURAL DETAILS.
- B — McDONALD'S DIRECTIONAL EXIT SIGN. REFER TO ARCHITECTURAL AND/OR SIGN VENDOR PLANS FOR SIGN AND STRUCTURAL DETAILS.
- C — McDONALD'S ROAD SIGN. REFER TO ARCHITECTURAL AND/OR SIGN VENDOR PLANS FOR DETAILS.
- D — McDONALD'S DRIVE-THRU CANOPY. REFER TO ARCHITECTURAL AND/OR SIGN VENDOR PLANS FOR SIGN AND STRUCTURAL DETAILS.
- E — McDONALD'S DIGITAL MENU BOARD. REFER TO ARCHITECTURAL AND/OR SIGN VENDOR PLANS FOR SIGN AND STRUCTURAL DETAILS.
- F — McDONALD'S DIGITAL PRE-BROWSE MENU BOARD. REFER TO ARCHITECTURAL AND/OR SIGN VENDOR PLANS FOR SIGN AND STRUCTURAL DETAILS.
- G — McDONALD'S GATEWAY SIGN (DOUBLE ARM). REFER TO ARCHITECTURAL AND/OR SIGN VENDOR PLANS FOR SIGN AND STRUCTURAL DETAILS.
- H1 — McDONALD'S ROLL FORWARD – ("TURN LEFT") DRIVE-THRU SIGN. REFER TO ARCHITECTURAL AND/OR SIGN VENDOR PLANS FOR DETAILS.
- H2 — McDONALD'S ROLL FORWARD – ("PULL AHEAD") DRIVE-THRU SIGN. REFER TO ARCHITECTURAL AND/OR SIGN VENDOR PLANS FOR DETAILS.
- H3 — McDONALD'S ROLL FORWARD – ("PICK UP HERE") DRIVE-THRU SIGN. REFER TO ARCHITECTURAL AND/OR SIGN VENDOR PLANS FOR DETAILS.
- I — McDONALD'S McDELIVERY – ("COURIER PARKING") SIGN. REFER TO ARCHITECTURAL AND/OR SIGN VENDOR PLANS FOR DETAILS.
- J — McDONALD'S ("CURBSIDE PICK UP") SIGN. REFER TO ARCHITECTURAL AND/OR SIGN VENDOR PLANS FOR DETAILS.
- K — FLAGPOLE AND BASE. REFER TO ARCHITECTURAL AND/OR SIGN VENDOR PLANS FOR SIGN AND STRUCTURAL DETAILS. GENERAL CONTRACTOR TO COORDINATE WITH CONSTRUCTION MANAGER REGARDING ILLUMINATION OF FLAG.

NOTE:
ALL SIGNS/LOCATIONS/ORIENTATION SHALL BE CONFIRMED BY McDONALD'S/OPERATOR AND COORDINATED WITH SIGNAGE BRAND BOOK (BY OTHERS).

REVISION RECORD

NO	DATE	DESCRIPTION
1	4/25/2026	RESUBMITTAL SET
2	6/10/2026	REVISION 1: DEVELOPER REQUESTED CHANGES

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10300 Alliance Road
Suite 300
Cincinnati, OH 45242
Ph: 513.985.0226
www.cecinc.com

Civil & Environmental Consultants, Inc.

McDONALD'S RESTAURANT
NSN45449 (023-0351)
17 ED PERRY BOULEVARD
OXFORD, MS 38655

ENLARGED SITE PLAN

DATE:	APRIL 21, 2025
DWG SCALE:	AS NOTED
PROJECT NO:	356-981
APPROVED BY:	DSR
DRAWN BY:	AWM
CHECKED BY:	THA

DRAWING NO.: **C201**

SHEET 5 OF 20

DAVID S. ROOS JR. LICENSED PROFESSIONAL ENGINEER 35497 STATE OF MISSISSIPPI
06/22/2026

Mississippi 811
811 or 800-227-6477
https://www.ms811.org

NOTE TO CONTRACTOR: PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, BROADBAND, PHONE, SANITARY AND STORM SEWERS. ANY CONFLICT SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND APPROPRIATE AUTHORITIES

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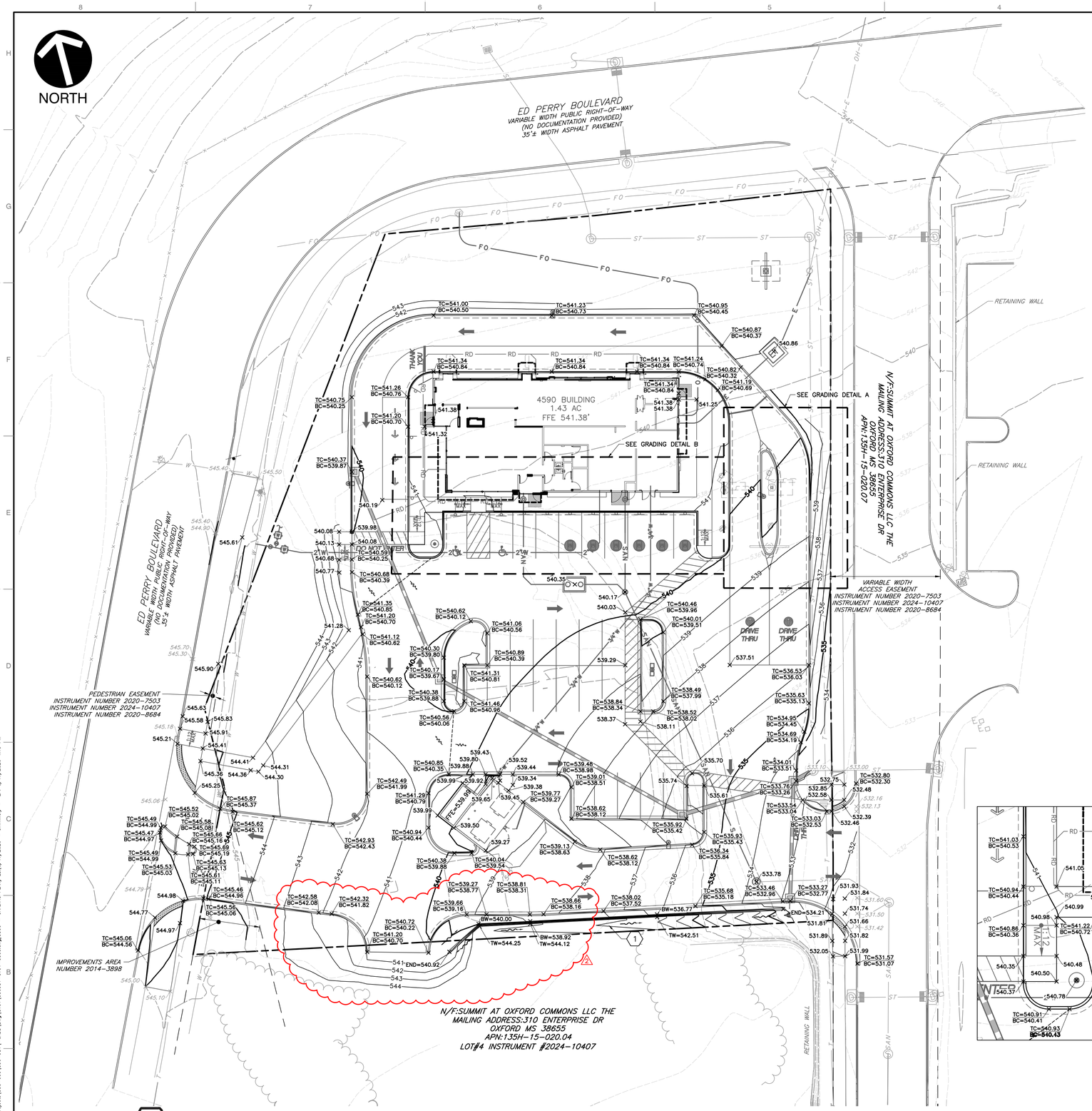
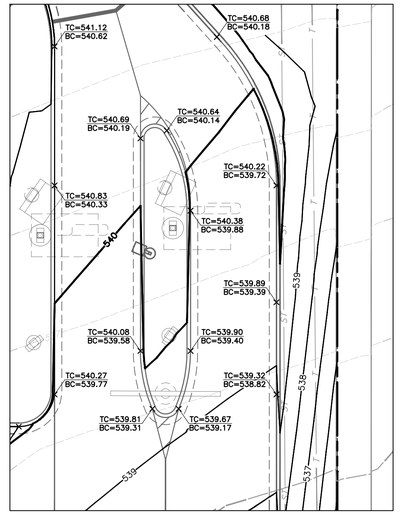
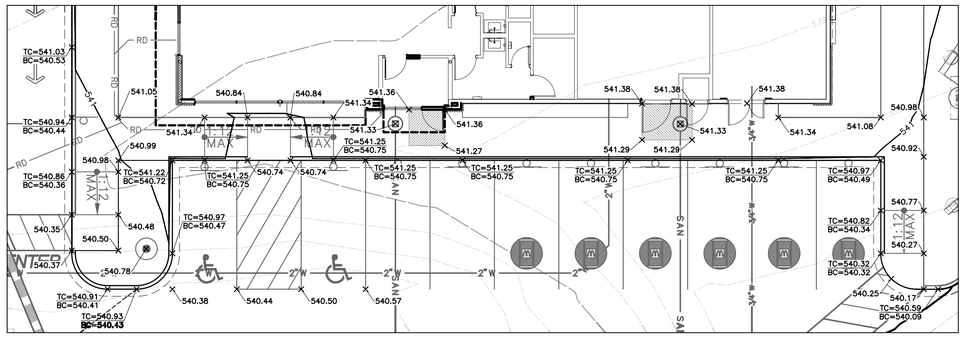
NORTH







SCALE IN FEET
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NOTES

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3. EXISTING SITE INFORMATION PREPARED BY BLEW AND ASSOCIATES, DATED DECEMBER 4, 2024.

LEGEND

- EXISTING SUBJECT PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING ROADWAY CENTERLINE
- EXISTING VEGETATION
- EXISTING GRAVEL
- EXISTING STORM PIPE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD WIRE
- EXISTING TELEPHONE LINE
- EXISTING STORM STRUCTURES
- EXISTING WATER UTILITIES
- EXISTING SANITARY UTILITIES
- EXISTING FIBER OPTIC UTILITIES
- EXISTING ELECTRIC UTILITIES
- PROPOSED STORM PIPE
- PROPOSED ROOF DRAIN
- PROPOSED ¾" WATER LINE
- PROPOSED 2" WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED UNDERGROUND ELECTRIC LINE
- PROPOSED FIBER OPTIC LINE
- PROPOSED STORM STRUCTURES
- PROPOSED WATER UTILITIES
- PROPOSED SANITARY CLEANOUT
- PROPOSED GREASE TRAP
- PROPOSED LIGHT POLE
- PROPOSED TRANSFORMER
- PROPOSED INDEX (MAJOR) CONTOUR
- PROPOSED INTERMEDIATE (MINOR) CONTOUR
- PROPOSED LIMITS OF DISTURBANCE
- EXISTING SPOT ELEVATION
- PROPOSED SPOT OR CURB ELEVATION
- PAVEMENT SAWCUT

GENERAL NOTES

1. TW AND BW INDICATES THE PROPOSED GROUND ELEVATIONS AT THE TOP AND BOTTOM OF THE WALLS. WALLS MAY EXTEND ABOVE OR BELOW THE ELEVATIONS SHOWN.

KEY NOTES

1. PROPOSED 6" DEEP DITCH BEHIND RETAINING WALL.

Mississippi811
811 or 800-227-6477
https://www.ms811.org

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REVISION RECORD

NO	DATE	DESCRIPTION
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2	6/19/2026	REVISION 1: DEVELOPER REQUESTED CHANGES

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McDONALD'S RESTAURANT
NSN45449 (023-0351)
17 ED PERRY BOULEVARD
OXFORD, MS 38655

GRADING PLAN

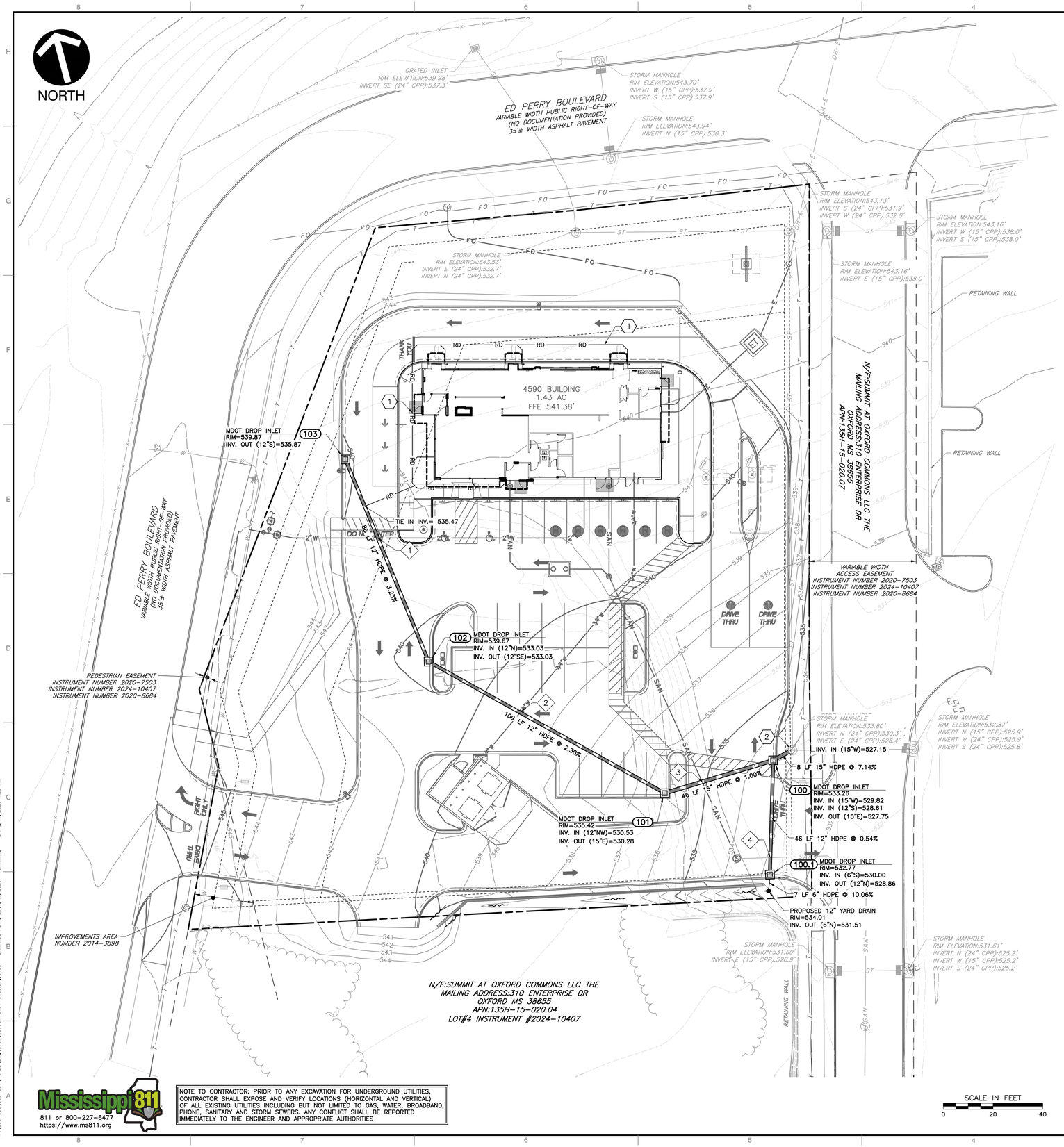
DATE:	APRIL 21, 2025
DWG SCALE:	1" = 20'
PROJECT NO:	356-981
APPROVED BY:	DSR
DRAWN BY:	AWM
CHECKED BY:	THA

DAVID S. ROOS, JR. LICENSED PROFESSIONAL ENGINEER 35497 STATE OF MISSISSIPPI
06/22/2026

DRAWING NO.: **C300**

SHEET 6 OF 20

\\cecinc.com\global\projects\350-001\356-981\1-CAD\Dwg\CIVIL\356981-CIVIL-C300.dwg|C300 - GRADING PLAN| LS:6/17/2026 - xmmiller| - LP: 6/17/2026 4:19 PM



NOTES

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3. EXISTING SITE INFORMATION PREPARED BY BLEW AND ASSOCIATES, DATED DECEMBER 4, 2024.

LEGEND

- EXISTING SUBJECT PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- 540 EXISTING INDEX (MAJOR) CONTOUR
- 541 EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING ROADWAY CENTERLINE
- EXISTING SETBACK
- EXISTING VEGETATION
- EXISTING GRAVEL
- ST EXISTING STORM PIPE
- W EXISTING WATER LINE
- SAN EXISTING SANITARY SEWER LINE
- FO EXISTING FIBER OPTIC LINE
- OH-E EXISTING OVERHEAD WIRE
- T EXISTING TELEPHONE LINE
- EXISTING STORM STRUCTURES
- EXISTING WATER UTILITIES
- EXISTING SANITARY UTILITIES
- EXISTING FIBER OPTIC UTILITIES
- EXISTING ELECTRIC UTILITIES
- PROPOSED STORM PIPE
- RD RD PROPOSED ROOF DRAIN
- ¾"W PROPOSED ¾" WATER LINE
- 2"W PROPOSED 2" WATER LINE
- SAN PROPOSED SANITARY SEWER LINE
- E PROPOSED UNDERGROUND ELECTRIC LINE
- FO PROPOSED FIBER OPTIC LINE
- PROPOSED STORM STRUCTURES
- PROPOSED WATER UTILITIES
- PROPOSED SANITARY CLEANOUT
- PROPOSED GREASE TRAP
- PROPOSED LIGHT POLE
- ET PROPOSED TRANSFORMER
- 540 PROPOSED INDEX (MAJOR) CONTOUR
- 541 PROPOSED INTERMEDIATE (MINOR) CONTOUR

KEY NOTES

1. PROPOSED 6" PVC SDR-35 ROOF DRAIN @ MIN. 1% SLOPE.
2. CONNECT TO EXISTING STORM MANHOLE.

STORM CROSSINGS*

1. GRADE= 541.37
   WATER INV.=537.27
   STORM INV.=534.77
2. GRADE=539.48
   WATER INV.=535.78
   STORM INV.=532.16
3. GRADE=535.11
   STORM INV.=530.12
   SANITARY INV.=528.06
4. GRADE=532.86
   STORM INV.=528.82
   SANITARY INV.=526.82±

*SANITARY CONNECTION POINT DEPTH NOT CONFIRMED. CONTRACTOR TO FIELD VERIFY.

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17 ED PERRY BOULEVARD
OXFORD, MS 38655

DRAINAGE PLAN

DATE:	APRIL 21, 2025
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PROJECT NO:	356-981
DRAWN BY:	AWM
CHECKED BY:	THA
APPROVED BY:	DSR

DAVID S. ROOS JR. LICENSED PROFESSIONAL ENGINEER 35497 STATE OF MISSISSIPPI
06/27/2026

DRAWING NO.: C400

SHEET 7 OF 20

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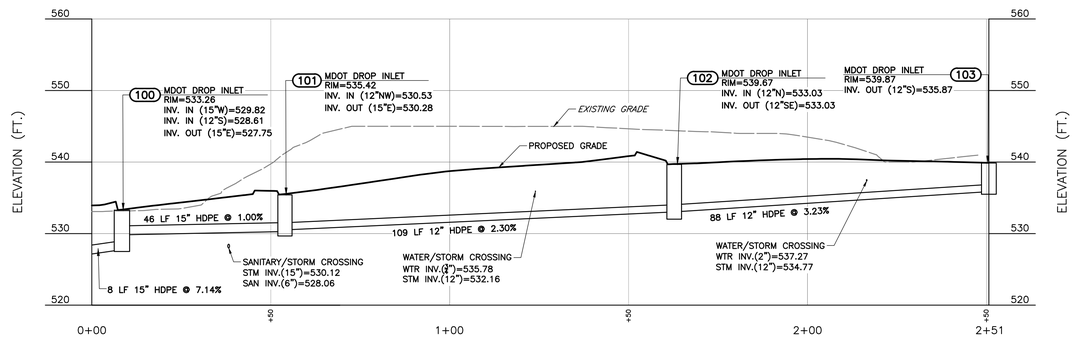
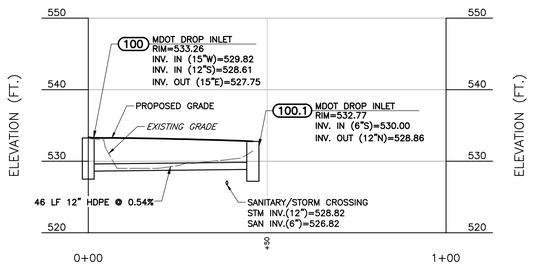


STORM EX-103 PROFILE

SCALE H:1"=20'; V:1"=10'



STORM 100-100.1 PROFILE

SCALE H:1"=20'; V:1"=10'

SCALE IN FEET (HORIZONTAL)
0 20 40

SCALE IN FEET (VERTICAL)
0 10 20

DAVID S. ROOS JR.
LICENSED PROFESSIONAL ENGINEER
35497
STATE OF MISSISSIPPI
06/27/2026

Mississippi811
811 or 800-227-6477
https://www.ms811.org

NOTE TO CONTRACTOR: PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, BROADBAND, PHONE, SANITARY AND STORM SEWERS. ANY CONFLICT SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND APPROPRIATE AUTHORITIES

REVISION RECORD

NO	DATE	DESCRIPTION
1	4/23/2026	RESUBMITTAL SET
2	6/16/2026	REVISION 1: DEVELOPER REQUESTED CHANGES

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC, INC. SURVEYING IN THE STATE OF MISSISSIPPI WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC

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Ph: 513.985.0226
www.cecinc.com

McDONALD'S RESTAURANT
NSN45449 (023-0351)
17 ED PERRY BOULEVARD
OXFORD, MS 38655

DRAINAGE PROFILES

DATE:	APRIL 21, 2025	DRAWN BY:	AWM
DWG SCALE:	AS SHOWN	CHECKED BY:	THA
PROJECT NO:			356-981
APPROVED BY:			DSR

DRAWING NO.:

C401

SHEET 8 OF 20

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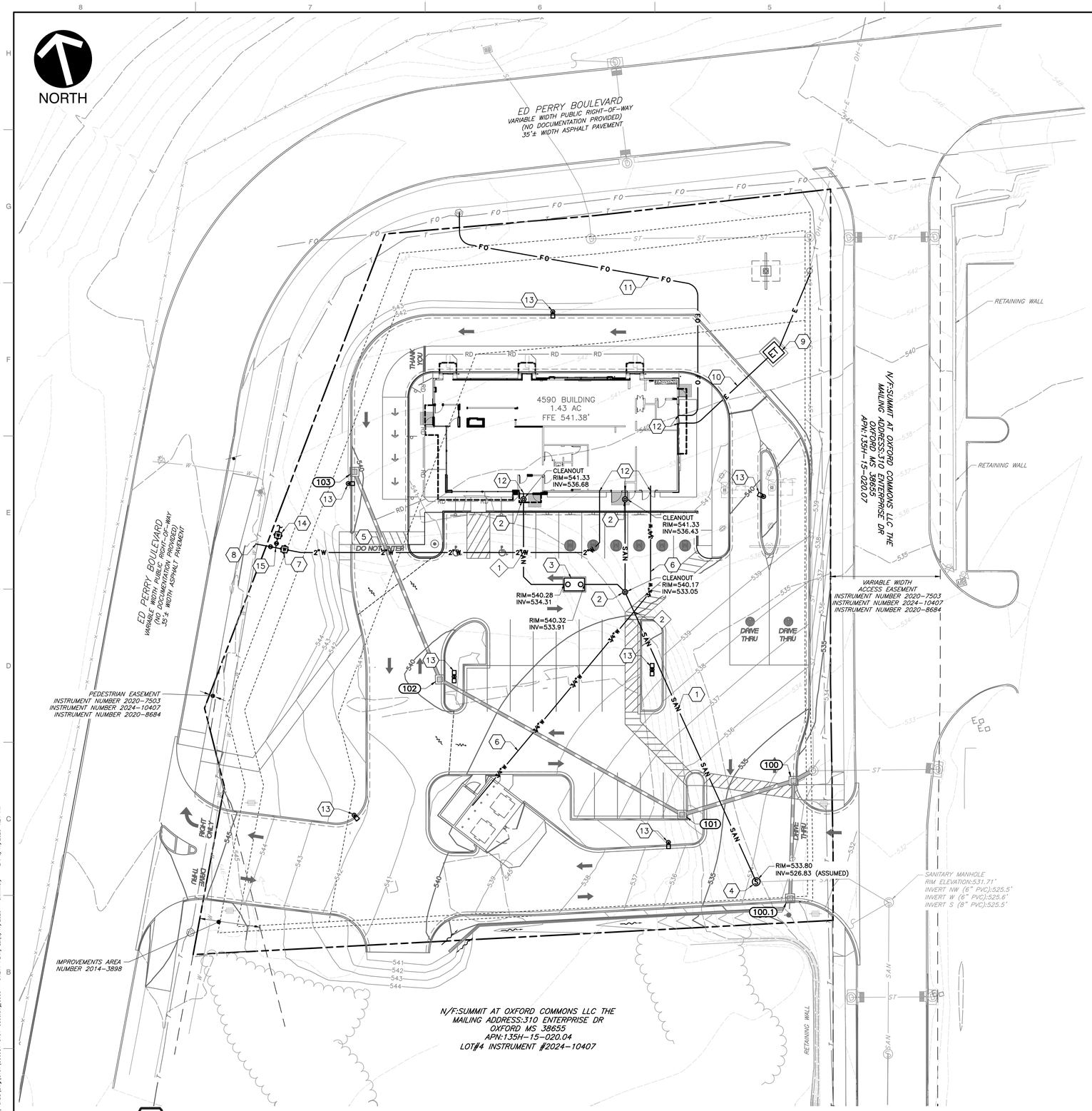

SCALE IN FEET
0 20 40

NOTES

1. SEE SHEET C001 FOR GENERAL NOTES.
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3. EXISTING SITE INFORMATION PREPARED BY BLEW AND ASSOCIATES, DATED DECEMBER 4, 2024.

LEGEND

- EXISTING SUBJECT PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING ROADWAY CENTERLINE
- EXISTING SETBACK
- EXISTING VEGETATION
- EXISTING GRAVEL
- EXISTING STORM PIPE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD WIRE
- EXISTING TELEPHONE LINE
- EXISTING STORM STRUCTURES
- EXISTING WATER UTILITIES
- EXISTING SANITARY UTILITIES
- EXISTING FIBER OPTIC UTILITIES
- EXISTING ELECTRIC UTILITIES
- PROPOSED STORM PIPE
- PROPOSED ROOF DRAIN
- PROPOSED ¾" WATER LINE
- PROPOSED 2" WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED UNDERGROUND ELECTRIC LINE
- PROPOSED FIBER OPTIC LINE
- PROPOSED STORM STRUCTURES
- PROPOSED WATER UTILITIES
- PROPOSED SANITARY CLEANOUT
- PROPOSED GREASE TRAP
- PROPOSED LIGHT POLE
- PROPOSED TRANSFORMER
- PROPOSED INDEX (MAJOR) CONTOUR
- PROPOSED INTERMEDIATE (MINOR) CONTOUR

KEY NOTES

1. PROPOSED 6" PVC SDR-26 SANITARY SEWER LATERAL AT MINIMUM 2.08% SLOPE PER OXFORD UTILITIES SPECIFICATIONS.
2. PROPOSED SANITARY SEWER CLEANOUT.
3. PROPOSED GREASE INTERCEPTOR. CONTRACTOR TO COORDINATE WITH PLUMBING PLAN.
4. PROPOSED SANITARY SEWER CONNECTION POINT AT EXISTING 6" SANITARY CLEANOUT. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH PRIOR TO CONSTRUCTION.
5. PROPOSED 2" TYPE K COPPER DOMESTIC WATER SERVICE LINE.
6. PROPOSED ¾" TYPE K COPPER DOMESTIC WATER SERVCE LINE TO DUMPSTER HOSE BIB.
7. PROPOSED 2" DOMESTIC METER BOX AND VALVE PER OXFORD UTILITIES SPECIFICATIONS.
8. PROPOSED WATER SERVICE CONNECTION POINT AT EXISTING WATER LINE. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH PRIOR TO CONSTRUCTION.
9. PROPOSED ELECTRIC TRANSFORMER AND CONCRETE PAD PER NORTHEAST MISSISSIPPI ELECTRIC POWER SPECIFICATIONS. CONTRACTOR TO COORDINATE WITH NEMEP AND MEP PLANS.
10. PROPOSED UNDERGROUND ELECTRIC PER NORTHEAST MISSISSIPPI ELECTRIC POWER SPECIFICATIONS. CONTRACTOR TO COORDINATE WITH NEMEP FOR CONNECTION POINT.
11. PROPOSED UNDERGROUND FIBER OPTIC LINE PER AT&T SPECIFICATIONS. CONTRACTOR TO COORDINATE WITH AT&T FOR CONNECTION POINT.
12. PROPOSED BUILDING UTILITY CONNECTION. REFER TO MEP PLANS FOR EXACT SIZE AND LOCATION.
13. PROPOSED LIGHT POLE. REFER TO PHOTOMETRIC PLAN (BY OTHERS).
14. PROPOSED DOMESTIC METER FOR 1" IRRIGATION SERVICE PER TOWN OF OXFORD SPECIFICATIONS.
15. PROPOSED WATER TEE PER TOWN OF OXFORD STANDARDS.

UTILITY CROSSINGS*

1. GRADE=540.59
   WATER INV.=537.89
   SANITARY INV.=535.64
2. GRADE=540.01
   WATER INV.=534.95
   SANITARY INV.=531.22

*SANITARY CONNECTION POINT DEPTH NOT CONFIRMED. CONTRACTOR TO FIELD VERIFY.

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DAVID S. ROOS, JR.
REGISTERED PROFESSIONAL ENGINEER
35497
STATE OF MISSISSIPPI
06/27/2025

REVISION RECORD

NO	DATE	DESCRIPTION
1	4/25/2025	RESUBMITTAL SET
2	6/19/2025	REVISION 1 - DEVELOPER REQUESTED CHANGES

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McDONALD'S RESTAURANT
NSN45449 (023-0351)
17 ED PERRY BOULEVARD
OXFORD, MS 38655

UTILITY PLAN

DATE:	APRIL 21, 2025
DWG SCALE:	1" = 20'
PROJECT NO:	356-981
DRAWN BY:	AWM
CHECKED BY:	THA
APPROVED BY:	DSR

DRAWING NO.:
C500
SHEET 9 OF 20

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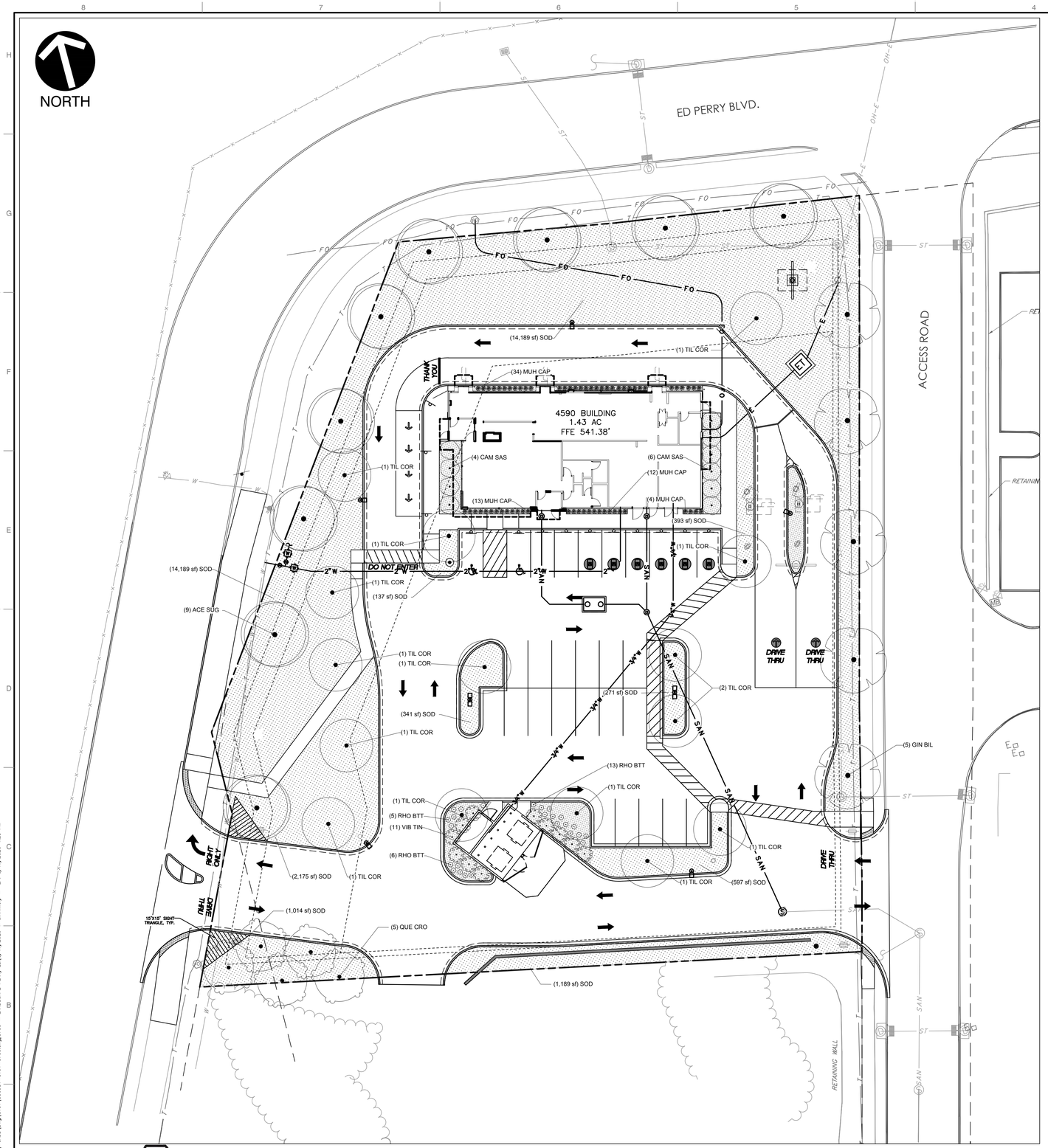

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NOTES

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LEGEND

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- EXISTING SETBACK
- EXISTING STORM STRUCTURES
- EXISTING WATER UTILITIES
- EXISTING SANITARY UTILITIES
- EXISTING FIBER OPTIC UTILITIES
- EXISTING ELECTRIC UTILITIES
- PROPOSED STORM STRUCTURES
- PROPOSED WATER UTILITIES
- PROPOSED SANITARY CLEANOUT
- PROPOSED GREASE TRAP
- PROPOSED LIGHT POLE
- ET — PROPOSED TRANSFORMER

PLANT SCHEDULE						
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CALIPER	SIZE
LARGE TREES						
	ACE SUG	9	ACER SACCHARUM / SUGAR MAPLE SINGLE STRAIGHT LEADER, MATCH SPECIMEN	B&B	3" CAL.	12'-14' HT.
	GIN BIL	5	GINKGO BILOBA / MAIDENHAIR TREE SINGLE STRAIGHT LEADER, MATCH SPECIMEN	B&B	3" CAL.	12'-14' HT.
	QUE CRO	5	QUERCUS PALUSTRIS 'CROWNRIGHT' / CROWNRIGHT PIN OAK SINGLE STRAIGHT LEADER; MATCH TO SPECIMEN	B&B	2" CAL.	12'-14' HT.
	TIL COR	15	TILIA CORDATA / LITTLELEAF LINDEN SINGLE STRAIGHT LEADER, MATCH SPECIMEN	B&B	2" CAL.	12'-14' HT.
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	HEIGHT	SPACING
SHRUBS						
	MUH CAP	63	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS FULL TO GROUND; MATCH SPECIMEN	NO. 3 CONT.	24" HT. MIN	AS SHOWN
	RHO BTT	25	RHODODENDRON X 'ROBLED' / AUTUMN CHIFFON® ENCORE® AZALEA FULL TO GROUND; MATCH SPECIMEN	NO. 3 CONT.	24" HT. MIN	AS SHOWN
EVERGREEN SHRUB						
	CAM SAS	10	CAMELLIA SASANQUA / SASANQUA CAMELLIA FULL TO GROUND; MATCH SPECIMEN	NO. 5 CONT.	24" HT. MIN	AS SHOWN
	VIB TIN	11	VIBURNUM TINUS / LAURUSTINUS FULL TO GROUND; MATCH SPECIMEN	NO. 5 CONT.	24" HT. MIN	AS SHOWN
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME			
GROUND COVERS						
	MULCH	1,617 SF	MULCH BED / MULCH			
SOD						
	SOD	20,306 SF	CYNODON DACTYLON 'SAHARA' / SAHARA BERMUDAGRASS			

PARKING LOT ISLAND LANDSCAPE		
Oxford, MS Land Development Code 5.3.3.6 Standards of Parking Islands (pg. 135)		
1 PARKING ISLAND PER 10 PARKING SPACES, 1 LARGE TREE PER ISLAND		
Total number of Parking Lot Islands		6
	Required	Provided
Large Trees	6	6
Number of Parking Spaces	28	28
Number of Required Parking Islands	5	5

8' STREET PERIMETER LANDSCAPING		
Oxford, MS Land Development Code 5.7.7.1 Edges & Buffers (pg. 143)		
8 FT MINIMUM STREET PERIMETER, 1 TREE PER 40 FT		
Buffer Length		698.53 LF
	Required	Provided
Large Trees	18	18

5' PARKING LOT PERIMTER BUFFER		
Oxford, MS Land Development Code 5.3.4.1 Parking Lot Perimeter Design (pg. 136)		
1 LARGE TREE PER 50 LINEAR FEET OR 1 SMALL TREE EVERY 35 LINEAR FEET		
Buffer Length		494.89 LF
	Required	Provided
Large Trees	10	10

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LANDSCAPE PLAN

DATE:	APRIL 21, 2025
DWG SCALE:	1" = 20'
PROJECT NO:	356-981
DRAWN BY:	AWM
CHECKED BY:	ZAC
APPROVED BY:	JJC

DAVID S. ROOS JR. LICENSED PROFESSIONAL ENGINEER 35497 STATE OF MISSISSIPPI
06/22/2026

DRAWING NO.: C700

SHEET 10 OF 20

P:\356-981\CAD\Dwg\C101\356981-C101-C700.dwg|C700 - LANDSCAPE PLAN| LS|6/17/2026 - smmiller| - LPI 6/17/2026 4:25 PM

PLANTING NOTES

1. THE QUANTITIES INDICATED ON THE PLANT MATERIALS SCHEDULE ARE PROVIDED FOR THE BENEFIT OF THE LANDSCAPE CONTRACTOR BUT SHOULD NOT BE ASSUMED TO BE CORRECT. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE QUANTITIES INDICATED. ANY DISCREPANCIES NOTED SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION. IN THE EVENT OF A DISCREPANCY, THE DRAWINGS SHALL GOVERN.
2. NO SUBSTITUTIONS AS TO SIZE, TYPE, SPACING, QUANTITY OR QUALITY OF PLANT MATERIAL SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT. CHANGES IN PLANT MATERIAL MAY REQUIRE RE–APPROVAL BY LOCAL AUTHORITIES. CONTRACTOR IS NOT TO SEEK RE–APPROVAL WITHOUT EXPRESS WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.
3. ALL PLANTS MUST BE NURSERY GROWN, HEALTHY, VIGOROUS, AND FREE FROM ALL PESTS AND DISEASE, BALL AND BURLAP (B&B) OR CONTAINER GROWN AS SPECIFIED IN THE MATERIALS SCHEDULE. ALL PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z–60, LATEST EDITION FOR SIZE AND QUALITY.
4. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED, WITH A SINGLE DOMINANT LEADER, AND MEET THE MINIMUM REQUIREMENTS. TREES WITH A "Y" SHAPE ARE NOT ACCEPTABLE.
5. ALL PLANTS ARE SUBJECT TO REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND OR OWNERS REPRESENTATIVE AT ANY TIME PRIOR TO FINAL ACCEPTANCE.
6. THE DIMENSIONS FOR HEIGHT, SPREAD, AND CALIPER AS SPECIFIED IN THE PLANT MATERIALS SCHEDULE ARE THE MINIMUM DESIRED FOR EACH PLANT. EACH PLANT SHALL BE UNIFORM AND CONSISTENT AS IT PERTAINS TO THE SPECIFICATIONS AND THE INDIVIDUAL SPECIES. ANY PLANT MATERIAL WHICH FAILS THESES SPECIFICATIONS WILL BE REJECTED. THE CONTRACTOR SHALL PROVIDE ACCEPTABLE MATERIAL AT NO ADDITIONAL COST TO THE OWNER. CALIPER SIZE IS NOT TO BE REDUCED. TREES THAT FAIL MINIMUM CALIPER SIZE AS MEASURED IN THE FIELD WILL BE REJECTED AND REPLACEMENTS SHALL BE MADE BY THE CONTRACTOR AT NO ADDITIONAL COST. CALIPER MEASUREMENTS SHALL BE MADE IN ACCORDANCE WITH ANSI STANDARDS.
7. PRIOR TO COMMENCEMENT OF INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES AND SHALL AVOID DAMAGING UTILITIES DURING INSTALLATION. ANY UTILITIES DAMAGED DURING INSTALLATION SHALL BE REPAIRED BY THE LANDSCAPE CONTRACTOR TO THE SATISFACTION OF THE APPROPRIATE UTILITY COMPANY. ALL REPAIRS SHALL BE AT NO COST TO THE OWNER. NO TREES SHALL BE PLANTED WITHIN 10' OF SITE UTILITY LINES. FIELD ADJUST AS NECESSARY AFTER LANDSCAPE ARCHITECT'S APPROVAL.
8. THE LANDSCAPE CONTRACTOR SHALL FIELD STAKE ALL PLANT LOCATIONS PRIOR TO INSTALLATION. THE LANDSCAPE ARCHITECT SHALL APPROVE ALL STAKED LOCATIONS PRIOR TO INSTALLATION. PLANTS INSTALLED PRIOR TO APPROVAL BY THE LANDSCAPE ARCHITECT ARE SUBJECT TO REJECTION AND/ OR REPLACEMENT AT NO ADDITIONAL COST TO THE OWNER.
9. PRE–EMERGENT HERBICIDES, TREFLAN OR EPTAM, SHALL BE APPLIED TO ALL PLANTING BEDS. APPLY AT MANUFACTURERS RECOMMENDATIONS. HERBICIDES SHALL BE INCORPORATED INTO THE SOIL MIXES.
10. APPLY ROOT STIMULATOR, CONTAINING MICRORHIZZA, TO ALL PLANTS PRIOR TO BACK FILLING. APPLY AT MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR TO SUBMIT SAMPLES OF ROOT STIMULATOR TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO USE.
11. ALL DISTURBED AREAS NOT RECEIVING MULCH OR OTHER SPECIFIED IMPROVEMENTS ARE TO BE FINE GRADED TO TRANSITION SMOOTHLY INTO ADJACENT GRADES AND RECEIVE BERMUDA SOD. SEE SOD NOTES BELOW.
12. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANTINGS FOR A PERIOD OF ONE YEAR BEGINNING UPON THE WRITTEN DATE OF SUBSTANTIAL COMPLETION OF THE PROJECT. ANY PLANTS SUBJECT TO REPLACEMENT SHALL BE MADE AT THE END OF THE WARRANTY PERIOD OR AT TIME AS DETERMINED BY THE OWNERS REPRESENTATIVE. ALL PLANTS MUST BE ALIVE AND HEALTHY FOR REVIEW AND APPROVAL BY LOCAL AUTHORITIES AS APPROPRIATE FOR OCCUPANCY PERMIT.
13. THE LANDSCAPE CONTRACTOR SHALL UTILIZE ON–SITE TOPSOIL AS AVAILABLE FROM THE CONTRACTOR. ALL IMPORTED TOPSOIL SHALL BE APPROVED BY THE OWNERS REPRESENTATIVE PRIOR TO PLACEMENT.
14. EXISTING GRASS TO BE REMOVED, IF PRESENT, AND TOPSOIL TO BE SPREAD SMOOTH AND HAND–RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAT 1 INCH IN DIAMETER PRIOR TO LAYING SOD OR TO BE MULCHED WITH A MINIMUM OF 3 INCHES OF AGED, BROWN HARDWOOD BARK, SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED.
15. THE TYPICAL PLANTING SOIL BACKFILL MIX FOR BEDS AND PLANT BACKFILL SHALL CONSIST OF THE FOLLOWING:
    - 2/3 SITE SOIL
    - 1/3 SOIL AMENDMENTS (BY VOLUME AS FOLLOWS)
    - 2 PARTS HUMUS AND OR PEAT
    - 1 PART COARSE RIVER SAND
    - 1 PART STERILIZED COMPOSTED COW MANURE
    - COMMERCIAL FERTILIZER AND LIME AS RECOMMENDED BY THE SOILS TEST REPORT.
    - COMPLETELY BLEND BACKFILL SOIL MIX PRIOR TO PLACEMENT.
18. MULCH SHALL BE BROWN HARDWOOD MULCH WITH NO WEED OR OTHER UNPROCESSED ORGANICS.

LANDSCAPE MAINTENANCE

THE DEVELOPER, ITS SUCCESSOR AND/OR SUBSEQUENT OWNERS AND THEIR AGENTS, SHALL MAINTAIN LANDSCAPING ON THE PROPERTY ON A CONTINUING BASIS FOR THE LIFE OF THE DEVELOPMENT.

1. ALL LANDSCAPING IS SUBJECT TO PERIODIC INSPECTION BY THE PLANNING DIRECTOR OR DESIGNEE. THE CITY MAY CAUSE REMOVAL OF ANY DEAD OR DISEASED TREES, PLANTS AND SHRUBS ON PRIVATE PROPERTY WITHIN THE CITY, WHEN THOSE TREES, PLANTS AND SHRUBS CONSTITUTE A HAZARD TO LIFE AND/OR PROPERTY OR HARBOR INSECTS OR DISEASE WHICH CONSTITUTES A POTENTIAL THREAT TO OTHER TREES, PLANTS OR SHRUBS WITHIN THE CITY. IF THE PLANNING DIRECTOR DETERMINES THAT REMOVAL OF ANY DISEASED TREE, PLANTS OR SHRUBS ARE NECESSARY; THE PLANNING OFFICIAL SHALL PROVIDE THE PROPERTY OWNER WRITTEN NOTICE OF THE REQUIRED MAINTENANCE OR REMOVAL.
2. ALL REQUIRED LANDSCAPING SHALL BE PROVIDED WITH A READILY AVAILABLE AND ACCEPTABLE WATER SUPPLY. UNDERGROUND SPRINKLER SYSTEMS ARE ENCOURAGED FOR ALL REQUIRED STREET YARD LANDSCAPING, PARKING LOT LANDSCAPING, LANDSCAPE BUFFER YARDS, AND LANDSCAPE SCREENING.
3. WARRANTY PERIOD – COMPLETED LANDSCAPING SHALL COMPLY WITH THE APPROVED LANDSCAPE PLAN, INCLUDING THE QUANTITIES, LOCATION, SPECIES, AND SIZE OF PLANTS AND OTHER LANDSCAPE MATERIALS, AND THAT SUCH LANDSCAPING WILL REMAIN IN GOOD CONDITION FREE FROM DEFECTS IN MATERIAL AND/OR WORKMANSHIP DURING THE WARRANTY PERIOD.
   3.1. FOR THE PURPOSE OF THIS SUBSECTION, "WARRANTY PERIOD," MEANS A PERIOD OF ONE YEAR BEGINNING WHEN THE CITY ACCEPTS THE LANDSCAPING AS COMPLETE.
   3.2. DURING THE WARRANTY PERIOD, DEFECTIVE MATERIALS, EQUIPMENT, AND WORKMANSHIP SHALL BE REPAIRED, CORRECTED, OR REPLACED WITHOUT CHARGE OR COST TO THE OWNER. THE CITY MAY AT ANY TIME DURING THE WARRANTY PERIOD INSPECT, PHOTOGRAPH, OR TELEVISE SUCH LANDSCAPING AND SHALL NOTIFY THE DEVELOPER OF ANY NECESSARY REPAIR, CORRECTION, OR REPLACEMENT.

SODDING NOTES

PART 1. GENERAL
THIS WORK SHALL INCLUDE ALL SOIL PREPARATION AND THE STORAGE, TRANSPORTATION, PLACING, AND MAINTENANCE OF SOD AT ALL LOCATIONS SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. TEMPORARY STORAGE OF SOD IS PERMITTED; HOWEVER, TAKE CARE TO MAINTAIN THE SOD IN A LIVE, GROWING CONDITION. SOD SHALL BE REJECTED IF IT IS PERMITTED TO DECAY OR DRY OUT TO THE EXTENT THAT, IN THE JUDGMENT OF THE LANDSCAPE ARCHITECT, ITS SURVIVAL IS DOUBTFUL. DISPOSE OF REJECTED SOD AS DIRECTED BY THE LANDSCAPE ARCHITECT AT NO EXPENSE TO THE OWNER. SET SOD BETWEEN MARCH 1 AND OCTOBER 15 AND WHEN THE SOIL IS IN A WORKABLE CONDITION. CONTRACTOR SHALL COORDINATE INSTALLATION OF SOD WITH COMPLETION OF IRRIGATION SYSTEM. THIS WILL INSURE WATERING OF NEW MATERIAL. DO NOT SET SOD OUT OF SEASON UNLESS SOIL CONDITIONS ARE FAVORABLE AND WRITTEN PERMISSION IS OBTAINED FROM THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR THE SCHEDULING, ORDERING, RECEIVING, STORING, AND INSTALLING OF ALL SODDING MATERIALS.

PART 2. PRODUCTS
SOD: BERMUDA GRASS; NEW SOD CONSISTING OF LIVE, DENSE, WELL ROOTED GROWTH; WELL SUITED FOR THE INTENDED PURPOSE AND SOIL CONDITIONS; COMPLETELY FREE OF NOXIOUS WEEDS AND GRASSES (QUACK GRASS, JOHNSON GRASS, CANADA THISTLE); AND CONTAINING LESS THAN 5 PLANTS OF OBJECTIONABLE WEEDS PER 100 SQUARE FEET IF NURSERY GROWN OR 10 SUCH PLANTS IF FIELD GROWN

FERTILIZER: COMMERCIALLY MANUFACTURED, GRADE 10–10–10; FURNISHED IN STANDARD CONTAINERS THAT ARE CLEARLY MARKED WITH THE NAME, WEIGHT, AND GUARANTEED ANALYSIS OF THE CONTENTS AND THAT ENSURE PROPER PROTECTION IN TRANSPORTATION AND HANDLING; AND IN COMPLIANCE WITH ALL LOCAL, STATE, AND FEDERAL FERTILIZER LAWS AGRICULTURAL LIMESTONE: CONTAINING A MINIMUM OF 85 PERCENT CALCIUM CARBONATE AND MAGNESIUM CARBONATE COMBINED, 85 PERCENT OF WHICH PASSES A NO. 10 MESH SIEVE.

PART 3. EXECUTION
BEFORE BEGINNING SODDING OPERATIONS IN ANY AREA, COMPLETE THE PLACING OF TOPSOIL, FINAL GRADING, AND REMOVAL OF ANY DEBRIS. HAVE THE WORK APPROVED BY THE LANDSCAPE ARCHITECT. A MINIMUM OF 6 INCHES OF GOOD, CLEAN TOPSOIL SHALL BE SPREAD OVER THE CONSTRUCTION AREA. SCARIFY EACH AREA TO BE SODDED A MINIMUM OF 2 INCHES.

APPLY FERTILIZER AND AGRICULTURAL LIMESTONE UNIFORMLY OVER THE SOD BED AT THE RATES SHOWN BELOW. IMMEDIATELY PRIOR TO PLACING SOD, WATER THE SOD BED UNTIL IT IS SATURATED TO A DEPTH OF 1 INCH, AND KEEP IT MOIST UNTIL THE SOD IS PLACED.

A. FERTILIZER: 15 POUNDS PER 1,000 SQUARE FEET OF 10–10–10

B. AGRICULTURAL LIMESTONE: 40 POUNDS PER 1,000 SQUARE FEET

PLACE SOD AS SOON AS PRACTICAL AFTER ITS REMOVAL FROM POINT OF ORIGIN. KEEP IT MOIST WHILE DISPLACED. PLACE SOD BY HAND SO THAT THE EDGES ARE IN CLOSE CONTACT AND IN A POSITION TO BREAK JOINTS WITH THE LONG DIMENSION PERPENDICULAR TO THE SLOPE. FIT AND POUND THE SOD INTO PLACE WITH A 10 INCHES X 10 INCHES WOOD TAMP OR OTHER SIMILAR IMPLEMENTS. IMMEDIATELY AFTER PLACING THE SOD, THOROUGHLY WET AND ROLL IT. TWO WEEKS AFTER THE SOD IS INSTALLED, TOP DRESS AND THOROUGHLY WATER IT. TOP DRESSING SHALL CONSIST OF THE FOLLOWING:

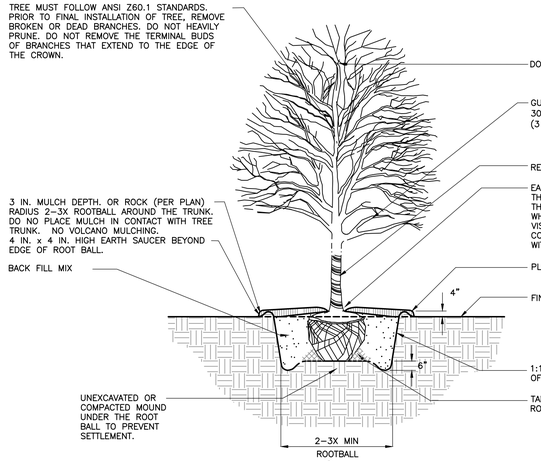
A. 1/2 TO 1 POUND: 38 PERCENT UREA FORMALDEHYDE PER 1,000 SQUARE FEET

B. 20 POUNDS: 6–12–12 PER 1,000 SQUARE FEET

NO EQUIPMENT, MATERIAL STORAGE, CONSTRUCTION TRAFFIC, ETC., WILL BE PERMITTED ON NEWLY SODDED AREAS. DISPOSE OF ALL SURPLUS MATERIAL AS DIRECTED BY THE OWNER THE OWNER WILL REVIEW THE SOD FOR ACCEPTANCE 30 DAYS AFTER INSTALLATION, AT WHICH TIME THE MAINTENANCE PERIOD WILL BEGIN AS STATED IN THESE SPECIFICATIONS. THIS ACCEPTANCE BY THE OWNER IS FOR THE PURPOSES OF PAYMENT ONLY.

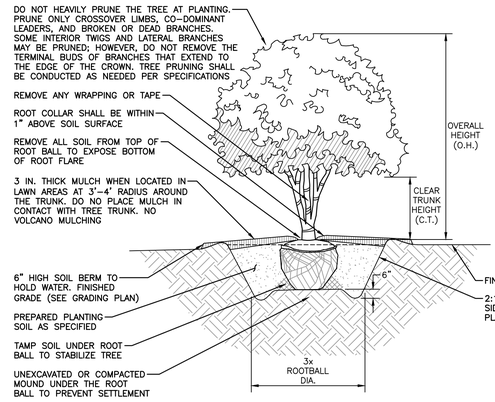
INSPECTIONS
A. THE LANDSCAPE ARCHITECT SHALL INSPECT THE SOD WITHIN 30 DAYS AFTER INSTALLATION AND DETERMINE IF IT IS ACCEPTABLE.

GUARANTEES
A. ESTABLISH AN ACCEPTABLE GROWTH OF THE SPECIFIED SOD ON ALL AREAS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. AN AREA IS CONSIDERED ACCEPTABLE IF THE MAJORITY OF EACH PIECE OF SOD IS ALIVE AND HEALTHY AND GENERALLY FREE FROM WEEDS, INSECT, AND DISEASE.



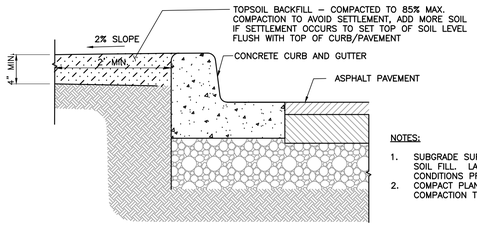
NOTES:
1. UNLESS UNABLE TO STAND ON ITS OWN, TREES ARE NOT TO BE STAKED.
2. PROVIDE POSITIVE DRAINAGE UNDER ALL CIRCUMSTANCES. DRAINAGE SHOULD BE FROM CENTER OF ROOT BALL TO PERIMETER OF ROOT BALL. DO NOT ALLOW PONDING OF WATER UNDER ROOTBALL.
3. REMOVE TOP 1/2 OF WIRE BASKET AFTER PLACING ROOTBALL IN PLANT PIT.
4. REMOVE ROPE TIES & TOP 1/2 OF BURLAP FROM ROOT BALL AFTER PLANTING.
5. POLYPROPYLENE STRAPS MAY BE SUBSTITUTED IN LIEU OF WIRES, ARBORTIE OR EQUIVALENT.
6. SEE PLANTING SCHEDULE AND PLANTING NOTES FOR ADDITIONAL INFORMATION/REQUIREMENTS.

1 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



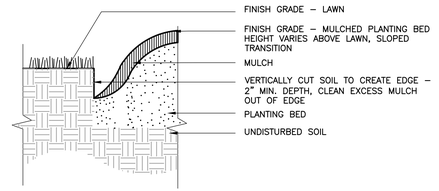
NOTES:
1. TREES SHALL BE STAKED AND GUYED AS DETAILED AND SPECIFIED ONLY IF THE TREE CANNOT STAND ON ITS OWN. TREE STAKING AND GUYING TO BE REMOVED PRIOR TO THE END OF THE WARRANTY PERIOD BY CONTRACTOR.
2. PROVIDE POSITIVE DRAINAGE UNDER ALL CIRCUMSTANCES. DRAINAGE SHOULD BE FROM CENTER OF ROOT BALL TO PERIMETER OF ROOT BALL. DO NOT ALLOW PONDING OF WATER UNDER ROOTBALL.
3. SET TREE AT ORIGINAL DEPTH. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL. NO SYNTHETIC BURLAP WILL BE ACCEPTED.
4. SEE LANDSCAPE PLANTING NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
5. BRANCHING HEIGHT PER PLANTING NOTES AND SPECIFICATIONS.
6. SEE PLANTING SCHEDULE AND PLANTING NOTES FOR ADDITIONAL INFORMATION/REQUIREMENTS.

2 MULTI–TRUNK TREE PLANTING DETAIL
NOT TO SCALE



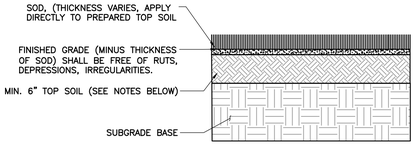
NOTES:
1. SUBGRADE SURFACE TO FREE OF ALL DEBRIS AND CLEAN SOIL FILL. LANDSCAPE ARCHITECT TO APPROVE SUBSOIL CONDITIONS PRIOR TO TOPSOIL PLACEMENT.
2. COMPACT PLANTING SOIL AND SUBSOIL AREAS TO 85% MAX. COMPACTION TO AVOID SETTLEMENT ADJACENT TO PAVEMENTS

3 TOPSOIL BACKFILL DETAIL
NOT TO SCALE



NOTES
1. INSTALL BED EDGE WHEN MULCHED AREAS ABUT LAWN AREAS UNLESS SPECIFIED FOR STEEL EDGING. DO NOT INSTALL UNTIL LAWN IS ESTABLISHED AND SOIL IS FIRM. RE–MULCH EDGE IF SOIL GETS ON PREVIOUSLY INSTALLED MULCH DURING EDGE INSTALLATION.

4 PLANTING BED EDGE DETAIL
NOT TO SCALE



NOTES:
1. MINIMUM TOPSOIL DEPTH IS 6 INCHES.
2. TOPSOIL SHOULD HAVE A GOOD HUMUS CONTENT. THIS CAN BE 20 TONS OF COMPOSTED MANURE PER ACRE OR 170 BALES OF PEAT PER ACRE.
3. TOPSOIL WITH A PH OF 6 OR LESS WILL NEED A LIME AMENDMENT. EVENLY APPLY HYDRATED LIME OR GROUND LIMESTONE TO TOP SOIL UNTIL PH IS ADJUSTED TO BETWEEN 6–7. PH BELOW 5.5 OR ABOVE 7.5 IS UNACCEPTABLE FOR LAWNS.
4. 650 LBS OF SLOW RELEASE WELL BALANCED FERTILIZER 10–10–10 PER ACRE SHOULD BE HARROWED INTO THE TOPSOIL PRIOR TO SEEDING.
5. SODDING IS BEST IN THE LATE SUMMER–EARLY AUTUMN. A HARROW MAY BE USED TO OBTAIN AN EVEN SURFACE THAT IS FIRM. THE SEED MAY BE MECHANICALLY SPREAD INTO THE SURFACE.
6. CONTRACTOR IS RESPONSIBLE FOR ENSURING SOD IS WATERED DURING ESTABLISHMENT.

5 SOD PLANTING
NOT TO SCALE

Mississippi 811
811 or 800–227–6477
https://www.ms811.org

NOTE TO CONTRACTOR: PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, BROADBAND, PHONE, SANITARY AND STORM SEWERS. ANY CONFLICT SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND APPROPRIATE AUTHORITIES

REVISION RECORD

NO	DATE	DESCRIPTION
1	4/23/2026	RESUBMITTAL SET
2	6/16/2026	REVISIONS / DEVELOPER REQUESTED CHANGES

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF MISSISSIPPI WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC.

Civil & Environmental Consultants, Inc.
10300 Alliance Road
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Ph: 513.985.0226
www.cecinc.com

McDONALD'S RESTAURANT
NSN45449 (023-0351)
17 ED PERRY BOULEVARD
OXFORD, MS 38655

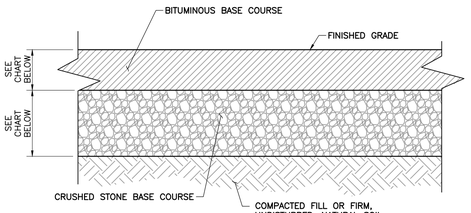
LANDSCAPE DETAILS

DATE:	APRIL 21, 2025
DWG SCALE:	NOT TO SCALE
PROJECT NO:	356-981
DRAWN BY:	AWM
CHECKED BY:	THA
APPROVED BY:	DSR

DAVID S. ROOS, JR. LICENSED PROFESSIONAL ENGINEER 35497 STATE OF MISSISSIPPI 06/27/2026

DRAWING NO.: C701
SHEET 11 OF 20

P:\356–001\356–981\–040\dwg\C701\356981–C701–LANDSCAPE DETAILS 2026.dwg(C701 - LANDSCAPE DETAILS) 2026/6/17 - LP, 6/17/2026 4:25 PM

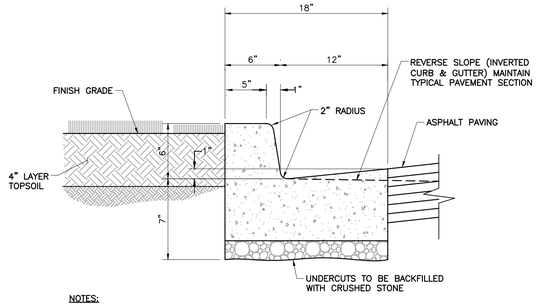


PAVEMENT TYPE	SUFACE COURSE	BINDER COURSE	AGGREGATE BASE	TOTAL THICKNESS
1–LIGHT DUTY (CAR PARKING AREAS)	1.5 IN.	2.50 IN.	6 IN.	10 IN.
2–HEAVY DUTY (DRIVES AND LOADING AREAS)	1.50 IN.	3 IN.	8 IN.	12.50 IN.

NOTES:

1. PAVEMENT THICKNESS SHALL BE PER GEOTECHNICAL REPORT. REFER TO THIS DOCUMENT FOR FURTHER SPECIFICATIONS AND/OR RECOMMENDATIONS.

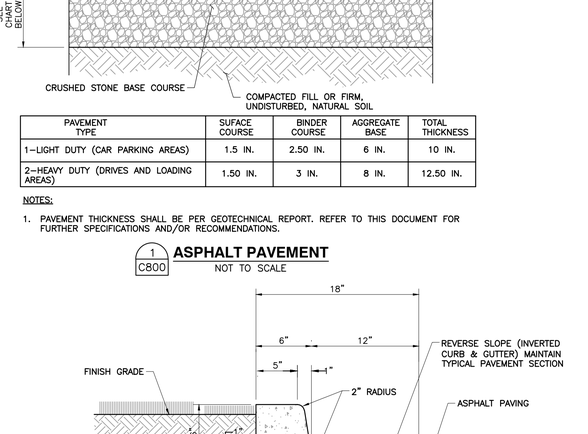
1 C800 ASPHALT PAVEMENT
NOT TO SCALE



NOTES:

1. SEE PAVEMENT SECTION DETAILS FOR PAVEMENT SPECIFICATIONS
2. REFER TO GEOTECHNICAL REPORT FOR FURTHER SPECIFICATIONS AND/OR RECOMMONDATIONS.

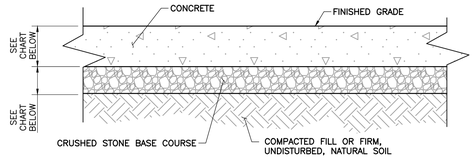
5 C800 CONCRETE CURB AND GUTTER
NOT TO SCALE



NOTES:

1. ACCESSIBLE PARKING SPACE AND ACCESSIBLE ISLE: MAXIMUM 2.0% SLOPE IN ANY DIRECTION.
2. ASPHALT TO CONCRETE BLENDED TRANSITION TO BE COMPLETELY FLUSH, NO LIP.
3. PLACEMENT AND STRIPING SHOWN IN DETAIL IS SCHEMATIC, SEE SITE PLAN FOR CONFIGURATION.
4. ACCESSIBLE AISLE SHALL BE PAINT STRIPED AT 45° ANGLE, EACH 6" WIDE STRIPE AT 24" ON CENTER.

9 C800 ADA ACCESSIBLE PARKING SPACES
NOT TO SCALE

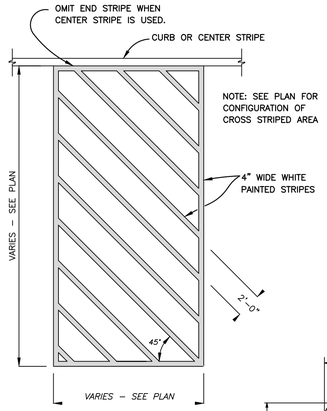


PAVEMENT TYPE	PORTLAND CEMENT CONCRETE	AGGREGATE BASE	TOTAL THICKNESS
1–LIGHT DUTY (CAR PARKING AREAS)	5 IN.	6 IN.	11 IN.
2–HEAVY DUTY (DRIVES AND LOADING AREAS)	6 IN.	6 IN.	12 IN.

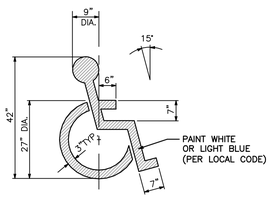
NOTES:

1. PAVEMENT THICKNESS SHALL BE PER GEOTECHNICAL REPORT. REFER TO THIS DOCUMENT FOR FURTHER SPECIFICATIONS AND/OR RECOMMENDATIONS.
2. CONCRETE TO HAVE A MINIMUM 28–DAY COMPRESSIVE STRENGTH OF 4,000 POUNDS PER SQUARE INCH (PSI) AND AIR ENTRAINMENT OF 4 TO 6 PERCENT BY VOLUME.

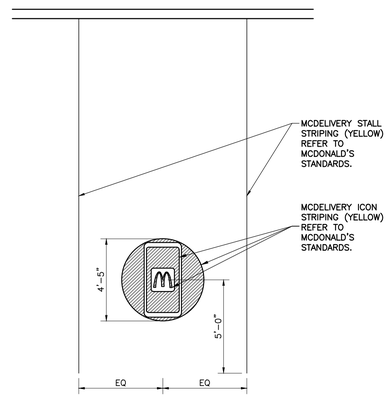
2 C800 CONCRETE PAVEMENT
NOT TO SCALE



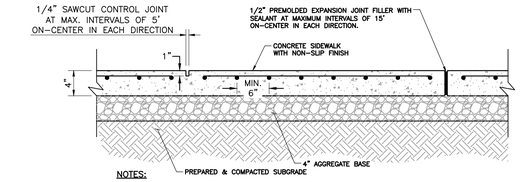
6 C800 PAVEMENT STRIPING
NOT TO SCALE



10 C800 ADA ACCESSIBLE PARKING SYMBOL
NOT TO SCALE



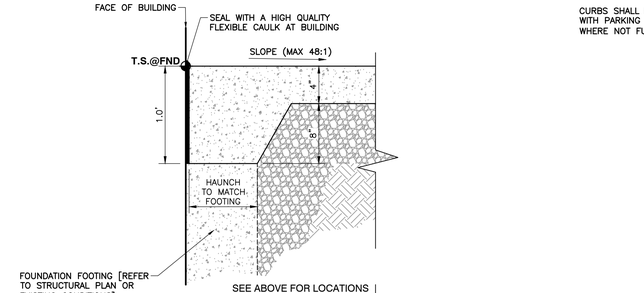
13 C800 CURBSIDE PAVEMENT MARKING DETAIL
NOT TO SCALE



NOTES:

1. PROVIDE MEDIUM BROOM FINISH.
2. SEE PLAN FOR SIDEWALK WIDTHS
3. WHEN CONNECTING TO EXISTING SIDEWALK, SAWCUT AT NEAREST JOINT.
4. CROSS–SLOPE SHALL BE MAXIMUM 48:1.
5. REFER TO GEOTECHNICAL REPORT FOR FURTHER SPECIFICATIONS AND/OR RECOMMENDATIONS (SEE GRADING NOTES ON C001).

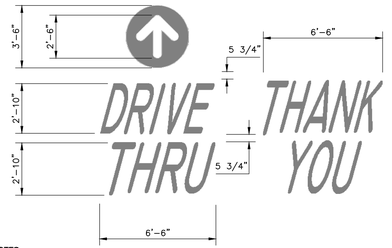
3 C800 CONCRETE SIDEWALK
NOT TO SCALE



NOTES:

1. PROVIDE 1/2" PREMOLDED EXPANSION JOINT @ 25' ON CENTER.
2. PROVIDE TOOLED CONTRACTION JOINTS AT 5' ON CENTER.

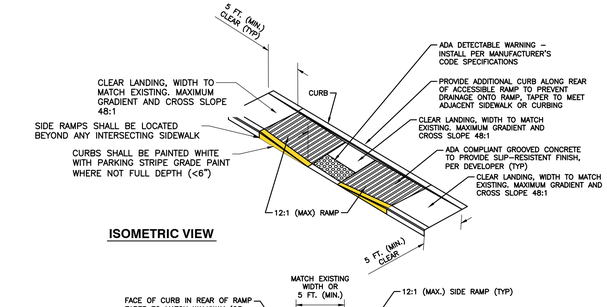
7 C800 COMBINATION CONCRETE CURB/SIDEWALK
NOT TO SCALE



NOTES:

1. YELLOW PAINT (PMS123) IS USED FOR ALL DRIVE–THRU MARKINGS.
2. THE WORDS 'DRIVE–THRU' AND THE CIRCLE ARROW ARE PLACED AT ALL ENTRANCES TO THE LOT APPROX. 25' TO 30' FROM THE CURB OR SIDEWALK.
3. THE WORDS 'DRIVE–THRU' SHOULD BE CENTERED IN THE DRIVEWAY FOR ONE WAY TRAFFIC (ON THE INGRESS SIDE OF THE DRIVE AISLE IF THERE IS TWO WAY TRAFFIC).
4. THE CIRCLE DIRECTIONAL ARROW SHOULD BE CENTERED ABOVE THE WORD 'DRIVE' APPROX. 5' IN TO THE PARKING LOT.
5. IF FIVE OR MORE ARROWS ARE NEEDED TO DIRECT CARS TO THE DRIVE–THRU, PLAN THE CORRECT PLACEMENT OF THE ARROWS TO INCLUDE THE APPLICATION OF THE WORDS 'DRIVE–THRU' WITH AN ARROW CENTERED ABOVE THE WORD 'DRIVE,' ORIENTED TO THE DECISION POINT.
6. THE ARROW ART KNOCKS OUT SO THAT THE ARROW IS THE COLOR OF THE UNDERLYING PAVEMENT.

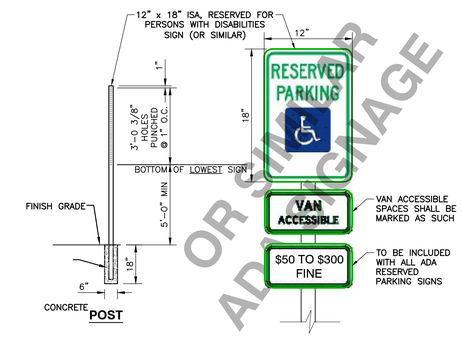
11 C800 PAVEMENT BRANDING DETAIL
NOT TO SCALE



NOTES:

1. ACCESSIBLE SPACE / LOADING AREA: MAXIMUM 48:1 SLOPE IN ANY DIRECTION.
2. RAMP & PAVEMENT TRANSITION TO BE COMPLETELY FLUSH, NO LIP.
3. WHEN RAMP OCCURS ON RADII, MINIMUM CLEAR LANDING WIDTH MUST BE MAINTAINED ON SHORTEST SIDE ALONG CURVE.
4. CONSTRUCT PER A.D.A. & LOCAL STANDARDS.

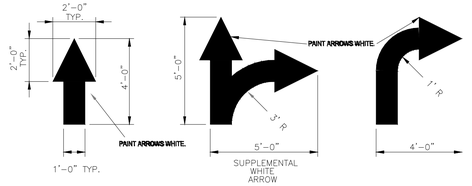
4 C800 ADA DEPRESSED CURB ACCESSIBLE RAMP
NOT TO SCALE



PARTIAL ELEVATION

NOTE:
1. ISA – INTERNATIONAL SYMBOL OF ACCESSIBILITY
2. SIGN MAY BE AFFIXED TO WALL SURFACE
3. SIGN MUST NOT PROTRUDE MORE THAN 4" (IF WALL MOUNTED) OR 12" IF POST MOUNTED HORIZONTALLY INTO PEDESTRIAN PATH.
4. SIGN POST MAY ALTERNATELY BE INSERTED INTO STEEL BOLLARD, ALL REQUIRED DIMENSIONS SHALL BE MAINTAINED

8 C800 ADA ACCESSIBLE PARKING SIGN
NOT TO SCALE



12 C800 DIRECTIONAL ARROWS
NOT TO SCALE

Mississippi 811
811 or 800–227–6477
https://www.ms811.org

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DAVID S. ROOS, JR. REGISTERED PROFESSIONAL ENGINEER 35497 STATE OF MISSISSIPPI
06/27/2026

REVISION RECORD

NO	DATE	DESCRIPTION
1	4/25/2026	RESUBMITTAL SET
2	6/19/2026	REVISION 1 - DEVELOPER REQUESTED CHANGES

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC, INC. ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF MISSISSIPPI WILL BE PROVIDED BY FCC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CORRADO ARCHITECTS, LLC.

CEC
Civil & Environmental Consultants, Inc.
10300 Alliance Road
Suite 300
Cincinnati, OH 45242
Ph: 513.985.0226
www.cecinc.com

McDONALD'S RESTAURANT
NSN45449 (023-0351)
17 ED PERRY BOULEVARD
OXFORD, MS 38655

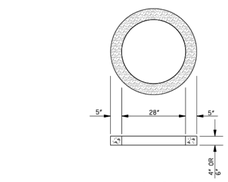
SITE DETAILS

DRAWN BY:	AWM
CHECKED BY:	THA
PROJECT NO:	356-981
APPROVED BY:	DSR
DATE:	APRIL 21, 2025
DWG SCALE:	NOT TO SCALE

DRAWING NO.: **C800**
SHEET 12 OF 20

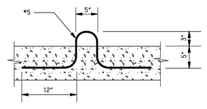
P:\350-001\356-981-CAD\Dwg\C101\356981-C101-C800.dwg(C800 - SITE DETAILS) LS(6/17/2026 - smmiller) - LP: 6/17/2026 4:27 PM

STATE	PROJECT NO.
MISS.	

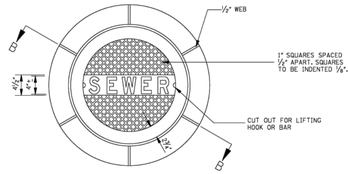


ADJUSTING RING

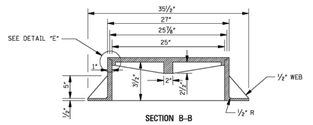
NOTE: ADJUSTING RING IS NOT A PAY ITEM. IF USED TO ADJUST MANHOLE HEIGHT, COST TO BE ABSORBED IN UNIT PRICE BID FOR ADJUSTMENT OF CASTING.



LIFT BAR DETAIL

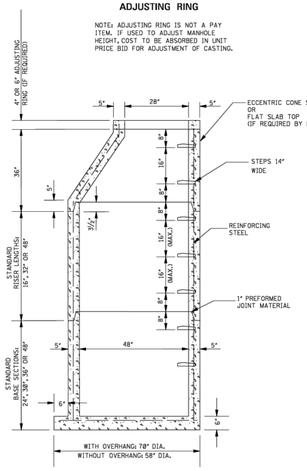


PLAN

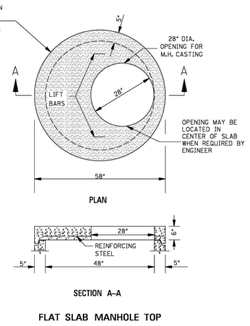


SECTION B-B

FRAME AND COVER CASTING



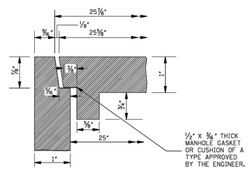
48" PRECAST CONCRETE MANHOLE



PLAN

SECTION A-A

FLAT SLAB MANHOLE TOP



DETAIL "E"

GENERAL NOTES:

1. ALL CONCRETE MANHOLE COMPONENTS SHALL COMPLY WITH ASTM C-478.
2. CASTINGS SHALL BE PLACED ON A MORTAR SEAT THAT IS ½" THICK.
3. THE FOLLOWING TABLE DEPICTS THE WEIGHT OF INDIVIDUAL MANHOLE COMPONENTS:

WEIGHT OF MANHOLE COMPONENTS				
*FRAME AND COVER CASTING = 550 lbs				
ADJUSTING RING				
THICKNESS OF RING (in)	4"			6"
WEIGHT (lbs)	180			270
ECCENTRIC CONE SECTION = 2025 lbs				
FLAT SLAB TOP = 1857 lbs				
RISER SECTION = 800 lbs/ft				
BASE SECTION				
LENGTH OF BASE SECTION (in)	24"	32"	48"	48"
WEIGHT W/ OVERHANG (lbs)	3354	3946	4538	5130
WEIGHT W/O OVERHANG (lbs)	2726	3321	3918	4502

*NOTE: THIS WEIGHT IS THE COMPUTED WEIGHT OF THE CASTING PLUS THE 5% ALLOWED FOR FILLETS AND OVERRUNS AND SHALL BE THE BASIS FOR PAYMENT.

REVISION	DATE	ISSUE DATE: AUGUST 01, 2017

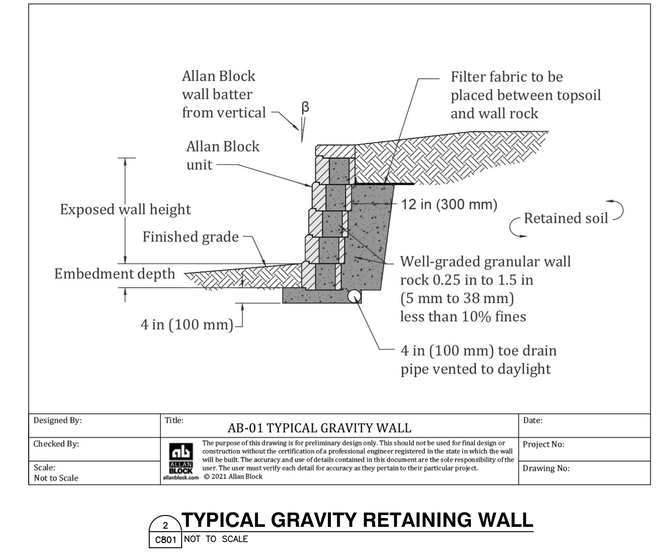
MISSISSIPPI DEPARTMENT OF TRANSPORTATION
ROADWAY DESIGN DIVISION
STANDARD PLAN

STORM SEWER STRUCTURE, PRECAST MANHOLE

MDOT

WORKING NUMBER	SHEET NUMBER
MH-1	6528

1 STANDARD MDOT MANHOLE
C801 NOT TO SCALE



Designed By:	Title: AB-01 TYPICAL GRAVITY WALL	Date:
Checked By:	The purpose of this drawing is for preliminary design only. This should not be used for final design or construction without the certification of a professional engineer registered in the state in which the wall will be built. The accuracy and use of details contained in this document are the sole responsibility of the user. The user must verify each detail for accuracy as they pertain to their particular project. © 2021 Allan Block	Project No:
Scale: Not to Scale	allanblock.com	Drawing No:

2 TYPICAL GRAVITY RETAINING WALL
C801 NOT TO SCALE

REVISION RECORD			
NO	DATE	DESCRIPTION	
1	4/23/2026	RESUBMITTAL SET	
2	6/10/2026	REVISION 1 - DEVELOPER REQUESTED CHANGES	

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC, INC. ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF MISSISSIPPI WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CONSOLE ARCHITECTS, LLC.

Civil & Environmental Consultants, Inc.
10300 Alliance Road
Suite 300
Cincinnati, OH 45242
Ph: 513.985.0226
www.cecinc.com

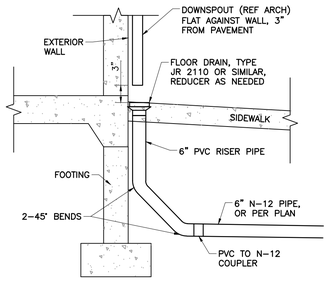
McDONALD'S RESTAURANT
NSN45449 (023-0351)
17 ED PERRY BOULEVARD
OXFORD, MS 38655

SITE DETAILS

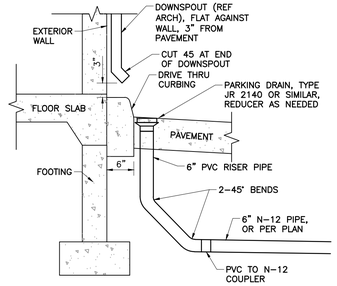
DRAWN BY:	AWM
CHECKED BY:	THA
PROJECT NO:	356-981
APPROVED BY:	DSR
DATE:	APRIL 21, 2025
DWG SCALE:	NOT TO SCALE

DRAWING NO.: **C801**

SHEET 13 OF 20



SIDEWALK LOCATION



DRIVE THRU LOCATION

3 DOWNSPOUT CONNECTION DETAIL
C801 NOT TO SCALE

HOLE OPENING								
ROUND RCP	OPENING			ARCH RCP	OPENING			
	INCHES		CONCRETE TO CONCRETE W.T.		INCHES		CONCRETE TO CONCRETE W.T.	
SIZE	I	HO	OP. OPENING W.T.	SIZE	I	HO	OP. OPENING W.T.	
12	2.00	28	4.8	0.817				-
15	2.25	24	4.5	0.832	18X11	2.25	25.5X18.5	1.5	0.805
18	2.50	26	4.8	0.845	22X13	2.50	38X21	1.5	0.845
21	2.75	28	5.5	0.860	-	-	-	-	-
24	3.00	32	4.8	0.876	29X18	3.00	38X27	1.5	0.873
27	3.25	40	6.5	0.890	-	-	-	-	-
30	3.50	48	5.8	0.118	36X23	3.50	46X33	1.5	0.108

*BASED ON 5" WALL THICKNESS. FOR 7½" WALL, MULTIPLY BY 0.604

MINIMUM PIPE DEPTH TOP OF COVER TO PIPE INVERT			
ROUND RCP SIZE	DEPTH (INCHES)	ARCH RCP SIZE	DEPTH (INCHES)
12	27.0	-	-
15	38.5	18X11	23.5
18	33.0	22X13	25.5
21	35.5	-	-
24	48.0	29X18	38.5
27	45.5	-	-
30	46.0	36X23	35.5

MAXIMUM PIPE SIZE				
INLET OR JUNCTION BOX	ROUND RCP		ARCH RCP	
	IN SIDE	IL SIDE	IN SIDE	IL SIDE
2X2	12	18	NONE	18X11
2X3	12	24	NONE	22X13
3X5	24	30	22X13	36X23

CONCRETE QUANTITIES			
INLET OR JUNCTION BOX	BOTTOM C.Y.	RISER C.Y./FT	COVER C.Y.
2X2	0.874	0.899	0.123
2X3	0.111	0.181	0.285
3X5	0.279	0.275	0.266

NOTE: CONCRETE CUBIC YARDS PER INLET/JUNCTION BOX = BOTTOM + (TOTAL RISER HEIGHT (FT) X C.Y./FT) + COVER - GRATE OPENING - ANY HOLE OPENINGS

GENERAL DATA										
	WALL THICKNESS	INSIDE DIMENSION		OUTSIDE DIMENSION		BASE HEIGHT	RISER HEIGHT	WEIGHTS		
		IW	IL	OW	OL	A	B	BOTTOM	BASE / RISER	COVER
FEET	INCHES	INCHES		INCHES		3" INCREMENTS		LB	LB/FT	LB
2 X 2	5½	24	24	35	35	24 - 54	18 - 48	388	486	589
2 X 3	5	24	36	34	46	24 - 54	18 - 48	458	736	805
3 X 5	5	36	60	46	78	24 - 54	18 - 48	1125	1164	1877

2' X 2' WALL REINFORCEMENT (SQ. IN. PER LIN. FT.)

DEPTH OF INSTALLATION	BASE		TOP RISER		INTERIOR RISER #1		INTERIOR RISER #2		INTERIOR RISER #3		INTERIOR RISER #4	
FT	AREA	LB/FT	AREA	LB/FT	AREA	LB/FT	AREA	LB/FT	AREA	LB/FT	AREA	LB/FT
0 - 4	0.87	5.942	-	-	-	-	-	-	-	-	-	-
4 - 8	0.13	5.862	0.87	3.942	-	-	-	-	-	-	-	-
8 - 12	0.29	7.786	0.87	3.942	0.13	5.862	-	-	-	-	-	-

2' X 3' WALL REINFORCEMENT (SQ. IN. PER LIN. FT.)

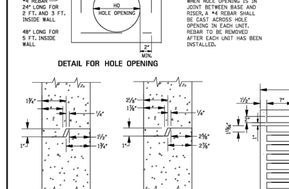
DEPTH OF INSTALLATION	BASE		TOP RISER		INTERIOR RISER #1		INTERIOR RISER #2		INTERIOR RISER #3		INTERIOR RISER #4	
FT	AREA	LB/FT	AREA	LB/FT	AREA	LB/FT	AREA	LB/FT	AREA	LB/FT	AREA	LB/FT
0 - 4	0.18	5.848	-	-	-	-	-	-	-	-	-	-
4 - 8	0.38	5.928	0.18	5.848	-	-	-	-	-	-	-	-
8 - 12	0.25	5.545	0.18	5.848	0.26	5.928	-	-	-	-	-	-

3' X 5' WALL REINFORCEMENT (SQ. IN. PER LIN. FT.)

DEPTH OF INSTALLATION			TOP RISER		INTERIOR RISER #1		INTERIOR RISER #2		INTERIOR RISER #3		INTERIOR RISER #4	
FT	AREA	LB/FT	AREA	LB/FT	AREA	LB/FT	AREA	LB/FT	AREA	LB/FT	AREA	LB/FT
0 - 8	0.58	21.839	0.24	17.5264	-	-	-	-	-	-	-	-
8 - 12	0.74	53.578	0.24	17.5264	0.68	43.316	-	-	-	-	-	-
8 - 16	0.88	61.576	0.24	17.5264	0.68	43.316	0.74	53.578	-	-	-	-
8 - 20	1.14	78.146	0.24	17.5264	0.68	43.316	0.74	53.578	1.02	78.813	-	-
8 - 24	1.44	98.654	0.24	17.5264	0.68	43.316	0.74	53.578	1.02	78.813	1.28	82.835

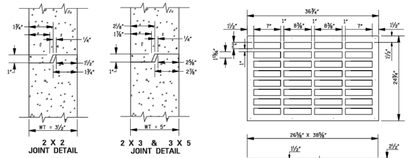
COVER / BOTTOM REINFORCEMENT				
INLET OR JUNCTION BOX	COVER	LBS. OF STEEL	BOTTOM	LBS. OF STEEL
2 X 2	#4 @ 8" C/C	12.247	#4@ #5 @ 8" - 2 X 2	18.559
2 X 3	#4 @ 8" C/C	16.330	#4@ #5 @ 8" - 2 X 3	24.682
3 X 5	#4 @ 8" C/C	36.741	#4@ #5 @ 8" - 3 X 5	51.286

NOTE: REINFORCEMENT STEEL LBS PER INLET/JUNCTION BOX = BOTTOM + TOTAL FOR EACH RISER (TOP PLUS ANY INTERIOR RISERS) BASE HEIGHT + TOTAL HEIGHT OF RISERS) + COVER. HOLE AND GRATE OPENINGS NOT DEDUCTED



DETAIL FOR HOLE OPENING

WHEN HOLE OPENING IS IN JOINT BETWEEN BASE AND RISER, A #4 REBAR SHALL BE CAST ACROSS HOLE OPENING IN EACH UNIT. REBAR TO BE REMOVED AFTER EACH UNIT HAS BEEN INSTALLED.

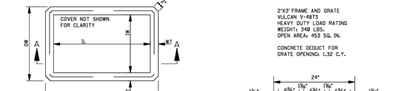


2 X 2 JOINT DETAIL

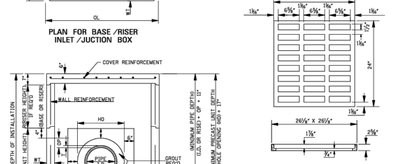
2 X 3 & 3 X 5 JOINT DETAIL

2'X3' FRAME AND GRATE VULCAN V-4873 HEAVY DUTY LOAD RATING WEIGHT= 348 LBS. OPEN AREA= 453 SQ. IN.

CONCRETE DEDUCT FOR GRATE OPENING= 1.32 C.Y.



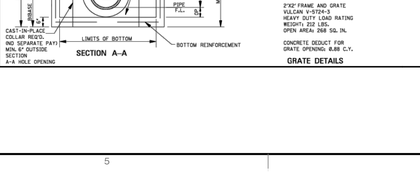
PLAN FOR BASE /RISER INLET /JUNCTION BOX



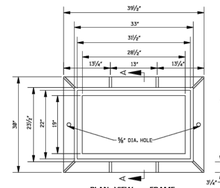
2'X2' FRAME AND GRATE VULCAN V-5724-3 HEAVY DUTY LOAD RATING WEIGHT= 212 LBS. OPEN AREA= 268 SQ. IN.

CONCRETE DEDUCT FOR GRATE OPENING= 0.88 C.Y.

GRATE DETAILS

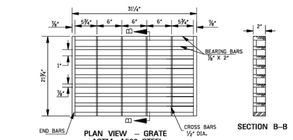


SECTION A-A



PLAN VIEW — FRAME CAST IRON

SECTION A-A

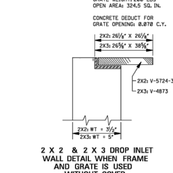


PLAN VIEW — GRATE ASTM A588 STEEL

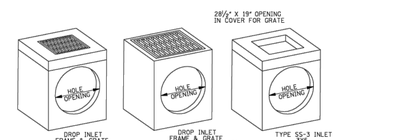
SECTION B-B

MDOT SS-3 GRATE
HEAVY DUTY LOAD RATING
FRAME WEIGHT= 244 LBS.
GRATE WEIGHT= 200 LBS
OPEN AREA= 324.5 SQ. IN.

CONCRETE DEDUCT FOR GRATE OPENING= 0.870 C.Y.



2 X 2 & 2 X 3 DROP INLET WALL DETAIL WHEN FRAME AND GRATE IS USED WITHOUT COVER



DROP INLET FRAME & GRATE IN COVER 2X2, 2X3 & 3X5

DROP INLET FRAME & GRATE IN WALL WITHOUT COVER 2X2 & 2X3

TYPE SS-3 INLET 3X5

GENERAL NOTES:

1. CONCRETE SHALL HAVE COMPRESSIVE STRENGTH OF 4000 PSI MINIMUM AT 28 DAYS.
2. REINFORCING FOR BOTTOM AND WALLS SHALL BE WELDED WIRE FABRIC, ASTM A-185, AND OF THE AREA AS SHOWN IN THE TABLE.
3. REINFORCING FOR COVER SHALL BE ASTM A615/A, AND OF THE SIZE AS SHOWN IN THE TABLE AND DRAWINGS.
4. JOINT TO BE SEALED WITH FLEXIBLE PLASTIC GASKET FOR JOINT CONDUIT, AASHTO SPECIFICATION M-198 OR MDOT SPECIFICATION.
5. 2½" LIFTING HOLES TO BE LOCATED ON EACH SIDE OF BOX SECTIONS FOR HANDLING.
6. GROUT FOR JOINING PIPE TO PRECAST UNITS WILL BE A COMMERCIAL MASONRY GROUT MEETING MDOT SPECIFICATIONS.
7. WHEN INTERIOR RISER UNITS ARE REQUIRED, UNITS SHALL BE MARKED TO IDENTIFY EACH UNIT.
8. CONCRETE & REINFORCING STEEL FOR PRECAST INLETS AND JUNCTION BOXES SHALL BE PAID FOR AS THE CALCULATED QUANTITY SHOWN ON THE RECAP SHEET FOR CAST-IN-PLACE INLETS & JUNCTION BOXES.

REVISION	DATE	ISSUE DATE: AUGUST 01, 2017

MISSISSIPPI DEPARTMENT OF TRANSPORTATION
ROADWAY DESIGN DIVISION
STANDARD PLAN

PRECAST UNITS
(JUNCTION BOX, SS-3 INLET, & DROP INLET) (30" CONC. ROUND PIPE & UNDER) (36"X23" CONC. ARCH PIPE & UNDER)

MDOT

WORKING NUMBER	SHEET NUMBER
PCU-1	6535

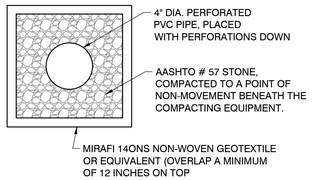
4 STANDARD MDOT INLET
C801 NOT TO SCALE

DAVID S. ROOS JR. LICENSED PROFESSIONAL ENGINEER 35497 STATE OF MISSISSIPPI 06/23/2026

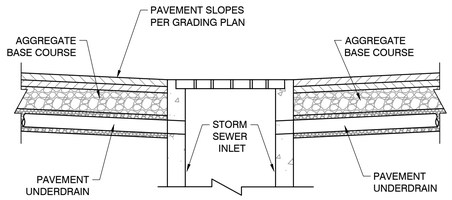
Mississippi 811
811 or 800-227-6477
https://www.ms811.org

NOTE TO CONTRACTOR: PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, BROADBAND, PHONE, SANITARY AND STORM SEWERS. ANY CONFLICT SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND APPROPRIATE AUTHORITIES

P:\350-0001\356-9811\CAD\dwg\C101\356981-C101-C800.dwg[C801 - SITE DETAILS] LS(6/17/2026 - 8:00AM) - LP: 6/17/2026 4:27 PM



PAVEMENT UNDERDRAIN DETAIL



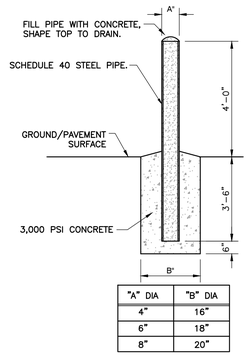
SECTION

NOTES:

1. **PAVEMENT UNDERDRAINS SHALL EXTEND OUT A MINIMUM OF 10 FEET FROM ALL SIDES OF INLETS BELOW PAVEMENT.**
2. **THE AASHTO #57 STONE SHALL SATISFY THE REQUIREMENTS OF THE STATE DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS.**

1 C802 DRAINAGE REQUIREMENTS AT INLETS

NOT TO SCALE



"A" DIA	"B" DIA
4"	16"
6"	18"
8"	20"

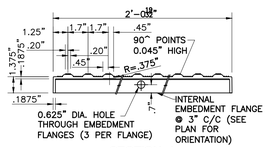
2 C802 PIPE BOLLARD DETAIL

NOT TO SCALE

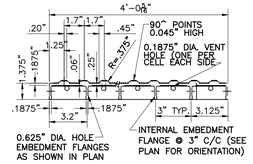
DETECTABLE WARNING NOTES

A. DETECTABLE WARNINGS SHALL BE ARMOR-TILE "CAST IN PLACE DETECTABLE WARNING SYSTEMS" . COLOR SHALL BE BRICK RED. TILES ARE AVAILABLE IN VARIOUS SIZES. CONTRACTOR SHALL USE THE LONGEST STANDARD LENGTH AVAILABLE TO LIMIT THE NUMBER OF TILES NECESSARY. TILES SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS. REFER TO WEB SITE OR CONTACT MANUFACTURER FOR INSTALLATION INSTRUCTIONS AND SPECIFICATIONS:
ARMOR-TILE
http://www.armor-tile.com/truncateddomes/cast-in-place.htm
ENGINEERED PLASTICS, INC.
300 INTERNATIONAL DRIVE SUITE 100
WILLIAMSVILLE, NY 14221
1-800-682-2525

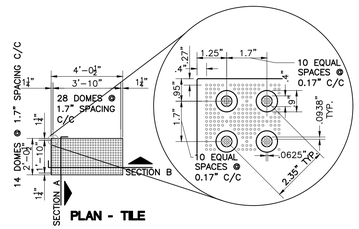
B. SUBSTITUTIONS ARE NOT PERMITTED.



SECTION A



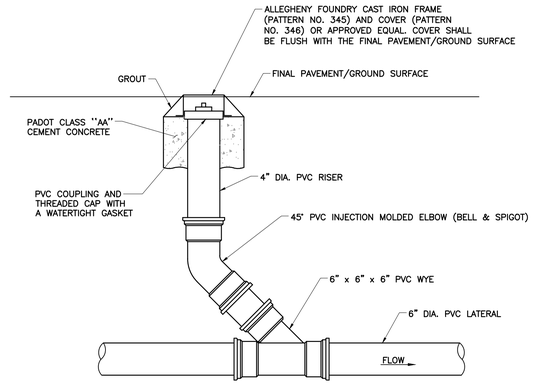
SECTION B



PLAN - TILE

3 C802 DETECTABLE WARNINGS

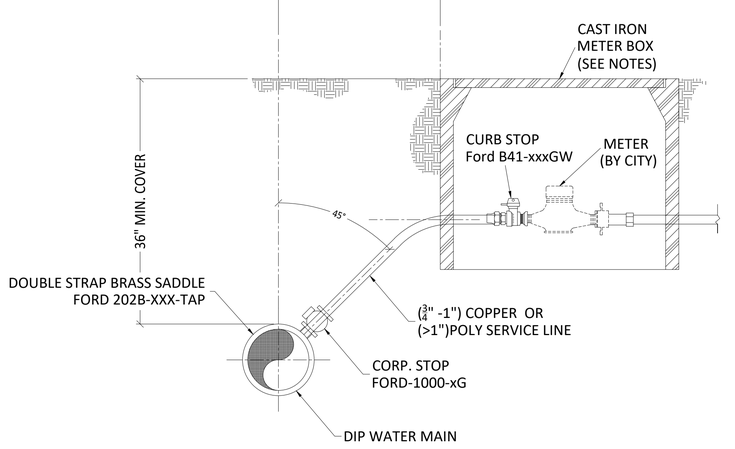
NOT TO SCALE



NOTES:
1. THIS DETAIL APPLIES TO STORM AND SANITARY SEWER CLEANOUTS WITH APPROPRIATE CHANGES TO WYE AND PIPE SIZES.
2. ALL PVC PIPE AND FITTINGS SHALL BE SDR 35 WITH RUBBER GASKETED JOINTS.
3. THE CLASS "AA" CEMENT CONCRETE SHALL SATISFY THE REQUIREMENTS OF PADOT PUBLICATION 408, SECTION 704.

4 C802 SANITARY SEWER CLEANOUT

NOT TO SCALE



NOTES:

1. METER BOXES SHALL BE CAST IRON SET TO GRADE WITH CURB STOP POSITIONED CORRECTLY AND READY TO RECEIVE METER.
   ¾" to 1" service lines: 19 ½" Long x 10 ½" Wide x 10" Deep
   1½" to 2" service lines: 24" Long x 13 ¾" Wide x 13" Deep
2. THE CITY WILL NOT SET METER(S) UNTIL CITY REQUIRED MATERIALS ARE VERIFIED AS INSTALLED PROPERLY.

5 C802 CITY OF OXFORD TYPICAL SERVICE CONNECTION & METER

NOT TO SCALE

Mississippi 811
811 or 800-227-6477
https://www.ms811.org

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DAVID S. ROOS, JR. LICENSED PROFESSIONAL ENGINEER 35497 STATE OF MISSISSIPPI 06/27/2026

REVISION RECORD

NO	DATE	DESCRIPTION
1	4/25/2026	RESUBMITTAL SET
2	6/19/2026	REVISION 1 - DEVELOPER REQUESTED CHANGES

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE IN THE STATE OF MISSISSIPPI WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTURE.

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Civil & Environmental Consultants, Inc.

McDONALD'S RESTAURANT
NSN45449 (023-0351)
17 ED PERRY BOULEVARD
OXFORD, MS 38655

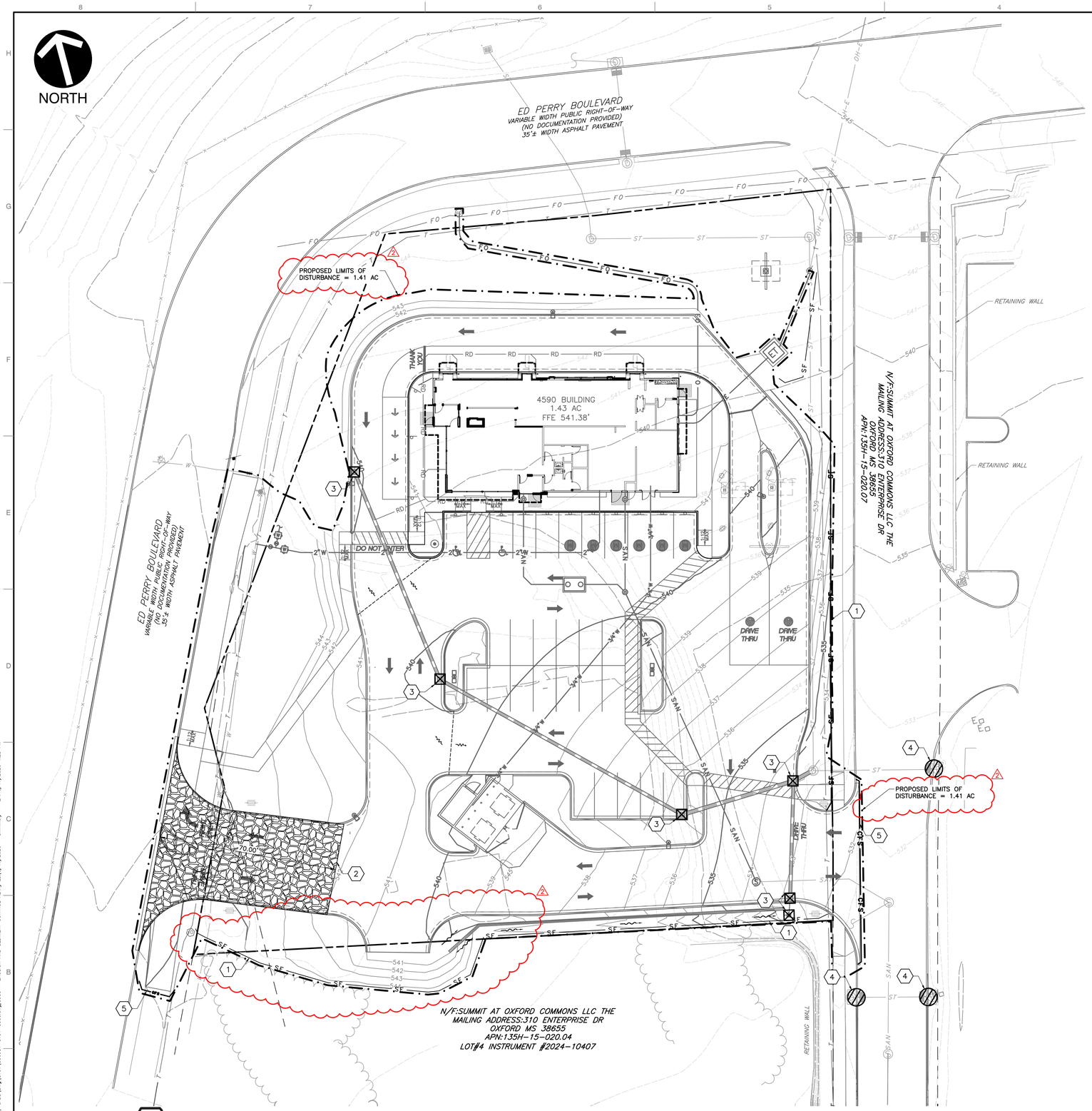
SITE DETAILS

DATE:	APRIL 21, 2025	DRAWN BY:	AWM
DWG SCALE:	NOT TO SCALE	CHECKED BY:	THA
PROJECT NO:			356-981
APPROVED BY:			DSR

DRAWING NO.: **C802**

SHEET 14 OF 20

P:\356-000\356-981\-0401\dwg\CVD\356981-CVD1-C802.dwg[C802 - SITE DETAILS LS(6/17/2026 - anmiller) - LP: 6/17/2026 4:37 PM



NOTES

1. SEE SHEET C001 FOR GENERAL NOTES.
2. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
3. EXISTING SITE INFORMATION PREPARED BY BLEW AND ASSOCIATES, DATED DECEMBER 4, 2024.

LEGEND

- EXISTING SUBJECT PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- 540 EXISTING INDEX (MAJOR) CONTOUR
- 541 EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING ROADWAY CENTERLINE
- EXISTING SETBACK
- EXISTING VEGETATION
- EXISTING GRAVEL
- ST EXISTING STORM PIPE
- W EXISTING WATER LINE
- SAN EXISTING SANITARY SEWER LINE
- FO EXISTING FIBER OPTIC LINE
- OH-E EXISTING OVERHEAD WIRE
- T EXISTING TELEPHONE LINE
- EXISTING STORM STRUCTURES
- EXISTING WATER UTILITIES
- EXISTING SANITARY UTILITIES
- EXISTING FIBER OPTIC UTILITIES
- EXISTING ELECTRIC UTILITIES
- PROPOSED STORM PIPE
- RD PROPOSED ROOF DRAIN
- 3/4"W PROPOSED ¾" WATER LINE
- 2"W PROPOSED 2" WATER LINE
- SAN PROPOSED SANITARY SEWER LINE
- E PROPOSED UNDERGROUND ELECTRIC LINE
- FO PROPOSED FIBER OPTIC LINE
- PROPOSED STORM STRUCTURES
- PROPOSED WATER UTILITIES
- PROPOSED SANITARY CLEANOUT
- PROPOSED GREASE TRAP
- PROPOSED LIGHT POLE
- ET PROPOSED TRANSFORMER
- 540 PROPOSED INDEX (MAJOR) CONTOUR
- 541 PROPOSED INTERMEDIATE (MINOR) CONTOUR
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED CONSTRUCTION EXIT
- CFS PROPOSED COMPOST FILTER SOCK
- SF PROPOSED SILT FENCE
- PROPOSED CURB INLET PROTECTION
- PROPOSED STANDARD INLET PROTECTION

KEY NOTES

1. PROPOSED SILT FENCE. SEE DETAILS 1/C901 & 2/C901.
2. PROPOSED TEMPORARY CONSTRUCTION ENTRANCE. SEE DETAIL 5/C901.
3. PROPOSED INLET PROTECTION. SEE DETAIL 4/C901.
4. PROPOSED CURB INLET PROTECTION. SEE DETAIL 3/C901.
5. PROPOSED COMPOST FILTER SOCK. SEE DETAIL 6/901.
6. PROPOSED STRAW BALE CHECK DAM. SEE DETAIL 7/901.

NOTE TO CONTRACTOR: PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, BROADBAND, PHONE, SANITARY AND STORM SEWERS. ANY CONFLICT SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND APPROPRIATE AUTHORITIES

Mississippi811
811 or 800-227-6477
https://www.ms811.org

DAVID S. ROOS JR. LICENSED PROFESSIONAL ENGINEER 35497 STATE OF MISSISSIPPI
06/27/2026

REVISION RECORD

NO	DATE	DESCRIPTION
1	4/25/2025	RESUBMITTAL SET
2	6/19/2026	REVISION 1 - DEVELOPER REQUESTED CHANGES

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PERFORMED BY CEC, ENGINEERS & CONSULTANTS, LLC, LANDSCAPE ARCHITECTURE IN THE STATE OF MISSISSIPPI WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC, LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CONSOLE ARCHITECTS, LLC

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OXFORD, MS 38655

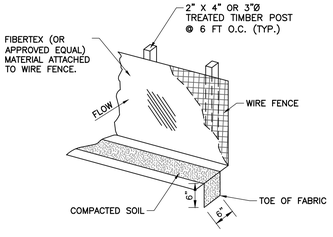
EROSION & SEDIMENT CONTROL PLAN

DATE:	APRIL 21, 2025	DRAWN BY:	AWM
DWG SCALE:	1" = 20'	CHECKED BY:	THA
PROJECT NO:			356-981
APPROVED BY:			DSR

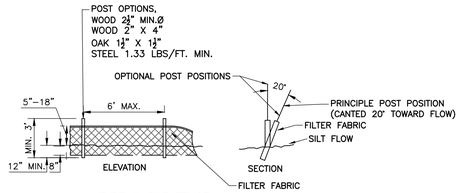
DRAWING NO.: **C900**

SHEET 15 OF 20

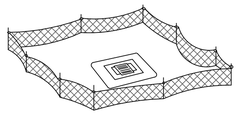
P:\350-000\356-981\-CAD\Dwg\CIVIL\356981-CV01-C900.dwg[C900 - EROSION AND SEDIMENT CONTROL PLAN] LS:6/17/2026 - smmiller - LP: 6/17/2026 4:28 PM



1 C901 **SILT FENCE DETAILS**
NOT TO SCALE

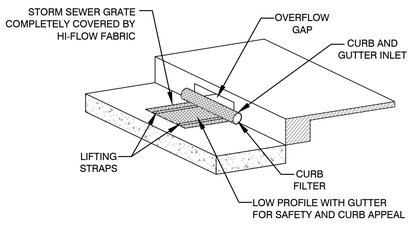


TYPE III SILT FENCE
NOT TO SCALE



TYPE III SILT FENCE PROTECTION AROUND DITCH BOTTOM INLETS
NOT TO SCALE

2 C901 **SILT FENCE DETAILS**
NOT TO SCALE



DANDY CURB BAG™ SPECIFICATIONS

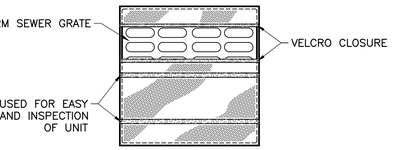
NOTE: THE DANDY CURB BAG™ WILL BE **MANUFACTURED IN THE U.S.A** FROM A WOVEN MONOFILAMENT FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS:

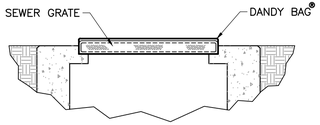
DANDY CURB BAG™ (SAFETY ORANGE)

Mechanical Properties	Test Method	Units	MARV
Grab Tensile Strength	ASTM D 4632	kN (lbs)	1.62 (365) X 0.89 (200)
Grab Tensile Elongation	ASTM D 4632	%	24 X 10
Puncture Strength	ASTM D 4833	kN (lbs)	0.40 (90)
Mullen Burst Strength	ASTM D 3786	kPa (psi)	3097 (450)
Trapezoid Tear Strength	ASTM D 4533	kN (lbs)	0.51 (115) X 0.33 (75)
UV Resistance	ASTM D 4355	%	90
Apparent Opening Size	ASTM D 4751	Mm (US Std Sieve)	0.425 (40)
Flow Rate	ASTM D 4491	l/min/m² (gal/min/ft²)	5907 (145)
Permittivity	ASTM D 4491	Sec-¹	2.1

*Note: All Dandy Curb Bags can be ordered with our optional oil absorbent pillows

3 C901 **CURB INLET PROTECTION**
NOT TO SCALE





DANDY BAG® SPECIFICATIONS

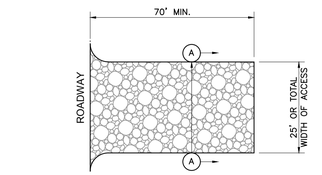
NOTE: THE DANDY BAG® WILL BE **MANUFACTURED IN THE U.S.A** FROM A WOVEN MONOFILAMENT FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS:

HI-FLOW DANDY BAG® (SAFETY ORANGE)

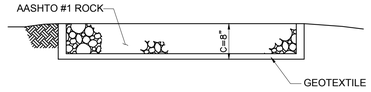
Mechanical Properties	Test Method	Units	MARV
Grab Tensile Strength	ASTM D 4632	kN (lbs)	1.62 (365) X 0.89 (200)
Grab Tensile Elongation	ASTM D 4632	%	24 X 10
Puncture Strength	ASTM D 4833	kN (lbs)	0.40 (90)
Mullen Burst Strength	ASTM D 3786	kPa (psi)	3097 (450)
Trapezoid Tear Strength	ASTM D 4533	kN (lbs)	0.51 (115) X 0.33 (75)
UV Resistance	ASTM D 4355	%	90
Apparent Opening Size	ASTM D 4751	Mm (US Std Sieve)	0.425 (40)
Flow Rate	ASTM D 4491	l/min/m² (gal/min/ft²)	5907 (145)
Permittivity	ASTM D 4491	Sec-¹	2.1

*Note: All Dandy Bags® can be ordered with our optional oil absorbent pillows

4 C901 **DANDY BAG®**
NOT TO SCALE



PLAN VIEW

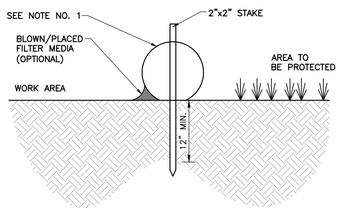


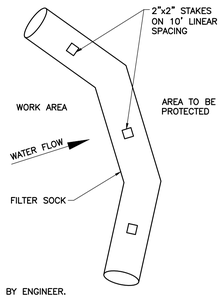
SECTION A-A

MAINTENANCE:

ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. AT THE END OF EACH CONSTRUCTION DAY, ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE.

5 C901 **TEMPORARY CONSTRUCTION ENTRANCE**
NOT TO SCALE





NOTES:

1. COMPOST FILTER SOCK TO BE FILTREXX SILTSOCK OR APPROVED EQUIVALENT.
2. FILTER MEDIA FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE AS DETERMINED BY ENGINEER.
4. COMPOST FILTER SOCK TO BE 12–INCH DIAMETER OR LARGER UNLESS APPROVED BY ENGINEER.

INSPECTION: SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT.

MAINTENANCE: DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.

ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHED HALF THE ABOVEGROUND HEIGHT OF THE SOCK AND REDISTRIBUTED ON SITE.

BIODEGRADABLE FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

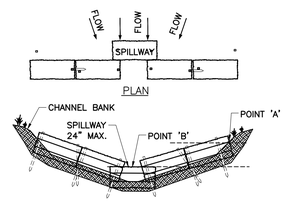
6 C901 **COMPOST FILTER SOCK**
NOT TO SCALE

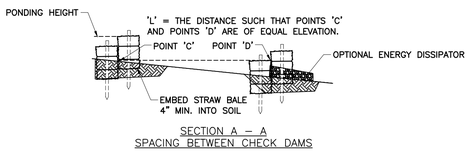
STORM WATER POLLUTION PREVENTION PLAN (SWPPP) GENERAL NOTES

1. WORK ON THIS SITE IS TO COMPLETE CONSTRUCTION OF A PROPOSED MCDONALD'S RESTAURANT BUILDING.
2. PROPOSED SITE IMPROVEMENTS INCLUDE EARTHWORK, CURBS, SIDEWALKS, PAVING, UNDERGROUND UTILITIES , STORM WATER CONVEYANCE SYSTEM, SITE LIGHTING, AND LANDSCAPING FOR A MCDONALD'S RESTAURANT. THE PROPOSED EARTH DISTURBED AREA IS 1.41 ACRES. THE SITE IS CURRENTLY AN UNDEVELOPED OUTPARCEL TO A LARGER DEVELOPMENT.
3. THE SITE IS LOCATED AT 17 ED PERRY BOULEVARD (LOT 3) THE SUMMIT, PARCEL NUMBER 135H–15–020.03. EXISTING SOILS ARE CLASSIFIED AS FIRM TO VERY STIFF SANDY LEAN CLAY (CL), LOOSE TO DENSE CLAYEY SAND (SC), SILTY SAND (SM), SAND (SP). THE SITE IS LOCATED IN FLOOD ZONE X, WHICH HAS A 0.2–1% ANNUAL FLOOD RISK
4. THE SITE IS BOUNDED BY A PRIVATE DRIVE TO THE EAST, ED PERRY BOULEVARD TO THE NORTH AND WEST, AND A NEW DEVELOPMENT TO THE SOUTH.
5. ON BEHALF OF THE OWNER/PERMITTEE, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
6. SOIL RELEASED OR LOST DUE TO CONTAINMENT FAILURE SHALL BE IMMEDIATELY CLEANED UP AND DISPOSED OF IN AN APPROVED MANNER. DAMAGED BMP'S WILL BE REPLACED AND BMP DEFICIENCIES WILL BE REPAIRED UPON INSPECTION.
7. THE CONTRACTOR SHALL MODIFY THE SWPPP AS REQUIRED TO INCLUDE PERMIT COVERAGE DOCUMENTATION FOR OFF–SITE BORROW, FILL, MATERIAL STORAGE SITES, OR INFORMATION RELATIVE TO HAUL ROUTES, TRUCKS AND EQUIPMENT OR DEWATERING METHODS WHICH ARE USED FOR THIS PROJECT IN ACCORDANCE WITH STATE AND/OR LOCAL JURISDICTIONAL ENTITY REGULATIONS.
8. SOIL SEDIMENT AND EROSION BEST MANAGEMENT PRACTICE (BMP) MEASURES WILL BE INSTALLED PRIOR TO START OF ANY CONSTRUCTION AND WILL BE MAINTAINED AT ALL TIMES UNTIL CONSTRUCTION HAS BEEN COMPLETED, INCLUDING ALL GRASS BEING WELL ESTABLISHED AND/OR PERMANENT EROSION AND SEDIMENTATION BMP MEASURES ARE IN PLACE. ALL BMP MEASURES WILL BE INSTALLED TO THE SATISFACTION OF AUTHORITIES HAVING JURISDICTION.
9. THE CONTRACTOR IS TO DESIGNATE A SITE DUMP/WASH AREA PRIOR TO STARTING CONSTRUCTION FOR SUCH PURPOSES AS WASHING OUT CONCRETE TRUCKS AND DUMPING NON–HAZARDOUS WASTE MATERIALS. DUMPING OR DISCHARGE OF ANY WASTE MATERIALS TO ANY SEWERS IS PROHIBITED. HAZARDOUS WASTES ARE TO BE REMOVED OFF SITE AND PROPERLY DISPOSED OF CONSISTENT WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.
10. LIMITS OF EARTH DISTURBING ACTIVITY ARE INDICATED IN THE SITE PLAN AND ARE CONTAINED ON THE SITE. IF REQUIRED, CONTRACTOR SHALL LOCATE VEHICLE FUELING AREAS AWAY FROM STORM WATER DRAINAGE FEATURES AND MARK THOSE AREAS ON THE SITE MAP. LEGALLY DISPOSE OF ALL CONSTRUCTION DEBRIS OFF SITE. MINIMIZE DUST ON SITE BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF PETROLEUM–BASED OR OTHER TOXIC LIQUIDS FOR DUST SUPPRESSION IS PROHIBITED.
11. THE CONTRACTOR SHALL POST AND MAINTAIN SIGN(S) AT A MINIMUM OF ONE (1) CONSTRUCTION ENTRANCE/EXIT LOCATION DESIGNATED BY THE CONTRACTOR, WHERE PROJECT MEETS PAVED COUNTY, STATE, OR FEDERAL HIGHWAYS/ROADS, AND/OR AT OTHER EASILY ACCESSIBLE LOCATION(S) TO ADEQUATELY IDENTIFY THE SITE PRIOR TO COMMENCEMENT OF AND DURING CONSTRUCTION UNTIL REGISTRATION IS PROPERLY TERMINATED. SUCH SIGN SHALL DISPLAY A COPY(IES) OF A COMPLETED APPLICATION(S) FOR PERMIT COVERAGE, NOTICE(S) OF COVERAGE NOTIFYING THE APPLICANT THAT COVERAGE UNDER THE APPLICABLE PERMIT(S) HAS BEEN OBTAINED, THE LOCATION OF THE SWPPP, THE NAME AND PHONE NUMBER OF A CONTACT PERSON RESPONSIBLE FOR SCHEDULING SWPPP VIEWING TIMES AND ANY OTHER STATE OR LOCAL REQUIREMENTS.
12. THE CONTRACTOR SHALL PROVIDE TEMPORARY SANITATION FACILITIES FOR WORKERS AND MAINTAIN FACILITIES DAILY. TRASH CONTAINERS SHALL BE EMPTIED DAILY, OR WHEN FULL. STORE CHEMICALS, PAINTS, SOLVENTS, LUBRICANTS, FERTILIZERS AND OTHER TOXIC MATERIALS IN WEATHERPROOF CONTAINERS. DUMPING OR DISCHARGE OF ANY WASTE MATERIALS TO ANY SEWERS IS PROHIBITED. HAZARDOUS WASTES ARE TO BE REMOVED OFF SITE AND PROPERLY DISPOSED OF CONSISTENT WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.
13. THE CONTRACTOR SHALL PREPARE, IMPLEMENT, AND MAINTAIN A SPILL PREVENTION, CONTROL AND COUNTERMEASURES (SPCC) PLAN, AS A SEPARATE DOCUMENT OR AS A COMPONENT OF THE SWPPP, FOR ALL TANKS/CONTAINERS STORING ONSITE FUEL, CHEMICALS, OR OTHER POLLUTANTS CONSISTENT WITH THE REQUIREMENTS OF STATE ENVIRONMENTAL PROTECTION AGENCY NPDES RULES. EFFECTIVE MEASURES NECESSARY TO PREVENT SPILLS AND TO CLEAN UP SPILLS OF ANY TOXIC POLLUTANT, AS DOCUMENTED IN THE FACILITY'S SPCC PLAN, SHALL BE FULLY IMPLEMENTED. SOIL CONTAMINATED BY HAZARDOUS SUBSTANCES, PAINTS, FUEL, OR CHEMICAL SPILLS, SHALL BE IMMEDIATELY CLEANED–UP, MANAGED, AND DISPOSED OF IN AN APPROVED MANNER. WHERE POTENTIAL SPILLS CAN OCCUR, MATERIALS HANDLING PROCEDURES SHALL BE SPECIFIED AND PROCEDURES FOR IMMEDIATE CLEANUP/REMEDIATION OF SPILLS SHALL BE DESCRIBED IN THE SPCC PLAN OR EMPLOYEE TRAINING PLANS. THE EQUIPMENT NECESSARY TO IMPLEMENT A CLEANUP SHALL BE MADE AVAILABLE TO FACILITY PERSONNEL. THE PERMITTEE SHALL IMMEDIATELY NOTIFY THE DESIGNATED STATE AND LOCAL GOVERNMENT AGENCIES AFTER BECOMING AWARE OF A VISIBLE OIL SHEEN IN STORM WATER RUNOFF FROM ITS FACILITY OR IN A WATER OF THE STATE IN THE PROJECT VICINITY AS A RESULT OF ACTIVITIES AT THE SITE. THE CALLER SHOULD BE PREPARED TO REPORT THE NAME, ADDRESS AND TELEPHONE NUMBER OF THE PERSON REPORTING SPILL, THE EXACT LOCATION OF THE SPILL, COMPANY NAME AND LOCATION, THE MATERIAL SPILLED, THE ESTIMATED QUANTITY, THE SOURCE OF SPILL, THE CAUSE OF THE SPILL, THE NEAREST DOWNSTREAM WATER WITH THE POTENTIAL TO RECEIVE THE SPILL, AND THE ACTIONS BEING TAKEN FOR CONTAINMENT AND CLEANUP. PETROLEUM PRODUCT SPILLS OF 25 GALLONS OR MORE SHALL BE IMMEDIATELY REPORTED TO THE MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY (MDEQ) (1–800–222–6362), CITY OF OXFORD EMERGENCY MANAGEMENT AGENCY (662–224–4654), AND THE LOCAL FIRE DEPARTMENT (662–323–2418). ALL RELEASES OF HAZARDOUS SUBSTANCES TO THE ENVIRONMENT MUST BE HANDLED PURSUANT TO APPLICABLE LAWS. ALL SPILLS THAT RESULT IN CONTACT WITH WATER OF THE STATE MUST BE REPORTED TO MDEQ. ENVIRONMENTAL REGULATIONS REQUIRE THAT ALL RELEASES OF HAZARDOUS SUBSTANCES EXCEEDING REPORTABLE QUANTITIES BE REPORTED TO THE NATIONAL RESPONSE CENTER (800–424–8802). MAKE SURE TO REPORT THESE ITEMS WITHIN 15 MINUTES OF IDENTIFICATION.
14. PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES. CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, AND SANITARY SEWER. ANY CONFLICTS SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND THE APPROPRIATE AUTHORITIES.
15. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED IN THE FIELD BY THE INSPECTOR.
16. ALL EXPOSED AREAS SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED WITHIN 14 CALENDAR DAYS OF FINAL GRADING. SHOULD SOIL DISTURBING ACTIVITIES CEASE IN AN AREA FOR 14 CALENDAR DAYS OR MORE, CONTRACTOR SHALL TEMPORARILY SEED THE AREA OR IMPLEMENT OTHER BEST MANAGEMENT PRACTICES TO ESTABLISH INTERIM STABILIZATION. FOR AREAS EXPECTED TO REMAIN DORMANT FOR 14 DAYS OR MORE, INCLUDING OVER WINTER, APPLY TEMPORARY SEEDING AND MULCHING TO EXPOSED SOIL WITHIN 7 DAYS AFTER END OF WORK IN THE AREA.
17. STORM WATER FROM THIS SITE DISCHARGES TO AN EXISTING STORMWATER CONVEYANCE AND MANAGEMENT SYSTEM. EVENTUALLY, THE RUNOFF OUTLETS TO A REGIONAL BASIN SOUTH OF THE SUMMIT DEVELOPEMENT.
18. ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS HALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED AND SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE IN A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS,
19. ALL CONTAMINATED SOIL MUST BE TREATED AND/OR DISPOSED IN MDEQ APPROVED SOLID WASTE MANAGEMENT.

CONSTRUCTION SITE INSPECTION AND MAINTENANCE NOTES

1. ALL SEDIMENT CONTROLS MUST BE INSTALLED PRIOR TO GRADING. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS (WEEKLY) AND WITHIN 24 HOURS OF A RAINFALL EXCEEDING 0.5 INCHES DURING A 24–HOUR PERIOD. ALL MAINTENANCE REQUIRED BY INSPECTION SHALL COMMENCE WITHIN 24 HOURS AND BE COMPLETED WITHIN 48 HOURS OF REPORT.
2. CONSTRUCTION ENTRANCE(S): REMOVE LARGE CHUNKS OF MUD OR CAKED SOIL FROM CONSTRUCTION ENTRANCE DAILY TO MINIMIZE SEDIMENT BUILDUP. INSPECT STONE PAD AND SEDIMENT DISPOSAL AREA WEEKLY AND AFTER STORM EVENTS OR HEAVY USE. RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL. TOP–DRESS WITH CLEAN SPECIFIED STONE AS NEEDED TO MAINTAIN EFFECTIVENESS. IMMEDIATELY REMOVE MUD OR SEDIMENT TRACKED OR WASHED ONTO ADJACENT PUBLIC OR PRIVATE ROADS OR DRIVES. REPAIR ANY BROKEN ROAD PAVEMENT IMMEDIATELY. REMOVE UNNEEDED CONSTRUCTION ENTRANCE MATERIALS FROM AREAS WHERE PERMANENT VEGETATION WILL BE ESTABLISHED. CLEAN ROADS AND DRIVES AT LEAST ONCE WEEKLY.
3. TEMPORARY SEEDING: RESEEDING – INSPECT SEEDINGS WEEKLY UNTIL A STAND IS ESTABLISHED AND THEREAFTER AT LEAST MONTHLY FOR STAND SURVIVAL AND VIGOR. ERODED AREAS SHOULD BE ADDRESSED APPROPRIATELY BY FILLING AND/OR SMOOTHING, AND REAPPLICATION OF LIME, FERTILIZER, SEED AND MULCH. FERTILIZING – SATISFACTORY ESTABLISHMENT MAY REQUIRE SOIL TESTING AND REFERTILIZING THE STAND, ESPECIALLY IF THE PLANTING IS MADE EARLY IN THE PLANTING SEASON. FOLLOW SOIL TEST RECOMMENDATIONS OR THE SPECIFICATIONS PROVIDED TO ESTABLISH THE PLANTING. MOWING – TEMPORARY PLANTINGS MAY BE MOWED AND BALED OR SIMPLY MOWED TO COMPLEMENT THE USE OF THE SITE.
4. FABRIC DROP INLET PROTECTION: INSPECT FABRIC BARRIER AFTER EACH STORM EVENT AND MAKE NEEDED REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE POOL AREA WHEN THE CAPACITY IS REDUCED 50% BY THE DEPOSITS. TAKE CARE NOT TO DAMAGE OR UNDERCUT THE FABRIC DURING THE SEDIMENT REMOVAL.
5. SILT FENCES: INSPECT SILT FENCES AT LEAST ONCE A WEEK AND AFTER EACH STORM EVENT. MAKE REQUIRED REPAIRS IMMEDIATELY. SHOULD THE FABRIC OF SILT FENCE COLLAPSE, TEAR, DECOMPOSE OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY. REMOVE SEDIMENT DEPOSITS WHEN THEY REACH A DEPTH OF ½ THE HEIGHT OF THE FENCE.
6. STORM SEWER SYSTEM: INSPECT THE STORM SEWER SYSTEM AFTER EACH STORM EVENT AND AT LEAST ONCE WEEKLY. REMOVE AND PROPERLY DISPOSE OF SEDIMENT TO MAINTAIN FULL FLOW IN STORM SEWER PIPING.
7. ALL SITE INSPECTIONS SHALL BE PERFORMED BY QUALIFIED INSPECTOR, THE INSPECTOR SHALL PROVIDE DOCUMENTATION AFTER EACH INSPECTION TO INCLUDE, AT A MINIMUM, THE FOLLOWING: INSPECTION DATE AND TIME; NAMES, TITLES AND QUALIFICATIONS OF THE INSPECTOR; WEATHER FOR THE PERIOD SINCE THE LAST INSPECTION; WEATHER AND DISCHARGES AT THE TIME OF THE INSPECTION; LOCATIONS OF DISCHARGES AND SEDIMENT OR OTHER POLLUTANTS FROM THE SITE; LOCATIONS OF BMPS THAT NEED TO BE MAINTAINED, THAT FAILED TO OPERATE AS DESIGNED OR FAILED TO PROVIDE ADEQUATE PROTECTION, ADDITIONAL WHERE BMPS AREA NEEDED, AND THE CORRECTIVE ACTIONS TO BE IMPLEMENTED INCLUDING ANY NECESSARY PLAN CHANGES AND IMPLEMENTATION DATES. INSPECTION REPORTS SHALL BE SIGNED AND DATED BY THE INSPECTOR AND KEPT ON FILE AT THE SITE. INSPECTION RECORDS SHALL BE KEPT ON FILE FOR A MINIMUM OF THREE (3) YEARS AFTER NOTICE OF TERMINATION.
8. BMPS THAT REQUIRE REPAIR OR MAINTENANCE SHALL BE REPAIRED WITHIN THREE (3) DAYS OF INSPECTION. SEDIMENT PONDS REQUIRING REPAIR OR MAINTENANCE SHALL BE REPAIRED OR CLEANED OUT WITHIN TEN (10) DAYS OF THE INSPECTION.
9. BMPS NOT MEETING THE INTENDED FUNCTION SHALL BE REPLACED WITH A SUITABLE BMP WITHIN TEN (10) DAYS OF THE INSPECTION.
10. MISSING BMPS SHALL BE INSTALLED WITHIN TEN (10) DAYS OF INSPECTION.

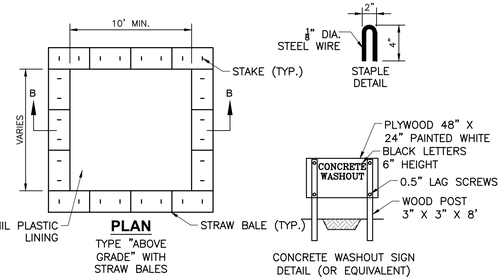


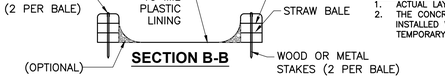


NOTES:

1. EMBED BALES 4" INTO THE SOIL AND 'KEY' BALES INTO THE CHANNEL BANKS.
2. POINT 'A' MUST BE HIGHER THAN POINT 'B'. (SPILLWAY HEIGHT)
3. PLACE BALES PERPENDICULAR TO THE FLOW WITH ENDS TIGHTLY ABUTTING. USE STRAW, ROCKS OR FILTER FABRIC TO FILL ANY GAPS AND TAMP BACKFILL MATERIAL TO PREVENT EROSION OR FLOW AROUND THE BALES.
4. SPILLWAY HEIGHT SHALL NOT EXCEED 24". 5. INSPECT AFTER EACH SIGNIFICANT STORM, MAINTAIN AND REPAIR PROMPTLY.

7 C901 **STRAW BALE CHECK DAM**
NOT TO SCALE





NOTES:
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

8 C901 **CONCRETE WASHOUT FACILITY**
SCALE: NTS

DAVID S. ROOS, JR. LICENSED PROFESSIONAL ENGINEER 35497 STATE OF MISSISSIPPI 06/22/2026

Mississippi 811
811 or 800–227–6477
https://www.ms811.org

NOTE TO CONTRACTOR: PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, BROADBAND, PHONE, SANITARY AND STORM SEWERS. ANY CONFLICT SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND APPROPRIATE AUTHORITIES

REVISION RECORD

NO	DATE	DESCRIPTION
1	4/23/2026	RESUBMITTAL SET
2	6/19/2026	REVISION 1 - DEVELOPER REQUESTED CHANGES

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC, INC. ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF MISSISSIPPI WILL BE PROVIDED BY FCC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF TENNESSEE WILL BE PROVIDED BY CEC, INC.

Civil & Environmental Consultants, Inc.
10300 Alliance Road
Suite 300
Cincinnati, OH 45242
Ph: 513.985.0226
www.cecinc.com

McDONALD'S RESTAURANT
NSN45449 (023-0351)
17 ED PERRY BOULEVARD
OXFORD, MS 38655

EROSION & SEDIMENT CONTROL DETAILS

DATE:	APRIL 21, 2025
DWG SCALE:	AS SHOWN
PROJECT NO:	356-981
DRAWN BY:	AWM
CHECKED BY:	THA
APPROVED BY:	DSR

DRAWING NO.: C901
SHEET 16 OF 20

P:\356-001\356-981\CAD\Dwg\C901\356981-C901-DWG.dwg(C901 - EROSION AND SEDIMENT CONTROL DETAILS) LS(6/17/2026 - mmmiley) - LP: 6/17/2026 4:28 PM

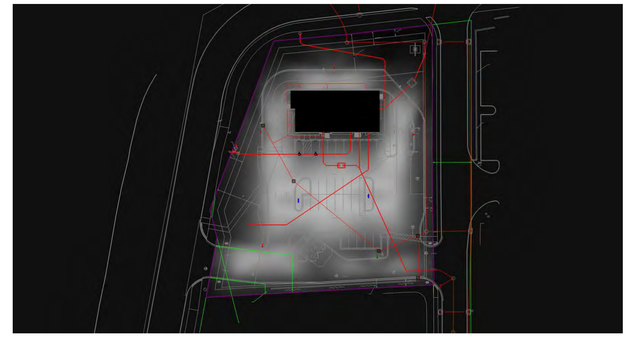
NOTES:

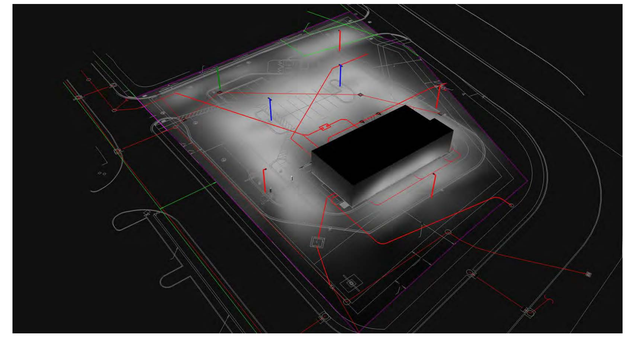
1. THE FOOTCANDLE LEVELS AS SHOWN ARE BASED ON THE FOLLOWING CRITERIA. ANY SUBSTITUTIONS IN SPECIFIED FIXTURES OR CHANGES TO LAYOUT WILL AFFECT LIGHTING LEVELS SHOWN AND WILL NOT BE THE RESPONSIBILITY OF SECURITY LIGHTING.

2. DISTANCE BETWEEN READINGS 10'

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PAVED SURFACE READINGS	Illuminance	Fc	3.85	8.4	0.5	7.70	16.80
PROPERTY LINE READINGS	Illuminance	Fc	0.14	0.4	0.0	N.A.	N.A.

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	EPA	Mtg Height	Pole Type
	2	A2@180	Back-Back	0.850	VP-2-320L-210-5K7-4W-UNV-A-PSS	213.9	1.214	21	SES-18-40-1-TA-GL-xx (4")
	4	AB	Single	0.850	VP-2-320L-210-5K7-4W-BC-UNV-A-PSS	213.9	0.607	21	SES-18-40-1-TA-GL-xx (4")
	1	CB	Single	0.850	VP-1-160L-100-5K7-2-BC-UNV-A-PSS	92	0.607	21	SES-18-40-1-TA-GL-xx (4")





Pole Fixtures Are Full Cutoff
Tilt=0
Calculation Grids Are At Grade
Pole Light Mounting Height=21ft
(18' Pole + 3' Base)

PROJECT WIND LOAD CRITERIA BASED ON:
ASCE 7-10 WIND SPEEDS (3-SEC PEAK GUST MPH)
50 YEAR MEAN RECURRENCE INTERVAL
ALLOWED EPA 13.6 @ WIND LOAD 90 MPH

Regional Drawing
23-0348

1. THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS TO SECURITY LIGHTING SYSTEMS. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.

2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.

3. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.

4. THIS LAYOUT MAY NOT MEET TITLE 24 OR LOCAL ENERGY REQUIREMENTS. IF THIS LAYOUT NEEDS TO E COMPLIANT WITH TITLE 24 OR OTHER ENERGY REQUIREMENTS, PLEASE CONSULT FACTORY WITH SPECIFIC DETAILS REGARDING PROJECT REQUIREMENTS SO THAT REVISIONS MAY BE MADE TO THE DRAWING.

THIS DRAWING MEETS OR EXCEEDS McDONALDS CURRENT ILLUMINATION SPECIFICATIONS OF A 3-4 FOOTCANDLE AVERAGE, UNLESS SUPERSEDED BY OTHER REQUIREMENTS.

SECURITY LIGHTING™

UNLESS OTHERVISE SPECIFIED, ALL DIMENSIONS ARE IN INCHES

SCALE 1"=20' 0"

DRAWN BY DSJ

POINT-BY-POINT FOOTCANDLE PLOT FOR
MCDONALDS
17 RD 2051
OXFORD, MS 38655

NATIONAL STORE NUMBER
45449

DATE 4/20/2026

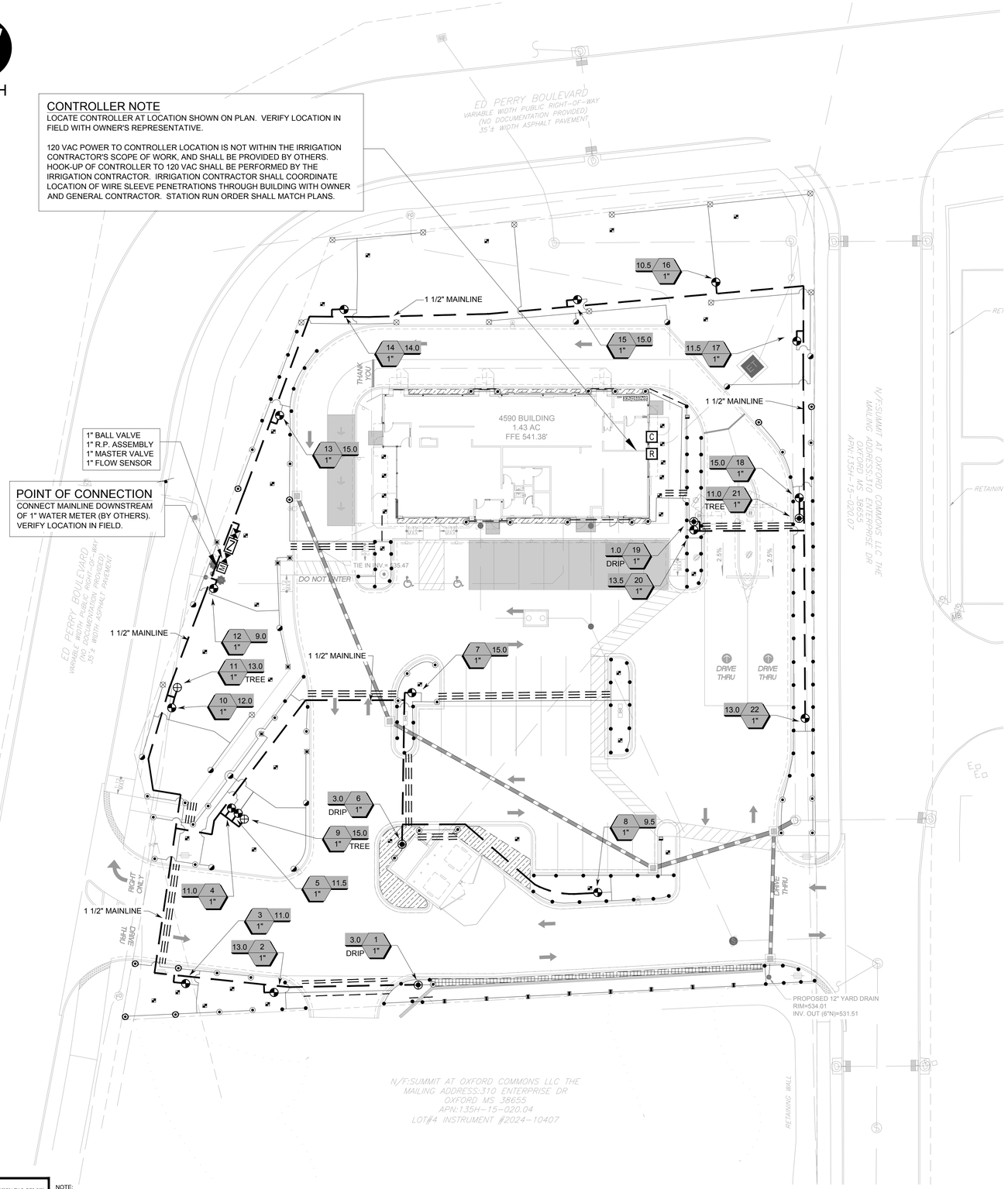
DRAWING NUMBER A252202C2.AGI

NORTH

CONTROLLER NOTE

LOCATE CONTROLLER AT LOCATION SHOWN ON PLAN. VERIFY LOCATION IN FIELD WITH OWNER'S REPRESENTATIVE.

120 VAC POWER TO CONTROLLER LOCATION IS NOT WITHIN THE IRRIGATION CONTRACTOR'S SCOPE OF WORK, AND SHALL BE PROVIDED BY OTHERS. HOOK-UP OF CONTROLLER TO 120 VAC SHALL BE PERFORMED BY THE IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR SHALL COORDINATE LOCATION OF WIRE SLEEVE PENETRATIONS THROUGH BUILDING WITH OWNER AND GENERAL CONTRACTOR. STATION RUN ORDER SHALL MATCH PLANS.



SCALE IN FEET
0 20 40

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.

NOTE:
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE DESIGNER DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. AS SUCH THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING EXISTING UTILITIES IN THE VICINITY OF THE PROPOSED IMPROVEMENTS AND UTILITY CONNECTION POINTS PRIOR TO THE START OF CONSTRUCTION TO ASCERTAIN EXACT MATERIALS, LOCATIONS, ELEVATIONS, ETC. AND THEIR POTENTIAL CONFLICT WITH PROPOSED IMPROVEMENTS. GC SHALL CONSULT WITH CONSTRUCTION MANAGER AND ENGINEER AS APPROPRIATE BEFORE PROCEEDING WITH WORK.

IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL
▭/▭/▭	RAIN BIRD R-VAN-STRIP 1806-SAM-P45 ,TURF ROTARY, 5'X15' (LCS AND RCS), 5'X30' (SST) HAND ADJUSTABLE MULTI-STREAM ROTARY W/ 1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.
●	RAIN BIRD R-VAN14 1806-SAM-P45, TURF ROTARY, 8'-14' 45°-270° AND 360° HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.
⊙	RAIN BIRD R-VAN18 1806-SAM-P45, TURF ROTARY, 13'-18' 45°-270° AND 360° HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.
⊙	RAIN BIRD R-VAN24 1806-SAM-P45, TURF ROTARY, 17'-24' 45°-270° AND 360° HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.
▪	RAINBIRD 1806-SAM-PRS SERIES POP UP SPRAY HEADS WITH ADAPTER AND RAINBIRD #1402 SERIES BUBBLER NOZZLES. (TWO PER TREE)
▣	RAINBIRD 5004PCSAMR, ADJUSTABLE ARC 4" POP UP ROTARY HEAD, PART CIRCLE, #1.5 LA NOZZLE UNLESS NOTED OTHERWISE
▨	RAINBIRD 5004PCSAMR, ADJUSTABLE ARC 4" POP UP ROTARY HEAD, PART CIRCLE, #4.0 NOZZLE UNLESS NOTED OTHERWISE
◪	RAINBIRD 5004PCSAMR, ADJUSTABLE ARC 4" POP UP ROTARY HEAD, PART CIRCLE, #2.5 NOZZLE UNLESS NOTED OTHERWISE
⊛	RAINBIRD XCZ-100-PRB-COM / 150-PRB-COM SERIES AUTOMATIC DRIP VALVE ASSEMBLY WITH 40 PSI PRESSURE REGULATOR XCZ-100-PRB-COM - 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3GPM TO 20GPM.
⊕	RAINBIRD PEB SERIES ELECTRIC REMOTE CONTROL, "TREE BUBBLER ZONE" VALVE SEE INSTALLATION NOTE #N-5 REGARDING TREE BUBBLER LATERAL PIPE
◔	RAINBIRD PEB SERIES 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.
▭	AREA TO RECEIVE DRIPLINE RAINBIRD XFS-CV-06-12 SERIES DRIP TUBE IN SHRUB BED INSTALLED AT 2" DEPTH
▭	AREA TO RECEIVE DRIPLINE RAINBIRD XFS-CV-06-12 SERIES DRIP TUBE IN NARROW TURF AREAS INSTALLED AT 4" DEPTH
◉	PIPE TRANSITION POINT ABOVE GRADE PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER TO ABOVE GRADE INSTALLATION.
▭	ZURN / WILKINS 375XLB SERIES REDUCED PRESSURE TYPE BACKFLOW PREVENTOR INSTALLED PER CITY CODE WITH HEATED / INSULATED ALUMINUM ENCLSOURE AND SAME SIZE BRONZE BALL VALVE INSTALLED ON THE UP-STREAM SIDE. G.C. TO COORDINATE POWER TO BACKFLOW ENCLOSURE LOCATION PRIOR TO CONSTRUCTION BLOW OFF VALVE TO BE INSTALLED BETWEEN THE METER AND BACKFLOW DEVICE FOR SYSTEM WINTERIZATION
⋈	LASCO "V" SERIES SCH. 80 PVC TRUE UNION BALL VALVE, MAINLINE SIZE
M	IRRIGATION WATER METER AND TAP (BY OTHERS) SIZE AS NOTED ON THE PLAN
QC	RAINBIRD 33-DNP QUICK COUPLING VALVE WITH LOCKING COVER AND 3/4" PVC BALL VALVE
C	RAINBIRD ESP12LXMEF2P SERIES AUTOMATIC WALL MOUNT CONTROLLER WITH ONE ESPLXMSM12 STATION MODULE
R	RAINBIRD WR2-RFC RAIN / FREEZE SENSOR - CONFIRM SENSOR LOCATION WITH OWNERS REPRESENTATIVE
⋈	1" MASTER VALVE MODEL # 100-EFB-CP WITH RAINBIRD FLOW SENSOR MODEL #FS100P SERIES

IRRIGATION LATERAL LINE: CLASS 200 PVC
IRRIGATION MAINLINE: SCHEDULE 40 PVC
IRRIGATION SLEEVES, SCH. 40 PVC, MIN. TWICE SIZE OF PIPE TO BE INSERTED

VALVE KEY

Valve Callout
Valve Number
Valve Flow
Valve Size

IRRIGATION DISCLAIMER

THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQURED TO MOVE SUCH ITEMS AT HIS OWN COST.

IRRIGATION CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FINAL QUANTITIES PER DRAWINGS AND SPECIFICATIONS. ANY QUANTITIES PROVIDED ARE PROVIDED AS A CONVENIENCE TO THE CONTRACTOR ONLY AND SHALL NOT BE CONSIDERED ABSOLUTE.

AUTOMATIC DRAIN VALVES AND AIR RELIEF VALVES

INSTALL AUTOMATIC DRAIN VALVES AT THE LOW POINTS OF EACH LATERAL LINE (MIN. 2 PER VALVE) AS PER DETAIL ON SHEET LI-2. INSTALL AIR RELIEF VALVES ON DRIP SYSTEMS AT THE LOCATIONS SHOWN ON THE PLANS, AS PER DETAILS.

SLEEVING / WIRING NOTES:

IN ADDITION TO PROVIDING SLEEVES FOR ALL PIPING UNDER ROADWAYS AND WALKWAYS, THE IRRIGATION CONTRACTOR SHALL PROVIDE AND INSTALL SCH. 40 PVC SLEEVES FOR ALL CONTROLLER WIRES OCCURRING UNDER ALL ROADWAYS AND WALKWAYS. SLEEVES FOR CONTROLLER WIRES SHALL BE 2" DIA. AND CONTAIN NO MORE THAN 25 WIRES. **FOR PLAN CLARITY, ONLY SOME REPRESENTATIVE SLEEVES ARE SHOWN; SOME SLEEVES MAY NOT BE SHOWN.**

REVISION RECORD

NO	DATE	DESCRIPTION

ENGINEERING, DESIGNING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PERFORMED BY OR UNDER THE DIRECT SUPERVISION OF PERSONNEL PROPERLY LICENSED AND APPROVED BY CEC ENGINEERS & CONSULTANTS, LLC LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF MISSISSIPPI WILL BE PERFORMED BY A LICENSED MISSISSIPPI LANDSCAPE ARCHITECT.

10300 Alliance Road
Suite 300
Cincinnati, OH 45242
Ph: 513.985.0226
www.cecinc.com

Civil & Environmental Consultants, Inc.

McDONALD'S RESTAURANT
NSN45449 (023-0351)
17 ED PERRY BOULEVARD
OXFORD, MS 38655

IRRIGATION PLAN

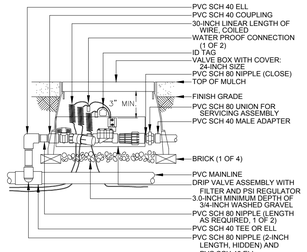
DATE:	MARCH 5, 2025
DWG SCALE:	1" = 20'
PROJECT NO:	356-981
DRAWN BY:	RS
CHECKED BY:	SS/AM
APPROVED BY:	MB

REGISTERED LANDSCAPE ARCHITECT
MARY N. BATES
736
STATE OF MISSISSIPPI
JUNE 19, 2026

DRAWING NO.:
LI-1

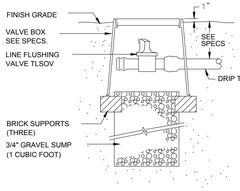
National Presence. Local Expertise.
EVERGREEN DESIGN GROUP
800.680.6630
www.evergreendesigngroup.com
LANDSCAPE ARCHITECTURE
LAND PLANNING · IRRIGATION DESIGN

Z:\Shared Projects\2026\McDonalds\McDonalds - Oxford MS - E Perry Blvd\McDonald's - Oxford MS - E Perry Blvd_LI 2026-06-19.wpl(LI-1) LS:6/19/2026 - alley - LP: 6/19/2026 12:33 PM



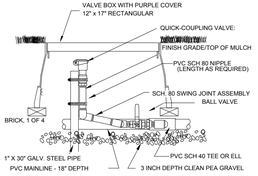
CONTROL ZONE KIT

N.T.S.



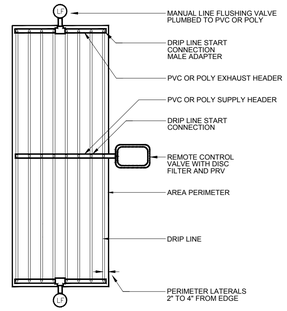
MANUAL LINE FLUSH VALVE

N.T.S.



QUICK COUPLER VALVE WITH PVC BALL VALVE

N.T.S.

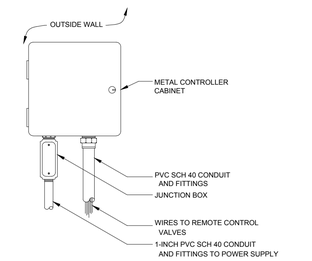


SUPPLY AND EXHAUST HEADERS SHALL BE CLASS 200 PVC PIPE, OF THE SAME DIAMETER AS THE ZONE VALVE SIZE.

USE DRIP TUBE FOR SUPPLY AND EXHAUST HEADERS ON GRIDS WITH FLOW SMALLER THAN 5 GPM ONLY.

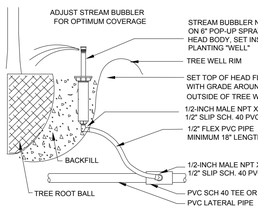
DRIP CENTER FEED LAYOUT

N.T.S.



WALL MOUNT CONTROLLER

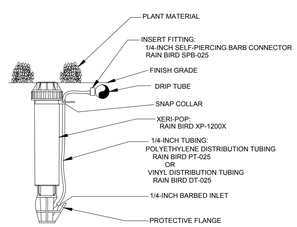
N.T.S.



INCLUDE TWO BUBBLER HEADS, SET ON OPPOSITE SIDES OF ROOT BALL

TREE BUBBLER

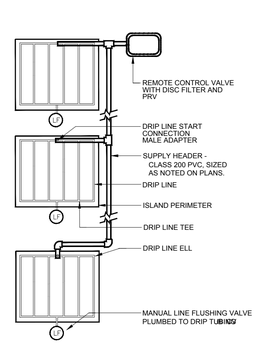
N.T.S.



NOTE:
USE XERIMAN TOOL XM-TOOL TO INSERT BARB CONNECTOR DIRECTLY INTO 1/2-INCH POLYETHYLENE TUBING.
LOCATE AT FURTHEST DISTANCE FROM DRIP VALVE ASSEMPLY, ADJACENT TO EDGING OR WITHIN LOW PLANTINGS FOR OPTIMUM VIEWING. WITH CLOSED SPRAY NOZZLE.

DRIP ZONE INDICATOR

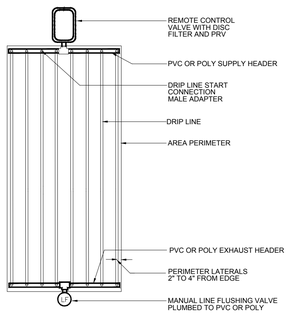
N.T.S.



USE DRIP TUBE FOR SUPPLY AND EXHAUST HEADERS ON GRIDS WITH FLOW SMALLER THAN 5 GPM ONLY.

DRIP ISLAND LAYOUT

N.T.S.

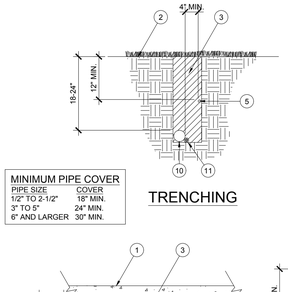


SUPPLY AND EXHAUST HEADERS SHALL BE CLASS 200 PVC PIPE, OF THE SAME DIAMETER AS THE ZONE VALVE SIZE.

USE DRIP TUBE FOR SUPPLY AND EXHAUST HEADERS ON GRIDS WITH FLOW SMALLER THAN 5 GPM ONLY.

DRIP END FEED LAYOUT

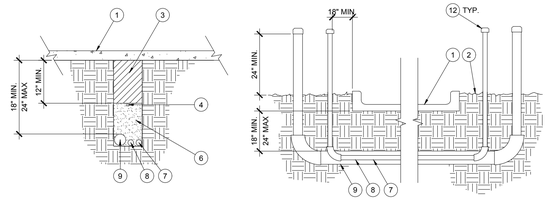
N.T.S.



CONFIRM FINAL PIPE BURIAL DEPTH WITH LOCAL CITY CODE PRIOR TO CONSTRUCTION

MINIMUM PIPE COVER	
PIPE SIZE	COVER
1/2" TO 2-1/2"	18" MIN.
3" TO 5"	24" MIN.
6" AND LARGER	30" MIN.

TRENCHING



SLEEVING

PIPE AND SLEEVE INSTALLATION

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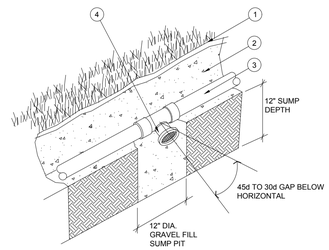
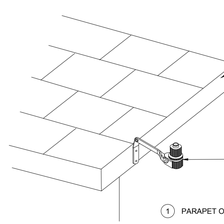


NOTE:
AUTOMATIC VALVES ARE TO BE LOCATED AT LOW POINTS OF LATERAL LINES. LOCATE END DRAIN VALVE 12" UPSTREAM FROM LAST HEAD.

1 FINISH GRADE
2 PIPE TRENCH
3 LATERAL LINE PIPE
4 AUTOMATIC DRAIN VALVE

AUTOMATIC DRAIN VALVE

N.T.S.

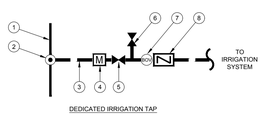


RAIN SENSOR, ROOF MOUNT

N.T.S. N.T.S.

1 CITY MAINLINE
2 TAP
3 SERVICE LINE
4 WATER METER
5 ISOLATION VALVE (PER PLAN)
6 MANUAL DRAIN VALVE (BALL VALVE)
7 BLOW OFF VALVE (BOV)
8 BACKFLOW DEVICE (WHERE SHOWN)

WINTERIZATION PROCEDURE:
1. TURN OFF EITHER THE METER AND ISOLATION VALVE (DEDICATED IRRIGATION METER) OR ISOLATION VALVE (DOMESTIC TAP).
2. OPEN ONE CONTROL VALVE TO RELIEVE PRESSURE.
3. SLOWLY OPEN MANUAL DRAIN VALVE.
4. REPEAT PROCEDURE FOR ALL MANUAL DRAIN VALVES ALONG IRRIGATION MAINLINE.
5. CLOSE MANUAL DRAIN VALVES AND BLOW OUT REMAINING WATER FROM THE BLOWOUT VALVE. SLOWLY INCREASE AIR PRESSURE, NOT TO EXCEED 80 PSI. DO NOT BLOWOUT SYSTEM FROM BACKFLOW. BLOWOUT SYSTEM TWICE BUT NOT TO EXCEED AT MORE THAN 2 MIN. INTERVALS.



DEDICATED IRRIGATION TAP

WATER TAP DIAGRAM

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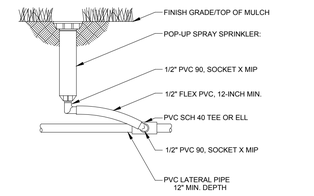

POP-UP SPRAY HEAD

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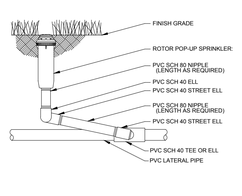

ROTOR POP-UP SPRINKLER

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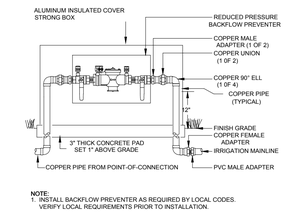
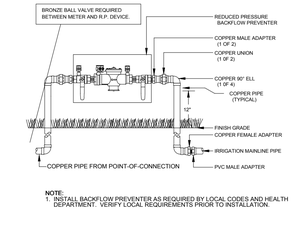


NOTE:
1. INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.

RP DEVICE WITH INSULATED COVER

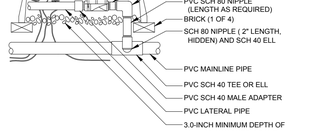
N.T.S.



NOTE:
1. INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES AND HEALTH DEPARTMENT. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.

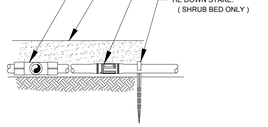
RP DEVICE

N.T.S.



REMOTE CONTROL VALVE

N.T.S.



DRIP TUBE

N.T.S.

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Suite 300
Cincinnati, OH 45242
Ph: 513.985.0226
www.cecinc.com

Civil & Environmental Consultants, Inc.

REVISION RECORD

NO	DATE	DESCRIPTION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF MISSISSIPPI WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF TENNESSEE WILL BE PROVIDED BY EVERGREEN DESIGN GROUP.

McDONALD'S RESTAURANT
NSN45449 (023-0351)
17 ED PERRY BOULEVARD
OXFORD, MS 38655

IRRIGATION DETAILS

DATE:	MARCH 5, 2025
DWG SCALE:	N.T.S.
PROJECT NO.	356-981
DRAWN BY:	RS
CHECKED BY:	SS/AM
APPROVED BY:	MB

JUNE 19, 2026

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LANDSCAPE ARCHITECTURE
LAND PLANNING IRRIGATION DESIGN

DRAWING NO.:
LI-2

Z:\Shared Projects\2026\Mcdonalds\Mcdonalds - Oxford MS - E Perry Blvd\Mcdonald's - Oxford MS - E Perry Blvd_ LI 2026-06-19.dwg(LI-2) (3/6/19/2026 - adal) - LP, 6/19/2026 12:53 PM

IRRIGATION SPECIFICATIONS

GENERAL

A. QUALIFICATIONS OF IRRIGATION CONTRACTOR
   1. ALL WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE IRRIGATION CONTRACTING FIRM SPECIALIZING IN IRRIGATION SYSTEMS. SEE THE IRRIGATION PLAN FOR SPECIFIC EQUIPMENT AND SYSTEM LAYOUT.
   2. THE IRRIGATION CONTRACTOR MUST HAVE ON ITS STAFF A LICENSED IRRIGATION INSTALLER, AS REGULATED BY THE APPROPRIATE LOCAL JURISDICTION. A LICENSED IRRIGATION INSTALLER SHALL BE PRESENT AT THE PROJECT SITE AT ALL TIMES AS WORK IS IN PROGRESS. THE OWNER MAY DEMAND THAT WORK STOP UNTIL THE CONTRACTOR PROVIDES FOR A LICENSED IRRIGATION INSTALLER TO BE PRESENT AT THE PROJECT SITE AND SUPERVISING ALL IRRIGATION WORK.
   3. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
B. SCOPE OF WORK
   1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES, FEES, AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND/OR SHOWN ON THE IRRIGATION PLANS, NOTES, AND DETAILS.
   2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS. IN CASE OF CONFLICT BETWEEN THESE PLANS AND LOCAL AND/OR STATE CODES, CODES SHALL PREVAIL.
   3. THE INTENT OF THE IRRIGATION SYSTEM IS TO PROVIDE 100% COVERAGE OF ALL LANDSCAPE AREAS. THE IRRIGATION PLAN IS GENERALLY DIAGRAMMATIC; COORDINATE IRRIGATION INSTALLATION WITH UTILITY INSTALLATIONS. ACTUAL LOCATION OF CONTROLLER, BACKFLOW DEVICE, PIPING, VALVES, SPRAY HEADS, DRIP IRRIGATION, AND RELATED EQUIPMENT MAY NEED TO BE ADJUSTED BASED ON ACTUAL SITE CONDITIONS.
   4. FOR CLARITY PURPOSES, SOME IRRIGATION LINES AND EQUIPMENT ARE SHOWN IN HARDSCAPE AREAS WITHOUT ACCESS SLEEVES; THESE LINES SHALL BE INSTALLED IN A COMMON TRENCH OR AT THE BACK OF CURB IN LANDSCAPE AREAS. MINOR FIELD ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

PRODUCTS

A. ALL MATERIALS SHALL BE NEW AND WITHOUT FLAWS OR DEFECTS OF ANY TYPE AND SHALL BE THE BEST OF THEIR CLASS AND KIND. ALL MATERIALS SHALL HAVE A MINIMUM GUARANTEE OF ONE YEAR AGAINST MATERIAL DEFECTS OR DEFECTIVE WORKMANSHIP. ALL MATERIALS SHALL BE OF THE BRANDS AND TYPES NOTED ON THE DRAWINGS OR AS SPECIFIED HEREIN, OR APPROVED EQUAL. THE CONTRACTOR MUST FIRST OBTAIN APPROVAL FROM THE IRRIGATION DESIGNER FOR AN 'APPROVED EQUAL' BEFORE INSTALLING SUCH MATERIALS IN THE FIELD, OR THE CONTRACTOR MAY BE REQUIRED TO REPLACE SUCH MATERIALS AT HIS OWN COST.
B. BACKFLOW PREVENTION DEVICES SHALL BE OF THE SIZE AND TYPE INDICATED ON THE DRAWINGS. INSTALL BACKFLOW PREVENTION UNITS IN ACCORDANCE WITH IRRIGATION CONSTRUCTION DETAILS AND ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.
C. PIPING
   1. PRESSURE SUPPLY LINES, DOWNSTREAM OF THE POINT-OF-CONNECTION:
      a. SCHEDULE 40 PVC FOR ALL PIPE 1-1/2" OR LESS
      b. CLASS 315 PVC FOR ALL PIPE 2" TO 2-1/2"
      c. CLASS 200 PVC, GASKETED, FOR ALL PIPE 3" AND LARGER
   2. SLEEVING AND NON-PRESSURE LATERAL LINES (DOWNSTREAM FROM VALVES): CLASS 200 PVC
   3. FITTINGS: SCH. 40 PVC, EXCEPT AS NOTED OTHERWISE.
D. VALVES AND DRIP VALVE ASSEMBLIES: TYPE AND SIZE AS NOTED ON PLANS. EACH VALVE SHALL BEAR A PRE-MANUFACTURED, NUMBERED WATERPROOF TAG BEARING A NUMBER CORRESPONDING TO ITS VALVE SEQUENCE OF OPERATION ON THE CONTROLLER. THE OPERATION SEQUENCE SHALL MATCH THAT AS SHOWN ON THE PLANS.
E. QUICK COUPLERS, BALL VALVES, AND GATE VALVES: TYPE AND SIZE PER PLANS.
F. VALVE BOXES: TYPE AND SIZE AS NOTED ON DETAILS. ALL VALVES BOXES SHALL BE LOCKING BOLT-DOWN TYPE, FURNISHED WITH LIDS AND BOLTS. BOXES SHALL BE OF A SIZE TO CONTAIN THE ENTIRE VALVE AND/OR VALVE ASSEMBLY. THE VALVE BOX LID SHALL HAVE THE VALVE STATION NUMBER HEAT-BRANDED INTO THE LID WITH 2" HIGH LETTERS.
G. FIXED SPRAY HEADS AND ROTORS: PLASTIC BODY POP-UP, WITH A REMOVABLE PLASTIC SPRAY NOZZLE. EXACT TYPE, MODEL, AND NOZZLE SHALL BE AS INDICATED ON PLANS.
H. INTEGRAL EMITTER DRIP TUBING: TUBING MODEL AND FLOW RATE AS NOTED ON PLANS, WITH INTEGRAL EMITTERS WELDED TO THE INSIDE WALL OF THE TUBING AS AN INTEGRAL PART OF THE TUBING ASSEMBLY.
I. AUTOMATIC CONTROLLER: TYPE AND MODEL PER PLANS. PROVIDE VANDAL-PROOF ENCLOSURE FOR ALL EXTERIOR INSTALLATIONS. PROVIDE LINE-VOLTAGE DISCONNECT SWITCH WITH GROUND FAULT PROTECTION.
J. 24 VOLT VALVE WIRE SHALL BE A MINIMUM OF #14 GAUGE, U.F. APPROVED FOR DIRECT BURIAL, SINGLE CONDUCTOR IRRIGATION WIRE. EACH CONTROLLER SHALL HAVE A DIFFERENT COLOR STATION AND COMMON WIRE.
   1. STATION WIRE - ANY COLOR EXCEPT WHITE OR BLUE
   2. COMMON WIRE - WHITE
   3. EXTRA COMMON WIRES - BLUE
K. WIRE SPLICES SHALL BE ENCASED IN A WATERPROOF COMPOUND OR GEL. ALL FIELD SPLICES SHALL BE LOCATED IN A 6 INCH ROUND VALVE BOX.
L. RAIN SENSOR: TYPE AND MODEL PER PLANS.

METHODS

A. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQURED TO MOVE SUCH ITEMS AT HIS OWN COST. ENSURE FIELD COORDINATION IS MADE EARLY ON IN THE CONSTRUCTION PHASE SO PLACEMENT LOCATION IS CORRECT.
B. THE IRRIGATION CONTRACTOR SHALL MEET WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK, AND SHALL OBTAIN ALL ENGINEERING, LANDSCAPE, AND OTHER APPLICABLE PLANS & DOCUMENTS. THE CONTRACTOR SHALL THOROUGHLY REVIEW THE PLANS AND REPORT ANY CONFLICTS OR DISCREPANCIES TO THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE IMMEDIATELY.
C. THE IRRIGATION CONTRACTOR SHALL NOT WILFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADES OR DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE IRRIGATION DESIGNER. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS AND NECESSARY COSTS.
D. THE IRRIGATION CONTRACTOR SHALL PAY ANY AND ALL FEES AND PERMITS ASSOCIATED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM.
E. AT LEAST SEVEN DAYS BEFORE BEGINNING WORK, CONFIRM THE STATIC WATER PRESSURE IS AT LEAST 65 PSI. IF STATIC WATER PRESSURE IS OUTSIDE OF THE STATED RANGE, DO NOT PROCEED WITHOUT FIRST NOTIFYING THE IRRIGATION DESIGNER AND OWNER IN WRITING, AND OBTAINING SUBSEQUENT DIRECTION FOR CORRECTIONAL MEASURES. SHOULD THE IRRIGATION CONTRACTOR CHOOSE TO BEGIN THE INSTALLATION WITHOUT SUCH NOTIFICATION, THE IRRIGATION CONTRACTOR WILL ASSUME THE RESPONSIBILITY FOR ALL COSTS INCURRED TO ENSURE THE SYSTEM IS WORKING PROPERLY. NO CHANGE ORDERS WILL BE AUTHORIZED IN SUCH CIRCUMSTANCES.
F. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATIONS OF WALLS, STRUCTURES AND UTILITIES.
G. COORDINATE WITH THE OWNER THE PROPOSED LOCATIONS OF THE AUTOMATIC CONTROLLER AND ANY REQUIRED SLEEVES THROUGH THE BUILDING FOR CONTROL WIRES.
H. TRENCHING NEAR EXISTING TREES:
   1. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
   2. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
   3. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
   4. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
I. BACKFILL
   1. ALL BACKFILL MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE OWNER. BACKFILL MATERIAL SHALL BE FREE FROM RUBBISH, ROCK LARGER THAN 1", LARGE STONES, BRUSH, SOD, FROZEN MATERIAL OR OTHER UNSUITABLE SUBSTANCES THAT MAY DAMAGE PIPE DURING THE BACKFILLING OPERATIONS. SEPARATE OUT ROCKS LARGER THAN 1 INCH IN ANY DIRECTION FROM EXCAVATED MATERIAL, AND REMOVE FROM AREAS TO RECEIVE LANDSCAPING. COVER FOR BOTH TOP AND SIDES OF PIPE SHALL BE A MINIMUM OF 2 INCHES OF ROCK-FREE SOIL, SAND, OR OTHER APPROVED MATERIAL.
   2. IN THE EVENT THAT THE MATERIAL FROM THE EXCAVATION OR TRENCHING IS FOUND TO BE UNSUITABLE FOR USE IN BACKFILL, IT SHALL BE REMOVED FROM THE SITE AND PROPERLY AND LEGALLY DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL THEN PURCHASE AND AND FURNISH SUITABLE BACKFILL MATERIAL CONSISTING OF EARTH, LOAM, SANDY CLAY, SAND OR OTHER APPROVED MATERIALS FREE OF DEBRIS.
J. BACKFLOW PREVENTER INSTALLATION: CONTRACTOR SHALL MAKE CONNECTIONS TO EXISTING WATER SOURCES AT LOCATION SHOWN ON PLANS AND AS APPROVED BY THE OWNER, AND SHALL MAKE ANY MINOR CHANGES IN LOCATION AS MAY BE NECESSARY DUE TO ACTUAL SITE CONDITIONS. BACKFLOW PREVENTER HEIGHT SHALL BE AS PER LOCAL CODES AND IRRIGATION DETAILS. INSTALL A BRASS BALL VALVE IMMEDIATELY UPSTREAM OF THE BACKFLOW DEVICE TO SERVE AS AN ISOLATION VALVE. TO EVERY EXTENT POSSIBLE, INSTALL BACKFLOW PREVENTER ION A LOCATION SCREENED FROM PUBLIC VIEW (SUCH AS BEHIND A SHRUB ROW).
K. PIPING
   1. PIPE SIZE SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS FOR LARGER SIZES MAY BE APPROVED.
   2. MAINLINE PIPE AND WIRES SHALL BE INSTALLED WITH A MINIMUM COVER OF 18 INCHES (24" FOR MAINLINE 3"-5", AND 30" FOR MAINLINE 6" AND GREATER). LATERAL PIPE SHALL BE INSTALLED WITH A MINIMUM COVER OF 12 INCHES.
   3. ASSEMBLE ALL THREADED FITTINGS WITH TEFLON TAPE, WHICH SHALL BE APPLIED TO MALE THREADS ONLY.
   4. ALL SOLVENT-WELD CONNECTIONS SHALL BE MADE WITH APPROVED SOLVENT-WELD PRIMER AND GLUE.
   5. PIPE SHALL BE INSTALLED WITH A MINIMUM OF 4" HORIZONTAL CLEARANCE FROM ANY OTHER PIPE AND 2" VERTICAL CLEARANCE FROM ANY PIPES THAT CROSS OVER OR UNDER.
L. VALVES
   1. VALVES SHALL BE INSTALLED PER MANUFACTURER'S DIRECTIONS AND THE IRRIGATION DETAILS.
   2. VALVE BOXES SHALL BE INSTALLED FLUSH WITH THE GRADE, WITH CLEAN PEA GRAVEL LOCATED BELOW THE VALVE AS NOTED ON THE DETAILS. LOCATE BOXES WITHIN 12 TO 24" OF SIDEWALKS OR LANDSCAPE EDGES, WITH TOPS OF BOXES 1" ABOVE FINISH GRADE IN TURF, AND 3" ABOVE FINISH GRADE IN SHRUB AREAS (TO AVOID BEING COVERED BY MULCH).
   3. EACH VALVE BOX COVER SHALL BE HEAT-BRANDED WITH THE CONTROLLER STATION NUMBER.
   4. DO NOT INSTALL MORE THAN TWO VALVES IN A JUMBO BOX.
M. DRIP IRRIGATION EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S DIRECTIONS AND THE IRRIGATION DETAILS.
   1. SUBSURFACE DRIP LINES SHALL BE BURIED NO MORE THAN 2" BELOW FINISH GRADE.
   2. DRIP LINES MOUNTED ON GRADE SHALL BE LOCATED BENEATH LANDSCAPE FABRIC, AND SECURED IN PLACE WITH WIRE STAPLES AT A MAXIMUM OF 24"-36" ON CENTER.
N. SPRAY, ROTOR, AND BUBBLER HEADS:
   1. ALL SPRAY AND ROTOR HEAD LOCATIONS SHALL BE STAKED, FLAGGED AND/OR OTHERWISE CLEARLY MARKED ON THE GROUND PRIOR TO INSTALLATION. SPRINKLER HEAD STAKING SHALL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE BEFORE INSTALLATION.
   2. ALL SPRAY HEADS SHALL BE CONNECTED WITH A 12 INCH MINIMUM LENGTH OF ½ INCH FLEX PVC. THE FLEX PVC SHALL BE SOLVENT WELDED TO SCHEDULE 40 PVC FITTINGS WITH WELD-ON #795 SOLVENT AND #P-70 PRIMER. ALL ROTORS SHALL BE CONNECTED TO LATERAL LINES WITH PRE-MANUFACTURED SWING JOINTS.
   3. ALL ROTOR, SPRAY AND BUBBLER HEADS SHALL BE SET PERPENDICULAR AND FLUSH TO FINISH GRADE AND WITH A CLEARANCE OF FOUR INCHES (MINIMUM) FROM THE EDGE OF ANY BUILDINGS, WALLS, BOULDERS, AND HARDSCAPE, WITH A CLEARANCE OF TWELVE INCHES (MINIMUM) FROM BUILDINGS, UNLESS OTHERWISE SPECIFIED.
   4. ALL ROTOR, SPRAY AND BUBBLER HEADS AND VALVES SHALL BE FLUSHED AND ADJUSTED FOR OPTIMUM COVERAGE WITH MINIMUM OVERSPRAY ON WALKS, STREETS, WALLS, ETC.
   5. LATERAL PIPE TO TREE STREAM BUBBLER HEADS IS OMITTED FOR GRAPHIC CLARITY. CONNECT TREE BUBBLER HEADS TO VALVES AS SHOWN WITH CLASS 200 PVC PIPE SIZED TO ALLOW A MAXIMUM FLOW VELOCITY OF 5 FEET PER SECOND
O. AUTOMATIC CONTROLLER:
   1. INSTALL THE CONTROLLER AT THE LOCATION INDICATED BY THE OWNER. INSTALL CONTROLLER WITH A BACKUP BATTERY AS RECOMMENDED BY THE MANUFACTURER.
   2. THE IRRIGATION CONTRACTOR SHALL COORDINATE 120 V.A.C. ELECTRICAL POWER TO CONTROLLER AND DEDICATE ONE (1) 20-AMP BREAKER FOR EACH CONTROLLER. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL HOOK-UP FROM THE ELECTRICAL SOURCE TO THE CONTROLLER UNIT ONLY.
   3. ALL VALVE CONTROL WIRE SHALL BE AWG 14 TYPE UF, 600 VOLT TEST, DIRECT BURIAL. NO SPLICES SHALL BE ALLOWED EXCEPT AT VALVES AND CONTROLLER. WHERE SPLICES MAY BE NECESSARY DUE TO EXCESSIVELY LONG WIRE RUNS, THE CONTRACTOR SHALL MAKE ALL SPLICES IN 6" ROUND VALVE BOXES WITH 3M'S "DBY-DIRECT BURIAL SPLICE KIT". THE CONTRACTOR SHALL LABEL ALL WIRES WITH WATERPROOF TAGS AND MARKERS AT ALL SPLICES AND VALVE MANIFOLDS, AND SHALL LEAVE A 24" COIL OF EXCESS WIRE AT EACH CONNECTION.
   4. PROVIDE #10 COMMON WIRE, DIRECT BURIAL, TO ALL REMOTE CONTROL VALVES.
   5. CONNECT ALL DIRECT BURIAL WIRES TO VALVES USING 3M'S "DBY-DIRECT BURIAL SPLICE KIT" (UNLESS OTHERWISE SPECIFIED).
   6. PROVIDE THREE ADDITIONAL IRRIGATION CONTROL WIRES ALONG EACH BRANCH OF MAINLINE FOR FUTURE EXPANSION. STUB ADDITIONAL CONTROL WIRES INTO BACK OF IRRIGATION CONTROLLERS.
   7. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE SLEEVES AND PIPE SLEEVES UNDER PAVED AREAS PRIOR TO PAWING - SEE SLEEVING NOTES.
P. INSTALL THE RAIN SENSOR IN THE VICINITY OF THE CONTROLLER, AND COORDINATE LOCATION WITH THE OWNER. PROVIDE MINIMUM 5' CLEARANCE FROM OTHER OUTDOOR EQUIPMENT, FREE AND CLEAR OF ANY TREE CANOPY OR OTHER OVERHEAD OBSTRUCTIONS, AND ABOVE THE HEIGHT OF THE SPRINKLER COVERAGE. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THE RAIN SENSOR IS PLACED IN A LOCATION WHERE IT CAN RECEIVE ADEQUATE RAINFALL WITHOUT OBSTRUCTIONS. IF IT IS PLACED IN AN INADEQUATE LOCATION, THE IRRIGATION CONTRACTOR MAY BE REQUIRED TO RELOCATE IT AT NO ADDITIONAL COST TO THE OWNER.
Q. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
R. QUALITY CONTROL
   1. PERFORM COVERAGE TESTS AFTER IRRIGATION SYSTEM IS COMPLETED, BUT PRIOR TO ANY PLANTING AND PERFORM TESTING IN THE PRESENCE OF THE IRRIGATION DESIGNER AND THE CONSTRUCTION MANAGER.
   2. TEST SYSTEM TO ASSURE THAT ALL LAWN AND PLANTING AREAS ARE WATERED COMPLETELY AND UNIFORMLY.
   3. MAKE ALL NECESSARY ADJUSTMENTS TO PROVIDE COMPLETE COVERAGE, INCLUDING REALIGNMENT OF HEADS AND REPLACEMENT OF NOZZLES.
T. CLEAN UP
   1. DURING IRRIGATION EXCAVATION AND INSTALLATION, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
   2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
U. INSPECTION AND ACCEPTANCE
   1. UPON COMPLETION OF THE WORK, THE IRRIGATION CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE IRRIGATION CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
   2. WHEN THE INSPECTED WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
   3. THE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
   4. CONTROLLER CHART: THE IRRIGATION CONTRACTOR SHALL PROVIDE A 11" X 17" COLOR-CODED, LAMINATED COPY OF THE IRRIGATION LAYOUT AND PLACE IT IN THE CONTROLLER'S COVER. THE CONTROLLER CHART SHALL CLEARLY DELINEATE THE AREAS COVERED BY EACH VALVE, USING A SEPARATE COLOR FOR EACH ZONE.
   5. TURN THE FOLLOWING ITEMS IN TO THE OWNER UPON COMPLETION OF THE INSTALLATION:
      a. QUICK COUPLER KEYS (2)
      b. CONTROLLER MANUAL (1)
      c. CONTROLLER KEYS (2)
      d. A MINIMUM OF (2) COPIES OF RECORD DRAWINGS. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.
V. REFER TO THE PLANTING SPECIFICATIONS FOR ADDITIONAL CONDITIONS OF FINAL ACCEPTANCE AND START OF THE MAINTENANCE PERIOD.
W. WARRANTY
   1. THE IRRIGATION SYSTEM SUPPLIED AND INSTALLED SHALL BE WARRANTED (LABOR AND MATERIALS) TO REMAIN OPERATIONAL FOR A PERIOD OF 12 MONTHS AFTER THE DATE OF FINAL ACCEPTANCE. DURING THIS PERIOD, THE CONTRACTOR SHALL ALSO REPAIR ANY SETTLEMENT OF THE IRRIGATION TRENCHES.
   2. BY THE END OF THE WARRANTY PERIOD, ANY IRRIGATION PART THAT IS EITHER NON-OPERATIONAL OR THAT IS OPERATING BELOW STANDARDS AS DETERMINED BY THE OWNER, SHALL BE REMOVED FROM THE SITE AND SHALL BE REPLACED. REPLACEMENTS SHALL BE OF THE SAME KIND AS SPECIFIED IN THE IRRIGATION LEGEND, AND SHALL BE INSTALLED AS ORIGINALLY SPECIFIED.
   3. IRRIGATION PARTS DAMAGED OR IMPAIRED DUE TO ACTS OF GOD, VANDALISM, AND/OR THE OWNER'S IMPROPER MAINTENANCE SHALL NOT BE COVERED BY THIS WARRANTY.
X. SHOULD THE PERMITTING JURISDICTION REQUIRE AN IRRIGATION AUDIT, THE IRRIGATION CONTRACTOR SHALL RETAIN THE SERVICES OF A THIRD-PARTY CERTIFIED LANDSCAPE IRRIGATION AUDITOR, AT NO ADDITIONAL COST TO THE OWNER.

IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL
	RAIN BIRD R-VAN-STRIP 1806-SAM-P45 ,TURF ROTARY, 5'X15' (LCS AND RCS), 5'X30' (SST) HAND ADJUSTABLE MULTI-STREAM ROTARY W/ 1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.
	RAIN BIRD R-VAN14 1806-SAM-P45, TURF ROTARY, 8'-14' 45°-270° AND 360° HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.
	RAIN BIRD R-VAN18 1806-SAM-P45, TURF ROTARY, 13'-18' 45°-270° AND 360° HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.
	RAIN BIRD R-VAN24 1806-SAM-P45, TURF ROTARY, 17'-24' 45°-270° AND 360° HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.
	RAINBIRD 1806-SAM-PRS SERIES POP UP SPRAY HEADS WITH ADAPTER AND RAINBIRD #1402 SERIES BUBBLER NOZZLES. (TWO PER TREE)
	RAINBIRD 5004PCSAMR, ADJUSTABLE ARC 4" POP UP ROTARY HEAD, PART CIRCLE, #1.5 LA NOZZLE UNLESS NOTED OTHERWISE
	RAINBIRD 5004PCSAMR, ADJUSTABLE ARC 4" POP UP ROTARY HEAD, PART CIRCLE, #4.0 NOZZLE UNLESS NOTED OTHERWISE
	RAINBIRD 5004PCSAMR, ADJUSTABLE ARC 4" POP UP ROTARY HEAD, PART CIRCLE, #2.5 NOZZLE UNLESS NOTED OTHERWISE
	RAINBIRD XCZ-100-PRB-COM / 150-PRB-COM SERIES AUTOMATIC DRIP VALVE ASSEMBLY WITH 40 PSI PRESSURE REGULATOR XCZ-100-PRB-COM - 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3GPM TO 20GPM.
	RAINBIRD PEB SERIES ELECTRIC REMOTE CONTROL, "TREE BUBBLER ZONE" VALVE SEE INSTALLATION NOTE #N-5 REGARDING TREE BUBBLER LATERAL PIPE
	RAINBIRD PEB SERIES 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.
	AREA TO RECEIVE DRIPLINE RAINBIRD XFS-CV-06-12 SERIES DRIP TUBE IN SHRUB BED INSTALLED AT 2" DEPTH
	AREA TO RECEIVE DRIPLINE RAINBIRD XFS-CV-06-12 SERIES DRIP TUBE IN NARROW TURF AREAS INSTALLED AT 4" DEPTH
	PIPE TRANSITION POINT ABOVE GRADE PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER TO ABOVE GRADE INSTALLATION.
	ZURN / WILKINS 375XLB SERIES REDUCED PRESSURE TYPE BACKFLOW PREVENTOR INSTALLED PER CITY CODE WITH HEATED / INSULATED ALUMINUM ENCLSOURE AND SAME SIZE BRONZE BALL VALVE INSTALLED ON THE UP-STREAM SIDE. G.C. TO COORDINATE POWER TO BACKFLOW ENCLOSURE LOCATION PRIOR TO CONSTRUCTION BLOW OFF VALVE TO BE INSTALLED BETWEEN THE METER AND BACKFLOW DEVICE FOR SYSTEM WINTERIZATION
	LASCO "V" SERIES SCH. 80 PVC TRUE UNION BALL VALVE, MAINLINE SIZE
M	IRRIGATION WATER METER AND TAP (BY OTHERS) SIZE AS NOTED ON THE PLAN
GC	RAINBIRD 33-DNP QUICK COUPLING VALVE WITH LOCKING COVER AND 3/4" PVC BALL VALVE
C	RAINBIRD ESP12LXMEF2P SERIES AUTOMATIC WALL MOUNT CONTROLLER WITH ONE ESPLXMSM12 STATION MODULE
R	RAINBIRD WR2-RFC RAIN / FREEZE SENSOR - CONFIRM SENSOR LOCATION WITH OWNERS REPRESENTATIVE
	1" MASTER VALVE MODEL # 100-EFB-CP WITH RAINBIRD FLOW SENSOR MODEL #FS100P SERIES
	IRRIGATION LATERAL LINE: CLASS 200 PVC
	IRRIGATION MAINLINE: SCHEDULE 40 PVC
	IRRIGATION SLEEVES, SCH. 40 PVC, MIN. TWICE SIZE OF PIPE TO BE INSERTED

IRRIGATION NOTE:

1. L.I.C. SHALL SELECT R-VAN SPRAY NOZZLES FOR "HEAD-TO-HEAD" COVERAGE, ADJUSTED FOR NO OVERSPRAY ONTO WALLS AND WALKS. NO OVERSPRAY INTO STREETS IS PERMITTED.
2. ALL PIPE TO BE SIZED SUCH THAT FLOWS WILL NOT EXCEED VELOCITY OF 5 FPS

WATER CONSERVATION

IRRIGATION WATER CONSERVATION SHALL BE ACCOMPLISHED THROUGH THE FOLLOWING EFFORTS:

1. SEPARATE TURF / SHRUB ZONES FOR SCHEDULING ADJUSTMENT
2. NO OVERSPRAY ONTO PAVEMENT PERMITTED
3. USE OF RAIN SENSOR SHUT OFF OVER-RIDE DEVICE

LATERAL PIPE SIZE CHART

LATERAL PIPE SHALL BE SIZED TO ALLOW A MAXIMUM FLOW VELOCITY OF FIVE FEET PER SECOND ACCORDING TO THE FOLLOWING CHART:

FLOW IN GPM	LATERAL PIPE SIZE
UP TO 5 GPM	3/4" CLASS 200
6 - 10 GPM	3/4" CLASS 200
11 - 15 GPM	1" CLASS 200
16 - 28 GPM	1 1/4" CLASS 200
29 - 35 GPM	1 1/2" CLASS 200
36 - 54 GPM	2" CLASS 200
55 - 81 GPM	2 1/2" CLASS 200
82 - 120 GPM	3" CLASS 200

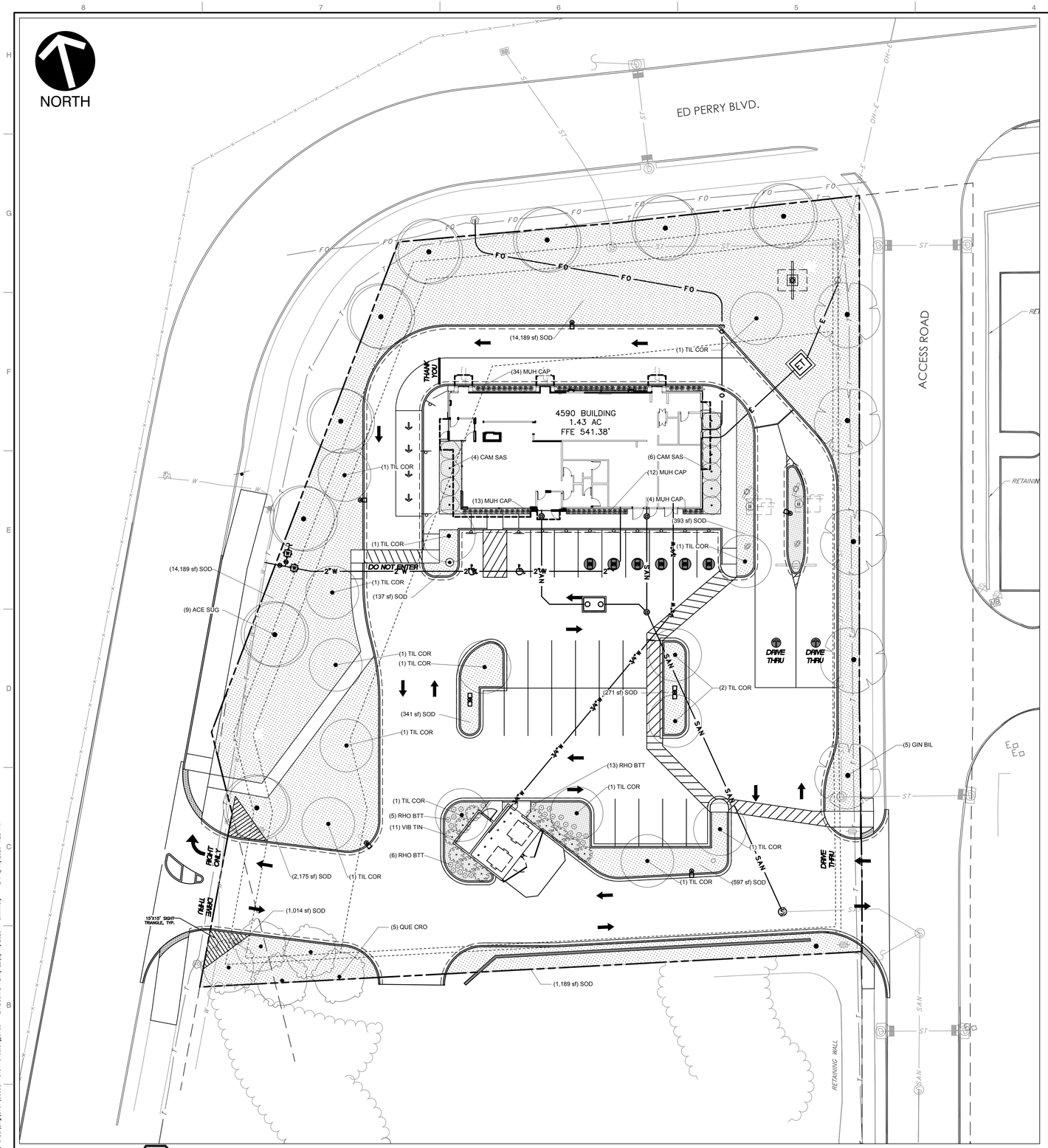
VALVE KEY

Valve Callout
- # • — Valve Number
- # • — Valve Flow
- #" • — Valve Size

CRITICAL ANALYSIS

P.O.C. NUMBER: 01

Water Source Information:	Irrigation Meter, By Others
FLOW AVAILABLE	
Water Meter Size:	1"
Flow Available:	30 gpm
PRESSURE AVAILABLE	
Static Pressure at POC (est.):	68.00 psi
Elevation Change:	NA
Service Line Size:	NA
Length of Service Line:	NA
Pressure Available:	65.00 psi
DESIGN ANALYSIS	
Maximum Station Flow:	15.0 gpm
Flow Available at POC:	30.0 gpm
Residual Flow Available:	15.0 gpm
Critical Station: 18	
Head Pressure Required:	35.0 psi
Lateral Loss:	3.4 psi
Loss through Valve:	2.2 psi
Pressure Req. at Critical Station:	40.6 psi
Loss for Main Line:	2.10 psi
Loss for F


NORTH
ED PERRY BLVD.
ACCESS ROAD
4590 BUILDING
1.43 AC
FFE 541.38'
DRIVE THRU
DRIVE THRU
DO NOT ENTER
RIGHT ONLY
ONE WAY
15'x15' SIGHT TRIANGLE, TYP.
RETAINING WALL
(14,189 sf) SOD
(1) TIL COR
(34) MUH CAP
THANK YOU
(4) CAM SAS
(6) CAM SAS
(12) MUH CAP
(13) MUH CAP
(4) MUH CAP
(393 sf) SOD
(137 sf) SOD
(9) ACE SUG
(341 sf) SOD
(271 sf) SOD
(2) TIL COR
(13) RHO BTT
(5) GIN BIL
(5) RHO BTT
(11) VIB TIN
(6) RHO BTT
(2,175 sf) SOD
(1,014 sf) SOD
(5) QUE CRO
(597 sf) SOD
(1,189 sf) SOD
2%
5.4%
5.4%
5.4

PLANTING NOTES

1. THE QUANTITIES INDICATED ON THE PLANT MATERIALS SCHEDULE ARE PROVIDED FOR THE BENEFIT OF THE LANDSCAPE CONTRACTOR BUT SHOULD NOT BE ASSUMED TO BE CORRECT. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE QUANTITIES INDICATED. ANY DISCREPANCIES NOTED SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION. IN THE EVENT OF A DISCREPANCY, THE DRAWINGS SHALL GOVERN.
2. NO SUBSTITUTIONS AS TO SIZE, TYPE, SPACING, QUANTITY OR QUALITY OF PLANT MATERIAL SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT. CHANGES IN PLANT MATERIAL MAY REQUIRE RE–APPROVAL BY LOCAL AUTHORITIES. CONTRACTOR IS NOT TO SEEK RE–APPROVAL WITHOUT EXPRESS WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.
3. ALL PLANTS MUST BE NURSERY GROWN, HEALTHY, VIGOROUS, AND FREE FROM ALL PESTS AND DISEASE, BALL AND BURLAP (B&B) OR CONTAINER GROWN AS SPECIFIED IN THE MATERIALS SCHEDULE. ALL PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z–60, LATEST EDITION FOR SIZE AND QUALITY.
4. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED, WITH A SINGLE DOMINANT LEADER, AND MEET THE MINIMUM REQUIREMENTS. TREES WITH A "Y" SHAPE ARE NOT ACCEPTABLE.
5. ALL PLANTS ARE SUBJECT TO REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND OR OWNERS REPRESENTATIVE AT ANY TIME PRIOR TO FINAL ACCEPTANCE.
6. THE DIMENSIONS FOR HEIGHT, SPREAD, AND CALIPER AS SPECIFIED IN THE PLANT MATERIALS SCHEDULE ARE THE MINIMUM DESIRED FOR EACH PLANT. EACH PLANT SHALL BE UNIFORM AND CONSISTENT AS IT PERTAINS TO THE SPECIFICATIONS AND THE INDIVIDUAL SPECIES. ANY PLANT MATERIAL WHICH FAILS THESES SPECIFICATIONS WILL BE REJECTED. THE CONTRACTOR SHALL PROVIDE ACCEPTABLE MATERIAL AT NO ADDITIONAL COST TO THE OWNER. CALIPER SIZE IS NOT TO BE REDUCED. TREES THAT FAIL MINIMUM CALIPER SIZE AS MEASURED IN THE FIELD WILL BE REJECTED AND REPLACEMENTS SHALL BE MADE BY THE CONTRACTOR AT NO ADDITIONAL COST. CALIPER MEASUREMENTS SHALL BE MADE IN ACCORDANCE WITH ANSI STANDARDS.
7. PRIOR TO COMMENCEMENT OF INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES AND SHALL AVOID DAMAGING UTILITIES DURING INSTALLATION. ANY UTILITIES DAMAGED DURING INSTALLATION SHALL BE REPAIRED BY THE LANDSCAPE CONTRACTOR TO THE SATISFACTION OF THE APPROPRIATE UTILITY COMPANY. ALL REPAIRS SHALL BE AT NO COST TO THE OWNER. NO TREES SHALL BE PLANTED WITHIN 10' OF SITE UTILITY LINES. FIELD ADJUST AS NECESSARY AFTER LANDSCAPE ARCHITECT'S APPROVAL.
8. THE LANDSCAPE CONTRACTOR SHALL FIELD STAKE ALL PLANT LOCATIONS PRIOR TO INSTALLATION. THE LANDSCAPE ARCHITECT SHALL APPROVE ALL STAKED LOCATIONS PRIOR TO INSTALLATION. PLANTS INSTALLED PRIOR TO APPROVAL BY THE LANDSCAPE ARCHITECT ARE SUBJECT TO REJECTION AND/ OR REPLACEMENT AT NO ADDITIONAL COST TO THE OWNER.
9. PRE–EMERGENT HERBICIDES, TREFLAN OR EPTAM, SHALL BE APPLIED TO ALL PLANTING BEDS. APPLY AT MANUFACTURERS RECOMMENDATIONS. HERBICIDES SHALL BE INCORPORATED INTO THE SOIL MIXES.
10. APPLY ROOT STIMULATOR, CONTAINING MICRORHIZZA, TO ALL PLANTS PRIOR TO BACK FILLING. APPLY AT MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR TO SUBMIT SAMPLES OF ROOT STIMULATOR TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO USE.
11. ALL DISTURBED AREAS NOT RECEIVING MULCH OR OTHER SPECIFIED IMPROVEMENTS ARE TO BE FINE GRADED TO TRANSITION SMOOTHLY INTO ADJACENT GRADES AND RECEIVE BERMUDA SOD. SEE SOD NOTES BELOW.
12. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANTINGS FOR A PERIOD OF ONE YEAR BEGINNING UPON THE WRITTEN DATE OF SUBSTANTIAL COMPLETION OF THE PROJECT. ANY PLANTS SUBJECT TO REPLACEMENT SHALL BE MADE AT THE END OF THE WARRANTY PERIOD OR AT TIME AS DETERMINED BY THE OWNERS REPRESENTATIVE. ALL PLANTS MUST BE ALIVE AND HEALTHY FOR REVIEW AND APPROVAL BY LOCAL AUTHORITIES AS APPROPRIATE FOR OCCUPANCY PERMIT.
13. THE LANDSCAPE CONTRACTOR SHALL UTILIZE ON–SITE TOPSOIL AS AVAILABLE FROM THE CONTRACTOR. ALL IMPORTED TOPSOIL SHALL BE APPROVED BY THE OWNERS REPRESENTATIVE PRIOR TO PLACEMENT.
14. EXISTING GRASS TO BE REMOVED, IF PRESENT, AND TOPSOIL TO BE SPREAD SMOOTH AND HAND–RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAT 1 INCH IN DIAMETER PRIOR TO LAYING SOD OR TO BE MULCHED WITH A MINIMUM OF 3 INCHES OF AGED, BROWN HARDWOOD BARK, SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED.
15. THE TYPICAL PLANTING SOIL BACKFILL MIX FOR BEDS AND PLANT BACKFILL SHALL CONSIST OF THE FOLLOWING:
    - 2/3 SITE SOIL
    - 1/3 SOIL AMENDMENTS (BY VOLUME AS FOLLOWS)
    - 2 PARTS HUMUS AND OR PEAT
    - 1 PART COARSE RIVER SAND
    - 1 PART STERILIZED COMPOSTED COW MANURE
    - COMMERCIAL FERTILIZER AND LIME AS RECOMMENDED BY THE SOILS TEST REPORT.
    - COMPLETELY BLEND BACKFILL SOIL MIX PRIOR TO PLACEMENT.
18. MULCH SHALL BE BROWN HARDWOOD MULCH WITH NO WEED OR OTHER UNPROCESSED ORGANICS.

LANDSCAPE MAINTENANCE

THE DEVELOPER, ITS SUCCESSOR AND/OR SUBSEQUENT OWNERS AND THEIR AGENTS, SHALL MAINTAIN LANDSCAPING ON THE PROPERTY ON A CONTINUING BASIS FOR THE LIFE OF THE DEVELOPMENT.

1. ALL LANDSCAPING IS SUBJECT TO PERIODIC INSPECTION BY THE PLANNING DIRECTOR OR DESIGNEE. THE CITY MAY CAUSE REMOVAL OF ANY DEAD OR DISEASED TREES, PLANTS AND SHRUBS ON PRIVATE PROPERTY WITHIN THE CITY, WHEN THOSE TREES, PLANTS AND SHRUBS CONSTITUTE A HAZARD TO LIFE AND/OR PROPERTY OR HARBOR INSECTS OR DISEASE WHICH CONSTITUTES A POTENTIAL THREAT TO OTHER TREES, PLANTS OR SHRUBS WITHIN THE CITY. IF THE PLANNING DIRECTOR DETERMINES THAT REMOVAL OF ANY DISEASED TREE, PLANTS OR SHRUBS ARE NECESSARY; THE PLANNING OFFICIAL SHALL PROVIDE THE PROPERTY OWNER WRITTEN NOTICE OF THE REQUIRED MAINTENANCE OR REMOVAL.
2. ALL REQUIRED LANDSCAPING SHALL BE PROVIDED WITH A READILY AVAILABLE AND ACCEPTABLE WATER SUPPLY. UNDERGROUND SPRINKLER SYSTEMS ARE ENCOURAGED FOR ALL REQUIRED STREET YARD LANDSCAPING, PARKING LOT LANDSCAPING, LANDSCAPE BUFFER YARDS, AND LANDSCAPE SCREENING.
3. WARRANTY PERIOD – COMPLETED LANDSCAPING SHALL COMPLY WITH THE APPROVED LANDSCAPE PLAN, INCLUDING THE QUANTITIES, LOCATION, SPECIES, AND SIZE OF PLANTS AND OTHER LANDSCAPE MATERIALS, AND THAT SUCH LANDSCAPING WILL REMAIN IN GOOD CONDITION FREE FROM DEFECTS IN MATERIAL AND/OR WORKMANSHIP DURING THE WARRANTY PERIOD.
   3.1. FOR THE PURPOSE OF THIS SUBSECTION, "WARRANTY PERIOD," MEANS A PERIOD OF ONE YEAR BEGINNING WHEN THE CITY ACCEPTS THE LANDSCAPING AS COMPLETE.
   3.2. DURING THE WARRANTY PERIOD, DEFECTIVE MATERIALS, EQUIPMENT, AND WORKMANSHIP SHALL BE REPAIRED, CORRECTED, OR REPLACED WITHOUT CHARGE OR COST TO THE OWNER. THE CITY MAY AT ANY TIME DURING THE WARRANTY PERIOD INSPECT, PHOTOGRAPH, OR TELEVISE SUCH LANDSCAPING AND SHALL NOTIFY THE DEVELOPER OF ANY NECESSARY REPAIR, CORRECTION, OR REPLACEMENT.

SODDING NOTES

PART 1. GENERAL
THIS WORK SHALL INCLUDE ALL SOIL PREPARATION AND THE STORAGE, TRANSPORTATION, PLACING, AND MAINTENANCE OF SOD AT ALL LOCATIONS SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. TEMPORARY STORAGE OF SOD IS PERMITTED; HOWEVER, TAKE CARE TO MAINTAIN THE SOD IN A LIVE, GROWING CONDITION. SOD SHALL BE REJECTED IF IT IS PERMITTED TO DECAY OR DRY OUT TO THE EXTENT THAT, IN THE JUDGMENT OF THE LANDSCAPE ARCHITECT, ITS SURVIVAL IS DOUBTFUL. DISPOSE OF REJECTED SOD AS DIRECTED BY THE LANDSCAPE ARCHITECT AT NO EXPENSE TO THE OWNER. SET SOD BETWEEN MARCH 1 AND OCTOBER 15 AND WHEN THE SOIL IS IN A WORKABLE CONDITION. CONTRACTOR SHALL COORDINATE INSTALLATION OF SOD WITH COMPLETION OF IRRIGATION SYSTEM. THIS WILL INSURE WATERING OF NEW MATERIAL. DO NOT SET SOD OUT OF SEASON UNLESS SOIL CONDITIONS ARE FAVORABLE AND WRITTEN PERMISSION IS OBTAINED FROM THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR THE SCHEDULING, ORDERING, RECEIVING, STORING, AND INSTALLING OF ALL SODDING MATERIALS.

PART 2. PRODUCTS
SOD: BERMUDA GRASS; NEW SOD CONSISTING OF LIVE, DENSE, WELL ROOTED GROWTH; WELL SUITED FOR THE INTENDED PURPOSE AND SOIL CONDITIONS; COMPLETELY FREE OF NOXIOUS WEEDS AND GRASSES (QUACK GRASS, JOHNSON GRASS, CANADA THISTLE); AND CONTAINING LESS THAN 5 PLANTS OF OBJECTIONABLE WEEDS PER 100 SQUARE FEET IF NURSERY GROWN OR 10 SUCH PLANTS IF FIELD GROWN

FERTILIZER: COMMERCIALLY MANUFACTURED, GRADE 10–10–10; FURNISHED IN STANDARD CONTAINERS THAT ARE CLEARLY MARKED WITH THE NAME, WEIGHT, AND GUARANTEED ANALYSIS OF THE CONTENTS AND THAT ENSURE PROPER PROTECTION IN TRANSPORTATION AND HANDLING; AND IN COMPLIANCE WITH ALL LOCAL, STATE, AND FEDERAL FERTILIZER LAWS AGRICULTURAL LIMESTONE: CONTAINING A MINIMUM OF 85 PERCENT CALCIUM CARBONATE AND MAGNESIUM CARBONATE COMBINED, 85 PERCENT OF WHICH PASSES A NO. 10 MESH SIEVE.

PART 3. EXECUTION
BEFORE BEGINNING SODDING OPERATIONS IN ANY AREA, COMPLETE THE PLACING OF TOPSOIL, FINAL GRADING, AND REMOVAL OF ANY DEBRIS. HAVE THE WORK APPROVED BY THE LANDSCAPE ARCHITECT. A MINIMUM OF 6 INCHES OF GOOD, CLEAN TOPSOIL SHALL BE SPREAD OVER THE CONSTRUCTION AREA. SCARIFY EACH AREA TO BE SODDED A MINIMUM OF 2 INCHES.

APPLY FERTILIZER AND AGRICULTURAL LIMESTONE UNIFORMLY OVER THE SOD BED AT THE RATES SHOWN BELOW. IMMEDIATELY PRIOR TO PLACING SOD, WATER THE SOD BED UNTIL IT IS SATURATED TO A DEPTH OF 1 INCH, AND KEEP IT MOIST UNTIL THE SOD IS PLACED.

A. FERTILIZER: 15 POUNDS PER 1,000 SQUARE FEET OF 10–10–10

B. AGRICULTURAL LIMESTONE: 40 POUNDS PER 1,000 SQUARE FEET

PLACE SOD AS SOON AS PRACTICAL AFTER ITS REMOVAL FROM POINT OF ORIGIN. KEEP IT MOIST WHILE DISPLACED. PLACE SOD BY HAND SO THAT THE EDGES ARE IN CLOSE CONTACT AND IN A POSITION TO BREAK JOINTS WITH THE LONG DIMENSION PERPENDICULAR TO THE SLOPE. FIT AND POUND THE SOD INTO PLACE WITH A 10 INCHES X 10 INCHES WOOD TAMP OR OTHER SIMILAR IMPLEMENTS. IMMEDIATELY AFTER PLACING THE SOD, THOROUGHLY WET AND ROLL IT. TWO WEEKS AFTER THE SOD IS INSTALLED, TOP DRESS AND THOROUGHLY WATER IT. TOP DRESSING SHALL CONSIST OF THE FOLLOWING:

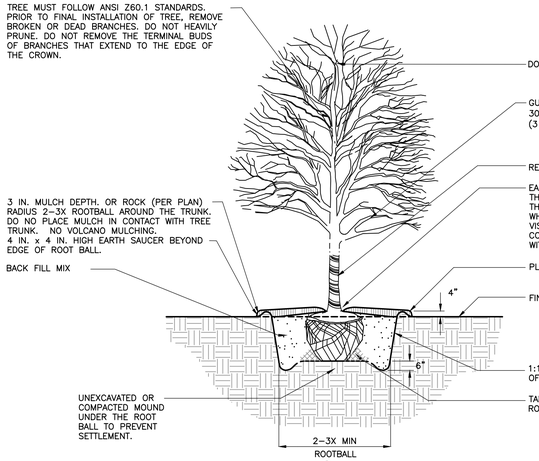
A. 1/2 TO 1 POUND: 38 PERCENT UREA FORMALDEHYDE PER 1,000 SQUARE FEET

B. 20 POUNDS: 6–12–12 PER 1,000 SQUARE FEET

NO EQUIPMENT, MATERIAL STORAGE, CONSTRUCTION TRAFFIC, ETC., WILL BE PERMITTED ON NEWLY SODDED AREAS. DISPOSE OF ALL SURPLUS MATERIAL AS DIRECTED BY THE OWNER THE OWNER WILL REVIEW THE SOD FOR ACCEPTANCE 30 DAYS AFTER INSTALLATION, AT WHICH TIME THE MAINTENANCE PERIOD WILL BEGIN AS STATED IN THESE SPECIFICATIONS. THIS ACCEPTANCE BY THE OWNER IS FOR THE PURPOSES OF PAYMENT ONLY.

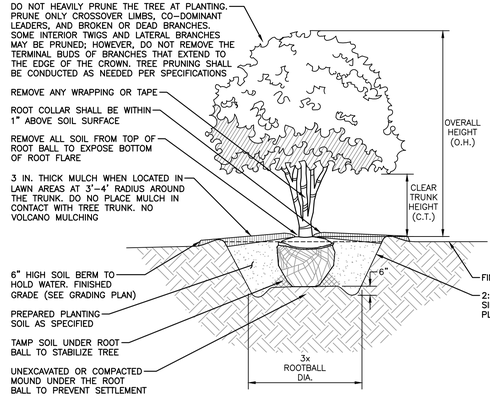
INSPECTIONS
A. THE LANDSCAPE ARCHITECT SHALL INSPECT THE SOD WITHIN 30 DAYS AFTER INSTALLATION AND DETERMINE IF IT IS ACCEPTABLE.

GUARANTEES
A. ESTABLISH AN ACCEPTABLE GROWTH OF THE SPECIFIED SOD ON ALL AREAS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. AN AREA IS CONSIDERED ACCEPTABLE IF THE MAJORITY OF EACH PIECE OF SOD IS ALIVE AND HEALTHY AND GENERALLY FREE FROM WEEDS, INSECT, AND DISEASE.



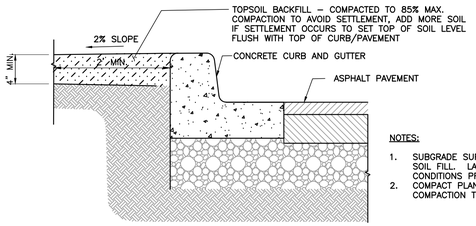
NOTES:
1. UNLESS UNABLE TO STAND ON ITS OWN, TREES ARE NOT TO BE STAKED.
2. PROVIDE POSITIVE DRAINAGE UNDER ALL CIRCUMSTANCES. DRAINAGE SHOULD BE FROM CENTER OF ROOT BALL TO PERIMETER OF ROOT BALL. DO NOT ALLOW PONDING OF WATER UNDER ROOTBALL.
3. REMOVE TOP 1/2 OF WIRE BASKET AFTER PLACING ROOTBALL IN PLANT PIT.
4. REMOVE ROPE TIES & TOP 1/2 OF BURLAP FROM ROOT BALL AFTER PLANTING.
5. POLYPROPYLENE STRAPS MAY BE SUBSTITUTED IN LIEU OF WIRES, ARBORTIE OR EQUIVALENT.
6. SEE PLANTING SCHEDULE AND PLANTING NOTES FOR ADDITIONAL INFORMATION/REQUIREMENTS.

1 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



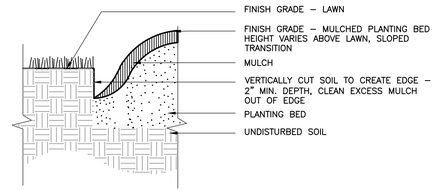
NOTES:
1. TREES SHALL BE STAKED AND GUYED AS DETAILED AND SPECIFIED ONLY IF THE TREE CANNOT STAND ON ITS OWN. TREE STAKING AND GUYING TO BE REMOVED PRIOR TO THE END OF THE WARRANTY PERIOD BY CONTRACTOR.
2. PROVIDE POSITIVE DRAINAGE UNDER ALL CIRCUMSTANCES. DRAINAGE SHOULD BE FROM CENTER OF ROOT BALL TO PERIMETER OF ROOT BALL. DO NOT ALLOW PONDING OF WATER UNDER ROOTBALL.
3. SET TREE AT ORIGINAL DEPTH. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL. NO SYNTHETIC BURLAP WILL BE ACCEPTED.
4. SEE LANDSCAPE PLANTING NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
5. BRANCHING HEIGHT PER PLANTING NOTES AND SPECIFICATIONS.
6. SEE PLANTING SCHEDULE AND PLANTING NOTES FOR ADDITIONAL INFORMATION/REQUIREMENTS.

2 MULTI–TRUNK TREE PLANTING DETAIL
NOT TO SCALE



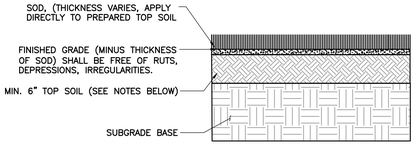
NOTES:
1. SUBGRADE SURFACE TO FREE OF ALL DEBRIS AND CLEAN SOIL FILL. LANDSCAPE ARCHITECT TO APPROVE SUBSOIL CONDITIONS PRIOR TO TOPSOIL PLACEMENT.
2. COMPACT PLANTING SOIL AND SUBSOIL AREAS TO 85% MAX. COMPACTION TO AVOID SETTLEMENT ADJACENT TO PAVEMENTS

3 TOPSOIL BACKFILL DETAIL
NOT TO SCALE



NOTES
1. INSTALL BED EDGE WHEN MULCHED AREAS ABUT LAWN AREAS UNLESS SPECIFIED FOR STEEL EDGING. DO NOT INSTALL UNTIL LAWN IS ESTABLISHED AND SOIL IS FIRM. RE–MULCH EDGE IF SOIL GETS ON PREVIOUSLY INSTALLED MULCH DURING EDGE INSTALLATION.

4 PLANTING BED EDGE DETAIL
NOT TO SCALE



NOTES:
1. MINIMUM TOPSOIL DEPTH IS 6 INCHES.
2. TOPSOIL SHOULD HAVE A GOOD HUMUS CONTENT. THIS CAN BE 20 TONS OF COMPOSTED MANURE PER ACRE OR 170 BALES OF PEAT PER ACRE.
3. TOPSOIL WITH A PH OF 6 OR LESS WILL NEED A LIME AMENDMENT. EVENLY APPLY HYDRATED LIME OR GROUND LIMESTONE TO TOP SOIL UNTIL PH IS ADJUSTED TO BETWEEN 6–7. PH BELOW 5.5 OR ABOVE 7.5 IS UNACCEPTABLE FOR LAWNS.
4. 650 LBS OF SLOW RELEASE WELL BALANCED FERTILIZER 10–10–10 PER ACRE SHOULD BE HARROWED INTO THE TOPSOIL PRIOR TO SEEDING.
5. SODDING IS BEST IN THE LATE SUMMER–EARLY AUTUMN. A HARROW MAY BE USED TO OBTAIN AN EVEN SURFACE THAT IS FIRM. THE SEED MAY BE MECHANICALLY SPREAD INTO THE SURFACE.
6. CONTRACTOR IS RESPONSIBLE FOR ENSURING SOD IS WATERED DURING ESTABLISHMENT.

5 SOD PLANTING
NOT TO SCALE

Mississippi811
811 or 800–227–6477
https://www.ms811.org

NOTE TO CONTRACTOR: PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, BROADBAND, PHONE, SANITARY AND STORM SEWERS. ANY CONFLICT SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND APPROPRIATE AUTHORITIES

DAVID S. ROOS, JR. LICENSED PROFESSIONAL ENGINEER 35497 STATE OF MISSISSIPPI 06/27/2025

REVISION RECORD

NO	DATE	DESCRIPTION
1	4/25/2025	RESUBMITTAL SET
2	6/19/2025	REVISION 1 - DEVELOPER REQUESTED CHANGES

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF MISSISSIPPI WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CECINC.

Civil & Environmental Consultants, Inc.
10300 Alliance Road
Suite 300
Cincinnati, OH 45242
Ph: 513.985.0226
www.cecinc.com

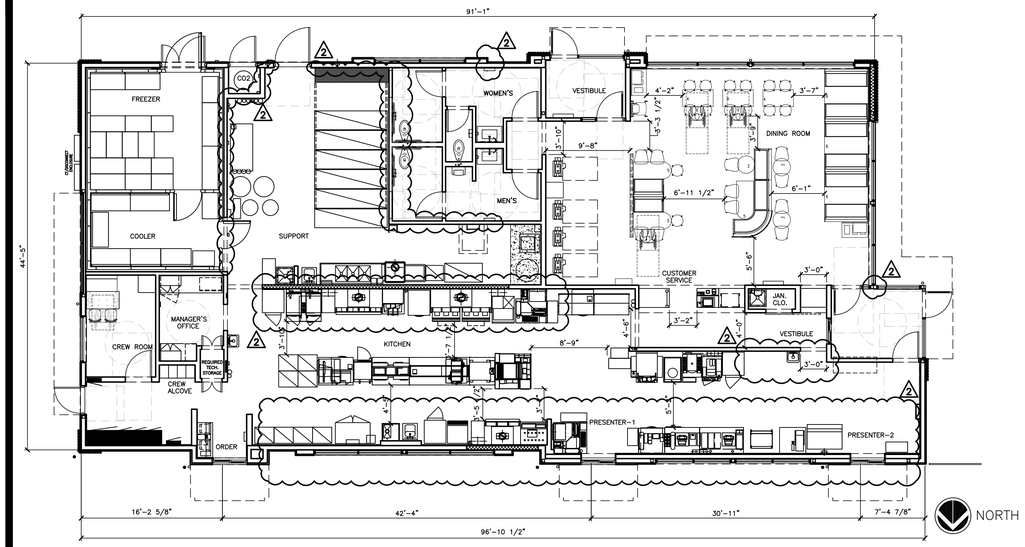
McDONALD'S RESTAURANT
NSN45449 (023-0351)
17 ED PERRY BOULEVARD
OXFORD, MS 38655

LANDSCAPE DETAILS

DATE:	APRIL 21, 2025
DWG SCALE:	NOT TO SCALE
PROJECT NO:	356-981
DRAWN BY:	AWM
CHECKED BY:	THA
APPROVED BY:	DSR

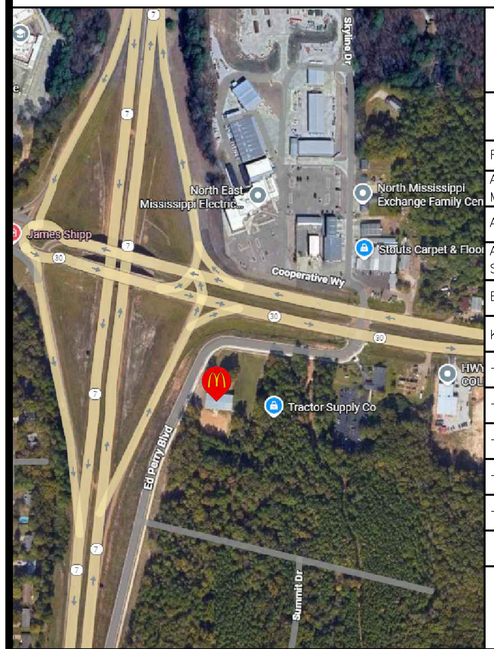
DRAWING NO.: C701
SHEET 11 OF 20

P:\356-001\356-981-DA01\dwg\C701\356981-DA01-C700.dwg[C701 - LANDSCAPE DETAILS] 12/6/17/2026 - awmiller - LP, 6/17/2026 4:25 PM



4590–WW PLAN

51 SEATS (3 ACCESSIBLE SEATS)



OCCUPANCY ALLOWANCE:

2024 INTERNATIONAL BUILDING CODE

TABLE 1004.5
MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

FUNCTION OF SPACE	ALLOWANCE	AREA	OCCUPANTS
ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 GROSS	568 SF [2]	2
ASSEMBLY WITH FIXED SEATS	SEE PLAN	–	51
ASSEMBLY W/OUT FIXED SEATS STANDING SPACE	5 NET	110 SF	22
BUSINESS AREAS	150 GROSS	67 SF	1
KITCHEN, COMMERCIAL	200 GROSS	1,431 SF [2]	8
–	–	–	–
–	–	–	–
–	–	–	–
–	–	–	–
–	–	–	–
		TOTAL OCCUPANCY ALLOWANCE	84

2025 4590–WW BUILDING BB20 NASHVILLE FIELD OFFICE

BUILDING INFORMATION:

ADDRESS:

STATE SITE CODE: 023–0351
STREET ADDRESS: SWC OF ED PERRY BLVD & MS–30
CITY: OXFORD
COUNTY: LAFAYETTE
STATE: MISSISSIPPI

STRUCTURE:

WOOD LOAD BEARING WALLS, WOOD ROOF FRAMING

UTILITIES:

ELECTRIC GRILLS & ELECTRIC FRYERS
ELECTRIC HVAC & ELECTRIC WATER HEATER

BUILDING CODE:

BUILDING CODE EDITION:	2024 INTERNATIONAL BUILDING CODE
MECHANICAL CODE EDITION:	2024 INTERNATIONAL MECHANICAL CODE
ELECTRICAL CODE EDITION:	2023 NATIONAL ELECTRICAL CODE
PLUMBING CODE EDITION:	2024 INTERNATIONAL PLUMBING CODE
ENERGY CODE EDITION:	2018 INTERNATIONAL ENERGY CONSERVATION CODE
FIRE/LIFE SAFETY CODE EDITION:	2024 INTERNATIONAL FIRE CODE
FUEL/GAS CODE EDITION:	2024 INTERNATIONAL FUEL/GAS CODE
HEALTH CODE EDITION:	MISSISSIPPI DEPARTMENT OF HEALTH
ACCESSIBILITY CODE EDITION:	2017 ICC A117.1 & 2010 ADA STANDARDS

BUILDING DATA:

OCCUPANCY: USE GROUP A2
CONSTRUCTION TYPE: VB
NUMBER OF STORIES: 1
BUILDING HEIGHT: 22'–10" (MAIN BLDG. PARAPET)

GROSS BUILDING AREA: 4,310 GROSS S.F. [2]
FLOOR AREA, GROSS: 4,057 NET S.F.

DESIGN LOADS:

GROUND SNOW LOAD:	REFERENCE SHEET S4.0
WIND SPEED:	REFERENCE SHEET S4.0
SEISMIC DESIGN CATEGORY:	REFERENCE SHEET S4.0
SOIL BEARING CAPACITIES:	REFERENCE SHEET S4.0

LIFE SAFETY SYSTEM:

EMERGENCY LIGHTING:	X YES	___ NO
EXIT SIGNS:	X YES	___ NO
FIRE ALARM:	___ YES	X NO
DUCT SMOKE DETECTORS W/ AUDIBLE/VISIBLE DEVICE:	X YES	___ NO
FIRE SPRINKLERS:	___ YES	X NO
SPRINKLER FLOW/TAMPER SWITCH W/ AUDIBLE/VISIBLE DEVICE:	___ YES	X NO
CO2 DETECTION SYSTEM W/ AUDIBLE/VISIBLE DEVICE:	X YES	___ NO
PANIC HARDWARE:	X YES	___ NO

DESIGNER OF RECORD:

DISCIPLINE:	NAME:	EMAIL:	PHONE #:
ARCHITECT:	JAW Architects Inc.	jeramy@jaw–arch.com	817–705–3387
STRUCTURAL:	Greg Riley	Contact Architect	Contact Architect
MECHANICAL:	David W.Day	Contact Architect	Contact Architect
PLUMBING:	David W.Day	Contact Architect	Contact Architect
ELECTRICAL:	David W.Day	Contact Architect	Contact Architect

CONSTRUCTION PROJECT MANAGER:

DISCIPLINE:	NAME:	EMAIL:	PHONE #:
MANAGER:	Nathan Wilson	Nathan.Wilson@us.mcd.com	Contact Architect

REVISIONS

1	2	3	4	5	6	7
●	●					
	●					

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REV	DATE	DESCRIPTION	BY
1	04/22/2026	CITY COMMENTS & FOUNDATION CHANGES & PROTO UPDATES	
2	06/09/2026	DEVELOPER COMMENTS	

REGISTERED ARCHITECT — JERAMY WILLIAMS — STATE OF MISSISSIPPI

PREPARED BY:
JAW Architects, Inc.
Jeramy Williams, Architect
Phone: 817-705-3387
Email: jeramy@jaw-arch.com

PREPARED FOR:
McDonald's USA, LLC

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DRAWN BY: JAW
STD ISSUE DATE: 2025
REVIEWED BY: JAW
DATE ISSUED: 02/05/2026

TITLE: 2025 OPTIMIZED BUILDING – BB20
4590–WOOD/WOOD
DESCRIPTION: WOOD BEARING WALLS
WOOD ROOF TRUSS FRAMING

SITE ADDRESS: SWC OF ED PERRY BLVD & MS–30, OXFORD, MS 38655
SITE ID: 023–0351

SHEET NO.: GN1.0
COVER
JAWA 25–0188

GENERAL NOTES

1. ALL WORK SHALL BE IN COMPLIANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL BUILDING CODES, REGULATIONS, ORDINANCES AND STANDARDS INCLUDING ADA AND OR OTHER HANDICAP ACCESSIBILITY CODES.
2. GEN.ERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE OWNER'S VENDORS REGARDING SCHEDULING ON SITE DURING CONSTRUCTION AND SEQUENCING OF THE WORK.
3. THE CONSTRUCTION NOTES AND DRAWINGS ARE SUPPLIED TO ILLUSTRATE THE DESIGN INTENT AND GENERAL TYPE OF CONSTRUCTION DESIRED AND ARE INTENDED TO IMPLY THE FINEST QUALITY OF CONSTRUCTION, MATERIAL AND WORKMANSHIP THROUGHOUT.
4. THE DRAWINGS ARE NOT TO BE SCALED. FOR INFORMATION CONCERNING EXISTING CONDITIONS, ETC., VERIFICATION MUST BE DONE IN THE FIELD. LARGE SCALE DRAWINGS HAVE PRECEDENCE OVER SMALL SCALE DRAWINGS.
5. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTENCE AND LOCATION OF ALL EXISTING ABOVE AND BELOW GRADE, UTILITIES, INCLUDING SANITARY SEWER, STORM SEWER, WATER, GAS, ELECTRICAL, TELEPHONE, ETC. ANY DISCREPANCIES IN UTILITY LOCATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
6. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL BUILDING DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY VARIANCE OR DISCREPANCY AFFECTING NEW CONSTRUCTION PRIOR TO PROCEEDING WITH WORK.
7. CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING IN WALLS FOR SUPPORT OF ALL EQUIPMENT, SHELVING, ACCESSORIES, SIGNAGE, AND OTHER DEVICES REQUIRED.
8. ALL PENETRATIONS SHALL RECEIVE CAULKING TO SEAL ANY TYPE OF ENERGY LOSS.
9. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL APPLICABLE DIMENSIONS OF FIXTURES AND EQUIPMENT SUPPLIED AND/OR INSTALLED BY OTHERS.
10. UPON COMPLETION OF PROJECT, G.C. TO OBTAIN ALL FINAL INSPECTIONS AS REQUIRED BY LOCAL JURISDICTIONS AND FURNISH OWNER WITH EVIDENCE OF ALL SUCH INSPECTIONS AND CERTIFICATES OF OCCUPANCY.
11. SIGNS, UNLESS NOTED OTHERWISE, ARE PROVIDED BY OWNER'S SIGN CONTRACTOR. OWNER'S SIGN VENDOR WILL PROVIDE MONUMENT SIGN BASE (CONCRETE, STONE, BRICK, ETC.) IF PROJECT REQUIRES DECORATIVE BASE. SEE SHEET L-1 TO VERIFY IF REQUIRED. GENERAL CONTRACTOR TO PROVIDE ROUGH-IN & FINAL CONNECTION AND BRAILLE EXIT SIGN.
12. GENERAL CONTRACTOR TO PROVIDE FOUR (4) 30 YARD DUMPSTERS DURING McDONALD RETAIL MOVE-IN.
13. GENERAL CONTRACTOR SHALL PROVIDE ONE SKILLED LABORER FOR ONE WEEK DURING McDONALD RETAIL MOVE-IN. (40 HOURS)
14. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SET-UP AND COORDINATION OF ALL THE UTILITY SERVICES FOR THE PROJECT.
15. ALL EXTERIOR FLOOR PLAN DIMENSIONS ARE TO EXTERIOR FACE OF FOUNDATION UNLESS OTHERWISE NOTED. ALL INTERIOR FLOOR PLAN DIMENSIONS ARE TO FACE OF INTERIOR WALL BOARD UNLESS OTHERWISE NOTED.
16. FINAL KEYING TO BE COORDINATED WITH McDONALD FACILITY MANAGER AND PAID FOR BY McDONALD.
17. REFER TO "PROJECT MANUAL" FOR ALL OTHER INSTRUCTIONS & DIRECTIVES NOT SHOWN IN DRAWINGS. IF THERE IS A CONFLICT BETWEEN THE DRAWINGS AND PROJECT MANUAL, NOTIFY THE AREA CONSTRUCTION MANAGER FOR RESOLUTION.

ABBREVIATIONS

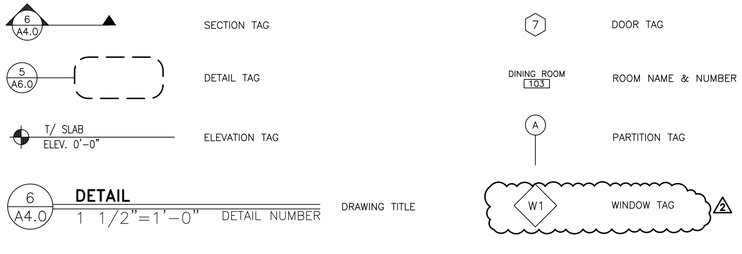
GENERAL ABBREVIATIONS

A	ANNEALED
AC	AIR CONDITIONING
ACT	ACOUSTIC CEILING TILE
AFF	ABOVE FINISH FLOOR
AHU	AIR HANDLING UNIT
AL	ALUMINUM
ASPH	ASPHALT
CJ	CONTROL JOINT
CLNG	CEILING
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CP	CONCRETE PAD
CT	CERAMIC TILE
CL	CENTERLINE
DBL	DOUBLE
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DS	DOWNSPOUT
EA	EACH
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
ELEV	ELEVATION
EQ	EQUAL
EXIST	EXISTING
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FLOOR
FR	FIRE RATED
FRP	FIBERGLASS REINFORCED PLASTIC
GALV	GALVANIZED
GYP BD	GYPSUM BOARD
HC	HANDICAP
HDW	HARDWARE
HM	HOLLOW METAL
HT	HEIGHT
HVAC	HEATING, VENTILATION, AIR CONDITIONING
INSUL	INSULATION
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MO	MASONRY OPENING
MR	MOISTURE RESISTANT
MTL	METAL
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OPP	OPPOSITE
OPT	OPTIONAL
PAR	PARTIAL
PF	PRE-FABRICATED
PSF	POUNDS PER SQUARE FOOT
PT	PRESSURE TREATED
PTD	PAINTED
QT	QUARRY TILE
R	RADIUS
REBAR	REINFORCING BAR
REF	REFERENCE
REQD.	REQUIRED
RO	ROUGH OPENING
SB	SPLASHBLOCK
SIM	SIMILAR
SPEC	SPECIFICATION
SS	STAINLESS STEEL
STL	STEEL
STOR	STORAGE
SUSP	SUSPENDED
T	TEMPERED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
WD	WOOD
WP	WATERPROOF
WWF	WELDED WIRE FABRIC

McDONALD'S ABBREVIATIONS

BM	BRAKE METAL
C	ALUMINUM CANOPY
CA	CITADEL PANEL
CG	CORNER GUARD
CP	CENTRAL PURCHASING
CT	WALL TILE
D# DEVICE	DECOR ELEMENT OR FINISH
DMB	DIGITAL MENU BOARD
DS	DROP SOFFIT
D/T	DRIVE-THRU
FB	FILL BOX
F/C	FREEZER/COOLER
GC	GENERAL CONTRACTOR
HP	HIGH POINT
KIOSK	
L	LIGHT FIXTURE
LAM	LAMINATE
LE	ACCENT LIGHTING
LP	LOW POINT
LL	LEVEL LANDING
MACHINE MANAGER	
MF	METAL FASCIA
MS	MOP SINK
PB	PIPE BOLLARD
PT	RMHC COIN COLLECTOR
RL	ROOF LADDER
ROOM S	McDONALD'S SIGNAGE
SCH	SCHLUTER
UN	ALUMINUM CANOPY UNDERSCORE

SYMBOL LEGEND:



REV	DATE	DESCRIPTION	BY
1	04/22/2026	CITY COMMENTS & FOUNDATION CHANGES & PROTO UPDATES	
2	06/09/2026	DEVELOPER COMMENTS	

REGISTERED ARCHITECT
JEREMY WILLIAMS
No. 19796
STATE OF MISSISSIPPI

PREPARED BY:
JAW Architects, Inc.
Jeremy Williams, Architect
Phone: 817-703-3387
Email: jeremy@jaw-arch.com

PREPARED FOR:
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McDonald's USA, LLC

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DRAWN BY	REVIEWED BY
JAW	JAW
STD ISSUE DATE	DATE ISSUED
2025	02/05/2026

TITLE
2025 OPTIMIZED BUILDING - BB20
4590-WOOD/WOOD

DESCRIPTION
WOOD BEARING WALLS
WOOD ROOF TRUSS FRAMING

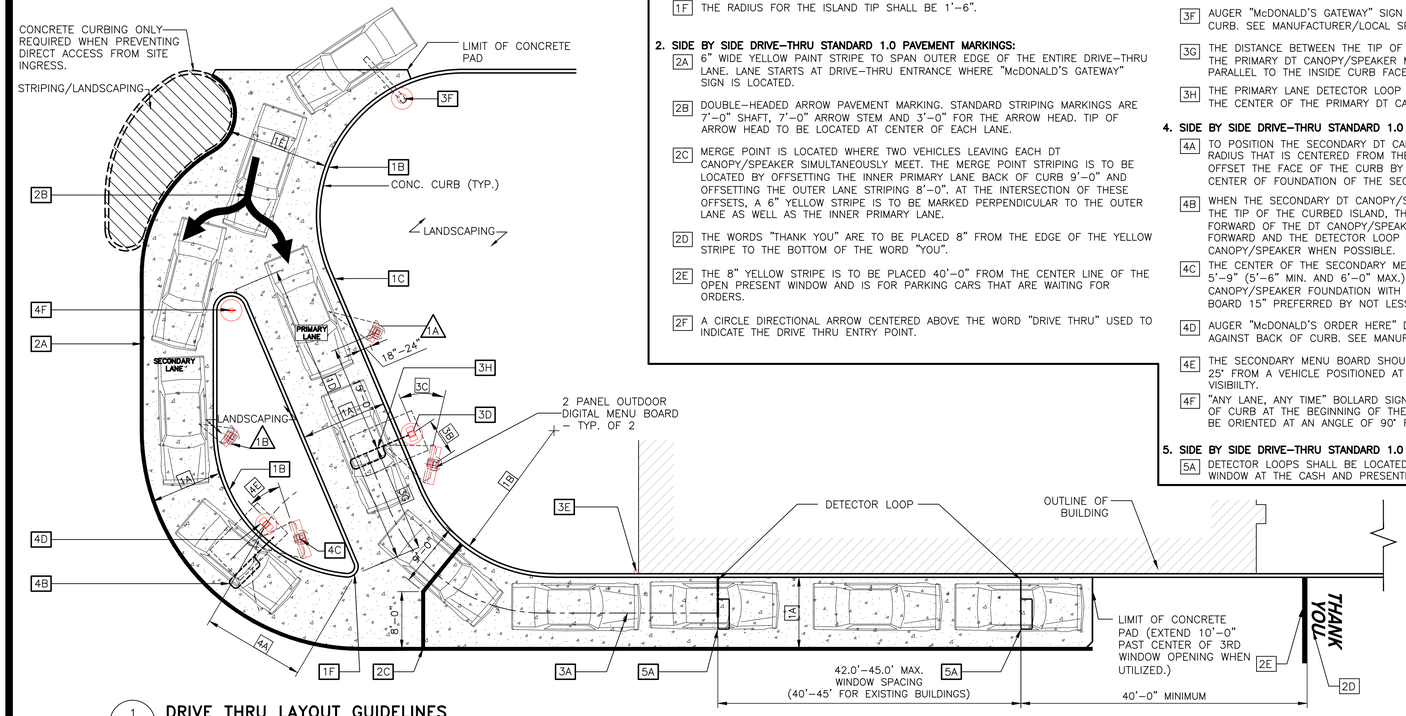
SITE ADDRESS
SWC OF ED PERRY BLVD & MS-30, OXFORD, MS 38655

SITE ID
023-0351

JAWA 25-0188

SHEET NO.
GN1.1
GENERAL NOTES

THE LAYOUT OF THE DRIVE–THRU LANES SHOWN IN THIS DETAIL ILLUSTRATES DRIVE–THRU DESIGN PRINCIPLES.



1 DT1.0 **DRIVE THRU LAYOUT GUIDELINES**
1" = 10'–0"

SIDE BY SIDE DRIVE–THRU STANDARD 1.0

1. SIDE BY SIDE DRIVE–THRU STANDARD 1.0 CURBING DETAILS:

1A DRIVE–THRU LANES BOUND BY CURB ON BOTH SIDES ARE TO BE 12'–0". LANES BOUND BY CURB ON ONE SIDE AND PAINTED STRIPING ON THE OTHER SIDE ARE TO BE A MIN. OF 10'–0".

1B THE MIN. RADIUS FOR ALL INSIDE/DRIVER'S SIDE DRIVE–THRU CURBING IS 20'–0".

1C PRIMARY LANE CURBING SHOULD BE AS STRAIGHT AS POSSIBLE. (LESS CURVING, THE BETTER).

1D THE OVERALL LENGTH OF THE CURBED ISLAND SHOULD BE 35'–45'. THE LENGTH OF THE ISLAND FROM THE DT CANOPY/SPEAKER ALLOWS FOR THREE CARS IN THE SECONDARY LANE, TWO IN THE PRIMARY LANE AND ONE AT THE COMMITMENT POINT.

1E ENTRANCE LANE ENTERING THE SIDE BY SIDE DRIVE–THRU IS TO BE 14'–0" MIN.

1F THE RADIUS FOR THE ISLAND TIP SHALL BE 1'–6".

2. SIDE BY SIDE DRIVE–THRU STANDARD 1.0 PAVEMENT MARKINGS:

2A 6" WIDE YELLOW PAINT STRIPE TO SPAN OUTER EDGE OF THE ENTIRE DRIVE–THRU LANE. LANE STARTS AT DRIVE–THRU ENTRANCE WHERE "McDONALD'S GATEWAY" SIGN IS LOCATED.

2B DOUBLE–HEADED ARROW PAVEMENT MARKING. STANDARD STRIPING MARKINGS ARE 7'–0" SHAFT, 7'–0" ARROW STEM AND 3'–0" FOR THE ARROW HEAD. TIP OF ARROW HEAD TO BE LOCATED AT CENTER OF EACH LANE.

2C MERGE POINT IS LOCATED WHERE TWO VEHICLES LEAVING EACH DT CANOPY/SPEAKER SIMULTANEOUSLY MEET. THE MERGE POINT STRIPING IS TO BE LOCATED BY OFFSETTING THE INNER PRIMARY LANE BACK OF CURB 9'–0" AND OFFSETTING THE OUTER LANE STRIPING 8'–0". AT THE INTERSECTION OF THESE OFFSETS, A 6" YELLOW STRIPE IS TO BE MARKED PERPENDICULAR TO THE OUTER LANE AS WELL AS THE INNER PRIMARY LANE.

2D THE WORDS "THANK YOU" ARE TO BE PLACED 8" FROM THE EDGE OF THE YELLOW STRIPE TO THE BOTTOM OF THE WORD "YOU".

2E THE 8" YELLOW STRIPE IS TO BE PLACED 40'–0" FROM THE CENTER LINE OF THE OPEN PRESENT WINDOW AND IS FOR PARKING CARS THAT ARE WAITING FOR ORDERS.

2F A CIRCLE DIRECTIONAL ARROW CENTERED ABOVE THE WORD "DRIVE THRU" USED TO INDICATE THE DRIVE THRU ENTRY POINT.

3. SIDE BY SIDE DRIVE–THRU STANDARD 1.0 EQUIPMENT POSITIONING FOR <u>PRIMARY LANE</u>:

3A MIN. 60'–0" (+5', 60'–65') LINEAR DISTANCE BETWEEN THE CENTER LINE OF THE DT CANOPY/SPEAKER FACE AND THE CENTER LINE OF THE OPEN ORDER BOOTH WINDOW AS MEASURED ALONG THE CENTER LINE OF THE LANE. THIS MAY ONLY BE INCREASED IN 20'–0" INCREMENTS (±5' FOR 80', 100', AND 120') TO A MAX OF 120'. 100'–0" IS OPTIMAL.

3B THE CENTER OF THE PRIMARY MENU BOARD FOUNDATION IS TO BE 5'–9" (5'–6" MIN. AND 6'–0" MAX.) FROM THE CENTER OF THE DT CANOPY/SPEAKER FOUNDATION WITH THE END CAP OF THE PRIMARY MENU BOARD 15" PREFERRED BUT NOT LESS THAN 12" FROM THE FACE OF CURB. .

3C THE PRIMARY MENU BOARD SHOULD BE AT AN ANGLE OF APPROXIMATELY 25° TO 35° ANGLE (35° PREFERRED) FROM A CAR POSITIONED AT THE DT CANOPY/SPEAKER AND WITH 100% VISIBILITY.

3D AUGER "McDONALD'S ORDER HERE CANOPY" CANOPY FOUNDATION TIGHT AGAINST BACK OF CURB. SEE MANUFACTURER/LOCAL SPECIFICATIONS FOR DETAILS.

3E A SINGLE BOLLARD SHOULD BE POSITIONED AT THE CORNER OF THE BUILDING ON THE DRIVE–THRU SIDE. IT SHOULD BE FLUSH AGAINST THE BUILDING AND FACE OF THE BOLLARD SHOULD BE TIGHT AGAINST THE BACK OF THE CURB.

3F AUGER "McDONALD'S GATEWAY" SIGN FOUNDATION TIGHT AGAINST BACK OF CURB. SEE MANUFACTURER/LOCAL SPECIFICATIONS FOR DETAILS.

3G THE DISTANCE BETWEEN THE TIP OF THE CURBED ISLAND AND THE CENTER LINE OF THE PRIMARY DT CANOPY/SPEAKER MUST BE 15'–0". THIS MEASUREMENT IS TAKEN PARALLEL TO THE INSIDE CURB FACE OF THE PRIMARY LANE.

3H THE PRIMARY LANE DETECTOR LOOP SHOULD BE PERPENDICULAR TO THE CENTER OF THE PRIMARY DT CANOPY/SPEAKER.

4. SIDE BY SIDE DRIVE–THRU STANDARD 1.0 EQUIPMENT POSITIONING FOR <u>SECONDARY LANE</u>:

4A TO POSITION THE SECONDARY DT CANOPY/SPEAKER, DRAW AN ARC WITH A 14' RADIUS THAT IS CENTERED FROM THE MIDPOINT OF THE ISLAND TIP. THEN OFFSET THE FACE OF THE CURB BY 24" TO DETERMINE THE LOCATION OF CENTER OF FOUNDATION OF THE SECONDARY DT CANOPY/SPEAKER.

4B WHEN THE SECONDARY DT CANOPY/SPEAKER IS LOCATED AT 14'–0" FROM THE TIP OF THE CURBED ISLAND, THE LOOP DETECTOR IS TO BE 2'–0" FORWARD OF THE DT CANOPY/SPEAKER CENTER LINE WITH THE LOOP FACING FORWARD AND THE DETECTOR LOOP PERPENDICULAR TO THE SECONDARY DT CANOPY/SPEAKER WHEN POSSIBLE.

4C THE CENTER OF THE SECONDARY MENU BOARD FOUNDATION SHALL BE 5'–9" (5'–6" MIN. AND 6'–0" MAX.) FROM CENTER OF THE DT CANOPY/SPEAKER FOUNDATION WITH THE END CAP OF THE SECONDARY MENU BOARD 15" PREFERRED BY NOT LESS THAN 12" FROM FACE OF CURB.

4D AUGER "McDONALD'S ORDER HERE" DT CANOPY/SPEAKER FOUNDATION TIGHT AGAINST BACK OF CURB. SEE MANUFACTURER/LOCAL SPECIFICATIONS FOR DETAILS.

4E THE SECONDARY MENU BOARD SHOULD BE AT AN ANGLE OF APPROXIMATELY 25° FROM A VEHICLE POSITIONED AT THE DT CANOPY/SPEAKER AND WITH 100% VISIBILITY.

4F "ANY LANE, ANY TIME" BOLLARD SIGN MUST BE A MIN. OF 1'–6" FROM FACE OF CURB AT THE BEGINNING OF THE LANDSCAPE ISLAND. BOLLARD SIGN IS TO BE ORIENTED AT AN ANGLE OF 90° FROM THE CURB.

5. SIDE BY SIDE DRIVE–THRU STANDARD 1.0 DETECTOR LOOP:

5A DETECTOR LOOPS SHALL BE LOCATED AT THE CENTER OF THE OPENING WINDOW AT THE CASH AND PRESENTER BOOTHS.

SIDE BY SIDE DRIVE–THRU STANDARD 1.0 FEATURES:

1. SIDE BY SIDE DRIVE–THRU STANDARD 1.0 EQUIPMENT:

1A PRE–BROWSE BOARD MUST BE 18"–24" FROM FACE OF CURB. THE DISTANCE BETWEEN THE PRIMARY DT CANOPY/SPEAKER AND PRE–BROWSE BOARD IS TO BE 15' AS MEASURED ALONG THE FACE OF CURB. THIS IS MEASURED FROM THE CENTER OF THE PRE–BROWSE BOARD FOUNDATION TO THE CENTER OF THE DT CANOPY/SPEAKER FOUNDATION. THE ANGLE (APPROXIMATELY 50') OF THE PRE–BROWSE BOARD SHOULD MAXIMIZE VISIBILITY TO THE SECOND CAR FROM DT CANOPY/SPEAKER.

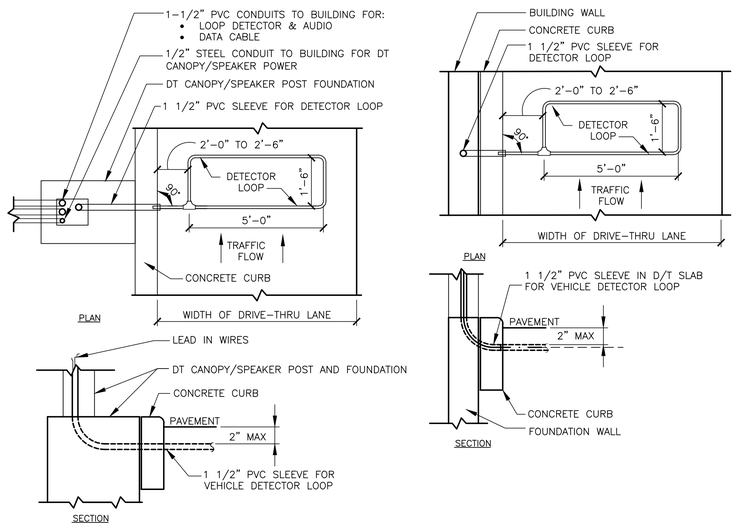
1B PRE–BROWSE BOARD MUST BE MIN. 12" FROM FACE OF CURB. THE DISTANCE BETWEEN THE SECONDARY DT CANOPY/SPEAKER AND PRE–BROWSE BOARD IS TO BE 15' AS MEASURED ALONG FACE OF THE CURB. THIS IS MEASURED FROM THE POINT PERPENDICULAR TO THE CENTER OF THE PRE–BROWSE BOARD FOUNDATION TO THE POINT PERPENDICULAR TO THE CENTER OF THE DT CANOPY/SPEAKER FOUNDATION. THE ANGLE OF THE PRE–BROWSE BOARD SHOULD MAXIMIZE VISIBILITY TO THE SECOND CAR FROM DT CANOPY/SPEAKER (PREFERRED 35').

GENERAL NOTES

1. <u>DRIVE–THRU ELEMENTS:</u>
DT CANOPY/SPEAKER DRIVE–THRU PYLON/CLEARANCE POLE AND BOLLARD SIGN SHALL BE CONSISTENT WITH THE STANDARD BUILDING DESIGN DRIVE–THRU ELEMENTS.
<u>OTHER DESIGNS MAY NOT BE USED.</u>
2. CONTRACTOR SHALL COORDINATE WITH APPLICABLE PLANS, McDONALD'S AREA CONSTRUCTION MANAGER, CONTENT SUPPLIER AND SIGNAGE SUPPLIER TO DETERMINE EXACT LOCATION, ORIENTATION, MOUNTING HEIGHTS, AND NUMBER OF BOARDS AND OTHER DRIVE–THRU ELEMENTS TO BE INSTALLED AT THIS SITE. ALL WORK TO BE COORDINATED WITH OTHER TRADES.
3. CONTACT McDONALD'S AREA CONSTRUCTION MANAGER FOR DRIVE–THRU ELEMENT FOOTING AND WIRING REQUIREMENTS NOT SHOWN. (INFORMATION ALSO AVAILABLE THROUGH VENDOR WEBSITES) SIGNAGE MANUFACTURER TO PROVIDE FOOTING ANCHORS & TEMPLATES TO G.C. PRIOR TO FOUNDATION POURING.
4. SEE DETAIL 2/DT1.0 FOR DETECTOR LOOP INFORMATION, ELECTRICAL SHEETS FOR LOW VOLTAGE CONDUIT DIAGRAM AND FOR DRIVE THRU POWER DIAGRAM; VENDOR'S SPECIFICATIONS SHALL GOVERN UPON ANY DISCREPANCIES.
5. CONTRACTOR TO COORDINATE THE RESPONSIBILITIES OF THE ELECTRICAL CONTRACTOR, CONTENT SUPPLIER AND THE SIGN SUPPLIER.
6. CONTRACTOR TO INSTALL PRE–FORMED, PRE–WIRED VEHICLE DETECTOR LOOP.
7. CONTRACTOR SHALL VERIFY CONDUIT SIZES REQUIRED BY VEHICLE LOOP DETECTOR SUPPLIER.

NOTES

1. VERIFY CONDUIT SIZES AND LAYOUT WITH DETECTOR LOOP MANUFACTURER.
2. CENTER VEHICLE DETECTOR LOOP IN DRIVE THRU LANE. INSTALL PER MFR. RECOMMENDATIONS.
3. NO STEEL (REBAR OR ELECTRICAL WIRE) SHALL BE USED WITHIN 2' OF LOOP.
4. <u>DETECTOR LOOP MANUFACTURERS:</u>
DETECTOR LOOPS MAY BE BY ONE OF THE FOLLOWINGS COMPANIES OR EQUAL.
3M: 1–800–328–0033
HME: 1–800–848–4468
5. <u>DETECTOR LOOP MATERIAL:</u>
PVC TUBING 1/2" I.D. 100 PSI LOOP MADE FROM ONE LENGTH OF THIN FOURTEEN GAUGE STRANDED WIRE. LEAD–IN IS PRE–TWISTED AT FACTORY.
6. <u>DETECTOR LOOP CONSTRUCTION:</u>
FORMED WITH ONE CONTINUOUS LENGTH OF PVC WITH NO SHARP CORNERS AS DETAILED. WIRE LOOPED, FORMED, & PIGTAILED AS DETAILED.



A – DT CANOPY/SPEAKER DETECTOR LOOP

B – DT WINDOW DETECTOR LOOP

2 DT1.0 **DETECTOR LOOP DETAILS**
NOT TO SCALE

NO.	DESCRIPTION	DATE	BY
1			
1			
1			

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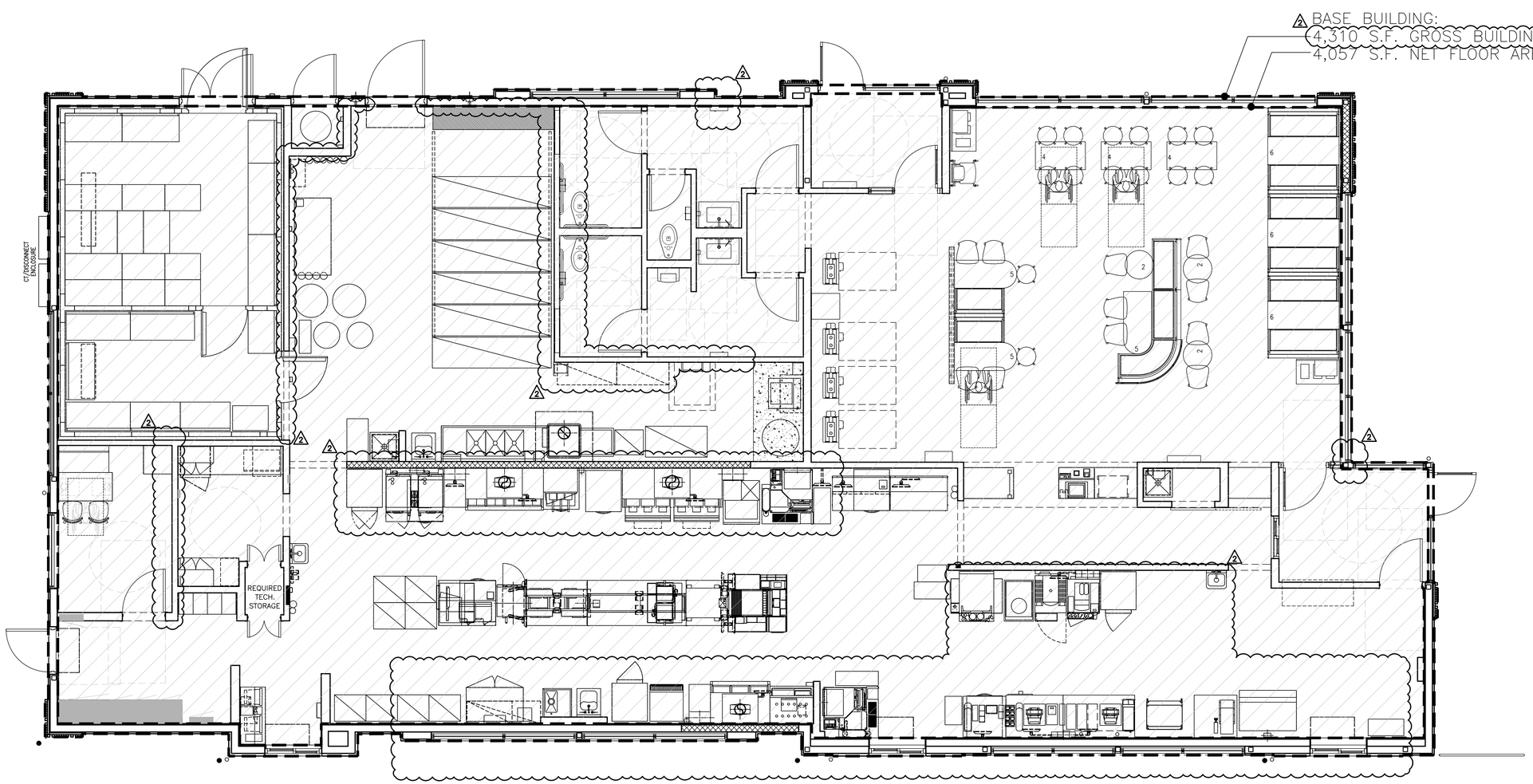
DRAWN BY: JAW
STD ISSUE DATE: 2025
REVIEWED BY: JAW
DATE ISSUED: 02/05/2026

TITLE: 2025 OPTIMIZED BUILDING – BB20
4590–WOOD/WOOD
DESCRIPTION: WOOD BEARING WALLS
WOOD ROOF TRUSS FRAMING
SITE ID: 023–0351
SITE ADDRESS: SWC OF ED PERRY BLVD & MS–30, OXFORD, MS 38655

JAWA 25–0188

SHEET NO.: DT1.0
DRIVE–THRU DETAILS



1 R1.0 SQUARE FOOTAGE PLAN
1/4"=1'-0"

REV	DATE	DESCRIPTION	BY
1	04/22/2026	CITY COMMENTS & FOUNDATION CHANGES & PROTO UPDATES	
2	06/09/2026	DEVELOPER COMMENTS	

REGISTERED ARCHITECT JEREMY WILLIAMS STATE OF MISSISSIPPI

JAW

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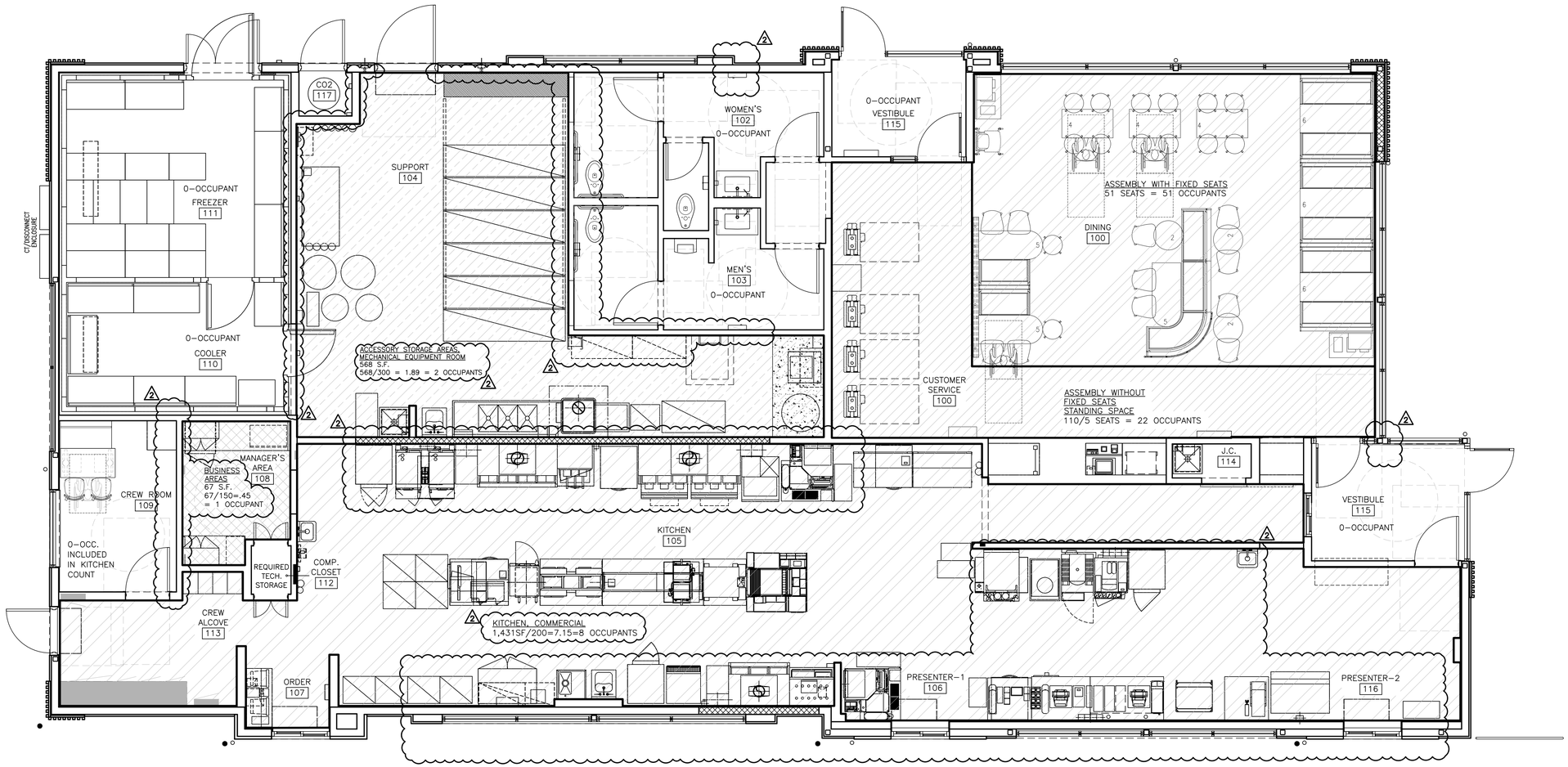
4590-WOOD/WOOD

DESCRIPTION:
WOOD BEARING WALLS
WOOD ROOF TRUSS FRAMING

SITE ID: 023-0351

SITE ADDRESS: SWC OF ED PERRY BLVD & MS-30, OXFORD, MS 38655

SHEET NO.: JAWA 25-0188
R1.0
SQUARE FOOTAGE



1 R1.1 OCCUPANCY COUNT PLAN
1/4"=1'–0"

OCCUPANCY ALLOWANCE:

2024 INTERNATIONAL BUILDING CODE

TABLE 1004.5
MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

FUNCTION OF SPACE	ALLOWANCE	AREA	OCCUPANTS	
ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 GROSS	568 SF	2	
ASSEMBLY WITH FIXED SEATS	SEE PLAN	–	51	
ASSEMBLY W/OUT FIXED SEATS STANDING SPACE	5 NET	110 SF	22	
BUSINESS AREAS	150 GROSS	67 SF	1	
KITCHENS, COMMERCIAL	200 GROSS	1,431 SF	8	
TOTAL OCCUPANCY ALLOWANCE			84	

REV	DATE	DESCRIPTION	BY
1	04/22/2026	CITY COMMENTS & FOUNDATION CHANGES & PROTO UPDATES	
2	06/09/2026	DEVELOPER COMMENTS	

REGISTERED ARCHITECT JEREMY WILLIAMS STATE OF MISSISSIPPI

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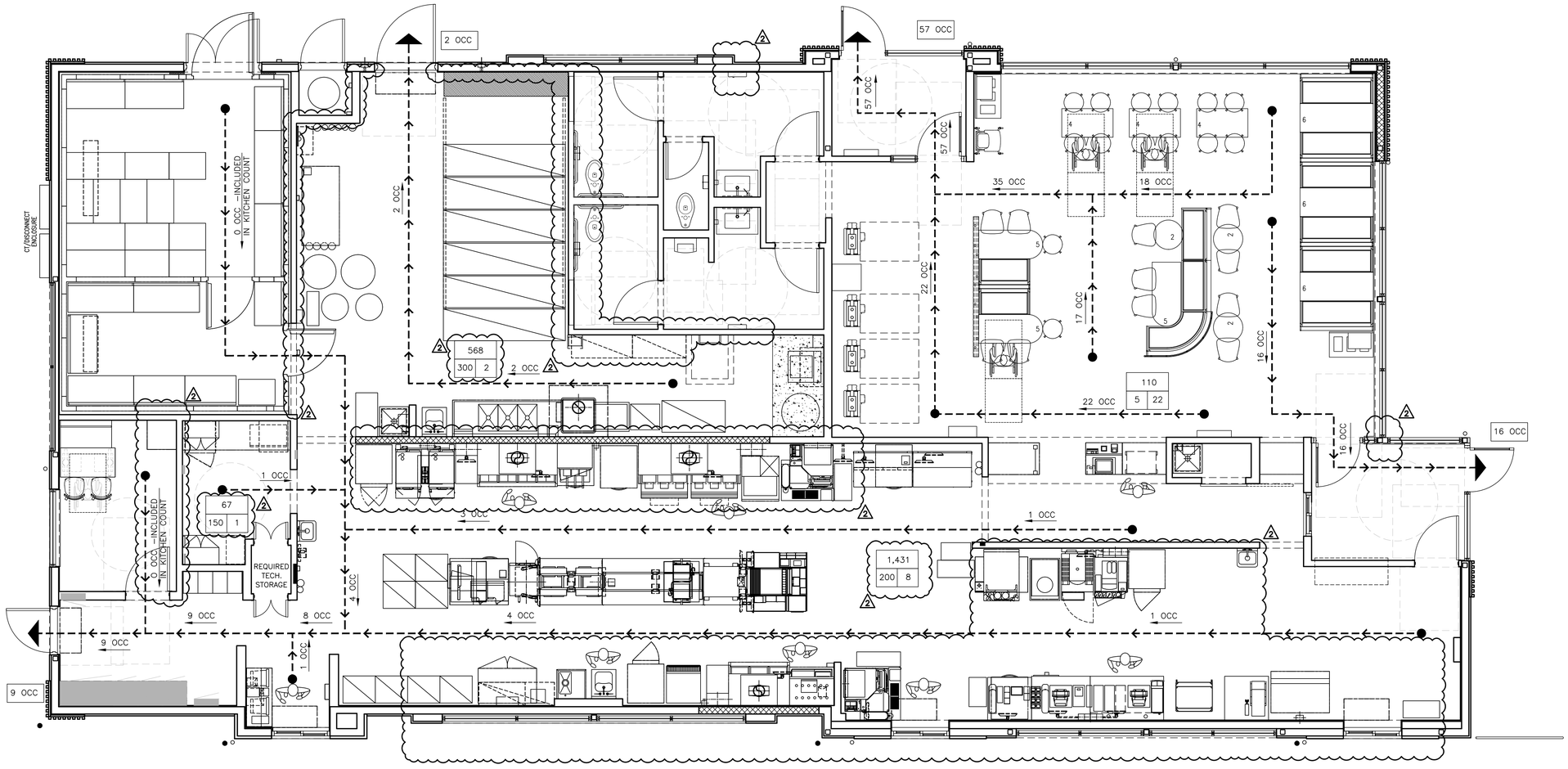
REVIEWED BY	JAW
DATE ISSUED	02/05/2026

TITLE: 2025 OPTIMIZED BUILDING – BB20
4590–WOOD/WOOD
DESCRIPTION: WOOD BEARING WALLS
WOOD ROOF TRUSS FRAMING
SITE ID: 023–0351
SITE ADDRESS: SWC OF ED PERRY BLVD & MS–30, OXFORD, MS 38655

SHEET NO.: JAWA 25–0188
R1.1
OCCUPANCY PLAN



1 R1.2 EXITING/EGRESS PLAN
1/4"=1'-0"

OCCUPANCY ALLOWANCE:

2024 INTERNATIONAL BUILDING CODE

TABLE 1004.5
MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

FUNCTION OF SPACE	ALLOWANCE	AREA	OCCUPANTS
ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 GROSS	568 SF	(2) 2
ASSEMBLY WITH FIXED SEATS	SEE PLAN	–	51
ASSEMBLY W/OUT FIXED SEATS STANDING SPACE	5 NET	110 SF	22
BUSINESS AREAS	150 GROSS	67 SF	1
KITCHENS, COMMERCIAL	200 GROSS	1,431 SF	(2) 8
TOTAL OCCUPANCY ALLOWANCE			84

REV	DATE	DESCRIPTION	BY
1	04/22/2026	CITY COMMENTS & FOUNDATION CHANGES & PROTO UPDATES	
2	06/09/2026	DEVELOPER COMMENTS	

REGISTERED ARCHITECT STATE OF MISSISSIPPI

PREPARED BY:
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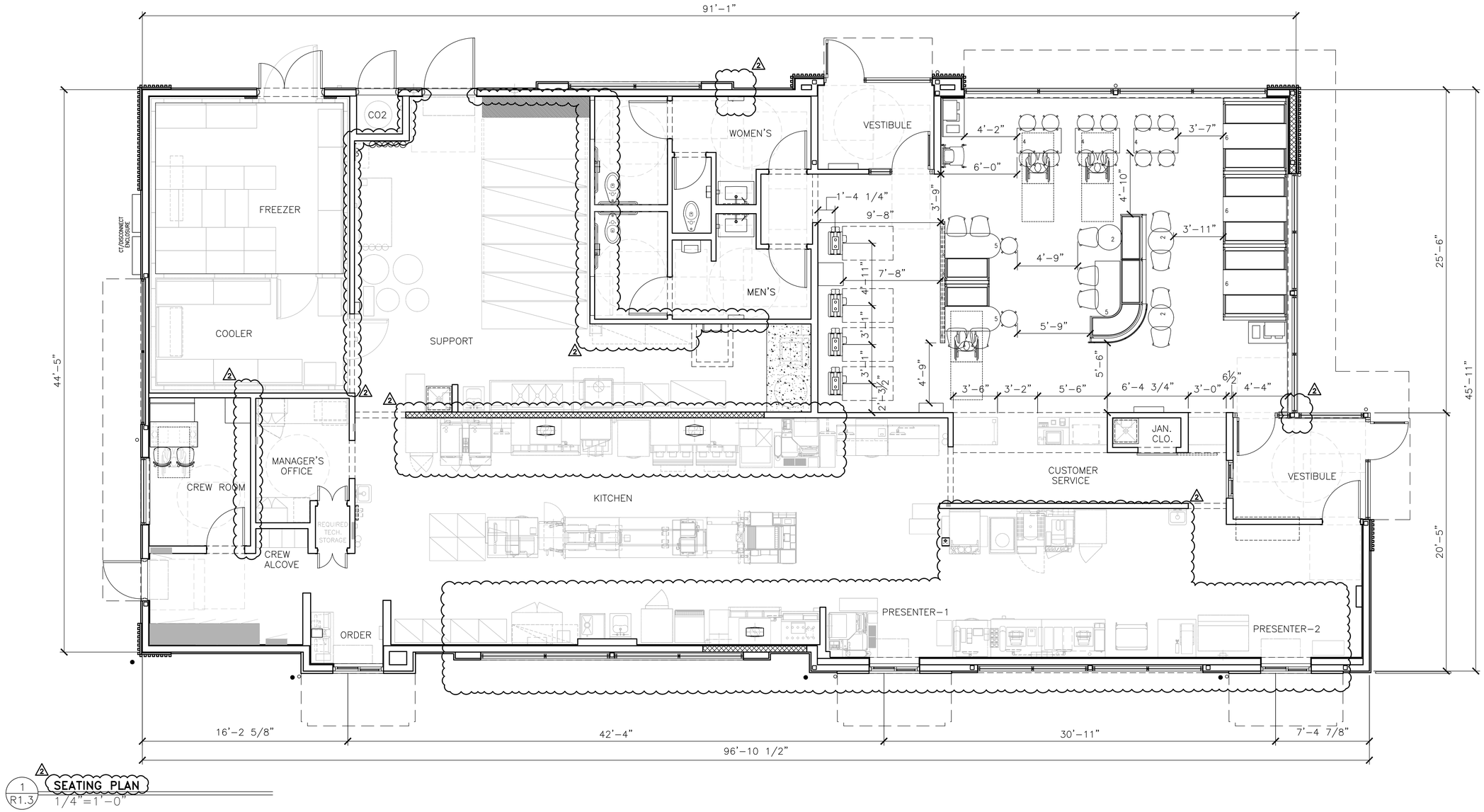
STD ISSUE DATE	2025
REVIEWED BY	JAW
DATE ISSUED	02/05/2026

TITLE: 2025 OPTIMIZED BUILDING – BB20
4590–WOOD/WOOD
DESCRIPTION: WOOD BEARING WALLS
WOOD ROOF TRUSS FRAMING
SITE ID: 023–0351
SITE ADDRESS: SWC OF ED PERRY BLVD & MS–30, OXFORD, MS 38655

SHEET NO.: JAWA 25–0188
R1.2
EXITING PLAN



2 SEATING PLAN
1/4" = 1'-0"
1 R1.3

4590 - WW PLAN

2 4,310 GROSS SQ. FT. / 4,057 NET SQ. FT.

51 SEATS (3 ACCESSIBLE SEATS)

REV	DATE	DESCRIPTION	BY
1	04/22/2026	CITY COMMENTS & FOUNDATION CHANGES & PROTO UPDATES	
2	06/09/2026	DEVELOPER COMMENTS	

REGISTERED ARCHITECT JEREMY WILLIAMS 23176 STATE OF MISSISSIPPI

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DRAWN BY	STD ISSUE DATE
JAW	2025
REVIEWED BY	DATE ISSUED
JAW	02/05/2026

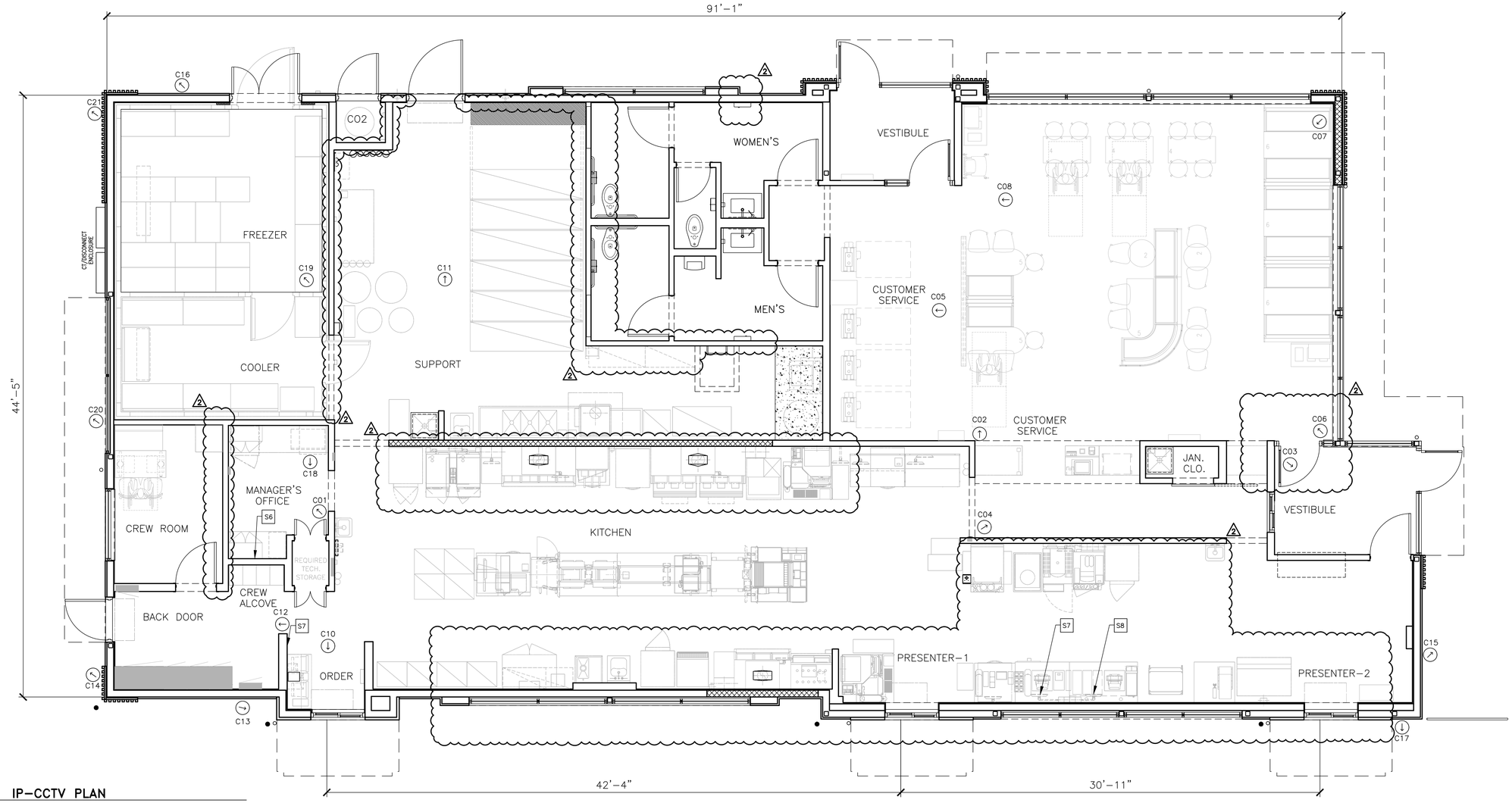
TITLE: 2025 OPTIMIZED BUILDING - BB20
4590-WOOD/WOOD

DESCRIPTION
WOOD BEARING WALLS
WOOD ROOF TRUSS FRAMING

SITE ID: 023-03511

SITE ADDRESS: SWC OF ED PERRY BLVD & MS-30, OXFORD, MS 38655

SHEET NO.: JAWA 25-0188
R1.3
SEATING PLAN



1 R1.4 **IP-CCTV PLAN**
1/4"=1'-0"

IP-CCTV SCHEDULE:

CAMERA #	RESTAURANT AREA - CAMERA FOV	MODEL
1	OFFICE SAFE	QND-6011
2	PRIMARY CUSTOMER ENTRANCE	QND-6011
3	SECONDARY CUSTOMER ENTRANCE	QND-6011
4	FRONT COUNTER / REGISTERS	QND-6011
5	KIOSKS	QND-6011
6	MAIN DINING / LOBBY	QND-6011
7	MAIN DINING / LOBBY 2	QND-6011
8	RESTROOM ENTRANCE / SIDE DINING	QND-6011
9	PLAY PLACE INTERIOR / EXTERIOR (IF APPLICABLE)	QND-6011/ QNV-6012R1
10	CASH BOOTH ID	QND-6011
11	SIDE DELIVERY DOOR	QND-6011
12	DELIVERY BACKDOOR	QND-6011
13	DT LICENSE PLATE	QNV-6012R1
14	TRASH CORRAL	QNV-6012R1
15	FRONT PARKING LOT VIEW / CURBSIDE	QNV-6012R1
16	GENERAL PARKING LOT / DRIVE THRU ENTRANCE	QNV-6012R1
17	GENERAL PARKING LOT / DRIVE THRU EXIT / PULL FORWARD	QNV-6012R1
18	NETWORK CLOSET	QND-6011
19	FREEZER	QNV-6012R1
20	DANGER ZONE	QNV-6012R1
21	MERGE POINT	QNV-6012R1

IP-CCTV NOTES:

C1. GC TO CONSULT OWNER OPERATOR (O/O) FOR PREFERRED SECURITY LEVEL. REFER TO THE U.S. IP-CCTV MINIMUM REQUIREMENT FIELD OF VIEW (FOV) GUIDE. REFER TO PLUS UP GUIDE FOR OTHER OPTIONAL SECURITY FEATURES. MCDONALD'S US SECURITY REFERENCE GUIDE AVAILABLE ON @MCD US SECURITY WEBSITE.

C2. GC TO COORDINATE INSTALLATION WITH SECURITY INSTALLER.

C3. FOR IP-CCTV SPECIFICATIONS REFER TO THE U.S. IP-CCTV MINIMUM REQUIREMENT FIELD OF VIEW (FOV). MCDONALD'S US SECURITY REFERENCE GUIDE AVAILABLE ON @MCD US SECURITY WEBSITE.

C4. ROUTE DATA CABLE IN ACCORDANCE TO THE LOW VOLTAGE CABLE MANAGEMENT SPECIFICATION ON E1.0.

C5. PARKING LOT IP-CCTV PLACEMENT WILL VARY BASED ON SITE LAYOUT. VERIFY IN FIELD.

C6. ADJUST INTERIOR IP-CCTV LOCATIONS BASED ON CEILING ELEMENTS AND DECOR PACKAGE SELECTED TO MAINTAIN FOV IN REFERENCE GUIDE.

SYSTEM NOTES:

S1. IP-CCTV CAMERA SYSTEM SHALL BE SERVER BASED AND HOUSED IN THE O/O EQUIPMENT RACK (221.09) SEPARATE FROM THE POS RACK. EQUIPMENT TO BE POWERED FROM O/O EQUIPMENT RACK PDU (900W).

S2. O/O EQUIPMENT WILL HAVE ITS OWN PATCH PANELS AND SWITCHES. DO NOT CONNECT TO THE POS SWITCHES.

S3. CAMERAS ARE POWERED OVER ETHERNET (POE) AND ARE POWERED FROM A POE SWITCH.

S4. CAMERA PLACEMENTS AND VIEWS SHALL ADHERE TO THE MCD US IP-CCTV MINIMUM STANDARD DOCUMENT.

S5. ALERT CAPABILITY TO BE PROVIDED FOR BACK DOOR EVENTS.

S6. 32 IN. MONITOR TO BE INSTALLED AT MANAGERS DESK. MONITOR TO BE CONFIGURED TO DISPLAY NINE VIEWS DETERMINED BY THE O/O WITH THE ABILITY TO DISPLAY ALL CAMERA VIEWS.

S7. 24 IN. MONITOR TO BE INSTALLED TO DISPLAY. MERGE POINT, DANGER ZONE, AND CURBSIDE CAMERAS. SEE 217.13 ON ELECTRICAL SHEETS.

S8. 24 IN. MONITOR TO DISPLAY PULL FORWARD CAMERA. SEE 217.13 ON ELECTRICAL SHEETS.

CAMERA SPECIFICATIONS:

LISTED BELOW ARE MCDONALD'S APPROVED IP-CCTV CAMERAS. THE BELOW SPECIFICATIONS MUST BE MET OR EXCEEDED BY ANY NEW CAMERAS.

HANWHA QND-6011

BEST FOR INTERIOR RESTAURANT USE SUCH AS DINING, KITCHEN, AND CREW AREAS

1. 2 MEGAPIXEL RESOLUTION
2. BUILT-IN 2.8MM FIXED LENS
3. ULTRA-COMPACT DESIGN
4. 30FPS@ALL RESOLUTIONS (H.265/H.264)
5. H.265, H.264, MJPEG CODEC SUPPORTED
6. ONVIF PROFILE S, ONVIF PROFILE G, AND ONVIF PROFILE T
7. MULTIPLE, INDIVIDUALLY CONFIGURABLE VIDEO STREAMS
8. FULL NDAA COMPLIANCE
9. DAY & NIGHT (ICR), WDR (120DB)
10. DEFOCUS DETECTION, MOTION DETECTION, TAMPERING DETECTION
11. PEOPLE COUNTING FOR RETAIL BUSINESS INTELLIGENCE
12. MICRO SD (128GB) MEMORY SLOT, POE / 12V DC
13. HALLWAY VIEW SUPPORT
14. IP42, IK08 RATED
15. LDC SUPPORT (LENS DISTORTION CORRECTION)
16. GENETEC STRATOCAST COMPATIBLE

HANWHA QNV-6012R1

BEST FOR ENVIRONMENTAL AREAS SUCH AS DRIVE-THRU, PARKING LOT, AND FREEZER/WALK-IN COOLER AREAS

1. MAXIMUM 2MEGAPIXEL (1920 X 1080) RESOLUTION
2. 0.03LUX (COLOR), 0LUX (B/W, IR LED ON)
3. 2.8MM FIXED LENS
4. MAXIMUM 30FPS@2MP ALL RESOLUTIONS (H.265/H.264)
5. H.265, H.264, MJPEG CODEC SUPPORTED
6. ONVIF PROFILE S, ONVIF PROFILE G, AND ONVIF PROFILE T
7. MULTIPLE, INDIVIDUALLY CONFIGURABLE VIDEO STREAMS
8. FULL NDAA COMPLIANCE
9. MOTION DETECTION, TAMPERING, DEFOCUS DETECTION
10. HALLWAY VIEW (90/270), LDC SUPPORT
11. MICRO SD/SDHC/SDXC MEMORY SLOT (MAX. 128GB)
12. IR VIEWABLE LENGTH 20M
13. IP66, IK10, POE, 12VDC

RECOMMENDED IP-CCTV VENDORS:

UAS
PHONE: 800-421-6661
EMAIL: CHRIS.MCGURK@UAS.COM

WACHTER
PHONE: 800-462-9638
EMAIL: MCDINSIDESALES@WACHTER.COM

RECORDING APPLIANCE/SERVER AND VIDEO MANAGEMENT SOFTWARE SPECIFICATIONS:

THE MINIMUM TECHNICAL SPECIFICATIONS THAT ANY NEW VMS SYSTEM MUST MEET ARE LISTED BELOW.

1. VIDEO RETENTION: AT LEAST 30 DAYS OF STORAGE*
2. CROSS-PLATFORM: LINUX (UBUNTU, CENTOS, REDHAT) OR WINDOWS (CLIENT, SERVER)
3. WEB BROWSER BASED: NO CLIENT SOFTWARE NEEDED - ACCESS ANYWHERE FROM ANYWHERE (PC, MAC, OR MOBILE)
4. QUICK SOFTWARE INSTALLATION: 5 MINUTES OR LESS (NO WINDOWS DEPENDENCIES)
5. SECURE: SRTP ENCRYPTED VIDEO TRANSMISSION, HTTPS SECURE USER INTERFACE
6. NETWORK OPTIMIZED: PEER-TO-PEER VIDEO TRANSMISSION ACROSS SUBNETS W/ WEBRTC
7. SCALABILITY: FEDERATE TO EITHER THE ENTERPRISE OR CLOUD
8. HARDWARE INDEPENDENT: X86_64, ARM, MIPS (APPLIANCES, SERVERS, IOT DEVICES)
9. APPLICATION PARTNER PLATFORM: THIRD-PARTY API BASED INTEGRATION PLATFORM

*DATA AND IMAGE RETENTION SHOULD FOLLOW LOCAL OR COUNTRY DATA PROTECTION STANDARDS AND REGULATIONS. IT IS RECOMMENDED THAT ORGANIZATIONS HAVE A RETENTION POLICY. THEY SHOULD ONLY KEEP THE IMAGES FOR AS LONG AS NECESSARY TO MEET THE PURPOSE OF RECORDING THEM. IN THE ABSENCE OF STANDARDS AND REGULATIONS, BEST PRACTICES SUGGEST RETAINING IMAGES FOR A MINIMUM OF 30 DAYS IN A SECURE FORMAT BEFORE THEY ARE DELETED OR OVERWRITTEN.

REV	DATE	DESCRIPTION	BY
1	04/22/2026	CITY COMMENTS & FOUNDATION CHANGES & PROTO UPDATES	
2	06/09/2026	DEVELOPER COMMENTS	

REGISTERED ARCHITECT STATE OF MISSISSIPPI

JAW Architects, Inc.
Jeremy Williams, Architect
Phone: 817-703-3387
Email: jeremy@jaw-work.com

PREPARED FOR: McDonald's USA, LLC

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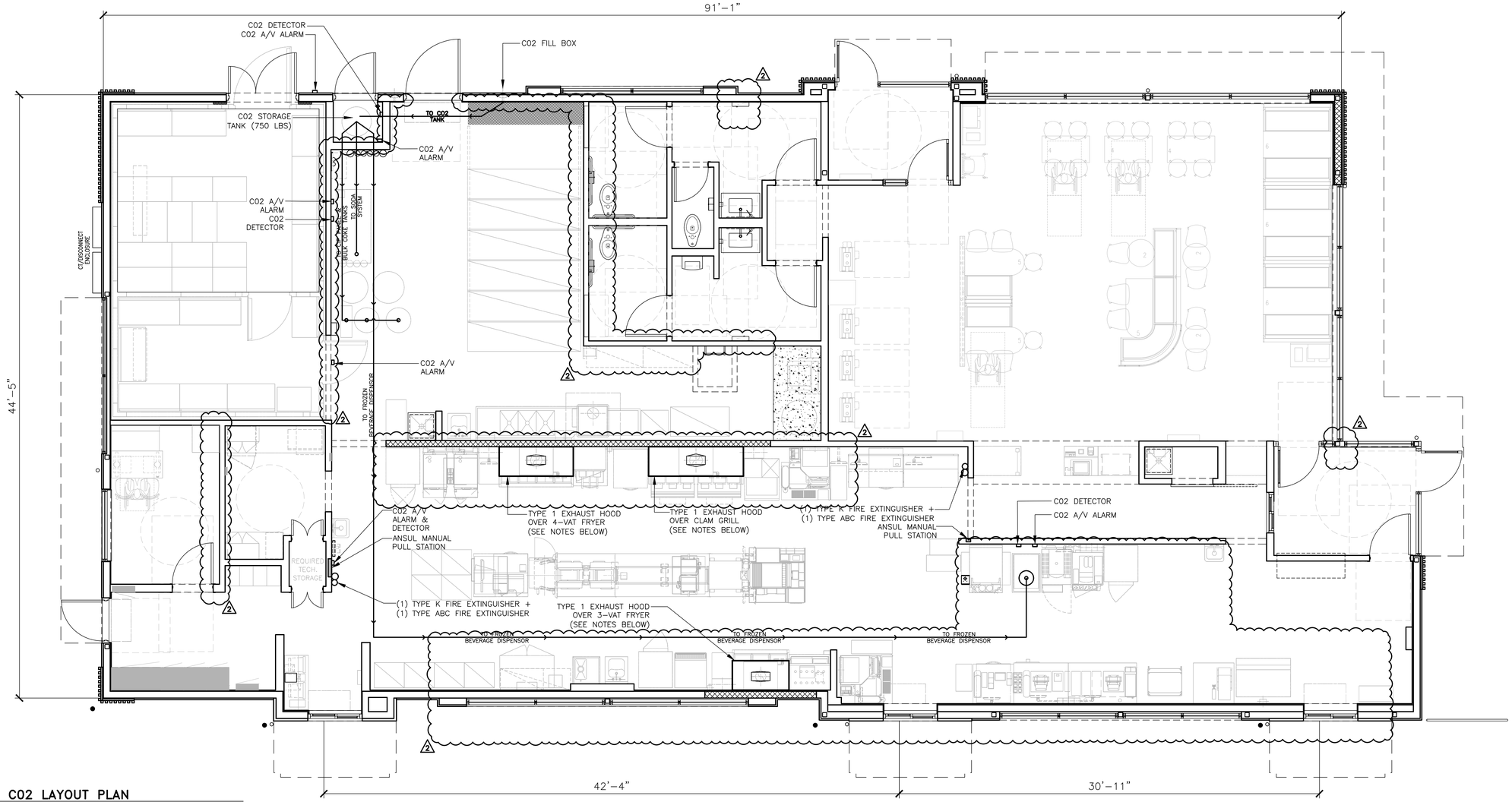
PREPARED BY:

DRAWN BY: JAW
STD ISSUE DATE: 2025
REVIEWED BY: JAW
DATE ISSUED: 02/05/2026

TITLE: 2025 OPTIMIZED BUILDING - BB20
4590-WOOD/WOOD
DESCRIPTION: WOOD BEARING WALLS, WOOD ROOF TRUSS FRAMING

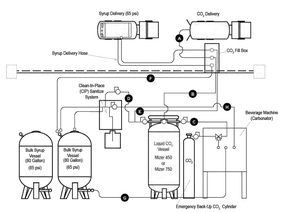
SITE ADDRESS: SWC OF ED PERRY BLVD & MS-30, OXFORD, MS 38655
SITE ID: 023-0351

SHEET NO.: JAWA 25-0188
R1.4
IP-CCTV PLAN



1 R1.5 **C02 LAYOUT PLAN**
1/4"=1'-0"

McDonald's Beverage System Layout



Item	Description	Function
A	CO_2 delivery truck fill line	Periodic transfer of liquid CO_2 to on-site Mizer storage vessel
B	In-Store CO_2 fill line	Transfer of CO2 from outside fill-box to Mizer storage vessel
C	CO_2 gas-use line to beverage machine carbonator	CO_2 gas supply at 90 -110 psi for beverage carbonation
D	CO_2 gas-use line to bulk syrup and CIP	CO_2 gas supply at 65 psi to push syrup to beverage machine
E	CO_2 gas-use line to fill box 2-pin connection	CO_2 gas supply at 65 psi to pressurize bulk syrup delivery
F	Syrup delivery line	Bulk syrup delivery line routed through fill box conduit
G	Syrup supply tubing	Transfers syrup from bulk storage vessel to beverage machine
H	Water supply line	Supplies water to beverage machine and sanitation (CIP) system
44	Syrup Side Gas Use Regulator (65 psi)	Controls CO_2 pressure to bulk syrup
45	Beverage Side Gas Use Regulator (90-125 psi)	Controls CO_2 gas pressure to carbonator

Copyright: Chart Industries, Inc., May 2003

Carbo-Mizer 450 / 750 Vessel Specifications

	Carbo-Mizer 450	Carbo-Mizer 750
Dimensions		
Diameter	20 in (50.8 cm)	26 in (66 cm)
Height	71.8 in (182.8 cm)	73.5 in (187 cm)
Empty Weight	275 lb (124 kg)	430 lb (195 kg)
Full Weight	726 lb (329 kg)	1,201 lb (545 kg)
Net Volume	68 gal (102 liters)	82 gal (310 liters)
CO_2 Storage Capacity (saturated @32 psig [8.8 bar g])	413 lb (305 kg)	771 lb (350 kg)
Gas Use Connection	1/4" & 3/8" Hose Barb	1/4" & 3/8" Hose Barb
Fill Line Connection	5/8" Male 45° Flare	5/8" Male 45° Flare
Vent Line Connection	1/2" OD Tubing	1/2" OD Tubing
Rates and Pressures		
CO_2 Delivery Rate Continuous*	5.5 lb/hr (2.5 kg/hr) (489 - 16oz drinks / hr)	10 lb/hr (4.5 kg/hr) (889 - 16oz drinks / hr)
Peak CO_2 Delivery Rate For One Hour*	10 lb/hr (4.5 kg/hr) (889 - 16 oz drinks)	15 lb/hr (6.3 kg/hr) (1000 - 16 oz drinks)
Evaporation Rate**	2.5 lb/day (1.1 kg/day)	3.0 lb/day (1.4 kg/day)
Max. Allowable Working Pressure (MAWP)	300 psig (20.7 bar g)	300 psig (20.7 bar g)
ASME Relief Setting	300 psig (20.3 bar g)	300 psig (20.7 bar g)
Additional Relief Setting	450 psig (31.0 bar g)	450 psig (31.0 bar g)
Design Criteria	**Carbo-Mizer 450 & 750** (unless noted otherwise)	
Design Specifications	ASME Section VIII, Division 1	
Design Specifications	Meets with US and Canadian approvals	
Fill System	Single Line, pressure-differential	
Patented Impurity Collection System	Mizer 450 only	
Installation Type	Vacuum with Super Insulation	
Pressure Control	Pressure Building (PB) Circuit	
Liquid Level Gauge	Float Type- Magnetic 'Roto-Cal'	
Outer Vessel Material	Stainless Steel	
Inner Vessel Material	Stainless Steel	
Floor-mount Design (Meets NSF standards)	Six-Inch Permanent Legs	

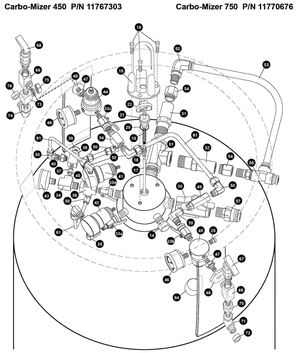
* Based on 15.25 lb of CO_2 / 1000 16 oz. drinks
** No loss in normal applications

Copyright: Chart Industries, Inc., May 2003

Vessel Parts Identification

McDONALD'S

Carbo-Mizer 450 P/N 11767303 **Carbo-Mizer 750 P/N 11770676**



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TYPE 1 COMMERCIAL EXHAUST HOODS

- APPLIANCE, HOOD PLENUM, AND EXHAUST DUCTWORK MUST BE PROTECTED BY A UL 300 AUTOMATIC WET CHEMICAL BASED FIXED FIRE EXTINGUISHING SYSTEM.
- ACTIVATION OF HOOD FIRE EXTINGUISHING SYSTEM SHALL SHUT OFF FUEL AND /OR CURRENT SUPPLY TO COOKING EQUIPMENT AND ELECTRIC RECEPTACLES LOCATED UNDER THE HOOD.
- INSTALLATION MUST BE BY A STATE LICENSED FIRE PROTECTION CONTRACTOR, AND THE HOOD SYSTEM SHALL BE CONNECTED TO THE BUILDING'S FACP, IF THE BUILDING REQUIRES A FIRE ALARM SYSTEM, IFC 904.2.2.
- REFERENCE MECHANICAL DRAWINGS OF EXHAUST DUCTWORK NOTES/DETAILS.

FIRE EXTINGUISHERS:

- PROVIDE PORTABLE FIRE EXTINGUISHERS (NOT LESS THAN 2-A:10-B:C) WITHIN 75 FEET OF ANY POINT IN THE BUILDING, MEASURED ALONG THE PATH OF TRAVEL, IFC 906.1.
- PROVIDE PORTABLE FIRE EXTINGUISHERS WITH A TYPE K RATING, WITHIN 30 FT. OF THE COMMERCIAL COOKING APPLIANCES, THE TYPE K EXTINGUISHER IS IN ADDITION TO THE PORTABLE FIRE EXTINGUISHERS WITH A MINIMUM RATING OF 2-A:10-B:C PROVIDED WITHIN A 75 FT. TRAVEL DISTANCE OF ANY POINT IN THIS FACILITY, IFC 904.12.5.

ANSUL MANUAL PULL STATIONS:

- PROVIDE MANUAL ACTUATION DEVICES (PULL STATIONS) FOR OPERATION OF HOOD EXTINGUISHING SYSTEM.
- DEVICE SHALL BE LOCATED AT OR NEAR A MEANS OF EGRESS FROM THE APPLIANCES BELOW THE TYPE 1 KITCHEN HOOD NOT LESS THAN 10 FEET AND NOT MORE THAN 20 FEET PER IFC 904.13.1

CO2 STORAGE TANK (SEE DETAILS BELOW):

- CARBON DIOXIDE SYSTEMS OVER 101 LBS. USED IN BEVERAGE DISPENSING APPLICATIONS MUST COMPLY WITH THE IFC SECTION 5307, NFPA 55, AND CGA G 6.1 AS APPLICABLE.

BULK OIL STORAGE (SEE DETAILS ON R1.5 & R1.6):

- THE STORAGE OF BULK COOKING OILS FOR USE OR WASTE SHALL COMPLY WITH THE REQUIREMENTS OF THE 2021 INTERNATIONAL FIRE CODE SEC. 607 AND CHAPTER 57 AS REQUIRED FOR A CLASS IIIB LIQUID.
- STORAGE TANKS MUST BE INSTALLED ACCORDING TO SEC. 5704 OF THE IFC.

REV	DATE	DESCRIPTION	BY
1	04/22/2026	CITY COMMENTS & FOUNDATION CHANGES & PROTO UPDATES	
2	06/09/2026	DEVELOPER COMMENTS	

REGISTERED ARCHITECT — STATE OF MISSISSIPPI — JERRY WILLIAMS — No. 19798

JAW

JAW Architects, Inc.
Jerrey Williams, Architect
Phone: 817-703-3397
Email: jerrey@jaw-arch.com

PREPARED BY:

PREPARED FOR: McDonald's USA, LLC

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DRAWN BY	STD ISSUE DATE
JAW	2025
REVIEWED BY:	DATE ISSUED
JAW	02/05/2026

TITLE: 2025 OPTIMIZED BUILDING - BB20
4590-WOOD/WOOD
DESCRIPTION
WOOD BEARING WALLS
WOOD ROOF TRUSS FRAMING

SITE ID: 023-0351
SITE ADDRESS: SWC OF ED PERRY BLVD & MS-30, OXFORD, MS 38655

JAWA 25-0188

SHEET NO. R1.5
C02 LAYOUT PLAN

CO2 MK90-SA STAND-ALONE SENSOR SET (2090)

CO2 Mk90 Sensor including Horn/Strobe

CE

TECHNICAL DATA CO2 MK90 DETECTOR SET

Operating Principle:	Non-dispersive infrared (NDIR)
Measurement range:	0.00 to 6,7% volume CO2
Operating temperature:	0 to 45°C (Sensor works from -20°C but values valid only for 0-45 °C)
Operating humidity:	0-95% RH non condensed
Storage temperature:	-40 to + 70 °C
Power supply:	24V DC ± 10%
Power consumption:	117 mA peak, 56 mA average
Serial communication:	Modbus protocol over RS485
Output:	Two 24 volt transistor outputs
Automatic calibration:	Several times per year
Dimensions (LxWxD):	90 x 161 x 38 mm / 3.5" x 6.3" x 1.5"
Ingression protection:	IP54

TECHNICAL DATA HORN/STROBE

Nominal voltage:	18-24V DC
Average current:	120 mA @ 24V DC supply
Decibel:	110 dB / 1 m
Flash intensity:	115 CD
Flash frequency:	65/min
Ambient temperature:	-5°C to +50°C (+23°F to +122°F)
Dimensions (LxWxD):	134 x 115 x 61 mm / 5.3" x 4.5" x 2.4"
Ingress protection:	IP65

FUNCTION

The Mk90 is a CO2 monitor with integrated sound and light Alarm indication, designed to measure CO2 concentration in a confined space environment. It provides an alarm in the event that a CO2 level considered unhealthy/dangerous is reached, in accordance with existing safety codes, in the area being monitored.

Installed properly, the Mk90 will continuously monitor the CO2 concentration that it is exposed to. A light emitting diode (LED) indicates that the Mk90 is running properly. The Mk90 performs a self-calibration at regular intervals insuring calibration under normal circumstances. This eliminates the need of manual calibration in a normal enviroment. The sensor uses infrared analysis for detecting CO2.

ALTITUDE ADJUSTMENT

The Mk90 CO2 sensor has a manual altitude adjustment.

ALARM LEVELS

The alarm levels can be changed to any level to comply with all local Safety Codes and legislations.

The default CO2 alarm leves are:

5 000 ppm	CO2 Awareness indication
5 000 ppm	TWA Alarm/8h (PEL)
1.5% (15 000 ppm)	Low-Alarm ½ STEL
3.0% (3 0000 ppm)	High-Alarm STEL

APPROVALS

CE, EN55022 :2006/A1 :2007, EN55024/A2 :2003, EN61000-3-2 : 2006, EN61000-3-3/A2 :2006, AS/NZS CISPR 22 :2006, IEC/EN :IT55022/55024, LNE Règle de certification NF 128 rev 12 Nov 2007 (§2.1.2.4.3.) for the S8 CO2 Sensor Module. UL Certified. DIN6653-2:2004-03.

In the United States, the ALERT Mk90 system is in compliance with International Fire Code (IFC) 2015 Edition Section 5307.5.2.2, CGA G-6.5 2013, NFPA 55 2013 Edition 13.2.2 and NBIC Part 1 Supplement 3 S 3.4, as well as OSHA – PEL (Permissible Exposure Limit) of TWA/8 hrs for CO2.

In compliance with EU Commission Directive 2006/15/EC of 7 Feb 2006.

CO2 Mk9 Sensor Add-on KIT (2117)

with amber Horn/Strobe, for LogiCO2 Safety System

CE

TECHNICAL DATA

Power supply:	12-24V DC
Power consumption:	155 mA peak
Communication:	RS485 Modbus
Automatic calibration:	Several times a year

For further data see separate data sheets for the specific components.

ORDERING EXAMPLE

Description	Item code
CO2 Mk9 Sensor kit	2117

CO2 Mk9 Sensor kit consists of:

- CO2 Sensor Mk9
- Cable red 10m
- Cable blue 5m
- Horn/Strobe LED amber with 1m cable
- RJ45 1-1 split
- RJ45 1-4 split
- Bag with 6 screws and plug
- Sign Sensor
- Sign Horn/strobe
- Installation manual Mk9
- Quick-guide Mk9

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FUNCTION

The Carbon Dioxide (CO2) Safety System is designed to measure CO2 concentration in a confined space environment. It provides an alarm in the event that a CO2 level considered unhealthy/dangerous in accordance with existing safety codes, in the area being monitored.

The CO2 Sensor KIT is a precision instrument comprising one Sensor Unit and one Horn/Strobe. The CO2 Sensor KIT is an add-on sensor for an existing Safety System and it is pre-set with the address: ID2. The CO2 Sensor KIT receives it's power from the existing Safety System. The Safety Systems Central Unit must be set to receive measuring values from two Sensors. See section "DIP-switch settings, Number of connected sensors" in the CO2 Safety System's User's Manual.

When installed properly, the CO2 Safety System will continuously monitor the CO2 concentration and temperature wherever a sensor unit is located. A green light emitting diode (LED) on the central unit indicates normal safe conditions. If ambient conditions at the CO2 Sensor reach a CO2 concentration level of 1.5% (preset low alarm), the central unit will emit an intermittent audible tone and the « low alarm » red LED will blink. A remote Horn/Strobe will flash. This will also happen if the TWA for 8 hours also surpasses 5000 ppm. The difference can be acknowledged on the display.
If ambient conditions at the CO2 Sensor reach a CO2 concentration level of 3.0% (preset high alarm), the central unit will emit a constant audible tone and the « high alarm » red LED lights. A remote Horn/Strobe will flash and sound.

APPROVALS

CE, EN55022 :2006/A1 :2007, EN55024/A2 :2003, EN61000-3-2 : 2006, EN61000-3-3/A2 :2006, AS/NZS CISPR 22 :2006, IEC/EN :IT55022/55024, LNE Règle de certification NF 128 rev 12 Nov 2007 (§2.1.2.4.3.) for the S8 CO2 Sensor Module. UL Certified. DIN6653-2:2015-06.

In the United States, the Mk9 system is in compliance with International Fire Code (IFC) 2015 Edition Section 5307.5.2.2, CGA G-6.5 2013, NFPA 55 2013 Edition 13.2.2 and NBIC Part 1 Supplement 3 S 3.4.

In compliance with EU Commission Directive 2006/15/EC of 7 Feb 2006 as well as OSHA – PEL (Permissible Exposure Limit) of TWA for CO2.

Horn/Strobe LED amber glass Add-on KIT (1172)

with blue indicator, for LogiCO2 Safety Systems

CE

FUNCTION

Horn/Strobe LED amber glass is a combined horn and strobe with a blue power LED indicator.

Observe!

The Horn/Strobe has two separate inputs, one for low alarm – Flashing Strobe and one for high alarm – Sounding Horn.

The Horn/Strobe is delivered with 1 meter (3 feet) pre-connected cable, a splitter, an extra 10 meter (33 feet) connection cable and a warning sign.

TECHNICAL DATA

Power supply:	18-24V DC
Power consumption:	80 mA peak @ 24V DC supply
Decibel:	110 dB / 1 m (High-Alarm)
Flash intensity:	115 CD (Low-Alarm)
Flash frequency:	65/min
Ambient temperature:	-5°C to +50°C (+23°F to +122°F)
Dimensions (LxWxD):	134 x 115 x 61 mm / 5.3" x 4.5" x 2.4"
Ingress protection:	IP65

ORDERING EXAMPLE

Item code	Description
1172	Extra Horn/Strobe LED amber glass KIT, with blue indicator

Extra H/S LED KIT consists of:

- Horn/Strobe LED amber glass with blue indicator, incl. 1m cable
- RJ45 splitter 1-2
- Cable RJ45 10m Blue plugs
- Sign CO2 H/S B EN

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MCDONALDS CO2 COMPONENT CUT SHEETS

THE GENERAL CONTRACTOR WILL BE UTILIZING THESE EXACT SYSTEM PARTS/PIECES TO ENSURE CODE COMPLIANCE

Carbo Series Bulk CO_2 Systems

Serving a variety of markets and usage requirements, Carbo Series bulk CO_2 systems meet the unique demands of every customer.

Carbo Series systems eliminate run-outs, allowing your focus to be on customer sales rather than operations. One Carbo Series bulk system meets all of your CO_2 requirements. The vessel requires no employee handling, continuously supplying CO_2 for a variety of applications.

Product Advantages

- **Stationary, automatic system** 100% stainless steel vessel construction, permanently installed and self-contained with no electricity required for dispense.
- **Maximizes limited space** One system replaces all of your high-pressure cylinders, using less than 3 square feet of floor space.
- **Sized to match usage needs** Available in a variety of sizes, the Carbo Series systems will meet the unique demands of your business.
- **Entire line of Carbo Series beverage CO_2 tanks** have been certified to meet NSF International (NSF) standards, supporting growing global food safety initiatives within the beverage industry.

SPECIFICATIONS

Model	300	450	550	600	750	750HF	1000HF
DIMENSIONS							
Diameter	20 in	20 in	22 in	22 in	26 in	30 in	
Height (with legs)§	55.625 in	71.875 in	72.9 in	75.938 in	73.875 in	72.5 in (no legs)	
DESIGN CRITERIA							
Code	ASME*	ASME*	ASME*	ASME*	ASME*	ASME*	ASME*
MAWP	300 psig	300 psig	300 psig	300 psig	300 psig	300 psig	300 psig
Insulation Type	SI †	SI †	SI †	SI †	SI †	SI †	SI †
CAPACITY							
Net Volume	32 gal	48 gal	62 gal	65 gal	82 gal	82 gal	118 gal
Storage Capacity at 125 psig	299 lb	477 lb	584 lb	612 lb	789 lb	789 lb	1000 lb
PERFORMANCE							
Minimum Usage (No Venting)Δ	2 lb/day	2.5 lb/day	2.5 lb/day	3 lb/day	3 lb/day	3 lb/day	3 lb/day
CO_2 Gas Delivery (Continuous)^	1.0 lb/hr	5.5 lb/hr	6.5 lb/hr	15 lb/hr	10 lb/hr	15 lb/hr	30 lb/hr
Peak Flow Rate^	3.0 lb/hr	10 lb/hr	10 lb/hr	40 lb/hr	15 lb/hr	40 lb/hr^	50 lb/hr^

§ Height without legs, subtract 6 in. @ 12 consecutive hours at room temperature, ^ Can achieve flows up to 40 lb/hr, for 12 consecutive hours continuous use. At these higher flow rates, gas supply temperatures from the tank will be lower than freezing (32°F). Additional external vaporization should be added to achieve gas temperatures above freezing (32°F). * ASME Boiler and Pressure Vessel Design Section VIII, Div. 1, † Super Insulation/High Vacuum, $ Four consecutive hours at room temperature, Δ No loss in normal applications

Bulk CO2 Systems

Chart systems provide carbon dioxide across a diverse range of applications including:

- Brewing
- Food freezing
- Concrete curing - CO2 reduces the curing time and cost of concrete pouring
- Vaccine storage
- Cannabis growing
- pH control of swimming pools
- Die cooling
- Dry ice pellets for fire fighting
- Stage productions

Our Carbo Series bulk CO2 cylinders are at the heart of the system. Constructed from high grade stainless steel, individual cylinder capacities range from 220 to 1000 lbs (100 to 454 kg).

There are two principal liquid CO2 delivery mechanisms. The Vertical Liquid CO2 Delivery unit (VLCD) is pallet based and ideal for new business start-ups, new installations, hot-shot deliveries and remote operations. For larger volume users Chart's best in class Orca™ MicroBulk delivery truck has been specially engineered for liquid CO2 cylinder filling.

REV	DATE	DESCRIPTION	BY
1			
1			
1			

PREPARED BY:

JAW Architects, Inc.
Jeremy Williams, Architect
Phone: 817-703-3397
Email: jeremy@jaw-arch.com

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PREPARED FOR:

McDonald's USA, LLC

DRAWN BY	JAW
STD ISSUE DATE	2025
REVIEWED BY	JAW
DATE ISSUED	02/05/2026

TITLE: 2025 OPTIMIZED BUILDING – BB20
4590–WOOD/WOOD

DESCRIPTION
WOOD BEARING WALLS
WOOD ROOF TRUSS FRAMING

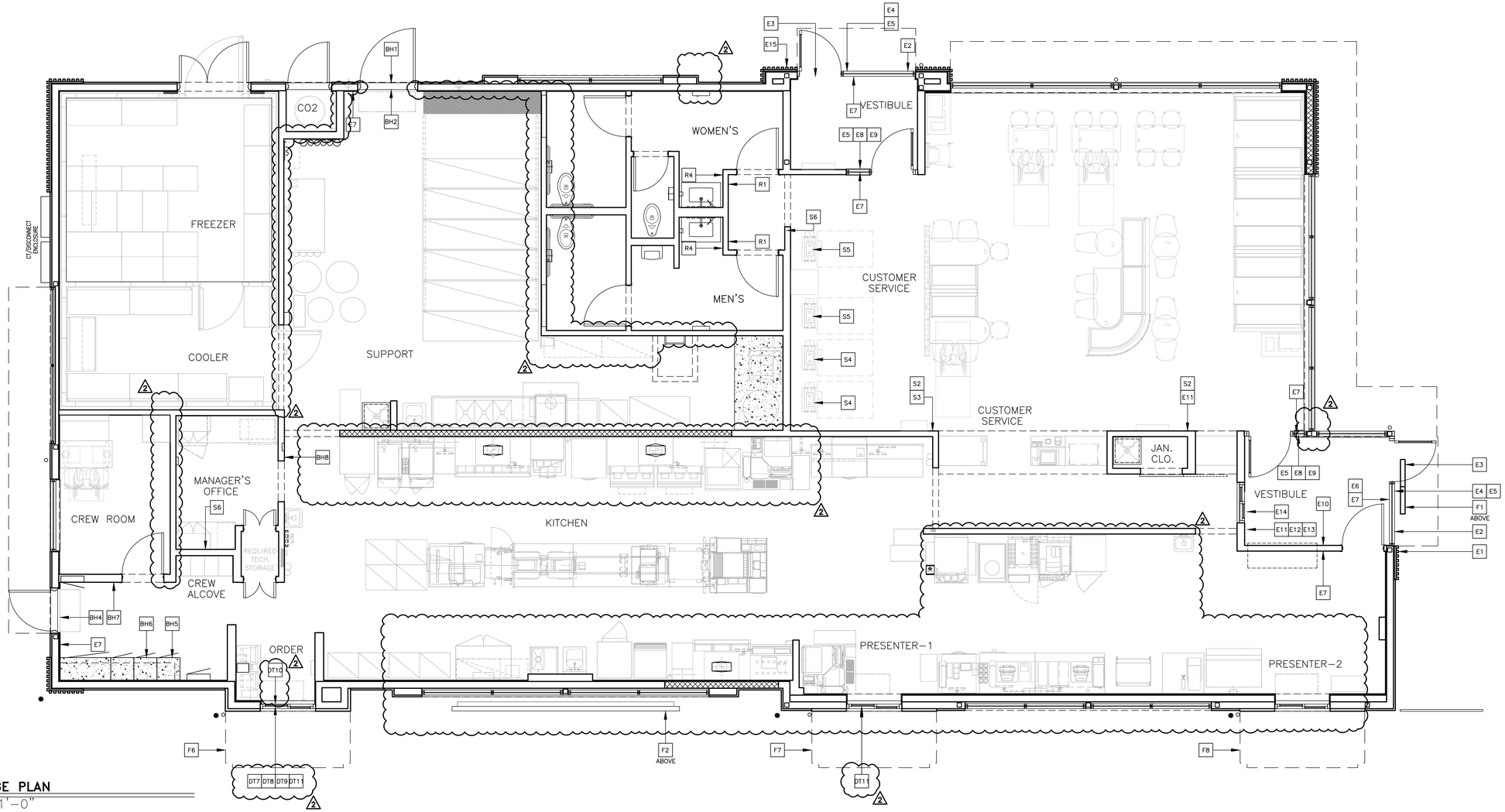
SITE ID: 023-0351

SITE ADDRESS
SWC OF ED PERRY BLVD & MS-30, OXFORD, MS 38655

JAWA 25-0188

SHEET NO.: R1.6

CO2 DETAILS



1 R1.7 **SIGNAGE PLAN**
1/4"=1'-0"

SIGNAGE SCHEDULE

MARK	QUANTITY	DEFINITION	PROVIDER
E1	1	EXTERIOR DELIVERY BLADE SIGN	EVERBRITE/PERSONA
E2	2	WELCOME DECAL	FRANKE
E3	2	STORE HOUR DECAL	IMS
E4	2	HANDICAP DECAL (IF APPLICABLE)	FRANKE
E5	4	PULL SIGN	FRANKE
E6	1	DRIVE-THRU TRAFFIC DECAL	FRANKE
E7	6	EXIT SIGN	FRANKE
E8	2	BRAILLE MENU DECAL	FRANKE
E9	2	COMMUNICATION ASSIST. DECAL	FRANKE
E10	1	CREW ONLY SIGN	FRANKE
E11	2	MCDELIVERY TRIANGULAR SIGN	EIS/JBI
E12	1	MCDELIVERY WALK UP WINDOW SIGN	FRANKE
E13	1	RING BELL FOR ASSISTANCE SIGN	FRANKE
E14	1	MCDELIVERY WALK UP HOURS	FRANKE
E15	1	EXTERIOR MOBILE BLADE SIGN	EVERBRITE/PERSONA
S2	2	FULFILLMENT ASSISTANCE SIGN	FRANKE
S3	1	MOBILE PICK-UP TRIANGULAR SIGN	EIS/JBI
S4	2	KIOSK SIGN - CREDIT ONLY	FRANKE
S5	2	KIOSK SIGN - CASH CREDIT	FRANKE
S6	1	MAX OCCUPANCY SIGN	FRANKE

MARK	QUANTITY	DEFINITION	PROVIDER
R1	2	RESTROOM GENDER SIGNS	FRANKE
R4	2	EMPLOYEE WASH HANDS SIGN	FRANKE
BH1	1	RESTAURANT DELIVERY SIGN - SUPPLIER	FRANKE
BH2	1	RESTAURANT DELIVERY SIGN - CREW	FRANKE
BH4	1	REAR DOOR - CREW SAFETY SIGN	FRANKE
BH5	1	ELECTRICAL PANEL WARNING SIGN	FRANKE
BH6	1	ELECTRICAL PANEL INFO SIGN	FRANKE
BH7	1	CREW ROOM SIGN	FRANKE
BH8	1	MANAGER'S OFFICE SIGN	FRANKE
F1	1	BUILDING ARCHES	EVERBRITE/PERSONA
F2	1	BUILDING WORDMARK	EVERBRITE/PERSONA
F6	1	PAY HERE 1 DECAL	EVERBRITE/PERSONA
F7	1	PICK UP 2 DECAL	EVERBRITE/PERSONA
F8	1	PICK UP 3 DECAL	EVERBRITE/PERSONA
D1	2	48" NEXT GEN DIRECTIONAL ENTER	EVERBRITE/PERSONA
D2	2	48" NEXT GEN DIRECTIONAL EXIT	EVERBRITE/PERSONA
D3	2	48" NEXT GEN DIRECTIONAL WELCOME	EVERBRITE/PERSONA
D4	2	48" NEXT GEN DIRECTIONAL THANK YOU	EVERBRITE/PERSONA
D5	1	48" NEXT GEN DIRECTIONAL DRIVE-THRU	EVERBRITE/PERSONA

MARK	QUANTITY	DEFINITION	PROVIDER
I1	1	MONUMENT SIGN	EVERBRITE/PERSONA
I2	1	ROAD SIGN	EVERBRITE/PERSONA
I3	1	HIGHWAY SIGN	EVERBRITE/PERSONA
DT1	2	SINGLE ARM / DOUBLE ARM GATEWAY	EVERBRITE/PERSONA
DT2	1	ANY LANE, ANY TIME SIGN	EVERBRITE/PERSONA
DT3	2	PRE-BROWSE BOARD	EVERBRITE/PERSONA
DT4	2	SPRINGBOARD CANOPY	EVERBRITE/PERSONA
DT5	2	OUTDOOR DIGITAL MENU BOARD	EVERBRITE/PERSONA
DT6	1	COMMUNICATION ASSIST. SIGN	FRANKE
DT7	1	NO SOLICITING	FRANKE
DT8	1	BRAILLE MENU DECAL	FRANKE
DT9	1	COMMUNICATION ASSIST. DECAL	FRANKE
DT10	1	COMMUNICATION ASSIST. DECAL (CREW SIDE)	FRANKE
DT11	2	STORE HOUR DECAL	IMS
P1	2	ADA RESERVED PARKING	FRANKE
P2	1	VAN ACCESSIBLE	FRANKE
P3	2 MIN	DRIVE THRU RESERVED	EVERBRITE/PERSONA
P4	6	MOBILE ORDER CURBSIDE PICK UP	EVERBRITE/PERSONA
P5	2	MCDELIVERY COURIER RESERVED	EVERBRITE/PERSONA

SIGNAGE NOTES

1. SIGNAGE D1-D5, I1-I3, DT1-DT5, & P1-P5 LOCATIONS DEPENDENT ON SITE LAYOUT. SEE LOCATIONS IN MCDONALD'S RESTAURANT SIGNAGE GUIDELINES. COORDINATE WITH MCDONALD'S ACM.
2. SEE MCDONALD'S RESTAURANT SIGNAGE GUIDELINES FOR VISUAL REFERENCE OF SIGNAGE HEIGHTS, LOCATIONS, AND PLACEMENT.
3. SEE MCDONALD'S RESTAURANT SIGNAGE GUIDELINES FOR OPTIONAL AND NON-STANDARD SIGNAGE AVAILABILITY.

FRANKE ORDERING DETAILS

NEW RESTAURANT SIGNAGE PACKAGE
PURCHASE NUMBER: K194150
PHONE: 1(800)423-5247
FAX: 1(877)538-6882
ONLINE: WWW.FRANKESUPPLY.COM
EMAIL: FS-FRANKESUPPLY.US@FRANKE.COM

REV	DATE	DESCRIPTION	BY
1	04/22/2026	CITY COMMENTS & FOUNDATION CHANGES & PROTO UPDATES	
2	06/09/2026	DEVELOPER COMMENTS	

REGISTERED ARCHITECT STATE OF MISSISSIPPI

JAW Architects, Inc.
Jeremy Williams, Architect
Phone: 817-703-3387
Email: jeremy@jaw-arch.com

PREPARED BY:

PREPARED FOR: McDonald's USA, LLC

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DRAWN BY	JAW
STD ISSUE DATE	2025
REVIEWED BY	JAW
DATE ISSUED	02/05/2026

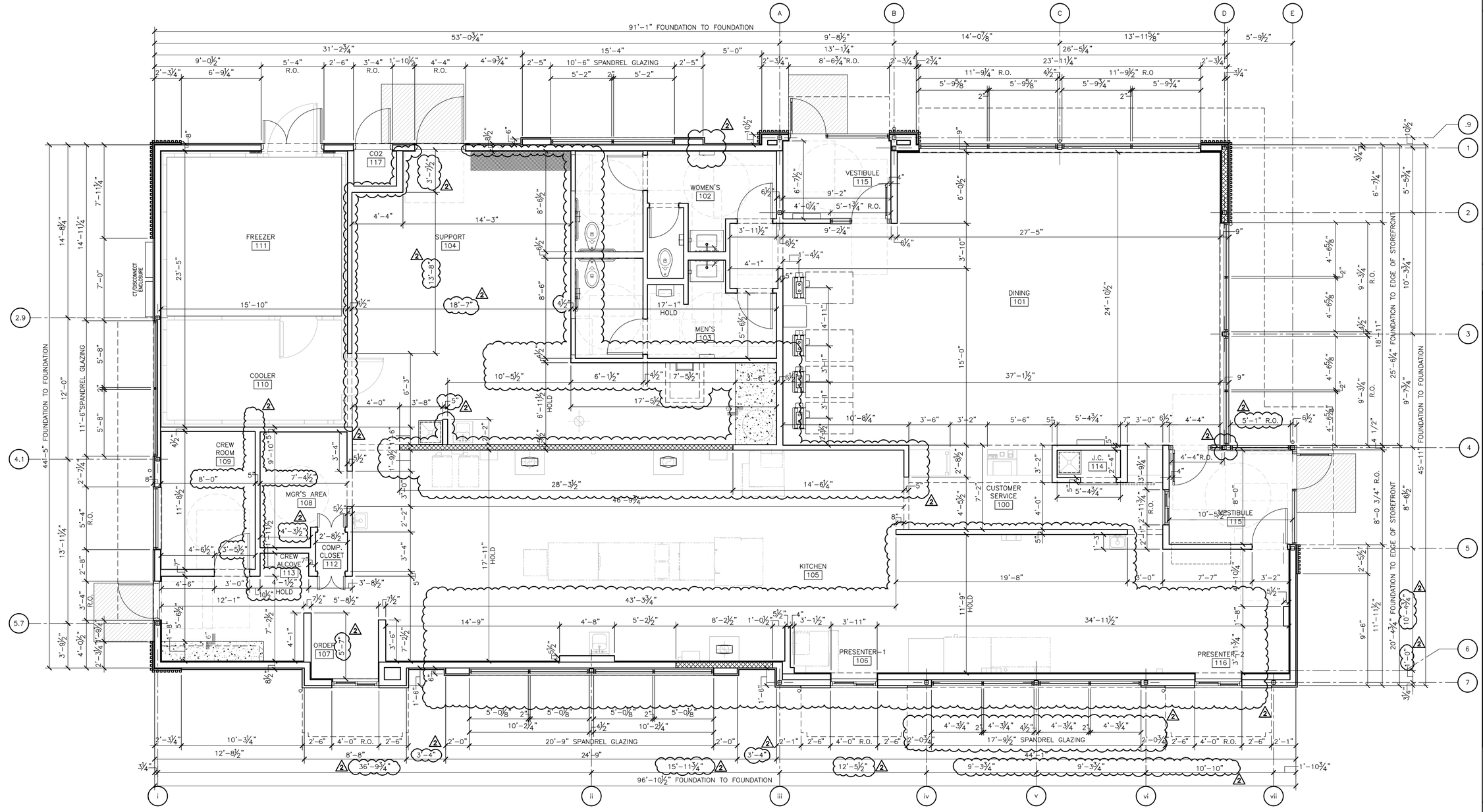
TITLE: 2025 OPTIMIZED BUILDING - BB20
4590-WOOD/WOOD

DESCRIPTION:
WOOD BEARING WALLS
WOOD ROOF TRUSS FRAMING

SITE ID: 023-0351

SITE ADDRESS:
SWC OF ED PERRY BLVD & MS-30, OXFORD, MS 38655

SHEET NO.
JAWA 25-0188
R1.7
SIGNAGE PLAN



1 A1.0 **FLOOR PLAN – DIMENSIONED**

1/4"=1'-0"

GENERAL NOTES

1. EXTERIOR DIMENSIONS ARE TO COLUMN REFERENCE LINES AND EXTERIOR FACE OF FOUNDATION UNLESS OTHERWISE NOTED. INTERIOR DIMENSIONS ARE TO FACE OF INTERIOR WALL BOARD
2. SEE 4/A5.0 FOR EXTERIOR WALL ASSEMBLY TYPES. SEE 2/A1.1 FOR INTERIOR PARTITION TYPES. INTERIOR PARTITIONS ARE TYPE 'A' UNLESS NOTED OTHERWISE.
3. SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES
4. SEE SHEET A6.0 FOR DOOR AND ROOM FINISH SCHEDULES
5. SEE SITE PLAN FOR SIDEWALKS, RAMPS, ETC.
6. GC TO PROVIDE MAXIMUM OCCUPANCY SIGN AND ADA SIGNAGE PACKAGE AND INSTALL SIGNS AT LOCATIONS AND POSITIONS INDICATED IN PACKAGE OR AS REQUIRED BY LOCAL CODES. SIGNAGE PACKAGE SUPPLIED BY: FRANKE/S2K 1-800-423-5247 www.frankesupply.com email: fs-frankesupply.us@franke.com
7. ALL HANDSINK LOCATIONS SHALL HAVE CEMENT BOARD BACKING 48" IN HEIGHT A.F.F.
8. GC TO COORDINATE ALL REQUIRED BLOCKING FOR WALL HUNG EQUIPMENT, SHELVES, ETC. FOR PROPER INSTALLATION HEIGHTS.
9. KNOX BOX TO BE INSTALLED PER LOCAL CODE AS REQUIRED. MODEL AND LOCATION TO BE COORDINATED WITH FIRE MARSHALL.

REV	DATE	DESCRIPTION	BY
1	04/22/2026	CITY COMMENTS & FOUNDATION CHANGES & PROTO UPDATES	
2	06/09/2026	DEVELOPER COMMENTS	

REGISTERED ARCHITECT STATE OF MISSISSIPPI JERSEY WILLIAMS 19796

PREPARED BY: JAW Architects, Inc. Jersey Williams, Architect Phone: 817-703-3387 Email: jersey@jaw-arch.com

PREPARED FOR: McDonald's USA, LLC

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STD ISSUE DATE	2025
REVIEWED BY	JAW
DATE ISSUED	02/05/2026

TITLE: 2025 OPTIMIZED BUILDING – BB20
4590-WOOD/WOOD

DESCRIPTION: WOOD BEARING WALLS
WOOD ROOF TRUSS FRAMING

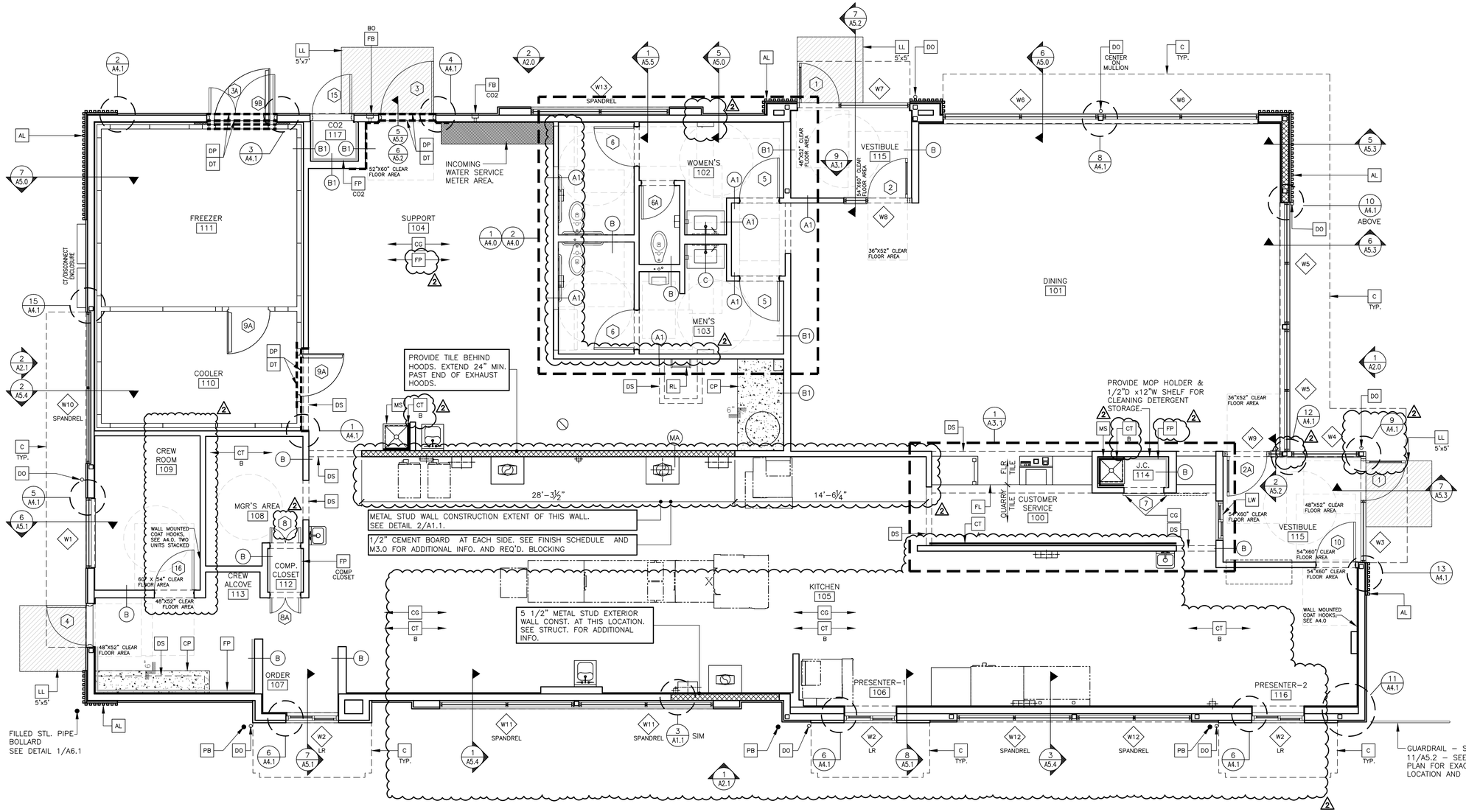
SITE ADDRESS: SWC OF ED PERRY BLVD & MS-30, OXFORD, MS 38655

SITE ID: 023-0351

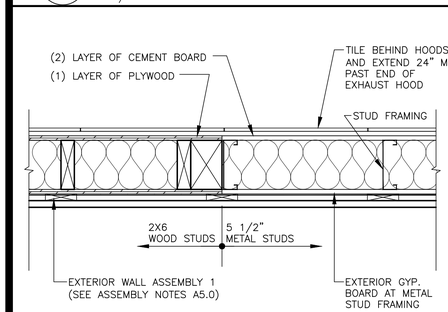
JAWA 25-0188

SHEET NO. A1.0

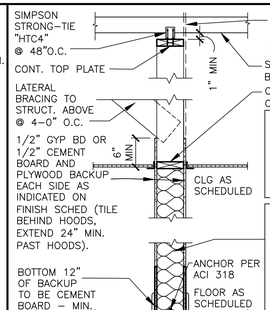
FLOOR PLAN



1 A1.1 **FLOOR PLAN - NOTED**
1/4"=1'-0"



3 A1.1 **TRANSITON DETAIL**
1 1/2"=1'-0"



2 A1.1 **INTERIOR PARTITION**
3/4"=1'-0"

KEY NOTES

- AL — METAL ERA ALUMINUM BATTEN SYSTEM. REFERENCE DETAIL 16/A4.1
- C — ALUMINUM CANOPY SYSTEM ABOVE – SEE 4/A5.0 FOR NOTES – SEE ROOF PLAN FOR DIMENSIONS, SEE ELEVATION FOR COLORS
- CG — G.C. TO PROVIDE 4"x4"x5'-0" HIGH STAINLESS STEEL CORNER GUARDS AT ALL EXPOSED LOCATIONS IN KITCHEN/SUPPORT AREA. CORNER GUARDS TO START AT FINISH FLOOR. ATTACH WITH SPECIALTY SCREW AND ANCHORS INTO TILE. BULLNOSE COVE BASE WHERE TILE MEETS STAINLESS STEEL CORNER
- CP — CONCRETE EQMT PAD – SEE STRUCTURAL
- CT A — WALL FINISH: PER DECOR PORTFOLIO SEE A3.1 AND A6.1 FOR FINISH INFORMATION
- CT B — WALL TILE: CROSSVILLE – COLOR BY NUMBERS COLOR: AFTERNOON SPRAY, SIZE: 4"x12", PATTERN: STACKED BOND GROUT: MAPEI SILVER 27 – JOINT TO BE 1/16" MAX. USE THIS TILE WHEN HIGH LRV IS REQUIRED COORDINATE WITH McDONALD'S AREA CONSTRUCTION MANAGER
- DO — DOWNSPOUT CONNECTED TO CANOPY SYSTEM. SEE ELEVATIONS. COORDINATE CONNECTION WITH CIVIL.
- DP — 48"Hx1/8" THICK DIAMOND PLATE WALL AND DOOR PROTECTION BY DIAMOND PLATE CONTRACTOR. COVER AREA SHOWN ON PLAN.
- DT — 3/16" THICK DIAMOND PLATE THRESHOLD BY DIAMOND PLATE CONTRACTOR. DOOR 3: 12"x48" DOOR 3A/9B: 24"x60" DOOR 9A COOLER ENTRANCE: 12"x36"
- DS — DROPPED SOFFIT ABOVE – SEE REFLECTED CEILING PLAN
- FB CO2 — CO2 FILL BOX (EQUIPMENT SCHEDULE ITEM 49.00)
- FB BO — OPTIONAL BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18) CONFIRM USE WITH MCDONALD'S AREA CONSTRUCTION MANAGER
- FL — FLOOR LINE – CHANGE IN MATERIAL – SEE DECOR DRAWINGS
- FP — FIBERGLASS REINFORCED PLASTIC (FRP) – PANOLAM, GRAY SMOOTH, CLASS A, .075. REFER TO ROOM FINISH SCHEDULE SHEET A6.1 FOR INSTALLATION LOCATIONS. FOR ORDERING, CONTACT KIMBERLY LAWSON Kimberly_Lawson@panolam.com 1-866-925-4377
- LL 5'x5' — LEVEL LANDING @ EXT. DOOR W/ MAX. 2% RUNNING/CROSS SLOPE AWAY FROM BUILDING SIZE OF LANDING
- LW — LATE-NIGHT WINDOW (OPTIONAL) BY READYACCESS, MANUAL OPEN/SELF CLOSE. SEE SHEET A3.1 FOR NOTES.
- MS — MOP SINK – SEE DETAIL 8/A6.1 AND PLUMBING DRAWINGS.
- PB — PIPE BOLLARD – USA 310-SD BASTION PAINT RAL 7022
- RL — ROOF ACCESS LADDER W/HATCH ABOVE SEE STRUCTURAL FRAMING PLAN FOR LOCATING DIMENSIONS

SYMBOL LEGEND

- A — PARTITION TYPE TAG SEE 2/A1.0
- 7 — DOOR TAG – SEE DOOR SCHEDULE ON A6.0
- X — KEY NOTE
- W1 — WINDOW TAG – SEE WINDOW TYPES ON A6.0 SEE ELEVATION FOR COLOR
- FIBERGLASS REINFORCED PLASTIC (FRP)
- DIAMOND PLATE PROTECTION
- CT/A & CT/B WALL FINISH PER DECOR

GENERAL NOTES

1. EXTERIOR DIMENSIONS ARE TO COLUMN REFERENCE LINES AND EXTERIOR FACE OF FOUNDATION UNLESS OTHERWISE NOTED. INTERIOR DIMENSIONS ARE TO FACE OF INTERIOR WALL BOARD
2. SEE 4/A5.0 FOR EXTERIOR WALL ASSEMBLY TYPES. SEE 2/A1.1 FOR INTERIOR PARTITION TYPES. INTERIOR PARTITIONS ARE TYPE 'A' UNLESS NOTED OTHERWISE.
3. SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES
4. SEE SHEET A6.0 FOR DOOR AND ROOM FINISH SCHEDULES
5. SEE SITE PLAN FOR SIDEWALKS, RAMPS, ETC.
6. GC TO PROVIDE MAXIMUM OCCUPANCY SIGN AND ADA SIGNAGE PACKAGE AND INSTALL SIGNS AT LOCATIONS AND POSITIONS INDICATED IN PACKAGE OR AS REQUIRED BY LOCAL CODES. SIGNAGE PACKAGE SUPPLIED BY: FRANKE/S2K 1-800-423-5247 www.frankesupply.com email: fs-frankesupply.us@franke.com
7. ALL HANDSINK LOCATIONS SHALL HAVE CEMENT BOARD BACKING 48" IN HEIGHT A.F.F.
8. GC TO COORDINATE ALL REQUIRED BLOCKING FOR WALL HUNG EQUIPMENT, SHELVES, ETC. FOR PROPER INSTALLATION HEIGHTS.
9. KNOX BOX TO BE INSTALLED PER LOCAL CODE AS REQUIRED. MODEL AND LOCATION TO BE COORDINATED WITH FIRE MARSHALL.

REV	DATE	DESCRIPTION	BY
1	04/22/2026	CITY COMMENTS & FOUNDATION CHANGES & PROTO UPDATES	
2	06/09/2026	DEVELOPER COMMENTS	

REGISTERED ARCHITECT JEREMY WILLIAMS STATE OF MISSISSIPPI
JAW Architects, Inc.
Jeremy Williams, Architect
Phone 817-703-3387
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PREPARED BY:

PREPARED FOR: McDonald's USA, LLC
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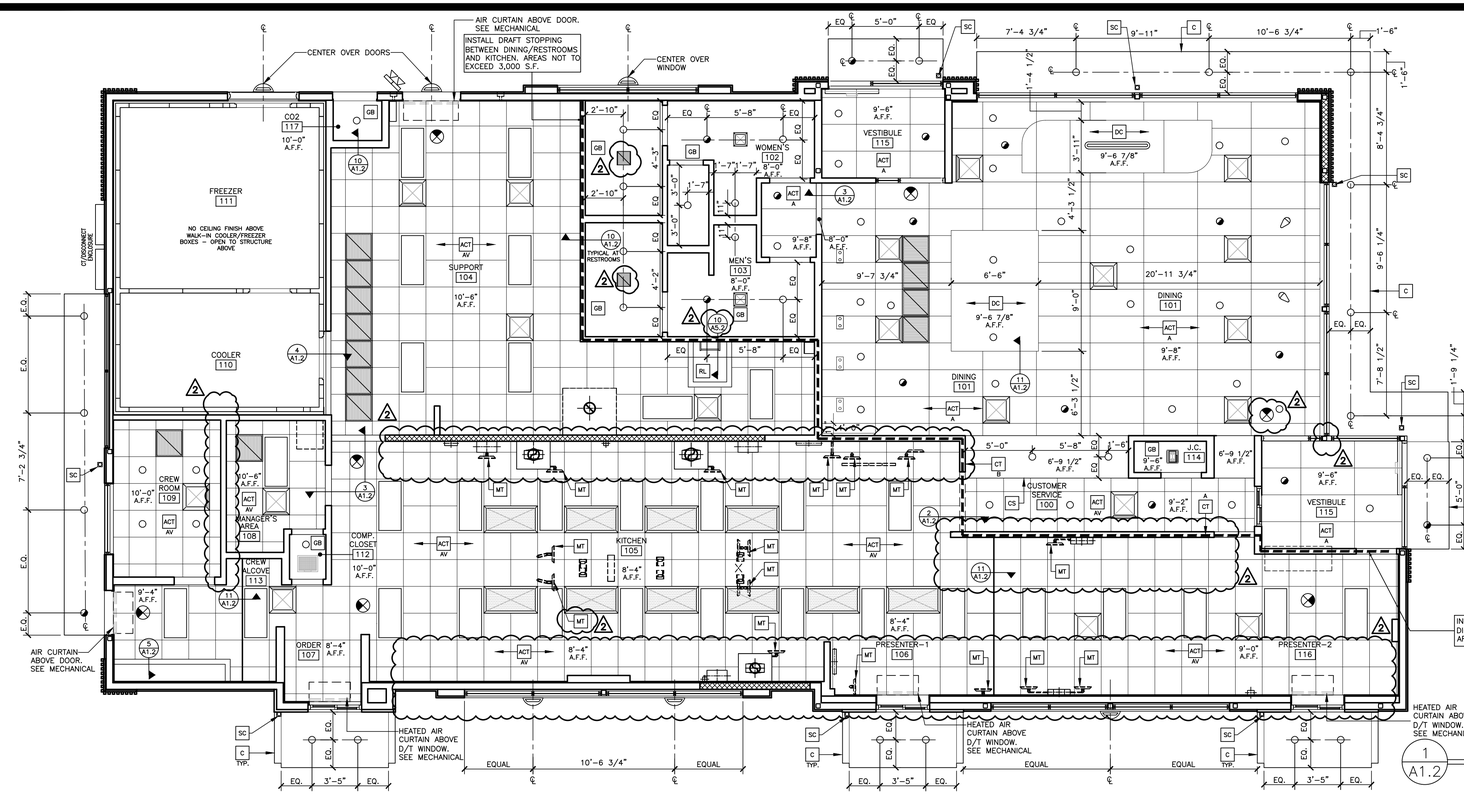
TITLE: 2025 OPTIMIZED BUILDING - BB20
4590-WOOD/WOOD
DESCRIPTION: WOOD BEARING WALLS, WOOD ROOF TRUSS FRAMING
SITE ID: 023-0351
SITE ADDRESS: SWC OF ED PERRY BLVD & MS-30, OXFORD, MS 38655

SHEET NO. A1.1
JAWA 25-0188
FLOOR PLAN



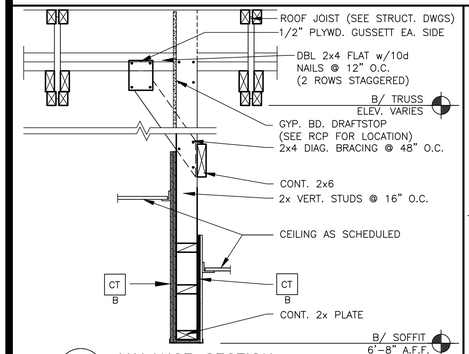
1 A1.2 **REFLECTED CEILING PLAN**
3/16"=1'-0"

KEY NOTES

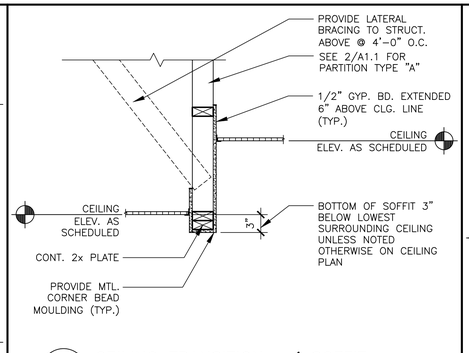
- ACT A — ACOUSTICAL CEILING TILE – 24"X48". SEE FINISH SCHEDULE
- ACT AV — ACOUSTICAL CEILING TILE: VINYL FACED USG 24"X24" CLEAN ROOM CLIMA-PLUS. UNPERFORATED. SMOOTH TEXTURE COLOR: WHITE GRID:USG 15/16" DX/DXL COLOR: WHITE
- C — ALUMINUM CANOPY WITH INTEGRAL GUTTER AND SCUPPER – SEE 4/A5.0 FOR NOTES – SEE ROOF PLAN FOR DIMENSIONS – SEE ELEVATION FOR COLOR
- CS — GC BUILT SOFFIT OVER FRONT COUNTER PROVIDE FINISHES PER DECOR DRAWINGS
- CT A — WALL FINISH: PER DECOR PORTFOLIO SEE A3.1 AND A6.1 FOR FINISH INFORMATION.
- CT B — WALL TILE: CROSSVILLE – COLOR BY NUMBERS COLOR: AFTERNOON SPRAY, SIZE: 4"x12", PATTERN: STACKED BOND GROUT: MAPEI SILVER 27 – JOINT TO BE 1/16" MAX. USE THIS TILE WHEN HIGH LRV IS REQUIRED COORDINATE WITH McDONALD'S AREA CONSTRUCTION MANAGER
- DC — SUSPENDED DECORATIVE CEILING TREATMENT – SEE DECOR DRAWINGS FOR ADDITIONAL INFORMATION
- DS — DROPPED SOFFIT
- DC-WH — BOTTOM TO ALIGN WITH GYP BD AT EXTERIOR WINDOW HEAD; MAY BE REPLACED BY ELEMENT BY DECOR SUPPLIER – CONFIRM WITH AREA CONSTRUCTION MANAGER
- GB — GYPSUM BOARD CEILING FINISH. SEE DECOR.
- MT — CEILING MOUNTED MONITOR: A) VERIFY MONITOR LOCATIONS WITH McDONALD'S PROJECT MANAGER PRIOR TO INSTALLATION. B) SEE DETAIL 6/A1.2 FOR INSTALLATION METHOD
- RL — ROOF LADDER OPENING
- SC — INTERGRAL GUTTER SCUPPER

GENERAL NOTES

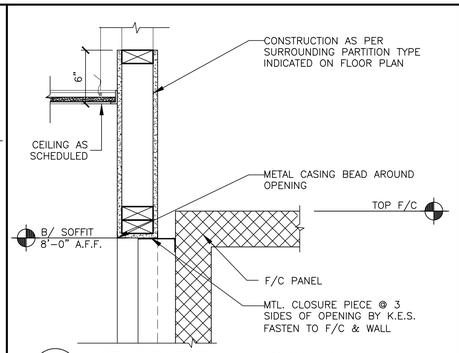
1. SEE SHT A6.1 FOR CEILING FINISHES.
2. GENERAL CONTRACTOR SHALL COORDINATE HVAC DIFFUSER LOCATION WITH DECOR & MECHANICAL PLANS AND REPORT ANY DISCREPANCIES TO ARCHITECT.
3. REFERENCE MECHANICAL AND ELECTRICAL DRAWINGS FOR DIFFUSER AND LIGHTING INFORMATION.
4. PROVIDE USG V15 CEILING TILE RETENTION CLIPS IN ALL VESTIBULE AREAS



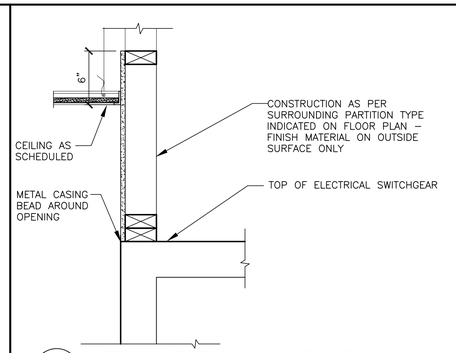
2 A1.2 **VALANCE SECTION**
1"=1'-0"



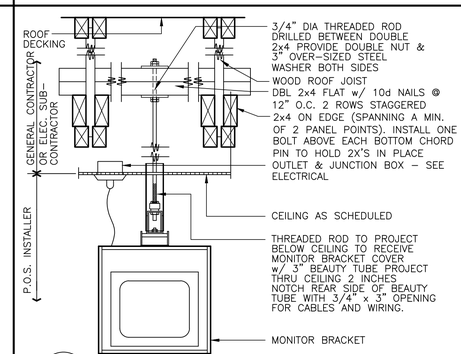
3 A1.2 **CEILING TRANSITION w/ SOFFIT**
1"=1'-0"



4 A1.2 **CEILING DETAIL AT COOLER**
1 1/2"=1'-0"

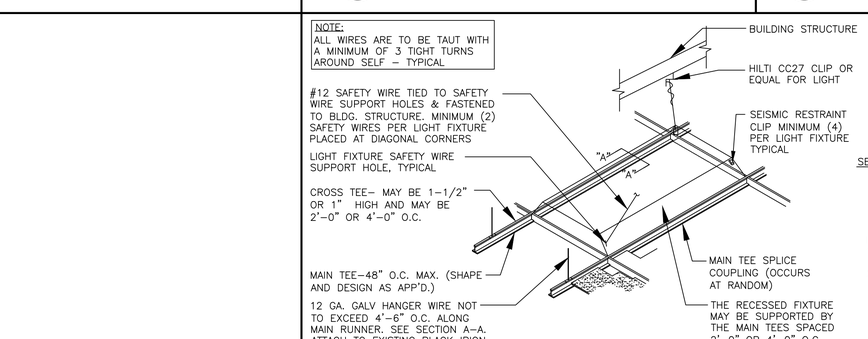


5 A1.2 **CEILING DETAIL AT SWITCHGEAR**
1 1/2"=1'-0"



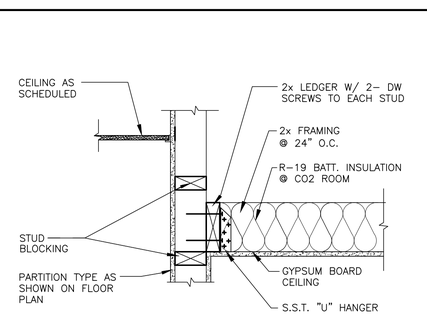
6 A1.2 **MONITOR INSTALLATION DETAIL**
N.T.S.

7 A1.2 **NOT USED**
–

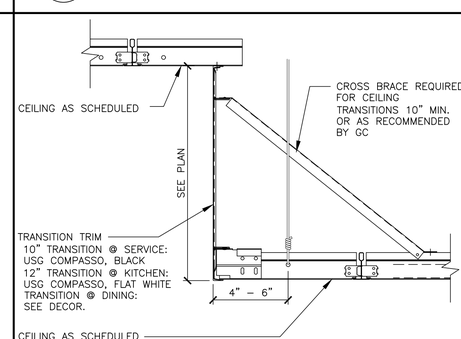


NOTES:
1. AT EACH END OF LIGHT FIXTURE AN INTERLOCKING CROSS TEE OR LOCKING BAR MUST BE USED
2. THE TOTAL WEIGHT OF A LIGHT FIXTURE AND OTHER EQUIPMENT (AIR BOXES, ETC.) AND CEILING MATERIAL SUPPORTED BY THE MAIN BEAM MUST NOT EXCEED THE ALLOWABLE DEFLECTION OF 1/360 OF IT'S SPAN. DEFLECTION DATA MUST BE FURNISHED AND CERTIFIED BY THE MANUFACTURER.
3. SURFACE OR PENDENT FIXTURES MUST BE INDEPENDENTLY SUPPORTED FROM FLOOR OR ROOF CONSTRUCTION.

8 A1.2 **CEILING GRID & LIGHT SUPPORT DETAIL**
N.T.S.



10 A1.2 **GYP BD CEILING DETAIL**
1 1/2"=1'-0" A0610WB1



11 A1.2 **ACOUSTIC CEILING TRANSITION**
N.T.S. COORDINATE w/ DECOR

BY	DESCRIPTION	DATE	REV
	CITY COMMENTS & FOUNDATION CHANGES & PROTO UPDATES	04/22/2026	1
	DEVELOPER COMMENTS	06/09/2026	2

REGISTERED ARCHITECT JEREMY WILLIAMS STATE OF MISSISSIPPI

PREPARED BY:
JAW Architects, Inc.
Jeremy Williams, Architect
Phone: 817-703-3387
Email: jeremy@jaw-arch.com

PREPARED FOR: McDonald's USA, LLC

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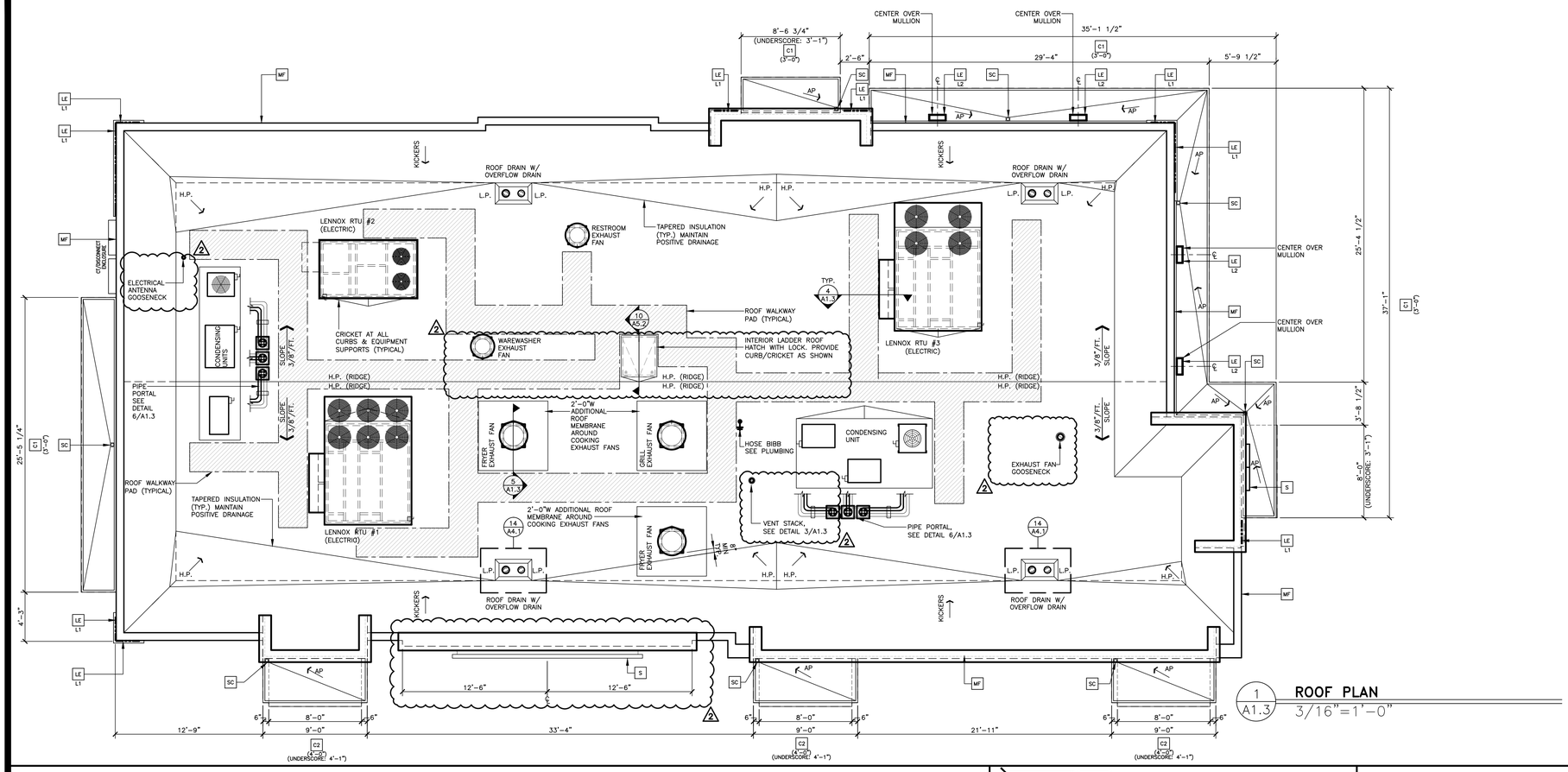
TITLE: 2025 OPTIMIZED BUILDING – BB20
4590–WOOD/WOOD
DESCRIPTION: WOOD BEARING WALLS, WOOD ROOF TRUSS FRAMING

SITE ID: 023–03511
SITE ADDRESS: SWC OF ED PERRY BLVD & MS–30, OXFORD, MS 38655

SHEET NO. JAWA 25–0188
A1.2
REFLECTED CLG. PLAN



1 A1.3 **ROOF PLAN**
3/16"=1'-0"

LEGEND

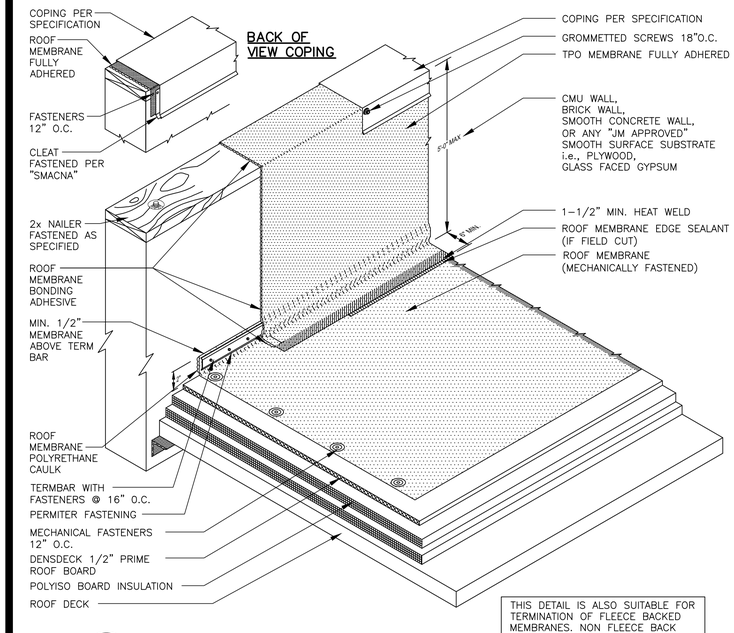
L.P.	LOW POINT
H.P.	HIGH POINT
←	DIRECTION OF DRAINAGE
AP ←	TRELLIS SYSTEM WITH ALUMINUM INFILL PANELS. SLOPE TO EDGE @1/4"PER FT.

KEY NOTES

- C1 ALUMINUM CANOPY SYSTEM (COLOR: SEE ELEVATIONS)
- C2 ALUMINUM CANOPY SYSTEM (COLOR: SEE ELEVATIONS)
- LE ACCENT LIGHTING – SEE ELEVATIONS & ELECTRICAL
  - L1 LED LIGHT:
    - L1 = SLIM LED (DOWN ONLY)
    - L2 = UP ONLY FLOOD FIXTURE
- MF METAL FASCIA SEE ELEVATIONS FOR COLOR
- S McDONALD'S SIGNAGE BY OTHERS UNDER SEPARATE PERMIT (SEE ELEVATIONS)
- SC INTERGRAL GUTTER SCUPPER

ROOFING NOTES

1. SINGLE–PLY ROOFING SYSTEM WITH BASE FLASHING SHEET EXTENDING UP PARAPET AND TERMINATED UNDER COPING HOT WELDED TO SEALING STRIP SECURED TO WOOD BLOCKING
2. INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND PER DETAIL 2 OF THIS SHEET.
3. PROVIDE PREFABRICATED METAL CURBS. COORDINATE SIZE, LOCATION AND INSTALLATION REQUIREMENTS W/ M, E, P & S SHEETS. PROVIDE SHIMS TO LEVEL CURB AREAS WHERE ROOF DECK IS PITCHED.
4. FOR EXACT LOCATION OF EXHAUST FANS, HVAC UNITS, AND ROOF HATCH. REFER TO STRUCTURAL DRAWINGS.
5. CRICKETS MUST BE INSTALLED AT ALL ROOF CURBS & EQUIPMENT PLATFORMS BY GENERALCONTRACTOR.



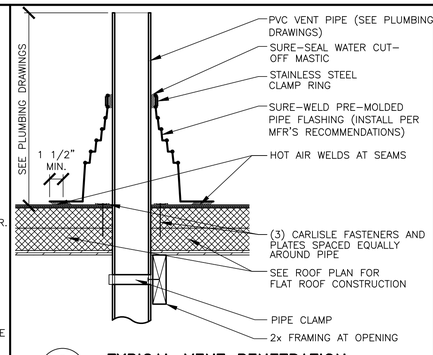
THIS DETAIL IS ALSO SUITABLE FOR TERMINATION OF FLEECE BACKED MEMBRANES. NON FLEECE BACK MEMBRANE IS REQUIRED FOR WALL FLASHINGS.

2 A1.3 **ROOFING SYSTEM**
N.T.S.

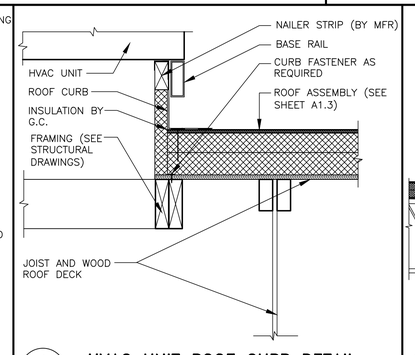
ROOFING SYSTEM

1. MANUFACTURERS AND PRODUCTS:
   - A. DURO–LAST PVC ROOFING SYSTEM
   - B. JM–PVC. REFER TO JOHNS MANVILLE WEBSITE (www.jm.com) FOR MOST UP–TO–DATE INFORMATION.

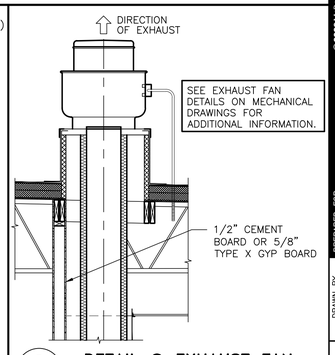
   NO SUBSTITUTIONS ALLOWED
2. SPECIFIED ROOFING SYSTEMS (AS SHOWN):
   HEAT–WELDABLE SINGLE–PLY 50 MIL PVC ROOFING SYSTEM, INSTALLED OVER RIGID INSULATION ON WOOD ROOF DECK HAVING A SLOPE OF 3/8"/FT. MATERIALS SHALL BE AS FOLLOWS:
   - A. SINGLE–PLY ROOFING SYSTEM AS MANUFACTURED BY MANUFACTURER LISTED ABOVE TO COMPLY WITH ASTM E 108 OR UL 790, ASTM D–6878, AND FMG I–90 FOR WIND UPLIFT.
   - B. FASTENERS: METAL FASTENERS AND PLATES AS PER MANUFACTURER.
   - C. ACCESSORIES: PRE–FABRICATED CURBS, FLASHING, CORNERS, TERMINATION BARS, PIPE FLASHING, VENT FLASHING ETC. AS PER MANUFACTURER.
   - D. PLEASE SEE SINGLE–PLY FLASHING SPECIFICATIONS FOR A FULL DESCRIPTION OF INSTALLATION INSTRUCTIONS AND REQUIREMENTS WHICH ARE CONSIDERED A PART OF THIS DETAIL.
   - E. ANY CARPENTRY OR METAL WORK SHOULD BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS AND/OR PROJECT SPECIFICATIONS. THESE COMPONENTS SHOULD BE REVIEWED AND APPROVED BY A LICENSED DESIGN PROFESSIONAL. CONTACT MANUFACTURER FOR METAL OPTIONS TO BE INCLUDED WITHIN THE MANUFACTURER'S GUARANTEE.
   - F. ROOF MEMBRANE EDGE SEALANT IS REQUIRED ON ALL CUT OR NON–ENCAPSULATED EDGES OF REINFORCED MEMBRANE. THIS INCLUDES FACTORY CUT MEMBRANE
3. WALKWAYS:
   - A. 30" WIDE WALKWAY ROLL, HOT AIR WELDED TO MEMBRANE.
   - B. PROVIDE WALKWAY FROM ROOF LADDER EXIT TO ALL ROOF TOP EQUIPMENT AS PER ROOF PLAN ABOVE.
   - C. INSTALL WALKWAY ACCORDING TO WALKWAY PAD MANUFACTURER'S WRITTEN INSTRUCTION.
4. RIGID INSULATION:
   PROVIDE REQUIRED LAYERS OF POLYISOCYANURATE INSULATION W/ 1/2" "DENSDECK" COVER BOARD TO MEET A MINIMUM CONTINUOUS R–30 VALUE – THICKNESS AS REQUIRED. PROVIDE POSITIVE SLOPE TO ALL ROOF DRAINS. SEE ROOF PLAN. PROVIDE TOP LAYER PROTECTION MATERIAL AS PER MANUFACTURERS RECOMMENDATIONS. BOTTOM LAYER OF INSULATION TO HAVE INTEGRAL THERMAL BARRIER OR APPROVED ROOFING MANUFACTURER'S THERMAL UNDERLAYMENT SHEET. ASSEMBLY SHALL COMPLY WITH UL 1256 OR FMG 4450 AND ASTM C 1289, TYPE I OR II.
5. TAPERED INSULATION:
   PROVIDE TAPERED INSULATION AS REQUIRED FOR POSITIVE DRAINAGE TO ROOF DRAINS AS INDICATED PER ROOF PLAN ABOVE. ¼" PER FOOT MIN. REQUIRED.
6. EXHAUST FANS:
   PROVIDE ADDITIONAL LAYER OF ROOF MEMBRANE AROUND EXHAUST FANS AS INDICATED PER ROOF PLAN ABOVE.



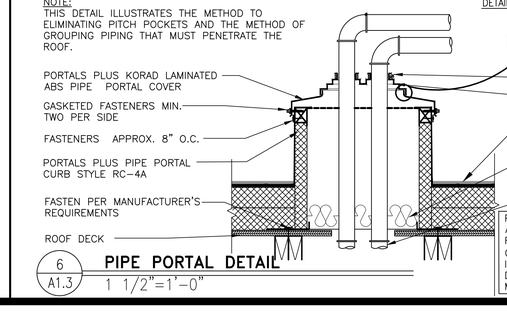
3 A1.3 **TYPICAL VENT PENETRATION**
1 1/2"=1'–0"



4 A1.3 **HVAC UNIT ROOF CURB DETAIL**
1 1/2"=1'–0"

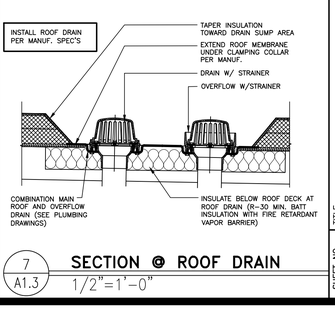


5 A1.3 **DETAIL @ EXHAUST FAN**
1/2"=1'–0"



6 A1.3 **PIPE PORTAL DETAIL**
1 1/2"=1'–0"

PORTALS PLUS IS A SUPPLIER OF PREFABRICATED ROOF ACCESSORIES AND DOES NOT ASSUME RESPONSIBILITY FOR ERRORS IN DESIGN, ENGINEERING OR INSTALLATION. THE ROOFING SYSTEM MANUFACTURER'S INSTALLATION REQUIREMENTS MAY SUPERSEDE THESE DETAILS FOR WARRANTED ROOF SYSTEMS. SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION



7 A1.3 **SECTION @ ROOF DRAIN**
1/2"=1'–0"

REV.	DATE	DESCRIPTION	BY
1	04/22/2026	CITY COMMENTS & FOUNDATION CHANGES & PROTO UPDATES	
2	06/09/2026	DEVELOPER COMMENTS	

REGISTERED ARCHITECT JEREMY WILLIAMS 19796 STATE OF MISSISSIPPI

JAW

JAW Architects, Inc.
Jeremy Williams, Architect
Phone: 817-703-3387
Email: jeremy@jaw-arch.com

PREPARED BY:

PREPARED FOR: McDonald's USA, LLC

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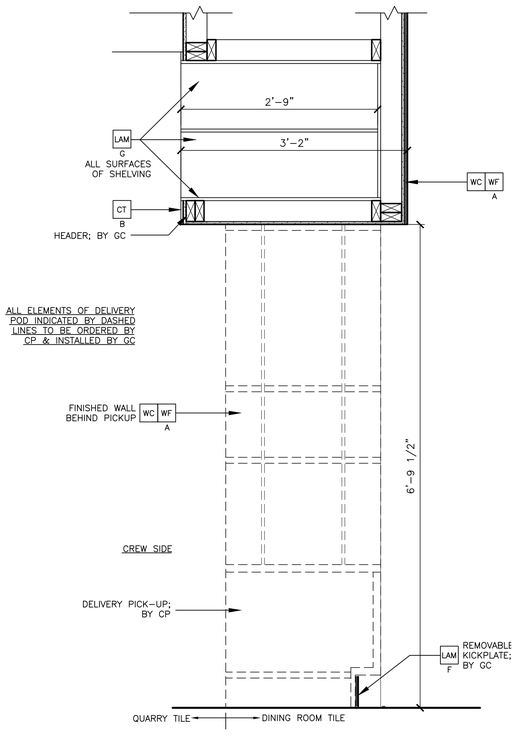
DRAWN BY: JAW
STD ISSUE DATE: 2025
REVIEWED BY: JAW
DATE ISSUED: 02/05/2026

TITLE: 2025 OPTIMIZED BUILDING – BB20
4590–WOOD/WOOD
DESCRIPTION: WOOD BEARING WALLS
WOOD ROOF TRUSS FRAMING

SITE ADDRESS: SWC OF ED PERRY BLVD & MS–30, OXFORD, MS 38655

SITE ID: 023–0351

SHEET NO. JAWA 25–0188
A1.3
ROOF PLAN



8 A3.1 SECTION @ DELIVERY POD

1" = 1'–0"

OPTIONAL LATE NIGHT WINDOW,
FOR HIGH DELIVERY RESTAURANTS

W1 STOREFRONT WINDOW ASSEMBLY – TEMPERED GLASS
COLOR: DARK BRONZE

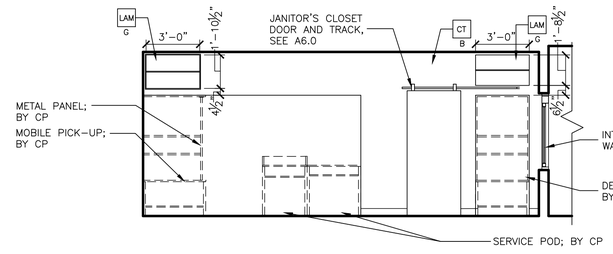
W2 LATE NIGHT WINDOW
COLOR: DARK BRONZE

PICK–UP WINDOW SPECIFICATION
MODEL: READY ACCESS 275 SERIES
FRAME SIZE – 35.75"W x 47.5"H x 4"D
SERVICE OPENING – 13.5"W x 39"H
MANUAL OPEN/SELF CLOSE

VESTIBULE SIDE ELEVATION

7 A3.1 LATE NIGHT WINDOW – VESTIBULE SIDE

1/4" = 1'–0"

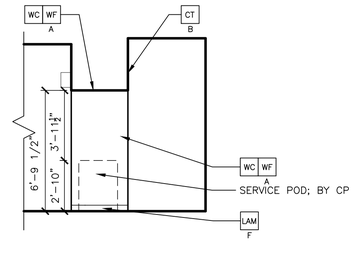


6 A3.1 SERVICE AREA ELEVATION – CREW SIDE

1/4" = 1'–0"

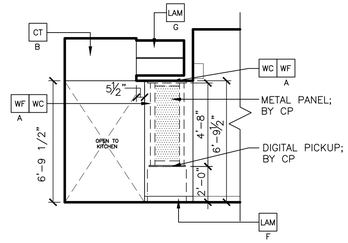
5 A3.1 LATE NIGHT WINDOW – CREW SIDE

1/4" = 1'–0"



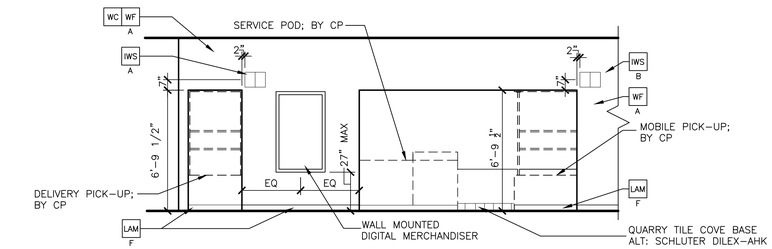
4 A3.1 SERVICE AREA ELEVATION

1/4" = 1'–0"



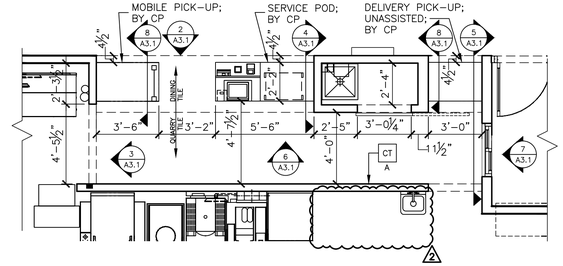
3 A3.1 SERVICE AREA ELEVATION

1/4" = 1'–0"



2 A3.1 SERVICE AREA ELEVATION – CUSTOMER SIDE

1/4" = 1'–0"



1 A3.1 SERVICE AREA PLAN

1/4" = 1'–0"

KEY NOTES

CG CORNER GUARD: 3/4" ANGLE BY DECOR
COLOR: BLACK

COR CORIAN:
X—
A = 1/2" CORIAN CAMEO WHITE
B = 1/2" CORIAN DEEP TITANIUM

CT WALL FINISH: PER DECOR PORTFOLIO
A SEE A3.1 AND A6.1 FOR FINISH INFORMATION

CT WALL TILE: CROSSVILLE – COLOR BY NUMBERS
B COLOR: AFTERNOON SPRAY, SIZE: 4"x12", PATTERN: STACKED BOND
GROUT: MAPEI SILVER 27 – JOINT TO BE 1/16" MAX.

IWS INTERIOR WAYFINDING SIGNAGE
X—
A = McDELIVERY INTERIOR TRIANGULAR SIGN
B = MOBILE ORDER INTERIOR TRIANGULAR SIGN
C = ADA ASSISTANCE SIGNAGE

LAM LAMINATE:
X—
COLOR:
F = BASE BOARD, FORMICA COMPACT LAMINATE MATTE BLACK BY GC
G = OVERHEAD SHELVING, WILSONART DOVE GREY D92–60 BY GC

MP METAL INFILL PANEL. MATCH DARK BRONZE WINDOW ASSEMBLY

WC WALL COVERING
PER DECOR PORTFOLIO:
LUNA = MOMENTUM – NA–5C–MC439 LUNA WOODGRAIN
ROUTE 66 = MOMENTUM – NA–5C–MC500 ROUTE 66 WOODGRAIN
MOMENTUM – NA–5C–MC502 BLUE BURGER MURAL
VISTA = MOMENTUM – NA–5C–MC502 VISTA WOODGRAIN
COORDINATE WITH DECOR DRAWINGS

WF WALL FINISH.
X
A = TILE PER DECOR PORTFOLIO.
ROUTE 66: ICG ITALIA – WHITE GLOSSY CHEVRON
GROUT: MAPEI CHARCOAL 47 – JOINT TO BE 1/16" MAX.
LUNA: CROSSVILLE – MOONLIGHT GREY, 12"X24", STACKED BOND.
GROUT: MAPEI GRAY 09 – JOINT TO BE 1/16" MAX.
VISTA: CROSSVILLE – TEA FOR TWO MATTE, 4"X12", VERTICAL RUNNING BOND.
GROUT: MAPEI SILVER 27 – JOINT TO BE 1/16" MAX.
B = WALL PANEL (RAY ONLY)
RAY: LAMITECH – D–3127 TX INDUSTRIAL CONCRETE

GENERAL NOTES

- ALL WALL LAMINATE PANELING MANUFACTURED BY DECOR PURCHASE AND INSTALL BY GC, UNO.
- ALL ELEMENTS 'BY CP' TO BE ORDERED BY CENTRAL PURCHASING AND INSTALLED BY GC, UNO.
- KIOSK SIGNAGE BY GC; ORDER FROM AMANDA GUSTAFSON W/ ALTRUA (agustafson@altrua.com)
'CREDIT ONLY' & 'CASH/CREDIT' KIOSK SIGNAGE

REV	DATE	DESCRIPTION	BY
1	04/22/2026	CITY COMMENTS & FOUNDATION CHANGES & PROTO UPDATES	
2	06/09/2026	DEVELOPER COMMENTS	

REGISTERED ARCHITECT
JEREMY L. WILLIAMS
STATE OF MISSISSIPPI
No. 21796

PREPARED BY:
JAW Architects, Inc.
Jeremy Williams, Architect
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PREPARED FOR:
McDonald's USA, LLC

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DRAWN BY	REVIEWED BY
JAW	JAW
STD ISSUE DATE	DATE ISSUED
2025	02/05/2026

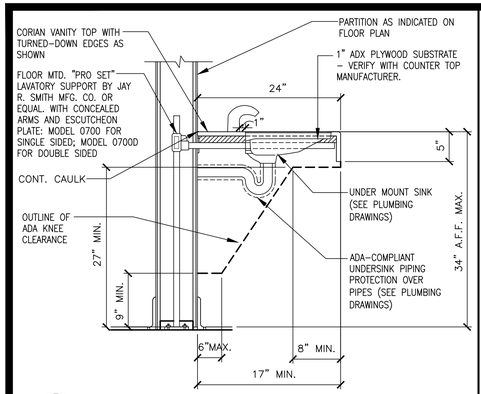
TITLE
2025 OPTIMIZED BUILDING – BB20
4590–WOOD/WOOD

DESCRIPTION
WOOD BEARING WALLS
WOOD ROOF TRUSS FRAMING

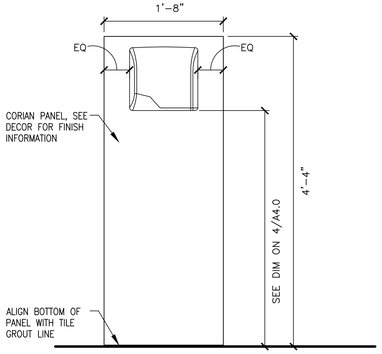
SITE ADDRESS
SWC OF ED PERRY BLVD & MS–30, OXFORD, MS 38655

SITE ID
023–0351

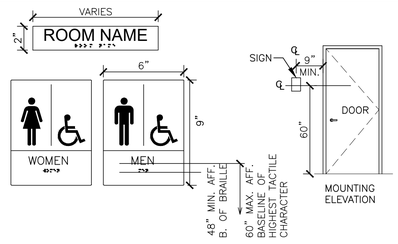
SHEET NO.
JAWA 25–0188
A3.1
SERVICE AREA DETAILS



7 / A4.0 **SECTION @ LAVATORY**
1"=1'-0"



6 / A4.0 **ELEVATION @ HAND DRYER**
1"=1'-0"



GRAPHICS SHOWN ARE FOR REFERENCE ONLY.

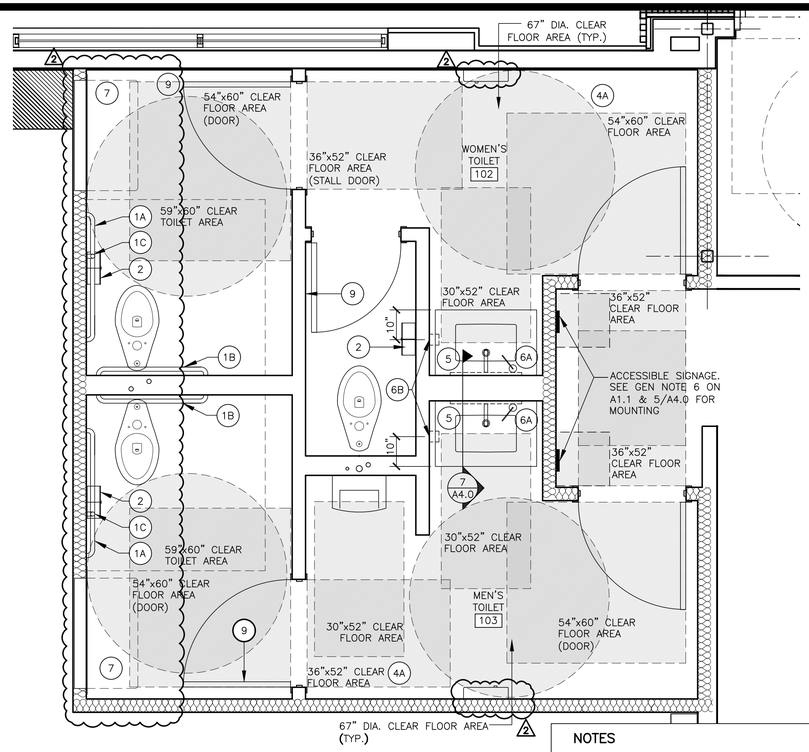
GC TO PROVIDE ADA SIGNAGE PACKAGE AND INSTALL SIGNS AT LOCATIONS AND POSITIONS INDICATED IN PACKAGE OR AS REQUIRED BY LOCAL CODES. SIGNAGE PACKAGE SUPPLIED BY:

FRANKE/S2K
1-800-423-5247
www.frankesupply.com
email: fs-frankesupply.us@franke.com

SIGNAGE NOTES:

1. EACH EXIT DOOR SHALL HAVE A TACTILE SIGN, INCLUDING RAISED LETTERS AND BRAILLE, STATING 'EXIT' AND SHALL COMPLY WITH CHAPTER 7. ALL SIGNAGE SHALL CONFORM WITH ACCESSIBILITY GUIDELINES AND LOCAL GUIDELINES INCLUDING BUT NOT LIMITED TO PROPORTION, COLOR CONTRAST AND RELIEF AND GRADE 2 BRAILLE REQUIREMENTS.
2. WHEN PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, RAISED LETTERS SHALL BE PROVIDED AND SHALL BE ACCOMPANIED BY BRAILLE IN CONFORMANCE WITH CHAPTER 7. SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT. MOUNTING HEIGHT SHALL BE 60" ABOVE THE FINISHED FLOOR TO THE CENTERLINE OF THE SIGN. MOUNTING LOCATION SHALL BE DETERMINED SO THAT A PERSON MAY APPROACH WITHIN 3" OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR.

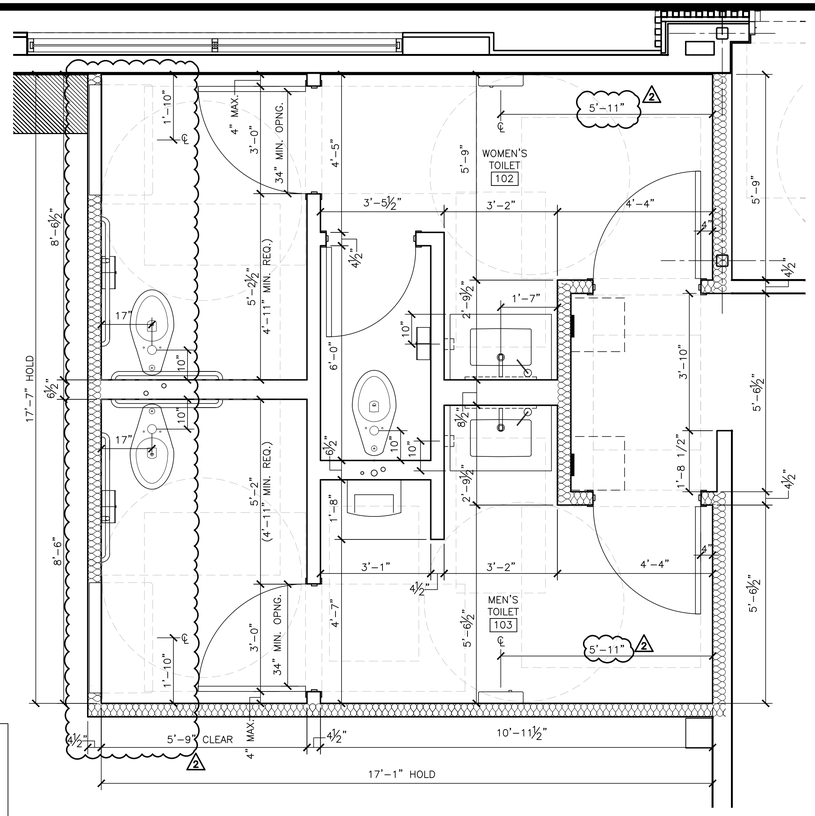
5 / A4.0 **ACCESSIBLE SIGNAGE**
N.T.S.



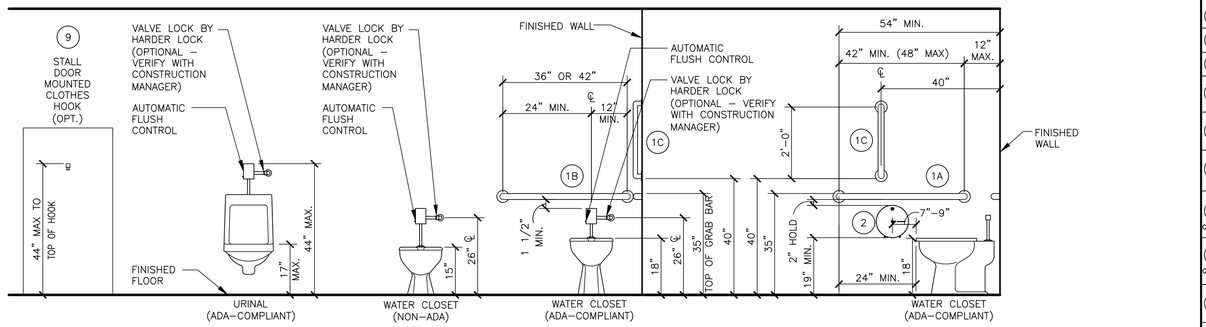
1 / A4.0 **ENLARGED RESTROOM PLAN–NOTED**
1/2" = 1'-0"

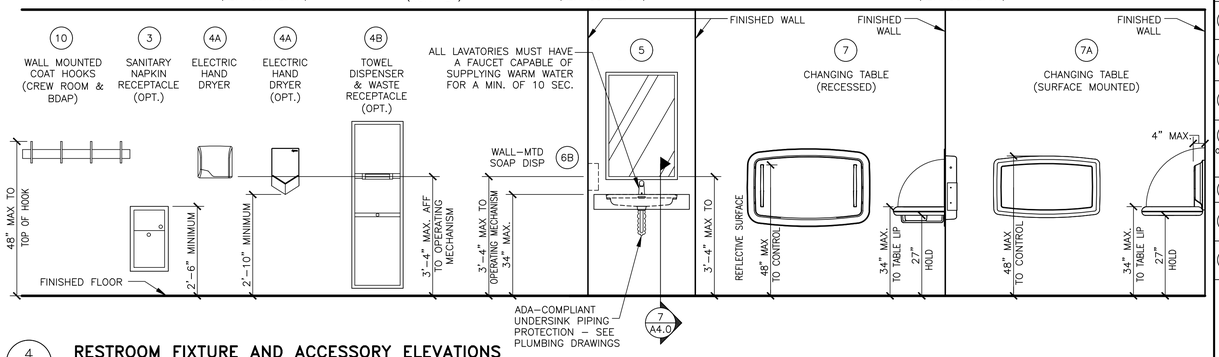
NOTES

1. ALL DIMENSIONS SHOWN ARE TAKEN TO CEMENT BD.
2. SEE SHEET A1.1 FOR PARTITION TYPES
3. SEE SHEETS A6.0 & A6.1 FOR DOOR AND FINISH SCHEDULES.
4. SEE 4/A4.0 FOR FIXTURE MOUNTING HEIGHTS
(X) = RESTROOM ACCESSORY – SEE 3/A4.0



2 / A4.0 **ENLARGED RESTROOM PLAN–DIMENSIONED**
1/2" = 1'-0"





4 / A4.0 **RESTROOM FIXTURE AND ACCESSORY ELEVATIONS**
1/2" = 1'-0"

	ITEM (SEE NOTE 2)	MFR MODEL #	SUPPLIER	BACKUP SUPPORT (SEE NOTE 3)
1A	GRAB BAR 42" OR 48"	BOBRICK B–6806X42 OR X48	HUGHES SUPPLY (866) 310–3576 MCDCOORD@HAJOCA.COM	(1)2x6 4'–0" LONG CENTER MOUNTED
1B	GRAB BAR 36" OR 42"	B–6806X36 OR X42		
1C	GRAB BAR 24"	B–6806X24		
2	TOILET TISSUE DISPENSER, JUMBO, SURFACE MOUNTED	BRADLEY 5424	HUGHES SUPPLY (866) 310–3576 MCDCOORD@HAJOCA.COM	FRAME WALL OPENING PER MANUFACTURER'S RECOMMENDATIONS
3	SANITARY NAPKIN RECEPTACLE, RECESSED (OPTIONAL)	BOBRICK B–353	HUGHES SUPPLY (866) 310–3576 MCDCOORD@HAJOCA.COM	
4A	HAND DRYER, ENERGY EFFICIENT MODEL, ADA, ALUMINUM BRUSHED	WORLD DRYER Q–973A2 VerdeDri	HUGHES SUPPLY (866) 310–3576 MCDCOORD@HAJOCA.COM	FRAME WALL OPENING PER MANUFACTURER'S RECOMMENDATIONS
4A OPTION	HAND DRYER, ENERGY EFFICIENT MODEL ADA, SPRAYED NICKEL	DYSON AIRBLADE V	HUGHES SUPPLY (866) 310–3576 MCDCOORD@HAJOCA.COM	
4B OPTION	TOWEL DISPENSER & WASTE RECEPTACLE, COMBINATION, RECESSED (OPTIONAL)	BOBRICK B–3974	HUGHES SUPPLY (866) 310–3576 MCDCOORD@HAJOCA.COM	
5	MIRROR, CHANNEL FRAME	BOBRICK B–165 2436	HUGHES SUPPLY (866) 310–3576 MCDCOORD@HAJOCA.COM	
6A	SOAP DISPENSER, COUNTER MOUNTED, 6" SPOUT (OPTIONAL)	BOBRICK B–82216	HUGHES SUPPLY (866) 310–3576 MCDCOORD@HAJOCA.COM	
6B	SOAP DISPENSER, WALL–MOUNTED	BOBRICK B–2112	HUGHES SUPPLY (866) 310–3576 MCDCOORD@HAJOCA.COM	
7	BABY CHANGING TABLE, HORIZONTAL, RECESSED, ADA COMPLIANT, STAINLESS STEEL	KOALA KARE KB310–SSRE	HUGHES SUPPLY (866) 310–3576 MCDCOORD@HAJOCA.COM	INSTALL PER MANUFACTURER'S RECOMMENDATIONS
7 OPTION "A"	BABY CHANGING TABLE, HORIZONTAL, SURFACE MOUNT, ADA COMPLIANT, STAINLESS STEEL	KOALA KARE KB300–SS 2	HUGHES SUPPLY (866) 310–3576 MCDCOORD@HAJOCA.COM	INSTALL PER MANUFACTURER'S RECOMMENDATIONS
8	DIAPER CONTAINER (OPTIONAL)	–	BY OWNER	
9	CLOTHES HOOK	BRADLEY 917	HUGHES SUPPLY (866) 310–3576 MCDCOORD@HAJOCA.COM	
10	COAT RACK (CREW ROOM & BDAP)	BRADLEY 9944	HUGHES SUPPLY (866) 310–3576 MCDCOORD@HAJOCA.COM	

NOTES:
1) SEE 4/A4.0 FOR ACCESSORY MOUNTING HEIGHTS
2) SELECT ONE ITEM FROM ITEM GROUPS 4 & 6, VERIFY WITH AREA CONSTRUCTION MANAGER.
3) CUT BACK–UP SUPPORTS BETWEEN STUDS SO FACE OF SUPPORT IS FLUSH W/WALL STUD

3 / A4.0 **RESTROOM ACCESSORY SCHEDULE**

REV	DATE	DESCRIPTION	BY
1	04/22/2026	CITY COMMENTS & FOUNDATION CHANGES & PROTO UPDATES	
2	06/09/2026	DEVELOPER COMMENTS	

REGISTERED ARCHITECT JEREMY WILLIAMS No. 19796 STATE OF MISSISSIPPI

PREPARED BY:
JAW Architects, Inc.
Jeremy Williams, Architect
Phone: 817-703-3387
Email: jeremy@jaw-arch.com

PREPARED FOR:
McDonald's USA, LLC

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DRAWN BY	STD ISSUE DATE
JAW	2025
REVIEWED BY	DATE ISSUED
JAW	02/05/2026

TITLE
2025 OPTIMIZED BUILDING – BB20
4590–WOOD/WOOD

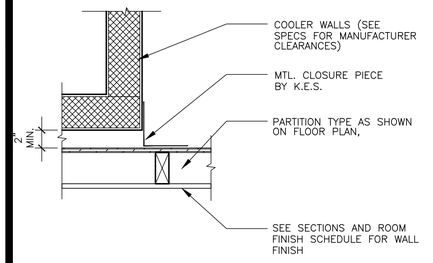
DESCRIPTION
WOOD BEARING WALLS
WOOD ROOF TRUSS FRAMING

SITE ID
023–0351

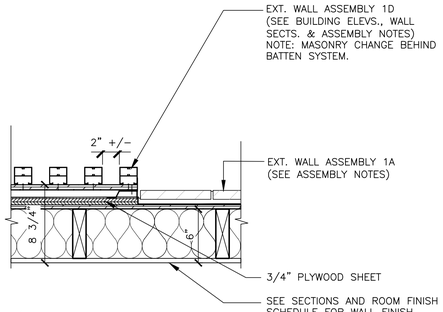
SITE ADDRESS
SWC OF ED PERRY BLVD & MS–30, OXFORD, MS 38655

SHEET NO.
A4.0
RESTROOM PLAN

JAWA 25–0188



1 A4.1 **CLOSURE DETAIL @ COOLER**
1 1/2"=1'-0"



2 A4.1 **BATTEN TO THIN BRICK TRANSITION**
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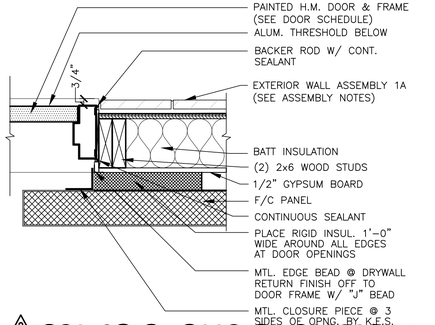

3 A4.1 **DOOR JAMB @ F/C DOOR**
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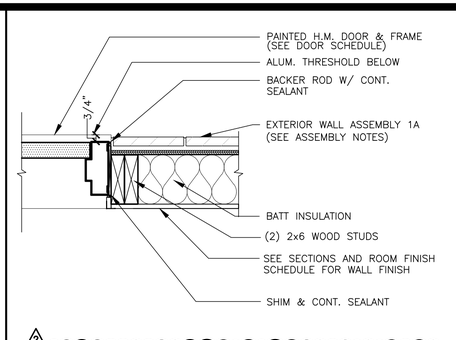
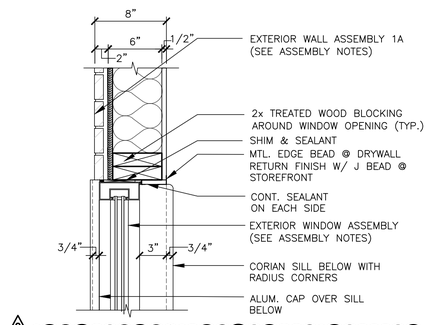


4 A4.1 **EXT.DOOR JAMB DETAIL**
1 1/2"=1'-0"



5 A4.1 **CREW WINDOW JAMB DETAIL**
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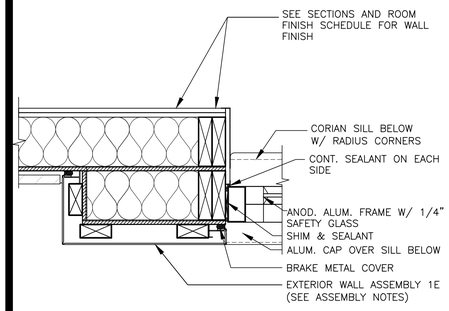
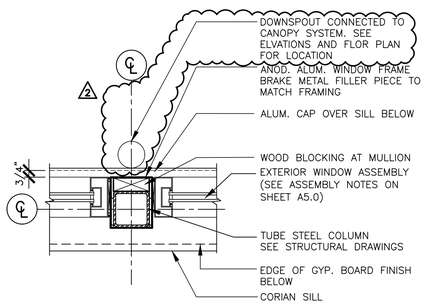
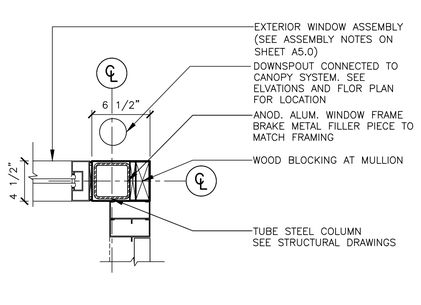


6 A4.1 **ORDER WINDOW JAMB DETAIL**
1 1/2"=1'-0"

7 A4.1 **–**
–



8 A4.1 **DETAIL @ COLUMN**
1 1/2"=1'-0"



9 A4.1 **DETAIL @ FRONT VEST. CORNER**
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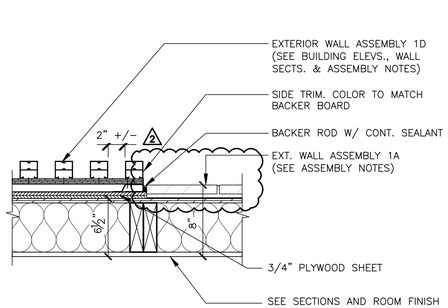
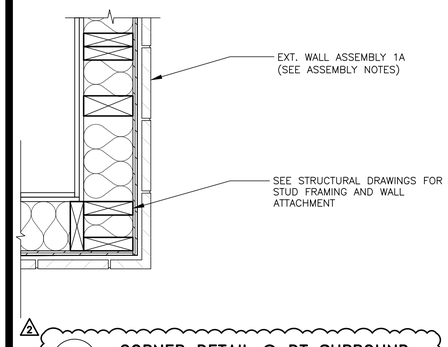
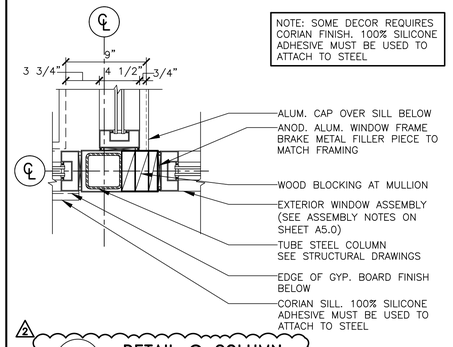


10 A4.1 **BATTEN TO THIN BRICK TRANSITION**
1 1/2"=1'-0"



11 A4.1 **CORNER DETAIL @ DT SURROUND**
1 1/2"=1'-0"



12 A4.1 **DETAIL @ COLUMN**
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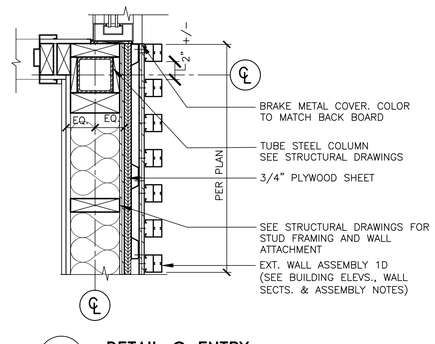
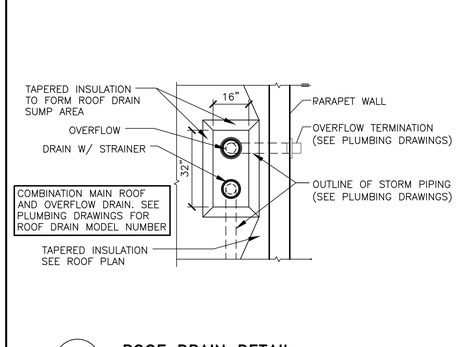
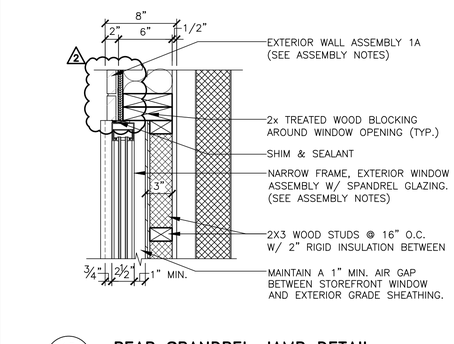


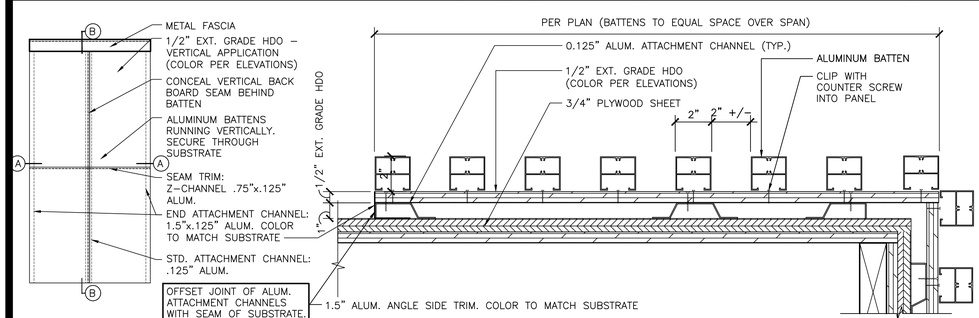
13 A4.1 **DETAIL @ ENTRY**
1 1/2"=1'-0"



14 A4.1 **ROOF DRAIN DETAIL**
1/4"=1'-0"



15 A4.1 **REAR SPANDREL JAMB DETAIL**
1/4" = 1'-0"



16 A4.1 **ALUMINUM BATTEN DETAIL**
1/4"=1'-0"

17 A4.1 **–**
–

18 A4.1 **–**
–

REV	DATE	DESCRIPTION	BY
1	04/22/2026	CITY COMMENTS & FOUNDATION CHANGES & PROTO UPDATES	
2	06/09/2026	DEVELOPER COMMENTS	

REGISTERED ARCHITECT JEREMY WILLIAMS STATE OF MISSISSIPPI

PREPARED BY:
JAW Architects, Inc.
Jeremy Williams, Architect
Phone: 817-703-3387
Email: jeremy@jaw-arch.com

PREPARED FOR:
McDonald's USA, LLC

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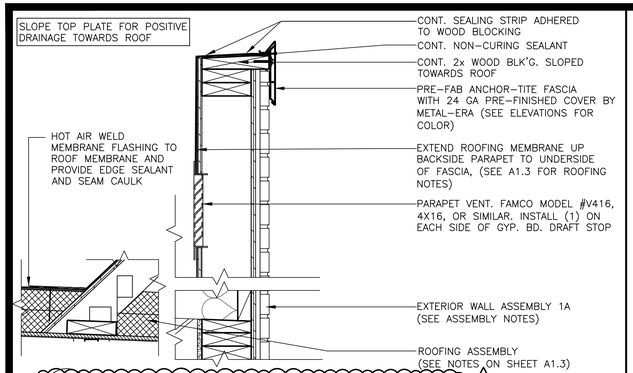
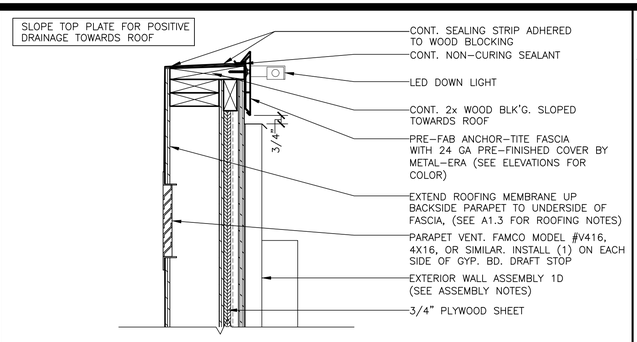
DRAWN BY: JAW
STD ISSUE DATE: 2025
REVIEWED BY: JAW
DATE ISSUED: 02/05/2026

TITLE: 2025 OPTIMIZED BUILDING – BB20 4590–WOOD/WOOD
DESCRIPTION: WOOD BEARING WALLS WOOD ROOF TRUSS FRAMING
SITE ID: 023-0351
SITE ADDRESS: SWC OF ED PERRY BLVD & MS-30, OXFORD, MS 38655

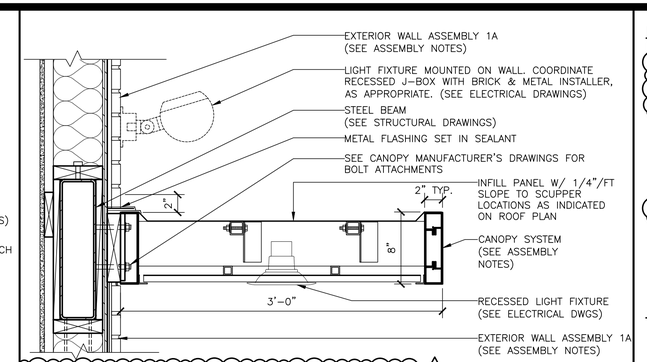
SHEET NO.: A4.1
JAWA 25-0188
PLAN DETAILS



1 A5.0 **DETAIL– FASCIA @ PARAPET** 2
1 1/2" = 1'–0"



2 A5.0 **DETAIL– FASCIA @ AL PARAPET**
1 1/2" = 1'–0"



3 A5.0 **DETAIL– CANOPY ABOVE WINDOW** 2
1 1/2" = 1'–0"

EXTERIOR WALL ASSEMBLIES

FROM EXTERIOR TO INTERIOR 2

1A. THIN BRICK

1. THIN BRICK VENEER OVER MORTAR BED OVER METAL LATHER OVER (2) LAYERS OF WATER-RESISTANT BARRIER.INSTALL STONE PER MANUFACTURER REQUIREMENTS. INSTALL PER LOCAL CODE AND MANUFACTURERS SPECIFICATIONS.

1B. TRU EXTERIOR

1. 1"X6" PRE-PRIMED TRIM. COLOR: SEE ELEVATIONS. NAIL TRIM PIECES IN PLACE WITHIN 2" OF THE EDGE OF THE TRIM PIECE AND EVERY 16" ALONG THE LENGTH OF THE TRIM, USING MANUFACTURER APPROVED NAILS. INSTALL PER LOCAL CODES AND MANUFACTURERS SPECIFICATIONS.

1C. NOT USED 2

1D. METAL ERA ALUMINUM BATTEN SYSTEM

1. ALUMINUM BATTEN W/MOUNTING BACK RAIL. SIZE: 2" WIDE x 2" DEEP. REFER TO EXTERIOR ELEVATIONS FOR COLOR. INSTALL PER LOCAL CODES AND MANUFACTURERS SPECIFICATIONS ON TERMINATION AND INSTALLATION DETAILS. BY SUPPLIER. GC INSTALL
2. 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1. HDO BOTH FACES. APA TRADEMARKED. SAND WITH COURSE GRIT ALL SURFACES PRIOR TO PRIMING. PRIME AND PAINT BOTH SIDES AND ALL EDGES. BY GC, INSTALL BY GC. ALUM EDGE TRIM BY GC. COLOR TO MATCH SUBSTRATE.
3. ALUMINUM CHANNEL BY GC, INSTALL BY GC

1E. CITADEL METAL COMPOSITE MATERIAL

1. 4MM CITADEL E200 METAL PANEL KIT. SEE ELEVATIONS FOR COLOR, PROVIDE MFG. SHOP DRAWINGS TO ARCHITECT FOR REVIEW. Mcdonalds@metalera.com

2. NOT USED 2

3. PERMEABLE BUILDING WRAP OVER 1/2" EXTERIOR GRADE PLYWOOD. INSTALL PER LOCAL CODES AND MFR'S SPEC'S.
4. 2x6 WOOD STUD FRAMING @ 16" O.C. (WITH CONTINUOUS DRAFTSTOP/FIRESTOP BLOCKING AT FINISH CEILING LEVEL).
5. 5 1/2" THICK UNFACED BATT INSULATION (R VALUE = 20 MIN.).
6. "CERTAINTEED MEMBRAIN" SMART VAPOR RETARDER (SEMI-VAPOR PERMEABLE) BY CERTAINTEED OR EQUAL.
7. 1X6 HORIZONTAL WOOD FURRING STRIPS @ 24" O.C. FOR ALL DINING ROOM EXTERIOR WALLS HOUSING STOREFRONT WINDOW ASSEMBLY.
8. 1/2" CEMENT BOARD SUBSTRATE FOR ALL TILE LOCATIONS. (TYP.) NON TILE LOCATIONS: 1/2" GYPSUM BOARD TO EXTEND TO DECK ABOVE. UNLESS NOTED OTHERWISE. ALL GYP. BOARD MUST SCORE 10 PER ASTM D3273. REFERENCE CURRENT PROJECT MANUAL.
9. SEE A1.0 & ROOM FINISH SCHEDULE FOR ADDITIONAL SUBSTRATE INFORMATION.

EXTERIOR WINDOW ASSEMBLY

(STOREFRONT & ENTRANCE SYSTEM)

GLAZING REQ'S: U VALUE = 0.46 U VALUE "DOOR"= 0.77 SHGC = 0.25

1. DARK BRONZE ANODIZED ALUMINUM FRAME, THERMALLY BROKEN WITH HEAD RECEIVER CHANNEL.
2. 1" TEMPERED INSULATED GLAZING
3. PROVIDE FLASHING AT HEAD & SILL – CONTINUOUS SEALANT.
4. PROVIDE METAL SILL CAP AS SHOWN IN DETAILS
5. 1/2" CORIAN SILL AT INTERIOR

CANOPY SYSTEM

CANOPY INFORMATION SHOWN IN CONSTRUCTION DOCUMENTS IS FOR DESIGN INTENT ONLY. APPROVED MANUFACTURERS SHALL PROVIDE A COMPLETE AND CODE COMPLIANT FINAL DESIGN. REFER TO ELEVATIONS FOR COLOR OF ELEMENTS

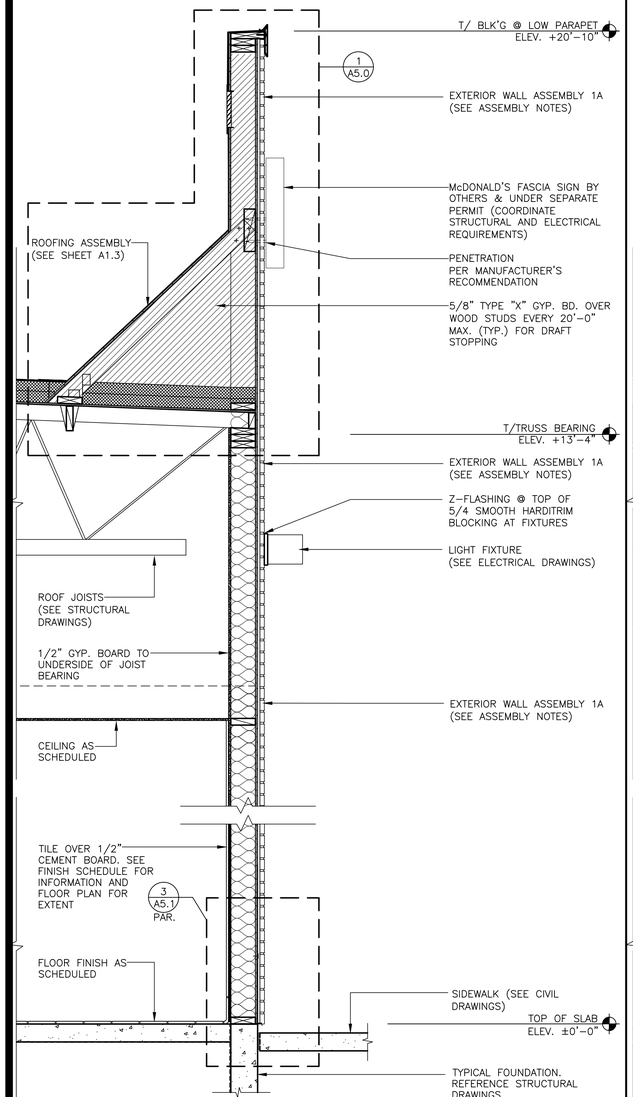
1. CANOPY STRUCTURE/OUTRIGGERS: CONT. 2" x 8" PAINTED ALUM. TUBE. PROVIDE CLOSURE PIECE WHERE TUBE ENDS ARE EXPOSED.
2. WHERE INDICATED ON ROOF PLAN, PROVIDE PAINTED ALUM. PANEL INFILL WITH INTEGRAL SCUPPER TO MATCH OUTRIGGERS. PANEL TO PROVIDE POSITIVE SLOPE FOR DRAINAGE.
3. SYSTEM SHALL ALLOW FOR MOVEMENT AT EXPANSION JOINTS AND FOR MOVEMENT OF EXTERIOR WALL SYSTEM ON WHICH THE CANOPY IS MOUNTED.
4. STRUCTURAL ATTACHMENTS & LOAD CALCULATIONS SHALL BE FURNISHED BY CANOPY SYSTEM DESIGNER OF RECORD. SUPPLIER'S DESIGNER OF RECORD SHALL DESIGN PER PREVAILING CODES.
5. CANOPY SYSTEM SHALL BE SELECTED FROM ONE OF THE SUPPLIERS LISTED BELOW.
6. MANUFACTURER SHALL PROVIDE INSTALLER WITH INSTALLATION INSTRUCTIONS. MANUFACTURER SHALL DESIGN CANOPY IN ACCORDANCE WITH THE WALL SYSTEM AND BLOCKING AS INDICATED IN THE CONSTRUCTION DOCUMENTS.
7. INSTALLER SHALL NOTIFY CANOPY DESIGNER OF RECORD, McDONALD'S ACM, G.C. AND ARCHITECT OF ANY DEFICIENCIES THAT WOULD NOT ALLOW FOR THE PROPER INSTALLATION OF THE CANOPY. CANOPY SHALL NOT BE INSTALLED UNTIL DEFICIENCIES HAVE BEEN CORRECTED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND THE CANOPY MANUFACTURER'S INSTALLATION INSTRUCTIONS.

CANOPY SYSTEM BY:

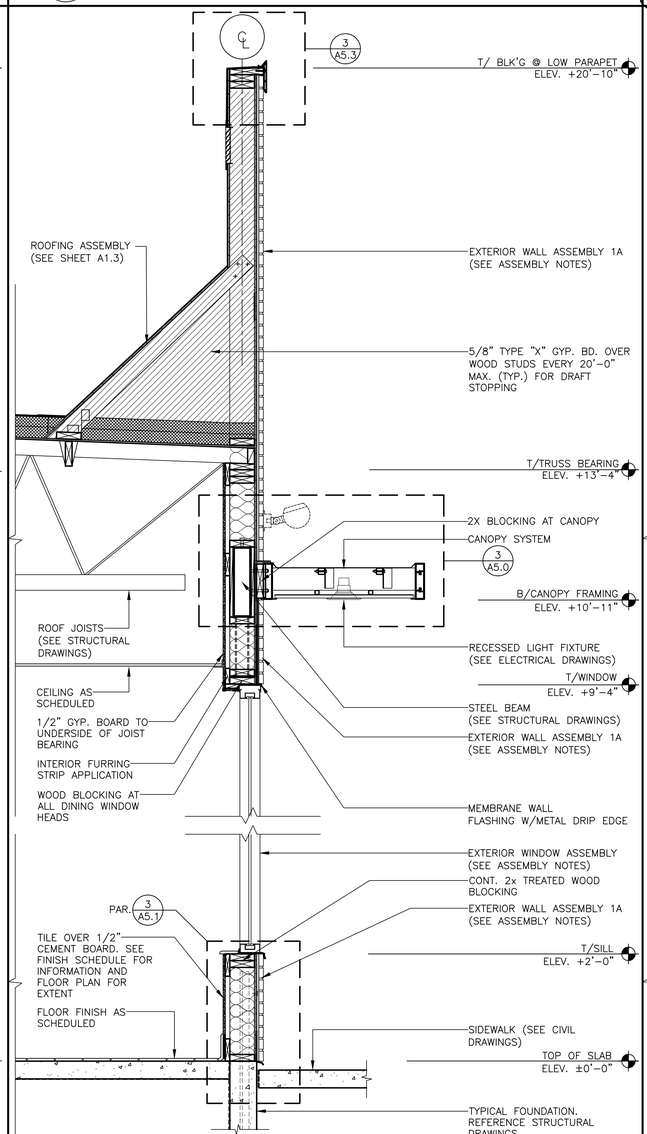
AWNEX (770) 704-7140
www.awnexinc.com

ALL-LITE (817) 509-2300
www.alllite.com

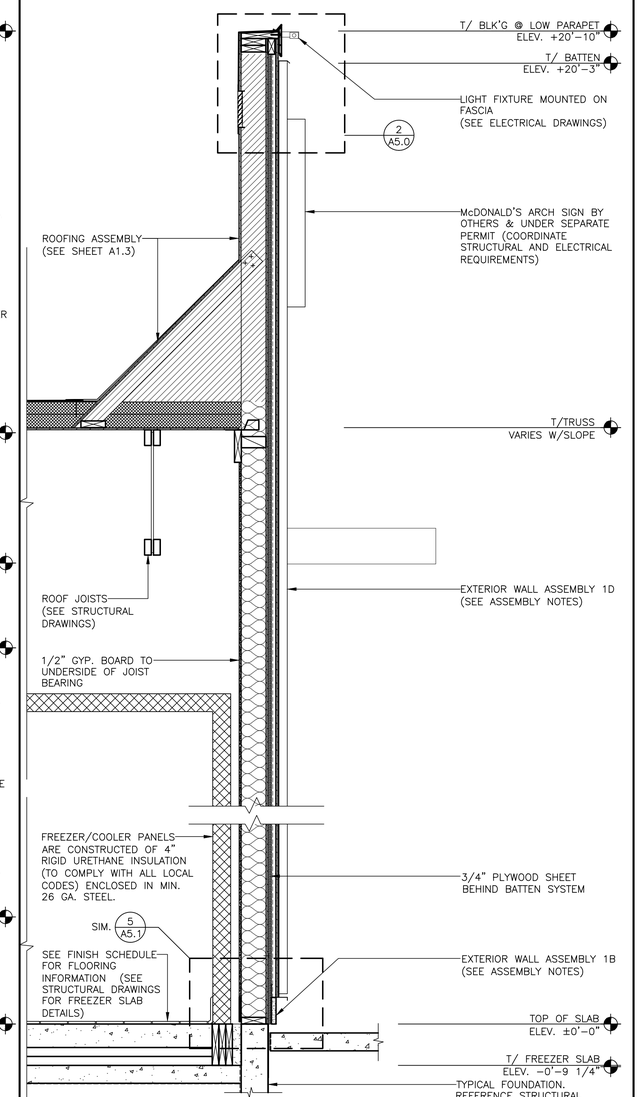
GREENHECK (715) 355-3942
www.greenheck.com



5 A5.0 **WALL SECTION – RESTROOM**
3/4" = 1'–0"



6 A5.0 **WALL SECTION – DINING ROOM**
3/4" = 1'–0"



7 A5.0 **WALL SECTION – FREEZER/COOLER**
3/4" = 1'–0"

4 A5.0 **ASSEMBLY NOTES**

REV	DATE	DESCRIPTION	BY
1	04/22/2026	CITY COMMENTS & FOUNDATION CHANGES & PROTO UPDATES	
2	06/09/2026	DEVELOPER COMMENTS	

PREPARED BY:
JAW Architects, Inc.
Jarrway Williams, Architect
Phone: 817-703-3387
Email: jarrway@jaw-arch.com

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PREPARED FOR: McDonald's USA, LLC

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DRAWN BY	STD ISSUE DATE	REVIEWED BY	DATE ISSUED
JAW	2025	JAW	02/05/2026

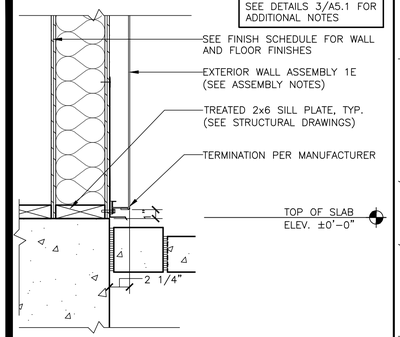
TITLE: 2025 OPTIMIZED BUILDING – BB20
4590–WOOD/WOOD

DESCRIPTION
WOOD BEARING WALLS
WOOD ROOF TRUSS FRAMING

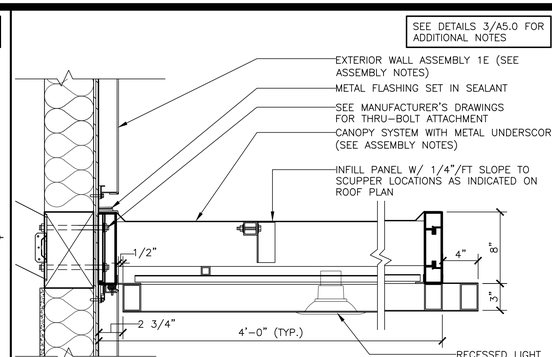
SITE ID: 023–03511

SITE ADDRESS: SWC OF ED PERRY BLVD & MS–30, OXFORD, MS 38655

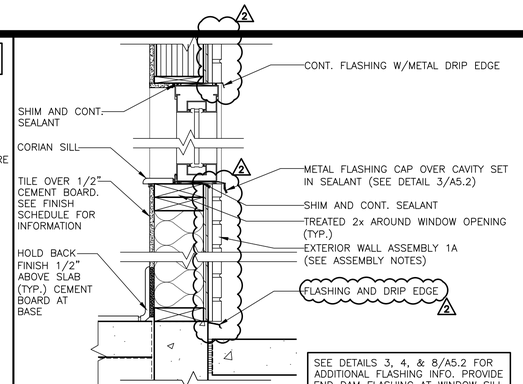
SHEET NO. JAWA 25–0188
A5.0
WALL SECTIONS



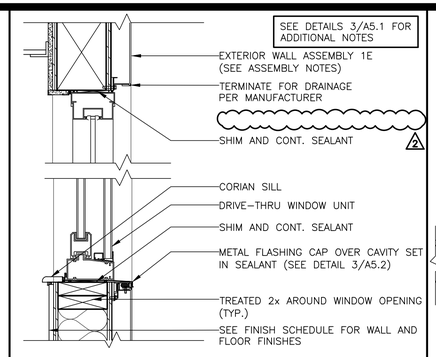
1 A5.1 **DETAIL– CITADEL TERMINATION**
1 1/2" = 1'-0"



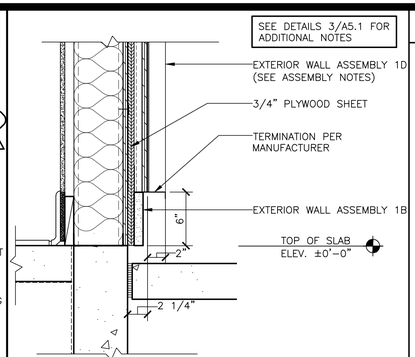
2 A5.1 **DETAIL– DRIVE THRU CANOPY SYSTEM**
1 1/2" = 1'-0"



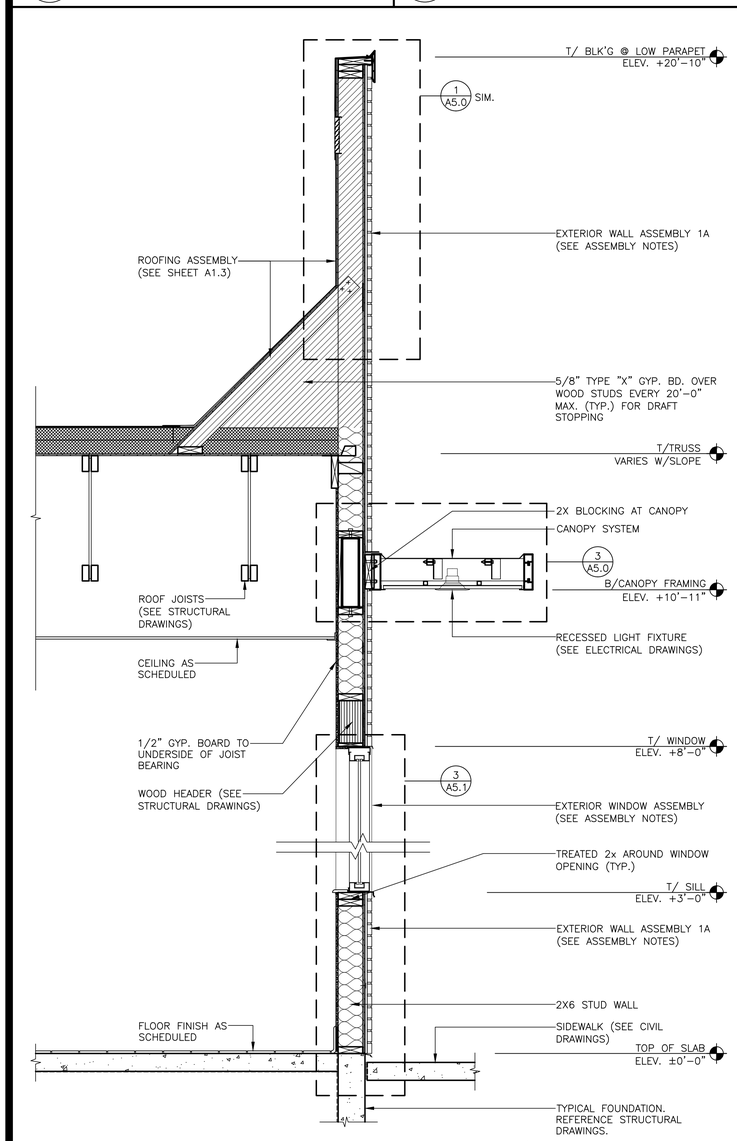
3 A5.1 **SECTION @ WINDOW**
1 1/2" = 1'-0"



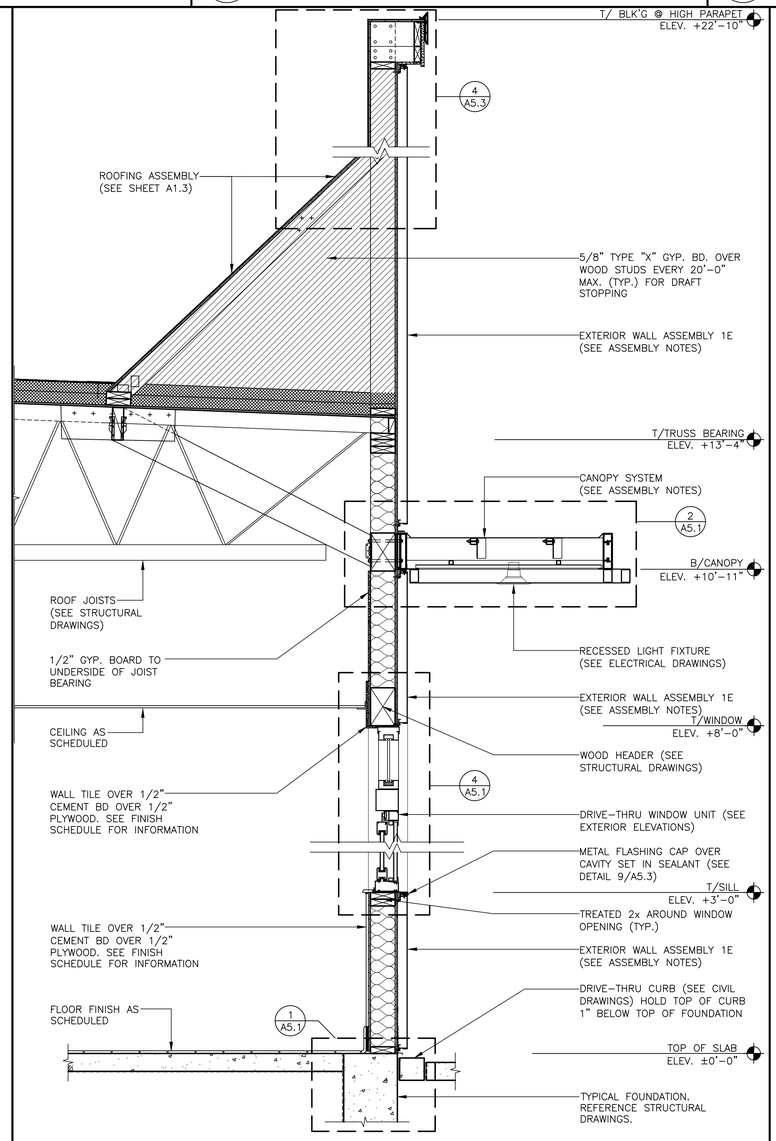
4 A5.1 **SECTION @ DRIVE-THRU WINDOW**
1 1/2" = 1'-0"



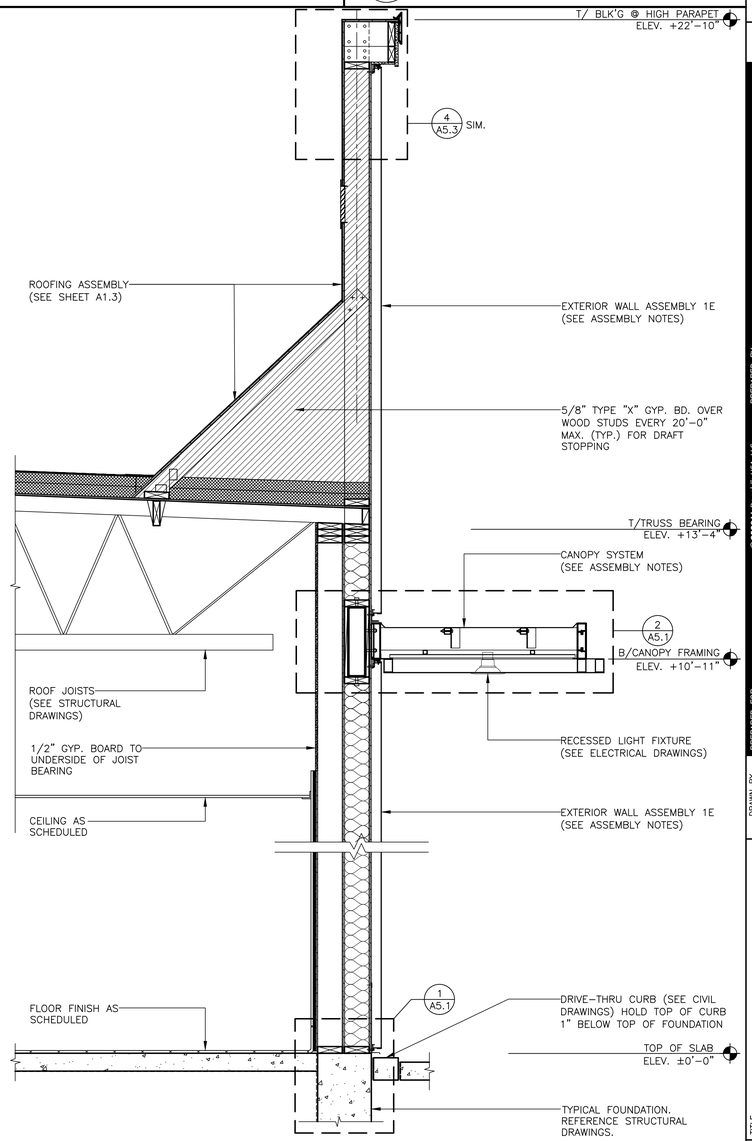
5 A5.1 **DETAIL– BATTEN TERMINATION**
1 1/2" = 1'-0"



6 A5.1 **WALL SECTION – CREW ROOM**
3/4" = 1'-0"



7 A5.1 **WALL SECTION – ORDER WINDOW**
3/4" = 1'-0"



8 A5.1 **WALL SECTION – PRESENTER WINDOW**
3/4" = 1'-0"

REV	DATE	DESCRIPTION	BY
1	04/22/2026	CITY COMMENTS & FOUNDATION CHANGES & PROTO UPDATES	
2	06/09/2026	DEVELOPER COMMENTS	

REGISTERED ARCHITECT STATE OF MISSISSIPPI

PREPARED BY:
JAW Architects, Inc.
Jeremy Williams, Architect

PREPARED FOR:
McDonald's USA, LLC

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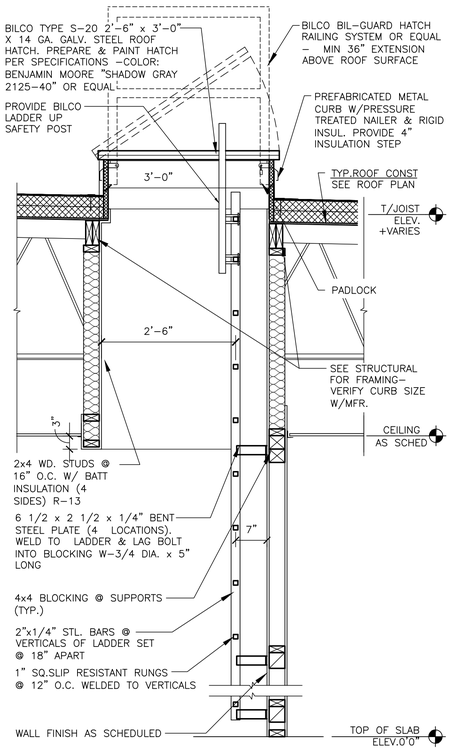
DRAWN BY	JAW
STD ISSUE DATE	2025
REVIEWED BY	JAW
DATE ISSUED	02/05/2026

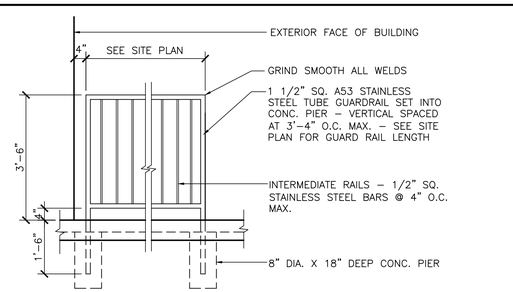
TITLE: 2025 OPTIMIZED BUILDING – BB20
4590-WOOD/WOOD
DESCRIPTION: WOOD BEARING WALLS
WOOD ROOF TRUSS FRAMING

SITE ID: 023-0351
SITE ADDRESS: SWC OF ED PERRY BLVD & MS-30, OXFORD, MS 38655

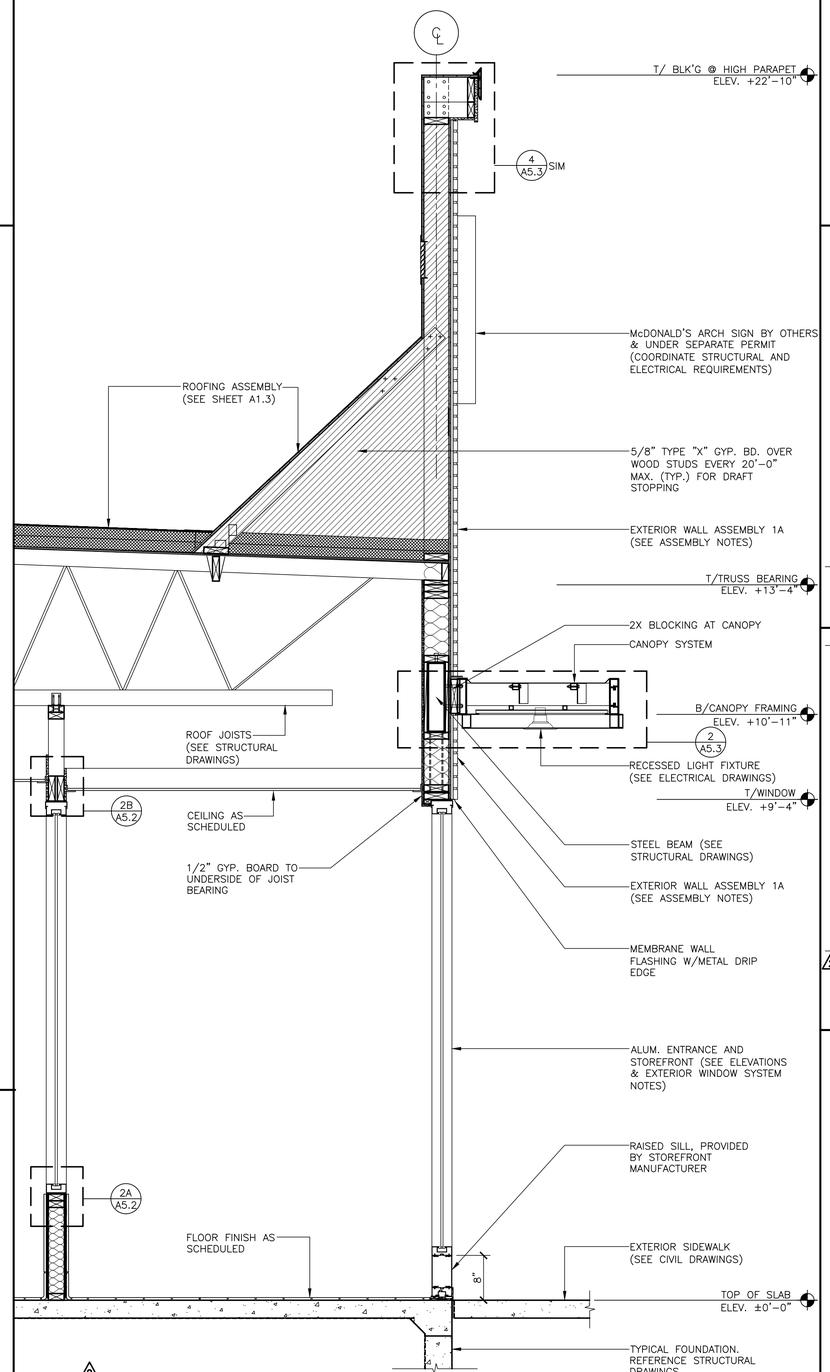
SHEET NO: JAWA 25-0188
A5.1
WALL SECTIONS



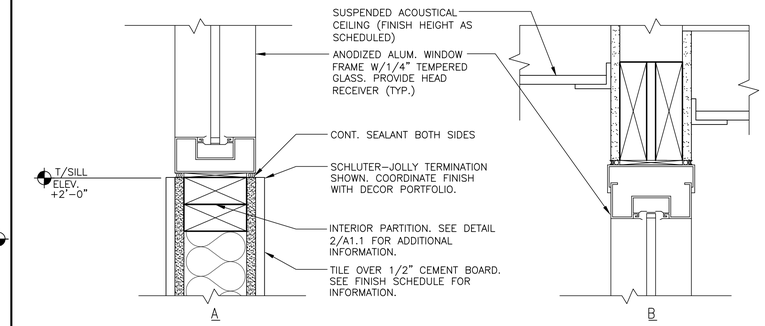
10 A5.2 **SECTION @ INTERIOR LADDER**
3/4" = 1'–0"



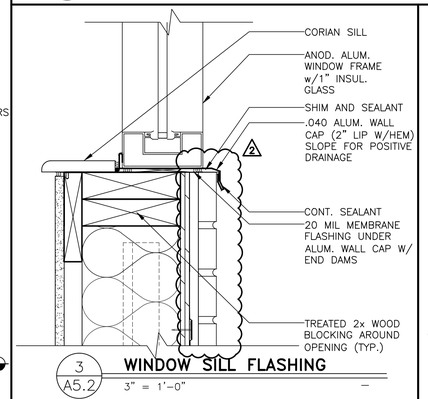
11 A5.2 **GUARD RAIL DETAIL**
1/2" = 1'–0"



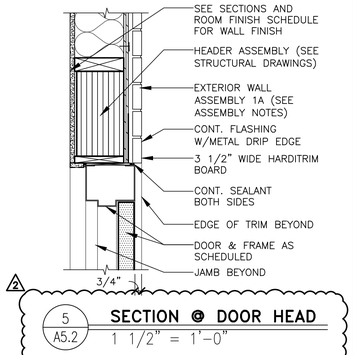
2 A5.2 7 A5.2 **WALL SECTION – VESTIBULE/ENTRY**
3/4" = 1'–0"



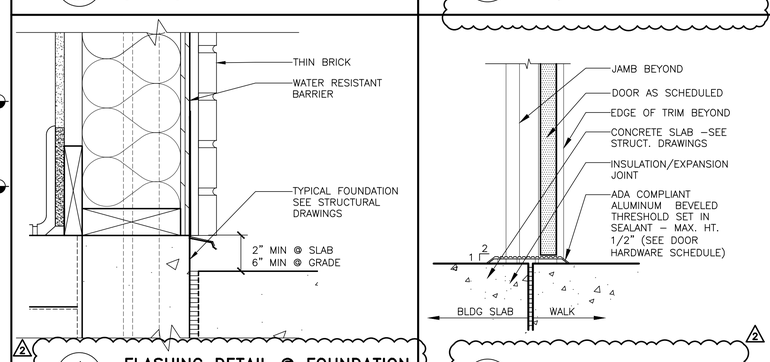
2 A5.2 **HEAD & SILL INTERIOR VESTIBULE WALL**
3" = 1'–0"



3 A5.2 **WINDOW SILL FLASHING**
3" = 1'–0"

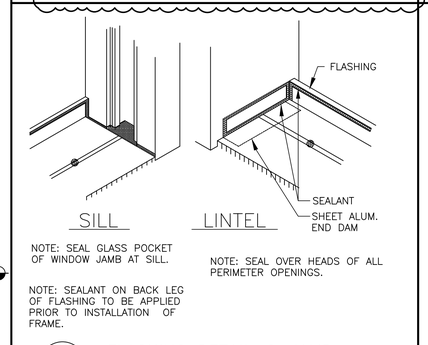


5 A5.2 **SECTION @ DOOR HEAD**
1 1/2" = 1'–0"



4 A5.2 **FLASHING DETAIL @ FOUNDATION**
3" = 1'–0"

6 A5.2 **SECTION @ DOOR SILL**
1 1/2" = 1'–0"



NOTE: SEAL GLASS POCKET OF WINDOW JAMB AT SILL.

NOTE: SEALANT ON BACK LEG OF FLASHING TO BE APPLIED PRIOR TO INSTALLATION OF FRAME.

NOTE: SEAL OVER HEADS OF ALL PERIMETER OPENINGS.

8 A5.2 **FLASHING DETAIL @ JAMB**
N.T.S.

REV	DATE	DESCRIPTION	BY
1	04/22/2026	CITY COMMENTS & FOUNDATION CHANGES & PROTO UPDATES	
2	06/09/2026	DEVELOPER COMMENTS	

REGISTERED ARCHITECT JEREMY WILLIAMS STATE OF MISSISSIPPI

PREPARED BY:
JAW Architects, Inc.
Jeremy Williams, Architect
Phone: 817-703-3397
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PREPARED FOR:
McDonald's USA, LLC

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4590–WOOD/WOOD
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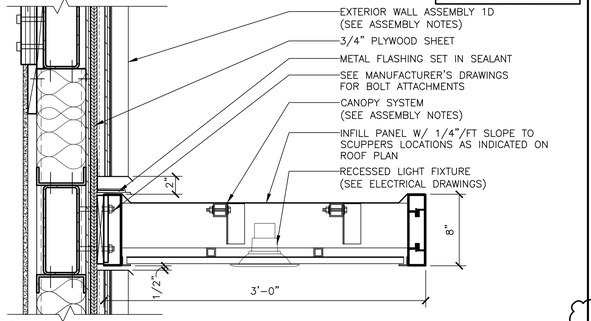
WOOD ROOF TRUSS FRAMING

SITE ADDRESS: SWC OF ED PERRY BLVD & MS–30, OXFORD, MS 38655

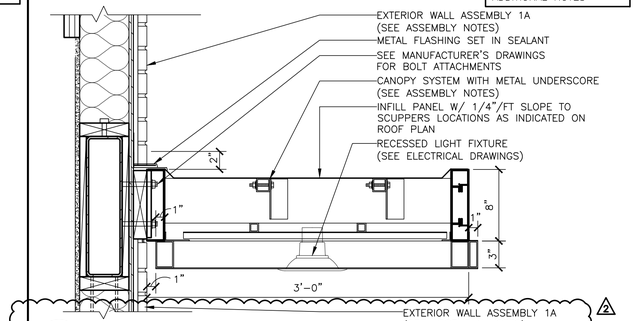
SITE ID: 023–0351

SHEET NO. JAWA 25–0188
A5.2
WALL SECTIONS



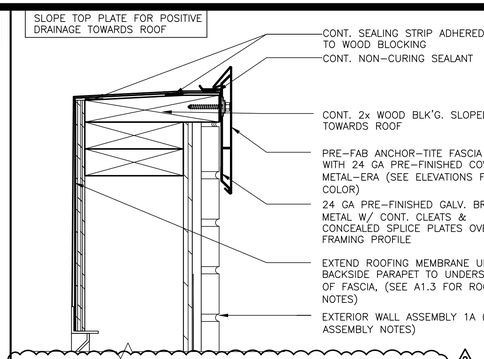
1 A5.3 **DETAIL– CANOPY @ BATTENS**

1 1/2" = 1'-0"



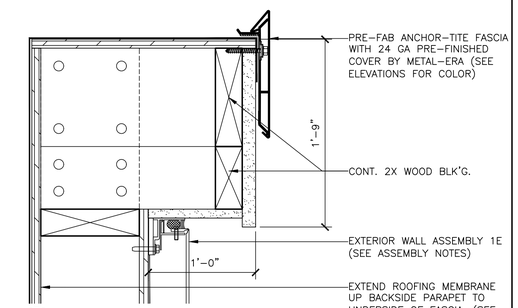
2 A5.3 **DETAIL– CANOPY ABOVE ENTRY**

1 1/2" = 1'-0"



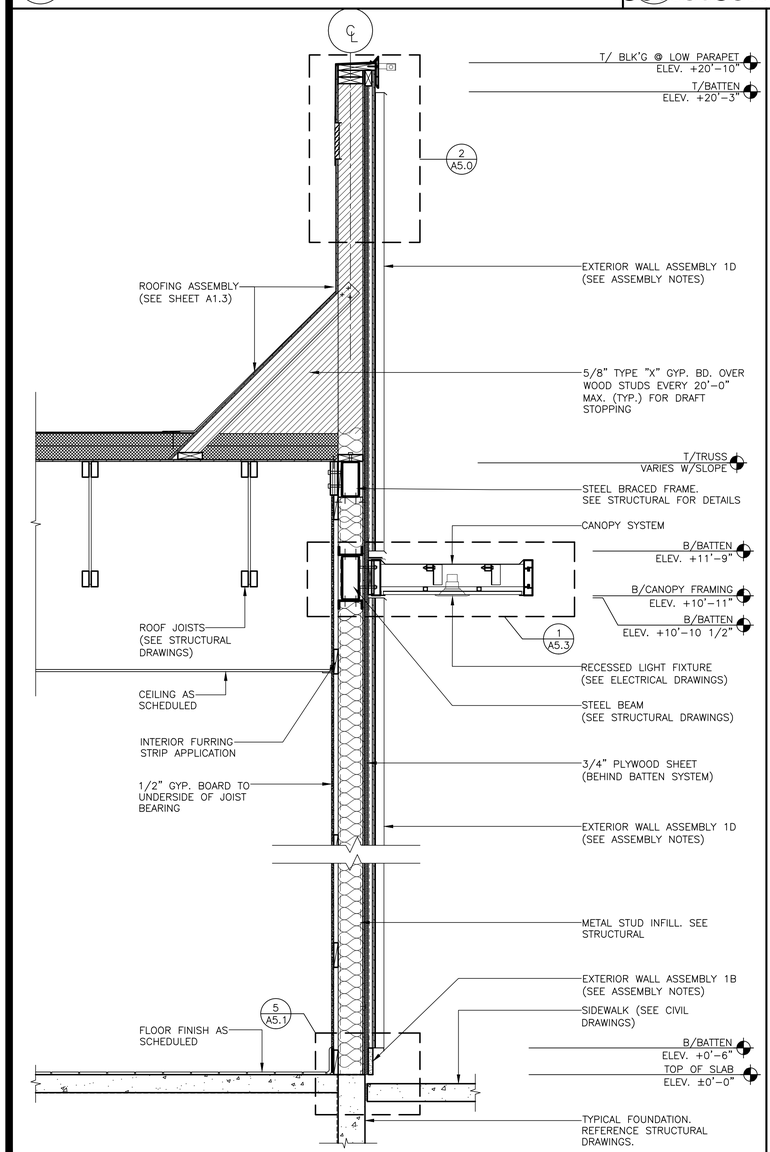
3 A5.3 **DETAIL– FASCIA @ THIN BRICK PARAPET**

3" = 1'-0"



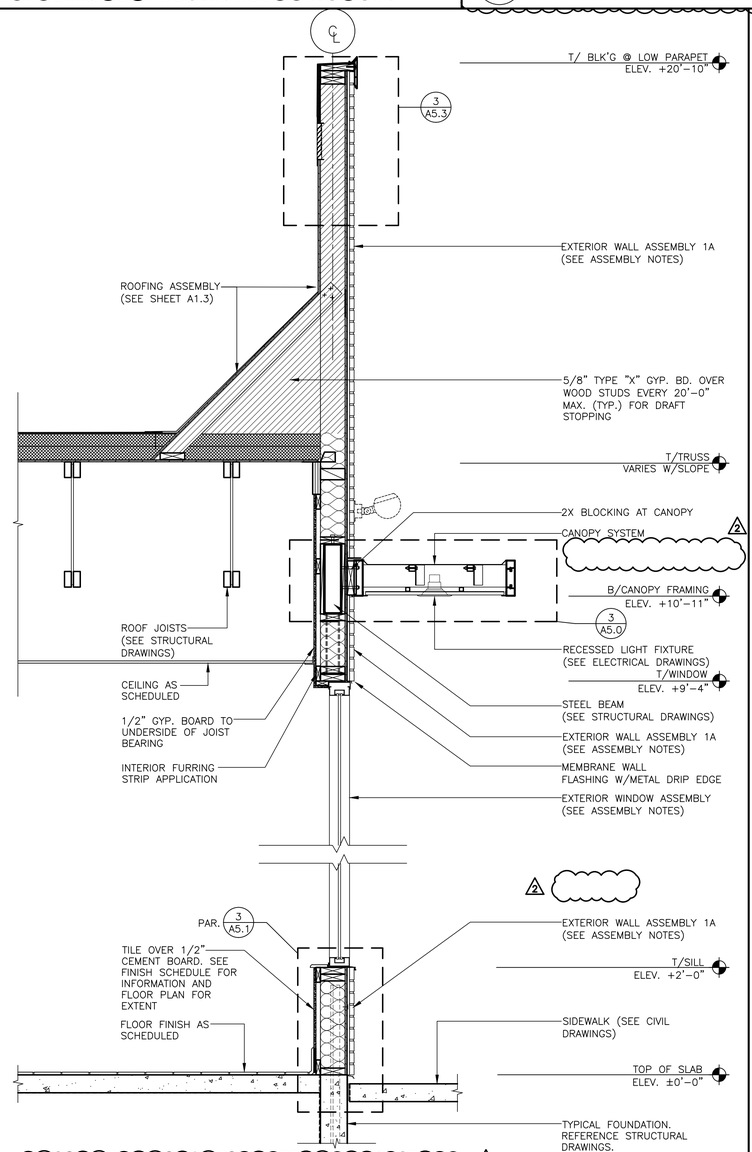
4 A5.3 **DETAIL – FASCIA @ CITADEL**

3" = 1'-0"



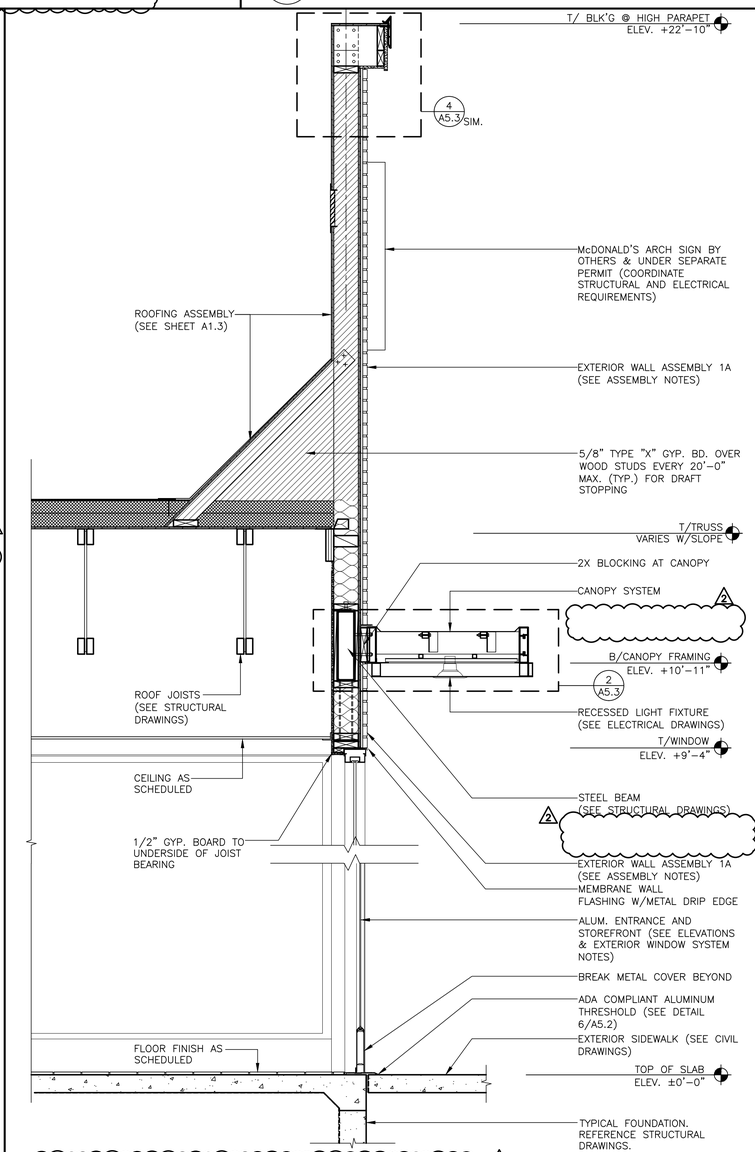
5 A5.3 **WALL SECTION – FRONT CORNER BATTEN**

3/4" = 1'-0"



6 A5.3 **WALL SECTION – STORE FRONT**

3/4" = 1'-0"



7 A5.3 **WALL SECTION – FRONT ENTRANCE**

3/4" = 1'-0"

REV	DATE	DESCRIPTION	BY
1	04/22/2026	CITY COMMENTS & FOUNDATION CHANGES & PROTO UPDATES	
2	06/09/2026	DEVELOPER COMMENTS	

REGISTERED ARCHITECT JEREMY WILLIAMS 17746 STATE OF MISSISSIPPI

PREPARED BY:
JAW Architects, Inc.
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PREPARED FOR:
McDonald's USA, LLC

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DRAWN BY	REVIEWED BY	DATE ISSUED
JAW	JAW	02/05/2026
STD ISSUE DATE 2025		

TITLE: 2025 OPTIMIZED BUILDING – BB20 4590–WOOD/WOOD

DESCRIPTION: WOOD BEARING WALLS, WOOD ROOF TRUSS FRAMING

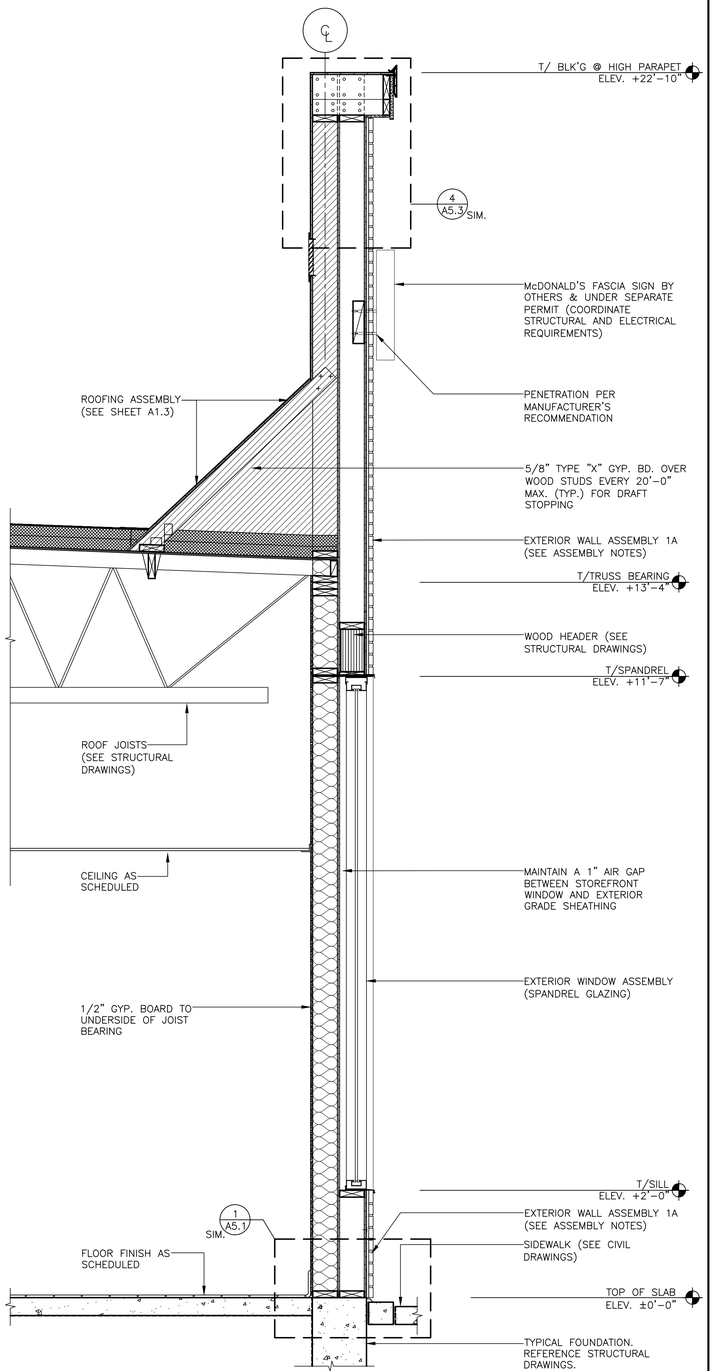
SITE ADDRESS: SWC OF ED PERRY BLVD & MS–30, OXFORD, MS 38655

SITE ID: 023–0351

SHEET NO. A5.3

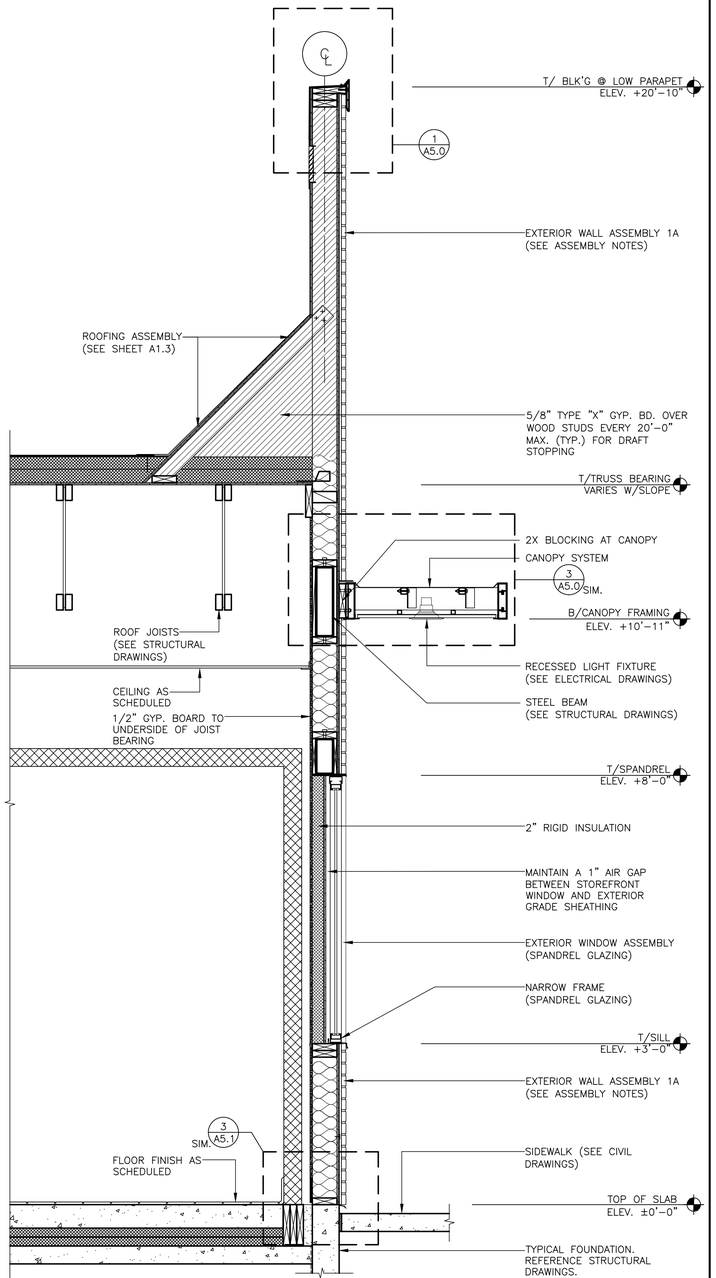
JAWA 25–0188

WALL SECTIONS



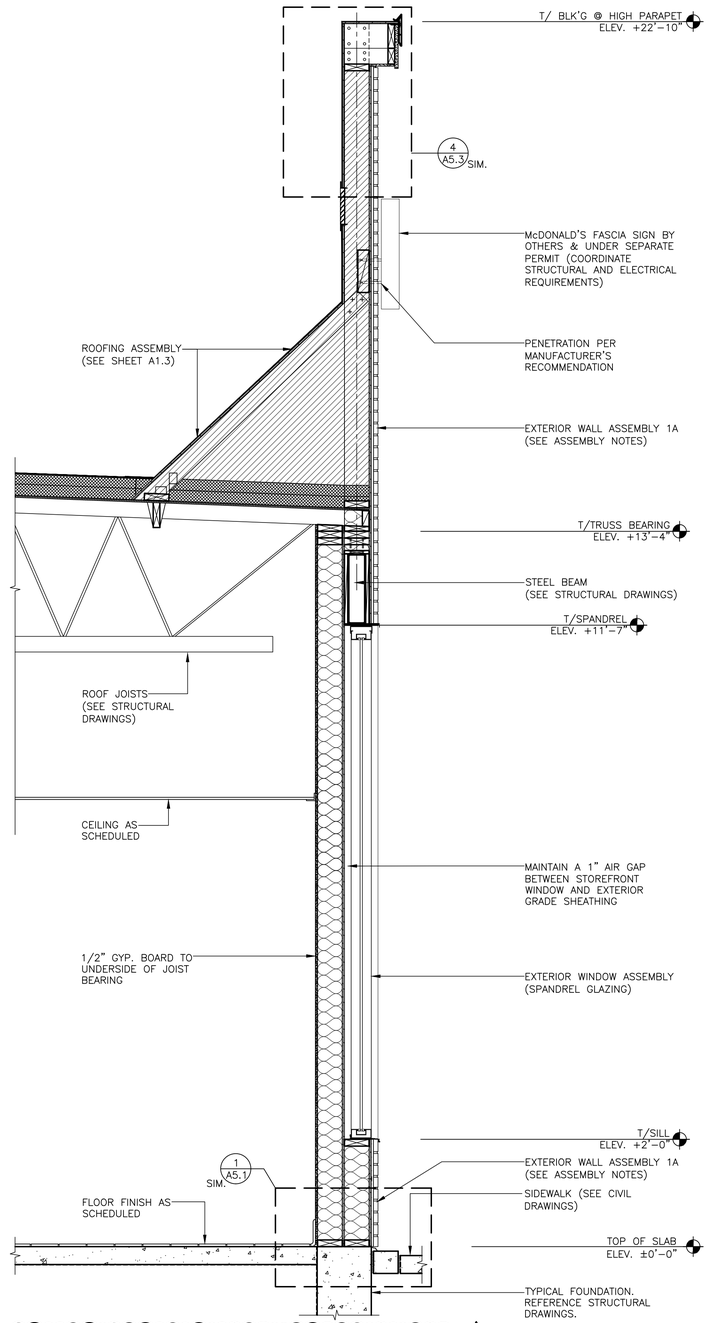
1 A5.4 **WALL SECTION – DT SPANDREL**

3/4" = 1'-0"



2 A5.4 **WALL SECTION – REAR SPANDREL**

3/4" = 1'-0"



2 A5.4 **WALL SECTION – DT SPANDREL BDAP**

3/4" = 1'-0"

REV	DATE	DESCRIPTION	BY
1	04/22/2026	CITY COMMENTS & FOUNDATION CHANGES & PROTO UPDATES	
2	06/09/2026	DEVELOPER COMMENTS	

REGISTERED ARCHITECT
JEREMY A. WILLIAMS
No. 21746
STATE OF MISSISSIPPI

PREPARED BY:

JAW Architects, Inc.
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PREPARED FOR:

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WOOD ROOF TRUSS FRAMING

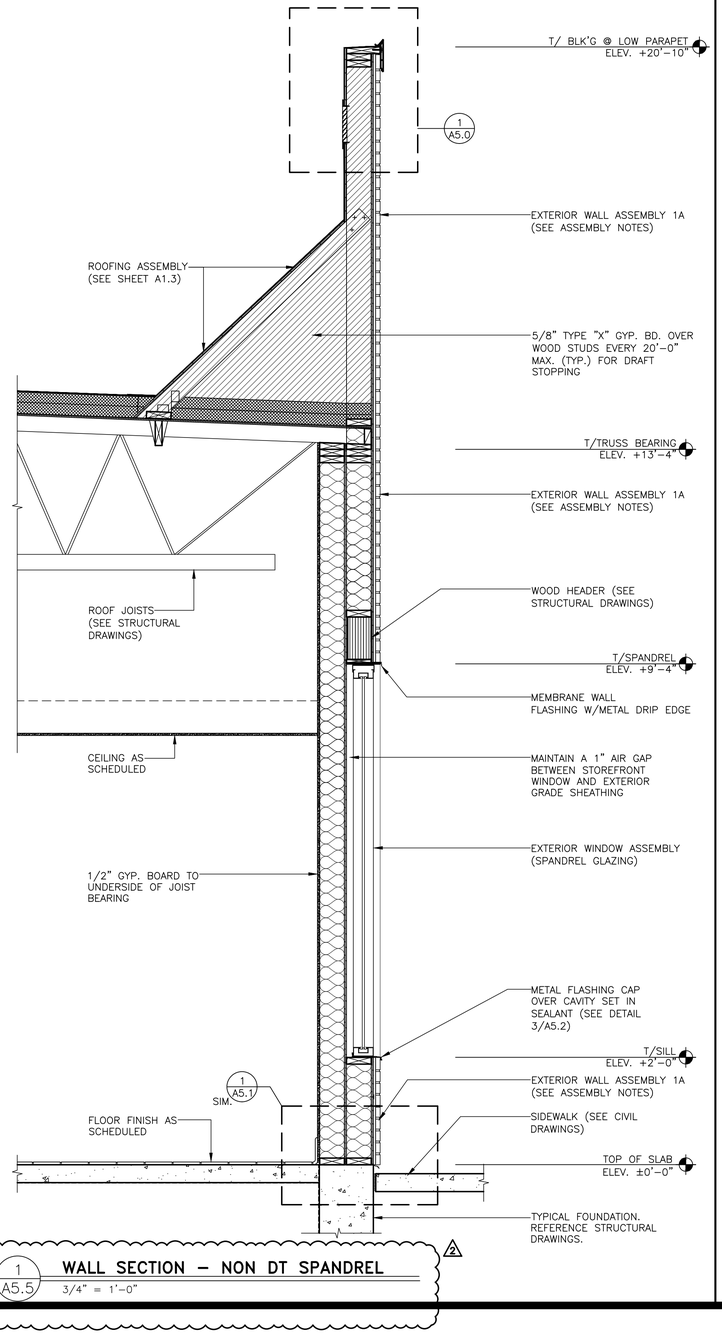
SITE ADDRESS: SWC OF ED PERRY BLVD & MS-30, OXFORD, MS 38655

SITE ID: 023-0351

SHEET NO. JAWA 25-0188

A5.4

WALL SECTIONS



1 A5.5 **WALL SECTION – NON DT SPANDREL**
3/4" = 1'-0"

REV	DATE	DESCRIPTION	BY
1	04/22/2026	CITY COMMENTS & FOUNDATION CHANGES & PROTO UPDATES	
2	06/09/2026	DEVELOPER COMMENTS	

JAW Architects, Inc.
Jeremy Williams, Architect
Phone 817-703-3397
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PREPARED FOR: McDonald's USA, LLC

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PREPARED BY:

TITLE: 2025 OPTIMIZED BUILDING – BB20
4590-WOOD/WOOD
DESCRIPTION: WOOD BEARING WALLS
WOOD ROOF TRUSS FRAMING

SITE ID: 023-0351
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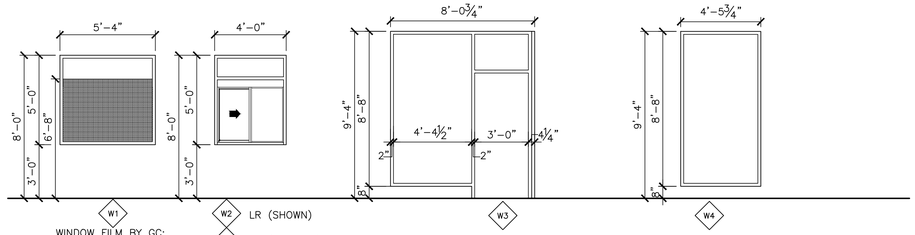
DRAWN BY: JAW
STD ISSUE DATE: 2025
REVIEWED BY: JAW
DATE ISSUED: 02/05/2026

JAWA 25-0188

SHEET NO. A5.5
WALL SECTIONS

FRAME TYPES

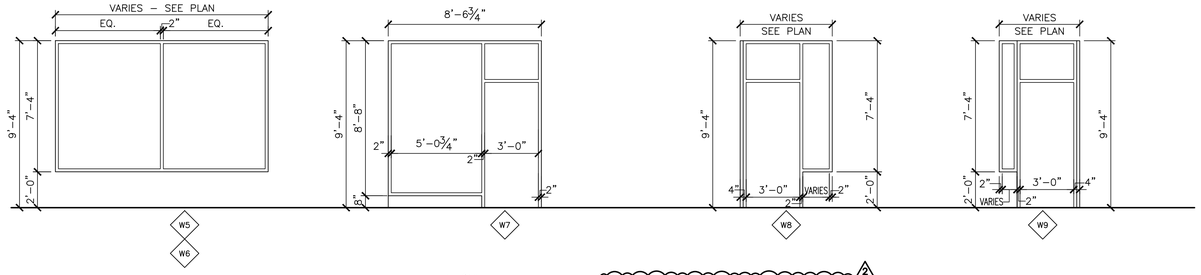


EXTERIOR WINDOW ASSEMBLY
(STOREFRONT & ENTRANCE SYSTEM)

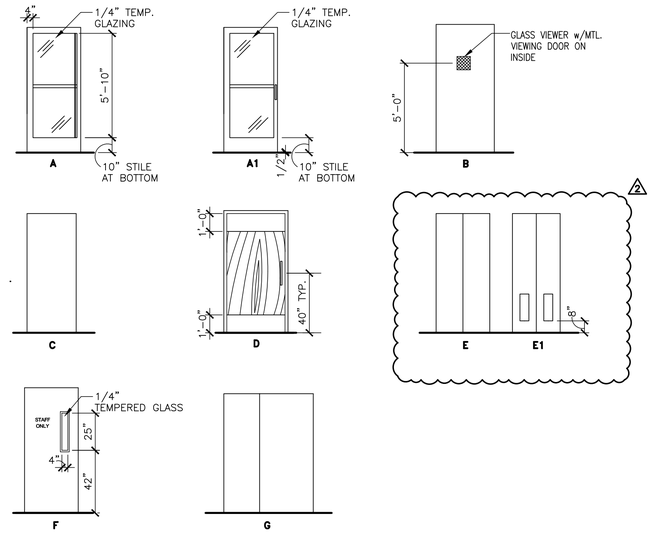
FOR GLAZING & FRAME REQUIREMENTS: SEE EXTERIOR WINDOW ASSEMBLY, 4/A5.0

INTERIOR WINDOW ASSEMBLY
(STOREFRONT & ENTRANCE SYSTEM)

1. EXTRA DARK BRONZE ALUMINUM FRAME, THERMALLY BROKEN WITH HEAD RECEIVER CHANNEL.
2. 1/4" CLEAR TEMPERED GLAZING
3. 1/2" CORIAN SILL EACH SIDE



DOOR TYPES



DOOR HARDWARE

GENERAL NOTES:

1. ALL EXIT DOORS SHALL BE KEYLESS IN THE DIRECTION OF EGRESS.
2. THE OPENING FORCE OF ALL EXT. PUSH/PULL DOORS SHALL NOT EXCEED 8 1/2 LBS.
3. THE OPENING FORCE OF ALL INTERIOR PUSH/PULL DOORS SHALL NOT EXCEED 5 LBS.
4. PROVIDE PANIC HARDWARE FOR ALL EXTERIOR DOORS AS NOTED ON THE DOOR SCHEDULE.
5. ALL DOOR HARDWARE SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.

DOOR #1 – ENTRY DOOR/EMERGENCY EXIT

1. 1 EA CLOSER LCN 4021 x 18
2. 3 EA HINGES OFFSET PIVOT ANSI –A–156.4 GRADE 1; PROVIDE EXPOSED PARTS OF CAST ALUMINUM ALLOY, AS SUPPLIED BY DOOR MANUFACTURER.
3. 1 EA PULL HANDLE–ROCKWOOD MFG. MODEL: RM3311, SIZE: 1–1/4" DIA. CTC: 5'–10", FINISH: BLACK POWDER COAT (BPCD) OFFSET MOUNTING: TYPE 1XHD – THRU BOLT HEAVY DUTY
4. 1 EA PANIC HARDWARE ADAMS RITE MFG. CO. 8800 SERIES WITH OUTSIDE CYLINDER (FINISH TO MATCH STOREFRONT DOOR)
5. 1 EA THRESHOLD NATIONAL GUARD PRODUCTS, INC. SADDLE TYPE THRESHOLD 325, 36" WIDE x 1/2" RISE (ADA ACCESSIBLE).
6. 1 EA WEATHER STRIPPING: PROVIDE COMPRESSION WEATHER STRIPPING AGAINST FIXED STOPS. AT OTHER EDGES PROVIDE SLIDING WEATHER STRIPPING RETAINED IN ADJUSTABLE STRIP MORTISED INTO DOOR EDGE. PROVIDE EPDM OR VINYL GASKET WEATHER STRIPPING IN BOTTOM DOOR RAIL ADJUSTABLE FOR CONTACT W/ THRESHOLD.
7. 1 EA SIGN MOUNT ONTO DOOR, TO READ "THIS DOOR MUST REMAIN UNLOCKED WHENEVER THE BUILDING IS OCCUPIED/DURING BUSINESS HOURS."

DOOR #2 & #2A– VESTIBULE

1. 1 EA CLOSER LCN 4041 x 18
2. 3 EA HINGES OFFSET PIVOT ANSI –A–156.4 GRADE 1; BY DOOR MANUFACTURER.
3. 1 EA PUSH/PULL HANDLE HAGER PUSH/PULL SET 164D/V/D
4. 1 EA (DOOR #2A) PANIC HARDWARE ADAMS RITE MFG. CO. 8800 SERIES WITH OUTSIDE CYLINDER (FINISH TO MATCH STOREFRONT DOOR)

DOOR #3 – STORAGE DELIVERY

1. 1 EA HINGE 780–112HD 83" ALUM HAGER
2. 1 EA CLOSER 4111 H–CUSH ALUM LCN
3. 1 EA PANIC 9975EO–LD 48" SP28 V.DUPRIN
4. 1 EA TRIM 990DT US26D V.DUPRIN
5. 1 EA ALARM LOCK PG21MSS ALARM
6. 1 EA LOCKGUARD CLP110 US32D DON–JO
7. 1 EA WTH/STP160V 48 X 84 N.GUARD
8. 1 EA SWEEP 101VA 48" N.GUARD
9. 1 EA VIEW FRAME LVGLFMD 9 X 9 DKB W/FLAP ON INSIDE N.GUARD
10. 1 EA MORTISE CYL HOUSING 7PIN SFIC 626
11. 1 EA 7 PIN CONSTRUCTION CORE FOR ABOVE 626
12. 1 EA CONTROL KEY FOR ABOVE
13. SEE A1.0 FOR 3/16" DIAMOND PLATE THRESHOLD BY DIAMOND PLATE PROTECTION CONTRACTOR
14. SEE A1.0 FOR 1/8" DIAMOND KICK PLATE SCOPE BY DIAMOND PLATE PROTECTION CONTRACTOR
15. (OPTIONAL) 1 EA THRESHOLD 325HD 48" N.GUARD

DOOR #3A – FREEZER DELIVERY (DOUBLE DOOR)

1. 2 EA CONTINUOUS HINGE A210HDC 83
2. 1 EA DEADBOLT B661P 626 SCHLAGE
3. 1 EA LATCH PROTECTOR CLP–110 630
4. 1 EA PULL H3E US28 HAGER
5. 1 EA GASKETING 160V 1 x 60" 2 x 84" SMS–TEKS 6 x 3/4"
6. 1 EA DRIP CAP 16 A 64" SMS–TEKS 6 x 3/4"
7. 2 EA SURFACE BOLT 275D 8" US26D
8. 1 EA SWEEP 101VA 24" N.GUARD
9. 1 EA SWEEP 101VA 36" N.GUARD
10. 1 EA OVERHEAD DOOR HOLDER 60–17–CON–SZ1–US32D–SX1N HAGER
11. 1 EA OVERHEAD DOOR HOLDER 60–17–CON–SZ2–US32D–SX1N HAGER
12. SEE A1.0 FOR 3/16" DIAMOND PLATE THRESHOLD BY DIAMOND PLATE PROTECTION CONTRACTOR
13. SEE A1.0 FOR 1/8" DIAMOND KICK PLATE SCOPE BY DIAMOND PLATE PROTECTION CONTRACTOR
14. (OPTIONAL) 1 EA THRESHOLD 325HD 60" N.GUARD

DOOR #4 – REAR EXIT

1. 1 EA HINGE 780–112HD 83" ALUM HAGER
2. 1 EA CLOSER 4111 H–CUSH ALUM LCN
3. 1 EA PANIC 9975EO–LD 36" SP28 V.DUPRIN
4. 1 EA TRIM 990DT US26D V.DUPRIN
5. 1 EA ALARM LOCK PG21MSS ALARM
6. 1 EA LOCKGUARD CLP110 US32D DON–JO
7. 1 EA TREADPLATE 24 X 34 UMCO
8. 1 EA WTH/STP160V 36 X 84 N.GUARD
9. 1 EA THRESHOLD 325HD 36" N.GUARD
10. 1 EA SWEEP 101VA 36" N.GUARD
11. 1 EA VIEW FRAME LVGLFMD 9 X 9 DKB W/FLAP ON INSIDE N.GUARD
12. 1 EA MORTISE CYL HOUSING 7PIN SFIC 626
13. 1 EA 7 PIN CONSTRUCTION CORE FOR ABOVE 626
14. 1 EA CONTROL KEY FOR ABOVE

DOOR #5 – RESTROOM ENTRY

1. 3 EA HINGE BB1279 4 ½ X 4 ½ US26D HAGER
2. 1 EA CLOSER LDPA4031 SNB ALUM LCN
3. 1 EA PUSH PLATE 30S 4 X 32 US32D 40"AFF MOUNTED TO CENTER OF PLATE
4. 1 EA PULL PLATE LADDER PULL HANDLE WITH DECORATIVE FIXING, 32"L 1"DIA
   #S–32–1000 – UMCO 32D, 40" AFF MOUNTED CENTER OF PULL
   ALT. OPTION: 1 EA PULLPLATE SANITGRASP
   ALT. OPTION: 1 EA PULL–PUSH BUTTON CYLINDRICAL LOCK – TRILOGY DL2700 US26D CHROME
5. 2 EA KICKPLATE 190S 8 X 34 US32D HAGER
6. 1 EA DOOR STOP 236W US32D HAGER
7. 1 EA FINGER GRD MKIA PUSH SIDE BRN F.SAFE
8. 1 EA FINGER GRD MKIB PULL SIDE BRN F.SAFE
9. 1 EA STEPNPULL PULL SIDE (OPTIONAL)

DOOR #6 – ADA STALL

1. 2 EA HINGE 1250 4 ½ X 4 ½ US26D HAGER
2. 1 EA HINGE BB1279 4 ½ X 4 ½ US26D HAGER
3. 1 EA DEADBOLT B571 X 10–087 214EE X 12 X 291 X 626 SCHLAGE
4. 2 EA BACK TO BACK LADDER PULL HANDLE, 16"L, 1"DIA #S–16–1000 BTB–UMCO 32D MOUNTED 6" FROM EDGE OF DOOR TO CENTER OF SCREWS – 28½" MOUNTED 28½" FROM TOP OF DOOR TO C/L OF PULL
5. 1 EA ROBE HOOK 917 BRADLEY
6. 1 EA DOOR STOP 236W US32D HAGER

DOOR #6A – STANDARD STALL

1. 2 EA HINGE 1250 4 ½ X 4 ½ US26D HAGER
2. 1 EA HINGE BB1279 4 ½ X 4 ½ US26D HAGER
3. 1 EA DEADBOLT B571 X 10–087 214EE X 12 X 291 X 626 SCHLAGE
4. 2 EA BACK TO BACK LADDER PULL HANDLE, 16"L, 1"DIA #S–16–1000 BTB–UMCO 32D MOUNTED 6" FROM EDGE OF DOOR TO CENTER OF SCREWS – 28½" MOUNTED 28½" FROM TOP OF DOOR TO C/L OF PULL
5. 1 EA ROBE HOOK 917 BRADLEY
6. 1 EA DOOR STOP 236W US32D HAGER

DOOR #7 – DINING ROOM JANITORS CLOSET

1. 1 EA NGP SLSS1 TOP MOUNT BARN DOOR TRACK, STAINLESS STEEL – 78–3/4", SOFT CLOSE
2. 1 EA ROCKWOOD 872 CAST FLUSH PULL 1–5/16 X 3–1/8", SATIN CHROMIUM PLATED 626/US26D

DOOR #8 & #8A – COMPUTER CLOSET

1. 8 EA HINGE BB1279 4 ½ X 4 ½ US26D HAGER
2. 1 EA LOCK ND80PD RHO 626 SCHLAGE
3. 2 EA FLUSH BOLT 283D US26D HAGER
4. 2 EA (DOOR #8A) LOUVER L–700–RX, AFDL 6 X 18 N.GUARD

DOOR #9A & #9B – COOLER

1. ALL DOOR HARDWARE FOR THE REFRIGERATED COOLER / FREEZER SHALL BE PROVIDED BY THE MANUFACTURER.
   MANUFACTURER: KOLPAK @ HY 641 N. McCORKLE PARK ROAD PARSONS, TN 38363 PHONE: 800–344–4675
   HARDWARE PROVIDED:
   1. MAGNETIC PERIMETER DOOR GASKET
   2. THRESHOLD REINFORCED PLASTIC (FRP)
   3. POSI–SEAL DOOR CLOSURE
   4. STATIONARY CHROME DOOR PULL HANDLE
   5. INTERIOR SAFETY RELEASE HANDLE
   6. HINGES – BRUSHED CHROME CAST ALLOY
2. SEE A1.1 FOR 3/16" DIAMOND PLATE THRESHOLD BY DIAMOND PLATE PROTECTION CONTRACTOR.
3. SEE A1.1 FOR 1/8" DIAMOND KICK PLATE SCOPE BY DIAMOND PLATE PROTECTION CONTRACTOR.

DOOR #10

1. 1 EA HINGE 780–112HD 83" ALUM HAGER
2. 1 EA CLOSER 1461 RW/PA ALUM LCN
3. 1 EA LOCK ND80PD RHO 626 SCHLAGE
   OPTIONAL – FOR OUTSWING DOOR REPLACE WITH 3A&B:
   3A. 1 EA PANIC 9975EO–LD 36" SP28 V.DUPRIN
   3B. 1 EA TRIM 990DT US26D V.DUPRIN
4. 1 EA ELEC STRIKE 6211 24V DC FSE US32D SCHLAGE
5. 1 EA PWR SUPPLY PS902 SCHLAGE
6. 1 EA ANNUNCIATOR BSV–24P SURFACE MOUNTED
7. 3 EA PUSH BUTTON 621–BK–DA HDP 626 SCHLAGE
8. 1 EA PUSH BUTTON 621–RD–DA HDP 626 SCHLAGE
9. 1 EA HORN WITH STROBE 1910S SCHLAGE
10. 1 EA GLASS 5 X 26 X ¼ UMCO
11. 1 EA VIEW FRAME LFRA100 6 X 27 DKB N.GUARD

DOOR #15 CO2

1. 1 EA HINGE 780–112HD 83" ALUM HAGER
2. 1 EA LOCK ND80PD RHO 626 SCHLAGE
3. 1 EA LOCK GUARD CLP110 US32D DON JO
4. 1 EA WTH/STP 160V 36 X 84 N.GUARD
5. 1 EA THRESHOLD 425E 36" N.GUARD
6. 1 EA SWEEP 101VA 36" N.GUARD
7. 1 EA SEC. LOUVER LVRSG–3 DKB 18 X 18 N.GUARD

DOOR #16 CREW ROOM

1. 3 EA HINGE BB1279 4 ½ X 4 ½ US26D HAGER
2. 1 EA ND80PD RHO VESTIBULE LEVER LOCK LOCK SCHLAGE

DOOR #17 – DUMPSTER

1. 1 EA HINGE 780–112HD 83" ALUM HAGER
2. 1 EA DEADBOLT B661P 626 SCHLAGE
3. 1 EA PULL H3E US28 HAGER
4. 1 EA LOCKGUARD CLP110 US32D DON–JO
5. 1 EA TREADPLATE 24 X 46 UMCO
6. 1 EA WTH/STP 160V 48 X 84 N.GUARD
7. 1 EA THRESHOLD 325HD 48" N.GUARD
8. 1 EA SWEEP 101VA 48" N.GUARD
9. 1 EA SEC. LOUVER LVRSG–3 DKB 12 X 12 N.GUARD

DOOR SCHEDULE

DOOR SCHEDULE

MARK	DOOR MATERIAL	DOOR SIZE	DOOR TYPE	DOOR FINISH	FRAME MATL	FRAME SIZE	FRAME FINISH
1	ALUM.	3'–0"x7'–0"x1 3/4"	A		ALUM.	(NOTE 5)	
2	ALUM.	3'–0"x7'–0"x1 3/4"	A1		ALUM.	(NOTE 5)	
2A	ALUM.	3'–0"x7'–0"x1 3/4"	A1		ALUM.	(NOTE 5)	
3	H.M.	4'–0"x7'–0"x1 3/4"	B	INT: PAINT: BENJAMIN MOORE 2121–10 GRAY	H.M.	2"JAMB 4"HD	INT: PAINT: BENJAMIN MOORE 2121–10 GRAY
3A	H.M.	5'–0"x7'–0"x1 3/4"	G	INT: PAINT: BENJAMIN MOORE 2121–10 GRAY	H.M.	2"JAMB 4"HD	INT: PAINT: BENJAMIN MOORE 2121–10 GRAY
4	H.M.	3'–0"x7'–0"x1 3/4"	B	INT: PAINT: BENJAMIN MOORE 2121–10 GRAY	H.M.	2"JAMB 4"HD	INT: PAINT: BENJAMIN MOORE 2121–10 GRAY
5	S.C. WOOD W/ LAM.	3'–0"x6'–8"x1 3/4"	C	PER DECOR PORTFOLIO, SEE BELOW	H.M.	2"JAMB & HD	PER DECOR PORTFOLIO, SEE BELOW
				LUNA: INT LAMINATE: LAMITECH 1540 PR ONTARIO OAK EXT LAMINATE: LAMITECH 1467 MT LINEAL OAK			LUNA: INT PAINT: BENJAMIN MOORE 2134–30 IRON MOUNTAIN EXT PAINT: BENJAMIN MOORE 2121–10 GRAY
				RT 66: INT LAMINATE: LAMITECH 1540 PR ONTARIO OAK EXT LAMINATE: WILSONART D90–60 NORTH SEA			RT 66: INT PAINT: BENJAMIN MOORE 2121–10 GRAY EXT PAINT: BENJAMIN MOORE 2134–40 WHALE GRAY
				RAY: INT LAMINATE: LAMITECH 1540 PR ONTARIO OAK EXT LAMINATE: LAMITECH 2255 MT IRON			RAY: INT PAINT: BENJAMIN MOORE 2134–30 IRON MOUNTAIN EXT PAINT: BENJAMIN MOORE 1631 MIDNIGHT OIL
				VISTA: INT LAMINATE: LAMITECH 1540 PR ONTARIO OAK EXT LAMINATE: WILSONART 7930K–60 MISSION MAPLE			VISTA: INT PAINT: BENJAMIN MOORE 2134–30 IRON MOUNTAIN EXT PAINT: SHERWIN WILLIAMS 7069 IRON ORE
6	S.C. WOOD W/ LAM.	3'–0"x4'–8"x1 3/4"	D	PER DECOR PORTFOLIO, SEE BELOW	H.M.	2"JAMB & HD	PER DECOR PORTFOLIO, SEE BELOW
6A	S.C. WOOD W/ LAM.	2'–6"x4'–8"x1 3/4"	D	PER DECOR PORTFOLIO, SEE BELOW	H.M.	2"JAMB & HD	PER DECOR PORTFOLIO, SEE BELOW
				LUNA: INT LAMINATE: LAMITECH 1540 PR ONTARIO OAK EXT LAMINATE: LAMITECH 1467 MT LINEAL OAK			LUNA: INT PAINT: BENJAMIN MOORE 2134–30 IRON MOUNTAIN EXT PAINT: BENJAMIN MOORE 2121–10 GRAY
				RT 66: INT LAMINATE: LAMITECH 1540 PR ONTARIO OAK EXT LAMINATE: LAMITECH 1540 PR ONTARIO OAK			RT 66: INT PAINT: BENJAMIN MOORE 2121–10 GRAY EXT PAINT: BENJAMIN MOORE 2121–10 GRAY
				RAY: INT LAMINATE: LAMITECH 1540 PR ONTARIO OAK EXT LAMINATE: LAMITECH 1540 PR ONTARIO OAK			RAY: INT PAINT: BENJAMIN MOORE 2134–30 IRON MOUNTAIN EXT PAINT: BENJAMIN MOORE 2134–30 IRON MOUNTAIN
				VISTA: INT LAMINATE: LAMITECH 1540 PR ONTARIO OAK EXT LAMINATE: LAMITECH 1540 PR ONTARIO OAK			VISTA: INT PAINT: BENJAMIN MOORE 2134–30 IRON MOUNTAIN EXT PAINT: BENJAMIN MOORE 2134–30 IRON MOUNTAIN
7	S.C. WOOD W/ LAM.	3'–2"x6'–8"x1 3/4"	C	LAMINATE: WILSONART D92–60 DOVE GREY	N/A	N/A	
8	S.C. WOOD W/ LAM.	(2)1'–2"x8'–0"x1 3/4"	E	LAMINATE: WILSONART D92–60 DOVE GREY	H.M.	2"JAMB & HD	PAINT: BENJAMIN MOORE 2121–10 GRAY
8A	S.C. WOOD W/ LAM.	(2)1'–2"x8'–0"x1 3/4"	E1	LAMINATE: WILSONART D92–60 DOVE GREY	H.M.	2"JAMB & HD	PAINT: BENJAMIN MOORE 2121–10 GRAY
9A	INSULATED METAL	3'–0"x6'–6"x4"	C		N/A	N/A	
9B	INSULATED METAL	4'–0"x6'–6"x4"	C		N/A	N/A	
10	H.M.	3'–0"x7'–0"x1 3/4"	F	PER DECOR PORTFOLIO, SEE BELOW	H.M.	2"JAMB & HD	PAINT FRAME TO MATCH DOOR
				LUNA: INT PAINT: BENJAMIN MOORE 2121–10 GRAY EXT PAINT: BENJAMIN MOORE 2121–10 GRAY			
				RT 66: INT PAINT: BENJAMIN MOORE 2121–10 GRAY EXT PAINT: BENJAMIN MOORE 2134–40 WHALE GRAY			
				RAY: INT PAINT: BENJAMIN MOORE 2121–10 GRAY EXT PAINT: BENJAMIN MOORE 2134–30 IRON MOUNTAIN			
				VISTA: INT PAINT: BENJAMIN MOORE 2121–10 GRAY EXT PAINT: BENJAMIN MOORE 2134–30 IRON MOUNTAIN			
15	H.M.	3'–0"x7'–0"x1 3/4"	C	INT: PAINT: BENJAMIN MOORE 2121–10 GRAY	H.M.	2"JAMB 4" HD	INT: PAINT: BENJAMIN MOORE 2121–10 GRAY
16	S.C. WOOD W/ LAM.	3'–0"x7'–0"x1 3/4"	C	PER DECOR PORTFOLIO, SEE BELOW	H.M.	2"JAMB & HD	PER DECOR PORTFOLIO, SEE BELOW
				LUNA: INT LAMINATE: LAMITECH 1557 PR SEASON ASH EXT LAMINATE: WILSONART D92–60 DOVE GREY			LUNA: INT PAINT: BENJAMIN MOORE 2134–30 IRON MOUNTAIN EXT PAINT: BENJAMIN MOORE 2121–20 GRAY
				RT 66: INT LAMINATE: LAMITECH 1540 PR ONTARIO OAK EXT LAMINATE: LAMITECH 1540 PR ONTARIO OAK			RT 66: INT PAINT: BENJAMIN MOORE 2121–10 GRAY EXT PAINT: BENJAMIN MOORE 2121–10 GRAY
				RAY: INT LAMINATE: LAMITECH 1540 PR ONTARIO OAK EXT LAMINATE: LAMITECH 1540 PR ONTARIO OAK			RAY: INT PAINT: BENJAMIN MOORE 2134–30 IRON MOUNTAIN EXT PAINT: BENJAMIN MOORE 2121–10 GRAY
				VISTA: INT LAMINATE: LAMITECH 1557 PR SEASON ASH EXT LAMINATE: LAMITECH 1540 PR ONTARIO OAK			VISTA: INT PAINT: BENJAMIN MOORE 2134–30 IRON MOUNTAIN EXT PAINT: BENJAMIN MOORE 2121–10 GRAY
17	H.M.	4'–0"x7'–0"x1 3/4"	C	INT: PAINT: BENJAMIN MOORE 2121–10 GRAY	H.M.	2"JAMB 4" HD	INT: PAINT: BENJAMIN MOORE 2121–10 GRAY

GENERAL DOOR NOTES:

1. GC TO INSTALL ACCESSIBILITY DOOR SIGNS WHERE REQ'D BY LOCAL CODES – SEE GENERAL NOTE 6, SHEET A1.1.
2. ALARM CONTACT SWITCHES SHALL BE RECESSED INTO THE TOP OF THE DOOR & HOLLOW METAL FRAME ABOVE.
3. DOORS, DOOR FRAMES, & HARDWARE FOR DOORS 3, 3A, 4, 5, 6, 6A, 7, 8, 8A, 10, 15, 16, 17 SUPPLIED BY: UNIVERSAL MANUFACTURING 1–800–821–1414.
4. DOOR 9A & 9B SUPPLIED BY FREEZER/COOLER MANUFACTURER.
5. SEE ELEVATIONS AND WALL SECTIONS.
6. ALL INTERIOR SOLID CORE WOOD DOORS TO HAVE A LAMINATED FINISH.
7. DOOR 8 & 8A – 1" UNDERCUT FOR MAKE UP AIR.
8. DOOR 3, 3A, 4, 15 & 17 TO HAVE MAXIMUM U VALUE = 0.45

REV	DATE	DESCRIPTION	BY
1	04/22/2026	CITY COMMENTS & FOUNDATION CHANGES & PROTO UPDATES	
2	06/09/2026	DEVELOPER COMMENTS	

REGISTERED ARCHITECT
STATE OF MISSISSIPPI
JAMES A. WILLIAMS
No. 21796
JAW Architects, Inc.
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Email: jeremy@jaw-arch.com

PREPARED BY:

PREPARED FOR: McDonald's USA, LLC

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DRAWN BY	REVIEWED BY	DATE ISSUED
JAW	JAW	02/05/2026
STD ISSUE DATE 2025		

TITLE: 2025 OPTIMIZED BUILDING – BB20
4590–WOOD/WOOD

DESCRIPTION: WOOD BEARING WALLS / WOOD ROOF TRUSS FRAMING

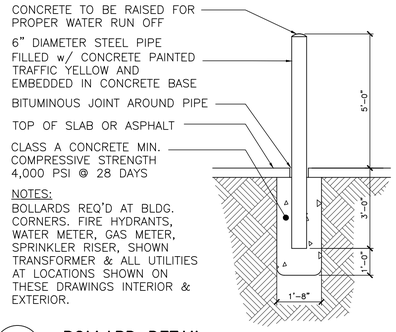
SITE ADDRESS: SWC OF ED PERRY BLVD & MS–30, OXFORD, MS 38655

SITE ID: 023–0351

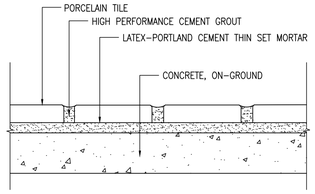
SHEET NO.: A6.0

JAWA 25–0188

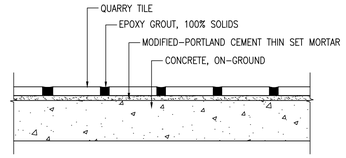
DOOR & HARDWARE



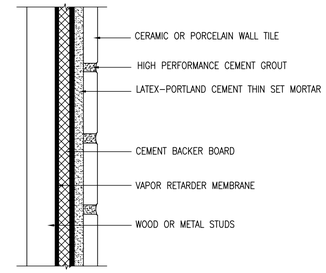
1 A6.1 **BOLLARD DETAIL**
N.T.S.



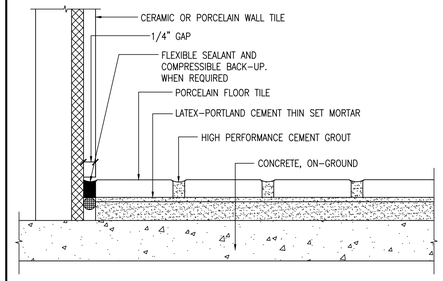
2 A6.1 **RESTROOM AND DINING ROOM FLOORS OVER CONCRETE**
N.T.S.



3 A6.1 **KITCHEN/SUPPORT FLOORS OVER CONCRETE**
N.T.S.



4 A6.1 **DINING ROOM INTERIOR WALLS OVER WOOD OR METAL STUDS**
N.T.S.



5 A6.1 **DINING ROOM PERIMETER JOINT**
N.T.S.

WALL TILE SCHEDULE – ROUTE 66

MARK	ROOM NAME	WALL		MORTAR SETTING BED	GROUT
100	CUSTOMER SERVICE	CERAMIC OR PORCELAIN WALL TILE	(NOTE 5C)	LATEX-PORTLAND CEMENT THIN SET (MEDIUM BED)	HIGH PERFORMANCE CEMENT GROUT
101	DINING	SEE DINING ROOM FINISH SCHEDULE	(NOTE 5B & 5C)	LATEX-PORTLAND CEMENT THIN SET (MEDIUM BED)	HIGH PERFORMANCE CEMENT GROUT
102	WOMEN'S TOILET	CERAMIC OR PORCELAIN WALL TILE	(NOTE 4)	LATEX-PORTLAND CEMENT THIN SET (MEDIUM BED)	HIGH PERFORMANCE CEMENT GROUT (NOTE 4)
103	MEN'S TOILET	CERAMIC OR PORCELAIN WALL TILE	(NOTE 4)	LATEX-PORTLAND CEMENT THIN SET (MEDIUM BED)	HIGH PERFORMANCE CEMENT GROUT (NOTE 4)
104	SUPPORT	N/A – SEE ROOM FINISH SCHEDULE	(NOTE 5B)	----	----
105	KITCHEN	CERAMIC WALL TILE	(NOTE 5B)	LATEX-PORTLAND CEMENT THIN SET (MEDIUM BED)	HIGH PERFORMANCE CEMENT GROUT
106	PRESENTER-1	CERAMIC WALL TILE		LATEX-PORTLAND CEMENT THIN SET (MEDIUM BED)	HIGH PERFORMANCE CEMENT GROUT
107	ORDER	CERAMIC WALL TILE		LATEX-PORTLAND CEMENT THIN SET (MEDIUM BED)	HIGH PERFORMANCE CEMENT GROUT
108	MANAGER'S OFFICE	CERAMIC WALL TILE	(NOTE 5C)	LATEX-PORTLAND CEMENT THIN SET (MEDIUM BED)	HIGH PERFORMANCE CEMENT GROUT
109	CREW ROOM	SEE ROOM FINISH SCHEDULE	(NOTE 5C)	LATEX-PORTLAND CEMENT THIN SET (MEDIUM BED)	HIGH PERFORMANCE CEMENT GROUT
110	COOLER	N/A – SEE ROOM FINISH SCHEDULE	(NOTE 5B)	----	----
111	FREEZER	N/A – SEE ROOM FINISH SCHEDULE		----	----
112	COMPUTER CLOSET	N/A – SEE ROOM FINISH SCHEDULE		----	----
113	CREW ALCOVE	CERAMIC WALL TILE	(NOTE 5C)	LATEX-PORTLAND CEMENT THIN SET (MEDIUM BED)	HIGH PERFORMANCE CEMENT GROUT
114	JANITOR'S CLOSET	N/A – SEE ROOM FINISH SCHEDULE	(NOTE 5B)	----	----
115	VESTIBULE	CERAMIC WALL TILE		LATEX-PORTLAND CEMENT THIN SET (MEDIUM BED)	HIGH PERFORMANCE CEMENT GROUT
116	PRESENTER-2	CERAMIC WALL TILE	(NOTE 5C)	LATEX-PORTLAND CEMENT THIN SET (MEDIUM BED)	HIGH PERFORMANCE CEMENT GROUT
117	CO2	N/A – SEE ROOM FINISH SCHEDULE		----	----

FLOOR TILE SCHEDULE – ROUTE 66

MARK	ROOM NAME	FLOOR	BASE	MORTAR SETTING BED	GROUT
100	CUSTOMER SERVICE	PORCELAIN FLOOR TILE (NOTE 3)	NONE – WALL TILE	LATEX-PORTLAND CEMENT THIN SET (MEDIUM BED)	HIGH PERFORMANCE CEMENT GROUT
101	DINING	PORCELAIN FLOOR TILE (NOTE 3)	NONE – WALL TILE	LATEX-PORTLAND CEMENT THIN SET (MEDIUM BED)	HIGH PERFORMANCE CEMENT GROUT
102	WOMEN'S TOILET	PORCELAIN FLOOR TILE (NOTE 4)	NONE – WALL TILE (NOTE 5A)	LATEX-PORTLAND CEMENT THIN SET (MEDIUM BED)	HIGH PERFORMANCE CEMENT GROUT
103	MEN'S TOILET	PORCELAIN FLOOR TILE (NOTE 4)	NONE – WALL TILE (NOTE 5A)	LATEX-PORTLAND CEMENT THIN SET (MEDIUM BED)	HIGH PERFORMANCE CEMENT GROUT
104	SUPPORT	QUARRY TILE (NOTE 2)	COVED QUARRY TILE	MODIFIED-PORTLAND CEMENT THIN SET MORTAR (MEDIUM BED)	CHEMICAL RESISTANT, WATER-CLEANABLE, TILE-SETTING EPOXY – 100% SOLIDS, INDUSTRIAL-GRADE
105	KITCHEN	QUARRY TILE (NOTE 2)	COVED QUARRY TILE	MODIFIED-PORTLAND CEMENT THIN SET MORTAR (MEDIUM BED)	CHEMICAL RESISTANT, WATER-CLEANABLE, TILE-SETTING EPOXY – 100% SOLIDS, INDUSTRIAL-GRADE
106	PRESENTER-1	QUARRY TILE (NOTE 2)	COVED QUARRY TILE	MODIFIED-PORTLAND CEMENT THIN SET MORTAR (MEDIUM BED)	CHEMICAL RESISTANT, WATER-CLEANABLE, TILE-SETTING EPOXY – 100% SOLIDS, INDUSTRIAL-GRADE
107	ORDER	QUARRY TILE (NOTE 2)	COVED QUARRY TILE	MODIFIED-PORTLAND CEMENT THIN SET MORTAR (MEDIUM BED)	CHEMICAL RESISTANT, WATER-CLEANABLE, TILE-SETTING EPOXY – 100% SOLIDS, INDUSTRIAL-GRADE
108	MANAGER'S OFFICE	QUARRY TILE (NOTE 2)	COVED QUARRY TILE	MODIFIED-PORTLAND CEMENT THIN SET MORTAR (MEDIUM BED)	CHEMICAL RESISTANT, WATER-CLEANABLE, TILE-SETTING EPOXY – 100% SOLIDS, INDUSTRIAL-GRADE
109	CREW ROOM	QUARRY TILE (NOTE 2)	COVED QUARRY TILE	MODIFIED-PORTLAND CEMENT THIN SET MORTAR (MEDIUM BED)	CHEMICAL RESISTANT, WATER-CLEANABLE, TILE-SETTING EPOXY – 100% SOLIDS, INDUSTRIAL-GRADE
110	COOLER	QUARRY TILE (NOTE 2)	4" ALUM. COVED BASE	MODIFIED-PORTLAND CEMENT THIN SET MORTAR (MEDIUM BED)	CHEMICAL RESISTANT, WATER-CLEANABLE, TILE-SETTING EPOXY – 100% SOLIDS, INDUSTRIAL-GRADE
111	FREEZER	QUARRY TILE (NOTE 2)	4" ALUM. COVED BASE	MODIFIED-PORTLAND CEMENT THIN SET MORTAR (MEDIUM BED)	CHEMICAL RESISTANT, WATER-CLEANABLE, TILE-SETTING EPOXY – 100% SOLIDS, INDUSTRIAL-GRADE
112	COMPUTER CLOSET	QUARRY TILE (NOTE 2)	COVED QUARRY TILE	MODIFIED-PORTLAND CEMENT THIN SET MORTAR (MEDIUM BED)	CHEMICAL RESISTANT, WATER-CLEANABLE, TILE-SETTING EPOXY – 100% SOLIDS, INDUSTRIAL-GRADE
113	CREW ALCOVE	QUARRY TILE (NOTE 2)	COVED QUARRY TILE	MODIFIED-PORTLAND CEMENT THIN SET MORTAR (MEDIUM BED)	CHEMICAL RESISTANT, WATER-CLEANABLE, TILE-SETTING EPOXY – 100% SOLIDS, INDUSTRIAL-GRADE
114	JANITOR'S CLOSET	PORCELAIN FLOOR TILE	COVED QUARRY TILE	LATEX-PORTLAND CEMENT THIN SET (MEDIUM BED)	HIGH PERFORMANCE CEMENT GROUT
115	VESTIBULE	PORCELAIN FLOOR TILE	NONE – WALL TILE	LATEX-PORTLAND CEMENT THIN SET (MEDIUM BED)	HIGH PERFORMANCE CEMENT GROUT
116	PRESENTER-2	QUARRY TILE (NOTE 2)	COVED QUARRY TILE	MODIFIED-PORTLAND CEMENT THIN SET MORTAR (MEDIUM BED)	CHEMICAL RESISTANT, WATER-CLEANABLE, TILE-SETTING EPOXY – 100% SOLIDS, INDUSTRIAL-GRADE
117	CO2	N/A – SEE ROOM FINISH SCHED	----	----	----

ROOM FINISH SCHEDULE – ROUTE 66

MARK	ROOM NAME	WALLS		CEILING *	REMARKS
		SUBSTRATE	FINISH		
100	CUSTOMER SERVICE	CEMENT BOARD	TILE **	TILE AS NOTED ON A1.1 AND A3.1	2'x2' VINYL-FACED LAY-IN
101	DINING	CEM BD/GYP BD	TILE/V.W.C. **	SEE DINING ROOM FINISH SCHEDULE	SEE DINING ROOM FINISH SCHEDULE
102	WOMEN'S TOILET	CEMENT BOARD	TILE		PAINTED GYP. BD.
103	MEN'S TOILET	CEMENT BOARD	TILE		PAINTED GYP. BD.
104	SUPPORT	1/2" PLYWOOD (NOTE 4)	FRP/TILE	STAINLESS STEEL CORNERS	2'x2' VINYL-FACED LAY-IN
105	KITCHEN	CEMENT BOARD	TILE	STAINLESS STEEL CORNERS, TILE OVER CEM BD AS NOTED ON A1.1	2'x2' VINYL-FACED LAY-IN
106	PRESENTER -1	CEMENT BOARD	TILE	STAINLESS STEEL CORNERS, TILE OVER CEM BD AS NOTED ON A1.1	2'x2' VINYL-FACED LAY-IN
107	ORDER	CEMENT BOARD	TILE	STAINLESS STEEL CORNERS, TILE OVER CEM BD AS NOTED ON A1.1	2'x2' VINYL-FACED LAY-IN
108	MANAGER'S AREA	CEMENT BOARD	TILE	STAINLESS STEEL CORNERS, TILE OVER CEM BD AS NOTED ON A1.1	2'x2' VINYL-FACED LAY-IN
109	CREW ROOM	CEM BD/GYP BD	TILE/V.W.C. **	SEE NOTE 8	2'x2' ACOUST. LAY-IN
110	COOLER	N/A	PREFAB METAL SKIN PANEL		PRE-FAB METAL SKIN PANEL
111	FREEZER	N/A	PREFAB METAL SKIN PANEL		PRE-FAB METAL SKIN PANEL
112	COMPUTER CLOSET	1/2" PLYWOOD (NOTE 4)	FRP		PAINTED GYP. BD.
113	CREW ALCOVE	CEMENT BOARD	TILE	STAINLESS STEEL CORNERS, TILE OVER CEM BD AS NOTED ON A1.1	2'x2' VINYL-FACED LAY-IN
114	JANITOR'S CLOSET	1/2" PLYWOOD (NOTE 4)	FRP/TILE	STAINLESS STEEL CORNERS	PAINTED GYP. BD.
115	VESTIBULE	CEM BD/GYP BD	TILE/V.W.C.	SEE DINING ROOM FINISH SCHEDULE	SEE DINING ROOM FINISH SCHEDULE
116	PRESENTER -2	CEMENT BOARD	TILE	STAINLESS STEEL CORNERS, TILE OVER CEM BD AS NOTED ON A1.1	2'x2' VINYL-FACED LAY-IN
117	CO2	1/2" PLYWOOD (NOTE 4)	FRP		PAINTED GYP. BD.

DINING ROOM FINISH SCHEDULE – ROUTE 66

QUANTITY	TYPE	PRODUCT, FINISH & COLOR	REMARKS
N/A	WAINSCOT TILE	CROSSVILLE – CLOUD NINE 24"x24"	GROUT: MAPEI ULTRACOLOR IRON 107 – JOINT 1/8" MAX
N/A	WALL TILE	ICG ITALIA – WHITE GLOSSY CHEVRON	GROUT: MAPEI ULTRACOLOR CHARCOAL 47 – JOINT 1/16" MAX
N/A	WALLCOVERING	MOMENTUM – NA-5C-MC503 GREY STRIPE	
N/A	WALLCOVERING	MOMENTUM – NA-5C-MC501 SEED + FRY WOOD	
N/A	WALLCOVERING	MOMENTUM – NA-5C-MC500 ROUTE 66 WOODGRAIN	
N/A	WALLCOVERING	MOMENTUM – NA-5C-MC506 MDP-1776-12-2 US MAP MURAL	
N/A	WALLCOVERING	MOMENTUM – NA-5C-MC502 BLUE BURGER MURAL	
N/A	SERVICE AREA TRIM	SCHLUTER – RONDEC – SATIN ANODIZED ALUMINUM	
N/A	WINDOW SILLS AND CASEMENT	DUPONT – CORIAN "DEEP TITANIUM"	
N/A	MAIN CEILING TILE	USG – FROST 450 "MANILA 246" 24"X48"	
N/A	MAIN CEILING GRID	USG – DX/DXL INTERMEDIATE DUTY GRID "MANILA 246"	VENT PAINT: BENJAMIN MOORE – AF-15 STEAM
N/A	CEILING SOFFIT	ACOUSTICAL SURFACES INC. – CHEESY SOFFIT MOLDED PANEL SYSTEM 47"x170"	
SEE PLAN	PENDANT LIGHTING	CS ILLUMINATION – PENDANT MOUNT SESAME SEED CHROME FIXTURE	SEE ELECTRICAL
SEE PLAN	PENDANT LIGHTING	CS ILLUMINATION – PENDANT MOUNT 5" CHROME BOAT FIXTURE	SEE ELECTRICAL

GENERAL FINISH NOTES:

1. REFERENCE: McDONALD'S PROJECT MANUAL – SECTION 093000
2. KITCHEN FLOOR TILE:
   TILE: CROSSVILLE 6"x6" 'METROPOLITAN QUARRY BASICS ABRASIVE'
   GROUT: CHARCOAL #47 BY MAPEI
   KERAPOXY IEG BLACK #10 BY MAPEI (FOR OPTIONAL GREY TILE)
   COLOR: PURITAN GRAY EXTRA ABRASIVE 57XA (STANDARD)
3. DINING ROOM FLOOR TILE:
   TILE: CROSSVILLE 24"x24" 'CLOUD NINE'
   GROUT: MAPEI ULTRACOLOR IRON 107 – JOINT 1/8" MAX.
4. RESTROOM TILE:
   MAIN WALL TILE: ICG ITALIA – ARCHITECT 12"x24" 'FACTORY'
   ACCENT WALL TILE: ICG ITALIA – SHELTER 4"x12" 'BIANCO MATTE'
   RESTROOM SINK & HAND DRYER PANEL: CORIAN – CAMEO WHITE
   FLOOR TILE: ICG ITALIA – NEW GROUND 12"x24" 'ANTHRACITE'
   GROUT: MAPEI ULTRACOLOR CHARCOAL 47 – JOINT 1/8" MAX
5. TILE TRANSITION AND EDGE PROTECTION:
   A) TILE BASE (RESTROOM ONLY): SCHLUTER DILEX-AHK SERIES, BRUSHED STAINLESS STEEL.
   B) TILE EDGE PROTECTION (WALL TRANSITION): SCHLUTER-RONDEC-DB, SATIN ANODIZED ALUMINUM.
   C) TILE CORNER PROTECTION (OUTSIDE CORNER): SCHLUTER-RONDEC-AE, SATIN ANODIZED ALUMINUM.

   BEFORE FINAL INSPECTION, REMOVE PROTECTIVE COVERINGS AND PERFORM FINAL CLEANING.
6. TILE CLEANER: DETERDEK, BY FILA SURFACE CARE PRODUCTS – NO SUBSTITUTIONS ALLOWED
   CAN BE ORDERED BY ICG ITALIA, CROSSVILLE, OR DIRECT FROM MANUFACTURER: FILA/DETEREK
   POST INSTALLATION CLEANING REQUIRED ON ALL FLOOR TILE INSTALLTIONS PRIOR TO RESTAURANT TURN OVER.

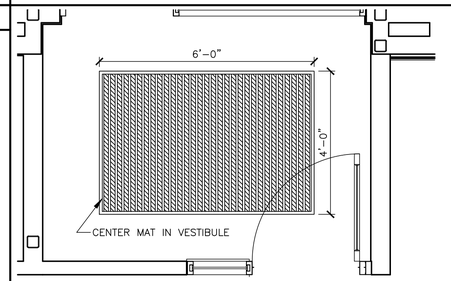
   APPLY CLEANER PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
   REFERENCE: McDONDALD'S PROJECT MANUAL – SECTION 09300 TILING INTERIOR.
7. GROUT COLOR AND MANUFACTURER AS INDICATED ON SHEET A1.1 AND INTERIOR DECOR DRAWINGS.

GENERAL FINISH NOTES:

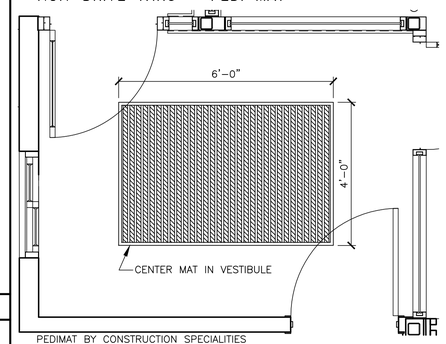
1. ALL FINISH SURFACES OF WALL AND CEILING MATERIALS SHALL BE CLASS B AND SHALL HAVE A FLAME SPREAD RATING OF 26 TO 75 AND A SMOKE DENSITY OF 450 MAX. (PER IBC TABLE 803.9).
2. DECORATIVE MATERIALS SHALL BE FLAME RETARDANT AND MEET THE CRITERIA OF NFPA 701.
3. DECORATIVE MATERIAL SHALL NOT CONCEAL EXITS, EXIT LIGHTS, ALARM STATIONS, HOSE CABINETS, AND EXTINGUISHER LOCATIONS
4. WHEN BUILDING TYPE IS A NON-COMBUSTIBLE CATEGORY, ALL PLYWOOD SHALL BE FIRE RETARDANT TREATED.
5. A. FRP OVER CEMENT BD BEHIND 3-COMP SINK TO HGT OF BACK SPLASH
   B. TILE WAINSCOT TO 6' A.F.F. OVER CEMENT BD. OVER EXT GRADE PLYWOOD (NOTE 4) AT MOP SINKS.
6. PROVIDE CEMENT BOARD BACKER OR EQUIVALENT AT ALL TILE LOCATIONS.
7. PROVIDE VAPOR BARRIER BEHIND PLYWOOD AT WALLS AND BEHIND GYP. AT CEILING
8. CREW ROOM FINISHES:
   NORTH WALL: MOMENTUM WALL GRAPHIC – VIS703.
   EAST/WEST/SOUTH WALLS: TILE WAINSCOT TO 3' A.F.F. – ICG ITALIA ARCHITECT FACTORY 12"x24". TILE COVE BASE – ICG ITALIA ARCHITECT FACTORY 6"x12". ROUTE 66 WOOD WALL COVERING – MOMENTUM NA-5C-MC500 – ROUTE 66 WOODGRAIN.

   *TILE OPTION FOR HEALTH CODE: WAINSCOT – ICG ITALIA MA.DE UNI GRIGIO 12"x24". TILE COVE BASE – ICG ITALIA UNI GRIGIO 6"x12".
9. ALL DECOR ELEMENTS MANUFACTURED BY DECOR TO BE PURCHASED AND INSTALLED BY GC, UNO.

* SEE CEILING PLAN FOR HEIGHTS & LAYOUTS
** VWC ON EXTERIOR WALL ASSEMBLIES TO BE PERFORATED



NON-DRIVE THRU – PEDI MAT



PEDIMAT BY CONSTRUCTION SPECIALITIES
– RAIL/FRAME FINISH: CLEAR ANODIZED
– CARPET INSERT: #7325 WROUGHT IRON
CONTACT: NATIONAL ACCOUNTS DIVISION
PHONE: (888) 424-6287
FAX: (908) 849-4295
NATIONALACCOUNTS@C-SGROUP.COM

OPTIONAL: VERIFY WITH MCDONALD'S CONSTRUCTION MANAGER

DRIVE THRU – PEDI MAT

7 A6.1 **PEDIMAT (OPTIONAL)**
1/2" =1'-0"

8 A6.1 **MOP SINK**
1 1/2"=1'-0"

REV	DATE	DESCRIPTION	BY
1	04/22/2026	CITY COMMENTS & FOUNDATION CHANGES & PROTO UPDATES	
2	06/09/2026	DEVELOPER COMMENTS	

REGISTERED ARCHITECT JEREMY WILLIAMS STATE OF MISSISSIPPI

PREPARED BY:
JAW Architects, Inc.
Jeremy Williams, Architect
Phone: 817-703-3387
Email: jeremy@jaw-arch.com

PREPARED FOR:
McDonald's USA, LLC

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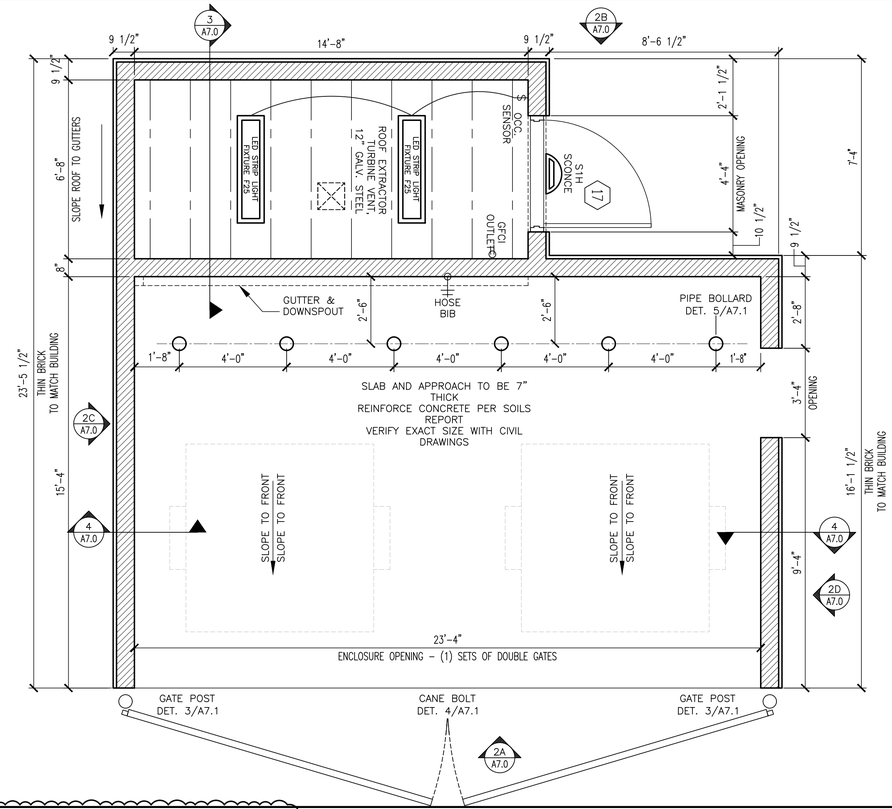
DRAWN BY: JAW
STD ISSUE DATE: 2025
REVIEWED BY: JAW
DATE ISSUED: 02/05/2026

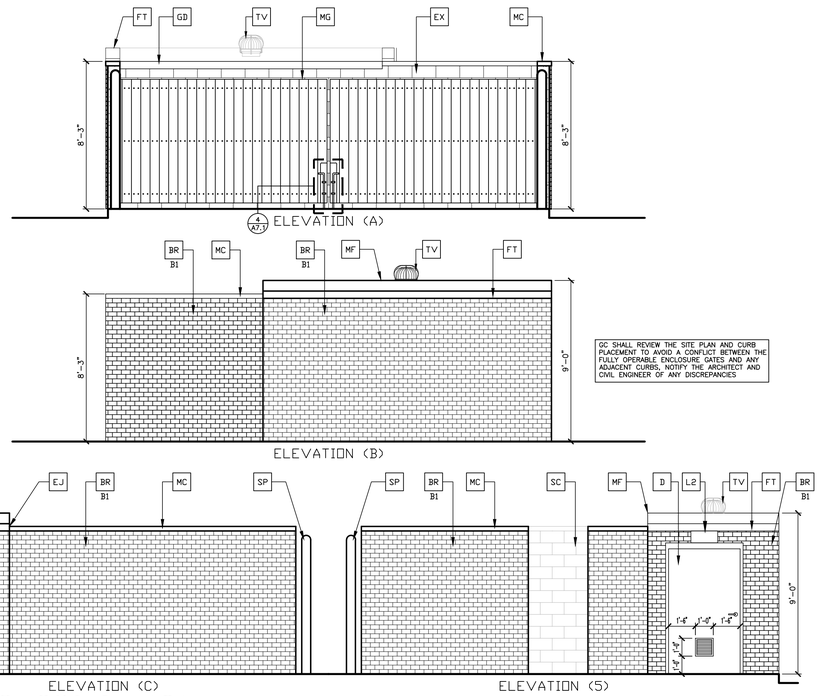
TITLE: 2025 OPTIMIZED BUILDING – BB20
4590-WOOD/WOOD
DESCRIPTION: WOOD BEARING WALLS
WOOD ROOF TRUSS FRAMING

SITE ADDRESS: SWC OF ED PERRY BLVD & MS-30, OXFORD, MS 38655
SITE ID: 023-0351

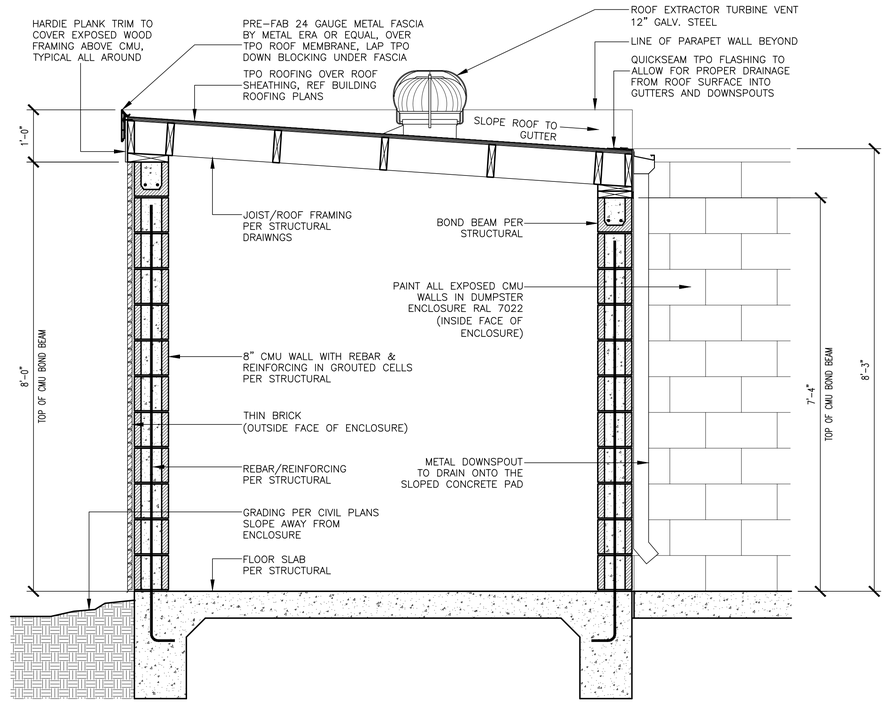
SHEET NO.: JAWA 25-0188
A6.1
FINISH SCHEDULES



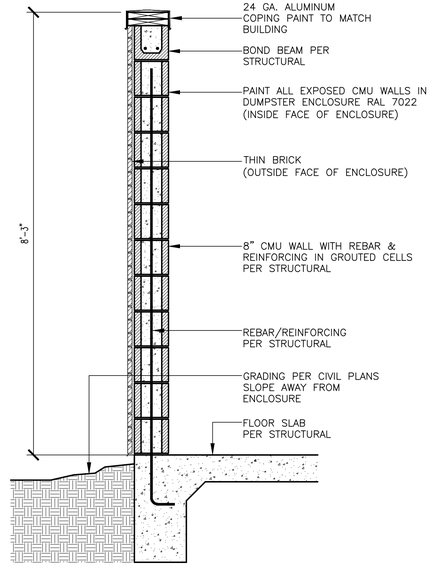
1 STORAGE BUILDING PLAN SCALE 3/8"=1'-0"



2 DUMPSTER ENCLOSURE PLAN SCALE 1/4"=1'-0"



3 WALL SECTION DETAIL SCALE 3/4"=1'-0"



4 WALL SECTION DETAIL SCALE 3/4"=1'-0"

KEY NOTES:

- BR / B1 — MODULAR THIN BRICK
  B1 = "GLAZED GREY VC5" BY ENDICOTT CLAY PRODUCTS
- D — HOLLOW METAL DOOR PAINT: "GAUNTLET GREY" SW7019 BY SHERWIN WILLIAMS
- EJ — TYPICAL CMU EXPANSION JOINT WITH BACKER ROD AND SEALANT
- EX — GC TO PAINT EXPOSED CMU BLOCK RAL 7022 (INSIDE FACE OF ENCLOSURE)
- FT — FIBER CEMENT FASCIA BOARD: PAINT: "GAUNTLET GREY" SW7019 BY SHERWIN WILLIAMS
- GD — METAL GUTTERS AND DOWNSPOUT DRAIN ONTO DUMPSTER ENCLOSURE SLAB (PAINT RAL 7022)
- L2 — RADIAL SCONCE LIGHT FIXTURE – SEE ELECTRICAL COLOR: PLATINUM SILVER
- MC — 24 GAUGE ALUMINUM COPING OVER CMU ENCLOSURE WALLS COLOR TO MATCH RAL 7022
- MF — METAL FASCIA – PRE-FAB ANCHOR-TITE FASCIA COLOR TO MATCH RAL 7022
- MG — DUMPSTER ENCLOSURE ENTRY GATES WITH 1X6 TREX CLADDING BOARDS, COLOR: BISCAYNE
- SC — SMOOTH CMU PAINT RAL 7022 (INSIDE FACE OF ENCLOSURE)
- SP — STEEL CONCRETE FILLED POST PAINT TO MATCH RAL 7022
- TV — ROOF EXTRACTOR TURBINE VENT 12" GALV. STEEL

GENERAL NOTES:

GENERAL CONTRACTOR TO PROVIDE 6 INCHES OF EXPOSED GRADE BREAMS AROUND THE STORAGE BUILDING WITH THE EXCEPTION OF THE DOOR LOCATION, COORDINATE WITH THE CIVIL GRADING PLANS.

GENERAL CONTRACTOR TO MECHANICALLY FASTEN ALL TREX CLADDING TO THE METAL FRAME PER MANUFACTURER'S INSTRUCTIONS

PROVIDE A 12"X12' LOUVER VENT IN HOLLOW METAL DOOR, SEE ELEVATIONS.

ELECTRICAL NOTES:

OCCUPANCY SENSOR: GC TO PROVIDE A WALL MOUNTED OCCUPANCY SENSOR, REF ELECTRICAL PLANS FOR MORE INFORMATION.

GC TO INSTALL NEW STRIP LIGHT FIXTURE, PER MANF.'S RECOMMENDATIONS. F25 – 42W LED BY COLUMBIA LIGHTING #LCL4-40ML-EDU.

GC TO PROVIDE A 20A, 120V, RECEPTACLE WITHIN 25 FEET OF THE HVAC EQUIPMENT, PER CODE.

ALL LIGHTING/POWER SHALL BE CONNECTED TO AN APPROPRIATE CIRCUIT IN THE MAIN BUILDING PANELS, VERIFY CIRCUITING PRIOR TO ROUGH-IN.

REV.	DATE	DESCRIPTION	BY
1	04/22/2026	CITY COMMENTS & FOUNDATION CHANGES & PROTO UPDATES	
2	06/09/2026	DEVELOPER COMMENTS	

REGISTERED ARCHITECT JEREMY WILLIAMS No. 19796 STATE OF MISSISSIPPI
PREPARED BY:
JAW Architects, Inc.
Jeremy Williams, Architect
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PREPARED FOR: McDonald's USA, LLC
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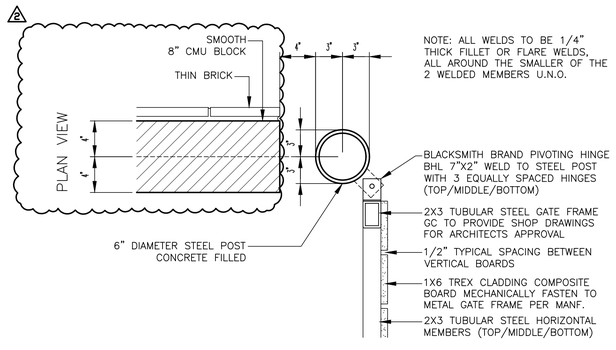
JAW	2025	JAW	02/05/2026

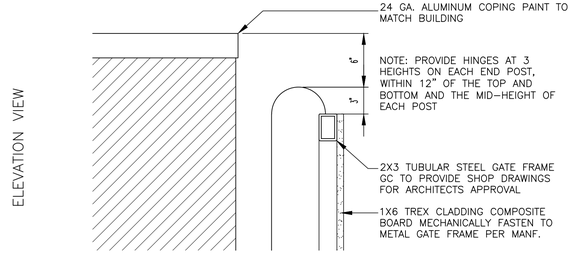
TITLE: 2025 OPTIMIZED BUILDING – BB20
4590-WOOD/WOOD
DESCRIPTION: WOOD BEARING WALLS, WOOD ROOF TRUSS FRAMING

SITE ID: 021-0351

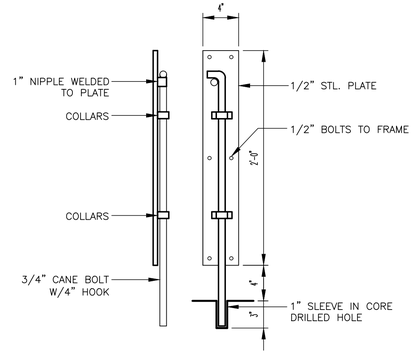
SITE ADDRESS: SWC OF ED PERRY BLVD & MS-30, OXFORD, MS 38655

SHEET NO. A7.0
JAWA 25-0188
DUMP. ENCLOSURE





3 **GATE POST DETAIL** SCALE 1-1/2"=1'-0"



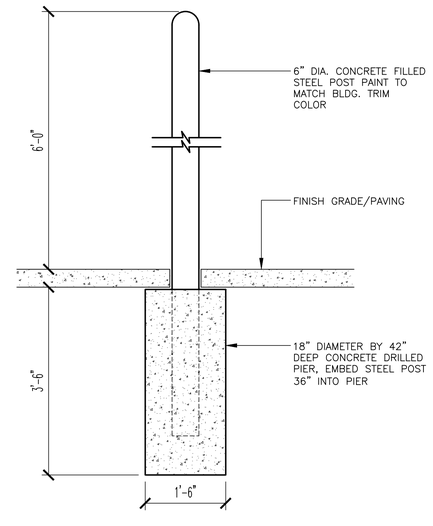
NOTES:

1. G.C. TO CUT 1" DIA. – SCHEDULE 40 GALVANIZED STEEL PIPE INTO 3" LONG SECTIONS TO MAKE 1" DIA. x 3" CANE BOLT "SLEEVE" PART #: mp-00002505
2. G.C. CORE DRILL 1.5" DIAMETER HOLD INTO CONCRETE (MIN. 3" TO 3-1/4" DEEP)
3. USE CONCRETE ADHESIVE ANCHOR TO SET "SLEEVE"
4. WIPE/CLEAN AREA AFTER INSTALLATION

G.C. TO PROVIDE TWO CANE BOLT SLEEVES PER EACH GATE

1. CLOSED POSITION: 0 DEGREES
2. OPEN POSITION: 90° MIN. – 120° MAX FROM CLOSED POSITION.

4 **CANE BOLT DETAIL** SCALE 1-1/2"=1'-0"



5 **PIPE BOLLARD DETAIL** SCALE 3/4"=1'-0"

REV	DATE	DESCRIPTION	BY
1	04/22/2026	CITY COMMENTS & FOUNDATION CHANGES & PROTO UPDATES	
2	06/09/2026	DEVELOPER COMMENTS	

PREPARED BY:
JAW
JAW Architects, Inc.
Jeremy Williams, Architect
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Email: jeremy@jaw-arch.com

PREPARED FOR:
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McDonald's USA, LLC

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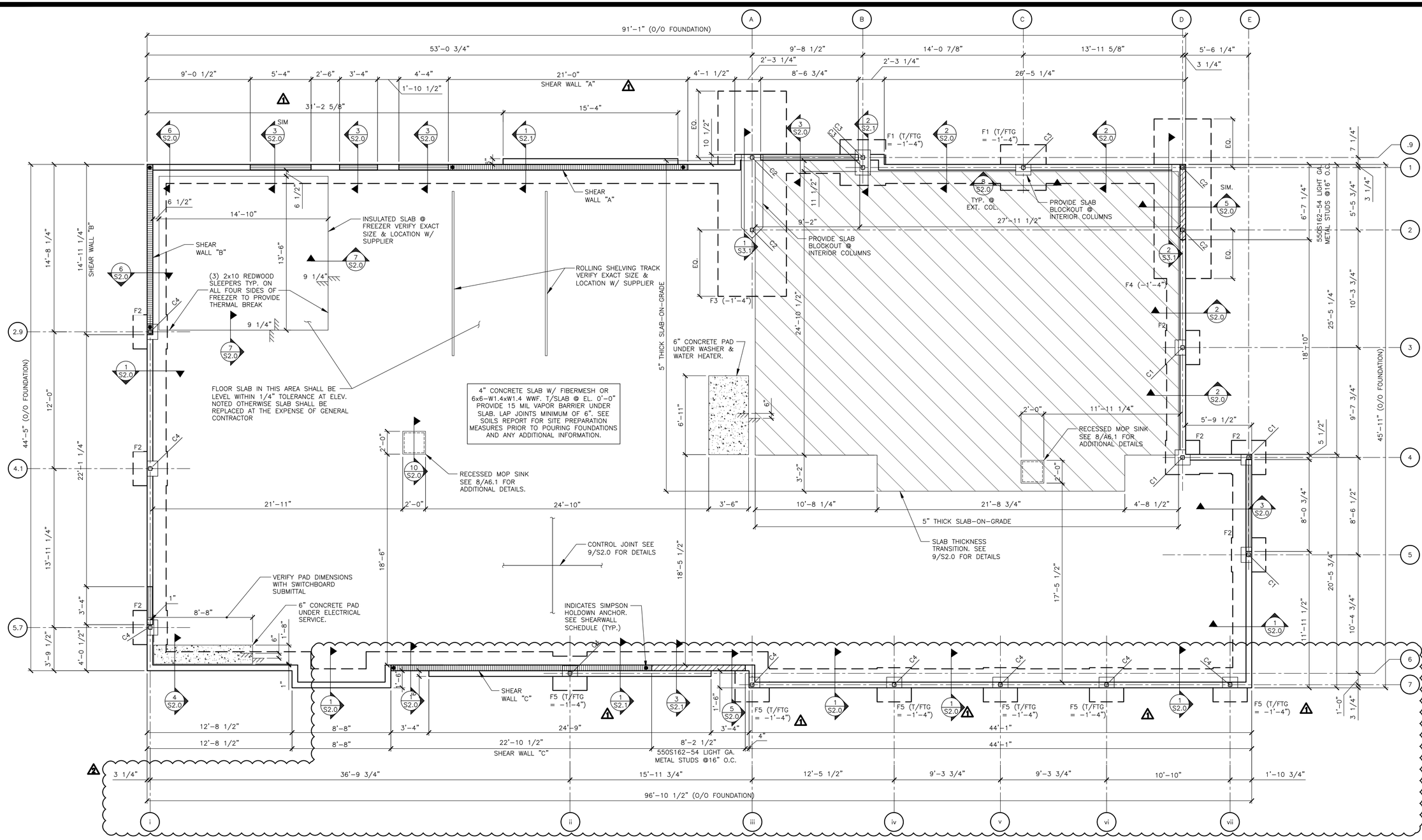
STD ISSUE DATE	2025
REVIEWED BY	JAW
DATE ISSUED	02/05/2026

TITLE: 2025 OPTIMIZED BUILDING – BB20
4590-WOOD/WOOD
DESCRIPTION: WOOD BEARING WALLS
WOOD ROOF TRUSS FRAMING

SITE ID: 023-0351
SITE ADDRESS: SWC OF ED PERRY BLVD & MS-30, OXFORD, MS 38655

SHEET NO.
JAWA 25-0188
A7.1
DUMP. ENCLOSURE



1 S1.0 FOUNDATION PLAN

1/4"=1'-0"

INDICATES 5" CONCRETE SLAB W/ FIBERMESH OR 6x6-W1.4xW1.4 WWF. PROVIDE 4" CONCRETE SLAB W/ FIBERMESH OR 6x6-W1.4xW1.4 WWF OUTSIDE OF INDICATED HATCHED AREA. SEE 9/S2.0 FOR ADDITIONAL SLAB INFORMATION.

NOTES:
1. BOT OF FOOTING @ EL. (-2'-8") MIN UNLESS NOTED OTHERWISE.
2. SEE SHEET S4.0 FOR GENERAL STRUCTURAL NOTES.
3. PROVIDE POSITIVE DRAINAGE TO ALL FLOOR DRAINS/SINKS (MIN 6") BEYOND DRAIN) SEE PLUMBING DRAWINGS FOR EXACT LOCATIONS
4. SEE SHEET S2.0 FOR TYPICAL CORNER BAR DETAILS.
5. MINIMUM REQUIREMENTS FOR SILL PLATE CONNECTION TO FOUNDATION:
   MINIMUM # OF BOLTS = 2 PER PIECE OF SILL
   MAXIMUM DISTANCE FROM END OF SILL TO ANCHOR = 12"
   MINIMUM DISTANCE FROM END OF SILL TO ANCHOR = 4"
6. WHERE SILL PLATES ARE NOT CONTINUOUS AT ALL LOCATIONS EXCEPT SHEAR WALLS, USE SIMPSON "RPS22Z" TIE FOR NOTCH < 5 1/2", USE SIMPSON "RPS28Z" FOR NOTCH < 12", W/ 16d NAILS INTO SILL PLATE ENDS. (MAX. SPACING BETWEEN STUDS = 16" O.C.)
7. WHERE SILL PLATES ARE NOT CONTINUOUS AT SHEAR WALLS, CONTACT ENGINEER OF RECORD FOR RESPONSE.

INDICATES FRAME SHEAR WALL. SEE S3.2 FOR SHEAR WALL INFORMATION

INDICATES DEPRESSION IN FOUNDATION WALL @ DOORS. SEE 3/S2.0 FOR THRESHOLD DETAILS.

INDICATES METAL STUD FRAME WALL. SEE 5/S2.0 FOR DETAILS.

FOOTING SCHEDULE

MARK	SIZE	REINFORCING	TOP OF FTG
F1	4'-0"x4'-0"x2'-0" ⚠1	5-#5 E.W.-B.	-1'-4" ⚠1
F2	3'-0"x3'-0"x2'-0"	4-#5 E.W.-B.	-0'-8"
F3	6'-0"x18'-0"x3'-0"	14-#7 L.W.-T&B #6 @ 12" O.C. S.W.-T&B	SEE PLAN
F4	5'-0"x14'-0"x3'-0" ⚠1	11-#7 L.W.-T&B #6 @ 12" O.C. S.W.-T&B	SEE PLAN
F5	3'-0"x3'-0"x2'-0"	4-#5 E.W.-B.	-1'-4" UNO ⚠1

COLUMN & BASE PLATE SCHEDULE

MARK	MEMBER	SHAPE	BASE PLATE	REMARKS
C1	HSS4x4x1/4	⊞	A	EXTEND TO ROOF
C2	HSS4x4x5/16	⊞	B	BRACED FRAME
C3	HSS4x4x5/16	⊞	A	EXTEND TO ROOF
C4	HSS4x4x1/4	⊞	A	EXTEND TO ROOF

NOTE: SEE DETAIL 3/S3.1 FOR BASE PLATE AND ANCHOR ROD DETAILS

NO.	DATE	DESCRIPTION	BY
1	04/22/2026	CITY COMMENTS & FOUNDATION CHANGES & PROTO UPDATES	
2	06/09/2026	DEVELOPER COMMENTS	

Greg Riley, MCE, P.E., P.Eng.
Structural Engineering Consultant
Postal Box 1622
Tehachapi, CA 93581

GREG RILEY REGISTERED PROFESSIONAL ENGINEER 14202 STATE OF MISSISSIPPI

Signed/Sealed on: 06/17/2026

McDonald's USA, LLC

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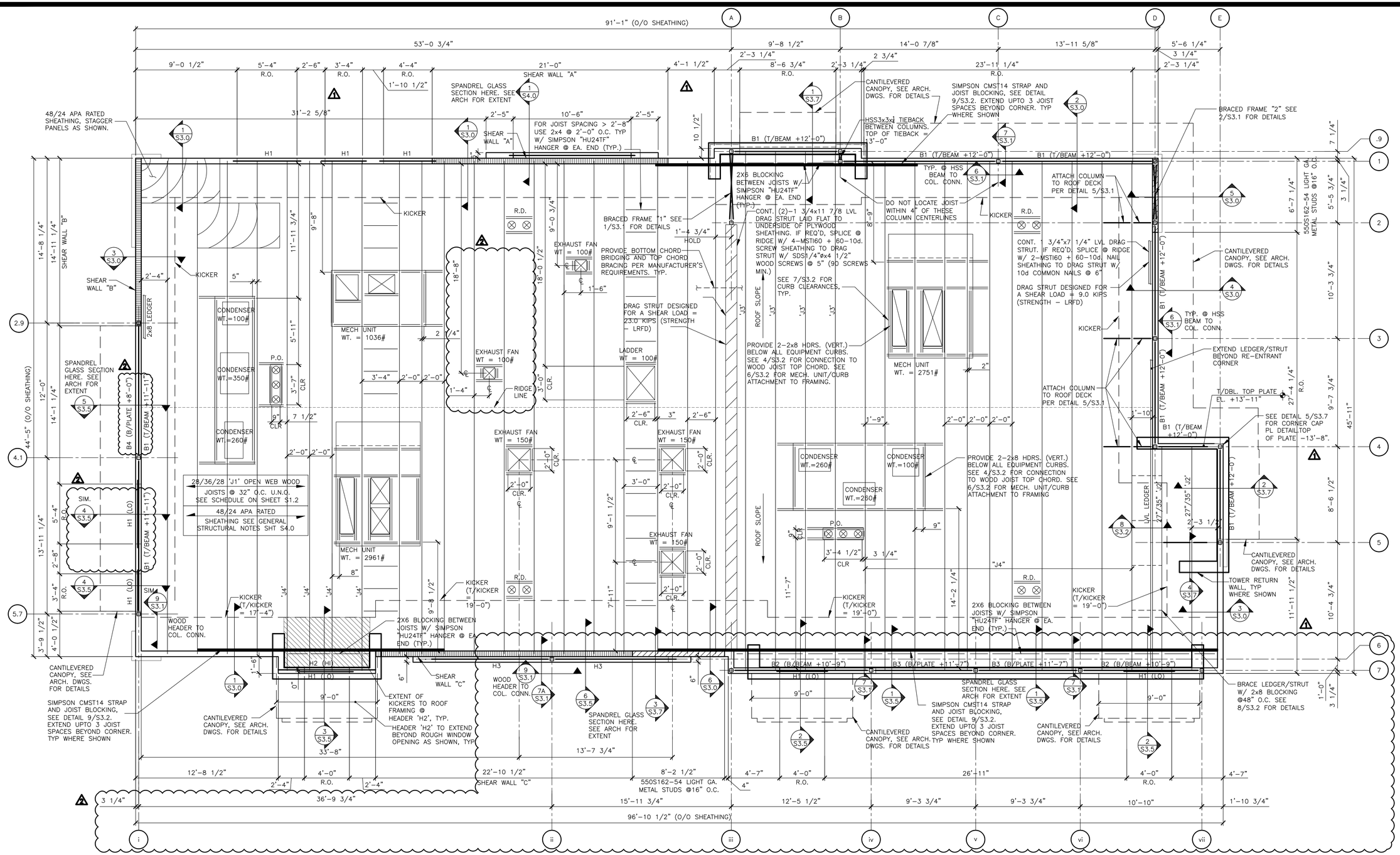
DRAWN BY AP | STD ISSUE DATE 2025 | REVIEWED BY GR | DATE ISSUED 02/05/2026

TITLE: 2025 OPTIMIZED BUILDING - BB20
4590-WOOD/WOOD
DESCRIPTION: WOOD BEARING WALLS
WOOD ROOF TRUSS FRAMING

SITE ID: 023-0351
SITE ADDRESS: SWC OF ED PERRY BLVD & MS-30, OXFORD, MS 38655

JAWA 25-0188

SHEET NO. S1.0
FOUNDATION PLAN



INDICATES FRAME SHEAR WALL. SEE S3.2 FOR SHEAR WALL INFORMATION

INDICATES METAL STUD FRAME WALL. SEE 6/S3.0 FOR DETAILS.

INDICATES RTU SUPPLY/RETURN ROOF DECK PENETRATIONS. G.C. TO PROVIDE (2)-2x8 HDRS. AT PERIMETER OF ALL PENETRATIONS/OPENINGS PER DETAIL 4/S3.2 AND COORDINATE EXTENT WITH MANUFACTURER SPECIFICATIONS.

NOTES:
1. SEE SHEET S4.0 FOR GENERAL STRUCTURAL NOTES.
2. R.D.: ROOF DRAINS
3. P.O.: ROOF CURB PORTAL OPENING – COORDINATE WITH MECHANICAL DRAWINGS.
4. WHEN TOP PLATES ARE NOT CONTINUOUS, USE SIMPSON "RPS22" TIE FOR NOTCH < 5 1/2", USE SIMPSON "RPS28" TIES FOR NOTCH < 12", W/ 16d NAILS INTO TOP PLATE ENDS. (MAX. SPACING BETWEEN STUDS = 16" O.C.)
5. TOP PLATE SPLICE SHALL BE MINIMUM LENGTH OF 48" WITH 2 ROWS (2 1/2" APART) OF 22-16d COMMON NAILS SPACED @ 2" ON CENTER (44 TOTAL).
6. SEE 5/S3.2 FOR SNOW DRIFT DIAGRAM.

BEAM SCHEDULE

MARK	MEMBER	SHAPE	SUPPORT	REMARKS
B1	HSS16x4x1/4 LLV	[]	1/2" END PLATE	SEE DETAIL 6/S3.1
B2	HSS12x4x1/4 (LLV)	[]	1/2" END PLATE	SEE DETAIL 8/S3.1
B3	HSS12x4x1/4 (LLV)+ 1/4" PLATE	[]	1/2" END PLATE	SEE DETAIL 8/S3.1
B4	HSS8x4x1/4 (LLV)+ 1/4" PLATE	[]	1/2" END PLATE	SEE DETAIL 8/S3.1

HEADER SCHEDULE

MARK	MEMBER	SHAPE	BEARING
H1	5 1/4"x9 1/2" LVL	⊠	SEE DETAIL 2/S3.2
H2	5 1/4"x16" LVL	⊠	SEE DETAIL 3/S3.5 & 2/S3.2
H3	5 1/4"x11 7/8" LVL	⊠	SEE DETAIL 2/S3.2 & 6/S3.5

JOIST SCHEDULE

MARK	LIVE/ROOF SNOW LOAD	DEPTH	MANUFACTURER & SERIES
J1	20/20	28"/36"/28"	REDBUILT "RED-S"
J2	20/20	27"/35"	REDBUILT "RED-S"
J3	20/20	27"/36"/27.375"	REDBUILT "RED-S"
J4	20/20	27"/36"/28"	REDBUILT "RED-S"

NOTE: SEE DETAIL 4/S3.2 FOR JOIST DETAILS AND SUPPLIER INFORMATION

1/S1.2 **FRAMING PLAN**
1/4"=1'-0"

NOTE TO CONTRACTOR:
ANY SPRINKLER LINES GREATER THAN 3" DIAMETER SHALL BE VERIFIED BY THE SPRINKLER CONTRACTOR PRIOR TO TRUSS FABRICATION.

NO.	DATE	REV
1	04/22/2026	CITY COMMENTS & FOUNDATION CHANGES & PROTO UPDATES
2	06/09/2026	DEVELOPER COMMENTS

BY

Greg Riley, MCE, P.E., P.Eng.
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Signed/Sealed on: 06/17/2026

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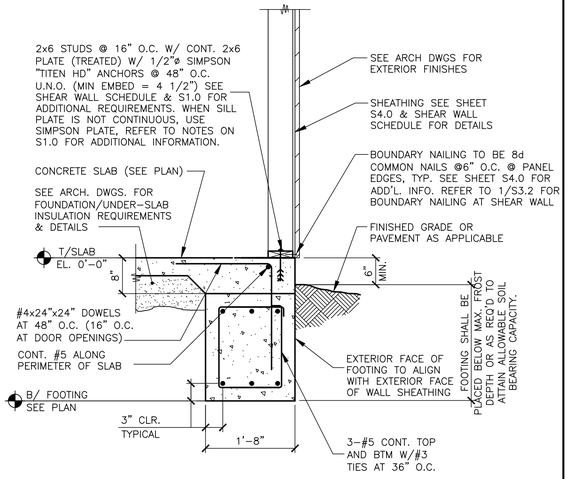
DRAWN BY AP
STD ISSUE DATE 2025
REVIEWED BY GR
DATE ISSUED 02/05/2026

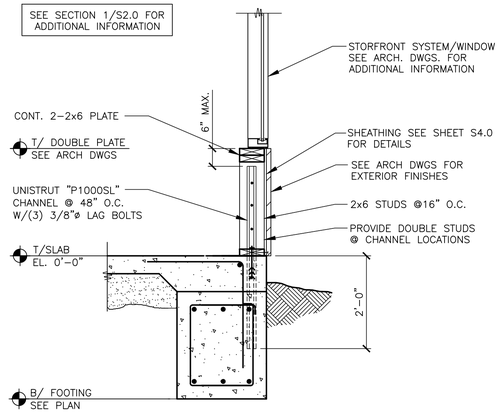
TITLE: 2025 OPTIMIZED BUILDING – BB20
4590-WOOD/WOOD
DESCRIPTION: WOOD BEARING WALLS
WOOD ROOF TRUSS FRAMING

SITE ADDRESS: SWC OF ED PERRY BLVD & MS-30, OXFORD, MS 38655
SITE ID: 023-0351

SHEET NO. JAWA 25-0188
S1.2
ROOF FRAMING PLAN



1 S2.0 **SECTION**
3/4" = 1'-0"



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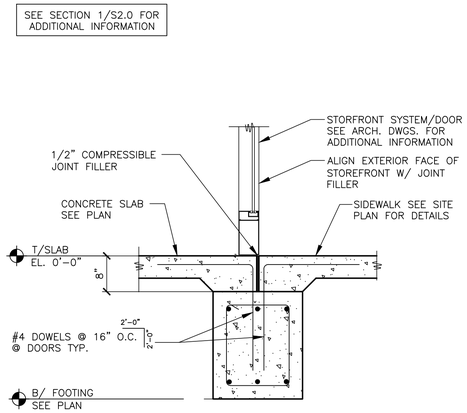

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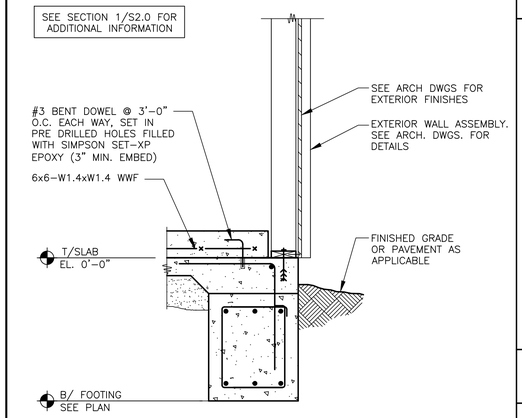

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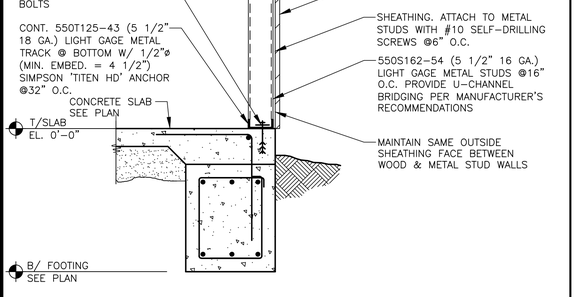
3/4" = 1'-0"



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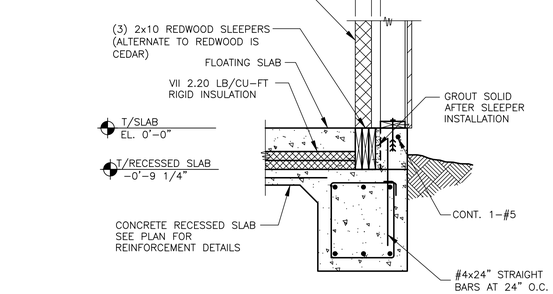

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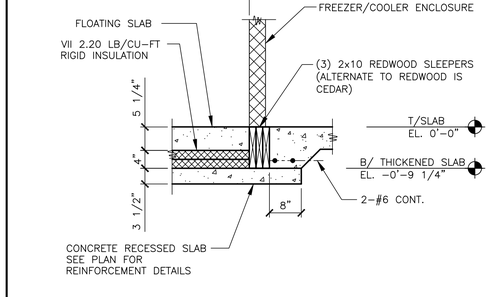
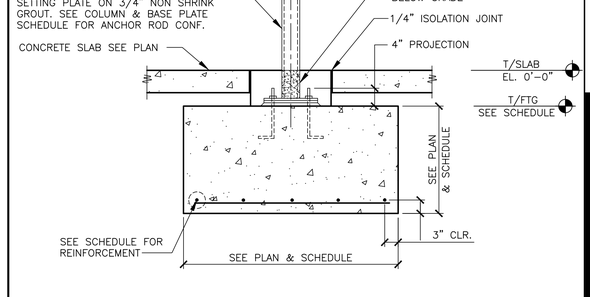
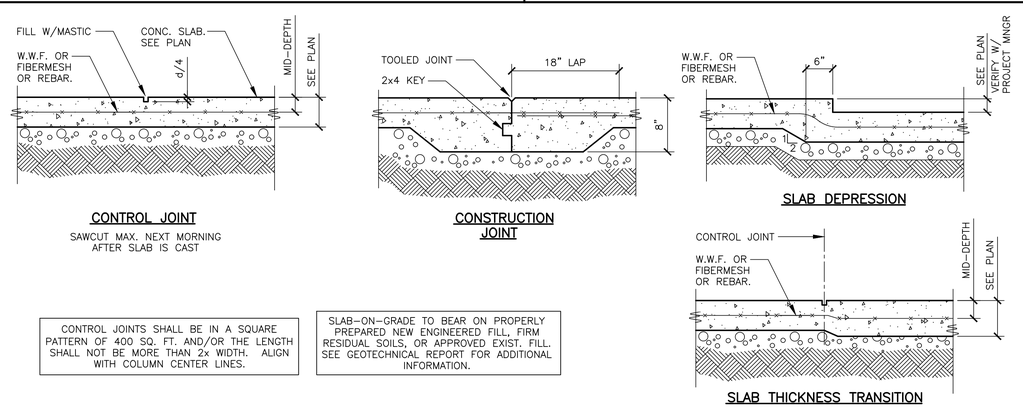
3/4" = 1'-0"



7 S2.0 **SECTION**
3/4" = 1'-0"



8 S2.0 **ISOLATED COLUMN FOOTING DETAIL**
3/4" = 1'-0"



9 S2.0 **SLAB ON GRADE DETAILS**
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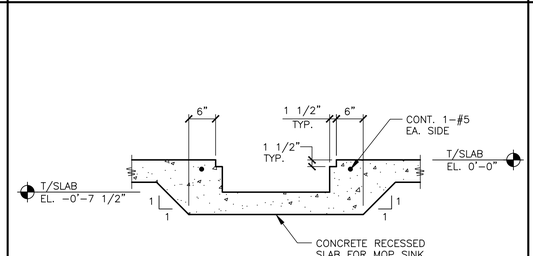
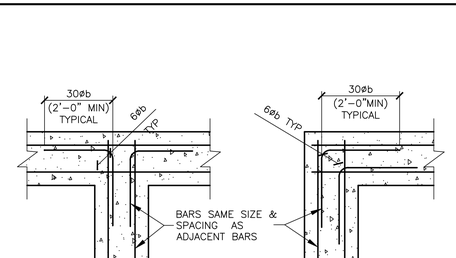


10 S2.0 **RECESSED SLAB DETAIL**
3/4" = 1'-0"



11 S2.0 **CORNER BAR DETAILS**
N.T.S.

REV	DATE	DESCRIPTION	BY

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GREG RILEY REGISTERED PROFESSIONAL ENGINEER 14202 STATE OF MISSISSIPPI

Signed/Sealed on: 02/06/2026

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DRAWN BY	AP
STD ISSUE DATE	2025
REVIEWED BY	GR
DATE ISSUED	02/05/2026

TITLE: 2025 OPTIMIZED BUILDING - BB20
4590-WOOD/WOOD

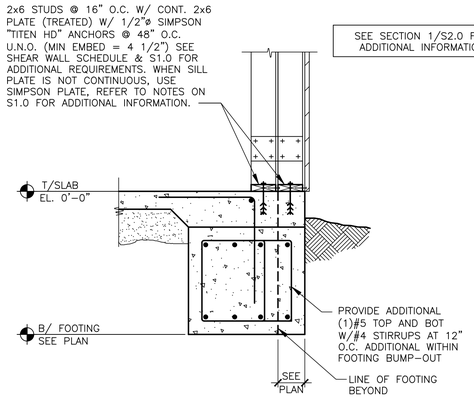
DESCRIPTION: WOOD BEARING WALLS
WOOD ROOF TRUSS FRAMING

SITE ID: 023-0351

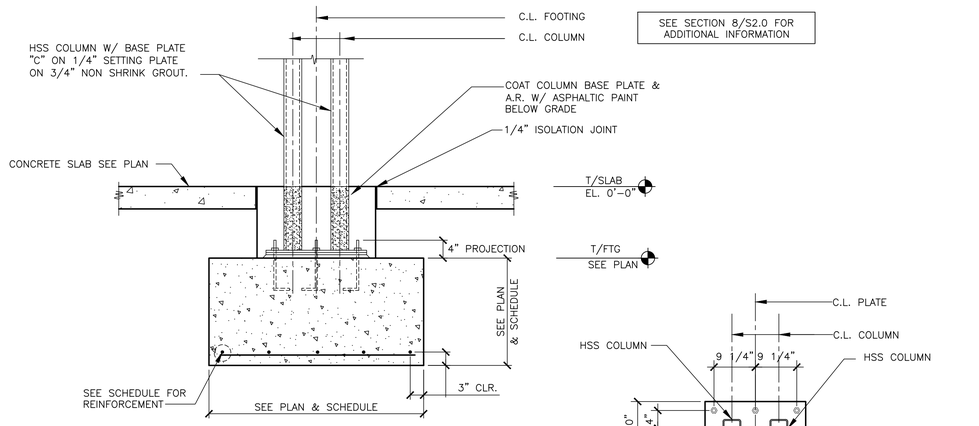
SITE ADDRESS: SWC OF ED PERRY BLVD & MS-30, OXFORD, MS 38655

JAWA 25-0188

SHEET NO. **S2.0**
FOUNDATION SECTIONS

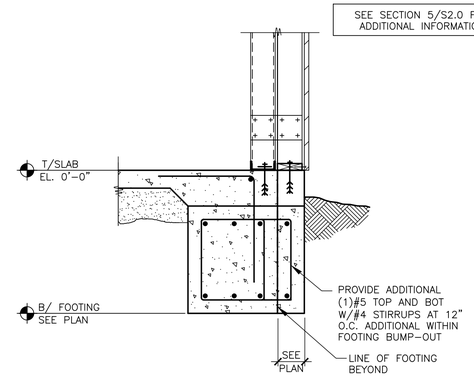


1 S2.1 **SECTION**
3/4" = 1'-0"



2 S2.1 **SECTION**
3/4" = 1'-0"

BASE PLATE C



3 S2.1 **SECTION**
3/4" = 1'-0"

REV	DATE	DESCRIPTION	BY

Greg Riley, MCE, P.E., P.Eng.
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REVIEWED BY	GR
DATE ISSUED	02/05/2026

TITLE: 2025 OPTIMIZED BUILDING - BB20
4590-WOOD/WOOD

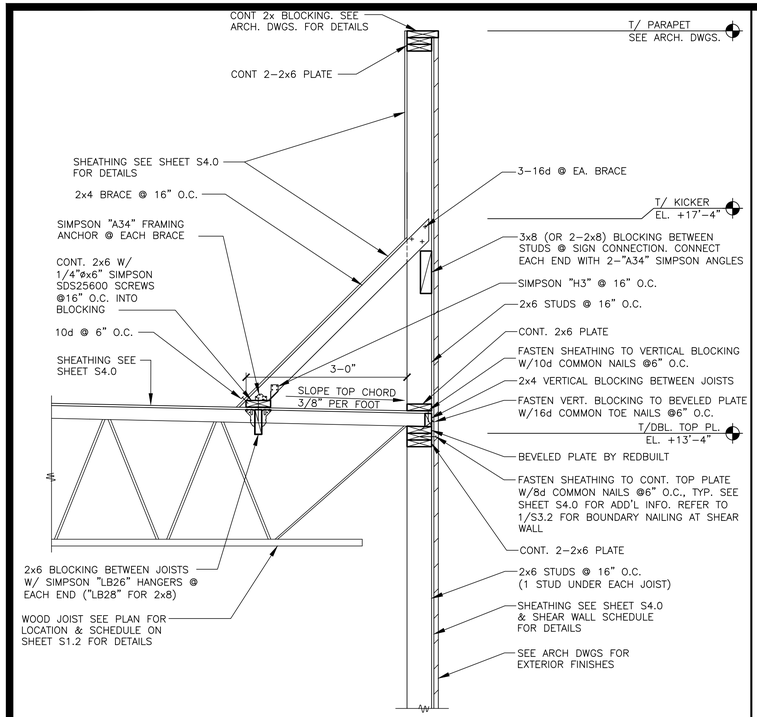
DESCRIPTION
WOOD BEARING WALLS
WOOD ROOF TRUSS FRAMING

SITE ID: 023-0351

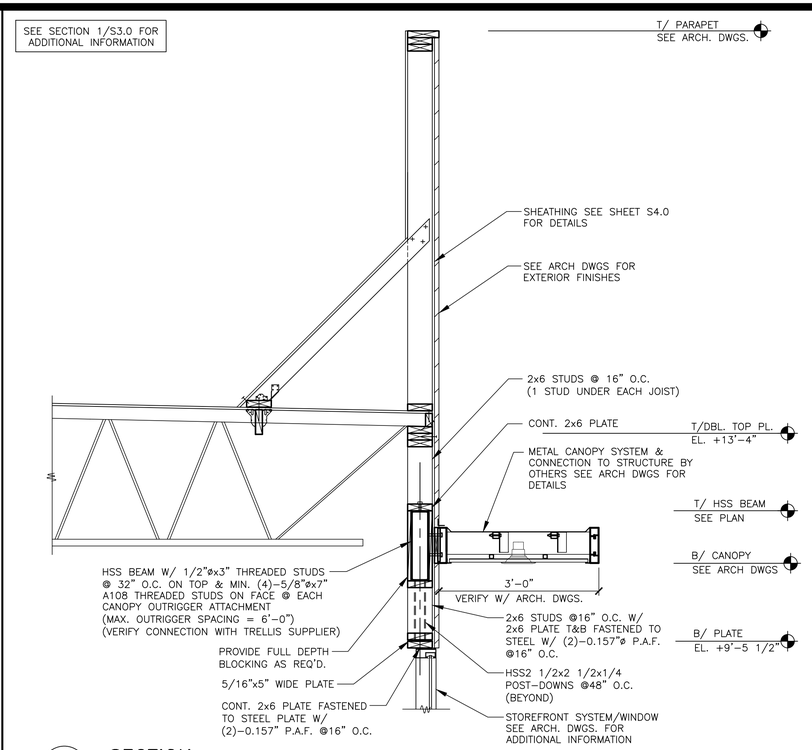
SITE ADDRESS: SWC OF ED PERRY BLVD & MS-30, OXFORD, MS 38655

JAWA 25-0188

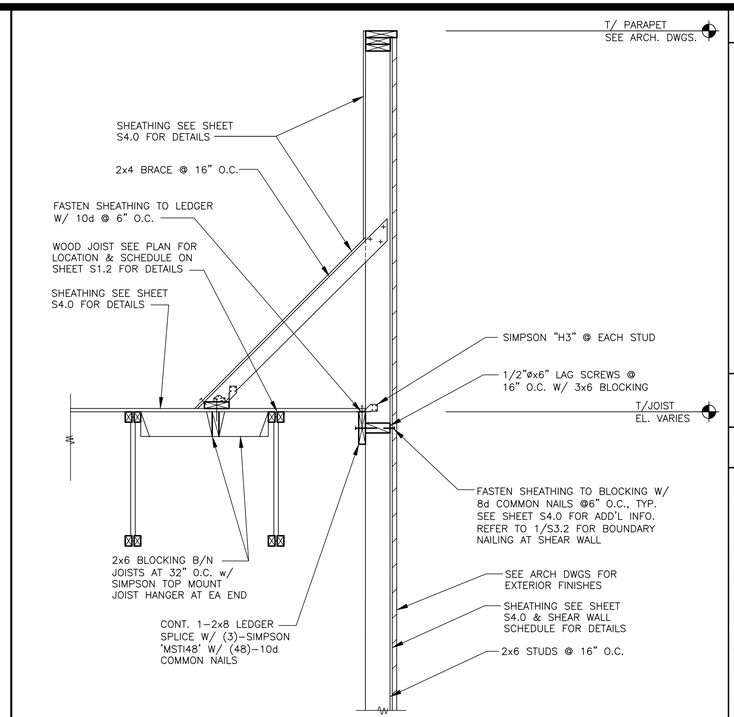
SHEET NO. **S2.1**
DETAILS



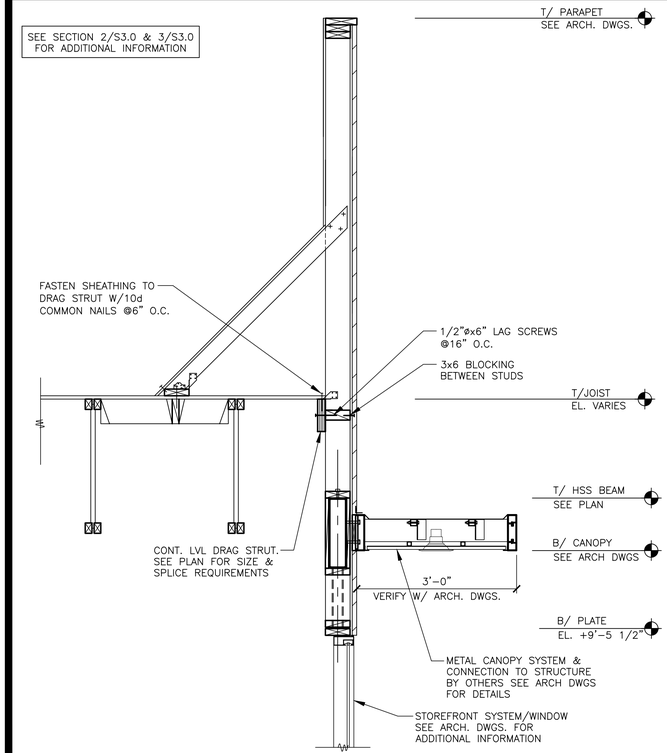
1 S3.0 **SECTION**
3/4" = 1'–0"



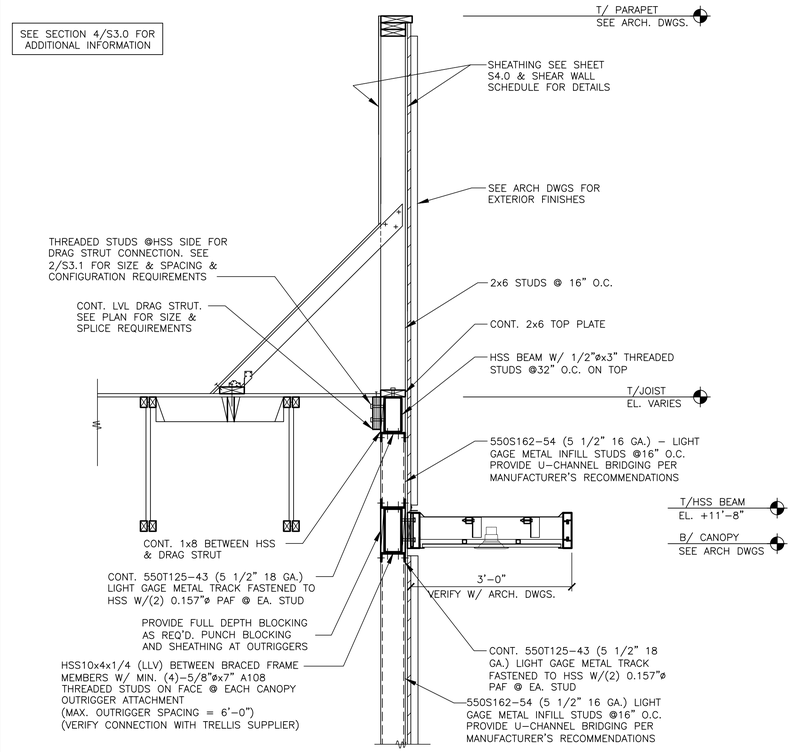
2 S3.0 **SECTION**
3/4" = 1'–0"



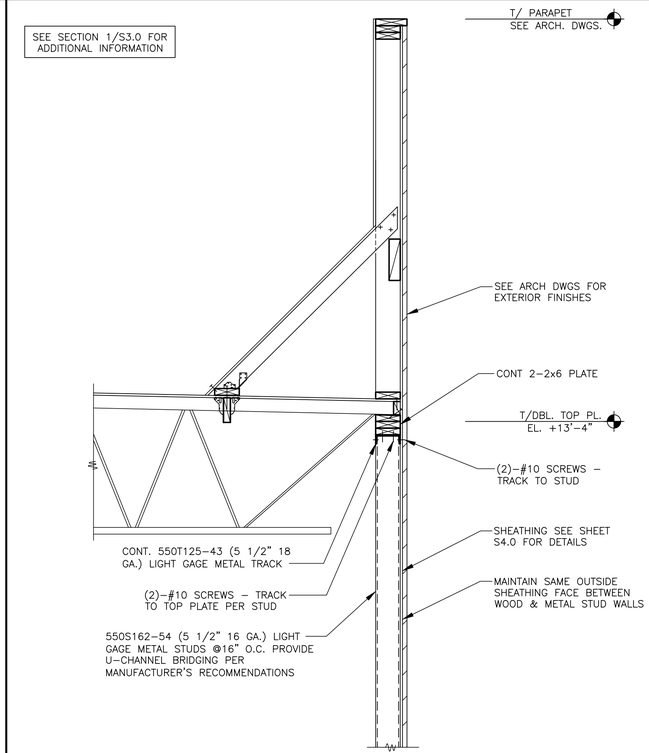
3 S3.0 **SECTION**
3/4" = 1'–0"



4 S3.0 **SECTION**
3/4" = 1'–0"



5 S3.0 **SECTION**
3/4" = 1'–0"



6 S3.0 **SECTION**
3/4" = 1'–0"

BY	DESCRIPTION	DATE	REV

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Signed/Sealed on: 02/06/2026

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DRAWN BY	AP
STD ISSUE DATE	2025
REVIEWED BY	GR
DATE ISSUED	02/05/2026

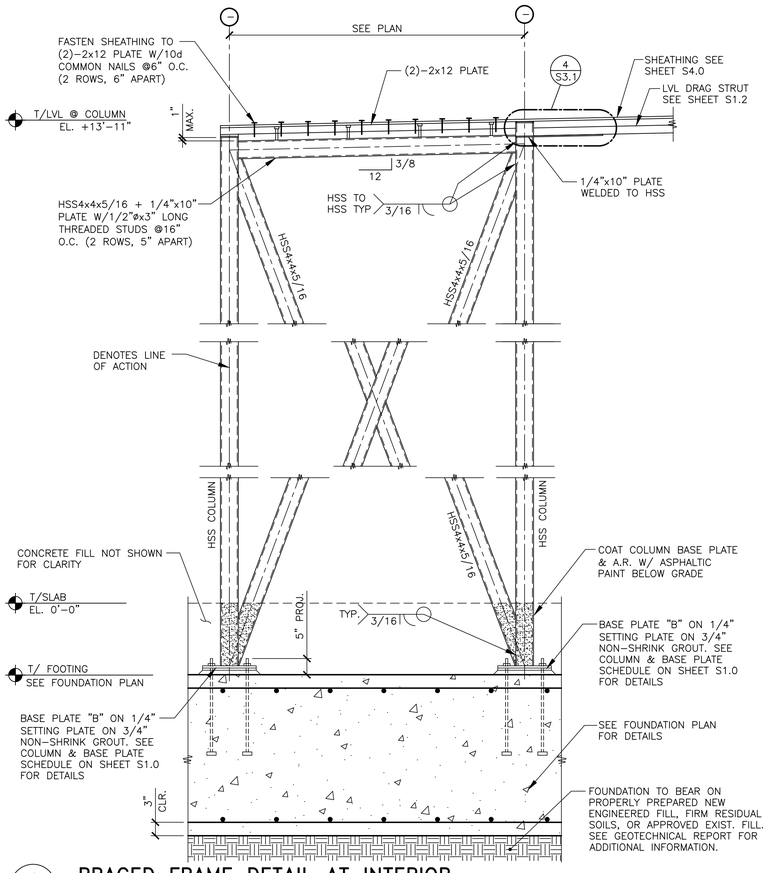
TITLE: 2025 OPTIMIZED BUILDING – BB20
4590–WOOD/WOOD
DESCRIPTION: WOOD BEARING WALLS
WOOD ROOF TRUSS FRAMING

SITE ADDRESS: SWC OF ED PERRY BLVD & MS–30, OXFORD, MS 38655

SITE ID: 023–0351

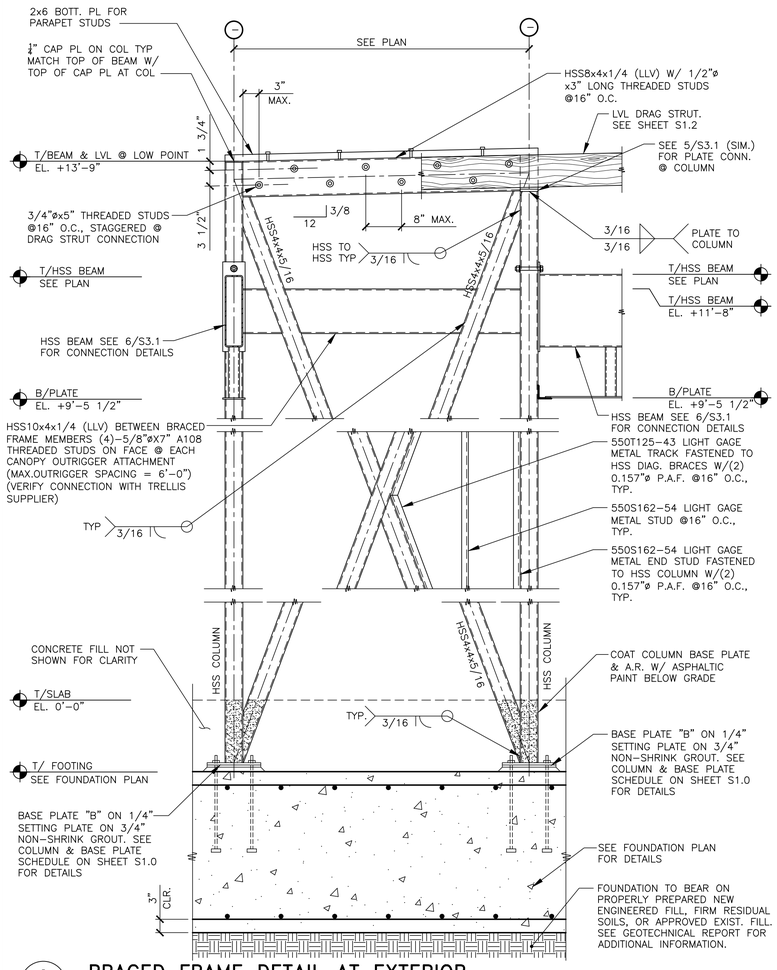
JAWA 25–0188

SHEET NO. **S3.0**
FRAMING SECTIONS



1 S3.1 **BRACED FRAME DETAIL AT INTERIOR**

3/4" = 1'–0"



2 S3.1 **BRACED FRAME DETAIL AT EXTERIOR**

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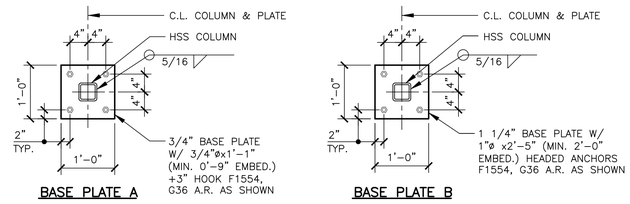
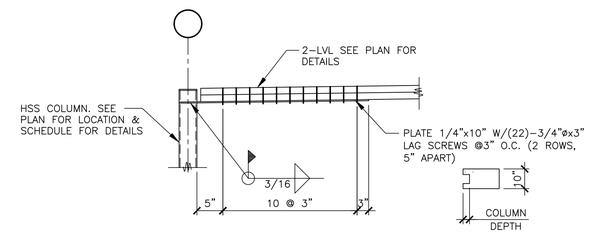


3 S3.1 **BASE PLATE DETAILS**

N.T.S.



4 S3.1 **DRAG STRUT CONNECTION DETAIL**

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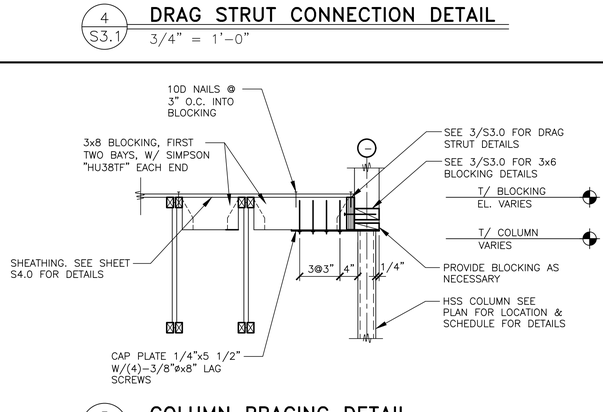

5 S3.1 **COLUMN BRACING DETAIL**

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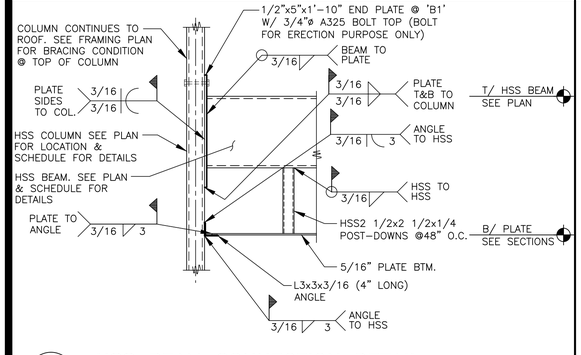

6 S3.1 **HSS BEAM CONNECTION DETAIL**

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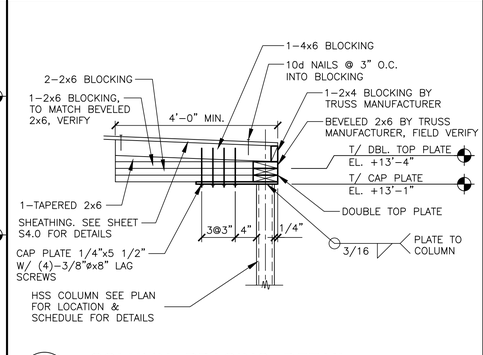
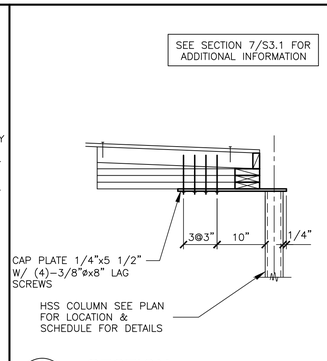


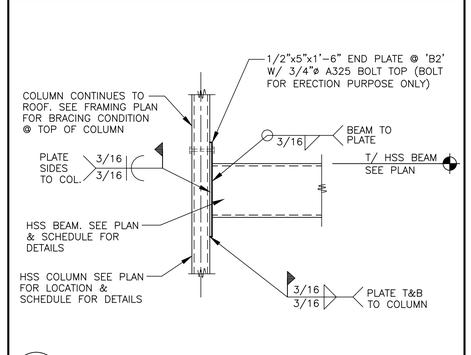
7 S3.1 **COLUMN BRACING DETAIL**

3/4" = 1'–0"



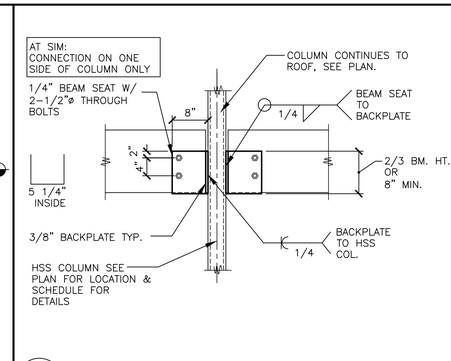
7A S3.1 **SECTION**

3/4"=1'–0"



8 S3.1 **HSS BEAM CONNECTION DETAIL**

3/4" = 1'–0"



9 S3.1 **WOOD HEADER CONNECTION DETAIL**

3/4" = 1'–0"

BY	DESCRIPTION	DATE	REV

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Signed/Sealed on: 02/06/2026

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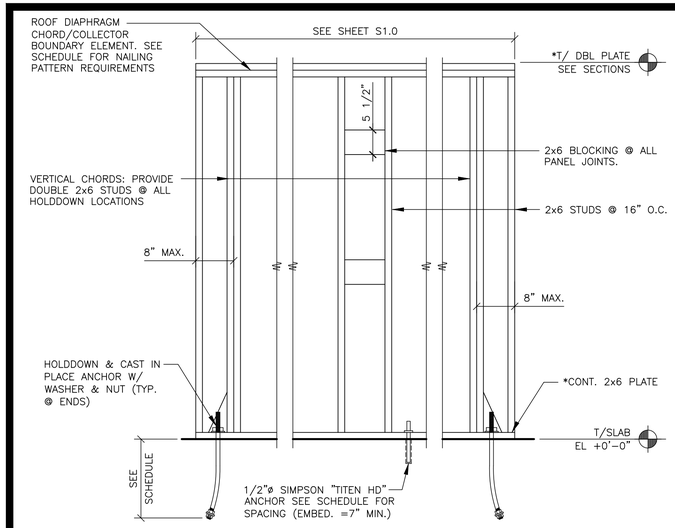
DRAWN BY	STD ISSUE DATE	REVIEWED BY	DATE ISSUED
AP	2025	GR	02/05/2026

TITLE: 2025 OPTIMIZED BUILDING – BB20
4590–WOOD/WOOD
DESCRIPTION: WOOD BEARING WALLS
WOOD ROOF TRUSS FRAMING

SITE ID: 023–03511

SITE ADDRESS: SWC OF ED PERRY BLVD & MS–30, OXFORD, MS 38655

SHEET NO. JAWA 25–0188 **S3.1** STEEL DETAILS



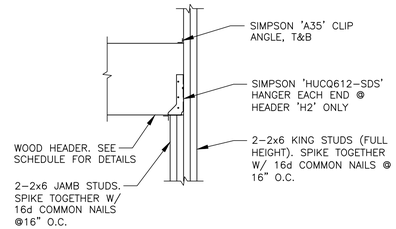
SHEAR WALL SCHEDULE

WIND: 105 MPH (EXPOSURE C) SEISMIC: Sds = 45%, Sd1 = 28%

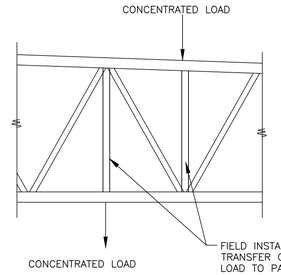
MARK	SHEATHING	SHEATHING NAIL SIZE	SHEATHING NAIL** SPACING @ PANEL EDGES	HOLDDOWN*** ANCHORS	ANCHOR BOLT SPACING	REMARKS
A	1-15/32"	8d	6"	1-HDU5-SDS2.5 W/(1) SB5/8x24" PRECAST ANCHOR	32"	18" MIN. EMBED. ON HOLDDOWN ANCHORS.
B	1-15/32"	8d	6"	1-HDU5-SDS2.5 W/(1) SB5/8x24" PRECAST ANCHOR	32"	18" MIN. EMBED. ON HOLDDOWN ANCHORS.
C	1-15/32"	8d	6"	1-HDU5-SDS2.5 W/(1) SB5/8x24" PRECAST ANCHOR	40"	18" MIN. EMBED. ON HOLDDOWN ANCHORS.

NOTES:
1. SHEATHING PANELS MAY BE LAID UP HORIZONTALLY OR VERTICALLY. NO VERTICAL PANEL EDGES ON VERTICAL CHORDS (HOLDDOWN LOCATION).
2. WIND LOADS GOVERN OVER SEISMIC LOADS UNLESS AS NOTED IN THE REMARKS COLUMN.
3. NAIL ALL SHEATHING TO INTERMEDIATE SUPPORTS @ 12" O.C.
4. SCREW HOLDOWN ANCHORS TO VERTICAL MEMBER W/ 14-"SDS1/4"øx2 1/2" SCREWS EACH.
* IF SILL PLATE OR TOP PLATES ARE NOT CONTINUOUS, CONTACT THE ENGINEER OF RECORD FOR SOLUTION.
** NAIL WALL SHEATHING TO ROOF DIAPHRAGM CHORD & TO EACH MEMBER/WALL VERTICAL CHORD W/ 10d COMMON NAILS @ 6" O.C., UNO.
*** HOLD DOWNS AND HOLD DOWN ANCHOR SYSTEMS PER SIMPSON STRONG TIE & SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS.

1 S3.2 **SHEAR WALL SCHEDULE** N.T.S.



2 S3.2 **HEADER SUPPORT DETAIL** N.T.S.



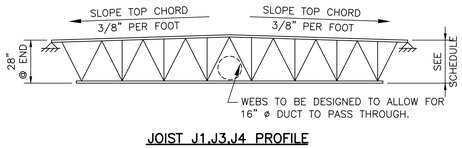
3 S3.2 **JOIST DETAIL @ POINT LOADS** N.T.S.

1. FOR NATIONAL ACCOUNT PACKAGE & PRICING CONTACT REDBUILT @ 1-866-859-6757
2. JOIST MFGR. TO VERIFY SIZE AT HVAC ROOF TOP UNITS.

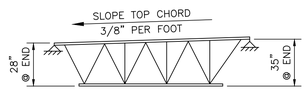
HEADER	HANGER
2x6	LUS26
2-2x6	LUS26-2
2x8	LUS28
2-2x8	LUS28-2
2x10	LUS210
2-2x10	LUS210-2

FOR OPENINGS < 1'-4" USE 1-2x6
FOR OPENINGS > 1'-4" AND < 4'-0" USE 2-2x8
FOR OPENINGS > 4'-0" AND < 6'-0" USE 2-2x10

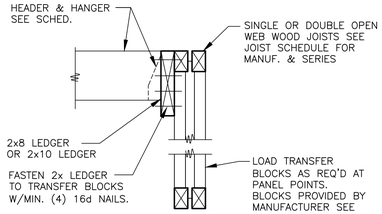
3. ALL JOISTS SHALL BE DESIGNED FOR THE FOLLOWING NET UPLIFT. 105 MPH (BASIC) - 8 PSF SERVICE (ASD: 0.6D + 0.6W)



JOIST J1,J3,J4 PROFILE

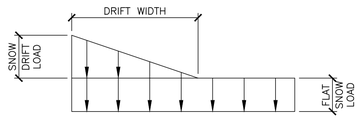


JOIST J2 PROFILE



LOAD TRANSFER BLOCKS CONCENTRATED LOADS

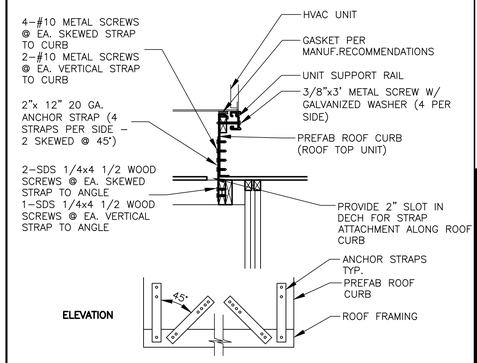
4 S3.2 **JOIST NOTES** N.T.S.



DRIFT	SNOW DRIFT LOAD (PSF)	WIDTH (FT)
SHORT DIRECTION	26.0	6'-3"
LONG DIRECTION	38.0	9'-1"

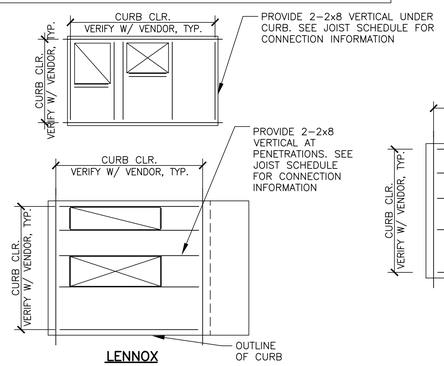
NOTE: SNOW DRIFT LOADS BASED ON NOMINAL, UNFACTORED GROUND SNOW LOADS. SEE SHEET S4.0 FOR ADDITIONAL INFORMATION.

5 S3.2 **SNOW DRIFT DIAGRAM/SCHEDULE** N.T.S

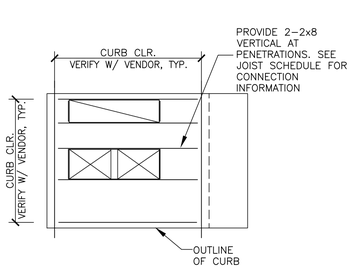


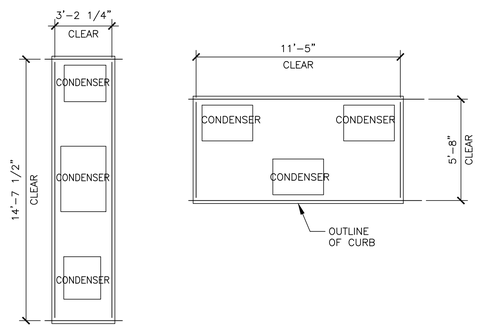
6 S3.2 **SECTION** 3/4" = 1'-0"

NOTE: RTU VENDOR/SUPPLIER AND MODEL SHALL BE VERIFIED PRIOR TO INSTALLATION. G.C. TO PROVIDE (2)-2x8 HDRS. BELOW RTU CURBS AND AT PERIMETER OF ALL PENETRATIONS/OPENINGS PER DETAIL 4/S3.2. COORDINATE LOCATIONS AND EXTENT WITH MANUFACTURER CURB SPECIFICATIONS.

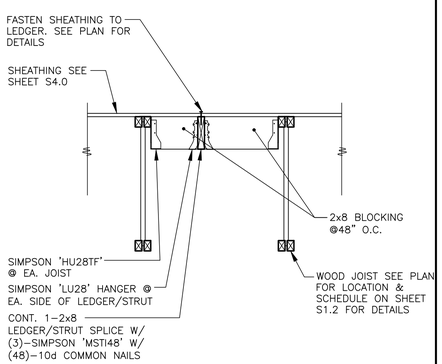


LENNOX

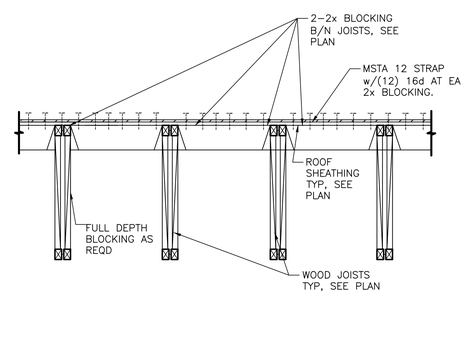




7 S3.2 **ROOF TOP UNIT CLEARANCES** 1/4" = 1'-0"



8 S3.2 **SECTION** 3/4" = 1'-0"



9 S3.2 **SECTION AT JOIST BLOCKING** N.T.S.

REV	DATE	DESCRIPTION	BY

Greg Riley, MCE, P.E., P.Eng.
Structural Engineering Consultant
Postal Box 1622
Tehachapi, CA 93581

GREG RILEY REGISTERED PROFESSIONAL ENGINEER 14202 STATE OF MISSISSIPPI

Signed/Sealed on: 02/06/2026

McDonald's USA, LLC

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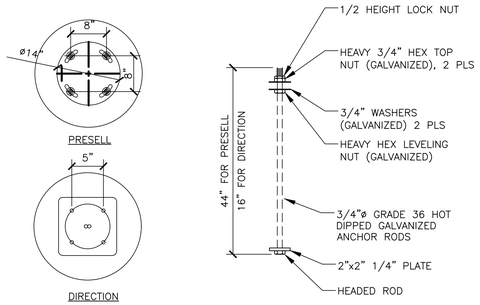
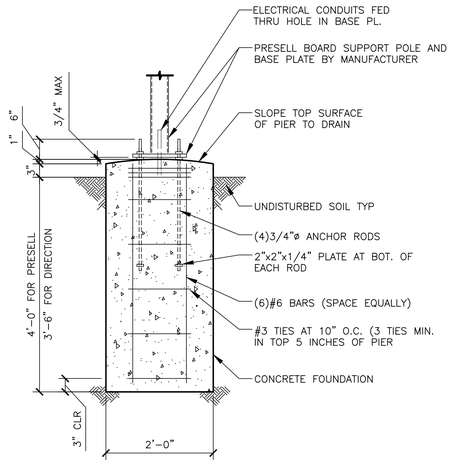
DRAWN BY AP | STD ISSUE DATE 2025 | REVIEWED BY GR | DATE ISSUED 02/05/2026

TITLE 2025 OPTIMIZED BUILDING - BB20 4590-WOOD/WOOD
DESCRIPTION WOOD BEARING WALLS WOOD ROOF TRUSS FRAMING
SITE ID 023-0351
SITE ADDRESS SWC OF ED PERRY BLVD & MS-30, OXFORD, MS 38655

JAWA 25-0188
SHEET NO. S3.2
DETAILS



ANCHOR BOLT PATTERN

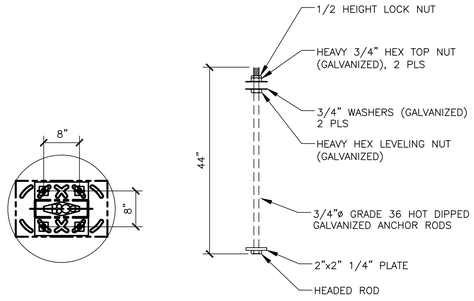


PIER SECTION DETAIL

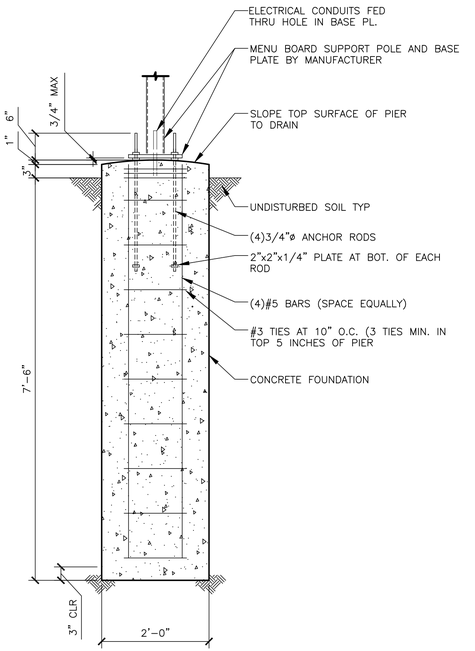
1 S3.3 FOUNDATION FOR PRESELL & DIRECTION BOARD

3/4" = 1'-0"

- SEE SHEET S4.0 FOR FOUNDATION, CONCRETE AND STRUCTURAL STEEL GENERAL NOTES
- DESIGN LOADS DERIVED FROM CODES AND FORCES
  - AXIAL – 120# (PRESELL) 180# (DIRECTION)
  - SHEAR – 267# (PRESELL) 270# (DIRECTION)
  - MOMENT – 1,219#' (PRESELL) 1,010#' (DIRECTION)
- ALL FOOTING EXCAVATIONS ARE TO BE CLEAR OF WATER AND FOREIGN MATTER BEFORE PLACING CONCRETE
- TOP 6" OF SOIL NEGLECTED IN EMBEDMENT DEPTH CALCULATIONS (EMBEDMENT DEPTHS SHOWN ARE FROM GRADE)
- ELECTRICAL CONTRACTOR TO PROVIDE INFORMATION ON CONDUIT AND ELECTRICAL REQUIREMENTS.
- ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED RESIDUAL SOIL AND/OR ENGINEERED EARTH FILL COMPACTED TO 98% OF ITS MAXIMUM DRY DENSITY AS PER ASTM D 698–70 (STANDARD PROCTOR) UNLESS NOTED OTHERWISE.
- TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
- DO NOT PLACE POLES ON CONCRETE UNTIL CONCRETE HAS CURED PER MCDONALDS CAST–IN–PLACE CONCRETE SPECIFICATION, SECTION 3.11–E. ERFORMED IN ACCORDANCE WITH AWS D1.1.
- REFER TO SIGN MANUFACTURER DRAWINGS AND INSTRUCTIONS FOR ADDITIONAL INFORMATION.
- ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER
- DO NOT CUT ANCHOR BOLTS AFTER INSTALLATION OF POLE
- HIS FOUNDATION TO BE USED ONLY WITH FLORIDA PLASTICS INTERNATIONAL INC. STANDARD OPO–1 PRESELL BOARD



ANCHOR BOLT PATTERN

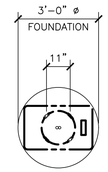


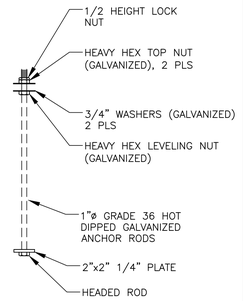
PIER SECTION DETAIL

2 S3.3 FOUNDATION FOR MENU BOARD

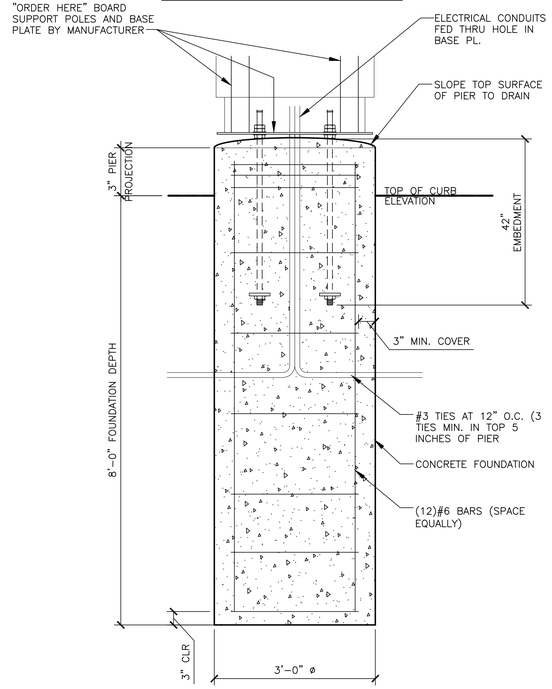
3/4" = 1'-0"

- SEE SHEET S4.0 FOR FOUNDATION, CONCRETE AND STRUCTURAL STEEL GENERAL NOTES
- DESIGN LOADS DERIVED FROM CODES AND FORCES
  - AXIAL – 850#
  - SHEAR – 1310#
  - MOMENT – 7,294#'
- ALL FOOTING EXCAVATIONS ARE TO BE CLEAR OF WATER AND FOREIGN MATTER BEFORE PLACING CONCRETE
- TOP 6" OF SOIL NEGLECTED IN EMBEDMENT DEPTH CALCULATIONS (EMBEDMENT DEPTHS SHOWN ARE FROM GRADE)
- ELECTRICAL CONTRACTOR TO PROVIDE INFORMATION ON CONDUIT AND ELECTRICAL REQUIREMENTS.
- ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED RESIDUAL SOIL AND/OR ENGINEERED EARTH FILL COMPACTED TO 98% OF ITS MAXIMUM DRY DENSITY AS PER ASTM D 698–70 (STANDARD PROCTOR) UNLESS NOTED OTHERWISE.
- TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
- DO NOT PLACE POLES ON CONCRETE UNTIL CONCRETE HAS CURED PER MCDONALDS CAST–IN–PLACE CONCRETE SPECIFICATION, SECTION 3.11–E. ERFORMED IN ACCORDANCE WITH AWS D1.1.
- REFER TO SIGN MANUFACTURER DRAWINGS AND INSTRUCTIONS FOR ADDITIONAL INFORMATION.
- ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER
- DO NOT CUT ANCHOR BOLTS AFTER INSTALLATION OF POLE
- DETAILS AND STRUCTURAL MEMBERS NOT SHOWN DESIGNED BY OTHERS





ANCHOR BOLT PATTERN

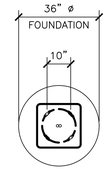


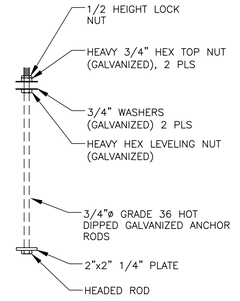
PIER SECTION DETAIL

3 S3.3 FOUNDATION FOR "ORDER HERE" BOARD

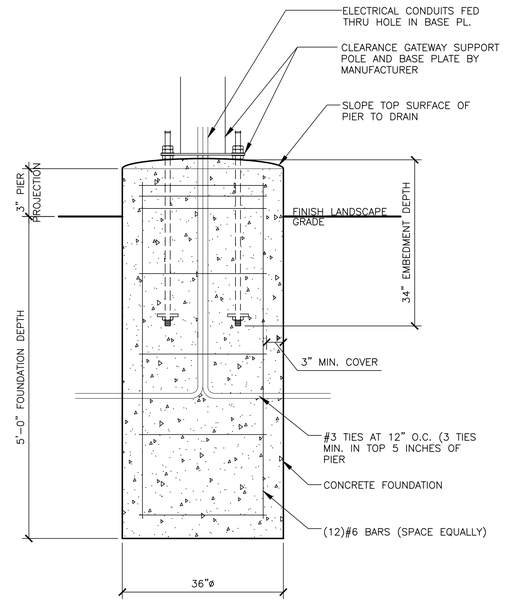
3/4" = 1'-0"

- SEE SHEET S4.0 FOR FOUNDATION, CONCRETE AND STRUCTURAL STEEL GENERAL NOTES
- DESIGN LOADS DERIVED FROM CODES AND FORCES
  - AXIAL – 2600#
  - SHEAR – 2900#
  - MOMENT – 14,500#'
- ALL FOOTING EXCAVATIONS ARE TO BE CLEAR OF WATER AND FOREIGN MATTER BEFORE PLACING CONCRETE
- TOP 6" OF SOIL NEGLECTED IN EMBEDMENT DEPTH CALCULATIONS (EMBEDMENT DEPTHS SHOWN ARE FROM GRADE)
- ELECTRICAL CONTRACTOR TO PROVIDE INFORMATION ON CONDUIT AND ELECTRICAL REQUIREMENTS.
- ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED RESIDUAL SOIL AND/OR ENGINEERED EARTH FILL COMPACTED TO 98% OF ITS MAXIMUM DRY DENSITY AS PER ASTM D 698–70 (STANDARD PROCTOR) UNLESS NOTED OTHERWISE.
- TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
- DO NOT PLACE POLES ON CONCRETE UNTIL CONCRETE HAS CURED PER MCDONALDS CAST–IN–PLACE CONCRETE SPECIFICATION, SECTION 3.11–E. ERFORMED IN ACCORDANCE WITH AWS D1.1.
- REFER TO SIGN MANUFACTURER DRAWINGS AND INSTRUCTIONS FOR ADDITIONAL INFORMATION.
- ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER
- DO NOT CUT ANCHOR BOLTS AFTER INSTALLATION OF POLE
- DETAILS AND STRUCTURAL MEMBERS NOT SHOWN DESIGNED BY OTHERS





ANCHOR BOLT PATTERN



PIER SECTION DETAIL

4 S3.3 FOUNDATION FOR CLEARANCE GATEWAY

3/4" = 1'-0"

- SEE SHEET S4.0 FOR FOUNDATION, CONCRETE AND STRUCTURAL STEEL GENERAL NOTES
- DESIGN LOADS DERIVED FROM CODES AND FORCES
  - AXIAL – 790#
  - SHEAR – 600#
  - MOMENT – 5335#'
- ALL FOOTING EXCAVATIONS ARE TO BE CLEAR OF WATER AND FOREIGN MATTER BEFORE PLACING CONCRETE
- TOP 6" OF SOIL NEGLECTED IN EMBEDMENT DEPTH CALCULATIONS (EMBEDMENT DEPTHS SHOWN ARE FROM GRADE)
- ELECTRICAL CONTRACTOR TO PROVIDE INFORMATION ON CONDUIT AND ELECTRICAL REQUIREMENTS.
- ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED RESIDUAL SOIL AND/OR ENGINEERED EARTH FILL COMPACTED TO 98% OF ITS MAXIMUM DRY DENSITY AS PER ASTM D 698–70 (STANDARD PROCTOR) UNLESS NOTED OTHERWISE.
- TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
- DO NOT PLACE POLES ON CONCRETE UNTIL CONCRETE HAS CURED PER MCDONALDS CAST–IN–PLACE CONCRETE SPECIFICATION, SECTION 3.11–E. ERFORMED IN ACCORDANCE WITH AWS D1.1.
- REFER TO SIGN MANUFACTURER DRAWINGS AND INSTRUCTIONS FOR ADDITIONAL INFORMATION.
- ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER
- DO NOT CUT ANCHOR BOLTS AFTER INSTALLATION OF POLE
- DETAILS AND STRUCTURAL MEMBERS NOT SHOWN DESIGNED BY OTHERS

BY	DESCRIPTION	DATE	REV

Greg Riley, MCE, P.E., P.Eng.
Structural Engineering Consultant
Postal Box 1622
Tehachapi, CA 93581

GREG RILEY REGISTERED PROFESSIONAL ENGINEER 14202 STATE OF MISSISSIPPI

Signed/Sealed on: 02/06/2026

McDonald's USA, LLC

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DRAWN BY	STD ISSUE DATE
AP	2025
REVIEWED BY	DATE ISSUED
CR	02/05/2026

TITLE: 2025 OPTIMIZED BUILDING – BB20
4590–WOOD/WOOD

DESCRIPTION: WOOD BEARING WALLS
WOOD ROOF TRUSS FRAMING

SITE ID: 023–0351

SITE ADDRESS: SWC OF ED PERRY BLVD & MS–30, OXFORD, MS 38655

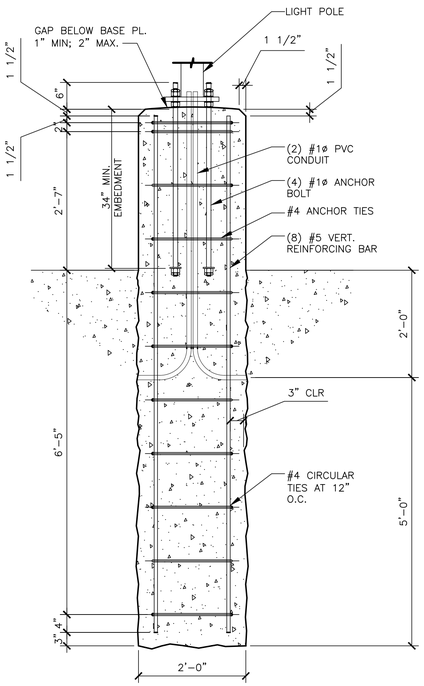
JAWA 25–0188

SHEET NO. S3.3

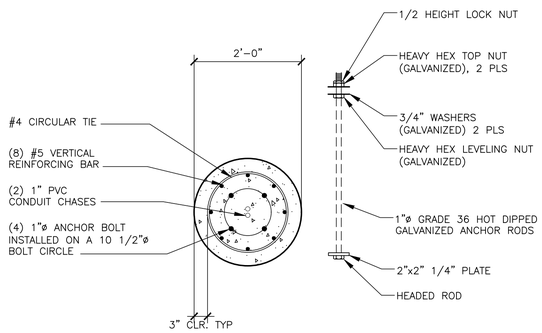
SITE ELEMENTS DETAILS

LIGHT POLE BASE NOTES

- SEE SHEET S4.0 FOR STRUCTURAL GENERAL NOTES
- DESIGN CRITERIA:
  - AASHTO "STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES AND TRAFFIC SIGNALS, FIFTH EDITION, 2009
- FOUNDATION DESIGN PARAMETERS:
  - MAXIMUM LIGHT POLE BASE REACTIONS:
  - BASE MOMENT = 16,845 lbs-ft
  - BASE SHEAR = 978 lbs
- 6" MAXIMUM DEPTH OF DISTURBED SOIL OR TOP SOIL
- THIS FOUNDATION DESIGN SHALL NOT BE USED IN LOCATIONS WHICH ARE CLOSER THAN 8ft FROM A RETAINING WALL.
- THIS FOUNDATION DESIGN SHALL NOT BE USED AT LOCATIONS WHERE THE GROUND SLOPE EXCEEDS 4 inches per foot.



PIER SECTION DETAIL



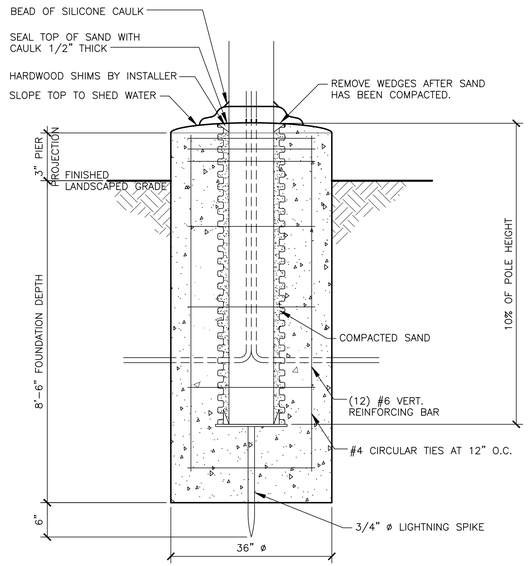
ANCHOR BOLT PATTERN

1 S3.4 **FOUNDATION FOR LIGHT POLE BASE**

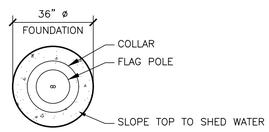
3/4" = 1'-0"

FLAG POLE BASE NOTES

- SEE SHEET S4.0 FOR STRUCTURAL GENERAL NOTES AND DESIGN CODES
- DESIGN CRITERIA:
  - AASHTO "STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES AND TRAFFIC SIGNALS, FIFTH EDITION, 2009
- FOUNDATION DESIGN PARAMETERS:
  - MAXIMUM LIGHT POLE BASE REACTIONS:
  - BASE MOMENT = 33,480 lbs-ft
  - BASE SHEAR = 1682 lbs
- 6" MAXIMUM DEPTH OF DISTURBED SOIL OR TOP SOIL
- THIS FOUNDATION DESIGN SHALL NOT BE USED IN LOCATIONS WHICH ARE CLOSER THAN 8ft FROM A RETAINING WALL.
- THIS FOUNDATION DESIGN SHALL NOT BE USED AT LOCATIONS WHERE THE GROUND SLOPE EXCEEDS 4 inches per foot.
- ELECTRICAL CONTRACTOR TO PROVIDE INFORMATION ON CONDUIT AND ELECTRICAL REQUIREMENTS.
- INSTALL SAND AND POLE PER MANUFACTURERS INSTALLATION INSTRUCTIONS.
- SEAL SAND IN FOUNDATION WITH CAULK PER MANUFACTURERS GUIDELINES.
- FLAG SIZES SHALL NOT EXCEED THE FOLLOWING AREA LIMITATIONS:
  - -25'-0" POLE --> 5'-0" x 8'-0" FLAG
  - -30'-0" POLE --> 6'-0" x 10'-0" FLAG
  - -40'-0" POLE --> 8'-0" x 12'-0" FLAG
  - -50'-0" POLE --> 10'-0" X 15'-0" FLAG
- REFER TO FLAG MANUFACTURER DRAWINGS AND INSTRUCTIONS FOR ADDITIONAL INFORMATION INCLUDING INSTALLATION INSTRUCTIONS.



PIER SECTION DETAIL



ANCHOR BOLT PATTERN

2 S3.4 **FOUNDATION FOR FLAG POLE BASE**

3/4" = 1'-0"

BY	DESCRIPTION	DATE	REV

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Signed/Sealed on: 02/06/2026

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DRAWN BY	STD ISSUE DATE
AP	2025
REVIEWED BY:	DATE ISSUED
GR	02/05/2026

TITLE: 2025 OPTIMIZED BUILDING - BB20
4590-WOOD/WOOD

DESCRIPTION
WOOD BEARING WALLS
WOOD ROOF TRUSS FRAMING

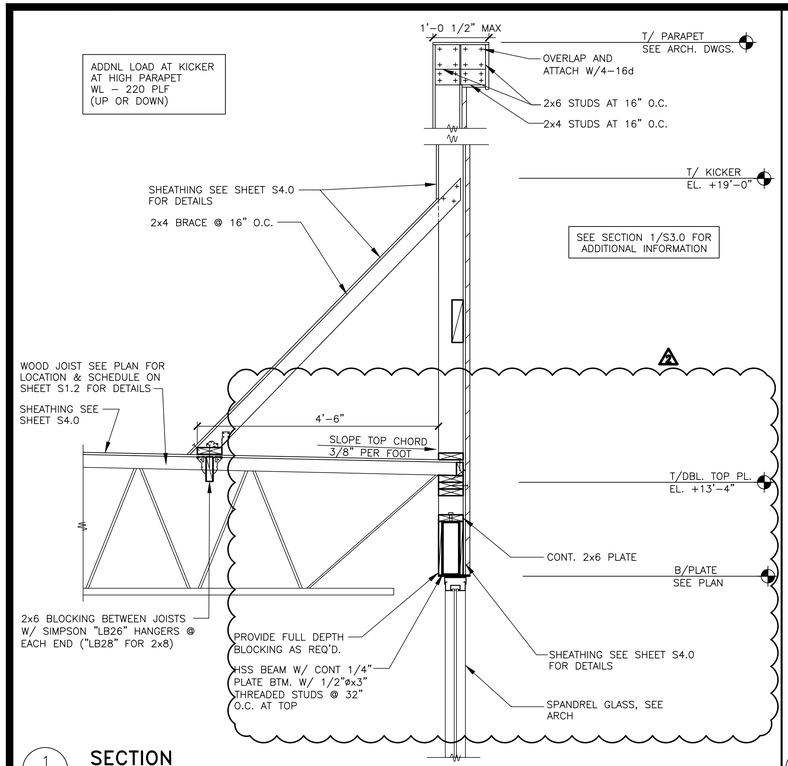
SITE ID: 023-0351

SITE ADDRESS: SWC OF ED PERRY BLVD. & MS-30, OXFORD, MS 38655

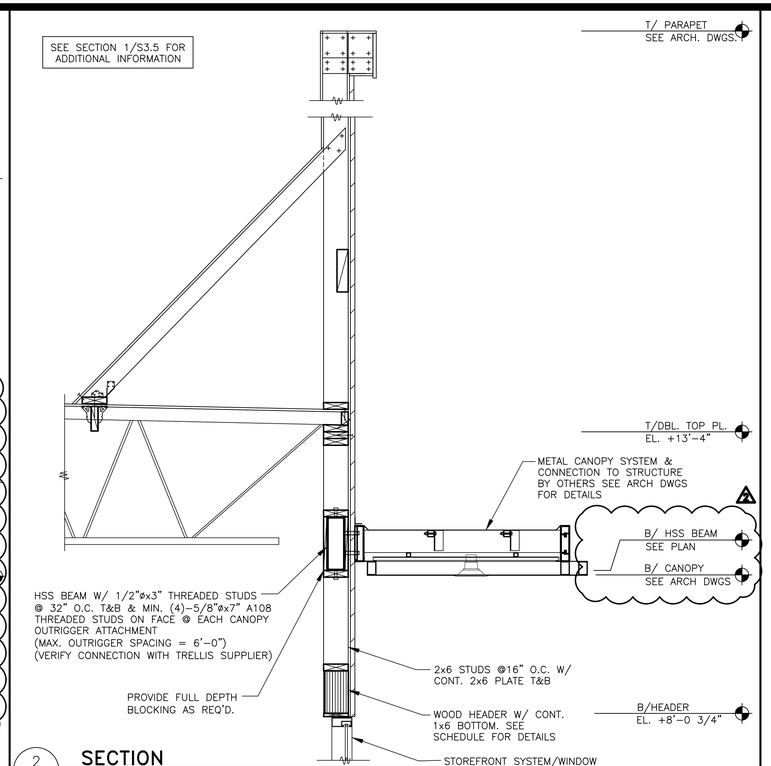
JAWA 25-0188

S3.4

SITE ELEMENTS DETAILS



1 S3.5 **SECTION**
3/4" = 1'-0"



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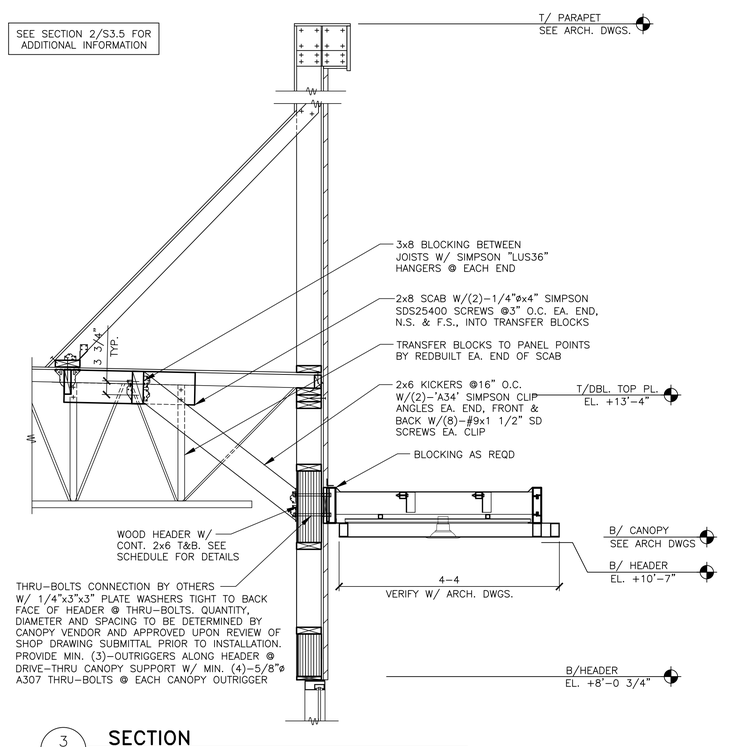

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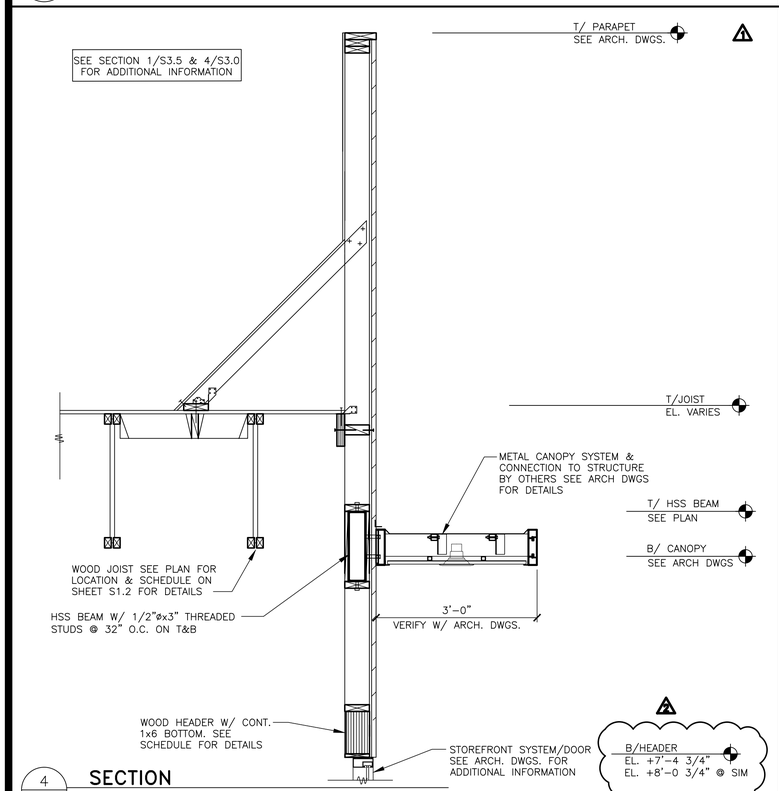

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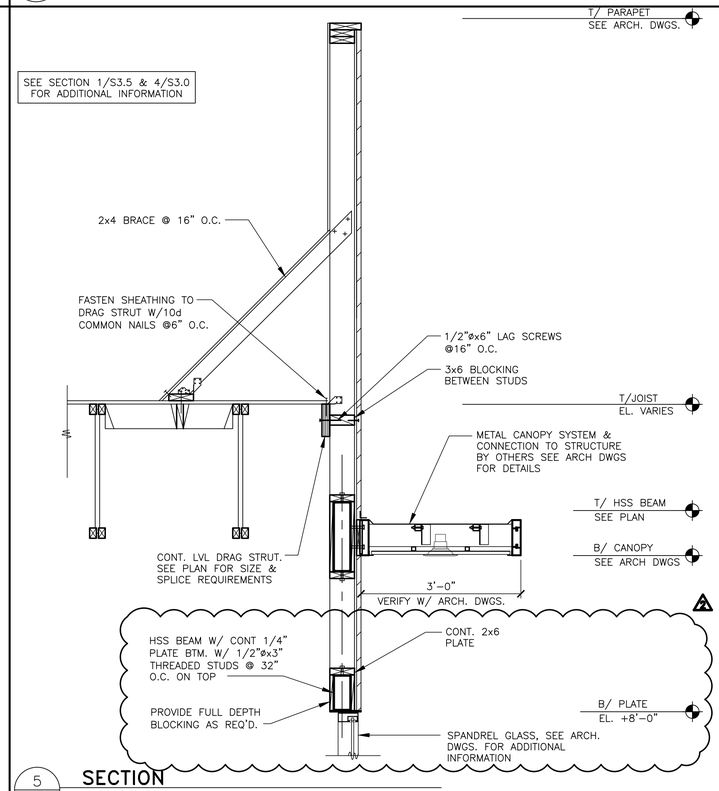
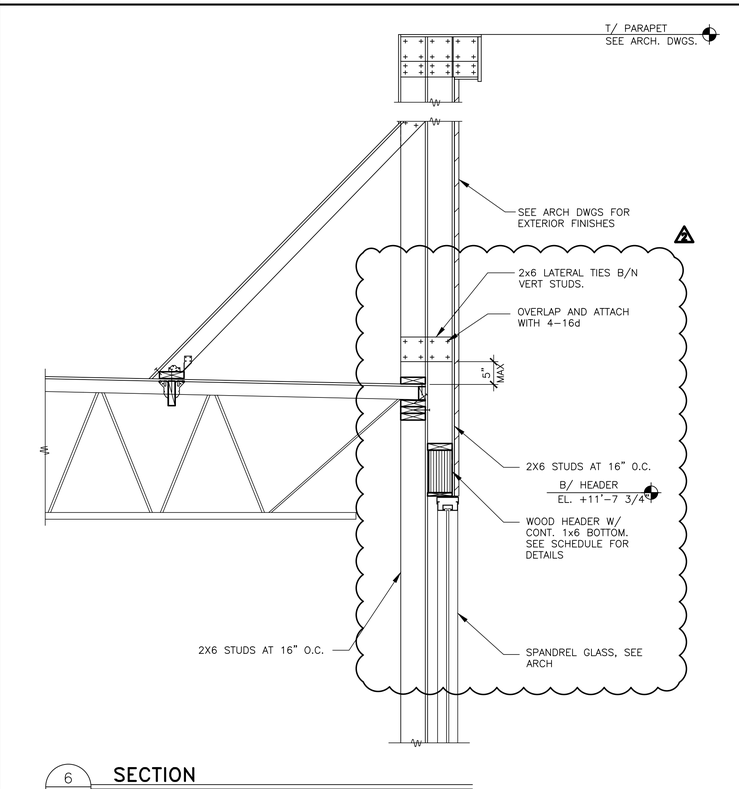
3/4" = 1'-0"



5 S3.5 **SECTION**
3/4" = 1'-0"



6 S3.5 **SECTION**
3/4" = 1'-0"

NO.	DATE	DESCRIPTION	BY
1	04/22/2026	CITY COMMENTS & FOUNDATION CHANGES & PROTO UPDATES	
2	06/09/2026	DEVELOPER COMMENTS	

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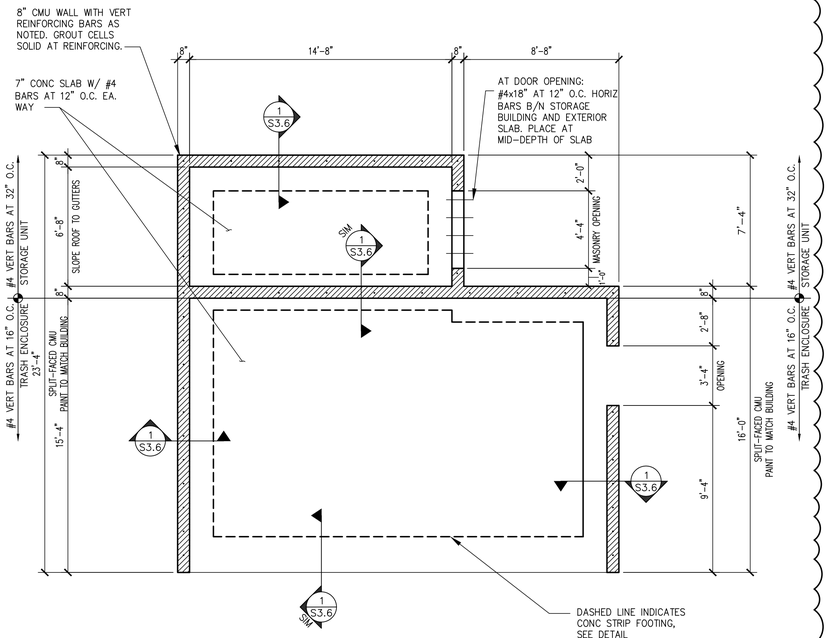
DRAWN BY	AP
STD ISSUE DATE	2025
REVIEWED BY:	GR
DATE ISSUED	02/05/2026

TITLE: 2025 OPTIMIZED BUILDING - BB20
4590-WOOD/WOOD
DESCRIPTION: WOOD BEARING WALLS
WOOD ROOF TRUSS FRAMING

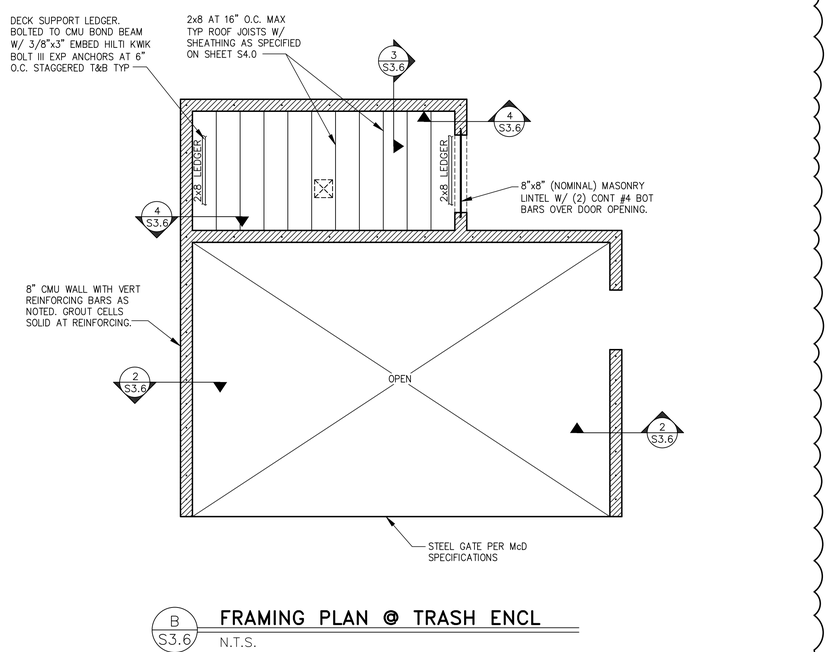
SITE ID: 023-0351
SITE ADDRESS: SWC OF ED PERRY BLVD & MS-30, OXFORD, MS 38655

JAWA 25-0188

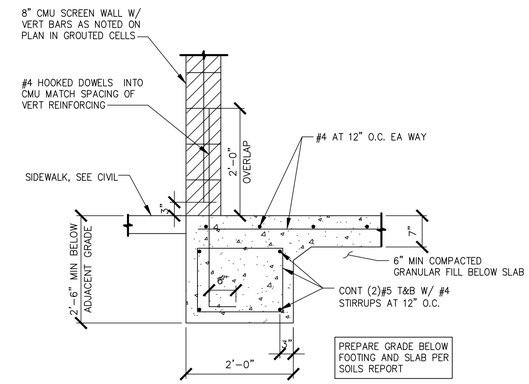
SHEET NO. **S3.5**
FRAMING SECTIONS



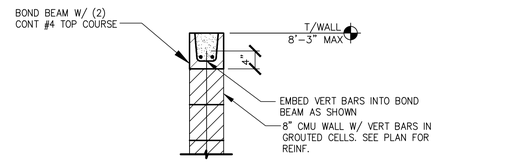
A S3.6 **FOUNDATION PLAN @ TRASH ENCL**
N.T.S.



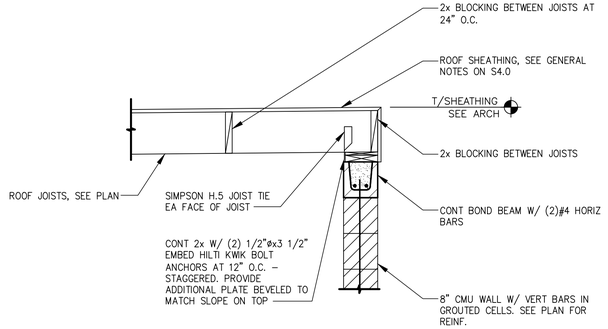
B S3.6 **FRAMING PLAN @ TRASH ENCL**
N.T.S.



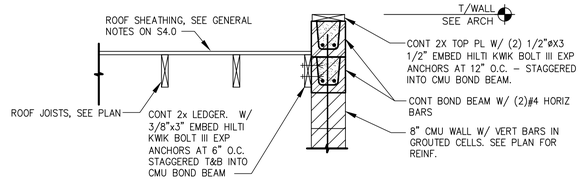
1 S3.6 **FOUNDATION DETAIL**
N.T.S.



2 S3.6 **TOP OF WALL @ TRASH ENCL**
N.T.S.



3 S3.6 **TOP OF WALL @ STORAGE BLDG**
N.T.S.



4 S3.6 **SECTION@ STORAGE BLDG**
N.T.S.

BY	DESCRIPTION	DATE	REV
	CITY COMMENTS & FOUNDATION CHANGES & PROTO UPDATES	04/22/2026	1

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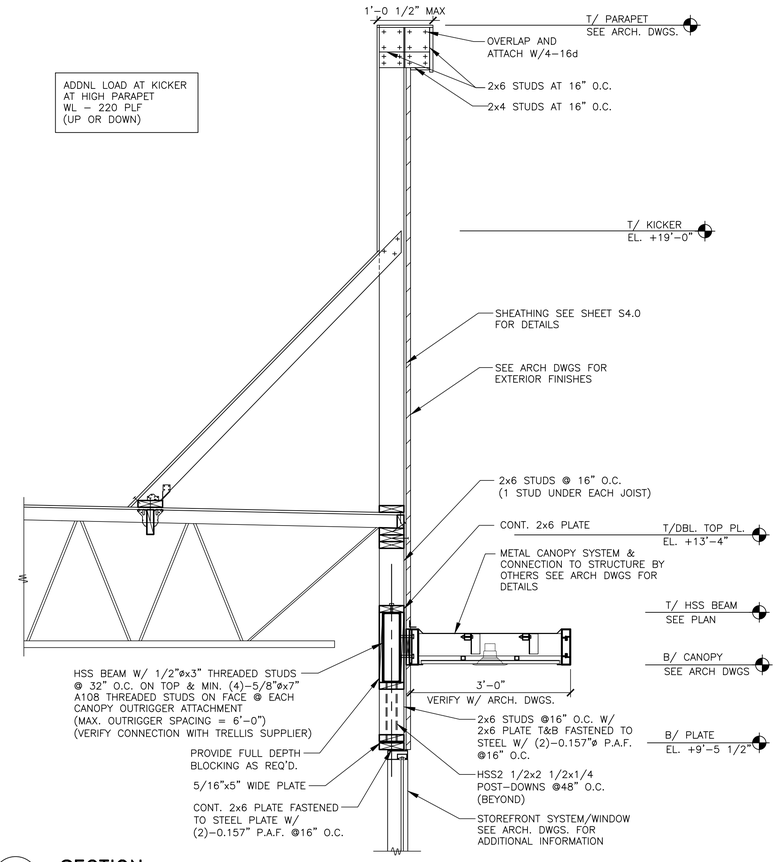
DRAWN BY	AP
STD ISSUE DATE	2025
REVIEWED BY	GR
DATE ISSUED	02/05/2026

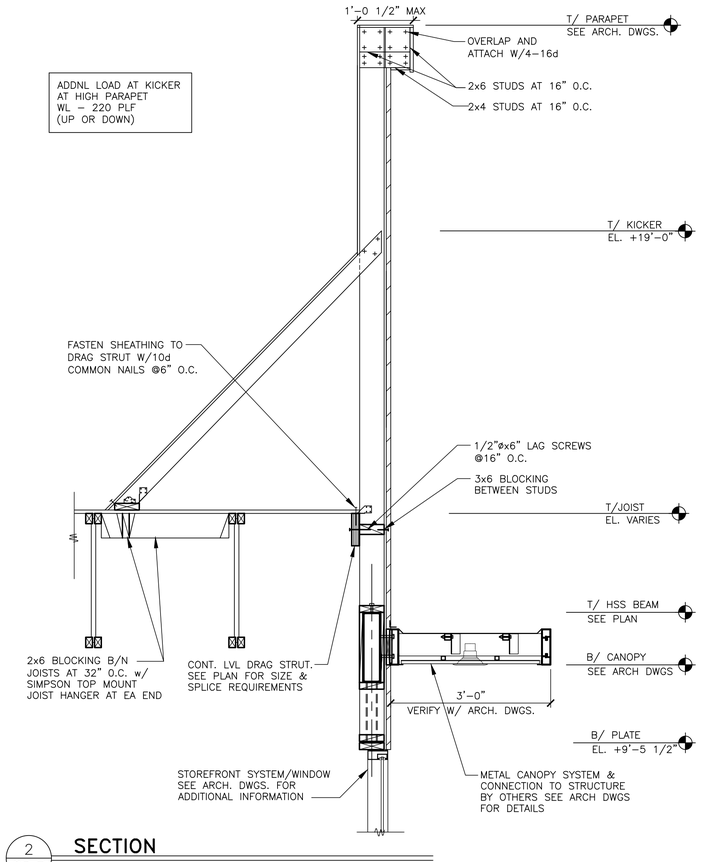
TITLE: 2025 OPTIMIZED BUILDING – BB20 4590–WOOD/WOOD
DESCRIPTION: WOOD BEARING WALLS WOOD ROOF TRUSS FRAMING
SITE ID: 023–0351
SITE ADDRESS: SWC OF ED PERRY BLVD & MS–30, OXFORD, MS 38655

JAWA 25–0188

S3.6
TRASH ENCL DETAILS



1 S3.7 **SECTION**
3/4" = 1'-0"



2 S3.7 **SECTION**
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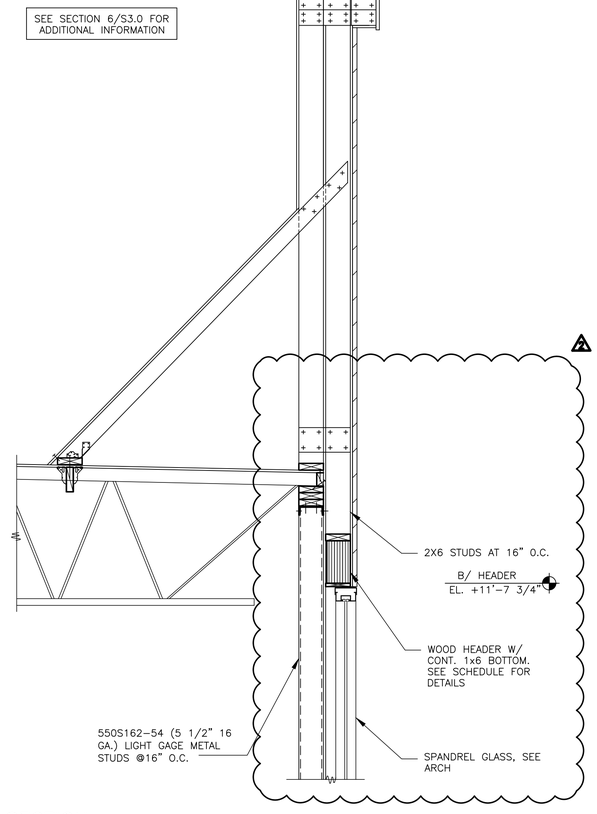
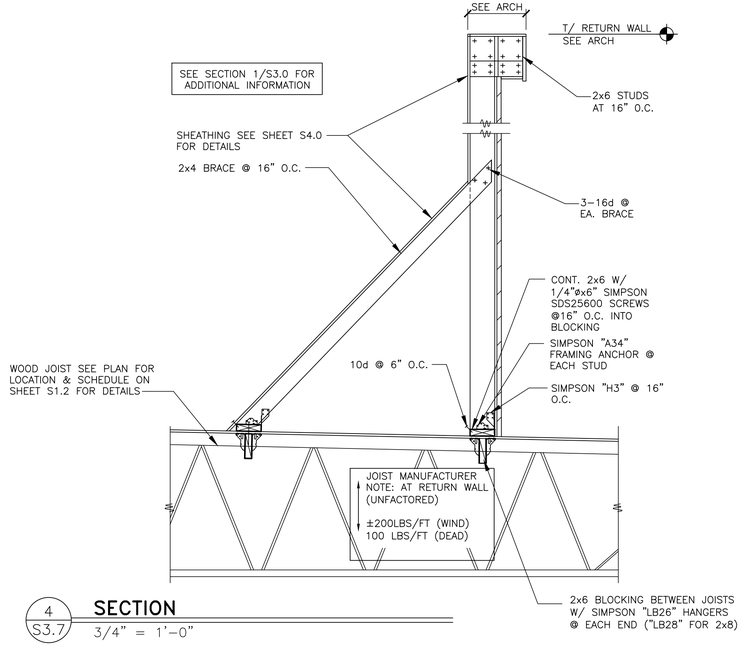


3 S3.7 **SECTION**
3/4" = 1'-0"



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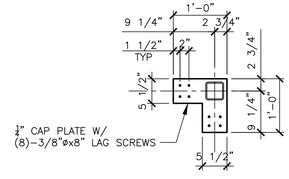

5 S3.7 **SECTION**
3/4" = 1'-0"

REV	DATE	DESCRIPTION	BY
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DRAWN BY	STD ISSUE DATE	REVIEWED BY:	DATE ISSUED
AP	2025	GR	02/05/2026

TITLE: 2025 OPTIMIZED BUILDING - BB20
4590-WOOD/WOOD

DESCRIPTION
WOOD BEARING WALLS
WOOD ROOF TRUSS FRAMING

SITE ADDRESS
SWC OF ED PERRY BLVD & MS-30, OXFORD, MS 38655

SITE ID
023-0351

SHEET NO.
JAWA 25-0188
S3.7
FRAMING SECTIONS

STRUCTURAL GENERAL NOTES:

DESIGN AND LOADING

1. THE STRUCTURAL DESIGN OF THIS BUILDING WAS BASED ON THE DESIGN CRITERIA:
   - A. BUILDING CODE: 2024 INTERNATIONAL BUILDING CODE
   - B. FLOOR:
     - LIVE LOAD: 100 PSF (NON-REDUCIBLE)
   - C. ROOF:
     - LIVE LOAD: 20 PSF
     - DEAD LOAD: 20 PSF
   - D. SNOW:
     - GROUND LOAD, p_g: 20 PSF
     - FLAT ROOF LOAD, p_f: 20 PSF
     - IMPORTANCE FACTOR, I_s: 1.0
     - EXPOSURE FACTOR, C_e: 1.0
     - THERMAL FACTOR, C_t: 1.0
     - SLOPE FACTOR, C_s: 1.0
   - E. WIND:
     - BASIC DESIGN WIND SPEED (3-SEC GUST) , V: 105 MPH
     - ALLOWABLE STRESS DESIGN WIND SPEED (3-SEC GUST), V_{ASD}: 82 MPH
     - RISK CATEGORY: II
     - WIND EXPOSURE: C
     - GC_{pi} = ±0.18
     - PRESSURES PER ASCE 7-22
   - F. SEISMIC:
     - RISK CATEGORY: II
     - IMPORTANCE FACTOR: 1.00
     - SITE CLASS: D
     - SS = 0.64, S1 = 0.2
     - SDS = 0.45, SD1 = 0.28
     - DESIGN CATEGORY: D
     - PLYWOOD SHEAR WALLS (R = 6.5)
     - STEEL SYSTEMS NOT SPECIFICALLY DETAILED FOR SEISMIC RESISTANCE (R = 3.0)
     - DESIGN BASE SHEAR = SEE CALCULATIONS
     - ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE
   - G. FLOOR LOAD: N/A
   - H. SPECIAL LOADS: N/A
   - I. RAIN LOADS: N/A

FOUNDATION NOTES

1. THE FOUNDATION DESIGN OF THIS BUILDING WAS BASED ON THE FOLLOWING CRITERIA:
   - A. MINIMUM ALLOWABLE SOIL BEARING CAPACITY = 2500 PSF
   - B. RECOMMENDED BY ECS SOUTHEAST LLC IN THEIR PROJECT NO. 62:1423 DATED JANUARY 10, 2025.
   - C. ANY FILL REQUIRED BELOW SLABS ON GRADE OR FOOTINGS SHALL BE COMPACTED AS REQUIRED BY THE SOILS REPORT.
2. ALL EXTERIOR FOOTINGS SHALL EXTEND BELOW THE MAXIMUM ANTICIPATED DEPTH OF FROST.
3. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OR ENGINEER OF RECORD IMMEDIATELY IN THE EVENT THAT THE SOILS CONDITIONS ENCOUNTERED VARY FROM THOSE SHOWN ON THE BORING LOGS.
4. 4. ALL FOUNDATION EXCAVATIONS SHALL BE INSPECTED BY A SOILS TESTING LABORATORY PRIOR TO PLACEMENT OF CONCRETE.

CONCRETE AND REINFORCING

1. ALL CONCRETE SHALL BE IN ACCORDANCE WITH THE "AMERICAN CONCRETE INSTITUTE BUILDING CODE" (ACI 318) AND WITH "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" (ACI 301) LATEST EDITIONS.
2. ALL NORMAL WEIGHT CONCRETE (145 PCF) SHALL OBTAIN A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI (3500 PSI FOR SLABS).
3. ALL CONCRETE SUBJECT TO EXTERIOR EXPOSURE SHALL BE AIR ENTRAINED AS RECOMMENDED BY ACI 318.
4. TEST CYLINDERS SHALL BE MADE AND TESTED AS OUTLINED IN CHAPTER 16 OF ACI-301.
5. REINFORCING BARS SHALL BE DEFORMED BARS OF NEW BILLET STEEL CONFORMING TO ASTM A-615, GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. ALL REINFORCING AND ACCESSORIES SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI STANDARD 315 AND 315R.
6. PROVIDE ALL ACCESSORIES NECESSARY TO SUPPORT REINFORCEMENT AT POSITIONS SHOWN ON THE PLANS AND DETAILS. PLASTIC COATED ACCESSORIES SHALL BE USED IN ALL EXPOSED CONCRETE WORK.
7. THE GENERAL CONTRACTOR SHALL CHECK WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND THE SUB-CONTRACTORS FOR OPENINGS, SLEEVES, ANCHORS, HANGERS, INSERTS, SLAB DEPRESSIONS AND OTHER ITEMS RELATED TO THE CONCRETE WORK AND SHALL ASSUME RESPONSIBILITY FOR THEIR PROPER LOCATION.

STRUCTURAL STEEL

1. STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED AND ERECTED IN CONFORMANCE WITH THE AISC360 "SPECIFICATION FOR STRUCTURAL STEEL". SEISMIC DESIGN OF STRUCTURAL STEEL STRUCTURES SHALL CONFORM TO AISC 341.
2. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS:

A. ANCHOR RODS	F1554, GRADE 36
B. HIGH STRENGTH STRUCTURAL BOLTS	A325-N U.N.O.
C. STRUCTURAL SHAPES (W)	A992
D. STRUCTURAL SHAPES (M, S, C, MC, PLATES)	A36
E. STRUCTURAL SHAPES (HP)	A572
F. STRUCTURAL TUBING (HSS)	A500 GRADE C
G. STRUCTURAL ANGLES	A572

3. ALL WELDING ELECTRODES SHALL BE E70-XX. ALL SHOP AND FIELD WELDING SHALL BE MADE IN ACCORDANCE WITH A.W.S. D1.1 "CODE FOR WELDING IN BUILDING CONSTRUCTION" AND SHALL BE MADE BY CERTIFIED WELDERS.

LAMINATED VENEER LUMBER (LVL)

1. ALL BEAMS SHALL BE MANUFACTURED WITH LAMINATED VENEER LUMBER AND WATERPROOF ADHESIVES.
2. SIZE, MANUFACTURER & SERIES OF ALL LVL MEMBERS SHALL BE AS SHOWN ON DRAWINGS.
3. ANY SUBSTITUTIONS MUST BE APPROVED IN WRITING BY ENGINEER OR ARCHITECT OF RECORD.
4. PROVIDE 3" MINIMUM BEARING OR AS SPECIFIED ON PLANS. REFER TO PLANS FOR FASTENING OF MULTIPLE PIECE BEAMS.

OPEN WEB WOOD JOISTS

1. OPEN WEB WOOD JOISTS SHALL BE MANUFACTURED WITH MACHINE STRESS RATED TOP AND BOTTOM CHORDS. WEBS SHALL BE TUBULAR STEEL MEMBERS PER MANUFACTURERS' SPECIFICATIONS.
2. SIZE, MANUFACTURER & SERIES OF ALL OPEN WEB JOISTS SHALL BE AS SHOWN ON DRAWINGS. ANY SUBSTITUTIONS MUST BE APPROVED IN WRITING BY ENGINEER OR ARCHITECT OF RECORD.
3. PROVIDE 3 1/2" MINIMUM BEARING OR AS SPECIFIED ON PLANS. SHIM AS REQUIRED TO PROVIDE FULL BEARING AND LEVEL SUPPORT.
4. DO NOT CUT TOP OR BOTTOM CHORDS.
5. ALL HANGERS AND FRAMING CONNECTORS SHOWN ARE MANUFACTURED BY SIMPSON STRONG TIE. ANY SUBSTITUTIONS MUST BE APPROVED IN WRITING BY ENGINEER OR ARCHITECT OF RECORD.
6. REFER TO PLANS FOR WEB STIFFENER AND CONCENTRATED LOAD REQUIREMENTS.
7. REFER TO MANUFACTURERS' INSTALLATION GUIDE FOR JOIST BRACING DURING ERECTION. REFER TO MANUFACTURERS' INSTALLATION GUIDE FOR JOIST BRIDGING REQUIREMENTS.

SAWN LUMBER

1. ALL GRADES OF LUMBER INDICATED ON STRUCTURAL DRAWINGS SHALL BE RATED BY THE SOUTHERN PINE INSPECTION BUREAU (SPIB), OR THE WESTERN WOOD PRODUCTS ASSOCIATION (WWPA). LUMBER GRADES SHALL BE AS FOLLOWS, WITH A MAXIMUM MOISTURE CONTENT OF 19%:
   - A. SOUTHERN PINE NO. 1.
   - B. DOUGLAS FIR-LARCH NO. 1.
   - C. HEM-FIR NORTH NO. 1
2. BOLT HEADS AND NUTS BEARING ON WOOD SHALL BE PROVIDED WITH STANDARD CUT WASHERS. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
3. MINIMUM NAILED CONNECTIONS FOR WOOD FRAMING MEMBERS SHALL BE IN ACCORDANCE WITH THE LOCAL BUILDING CODE OR TABLE 2304.9.1 OF THE INTERNATIONAL BUILDING CODE IF NO OTHER CRITERIA IS GIVEN.
4. CONNECTORS SHOWN ON THE DETAILS ARE MANUFACTURED BY SIMPSON. WRITTEN APPROVAL BY ENGINEER REQUIRED FOR SUBSTITUTIONS.

ROOF & WALL SHEATHING

1. ALL SHEATHING SHALL CONFORM TO AMERICAN PLYWOOD ASSOCIATION (APA) DESIGN SPECIFICATIONS, LATEST EDITION. SHEATHING SHALL BE CONTINUOUS OVER THREE ADJACENT SPANS MINIMUM.
2. WALL SHEATHING SHALL BE 15/32" (1/2" NOMINAL) APA RATED PLYWOOD SHEATHING, EXPOSURE 1, 32/16. ALL WALL SHEATHING SHALL BE FASTENED TO SUPPORTING MEMBERS W/ 8d COMMON NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATED SUPPORTS, U.N.O.
3. ROOF SHEATHING SHALL BE 23/32" (3/4" NOMINAL) APA RATED PLYWOOD SHEATHING, EXPOSURE 1, 48/24. ALL ROOF SHEATHING SHALL BE FASTENED TO SUPPORTING MEMBERS W/10d COMMON NAILS @ 6" O.C. AT PANEL EDGES, AND 12" O.C. AT INTERMEDIATE SUPPORTS. U.N.O.
4. ORIENTED STRAND BOARD (OSB) IS NOT AN ACCEPTABLE SUBSTITUTION FOR PLYWOOD. PLYWOOD SHALL BE USED FOR ALL EXTERIOR SHEATHING APPLICATIONS.

MASONRY

CONCRETE BLOCK DESIGN AND CONSTRUCTION SHALL CONFORM TO "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES," TMS 402/ACI 530/ASCE 5 AND "SPECIFICATIONS FOR MASONRY STRUCTURES" (TMS 602/ACI 530.1/ASCE 6)

1. MASONRY MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE FOLLOWING SPECIFICATIONS:
   - A. HOLLOW LOAD BEARING CONCRETE BLOCK: ASTM C-90. MINIMUM COMPRESSIVE STRENGTH = 2800 PSI AT 28 DAYS.
   - B. MORTAR: ASTM C-270, TYPE S. MINIMUM COMPRESSIVE STRENGTH = 1800 PSI AT 28 DAYS.
   - C. MORTAR: ASTM C-270, TYPE M. MINIMUM COMPRESSIVE STRENGTH = 2500 PSI AT 28 DAYS. (USED FOR BELOW GRADE WORK)
   - D. GROUT: ASTM C-476. MINIMUM COMPRESSIVE STRENGTH = 2000 PSI AT 28 DAYS
   - E. MASONRY REINFORCEMENT: ASTM A-82 GALVANIZED (JOINT BEDS, TIES)
   - F. MASONRY PRISM STRENGTH: F'm = 2000 PSI
2. PRIOR TO DELIVERY OF MASONRY UNITS TO THE JOB SITE, FURNISH TO THE OWNER AFFIDAVITS FROM AN APPROVED TESTING LABORATORY CERTIFYING THAT ALL UNITS CONFORM TO THEIR RESPECTIVE ASTM REQUIREMENTS.
3. GROUT ALL CAVITIES CONTAINING REINFORCEMENT IN LIFTS NOT TO EXCEED 5'-0".
4. LABORATORY PREPARED MIXES SHALL BE PREPARED AND TESTED IN ACCORDANCE WITH ASTM C-270. FIELD MORTAR SHALL BE TESTED BY AN APPROVED TESTING LABORATORY IN ACCORDANCE WITH ASTM C-780 TWO SETS OF THREE MORTAR CUBES SHALL BE TAKEN DIRECTLY FROM THE MIXER FOR EACH DAY OF MASONRY WORK. TEST THE CUBES AT 28 DAYS. ACCEPTANCE OF THE MORTAR SHALL BE AT THE DISCRETION OF THE ENGINEER.
5. CALCIUM CHLORIDE AND/OR ADMIXTURES CONTAINING CALCIUM CHLORIDE SHALL NOT BE INCLUDED IN MORTAR OR GROUT MIX, EXCEPT WHEN APPROVED IN WRITING BY THE STRUCTURAL ENGINEER. NO ANTI FREEZE COMPOUNDS SHALL BE USED TO LOWER THE MORTAR'S FREEZING POINT.
6. NO EXTERIOR MASONRY SHALL BE LAID WHEN THE OUTSIDE AIR TEMPERATURE IS LESS THAN 40 DEGREES FAHRENHEIT, UNLESS THE RECOMMENDATIONS SPECIFIED BY THE BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" TMS 402/ACI 530/ASCE 5 AND "SPECIFICATIONS FOR MASONRY STRUCTURES" (TMS 602/ACI 530.1/ASCE 6) FOR COLD WEATHER CONSTRUCTION ARE STRICTLY FOLLOWED.
7. THE MASONRY CONTRACTOR SHALL PROVIDE BRACING TO WITHSTAND HORIZONTAL PRESSURES AS REQUIRED BY THE BUILDING CODE AND LOCAL ORDINANCE.

LIGHT GAGE METAL FRAMING

1. 16 GA. AND HEAVIER STUDS SHALL HAVE A MINIMUM YIELD STRESS OF 50,000 PSI. 18 GA. AND LIGHTER STUDS AND TRACKS SHALL HAVE A MINIMUM YIELD STRESS OF 33,000 PSI.
2. STUDS AND TRACKS SHALL BE 18 GA. MINIMUM U.N.O. THEY SHALL BE MANUFACTURED BY DIETRICH INDUSTRIES, INC. OR APPROVED EQUAL.
3. PROVIDE DOUBLE STUDS FOR FULL HEIGHT OF WALL EACH SIDE OF ALL OPENINGS UNLESS OTHERWISE NOTED. WELD STUDS TO EACH OTHER WITH 1 1/2" LONG 1/8" FILLET WELDS AT 12" O.C. EACH SIDE. PROVIDE STUD TRACK AT EACH HEAD AND SILL.
4. REFER TO PLANS AND DETAILS FOR CONNECTION OF STUD WALLS TO FOUNDATION, FLOOR OR ROOF.

SHOP DRAWINGS

1. SHOP DRAWING SUBMITTALS SHALL BE SUBMITTED ELECTRONICALLY.
2. SHOP DRAWINGS SHALL BE REVIEWED BY CONTRACTOR TO VERIFY THAT SUBMITTAL IS COMPLETE PRIOR TO SUBMITTING TO ARCHITECT/ENGINEER.
3. DRAWINGS CREATED BY THE ENGINEER OF RECORD CANNOT BE REPRODUCED AND/OR USED AS A SHOP DRAWING SUBMITTAL. SHOP DRAWING SUBMITTALS SHALL INCLUDE THE FOLLOWING:
   - A. CONCRETE MIX DESIGN
   - B. FOUNDATION REINFORCING BARS
   - C. STRUCTURAL STEEL
   - D. OPEN WEB JOISTS AND CALCULATIONS
   - E. ROOF SHEATHING
   - F. TRELLIS SYSTEM & CALCULATIONS
   - G. LAMINATED VENEER LUMBER (LVL)
   - H. SAWN LUMBER AND CONNECTORS

SPECIAL INSPECTIONS

1. SPECIAL INSPECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 1705 OF IBC AND THE OWNER SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTIONS DURING CONSTRUCTION ON THE TYPES OF WORK LISTED UNDER SECTION 1705. THE FOLLOWING AREAS OF WORK REQUIRE SPECIAL INSPECTIONS IN ACCORDANCE WITH THE LISTED 2024 INTERNATIONAL BUILDING CODE SECTIONS/LOCATIONS:
   - A. SOILS - SECTION 1705.6 PER TABLE 1705.6
   - B. CONCRETE - SECTION 1705.3 PER TABLE 1705.3
   - C. STEEL - SECTION 1705.2 (SEE AISC 360-16)
   - D. WOOD - SECTION 1705.5

MISCELLANEOUS

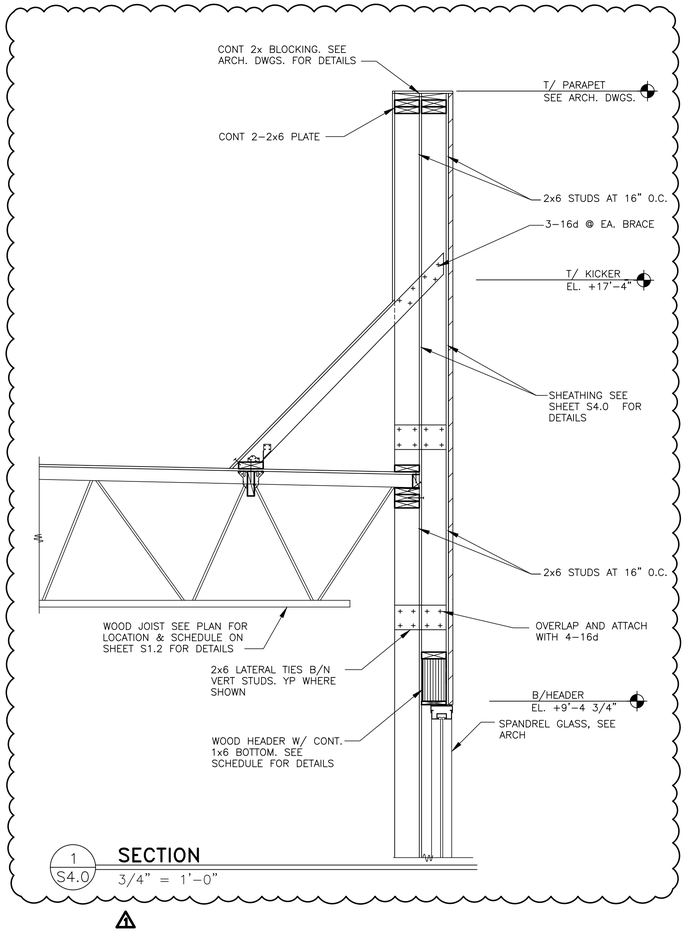
1. ALL DIMENSIONS ON STRUCTURAL DRAWINGS TO BE CHECKED AGAINST ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS BY THE GENERAL CONTRACTOR AND ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.
2. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY, UNRELIEVED BY REVIEW OF SHOP DRAWINGS OR PERIODIC OBSERVATION OF CONSTRUCTION, FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS, FOR FABRICATION PROCESSES AND CONSTRUCTION TECHNIQUES, AND FOR SAFE CONDITIONS ON THE JOB SITE.

CONCRETE BLOCK JOINT REINFORCEMENT (AT DUMPSTER ENCLOSURE):

DO NOT SCALE THE DRAWINGS.
ALL CONCRETE BLOCK WALLS TO RECEIVE THE FOLLOWING JOINT REINFORCEMENT:
LADDER TYPE JOINT REINFORCING WITH SIDE AND CROSS RODS WITH WIRE SIZE (W2.8 OR 3/16"ø) SPACED 16" O.C. VERTICALLY. (HOHMANN & BARNARD 220 "SUPER HEAVY DUTY" OR EQUAL) SIMILAR FOR CONCRETE BRICK PRODUCTS.

1 / S4.0 CONCRETE BLOCK JOINT REINFORCEMENT

ALL UTILITY CONNECTIONS IS TO BE COORDINATED WITH CIVIL ENGINEER ON RECORD AND ACM. GC TO VERIFY ANY DISCREPANCIES WITH ARCHITECT, ENGINEERS OF RECORD, AND ACM.



1 / S4.0 SECTION
3/4" = 1'-0"

NO.	REV	DATE	DESCRIPTION	BY
1		04/22/2026	CITY COMMENTS & FOUNDATION CHANGES & PROTO UPDATES	

Greg Riley, MCE, P.E., P.Eng.
Structural Engineering Consultant
Postal Box 1622
Tehachapi, CA 93581

GREG RILEY — REGISTERED PROFESSIONAL ENGINEER — 14202 — STATE OF MISSISSIPPI

Signed/Sealed on: 04/22/2026

McDonald's USA, LLC

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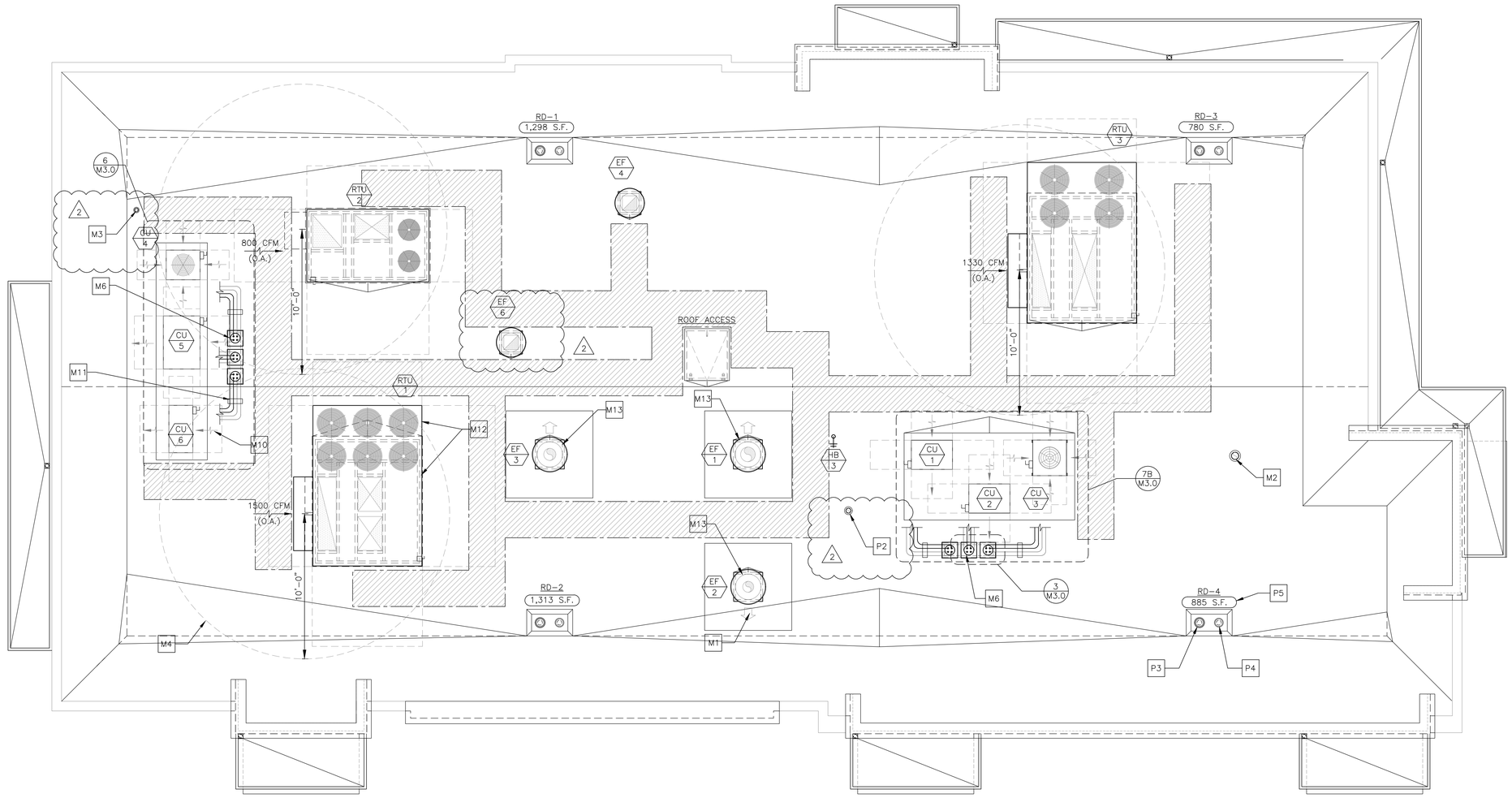
DRAWN BY	AP
STD ISSUE DATE	2025
REVIEWED BY	GR
DATE ISSUED	02/05/2026

TITLE: 2025 OPTIMIZED BUILDING - BB20
4590-WOOD/WOOD
DESCRIPTION: WOOD BEARING WALLS
WOOD ROOF TRUSS FRAMING

SITE ID: 023-0351
SITE ADDRESS: SWC OF ED PERRY BLVD & MS-30, OXFORD, MS 38655

JAWA 25-0188

SHEET NO. S4.0
STRUCTURAL NOTES



CONDENSATE LINE FROM RTUs DOWN THROUGH THE ROOF ON UNITS BASE, TO BE FURNISHED AND INSTALLED BY PC. SEE PLUMBING SHEETS P1.2, P2.1 AND COORDINATION SCHEDULE ON M4.1.

1 / M1.0 ROOF PLAN
1/4"=1'-0"

DRAWING NOTES

1. ROOFTOP EQUIPMENT LOCATIONS SHOWN ARE GENERAL. ACTUAL LOCATIONS SHALL BE COORDINATED WITH THE STRUCTURAL DRAWINGS.
2. ROOF OPENINGS FOR ROOFTOP UNITS AND EXHAUST FANS SHALL BE COORDINATED WITH THE MANUFACTURER.
3. ROOF OPENINGS FOR PIPE PORTALS SHALL ONLY BE LARGE ENOUGH TO ALLOW PIPE AND CONDUIT PENETRATIONS. PIPE PORTAL CURB SHALL BE FILLED WITH AS MUCH BATT INSULATION AS POSSIBLE.
4. PRIOR TO INSTALLING THE TOP OF THE EQUIPMENT PLATFORM, INSIDE OF THE PLATFORM SHALL BE INSULATED WITH AS MUCH BATT INSULATION AS POSSIBLE.

KEYED NOTES

- M1 ARROW INDICATES DIRECTION OF EXHAUST FAN HINGE SWING (TYP.)
- M2 6"ø ALUMINUM EXHAUST DUCT FROM EXHAUST FAN (EF-5). PROVIDE PORTALS PLUS PLASTI-FLASH WITH C-126 CAP (OR EQUAL) FOR ROOF PENETRATION. TERMINATE DUCT A MIN. OF 24" ABOVE FINISHED ROOF WITH GOOSENECK.
- M3 2" CONDUIT FOR 5G ANTENNA. SEE DRAWING SHEET E2.1 FOR ADDITIONAL INFORMATION.
- M4 (2) MAINTAIN A MINIMUM 10'-0" CLEARANCE FROM EDGE OF OUTLETS AND VENT TERMINALS TO FRESH AIR INTAKES (TYP.)
- M5 NOT USED
- M6 ROOF PIPE PORTAL FOR CONDENSING UNITS
- M7 NOT USED.
- M8 NOT USED.
- M9 NOT USED.
- M10 ARROW INDICATES DIRECTION OF AIRFLOW FOR CONDENSING OR ROOFTOP UNIT AIR INTAKE (TYP.)
- M11 REFRIGERANT PIPING SUPPORT AS REQUIRED. PROVIDE ROOFTOP BLOX MODEL RTB-01 (OR EQUAL) AND ALL NECESSARY ACCESSORIES FOR PROPER PIPE AND CONDUIT SUPPORT. PROVIDE GALVANIZED PIPE SHIELD TO PROTECT INSULATION AT ALL SUPPORTS.
- M12 PROVIDE HAIL GUARD FOR RTU-1 PROTECTING CONDENSER COIL FROM GREASE.
- M13 EXHAUST FANS WITH WINDBAND EXTENSION TO PREVENT DIRECT GREASE BLOW ONTO CONDENSER COIL OF UNIT RTU-1.
- P1 NOT USED
- P2 PLUMBING VENT THROUGH ROOF (SEE PLUMBING DRAWINGS). PROVIDE PORTALS PLUS PLASTI-FLASH WITH C-126 CAP (OR EQUAL) FOR ROOF PENETRATION.
- P3 PRIMARY ROOF DRAIN WITH DOME STRAINER (TYP). (SEE PLUMBING DRAWINGS)
- P4 OVERFLOW ROOF DRAIN WITH DOME STRAINER (TYP). (SEE PLUMBING DRAWINGS)
- P5 AREA OF ROOF SERVED BY ROOF DRAIN (TYP.)

PIPE PORTAL SCHEDULE

MANUFACTURER	CURB DIMENSIONS	CURB TYPE	CAP TYPE (QTY)	SERVES
RPS	43"x12"x13"H	RC-2A	N18 (3)	CU-1 THROUGH CU-6

SEQUENCE OF OPERATION

THERMOSTAT SETTINGS

		SETPOINTS	
MODE	FAN	COOLING	HEATING
OCCUPIED	ON	75°F	70°F
UNOCCUPIED	AUTO	90°F	55°F
HUMIDITY			
HUMIDITY SETPOINT (FOR DEHUMIDIFICATION UNITS ONLY)		60%	

RTU-1, RTU-2 & RTU-3:

1. OCCUPIED MODE SHALL BEGIN AS FOLLOWS:
   - RTU-1: 1.5 HOURS BEFORE OPEN
   - RTU-2: 1 HOUR BEFORE OPEN
   - RTU-3: 30 MINUTES BEFORE OPEN
2. ROOFTOP UNIT FAN SHALL RUN CONTINUOUSLY DURING OCCUPIED MODE
3. ECONOMIZER SHALL BE OPEN DURING OCCUPIED MODE (OUTDOOR AIR THROUGH ROOFTOP UNITS SERVES AS MAKE-UP AIR FOR THE KITCHEN EXHAUST SYSTEM) – REFER TO E3.2 FOR HOOD/FAN INTERLOCK DETAILS.
4. UNOCCUPIED MODE SHALL BEGIN ONE (1) HOUR AFTER STORE CLOSES
5. DURING UNOCCUPIED MODE, ECONOMIZER IS CLOSED AND HEATING, COOLING AND FAN OPERATE IN AUTO MODE (ON DEMAND)
6. RTU-2 SHALL BE INTERLOCKED WITH EF-6. UPON ACTIVATION OF EF-6, RTU-2 SHALL INCREASE OUTSIDE AIR BY 600 CFM, WHILE MAINTAINING 1500 CFM RETURN AIR. COORDINATE WITH E.C. AND BAS SUPPLIER.

REV	DATE	DESCRIPTION	BY
1	04/22/2026	CITY COMMENTS & FOUNDATION CHANGES & PROTO UPDATES	
2	06/09/2026	DEVELOPER COMMENTS	

David W. Day P.E.
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HVAC*Illumination*Plumbing*Power Distribution*Controls

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DAVID WINN DAY — REGISTERED PROFESSIONAL ENGINEER — 61135 — STATE OF MISSISSIPPI
6/9/26

PREPARED FOR: McDonald's USA, LLC
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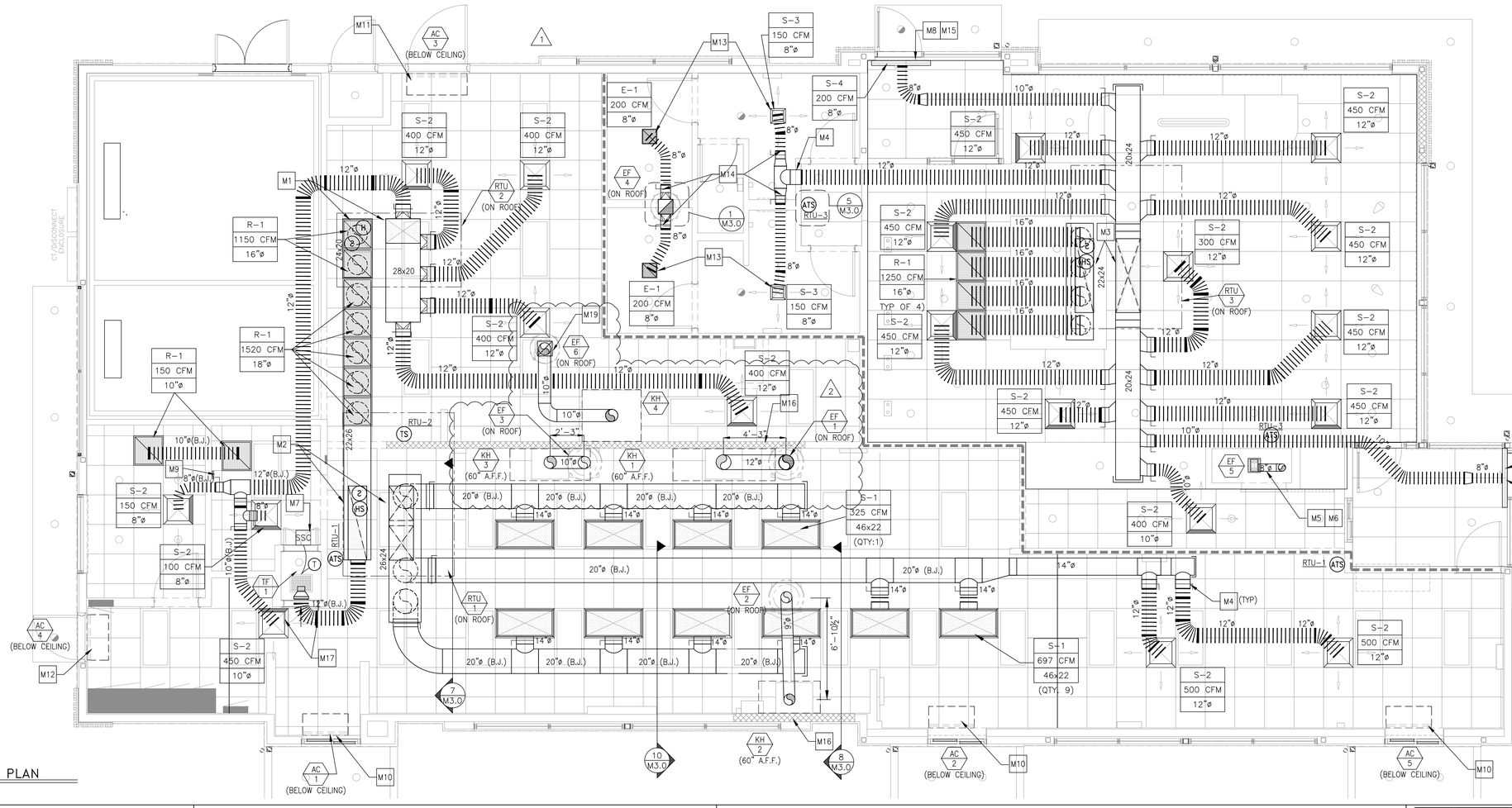
DRAWN BY	MES
STD ISSUE DATE	2025
REVIEWED BY	JAW
DATE ISSUED	12/22/2025
TITLE	2025 OPTIMIZED BUILDING - BB20
DESCRIPTION	4590-WOOD/WOOD
	WOOD BEARING WALLS
	WOOD ROOF TRUSS FRAMING
SITE ADDRESS	SWC OF ED PERRY BLVD & MS-30, OXFORD, MS 38655
SITE ID	023-0351
SHEET NO.	M1.0
	ROOF PLAN
	JAWA 25-0188



1 M1.2 DUCTWORK PLAN
1/4"=1'-0"

DRAWING NOTES

1. ALL DUCTWORK SHALL BE RUN BETWEEN OR THROUGH THE JOISTS UNLESS NOTED OTHERWISE. DUCTWORK DESIGNATED WITH (B.J.) SHALL BE RUN BELOW THE JOISTS.
2. DUCT SIZES SHOWN ARE INTERNAL FREE AREA DIMENSIONS UNLESS NOTED OTHERWISE.
3. ALL SHEET METAL DUCTWORK SHALL BE EXTERNALLY INSULATED. INSULATION IS NOT SHOWN FOR CLARITY. SEE MECHANICAL NOTES FOR INSULATION REQUIREMENTS.
4. CARBON STEEL KITCHEN EXHAUST DUCTWORK SHALL BE EXTERNALLY INSULATED. INSULATION NOT SHOWN FOR CLARITY. SEE MECHANICAL NOTES AND DETAILS FOR INSULATION REQUIREMENTS.
5. RETURN AIRFLOW VOLUME SHOWN ON PLAN IS FOR DUCTWORK SIZING PURPOSES WHEN THE UNIT IS IN RECIRCULATION (UNOCCUPIED) MODE. 1
6. DIFFUSERS IN DINING ROOM ARE SPECIFIC TO THE DECOR PLAN SHOWN. DIFFERENT CEILING LAYOUTS MAY REQUIRE A DIFFERENT DIFFUSER TYPES, QUANTITIES, LOCATIONS AND FINISHES/COLORS.
7. NO DIFFUSERS OR GRILLES TO BE INSTALLED ABOVE KIOSKS TO AVOID CONFLICTS WITH KIOSK'S CEILING PENETRATIONS FOR CONDUITS

KEYED NOTES

M1 28x20 SUPPLY AND 24x27 RETURN DUCT DROPS FROM ROOFTOP UNIT (RTU-2)

M2 20x60 SUPPLY AND 15x60 RETURN DUCT DROPS FROM ROOFTOP UNIT (RTU-1)

M3 20x60 SUPPLY AND 15x60 RETURN DUCT DROPS FROM ROOFTOP UNIT (RTU-3)

M4 PROVIDE SHEET METAL DUCT AT ALL DRAFTSTOP WALL PENETRATIONS (TYP.)

M5 8"ø ALUMINUM DUCT FROM EXHAUST FAN UP THROUGH ROOF

M6 EXTERNALLY INSULATE EXHAUST DUCT FROM FAN TO ROOF PENETRATION

M7 STEADY STATE SPEED CONTROLLER FOR CEILING MOUNTED EXHAUST FAN. STEADY STATE SPEED CONTROLLER SHALL BE INSTALLED OVER SUSPENDED CEILING FOR ACCESS. DO NOT INSTALL OVER AREAS WITH DRYWALL CEILINGS. SET IT CLOSET THERMOSTAT AT 80°F (ADJ)

M8 SET DIFFUSER'S (S-5) OUTER SLOT FOR VERTICAL AIR THROW PATTERN AND INNER SLOT FOR HORIZONTAL THROW PATTERN (TYP.)

M9 BUILDING AUTOMATION SYSTEM LOCATION. SEE LIGHTING CONTROL DETAILS ON SHEET E4.1.

M10 MOUNT AIR CURTAIN TIGHT TO CEILING

M11 MOUNT AIR CURTAIN WITH BOTTOM OF UNIT AT TOP OF DOOR FRAME

M12 MOUNT AIR CURTAIN WITH BOTTOM OF UNIT ABOVE DOOR FRAME AND TOP OF SWITCHGEAR TO MEET 3'-0" MINIMUM SWITCHGEAR'S CLEARANCE REQUIREMENT

M13 FOR DIFFUSERS INSTALLED IN DRYWALL CEILINGS, VOLUME DAMPER IS INTEGRAL TO DIFFUSER AND ADJUSTABLE AT FACE OF DIFFUSER (SEE NOTE 18 UNDER "VENTILATION SYSTEMS" ON DRAWING M4.0 AND AIR DEVICE SCHEDULE ON DRAWING M4.1)

M14 FOR DIFFUSERS INSTALLED IN DRYWALL CEILINGS, INSTALL HIGH-EFFICIENCY TAKE-OFFS WITH VOLUME DAMPER IN FULL-OPEN POSITION TO FACILITATE BALANCING AT FACE OF DIFFUSER.

M15 GENERAL CONTRACTOR SHALL PROVIDE ADDITIONAL T-BAR FRAME TO PROPERLY LOCATE DIFFUSER AS SHOWN. AIR STREAM FROM DIFFUSER SHALL COVER ENTIRE DOOR OPENING.

M16 NONCOMBUSTIBLE WALL CONSTRUCTION BEHIND TYPE I KITCHEN HOODS. REFER TO SHEET A1.0 FOR MORE INFORMATION.

M17 PROVIDE TYPE "DG" 10x14 TRANSFER AIR LOUVER IN EACH TECH CLOSET DOOR WHERE INDICATED. LOUVER INSTALLATION MUST BE COORDINATED WITH OTHER TRADES. SEE ARCHITECTURAL DOOR SCHEDULE AND AIR DEVICE SCHEDULE ON DRAWING SHEET M4.1

M18 NOT USED.

M19 10" 304 STAINLESS STEEL DUCT BY KES SUPPLIER. FROM TYPE II EXHAUST HOOD UP THROUGH ROOF TO EXHAUST FAN. DUCTWORK SHALL BE PITCHED TOWARDS TYPE II EXHAUST HOOD. EXTERNALLY INSULATE EXHAUST DUCT FROM TYPE II EXHAUST HOOD CONNECTION TO ROOF PENETRATION.

2024 IMC SECTION 403.3 - VENTILATION SCHEDULE

UNIT	AREA SERVED	AREA FT² (Az)	CFM / PERSON (Rp)	CFM/FT² (Ra)	PEOPLE / 1000 FT² (Pz)	BREATHING ZONE REQUIRED O/A CFM (Vbz)	Ez*	Ev**	REQUIRED O/A CFM (Vot)***	ACTUAL O/A CFM	REQUIRED EXHAUST CFM	ACTUAL EXHAUST CFM
RTU-1	PRESENTER	20	7.5	0.12	20	5	0.8	1.00	-	-	-	-
	KITCHEN	1000	7.5	0.12	20	270	0.8		-	-	-	-
						275			*231*	*1500*		
RTU-2	SUPPORT	565	5	0.06	2	40	0.8	1.00	-	-	-	-
	MANAGER'S OFFICE	65	5	0.06	5	6	0.8		-	-	-	-
	CREW ROOM	100	5	0.06	5	9	0.8		-	-	-	-
	ORDER	95	7.5	0.12	20	26	0.8		-	-	-	-
						79			*131*	*800*		
RTU-3	DINING	715	7.5	0.18	70	504	0.8	0.95	-	-	-	-
	CUSTOMER SERVICE	115	7.5	0.18	70	81	0.8		-	-	-	-
	VESTIBULE 1	60	-	0.06	-	4	0.8		-	-	-	-
	VESTIBULE 2	60	-	0.06	-	4	0.8		-	-	-	-
	WOMEN'S	135	-	-	-	-	-		-	-	-	-
	MEN'S	120	-	-	-	-	-		-	-	-	-
						592			*566*	*1330*		
EF-1, 2 & 3	KITCHEN	1000	-	0.7	-	-	-	-	-	-	700	2405
EF-4	WOMEN'S	135	-	-	-	-	-	-	-	-	100	200
	MEN'S	120	-	-	-	-	-		-	-	100	200
EF-5	JANITOR'S CLOSET	25	-	-	-	-	-	-	-	-	-	80
EF-6	WAREWASHER	-	-	-	-	-	-	-	-	-	350	600
									929	3630	900	3485

* ZONE AIR DISTRIBUTION EFFECTIVENESS BASED ON IMC TABLE 403.3.1.1.2 FOR CEILING SUPPLY OF WARM AIR 15° F OR MORE ABOVE SPACE TEMPERATURE AND CEILING RETURN.
** VENTILATION SYSTEM EFFICIENCY BASED ON IMC TABLE 403.3.1.1.2.3.2.
*** CORRECTED REQUIRED O/A INTAKE REQUIRED FOR SYSTEM CALCULATED BASED ON IMC SECTION 403.3.1.1.2.3.3. 1

AIR BALANCE SCHEDULE

UNIT	SUPPLY AIR	RETURN AIR	OUTDOOR AIR	EXHAUST AIR	PRESSURE
RTU-1	7600	6100	1500		1500
RTU-2	2300	1500	800		800
RTU-3	5000	3670	1330		1330
EF-1				1000	-1000
EF-2				575	-575
EF-3				800	-800
EF-4				400	-400
EF-5				80	-80
EF-6				600	-600
TOTALS	14900	11270	3630	3455	175

NOTES:
1. BALANCING TOLERANCES ARE AS FOLLOWS:
   HOODS: 0% TO +10%
   OUTDOOR AIR: 0% TO +10%
   SUPPLY AND RETURN AIR DIFFUSERS: -10% TO +10%
   TOILET EXHAUST AIR: -10% TO +10%
2. BALANCE ROOFTOP UNIT SUPPLY AND RETURN AIR PRIOR TO TURNING ON EXHAUST FANS.
3. EXHAUST HOODS SHALL BE BALANCED WITH A 4" VANE ANEMOMETER.
4. RTU BLOWER TO RUN CONTINUOUSLY DURING OCCUPIED HOURS. REFER TO SEQUENCE OF OPERATIONS ON M1.0 AND E3.2 FOR HOOD/FAN INTERLOCK DETAILS.
5. EF-6 DOES NOT RUN CONTINUOUSLY - VALUES SHOWN IN AIR BALANCE SCHEDULE REFLECT OPERATIONAL STATE. WHEN EF-6 IS NOT OPERATIONAL, OUTSIDE AIR AT RTU-2 SHALL BE DECREASED BY 600 CFM ACCORDINGLY. REFER TO M1.0 FOR ADDITIONAL DETAILS OF SEQUENCE OF OPERATIONS AND INTERLOCKING REQUIREMENTS.

REV	DATE	DESCRIPTION	BY
1	04/22/2026	CITY COMMENTS & FOUNDATION CHANGES & PROTO UPDATES	
2	06/09/2026	DEVELOPER COMMENTS	

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MEP Engineering & Design Consultants
HVAC*Illumination*Plumbing*Power Distribution*Controls
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DAVID WINN DAY ENGINEER 61135 STATE OF MISSISSIPPI
6/9/26

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PREPARED FOR: McDonald's USA, LLC

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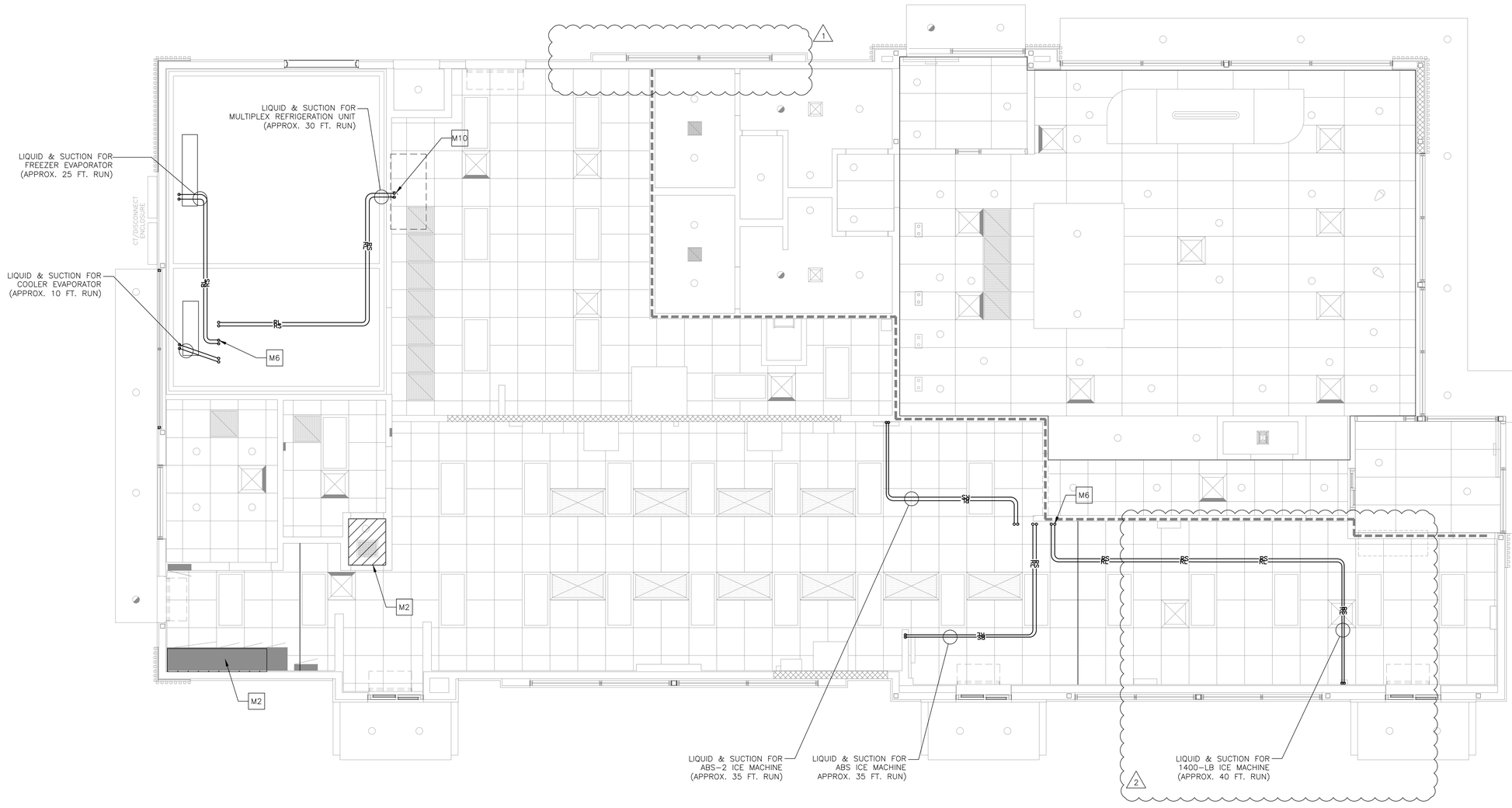
DRAWN BY: MES | STD. ISSUE DATE: 2025 | REVIEWED BY: JAW | DATE ISSUED: 12/22/2025

TITLE: 2025 OPTIMIZED BUILDING - B820
4590-WOOD/WOOD
DESCRIPTION: WOOD BEARING WALLS, WOOD ROOF TRUSS FRAMING
SITE ID: 023-0351
SITE ADDRESS: SWC OF ED PERRY BLVD & MS-30, OXFORD, MS 38655

JAWA 25-0188
SHEET NO. M1.2
DUCTWORK PLAN



1 M1.4 MECHANICAL PIPING PLAN
1/4"=1'-0"

DRAWING NOTES

1. NOT USED.
2. REFRIGERANT PIPE SIZES SHALL BE PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.

KEYED NOTES

- M1 NOT USED.
- M2 UTILITIES SHALL NOT BE ROUTED ABOVE TECH. CLOSET. OR SWITCHGEAR.
- M3 NOT USED.
- M4 NOT USED.
- M5 NOT USED.
- M6 REFRIGERANT LIQUID AND SUCTION LINES UP THROUGH ROOF TO CONDENSING UNITS (TYP. 6 PLACES – SEE DETAIL 3 ON DRAWING M3.0)
- M7 NOT USED.
- M8 NOT USED.
- M9 NOT USED.
- M10 REFRIGERANT LINES DOWN TO SODA SYSTEM (MULTIPLEX).

REV	DATE	DESCRIPTION	BY
1	04/22/2026	CITY COMMENTS & FOUNDATION CHANGES & PROTO UPDATES	
2	06/09/2026	DEVELOPER COMMENTS	

David W. Day P.E.
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HVAC*Illumination*Plumbing*Power Distribution*Controls

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DAVID WINN DAY
REGISTERED PROFESSIONAL ENGINEER
ENGINEER
61135
STATE OF MISSISSIPPI

6/9/26

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DRAWN BY	MES
STD ISSUE DATE	2025
REVIEWED BY	JAW
DATE ISSUED	12/22/2025
TITLE	2025 OPTIMIZED BUILDING – BB20 4590-WOOD/WOOD
DESCRIPTION	WOOD BEARING WALLS WOOD ROOF TRUSS FRAMING
SITE ADDRESS	SWC OF ED PERRY BLVD & MS-30, OXFORD, MS 38655
SITE ID	023-0351

JAWA 25-0188

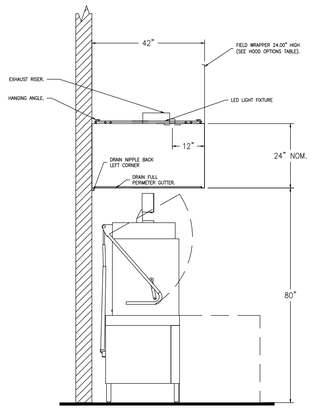
SHEET NO. M1.4 MECH. PIPING PLAN

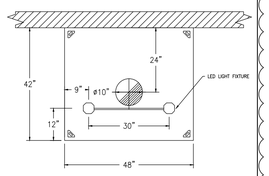
HOOD INFORMATION

HOOD NO.	TAG	MODEL	LENGTH	MAX. COOKING TEMP.	APPLIANCE DUTY	DESIGN CFM/ft	TOTAL EXH. CFM	EXHAUST PLENUM INSERTS							HOOD CONSTRUCTION	HOOD CONFIG.	
								WIDTH	LENG.	HEIGHT	DIA.	CFM	VEL.	S.P.		END TO END	ROW
1	DISH	CLASS 2	48"	NA	DISH	150	600			4"	10"	600	1100	-0.25"	304 SS	ALONE	ALONE

HOOD OPTIONS

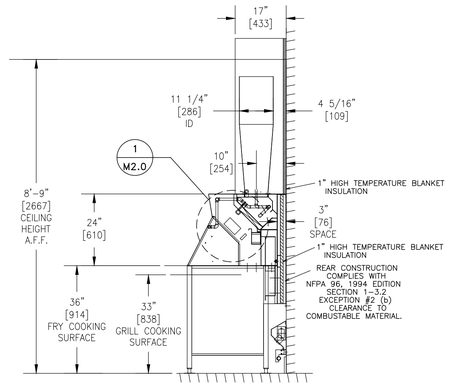
HOOD NO.	TAG	OPTION
1	DISH	FASCIA PANEL 14.00" HIGH FRONT, LEFT, RIGHT (FASCIA HEIGHT INCREASES FOR TALLER CEILING)

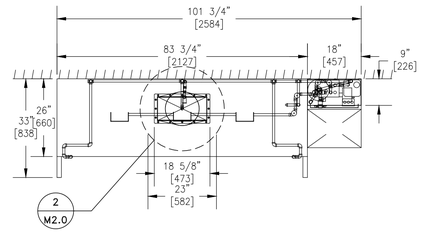


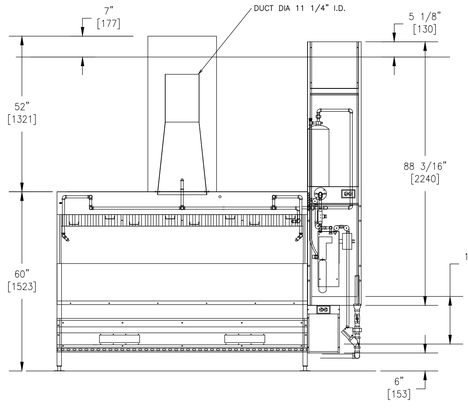


KITCHEN EXHAUST HOOD (TYPE II)

TAG: KH-4 (SEE KITCHEN EXHAUST HOOD SCHEDULE)
N.T.S.



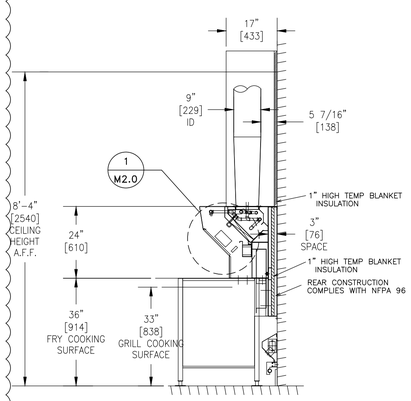


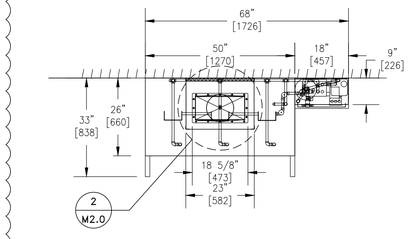


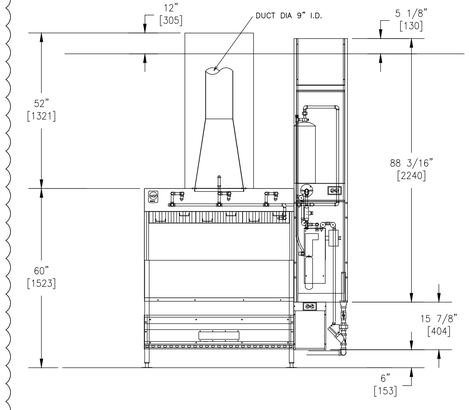
KITCHEN EXHAUST HOOD (TYPE I)

TAG: KH-1 (SEE KITCHEN EXHAUST HOOD SCHEDULE)
SCALE: ½"=1'-0"

2

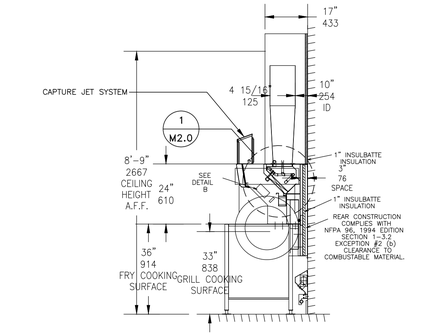


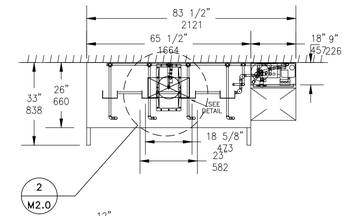


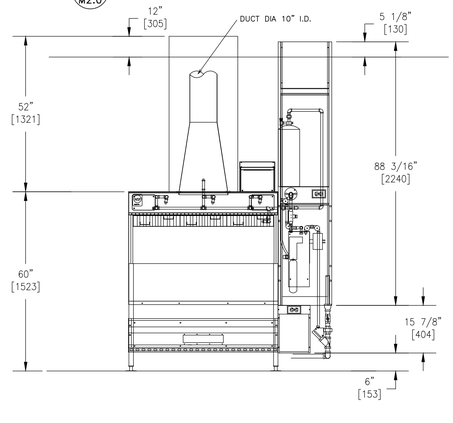


KITCHEN EXHAUST HOOD (TYPE I)

TAG: KH-2 (SEE KITCHEN EXHAUST HOOD SCHEDULE)
SCALE: ½"=1'-0"







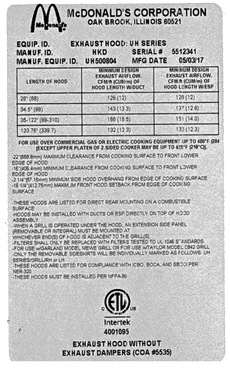
KITCHEN EXHAUST HOOD

TAG: KH-3 (SEE KITCHEN EXHAUST HOOD SCHEDULE)
SCALE: ½"=1'-0"

2

DRAWING NOTES

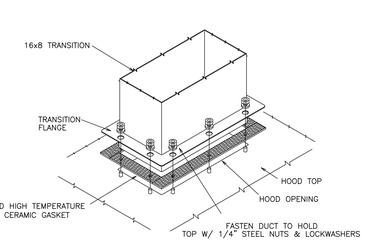
1. 16 GA. STAINLESS STEEL MATERIAL USED FOR HOOD CONSTRUCTION
2. FILTER BAFFLE:
   UL FILE R14372, VOL. 1, SEC. 1
   UL CONTROL NUMBER 5L65
   MEA-446-92-M
3. EXHAUST HOOD:
   UL FILE MH12755, VOL. 4
   UL CONTROL NUMBER 78L1
4. UTILITY CHASE AND RACEWAY:
   UL FILE E163328, VOL.1, SEC.3
5. HIGH TEMP GASKET:
   UL FILE MH12755, VOL. 2, SEC. 1, ILL. 9
6. HOOD CONSTRUCTION COMPLIES WITH NSF STANDARD 2
7. HOOD PERFORMANCE TESTED IN ACCORDANCE WITH UL 710
8. UL 300 AND NFPA 17A COMPLIANT R-102 WET CHEMICAL SYSTEM INCLUDED WITH HOOD INSTALLATION
9. ANSUL CONNECTIONS AND STARTUP BY APPROVED ANSUL REPRESENTATIVE
10. REFER E3.2 FOR HOOD/FAN INTERLOCK DETAILS
11. CAPTURE JET PLENUMS ARE TO BE ATTACHED WHEN CALLED OUT PER KITCHEN SCHEDULE.



DETAIL

UL LABEL
SCALE: NONE

1
M2.0



DETAIL

HOOD CONNECTION
SCALE: NONE

2
M2.0

REV	DATE	DESCRIPTION	BY
2	06/09/2026	DEVELOPER COMMENTS	

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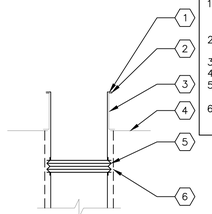
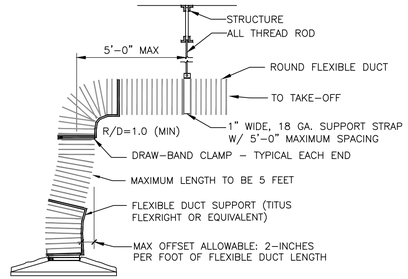
SHEET NO.	TITLE	DRAWN BY	REVIEWED BY	DATE ISSUED
JAWA 25-0188 M2.0 EXHAUST HOODS	2025 OPTIMIZED BUILDING - BB20 4590-WOOD/WOOD	MES	JAW	12/22/2025
	DESCRIPTION WOOD BEARING WALLS WOOD ROOF TRUSS FRAMING	STD ISSUE DATE 2025		
	SITE ID 023-0351	SITE ADDRESS SWC OF ED PERRY BLVD & MS-30, OXFORD, MS 38655		

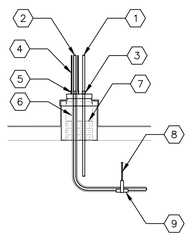


KEYED NOTES:
1. SHEET METAL DUCT DROP (SUPPLY, RETURN OR EXHAUST)
2. FOAM GASKET BETWEEN DUCT AND CURB
3. ROOF CURB
4. ROOF LINE
5. 6" FACE–TO–FACE CANVAS FLEXIBLE CONNECTION
6. 2" EXTERIOR INSULATION (SUPPLY AND RETURN)

DETAIL 1 / M3.0
DUCT DROP INSTALLATION
SCALE: NONE



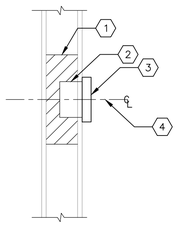
DETAIL 2 / M3.0
DIFFUSER/GRILLE CONNECTION
SCALE: NONE



KEYED NOTES:
1. REFRIGERANT LIQUID LINE
2. REFRIGERANT SUCTION LINE WITH 1" THICK EXTERNAL FOAM INSULATION (ARMAFLEX BY ARMACELL OR EQUAL)
3. STAINLESS STEEL CLAMP
4. APPLY WEATHERPROOFING OVER FOAM INSULATION (ALUMAGUARD BY POLYGUARD OR EQUAL)
5. WRAP FOAM INSULATION OVER PIPE PORTAL NIPPLE AND STAINLESS STEEL CLAMP
6. RESTART FOAM INSULATION IMMEDIATELY AFTER PIPE PORTAL PENETRATION
7. INSULATE BOTTOM OF ROOF PORTAL CURB (MIN. R–19)
8. PIPE HANGER
9. LIGHT GAUGE GALVANIZED STEEL PROTECTIVE SHIELD

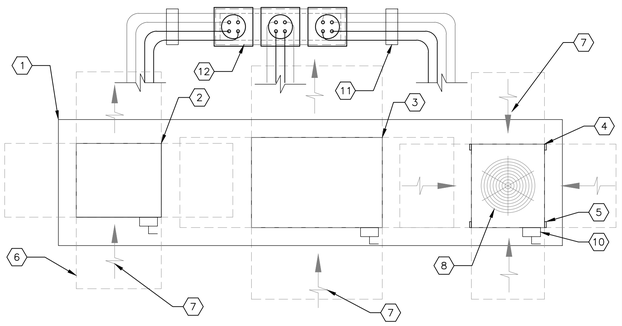
DETAIL 3 / M3.0
REFRIGERANT PIPE INSTALLATION
SCALE: NONE

DETAIL 4 / M3.0
NOT USED
SCALE: NONE



KEYED NOTES:
1. PROVIDE BATT INSULATION FOR TEMPERATURE SENSORS INSTALLED IN HOLLOW CAVITY WALLS
2. 2x4 ELECTRICAL BOX
3. SENSOR (TEMPERATURE, HUMIDITY OR CO2)
4. MOUNT SENSOR(S) BETWEEN 4'–0" TO 4'–6" A.F.F.

DETAIL 5 / M3.0
REMOTE SENSOR INSTALLATION
SCALE: NONE

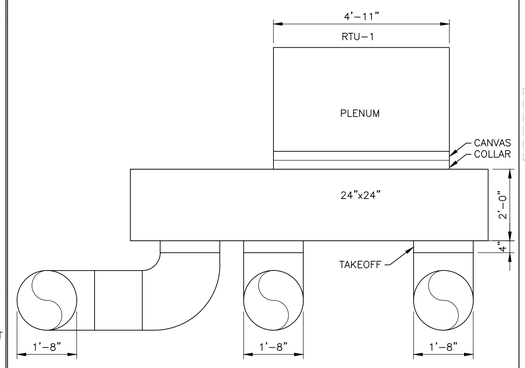


KEYED NOTES:
1. 180"Lx43"Wx14"H EQUIPMENT PLATFORM MANUFACTURED BY RPS OR EQUAL
2. 28⅛"Lx24¾"Wx19¾"H CONDENSING UNIT (COOLER).
3. 43⅞"Lx30½"Wx29¾"H CONDENSING UNIT (FREEZER).
4. 29"Lx24½"Wx34"H CONDENSING UNIT (MULTIPLEX).
5. FASTEN CONDENSING UNIT TO TOP OF PLATFORM AND SEAL FASTENER PENETRATIONS WITH UV RESISTANT SEALANT
6. OUTLINE OF SERVICE CLEARANCE EXTENDING 3'–0" FROM CONDENSING UNIT ON ALL SIDES
7. CONDENSER AIR INTAKE
8. CONDENSER FAN OUTLET ON TOP OF UNIT
9. CONDENSER FAN OUTLET ON SIDE OF UNIT
10. DISCONNECT SWITCH FURNISHED WITH UNIT
11. PROVIDE PIPE SUPPORT AS REQUIRED (TREATED LUMBER IS NOT ACCEPTABLE)
12. MULTIPLE PIPE PORTAL MANUFACTURED BY RPS OR EQUAL

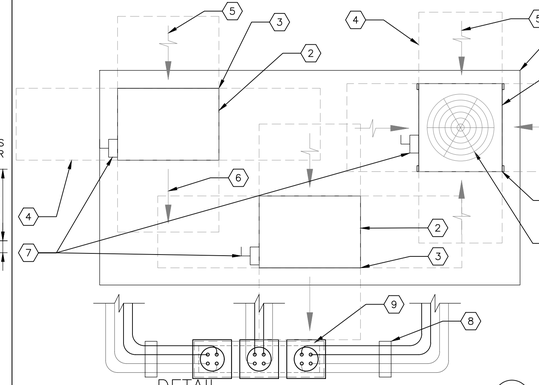
CONDUIT SIZES: (PER CONDENSING UNIT
(1) ¾" POWER
(1) ¾" CONTROL

REFRIGERANT PIPING SIZES:
SEE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR RECOMMENDED REFRIGERANT PIPE SIZING

DETAIL 6 / M3.0
REMOTE CONDENSER UNITS (CU–4, CU–5 & CU–6)
SCALE: ½"=1'–0"



DETAIL 7 / M3.0
VIEW TOWARDS REAR OF KITCHEN AT DUCT DROPS
SCALE: ½"=1'–0"

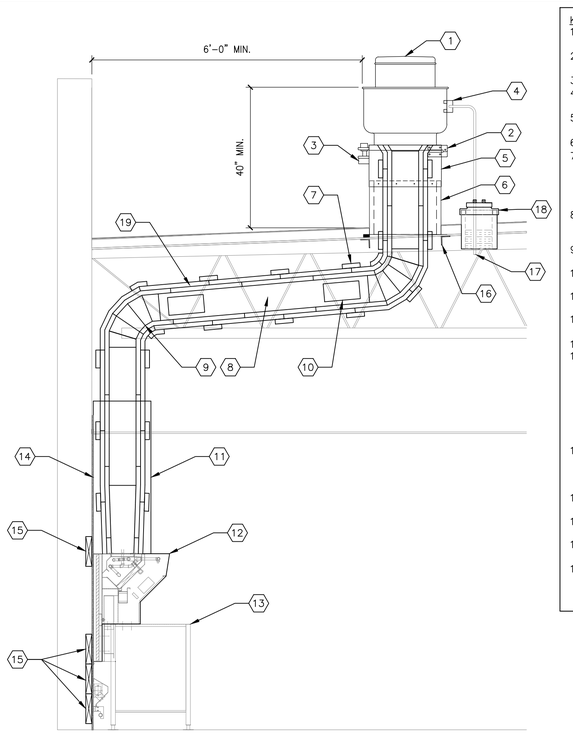


KEYED NOTES:
1. 141"x72"x14"H EQUIPMENT PLATFORM MANUFACTURED BY RPS OR EQUAL
2. 34"x24⅛"x25¾"H CONDENSING UNIT
3. FASTEN CONDENSING UNIT TO TOP OF PLATFORM AND SEAL FASTENER PENETRATIONS WITH UV RESISTANT SEALANT
4. OUTLINE OF SERVICE CLEARANCE EXTENDING FROM CONDENSING UNIT ON ALL SIDES
5. CONDENSER AIR INTAKE
6. CONDENSER FAN OUTLET
7. DISCONNECT SWITCH PROVIDED BY ELECTRICAL CONTRACTOR
8. PROVIDE PIPE SUPPORT AS NECESSARY (TREATED LUMBER IS NOT ACCEPTABLE)
9. MULTIPLE PIPE PORTAL MANUFACTURED BY RPS OR EQUAL
10. 29½"x28"x38"H CONDENSING UNIT

CONDUIT SIZES: (PER CONDENSING UNIT)
(1) ¾" POWER
(1) ¾" CONTROL

REFRIGERANT PIPING SIZES:
(PER CONDENSING UNIT)
ICE MACHINE – ½" LIQUID, ¾" SUCTION
(CU–3 CONDENSING UNIT)
ICE MACHINE – ⅜" LIQUID, ½" SUCTION

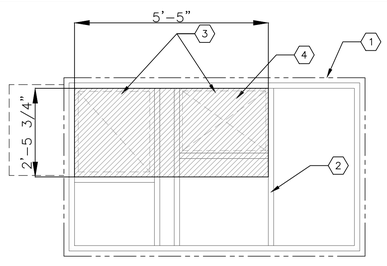
DETAIL 7B / M3.0
REMOTE CONDENSER UNIT (CU–1, CU–2 & CU–3)
SCALE: ½"=1'–0"



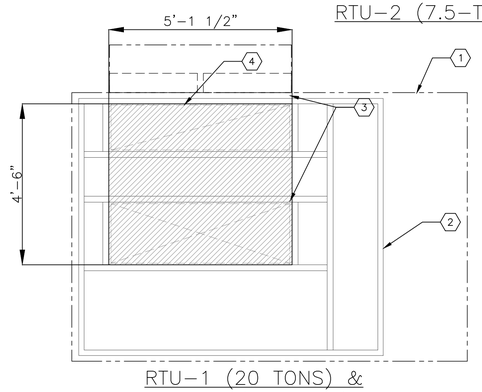
KEYED NOTES:
1. UPBLAST EXHAUST FAN (SEE EXHAUST FAN SCHEDULE)
2. HINGED CURB CAP FOR CLEANING ACCESS (FURNISHED WITH FAN)
3. GREASE TRAP (FURNISHED WITH FAN)
4. NEMA 3R DISCONNECT SWITCH (FURNISHED WITH FAN)
5. 12" HIGH CURB EXTENSION (FURNISHED WITH FAN)
6. 18" HIGH CURB (FURNISHED WITH FAN)
7. TWO (2) LAYERS OF 1½" THICK DUCT WRAP TO MEET ASTM E2336 INSTALLED PER MANUFACTURER'S INSTRUCTIONS (SEE MECHANICAL NOTES FOR INSULATION SPECIFICATION)
8. 16 GAUGE BLACK IRON (CARBON STEEL) OR 18 GAUGE STAINLESS STEEL DUCTWORK WELDED LIQUID–TIGHT
9. 5–GORE BLACK IRON (CARBON STEEL) RADIUS ELBOW
10. 12"x6" ACCESS DOOR AT ALL CHANGES IN DIRECTION
11. STAINLESS STEEL FASCIA PANEL TO PROTECT DUCTWORK AND INSULATION
12. BACKSHELF TYPE EXHAUST HOOD (SEE KITCHEN EXHAUST HOOD SCHEDULE)
13. COOKING APPLIANCE (SEE KITCHEN DRAWINGS)
14. REAR WALL CONSTRUCTION SHALL CONSIST OF CERAMIC TILE OR MIN. 22 GAUGE STAINLESS STEEL OVER ⅝" TYPE X GYPSUM BOARD OR ½" CEMENT BOARD FROM FLOOR TO CEILING AND EXTENDING 24" TO EACH SIDE OF THE HOOD INSTALLED ON NON–COMBUSTIBLE WALL (REFER TO SHEET A1.0 FOR MORE INFORMATION.
15. 2x10 LIGHT GAUGE STEEL FOR SUPPORT BLOCKING FOR HOOD AND RACEWAY (COORDINATE INSTALLATION WITH HOOD INSTALLER)
16. STRUCTURAL FRAMING FOR ROOF OPENING (SEE STRUCTURAL DRAWINGS)
17. TRANSITION TO FLEXIBLE CONDUIT UNDER ROOF PENETRATION WHERE ALLOWED BY CODE.
18. ROOF PIPE PORTAL, RPS–N18(1) RC–2A 12x12x11H.
19. ¼" PER FOOT SLOPE PITCHED BACK TOWARDS THE HOOD.

SECTION 8 / M3.0
KITCHEN EXHAUST HOOD INSTALLATION
SCALE: ½"=1'–0"

KEYED NOTES:
1. OUTLINE OF ROOFTOP UNIT
2. ROOF CURB
3. SUPPLY AND RETURN AIR DUCT DROPS
4. ROOF OPENING

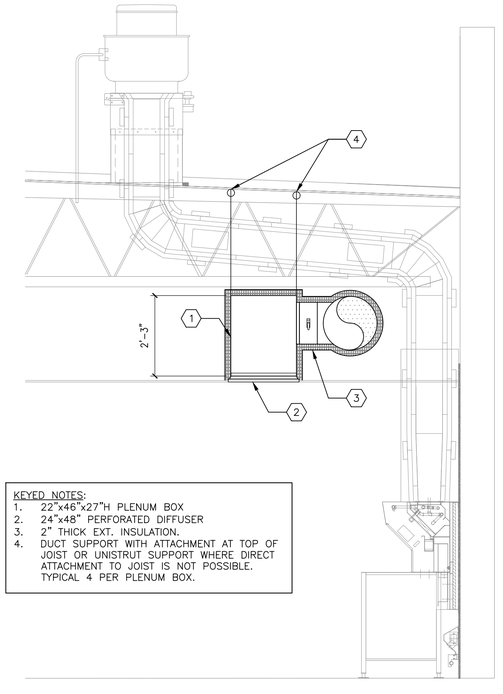


RTU–2 (7.5–TONS)



RTU–1 (20 TONS) &
RTU–3 (15–TONS)

DETAIL 9 / M3.0
ROOF OPENINGS
SCALE: ½"=1'–0"



KEYED NOTES:
1. 22"x46"x27"H PLENUM BOX
2. 24"x48" PERFORATED DIFFUSER
3. 2" THICK EXT. INSULATION.
4. DUCT SUPPORT WITH ATTACHMENT AT TOP OF JOIST OR UNISTRUT SUPPORT WHERE DIRECT ATTACHMENT TO JOIST IS NOT POSSIBLE. TYPICAL 4 PER PLENUM BOX.

SECTION 10 / M3.0
SUPPLY (S–1) PLENUM INSTALLATION
SCALE: ½"=1'–0"

REV	DATE	DESCRIPTION	BY
1			
1			
1			

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HVAC/Illumination/Plumbing/Power Distribution/Controls
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DAVID WINN DAY — REGISTERED PROFESSIONAL ENGINEER — 61135 — STATE OF MISSISSIPPI

1/17/6

PREPARED FOR: McDonald's USA, LLC

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DRAWN BY	STD ISSUE DATE
MES	2025
REVIEWED BY	DATE ISSUED
JAW	02/05/2026

TITLE: 2025 OPTIMIZED BUILDING – BB20
4590–WOOD/WOOD

DESCRIPTION: WOOD BEARING WALLS
WOOD ROOF TRUSS FRAMING

SITE ID: 023–0351
SITE ADDRESS: SWC OF ED PERRY BLVD & MS–30, OXFORD, MS 38655

JAWA 25–0188

SHEET NO. M3.0
DETAILS

MECHANICAL NOTES

GENERAL:
1. ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH ALL LOCAL CODES AND ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION.

2. ALL DIMENSIONS, CLEARANCES AND TOLERANCES SHALL BE VERIFIED PRIOR TO INSTALLATION.

3. ALL MATERIALS, FIXTURES AND EQUIPMENT USED SHALL BE IN ACCORDANCE WITH McDONALD'S SPECIFICATIONS. SPECIFICATIONS ARE CONTAINED WITHIN THESE DRAWINGS AND THE McDONALD'S PROJECT MANUAL. ANY CONTRACTOR IN NEED OF A COPY OF THE McDONALD'S PROJECT MANUAL SHALL CONTACT THE McDONALD'S AREA CONSTRUCTION MANAGER. ANY VARIANCE FROM THE McDONALD'S SPECIFICATIONS SHALL BE REVIEWED AND APPROVED BY THE ENGINEER-OF-RECORD.

4. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH ITS LISTING AND/OR THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

5. SEE COORDINATION SCHEDULE FOR ADDITIONAL SCOPE OF WORK.

6. PRIOR TO BUILDING TURNOVER, A COMPLETE START-UP, TEST, ADJUST AND BALANCE SHALL BE PERFORMED ON ALL MECHANICAL SYSTEMS. THIS WORK SHALL BE PERFORMED BY A CERTIFIED TEST AND BALANCE CONTRACTOR. A CERTIFIED TEST AND BALANCE CONTRACTOR CAN BE FOUND BY VISITING:
   HTTP://WWW.AABCHQ.COM/DIRECTORY
   HTTP://WWW.NEBB.ORG/DIRECTORY.HTM
   HTTP://WWW.TABBCERTIFIED.ORG/SITE/CONTENT/CONTRACTORS/SEARCH

7. UPON COMPLETION OF THE PUNCHLIST, THE MECHANICAL CONTRACTOR AND TEST AND BALANCE CONTRACTOR SHALL SUBMIT REDLINED OR AS-BUILT DRAWINGS ALONG WITH THE TEST AND BALANCE REPORT AND ALL EQUIPMENT OPERATION AND MAINTENANCE MANUALS TO THE McDONALD'S AREA CONSTRUCTION MANAGER. A MINIMUM OF TWO (2) COPIES SHALL BE PROVIDED, ONE (1) FOR REGIONAL RECORDS AND ONE (1) FOR THE RESTAURANT.

8. ALL PENETRATIONS OF FIRE-RATED WALLS SHALL BE FIRESTOPPED WITH AN APPROVED AND LISTED FIRESTOPPING SYSTEM.

VENTILATION SYSTEMS:
1. ALL SHEET METAL DUCTWORK SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH LOCAL CODES AND SMACNA STANDARDS.

2. ALL DUCTWORK DIMENSIONS ARE INTERNAL FREE AREA DIMENSIONS AND SIZED FOR 0.08" W.C. PER 100 FT. OF DUCT.

3. ALL SHEET METAL DUCTWORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SMACNA TABLES FOR 2" W.C. AND SHALL BE SUPPORTED WITH AN APPROVED HANGER AT INTERVALS NOT EXCEEDING 10 FT.

4. ALL DUCT DROPS INTO THE BUILDING SHALL BE INSTALLED WITH FLEXIBLE CONNECTIONS TO ISOLATE THE DUCTWORK SYSTEM FROM NOISE AND VIBRATION. FLEXIBLE CONNECTIONS SHALL BE TESTED IN ACCORDANCE WITH UL 181 AND LISTED AS CLASS 0 OR CLASS 1.

5. ALL DUCT DROPS INTO THE BUILDING SHALL BE OFFSET AS NECESSARY TO ALLOW FOR THE CLEAR INSTALLATION OF THE EXTERNAL DUCTWORK INSULATION.

6. ALL DUCTWORK BRANCHES THAT SERVE A SINGLE DIFFUSER SHALL BE SUPPLIED WITH A VOLUME DAMPER FOR BALANCING. BRANCHES THAT SERVE MULTIPLE DIFFUSERS, THE BALANCING IS HANDLED VIA REMOTE DAMPER INSTALLED NEAR THE DIFFUSER. REFER TO M1.2 FOR DAMPER LOCATIONS. VOLUME DAMPER SHALL HAVE A 2" OFFSET TO ACCOMMODATE EXTERNAL INSULATION.

7. TAKE-OFFS FROM RECTANGULAR TO ROUND DUCT SHALL BE DUCTMATE STRAIGHT-SIDED OR CENTER HIGH-EFFICIENCY TAKE-OFFS WITH A 2" DAMPER STAND-OFF TO ACCOMMODATE FOR EXTERNAL INSULATION.

8. ALL DUCTWORK JOINTS, LONGITUDINAL AND TRANSVERSE SEAMS SHALL BE SEALED WITH WELDS, GASKETS, MASTICS (ADHESIVES), TAPES, ETC. ALL SEALANT MATERIALS SHALL BE LISTED IN ACCORDANCE WITH UL 181A OR 181B.

9. ALL SUPPLY AND RETURN SHEET METAL DUCTWORK LOCATED WITHIN THE CEILING SPACE SHALL BE EXTERNALLY INSULATED. INSULATION SHALL BE 2" THICK MICROLITE FSK-100 BY JOHNS MANVILLE OR EQUAL.

10. ALL SUPPLY AND RETURN SHEET METAL DUCTWORK LOCATED OUTSIDE OF THE BUILDING SHALL BE INTERNALLY LINED WITH A 1" THICK FIBERGLASS (MIN. R-4.2) AND EXTERNALLY INSULATED WITH A 2" THICK RIGID POLYSTYRENE, POLYURETHANE OR POLYISOCYANURATE BOARD (MIN. R-8 FOR CLIMATE ZONES 1 THROUGH 4), OR A 3" THICK (MIN R-12 FOR CLIMATE ZONES 5 THROUGH 8). INTERNAL FIBERGLASS INSULATION SHALL BE LINATEX BY JOHNS MANVILLE OR EQUAL. EXTERNAL RIGID BOARD INSULATION SHALL BE THERMAPINK BY OWENS CORNING OR EQUAL.

11. FOR APPLICABLE SITUATIONS OR PLAYPLACE ADDITIONS: ALL EXPOSED SPIRAL DUCTWORK SHALL BE INTERNALLY INSULATED TO PREVENT CONDENSATION (MIN. R-4.3). INTERNAL INSULATION SHALL BE 1" THICK SPIRACOUSTIC PLUS BY JOHNS MANVILLE OR EQUAL.

12. ALL DUCTWORK PENETRATIONS THROUGH FIRE-RATED WALLS, BARRIERS OR PARTITIONS SHALL BE PROTECTED WITH A FIRE DAMPER. THE PERIMETER OF THE FIRE DAMPER SHALL BE FIRESTOPPED WITH AN APPROVED AND LISTED FIRESTOPPING MATERIAL.

13. ALL EXTERIOR SHEET METAL DUCTWORK SHALL BE EXTERNALLY WRAPPED WITH AN APPROVED WEATHERPROOFING MATERIAL TO PROTECT AGAINST WATER PENETRATION AND CORROSION. SIDES AND TOP OF EXTERNAL WEATHERPROOFING SHALL BE ALUMAGUARD 60 MIL UV BARRIER BY POLYGUARD OR EQUAL. BOTTOM OF EXTERNAL WEATHERPROOFING SHALL BE VAPORGUARD 5 MIL MEMBRANE BY POLYGUARD OR EQUAL.

14. ALL FLEXIBLE DUCTWORK, METALLIC AND NONMETALLIC, SHALL CONFORM TO THE FOLLOWING:
   A. 2" THICK INSULATION (R-6.0) SEE NOTE#9 AND TABLE(S) BELOW:

DUCT LOCATION: UNCONDITIONED SPACE			CLIMATE ZONES 1 THROUGH 8
DUCTWORK CLASSIFICATION	PRESSURE	SEAL CLASS	INSULATION
SUPPLY	2.00" W.C.	A	TYPE A (R-6)
RETURN	-2.00" W.C.	A	TYPE A (R-6)
EXHAUST	-2.00" W.C.	A	(*)TYPE A (R-6)
HANGER SUPPORTS	EVERY 6 FT.		1" TYPE B

DUCT LOCATION: EXTERIOR (INCLUDES ATTICS ABOVE INSULATED CEILINGS AND CRAWL SPACES.			CLIMATE ZONES 1 THROUGH 4	CLIMATE ZONES 5 THROUGH 8
DUCTWORK CLASSIFICATION	PRESSURE	SEAL CLASS	INSULATION	INSULATION
SUPPLY	2.00" W.C.	A	TYPE A (R-8)	TYPE A (R-12)
RETURN	-2.00" W.C.	A	TYPE A (R-8)	TYPE A (R-12)
EXHAUST	-2.00" W.C.	A	(*)TYPE A (R-8)	(*)TYPE A (R-12)
HANGER SUPPORTS	EVERY 6 FT.		1" TYPE B	

   (*) EXHAUST DUCTWORK IS ONLY REQUIRED TO BE INSULATED WITHIN 2-FEET OF ROOF PENETRATION. REFER TO "COMMERCIAL KITCHEN EXHAUST SYSTEMS", NOTE#4 FOR FIRE WRAPPING REQUIREMENTS ON KITCHEN GREASE DUCTWORK.

   B. INTEGRAL VAPOR BARRIER
   C. LISTED AND LABELED UL 181, CLASS 0 OR CLASS 1
   D. INSTALLED IN ACCORDANCE WITH:
      i. SMACNA STANDARDS,
      ii. AIR DIFFUSION COUNCIL INSTALLATION GUIDELINES, AND/OR
      iii. MANUFACTURER'S INSTALLATION INSTRUCTIONS

14. FLEXIBLE DUCTWORK SHALL NOT PENETRATE WALLS. SHEET METAL DUCTWORK IS REQUIRED AT ALL FIRE-RATED AND DRAFTSTOP WALL PENETRATIONS.

15. ALL COVERINGS, LININGS AND ADHESIVES (TAPES, ETC.) SHALL HAVE A FLAME-SPREAD INDEX NOT GREATER THAN 25 AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 50.

16. DUCT-MOUNTED SMOKE DETECTORS, PROVIDED BY ROOFTOP UNIT MANUFACTURER, SHALL BE INSTALLED IN SYSTEMS WITH DESIGN CAPACITY GREATER THAN 2,000 CFM. SEE MECHANICAL DRAWINGS FOR LOCATIONS OF SMOKE DETECTORS. DUCT-MOUNTED SMOKE DETECTORS ARE NOT REQUIRED WHEN THE BUILDING IS PROTECTED THROUGHOUT BY AREA SMOKE DETECTORS CONNECTED TO A FIRE ALARM SYSTEM WHERE THE FIRE ALARM SYSTEM IS DESIGNED TO SHUT DOWN THE ROOFTOP UNITS.

17. ALL SUPPLY AIR DIFFUSERS SHALL BE INSULATED TO PREVENT CONDENSATION.

18. ALL AIR DEVICES LOCATED IN DRYWALL CEILINGS SHALL BE SUPPLIED WITH AN INTEGRAL VOLUME DAMPER ACCESSIBLE FROM THE AIR DEVICE FACE TO FACILITATE BALANCING.

19. ALL OUTDOOR AIR INTAKES SHALL BE LOCATED A MINIMUM OF 10 FT. HORIZONTALLY FROM ANY SOURCE OF CONTAMINATION SUCH AS EXHAUST FANS, PLUMBING VENTS, WATER HEATER FLUES, ETC. WHERE A CONTAMINANT SOURCE IS LOCATED WITHIN 10 FT. OF AN INTAKE, THE INTAKE OPENING SHALL BE LOCATED A MINIMUM OF 2 FT. BELOW THE CONTAMINANT SOURCE.

20. ALL ROOFTOP CONDENSING UNITS THAT DISCHARGE HORIZONTALLY SHALL BE ORIENTED SUCH THAT THE DISCHARGE DOES NOT BLOW IN THE DIRECTION OF AN OUTDOOR AIR INTAKE.

21. ALL ROOFTOP UNITS USE R-454B, REFRIGERANT CLASSIFICATION 2A.

COMMERCIAL KITCHEN EXHAUST SYSTEMS:
1. ALL METAL DUCTWORK USED FOR THE CONVEYANCE OF GREASE-LADEN AIR SHALL BE CONSTRUCTED OF MINIMUM 18 GAUGE STAINLESS STEEL OR 16 GAUGE CARBON STEEL (BLACK IRON).

2. ALL GREASE EXHAUST DUCTWORK JOINTS SHALL BE EITHER TELESCOPING OR BELL TYPE. BUTT-WELDED JOINTS ARE PROHIBITED.

3. ALL GREASE EXHAUST DUCTWORK SEAMS AND JOINTS SHALL BE CONTINUOUSLY WELDED WATER-TIGHT ON THE EXTERNAL SURFACE OF THE DUCT SYSTEM. ALL WELDING SHALL BE PERFORMED BY A CERTIFIED WELDER.

4. ALL GREASE EXHAUST DUCTWORK SHALL BE EXTERNALLY INSULATED WITH A ASTM E2336 LISTED AND LABELED GREASE DUCT ENCLOSURE SYSTEM. INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH ITS LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

5. ACCESS PANELS SHALL BE PROVIDED AT ALL CHANGES IN DIRECTION OF THE GREASE EXHAUST DUCTWORK SYSTEM. ACCESS PANELS SHALL BE INSTALLED IN ACCORDANCE WITH THE INSULATION MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SHALL BE LABELED AS FOLLOWS: "ACCESS PANEL - DO NOT OBSTRUCT".

6. ALL HORIZONTAL GREASE EXHAUST DUCTWORK SHALL BE INSTALLED WITH A MINIMUM ¼" PER FOOT SLOPE AND SHALL BE PITCHED BACK TOWARD THE HOOD.

7. UPBLAST KITCHEN EXHAUST FANS SHALL BE LOCATED A MINIMUM OF 6 FT. FROM ANY PARAPET WALL OR ADJACENT STRUCTURE AND SHALL TERMINATE A MINIMUM OF 40 INCHES ABOVE THE FINISHED ROOFING MATERIAL.

REFRIGERANT PIPING:
1. ALL REFRIGERATION WORK SHALL BE PERFORMED BY A CERTIFIED REFRIGERATION CONTRACTOR.

2. ALL REFRIGERANT PIPING SHALL BE SEAMLESS COPPER TUBING OF TYPE L IN ACCORDANCE WITH ASTM B 88 AND ALL JOINTS SHALL BE SOLDERED.

3. ALL REFRIGERANT SUCTION LINES SHALL BE INSULATED WITH A MINIMUM 1" FOAM PIPE INSULATION. PIPE INSULATION INSTALLED OUTDOORS SHALL BE PROTECTED WITH AN APPROVED WEATHERPROOFING MATERIAL.

4. ALL SUSPENDED REFRIGERANT PIPING SHALL BE SUPPORTED AS FOLLOWS:

MATERIAL	MAX. HORIZ. SPACING	MAX. VERT. SPACING
COPPER TUBING ≤1¼"	6 FT.	10 FT.
COPPER TUBING ≥1½"	10 FT.	10 FT.

5. ALL REFRIGERANT PIPING SHALL BE SIZED PER EQUIPMENT MANUFACTURER'S RECOMMENDATIONS.

6. PRE-CHARGED LINESETS ARE NOT PERMITTED AS LINES WILL MOST LIKELY NEED TO BE CUT TO FIT THE APPLICATION AND REFRIGERANT WILL NEED TO BE RECLAIMED.

7. ALL PIPE INSULATION SHALL BE PROTECTED FROM DAMAGE FROM PIPE HANGERS. PROTECTION SHALL BE LIGHT GAUGE GALVANIZED STEEL OR EQUAL.

8. ALL REFRIGERANT PIPING SYSTEMS SHALL BE PRESSURE TESTED FOR LEAKS PRIOR TO START-UP. ALL LEAKS SHALL BE REMEDIED PRIOR TO BUILDING TURNOVER.

9. ALL PIPING SHALL MEET MINIMUM INSULATION THICKNESS PER THE TABLE BELOW:

PIPING	MINIMUM INSULATION THICKNESS (IN INCHES) PER NOMINAL PIPE OR TUBE SIZE				
NOMINAL PIPE SIZE	<1	1 TO 1.5	1.5 TO <4	4 TO <8	≥8
LIQUID (REFRIGERATION) (<40°F)	0.5	1.0	1.0	1.0	1.5
SUCTION (REFRIGERATION) (<40°F)	0.5	1.0	1.0	1.0	1.5

CO2 DETECTION EQUIPMENT:
1. THE CO2 DETECTOR SHALL BE HARD-WIRED TO PREVENT TAMPERING AND SHALL BE INSTALLED AT 12" A.F.F. WITHIN A 5 FT. RADIUS OF THE CO2 STORAGE TANKS.

2. ONE (1) AUDIBLE AND ONE (1) VISUAL ALARM SHALL BE INSTALLED A MINIMUM OF 7 FT. A.F.F., IN PLAIN SIGHT IN THE SAME ROOM AS THE CO2 STORAGE TANKS.

3. ONE (1) AUDIBLE AND ONE (1) VISUAL ALARM SHALL BE INSTALLED A MINIMUM OF 7 FT. A.F.F., AT THE BACK OF THE KITCHEN AND IN PLAIN SIGHT FROM THE MAIN SIDE OF THE PREP LINE.

4. THE CO2 EXTERIOR STROBE SHALL BE INSTALLED AS SHOWN ON SHEET A2.0, (DETAIL 2) AND ON SHEET E1.1. THE INSIDE AUDIBLE AND VISUAL ALARM SHALL BE INSTALLED INSIDE THE CO2 CLOSET, AND IN THE SUPPORT/BACK-OF-THE HOUSE LOCATION AS SHOWN ON SHEETS E1.1 AND E3.0.

CONDENSATE PIPING:
13. CONDENSATE PIPING SHALL BE GALVANIZED STEEL, COPPER OR PVC.

14. PVC PIPE SHALL BE PAINTED WITH WATER BASED LATEX PAINTING TO RESIST DEGRADATION FROM ULTRAVIOLET EXPOSURE.

15. PIPE SUPPORTS SHALL BE RPS MODEL PMP-2 OR EQUAL. QUANTITY AS REQUIRED DEPENDANT UPON PIPING MATERIAL.

16. PIPING SHALL BE SUPPORTED AS FOLLOWS:

MATERIAL	MAX. HORIZ. SPACING	MAX. VERT. SPACING
COPPER PIPE	12 FT.	10 FT.
GALVANIZED STEEL	12 FT.	15 FT.
PVC	4 FT.	15 FT.

17. CONDENSATE PIPING SHALL SLOPE A MINIMUM OF ⅛" PER FOOT.

18. CONDENSATE PIPING SHALL BE SIZED BASED ON THE FOLLOWING:

TOTAL TONS SERVED BY PIPE	MINIMUM PIPE SIZE
<20 TONS	¾"
>20 TONS, <40 TONS	1"
>40 TONS, <125 TONS	1½"

MECHANICAL & PLUMBING COMMISSIONING

1. MECHANICAL & PLUMBING ENGINEER OF RECORD: REVIEW IECC CHAPTER 4, SECTION C408.2 FOR MECHANICAL SYSTEMS AND SERVICE WATER-HEATING SYSTEM COMMISSIONING AND COMPLETION REQUIREMENTS. PROJECTS EXCEEDING THE HEATING AND COOLING CAPACITY THRESHOLDS IN SECTION C408.2 SHALL PROVIDE DOCUMENTATION OF A COMPLETED COMMISSIONING PLAN PREPARED BY A REGISTERED DESIGN PROFESSIONAL OR APPROVED AGENCY. ALL REQUIRED COMMISSIONING DOCUMENTATION SHALL BE PROVIDED TO THE OWNER AND MADE AVAILABLE TO THE AHJ UPON REQUEST.

2

LEGEND

TS	TEMPERATURE SENSOR
ATS	AVERAGING TEMPERATURE SENSOR
CO2	CO2 SENSOR FOR ROOFTOP UNIT DEMAND CONTROL VENTILATION
HS	HUMIDITY SENSOR
T	THERMOSTAT
2	SMOKE DETECTOR
KH 2	EQUIPMENT TAG
R-1 / 1750 CFM / 18"ø	DIFFUSER INFORMATION LINE 1: TAG LINE 2: AIRFLOW LINE 3: NECK SIZE
	SUPPLY AIR DUCT (VERTICAL)
	RETURN OR EXHAUST AIR DUCT (VERTICAL)
	ROUND DUCT (VERTICAL)
SSC	STEADY-STATE SPEED CONTROLLER
	PLAQUE DIFFUSER (SHADED AREA DESIGNATES BLANK-OFF PANEL LOCATION)
	LINEAR SLOT DIFFUSER
	LOUVERED FACE DIFFUSER
	CEILING-MOUNTED EXHAUST FAN
	SPIN-IN COLLAR WITH VOLUME DAMPER
	VOLUME DAMPER
	FLEXIBLE DUCTWORK
12"ø	SHEET METAL DUCTWORK W/DIA. SIZE
	PERFORATED FACE DIFFUSER
	SHEET METAL TEE WITH CAP

ABBREVIATIONS

ACM	AREA CONSTRUCTION MANAGER
B.J.	BELOW JOISTS
BSI	BEVERAGE SYSTEM INSTALLER
DCV	DEMAND CONTROL VENTILATION
E.A.	EXHAUST AIR
EC	ELECTRICAL CONTRACTOR
FAC	FIRE ALARM CONTRACTOR
FOB	FLAT ON BOTTOM
FOT	FLAT ON TOP
FPC	FIRE PROTECTION CONTRACTOR
GC	GENERAL CONTRACTOR
I.D.	INSIDE DIMENSION
KEI	KITCHEN EQUIPMENT INSTALLER
KES	KITCHEN EQUIPMENT SUPPLIER
M.A. (S)	MIXED AIR - SUMMER
M.A. (W)	MIXED AIR - WINTER
MC	MECHANICAL CONTRACTOR
O.A.	OUTDOOR AIR
O.D.	OUTSIDE DIMENSION
O/O	OWNER/OPERATOR
PC	PLUMBING CONTRACTOR
R.A.	RETURN AIR
RC	REFRIGERATION CONTRACTOR
S.A.	SUPPLY AIR
S.P.	STATIC PRESSURE
MC	TEST AND BALANCE CONTRACTOR

REV	DATE	DESCRIPTION
1	04/22/2026	CITY COMMENTS & FOUNDATION CHANGES & PROTO UPDATES
2	06/09/2026	DEVELOPER COMMENTS

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6/9/26

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PREPARED FOR: McDonald's USA, LLC

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DRAWN BY	MES
STD ISSUE DATE	2025
REVIEWED BY	JAW
DATE ISSUED	12/22/2025
TITLE	2025 OPTIMIZED BUILDING - BB20 4590-WOOD/WOOD
DESCRIPTION	WOOD BEARING WALLS WOOD ROOF TRUSS FRAMING
SITE ID	023-0351
SITE ADDRESS	SWC OF ED PERRY BLVD & MS-30, OXFORD, MS 38655

JAWA 25-0188

SHEET NO. M4.0

GENERAL NOTES

COORDINATION SCHEDULE

GENERAL REQUIREMENTS	FURNISH	INSTALL	FINAL CONNECTION	NOTES
MECHANICAL PERMIT	MC			1–3
HOT WORK (WELDING) PERMIT (IF APPLICABLE)	MC			1–3
REFRIGERATION PERMIT (IF APPLICABLE)	KES			1–3
PLUMBING PERMIT	PC			1–3
ELECTRICAL PERMIT	EC			1–3
FIRE SPRINKLER PERMIT (IF APPLICABLE)	FPC			1–3
FIRE ALARM PERMIT (IF APPLICABLE)	FAC			1–3
CONTRACTOR COORDINATION REQUIREMENTS				
HEATING & AIR–CONDITIONING				
ROOFTOP UNITS, INTAKE AND RELIEF	MCD CP	MC		1–5, 17, 22
ROOF CURBS	MCD CP	MC		1–3, 20, 22
GAS PIPING AND GAS PIPE KIT	PC	PC	PC	1–3, 14, 22–23
CONTROLS WIRING	MC	EC	EC	1–3, 19, 22, 24
POWER WIRING	EC	EC	EC	1–3, 19, 22, 24
CONDENSATE TRAP	MC	PC		1–3, 22–23
CONDENSATE PIPING (IF APPLICABLE)	PC	PC		1–3, 22–23
DUCT–MOUNTED SMOKE DETECTOR	MC	MC	EC	1–3, 22, 24
GENERAL EXHAUST SYSTEMS				
EXHAUST FANS	MCD CP	MC		1–3, 17, 22
ROOF CURBS	MCD CP	MC		1–3, 22
CONTROLS (WHERE APPLICABLE)	MC	EC	EC	1–3, 22, 24
POWER WIRING	EC	EC	EC	1–3, 22, 24
TEMPERATURE CONTROLS				
BUILDING AUTOMATION SYSTEM	MCD CP	MC	EC	1–3, 22, 24
REMOTE SENSORS (RH AND/OR TEMPERATURE)	MC	MC	EC	1–3, 22, 24
CONTROLS WIRING (WHERE APPLICABLE)	MC	EC	EC	1–3, 22, 24
POWER WIRING	EC	EC	EC	1–3, 22, 24
DUCTWORK AND ACCESSORIES				
GALVANIZED SHEET METAL DUCTWORK	MC	MC		1–3, 22
EXTERNAL INSULATION	MC	MC		1–3, 22
INTERNAL INSULATION (IF APPLICABLE)	MC	MC		1–3, 22
WEATHERPROOFING (IF APPLICABLE)	MC	MC		1–3, 22
SPIN–IN COLLARS	MC	MC		1–3, 22
FLEXIBLE DUCTWORK	MC	MC		1–3, 22
VOLUME/BALANCING DAMPERS	MC	MC		1–3, 22
FIRE DAMPERS (IF APPLICABLE)	MC	MC		1–3, 22
FIRESTOPPING (IF APPLICABLE)	MC	MC		1–3, 22
AIR DEVICES AND ACCESSORIES	MC	MC	MC	1–3, 7, 22, 28
PLUMBING SYSTEMS				
WATER HEATERS	MCD CP	PC	PC	1–3, 11–12, 23
HOT AND COLD WATER PIPE	PC	PC	PC	1–3, 23
VENTS AND INTAKES	PC	PC	PC	1–3, 23
THERMOSTATIC MIXING VALVE	PC	PC	PC	1–3, 23
POWER AND CONTROL WIRING	EC	EC	EC	1–3, 23–24
KITCHEN EXHAUST SYSTEMS				
McDONALD'S BACKSHELF EXHAUST HOODS	KES	KEI		1–3, 6, 22, 27
CANOPY EXHAUST HOODS (IF APPLICABLE)	KES	KEI		1–3, 6, 22, 27
BLACK IRON DUCTWORK	KES	KEI		1–3, 6, 22
STAINLESS STEEL DUCTWORK (IF APPLICABLE)	KES	KEI		1–3, 6, 22
ALUMINUM DUCTWORK (IF APPLICABLE)	KES	KEI		1–3, 6, 22
UL LISTED DUCT WRAP	MC	MC		1–3, 6, 22
FIRE–RATED DUCT ENCLOSURE (IF APPLICABLE)	GC	GC		1–3, 6, 20, 22
EXHAUST FANS	MCD CP	MC		1–3, 6, 17, 22
ROOF CURBS	MCD CP	MC		1–3, 6, 20, 22
CURB EXTENSIONS	MC	MC		1–3, 6, 22
CONTROLS (WHERE APPLICABLE)	EC	EC	EC	1–3, 6, 22, 24
POWER WIRING	EC	EC	EC	1–3, 6, 22, 24
FIRE SUPPRESSION SYSTEM	KES	KES	KES	1–3, 16, 22, 27
KITCHEN EQUIPMENT				
COOLER/FREEZER	KES	GC		1–3, 27
EVAPORATOR COILS	KES	MC		1–3, 27
CONDENSATE PIPING	PC	PC	PC	1–3, 23, 27
REMOTE CONDENSING UNIT (MAC)	KES	MC		1–3, 22, 27
ROOF CURBS	MC	MC		1–3, 22
REFRIGERANT PIPING	KES	MC	MC	1–3, 22, 27
POWER WIRING	EC	EC	EC	1–3, 22, 24, 27
CONTROL WIRING	EC	EC	EC	1–3, 24, 27
PIPE PORTALS	MC	MC		1–3, 22
ICE MACHINES	KES	KEI		1–3, 27
WATER SUPPLY PIPING	KES	KEI	BSI	1–3, 27
REMOTE CONDENSING UNITS	KES	MC		1–3, 22, 27
ROOF CURBS	MC	MC		1–3, 22, 27
REFRIGERANT PIPING	KES	MC	MC	1–3, 22, 27
POWER WIRING	EC	EC	EC	1–3, 22, 24, 27
CONTROL WIRING	KES	EC	EC	1–3, 24, 27
PIPE PORTALS	MC	MC		1–3, 22
GRILLS	KES	KES		1–3, 27
GAS PIPING (IF APPLICABLE)	PC	PC	PC	1–3, 23, 27
POWER WIRING	EC	EC	EC	1–3, 24, 27
CONTROL CABLE (6' CLAMSHELL ONLY)	MC	EC	EC	1–3, 23, 24, 27
FRYERS	KES	KES		1–3, 27
GAS PIPING (IF APPLICABLE)	PC	PC	PC	1–3, 23, 27
POWER WIRING	EC	EC	EC	1–3, 24, 27
3–COMPARTMENT SINK	KES	KES		1–3, 12, 27
FAUCETS AND PRE–RINSE SPRAYER	KES	KES		1–3, 27
WATER SUPPLY PIPING	PC	PC	PC	1–3, 23, 27
SANITARY DRAIN PIPING	PC	PC	PC	1–3, 23, 27
HAND SINKS	MCD CP	PC		1–3, 23, 27
FAUCET	MCD CP	PC		1–3, 23, 27
WATER SUPPLY PIPING	PC	PC	PC	1–3, 23, 27
SANITARY DRAIN PIPING	PC	PC	PC	1–3, 23, 27
VEGETABLE SINK	KES	KES		1–3, 23, 27
FAUCET	KES	KES		1–3, 23, 27
WATER SUPPLY PIPING	PC	PC	PC	1–3, 23, 27
SANITARY DRAIN PIPING	PC	PC	PC	1–3, 23, 27
WASHING MACHINE	KES	KES		1–3, 23, 27
WATER SUPPLY PIPING	PC	PC	PC	1–3, 23, 27
SANITARY DRAIN PIPING	PC	PC	PC	1–3, 23, 27
WARE WASHER	KES	KES		1–3, 23, 27
WATER SUPPLY PIPING	PC	PC	PC	1–3, 23, 27
SANITARY DRAIN PIPING	PC	PC	PC	1–3, 23, 27
MISCELLANEOUS ITEMS				
FIRE SPINKLER SYSTEMS	FPC	FPC	FPC	1–3, 15, 25
HVAC EQUIPMENT START–UP	MC			1–3, 22
TEST, ADJUST AND BALANCE HVAC SYSTEMS	TAB			1–3, 22
DOOR GRILLES (IF APPLICABLE)	MC	GC		1–3, 20, 22
ROOF/WALL OPENINGS	GC			1–3, 20–24
APPLIANCE BACKFLOW PREVENTION	KES/BSI	PC	PC	1–3, 23, 27
CO2 DETECTION SYSTEM	KES/BSI	EC/BSI	EC/BSI	1–3, 22, 27

NOTES:

1. THIS SCHEDULE IS INTENDED AS A GUIDE FOR THE WORK TO BE PERFORMED. ALL WORK SHALL BE COORDINATED BETWEEN THE McDONALD'S AREA CONSTRUCTION MANAGER AND ALL GC AND O/O SUBCONTRACTORS.
2. ONE (1) COPY OF THE DECOR PACKAGE DRAWINGS SHALL BE SUPPLIED TO THE GENERAL CONTRACTOR AND EACH OF THE SUBCONTRACTORS. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE SUBCONTRACTORS TO INSURE THAT THEY HAVE RECEIVED THE DECOR PACKAGE DRAWINGS.
3. FOR ANY WORK NOT CLARIFIED IN THIS SCHEDULE OR IN THE NOTES AND SPECIFICATIONS, PLEASE CONSULT THE McDONALD'S CONSTRUCTION MANAGER FOR SCOPE OF WORK.
4. ALL ROOFTOP UNIT EQUIPMENT SUPPLIED BY THE MECHANICAL CONTRACTOR AND THE KITCHEN EQUIPMENT SUPPLIER SHALL BE ON SITE AT THE SAME TIME FOR A SINGLE CRANE LIFT. EQUIPMENT SITE ARRIVAL DATE SHALL BE COORDINATED BETWEEN THE CONSTRUCTION MANAGER, MECHANICAL CONTRACTOR AND KITCHEN EQUIPMENT SUPPLIER.
5. ALL ROOFTOP UNITS INSTALLED IN McDONALD'S RESTAURANTS SHALL BE HIGH EFFICIENCY EQUIPMENT. THE INSTALLATION OF STANDARD EFFICIENCY ROOFTOP UNITS IS PROHIBITED. PLEASE REFER TO THE LATEST EDITION OF IECC FOR HVAC EQUIPMENT PERFORMANCE REQUIREMENTS.
6. ALL KITCHEN EQUIPMENT REQUIRING EXHAUST SHALL BE INSTALLED IN ACCORDANCE WITH THESE PLANS. ANY VARIATION FROM THESE PLANS SHALL BE REPORTED TO THE CONSTRUCTION MANAGER AND THE ENGINEER–OF–RECORD.
7. WHERE GYPSUM BOARD CEILINGS ARE INSTALLED, THE MECHANICAL CONTRACTOR SHALL SUPPLY DRYWALL MOUNTING FRAMES FOR LAY–IN TYPE DIFFUSERS.
8. ALL WORK SHOWN ON P1.6 DRAWING(S) SHALL BE COMPLETED BY THE BEVERAGE SYSTEM INSTALLER (OR K.E.S.) UNLESS OTHERWISE NOTED IN THE PLUMBING DRAWINGS.
9. ALL WORK ON P1.0 & P1.2 DRAWING(S) SHALL BE BY THE PLUMBING CONTRACTOR.
10. THE BEVERAGE SYSTEM INSTALLER FURNISHES, RUNS AND CONNECTS ALL FLEXIBLE WATER AND SYRUP LINES FOR ALL AFFECTED EQUIPMENT INCLUDING THE FOLLOWING:
    A. HOT CHOCOLATE
    B. COFFEE BREWER
    C. ICE MACHINE
    D. O.J.
    E. SODA TOWERS
11. NOT USED.
12. THE CONSTRUCTION MANAGER, PLUMBING CONTRACTOR AND KITCHEN EQUIPMENT SUPPLIER SHALL COORDINATE WHICH SOILED DISHWASHER (3–COMPARTMENT SINK) IS BEING INSTALLED IN THE RESTAURANT.
13. NOT USED.
14. NOT USED.
15. ALL FIRE PROTECTION DRAWINGS CONTAINED WITHIN THIS SET ARE STRICTLY FOR REFERENCE ONLY. FIRE SPRINKLER DRAWINGS SHALL BE DESIGNED AND PERMITTED BY A FIRE PROTECTION CONTRACTOR.
16. ALL R–102 WET CHEMICAL FIRE SUPPRESSION SYSTEMS FOR TYPE I HOODS SHALL BE DESIGNED AND INSTALLED BY A LOCAL ANSUL AGENT. THE USE OF DRY CHEMICAL SYSTEMS IS PROHIBITED. THE LOCAL ANSUL AGENT CONTRACT IS HANDLED THROUGH THE KITCHEN EQUIPMENT SUPPLIER.
17. ALL ROOFTOP UNITS AND EXHAUST FANS ARE SUPPLIED WITH A FACTORY–INSTALLED DISCONNECT SWITCH.
18. ELECTRICAL CONTRACTOR SHALL PROVIDE DISCONNECT SWITCHES FOR REMOTE CONDENSING UNITS.
19. ALL ELECTRICAL CONDUITS FOR ROOFTOP EQUIPMENT SHALL BE BROUGHT UP THROUGH THE BASE OF THE UNIT TO MINIMIZE ROOF PENETRATIONS. WHERE THIS IS NOT POSSIBLE, THE ELECTRICAL CONTRACTOR SHALL PROVIDE THE NECESSARY PIPE PORTALS ON ROOF.
20. WALK–IN COOLER AND WALK–IN FREEZER REFRIGERATION SYSTEMS SHALL MEET THE PERFORMANCE REQUIREMENTS OUTLINED IN THE LATEST EDITION OF IECC. MINIMUM ANNUAL WALK–IN ENERGY FACTOR (AWEF) PROVIDED BY EQUIPMENT MANUFACTURER IS DETERMINED IN ACCORDANCE WITH AHRI 1250.
21. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
22. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
23. SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
24. SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
25. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
26. SEE FIRE PROTECTION DRAWINGS FOR ADDITIONAL INFORMATION.
27. SEE FIRE ALARM DRAWINGS FOR ADDITIONAL INFORMATION.
28. SEE KITCHEN DRAWINGS FOR ADDITIONAL INFORMATION.
29. SEE DECOR DRAWINGS FOR ADDITIONAL INFORMATION.

AIR DEVICE SCHEDULE

TAG	MANUFACTURER	MODEL	BORDER	SIZE	COLOR	ACCESSORIES	NOTES
S–1	TITUS	PDR	LAY–IN	48x24	WHITE	7	1,2,8
	PRICE	PDDRE					
S–2	TITUS	OMNI	LAY–IN	24x24	VARIES	4,6,7	1,6,7,8
	PRICE	SPD					
S–3	TITUS	OMNI	LAY–IN	12x12	VARIES	1,2,7	1,3,6,8
	PRICE	SPD					
S–4	TITUS	TBDI–80	LAY–IN	48" (2) ¾" SLOTS	VARIES	7	1,5,6,8
	PRICE	TBDI4					
R–1	TITUS	PAR	LAY–IN	24x24	VARIES	7	1,6,8
	PRICE	10					
R–2	TITUS	355RL	SURFACE MOUNT	4x12	WHITE	–	8
	PRICE	530					
E–1	TITUS	355RL	LAY–IN	12x12	WHITE	1,7	1,8
	PRICE	530					
DG–1	NGP	T–700–RX	SURFACE MOUNT	10x14	WHITE	–	9

ACCESSORIES:
1. COMBINATION DAMPER AND EQUALIZING GRID
2. PLASTER FRAME FOR DRYWALL CEILING INSTALLATION
3. (NOT USED)
4. BACKPAN INSULATION
5. (NOT USED)
6. BLANK–OFF PANEL AS SHOWN ON DUCTWORK PLAN
7. PLASTER FRAME MAY BE NECESSARY – COORDINATE WITH DECOR DRAWINGS

NOTES:
1. SEE PLAN FOR NECK SIZES
2. FABRICATE 46"x22"x27"H PLENUM WITH 14"ø SIDE INLET (SEE DETAIL 10 ON DRAWING M3.0)
3. PROVIDE 1" FIBERGLASS INSULATION FOR DIFFUSER BACKPAN
4. NOT USED
5. GENERAL CONTRACTOR SHALL PROVIDE ADDITIONAL 4 FT. T–BAR FOR DIFFUSER FRAMING
6. AIR DEVICE FINISH WILL VARY:
   * KITCHEN, STORAGE, RESTROOMS – WHITE
   * DINING ROOM, VESTIBULES – WHITE, BLACK OR PAINTABLE/PRIME COAT (COORDINATE FINAL COLOR WITH DECOR PLANS).
7. ADDITIONAL ACCESSORIES AND/OR ALTERNATE DIFFUSERS MAY BE REQUIRED. REFER TO DECOR DRAWINGS TO VERIFY.
8. ACCEPTABLE ALTERNATIVE MANUFACTURERS: NAILOR & METALAIRE.
9. DOOR GRILLE SHALL BE INSTALLED BY DOOR MANUFACTURER. GRILLE SHALL BE LOCATED 12" FROM BOTTOM OF DOOR

AIR CURTAIN SCHEDULE

TAG	MANUFACTURER	MODEL	SERVES	AIRFLOW	ELEC	ACCESS.	NOTES
AC 1	POWERED AIRE	MP 1–30E	CASH BOOTH	VARIABLE	MCA: 39.9 MOCP: 50 ½ HP	2,3,5,6	1–2
AC 2	POWERED AIRE	MP 1–30E	PRESENTER'S BOOTH	VARIABLE	MCA: 39.9 MOCP: 50 ½ HP	2,3,5,6	1–2
AC 3	POWERED AIRE	RBT 1–48	STORAGE ENTRANCE	2,559 CFM	MCA: 10 MOCP: 20 ¾ HP	1–4	1–2
AC 4	POWERED AIRE	RBT 1–36	REAR ENTRANCE	2,541 CFM	MCA: 10 MOCP: 20 ¾ HP	1–4	1–2
AC 5	POWERED AIRE	MP 1–30E	PRESENTER'S BOOTH	VARIABLE	MCA: 39.9 MOCP: 50 ½ HP	2,3,5,6	1–2

ACCESSORIES:
1. NSF LISTING
2. DOOR SWITCH
3. DELAY TIMER
4. 120V/1ø/60Hz
5. 208V/1ø/60Hz
6. 8 KW ELECTRIC HEAT

NOTES:
1. SET DELAY TIMER TO 30 SECONDS
2. ELECTRICAL CONTRACTOR SHALL PROVIDE DISCONNECT SWITCH

CONTROLS

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL
T	24V THERMOSTAT (ROOFTOP UNITS)	–	–
	120V THERMOSTAT (COMPUTER CLOSET)	HONEYWELL	T651A3018
TS	REMOTE TEMPERATURE SENSOR	–	–
ATS	REMOTE AVERAGING TEMPERATURE SENSOR	–	–
HS	REMOTE HUMIDITY SENSOR	–	–
	BULK CO2 DETECTION SYSTEM	LOGICO2, ANALOX	–

NOTES:
1. FOR TSTAT, TS, HS AND ATS INFORMATION, REFER TO E4.1
2. TO ORDER HONEYWELL EQUIPMENT CALL (800)575–4841
3. SEE KITCHEN DRAWINGS FOR BULK CO2 DETECTION LOCATIONS
4. NO SUBSTITUTIONS PERMITTED FOR BULK CO2 DETECTION SYSTEM MANUFACTURERS

2

KITCHEN HOOD SCHEDULE

TAG	SERVED BY	MANUFACTURER	MODEL	NOTES	AIRFLOW CFM	AIRFLOW CFM/LF	FILTERS QTY/SIZE	FILTERS FPM
KH 1	EXHAUST FAN (EF–1)	FRANKE H&K	UH–83	1–4	1000	166	(4)10x26	250
KH 2	EXHAUST FAN (EF–2)	FRANKE H&K	UH–50	1–4	575	173	(3)10x16	255
KH 3	EXHAUST FAN (EF–3)	FRANKE H&K	UH–65	1–4	800	166	(4)10x16	260
KH 4	EXHAUST FAN (EF–6)	FRANKE H&K	TYPE II	1–2, 5	600	150	–	2

2

NOTES:
1. HOODS SHALL BE PROVIDED BY THE KES (SEE COORDINATION SCHEDULE)
2. SEE HOOD DRAWINGS FOR CONSTRUCTION DETAILS AND UL INFORMATION
3. REFER TO E3.2 FOR HOOD/FAN INTERLOCK DETAILS
4. CAPTURE JET PLENUMS TO BE INSTALLED ON HOOD, REFER TO K2.1 KITCHEN SCHEDULE.
5. PROVIDE WITH FASCIA KIT. COORDINATE CONDENSATE DRAINAGE WITH P.C.

FAN SCHEDULE

TAG	MANUFACTURER	MODEL	SERVES	ACCESSORIES	NOTES	DESIGN CFM	S.P.	BHP	FRPM	ELECTRICAL VOLTS	Ø	Hz	HP	FLA AMPS
EF 1	ACCUREX	XCUE–14010VG124MCD	KITCHEN HOOD (KH–1)	1–5,13,14	1,2,6	1000	1.75	0.61	1725	115 TO 10VDC ECM	1	60	1	11.5
EF 2	ACCUREX	XCUE–14010VG124MCD	KITCHEN HOOD (KH–2)	1–5,14	1,2,6	575	1.75	0.19	1725	115 TO 10VDC ECM	1	60	1	11.5
EF 3	ACCUREX	XCUE–14010VG124MCD	KITCHEN HOOD (KH–3)	1–5,13,14	1,2,6	800	1.75	0.19	1725	115 TO 10VDC ECM	1	60	1	11.5
EF 4	ACCUREX	XRED–099–VG4X–QD	DINING RESTROOMS	6–9,14	1,2,5,2	400	0.50	0.07	1126	115 TO 10VDC ECM	1	60	¼	2.5
EF 5	GREENHECK	SP–AP0511WL	DINING ROOM JANITOR'S CLOSET	10–12	1–3,5	80	0.20	–	900	115	1	60	–	0.29
EF 6	ACCUREX	XCUE–099–VG	KITCHEN HOOD (KH–4)	6–9,14	1,2,7	600	0.75	0.19	1725	115	1	60	¼	2.9
TF 1	GREENHECK	SP–A510	COMPUTER CLOSET	9–12	1–4	375	0.25	–	1100	115	1	60	–	3.3

ACCESSORIES:
1. 2–POLE NEMA 3R DISCONNECT SWITCH FACTORY–WIRED AND MOUNTED TO FAN
2. UL 762 LISTED AND LABELED
3. ROOF CURB MODEL GPF–24–G30 WITH 1" INSULATION
4. CURB EXTENSION INTEGRAL TO MCD FAN PACKAGE
5. HINGED CURB CAP KIT WITH CABLES
6. 120VAC BACKDRAFT DAMPER
7. ROOF CURB MODEL GPI–19–G14 WITH 1" INSULATION AND DAMPER TRAY
8. NEMA 3R DISCONNECT SWITCH
9. EXTERNAL STEADY–STATE SPEED CONTROLLER
10. ROUND DUCT CONNECTOR
11. TWO (2) 10W COMPACT LED LAMPS
12. PRISMATIC LENS
13. WINDBAND EXTENSION ON FAN OUTLET
14. VARIGREEN 10VDC ELECTRONICALLY COMMUTATED MOTOR

NOTES:
1. NO SUBSTITUTIONS PERMITTED
2. TO ORDER GREENHECK/ACCUREX EQUIPMENT CALL (888)325–6629 OR E–MAIL: MCD@ACCUREX.COM
3. ELECTRICAL CONTRACTOR SHALL PROVIDE DOOR SWITCH FOR LIGHT CONTROL
4. MECHANICAL CONTRACTOR SHALL FURNISH LINE VOLTAGE THERMOSTAT FOR FAN CONTROL. ELECTRICAL CONTRACTOR SHALL INSTALL THERMOSTAT.
5. CONNECT TO TIMECLOCK FOR FAN SHUT–OFF DURING UNOCCUPIED HOURS
6. REFER TO E3.2 FOR HOOD/FAN INTERLOCK DETAILS
7. UNIT SHALL BE INTERLOCKED WITH WAREWASHER SWITCHING CONTACT.

PACKAGED ROOFTOP UNIT SCHEDULE - DX/ELECTRIC

TAG	AREA SERVED	NOMINAL TONNAGE	MINIMUM OA (CFM)	SUPPLY FAN AIRFLOW	SUPPLY FAN EXT. S.P. (IN	SUPPLY FAN MHP	SUPPLY FAN BHP	SUPPLY FAN RPM	COOLING COIL (DX) ENTERING AIR DB °F	ENTERING AIR WB °F	LEAVING AIR DB °F	LEAVING AIR WB °F	COOLING CAPACITY (MBH) SENSIBLE	COOLING CAPACITY (MBH) TOTAL	HEAT EXCHANGER (ELECTRIC) ENTERING AIR (DB °F)	LEAVING AIR (DB °F)	TOTAL CAPACITY (MBH) INPUT(KW)	TOTAL CAPACITY (MBH) OUTPUT	# OF STAGES	MINIMUM EFFICIENCY EER (SEER)	WEIGHT (LBS.)*	UNIT POWER CONNECTION VOLT.	PHASE	MCA	MOCP	MANUFACTURER	MODEL NO.	ACCESSORIES
RTU–1	KITCHEN	20	1500	7600	1.4	7.5	5.6	1024	78.6	65	59.0	55.9	204.7	233.5	57.6	73.5	60	153630	2	12	2961	208	3	146	150	LENNOX	LCT240H4VL1Y	1, 3, 4, 7, 9, 11, 12, 16, 17, 19, 20, 21
RTU–2	SUPPORT	7.5	800	2300	0.8	1.0	0.9	775	78.6	65.1	59.0	56.0	53.4	74.7	62	72.23	30	76815	2	12.3	1036	208	3	90	90	LENNOX	LCT092H4PEJ1Y	1, 3, 4, 7, 8, 9, 11, 12, 16, 17, 19, 20, 21
RTU–3	DINING ROOM	15	1330	5000	1.4	3.0	3.0	940	78.6	65	59.0	55.9	164.4	171.1	62.2	70.6	45	115225	2	12	2751	208	3	131	150	LENNOX	LCT180H4VK1Y	1, 3, 4, 7, 8, 9, 11, 12,16,17, 19, 20, 21

ACCESSORIES:
1. DIFF. ENTHALPY ECONOMIZER
2. MOTORIZED O.A. DAMPER
3. BAROMETRIC RELIEF
4. MERV 13 FILTER
5. POWER EXHAUST
6. CO2 SENSOR FOR DCV
7. HUMIDITY CONTROL
8. SUPPLY AIR TEMPERING
9. TEMPERATURE SENSOR
10. COMBINED TEMP/HUMIDITY SENSOR
11. DISCONNECT SWITCH
12. FIELD WIRED 120V CONVENIENCE OUTLET
13. STAINLESS STEEL HEAT EXCHANGER
14. CONDENSER COIL PROTECTIVE COATING
15. EVAPORATOR COIL PROTECTIVE COATING
16. HAIL GUARD
17. RETURN AIR SMOKE DETECTOR
18. SUPPLY AIR SMOKE DETECTOR
19. 14" ROOF CURB
20. CONDENSATE DRAIN W/ P-TRAP
21. FLOAT SWITCH KIT

NOTES:
* NET WEIGHT ONLY - DOES NOT INCLUDE ADDITIONAL FACTORY OR FIELD INSTALLED OPTIONS / ACCESSORIES.

1. NO SUBSTITUTIONS PERMITTED.
2. SELECTION BASED ON PRE-PURCHASED LENNOX EQUIPMENT.
3. FACTORY INSTALLED DISCONNECT SWITCH IS NOT AVAILABLE WHEN MOCP IS 200 AMPS OR HIGHER. VERIFY WITH MANUFACTURER'S DOCUMENTATION PRIOR TO ORDERING.
4. MECHANICAL CONTRACTOR SHALL INSTALL SECONDARY ENTHALPY SENSOR IN RETURN AIR DUCT DROP & WIRE TO UNIT PER MAUFACTURERS INSTRUCTIONS.

REV	DATE	DESCRIPTION	BY
1	04/22/2026	CITY COMMENTS & FOUNDATION CHANGES & PROTO UPDATES	
2	06/09/2026	DEVELOPER COMMENTS	

David W. Day P.E.
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DRAWING IS DIAGRAMMATIC AND AS SUCH ADJUSTMENTS TO UNKNOWN FIELD CONDITIONS MAY BE REQUIRED. THIS DRAWING WAS PREPARED FOR SPECIFIC USE ON THE DATE AND AT THE LOCATION SHOWN. ANY REUSE OF THIS DRAWING FOR AN EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF THE ENGINEER. DRAWINGS ARE SUBJECT TO COPYRIGHT AND MAY NOT BE REPRODUCED, DISTRIBUTED, PUBLISHED OR USED IN ANY WAY WITHOUT THE EXPRESS WRITTEN CONSENT OF DAVID W. DAY, P.E.

DAVID WINN DAY — REGISTERED — ENGINEER — 61135 — STATE OF MISSISSIPPI

6/8/26

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PREPARED FOR: McDonald's USA, LLC

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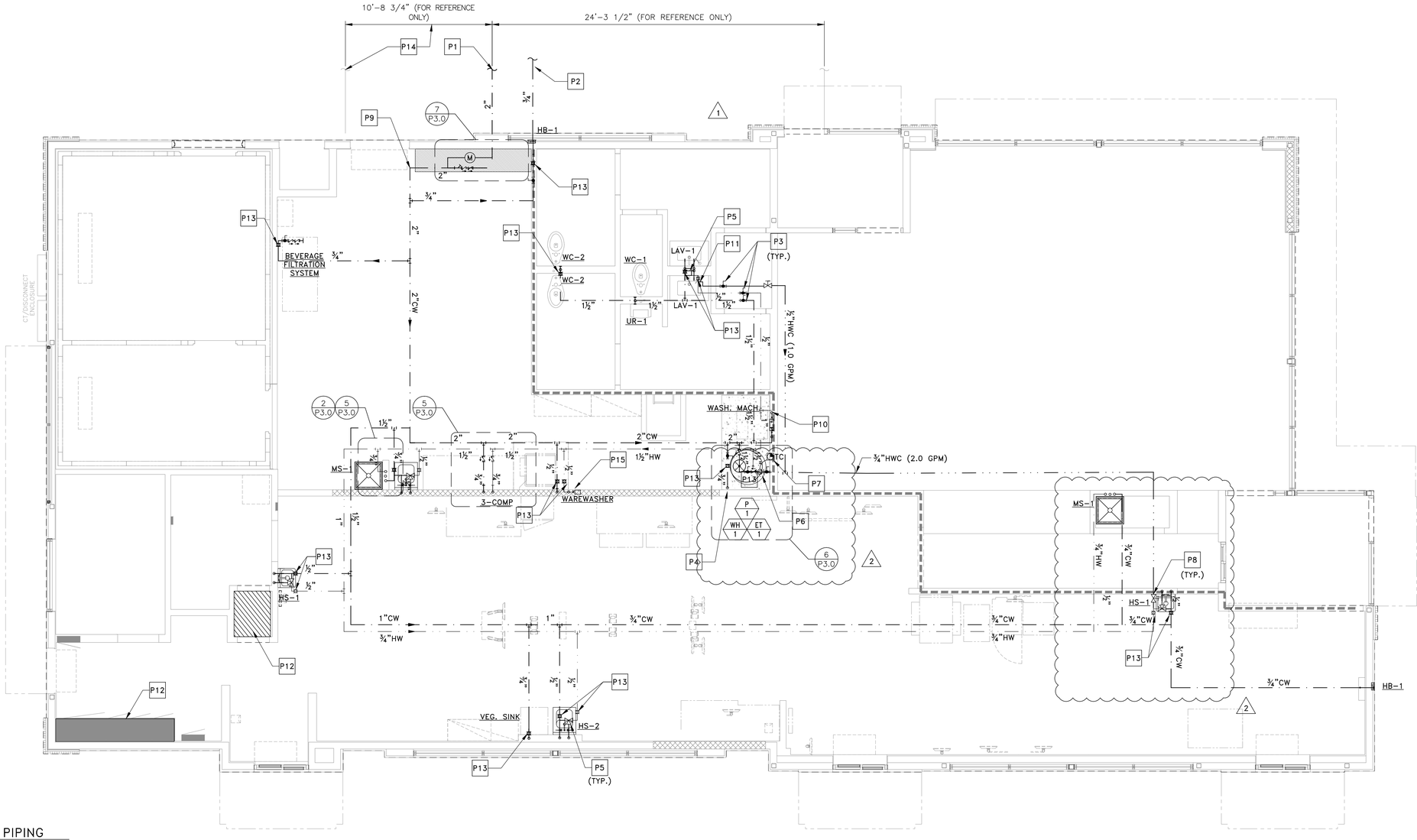
DRAWN BY: MES | STD ISSUE DATE: 2025 | REVIEWED BY: JAW | DATE ISSUED: 12/22/2025

TITLE: 2025 OPTIMIZED BUILDING – BB20
4590–WOOD/WOOD
DESCRIPTION: WOOD BEARING WALLS
WOOD ROOF TRUSS FRAMING

SITE ID: 023–0351 | SITE ADDRESS: SWC OF ED PERRY BLVD & MS–30, OXFORD, MS 38655

JAWA 25–0188

SHEET NO. M4.1
SCHEDULES



1 P1.0 DOMESTIC WATER PIPING

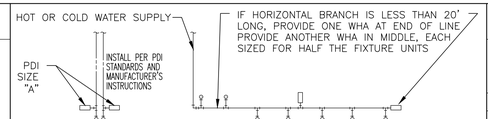
SCALE: 1/4" = 1'-0"

DRAWING NOTES

1. PIPING ROUTES AS SHOWN ARE GENERAL AND MAY VARY DUE TO FIELD CONDITIONS. COORDINATE ALL PIPE ROUTES WITH OTHER TRADES. MAKE SURE HOT WATER MAIN LOOP REMAINS WITHIN 10 FT OF FIXTURE FOR ENERGY CODE PURPOSE.
2. ALL WATER DISTRIBUTION PIPING SHALL BE INSULATED. INSULATION NOT SHOWN FOR CLARITY. SEE PLUMBING NOTES FOR INSULATION REQUIREMENTS, SHEET M4.0, "DOMESTIC SUPPLY SYSTEMS", NOTE 18.

KEYED NOTES

- P1 INCOMING UNDERGROUND WATER SERVICE (SEE SITE PLAN FOR CONTINUATION). WATER PIPING FROM THIS POINT TO CEILING PENETRATION INSIDE BUILDING SHALL BE COPPER.
- P2 COLD WATER UNDERGROUND TO YARD HYDRANT (HB-2) IN TRASH CORRAL. SEE SITE PLAN FOR CONTINUATION.
- P3 SHUT-OFF VALVE FOR RESTROOM ISOLATION. SEE VALVE SCHEDULE. ALL SHUT-OFF VALVES SHALL BE LOCATED OVER SUSPENDED CEILINGS FOR ACCESSIBILITY. DO NOT LOCATE IN AREAS WITH DRYWALL CEILINGS.
- P4 ¾" COLD WATER UP TO ROOF HYDRANT.
- P5 FOR MIXING VALVE LOCATIONS AND INSTALLATION DETAILS ON PUBLIC LAVATORIES, SEE DETAIL 3 ON DRAWING P3.0. FOR PRIVATE HAND SINKS OR LAVS, MIXING VALVES FOR INFORMATIONAL PURPOSES. REFER TO PLUMBING FIXTURE SCHEDULE FOR WAREWASHER MIXING VALVE REQUIREMENTS.
- P6 AQUASTAT INTEGRAL TO PUMP SHALL SHUT OFF PUMP WHEN RECIRULATION TEMPERATURE REACHES 140°F. SEE DETAIL 6 ON DRAWING P3.0.
- P7 TIME CLOCK TO SHUT PUMP AND WATER HEATER DOWN DURING UNOCCUPIED HOURS. SEE 2 ELECTRICAL DRAWINGS FOR WIRING DETAIL.
- P8 BALANCING VALVE FOR RECIRCULATION SYSTEM. SEE VALVE SCHEDULE. ALL BALANCING VALVES SHALL BE LOCATED OVER SUSPENDED CEILINGS FOR ACCESSIBILITY. DO NOT LOCATE IN AREAS WITH DRYWALL CEILINGS.
- P9 WATER PIPING AFTER CEILING PENETRATION CAN TRANSITION TO CPVC OR PEX WHERE PERMITTED BY CODE.
- P10 PROPERLY SEAL ALL PIPE PENETRATIONS THROUGH DRAFT STOP WALL (TYP.)
- P11 HOT WATER RECIRCULATION SHALL CONNECT WITHIN 6" OF SUPPLY STUB OUT TO FIXTURE.
- P12 UTILITIES SHALL NOT BE ROUTED ABOVE THE TECH. CLOSET AND THE SWITCHGEAR.
- P13 INSTALL WATER-HAMMER ARRESTOR WHERE QUICK-CLOSING VALVES ARE UTILIZED. WATER-HAMMER ARRESTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. WATER-HAMMER ARRESTORS SHALL CONFORM TO ASSE 1010.
- P14 MAINTAIN A MINIMUM OF 10'-0" CLEARANCE FROM THE INCOMING DOMESTIC WATER TO THE GREASE WASTE AND SANITARY LINES.
- P15 ROUTE CW AND HW DOWN IN WALL TO WALL BOX AND CONNECT COMPLETE. REFER TO PLUMBING FIXTURE SCHEDULE FOR WAREWASHER CONNECTION REQUIREMENTS.



PDI SIZE	PIPE SIZE	FIXTURE UNIT LOAD
A	1/2"	1-11
B	3/4"	12-32

FIXTURE	COLD	HOT
VALVE WATER CLOSET	10	--
TANK WATER CLOSET	5	--
URINAL	5	--
LAVATORY/SINK	1.5	1.5
JANITOR'S SINK	3	3
HOSE BIBB	2	--
SODA FACTORY	10	--
WAREWASHER	4	4

PC TO PROVIDE WATER HAMMER ARRESTERS BY SIOUX CHIEF, PRECISION PLUMBING PRODUCTS, WATTS OR APPROVED EQUIVALENT WITH PISTON AND O-RING CONSTRUCTION, HAVING PDI #WH-201, ASSE #1010 AND ANSI #A112.26.1M CERTIFICATION. INSTALL IN HORIZONTAL OR VERTICAL POSITION, BUT NEVER UPSIDE DOWN. INSTALL IN LINE WITH WATER FLOW DIRECTION IF POSSIBLE. SIZE THE UNITS AS SHOWN ON THE DRAWINGS AND/OR PER THE TABLES SHOWN ABOVE.

DETAIL 2 / P1.0

WATER-HAMMER ARRESTER (TYP.)
NOT TO SCALE

FIXTURE COUNT - IPC

NO.	FIXTURE DESCRIPTION	SUPPLY WSFU	SUPPLY CONNECTIONS COLD	SUPPLY CONNECTIONS HOT	SUPPLY CONNECTIONS TOTAL
1	VEGETABLE PREP SINK	4	¾"	–	4
4	HAND SINK	1	½"	½"	4
4	HOSE BIBB	3	¾"	–	12
1	SODA FACTORY	10	¾"	–	10
1	KITCHEN SINK (3-COMP)	4	¾"	¾"	4
2	MOP SINK	2	¾"	¾"	4
2	LAVATORY	1	½"	½"	2
1	URINAL	5	1"	–	5
3	WATER CLOSET	5	1 ½"	–	15
1	WASHING MACHINE	4	¾"	¾"	4
1	WAREWASHER	4	½"	½"	4
				TOTAL:	68

(55 GPM)

REV	DATE	DESCRIPTION	BY
1	04/22/2026	CITY COMMENTS & FOUNDATION CHANGES & PROTO UPDATES	
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DAVID WINN DAY REGISTERED PROFESSIONAL ENGINEER 6135 STATE OF MISSISSIPPI
6/9/26

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PREPARED FOR: McDonald's USA, LLC

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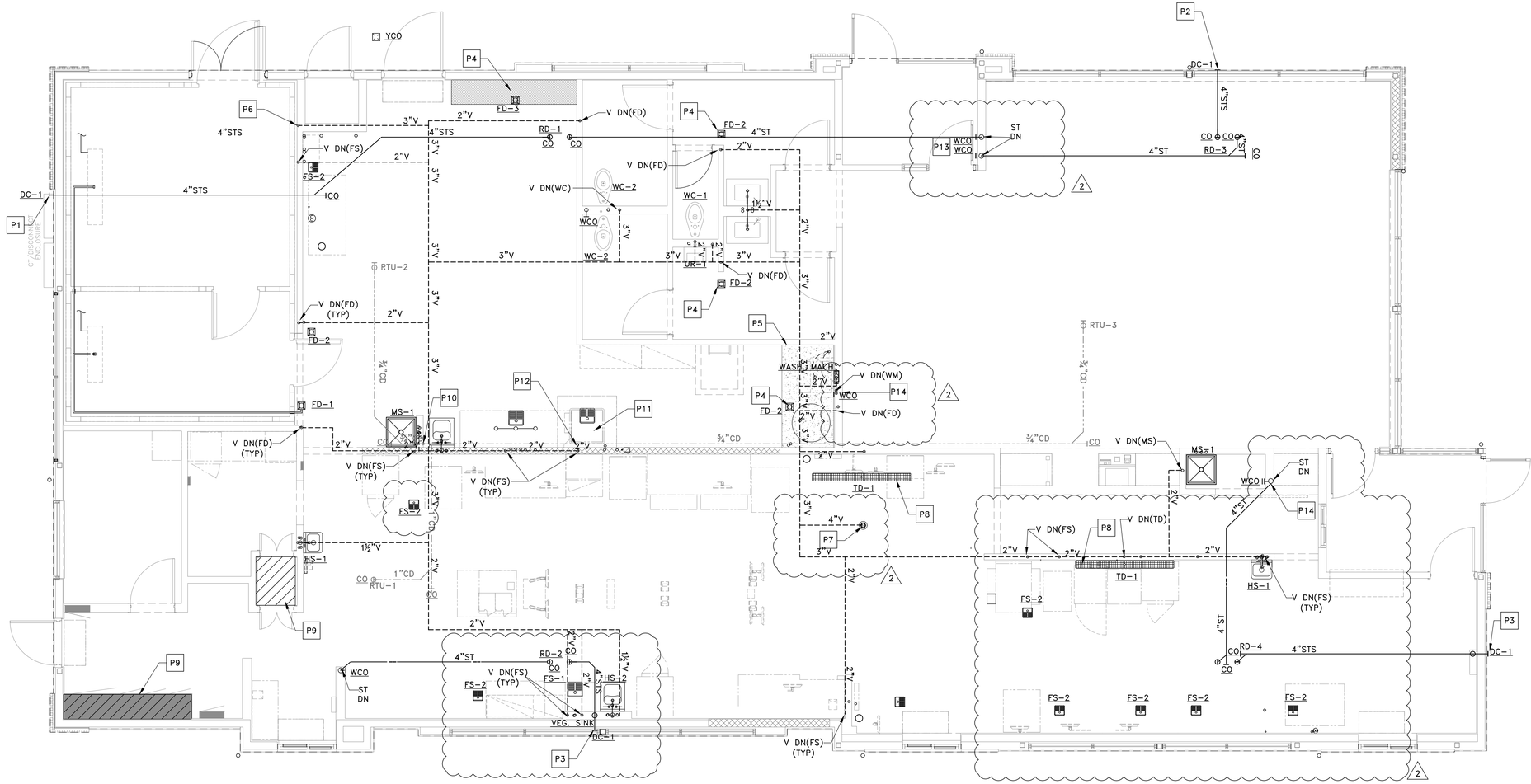
DRAWN BY	MES
STD ISSUE DATE	2025
REVIEWED BY	JAW
DATE ISSUED	12/22/2025
TITLE	2025 OPTIMIZED BUILDING - BB20
	4590-WOOD/WOOD
DESCRIPTION	WOOD BEARING WALLS
	WOOD ROOF TRUSS FRAMING
SITE ADDRESS	SWC OF ED PERRY BLVD & MS-30, OXFORD, MS 38655
SITE ID	023-0351
	JAWA 25-0188
SHEET NO.	P1.0
	DOMESTIC WATER PIPING



1 P1.2 VENT & STORM PIPING PLAN

SCALE: 1/4" = 1'-0"

DRAWING NOTES

1. PIPING ROUTES ARE GENERAL AND MAY VARY DUE TO FIELD CONDITIONS. COORDINATE ALL PIPE ROUTES WITH OTHER TRADES.
2. WALL CLEAN-OUTS FOR WASTE PIPING NOT SHOWN FOR CLARITY. SEE GENERAL NOTES FOR REQUIREMENTS.
3. ONLY MAIN FLOOR CLEAN-OUTS ARE SHOWN FOR CLARITY. SEE GENERAL NOTES FOR REQUIREMENTS.
4. ALL HORIZONTAL STORM DRAINAGE PIPING SHALL BE INSULATED TO PREVENT CONDENSATION. INSULATION NOT SHOWN FOR CLARITY. SEE PLUMBING NOTES FOR INSULATION REQUIREMENTS.

KEYED NOTES

- P1 TERMINATE OVERFLOW DRAIN AS HIGH AS POSSIBLE WITH DOWNSPOUT COVER.
- P2 TERMINATE OVERFLOW DRAIN ABOVE TRELLIS WITH DOWNSPOUT COVER. BOTTOM OF DOWNSPOUT OUTLET PIPE SHALL BE AT LEAST 3" BUT NOT MORE THAN 8" ABOVE TOP OF TRELLIS.
- P3 TERMINATE BOTTOM OF OVERFLOW DRAIN A MINIMUM OF 12" ABOVE GRADE WITH DOWNSPOUT COVER.
- P4 PROVIDE PROSET TRAP GUARD® FOR FLOOR DRAIN.
- P5 TOP OF CONCRETE SLAB IS 0'-6" A.F.F.
- P6 VENT FROM GREASE INTERCEPTOR. SEE SITE PLAN FOR CONTINUATION. COORDINATE PIPE ROUTING WITH LOCATION OF GREASE INTERCEPTOR.
- P7 4" VENT UP THROUGH ROOF WITH A 4"x5" VENT CAP
- P8 REFERENCE MANUFACTURER INSTALLATION GUIDE FOR LAYOUT AND SLOPING GUIDELINES PRIOR TO INSTALL AND POURING THE SLAB.
- P9 UTILITIES SHALL NOT BE ROUTED ABOVE THE TECH. CLOSET AND THE SWITCHGEAR.
- P10 CONDENSATE LINE FROM RTUs DOWN TO DRAIN AT MOP SINK INDIRECT WITH AIR GAP 2 x DIAMETER, TERMINATE PIPE ABOVE FLOOD RIM. FURNISHED AND INSTALLED BY PC. SEE COORDINATION SCHEDULE ON P4.1 & M4.1.
- P11 CONTRACTOR SHALL ROUTE ½" OD 304 S/S PIPE (PROVIDED BY OTHERS) FROM TYPE II EXHAUST HOOD TO FLOOR SINK.
- P12 CONTRACTOR SHALL INSTALL DRAIN PIPE AND AIR GAP KIT (PROVIDED BY OTHERS). CONNECT DRAIN HOSES FROM WAREWASHER TO DRAIN PIPE PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. REFER TO DETAIL 9/P3-0 FOR FURTHER DETAILS.
- P13 WALL CLEAN OUTS TO BE INSTALLED 18" A.F.F. ON VESTIBULE SIDE. OPTIONAL: PAINT TO MATCH WALL FINISH FOR CONCEALMENT.
- P14 WALL CLEAN OUTS TO BE INSTALLED 18" A.F.F. ON BACK OF HOUSE SIDE. COORDINATE FINISH COLOR WITH WALL DECOR.

2

STORM PIPE SIZING

RAINFALL = 4 IN./HR

VERTICAL LEADERS

ROOF DRAIN	ROOF AREA SQ. FT.	SIZE IN.
RD-1	1,298	4
RD-2	1,313	4
RD-3	780	4
RD-4	885	4
TOTAL	4,276	

HORIZONTAL PIPING (SLOPE ⅛" PER FOOT)

ROOF DRAIN	ROOF AREA SQ. FT.	SIZE IN.
RD-2 & RD-4	2,198	6
RD-1, RD-2, RD-3 & RD-4	4,276	6

REV	DATE	DESCRIPTION	BY
1	04/22/2026	CITY COMMENTS & FOUNDATION CHANGES & PROTO UPDATES	
2	06/09/2026	DEVELOPER COMMENTS	

David W. Day P.E.
MEP Engineering & Design Consultants
HVAC*Illumination*Plumbing*Power Distribution*Controls

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DAVID WINN DAY — REGISTERED PROFESSIONAL ENGINEER — 41135 — STATE OF MISSISSIPPI

6/9/26

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DRAWN BY: MES | STD ISSUE DATE: 2025 | REVIEWED BY: JAW | DATE ISSUED: 12/22/2025

TITLE: 2025 OPTIMIZED BUILDING - BB20 4590-WOOD/WOOD

DESCRIPTION: WOOD BEARING WALLS WOOD ROOF TRUSS FRAMING

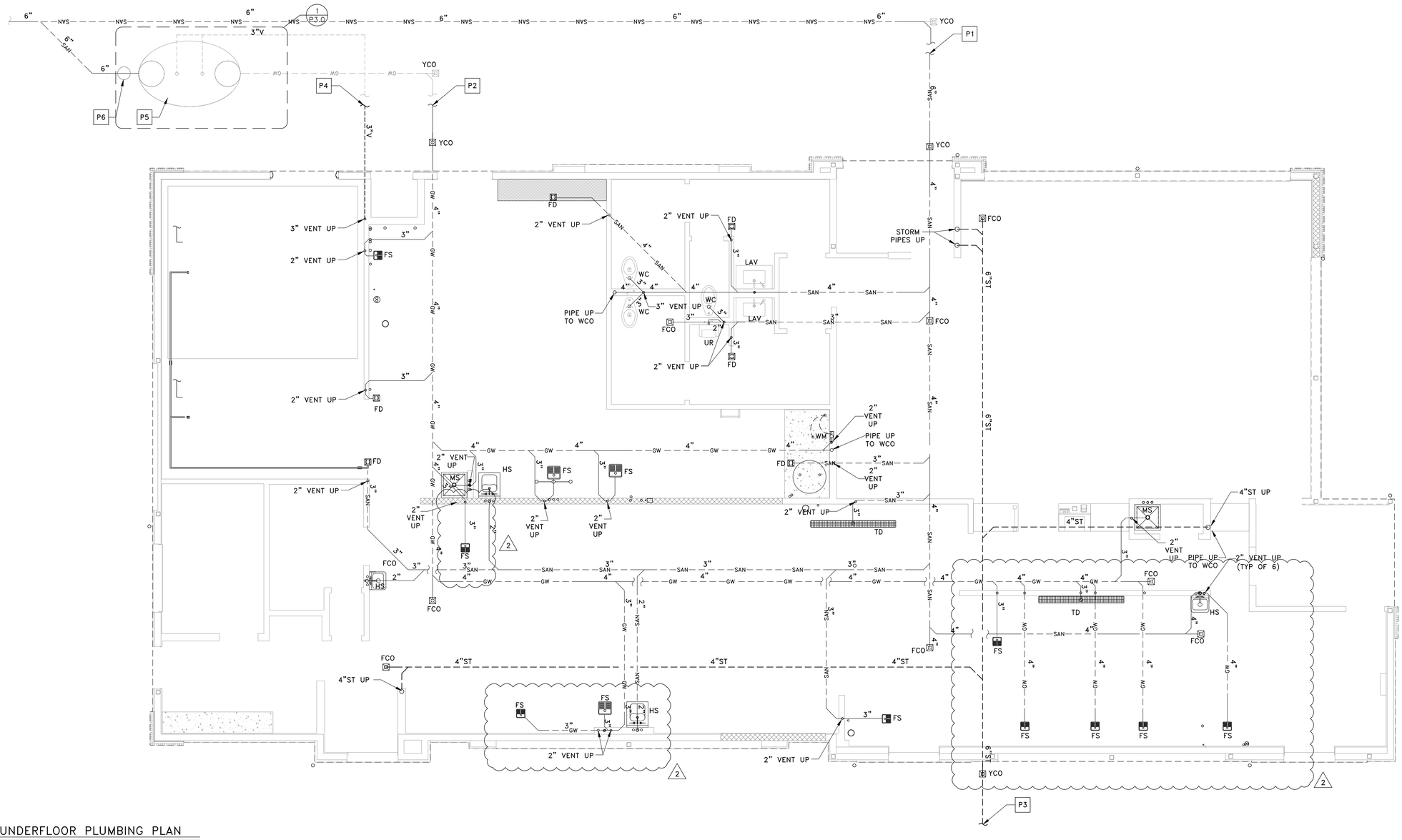
SITE ID: 023-0351

SITE ADDRESS: SWC OF ED PERRY BLVD & MS-30, OXFORD, MS 38655

JAWA 25-0188

SHEET NO. P1.2

VENT & STORM PIPING PLAN



1 P1.3 UNDERFLOOR PLUMBING PLAN

SCALE: 1/4" = 1'-0"

DRAWING NOTES

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2. WALL CLEAN-OUTS FOR WASTE PIPING NOT SHOWN FOR CLARITY. SEE GENERAL NOTES FOR REQUIREMENTS.
3. ONLY MAIN FLOOR CLEAN-OUTS ARE SHOWN FOR CLARITY. SEE GENERAL NOTES FOR REQUIREMENTS.

KEYED NOTES

- P1 SANITARY LINE TO SANITARY SEWER. SEE SITE PLAN FOR CONTINUATION.
- P2 GREASE LINE TO EXTERIOR GREASE INTERCEPTOR. SEE SITE PLAN FOR CONTINUATION
- P3 STORM LINE TO STORM SYSTEM. SEE SITE PLAN FOR CONTINUATION.
- P4 VENT FROM GREASE INTERCEPTOR. SEE SITE PLAN FOR CONTINUATION. COORDINATE PIPE ROUTING WITH LOCATION OF GREASE INTERCEPTOR.
- P5 GREASE INTERCEPTOR LOCATION SHOWN FOR REFERENCE ONLY. COORDINATE GREASE INTERCEPTOR LOCATION WITH CIVIL ENGINEER AND SITE CONTRACTOR.
- P6 INSTALL SAMPLING PORT. SCHIER, MODEL SV10 FOR SCHIER HYDROMECHANICAL GREASE INTERCEPTOR.

WASTE PIPE SIZING - IPC

FIXTURE TYPE	TRAP SIZE	DFU	QUANTITY	TOTAL
URINAL	2 IN.	4	1	4
WATER CLOSET	3 IN.	4	3	12
LAVATORY	1¼ IN.	1	2	2
WASH SINK (HAND SINK)	1½ IN.	2	4	8
FLOOR DRAIN OR SINK	3 IN.	5	5	25
FLOOR DRAIN OR SINK	4 IN.	6	1	6
EMERGENCY FLOOR DRAIN (BATHROOMS)	3 IN.	0	2	0
			TOTAL	57

GREASE PIPE SIZING - IPC

SERVICE SINK (MOP SINK)	3 IN.	3	2	6
FLOOR DRAIN OR SINK	3 IN.	5	7	35
FLOOR DRAIN OR SINK	4 IN.	6	1	6
WASHING MACHINE	2 IN.	3	1	3
			TOTAL	50

STORM PIPE SIZING

RAINFALL = 4 IN./HR

VERTICAL LEADERS

	ROOF AREA	SIZE
ROOF DRAIN	SQ. FT.	IN.
RD-1	1,298	4
RD-2	1,313	4
RD-3	780	4
RD-4	885	4
TOTAL	4,276	

HORIZONTAL PIPING (SLOPE ⅛" PER FOOT)

	ROOF AREA	SIZE
ROOF DRAIN	SQ. FT.	IN.
RD-2 & RD-4	2,198	6
RD-1, RD-2, RD-3 & RD-4	4,276	6

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2	06/09/2026	DEVELOPER COMMENTS	

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DAVID WINN DAY REGISTERED PROFESSIONAL ENGINEER 6135 STATE OF MISSISSIPPI
6/9/26

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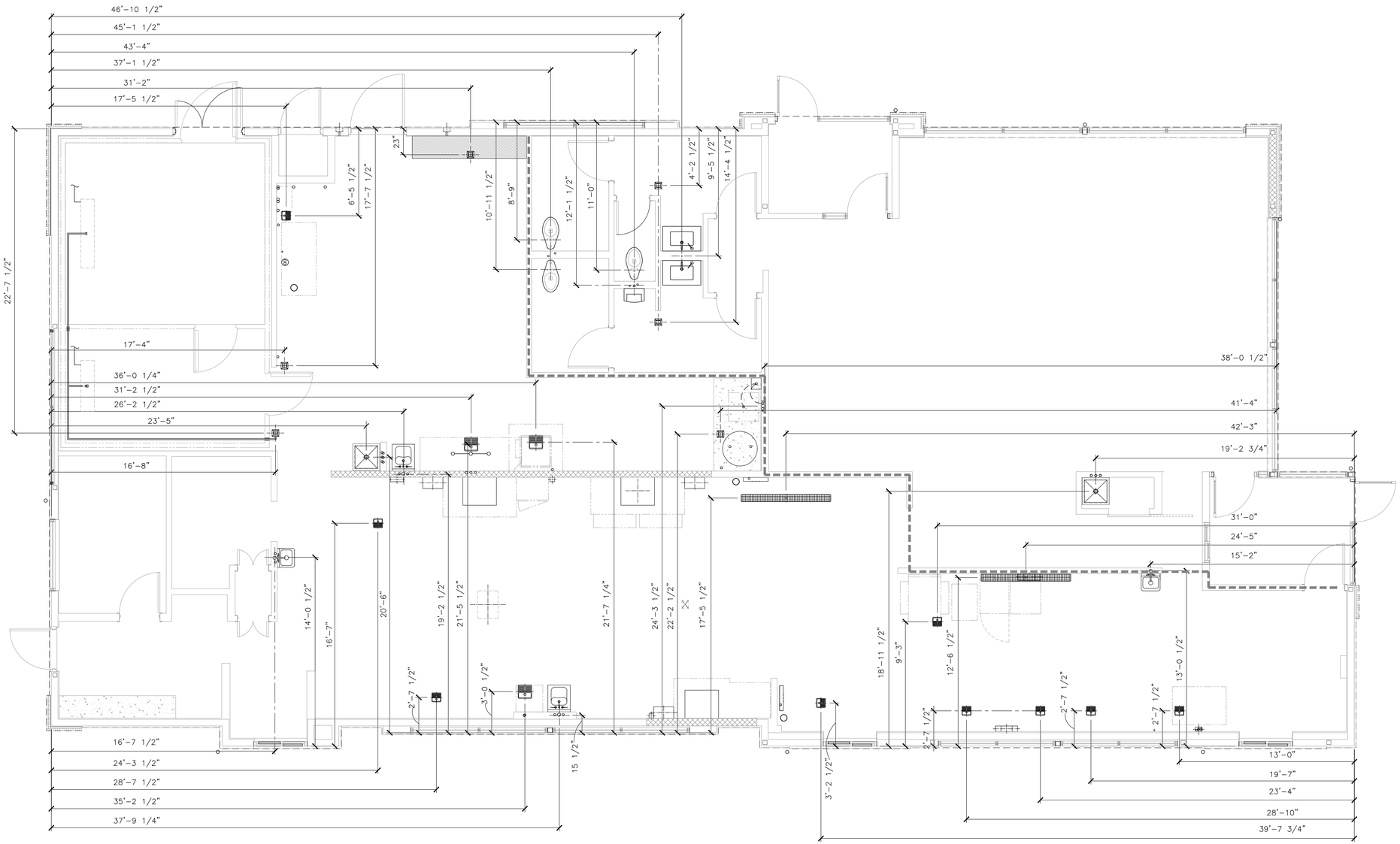
STD ISSUE DATE: 2025
REVIEWED BY: JAW
DATE ISSUED: 12/22/2025

TITLE: 2025 OPTIMIZED BUILDING - BB20
4590-WOOD/WOOD
DESCRIPTION: WOOD BEARING WALLS
WOOD ROOF TRUSS FRAMING

SITE ID: 023-0351
SITE ADDRESS: SWC OF ED PERRY BLVD & MS-30, OXFORD, MS 38655

SHEET NO.: P1.3
JAWA 25-0188
UNDERGROUND PLUMBING



1 / P1.4 UNDERGROUND ROUGH-IN

SCALE: 1/4" = 1'-0"

2

DRAWING NOTES

1. THIS PLAN IS PROVIDED AS A GUIDE FOR THE PLUMBING CONTRACTOR. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST ¼" AND ARE TAKEN FROM THE OUTSIDE EDGE OF THE FOUNDATION WALL TO CENTERLINE OF SLAB PENETRATION.

REV	DATE	DESCRIPTION	BY
1	04/22/2026	CITY COMMENTS & FOUNDATION CHANGES & PROTO UPDATES	
2	06/09/2026	DEVELOPER COMMENTS	

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DAVID WINN DAY — REGISTERED PROFESSIONAL ENGINEER — ENGINEER — 6135 — STATE OF MISSISSIPPI

6/9/26

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TITLE: 2025 OPTIMIZED BUILDING - BB20
4590-WOOD/WOOD

DESCRIPTION: WOOD BEARING WALLS
WOOD ROOF TRUSS FRAMING

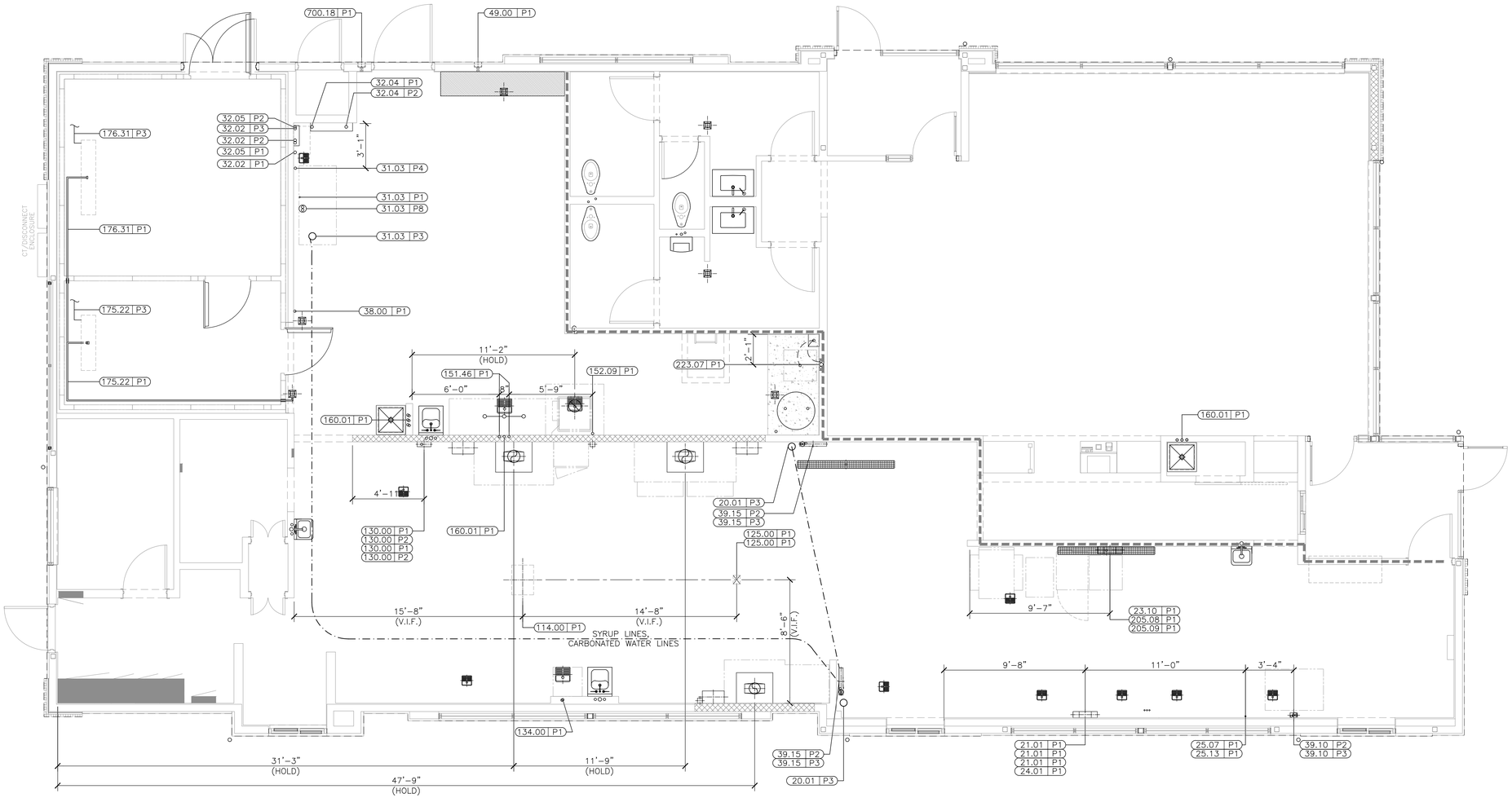
SITE ID: 023-0351

SITE ADDRESS: SWC OF ED PERRY BLVD & MS-30, OXFORD, MS 38655

JAWA 25-0188

SHEET NO. P1.4

UNDERGROUND ROUGH-IN



1 P1.6 OVERHEAD ROUGH-IN

SCALE: 1/4" = 1'-0"

2

VIF = Verify in Field
PC = Plumbing Contractor
BSI = Beverage System Installer

PLUMBING SCHEDULE

TAG #	QTY	DESCRIPTION	GAS TYPE	GAS BTU	GAS SIZE	HW	CW	MISC PLBG	HGT AFF	DRAIN	REQUIREMENTS & REMARKS
020.01P3	2	AUTOMATED BEVERAGE SYSTEM 2.0	–	–	–	–	–	SODA BUNDLE	SEE RMKS	–	DN CHASE FROM SODA SYSTEM – "T" FROM D/T – BSI TO MAKE FINAL CONNECTIONS PER LOCAL CODES
021.01P1	3	COFFEE BREWER (GLASS DECANTERS)	–	–	–	–	1/4" TRTD	–	SEE RMKS	–	DN CHASE FROM SODA SYSTEM – IF NO CHASE RUN IN 2"COND TO JB –BSI TO CONN CW LINE PER LOCAL CODES. 1/4" R.O. WATER OPTIONAL
023.10P1	1	ESPRESSO BREWER	–	–	–	–	3/8" R.O.	–	SEE RMKS	3/8" IND	DN CHASE FROM R.O. SYSTEM – IF NO CHASE RUN IN 2"COND TO JB –BSI TO CONN CW LINE PER LOCAL CODES
024.02P1	1	JUICE DISPENSER	–	–	–	–	1/2" FLTR	–	SEE RMKS	–	–
025.07P1	1	INFUSION TEA BREWER – MIS	–	–	–	–	1/2" TRTD	3/8" CO2	SEE RMKS	–	DN CHASE FROM SODA SYSTEM – IF NO CHASE RUN IN 2"COND TO JB –BSI TO CONN CW LINE PER LOCAL CODES
025.13P1	1	GLASS FILLER HOSE ASSEMBLY	–	–	–	–	1/4" FLTR	–	SEE RMKS	–	TEE–OFF FROM 25.07P1, INFUSION TEA BREWER –BSI TO CONN CW LINE PER LOCAL CODES
031.03P1	1	SODA SYSTEM PACKAGE B.I.B.(RECIRCULATING– 3 TOWERS)	–	–	–	–	–	3/8" OUTLET	SEE RMKS	–	FLEX LINE OVERHEAD TO VARIOUS EQUIP. BSI TO MAKE FINAL CONN PER LOCAL CODES
031.03P3	1	SODA SYSTEM PACKAGE B.I.B.(RECIRCULATING– 3 TOWERS)	–	–	–	–	–	SODA BUNDLE	SEE RMKS	–	OVERHEAD TO SODA TOWER CHASE(S) – BSI TO MAKE FINAL CONNECTIONS PER LOCAL CODES
031.03P4	1	SODA SYSTEM PACKAGE B.I.B.(RECIRCULATING– 3 TOWERS)	–	–	–	–	3/4"	–	1'–6"	3/4" IND	BSI TO MAKE CONNECTION FROM BACKFLOW PREVENTER (VERIFY HEIGHT IN FIELD)
031.03P8	1	SODA SYSTEM PACKAGE B.I.B.(RECIRCULATING– 3 TOWERS)	–	–	–	–	–	REFRIG LINES	SEE RMKS	–	FROM REMOTE CONDENSING UNIT
032.02P1	1	REVERSE OSMOSIS WATER FILTRATION SYSTEM – TANKLESS	–	–	–	–	3/8" FLTR	–	SEE RMKS	–	FLEX LINE OVERHEAD FROM SODA SYSTEM –BSI TO MAKE FINAL CONN PER LOCAL CODES
032.02P2	1	REVERSE OSMOSIS WATER FILTRATION SYSTEM – TANKLESS	–	–	–	–	–	3/8" OUTLET	SEE RMKS	–	FLEX LINE OVERHEAD TO RAPID STEAMER, ESPRESSO, AND COFFEE (OPT.) –BSI TO MAKE FINAL CONN PER LOCAL CODES
032.02P3	1	REVERSE OSMOSIS WATER FILTRATION SYSTEM – TANKLESS	–	–	–	–	–	–	–	1/4" WASTE	– 2
032.04P1	1	WATER FILTRATION SYSTEM	–	–	–	–	–	3/4" INLET	6'–0"	–	–
032.04P2	1	WATER FILTRATION SYSTEM	–	–	–	–	–	3/4" OUTLET	–	–	3/4" GHT RINSE CONN. FLEX LINE OVHD. TO RAPID STEAMER, ESPRESSO, & COFFEE (OPT.) –BSI TO MAKE FINAL CONN PER LOCAL CODE
032.05P1	1	WATER FILTRATION SYSTEM	–	–	–	–	–	3/4" INLET	SEE RMKS	–	FLEX LINE OVERHEAD FROM R.O. SYSTEM –BSI TO MAKE FINAL CONN PER LOCAL CODES
032.05P2	1	WATER FILTRATION SYSTEM	–	–	–	–	–	3/4" OUTLET	SEE RMKS	–	FLEX LINE OVERHEAD TO COMBI OVENS AND STAGING CABINET –BSI TO MAKE FINAL CONN PER LOCAL CODES
038.00P1	1	CLEAN IN PLACE PANEL	–	–	–	–	1/2" FLTR	–	6'–0"	–	FOR CLEANING BULK COKE TANKS. INSTALL HEIGHT TO BOTTOM OF UNIT
039.10P2	1	ICE MACHINE – 1400 LB.	–	–	–	–	1/2" TRTD	–	SEE RMKS	3/4" IND	WATER LINE OVERHEAD FROM SODA SYSTEM – BSI TO MAKE FINAL CONNECTIONS PER LOCAL CODES
039.10P3	1	ICE MACHINE – 1400 LB.	–	–	–	–	–	REFRIG LINES	–	–	REFRIGERATION LINES OVERHEAD FROM REMOTE CONDENSING UNIT

VIF = Verify in Field
PC = Plumbing Contractor
BSI = Beverage System Installer

PLUMBING SCHEDULE

TAG #	QTY	DESCRIPTION	GAS TYPE	GAS BTU	GAS SIZE	HW	CW	MISC PLBG	HGT AFF	DRAIN	REQUIREMENTS & REMARKS
039.15P2	2	ICE MACHINE – 1000 LB.	–	–	–	–	1/2" TRTD	–	SEE RMKS	3/4" IND	WATER LINE OVERHEAD FROM SODA SYSTEM – BSI TO MAKE FINAL CONNECTIONS PER LOCAL CODES
039.15P3	2	ICE MACHINE – 1000 LB.	–	–	–	–	–	REFRIG LINES	–	–	REFRIGERATION LINES OVERHEAD FROM REMOTE CONDENSING UNIT
049.00P1	1	CO2 FILL BOX	–	–	–	–	–	–	3'–4"	–	HEIGHT IS TO BOTTOM OF FILL BOX;SUPPLIED BY MANUFACTURER;INSTALLED BY G.C. SEE BUILDING ELEVATIONS.
114.00P1	1	HUMIDIFIED HOLDING CABINET	–	–	–	–	3/8" R.O.	–	SEE RMKS	–	BSI EXTENDS CW LINE OVERHEAD FROM R.O. SYSTEM & TERM. W/QUICK DISCONN. AND SHUTOFF
125.00P1	2	RAPID BUN STEAMER	–	–	–	–	3/8" R.O.	–	SEE RMKS	–	BSI EXTENDS CW LINE FROM R.O. SYSTEM & TERM. W/QUICK DISCONN.
130.00P1	2	COMBI OVEN	–	–	–	–	1/2" FLTR	–	SEE RMKS	1 1/2" IND	BSI EXTENDS CW LINE OVERHEAD FROM SODA SYSTEM & TERM. W/QUICK DISCONN. AND SHUTOFF
130.00P2	2	COMBI OVEN	–	–	–	–	3/8" R.O.	–	SEE RMKS	–	BSI EXTENDS CW LINE OVERHEAD FROM R.O. SYSTEM & TERM. W/QUICK DISCONN. AND SHUTOFF
134.00P1	1	VEGETABLE SINK	–	–	–	–	–	3/4"	–	1'–10"	1–1/2" IND –
151.46P1	1	SOILED DISHTABLE – RIGHT HAND – 90.5" WIDE	–	–	–	–	3/4" 140	3/4"	–	1'–6"	– PC MAKES FINAL CONNECTIONS PER LOCAL CODE
152.09P1	1	WAREWASHER – HIGH TEMP	–	–	–	–	1/2" 140	1/2"	–	2'–0"	1 1/2" PC TO PROVIDE HW, CW, DRAIN PIPING.DRAIN @9" AFF. FOR ECOLAB FROM WB–2, SPLIT CW: 1/2" CW TO DTV, 3/8" CW TO VAPOR VENT.
160.01P1	3	CHEMICAL SYSTEM	–	–	–	–	3/4" 140	–	–	SEE RMKS	– PC TO PROVIDE 3/4" MHT. FINAL CONNECTIONS BY EQUIPMENT INSTALLER PER LOCAL CODES, SEE SHEET P3.0 FOR INSTALLATION HEIGHT.
175.22P1	1	COOLER EVAPORATOR	–	–	–	–	–	–	–	3/4" COND.	PC TO ROUTE CONDENSATE DRAIN LINE TO FLOOR DRAIN. PC TO LIQUID–TIGHT SEAL OPENING FOR LINE EXITING BOX
175.22P3	1	COOLER EVAPORATOR	–	–	–	–	–	REFRIG LINES	–	–	RUN TO REMOTE CONDENSING UNIT–INSULATE FULL RUN LENGTH –INSTALLED BY REFRIG. CONTRACTOR
176.31P1	1	FREEZER EVAPORATOR	–	–	–	–	–	–	–	3/4" COND.	PC TO ROUTE CONDENSATE DRAIN LINE TO FLOOR DRAIN. PC TO LIQUID–TIGHT SEAL OPENING FOR LINE EXITING BOX. HEAT TAPE BY REF.
176.31P3	1	FREEZER EVAPORATOR	–	–	–	–	–	REFRIG LINES	–	–	RUN TO REMOTE CONDENSING UNIT–INSULATE FULL RUN LENGTH –INSTALLED BY REFRIG. CONTRACTOR
205.08P1	1	BIB MACHINE	–	–	–	–	1/2" FLTR	–	SEE RMKS	1" IND	DN CHASE. IF NO CHASE RUN IN 2"COND TO JB –BSI TO CONNECT LINES PER LOCAL CODES
205.09P1	1	FROZEN BEVERAGE DISPENSER	–	–	–	–	1/2" FLTR	3/8" CO2	SEE RMKS	–	DN CHASE. IF NO CHASE RUN IN 2"COND TO JB –BSI TO CONNECT LINES PER LOCAL CODES
223.07P1	1	WASHER	–	–	–	–	3/4" 140	3/4"	–	4'–0"	1 1/2" D SEE PLUMBING DWGS FOR WALL BOX. INSTALL HEIGHT IS TO BOTTOM OF THE BOX
700.18P1	1	BULK OIL FILL BOX	–	–	–	–	–	–	–	3'–4"	– HEIGHT IS TO BOTTOM OF FILL BOX;SUPPLIED BY MANUFACTURER;INSTALLED BY G.C. SEE BUILDING ELEVATIONS.

REV	DATE	DESCRIPTION	BY
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DAVID WINN DAY — REGISTERED PROFESSIONAL ENGINEER — ENGINEER — 61135 — STATE OF MISSISSIPPI

6/8/26

PREPARED FOR: McDonald's USA, LLC

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DRAWN BY: MES | STD ISSUE DATE: 2025 | REVIEWED BY: JAW | DATE ISSUED: 12/22/2025

TITLE: 2025 OPTIMIZED BUILDING – BB20
4590–WOOD/WOOD
DESCRIPTION: WOOD BEARING WALLS, WOOD ROOF TRUSS FRAMING

SITE ADDRESS: SWC OF ED PERRY BLVD & MS–30, OXFORD, MS 38655

SITE ID: 023–0351

JAWA 25–0188

SHEET NO.: P1.6
OVERHEAD ROUGH–IN

1 P2.0 DOMESTIC WATER PIPING ISOMETRIC

SCALE: NONE

REV	DATE	DESCRIPTION	BY
1	04/22/2026	CITY COMMENTS & FOUNDATION CHANGES & PROTO UPDATES	
2	06/09/2026	DEVELOPER COMMENTS	

David W. Day P.E.
MEP Engineering & Design Consultants
HVAC*Illumination*Plumbing*Power Distribution*Controls

David W. Day
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Anahuac ,TX 77514

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6115
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6/9/26

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DRAWN BY	MES
STD ISSUE DATE	2025
REVIEWED BY	JAW
DATE ISSUED	12/22/2025

TITLE: 2025 OPTIMIZED BUILDING - BB20
4590-WOOD/WOOD

DESCRIPTION
WOOD BEARING WALLS
WOOD ROOF TRUSS FRAMING

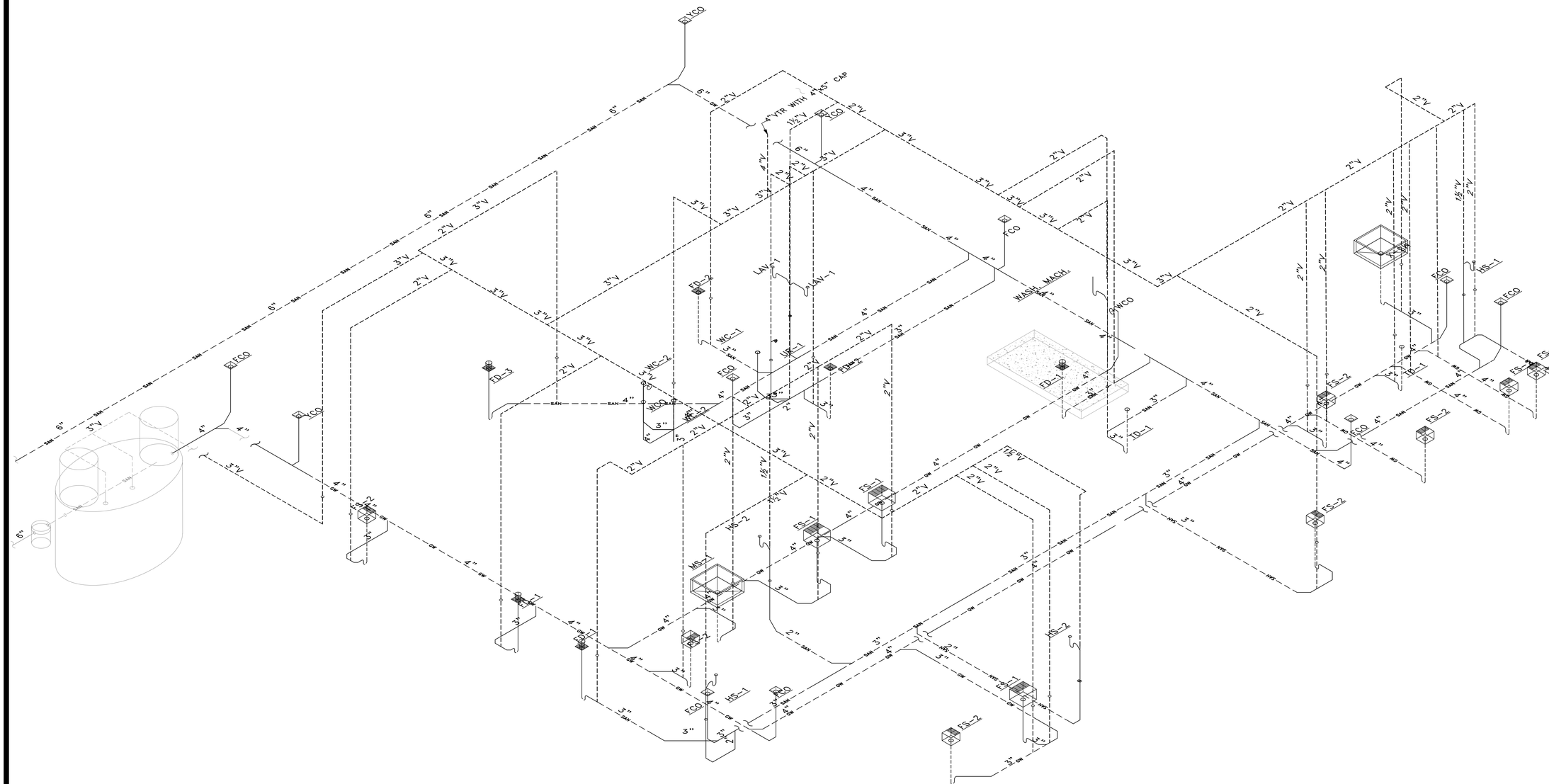
SITE ID: 023-0351

SITE ADDRESS: SWC OF ED PERRY BLVD & MS-30, OXFORD, MS 38655

JAWA 25-0188

SHEET NO. P2.0

DOMESTIC WATER ISOMETRIC



1 P2.1 WASTE & VENT PIPING ISOMETRIC

SCALE: NONE

2

REV	DATE	DESCRIPTION	BY
1	04/22/2026	CITY COMMENTS & FOUNDATION CHANGES & PROTO UPDATES	
2	06/09/2026	DEVELOPER COMMENTS	

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6/9/26

PREPARED FOR: McDonald's USA, LLC

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DRAWN BY	MES
STD ISSUE DATE	2025
REVIEWED BY	JAW
DATE ISSUED	12/22/2025

TITLE: 2025 OPTIMIZED BUILDING - BB20
4590-WOOD/WOOD

DESCRIPTION: WOOD BEARING WALLS
WOOD ROOF TRUSS FRAMING

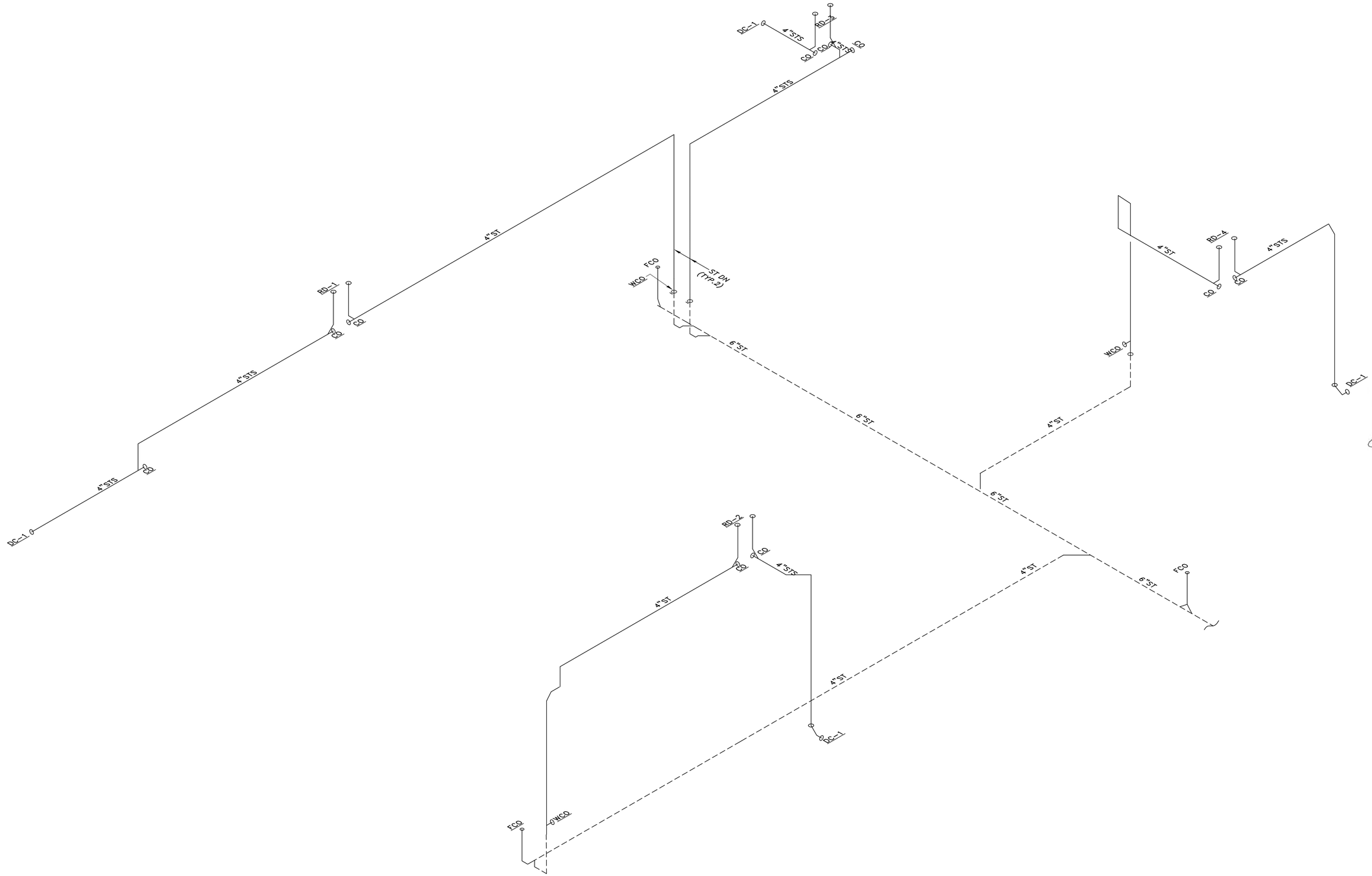
SITE ID: 023-0351

SITE ADDRESS: SWC OF ED PERRY BLVD & MS-30, OXFORD, MS 38655

JAWA 25-0188

SHEET NO. P2.1

WASTE & VENT ISOMETRIC



1 P2.2 STORM PIPING ISOMETRIC

SCALE: NONE

REV	DATE	DESCRIPTION	BY
1	1		

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MEP Engineering & Design Consultants

HVAC*Illumination*Plumbing*Power Distribution*Controls

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1/27/26

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DRAWN BY	MES
STD ISSUE DATE	2025
REVIEWED BY	JAW
DATE ISSUED	02/05/2026

TITLE: 2025 OPTIMIZED BUILDING - BB20
4590-WOOD/WOOD

DESCRIPTION
WOOD BEARING WALLS
WOOD ROOF TRUSS FRAMING

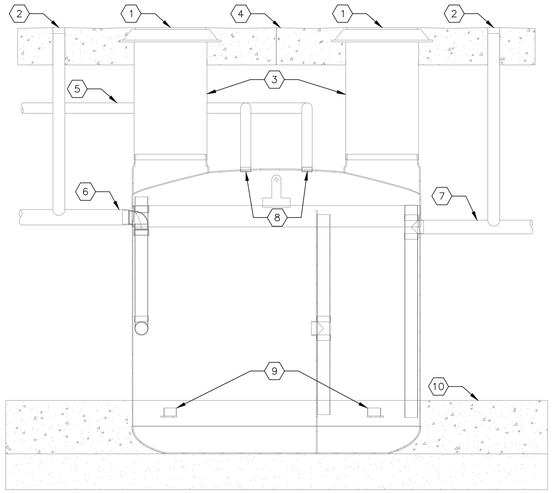
SITE ID: 023-0351

SITE ADDRESS: SWC OF ED PERRY BLVD & MS-30, OXFORD, MS 38655

JAWA 25-0188

SHEET NO. P2.2

STORM ISOMETRIC

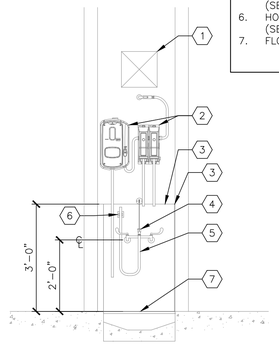


ELEVATION VIEW

DETAIL 1
GREASE INTERCEPTOR INSTALLATION
SCALE: NONE
P3.0

KEYED NOTES:
1. 24"ø MANWAY ACCESS COVER, CONSTRUCTED OF ROUND CAST IRON OR SIMILAR RATED FOR HEAVY ROAD TRAFFIC WITH SUFFICIENT WEIGHT TO PREVENT UNAUTHORIZED ACCESS OR BOLT OR LOCKING MECHANISM.
2. 4" CLEAN-OUT
3. MANWAY EXTENSION TO FINISHED GRADE
4. CONCRETE SLAB FOR TRAFFIC LOADING
5. 3"ø VENT BACK TO BUILDING
6. 6"ø INLET
7. 6"ø OUTLET
8. 3"ø VENT CONNECTION
9. HOLD DOWN BRACKET
10. ANTI-BUOYANCY PAD FOR HIGH WATER TABLE INSTALLATIONS

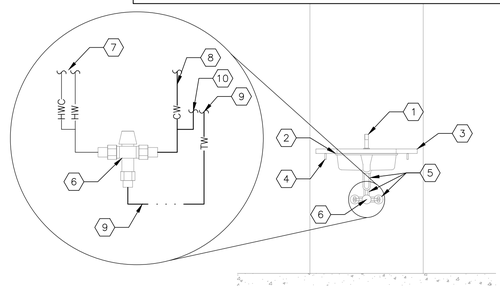
*SEE GREEN TURTLE PROCEPTOR INSTALLATION INSTRUCTIONS FOR ADDITIONAL INFORMATION.



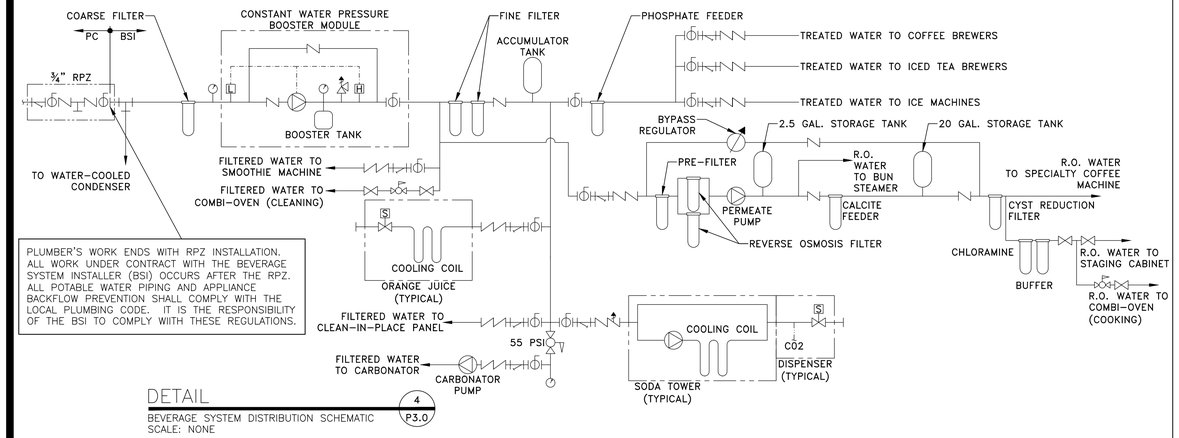
KEYED NOTES:
1. ACCESS PANEL FOR THERMOSTATIC MIXING VALVE (SEE CHEMICAL SYSTEM INSTALLATION DETAIL)
2. ECOLAB CHEMICAL SYSTEM (SEE CHEMICAL SYSTEM INSTALLATION DETAIL)
3. 24"Wx36"H WALL GUARD (QTY. 2) FURNISHED WITH MOP SINK (SEE PLUMBING FIXTURE SCHEDULE)
4. MOP SINK FAUCET WITH INTEGRAL VACUUM BREAKER (SEE PLUMBING FIXTURE SCHEDULE)
5. HOSE FURNISHED WITH MOP SINK FAUCET (SEE PLUMBING FIXTURE SCHEDULE)
6. HOSE BRACKET FURNISHED WITH MOP FAUCET (SEE PLUMBING FIXTURE SCHEDULE)
7. FLOOR GRATE

DETAIL 2
RECESSED MOP SINK
SCALE: ½"=1'-0"
P3.0

KEYED NOTES:
1. FAUCET (SEE PLUMBING FIXTURE SCHEDULE)
2. LAVATORY OR HAND SINK (SEE PLUMBING FIXTURE SCHEDULE)
3. CORIAN COUNTERTOP – TOILET ROOMS ONLY (FURNISHED BY G.C.)
4. LAVATORY CARRIER – TOILET ROOMS ONLY (SEE ARCHITECTURAL DRAWINGS)
5. OUTLINE OF ADA COMPLIANT WRAP (SEE PLUMBING FIXTURE SCHEDULE)
6. THERMOSTATIC MIXING VALVE (SEE VALVE SCHEDULE)
7. HOT WATER AND HWC DOWN WALL (WITH BALANCING VALVE AND CHECK VALVE INSTALLED).
8. COLD WATER DOWN TO MIXING VALVE
9. TEMPERATED WATER TO FIXTURES
10. COLD WATER TO FIXTURES AS APPLICABLE.



DETAIL 3
LAVATORY (PUBLIC)
SCALE: ½"=1'-0"
P3.0



PLUMBER'S WORK ENDS WITH RPZ INSTALLATION. ALL WORK UNDER CONTRACT WITH THE BEVERAGE SYSTEM INSTALLER (BSI) OCCURS AFTER THE RPZ. ALL POTABLE WATER PIPING AND APPLIANCE BACKFLOW PREVENTION SHALL COMPLY WITH THE LOCAL PLUMBING CODE. IT IS THE RESPONSIBILITY OF THE BSI TO COMPLY WITH THESE REGULATIONS.

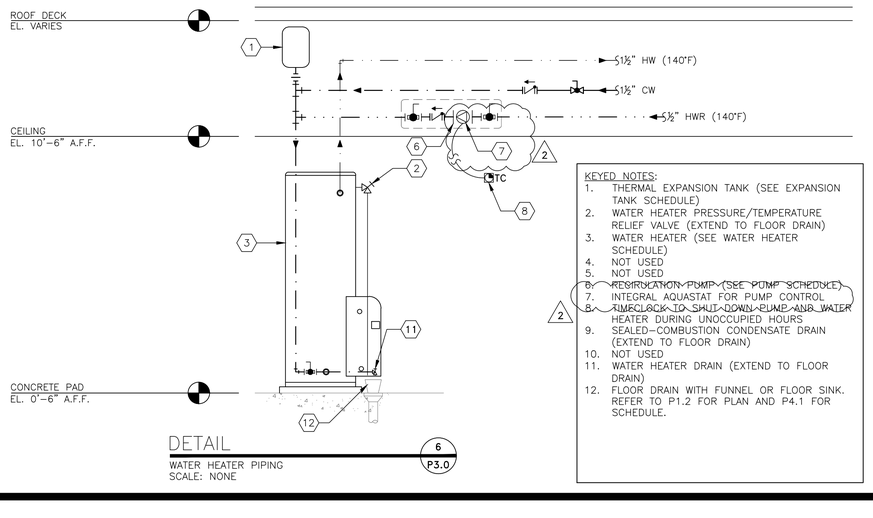
DETAIL 4
BEVERAGE SYSTEM DISTRIBUTION SCHEMATIC
SCALE: NONE
P3.0

KEYED NOTES:
1. 12"x12" ACCESS PANEL (COORDINATE INSTALLATION WITH G.C.)
2. THERMOSTATIC MIXING VALVE SET TO 110°F (SEE VALVE SCHEDULE)
3. PIPE THROUGH WALL WITH ESCUTCHEON PLATE
4. SHUT-OFF VALVE
5. ¾" MHT CONNECTION

PLUMBER'S WORK ENDS AT MHT CONNECTION

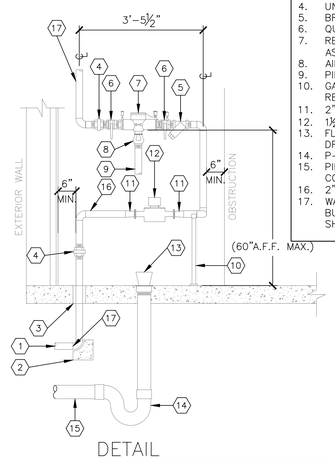
6. HOSE TO CHEMICAL SYSTEM
7. ECOLAB SOLIDSENSE CHEMICAL DISPENSER
8. ECOLAB SMARTSHAPE CHEMICAL DISPENSER
9. CHEMICAL DISPENSING HOSE

DETAIL 5
CHEMICAL SYSTEM INSTALLATION
SCALE: ½"=1'-0"
P3.0



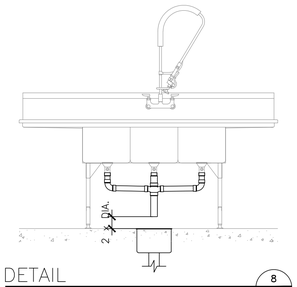
KEYED NOTES:
1. THERMAL EXPANSION TANK (SEE EXPANSION TANK SCHEDULE)
2. WATER HEATER PRESSURE/TEMPERATURE RELIEF VALVE (EXTEND TO FLOOR DRAIN)
3. WATER HEATER (SEE WATER HEATER SCHEDULE)
4. NOT USED
5. NOT USED
6. RECIRCULATION PUMP (SEE PUMP SCHEDULE)
7. INTEGRAL AQUASTAT FOR PUMP CONTROL
8. TIMECLOCK TO SHUT-DOWN PUMP AND WATER HEATER DURING UNOCCUPIED HOURS
9. SEALED-COMBUSTION CONDENSATE DRAIN (EXTEND TO FLOOR DRAIN)
10. NOT USED
11. WATER HEATER DRAIN (EXTEND TO FLOOR DRAIN)
12. FLOOR DRAIN WITH FUNNEL OR FLOOR SINK. REFER TO P1.2 FOR PLAN AND P4.1 FOR SCHEDULE.

DETAIL 6
WATER HEATER PIPING
SCALE: NONE
P3.0

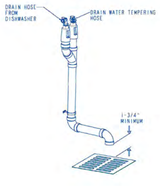


KEYED NOTES:
1. INCOMING UNDERGROUND WATER SERVICE SIZED PER DOMESTIC WATER CALCULATIONS. (MIN. 2")
2. BLOCKING AT CHANGES IN DIRECTION
3. MINIMUM ½" ANNULAR CLEARANCE
4. UNION
5. BRONZE STRAINER
6. QUARTER-TURN BALL VALVE
7. REDUCED PRESSURE ZONE (RPZ) ASSEMBLY
8. AIR GAP FOR RELIEF VALVE
9. PIPING FROM AIR GAP TO FLOOR DRAIN
10. GALVANIZED STEEL PIPE SUPPORTS AS REQUIRED
11. 2"x1½" BUSHING
12. 1½" WATER METER
13. FLOOR DRAIN-PITCH FLOOR TOWARDS DRAIN
14. P-TRAP
15. PIPE TO SEWER-PITCH AND VENT PER CODE
16. 2" PIPE FOR WATER SERVICE
17. WATER PIPING FROM 5 FT. FROM BUILDING TO CEILING PENETRATION SHALL BE COPPER.

DETAIL 7
INCOMING WATER SERVICE
SCALE: ½"=1'-0"
P3.0



DETAIL 8
INDIRECT DRAINAGE PIPING (TYP.)
SCALE: ½"=1'-0"
P3.0



DETAIL 9
WAREWASHER DRAIN AIR GAP KIT
SCALE: NTS
P3.0

REV	DATE	DESCRIPTION	BY
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6/9/26

PREPARED FOR:
McDonald's USA, LLC

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STD ISSUE DATE	2025
REVIEWED BY	JAW
DATE ISSUED	12/22/2025

TITLE: 2025 OPTIMIZED BUILDING - BB20
4590-WOOD/WOOD
DESCRIPTION
WOOD BEARING WALLS
WOOD ROOF TRUSS FRAMING

SITE ADDRESS
SWC OF ED PERRY BLVD & MS-30, OXFORD, MS 38655

SITE ID
023-0351

JAWA 25-0188

SHEET NO.
P3.0
DETAILS

GENERAL PLUMBING NOTES

GENERAL:
1. ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH ALL LOCAL CODES AND ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION.
2. ALL PLUMBING WORK SHALL BE PERFORMED BY A LICENSED PLUMBER.
3. ALL DIMENSIONS, CLEARANCES AND TOLERANCES SHALL BE VERIFIED PRIOR TO INSTALLATION. ALL ROUGH-IN LOCATIONS SHALL BE COORDINATED WITH THE MANUFACTURER'S SUBMITTAL INFORMATION.
4. ALL DIMENSIONAL INFORMATION IS AS FOLLOWS (UNLESS NOTED OTHERWISE):
   A. UNDERGROUND PIPE IS TO FOUNDATION
   B. OVERHEAD PIPE IS TO FINISHED WALL
   C. ELEVATIONS ARE TO FINISHED FLOOR
5. ALL MATERIALS, FIXTURES AND EQUIPMENT USED SHALL BE IN ACCORDANCE WITH McDONALD'S SPECIFICATIONS. SPECIFICATIONS ARE CONTAINED WITHIN THESE DRAWINGS AND THE McDONALD'S PROJECT MANUAL. ANY CONTRACTOR IN NEED OF A COPY OF THE McDONALD'S PROJECT MANUAL SHALL CONTACT THE McDONALD'S AREA CONSTRUCTION MANAGER. ANY VARIANCE FROM THE McDONALD'S SPECIFICATIONS SHALL BE REVIEWED AND APPROVED BY THE ENGINEER-OF-RECORD.
6. SEE COORDINATION SCHEDULE FOR ADDITIONAL SCOPE OF WORK.
7. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH ITS LISTING AND/OR THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
8. WHERE POOR SOIL CONDITIONS EXIST OR WHERE SUBSTANTIAL SETTLEMENT OF EITHER THE PIPING, THE BUILDING OR ADJACENT WALKS, PLANTERS, ETC., MAY OCCUR, THE CONTRACTOR SHALL PROVIDE ADEQUATE UNDERSLAB STAINLESS STEEL PIPE HANGERS OR APPROVED OTHER SUPPORT.
9. ALL PIPE SLEEVES SHALL BE PROPERLY SEALED AND INSULATED TO PREVENT HEAT LOSS AND SEEPAGE.
10. ALL PIPE INSULATION SHALL BE PROTECTED FROM DAMAGE FROM PIPE HANGERS. PROTECTION SHALL BE LIGHT GAUGE GALVANIZED STEEL OR EQUAL.
11. ALL PENETRATIONS OF FIRE-RATED WALLS SHALL BE FIRESTOPPED WITH AN APPROVED AND LISTED FIRESTOPPING SYSTEM.

SANITARY AND VENT SYSTEMS:
1. THE BUILDING SANITARY PIPE SHALL BE LOCATED A MINIMUM OF 10 FT. FROM THE INCOMING WATER SERVICE. WHERE A 10 FT. SEPARATION IS NOT POSSIBLE, THE BOTTOM OF THE WATER SERVICE PIPE SHALL BE A MINIMUM OF 12 IN. ABOVE THE TOP OF THE HIGHEST POINT OF THE SANITARY PIPE.
2. ALL SANITARY AND VENT PIPE SHALL BE PVC TYPE DWV, ABS OR CAST-IRON WHERE REQUIRED BY CODE.
3. ALL HORIZONTAL SANITARY PIPE SHALL BE INSTALLED WITH A MINIMUM PITCH AS FOLLOWS:

PIPE SIZE	MIN. SLOPE
2½" OR LESS	¼" PER FT.
3" TO 6"	⅛" PER FT.
8" OR LARGER	⅛" PER FT. (MIN)

4. CLEANOUTS SHALL BE INSTALLED IN ALL HORIZONTAL DRAINAGE PIPE AND SHALL BE LOCATED NOT MORE THAN 100 FT. APART. (UNLESS OTHERWISE DICTATED BY LOCAL CODES).
5. CLEANOUTS SHALL BE INSTALLED AT ALL CHANGES OF DIRECTION GREATER THAN 45 DEGREES. WHERE MORE THAN ONE CHANGE OF DIRECTION OCCURS IN A SINGLE PIPE RUN, ONLY ONE (1) CLEANOUT SHALL BE REQUIRED FOR EVERY 40 FEET OF DEVELOPED LENGTH.
6. CLEANOUTS SHALL BE INSTALLED ON PIPES PRIOR TO ANY SLAB PENETRATION.
7. WHERE PIPING IS LOCATED WITHIN WALL CAVITIES, ACCESS TO THE CLEANOUTS SHALL BE PROVIDED.
8. CLEANOUTS ON 6-IN. AND SMALLER PIPES SHALL BE PROVIDED WITH A CLEARANCE OF NOT LESS THAN 18 IN. CLEANOUTS ON 8-IN. AND LARGER PIPE SHALL BE PROVIDED WITH A CLEARANCE OF NOT LESS THAN 36 IN.
9. ALL SUSPENDED SANITARY AND VENT PIPE SHALL BE SUPPORTED AS FOLLOWS:

MATERIAL	MAX. HORIZ. SPACING	MAX. VERT. SPACING
ABS	4 FT.	10 FT.
PVC (TYPE DWV)	4 FT.	10 FT.
CAST-IRON (<10 FT. PIPE SECTIONS)	5 FT.	15 FT.
CAST-IRON (10 FT. PIPE SECTIONS)	10 FT.	15 FT.

10. ALL PLUMBING FIXTURES SHALL BE VENTED AND THE MAXIMUM DISTANCE FROM THE FIXTURE TRAP TO THE VENT SHALL BE AS FOLLOWS:

TRAP SIZE	SLOPE	DISTANCE
1¼"	¼" PER FT.	2'-6"
1½"	¼" PER FT.	3'-6"
2"	¼" PER FT.	5'-0"
3"	⅛" PER FT.	6'-0"
4" & LARGER	⅛" PER FT.	10'-0"

11. ALL PLUMBING VENTS THROUGH THE ROOF SHALL TERMINATE A MINIMUM OF 12 INCHES ABOVE THE ROOF AND SHALL BE LOCATED A MINIMUM OF 8 FT. FROM ANY PARAPET WALL. WHERE A VENT TERMINATES WITHIN 8 FT. OF A PARAPET WALL, THE VENT SHALL TERMINATE A MINIMUM OF 6 INCHES ABOVE THE PARAPET.
12. ALL PLUMBING VENTS SHALL TERMINATE A MINIMUM OF 10 FT. HORIZONTALLY FROM ANY OUTDOOR AIR INTAKE. WHERE A PLUMBING VENT IS LOCATED WITHIN 10 FT. OF AN INTAKE, THE VENT SHALL TERMINATE A MINIMUM OF 2 FT. ABOVE THE INTAKE.
13. ALL SIDE WALL VENT TERMINATIONS SHALL BE PROTECTED TO PREVENT BIRDS OR RODENTS FROM ENTERING OR BLOCKING THE VENT OPENING.
14. ALL FLOOR DRAINS THAT DO NOT SERVE EQUIPMENT SHALL BE PROTECTED AGAINST DRYING OUT EITHER THROUGH THE INSTALLATION OF A TRAP PRIMER, DEEP SEAL TRAP OR PROSET TRAP GUARD. ALL TRAPS SHALL BE FILLED WITH AN INITIAL LAYER OF COOKING OIL.
15. ALL APPLIANCES SHALL DRAIN TO AN APPROVED SANITARY WASTE RECEPTOR (FLOOR SINK OR FLOOR DRAIN WITH FUNNEL). INDIRECT DRAINAGE FROM AN APPLIANCE SHALL MAINTAIN AN AIR GAP BETWEEN THE PIPE OUTLET AND THE TOP OF THE RECEPTOR. THE MINIMUM DISTANCE BETWEEN THE PIPE OUTLET AND THE TOP OF THE RECEPTOR SHALL BE TWICE THE DIAMETER OF THE APPLIANCE DRAIN PIPE.
16. ALL VENT AND BRANCH PIPES SHALL BE GRADED AND CONNECTED AS TO DRAIN BACK TO DRAINAGE PIPE BY GRAVITY.

GREASE INTERCEPTORS:
1. SEE SITE PLAN FOR THE SIZE AND LOCATION OF THE GREASE INTERCEPTOR.
2. THE GREASE INTERCEPTOR SHALL BE INSTALLED IN A LOCATION THAT IS ACCESSIBLE FOR PUMPING.
3. THE GREASE INTERCEPTOR SHALL BE CONSTRUCTED OF FIBERGLASS OR ROTATIONALLY-MOLDED POLYETHYLENE. GREASE INTERCEPTOR CONSTRUCTION SHALL CONFORM TO ALL LOCAL CODES. CONCRETE GREASE INTERCEPTORS ARE NOT PERMITTED UNLESS REQUIRED BY THE LOCAL AHJ.
4. GREASE INTERCEPTORS SHALL BE GRAVITY OR HYDROMECHANICAL TYPE, SIZED FOR THE APPLICATION LISTED.
5. THE GREASE INTERCEPTOR SHALL BE VENTED.
6. ACCESS TO THE GREASE INTERCEPTOR SHALL BE PROVIDED WITH TWO (2) 24-IN. MANHOLES. COVER SHALL PROVIDE WATER/GAS-TIGHT SEAL AND HAVE A MINIMUM 16,000 LBS. LOAD CAPACITY. ALL SURFACE WATER MUST DRAIN AWAY FROM MANHOLES.
7. PIPING INLET AND OUTLET SIDES SHALL BE CLEARLY LABELED ON THE TOP OF THE GREASE INTERCEPTOR TO INSURE PROPER INSTALLATION.

DOMESTIC SUPPLY SYSTEMS:
1. THE INCOMING WATER SERVICE PIPE SHALL BE LOCATED A MINIMUM OF 10 FT. FROM THE EXITING SANITARY PIPE. WHERE A 10 FT. SEPARATION IS NOT POSSIBLE, THE BOTTOM OF THE WATER SERVICE PIPE SHALL BE A MINIMUM OF 12 IN. ABOVE THE TOP OF THE HIGHEST POINT OF THE SANITARY PIPE.
2. ALL UNDERGROUND SITE PLUMBING SHALL CONFORM TO NSF 61, SHALL BE TYPE K COPPER TUBING OR COPPER PIPE, POLYETHYLENE (PE), PEX OR CPVC. IF CPVC IS USED, FOAM INSULATION SHALL BE INSTALLED AT ALL CHANGES OF DIRECTION TO ACCOUNT FOR EXPANSION AND CONTRACTION.
3. EXTERIOR WATER SUPPLY PIPING SHALL BE INSTALLED NOT LESS THAN 6 INCHES BELOW THE FROST LINE AND NOT LESS THAN 12 INCHES BELOW GRADE.
4. INCOMING DOMESTIC WATER SIZE TO BE 2" INNER DIAMETER. FOR PROJECTS WISHING TO DOWNSIZE, A HYDRANT FLOW TEST IS REQUIRED PRIOR TO CONSTRUCTION DOCUMENTS. ENGINEER OF RECORD TO SUBMIT PRESSURE DROP CALCULATIONS AND HYDRANT FLOW TEST TO USRD FOR REVIEW AND APPROVAL OF SMALLER INCOMING DOMESTIC WATER LINE
5. IF PEX PIPING IS USED, ALL MAINS SHALL BE UPSIZED BY 0.5" DIAMETER.
6. INCOMING WATER SERVICE PRESSURE SHOULD BE BETWEEN 50 AND 55 PSI STATIC. WHERE WATER PRESSURE SERVICE EXCEEDS 80 PSI STATIC, AN APPROVED WATER-PRESSURE REDUCING VALVE WITH STRAINER CONFORMING TO ASSE 1003 SHALL BE INSTALLED. WHERE INCOMING WATER PRESSURE IS BELOW 50 PSI STATIC, A PRESSURE BOOSTER SYSTEM SHALL BE INSTALLED.
7. IF THE RESTAURANT HAS A COMBINED WATER AND FIRE SPRINKLER SERVICE, THE INCOMING WATER SERVICE SHALL BE SIZED BASED ON THE FIRE SPRINKLER CONTRACTOR'S HYDRAULIC CALCULATIONS.
8. PROVIDE A MINIMUM ½" ANNULAR CLEARANCE AROUND ALL PIPE SLAB PENETRATIONS.
9. A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER (RPZ) SHALL BE INSTALLED AT THE INCOMING SERVICE WHERE REQUIRED BY CODE. (MIN. 60" A.F.F.)
10. AN EXPANSION TANK SHALL BE INSTALLED ON THE COLD WATER LINE INLET TO THE WATER HEATER. SEE EXPANSION TANK SCHEDULE.
11. ALL WATER SUPPLY PIPE WITHIN 5 FT. OF THE BUILDING AND INSIDE THE BUILDING SHALL COMPLY WITH NSF 61 AND SHALL BE TYPE L COPPER TUBING, COPPER PIPE, PEX OR CPVC PIPE.
12. CPVC PIPE SHALL BE FLOWGUARD GOLD OR FLOWGUARD BENDABLE AS MANUFACTURED BY LUBRIZOL.
13. CPVC PIPE SHALL BE CONNECTED WITH FLOWGUARD GOLD YELLOW LOW-VOC SOLVENT CEMENT AS MANUFACTURED BY IPS WELD-ON OR OATEY.
14. ALL CPVC PIPE SHALL BE INSULATED TO PREVENT EXPOSURE TO GREASE.
15. ALL SUSPENDED PIPE SHALL BE SUPPORTED AS FOLLOWS:

MATERIAL	MAX. HORIZ. SPACING	MAX. VERT. SPACING
COPPER PIPE	12 FT.	10 FT.
COPPER TUBING ≤1¼"	6 FT.	10 FT.
COPPER TUBING >1½"	10 FT.	10 FT.
CPVC ≤1"	3 FT.	10 FT.
CPVC ≥1¼"	4 FT.	10 FT.
PEX ≤1"	2 FT. - 8 IN.	10 FT.
PEX ≥1¼"	4 FT.	10 FT.

16. A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER (RPZ) SHALL BE INSTALLED AT THE INLET TO THE WATER FILTRATION SYSTEM. ALL PIPING DOWNSTREAM OF THE RPZ SHALL BE COPPER OR CROSS-LINKED POLYETHYLENE (PEX).
17. ALL DEVICES, APPLIANCES, AND APPARATUS INTENDED TO SERVE SOME SPECIAL FUNCTION (EX.: SODA MACHINE, COFFEE MACHINE, BEVERAGE DISPENSERS, ETC.) SHALL BE PROVIDED WITH PROTECTION AGAINST BACKFLOW AND CONTAMINATION OF THE WATER SUPPLY SYSTEM. ALL BACKFLOW PREVENTION DEVICES SHALL BE ASSE LISTED AND APPROVED FOR THE DEVICE OR APPLIANCE THEY SERVE.
18. ALL WATER SUPPLY LINES SHALL BE PROVIDED WITH A QUARTER-TURN SHUT-OFF VALVE BEFORE FINAL CONNECTION TO EQUIPMENT.
19. QUARTER-TURN SHUT-OFF VALVES SHALL BE INSTALLED UPSTREAM OF ANY INLINE BACKFLOW PREVENTION DEVICE.
20. ALL VALVES AND BACKFLOW PREVENTION DEVICES SHALL BE INSTALLED WITH FITTINGS THAT FACILITATE REMOVAL IN CASE OF FAILURE.
21. ALL OVERHEAD WATER LINES SHALL BE INSULATED PER SCHEDULE THIS SHEET WITH EXTERNAL JACKETED INSULATION AND A MINIMUM INSTALLED R-VALUE OF 3.7.
22. PRIOR TO BUILDING TURNOVER, THE DOMESTIC WATER SUPPLY SYSTEM SHALL BE PURGED OF DELETERIOUS MATERIAL AND DISINFECTED. DISINFECTION SHALL BE DONE IN ACCORDANCE WITH THE LOCAL HEALTH CODE, PLUMBING CODE OR IN ACCORDANCE WITH AWWA C651 OR AWWA C652.

STORM DRAINAGE SYSTEMS:
1. ALL ROOF DRAINS SHALL BE SIZED IN ACCORDANCE WITH LOCAL CODES AND SHALL CONFORM TO ASME A112.21.2M OR A112.3.1.
2. ALL STORM DRAINAGE PIPING SHALL BE ABS, PVC TYPE DWV OR CAST-IRON WHERE REQUIRED BY CODE.
3. ALL SUSPENDED STORM DRAINAGE PIPE SUPPORT REQUIREMENTS SHALL BE THE SAME AS THE SANITARY AND VENT REQUIREMENTS.
4. ALL HORIZONTAL STORM DRAINAGE PIPE PITCH REQUIREMENTS SHALL BE THE SAME AS THE SANITARY AND VENT REQUIREMENTS.
5. ALL HORIZONTAL STORM DRAINAGE PIPE SHALL BE INSULATED WITH 1" THICK EXTERNAL JACKETED INSULATION AND A MINIMUM INSTALLED R-VALUE OF 3.7 TO PROTECT AGAINST CONDENSATION.
6. CLEANOUTS SHALL BE INSTALLED IN ALL HORIZONTAL DRAINAGE PIPE AND SHALL BE LOCATED NOT MORE THAN 100 FT. APART.
7. CLEANOUTS SHALL BE INSTALLED AT ALL CHANGES OF DIRECTION GREATER THAN 45 DEGREES. WHERE MORE THAN ONE CHANGE OF DIRECTION OCCURS IN A SINGLE PIPE RUN, ONLY ONE (1) CLEANOUT SHALL BE REQUIRED FOR EVERY 40 FEET OF DEVELOPED LENGTH.
8. CLEANOUTS SHALL BE INSTALLED ON PIPES PRIOR TO ANY SLAB PENETRATION.
9. WHERE PIPING IS LOCATED WITHIN WALL CAVITIES, ACCESS TO THE CLEANOUTS SHALL BE PROVIDED.
10. ROOF DRAINS AND OVERFLOW ROOF DRAINS SHALL BE PIPED INDEPENDENTLY. OVERFLOW ROOF DRAINS SHALL NOT BE CONNECTED TO THE PRIMARY ROOF DRAINAGE SYSTEM.
11. MINIMUM PIPING INSULATION THICKNESS HEATING AND HOT-WATER SYSTEMS (STEAM, STEAM CONDENSATE, HOT-WATER HEATING AND DOMESTIC WATER SYSTEMS). PLEASE REFER TO THE LATEST EDITION OF IECC FOR MINIMUM PIPE INSULATION THICKNESS (TABLE C403.12.3)

PIPING	MINIMUM INSULATION THICKNESS (IN INCHES) PER NOMINAL PIPE OR TUBE SIZE				
NOMINAL PIPE SIZE	<1	1 TO 1.5	1.5 TO <4	4 TO <8	≥8
DOMESTIC COLD WATER (40°F TO 60°F)	0.5	0.5	1.0	1.0	1.0
TEMPERATE HOT WATER (105°F TO 140°F)	1.0	1.0	1.5	1.5	1.5
HOT WATER (141°F TO 200°F)	1.5	1.5	2.0	2.0	2.0
STORM DRAIN (HORIZONTAL)	–	–	1.0	1.0	1.0

MECHANICAL & PLUMBING COMMISSIONING
1. MECHANICAL & PLUMBING ENGINEER OF RECORD: REVIEW IECC CHAPTER 4, SECTION C408.2 FOR MECHANICAL SYSTEMS AND SERVICE WATER-HEATING SYSTEM COMMISSIONING AND COMPLETION REQUIREMENTS. PROJECTS EXCEEDING THE HEATING AND COOLING CAPACITY THRESHOLDS IN SECTION C408.2 SHALL PROVIDE DOCUMENTATION OF A COMPLETED COMMISSIONING PLAN PREPARED BY A REGISTERED DESIGN PROFESSIONAL OR APPROVED AGENCY. ALL REQUIRED COMMISSIONING DOCUMENTATION SHALL BE PROVIDED TO THE OWNER AND MADE AVAILABLE TO THE AHJ UPON REQUEST.

2

LEGEND

— · — · — · —	COLD WATER PIPING
— — — — — — —	TEMPERED WATER PIPING (110°F)
— — · — — · — —	HOT WATER PIPING (140°F)
— · · · — · · · —	RECIRCULATED HOT WATER PIPING
	OVERHEAD LINES (BY P.C.)
— — —SAN— — —	UNDERGROUND SANITARY PIPING
— — —GW— — —	UNDERGROUND GREASE WASTE PIPING
— — — — — — —	VENT PIPING
——— ST ———	ABOVE GROUND PRIMARY STORM PIPING
— — — ST — — —	UNDERGROUND PRIMARY STORM PIPING
——— STS ———	ABOVE GROUND SECONDARY STORM PIPING
——— CD ———	CONDENSATE PIPING
	HOSE BIBB
	CHECK VALVE
	BALL VALVE
	THERMOSTATIC MIXING VALVE
	FLOOR DRAIN
	CLEAN-OUT (FLOOR OR YARD)
	FLOOR SINK
	PRESSURE GUAGE
	LOW PRESSURE SWITCH
H	HIGH PRESSURE SWITCH
S	SOLENOID VALVE
	THREE-WAY VALVE
	PRESSURE REGULATOR
	DUAL CHECK VALVE OR RPZ
	DUAL CHECK VALVE WITH ATMOSPHERIC VENT
	STRAINER
	RELIEF VENT
	WATER-HAMMER ARRESTER

ABBREVIATIONS

ACM	AREA CONSTRUCTION MANAGER
AVB	ATMOSPHERIC VACUUM BREAKER
BSI	BEVERAGE SYSTEM INSTALLER
CO	CLEAN-OUT
DC	DOWNSPOUT COVER
DFU	DRAINAGE FIXTURE UNIT(S)
EC	ELECTRICAL CONTRACTOR
FAC	FIRE ALARM CONTRACTOR
FCO	FLOOR CLEAN-OUT
FD	FLOOR DRAIN
FPC	FIRE PROTECTION CONTRACTOR
FS	FLOOR SINK
GC	GENERAL CONTRACTOR
GI	GREASE INTERCEPTOR
GPF	GALLONS PER FLUSH
GPM	GALLONS PER MINUTE
GW	GREASE WASTE
HS	HAND SINK
I.P.S.	IRON PIPE SIZE (ALSO NPS)
KEI	KITCHEN EQUIPMENT INSTALLER
KES	KITCHEN EQUIPMENT SUPPLIER
LAV	LAVATORY
MC	MECHANICAL CONTRACTOR
MHT	MALE HOSE THREADS
MS	MOP SINK
NPS	NATIONAL PIPE THREAD STANDARD
NPT	NATIONAL PIPE THREAD TAPERED
O/O	OWNER/OPERATOR
OH	OVERHEAD
P	PUMP
PC	PLUMBING CONTRACTOR
RC	REFRIGERATION CONTRACTOR
RPZ	REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER
SS	SANITARY SEWER
ST STS	STORM SEWER (PRIMARY) STORM SEWER (SECONDARY)
SVB	ANTI-SIPHON, SPILL RESISTANT VACUUM BREAKER
TAB	TEST AND BALANACE CONTRACTOR
UG	UNDERGROUND
UR	URINAL
V	VENT
WC	WATER CLOSET
WCO	WALL CLEAN-OUT
WSFU	WATER SUPPLY FIXTURE UNIT(S)
YC	YARD CLEAN-OUT

REV	DATE	DESCRIPTION	BY
1	04/22/2026	CITY COMMENTS & FOUNDATION CHANGES & PROTO UPDATES	
2	06/09/2026	DEVELOPER COMMENTS	

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6/9/26

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PREPARED FOR: McDonald's USA, LLC

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DRAWN BY: MES | STD ISSUE DATE: 2025 | REVIEWED BY: JAW | DATE ISSUED: 12/22/2025

TITLE: 2025 OPTIMIZED BUILDING - BB20
4590-WOOD/WOOD
DESCRIPTION: WOOD BEARING WALLS
WOOD ROOF TRUSS FRAMING

SITE ADDRESS: SWC OF ED PERRY BLVD & MS-30, OXFORD, MS 38655
SITE ID: 023-0351

SHEET NO.: P4.0
JAWA 25-0188
GENERAL NOTES

COORDINATION SCHEDULE

GENERAL REQUIREMENTS	FURNISH	INSTALL	FINAL CONNECTION	NOTES
MECHANICAL PERMIT	MC			1–3
HOT WORK (WELDING) PERMIT (IF APPLICABLE)	MC			1–3
REFRIGERATION PERMIT (IF APPLICABLE)	KES			1–3
PLUMBING PERMIT	PC			1–3
ELECTRICAL PERMIT	EC			1–3
FIRE SPRINKLER PERMIT (IF APPLICABLE)	FPC			1–3
FIRE ALARM PERMIT (IF APPLICABLE)	FAC			1–3
CONTRACTOR COORDINATION REQUIREMENTS				
HEATING & AIR–CONDITIONING				
ROOFTOP UNITS, INTAKE AND RELIEF	MCD CP	MC		1–5, 17, 22
ROOF CURBS	MCD CP	MC		1–3, 20, 22
GAS PIPING AND GAS PIPE KIT	PC	PC	PC	1–3, 14, 22–23
CONTROLS WIRING	MC	EC	EC	1–3, 19, 22, 24
POWER WIRING	EC	EC	EC	1–3, 19, 22, 24
CONDENSATE TRAP	MC	PC		1–3, 22–23
CONDENSATE PIPING (IF APPLICABLE)	PC	PC		1–3, 22–23
DUCT–MOUNTED SMOKE DETECTOR	MC	MC	EC	1–3, 22, 24
GENERAL EXHAUST SYSTEMS				
EXHAUST FANS	MCD CP	MC		1–3, 17, 22
ROOF CURBS	MCD CP	MC		1–3, 22
CONTROLS (WHERE APPLICABLE)	MC	EC	EC	1–3, 22, 24
POWER WIRING	EC	EC	EC	1–3, 22, 24
TEMPERATURE CONTROLS				
BUILDING AUTOMATION SYSTEM	MCD CP	MC	EC	1–3, 22, 24
REMOTE SENSORS (RH AND/OR TEMPERATURE)	MC	MC	EC	1–3, 22, 24
CONTROLS WIRING (WHERE APPLICABLE)	MC	EC	EC	1–3, 22, 24
POWER WIRING	EC	EC	EC	1–3, 22, 24
DUCTWORK AND ACCESSORIES				
GALVANIZED SHEET METAL DUCTWORK	MC	MC		1–3, 22
EXTERNAL INSULATION	MC	MC		1–3, 22
INTERNAL INSULATION (IF APPLICABLE)	MC	MC		1–3, 22
WEATHERPROOFING (IF APPLICABLE)	MC	MC		1–3, 22
SPIN–IN COLLARS	MC	MC		1–3, 22
FLEXIBLE DUCTWORK	MC	MC		1–3, 22
VOLUME/BALANCING DAMPERS	MC	MC		1–3, 22
FIRE DAMPERS (IF APPLICABLE)	MC	MC		1–3, 22
FIRESTOPPING (IF APPLICABLE)	MC	MC		1–3, 22
AIR DEVICES AND ACCESSORIES	MC	MC	MC	1–3, 7, 22, 28
PLUMBING SYSTEMS				
WATER HEATERS	MCD CP	PC	PC	1–3, 11–12, 23
HOT AND COLD WATER PIPE	PC	PC	PC	1–3, 23
VENTS AND INTAKES	PC	PC	PC	1–3, 23
THERMOSTATIC MIXING VALVE	PC	PC	PC	1–3, 23
POWER AND CONTROL WIRING	EC	EC	EC	1–3, 23–24
KITCHEN EXHAUST SYSTEMS				
McDONALD'S BACKSHELF EXHAUST HOODS	KES	KEI		1–3, 6, 22, 27
CANOPY EXHAUST HOODS (IF APPLICABLE)	KES	KEI		1–3, 6, 22, 27
BLACK IRON DUCTWORK	KES	KEI		1–3, 6, 22
STAINLESS STEEL DUCTWORK (IF APPLICABLE)	KES	KEI		1–3, 6, 22
ALUMINUM DUCTWORK (IF APPLICABLE)	KES	KEI		1–3, 6, 22
UL LISTED DUCT WRAP	MC	MC		1–3, 6, 22
FIRE–RATED DUCT ENCLOSURE (IF APPLICABLE)	GC	GC		1–3, 6, 20, 22
EXHAUST FANS	MCD CP	MC		1–3, 6, 17, 22
ROOF CURBS	MCD CP	MC		1–3, 6, 20, 22
CURB EXTENSIONS	MC	MC		1–3, 6, 22
CONTROLS (WHERE APPLICABLE)	EC	EC	EC	1–3, 6, 22, 24
POWER WIRING	EC	EC	EC	1–3, 6, 22, 24
FIRE SUPPRESSION SYSTEM	KES	KES	KES	1–3, 16, 22, 27
KITCHEN EQUIPMENT				
COOLER/FREEZER	KES	GC		1–3, 27
EVAPORATOR COILS	KES	MC		1–3, 27
CONDENSATE PIPING	PC	PC	PC	1–3, 23, 27
REMOTE CONDENSING UNIT (MAC)	KES	MC		1–3, 22, 27
ROOF CURBS	MC	MC		1–3, 22
REFRIGERANT PIPING	KES	MC	MC	1–3, 22, 27
POWER WIRING	EC	EC	EC	1–3, 22, 24, 27
CONTROL WIRING	EC	EC	EC	1–3, 24, 27
PIPE PORTALS	MC	MC		1–3, 22
ICE MACHINES	KES	KEI		1–3, 27
WATER SUPPLY PIPING	KES	KEI	BSI	1–3, 27
REMOTE CONDENSING UNITS	KES	MC		1–3, 22, 27
ROOF CURBS	MC	MC		1–3, 22, 27
REFRIGERANT PIPING	KES	MC	MC	1–3, 22, 27
POWER WIRING	EC	EC	EC	1–3, 22, 24, 27
CONTROL WIRING	KES	EC	EC	1–3, 24, 27
PIPE PORTALS	MC	MC		1–3, 22
GRILLS	KES	KES		1–3, 27
GAS PIPING (IF APPLICABLE)	PC	PC	PC	1–3, 23, 27
POWER WIRING	EC	EC	EC	1–3, 24, 27
CONTROL CABLE (6' CLAMSHELL ONLY)	MC	EC	EC	1–3, 23, 24, 27
FRYERS	KES	KES		1–3, 27
GAS PIPING (IF APPLICABLE)	PC	PC	PC	1–3, 23, 27
POWER WIRING	EC	EC	EC	1–3, 24, 27
3–COMPARTMENT SINK	KES	KES		1–3, 12, 27
FAUCETS AND PRE–RINSE SPRAYER	KES	KES		1–3, 27
WATER SUPPLY PIPING	PC	PC	PC	1–3, 23, 27
SANITARY DRAIN PIPING	PC	PC	PC	1–3, 23, 27
HAND SINKS	MCD CP	PC		1–3, 23, 27
FAUCET	MCD CP	PC		1–3, 23, 27
WATER SUPPLY PIPING	PC	PC	PC	1–3, 23, 27
SANITARY DRAIN PIPING	PC	PC	PC	1–3, 23, 27
VEGETABLE SINK	KES	KES		1–3, 23, 27
FAUCET	KES	KES		1–3, 23, 27
WATER SUPPLY PIPING	PC	PC	PC	1–3, 23, 27
SANITARY DRAIN PIPING	PC	PC	PC	1–3, 23, 27
WASHING MACHINE	KES	KES		1–3, 23, 27
WATER SUPPLY PIPING	PC	PC	PC	1–3, 23, 27
SANITARY DRAIN PIPING	PC	PC	PC	1–3, 23, 27
WARE WASHER	KES	KES		1–3, 23, 27
WATER SUPPLY PIPING	PC	PC	PC	1–3, 23, 27
SANITARY DRAIN PIPING	PC	PC	PC	1–3, 23, 27
MISCELLANEOUS ITEMS				
FIRE SPRINKLER SYSTEMS	FPC	FPC	FPC	1–3, 15, 25
HVAC EQUIPMENT START–UP	MC			1–3, 22
TEST, ADJUST AND BALANCE HVAC SYSTEMS	TAB			1–3, 22
DOOR GRILLES (IF APPLICABLE)	MC	GC		1–3, 20, 22
ROOF/WALL OPENINGS	GC			1–3, 20–24
APPLIANCE BACKFLOW PREVENTION	KES/BSI	PC	PC	1–3, 23, 27
CO2 DETECTION SYSTEM	KES/BSI	EC/BSI	EC/BSI	1–3, 22, 27, 30

NOTES:
1. THIS SCHEDULE IS INTENDED AS A GUIDE FOR THE WORK TO BE PERFORMED. ALL WORK SHALL BE COORDINATED BETWEEN THE McDONALD'S AREA CONSTRUCTION MANAGER AND ALL GC AND O/O SUBCONTRACTORS.
2. ONE (1) COPY OF THE DECOR PACKAGE DRAWINGS SHALL BE SUPPLIED TO THE GENERAL CONTRACTOR AND EACH OF THE SUBCONTRACTORS. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE SUBCONTRACTORS TO INSURE THAT THEY HAVE RECEIVED THE DECOR PACKAGE DRAWINGS.
3. FOR ANY WORK NOT CLARIFIED IN THIS SCHEDULE OR IN THE NOTES AND SPECIFICATIONS, PLEASE CONSULT THE McDONALD'S CONSTRUCTION MANAGER FOR SCOPE OF WORK.
4. ALL ROOFTOP UNIT EQUIPMENT SUPPLIED BY THE MECHANICAL CONTRACTOR AND THE KITCHEN EQUIPMENT SUPPLIER SHALL BE ON SITE AT THE SAME TIME FOR A SINGLE CRANE LIFT. EQUIPMENT SITE ARRIVAL DATE SHALL BE COORDINATED BETWEEN THE CONSTRUCTION MANAGER, MECHANICAL CONTRACTOR AND KITCHEN EQUIPMENT SUPPLIER.
5. ALL ROOFTOP UNITS INSTALLED IN McDONALD'S RESTAURANTS SHALL BE HIGH EFFICIENCY EQUIPMENT. THE INSTALLATION OF STANDARD EFFICIENCY ROOFTOP UNITS IS PROHIBITED. PLEASE REFER TO THE LATEST EDITION OF IECC FOR HVAC EQUIPMENT PERFORMANCE REQUIREMENTS.
6. ALL KITCHEN EQUIPMENT REQUIRING EXHAUST SHALL BE INSTALLED IN ACCORDANCE WITH THESE PLANS. ANY VARIATION FROM THESE PLANS SHALL BE REPORTED TO THE CONSTRUCTION MANAGER AND THE ENGINEER–OF–RECORD.
7. WHERE GYPSUM BOARD CEILINGS ARE INSTALLED, THE MECHANICAL CONTRACTOR SHALL SUPPLY DRYWALL MOUNTING FRAMES FOR LAY–IN TYPE DIFFUSERS.
8. ALL WORK SHOWN ON P1.6 DRAWING(S) SHALL BE COMPLETED BY THE BEVERAGE SYSTEM INSTALLER (OR K.E.S.) UNLESS OTHERWISE NOTED IN THE PLUMBING DRAWINGS.
9. ALL WORK ON P1.0 & P1.2 DRAWING(S) SHALL BE BY THE PLUMBING CONTRACTOR.
10. THE BEVERAGE SYSTEM INSTALLER FURNISHES, RUNS AND CONNECTS ALL FLEXIBLE WATER AND SYRUP LINES FOR ALL AFFECTED EQUIPMENT INCLUDING THE FOLLOWING:
    A. HOT CHOCOLATE
    B. COFFEE BREWER
    C. ICE MACHINE
    D. O.J.
    E. SODA TOWERS
11. NOT USED.
12. THE CONSTRUCTION MANAGER, PLUMBING CONTRACTOR AND KITCHEN EQUIPMENT SUPPLIER SHALL COORDINATE WHICH SOILED DISHWASHER (3–COMPARTMENT SINK) IS BEING INSTALLED IN THE RESTAURANT.
13. NOT USED.
14. NOT USED.
15. ALL FIRE PROTECTION DRAWINGS CONTAINED WITHIN THIS SET ARE STRICTLY FOR REFERENCE ONLY. FIRE SPRINKLER DRAWINGS SHALL BE DESIGNED AND PERMITTED BY A FIRE PROTECTION CONTRACTOR.
16. ALL R–102 WET CHEMICAL FIRE SUPPRESSION SYSTEMS FOR TYPE I HOODS SHALL BE DESIGNED AND INSTALLED BY A LOCAL ANSUL AGENT. THE USE OF DRY CHEMICAL SYSTEMS IS PROHIBITED. THE LOCAL ANSUL AGENT CONTRACT IS HANDLED THROUGH THE KITCHEN EQUIPMENT SUPPLIER.
17. ALL ROOFTOP UNITS AND EXHAUST FANS ARE SUPPLIED WITH A FACTORY–INSTALLED DISCONNECT SWITCH.
18. ELECTRICAL CONTRACTOR SHALL PROVIDE DISCONNECT SWITCHES FOR REMOTE CONDENSING UNITS.
19. ALL ELECTRICAL CONDUITS FOR ROOFTOP EQUIPMENT SHALL BE BROUGHT UP THROUGH THE BASE OF THE UNIT TO MINIMIZE ROOF PENETRATIONS. WHERE THIS IS NOT POSSIBLE, THE ELECTRICAL CONTRACTOR SHALL PROVIDE THE NECESSARY PIPE PORTALS ON ROOF.
20. WALK–IN COOLER AND WALK–IN FREEZER REFRIGERATION SYSTEMS SHALL MEET THE PERFORMANCE REQUIREMENTS OUTLINED IN THE LATEST EDITION OF IECC. MINIMUM ANNUAL WALK–IN ENERGY FACTOR (AWEF) PROVIDED BY EQUIPMENT MANUFACTURER IS DETERMINED IN ACCORDANCE WITH AHRI 1250.
21. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
22. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
23. SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
24. SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
25. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
26. SEE FIRE PROTECTION DRAWINGS FOR ADDITIONAL INFORMATION.
27. SEE FIRE ALARM DRAWINGS FOR ADDITIONAL INFORMATION.
28. SEE KITCHEN DRAWINGS FOR ADDITIONAL INFORMATION.
29. SEE DECOR DRAWINGS FOR ADDITIONAL INFORMATION.

PUMP SCHEDULE

TAG	MANUFACTURER	MODEL	HP	V	Ø	Hz	ACCESSORIES
P–1	GRUNDFOS	ALPHA 15–29 SU/T	1/35	115	1	60	1–3

ACCESSORIES:
1. TIMECLOCK
2. AQUASTAT INTEGRAL TO PUMP
3. CHECK VALVE

NOTES:
1. SEE ELECTRICAL DRAWINGS FOR TIMECLOCK WIRING
2. DESIGN: 2 GPM, 7 FT. HEAD
3. SEE DETAIL 6 ON DRAWING P3.0

2

EXPANSION TANK SCHEDULE

TAG	MANUFACTURER	MODEL	TOTAL VOL.	CONNECTION	ACCESSORIES
ET–1	AMTROL	ST–12	4.4 GAL.	¾"	–

NOTES:
1. SEE DETAIL 6 ON DRAWING P3.0

BACKFLOW PREVENTER SCHEDULE

TYPE	MFR.	MODEL	ASSE LISTING	SERVES	LOCATION
AG	FURN. WITH CHEM. SYS.		1055B	CHEMICAL SYSTEM	DIN. RM.–MOP SINK
AG	FURN. WITH CHEM. SYS.		1055B	CHEMICAL SYSTEM	KITCHEN–MOP SINK
AVB	FURN. WITH CHEM. SYS.		1001	CHEMICAL SYSTEM	SUPP. RM.–3–COMP
AVB	FURN. WITH FAUCET		–	MOP SINK FAUCET	SEE DRAWINGS
VB	FURN. WITH HB		1011	WALL HYDRANT	SEE DRAWINGS
DCV	FURN. WITH HB		1052	YARD HYDRANT	TRASH CORRAL
DCV	FURN. WITH HB		1052	ROOF HYDRANT	ROOF
DCV	WATTS	SD–3	1022	SODA TOWERS AND SPEC. COFFEE	
RPZ	WILKINS	375XL–SXL–AG	1013	INCOMING WATER	SUPPORT ROOM
RPZ	WILKINS	375XL–AG	1013	FILTRATION SYSTEM	SUPPORT ROOM

WATER HEATER SCHEDULE

TAG	MANUFACTURER	MODEL	SIZE GAL.	HEATING TYPE	HEATING MBH	RECOV. 100°F ΔT GPH	ELECTRICAL VOLTS	Ø	Hz	F.L.A.
WH–1	BRADFORD–WHITE	CEHD120(A)54–3*CF	119	ELEC	54	223	208	1	60	150
	RHEEM	ES120–54–G	119			223				

ACCESSORIES:
1. NSF INSTALLATION KIT

VALVE SCHEDULE

MANUFACTURER	MODEL	TEMP. SETTING	LISTING	SERVES
WATTS	LFMMV	65°F	ASSE 1017,1069,1070	HOBART WAREWASHER ONLY
WATTS	LFMMV	110°F	ASSE 1017,1069,1070	CHEMICAL SYSTEM MIXING
WATTS	LFMMV	104°F	ASSE 1017,1069,1070	LAVS & HAND SINKS MIXING
ZURN	ZW3870XLT	104°F		
WATTS	LFUSG–B	110°F	ASSE 1016, 1070	VEGETABLE PREP. SINK MIXING
B & G	CB–1/2	–	–	RECIRC. SYSTEM BALANCING VALVE
NIBCO	585–70–HC	–	–	CHEMICAL SYSTEM SHUT–OFF
NIBCO	S–FP–600A–LF	–	–	RESTROOM SHUT–OFF
NIBCO	S–FP–600A–LF	–	–	COMBI OVEN WATER SHUT OFF
WATTS	LFFBV–PEX	–	–	COMBI OVEN RO WATER SHUT OFF

INTERCEPTOR SCHEDULE

TAG	DESCRIPTION	MANUFACTURER	MODEL	ACCESSORIES	NOTES
GI–1	EXTERIOR GREASE INTERCEPTOR	ZURN – GREEN TURTLE	PROCEPTOR MODEL GMC1300–UPC	6" INLET, 6" OUTLET	1–2, 4

2

NOTES:
1. SEE GREASE INTERCEPTOR NOTES AND ACCESSORIES ON DRAWING P4.0
2. GREASE INTERCEPTOR IS SIZED FOR CITY SEWER APPLICATIONS ONLY. DO NOT USE FOR SEPTIC FIELDS.
3. FOR SCHIER HYDROMECHANICAL GREASE INTERCEPTOR ORDERING, CONTACT: LEE FLASHER, HUGHES SUPPLY, DIRECT LINE: (407) 509–7626, OR E–MAIL: MCDCOORD@HAJOCA.COM
4. FOR ZURN PROCEPTOR ORDERING, CONTACT HUGHES SUPPLY, DIRECT LINE: (407) 244–7918, OR E–MAIL: MCDCOORD@HAJOCA.COM

PLUMBING FIXTURE SCHEDULE

TAG	DESCRIPTION	MANUFACTURER	MODEL	WATER USE	ACCESSORIES/COMMENTS	
F–1	FAUCET FOR LAV–1	SLOAN	SF–2150	0.5 GPM (0.08 GAL/10 SEC CYCLE)	FAUCET OPERATION: SENSOR	
		ZURN	ZG6950XL–F–10S			
		CHICAGO FAUCETS	EQ–R11A–21ABCP			
F–2	FAUCET FOR MS–1	ZURN	Z843M4		FAUCET OPERATION: MANUAL SEE DETAIL 2 ON DRAWING P3.0	5' VINYL HOSE WALL HOOK
		CHICAGO FAUCETS	897–RCF			
FCO	6x6 FLOOR CLEAN OUT	ZURN	Z1400–SZ		SEE DRAWINGS FOR PIPE SIZES SEE NOTE 8	
		JAY R. SMITH	4040			
FD–1	6x6 FLOOR DRAIN WITH FUNNEL	ZURN	Z415–SZ1		PIPE SIZE: 3" STRAINER SIZE: 6" NICKEL BRONZE	FUNNEL: ZURN Z329 SEE NOTE 8
		JAY R. SMITH	3510–F25			
FD–2	6x6 FLOOR DRAIN	ZURN	Z415–SZ1		PIPE SIZE: 3" STRAINER SIZE: 6" NICKEL BRONZE	FUNNEL: NONE SEE NOTE 8
		JAY R. SMITH	2005			
FD–3	6x6 FLOOR DRAIN WITH FUNNEL	ZURN	Z415–SZ1		PIPE SIZE: 4" STRAINER SIZE: 6" NICKEL BRONZE	FUNNEL: ZURN Z329 SEE NOTE 8
		JAY R. SMITH	3510–F25			
FD–4	6x6 FLOOR DRAIN	ZURN	Z415–SZ1		PIPE SIZE: 4" STRAINER SIZE: 6" NICKEL BRONZE	FUNNEL: NONE SEE NOTE 8
		JAY R. SMITH	2005			
FS–1	12x12 FLOOR SINK WITH HALF–GRATE	ZURN	ZN1901		PIPE SIZE: 3" DOME STRAINER: ALUMINUM	GRATE: HALF – NICKEL–BRONZE SEE NOTE 8
		JAY R. SMITH	3435			
FS–2	8x8 FLOOR SINK WITH HALF–GRATE	ZURN	ZN1910		PIPE SIZE: 3" DOME STRAINER: ALUMINUM	GRATE: HALF – NICKEL–BRONZE SEE NOTE 8
		JAY R. SMITH	3415			
FS–3	8x8 FLOOR SINK	ZURN	ZN1910		PIPE SIZE: 3" DOME STRAINER: ALUMINUM	GRATE: FULL – NICKEL–BRONZE SEE NOTE 8
		JAY R. SMITH	3415			
HB–1	WALL HYDRANT	WOODFORD	B65		WALL CLAMP: ADJUSTABLE VERIFY WALL THICKNESS	SEE NOTE 3
		ZURN	Z1320–EZ			
		JAY R. SMITH	5519			
HB–2	YARD HYDRANT	WOODFORD	S4H		SEE NOTES 4 & 9	
HB–3	ROOF HYDRANT	WOODFORD	SRH–MS		(NO DRAIN REQUIRED)	
HS–1	STAINLESS STEEL HAND SINK	ADVANCE TABCO	7–PS–61	1 GPM	ZURN 6922–XL, CHICAGO FAUCET 116.309402ABT	SEE NOTES 6 & 10
HS–2	STAINLESS STEEL HAND SINK – ADA	ADVANCE TABCO	7–PS–26	1 GPM	ZURN 6920–XL, CHICAGO FAUCET 116.309339ABT	SEE NOTES 6 & 10
LAV–1	LAVATORY	KOHLER	K–2882–0		FAUCET: F–1 TRUEBRO LAVGUARD2 MODEL #102–E–Z CORIAN COUNTER BY G.C.	SEE NOTE 10 SEE DETAIL 3 ON P3.0 SEE NOTE 11
		SLOAN	SS3021			
MS–1	MOP SINK	FIELD FABRICATED	RECESSED – FLOOR (24x24x12)		FAUCET: F–2 INCLUDES HOSE, HOSE BRACKET AND TWO (2) 24"Wx36"H WALL GUARDS SEE DETAIL 2 ON P3.0	
		ADVANCE TABCO	9–OP–24FM–SS			
TD–1	TRENCH DRAIN	ZURN	Z886–DGC		CLASS A STAINLESS STEEL MESH SCREEN GRATE. NO–HUB BOTTOM OUTLET. BOTTOM DOME STRAINER. CLOSED END CAP	
UR–1	ADA WALL–HUNG URINAL	SLOAN	SU–1009	0.125 GPF	FLUSH VALVE: SLOAN SOLIS 8186 ZURN ZTR6203–ULF–LL ¾" I.P.S., 1" TOP SPUD	FLUSH VALVE OPERATION: SENSOR SEE NOTE 2
		ZURN	ZK5755.380.00			
		–	–			
WB–1	WALL BOX FOR WASHING MACHINE	SIOUX CHIEF	696–2313		HAMMER ARRESTERS INCLUDED WITH BOX MOUNTING HEIGHT: 12" A.F.F.	SEE NOTE 7 SEE NOTE 7
WB–2	WALL BOX FOR WAREWASHER	SIOUX CHIEF	696–2413MF		MOUNTING HEIGHT: 12" A.F.F.	ORDER WITH TWO (2) ¾" FHT X ½" MIP ADAPTERS
WC–1	WATER CLOSET	SLOAN	ST–2009	1.28 GPF	FLUSH VALVE: SLOAN SOLIS 8111 ZURN ZTR6200EV–LL 1" I.P.S., 1½" TOP SPUD	FLUSH VALVE OPERATION: SENSOR SEAT: BEMIS MODEL 2155CT
		ZURN	ZK5655.381.00.03.00			
		–	–			
WC–2	ADA WATER CLOSET	SLOAN	ST–2029 ADA	1.28 GPF	FLUSH VALVE: SLOAN SOLIS 8111 ZURN ZTR6200EV–CC–LL 1" I.P.S., 1½" TOP SPUD	FLUSH VALVE OPERATION: SENSOR SEAT: BEMIS MODEL 2155CT
		ZURN	ZK5655.4MC.00.03.00			
		–	–			
–	SOILED DISHTABLE (3–COMPARTMENT SINK)	–	–		ITEM: 151.46	SEE NOTE 7
–	VEGETABLE PREPARATION SINK	–	–		ITEM: 134.02	SEE NOTE 7
–	WAREWASHER	HOBART	AM16SVLT WITH DRAIN WATER ENERGY RECOVERY		ITEM: 152.08 WALL BOX: WB–2	SEE NOTE 7. PROVIDE MIXING VALVE. TIE ¾" MIXING VALVE OUTLET INTO HOBART
		ECOLAB	XL–HTHH–VV		ITEM: 152.09 WALL BOX: WB–2	SEE NOTE 7. TIE ½"HW INTO ECOLAB. SPLIT CW: ¾" TO DTV, ⅜" TO VAPOR VENT
–	WASHING MACHINE	–	–		ITEM: 223.07 WALL BOX: WB–1	SEE NOTE 7
WCO	WALL CLEAN OUT	ZURN	Z1446		SEE DRAWINGS FOR PIPE SIZES	INCLUDE VANDAL–PROOF SCREW IN PUBLIC AREAS
		JAY R. SMITH	9776T			
WHA	WATER–HAMMER ARRESTER	SIOUX CHIEF	SERIES 650		–	SEE SHEET P1.2
	ROOF DRAINS AND ACCESSORIES					
DC–1	OVERFLOW DOWNSPOUT COVER	ZURN	Z199–SS		SEE DRAWINGS FOR PIPE SIZES BIRD SCREEN	SEE NOTE 8
		JAY R. SMITH	1770–BS			
RD–1 THRU RD–4	COMBINATION MAIN ROOF AND OVERFLOW DRAIN	ZURN	Z165		SEE DRAWINGS FOR PIPE SIZES ROOF OPENING: 30"x14"	SEE NOTE 8

NOTES:
1. SEE McDONALD'S PROJECT MANUAL FOR ADDITIONAL MANUFACTURERS
2. PLUMBING CONTRACTOR SHALL COORDINATE WITH G.C. TO PROVIDE BLOCKING FOR PROPER URINAL SUPPORT
3. PLUMBING CONTRACTOR SHALL COORDINATE WITH G.C. TO PROVIDE INTERIOR BLOCKING ON W/W BUILDING FOR WALL CLAMP
4. YARD HYDRANT IS FOR TRASH CORRAL – SEE SITE PLAN FOR LOCATION
5. PLUMBING CONTRACTOR SHALL ROUTE ⅛" DRAIN PIPE FROM HOSE BIBB TO NEAREST FLOOR DRAIN OR FLOOR SINK
6. PLUMBING CONTRACTOR SHALL COORDINATE WITH G.C. TO PROVIDE BLOCKING FOR PROPER SINK SUPPORT
7. SEE KITCHEN DRAWINGS FOR ADDITIONAL INFORMATION – PLUMBING CONTRACTOR SHALL COORDINATE INSTALLATION WITH K.E.S.
8. PLUMBING CONTRACTOR SHALL SPECIFY CONNECTION MATERIAL/TYPE WHEN ORDERING
9. PLUMBING CONTRACTOR SHALL SPECIFY BURY DEPTH WHEN ORDERING
10. PLUMBING CONTRACTOR SHALL PROVIDE GRID DRAIN, P–TRAP AND VALVE STOPS FOR ALL SINKS & LAVS
11. FOR ALTERNATIVE LAVATORY OPTIONS, SUCH AS MOLDED SINKS OR DECK MOUNTED HAND DRYER, PLEASE CONTACT USRD OR HUGHES DIRECTLY.
12. PIPE AND PIPE FITTINGS, INCLUDING VALVES AND FAUCETS, SHALL NOT HAVE MORE THAN 8–PERCENT LEAD CONTENT.

TO ORDER PLUMBING FIXTURES, CONTACT HUGHES SUPPLY:
E–MAIL:
MCDCOORD@HUGHESSUPPLY.COM
OR MCDCOORD@HAJOCA.COM

REV	DATE	DESCRIPTION	BY
1	04/22/2026	CITY COMMENTS & FOUNDATION CHANGES & PROTO UPDATES	
2	06/09/2026	DEVELOPER COMMENTS	

David W. Day P.E.
MEP Engineering & Design Consultants
HVAC•Illumination•Plumbing•Power Distribution•Controls
David W. Day
P.O. Box 1640
Anahuac, TX 77514
contact: Mark Swanson-Project Manager
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email: mark@mepdesigndfw.com

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DAVID WINN DAY
REGISTERED PROFESSIONAL ENGINEER
61135
STATE OF MISSISSIPPI
6/9/26

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PREPARED FOR:
McDonald's USA, LLC

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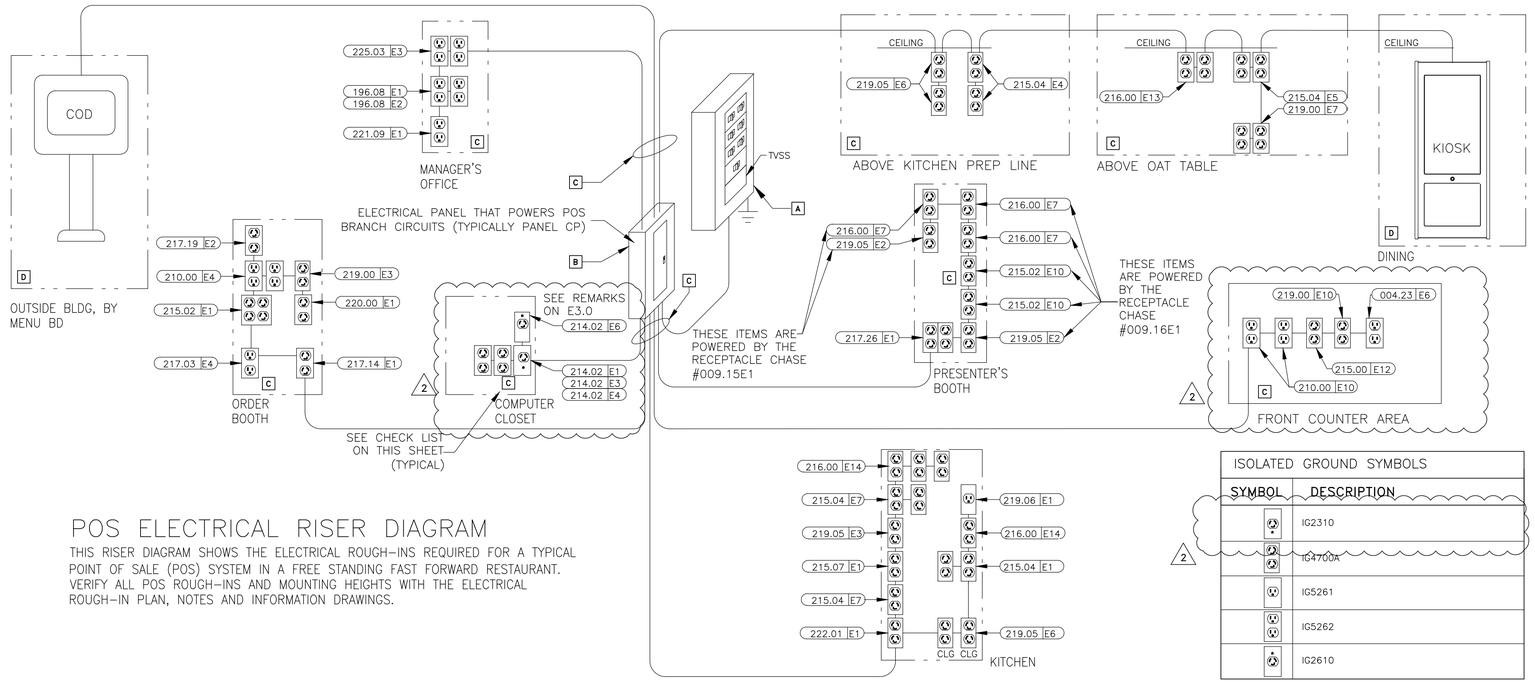
THE PURPOSE OF THIS SHEET IS TO PROVIDE A CHECKLIST AND VISUAL GUIDE SO THE INSTALLING EC CAN VERIFY THE WORK IS IN COMPLIANCE WITH MCDONALD'S SPECIFICATIONS THAT ARE CRITICAL TO THE PROPER FUNCTIONING OF OUR POINT OF SALE (POS) COMPUTER SYSTEMS.



ISOLATED GROUND SYMBOLS

SYMBOL	DESCRIPTION
	IG2310
	IG4700A
	IG5261
	IG5262
	IG2610

POS ELECTRICAL RISER DIAGRAM

THIS RISER DIAGRAM SHOWS THE ELECTRICAL ROUGH-INS REQUIRED FOR A TYPICAL POINT OF SALE (POS) SYSTEM IN A FREE STANDING FAST FORWARD RESTAURANT. VERIFY ALL POS ROUGH-INS AND MOUNTING HEIGHTS WITH THE ELECTRICAL ROUGH-IN PLAN, NOTES AND INFORMATION DRAWINGS.

LOW VOLTAGE CABLE MANAGEMENT SPECIFICATION

GENERAL/MATERIALS

1. THE GC OR EC SHALL FURNISH AND INSTALL A COMPLETE LOW VOLTAGE CABLE MANAGEMENT SYSTEM UTILIZING CADDY-ERICO TYPE CAT-32 J-HOOK SUPPORTS (2-INCH DIAMETER LOOP MINIMUM). ALL J-HOOKS SHALL;
   - HAVE A MINIMUM BEARING SURFACE OF 1⅜",
   - HAVE FLARED EDGES TO PREVENT DAMAGE TO HIGH PERFORMANCE CABLES,
   - HAVE AN ELECTRO-GALVANIZED FINISH,
   - HAVE 3/8" WIDE CABLE RETAINING STRAPS,
   - BE UL LISTED AND LABELED,
   - BEAR THE UL SYMBOL MARKING ON THE PART FOR IDENTIFICATION
   - BE INSTALLED PER THE MANUFACTURERS INSTALLATION INSTRUCTIONS.
2. THE ENTIRE INSTALLATION SHALL BE IN COMPLIANCE WITH THE NATIONAL ELECTRICAL CODE (NEC), NEC SECTION 800, BICSI STANDARDS 568 & 569, ALL APPLICABLE NATIONAL, STATE, LOCAL, AND SAFETY CODES, AND McDONALD'S SPECIFICATIONS.

INSTALLATION

1. LOW VOLTAGE J-HOOK CABLE PATHWAY (FOR POS CABLING SYSTEM) SHALL BE PROVIDED FROM THE MANAGERS OFFICE (OR COMPUTER CLOSET) DATA CONDUIT STUB-UP LOCATION TO THE FOLLOWING DATA CONDUIT STUB-UP LOCATIONS (AS APPLICABLE):
   - FRONT COUNTER.
   - PRESENTERS BOOTH.
   - CASHIERS BOOTH.
   - THIRD DRIVE-THRU WINDOW(IF PRESENT).
   - CREW ROOM.
   - VALENCE WALL.
   - REMOTE ORDERING STATIONS.
   - NETPOP TELEPHONE PANEL LOCATION.
   - KIOSK
   - DIGITAL MERCHANDISER

   CABLE SUPPORTS SHALL BE PROVIDED WITHIN 24 INCHES OF THESE STUB-UP LOCATIONS. ALL STUB-UP CONDUITS SHALL BE PROVIDED WITH AN INSULATED BUSHING TO PROTECT CABLES DURING INSTALLATION.
2. THE LOCATION AND ROUTING OF THE LOW VOLTAGE CABLE MANAGEMENT SYSTEM SHALL BE COORDINATED WITH ALL OTHER CONSTRUCTION TRADES PRIOR TO INSTALLATION TO AVOID CONFLICTS WITH THE OTHER TRADES FINAL INSTALLATIONS, BOTH BEFORE AND AFTER THE CABLE MANAGEMENT SYSTEM AND THE POS CABLING ARE INSTALLED. FINAL INSTALLATION LOCATION SHALL BE READILY ACCESSIBLE TO ALLOW FOR EASE IN INSTALLATION OF THE POS CABLING BY THE POS VENDOR'S INSTALLER.
3. LOW VOLTAGE J-HOOK CABLE SUPPORTS AND APPURTENANCES SHALL BE FASTENED TO THE BUILDING STRUCTURAL AND/OR FRAMING MEMBERS. LOW VOLTAGE J-HOOK CABLE SUPPORTS SHALL NOT BE FASTENED OR UTILIZE THE CEILING GRID SUSPENSION WIRES OR T-BAR GRID FOR INSTALLATION. CONTRACTOR SHALL PROVIDE ALL NECESSARY BRACKETS, HANGERS, RODS, CLAMPS, FLANGES, SUPPORTS, ETC. FOR A COMPLETE AND FULLY FUNCTIONAL SYSTEM. THE INSTALLATION OF THE LOW-VOLTAGE CABLE MANAGEMENT SYSTEM SHALL BE DONE SO THAT THE ROUTING OF THE CABLES IS PARALLEL TO AND/OR PERPENDICULAR TO FRAMING AND STRUCTURAL BUILDING MEMBERS.
4. LOW VOLTAGE J-HOOK **CABLE SUPPORTS** SHALL BE INSTALLED A MAXIMUM OF 36 INCHES APART. AT TRANSITION LOCATIONS, THE CONTRACTOR SHALL PROVIDE ADDITIONAL J-HOOKS TO ALLOW FOR A MINIMUM ONE-FOOT RADIUS BEND AND FOR ADDITIONAL CABLE SUPPORT AT THESE TRANSITION POINTS.
5. TO AVOID **ELECTROMAGNETIC INTERFERENCE** (EMI), ALL PATHWAYS SHALL PROVIDE A MINIMUM CLEARANCE OF 4 FEET (1.2 METERS) FROM MOTORS AND TRANSFORMERS AND A MINIMUM CLEARANCE OF 1 FOOT (0.3 METERS) FROM CONDUIT AND CABLES UTILIZED FOR ELECTRICAL POWER DISTRIBUTION, AND OTHER NON-POS LOW VOLTAGE CONDUCTORS.
6. ANY **CEILING TILES** IN THE AREA WHERE THE LOW-VOLTAGE CABLE MANAGEMENT SYSTEM IS LOCATED SHALL NOT BE INSTALLED UNTIL THE POS VENDOR'S CONTRACTOR COMPLETES THE INSTALLATION OF ALL POS CABLING.
7. ALL NON-POS LOW VOLTAGE CABLING SHALL BE INSTALLED IN A SEPARATE CABLE MANAGEMENT SYSTEM INDEPENDENT OF THE LOW-VOLTAGE CABLE MANAGEMENT SYSTEM UTILIZED FOR THE POS CABLING.
8. THE POS INSTALLER SHALL BE RESPONSIBLE TO FURNISH AND INSTALL ALL LOW VOLTAGE CABLING REQUIRED FOR THE COMPLETE AND FULLY FUNCTIONAL OPERATION OF THE POS SYSTEM. ALL POS CABLING SHALL BE INSTALLED WITHIN THE LOW-VOLTAGE CABLE MANAGEMENT SYSTEM.
9. GENERAL CONTRACTOR TO COORDINATE WITH POS INSTALLER. POS INSTALLER TO PERFORM POS CABLE INSTALLATION PRIOR TO CLOSING OF WALLS AND CEILING.

ELECTRICAL POS CERTIFICATION

AS OF THE DATE BELOW, I HEREBY CERTIFY THAT ALL ELECTRICAL WORK, ELECTRICAL SERVICE AND ELECTRICAL SYSTEMS, MATERIALS AND LABOR RELATED TO THE POS ELECTRICAL INSTALLATION IN WHICH THE UNDERSIGNED ARE DIRECTLY OR INDIRECTLY RESPONSIBLE HAVE BEEN PROPERLY INSTALLED IN FULL COMPLIANCE WITH ALL CONSTRUCTION DOCUMENTS AND ALL NFPA, BUILDING, ELECTRICAL AND OTHER APPLICABLE CODES, ALONG WITH ALL OF THE REQUIREMENTS OUTLINED ON THIS DRAWING. I FURTHER CERTIFY THAT THE ELECTRIC SERVICE POWERING THE POS SYSTEM HAS BEEN PROPERLY INSTALLED BY A QUALIFIED ELECTRICIAN. SKILLED, KNOWLEDGEABLE AND TRAINED TO INSTALL ALL THE REQUIRED ELECTRICAL DISTRIBUTION COMPONENTS NECESSARY TO POWER THE POINT OF SALE (POS) SYSTEM.

GENERAL CONTRACTOR: _____

BY: _____

DATE: _____

ELECTRICAL CONTRACTOR: _____

BY: _____

DATE: _____

START HERE

A VISUALLY INSPECT THE MAIN ELECTRICAL PANEL (MDP)

YES	NO	N/A		
☐	☐	☐	1.	IS AN **EQUIPMENT GROUND BAR** INSTALLED SUCH THAT IT IS ELECTRICALLY **CONNECTED** TO THE PANEL?
☐	☐	☐	2.	DO ALL NEUTRAL CONDUCTORS TERMINATE ONLY TO THE NEUTRAL BAR?
☐	☐	☐	3.	DO ALL EQUIPMENT GROUND CONDUCTORS TERMINATE ONLY TO THE EQUIPMENT GROUND BAR?
☐	☐	☐	4.	DOES THE ISOLATED GROUND CONDUCTOR (GREEN W/YELLOW STRIPE) TERMINATE ON THE EQUIPMENT GROUND BAR?
☐	☐	☐	5.	IS THERE AN APPROPRIATE ELECTRICAL CONNECTION (BOND) BETWEEN THE NEUTRAL BAR AND THE EQUIPMENT GROUND BAR?
☐	☐	☐	6.	DOES THE GROUNDING SYSTEM COMPLY WITH MCDONALD'S "BUILDING ELECTRICAL GROUNDING DETAIL"?
☐	☐	☐	7.	IS A SURGE PROTECTOR INSTALLED THAT COMPLIES WITH MCDONALD'S "TVSS INSTALLATION GUIDE" OR DETAIL?
☐	☐	☐	8.	ARE ALL ELECTRICAL CONNECTIONS (WIRING & BUSING) PROPERLY TIGHTENED?
☐	☐	☐	9.	ARE ALL CIRCUIT BREAKERS CLEARLY LABELED?

B VISUALLY INSPECT THE PANEL "CP" THAT POWERS POS

YES	NO	N/A		
☐	☐	☐	1.	IS AN **EQUIPMENT GROUND BAR** INSTALLED SUCH THAT IT IS ELECTRICALLY **CONNECTED** TO THE PANEL?
☐	☐	☐	2.	IS AN **ISOLATED GROUND BAR** INSTALLED SUCH THAT IT IS ELECTRICALLY **INSULATED** FROM THE PANEL?
☐	☐	☐	3.	DO ALL NEUTRAL CONDUCTORS TERMINATE ONLY TO THE NEUTRAL BAR?
☐	☐	☐	4.	DO ALL EQUIPMENT GROUND CONDUCTORS TERMINATE ONLY TO THE EQUIPMENT GROUND BAR?
☐	☐	☐	5.	DO ALL ISOLATED GROUND CONDUCTORS (GREEN W/YELLOW STRIPE) TERMINATE ONLY TO THE ISOLATED GROUND BAR?
☐	☐	☐	6.	ARE ALL ELECTRICAL CONNECTIONS (WIRING & BUSING) PROPERLY TIGHTENED?
☐	☐	☐	7.	ARE ALL POS AND COD CIRCUIT BREAKERS ON THE SAME PANEL?
☐	☐	☐	8.	ARE ALL CIRCUIT BREAKERS CLEARLY LABELED?
☐	☐	☐	9.	DO ALL POS & COD CIRCUIT BREAKERS HAVE A LOCKING MECHANISM ON THEIR HANDLES TO PREVENT THEM FROM BEING SHUT OFF BY MISTAKE?
☐	☐	☐	10.	DOES THE FEEDER CIRCUIT FOR THIS SUBPANEL CONTAIN PHASE, NEUTRAL ONE EQUIPMENT GROUND AND ONE ISOLATED GROUND CONDUCTORS THAT ARE PROPERLY TERMINATED (SEE POS & COD ISO GND/DED CKT DETAIL)?

VISUALLY INSPECT ALL REMAINING ELECTRICAL SUBPANELS

YES	NO	N/A		
☐	☐	☐	1.	IS AN **EQUIPMENT GROUND BAR** INSTALLED SUCH THAT IT IS ELECTRICALLY **CONNECTED** TO THE PANEL?
☐	☐	☐	2.	DO ALL NEUTRAL CONDUCTORS TERMINATE ONLY TO THE NEUTRAL BAR?
☐	☐	☐	3.	DO ALL EQUIPMENT GROUND CONDUCTORS TERMINATE ONLY TO THE EQUIPMENT GROUND BAR?
☐	☐	☐	4.	ARE ALL ELECTRICAL CONNECTIONS (WIRING & BUSING) PROPERLY TIGHTENED?
☐	☐	☐	5.	ARE ALL CIRCUIT BREAKERS CLEARLY LABELED?
☐	☐	☐	6.	DOES THE FEEDER CIRCUIT FOR THIS SUBPANEL CONTAIN PHASE, NEUTRAL AND ONE EQUIPMENT GROUND CONDUCTORS THAT ARE PROPERLY TERMINATED? (SEE BUILDING ELECTRICAL GROUNDING DETAIL)

C VISUALLY INSPECT THE POS BRANCH CIRCUITS

YES	NO	N/A		
☐	☐	☐	1.	ARE THE POS BRANCH CIRCUITS ROUTED IN THEIR OWN CONDUIT BY THEMSELVES?
☐	☐	☐	2.	IF THE POS BRANCH CIRCUIT IS ROUTED ABOVE GRADE, IS IT IN A METALLIC CONDUIT?
☐	☐	☐	3.	DOES EACH POS BRANCH CIRCUIT CONTAIN: ONE PHASE (BLACK COLORED INSULATION) ONE NEUTRAL (WHITE COLORED INSULATION) ONE EQUIPMENT GROUND (GREEN COLORED INSULATION) ONE ISOLATED GROUND (GREEN W/YELLOW STRIPE COLORED INSULATION).
☐	☐	☐	4.	DO ALL POS BRANCH CIRCUITS TERMINATE AT EITHER AN IG4700, IG4710, IG5261, IG5262 RECEPTACLES OR ANY COMBINATION OF THESE?
☐	☐	☐	5.	ARE ALL ELECTRICAL TERMINATIONS TO IG RECEPTACLES MADE WITH SOLID #12 AWG WIRE CAPTURED AROUND THE SCREW BARREL AND SUITABLY TIGHTENED?
☐	☐	☐	6.	ARE ALL BRANCH CIRCUIT CONNECTIONS PROPERLY TIGHTENED?
☐	☐	☐	7.	ARE THE CORRECT AMOUNT AND TYPE OF IG RECEPTACLES PROVIDED AS SHOWN IN THE ELECTRICAL ROUGH-IN PLAN, NOTES AND INFORMATION?
☐	☐	☐	8.	DO ALL POS RECEPTACLES HAVE ORANGE "COMPUTER ONLY" COVERPLATES?
☐	☐	☐	9.	DO ALL POS BRANCH CIRCUITS COMPLY WITH THE "POS & COD ISOLATED GROUND/DEDICATED CIRCUIT DETAIL?

D VISUALLY INSPECT THE POS BRANCH CIRCUIT FOR THE COD & KIOSK

YES	NO	N/A		
☐	☐	☐	1.	ARE THE COD AND KIOSK BRANCH CIRCUITS ROUTED IN THEIR OWN CONDUIT BY THEMSELVES?
☐	☐	☐	2.	DOES EACH COD AND KIOSK BRANCH CIRCUIT CONTAIN; – ONE PHASE (BLACK COLORED INSULATION), – ONE NEUTRAL (WHITE COLORED INSULATION), – ONE EQUIPMENT GROUND (GREEN COLORED INSULATION), – ONE ISOLATED GROUND (GREEN W/YELLOW STRIPE COLORED INSULATION).
☐	☐	☐	3.	ARE THE COD(S) AND KIOSK(S) POWERED FROM THE SAME PANEL AS THE POS?
☐	☐	☐	4.	DO THE BREAKERS FOR THE COD(S) AND KIOSK(S) HAVE A LOCKING MECHANISM ON THEIR HANDLES THAT WILL PREVENT IT FROM BEING SHUT OFF?
☐	☐	☐	5.	DO THE COD BRANCH CIRCUIT(S) COMPLY WITH THE "POS & COD ISOLATED GROUND/DEDICATED CIRCUIT DETAIL?

ARE ALL BOXES CHECKED "YES"?

YES

NO

REWORK ELECTRICAL SYSTEM TO BRING INTO COMPLIANCE WITH MCDONALD'S SPECIFICATIONS

ALL WORK IS NOT CONSIDERED TO MEET MCDONALD'S SPECIFICATIONS UNTIL THE INSTALLED ELECTRICAL SYSTEM SUPPORTS A "YES" ANSWER FOR ALL QUESTIONS ASKED.

AS PART OF THIS PROCESS, THE EC AND THE GC WILL BE REQUIRED TO SIGN THE ELECTRICAL CERTIFICATION DOCUMENT INDICATING THAT THE INSTALLED ELECTRICAL SYSTEM MEETS MCDONALD'S SPECIFICATIONS.

FINISHED

NOTICE:

CHANGES SHALL NOT BE MADE TO THE POS ELECTRICAL SYSTEM AFTER THE POS EQUIPMENT HAS BEEN INSTALLED WITHOUT FIRST NOTIFYING THE POS VENDOR.

IF CHANGES ARE MADE TO THE POS ELECTRICAL SYSTEM **AFTER** THE CERTIFICATION PROCESS HAS BEEN COMPLETED, THEN A SYSTEM RE-CERTIFICATION SHALL BE REQUIRED.

REV	DATE	DESCRIPTION	BY
1	04/22/2026	CITY COMMENTS & FOUNDATION CHANGES & PROTO UPDATES	
2	06/09/2026	DEVELOPER COMMENTS	

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6/9/26

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PREPARED FOR: McDonald's USA, LLC

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DRAWN BY	ISSUE DATE
MES	STD ISSUE 2025

REVIEWED BY	DATE ISSUED
JAW	12/22/2025

TITLE: 2025 OPTIMIZED BUILDING - BB20
4590-WOOD/WOOD

DESCRIPTION: WOOD BEARING WALLS
WOOD ROOF TRUSS FRAMING

SITE ADDRESS: SWC OF ED PERRY BLVD & MS-30, OXFORD, MS 38655

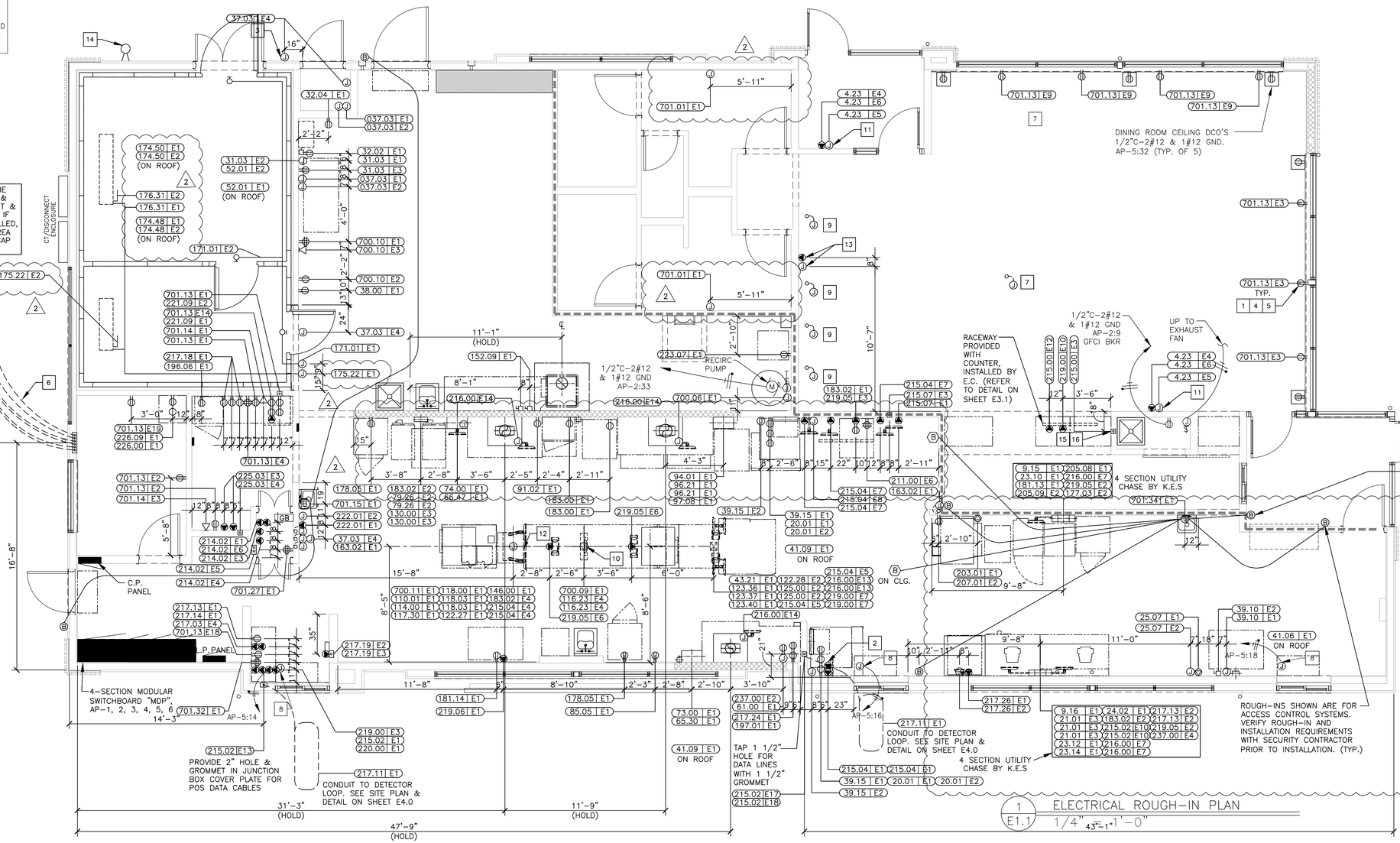
SITE ID: 023-0351

JAWA 25-0188

SHEET NO. E1.0

POS RISER DIAGRAM

TRASH CORRAL POWER:
3/4"C–4#10 & 1#10 GND TO A 20A–1P CB IN PANEL AP–2 FOR WP GFCI DCO. VERIFY EXACT LOCATION AND ALL REQUIREMENTS OF TRASH CORRAL IN FIELD.



SYMBOLS AND ABBREVIATIONS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	SINGLE POLE SWITCH, 3W=THREE WAY SWITCH, K=KEYED SWITCHED, VS=VACANCY SENSOR	(B)	BUZZER
T	MANUAL SWITCH (T=THERMAL OVERLOADS)	(B)	BUTTON FOR BUZZER
	TRANSFORMER		PULLBOX
	JB WITH DUPLEX CONVENIENCE OUTLET (FLUSH WITH CEILING)		PANELBOARD
	JB WITH SINGLE CONVENIENCE OUTLET		CIRCUIT BREAKER
	JB WITH DUPLEX CONVENIENCE OUTLET	A	AMPERES
	JB WITH TWO DUPLEX CONVENIENCE OUTLETS	ACM	AREA CONSTRUCTION MANAGER
	JB WITH SPECIAL PURPOSE OUTLET	AFF	ABOVE FINISHED FLOOR
	JB WITH ISOLATED GROUND OUTLET (IG) =IG4710, (IG) =IG5261, (IG) =IG4700A, (IG) =IG5262	C	CONDUIT
		CCT	CIRCUIT
	INTERCOM STATION W/ 3/4"C– TO MAIN STATION	EC	ELECTRICAL CONTRACTOR
	TELEPHONE JACK	GC	GENERAL CONTRACTOR
J	JUNCTION BOX – WALL OR CEILING MOUNTED	GFI/GFCI	GROUND FAULT CIRCUIT INTERRUPTER
	DISCONNECT SWITCH	GND	GROUND
S	STUB UP THRU ROOF	IG	ISOLATED GROUND
T	THERMOSTAT SENSOR W/ 1/2"C– UP TO CEILING SPACE	JB	JUNCTION BOX
M	MOTOR CONNECTION	KES	KITCHEN EQUIPMENT SUPPLIER
	CONDUIT RUN CONCEALED IN CEILING OR WALLS	MLO	MAIN LUGS ONLY
	CONDUIT RUN IN FLOOR SLAB	WP	WEATHERPROOF
X	HOT (SHORT), NEUTRAL (LONG), EQUIP GRD (LONG WITH DOT), & & 'X' DENOTES ISOLATED GRD	CO	CARBON MONOXIDE SENSOR
	J–BOX WITH FINAL EQUIPMENT CONNECTION	GB	GROUND BUS TERMINAL
OS	CEILING MOUNTED OCCUPANCY SENSOR	DS	DAYLIGHT SENSOR

ADT ROUGH–IN NOTES

1. COORDINATE EXACT INSTALLATION REQUIREMENTS WITH ADT PRIOR TO INSTALLATION TEL. 800–417–8238
2. EC SHALL PROVIDE A 2 GANG 3 $^{25}/_{32}$" X 3 $^{25}/_{32}$" X 3 ½"D JUNCTION BOX AT DOOR FOR INSTALLATION OF DOOR ALARM UNIT. STUB 1/2"C ABOVE CEILING FROM JUNCTION BOX. PROVIDE ½"C FROM J–BOX TO DOOR MAGNETIC SWITCH LOCATION.
3. EC SHALL PROVIDE 4" X 4" JUNCTION BOX ABOVE CEILING FOR INSTALLATION OF LOW VOLTAGE TRANSFORMER. VERIFY EXACT LOCATION WITH ADT PRIOR TO INSTALLATION. PROVIDE ½"C–2#12 TO LOCKOUT TYPE CB IN PANEL LP–1.

GENERAL NOTES

1. SEE SHEET E3.0 FOR PANEL & CIRCUIT BREAKER ASSIGNMENT, VOLT/PH, FLA, BREAKER SIZE, COND/WIRE, RECEPTACLE TYPE, HEIGHT ABOVE FINISHED FLOOR, REQUIREMENTS & REMARKS FOR ALL ELECTRICAL EQUIPMENT.
2. SEE LOW VOLTAGE CABLE MANAGEMENT SPECIFICATION ON SHEET E1.0 FOR POS, DATA, AND SOUND SYSTEM REQUIREMENTS.
3. GC/EC SHALL COORDINATE LOCATION AND ALL REQUIREMENTS OF CT& METER CABINET WITH LOCAL UTILITY COMPANY. CT & METER CABINET SHALL NOT BE INSTALLED ON D/T SIDE OF BUILDING. GC SHALL PAINT TO MATCH BUILDING COLOR.

KEY NOTES

1 TAMPER RESISTANT GFCI DUPLEX RECEPTACLE IN PUBLIC AREAS. EC SHALL PROVIDE HUBBELL GFTRST* ("*": AL=ALMOND, BK=BLACK, –=BROWN, GY=GRAY, I=IVORY, LA=LIGHT ALMOND, R=RED, W=WHITE). SPECIFIED RECEPTACLE BECOMES DE–ENERGIZED UPON FAILURE OF GFCI DEVICE. NO SUBSTITUTIONS.(TYPICAL)

2 SEE POS ELECTRICAL RISER DIAGRAM ON SHEET E1.0. (TYPICAL)

KEY NOTES

3 EC TO FURNISH AND INSTALL A FLUSH MOUNTED JUNCTION BOX WITH WEATHERPROOF GASKET AND OUTDOOR WEATHERPROOF, 24 VOLT CO2 HORN/STROBE UNIT COMPATIBLE WITH CO2 ALARM SYSTEM – EDWARDS GENESIS WGAVRN OR APPROVED EQUAL. STROBE SHALL HAVE AN AMBER COVER AND MEET ALL LOCAL REGULATORY REQUIREMENTS FOR SPECIFICATIONS AND INSTALLATION. PROVIDE A ¾" CONDUIT STUB–IN INTO BUILDING WITH THERMOPLASTIC BUSHING FROM WEATHERPROOF BACKBOX. PROVIDE FINAL WIRING TERMINATIONS AT HORN/STROBE UNIT AND THEN PROVIDE 36 INCHES OF PIGTAIL WIRING FROM HORN/STROBE INTO THE BUILDING AND NEATLY COIL FOR FINAL CONNECTION. FINAL WIRING CONNECTION FROM OUTDOOR HORN/STROBE PIGTAILS TO THE CO2 ALARM SYSTEM INSTALLATION TO BE PROVIDED BY BEVERAGE INSTALLER.

4 PER THE AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG), A MINIMUM OF ONE (1) ADA COMPLIANT ELECTRICAL RECEPTACLE SHALL BE INSTALLED AT AN ACCESSIBLE TABLE. GC/EC SHALL REFERENCE FINAL DECOR PLANS AND PROVIDE RECEPTACLES AS NECESSARY FOR COMPLIANCE. (TYPICAL)

5 COORDINATE LOCATION OF RECEPTACLES SO THAT RECEPTACLES ARE LOCATED ON FULL HEIGHT WALLS PER THE DECOR PLAN. STUB UP AND CIRCUIT IN HALF WALL FOR RECEPTACLES NOT ON FULL HEIGHT WALLS, CONFIRM FINAL LOCATIONS WITH DECOR DRAWINGS PRIOR TO ROUGH–IN.

6 IF MOUNTED TO A LIGHTING POLE, DT CAMERA SHALL ONLY BE INSTALLED ON A POLE WITH MAXIMUM OF (2) LIGHTING HEADS. PROVIDE ISOLATION OF DT CAMERA MOUNTING HARDWARE AND POLE TO PREVENT BI–METALLIC OR GALVANIC CORROSION.

7 E.C. TO PROVIDE AN ALLOWANCE IN BID TO PROVIDE TWO(2) FLEXIBLE POWER CONNECTIONS FOR POWER TO FURNITURE/ FAMILY EXPERIENCE ELEMENTS AS PART OF THE DECOR PACKAGE. E.C. SHALL VERIFY EXACT LOCATIONS IN FIELD AND WITH DECOR DRAWINGS. PROVIDE ALL NECESSARY MATERIALS AND LABOR FOR A COMPLETE AND FULLY NEC CODE COMPLIANT INSTALLATION. ALL COMPONENTS SHALL BE FED FROM A GFCI TYPE CIRCUIT BREAKER AND BRANCH CIRCUIT SHALL CONTAIN TWO PATHS OF GROUNDING (CONDUIT BODY AND AN INSULATED GROUNDING CONDUCTOR) TO COMPLY WITH McDONALD'S GROUNDING STANDARDS.

8 DRIVE THRU WINDOW POWER, CONFIRM REQUIREMENTS WITH MANUFACTURER DRAWINGS.

KEY NOTES

9 PROVIDE POWER FOR CONNECTION TO SELF ORDER KIOSKS. COORDINATE EXACT LOCATION OF KIOSKS WITH DECOR DRAWINGS. PROVIDE 2#12, 1#12 GRD., & 1#12 ISOLATED GROUND ON A 20A DEDICATED CIRCUIT FED FROM THE CP PANEL FOR EVERY KIOSK.

10 VERIFY DROP CORDS AND RECEPTACLES DO NOT FALL BELOW HEIGHTS LISTED ON E3.0 ELECTRICAL SCHEDULE. RECEPTACLES SHOULD BE LOCATED AT HEIGHTS TO AVOID CONTACT WITH HOT APPLIANCES.

11 PROVIDE POWER AND DATA ROUGH–INS FOR DIGITAL MERCHANDISER. EXTEND CIRCUIT TO DINING FROM FRONT COUNTER MERCHANDISER IN SERVICE AREA. EXTEND J–HOOKS FROM SERVICE AREA FOR DATA CABLES. REFER TO 3/E3.1.

12 EC TO INSTALL DROP CORDS JUSTIFIED TO THE DRIVE THRU SIDE OF THE BUILDING.

13 PROVIDE POWER AND DATA ROUGH–INS FOR CASH HANDLERS REFER TO 4/E3.1 FOR MORE INFORMATION. COORDINATE EXACT LOCATION WITH DECOR DRAWINGS.

14 COORDINATE EXACT LOCATION OF ACCESS POINT IN FIELD WITH ACCENTURE. EC TO PROVIDE A WALL PENETRATION INTO INTERIOR CEILING AT 11'0". PROVIDE #8 GRD CONDUCTOR FROM BUILDING GROUNDING SYSTEM TO BUILDING EXTERIOR WIRELESS ACCESS POINT. FINAL CONNECTIONS TO ACCESS POINT BY ACCENTURE.

15 CONTRACTOR TO PUNCH HOLES IN SERVICE POD FOR CABLE AND CONDUIT ROUTING. UTILIZE BUSHINGS PROVIDE WITH SERVICE POD TO PROTECT CABLES.

16 REFER TO DETAILS ON A3.1 FOR SERVICE AREA ELEVATIONS.

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6/9/26

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DRAWN BY	MES
STD ISSUE DATE	2025
REVIEWED BY	JAW
DATE ISSUED	12/22/2025

TITLE: 2025 OPTIMIZED BUILDING – BB20
4590–WOOD/WOOD
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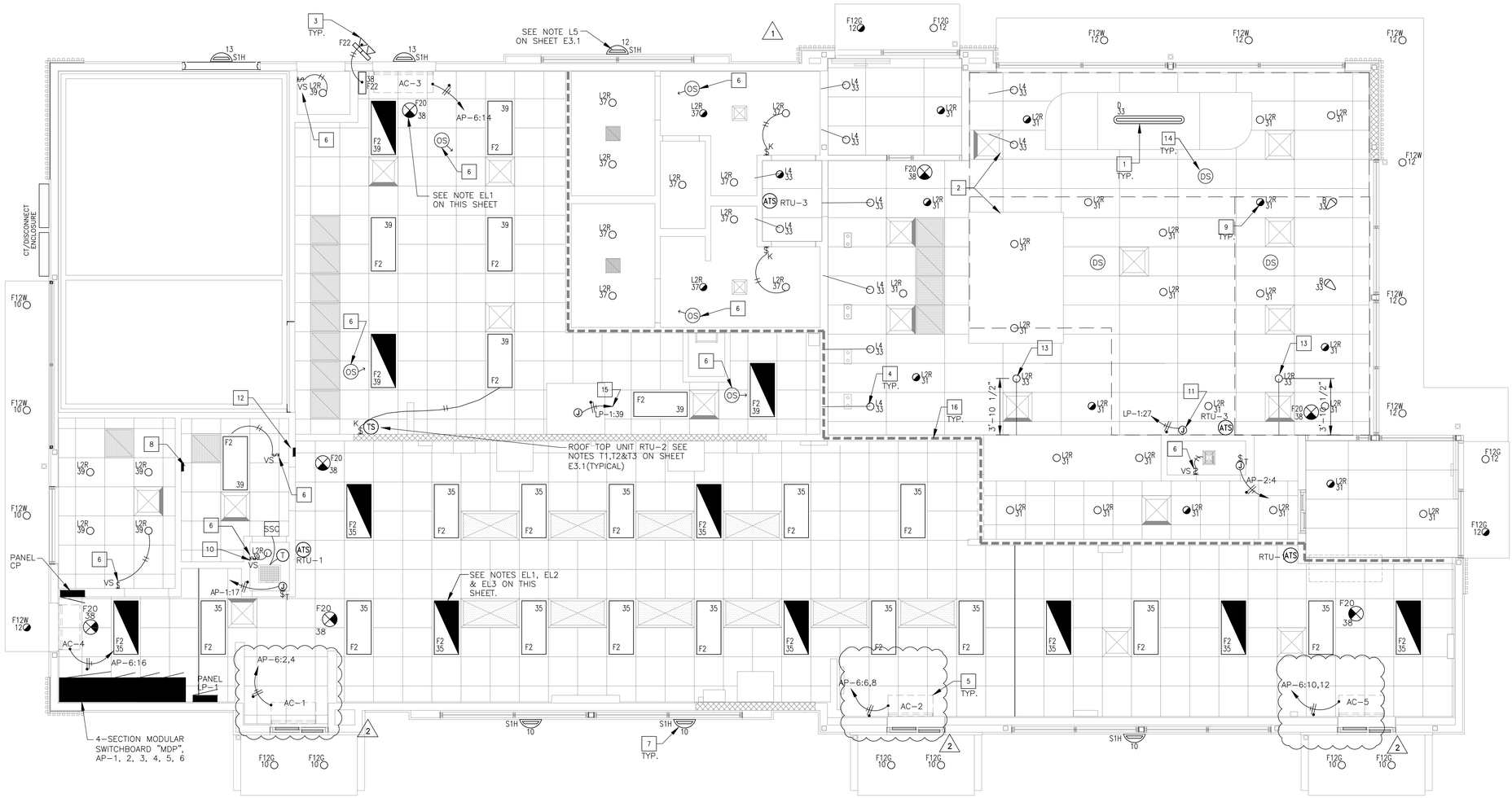
SITE ADDRESS: SWC OF ED PERRY BLVD & MS–30, OXFORD, MS 38655
SITE ID: 023–0351
SHEET NO.: JAWA 25–0188
E1.1
ROUGH–IN PLAN



1 E2.0 LIGHTING FLOOR PLAN
1/4"=1'-0"

SEE SHEET E3.1 FOR GENERAL LIGHTING NOTES AND "ROOF PLAN" (SHEET E2.1) FOR ADDITIONAL ELECTRICAL ROUGH-IN & LIGHTING REQUIREMENTS.

KEY

DENOTES FIXTURE TYPE — F2
DENOTES CIRCUIT NUMBER — 41

LIGHTING FIXTURES SHOWN HALF HATCHED SHALL BE WIRED TO AN EMERGENCY INVERTER AND CIRCUITED AS SWITCHED EMERGENCY FIXTURES SO THE FIXTURE IS CONTROLLED VIA TIMECLOCK BUT TURNS ON UPON LOSS OF POWER. SEE NOTE EL3 ON THIS SHEET. COORDINATE LOCATION WITH DECOR.

LIGHTING FIXTURES SHOWN WITH ARROW DENOTES GENERAL DIRECTION TO AIM ADJUSTABLE FIXTURES. VERIFY IN FIELD.

LIGHTING FIXTURE SCHEDULE:

MARK	SYMBOL	DESCRIPTION	DIFFUSER	LAMPS WATTS	LAMPS TYPE	BALLAST	MOUNTING	MANUFACTURER AND CATALOG NUMBER
F2		2' X 4' GRID TROFFER	PRISMATIC ACRYLIC	48W	LED	–	RECESSED	SECURITY LIGHTING: # CBT24-A-LSCS-EDD-HIGH, EMERGENCY FIXTURE # CBT24-A-LSCS-EDD-ELL14-HIGH
F7		1' X 4' GRID TROFFER	PRISMATIC ACRYLIC	38W	LED	–	RECESSED	SECURITY LIGHTING # CBT14-A-LSCS-EDD-HIGH
L2R	○	4" LED ADJUSTABLE DOWN LIGHT	–	16W	LED	–	RECESSED	SECURITY LIGHTING # RDA-136LM-30-FL-S/RDA-136-H VERIFY DOWNLIGHT TO BE USED WITH PHOTOMETRIC
L4	○	3" LED ADJUSTABLE DOWN LIGHT	–	7W	LED	–	RECESSED	SECURITY LIGHTING # RDA-60LM-30-NF-S/RDA-60-H VERIFY DOWNLIGHT TO BE USED WITH PHOTOMETRIC
F12G	○	6" LED DOWN LIGHT – GOLD TRIM	–	12.5W	LED	–	RECESSED	SECURITY LIGHTING # 8542-5CCT
B		SEED PENDANT	–	4W	LED	–	SUSPENDED	CS ILLUMINATION # 16464-MCSEED-C-CR-4603-4GU10/LED/930/DIM/G/120/V T20 10/1
D		CHROME BOAT	–	24W	LED	–	SUSPENDED	CS ILLUMINATION # 16464 MCBOAT-5FT-30H-U-W-W CUSTOM BOAT FIXTURE 8' CHROME WRAP FINISH LED UP/DOWN LIGHT
F20		EXIT SIGN WITH BATTERY BACKUP	–	1.8W	LED	–	SURFACE	SECURITY LIGHTING: EVEURWE. SEE NOTE LS2 ON THIS SHEET.
F21		2 HEADED EMERGENCY BATTERY LIGHT	–	–	LED	–	SURFACE TO WALL OR CEILING	SECURITY LTG. #EV4D
F22		EMERG BATTERY & 2 REMOTE HEADS	–	–	LED	–	SURFACE TO WALL OR SOFFIT	SECURITY LTG. #EV4D-02L-0/EVODB
F23		2 HEADED EMERG LIGHT & 2 REMOTE HEAD IF REQ'D	–	–	LED	–	SURFACE TO WALL OR SOFFIT	SECURITY LTG. #EV4D/EVODB
S1H		"DOWN ONLY" RADIAL WALL SCONCE – SILVER	TEMPERED GLASS	(1)-14W	LED	–	SURFACE TO WALL	SECURITY LIGHTING: #RWSC-36L-5K-DO-U-PS
F12W	○	6" LED DOWN LIGHT – WHITE TRIM	–	12.5W	LED	–	RECESSED	SECURITY LIGHTING # 8542-5CCT

LIGHTING SCHEDULE NOTES:

ORDER LED EXIT SIGNS WITH LETTER COLORS THAT COMPLY WITH LOCAL CODES.
– FOR RED LETTERS USE #EVE-U-R (UNIVERSAL),
– FOR GREEN LETTERS USE #EVE-U-G (UNIVERSAL), OR
IF THE ABOVE EXIT SIGNS DO NOT COMPLY WITH LOCAL CODES USE: LED SIGN WITH BATTERY BACKUP, LETTER SIZE, COLOR, TYPE & DIRECTIONAL ARROWS AS REQUIRED BY THE LOCAL AUTHORITIES.

ALL INTERIOR LIGHT FIXTURES SHALL BE 120 VOLT UNLESS NOTED OTHERWISE.

LIGHTING FIXTURES HAVE BEEN CHOSEN TO ACHIEVE MAXIMUM ENERGY CONSERVATION WHILE MAINTAINING ADEQUATE LEVEL OF ILLUMINATION. SPECIFICATIONS SHALL BE STRICTLY FOLLOWED. ANY DEVIATION FROM THE SPECIFICATIONS SHALL BE APPROVED IN WRITING BY McDONALD'S CORPORATION.

ORDER ALL LIGHT FIXTURES FROM:

SECURITY LIGHTING SYSTEMS, INC.
PHONE: 1-800-LIGHT-IT (800-544-4848)
EMAIL: SLORDERS@CURRENTLIGHTING.COM

CS ILLUMINATIONS
PHONE: 760-477-1244
EMAILS: MCD@CSILLUMINATIOINS.COM
WWW.CSILLUMINATIONS.COM/MCD

BACK OF HOUSE TROFFERS, EXTERIOR LIGHTING, AND LOT LIGHTING FURNISHED BY MCDONALDS GSSS. ALL OTHER INTERIOR LIGHTING INCLUDING EMERGENCY AND EXIT FURNISHED BY GC

McDONALD'S SITE SIGNAGE:

EC SHALL PROVIDE:

ELECTRICAL CONTRACTOR SHALL COORDINATE POWER REQUIRED FOR ROAD SIGN. MOST SIGNS REQUIRE (1) 20 AMP 120V CIRCUIT. IF USED A 90-200 SIGN REQUIRES (4) 20 AMP 120V CUICUITS OR ONE 1-PHASE 60 AMP 120/208V CIRCUIT. COORDINATE WITH SUPPLIERS DRAWINGS.
(1) 20 AMP 208 VOLT CIRCUIT, EC TO WIRE 2#12 TO 208 VOLT FLAG FLOODLIGHTS.
(1) 20 AMP 120 VOLT CIRCUIT TO D.C.O. IN ROAD SIGN BASE IF REQUIRED.
(2) 20 AMP 120 VOLT CIRCUITS FOR INGRESS/EGRESS DIRECTIONAL SIGNS (IF APPLICABLE).

*VERIFY EXACT LOCATIONS/TYPES/QUANTITIES OF ALL THE ABOVE WITH SITE/CIVIL PLANS AND MCD ACM.

KEY NOTES

1. CENTER PENDANT LIGHTS OVER TABLES (TYPICAL)
2. ALL SOFFIT LOCATIONS, LIGHTING, & SUPPLY GRILLS SHALL BE COORDINATED WITH DECOR COMPANY DRAWING PRIOR TO INSTALLATION.
3. EC SHALL INSTALL AND CONFIGURE REMOTE EMERGENCY LIGHTING AT ALL EGRESS EXTERIOR DOORS FOR MAXIMUM ILLUMINATION AT POINTS OF EGRESS. INSTALL WP J-BOX WITHIN SOFFIT TO ALLOW A FLUSH INSTALLATION OF ANY EXTERIOR EMERGENCY EGRESS LIGHTING (TYPICAL).
4. OPTIONAL ADJUSTABLE WALL WASH FIXTURE TO ILLUMINATE LOGO OR GRAPHICS. EC SHALL VERIFY EXACT LOCATION SO AS TO ADEQUATELY ILLUMINATE McDONALD'S ARCH LOGO SIGN AND GRAPHICS.
5. AIR CURTAIN UNIT. NON HEATED VERSION TO USE 1/2"C. 2#12, 1#12GRD. HEATED VERSION TO USE 1"C. 2#6, 1#10 GRD. (TYPICAL).
6. PROVIDE DUAL TECHNOLOGY CEILING MOUNTED OCCUPANCY SENSOR OR WALL MOUNTED VACANCY SENSOR AS SHOWN. ORDER ALL SENSORS FROM SECURITY LIGHTING SYSTEMS, INC.
7. RADIAL WALL SCONCE. SEE NOTE L2 ON SHEET E3.1 AND ARCHITECTURAL ELEVATIONS ON SHEETS A2.0 & A2.1. (TYPICAL)
8. BUILDING AUTOMATION SYSTEM LOCATION. SEE LIGHTING CONTROL DETAILS ON SHEET E4.1.
9. PROVIDE LIGHTING INVERTER FOR USE WITH FIXTURES SHOWN SLASHED. MODEL #LG125T SHOULD BE USED FOR L2R, L4 & F12G WITH NOT MORE THAN SEVEN DOWNLIGHTS CONNECTED TO EACH INVERTER, AND NOT MORE THAN TWO F2 FIXTURES. IF DECOR USES ALTERNATE FIXTURES, COORDINATE INVERTER TO BE USED WITH LIGHTING SUPPLIER. E.C. SHALL VERIFY THE QUANTITY OF FIXTURES THAT CAN BE CONNECTED WITHOUT EXCEEDING OPERATING CAPACITY OF UNIT AND PROVIDE ADDITIONAL CIRCUITS AND INVERTERS AS REQUIRED. (TYPICAL)
10. CENTER VACANCY SENSOR SWITCH OPPOSITE COMPUTER RACK IN A LOCATION ACCESSIBLE FROM BOTH DOORS FOR CONTROL OF CEILING MOUNTED LIGHT, IN DATA ROOM. FAN CONTROLLED BY LOCAL THERMOSTAT.
11. PROVIDE POWER FOR LIGHT WITHIN TOY DISPLAY. COORDINATE EXACT LOCATION WITH DECOR DRAWINGS.
12. LIGHTING CONTACTORS IN NEMA 1 ENCLOSURE JUST BELOW CEILING. EC SHALL PROVIDE 120 VOLT CONTROL CIRCUIT TO CONTACTOR PANEL. VERIFY EXACT LOCATION IN FIELD AND REFER TO DRAWING E4.1 FOR ADDITIONAL DETAILS.
13. ADJUST FIXTURE TO ILLUMINATE DELIVERY POD SHELVING.
14. NEW DAYLIGHT SENSOR TO BE INSTALLED TO CONTROL DAYLIGHT AREAS IN THE DINNING AREAS. ORDER ALL DAYLIGHT SENSORS FROM; SECURITY LIGHTING SYSTEMS, INC.
15. PROVIDE POWER FOR LIGHT WITHIN EXHAUST HOOD. INTEGRATE INTO LOCAL LIGHTING CONTROLS.
16. DRAFT STOP ABOVE CEILING, SEAL ALL ELECTRICAL PENETRATIONS.

EMERGENCY LIGHTING NOTES

EL1. EC SHALL VERIFY ALL REQUIREMENTS AND FINAL EMERGENCY LIGHTING LOCATIONS WITH LOCAL AUTHORITIES. INCLUDE ALL COSTS IN BASE BID.

EL2. IF NOT INSTALLED BY MANUFACTURER, EC SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF THE EMERGENCY INVERTER IN SWITCHED EMERGENCY FIXTURES SHOWN ON THIS SHEET.

EL3. LED FIXTURES DENOTED AS SWITCHED EMERGENCY SHALL BE CONNECTED TO AN INVERTER. INVERTER SHALL BE CAPABLE OF ILLUMINATING FIXTURE FOR 1.5 HOURS TO COMPLY WITH NEC SECTION 700 AND UL924.

EL4. EMERGENCY BATTERY LIGHTING WALL PACKS IN PLAYPLACE SHALL BE LOCATED SO AS TO PROVIDE FOR MAXIMUM ILLUMINATION OF AREA. EC SHALL VERIFY EXACT PLACEMENT IN THE FIELD WITH McDONALD'S ACM. (IF APPLICABLE)

EL5. EMERGENCY LIGHTING HAS BEEN DESIGNED PER NFPA 101 TO MAINTAIN 1 FC IN PATH OF EGRESS. IF FIELD CONDITIONS REQUIRE ANY CHANGES TO LIGHTING DESIGN, EMERGENCY LIGHTING, SHALL BE INSTALLED TO MEET THE ABOVE REQUIREMENTS.

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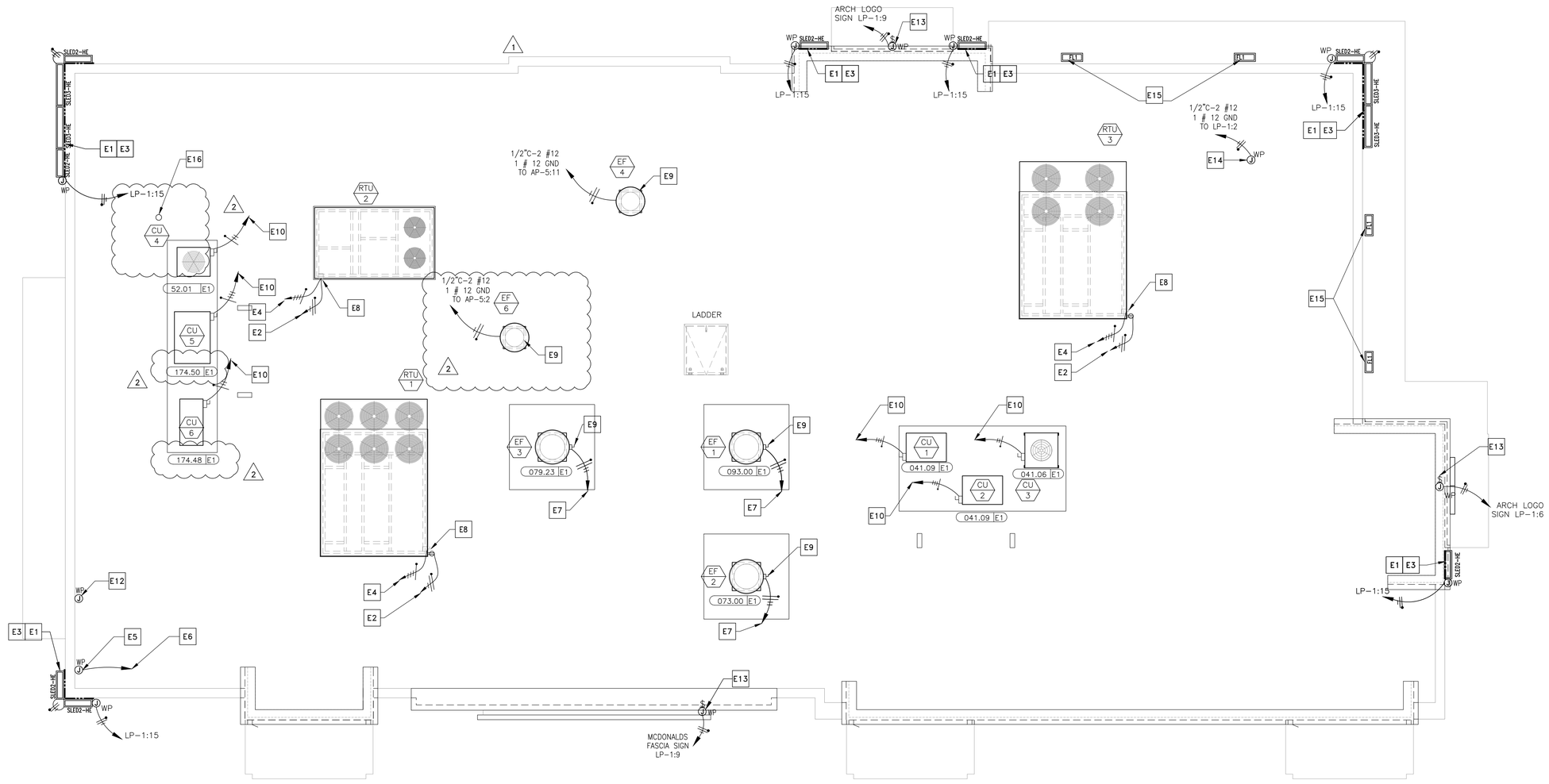
SITE ID: 023-0351

JAWA 25-0188

SHEET NO. E2.0 LIGHTING PLAN



ELECTRICAL ROOF PLAN

SCALE: 1/4"=1'-0"

KEYED NOTES

E1 EVERY LINEAR RUN OF SLED FIXTURES REQUIRES A DEDICATED WHIP KIT PROVIDED WITH FIXTURE. CONTRACTOR TO FIELD VERIFY FIXTURE MOUNTING HEIGHT, LOCATION, QUANTITY, FIXTURE LENGTHS, AND ALL ELECTRICAL CONNECTION REQUIREMENTS WITH SECURITY LIGHTING PRIOR TO ORDERING AND INSTALLATION (TYPICAL).

E2 WEATHER PROOF RECEPTACLES WITH GFCI PROTECTION ARE PROVIDED AND MOUNTED WITHIN MOTOR HOUSING LOCATIONS PER NEC ARTICLE 210.63. CIRCUIT SHALL EMANATE FROM PANEL AP-5,CCT.#13.(TYPICAL).

E3 SMOOTH BRACING IS REQUIRED FOR LED FIXTURE INSTALLATION UNDER COPING/FLASHING.(TYPICAL)

E4 REFER TO SHEET E4.0 FOR CONDUIT AND WIRE SIZE.(TYPICAL)

E5 E.C SHALL PROVIDE A WEATHER-PROOF J-BOX ON INSIDE FACE OF PARAPET, MOUNTED 6" BELOW TOP OF PARAPET FOR LIGHTING CONTROL PANEL PHOTOCELL. (PHOTOCELL FURNISHED BY OTHERS AND INSTALLED BY EC). REFER TO LIGHTING CONTROL DETAILS ON E4.1

E6 TO LIGHTING ENCLOSURE W/ TIMER. COORDINATE WITH LIGHTING CONTROL DETAILS ON SHEET E4.1

E7 COOKING EQUIPMENT EXHAUST FANS. SEE SHEET E3.0 FOR ELECTRICAL REQUIREMENTS. SEE SHEET E3.2 FOR EXHAUST FAN INTERLOCK WIRING DIAGRAMS. (TYPICAL)

E8 PROVIDE NEMA 3R DISCONNECT WITH CURRENT LIMITING FUSES TO COMPLY WITH NEC 110 AND 440. ELECTRICAL CONTRACTOR SHALL STUB UP THRU RACEWAY IN CURB TO ELIMINATE CONDUIT PENETRATION OF ROOFING. (TYPICAL)

E9 EXTERNAL NEMA 3R MOUNTED ON SIDE OF FAN BY MANUFACTURER. ELECTRICAL CONTRACTOR SHALL STUB-UP THRU ROOF AND PROVIDE FLEXIBLE WEATHERPROOF CONDUIT FROM ROOF PENETRATION TO DISCONNECT (TYPICAL).

E10 REMOTE CONDENSING UNITS. SEE SHEET E3.0 FOR WIRING AND CIRCUITRY REQUIREMENTS.

E11 CANOPY LIGHT. LP-1:11 EC SHALL VERIFY EXACT SPECIFICATIONS AND LOCATION WITH MANUFACTURER. VERIFY EXACT INFEED REQUIREMENTS IN THE FIELD. SEE NOTE L5 ON SHEET E3.1. (TYPICAL)

E12 E.C. SHALL PROVIDE A WEATHER-PROOF JUNCTION BOX WITH ¾"C STUB DOWN TO CEILING SPACE WITH BUSHING FOR ROOF-TOP CAMERA OR SATELLITE. VERIFY EXACT LOCATION(S) WITH MCD AREA CONSTRUCTION MANAGER PRIOR TO INSTALLATION.

E13 E.C. SHALL PROVIDE A JUNCTION BOX FOR ARCH LOGO / McDONALD'S FASCIA / PLAY-PLACE SIGN. SEE NOTE L1 ON SHEET E3.1. COORDINATE EXACT LOCATION IN FIELD WITH ACM. ALL SIGNS PROVIDED WITH INTEGRAL DISCONNECT SWITCH FROM MANUFACTURER.(TYPICAL)

E14 E.C. SHALL PROVIDE A JUNCTION BOX FOR ROOF-TOP FLAG POLE LIGHTING. VERIFY LOCATION(S) WITH MCD PROJECT MANAGER PRIOR TO INSTALLATION.

E15 FLOOD LIGHT MOUNTED ABOVE CANOPY. LP-1:11 EC SHALL VERIFY EXACT SPECIFICATIONS AND LOCATION WITH ARCHITECTURAL ELEVATIONS. VERIFY EXACT INFEED REQUIREMENTS IN THE FIELD. SEE FLOOD LIGHT DETAIL ON SHEET E3.1. (TYPICAL)

DRAWING NOTES

1. SEE DRAWING M-4.0 FOR GENERAL MECHANICAL NOTES.
2. SEE DRAWINGS M-3.0 AND M-4.1 FOR MECHANICAL EQUIPMENT SCHEDULES AND DETAILS.
3. SEE DRAWING M-4.0 FOR MECHANICAL LEGEND.
4. SEE DRAWING K-2.1 FOR REMOTE CONDENSER AND MAC UNIT INFORMATION.
5. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.

LED GENERAL NOTES

1. PLACE LED FIXTURE AT DESIRED LOCATION AND ATTACH POWER SUPPLY AND MOUNTING BRACKET AS RECOMMENDED BY MANUFACTURER.
2. EC SHALL CONNECT NEW FIXTURES TO A 120V CIRCUIT AND MAKE ALL ELECTRICAL CONNECTIONS AS REQUIRED FOR A COMPLETE OPERATING SYSTEM.
3. POWER SUPPLY SHALL ALWAYS BE INSTALLED TO THE LEFT SIDE OF FIXTURE WHEN FACING BRAND WALL.

LED FIXTURE SCHEDULE:

MARK	SYMBOL	DESCRIPTION	DIFFUSER	LAMPS		BALLAST	MOUNTING	MANUFACTURER AND CATALOG NUMBER
				WATTS	TYPE			
SLED2-HE	▬	DOWN ONLY ACCENT LIGHTING (SEE PLAN)	TEMPERED GLASS	1-10W PER FIXTURE	LED	–	SURFACE	SECURITY LIGHTING: SLED-HE-24-DO-U-IO CUSTOM BUILT FOR EXTERIOR ACCENT CHANNELS.
SLED3-HE	▬	DOWN ONLY ACCENT LIGHTING (SEE PLAN)	TEMPERED GLASS	1-14W PER FIXTURE	LED	–	SURFACE	SECURITY LIGHTING: SLED-HE-36-DO-U-IO CUSTOM BUILT FOR EXTERIOR ACCENT CHANNELS.
SLED4-HE	▬	DOWN ONLY ACCENT LIGHTING (SEE PLAN)	TEMPERED GLASS	1-19W PER FIXTURE	LED	–	SURFACE	SECURITY LIGHTING: SLED-HE-48-DO-U-IO CUSTOM BUILT FOR EXTERIOR ACCENT CHANNELS.
FL1	▭	UP ONLY ACCENT LIGHTING (SEE PLAN)	TEMPERED GLASS	1-16W PER FIXTURE	LED	–	SURFACE	SECURITY LIGHTING: RF2-44L-25-5K7-W-UNV-K-IO-JWIO

REV	DATE	DESCRIPTION	BY
1	04/22/2026	CITY COMMENTS & FOUNDATION CHANGES & PROTO UPDATES	
2	06/09/2026	DEVELOPER COMMENTS	

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PREPARED FOR: McDonald's USA, LLC
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DRAWN BY	MES
STD ISSUE DATE	2025
REVIEWED BY	JAW
DATE ISSUED	12/22/2025

TITLE: 2025 OPTIMIZED BUILDING - BB20
4590-WOOD/WOOD
DESCRIPTION: WOOD BEARING WALLS
WOOD ROOF TRUSS FRAMING

SITE ADDRESS: SWC OF ED PERRY BLVD & MS-30, OXFORD, MS 38655
SITE ID: 023-03511

SHEET NO.: JAWA 25-0188
E2.1
ELEC. ROOF PLAN

PB = Pullbox
JB = Junction Box
EC = Electrical Contractor
VIF = Verify in Field

ELECTRICAL SCHEDULE

TAG #	QTY	DESCRIPTION	VOLT/PH	FLA	BRK SIZE	COND/WIRE	PNL/CCT	RECEP TYPE	HGT AFF	REQUIREMENTS & REMARKS
D04.23E4	2	DIGITAL MERCHANDISER – MEDIA PLAYER	120/1 ISOLATED	1.0	20A	1/2"C–2#12IG	CP:6	IG5262	3'–4"	USE SAME RECEPTACLE AS 4.23E6
D04.23E5	2	DIGITAL MERCHANDISER – MEDIA PLAYER	DATA CABLE	–	–	–	–	JB	3'–4"	JB W/ 1" C. TO FULL HEIGHT WALL AND TO ABOVE CEILING W/BUSHINGS. FOR DATA CABLES. SUPPLY W/GROMMETED OPENING IN COVER PLATE
D04.23E6	2	DIGITAL MERCHANDISER	120/1 ISOLATED	2.6	20A	1/2"C–2#12IG	CP:6	IG5262	3'–4"	–
D09.15E1	1	UTILITY CHASE – FFDT INTERIOR WALL	–	–	–	–	–	–	SEE RMKS	UTILITY CHASE AND RECEPTACLES PROVIDED BY K.E.S.
D09.16E1	1	UTILITY CHASE – FFDT EXTERIOR WALL	–	–	–	–	–	–	SEE RMKS	UTILITY CHASE AND RECEPTACLES PROVIDED BY K.E.S.
D20.01E1	2	AUTOMATED BEVERAGE SYSTEM 2.0	120/1	5.0	20A	1/2"C–2#12	AP–1:12, AP–2:24	5–20R	2'–0"	–
D20.01E2	2	AUTOMATED BEVERAGE SYSTEM 2.0	120/1	14.9	20A	1/2"C–2#12	AP–1:6, AP–2:26	5–20R	3'–10"	FOR PRE–COOLER
D21.01E3	3	COFFEE BREWER (THERMAL POTS)	120–208/1	15.5	20A	1/2"C–3#12	AP–1:(2,4)(14,16), AP–6:(11,13)	BY KES	SEE RMKS	EC TO EXTEND CIRCUIT TO L14–20R RECEPTACLE IN CHASE
D23.10E1	1	ESPRESSO BREWER	208/1	21.6	30A	1/2"C–2#10	AP–1:(19,21)	BY KES	SEE RMKS	EC TO EXTEND CIRCUIT TO L6–30R RECEPTACLE IN CHASE
D23.12E1	1	COFFEE CREAM DISPENSER	120/1	1.0	20A	1/2"C–2#12	AP–1:8	BY KES	SEE RMKS	EC TO EXTEND CIRCUIT TO 5–20R RECEPTACLE IN CHASE
D23.14E1	1	SUGAR/SWEETENER DISPENSER	120/1	1.5	20A	1/2"C–2#12	AP–1:8	BY KES	SEE RMKS	EC TO EXTEND CIRCUIT TO 5–20R RECEPTACLE IN CHASE
D24.02E1	1	JUICE DISPENSER	120/1	4.5	20A	1/2"C–2#12	AP–1:8	5–20R	SEE RMKS	EC TO EXTEND CIRCUIT TO 5–20R RECEPTACLE IN CHASE
D25.07E1	1	INFUSION TEA BREWER – MIS	120–208/1	13.0	20A	1/2"C–3#12	AP–2:(32,34)	L14–20R	2'–3"	–
D25.07E2	1	INFUSION TEA BREWER – MIS	–	–	–	–	–	JB	2'–3"	FOR WATER LINE TO ICED TEA BREWER IF CHASE IS NOT SPECIFIED. (SEE P1.6)
D31.03E1	1	SODA SYSTEM PACKAGE – B.I.B. (RECIRCULATING– 3 TOWERS)	208/3	26.0	30A	3/4"C–3#10	AP–2:(37,39,41)	SEE RMKS	3'–0" SEE RMKS	EC SUPPLIES 30A–3P NF DISC SW MTD 9" BELOW CEILING PER NEC SECT. 404.8(A)
D31.03E2	1	SODA SYSTEM PACKAGE – B.I.B. (RECIRCULATING– 3 TOWERS)	–	–	–	–	–	JB	4'–0"	FOR CONTROL WIRES FROM REMOTE CONDENSING UNIT
D31.03E3	1	SODA SYSTEM PACKAGE – B.I.B. (RECIRCULATING– 3 TOWERS)	120/1	(2) 6.8	20A	1/2"C–2#12	AP–2:35	5–20R	6'–6"	FOR WATER BOOSTER SYSTEM AND OPTIONAL AIR COMPRESSOR
D32.02E1	1	REVERSE OSMOSIS WATER FILTRATION SYSTEM – TANKLESS	120/1	4.0	20A	1/2"C–2#12 EA.	AP–2:23	5–20R	6'–0"	–
D32.04E1	1	WATER FILTRATION SYSTEM	120/1	0.08	20A	1/2"C–2#12 EA.	AP–2:23	5–20R	6'–0"	–
D37.03E1	2	CO2 SAFETY SYSTEM – DETECTOR	120/1	1.0	20A	1/2"C–2#12	AP–1:10	JB	SEE RMKS	PROVIDE LOCKOUT CB. SEE MECHANICAL DRAWINGS
D37.03E2	2	CO2 SAFETY SYSTEM	–	–	–	–	–	JB	SEE RMKS	FOR LV WIRES. STUB 3/4"C. ABV. CLG. SEE MECHANICAL DRAWINGS
D37.03E4	4	CO2 SAFETY SYSTEM – CO2 DETECTOR AV ALARM	–	–	–	–	–	JB	7'–0" MINIMUM	STUB 3/4"C. ABOVE CLG. FOR LV COND. TO 037.03E2. SEE MECHANICAL DRAWINGS
D38.00E1	1	CLEAN IN PLACE PANEL	120/1	1.0	20A	1/2"C–2#12	AP–2:21	5–20R	5'–6"	–
D39.10E1	1	ICE MACHINE – 1400 LB.	208/3	13.4	20A	1/2"C–3#12	AP–2:(1,3,5)	SEE RMKS	SEE RMKS	EC SUPPLIES 30A–3P NF DISC SW MTD9"BELOW CEILING PER NEC 404.8(A) EX.2 VERIFY W/ AHJ
D39.10E2	1	ICE MACHINE – 1400 LB.	–	–	–	–	–	JB	4'–6" SEE RMKS	CONTROL WIRES TO REMOTE CONDENSER
D39.15E1	2	ICE MACHINE – 1000 LB.	120/1	1.1	15A	1/2"C–2#12	AP–1:37,39	5–20R	SEE RMKS	MOUNT 9" BELOW CEILING – CIRCUIT BREAKERS SHALL BE HACR TYPE
D39.15E2	2	ICE MACHINE – 1000 LB.	–	–	–	1/2"C	–	JB	SEE RMKS	MOUNT 9" BELOW CEILING – CONTROL WIRES TO REMOTE CONDENSER
D41.06E1	1	ICE MACHINE REMOTE CONDENSER – 1400 LB.	208/1	1.0	20A SEE RMKS	1/2"C–3#12	AP–1:(26,28)	SEE RMKS	SEE RMKS	EC TO PROVIDE WP 30A–2P NF DISC AT UNIT ON ROOF – CIRCUIT BREAKERS SHALL BE HACR TYPE
D41.09E1	2	ICE MACHINE REMOTE CONDENSER – 1000 LB.	208/3	11.1	15A SEE RMKS	1/2"C–3#12 SEE RMKS	AP–1:(32,34,36)(38,40,42)	SEE RMKS	SEE RMKS	EC TO PROVIDE WP 30A–3P NF DISC AT UNIT ON ROOF – CIRCUIT BREAKERS SHALL BE HACR TYPE
D43.21E1	1	OPTIMIZED ORDER ASSEMBLY TABLE	120/1	5.4	20A	SEE RMKS	KES BREAKER PANEL	SEE RMKS	SEE RMKS	PLUGS INTO KES OUTLET CHASE FOR HLA
D52.01E1	1	SODA SYSTEM PACKAGE REMOTE CONDENSER – 3–TOWER	208/1	2.5	20A SEE RMKS	SEE RMKS	SEE RMKS	SEE RMKS	SEE RMKS	EC TO PROVIDE 30A–2P DISC SW W/15A FUSE – POWERED BY 31.03 – LOCATION BY ACM
D52.01E2	1	SODA SYSTEM PACKAGE REMOTE CONDENSER – 3–TOWER	–	–	–	–	–	–	SEE RMKS	CONTROL WIRES TO SODA SYSTEM – LOCATION BY ACM
D61.00E1	1	FRY BAGGING STATION 36"	120/1	12.5	20A	1/2"C–2#12	AP–1:31	JB	4'–0"	–
D65.30E1	1	3–VAT LOV FRYER – ELECTRIC – F/F/F	208/3	38.9 EA. VAT	(3) 50A	1"C–3#6 EA. VAT	AP–4:(13,15,17)(19,21,23)(25,27,29)	BY KES	SEE RMKS	PLUGS INTO RACEWAY RECEP WITH(1)L21–20P INTERLOCK PLUG &(3) 15–60P POWER PLUG BY KES
D66.47E1	1	4–VAT LOV FRYER – ELECTRIC – S/S/S/S	208/3	38.9 EA. VAT	(4) 50A	1"C–3#6 EA. VAT	AP–3:(1,3,5)(7,9,11)(2,4,6)(8,10,12)	BY KES	SEE RMKS	PLUGS INTO RACEWAY RECEP WITH(1)L21–20P INTERLOCK PLUG &(4) 15–60P POWER PLUG BY KES
D73.00E1	1	UNIVERSAL EXHAUST HOOD 3–VAT FRYER	120/1	12.5, 9.8	(2)20A–1P	1/2"C–2#12EA	AP–1:23,24	BY KES	SEE RMKS	EC TO CONN POWER TO RACEWAY FLA = 12.0 FRYER CONTROLS, 0.5 CAPTURE JET & 9.8 INDIVID. EXHAUST FAN INTERLOCK
D74.00E1	1	UNIVERSAL EXHAUST HOOD FULL4–VAT FRYER	120/1	17.6, 13.8	(2)20A–1P	1/2"C–2#12EA	AP–1:29,41	BY KES	SEE RMKS	EC TO CONN POWER TO RACEWAY FLA=3.6 GRILL,13.0 FRYER CONTROLS, 1.0 CAPTURE JET & 13.8 INDVID EXHAUST FAN INTERLOCK
2 D79.28E2	2	VENTLESS HOOD COMBI OVEN	120/1	8.0	15A	1/2"C–2#12	AP–4:14,16	BY KES	SEE RMKS	EC TO EXTEND DEDICATED CIRCUIT TO 5–15R RECEPTACLE IN CHASE
D85.05E1	1	FROZEN FRY DISPENSER	120/1	9.0	20A	1/2"C–2#12	AP–1:27	5–20R	4'–0"	–
D91.02E1	1	WALL MOUNT FREEZER UNIT–SINGLE WIDE–HIGH CAPACITY	120/1	5.0	20A	1/2"C–2#12	AP–5:23	5–20R	7'–6"	–
D94.00E1	1	UNIVERSAL EXHAUST HOOD2– FULL–CLAM GRILLS	120/1	13.9	20A	1/2"C–2#12	AP–2:17	BY KES	SEE RMKS	EC TO CONN. POWER TO RACEWAY FLA = 3.6 GRILL CONTROLS, 0.5 CAPTURE JET & 9.8 INDIVID. EXHAUST FAN INTERLOCK
D96.21E1	2	36" NEXT GEN 3–PLATEN CLAMSHELL GRILL – ELECTRIC	208/3	21.7, 43.3	(2)50A	1–1/2"C–4#4	AP–3:(14,16,18)(20,22,24) AP–4:(1,3,5)(7,9,11)	BY KES	SEE RMKS	PLUGS IN RACEWAY RECEP WITH(1)L21–20P INTERLOCK& (2) 15–50P POWER PLUG EA GRILL
D97.08E1	1	MEAT FREEZER – DOUBLE WIDE – HIGH CAPACITY – RIGHT HAND	120/1	7.0	20A	1/2"C–2#12	AP–2:19	5–15R	SEE RMKS	UNIT PLUGS INTO RACEWAY RECEPTACLE
D10.01E1	1	OPTIMIZED BREAKFAST TABLE	–	–	–	–	AP–5:9	–	5'–6"	PLUGS INTO OVERHEAD RECEPTACLE # 320C4W(Y) PROVIDED BY KES– HEIGHT TO BOTTOM OF RECEPTACLE
D14.00E1	1	HUMIDIFIED HOLDING CABINET	208/1	9.1	20A	1/2"C–2#12	AP–5:(34,36)	SEE RMKS	5'–6"	PLUGS INTO OVERHEAD RECEPTACLE # 320C6W(B) PROVIDED BY KES – HEIGHT TO BOTTOM OF RECEPTCLE
D16.23E4	2	UNIVERSAL HOLDING CABINET – HIGH DENSITY – 2–SIDED – PIN & SLEEVE	208/1	15.2	20A	1/2"C–2#12	AP–5:(4,6)(8,10)	BY KES	5'–6"	PLUGS INTO OVERHEAD RECEPTACLE # 320C4W(Y) PROVIDED BY KES– HEIGHT TO BOTTOM OF RECEPTCLE
D17.30E1	1	UHC TABLE COPL – 2 SIDED – 51"D x 34"W – PIN&SLEEVE	120/1	2.0	20A	1/2"C–2#12	AP–5:12	BY KES	5'–6"	PLUGS INTO OVERHEAD RECEPTACLE # 320C4W(Y) PROVIDED BY KES– HEIGHT TO BOTTOM OF RECEPTCLE
D18.00E1	1	Q'ING OVEN – PIN & SLEEVE	208/1	15.4	20A	1/2"C–2#12	AP–2:(38,40)	SEE RMKS	5'–6"	PLUGS INTO OVERHEAD RECEPTACLE # 320C6W(B) PROVIDED BY KES– HEIGHT TO BOTTOM OF RECEPTCLE
D18.03E1	2	Q'ING OVEN – PIN & SLEEVE	208/1	14.9	20A	1/2"C–2#12	AP–2:(18,20)(28,30)	SEE RMKS	5'–6"	PLUGS INTO OVERHEAD RECEPTACLE # 320C6W(B) PROVIDED BY KES– HEIGHT TO BOTTOM OF RECEPTCLE
D22.27E1	1	NEXT GEN. UNIVERSAL RADIANT TOASTER – PIN & SLEEVE	208/1	25.2	30A	1/2"C–2#10	AP–5:(27,29)	SEE RMKS	5'–6"	PLUGS INTO OVERHEAD RECEPTACLE # 330C6W(B) PROVIDED BY KES– HEIGHT TO BOTTOM OF RECEPTCLE
D22.28E2	1	NEXT GEN. UNIVERSAL CONTACT TOASTER – PIN & SLEEVE	208/1	25.2	30A	1/2"C–2#10	KES BREAKER PANEL	SEE RMKS	SEE RMKS	PLUGS INTO KES RACEWAY RECEPTACLE
D23.36E1	1	ECU TABLE – COPL	208/1	4.9	15A	SEE RMKS	KES BREAKER PANEL	SEE RMKS	SEE RMKS	PLUGS INTO KES OUTLET CHASE.
D23.37E1	1	BREAKER PANEL– 125 AMP – 1 PHASE – EQUIPMENT MOUNTED	120–208/1	SEE RMKS	125A	1–1/2C"–3#1	MDP:11	–		EC TO EXTEND AND CONNECT ELECTRICAL SERVICE. HARDWIRE TO KES BREAKER PANEL.
D23.40E1	1	PREP TABLE – HD – 2–SIDED COPL – 38"D x 83 1/2" – PIN & SLEEVE W/ REF.	120/1	10.0	20A	SEE RMKS	KES BREAKER PANEL	SEE RMKS	SEE RMKS	PLUGS INTO KES OUTLET CHASE.
D25.00E2	2	RAPID BUN STEAMER	208/1	14.3	30A	1/2"C–2#10	KES BREAKER PANEL	SEE RMKS	SEE RMKS	PLUGS INTO KES RACEWAY RECEPTACLE
D30.00E3	2	COMBI OVEN	208/3	15.1	30A	1/2"C–3#10	AP–4:(2,4,6)(8,10,12)	BY KES	SEE RMKS	EC TO EXTEND CIRCUIT TO L430R9 RECEPTACLE IN CHASE
D46.00E1	1	BUTTER WARMER	120/1	0.5	20A	1/2"C–2#12	AP–5:9	BY KES	SEE RMKS	PLUGS INTO EQUIPMENT–MOUNTED RECEPTACLE
D52.09E1	1	WAREWASHER – HIGH TEMP	208/3	29.4A 22.3A	(1)40A (1)30A	3/4"C–3#8 1/2"C–3#10	AP–5:(31,33,35) AP–5:(37,39,41)	SEE RMKS	SEE RMKS	EC TO SUPPLY 30A AND 60A–3P NF DISC SW HANDLE HGT. MTD @ 6'–7" AFF PERNEC 404.8(A). LABEL "WAREWASHER (# OF 2)" IF HOBART IS USED PROVIDE (2) 30A BREAKERS
D63.02E1	4	REMOTE ANSUL PULL	–	–	–	–	–	JB	SEE DETAILS	4" OCTAGONAL, RACO #165 OR EQUAL MUST BE USED.
D71.01E1	1	WALK–IN COOLER / FREEZER FLOORLESS	120/1	10.0	20A	1/2"C–2#12	AP–2:14,16	JB	FLUSH ON CLG	JB FOR LIGHTS &]DOOR HEATER– UNSWITCHED LIGHT TO BE IN BOTH COOLER & FREEZER,EC TO CONNECT POWER
D71.01E2	1	WALK–IN COOLER / FREEZER FLOORLESS	–	–	–	–	–	–	VIF	EC TO FURNISH & INSTALL CONDUIT,WIRE & LIGHT FIXTURES& OTHER DEVICES INSIDE COOLER/FREEZER BOX
D74.48E1	1	REMOTE CONDENSING UNIT	208/1	17.6	25A	1/2"C–2#10	AP–5(38,40)	JB	VIF	EC TO PROVIDE 30A–2P NF DISC AT UNIT ON ROOF. CIRCUIT BREAKERS TO BE HARC RATED.
D74.48E2	1	REMOTE CONDENSING UNIT	LOW VOLT WIRES	–	–	–	–	–	VIF	–
D74.50E1	1	REMOTE CONDENSING UNIT	208/3	22.4	50A	1"C–3#6	MDP:15	JB	VIF	EC TO PROVIDE 60A–3P NF DISC AT UNIT ON ROOF. CIRCUIT BREAKERS TO BE HARC RATED.
D74.50E2	1	REMOTE CONDENSING UNIT	LOW VOLT WIRES	–	–	–	–	–	VIF	–
D75.22E1	1	COOLER EVAPORATOR	208/1	1.2	15A	1/2"C–2#12	AP–6:(13,15)	JB	FLUSH ON CLG	–
D75.22E2	1	COOLER EVAPORATOR	LOW VOLT WIRES	–	–	–	–	–	FLUSH ON CLG	L V WIRES CONN UNIT TO EVAPS & SHALL BE ROUTED SEPARATELY FROM POWER CONDUCTORS
D76.31E1	1	FREEZER EVAPORATOR	208/1	12.0	15A	1/2"C–2#12	AP–6:(9,11)		FLUSH ON CLG	
D76.31E2	1	FREEZER EVAPORATOR	LOW VOLT WIRES	–	–	–	–	–	FLUSH ON CLG	L V WIRES CONN UNIT TO EVAPS & SHALL BE ROUTED SEPARATELY FROM POWER CONDUCTORS
2 D77.03E2	1	REACH–IN REFRIGERATOR–SINGLE WIDE	120/1	2.7	20A	1/2"C–2#12	AP–2:31	SEE RMKS	SEE RMKS	EC TO EXTEND CIRCUIT TO 5–20R RECEPTACLE IN CHASE
D78.05E1	3	REACH–IN FREEZER–SINGLE WIDE	120/1	11.0	20A	1/2"C–2#12	AP–1:25,30,35	5–20R	7'–6"	–
D81.13E1	1	REFRIGERATOR – SPECIALTY COFFEE– 27" WIDE	120/1	3.9	20A	1/2"C–2#12	AP–2:22	BY KES	SEE RMKS	EC TO EXTEND CIRCUIT TO 5–20R RECEPTACLE IN CHASE
D81.14E1	1	REFRIGERATOR – WORK TOP –48"WIDE	120/1	5.0	20A	1/2"C–2#12	AP–2:8	5–20R	2'–0"	–
D83.00E1	1	REFRIGERATOR/FREEZER – 2 DRAWER BASE – 30" W X 33" H	120/1	5.0	20A	1/2"C–2#12	AP–5:1	5–20R	2'–0"	–
D83.02E1	1	REFRIGERATOR/FREEZER – 2 DRAWER BASE – 30" W X 30" H	120/1	5.0	20A	1/2"C–2#12	AP–5:3	5–20R	2'–0"	–
D83.02E2	2	REFRIGERATOR/FREEZER – 2 DRAWER BASE – 30" W X 30" H	120/1	5.0	20A	1/2"C–2#12	AP–5:5,7	BY KES	SEE RMKS	EC TO EXTEND CIRCUIT TO 5–20R RECEPTACLE IN CHASE
D83.02E4	1	REFRIGERATOR/FREEZER – 2 DRAWER BASE – 30" W X 30" H	120/1	5.0	20A	1/2"C–2#12	AP–5:9	BY KES	SEE RMKS	PLUGS INTO EQUIPMENT–MOUNTED RECEPTACLE
D96.06E1	1	SAFE – STANDARD BLDG.	120/1	1.0	20A	1/2"C–2#12	AP–1:7	5–20R	2'–0"	PROVIDE LOCKOUT TYPE CB

PB = Pullbox
JB = Junction Box
EC = Electrical Contractor
VIF = Verify in Field

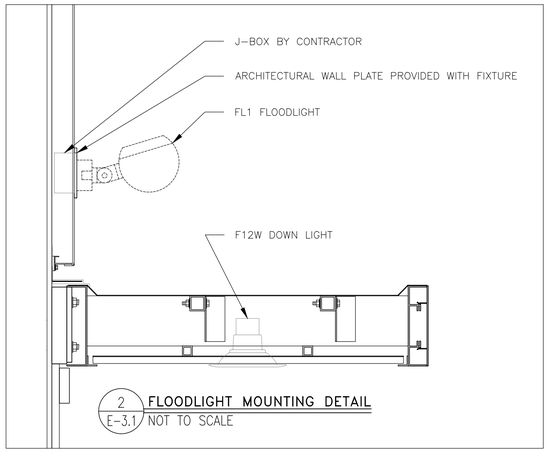
ELECTRICAL SCHEDULE

TAG #	QTY	DESCRIPTION	VOLT/PH	FLA	BRK SIZE	COND/WIRE	PNL/CCT	RECEP TYPE	HGT AFF	REQUIREMENTS & REMARKS
197.01E1	1	HAND WASH TIMER	120/1	0.1	20A	1/2"C–2#12	AP–1:33	5–20R	4'–6"	–
203.01E1	1	HEAT TREAT COMBINATION SHAKE/SUNDAE MACHINE	208/3	13.0	30A	3/4"C–3#8	AP–1:(18,20,22)	4x4x4 PB	1'–0"	RECEP #A460R9 BY KES, IF TAYLOR C602 IS ORDERED USE A 40A BRKR & #6 CONDUCTORS –EC MAKES FINAL CONN
205.08E1	1	BIC MACHINE	120/1	8.6	20A	1/2"C–2#12	AP–2:29	BY KES	SEE RMKS	EC TO EXTEND DEDICATED CIRCUIT TO 5–20R RECEPTACLE IN CHASE
205.09E2	1	FROZEN BEVERAGE DISPENSER	208/1	20.0	30A	1/2"C–2#10	AP–5:(17,19)	SEE RMKS	SEE RMKS	RECEP L6–30R IN CHASE BY KES, EC MAKES FINAL CONN
207.01E2	1	BLENDER – MCFLURRY – RAIL MOUNT	120/1	1.2	20A	1/2"C–2#12	AP–2:7	5–20R	4'–0"	
211.00E6	1	DELIVERY TABLETS	120/1	3.0	20A	1/2"C–2#12	AP–5:21	(2) 5–20R	5'–6"	–
214.02E1	1	82" 44U STATIONARY RACK	120/1 ISOLATED	5.0	20A	1/2"C–2#12IG	CP:11	IG4700	2'–0"	FOR NETWORK HARDWARE (GATEWAY/CONTROLLER, SWITCHES & HUBS)
214.02E3	1	82" 44U STATIONARY RACK	120/1 ISOLATED	10.0	20A	1/2"C–2#12IG	CP:15	IG4700	2'–0"	FOR POS SYSTEM SERVERS
214.02E4	1	82" 44U STATIONARY RACK	120/1 ISOLATED	12.0	20A	1/2"C–2#12IG	CP:17	IG2310	4'–0"	FOR OTHER POS SYSTEM & BACK OFFICE HARDWARE
214.02E5	1	82" 44U STATIONARY RACK	DATA CABLE	–	–	–	–	8x6x4 PB	7'–6"	EXTEND (2) 2 1/2" CONDUIT ABOVE CLG. W/BUSHING FOR DATA CABLES
214.02E6	1	82" 44U STATIONARY RACK	120/1 ISOLATED	14.0	30A	1/2"C–2#10IG	CP:12	IG2610	3'–0"	FOR POS SYSTEM UPS
215.00E12	1	POS REGISTER – FRONT COUNTER	120/1 ISOLATED	3.0 EA.	–	3/4"C–2#12IG	CP:19	IG4700	SEE RMKS	PROVIDE IG RECEP. IN COUNTER–MOUNTED RACEWAY
215.00E3	1	POS REGISTER – FRONT COUNTER	DATA CABLE	–	–	–	–	4x4x4 PB	10"	EXTEND 2" CONDUIT TO ABOVE CEILING FOR POS DATA CABLES
215.02E1	1	POS REGISTER – 2 WINDOW D/T	120/1 ISOLATED	3.0 EA.	SEE RMKS	1/2"C–2#12IG	SEE REMARKS	(2)IG4700	2'–5"	IN ORDER BOOTH, CONNECT TO CP:7 – IF INCLUDED IN PRESENTERS BOOTH, CONNECT TO CP:8
215.02E10	2	POS REGISTER – 2 WINDOW D/T	120/1 ISOLATED	3.0 EA.	20A	1/2"C–2#12IG	CP:1	BY KES	SEE RMKS	EC TO EXTEND CIRCUIT TO IG4700 RECEPTACLE IN CHASE
215.02E12	1	POS REGISTER – 2 WINDOW D/T	–	–	–	–	–	18x12x4 PB	10"	REFER TO D/T LOW VOLTAGE CONDUIT DIAGRAM FOR CONDUITS UNDER SLAB AND EXTEND (2) 2 1/2"C. TO ABOVE CLG.
215.02E13	1	POS REGISTER – 2 WINDOW D/T	–	–	–	–	–	4x4x4 PB	10"	EXTEND 1 1/2"C. UNDER SLAB TO 217.11E1 AND 2 1/2" C. TO ABOVE CEILING FOR POS DATA CABLES
215.02E17	1	POS REGISTER – 2 WINDOW D/T	–	–	–	–	–	4x4x4 PB	10"	EXTEND 1 1/2"C. UNDER SLAB TO 217.11E1 AND 2 1/2" C. ABOVE TO 215.02E18
215.02E18	1	POS REGISTER – 2 WINDOW D/T	–	–	–	–	–	4x4x4 PB	5'–0"	EXTEND 2 1/2" C. BELOW TO 215.02E17 AND 2 1/2" C. TO ABOVE CEILING FOR POS DATA CABLES
215.04E1	2	POS – KVS MONITOR	120/1 ISOLATED	1.5 EA.	20A	1/2"C–2#12IG	CP:8	IG4700	FLUSH ON CLG	–
215.04E4	2	POS – KVS MONITOR	120/1 ISOLATED	1.5	20A	1/2"C–2#12IG	CP:26	SEE RMKS	SEE RMKS	EC TO EXTEND CIRCUIT TO IG4700 RECEPTACLE IN OEP
215.04E5	2	POS – KVS MONITOR	120/1 ISOLATED	1.5 EA.	20A	1/2"C–2#12IG	CP:3	SEE RMKS	SEE RMKS	EC TO EXTEND CIRCUIT TO IG4700 RECEPTACLE IN CHASE
215.04E7	3	POS – KVS MONITOR	120/1 ISOLATED	1.5 EA.	20A	1/2"C–2#12IG	CP:23	IG4700	5'–6"	–
215.04E8	1	POS – KVS MONITOR	DATA CABLE	–	–	–	–	4x4x4 PB	4'–0"	EXTEND 2" CONDUIT ABOVE CEILING. CABLE FURNISHED AND INSTALLED BY POS SYSTEM SUPPLIER
215.07E1	1	POS REGISTER – DELIVERY	120/1 ISOLATED	3.0	20A	1/2"C–2#12IG	CP:23	IG4700	3'–6"	
215.07E3	1	POS REGISTER – DELIVERY	DATA CABLE	–	–	–	–	4x4x4 PB	3'–6"	EXTEND 2" CONDUIT TO ABOVE CEILING FOR POS DATA CABLES
216.00E13	2	POS – VIDEO MONITOR	120/1 ISOLATED	1.5 EA.	20A	1/2"C–2#12IG	CP:3	SEE RMKS	SEE RMKS	EC TO EXTEND CIRCUIT TO IG4700 RECEPTACLE IN CHASE
216.00E14	4	POS – VIDEO MONITOR	120/1 ISOLATED	1.5 EA.	20A	1/2"C–2#12IG	CP:9	IG4700	SEE RMKS	EXTEND CONDUIT DOWN GRILL HOOD SHROUD AND PROVIDE IG4700 RECEPTACLE
216.00E7	3	POS – VIDEO MONITOR	120/1 ISOLATED	1.5 EA.	20A	1/2"C–2#12IG	CP:1	BY KES	SEE RMKS	EC TO EXTEND CIRCUIT TO IG4700 RECEPTACLE IN CHASE
217.03E4	1	POS – COD OPTICAL ISOLATOR	120/1 ISOLATED	1.0	20A	1/2"C–2#12IG	CP:14	IG5262	7'–6"	–
217.10E1	2	REMOTE DETECTOR LOOP	–	–	–	–	–	–	–	1 1/2"CONDUIT–CONN TO PULLBOX#215.03E5,215.01E4, OR 215.02E12 PER DRIVE–THRU CONFIG–SEE SITE PLAN
217.11E1	2	DETECTOR LOOP	–	–	–	–	–	–	–	1 1/2"CONDUIT–CONN TO PULLBOX#215.02E5,215.02E13, OR 215.02E4 PER DRIVE–THRU CONFIG–SEE SITE PLAN
217.13E1	1	MERGE POINT MONITOR (DOUBLE DRIVE THRU)	120/1	2.0	20A	1/2"C–2#12	AP–1:11	5–20R	3'–6"	DO NOT POWER FROM POS CIRCUIT
217.13E2	2	MERGE POINT MONITOR (DOUBLE DRIVE THRU)	120/1	2.0	20A	1/2"C–2#12	AP–1:11	BY KES	SEE RMKS	EC TO EXTEND CIRCUIT TO 5–20R RECEPTACLE IN CHASE
217.14E1	1	POS– VIDEO MONITOR (DOUBLE DRIVE THRU)	120/1 ISOLATED	1.5	SEE RMKS	1/2"C–2#12IG	CP:7	IG4700	3'–6"	–
217.18E1	3	HAND HELD ORDER TAKER AND MANAGEMENT OF SHIFT EQUIPMENT	120/1	5.0	20A	1/2"C–2#12	AP–1:15	5–20R	4'–6"	–
217.19E2	1	WIRELESS HEADSET BASE STATION	120/1 ISOLATED	1.9	20A	1/2"C–2#12IG	CP:1	IG4700	4'–6"	
217.19E3	1	WIRELESS HEADSET BASE STATION	DATA CABLE	–	–	–	–	4x4x4 PB	5'–0"	
217.24E1	1	DANGER POINT MONITOR (DOUBLE DRIVE–THRU)	120/1	2.0	20A	1/2"C–2#12	AP–1:11	5–20R	8'–0"	DO NOT POWER FROM POS CIRCUIT
217.26E1	1	ZOOM TIMER	120/1 ISOLATED	6.0	20A	1/2"C–2#12IG	CP:10	(2) IG4700	7'–6"	–
217.26E2	1	ZOOM TIMER	DATA CABLE	–	–	–	–	JB	7'–6"	JB W/ 1–1/2" C. TO TERMINATE ABOVE CEILING W/BUSHINGS. FOR DATA CABLES. SUPPLY W/ GROMMETED OPENING IN COVER PLATE
219.00E10	1	POS – RECEIPT PRINTER	120/1 ISOLATED	0.7	20A	3/4"C–2#12IG	SEE RMKS	IG4700	SEE RMKS	PROVIDE IG RECEP. IN COUNTER–MOUNTED RACEWAY, POWER FROM SAME CIRCUIT AS 215.00E12
219.00E3	1	POS – RECEIPT PRINTER/CASHLESS	120/1 ISOLATED	0.7	20A	1/2"C–2#12IG	CP:4	IG4700	2'–0"	–
219.00E7	2	POS – RECEIPT PRINTER	120/1 ISOLATED	0.7	20A	1/2"C–2#12IG	CP:3	BY KES	SEE RMKS	EC TO EXTEND IG CIRCUIT TO IG4700 RECEPTACLE IN KES OUTLET CHASE.
219.05E2	2	STICKY LABEL PRINTER	120/1 ISOLATED	0.7	20A	1/2"C–2#12IG	CP:1	BY KES	SEE RMKS	EC TO EXTEND IG CIRCUIT TO IG4700 RECEPTACLE IN CHASE
219.05E3	1	STICKY LABEL PRINTER	120/1 ISOLATED	0.7	20A	1/2"C–2#12IG	CP:3	IG4700	3'–2"	–
219.05E6	2	STICKY LABEL PRINTER	120/1 ISOLATED	0.7	20A	1/2"C–2#12IG	CP:3	IG4700	FLUSH ON CLG	–
219.06E1	1	LABELING SYSTEM	120/1 ISOLATED	2.0	20A	1/2"C–2#12IG	CP:8	IG5261	2'–0"	–
220.00E1	1	POS – COIN DISPENSER	120/1 ISOLATED	0.75	20A	1/2"C–2#12IG	CP:7	IG4700	2'–0"	–
221.09E1	1	O/O EQUIPMENT RACK	120/1 ISOLATED	4.0	20A	1/2"C–2#12IG	CP:31	IG5262	8'–0"	–
221.09E2	1	O/O EQUIPMENT RACK	DATA CABLE	–	–	2" C	–	4x4x4 PB	8'–0"	EXTEND 2" CONDUIT ABOVE CLG. W/ BUSHING FOR DATA CABLES
222.01E1	1	TIME CLOCK	120/1 ISOLATED	0.5	20A	1/2"C–2#12IG	CP:28	IG4700	4'–0"	–
222.01E2	1	TIME CLOCK	DATA CABLE	–	–	–	–	JB	4'–0"	EXTEND 1" CONDUIT ABOVE CEILING
223.07E1	1	WASHER	120/1	8.0	15A	1/2"C–2#12	AP–1:13	5–15R	3'–6"	–
225.03E3	2	OFFICE PACKAGE/DESK UNIT	120/1

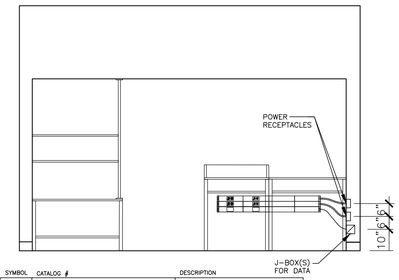
PB = Pullbox
JB = Junction Box
EC = Electrical Contractor
VIF = Verify in Field

ELECTRICAL SCHEDULE

TAG #	QTY	DESCRIPTION	VOLT/PH	FLA	BRK SIZE	COND/WIRE	PNL/CCT	RECEP TYPE	HGT AFF	REQUIREMENTS & REMARKS
701.34E1	1	ACCESS CONTROL PANEL	120/1	2.0	20A	1/2"C-2#12	LP-1:16	JB	8'-0"	ROUTE LOW VOLTAGE WIRES TO DOOR BUTTON, HORN AND DOOR STRIKE AS REQUIRED. SUPPLY WITH 4 RELAY CONTROL BOARD.



2 FLOODLIGHT MOUNTING DETAIL
E-3.1 NOT TO SCALE



SYMBOL	CATALOG #	DESCRIPTION
	HBLAU5TDR & IG4700	RECEPTACLE COVERPLATE WITH ORANGE, DUPLEX LOCK, ISOLATED GROUND DUPLEX RECEPTACLE
	HBLAU5TDR & 5-20R FOR BAKED GOODS AND IG5262 FOR CASH	RECEPTACLE COVERPLATE WITH STRAIGHT BLADE RECEPTACLE
	HBLAU57LPB	COMMUNICATIONS COVERPLATE
	HBLAU7620B02M290	2" SECTION OF RACEWAY, INCLUDES COUPLERS
	HBLAU7620B03M290	3" SECTION OF RACEWAY, INCLUDES COUPLERS
	HBLAU7610B2M2	SERVICE ENTRANCE FITTING & BUSHING FOR DATA CABLES
	HBLAU7610B	BLANK END FITTING
N/A	HBLAU5701	COUPLER (INCLUDED WITH RACEWAY SECTION)
N/A	HBLAU5709	GROUND ADAPTER

NOTES:
1. REFER TO SERVICE POD MANUFACTURER INSTRUCTIONS FOR EXACT PLACEMENT OF RACEWAY

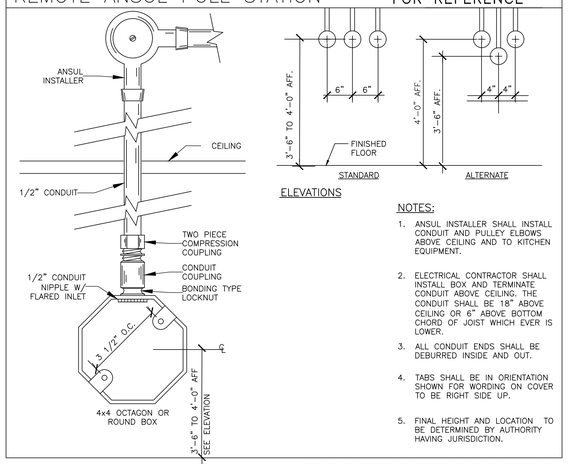
2. RACEWAY AND RECEPTACLES TO BE PROVIDED WITH SERVICE POD, INSTALLED BY CONTRACTOR.

3. DETAIL SHOWN IS A TYPICAL CONFIGURATION ONLY. SITE SPECIFICS MIGHT CAUSE DEVIATIONS.

4. PART NUMBERS SHOWN REFLECT HUBBELL, SOME SUPPIERS MAY USE WIREMOLE EQUIVALENT.

1 SERVICE POD RACEWAY DETAIL
E-3.1 NOT TO SCALE

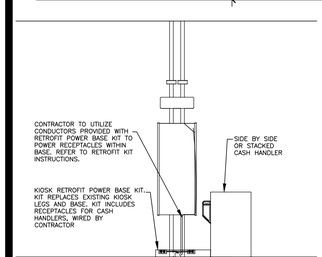
REMOTE ANSUL PULL STATION FOR REFERENCE



ELEVATIONS

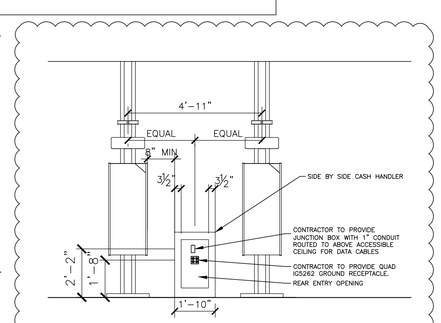
NOTES:

1. ANSUL INSTALLER SHALL INSTALL CONDUIT AND PULLEY ELBOWS ABOVE CEILING AND TO KITCHEN EQUIPMENT.
2. ELECTRICAL CONTRACTOR SHALL INSTALL BOX AND TERMINATE CONDUIT ABOVE CEILING. THE CONDUIT SHALL BE 18" ABOVE CEILING OR 6" ABOVE BOTTOM CHORD OF JOIST WHICH EVER IS LOWER.
3. ALL CONDUIT ENDS SHALL BE DEBURRED INSIDE AND OUT.
4. TABS SHALL BE IN ORIENTATION SHOWN FOR WORDING ON COVER TO BE RIGHT SIDE UP.
5. FINAL HEIGHT AND LOCATION TO BE DETERMINED BY AUTHORITY HAVING JURISDICTION.



NOTES:
1. THIS EXAMPLE IS FOR A SIDE BY SIDE CASH HANDLER THAT DOES NOT HAVE A GC WALL BEHIND IT AND IS NEXT TO A KIOSK. IT IS ALSO INTENDED FOR ALL STACKED CASH HANDLERS.
2. EACH SIDE BY SIDE CASH HANDLER UTILIZES 3 PLUGS AND ADDS 4.4 AMPS OF LOAD TO THE KIOSK CIRCUIT.
3. EACH STACKED CASH HANDLER UTILIZES 2 PLUGS AND ADDS 3.6 AMPS OF LOAD TO THE KIOSK CIRCUIT.
4. ONLY 1 SIDE BY SIDE CAN BE CONNECTED TO A KIOSK, HOWEVER TWO STACKED UNITS CAN BE CONNECTED. REFER TO DECOR PLANS FOR EXACT CONFIGURATIONS.

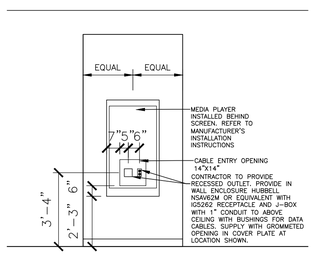
5 TYP. CASH HANDLER POWER DETAIL
E-3.1 NOT TO SCALE



NOTES:
1. THIS EXAMPLE IS FOR A SIDE BY SIDE CASH HANDLER WITH THE REAR OF THE UNIT FACING A FULL HEIGHT GC BUILT WALL.
2. EACH SIDE BY SIDE CASH HANDLER UTILIZES 3 PLUGS AND ADDS 4.4 AMPS OF LOAD.

2

4 CASH HANDLER POWER DETAIL W/REAR TO WALL
E-3.1 NOT TO SCALE



NOTES:
1. THIS EXAMPLE IS FOR A WALL MOUNTED DIGITAL MERCHANDISER.

3 DIGITAL MERCHANDISER POWER DETAIL
E-3.1 NOT TO SCALE

GENERAL ELECTRICAL NOTES:

INSTALLATION METHODS:

M1. ALL ELECTRICAL MATERIAL USED ON THIS PROJECT SHALL BE "UL" LISTED AND LABELED.

M2. ALL DIMENSIONS SHOWN ARE TAKEN FROM FACE OF GYP BOARD/PLYWOOD. THE EC SHALL MAKE NECESSARY DIMENSIONAL ALLOWANCES. ALL DIMENSIONS SHOWN ARE TO CENTER LINE OF OUTLET BOX AND/OR RECEPTACLE UNLESS NOTED OTHERWISE.

M3. ALL J-BOXES, DCOs, AND OTHER ELECTRICAL DEVICES SHOWN SHALL BE RECESSED INTO A WALL, FLOOR OR CEILING UNLESS SPECIFICALLY NOTED OTHERWISE.

M4. ALL RECEPTACLES (EXCEPT SPECIFIED HUBBELL PIN & SLEEVE TYPES) SHALL BE FURNISHED BY THE EC. THE RECEPTACLES INCLUDING PIN AND SLEEVE TYPE SHALL BE INSTALLED BY THE EC.

M5. EC SHALL PROVIDE STAINLESS STEEL COVER PLATES ON ALL RECEPTACLES AND J-BOXES. ADDITIONALLY, EC SHALL PROVIDE ORANGE NYLON COVER PLATES MARKED "COMPUTER ONLY" ON ALL ISOLATED GROUND/DEDICATED CIRCUIT RECEPTACLES. PURCHASE PJ8CO (ONE DUPLEX) OR PJ82CO (TWO DUPLEX) FROM HUBBELL.

M6. ROUGH-INS FOR OPTIONAL EQUIPMENT ARE SHOWN ON THESE SHEETS. EC SHALL VERIFY WITH McDONALD'S PROJECT MANAGER WHICH OPTIONAL EQUIPMENT IS TO BE INCLUDED AND INSTALL OPTIONAL ROUGH-INS AS REQUIRED. PRICING FOR OPTIONAL ROUGH-INS SHALL BE INCLUDED IN BID AND CALLED OUT AS OPTIONAL.

M7. EC SHALL COORDINATE WITH KITCHEN EQUIPMENT SUPPLIER, MECHANICAL CONTRACTOR AND GC FOR FINAL LOCATIONS AND CONNECTION REQUIREMENTS OF ALL EQUIPMENT PRIOR TO INSTALLATION OF ANY CONDUIT AND/OR STUB-UP LOCATIONS.

M8. CEILING MOUNTED ECONOMY OEP BOX IS FURNISHED BY McDONALD'S, AND INSTALLED BY THE GC. CORD AND PLUG SET FURNISHED BY KES AND INSTALLED BY THE EC.

M9. FOR GRILLS, FRYERS, AND ANSUL SYSTEMS, EC SHALL EXTEND CONDUIT AND CONDUCTORS DOWN CHASE OR WALL TO TERMINAL BLOCK MOUNTED ON EQUIPMENT AND MAKE FINAL CONNECTIONS TO TERMINAL BLOCKS.

M10. ALL HOLES IN THE FRONT COUNTER FOR THE POS CORDS AND CABLES SHALL BE LOCATED BY OWNER AND DRILLED BY GC.

M11. ALL ELECTRICAL CONDUCTORS SHALL BE CONNECTED TO RECEPTACLES USING ONLY THE TERMINAL SCREWS. RECEPTACLE BACK WIRE/QUICK CONNECTIONS SHALL NOT BE USED. HUBBELL EDGE CONNECT IS APPROVED ALTERNATIVE.

M12. EC SHALL PROVIDE 208V HEAT TRACE ON THE FREEZER EVAPORATOR CONDENSATE DRAIN LINE. HEAT TRACE SHALL OPERATE CONTINUOUSLY. EC SHALL WIRE HEAT TRACE TO FREEZER EVAPORATOR POWER SUPPLY. A SEPARATE CIRCUIT FOR HEAT TRACE IS NOT REQUIRED. VERIFY HEAT TRACE REQUIREMENTS WITH EVAPORATOR MANUFACTURER

M13. POWER AND CONTROL CORDS ARE FURNISHED WITH KITCHEN APPLIANCES. THE EC SHALL CONNECT CORD SETS TO APPLIANCES AS REQUIRED.

M14. GC SHALL NOT INSTALL CEILING TILE IN AREAS OF THE BEVERAGE BAR REFRIGERATION LINES AND EQUIPMENT PENETRATION LOCATIONS UNTIL THE LINES HAVE BEEN INSTALLED. THE CEILING TILE INSTALLER SHALL RETURN AND INSTALL THE TILES AFTER THE REFRIGERATION LINES HAVE BEEN INSTALLED AND TESTED.

UTILITIES:

U1. INCOMING SERVICE SHALL BE 208Y/120V, 3 PHASE, 4 WIRE. ANY DEVIATIONS TO THIS SERVICE TYPE SHALL NOT BE PERMITTED UNLESS APPROVED IN WRITING BY McDONALD'S.

U2. THE EC SHALL ARRANGE WITH THE ELECTRIC, TELEPHONE, AND OTHER UTILITY COMPANIES FOR INCOMING SERVICE REQUIREMENTS AND SHALL INCLUDE ALL COSTS IN BASE BID.

U3. THE EC SHALL VERIFY EXACT METHODS AND REQUIREMENTS FOR ELECTRICAL SERVICE WITH LOCAL UTILITY COMPANY. CURRENT TRANSFORMERS SHALL BE INSTALLED OUTSIDE RESTAURANT, LOCATE INSIDE ONLY IF REQUIRED BY UTILITY COMPANY OR LOCAL AUTHORITIES.

U4. PROVIDE CONCRETE PAD IF TRANSFORMER IS LOCATED ON GRADE AND PROVIDE SECONDARY SERVICE FEEDER AND CONDUITS TO PANEL MDP AS PER LOCAL UTILITY REQUIREMENTS.

U5. THE EC/GC/ACM SHALL OBTAIN AVAILABLE SHORT CIRCUIT CURRENT FROM THE LOCAL UTILITY COMPANY. THE EC/GC/ACM SHALL ADVISE IN WRITING (FAX SUPPLIER THE UTILITY LETTER) THE AVAILABLE AMOUNT OF FAULT CURRENT. THE PANELBOARD SUPPLIER SHALL BE RESPONSIBLE TO VERIFY THAT THE ELECTRICAL EQUIPMENT SHIPPED HAS APPROPRIATE ELECTRICAL RATINGS WHICH ARE EQUAL TO OR GREATER THAN THE AVAILABLE AMOUNT OF FAULT CURRENT AT THE SITE.

U6. EC AND ACM OR OWNER/OPERATOR AND ACM SHALL COORDINATE WITH LOCAL PHONE COMPANY TO PROVIDE A 10 PAIR (OR MORE) COPPER TELEPHONE CABLE FROM THE TELEPHONE UTILITY EASEMENT TO THE RESTAURANT TELEPHONE DEMARCATION POINT. IF THE TELEPHONE PANEL/BOX IS LOCATED INSIDE THE RESTAURANT, EC SHALL PROVIDE (2) EMPTY 3/4" CONDUITS FROM THE TELEPHONE PANEL/BOX UP TO ABOVE THE CEILING FOR FUTURE TELEPHONE CABLE INSTALLATION. ADDITIONALLY, THE EC SHALL PROVIDE AN EMPTY 3/4" CONDUIT FROM THE TELEPHONE PANEL/BOX TO THE LOCATION OF THE FUTURE INTERNET SERVER (VERIFY LOCATION WITH PM). EC SHALL CONNECT, INSTALL AND INCORPORATE ALL OTHER REQUIREMENTS NECESSARY FOR COMPLETE AND OPERATIONAL TELEPHONE SYSTEM(S) FOR THIS SITE. THE REMAINING UNUSED TELEPHONE CONDUCTOR PAIRS SHALL BE CAPPED AND LEFT IN PLACE FOR FUTURE USE. THE TELEPHONE PANEL/BOX SHALL BE GROUNDED AS SHOWN IN THE "BUILDING ELECTRICAL GROUNDING DETAIL."

U7. EC SHALL PROVIDE A 4" SCHEDULE 40/80 PVC CONDUIT THAT IS SUITABLE FOR DIRECT BURIAL FROM BUILDING TO UTILITY EASEMENT/ROW IN UTILITY CABLING/CONDUIT TRENCH PROVIDED BY GC. CONDUIT SHALL RUN FROM INCOMING TELCOM LOCATION AT BUILDING TO TELECOM PEDESTAL LOCATION IN UTILITY EASEMENT/ROW. VERIFY EXACT LOCATIONS IN FIELD WITH AREA CONSTRUCTION MANAGER AND TELECOM UTILITY PROVIDER PRIOR TO INSTALLATION.

INSTALLATION NOTES:

1. IF TELCOM CONDUIT IS TERMINATED WITHIN BUILDING, PVC SHALL TRANSITION TO HWG/RMC TYPE CONDUIT PRIOR TO RISING ABOVE FINISHED SLAB.
2. PROVIDE THERMOPLASTIC BUSHINGS AT BOTH ENDS OF CONDUIT FOR CABLING PROTECTION.
3. IF 90 DEGREE BENDS ARE REQUIRED, CONTRACTOR SHALL PROVIDE WIDE SWEEPING BENDS TO PREVENT BENDING/DAMAGE TO CABLE
4. ALL COMMUNICATIONS CABLING SHALL BE PULLED VIA THIS CONDUIT.
5. INSTALL A MINIMUM OF 6 PULL WIRES IN CONDUIT TO ALLOW FOR THE INSTALLATION OF FUTURE CABLING. USE NON-DEGRADING POLYPROPYLENE OR MONOFILAMENT PLASTIC LINE OR #12 AWGT SOLID COPPER CONDUCTORS WITH NOT LESS THAN 200 LBF TENSILE STRENGTH. PROVIDE AT LEAST 12 INCHES OF SLACK AT EACH END OF PULL WIRE.
6. AFTER INSTALLATION OF COMMUNICATIONS CABLING AND PULLSTRINGS/WIRES, CONTRACTOR SHALL SEAL BOTH ENDS OF CONDUIT TO PREVENT INTRUSION FROM WEATHER, RODENTS, DEBRIS, ETC. SEAL SHALL BE OF TYPE TO ALLOW FOR REMOVAL FOR INSTALLATION OF FUTURE CABLING

CONDUIT AND WIRE:

W1. THE FOLLOWING WIRING METHODS SHALL NOT BE USED: NON-METALLIC SHEATHED CABLE (ROMEX, NM, NMC, & NMS), ARMORED CABLE TYPE AC (BX), ELECTRICAL NON-METALLIC TUBING, TYPE ENT (SMURF-TUBE).

W2. CONDUIT RUNS MAY BE COMBINED EXCEPT WHERE ISOLATED GROUNDS ARE USED. IG CIRCUITS SHALL BE RUN IN SEPARATE CONDUITS. ALL HOME RUNS SHALL BE SIZED BASED ON DERATED CONDUCTOR AMPACITIES AND INCREASE CONDUIT AND WIRE SIZE AS REQUIRED BY NEC SECTION 310 REQUIREMENTS.

W3. CONDUIT SHALL HAVE A MAXIMUM OF 4 BENDS WITHOUT A JUNCTION BOX TO PREVENT DAMAGE TO CABLE DURING PULLING. THE EC SHALL PIGTAIL #12 PULL WIRE AT EACH END FOR INSTALLER TO PULL CABLE. ALL LOW VOLTAGE CONDUIT STUB-UPS SHALL BE PROVIDED WITH A BUSHING.

W4. MINIMUM WIRE SIZE SHALL BE #12 AWG COPPER UNLESS NOTED OTHERWISE. MINIMUM CONDUIT SIZE SHALL BE 1/2" UNLESS NOTED OTHERWISE. WIRES INSTALLED UNDERGROUND OR OUTDOORS SHALL BE THW.

W5. CONDUCTORS #10 AWG AND SMALLER SHALL BE SOLID COPPER. CONDUCTORS #8 AND LARGER SHALL BE STRANDED COPPER. ALUMINUM CONDUCTORS SHALL NOT BE UTILIZED FOR FEEDER OR BRANCH CIRCUIT DISTRIBUTION.

W6. RACEWAYS SHALL BE ANY OF THE FOLLOWING MATERIALS, INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES:

OUTDOORS: (FOR SPECIFIC APPLICATIONS AND APPROPRIATE FITTINGS, SEE TABLE W6)

1. EXPOSED: RMC, IMC.
2. CONCEALED: RMC, IMC.
3. BELOW GRADE, SINGLE RUN: RNC, RMC.
4. BELOW GRADE, GROUPED: RNC, RMC.
5. CONNECTION TO VIBRATING EQUIPMENT (INCLUDING TRANSFORMERS AND HYDRAULIC, PNEUMATIC, ELECTRIC SOLENOID, OR MOTOR-DRIVEN EQUIPMENT): LFMC.
6. BOXES AND ENCLOSURES: NEMA 250, TYPE 3R OR 4.

INDOORS: (FOR SPECIFIC APPLICATIONS AND APPROPRIATE FITTINGS, SEE TABLE W6)

1. EXPOSED: EMT, IMC.
2. CONCEALED: EMT, IMC.

(CONTINUED ON TOP)

3. CONNECTION TO VIBRATING EQUIPMENT (INCLUDING TRANSFORMERS AND HYDRAULIC, PNEUMATIC, ELECTRIC SOLENOID, OR MOTOR-DRIVEN EQUIPMENT): FMC; EXCEPT USE LFMC IN DAMP OR WET LOCATIONS.
4. DAMP OR WET LOCATIONS: RIGID STEEL CONDUIT.
5. BOXES AND ENCLOSURES: NEMA 250, TYPE 1, EXCEPT AS FOLLOWS: A. DAMP, WET OR KITCHEN LOCATIONS: NEMA 250, TYPE 4, STAINLESS STEEL.

TABLE W6:

LOCATION	208V.	480V.	LOW ENERGY*
EXPOSED			
INDOORS	< 1" EMT COMPRESS. FTGS >1.25" IMC THREADED FTGS	IMC THREADED FTGS	EMT COMPR. FTGS
OUTDOORS	RMC OR IMC THREADED FTGS	RMC OR IMC THREADED FTGS	RMC OR IMC THREADED FTGS
CONCEALED			
WALLS	<2" EMT SET SCREW FTGS >2.5" IMC THREADED FTGS	<2" EMT SET SCREW. FTGS >2.5" IMC THREADED FTGS	EMT 1/2"- 2" SET SCREW FTGS 2.5" - 4" COMPR. FTGS
AIR HANDLING CEILING/SPACE	<2" EMT COMPR. FTGS >2.5" IMC THREADED. FTGS	2" EMT COMPR. FTGS < >2.5" IMC THREADED. FTGS	EMT COMPR. FTGS
NON AIR HANDLING CEILING/SPACE	<2" EMT SET SCREW FTGS >2.5" IMC THREADED. FTGS	<2" EMT COMPR. FTGS >2.5" IMC THREADED. FTGS	EMT 1/2" - 2" SET SCREW FTGS 2.5"- 4" COMPR. FTGS
BELOW GRADE			
INTERIOR	IMC THREADED FTGS OR SCHEDULE 40 OR 80 PVC	IMC THREADED FTGS	IMC THREADED FTGS SCHEDULE 40 OR 80 PVC
EXTERIOR	SCHEDULE 40 OR 80 PVC OR RMC THREADED FTGS	SCHEDULE 40 OR 80 PVC OR RMC THREADED FTGS	SCHEDULE 40 OR 80 PVC OR RMC THREADED FTGS

W7. ALL CONDUITS PENETRATING THE FREEZER/COOLER BOX SHALL BE SEALED IN COMPLIANCE NEC SECTION 300 AND THE FREEZER/COOLER BOX MANUFACTURERS REQUIREMENTS.

W8. PROVIDE THREE (3) 3/4" EMPTY CONDUITS FROM PANEL LP-1 UP TO THE CEILING SPACE AND CAP FOR FUTURE USE.

GROUNDING:

G1. ALL BRANCH AND FEEDER CIRCUITS SHALL BE GROUNDED BY TWO METHODS. THE FIRST METHOD SHALL INCLUDE AN INSULATED COPPER EQUIPMENT GROUNDING CONDUCTOR CONTAINED WITHIN THE SAME CONDUIT AS THE PHASE CIRCUIT CONDUCTORS AND SIZED PER NEC SECTION 250 REQUIREMENTS. THIS INSULATED EQUIPMENT GROUNDING CONDUCTOR SHALL HAVE ONE END PROPERLY TERMINATED AT THE EQUIPMENT GROUND BUS IN THE CORRESPONDING CIRCUIT BREAKER PANEL, AND THE OTHER END TERMINATED AT THE GROUNDING CONTACT OF A GROUNDING RECEPTACLE AND TO THE JUNCTION BOX OR TO AN EQUIPMENT CABINET, AS APPLICABLE. THE SECOND METHOD PROVIDES EQUIPMENT GROUNDING VIA METALLIC CONDUIT THAT IS CONNECTED AND TERMINATED IN FITTINGS LISTED FOR GROUNDING PER NEC SECTION 250 REQUIREMENTS. BOTH GROUNDING METHODS ARE REQUIRED IN A MCDONALD'S RESTAURANT. ISOLATED GROUND SHALL BE INSTALLED WHERE INDICATED ON PLAN AND AS SHOWN IN POS ISOLATED GROUND/DEDICATED CIRCUIT DETAIL ON SHEET E4.2.

G2. THE BUILDING GROUNDING SYSTEM SHALL COMPLY WITH NEC ARTICLE 250, MCDONALD'S SPECIFICATIONS, AND SHEET E4.2. CAUTION: IT IS A SAFETY HAZARD AND AN NEC VIOLATION TO HAVE ANY NEUTRAL TO GROUND CONNECTIONS BEYOND THE MAIN ELECTRICAL DISCONNECT MEANS. MCDONALD'S GROUNDING STANDARDS PURPOSELY EXCEED THOSE GIVEN BY THE NEC. THE EC SHALL PROVIDE A BUILDING GROUNDING SYSTEM MEETING NEC SECTION 250 REQUIREMENTS AS WELL AS MCDONALD'S STANDARDS.

G3. EC SHALL REFER TO "POS ISOLATED GROUND/DEDICATED CIRCUIT DETAIL, SHEET E4.2, FOR REQUIRED WIRING REQUIREMENTS OF COMPUTER PANEL CP.

G4. METAL RACEWAYS CONTAINING A GROUNDING ELECTRODE CONDUCTOR SHALL BE BONDED AT BOTH ENDS AS REQUIRED BY NEC SECTION 250 REQUIREMENTS.

TEMPERATURE CONTROLS:

T1. REMOTE TEMPERATURE SENSORS: EC SHALL PROVIDE 1/2" CONDUIT FROM JUNCTION BOX ABOVE CEILING DOWN TO SENSOR MOUNTED AT 4'-0" TO 4'-6" AFF.

T2. SEE DETAIL ON SHEET M3.0. FOR SENSOR MOUNTING DETAIL. LOCATION OF WALL MOUNTED TEMPERATURE SENSORS ARE SHOWN ON SHEET M1.2 AND E2.0.

T3. WHEN WIRING FOR PROGRAMMABLE THERMOSTATS AND REMOTE SENSORS IS NOT IN A CONDUIT, THE WIRING SHALL BE RUN TO THE UNDERSIDE OF THE ROOF DECK. NONE OF THE WIRING SHALL BE ROUTED OVER FLUORESCENT BALLASTS, POWER BOXES OR IN A CONDUIT WITH LINE VOLTAGE WIRING AS ELECTRICAL INTERFERENCE (NOISE) WILL CAUSE ERRATIC CONTROL OPERATION. ALL THERMOSTATS SHALL BE MOUNTED 4'-0" AFF.

FLAT PANEL TELEVISIONS:

TV1. EC SHALL PROVIDE A DUPLEX RECEPTACLE AND A LOW VOLTAGE BROADBAND CONNECTION FOR THE INSTALLATION OF FLAT PANEL TELEVISIONS. COORDINATE EXACT LOCATIONS WITH DECOR COMPANY. FOR BROADBAND CONNECTION, EC SHALL PROVIDE A 4 X 4 BOX WITH A 3/4" CONDUIT STUB-UP WITH A BUSHING INTO ACCESSIBLE CEILING SPACE.

ELECTRICAL PANELS:

E1. THE EC SHALL BE RESPONSIBLE FOR BALANCING THE LOADS ON ALL PANELS.

E2. THE EC SHALL PROVIDE ELECTRICAL SERVICE TO THE EQUIPMENT MOUNTED BREAKER PANEL. SEE ELECTRICAL ROUGH-IN PLAN AND SCHEDULE FOR ALL REQUIREMENTS.

E3. THE EC SHALL BE RESPONSIBLE FOR THE PROPER IDENTIFICATION AND LABELING OF ALL CIRCUIT BREAKERS. EACH PANEL SHALL BE PROVIDED WITH AN ACCURATE TYPEWRITTEN CIRCUIT DIRECTORY AT THE CONCLUSION OF THE PROJECT AND PRIOR TO RESTAURANT OPENING.

SECURITY AND DRIVE-THRU CAMERAS:

S1. EC TO PROVIDE ELECTRICAL POWER AND COMMUNICATION CONDUITS FOR BUILDING MOUNTED SECURITY AND DRIVE THRU CAMERAS. COORDINATE FINAL LOCATIONS WITH SECURITY AND DRIVE THRU CAMERA INSTALLERS.

LIGHTING:

L1. PROVIDE A WEATHERPROOF JUNCTION BOX IN PARAPET FOR FASCIA SIGN. FINAL CONNECTION BY OTHERS.

L2. COORDINATE THE LOCATION OF JUNCTION BOX (IN THE WALL) WITH THE OPENING IN TRELLIS (FOR THE LIGHT FIXTURE WIRES). THE LOCATION OF THE JUNCTION BOX AND THE OPENING IN THE TRELLIS SHALL BE ALIGNED FOR THE LIGHT FIXTURE TO BE INSTALLED PROPERLY. COORDINATE INSTALLATION OF JUNCTION BOX AND ANY NECESSARY OPENINGS IN TRELLIS WITH GC AND TRELLIS/CANOPY MANUFACTURER. SEE LIGHT FIXTURE INSTALLATION INSTRUCTIONS FOR REQUIREMENTS REGARDING MOUNTING BRACKETS FOR USE IN C-CHANNEL TRELLISES.

L3. EC SHALL FIELD VERIFY THAT LIGHT FIXTURES DO NOT OBSTRUCT OR CONFLICT WITH THE WORK OF OTHER TRADES. IF A DISCREPANCY IS FOUND, THE EC SHALL IMMEDIATELY NOTIFY THE GC BEFORE THE THE INSTALLATION OF SUCH FIXTURE(S). EC SHALL COORDINATE LOCATIONS OF ALL LIGHT FIXTURES IN DINING AREA WITH FINAL SEATING AND DECOR PLANS.

L4. IF PC-POS CASH REGISTER SYSTEM IS INSTALLED, EC SHALL RELOCATE FIXTURES ABOVE FRONT COUNTER TO AVOID GLARE ON THE CASH REGISTER SCREENS. EC SHALL INSTALL CABLE WHIP TO FIXTURES SO THAT FIXTURE MAY BE RELOCATED FOUR FEET WITHOUT DISCONNECTING CABLE WHIP.

L5. EC SHALL COORDINATE LOCATION OF ALL EXTERIOR LIGHTS TO AVOID INTERFERENCE WITH ANY CORBELS, TRUSSES, BEAMS OR OTHER SPECIAL EXTERIOR TREATMENTS. INSTALL LIGHT FIXTURES WITH CORRECT ORIENTATION PER MANUFACTURER'S INSTRUCTIONS

L6. THE USE OF INTERLOCK TYPE "MC" CABLE IN LENGTHS OF 6 FEET OR LESS (WHERE PERMITTED BY LOCAL CODES) SHALL BE ALLOWED FOR WIRING TO INTERIOR LIGHTING FIXTURES. "ROMEX" OR "BX" SHALL NOT BE USED.

L7. EC SHALL VERIFY THAT NOT MORE THAN 3% VOLTAGE DROP EXISTS FROM THE LIGHTING PANEL TO ANY EXTERIOR LIGHTING FIXTURE OR SIGNAGE BALLAST.

L8. WHERE MCDONALD'S RESTAURANT HAS A PLAYPLACE, THE EC SHALL COORDINATE EXACT LOCATION OF PLAYPLACE LIGHTING WITH PLAYPLACE TOY VENDOR FOR MAXIMUM ILLUMINATION AND SAFETY PER THE FINAL LOCATION OF THE PLAYPLACE TOY. LIGHTING FIXTURES SHALL NOT BE MOUNTED TO THE TOY OR ANY PART OF THE TOY STRUCTURE.

L9. EC SHALL VERIFY ALL TAP SETTINGS FOR H.I.D. LIGHTING FIXTURES AND MAKE ANY NECESSARY CORRECTIONS PRIOR TO INSTALLATION.

REV	DATE	DESCRIPTION	BY
1	04/22/2026	CITY COMMENTS & FOUNDATION CHANGES & PROTO UPDATES	
2	06/09/2026	DEVELOPER COMMENTS	

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61135
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6/9/26

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PREPARED FOR: McDonald's USA, LLC

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DRAWN BY	STD ISSUE DATE	REVIEWED BY	DATE ISSUED
MES	2025	JAW	12/22/2025

TITLE: 2025 OPTIMIZED BUILDING - BB20
4590-WOOD/WOOD

DESCRIPTION
WOOD BEARING WALLS
WOOD ROOF TRUSS FRAMING

SITE ADDRESS: SWC OF ED PERRY BLVD & MS-30, OXFORD, MS 38655

SITE ID: 023-0351

SHEET NO. JAWA 25-0188
E3.1
NOTES & DETAILS

SEQUENCE OF OPERATION:

1. TURNING "ON" ANY PIECE OF COOKING EQUIPMENT UNDER A HOOD WILL TURN ON THE EXHAUST FAN AND ASSOCIATED RTU PROVIDING MAKEUP AIR FOR THAT HOOD.
2. TURNING "OFF" THE LAST PIECE OF COOKING EQUIPMENT UNDER A HOOD WILL TURN OFF THE EXHAUST FAN FOR THAT HOOD.
3. IF THE ANSUL SYSTEM SHOULD DISCHARGE WHILE THE COOKING EQUIPMENT AND EXHAUST FAN ARE OPERATING, THE COOKING EQUIPMENT WILL BE SHUT OFF, BUT THE EXHAUST FAN WILL CONTINUE TO RUN AND WILL FORCE THE ROOFTOP UNITS INTO A "SCHEDULED" MODE
4. THE ANSUL SYSTEM MUST BE RECHARGED AND MANUALLY RESET BEFORE THE COOKING EQUIPMENT WILL AGAIN BE ABLE TO OPERATE.
5. THE ON/OFF SWITCH ON THE EXHAUST FAN IS NORMALLY KEPT IN THE "ON" POSITION. IF IT IS TURNED OFF FOR SERVICE, THE COOKING EQUIPMENT WILL TURN OFF AND NOT BE ABLE TO OPERATE UNTIL THE EXHAUST FAN ON/OFF SWITCH IS AGAIN TURNED ON.

INTERLOCK DIAGRAM LEGEND

- ● TERMINAL BLOCK IN CHASE
- CTB – CHASE TERMINAL BLOCK. PROVIDED AND INSTALLED BY KITCHEN EQUIPMENT SUPPLIER
- ETB – EQUIPMENT TERMINAL BLOCK
- EFCR – EXHAUST FAN CONTROL RELAY. PROVIDED BY CONTRACTOR.
- IGR – INTERNAL GRILL RELAY PROVIDED WITHIN GARLAND GRILLS
- MS – ANSUL MICROSWITCH PROVIDED BY KITCHEN EQUIPMENT SUPPLIER

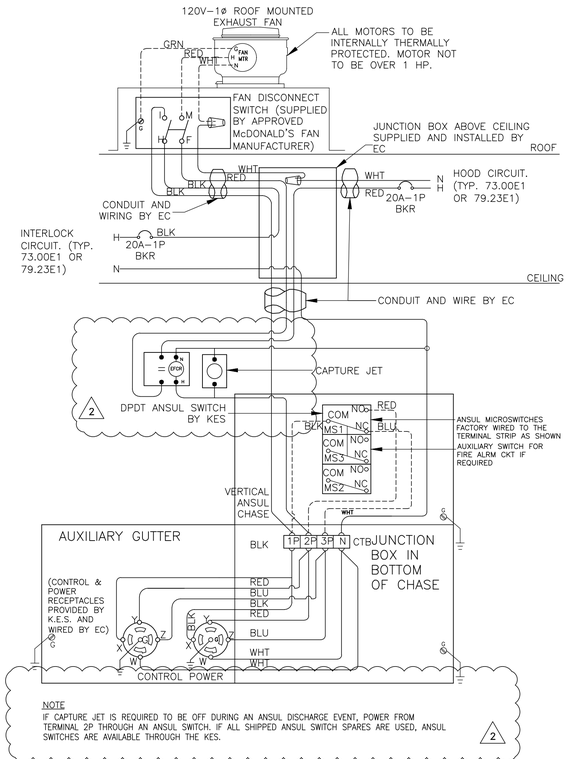
>> CONTROL CORD PLUG & RECEPTACLE
—— FIELD WIRING
—— CONTROL CORD/INTERNAL WIRING
---- FACTORY WIRING
—— EQUIPMENT OR ENCLOSURE

COOKING EQUIPMENT EXHAUST FAN	MAKE UP PROVIDED BY
EF/1	RTU-3
EF/2	RTU-1
EF/3	RTU-2

NOTE
RTU # ASSOCIATED WITH EACH EXHAUST FAN BASED ON PROTOTYPICAL VALUES ONLY. VERIFY THAT EXHAUST FAN ACTIVATES THE CORRESPONDING RTU TO PROVIDE AN ADEQUATE AMOUNT OF MAKEUP AIR.

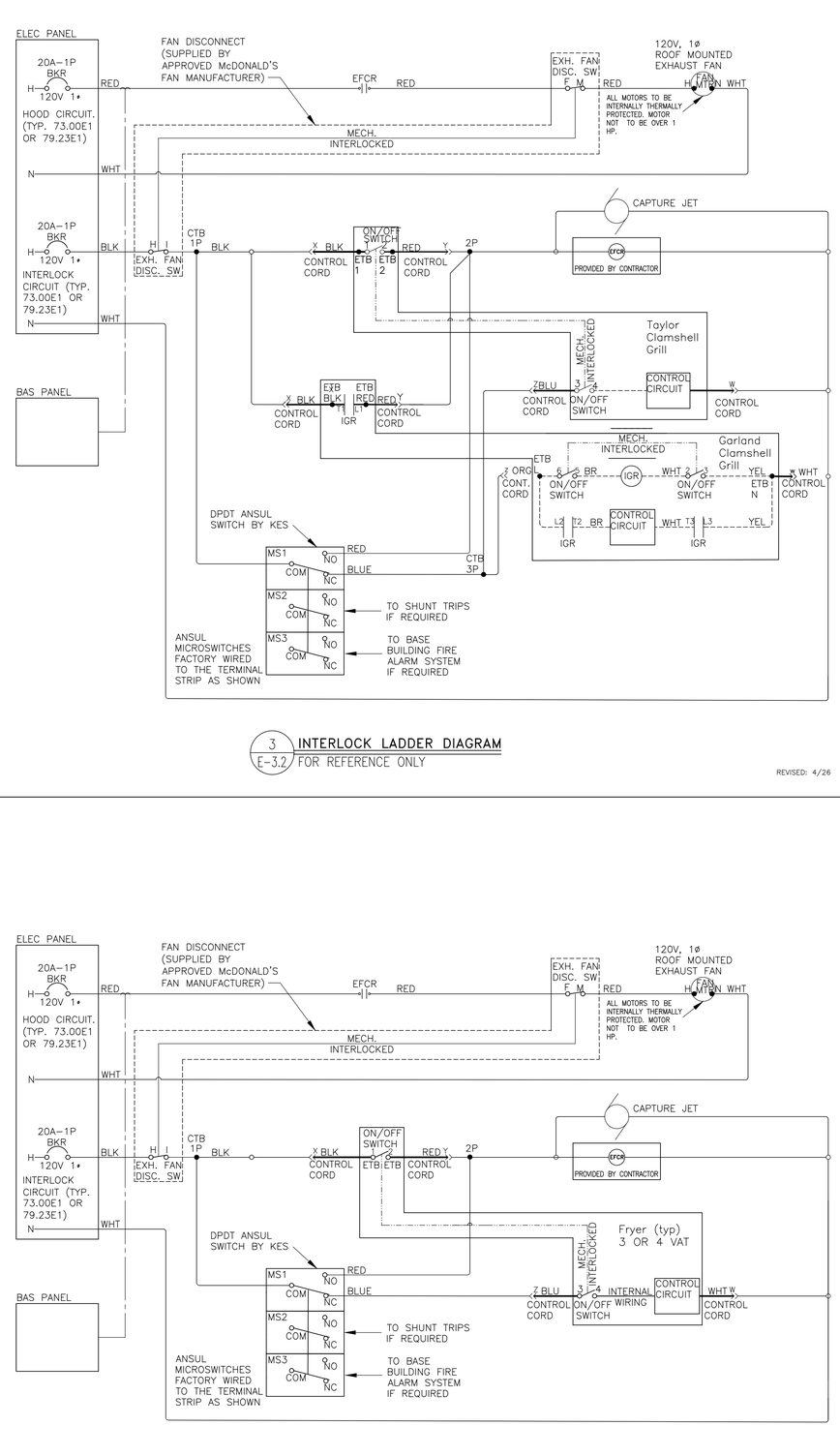
1 E-3.2 TYPICAL MAKEUP AIR RTU EXHAUST FAN SCHEDULE
FOR REFERENCE ONLY

REVISED: 6/18



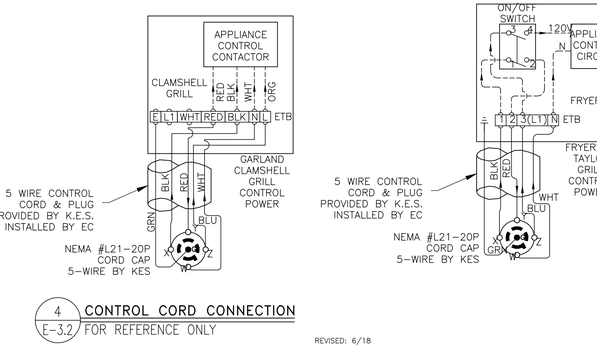
2 E-3.2 INTERLOCK WIRING DIAGRAM FOR EXHAUST FAN AND COOKING EQUIPMENT
FOR REFERENCE ONLY

REVISED: 6/18



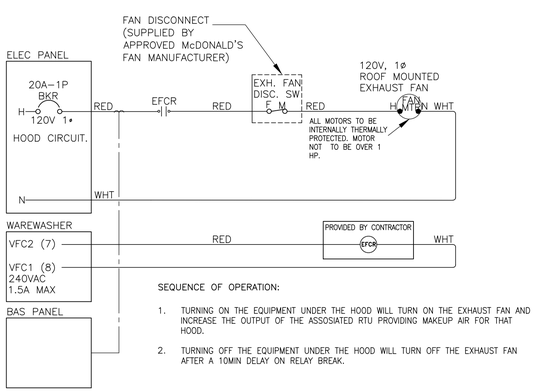
3 E-3.2 INTERLOCK LADDER DIAGRAM
FOR REFERENCE ONLY

REVISED: 4/26



4 E-3.2 CONTROL CORD CONNECTION
FOR REFERENCE ONLY

REVISED: 6/18



5 E-3.2 INTERLOCK LADDER DIAGRAM FOR EXHAUST FAN AND WAREWASHER
FOR REFERENCE ONLY

REVISED: 2/24

6 E-3.2 INTERLOCK LADDER DIAGRAM
FOR REFERENCE ONLY

REVISED: 4/26

REV	DATE	DESCRIPTION	BY
1	06/27/2025	PLAN CHANGES & ENGINEER COMMENTS	MES
2	06/09/2026	DEVELOPER COMMENTS	MES

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6/9/26

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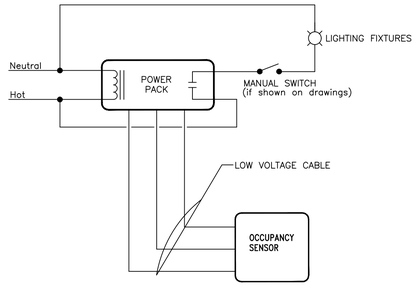
DRAWN BY: MES
STD ISSUE DATE 2025
REVIEWED BY: JAW
DATE ISSUED: 12/22/2025

TITLE: 2025 OPTIMIZED BUILDING – BB20
DESCRIPTION: 4590–WOOD/WOOD
WOOD BEARING WALLS
WOOD ROOF TRUSS FRAMING

SITE ID: 023–0351
SITE ADDRESS: SWC OF ED PERRY BLVD & MS–30, OXFORD, MS 38655

JAWA 25–0188

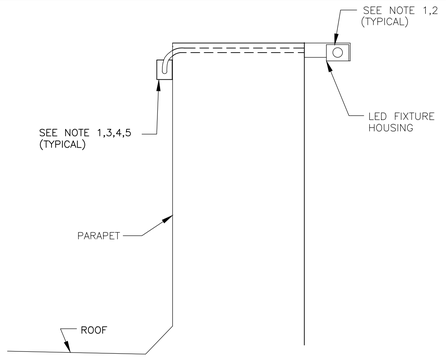
SHEET No: E3.2
INTERLOCK DIAGRAMS



NOTES:

1. REFER TO LIGHTING PLAN FOR OCCUPANCY SENSOR LOCATIONS AND QUANTITIES.

1 / E-4.0 OCCUPANCY SENSOR CONTROL DETAIL
NOT TO SCALE



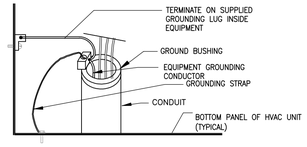
3 / E-4.0 BRAND WALL LIGHTING DETAIL
NOT TO SCALE

GENERAL NOTES

1. PLACE LED FIXTURE AT DESIRED LOCATION AND INSTALL FIXTURE FROM LEFT TO RIGHT WHEN FACING ARCADE AND ATTACH POWER SUPPLY AND MOUNTING BRACKET AS RECOMMENDED BY MANUFACTURER.
2. EC SHALL CONNECT NEW FIXTURES TO THE NEXT AVAILABLE SPARE 120V CIRCUIT AND MAKE ALL ELECTRICAL CONNECTIONS AS REQUIRED FOR A COMPLETE OPERATING SYSTEM.
3. POWER SUPPLY SHALL ALWAYS BE INSTALLED TO THE LEFT SIDE OF FIXTURE WHEN FACING ARCADE.
4. OVERALL FIXTURE RUN TO BE CENTERED ON OVERALL LENGTH OF WALL.
5. CONNECT NEW LED FIXTURES TO EXISTING LIGHTING CIRCUIT(S) AS REQUIRED. ENSURE THAT CIRCUIT BREAKER AND CONDUCTOR SIZES DO NOT EXCEED 1200 WATTS ON A 15A CIRCUIT AND 1600 WATTS ON A 20A CIRCUIT. VERIFY EXISTING CONDITIONS AND REQUIREMENTS IN FIELD. PROVIDE ADDITIONAL CIRCUITS (C.B.,WIRING,CONDUITS) AS REQUIRED.

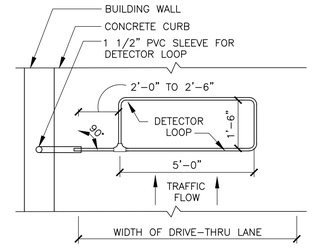
CONDUIT, WIRE SIZE AND GROUNDING FOR HVAC UNITS

HACR BRKR SIZE	CONDUIT & WIRE SIZE
40A	1"C–3#8
45A	1"C–3#6
50A	1"C–3#6
60A	1"C–3#6
70A	1–1/4"C–3#4
80A	1–1/4"C–3#3
90A	1–1/4"C–3#3
100A	1–1/4"C–3#2
125A	1–1/2"C–3#1
150A	1–1/2"C–3#1/0
175A	2"C–3#2/0
200A	2"C–3#3/0
225A	2"C–3#4/0
250A	2–1/2"C–3#250

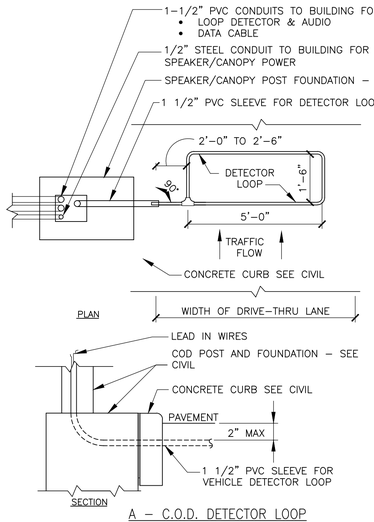


4 / E-4.0 HVAC GROUNDING DETAIL
NOT TO SCALE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL COORDINATION OF ALL ELECTRICAL FEEDERS AND CIRCUIT BREAKERS WITH THE MANUFACTURER'S WRITTEN DATA FOR EACH MECHANICAL DEVICE PRIOR TO SUBMITTAL OF ANY ELECTRICAL EQUIPMENT FOR REVIEW. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR ANY CHANGES TO ELECTRICAL FEEDERS OR CIRCUIT BREAKERS REQUIRED FOR ANY MECHANICAL DEVICES.



B – DT WINDOW DETECTOR LOOP

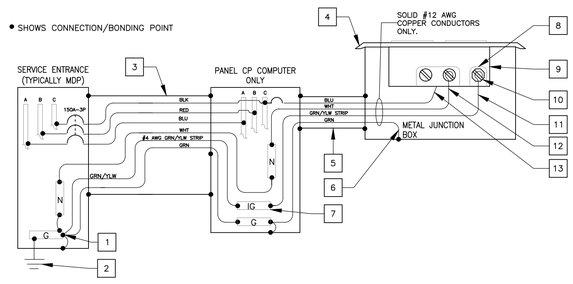


A – C.O.D. DETECTOR LOOP

2 / E-4.0 DETECTOR LOOP DETAILS
NOT TO SCALE

NOTES

1. VERIFY CONDUIT SIZES AND LAYOUT WITH DETECTOR LOOP MANUFACTURER.
2. CENTER VEHICLE DETECTOR LOOP (ITEM # 217.11E1) IN DRIVE THRU LANE. INSTALL PER MFR. RECOMMENDATIONS.
3. SEE CIVIL FOR DIMENSIONS OF DRIVE–THRU LANE CONCRETE PAD FOR DETECTOR LOOP.
4. NO STEEL (REBAR OR ELECTRICAL WIRE) SHALL BE USED WITHIN 2' OF LOOP.
5. DETECTOR LOOP MANUFACTURERS:
   DETECTOR LOOPS MAY BE BY ONE OF THE FOLLOWINGS COMPANIES OR EQUAL.
   3M: 1–800–328–0033
   HME: 1–800–848–4468
6. DETECTOR LOOP MATERIAL:
   PVC TUBING 1/2" I.D. 100 PSI LOOP MADE FROM ONE LENGTH OF THIN FOURTEEN GAUGE STRANDED WIRE. LEAD–IN IS PRE–TWISTED AT FACTORY.
7. DETECTOR LOOP CONSTRUCTION:
   FORMED WITH ONE CONTINUOUS LENGTH OF PVC WITH NO SHARP CORNERS AS DETAILED. WIRE LOOPED, FORMED, & PIGTAILED AS DETAILED.



NOTES

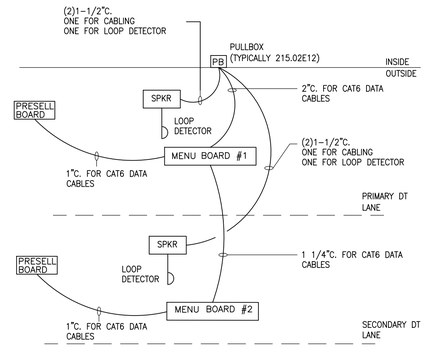
1. ALL P.O.S. EQUIPMENT (COMPUTERS,PRINTERS,MONITORS KVS, MODEM, HUB & COD) SHALL BE POWERED FROM THE COMPUTER PANEL.

   ALL OTHER COMPUTER/DIGITAL EQUIPMENT SHALL BE POWERED FROM PHASE "A" IN THE COMPUTER PANEL.
2. ISOLATED GROUND INSTALLATION SHALL COMPLY WITH THE REQUIREMENTS OF NEC SECTION 250 .
3. EACH 20 AMP CIRCUIT SHALL HAVE IT'S OWN ISOLATED EQUIPMENT GROUNDING CONDUCTOR.
4. ENTIRE GROUNDING SYSTEM SHALL COMPLY WITH NEC ARTICLE 250 AND MCDONALD's BUILDING GROUNDING DETAIL.
5. EC SHALL VERIFY CORRECT POLARITY AT RECEPTACLE.
6. EC SHALL VERIFY THAT SUBPANEL CP DOES NOT CONTAIN ANY ILLEGAL NEUTRAL TO GROUND BONDS.
7. PANEL CP SHALL ONLY BE USED TO POWER SENSITIVE ELECTRONIC EQUIPMENT, AS OUTLINED IN NOTE #1. IT SHALL NOT BE USED TO POWER ANY OTHER LOADS.
8. IT IS A SAFETY HAZARD AND AN NEC VIOLATION FOR THE POS SYSTEM TO HAVE ITS OWN INDEPENDENT GROUNDING ROD. IF AN INDEPENDENT GROUND ROD IS FOUND FOR THE POS SYSTEM, IT SHALL BE BONDED TO THE BUILDING GROUNDING SYSTEM.

KEY NOTES

1. THIS IS THE ONLY POINT WHERE THE ISOLATED EQUIPMENT GROUNDING CONDUCTOR SHALL BE CONNECTED TO THE BUILDING'S GROUNDING SYSTEM.
2. SEE BUILDING GROUNDING DETAIL SHEET E4.2.
3. 2" METAL CONDUIT: 4–#1/0 CU + 1–#6 CU EQUIP GND + 1–#4 CU ISOLATED GND.
4. ALL ISOLATED GROUND/ DEDICATED CIRCUIT RECEPTACLE COVER PLATES SHALL BE ORANGE HUBBELL PJ7CO (SINGLE), PJ8CO (ONE DUPLEX) OR PJ82CO (TWO DUPLEX) MARKED "COMPUTER ONLY".
5. METAL CONDUIT SHALL CONTAIN ONLY P.O.S. CIRCUIT CONDUCTORS (DEDICATED CIRCUIT). ONLY USE RIGID NON–METALLIC CONDUIT BELOW GRADE WHEN REQUIRED BY LOCAL CODE.
6. EQUIPMENT GROUNDING BONDING CONDUCTOR (TYPICAL)
7. ISOLATED GROUND BUS, ELECTRICALLY INSULATED FROM PANEL ENCLOSURE USED TO TERMINATE ONLY ISOLATED EQUIPMENT GROUNDING CONDUCTORS.
8. ALL CONDUCTORS SHALL BE SOLID COPPER AND TERMINATED TO THEIR APPROPRIATE TERMINAL SCREWS BY WRAPPING THE CONDUCTOR COMPLETELY AROUND THE SCREW BARREL AND TIGHTENING THE SCREW PER MANUFACTURER'S TORQUE SPECIFICATIONS.
9. ISOLATED GROUND RECEPTACLE HUBBELL–IG4700,IG4710,IG5262 OR IG5261. SEE ROUGH IN SCHEDULE FOR THE APPROPRIATE RECEPTACLE TO USE.
10. ISOLATED GREEN GROUND SCREW.
11. ISOLATED EQUIPMENT GROUNDING CONDUCTOR (GRN W/YLW STRIP)
12. NEUTRAL CONDUCTOR TERMINATED ON SILVER SCREW.
13. PHASE CONDUCTOR TERMINATED ON BRASS SCREW

5 / E-4.0 POS & COD ISOLATED GROUND/DEDICATED CIRCUIT
NOT TO SCALE



DT LOW VOLTAGE CONDUIT DIAGRAM
NOT TO SCALE

NOTE:

* VERIFY EXACT CIRCUITS & QUANTITIES OF CIRCUITS WITH PANEL SCHEDULES AND MANUFACTURERS INSTALLATION INSTRUCTIONS.

* VERIFY LOW VOLTAGE CABLE COUNT WITH POS INSTALLER. LOW VOLTAGE CABLE SUPPLIED AND TERMINATED BY POS INSTALLER. EC TO PULL CABLE.

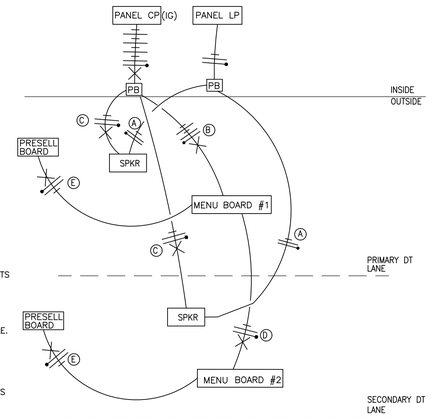
Ⓐ 2#12 & 1#12 GND. TO LP–1 FOR COD CANOPY LIGHTING.

Ⓑ 4#12 & 1#12 GND & 1#12 ISOLATED GND., TO CP FOR ISOLATED GROUND POWER TO MENUBOARDS AND MEDIA PLAYERS.

Ⓒ 2#12 & 1#12 GND & 1#12 ISOLATED GND., TO CP FOR ISOLATED GROUND POWER TO SPEAKER CANOPY/STAND. EACH CANOPY/STAND SHALL BE ON ITS OWN SEPARATE CIRCUIT.

Ⓓ 2#12 & 1#12 GND & 1#12 ISOLATED GND., TO CP FOR ISOLATED GROUND POWER TO MENUBOARDS AND MEDIA PLAYERS.

Ⓔ 2#12 & 1#12 GND. & 1#12 ISOLATED GND., TO CP FOR ISOLATED GROUND POWER TO FOR PRESELL BOARDS AND MEDIA PLAYER.



DRIVE THRU POWER DIAGRAM
NOT TO SCALE

BY	DESCRIPTION	DATE	REV
			1
			1
			1

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MEP Engineering & Design Consultants
HVAC*Illumination*Plumbing*Power Distribution*Controls
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P.O. Box 1640
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DAVID WINN DAY REGISTERED PROFESSIONAL ENGINEER 61135 STATE OF MISSISSIPPI
1/17/6

PREPARED FOR: McDonald's USA, LLC
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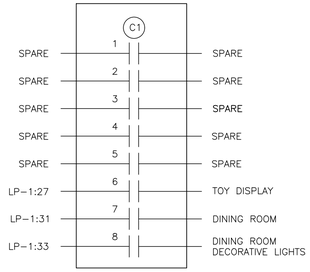
DRAWN BY	STD ISSUE DATE	REVIEWED BY	DATE ISSUED
MES	2025	JAW	02/05/2026

TITLE: 2025 OPTIMIZED BUILDING – BB20 4590–WOOD/WOOD
DESCRIPTION: WOOD BEARING WALLS WOOD ROOF TRUSS FRAMING
SITE ADDRESS: SWC OF ED PERRY BLVD & MS–30, OXFORD, MS 38655
SITE ID: 023–0351

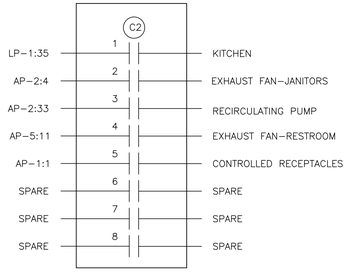
SHEET NO. E4.0
JAWA 25–0188
WIRING DETAILS

LIGHTING CONTROL SYSTEM

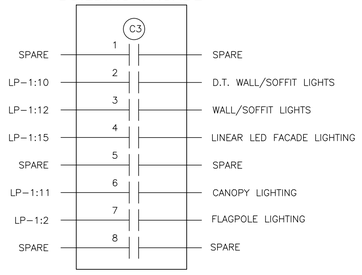
INTERIOR CUSTOMER LIGHTING



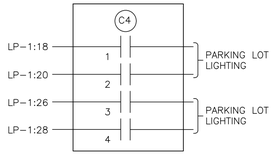
INTERIOR CREW LIGHTING



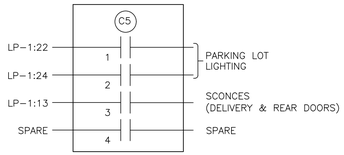
BUILDING FACADE



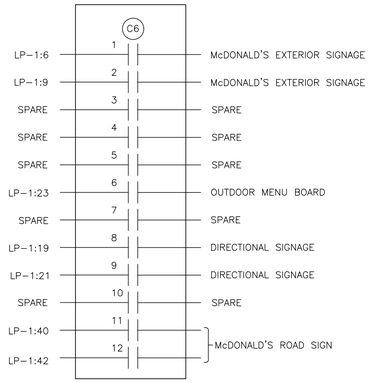
EXTERIOR LIGHTING



EXTERIOR LIGHTING



EXTERIOR SIGNAGE



INTERIOR LIGHTING CONTROL SCHEDULE							
	LOCAL CONTROL	MANUAL ON	PARTIAL ON	MULTI LEVEL	DAYLIGHTING	AUTO OFF	SCHEDULE OFF
DINING	MANAGERS OFFICE		X		X		X
KITCHEN	MANAGERS OFFICE		X				X
SUPPORT/STOCK	X					X	
CREW	X	X		X		X	
MANAGER	X	X		X		X	
BATHROOM						X	
SMALL STORAGE	X	X				X	
ENTRY VESTIBULE							X

NOTES:
1. LOCAL CONTROL: MANUAL LIGHTING CONTROL THAT PROVIDES ON AND OFF CONTROL IN SPACE. REMOTE LOCATION CONTROL DEVICE MUST BE LABELED TO IDENTIFY CONTROLLED LIGHTING.
2. MANUAL ON: NONE OF THE LIGHTING SHALL BE AUTOMATICALLY TURNED ON.
3. PARTIAL ON: 50% OF THE GENERAL LIGHTING SHALL BE AUTOMATICALLY TURNED ON.
4. MULTI LEVEL: GENERAL LIGHTING SHALL BE FITTED WITH A MANUAL CONTROLLED CONTINUOUS DIMMER.
5. DAYLIGHTING: REQUIRED WHEN PRIMARY AND SECONDARY ZONES CONTAIN 150W OF GENERAL LIGHTING. PHOTOCONTROL SHALL REDUCE LIGHTING IN RESPONSE TO AVAILABLE DAYLIGHT USING CONTINUOUS DIMMING TO 20% AND OFF.
6. AUTO OFF: ALL LIGHTING INCLUDING LIGHTING CONNECTED TO EMERGENCY CIRCUITS SHALL BE AUTOMATICALLY SHUT OFF WITHIN 20 MINUTES OF OCCUPANTS LEAVING THE SPACE.
7. SCHEDULE OFF: ALL LIGHTING, INCLUDING LIGHTING CONNECTED TO EMERGENCY CIRCUITS, SHALL BE AUTOMATICALLY SHUT OFF DURING PERIODS WHEN THE SPACE IS SCHEDULED TO BE UNOCCUPIED.
8. 0.02W PER SQUARE FT OF BUILDING ALLOWED TO BE CONTINUOUSLY LIT.

EXTERIOR LIGHTING CONTROL SCHEDULE			
	TIME CLOCK	PHOTOCELL	OCCUPANCY SENSOR
POLE LIGHTING	X	X	X
BUILDING MOUNT LIGHTING	X	X	
SIGNAGE	X	X	

NOTES:
1. TIME CLOCK: LIGHTING SHALL BE AUTOMATICALLY SHUT OFF BETWEEN BUSINESS CLOSING (OR MIDNIGHT) AND BUSINESS OPENING (OR 6AM) WHICHEVER PROVIDES THE SHORTEST OFF DURATION.
2. PHOTOCELL: LIGHTING SHALL BE AUTOMATICALLY TURNED OFF WHEN SUFFICIENT DAYLIGHT IS AVAILABLE.
3. OCCUPANCY SENSOR: LIGHTING SHALL AUTOMATICALLY REDUCE THE CONNECTED LIGHTING POWER BY 50% WHEN NO ACTIVITY HAS BEEN DETECTED IN AREA IN 15 MINUTES. NO MORE THAN 1500W OF LIGHTING PER CONTROL ZONE.

LIGHTING CONTROL NOTES:

LIGHTING CONTROL COMMISSIONING

PROVIDE DOCUMENTATION THAT LIGHTING CONTROLS MEET DOCUMENTED PERFORMANCE CRITERIA TO COMPLY WITH IECC C408.3.

LIGHTING CONTROL NOTES

2

LC1. CONTACTOR DETAILS ARE DIAGRAMMATIC ONLY AND ARE SHOWN WITH TYPICAL LOADS AND CIRCUIT ASSIGNMENTS. LOADS, CIRCUIT ASSIGNMENTS AND NUMBER OF CONTACTORS MAY VARY BY RESTAURANT LOCATION AND PER BAS SUPPLIERS SYSTEMS. VERIFY EXACT REQUIREMENTS WITH BAS INSTALLATION DETAILS, SITE PLANS, ELECTRICAL PANEL SCHEDULES AND ACM. EC SHALL MAKE ALL MODIFICATIONS AS REQUIRED. FINAL INSTALLATION SHALL BE FULLY NEC AND ENERGY CODE COMPLIANT.

LC2. ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL WIRING, CONNECTIONS, TERMINATIONS, ETC. THAT ARE NOT PROVIDED BY THE BAS SUPPLIER FOR A COMPLETE, FULLY OPERATIONAL AND CODE COMPLIANT LIGHTING CONTROL SYSTEM.

LC3. ALL COMPONENTS FOR THIS LIGHTING CONTROL SYSTEM SHALL BE INSTALLED BY THE ELECTRICAL CONTRACTOR. SEE BOXED NOTE BELOW FOR OPTIONS.

LC4. ALL COMPONENTS SHALL BE UL LISTED AND LABELED AND THE SYSTEM SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL ENERGY CODE REQUIREMENTS.

LC5. ALL CONTACTORS SHALL BE LOCATED IN A NEMA 1 ENCLOSURE WITH SCREW TYPE COVER MOUNTED DIRECTLY ABOVE LIGHTING PANEL OR SWITCHGEAR SO AS TO BE ACCESSIBLE.

LC6. ALL CONTACTORS SHALL BE RATED FOR 30 AMP LOADS UNLESS NOTED OTHERWISE AND SHALL BE HID RATED WHERE REQUIRED.

LC7. COIL VOLTAGES FOR ALL CONTACTORS SHALL BE 120 VOLT UNLESS NOTED OTHERWISE.

LC8. CONTACTOR C5 IS INTENDED TO CONTROL PARKING LOT LIGHTS NEAR TRASH CORRAL, DELIVERY DOORS, AND EMPLOYEE PARKING, THUS ALLOWING A DIFFERENT LIGHTING SCHEDULE TO BE USED IN THOSE AREAS.

LIGHTING CONTROL INSTALLATION OPTIONS

OPTION 1 (STANDARD) CONTACTORS AND CONTACTOR ENCLOSURE FOR THIS LIGHTING CONTROL SYSTEM SHALL BE FURNISHED BY THE BAS SUPPLIER AND INSTALLED BY THE ELECTRICAL CONTRACTOR ON SITE FOR A COMPLETE AND FULLY FUNCTIONAL SYSTEM.

OPTION 2 (OPTIONAL) LIGHTING CONTROL CAN BE ACCOMPLISHED VIA UTILIZATION OF A SMART TYPE BREAKER PANEL REPLACING STANDARD PANEL LP-1. PANEL SHALL UTILIZE AN INTEGRAL MOTOR OPERATED CIRCUIT BREAKERS OR AN INTEGRAL CIRCUIT BREAKER/CONTACTOR TYPE COMBINATION DEVICE WITH AN INTEGRAL PROGRAMMING CONTROL MODULE AND SHALL BE ORDERED THROUGH OUR ELECTRICAL EQUIPMENT NATIONAL ACCOUNT PROGRAM (SQUARE-D) THROUGH OUR CONSTRUCTION PURCHASING TEAM.

BUILDING AUTOMATION SYSTEM NOTES

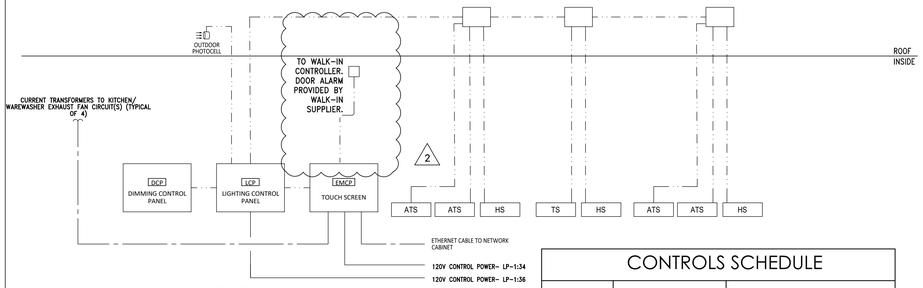
BAS1. THE DIAGRAM SHOWN ABOVE IS SCHEMATIC IN NATURE AND SHOWS THE GENERAL REQUIREMENTS FOR THE INSTALLATION OF THE BUILDING AUTOMATION SYSTEM. EXACT EQUIPMENT REQUIREMENTS AND QUANTITIES WILL VARY PER SITE. G.C., M.C., T.C.C. AND E.C. SHALL COORDINATE ALL EXACT EQUIPMENT AND INSTALLATION REQUIREMENTS WITH SUPPLIER PRIOR TO SUBMITTING BID FOR A COMPLETE AND FULLY FUNCTIONAL SYSTEM.

BAS2. THE BUILDING AUTOMATION SYSTEM ALSO HAS ADDITIONAL OPTIONS AVAILABLE SUCH AS MONITORING DOOR CONTACTS (RESTROOM & COOLER FREEZER), ENERGY METER, COOLER/FREEZER TEMP. ADDITIONAL OPTIONS MAY BE SELECTED ON CENTRAL PURCHASING PROJECT DETAIL FORM. G.C., M.C., T.C.C. AND E.C. SHALL COORDINATE ALL EXACT INSTALLATION REQUIREMENTS WITH SUPPLIER PRIOR TO SUBMITTING BID FOR A COMPLETE AND FULLY FUNCTIONAL SYSTEM.

BAS3. ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL LINE AND LOW VOLTAGE WIRING AND CONNECTIONS, INCLUDING BUT NOT LIMITED TO CONTROL POWER TO ALL BAS COMPONENTS AND POWER CIRCUITRY WIRING OF ALL LIGHTING CONTACTORS. COORDINATE INSTALLATION WITH SITE SPECIFIC BAS INSTALLATION DETAILS PROVIDED BY SUPPLIER.

BUILDING AUTOMATION SYSTEM

INSTALLATION & TECHNICAL ASSISTANCE INFORMATION:
LENNOX BAS: McD@CCBAC.com



PROVIDE AND INSTALL DATA OUTLET NEXT TO BAS PANEL. REMOTE COMMISSIONING IS NOT POSSIBLE WITHOUT DATA CONNECTION.

INSTALLATION NOTES:

1. PROVIDE, INSTALL AND SECURE ALL NECESSARY CABLE & CONDUIT PER BAS DRAWINGS AND SPECIFICATIONS.
2. MOUNT ALL BAS CONTROL ENCLOSURES.
3. PERFORM ALL LOW VOLTAGE TERMINATIONS.
4. ROUGH-IN, INSTALLATION AND WIRING FOR TEMPERATURE SENSORS AND TOUCHSCREEN PER PLAN LOCATIONS.
5. PROVIDE POWER CIRCUITS INTO CONTROL CANS PER BAS DETAILS.
6. COORDINATE WITH SUPPLIER TO SCHEDULE REMOTE COMMISSIONING.
7. CORRECT ALL PUNCH LIST ITEMS FOUND DURING REMOTE COMMISSIONING.

CONTROLS SCHEDULE

MARK	DESCRIPTION	MANUFACTURER MODEL
TS	TEMPERATURE SENSOR	*PROVIDED WITH BAS
ATS	AVERAGING TEMPERATURE SENSOR	*PROVIDED WITH BAS
HS	HUMIDITY SENSOR	*PROVIDED WITH BAS

NOTES:
1. FOR TS, HS AND ATS LOCATIONS, REFER TO M1.2

WIRE LEGEND

MARK	WIRE/CABLE TYPE
—— - ——	CAT 5E
—— · ——	18 AWG CONDUCTORS

REV	DATE	DESCRIPTION	BY
1	04/22/2026	CITY COMMENTS & FOUNDATION CHANGES & PROTO UPDATES	TPF
2	06/09/2026	DEVELOPER COMMENTS	

David W. Day P.E.
MEP Engineering & Design Consultants
HVAC*Illumination*Plumbing*Power Distribution*Controls
David W. Day
P.O. Box 1640
Anahuac ,TX 77514
contact: Mark Swanson-Project Manager
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email: mark@mepdesigntx.com

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DAVID WINN DAY REGISTERED ENGINEER 61135 STATE OF MISSISSIPPI
6/9/26

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DRAWN BY	STD ISSUE DATE	REVIEWED BY	DATE ISSUED
MES	2025	JAW	12/22/2025

TITLE: 2025 OPTIMIZED BUILDING - BB20
4590-WOOD/WOOD
DESCRIPTION: WOOD BEARING WALLS
WOOD ROOF TRUSS FRAMING

SITE ADDRESS: SWC OF ED PERRY BLVD & MS-30, OXFORD, MS 38655

SITE ID: 023-0351

SHEET NO. JAWA 25-0188
E4.1
LIGHTING CONTROLS

MLO, AIC: NOTES D6,D7,&D8, Mounting: flush, NEMA 1 — PANEL LP-1 — 225A, 208Y/120 VAC, 3PH, 4W, CB TYPE: BL or BLH

WATTS A	WATTS B	WATTS C	DESCRIPTION	BRKR REQ	TRP POLES	CCT NO.	CCT NO.	TRIP POLES	BRKR REQ	DESCRIPTION	WATTS A	WATTS B	WATTS C
0			Spare		20A-1	1	2	20A-1	S	Flag Pole	220		
	0		Spare		20A-1	3	4	20A-1		Spare		0	
		0	Spare		20A-1	5	6	20A-1	S	Exterior Signage			294
0			Spare		20A-1	7	8	20A-1	S	Spare	0		
	294		Exterior Signage	S	20A-1	9	10	20A-1	S	Exterior Wall/Soffit Lights DT		114	
		193	Flood Lights & Canopy lights	S	20A-1	11	12	20A-1	S	Exterior Wall/Soffit Lights			114
42			Back of House Sconces	S,L	20A-1	13	14	20A-1		DCO In Road Sign Base	180		
	126		Linear LED Façade Lighting	S	20A-1	15	16	20A-1	L	Dr Alarm/CO2/Access Control panel		524	
		0	Spare		20A-1	17	18	30A-2		Lot Lights			480
96			Directional Sign	S	20A-1	19	20				480		
	96		Directional Sign	S	20A-1	21	22	30A-2		Lot Lights		240	
		120	COD lighting	S	20A-1	23	24						240
0			Spare		20A-1	25	26	30A-2		Lot Lights	480		
	30		Toy Display	S	20A-1	27	28					480	
		0	Spare	S	20A-1	29	30	30A-2		Spare			0
308			Dining Area Lighting	S	20A-1	31	32				0		
	189		Pendants/cove lights	S	20A-1	33	34	20A-1	L	BAS Controller		300	
		880	Kitchen Lighting	S	20A-1	35	36	20A-1	L	Lighting Control Panel			180
176			Restroom Lighting	S	20A-1	37	38	20A-1	S,L	Exit/Egress Lighting	80		
	520		Support Area Lighting	S	20A-1	39	40	60A-2	S	Mcd'S Road Sign		2496	
		0	Spare		20A-1	41	42						2496
										Total Connect	2062	5409	4997
										Connect Amps		35	Amps
										Demand Amps		43	Amps

MLO, AIC: NOTES D6, D7, & D8, Mounting: MDP, NEMA — PANEL AP-1 — 225A, 208Y/120 VAC, 3PH, 4W, CB TYPE: BL or BLH

WATTS A	WATTS B	WATTS C	DESCRIPTION	BRKR REQ	TRP PLS	CCT NO.	CCT NO.	TRIP PLS	BRKR REQ	DESCRIPTION	WATTS A	WATTS B	WATTS C
1620			Dco-manager's office/crew room		20A-1	1	2	20A-2	G	Coffee brewer (presenter's booth)	1612		
	720		Dco-General Purpose	G	20A-1	3	4					1612	
		1200	Crew Room Microwave	G	20A-1	5	6	20A-1	G	ABS (phase c, presenter's booth)			1788
120			Safe - (mo) DCO Gen Purp	L	20A-1	7	8	20A-1	G	Juice disp/ coffee cream disp	840		
	240		Remote Order Battery		20A-1	9	10	20A-1	G	CO2 Detector		120	
		960	Merge/audio sys/drv mon/Deliv.	G	20A-1	11	12	20A-1	G	Automated beverage sys			600
960			Washer		15A-1	13	14	20A-2	G	Coffee Brewer (front counter)	1612		
	1800		Hand Held Order		20A-1	15	16					1612	
		120	Computer Room (TF/1)		20A-1	17	18	30A-3	G	Heat treat combo shake			1560
2246			Espresso Brewer	G	30A-2	19	20				1560		
	2246					21	22					1560	
		1500	3-Vat fryer hood interlock		20A-1	23	24	20A-1		3-Vat fryer hood Interlock			1176
1320			Reach in Freezer-SW	G	20A-1	25	26	20A-2	H	Ice Machine Remote Cond 1400lb	104		
	1080		Frozen fry dispenser (fry wall)	G	20A-1	27	28					104	
		2112	4-Vat fryer hood interlock		20A-1	29	30	20A-1	G	Reach in Freezer-SW			1320
1500			Fry Bagging Station	L,G	20A-1	31	32	15A-3	H	Ice Machine Remote Cond 1000lb	1332		
	60		Hand Wash Timers	G	20A-1	33	34					1332	
		1320	Reach in Freezer-SW	G	20A-1	35	36						1332
132			Ice mach - 1000 lb (self serve)		15A-1	37	38	15A-3	H	Ice Machine Remote Cond 1000lb	1332		
	132		Ice mach - 1000 lb (self serve)		15A-1	39	40					1332	
		1656	4-Vat fryer hd interlock		20A-1	41	42						1332
										Total Connect	16290	13950	17976
										Connect Amps		134	Amps
										Demand Amps		93	Amps

MLO, AIC: NOTES D6,D7,&D8, Mounting: MDP, NEMA 1 — PANEL AP-2 — 225A, 208Y/120 VAC, 3PH, 4W, CB TYPE: BL or BLH

WATTS A	WATTS B	WATTS C	DESCRIPTION	BRKR REQ	TRP PLS	CCT NO.	CCT NO.	TRIP PLS	BRKR REQ	DESCRIPTION	WATTS A	WATTS B	WATTS C
1536			Ice machine 1400LB	H	20A-3	1	2	20A-1		Spare	0		
	1536					3	4	20A-1		Janitors EF		100	
		1536				5	6	20A-1	G	Dco-General Purpose			540
144			Blender McFlurry	G	20A-1	7	8	20A-1	G	Refrig-w-4B"	600		
	180		Janitor's closet	G	20A-1	9	10	30A-2	H	Trash Compactor(Future)		2496	
		400	Spare		20A-1	11	12						2496
0			Spare		20A-1	13	14	20A-1		Walk in cooler / freezer	600		
	864		Bulk oil system (sup area)	G	20A-1	15	16	20A-1		Walk in cooler / freezer		600	
		1668	Clm gril exhast hood interlock		20A-1	17	18	20A-2	G	Cling oven - P& S			1550
840			Meat freezer DW (grill side)	G	20A-1	19	20				1550		
	120		Clean in place panel	G	20A-1	21	22	20A-1	G	Specialty Coffee Refrigerator 27"		468	
		490	Reverse Osmosis, Filtration	G	20A-1	23	24	20A-1	G	ABS (presenter's booth)	1788		
500			Recep. and sign at trash corrall	G	20A-1	25	26	20A-1	G	Q'ing oven - P& S		1550	
	1200		Bulk oil sys - support area (sa)	G	20A-1	27	28	20A-2	G	Q'ing oven - P& S			1550
		1032	BIC Machine	G	20A-1	29	30						
324			Reach In SW fridge	G	20A-1	31	32	20A-2	G	Infusion Tea Brewer	1352		
	120		Recirc pump		20A-1	33	34					1352	
		1632	Soda syst pack (support area)		20A-1	35	36	20A-1		Spare			0
3120			Soda syst pack (support area)		30A-3	37	38	20A-2	G	Q'ing oven - P& S	1602		
	3120					39	40					1602	
		3120				41	42	20A-1	G	Dco-General Purpose			540
										Total Connect	13956	15308	17154
										Connect Amps		129	Amps
										Demand Amps		85	Amps

MLO, AIC: NOTES D6,D7,&D8, Mounting: MDP, NEMA 1 — PANEL AP-3 — 225A, 208Y/120 VAC, 3PH, 4W, CB TYPE: BL or BLH

WATTS A	WATTS B	WATTS C	DESCRIPTION	BRKR REQ	TRP PLS	CCT NO.	CCT NO.	TRIP- PLS	BRKR REQ	DESCRIPTION	WATTS A	WATTS B	WATTS C
4668			4-Vat-Fryer-Electric-S/S/S/S	G	50A-3	1	2	50A-3	G	4-Vat-Fryer-Electric-S/S/S/S	4668		
	4668					3	4					4668	
		4668				5	6						4668
4668			4-Vat-Fryer-Electric-S/S/S/S	G	50A-3	7	8	50A-3	G	4-Vat-Fryer-Electric-S/S/S/S	4668		
	4668					9	10					4668	
		4668				11	12						4668
0			Space			13	14	50A-3	G	Clamshell Grill	2604		
	0		Space			15	16					2604	
		0	Space			17	18				5196		
0			Space			19	20	50A-3	G	Clamshell Grill		5196	
	0		Space			21	22						5196
		0	Space			23	24						
0			Space			25	26			Space	0		
	0		Space			27	28			Space		0	
		0	Space			29	30			Space			0
0			Space			31	32			Space	0		
	0		Space			33	34			Space		0	
		0	Space			35	36			Space			0
0			Space			37	38			Space	0		
	0		Space			39	40			Space		0	
		0	Space			41	42			Space			0
										Total Connect	26472	26472	26472
										Connect Amps		220	Amps
										Demand Amps		143	Amps

MLO, AIC: NOTES D6,D7,&D8, Mounting: FLUSH, NEMA — PANEL AP-4 — 225A, 208Y/120 VAC, 3PH, 4W, CB TYPE: BL or BLH

WATTS A	WATTS B	WATTS C	DESCRIPTION	BRKR REQ	TRP PLS	CCT NO.	CCT NO.	TRIP PLS	BRKR REQ	DESCRIPTION	WATTS A	WATTS B	WATTS C
2604			Clamshell Grill	G	50A-3	1	2	30A-3	G	Combi Oven	1812		
	2604					3	4					1812	
		2604				5	6						1812
5196			Clamshell Grill	G	50A-3	7	8	30A-3	G	Combi Oven	1812		
	5196					9	10					1812	
		5196				11	12						1812
4668			3-Vat-Fryer-Electric-F/F/F	G	50A-3	13	14	15A-1		Combi Oven Hood	960		
	4688					15	16	15A-1		Combi Oven Hood		960	
		4668				17	18			Space			0
4668			3-Vat-Fryer-Electric-F/F/F	G	50A-3	19	20			Space	0		
	4668					21	22			Space		0	
		4668				23	24			Space			0
4668			3-Vat-Fryer-Electric-F/F/F	G	50A-3	25	26			Space	0		
	4668					27	28			Space		0	
		4668				29	30			Space			0
0			Space			31	32			Space	0		
	0		Space			33	34			Space		0	
		0	Space			35	36			Space			0
0			Space			37	38			Space	0		
	0		Space			39	40			Space		0	
		0	Space			41	42			Space			0
										Total Connect	26388	26408	25428
										Connect Amps		217	Amps
										Demand Amps		141	Amps

MLO, AIC: NOTES D6,D7,&D8, Mounting: FLUSH, NEMA — PANEL AP-5 — 225A, 208Y/120 VAC, 3PH, 4W, CB TYPE: BL or BLH

WATTS A	WATTS B	WATTS C	DESCRIPTION	BRKR REQ	TRP PLS	CCT NO.	CCT NO.	TRIP PLS	BRKR REQ	DESCRIPTION	WATTS A	WATTS B	WATTS C
600			Fridge/Freezer 2Dr Base	G	20A-1	1	2	20A-1		Warewasher Exhaust Fan	864		
	600		Fridge/Freezer 2Dr Base	G	20A-1	3	4	20A-2	G	Universal Holding Cabinet P&S		1581	
		600	Fridge/Freezer 2Dr Base	G	20A-1	5	6						1581
600			Fridge/Freezer 2Dr Base	G	20A-1	7	8	20A-2	G	Univeral Holding Cabinet P&S	1581		
	600		Fridge/Freezer 2Dr Base	G	20A-1	9	10					1581	
		864	Toilet Exhaust Fan	G	20A-1	11	12	20A-1	G	Univeral Holding Cabinet Table			240
540			Roof Receptacles	G	20A-1	13	14	20A-1		DT Power Window	120		
	132		Sparkle Table	G	20A-1	15	16	20A-1		DT Power Window		120	
		2080	Frozen Carbonated Beverage	G	30A-2	17	18	20A-1		DT Power Window			120
2080						19	20	20A-2	G	Coffee Brewer (front counter)	1612		
	360		Delivery Tablets	G	20A-1	21	22					1612	
		600	Wall Mount Frz Unit SW/ HC	G	20A-1	23	24	20A-1	G	Pie Display			564
828			Bulk Oil System	G	20A-1	25	26	20A-1	G	Pie Display	564		
	2620		Universal Radiant Toaster	G	30A-2	27	28	20A-1		Spare		0	
		2620				29	30	20A-1		DCO-Muzak satellite system			120
3528			Warewasher 1of2	G	40A-3	31	32	20A-1		Clg. Mt window recepts	540		
	3528					33	34	20A-2	G	Humidified holding cabinet		947	
		3528				35	36						947
2676			Warewasher 2of2	G	30A-3	37	38	25A-2	H	Remote Condensing Unit	1560		
	2676					39	40	20A-1				1560	
		2676				41	42	20A-1		Spare			0
										Total Connect	17693	17917	16540
										Connect Amps		145	Amps
										Demand Amps		94	Amps

MLO, AIC: NOTES D6,D7,&D8, Mounting: FLUSH, NEMA — PANEL AP-6

WATTS A	WATTS B	WATTS C	DESCRIPTION	BRKR REQ	TRP PLS	CCT NO.	CCT NO.	TRIP PLS	BRKR REQ	DESCRIPTION	WATTS A	WATTS B	WATTS C
1092			Hand Dryer	L,G	20A-1	1	2	50A-2		Unit AC-1	4160		
	1092		Hand Dryer	L,G	20A-1	3	4					4160	
		1092	Spare		20A-1	5	6	50A-2		Unit AC-2			4160
1092			Spare		20A-1	7	8				4160		
	104		Cooler Evap	H	20A-2	9	10	50A-2		Unit AC-3		4160	
		104				11	12						4160
2111			Freezer Evap	H	30A-2	13	14	20A-1		Unit AC-4	1200		
	2111					15	16	20A-1		Unit AC-5		1200	
		0	Space			17	18	20A-1		Space			0
0			Spave			19	20	20A-1		Spare	0		
	0		Space			21	22			Space		0	
		0	Space			23	24			Space			0
0			Space			25	26			Space	0		
	0		Space			27	28			Space		0	
		0	Space			29	30			Space			0
0			Space			31	32			Space	0		
	0		Space			33	34			Space		0	
		0	Space			35	36			Space			0
0			Space			37	38			Space	0		
	0		Space			39	40			Space		0	
		0	Space			41	42			Space			0
										Total Connect	13815	12827	9516
										Connect Amps		100	Amps
										Demand Amps		70	Amps

150 MLO AIC: SEE NOTES D6, D7, & D8, Mounting: Flush — COMPUTER PANEL — 150A, 208Y/120 VAC, 3PH, 4W, CB TYPE: BL or BLH

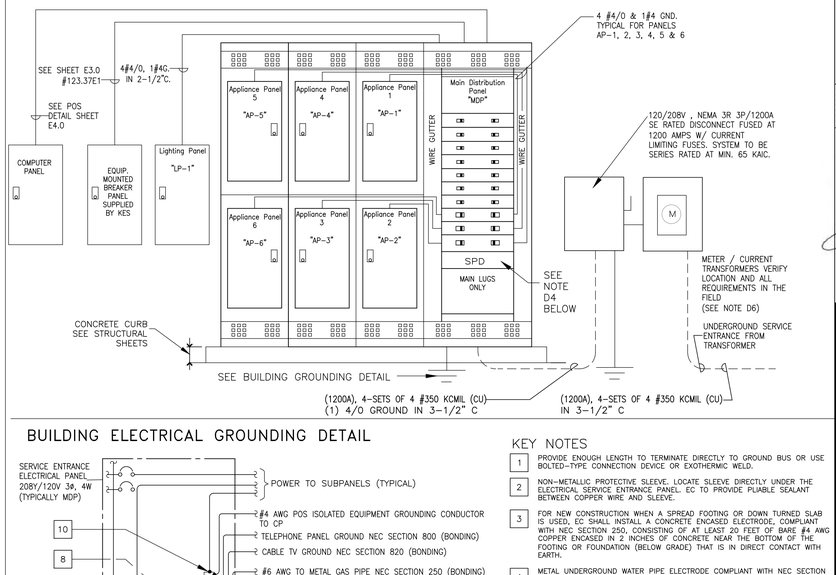
WATTS A	WATTS B	WATTS C	DESCRIPTION	BRKR REQ	TRP PLS	CCT NO.	CCT NO.	TRIP- PLS	BRKR REQ	DESCRIPTION	WATTS A	WATTS B	WATTS C
1656			Pres Pos Reg/Vid Mon/HeadSet/Label	L	20A-1	1	2	20A-1	L	Spare	0		
	1200		Kvs Mon Oat/Vid Mon/Rec/Label	G, L	20A-1	3	4	20A-1	L	Rec		84	
		120	Cctv/Timer	L	20A-1	5	6	20A-1	L	Digital Merch/Media Player			432
630			Order Pos Reg/Vid Mon/ Coin dispenser	L	20A-1	7	8	20A-1	G,L	Kvs Mon Kit/Labeling System	600		
	720		Vid Mon	G,L	20A-1	9	10	20A-1		Zoom Timer		720	
		600	Tech Rack	L	20A-1	11	12	30A-1	L	Tech Rack UPS			1680
0			Spare	L	20A-1	13	14	20A-1	L	Cod Optical Isolator	120		
	1200		Tech Rack	L	20A-1	15	16	20A-1	L	Speaker Canopy #1		120	
		1440	Tech Rack	L	20A-1	17	18	20A-1	L	Speaker Canopy #2			120
444			Counter Pos Reg/ Rec	L	20A-1	19	20	20A-1	L	Office desk Unit	1200		
	0		Spare	L	20A-1	21	22	20A-1	L	Office desk Unit		1200	
		900	KVS Mon/Kit/Del. Pos Reg	G,L	20A-1	23	24	20A-1	L	Order Cash Recycler			528
1860			Exterior Menu Boards/Media Player	L	20A-1	25	26	20A-1	G,L	Kvs Mon Prep	360		
	528		Counter Cash Recycler	L	20A-1	27	28	20A-1	G,L	Time Clock		60	
		1860	Exterior Menu Boards/Media Player	L	20A-1	29	30	20A-1	L	Kiosk Cash Handler			528
480			DO Equipment Rack	L	20A-1	31	32	20A-1	L	Kiosks	1080		
	0		Spare		20A-1	33	34	20A-1	L	Kiosks		1080	
		0	Space			35	36	20A-1	L	Kiosks			1080
0			Space			37	38			Space	0		
	0		Space			39	40			Space		0	
		0	Space			41	42			Space			0
										Total Connect	8430	6912	9288
										Connect Amps		68	Amps
										Demand Amps		85	Amps

1200A MLO, NOTES D6, D7, & D8, Mounting: Free Standing, NEMA 1 — PANEL MDP — 208Y/120 VAC, 3PH, 4W

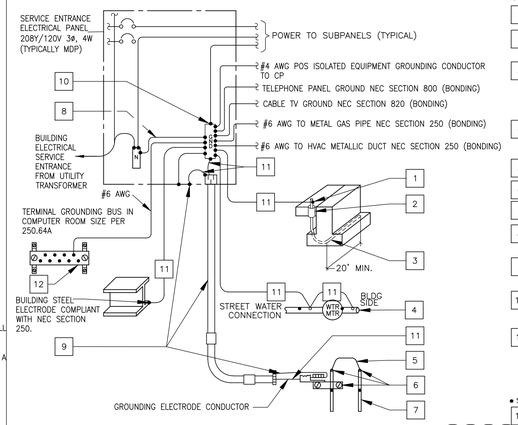
WATTS A	WATTS B	WATTS C	DESCRIPTION	BRKR REQ	TRP PLS	CCT NO.	CCT NO.	TRIP PLS	BRKR REQ	DESCRIPTION	WATTS A	WATTS B	WATTS C
2082	5409	4997	Lighting Panel 1; LP-1		225A-3	1	2	225A-3		Appliance Panel; AP-1	16290	13950	17976
13636	15308	16754	Appliance Panel; AP-2		225A-3	3	4	225A-3	SHT	Appliance Panel; AP-3	26472	26472	26472
17520	17520	17520	*Roof Top Unit 1	H	150A-3	5	6	150A-3	L	CP Panel	8430	6912	9288
13815	12827	9516	Appliance Panel; AP-6		225A-3	7	8	150A-3	H	*Roof Top Unit 3	15720	15720	15720
17949	18173	16796	Appliance Panel; AP-5		225A-3	9	10	225A-3	SHT	Appliance Panel; AP-4	26388	26408	25428
6992	7304	0	KES Breaker Panel		125A-2	11	12	90A-3	H	*Roof Top Unit 2	10800	10800	10800
18000	18000	18000	Water Heater	L	200A-3	13	14			Space			
2966	2966	2966	Remote Cond Unit	H	50A-3	15	16			SPD			
0	0	0	SPACE			17	18			SPD			
0	0	0	SPACE			19	20			SPD			
										Total Connect	197040	197769	192233
										Connect Amps		1630	Amps
										Demand Amps		843	Amps

* SEE ELECT SHTS FOR CONDUIT AND WIRE SIZE

SINGLE LINE RISER DIAGRAM



BUILDING ELECTRICAL GROUNDING DETAIL



KEY NOTES

1. PROVIDE ENOUGH LENGTH TO TERMINATE DIRECTLY TO GROUND BUS OR USE BOLTED–TYPE CONNECTION DEVICE OR EXOTHERMIC WELD.
2. NON–METALLIC PROTECTIVE SLEEVE. LOCATE SLEEVE DIRECTLY UNDER THE ELECTRICAL SERVICE ENTRANCE PANEL. EC TO PROVIDE PLIABLE SEALANT BETWEEN COPPER WIRE AND SLEEVE.
3. FOR NEW CONSTRUCTION WHEN A SPREAD FOOTING OR DOWN TURNED SLAB IS USED, EC SHALL INSTALL A CONCRETE ENCASED ELECTRODE, COMPLIANT WITH NEC SECTION 250, CONSISTING OF AT LEAST 20 FEET OF BARE #4 AWG COPPER ENCASED IN 2 INCHES OF CONCRETE NEAR THE BOTTOM OF THE FOOTING OR FOUNDATION (BELOW GRADE) THAT IS IN DIRECT CONTACT WITH EARTH.
4. METAL UNDERGROUND WATER PIPE ELECTRODE COMPLIANT WITH NEC SECTION 250. THE GROUNDING CONNECTION TO THE INTERIOR METAL WATER PIPE SHALL BE MADE WITHIN THE FIRST FIVE FEET OF THE WATER PIPE ENTRANCE TO THE BUILDING.
5. IF MULTIPLE GROUNDING RODS ARE BEING USED OR NEED TO BE USED, THEY SHALL ALL BE BONDED TOGETHER PER NEC SECTION 250.
6. CLAMPS SUITABLE FOR DIRECT BURIAL OR EXOTHERMIC WELD.
7. 8'–0" X 5/8" CU ROD GROUNDING ELECTRODE COMPLIANT WITH NEC SECTION 250.
8. CU BONDING JUMPER SIZED PER NEC SECTION 250 OR FACTORY PROVIDED NEUTRAL TO GROUND BAR LINK. (THIS IS THE ONLY PLACE IN THE BUILDING WHERE N–G SHALL BE BONDED TOGETHER)
9. ALL METAL RACEWAYS CONTAINING GROUNDING ELECTRODE CONDUCTORS SHALL BE BONDED AT BOTH ENDS AS REQUIRED BY NEC SECTION 250. PROVIDE GROUNDING TYPE BUSHINGS & FITTINGS.
10. MCDONALD'S GROUNDING STANDARDS PURPOSELY EXCEED THOSE GIVEN BY THE NEC. THE ELECTRICAL CONTRACTOR SHALL PROVIDE A BUILDING GROUNDING SYSTEM MEETING NEC AND MCDONALD'S STANDARDS AS SHOWN ON THIS DRAWING.
11. CU GROUNDING ELECTRODE CONDUCTORS AND BONDING JUMPERS SHALL BE SIZED BASED UPON ELECTRICAL SERVICE SIZE PER NEC SECTION 250

800A	1000A	1200A
3/0 CU	3/0 CU	4/0 CU

• SHOWS CONNECTION/BONDING POINT

12. TERMINAL GROUNDING BUS AT 90°AFF. HARGER #GBI142120.

DISTRIBUTION EQUIPMENT NOTES:

D1. ALL ELECTRICAL MATERIAL USED ON THIS PROJECT SHALL BE "UL" LISTED AND LABELED.

D2. THE EC/GC/AREA CONSTRUCTION MANAGER WHEN ORDERING PANELBOARDS, SHALL DETERMINE THE NUMBER OF SERVICE ENTRANCE CONDUCTORS, SIZE AND MATERIAL TYPE, AND SHALL PROVIDE THIS INFORMATION TO THE PANELBOARD SUPPLIER SO THAT THE APPROPRIATE LUGS CAN BE PROVIDED FROM THE FACTORY.

D3. ALUMINUM SERVICE ENTRANCE CONDUCTORS SHALL ONLY BE USED WHEN THEY ARE TERMINATED DIRECTLY TO THE LINE LUGS ON A C/T AND METERING CABINET, THE LINE LUGS OF A FUSIBLE DISCONNECT SWITCH OR TO THE LINE LUGS OF A MAIN LUG ONLY (6 HANDLE RULE) SERVICE ENTRANCE PANEL. ALUMINUM SERVICE ENTRANCE CONDUCTORS SHALL NOT BE TERMINATED TO THE LINE LUGS OF ANY MAIN BREAKER SINCE DOING SO WILL VIOLATE IT'S 100% UL RATING. IF ALUMINUM CONDUCTORS ARE USED AS PREVIOUSLY INDICATED THEY SHALL BE TERMINATED AS FOLLOWS, AND THE WIRE SIZE INCREASED DUE TO LOWER AMPACITY OF ALUMINUM. EXPOSED ALUMINUM CONDUCTOR STRANDS SHALL BE COATED WITH AN ANTI–OXIDANT IMMEDIATELY AFTER INSULATION IS STRIPPED AWAY. A COMPRESSION LUG SHALL BE PROPERLY INSTALLED ONTO THE EXPOSED ALUMINUM CONDUCTOR STRANDS, AND THAT COMPRESSION LUG SHALL THEN BE BOLTED TO THE TRANSFORMER TAPS AND SWITCHBOARD BUSS USING PROPERLY SIZED BOLTS, NUTS AND WASHERS. MERELY INSERTING ALUMINUM STRANDS UNDER A SCREW LUG SHALL NOT BE ACCEPTABLE.

D4. THE SURGE PROTECTIVE DEVICE (SPD) UNIT SHALL BE AN INTEGRAL UNIT PROVIDED AND INSTALLED BY THE SWITCHBOARD MANUFACTURER. ORDER APPROVED UNITS AS SHOWN IN D5.

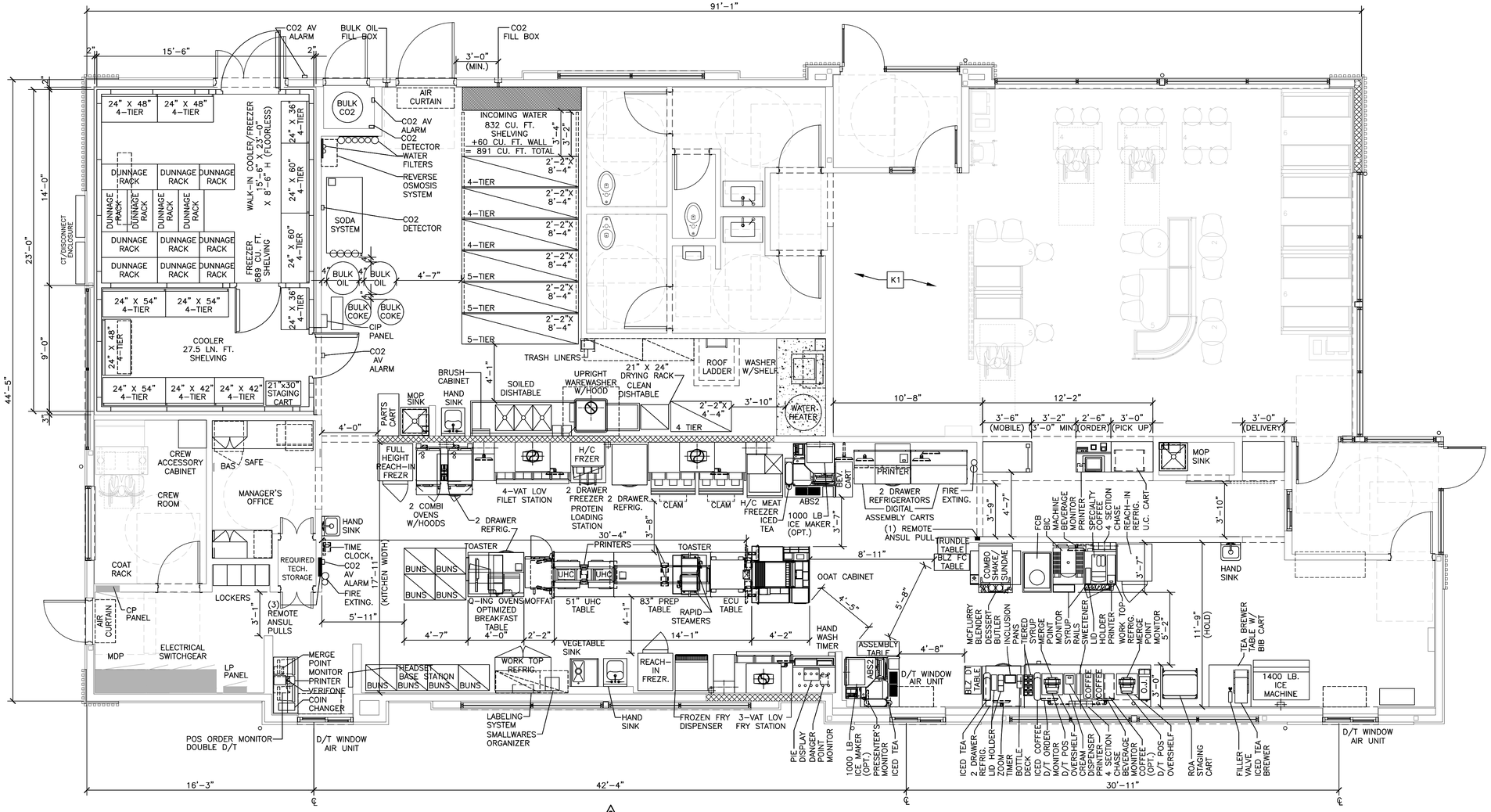
D5. APPROVED SWITCHBOARDS, PANEL, & SPD SUPPLIER (IN ADDITION TO ORDERING SWITCHBOARD & PANELS ALSO ORDER SPD) SUPPLIERS:

SQUARE D VIA GRAYBAR
900 REGENCY DRIVE
GLENDALE HEIGHTS, IL 60139
TEL: (800)784–6059 OR (630) 671.6304

SPD INTEGRAL: I–LINE SERIES,
(208Y/120V, 3Ø)

D6. MAIN INCOMING METER / CURRENT TRANSFORMER CABINET, MAIN DISTRIBUTION PANEL MDP, SERVICE CABINET AND SWITCH SHALL BE BRACED FOR THE HIGHEST AVAILABLE FAULT CURRENT BUT NOT LESS THAN NEMA SYMMETRICAL RMS OF 65,000 AMPERES. CONTACT UTILITY/PM/GC/EC AS REQUIRED.

D7. BRANCH BREAKERS IN ALL LP, AP AND (CP IF USED) PANELS SHALL HAVE A NEMA SYMMETRICAL RMS RATING OF 10,000 AMPS. ALL CIRCUIT BREAKERS IN AP, LP AND CP PANELS SHALL BE SERIES RATED WITH THE CIRCUIT BREAKERS IN PANEL MDP SO THAT ALL CIRCUIT BREAKERS IN ALL BRANCH PANELBOARDS ARE PROTECTED AGAINST THE MAXIMUM FAULT CURRENT AVAILABLE AT THE MAIN SERVICE DISCONNECT. NO DESIGN CHANGES SHALL BE MADE TO THE DISTRIBUTION SYSTEM WITHOUT THE WRITTEN APPROVAL OF THE PROFESSIONAL ELECTRICAL ENGINEER OF RECORD. FOR A SERIES RATED SYSTEM USING



KITCHEN COVER SHEET

1/4" = 1'-0"

KEYED NOTES

K1 CUSTOMER KIOSK & DECOR LAYOUT FOR REFERENCE ONLY. VERIFY KIOSK PLACEMENT PER USRD APPROVED KIOSK REVIEW

REV	DATE	DESCRIPTION	BY
1	04/22/2026	CITY COMMENTS & FOUNDATION CHANGES & PROTO UPDATES	
2	06/09/2026	DEVELOPER COMMENTS	

REGISTERED ARCHITECT STATE OF MISSISSIPPI

PREPARED BY:
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PREPARED FOR:
McDonald's USA, LLC

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DRAWN BY: JAW
STD ISSUE DATE 2025

REVIEWED BY: JAW

DATE ISSUED: 02/05/2026

TITLE: 2025 OPTIMIZED BUILDING - BB20
4590-WOOD/WOOD

DESCRIPTION:
WOOD BEARING WALLS
WOOD ROOF TRUSS FRAMING

SITE ID: 023-0351

SITE ADDRESS: SWC OF ED PERRY BLVD & MS-30, OXFORD, MS 38655

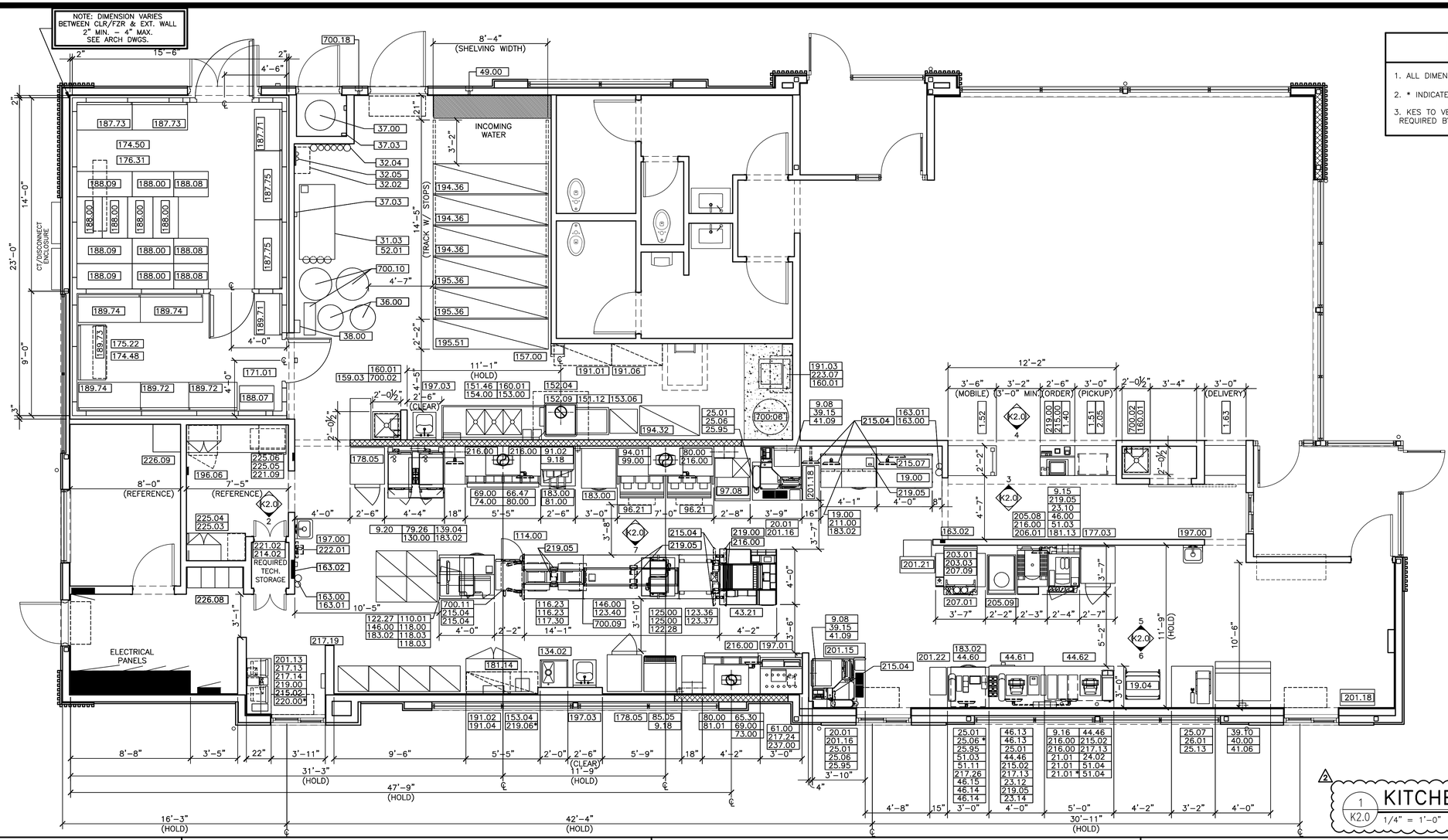
SHEET NO.: JAWA 25-0188
K1.0
KITCHEN COVER SHT

DRAWING NOTES

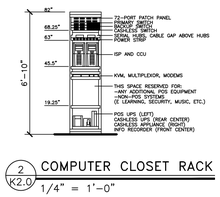
1. ALL DIMENSIONS SHOWN ARE TAKEN TO FACE OF WALL FINISH
2. * INDICATES OPTIONAL EQUIPMENT
3. KES TO VERIFY ALL BLOCKING FOR WALL MOUNTED EQUIPMENT AS REQUIRED BY GENERAL NOTE 8 ON A1.1 PRIOR TO INSTALLATION

SEE SHEET K2.1 FOR EQUIPMENT SCHEDULE

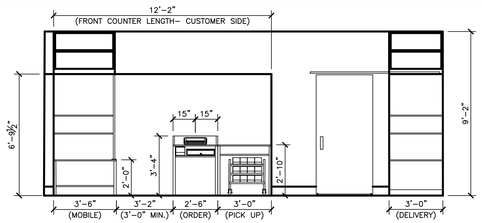
NOTE: DIMENSION VARIES BETWEEN CLR/FZR & EXT. WALL 2" MIN. – 4" MAX. SEE ARCH DWGS.



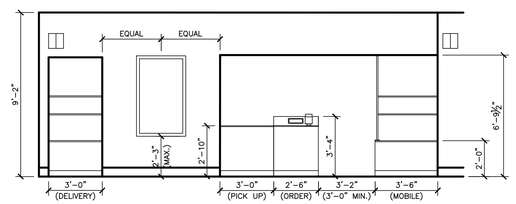
1 K2.0 KITCHEN EQUIPMENT PLAN
1/4" = 1'-0"



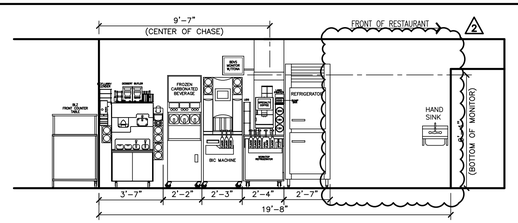
2 K2.0 COMPUTER CLOSET RACK
1/4" = 1'-0"



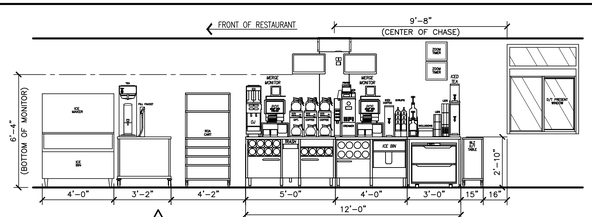
3 K2.0 FRONT COUNTER
1/4" = 1'-0"



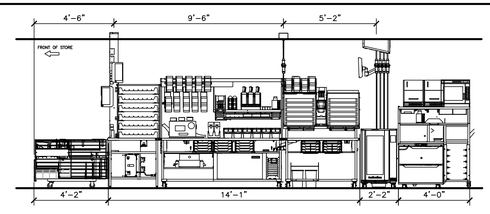
4 K2.0 FRONT COUNTER ELEVATION
1/4" = 1'-0"



5 K2.0 BEVERAGE CELL (INTERIOR WALL)
1/4" = 1'-0"



6 K2.0 BEVERAGE CELL (EXTERIOR WALL)
1/4" = 1'-0"



7 K2.0 COMPACT OPTIMIZED PREP LINE
1/4" = 1'-0"

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REGISTERED ARCHITECT JEREMY WILLIAMS STATE OF MISSISSIPPI

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SITE ID: 023–0351
SITE ADDRESS: SWC OF ED PERRY BLVD & MS–30, OXFORD, MS 38655

JAWA 25–0188
SHEET NO. K2.0
KITCHEN PLAN

x = Optional Equipment VIF = Verify in Field
GC = General Contractor
R = Relocated Equipment

EQUIPMENT SCHEDULE

ITEM	O	QTY	DESCRIPTION	MANUFACTURER	MODEL #	UL	NSF	FURNISHED	GENERAL REMARKS	SPECIAL REQUIREMENTS
1.40		1	SERVICE POD – 30"	DECOR	SEE PLAN	–	2	GC	–	
1.51		1	PICKUP POD – 36"	DECOR	SEE PLAN	–	2	GC	–	
1.52		1	PICKUP POD – 42"	DECOR	SEE PLAN	–	2	GC	–	
1.63		1	McDELIVERY PICKUP COUNTER	DECOR	SEE PLAN	–	2	GC	–	
2.05		1	UNDER COUNTER CART – 24"W x 18"D FRONT COUNTER	INTERMETRO	UC18–DMS	–	2	KES	–	
9.08		2	UTILITY CHASE – ICE MAKER ON ABS VERSION	KES	5"x8"x23"	–	2	KES	CONCEALS WATER AND CONDENSING UNIT LINES	
9.15		1	UTILITY CHASE – FFDT INTERIOR WALL	KES	20"x5"x76"	–	2	KES	4 SECTION CHASE FOR BUYOUT RECEPTACLES, POS, CO2 AND WATER	
9.16		1	UTILITY CHASE – FFDT EXTERIOR WALL	KES	20"x5"x76"	–	2	KES	4 SECTION CHASE FOR BUYOUT RECEPTACLES, POS AND WATER	
9.18		2	UTILITY CHASE – WALL VERSION	KES	4"x4"x82"	–	2	KES	CHASE FOR BULK OIL LINES, MOUNT AT 2'–0"	
9.20		1	UTILITY CHASE – COMBI CELL	KES	4"x8"x84"	–	2	KES	CHASE FOR BUYOUT RECEPTACLES AND WATER	
19.00		2	DIGITAL ASSEMBLY CART – 48"	INTERMETRO	MCDA4–48	–	2	KES	–	
19.04		1	ROA STAGING CART – 24"X 30"	INTERMETRO	MCDROA–2430	–	2	KES	–	
20.01		2	AUTOMATED BEVERAGE SYSTEM 2.0	IMI CORNELIUS	621DSB90UON	–	–	KES	INSTALLATION KIT INCLUDES STAINLESS STEEL CHASE & DATA LINE	
21.01		3	COFFEE BREWER (THERMAL POTS)	BUNN–O– MATIC	AXIOM–DV–3	E32066	4	KES	W/ELECTRONIC CONTROLLER FOR CONVERSION TO LOW OR HIGH VOLTAGE	
23.10		1	ESPRESSO BREWER	FRANKE	FM850	–	4	KES	–	
23.12		1	COFFEE CREAM DISPENSER	SURESHOT	AC110–PC–51	E217698	20	KES	–	
23.14		1	SUGAR/SWEETENER DISPENSER	SURESHOT	AC2–GP–1–G38	E217698	18	KES	–	
24.02		1	JUICE DISPENSER	BUNN–O– MATIC	JDF–2S	–	18	KES	–	
25.01		4	SLIMLINE ICED BEVERAGE DISPENSER	BUNN–O– MATIC	TDO–N	E32066	4	KES	KES TO VERIFY EXACT QUANTITY PER MARKET	
25.06		3	SLIMLINE ICED BEVERAGE DISPENSER – SHORT	BUNN–O– MATIC	TDO–N LP	E32066	4	KES	KES TO VERIFY EXACT QUANTITY PER MARKET	
25.07		1	INFUSION TEA BREWER – MIS	BUNN–O– MATIC	ITCB–DV	E32066	4	KES	PROVIDED WITH BREWER, INSTALLATION KIT AND TDO–N BOOSTER	
25.13		1	GLASS FILLER HOSE ASSEMBLY	FISHER	H–14650–KIT	–	–	GC	–	
25.95		3	SLIMLINE ICED BEVERAGE DISPENSER – 2 TIER STAND	KES	–	–	2	KES	–	
26.01		1	TEA BREWER TABLE – 36"X36"	ISS SHELVING	WST1758C	–	2	KES	–	
31.03		1	SODA SYSTEM PACKAGE B.I.B.(RECIRCULATING– 3 TOWERS) – REMOTE	MULTIPLEX	50MR04	SA4632	18	KES	–	
32.02		1	REVERSE OSMOSIS WATER FILTRATION SYSTEM – TANKLESS	EVERPURE	MRS–600HE	–	–	KES	FOR COFFEE MAKER, ESPRESSO MACHINE, AND RAPID BUN STEAMER	
32.04		1	WATER FILTRATION SYSTEM	EVERPURE	EV9437–32	–	–	KES	–	
32.05		1	WATER FILTRATION SYSTEM	EVERPURE	EV9272–24	–	–	KES	FOR COMBI OVENS AND STAGING CABINET	
36.00		2	BULK COKE	CHART INDUSTRIES	10667511	–	18	MANU–FACTURER	SYRUP LINES BY CHART INDUSTRIES	
37.00		1	BULK CO2 – 750 LB.	CHART INDUSTRIES	CARBO–MAX 750	–	–	MANU–FACTURER	–	
37.03		2	CO2 SAFETY SYSTEM	SEE RMKS	–	–	–	KES	SEE MECHANICAL DRAWINGS	INCLUDES DETECTOR, PWER MONITOR W/ TROUBLE SIGNAL AND (4) AV ALARMS
38.00		1	CLEAN IN PLACE PANEL	CHART INDUSTRIES	10667431	–	18	MANU–FACTURER	MOUNT 6"W x 7"H. BOX @ 6'–0" AFF TO BOX CENTER LINE	
39.10		1	ICE MACHINE – 1400 LB.	MANITOWOC	IYT1500N3/ D970	SA4027	12	KES	USE HEADMASTER KIT K00221	
39.15		2	ICE MACHINE – 1000 LB.	MANITOWOC	IBT1020C–161	SA4027	12	KES	CONDENSER: CVDT1200	
40.00		1	ICE MACHINE CHASE	KES	4"x6"x48"	–	2	KES	CONCEALS WATER AND CONDENSING UNIT LINES	
41.06		1	ICE MACHINE REMOTE CONDENSER – 1400 LB.	MANITOWOC	JCT–1500	SA4027	12	KES	–	
41.09		2	ICE MACHINE REMOTE CONDENSER – 1000 LB.	MANITOWOC	CVDT1200–263A	SA4027	12	KES	–	
43.21		1	OPTIMIZED ORDER ASSEMBLY TABLE	KES	90001	E152097	2	KES	–	
44.46		2	SMALL RISER DUELE – 18" TO 30"	FRANKE	1B0060I0	–	2	KES	–	
44.60		1	MODULAR CENTER ISLAND CABINET – 36"	H&K	–	–	2	KES	–	
44.61		1	MODULAR CENTER ISLAND CABINET – 48"	H&K	–	–	2	KES	–	
44.62		1	MODULAR CENTER ISLAND CABINET– 60"	H&K	–	–	2	KES	–	
46.00		2	CUP DISPENSER HEATER – HOT	QCS	–	–	2	KES	–	
46.13		2	SYRUP BOTTLE RACK	H&K	HK15028	–	2	KES	–	
46.14		2	BOTTLE DOCK	KES	95058	–	–	KES	–	
46.15		1	INCLUSION PAN HOLDER	KES	95099	–	–	KES	–	
49.00		2	CO2 FILL BOX – 6 1/2"W x 18"H	CHART INDUSTRIES	8512629	–	–	MANU–FACTURER	SEE EXTERIOR ELEVATIONS FOR MOUNTING HEIGHT. INSTALLED BY GC	
51.03		2	CUP LID HOLDER 3 HIGH S/S	KES	–	–	2	KES	–	
51.04		2	CUP LID HOLDER SINGLE STACK 8" HIGH	KES	–	–	2	KES	–	
51.11		1	CUP LID HOLDER – SINGLE WIDE, 3 TIER	H&K	95020	–	2	KES	–	
52.01			REMOTE CONDENSING UNIT – 50MBH	MULTIPLEX	1S–0838	SA2298	–	KES	ORDER PRE–CHARGE LINE #20401 – VIF LENGTH FROM UNIT TO SODA SYST.	
61.00		1	FRY BAGGING STATION 36"	KES	FB25A	E99018	2	KES	–	
65.30		1	3–VAT LOV FRYER – ELECTRIC – F/F/F	HENNY PENNY	LVE–303	E30993	4	KES	–	IDLE ENERGY RATE=0.73kW, ENERGY EFFICIENCY=87%
66.47		1	4–VAT LOV FRYER – ELECTRIC – S/S/S/S	HENNY PENNY	LVE–304	E30993	4	KES	–	IDLE ENERGY RATE=0.73kW, ENERGY EFFICIENCY=87%
69.00		2	CAPTURE JET PLENUM – FRYER	HALTON	CJP–F	MH27607	2	KES	ATTACH TO UNIVERSAL EXHAUST HOOD	
73.00		1	UNIVERSAL EXHAUST HOOD 3–VAT FRYER	KES	UH–50	MH12755	2	KES	–	
74.00		1	UNIVERSAL EXHAUST HOOD 4–VAT FRYER	KES	UH–65	MH12755	2	KES	–	
79.26		1	VENTLESS HOOD FOR COMBI OVEN	CONVOTHERM	CONOVENT MINI 6.10	E325060	2	KES	–	
80.00		3	MECHANICAL CHASE	KES	9"x18" SGCL.	E163328	2	KES	–	
81.00		1	PROTEIN LOADING STATION KIT	KES	272436	–	2	KES	–	
81.01		1	PRODUCT LANDING SHELF – SOLID TOP	KES	–	–	2	KES	–	
85.05		1	FROZEN FRY DISPENSER	RAM	280–FP	E140753	4	KES	–	
91.02		1	WALL MOUNT FREEZER UNIT–SINGLE WIDE–HIGH CAPACITY	KES	HCWF1	SA7329	7	KES	AIR–COOLED, SELF–CONTAINED – MOUNT BOTTOM AT 51" AFF	HCWF1.99A INSTALL HARDWARE KIT REQUIRED
94.01		1	UNIVERSAL EXHAUST HOOD 2–FULL–CLAM GRILLS	KES	UH–83	MH12755	2	KES	–	
96.21		2	36" NEXT GEN 3–PLATEN CLAMSHELL GRILL – ELECTRIC	GARLAND	ME–3PX	E26898	4	KES	–	
97.08		1	MEAT FREEZER – DOUBLE WIDE – HIGH CAPACITY – RIGHT HAND	KES	HCMF30B–RH	SA6032 S	2	KES	AIR–COOLED, SELF–CONTAINED	
99.00		1	GRILL TOOL ORGANIZER	KES	–	–	2	KES	–	
110.01		1	OPTIMIZED BREAKFAST TABLE	KES	OBT	–	2	KES	–	
114.00		1	HUMIDIFIED HOLDING CABINET	MOFFAT	HP10T–LMD	197	4	KES	–	
116.23		2	UNIVERSAL HOLDING CABINET – HIGH DENSITY – 2–SIDED – PIN & SLEEVE	FRYMASTER	UHCHD6T	E44571	4	KES	–	
117.30		1	UHC TABLE COPL – 2 SIDED – 51"D x 34"W – PIN&SLEEVE	KES	91011	–	2	KES	–	
118.00		1	Q'ING OVEN – PIN & SLEEVE	AMANA	MC23MPW2	E40456	4	KES	–	
118.03		2	Q'ING OVEN – PIN & SLEEVE	ACP	MCMOC24	–	4	KES	–	
122.27		1	NEXT GEN. UNIVERSAL RADIANT TOASTER – PIN & SLEEVE	ANTUNES	HRT–5H	–	4	KES	–	
122.28		1	NEXT GEN. UNIVERSAL CONTACT TOASTER – PIN & SLEEVE	ANTUNES	HCT–5H	–	4	KES	–	
123.36		1	ECU TABLE – COPL	KES	90165	–	2	KES	–	
123.37		1	BREAKER PANEL– 125 AMP – 1 PHASE – EQUIPMENT MOUNTED	KES	–	–	–	KES	–	
123.40		1	PREP TABLE – HD – 2–SIDED COPL – 38"D x 83 1/2" – PIN & SLEEVE W/REF.	KES	91010	–	2	KES	–	
125.00		2	RAPID BUN STEAMER	PRINCE CASTLE	625–MFY	–	4	KES	–	
130.00		2	COMBI OVEN	CONVOTHERM	MS6102083LCMD1	E360598	4	KES	–	0.89kW, 69% STEAM MODE, 0.61kW, 81% CONVECTION MODE
134.02		1	VEGETABLE SINK	KES	SK04–4	–	2	KES	PROVIDE W/ BOWL COVER	
139.04		2	COMBI OVEN STAND – DOUBLE WIDE	KES	–	–	2	KES	–	
146.00		2	BUTTER WARMER	H&K	90016	–	–	KES	–	
151.12		1	CLEAN DISHTABLE – LEFT HAND – 28.23	KES	SK–SPL	–	2	KES	–	
151.46		1	SOILED DISHTABLE – RIGHT HAND – 90.5" WIDE	KES	SK–SPL	–	2	KES	–	
152.04		1	WAREWASHER HOOD	KES	–	–	3		TYPE 2 HOOD FOR NON GREASE APPLICATION – REQUIRED PER CODE	
152.09		1	WAREWASHER – HIGH TEMP	ECOLAB	XL–HTHH–VV	E5956	3	MANU–FACTURER	PROVIDE VAPOR VENT	IDLE ENERGY RATE=0.486kW, WATER CONSUMPTION=0.84 GAL./RACK
153.00		1	SCULLERY SHELVING KIT – 3 TIER – 14" x 36"	INTERMETRO	SHSS–4	–	2	KES	–	
153.04		1	SMALLWARE WALL ORGANIZER	INTERMETRO	SW1812–MPS	–	2	KES	–	
153.06		1	REUSABLE DRYING RACK	INTERMETRO	MCD2124–DRY6	–	2	KES	–	
154.00		1	BRUSH CABINET	KES	8047	–	4	KES	–	
157.00		1	TRASH LINER DISPENSER SHELF	KES	A0053	–	2	KES	–	
159.03		1	UNIVERSAL PARTS CART – 36" W	INTERMETRO	MCD–1836UPC	–	2	KES	–	
160.01		4	CHEMICAL SYSTEM	ECOLAB	–	–	–	MANU–FACTURER	–	
163.00		2	FIRE EXTINGUISHER – 5 LB. – ABC	ANSUL	SEE RMKS	–	–	SEE RMKS	LOCAL ANSUL AGENT SPECIFIES, SUPPLIES & LOCATES PER LOCAL CODE	
163.01		2	FIRE EXTINGUISHER – 6 L. – K GUARD	ANSUL	SEE RMKS	–	–	SEE RMKS	LOCAL ANSUL AGENT SPECIFIES, SUPPLIES & LOCATES PER LOCAL CODE	
163.02		4	REMOTE ANSUL PULL	ANSUL	4835	EX3470	–	SEE RMKS	CODE MAY REQUIRE LOCAL ANSUL AGENT TO SUPPLY	
171.01		1	WALK–IN COOLER / FREEZER FLOORLESS	NORLAKE	–	–	E42763	7	KES	–
174.48		1	REMOTE CONDENSING UNIT	MASTER–BILT	MSMC015MB	SA5649	–	KES	ALT. VENDOR HEATCRAFT. VERIFY EQUIPMENT SELECTION AND POWER REQ. W/ KES.	
174.50		1	REMOTE CONDENSING UNIT	MASTER–BILT	MSLA040MC	SA5649	–	KES	ALT. VENDOR HEATCRAFT. VERIFY EQUIPMENT SELECTION AND POWER REQ. W/ KES.	
175.22		1	COOLER EVAPORATOR	MASTER–BILT	E1MCK140B–MA	SA5649	–	KES	ALT. VENDOR HEATCRAFT. VERIFY EQUIPMENT SELECTION AND POWER REQ. W/ KES.	

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EQUIPMENT SCHEDULE

ITEM	O	QTY	DESCRIPTION	MANUFACTURER	MODEL #	UL	NSF	FURNISHED	GENERAL REMARKS	SPECIAL REQUIREMENTS
176.31		1	FREEZER EVAPORATOR	MASTER–BILT	E1LAK140B–ME	SA5649	–	KES	ALT. VENDOR HEATCRAFT. VERIFY EQUIPMENT SELECTION AND POWER REQ. W/ KES.	
177.03		1	REACH–IN REFRIGERATOR–SINGLE WIDE	BEVERAGE AIR	HR1HC–1HS	SA2651	7	KES	–	
178.05		2	REACH–IN FREEZER – SINGLE WIDE	BEVERAGE AIR	HF1HC–1HS	SA2651	7	KES	–	
181.13		1	REFRIGERATOR – SPECIALTY COFFEE– 27" WIDE	TRUE	TUC–27 MCDCF1	SA33040	7	KES	RIGHT–HAND HINGED	
181.14		1	REFRIGERATOR – WORKTOP – 48" WIDE	TRUE	TWT–48 MCD1	SA4065	7	KES	–	
183.00		2	REFRIGERATOR/FREEZER – 2 DRAWER BASE – 30" W X 33" H	KES	18012498	SA4044	7	KES	–	
183.02		4	REFRIGERATOR/FREEZER – 2 DRAWER BASE – 30" W x 30" H	KES	18021304	SA4044	7	KES	–	
187.71		1	FREEZER SHELVING 24" x 36" x 74" H. – 4–TIER	ISS SHELVING	FSMS/FSMA742436E	–	2	KES	–	
187.73		2	FREEZER SHELVING 24" x 48" x 74" H. – 4–TIER	ISS SHELVING	FSMS/FSMA742448E	–	2	KES	–	
187.75		2	FREEZER SHELVING 24" x 60" x 74" H. – 4–TIER	ISS SHELVING	FSMS/FSMA742460E	–	2	KES	–	
188.00		7	DUNNAGE RACK 22" x 36"	INTERMETRO	HP2236PD	–	2	KES	–	
188.07		1	UNIVERSAL STAGING CART	ISS SHELVING	WST1384Y	–	2	KES	–	
188.08		3	DUNNAGE RACK 22" x 30"	INTERMETRO	HP2230PD	–	2	KES	–	
188.09		3	DUNNAGE RACK 22" x 48"	INTERMETRO	HP2248PD	–	2	KES	–	
189.71		1	COOLER SHELVING 24" x 36" x 74" H. – 4–TIER	ISS SHELVING	FSMS/FSMA742436E	–	2	KES	–	
189.72		2	COOLER SHELVING 24" x 42" x 74" H. – 4–TIER	ISS SHELVING	FSMS/FSMA742442E	–	2	KES	–	
189.73		1	COOLER SHELVING 24" x 48" x 74" H. – 4–TIER	ISS SHELVING	FSMS/FSMA742448E	–	2	KES	–	
189.74		3	COOLER SHELVING 24" x 54" x 74" H. – 4–TIER	ISS SHELVING	FSMS/FSMA742454E	–	2	KES	–	
191.01		1	VALANCE SHELVING – 18" x 48"	INTERMETRO	M1848C–MP	–	2	KES	MOUNT AT 6'–8"AFF TO SHELF BOTTOM UNLESS OTHERWISE NOTED	
191.02		1	VALANCE SHELVING – 18" x 60"	INTERMETRO	M1860C–MP	–	2	KES	MOUNT AT 6'–8"AFF TO SHELF BOTTOM UNLESS OTHERWISE NOTED	
191.03		1	VALANCE SHELVING – 18" x 30"	INTERMETRO	M1830C–MP	–	2	KES	MOUNT AT 5'–0"AFF TO SHELF BOTTOM FOR ABOVE WASHER APPLICATION	
191.04		1	VALANCE SHELVING – 18" x 36"	INTERMETRO	M1836C–MP	–	2	KES	MOUNT AT 5'–0"AFF TO SHELF BOTTOM –W/ST SQ–LINKS FOR SAUCE CUPS	
191.06		1	VALANCE SHELVING – 18" x 42"	INTERMETRO	M1842C–MP	–	2	KES	MOUNT AT 6'–8"AFF TO SHELF BOTTOM UNLESS OTHERWISE NOTED	
194.32		1	DRY SHELVING 26" x 52" x 84" H.– 4–TIER – MOBILE	DENSTOR	–	–	2	KES	–	
194.36		3	DRY SHELVING 26" x 100" x 84" H.–4–TIER – MOBILE	DENSTOR	–	–	2	KES	–	
195.36		2	DRY SHELVING 26" x 100" x 84" H.–5–TIER– MOBILE	DENSTOR	–	–	2	KES	–	
195.51		1	DRY SHELVING 26" x 100" x 84" H.– 5–TIER– FIXED	DENSTOR	–	–	2	KES	–	
196.06		1	SAFE – STANDARD BLDG. – LEFT HINGE	NKL	BSD4125FGXL–MC	–	–	OWNER	–	
197.00		2	STAINLESS STEEL HAND SINK	ADVANCE TABCO	7–PS–61	–	2	GC	REFER TO PLUMB. DWGS. FOR DETAILS, SOAP & TOWEL DISP. BY OTHERS	PROVIDE SIDE SPLASHES (7–PS–11) WHEN REQUIRED BY LOCAL CODE
197.01		1	HAND WASH TIMER	NATIONAL CONTROLS	TMD–T1715–120	E53595	–	KES	–	
197.03		2	STAINLESS STEEL HAND SINK – ADA	ADVANCE TABCO	7–PS–26	–	2	GC	REFER TO PLUMB. DWGS. FOR DETAILS, SOAP & TOWEL DISP. BY OTHERS	PROVIDE SIDE SPLASHES (7–PS–11D) WHEN REQUIRED BY LOCAL CODE
201.13		1	DRIVE–THRU CASH STAND – 21" D x 48" W	INTERMETRO	DT48–8	–	2	KES	SOLID WORK TOP, WIRE SHELVES	
201.15		1	READY NEXT DRIVE–THRU ASSEMBLY CART – 42" D x 48" W	INTERMETRO	DTPC–36	–	2	KES	–	
201.16		2	DRIVE–THRU ABS CART – LEFT HAND	KES	–	–	2	KES	ABS DRINK STAGING CART WITH TROUGH	
201.18		2	CDB STAGING CART	INTERMETRO	MCD–CBB	–	2	KES	–	
201.21		1	BLZ FRONT COUNTER TABLE – 30" D x 14" W	INTERMETRO	MCD1430–BLZM	–	2	KES	W/ CASTERS AND OVERSHELF	
201.22		1	BLZ DRIVE THRU TABLE – 24" D x 14" W	INTERMETRO	MCD1430–BLZT	–	2	KES	–	
203.01		1	HEAT TREAT COMBINATION SHARE/SUNDAE MACHINE	CARPIGIANI	M3	SA4203	6	KES	SUPPLIED WITH CONE DISPENSER AND 7'–6" LONG CORD	
203.03		2	CUP/CONE DISPENSER	KES	–	–	2	KES	–	
205.08		1	BIC MACHINE	MULTPLEX	MA–8–2	SA12070	6	KES	–	
205.09		1	FROZEN BEVERAGE DISPENSER	IMI CORNELIUS	VIPER 3	SA2128	6	KES	–	
206.01		1	SPECIALTY BEVERAGE STANDOFF SHELF	KES	KES	–	2	KES	MOUNT SHELF @ 2'–6" AFF	
207.01		1	BLENDER – RAIL MOUNT – MCFLURRY	VITAMIX	056385	–	8	KES	SUPPLIED MOUNTING BRACKETS	
207.09		1	DESSERT BUTLER	KES	–	–	2	KES	–	–
211.00		1	DELIVERY TABLET	APPLE	IPAD	–	–	DELIVERY PARTNER	QUANTITY DEPENDENT UPON NUMBER OF DELIVERY PARTNERS	
214.02		1	82" 44U STATIONARY RACK	BY OWNER	BY OWNER	OEM	–	OWNER	–	
215.00		1	POS REGISTER – FRONT COUNTER	BY OWNER	BY OWNER	OEM	–	OWNER	INCLUDES MONITOR AND CPU	
215.02		4	POS REGISTER – 2 WINDOW D/T	BY OWNER	BY OWNER	OEM	–	OWNER	INCLUDES MONITOR AND CPU	
215.04		8	POS – KVS MONITOR	BY OWNER	BY OWNER	OEM	–	OWNER	–	
215.07		1	POS REGISTER – DELIVERY	BY OWNER	BY OWNER	OEM	–	OWNER	–	
216.00		9	POS – VIDEO MONITOR	BY OWNER	BY OWNER	E106786	–	OWNER	SUPPORTS INSTALLED BY GC IF REQUIRED – MOUNT @ 5'–8" AFF	FOR APPLICATIONS ABOVE ABS, MOUNT AT 6'–6" AFF
217.13		3	MERGE POINT MONITOR (DOUBLE DRIVE–THRU)	BY OWNER	BY OWNER	–	–	OWNER	MONITORS ARE REQUIRED FOR SIDE BY SIDE DRIVE THRU SYSTEM	–
217.14		1	POS – ORDER MONITOR (DOUBLE DRIVE THRU)	BY OWNER	BY OWNER	E106786	–	OWNER	SUPPORTS INSTALLED BY GC IF REQUIRED – MOUNT @ 5'–8" AFF	
217.19		1	WIRELESS HEADSET BASE STATION	HME	NEXEO HDX	–	–	OWNER	–	
217.24		1	DANGER POINT MONITOR (DOUBLE DRIVE–THRU)	BY OWNER	BY OWNER	–	–	OWNER	MONITORS ARE REQUIRED FOR SIDE BY SIDE DRIVE THRU SYSTEM	
217.26		1	ZOOM TIMER	HME	ZOOM NITRO	–	–	OWNER	–	
219.00		4	POS – RECEIPT PRINTER	BY OWNER	BY OWNER	OEM	–	OWNER	–	
219.05		7	STICKY LABEL PRINTER	BY OWNER	BY OWNER	OEM	–	OWNER	–	–
219.06		1	LABELING SYSTEM	TRANSACT	9700	–	–	KES	–	
220.00		1	POS – COIN DISPENSER	BY OWNER	BY OWNER	OEM	–	OWNER	–	
221.02		1	25" 12U NETWORK WALL RACK	TRIPP–LITE	SRW12USDP	OEM	–	OWNER	–	
221.09		1	D/O EQUIPMENT RACK	TRIPP–LITE	SRW12USDP	–	–	OWNER	AVAILABLE THROUGH POS SUPPLIER	
222.01		1	TIME CLOCK	BY OWNER	BY OWNER	OEM	–	OWNER	–	
223.07		1	WASHER – ELECTRIC	WHIRLPOOL	CAE2793BQ	–	–	KES	–	
225.03		1	OFFICE PACKAGE/DESK UNIT	DENSTOR	2000–0100	–	–	KES	WORK SURFACE 75", (1) DESK PEDESTAL W/ 2 DRAWERS AND (1) PEDESTAL W/ 3 DRAWERS	
225.04		1	OFFICE PACKAGE/ 2–WALL CABINETS	DENSTOR	2000–0200	–	–	KES	–	
225.05		1	OFFICE PACKAGE/HIGH WORK SURFACE	DENSTOR	2000–0300	–	–	KES	W/ (6) L–BRACKETS – WORK SURFACE IS 75" W. – CUT IN FIELD IF REQUIRED	
225.06		1	OFFICE PACKAGE W/3 DRAWER LATERAL FILE	DENSTOR	2000–0400	–	–	KES	–	
226.08		4	CREW LOCKERS –12" x 12" x 18" (6 HIGH)	DENSTOR	3–121278	–	2	KES	–	
226.09		1	CREW SMART LOCKERS	DENSTOR	C3	–	–	KES	LOCATED IN CREW ACCESSORY CABINET	
257.00		1	PIE DISPLAY	PRINCE CASTLE	524–HCDC	E341354	4	KES	PROVIDE WITH S/S PANEL	
700.02		2	MOP SINK	GC	–	–	2	GC	–	
700.06		1	WATER HEATER – ELECTRIC 54KW	GC	SEE RMKS	–	2	GC	REFER TO PLUMB. DWGS. FOR DETAILS	
700.09		1	ECONOMY OEP BOX W/MOUNTING HARDWARE	ACS	OEP–6	E71309	–	KES	6" W. x 24" D.	
700.10	X	1	BULK OIL SYSTEM	RTI	BI–3F	SEE RMKS	4	MANU–FACTURER	IF AVAILABLE IN MARKET – ETL ELECTRICAL RATING: 990D762	
700.11		1	OEP UTILITY PANEL W/ MOUNTING HARDWARE – STATIC BOX	H&K DALLAS	–	–	–	H&K DALLAS	2'–4"x2'–4" x4" HIGH BOX	
700.18	X	1	BULK OIL FILL BOX – 8"Wx10"H	RTI	–	–	–	MANU–FACTURER	SEE EXTERIOR ELEVATIONS FOR MOUNTING HEIGHT, INSTALLED BY GC	

SEE SHEET K2.0 FOR EQUIPMENT LAYOUT AND TAG IDENTIFICATION

1 / K2.1 KITCHEN SCHEDULE

BY	DESCRIPTION	DATE	REV
	CITY COMMENTS & FOUNDATION CHANGES & PROTO UPDATES	04/22/2026	1
	DEVELOPER COMMENTS	06/09/2026	2

PREPARED BY: JAW Architects, Inc. Jeremy Williams, Architect

PREPARED FOR: McDonald's USA, LLC

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DRAWN BY: JAW | STD ISSUE DATE: 2025
REVIEWED BY: JAW | DATE ISSUED: 02/05/2026

TITLE: 2025 OPTIMIZED BUILDING – BB20
4590–WOOD/WOOD
DESCRIPTION: WOOD BEARING WALLS, WOOD ROOF TRUSS FRAMING

SITE ADDRESS: SWC OF ED PERRY BLVD & MS–30, OXFORD, MS 38655
SITE ID: 023–0351

SHEET NO.: JAWA 25–0188
K2.1
KITCHEN SCHEDULE

BUILDING MATERIAL CALCULATIONS BUILDING

	FRONT ELEVATION		NON DRIVE-THRU ELEVATION		DRIVE-THRU ELEVATION		REAR ELEVATION		TOTALS	
TOTAL SURFACE AREA (SQ.FT.)	1038		1996		2194		959		6187	
TOTAL SURFACE AREA (TO 14' AFF)	668		1361		1361		646		4036	
	WEST ELEVATION		**SOUTH ELEVATION**		**NORTH ELEVATION**		**EAST ELEVATION**		**TOTALS**	
MATERIALS	**SF**	**%**	**SF**	**%**	**SF**	**%**	**SF**	**%**	**SF**	**%**
THIN BRICK	285	27.46%	946	47.39%	1,086	49.50%	571	59.54%	2,888	46.68%
STUCCO	254	24.47%	358	17.94%	0	0.00%	0	0.00%	612	9.89%
ALUMINUM BATTENS	212	20.42%	223	11.17%	60	2.73%	243	25.34%	738	11.93%
METAL PANELS	14	1.35%	0	0.00%	510	23.25%	10	1.04%	534	8.63%
METAL CANOPY	32	3.08%	34	1.70%	29	1.32%	24	2.50%	119	1.92%
METAL FASCIA	33	3.18%	58	2.91%	80	3.65%	27	2.82%	198	3.20%
TOTALS (EXCLDUING GLAZING)	**830**	**79.96%**	**1,619**	**81.11%**	**1,765**	**80.45%**	**875**	**91.24%**	**5,089**	**333%**
	WEST ELEVATION		**SOUTH ELEVATION**		**NORTH ELEVATION**		**EAST ELEVATION**		**TOTALS**	
MATERIALS	**SF**	**%**	**SF**	**%**	**SF**	**%**	**SF**	**%**	**SF**	**%**
GLAZING (TO 14' AFF)	208	31.14%	377	27.70%	429	31.52%	84	13.00%	1,098	27.21%
TOTALS (INCLDUING GLAZING)	**1,038**	**100.00%**	**1,996**	**100.00%**	**2,194**	**100.00%**	**959**	**100.00%**	**6,187**	**400%**

*TOTALS DO NOT INCLUDED BACK OF PARAPET MATERIALS

1 A2.2 **FRONT ELEVATION** 1/4" = 1'-0"

2 A2.2 **NON-DT ELEVATION** 1/4" = 1'-0"

BR MODULAR THIN BRICK
B1—B1= "GLAZED GREY VC5" BY ENDICOTT CLAY PRODUCTS
B2= "GLAZED GREY VC8" BY ENDICOTT CLAY PRODUCTS

AL ALUMINUM BATTEN SYSTEM
COLOR: WOOD GRAIN
SUBSTRATE COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS

CA CITADEL ACM WALL PANELS
COLOR: UMBRA GRAY

D HOLLOW METAL DOOR
COLOR: "GAUNTLET GREY" SW7019 BY SHERWIN WILLIAMS

UN METAL UNDERSCORE
COLOR: GOLD

C1 ALUMINUM CANOPY SYSTEM
COLOR: WHITE

C2 ALUMINUM CANOPY SYSTEM
COLOR: RAL 7022

REV	DATE	DESCRIPTION	BY
1	04/22/2026	CITY COMMENTS & FOUNDATION CHANGES & PHOTO UPDATES	
2	05/20/2026	DEVELOPER COMMENTS	

REGISTERED ARCHITECT JAMES A. WILLIAMS 23378 STATE OF MISSISSIPPI

PREPARED BY: JAW Architects, Inc. Jeremy Williams, Architect

PREPARED FOR: McDonald's USA, LLC

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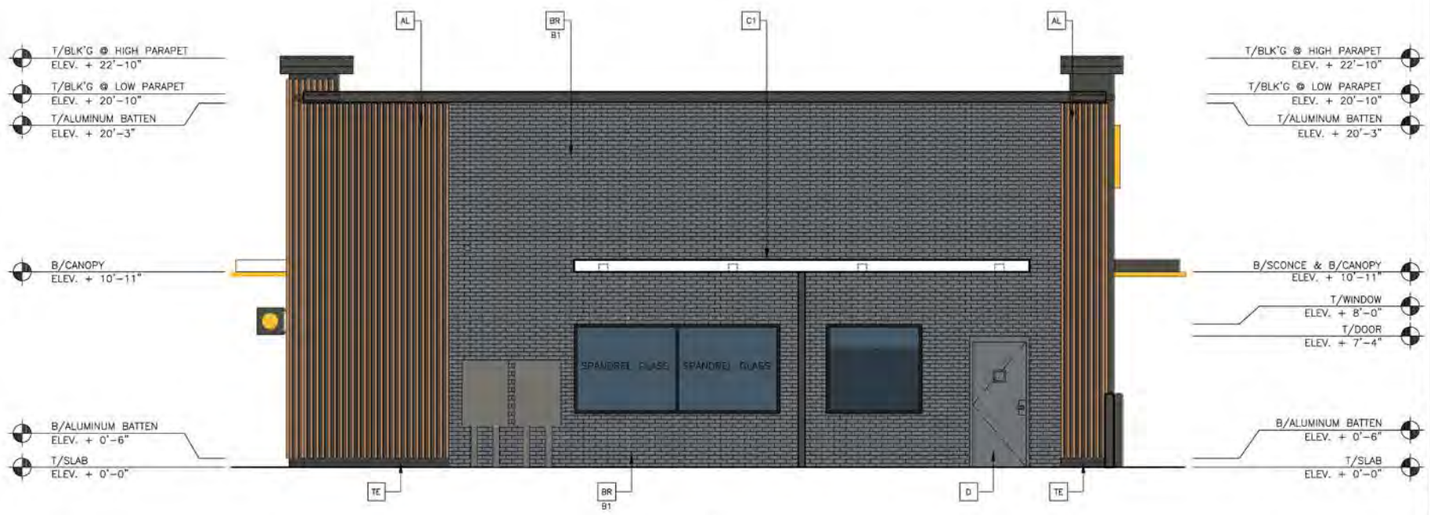
DRAWN BY	JAW
STD ISSUE DATE	2025
REVIEWED BY	JAW
DATE ISSUED	02/05/2026
TITLE	2025 OPTIMIZED BUILDING - BB20
DESCRIPTION	4590-WOOD/WOOD
	WOOD BEARING WALLS
	WOOD ROOF TRUSS FRAMING
SITE ADDRESS	SWC OF ED PERRY BLVD & MS-30, OXFORD, MS 38655
SITE ID	D23-0351
SHEET NO.	A2.2
	COLORED ELEVATIONS
	JAWA 25-0188

1 A2.1 **DRIVE THRU ELEVATION**
1/4" = 1'-0"



2 A2.1 **REAR ELEVATION**
1/4" = 1'-0"

BUILDING MATERIAL CALCULATIONS BUILDING										
	FRONT ELEVATION		NON DRIVE-THRU ELEVATION		DRIVE-THRU ELEVATION		REAR ELEVATION		TOTALS	
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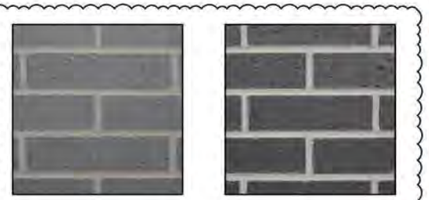
*TOTALS DO NOT INCLUDED BACK OF PARAPET MATERIALS

2



BR MODULAR THIN BRICK
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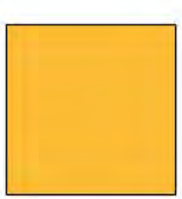
SUBSTRATE COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS

CA CITADEL ACM WALL PANELS
COLOR: UMBRA GRAY

D HOLLOW METAL DOOR
COLOR: "GAUNTLET GREY" SW7019 BY SHERWIN WILLIAMS



UN METAL UNDERSCORE
COLOR: GOLD

C1 ALUMINUM CANOPY SYSTEM
COLOR: WHITE

C2 ALUMINUM CANOPY SYSTEM
COLOR: RAL 7022

REV	DATE	DESCRIPTION	BY
1	04/22/2026	CITY COMMENTS & FOUNDATION CHANGES & PHOTO UPDATES	
2	05/29/2026	DEVELOPER COMMENTS	

REGISTERED ARCHITECT
STATE OF MISSISSIPPI

PREPARED BY:
JAW Architects, Inc.
Jeremy Williams, Architect
Phone: 817-705-3327
Email: jeremy@jaw-arch.com

PREPARED FOR:
McDonald's USA, LLC

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DRAWN BY	JAW
STD ISSUE DATE	2025
REVIEWED BY	JAW
DATE ISSUED	02/05/2026
TITLE	2025 OPTIMIZED BUILDING - BB20
	4590-WOOD/WOOD
DESCRIPTION	WOOD BEARING WALLS
	WOOD ROOF TRUSS FRAMING
SITE ID	D23-0351
SITE ADDRESS	SWC OF ED PERRY BLVD & MS-30, OXFORD, MS 38655
	JAWA 25-0188
SHEET NO.	A2.3
	COLORED ELEVATIONS

OXFORD
PLANNING
DEPARTMENT

Case 3382-A

To: Oxford Planning Commission
From: James Hirsch; Planner I
Date: August 10, 2026
Approved: July 21, 2026

Applicant: Andy Callicutt
Owner: Oxford Farms, LLC (Andy Callicutt)
Request: Site Plan Amendment for 'Bella Vita'
Location: 110 Crossview Drive (PPIN #18837)
Zoning: (NR) Neighborhood Residential & (SR) Suburban Residential

Surrounding Zoning:
North: (SR) Suburban Residential
South: (NR) Neighborhood Residential
East: (TNB) Traditional Neighborhood Business
West: (SR) Suburban Residential & (NR) Neighborhood Residential

Case History: Case 3343 – Special Exception, 4-bedroom Units – April 2026
Case 3287 – Plat Amendment, Lot 13 Creekwood Subdivision – November 2025
Case 3223 – Site Plan Amendment – May 2025
Case 3071 – Site Plan Approval – April 2024
Case 3058 – Buffer Variance – Approved & Special Exception, 4-bedroom Detached Units – Denied – March 2024

Planning Comments: The subject property measures +/- 12.37 acres, in addition to Lot 13 of the 'Creekwood' subdivision, located between Harlan Drive and Oxford Farms. The applicant received approval for an amendment to the 'Bella Vita' development to allow for regional stormwater detention and changes to the unit and bedroom counts in the development. Elements of review included:

Use, Parking, and Density – This amendment reflects the conversion of 25 the development's detached units from 3-bedrooms to 4-bedrooms, per the Special Exception considered as Case 3343 and approved by the Mayor and Board of Aldermen. Total units remain unchanged (93), and per the Special Exception approval +/- 45% of the development will contain 4 bedrooms. The site data table includes 406 parking spaces to serve the uses, and 54% impervious coverage, allowable in NR.

Other Review Elements

- **Landscaping** – The most updated landscape plan indicates all plantings as required by the Land Development Code. The modification of the detention pond does not alleviate the requirement for screening of detention area, and all required landscaping will need to be installed prior to Certificates of Occupancy.
- **Building Materials & Architecture** – The provided elevations match the submittal from the Special Exception granted in Case 3343. As this development was originally approved in 2024, the submitted architectural plans satisfy LDC requirements.

Engineering Comments: Engineering has no objections to this site amendment. The proposed change(s) do not affect previous approvals.

Recommendation: Staff administratively approved this site plan on July 21, 2026.

Any additions or changes shall require a new Site Plan Review process.

OXFORD
PLANNING
DEPARTMENT

July 21, 2026

Andy Callicutt
3850 Majestic Oaks Drive
Oxford, MS 38655

RE: *Notice of Approval*
Requests: Site Plan Amendment for 'Bella Vita'
Case #3382-A – 110 Crossview Drive (PPIN #18837)

To whom it may concern,

Please be advised on July 21, 2026, the City of Oxford Site Plan Review Committee administratively approved the requested site plan amendment for 'Bella Vita' property located at 110 Crossview Drive.

Any required building, plumbing, gas and electrical permits must be obtained prior to the start of construction of any building proposed in your application. Please feel free to contact me directly with any questions or comments.

Sincerely,

Ben Requet, AICP
Director of Planning

BELLA VITA – SITE PLAN MODIFICATION

PROJECT NARRATIVE

HARLAN DRIVE

The Bella Vita Site Plan Modification is a Residential Development located on Harlan Drive. The property is 12.37 AC and the current zoning is Neighborhood Residential (NR).

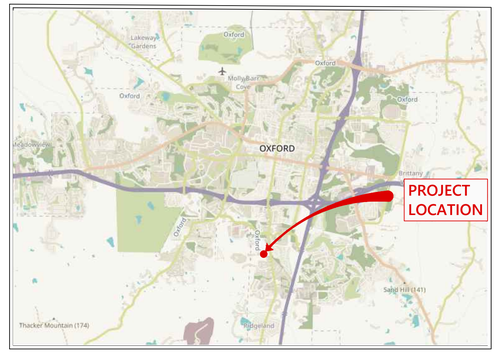
The project is proposing 93 residential units with adequate parking and utilities. The development will have a mixture of three and four bedroom units. 68 units will be attached units and 25 units will be detached residential units.

The development will include 406 parking spaces that includes both parking lots and on-street parallel parking along the newly constructed drives. The project will have interconnectivity with Oxford Farms and the proposed Harlan Creek project to the west.

Sincerely,

Joey Moore, P.E.
JM Engineering and Design, LLC
Oxford, MS 38655
662-801-8803

BELLA VITA - SITE PLAN MODIFICATION
CITY OF OXFORD
LAFAYETTE COUNTY, MISSISSIPPI



VICINITY MAP

INDEX OF PLANS	
COVER SHEET	C-000
SITE LAYOUT	C-100
SITE MAPS	C-101
EXISTING CONDITIONS	C-200
COMPLETE STREET PLAN	C-300
GREENSPACE PLAN	C-400
TREE MITIGATION	C-401
UTILITY PLAN	C-500
WATER PLAN	C-501
SANITARY SEWER PLAN	C-502
STORM DRAINAGE PLAN	C-503
GRADING PLAN	C-600
EROSION CONTROL PLAN	C-700
SITE DETAILS	C-800
WATER DETAILS	C-801
SANITARY SEWER DETAILS	C-802
STORM DRAINAGE DETAILS	C-803
DETENTION DETAILS	C803-1 & 2
EROSION CONTROL DETAILS	C-804

JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

BELLA VITA - SITE PLAN MODIFICATION
HARLAN DRIVE
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	02/12/2025
SCALE	
REVISION	06/01/2026

C-000

SITE DATA TABLE

PROPERTY AREA: 12.37 AC

ZONING:

NR

SETBACKS:
FRONT: 10' MIN. / 20' MAX.
SIDE: 10'
REAR: 25'

BUILDING INFORMATION: 93 TOTAL UNITS

ATTACHED UNITS: 68 (74.2.0%)
17 - 4 BR
51 - 3 BR

DETACHED UNITS: 25 4-BR (25.8%)

PARKING REQUIRED: 406 SPACES
ATTACHED: 238 SPACES
3-BR: 153 SPACES
4-BR: 85 SPACES

DETACHED: 109 SPACES

PARKING PROVIDED: 406 SPACES

IMPERVIOUS AREA PROPOSED: 54.0% (291,137.2 SQ. FT.)

LEGEND

PROPERTY LINE	
ADJACENT PROPERTY LINE	
BUILDING SETBACK LINE	
EX. WATER LINE	W
EX. SEWER LINE	S S
EX. STORM DRAIN	
EX. TREES	
PROPOSED WATER LINE	W
PROPOSED SEWER LINE	S S
PROPOSED STORM DRAIN	
PROPOSED WATER METER	WM
PROPOSED SEWER MANHOLE	MH

NORTH

50 0 50 100

SCALE: 1" = 50'

JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

SITE PLAN

BELLA VITA - SITE PLAN MODIFICATION
HARLAN DRIVE

CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

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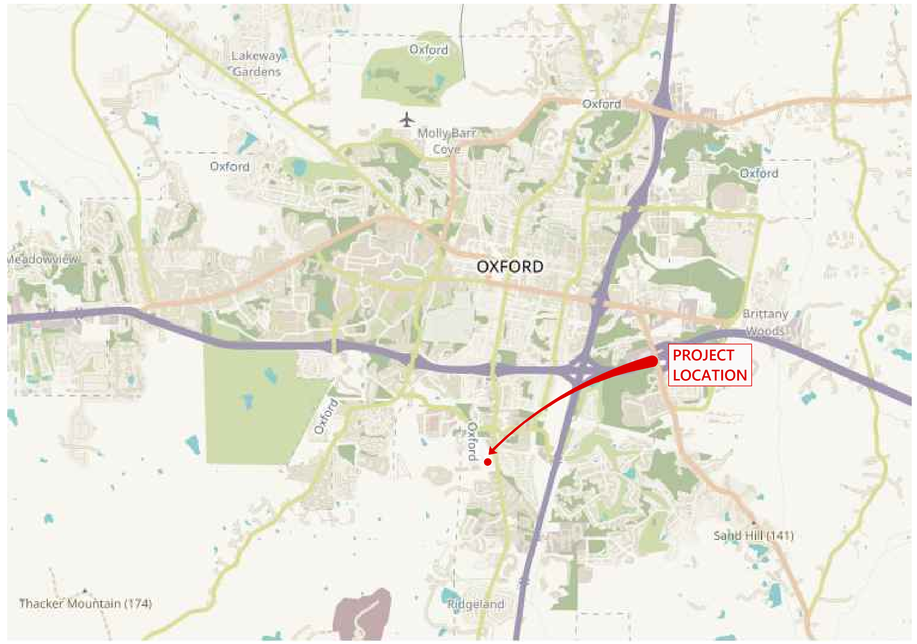
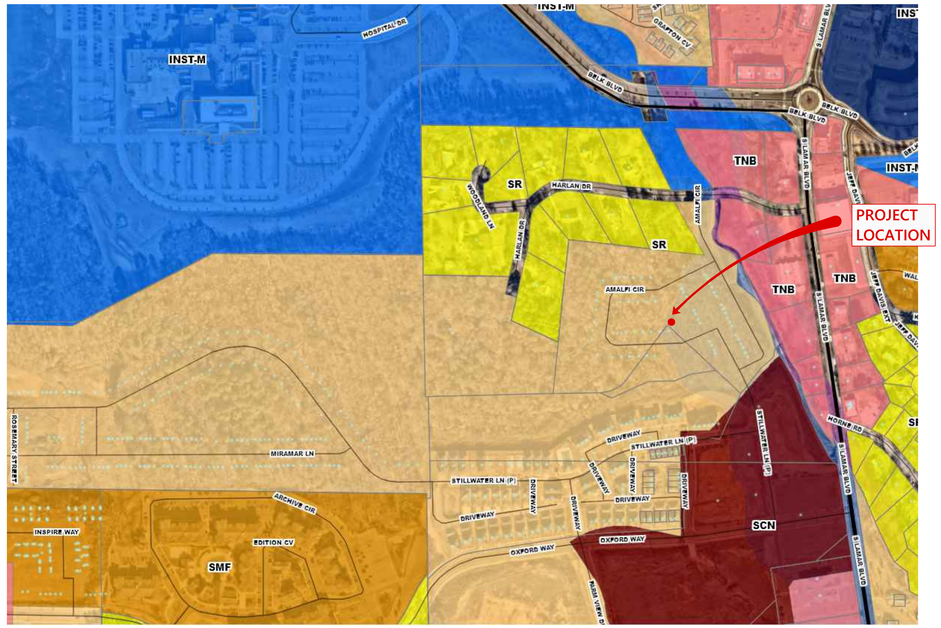
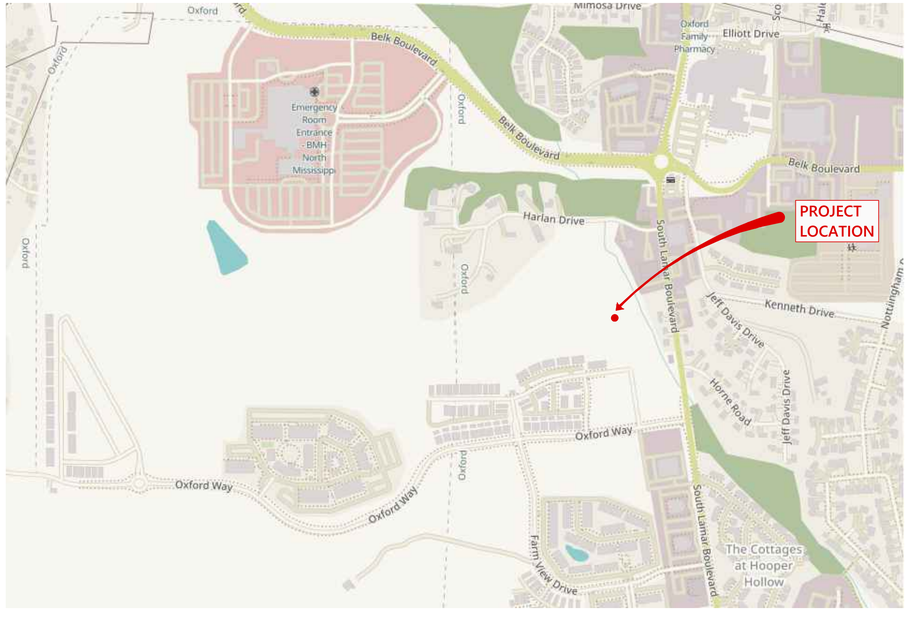


OVERALL LOCATION MAP



ZONING MAP (ZONING: SCN)



LOCATION MAP

AERIAL MAP

JM ENGINEERING AND DESIGN, LLC
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SITE MAPS

BELLA VITA - SITE PLAN MODIFICATION
HARLAN DRIVE

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LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK LINE
- EX. WATER LINE
- EX. SEWER LINE
- EX. STORM DRAIN
- EX. TREES
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN
- PROPOSED WATER METER
- PROPOSED SEWER MANHOLE

NORTH

50 0 50 100

SCALE: 1" = 50'

JM ENGINEERING AND DESIGN, LLC
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EXISTING CONDITIONS / DEMOLITION PLAN

BELLA VITA - SITE PLAN MODIFICATION

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TREE INVENTORY

NUMBER	DIAMETER AT BREAST HEIGHT	SPECIES	HERITAGE TREE
1	19"	PINE	NO
2	15"	PINE	NO
3	18"	PINE	NO
4	18"	CEDAR	YES
5	17"	CEDR	YES
6	19"	WINGED ELM	NO
7	18"	SWEETGUM	YES
8	23"	PINE	NO
9	27"	PINE	NO
10	15"	SWEETGUM	NO
11	15"	SWEETGUM	NO
12	22"	PINE	NO
13	15"	PINE	NO
14	14"	PINE	NO
15	14"	PINE	NO
16	15"	SWEETGUM	NO
17	15"	SWEETGUM	NO
18	12"	SWEETGUM	NO
19	16"	SYCAMORE	NO
20	20"	WILLOW	NO
21	14"	SWEETGUM	NO
22	14"	SWEETGUM	NO
23	17"	SWEETGUM	NO
24	16"	WITR OAK	NO
25	13"	SWEETGUM	NO
26	15"	SWEETGUM	NO
27	13"	SWEETGUM	NO
28	15"	SWEETGUM	NO
29	15"	SWEETGUM	NO
30	14"	SWEETGUM	NO
31	13"	SWEETGUM	NO
32	14"	WINGED ELM	NO
33	15"	SWEETGUM	NO
34	13"	SWEETGUM	NO
35	18"	WILLOW	NO
36	20"	PINE	NO
37	12"	SWEETGUM	NO
38	21"	MAPLE	YES
39	13"	WINGED ELM	NO
40	25"	WATER OAK	YES
41	16"	SWEETGUM	NO
42	16"	SWEETGUM	NO
43	18"	SWEETGUM	YES
44	18"	SWEETGUM	YES
45	16"	SWEETGUM	NO
46	16"	SWEETGUM	NO
47	16"	SWEETGUM	NO
48	18"	SWEETGUM	YES
49	16"	SWEETGUM	NO
50	16"	SWEETGUM	NO
51	16"	SWEETGUM	NO
52	16"	SWEETGUM	NO
53	14"	SWEETGUM	NO
54	14"	SWEETGUM	NO
55	16"	SWEETGUM	NO
56	13"	SWEETGUM	NO
57	14"	SWEETGUM	NO
58	15"	SWEETGUM	NO
59	13"	SWEETGUM	NO
60	22"	SWEETGUM	YES
61	13"	SWEETGUM	NO
62	16"	SWEETGUM	NO
63	16"	SWEETGUM	NO
64	16"	SWEETGUM	NO
65	17"	SWEETGUM	NO
66	17"	SWEETGUM	NO
67	15"	SWEETGUM	NO
68	14"	SWEETGUM	NO
69	16"	SWEETGUM	NO
70	20"	SWEETGUM	YES
71	15"	MAPLE	NO
72	12"	SWEETGUM	NO
73	16"	SWEETGUM	NO
74	16"	SWEETGUM	NO
75	14"	SWEETGUM	NO
76	15"	SWEETGUM	NO
77	16"	SWEETGUM	NO
78	13"	SWEETGUM	NO
79	18"	SWEETGUM	NO
80	13"	SWEETGUM	NO
81	13"	SWEETGUM	NO
82	17"	SWEETGUM	NO
83	17"	SWEETGUM	NO
84	17"	SWEETGUM	NO
85	15"	SWEETGUM	NO
86	13"	SWEETGUM	NO
87	12"	SWEETGUM	NO
88	13"	SWEETGUM	NO
89	12"	SWEETGUM	NO
90	14"	SWEETGUM	NO
91	14"	SWEETGUM	NO
92	13"	SWEETGUM	NO
93	16"	SWEETGUM	NO
94	13"	SWEETGUM	NO
95	13"	SWEETGUM	NO
96	13"	SWEETGUM	NO
97	13"	SWEETGUM	NO
98	16"	SWEETGUM	NO
99	12"	SWEETGUM	NO
100	13"	SWEETGUM	NO
101	13"	SWEETGUM	NO
102	13"	SWEETGUM	NO
103	13"	SWEETGUM	NO
104	18"	SWEETGUM	YES
105	16"	PINE	NO
106	18"	WINGED ELM	NO
107	21"	SWEETGUM	YES
108	12"	MAPLE	NO
109	14"	SWEETGUM	NO
110	13"	SWEETGUM	NO
111	15"	SWEETGUM	NO
112	16"	SWEETGUM	NO
113	21"	SWEETGUM	YES
114	18"	SWEETGUM	YES
115	14"	SWEETGUM	NO
116	13"	SWEETGUM	NO
117	15"	SWEETGUM	NO
118	16"	SWEETGUM	NO
119	16"	SWEETGUM	NO
120	14"	SWEETGUM	NO
121	18"	SWEETGUM	YES
122	16"	SWEETGUM	NO
123	12"	SWEETGUM	NO
124	16"	SWEETGUM	NO
125	21"	SYCAMORE	NO
126	14"	SWEETGUM	NO
127	17"	SWEETGUM	NO
128	17"	SWEETGUM	NO
129	14"	SWEETGUM	NO
130	14"	SWEETGUM	NO
131	16"	SYCAMORE	NO
132	13"	SWEETGUM	NO
133	16"	SWEETGUM	NO
134	16"	SYCAMORE	NO
135	14"	SWEETGUM	NO
136	16"	SWEETGUM	NO
137	15"	SWEETGUM	NO
138	19"	SWEETGUM	YES
139	13"	SWEETGUM	NO
140	16"	SWEETGUM	NO
141	14"	SWEETGUM	NO
142	14"	SWEETGUM	NO
143	14"	SWEETGUM	NO
144	15"	SWEETGUM	NO
145	13"	SWEETGUM	NO
146	14"	SWEETGUM	NO
147	16"	SWEETGUM	NO
148	18"	SWEETGUM	YES
149	14"	WILLOW	NO
150	18"	SWEETGUM	YES
151	18"	SWEETGUM	YES
152	16"	SWEETGUM	NO
153	16"	SWEETGUM	NO
154	12"	SWEETGUM	NO
155	14"	SWEETGUM	NO
156	14"	SWEETGUM	NO
157	15"	SWEETGUM	NO
158	16"	SYCAMORE	NO
159	16"	SWEETGUM	NO
160	24"	PINE	YES
161	23"	PINE	NO
162	13"	SWEETGUM	NO
163	18"	SWEETGUM	YES
164	14"	SWEETGUM	NO
165	17"	SWEETGUM	NO
166	14"	SWEETGUM	NO
167	13"	SWEETGUM	NO
168	14"	WILLOW	NO
169	15"	SWEETGUM	NO
170	13"	SWEETGUM	NO
171	17"	SWEETGUM	NO
172	12"	SWEETGUM	NO
173	20"	PINE	NO
174	13"	SWEETGUM	NO
175	18"	PINE	NO
176	14"	SWEETGUM	NO
177	16"	SWEETGUM	NO
178	13"	SWEETGUM	NO
179	16"	SWEETGUM	NO
180	13"	SWEETGUM	NO
181	13"	SWEETGUM	NO
182	14"	SWEETGUM	NO
183	16"	SWEETGUM	NO
184	14"	MAPLE	NO
185	13"	SWEETGUM	NO
186	13"	SWEETGUM	NO
187	19"	SWEETGUM	NO
188	16"	SWEETGUM	NO
189	12"	CEDAR	YES
190	14"	CEDAR	YES
191	14"	SWEETGUM	NO
192	15"	SWEETGUM	NO
193	14"	SWEETGUM	NO
194	20"	CEDAR	YES
195	20"	CEDAR	YES
196	23"	CEDAR	YES
197	15"	CEDAR	YES
198	20"	CEDAR	YES
199	18"	PINE	NO
200	21"	SWEETGUM	YES
201	15"	SWEETGUM	NO
202	22"	WATER OAK	YES
203	20"	WATER OAK	YES
204	17"	SWEETGUM	NO
205	22"	SWEETGUM	NO
206	13"	SWEETGUM	NO
207	18"	SWEETGUM	YES
208	14"	SWEETGUM	NO
209	32"	PINE	YES
210	13"	SYCAMORE	NO
211	29"	PINE	YES
212	18"	SWEETGUM	NO
213	14"	SWEETGUM	NO
214	12"	SWEETGUM	NO
215	15"	SWEETGUM	NO
216	15"	SWEETGUM	NO
217	15"	SWEETGUM	NO
218	13"	SWEETGUM	NO
219	15"	CEDAR	YES
220	25"	CEDAR	YES
221	23"	CEDAR	YES
222	23"	SWEETGUM	YES
223	20"	SWEETGUM	YES
224	17"	WATER OAK	NO
225	14"	SWEETGUM	NO
226	25"	PINE	YES
227	15"	SWEETGUM	NO
228	16"	SWEETGUM	NO
229	14"	SWEETGUM	NO
230	17"	SWEETGUM	NO
231	12"	SWEETGUM	NO
232	16"	PINE	NO
233	22"	HONEYLOCUST	NO
234	15"	SWEETGUM	NO
235	14"	SWEETGUM	NO
236	14"	SWEETGUM	NO
237	14"	SWEETGUM	NO
238	18"	SWEETGUM	YES
239	14"	SWEETGUM	NO
240	13"	SWEETGUM	NO
241	20"	SWEETGUM	YES
242	16"	SWEETGUM	NO
243	15"	SWEETGUM	NO
244	33"	SWEETGUM	NO
245	30"	PINE	YES
246	29"	PINE	YES
247	15"	SWEETGUM	NO
248	13"	SWEETGUM	NO
249	16"	SWEETGUM	NO
250	14"	SWEETGUM	NO
251	20"	SWEETGUM	YES
252	14"	SWEETGUM	NO
253	13"	SWEETGUM	NO
254	15"	SWEETGUM	NO
255	13"	CEDAR	YES
256	13"	CEDAR	YES
257	18"	CEDAR	YES
258	37"	POST OAK	YES
259	19"	CEDAR	YES
260	18"	CEDAR	YES
261	22"	PINE	NO
262	15"	PINE	NO
263	21"	PINE	NO
264	13"	PINE	NO
265	19"	PINE	NO
266	24"	PINE	YES
267	14"	PINE	NO
268	15"	PINE	NO
269	15"	PINE	NO
270	38"	POST OAK	YES
271	18"	PINE	NO
272	16"	PINE	NO
273	16"	PINE	NO
274	15"	PINE	NO
275	16"	PINE	NO
276	13"	SWEETGUM	NO
277	15"	SWEETGUM	NO
278	16"	WATER OAK	NO
279	18"	WATER OAK	NO
280	19"	WATER OAK	NO
281	17"	PINE	NO
282	28"	POST OAK	YES
283	19"	CEDAR	YES
284	16"	CEDAR TRIPLE	YES
285	16"	CEDAR	YES
286	36"	RED OAK	YES
287	12"	WATER OAK	NO
288	18"	PINE	NO
289	23"	RED OAK	YES
290	17"	CEDAR	YES
291	15"	CEDAR	YES
292	17"	RED OAK	NO
293	35"	POST OAK	YES
294	25"	WATER OAK	YES
295	17"	RED OAK	NO
296	12"	CEDAR	YES
297	20"	PINE	NO
298	19"	PINE	NO
299	19"	PINE	NO
300	14"	SWEETGUM	NO
301	14"	SWEETGUM	NO
302	12"	SWEETGUM	NO
303	13"	PINE	NO
304	23"	PINE	NO
305	22"	PINE	NO
306	17"	PINE	NO
307	22"	PINE	NO
308	16"	CEDAR	YES
309	20"	PINE	NO
310	18"	PINE	NO
311	20"	CEDAR	YES
312	15"	WATER OAK	NO
313	15"	CEDAR	YES
314	14"	CEDR	YES
315	12"	CEDR	YES
316	12"	CEDR	YES
317	12"	WATER OAK	NO
318	15"	PINE	NO
319	25"	PINE	NO
320	15"	PINE	NO
321	20"	PINE	NO
322	20"	PINE	NO
323	15"	PINE	NO
324	17"	PINE	NO
325	17"	PINE	NO
326	25"	PINE	NO
327	16"	PINE	NO
328	19"	PINE	NO
329	19"	PINE	NO
330	18"	PINE	NO
331	24"	PINE	YES
332	24"	PINE	YES
333	18"	PINE	NO
334	13"	WATER OAK	NO
335	28"	PINE	NO
336	28"	PINE	YES
337	19"	PINE	NO
338	25"	PINE	YES
339	14"	RED OAK	NO
340	13"	SWEETGUM	NO
341	13"	WATER OAK	NO
342	13"	WATER OAK	NO
343	18"	SWEETGUM	YES
344	17"	WATER OAK	NO
345	18"	WATER OAK	NO
346	25"	SWEETGUM	YES
347	16"	CEDAR	YES
348	16"	CEDAR	YES
349	15"	CEDAR	YES
350	18"	CEDAR	YES
351	12"	CEDAR	YES
352	16"	WATER OAK	NO
353	18"	WATER OAK	NO
354	13"	WATER OAK	NO
355	14"	SWEETGUM	NO
356	15"	WATER OAK	NO
357	28"	PINE	YES
358	17"	PINE	NO
359	19"	CEDAR	YES
360	22"	PINE	NO
361	15"	SWEETGUM	NO
362	40"	POST OAK	YES
363	17"	WINGED ELM	NO
364	16"	WATER OAK	NO
365	20"	WINGED ELM	NO
366	17"	WATER OAK	NO
367	45"	SWEETGUM	YES

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TREE SURVEY

BELLA VITA - SITE PLAN MODIFICATION
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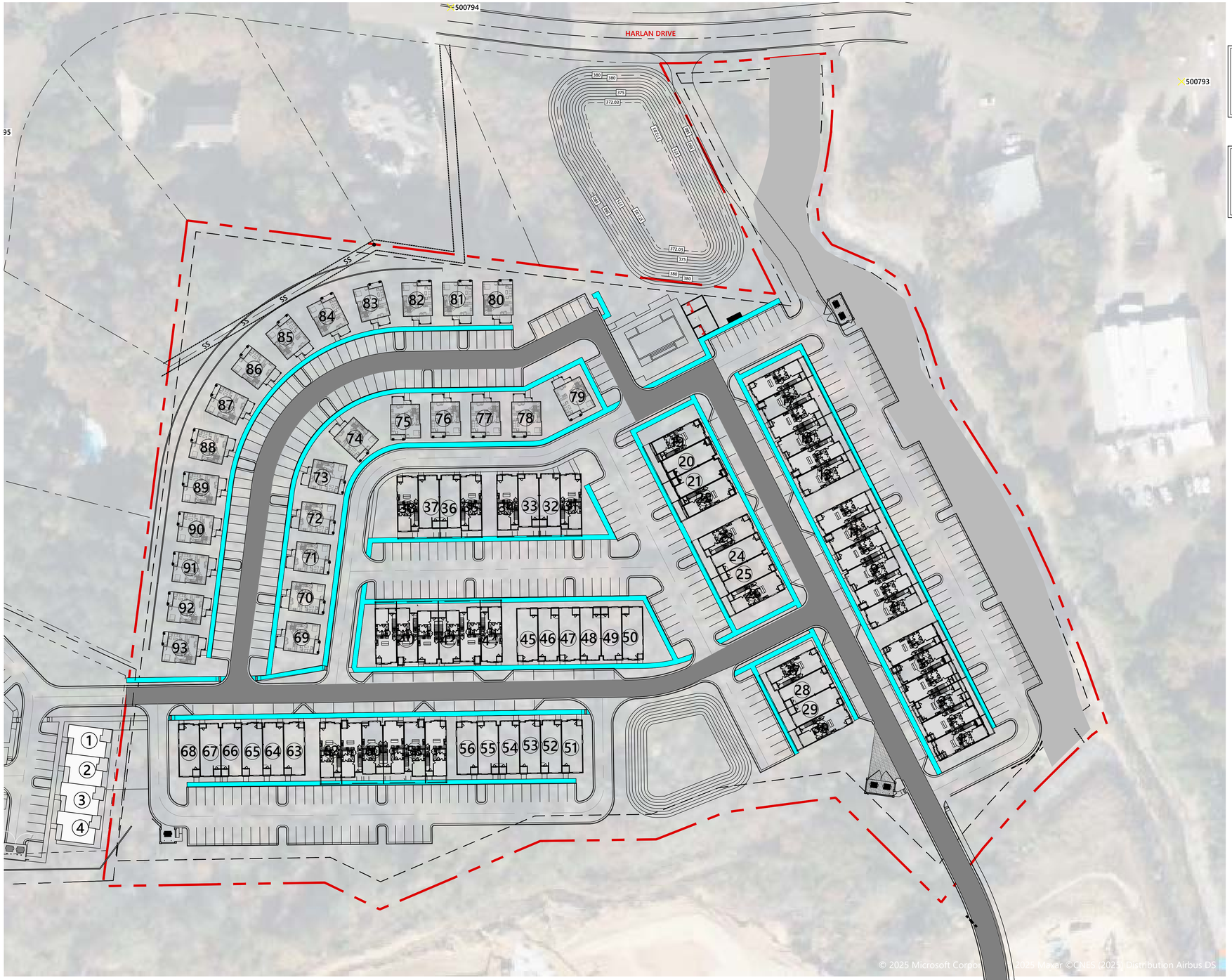

PEDESTRIAN CONNECTIVITY

SIDEWALK

PAVING PLAN

HEAVY DUTY PAVING

NORTH

50 0 50 100

SCALE: 1" = 50'

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COMPLETE STREET PLAN

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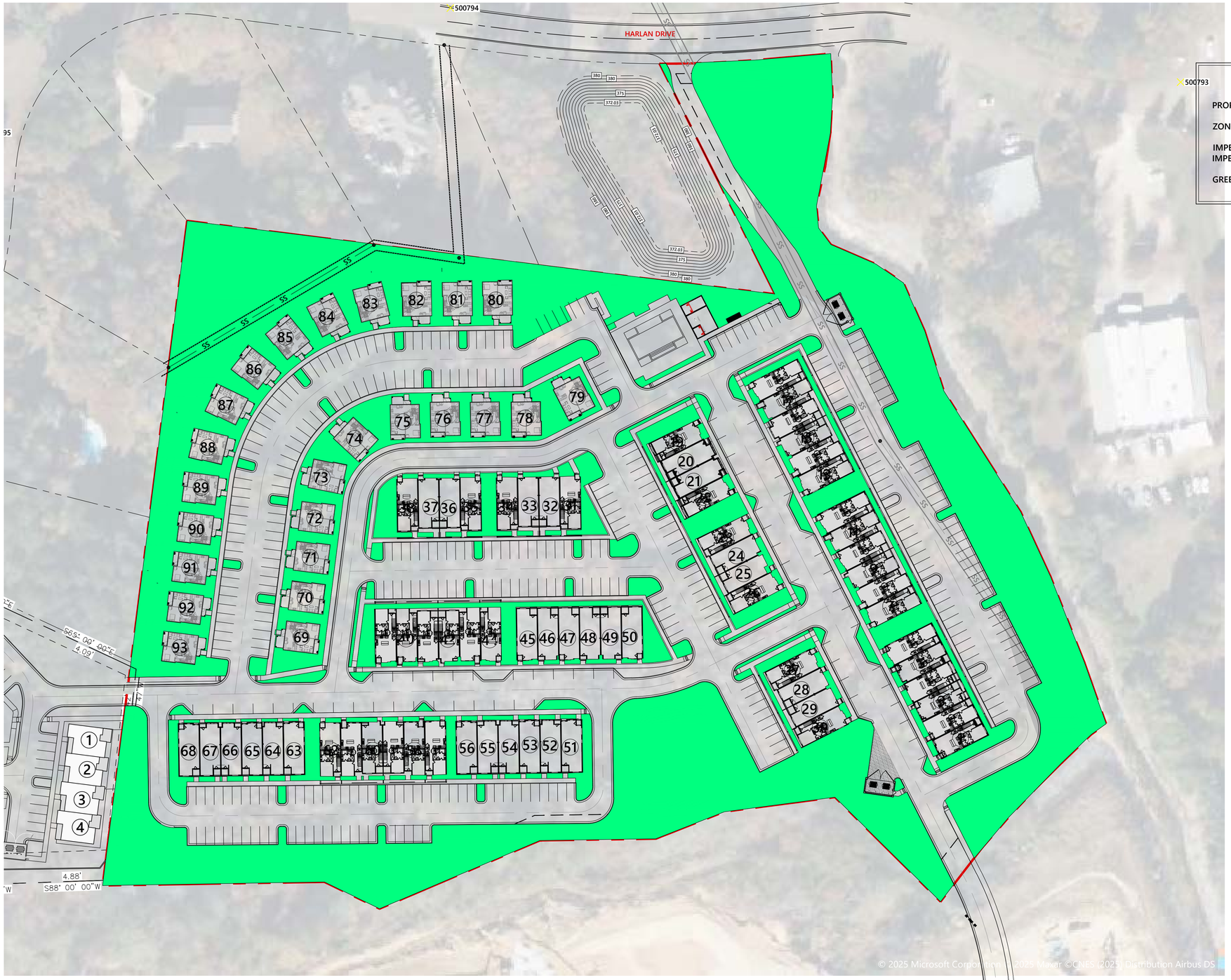

NORTH

50 0 50 100

SCALE: 1" = 50'

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GREENSPACE PLAN

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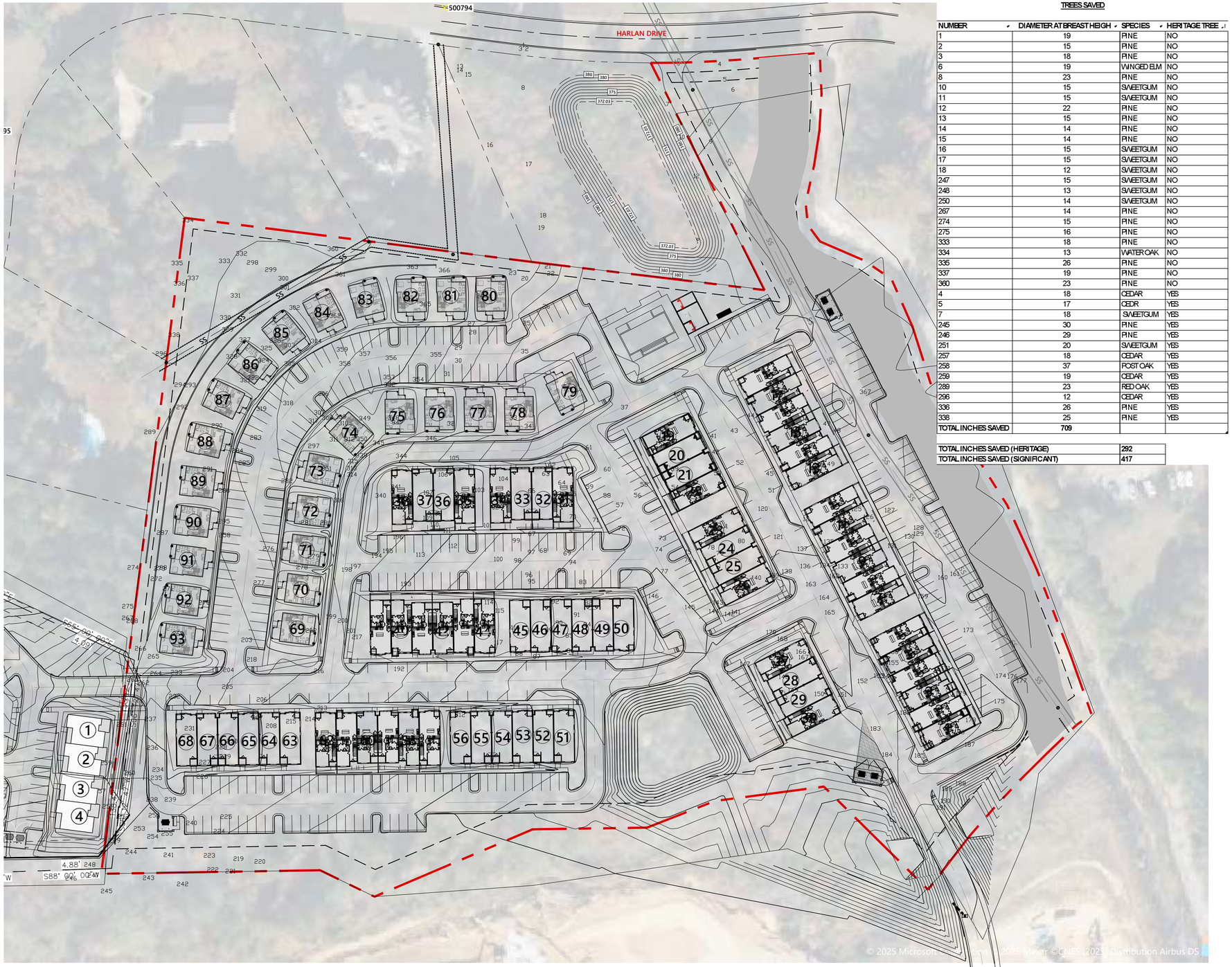
C-400



TREES SAVED

NUMBER	DIAMETER AT BREAST HEIGH	SPECIES	HERITAGE TREE
1	19	PINE	NO
2	15	PINE	NO
3	18	PINE	NO
6	19	WINGED ELM	NO
8	23	PINE	NO
10	15	SWEETGUM	NO
11	15	SWEETGUM	NO
12	22	PINE	NO
13	15	PINE	NO
14	14	PINE	NO
15	14	PINE	NO
16	15	SWEETGUM	NO
17	15	SWEETGUM	NO
18	12	SWEETGUM	NO
247	15	SWEETGUM	NO
248	13	SWEETGUM	NO
250	14	SWEETGUM	NO
267	14	PINE	NO
274	15	PINE	NO
275	16	PINE	NO
333	18	PINE	NO
334	13	WATER OAK	NO
335	26	PINE	NO
337	19	PINE	NO
360	23	PINE	NO
4	18	CEDAR	YES
5	17	CEDR	YES
7	18	SWEETGUM	YES
245	30	PINE	YES
246	29	PINE	YES
251	20	SWEETGUM	YES
257	18	CEDAR	YES
258	37	POST OAK	YES
259	19	CEDAR	YES
289	23	RED OAK	YES
296	12	CEDAR	YES
336	26	PINE	YES
338	25	PINE	YES
TOTAL INCHES SAVED	709		

TOTAL INCHES SAVED (HERITAGE)	292
TOTAL INCHES SAVED (SIGNIFICANT)	417

HERITAGE TREE MITIGATION REQUIRED

Total DBH of trees to be removed = 1,462.00 inches

Every develpoment in Oxford, MSgets a 10% tree mitigation credit before any mitigation is requried.

10% of the total DBH of heritage trees removed on site (1,462.00" =146.2" of mitigation credit.

Total DBH of heritage trees being removed that must be mitigated = 1,315.8"

The established mitigation rate of heritage trees is that 1, 2" tree; shall be planted for every 2 inches that are removed from the site.

By dividing the total significant DBH being removed by 2, we get the number of heritage trees to be mitigated:

657.9" OR 660 (2" trees)

The final step is to add the tree credits that are given for the total DBH of saved heritage trees. For every 1 inches of heritage tree saved, a credit of 1, 2" tree is earned.

Total mitigation credit trees = 292" / 1" = 292 (2" trees)

Total trees to be mitigated (660 2" Trees)
- Total mitigation credit trees (292 2" Trees)
368" mitigation trees required

TOTAL MITGATION REQUIRED = 368 (2" TREES)

SIGNIFICANT TREE MITIGATION REQUIRED

Total DBH of trees to be removed = 1,589 inches

Every develpoment in Oxford, MSgets a 10% tree mitigation credit before any mitigation is requried.

10% of the total DBH of significant trees removed on site (1,589.00" = 158.9" of mitigation credit.

Total DBH of significant trees being removed that must be mitigated = 1,430.1"

The established mitigation rate of heritage trees is that 1, 2" tree; shall be planted for every 5 inches that are removed from the site.

By dividing the total significant DBH being removed by 5, we get the number of heritage trees to be mitigated per acre:

286 (2" trees)

The final step is to add the tree credits that are given for the total DBH of saved significant trees. For every 5 inches of significant tree saved, a credit of 1, 2" tree is earned.

Total mitigation credit trees = 417" / 5" = 83.4 (2" trees)

Total trees to be mitigated (286 2" Trees)
- Total mitigation credit trees (83.4" Trees)
202.6 2" mitigation trees required

TOTAL MITGATION REQUIRED = 203 (2" TREES)

NORTH

50 0 50 100

SCALE: 1" = 50'

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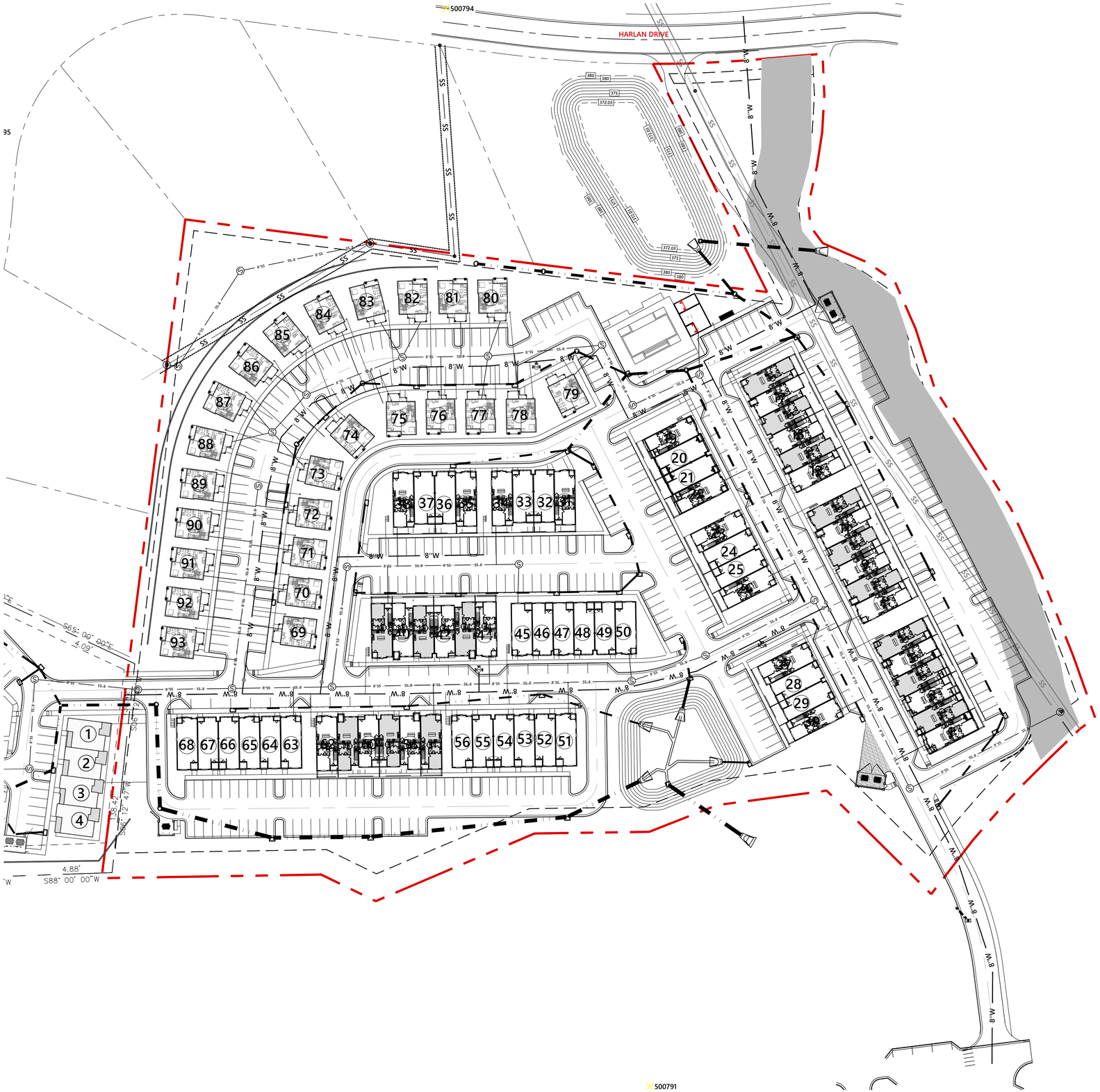
(662) 801-8803

TREE MITIGATION
BELLA VITA - SITE PLAN MODIFICATION
HARLAN DRIVE
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	02/12/2025
SCALE	1" = 50'
REVISION	06/01/2026

C-401



LEGEND

PROPERTY LINE	
ADJACENT PROPERTY LINE	
BUILDING SETBACK LINE	
EX. WATER LINE	W
EX. SEWER LINE	S S
EX. STORM DRAIN	
EX. TREES	
PROPOSED WATER LINE	W
PROPOSED SEWER LINE	S S
PROPOSED STORM DRAIN	
PROPOSED WATER METER	WM
PROPOSED SEWER MANHOLE	

NORTH

50 0 50 100

SCALE: 1" = 50'

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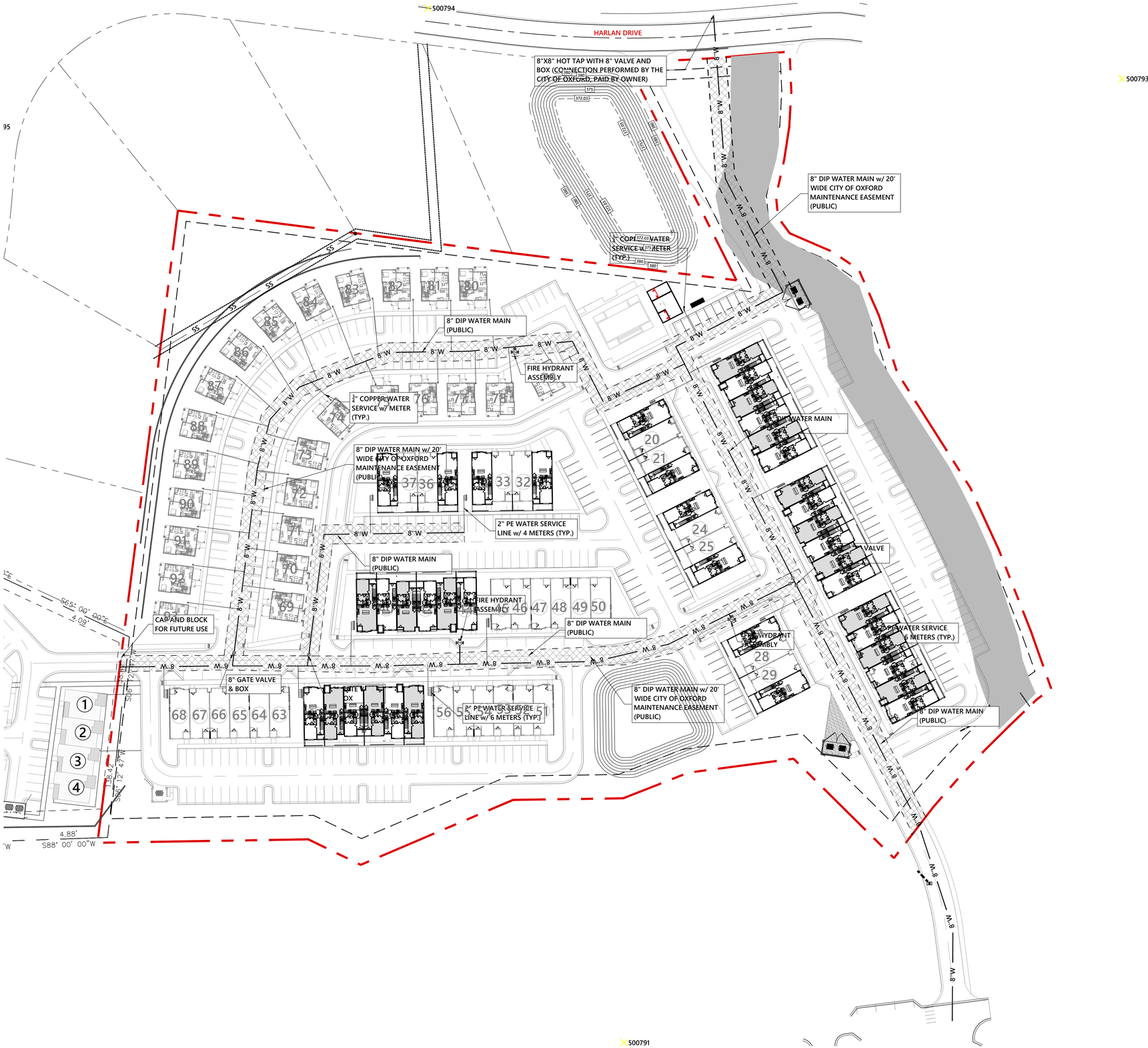
UTILITY PLAN

BELLA VITA - SITE PLAN MODIFICATION
HARLAN DRIVE

CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	02/12/2025
SCALE	1" = 50'
REVISION	06/01/2026

C-500



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK LINE
- EX. WATER LINE
- EX. SEWER LINE
- EX. STORM DRAIN
- EX. TREES
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN
- PROPOSED WATER METER
- PROPOSED SEWER MANHOLE

NORTH

50 0 50 100

SCALE: 1" = 50'

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WATER PLAN

BELLA VITA - SITE PLAN MODIFICATION
HARLAN DRIVE

CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	02/12/2025
SCALE	1" = 50'
REVISION	06/01/2026

C-501

LEGEND

PROPERTY LINE	
ADJACENT PROPERTY LINE	
BUILDING SETBACK LINE	
EX. WATER LINE	W
EX. SEWER LINE	S S
EX. STORM DRAIN	
EX. TREES	
PROPOSED WATER LINE	W
PROPOSED SEWER LINE	S S
PROPOSED STORM DRAIN	
PROPOSED WATER METER	WM
PROPOSED SEWER MANHOLE	

NORTH

50 0 50 100

SCALE: 1" = 50'

JM ENGINEERING AND DESIGN

JM ENGINEERING
AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

SANITARY SEWER PLAN

BELLA VITA - SITE PLAN MODIFICATION
HARLAN DRIVE

CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	02/12/2025
SCALE	1" = 50'
REVISION	06/01/2026

C-502

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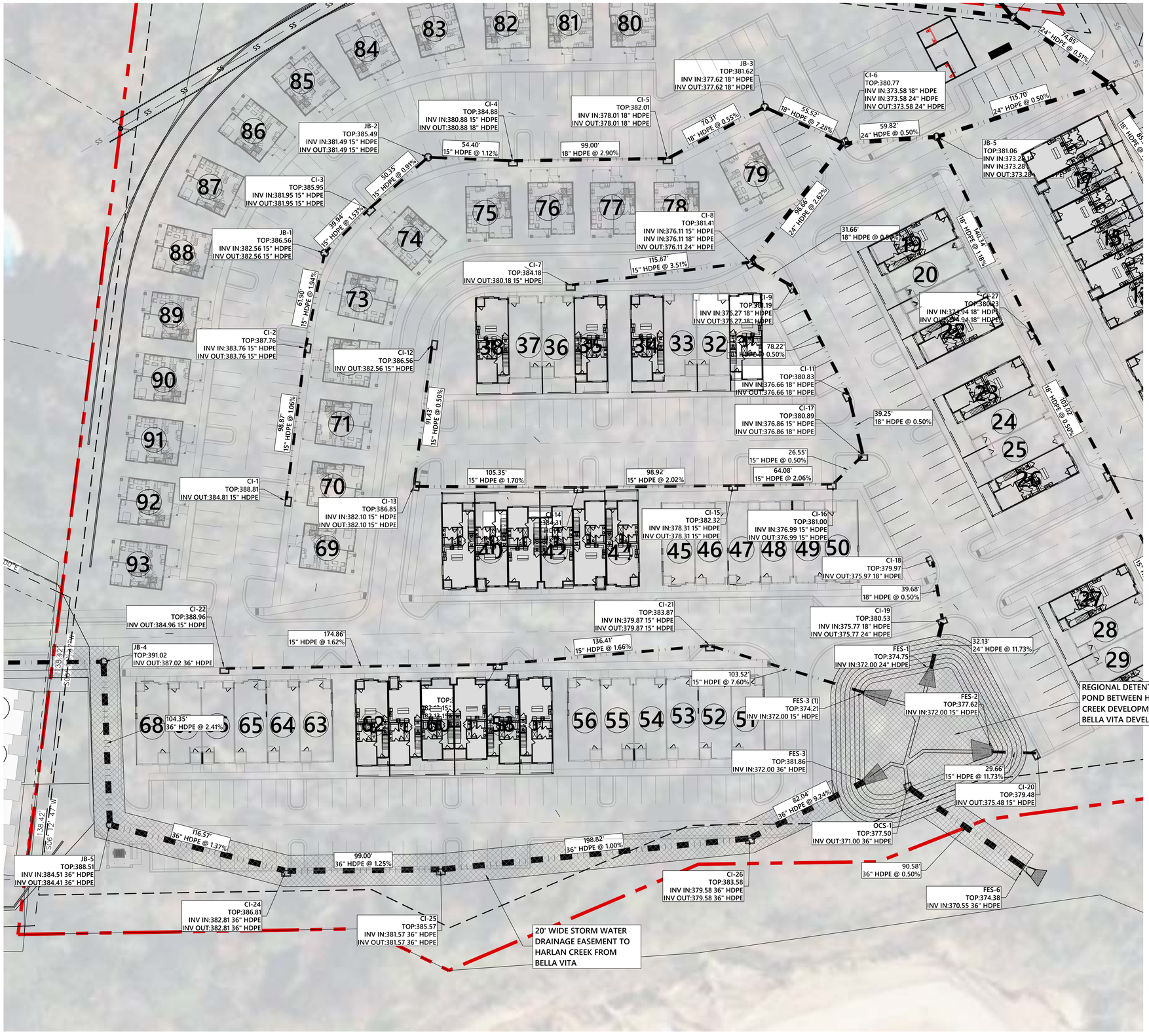
OVERALL STORM DRAINAGE PLAN

BELLA VITA - SITE PLAN MODIFICATION
HARLAN DRIVE

CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	02/12/2025
SCALE	1" = 60'
REVISION	06/01/2026

C-503-1



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK LINE
- EX. WATER LINE
- EX. SEWER LINE
- EX. STORM DRAIN
- EX. TREES
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN
- PROPOSED WATER METER
- PROPOSED SEWER MANHOLE

NORTH

30 0 30 60

SCALE: 1" = 30'

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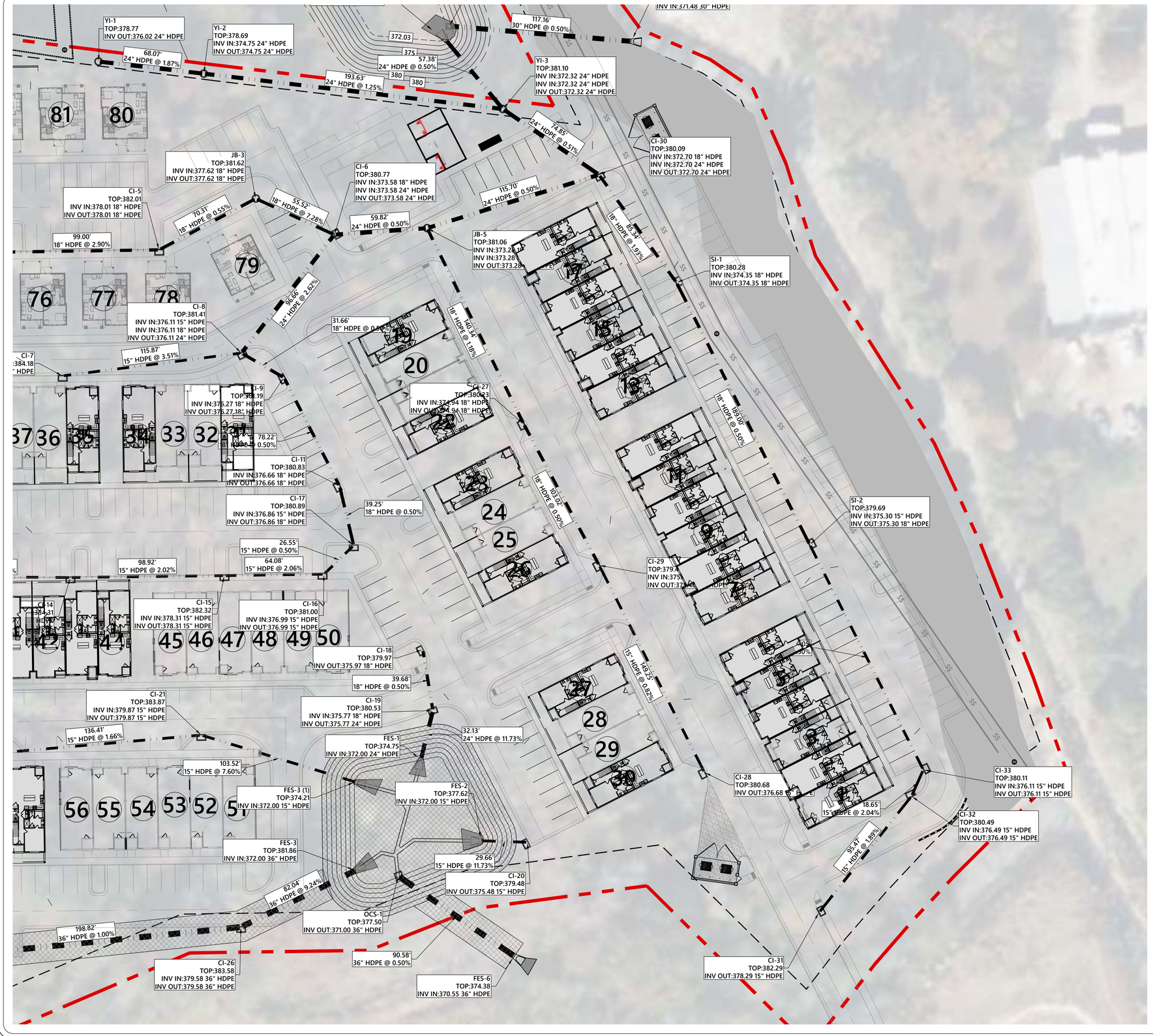
STORM DRAINAGE PLAN
BELLA VITA - SITE PLAN MODIFICATION
HARLAN DRIVE
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	02/12/2025
SCALE	1" = 30'
REVISION	06/01/2026

C-503-1



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK LINE
- EX. WATER LINE
- EX. SEWER LINE
- EX. STORM DRAIN
- EX. TREES
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN
- PROPOSED WATER METER
- PROPOSED SEWER MANHOLE

NORTH

30 0 30 60

SCALE: 1" = 30'

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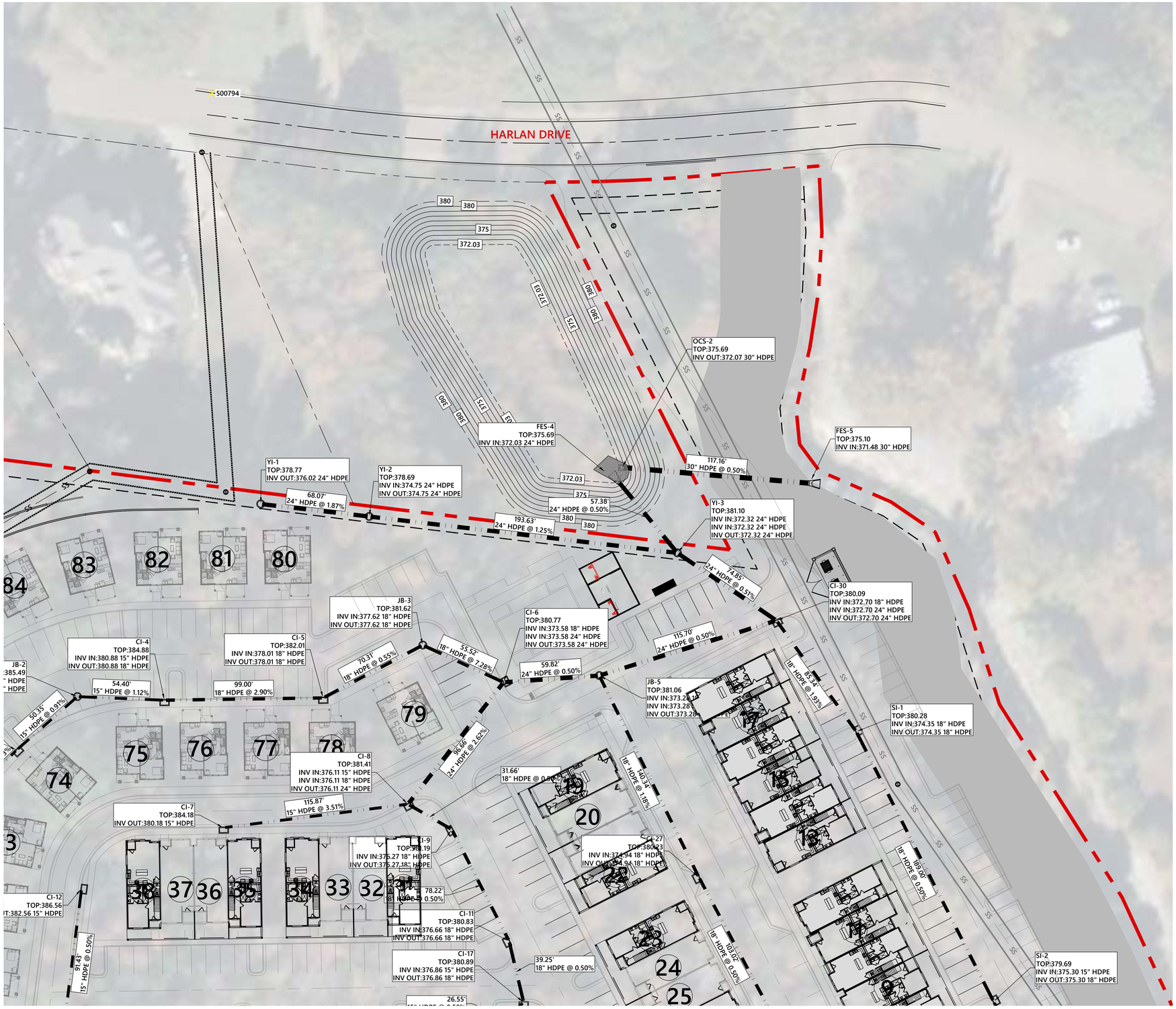
STORM DRAINAGE PLAN

BELLA VITA - SITE PLAN MODIFICATION
HARLAN DRIVE

CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	02/12/2025
SCALE	1" = 30'
REVISION	06/01/2026

C-503-2



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK LINE
- EX. WATER LINE
- EX. SEWER LINE
- EX. STORM DRAIN
- EX. TREES
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN
- PROPOSED WATER METER
- PROPOSED SEWER MANHOLE

NORTH

30 0 30 60

SCALE: 1" = 30'

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STORM DRAINAGE PLAN

BELLA VITA - SITE PLAN MODIFICATION
HARLAN DRIVE

CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	02/12/2025
SCALE	1" = 30'
REVISION	06/01/2026

C-503-3

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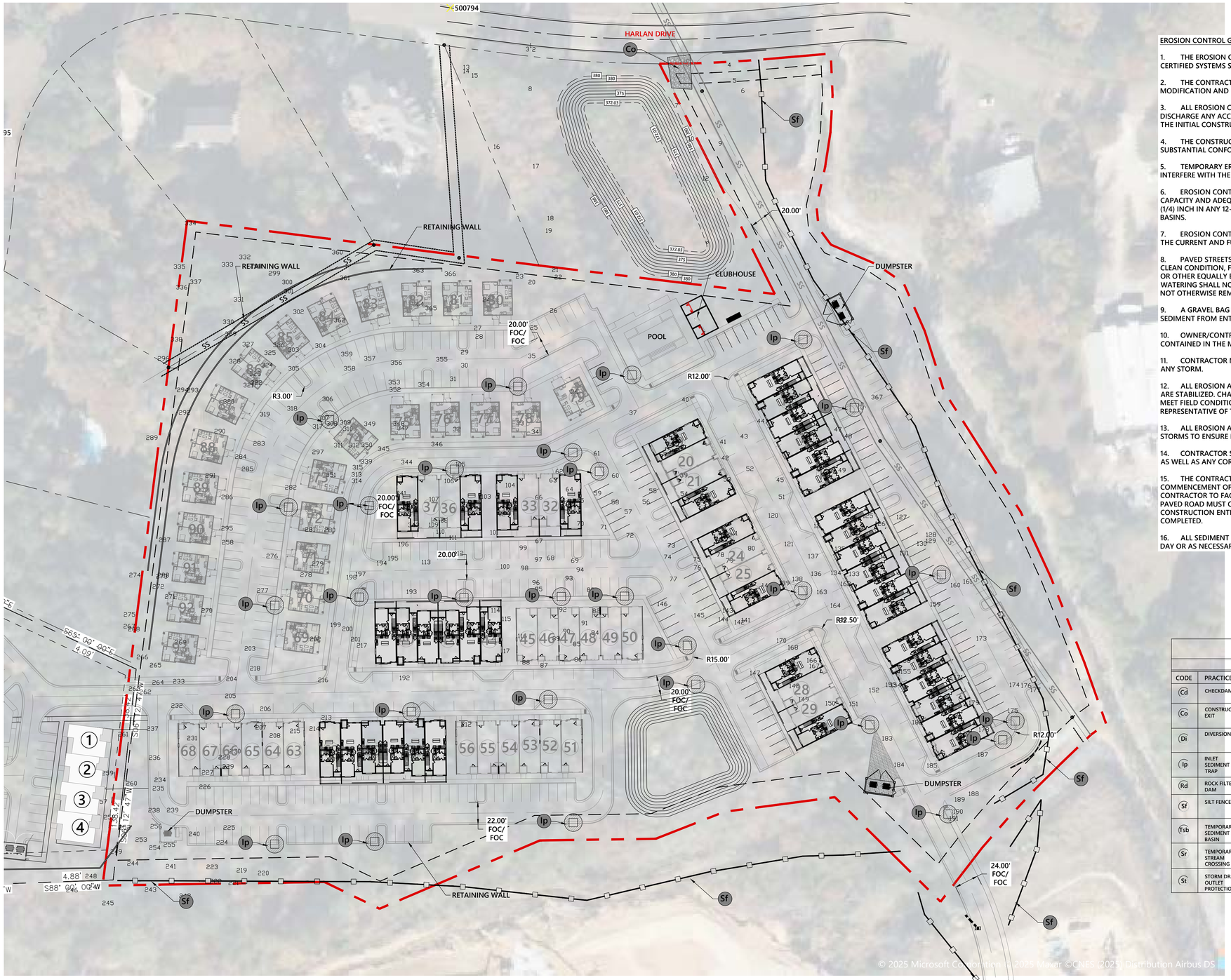
GRADING PLAN
BELLA VITA - SITE PLAN MODIFICATION
HARLAN DRIVE
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	02/12/2025
SCALE	1" = 50'
REVISION	06/01/2026

C-600



EROSION CONTROL GENERAL NOTES

1. THE EROSION CONTROL SYSTEMS REQUIRE CERTIFICATION BY THE ENGINEER OF RECORD. SUCH CERTIFIED SYSTEMS SHALL BE COMPLETED, INSPECTED, AND IN PLACE BEFORE CONSTRUCTION BEGINS.

2. THE CONTRACTOR, PERMITTEE OR OWNER SHALL BE RESPONSIBLE FOR THE INSPECTION, MODIFICATION AND PROPER MAINTENANCE OF THE EROSION CONTROL DEVICES AS NECESSARY.

3. ALL EROSION CONTROL MEASURES REQUIRED TO RETAIN SEDIMENT ON-SITE AND TO SAFELY DISCHARGE ANY ACCELERATED RUNOFF GENERATED BY THE PROJECT SHALL BE INSTALLED DURING THE INITIAL CONSTRUCTION PHASE OF THE PROJECT.

4. THE CONSTRUCTION AND MAINTENANCE OF ALL EROSION CONTROL SYSTEMS SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED EROSION CONTROL PLAN.

5. TEMPORARY EROSION CONTROL DEVICES SHOWN ON THE EROSION CONTROL PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED AS THE WORK PROGRESSES.

6. EROSION CONTROL SYSTEMS SHALL BE SERVICED AND MAINTAINED TO PROVIDE CONTINUOUS CAPACITY AND ADEQUACY TO FUNCTION AS DESIGNED. AFTER PRECIPITATION EXCEEDING ONE QUARTER (1/4) INCH IN ANY 12-HOUR PERIOD SILT AND DEBRIS SHALL BE REMOVED FROM CHECK DAMS AND DESILTING BASINS.

7. EROSION CONTROL PROVISIONS SHALL INCLUDE AND COMPLEMENT DRAINAGE PATTERNS DURING THE CURRENT AND FUTURE PHASES OF GRADING THROUGHOUT THE RAINY SEASON.

8. PAVED STREETS, SIDEWALKS, AND OTHER IMPROVEMENTS SHALL BE MAINTAINED IN A NEAT AND CLEAN CONDITION, FREE OF LOOSE SOIL, CONSTRUCTION DEBRIS, AND TRASH. STREET SWEEPING OR OTHER EQUALLY EFFECTIVE MEANS SHALL BE USED ON A REGULAR BASIS TO CONTROL EROSION. WATERING SHALL NOT BE USED TO CLEAN STREETS EXCEPT FOR THE REMOVAL OF FINE MATERIAL NOT OTHERWISE REMOVED BY SWEEPING OR OTHER MECHANICAL MEANS.

9. A GRAVEL BAG SILT BASIN OR TRAP SHALL BE PROVIDED AT EVERY STORM DRAIN INLET TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM.

10. OWNER/CONTRACTOR SHALL USE APPLICABLE BEST MANAGEMENT PRACTICES (BMP'S) AS CONTAINED IN THE MISSISSIPPI DEQ MANUAL.

11. CONTRACTOR MUST ENSURE THAT THE CONSTRUCTION SITE IS PREPARED PRIOR TO THE ONSET OF ANY STORM.

12. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF A REPRESENTATIVE OF THE ENGINEER.

13. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED BEFORE AND AFTER ALL STORMS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.

14. CONTRACTOR SHALL MAINTAIN A LOG AT THE SITE OF ALL INSPECTIONS OR MAINTENANCE OF BMP AS WELL AS ANY CORRECTIVE CHANGES TO THE BMPS OR EROSION AND SEDIMENT CONTROL PLAN.

15. THE CONTRACTOR SHALL INSTALL THE STABILIZED CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF GRADING. LOCATION OF THE ENTRANCE MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE GRADING OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE. THE STABILIZED CONSTRUCTION ENTRANCE SHALL REMAIN IN PLACE UNTIL THE ROAD BASE ROCK COURSE IS COMPLETED.

16. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE SWEPT AT THE END OF EACH WORKING DAY OR AS NECESSARY.

UNIFORM CODING SYSTEM
FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Cd	CHECKDAM			A small temporary barrier or dam constructed across a swale, drainage ditch or area of concentrated flow.
Co	CONSTRUCTION EXIT		Co	A stone-stabilized pad located at any point where traffic will be leaving a construction site to a public right of way, street, alley, sidewalk or parking lot.
Di	DIVERSION			An earth channel or dike located above, below, or across a slope to divert runoff. This may be a temporary of permanent structure.
Ip	INLET SEDIMENT TRAP			An impounding area created by encaving around a storm drain drop inlet. The excavated area will be filled and stabilized on completion of construction activities.
Rd	ROCK FILTER DAM		Rd	A permanent or temporary stone filter dam installed across small streams or drainageways.
Sf	SILT FENCE			A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, or a sediment fence. The barriers are usually temporary & inexpensive.
Tsb	TEMPORARY SEDIMENT BASIN			A basin created by excavating or constructing a dam across a wateway. The surface water runoff is temporarily stored allowing the bulk of the sediment to drop out.
Sr	TEMPORARY STREAM CROSSING		Sr	A temporary bridge or culvert-type structure protecting a stream or watercourse from damage by crossing construction equipment.
St	STORM DRAIN OUTLET PROTECTION		St	A paved or short section of rip rap channel at the outlet of a storm drain system preventing erosion from the concentrated runoff.

NORTH

50 0 50 100

SCALE: 1" = 50'

JM ENGINEERING AND DESIGN, LLC
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EROSION CONTROL PLAN

BELLA VITA - SITE PLAN MODIFICATION
HARLAN DRIVE

CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	02/12/2025
SCALE	1" = 50'
REVISION	06/01/2026

C-700

GENERAL NOTES

1) LIST OF PUBLIC UTILITIES:
WATER - OXFORD PUBLIC WORKS - ROB NEELY - 662-232-2373
SEWER - OXFORD PUBLIC WORKS - ROB NEELY - 662-232-2373
ELECTRIC - OXFORD ELECTRIC - ROB NEELY - 662-232-2373
GAS - CENTERPOINT ENERGY
ALL OTHERS UTILITIES - OXFORD PUBLIC WORKS - ROB NEELY - 662-232-2373

2) IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT EXISTING STRUCTURES SUCH AS PIPES, INLETS, CURBS, ETC. FROM DAMAGE WHICH MIGHT OCCUR DURING CONSTRUCTION. EXTREME CARE SHALL BE EXERCISED IN UNDERCUT AREAS AND THE UNDERCUT DEPTH MAY BE ADJUSTED AT CROSS DRAINS, AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL REPLACE OR REPAIR, AS DIRECTED BY THE ENGINEER, ANY STRUCTURES DAMAGED DURING THE LIFE OF THE CONTRACT. NO PAYMENT WILL BE MADE FOR REPLACEMENT OR REPAIR OF DAMAGES.

3) ALL EXISTING UTILITIES OR OTHER OBSTRUCTIONS, WHICH CONFLICT WITH REQUIRED CONSTRUCTION SHALL BE REMOVED AT THE CONTRACTOR'S EXPENSE AS AN ABSORBED ITEM.

4) THE EROSION CONTROL DEVICES REFERENCED IN THESE PLANS ARE A MINIMUM REQUIREMENT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT SILT DOES NOT LEAVE THE CONSTRUCTION SITE OR CONTAMINATE WATERS OF THE U.S. DURING CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN A "SMALL CONSTRUCTION NOTICE OF INTENT" PERMIT AS REQUIRED BY THE MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY AND MAINTAIN THE PLAN DURING CONSTRUCTION.

5) EXISTING UTILITIES ON THE DRAWINGS ARE SHOWN IN THEIR ORIGINAL LOCATION BASED UPON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER CAN NOT AND DOES NOT WARRANT THAT THIS INFORMATION IS COMPLETE OR ACCURATE. THE CONTRACTOR MUST COORDINATE DIRECTLY WITH THE INVOLVED UTILITY OWNERS (INCLUDING MISSISSIPPI ONE CALL) TO HAVE UNDERGROUND UTILITY LINES LOCATED IN ADVANCE OF CONSTRUCTION.

6) WORK ON STRUCTURES FOR THIS PROJECT REQUIRES EXCAVATION IN THE IMMEDIATE VICINITY OF ADJACENT PROPERTIES. THEREFORE, THE RISK OF A FAILURE OCCURRING DURING THE EXCAVATION REQUIRES THAT EXTREME CAUTION BE EXERCISED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PLACE WHAT BRACING, SHORING OR GROUND SUPPORT SYSTEM THAT IS DEEMED NECESSARY TO PREVENT A FAILURE AND PROTECT THE PERSONS WORKING NEAR THE EXCAVATION, THE PUBLIC THAT MAY BE ABOVE THE EXCAVATION OR ANY STRUCTURE ADJACENT TO THE EXCAVATION. ALL COSTS FOR ANY PROTECTIVE MEASURES, INCLUDING THE MATERIALS AND LABOR FOR DESIGNING, DRAWING AND CONSTRUCTING THE FACILITY, SHALL BE INCLUDED IN THE PRICE BID FOR CONTRACT ITEMS.

7) IN ORDER TO HOLD SILT TO A MINIMUM, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL AND MAINTAIN TEMPORARY EROSION CONTROL MEASURES (SILT FENCE, DITCH DECKS, ETC.)

8) ANY AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR (TO INCLUDE GRASSING AND SITE GRADING) AS DIRECTED BY THE ENGINEER, ARCHITECT OR OWNER. CONTRACTOR SHALL PROVIDE TEMPORARY EROSION CONTROL FOR DISTURBED AREA UNTIL THEY HAVE BEEN GRASSED AND GROWTH ESTABLISHED.

9) THIS PLAN DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF INSTALLING TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE MUTCD. OTHER SIGNS AND TRAFFIC CONTROL DEVICES MAY BE REQUIRED DURING THE VARIOUS PHASES OF CONSTRUCTION. ALL TRAFFIC CONTROL DEVICES ON THIS PROJECT SHALL COMPLY WITH PART VI OF THE M.U.T.C.D. (LATEST EDITION).

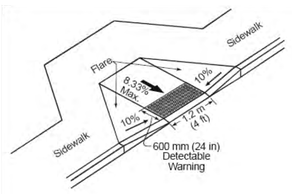
10) THE CONTRACTOR IS TO REMOVE AND RESET ANY SIGNS WHICH CONFLICT WITH CONSTRUCTION.

11) THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF EXISTING GRADES AND MAKING ADJUSTMENTS AS NECESSARY WITH THE APPROVAL OF THE PROJECT ENGINEER BEFORE ORDERING MATERIALS.

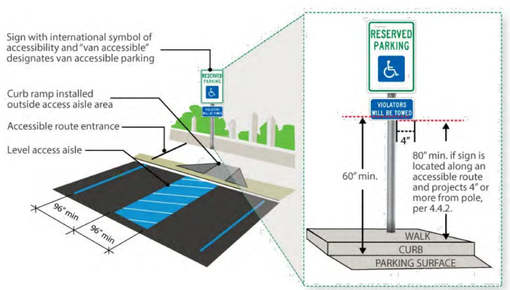
12) BRICK RED TRUNCATED DOMES REQUIRED AT ALL SIDEWALK CROSSINGS

13) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ACQUIRE A COPY OF THE GEOTECH REPORT AND FOLLOW ALL RECOMMENDATIONS.

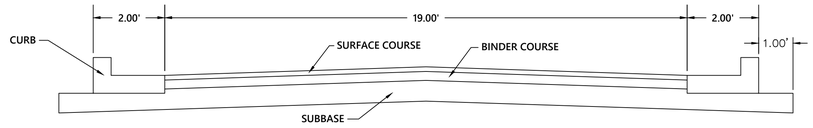
14) ALL MATERIALS USED SHALL MEET CITY OF NEW ALBANY SPECIFICATIONS AND REQUIREMENTS.



ADA CURB RAMP DETAIL



ADA SIGNAGE DETAIL



Typical Sections - Parking and Ineterior Drives

NTS

FLEXIBLE PAVEMENT(S)

(LIGHT-DUTY)

SUBGRADE: 8" MINIMUM PROCESSED IN-SITU SOILS OR SELECT IMPORTED FILL COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DEFINED BY ASTM D-698.

SUBBASE: 6" MINIMUM CRUSHED LIMESTONE MEETING MDOT SPECIFICATIONS FOR SIZE NO. 610 AGGREGATE. COMPACT TO A MINIMUM OF 98% OF MAXIMUM DRY DENSITY AS DEFINED BY ASTM D-698.

BASE: 2.0" MINIMUM HOT MIXED BITUMINOUS BASE COURSE CONFORMING TO MDOT STANDARD SPECIFICATIONS FOR TYPE MT-19MM OR BB-1 MATERIAL.

SURFACE: 1.5" MINIMUM HOT MIXED BITUMINOUS SURFACE COURSE CONFORMING TO MDOT STANDARD SPECIFICATIONS FOR TYPE MT - 9.5 MM OR SC-L MATERIAL.

(CEMENT STABILIZED ALTERNATE)

SUBGRADE: 6" MINIMUM PROCESSED IN-SITU SOILS OR SELECT IMPORTED FILL COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DEFINED BY ASTM D-698. INCORPORATE 6% PORTLAND CEMENT (BY VOLUME) IN ACCORDANCE WITH MDOT STANDARD SPECIFICATIONS WITHIN UPPER 8" OF SUBGRADE. (APPX 34#/SY)

BASE: 2.0" MINIMUM HOT MIXED BITUMINOUS BASE COURSE CONFORMING TO MDOT STANDARD SPECIFICATIONS FOR TYPE MT-19MM OR BB-1 MATERIAL.

SURFACE: 1.5" MINIMUM HOT MIXED BITUMINOUS SURFACE COURSE CONFORMING TO MDOT STANDARD SPECIFICATIONS FOR TYPE MT - 9.5 MM OR SC-L MATERIAL.

(HEAVY-DUTY)

SUBGRADE: 8" MINIMUM PROCESSED IN-SITU SOILS OR SELECT IMPORTED FILL COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DEFINED BY ASTM D-698

SUBBASE: 6" MINIMUM CRUSHED LIMESTONE MEETING MDOT SPECIFICATIONS FOR SIZE NO. 610 AGGREGATE. COMPACT TO A MINIMUM OF 98% OF MAXIMUM DRY DENSITY AS DEFINED BY ASTM D-698.

BASE: 4.0" MINIMUM HOT MIXED BITUMINOUS BASE COURSE CONFORMING TO MDOT STANDARD SPECIFICATIONS FOR TYPE MT-19 MM OR BB-1 MATERIAL.

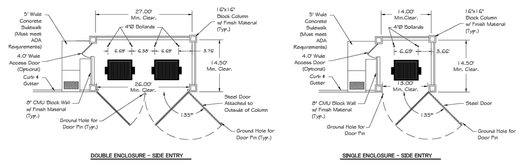
SURFACE: 2.0" MINIMUM HOT MIXED BITUMINOUS SURFACE COURSE CONFORMING TO MDOT STANDARD SPECIFICATIONS FOR TYPE MT-9.5 MM OR SC-1 MATERIAL.

(CEMENT STABILIZED ALTERNATE)

SUBGRADE: 6" MINIMUM PROCESSED IN-SITU SOILS OR SELECT IMPORTED FILL COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DEFINED BY ASTM D-698. INCORPORATE 6% PORTLAND CEMENT (BY VOLUME) IN ACCORDANCE WITH MDOT STANDARD SPECIFICATIONS WITHIN UPPER 8" OF SUBGRADE. (APPX 34#/SY)

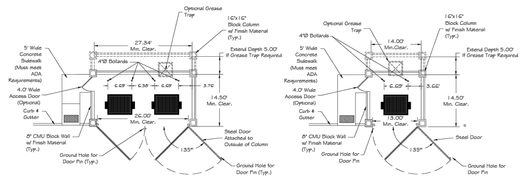
BASE: 4.0" MINIMUM HOT MIXED BITUMINOUS BASE COURSE CONFORMING TO MDOT STANDARD SPECIFICATIONS FOR TYPE MT-19MM OR BB-1 MATERIAL.

SURFACE: 2.0" MINIMUM HOT MIXED BITUMINOUS SURFACE COURSE CONFORMING TO MDOT STANDARD SPECIFICATIONS FOR TYPE MT - 9.5 MM OR SC-L MATERIAL.



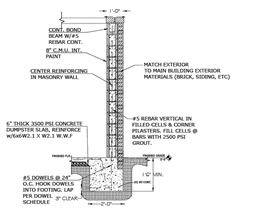
DOUBLE ENCLOSURE – SIDE ENTRY

SINGLE ENCLOSURE – SIDE ENTRY

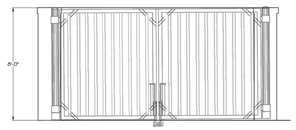


DOUBLE ENCLOSURE – FRONT ENTRY

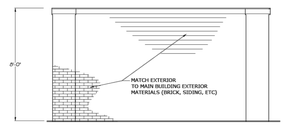
SINGLE ENCLOSURE – FRONT ENTRY



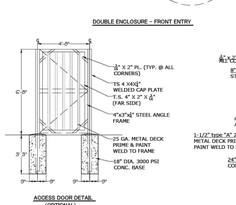
SECTION @ DUMPSTER ENCLOSURE WALL



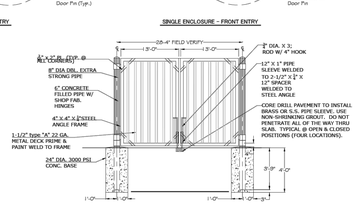
FRONT ELEVATION-DUMPSTER



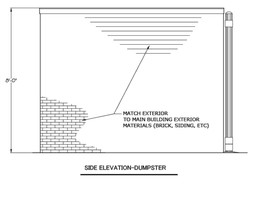
REAR ELEVATION-DUMPSTER



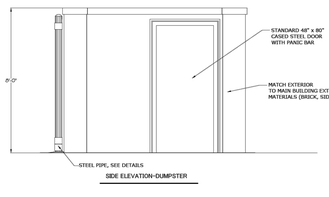
ACCESS DOOR DETAIL (OPTIONAL)



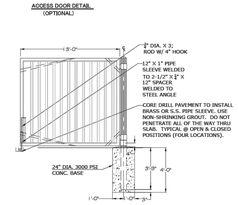
DOUBLE ENCLOSURE GATE DETAIL



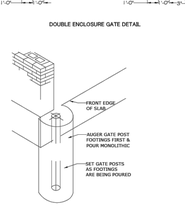
SIDE ELEVATION-DUMPSTER



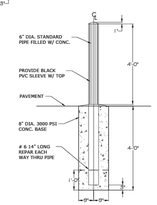
SIDE ELEVATION-DUMPSTER



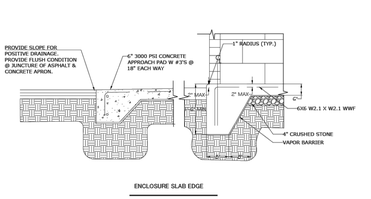
SINGLE ENCLOSURE GATE DETAIL



DUMPSTER GATE POST FOOTING



BOLLARD DETAIL



ENCLOSURE SLAB EDGE

DUMPSTER DETAIL

JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

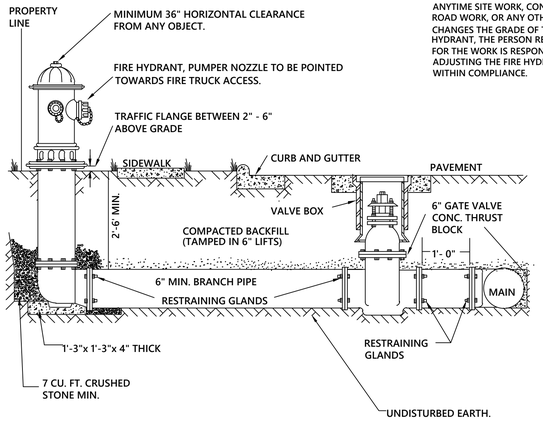
SITE DETAILS

BELLA VITA - SITE PLAN MODIFICATION
HARLAN DRIVE

CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	02/12/2025
SCALE	
REVISION	06/01/2026

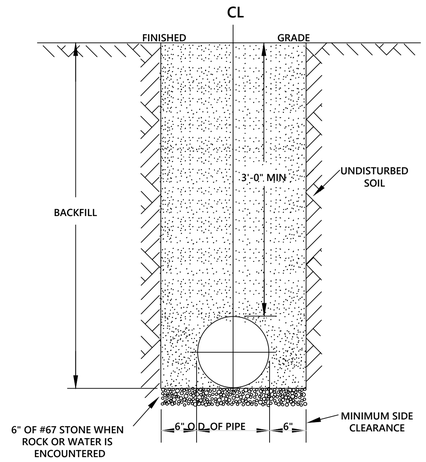
C-800



ANYTIME SITE WORK, CONSTRUCTION, ROAD WORK, OR ANY OTHER WORK CHANGES THE GRADE OF THE FIRE HYDRANT, THE PERSON RESPONSIBLE FOR THE WORK IS RESPONSIBLE FOR ADJUSTING THE FIRE HYDRANT TO STAY WITHIN COMPLIANCE.

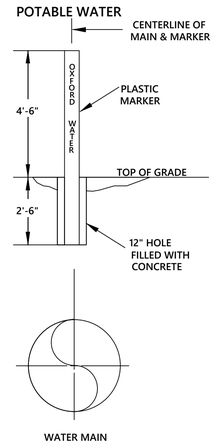
NOTES:
1. FIRE HYDRANT SHALL BE AS MANUFACTURED: MUELLER, AMERICAN DARLING, KENNEDY, M&H, WATEROUS, CLOW, EAST JORDAN IRON WORKS, OR US PIPE.
2. BRANCH PIPE SHALL BE DUCTILE IRON AWWA C150-96
3. 6" GATE VALVE SHALL BE AWWA C500-86 OPEN LEFT
4. STEEL RODS AND BOLTS SHALL BE 3/4" HOT DIPPED GALVANIZED
5. FIRE HYDRANTS WILL BE INSTALLED IN TRUE VERTICAL POSITION
   RODS SHALL NOT BE COUPLED MORE THAN ONCE. IF THE LENGTH FROM THE VALVE TO THE HYDRANT EXCEEDS 20' THEN A MECHANICAL RESTRAINING GLAND WITH A REBAR CAGE SHALL BE INSTALLED NO MORE THAN 10' FROM HYDRANT AND POURED IN CONCRETE.
   FIRE HYDRANTS TO BE LOCATED IN ROW OR 2 FOOT EASEMENT ADJACENT TO ROW

FIRE HYDRANT INSTALLATION DETAIL



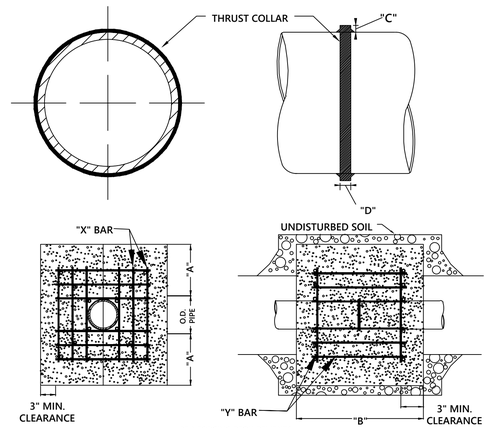
NOTES:
1. TRENCHES REQUIRING SHORING AND BRACING, DIMENSIONS SHALL BE TAKEN FROM THE INSIDE FACE OF THE SHORING AND BRACING.
2. NO ROCKS OR BOULDERS 4" OR LARGER TO BE USED IN BACKFILL.
3. ALL BACKFILL MATERIAL SHALL BE SUITABLE NATIVE MATERIAL.
4. BACKFILL SHALL BE TAMPED IN 6" LIFTS.
5. ACHIEVE 95% COMPACTION IN BACKFILL.

TRENCH REQUIREMENTS FOR MAIN



NOTES
1. POTABLE WATER MARKER TO BE BLUE IN COLOR.
2. POTABLE WATER MARKER TO BE LABELED "OXFORD WATER".
3. TO BE SPACED ALONG CENTERLINE OF MAIN EVERY 300 FEET.
4. MARKERS TO BE ROUND AND 4" IN DIAMETER.

TRENCH REQUIREMENTS FOR MAIN



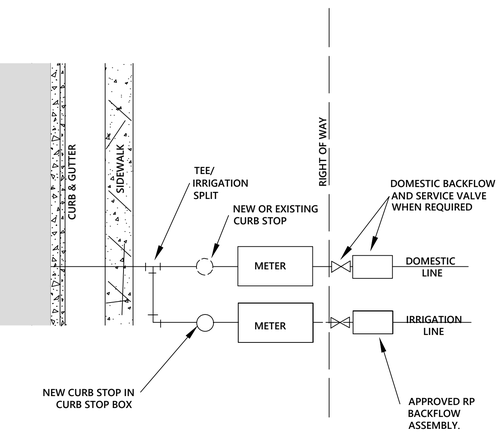
REINFORCING REQUIREMENTS

I.D. PIPE	REBAR SIZE	"X" BAR LENGTH	"X" BAR WEIGHT	"Y" BAR LENGTH	"Y" BAR WEIGHT	NO. REQUIRED
6" - 36"	#5	2'-2"+ O.D. PIPE	1.043 LBS/FT	1'-1"	1.1 LBS. EACH	X-24, Y-12
48" & greater	#6	3'-0"+ O.D. PIPE	1.502 LBS/FT	1'-3"	1.9 LBS. EACH	X-24, Y-12

THRUST COLLAR, AND THRUST SCHEDULE

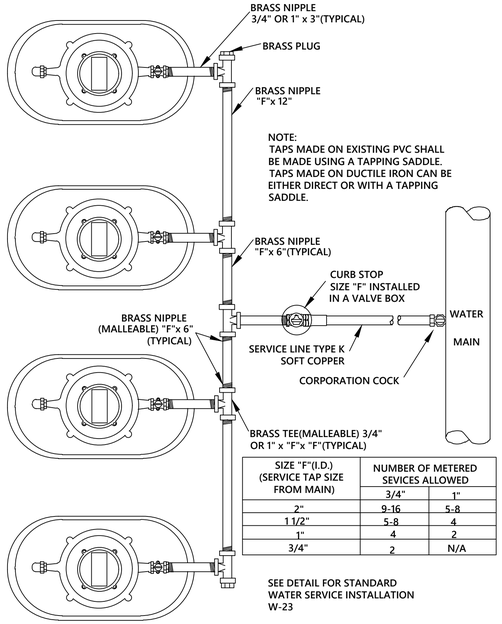
I.D. PIPE	"A"	"B"	"C"	"D"
6" - 16"	1'-4"	1'-7"	2"	3/8"
20" - 24"	1'-4"	1'-7"	3"	1/2"
30" - 36"	1'-4"	1'-7"	4"	5/8"
48" & greater	1'-8"	1'-9"	6"	7/8"

THRUST BLOCKING DESIGN DATA



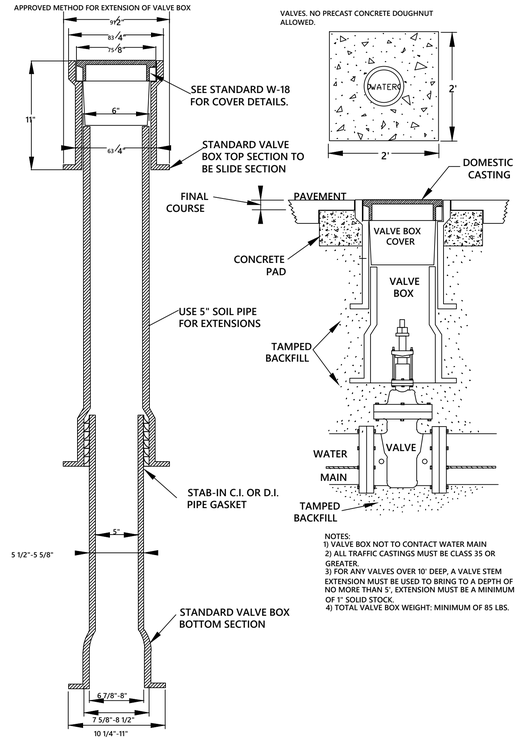
NOTES:
1. IRRIGATION METER SHALL BE LOCATED ON THE SIDE OF DOMESTIC METER WITH INCREASING ADDRESSES.
2. THE BACKFLOW SHALL BE INSTALLED NO MORE THAN10' FROM THE METER IN A VISIBLE LOCATION.
3. BACKFLOW RISER/STANDPIPE SHALL BE OF COPPER OR BRASS.
3. THE RP RELIEF VALVE SHALL BE A MINIMUM OF 12" ABOVE ANY MATERIAL (MULCH INCLUDED) OR GRADE.
4. A SERVICE VALVE IS REQUIRED AFTER THE METER BUT BEFORE THE BACKFLOW ASSEMBLY FOR MAINTENANCE AND REPLACEMENT PURPOSES.
5. THE INSTALLATION MUST ALSO MEET ALL CODE REQUIREMENTS PER THE NC PLUMBING CODE.

IRRIGATION TAP ON NEW AND EXISTING SERVICES



SIZE "F"(I.D.) (SERVICE TAP SIZE FROM MAIN)	NUMBER OF METERED SEVICES ALLOWED	
	3/4"	1"
2"	9-16	5-8
1 1/2"	5-8	4
1"	4	2
3/4"	2	N/A

STANDARD GANG METER ASSEMBLY



NOTES:
1) VALVE BOX NOT TO CONTACT WATER MAIN
2) ALL TRAFFIC CASTINGS MUST BE CLASS 35 OR GREATER
3) FOR ANY VALVES OVER 10' DEEP, A VALVE STEM EXTENSION MUST BE USED TO BRING TO A DEPTH OF NO MORE THAN 5'. EXTENSION MUST BE A MINIMUM OF 1" SOLID STOCK.
4) TOTAL VALVE BOX WEIGHT: MINIMUM OF 85 LBS.

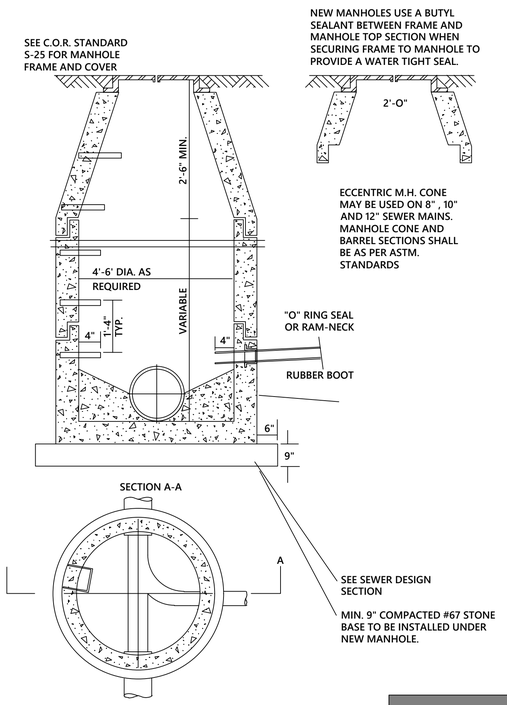
VALVE BOX INSTALLATION

JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

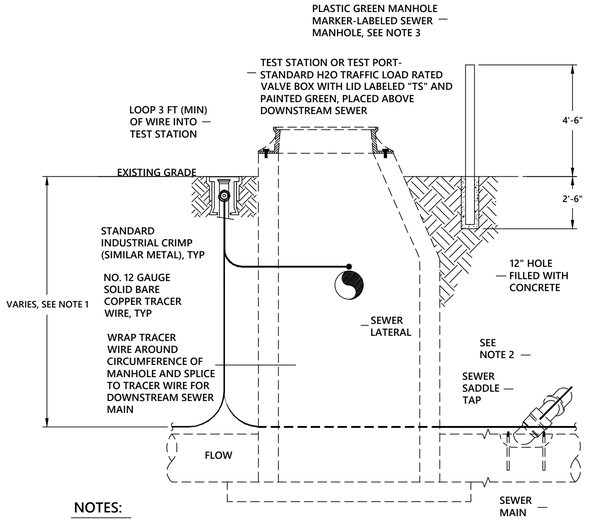
WATER DETAILS
BELLA VITA - SITE PLAN MODIFICATION
HARLAN DRIVE
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	02/12/2025
SCALE	
REVISION	06/01/2026

C-801



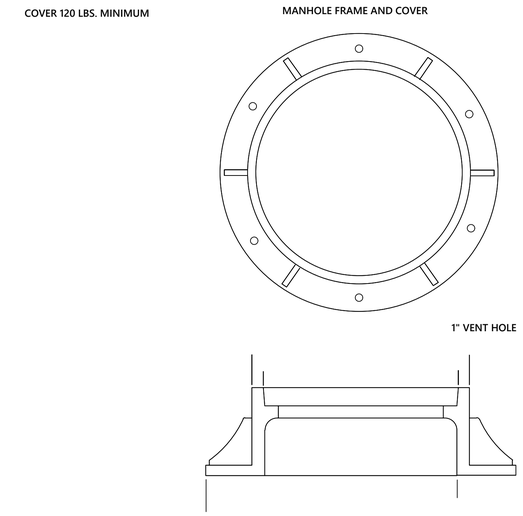
STANDARD SANITARY MANHOLE



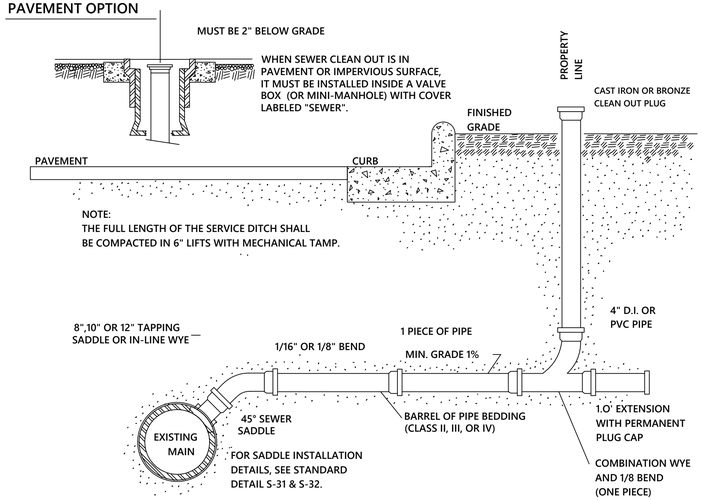
NOTES:

1. THE TRACER WIRE SHALL BE CONTINUOUS TO THE GREATEST EXTENT POSSIBLE. FOR GRAVITY MAIN AND OR LATERAL INSTALLATIONS LESS THAN 8 FT, THE TRACING WIRE SHALL BE ATTACHED TO THE PIPE. TRACER WIRE SHALL BE LAID FLAT AND SECURELY AFFIXED TO THE PIPE AT 10 FOOT INTERVALS. FOR GRAVITY MAIN AND OR LATERAL INSTALLATION DEEPER THAN 8 FT, THE TRACING WIRE SHALL BE INSTALLED AT A DEPTH OF 7-8 FT. THE WIRE SHALL BE PROTECTED FROM DAMAGE DURING THE EXECUTION OF THE WORK. NO BREAKS OF CUTS IN THE TRACER WIRE SHALL BE PERMITTED.
2. WHERE LATERAL TAPS ARE MADE BY SERVICE SADDLES, THE TRACER WIRE SHALL NOT BE ALLOWED TO TO BE PLACED BETWEEN THE SADDLE AND MAIN.
3. MANHOLE MARKERS SHALL BE PLACED ADJACENT TO MANHOLES AT THE DISCRETION OF OWNER OR OWNER'S REPRESENTATIVE.

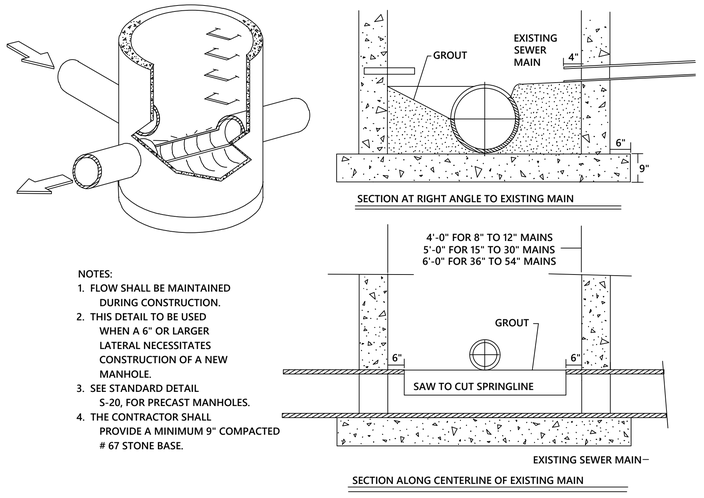
GRAVITY SEWER MAIN TRACER WIRE



STANDARD MANHOLE COVER



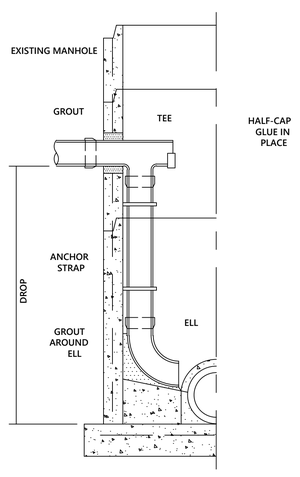
TYPICAL LATERAL CONNECTION



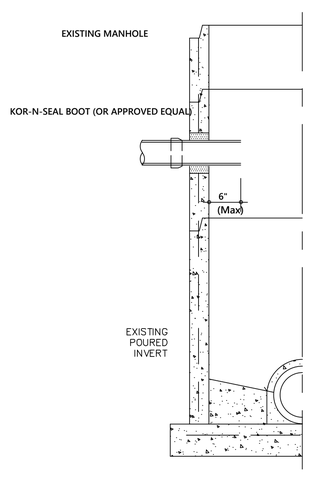
NOTES:

1. FLOW SHALL BE MAINTAINED DURING CONSTRUCTION.
2. THIS DETAIL TO BE USED WHEN A 6" OR LARGER LATERAL NECESSITATES CONSTRUCTION OF A NEW MANHOLE.
3. SEE STANDARD DETAIL S-20, FOR PRECAST MANHOLES.
4. THE CONTRACTOR SHALL PROVIDE A MINIMUM 9" COMPACTED # 67 STONE BASE.

MANHOLE INSTALLATION OVER EXISTING SEWER MANHOLE



MANHOLE WITH INSIDE DROP



NEW SERVICE INTO EXISTING MANHOLE

JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

SEWER DETAILS

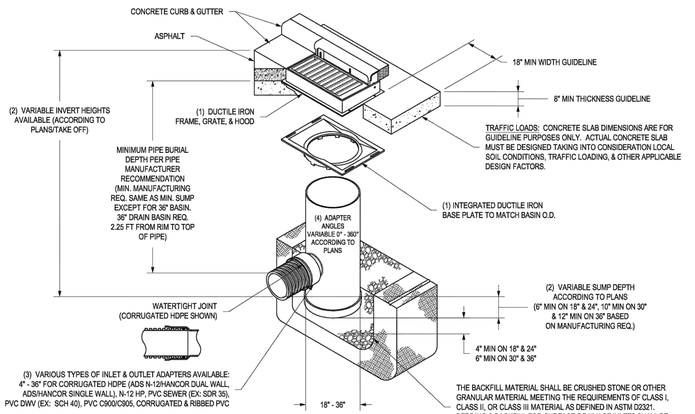
BELLA VITA - SITE PLAN MODIFICATION
HARLAN DRIVE

CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	02/12/2025
SCALE	
REVISION	06/01/2026

C-802

NYLOPLAST 2 FT X 3FT CURB INLET STRUCTURE: 30 _ _ AGR _ _ X



1 - 18" - 30" FRAMES, GRATES, HOODS, & BASE PLATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS.
3 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 36").
4 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
5 - ALL CURB INLET GRATE OPTIONS (DIAGONAL & HIGH FLOW) SHALL MEET H-20 LOAD RATING

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DRAWN BY	EBC	MATERIAL	
DATE	03-22-10		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	07-22-19		
DWG SIZE	A	SCALE 1:40 SHEET 1 OF 1	

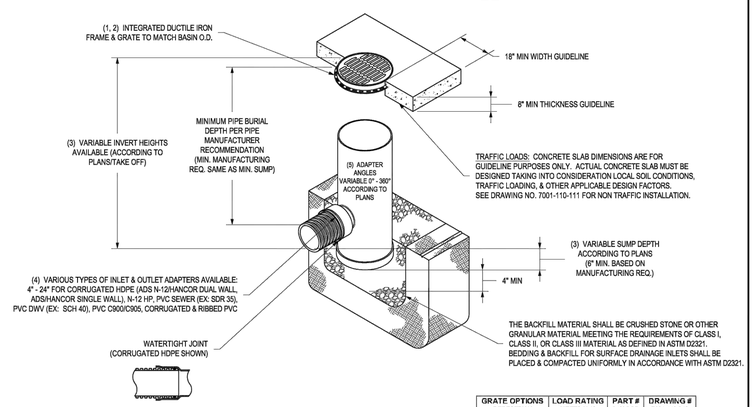
ADS Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: DRAIN BASIN WITH 2 FT X 3 FT CURB INLET QUICK SPEC INSTALLATION DETAIL

DWG NO. 7002-110-087 REV D

CURB INLET DETAIL

NYLOPLAST 24" DRAIN BASIN: 2824AG _ _X



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	2499CGP	7001-110-216
STANDARD	MEETS H-20	2499CGS	7001-110-217
SOLID COVER	MEETS H-20	2499CGC	7001-110-218
DOME	N/A	2499CGD	7001-110-219
DROP IN GRATE	LIGHT DUTY	2427CI	7001-110-075

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP & PVC SEWER.
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

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DRAWN BY	EBC	MATERIAL	
DATE	04-03-06		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	03-14-16		
DWG SIZE	A	SCALE 1:40 SHEET 1 OF 1	

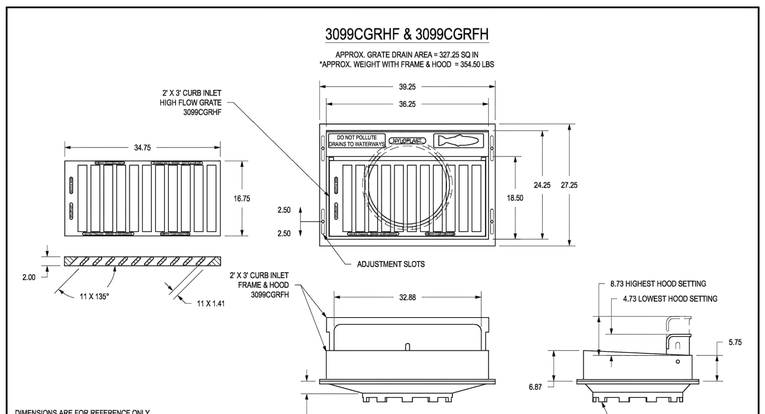
ADS Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: 24 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL

DWG NO. 7001-110-192 REV E

SURFACE INLET DETAIL

3099CGRHF & 3099CGRFH



DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
GRATE MEETS H-20 LOAD RATING
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
LOCKING DEVICE AVAILABLE UPON REQUEST SEE DRAWING NO. 7002-110-058
SLOPE OF GRATE SURFACE IS 5.2%
CURB INLET FRAME INSIDE VOLUME IS APPROX 2.73 CU FT
APPROX. DRAIN AREA OF GRATE & HOOD
- LOWEST SETTING = 463.92 SQ IN
- LOWEST + 1" SETTING = 496.79 SQ IN
- LOWEST + 2" SETTING = 529.67 SQ IN
- LOWEST + 3" SETTING = 562.54 SQ IN
- HIGHEST SETTING = 595.42 SQ IN

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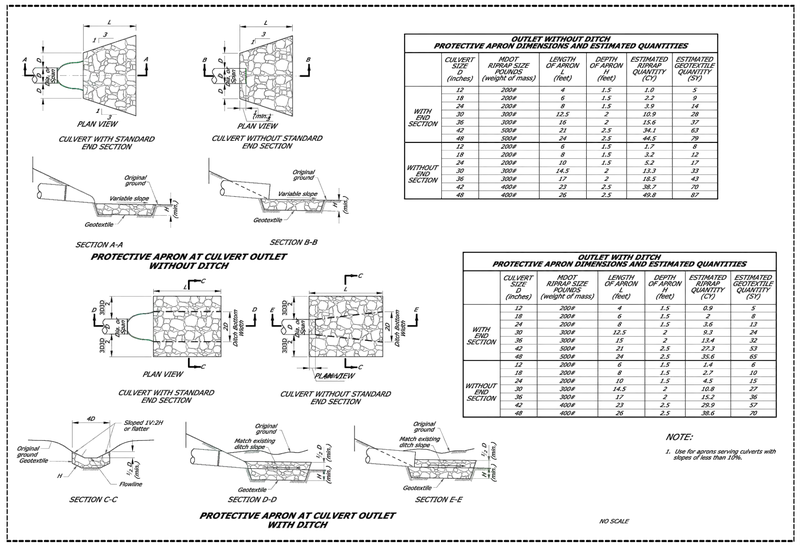
DRAWN BY	EBC	MATERIAL	DUCTILE IRON
DATE	04-10-06		
REVISED BY	CCA	PROJECT NO./NAME	
DATE	09-05-13		
DWG SIZE	A	SCALE 1:16 SHEET 1 OF 1	

ADS Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: 2 FT X 3 FT CURB INLET HIGH FLOW GRATE ASSEMBLY

DWG NO. 7002-110-047 REV D

CURB INLET GRATE ASSEMBLY DETAIL



OUTLET WITHOUT DITCH
PROTECTIVE APRON DIMENSIONS AND ESTIMATED QUANTITIES

	CULVERT SIZE D (inches)	HDOT RIPRAP SIZE POUNDS (weight of mass)	LENGTH OF APRON L (feet)	DEPTH OF APRON H (feet)	ESTIMATED RIPRAP QUANTITY (CY)	ESTIMATED GEOTEXTILE QUANTITY (SY)
WITH END SECTION	12	200#	4	1.5	1.0	5
	18	200#	6	1.5	2.2	9
	24	200#	8	1.5	3.9	14
	30	300#	12.5	2	10.9	29
	36	300#	16	2	15.6	37
	42	500#	21	2.5	34.1	63
	48	550#	24	2.5	44.5	79
WITHOUT END SECTION	12	200#	6	1.5	1.7	8
	18	200#	8	1.5	3.3	13
	24	200#	10	1.5	5.2	17
	30	300#	14.5	2	13.3	33
	36	300#	17	2	18.5	43
	42	400#	23	2.5	38.7	70
	48	400#	26	2.5	49.8	87

OUTLET WITH DITCH
PROTECTIVE APRON DIMENSIONS AND ESTIMATED QUANTITIES

	CULVERT SIZE D (inches)	HDOT RIPRAP SIZE POUNDS (weight of mass)	LENGTH OF APRON L (feet)	DEPTH OF APRON H (feet)	ESTIMATED RIPRAP QUANTITY (CY)	ESTIMATED GEOTEXTILE QUANTITY (SY)
WITH END SECTION	12	200#	4	1.5	0.9	5
	18	200#	6	1.5	2	8
	24	200#	8	1.5	3.6	13
	30	300#	12.5	2	9.3	24
	36	300#	15	2	13.4	32
	42	500#	21	2.5	27.3	53
	48	550#	24	2.5	35.6	65
WITHOUT END SECTION	12	200#	6	1.5	1.4	6
	18	200#	8	1.5	2.7	10
	24	200#	10	1.5	4.5	15
	30	300#	14.5	2	10.8	27
	36	300#	17	2	15.2	36
	42	400#	23	2.5	29.9	57
	48	400#	26	2.5	38.6	70

NOTE:
1. Use for aprons serving culverts with slopes of less than 10%.

RIP-RAP DETAIL

STORM DRAIN TRENCH REQUIREMENTS

JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

STORM DRAINAGE DETAILS

BELLA VITA - SITE PLAN MODIFICATION
HARLAN DRIVE

CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
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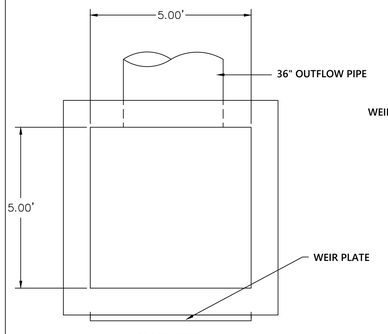
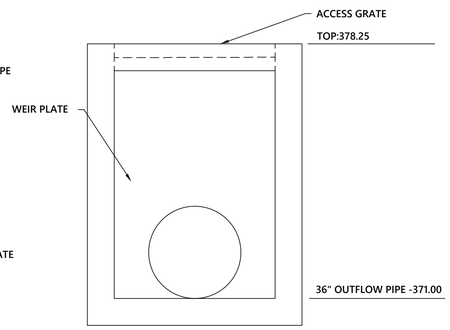
PROJECT NO.	XXXX
DATE	02/12/2025
SCALE	
REVISION	06/01/2026

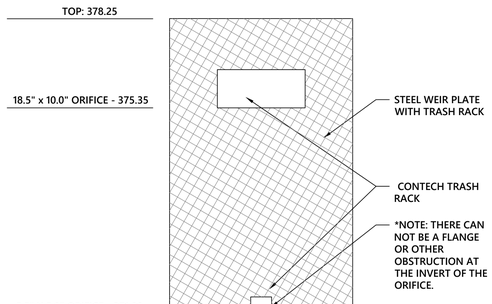
C-803



PLAN VIEW

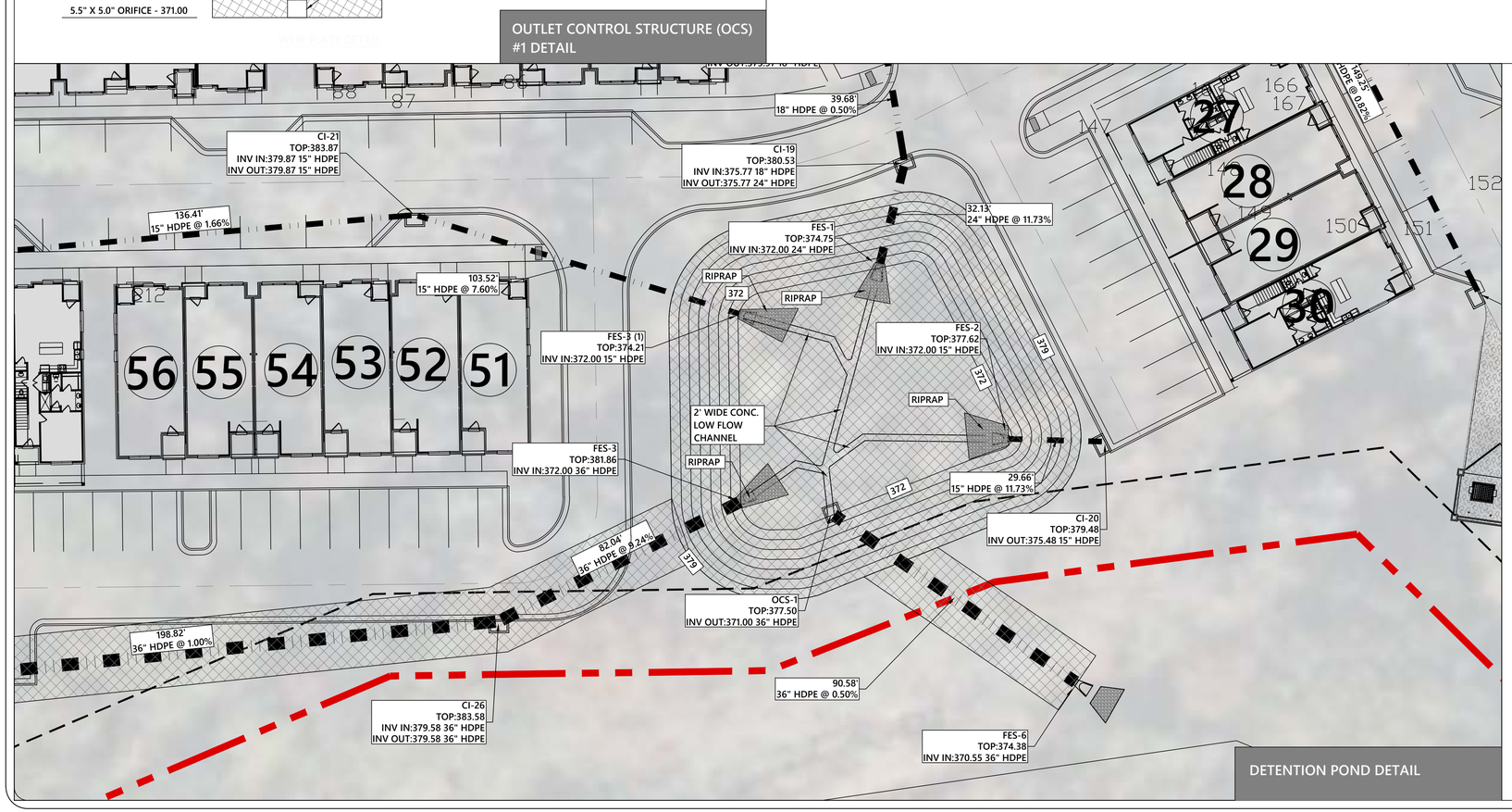


EAST ELEVATION

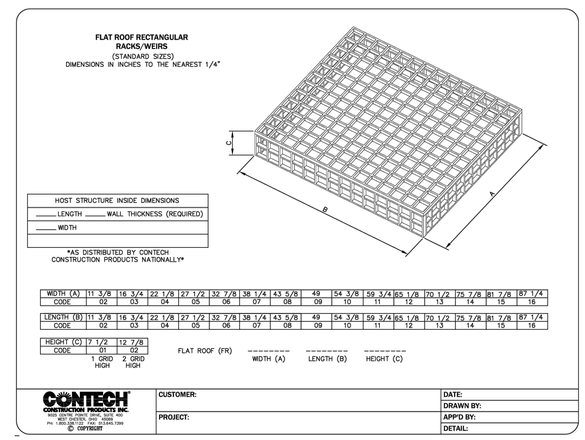


WEIR PLATE DETAIL

OUTLET CONTROL STRUCTURE (OCS) #1 DETAIL



DETENTION POND DETAIL



CONTECH TRASH RACK DETAIL

JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

DETENTION POND DETAIL
BELLA VITA - SITE PLAN MODIFICATION
HARLAN DRIVE
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

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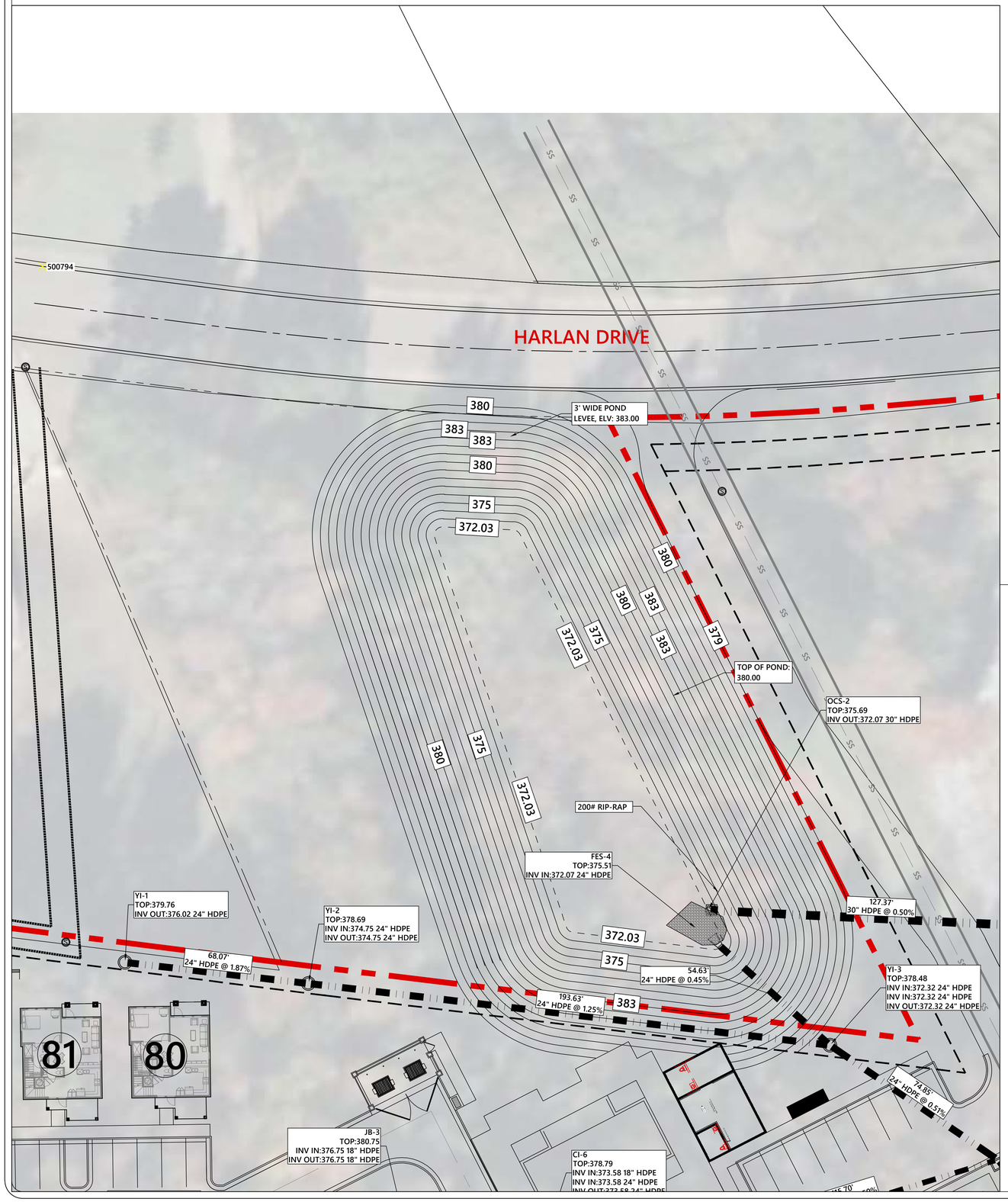
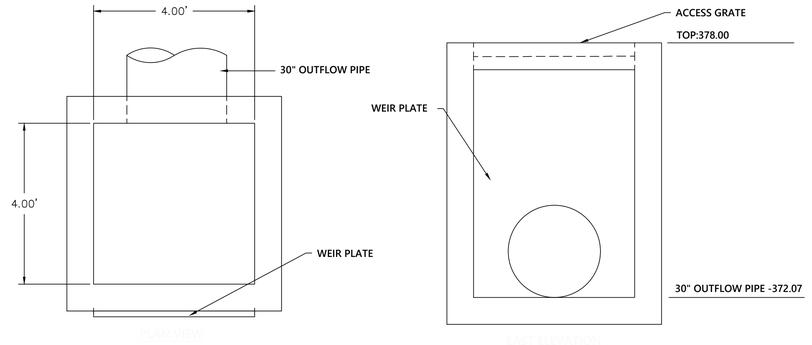
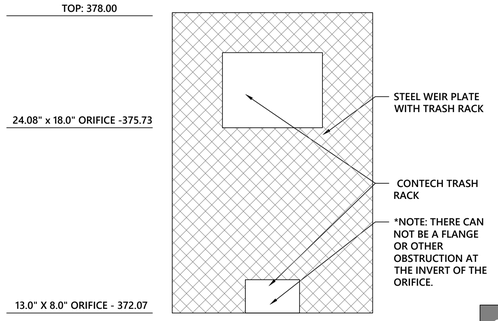
REVISION	06/01/2026

C-803-1



DETENTION POND #2

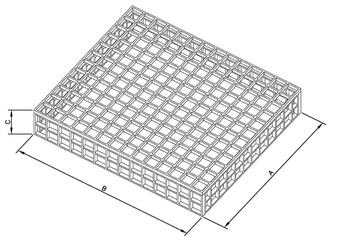




OUTLET CONTROL STRUCTURE (OCS) #2 DETAIL

CONTECH TRASH RACK DETAIL

FLAT ROOF RECTANGULAR RACKS/WEIRS
(STANDARD SIZES)
DIMENSIONS IN INCHES TO THE NEAREST 1/4"



HOST STRUCTURE INSIDE DIMENSIONS
_____ LENGTH _____ WALL THICKNESS (REQUIRED)
_____ WIDTH

AS DISTRIBUTED BY CONTECH CONSTRUCTION PRODUCTS NATIONALLY

WIDTH (A)	11 3/8	16 3/4	22 1/8	27 1/2	32 7/8	38 1/4	43 5/8	49	54 3/8	59 3/4	65 1/8	70 1/2	75 7/8	81 7/8	87 1/4
CODE	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
LENGTH (B)	11 3/8	16 3/4	22 1/8	27 1/2	32 7/8	38 1/4	43 5/8	49	54 3/8	59 3/4	65 1/8	70 1/2	75 7/8	81 7/8	87 1/4
CODE	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16

HEIGHT (C)	7 1/2	12 7/8
CODE	01	02
	1 GRID HIGH	2 GRID HIGH

FLAT ROOF (FR) _____ WIDTH (A) _____ LENGTH (B) _____ HEIGHT (C)

CONTECH CONSTRUCTION PRODUCTS INC.
800-338-1122 513-645-7000
513-645-7993 FAX
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CUSTOMER:	DATE:
	DRAWN BY:
PROJECT:	APP'D BY:
	DETAIL:

JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

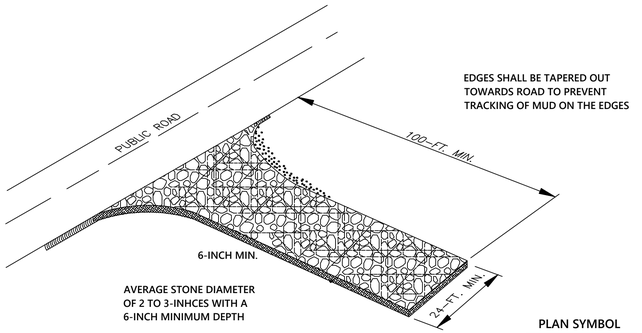
UNDERGROUND DETENTION DETAIL

BELLA VITA - SITE PLAN MODIFICATION
HARLAN DRIVE

CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	02/12/2025
SCALE	
REVISION	06/23/2025

C-803-2



EDGES SHALL BE TAPERED OUT TOWARDS ROAD TO PREVENT TRACKING OF MUD ON THE EDGES

AVERAGE STONE DIAMETER OF 2 TO 3-INHCES WITH A 6-INCH MINIMUM DEPTH

UNDERLYING NON-WOVEN GEOTEXTILE FABRIC

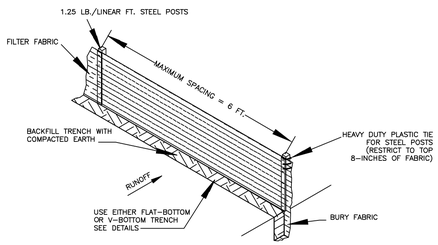
PLAN SYMBOL

CO

SPECIFICATION	SIZE
ROCK PAD THICKNESS	6 INCHES
ROCK PAD WIDTH	24 FEET
ROCK PAD LENGTH	100 FEET
ROCK PAD STONE LENGTH	D = 2-3 INCES

CONSTRUCTION ENTRANCE DETAIL

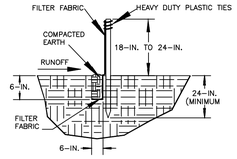
SILT FENCE INSTALLATION



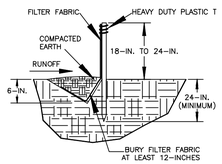
PLAN SYMBOL

SF

FLAT-BOTTOM TRENCH DETAIL



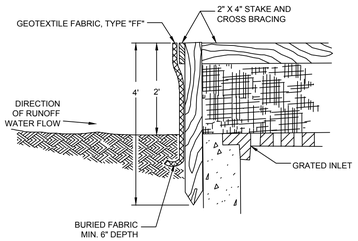
V-SHAPED TRENCH DETAIL

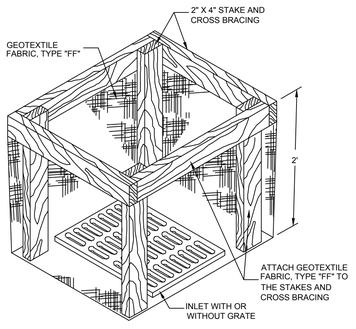


SILT FENCE - GENERAL NOTES

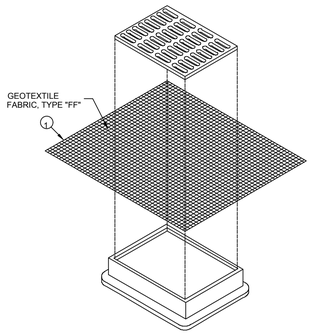
1. DO NOT PLACE SILT FENCE ACROSS CHANNELS OR IN OTHER AREAS SUBJECT TO CONCENTRATED FLOWS. SILT FENCE SHOULD NOT BE USED AS A VELOCITY CONTROL BMP. CONCENTRATED FLOWS ARE ANY FLOWS GREATER THAN 0.5 CFS.
2. MAXIMUM SHEET OR OVERLAND FLOW PATH LENGTH TO THE SILT FENCE SHALL BE 100-FEET.
3. MAXIMUM SLOPE STEEPNESS (NORMAL PERPENDICULAR TO THE FENCE LINE) SHALL BE 2:1.
4. SILT FENCE JOINS, WHEN NECESSARY, SHALL BE COMPLETED BY ONE OF THE FOLLOWING OPTIONS:
   - 4.1. WRAP EACH FABRIC TOGETHER AT A SUPPORT PAST WITH BOTH ENDS FASTENED TO THE POST, WITH A 1-FOOT MINIMUM OVERLAP
   - 4.2. OVERLAP SILT FENCE BY INSTALLING 3-FEET PASSED THE SUPPORT POST TO WHICH THE NEW SILT FENCE ROLL IS ATTACHED. ATTACH OLD ROLL TO NEW ROLL WITH HEAVY-DUTY PLASTIC TIES; OR,
   - 4.3. OVERLAP ENTIRE WIDTH OF EACH SILT FENCE ROLL FROM SUPPORT POST TO THE NEXT SUPPORT POST.
5. ATTACH FILTER FABRIC TO THE STEEL POSTS USING HEAVY-DUTY PLASTIC TIES THAT ARE EVENLY SPACED WITH THE TOP 8-INCHES OF THE FABRIC.
6. INSTALL THE SILT FENCE PERPENDICULAR TO THE DIRECTION OF THE STORMWATER FLOW AND PLACE THE SILT FENCE THE PROPER DISTANCE FROM THE TOP OF THE STEEP SLOPES TO PROVIDE SEDIMENT STORAGE AND ACCESS FOR MAINTENANCE AND CLEANOUT.
7. INSTALL SILT FENCE CHECK (TIE-BACKS) EVERY 50-100 FEET, DEPENDENT ON SLOPE, ALONG SILT FENCE THAT IS INSTALLED WITH SLOPE AND WHERE CONCENTRATED FLOWS ARE EXPECTED OR ARE DOCUMENTED ALONG THE PROPOSED/INSTALLED SILT FENCE.

SILT FENCE INSTALLATION DETAIL

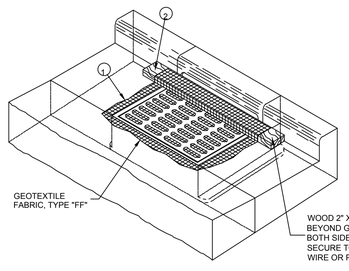




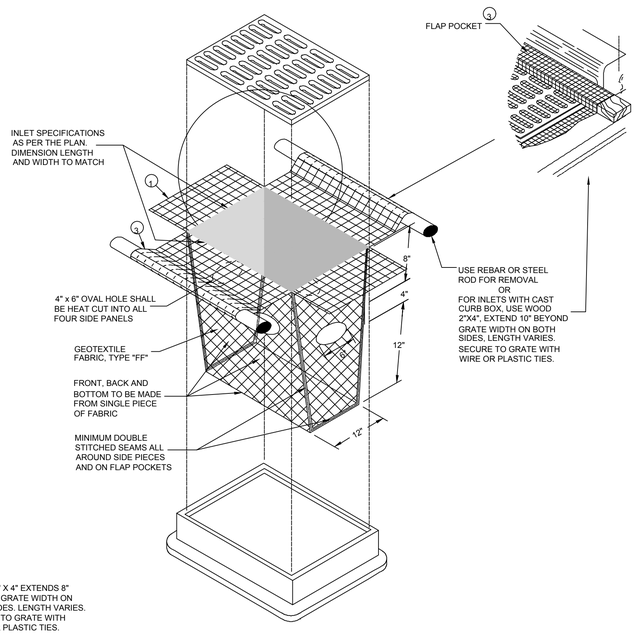
INLET PROTECTION, TYPE "A"



INLET PROTECTION, TYPE "B" (WITHOUT CURB BOX)
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)



INLET PROTECTION, TYPE "C" (WITH CURB BOX)



INLET PROTECTION, TYPE "D"
(CAN BE INSTALLED IN ANY INLET WITH OR WITHOUTA CURB BOX AS PER NOTE (2))

GENERAL NOTES

INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

1. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
2. FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
3. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

INSTALLATION NOTES

TYPES B & C

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE D

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

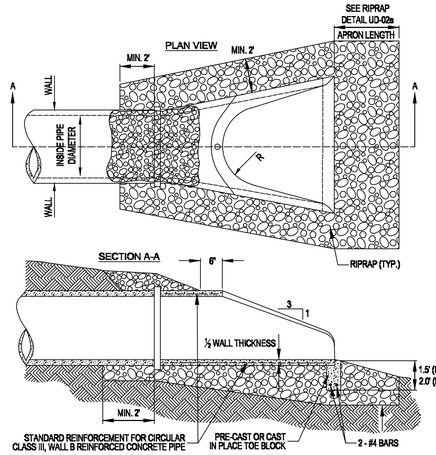
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

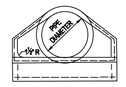
THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

PLAN SYMBOL

IP

INLET PROTECTION DETAIL





END VIEW

RIP RAP - GENERAL NOTES

1. CONCRETE FLARED END SECTIONS SHOULD BE CONSIDERED FOR USE WITH CONCRETE PIPE CULVERTS HAVING SKEWS NO GREATER THAN 15 DEGREES.
2. PRECAST CONCRETE FLARED END SECTIONS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M-170 CLASS 111, WALL B REINFORCED CONCRETE PIPE.
3. PRECAST CONCRETE FLARED END SECTION FOR PIPE DIAMETER REQUIRED SHALL BE AS INDICATED ON DETAIL PLAN FOR EACH INDIVIDUAL INSTALLATION.
4. THE END BLOCK SHALL BE PLACED PRIOR TO THE INSTALLATION OF THE FLARED END SECTION. THE END BLOCK SHALL BE BACKFILLED IN ACCORDANCE WITH ART. 502.10 OF THE STANDARD SPECIFICATIONS. THIS COST SHALL BE INCIDENTAL TO EACH END SECTION.
5. RIPRAP SHALL CONFORM TO SECT. 281 OF THE STANDARD SPECIFICATIONS.
6. INSTALL FILTER FABRIC UNDER ALL RIPRAP AND BEDDING. FILTER FABRIC SHALL CONFORM TO SECT. 282 OF THE STANDARD SPECIFICATIONS.

RIP RAP DETAIL

JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

EROSION CONTROL DETAILS

BELLA VITA - SITE PLAN MODIFICATION
HARLAN PLAN DRIVE
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
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REVISION	06/01/2026

C-804

1 Landscape Plan

Scale: 1" = 30'-0"

0 100 100 150 feet

1" = 50'

PLANTING NOTES:

1. Tree locations based on spacing as required by City of Oxford Landscape Requirements. Field adjustments may be necessary as to not conflict with utilities, overhead site lighting, & other site related elements. Any changes need prior approval by landscape architect.
2. Contractor to identify & clearly mark all utilities prior to work. Trees & shrubs are not to be planted in locations as to conflict with utilities. Damaged utilities shall be to repaired or replaced by contractor at no additional cost to owner.
3. All canopies trees in vehicular use areas & along walks shall be limbed up to a height of 6' to allow for clear views & movement underneath.
4. All work under this contract shall be guaranteed by landscape contractor to be free from defects in material & workmanship for a period of one calendar year or one full growing season, whichever is longer. This one year period will begin from date of final acceptance by owner, except as otherwise agreed in writing by all parties to contract.
5. Theft, violent weather, & drought damage are the responsibility of landscape contractor, until final completion is given.
6. Contractor is responsible for replacing all plant material that dies within one year after planting with plant material of the required size within thirty days of the plant material's death. This period may be extended if weather conditions inhibit installation of new plant materials.
7. Mulch all plantings with an approved hardwood mulch. Install min. 3" deep in shrub & groundcover plantings and 3" deep at trees & pit plantings, & continuous mulch zones. Construct mulch rings around base of all individual plantings in lawn areas to a width of 5' in dia. around trees.
8. Grassing (sod & hydroseed) will be required for all areas shown & for all other areas disturbed as a result of construction procedures.
9. Spade edge all bedlines adjacent to turf areas (see detail). Lines should be true to form as shown and non-wavering.
10. Trees & large shrubs must be adequately supported, when necessary, to insure proper growth; & support removed when trees and shrubs are established, at direction of Planning Dept.
11. Appropriate measures shall be taken to ensure that any landscaped area shall not be encroached upon by any type of vehicle. Landscaped areas must be protected by an approved encroachment barrier or bumper stop. A vehicle may overhang a landscaped area, provided that a min. width of 3' in landscaped area remains.
12. All landscaping soil & fill must be maintained and reasonably free from weeds, refuse, & debris at all times.
13. All landscape islands in parking area are to be excavated & filled with an approved topsoil to a min. depth of 18" for shrubs & 3' for trees. Soil to be prepared per details.

CONCEPT PLANT SCHEDULE

LARGE SHRUBS 12
Camellia sasanqua `Yuletide` / Yuletide Camellia
Cleyera japonica `Bronze Beauty` / Bronze Beauty Cleyera
Distylium x `PIIDIST-IV` PP25984 / Linebacker Distylium
Forsythia x intermedia `Spring Glory` / Spring Glory Forsythia
Ilex cornuta `Needlepoint` / Needlepoint Holly
Ilex x `Conaf` / Oak Leaf Holly
Viburnum opulus `Sterile` / Snowball Viburnum

MEDIUM SHRUBS 948
Buxus microphylla japonica `Green Beauty` / Green Beauty Boxwood
Buxus x `Green Mountain` / Green Mountain Boxwood
Camellia sasanqua `Shishi Gashira` / Shishi Gashira Camellia
Distylium x `Vintage Jade` PP23128 / Vintage Jade Distylium
Hydrangea macrophylla `Nikko Blue` / Nikko Blue Hydrangea
Hydrangea paniculata `Little Lime` / Little Lime Hydrangea
Hydrangea quercifolia / Oakleaf Hydrangea
Jasminum floridum / Flowering Jasmine
Loropetalum chinense `Shang-Red` / Red Diamond Loropetalum

SMALL SHRUBS 783
Abelia x `Rose Creek` / Rose Creek Abelia
Azalea Encore `Autumn Ivory` TM / Autmn Ivory Azalea
Buxus x `Green Velvet` / Green Velvet Boxwood
Distylium x `PIIDIST-V` PP27,631 / Cinnamon Girl Distylium
Juniperus chinensis `Parsonii` / Parsoni Juniper
Nandina domestica `Lemon Lime` / Lemon Lime Nandina
Nandina domestica `Seika` PP#21891 / Obsession Nandina
Rhaphiolepis indica `Ballerina` / Ballerina Indian Hawthorn
Rhododendron satsuki `Amagasa` / Amagasa Azalea
Spiraea japonica `Little Princess` / Little Princess Spirea

SCREEN SHRUBS 178
Cleyera japonica `Bronze Beauty` / Bronze Beauty Cleyera
Elaeagnus pungens `Fruitlandii` / Silverberry
Ilex cornuta `Dwarf Burford` / Dwarf Burford Holly
Ilex x `Conty` / Liberty Holly
Ligustrum japonicum `Texanum` / Wax Leaf Privet
Myrica cerifera / Wax Myrtle

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
PARKING LOT TREES					
	Liriodendron tulipifera / Tulip Tree	B & B	2"Cal	11`-13` H, 3`-4` W	27
	Quercus lyrata / Overcup Oak	B & B	2"Cal	10`-12` H, 4`-5` W	21
	Quercus nuttallii / Nuttall Oak	B & B	2"Cal	11`-13` H, 3`-4` W	23
STREET TREES					
	Acer rubrum `Frank Jr.` / Redpointe Maple	B & B	2"Cal	10`-12` H, 4`-5` W	11
	Carpinus betulus `Fastigiata` / Pyramidal European Hornbean	B & B	2"Cal	10`-12` H, 2`-3` W	18
	Quercus nuttallii / Nuttall Oak	B & B	2"Cal	11`-13` H, 3`-4` W	17
	Quercus phellos / Willow Oak	B & B	2"Cal	10`-12` H, 2`-3` W	20
	Ulmus americana 'Princeton' / Princeton American Elm	B & B	2"Cal	10`-12'H X 5`-6`W	14

SYMBOL	BOTANICAL / COMMON NAME	CONT	QTY
GROUND COVERS			
	/ Greenspace	None	247,784 sf

CITY OF OXFORD MISSISSIPPI LANDSCAPE REQUIREMENTS

- SEC. 2.6.5- SR- NEIGHBORHOOD RESIDENTIAL - Open Space minimum is 40%. Total site is 538,921 square feet. There is 247,784 square feet of open space = *(45.98% open space indicated on plan)*
- SEC.5.3.3.6 STANDARDS FOR PARKING ISLANDS-
  - a. Types of Parking Islands
    - i. End of Aisle Islands. The end of every parking aisle shall have a landscaped island. *(see plan)*
    - ii. Mid Bay Islands. One island, not less than 9' wide and 18' long, measured from back of curb, shall be installed for each 100 lineal feet of parking area and shall cap end rows and landscaped according to landscape standards. *(see plan)*
  - b. Landscaping of Parking Islands
    - i. Parking Island Trees. Required parking lot islands shall contain a min. of one large, shade or canopy tree per island. Trees may be selected from a list approved by the Oxford Tree Board and have a caliper of 2" or greater. Each tree planting area shall have a 3' depth of quality, root growing soil.
    - ii Landscaped areas shall be at least 75% covered with grass or another surfaced approved by the Director or their designee. Planting to be established prior to building occupancy.
  - c. Specific Standards for Parking Lots Based on Number of Spaces
    - ii. For parking lots with more than 10 spaces, there shall be a min. of 1 tree per 5 parking spaces. 302 parking spaces = 60.4 trees required *(71 trees indicated on plan)* A min. of 65% of the required parking lot trees to be within the interior of the parking lot.
    - iii. In parking lots of 20 or more spaces, a parking island of 100 sq. ft. or larger must be provided every 10 parking spaces.
- SEC.5.7.3 SITE LANDSCAPING REQUIREMENTS-
  - 5.7.3.1- A min. of 15% of the pervious surface of the lot shall be landscaped = 14,394 square feet required *(landscape in form of trees planted in turf areas, foundation landscape at structures, and natural wooded areas.)*
  - 5.7.3.8- Frontage trees must be planted along all streets at the rate of 1 large tree every 50 feet. *(80 large trees indicated)*
  - 5.7.3.9- A foundation planting plan must be included in the landscaping plan. *(see plan)*
- SEC. 5.7.8 STORMWATER DETENTION STANDARDS-
  - 5.7.8.3- All surface stormwater detention systems shall have at a minimum, a four (4) foot wide landscape are along the top perimeter with maintenance access as required. These area are to be landscaped with shrubs at a minimum ratio of one (1) per every 15 square feet of landscape area. 370 linear feet of perimeter = 99 shrubs required *(99 shrubs indicated on plan)*

Sloan Landscape Architecture
301 West Main Street
Suite 2
Tupelo, MS 38804
ph: 662.432.4156
fax: 662.432.4160
www.sla-ms.com

Bella Vita - Site Plan Modification

Harlan Drive
City of Oxford, Lafayette County, Mississippi

Revision:

Date / Description

Bella Vita
Harlan Drive
Oxford, MS

REGISTERED LANDSCAPE ARCHITECT
SHIPMAN
605
STATE OF MISSISSIPPI

PROJECT NUMBER
25009.00

Date: 02.14.2025
Drawn By: S. Sloan
Checked By: S. Sloan

L100

Landscape Plan

1 Landscape Plan- Enlargement
Scale: 1" = 30'-0"

0 30 60 90 feet
1" = 30'

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Tupelo, MS 38804
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Bella Vita - Site Plan Modification

City of Oxford, Lafayette County, Mississippi

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Revision:	Date / Description

Bella Vita
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Oxford, MS

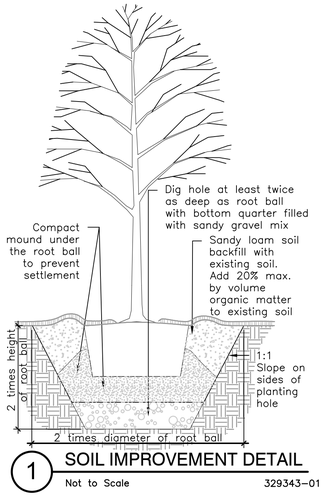
REGISTERED LANDSCAPE ARCHITECT
605
STATE OF MISSISSIPPI

PROJECT NUMBER
25009.00

Date: 02.14.2025
Drawn By: S. Sloan
Checked By: S. Sloan

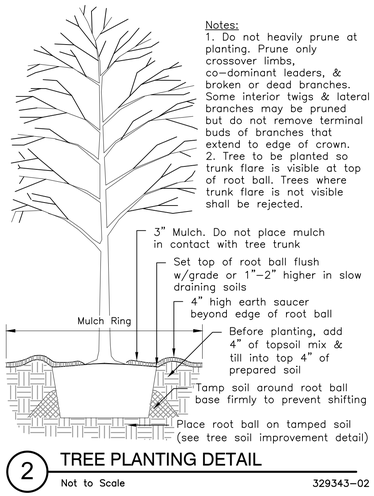
L101

Landscape Plan - Enlargment



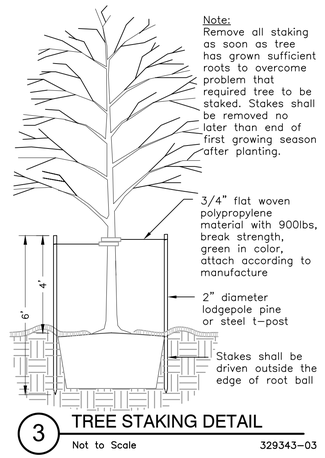
1 SOIL IMPROVEMENT DETAIL

Not to Scale 329343-01



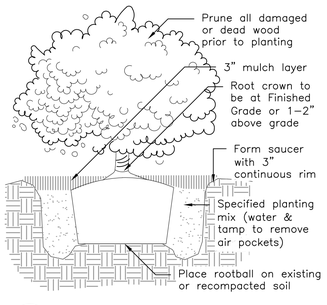
2 TREE PLANTING DETAIL

Not to Scale 329343-02



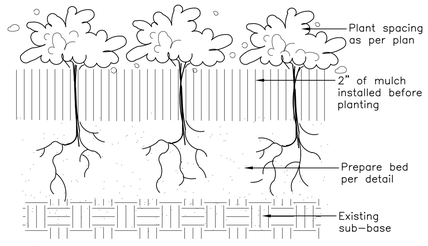
3 TREE STAKING DETAIL

Not to Scale 329343-03



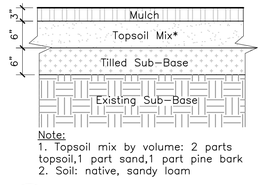
4 SHRUB PLANTING DETAIL

Not to Scale 329333-01



5 GROUNDCOVER PLANTING DETAIL

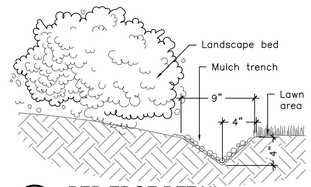
Not to Scale



Note:
1. Topsoil mix by volume: 2 parts topsoil,1 part sand,1 part pine bark
2. Soil: native, sandy loam

6 PLANTING BED DETAIL

Not to Scale 3293-01



7 BED EDGE DETAIL

Not to Scale 3293-03

Sloan Landscape Architecture
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Suite 2
Tupelo, MS 38804
ph: 662.432.4156
fax: 662.432.4160
www.sla-ms.com

Bella Vita - Site Plan Modification

Harlan Drive
City of Oxford, Lafayette County, Mississippi

Revision: | Date / Description

Bella Vita
Harlan Drive
Oxford, MS

REGISTERED LANDSCAPE ARCHITECT SHIPMAN 605 STATE OF MISSISSIPPI

PROJECT NUMBER
25009.00

Date: 02.14.2025
Drawn By: S. Sloan
Checked By: S. Sloan

L102

Landscape Details

AREA CALCULATIONS	VAUGHT- END UNIT
FIRST FLOOR HEATED	1,061 sqft
SECOND FLOOR HEATED	957 sqft
TOTAL HEATED	2,018 sqft
COVERED PORCHES	66 sqft
GROSS SQUARE FOOTAGE:	2,084 sqft
NOTE: SQUARE FOOTAGES ARE NOTED FROM OUTSIDE FACE OF VENEER	
FIRST FLOOR CEILING HGT. 9'-0" SECOND FLOOR CEILING HGT. 9'-0"	

AREA CALCULATIONS	COLONEL'- BAY UNIT
FIRST FLOOR HEATED	994 sqft
SECOND FLOOR HEATED	775 sqft
TOTAL HEATED	1,769 sqft
COVERED PORCHES	69 sqft
GROSS SQUARE FOOTAGE:	1,838 sqft
NOTE: SQUARE FOOTAGES ARE NOTED FROM OUTSIDE FACE OF VENEER	
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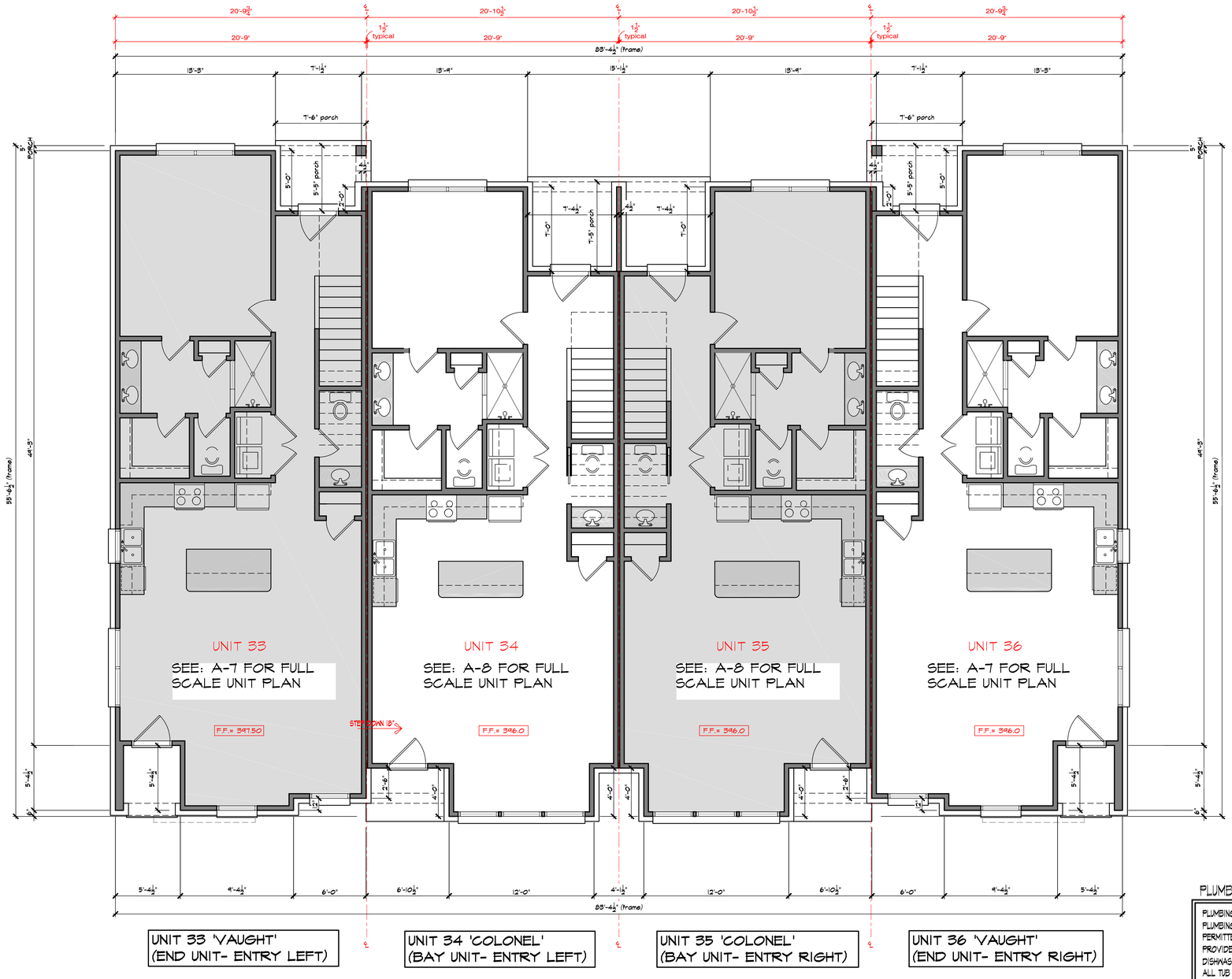


UNIT 33 'VAUGHT'
(END UNIT- ENTRY LEFT)

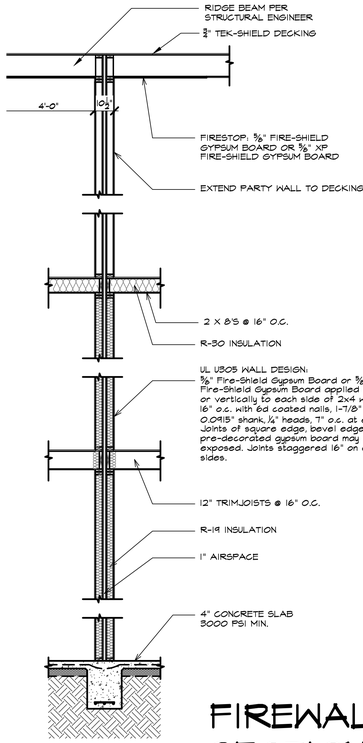
UNIT 34 'COLONEL'
(BAY UNIT- ENTRY LEFT)

UNIT 35 'COLONEL'
(BAY UNIT- ENTRY RIGHT)

UNIT 36 'VAUGHT'
(END UNIT- ENTRY RIGHT)

1 4-PLEX DOWNSTAIRS FLOOR PLAN- UNITS 33-36

Scale: 1/4" = 1'-0"



2 FIREWALL SECTION

Scale:3/8" = 1'-0"

PLUMBING NOTE:

PLUMBING CONTRACTOR SHALL MAINTAIN REQUIREMENT THAT ALL PLUMBING PENETRATIONS (WATER SUPPLY, DRAIN, VENTING, ETC.) ARE NOT PERMITTED TO PENETRATE ANY FIREWALL AT UNITS. CONTRACTOR SHALL PROVIDE SUPPLY AND DRAIN FOR PLUMBING FIXTURES (SINKS, DISHWASHER, TOILET, ETC) FROM FLOOR. CONTRACTOR SHALL LOCATE ALL TUB AND SHOWER SUPPLY ON INTERIOR WALLS.

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REVISIONS

WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID OMISSIONS AND MISTAKES, THE DESIGNER CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR AND OR CLIENT IS RESPONSIBLE TO VERIFY ALL NOTES, SPECIFICATIONS, DIMENSIONS, DETAILS AND TYPICAL SPECIFICATIONS AND BE RESPONSIBLE FOR SAME.

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38119

FORNEA CONSTRUCTION GROUP
STILLWATER AT OXFORD FARMS
4-PLEX (UNITS 33-36)
OXFORD, MS.

DATE
2-5-2021

DRAWN
PTG

SHEET
A-2

AREA CALCULATIONS	'VAUGHT'- END UNIT
FIRST FLOOR HEATED	1,061 sqft
SECOND FLOOR HEATED	957 sqft
TOTAL HEATED	2,018 sqft
COVERED PORCHES	66 sqft
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NOTE: SQUARE FOOTAGES ARE NOTED FROM OUTSIDE FACE OF VENEER	
FIRST FLOOR CEILING HGT. 9'-0" SECOND FLOOR CEILING HGT. 9'-0"	

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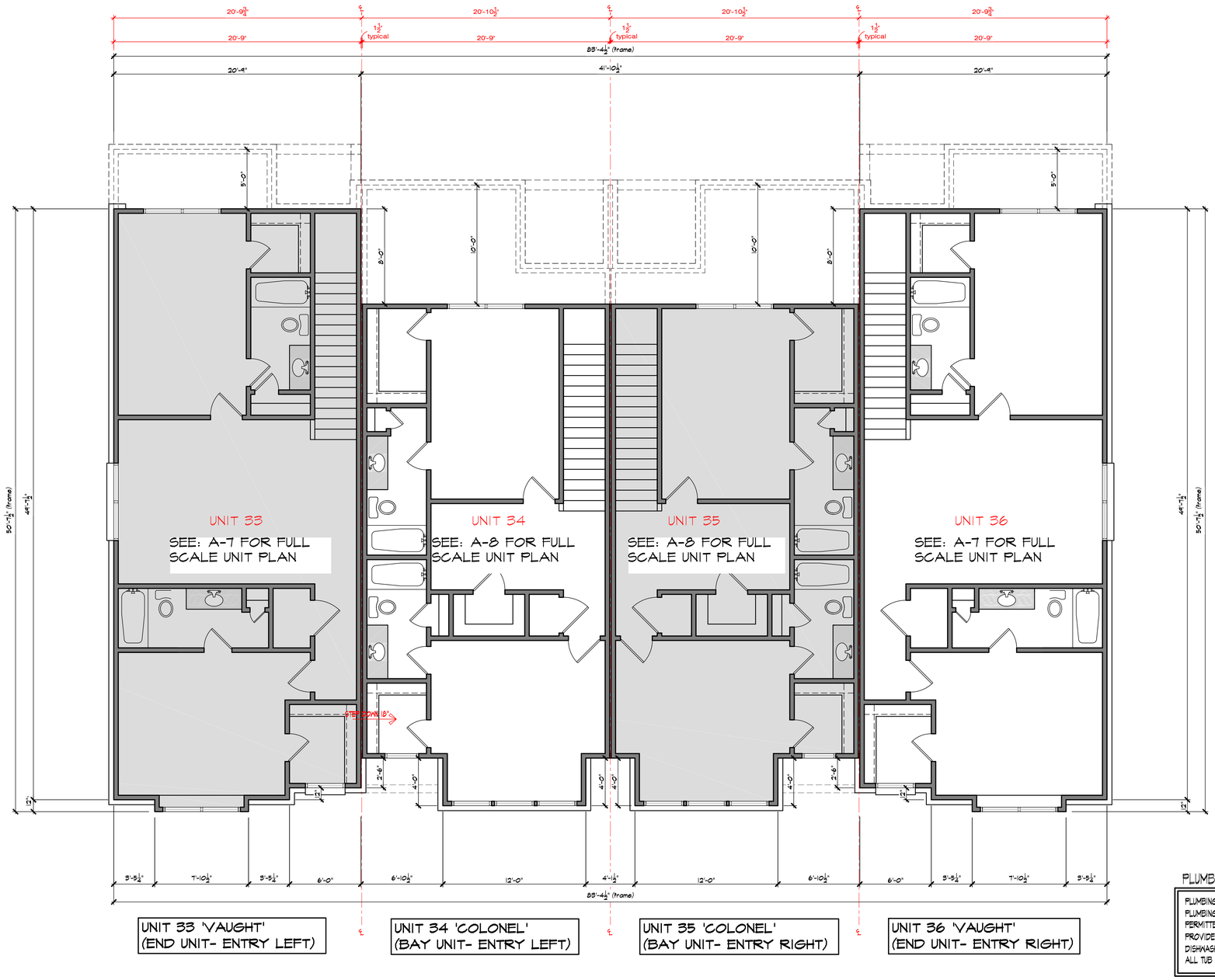

UNIT 33 'VAUGHT' (END UNIT- ENTRY LEFT)

UNIT 34 'COLONEL' (BAY UNIT- ENTRY LEFT)

UNIT 35 'COLONEL' (BAY UNIT- ENTRY RIGHT)

UNIT 36 'VAUGHT' (END UNIT- ENTRY RIGHT)

1 4-PLEX UPSTAIRS FLOOR PLAN- UNITS 33-36

Scale: 1/4" = 1'-0"

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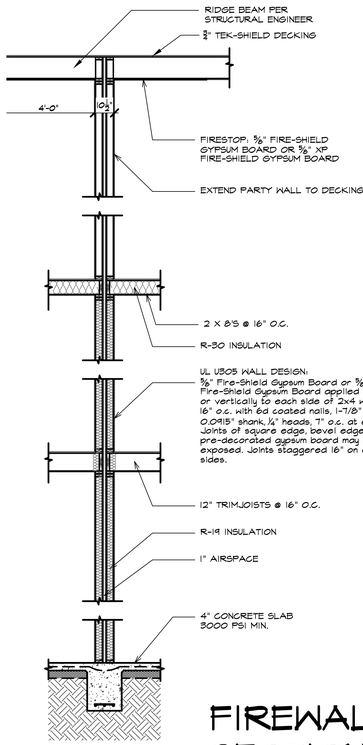

2 FIREWALL SECTION

Scale:3/8" = 1'-0"

REVISIONS

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FORNEA CONSTRUCTION GROUP
STILLWATER AT OXFORD FARMS
4-PLEX (UNITS 33-36)
OXFORD, MS.

DATE 2-5-2021

DRAWN PTG

SHEET A-3

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CONWAY Design Group

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AREA CALCULATIONS	BERINGER- END UNIT
FIRST FLOOR HEATED	1,061 sqft
SECOND FLOOR HEATED	957 sqft
TOTAL HEATED	2,018 sqft
COVERED PORCHES	212 sqft
GROSS SQUARE FOOTAGE:	2,230 sqft
NOTE: SQUARE FOOTAGES ARE NOTED FROM OUTSIDE FACE OF VENEER	
FIRST FLOOR CEILING HGT. 9'-0" SECOND FLOOR CEILING HGT. 9'-0"	

AREA CALCULATIONS	BAY UNIT
FIRST FLOOR HEATED	994 sqft
SECOND FLOOR HEATED	775 sqft
TOTAL HEATED	1,769 sqft
COVERED PORCHES	285 sqft
GROSS SQUARE FOOTAGE:	2,054 sqft
NOTE: SQUARE FOOTAGES ARE NOTED FROM OUTSIDE FACE OF VENEER	
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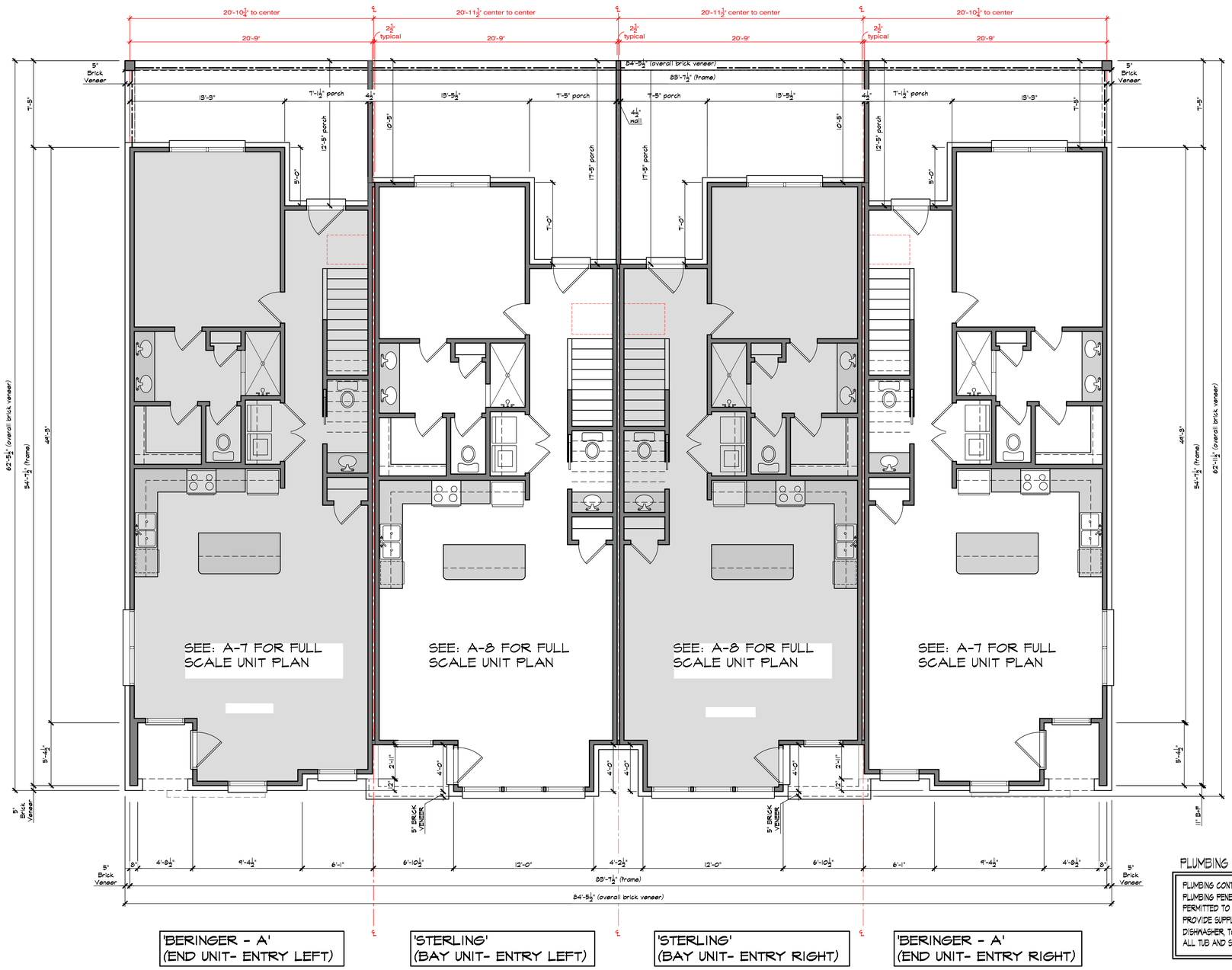

'BERINGER - A'
(END UNIT- ENTRY LEFT)

'STERLING'
(BAY UNIT- ENTRY LEFT)

'STERLING'
(BAY UNIT- ENTRY RIGHT)

'BERINGER - A'
(END UNIT- ENTRY RIGHT)

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1 4-PLEX DOWNSTAIRS FLOOR PLAN

Scale: 1/4" = 1'-0"

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NOTE: - DESIGNER DOES NOT PRACTICE STRUCTURAL ENGINEERING. THESE PLANS ARE LEGAL ONLY WHEN ALL SOLID BEARING LOCATIONS, AND ALL OTHER STRUCTURAL ITEMS ARE TO BE REVIEWED AND DESIGNED BY A LICENSED STRUCTURAL ENGINEER IN ACCORDINGLY, THE DESIGNER ASSUMES NO RESPONSIBILITY FOR THE STRUCTURAL INTEGRITY OF THE BUILDING WHERE A STRUCTURAL ENGINEER HAS NOT BEEN USED. ALL STRUCTURAL ITEMS MUST NEED TO BE ALTERED DUE TO STRUCTURAL ITEMS MUST BE APPROVED BY THE OWNER AND OR THE DESIGNER.

CONWAY Design Group
5521 MURRAY AVE
Memphis Tn. 38119
901.567.5526
www.Conway-Designs.com

CW Development
The Reserve @ Oxford Farms - Phase 3
4-Plex

DATE 04/08/2026
DRAWN RMK
SHEET A2

J:\Active 4 Hollow\The Reserve At Oxford Farms_Collins and Hollow\Hollow\The Reserve @ Oxford Farms Phase 3\Blocks\Blu-Oxford - 4 plex v2b / Attic Floors 4 4 test file.dwg 4/3/2026 dwg

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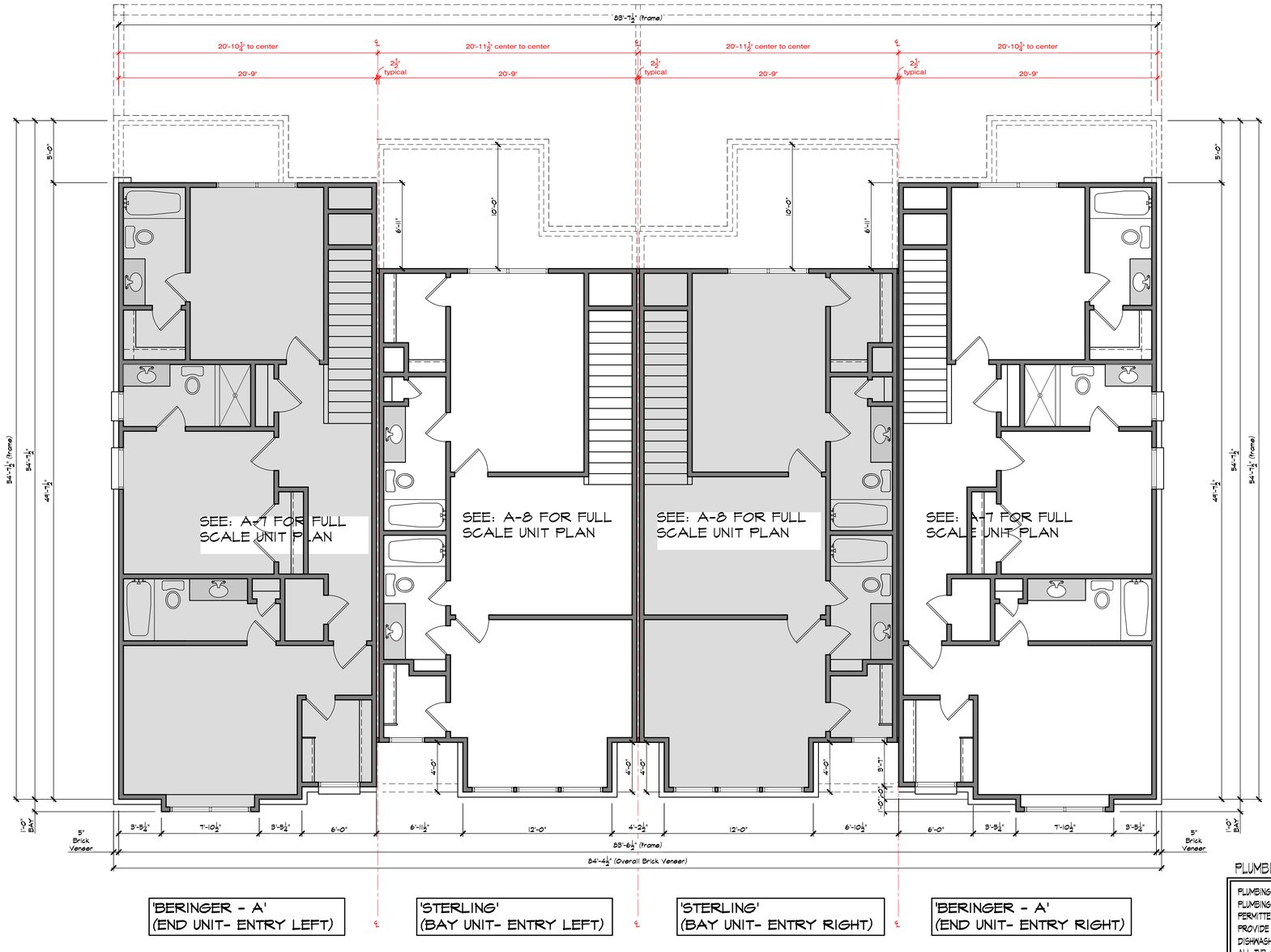

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1 4-PLEX UPSTAIRS FLOOR PLAN

Scale: 1/4" = 1'-0"

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WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE PLANS TO AVOID POSSIBLE ERRORS AND MISTAKES, THE DESIGNER CAN NOT GUARANTEE AGAINST HUMAN ERROR. IT IS THE CONTRACTOR AND/OR CLIENT SHALL VERIFY ALL DETAILS AND DIMENSIONS. CONTRACTOR SHALL REVIEW PLANS AND BE RESPONSIBLE FOR SAME.

NOTE: DESIGNER DOES NOT PRACTICE STRUCTURAL ENGINEERING. THEREFORE, ALL BEAMS, CONNECTORS, STRUCTURAL ITEMS ARE TO BE REVIEWED AND DESIGNED BY A LICENSED STRUCTURAL ENGINEER. THEN ACCORDINGLY, THE ENGINEER ASSUMES THE RESPONSIBILITY FOR THE STRUCTURAL INTEGRITY OF THE BUILDING. HOWEVER, ANY DESIGN ELEMENTS THAT MAY NEED TO BE ALTERED, DUE TO ENGINEERING, SHALL BE APPROVED BY THE OWNER AND OR THE DESIGNER.

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901.567.5526
www.Conway-Designs.com

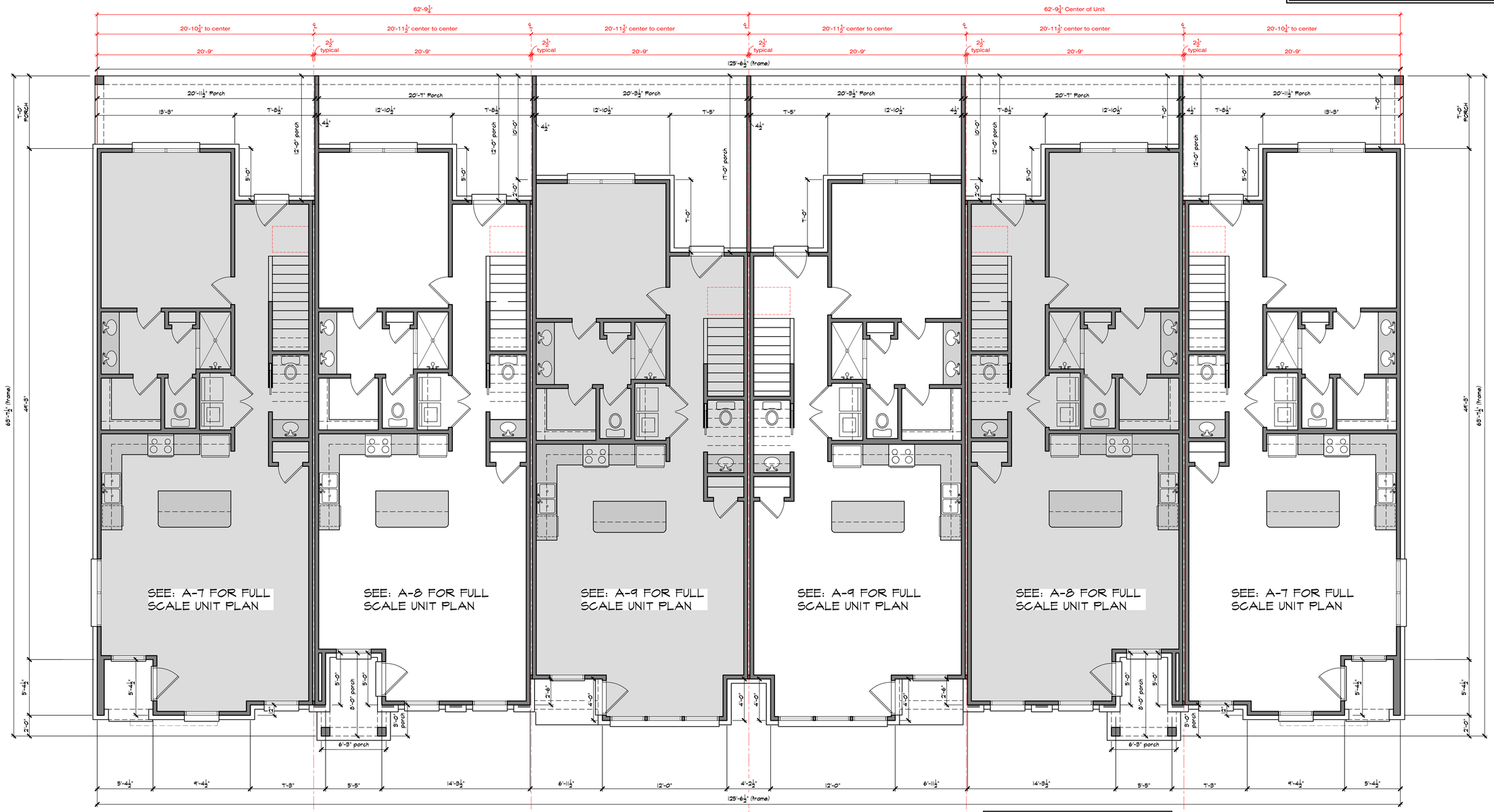
CW Development
The Reserve @ Oxford Farms - Phase 3
4-Plex

DATE 04/08/2026
DRAWN RMK
SHEET A3

J:\Jobs\#_Active\The Reserve At Oxford Farms_Collins and Hubbard\The Reserve @ Oxford Farms Phase 3\Bldgs\4 Plex\Vista Oxford - 4 plex\Cds\ 1 Main Floors\ 4 Bed Bsd Unit 4-2025.dwg

PLUMBING NOTE:

PLUMBING CONTRACTOR SHALL MAINTAIN REQUIREMENT THAT ALL PLUMBING PENETRATIONS (WATER SUPPLY, DRAIN, VENTING, ETC.) ARE NOT PERMITTED TO PENETRATE ANY FIREWALL AT UNITS. CONTRACTOR SHALL PROVIDE SUPPLY AND DRAIN FOR PLUMBING FIXTURES (SINKS, DISHWASHER, TOILET, ETC) FROM FLOOR. CONTRACTOR SHALL LOCATE ALL TUB AND SHOWER SUPPLY ON INTERIOR WALLS.



'BERINGER - A'
(END UNIT- ENTRY LEFT)

'BERINGER - B'
(MIDDLE UNIT- ENTRY LEFT)

'STERLING'
(BAY UNIT- ENTRY LEFT)

'STERLING'
(BAY UNIT- ENTRY RIGHT)

'BERINGER - B'
(MIDDLE UNIT- ENTRY RIGHT)

'BERINGER - A'
(END UNIT- ENTRY RIGHT)

AREA CALCULATIONS BERINGER- END UNIT	
FIRST FLOOR HEATED	1,061 sqft
SECOND FLOOR HEATED	957 sqft
TOTAL HEATED	2,018 sqft
COVERED PORCHES	215 sqft
GROSS SQUARE FOOTAGE:	2,233 sqft
NOTE: SQUARE FOOTAGES ARE NOTED FROM OUTSIDE FACE OF VENEER	
FIRST FLOOR CEILING HGT. 9'-0" SECOND FLOOR CEILING HGT. 9'-0"	

AREA CALCULATIONS BERINGER- MIDDLE UNIT	
FIRST FLOOR HEATED	1,043 sqft
SECOND FLOOR HEATED	934 sqft
TOTAL HEATED	1,977 sqft
COVERED PORCHES	228 sqft
GROSS SQUARE FOOTAGE:	2,205 sqft
NOTE: SQUARE FOOTAGES ARE NOTED FROM OUTSIDE FACE OF VENEER	
FIRST FLOOR CEILING HGT. 9'-0" SECOND FLOOR CEILING HGT. 9'-0"	

AREA CALCULATIONS 'STERLING'- BAY UNIT	
FIRST FLOOR HEATED	994 sqft
SECOND FLOOR HEATED	775 sqft
TOTAL HEATED	1,769 sqft
COVERED PORCHES	271 sqft
GROSS SQUARE FOOTAGE:	2040 sqft
NOTE: SQUARE FOOTAGES ARE NOTED FROM OUTSIDE FACE OF VENEER	
FIRST FLOOR CEILING HGT. 9'-0" SECOND FLOOR CEILING HGT. 9'-0"	

AREA CALCULATIONS 'STERLING'- BAY UNIT	
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GROSS SQUARE FOOTAGE:	2,233 sqft
NOTE: SQUARE FOOTAGES ARE NOTED FROM OUTSIDE FACE OF VENEER	
FIRST FLOOR CEILING HGT. 9'-0" SECOND FLOOR CEILING HGT. 9'-0"	

1 6-PLEX DOWNSTAIRS FLOOR PLAN

Scale: 1/4" = 1'-0"

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WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID OMISSIONS AND ERRORS, CONSTRUCTION DOCS CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL CONDITIONS, DIMENSIONS, AND DETAILS AND SPECIFICATIONS AND BE RESPONSIBLE FOR SAME.

NOTE: DESIGNER DOES NOT PRADTICE STRUCTURAL ENGINEERING, THEREFORE, ALL BEAMS, CONNECTORS, SOLID BEARING LOCATIONS, AND ALL OTHER STRUCTURAL ELEMENTS SHOULD BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER, THEN ACCORDINGLY, THE DESIGNER ASSUMES NO RESPONSIBILITY FOR ANY STRUCTURAL ELEMENTS OF THE BUILDING. HOWEVER, ANY DESIGN ELEMENTS THAT MAY NEED TO BE ALTERED DUE TO STRUCTURAL ITEMS MUST BE APPROVED BY THE OWNER AND OR THE DESIGNER.

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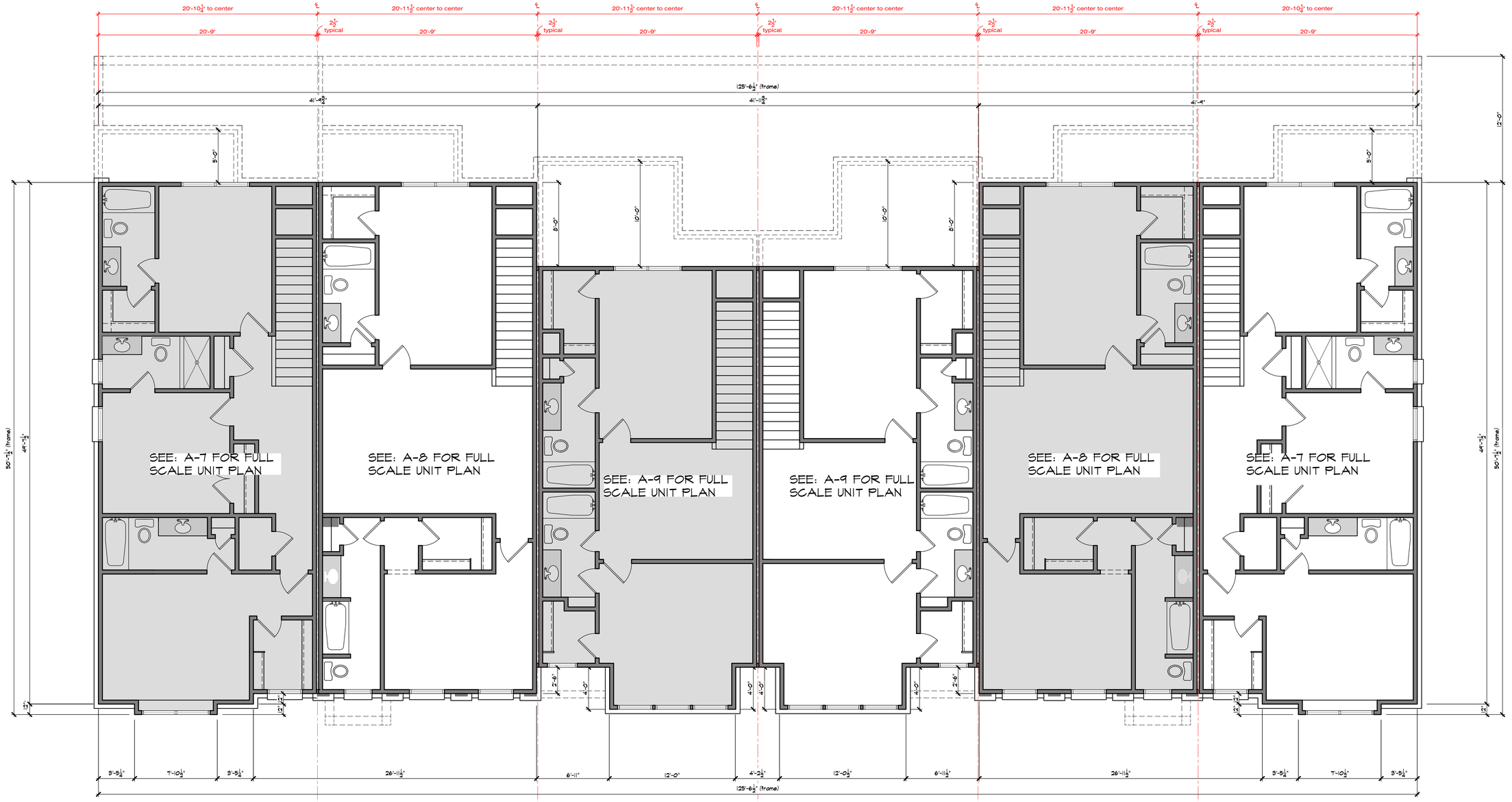
CW Development
The Reserve @ Oxford Farms - Phase 3
6-Plex

DATE 04.07.2026
DRAWN RMK
SHEET A2

Z:\Archive 1 Archive\The Reserve At Oxford Farms_Collins and Hollan\The Reserve @ Oxford Farms Phase 3\Bella Villa Oxford - 6 plex SDs (With Porch 1 4 bed End Unit) 4.7.2026.dwg

PLUMBING NOTE:

PLUMBING CONTRACTOR SHALL MAINTAIN REQUIREMENT THAT ALL PLUMBING PENETRATIONS (WATER SUPPLY, DRAIN, VENTING, ETC.) ARE NOT PERMITTED TO PENETRATE ANY FIREWALL AT UNITS. CONTRACTOR SHALL PROVIDE SUPPLY AND DRAIN FOR PLUMBING FIXTURES (SINKS, DISHWASHER, TOILET, ETC) FROM FLOOR. CONTRACTOR SHALL LOCATE ALL TUB AND SHOWER SUPPLY ON INTERIOR WALLS.



'BERINGER - A'
(END UNIT- ENTRY LEFT)

'BERINGER - B'
(MIDDLE UNIT- ENTRY LEFT)

'STERLING'
(BAY UNIT- ENTRY LEFT)

'STERLING'
(BAY UNIT- ENTRY RIGHT)

'BERINGER - B'
(MIDDLE UNIT- ENTRY RIGHT)

'BERINGER - A'
(END UNIT- ENTRY RIGHT)

AREA CALCULATIONS	BERINGER- END UNIT
FIRST FLOOR HEATED	1,061 sqft
SECOND FLOOR HEATED	957 sqft
TOTAL HEATED	2,018 sqft
COVERED PORCHES	215 sqft
GROSS SQUARE FOOTAGE:	2,233 sqft
NOTE: SQUARE FOOTAGES ARE NOTED FROM OUTSIDE FACE OF VENEER	
FIRST FLOOR CEILING HGT. 9'-0" SECOND FLOOR CEILING HGT. 9'-0"	

AREA CALCULATIONS	BERINGER- MIDDLE UNIT
FIRST FLOOR HEATED	1,043 sqft
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TOTAL HEATED	1,977 sqft
COVERED PORCHES	228 sqft
GROSS SQUARE FOOTAGE:	2,205 sqft
NOTE: SQUARE FOOTAGES ARE NOTED FROM OUTSIDE FACE OF VENEER	
FIRST FLOOR CEILING HGT. 9'-0" SECOND FLOOR CEILING HGT. 9'-0"	

AREA CALCULATIONS	'STERLING'- BAY UNIT
FIRST FLOOR HEATED	994 sqft
SECOND FLOOR HEATED	775 sqft
TOTAL HEATED	1,769 sqft
COVERED PORCHES	271 sqft
GROSS SQUARE FOOTAGE:	2040 sqft
NOTE: SQUARE FOOTAGES ARE NOTED FROM OUTSIDE FACE OF VENEER	
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AREA CALCULATIONS	'STERLING'- BAY UNIT
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NOTE: SQUARE FOOTAGES ARE NOTED FROM OUTSIDE FACE OF VENEER	
FIRST FLOOR CEILING HGT. 9'-0" SECOND FLOOR CEILING HGT. 9'-0"	

1 6-PLEX UPSTAIRS FLOOR PLAN

Scale: 1/4" = 1'-0"

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NOTE: DESIGNER DOES NOT PRACTICE STRUCTURAL ENGINEERING; THEREFORE, ALL BEAMS, CONNECTORS, SOLID BEARING LOCATIONS, AND ALL OTHER STRUCTURAL ITEMS SHALL BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER. THEN ACCORDINGLY, THE DESIGNER ASSUMES NO RESPONSIBILITY FOR THE STRUCTURAL INTEGRITY OF THE BUILDING. HOWEVER, ANY DESIGN ELEMENTS THAT MAY NEED TO BE ALTERED DUE TO STRUCTURAL ITEMS MUST BE APPROVED BY THE OWNER AND OR THE DESIGNER.

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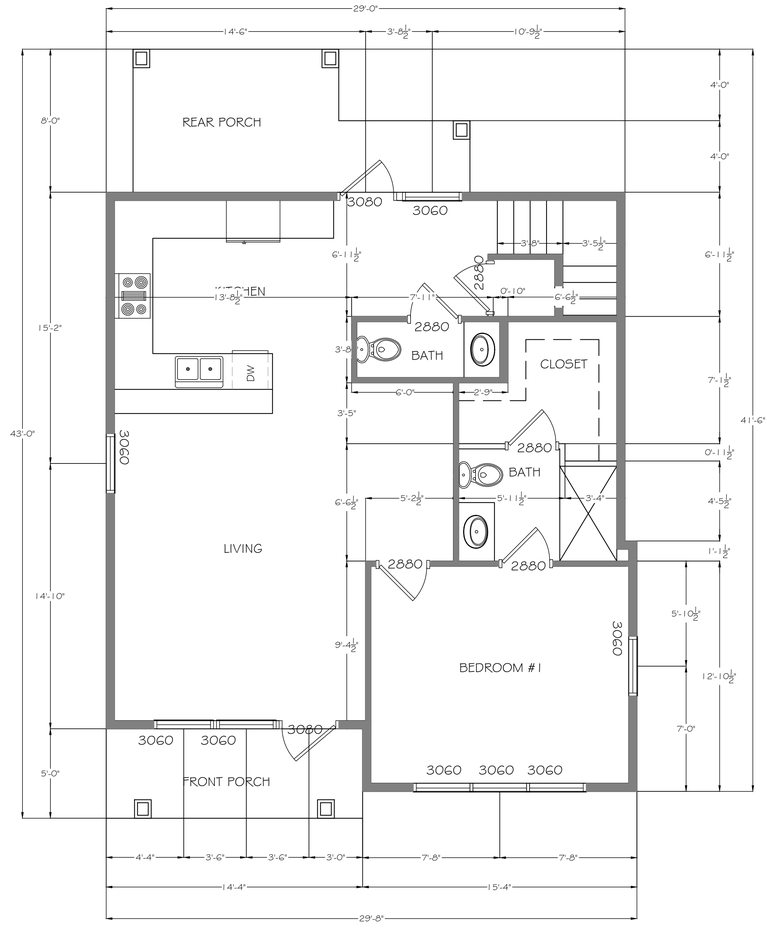
CW Development
The Reserve @ Oxford Farms - Phase 3
6-Plex

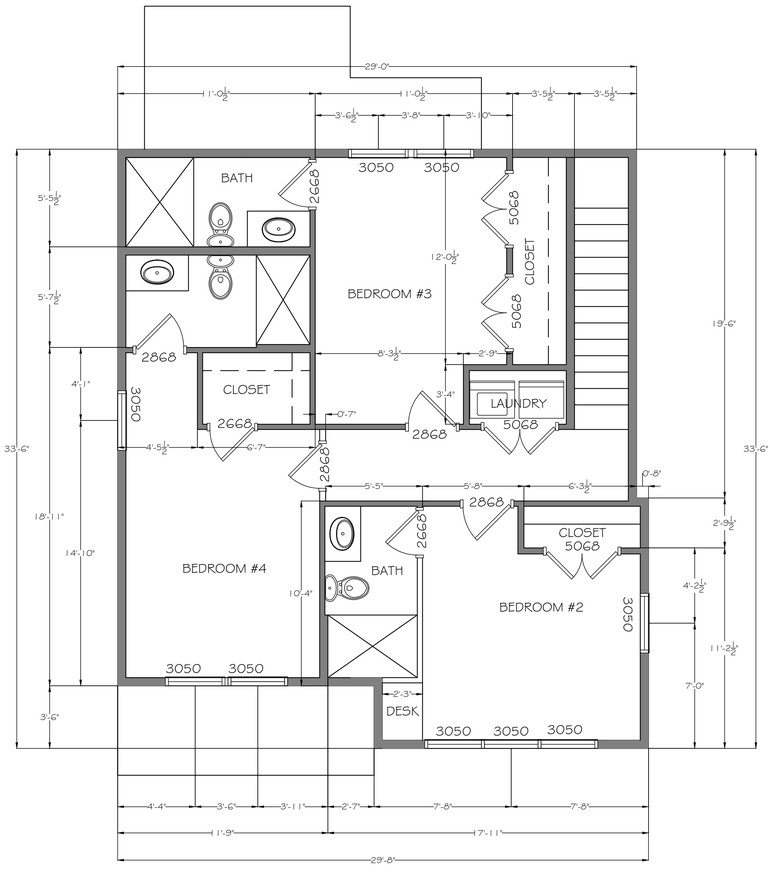
DATE 04.07.2026
DRAWN RMK
SHEET A3

Z:\Walker & Hollar\The Reserve At Oxford Farms_Collout and Hollar\The Reserve @ Oxford Farms Phase III\Bldg Vita Oxford - 6 plex CDs / With Porch & 4 bed End Unit) 4.13.2025.dwg



FIRST FLOOR

SCALE: 1/4" = 1'



SECOND FLOOR

SCALE: 1/4" = 1'

THIS FIRM NOT BEING AN ARCHITECTURAL OR ENGINEERING FIRM STAMPS NO LIABILITY FOR STRUCTURAL, OR ARCHITECTURAL DESIGN INTEGRITY. EVERY EFFORT HAS BEEN MADE TO INSURE ALL DIMENSIONS ARE CORRECT AND ENVIRONMENTAL REGULATIONS HAVE BEEN MET. IF AN ERROR OR OMISSION DOES OCCUR, IT IT THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER AT HIS OWN EXPENSE AND NOT THE RESPONSIBILITY OF THE DRAFTING SERVICE.

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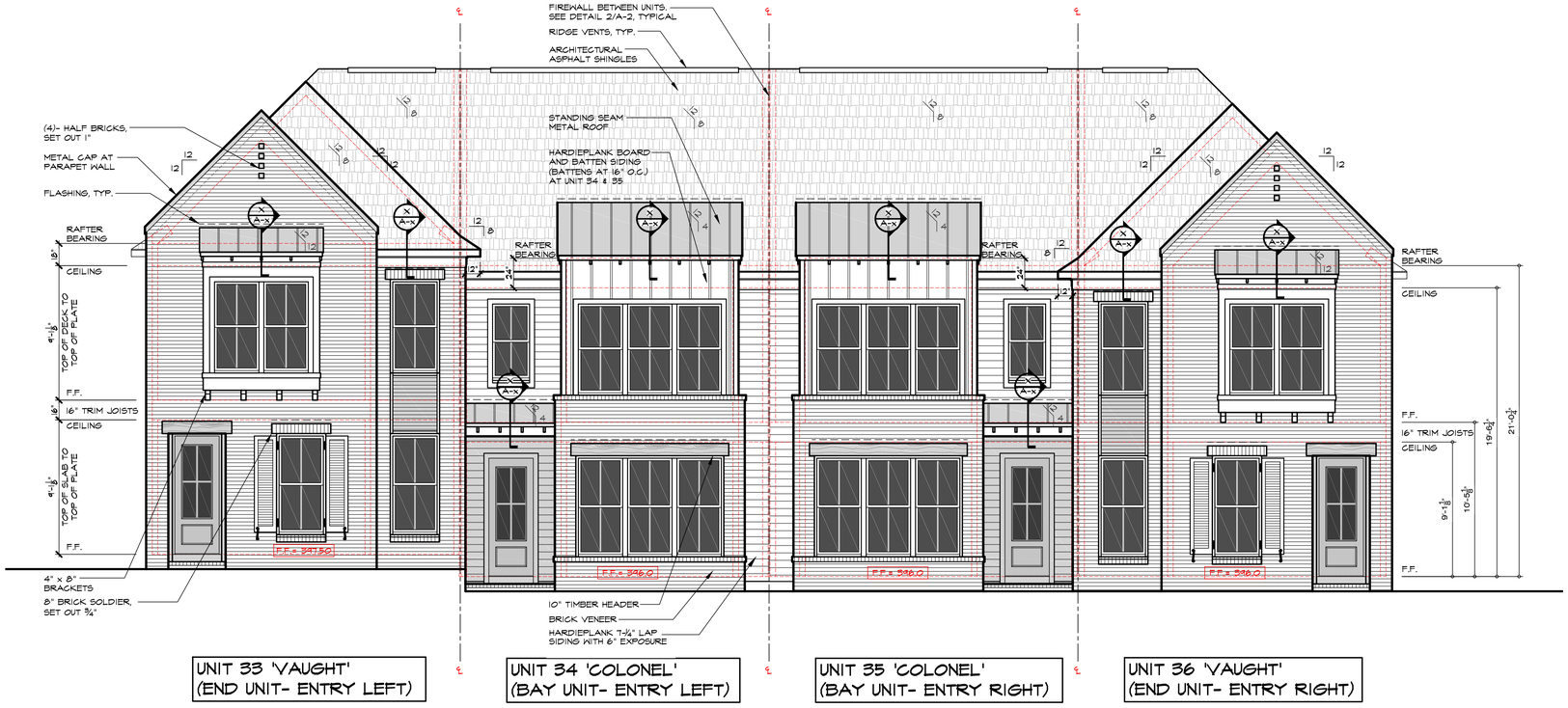
PROJECT NAME

BELLA VITA - DETACHED UNITS

DRAWN BY	SHEET NO.
	1
DATE	PROJECT NO.
MAR 2025	



UNIT 33 'VAUGHT'
(END UNIT- ENTRY LEFT)

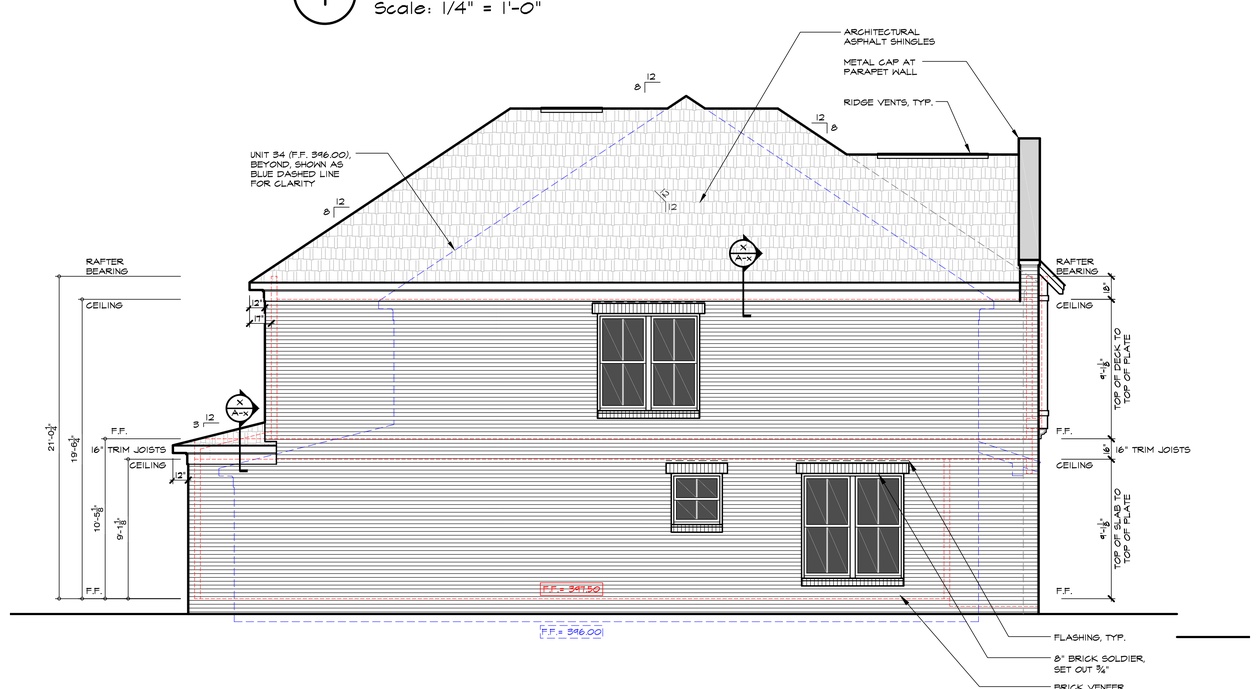
UNIT 34 'COLONEL'
(BAY UNIT- ENTRY LEFT)

UNIT 35 'COLONEL'
(BAY UNIT- ENTRY RIGHT)

UNIT 36 'VAUGHT'
(END UNIT- ENTRY RIGHT)

1 4-PLEX FRONT ELEVATION- UNITS 33-36

Scale: 1/4" = 1'-0"



UNIT 33 'VAUGHT'
(END UNIT- ENTRY LEFT)

2 4-PLEX LEFT SIDE ELEVATION- UNITS 33-36

Scale: 1/4" = 1'-0"

REVISIONS

WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID OMISSIONS AND MISTAKES, THE DESIGNER CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR AND OR CLIENT SHALL VERIFY ALL CONDITIONS, DIMENSIONS, DETAILS AND SPECIFICATIONS AND BE RESPONSIBLE FOR SAME.

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- Third Floor -
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38119
901.567.5526

FORNEA CONSTRUCTION GROUP
STILLWATER AT OXFORD FARMS
4-PLEX (UNITS 33-36)
OXFORD, MS.

STUDY SET ONLY!
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CONWAY Design Group

DATE
2-5-2021

DRAWN
PTG

SHEET
A-4

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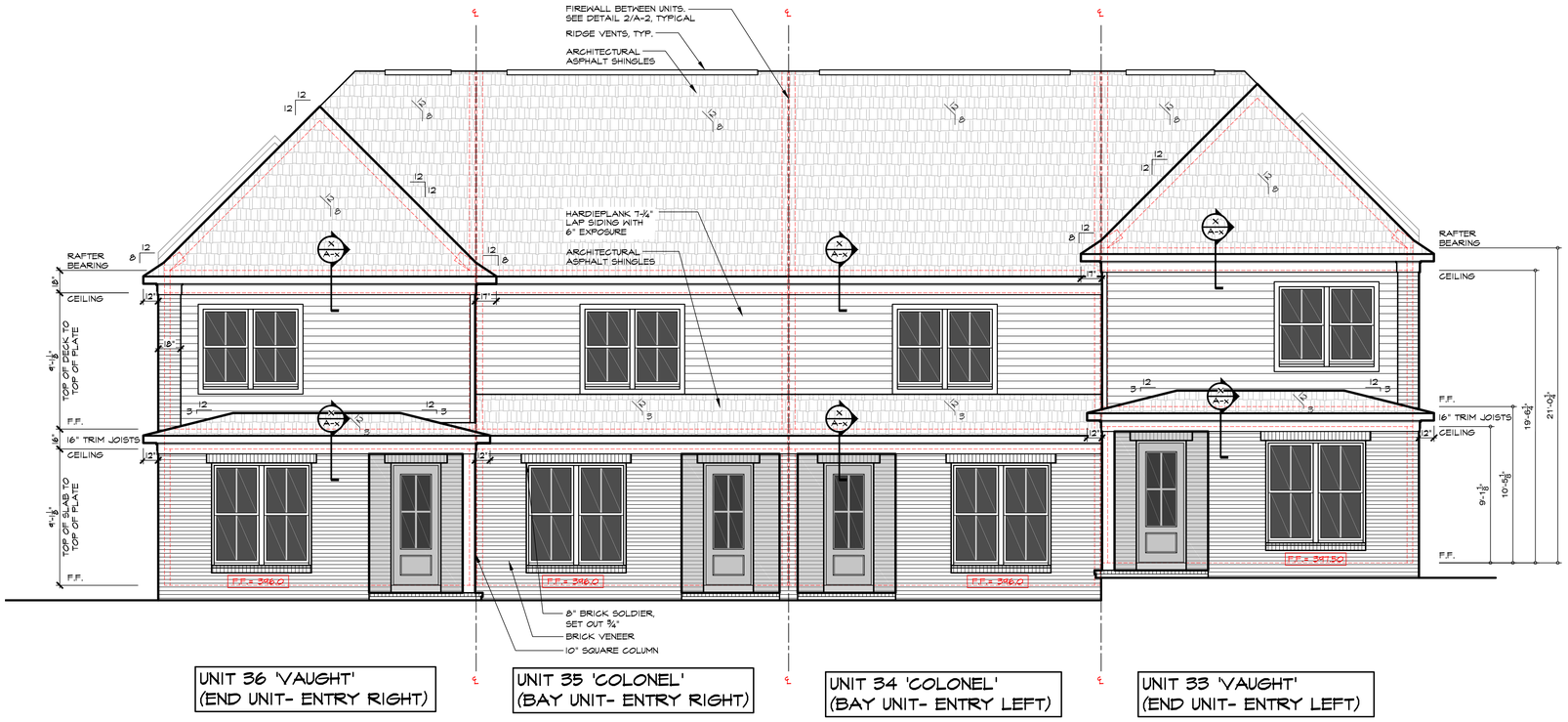
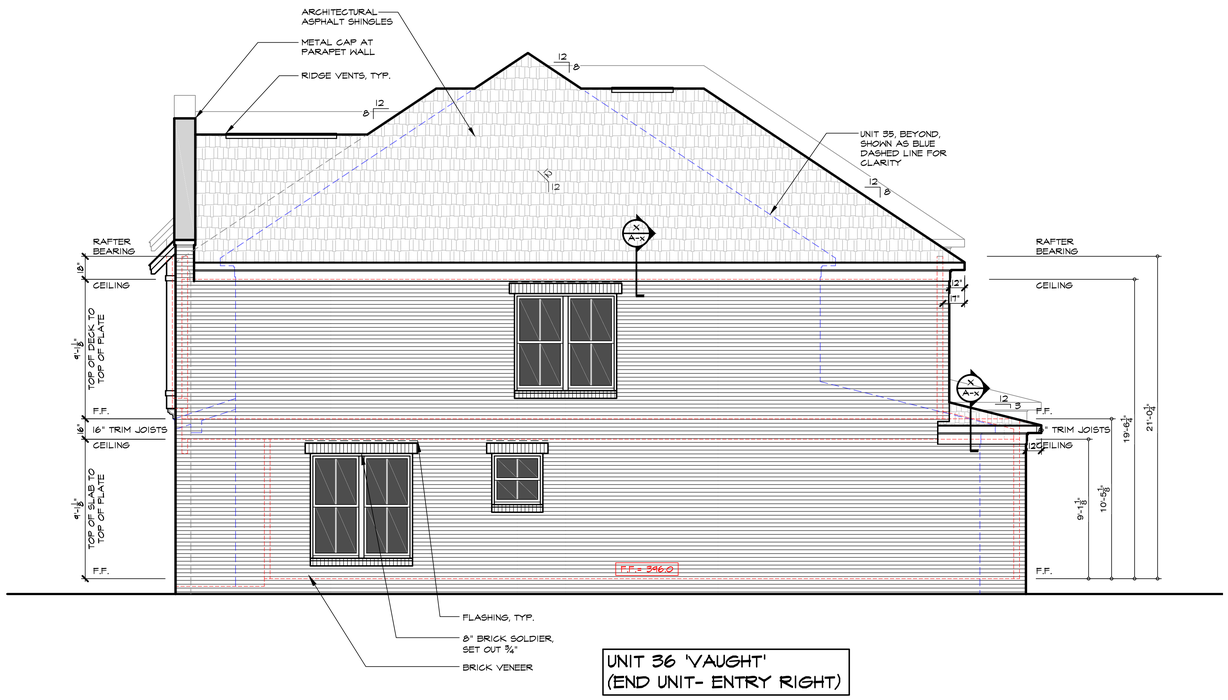


1 4-PLEX BACK ELEVATION- UNITS 33-36

Scale: 3/16" = 1'-0"



2 4-PLEX RIGHT SIDE ELEVATION- UNITS 33-36

Scale: 1/4" = 1'-0"

REVISIONS

WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID OMISSIONS AND MISTAKES, THE DESIGNER CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR AND OR CLIENT SHALL VERIFY ALL CONDITIONS, DIMENSIONS, DETAILS AND SPECIFICATIONS AND BE RESPONSIBLE FOR SAME.

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5240 POPLAR AVE.
- Third Floor -
Memphis, TN.
38119
901.567.5526

FORNEA CONSTRUCTION GROUP
STILLWATER AT OXFORD FARMS
4-PLEX (UNITS 33-36)
OXFORD, MS.

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DATE 2-5-2021
DRAWN PTG
SHEET A-5

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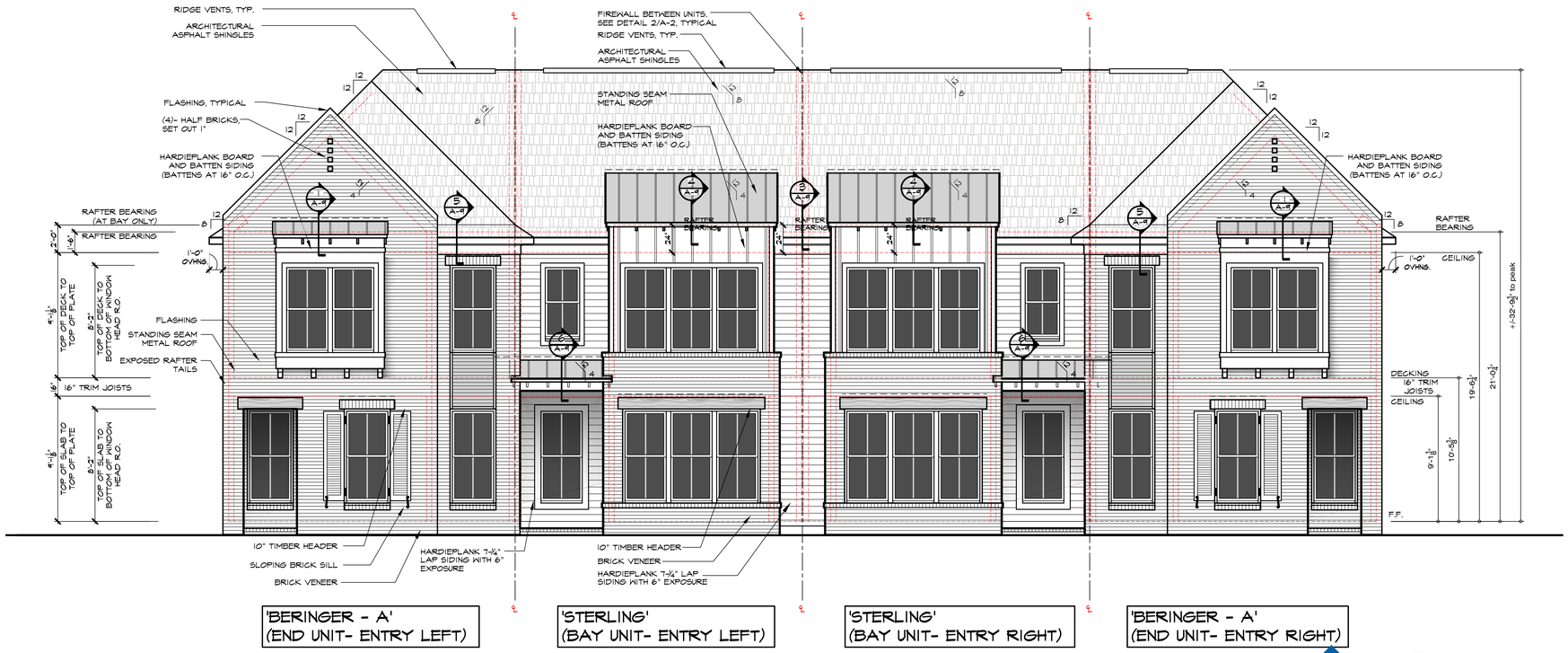
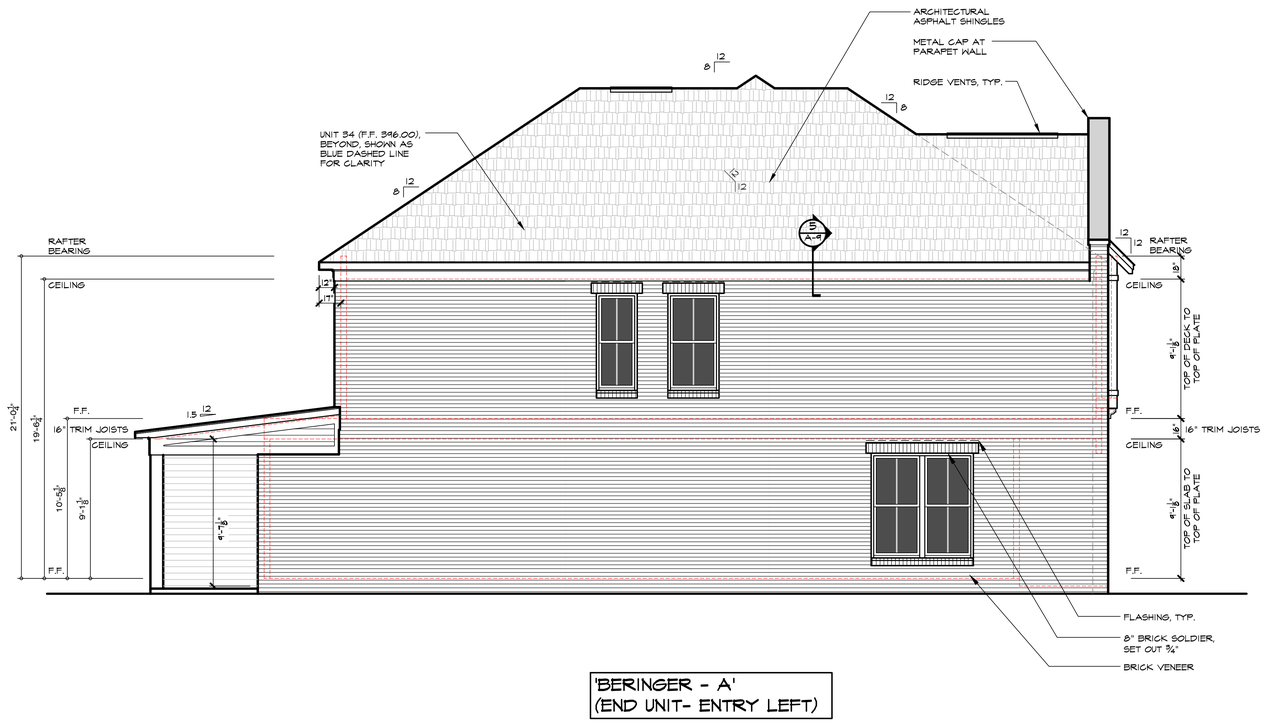


1 4-PLEX FRONT ELEVATION

Scale: 1/4" = 1'-0"



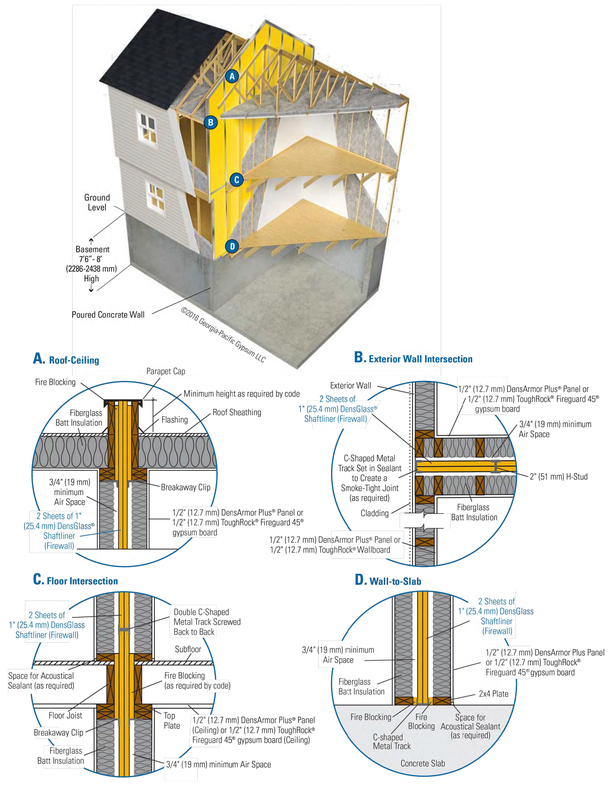
2 4-PLEX LEFT SIDE ELEVATION

Scale: 1/4" = 1'-0"

DensGlass® Shaftliner Area Separation Walls

Details

The following assemblies and details are for illustration purposes only. Please consult design authority and confirm code compliance. Georgia-Pacific Gypsum does not provide design services.



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3 FIREWALL DETAIL

Scale: n.t.s.

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NOTE: - DESIGNER DOES NOT PRACTICE STRUCTURAL ENGINEERING. THESE PLANS ARE FOR FRAMING CONTRACTORS. SOLID BEARING LOCATIONS, AND ALL OTHER STRUCTURAL ITEMS ARE TO BE REVIEWED AND DESIGNED BY A LICENSED STRUCTURAL ENGINEER IN YOUR AREA ACCORDINGLY. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR THE STRUCTURAL INTEGRITY OF THE BUILDING WHERE A CONSULTING ENGINEER HAS NOT BEEN USED. ANY NEED TO BE ALTERED DUE TO STRUCTURAL ITEMS MUST BE APPROVED BY THE OWNER AND OR THE DESIGNER.

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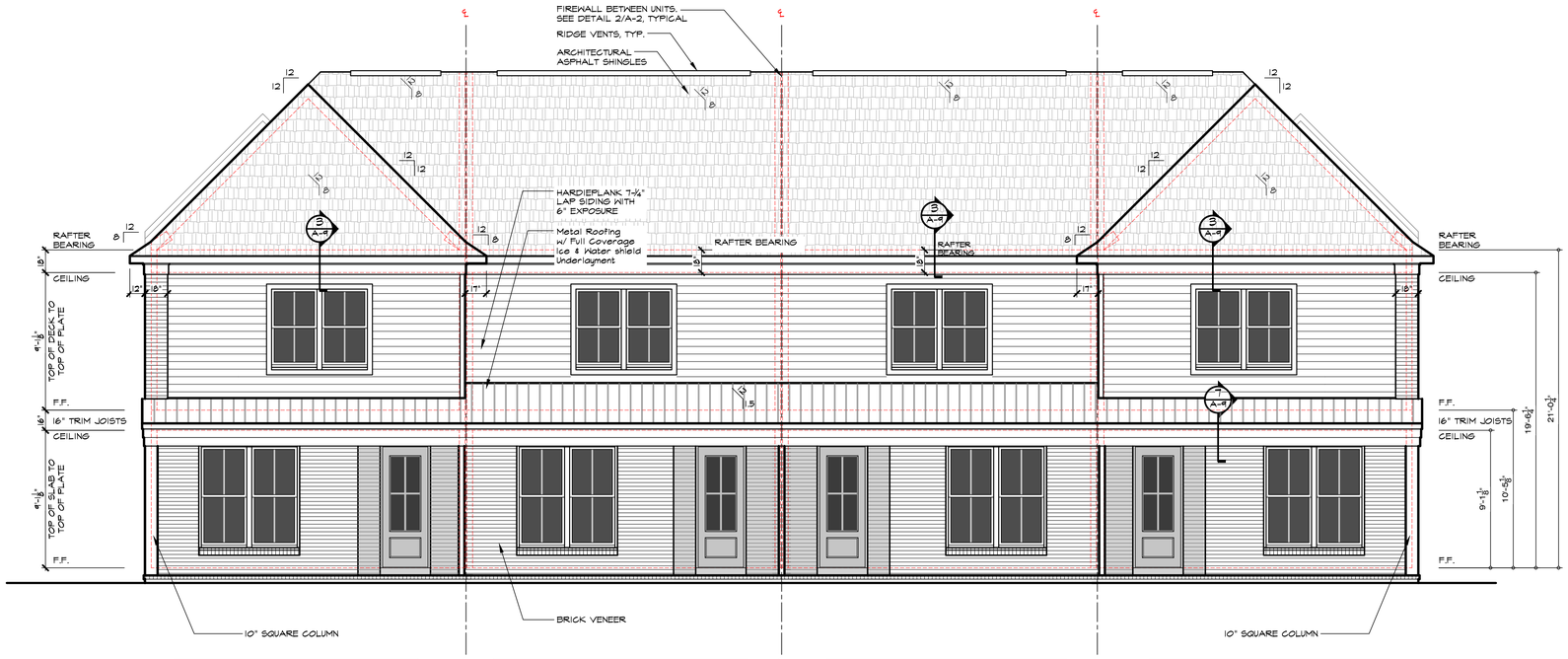
CW Development
The Reserve @ Oxford Farms - Phase 3
4-Plex

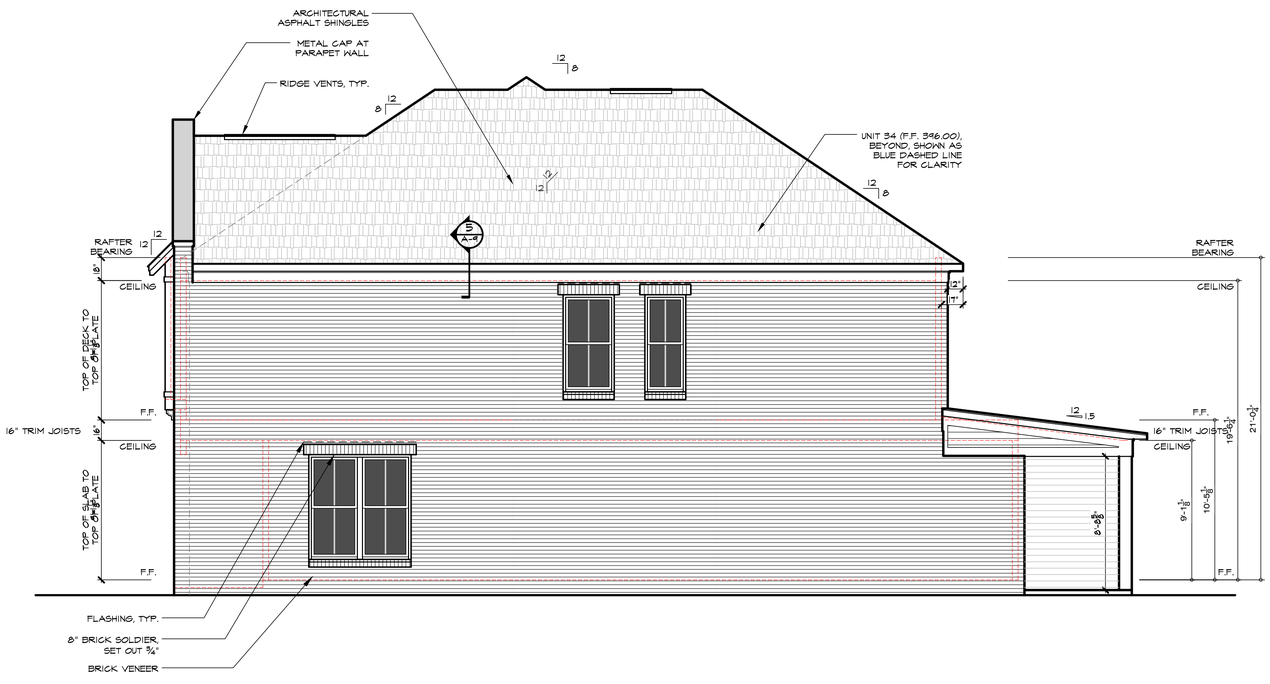
DATE 04/08/2026
DRAWN RMK
SHEET A4

Z:\Archive 4 Jobs\The Reserve At Oxford Farms_Collins and Hodges\Jobs\The Reserve @ Oxford Farms Phase III\Elevs Via Oxford - 4-plex (Qty 1 With Porch) 4 4-bed End.pln1 4.3.2025.dwg



1 4-PLEX BACK ELEVATION

Scale: 3/16" = 1'-0"



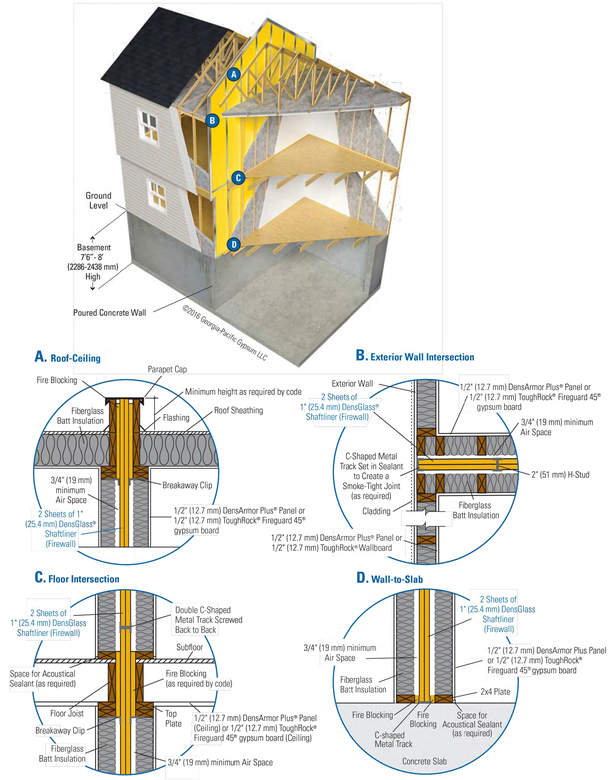
2 4-PLEX RIGHT SIDE ELEVATION

Scale: 1/4" = 1'-0"

DensGlass® Shaftliner Area Separation Walls

Details

The following assemblies and details are for illustration purposes only. Please consult design authority and confirm code compliance. Georgia-Pacific Gypsum does not provide design services.



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3 FIREWALL DETAIL

Scale: n.t.s.

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WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE PLANS TO ELIMINATE ERRORS AND MISTAKES, THE DESIGNER HAS NOT ERROR PROOFED AGAINST HUMAN NOT PERFECTION. CONTRACTOR AND/OR CLIENT SHALL VERIFY ALL DIMENSIONS AND CONDITIONS, DETAILS AND SPECIFICATIONS AND BE RESPONSIBLE FOR SAME.

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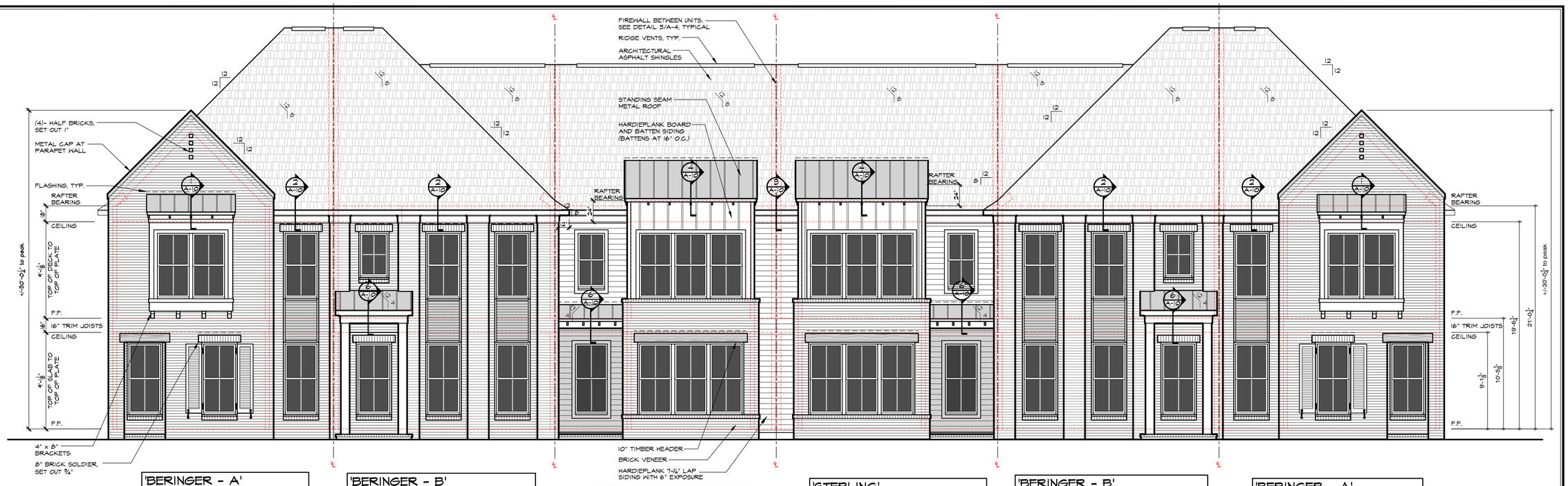
CW Development
The Reserve @ Oxford Farms - Phase 3
4-Plex

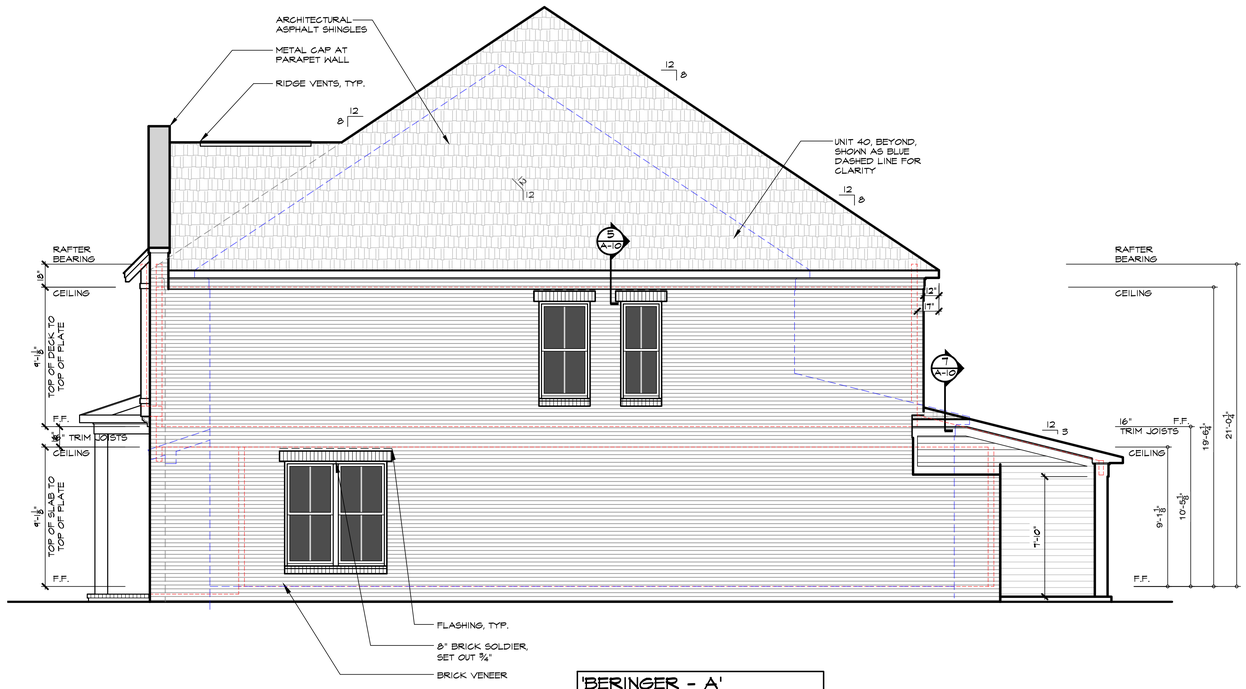
DATE 04/08/2026
DRAWN RMK
SHEET A5

2 Walker # Hobart\The Reserve At Oxford Farms_Lot64 and Hobart\The Reserve @ Oxford Farms Phase 3\Blocks\Bldg Blocks - 4-plex Ext | With Porch # 1 level Brick.dwg, 4/1/2025 8:



1 6-PLEX FRONT ELEVATION

Scale: 1/4" = 1'-0"



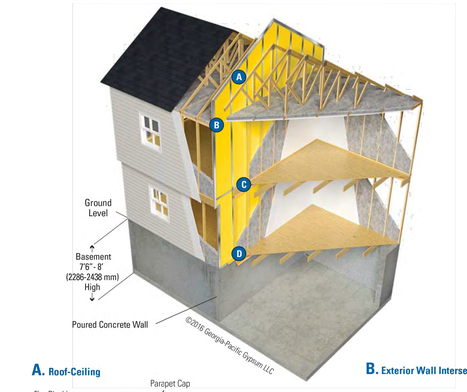
2 6-PLEX LEFT SIDE ELEVATION

Scale: 1/4" = 1'-0"

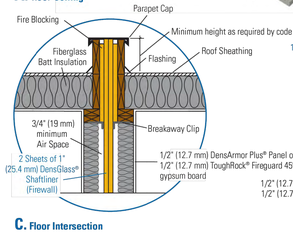
DensGlass® Shaftliner Area Separation Walls

Details

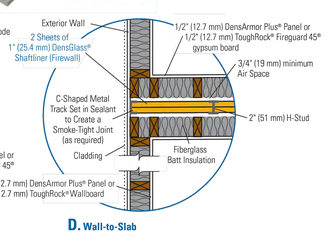
The following assemblies and details are for illustration purposes only. Please consult design authority and confirm code compliance. Georgia-Pacific Gypsum does not provide design services.



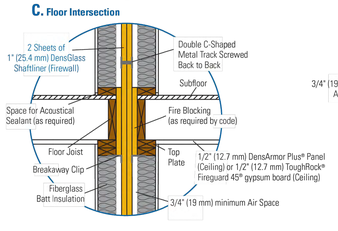
A. Roof-Ceiling



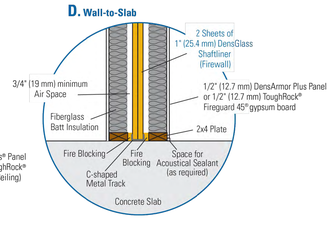
B. Exterior Wall Intersection



C. Floor Intersection



D. Wall-to-Slab



For latest information and updates:
Technical Service Hotline 1.800.225.6119 or **www.gpgypsum.com**

CAUTION: For product fire, safety and use information, go to buildgp.com/safetyinfo.

3 FIREWALL DETAIL

Scale: n.t.s.

WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE PLANS TO AVOID OMISSIONS AND MISTAKES, THE DESIGNER CAN NOT GUARANTEE AGAINST ANY SUCH ERRORS. THE CONTRACTOR AND OR CLIENT SHALL VERIFY ALL CONDITIONS, DIMENSIONS, DETAILS AND SPECIFICATIONS AND BE RESPONSIBLE FOR SAME.

NOTE: DESIGNER DOES NOT PRACTICE STRUCTURAL ENGINEERING; THEREFORE, ALL BEAMS, CONNECTORS, STRUCTURAL ITEMS ARE TO BE REVIEWED AND DESIGNED BY A LICENSED STRUCTURAL ENGINEER. THEN ACCEPTED BY THE CONTRACTOR AND OR OWNER. RESPONSIBILITY FOR THE STRUCTURAL INTEGRITY OF THE BUILDING, HOWEVER, ANY DESIGN ELEMENTS THAT MAY AFFECT THE STRUCTURAL INTEGRITY OF THE BUILDING MUST BE APPROVED BY THE OWNER AND OR THE DESIGNER.

CONWAY Design Group
5521 MURRAY AVE
Memphis Tn. 38119
901.567.5526
www.Conway-Designs.com

CW Development
The Reserve @ Oxford Farms - Phase 3
6-Plex

DATE 04.07.2026
DRAWN RMK
SHEET A4

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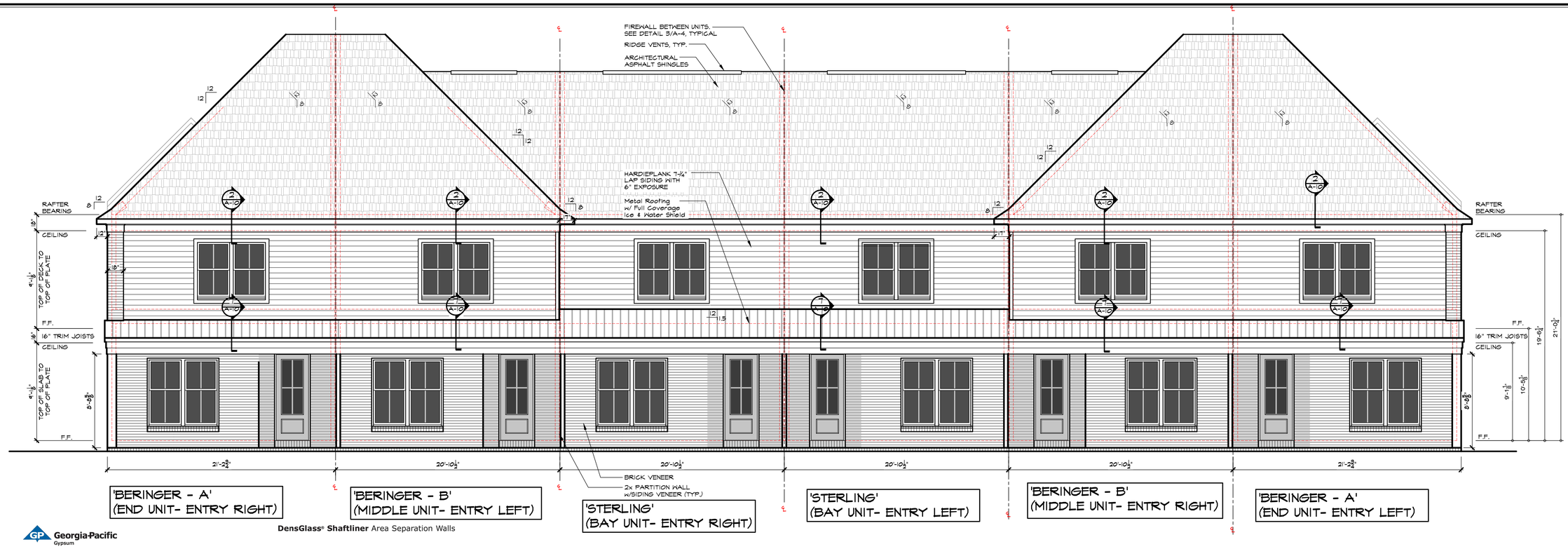
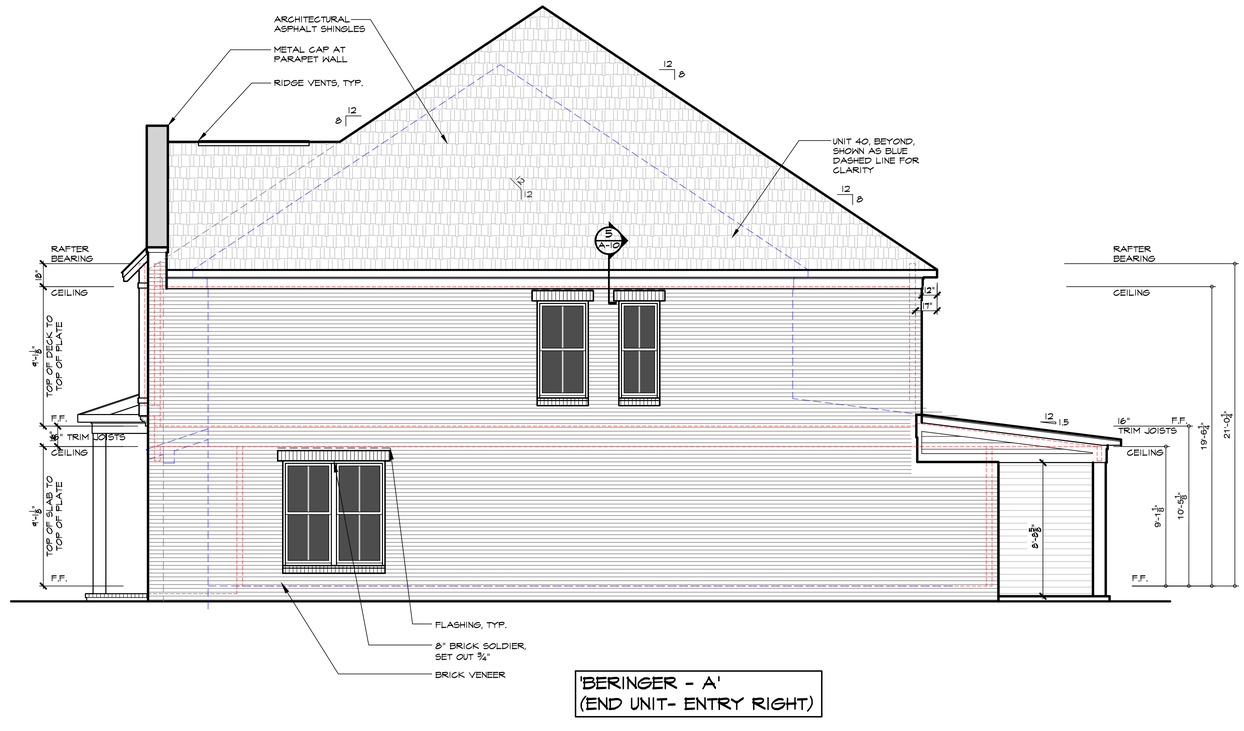
Z:\Keller | Hobart\The Reserve At Oxford Farms_Collicut and Keller-Hobart\The Reserve @ Oxford Farms Phase 3\Bella Vita Oxford - 6 plex (6x) (1BR Porch + 1 bed End unit) 4.1.2025.dwg



1 6-PLEX BACK ELEVATION

Scale: 3/16" = 1'-0"



2 6-PLEX RIGHT SIDE ELEVATION

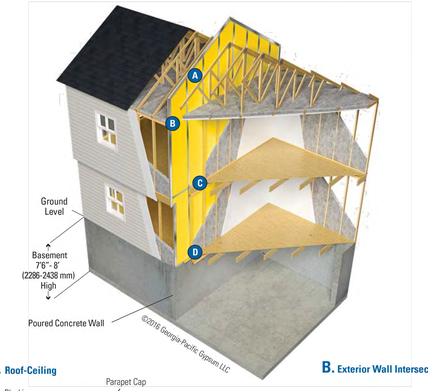
Scale: 1/4" = 1'-0"

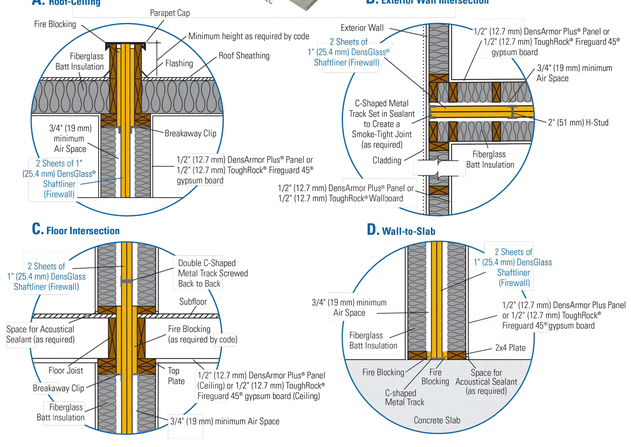
Georgia-Pacific Gypsum

DensGlass® Shaftliner Area Separation Walls

Details

The following assemblies and details are for illustration purposes only. Please consult design authority and confirm code compliance. Georgia-Pacific Gypsum does not provide design services.





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3 FIREWALL DETAIL

Scale: n.t.s.

WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID OMISSIONS AND ERRORS, THE DESIGNER CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR AND OWNER SHALL VERIFY ALL CONDITIONS, DIMENSIONS, DETAILS AND SPECIFICATIONS AND BE RESPONSIBLE FOR SAME.

NOTE: DESIGNER DOES NOT PRACTICE STRUCTURAL ENGINEERING. THEREFORE, ALL BEAMS, CONNECTORS, SOLID BEARING LOCATIONS, AND ALL OTHER STRUCTURAL ITEMS SHOWN HEREIN ARE TO BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER. THEN ACCORDINGLY, THE DESIGNER ASSUMES NO RESPONSIBILITY FOR, ANY DESIGN ELEMENTS THAT MAY NEED TO BE ALTERED DUE TO STRUCTURAL ITEMS MUST BE APPROVED BY THE OWNER AND OR THE DESIGNER.

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CW Development
The Reserve @ Oxford Farms - Phase 3
6-Plex

DATE 04.07.2026
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SHEET A5

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Z:\Walker & Holliday\The Reserve At Oxford Farms_Collick and Holliday\The Reserve @ Oxford Farms Phase III\Plans\a Vista Oxford - 6 plex Cdn (With Porch 1 + 4 bed End Unit) 4.13.2025.dwg

RIGHT ELEVATION

SCALE: 1/4" = 1'

REAR ELEVATION

SCALE: 1/4" = 1'

LEFT ELEVATION

SCALE: 1/4" = 1'

FRONT ELEVATION

SCALE: 1/4" = 1'

THIS FIRM NOT BEING AN ARCHITECTURAL OR ENGINEERING FIRM STAMPS NO LIABILITY FOR STRUCTURAL, OR ARCHITECTURAL DESIGN INTEGRITY. EVERY EFFORT HAS BEEN MADE TO INSURE ALL DIMENSTIONS ARE CORRECT AND ENVIRONMENTAL REGULATIONS HAVE BEEN MET. IF AN ERROR OR OMISSION DOES OCCUR, IT IT THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER AT HIS OWN EXPENSE AND NOT THE RESPONSIBILITY OF THE DRAFTING SERVICE.

IMPORTANT NOTE
THESE PLANS ARE THE PROPERTY OF THE DESIGNER. ALL RIGHTS ARE RESERVED BY THE DESIGNER AND ANY USE OTHER THAN THAT AUTHORIZED IS EXPRESSLY PROHIBITED. ANY REPRODUCTION OF THIS PLAN IS EXPRESSLY PROHIBITED. THIS PLAN IS TO BE USED FOR THE LOT AND SUBDIVISION INDICATED IN THIS TITLE BLOCK ONLY. USE ON ANY OTHER SITE IS PROHIBITED.

PROJECT NAME

BELLA VITA - DETACHED UNITS

DRAWN BY	SHEET NO. 2
DATE MAR 2025	PROJECT NO.

OXFORD
PLANNING
DEPARTMENT

Case 3383-A

To: Oxford Planning Commission
From: James Hirsch; Planner I
Date: August 10, 2026
Approved: July 21, 2026

Applicant: Walker & Walker Enterprises, LLC (Ryan Walker)
Owner: Same
Request: Site Plan Amendment for 'Harlan Creek'
Location: 980 Harlan Drive (PPIN #8878)
Zoning: (NR) Neighborhood Residential

Surrounding Zoning:
North: (SR) Suburban Residential
South, East, West: (NR) Neighborhood Residential

Case History: Case 3287 – Plat Amendment for 'Creekwood Subdivision, Lot 13' – November 2025 – Approved
Case 3224 – Site Plan Approval for 'Harlan Creek' – May 2025 – Approved

Planning Comments: The subject property measures +/- 5.41 acres at the end of Harlan Drive. The applicant was granted approval for amendment of the site plan approved as Case 3224, to facilitate a regional stormwater detention facility with the 'Bella Vita' development. The regional pond was approved for placement on a portion of Lot 13 of the 'Creekwood' subdivision in Case 3287. Elements of review included:

Use, Parking, and Density – Use, residential density, and parking remain unchanged from the approved site plan. The applicant has approval to construct a 48-unit Residential Common Interest Development (RCID), consisting of 3-bedroom attached, 3-bedroom detached, and 4-bedroom detached units, as permitted by the Land Development Code.

Engineering Comments: Engineering has no objections to this site amendment. The proposed change(s) do not affect previous approvals.

Recommendation: Staff administratively approved this site plan on June 21, 2026.

Any additions or changes shall require a new Site Plan Review process.

OXFORD
PLANNING
DEPARTMENT

July 21, 2026

Walker & Walker Enterprises, LLC
c/o Ryan Walker
3891 Forest Hill Irene
Memphis, TN 38125

RE: *Notice of Approval*
Requests: Site Plan Amendment for 'Harlan Creek'
Case #3383-A – 980 Harlan Drive (PPIN #8878)

To whom it may concern,

Please be advised on July 21, 2026, the City of Oxford Site Plan Review Committee administratively approved the requested site plan amendment for 'Harlan Creek' property located at 980 Harlan Drive.

Any required building, plumbing, gas and electrical permits must be obtained prior to the start of construction of any building proposed in your application. Please feel free to contact me directly with any questions or comments.

Sincerely,

Ben Requet, AICP
Director of Planning

HARLAN CREEK – SITE PLAN MODIFICATION

PROJECT NARRATIVE

HARLAN DRIVE, OXFORD, MISSISSIPPI

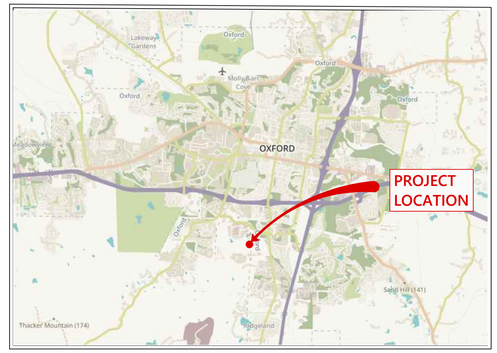
Harlan Creek is seeking a site plan modification to modify the previously approved storm water detention design. Harlan Creek has partnered with the Bella Vita Development to the immediate east to create a regional stormwater detention pond that will serve both sites. All other design elements have not changed from the previously approved site plans.

Harlan Creek is a residential development located on Harlan Drive in Oxford, Mississippi The underlying zoning is Neighborhood Residential (NR) and the property is 5.41 AC. The project is proposing to construct 48 residential units. 36 of the proposed units will be townhomes (75% of the project total) with 24 of those being 3-Bedroom units and 12 being 4-Bedroom Units. There will also be 12 detached 3-Bedroom units. 160 parking spaces are required by the City of Oxford Land Development Code and the project is proposing 173 parking spaces.

Sincerely,

Joey Moore, P.E.
JM Engineering and Design, LLC
Oxford, MS 38655
662-801-8803

HARLAN CREEK
HARLAN DRIVE
CITY OF OXFORD
LAFAYETTE COUNTY, MISSISSIPPI



VICINITY MAP

INDEX OF PLANS	
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SITE MAPS	C-101
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TREE MITIGATION	C-401
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JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

SITE PLAN MODIFICATION - HARLAN CREEK
HARLAN DRIVE
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	01/15/2025
SCALE	
REVISION	06/23/2025

C-000

SITE DATA TABLE

PROPERTY AREA: 5.41 AC

ZONING: NR

SETBACKS:
FRONT: 10' MIN. / 20' MAX.
SIDE: 10'
REAR: 25'

BUILDING INFORMATION: 48 TOTAL UNITS

ATTACHED UNITS: 36 - 3-BR(75.0%)

DETACHED UNITS: 12 (25.0%)
8- 4 BR
4 - 3 BR

PARKING REQUIRED: 152 SPACES
ATTACHED: 108 SPACES
DETACHED: 44 SPACES

PARKING PROVIDED: 171 SPACES

IMPERVIOUS AREA PROPOSED: 59.3% (139,818.6 SQ. FT.)

LEGEND

PROPERTY LINE	
ADJACENT PROPERTY LINE	
BUILDING SETBACK LINE	
EX. WATER LINE	W
EX. SEWER LINE	S S
EX. STORM DRAIN	
EX. TREES	
PROPOSED WATER LINE	W
PROPOSED SEWER LINE	S S
PROPOSED STORM DRAIN	
PROPOSED WATER METER	WM
PROPOSED SEWER MANHOLE	

NORTH

30 0 30 60

SCALE: 1" = 30'

JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
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SITE PLAN

SITE PLAN MODIFICATION - HARLAN CREEK
HARLAN DRIVE
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

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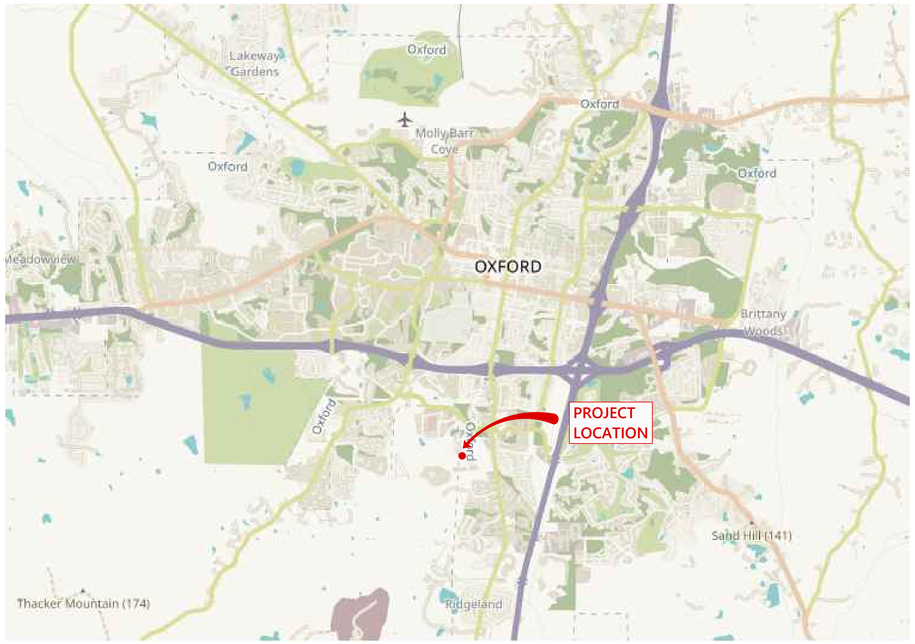
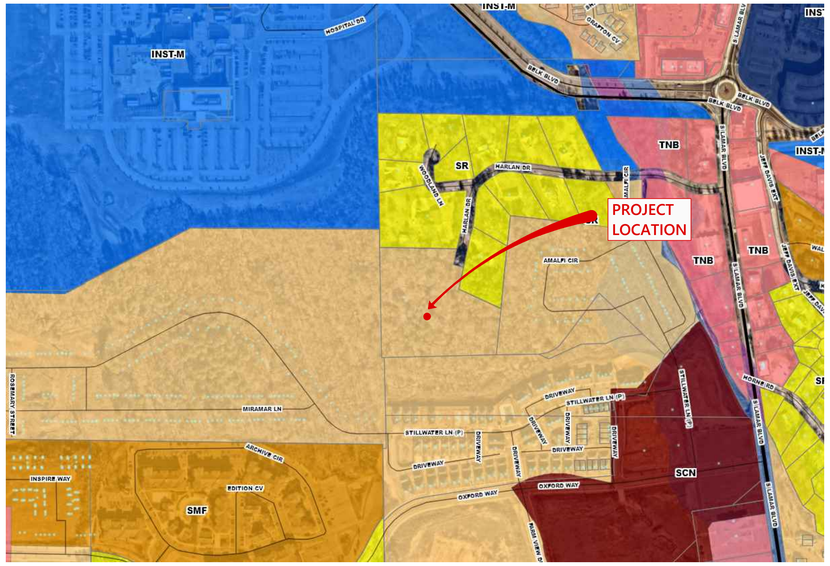
PROJECT NO.	XXXX
DATE	01/15/2025
SCALE	1" = 30'
REVISION	06/23/2025

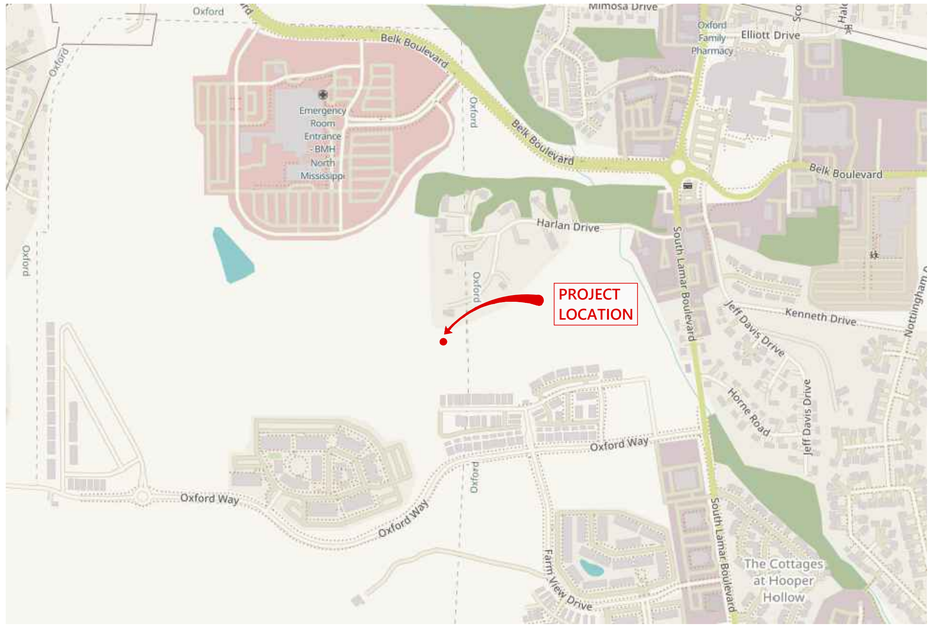
C-100



OVERALL LOCATION MAP



ZONING MAP (ZONING: NR)



LOCATION MAP

AERIAL MAP

JM ENGINEERING AND DESIGN, LLC
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SITE MAPS

SITE PLAN MODIFICATION - HARLAN CREEK
HARLAN DRIVE
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

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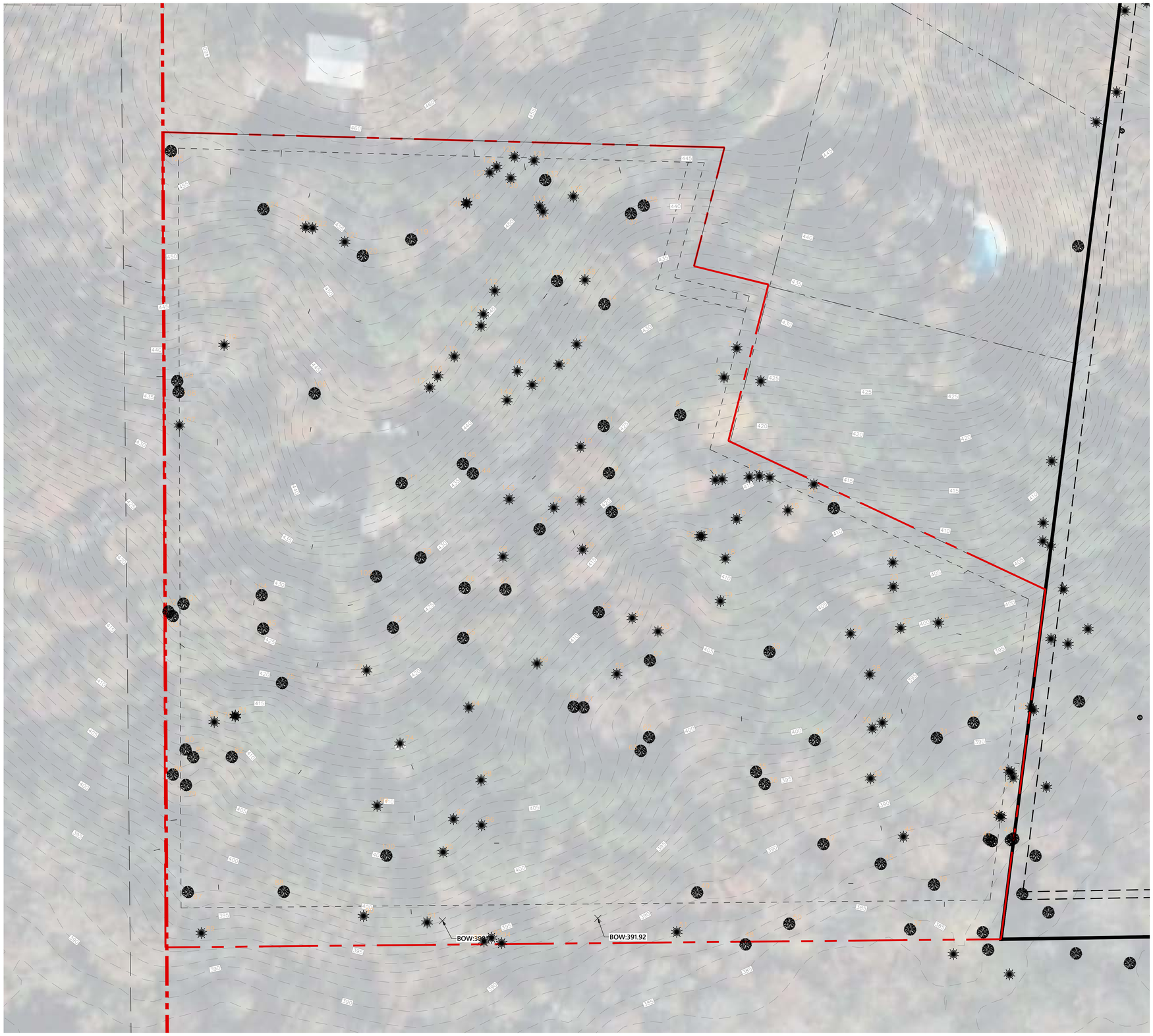
PROJECT NO.	XXXX
DATE	01/15/2025
SCALE	
REVISION	06/23/2025

C-101



LEGEND

PROPERTY LINE	
ADJACENT PROPERTY LINE	
BUILDING SETBACK LINE	
EX. WATER LINE	W
EX. SEWER LINE	S S
EX. STORM DRAIN	
EX. TREES	
PROPOSED WATER LINE	W
PROPOSED SEWER LINE	S S
PROPOSED STORM DRAIN	
PROPOSED WATER METER	WM
PROPOSED SEWER MANHOLE	SM

*NOTE: ALL STRUCTURES, UTILITIES, AND PHYSICAL ITEMS ON EXISTING SITE TO BE DEMOLISHED.

NORTH

30 0 30 60

SCALE: 1" = 30'

JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

EXISTING CONDITIONS / DEMOLITION PLAN

SITE PLAN MODIFICATION - HARLAN CREEK

HARLAN DRIVE

CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	01/15/2025
SCALE	1" = 30'
REVISION	06/23/2025

C-200

NUMBER	SPECIES	DIAMATER AT BREAST HEIGHT	NUMBER	SPECIES	DIAMATER AT BREAST HEIGHT
1	CEDAR	16"	73	WILLOW OAK	21"
2	CEDAR	15"	74	TRIPLE CEDAR	15"
3	CEDAR TB	20"	75	TWIN WHITE OAK	15"
4	CEDAR	19"	76	PINE	28"
5	CEDAR	20"	77	CEDAR	18"
6	TWIN CEDAR	12"	78	TRIPLE RED OAK	23"
7	CEDAR	21"	79	HICKORY	21"
8	SWEET GUM	26"	80	RED OAK	29"
9	HICKORY	27"	81	PINE	29"
10	CEDAR	14"	82	BLK OAK	16"
11	BLACK OAK	18"	83	CEDAR	12"
12	PINE	28"	84	BLACK OAK	19"
13	PINE	30"	85	CHERRY	17"
14	WATER OAK	22"	86	RED OAK	28"
15	CEDAR	20"	87	RED OAK	26"
16	CEDAR	14"	88	WATER OAK	22"
17	PINE	25"	89	TWIN CEDAR	18"
18	CEDAR	18"	90	PINE	34"
19	PINE	22"	91	CEDAR	27"
20	CEDAR	15"	92	CEDAR	21"
21	WATER OAK	15"	93	CEDAR	14"
22	PINE	31"	94	CEDAR TRIPLE	13".
23	CEDAR	12"	95	PINE	34"
24	CEDAR	26"	96	CEDAR	19"
25	PINE	24"	97	CEDAR	12"
26	PINE	24"	98	CEDAR TWIN	12"
27	PINE	24"	99	CEDAR	15"
28	CEDAR	13"	100	HICKORY	14"
29	CEDAR	21"	101	BLACK OAK	27"
30	TWIN CEDAR	12"	102	SWEET GUM	15"
31	CHERRY	15"	103	SWEET GUM	21"
32	SWEET GUM	19"	104	MAGNOLIA	13"
33	PINE	24"	105	MAGNOLIA	10"
34	WILLOW OAK	29"	106	RED OAK	21"
35	SWEET GUM	18"	107	CEDAR	21"
36	SWEET GUM	18"	108	WHITE OAK	17"
37	HICKORY	31"	109	WHITE OAK	27"
38	WATER OAK	22"	110	CEDAR	14"
39	GUM	18"	111	WILLOW OAK	29"
40	GUM	20"	112	CEDAR	13"
41	OAK	15"	113	CEDAR	13"
42	TWIN CEDAR	18"	114	CEDAR	12"
43	CEDAR	16"	115	CEDAR	15"
44	CEDAR	19"	116	CEDAR	14"
45	GUM	22"	117	CEDAR	16"
46	CEDAR	15"	118	CEDAR	29"
47	GUM	22"	119	OAK	27"
48	HICKORY	19"	120	BLACK OAK	21"
49	GUM	18"	121	CEDAR	16"
50	CHERRY	20"	122	CEDAR	12"
51	CEDAR	13"	123	CEDAR	15"
52	PINE	26"	124	POST OAK	26"
53	CEDAR	15"	125	POST OAK	27"
54	CEDAR	12"	126	CEDAR	24"
55	TWIN BLACK OAK	22"	127	CEDAR	19"
56	CHERRY BARK OAK	23"	128	CEDAR	16"
57	WATER OAK	15"	129	CEDAR	12"
58	CEDAR	12"	130	CEDAR	14"
59	PINE TREE	27"	131	CEDAR	12"
60	SWEET GUM	28"	132	OAK	23"
61	SWEET GUM	22"	133	CEDAR	14"
62	HICKORY	20"	134	CEDAR	14"
63	HICKORY	20"	135	CEDAR	13"
64	PINE	24"	136	SWEET GUM	18"
65	RED OAK	21"	137	SWEET GUM	20"
66	GUM	18"	138	CEDAR	20"
67	GUM	18"	139	RED OAK	26"
68	CEDAR	16"	140	CEDAR	18"
69	CEDAR	16"	141	CEDAR	13"
70	CEDAR	13"	142	CEDAR	17"
71	CHERRY BARK OAK	20"	143	CEDAR	14"
72	CEDAR	16"	144	BLACK CHERRY	14"
			145	CEDAR	13"

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK LINE
- EX. WATER LINE — W
- EX. SEWER LINE — S — S
- EX. STORM DRAIN
- EX. TREES
- PROPOSED WATER LINE — W
- PROPOSED SEWER LINE — S — S
- PROPOSED STORM DRAIN
- PROPOSED WATER METER — WM
- PROPOSED SEWER MANHOLE — SM

*NOTE: ALL STRUCTURES, UTILITIES, AND PHYSICAL ITEMS ON EXISTING SITE TO BE DEMOLISHED.

NORTH

30 0 30 60

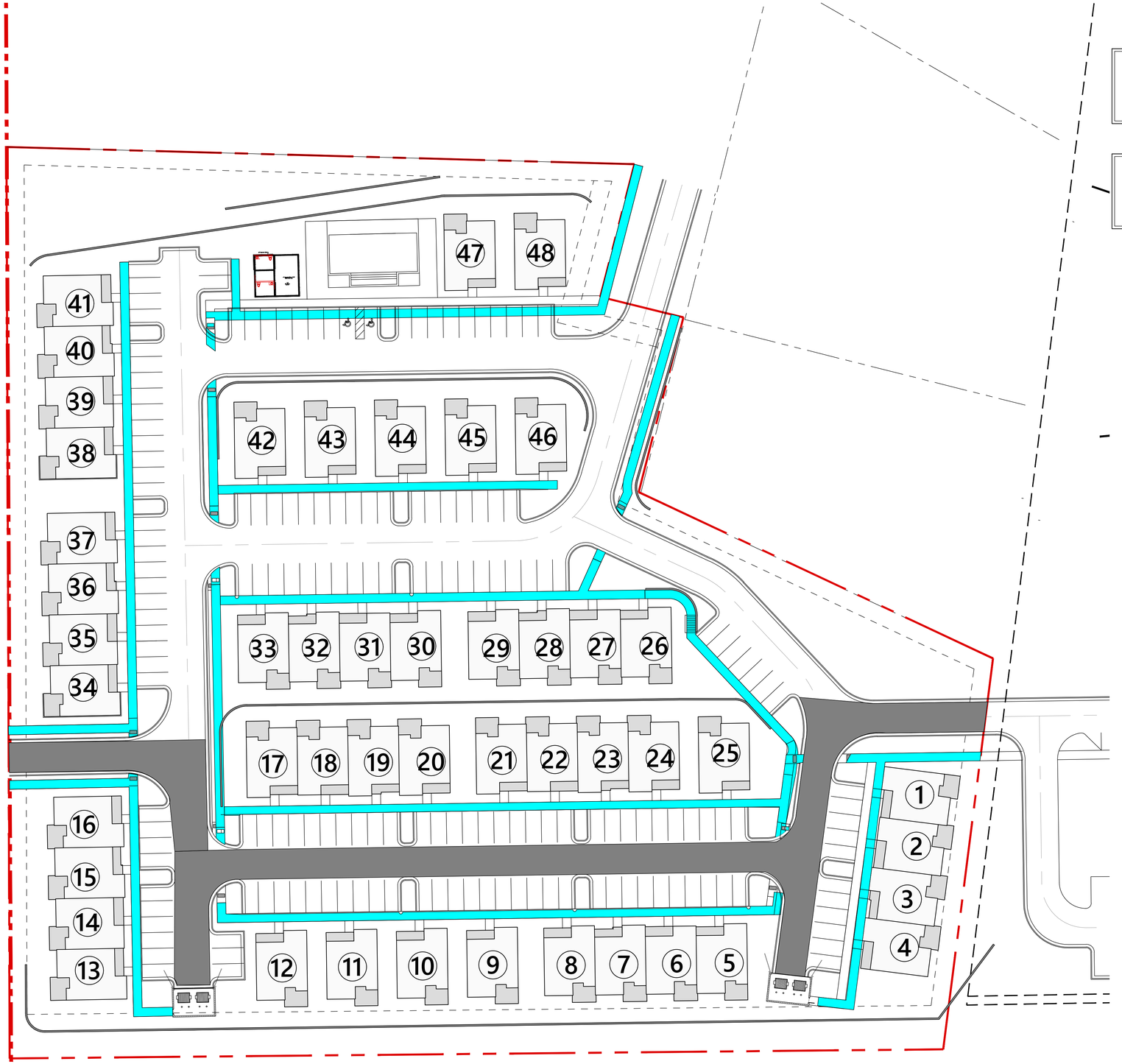
SCALE: 1" = 30'

JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

TREE SURVEY CHART
SITE PLAN MODIFICATION - HARLAN CREEK
HARLAN DRIVE
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	01/15/2025
SCALE	1" = 30'
REVISION	06/23/2025

C-201



PEDESTRIAN CONNECTIVITY

SIDEWALK

PAVING PLAN

HEAVY DUTY PAVING

NORTH

30 0 30 60

SCALE: 1" = 30'

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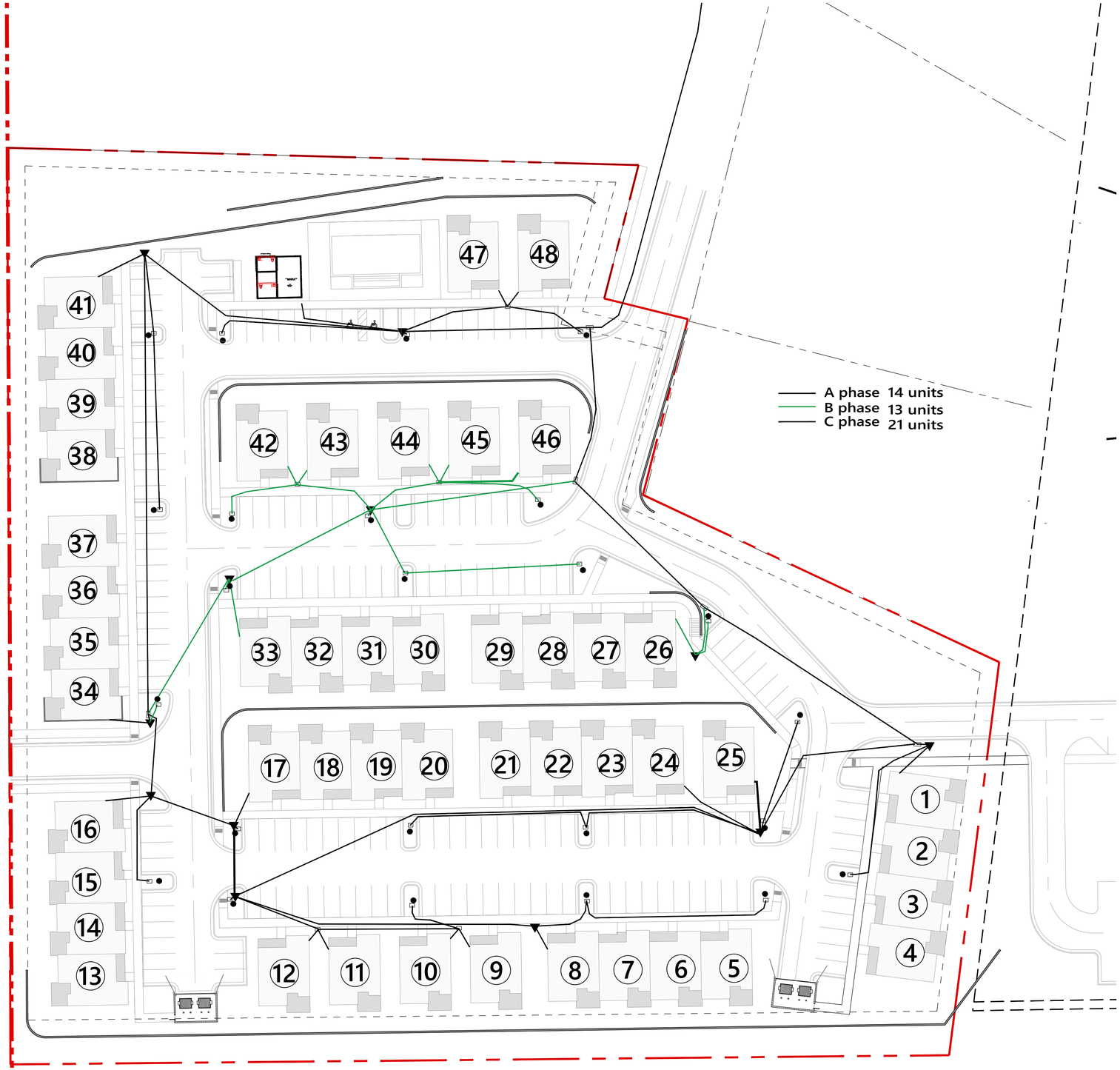
COMPLETE STREET PLAN

SITE PLAN MODIFICATION - HARLAN CREEK
HARLAN DRIVE

CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	01/15/2025
SCALE	1" = 30'
REVISION	06/23/2025

C-300



NORTH

30 0 30 60

SCALE: 1" = 30'

JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

LIGHTING / ELECTRICAL

SITE PLAN MODIFICATION - HARLAN CREEK
HARLAN DRIVE

CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	01/15/2025
SCALE	1" = 30'
REVISION	06/23/2025

C-301

IMPERVIOUS AREA DATA TABLE

PROPERTY AREA: 5.41 AC (235,781.8 SQ. FT.)

ZONING: NR (NEIGHBORHOOD RESIDENTIAL)

IMPERVIOUS AREA MAXIMUM: 60% (141,395.8 SQ. FT.)
IMPERVIOUS AREA PROPOSED: 59.3% (139,818.6 SQ. FT.)

GREENSPACE

NORTH

30 0 30 60

SCALE: 1" = 30'

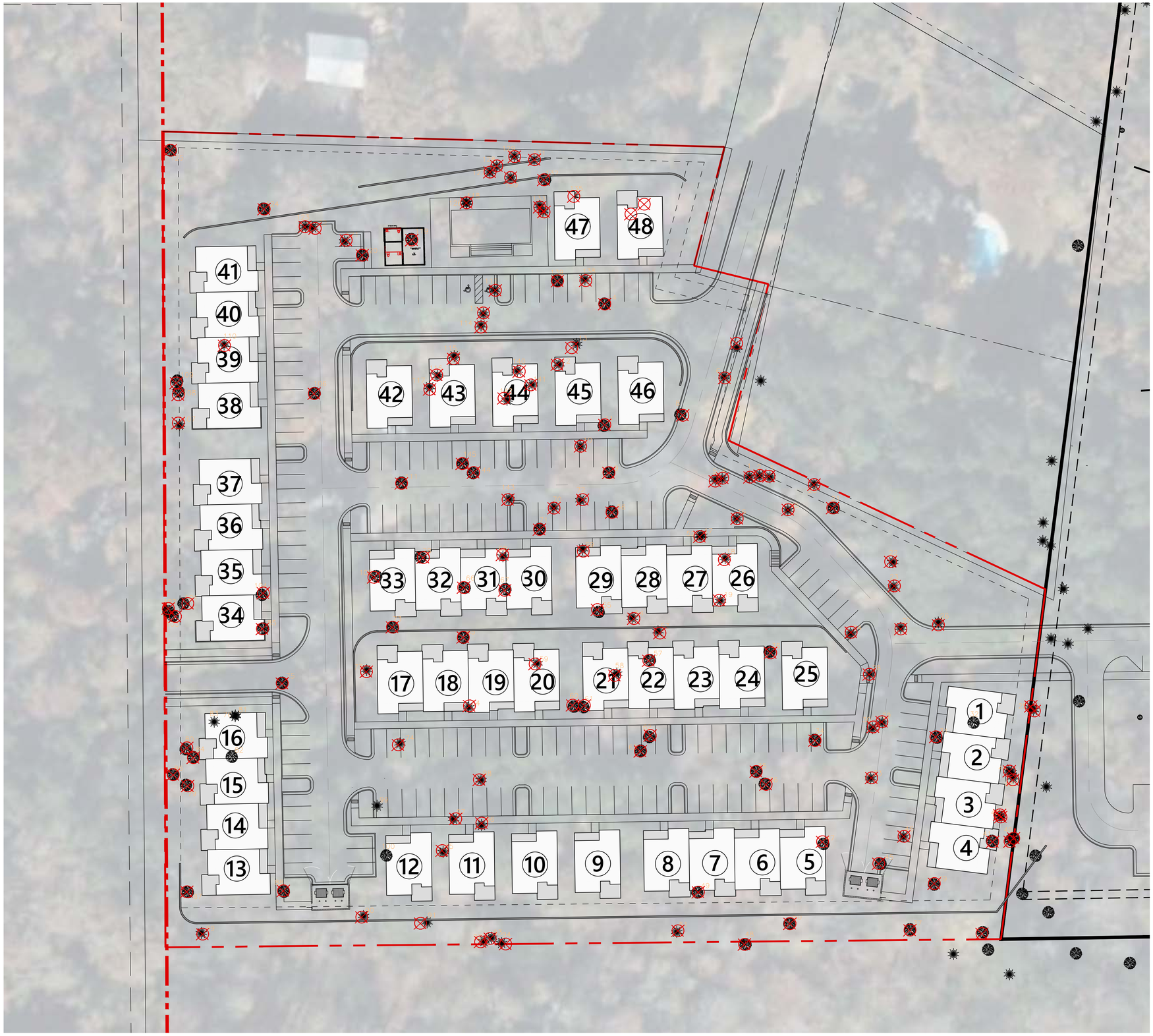
JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

SITE PLAN MODIFICATION - HARLAN CREEK
HARLAN DRIVE
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

GREENSPACE PLAN

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	01/15/2025
SCALE	1" = 30'
REVISION	06/23/2025

C-400



TREE REMOVED (NO MITIGATION REQUIRED)

TREE REMOVED (MITIGATION REQUIRED)

HERITAGE TREE MITIGATION REQUIRED

Total DBH of trees to be removed = 2,796 inches

Every development in Oxford, MS gets a 10% tree mitigation credit before any mitigation is requried.

10% of the total DBH of heritage trees removed on site (2,796" =279.6" of mitigation credit.

Total DBH of heritage trees being removed that must be mitigated = 2,516.4"

The established mitigation rate of heritage trees is that 1, 2" tree; shall be planted for every 2 inches that are removed from the site.

By dividing the total significant DBH being removed by 2, we get the number of heritage trees to be mitigated:

1,259 (2" trees)

The final step is to add the tree credits that are given for the total DBH of saved heritage trees. For every 1 inches of heritage tree saved, a credit of 1, 2" tree is earned.

Total mitigation credit trees = 0" / 1" = 0 (2" trees)

Total trees to be mitigated (1,259 2" Trees)
- Total mitigation credit trees (0 2" Trees)
1,259 2" mitigation trees required

TOTAL MITGATION REQUIRED = 1,259(2" TREES)

NORTH

30 0 30 60

SCALE: 1" = 30'

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SITE PLAN MODIFICATION - TREE MITIGATION

HARLAN CREEK
HARLAN DRIVE
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
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PROJECT NO.	XXXX
DATE	01/15/2025
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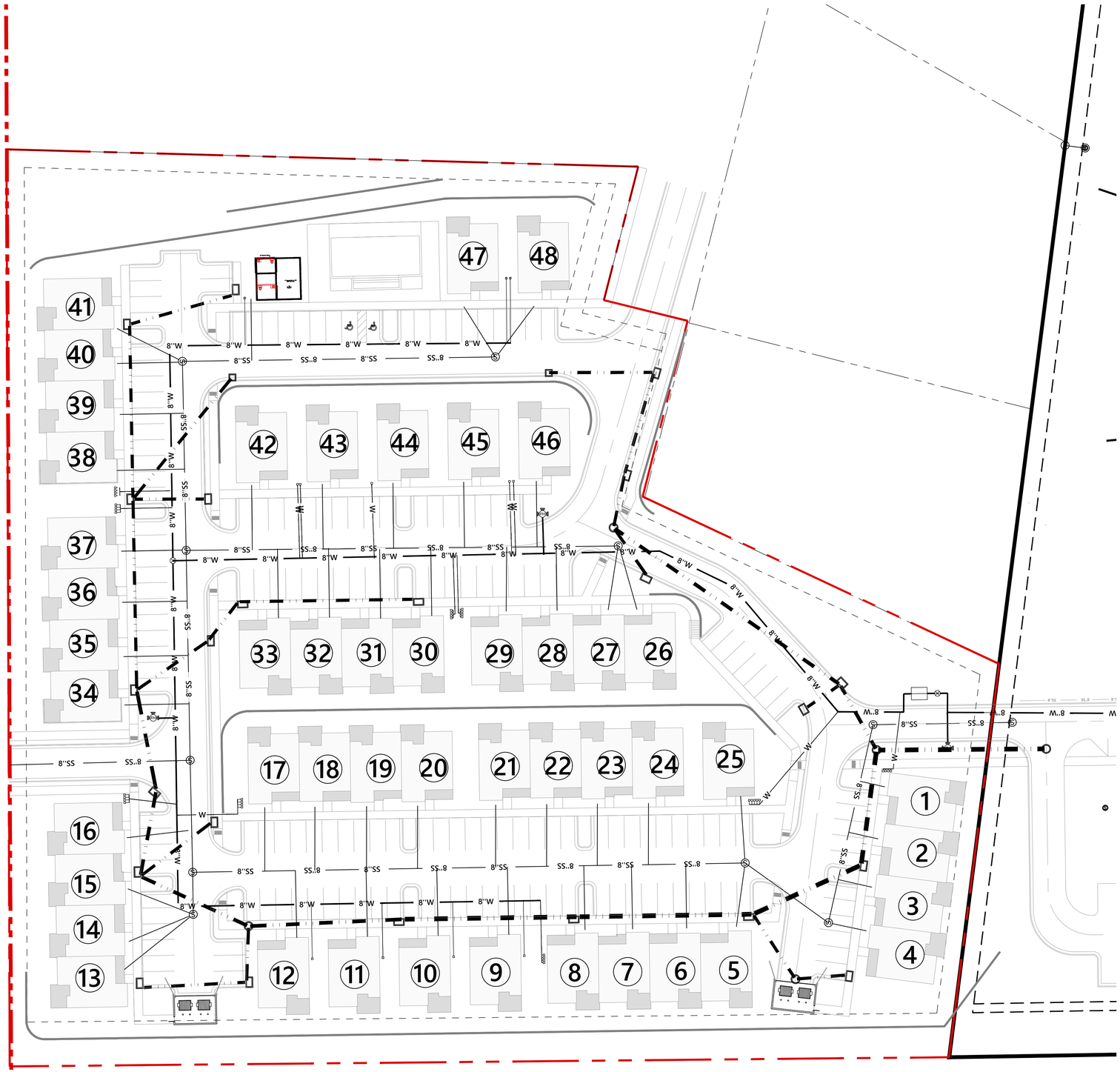
C-401



LEGEND

PROPERTY LINE	
ADJACENT PROPERTY LINE	
BUILDING SETBACK LINE	
EX. WATER LINE	W
EX. SEWER LINE	S S
EX. STORM DRAIN	
EX. TREES	
PROPOSED WATER LINE	W
PROPOSED SEWER LINE	S S
PROPOSED STORM DRAIN	
PROPOSED WATER METER	WM
PROPOSED SEWER MANHOLE	SM

NORTH

30 0 30 60

SCALE: 1" = 30'

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SITE PLAN MODIFICATION - HARLAN CREEK

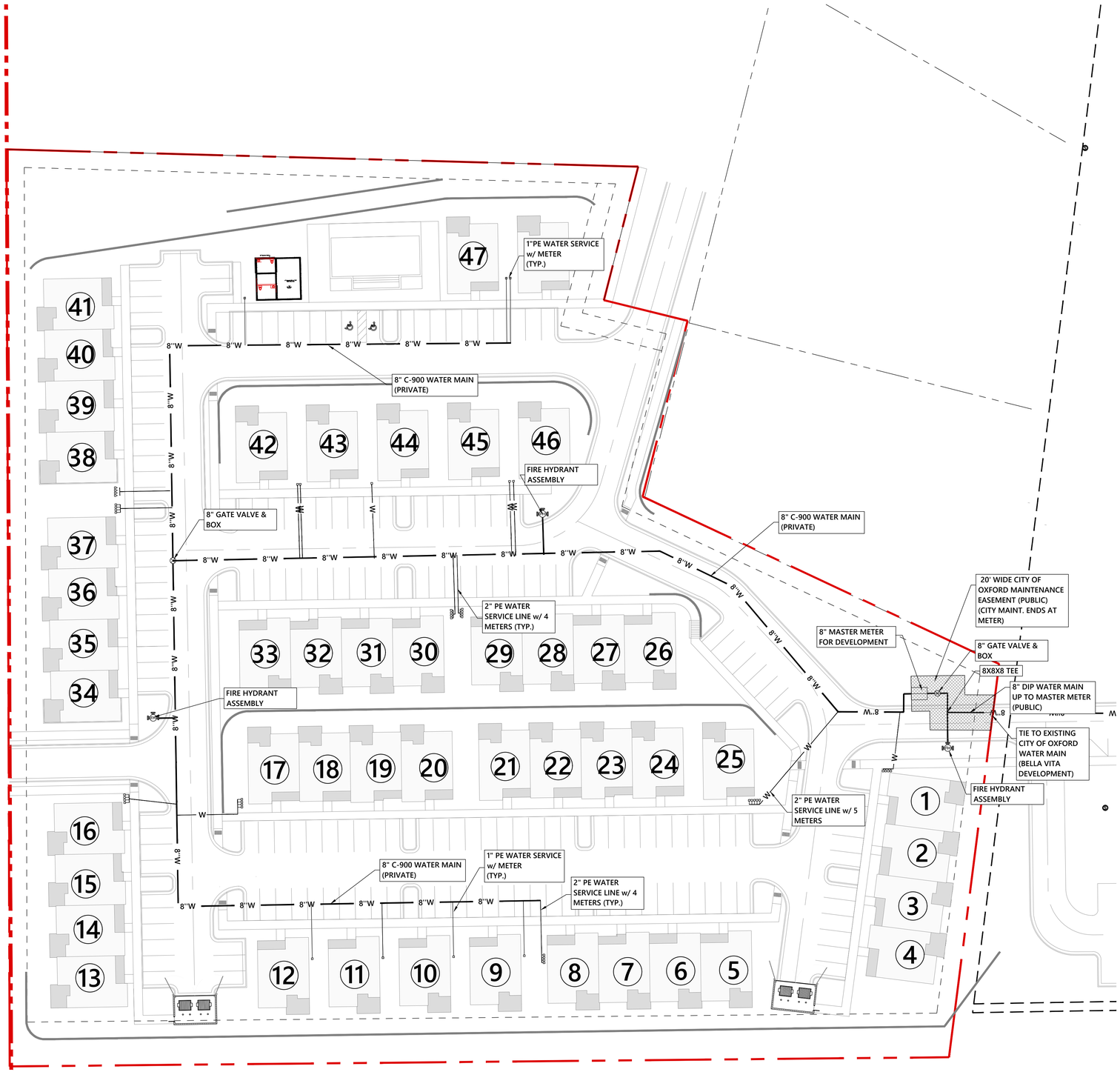
HARLAN DRIVE

CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

UTILITY PLAN

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	01/15/2025
SCALE	1" = 30'
REVISION	06/23/2025

C-500



LEGEND

PROPERTY LINE	
ADJACENT PROPERTY LINE	
BUILDING SETBACK LINE	
EX. WATER LINE	W
EX. SEWER LINE	S S
EX. STORM DRAIN	
EX. TREES	
PROPOSED WATER LINE	W
PROPOSED SEWER LINE	S S
PROPOSED STORM DRAIN	
PROPOSED WATER METER	WM
PROPOSED SEWER MANHOLE	SM

NORTH

30 0 30 60

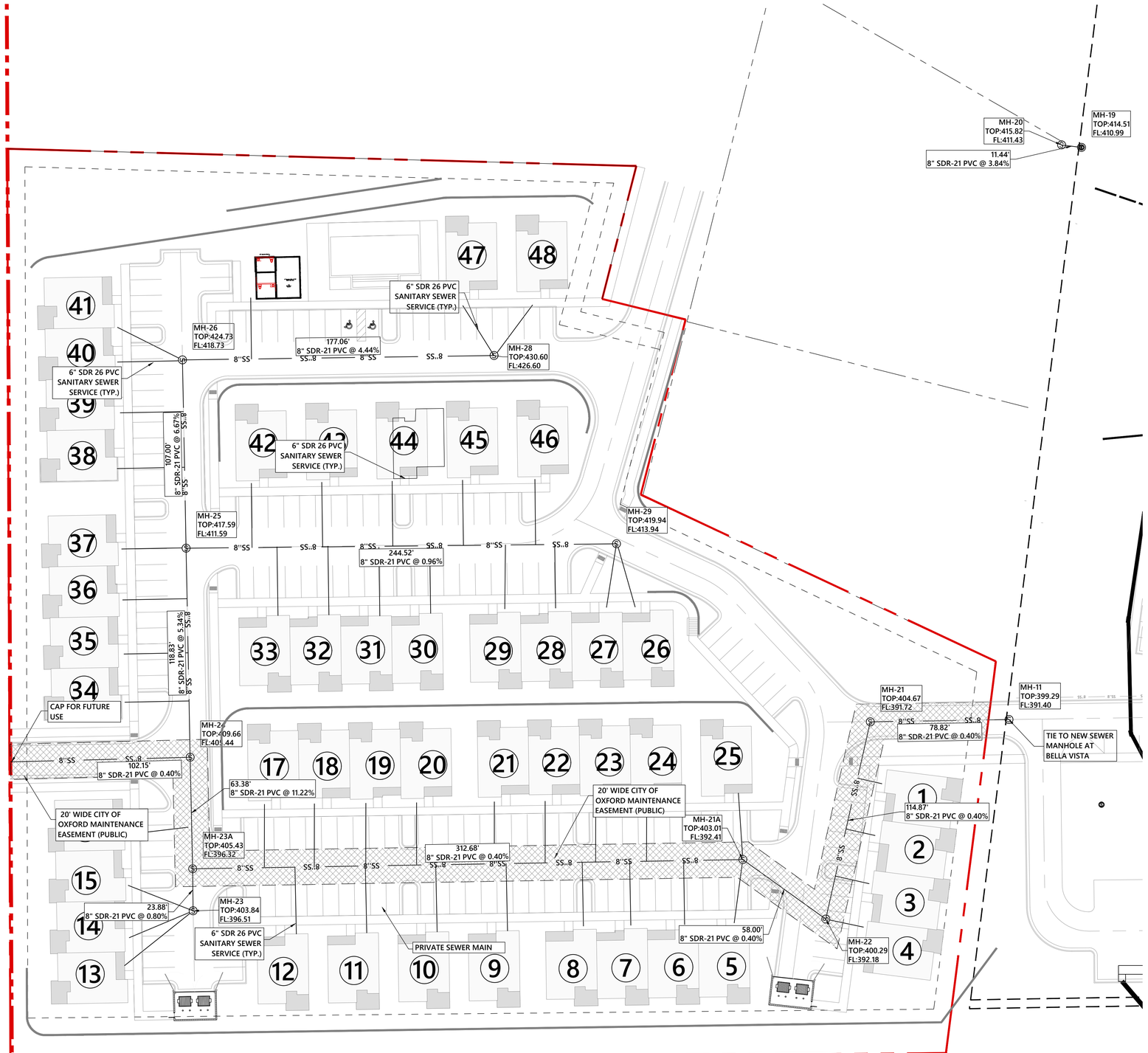
SCALE: 1" = 30'

JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

SITE PLAN MODIFICATION - HARLAN CREEK
WATER PLAN
HARLAN DRIVE
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	01/15/2025
SCALE	1" = 30'
REVISION	06/23/2025

C-501



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK LINE
- EX. WATER LINE (W)
- EX. SEWER LINE (S S)
- EX. STORM DRAIN
- EX. TREES
- PROPOSED WATER LINE (W)
- PROPOSED SEWER LINE (S S)
- PROPOSED STORM DRAIN
- PROPOSED WATER METER (WM)
- PROPOSED SEWER MANHOLE (MH)

NORTH

30 0 30 60

SCALE: 1" = 30'

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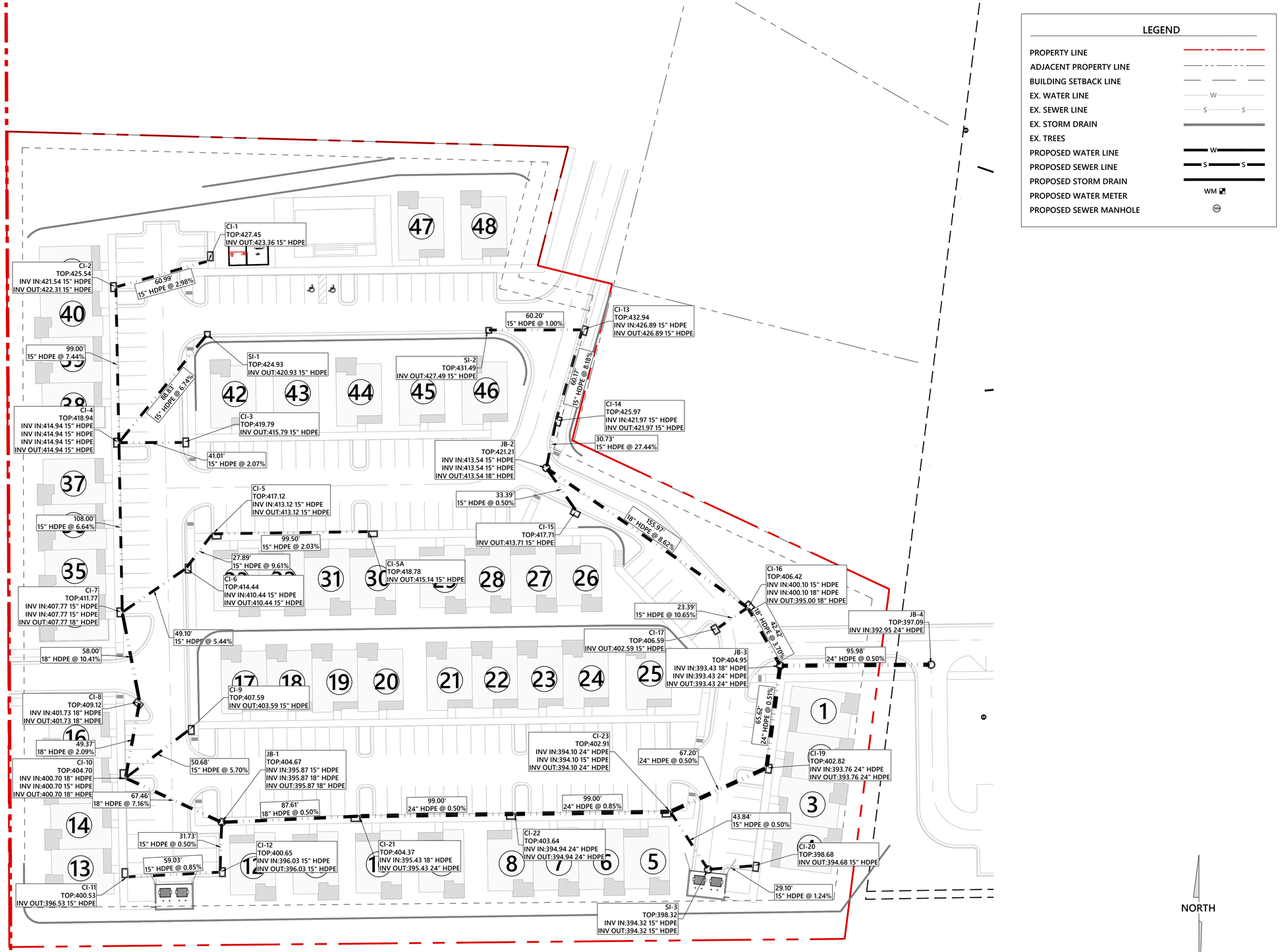
(662) 801-8803

SITE PLAN MODIFICATION - HARLAN CREEK
HARLAN DRIVE
SANITARY SEWER PLAN
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	01/15/2025
SCALE	1" = 30'
REVISION	06/23/2025

C-502



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK LINE
- EX. WATER LINE
- EX. SEWER LINE
- EX. STORM DRAIN
- EX. TREES
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN
- PROPOSED WATER METER
- PROPOSED SEWER MANHOLE

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SITE PLAN MODIFICATION - HARLAN CREEK
HARLAN DRIVE
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

STORM DRAINAGE PLAN

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	01/15/2025
SCALE	1" = 30'
REVISION	06/23/2025

C-503

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK LINE
- EX. WATER LINE (W)
- EX. SEWER LINE (S S)
- EX. STORM DRAIN
- EX. TREES
- PROPOSED WATER LINE (W)
- PROPOSED SEWER LINE (S S)
- PROPOSED STORM DRAIN
- PROPOSED WATER METER (WM)
- PROPOSED SEWER MANHOLE (SM)

DISCLAIMER: ALL CONTOURS OUTSIDE OF PROJECT LIMITS ARE LIDAR CONTOURS AND ACCURACY CANNOT BE GUARANTEED.

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OXFORD, MS
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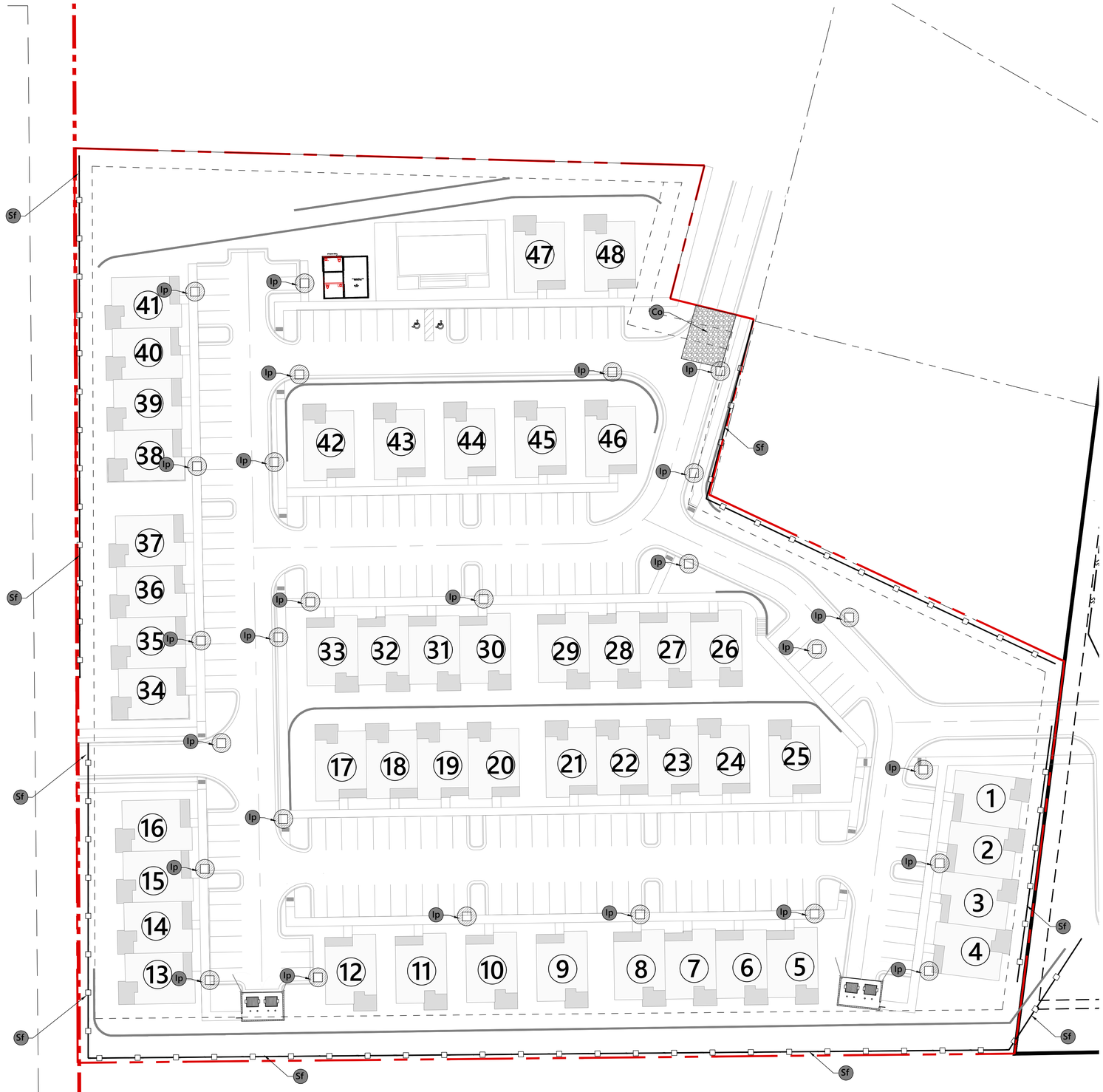
GRADING PLAN
SITE PLAN MODIFICATION - HARLAN CREEK
HARLAN DRIVE
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	01/15/2025
SCALE	1" = 30'
REVISION	06/23/2025

C-600



EROSION CONTROL GENERAL NOTES

1. THE EROSION CONTROL SYSTEMS REQUIRE CERTIFICATION BY THE ENGINEER OF RECORD. SUCH CERTIFIED SYSTEMS SHALL BE COMPLETED, INSPECTED, AND IN PLACE BEFORE CONSTRUCTION BEGINS.

2. THE CONTRACTOR, PERMITTEE OR OWNER SHALL BE RESPONSIBLE FOR THE INSPECTION, MODIFICATION AND PROPER MAINTENANCE OF THE EROSION CONTROL DEVICES AS NECESSARY.

3. ALL EROSION CONTROL MEASURES REQUIRED TO RETAIN SEDIMENT ON-SITE AND TO SAFELY DISCHARGE ANY ACCELERATED RUNOFF GENERATED BY THE PROJECT SHALL BE INSTALLED DURING THE INITIAL CONSTRUCTION PHASE OF THE PROJECT.

4. THE CONSTRUCTION AND MAINTENANCE OF ALL EROSION CONTROL SYSTEMS SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED EROSION CONTROL PLAN.

5. TEMPORARY EROSION CONTROL DEVICES SHOWN ON THE EROSION CONTROL PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED AS THE WORK PROGRESSES.

6. EROSION CONTROL SYSTEMS SHALL BE SERVICED AND MAINTAINED TO PROVIDE CONTINUOUS CAPACITY AND ADEQUACY TO FUNCTION AS DESIGNED. AFTER PRECIPITATION EXCEEDING ONE QUARTER (1/4) INCH IN ANY 12-HOUR PERIOD SILT AND DEBRIS SHALL BE REMOVED FROM CHECK DAMS AND DESILTING BASINS.

7. EROSION CONTROL PROVISIONS SHALL INCLUDE AND COMPLEMENT DRAINAGE PATTERNS DURING THE CURRENT AND FUTURE PHASES OF GRADING THROUGHOUT THE RAINY SEASON.

8. PAVED STREETS, SIDEWALKS, AND OTHER IMPROVEMENTS SHALL BE MAINTAINED IN A NEAT AND CLEAN CONDITION, FREE OF LOOSE SOIL, CONSTRUCTION DEBRIS, AND TRASH. STREET SWEEPING OR OTHER EQUALLY EFFECTIVE MEANS SHALL BE USED ON A REGULAR BASIS TO CONTROL EROSION. WATERING SHALL NOT BE USED TO CLEAN STREETS EXCEPT FOR THE REMOVAL OF FINE MATERIAL NOT OTHERWISE REMOVED BY SWEEPING OR OTHER MECHANICAL MEANS.

9. A GRAVEL BAG SILT BASIN OR TRAP SHALL BE PROVIDED AT EVERY STORM DRAIN INLET TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM.

10. OWNER/CONTRACTOR SHALL USE APPLICABLE BEST MANAGEMENT PRACTICES (BMP'S) AS CONTAINED IN THE MISSISSIPPI DEQ MANUAL.

11. CONTRACTOR MUST ENSURE THAT THE CONSTRUCTION SITE IS PREPARED PRIOR TO THE ONSET OF ANY STORM.

12. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF A REPRESENTATIVE OF THE ENGINEER.

13. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED BEFORE AND AFTER ALL STORMS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.

14. CONTRACTOR SHALL MAINTAIN A LOG AT THE SITE OF ALL INSPECTIONS OR MAINTENANCE OF BMP AS WELL AS ANY CORRECTIVE CHANGES TO THE BMPS OR EROSION AND SEDIMENT CONTROL PLAN.

15. THE CONTRACTOR SHALL INSTALL THE STABILIZED CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF GRADING. LOCATION OF THE ENTRANCE MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE GRADING OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE. THE STABILIZED CONSTRUCTION ENTRANCE SHALL REMAIN IN PLACE UNTIL THE ROAD BASE ROCK COURSE IS COMPLETED.

16. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE SWEPT AT THE END OF EACH WORKING DAY OR AS NECESSARY.

UNIFORM CODING SYSTEM
FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Cd	CHECKDAM			A small temporary barrier or dam constructed across a swale, drainage ditch or area of concentrated flow.
Co	CONSTRUCTION EXIT		Co	A stone-stabilized pad located at any point where traffic will be leaving a construction site to a public right of way, street, alley, sidewalk or parking lot.
Di	DIVERSION			An earth channel or dike located above, below, or across a slope to divert runoff. This may be a temporary of permanent structure.
Ip	INLET SEDIMENT TRAP			An impounding area created by encaving around a storm drain drop inlet. The excavated area will be filled and stabilized on completion of construction activities.
Rd	ROCK FILTER DAM		Rd	A permanent or temporary stone filter dam installed across small streams or drainageways.
Sf	SILT FENCE			A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, or a sediment fence. The barriers are usually temporary & inexpensive.
Tsb	TEMPORARY SEDIMENT BASIN			A basin created by excavating or constructing a dam across a waterway. The surface water runoff is temporarily stored allowing the bulk of the sediment to drop out.
Sr	TEMPORARY STREAM CROSSING		Sr	A temporary bridge or culvert-type structure protecting a stream or watercourse from damage by crossing construction equipment.
St	STORM DRAIN OUTLET PROTECTION		St	A paved or short section of rip rap channel at the outlet of a storm drain system preventing erosion from the concentrated runoff.

NORTH

30 0 30 60

SCALE: 1" = 30'

JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
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EROSION CONTROL PLAN
SITE PLAN MODIFICATION - HARLAN CREEK
HARLAN DRIVE
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
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REVISION	06/23/2025

C-700

GENERAL NOTES

1) LIST OF PUBLIC UTILITIES:
WATER - OXFORD PUBLIC WORKS - ROB NEELY - 662-232-2373
SEWER - OXFORD PUBLIC WORKS - ROB NEELY - 662-232-2373
ELECTRIC - OXFORD ELECTRIC - ROB NEELY - 662-232-2373
GAS - CENTERPOINT ENERGY
ALL OTHERS UTILITIES - OXFORD PUBLIC WORKS - ROB NEELY - 662-232-2373

2) IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT EXISTING STRUCTURES SUCH AS PIPES, INLETS, CURBS, ETC. FROM DAMAGE WHICH MIGHT OCCUR DURING CONSTRUCTION. EXTREME CARE SHALL BE EXERCISED IN UNDERCUT AREAS AND THE UNDERCUT DEPTH MAY BE ADJUSTED AT CROSS DRAINS, AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL REPLACE OR REPAIR, AS DIRECTED BY THE ENGINEER, ANY STRUCTURES DAMAGED DURING THE LIFE OF THE CONTRACT. NO PAYMENT WILL BE MADE FOR REPLACEMENT OR REPAIR OF DAMAGES.

3) ALL EXISTING UTILITIES OR OTHER OBSTRUCTIONS, WHICH CONFLICT WITH REQUIRED CONSTRUCTION SHALL BE REMOVED AT THE CONTRACTOR'S EXPENSE AS AN ABSORBED ITEM.

4) THE EROSION CONTROL DEVICES REFERENCED IN THESE PLANS ARE A MINIMUM REQUIREMENT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT SILT DOES NOT LEAVE THE CONSTRUCTION SITE OR CONTAMINATE WATERS OF THE U.S. DURING CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN A "SMALL CONSTRUCTION NOTICE OF INTENT" PERMIT AS REQUIRED BY THE MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY AND MAINTAIN THE PLAN DURING CONSTRUCTION.

5) EXISTING UTILITIES ON THE DRAWINGS ARE SHOWN IN THEIR ORIGINAL LOCATION BASED UPON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER CAN NOT AND DOES NOT WARRANT THAT THIS INFORMATION IS COMPLETE OR ACCURATE. THE CONTRACTOR MUST COORDINATE DIRECTLY WITH THE INVOLVED UTILITY OWNERS (INCLUDING MISSISSIPPI ONE CALL) TO HAVE UNDERGROUND UTILITY LINES LOCATED IN ADVANCE OF CONSTRUCTION.

6) WORK ON STRUCTURES FOR THIS PROJECT REQUIRES EXCAVATION IN THE IMMEDIATE VICINITY OF ADJACENT PROPERTIES. THEREFORE, THE RISK OF A FAILURE OCCURRING DURING THE EXCAVATION REQUIRES THAT EXTREME CAUTION BE EXERCISED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PLACE WHAT BRACING, SHORING OR GROUND SUPPORT SYSTEM THAT IS DEEMED NECESSARY TO PREVENT A FAILURE AND PROTECT THE PERSONS WORKING NEAR THE EXCAVATION, THE PUBLIC THAT MAY BE ABOVE THE EXCAVATION OR ANY STRUCTURE ADJACENT TO THE EXCAVATION. ALL COSTS FOR ANY PROTECTIVE MEASURES, INCLUDING THE MATERIALS AND LABOR FOR DESIGNING, DRAWING AND CONSTRUCTING THE FACILITY, SHALL BE INCLUDED IN THE PRICE BID FOR CONTRACT ITEMS.

7) IN ORDER TO HOLD SILT TO A MINIMUM, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL AND MAINTAIN TEMPORARY EROSION CONTROL MEASURES (SILT FENCE, DITCH DECKS, ETC.)

8) ANY AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR (TO INCLUDE GRASSING AND SITE GRADING) AS DIRECTED BY THE ENGINEER, ARCHITECT OR OWNER. CONTRACTOR SHALL PROVIDE TEMPORARY EROSION CONTROL FOR DISTURBED AREA UNTIL THEY HAVE BEEN GRASSED AND GROWTH ESTABLISHED.

9) THIS PLAN DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF INSTALLING TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE MUTCD. OTHER SIGNS AND TRAFFIC CONTROL DEVICES MAY BE REQUIRED DURING THE VARIOUS PHASES OF CONSTRUCTION. ALL TRAFFIC CONTROL DEVICES ON THIS PROJECT SHALL COMPLY WITH PART VI OF THE M.U.T.C.D. (LATEST EDITION).

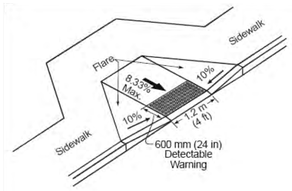
10) THE CONTRACTOR IS TO REMOVE AND RESET ANY SIGNS WHICH CONFLICT WITH CONSTRUCTION.

11) THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF EXISTING GRADES AND MAKING ADJUSTMENTS AS NECESSARY WITH THE APPROVAL OF THE PROJECT ENGINEER BEFORE ORDERING MATERIALS.

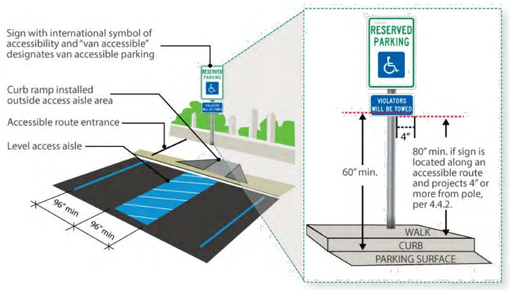
12) BRICK RED TRUNCATED DOMES REQUIRED AT ALL SIDEWALK CROSSINGS

13) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ACQUIRE A COPY OF THE GEOTECH REPORT AND FOLLOW ALL RECOMMENDATIONS.

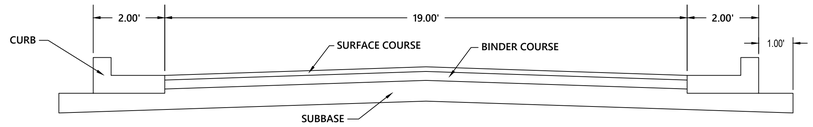
14) ALL MATERIALS USED SHALL MEET CITY OF NEW ALBANY SPECIFICATIONS AND REQUIREMENTS.



ADA CURB RAMP DETAIL



ADA SIGNAGE DETAIL



Typical Sections - Parking and Ineterior Drives

NTS

FLEXIBLE PAVEMENT(S)

(LIGHT-DUTY)

SUBGRADE: 8" MINIMUM PROCESSED IN-SITU SOILS OR SELECT IMPORTED FILL COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DEFINED BY ASTM D-698.

SUBBASE: 6" MINIMUM CRUSHED LIMESTONE MEETING MDOT SPECIFICATIONS FOR SIZE NO. 610 AGGREGATE. COMPACT TO A MINIMUM OF 98% OF MAXIMUM DRY DENSITY AS DEFINED BY ASTM D-698.

BASE: 2.0" MINIMUM HOT MIXED BITUMINOUS BASE COURSE CONFORMING TO MDOT STANDARD SPECIFICATIONS FOR TYPE MT-19MM OR BB-1 MATERIAL.

SURFACE: 1.5" MINIMUM HOT MIXED BITUMINOUS SURFACE COURSE CONFORMING TO MDOT STANDARD SPECIFICATIONS FOR TYPE MT - 9.5 MM OR SC-L MATERIAL.

(CEMENT STABILIZED ALTERNATE)

SUBGRADE: 6" MINIMUM PROCESSED IN-SITU SOILS OR SELECT IMPORTED FILL COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DEFINED BY ASTM D-698. INCORPORATE 6% PORTLAND CEMENT (BY VOLUME) IN ACCORDANCE WITH MDOT STANDARD SPECIFICATIONS WITHIN UPPER 8" OF SUBGRADE. (APPX 34#/SY)

BASE: 2.0" MINIMUM HOT MIXED BITUMINOUS BASE COURSE CONFORMING TO MDOT STANDARD SPECIFICATIONS FOR TYPE MT-19MM OR BB-1 MATERIAL.

SURFACE: 1.5" MINIMUM HOT MIXED BITUMINOUS SURFACE COURSE CONFORMING TO MDOT STANDARD SPECIFICATIONS FOR TYPE MT - 9.5 MM OR SC-L MATERIAL.

(HEAVY-DUTY)

SUBGRADE: 8" MINIMUM PROCESSED IN-SITU SOILS OR SELECT IMPORTED FILL COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DEFINED BY ASTM D-698

SUBBASE: 6" MINIMUM CRUSHED LIMESTONE MEETING MDOT SPECIFICATIONS FOR SIZE NO. 610 AGGREGATE. COMPACT TO A MINIMUM OF 98% OF MAXIMUM DRY DENSITY AS DEFINED BY ASTM D-698.

BASE: 4.0" MINIMUM HOT MIXED BITUMINOUS BASE COURSE CONFORMING TO MDOT STANDARD SPECIFICATIONS FOR TYPE MT-19 MM OR BB-1 MATERIAL.

SURFACE: 2.0" MINIMUM HOT MIXED BITUMINOUS SURFACE COURSE CONFORMING TO MDOT STANDARD SPECIFICATIONS FOR TYPE MT-9.5 MM OR SC-1 MATERIAL.

(CEMENT STABILIZED ALTERNATE)

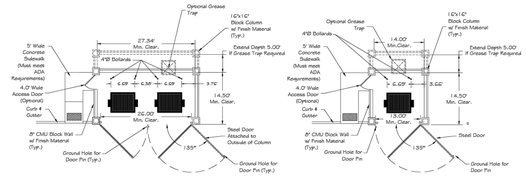
SUBGRADE: 6" MINIMUM PROCESSED IN-SITU SOILS OR SELECT IMPORTED FILL COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DEFINED BY ASTM D-698. INCORPORATE 6% PORTLAND CEMENT (BY VOLUME) IN ACCORDANCE WITH MDOT STANDARD SPECIFICATIONS WITHIN UPPER 8" OF SUBGRADE. (APPX 34#/SY)

BASE: 4.0" MINIMUM HOT MIXED BITUMINOUS BASE COURSE CONFORMING TO MDOT STANDARD SPECIFICATIONS FOR TYPE MT-19MM OR BB-1 MATERIAL.

SURFACE: 2.0" MINIMUM HOT MIXED BITUMINOUS SURFACE COURSE CONFORMING TO MDOT STANDARD SPECIFICATIONS FOR TYPE MT - 9.5 MM OR SC-L MATERIAL.

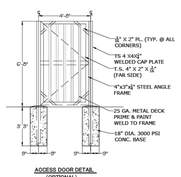
DOUBLE ENCLOSURE – SIDE ENTRY

SINGLE ENCLOSURE – SIDE ENTRY

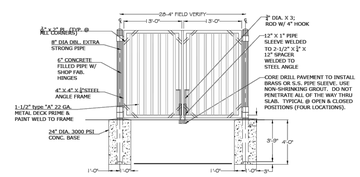


DOUBLE ENCLOSURE – FRONT ENTRY

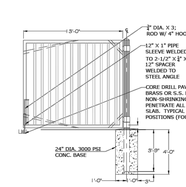
SINGLE ENCLOSURE – FRONT ENTRY



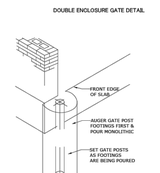
ACCESS DOOR DETAIL (OPTIONAL)



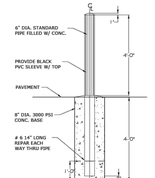
DOUBLE ENCLOSURE GATE DETAIL



SINGLE ENCLOSURE GATE DETAIL

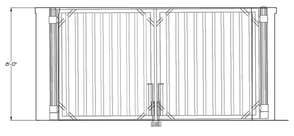


DUMPSTER GATE POST FOOTING

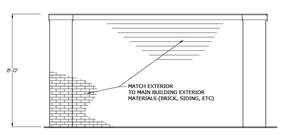


BOLLARD DETAIL

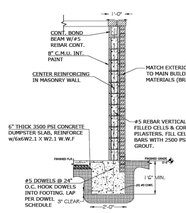
DUMPSTER DETAIL



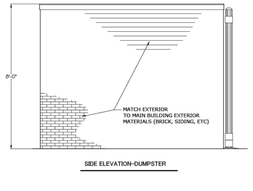
FRONT ELEVATION–DUMPSTER



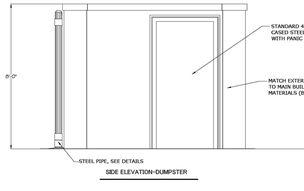
REAR ELEVATION–DUMPSTER



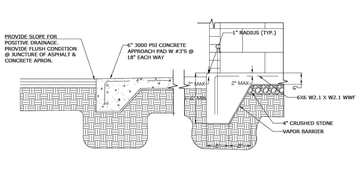
SECTION @ DUMPSTER ENCLOSURE WALL



SIDE ELEVATION–DUMPSTER



SIDE ELEVATION–DUMPSTER



ENCLOSURE SLAB EDGE

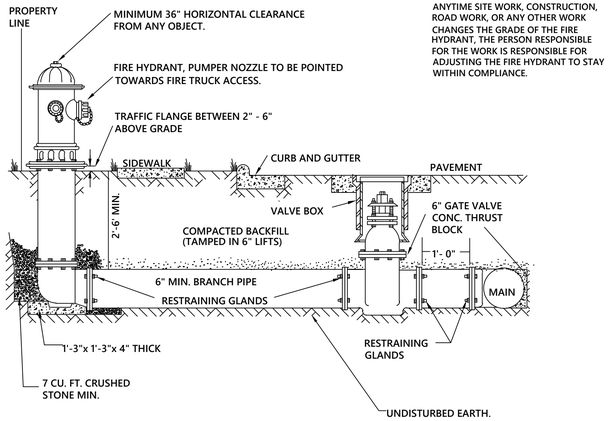
JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

SITE PLAN MODIFICATION - HARLAN CREEK
HARLAN DRIVE
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

SITE DETAILS

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	01/15/2025
SCALE	
REVISION	06/23/2025

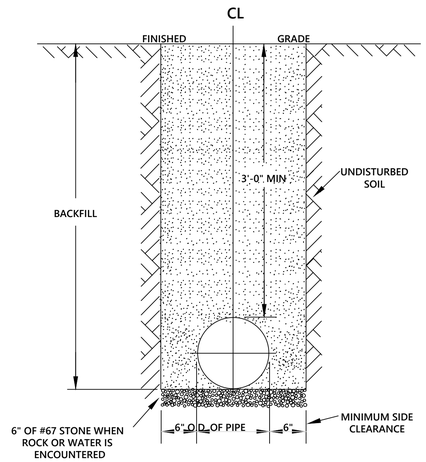
C-800



ANYTIME SITE WORK, CONSTRUCTION, ROAD WORK, OR ANY OTHER WORK CHANGES THE GRADE OF THE FIRE HYDRANT, THE PERSON RESPONSIBLE FOR THE WORK IS RESPONSIBLE FOR ADJUSTING THE FIRE HYDRANT TO STAY WITHIN COMPLIANCE.

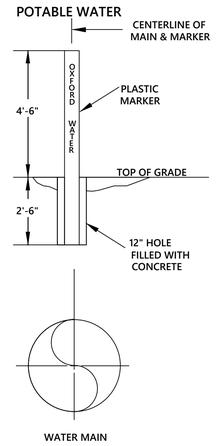
NOTES:
1. FIRE HYDRANT SHALL BE AS MANUFACTURED: MUELLER, AMERICAN DARLING, KENNEDY, M&H, WATEROUS, CLOW, EAST JORDAN IRON WORKS, OR US PIPE.
2. BRANCH PIPE SHALL BE DUCTILE IRON AWWA C150-96
3. 6" GATE VALVE SHALL BE AWWA C500-86 OPEN LEFT
4. STEEL RODS AND BOLTS SHALL BE 3/4" HOT DIPPED GALVANIZED
5. FIRE HYDRANTS WILL BE INSTALLED IN TRUE VERTICAL POSITION
   RODS SHALL NOT BE COUPLED MORE THAN ONCE. IF THE LENGTH FROM THE VALVE TO THE HYDRANT EXCEEDS 20' THEN A MECHANICAL RESTRAINING GLAND WITH A REBAR CAGE SHALL BE INSTALLED NO MORE THAN 10' FROM HYDRANT AND POURED IN CONCRETE.
   FIRE HYDRANTS TO BE LOCATED IN ROW OR 2 FOOT EASEMENT ADJACENT TO ROW

FIRE HYDRANT INSTALLATION DETAIL



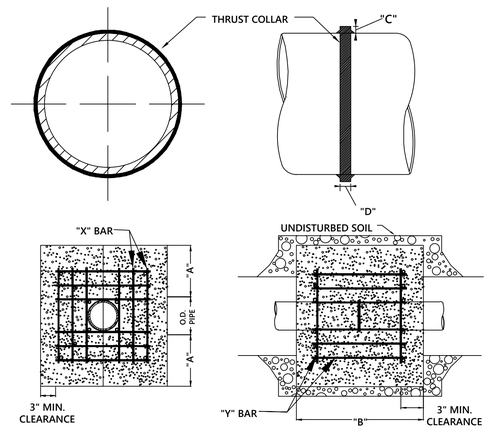
NOTES:
1. TRENCHES REQUIRING SHORING AND BRACING, DIMENSIONS SHALL BE TAKEN FROM THE INSIDE FACE OF THE SHORING AND BRACING.
2. NO ROCKS OR BOULDERS 4" OR LARGER TO BE USED IN BACKFILL.
3. ALL BACKFILL MATERIAL SHALL BE SUITABLE NATIVE MATERIAL.
4. BACKFILL SHALL BE TAMPED IN 6" LIFTS.
5. ACHIEVE 95% COMPACTION IN BACKFILL.

TRENCH REQUIREMENTS FOR MAIN



NOTES
1. POTABLE WATER MARKER TO BE BLUE IN COLOR.
2. POTABLE WATER MARKER TO BE LABELED "OXFORD WATER".
3. TO BE SPACED ALONG CENTERLINE OF MAIN EVERY 300 FEET.
4. MARKERS TO BE ROUND AND 4" IN DIAMETER.

TRENCH REQUIREMENTS FOR MAIN



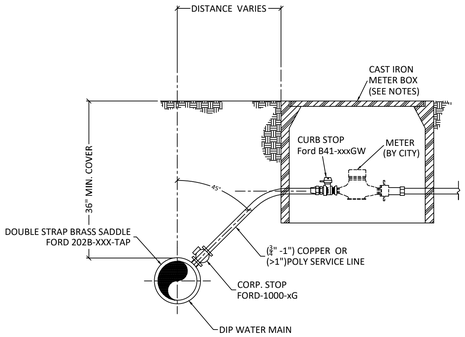
REINFORCING REQUIREMENTS

I.D. PIPE	REBAR SIZE	"X" BAR LENGTH	"X" BAR WEIGHT	"Y" BAR LENGTH	"Y" BAR WEIGHT	NO. REQUIRED
6" - 36"	#5	2'-2"+ O.D. PIPE	1.043 LBS/FT	1'-1"	1.1 LBS. EACH	X-24, Y-12
48" & greater	#6	3'-0"+ O.D. PIPE	1.502 LBS/FT	1'-3"	1.9 LBS. EACH	X-24, Y-12

THRUST COLLAR, AND THRUST SCHEDULE

I.D. PIPE	"A"	"B"	"C"	"D"
6" - 16"	1'-4"	1'-7"	2"	3/8"
20" - 24"	1'-4"	1'-7"	3"	1/2"
30" - 36"	1'-4"	1'-7"	4"	5/8"
48" & greater	1'-8"	1'-9"	6"	7/8"

THRUST BLOCKING DESIGN DATA

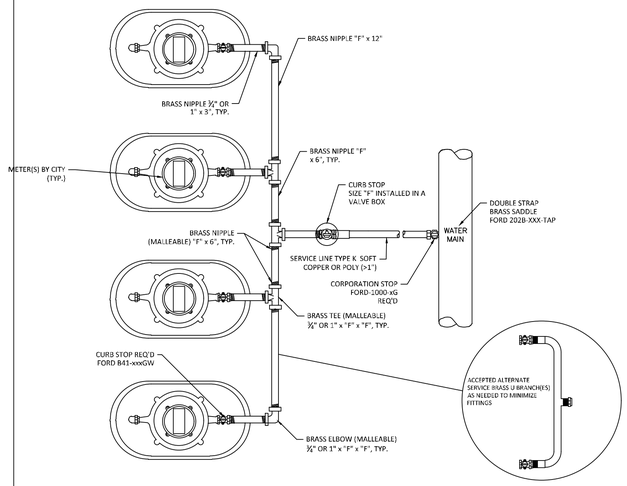


NOTES:

1. METER BOXES SHALL BE CAST IRON SET TO GRADE WITH CURB STOP POSITIONED CORRECTLY AND READY TO RECEIVE METER.
   ¾" to 1" service lines: 19 ½" Long x 10 ½" Wide x 10" Deep
   1½" to 2" service lines: 24" Long x 13 ¾" Wide x 13" Deep
2. THE CITY WILL NOT SET METER(S) UNTIL CITY REQUIRED MATERIALS ARE VERIFIED AS INSTALLED PROPERLY.

TYPICAL SERVICE CONNECTION & METER
N.T.S.

SERVICE CONNECTION & METER DETAIL



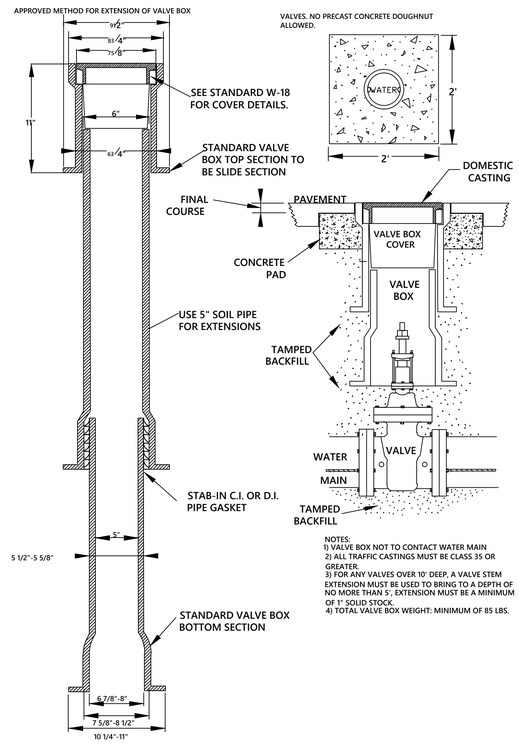
SIZE "F" (I.D.) (SERVICE TAP SIZE FROM MAIN)	NUMBER OF METERED SERVICES ALLOWED	
	¾"	1"
2"	9-16	5-8
1 ½"	5-8	4
1"	4	2
¾"	2	N/A

NOTES:

1. METER BOXES SHALL BE CAST IRON SET TO GRADE WITH CURB STOP POSITIONED CORRECTLY AND READY TO RECEIVE METER.
   ¾" to 1" service lines: 19 ½" Long x 10 ½" Wide x 10" Deep
   1½" to 2" service lines: 24" Long x 13 ¾" Wide x 13" Deep
2. THE CITY WILL NOT SET METER(S) UNTIL CITY REQUIRED MATERIALS ARE VERIFIED AS INSTALLED PROPERLY.

TYPICAL METER BANK
N.T.S.

STANDARD GANG METER ASSEMBLY



NOTES:
1) VALVE BOX NOT TO CONTACT WATER MAIN
2) ALL TRAFFIC CASTINGS MUST BE CLASS 35 OR GREATER.
3) FOR ANY VALVES OVER 10' DEEP, A VALVE STEM EXTENSION MUST BE USED TO BRING TO A DEPTH OF NO MORE THAN 5', EXTENSION MUST BE A MINIMUM OF 1" SOLID STOCK.
4) TOTAL VALVE BOX WEIGHT: MINIMUM OF 85 LBS.

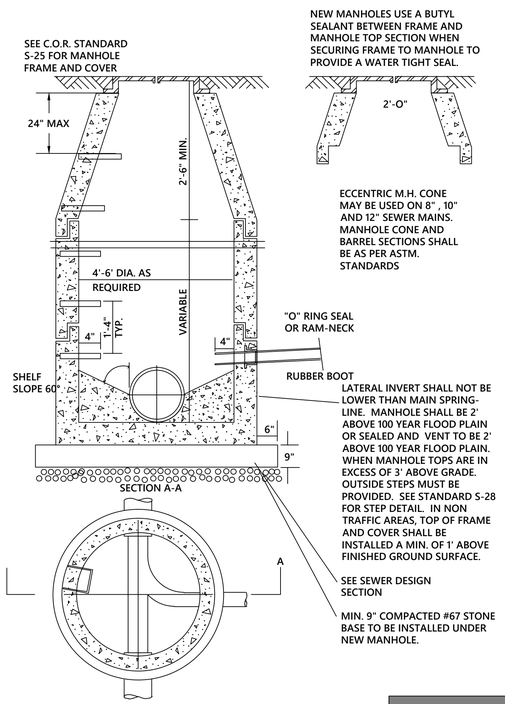
VALVE BOX INSTALLATION

JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

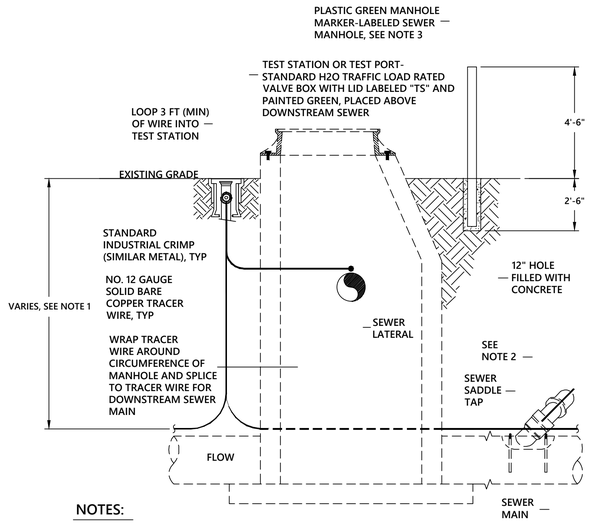
WATER DETAILS
SITE PLAN MODIFICATION - HARLAN CREEK
HARLAN DRIVE
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	01/15/2025
SCALE	
REVISION	06/23/2025

C-801



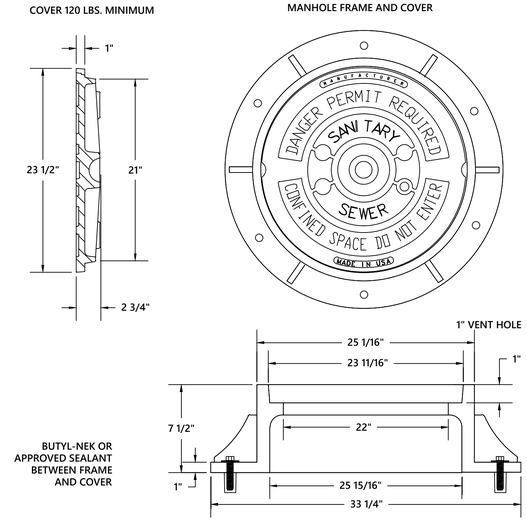
STANDARD SANITARY MANHOLE



NOTES:

1. THE TRACER WIRE SHALL BE CONTINUOUS TO THE GREATEST EXTENT POSSIBLE. FOR GRAVITY MAIN AND OR LATERAL INSTALLATIONS LESS THAN 8 FT, THE TRACING WIRE SHALL BE ATTACHED TO THE PIPE. TRACER WIRE SHALL BE LAID FLAT AND SECURELY AFFIXED TO THE PIPE AT 10 FOOT INTERVALS. FOR GRAVITY MAIN AND OR LATERAL INSTALLATION DEEPER THAN 8 FT, THE TRACING WIRE SHALL BE INSTALLED AT A DEPTH OF 7-8 FT. THE WIRE SHALL BE PROTECTED FROM DAMAGE DURING THE EXECUTION OF THE WORK. NO BREAKS OF CUTS IN THE TRACER WIRE SHALL BE PERMITTED.
2. WHERE LATERAL TAPS ARE MADE BY SERVICE SADDLES, THE TRACER WIRE SHALL NOT BE ALLOWED TO TO BE PLACED BETWEEN THE SADDLE AND MAIN.
3. MANHOLE MARKERS SHALL BE PLACED ADJACENT TO MANHOLES AT THE DISCRETION OF OWNER OR OWNER'S REPRESENTATIVE.

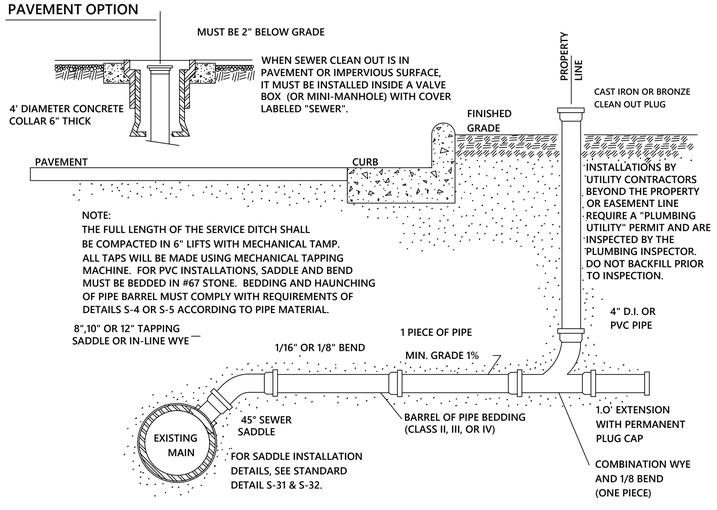
GRAVITY SEWER MAIN TRACER WIRE



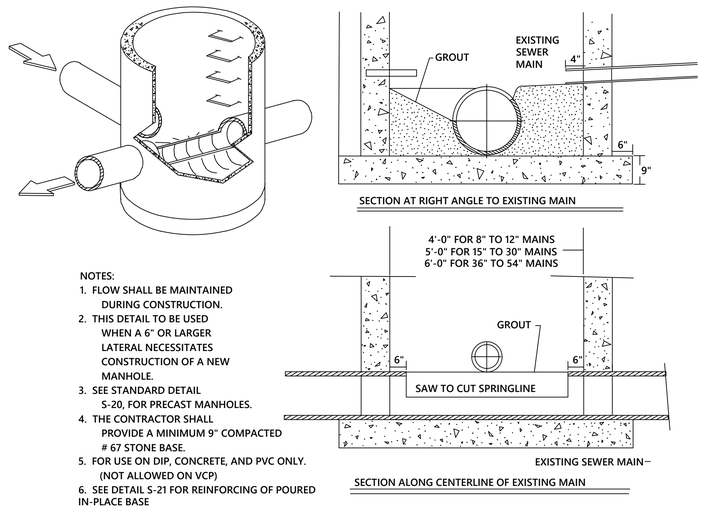
NOTES:
1) ALL MANHOLE FRAMES SHALL BE DOMESTICALLY CAST.
2) FRAME SHALL BE A MINIMUM WEIGHT OF 182 LBS. WITHIN PUBLIC ROW AND 160 LBS. WITHIN EASEMENTS.
3) COVER SHALL WEIGH A MIN. OF 120 LBS.
4) ALL MANHOLE FRAMES OUTSIDE OF PAVED SURFACES SHALL BE BOLTED TO THE CONE SECTION OR RING WITH A MINIMUM OF 4 BOLTS PER FRAME.

5/8"X3" LAGSHIELD IN HOLE DRILLED INTO CONE OR RING WITH ANCHOR SUNK TO DESIGN DEPTH, AND 3/8"X3" HOT DIPPED GALVANIZED LAG BOLT AND WASHER.

STANDARD MANHOLE COVER

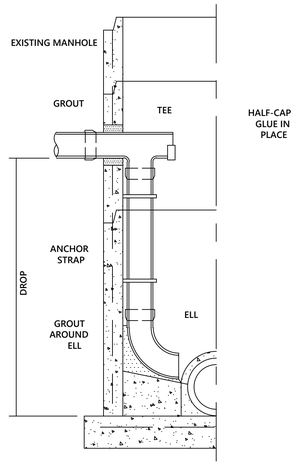


TYPICAL LATERAL CONNECTION

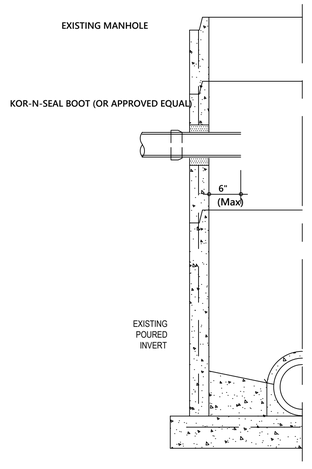


NOTES:
1. FLOW SHALL BE MAINTAINED DURING CONSTRUCTION.
2. THIS DETAIL TO BE USED WHEN A 6" OR LARGER LATERAL NECESSITATES CONSTRUCTION OF A NEW MANHOLE.
3. SEE STANDARD DETAIL S-20, FOR PRECAST MANHOLES.
4. THE CONTRACTOR SHALL PROVIDE A MINIMUM 9" COMPACTED # 67 STONE BASE.
5. FOR USE ON DIP, CONCRETE, AND PVC ONLY. (NOT ALLOWED ON VCP)
6. SEE DETAIL S-21 FOR REINFORCING OF POURED IN-PLACE BASE

MANHOLE INSTALLATION OVER EXISTING SEWER MANHOLE



MANHOLE WITH INSIDE DROP



NEW SERVICE INTO EXISTING MANHOLE

JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

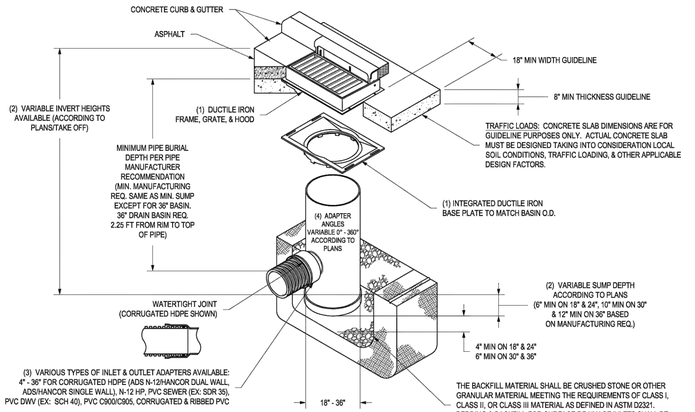
SEWER DETAILS

SITE PLAN MODIFICATION - HARLAN CREEK
HARLAN DRIVE
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	01/15/2025
SCALE	
REVISION	06/23/2025

C-802

NYLOPLAST 2 FT X 3FT CURB INLET STRUCTURE: 30 _ _ AGR _ _ X



1 - 18" - 30" FRAMES, GRATES, HOODS, & BASE PLATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS.
3 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 36").
4 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
5 - ALL CURB INLET GRATE OPTIONS (DIAGONAL & HIGH FLOW) SHALL MEET H-20 LOAD RATING

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DRAWN BY	EBC	MATERIAL	
DATE	03-22-10		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	07-22-19		
DWG SIZE	A	SCALE 1:40	SHEET 1 OF 1

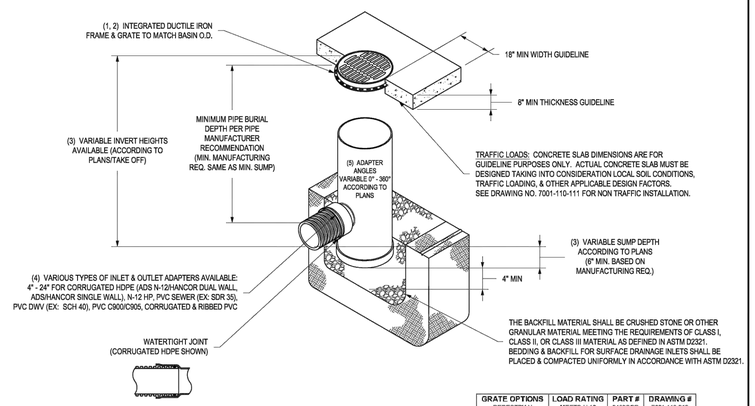
ADS Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: DRAIN BASIN WITH 2 FT X 3 FT CURB INLET QUICK SPEC INSTALLATION DETAIL

DWG NO. 7002-110-087 REV D

CURB INLET DETAIL

NYLOPLAST 24" DRAIN BASIN: 2824AG _ _X



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	2499CGP	7001-110-216
STANDARD	MEETS H-20	2499CGS	7001-110-217
SOLID COVER	MEETS H-20	2499CGC	7001-110-218
DOME	N/A	2499CGD	7001-110-219
DROP IN GRATE	LIGHT DUTY	2427CI	7001-110-075

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP & PVC SEWER.
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

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DRAWN BY	EBC	MATERIAL	
DATE	04-03-06		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	03-14-16		
DWG SIZE	A	SCALE 1:40	SHEET 1 OF 1

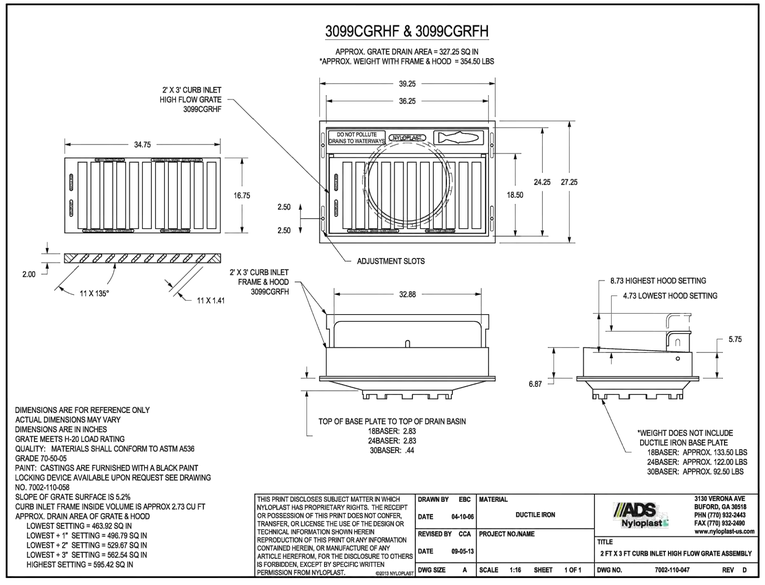
ADS Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: 24 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL

DWG NO. 7001-110-192 REV E

SURFACE INLET DETAIL

3099CGRHF & 3099CGRFH



DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
GRATE MEETS H-20 LOAD RATING
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
LOCKING DEVICE AVAILABLE UPON REQUEST SEE DRAWING NO. 7002-110-058
SLOPE OF GRATE SURFACE IS 5.2%
CURB INLET FRAME INSIDE VOLUME IS APPROX 2.73 CU FT
APPROX. DRAIN AREA OF GRATE & HOOD
LOWEST SETTING = 463.92 SQ IN
LOWEST + 1" SETTING = 496.79 SQ IN
LOWEST + 2" SETTING = 529.67 SQ IN
LOWEST + 3" SETTING = 562.54 SQ IN
HIGHEST SETTING = 595.42 SQ IN

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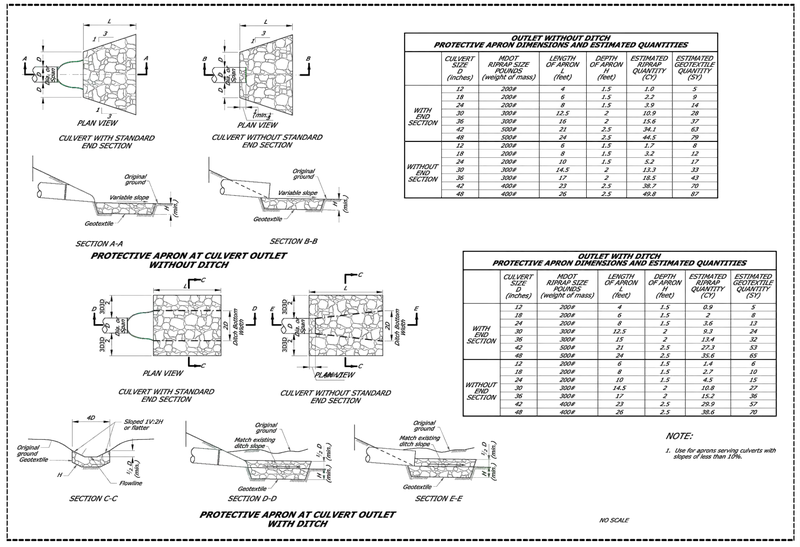
DRAWN BY	EBC	MATERIAL	
DATE	04-10-06	DUCTILE IRON	
REVISED BY	CCA	PROJECT NO./NAME	
DATE	09-05-13		
DWG SIZE	A	SCALE 1:16	SHEET 1 OF 1

ADS Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: 2 FT X 3 FT CURB INLET HIGH FLOW GRATE ASSEMBLY

DWG NO. 7002-110-047 REV D

CURB INLET GRATE ASSEMBLY DETAIL



OUTLET WITHOUT DITCH
PROTECTIVE APRON DIMENSIONS AND ESTIMATED QUANTITIES

	CULVERT SIZE D (inches)	MOOT RIPRAP SIZE ROUNDS (weight of mass)	LENGTH OF APRON L (feet)	DEPTH OF APRON H (feet)	ESTIMATED RIPRAP QUANTITY (CY)	ESTIMATED GEOTEXTILE QUANTITY (SY)
WITH END SECTION	12	200#	4	1.5	1.0	5
	18	200#	6	1.5	2.2	9
	24	200#	8	1.5	3.9	14
	30	300#	12.5	2	10.9	28
	36	300#	15	2	15.6	37
	42	500#	21	2.5	34.1	63
	48	500#	24	2.5	44.5	79
WITHOUT END SECTION	12	200#	6	1.5	1.7	8
	18	200#	8	1.5	3.2	12
	24	200#	10	1.5	5.2	17
	30	300#	14.5	2	13.3	33
	36	300#	17	2	18.5	43
	42	400#	23	2.5	38.7	70
	48	400#	26	2.5	49.8	87

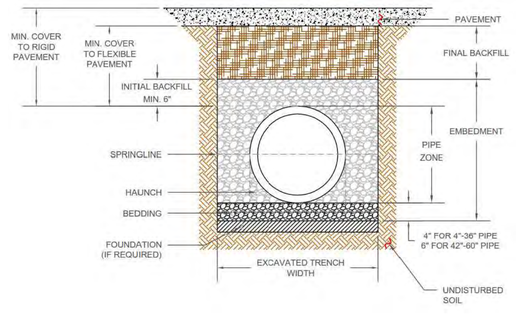
OUTLET WITH DITCH
PROTECTIVE APRON DIMENSIONS AND ESTIMATED QUANTITIES

	CULVERT SIZE D (inches)	MOOT RIPRAP SIZE ROUNDS (weight of mass)	LENGTH OF APRON L (feet)	DEPTH OF APRON H (feet)	ESTIMATED RIPRAP QUANTITY (CY)	ESTIMATED GEOTEXTILE QUANTITY (SY)
WITH END SECTION	12	200#	4	1.5	0.9	5
	18	200#	6	1.5	2	8
	24	200#	8	1.5	3.6	13
	30	300#	12.5	2	9.3	24
	36	300#	15	2	13.4	32
	42	500#	21	2.5	27.3	53
	48	500#	24	2.5	35.6	65
WITHOUT END SECTION	12	200#	6	1.5	1.4	6
	18	200#	8	1.5	2.7	10
	24	200#	10	1.5	4.5	15
	30	300#	14.5	2	10.8	27
	36	300#	17	2	15.2	36
	42	400#	23	2.5	29.9	57
	48	400#	26	2.5	38.6	70

NOTE:
1. Use for aprons serving culverts with slopes of less than 10%.

NO SCALE

RIP-RAP DETAIL



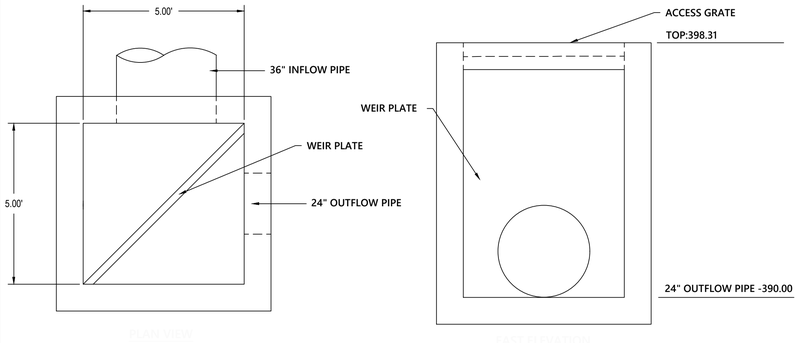
STORM DRAIN TRENCH REQUIREMENTS

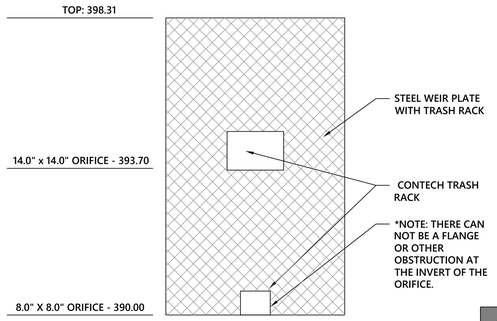
JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

SITE PLAN MODIFICATION - HARLAN CREEK
HARLAN DRIVE
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI
STORM DRAINAGE DETAILS

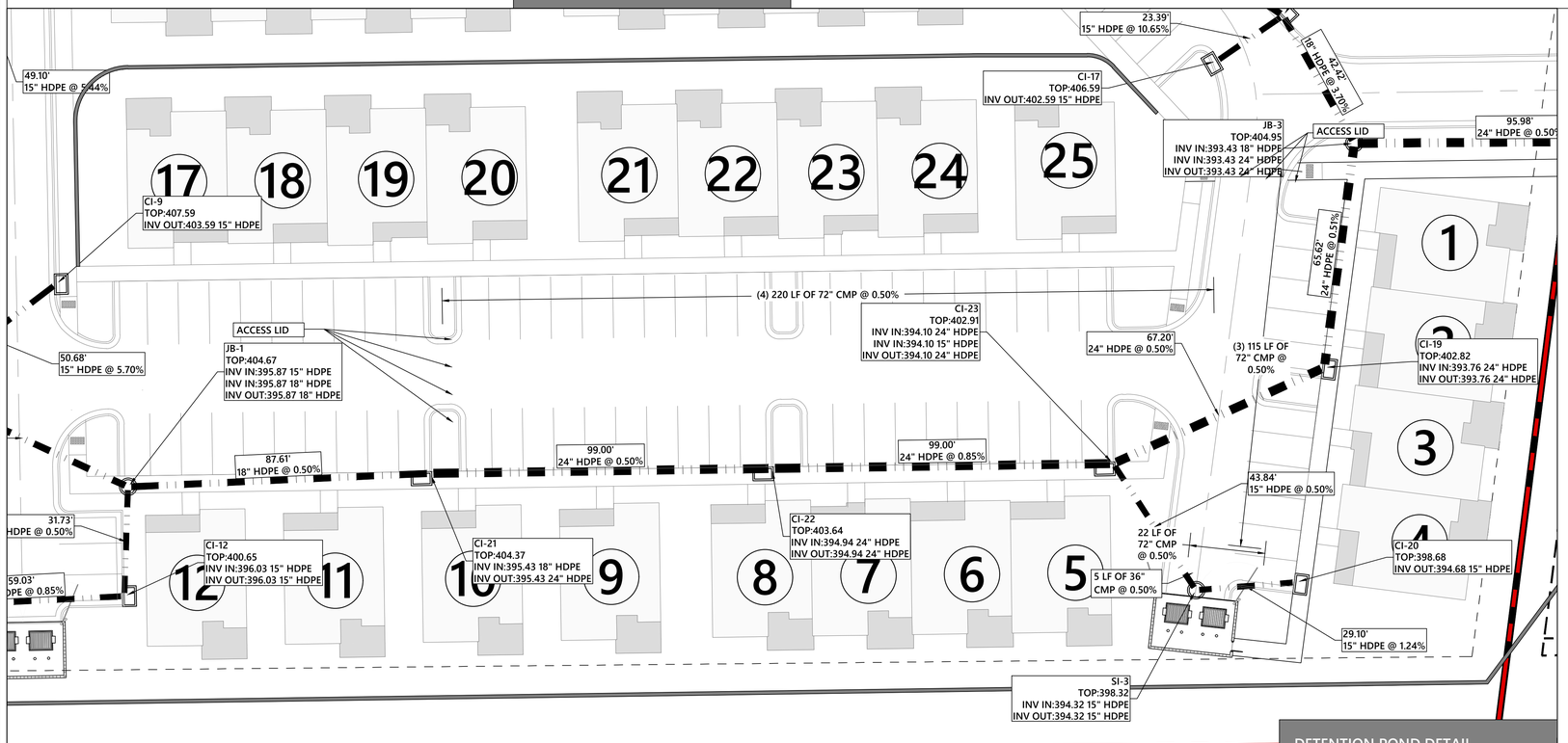
DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	01/15/2025
SCALE	
REVISION	06/23/2025

C-803



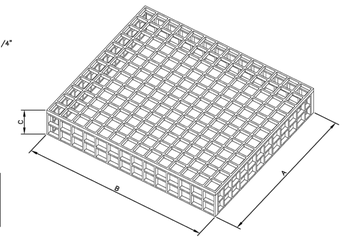


OUTLET CONTROL STRUCTURE (OCS) #1 DETAIL



DETENTION POND DETAIL

FLAT ROOF RECTANGULAR RACKS/WEIRS
(STANDARD SIZES)
DIMENSIONS IN INCHES TO THE NEAREST 1/4"



HOST STRUCTURE INSIDE DIMENSIONS
_____ LENGTH _____ WALL THICKNESS (REQUIRED)
_____ WIDTH

AS DISTRIBUTED BY CONTECH CONSTRUCTION PRODUCTS NATIONALLY

WIDTH (A)	11 3/8	16 3/4	22 1/8	27 1/2	32 7/8	38 1/4	43 5/8	49	54 3/8	59 3/4	65 1/8	70 1/2	75 7/8	81 7/8	87 1/4
CODE	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
LENGTH (B)	11 3/8	16 3/4	22 1/8	27 1/2	32 7/8	38 1/4	43 5/8	49	54 3/8	59 3/4	65 1/8	70 1/2	75 7/8	81 7/8	87 1/4
CODE	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16

HEIGHT (C)	7 1/2	12 7/8
CODE	01	02
	1 GRID HIGH	2 GRID HIGH

FLAT ROOF (FR) _____ WIDTH (A) _____ LENGTH (B) _____ HEIGHT (C) _____

CONTECH CONSTRUCTION PRODUCTS INC.
9025 CENTRAL PARK BLVD, SUITE 400
WEST CHESTER, OHIO 45069
PH.: 800.338.1122 FAX: 513.645.7993
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CUSTOMER: | DATE:
PROJECT: | DRAWN BY:
APP'D BY:
DETAIL:

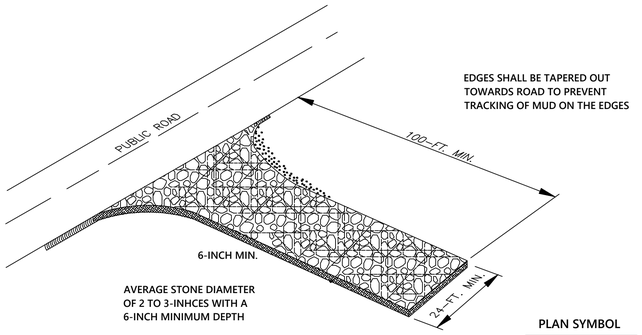
CONTECH TRASH RACK DETAIL

JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

OUTLET CONTROL STRUCTURE DETAILS
SITE PLAN MODIFICATION - HARLAN CREEK
HARLAN DRIVE
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	01/15/2025
SCALE	
REVISION	06/23/2025

C-803-1



EDGES SHALL BE TAPERED OUT TOWARDS ROAD TO PREVENT TRACKING OF MUD ON THE EDGES

AVERAGE STONE DIAMETER OF 2 TO 3-INHCES WITH A 6-INCH MINIMUM DEPTH

UNDERLYING NON-WOVEN GEOTEXTILE FABRIC

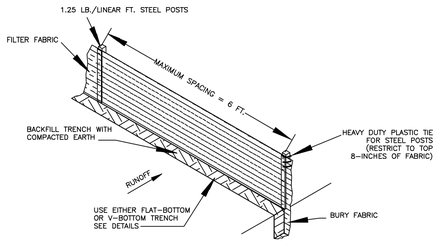
PLAN SYMBOL

CO

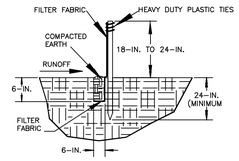
SPECIFICATION	SIZE
ROCK PAD THICKNESS	6 INCHES
ROCK PAD WIDTH	24 FEET
ROCK PAD LENGTH	100 FEET
ROCK PAD STONE LENGTH	D = 2-3 INCES

CONSTRUCTION ENTRANCE DETAIL

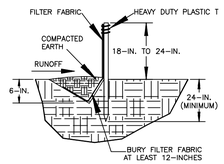
SILT FENCE INSTALLATION



FLAT-BOTTOM TRENCH DETAIL



V-SHAPED TRENCH DETAIL



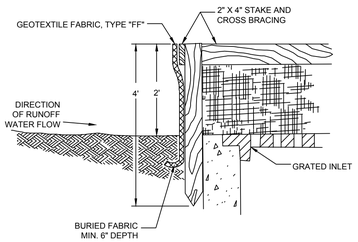
PLAN SYMBOL

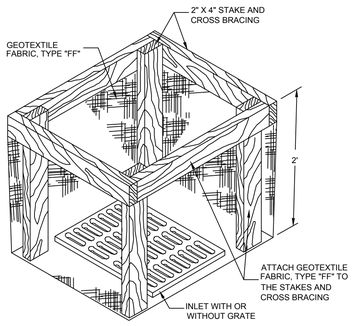
SF

SILT FENCE - GENERAL NOTES

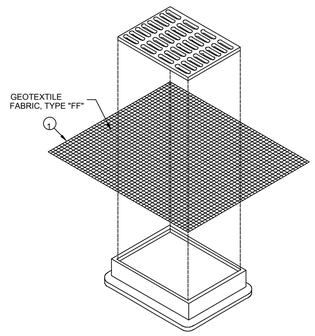
1. DO NOT PLACE SILT FENCE ACROSS CHANNELS OR IN OTHER AREAS SUBJECT TO CONCENTRATED FLOWS. SILT FENCE SHOULD NOT BE USED AS A VELOCITY CONTROL BMP. CONCENTRATED FLOWS ARE ANY FLOWS GREATER THAN 0.5 CFS.
2. MAXIMUM SHEET OR OVERLAND FLOW PATH LENGTH TO THE SILT FENCE SHALL BE 100-FEET.
3. MAXIMUM SLOPE STEEPNESS (NORMAL PERPENDICULAR TO THE FENCE LINE) SHALL BE 2:1.
4. SILT FENCE JOINS, WHEN NECESSARY, SHALL BE COMPLETED BY ONE OF THE FOLLOWING OPTIONS:
   - 4.1. WRAP EACH FABRIC TOGETHER AT A SUPPORT PAST WITH BOTH ENDS FASTENED TO THE POST, WITH A 1-FOOT MINIMUM OVERLAP
   - 4.2. OVERLAP SILT FENCE BY INSTALLING 3-FEET PASSED THE SUPPORT POST TO WHICH THE NEW SILT FENCE ROLL IS ATTACHED. ATTACH OLD ROLL TO NEW ROLL WITH HEAVY-DUTY PLASTIC TIES; OR,
   - 4.3. OVERLAP ENTIRE WIDTH OF EACH SILT FENCE ROLL FROM SUPPORT POST TO THE NEXT SUPPORT POST.
5. ATTACH FILTER FABRIC TO THE STEEL POSTS USING HEAVY-DUTY PLASTIC TIES THAT ARE EVENLY SPACED WITH THE TOP 8-INCHES OF THE FABRIC.
6. INSTALL THE SILT FENCE PERPENDICULAR TO THE DIRECTION OF THE STORMWATER FLOW AND PLACE THE SILT FENCE THE PROPER DISTANCE FROM THE TOP OF THE STEEP SLOPES TO PROVIDE SEDIMENT STORAGE AND ACCESS FOR MAINTENANCE AND CLEANOUT.
7. INSTALL SILT FENCE CHECK (TIE-BACKS) EVERY 50-100 FEET, DEPENDENT ON SLOPE, ALONG SILT FENCE THAT IS INSTALLED WITH SLOPE AND WHERE CONCENTRATED FLOWS ARE EXPECTED OR ARE DOCUMENTED ALONG THE PROPOSED/INSTALLED SILT FENCE.

SILT FENCE INSTALLATION DETAIL

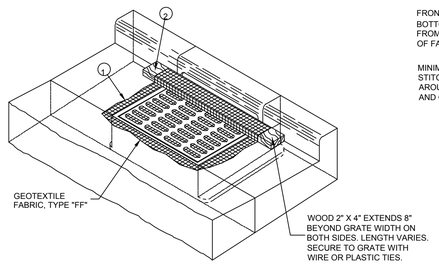




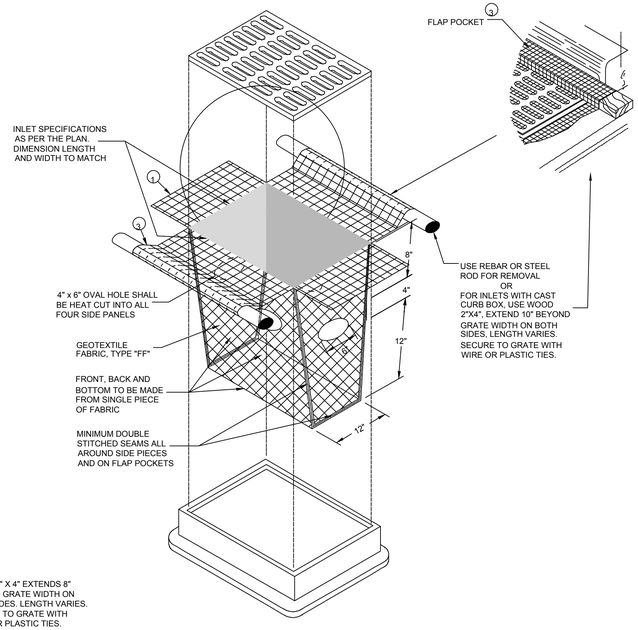
INLET PROTECTION, TYPE "A"



INLET PROTECTION, TYPE "B" (WITHOUT CURB BOX)
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)



INLET PROTECTION, TYPE "C" (WITH CURB BOX)



INLET PROTECTION, TYPE "D"
(CAN BE INSTALLED IN ANY INLET WITH OR WITHOUTA CURB BOX AS PER NOTE (2))

GENERAL NOTES

INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

1. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
2. FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
3. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

INSTALLATION NOTES

TYPES B & C

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE D

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

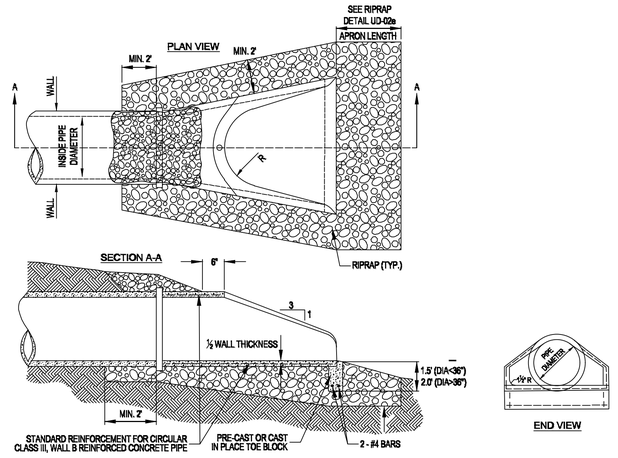
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

PLAN SYMBOL

IP

INLET PROTECTION DETAIL



RIP RAP - GENERAL NOTES

1. CONCRETE FLARED END SECTIONS SHOULD BE CONSIDERED FOR USE WITH CONCRETE PIPE CULVERTS HAVING SKEWS NO GREATER THAN 15 DEGREES.
2. PRECAST CONCRETE FLARED END SECTIONS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M-170 CLASS 111, WALL B REINFORCED CONCRETE PIPE.
3. PRECAST CONCRETE FLARED END SECTION FOR PIPE DIAMETER REQUIRED SHALL BE AS INDICATED ON DETAIL PLAN FOR EACH INDIVIDUAL INSTALLATION.
4. THE END BLOCK SHALL BE PLACED PRIOR TO THE INSTALLATION OF THE FLARED END SECTION. THE END BLOCK SHALL BE BACKFILLED IN ACCORDANCE WITH ART. 502.10 OF THE STANDARD SPECIFICATIONS. THIS COST SHALL BE INCIDENTAL TO EACH END SECTION.
5. RIPRAP SHALL CONFORM TO SECT. 281 OF THE STANDARD SPECIFICATIONS.
6. INSTALL FILTER FABRIC UNDER ALL RIPRAP AND BEDDING. FILTER FABRIC SHALL CONFORM TO SECT. 282 OF THE STANDARD SPECIFICATIONS.

RIP RAP DETAIL

JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

EROSION CONTROL DETAILS

SITE PLAN MODIFICATION - HARLAN CREEK

HARLAN DRIVE

CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	01/15/2025
SCALE	
REVISION	06/23/2025

C-804

first floor plan

scale: 1/4" = 1'-0"

"where dreams and ideas become plans"

PER UNIT:
HTD. DN. 962 SQ. FT.
HTD. UP 1095 SQ. FT.
TOTAL HTD. 2057 SQ. FT.
PORCHES 212 SQ. FT.
TOTAL UNDER ROOF 2269 SQ. FT.

TREXLER GROUP
1164 VICKERY LANE, SUITE 101
PHONE: 507-475-7190 FAX: 453-7190

Chickasaw Creek (4-Bedrm) (3-unit)

Chickasaw Creek

T:\Trexler Group\Plans\Chickasaw Creek (4-Bedrm) (3-unit)

©2013 TREXLER GROUP

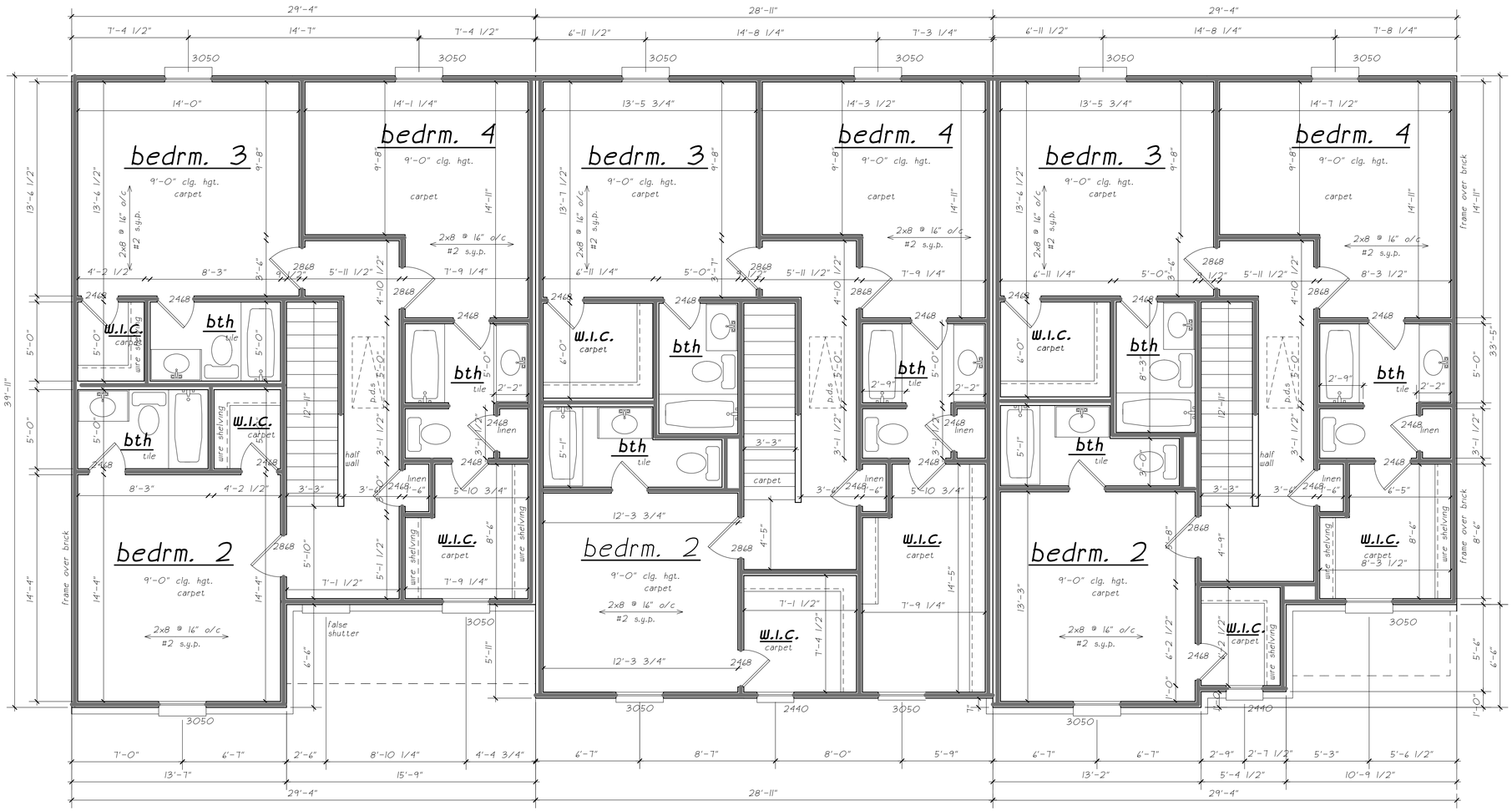
date: 1/22/2025

Finish Schedule:

Doors & Windows = 445 Casing (MDF)

Base = 5 1/4" (MDF)

Interior Doors = Santa Fe



second floor plan

scale: 1/4" = 1'-0"

PER UNIT:
HTD. DN. 962 SQ. FT.
HTD. UP 1095 SQ. FT.
TOTAL HTD. 2057 SQ. FT.
PORCHES 212 SQ. FT.
TOTAL UNDER ROOF 2269 SQ. FT.

TREXLER GROUP
1164 VICKERY LANE, SUITE 101
PHONE: 507-175-7190 FAX: 53-7190

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Chickasaw Creek (4-Bedrm) (3-unit)

Chickasaw Creek

T:\Trexler Group\Plans\Chickasaw Creek (4-Bedrm) (3-unit)

date: 1/22/2025

3

"where dreams and ideas become plans"

first floor plan

scale: 1/4" = 1'-0"

PER UNIT:
HTD. DN. 962 SQ. FT.
HTD. UP 560 SQ. FT.
TOTAL HTD. 1522 SQ. FT.
PORCHES 212 SQ. FT.
TOTAL UNDER ROOF 1734 SQ. FT.

TREXLER GROUP
1164 VICKERY LANE, SUITE 101
PHONE: 503-715-5071 FAX: 503-715-7190

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Chickasaw Creek (3-Bedrm) (4 Unit)

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date: 1/22/2025

2

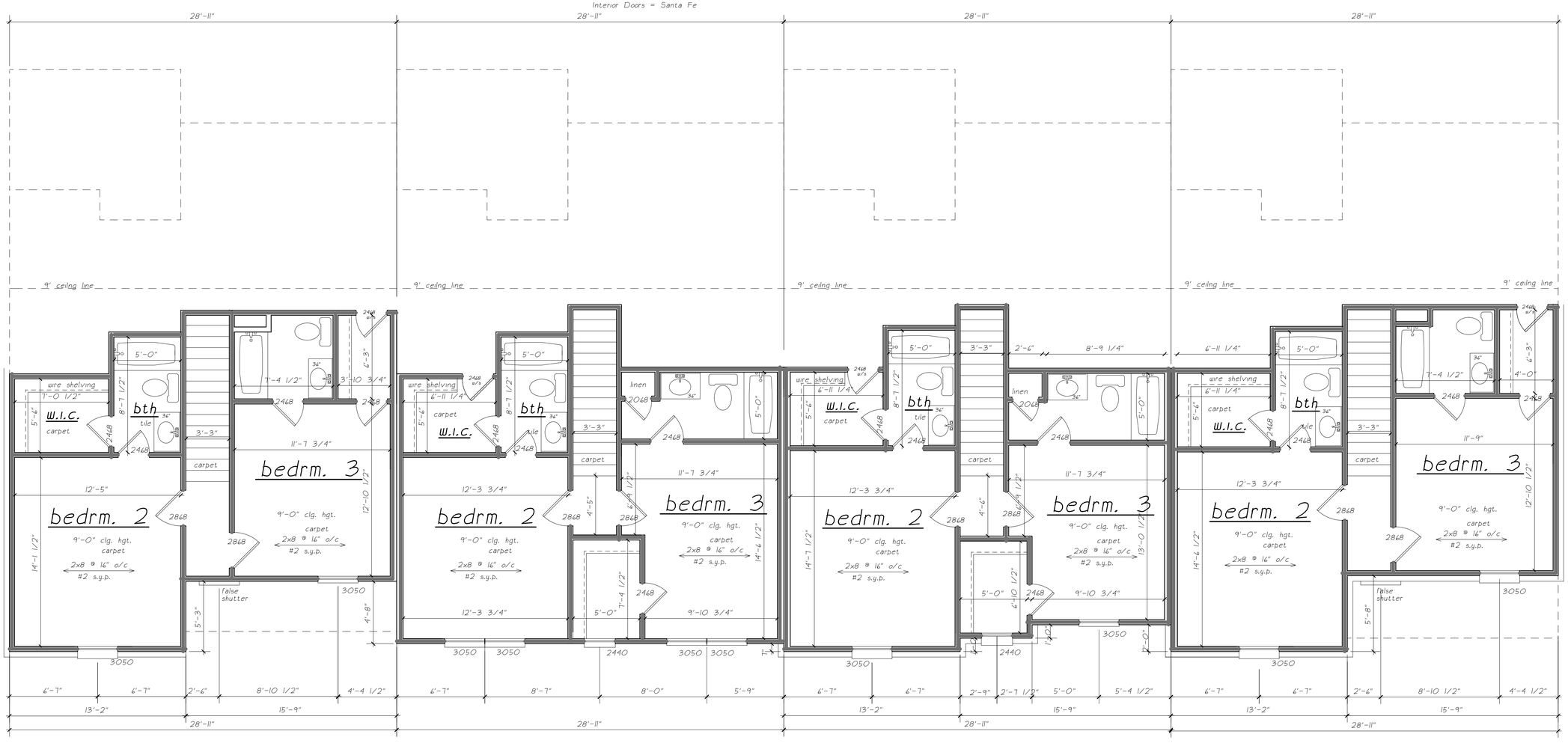
"where dreams and ideas become plans"

Finish Schedule:

Doors & Windows = 445 Casing (MDF)

Base = 5 1/4" (MDF)

Interior Doors = Santa Fe



second floor plan

scale: 1/4" = 1'-0"

PER UNIT:

HTD. DN. 962 SQ. FT.
HTD. UP 560 SQ. FT.
TOTAL HTD. 1522 SQ. FT.
PORCHES 212 SQ. FT.
TOTAL UNDER ROOF 1734 SQ. FT.

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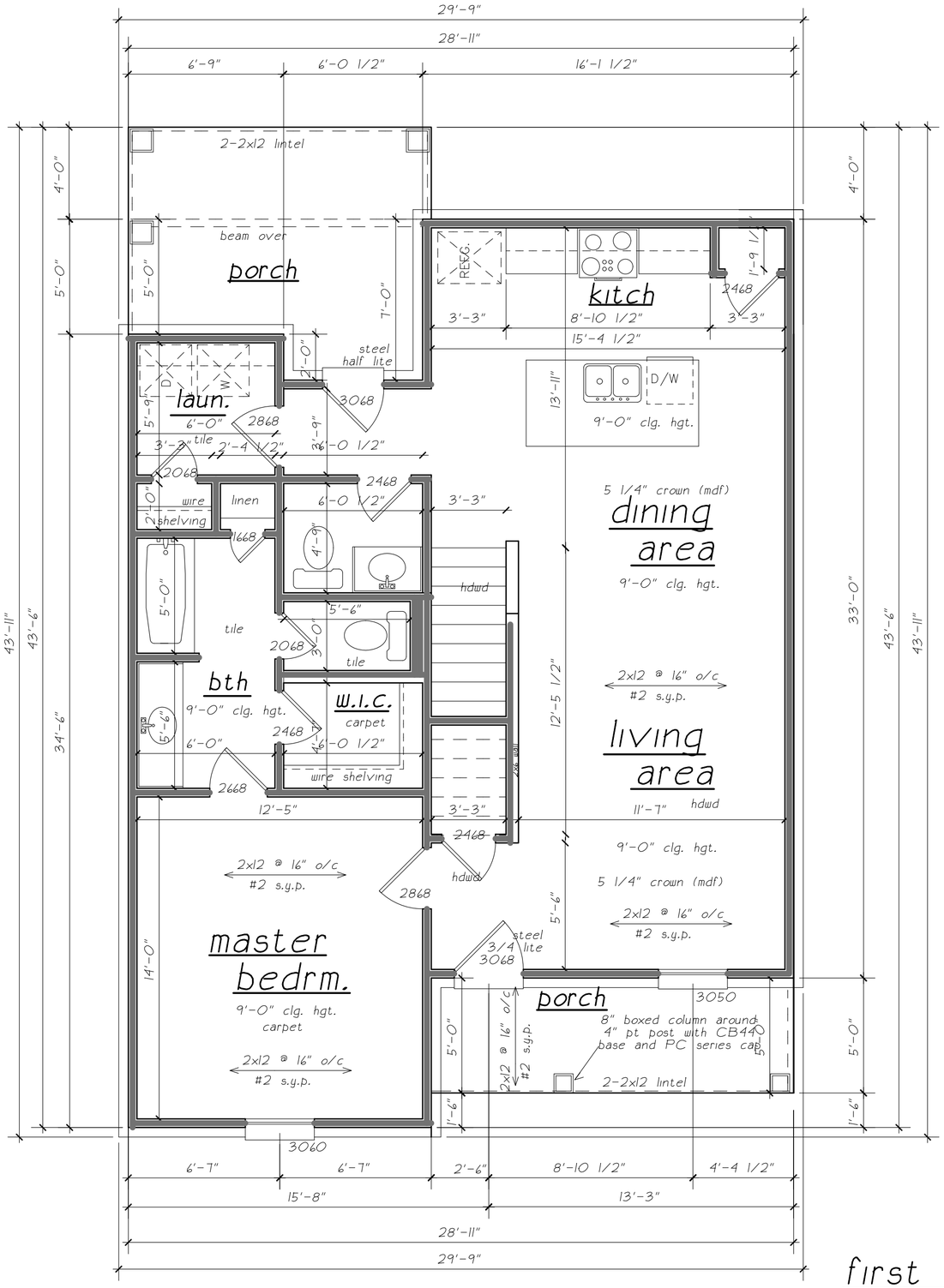
Chickasaw Creek (3-Bedrm) (4 Unit)

T:\Trexler Group\Plans\Chickasaw Creek (3-Bedrm) (4 Unit)

date: 1/22/2025

3

"where dreams and ideas become plans"



first floor plan

scale: 1/4" = 1'-0"

PER UNIT:

HTD. DN. 962 SQ. FT.
HTD. UP 560 SQ. FT.
TOTAL HTD. 1522 SQ. FT.
PORCHES 212 SQ. FT.
TOTAL UNDER ROOF 1734 SQ. FT.

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T:\Trexler Group\Plans\Chickasaw Creek (3-Bedrm) (1 Unit)

Chickasaw Creek (3-Bedrm) (1 Unit)

date: 1/22/2025

2

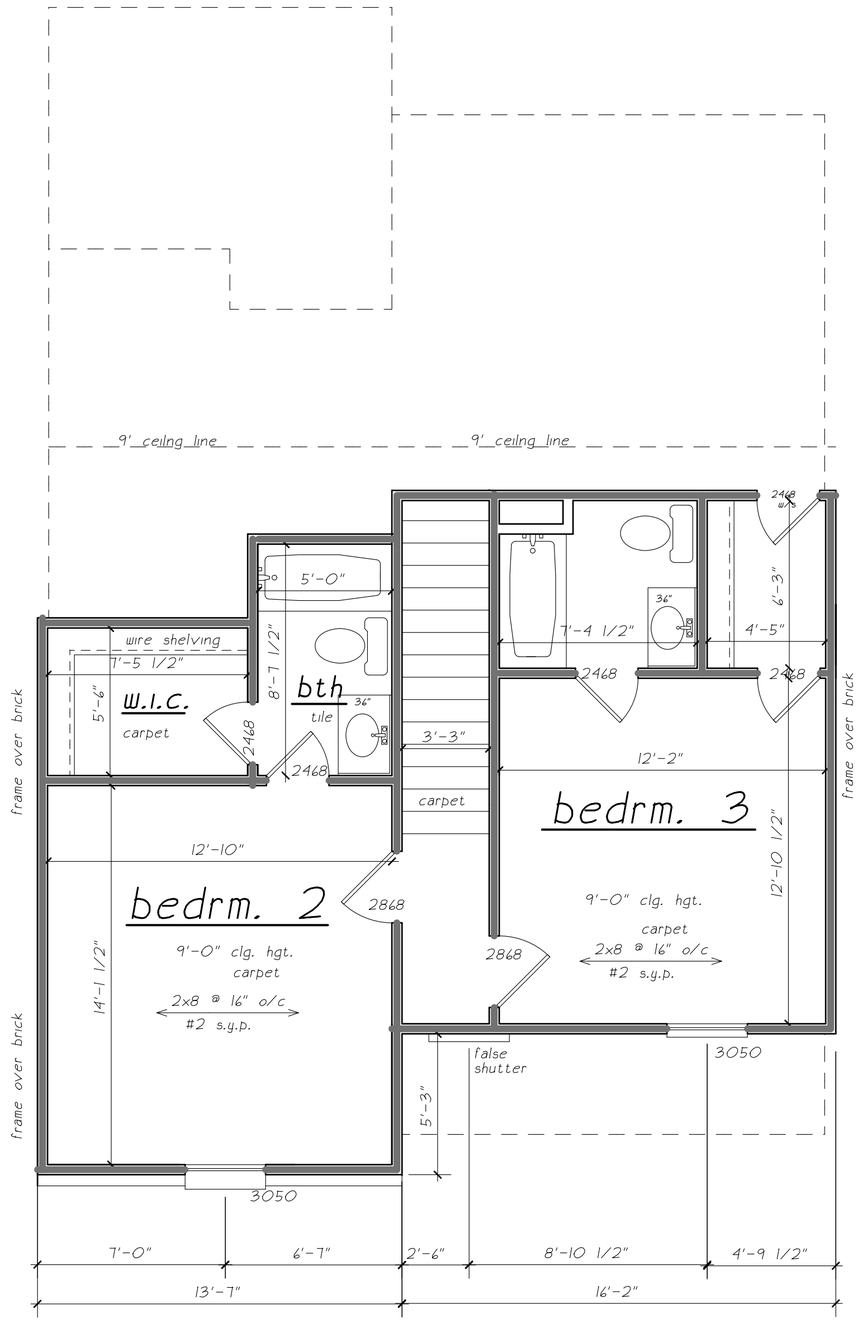
"where dreams and ideas become plans"

Finish Schedule:

Doors & Windows + 445 Casing (MDF)

Base = 5 1/4" (MDF)

Interior Doors = Santa Fe



second floor plan

scale: 1/4" = 1'-0"

PER UNIT:

HTD. DN. 962 SQ. FT.
HTD. UP 560 SQ. FT.
TOTAL HTD. 1522 SQ. FT.
PORCHES 212 SQ. FT.
TOTAL UNDER ROOF 1734 SQ. FT.

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T:\Trexler Group\Plans\Chickasaw Creek (3-Bedrm) (1 Unit)

Chickasaw Creek (3-Bedrm) (1 Unit)

date: 1/22/2025

3

"where dreams and ideas become plans"

front elevation

scale: 1/4" = 1'-0"

"where dreams and ideas become plans"

PER UNIT:
HTD. DN. 962 SQ. FT.
HTD. UP. 560 SQ. FT.
TOTAL HTD. 1522 SQ. FT.

PORCHES 212 SQ. FT.

TOTAL UNDER ROOF 1734 SQ. FT.

TREXLER GROUP
1164 VICKERY LANE SUITE 101
PHONE: 507.1751 FAX: 531.7190

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Chickasaw Creek (4 Unit)

DATE: 4/3/2025

rear elevation

scale: 1/4" = 1'-0"

"where dreams and ideas become plans"

PER UNIT:
HTD. DN. 962 SQ. FT.
HTD. UP 560 SQ. FT.
TOTAL HTD. 1522 SQ. FT.

PORCHES 212 SQ. FT.

TOTAL UNDER ROOF 1734 SQ. FT.

TREXLER GROUP
1164 VICKERY LANE SUITE 101
PHONE: 507.1751 FAX: 531.7190

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Chickasaw Creek (4 Unit)

DATE: 4/3/2025

front elevation

scale: 1/4" = 1'-0"

"where dreams and ideas become plans"

PER UNIT:
HTD. DN. 962 SQ. FT.
HTD. UP 560 SQ. FT.
TOTAL HTD. 1522 SQ. FT.

PORCHES 212 SQ. FT.

TOTAL UNDER ROOF 1734 SQ. FT.

TREXLER GROUP
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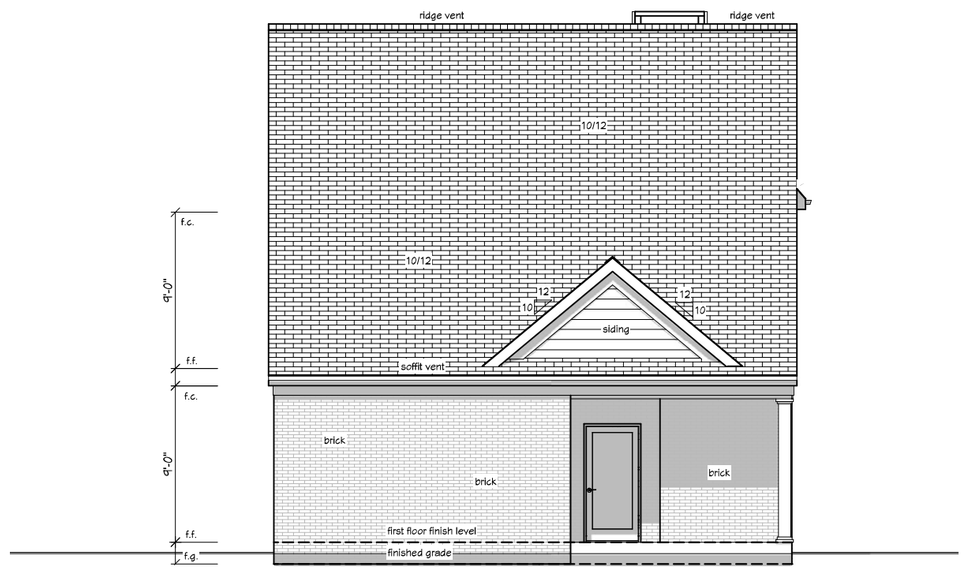
Chickasaw Creek (1 Unit b)

DATE: 4/3/2025



rear elevation

scale: 1/4" = 1'-0"

"where dreams and ideas become plans"

PER UNIT:
HTD. DN. 962 SQ. FT.
HTD. UP 560 SQ. FT.
TOTAL HTD. 1522 SQ. FT.

PORCHES 212 SQ. FT.

TOTAL UNDER ROOF 1734 SQ. FT.

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Chickasaw Creek (1 Unit b)

DATE: 4/3/2025

5

OXFORD
PLANNING
DEPARTMENT

Case 3384-A

To: Oxford Planning Commission
From: James Hirsch; Planner I
Date: August 10, 2026

Applicant: Jim Lear
Owner: James & Jacqui Lear
Request: Special Use for Accessory Dwelling Unit
Location: 1209 Old Lake Cove (PPIN #18426)
Zoning: Grand Oaks Planned Unit Development (PUD); underlying zoning (ER) Estate Residential

Surrounding Zoning:
North, West: Grand Oaks PUD; underlying (ER) Estate Residential
South: Grand Oaks PUD; underlying (SMF) Suburban Multi-Family
East: Lafayette County; outside City limits

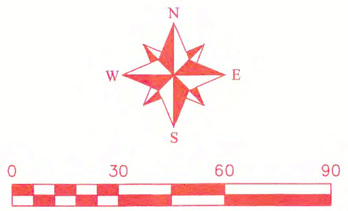
Planning Comments: The subject property measures +/- 1.4 acres on Old Lake Cove, Lot 136 of the 'Grand Oaks, Phase 5' subdivision. The applicant seeks to enclose the property's existing +/- 726 square foot garage into a living space for family use, and as such requests approval for an Accessory Dwelling Unit (ADU).

The proposed ADU measures +/- 726 sq ft, less than 50% of the gross floor area of the principal dwelling. The existing massing, materials, and location of the structure are in harmony with the main building, and complies with the setbacks for accessory structures (the garage is connected by breezeway to the main house).

The proposed building plans detail bedroom with closet, full bathroom, kitchenette, and small living area. The applicant intends this ADU for personal family use and will not request a Special Exception to allow for the unit's rental.

Per Section 3.5.6 Dwellings – Accessory, an Accessory Dwelling Unit (ADU) is a Special Use in the (ER) Estate Residential zoning district if it meets all standards listed in Section 3.5.6.5:

a. The accessory dwelling unit cannot exceed 50% of the gross floor area of the principal dwelling or 1,000sf (whichever is less) or contain more than two bedrooms. This proposal complies with this provision.
b. The accessory dwelling must be a complete living space with kitchen and bathroom facilities. This proposal complies with this provision.
c. No more than two persons may reside in an accessory dwelling unit. Applicant has acknowledged this requirement.
d. The accessory dwelling may be accessory only to a detached single-family dwelling or townhouse and not more than one such dwelling shall be allowed per principal dwelling. This proposal complies with this provision.
e. All accessory dwelling units (ADU) shall conform to the applicable side and rear setback requirements of this code for accessory structures. They shall also conform to all use, design and landscaping standards applicable to the primary dwelling and structure except that where accessed by an alley, the structure may be located 15 feet from the rear property line. When an existing legal and conforming accessory structure is being converted into an ADU, the new ADU must meet all applicable building and fire code requirements. This proposal complies with this provision.
f. The design of the accessory dwelling shall be in harmony with the principal dwelling regarding massing, materials, and location. This proposal complies with this provision.
g. The lot must be over 10,000 square feet. The use may be proposed on a lot of 5,000 to 10,000 square feet by Special Exception. This proposal complies with this provision.
h. The accessory dwelling shall not be separately metered unless required by the electric utility provider. Applicant has acknowledged this requirement.
i. The primary dwelling must be owner occupied and evidence must be presented such as a homestead exemption certificate that the dwelling is the primary residence of the owner. Applicant has acknowledged this requirement.
j. For approval as a Special Use the application requires a restrictive covenant registered with the Chancery Clerk stating that the use will comply with all standards in Section 3.5.6 of the Code, that the primary dwelling on the property will be owner occupied, and that the accessory dwelling will be used only for family members, guests, or employees (such as caretakers), not for rentals. Restrictive covenant shall be filed upon approval of SU.
k. For approval as a Special Exception the application requires a restrictive covenant registered with the Chancery Clerk stating that the use will comply with all standards in Section 3.5.6 of the Code, and that the primary dwelling on the property will be owner occupied. N/A
l. The Planning Department shall keep a record of all approved Accessory Dwelling Unit permits.



ALL BEARINGS ARE TRUE BEARINGS AS DETERMINED BY SOLAR OBSERVATIONS

THIS PROPERTY IS A CLASS "C" SURVEY AS SET FOURTH IN APPENDIX A OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF MISSISSIPPI.

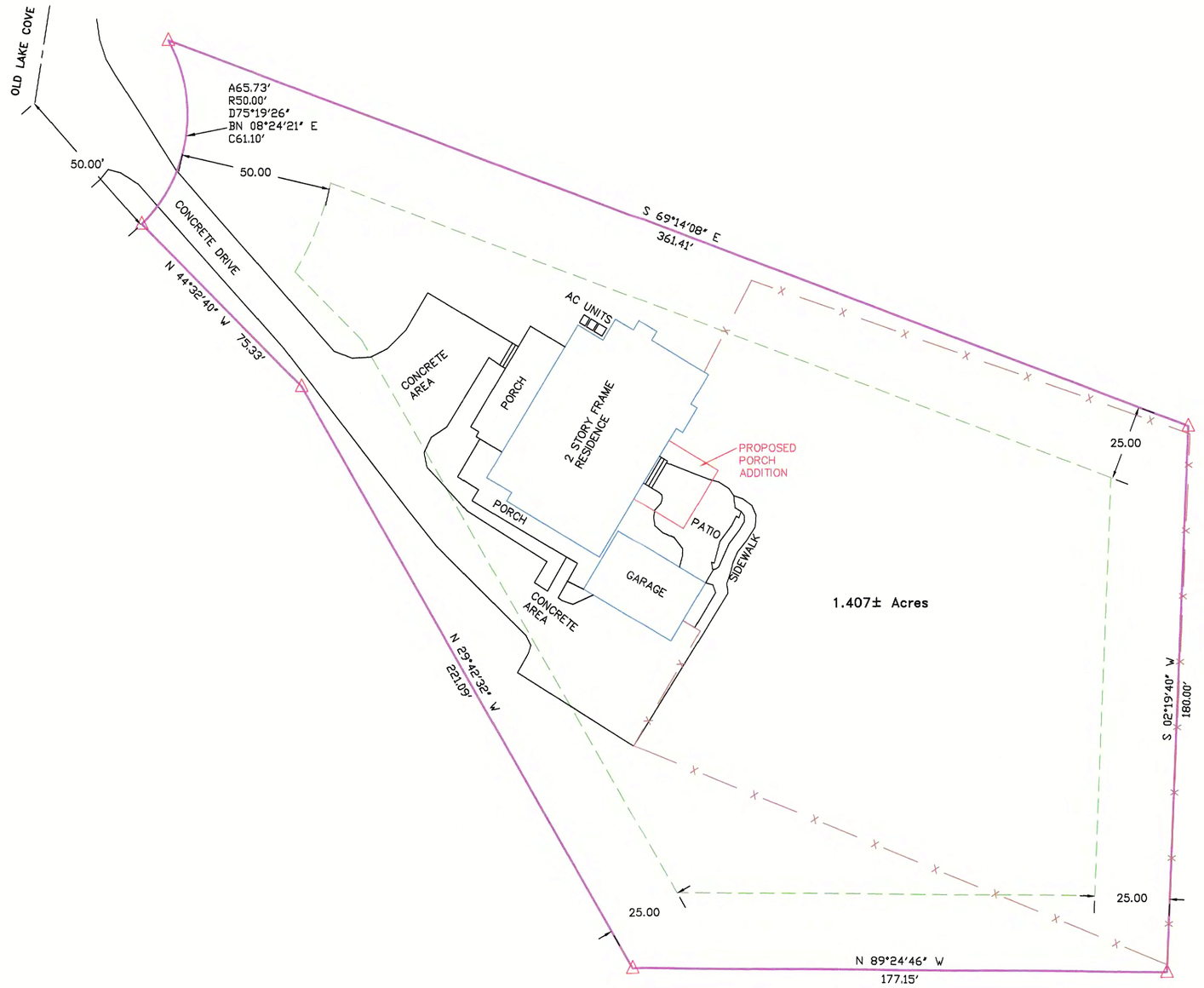
THIS SURVEY MEETS THE CONDITIONS FOR CLOSURE AND ACCURACY FOR CONDITION "B" AS SET FOURTH IN APPENDIX B OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF MISSISSIPPI.

FIELD SURVEY: JULY 2026

DEED REFERENCE: 2006-11137

THIS PROPERTY IS SUBJECT TO ALL EXISTING RIGHT OF WAYS AND EASEMENTS, RECORDED OR UNRECORDED

NOTE: THIS SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL. THIS SURVEY DECLARATION IS MADE ON THE DATE INDICATED, TO THE OWNER LISTED BELOW. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.



LEGEND

THESE STANDARD SYMBOLS MAY BE FOUND IN THIS DRAWING.

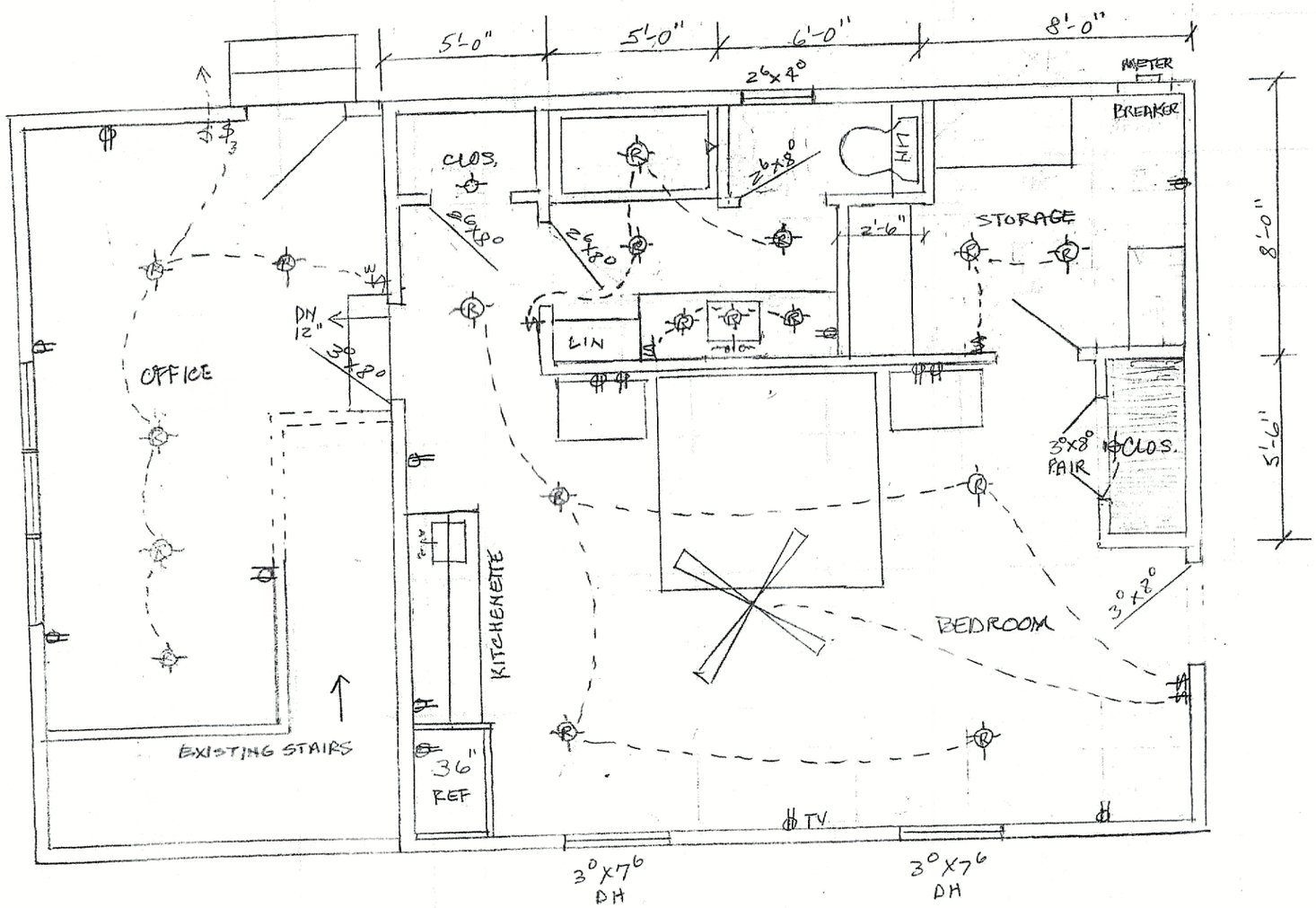
PROPERTY LINES
EASEMENT LINES
SETBACK LINES
EDGE OF PAVEMENT
CENTERLINE OF ROAD
BUILDING
FENCE
PROPERTY CORNERS(1/2" IRON PIN SET)
EXISTING MONUMENTS(1/2" IRON PIN)
SURVEY POINTS

REVISION			
NO.	BY	DESCRIPTION	DATE

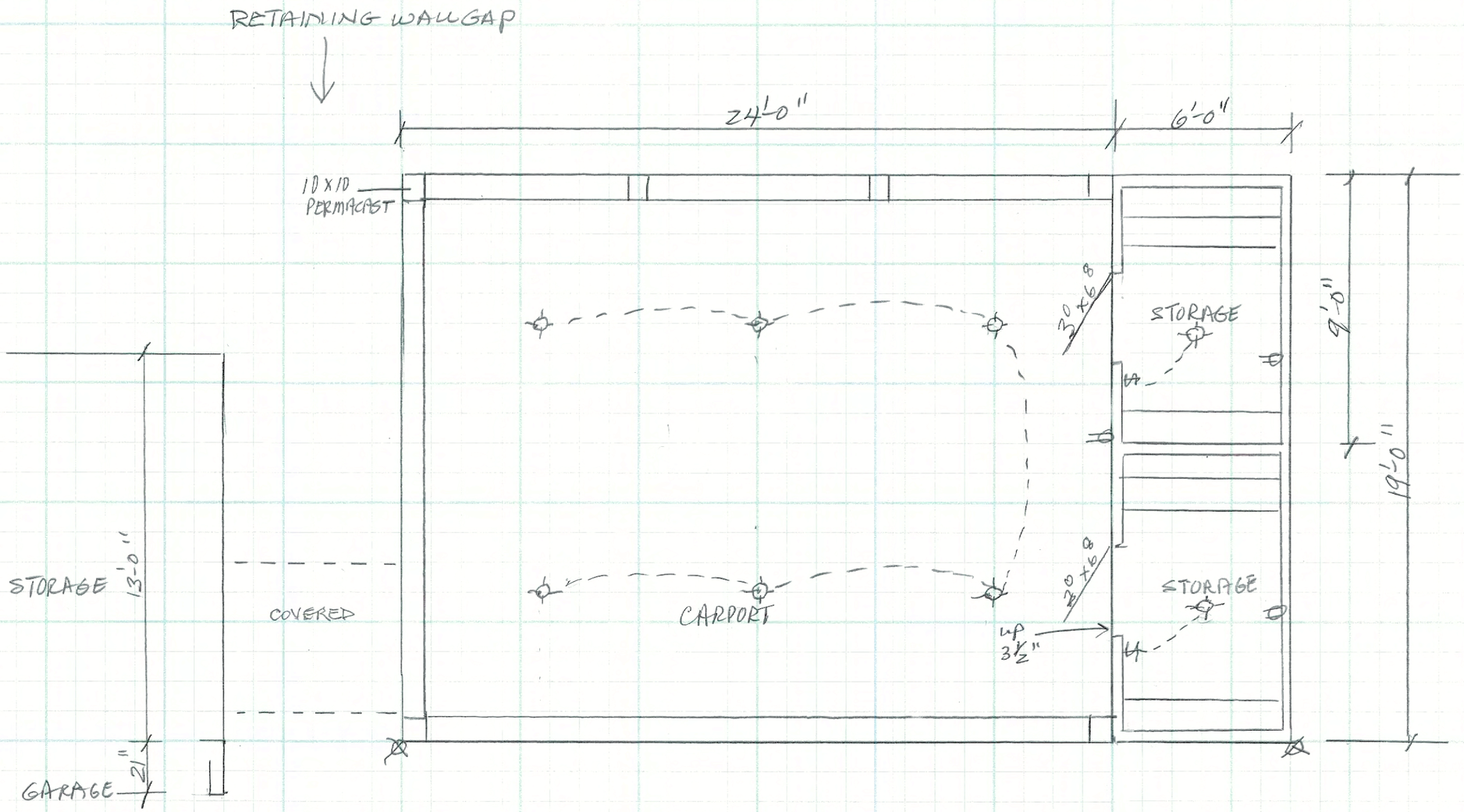
SITE PLAN
FOR
1209 OLD LAKE COVE

HILL LEWIS
Surveying and Engineering
169 HIGHWAY 6 EAST, STE 201
OXFORD, MS 38655
PH: 662-371-1980

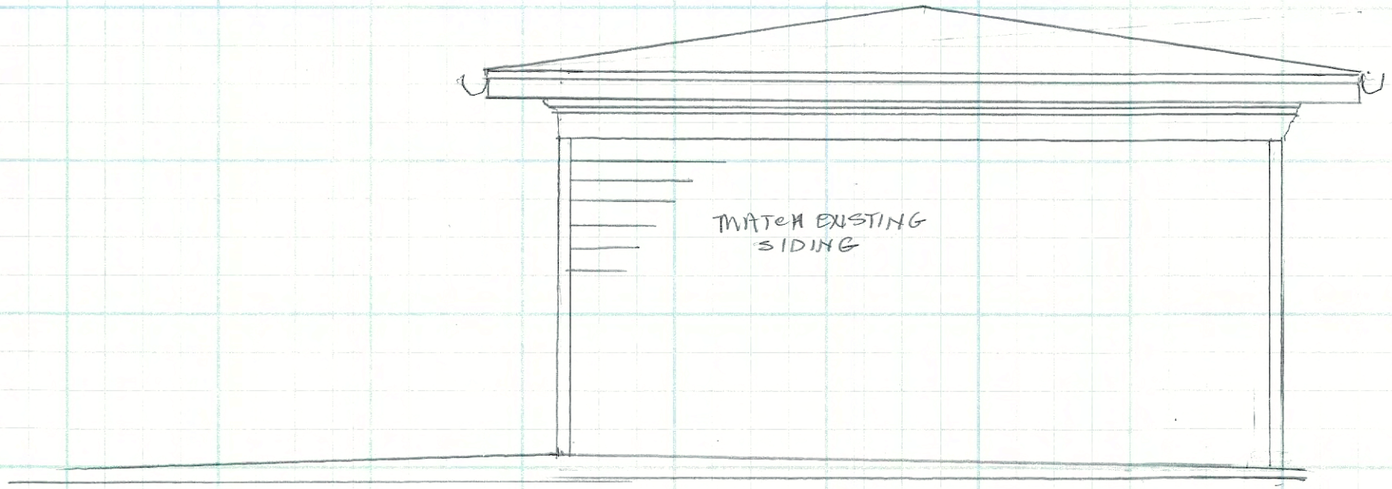
DRN:KC	CHK:BH	DATE:7-9-26	JOB#:26-132

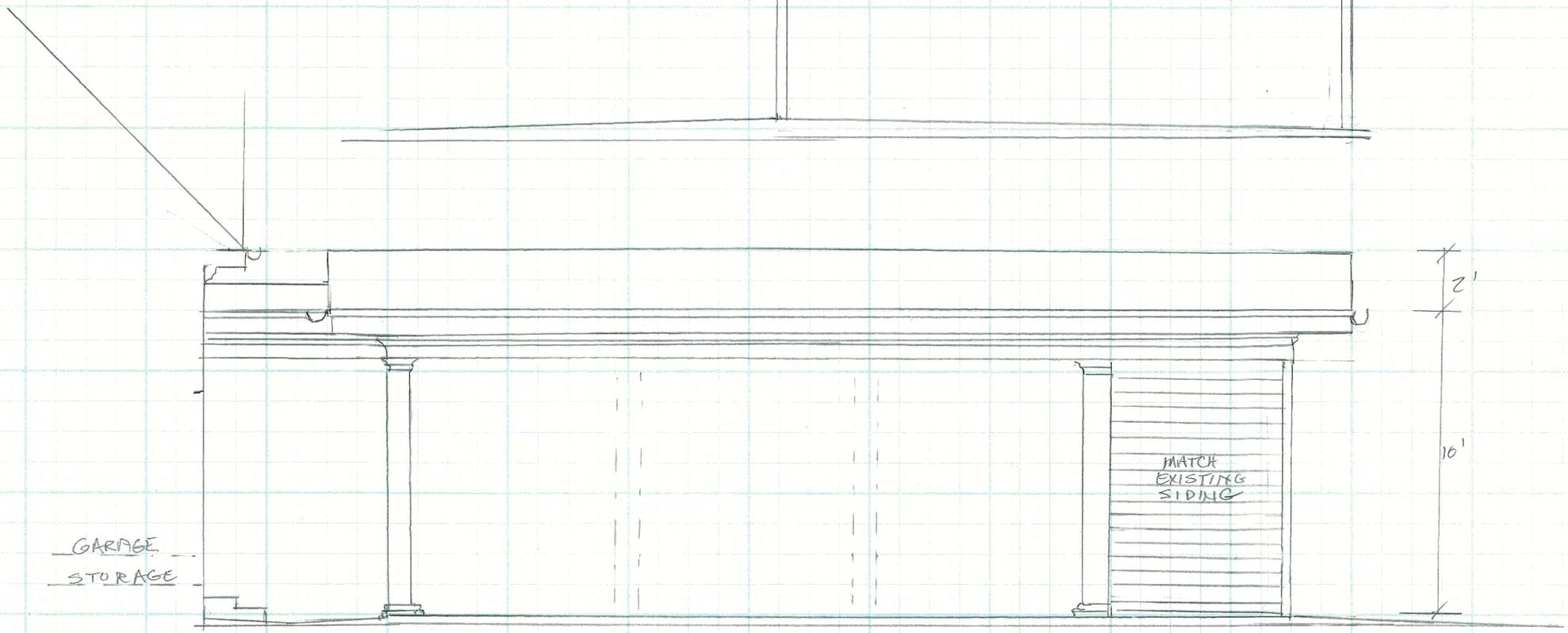


Jim Lear/ Garage Plan



Jim & Jacqui Lear Carport


MATCH EXISTING
SIDING


GARAGE
STORAGE
MATCH
EXISTING
SIDING
2'
10'

CARPORT

VAR-001161-2026

USE-001224-2026

OXFORD
PLANNING
DEPARTMENT

Case 3374

To: Oxford Planning Commission
From: Benjamin Requet, AICP; Director of Planning
Date: August 10, 2026

Applicant: Baptist Memorial Health care Corporation (Brian Welton)
Owner: Same
Request: a) Variance from Section 3.2.18—Retaining Wall Height, Maximum, and b) Special Exception as provided in Section 5.5.4.2 Screen Walls
Location: Belk Boulevard (PPIN #26087)
Zoning: (INST-M) Institutional-Medical

Surrounding Zoning*:*

North, West: (INST-M) Institutional-Medical
South: (INST-M) Institutional-Medical; (SR) Suburban Residential; (NR) Neighborhood Residential
East: (INST-M) Institutional-Medical; (SR) Suburban Residential

Planning Comments: The subject property measures +/- 90.5 acres on the south side of Belk Boulevard, on the campus of the new Baptist Hospital. The applicant is seeking two requests (a variance and special exception) in support of a site plan for a new ~12,000 sq/ft clinic and a ~47,000 sq/ft medical office building.

A) The applicant seeks relief from the retaining wall standards for the maximum retaining wall height in a front yard, and for the required 4' evergreen shrubs required on walls in excess of 6' in height. According to Section 3.2.18.2 *For all uses other than single family detached dwellings, retaining walls in a side or a rear yard shall not exceed twelve (12) feet in height, and when located in a front yard then the height shall not exceed four (4) feet in height.* In this instance, the applicant is seeking a maximum wall height of approximately 7'3". The applicant sites topographical issues, limitations with the existing road, and the need to comply with the ADA 2% slope requirement for an accessible entrance as their hardships with complying with these requirements.

The applicant is requesting a variance from the established retaining wall standards, specifically regarding the maximum allowable height for retaining walls located in the front yard, as well as the landscaping requirement for walls exceeding 6'. The relevant ordinance, Section 3.2.18.2, states: *For all uses other than single family detached dwellings, retaining walls in a side or a rear yard shall not exceed twelve (12) feet in height, and when located in a front yard then the height shall not exceed four (4) feet in height.*

In this proposal, the applicant seeks permission to construct a retaining wall in the front yard with a height of approximately 7' 3", which surpasses the four-foot maximum permitted by the ordinance. Additionally, the applicant requests relief from the requirement to install 4-foot evergreen shrubs along retaining walls that are taller than 6 feet, a standard designed to provide screening and mitigate the visual impact of taller walls.

The justification for these requests centers on several site-specific challenges. The applicant cites significant topographical constraints on the property, which necessitate a taller retaining wall to ensure proper grading and site stability. Furthermore, the existing roads present limitations that restrict alternative layout options. The applicant also emphasizes the need to comply with the Americans with Disabilities Act (ADA), specifically the requirement for a maximum 2% slope for accessible entrances. Achieving this slope within the confines of the site's natural grade and the existing infrastructure is not feasible without exceeding the standard retaining wall height. As such, strict adherence to the ordinance would create undue hardship and hinder the development's ability to provide an accessible entrance as mandated by federal law. In summary, the applicant's request for relief is based on the unique physical conditions of the site, the necessity to ensure ADA compliance, and the limitations posed by the surrounding road network, all of which make it impractical to meet the current standards for retaining wall height and landscaping in the front yard.

The applicant is also seeking relief from the requirement to install 4' evergreen shrubs in front of the portions of the retaining walls that exceed 6' in height. As already noted, the challenge of working in this portion of the Baptist Hospital campus, situated between two existing roads presents and the desire to preserve the already established trees lining the roads, creates a unique challenge. The landscape architect for the project suggested that it may be possible to install a columnar evergreen shrub, but it doesn't necessarily meet the intent of the ordinance. Staff is supportive of this option as an alternative method that provides some screening of the retaining wall, provided that there is adequate planting space for these shrubs to survive.

In granting a Variance, the applicant must demonstrate:

9.4.1.1 That special conditions and circumstances exist which are peculiar to the land,

structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district;

9.4.1.2 That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance;

9.4.1.3 That the special conditions and circumstances do not result from the actions of the applicant; and

9.4.1.4 That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district.

Recommendation: Staff recommends approval of the requested Variance from the retaining wall standards (height and landscaping) with the following conditions:

1. Approval is for the plan as submitted.

2. The applicant provides to Staff an updated landscaping plan reflecting the columnar shrubs located in front of the portions of the retaining wall that are in excess of 6'.

B) The applicant seeks approval for a Special Exception as provided in Section 5.5.4.2 of the code which states that *Utility apparatus and all HVAC equipment shall be screened by architectural elements consistent with the design of the principal structure. Parapets shall extend above the highest level of any roof mounted equipment. Alternatively, screen walls may be considered by Special Exception.*

The applicant proposes an approximate 7' tall screen made of prefinished metal to screen all rooftop HVAC and mechanical equipment. The elevations provided by the applicant note that the screen wall will be adjusted as required as needed for the height of the mechanical equipment.

Recommendation: Staff recommends approval of the Special Exception with the following condition:

1. Approval is for the plan as submitted.

2. The Special Exception shall expire within 18 months if no building permits have been issued

Variance for Retaining Wall Height.

There are three reasons why the clinic cannot have terraced walls along the main hospital entrance drive and requires a variance for a wall height of 7’-3”. The first is the topography. The site slopes from the hospital side and slopes towards Belk Boulevard. It is desirable to limit the amount of fill near the loop road and hospital entrance road to preserve the existing street trees along these roads. The second is the constraining existing roads. In the spirit of the ordinances, we are locating the building closer to Belk Boulevard and parking behind the building. The distance between the main entrance drive and the loop road is barely enough to fit the building and one bay of parking, which is the only parking at the front entrance of the building. Third, being closest to the front entrance, these spaces must be ADA (Americans with Disabilities Act) compliant and no more than 2% slope.

MATCHLINE AREA 2 - SEE SHEET C302
MATCHLINE AREA 4 - SEE SHEET C303

MATCHLINE AREA 1 - SEE SHEET C303
MATCHLINE AREA 2 - SEE SHEET C304

MATCHLINE AREA 4 - SEE SHEET C304
MATCHLINE AREA 5 - SEE SHEET C305

EX. INLET
TOP=432.22
OUT: 426.04 15" RCP

EX. 15" RCP @ 2.40%

EX. 24" RCP @ 3.85%

EX. INLET
TOP=420.56
INV. IN:415.14 24" RCP
INV. OUT: 415.14 30" RCP

EX. 30" RCP @ 0.48%

EX. INLET
TOP=418.66
INV. OUT: 415.76 15" RCP

EX. 15" RCP @ 0.93%

EX. INLET
TOP=420.51
INV. IN:414.80 30" RCP
INV. OUT: 414.71 30" RCP

EX. 30" RCP @ 1.23%

EX. INLET
TOP=418.74
INV. IN:414.04 30" RCP
INV. IN:415.44 15" RCP
INV. OUT: 413.66 36" RCP

EX. INLET
TOP=429.48
INV. OUT: 425.51 15" RCP

EX. 15" RCP @ 0.97%

EX. INLET
TOP=429.40
INV. IN:424.83 15" RCP
INV. OUT: 424.83 15" RCP

EX. 18" RCP @ 2.53%

EX. 15" RCP @ 1.06%

EX. 24" RCP @ 1.40%

EX. 30" RCP @ 0.73%

EX. 36" RCP @ 0.47%

EX. 36" RCP @ 1.26%

EX. INLET
TOP=424.41
INV. IN:413.17 36" RCP
INV. OUT: 412.97 36" RCP

EX. INLET
TOP=431.21
INV. IN:412.64 36" RCP
INV. IN:420.91 24" RCP
INV. OUT: 412.64 36" RCP

EX. INLET
TOP=431.07
INV. IN:412.39 36" RCP
INV. OUT: 412.25 36" RCP

EX. 36" RCP @ 4.98%

EX. DMH
TOP=410.95
INV. IN:405.02 36" RCP
INV. OUT: 395.32 48" RCP

EX. 48" RCP @ 0.28%

EX. HW
TOP=400.34
INV. IN:395.22 48" RCP

PROPOSED CLINIC
F.F.E.=436.0

PROPOSED OFFICE
F.F.E.=436.0

BAPTIST MEMORIAL PKWY

BELK BOULEVARD (90' ROW)

EX. SIDEWALK

EX. ASPHALT

0.45 Ac

0.32 Ac

0.21 Ac

0.13 Ac

0.03 Ac

0.11 Ac

0.27 Ac

0.02 Ac

0.14 Ac

0.09 Ac

0.44 Ac

K1 GRADING AND DRAINAGE PLAN - AREA 4
1" = 20'

NORTH

GRAPHIC SCALE: 1" = 20'
20 0 20

GRADING SPOT LEGEND

1000 + 495.00 GR	PROPOSED SPOT ELEVATION (TOP OF SOD)	1000 + 495.00 BC	PROPOSED SPOT ELEVATION (BOTTOM OF CURB)
1000 + 495.00 TC	PROPOSED SPOT ELEVATION (TOP OF CURB/SIDEWALK)	1000 + 495.00 THRS	PROPOSED SPOT ELEVATION (THRESHOLD)
1000 + 495.00 ASP	PROPOSED SPOT ELEVATION (TOP OF ASPHALT)	1000 + 495.00 RAMP	PROPOSED SPOT ELEVATION (RAMP/HANDICAP)
1000 + 495.00 SW	PROPOSED SPOT ELEVATION (SIDEWALK FINISH GRADE)	1000 + 495.00 CONC	PROPOSED SPOT ELEVATION (CONCRETE)
1000 + 495.00 TW	PROPOSED SPOT ELEVATION (TOP OF WALL)	1000 + 495.00 BW	PROPOSED SPOT ELEVATION (BOTTOM OF WALL)

NOTE:
FOR ALL SPOTS SEE SHEET C306 - LAYOUT COORDINATE TABLE FOR 'DRAINAGE TABLES' SEE SHEET C307

NOTICE TO CONTRACTORS:

BUILDING CORNER ELEVATIONS SHOWN REFER TO THE PROPOSED GRADE ADJACENT TO AND OUTSIDE OF THE BUILDING. ALL PROPOSED GRADES REFER TO THE TOP OF THE FINAL SURFACE OF GRASS, MULCH, CONCRETE, ETC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE POSITIVE DRAINAGE IN ALL AREAS. THE CONTRACTOR SHALL VERIFY THIS REQUIREMENT IS MET AFTER ALL CONSTRUCTION IS COMPLETE AND ALL LANDSCAPING IS INSTALLED.

GRADING AND DRAINAGE LEGEND

- 300 — EXISTING CONTOURS
- 300 — PROPOSED CONTOURS
- DRAINAGE AREA RIDGELINES
- EXISTING DRAINAGE PIPE
- PROPOSED DRAINAGE PIPE
- RD — PROPOSED ROOF DRAIN PIPE
- 3.49 AC. — DRAINAGE AREA

F11 NTS **LEGEND**

BENCHMARK NOTE

TBM1/C#3:
DESCRIPTION: MAGNAIL LOCATED IN THE SOUTH CURB, ±326' SOUTH OF THE INTERSECTION OF BELK BOULEVARD AND HOSPITAL DRIVE.

N: 1764423.201'
E: 774958.723'
ELEV = 421.02'

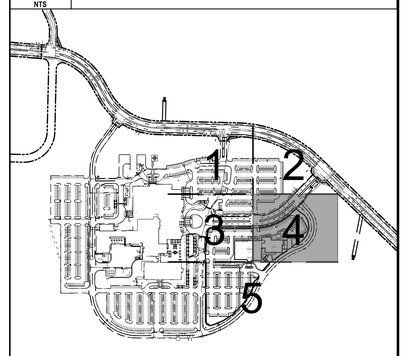
TBM2/C#6:
DESCRIPTION: MAGNAIL LOCATED IN THE EAST CURB AT THE SOUTHEAST PARKING ENTRANCE OF JOB SITE.

N: 1763935.509'
E: 774745.600'
ELEV = 439.00'

FLOODPLAIN INFORMATION

THE PROJECT SITE IS NOT LOCATED WITHIN FLOODPLAIN. AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 28071C0256C & 28071C0257C, EFFECTIVE DATES NOVEMBER 26, 2010.

H11 NTS **SITE CONTROL AND FLOOD NOTE**



K11 NTS **KEY MAP**

DEAN ARCHITECTURE
GEDDIE | GRANT | OUBRE
661 Sunnybrook, Ste 140
Ridgeland, MS 39157
601.939.7717
deandean.com

NOT FOR CONSTRUCTION

CONSTRUCTION DOCUMENTS

A2H ENGINEERS ARCHITECTS PLANNERS
A2H, PLLC
1308 NORTH LAMAR BLVD.
SUITE 1
OXFORD, MS 38655
P. 662.380.5016
WWW.A2H.COM
STEWART SMITH, PRINCIPAL ARCHITECT
ANDREW REYNOLDS, LANDSCAPE ARCHITECT

Project No. : 25032
Date: 04-23-2026
Drawn: DDT
Checked: SLB
Revisions:

A2H Project No.: 25222

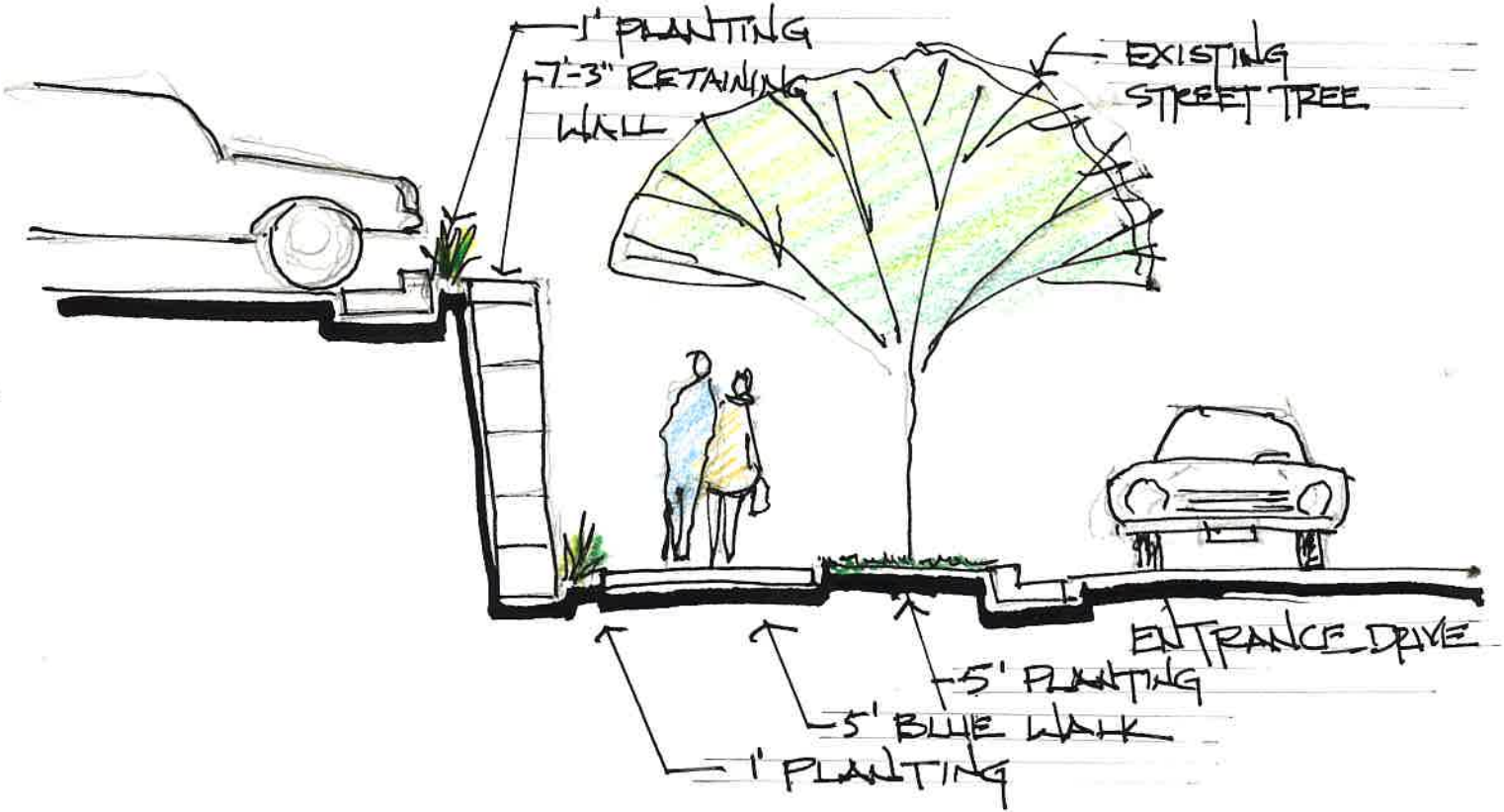
BAPTIST OXFORD
MOB2
OXFORD, MS

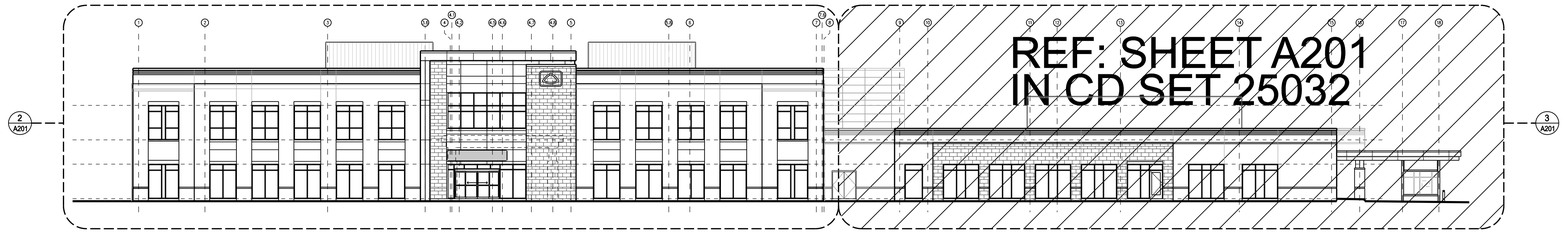
Sheet Number:
C304
GRADING AND DRAINAGE PLAN - AREA 4

dbeifert
C:\Users\dbeifert\DOCUMENTS\ACCDocs\A2H INC\25222_Blue Health POB\Project Files\02_Civil\Project Drawings\C304 GRADING AND DRAINAGE PLAN.dwg
Date: 5/7/2026 - 1:54pm

Variance for Retaining Wall Evergreen Shrubs

The distance between the existing main entrance drive and the loop road limits the amount of space available for the building and parking. Therefore, there is not enough space for the required 4’ evergreen shrubs at the base of the wall. The resulting 1’ planting space will be planted with an evergreen ground cover. The existing street trees along the main entrance drive will remain and will provide some visual buffer of the retaining wall.


1' PLANTING
7'-3" RETAINING WALL
EXISTING STREET TREE
ENTRANCE DRIVE
5' PLANTING
5' BLUE WALK
1' PLANTING



1 A201 SOUTH ELEVATION

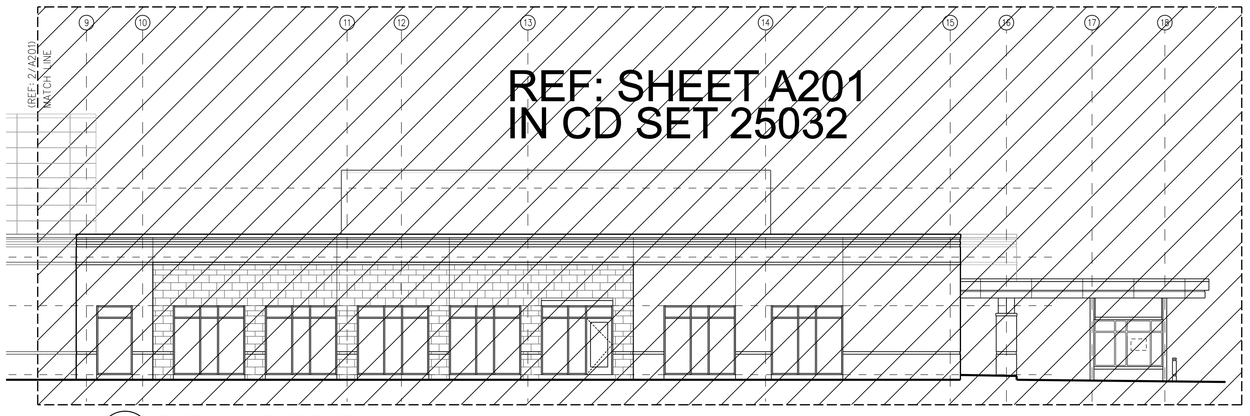
SCALE : 1/16" = 1'-0"

2 A201 PARTIAL SOUTH ELEVATION

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

DROP-OFF CANOPY SOUTH ELEVATION

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



3 A201 PARTIAL SOUTH ELEVATION

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

4 A201 NOT USED

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

5 A201 EAST ELEVATION (TWO STORY)

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

3" = 1'-0" GRAPHIC SCALE

1½" = 1'-0" GRAPHIC SCALE

1" = 1'-0" GRAPHIC SCALE

¾" = 1'-0" GRAPHIC SCALE

½" = 1'-0" GRAPHIC SCALE

⅜" = 1'-0" GRAPHIC SCALE

BAPTIST OXFORD MOB2 OXFORD, MS

DEAN ARCHITECTURE
GEDDIE | GRANT | OUBRE
661 Sunnybrook, Ste 140
Ridgeland, MS 39157
601.939.7717
deandean.com

NOT FOR CONSTRUCTION

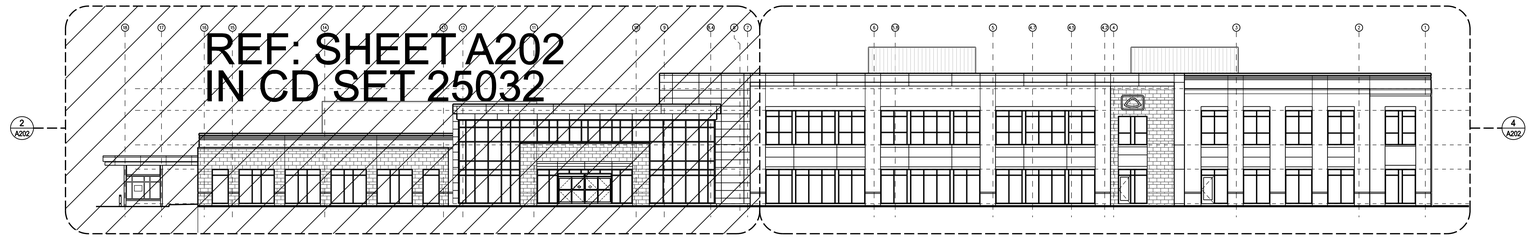
Project No. : 26010
Date: MAY 29, 2026
Drawn: FBH, MMH
Checked: JAG
Revisions:

BAPTIST OXFORD MOB2 OXFORD, MS

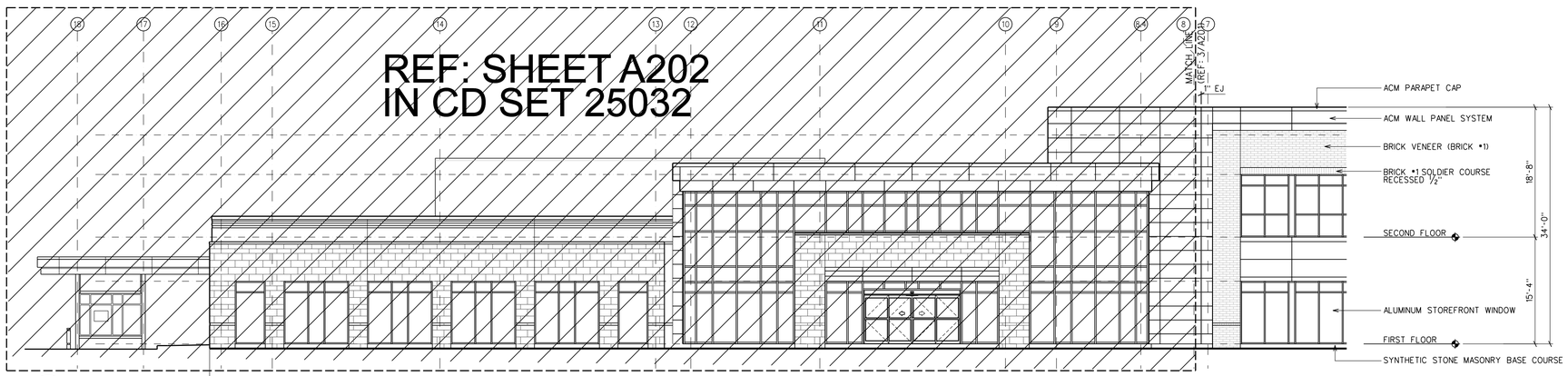
Sheet Number:

A201

EXTERIOR ELEVATIONS



1 A202 NORTH ELEVATION
SCALE : 1/16" = 1'-0"



2 A202 PARTIAL NORTH ELEVATION
SCALE : 1/8" = 1'-0"

3 A202 NOT USED
SCALE : 1/8" = 1'-0"

4 A202 PARTIAL NORTH ELEVATION
SCALE : 1/8" = 1'-0"

5 A202 WEST ELEVATION
SCALE : 1/8" = 1'-0"

1" = 1'-0" GRAPHIC SCALE
1½" = 1'-0" GRAPHIC SCALE
1" = 1'-0" GRAPHIC SCALE
¾" = 1'-0" GRAPHIC SCALE
¾" = 1'-0" GRAPHIC SCALE
¾" = 1'-0" GRAPHIC SCALE
⅜" = 1'-0" GRAPHIC SCALE

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601.939.7717
deandean.com

NOT FOR CONSTRUCTION

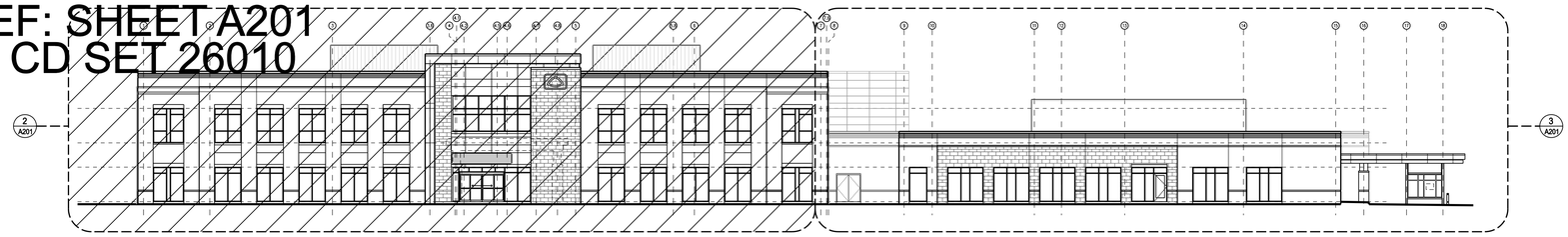
Project No.: 26010
Date: MAY 29, 2026
Drawn: FBH, MMH
Checked: JAG
Revisions:

BAPTIST OXFORD MOB2
OXFORD, MS

Sheet Number:
A202
EXTERIOR ELEVATIONS

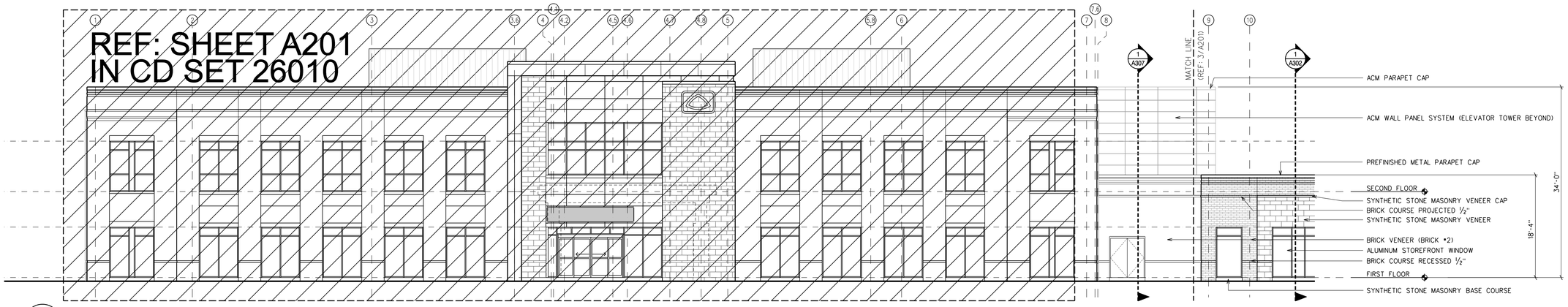
BAPTIST OXFORD MOB2 OXFORD, MS

REF: SHEET A201
IN CD SET 26010

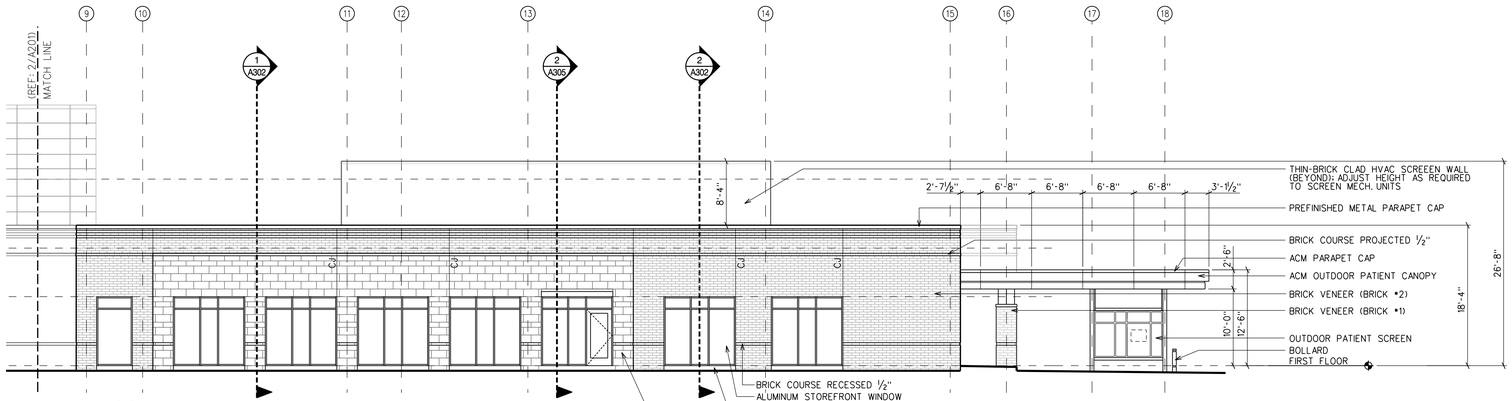


1 A201 SOUTH ELEVATION
SCALE : 1/16" = 1'-0"

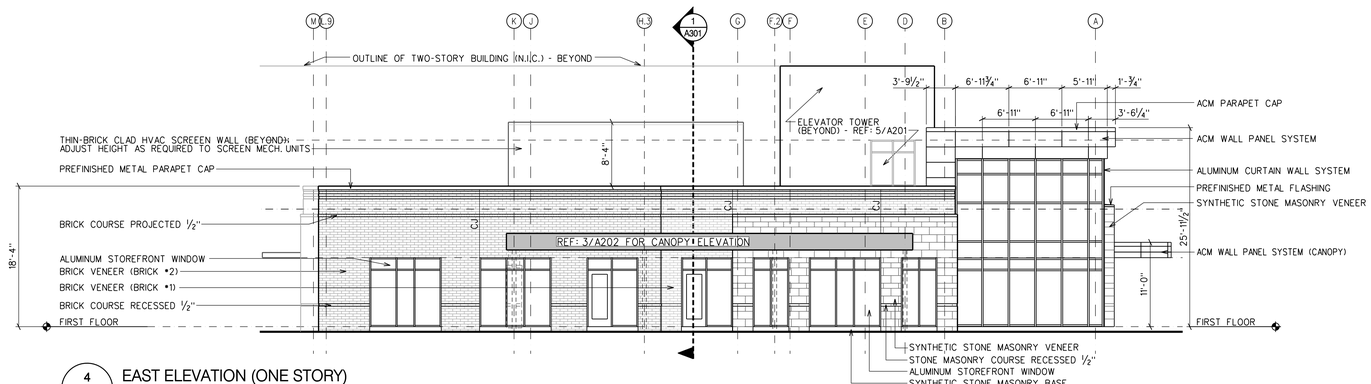
REF: SHEET A201
IN CD SET 26010



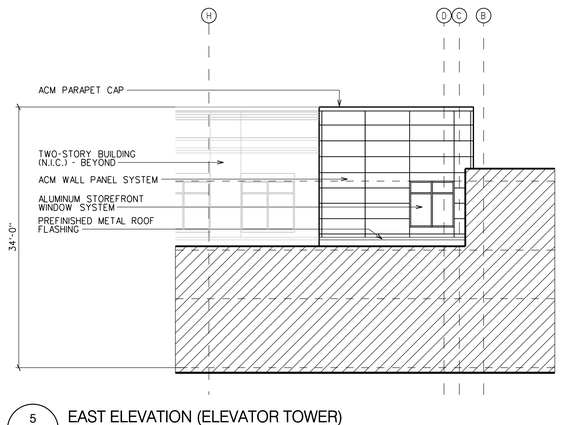
2 A201 PARTIAL SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 A201 PARTIAL SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 A201 EAST ELEVATION (ONE STORY)
SCALE: 1/8" = 1'-0"



5 A201 EAST ELEVATION (ELEVATOR TOWER)
SCALE: 1/8" = 1'-0"

3" =1'-0" GRAPHIC SCALE
1½" =1'-0" GRAPHIC SCALE
1" =1'-0" GRAPHIC SCALE
¾" =1'-0" GRAPHIC SCALE
½" =1'-0" GRAPHIC SCALE
¾" =1'-0" GRAPHIC SCALE
⅜" =1'-0" GRAPHIC SCALE

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NOT FOR CONSTRUCTION

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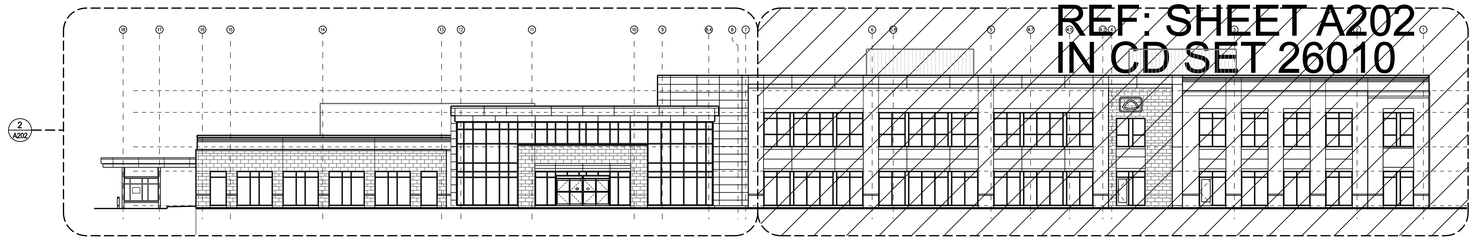
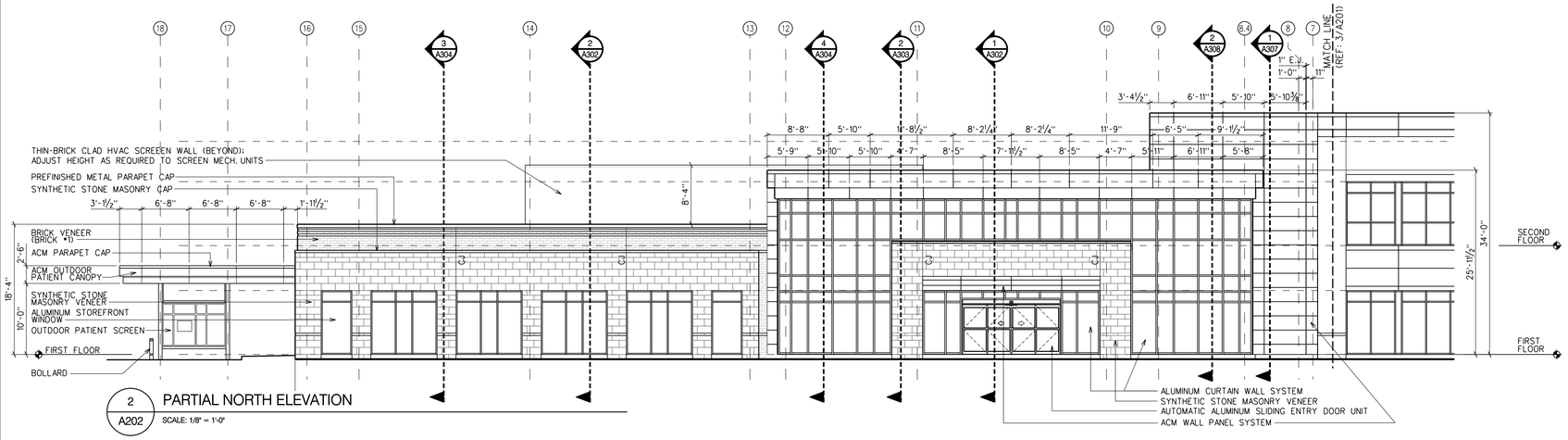
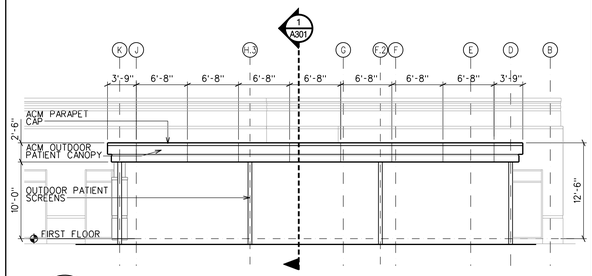
EXTERIOR ELEVATIONS



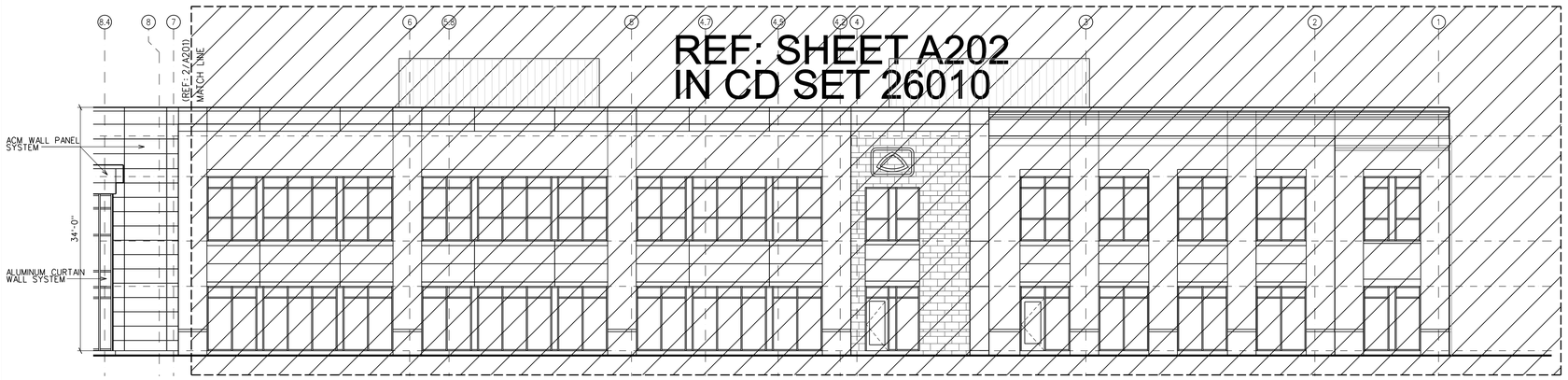
1 A202 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



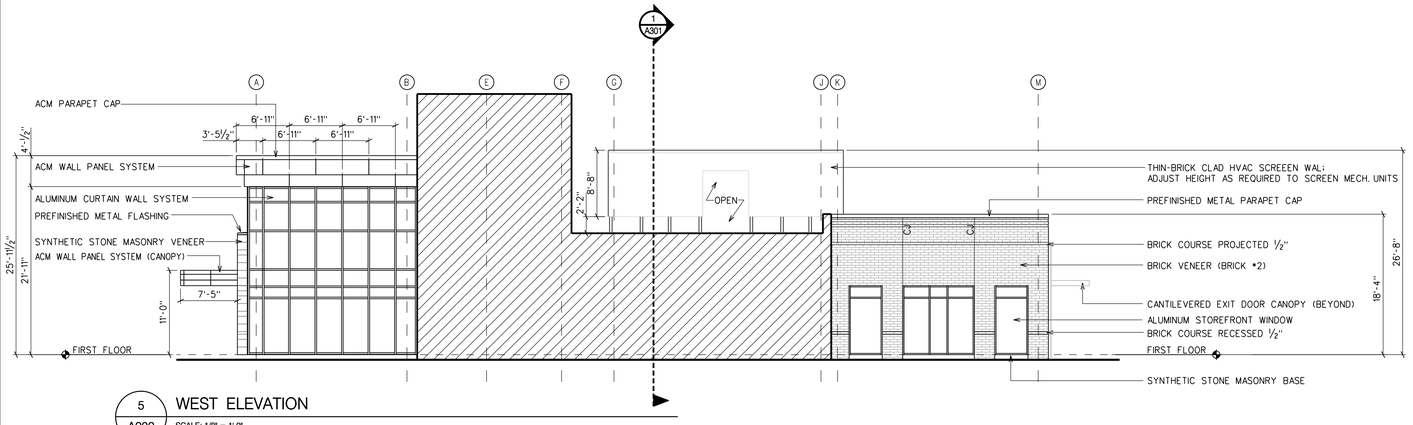
2 A202 PARTIAL NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 A202 EAST ELEVATION (CANOPY)
SCALE: 1/8" = 1'-0"



4 A202 PARTIAL NORTH ELEVATION
SCALE: 1/8" = 1'-0"



5 A202 WEST ELEVATION
SCALE: 1/8" = 1'-0"

3" = 1'-0" GRAPHIC SCALE
1½" = 1'-0" GRAPHIC SCALE
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Revisions:

BLUEHEALTH
OXFORD CLINIC
OXFORD, MS

Sheet Number:
A202
EXTERIOR ELEVATIONS

OXFORD
PLANNING
DEPARTMENT

Case 3375

To: Oxford Planning Commission
From: Benjamin Requet, AICP; Director of Planning
Date: August 10, 2026

Applicant: Baptist Memorial Health Care Corporation (Brian Welton)
Owner: Same
Request: Site Plan Approval for 'Baptist Oxford Medical Office Building 2'
Location: Belk Boulevard (PPIN #26087)
Zoning: (INST-M) Institutional-Medical

Surrounding Zoning*:*

North, West: (INST-M) Institutional-Medical
South: (INST-M) Institutional-Medical; (SR) Suburban Residential; (NR) Neighborhood Residential
East: (INST-M) Institutional-Medical; (SR) Suburban Residential

Case History:
Case 2061 – Variance, Signage – April 2016 – Approved
Case 1807 – Site Plan Amendment – April 2016 – Approved
Case 1761 – Site Plan Amendment – October 2013 – Approved
Case 1719 – Variance, Parking Minimum – June 2013 – Approved
Case 1718 – Variance, Building Height – June 2013 – Approved
Case 1717 – Site Plan Approval – June 2013 – Approved

Planning Comments: The subject property measures +/- 90.5 acres on the south side of Belk Boulevard, on the campus of the new Baptist Hospital. The applicant seeks approval of a site plan for a new ~12,000 sq/ft clinic and a ~47,000 sq/ft medical office building.

Parking –The site is adequately parked for both the medical clinic and office spaces. The medical clinic portions have been calculated at 1 space per 250 square feet, while the office space is calculated at 1 space per 300 square feet of net office space.

Dimensional Standards – Institutional-Medical District facilitates up to 90% impervious lot coverage; The proposed plan, along with the already developed portions of the campus comply with this requirement. This site plan meets the relevant setbacks and build-to-lines for the zoning district.

Other Review Elements

- **Building Height** – The proposed buildings comply with the height maximum of 40'.

- **Landscaping and Tree Mitigation**– A landscaping plan which indicates parking lot trees, required screenings, and foundation plantings was provided which satisfies the requirements of the Land Development Code. Tree mitigation is not required because of current conditions at the site.

- **Architecture and Building Materials**—The building meets the requirements of the Code related to architecture and building materials. Rooftop mechanical elements of the building are screened via screen walls, allowable by Special Exception as proposed in Case 3374.

- **Site Connectivity and Layout—**Pedestrian connectivity is provided along Hospital Drive and throughout the site.

Engineering Comments: This project proposes to construct a new medical office building within the existing Baptist campus on Belk Boulevard.

Access

The project proposed internal modifications to existing parking and access within the Baptist campus. No public streets are affected.

Water and Sewer

Water and sewer to the site will be fed by existing infrastructure within the Baptist campus.

Stormwater Management

The stormwater management requirements for this addition will be met by conveying stormwater runoff with inlets and pipes to an existing above-ground detention basin.

The Engineering Department has approved the Stormwater Management Plan for this project as part of Baptist Memorial Hospital's original campus site plan.

Recommendation: Staff recommends approval of the Site Plan for 'Baptist Oxford Medical Office Building 2' with the following conditions:

1. Approval is for the plan as submitted.

2. Approval of the Variance and Special Exception, the subject of Case 3374, is required.

3. Water connection fee and sewer fees (per unit) shall be paid before building permits are issued.

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DEAN ARCHITECT
BAPTIST OXFORD MOB2

SITE
Lamar Park
Oxford Mall
Price Mill Park
Oxford-University Stadium
The Grove
The Circle
University of Mississippi
Rollings Woods
Rebel Drive
Jackson Ave W
University Ave
Sisk Ave
Highway 7
Old Taylor Rd
County Road 308
Ridgeland
Oxford Cemetery
The Country Club of Oxford
Oak Ridge Farm Rd
Veterans Dr
Access Rd
Frontage Rd
Front St
Jackson Ave
Van Buren Ave
Fillmore Ave
Johnson Ave
Washington Ave
Chandler Ave
Williams Ave
Price St
Vivian St
Mimosa Dr
Grand Oaks Blvd
Old Taylor Rd
Old Highway 7
Whispering Oaks Dr
Golden Oaks Dr
Fazoli (now Esterbrook)
Grand Clubhouse Dr
Inclusivity Park Dr
Oxford Square Shopping Center
Bramlett Blvd
Chestnut St
Holman Ave
Jackson Rd
Old Highway 7
Rebel Dr
Frazier Dr
Sorority Row
Fraternity Row
Student Union
Ole Miss Dr
Sorority Row
Ridgeland Dr
Sunny Ranch Dr
Garfield Ave
Johnson Ave
Jones Ave
Perce Ave
Hathorn Rd
Gillom Rd
Holly Bend Rd
Country Club Rd
Colonial Rd
Glen Eagle Rd
Clubview Rd
College Hill Rd
Oakland Dr
Oak Dr
Saint Andrews Circle
Jeff Davis Ave
Monroe Ave
Lamar Blvd
Sharp Rd
Price Rd
Wilson Rd
Wilson Rd S
Wilson Rd N
Wilson Rd E
Wilson Rd W
Jackson Ave W
Jackson Ave E
Van Buren Ave
Fillmore Ave
Perce Ave
Johnson Ave
Jones

GENERAL NOTES

1. THE CONTRACTOR SHALL NOTIFY THE CITY OF OXFORD ENGINEERING DEPARTMENT BEFORE COMMENCING CONSTRUCTION.
2. THE EXACT LOCATION OF ALL EXISTING UTILITIES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. CARE SHALL BE TAKEN TO PROTECT ANY UTILITIES THAT ARE TO REMAIN AND ALL CONSTRUCTION SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY/AGENCY. ANY DAMAGE, REPAIR, OR RELOCATION SHALL BE DONE BY LOCAL STANDARDS AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITIES TAKING PLACE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ANY UTILITY COMPANY WHICH MAINTAINS A UTILITY LINE WITHIN THE BOUNDARIES OF THE PROJECT BEFORE THE INITIATION OF ANY CONSTRUCTION OR DEMOLITION ON THE PROJECT OR IN THE STREETS BORDERING THE PROJECT. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE INCURRED BY ANY UTILITY COMPANY TO THEIR UTILITY LINES WHETHER SHOWN ON THE CONSTRUCTION PLANS OR NOT, DURING WORK ON THE PROJECT.
4. SEVENTY-TWO (72) HOURS BEFORE BEGINNING ANY EXCAVATION, THE CONTRACTOR SHALL CALL MISSISSIPPI ONE-CALL 811 AND THE LOCAL UTILITY COMPANIES FOR THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR IS ADVISED TO INQUIRE ABOUT ANY UTILITY OPERATORS WHO MAY NOT PARTICIPATE IN THE ONE CALL SYSTEM.

   THE FOLLOWING INFORMATION IS REQUIRED WHEN NOTIFYING UTILITY OWNERS OF YOUR INTENT TO EXCAVATE.

NAME OF CALLER	START DATE & TIME
TELEPHONE NUMBER	TYPE OF WORK
COUNTY	BLASTING
TOWN	WORK BEING DONE BY
STREET ADDRESS	WORK BEING DONE FOR
NEAREST INTERSECTING ROAD	

   THIS INFORMATION IS DISTRIBUTED TO MEET THE REQUIREMENTS OF CFR TITLE 49 PART 192.614 OF THE PIPELINE SAFETY ACT.
5. ALL NEWLY CUT AND/OR FILLED AREAS LACKING ADEQUATE VEGETATION SHALL BE PERMANENTLY STABILIZED AS REQUIRED TO EFFECTIVELY PREVENT SOIL EROSION PER MDEQ AND STATE REGULATIONS.
6. ALL CONSTRUCTION WITHIN PUBLIC EASEMENTS AND RIGHT-OF-WAYS SHALL MEET THE CITY OF OXFORD STANDARDS.
7. THE CONTRACTOR MUST HAVE WRITTEN APPROVAL FROM THE PROJECT ENGINEER BEFORE ANY CHANGE IN DESIGN IS MADE.
8. THE CONTRACTOR SHALL NOT ENTER UPON NOR CAUSE DAMAGE TO ANY ADJACENT PROPERTIES WITHOUT WRITTEN PERMISSION FROM SAID PROPERTY OWNERS.
9. ANY EXISTING UTILITIES REQUIRING RELOCATION OR REMOVAL SHALL BE THE DEVELOPER'S RESPONSIBILITY.
10. UTILITY SERVICES INCLUDING BUT NOT LIMITED TO POWER, SEWER, WATER, GAS, COMMUNICATION, ETC. SHALL BE PROTECTED AND MAINTAINED IN WORKING ORDER TO ALL ADJACENT PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PHASING UTILITY DEMOLITION AND CONSTRUCTION AND/OR PROVIDING TEMPORARY SERVICES TO AFFECTED PROPERTIES.
11. PROTECT ALL EXISTING BENCHMARKS, IRON PINS, SURVEY CONTROL POINTS, OR OTHER MONUMENTS TO REMAIN.
12. NOTHING IN THE GENERAL NOTES OR SPECIAL PROVISIONS SHALL RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITIES TOWARD THE SAFETY AND CONVENIENCE OF THE GENERAL PUBLIC AND THE RESIDENTS ADJACENT TO THE PROPOSED CONSTRUCTION AREA.
13. ALL CONSTRUCTION ACTIVITIES SHALL BE COMPLETED WITH FULL COMPLIANCE OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY STANDARDS AS WELL AS ANY ADDITIONAL ACCESSIBILITY STANDARD IDENTIFIED AND ACCEPTED LOCALLY AND/OR ON THE STATE LEVEL.

DEMOLITION NOTES

1. CLEARING AND GRUBBING IS TO BE HELD TO THE MINIMUM WIDTH NECESSARY TO ACCOMMODATE SLOPES. UNNECESSARY CANOPY REMOVAL (TREES, SHRUBS, ETC.) IS PROHIBITED.
2. REFER TO EROSION CONTROL PLAN, FOR MINIMAL EROSION CONTROL MEASURES AND REQUIREMENTS.
3. THE CONTRACTOR SHALL PROTECT ANY EXISTING STRUCTURES, PAVEMENTS, CURBS, SIDEWALKS, FENCES OR OTHER ELEMENTS DESIGNATED TO REMAIN. ANY EXISTING ELEMENT NOT INDICATED TO BE REMOVED, WHICH IS DAMAGED DURING THE COURSE OF DEMOLITION OR CONSTRUCTION, SHALL BE RESTORED TO ITS ORIGINAL CONDITION OR REPLACED IN KIND, AT NO ADDITIONAL COST TO THE OWNER.
4. THE CONTRACTOR SHALL MAINTAIN FIRE DEPARTMENT ACCESS TO ALL FIRE HYDRANTS OR PROVIDE TEMPORARY HYDRANTS WHERE ACCESS IS BLOCKED.
5. THE CONTRACTOR AT NO TIME SHALL ENCROACH UPON OR CAUSE DISRUPTIONS TO TRAFFIC FLOW ON ADJACENT STREET RIGHT-OF-WAY WITHOUT SECURING THE PROPER PERMITS PRIOR TO COMMENCING DEMOLITION OR CONSTRUCTION OPERATIONS.
6. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL SAFETY BARRIERS, TEMPORARY CONTROLS AND PROTECTION DEVICES TO COMPLY WITH CITY, COUNTY, STATE OR FEDERAL REQUIREMENTS THROUGHOUT THE ENTIRE PROJECT CONSTRUCTION PERIOD.
7. ALL DEMOLITION LINES BETWEEN PROPOSED AND REMAINING PAVEMENTS SHALL BE SAW CUT STRAIGHT AND SMOOTH. ALL RADIAL CUTS SHALL BE CONSISTENT TO THE ARC AND COME TO A SMOOTH AND COMPLETE TRANSITION TO THE TANGENT.
8. THE CONTRACTOR SHALL PROTECT EXISTING UTILITIES TO REMAIN IN SERVICE. ANY EXISTING UTILITY OR UNDERGROUND STRUCTURE TO REMAIN, WHETHER SHOWN ON THE PLANS OR NOT, WHICH IS DAMAGED BY THE CONTRACTOR'S OPERATIONS, SHALL BE IMMEDIATELY RESTORED AT NO ADDITIONAL COST TO THE OWNER/OPERATOR.
9. THE CONTRACTOR SHALL MARK AND PROTECT ALL TREES AND VEGETATION INDICATED TO REMAIN, AND SHALL INSTALL AND MAINTAIN TREE PROTECTION FENCES AT THE DRIP LINE OF ALL EXISTING TREES TO REMAIN; AND PREVENT PARKING, STORING OF MATERIALS, AND ENTRY OF VEHICLES AND CONSTRUCTION EQUIPMENT WITHIN THE DRIP LINES OF THE TREES TO BE SAVED.
10. EXISTING DRAINAGE SYSTEMS (SURFACE AND SUB-SURFACE) SHALL MAINTAIN POSITIVE DRAINAGE AT ALL TIMES DURING DEMOLITION AND CONSTRUCTION OPERATIONS.
11. ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED. COORDINATE WITH EROSION CONTROL PLAN.
12. AREAS THAT ARE DISTURBED OUTSIDE LIMITS OF CONSTRUCTION DURING THE LIFE OF THE PROJECT SHALL BE REPAIRED BY THE CONTRACTOR AT THEIR EXPENSE.

LAYOUT NOTES

1. THE SITE LAYOUT SHALL BE BASED ON THE DIMENSIONS AND OTHER INFORMATION SHOWN. MINOR ADJUSTMENTS TO LAYOUT APPROVED BY THE CONSULTANT MAY BE NEEDED IN THE FIELD TO ACHIEVE THE DESIRED ALIGNMENT WITH EXISTING FEATURES TO REMAIN.
2. CONTRACTOR SHALL BE FAMILIAR WITH THE SITE AND CHECK ALL FINAL DIMENSIONS ON THE GROUND PRIOR TO CONSTRUCTION ACTIVITIES. NOTIFY ENGINEER IMMEDIATELY OF DISCREPANCIES FROM THE PLANS.
3. THE CONTRACTOR SHALL CUT CLEAN EDGES ON EXISTING PAVEMENT AND PROVIDE SMOOTH TRANSITION INTO PROPOSED PAVEMENT. PROPOSED CURBS SHALL MEET EXISTING TANGENT TO THE EXISTING CURBS AS SHOWN.
4. EXPANSION JOINTS SHALL BE INSTALLED BETWEEN ALL SIDEWALK/BUILDING CONNECTIONS.
5. VERIFY THE DIMENSIONS OF THE BUILDING LAYOUT WITH THE APPROVED ARCHITECTURAL PLANS PRIOR TO DOING THE SITE LAYOUT. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCY IMMEDIATELY.
6. ALL DIMENSIONS ARE MEASURED FROM FACE OF CURB UNLESS NOTED OTHERWISE.

GRADING AND DRAINAGE NOTES

1. ALL GRADING AND DRAINAGE WORK SHALL BE PERFORMED IN SUCH A MANNER THAT ADJACENT FACILITIES ARE NOT TO BE DAMAGED OR ADVERSELY AFFECTED.
2. FINISH GRADE SHALL BE SLOPED AWAY FROM THE FOUNDATION FOR DRAINAGE. THE FINISH GRADE MUST BEGIN AT LEAST 6-INCHES BELOW THE TOP OF THE FOUNDATION WALL OR THE GRADE LINE OF THE CONCRETE SLAB AT THE INTERIOR IN THE CASE OF INTEGRAL SLAB AND FOUNDATION. THE MINIMUM GRADE AWAY FROM THE FOUNDATION SHALL BE 2% IN ALL DIRECTIONS.
3. SPOT ELEVATIONS SHOWN ARE TO TOP OF CURB OR TOP OF PAVEMENT UNLESS INDICATED OTHERWISE ON THE PLANS.
4. BUILDING CORNER ELEVATIONS SHOWN REFER TO THE PROPOSED GRADE ADJACENT TO AND OUTSIDE OF THE BUILDING. ALL PROPOSED GRADES REFER TO THE TOP OF THE FINAL SURFACE OF GRASS, MULCH, CONCRETE, ETC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE POSITIVE DRAINAGE IN ALL AREAS. THE CONTRACTOR SHALL VERIFY THIS REQUIREMENT IS MET AFTER ALL CONSTRUCTION IS COMPLETE AND ALL LANDSCAPING IS INSTALLED.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO GRADE AND SHAPE AROUND DRAINAGE STRUCTURES TO PROVIDE SATISFACTORY OPERATION OF THE STRUCTURE.
6. ANY AREA THAT IS DISTURBED OUTSIDE LIMITS OF CONSTRUCTION DURING THE LIFE OF THE PROJECT SHALL BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE.
7. ANY FILL PLACED ON THIS PROJECT SHALL BE LAID IN A MAXIMUM OF 8" LOOSE LIFTS AND COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR BEFORE ADDITIONAL MATERIAL IS PLACED. ALL FILL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE GEOTECHNICAL REPORT PREPARED BY <NAME OF GEOTECHNICAL ENGINEER> ON <MONTH XX, 20XX> AND THE CITY AND COUNTY CONSTRUCTION CODES.
8. AVOID MAJOR GRADING ACTIVITIES DURING MONTHS OF HIGHLY EROSIVE RAINFALL.
9. CONTRACTOR SHALL PROMPTLY BACKFILL AND STABILIZE TRENCHES AND/OR PITS.
10. CONTRACTOR SHALL KEEP CONSTRUCTION DEBRIS FROM ENTERING ANY DRAINAGE CHANNEL.
11. DO NOT PLACE EXCAVATED MATERIAL FROM THE PIPE TRENCH BETWEEN THE TRENCH AND OPEN DRAINAGE WAY. PLACE MATERIAL ON THE UPSLOPE SIDE OF THE EXCAVATION SUCH THAT ANY EROSION FROM IT IS CAUGHT BY THE TRENCH.
12. THE CONTRACTOR SHALL NOT DISPOSE OF ANY MATERIAL IN A REGULATORY FLOODWAY AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ALL MATERIAL SHALL BE DISPOSED OF IN UPLAND (NON-WETLAND) AREAS AND ABOVE THE ORDINARY HIGH WATER OF ANY ADJACENT WATERCOURSE.ALL LICENSES OR PERMITS THAT MAY BE REQUIRED BY FEDERAL, STATE OR LOCAL AGENCIES MUST BE OBTAINED.

EROSION AND SEDIMENTATION CONTROL NOTES

THE FOLLOWING CONDITIONS APPLY TO ALL DISTURBANCE WORK CONDUCTED UNDER MISSISSIPPI CONSTRUCTION GENERAL PERMIT.

CONSTRUCTION MANAGEMENT TECHNIQUES:

1. CLEARING AND GRUBBING MUST BE HELD TO THE MINIMUM NECESSARY FOR GRADING AND EQUIPMENT OPERATION.
2. CONSTRUCTION MUST BE SEQUENCED TO MINIMIZE THE EXPOSURE TIME OF CLEARED SURFACE AREA.
3. CONSTRUCTION MUST BE STAGED OR PHASED FOR LARGE PROJECTS OF MORE THAN 50 ACRE AREAS OF ONE PHASE MUST BE STABILIZED BEFORE ANOTHER PHASE CAN BE INITIATED. STABILIZATION SHALL BE ACCOMPLISHED BY TEMPORARILY OR PERMANENTLY PROTECTING THE DISTURBED SOIL SURFACE FROM RAINFALL IMPACTS AND RUNOFF. REFER TO THE MISSISSIPPI GENERAL PERMIT FOR TEMPORARY STABILIZATION GUIDELINES.
4. EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE EARTH MOVING OPERATIONS BEGIN, AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORK DAY, BUT MUST BE REPLACED AT THE END OF THE WORK DAY.
5. STABILIZATION MUST, AT A MINIMUM, BE INITIATED WHENEVER ANY CLEARING, EXCAVATION OR OTHER EARTH DISTURBED ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
6. STEEP SLOPES (33% OR 3:1 AND GREATER) SHALL BE TEMPORARILY STABILIZED NOT LATER THAN 7 DAYS AFTER CONSTRUCTION ACTIVITIES ON THE SLOPE HAS TEMPORARILY OR PERMANENTLY CEASED.
7. A QUALIFIED INDIVIDUAL, HAVING THE CERTIFICATIONS REQUIRED BY MDEQ SHALL BE DESIGNATED TO BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROLS ON EACH PROJECT SITE.

VEGETATION CONTROL:

1. PRE-VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN 14 CALENDAR DAYS PRIOR TO GRADING OR EARTH MOVING.
2. PERMANENT SOIL STABILIZATION WITH PERENNIAL VEGETATION SHALL BE APPLIED WITHIN 14 DAYS AFTER FINAL GRADING HAS BEEN PERFORMED ON SPECIFIED AREAS OF THE SITE.

STRUCTURAL CONTROL:

1. ALL SURFACE WATER FLOWING TOWARD THE CONSTRUCTION AREAS SHALL BE DIVERTED BY USING BERMS, CHANNELS, OR SEDIMENT TRAPS, AS NECESSARY.
2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO DETAIN RUNOFF AND TRAP SEDIMENT FROM DISTURBED AREAS OF THE SITE. THE DESIGN OF THESE CONTROL MEASURES SHALL BE BASED UPON SIZE AND SLOPE OF THE DISTURBED AREAS AND THE DRAINAGE AREA THAT CONTRIBUTES TO THE RUNOFF.
3. DISCHARGES FROM SEDIMENT BASINS AND TRAPS MUST BE THROUGH A PIPE OR LINED CHANNEL SO THAT THE DISCHARGE DOES NOT CAUSE EROSION.
4. MUDDY WATER TO BE PUMPED FROM EXCAVATION AND WORK AREAS MUST BE HELD IN SETTLING BASINS OR TREATED BY FILTRATION PRIOR TO DISCHARGE INTO SURFACE WATERS, WATER MUST BE DISCHARGED THROUGH A PIPE OR LINED CHANNEL SO THAT THE DISCHARGE DOES NOT CAUSE EROSION AND SEDIMENTATION.

DISCHARGE QUALITY:

1. THERE SHALL BE NO DISTINCTLY VISIBLE FLOATING SCUM, OIL OR OTHER MATTER CONTAINED IN THE STORM WATER DISCHARGE.
2. THE STORM WATER DISCHARGE MUST NOT CAUSE AN OBJECTIONABLE COLOR CONTRAST IN THE RECEIVING STREAM.
3. THE STORM WATER DISCHARGE MUST RESULT IN NO MATERIALS IN CONCENTRATION SUFFICIENT TO BE HAZARDOUS OR OTHERWISE DETRIMENTAL TO HUMANS, LIVESTOCK, WILDLIFE, PLANT LIFE, OR FISH AND AQUATIC LIFE IN THE RECEIVING STREAM.

SUPPLEMENTAL NOTES:

1. ALL CONTROL MEASURES SHALL BE CHECKED AND REPAIRED AS REQUIRED BY MDEQ. GENERAL PERMIT EPSC INSPECTIONS SHALL BE TWICE A WEEK AND AT LEAST 72 HOURS APART. A WEEK IS FROM SUNDAY TO SATURDAY. THE PERMITEE SHALL MAINTAIN RECORDS ON-SITE OF THE CHECKS AND REPAIRS AND BE ABLE TO PROVIDE THESE RECORDS IMMEDIATELY UPON REQUEST.
2. THE INDIVIDUALS ASSIGNED TO CONDUCT THE INSPECTIONS MUST BE RECOGNIZED BY THE MDEQ AS A QUALIFIED PROFESSIONAL. A COPY OF THE PERSON'S CERTIFICATION SHOULD BE KEPT ON SITE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING COPIES OF ALL INSPECTION REPORTS AS WELL AS A COPY OF THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ON THE JOB SITE AT ALL TIMES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR POSTING A COPY OF THE NOTICE OF COVERAGE (NOC) NEAR THE MAIN ENTRANCE OF THE CONSTRUCTION SITE SO THAT IT MAY BE VIEWED BY THE PUBLIC.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING A RAIN GAGE ON SITE AND MAINTAINING THE GAGE AND RECORDS OF THE RAINFALL EVENTS AND AMOUNTS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING THE NOTICE OF TERMINATION (NOT) TO THE MDEQ UPON FINAL STABILIZATION OF THE SITE. THE CONTRACTOR SHALL ENSURE THAT THE SITE MEETS THE MDEQ CRITERIA FOR TERMINATION OF COVERAGE. THE CONTRACTOR SHALL REMAIN RESPONSIBLE FOR THE SITE EROSION CONTROL AND THE CARE AND MAINTENANCE OF ALL VEGETATIVE GROUND COVER UNTIL HE/SHE OBTAINS A WRITTEN NOTICE FROM MDEQ THAT THE SITE MEETS THE CRITERIA FOR TERMINATION OF COVERAGE.

PROOF ROLL NOTES

IN ADDITION TO THE QUALITY CONTROL TESTING, TO DETERMINE THAT EACH LAYER OF A PAVEMENT SECTION HAS BEEN PROPERLY COMPACTED AND STABILIZED, A PERFORMANCE TEST IN THE FORM OF PROOF ROLLING SHALL BE CONDUCTED. THE PROOF ROLLING WILL BE PERFORMED IN THE PRESENCE OF THE DESIGN ENGINEER (OR AUTHORIZED REPRESENTATIVE); THE GENERAL CONTRACTOR, AND ANY SUB-CONTRACTORS THAT ARE RESPONSIBLE FOR THE LAYER BEING TESTED AND THE NEXT SECTION OF PAVEMENT TO BE INSTALLED.

PROOF ROLLING WILL BE PERFORMED IN THE FOLLOWING SEQUENCE:

1. ON THE SUBGRADE PRIOR TO INSTALLING THE BASE COURSE OR CONCRETE PAVEMENT
2. ON THE BASE COURSE PRIOR TO INSTALLING THE ASPHALT BASE OR BINDER COURSE
3. IF THE FINAL SURFACE COURSE OF ASPHALT IS NOT INSTALLED WITHIN 30 DAYS OF THE INSTALLATION OF THE BASE OR BINDER COURSE, THEN THE BASE ASPHALT SHALL BE PROOF ROLLED.

PROOF ROLLING SHALL BE PERFORMED USING A FULLY LOADED TANDEM AXLE DUMP TRUCK. THE TRUCK SHALL BE DRIVEN OVER THE PAVING AREA AT SUCH SPEED THAT THE OBSERVERS CAN WALK BESIDE THE REAR AXLE. WHEN THE OBSERVERS SEE THE AREA UNDER THE WHEELS PUMPING OR RUTTING THEY SHALL MARK IT ON THE SURFACE. PUMPING SHALL BE DEFINED AS THE VERTICAL MOVEMENT AND REBOUND OF THE SURFACE BEING TESTED. THE PROCESS SHALL BE REPEATED UNTIL A WHEEL LOAD HAS BEEN OBSERVED TO PASS OVER ALL AREAS OF THE PAVEMENT SECTION. THE AREAS MARKED SHALL BE CONSIDERED TO HAVE FAILED. THE OBSERVERS SHALL DISCUSS AND DETERMINE THE REMEDIAL ACTION(S) TO BE UNDERTAKEN TO STABILIZE THE AREAS OF FAILURE BEFORE THE NEXT LAYER IN THE PAVEMENT IS INSTALLED.

SANITARY SEWER NOTES

1. CONTRACTOR SHALL ENSURE UNINTERRUPTED SEWER SERVICE ON EXISTING SEWER AND SERVICE CONNECTIONS BY PROVIDING AMPLE TEMPORARY WASTEWATER PUMPING AND/OR BYPASSING.
2. THE CONTRACTOR SHALL VERIFY EXISTING DATA AND REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ENGINEER.
3. ALL SANITARY SEWER TO BE CONSTRUCTED AS PER CITY OF OXFORD STANDARD CONSTRUCTION SPECIFICATIONS.
4. ALL SEWER MANHOLE LIDS IN OPEN AREAS ARE TO BE CONSTRUCTED 1.5' ABOVE PROPOSED GRADE. IN BACKYARDS, MANHOLE LIDS ARE TO BE 0.5' ABOVE FINAL GRADE.
5. ALL SANITARY SEWER, INCLUDING SERVICE CONNECTIONS, WHICH HAS LESS THAN 1.5' CLEARANCE (OUTSIDE OF PIPES) WITH DRAINAGE OR IN FILLED AREAS SHALL BE CLASS 50 D.I.P. OR CONCRETE ENCASED, 10' MINIMUM BOTH SIDES OF CROSSING. ALL DUCTILE IRON PIPE (D.I.P.) SHALL BE POLYETHYLENE LINED OR SHALL BE TREATED WITH PROTECTO 401, TNEMEC 431 OR APPROVED EQUIVALENT.
6. THE CITY OF OXFORD SHALL HAVE INGRESS/EGRESS RIGHTS TO USE PRIVATE DRIVES AND YARDS FOR THE PURPOSE OF MAINTAINING ALL PUBLIC SEWER LINES AND SHALL BEAR NO RESPONSIBILITY FOR THE MAINTENANCE OF SAID PRIVATE DRIVES AND YARDS.
7. NO TREES, SHRUBS, PERMANENT STRUCTURES OR OTHER UTILITIES (EXCEPT FOR CROSSINGS) WILL BE ALLOWED WITHIN SANITARY SEWER EASEMENT. NO OTHER UTILITIES OR SERVICES MAY OCCUPY SANITARY SEWER EASEMENTS IN PRIVATE DRIVES AND YARDS EXCEPT FOR CROSSINGS.
8. ALL SANITARY SEWER MANHOLES IN REVERSE CROWN STREETS, ALLEYS, OR DRIVES (PUBLIC OR PRIVATE) SHALL BE PROVIDED WITH GASKETS AND PLUGS FOR PICK HOLES TO PREVENT DRAINAGE INFLOW INTO SEWER SYSTEM.
9. ALL PIPE RUNS CONSTRUCTED OF FLEXIBLE PIPE MATERIALS SHALL PASS A GO-NO GO DEFLECTION TEST.
10. PRIOR TO BRINGING ANY PART OF THE NEWLY INSTALLED SANITARY SEWER SYSTEM ONLINE, ALL LINES AND MANHOLES SHALL PASS LEAK TESTING.

WATER SPECIFICATION NOTES

1. ALL METERS LARGER THAN 1" SHALL USE FLANGED CONNECTIONS.
2. ALL MATERIALS AND INSTALLATION SHALL CONFORM TO THE STANDARDS OF THE CITY OF OXFORD AND THE STATE OF MISSISSIPPI.
3. BLOCKING OF FIRE HYDRANTS, TEES, AND BENDS REQUIRED.
4. WATER LINES, VALVES, FITTINGS AND HYDRANT SHALL BE INSTALLED, DISINFECTED, PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH ALL STATE AND LOCAL REQUIREMENTS.
5. ALL TRENCHES TO BE BACK-FILLED ACCORDING TO CONSTRUCTION SPECIFICATIONS.
6. ALL TIES TO EXISTING WATER LINES MUST BE MADE STARTING WITH A VALVE IF NO VALVE EXISTS.
7. THE LOCATION OF THE FIRE DEPARTMENT CONNECTION, PIV, AND FIRE LINE SIZES SHALL BE RECORDED ON THE AS-BUILT DRAWING AFTER COMPLETION OF THE PROJECT.

WATER LINE TESTING

1. AT THE END OF CONSTRUCTION WHEN THE NEW WATER LINES ARE TO BE FILLED FOR FLUSHING AND PRESSURE TESTING, THE CONTRACTOR SHALL COORDINATE WITH THE OWNER/OPERATOR OF THE UTILITY TO ENSURE THAT LOW PRESSURE PROBLEMS DO NOT ARISE IN OTHER AREAS OF THE WATER SYSTEM DURING THIS PROCESS.
2. ALL NEW WATER LINES ARE TO BE PRESSURE TESTED AND BACTERIAL SAMPLES ARE TO BE TAKEN AND APPROVED BEFORE CONNECTION TO SYSTEM.

LANDSCAPE NOTES

1. THE OWNER AND/OR LANDSCAPE ARCHITECT RETAIN THE RIGHT TO REJECT ANY PLANT MATERIAL AT ANY TIME IF IT DOES NOT MEET THE SPECIFICATIONS OF THE PLANT SCHEDULE.
2. A MINIMUM OF 1 IN 10 PLANTS OF EACH PLANT SPECIES SHALL HAVE A LABEL ATTACHED PROVIDING THE COMMON AND SCIENTIFIC NAME OF SAID PLANT.
3. MULCH ALL BEDS AND TREE RINGS WITH A MINIMUM OF 3" <MATERIAL> MULCH. IN BEDS ADJACENT TO BUILDINGS, FINISH MULCH SURFACE SHALL BE LOWER THAN THE FINISHED FLOOR ELEVATION AND WEEP HOLES IN BUILDING FACADE.
4. REMOVE ALL BUILDING WASTE, WEEDS, ROCKS, DEBRIS, AND EXISTING TURF OF ANY KIND FROM AREAS TO BE PLANTED, SODDED, OR SEEDED.
5. REMOVE ALL WEEDS, TURF, AND NUT GRASS FROM PLANTING BEDS. PREPARE PLANTING BEDS BY TILLING PLANTING SOIL MIXTURE INTO THE NATIVE SOIL TO 12" DEPTH MINIMUM. PLANTING SOIL MIXTURE SHALL BE ONE CUBIC YARD OF FINELY CRUSHED PINE BARK SOIL CONDITIONER, NINE CUBIC FEET OF FINELY SHREDDED PEAT MOSS (COCOPEAT, REED-SEDGE PEAT, OR RICE HULL ASH ARE ALSO ACCEPTABLE), AND ½ TON OF DRY SAND PER 100 SQUARE FEET OF BED SPACE. ASSURE PROPER DRAINAGE AND PERCOLATION.
6. TEST PH AND PERCENTAGE OF ORGANIC CONTENT OF SOIL AND AMEND ALL BED AND TURF AREAS WITH CHEMICALS AND FERTILIZER AS REQUIRED TO REMEDY DEFICIENCIES REVEALED BY SOIL TEST.
7. PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL BED AREAS PRIOR TO PLANTING TO AVOID WEED GROWTH. PRE-EMERGENT HERBICIDE TO BE SNAPSHOT BY DOW AGROSCIENCES OR APPROVED EQUAL.
8. PRUNE PLANTS AFTER PLANTING TO ASSURE CONSISTENCY IN GROWTH HABIT.
9. ALL PLANTS SHALL BE VIGOROUS, HEALTHY MATERIAL, FREE OF PESTS AND DISEASE.
10. CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL INCLUDING SOD FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE.
11. REPLACEMENTS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER INSTALLATION.
12. ANY MATERIAL WHICH DIES, OR DEFOLIATES PRIOR TO ACCEPTANCE OF THE WORK WILL BE PROMPTLY REMOVED AND REPLACED.
13. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (LATEST EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
14. TREE REMOVAL SHALL INCLUDE STUMP GRINDING AND REMOVAL BELOW GRADE.

IRRIGATION NOTES (COORDINATE NOTES WITH LANDSCAPE ARCHITECT)

1. IRRIGATION WORK WILL CONFORM TO CODES AND REGULATIONS ISSUED BY LOCAL AUTHORITIES. OBTAIN ALL PERMITS, LICENSES, ETC. REQUIRED FOR EXECUTION OF WORK.
2. UTILITIES ARE NOT INDICATED ON THE IRRIGATION PLANS. COORDINATE WITH THE LOCAL UTILITY COMPANIES AND OTHER TRADES DUE TO MODIFICATIONS MADE DURING CONSTRUCTION, SITE CONDITIONS MAY VARY FROM THOSE SHOWN. VERIFY ALL SUCH CONDITIONS AS WELL AS THE PRESENCE AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
3. A <4"> WATER METER, <4"> DOUBLE CHECK ASSEMBLY, AND <4"> SCHEDULE 40 PIPE FROM THE METER TO THE DOUBLE CHECK ASSEMBLY WILL BE THE WATER SUPPLY FOR THE IRRIGATION SYSTEM. THE IRRIGATION SYSTEM IS DESIGNED TO OPERATE WITH <200> GPM MAXIMUM FLOW AND STATIC PRESSURE OF <75> PSI MINIMUM. VERIFY SUPPLY AND METER SIZES, AND STATIC PRESSURE. NOTIFY PROJECT LANDSCAPE ARCHITECT IF MINIMUMS ARE DEFICIENT PRIOR TO INSTALLATION.
4. LAYOUT IRRIGATION HEADS FOR EACH STATION PRIOR TO PLACEMENT TO CHECK INDIVIDUAL PLANTING AREA COVERAGE.
5. ADJUST THE IRRIGATION CONTROL VALVES, THE SPRINKLER ARC, AND RADIUS ADJUSTMENTS TO PROVIDE THE MOST BALANCED AND EFFICIENT WATER DISTRIBUTION.
6. LOCATIONS OF ELEMENTS ON THE DRAWINGS ARE SCHEMATIC. EXACT LOCATIONS ARE TO BE VERIFIED IN THE FIELD BY THE INSTALLER. PIPE LINES DRAWN SIDE BY SIDE MAY BE LAID IN THE SAME TRENCH. SOME PIPE LOCATIONS ARE DRAWN OFFSET TO CLEARLY SHOW THE INTENDED PIPE ROUTING. LOCATE AND PROPERLY INSTALL THE SYSTEM IN A LOGICAL MANNER.
7. LAY MAIN PIPE RUN TO DEPTH OF 18" MINIMUM FROM FINISH GRADE AND LATERALS TO A DEPTH OF 12" MINIMUM.
8. COORDINATE THROUGH THE GENERAL CONTRACTOR SLEEVE INSTALLATION PRIOR TO PAVING INSTALLATION OR OTHER ELEMENTS OF THE WORK THAT WOULD NOT ALLOW INSTALLATION OF THE IRRIGATION LINES BY OPEN TRENCHING. SEE IRRIGATION PLAN FOR SIZES, QUANTITIES AND LOCATIONS.
9. CLEANUP AND DISPOSE OF ALL DEBRIS, WASTE AND EXCESS CONSTRUCTION MATERIALS FOLLOWING COMPLETION AND LEAVE NEAT, CLEAN , AND READY FOR OWNER'S USE. PROVIDE CLEAN PAVEMENT SURFACING.
10. THE EXPENSE OF THE IRRIGATION METER SHALL BE INCLUDED IN THE PRICE OF THE IRRIGATION SYSTEM.

K1 NTS **GENERAL NOTES**

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ANDREW REYNOLDS, LANDSCAPE ARCHITECT

Project No. : 25032
Date: 06-26-2026
Drawn: DDT
Checked: SLB
Revisions:
A2H Project No.: 25222

BAPTIST OXFORD
MOB2
OXFORD, MS

Sheet Number:
C000
GENERAL NOTES

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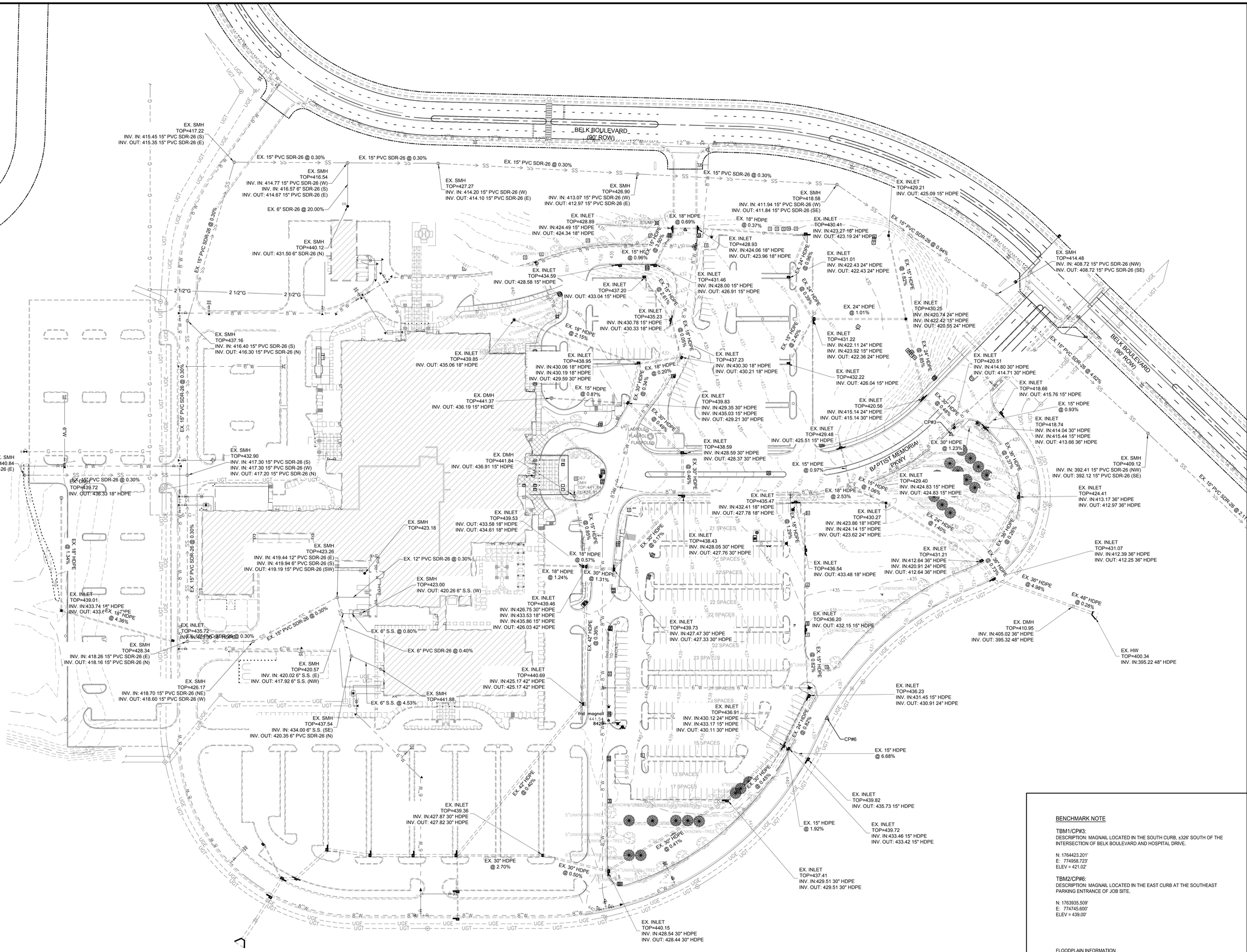

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Project No. : 25032
Date: 06-26-2026
Drawn: DDT
Checked: SLB
Revisions:
A2H Project No.: 25222

BAPTIST OXFORD
MOB2
OXFORD, MS

Sheet Number:
C001
EXISTING CONDITIONS

BENCHMARK NOTE

TBM1/CP#3:
DESCRIPTION: MAGNAIL LOCATED IN THE SOUTH CURB, ±326' SOUTH OF THE INTERSECTION OF BELK BOULEVARD AND HOSPITAL DRIVE.

N: 1764423.201'
E: 774958.723'
ELEV = 421.02'

TBM2/CP#6:
DESCRIPTION: MAGNAIL LOCATED IN THE EAST CURB AT THE SOUTHEAST PARKING ENTRANCE OF JOB SITE.

N: 1763935.509'
E: 774745.600'
ELEV = 439.00'

FLOODPLAIN INFORMATION

THE PROJECT SITE IS NOT LOCATED WITHIN FLOODPLAIN. AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 28071C0256C & 28071C0257C, EFFECTIVE DATES NOVEMBER 26, 2010.

K1 1" = 60' EXISTING CONDITIONS

GRAPHIC SCALE: 1" = 60'
60 0 60

H11 NTS SITE CONTROL AND FLOOD NOTE

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Oct 24, 2025 - 3:56pm

BELK BOULEVARD
(90' ROW)

EX. 15" PVC SDR-26 @ 0.30%

EX. SMH
TOP=426.90
INV. IN: 413.07 15" PVC SDR-26 (W)
INV. OUT: 412.97 15" PVC SDR-26 (E)

EX. INLET
TOP=428.89
INV. IN:424.49 15" RCP
INV. OUT: 424.34 18" RCP

EX. INLET
TOP=428.93
INV. IN:424.06 18" RCP
INV. OUT: 423.96 18" RCP

EX. 18" RCP
@ 0.69%

EX. 18" RCP
@ 0.37%

EX. INLET
TOP=430.41
INV. IN:423.27 18" RCP
INV. OUT: 423.19 24" RC

MATCHLINE AREA 1 - SEE SHEET C101
MATCHLINE AREA 2 - SEE SHEET C102

±308 LF OF
CURB AND GUTTER
TO BE REMOVED

EX. ASPHALT
13 SPACES

EX. SIDEWALK

EX. INLET
TOP=439.85
INV. OUT: 435.06 18" RCP

CP503
N:1764617.19
E:774332.35
MAGNAIL

BOLLARD

EX. SIDEWALK

EX. 16" RCP
@ 2.15%

CANOPY

EX. DMH
TOP=441.37
INV. OUT: 436.19 15" RCP

EX. 15" RCP
@ 0.87%

EX. INLET
TOP=434.59
INV. OUT: 428.58 15" RCP

EX. ASPHALT

EX. 15" RCP
@ 0.96%

EX. INLET
TOP=431.46
INV. IN:428.00 15" RCP
INV. OUT: 426.91 15" RCP

EX. INLET
TOP=437.20
INV. OUT: 433.04 15" RCP

±100 LF OF
CURB AND GUTTER
TO BE REMOVED

EX. ASPHALT

9 SPACES

±300 LF OF
CURB AND GUTTER
TO BE REMOVED

EX. 15" RCP
@ 2.61%

EX. INLET
TOP=435.23
INV. IN:430.78 15" RCP
INV. OUT: 430.33 18" RCP

5 SPACES

EX. ASPHALT

EX. INLET
TOP=438.95
INV. IN:430.06 18" RCP
INV. IN:430.19 18" RCP
INV. OUT: 429.59 30" RCP

10 SPACES

EX. ASPHALT

EX. 18" HDPE
@ 0.20%
TO BE REMOVED

±122 LF OF
CURB AND GUTTER
TO BE REMOVED

8 SPACES

EX. ASPHALT

EX. 30" RCP
@ 0.34%

EX. 18" HDPE
@ 0.69%
TO BE REMOVED

±370 LF OF
CURB AND GUTTER
TO BE REMOVED

EX. ASPHALT

EX. INLET (TO BE REMOVED)
TOP=437.23
INV. IN:430.30 18" RCP
INV. OUT: 430.21 18" RCP

9 SPACES

EX. ASPHALT

±236 LF OF
CURB AND GUTTER
TO BE REMOVED

11 SPACES

EX. INLET
TOP=432.22
INV. OUT: 426.04 15" RCP

12 SPACES

EX. ASPHALT

14 SPACES

EX. ASPHALT

15 SPACES

EX. INLET
TOP=431.01
INV. IN:422.43 24" RCP
INV. OUT: 422.43 24" RCP

EX. 24" RCP
@ 0.86%

±262 LF OF
CURB AND GUTTER
TO BE REMOVED

9 SPACES

EX. ASPHALT

EX. 24" RCP
@ 0.09%

9 SPACES

EX. ASPHALT

EX. 15" RCP
@ 2.40%

CP102
N:1764733.38
E:774721.51
MAGNAIL

assisting bay

MATCHLINE AREA 1 - SEE SHEET C101
MATCHLINE AREA 3 - SEE SHEET C103

K1 DEMOLITION PLAN - AREA 1
1" = 20'

GRAPHIC SCALE: 1" = 20'
20 0 20

NORTH

LEGEND

LIMITS OF DEMOLITION

EXISTING UTILITIES AND CURB & GUTTER TO BE ABANDONED

F11 LEGEND
NTS

BENCHMARK NOTE

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ELEV = 439.00'

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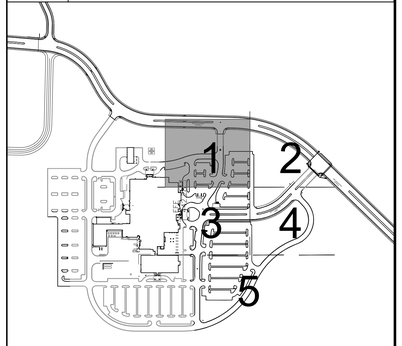
H11 SITE CONTROL AND FLOOD NOTE
NTS

K11 KEY MAP
NTS



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Project No.: 25032
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Drawn: DDT
Checked: SLB
Revisions:
A2H Project No.: 25222

BAPTIST OXFORD
MOB2
OXFORD, MS

Sheet Number:
C101
DEMOLITION PLAN – AREA 1

plotted
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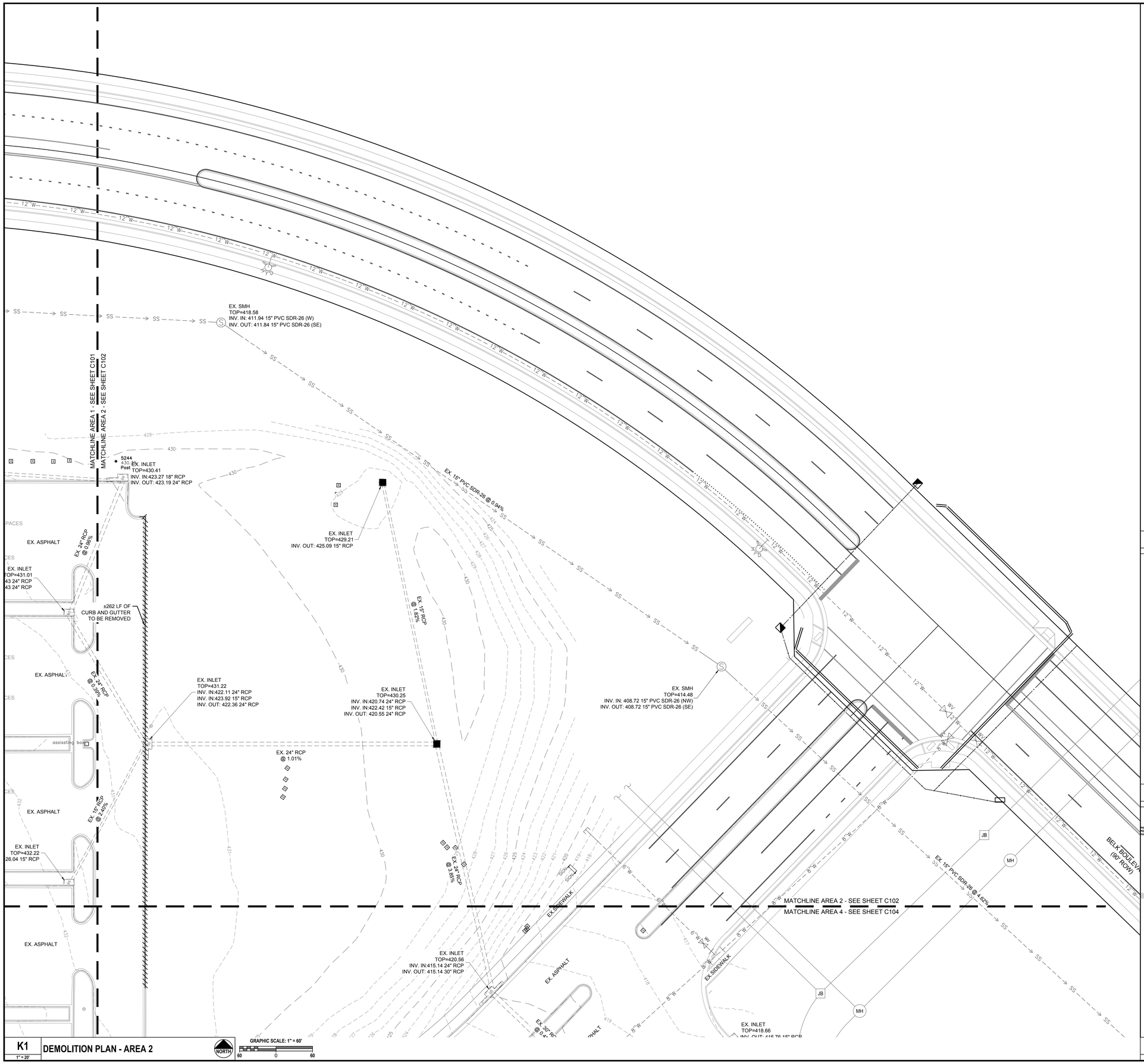

K1 DEMOLITION PLAN - AREA 2
1" = 20'

NORTH

GRAPHIC SCALE: 1" = 60'
60 0 60

LEGEND

LIMITS OF DEMOLITION

EXISTING UTILITIES AND CURB & GUTTER TO BE ABANDONED

F11 LEGEND
NTS

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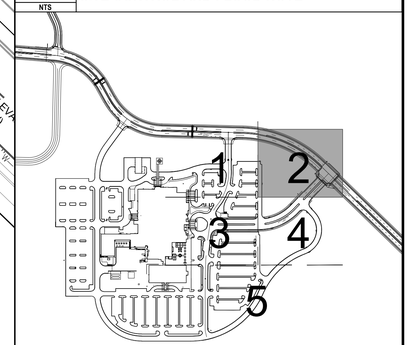
NTS



K11 KEY MAP
NTS

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Checked: SLB
Revisions:
A2H Project No.: 25222

BAPTIST OXFORD
MOB2
OXFORD, MS

Sheet Number:
C102

DEMOLITION PLAN – AREA 2

steve
C:\Users\steve\DEAN DropsAsh INC\25222_Blue Health PDB\Project Files\02_Civil\Project Drawings\C101 DEMOLITION PLAN.dwg
Fri, Jun 26, 2026 - 3:09pm

MATCHLINE AREA 1 - SEE SHEET C101
MATCHLINE AREA 3 - SEE SHEET C103

EX. 18" RCP @ 2.15%
EX. ASPHALT
EX. INLET
TOP=438.95
INV. IN:430.06 18" RCP
INV. IN:430.19 18" RCP
INV. OUT: 429.59 30" RCP
EX. 18" HDPE @ 0.20% (TO BE REMOVED)
EX. INLET (TO BE REMOVED)
TOP=437.23
INV. IN:430.30 18" RCP
INV. OUT: 430.21 18" RCP
EX. 15" RCP @ 2.40%
EX. INLET
TOP=432.22
INV. OUT: 426.04 15" RCP
±236 LF OF CURB AND GUTTER TO BE REMOVED
±122 LF OF CURB AND GUTTER TO BE REMOVED
EX. 30" RCP @ 0.34%
EX. DMH
TOP=441.37
INV. OUT: 436.19 15" RCP
EX. 15" RCP @ 0.87%
EX. INLET
TOP=439.83
INV. IN:429.35 30" RCP
INV. IN:435.03 15" RCP
INV. OUT: 429.21 30" RCP
EX.SIDEWALK
EX. 30" RCP @ 0.49%
FLAGPOLE
EX. INLET
TOP=438.59
INV. IN:428.59 30" RCP
INV. OUT: 428.37 30" RCP
EX. DMH
TOP=441.84
INV. OUT: 436.91 15" RCP
EX. INLET
TOP=438.43
INV. IN:428.05 30" RCP
INV. OUT: 427.76 30" RCP
EX. 30" RCP @ 0.46%
MATCHLINE AREA 1 - SEE SHEET C103
MATCHLINE AREA 2 - SEE SHEET C104
CONCRETE
CP505
N:1764281.38
E:774279.09
MAGNAIL
EX. 30" RCP @ 0.85%
EX. INLET
TOP=439.53
INV. OUT: 433.58 18" RCP
INV. OUT: 434.61 18" RCP
EX. 18" RCP @ 1.24%
EX. 18" RCP @ 0.57%
EX. INLET
TOP=439.46
INV. IN:426.75 30" RCP
INV. IN:433.53 18" RCP
INV. IN:435.86 15" RCP
INV. OUT: 426.03 42" RCP
EX. 30" RCP @ 1.31%
EX. 42" RCP @ 0.36%
±860 LF OF CURB AND GUTTER TO BE REMOVED
±105 LF OF CURB AND GUTTER TO BE REMOVED
EX. 18" HDPE @ 0.20% (TO BE REMOVED)
EXISTING HYDRANT TO BE RELOCATED
±538 LF OF CURB AND GUTTER TO BE REMOVED
±114 LF OF CURB AND GUTTER TO BE REMOVED
±553 LF OF CURB AND GUTTER TO BE REMOVED
±263 LF OF CURB AND GUTTER TO BE REMOVED
±621 LF OF CURB AND GUTTER TO BE REMOVED
±43 LF OF CURB AND GUTTER TO BE REMOVED
±51 LF OF CURB AND GUTTER TO BE REMOVED
MATCHLINE AREA 3 - SEE SHEET C103
MATCHLINE AREA 5 - SEE SHEET C105
find magnolia 10" dbh 43
5 SPACES
10 SPACES
8 SPACES
9 SPACES
11 SPACES
12 SPACES
14 SPACES
15 SPACES
18 SPACES
27 SPACES
21 SPACES
22 SPACES
EX. ASPHALT
EX.SIDEWALK
CANOPY
CONCRETE
SIGN
BOLLARD
FLAGPOLE
4"UNKNOWN-TREE
5"UNKNOWN-TREE
3"OAK-TREE

K1 1" = 20' DEMOLITION PLAN - AREA 3

NORTH

GRAPHIC SCALE: 1" = 60'
60 0 60

F11 NTS LEGEND

	LIMITS OF DEMOLITION
	EXISTING UTILITIES AND CURB & GUTTER TO BE ABANDONED

BENCHMARK NOTE

TBM1/CP#3:
DESCRIPTION: MAGNAIL LOCATED IN THE SOUTH CURB, ±326' SOUTH OF THE INTERSECTION OF BELK BOULEVARD AND HOSPITAL DRIVE.

N: 1764423.201'
E: 774958.723'
ELEV = 421.02'

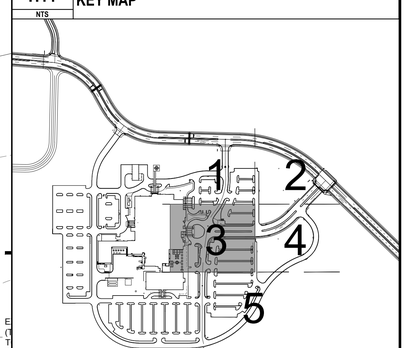
TBM2/CP#6:
DESCRIPTION: MAGNAIL LOCATED IN THE EAST CURB AT THE SOUTHEAST PARKING ENTRANCE OF JOB SITE.

N: 1763935.509'
E: 774745.600'
ELEV = 439.00'

FLOODPLAIN INFORMATION

THE PROJECT SITE IS NOT LOCATED WITHIN FLOODPLAIN. AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 28071C0256C & 28071C0257C, EFFECTIVE DATES NOVEMBER 26, 2010.

H11 NTS KEY MAP



K11 NTS KEY MAP

DEAN ARCHITECTURE
GEDDIE | GRANT | OUBRE
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Ridgeland, MS 39157
601.939.7717
deandean.com

NOT FOR CONSTRUCTION

CONSTRUCTION DOCUMENTS

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STEWART SMITH, PRINCIPAL ARCHITECT
ANDREW REYNOLDS, LANDSCAPE ARCHITECT

Project No.: 25032
Date: 06-26-2026
Drawn: DDT
Checked: SLB
Revisions:
A2H Project No.: 25222

BAPTIST OXFORD
MOB2
OXFORD, MS

Sheet Number:
C103
DEMOLITION PLAN – AREA 3

steve
C:\Users\steve\DATA\Documents\A2H INC\25222_Blue Health (PDB\Project Files\02_Civil\Project Drawings\C101 DEMOLITION PLAN.dwg
Fri, Mar 06, 2026 - 3:04pm

MATCHLINE AREA 2 - SEE SHEET C102
MATCHLINE AREA 4 - SEE SHEET C104

MATCHLINE AREA 1 - SEE SHEET C103
MATCHLINE AREA 2 - SEE SHEET C104

MATCHLINE AREA 4 - SEE SHEET C104
MATCHLINE AREA 5 - SEE SHEET C105

EX. ASPHALT

EX. 15" RCP @ 2.40%

EX. INLET TOP=432.22 26.04 15" RCP

CP3623 N:1764456.92 E:774721.15 MAGNAIL

CP101 N:1764456.86 E:774721.18 MAGNAIL

CP200 N:1764456.86 E:774721.18 MAGNAIL

CP2325 N:1764456.90 E:774721.24 MAGNAIL

EX. INLET TOP=429.48 INV. OUT: 425.51 15" RCP

EX. INLET TOP=429.40 INV. IN:424.83 15" RCP INV. OUT: 424.83 15" RCP

EX. 15" RCP @ 0.97%

EX. 15" RCP @ 1.08%

EX. 18" RCP @ 2.53%

EX. INLET (TO BE REMOVED) TOP=435.47 INV. IN:432.41 18" RCP INV. OUT: 427.78 18" RCP

EX. INLET TOP=430.27 INV. IN:423.86 18" RCP INV. IN:424.14 15" RCP INV. OUT: 423.62 24" RCP

EX. 15" HDPE @ 1.29% (TO BE REMOVED)

±105 LF OF AND GUTTER BE REMOVED

EXISTING HYDRANT TO BE RELOCATED

EX. INLET (TO BE REMOVED) TOP=436.54 INV. OUT: 433.48 18" RCP

±61 LF OF CURB AND GUTTER TO BE REMOVED

EX. INLET (TO BE REMOVED) TOP=436.20 INV. OUT: 432.15 15" RCP

±43 LF OF RB AND GUTTER O BE REMOVED

±51 LF OF CURB AND GUTTER TO BE REMOVED

EX. INLET TOP=420.56 INV. IN:415.14 24" RCP INV. OUT: 415.14 30" RCP

EX. 24" RCP @ 3.85%

EX. 30" RCP @ 0.48%

EX. INLET TOP=420.51 INV. IN:414.80 30" RCP INV. OUT: 414.71 30" RCP

EX. 30" RCP @ 1.23%

EX. INLET TOP=418.74 INV. IN:414.04 30" RCP INV. IN:415.44 15" RCP INV. OUT: 413.66 36" RCP

EX. 15" RCP @ 0.93%

EX. INLET TOP=418.66 INV. OUT: 415.76 15" RCP

EX. 30" RCP @ 0.57%

EX. INLET TOP=424.41 INV. IN:413.17 36" RCP INV. OUT: 412.97 36" RCP

EX. 36" RCP @ 0.26%

EX. INLET TOP=431.21 INV. IN:412.64 36" RCP INV. IN:420.91 24" RCP INV. OUT: 412.64 36" RCP

EX. 24" RCP @ 1.40%

EX. 36" RCP @ 0.73%

EX. INLET TOP=431.07 INV. IN:412.39 36" RCP INV. OUT: 412.25 36" RCP

EX. 36" RCP @ 4.98%

EX. HW TOP=400.34 INV. IN:395.22 48" RCP

EX. 48" RCP @ 0.28%

EX. DMH TOP=410.95 INV. IN:405.02 36" RCP INV. OUT: 395.32 48" RCP

EX. SN TOP=409. INV. IN: 392.41 15" PVC SDR-26 (N INV. OUT: 392.12 15" PVC SDR-26 (S

EX. 15" PVC SDR-26 @ 4.62%

BELK BOULEVA (90' ROW)

EX. SIDEWALK

EX. ASPHALT

BAPTIST MEMORIAL PKWY

EX. ASPHALT

EX. ASPHALT

EX. ASPHALT

±553 LF OF CURB AND GUTTER TO BE REMOVED

±621 LF OF CURB AND GUTTER TO BE REMOVED

±43 LF OF CURB AND GUTTER TO BE REMOVED

±51 LF OF CURB AND GUTTER TO BE REMOVED

±263 LF OF CURB AND GUTTER TO BE REMOVED

±616 LF OF CURB AND GUTTER TO BE REMOVED

±66 LF OF CURB AND GUTTER TO BE REMOVED

±545 LF OF CURB AND GUTTER TO BE REMOVED

±65 LF OF CURB AND GUTTER TO BE REMOVED

±470 LF OF CURB AND GUTTER TO BE REMOVED

±650 LF OF CURB AND GUTTER TO BE REMOVED

MATCHLINE AREA 3 - SEE SHEET C103

MATCHLINE AREA 5 - SEE SHEET C105

EX. INLET (TO BE REMOVED) TOP=436.20 INV. OUT: 432.15 15" RCP

EXISTING HYDRANT TO BE RELOCATED

EX. INLET TOP=436.23 INV. IN:431.45 15" RCP INV. OUT: 430.91 24" RCP

EX. INLET TOP=440.69 INV. IN:425.17 42" RCP INV. OUT: 425.17 42" RCP

EXISTING HYDRANT TO BE RELOCATED

EX. INLET TOP=436.91 INV. IN:430.12 24" RCP INV. IN:433.17 15" RCP INV. OUT: 430.11 30" RCP

EX. INLET TOP=439.72 INV. IN:433.46 15" RCP INV. OUT: 433.42 15" RCP

EX. INLET TOP=439.82 INV. OUT: 435.73 15" RCP

EX. INLET TOP=437.41 INV. IN:429.51 30" RCP INV. OUT: 429.51 30" RCP

EX. INLET TOP=440.15 INV. IN:428.54 30" RCP INV. OUT: 428.44 30" RCP

EX. 42" RCP @ 0.39%

EX. 15" HDPE @ 0.42% (TO BE REMOVED)

EX. 24" RCP @ 0.82%

EX. 15" RCP @ 1.92%

EX. 15" RCP @ 6.68%

EX. 30" RCP @ 0.45%

EX. 30" RCP @ 0.41%

EX. 30" RCP @ 0.50%

EX. ASPHALT

22 SPACES

23 SPACES

21 SPACES

19 SPACES

18 SPACES

17 SPACES

15 SPACES

13 SPACES

5 SPACES

CP6 N:1764127.48 E:774326.48 MAG+NAIL

CP5 N:1764127.20 E:774862.70 MAG+NAIL

CP8 N:1763843.81 E:774324.21 MAG+NAIL

CP7 N:1763717.46 E:774629.01 MAG+NAIL

CP9 N:1763603.87 E:774365.87 MAG+NAIL

fnd magnail

set 5/8" rebar

LEGEND

LIMITS OF DEMOLITION

EXISTING UTILITIES AND CURB & GUTTER TO BE ABANDONED

F11 NTS **LEGEND**

BENCHMARK NOTE

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N: 1763935.509'
E: 774745.600'
ELEV = 439.00'

FLOODPLAIN INFORMATION

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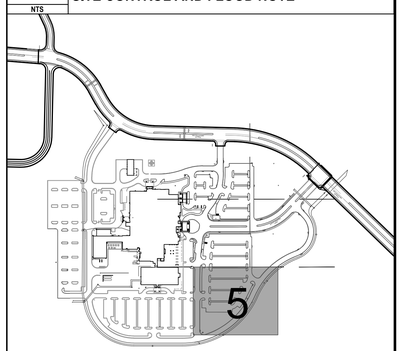
H11 NTS **SITE CONTROL AND FLOOD NOTE**



K11 NTS **KEY MAP**

K1 1" = 20' **DEMOLITION PLAN - AREA 5**

NORTH

GRAPHIC SCALE: 1" = 60'

60 0 60

DEAN ARCHITECTURE
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NOT FOR CONSTRUCTION

CONSTRUCTION DOCUMENTS

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STEWART SMITH, PRINCIPAL ARCHITECT
ANDREW REYNOLDS, LANDSCAPE ARCHITECT

Project No.: 25032
Date: 06-26-2026
Drawn: DDT
Checked: SLB
Revisions:

A2H Project No.: 25222

BAPTIST OXFORD
MOB2
OXFORD, MS

Sheet Number:
C105
DEMOLITION PLAN – AREA 5

stewt
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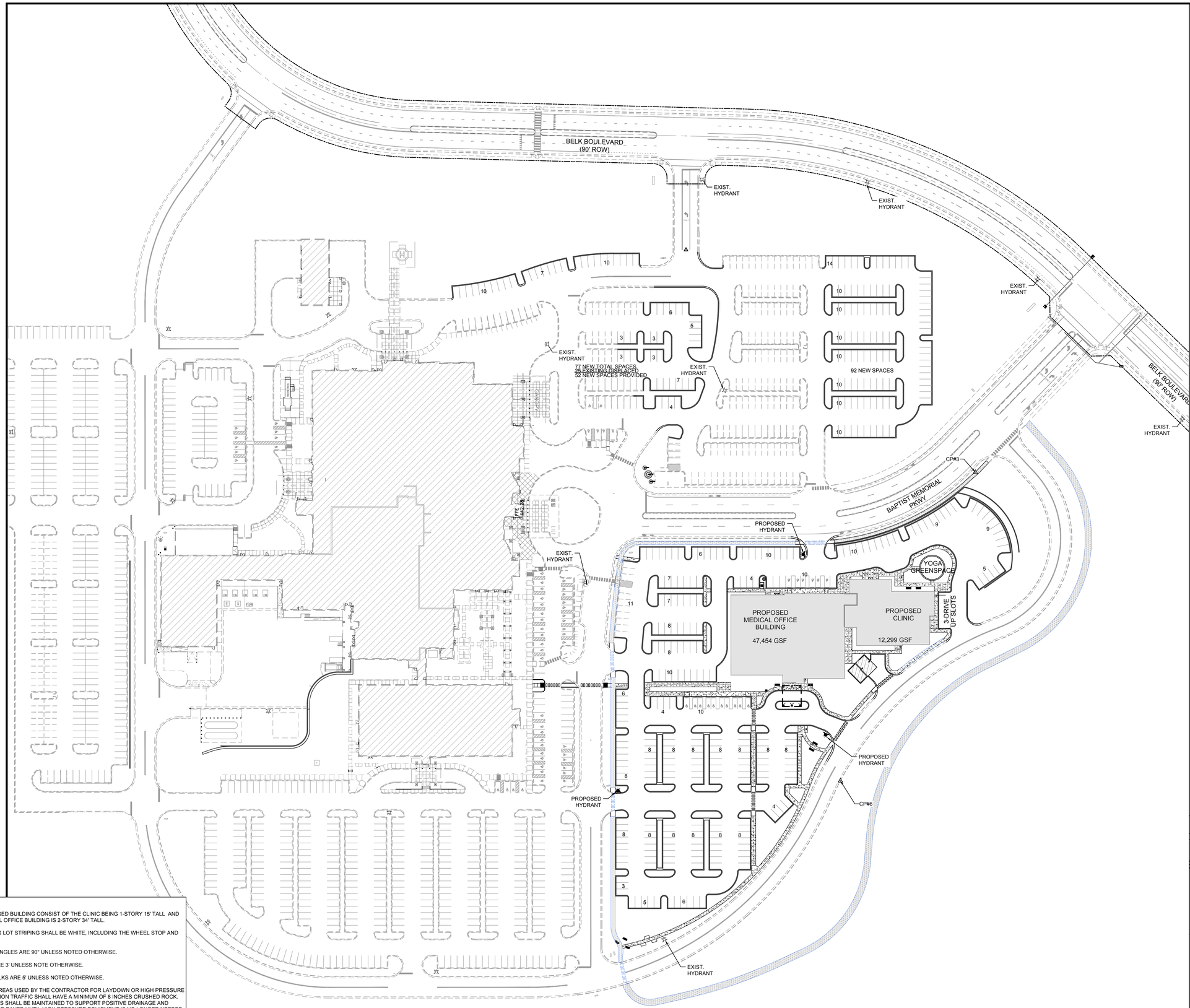
Fri, Mar 06, 2026 - 3:06pm



NOTES:

1. THE PROPOSED BUILDING CONSIST OF THE CLINIC BEING 1-STORY 15' TALL AND THE MEDICAL OFFICE BUILDING IS 2-STORY 34' TALL.
2. ALL PARKING LOT STRIPING SHALL BE WHITE, INCLUDING THE WHEEL STOP AND ADA STALLS.
3. ALL DELTA ANGLES ARE 90° UNLESS NOTED OTHERWISE.
4. ALL RADII ARE 3' UNLESS NOTE OTHERWISE.
5. ALL SIDEWALKS ARE 5' UNLESS NOTED OTHERWISE.
6. ANY AREA AREAS USED BY THE CONTRACTOR FOR LAYDOWN OR HIGH PRESSURE CONSTRUCTION TRAFFIC SHALL HAVE A MINIMUM OF 8 INCHES CRUSHED ROCK. THESE AREAS SHALL BE MAINTAINED TO SUPPORT POSITIVE DRAINAGE AND SHALL NOT BE PAVED UNTIL HIGH PRESSURE EQUIPMENT IS NO LONGER NEEDED.
7. DIMENSIONS ARE TO FACE OF CURB.
8. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR MAKING SURE THAT ALL SIGHT TRIANGLES ARE CLEAR OF OBSTRUCTIONS.
9. ALL SIDEWALK DRIVE/STREET CROSSINGS SHALL MEET CURRENT ADA & TOWN REGULATIONS.

K1 1" = 60' **OVERALL SITE PLAN**

NORTH

GRAPHIC SCALE: 1" = 60'

60 0 60

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CONSTRUCTION DOCUMENTS

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ANDREW REYNOLDS, LANDSCAPE ARCHITECT

Project No.: 25032
Date: 06-26-2026
Drawn: DDT
Checked: SLB
Revisions:
A2H Project No.: 25222

BENCHMARK NOTE

TBM1/CP#3:
DESCRIPTION: MAGNAIL LOCATED IN THE SOUTH CURB, ±326' SOUTH OF THE INTERSECTION OF BELK BOULEVARD AND HOSPITAL DRIVE.

N: 1764423.201'
E: 774958.723'
ELEV = 421.02'

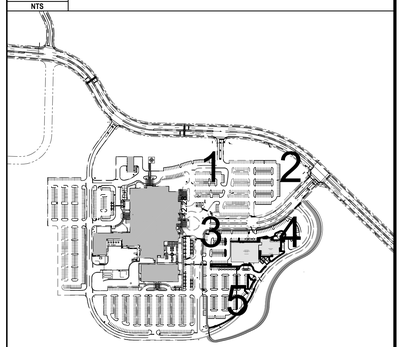
TBM2/CP#6:
DESCRIPTION: MAGNAIL LOCATED IN THE EAST CURB AT THE SOUTHEAST PARKING ENTRANCE OF JOB SITE.

N: 1763935.509'
E: 774745.600'
ELEV = 439.00'

FLOODPLAIN INFORMATION

THE PROJECT SITE IS NOT LOCATED WITHIN FLOODPLAIN. AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 28071C0256C & 28071C0257C, EFFECTIVE DATES NOVEMBER 26, 2010.

H11 NTS **SITE CONTROL AND FLOOD NOTE**

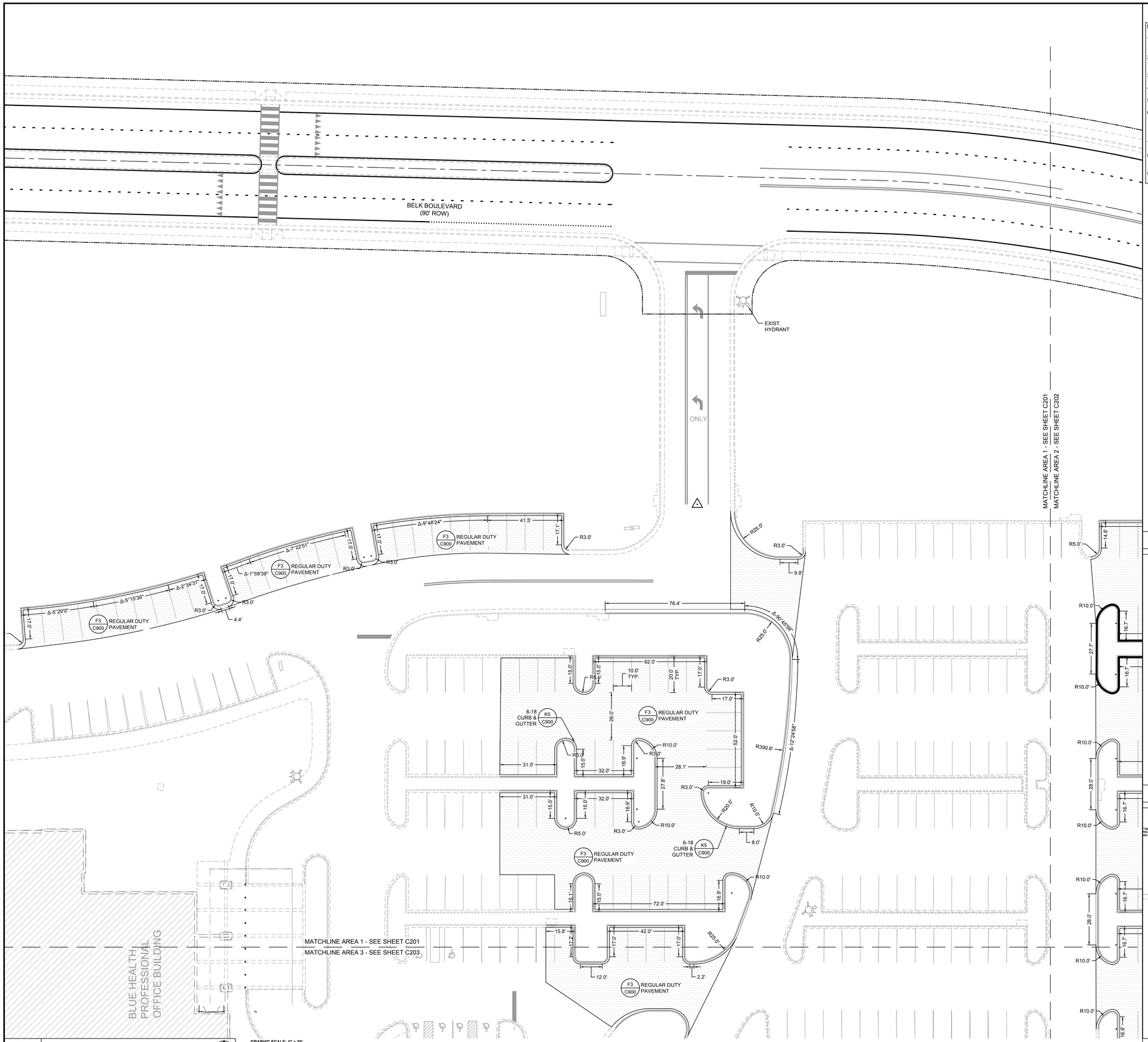


K11 NTS **KEY MAP**

BAPTIST OXFORD
MOB2
OXFORD, MS

Sheet Number:
C200
OVERALL SITE PLAN

stewart
C:\Users\stewart\OneDrive\Desktop\Baptist Oxford\Baptist Oxford_MOB2_K1 SITE PLAN.dwg



K1 SITE LAYOUT PLAN - AREA 1
1" = 20'

NOTES:

1. THE PROPOSED BUILDING CONSIST OF THE CLINIC BEING 1-STORY 15' TALL AND THE MEDICAL OFFICE BUILDING IS 2-STORY 34' TALL.
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9. ALL SIDEWALK DRIVE/STREET CROSSINGS SHALL MEET CURRENT ADA & TOWN REGULATIONS.

SITE LEGEND

F3 C900	HEAVY DUTY ASPHALT PAVEMENT SECTION
F3 C900	REGULAR DUTY ASPHALT PAVEMENT SECTION
F5 C900	CONCRETE PAVEMENT
K11 C900	CONCRETE SIDEWALK
K7 C900	REVERSE CURB & GUTTER
K5 C900	STANDARD CURB & GUTTER

F11 LEGEND
NTS

BENCHMARK NOTE

TBM1/CP#3:
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N: 1764423.201'
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TBM2/CP#6:
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N: 1763935.509'
E: 774745.600'
ELEV = 439.00'

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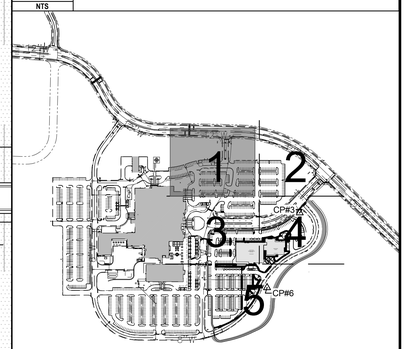
H11 SITE CONTROL AND FLOOD NOTE
NTS



K11 KEY MAP
NTS

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NOT FOR CONSTRUCTION

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BAPTIST OXFORD
MOB2
OXFORD, MS

Sheet Number:
C201
SITE LAYOUT PLAN – AREA 1

stewt
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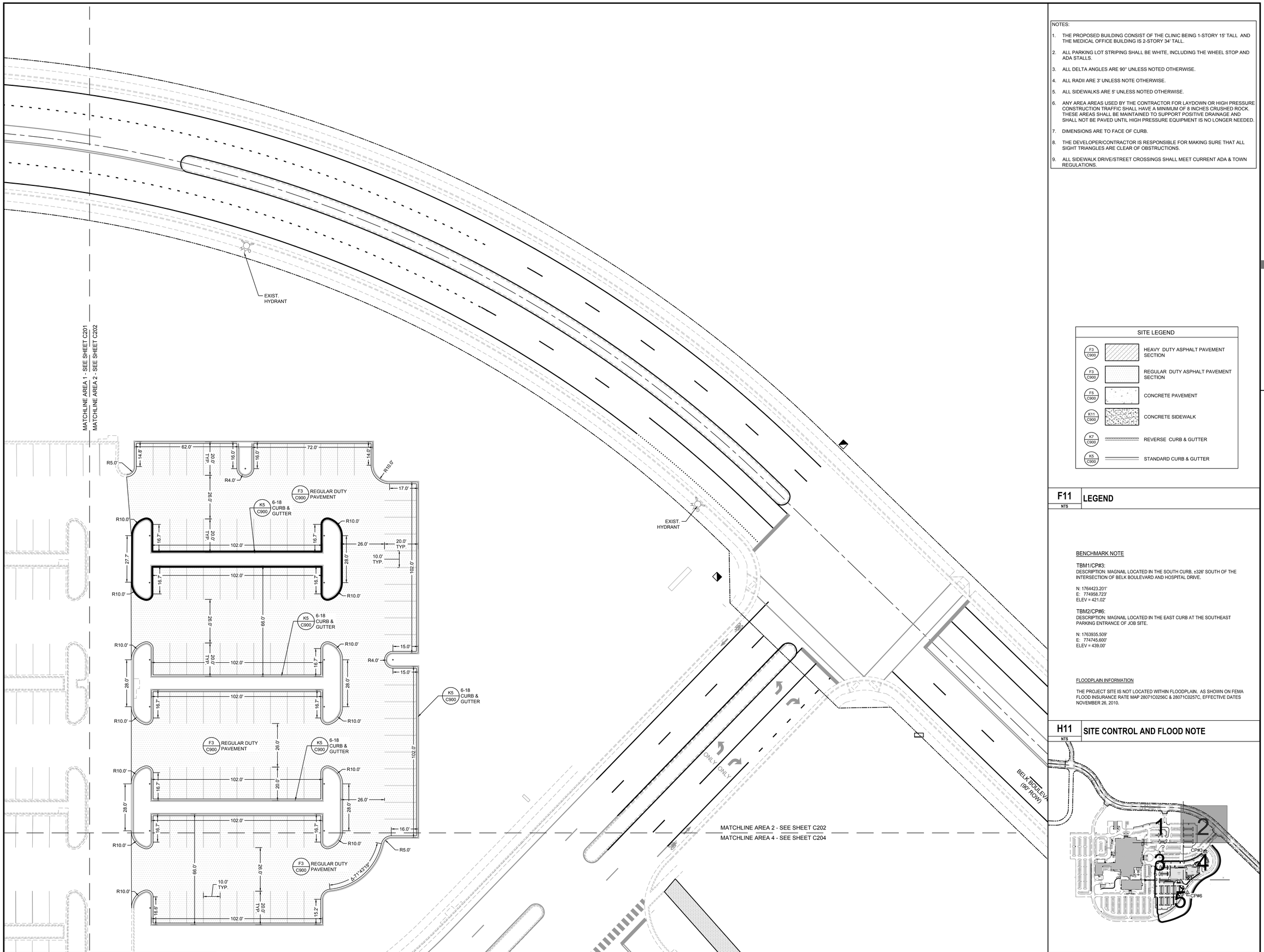
Fri, Mar 06, 2026 - 3:04pm



K1 1" = 20' — SITE LAYOUT PLAN - AREA 2

NORTH — GRAPHIC SCALE: 1" = 60' (60 0 60)

NOTES:

1. THE PROPOSED BUILDING CONSIST OF THE CLINIC BEING 1-STORY 15' TALL AND THE MEDICAL OFFICE BUILDING IS 2-STORY 34' TALL.
2. ALL PARKING LOT STRIPING SHALL BE WHITE, INCLUDING THE WHEEL STOP AND ADA STALLS.
3. ALL DELTA ANGLES ARE 90° UNLESS NOTED OTHERWISE.
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SITE LEGEND

- F3 C900 — HEAVY DUTY ASPHALT PAVEMENT SECTION
- F3 C900 — REGULAR DUTY ASPHALT PAVEMENT SECTION
- F5 C900 — CONCRETE PAVEMENT
- K11 C900 — CONCRETE SIDEWALK
- K7 C900 — REVERSE CURB & GUTTER
- K5 C900 — STANDARD CURB & GUTTER

F11 NTS — LEGEND

BENCHMARK NOTE

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N: 1764423.201'
E: 774958.723'
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DESCRIPTION: MAGNAIL LOCATED IN THE EAST CURB AT THE SOUTHEAST PARKING ENTRANCE OF JOB SITE.

N: 1763935.509'
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FLOODPLAIN INFORMATION

THE PROJECT SITE IS NOT LOCATED WITHIN FLOODPLAIN. AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 28071C0256C & 28071C0257C, EFFECTIVE DATES NOVEMBER 26, 2010.

H11 NTS — SITE CONTROL AND FLOOD NOTE

K11 NTS — KEY MAP

DEAN ARCHITECTURE
GEDDIE | GRANT | OUBRE
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Ridgeland, MS 39157
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NOT FOR CONSTRUCTION

CONSTRUCTION DOCUMENTS

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STEWART SMITH, PRINCIPAL ARCHITECT
ANDREW REYNOLDS, LANDSCAPE ARCHITECT

Project No.: 25032
Date: 06-26-2026
Drawn: DDT
Checked: SLB
Revisions:
A2H Project No.: 25222

BAPTIST OXFORD
MOB2
OXFORD, MS

Sheet Number:
C202
SITE LAYOUT PLAN – AREA 2

steve
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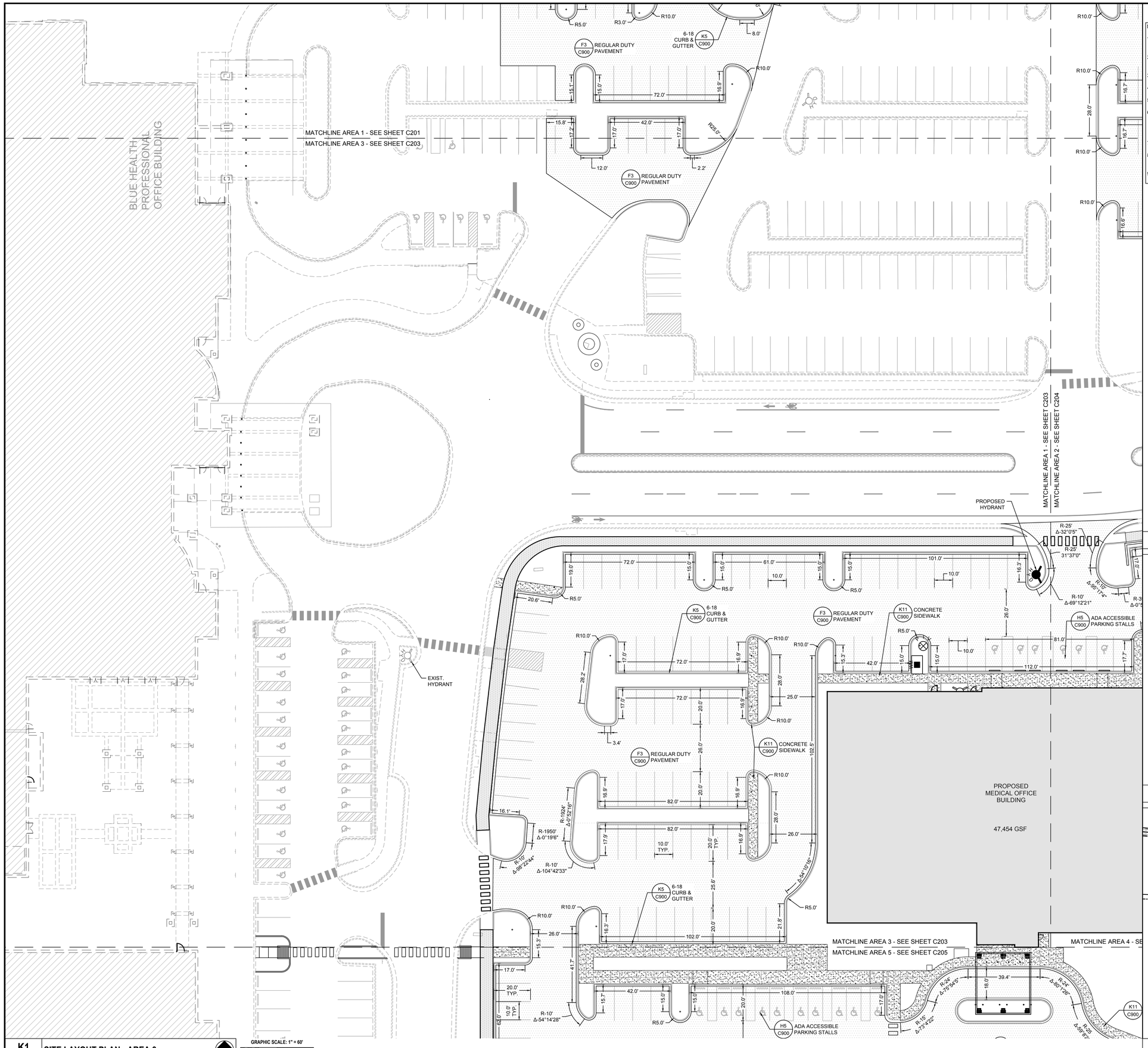


K1 1" = 20' **SITE LAYOUT PLAN - AREA 3**

NOTES:

1. THE PROPOSED BUILDING CONSIST OF THE CLINIC BEING 1-STORY 15' TALL AND THE MEDICAL OFFICE BUILDING IS 2-STORY 34' TALL.
2. ALL PARKING LOT STRIPING SHALL BE WHITE, INCLUDING THE WHEEL STOP AND ADA STALLS.
3. ALL DELTA ANGLES ARE 90° UNLESS NOTED OTHERWISE.
4. ALL RADII ARE 3' UNLESS NOTE OTHERWISE.
5. ALL SIDEWALKS ARE 5' UNLESS NOTED OTHERWISE.
6. ANY AREA AREAS USED BY THE CONTRACTOR FOR LAYDOWN OR HIGH PRESSURE CONSTRUCTION TRAFFIC SHALL HAVE A MINIMUM OF 8 INCHES CRUSHED ROCK. THESE AREAS SHALL BE MAINTAINED TO SUPPORT POSITIVE DRAINAGE AND SHALL NOT BE PAVED UNTIL HIGH PRESSURE EQUIPMENT IS NO LONGER NEEDED.
7. DIMENSIONS ARE TO FACE OF CURB.
8. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR MAKING SURE THAT ALL SIGHT TRIANGLES ARE CLEAR OF OBSTRUCTIONS.
9. ALL SIDEWALK DRIVE/STREET CROSSINGS SHALL MEET CURRENT ADA & TOWN REGULATIONS.

SITE LEGEND

F3 C900	HEAVY DUTY ASPHALT PAVEMENT SECTION
F3 C900	REGULAR DUTY ASPHALT PAVEMENT SECTION
F5 C900	CONCRETE PAVEMENT
K11 C900	CONCRETE SIDEWALK
K7 C900	REVERSE CURB & GUTTER
K5 C900	STANDARD CURB & GUTTER

F11 NTS **LEGEND**

BENCHMARK NOTE

TBM1/CP#3:
DESCRIPTION: MAGNAIL LOCATED IN THE SOUTH CURB, ±326' SOUTH OF THE INTERSECTION OF BELK BOULEVARD AND HOSPITAL DRIVE.

N: 1764423.201'
E: 774958.723'
ELEV = 421.02'

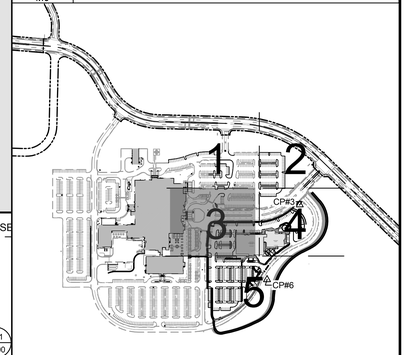
TBM2/CP#6:
DESCRIPTION: MAGNAIL LOCATED IN THE EAST CURB AT THE SOUTHEAST PARKING ENTRANCE OF JOB SITE.

N: 1763935.509'
E: 774745.600'
ELEV = 439.00'

FLOODPLAIN INFORMATION

THE PROJECT SITE IS NOT LOCATED WITHIN FLOODPLAIN. AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 28071C0256C & 28071C0257C, EFFECTIVE DATES NOVEMBER 26, 2010.

H11 NTS **SITE CONTROL AND FLOOD NOTE**



K11 NTS **KEY MAP**

DEAN ARCHITECTURE
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Ridgeland, MS 39157
601.939.7717
deandean.com

NOT FOR CONSTRUCTION

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STEWART SMITH, PRINCIPAL ARCHITECT
ANDREW REYNOLDS, LANDSCAPE ARCHITECT

Project No.: 25032
Date: 06-26-2026
Drawn: DDT
Checked: SLB
Revisions:
A2H Project No.: 25222

BAPTIST OXFORD MOB2 OXFORD, MS

Sheet Number: C203

SITE LAYOUT PLAN – AREA 3

stlmr
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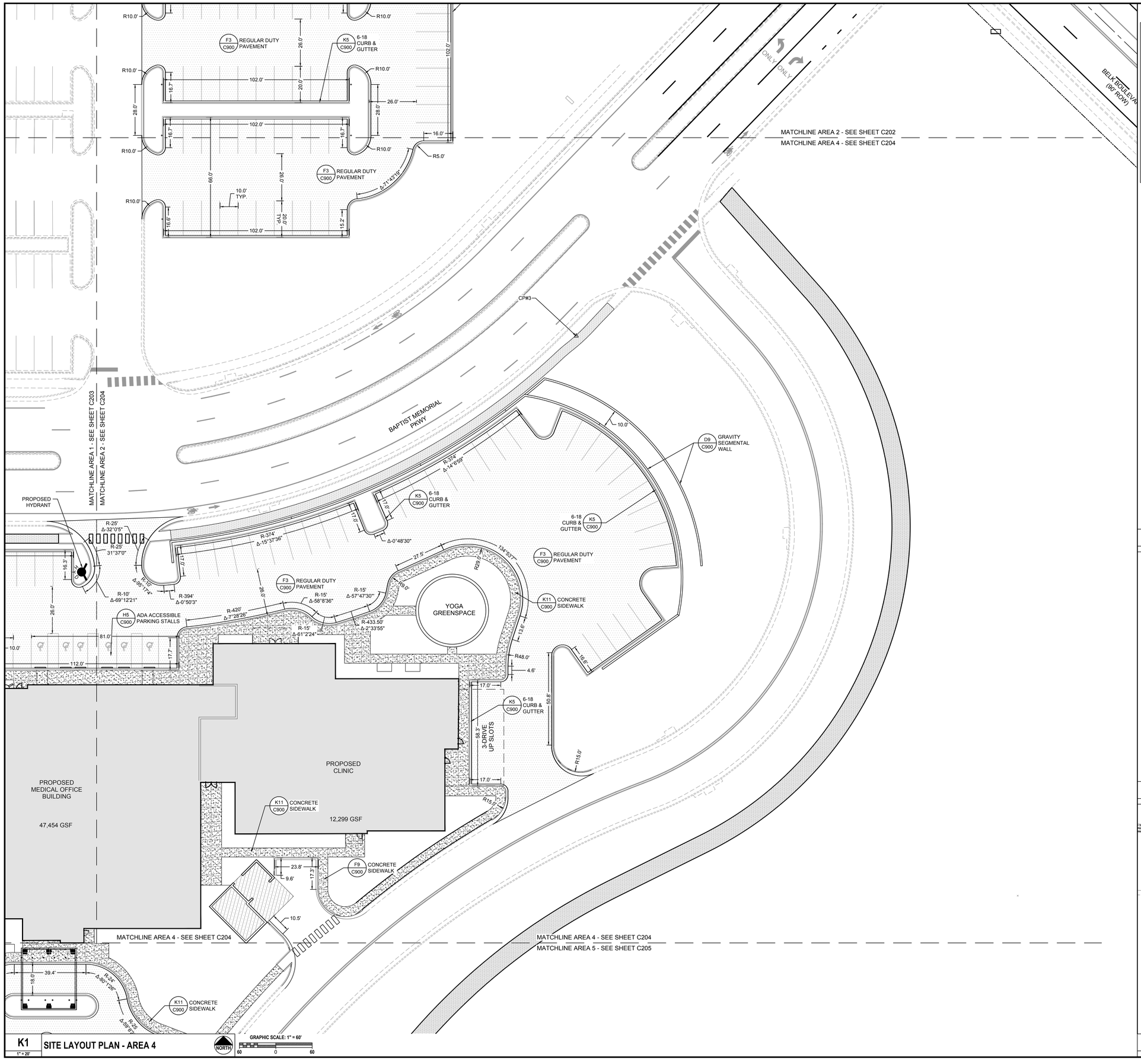

K1 SITE LAYOUT PLAN - AREA 4

1" = 20'

NOTES:

1. THE PROPOSED BUILDING CONSIST OF THE CLINIC BEING 1-STORY 15' TALL AND THE MEDICAL OFFICE BUILDING IS 2-STORY 34' TALL.
2. ALL PARKING LOT STRIPING SHALL BE WHITE, INCLUDING THE WHEEL STOP AND ADA STALLS.
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9. ALL SIDEWALK DRIVE/STREET CROSSINGS SHALL MEET CURRENT ADA & TOWN REGULATIONS.

SITE LEGEND

- F3 C900 — HEAVY DUTY ASPHALT PAVEMENT SECTION
- F3 C900 — REGULAR DUTY ASPHALT PAVEMENT SECTION
- F5 C900 — CONCRETE PAVEMENT
- K11 C900 — CONCRETE SIDEWALK
- K7 C900 — REVERSE CURB & GUTTER
- K5 C900 — STANDARD CURB & GUTTER

F11 LEGEND

NTS

BENCHMARK NOTE

TBM1/C#3:
DESCRIPTION: MAGNAIL LOCATED IN THE SOUTH CURB, ±326' SOUTH OF THE INTERSECTION OF BELK BOULEVARD AND HOSPITAL DRIVE.

N: 1764423.201'
E: 774958.723'
ELEV = 421.02'

TBM2/C#6:
DESCRIPTION: MAGNAIL LOCATED IN THE EAST CURB AT THE SOUTHEAST PARKING ENTRANCE OF JOB SITE.

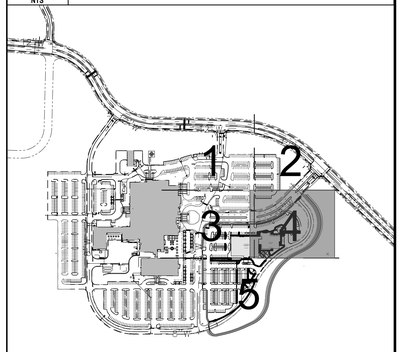
N: 1763935.509'
E: 774745.600'
ELEV = 439.00'

FLOODPLAIN INFORMATION

THE PROJECT SITE IS NOT LOCATED WITHIN FLOODPLAIN. AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 28071C0256C & 28071C0257C, EFFECTIVE DATES NOVEMBER 26, 2010.

H11 SITE CONTROL AND FLOOD NOTE

NTS



K11 KEY MAP

NTS

DEAN ARCHITECTURE
GEDDIE | GRANT | OUBRE
661 Sunnybrook, Ste 140
Ridgeland, MS 39157
601.939.7717
deandean.com

NOT FOR CONSTRUCTION

CONSTRUCTION DOCUMENTS

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ANDREW REYNOLDS, LANDSCAPE ARCHITECT

Project No.: 25032
Date: 06-26-2026
Drawn: DDT
Checked: SLB
Revisions:
A2H Project No.: 25222

BAPTIST OXFORD MOB2 OXFORD, MS

Sheet Number:
C204
SITE LAYOUT PLAN – AREA 4

plotted
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MATCHLINE AREA 3 - SEE SHEET C203
MATCHLINE AREA 5 - SEE SHEET C205
MATCHLINE AREA 4 - SEE SHEET C204
PROPOSED HYDRANT
EXIST. HYDRANT
CP#6
F3 C900 REGULAR DUTY PAVEMENT
K5 C900 6-18 CURB & GUTTER
K11 C900 CONCRETE SIDEWALK
F9 C900 CONCRETE SIDEWALK
H5 C900 ADA ACCESSIBLE PARKING STALLS
F7 C900 CURB RAMP

K1 SITE LAYOUT PLAN - AREA 5
1" = 20'
NORTH
GRAPHIC SCALE: 1" = 60'
60 0 60

NOTES:

1. THE PROPOSED BUILDING CONSIST OF THE CLINIC BEING 1-STORY 15' TALL AND THE MEDICAL OFFICE BUILDING IS 2-STORY 34' TALL.
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SITE LEGEND

- F3 C900 — HEAVY DUTY ASPHALT PAVEMENT SECTION
- F3 C900 — REGULAR DUTY ASPHALT PAVEMENT SECTION
- F5 C900 — CONCRETE PAVEMENT
- K11 C900 — CONCRETE SIDEWALK
- K7 C900 — REVERSE CURB & GUTTER
- K5 C900 — STANDARD CURB & GUTTER

F11 NTS **LEGEND**

BENCHMARK NOTE

TBM1/CP#3:
DESCRIPTION: MAGNAIL LOCATED IN THE SOUTH CURB, ±326' SOUTH OF THE INTERSECTION OF BELK BOULEVARD AND HOSPITAL DRIVE.

N: 1764423.201'
E: 774958.723'
ELEV = 421.02'

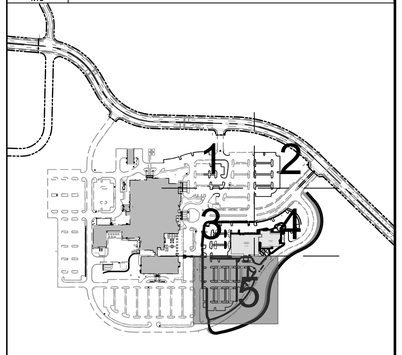
TBM2/CP#6:
DESCRIPTION: MAGNAIL LOCATED IN THE EAST CURB AT THE SOUTHEAST PARKING ENTRANCE OF JOB SITE.

N: 1763935.509'
E: 774745.609'
ELEV = 439.00'

FLOODPLAIN INFORMATION

THE PROJECT SITE IS NOT LOCATED WITHIN FLOODPLAIN. AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 28071C0256C & 28071C0257C, EFFECTIVE DATES NOVEMBER 26, 2010.

H11 NTS **SITE CONTROL AND FLOOD NOTE**



K11 NTS **KEY MAP**

DEAN ARCHITECTURE
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Ridgeland, MS 39157
601.939.7717
deandean.com

NOT FOR CONSTRUCTION

CONSTRUCTION DOCUMENTS

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STEWART SMITH, PRINCIPAL ARCHITECT
ANDREW REYNOLDS, LANDSCAPE ARCHITECT

Project No.: 25032
Date: 06-26-2026
Drawn: DDT
Checked: SLB
Revisions:
A2H Project No.: 25222

BAPTIST OXFORD
MOB2
OXFORD, MS

Sheet Number:
C205
SITE LAYOUT PLAN – AREA 5

stlhrvt
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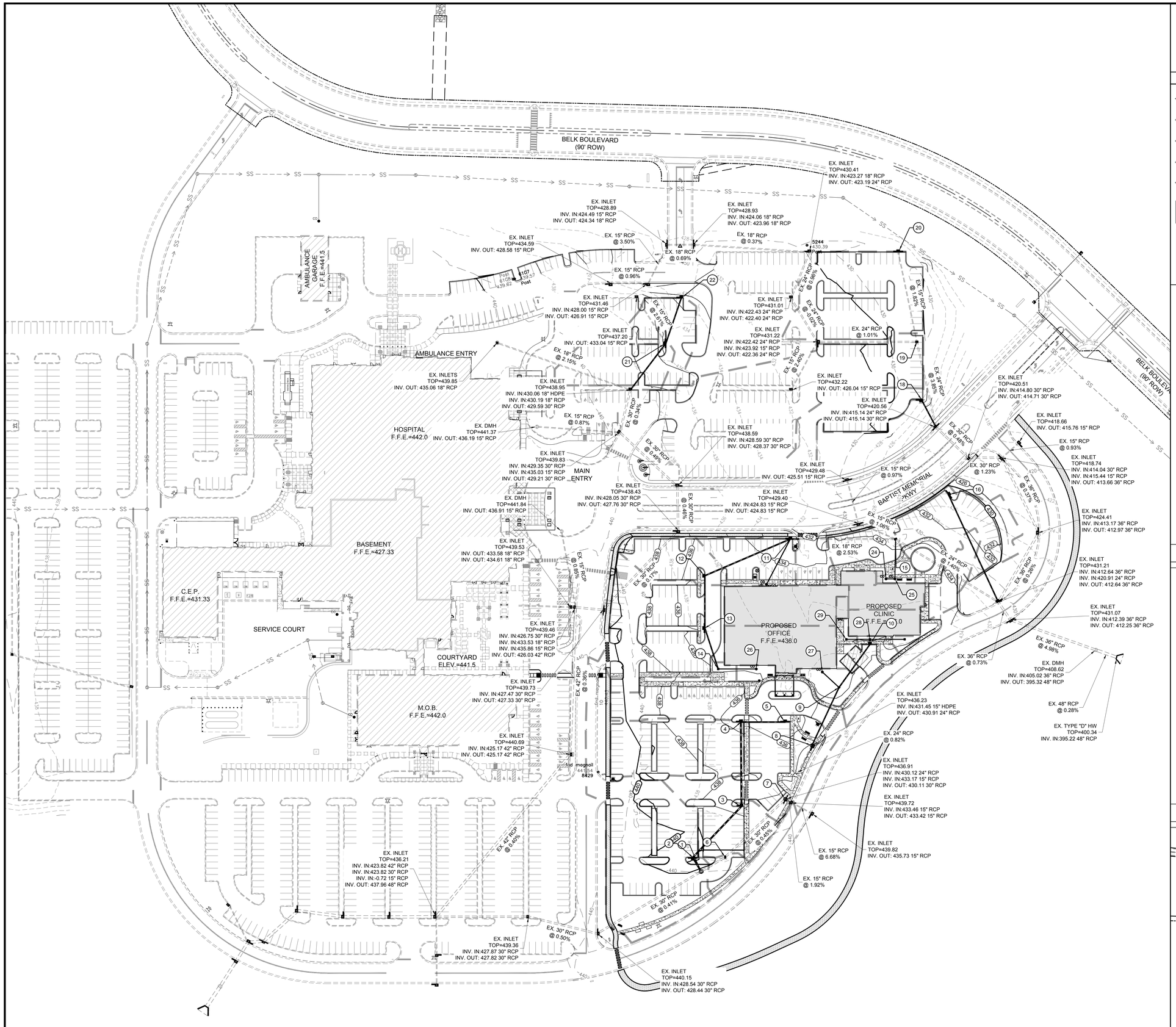

GRADING SPOT LEGEND

1000 + 495.00 GR	PROPOSED SPOT ELEVATION (TOP OF SOD)	1000 + 495.00 BC	PROPOSED SPOT ELEVATION (BOTTOM OF CURB)
1000 + 495.00 TC	PROPOSED SPOT ELEVATION (TOP OF CURB/SIDEWALK)	1000 + 495.00 THRS	PROPOSED SPOT ELEVATION (THRESHOLD)
1000 + 495.00 ASP	PROPOSED SPOT ELEVATION (TOP OF ASPHALT)	1000 + 495.00 RAMP	PROPOSED SPOT ELEVATION (RAMP/HANDICAP)
1000 + 495.00 SW	PROPOSED SPOT ELEVATION (SIDEWALK FINISH GRADE)	1000 + 495.00 CONC	PROPOSED SPOT ELEVATION (CONCRETE)
1000 + 495.00 TW	PROPOSED SPOT ELEVATION (TOP OF WALL)	1000 + 495.00 BW	PROPOSED SPOT ELEVATION (BOTTOM OF WALL)

NOTE:
FOR ALL SPOTS SEE SHEET C307 - LAYOUT COORDINATE TABLE FOR 'DRAINAGE TABLES' SEE SHEET C308

NOTICE TO CONTRACTORS:

BUILDING CORNER ELEVATIONS SHOWN REFER TO THE PROPOSED GRADE ADJACENT TO AND OUTSIDE OF THE BUILDING. ALL PROPOSED GRADES REFER TO THE TOP OF THE FINAL SURFACE OF GRASS, MULCH, CONCRETE, ETC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE POSITIVE DRAINAGE IN ALL AREAS. THE CONTRACTOR SHALL VERIFY THIS REQUIREMENT IS MET AFTER ALL CONSTRUCTION IS COMPLETE AND ALL LANDSCAPING IS INSTALLED.

GRADING AND DRAINAGE LEGEND

- 300 — EXISTING CONTOURS
- 300 — PROPOSED CONTOURS
- DRAINAGE AREA RIDGELINES
- EXISTING DRAINAGE PIPE
- PROPOSED DRAINAGE PIPE
- RD — PROPOSED ROOF DRAIN PIPE
- 3.49 AC. — 123

F11 NTS **LEGEND**

BENCHMARK NOTE

TBM1/CP#3:
DESCRIPTION: MAGNAIL LOCATED IN THE SOUTH CURB, ±326' SOUTH OF THE INTERSECTION OF BELK BOULEVARD AND HOSPITAL DRIVE.

N: 1764423.201'
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ELEV = 421.02'

TBM2/CP#6:
DESCRIPTION: MAGNAIL LOCATED IN THE EAST CURB AT THE SOUTHEAST PARKING ENTRANCE OF JOB SITE.

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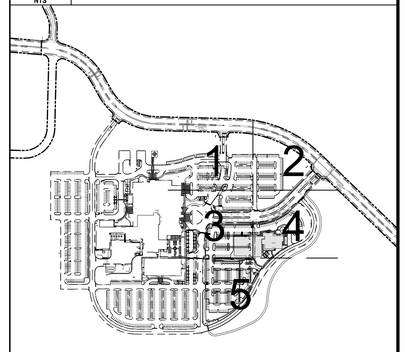
E: 774745.600'
ELEV = 439.00'

FLOODPLAIN INFORMATION

THE PROJECT SITE IS NOT LOCATED WITHIN FLOODPLAIN. AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 28071C0256C & 28071C0257C, EFFECTIVE DATES NOVEMBER 26, 2010.

H11 NTS **SITE CONTROL AND FLOOD NOTE**



K11 NTS **KEY MAP**

K1 1" = 60' **OVERALL GRADING AND DRAINAGE PLAN**

NORTH

GRAPHIC SCALE: 1" = 60'
60 0 60

DEAN ARCHITECTURE
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Ridgeland, MS 39157
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NOT FOR CONSTRUCTION

CONSTRUCTION DOCUMENTS

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STEWART SMITH, PRINCIPAL ARCHITECT
ANDREW REYNOLDS, LANDSCAPE ARCHITECT

Project No.: 25032
Date: 06-26-2026
Drawn: DDT
Checked: SLB
Revisions:

A2H Project No.: 25222

BAPTIST OXFORD
MOB2
OXFORD, MS

Sheet Number:
C300
OVERALL GRADING AND DRAINAGE PLAN

steve
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Fri, Jun 26, 2026 - 1:29pm

GRADING SPOT LEGEND

1000 + 495.00 GR	PROPOSED SPOT ELEVATION (TOP OF SOD)	1000 + 495.00 BC	PROPOSED SPOT ELEVATION (BOTTOM OF CURB)
1000 + 495.00 TC	PROPOSED SPOT ELEVATION (TOP OF CURB/SIDEWALK)	1000 + 495.00 THRS	PROPOSED SPOT ELEVATION (THRESHOLD)
1000 + 495.00 ASP	PROPOSED SPOT ELEVATION (TOP OF ASPHALT)	1000 + 495.00 RAMP	PROPOSED SPOT ELEVATION (RAMP/HANDICAP)
1000 + 495.00 SW	PROPOSED SPOT ELEVATION (SIDEWALK FINISH GRADE)	1000 + 495.00 CONC	PROPOSED SPOT ELEVATION (CONCRETE)
1000 + 495.00 TW	PROPOSED SPOT ELEVATION (TOP OF WALL)	1000 + 495.00 BW	PROPOSED SPOT ELEVATION (BOTTOM OF WALL)

NOTE:
FOR ALL SPOTS SEE SHEET C306 - LAYOUT COORDINATE TABLE FOR 'DRAINAGE TABLES' SEE SHEET C307

NOTICE TO CONTRACTORS:

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GRADING AND DRAINAGE LEGEND

- 300 — EXISTING CONTOURS
- 300 — PROPOSED CONTOURS
- DRAINAGE AREA RIDGELINES
- EXISTING DRAINAGE PIPE
- PROPOSED DRAINAGE PIPE
- RD — PROPOSED ROOF DRAIN PIPE
- 3.49 AC. — 123

F11 LEGEND
NTS

BENCHMARK NOTE

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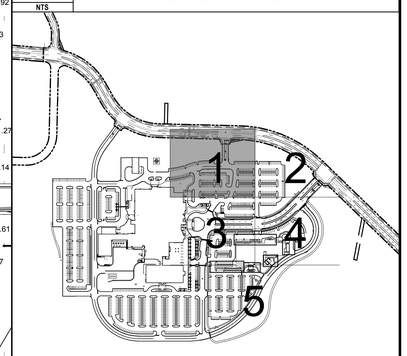
H11 SITE CONTROL & FLOOD NOTE
NTS



K11 KEY MAP
NTS

K1 GRADING AND DRAINAGE PLAN - AREA 1
1" = 20'

NORTH

GRAPHIC SCALE: 1" = 20'
20 0 20

DEAN ARCHITECTURE
GEDDIE | GRANT | OUBRE
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Project No. : 25032
Date: 06-26-2026
Drawn: DDT
Checked: SLB
Revisions:
A2H Project No.: 25222

BAPTIST OXFORD MOB2 OXFORD, MS

Sheet Number:
C301
GRADING AND DRAINAGE PLAN – AREA 1

steve
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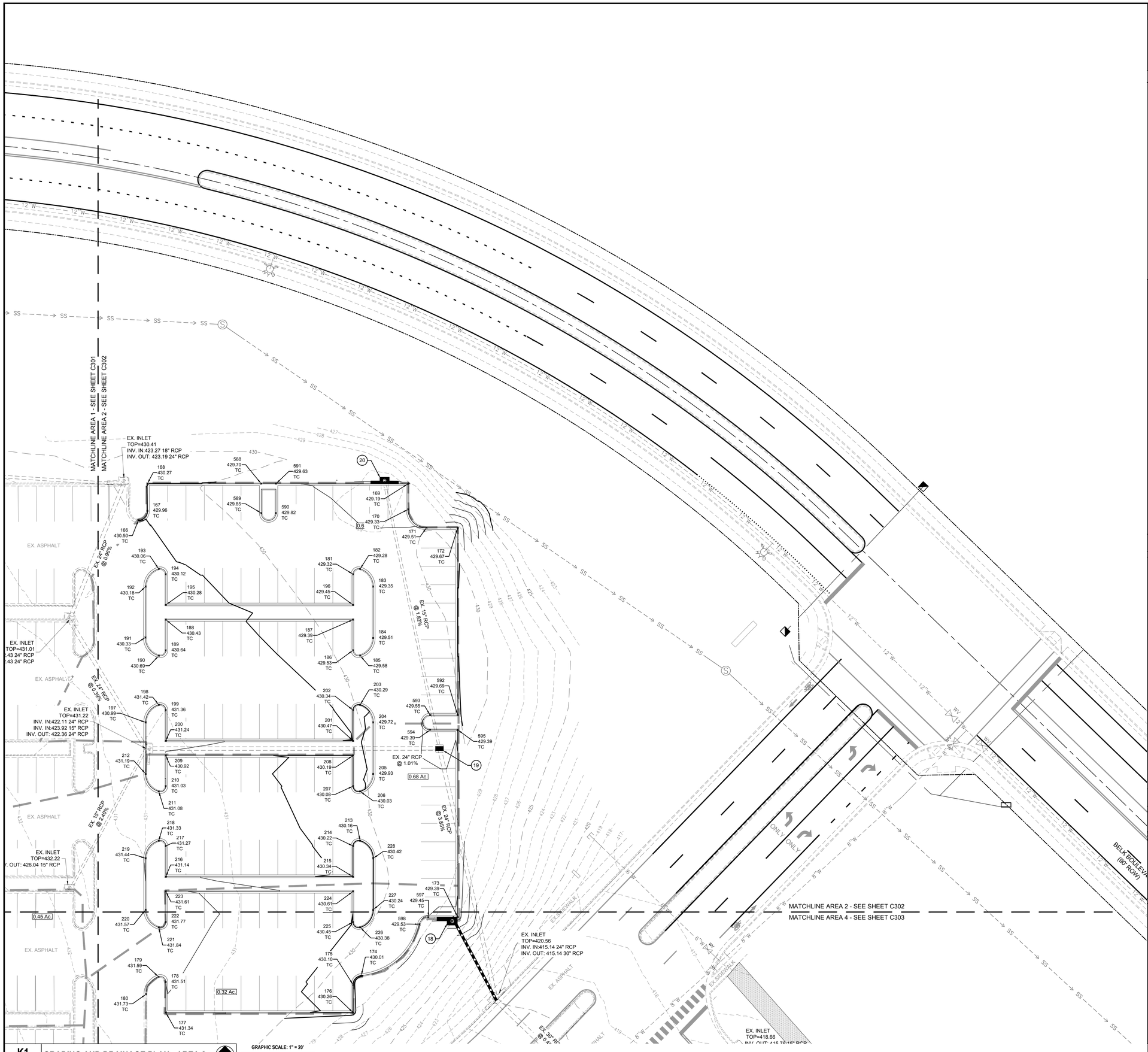
Fri, Jun 26, 2026 - 3:06pm



GRADING SPOT LEGEND

1000 + 495.00 GR	PROPOSED SPOT ELEVATION (TOP OF SOD)	1000 + 495.00 BC	PROPOSED SPOT ELEVATION (BOTTOM OF CURB)
1000 + 495.00 TC	PROPOSED SPOT ELEVATION (TOP OF CURB/SIDEWALK)	1000 + 495.00 THRS	PROPOSED SPOT ELEVATION (THRESHOLD)
1000 + 495.00 ASP	PROPOSED SPOT ELEVATION (TOP OF ASPHALT)	1000 + 495.00 RAMP	PROPOSED SPOT ELEVATION (RAMP/HANDICAP)
1000 + 495.00 SW	PROPOSED SPOT ELEVATION (SIDEWALK FINISH GRADE)	1000 + 495.00 CONC	PROPOSED SPOT ELEVATION (CONCRETE)
1000 + 495.00 TW	PROPOSED SPOT ELEVATION (TOP OF WALL)	1000 + 495.00 BW	PROPOSED SPOT ELEVATION (BOTTOM OF WALL)

NOTE:
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GRADING AND DRAINAGE LEGEND

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- DRAINAGE AREA RIDGELINES
- EXISTING DRAINAGE PIPE
- PROPOSED DRAINAGE PIPE
- RD — PROPOSED ROOF DRAIN PIPE
- 3.49 AC. — 123

F11 LEGEND NTS

BENCHMARK NOTE

TBM1/CP#3:
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TBM2/CP#6:
DESCRIPTION: MAGNAIL LOCATED IN THE EAST CURB AT THE SOUTHEAST PARKING ENTRANCE OF JOB SITE.

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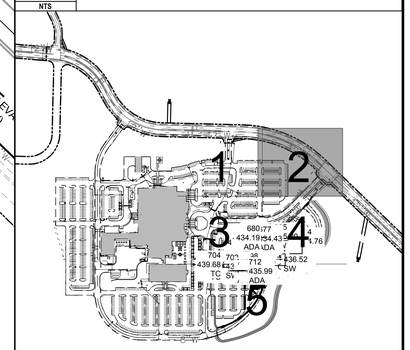
ELEV = 439.00'

FLOODPLAIN INFORMATION

THE PROJECT SITE IS NOT LOCATED WITHIN FLOODPLAIN. AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 28071C0256C & 28071C0257C, EFFECTIVE DATES NOVEMBER 26, 2010.

H11 SITE CONTROL AND FLOOD NOTE NTS



K11 KEY MAP NTS

K1 GRADING AND DRAINAGE PLAN - AREA 2 1" = 20'

NORTH

GRAPHIC SCALE: 1" = 20'
20 0 20

DEAN ARCHITECTURE
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Ridgeland, MS 39157
601.939.7717
deandean.com

NOT FOR CONSTRUCTION

CONSTRUCTION DOCUMENTS

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STEWART SMITH, PRINCIPAL ARCHITECT
ANDREW REYNOLDS, LANDSCAPE ARCHITECT

Project No. : 25032
Date: 06-26-2026
Drawn: DDT
Checked: SLB
Revisions:

A2H Project No.: 25222

BAPTIST OXFORD
MOB2
OXFORD, MS

Sheet Number:
C302
GRADING AND DRAINAGE PLAN – AREA 2

atrive
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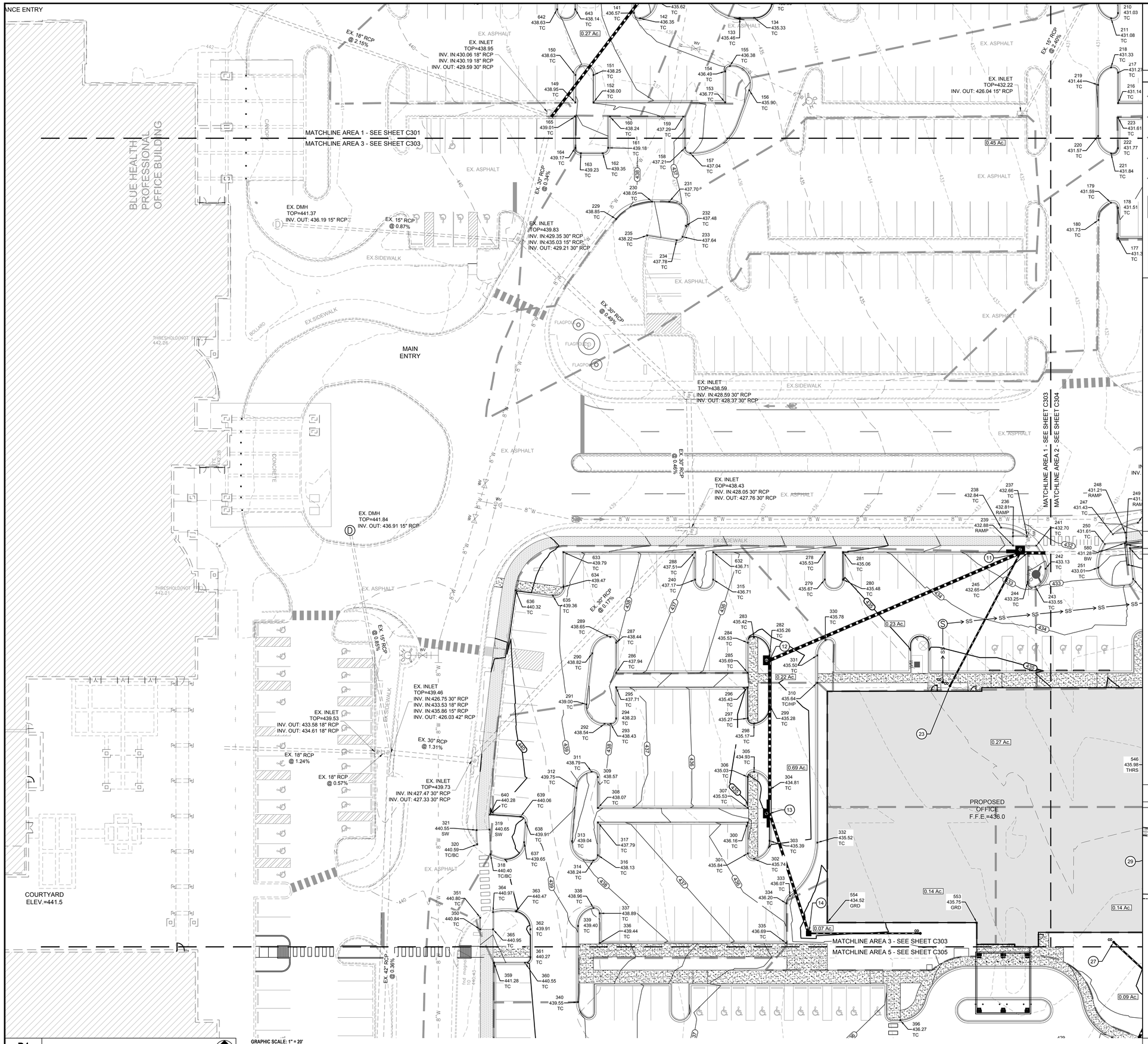
Fri, 5 Jun 2026 - 12:09pm



GRADING SPOT LEGEND

1000 + 495.00 GR	PROPOSED SPOT ELEVATION (TOP OF SOD)	1000 + 495.00 BC	PROPOSED SPOT ELEVATION (BOTTOM OF CURB)
1000 + 495.00 TC	PROPOSED SPOT ELEVATION (TOP OF CURB/SIDEWALK)	1000 + 495.00 THRS	PROPOSED SPOT ELEVATION (THRESHOLD)
1000 + 495.00 ASP	PROPOSED SPOT ELEVATION (TOP OF ASPHALT)	1000 + 495.00 RAMP	PROPOSED SPOT ELEVATION (RAMP/HANDICAP)
1000 + 495.00 SW	PROPOSED SPOT ELEVATION (SIDEWALK FINISH GRADE)	1000 + 495.00 CONC	PROPOSED SPOT ELEVATION (CONCRETE)
1000 + 495.00 TW	PROPOSED SPOT ELEVATION (TOP OF WALL)	1000 + 495.00 BW	PROPOSED SPOT ELEVATION (BOTTOM OF WALL)

NOTE:
FOR ALL SPOTS SEE SHEET C306 - LAYOUT COORDINATE TABLE FOR 'DRAINAGE TABLES' SEE SHEET C307

NOTICE TO CONTRACTORS:

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GRADING AND DRAINAGE LEGEND

300	EXISTING CONTOURS
300	PROPOSED CONTOURS
	DRAINAGE AREA RIDGELINES
	EXISTING DRAINAGE PIPE
	PROPOSED DRAINAGE PIPE
RD	PROPOSED ROOF DRAIN PIPE
3.49 AC.	123

F11 NTS — **LEGEND**

BENCHMARK NOTE

TBM1/CP#3:
DESCRIPTION: MAGNAIL LOCATED IN THE SOUTH CURB, ±326' SOUTH OF THE INTERSECTION OF BELK BOULEVARD AND HOSPITAL DRIVE.

N: 1764423.201'
E: 774958.723'
ELEV = 421.02'

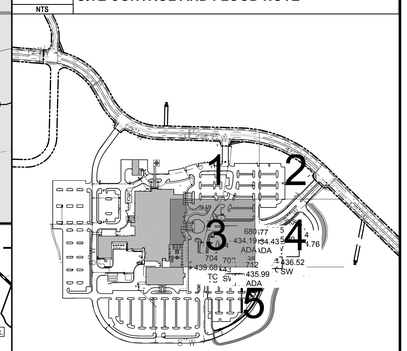
TBM2/CP#6:
DESCRIPTION: MAGNAIL LOCATED IN THE EAST CURB AT THE SOUTHEAST PARKING ENTRANCE OF JOB SITE.

N: 1763935.509'
E: 774745.600'
ELEV = 439.00'

FLOODPLAIN INFORMATION

THE PROJECT SITE IS NOT LOCATED WITHIN FLOODPLAIN. AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 28071C0256C & 28071C0257C, EFFECTIVE DATES NOVEMBER 26, 2010.

H11 NTS — **SITE CONTROL AND FLOOD NOTE**



K11 NTS — **KEY MAP**

D1 1" = 20' — **GRADING AND DRAINAGE PLAN - AREA 3**

NORTH

GRAPHIC SCALE: 1" = 20'
20 0 20

DEAN ARCHITECTURE
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Project No.: 25032
Date: 06-26-2026
Drawn: DDT
Checked: SLB
Revisions:

A2H Project No.: 25222

BAPTIST OXFORD MOB2 OXFORD, MS

Sheet Number:
C303
GRADING AND DRAINAGE PLAN – AREA 3

steve
C:\Users\steve\OneDrive\A2H INC\25222_Blue Health PO\Project Files\02_Civil\Project Drawings\C301 GRADING AND DRAINAGE PLAN.dwg
Fri, 26 Jun 2026 - 12:06pm

MATCHLINE AREA 2 - SEE SHEET C302
MATCHLINE AREA 4 - SEE SHEET C303
MATCHLINE AREA 1 - SEE SHEET C303
MATCHLINE AREA 2 - SEE SHEET C304
MATCHLINE AREA 4 - SEE SHEET C304
MATCHLINE AREA 5 - SEE SHEET C305
BELK BOULEVARD (90' ROW)
BAPTIST MEMORIAL PKWY
ONLY
EX. ASPHALT
EX. SIDEWALK
EX. INLET TOP=432.22 OUT: 426.04 15" RCP
EX. 15" RCP @ 2.40%
EX. 24" RCP @ 3.85%
EX. INLET TOP=420.56 INV. IN:415.14 24" RCP INV. OUT: 415.14 30" RCP
EX. 30" RCP @ 0.48%
EX. INLET TOP=418.66 INV. OUT: 415.76 15" RCP
EX. INLET TOP=420.51 INV. IN:414.80 30" RCP INV. OUT: 414.71 30" RCP
EX. 30" RCP @ 1.23%
EX. INLET TOP=418.74 INV. IN:414.04 30" RCP INV. IN:415.44 15" RCP INV. OUT: 413.66 36" RCP
EX. 15" RCP @ 0.93%
EX. INLET TOP=429.48 INV. OUT: 425.51 15" RCP
EX. 15" RCP @ 0.97%
EX. INLET TOP=429.40 INV. IN:424.83 15" RCP INV. OUT: 424.83 15" RCP
EX. 15" RCP @ 1.06%
EX. INLET TOP=424.41 INV. IN:413.17 36" RCP INV. OUT: 412.97 36" RCP
EX. 36" RCP @ 0.07%
EX. INLET TOP=431.21 INV. IN:412.64 36" RCP INV. IN:420.91 24" RCP INV. OUT: 412.64 36" RCP
EX. 24" RCP @ 1.40%
EX. 36" RCP @ 0.28%
EX. 36" RCP @ 0.73%
EX. INLET TOP=431.07 INV. IN:412.39 36" RCP INV. OUT: 412.25 36" RCP
EX. DMH TOP=410.95 INV. IN:405.02 36" RCP INV. OUT: 395.32 48" RCP
EX. 36" RCP @ 4.98%
Ex. 48" RCP @ 0.28%
EX. HW TOP=400.34 INV. IN:395.22 48" RCP
PROPOSED CLINIC F.F.E.=436.0
PROPOSED OFFICE F.F.E.=436.0
0.45 Ac.
0.32 Ac.
0.44 Ac.
0.21 Ac.
0.03 Ac.
0.11 Ac.
0.27 Ac.
0.02 Ac.
0.14 Ac.
0.09 Ac.

GRADING SPOT LEGEND

1000 + 495.00 GR	PROPOSED SPOT ELEVATION (TOP OF SOD)	1000 + 495.00 BC	PROPOSED SPOT ELEVATION (BOTTOM OF CURB)
1000 + 495.00 TC	PROPOSED SPOT ELEVATION (TOP OF CURB/SIDEWALK)	1000 + 495.00 THRS	PROPOSED SPOT ELEVATION (THRESHOLD)
1000 + 495.00 ASP	PROPOSED SPOT ELEVATION (TOP OF ASPHALT)	1000 + 495.00 RAMP	PROPOSED SPOT ELEVATION (RAMP/HANDICAP)
1000 + 495.00 SW	PROPOSED SPOT ELEVATION (SIDEWALK FINISH GRADE)	1000 + 495.00 CONC	PROPOSED SPOT ELEVATION (CONCRETE)
1000 + 495.00 TW	PROPOSED SPOT ELEVATION (TOP OF WALL)	1000 + 495.00 BW	PROPOSED SPOT ELEVATION (BOTTOM OF WALL)

NOTE:
FOR ALL SPOTS SEE SHEET C306 - LAYOUT COORDINATE TABLE FOR 'DRAINAGE TABLES' SEE SHEET C307

NOTICE TO CONTRACTORS:

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GRADING AND DRAINAGE LEGEND

- 300 — EXISTING CONTOURS
- 300 — PROPOSED CONTOURS
- DRAINAGE AREA RIDGELINES
- EXISTING DRAINAGE PIPE
- PROPOSED DRAINAGE PIPE
- RD — PROPOSED ROOF DRAIN PIPE
- 3.49 AC. — 123

F11 NTS **LEGEND**

BENCHMARK NOTE

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ELEV = 421.02'

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N: 1763935.509'
E: 774745.600'
ELEV = 439.00'

FLOODPLAIN INFORMATION

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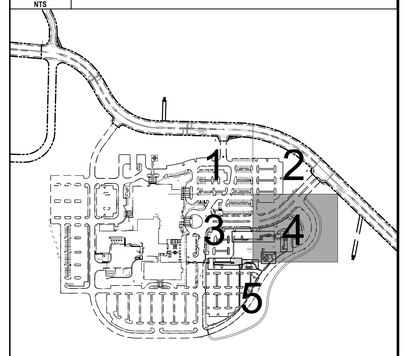
H11 NTS **SITE CONTROL AND FLOOD NOTE**



K11 NTS **KEY MAP**

K1 1" = 20' **GRADING AND DRAINAGE PLAN - AREA 4**

NORTH

GRAPHIC SCALE: 1" = 20'
20 0 20

DEAN ARCHITECTURE
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NOT FOR CONSTRUCTION

CONSTRUCTION DOCUMENTS

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ANDREW REYNOLDS, LANDSCAPE ARCHITECT

Project No. : 25032
Date: 04-23-2026
Drawn: DDT
Checked: SLB
Revisions:
A2H Project No.: 25222

BAPTIST OXFORD MOB2 OXFORD, MS

Sheet Number:
C304
GRADING AND DRAINAGE PLAN – AREA 4

steve
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Fri, 24 Apr 2026 - 1:57pm

MATCHLINE AREA 3 - SEE SHEET C303

MATCHLINE AREA 5 - SEE SHEET C305

EX. INLET
TOP=440.69
INV. IN:425.17 42" RCP
INV. OUT: 425.17 42" RCP

EX. INLET
TOP=440.15
INV. IN:428.54 30" RCP
INV. OUT: 428.44 30" RCP

EX. 15" RCP @ 1.92%

EX. INLET
TOP=439.72
INV. IN:433.46 15" RCP
INV. OUT: 433.42 15" RCP

EX. INLET
TOP=439.82
INV. OUT: 435.73 15" RCP

EX. 15" RCP @ 6.68%

EX. 24" RCP @ 0.82%

EX. 30" RCP @ 0.45%

EX. 30" RCP @ 0.41%

EX. 42" RCP @ 0.36%

EX. 30" RCP @ 0.50%

EX. ASPHALT

fnd magnail

0.14 Ac.

0.21 Ac.

0.09 Ac.

0.93 Ac.

0.99 Ac.

0.07 Ac.

0.07 Ac.

0.14 Ac.

u=46 Ac.

K1 GRADING AND DRAINAGE PLAN - AREA 5

1" = 20'

NORTH

GRAPHIC SCALE: 1" = 20'

20 0 20

GRADING SPOT LEGEND

1000 + 495.00 GR	PROPOSED SPOT ELEVATION (TOP OF SOD)	1000 + 495.00 BC	PROPOSED SPOT ELEVATION (BOTTOM OF CURB)
1000 + 495.00 TC	PROPOSED SPOT ELEVATION (TOP OF CURB/SIDEWALK)	1000 + 495.00 THRS	PROPOSED SPOT ELEVATION (THRESHOLD)
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1000 + 495.00 SW	PROPOSED SPOT ELEVATION (SIDEWALK FINISH GRADE)	1000 + 495.00 CONC	PROPOSED SPOT ELEVATION (CONCRETE)
1000 + 495.00 TW	PROPOSED SPOT ELEVATION (TOP OF WALL)	1000 + 495.00 BW	PROPOSED SPOT ELEVATION (BOTTOM OF WALL)

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- EXISTING DRAINAGE PIPE
- PROPOSED DRAINAGE PIPE
- RD — PROPOSED ROOF DRAIN PIPE
- 3.49 AC. — 123

F11 NTS **LEGEND**

BENCHMARK NOTE

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ELEV = 439.00'

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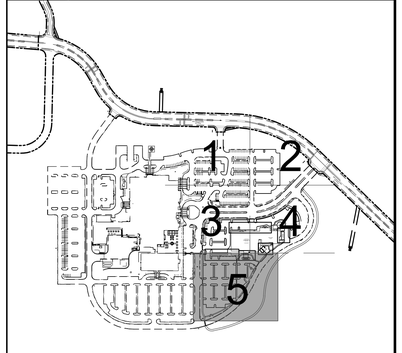

K11 NTS **KEY MAP**

DEAN ARCHITECTURE
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Ridgeland, MS 39157
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NOT FOR CONSTRUCTION

CONSTRUCTION DOCUMENTS

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ANDREW REYNOLDS, LANDSCAPE ARCHITECT

Project No.: 25032
Date: 06-26-2026
Drawn: DDT
Checked: SLB
Revisions:
A2H Project No.: 25222

BAPTIST OXFORD
MOB2
OXFORD, MS

Sheet Number:
C305
GRADING AND DRAINAGE PLAN – AREA 5

steve
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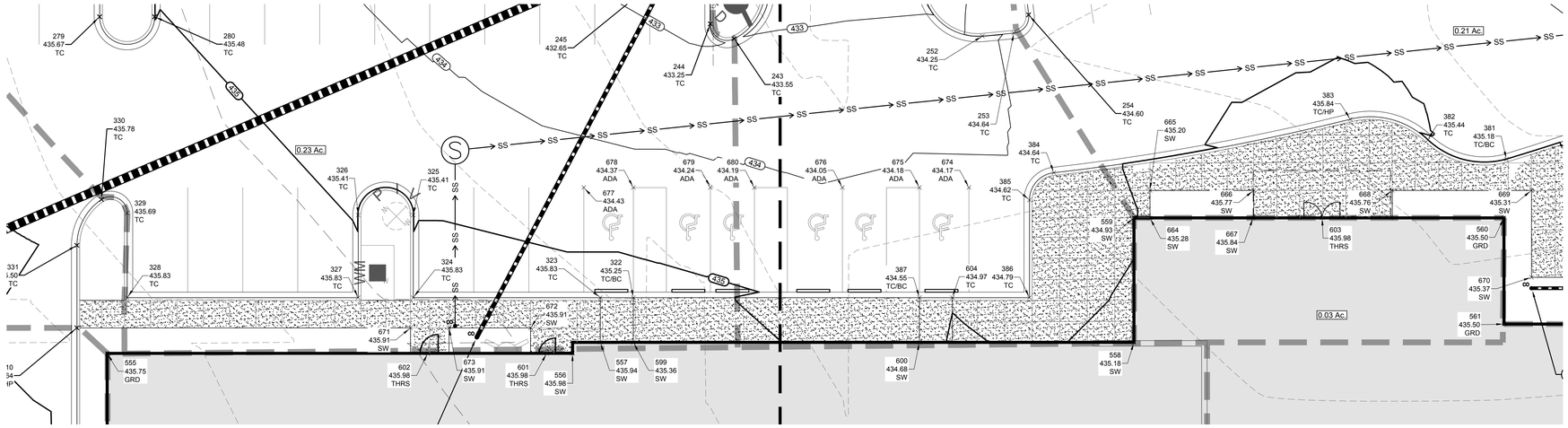
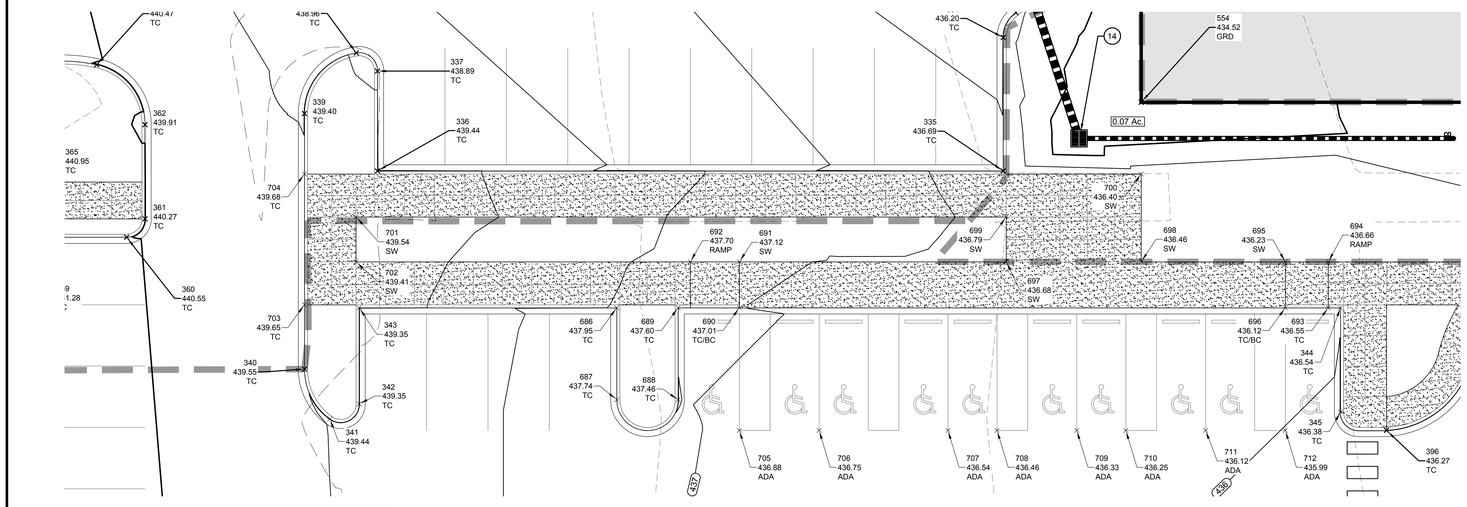
Fri, Mar 06, 2026 - 3:07pm



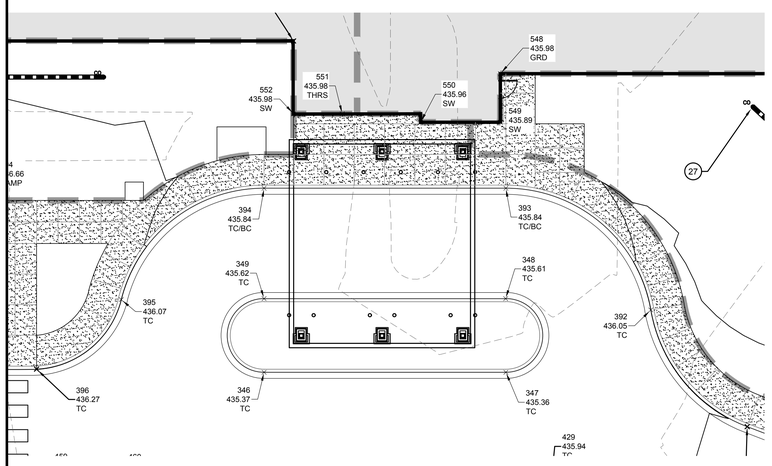
D1 1" = 10' — **GRADING AND DRAINAGE PLAN - ENLARGEMENTS**

NORTH — GRAPHIC SCALE: 1" = 10' (10 0 10)



G1 1" = 10' — **GRADING AND DRAINAGE PLAN - ENLARGEMENTS**

NORTH — GRAPHIC SCALE: 1" = 10' (10 0 10)



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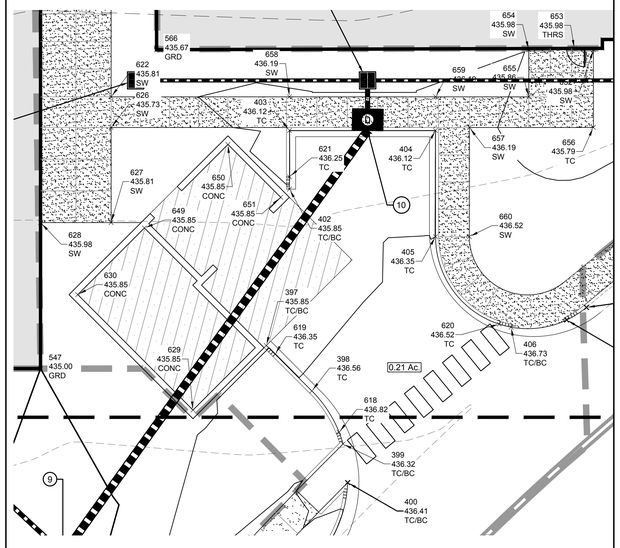
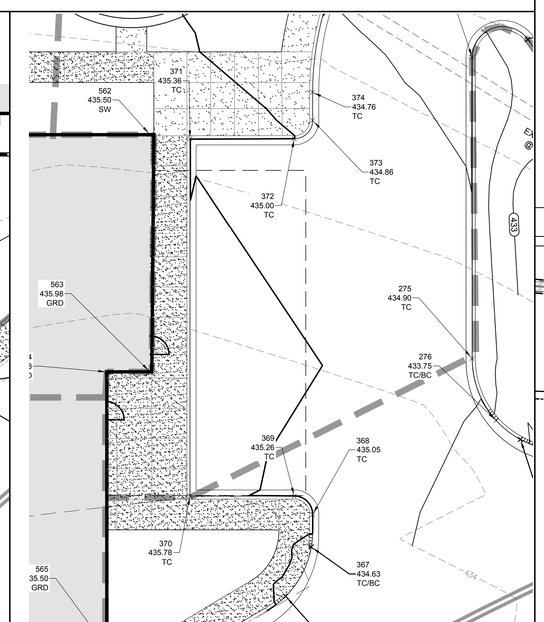


K4 1" = 10' — **GRADING AND DRAINAGE PLAN - ENLARGEMENTS**

NORTH — GRAPHIC SCALE: 1" = 10' (10 0 10)



K8 1" = 10' — **GRADING AND DRAINAGE PLAN - ENLARGEMENTS**

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- EXISTING DRAINAGE PIPE
- PROPOSED DRAINAGE PIPE
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F11 NTS — **LEGEND**

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ELEV = 439.00'

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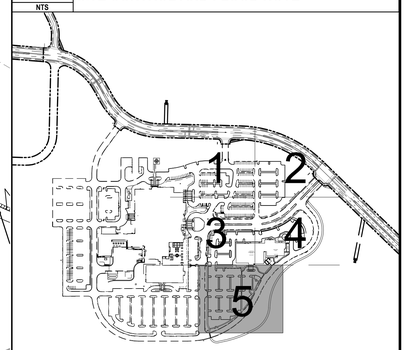
H11 NTS — **SITE CONTROL AND FLOOD NOTE**



K11 NTS — **KEY MAP**

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Revisions:
A2H Project No.: 25222

BAPTIST OXFORD
MOB2
OXFORD, MS

Sheet Number:
C306
GRADING AND DRAINAGE PLAN – ENLARGEMENTS

steve
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Fri, 06 May 2026 - 12:07pm

LAYOUT COORDINATES				
POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
100	1764697.49	774130.43	441.43	TC
101	1764700.72	774133.21	441.35	TC
102	1764717.65	774131.88	441.10	TC
103	1764722.53	774171.04	440.50	TC
104	1764731.47	774212.05	439.85	TC
105	1764737.21	774231.80	439.54	TC
106	1764721.01	774236.91	439.29	TC
107	1764719.06	774240.69	439.23	TC
108	1764720.42	774244.87	439.16	TC
109	1764740.32	774241.30	438.86	TC
110	1764745.70	774256.28	438.64	TC
111	1764760.73	774308.62	437.85	TC
112	1764761.67	774313.03	437.80	TC
113	1764742.67	774320.02	437.41	TC
114	1764743.44	774324.01	437.27	TC
115	1764763.66	774323.46	436.79	TC
116	1764769.34	774387.04	434.59	TC
117	1764769.47	774428.56	433.17	TC
118	1764752.38	774428.62	432.61	TC
119	1764749.39	774431.61	432.32	TC
120	1764770.41	774522.06	429.20	TC
121	1764745.58	774547.06	431.67	TC
122	1764745.58	774556.87	432.30	TC/HP
123	1764748.60	774559.87	432.23	TC
124	1764750.63	774559.86	432.24	TC
125	1764691.59	774434.87	436.53	TC
126	1764676.59	774434.87	437.33	TC
127	1764674.59	774506.87	434.44	TC
128	1764671.59	774509.87	434.53	TC
129	1764671.59	774526.87	434.75	TC
130	1764619.59	774526.87	435.44	TC
131	1764619.59	774507.86	435.68	TC
132	1764616.32	774504.87	435.78	TC
133	1764598.08	774524.80	435.46	TC
134	1764598.08	774532.75	435.33	TC
135	1764605.80	774542.49	435.05	TC
136	1764689.76	774552.76	433.26	TC
137	1764715.10	774527.76	432.39	TC
138	1764715.10	774451.39	431.38	TC
139	1764617.76	774393.79	439.39	TC
140	1764617.76	774466.79	436.99	TC
141	1764600.83	774466.79	436.57	TC
142	1764597.86	774470.22	436.35	TC
143	1764607.76	774478.79	435.62	TC
144	1764635.58	774478.79	435.69	TC
145	1764645.48	774470.22	436.13	TC
146	1764642.51	774466.79	436.32	TC
147	1764625.58	774466.79	436.76	TC
148	1764625.58	774393.79	439.29	TC
149	1764551.82	774434.80	438.95	TC
150	1764566.89	774434.80	438.63	TC
151	1764566.89	774444.80	438.25	TC
152	1764551.89	774444.80	438.00	TC
153	1764551.89	774516.80	436.77	TC
154	1764568.83	774516.80	436.49	TC
155	1764571.81	774519.42	436.38	TC
156	1764558.45	774530.05	435.90	TC
157	1764523.99	774497.80	437.04	TC
158	1764526.99	774494.80	437.21	TC
159	1764543.99	774493.80	437.29	TC
160	1764543.99	774453.80	438.24	TC
161	1764526.99	774452.80	439.18	TC
162	1764523.99	774449.80	439.35	TC
163	1764523.99	774437.80	439.23	TC
164	1764526.99	774434.80	439.17	TC
165	1764544.15	774434.80	439.01	TC
166	1764745.68	774716.96	430.50	TC
167	1764750.68	774721.86	429.96	TC
168	1764765.51	774721.86	430.27	TC
169	1764765.42	774863.86	429.19	TC
170	1764751.46	774863.86	429.33	TC
171	1764741.46	774873.86	429.51	TC
172	1764741.46	774890.86	429.67	TC
173	1764529.46	774890.86	429.39	TC
174	1764497.63	774838.38	430.01	TC
175	1764492.65	774833.86	430.10	TC
176	1764477.46	774833.86	430.26	TC
177	1764477.45	774731.86	431.34	TC
178	1764494.09	774731.86	431.51	TC
179	1764496.94	774727.91	431.59	TC
180	1764487.43	774721.08	431.73	TC
181	1764716.17	774833.86	429.32	TC
182	1764719.04	774837.72	429.28	TC
183	1764709.46	774844.86	429.35	TC
184	1764681.46	774844.86	429.51	TC
185	1764671.88	774837.72	429.58	TC
186	1764674.75	774833.86	429.53	TC
187	1764691.45	774833.86	429.39	TC
188	1764691.45	774731.86	430.43	TC
189	1764674.71	774731.86	430.64	TC

LAYOUT COORDINATES				
POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
190	1764671.81	774728.07	430.69	TC
191	1764681.71	774720.73	430.33	TC
192	1764709.45	774720.86	430.18	TC
193	1764719.04	774728.01	430.06	TC
194	1764716.16	774731.86	430.12	TC
195	1764699.45	774731.86	430.28	TC
196	1764699.45	774833.86	429.45	TC
197	1764635.45	774720.86	430.99	TC
198	1764645.04	774728.01	431.42	TC
199	1764642.16	774731.86	431.36	TC
200	1764625.45	774731.86	431.24	TC
201	1764625.45	774833.86	430.47	TC
202	1764642.17	774833.86	430.34	TC
203	1764645.04	774837.72	430.29	TC
204	1764635.46	774844.86	429.72	TC
205	1764607.46	774844.86	429.93	TC
206	1764597.88	774837.72	430.03	TC
207	1764600.75	774833.86	430.08	TC
208	1764617.45	774833.86	430.19	TC
209	1764617.45	774731.86	430.92	TC
210	1764600.75	774731.86	431.03	TC
211	1764597.87	774728.01	431.08	TC
212	1764607.45	774720.86	431.19	TC
213	1764571.04	774837.72	430.16	TC
214	1764568.17	774833.86	430.22	TC
215	1764551.45	774833.86	430.34	TC
216	1764551.45	774731.86	431.14	TC
217	1764568.16	774731.86	431.27	TC
218	1764571.04	774728.01	431.33	TC
219	1764561.45	774720.86	431.44	TC
220	1764533.45	774720.86	431.57	TC
221	1764523.87	774728.01	431.84	TC
222	1764526.75	774731.86	431.77	TC
223	1764543.45	774731.86	431.61	TC
224	1764543.45	774833.86	430.61	TC
225	1764526.75	774833.86	430.45	TC
226	1764523.88	774837.72	430.38	TC
227	1764533.46	774844.86	430.24	TC
228	1764561.46	774844.86	430.42	TC
229	1764488.01	774457.08	438.85	TC
230	1764497.58	774476.75	438.05	TC
231	1764497.58	774486.28	437.70	TC
232	1764484.32	774495.21	437.48	TC
233	1764478.28	774493.53	437.64	TC
234	1764476.36	774490.22	437.78	TC
235	1764479.02	774474.13	438.22	TC
236	1764314.28	774674.30	432.81	RAMP
237	1764314.27	774682.07	432.66	TC
238	1764319.13	774667.76	432.84	TC
239	1764309.28	774674.30	432.88	RAMP
240	1764290.56	774500.30	437.17	TC
241	1764309.23	774687.18	432.70	TC
242	1764296.55	774692.14	433.13	TC
243	1764286.62	774686.63	433.55	TC
244	1764289.31	774682.30	433.25	TC
245	1764305.21	774682.30	432.65	TC
246	1764321.79	774742.73	430.90	TC
247	1764315.42	774728.99	431.43	TC
248	1764316.36	774735.76	431.21	RAMP
249	1764311.39	774736.28	431.29	RAMP
250	1764310.06	774724.57	431.61	TC
251	1764297.10	774720.88	433.01	TC
252	1764287.10	774731.75	434.25	TC
253	1764287.64	774737.46	434.64	TC
254	1764290.95	774740.14	434.60	TC
255	1764307.84	774738.27	434.50	TC
256	1764332.63	774836.89	433.84	TC
257	1764316.86	774843.19	433.74	TC
258	1764315.20	774847.12	433.70	TC
259	1764317.35	774852.24	433.75	TC
260	1764321.31	774853.81	433.82	TC
261	1764336.89	774847.03	433.66	TC
262	1764383.68	774925.97	430.63	TC
263	1764369.39	774936.96	430.63	TC
264	1764370.64	774945.59	430.76	TC
267	1764374.44	774971.30	430.16	TW
268	1764295.19	775002.13	432.13	TC
269	1764282.58	774996.16	432.33	TC
270	1764266.87	775007.31	432.51	TC
271	1764296.07	775014.90	432.01	TC
272	1764236.76	774964.91	433.67	TC
273	1764250.27	774955.32	433.83	TC
274	1764247.37	774946.25	434.18	TC
275	1764198.28	774946.25	434.90	TC
276	1764188.16	774950.18	433.75	TC/BC
277	1764185.08	774954.12	433.66	TC/BC
278	1764305.58	774571.30	435.53	TC
279	1764290.60	774571.30	435.67	TC
280	1764290.60	774581.30	435.48	TC
281	1764305.58	774581.30	435.06	TC

LAYOUT COORDINATES				
POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
282	1764249.08	774541.16	435.26	TC
283	1764258.98	774532.59	435.42	TC
284	1764256.01	774529.16	435.53	TC
285	1764239.58	774529.16	435.69	TC
286	1764239.58	774457.16	437.94	TC
287	1764256.08	774457.16	438.44	TC
288	1764305.58	774500.30	437.51	TC
289	1764259.08	774453.94	438.65	TC
290	1764250.22	774444.00	438.82	TC
291	1764222.22	774440.80	439.00	TC
292	1764211.58	774450.79	438.54	TC
293	1764211.58	774454.16	438.43	TC
294	1764214.58	774457.16	438.23	TC
295	1764231.58	774457.16	437.71	TC
296	1764231.58	774529.16	435.43	TC
297	1764214.65	774529.16	435.27	TC
298	1764211.68	774532.59	435.17	TC
299	1764221.58	774541.16	435.28	TC
300	1764157.58	774529.16	436.16	TC
301	1764140.65	774529.16	435.84	TC
302	1764137.68	774532.59	435.74	TC
303	1764147.58	774541.16	435.39	TC
304	1764175.58	774541.16	434.81	TC
305	1764185.48	774532.59	434.93	TC
306	1764182.51	774529.16	435.03	TC
307	1764165.58	774529.16	435.53	TC
308	1764165.58	774447.16	438.07	TC
309	1764182.48	774447.16	438.57	TC
310	1764234.08	774567.16	435.64	TC/HP
311	1764185.43	774443.65	438.79	TC
312	1764176.50	774435.40	439.75	TC
313	1764147.35	774432.94	439.04	TC
314	1764136.74	774444.70	438.24	TC
315	1764290.56	774510.30	436.71	TC
316	1764139.69	774447.16	438.13	TC
317	1764157.58	774447.16	437.79	TC
318	1764140.08	774388.37	440.40	TC/BC
319	1764153.75	774387.77	440.65	SW
320	1764145.67	774381.12	440.59	TC/BC
321	1764153.44	774380.78	440.55	SW
322	1764239.58	774668.30	435.25	TC/BC
323	1764239.58	774662.30	435.83	TC
324	1764239.58	774628.30	435.83	TC
325	1764254.58	774628.30	435.41	TC
326	1764254.58	774618.30	435.41	TC
327	1764239.58	774618.30	435.83	TC
328	1764239.58	774576.30	435.83	TC
329	1764254.92	774576.30	435.69	TC
330	1764257.42	774571.64	435.78	TC
331	1764249.08	774567.16	435.50	TC
332	1764146.58	774567.16	435.52	TC
333	1764117.39	774552.24	436.07	TC
334	1764113.34	774550.16	436.20	TC
335	1764091.58	774550.16	436.69	TC
336	1764091.58	774448.16	439.44	TC
337	1764107.86	774448.16	438.89	TC
338	1764110.83	774444.70	438.96	TC
339	1764100.95	774436.25	439.40	TC
340	1764059.28	774436.25	439.55	TC
341	1764051.16	774440.41	439.44	TC
342	1764053.60	774445.16	439.35	TC
343	1764069.28	774445.16	439.35	TC
344	1764069.28	774605.16	436.54	TC
345	1764052.28	774605.16	436.38	TC
346	1764048.78	774649.75	435.37	TC
347	1764048.78	774689.17	435.36	TC
348	1764060.78	774689.13	435.61	TC
349	1764060.78	774649.75	435.62	TC
350	1764099.09	774382.75	440.84	TC
351	1764105.51	774382.75	440.80	TC
352	1763924.59	774389.75	441.40	TC
353	1763918.13	774382.75	441.26	TC
354	1763916.54	774391.75	441.07	TC
355	1763917.13	774400.91	440.93	TC
356	1763923.78	774409.68	440.74	TC
357	1763927.78	774406.85	440.96	TC
358	1763927.78	774390.25	441.41	TC
359	1764080.78	774390.25	441.28	TC
360	1764080.78	774407.25	440.55	TC
361	1764083.78	774410.25	440.27	TC
362	1764099.13	774410.25	439.91	TC
363	1764108.90	774402.38	440.47	TC
364	1764108.56	774389.75	440.97	TC
365	1764099.09	774389.75	440.95	TC
366	1764159.53	774915.85	434.71	TC/BC
367	1764167.57	774920.02	434.63	TC/BC
368	1764172.85	774920.24	435.05	TC
369	1764175.85	774917.24	435.26	TC
370	1764175.85	774900.24	435.78	TC
371	1764234.10	774900.25	435.36	TC

LAYOUT COORDINATES				
POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
372	1764234.10	774917.25	435.00	TC
373	1764237.10	774920.25	434.86	TC
374	1764241.68	774920.25	434.76	TC
375	1764271.34	774921.67	434.16	SW
376	1764299.62	774888.69	433.90	SW
377	1764304.58	774886.31	433.82	TC
378	1764293.17	774861.24	434.32	TC
379	1764281.59	774855.07	434.58	TC
380	1764270.86	774845.71	434.83	TC
381	1764264.72	774826.99	435.18	TC/BC
382	1764268.20	774812.68	435.44	TC
383	1764272.00	774798.61	435.84	TC/HP
384	1764262.27	774744.73	434.64	TC
385	1764257.31	774740.30	434.62	TC
386	1764239.58	774740.30	434.79	TC
387	1764239.58	774720.30	434.55	TC/BC
388	1764184.51	774967.18	433.22	TC
389	1764031.49	774754.29	436.73	TC/BC
390	1764033.11	774746.32	437.02	TC
391	1764039.91	774728.51	436.57	TC
392	1764058.94	774712.80	436.05	TC
393	1764078.78	774689.17	435.84	TC/BC
394	1764078.78	774649.75	435.84	TC/BC
395	1764060.62	774626.47	436.07	TC
396	1764049.30	774612.66	436.27	TC
397	1764101.22	774789.26	435.85	TC/BC
398	1764093.80	774796.68	436.56	TC
399	1764085.17	774801.76	436.32	TC/BC
400	1764078.87	774802.52	436.41	TC/BC
401	1764065.88	774797.03	437.41	TC
402	1764126.71	774793.03	435.85	TC/BC
403	1764136.27	774793.03	436.12	TC
404	1764136.27	774816.85	436.12	TC
405	1764118.96	774816.85	436.35	TC
406	1764104.21	774829.15	436.73	TC/BC
407	1764105.38	774838.22	436.41	TC/BC
408	1764107.43	774841.44	436.63	TC
409	1764040.49	774774.46	437.79	TC
410	1764032.18	774761.17	436.83	TC/BC
411	1763993.15	774733.86	437.58	TC/BC
412	1763980.72	774730.74	438.21	TC
413	1763967.31	774723.40	438.69	TC
414	1763880.34	774611.75	438.06	RAMP
415	1763887.84	774611.75	438.34	TC
416	1763887.84	774622.01	438.41	TC
417	1763886.38	774625.54	438.44	TC
418	1763869.22	774642.70	438.59	TC
419	1763898.92	774672.40	438.59	TC
420	1763912.18	774659.13	438.11	TC
421	1763914.31	774658.25	438.02	TC
422	1763926.78	774658.25	437.68	TC
423	1763929.78	774661.25	437.64	TC
424	1763929.78	774678.25	437.54	TC
425	1764011.78	774678.25	435.40	TC
426	1764011.78	774661.55	435.40	TC
427	1764015.63	774658.67	435.44	TC
428	1764022.78	774668.25	435.54	TC
429	1764022.78	774695.87	435.94	TC
430	1764021.14	774704.78	436.09	TC
431	1764016.18	774717.77	436.79	TC
432	1764000.97	774732.49	437.28	TC/BC
433	1763879.09	774389.75	440.93	TC
434	1763888.11	774389.75	440.92	TC
435	1763888.28	774391.12	440.90	TC
436	1763889.07	774399.29	440.82	TC
437	1763881.58	774409.94	440.66	TC
438	1763877.84	774407.04	440.89	TC
439	1763795.84	774390.25	441.25	TC
440	1763875.84	774390.25	441.39	TC
441	1763753.84	774390.25	441.40	TC
442	1763753.84	774407.25	441.29	TC
443	1763750.84	774410.25	441.25	TC
444	1763733.84	774410.25	441.44	TC
445	1763733.84	774534.25	441.44	TC
446	1763752.84	774534.25	441.26	TC
447	1763755.84	774537.25	441.20	TC
448	1763755.84	774548.25	441.10	TC
449	1763791.83	774584.10	440.57	TC
450	1763794.84	774587.10	440.63	TC
451	1763794.84	774604.25	440.79	TC
452	1763876.84	774604.25	437.90	TC
453	1763876.84	774587.55	437.90	TC
454	1763880.70	774584.67	437.95	TC
455	1763887.84	774594.25	438.11	TC
456	1763887.84	774604.75	438.24	TC
457	1763880.34	774604.75	437.96	RAMP
458	1764015.28	774611.75	436.21	RAMP
459	1764022.78	774611.75	435.99	TC
460	1764022.78	774622.25	435.88	TC
461	1764015.63	774631.84	435.74	TC

LAYOUT COORDINATES				
POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
462	1764011.78	774628.96	435.92	TC
463	1764011.78	774612.25	436.30	TC
464	1763929.78	774612.25	437.99	TC
465	1763929.78	774628.96	437.89	TC
466	1763925.92	774631.84	437.84	TC
467	1763918.78	774622.25	438.13	TC
468	1763918.78	774611.75	438.34	TC
469	1763926.28	774611.75	438.10	RAMP
470	1763926.28	774604.75	437.96	RAMP
471	1763918.78	774604.75	438.24	TC
472	1763918.78	774594.25	438.13	TC
473	1763925.92	774584.67	437.99	TC
474	1763929.78	774587.55	437.94	TC
475	1763929.78	774604.25	437.84	TC
476	1764011.78	774604.25	436.03	TC
477	1764011.78	774587.55	436.19	TC
478	1764015.63	774584.67	436.27	TC
479	1764022.78	774594.25	436.20	TC
480	1764022.78	774604.75	436.09	TC
481	1764015.28	774604.75	436.05	RAMP
482	1763918.78	774520.25	438.91	TC
483	1763925.92	774510.67	439.05	TC
484	1763929.78	774513.55	439.00	TC
485	1763929.78	774530.25	438.90	TC
486	1764011.78	774530.25	437.02	TC
487	1764011.78	774513.55	437.18	TC
488	1764015.63	774510.67	437.25	TC
489	1764022.78	774520.25	436.94	TC
490	1764022.78	774548.25	436.66	TC
491	1764015.63	774557.84	436.52	TC
492	1764011.78	774554.96	436.65	TC
493	1764011.78	774538.25	436.92	TC
494	1763929.78	774538.25	438.72	TC
495	1763929.78	774554.96	438.56	TC
496	1763925.92	774557.84	438.49	TC
497	1763918.78	774548.25	438.63	TC
498	1763873.84	774530.25	438.83	TC
499	1763876.84	774513.55	438.99	TC
500	1763880.70	774510.67	439.06	TC
501	1763887.84	774520.25	438.62	TC
502	1763887.84	774548.25	438.34	TC
503	1763880.70	774557.84	438.20	TC
504	1763876.84	774554.96	438.57	TC
505	1763873.84	774538.25	438.66	TC
506	1763794.84	774538.25	440.72	TC
507	1763794.84	774554.96	440.62	TC
508	1763790.98	774557.84	440.57	TC
509	1763783.84	774548.25	440.41	TC
510	1763783.84	774520.25	440.10	TC
511	1763791.60	774510.55	439.87	TC
512	1763794.84	774513.55	439.90	TC
513	1763794.84	774530.25	439.90	TC
514	1763794.84	774480.96	440.25	TC
515	1763790.98	774483.84	440.20	TC
516	1763783.84	774474.25	440.29	TC
517	1763783.84	774446.25	440.47	TC
518	1763790.98	774436.67	440.56	TC
519	1763794.84	774439.55	440.51	TC
520	1763797.84	774456.25	440.41	TC
521	1763876.84	774456.25	440.18	TC
522	1763876.84	774439.55	440.34	TC
523	1763880.55	774437.15	440.42	TC
524	1763887.84	774446.25	440.06	TC
525	1763887.84	774474.25	439.36	TC
526	1763880.70	774483.84	439.22	TC
527	1763875.84	774481.18	438.96	TC
528	1763876.84	774464.25	439.80	TC
529	1763797.84	774464.25	440.36	TC
530	1763918.78	774446.25	440.35	TC
531	1763925.92	774436.67	440.49	TC
532	1763929.78	774439.55	440.22	TC
533	1763929.78	774456.25	439.71	TC
534	1764011.78	774456.25	438.90	TC
535	1764011.78	774439.55	439.46	TC
536	1764015.63	774436.67	439.73	TC
537	1764022.78	774446.25	439.26	TC
538	1764022.78	774474.25	438.28	TC
539	1764015.63	774483.84	438.00	TC
540	1764011.78	774480.96	438.26	TC
541	1764011.78	774464.25	438.79	TC
542	1763929.78	774464.25	439.54	TC
543	1763929.78	774480.96	439.37	TC
544	1763925.92	774483.84	439.30	TC
545	1763918.78	774474.25	439.65	TC
546	1764177.79	774756.02	435.98	THRS
547	1764097.44	774752.45	435.00	GRD
548	1764097.44	774688.27	435.98	GRD
549	1764089.53	774688.27	435.89	SW
550	1764089.53	774675.27	435.96	SW
551	1764090.90	774662.49	435.98	THRS

LAYOUT COORDINATES				
POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
552	1764090.90	774654.56	435.98	SW
553	1764102.78	774654.56	435.75	GRD
554	1764102.78	774572.66	434.52	GRD
555	1764229.44	774572.66	435.75	GRD
556	1764229.44	774657.25	435.98	SW
557	1764231.44	774662.30	435.94	SW
558	1764231.44	774759.29	435.18	SW
559	1764254.07	774759.29	434.93	SW
560	1764254.07	774826.54	435.50	GRD
561	1764234.78	774826.54	435.50	GRD
562	1764234.77	774893.75	435.50	SW
563	1764196.10	774893.75	435.98	GRD
564	1764196.10	774886.70	435.98	GRD
565	1764151.11	774886.70	435.50	GRD
566	1764149.43	774771.37	435.67	GRD
567	1764177.79	774771.37	435.50	GRD
568	1763879.09	774382.75	441.03	TC
569	1763885.75	774382.75	441.07	TC
570	1763909.67	774736.57	434.66	TW
571	1763909.67	774736.57	434.66	TW
572	1764390.02	774930.78	430.16	TW
573	1764399.11	774941.62	427.16	TW
574	1764381.95	774920.40	431.66	TW
575	1764382.74	774919.78	427.53	BW
576	1764382.22	774920.75	430.16	TW
577	1764270.10	775014.46	433.16	TW
578	1764240.68	774973.03	433.60	TW/BW
579	1764298.60	774737.69	434.66	TW/BW
580	1764310.56	774735.46	431.28	BW
581	1764391.05	774930.59	428.00	BW
582	1764400.20	774941.35	422.50	BW
583	1764374.36	774971.41	431.66	TW
584	1764375.18	774971.95	427.66	BW
585	1764296.90	775028.29	427.16	TW/BW
586	1764269.57	775015.45	429.16	BW
587	1764270.49	775014.61	431.66	TW
588	1764765.47	774783.86	429.70	TC
589	1764749.46	774783.86	429.85	TC
590	1764749.46	774791.86	429.82	TC
591	1764765.47	774791.86	429.63	TC
592	1764639.46	774890.86	429.69	TC
593	1764639.46	774875.86	429.55	TC
594	1764631.46	774875.86	429.39	TC
595	1764631.46	774890.86	429.39	TC
596	1764383.36	774950.50	430.89	TC
597	1764529.46	774874.86	429.45	TC
598	1764525.56	774869.99	429.53	TC
599	1764231.44	774668.30	435.36	SW
600	1764231.44	774720.30	434.68	SW
601	1764229.44	774652.55	435.98	THRS
602	1764229.44	774630.94	435.98	THRS
603	1764254.07	774793.50	435.98	THRS
604	1764239.58	774726.30	434.97	TC
605	1763733.84	774462.25	441.44	TC
606	1763748.84	774462.25	440.95	TC
607	1763753.84	774467.25	440.61	TC
608	1763748.84	774472.25	440.95	TC
609	1763733.84	774472.25	441.44	TC
610	1763795.84	774405.25	440.99	TC
611	1763785.84	774405.25	440.87	TC
612	1763785.84	774390.25	440.96	TC
613	1763790.84	774410.25	440.81	TC
614	1764351.90	774873.33	433.16	TW
615	1764351.94	774873.40	431.66	BW
616	1764322.74	774802.29	433.19	BW
618	1764087.06	774801.12	436.82	TC

DRAIN STRUCTURE TABLE

NO.	TYPE	D.A. ac.	Q25 cfs:	TC/RIM ELEV.	FL IN:	FL OUT	DETAIL NO.	NORTHING	EASTING
1	DMH		0.00	440.19	24" 429.78		K5/C902	1763772.26	774535.21
2	MDOT SS-2, L=15'	0.99	5.88	439.90	24" 429.87	24" 429.87	K1/C901	1763794.84	774521.90
3	MDOT SS-2, L=10'	0.33	1.94	437.90	24" 430.27	24" 430.27	K1/C901	1763876.84	774599.91
4	MDOT SS-2, L=10'	0.46	2.75	436.08	18" 431.24	24" 430.74	K1/C901	1764011.78	774598.83
5	MDOT SS-2, L=15'	0.93	4.88	435.40		18" 431.49	K1/C901	1764011.78	774669.90
6	NO. 11	0.07	0.39	440.16			B3/C901	1763795.31	774573.77
7	DMH		0.00	438.76			K5/C902	1763888.26	774669.99
8	DMH		0.00	438.22			K5/C902	1763974.34	774712.91
9	3070	0.09	0.32	434.50	15" 431.74 8" 432.63	15" 431.74	D1/C900	1764067.24	774756.23
10	MDOT SS-2, L=5'	0.21	0.96	436.12	8" 432.62	15" 432.03	K1/C901	1764136.27	774805.76
11	MDOT SS-2, L=10'	0.23	1.35	432.23	18" 428.65 8" 429.62	18" 428.12	K1/C901	1764305.21	774678.28
12	MDOT SS-2, L=5'	0.22	1.33	435.28	18" 429.95	18" 429.95	K1/C901	1764246.41	774541.16
13	MDOT SS-2, L=15'	0.69	4.17	434.87	15" 430.49	18" 430.24	K1/C901	1764162.51	774541.16
14	3070	0.07	0.22	434.35	8" 431.32	15" 430.73	D1/C900	1764096.89	774562.52
15	NO. 11	0.21	1.26	433.54	6" 430.10		B3/C901	1764305.24	774846.79
16	CURB INLETS	0.13	3.51	430.63		15" 427.86	K1/C901	1764376.54	774931.47
18	MDOT SS-2, L=10'	0.44	1.88	429.39		15" 421.25	K1/C901	1764529.46	774887.90
19	NO. 11	0.32	3.15	428.85			K1/C901	1764621.25	774880.95
20	MDOT SS-2, L=15'	0.68	3.36	429.15			B3/C901	1764765.43	774851.04
21	MDOT SS-2, L=15'	0.63	1.63	435.44	15" 430.59	15" 430.49	K1/C901	1764619.11	774478.78
22	MDOT SS-2, L=10'	0.27	1.28	434.22		15" 430.97	K1/C901	1764691.59	774503.43
23	ROOF DRAIN	0.21	1.87	435.94		8" 433.32	K1/C901	1764232.35	774639.83
24	ROOF DRAIN	0.69	0.23	0.00		6" 432.95	D5/C900	1764241.27	774831.54
25	ROOF DRAIN	0.07	0.78	435.24	6" 432.71	6" 432.71	D5/C900	1764241.27	774845.80
26	ROOF DRAIN	0.21	0.94	435.51		8" 432.52	D5/C900	1764096.89	774623.63
27	ROOF DRAIN	0.13	0.97	435.35		8" 433.27	D5/C900	1764092.06	774729.45
28	YARD INLET	0.44	0.00	435.59	6" 432.84 6" 431.37	8" 432.67		1764144.43	774805.76
29	YARD INLET	0.32	0.11	435.60		6" 432.98		1764144.43	774767.96
30	YARD INLET	0.68	0.00	435.00		6" 431.56		1764144.43	774861.45

DRAIN PIPE TABLE

FROM	INVERT ELEV.	TO	INVERT ELEV.	SIZE	TYPE	LENGTH FT.	SLOPE %	D.A. ac.	Q25 cfs	CAP. cfs	VEL. fps
2	429.87	1	429.78	24"	RCP	26.2	0.35%	2.71	15.37	13.42	5.56
3	430.27	2	429.87	24"	RCP	113.2	0.35%	1.72	9.58	13.42	4.93
4	430.74	3	430.27	24"	RCP	134.9	0.35%	1.39	7.70	13.42	4.68
5	431.49	4	431.24	18"	RCP	71.1	0.35%	0.93	4.95	6.23	4.18
9	431.74	EXIST.	431.38	15"	RCP	102.5	0.35%	0.54	3.12	3.83	3.41
10	432.03	9	431.74	15"	RCP	85.0	0.35%	0.34	1.84	3.83	3.33
11	428.12	EXIST.	427.78	18"	RCP	13.6	2.53%	1.21	9.76	16.75	9.57
12	429.95	11	428.65	18"	RCP	149.2	0.87%	0.98	6.61	9.83	5.17
13	430.24	12	429.95	18"	RCP	83.9	0.35%	0.76	5.31	6.23	4.05
14	430.73	13	430.49	15"	RCP	69.0	0.35%	0.07	1.17	3.83	1.80
16	427.86	EXIST.	421.66	15"	RCP	190.2	3.26%	0.57	3.51	11.69	3.48
18	421.25	EXIST.	416.12	15"	RCP	51.3	10.00%	0.44	1.88	20.48	2.68
21	430.49	EXIST.	430.16	15"	RCP	94.3	0.35%	0.32	2.92	3.83	11.04
22	430.97	21	430.59	15"	RCP	76.6	0.50%	0.48	1.28	4.58	3.66
23	433.32	11	429.62	8"	PVC	82.4	4.49%	0.21	1.90	2.57	3.39
24	432.95	25	432.71	6"	PVC	14.3	1.63%	0.98	0.23	0.72	9.85
25	432.71	15	430.10	6"	PVC	64.0	4.09%	0.76	1.02	1.14	3.30
26	432.52	14	431.32	8"	PVC	61.1	1.97%	0.07	0.95	1.70	8.11
27	433.27	9	432.63	8"	PVC	36.5	1.77%	0.57	0.98	1.61	6.09
28	432.67	10	432.62	8"	PVC	8.2	0.63%	0.44	0.88	0.96	5.89
29	432.98	28	432.84	6"	PVC	37.8	0.38%	0.32	0.11	0.35	3.86
30	431.56	28	431.37	6"	PVC	55.7	0.35%	0.48	0.00	0.33	1.82

K1
NTS
DRAINAGE TABLES

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Project No.: 25032
Date: 06-26-2026
Drawn: DDT
Checked: SLB
Revisions:
A2H Project No.: 25222

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MOB2
OXFORD, MS

Sheet Number:
C308
DRAINAGE TABLES

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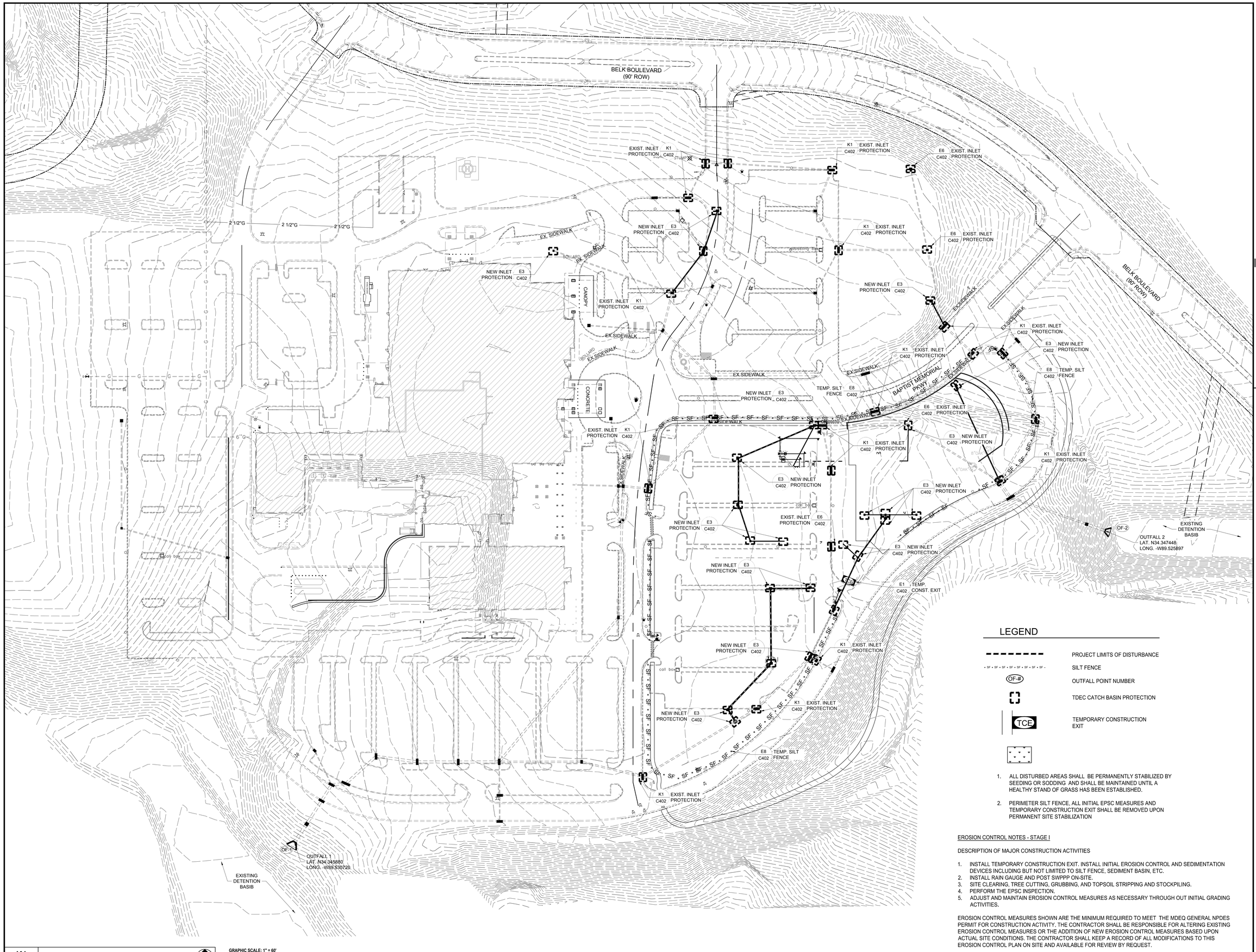

LEGEND

- PROJECT LIMITS OF DISTURBANCE
- SF SILT FENCE
- OF-# OUTFALL POINT NUMBER
- TDEC CATCH BASIN PROTECTION
- TCE TEMPORARY CONSTRUCTION EXIT

1. ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED BY SEEDING OR SODDING AND SHALL BE MAINTAINED UNTIL A HEALTHY STAND OF GRASS HAS BEEN ESTABLISHED.
2. PERIMETER SILT FENCE, ALL INITIAL EPSC MEASURES AND TEMPORARY CONSTRUCTION EXIT SHALL BE REMOVED UPON PERMANENT SITE STABILIZATION

EROSION CONTROL NOTES - STAGE I

DESCRIPTION OF MAJOR CONSTRUCTION ACTIVITIES

1. INSTALL TEMPORARY CONSTRUCTION EXIT. INSTALL INITIAL EROSION CONTROL AND SEDIMENTATION DEVICES INCLUDING BUT NOT LIMITED TO SILT FENCE, SEDIMENT BASIN, ETC.
2. INSTALL RAIN GAUGE AND POST SWPPP ON-SITE.
3. SITE CLEARING, TREE CUTTING, GRUBBING, AND TOPSOIL STRIPPING AND STOCKPILING.
4. PERFORM THE EPSC INSPECTION.
5. ADJUST AND MAINTAIN EROSION CONTROL MEASURES AS NECESSARY THROUGH OUT INITIAL GRADING ACTIVITIES.

EROSION CONTROL MEASURES SHOWN ARE THE MINIMUM REQUIRED TO MEET THE MDEQ GENERAL NPDES PERMIT FOR CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALTERING EXISTING EROSION CONTROL MEASURES OR THE ADDITION OF NEW EROSION CONTROL MEASURES BASED UPON ACTUAL SITE CONDITIONS. THE CONTRACTOR SHALL KEEP A RECORD OF ALL MODIFICATIONS TO THIS EROSION CONTROL PLAN ON SITE AND AVAILABLE FOR REVIEW BY REQUEST.

K1 EPSC STAGE I — 1" = 60'

NORTH

GRAPHIC SCALE: 1" = 60'
60 0 60

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Project No.: 25032
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Checked: SLB
Revisions:
A2H Project No.: 25222

BAPTIST OXFORD MOB2 OXFORD, MS

Sheet Number:
C400
EPSC STAGE I

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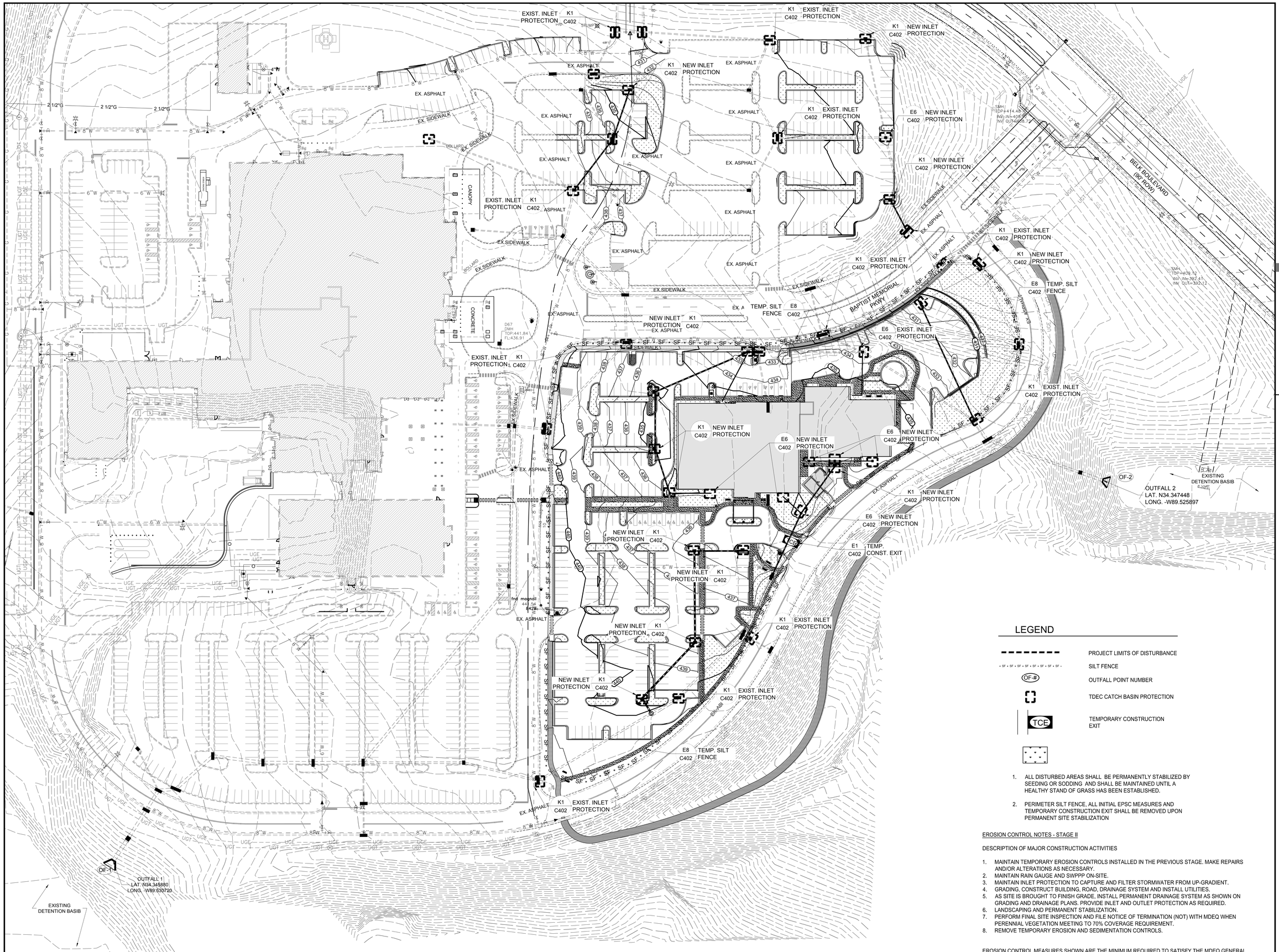

LEGEND

- PROJECT LIMITS OF DISTURBANCE
- SILT FENCE
- OUTFALL POINT NUMBER
- TDEC CATCH BASIN PROTECTION
- TCE — TEMPORARY CONSTRUCTION EXIT

1. ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED BY SEEDING OR SODDING AND SHALL BE MAINTAINED UNTIL A HEALTHY STAND OF GRASS HAS BEEN ESTABLISHED.
2. PERIMETER SILT FENCE, ALL INITIAL EPSC MEASURES AND TEMPORARY CONSTRUCTION EXIT SHALL BE REMOVED UPON PERMANENT SITE STABILIZATION

EROSION CONTROL NOTES - STAGE II

DESCRIPTION OF MAJOR CONSTRUCTION ACTIVITIES

1. MAINTAIN TEMPORARY EROSION CONTROLS INSTALLED IN THE PREVIOUS STAGE. MAKE REPAIRS AND/OR ALTERATIONS AS NECESSARY.
2. MAINTAIN RAIN GAUGE AND SWPPP ON-SITE.
3. MAINTAIN INLET PROTECTION TO CAPTURE AND FILTER STORMWATER FROM UP-GRADIENT.
4. GRADING, CONSTRUCT BUILDING, ROAD, DRAINAGE SYSTEM AND INSTALL UTILITIES.
5. AS SITE IS BROUGHT TO FINISH GRADE, INSTALL PERMANENT DRAINAGE SYSTEM AS SHOWN ON GRADING AND DRAINAGE PLANS. PROVIDE INLET AND OUTLET PROTECTION AS REQUIRED.
6. LANDSCAPING AND PERMANENT STABILIZATION.
7. PERFORM FINAL SITE INSPECTION AND FILE NOTICE OF TERMINATION (NOT) WITH MDEQ WHEN PERENNIAL VEGETATION MEETING TO 70% COVERAGE REQUIREMENT.
8. REMOVE TEMPORARY EROSION AND SEDIMENTATION CONTROLS.

EROSION CONTROL MEASURES SHOWN ARE THE MINIMUM REQUIRED TO SATISFY THE MDEQ GENERAL NPDES PERMIT FOR CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALTERING EXISTING EROSION CONTROL MEASURES OR THE ADDITION OF NEW EROSION CONTROL MEASURES BASED UPON ACTUAL SITE CONDITIONS. THE CONTRACTOR SHALL KEEP A RECORD OF ALL MODIFICATIONS TO THIS EROSION CONTROL PLAN ON SITE AND AVAILABLE FOR REVIEW BY REQUEST.

K1
1" = 50'

EPSC STAGE II

NORTH

GRAPHIC SCALE: 1" = 50'
50 0 50

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Revisions:
A2H Project No.:25222

BAPTIST OXFORD MOB2 OXFORD, MS

Sheet Number:
C401
EPSC STAGE II

steve
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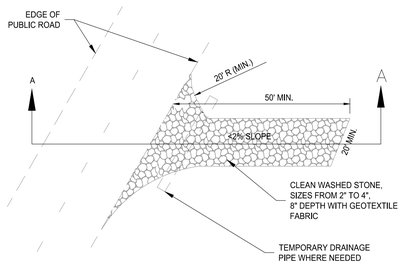
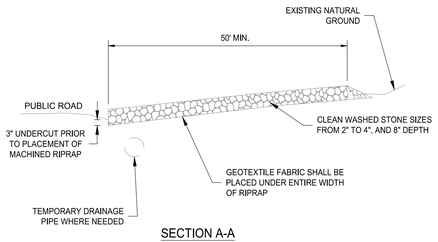
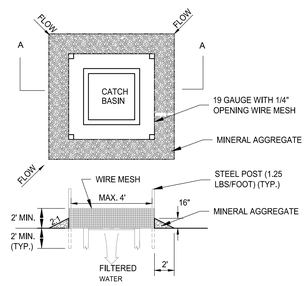


PLAN VIEW OF TEMPORARY CONSTRUCTION ROAD



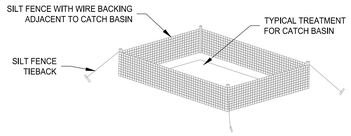
SECTION A-A

E1 NTS TEMPORARY CONSTRUCTION EXIT



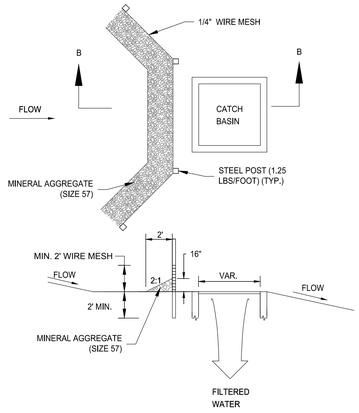
SECTION A-A

HARDWARE CLOTH AND GRAVEL INLET PROTECTION



SILT FENCE INLET PROTECTION

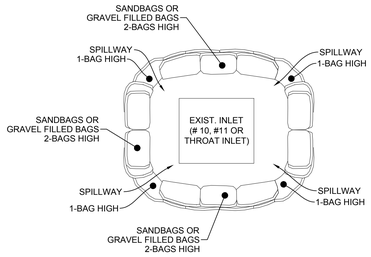
E3 NTS INLET PROTECTION



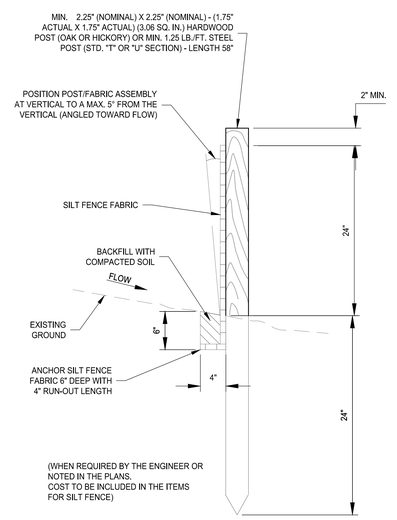
SECTION B-B

HARDWARE CLOTH AND GRAVEL INLET PROTECTION (FLOW FROM ONE SIDE)

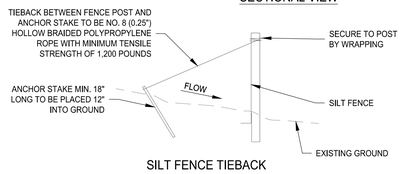
C6 NTS INLET PROTECTION



E6 NTS EXISTING INLET PROTECTION



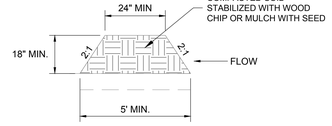
SECTIONAL VIEW



SILT FENCE TIEBACK
FOR STEEL POSTS OR WOOD POSTS

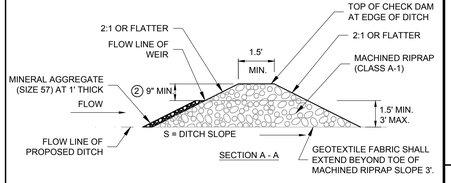
E8 NTS TDEC SILT FENCE

TEMPORARY BERM DETAILS

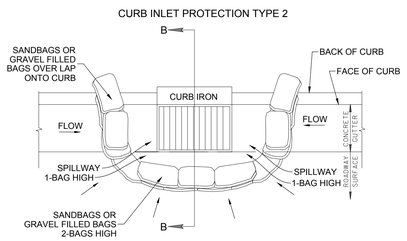


DIVERSION BERM

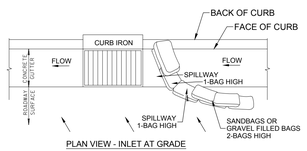
A5 NTS TEMPORARY EARTHEN BERM



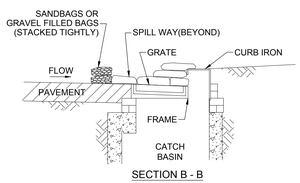
E10 NTS ENHANCED CHECK DAM



PLAN VIEW - INLET AT SAG

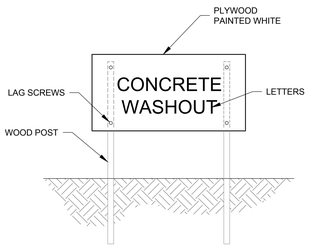


PLAN VIEW - INLET AT GRADE



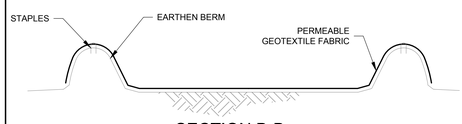
SECTION B - B

K1 NTS CURB INLET PROTECTION (TYPE 2)

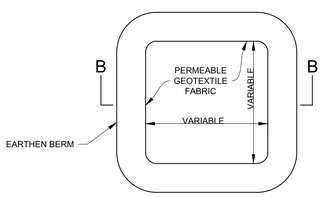


CONCRETE WASHOUT SIGN (OR EQUIVALENT)

NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. SIGNAGE IDENTIFYING THE CONCRETE WASHOUT AREA SHALL BE INSTALLED WITHIN 5FT. OF THE WASHOUT FACILITY.



SECTION B-B
NOT TO SCALE



PLAN VIEW
NOT TO SCALE

TYPE "ABOVE GRADE" WITH EATHERN BERMS

K3 NTS CONCRETE WASHOUT

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ANDREW REYNOLDS, LANDSCAPE ARCHITECT

Project No.: 25032
Date: 06-26-2026
Drawn: DDT
Checked: SLB
Revisions:
A2H Project No.: 25222

BAPTIST OXFORD
MOB2
OXFORD, MS

Sheet Number:
C402
EPSC DETAILS

steve
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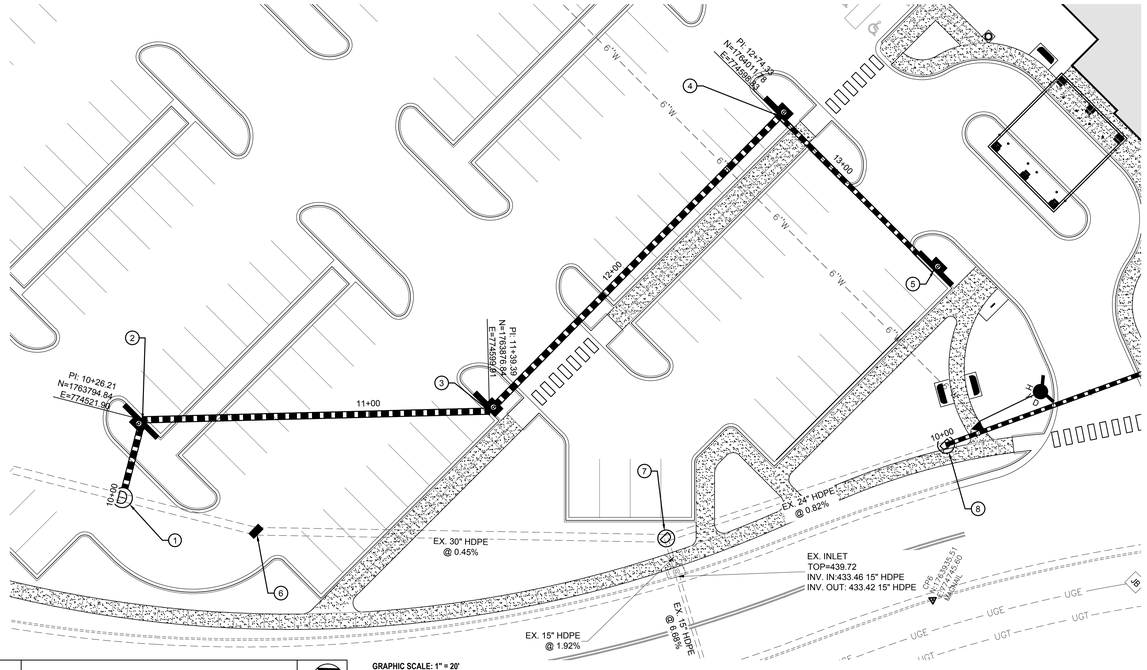


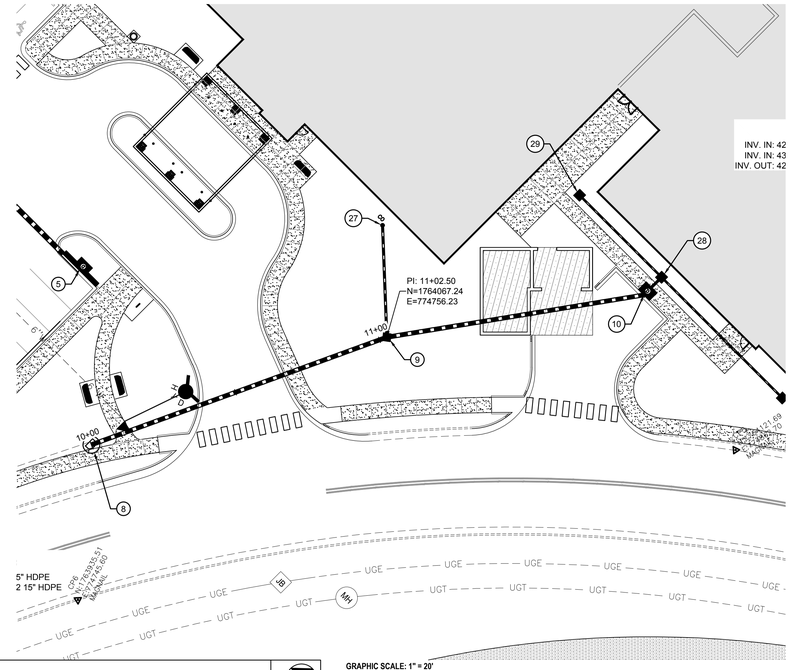
D1 — DRAINAGE PLAN AND PROFILE

1" = 20'

NORTH

GRAPHIC SCALE: 1" = 20'

20 0 20



D9 — DRAINAGE PLAN AND PROFILE

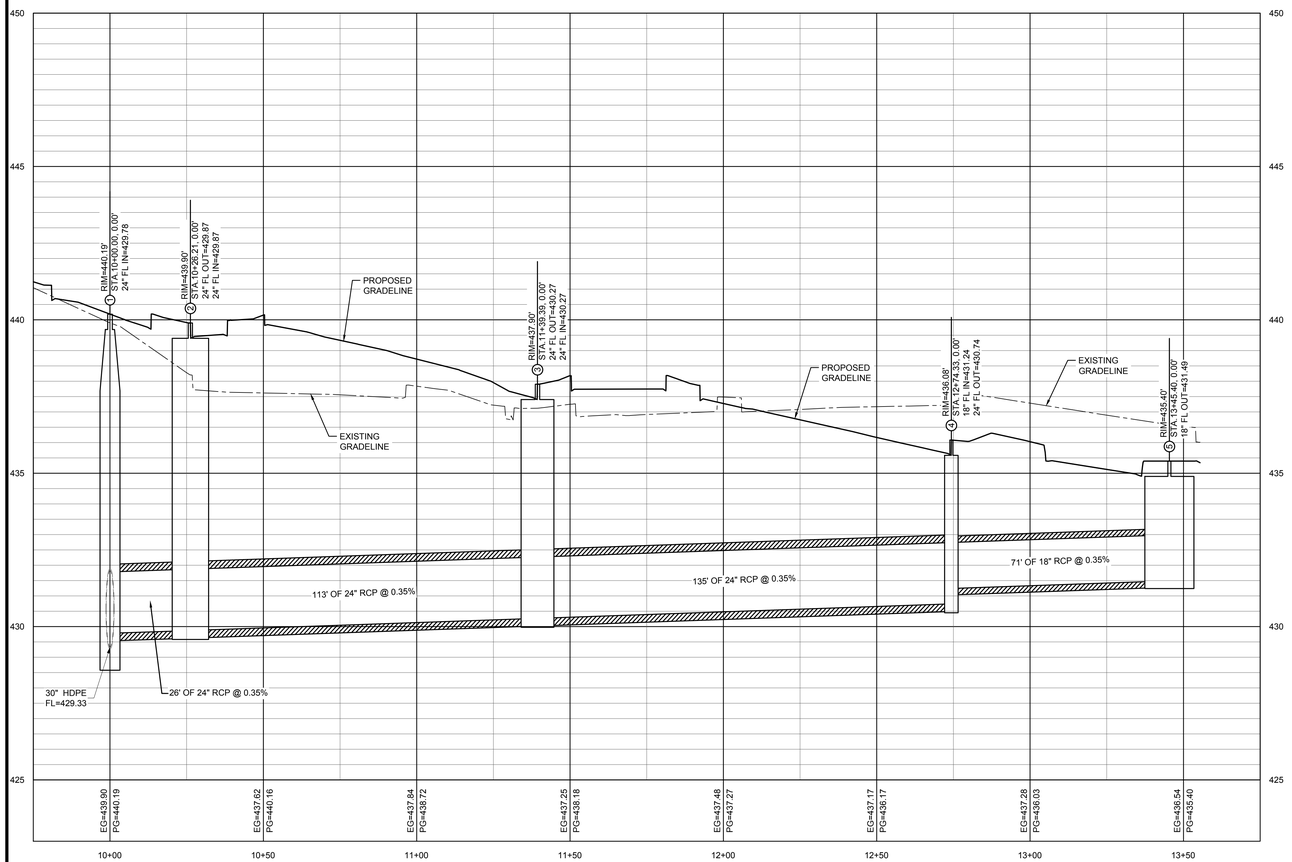
1" = 20'

NORTH

GRAPHIC SCALE: 1" = 20'

20 0 20

DS5-DS1



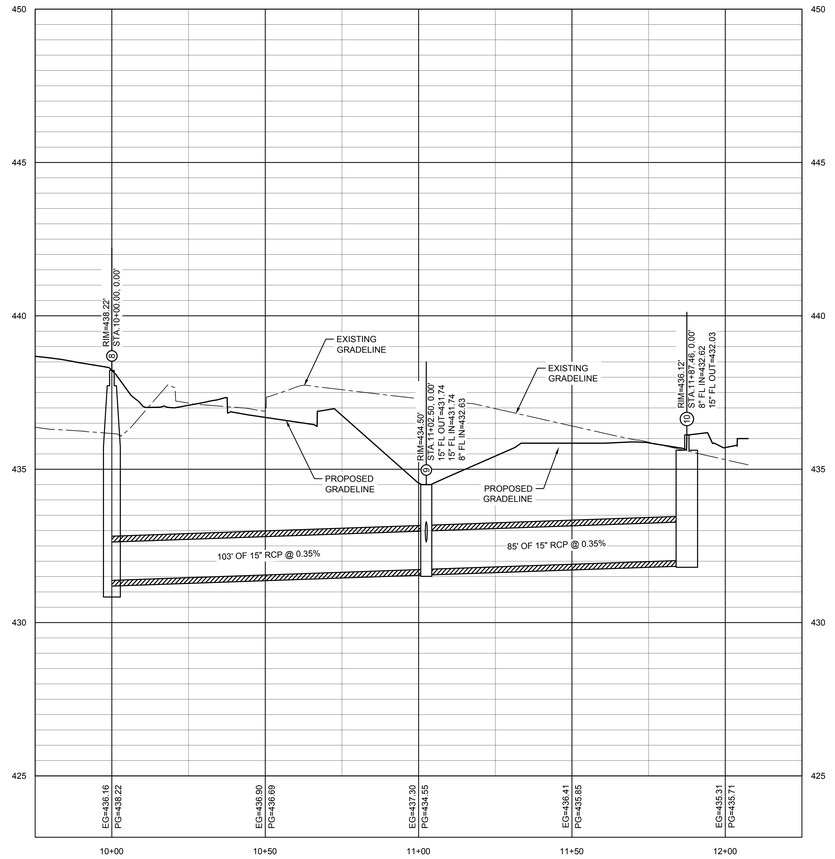
K1 — DRAINAGE PLAN AND PROFILE

1" = 20'

GRAPHIC SCALE: 1" = 20'

20 0 20

DS10-DS8



K9 — DRAINAGE PLAN AND PROFILE

1" = 20'

GRAPHIC SCALE: 1" = 20'

20 0 20

DEAN ARCHITECTURE
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Ridgeland, MS 39157
601.939.7717
deandean.com

NOT FOR CONSTRUCTION

CONSTRUCTION DOCUMENTS

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ANDREW REYNOLDS, LANDSCAPE ARCHITECT

Project No.: 25032
Date: 06-26-2026
Drawn: DDT
Checked: SLB
Revisions:
A2H Project No.: 25222

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MOB2
OXFORD, MS

Sheet Number:
C500

DRAINAGE PLAN AND PROFILE

stmt
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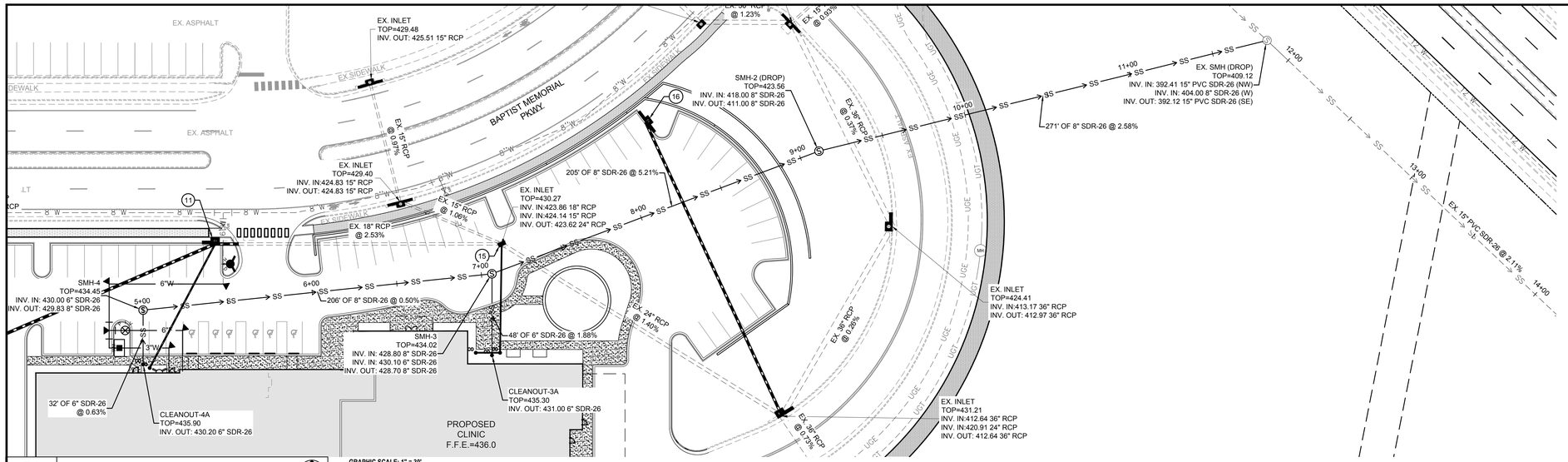
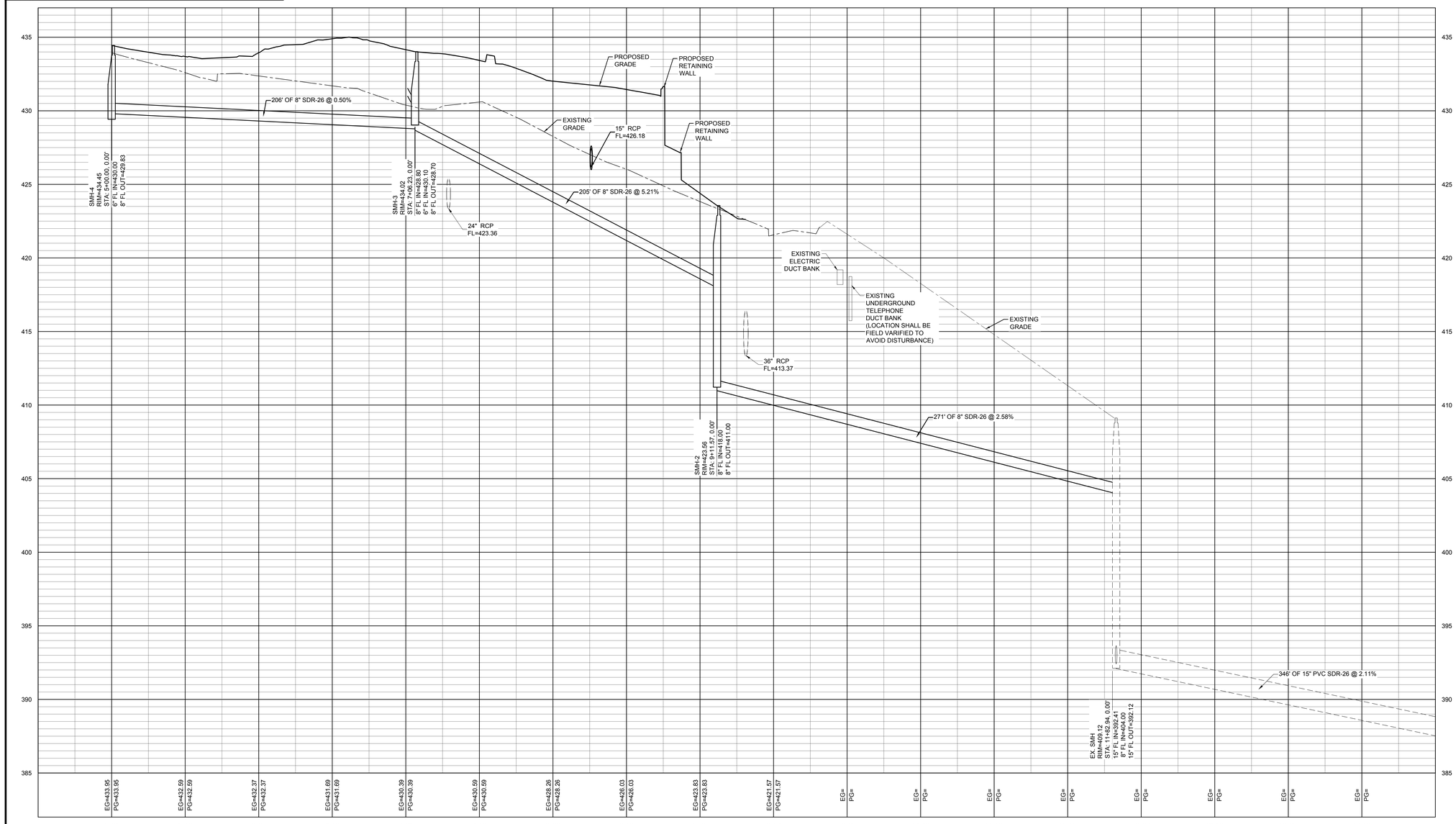


B1 1" = 30' **SEWER PROFILE PLAN**

NORTH

GRAPHIC SCALE: 1" = 30'

30 0 30



K1 1" = 30' **SEWER PROFILE PLAN**

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CONSTRUCTION DOCUMENTS

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ANDREW REYNOLDS, LANDSCAPE ARCHITECT

Project No. : 25032
Date: 06-26-2026
Drawn: DDT
Checked: SLB
Revisions:
A2H Project No.: 25222

BAPTIST OXFORD MOB2 OXFORD, MS

Sheet Number:
C500
SEWER PROFILE PLAN

steve
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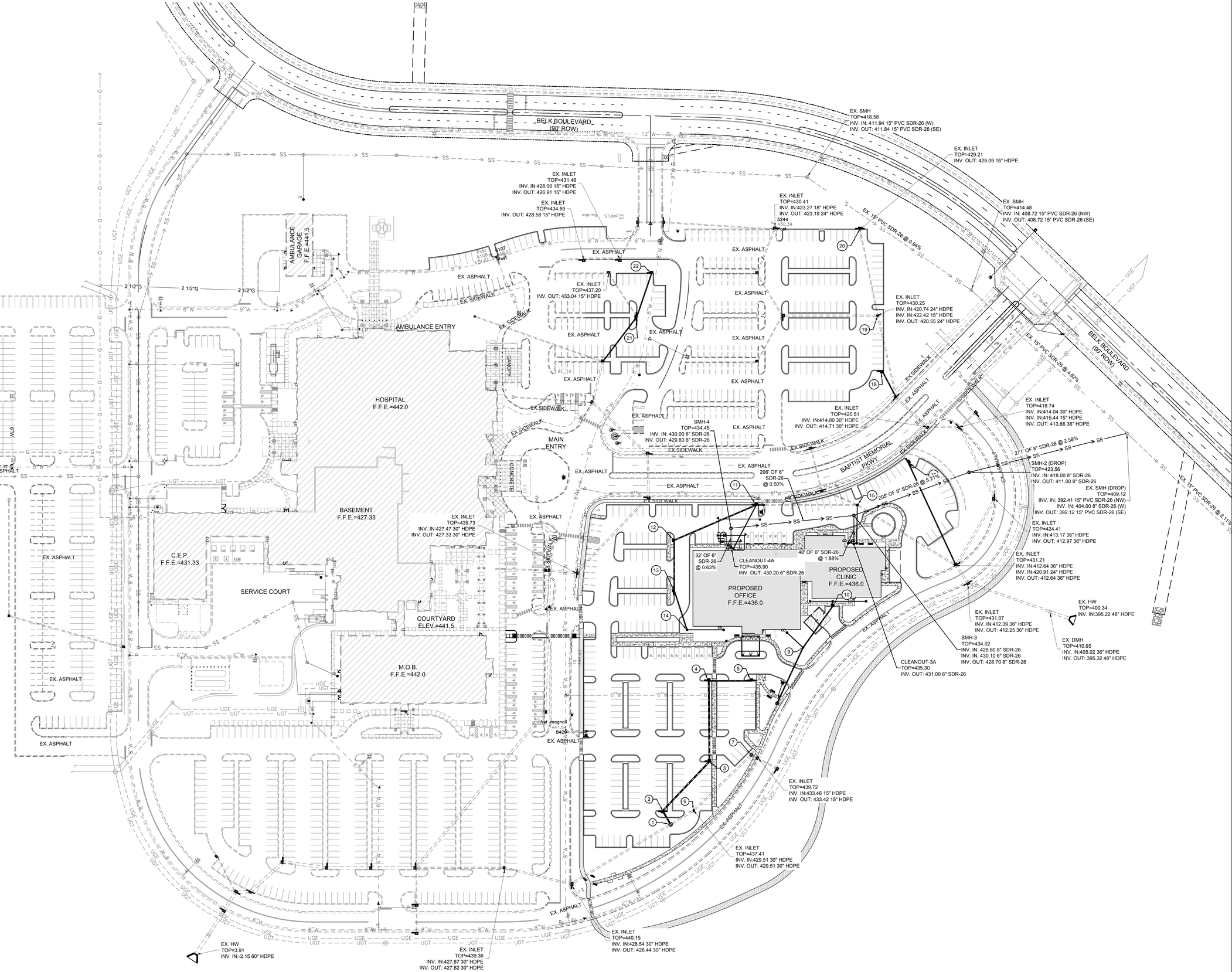

K1 | OVERALL UTILITY PLAN
1" = 60'

NORTH

GRAPHIC SCALE: 1" = 60'
60 0 60

DEAN ARCHITECTURE
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Ridgeland, MS 39157
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deandean.com

NOT FOR CONSTRUCTION

CONSTRUCTION DOCUMENTS

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Project No. : 25032
Date: 06-26-2026
Drawn: DDT
Checked: SLB
Revisions:

A2H Project No.: 25222

BAPTIST OXFORD
MOB2
OXFORD, MS

Sheet Number:
C600

OVERALL UTILITY PLAN

stimet
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Fri, Mar 06, 2026 - 3:09pm

BELK BOULEVARD
(90' ROW)

AREA 1

MATCHLINE AREA 1 - SEE SHEET C601
MATCHLINE AREA 2 - SEE SHEET C602
MATCHLINE AREA 1 - SEE SHEET C601
MATCHLINE AREA 3 - SEE SHEET C603

EX. 15" PVC SDR-26 @ 0.30%
EX. INLET
TOP=428.89
INV. IN:424.49 15" RCP
INV. OUT: 424.34 18" RCP
EX. 18" RCP
@ 0.69%
EX. INLET
TOP=428.93
INV. IN:424.06 18" RCP
INV. OUT: 423.96 18" RCP
EX. 18" RCP
@ 0.37%
EX. 15" RCP
@ 3.56%
EX. INLET
TOP=434.59
INV. OUT: 42
EX. 15" RCP
@ 0.96%
EX. INLET
TOP=431.46
INV. IN:428.00 15" RCP
INV. OUT: 426.91 15" RCP
EX. INLET
TOP=437.20
INV. OUT: 433.04 15" RCP
EX. 15" RCP
@ 1.61%
EX. INLET
TOP=439.85
INV. OUT: 435.06 18" RCP
EX. 18" RCP
@ 2.15%
EX. INLET
TOP=438.95
INV. IN:430.06 18" RCP
INV. IN:430.19 18" RCP
INV. OUT: 429.59 30" RCP
EX. DMH
TOP=441.37
INV. OUT: 436.19 15" RCP
EX. 15" RCP
@ 0.87%
EX. 30" RCP
@ 0.34%
EX. INLET
TOP=430.41
INV. IN:423.27 18" RCP
INV. OUT: 423.19 24" RCP
EX. 24" RCP
@ 0.98%
EX. INLET
TOP=431.01
INV. IN:422.43 24" RCP
INV. OUT: 422.43 24" RCP
EX. 24" RCP
@ 0.39%
EX. INLET
TOP=431.22
INV. IN:422.11 24" RCP
INV. IN:423.92 15" RCP
INV. OUT: 422.36 24" RCP
EX. 15" RCP
@ 2.40%
EX. INLET
TOP=432.22
INV. OUT: 426.04 15" RCP
5244
Post
Park
439.62
6107
Post
439.62
EX. ASPHALT
EX. SIDEWALK
BOLLARD
BLUE HEALTH
PROFESSIONAL
OFFICE BUILDING
CANOPY
ONLY
ANCE ENTRY

K1 UTILITY PLAN - AREA 1
1" = 20'

GRAPHIC SCALE: 1" = 20'
20 0 20

NORTH

BENCHMARK NOTE

TBM1/CP#3:
DESCRIPTION: MAGNAIL LOCATED IN THE SOUTH CURB, ±326' SOUTH OF THE INTERSECTION OF BELK BOULEVARD AND HOSPITAL DRIVE.

N: 1764423.201'
E: 774958.723'
ELEV = 421.02'

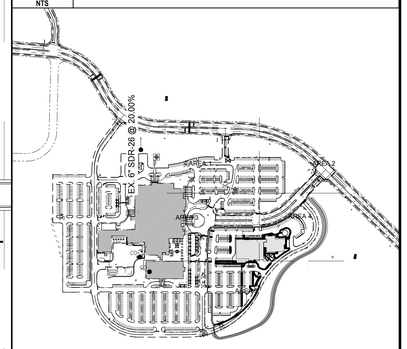
TBM2/CP#6:
DESCRIPTION: MAGNAIL LOCATED IN THE EAST CURB AT THE SOUTHEAST PARKING ENTRANCE OF JOB SITE.

N: 1763935.509'
E: 774745.600'
ELEV = 439.00'

FLOODPLAIN INFORMATION

THE PROJECT SITE IS NOT LOCATED WITHIN FLOODPLAIN. AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 28071C0256C & 28071C0257C, EFFECTIVE DATES NOVEMBER 26, 2010.

H11 SITE CONTROL & FLOOD NOTE
NTS



K5 KEY MAP
NTS

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Ridgeland, MS 39157
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deandean.com

NOT FOR CONSTRUCTION

CONSTRUCTION DOCUMENTS

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STEWART SMITH, PRINCIPAL ARCHITECT
ANDREW REYNOLDS, LANDSCAPE ARCHITECT

Project No.: 25032
Date: 06-26-2026
Drawn: DDT
Checked: SLB
Revisions:
A2H Project No.: 25222

BAPTIST OXFORD
MOB2
OXFORD, MS

Sheet Number:
C601
UTILITY PLAN – AREA 1

steve
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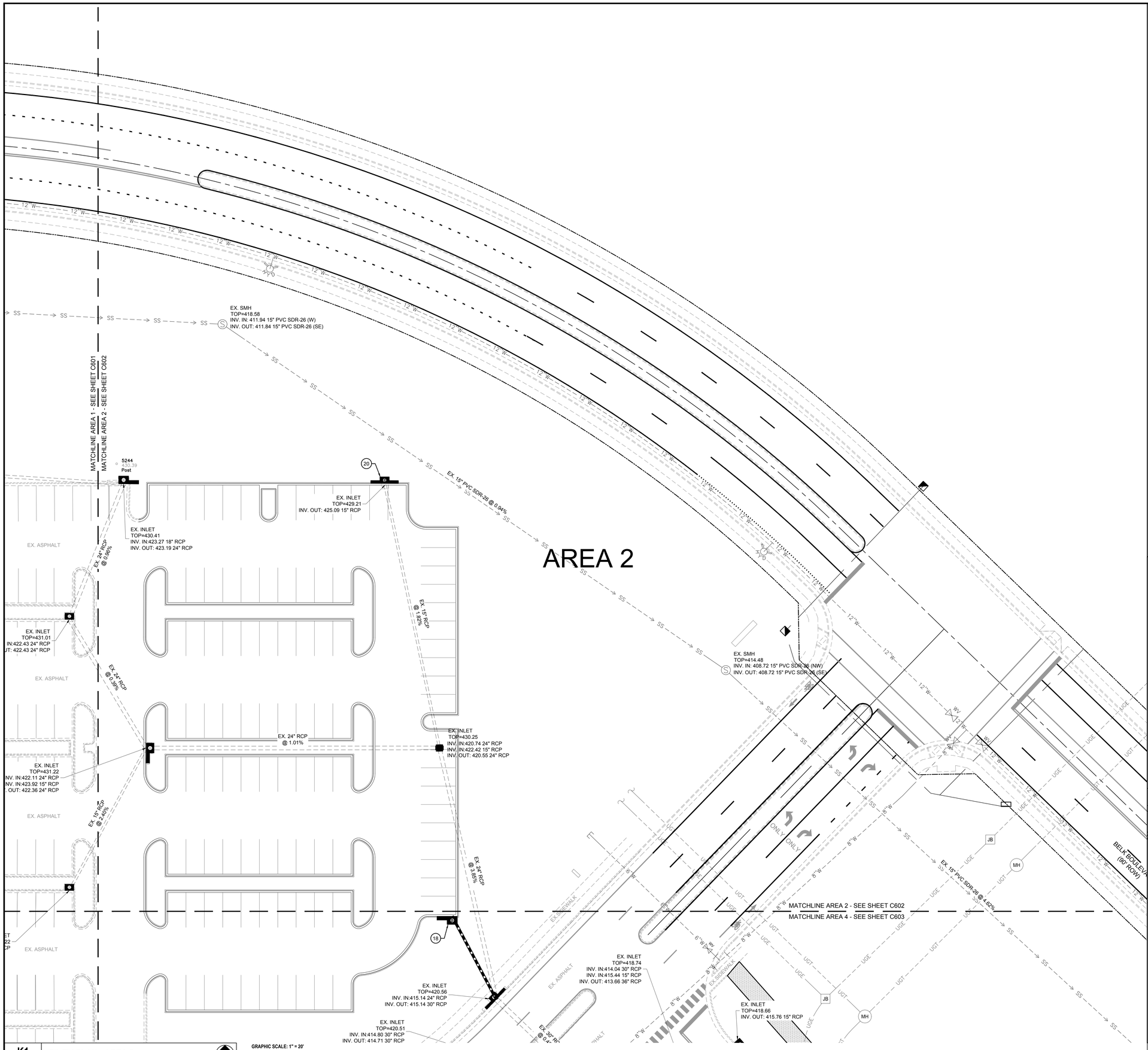
Fri, 5 Jun 2026 - 12:14pm



K1 UTILITY PLAN - AREA 2
1" = 20'

DEAN
ARCHITECTURE
GEDDIE | GRANT | OUBRE

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Ridgeland, MS 39157
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CONSTRUCTION DOCUMENTS

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ANDREW REYNOLDS, LANDSCAPE ARCHITECT

Project No. : 25032
Date: 06-26-2026
Drawn: DDT
Checked: SLB
Revisions:
A2H Project No.: 25222

BENCHMARK NOTE

TBM1/CP#3:
DESCRIPTION: MAGNAIL LOCATED IN THE SOUTH CURB, ±326' SOUTH OF THE INTERSECTION OF BELK BOULEVARD AND HOSPITAL DRIVE.

N: 1764423.201'
E: 774958.723'
ELEV = 421.02'

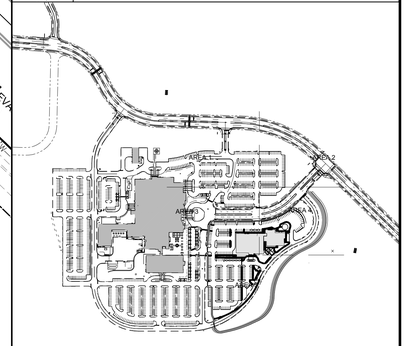
TBM2/CP#6:
DESCRIPTION: MAGNAIL LOCATED IN THE EAST CURB AT THE SOUTHEAST PARKING ENTRANCE OF JOB SITE.

N: 1763935.509'
E: 774745.600'
ELEV = 439.00'

FLOODPLAIN INFORMATION

THE PROJECT SITE IS NOT LOCATED WITHIN FLOODPLAIN. AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 28071C0256C & 28071C0257C, EFFECTIVE DATES NOVEMBER 26, 2010.

H11 SITE CONTROL & FLOOD NOTE
NTS



K5 KEY MAP
NTS

BAPTIST OXFORD MOB2
OXFORD, MS

Sheet Number:
C602

UTILITY PLAN – AREA 2

steve
C:\Users\steve\DCA\Documents\A2H INC\25222_Blue Health PKG\Project Files\02_Civil\Project Drawings\C601 UTILITY PLAN.dwg
Fri, 6 Mar 2026 - 4:47pm

NCE ENTRY

AREA 3

MAIN ENTRY

BLUE HEALTH PROFESSIONAL OFFICE BUILDING

MATCHLINE AREA 1 - SEE SHEET C601
MATCHLINE AREA 3 - SEE SHEET C603

MATCHLINE AREA 3 - SEE SHEET C603
MATCHLINE AREA 5 - SEE SHEET C605

MATCHLINE AREA 1 - SEE SHEET C603
MATCHLINE AREA 2 - SEE SHEET C604

EX. 18" RCP @ 2.15%

EX. INLET
TOP=438.95
INV. IN:430.06 18" RCP
INV. IN:430.19 18" RCP
INV. OUT: 429.59 30" RCP

EX. INLET
TOP=432.22
INV. OUT: 426.04 15" RCP

INV. IN:422.11 24" RCP
INV. IN:423.92 15" RCP
INV. OUT: 422.36 24" RCP

EX. 15" RCP @ 2.40%

EX. 30" RCP @ 0.34%

EX. DMH
TOP=441.37
INV. OUT: 436.19 15" RCP

EX. 15" RCP @ 0.87%

EX. INLET
TOP=439.83
INV. IN:429.35 30" RCP
INV. IN:435.03 15" RCP
INV. OUT: 429.21 30" RCP

EX. 30" RCP @ 0.79%

EX. INLET
TOP=438.59
INV. IN:428.59 30" RCP
INV. OUT: 428.37 30" RCP

EX. 30" RCP @ 0.68%

EX. INLET
TOP=438.43
INV. IN:428.05 30" RCP
INV. OUT: 427.76 30" RCP

D67
DMH
TOP:441.84
FL:436.91

EX. DMH
TOP=441.84
INV. OUT: 436.91 15" RCP

EX. 15" RCP @ 0.85%

EX. 30" RCP @ 0.17%

EX. INLET
TOP=439.53
INV. OUT: 433.58 18" RCP
INV. OUT: 434.61 18" RCP

EX. 18" RCP @ 1.24%

EX. 30" RCP @ 1.31%

EX. INLET
TOP=439.46
INV. IN:426.75 30" RCP
INV. IN:433.53 18" RCP
INV. IN:435.86 15" RCP
INV. OUT: 426.03 42" RCP

EX. INLET
TOP=439.73
INV. IN:427.47 30" RCP
INV. OUT: 427.33 30" RCP

EX. 42" RCP @ 0.36%

SMH-4
TOP=434.45
INV. IN: 430.00 6" SDR-26
INV. OUT: 429.83 8" SDR-26

206' OF 8" SDR-26

FIRE HYDRANT (TYP)

POST INDICATOR VALVE

DOMESTIC WATER METER WITH VAULT

32' OF 6" SDR-26 @ 0.63%

CLEANOUT-4A
TOP=435.90
INV. OUT: 430.20 6" SDR-26

FIRE DEPARTMENT CONNECTION

SEE PLUMBING PLAN FOR CONTINUATION

PROPOSED OFFICE
F.F.E.=436.0

EX. ASPHALT

EX.SIDEWALK

CONCRETE

BOLLARD

FLAGPOLE

THRESHOLD(NOT FIELD V.) 442.26

THRESHOLD(NOT FIELD V.) 442.21

COURTYARD
ELEV.=441.5

find magnolia 10 442.43

8"W

6"W

3"W

8"F

SS

W

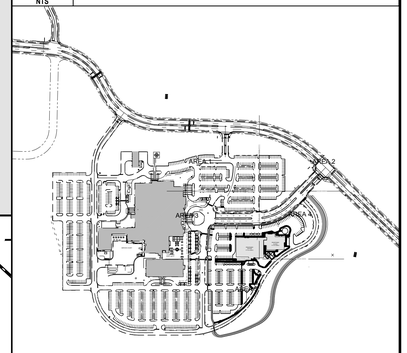
S

K1 UTILITY PLAN - AREA 3
1" = 20'

NORTH

GRAPHIC SCALE: 1" = 20'
20 0 20

H11 SITE CONTROL & FLOOD NOTE
NTS



K5 KEY MAP
NTS

BENCHMARK NOTE

TBM1/CP#3:
DESCRIPTION: MAGNAIL LOCATED IN THE SOUTH CURB, ±326' SOUTH OF THE INTERSECTION OF BELK BOULEVARD AND HOSPITAL DRIVE.

N: 1764423.201'
E: 774958.723'
ELEV = 421.02'

TBM2/CP#6:
DESCRIPTION: MAGNAIL LOCATED IN THE EAST CURB AT THE SOUTHEAST PARKING ENTRANCE OF JOB SITE.

N: 1763935.509'
E: 774745.600'
ELEV = 439.00'

FLOODPLAIN INFORMATION

THE PROJECT SITE IS NOT LOCATED WITHIN FLOODPLAIN. AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 28071C0256C & 28071C0257C, EFFECTIVE DATES NOVEMBER 26, 2010.

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NOT FOR CONSTRUCTION

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STEWART SMITH, PRINCIPAL ARCHITECT
ANDREW REYNOLDS, LANDSCAPE ARCHITECT

Project No. : 25032
Date: 06-26-2026
Drawn: DDT
Checked: SLB
Revisions:

A2H Project No.: 25222

BAPTIST OXFORD
MOB2
OXFORD, MS

Sheet Number:
C603
UTILITY PLAN – AREA 3

steve
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11/14/2025 10:19pm

AREA 4

MATCHLINE AREA 2 - SEE SHEET C602
MATCHLINE AREA 4 - SEE SHEET C603
MATCHLINE AREA 1 - SEE SHEET C603
MATCHLINE AREA 2 - SEE SHEET C604
MATCHLINE AREA 4 - SEE SHEET C604
MATCHLINE AREA 5 - SEE SHEET C605

BAPTIST MEMORIAL PKWY

BELK BOULEVARD (90' ROW)

ONLY

EX. ASPHALT

EX. SIDEWALK

PROPOSED CLINIC F.F.E.=436.0

PROPOSED OFFICE F.F.E.=436.0

EX. 15" RCP @ 2.40%

EX. 24" RCP @ 3.85%

EX. INLET
TOP=420.56
INV. IN:415.14 24" RCP
INV. OUT: 415.14 30" RCP

EX. INLET
TOP=420.51
INV. IN:414.80 30" RCP
INV. OUT: 414.71 30" RCP

EX. 30" RCP @ 0.48%

EX. INLET
TOP=429.48
INV. OUT: 425.51 15" RCP

EX. 15" RCP @ 0.97%

EX. INLET
TOP=429.40
INV. IN:424.83 15" RCP
INV. OUT: 424.83 15" RCP

EX. 15" RCP @ 1.08%

EX. 18" RCP @ 2.53%

EX. INLET
TOP=418.74
INV. IN:414.04 30" RCP
INV. IN:415.44 15" RCP
INV. OUT: 413.66 36" RCP

EX. 30" RCP @ 1.23%

EX. INLET
TOP=418.66
INV. OUT: 415.76 15" RCP

EX. 15" RCP @ 0.93%

SMH-2 (DROP)
TOP=423.56
INV. IN: 418.00 8" SDR-26
INV. OUT: 411.00 8" SDR-26

EX. 36" RCP @ 0.97%

205' OF 8" SDR-26 @ 5.21%

206' OF 8" SDR-26 @ 0.50%

SMH-3
TOP=434.02
INV. IN: 428.80 8" SDR-26
INV. IN: 430.10 6" SDR-26
INV. OUT: 428.70 8" SDR-26

48' OF 6" SDR-26 @ 1.88%

CLEANOUT-3A
TOP=435.30
INV. OUT: 431.00 6" SDR-26

EX. 24" RCP @ 1.40%

EX. 15" PVC SDR-26 @ 4.62%

271' OF 8" SDR-26 @ 2.58%

EX. SMH (DROP)
TOP=409.12
INV. IN: 392.41 15" PVC SDR-26 (NW)
INV. IN: 404.00 8" SDR-26 (W)
INV. OUT: 392.12 15" PVC SDR-26 (SE)

EX. INLET
TOP=424.41
INV. IN:413.17 36" RCP
INV. OUT: 412.97 36" RCP

EX. 36" RCP @ 0.26%

EX. INLET
TOP=431.21
INV. IN:412.64 36" RCP
INV. IN:420.91 24" RCP
INV. OUT: 412.64 36" RCP

EX. 36" RCP @ 0.75%

EX. INLET
TOP=431.07
INV. IN:412.39 36" RCP
INV. OUT: 412.25 36" RCP

EX. 36" RCP @ 4.98%

EX. HW
TOP=400.34
INV. IN:395.22 48" RCP

EX. 48" RCP @ 0.28%

EX. DMH
TOP=410.95
INV. IN:405.02 36" RCP
INV. OUT: 395.32 48" RCP

FIRE HYDRANT (TYP)

WV

JB

MH

K1 UTILITY PLAN - AREA 4
1" = 20'

NORTH

GRAPHIC SCALE: 1" = 20'
20 0 20

BENCHMARK NOTE

TBM1/CP#3:
DESCRIPTION: MAGNAIL LOCATED IN THE SOUTH CURB, ±326' SOUTH OF THE INTERSECTION OF BELK BOULEVARD AND HOSPITAL DRIVE.

N: 1764423.201'
E: 774958.723'
ELEV = 421.02'

TBM2/CP#6:
DESCRIPTION: MAGNAIL LOCATED IN THE EAST CURB AT THE SOUTHEAST PARKING ENTRANCE OF JOB SITE.

N: 1763935.509'
E: 774745.600'
ELEV = 439.00'

FLOODPLAIN INFORMATION

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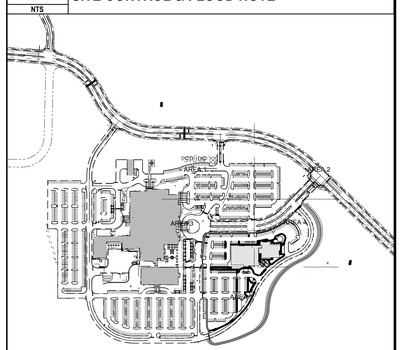
H11 SITE CONTROL & FLOOD NOTE
NTS



K5 KEY MAP
NTS

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deandean.com

NOT FOR CONSTRUCTION

CONSTRUCTION DOCUMENTS

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STEWART SMITH, PRINCIPAL ARCHITECT
ANDREW REYNOLDS, LANDSCAPE ARCHITECT

Project No. : 25032
Date: 06-26-2026
Drawn: DDT
Checked: SLB
Revisions:
A2H Project No.: 25222

BAPTIST OXFORD
MOB2
OXFORD, MS

Sheet Number:
C604
UTILITY PLAN – AREA 4

steve
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Fri, Mar 6, 2026 - 12:19pm

MATCHLINE AREA 3 - SEE SHEET C603
MATCHLINE AREA 5 - SEE SHEET C605

AREA 5

EX. ASPHALT

EX. 42" RCP @ 0.36%

fnd magnail
LD. 440.43

EX. INLET
TOP=440.69
INV. IN:425.17 42" RCP
INV. OUT: 425.17 42" RCP

fnd magnail
8429

FIRE HYDRANT (TYP)

FIRE HYDRANT (TYP)

EX. 24" RCP @ 0.82%

EX. INLET
TOP=439.72
INV. IN:433.46 15" RCP
INV. OUT: 433.42 15" RCP

EX. 15" RCP @ 6.68%

EX. 15" RCP @ 1.92%

EX. 30" RCP @ 0.45%

EX. INLET
TOP=439.82
INV. OUT: 435.73 15" RCP

EX. 30" RCP @ 0.41%

30" RCP
0.50%

EX. INLET
TOP=440.15
INV. IN:428.54 30" RCP
INV. OUT: 428.44 30" RCP

UGE
UGT
6"W
8"W
W WV
JB
MH

K1 UTILITY PLAN - AREA 5
1" = 20'

NORTH

GRAPHIC SCALE: 1" = 20'
20 0 20

BENCHMARK NOTE

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N: 1764423.201'
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ELEV = 439.00'

FLOODPLAIN INFORMATION

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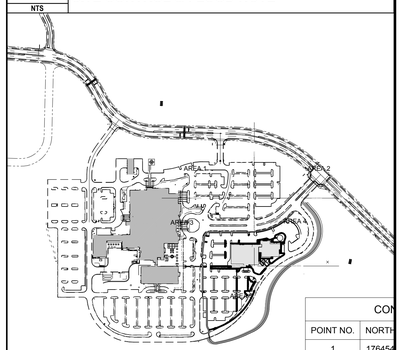
H11 NTS SITE CONTROL & FLOOD NOTE



POINT NO.	NORTH
1	176454
3	176442
6	176393

K5 NTS KEY MAP

DEAN ARCHITECTURE
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CONSTRUCTION DOCUMENTS

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STEWART SMITH, PRINCIPAL ARCHITECT
ANDREW REYNOLDS, LANDSCAPE ARCHITECT

Project No.: 25032
Date: 06-26-2026
Drawn: DDT
Checked: SLB
Revisions:
A2H Project No.: 25222

BAPTIST OXFORD
MOB2
OXFORD, MS

Sheet Number:
C605
UTILITY PLAN – AREA 5

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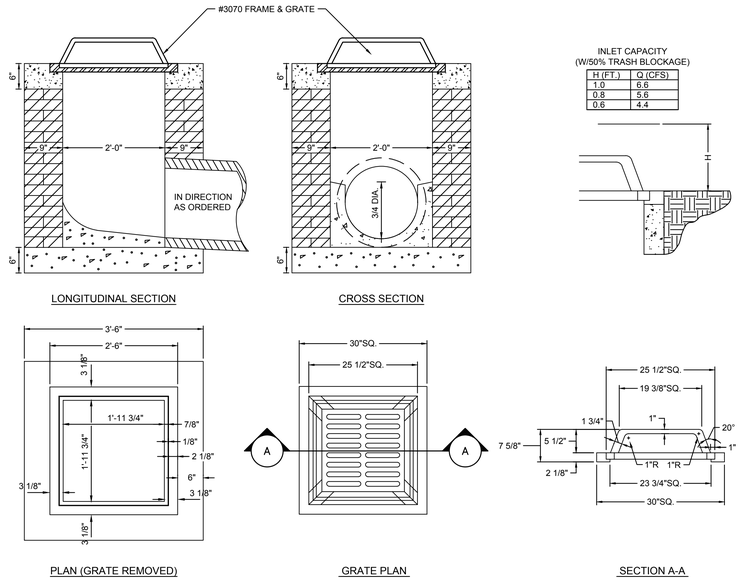
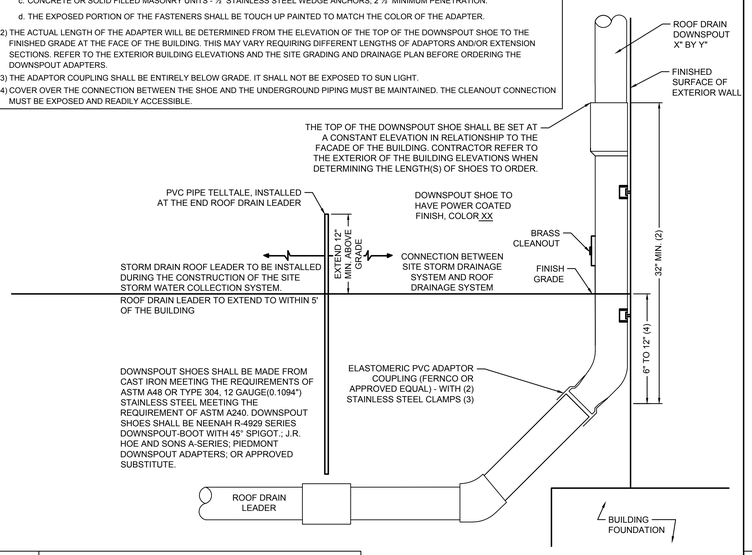


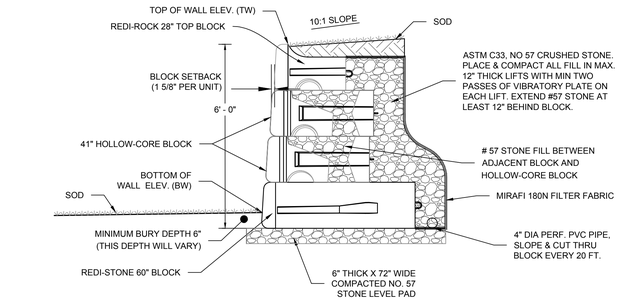
INLET CAPACITY
(W/50% TRASH BLOCKAGE)

H (FT.)	Q (CFS)
1.0	6.6
0.8	5.6
0.6	4.4

DOWNSPOUT ADAPTER NOTES:

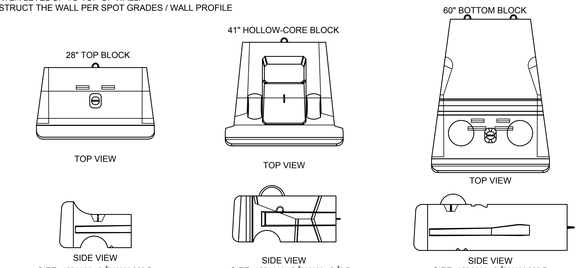
1) THE ADAPTERS SHALL BE ATTACHED TO THE BUILDING USING FASTENERS FOR EACH OF THE ATTACHMENT "EARS" PROVIDED BY THE MANUFACTURER. THE TYPE OF FASTENER USED SHALL BE SUITABLE FOR THE MATERIAL.
   a. EIFS - ½" STAINLESS STEEL LAG BOLTS AND WASHERS; LENGTH SUFFICIENT TO PENETRATE THROUGH THE SHEATHING. A PILOT HOLE SHALL BE DRILLED THROUGH THE RIGID INSULATION AND FILLED WITH CLEAR SILICONE CALK, THE LAG BOLT INSERTED AND SCREWED INTO AND THROUGH THE SHEATHING.
   b. HOLLOW MASONRY UNITS - ½" STAINLESS STEEL SLEEVE ANCHORS.
   c. CONCRETE OR SOLID FILLED MASONRY UNITS - ½" STAINLESS STEEL WEDGE ANCHORS; 2 ½" MINIMUM PENETRATION.
   d. THE EXPOSED PORTION OF THE FASTENERS SHALL BE TOUCH UP PAINTED TO MATCH THE COLOR OF THE ADAPTER.
2) THE ACTUAL LENGTH OF THE ADAPTER WILL BE DETERMINED FROM THE ELEVATION OF THE TOP OF THE DOWNSPOUT SHOE TO THE FINISHED GRADE AT THE FACE OF THE BUILDING. THIS MAY VARY REQUIRING DIFFERENT LENGTHS OF ADAPTORS AND/OR EXTENSION SECTIONS. REFER TO THE EXTERIOR BUILDING ELEVATIONS AND THE SITE GRADING AND DRAINAGE PLAN BEFORE ORDERING THE DOWNSPOUT ADAPTERS.
3) THE ADAPTOR COUPLING SHALL BE ENTIRELY BELOW GRADE. IT SHALL NOT BE EXPOSED TO SUN LIGHT.
4) COVER OVER THE CONNECTION BETWEEN THE SHOE AND THE UNDERGROUND PIPING MUST BE MAINTAINED. THE CLEANOUT CONNECTION MUST BE EXPOSED AND READILY ACCESSIBLE.





TYPICAL 4 BLOCK HIGH SECTION (MAX. HIGH 6'-0")
REDI-ROCK INTERNATIONAL GRAVITY SEGMENTAL WALL
(OR APPROVED EQUAL)

NOTES:
1. WALL TEXTURE COBBLESTONE BLOCK.
2. UNDISTURBED HARD SANDY CLAY PLASTICITY INDEX < 20 TO BE VERIFIED BY TESTING LAB PRIOR TO POURING THE GRAVEL BASE.
3. INTERNAL ANGLE OF FRICTION ϕ=28°
4. MAXIMUM SHORT TERM WATER LEVEL UP TO TOP OF WALL.
5. CONTRACTOR SHALL CONSTRUCT THE WALL PER SPOT GRADES / WALL PROFILE



D1 3070 INLET
NTS

NOTE:

TO BE CONSTRUCTED AT ALL TERMINATION POINTS OF CURB AND GUTTER.

D5 ROOF DRAIN
NTS

NOTE:
1. SUBMIT SHOP DRAWING FOR REVIEW AND APPROVAL.
2. ALL TRENCH DRAIN SURFACES T BE SLIP RESISTANT. COLOR: BLACK
3. ALL DIMENSIONS ARE APPROXIMATE. CONTRACTOR TO VERIFY SITE CONDITIONS.

STEEL TREAD PLATE, ASTM-786, MEDIUM 4-WAY PATTERN, COMMERCIAL GRADE MILL FINISH, GRADE 60.

*REFER TO PLANS FOR REQUIRED WIDTH OF OPENING

D9 GRAVITY SEGMENTAL WALL
NTS

F1 CURB WIPEDOWN TRANSITION
NTS

F3 ASPHALT PAVEMENT
NTS

PAVEMENT SECTION
N.T.S.

REGULAR DUTY

COURSE	DEPTH	DESCRIPTION
1	1-1/2"	SURFACE, MT, 9.5 mm (LIMESTONE)
2	2"	BINDER, MT, 19 mm (LIMESTONE)
3	8"	AGGREGATE, LIMESTONE (SIZE 610)
4		TACK COAT

HEAVY DUTY

COURSE	DEPTH	DESCRIPTION
1	1-1/2"	SURFACE, MT, 9.5 mm (LIMESTONE)
2	3"	BINDER, MT, 19 mm (LIMESTONE)
3	10"	AGGREGATE, LIMESTONE (SIZE 610)
4		TACK COAT

F5 HEAVY DUTY CONCRETE
NTS

F7 CURB RAMP
NTS

F9 SIDEWALK DRAIN
NTS

NOTE:
SIGN MUST BE MOUNTED IMMEDIATELY BELOW THE RESERVED PARKING SPACE SIGN AT PARKING SPACES DESIGNATED AS "VAN ACCESSIBLE".

COLORS:
TEXT & BORDER: GREEN
BACKGROUND: WHITE

H1 CONCRETE WHEELSTOP
NTS

NOTE:
1. PRE-CUT EXP. JOINT MATERIAL SHALL BE USED IN ALL EXP. JOINTS.
2. DUMMY JOINTS SHALL BE INSTALLED AT 10 FT. INTERVALS, MAXIMUM.
3. EXP. JOINTS SHALL BE INSTALLED AT 40 FT. INTERVALS, MAXIMUM.
4. EXP. JOINTS SHALL BE INSTALLED AT ENDS OF RADIUS.
5. EXP. JOINTS SHALL BE LOCATED A MINIMUM OF 5 FT. FROM INLET STRUCTURES.

H3 ACCESSIBLE SIGN POST
NTS

H5 ADA ACCESSIBLE PARKING STALL
NTS

H7 ACCESSIBLE PARKING STALL SIGN
NTS

H9 ACCESSIBLE PARKING STALL SIGN (VAN)
NTS

H11 ACCESSIBLE PARKING SYMBOL
NTS

NOTE:
1. SYMBOL TO BE 4"W WHITE TRAFFIC PAINT ON PAVEMENT, TYPICAL AT ALL HANDICAP STALLS
2. VERIFY SIGNAGE W/AUTHORITIES PRIOR TO INSTALLATION & INSTALL APPROVED SIGNS ONLY

K1 6-30 CURB AND GUTTER (STANDARD)
NTS

NOTE:
1. PRE-CUT EXP. JOINT MATERIAL SHALL BE USED IN ALL EXP. JOINTS.
2. DUMMY JOINTS SHALL BE INSTALLED AT 10 FT. INTERVALS, MAXIMUM.
3. EXP. JOINTS SHALL BE INSTALLED AT 40 FT. INTERVALS, MAXIMUM.
4. EXP. JOINTS SHALL BE INSTALLED AT ENDS OF RADIUS.
5. EXP. JOINTS SHALL BE LOCATED A MINIMUM OF 5 FT. FROM INLET STRUCTURES.

K3 VIEW TITLE
NTS

K5 6-18 CURB AND GUTTER (STANDARD)
NTS

NOTE:
1. DUMMY JOINTS SHALL BE MADE AT 10' INTERVALS.
2. EXPANSION JOINTS SHALL BE MADE AT 30' INTERVALS.
3. PRECUT JOINT MATERIAL TEMPLATES SHALL BE USED IN ALL EXPANSION JOINTS.

K7 6-18 CURB AND GUTTER (REVERSE)
NTS

NOTE:
1. DUMMY JOINTS SHALL BE MADE AT 10' INTERVALS.
2. EXPANSION JOINTS SHALL BE MADE AT 30' INTERVALS.
3. PRECUT JOINT MATERIAL TEMPLATES SHALL BE USED IN ALL EXPANSION JOINTS.

K9 CONCRETE TURNDOWN
NTS

K11 CONCRETE SIDEWALK
NTS

NOTE:
SIDEWALK SHALL BE 3000 PSI WITH 5% AIR ENTRAINMENT WITH BROOM FINISH PERPENDICULAR TO DIRECTION OF TRAVEL.

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NOT FOR CONSTRUCTION

CONSTRUCTION DOCUMENTS

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Project No. :25032
Date: 06-26-2026
Drawn: DDT
Checked: SLB
Revisions:
A2H Project No.:25222

BAPTIST OXFORD
MOB2
OXFORD, MS

Sheet Number:
C900
DETAILS – SITE

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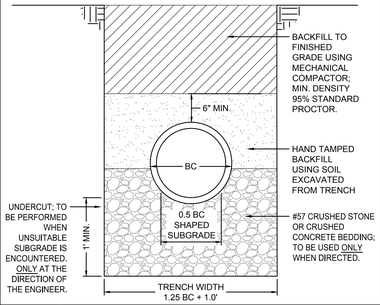
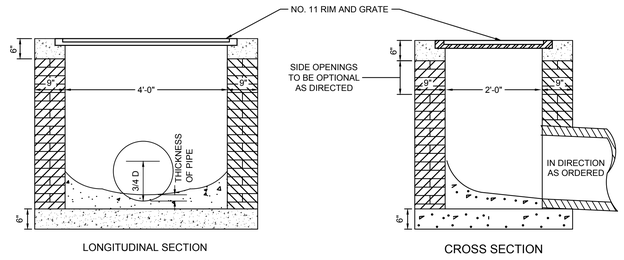
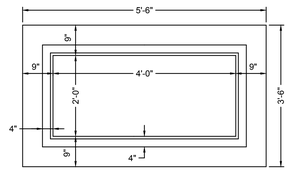
Fri, 27 Mar 2026 - 8:19am

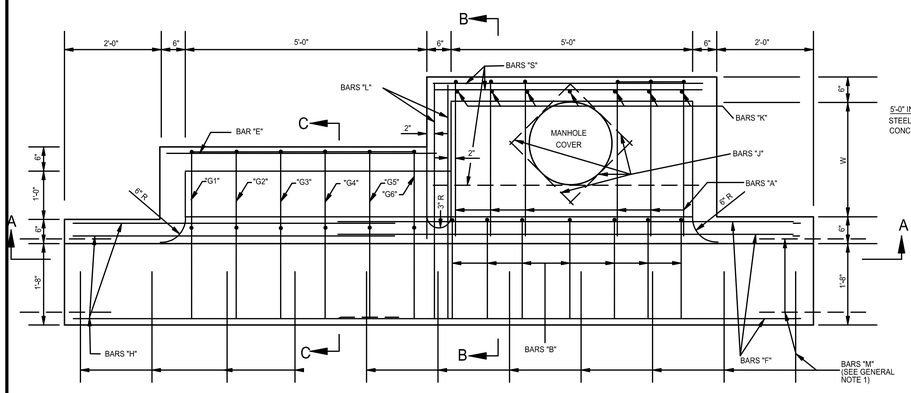


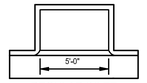
B1 NTS — **RIGID PIPE BEDDING**



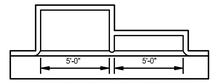


B3 NTS — **NO. 11 INLET**

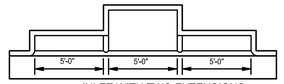




5'-0" INLET
STEEL = 8.68W + 9.35Y + 3.79W' + 7.57H' + 121
CONC. = (WY + 5.5W + 6Y + 14.611)/27



10'-0" INLET
STEEL = 8.68W + 9.35Y + 3.79W' + 7.57H' + 231
CONC. = (WY + 5.5W + 6Y + 38.641)/27



15'-0" INLET
STEEL = 8.68W + 9.35Y +3.79W' + 7.57H' +341
CONC = (WY + 5.5W + 6Y + 62.671)/27

PLAN OF INLET AND EXTENSIONS

NOTES:
1. W AND H ARE EXPRESSED IN DECIMAL FEET.
2. W' = W ROUNDED TO NEAREST WHOLE FOOT.
3. Y = (H-0.5).
4. H'= (H - 2.08) ROUNDED TO NEAREST WHOLE FOOT.
5. NO DEDUCTIONS ARE MADE FOR PIPE OPENINGS IN FORMULAS.

ADD. CONCRETE PER FOOT OF H		ADD. CONCRETE PER FOOT OF W	
W	yd³ /ft	H	yd³ /ft
2'-6"	0.315	3'-6"	0.315
3'-0"	0.333	4'-0"	0.333
3'-6"	0.352	4'-6"	0.352
4'-0"	0.371	5'-0"	0.370
4'-6"	0.389	5'-6"	0.389
5'-0"	0.408	6'-0"	0.408
5'-6"	0.426	6'-6"	0.426
6'-0"	0.445	7'-0"	0.445
6'-6"	0.463	7'-6"	0.463
7'-0"	0.481	8'-0"	0.482
		8'-6"	0.500

QUANTITIES FOR ONE EXTENSION					
BAR	SIZE	LENGTH	SPACING	NUMBER	†WEIGHT
"E"	#4	5'-8"	AS SHOWN	3	11
"G"	#4	SEE SCHEDULE	0'-11"	6	34
"H"	#6	6'-9"	AS SHOWN	5	51
"L"	#6	4'-9"	AS SHOWN	2	14
TOTAL STEEL FOR ONE EXTENSION = 110 lbs					
TOTAL CONCRETE FOR ONE EXTENSION = 0.89 yd³					

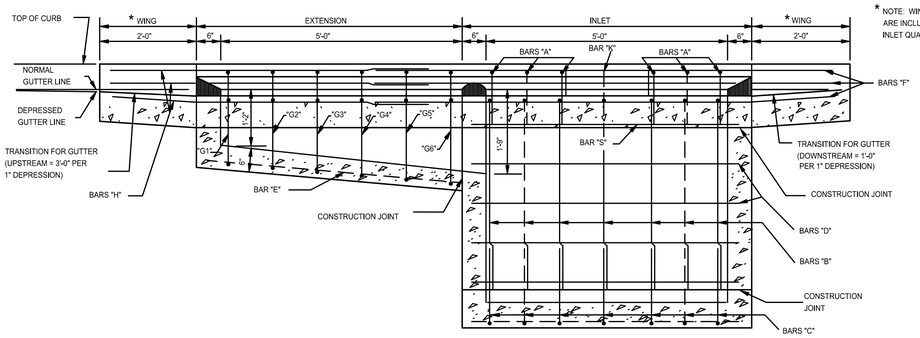
† NOTE: WHERE EXTENSION IS USED WITH CONCRETE PAVEMENT, ADD 27 lbs OF STEEL FOR BARS "M".

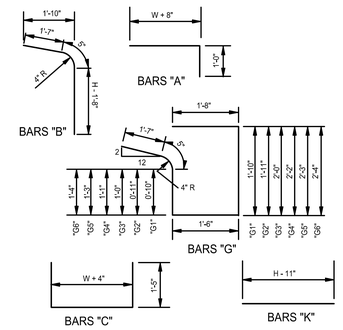
W=2'-6"	BILL OF REINFORCING STEEL FOR 1-5'-0" INLET																
H	BAR "A" L = 4'-2" #4 @ 9"		BAR "C" L = 5'-8" #4 @ 9"		BAR "S" L = 5'-8" #4 @ 12"		BAR "D" L = 5'-8" #4 @ 12"±		BAR "F" L=9'-8" #6		BAR "J" L=2'-3" #4		BAR "B" #4 @ 9"		BAR "K" #4 @ 9"±		*TOTAL STEEL	TOTAL CONC.
	NO.	lbs	NO.	lbs	NO.	lbs	NO.	lbs	NO.	lbs	NO.	lbs	LGTH.	NO.	LGTH.	NO.	lbs	lbs	yd³
3'-6"	6	17	7	27	5	19	5	19	5	73	4	6	3'-10"	7	2'-7"	7	12	190	1.99
4'-0"	6	17	7	27	5	19	7	26	5	73	4	6	4'-4"	7	3'-1"	7	14	202	2.15
4'-6"	6	17	7	27	5	19	7	26	5	73	4	6	4'-10"	7	3'-7"	7	17	207	2.31
5'-0"	6	17	7	27	5	19	9	34	5	73	4	6	5'-4"	7	4'-1"	7	19	219	2.47
5'-6"	6	17	7	27	5	19	9	34	5	73	4	6	5'-10"	7	4'-7"	7	21	224	2.62
6'-0"	6	17	7	27	5	19	11	42	5	73	4	6	6'-4"	7	5'-1"	7	24	238	2.78
6'-6"	6	17	7	27	5	19	11	42	5	73	4	6	6'-10"	7	5'-7"	7	26	240	2.94
7'-0"	6	17	7	27	5	19	13	49	5	73	4	6	7'-4"	7	6'-1"	7	28	253	3.10
7'-6"	6	17	7	27	5	19	13	49	5	73	4	6	7'-10"	7	6'-7"	7	31	257	3.25

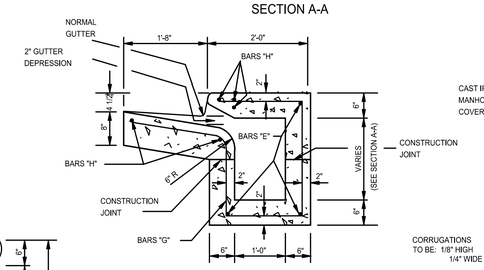
W=3'-0"	BILL OF REINFORCING STEEL FOR 1-5'-0" INLET																
H	BAR "A" L = 4'-8" #4 @ 9"		BAR "C" L = 6'-2" #4 @ 9"		BAR "S" L = 5'-8" #4 @ 12"		BAR "D" L = 5'-8" #4 @ 12"±		BAR "F" L=9'-8" #6		BAR "J" L=2'-3" #4		BAR "B" #4 @ 9"		BAR "K" #4 @ 9"±		*TOTAL STEEL	TOTAL CONC.
	NO.	lbs	NO.	lbs	NO.	lbs	NO.	lbs	NO.	lbs	NO.	lbs	LGTH.	NO.	LGTH.	NO.	lbs	lbs	yd³
3'-6"	6	19	7	29	5	19	5	19	5	73	4	6	3'-10"	7	2'-7"	7	12	194	2.15
4'-0"	6	19	7	29	5	19	7	26	5	73	4	6	4'-4"	7	3'-1"	7	14	206	2.32
4'-6"	6	19	7	29	5	19	7	26	5	73	4	6	4'-10"	7	3'-7"	7	17	211	2.49
5'-0"	6	19	7	29	5	19	9	34	5	73	4	6	5'-4"	7	4'-1"	7	19	223	2.65
5'-6"	6	19	7	29	5	19	9	34	5	73	4	6	5'-10"	7	4'-7"	7	21	228	2.82
6'-0"	6	19	7	29	5	19	11	42	5	73	4	6	6'-4"	7	5'-1"	7	24	240	2.99
6'-6"	6	19	7	29	5	19	11	42	5	73	4	6	6'-10"	7	5'-7"	7	26	245	3.15
7'-0"	6	19	7	29	5	19	13	49	5	73	4	6	7'-4"	7	6'-1"	7	28	257	3.32
7'-6"	6	19	7	29	5	19	13	49	5	73	4	6	7'-10"	7	6'-7"	7	31	262	3.49

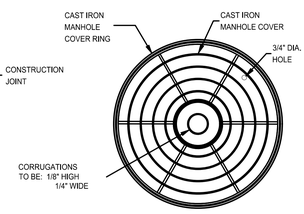
BAR "G" SCHEDULE	
BAR "G"	LENGTH
"G1"	7'-10"
"G2"	8'-0"
"G3"	8'-2"
"G4"	8'-5"
"G5"	8'-8"
"G6"	8'-10"

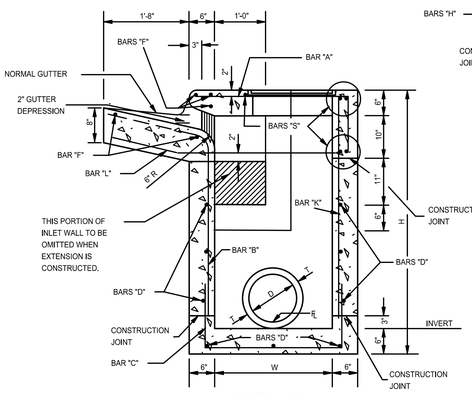
* NOTE: WING QUANTITIES ARE INCLUDED IN INLET QUANTITIES.

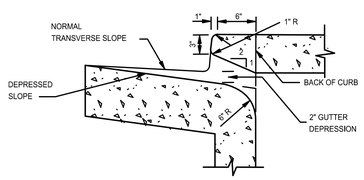


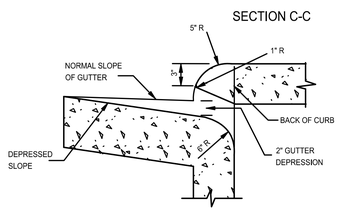


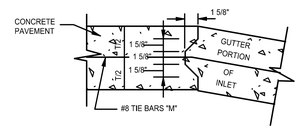




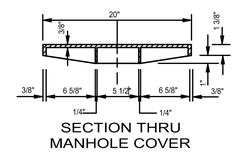


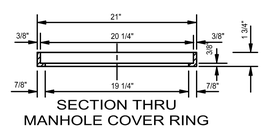






NOTE: FIELD BEND BARS "L" TO CENTER OF GUTTER SECTION





NOTE: WEIGHT OF RING & COVER = 79 lbs

K1 NTS — **MDOT STORM SEWER INLET TYPE SS-2**

ADDITIONAL NOTES:
1. ALL INLETS SHALL CONSTRUCTED TO MATCH CURB WIDTH THEY ARE INSTALLED ALONG
2. AS PER THE CITY, A NOTCH SHALL BE FORMED TO ALLOW DRAINAGE UNTIL FINAL SURFACE IS DOWN.

GENERAL NOTES:

1. WHERE INLET OR INLET WITH EXTENSION(S) IS USED WITH CONCRETE PAVEMENT WITH INTERGRAL CURB, THE PAVEMENT IS TO BE BLOCKED OUT TO THE DIMENSIONS AS SHOWN FOR THE GUTTER PORTION OF THE INLET OR INLET WITH EXTENSION(S). THE PORTION BLOCKED OUT SHALL BE PLACED INTEGRAL WITH THE TOP OF THE INLET OR INLET WITH EXTENSION(S). #8 DEFORMED BARS 30" LONG SHALL BE PLACED ON 18" CENTERS AT THE CENTER OF THE PAVEMENT. THESE BARS SHALL EXTEND INTO THE GUTTER PORTION OF THE INLET OR INLET WITH EXTENSION(S) 15". THE CONSTRUCTION JOINT BETWEEN THE CONCRETE PAVEMENT AND THE INLET OR INLET WITH EXTENSION(S) SHALL BE A KEYED JOINT AS SHOWN. A SMOOTH CONSTRUCTION JOINT WILL NOT BE PERMITTED. QUANTITIES FOR BLOCKED OUT AREA OF PAVEMENT SHALL BE INCLUDED IN QUANTITIES FOR INLET OR INLET WITH EXTENSION(S).
2. THE STANDARD SPECIFICATIONS ADOPTED BY THE MISSISSIPPI DEPARTMENT OF TRANSPORTATION SHALL APPLY TO ALL ITEMS ON THIS SHEET.
3. THE QUANTITIES SHOWN, MINUS VOLUMETRIC DISPLACEMENT OF CONCRETE BY PIPE CULVERTS THROUGH INLET WALLS, WILL BE USED AS THE BASIS OF FINAL PAYMENT UNLESS THIS PLAN IS MODIFIED.
4. FOR CONVENIENCE, DEPTHS OF INLETS SHOWN IN ABOVE TABLE ARE INCREMENTS OF 6", BUT ANY DEPTHS OTHER THAN THESE SHOWN MAY BE USED WHEREVER DEEMED NECESSARY. QUANTITIES FOR OTHER DEPTHS, FALLING WITHIN THE LIMITS OF THE TABLE, MAY BE FOUND BY INTERPOLATION.
5. FIELD CUT AND BEND BARS AS NECESSARY TO ACCOMMODATE STORM SEWER. NO DEDUCTIONS ARE TO BE MADE IN STEEL QUANTITIES.

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Project No. : 25032
Date: 06-26-2026
Drawn: DDT
Checked: SLB
Revisions:
A2H Project No.: 25222

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MOB2
OXFORD, MS

Sheet Number:
C901
DETAILS – DRAINAGE

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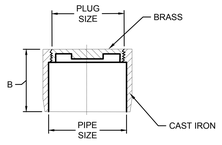
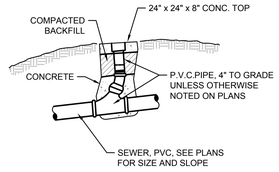


* WADE CAT. NO.	PIPE SIZE (IN.)	B	PLUG SIZE (IN.)
W-8554-D	4	3 1/4	3 1/2
W-8556-D	6	4 1/2	5
W-8558-D	8	4 3/4	6

* OR APPROVED MANUFACTURER

CAST IRON SERVICE WEIGHT CLEANOUT FERRULE WITH TAPERED BRASS PLUG

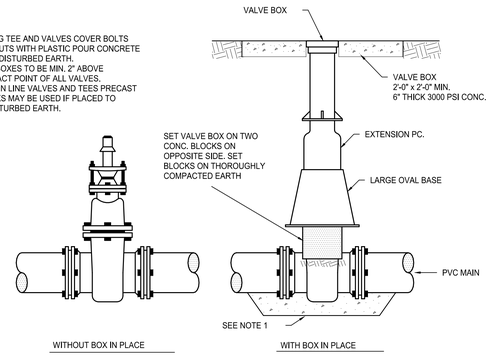


NOTES:
1. IN GRASSED AREAS AND ASPHALT PAVEMENT AREAS, THE DETAIL AS SHOWN SHALL BE FOLLOWED. THE CONCRETE TOP SHALL BE SET AT FINISHED GRADE.
2. IN AREAS OF CONCRETE PAVEMENT SUBJECT TO TRUCK TRAFFIC, SEE DETAIL UT-SS-2.

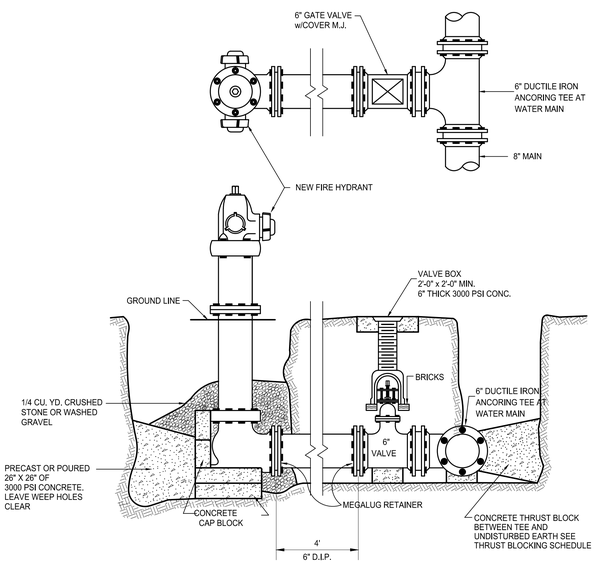
CLEANOUT DETAIL
N.T.S.

B1 NTS — **SEWER CLEANOUT**

NOTES:
1. TAPPING TEE AND VALVES COVER BOLTS AND NUTS WITH PLASTIC POUR CONCRETE TO UNDISTURBED EARTH.
2. VALVE BOXES TO BE MIN. 2" ABOVE CONTACT POINT OF ALL VALVES.
3. FOR MAIN LINE VALVES AND TEES PRECAST BLOCKS MAY BE USED IF PLACED TO UNDISTURBED EARTH.

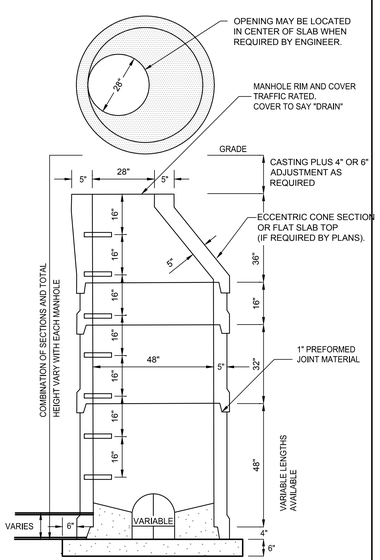


F1 NTS — **DETAIL OF VALVE SETTING**

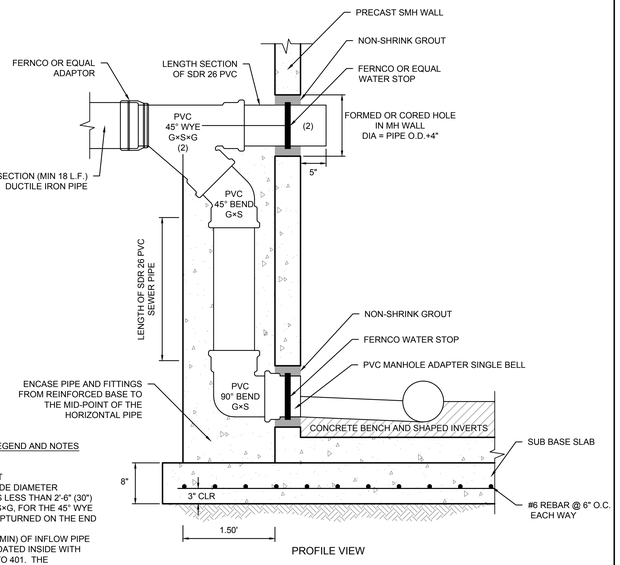


K1 NTS — **FIRE HYDRANT**

NOTE:
1. REFER TO MDOT STANDARD DRAWING MH-1, SHEET NUMBER 326.
2. THE MISSISSIPPI DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS SHALL APPLY TO ALL ITEMS INCLUDED ON SHEET UNLESS OTHERWISE SPECIFIED.
3. ALL CONCRETE MANHOLE COMPONENTS SHALL COMPLY WITH ASTM SPECIFICATION C-478.
4. CASTINGS SHALL BE PLACED ON A MORTAR SEAT THAT IS 1/2" THICK.
5. RISER SECTION FURNISHED IN LENGTHS OF 16", 32", 48" SIZE AND LOCATIONS OF PIPE CUTOUTS AS REQUIRED MANHOLE STEPS CAST IN PLACE AS SHOWN OR OMITTED PER JOB SPECIFICATION

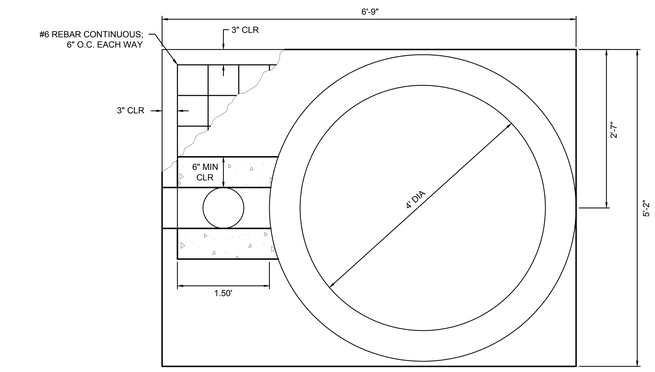


K5 NTS — **MDOT STANDARD MANHOLE (MH-1)**



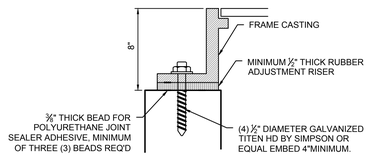
PROFILE VIEW

SEWER DROP CONSTRUCTION LEGEND AND NOTES
1. LEGEND
   G- GASKET JOINT
   S- STREET (PUSH ON) JOINT
   DIOD- DUCTILE IRON OUTSIDE DIAMETER
2. WHEN THE DROP HEIGHT IS LESS THAN 2'-6" (30") SUBSTITUTE A 90° TEE, G×S×G, FOR THE 45° WYE AND INSTALL A 45° BEND, UPTURNED ON THE END OF THE PIPE.
3. THE LAST SECTION (18 L.F. MIN) OF INFLOW PIPE SHALL BE DUCTILE IRON COATED INSIDE WITH CERAMIC EPOXY, PROTECTO 401. THE CONTRACTOR SHALL PLAN THE WORK TO INSURE THAT A MINIMUM OF 12 L.F. OF THE DUCTILE IRON PIPE BEARS ON THE TRENCH BOTTOM.



SUB-BASE SLAB PLAN VIEW

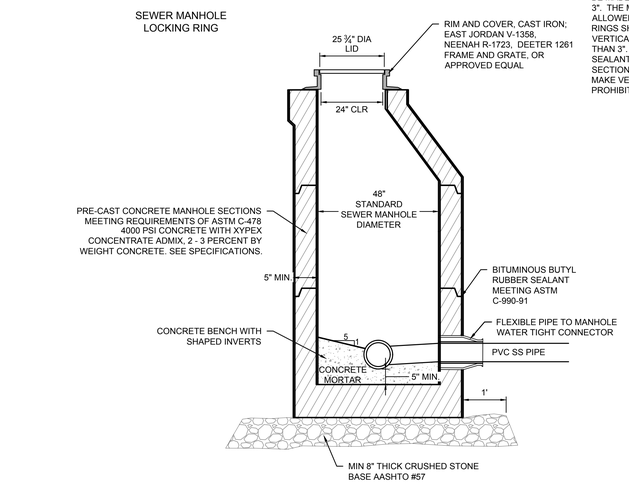
F7 NTS — **SEWER MANHOLE (OUTSIDE DROP)**



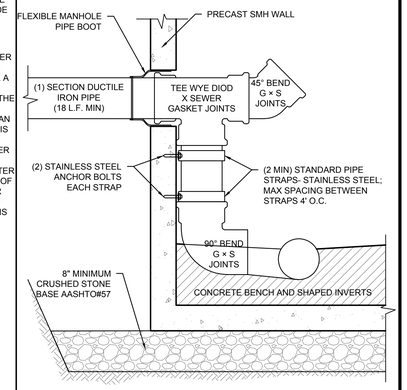
SEWER MANHOLE LOCKING RING

IF THE MANHOLE HEIGHT IS MORE THAN 8" BELOW FINISHED GRADE THE ADJUSTMENT MUST BE MADE BY A FULL DIAMETER MANHOLE SECTION.

USE TAPERED ADJUSTMENT RISER TO MATCH PAVEMENT SURFACE CROSS SLOPE. THERE MUST BE A RUBBER ADJUSTMENT RISER BETWEEN THE CONCRETE AND THE FRAME IRON. THE MAXIMUM VERTICAL ADJUSTMENT THAT CAN BE MADE WITH RUBBER RISERS IS 3". THE MAXIMUM VERTICAL ALLOWED IS 8". CONCRETE RISER RINGS SHALL BE USED FOR VERTICAL ADJUSTMENTS GREATER THAN 3". APPLY TWO (2) BEADS OF SEALANT BETWEEN EACH RISER SECTION. THE USE OF BRICK TO MAKE VERTICAL ADJUSTMENTS IS PROHIBITED.



K7 NTS — **SEWER MANHOLE**



SEWER DROP CONSTRUCTION LEGEND AND NOTES
1. LEGEND
   G- GASKET JOINT
   S- STREET (PUSH ON) JOINT
   DIOD- DUCTILE IRON OUTSIDE DIAMETER
2. THE LAST SECTION (18 L.F. MIN) OF INFLOW PIPE SHALL BE DUCTILE IRON COATED INSIDE WITH CERAMIC EPOXY, PROTECTO 401. THE CONTRACTOR SHALL PLAN THE WORK TO INSURE THAT A MINIMUM OF 12 L.F. OF THE DUCTILE IRON PIPE BEARS ON THE TRENCH BOTTOM.

K11 NTS — **SEWER MANHOLE (INSIDE DROP)**

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Project No. : 25032
Date: 06-26-2026
Drawn: DDT
Checked: SLB
Revisions:
A2H Project No.: 25222

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MOB2
OXFORD, MS

Sheet Number:
C902
DETAILS – UTILITIES

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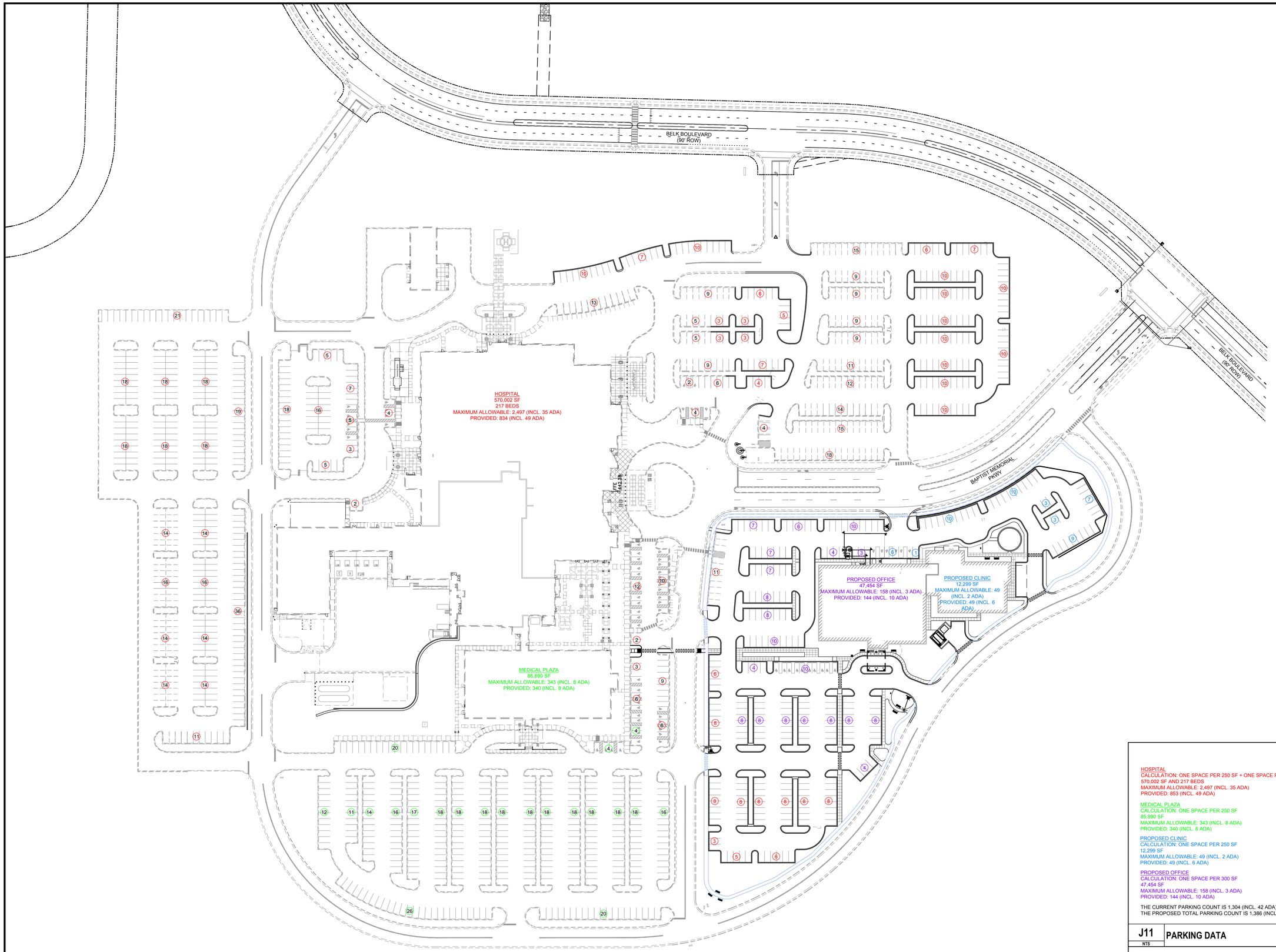

K1 — PARKING ANALYSIS
1" = 60'

NORTH

GRAPHIC SCALE: 1" = 60'
60 0 60

HOSPITAL
CALCULATION: ONE SPACE PER 250 SF + ONE SPACE PER BED
570,002 SF AND 217 BEDS
MAXIMUM ALLOWABLE: 2,497 (INCL. 35 ADA)
PROVIDED: 853 (INCL. 49 ADA)

MEDICAL PLAZA
CALCULATION: ONE SPACE PER 250 SF
85,890 SF
MAXIMUM ALLOWABLE: 343 (INCL. 8 ADA)
PROVIDED: 340 (INCL. 8 ADA)

PROPOSED CLINIC
CALCULATION: ONE SPACE PER 250 SF
12,299 SF
MAXIMUM ALLOWABLE: 49 (INCL. 2 ADA)
PROVIDED: 49 (INCL. 6 ADA)

PROPOSED OFFICE
CALCULATION: ONE SPACE PER 300 SF
47,454 SF
MAXIMUM ALLOWABLE: 158 (INCL. 3 ADA)
PROVIDED: 144 (INCL. 10 ADA)

THE CURRENT PARKING COUNT IS 1,304 (INCL. 42 ADA)
THE PROPOSED TOTAL PARKING COUNT IS 1,386 (INCL. 73 ADA)

J11 — PARKING DATA
NTS

(3) PROPOSED PARKING COUNT FOR THE HOSPITAL
(5) EXISTING PARKING COUNT FOR THE HOSPITAL
(18) EXISTING PARKING COUNT FOR THE EXISTING MEDICAL PLAZA
(10) PROPOSED PARKING COUNT FOR THE PROPOSED MEDICAL CLINIC
(10) PROPOSED PARKING COUNT FOR THE PROPOSED OFFICE

K11 — PARKING COUNT LEGEND
NTS

DEAN ARCHITECTURE
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Ridgeland, MS 39157
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CONSTRUCTION DOCUMENTS

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WWW.A2H.COM
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ANDREW REYNOLDS, LANDSCAPE ARCHITECT

Project No.: 25032
Date: 05-12-2026
Drawn: DDT
Checked: SLB
Revisions:
A2H Project No.: 25222

BAPTIST OXFORD MOB2
OXFORD, MS

Sheet Number:
L101
PARKING ANALYSIS

anchyr
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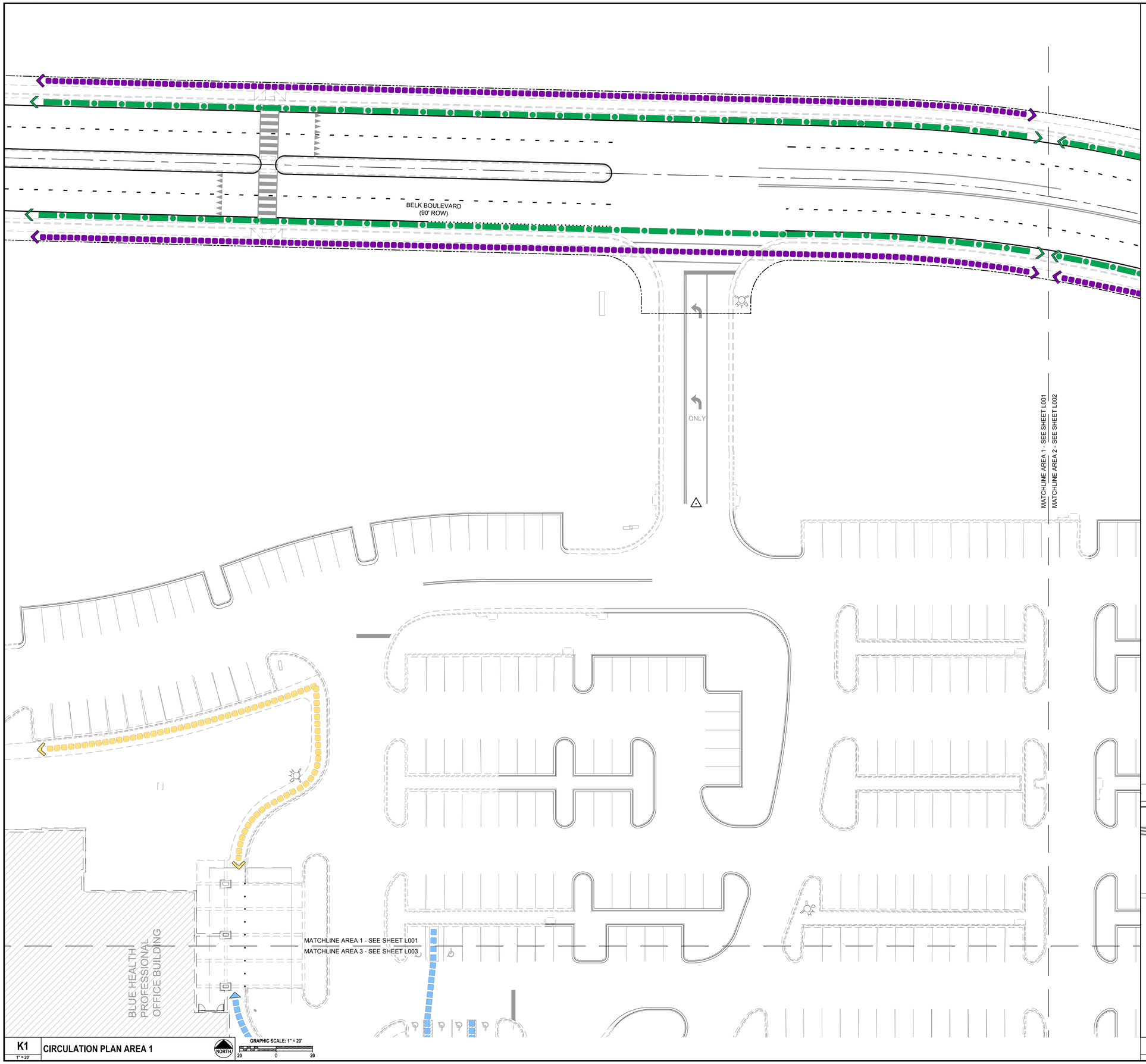
Mar 11, 2026 - 2:47pm



K1 CIRCULATION PLAN AREA 1
1" = 20'

ADA ACCESSIBLE ROUTE
TAKEOFF: 1,417 LF

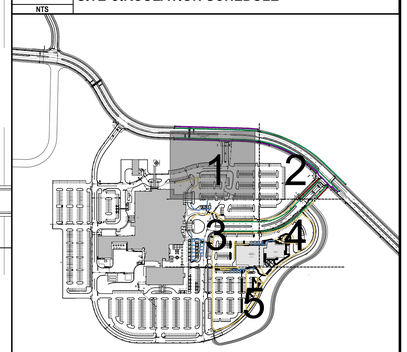
PEDESTRIAN INTERIOR
TAKEOFF: 4,888 LF

CONNECTION ROW TO INTERIOR
TAKEOFF: 270 LF

EXISTING PEDESTRIAN CIRCULATION
TAKEOFF: 1,695 LF

EXISTING BIKE LANE
TAKEOFF: 3,884 LF

H11 SITE CIRCULATION SCHEDULE
NTS



K11 KEY MAP
NTS

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Project No.: 25032
Date: 06-26-2026
Drawn: DDT
Checked: SLB
Revisions:
A2H Project No.: 25222

BAPTIST OXFORD MOB2 OXFORD, MS

Sheet Number:
L001
COMPLETE STREETS

steve
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Fri, Mar 06, 2026 - 3:47pm

MATCHLINE AREA 1 - SEE SHEET L001
MATCHLINE AREA 2 - SEE SHEET L002

MATCHLINE AREA 2 - SEE SHEET L002
MATCHLINE AREA 4 - SEE SHEET L004

ONLY

ONLY

BELK BOULEVARD
(90' ROW)

K1 COMPLETE STREETS AREA 2
1" = 20'

NORTH

GRAPHIC SCALE: 1" = 60'
60 0 60

ADA ACCESSIBLE ROUTE
TAKEOFF: 1,417 LF

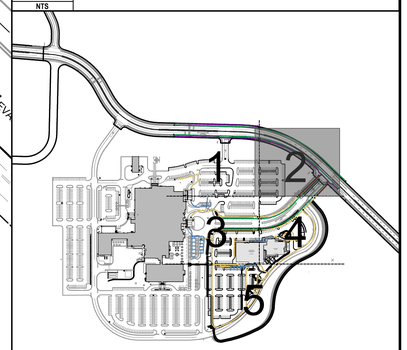
PEDESTRIAN INTERIOR
TAKEOFF: 4,888 LF

CONNECTION ROW TO INTERIOR
TAKEOFF: 270 LF

EXISTING PEDESTRIAN CIRCULATION
TAKEOFF: 1,695 LF

EXISTING BIKE LANE
TAKEOFF: 3,884 LF

H11 SITE CIRCULATION SCHEDULE
NTS



K11 KEY MAP
NTS

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ANDREW REYNOLDS, LANDSCAPE ARCHITECT

Project No. : 25032
Date: 06-26-2026
Drawn: DDT
Checked: SLB
Revisions:
A2H Project No.: 25222

BAPTIST OXFORD
MOB2
OXFORD, MS

Sheet Number:
L002
COMPLETE STREETS AREA 2

stlmn
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Fri, Feb 20, 2026 - 3:17pm

BLUE HEALTH
PROFESSIONAL
OFFICE BUILDING

MATCHLINE AREA 1 - SEE SHEET L001
MATCHLINE AREA 3 - SEE SHEET L003

MATCHLINE AREA 3 - SEE SHEET L003
MATCHLINE AREA 4 - SEE SHEET L004

PROPOSED
MEDICAL OFFICE
BUILDING

47,454 GSF

MATCHLINE AREA 3 - SEE SHEET L003
MATCHLINE AREA 5 - SEE SHEET L005

K1 COMPLETE STREETS AREA 3
1" = 20'

NORTH

GRAPHIC SCALE: 1" = 60'
60 0 60

ADA ACCESSIBLE ROUTE
TAKEOFF: 1,417 LF

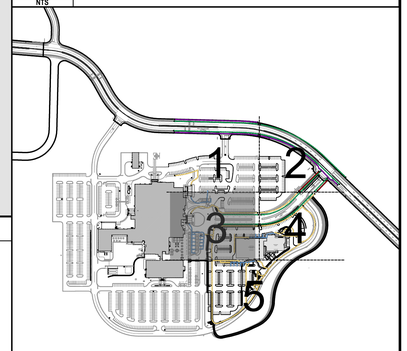
PEDESTRIAN INTERIOR
TAKEOFF: 4,888 LF

CONNECTION ROW TO INTERIOR
TAKEOFF: 270 LF

EXISTING PEDESTRIAN CIRCULATION
TAKEOFF: 1,695 LF

EXISTING BIKE LANE
TAKEOFF: 3,884 LF

H11 SITE CIRCULATION SCHEDULE
NTS



K11 KEY MAP
NTS

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CONSTRUCTION DOCUMENTS

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ANDREW REYNOLDS, LANDSCAPE ARCHITECT

Project No.: 25032
Date: 06-26-2026
Drawn: DDT
Checked: SLB
Revisions:

A2H
Project No.: 25222

BAPTIST OXFORD MOB2 OXFORD, MS

Sheet Number:
L003
COMPLETE STREETS AREA 3

save
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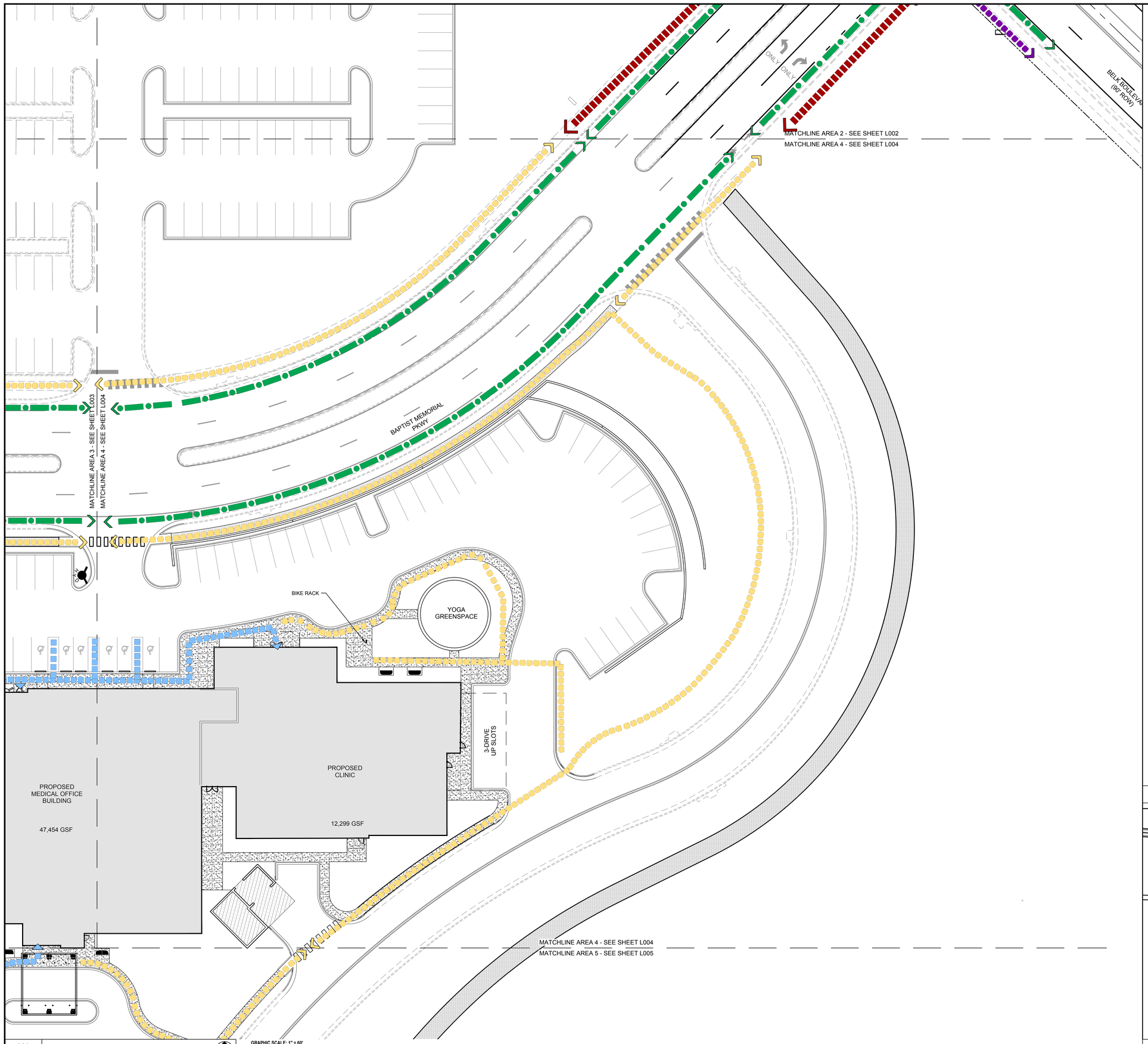
06 Apr 2026 - 11:13am



K1 COMPLETE STREETS AREA 4
1" = 20'

NORTH

GRAPHIC SCALE: 1" = 60'
60 0 60

ADA ACCESSIBLE ROUTE
TAKEOFF: 1,417 LF

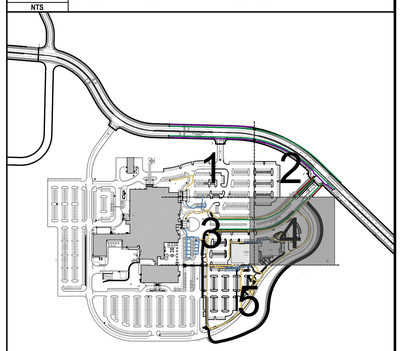
PEDESTRIAN INTERIOR
TAKEOFF: 4,888 LF

CONNECTION ROW TO INTERIOR
TAKEOFF: 270 LF

EXISTING PEDESTRIAN CIRCULATION
TAKEOFF: 1,695 LF

EXISTING BIKE LANE
TAKEOFF: 3,884 LF

H11 SITE CIRCULATION SCHEDULE
NTS



K11 KEY MAP
NTS

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CONSTRUCTION DOCUMENTS

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Project No.: 25032
Date: 06-26-2026
Drawn: DDT
Checked: SLB
Revisions:
A2H Project No.: 25222

BAPTIST OXFORD
MOB2
OXFORD, MS

Sheet Number:
L004
COMPLETE STREETS AREA 4

steve
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Fri, Jun 26, 2026 - 3:17pm

MATCHLINE AREA 3 - SEE SHEET L003

MATCHLINE AREA 5 - SEE SHEET L005

BIKE RACK

ADA ACCESSIBLE ROUTE

TAKEOFF: 1,417 LF

PEDESTRIAN INTERIOR

TAKEOFF: 4,888 LF

CONNECTION ROW TO INTERIOR

TAKEOFF: 270 LF

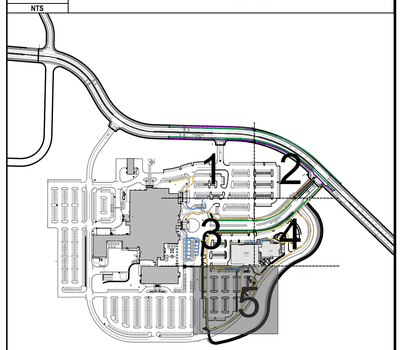
EXISTING PEDESTRIAN CIRCULATION

TAKEOFF: 1,695 LF

EXISTING BIKE LANE

TAKEOFF: 3,884 LF

H11 NTS — **SITE CIRCULATION SCHEDULE**



K11 NTS — **KEY MAP**

K1 1" = 20' — **COMPLETE STREETS AREA 5**

NORTH

GRAPHIC SCALE: 1" = 60'

60 0 60

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ANDREW REYNOLDS, LANDSCAPE ARCHITECT

Project No. : 25032
Date: 06-26-2026
Drawn: DDT
Checked: SLB
Revisions:
A2H Project No.: 25222

BAPTIST OXFORD MOB2 OXFORD, MS

Sheet Number:

L005

COMPLETE STREETS AREA 5

stlmw
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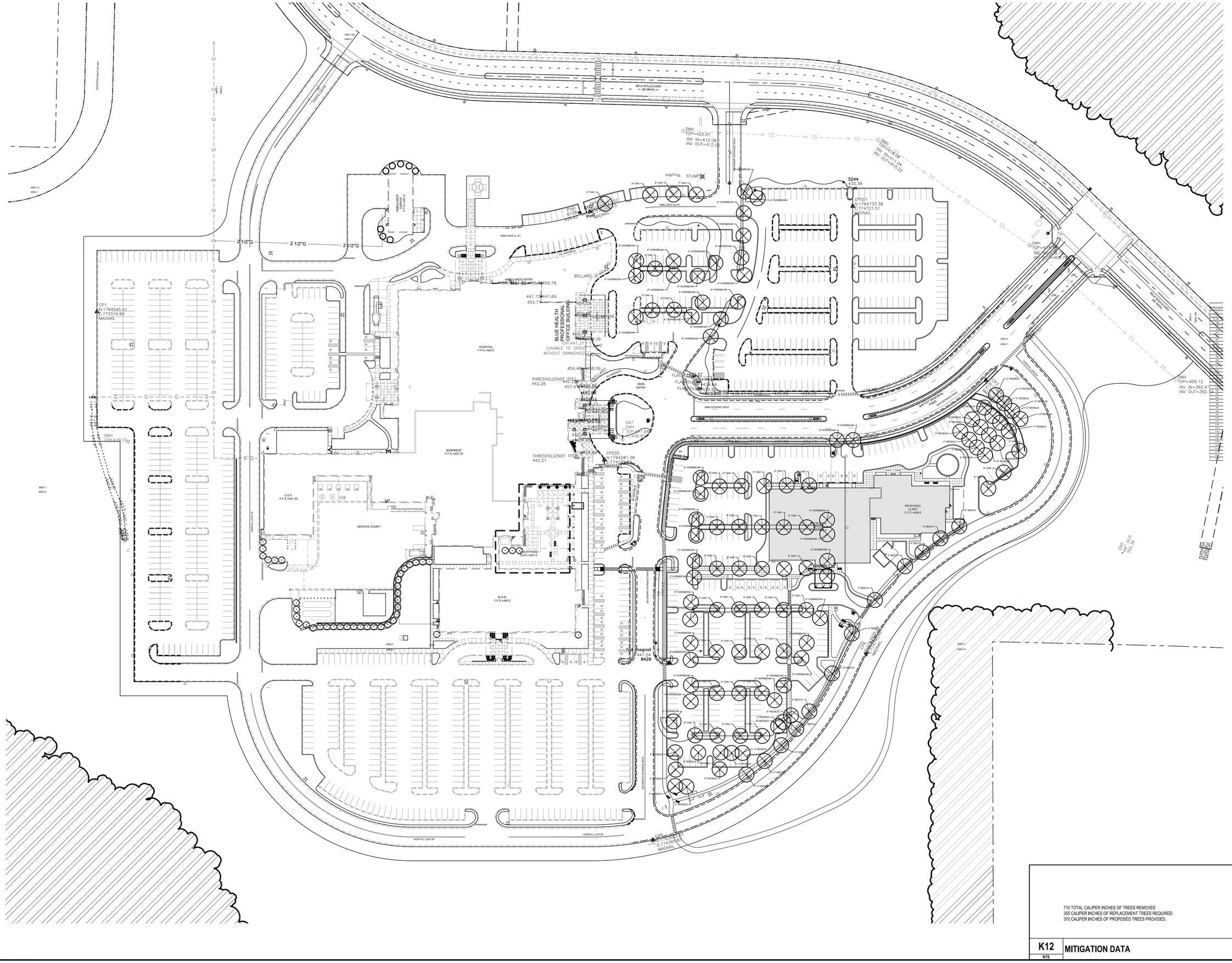

DEAN
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Ridgeland, MS 39157
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CONSTRUCTION DOCUMENTS

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ANDREW REYNOLDS, LANDSCAPE ARCHITECT

Project No. : 25032
Date: 03.20.26
Drawn: DDT
Checked: SLB
Revisions:
A2H Project No.: 25222

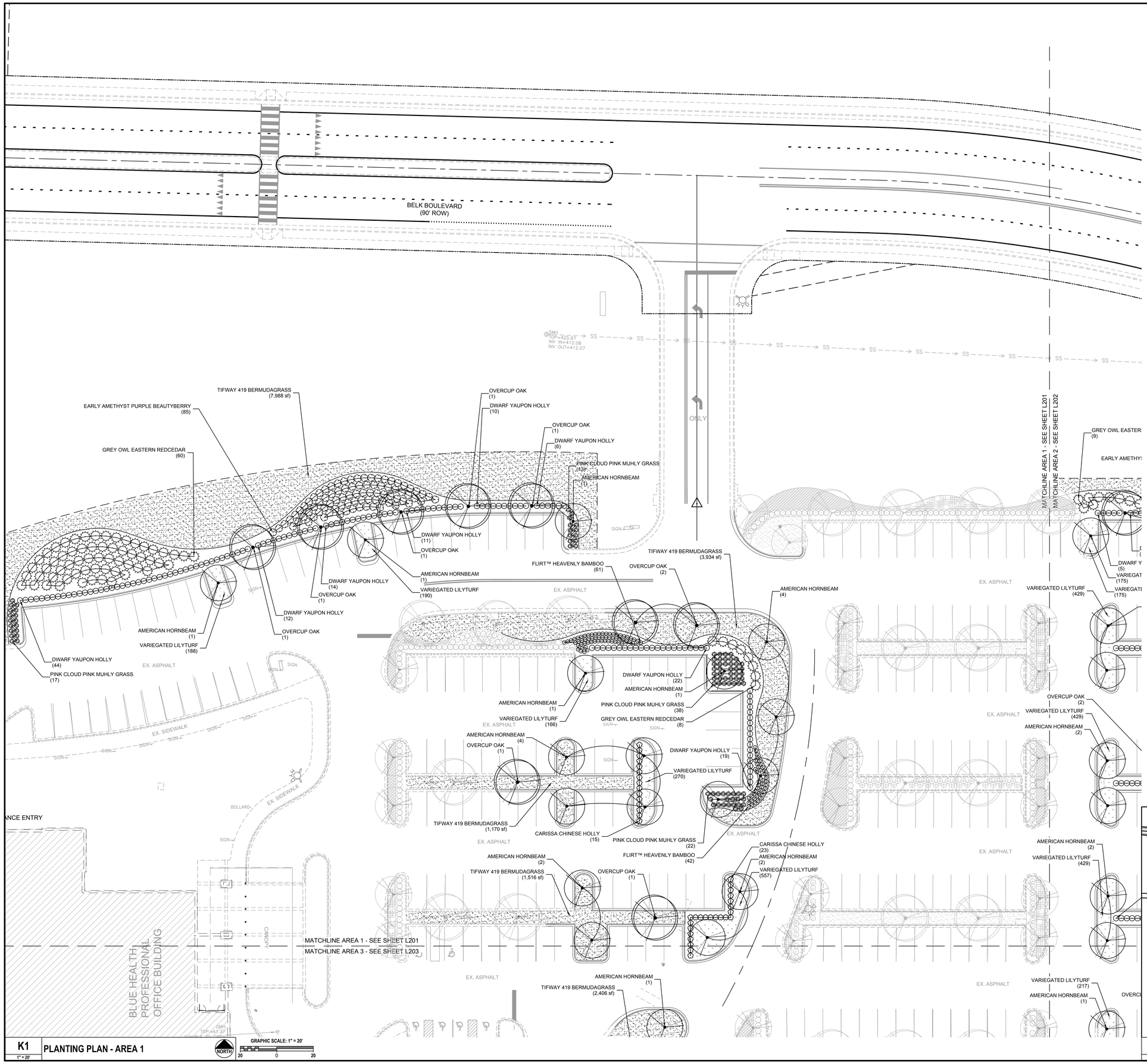
BAPTIST OXFORD MOB2 OXFORD, MS

710 TOTAL CALIPER INCHES OF TREES REMOVED
355 CALIPER INCHES OF REPLACEMENT TREES REQUIRED
370 CALIPER INCHES OF PROPOSED TREES PROVIDED.

K12 NTS **MITIGATION DATA**

Sheet Number:
L103
TREE MITIGATION

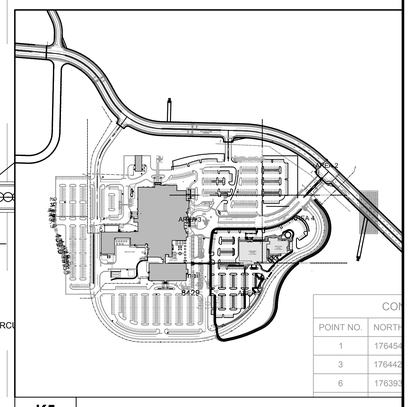
steve
C:\Users\steve\OneDrive\A2H Docs\A2H INC\25222_Blue Health FOR\Project Files\03_Landscape\Project Drawings\25222 TREE MITIGATION.dwg
Fri, Mar 20, 2026 - 4:19pm



K1 1" = 20' — **PLANTING PLAN - AREA 1**

NORTH

GRAPHIC SCALE: 1" = 20'
20 0 20



CO	
POINT NO.	NORTH
1	176456
3	176442
6	176393

K5 NTS — **KEY MAP**

DEAN
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ANDREW REYNOLDS, LANDSCAPE ARCHITECT

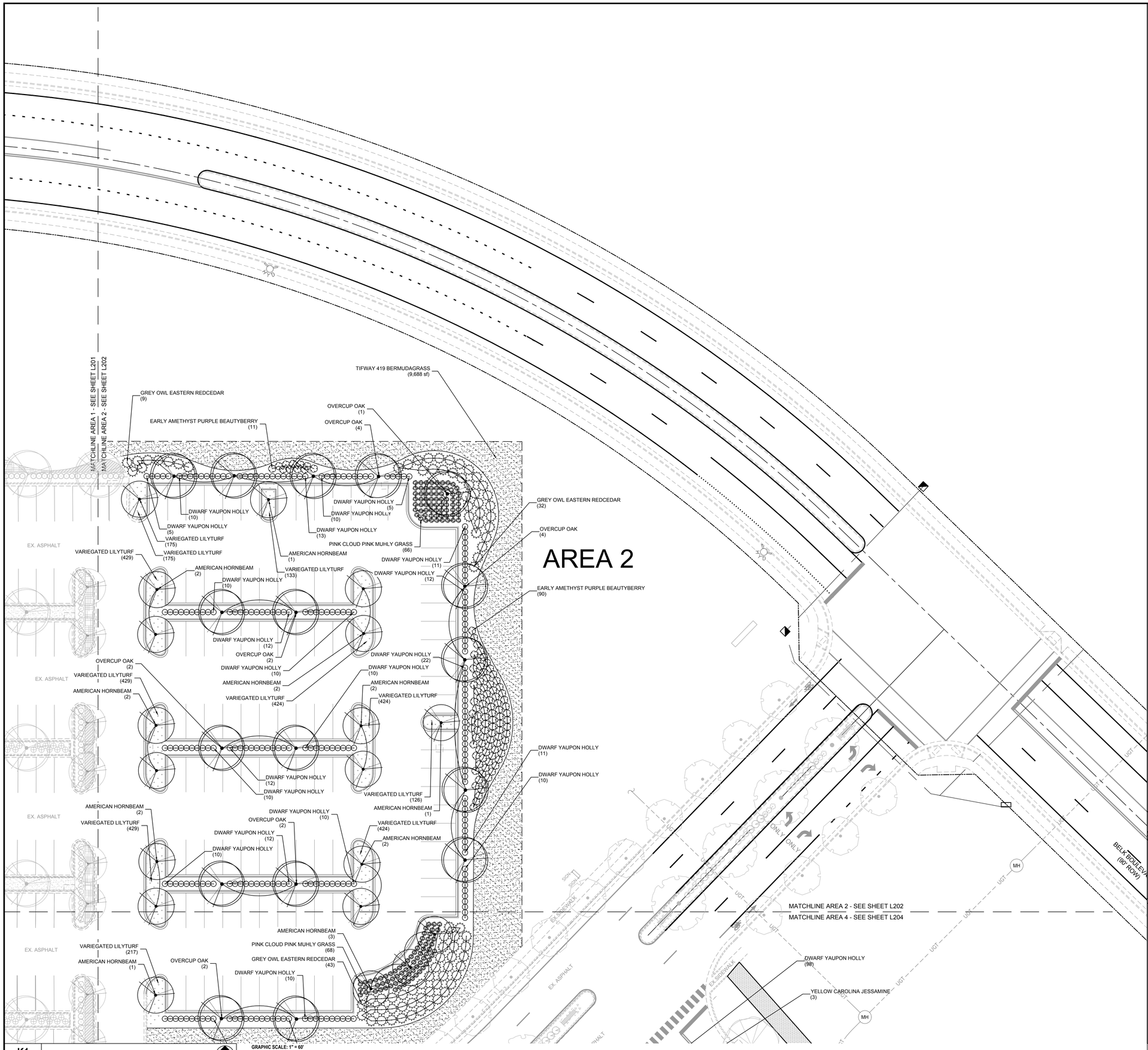
Project No. : 25032
Date: 06-26-2026
Drawn: DDT
Checked: SLB
Revisions:
A2H Project No.: 25222

BAPTIST OXFORD
MOB2
OXFORD, MS

Sheet Number:
L201

PLANTING PLAN – AREA 1

steve
C:\Users\steve\DEAN DDtools\A2H INC\25222_Blue Health PO\Project Files\03_Landscape\Project Drawings\L201 PLANTING PLAN.dwg
Fri, Mar 6 2026 - 12:19pm



K1 1" = 20' — **PLANTING PLAN - AREA 2**

NORTH — GRAPHIC SCALE: 1" = 60' (60 0 60)

K5 NTS — **KEY MAP**

CO	
POINT NO.	NORTH
1	176454
3	176442
6	176393

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ANDREW REYNOLDS, LANDSCAPE ARCHITECT

Project No. : 25032
Date: 06-26-2026
Drawn: DDT
Checked: SLB
Revisions:
A2H Project No.: 25222

BAPTIST OXFORD MOB2 OXFORD, MS

Sheet Number: L202

PLANTING PLAN – AREA 2

dtrent
C:\Users\dtrent\DCDocs\A2H INC\25222_Blue Health POB\Project Files\03_Landscape\Project Drawings\L201 PLANTING PLAN.dwg
Fri, 27 Mar 2026 - 12:19pm

AREA 3

ANCE ENTRY

BLUE HEALTH PROFESSIONAL OFFICE BUILDING

CANOPY

MATCHLINE AREA 1 - SEE SHEET L201

MATCHLINE AREA 3 - SEE SHEET L203

DMH TOP:441.37 (UNABLE TO OPEN WITHOUT DAMAGING)

EX.SIDEWALK

SIGN

BOLLARD

THRESHOLD(NOT FIELD VERIFIED) 442.26

MAIN ENTRY

FLAGPOLE

MAIN ENTRANCE DRIVE

EX. ASPHALT

MATCHLINE AREA 1 - SEE SHEET L203

MATCHLINE AREA 2 - SEE SHEET L204

CONCRETE

D67 DMH TOP:441.84 FL:436.91

COURTYARD ELEV.=441.5

PROPOSED OFFICE F.F.E.=436.0

MATCHLINE AREA 3 - SEE SHEET L203

MATCHLINE AREA 3 - SEE SHEET L205

TIFWAY 419 BERMUDAGRASS (1,170 sf)

CARISSA CHINESE HOLLY (15)

PINK CLOUD PINK MUHLY GRASS (22)

FLIRT™ HEAVENLY BAMBOO (42)

AMERICAN HORNBEAM (2)

TIFWAY 419 BERMUDAGRASS (1,516 sf)

OVERCUP OAK (1)

CARISSA CHINESE HOLLY (23)

AMERICAN HORNBEAM (2)

VARIEGATED LILYTURF (557)

AMERICAN HORNBEAM (2)

VARIEGATED LILYTURF (429)

AMERICAN HORNBEAM (1)

TIFWAY 419 BERMUDAGRASS (2,406 sf)

VARIEGATED LILYTURF (217)

AMERICAN HORNBEAM (1)

VARIEGATED LILYTURF (162)

OVERCUP OAK (1)

TIFWAY 419 BERMUDAGRASS (1,572 sf)

AMERICAN HORNBEAM (1)

TIFWAY 419 BERMUDAGRASS (159 sf)

TIFWAY 419 BERMUDAGRASS (405 sf)

TIFWAY 419 BERMUDAGRASS (98 sf)

AMERICAN HORNBEAM (2)

VARIEGATED LILYTURF (611)

OVERCUP OAK (1)

DWARF YAUPON HOLLY (23)

TIFWAY 419 BERMUDAGRASS (116 sf)

TIFWAY 419 BERMUDAGRASS (133 sf)

AMERICAN HORNBEAM (1)

TIFWAY 419 BERMUDAGRASS (171 sf)

AMERICAN HORNBEAM (1)

6"W

6"F

3"W

WINTER GEM JAPANES

MISS PATRICIA LUSTERLEAF HOLLY (3)

FLIRT™ HEAVENLY BAMBOO (4)

WINTER GEM JAPANESE BOXWOOD (3)

HINO-DEGIRI KURUME AZALEA (26)

MISS PATRICIA LUSTERLEAF HOLLY (1)

FLIRT™ HEAVENLY BAMBOO (5)

DWARF YAUPON HOLLY (6)

MISS PATRICIA LUSTERLEAF HOLLY (2)

CARISSA CHINESE HOLLY (3)

FLIRT™ HEAVENLY BAMBOO (25)

CARISSA CHINESE HOLLY (3)

FLIRT™ HEAVENLY BAMBOO (25)

AMERICAN HORNBEAM (2)

VARIEGATED LILYTURF (520)

VARIEGATED LILYTURF (403)

OVERCUP OAK (1)

DWARF YAUPON HOLLY (28)

TIFWAY 419 BERMUDAGRASS (245 sf)

TIFWAY 419 BERMUDAGRASS (107 sf)

VARIEGATED LILYTURF (360)

AMERICAN HORNBEAM (1)

AMERICAN HORNBEAM (1)

VARIEGATED LILYTURF (199)

CARISSA CHINESE HOLLY (3)

FLIRT™ HEAVENLY BAMBOO (18)

MISS PATRICIA LUSTERLEAF HOLLY (3)

MISS PATRICIA LUSTERLEAF HOLLY (3)

DWARF YAUPON HOLLY (64)

FLIRT™ HEAVENLY BAMBOO (22)

ENCORE AZALE (13

EARLY AMETHYST PURPLE BEAUTYBERRY (5

MISS PATRICIA LUSTERLEAF HOLLY (1)

DWARF YAUPON HOLLY (40)

VARIEGATED LILYTURF (51)

DWARF YAUPON HOLLY (51)

VARIEGATED LILYTURF (138)

AMERICAN HORNBEAM (2)

TIFWAY 419 BERMUDAGRASS (1,630 sf)

FOREST PANSY EASTERN REDBUD

VARIEGATED LILYTURF (122)

VARIEGATED LILYTURF

6"OAK

8428

POINT NO.	NORTH
1	17645
3	17644
6	17639

K1 PLANTING PLAN - AREA 3 — 1" = 20'

NORTH

GRAPHIC SCALE: 1" = 60'

60 0 60

K5 KEY MAP — NTS

DEAN ARCHITECTURE
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Ridgeland, MS 39157
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deandean.com

NOT FOR CONSTRUCTION

CONSTRUCTION DOCUMENTS

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STEWART SMITH, PRINCIPAL ARCHITECT
ANDREW REYNOLDS, LANDSCAPE ARCHITECT

Project No.: 25032
Date: 06-26-2026
Drawn: DDT
Checked: SLB
Revisions:
A2H Project No.: 25222

BAPTIST OXFORD MOB2
OXFORD, MS

Sheet Number: L203

PLANTING PLAN – AREA 3

stewart
C:\Users\stewart.SCA\Documents\A2H WC\25222_Blue Health PO\Project Files\03_Landscape\Project Drawings\201 PLANTING PLAN.dwg
Fri, Mar 06, 2026 - 1:18pm

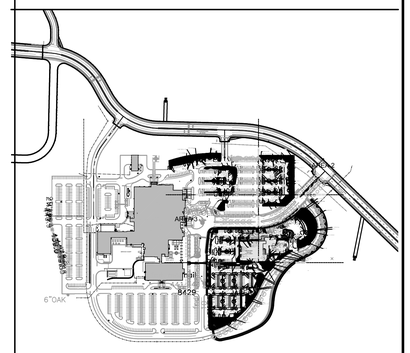
AREA 4

DWARF YAUPON HOLLY (12)
DWARF YAUPON HOLLY (10)
VARIEGATED LILYTURF (126)
AMERICAN HORNBEAM (1)
(10)
AMERICAN HORNBEAM (2)
VARIEGATED LILYTURF (429)
DWARF YAUPON HOLLY (10)
OVERCUP OAK (2)
VARIEGATED LILYTURF (424)
DWARF YAUPON HOLLY (12)
AMERICAN HORNBEAM (2)
DWARF YAUPON HOLLY (10)
EX. ASPHALT
ONLY
ONLY
SIGN
BELK BOULEVARD (90' ROW)
MATCHLINE AREA 2 - SEE SHEET L202
MATCHLINE AREA 4 - SEE SHEET L204
AMERICAN HORNBEAM (3)
VARIEGATED LILYTURF (217)
PINK CLOUD PINK MUHLY GRASS (68)
AMERICAN HORNBEAM (1)
OVERCUP OAK (2)
GREY OWL EASTERN REDCEDAR (43)
DWARF YAUPON HOLLY (10)
EX. ASPHALT
EX.SIDEWALK
DWARF YAUPON HOLLY (98)
YELLOW CAROLINA JESSAMINE (3)
DWARF YAUPON HOLLY (12)
DWARF YAUPON HOLLY (10)
EX. ASPHALT
SIGN
EX.SIDEWALK
TIFWAY 419 BERMUDAGRASS (14,184 sf)
EX. ASPHALT
MATCHLINE AREA 1 - SEE SHEET L203
MATCHLINE AREA 2 - SEE SHEET L204
BAPTIST MEMORIAL PKWY
TIFWAY 419 BERMUDAGRASS (1,161 sf)
YELLOW CAROLINA JESSAMINE (3)
OVERCUP OAK (1)
VARIEGATED LILYTURF (1,502)
VARIEGATED LILYTURF (452)
OVERCUP OAK (1)
OVERCUP OAK (1)
FOREST PANSY EASTERN REDBUD (10)
ENCORE AZALEA (128)
GREY OWL EASTERN REDCEDAR (28)
AMERICAN BEECH (1)
FOREST PANSY EASTERN REDBUD (7)
GREEN MOUND JUNIPER (39)
FLIRT™ HEAVENLY BAMBOO (55)
FLIRT™ HEAVENLY BAMBOO (47)
WINTER GEM JAPANESE BOXWOOD (2)
WINTER GEM JAPANESE BOXWOOD (5)
WINTER GEM JAPANESE BOXWOOD (2)
EARLY AMETHYST PURPLE BEAUTYBERRY (9)
AMERICAN HORNBEAM (1)
TIFWAY 419 BERMUDAGRASS (307 sf)
AMERICAN HORNBEAM (1)
419 BERMUDAGRASS
6"W
AY 419 BERMUDAGRASS
sf)
RICAN HORNBEAM
HINO-DEGIRI KURUME AZALEA (10)
HINO-DEGIRI KURUME AZALEA (19)
GREEN MOUND JUNIPER (134)
TAMUKEYAMA JAPANESE MAPLE (3)
FLIRT™ HEAVENLY BAMBOO (44)
FLIRT™ HEAVENLY BAMBOO (8)
MISS PATRICIA LUSTERLEAF HOLLY (3)
FLIRT™ HEAVENLY BAMBOO (4)
WINTER GEM JAPANESE BOXWOOD (3)
HINO-DEGIRI KURUME AZALEA (26)
IA LUSTERLEAF HOLLY
WINTER GEM JAPANESE BOXWOOD (4)
HINO-DEGIRI KURUME AZALEA (76)
PROPOSED CLINIC F.F.E.=436.0
ENCORE AZALEA (22)
ENCORE AZALEA (12)
EARLY AMETHYST PURPLE BEAUTYBERRY (2)
DWARF YAUPON HOLLY (21)
DWARF YAUPON HOLLY (12)
VARIEGATED LILYTURF (123)
PROPOSED OFFICE F.F.E.=436.0
MISS PATRICIA LUSTERLEAF HOLLY (2)
EARLY AMETHYST PURPLE BEAUTYBERRY (1)
DWARF YAUPON HOLLY (44)
ENCORE AZALEA (13)
EARLY AMETHYST PURPLE BEAUTYBERRY (5)
MISS PATRICIA LUSTERLEAF HOLLY (1)
FLIRT™ HEAVENLY BAMBOO (22)
DWARF YAUPON HOLLY (40)
TIFWAY 419 BERMUDAGRASS (256 sf)
MISS PATRICIA LUSTERLEAF HOLLY (2)
TIFWAY 419 BERMUDAGRASS (960 sf)
AMERICAN BEECH (1)
MISS PATRICIA LUSTERLEAF HOLLY (18)
EX. ASPHALT
MATCHLINE AREA 4 - SEE SHEET L204
MATCHLINE AREA 5 - SEE SHEET L205
AMERICAN BEECH (2)
YTURF
VARIEGATED LILYTURF

K1 PLANTING PLAN - AREA 4 — 1" = 20'

NORTH

GRAPHIC SCALE: 1" = 60'
60 0 60



K5 KEY MAP — NTS

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Ridgeland, MS 39157
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deandean.com

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CONSTRUCTION DOCUMENTS

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ANDREW REYNOLDS, LANDSCAPE ARCHITECT

Project No.: 25032
Date: 06-26-2026
Drawn: DDT
Checked: SLB
Revisions:
A2H Project No.: 25222

BAPTIST OXFORD MOB2 OXFORD, MS

Sheet Number:
L204
PLANTING PLAN – AREA 4

steve
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Fri, 26 Jun 2026 - 12:14pm

AREA 5

MATCHLINE AREA 3 - SEE SHEET L203

MATCHLINE AREA 4 - SEE SHEET L205

EX. ASPHALT

TIFWAY 419 BERMUDAGRASS (245 sf)

CARISSA CHINESE HOLLY (3)

FLIRT™ HEAVENLY BAMBOO (16)

MISS PATRICIA LUSTERLEAF HOLLY (3)

DWARF YAUPON HOLLY (64)

ENCORE AZALEA (13)

EARLY AMETHYST PURPLE BEAUTYBERRY (5)

MISS PATRICIA LUSTERLEAF HOLLY (1)

DWARF YAUPON HOLLY (40)

FLIRT™ HEAVENLY BAMBOO (22)

MISS PATRICIA LUSTERLEAF HOLLY (18)

AMERICAN BEECH (2)

TIFWAY 419 BERMUDAGRASS (242 sf)

TIFWAY 419 BERMUDAGRASS (4,393 sf)

TIFWAY 419 BERMUDAGRASS (1,630 sf)

FOREST PANSY EASTERN REDBUD (3)

VARIEGATED LILYTURF (122)

VARIEGATED LILYTURF (216)

WINTER GEM JAPANESE BOXWOOD (6)

TIFWAY 419 BERMUDAGRASS (107 sf)

VARIEGATED LILYTURF (360)

AMERICAN HORNBEAM (1)

VARIEGATED LILYTURF (199)

VARIEGATED LILYTURF (51)

DWARF YAUPON HOLLY (51)

VARIEGATED LILYTURF (138)

AMERICAN HORNBEAM (2)

VARIEGATED LILYTURF (167)

VARIEGATED LILYTURF (152)

AMERICAN HORNBEAM (1)

TIFWAY 419 BERMUDAGRASS (1,465 sf)

AMERICAN HORNBEAM (2)

VARIEGATED LILYTURF (435)

OVERCUP OAK (1)

DWARF YAUPON HOLLY (24)

VARIEGATED LILYTURF (435)

AMERICAN HORNBEAM (2)

VARIEGATED LILYTURF (70)

VARIEGATED LILYTURF (175)

AMERICAN HORNBEAM (1)

fnd magnail
44.7 SW
8429

AMERICAN HORNBEAM (1)

VARIEGATED LILYTURF (181)

VARIEGATED LILYTURF (177)

FOREST PANSY EASTERN REDBUD (3)

AMERICAN BEECH (1)

TIFWAY 419 BERMUDAGRASS (820 sf)

VARIEGATED LILYTURF (177)

VARIEGATED LILYTURF (374)

AMERICAN BEECH (1)

VARIEGATED LILYTURF (174)

DWARF YAUPON HOLLY (43)

VARIEGATED LILYTURF (427)

DWARF YAUPON HOLLY (26)

VARIEGATED LILYTURF (435)

AMERICAN HORNBEAM (1)

VARIEGATED LILYTURF (167)

DWARF YAUPON HOLLY (48)

VARIEGATED LILYTURF (369)

AMERICAN HORNBEAM (1)

VARIEGATED LILYTURF (167)

TIFWAY 419 BERMUDAGRASS (746 sf)

OVERCUP OAK (5)

AMERICAN BEECH (2)

TIFWAY 419 BERMUDAGRASS (2,703 sf)

TIFWAY 419 BERMUDAGRASS (6,996 sf)

MH

UGT

EX. ASPHALT

K1 — PLANTING PLAN - AREA 5

1" = 20'

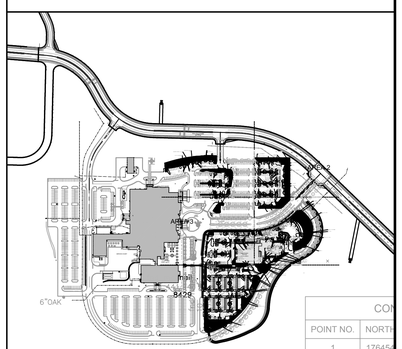
NORTH

GRAPHIC SCALE: 1" = 60'

60 0 60

K5 — KEY MAP

NTS



POINT NO.	NORTH
1	176454
3	176442
6	176383

DEAN ARCHITECTURE
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CONSTRUCTION DOCUMENTS

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ANDREW REYNOLDS, LANDSCAPE ARCHITECT

Project No.: 25032
Date: 06-26-2026
Drawn: DDT
Checked: SLB
Revisions:
A2H Project No.: 25222

BAPTIST OXFORD
MOB2
OXFORD, MS

Sheet Number:
L205
PLANTING PLAN – AREA 5

stlhrvr
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Fri, 26 Jun 2026 - 2:47pm

PLANT SCHEDULE

SYMBOL	QTY	COMMON / BOTANICAL NAME	SIZE	CONTAINER			REMARKS
TREES							
	11	AMERICAN BEECH / FAGUS GRANDIFOLIA	2.5" CAL	B&B			
	79	AMERICAN HORNBEAM / CARPINUS CAROLINIANA	2.5" CAL	B&B			
	26	FOREST PANSY EASTERN REDBUD / CERCIS CANADENSIS 'FOREST PANSY'	2.5" CAL	B&B			
	42	OVERCUP OAK / QUERCUS LYRATA	2.5" CAL	B&B			
	3	TAMUKEYAMA JAPANESE MAPLE / ACER PALMATUM DISSECTUM 'TAMUKEYAMA'	3` HT	B&B/CONT.			
SYMBOL	**QTY**	**COMMON / BOTANICAL NAME**	**SIZE**	**CONTAINER**	**SPACING**	**SPACING**	**REMARKS**
SHRUBS							
	47	CARISSA CHINESE HOLLY / ILEX CORNUTA 'CARISSA'	18" SPR.	CONT	36" O.C.	36" o.c.	
	1,019	DWARF YAUPON HOLLY / ILEX VOMITORIA 'NANA'	24" SPR.	CONT	36" O.C.	36" o.c.	
	203	EARLY AMETHYST PURPLE BEAUTYBERRY / CALLICARPA DICHOTOMA 'EARLY AMETHYST'	24" SPR.	CONT	48" O.C.	48" o.c.	
	172	ENCORE AZALEA / AZALEA ENCORE 'LILAC' TM	18" SPR.	CONT		36" o.c.	
	356	FLIRT™ HEAVENLY BAMBOO / NANDINA DOMESTICA 'MURASAKI'	12" SPR.	CONT	24" O.C.	24" o.c.	
	180	GREY OWL EASTERN REDCEDAR / JUNIPERUS VIRGINIANA 'GREY OWL'	24" SPR.	CONT	6` O.C.	72" o.c.	
	131	HINO-DEGIRI KURUME AZALEA / AZALEA X 'HINO-DEGIRI'	18" SPR.	CONT	30" O.C.	30" o.c.	
	35	MISS PATRICIA LUSTERLEAF HOLLY / ILEX X LATIFOLIA 'MISS PATRICIA'	48" HT.	CONT	AS SHOWN	60" o.c.	
	227	PINK CLOUD PINK MUHLY GRASS / MUHLENBERGIA CAPILLARIS 'PINK CLOUD'	24" SPR.	CONT	36" O.C.	36" o.c.	
	24	WINTER GEM JAPANESE BOXWOOD / BUXUS MICROPHYLLA JAPONICA 'WINTER GEM'	24" SPR.	CONT	36" O.C.	36" o.c.	
	6	YELLOW CAROLINA JESSAMINE / GELSEMIUM SEMPERVIRENS 'CAROLINA'	24" SPR.	CONT	AS SHOWN	48" o.c.	
GROUND COVERS							
	388	GREEN MOUND JUNIPER / JUNIPERUS PROCUMBENS 'GREEN MOUND'	12" SPR.	CONT	18" O.C.	18" o.c.	
	57,336 SF	TIFWAY 419 BERMUDAGRASS / CYNODON DACTYLON X TRANSVAALENSIS 'TIFWAY 419'	SOD				
	15,692	VARIEGATED LILYTURF / LIRIOPE MUSCARI 'VARIEGATA'	1 QT.	CONT	12" O.C.	12" o.c.	

K7 NTS **PLANT SCHEDULE**

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Project No.: 25032
Date: 06-26-2026
Drawn: DDT
Checked: SLB
Revisions:

A2H Project No.: 25222

BAPTIST OXFORD
MOB2
OXFORD, MS

Sheet Number:
L206
PLANTING DETAILS

steve
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Fri, Jun 26, 2026 - 12:16pm

DEAN ARCHITECTURE
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BAPTIST®
MEDICAL OFFICE BUILDING

NORTHEAST

DEAN ARCHITECTURE
GEDDIE | GRANT | OUBRE

BAPTIST®
MEDICAL OFFICE BUILDING

NORTHWEST

DEAN ARCHITECTURE
GEDDIE | GRANT | OUBRE

BAPTIST®
MEDICAL OFFICE BUILDING

SOUTHEAST

DEAN ARCHITECTURE
GEDDIE | GRANT | OUBRE

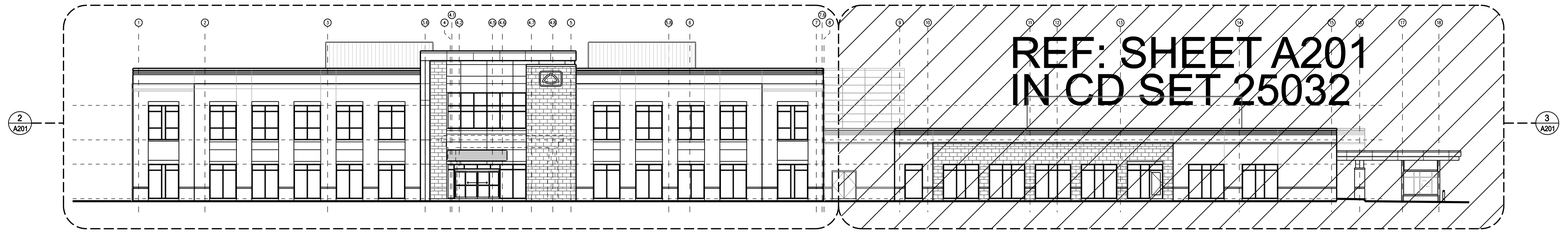
BAPTIST®
MEDICAL OFFICE BUILDING

SOUTHWEST

DEAN ARCHITECTURE
GEDDIE | GRANT | OUBRE

BAPTIST®
MEDICAL OFFICE BUILDING

WEST



1 A201 SOUTH ELEVATION

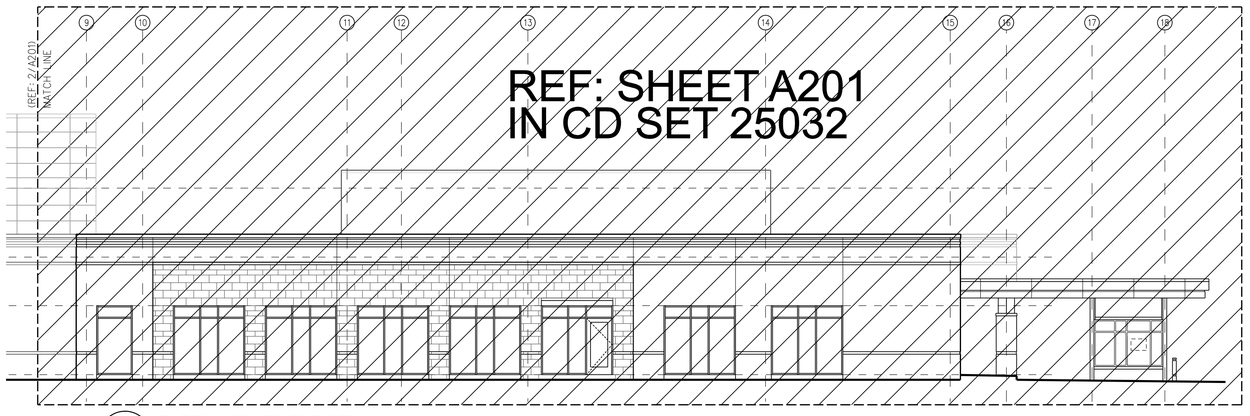
SCALE : 1/16" = 1'-0"

2 A201 PARTIAL SOUTH ELEVATION

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

DROP-OFF CANOPY SOUTH ELEVATION

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



3 A201 PARTIAL SOUTH ELEVATION

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

4 A201 NOT USED

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

5 A201 EAST ELEVATION (TWO STORY)

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

3" = 1'-0" GRAPHIC SCALE

1½" = 1'-0" GRAPHIC SCALE

1" = 1'-0" GRAPHIC SCALE

¾" = 1'-0" GRAPHIC SCALE

½" = 1'-0" GRAPHIC SCALE

⅜" = 1'-0" GRAPHIC SCALE

BAPTIST OXFORD MOB2 OXFORD, MS

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NOT FOR CONSTRUCTION

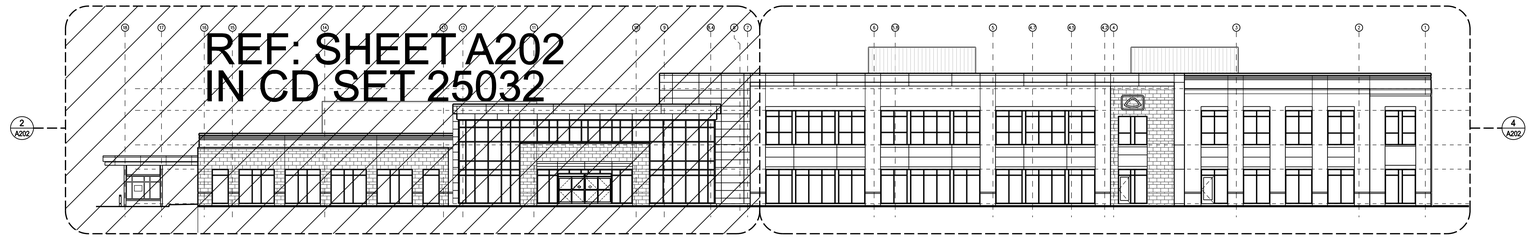
Project No. : 26010
Date: MAY 29, 2026
Drawn: FBH, MMH
Checked: JAG
Revisions:

BAPTIST OXFORD MOB2 OXFORD, MS

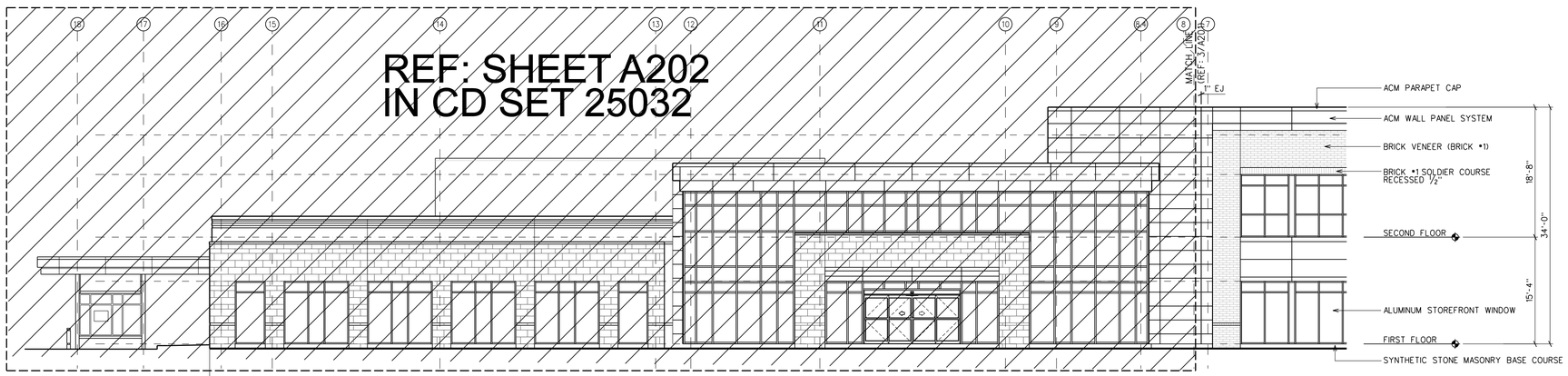
Sheet Number:

A201

EXTERIOR ELEVATIONS



1 A202 NORTH ELEVATION
SCALE : 1/16" = 1'-0"



2 A202 PARTIAL NORTH ELEVATION
SCALE : 1/8" = 1'-0"

3 A202 NOT USED
SCALE : 1/8" = 1'-0"

4 A202 PARTIAL NORTH ELEVATION
SCALE : 1/8" = 1'-0"

5 A202 WEST ELEVATION
SCALE : 1/8" = 1'-0"

1" = 1'-0" GRAPHIC SCALE
1½" = 1'-0" GRAPHIC SCALE
1" = 1'-0" GRAPHIC SCALE
¾" = 1'-0" GRAPHIC SCALE
¾" = 1'-0" GRAPHIC SCALE
¾" = 1'-0" GRAPHIC SCALE
⅜" = 1'-0" GRAPHIC SCALE

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NOT FOR CONSTRUCTION

Project No.: 26010
Date: MAY 29, 2026
Drawn: FBH, MMH
Checked: JAG
Revisions:

BAPTIST OXFORD MOB2
OXFORD, MS

Sheet Number:
A202
EXTERIOR ELEVATIONS

BAPTIST OXFORD MOB2 OXFORD, MS

USE-001193-2026
VAR-001212-2026

OXFORD
PLANNING
DEPARTMENT

Case 3385

To: Oxford Planning Commission
From: Kate Kenwright, AICP; Planner II
Date: August 10, 2026

Applicant: Carla Davis
Owner: Same
Request: a) Special Exception as provided in Section 2.6.7 First Floor Residential and b) Variance from Section 5.6.2 Design Detail for 'Beacon View'
Location: 1200 North Lamar Boulevard (PPIN #5101 &5086)

Zoning: (TNB) Traditional Neighborhood Business

Surrounding Zoning:
North, South, West: (TNB) Traditional Neighborhood Business
East: (TNR) Traditional Neighborhood Residential

Planning Comments: The subject property, +/- 1.57 acres, is the former site of the Beacon restaurant. The proposed redevelopment includes two new four-story mixed-use buildings, which will share parking and dumpster facilities. The northernmost building is "Beacon View" and features 4,853 square feet of commercial space, 12 3-bedroom units, and 3 1-bedroom units. The southernmost building is "Riverhills" and features 13,822 square feet of commercial space with 6 3-bedroom units.

This property is the subject of a requested Site Plan Review (Case 3389).

Special Exception as provided in Section 2.6.7 First Floor Residential
The TNB zoning district requires a commercial ground floor with residential upper floors by right. The applicant seeks a Special Exception as enabled by the code to allow for 5 residential units on the first floor of the Beacon View building.

The applicant does plan to locate commercial space in the building, with two units on the fourth floor for a combined 4,853 square feet of leasable commercial space. In addition, this commercial floor will

feature a rooftop terrace and roof arbor. The other building (Riverhills) features commercial square footage on the entire first floor (River Hills Bank) and a 4,767 sq ft commercial space on the fourth floor.

Staff does not believe that this request will adversely affect the public interest. Attention has been paid to the pedestrian connectivity of the site, with circulation between the two buildings and out to North Lamar. The other building on-site features a commercial ground floor as required. If the applicant seeks to locate the commercial portion on the upper floor to allow for rooftop outdoor space, Staff finds this an acceptable trade-off. Parking for the five units is accounted for appropriately as a part of the site plan under consideration.

Staff Recommendation: Staff recommends approval of the Special Exception with the following conditions:

1. Approval is for the plan as submitted.
2. The granting of the Special Exception shall not adversely affect the public interest.
3. The Special Exception shall expire within 18 months if no building permits have been issued.

Variance from Section 5.6.2 Design Detail
The applicant seeks a variance from the requirements of the code that walls seen from the street shall be treated as a front façade, and from the requirement that no less than 50% of the horizontal distance of any building front shall be designed with windows, entrances, awnings, etc.

The applicant seeks this variance to allow for the commission of a piece of public art/mural on this elevation. The applicant plans to work with the City to ensure that the art piece is reviewed prior to installation. The applicant notes that the units in this location already have the fenestration needed for both light and egress without adding openings to the elevation in question.

Staff finds that there is sufficient hardship to grant this request. Due to the nature of the lot and its orientation this wall is more visible than it might be on a more traditionally shaped lot. The applicant did not intentionally design this building to avoid any code standard—it is an irregularly shaped lot that necessitates a nontraditional treatment. Section 5.6.1.2 states that building facades must be parallel to the streets they face as a means of creating continuous streetscapes. This request does not affect the streetscape of N Lamar. Staff also believes that public art installation in some sense satisfies the intent of this portion of the code which is intended to prevent unadorned/blank facades in public-facing areas.

Recommendation: Staff recommends approval of the requested variance with the following condition:

1. Approval is for the plan as submitted.

JM ENGINEERING AND DESIGN, LLC
Civil Engineering | Land Development
Joey Moore, P.E.
Oxford, Mississippi | (662) 801-8803 | jmoore@jmengd.com

July 16, 2026
City of Oxford Planning Department
107 Courthouse Square, Oxford, MS 38655

BEACON VIEW DEVELOPMENT

Special Exception Application — Multi-Family Dwellings, First (Ground) Floor

LDC Section 2.6.7, Note 1 | North Lamar Boulevard, Oxford, MS | TNB District

Project Name	Beacon View Development
Site Address	1306 North Lamar Boulevard, Oxford, Mississippi
Site Area	1.57 Acres
Zoning District	TNB – Traditional Neighborhood Business
LDC Reference	Section 2.6.7, Note 1 – TNB District Dimensional Standards (first floor residential by Special Exception); see also Section 3.5.5.2.b – Multi-Family Dwellings, Ground Floor; and Section 3.2.4 – Dwelling, Above Non-Residential Uses
Civil Engineer	JM Engineering and Design, LLC – Joey Moore, P.E.
Architect	SOZO Architecture, PLLC – Michael Grey Jones, AIA, LEED AP

PROJECT OVERVIEW

The Beacon View Development is a mixed-use project located at 1306 North Lamar Boulevard in Oxford, Mississippi, on a 1.57-acre site zoned TNB – Traditional Neighborhood Business. The development consists of two four-story mixed-use buildings on a single parcel: Building 1 (Beacon View Condos and Commercial Space) and Building 2 (Riverhills Bank and Condos). Both buildings share on-site parking, utilities, and a common dumpster access.

This application requests approval of a Special Exception to permit five (5) residential condominium units on the first (ground) floor of Building 1, per LDC Section 2.6.7, Note 1.

Rather than locating Building 1's commercial component on the ground floor as is typical of TNB mixed-use buildings, the project relocates that commercial space to the fourth floor. The fourth floor provides approximately 4,853 SF of commercial lease space (Lease Space 1 – 2,255 SF and Lease Space 2 – 2,597 SF), together with an adjoining roof terrace and roof arbor. This relocation is what makes the ground floor available for the five residential units addressed in this application, while preserving the commercial square footage the TNB district's mixed-use pattern is intended to provide.

DESCRIPTION OF SPECIAL EXCEPTION

LDC Section 2.6.7, Note 1 provides: “Upper floor residential permitted by right, first floor residential by special exception. No more than 25% of units may be 4 bedrooms, and no more than 50% may be 1 bedroom or smaller units.” This standard is echoed in Section 3.5.5.2.b, which classifies multi-family dwellings proposed on the ground floor of a mixed-use building in the TNB district as a Special Exception.

This district-specific standard operates alongside the general rule in LDC Section 3.2.4 (Dwelling, Above Non-Residential Uses), which provides that upper floors of commercial buildings may be used for residential purposes if the portion of the ground floor facing the sidewalk or road right-of-way continues to be used or dedicated for business or commercial use, “unless otherwise authorized in the applicable zoning district.” The TNB district's Special Exception process under Section 2.6.7, Note 1 and Section 3.5.5.2.b is that authorization, and because Building 1's commercial square footage has been relocated to the fourth floor rather than the ground floor, this application is the mechanism by which the ground-floor residential units are authorized.

This application requests approval of a Special Exception to permit five (5) residential condominium units on the first floor of Building 1 (Beacon View Condos and Commercial Space), as shown on Sheet A101:

- Units 101, 102, 104, and 105 – 4 three-bedroom condominiums at approximately 1,968 SF each
- Unit 103 – 1 one-bedroom condominium at approximately 1,198 SF

Four-Bedroom Units Proposed on First Floor: 0 units (0%) — well within the 25% threshold of LDC §2.6.7, Note 1.

One-Bedroom (or Smaller) Units Proposed on First Floor: 1 of 5 units (20%) — within the 50% threshold of LDC §2.6.7, Note 1.

The site's combined parking analysis, covering all residential units in Buildings 1 and 2, provides 73 on-site spaces and 45 on-street spaces for a combined total of 118 spaces against a combined project requirement of 121 spaces — a 2.5% shortfall, well within the 25% parking reduction the City of Oxford allows. No additional parking is generated by approval of this Special Exception, as the first-floor units are already accounted for in that combined total.

PUBLIC INTEREST AND HARMONY WITH ORDINANCE INTENT

Per LDC Section 9.3, the Planning Commission may grant a Special Exception upon finding that it is empowered under the cited section to do so and that granting the exception will not adversely affect the public interest, and that the exception is in harmony with the purpose and intent of the ordinance. The following findings support approval:

The TNB district is intended to accommodate a mix of residential and commercial uses in a walkable, traditional-neighborhood pattern. LDC Section 2.6.7, Note 1 expressly contemplates ground-floor residential in the TNB district by Special Exception — this is not a use the ordinance prohibits, but one it channels through additional review to confirm compatibility on a site-specific basis. The development's mixed-use character is preserved: the commercial square footage that would otherwise occupy Building 1's ground floor has not been eliminated, but relocated to the fourth floor, which remains available for lease as commercial space.

The five first-floor units are owner-occupied condominium residences, architecturally integrated with the building's commercial and upper-floor residential components. Building 1's ground floor also retains direct pedestrian access and street-facing entries consistent with the active, pedestrian-oriented character the TNB district is intended to promote along North Lamar Boulevard.

The proposed first-floor unit mix satisfies both numeric standards of LDC Section 2.6.7, Note 1 — zero four-bedroom units (0%, versus a 25% cap) and one one-bedroom unit (20%, versus a 50% cap) — demonstrating the proposal is consistent with the scale and unit-mix limits the City has established for ground-floor residential in this district.

Parking, trash/recycling screening, and site design for the first-floor units are provided as part of the unified Building 1 site design. Approval of this Special Exception will not result in any adverse impact to adjacent properties, traffic, parking, or the surrounding neighborhood.

Granting this Special Exception will not confer any use, density, or privilege beyond what LDC Section 2.6.7, Note 1 and Section 3.5.5.2.b already contemplate for ground-floor residential in mixed-use buildings in this district.

CONCLUSION

The proposed five (5) first-floor residential condominium units in Building 1 of the Beacon View Development satisfy the standards of LDC Section 2.6.7, Note 1 (and the corresponding use classification in Section 3.5.5.2.b) for ground-floor multi-family dwellings by Special Exception: zero percent (0%) of the first-floor units have four bedrooms, and twenty percent (20%) are one-bedroom units, both within the applicable thresholds. We respectfully request the Planning Commission's approval of this Special Exception application.

Please do not hesitate to contact our office with any questions.

Sincerely,

Joey Moore, P.E.
JM Engineering and Design, LLC
Oxford, MS 38655
(662) 801-8803 | jmoore@jmengd.com

SITE DATA TABLE

AREA: 1.57 AC

ZONING: TRADITIONAL NEIGHBORHOOD BUSINESS (TNB)

SETBACKS:
- FRONT: 0' MIN. / 25' MAX.
- SIDE: 10' ON ONE SIDE
- REAR: 25'

BUILDING SUMMARY:

BEACON VIEW (BUILDING 1)
- COMMERCIAL: 4,853 SQ. FT.
- RESIDENTIAL: 12 - 3 BEDROOM CONDOS
  3 - 1 BEDROOM CONDOS

RIVERHILLS (BUILDING 2)
- COMMERCIAL: 13,822 SQ. FT.
- RESIDENTIAL: 6 - 3 BEDROOM UNITS

PARKING SUMMARY

BEACON VIEW (BUILDING 1)

REQUIRED
17 COMMERCIAL
40 RESIDENTIAL
TOTAL: 57 SPACES

RIVERHILLS (BUILDING 2)

REQUIRED
46 COMMERCIAL
18 RESIDENTIAL
TOTAL: 64 SPACES

COMBINED

REQUIRED	PROVIDED
58 ON-SITE	73 ON-SITE
63 ON-STREET	45 ON STREET
TOTAL 121 SPACES	TOTAL 118 SPACES

IMPERVIOUS AREA PROPOSED: 77.3% (52,851.2 SQ. FT.)

NORTH

30 0 30 60

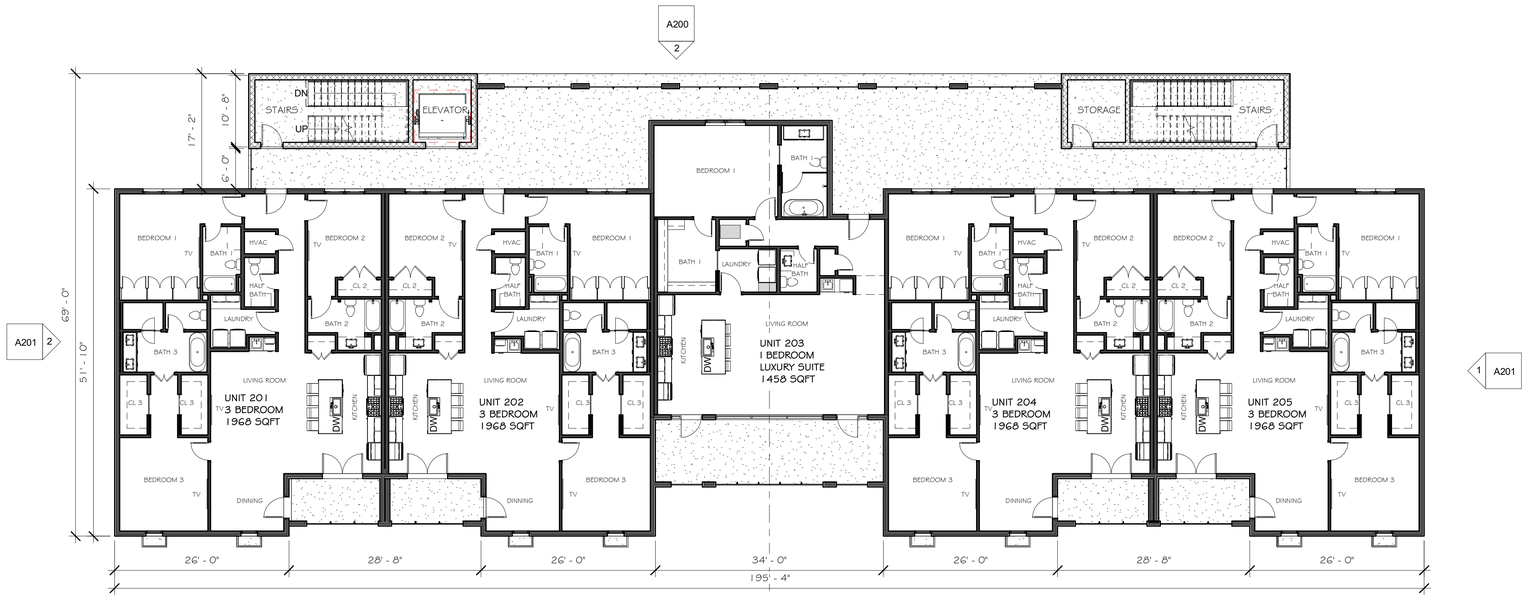
SCALE: 1" = 30'

JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

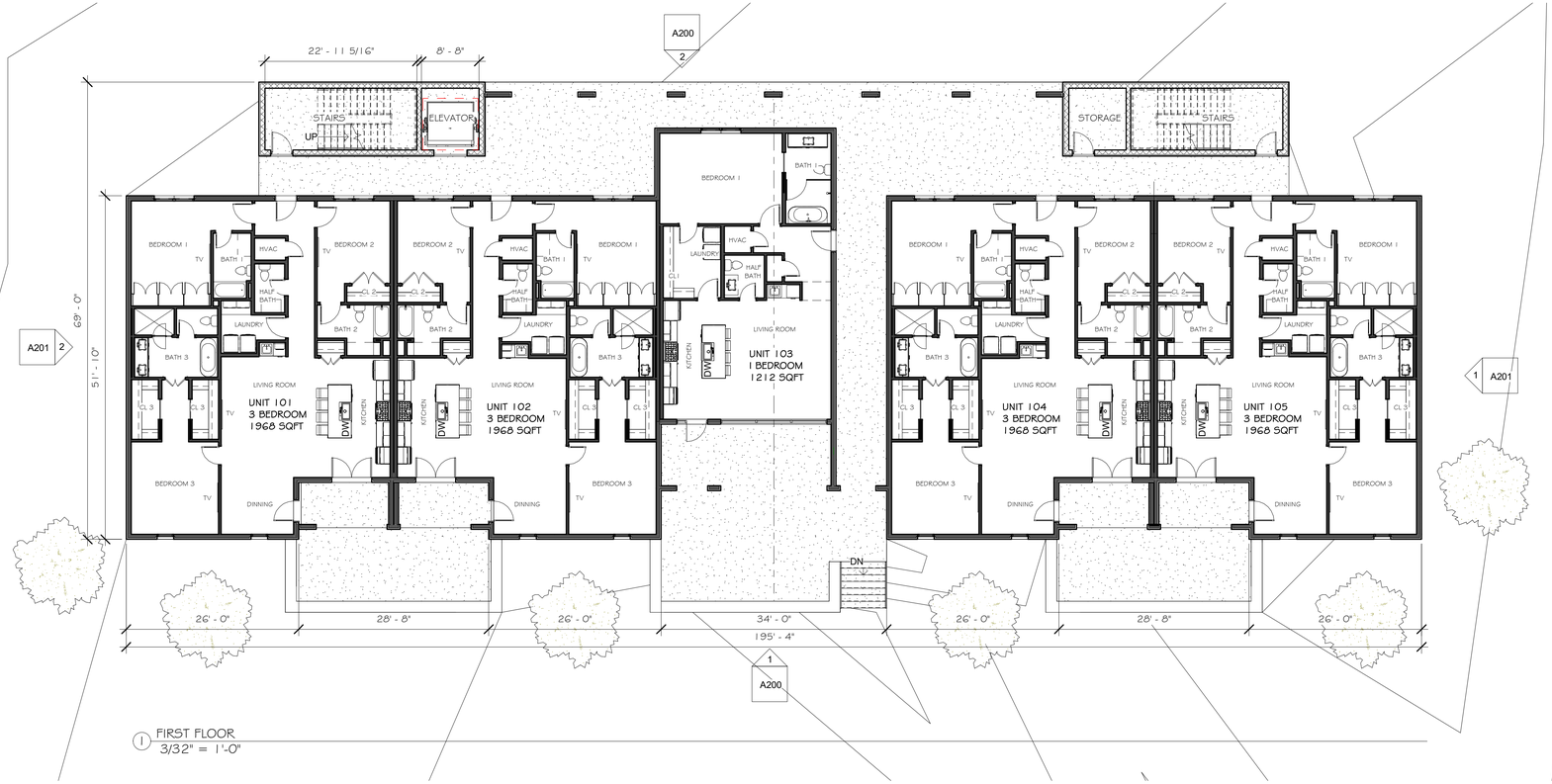
SITE PLAN
BEACON VIEW
NORTH LAMAR BLVD
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	07/01/2025
SCALE	1" = 30'
REVISION	07/08/2026

C-100



2 SECOND FLOOR
3/32" = 1'-0"



1 FIRST FLOOR
3/32" = 1'-0"

BREAKDOWN OF SQFT

IST FLOOR
4- 3 BEDROOM CONDOS 1968 SQFT EACH
1 - 1 BEDROOM CONDO 1198 SQFT

2ND FLOOR
4- 3 BEDROOM CONDOS 1968 SQFT EACH
1 - 1 BEDROOM CONDO 1446 SQFT 2ND FLOOR

3RD FLOOR
4- 3 BEDROOM CONDOS 1968 SQFT EACH
1 - 1 BEDROOM CONDO 1446 SQFT 2ND FLOOR

4TH FLOOR
COMMERCIAL SPACE 4853 SQFT

SOZO ARCHITECTURE STUDIO
MICHAEL GREY JONES, AIA, LEED AP BD+C
76 TUSCAN HILLS DRIVE
OXFORD, MISSISSIPPI 38655

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Michael Grey Jones
2627
Tupelo, MS

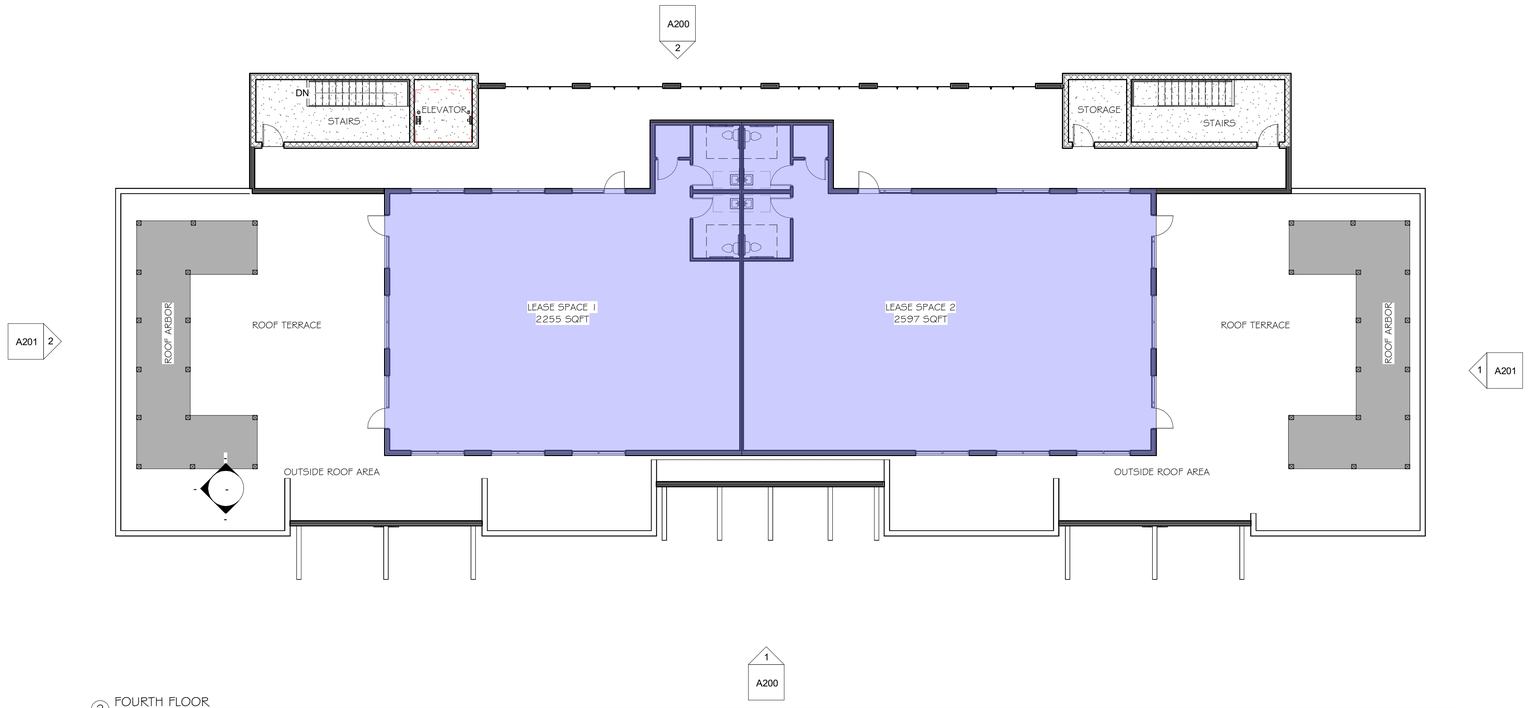
NOT FOR CONSTRUCTION

REVISIONS

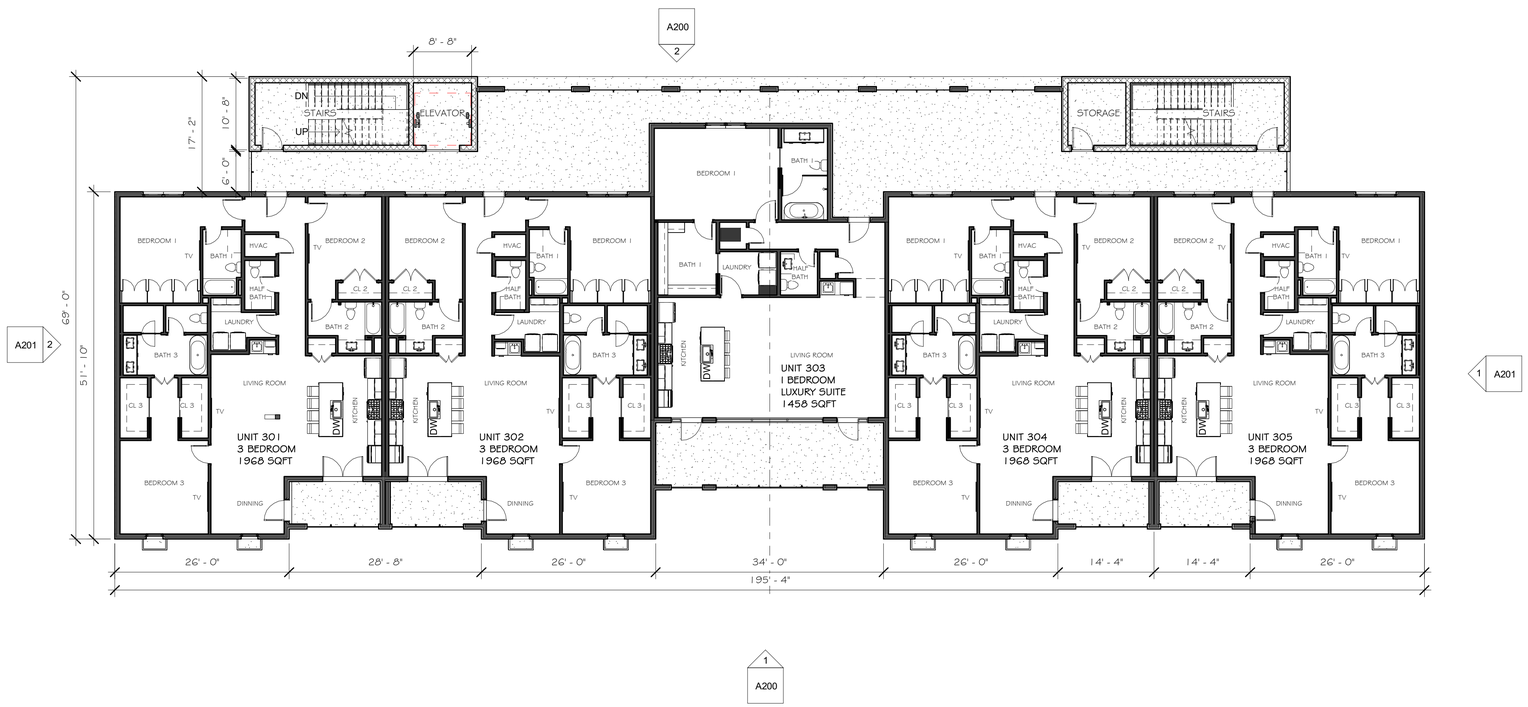
BEACON VIEU
1306 NORTH LAMAR BVLD
OXFORD, MISSISSIPPI

NUMBER: 25008
DATE: MARCH 23, 2026
DRAWN: PMJ
CHECKED: MGJ

A101



② FOURTH FLOOR
3/32" = 1'-0"



① THIRD FLOOR
3/32" = 1'-0"

BREAKDOWN OF SQFT

IST FLOOR
4- 3 BEDROOM CONDOS 1968 SQFT EACH
1 - 1 BEDROOM CONDO 1198 SQFT

2ND FLOOR
4- 3 BEDROOM CONDOS 1968 SQFT EACH
1 - 1 BEDROOM CONDO 1446 SQFT 2ND FLOOR

3RD FLOOR
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1 - 1 BEDROOM CONDO 1446 SQFT 2ND FLOOR

4TH FLOOR
COMMERCIAL SPACE 4853 SQFT

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BEACON VIEU
1306 NORTH LAMAR BVLD
OXFORD, MISSISSIPPI

NUMBER: 25008
DATE: MARCH 23, 2026
DRAWN: PMJ
CHECKED: MGJ

A102

JM ENGINEERING & DESIGN, LLC

Oxford, Mississippi | (662) 801-8803 | jmoore@jmengd.com

APPLICATION FOR VARIANCE

City of Oxford Land Development Code §§ 5.6.2.2–5.6.2.3 — Design Detail / Building Front Treatment

Project:	Beacon Vieu — Condos and Commercial Space
Site Address:	1306 North Lamar Boulevard, Oxford, Lafayette County, Mississippi
Applicant / Engineer of Record:	Joey Moore, P.E. — JM Engineering & Design, LLC
Architect:	Michael Grey Jones, AIA, LEED AP — Sozo Architecture, PLLC
Element Under Review:	Building 1, North End Wall — secondary wall of end-unit bedrooms (Sheet A201, Left Elevation)
Code Section:	UDC §§ 5.6.2.2 – 5.6.2.3, Building Form and Materials, Design Detail

1. Code Provisions at Issue

UDC Section 5.6.2.2 provides:

> *"Walls that can be seen from an arterial or major collector street shall be treated as a building front façade."*

UDC Section 5.6.2.3 provides:

> *"No less than 50% of the horizontal distance of any building front shall be designed with arcades, windows, entrances, awnings, or similar features."*

Building 1's north end wall is a 51'-10" wall, shown as the Left Elevation on Sheet A201. It is a secondary exterior wall of the end-unit bedrooms on that side of the building; those bedrooms receive their required light, ventilation, and emergency egress from windows on the building's front and rear elevations, not from this wall. Even so, its visibility from North Lamar Boulevard, an arterial street, brings it within § 5.6.2.2's front-façade treatment, triggering the § 5.6.2.3 standard requiring windows, arcades, entrances, awnings, or similar features across at least 50% of its horizontal distance (approximately 25'-11"). As designed, the wall is intentionally left substantially blank to serve as the surface for a public mural, and does not meet the 50% fenestration/feature threshold in its current form.

2. Description of Requested Variance

The applicant requests relief from the § 5.6.2.3 fenestration/feature standard, as applied to Building 1's north end wall via § 5.6.2.2, to allow a substantially blank wall surface sized to accommodate a public mural in lieu of windows, arcades, entrances, or awnings across 50% of the wall's horizontal distance. The mural will be designed and submitted to the City of Oxford for review prior to installation, consistent with the public art condition already noted on the project's site plan sheet (A250).

3. Findings Required Under UDC § 9.4.1

9.4.1.1 — Special Conditions Peculiar to the Property

This wall is a secondary exterior wall of the end-unit bedrooms on the north side of the building — those rooms already receive their required light, ventilation, and egress from windows on the building's front and rear elevations, which face the interior of the site. This wall is drawn into § 5.6.2.3's fenestration standard solely because of its incidental visibility from North Lamar Boulevard under § 5.6.2.2, a condition tied to this parcel's position along an arterial street rather than to any functional need for additional openings on that side of the units. Interior-lot buildings in the district whose side walls do not face an arterial or major collector street are not subject to this front-façade standard on any elevation beyond their true front.

9.4.1.2 — Deprivation of Rights Enjoyed by Other Properties

Literal application of § 5.6.2.3 would require punching additional windows, arcades, or awnings into a wall whose bedrooms already have code-compliant light, ventilation, and egress from the front and rear elevations — openings on this wall would serve no functional purpose beyond satisfying the linear-footage standard. Properties elsewhere in the district whose comparable end-unit walls do not happen to face an arterial street are not required to treat those walls as front façades at all. Denying the variance would impose a design burden on this parcel, arising from street position alone, that similarly-programmed buildings elsewhere in the district do not bear.

9.4.1.3 — Conditions Not Self-Created

The wall's visibility from North Lamar Boulevard is a function of the parcel's fixed location and orientation, not a design choice made to avoid the standard. The applicant has, in fact, designed toward the underlying intent of § 5.6.2.3 — avoiding a blank, uninteresting wall along a public street — by proposing a public mural as the architectural treatment for this elevation, in lieu of the specific fenestration mechanism the code describes.

9.4.1.4 — No Special Privilege Conferred

The variance would not exempt this wall from providing visual interest toward North Lamar Boulevard; it substitutes a public art installation, reviewed and approved by the City prior to installation, for the specific window/arcade/awning mechanism described in § 5.6.2.3. No other right denied to similarly situated properties is being sought, and the relief is limited to this one wall.

4. Consistency with the Purpose and Intent of the Code

The intent of §§ 5.6.2.2–5.6.2.3 is to ensure that walls visible from prominent streets contribute positively to the streetscape rather than presenting a blank, uninteresting surface. A mural-scale public art installation directly serves that same purpose — providing visual interest and pedestrian engagement along North Lamar Boulevard — without punching non-functional openings into a wall whose bedrooms already receive code-required light, ventilation, and egress elsewhere. The applicant submits that granting the variance is in harmony with the general purpose of the Land Development Code and will not be injurious to the public welfare.

5. Requested Action

The applicant respectfully requests that the Planning Commission grant a variance from UDC §§ 5.6.2.2–5.6.2.3 for the north end wall of Building 1 at Beacon Vieu, to permit a substantially blank wall surface in conjunction with the proposed public mural, as shown on the attached plans.

Respectfully submitted,

Joey Moore, P.E.

JM Engineering & Design, LLC

1 FRONT ELEVATION
3/32" = 1'-0"

2 REAR ELEVATION
3/32" = 1'-0"

SOZO ARCHITECTURE STUDIO
MICHAEL GREY JONES, AIA, LEED AP BD+C
76 TUSCAN HILLS DRIVE
OXFORD, MISSISSIPPI 38655

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Michael Grey Jones
2627
Tupelo, MS

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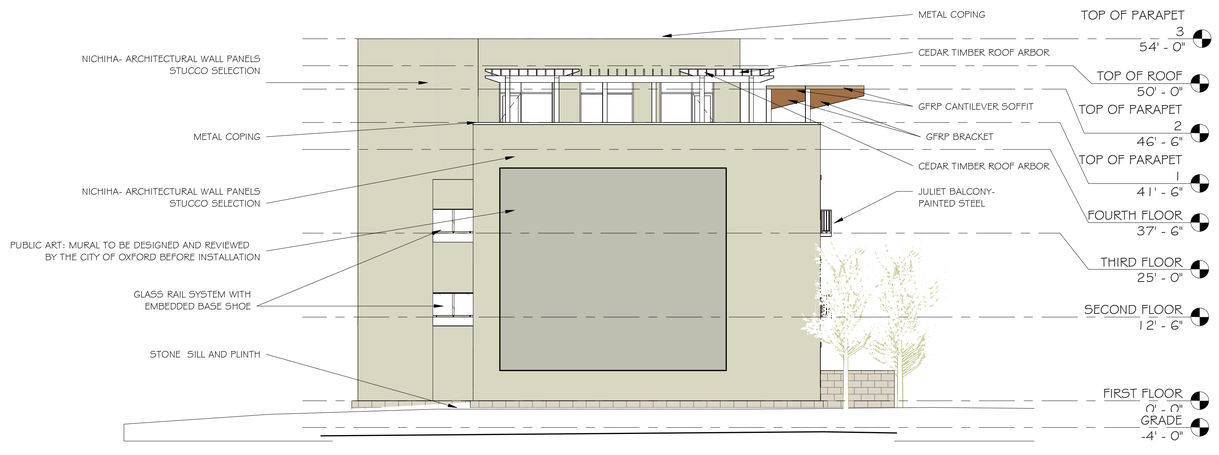
REVISIONS

BEACON VIEU
1306 NORTH LAMAR BVLD
OXFORD, MISSISSIPPI

NUMBER: 25008
DATE: MARCH 23, 2026
DRAWN: PMJ
CHECKED: MGJ

A200

1 RIGHT ELEVATION
3/32" = 1'-0"



2 LEFT ELEVATION
3/32" = 1'-0"

SOZO
ARCHITECTURE
STUDIO

SOZO ARCHITECTURE STUDIO
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OXFORD, MISSISSIPPI

NUMBER: 25008
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DRAWN: PMJ
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A201

SPECIAL EXCEPTION REQUEST:
PUBLIC ART: MURAL TO BE DESIGNED AND REVIEWED
BY THE CITY OF OXFORD BEFORE INSTALLATION

1 3D View 2

SOZO ARCHITECTURE STUDIO
SOZO ARCHITECTURE STUDIO
MICHAEL GREY JONES, AIA, LEED AP BD+C
76 TUSCAN HILLS DRIVE
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Michael Grey Jones
2627
Tupelo, MS

REVISIONS

BEACON VIEU
1306 NORTH LAMAR BVLD
OXFORD, MISSISSIPPI

NUMBER: 25008
DATE: MARCH 23, 2026
DRAWN: PMJ
CHECKED: MGJ

A250

OXFORD
PLANNING
DEPARTMENT

Case 3386

To: Oxford Planning Commission
From: Robert Baxter, AICP; Senior Planner
Date: August 10, 2026

Applicant: Dalton Lincoln
Owner: Same
Request: Preliminary Plat Approval for 'Brewer's Walk'
Location: 3110 Jeff Davis Extended (PPIN #15612)
Zoning: (SR) Suburban Residential

Surrounding Zoning:
North: (TNB) Traditional Neighborhood Business & (SMF) Suburban Multi-Family
East, South& West: (SR) Suburban Residential

Planning Comments: The subject property is +/- 6.0 acres at the corner of Jeff Davis Extended and Kenneth Drive. The applicant is seeking to subdivide the property into 8 residential lots ranging from +/- 0.4 acres to +/- 0.86 acres, in addition to Lot 9 (+/- 1.89 acres) to include the existing house.

The proposed lots meet SR dimensional standards for lot width, frontage, and lot area. No structures are proposed at this time. The applicant has provided a tree survey that indicates some significant and heritage trees to be removed with infrastructure installation, but enough trees are retained so no mitigation is required at this time.

Engineering Comments: This project will subdivide a 6-acre parcel along Jeff Davis Extended into 8 fee simple lots. Each lot will have access to Jeff Davis Extended or Kenneth Drive.

The developer has proposed that the stormwater management requirements for this subdivision be met primarily by lot-specific stormwater management facilities. This is an atypical design approach for a subdivision's stormwater management. Engineering staff is supportive of the approach, but to ensure transparency and compliance by lot owners, lots that will require stormwater management shall be clearly identified on the plat and in the declaration of covenants. Owners of these lots shall be required

to submit a stormwater management plan for review and approval prior to the issuance of any sewer and water taps and permits, including land disturbance.

The construction plan also proposes some interior storm drainage pipes. These pipes will discharge to an existing ditch along Jeff Davis Drive.

Because the stormwater management will be lot-specific, the Engineering Department will approve the Stormwater Management Plan on a lot-by-lot basis for this project. The engineering staff has submitted comments and is awaiting responses to comments and a resubmittal of the plat but does not anticipate any issues that would prevent approval of the plat.

Recommendation: Staff recommends approval of the requested Preliminary Plat for 'Brewer's Walk' with the following conditions:

1. Approval is for the plan as submitted subject to necessary technical changes per the Site Plan Review Committee.

2. Approval of 'Brewer's Walk' by the Mayor and Board of Aldermen.

3. All water and sewer connection fees for each lot must be paid prior to issuance building permits.

4. Certification of the stormwater management facility is required before issuance of certificate of occupancy for each lot.

Cardwell Engineering, PLLC
P.O. Box 187
28301 Highway 15
Walnut, MS 38683
(662) 223-0525
shane@cardwellengr.com

April 10, 2026

Mr. Ben Requet, AICP
Director of Planning
City of Oxford
107 Courthouse Square
Oxford, MS 38655

RE: Brewer's Walk Subdivision (4.00-Acre Tract)
8-Lot Residential Subdivision Development

Mr. Requet,

Please consider the following our project narrative for the Preliminary Plat Submittal:

General:

The proposed development is an 8-lot residential subdivision of a 4.00-acre tract owned by Brett Beard Brewer of 8878 Setch Cove, Bartlett, TN 38133. The tract is located in the NW1/4 of Section 33, Township 8 South, Range 3 West, City of Oxford, Lafeyette County, Mississippi. The tract is an existing outparcel of the overall parent tract which was formerly the home of former Ole Miss Football Coach, Mr. Billy Brewer.

The 4-acre tract will be subdivided into eight (8) single-family fee simple lots ranging from 0.40 acre to 0.86-acre. There will not be any public streets to be constructed as each of the proposed lots will have right-of-way access to either Kenneth Drive or Jeff Davis Drive Extended. There will be new water main and sewer main extensions to serve this development.

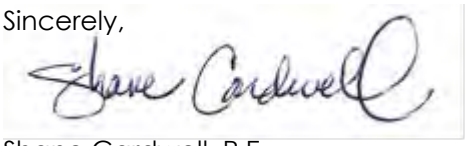
Driveway aprons will be constructed as part of the initial infrastructure for each of the eight (8) lots. Each driveway apron will be concrete and will have pedestrian ramps constructed at each end. There is an existing sidewalk along Kenneth Drive that will be salvaged along most of the subdivision's frontage and a new sidewalk will be constructed along the subdivision's entire length along Jeff Davis Drive Extended. Each individual lot owner will extend their driveways to their homes and garages. Each lot owner will also be responsible for constructing their own storm water detention infrastructure capable of reducing post-development flows to a pre-developed condition based on an initial curve number of 58 (50% grass, 50% wooded, HSG B) and a minimum time of concentration of 5 minutes. The detention systems shall be evaluated individually on their own merit based on the final house plan and hardscape designed for the lot. Each detention system shall be designed by a licensed engineer in the state of Mississippi and shall be submitted to the city for review as part of the building permit application process.

Once final grading and the proposed infrastructure is installed, all disturbed areas of the site will be permanently seeded or sodded. There are no tree mitigation requirements for this site, as there were enough salvaged Heritage and Significant trees to offset any mitigiation requirements. Actually, the tree mitigation plan indicates that approximately 20 2-inch caliper trees are credited based on the proposed salvaged trees.

A landscape plan is provided for the development mainly consisting of street trees along both Kenneth Drive and Jeff Davis Drive Extended. A photometric plan has not been development for this site since these streets are currently existing. There are some power poles with lights along Jeff Davis Drive Extended, but no overhead electric exists along Kenneth Drive at the subject site and street lighting is not present. It is intended that underground electric will be installed to serve these lots which will be coordinated with Oxford Utilities or NEMEPA as needed.

If there are any questions about the proposed development, please do not hesitate to contact me at the phone number or email address noted.

Sincerely,



Shane Cardwell, P.E.
Cardwell Engineering, PLLC

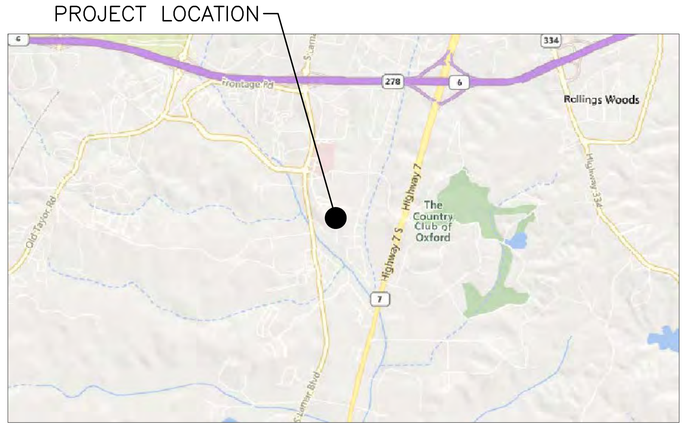
Encl: None

CONSTRUCTION DRAWINGS

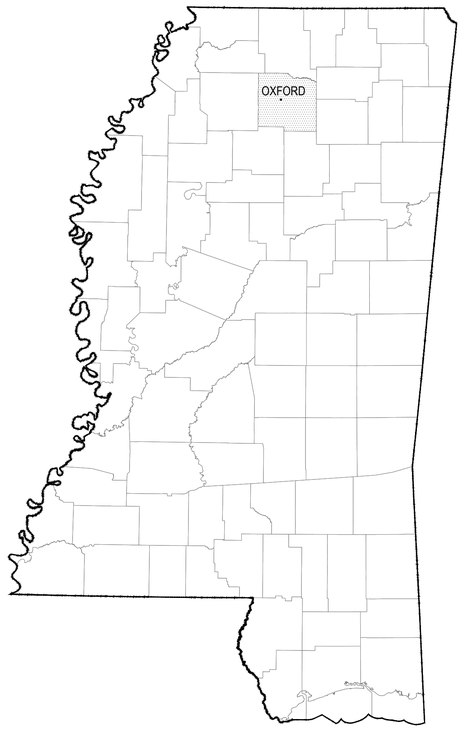
FOR

BREWER'S WALK SUBDIVISION

OXFORD, MISSISSIPPI



VICINITY MAP
N.T.S.



INDEX OF DRAWINGS

CIVIL

FP-1	FINAL SUBDIVISION PLAT
FP-2	SUBDIVISION CERTIFICATE SHEET
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C102	SITE LOCATION MAPS
C103	SITE PLAN
C104	AERIAL IMAGERY & EXISTING CONDITIONS
C105	EXISTING TOPOGRAPHY
C106	TREE SURVEY
C107	EROSION CONTROL PLAN
C107.1	CBMPP NOTES
C107.2	ECP DETAILS
C108	UTILITY PLAN - WATER
C109	UTILITY PLAN - SEWER
C110	GRADING PLAN
C111	STORM DRAINAGE PLAN
C112	COMPLETE STREETS PLAN
C401	SEWER PROFILES
C501-C506	DETAILS

OWNER/DEVELOPER

BREWER'S WALK LLC
DALTON LINCOLN, MANAGER
3110 JEFF DAVIS DRIVE EXT.
OXFORD, MS 38655

CARDWELL ENGINEERING, PLLC
P.O. BOX 187
28301 Highway 15
WALNUT, MS 38683
shane@cardwellengr.com
662.223.0525

ISSUE FOR PERMIT SET (IFP) v2

07/20/2026

MICHAEL SHANE CARDWELL, P.E.
July 20, 2026

ISSUED FOR BIDDING: __/__/____
ISSUED FOR CONSTRUCTION: __/__/____

CE PROJ. NO.: 25016
C:\Users\User\OneDrive - cardwellengr.com\CE PROJECTS\25016 Lincoln_Dalton\CIVIL\CAD\DWG\SHEET_COVER.dwg

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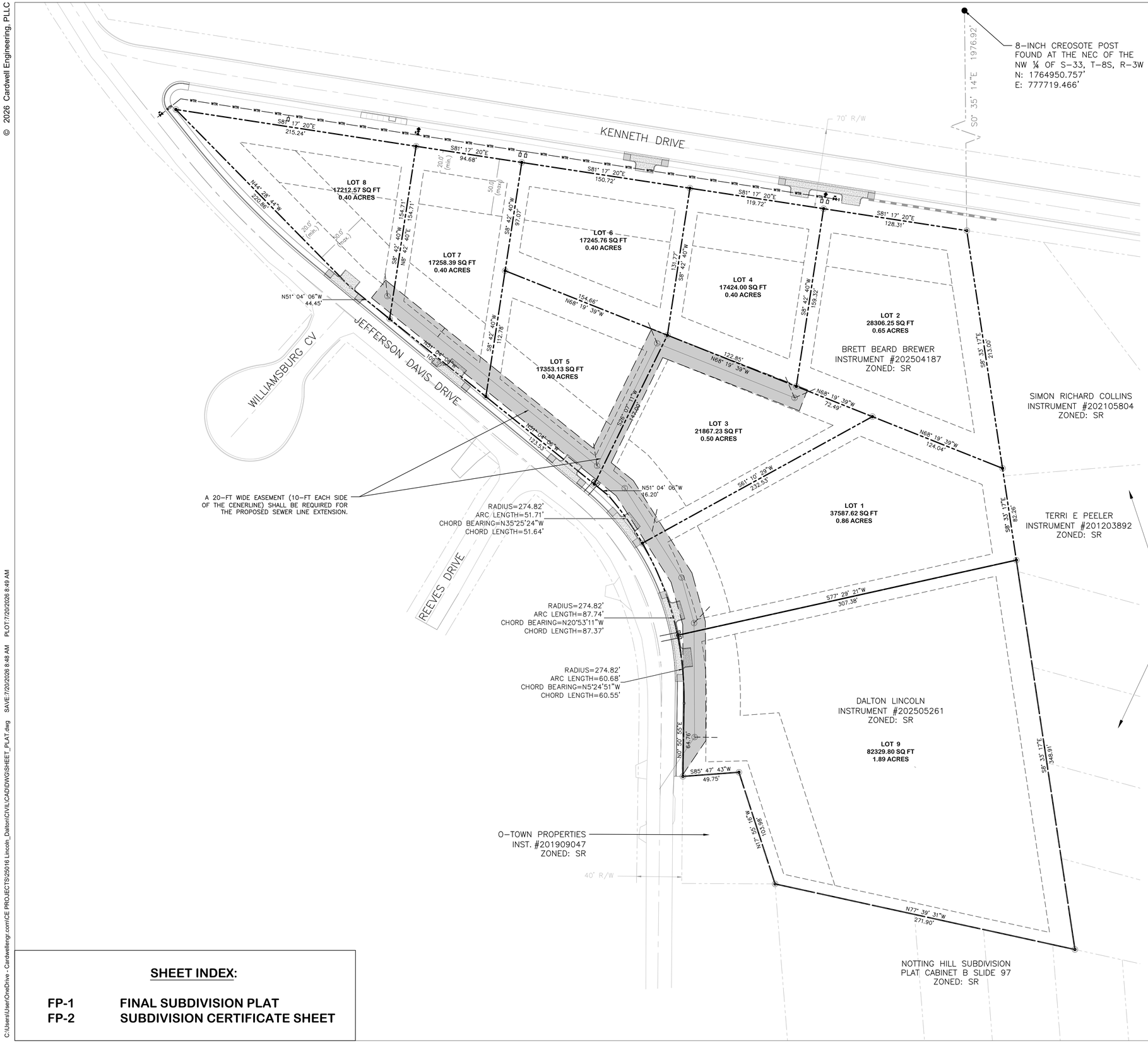

LEGEND

- BOUNDARY CORNERS
- PROPERTY LINE BOUNDARY
- SETBACK LINE
- ADJOINER PROPERTY LINE
- RETAINING WALL
- PROPOSED HOME

NOTE:
ALL PROPERTY CORNERS ARE 1/2" CAPPED IRON PINS UNLESS NOTED OTHERWISE

ALL LOT CORNERS ARE 1/2" REBARS(PS #36916) SET UNLESS NOTED OTHERWISE. REFER TO SHEET FP-1 FOR PHASE 2 BOUNDARY CORNER MONUMENTS.

BREWER'S WALK SUBDIVISION

THIS PROPERTY IS ZONED SUBURBAN RESIDENTIAL (SR).

MINIMUM LOT SIZE 7,200 SF.

FRONT BUILD-TO LINE:	20'/50' (MIN./MAX.)
REAR YARD SETBACK:	20'
SIDE YARD SETBACK:	10'
SIDE SETBACK (CORNER LOT):	10'/15' (MIN./MAX.)

SETBACKS SHALL ALSO SERVE AS UTILITY EASEMENTS.

MAXIMUM STRUCTURE HEIGHT = 38' (MAX.)

SHEET INDEX:

FP-1	FINAL SUBDIVISION PLAT
FP-2	SUBDIVISION CERTIFICATE SHEET

CARDWELL Engineering, PLLC
P.O. Box 187 (561 Main St)
Walnut, MS 38683
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shane@cardwellengr.com

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PROJECT NUMBER	DATE	DRAWN BY
CE #25016	July 15, 2026	MSC

REVISIONS	
NO.	DATE

BREWER'S WALK SUBDIVISION
OXFORD, MS

BREWER'S WALK LLC
3110 JEFF DAVIS DR EXT
OXFORD, MS 38655

RICHARD SHANE CARDWELL
LICENSED PROFESSIONAL ENGINEER
20243
STATE OF MISSISSIPPI

FINAL SUBDIVISION PLAT

FP-1

ISSUE FOR PERMIT SET: 07/15/2026

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FP-2 SUBDIVISION CERTIFICATE SHEET

PROPERTY DESCRIPTION(S) - BREWER'S WALK SUBDIVISION

TRACT 1 - 4.00 ACRES, MORE OR LESS (BRETT BEARD BREWER, INST 202504187)

SITUATED IN THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 8 SOUTH, RANGE 3 WEST LAFAYETTE COUNTY, MISSISSIPPI, DESCRIBED AS FOLLOWS USING NAD 83 MISSISSIPPI GRID EAST (ZONE 2301) BEARINGS AND DISTANCES, A COMBINED SCALE FACTOR OF 0.99998319 AND A CONVERGENCE ANGLE OF N00°23'16"E, AT THE COMMENCING POINT. GRID COORDINATES WERE DERIVED FROM THE NATIONAL GEODETIC SURVEY'S ONLINE USER POSITIONING SERVICE.

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST ¼ OF SECTION 33, TOWNSHIP 8 SOUTH, RANGE 3 WEST, LAFAYETTE COUNTY, MISSISSIPPI, CHICKASAW MERIDIAN, SAID POINT BEING A 8–INCH CREOSOTE POST, AS REFERENCED IN INSTRUMENT NUMBER 202309310 AT THE LAFAYETTE COUNTY CHANCERY CLERK OFFICE AND HAVING COORDINATES OF N: 1764950.757 FEET AND E: 777719.466 FEET; THENCE RUN S 0° 35' 14" E FOR A DISTACE OF 1976.92 FEET TO ½" IRON PIN FOUND ON THE SOUTH RIGHT OF WAY LINE OF KENNEDY DRIVE FOR THE TRUE POINT OF BEGINNING, SAID POINT BEING THE NORTHWEST CORNER OF NOTTING HILL SUBDIVISION PHASE 1 AS RECORDED IN IN PLAT CABINET B SLIDE 97 AT THE LAFAYETTE COUNTY CHANCERY CLERK OFFICE AND HAVING COORDINATES OF N: 1762973.94 FEET AND E: 777739.73 FEET; THENCE RUN S 8° 33' 17" E FOR A DISTANCE OF 295.26 FEET TO A ½" IRON PIN FOUND; THENCE RUN S 77° 29' 21" W FOR A DISTANCE OF 307.38 FEET TO A ½" IRON PIN FOUND ON THE EAST RIGHT OF WAY LINE OF JEFFERSON DAVIS DRIVE; THENCE RUN ALONG THE EAST RIGHT OF WAY LINE OF JEFFERSON DAVIS DRIVE THE FOLLOWING CALLS: RUN ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 274.82 FEET FOR A DISTANCE OF 139.45 FEET, HAVING A CHORD BEARING OF N 26° 16' 37" W AND A CHORD LENGTH OF 137.96 FEET, N 51° 04' 06' W FOR A DISTANCE OF 293.76 FEET, N 44° 28' 44" W FOR A DISTANCE OF 220.86 FEET TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF JEFFERSON DAVIS DRIVE AND THE SOUTH RIGHT OF WAY LINE OF KENNEDY DRIVE; THENCE RUN S 81° 17' 20" E ALONG THE SOUTH RIGHT OF WAY LINE OF KENNEDY DRIVE FOR A DISTANCE OF 708.67 FEET TO THE TRUE POINT OF BEGINNING. CONTAINING 4.00 ACRES, MORE OR LESS.

TRACT 2 - 1.89 ACRES, MORE OR LESS (DALTON LINCOLN, INST #202505261)

SITUATED IN THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 8 SOUTH, RANGE 3 WEST LAFAYETTE COUNTY, MISSISSIPPI, DESCRIBED AS FOLLOWS USING NAD 83 MISSISSIPPI GRID EAST (ZONE 2301) BEARINGS AND DISTANCES, A COMBINED SCALE FACTOR OF 0.99998319 AND A CONVERGENCE ANGLE OF N00°23'16"E, AT THE COMMENCING POINT. GRID COORDINATES WERE DERIVED FROM THE NATIONAL GEODETIC SURVEY'S ONLINE USER POSITIONING SERVICE.

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST ¼ OF SECTION 33, TOWNSHIP 8 SOUTH, RANGE 3 WEST, LAFAYETTE COUNTY, MISSISSIPPI, CHICKASAW MERIDIAN, SAID POINT BEING A 8–INCH CREOSOTE POST, AS REFERENCED IN INSTRUMENT NUMBER 202309310 AT THE LAFAYETTE COUNTY CHANCERY CLERK OFFICE AND HAVING COORDINATES OF N: 1764950.757 FEET AND E: 777719.466 FEET; THENCE RUN S 0° 35' 14" E FOR A DISTACE OF 1976.92 FEET TO ½" IRON PIN FOUND ON THE SOUTH RIGHT OF WAY LINE OF KENNEDY DRIVE, SAID POINT BEING THE NORTHWEST CORNER OF NOTTING HILL SUBDIVISION PHASE 1 AS RECORDED IN IN PLAT CABINET B SLIDE 97 AT THE LAFAYETTE COUNTY CHANCERY CLERK OFFICE AND HAVING COORDINATES OF N: 1762973.94 FEET AND E: 777739.73 FEET; THENCE RUN S 8° 33' 17" E FOR A DISTANCE OF 295.26 FEET TO A ½" IRON PIN FOUND FOR THE POINT OF BEGINNING; THENCE CONTINUE S 8° 33' 17" E FOR A DISTANCE OF 295.26 FEET TO A ½" IRON PIN FOUND; THENCE RUN N 77° 39' 31" W FOR A DISTANCE OF 271.90 TO A ½" IRON PIN FOUND; THENCE RUN N 17° 55' 16" W FOR A DISTANCE OF 103.98 FEET TO A ½" IRON PIN FOUND; THENCE RUN S 85° 47' 43.2" W FOR A DISTANCE OF 49.75 FEET TO A ½" IRON PIN FOUND ON THE EAST RIGHT OF WAY LINE OF JEFFERSON DAVIS DRIVE; THENCE RUN ALONG THE EAST RIGHT OF WAY LINE OF JEFFERSON DAVIS DRIVE THE FOLLOWING CALLS: N 00° 50' 55" E FOR A DISTANCE OF 64.76; RUN ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 274.82 FEET FOR A DISTANCE OF 60.68 FEET, HAVING A CHORD BEARING OFN 05° 24' 51" W AND A CHORD LENGTH OF 60.55 FEET; THENCE LEAVING THE EAST RIGHT OF WAY LINE OF JEFFERSON DAVIS DRIVE RUN N 77° 29' 21" E A DISTANCE OF 307.38 FEET TO THE POINT OF BEGINNING. CONTAINING 1.89 ACRES, MORE OR LESS.

DEDICATION OF UTILITY EASEMENTS

THE UNDERSIGNED OWNER OF BREWER'S WALK SUBDIVISION, AS SHOWN ON THE FOREGOING PLAT, DOES BY THIS INSTRUMENT CONVEY TO THE CITY OF OXFORD, MISSISSIPPI, ALONG WITH THE RIGHT OF INGRESS AND EGRESS, ALL UTILITY EASEMENTS TO BE USED BY THE CITY OF OXFORD, MISSISSIPPI FOR PROVIDING PUBLIC SERVICES.

IT IS UNDERSTOOD AND AGREED THAT THE CITY OF OXFORD IS HELD HARMLESS FROM THE LIABILITY OR PAYMENT OF COMPENSATION TO THE ABUTTING PROPERTY OWNERS, OR ENTITY DERIVING THEREFROM, FOR DAMAGES RESULTING FROM UTILITY LINE FAILURES OR DAMAGES TO IMPROVEMENTS WITHIN THE AFOREMENTIONED EASEMENTS, UP TO, BUT NOT LIMITED TO, BUILDINGS, LIGHT FIXTURES, MAIL BOXES, ORNAMENTAL LANDSCAPING, TURF GRASS, FENCES, ALONG WITH PRIVATE ROAD AND PARKING LOT SURFACES, CURBS AND GUTTERS, AS A RESULT OF INGRESS, EGRESS AND THE INSTALLATION, MAINTENANCE OR REPLACEMENT OF UTILITY LINES.

IT IS FARTHER UNDERSTOOD THAT THE ELEVATION OF ANY STRUCTURE CONSTRUCTED ON A LOT SHALL BE SUCH THAT THE MINIMUM SLOPE, PER THE PREVAILING CODE REQUIREMENTS FOR THE HORIZONTAL SEWER DRAINS, IS MAINTAINED BETWEEN THE STRUCTURE AND THE POINT OF CONNECTION TO THE PUBLIC SANITARY SEWER COLLECTION SYSTEM.

SURVEY NOTES

1. THIS PROPERTY AND ADJOINERS HAS A LAND USE CLASSIFICATION OF SR–SUBURBAN RESIDENTIAL.
2. THIS SURVEY IS CLASSIFIED AS A CLASS "B" SURVEY.
3. SCALE FACTORS AND CONVERGENCE ANGLE WERE DERIVED AT THE COMMENCING POINT.–N:1764950.757' E:777719.466' EL:423.86 DESCRIPTION:8" CREOSOTE POST
   HORIZONTAL DATUM: NAD 83 MS EAST (ZONE 2301)
   VERTICAL DATUM– NAVD 88
   POINT SCALE FACTOR: 0.99999925 COMBINED SCALE FACTOR: 0.99998319
   CONVERGENCE ANGLE: N0°23'16"E
   GRID COORDINATES WERE DERIVED FROM OPUS SOLUTION
4. SUBJECT TO ANY OTHER RECORDED, UNRECORDED, OR MIS–INDEXED INSTRUMENT OR FACT WHICH WOULD BE DISCLOSED BY A THOROUGH TITLE EXAMINATION AND FURTHER SUBJECT TO ALL TAXES, ANY PRIOR MINERAL RESERVATIONS, UTILITIES, RIGHT–OF–WAY, EASEMENTS, OR SERVITUDES ON, OVER, ACROSS, UNDER, OR ABOVE SUBJECT PROPERTY.
5. DATE OF FIELD SURVEY: NOVEMBER 13, 2025.
6. REFERENCE MATERIAL:
   PLAT OF NOTTING HILL SUBDIVISION– PHASE 1: PLAT CABINET B SLIDE 97
   INSTRUMENT # 202505261
   INSTRUMENT # 202504187
   INSTRUMENT # 202509006
   INSTRUMENT # 201909047
7. I, CHAD LEE BENJAMIN, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE REQUEST OF BREWER'S WALK LLC, I HAVE SUBDIVIDED AND PLATTED THE HEREIN DESCRIBED PROPERTY WHICH WAS SURVEYED ORIGINALLY BY ROBERT MATTHEW SEALY, NORTH MISSISSIPPI SURVEYING, LLC, 147 COUNTY ROAD 415, OXFORD, MS 38655 (662.816.1285) ON THE 10TH DAY OF APRIL, 2025.
8. ALL LOT CORNERS ARE 1/2" REBAR (CAPPED; PS 36916) SET UNLESS NOTED OTHERWISE.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE WITHIN PLAT OF BREWER'S WALK IN LAFAYETTE COUNTY, MISSISSIPPI, IS A TRUE AND CORRECT REPRESENTATION OF SAID SUBDIVISION AND THAT I SIGNED AND DELIVERED IT AS MY OWN ACT AND DEED.

_____ _____
DATE OF EXECUTION

_____
CHAD LEE BENJAMIN, PLS
NO. 36916, MISSISSIPPI

ENGINEER'S CERTIFICATE

I CERTIFY THAT THE WITHIN PLAT OF BREWER'S WALK IS IN CONFORMANCE WITH THE DESIGN REQUIREMENTS OF THE SUBDIVISION REGULATIONS AND SPECIFIC CONDITIONS IMPOSED ON THIS DEVELOPMENT, AND TAKES INTO ACCOUNT ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS.

_____
DATE OF EXECUTION

_____
MICHAEL SHANE CARDWELL, P.E.
NO. 20243, MISSISSIPPI

CITY OF OXFORD PLANNING COMMISSION APPROVAL

CITY OF OXFORD
STATE OF MISSISSIPPI

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY OF OXFORD PLANNING COMMISSION.

_____ _____
DATE OF EXECUTION

_____
JR RIGBY, CHAIRMAN
CITY OF OXFORD PLANNING COMMISSION

CITY ENGINEER'S CERTIFICATE

I CERTIFY THAT (DEVELOPER) HAS COMPLIED WITH ONE OF THE FOLLOWING ALTERNATIVES FOR BREWER'S WALK SUBDIVISION:

1. ALL IMPROVEMENTS HAVE BEEN INSTALLED BY THE SUB–DIVIDER IN ACCORDANCE WITH THE REQUIREMENTS OF THESE REGULATIONS AND WITH THE ACTION OF THE BOARD OF ALDERMEN, GIVING APPROVAL OF THE FINAL PLAT, AND ACCEPTING MAINTENANCE OF UTILITIES AND STREETS.
2. A BOND OR CERTIFIED CHECK HAS BEEN POSTED BY THE SUB–DIVIDER WHICH IS AVAILABLE TO THE CITY IN A SUFFICIENT AMOUNT TO ENSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS.

_____ _____
DATE OF EXECUTION

_____
JOHN CRAWLEY, P.E.
CITY ENGINEER CITY OF OXFORD

CITY OF OXFORD BOARD OF ALDERMEN APPROVAL

CITY OF OXFORD
COUNTY OF LAFAYETTE
STATE OF MISSISSIPPI

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY OF OXFORD, BOARD OF ALDERMEN.

_____
DATE OF EXECUTION

_____
ROBYN TANNEHILL
MAYOR, CITY OF OXFORD

RESTRICTIVE COVENANTS

RECORDED IN INSTRUMENT NUMBER _____, OF LAND RECORDS IN THE CHANCERY CLERK'S OFFICE OF LAFAYETTE COUNTY, MISSISSIPPI.

OWNER'S CERTIFICATE

I, DALTON LINCOLN, AS MANAGER OF BREWER'S WALK LLC, BEING THE OWNER OF THE TRACT OF LAND HEREIN DESCRIBED, CERTIFY THAT WE DID CAUSE SAID LAND TO BE SUBDIVIDED AND PLATTED, AS SHOWN ON THE ATTACHED PLAT OF BREWER'S WALK SUBDIVISION, AND THE STREETS ARE DEDICATED TO THE USE OF THE PUBLIC FOREVER. STREETS ARE HEREBY DEDICATED TO THE USE BY THE THE PUBLIC AND/OR PRIVATE UTILITY COMPANIES WHICH SERVE THIS SUBDIVISION, SUBJECT TO THE REGULATIONS OF AND APPROVAL BY THE BOARD OF ALDERMEN OF OXFORD, MISSISSIPPI. UTILITY EASEMENTS ARE ALSO DEDICATED TO THE PUBLIC AND/OR PRIVATE UTILITY COMPANIES WHICH SERVE THIS SUBDIVISION. SUCH SUBDIVISION AND DEDICATION IS THE OWNER'S OWN ACT AND DEED OF THEIR OWN FREE WILL.

_____
DATE OF EXECUTION

_____
DALTON LINCOLN
BREWER'S WALK LLC
3110 JEFF DAVIS DR EXT.
OXFORD, MS 38655

NOTARY'S ACKNOWLEDGEMENT OF OWNER'S SIGNATURE

STATE OF MISSISSIPPI
COUNTY OF LAFAYETTE

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE STATE AND COUNTY AFORESAID, THE WITHIN NAMED DALTON LINCOLN, IN THE CAPACITY AS MANAGER OF _____, A MISSISSIPPI LIMITED LIABILITY COMPANY, WHO ACKNOWLEDGED THAT HE EXECUTED AND DELIVERED THE ABOVE AND FOREGOING OWNER'S CERTIFICATE, ON BEHALF OF SAID LIMITED LIABILITY COMPANY, ON THE DATED AND IN THE YEAR THERIN MENTIONED, FOR THE CONSIDERATION THEREIN RECITED, FIRST BEING AUTHORIZED TO DO SO.

WITNESS MY HAND AND OFFICIAL SEAL THIS THE _____ DAY OF _____, 20_____.

_____ _____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES

CERTIFICATE OF RECORDING

I, MIKE ROBERTS, CHANCERY CLERK IN AND FOR SAID CONTY AND STATE, HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECROD IN MY OFFICE AT _____ O'CLOCK ON THE _____ DAY OF _____, 20_____, AND WAS DULY RECORDED IN PLAT CABINET _____, SLIDE _____.

WITNESS MY HAND AND OFFICIAL SEAL THIS THE _____ DAY OF _____, 20_____.

_____
MIKE ROBERTS
CHANCERY CLERK

ISSUE FOR PERMIT SET: 07/15/2026

CARDWELL Engineering, PLLC
P.O. Box 187 (561 Main St)
Walnut, MS 38683
(662) 223-0525
shane@cardwellengr.com

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PROJECT NUMBER CE #25016 | DATE July 15, 2026 | DRAWN BY MSC

REVISIONS

NO.	DATE

BREWER'S WALK SUBDIVISION
OXFORD, MS

BREWER'S WALK LLC
3110 JEFF DAVIS DR EXT
OXFORD, MS 38655

MICHAEL SHANE CARDWELL LICENSED PROFESSIONAL ENGINEER 20243 STATE OF MISSISSIPPI

SUBDIVISION CERTIFICATE SHEET

FP-2

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GENERAL PROJECT NOTES AND CONSTRUCTION SPECIFICATIONS

OWNER/DEVELOPER INFORMATION

OWNER/DEVELOPER:	BREWER'S WALK LLC
CONTACT PERSON:	DALTON LINCOLN, MANAGER
CONTACT ADDRESS:	3110 JEFF DAVIS DRIVE EXT.
	OXFORD, MS 38655
CONTACT PHONE:	662.210.2220

SUBJECT PROPERTY INFORMATION

TAX PARCEL ID NO.:	138M-33-015.00
PPIN:	15612
SUBJECT PROPERTY DEED:	WR. 18 PG. 297
PROTECTIVE COVENANTS:	T.B.D.
CURRENT ZONING DISTRICTS:	SR SUBURBAN RESIDENTIAL

BUILDING SETBACKS and UTILITY EASEMENTS

BUILDING SETBACKS SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE ON THE PLAT:

a. FRONT – SR 20/50 FEET
b. REAR – SR 20 FEET
c. SIDE – SR 10 FEET

UTILITY EASEMENTS:

a. EXISTING EASEMENTS ARE AS SHOWN OR NOTED ON THE PLANS.
b. PROPOSED EASEMENTS ARE AS SHOWN OR NOTED ON THE PLANS.

UTILITY AND EMERGENCY CONTACT INFORMATION

UTILITY SERVICES

OXFORD UTILITIES
300 MCELROY DRIVE, P.O. BOX 827
OXFORD, MS 38655
662-232-2373

CONTACT(S): ROB NEELY, GENERAL MANAGER
RNEELY@OXFORDMS.NET

ENVIRONMENTAL SERVICES (SOLID WASTE)

SOLID WASTE DEPARTMENT
CITY OF OXFORD
107 COURTHOUSE SQUARE
OXFORD, MS 38655

CONTACT(S): AMBERLYN LILES, DIRECTOR
662-232-2359
AMBERLYN@OXFORDMS.NET

ENGINEERING (STREETS, WATER, & SEWER)

ENGINEERING DEPARTMENT
CITY OF OXFORD
107 COURTHOUSE SQUARE
OXFORD, MS 38655

CONTACT(S): JOHN CRAWLEY, P.E., CITY ENGINEER
662-232-2306
JOHN@OXFORDMS.NET

PLANNING

PLANNING DEPARTMENT
CITY OF OXFORD
107 COURTHOUSE SQUARE
OXFORD, MS 38655

CONTACT(S): BEN REQUET, DIRECTOR OF PLANNING
662-232-2305
BJREQUET@OXFORDMS.NET

BUILDING DEPARTMENT

BUILDING & INSPECTION DEPARTMENT
CITY OF OXFORD
107 COURTHOUSE SQUARE
OXFORD, MS 38655

CONTACT(S): JOHNATHAN MIZELL, BUILDING OFFICIAL
662-232-2324
JOHNATHAN@OXFORDMS.NET

FIRE DEPARTMENT

OXFORD FIRE DEPARTMENT
P.O. BOX 863
OXFORD, MS 38655

CONTACT(S): JOEY GARDNER, FIRE CHIEF
662-232-2411
JGARDNER@OXFORDMS.NET

WILLIAM STEWART, INSPECTOR/PUBLIC EDUCATOR
662-232-2408
OFDINSPECTION2@OXFORDMS.NET

POLICE DEPARTMENT

CITY OF OXFORD POLICE DEPARTMENT
715 MOLLY BARR ROAD
OXFORD, MS 38655

CONTACT(S): JEFF MCCUTCHEN, CHIEF OF POLICE
662-234-2400
JMCCUTCHEN@OXFORDPOLICE.NET

DAVID SABIN, CODE ENFORCEMENT OFFICER
662-816-4946
DSABIN@OXFORDPOLICE.NET

MISSISSIPPI 811, INC.

MISSISSIPPI 811, INC.
5258 CEDAR PARK DRIVE
SUITE H
JACKSON, MS 39206

LOCATE REQUESTS: 811 OR (800)227-6477
ONLINE ELOCATE: HTTP://GEOCALL.MS811.ORG/GEOCALL/PORTAL/

811 Know what's below. Call before you dig.

GENERAL NOTES

1. THE SUBJECT PROPERTY IS A FRACTION OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 8 SOUTH, RANGE 3 WEST, LAFAYETTE COUNTY, MISSISSIPPI. THE SUBJECT PROPERTY CONTAINS 4.00 ACRES MORE OR LESS.
2. THE CONTRACTOR SHALL CHECK ALL EXISTING CONDITIONS, (i.e., INVERTS, UTILITY ROUTINGS, UTILITY CROSSINGS, AND DIMENSIONS) IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES TO THE ENGINEER.
3. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL CALL MISSISSIPPI ONE CALL (811) 72 HOURS PRIOR TO PROCEEDING WITH ANY EXCAVATION.
4. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND RECEIVE APPROVAL WHERE NECESSARY BEFORE CONSTRUCTION.
5. EXISTING PAVEMENT OF PUBLIC ROADWAYS SHALL BE PATCHED IN ACCORDANCE WITH THE CITY OF OXFORD STANDARDS WHEREVER UTILITY INSTALLATION REQUIRES REMOVAL OF THE EXISTING PAVEMENT. COORDINATE PAVEMENT TRENCHING LOCATIONS WITH CIVIL, PLUMBING AND ELECTRICAL PLANS, WHEN AND IF APPLICABLE.
6. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. SLIGHT FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY.
7. DIMENSIONS ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
8. CONCRETE FOR CURBS AND SIDEWALKS SHALL BE A MINIMUM OF 3500 PSI CONCRETE. WHERE PLANS, DETAILS OR SPECIFICATIONS INDICATE HIGHER COMPRESSIVE STRENGTHS, THE GREATER SHALL BE USED.
9. ANY WORK UNACCEPTABLE TO THE OWNER'S REPRESENTATIVE OR THE ENGINEER SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
10. ACCESSIBLE RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12. GRADES WITHIN DESIGNATED ACCESSIBLE SPACES SHALL BE A MAXIMUM OF 2% IN ALL DIRECTIONS. MAXIMUM CROSS-SLOPE FOR SIDEWALKS (INCLUDING DRIVEWAY CROSSINGS) SHALL NOT EXCEED 2%.
11. CURBS SHALL BE PARALLEL TO THE CENTERLINE OF ROADS/DRIVES. THE CURB SHALL BE PLACED ONLY AFTER HAVING ALL BREAK POINTS (PC & PT OR CURVES) LOCATED AT THE FACE OF CURB OR AT A CONSISTENT OFFSET BY A REGISTERED LAND SURVEYOR.
12. THE CONTRACTOR SHALL PAVE IN THE DIRECTION OF TRAFFIC.
13. THE CONTRACTOR WILL BE REQUIRED TO ADJUST GRADES OF INTERSECTING STREETS, ALLEYS, PUBLIC ENTRANCES AND PRIVATE DRIVES AS DIRECTED BY THE ENGINEER.
14. ALL ROADWAY AND SIDEWALK CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF OXFORD.
15. ALL CONSTRUCTION MATERIALS AND INSTALLATION SHALL CONFORM TO OXFORD AND MDOT REGULATIONS AND SPECIFICATIONS.

DEMOLITION NOTES

1. ALL MATERIALS BEING REMOVED AND NOT RELOCATED UNDER THE NEW CONSTRUCTION, INCLUDING TREES AND SHRUBS, SIGNS, UTILITY STRUCTURES, ARTIFACTS, ETC., SHALL BE FIRST OFFERED TO THE OWNER'S REPRESENTATIVE AND IF NOT ACCEPTED SHALL THEN BE PROPERLY DISPOSED OF BY THE CONTRACTOR.
2. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL CHARTED AND UNCHARTED UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
3. THE CONTRACTOR SHALL VERIFY THE LIMITS OF DEMOLITION WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK.
4. IN AREAS WHERE EXISTING PAVEMENT, WALKS, OR CURBS ARE TO BE REMOVED, SAW CUT TO PROVIDE A CLEAN EDGE. COORDINATE EXTENT OF PAVEMENT DEMOLITION WITH THE LIMIT OF NEW IMPROVEMENTS ON THE SITE LAYOUT PLAN & UTILITY PLAN.
5. CONTRACTOR SHALL COORDINATE PHASING OF THE DEMOLITION WITH THE OWNER'S REPRESENTATIVE AND THE CITY OF OXFORD PRIOR TO BEGINNING WORK. DISRUPTION OF EXISTING UTILITY SERVICES AND TRAFFIC PATTERNS SHALL BE MINIMIZED TO THE EXTENT POSSIBLE AND INITIATED ONLY AFTER APPROVAL BY THE CITY OF OXFORD AND THE UTILITY COMPANIES.
6. CAVITIES LEFT BY STRUCTURE REMOVAL SHALL BE SUITABLY BACKFILLED AND COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.
7. THE CONTRACTOR SHALL USE WATER SPRINKLING AND OTHER SUITABLE METHODS AS NECESSARY TO CONTROL DUST AND DIRT CAUSED BY THE DEMOLITION WORK.
8. THE CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION AND REMOVAL NECESSARY TO ACCOMPLISH THE PROPOSED IMPROVEMENT SHOWN ON THESE PLANS.
9. THE CONTRACTOR SHALL PRESERVE AND PROTECT SURVEY CONTROL POINTS AND SHALL BE RESPONSIBLE FOR REPLACEMENT OF ANY DISTRUBED CONTROL POINTS.
10. NO UTILITY OR STORM SEWER LINES SHALL BE DEMOLISHED UNTIL THE NEW LINES HAVE BEEN INSTALLED AND ARE PLACED INTO OPERATION.
11. THE CONTRACTOR SHALL INCORPORATE INTO HIS WORK ANY ISOLATION VALVES OR TEMPORARY PLUGS REQUIRED TO CONSTRUCT NEW UTILITY LINES AND DEMOLISH EXISTING UTILITY LINES.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

1. THE CONSTRUCTION-PHASE EROSION PREVENTION CONTROLS SHALL BE IMPLEMENTED TO MINIMIZE THE DISLODGING AND SUSPENSION OF SOIL IN WATER. SEDIMENT CONTROLS SHALL BE IMPLEMENTED TO RETAIN MOBILIZED SEDIMENT ON SITE.
2. ALL CONTROL MEASURES MUST BE PROPERLY SELECTED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS (WHERE APPLICABLE) AND GOOD ENGINEERING PRACTICES. ALL CONTROL MEASURES SELECTED MUST BE ABLE TO SLOW RUNOFF SO THAT RILL AND GULLY FORMATION IS PREVENTED. WHEN STEEP SLOPES AND/OR FINE PARTICLE SOILS ARE PRESENT AT THE SITE, ADDITIONAL PHYSICAL OR CHEMICAL TREATMENT OF STORM WATER RUNOFF MAY BE REQUIRED. IF PERIODIC INSPECTIONS OR OTHER INFORMATION INDICATES A CONTROL HAS BEEN USED INAPPROPRIATELY OR INCORRECTLY, THE CONTRACTOR MUST REPLACE OR MODIFY THE CONTROL FOR RELEVANT SITE SITUATIONS.
3. IF PERMANENT OR TEMPORARY VEGETATION IS TO BE USED AS A CONTROL MEASURE, THEN THE CONTRACTOR SHALL ADHERE TO THE TIMING OF THE PLANTING DISCUSSED IN THE SWPPP. DELAY IN PLANTING COVER VEGETATION UNTIL WINTER MONTHS OR DRY MONTHS SHOULD BE AVOIDED, IF POSSIBLE.
4. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATIONS OF SEDIMENT THAT HAVE NOT REACHED A STREAM MUST BE REMOVED AT A FREQUENCY SUFFICIENT TO MINIMIZE OFFSITE IMPACTS (i.e., FUGITIVE SEDIMENT THAT HAS ESCAPED THE CONSTRUCTION SITE AND HAS COLLECTED IN A STREET MUST BE REMOVED SO THAT IT IS NOT SUBSEQUENTLY WASHED INTO STORM SEWERS AND STREAMS BY THE NEXT RAIN AND/OR SO THAT IT DOES NOT POSE A SAFETY HAZARD TO USERS OF PUBLIC STREETS). THE CONTRACTOR SHALL NOT INITIATE REMEDIATION/RESTORATION OF A STREAM WITHOUT CONSULTING THE MISSISSIPPI DEQ FIRST. THE NPDES STORM WATER CONSTRUCTION PERMIT DOES NOT AUTHORIZE ACCESS TO PRIVATE PROPERTY. ARRANGEMENTS CONCERNING REMOVAL OF SEDIMENT ON ADJOINING PROPERTY MUST BE SETTLED BY THE CONTRACTOR WITH THE ADJOINING LANDOWNER.
5. SEDIMENT SHOULD BE REMOVED FROM SEDIMENT TRAPS, SILT FENCES, SEDIMENTATION PONDS AND OTHER SEDIMENT CONTROLS AS NECESSARY AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
6. LITTER, CONSTRUCTION DEBRIS AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER SHALL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS OR BEFORE BEING CARRIED OFF OF THE SITE BY WIND (E.G. FORECASTED BY LOCAL WEATHER REPORTS), OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES (i.e., SCREENING OUTFALLS, DAILY PICK-UP, ETC.) AFTER USE, MATERIALS USED FOR EROSION PREVENTION AND SEDIMENT CONTROL SHOULD BE REMOVED OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.
7. OFFSITE ERODIBLE MATERIAL STORAGE AREAS (ALSO INCLUDING OVERBURDEN AND STOCKPILES OF DIRT, ETC.) ARE CONSIDERED A PART OF THE PROJECT AND SHALL ADHERE TO THE PROVISIONS OF THE SWPPP.
8. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN 10 DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS SEEDED AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED.
9. CLEARING AND GRUBBING MUST BE HELD TO THE MINIMUM NECESSARY FOR GRADING AND EQUIPMENT OPERATION.
10. CONSTRUCTION MUST BE SEQUENCED TO MINIMIZE THE EXPOSURE TIME OF GRADED OR DENUDED AREAS.
11. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE EARTH MOVING OPERATIONS BEGIN AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORKDAY BUT MUST BE REPLACED AT THE END OF WORKDAY.
12. THE CONTRACTOR SHALL MAINTAIN A RAIN GAUGE AND DAILY RAINFALL RECORDS AT THE SITE OR USE A REFERENCE SITE FOR A RECORD OF DAILY AMOUNT OF PRECIPITATION.

SITE GRADING NOTES

1. THE SUBJECT PROPERTY CONTAINS APPROXIMATELY 4.00 ACRES. THE DISTURBED AREA FOR THIS PROJECT IS APPROXIMATELY 17.780 ACRES, WITH 0.138 ACRES OF OFFSITE AREA, AND APPROXIMATELY 17.642 ACRES OF ONSITE AREA (±93.54% OF THE OVERALL SUBJECT PROPERTY LAND AREA).
2. THIS PROPERTY IS LOCATED IN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), ACCORDING TO NFIP FLOOD INSURANCE RATE MAP NUMBER 28071C0257C AND 28071C0259C, LAFAYETTE COUNTY, MISSISSIPPI, HAVING AN EFFECTIVE DATE OF NOVEMBER 26, 2010.
3. CONSTRUCT SILT BARRIERS BEFORE GRADING OPERATIONS.
4. MULCH AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED, UNLESS OTHERWISE INDICATED. CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
5. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. DAMAGE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED IN ACCORDANCE WITH LOCAL STANDARDS AND SHALL BE DONE AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
6. PROVIDE TEMPORARY CONSTRUCTION ACCESSES AT THE POINTS WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. MAINTAIN PUBLIC ROADWAYS FREE OF TRACKED MUD AND DIRT.
7. THE CONTRACTOR SHALL CHECK ALL EXISTING GRADES AND DIMENSIONS IN THE FIELD PRIOR TO BEGINNING WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
8. THE CONTRACTOR SHALL ADJUST THE CASTINGS OF ALL NEW AND EXISTING STRUCTURES TO MATCH PROPOSED FINISH GRADES.
9. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION AND CONSTRUCTION ISSED BY AGC OF AMERICA, INC. AND THE SAFETY AND HEALTH REGULATIONS OF CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.
10. PROPOSED CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF AN ENGINEERED GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE AND MOVEMENT OF MATERIALS. SHOULD THE CONTRACTOR HAVE ANY QUESTION OF THE INTENT OR ANY PROBLEM WITH THE CONTINUITY OF GRADES, THE ENGINEER SHALL BE CONTACTED IMMEDIATELY.
11. ALL CUT AND FILL SLOPES SHALL BE 3 HORIZONTAL TO 1 VERTICAL OR FLATTER UNLESS OTHERWISE INDICATED ON THE PLANS.
12. MINIMUM GRADE ON ASPHALT PAVING SHALL BE 1.0% AND 0.50% FOR CONCRETE SURFACES UNLESS OTHERWISE NOTED. THE MAXIMUM GRADES WITHIN ACCESSIBLE SPACES SHALL BE 2% IN ANY DIRECTION.
13. CONTRACTOR SHALL CONFORM TO ALL APPLICABLE CODES AND OBTAIN APPROVAL AS NECESSARY BEFORE BEGINNING CONSTRUCTION.
14. ALL EARTHWORK, INCLUDING THE EXCAVATED SUBGRADE AND EACH LAYER OF FILL, SHALL BE MONITORED AND APPROVED BY A QUALIFIED GEOTECHNICAL ENGINEER, OR HIS REPRESENTATIVE.
15. IF ANY SPRINGS OR UNDERGROUND STREAMS ARE EXPOSED DURING CONSTRUCTION PERMANENT FRENCH DRAINS MAY BE REQUIRED. THE DRAINS SHALL BE SPECIFIED AND LOCATED DURING CONSTRUCTION AS REQUIRED BY THE CONDITIONS WHICH ARE ENCOUNTERED, AND SHALL BE APPROVED BY THE ENGINEER.
16. THIS GRADING & DRAINAGE PLAN IN NOT A DETERMINATION OR GUARANTEE OF THE SUITABILITY OF THE SUBSURFACE CONDITIONS FOR THE WORK INDICATED. DETERMINATION OF THE SUBSURFACE CONDITIONS FOR THE WORK INDICATED IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
17. THE CONTRACTOR SHALL TAKE SPECIAL CARE TO COMPACT FILL SUFFICIENTLY AROUND AND OVER ALL PIPES, STRUCTURES, VALVE STEMS, ETC. INSIDE THE PROPOSED PAVED AREAS TO AVOID SETTLEMENT. ANY SETTLEMENT DURING THE WARRANTY PERIOD SHALL BE RESTORED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
18. IN NO CASE SHALL SLOPE, HEIGHT, SLOPE INCLINATION, OR EXCAVATION DEPTH, INCLUDING TRENCH CONSTRUCTION, EXCEED THOSE SPECIFIED IN LOCAL, STATE AND FEDERAL REGULATIONS. SPECIFICALLY THE CURRENT OSHA HEALTH AND SAFETY STANDARDS FOR EXCAVATIONS (29 CRF PART 1926) SHALL BE FOLLOWED.
19. DO NOT DISTURB VEGETATION OR REMOVE TREES EXCEPT WHEN NECESSARY FOR GRADING PURPOSES.
20. STRIP TOPSOIL FROM ALL CUT AND FILL AREAS AND STOCKPILE. UPON COMPLETION OF GENERAL GRADING, COVER ALL DISTURBED AREAS TO A MINIMUM DEPTH OF 6 INCHES. CONTRACTOR SHALL SUPPLY ADDITIONAL TOP SOIL IF SUFFICIENT QUANTITIES DO NOT EXIST ONSITE.
21. TOP OF GRATE ELEVATIONS AND LOCATION OR COORDINATES FOR DRAINAGE STRUCTURES SHALL BE AS SHOWN ON THE PLANS, UNLESS NOTED OTHERWISE. THE GRATES SHALL SLOPE LONGITUDINALLY WITH THE PAVEMENT GRADES.
22. ALL DRAINAGE CONSTRUCTION MATERIALS AND INSTALLATION SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF OXFORD.
23. POSITIVE DRAINAGE SHALL BE ESTABILISHED AS THE FIRST ORDER OF WORK AND SHALL BE MAINTAINED AT ALL TIMES DURING AND AFTER CONSTRUCTION. SOIL SOFTENED BY PERCHED WATER IN FOUNDATION OR PAVEMENT AREAS MUST BE UNDERCUT AND REPLACED WITH SUITABLE FILL MATERIALS APPROVED BY THE GEOTECHNICAL ENGINEER. GROUNDWATER INFILTRATIONS INTO EXCAVATIONS SHALL BE EXPECTED, AND THE WATER SHALL BE REMOVED USING GRAVITY DRAINAGE OR PUMPING.
24. FILL SLOPES 3:1 AND GREATER SHALL BE PLACED AND COMPACTED 5' BEYOND PROPOSED LIMITS AND THEN EXCAVATED BACK TO THE PROPOSED LOCATION.
25. THE CONTRACTOR SHALL PROVIDE AN AS-BUILT SURVEY STAMPED BY A LICENSED SURVEYOR IN THE SAME STATE OF THE PROJECT OF ALL PUBLIC STORM SYSTEMS AND ONSITE DETENTION PONDS AND WATER QUALITY MEASURES VERIFYING COMPLIANCE WITH DESIGN DOCUMENTS.
26. ALL FILL MATERIAL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT. THIS MATERIAL SHALL BE PLACED IN LIFTS DIRECTED BY THE GEOTECHNICAL ENGINEER AND COMPACTED AS SPECIFIED BY THE GEOTECHNICAL ENGINEER.
27. THE LOCATION OF ALL DIVERSION SWALES AND DITCHES SHALL BE FIELD ADJUSTED TO AVOID TREES AS POSSIBLE. THE CONTRACTOR SHALL WALK THE ALIGNMENT OF THESE SWALES AND DITCHES IN THE FIELD TO VERIFY AVOIDANCE OF TREES.
28. SEDIMENT REMOVED FROM SEDIMENT CONTROL STRUCTURES IS TO BE PLACED AT A SITE APPROVED BY THE LOCAL JURISDICITON. IT SHALL BE TREATED IN A MANNER SO THAT THE AREA AROUND THE DISPOSAL SITE WILL NOT BE CONTAMINATED OR DAMAGED BY THE PLACEMENT OF SUCH MATERIAL. COST FOR THIS TREATMENT IS TO BE INCLUDED IN BID PRICE FOR EARTHWORK. THE CONTRACTOR SHALL MAINTAIN THE DISPOSAL SITE AS PART OF THIS WORK.
29. STOCKPILED TOPSOIL OR FILL MATERIAL IS TO BE TREATED SO THE SEDIMENT RUN-OFF WILL NOT CONTAMINATE SURROUNDING AREAS OR ENTER NEARBY STREAMS.
30. ANY SITE USED FOR DISPOSAL AND/OR STOCKPILE OF ANY MATERIAL SHALL BE PROPERLY PERMITTED FOR SUCH ACTIVITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEE THAT ALL REQUIRED PERMITS ARE SECURED FOR EACH PROPERTY UTILIZED. A COPY OF THE APPROVED PERMIT MUST BE PROVIDED TO THE INSPECTOR PRIOR TO COMMENCEMENT OF WORK ON ANY PROPERTY. FAILURE TO DO SO MAY RESULT IN THE CONTRACTOR REMOVING ANY ILLEGALLY PLACED MATERIAL AT HIS OWN EXPENSE.
31. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO WASTE EXCESS EARTH MATERIAL OFF SITE AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL FIRST OFFER THE EXCESS MATERIAL TO THE OWNER. IF NOT ACCEPTED BY THE OWNER, THE CONTRACTOR SHALL DISPOSE OFF SITE. IT SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY TO IMPORT SUITABLE MATERIAL (AT NO ADDITIONAL COST TO THE OWNER) FOR EARTHWORK OPERATIONS IF SUFFICIENT AMOUNTS OF EARTH MATERIAL ARE NOT AVAILABLE ON SITE.

SITE UTILITY NOTES

1. THE SANITARY SEWER SHALL BE OF THE MATERIAL INDICATED ON THE PLAN. POLYVINYLCHLORIDE (PVC) SHALL BE (SDR26). DUCTILE IRON PIPE (D.I.P.) SHALL BE CL 350.
2. ALL WATER LINES, SEWER LINES, AND APPURTENANCES SHALL BE OF MATERIALS AND CONSTRUCTION THAT CONFORM TO THE CITY OF OXFORD STANDARDS AND SPECIFICATIONS.
3. PROVIDE A MINIMUM OF 36" OF COVER OVER ALL WATER LINES.
4. THE CONTRACTOR SHALL MAINTAIN 10 FEET HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER LINES. WHERE THESE CRITERIA CANNOT BE MET, THE CONTRACTOR SHALL MAINTAIN 18" VERTICAL SEPARATION BETWEEN WATER AND SEWER LINES.
5. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT HORIZONTAL AND VERTICAL LOCATION OF EXISTING MANHOLES OR SANITARY SEWER LINES AT THE POINT OF CONNECTION PRIOR TO THE COMMENCEMENT OF ORDERING MATERIALS OR CONSTRUCTION AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES DO NOT CONFLICT WITH SANITARY SEWERS, SANITARY SEWER SERVICES, STORM SEWERS, OR ANY OTHER UTILITY OR STRUCTURES, EXISTING OR PROPOSED.
7. THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL NOTIFY EACH INDIVIDUAL UTILITY OWNER OF HIS PLAN OF OPERATION IN THE AREA OF THE UTILITIES. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL CONTACT THE UTILITY OWNERS AND REQUEST THEM TO PROPERLY LOCATE THEIR RESPECTIVE UTILITY ON THE GROUND. THIS NOTIFICATION SHALL BE GIVEN AT LEAST THREE (3) BUSINESS DAYS PRIOR TO COMMENCEMENT OF OPERATIONS AROUND THE UTILITY.
8. BEFORE CONNECTIONS ARE MADE TO EXISTING UTILITIES, THE NEW LINES ARE TO BE FLUSHED AND TESTED BY THE CONTRACTOR IN ACCORDANCE WITH THE APPLICABLE UTILITY DEPARTMENT SPECIFICATIONS.
9. REPAIR ALL DAMAGE TO EXISTING FEATURES (i.e. DRIVES, ROADS, YARDS, LANDSCAPING, ETC...) TO PRE-CONSTRUCTION CONDITION.
10. THE CONTRACTOR SHALL PROVIDE ALL HORIZONTAL AND VERTICAL BENDS TO ATTAIN THE ALIGNMENT INDICATED ON THE PLANS. PROVIDE VERTICAL BENDS WHERE NECESSARY TO ALLOW WATER LINES TO PASS UNDER OR OVER OTHER UTILITY LINES (ALL BENDS AND BRACES NEEDED MAY NOT BE ACTUALLY SHOWN). PROVIDE BRACING AND/OR RODDING AT ALL BENDS AND TEES AS REQUIRED BY WATER DEPARTMENT.
11. WATER METERS SHALL BE NO DEEPER THAN 24" FROM TOP OF METER TO PROPOSED FINISHED GRADE.
12. THE CONTRACTOR SHALL VERIFY REQUIRED PIPE LENGTHS; EXISTING PIPE MATERIALS; AND EXISTING PIPE SIZES. REPORT DISCREPANCIES WITH THE PLANS TO THE ENGINEER IMMEDIATELY.
13. REPAIR EXISTING PAVEMENT, CURBS, WALKS, LANDSCAPING, ETC. THAT ARE DAMAGED BY CONSTRUCTION ACTIVITIES TO A LIKE NEW CONDITION AT NO ADDITIONAL COST TO THE OWNER.
14. THE PROPOSED ELECTRIC LINE CONSTRUCTION AND INSTALLATION SHALL BE COORDINATED WITH THE LOCAL ELECTRIC COMPANY BY THE CONTRACTOR.
15. THE PROPOSED TELEPHONE LINE CONSTRUCTION AND INSTALLATION SHALL BE COORDINATED WITH THE LOCAL TELEPHONE COMPANY BY THE CONTRACTOR.
16. WHERE DRAINAGE OR UTILITY LINES OCCUR IN PROPOSED FILL AREAS, THE FILL MATERIAL IS TO BE PLACED AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D2167-08 PRIOR TO INSTALLATION OF DRAINAGE OR UTILITY LINES. FILL IS TO BE INSPECTED BY A PROFESSIONAL GEOTECHNICAL ENGINEERING TESTING FIRM EMPLOYED BY THE OWNER. RESULTS OF THE TEST SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE. CONTRACTOR TO PAY FOR ANY RETESTING.
17. THE CONTRACTOR SHALL ADJUST THE ALIGNMENT OF THE WATER LINES (HORIZONTALLY AND/OR VERTICALLY) TO ALLOW THE REQUIRED BRACING AT BENDS AND TEES.
18. EXISTING CASTINGS LOCATED IN FILL/CUT AREAS SHALL BE ADJUSTED TO ENSURE THAT THE TOP OF CASTING IS FLUSH WITH THE FINISHED GRADE.
19. THE CONTRACTOR WILL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OF THIS PROJECT. IN THE EVENT THAT SPECIAL EQUIPMENT IS REQUIRED TO WORK OVER AND AROUND THE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO FURNISH SUCH EQUIPMENT AT NO ADDITIONAL COST TO THE OWNER.
20. PRIOR TO SUBMITTING HIS BID, THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR CONTACTING OWNERS OF ALL AFFECTED UTILITIES IN ORDER TO DETERMINE THE EXTENT TO WHICH UTILITY RELOCATIONS AND/OR ADJUSTMENTS WILL HAVE UPON THE SCHEDULE OF WORK FOR THE PROJECT. WHILE SOME WORK MAY BE REQUIRED 'AROUND' UTILITY FACILITIES THAT WILL REMAIN IN PLACE, OTHER UTILITY FACILITIES MAY NEED TO BE ADJUSTED CONCURRENTLY WITH THE CONTRACTOR'S OPERATIONS.
21. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY THE CORING AND RESILIENT SEAL METHOD.
22. FIRE HYDRANT ASSEMBLES INCLUDE THE APPROPRIATE SIZED TEE (WITH KICKER), 6" LINE TO HYDRANT, 6" GATE VALVE (WITH VALVE BOX), AND FIRE HYDRANT (WITH KICKER). HYDRANTS SHALL BE INSTALLED AT LOCATIONS SHOWN ON THE PLANS.
23. THE CONCRETE CAPS AND ENCASEMENTS ON WATER AND SEWER LINES SHALL BE A MINIMUM OF 6" THICK. USE 3000 PSI CONCRETE.
24. CONTRACTOR SHALL MARK THE LOCATION OF ALL NEW PVC LINES WITH #10 WIRE UNLESS OTHERWISE SPECIFIED BY THE LOCAL AUTHORITY.

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PROJECT NUMBER CE #25016 | DATE July 15, 2026 | DRAWN BY MSC

REVISIONS

NO.	DATE

BREWER'S WALK SUBDIVISION
OXFORD, MS

BREWER'S WALK LLC
3110 JEFF DAVIS DR EXT
OXFORD, MS 38655

SHANE CARDWELL — LICENSED PROFESSIONAL ENGINEER — 20243 — STATE OF MISSISSIPPI

GENERAL NOTES

C101

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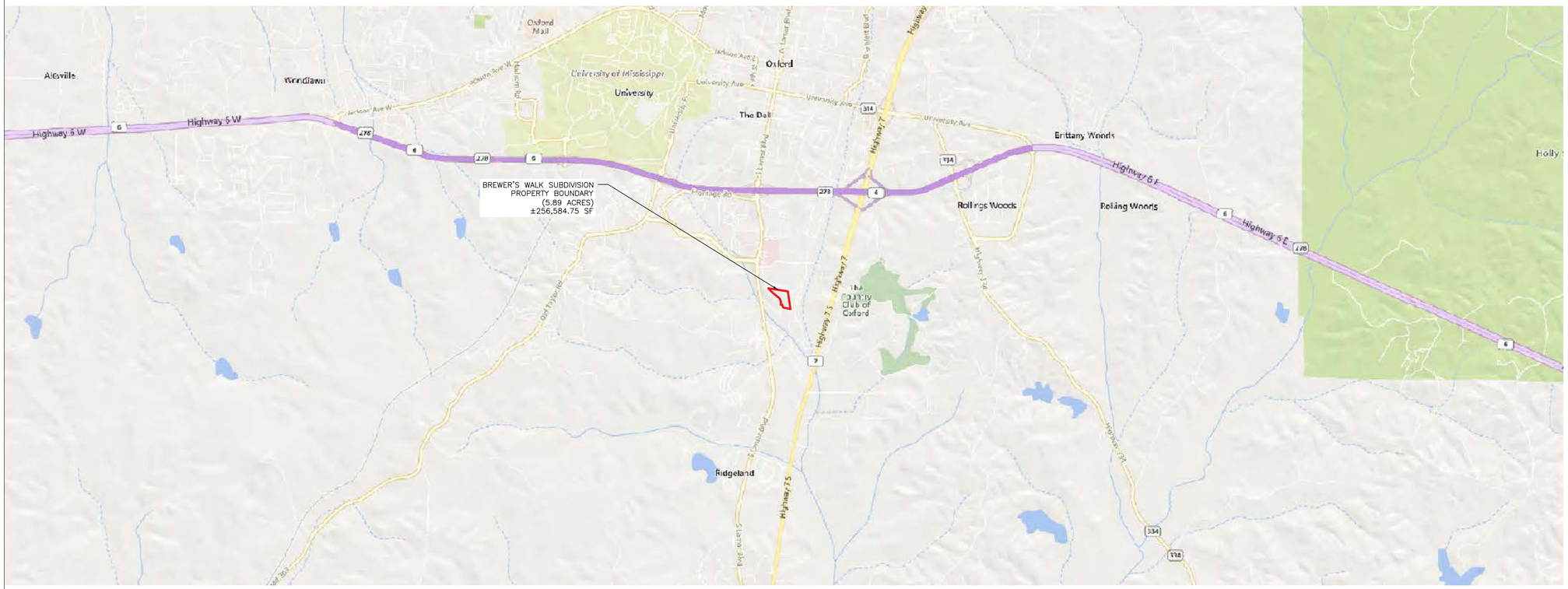
1 SITE LOCATION-ENLARGED

SCALE: 1" = 200'

0 200' 400'

Scale: 1"=200'-0"



2 SITE LOCATION - OVERVIEW

SCALE: 1" = 2000'

0 2000' 4000'

Scale: 1"=2000'-0"

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MICHAEL SHANE CARDWELL
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20243
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SITE LOCATION MAPS

C102

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LEGEND

- BOUNDARY CORNERS
- PROPERTY LINE BOUNDARY
- SETBACK LINE
- ADJOINER PROPERTY LINE
- RETAINING WALL
- PROPOSED HOME

SITE NOTES:

1. ALL PAVEMENT DIMENSIONS ARE TO EDGE OF GUTTER, UNLESS OTHERWISE NOTED. ALL CURB DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL STRIPING AND SIGNAGE SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. PAVEMENT MARKINGS IN THE RIGHT-OF-WAY ARE REQUIRED TO BE THERMOPLASTIC. ALL OTHER PAVEMENT MARKINGS AND PARKING STRIPES ARE ALLOWED TO BE PAINT (UNLESS OTHERWISE NOTED OR SPECIFIED BY THE OWNER).
4. ALL ACCESSIBLE ROUTES AND ACCESSIBLE PARKING BAYS SHALL MEET THE AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS.
5. SEE SHEET C100 FOR GENERAL GUIDELINES AND RECOMMENDATIONS FOR COMMENCEMENT OF WORK.
6. REFER TO C500 SERIES FOR ADDITIONAL DETAILS.

1 SITE PLAN
SCALE: 1" = 40'

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SITE PLAN

C103

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1 AERIAL IMAGERY & EXISTING CONDITIONS

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AERIAL IMAGERY & EXISTING CONDITIONS

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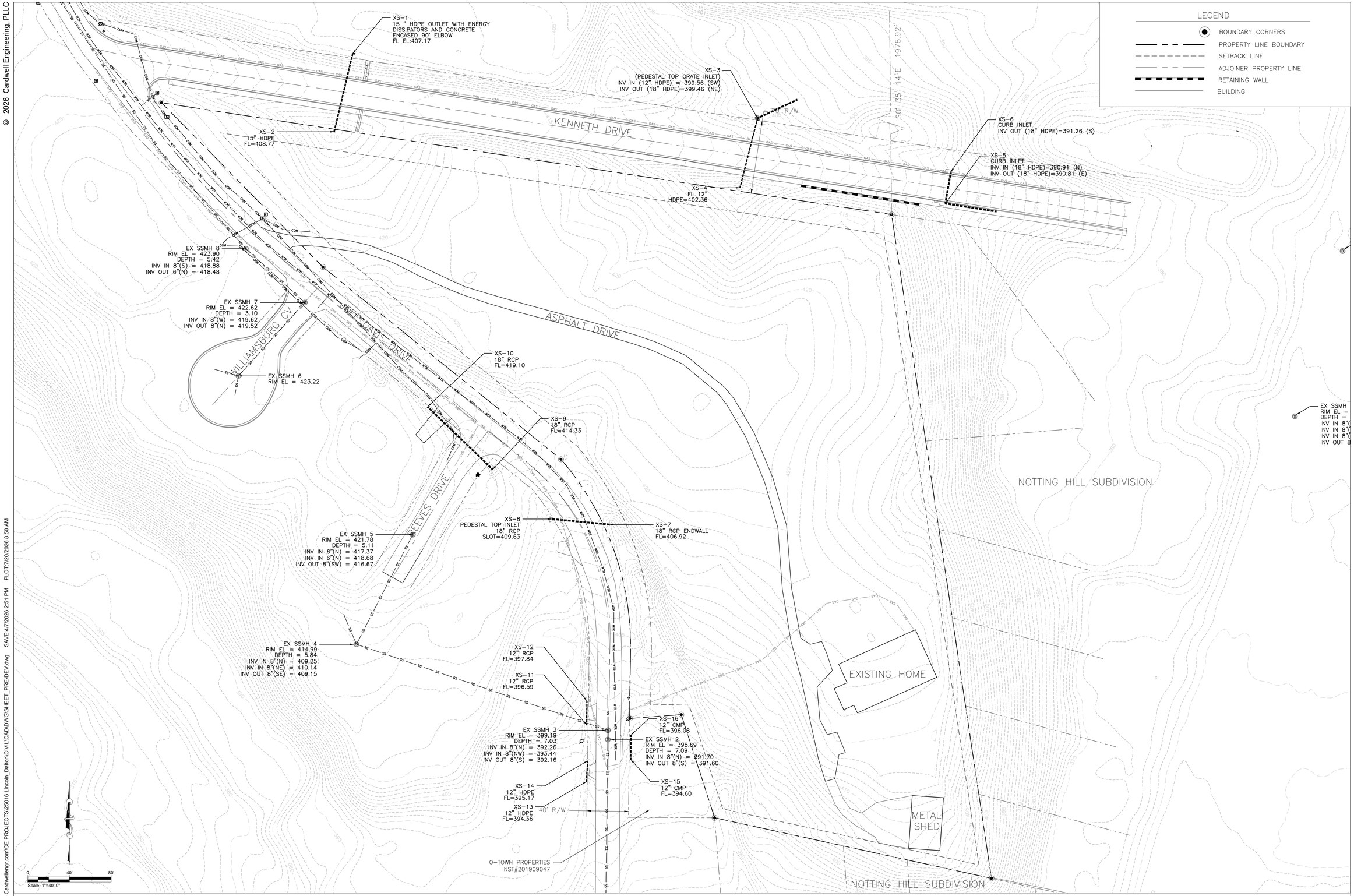

LEGEND

- BOUNDARY CORNERS
- PROPERTY LINE BOUNDARY
- SETBACK LINE
- ADJOINER PROPERTY LINE
- RETAINING WALL
- BUILDING

1 EXISTING TOPOGRAPHY
SCALE: 1" = 40'

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EXISTING TOPOGRAPHY

C105

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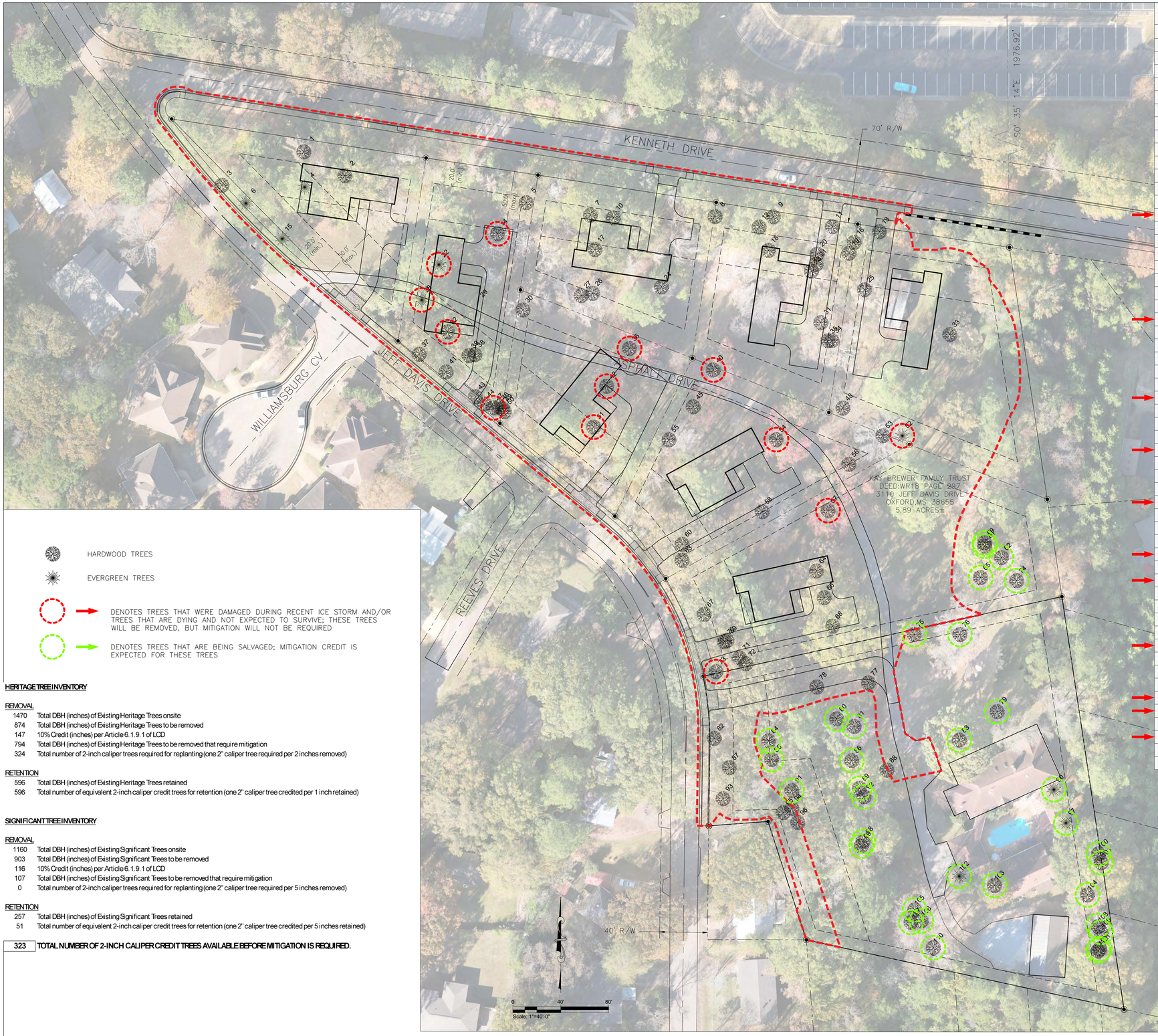

HARDWOOD TREES

EVERGREEN TREES

DENOTES TREES THAT WERE DAMAGED DURING RECENT ICE STORM AND/OR TREES THAT ARE DYING AND NOT EXPECTED TO SURVIVE; THESE TREES WILL BE REMOVED, BUT MITIGATION WILL NOT BE REQUIRED

DENOTES TREES THAT ARE BEING SALVAGED; MITIGATION CREDIT IS EXPECTED FOR THESE TREES

HERITAGE TREE INVENTORY

REMOVAL

1470	Total DBH (inches) of Existing Heritage Trees onsite
874	Total DBH (inches) of Existing Heritage Trees to be removed
147	10% Credit (inches) per Article 6.1.9.1 of LCD
794	Total DBH (inches) of Existing Heritage Trees to be removed that require mitigation
324	Total number of 2-inch caliper trees required for replanting (one 2" caliper tree required per 2 inches removed)

RETENTION

596	Total DBH (inches) of Existing Heritage Trees retained
596	Total number of equivalent 2-inch caliper credit trees for retention (one 2" caliper tree credited per 1 inch retained)

SIGNIFICANT TREE INVENTORY

REMOVAL

1160	Total DBH (inches) of Existing Significant Trees onsite
903	Total DBH (inches) of Existing Significant Trees to be removed
116	10% Credit (inches) per Article 6.1.9.1 of LCD
107	Total DBH (inches) of Existing Significant Trees to be removed that require mitigation
0	Total number of 2-inch caliper trees required for replanting (one 2" caliper tree required per 5 inches removed)

RETENTION

257	Total DBH (inches) of Existing Significant Trees retained
51	Total number of equivalent 2-inch caliper credit trees for retention (one 2" caliper tree credited per 5 inches retained)

323 **TOTAL NUMBER OF 2-INCH CALIPER CREDIT TREES AVAILABLE BEFORE MITIGATION IS REQUIRED.**

TREE LOCATION TABLE

Point #	Northing	Easting	Description
1	1763053.76	777149.80	16"" PECAN
2	1763033.89	777184.13	35" PECAN
3	1763025.84	777081.41	18" JAPANESE CHERRY
4	1763024.22	777150.52	28" PINE
5	1763011.27	777335.75	18" WHITE OAK
6	1763010.75	777101.45	25" PINE
7	1763000.77	777389.43	22" WHITE OAK
8	1762999.61	777493.64	25" WHITE OAK
9	1762999.45	777542.38	23" PIN OAK
10	1762998.57	777408.65	31" PIN OAK
11	1762991.16	777591.78	50" WHITE OAK
12	1762990.86	777530.56	20" PIN OAK
13	1762987.01	777631.04	21" WHITE OAK
14	1762985.32	777311.79	26" PECAN
15	1762981.15	777131.76	29" PINE
16	1762978.11	777609.88	25" WHITE OAK
17	1762972.06	777393.29	20" WHITE OAK
18	1762971.39	777538.39	18" PIN OAK
19	1762969.07	777605.82	24" WHITE OAK
20	1762968.31	777579.09	16" WHITE OAK
21	1762959.76	777578.22	17" WHITE OAK
22	1762959.52	777262.71	31" PINE
23	1762954.06	777574.19	19" WHITE OAK
24	1762940.82	777448.82	18" SWEET GUM
25	1762938.39	777618.55	30" HICKORY
26	1762935.45	777391.22	16" SWEET GUM
27	1762933.65	777381.77	17" SWEET GUM
28	1762930.00	777248.48	28" PINE
29	1762926.23	777295.15	22" BRADFORD PEAR
30	1762921.50	777333.03	16" SWEET GUM
31	1762911.07	777582.03	16" PECAN
32	1762903.30	777270.01	15" PIN OAK
33	1762901.09	777689.92	16" PECAN
34	1762896.08	777591.33	20" SWEET GUM
35	1762895.82	777587.87	18" SWEET GUM
36	1762889.40	777422.08	22" BRADFORD PEAR
37	1762884.56	777246.27	35" ELM
38	1762884.19	777292.83	19" ELM
39	1762883.43	777287.84	16" ELM
40	1762871.46	777492.16	28" BRADFORD PEAR
41	1762869.80	777268.68	18" ELM
42	1762857.79	777403.02	25" BRADFORD PEAR
43	1762848.95	777293.30	16" ELM
44	1762842.94	777300.85	23" ELM
45	1762840.72	777475.40	24" BRADFORD PEAR
46	1762840.51	777312.98	19" WATER OAK
47	1762839.82	777308.18	16" ELM
48	1762839.55	777600.56	22" PECAN
49	1762839.12	777315.84	20" ELM
50	1762836.63	777317.59	17" ELM
51	1762823.69	777392.14	21" SYCAMORE
52	1762816.43	777650.25	19" CEDAR
53	1762816.43	777633.93	23" SWEET GUM
54	1762813.25	777544.90	25" BRADFORD PEAR
55	1762813.04	777455.12	19" SWEET GUM
56	1762792.62	777605.58	25" BRADFORD PEAR

TREE LOCATION TABLE

Point #	Northing	Easting	Description
57	1762753.87	777588.07	25" BRADFORD PEAR
58	1762752.97	777533.02	27" ELM
59	1762726.94	777718.98	15" HICKORY
60	1762725.70	777466.13	37" CHERRY BARK OAK
61	1762724.12	777719.07	19" WHITE OAK
62	1762714.53	777733.11	19" ELM
63	1762712.34	777466.07	21" SYCAMORE
64	1762703.43	777578.44	18" PECAN
65	1762697.89	777715.63	15" PECAN
66	1762681.09	777584.93	27" WHITE OAK
67	1762667.24	777484.58	23" WATER OAK
68	1762657.28	777591.96	28" WHITE OAK
69	1762645.27	777503.65	16" BLACK OAK
70	1762644.37	777501.57	18" WATER OAK
71	1762630.89	777514.07	20" BLACK OAK
72	1762625.86	777519.52	47" BLACK OAK
73	1762619.28	777494.49	35" WHITE OAK
74	1762695.23	777745.75	22" MAPLE
75	1762650.32	777660.12	21" BRADFORD PEAR
76	1762650.26	777698.32	48" SYCAMORE
77	1762609.81	777621.89	21" BRADFORD PEAR
78	1762606.40	777578.74	29" OSAGE ORANGE
79	1762585.82	777729.49	55" OSAGE ORANGE
80	1762579.75	777595.33	23" WATER OAK
81	1762573.48	777609.88	25" SWEETGUM
82	1762563.51	777493.02	19" WATER OAK
83	1762562.00	777697.85	65" WHITE OAK
84	1762561.39	777538.40	30" RED OAK
85	1762545.79	777540.96	17" SYCAMORE
86	1762544.96	777607.93	21" WATER OAK
87	1762538.96	777505.58	25" WHITE OAK
88	1762536.93	777637.42	31" BRADFORD PEAR
89	1762521.72	777614.35	15" SWEETGUM
90	1762520.62	777776.84	20" CEDAR
91	1762519.82	777557.85	34" POST OAK
92	1762514.59	777618.11	17" PERSIMMON
93	1762513.05	777500.36	22" RED OAK
94	1762504.82	777557.85	15" SWEETGUM
95	1762501.32	777550.66	24" POST OAK
96	1762493.17	777562.70	30" SWEETGUM
97	1762492.70	777787.00	22" CEDAR
98	1762477.45	777617.50	25" WATER OAK
99	1762473.35	777615.87	18" SWEETGUM
100	1762466.87	777814.15	32" WATER OAK
101	1762459.56	777816.46	30" WATER OAK
102	1762448.24	777697.67	22" CEDAR
103	1762440.55	777727.33	25" BRADFORD PEAR
104	1762432.58	777805.01	16" SYCAMORE
105	1762420.08	777660.45	21" SWEETGUM
106	1762410.86	777666.05	21" MAPLE
107	1762409.67	777657.46	22" PERSIMMON
108	1762406.11	777813.92	16" SYCAMORE
109	1762401.36	777816.39	17" SYCAMORE
110	1762388.42	777676.14	21" SYCAMORE
111	1762387.40	777815.29	25" WATER OAK
112	1762386.02	777813.96	17" WATER OAK

TREE MITIGATION CALCULATIONS

SCALE: N/A

1 TREE INVENTORY MAP

SCALE: 1" = 40'

ISSUE FOR PERMIT SET: 07/15/2026

CARDWELL Engineering, PLLC
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PROJECT NUMBER CE #25016 | DATE July 15, 2026 | DRAWN BY MSC

REVISIONS

NO.	DATE

BREWER'S WALK SUBDIVISION
OXFORD, MS

BREWER'S WALK LLC
3110 JEFF DAVIS DR EXT
OXFORD, MS 38655

MICHAEL SHANE CARDWELL LICENSED PROFESSIONAL ENGINEER 20243 STATE OF MISSISSIPPI

TREE SURVEY

C106

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1 EROSION CONTROL PLAN
SCALE: 1" = 40'

0 40' 80'
Scale: 1"=40'-0"

LEGEND

- PROPERTY LINE
- SILT FENCE
- LIMITS OF DISTURBANCE (GRADING LIMITS)
- SOLID SOD DITCH TRATMENT
- TEMPORARY SEDIMENT POND
- DIRECTION FLOW ARROWS
- CONSTRUCTION ENTRANCE
- 24" ROCK DITCH CHECK OR EQUIVALENT DITCH CHECK STRUCTURE
- 12" WATTLE CHECK FOR INLETS

EROSION & SEDIMENT CONTROL NOTES:

1. SEE SHEET C101 FOR GENERAL EROSION CONTROL GUIDELINES AND RECOMMENDATIONS.
2. THIS PLAN SHALL BE UPDATED AND AMENDED BY THE CONTRACTOR SO AS TO APPROPRIATELY RESPOND TO THE CHANGING SITE CONDITIONS AS THE PROJECT MOVES FROM THE EXISTING TO PROPOSED STATE.
3. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION CONTROL DURING CONSTRUCTION BY THE PLACEMENT OF SILT FENCES AND/OR HAY BALES WHERE NECESSARY TO PREVENT DOWNSTREAM SILTATION OF ANY DITCHES, PIPES, DRAINAGE STRUCTURES OR ADJACENT PROPERTIES. THE CONTRACTOR SHALL PROVIDE ANY ADDITIONAL EROSION CONTROL AS NEEDED OR AS DIRECTED BY THE ENGINEER AND SHALL MAINTAIN ALL EROSION CONTROL MEASURES FOR THE ENTIRE LENGTH OF THE PROJECT.
4. ALL NEW CUT OR FILL AREAS LACKING ADEQUATE VEGETATION SHALL BE FERTILIZED, MULCHED, SEEDED AND/OR SODDED AS REQUIRED TO EFFECTIVELY CONTROL SOIL EROSION.
5. SEE STORM WATER POLLUTION PREVENTION PLAN FOR HOUSEKEEPING CONTROLS.
6. CONTRACTORS SHALL BE RESPONSIBLE FOR NOTIFYING ANY UTILITY COMPANY WHICH MAINTAINS A UTILITY LINE WITHIN IN THE BOUNDARIES OF THE PROJECT PRIOR TO INITIATION OF THE PROJECT. THE CONTRACTOR SHALL ALSO ASSUME RESPONSIBILITY FOR ANY DAMAGE INCURRED BY ANY UTILITY COMPANY FOR THEIR UTILITY LINES, WHETHER SHOWN IN THE CONSTRUCTION PLANS OR NOT, DURING WORK ON THE PROJECT.
7. CONTRACTOR SHALL SET ASIDE AN AREA NEAR THE CONSTRUCTION ENTRANCE FOR ALL CONCRETE WASHDOWN OPERATIONS. THE CONTRACTOR SHALL INSTALL AN EARTHEN BERM AROUND THE WASHDOWN AREA TO ENSURE THAT RUNOFF IS NOT ALLOWED TO LEAVE THE AREA. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THIS AREA FOR THE ENTIRE LENGTH OF THE PROJECT.
8. BEFORE ANY CONSTRUCTION ACTIVITY CAN BEGIN CONTRACTOR SHALL INSTALL ALL PERIMETER SILT FENCING. ALL INTERIOR SILT FENCING SHALL BE INSTALLED AS THE AREAS OF GRADING BECOMES COMPLETE OR AS NEEDED TO EFFECTIVELY PREVENT EROSION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE MEETING AND MAINTAINING ALL REQUIREMENTS OF THE MDEQ CONSTRUCTION GENERAL PERMIT. THIS INCLUDES, BUT IS NOT LIMITED TO ALL NECESSARY EROSION CONTROL INSPECTIONS AND COMPLETION OF INSPECTION FORMS AS SPECIFIED BY MDEQ. THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND MDEQ CONSTRUCTION GENERAL PERMIT WILL BE INITIALLY PROVIDED BY THE ENGINEER, BUT SHALL BE MAINTAINED BY THE CONTRACTOR. THE CONTRACTOR SHALL NOT START ANY CONSTRUCTION ACTIVITY ON THE SITE UNTIL ALL ONSITE REPRESENTATIVES OF THE CONTRACTOR HAVE A COPY OF THE SWPPP AND MDEQ CONSTRUCTION GENERAL PERMIT IN HAND.

STORM WATER DETENTION NOTES:

1. PRIORITY SHALL BE GIVEN TO THE CONSTRUCTION OF THE PROPOSED STORM WATER DETENTION BASINS AND THE MODIFICATIONS TO THE EXISTING STORMWATER INFRASTRUCTURE BEFORE MAJOR MASS GRADING OPERATIONS ARE UNDERWAY. GRADING SHALL PROCEED IN A WAY AND MANNER THAT DIRECTS STORM WATER RUNOFF TOWARD THE APPROPRIATE BMPS.
2. ONCE THE STORM WATER DETENTION INFRASTRUCTURE IS INSTALLED AND COMPLETE, THE MASS GRADING OPERATIONS MAY COMMENCE.
3. THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE THEIR STORM WATER MANAGEMENT AND EROSION CONTROL IMPLEMENTATION PLAN TO THE ENGINEER FOR REVIEW BEFORE LAND DISTURBING ACTIVITY TAKES PLACE. THIS PLAN SHALL SPECIFICALLY ADDRESS IN NARRATIVE OR GRAPHIC FORM A SEQUENCING PLAN FOR CONSTRUCTION OF DETENTION/SEDIMENT BASINS AND SHALL INDICATE WHEN AND HOW THE PONDS WILL BE CONSTRUCTED IN ORDER TO ENSURE THAT THERE WILL NOT BE AN ADVERSE IMPACT ON ADJACENT PROPERTIES. STORM WATER DETENTION SHALL NOT BE THE LAST ITEM CONSTRUCTED AND SHALL BE GIVEN PRIORITY AT THE BEGINNING OF CONSTRUCTION.

LAND DISTURBANCE AREA: 4.6182 ACRES (OVERALL)

ONSITE DISTURBED AREA: 3.7073 ACRES (80.28%)
OFFSITE DISTURBED AREA: 0.9109 ACRES (19.72%)

EROSION CONTROL PLAN KEY NOTES

CODE	DESCRIPTION	DETAIL REF.
E1	SILT FENCE	MDOT 6101, 6102, & 6103
E2	ROCK CHECK DAM	MDOT 6101, 6104, 6108 & 6110
E3	CONSTRUCTION ENTRANCE	MDOT 6101 & 6116
E4	TEMPORARY SLOPE DRAIN (WHEN APPLICABLE)	MDOT 6101 & 6125
E5	SOLID SOD DITCH TREATMENT	MDOT 6123
E6	TYPICAL INLET PROTECTION	MDOT 6111 & 6115
E7	SOIL REINFORCEMENT MATTING (DITCH TREATMENT)	MDOT 6124
E8	FLEXAMAT (WHERE APPLICABLE)	AS PER MANUFACTURER

* SILT FENCE MAY OR MAY NOT BE SHOWN GRAPHICALLY ON THE PLAN, BUT THE CONTRACTOR SHALL JUDICIOUSLY USE SILT FENCE AS NEEDED. CONSTRUCTION SEQUENCING AND PHASING WILL DICTATE THE USE OF SILT FENCE AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY LOCATING AND UTILIZING SILT FENCING THROUGHOUT THE DURATION OF THE CONTRACT.

ISSUE FOR PERMIT SET: 07/15/2026

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3110 JEFF DAVIS DR EXT
OXFORD, MS 38655

MICHAEL SHANE CARDWELL REGISTERED PROFESSIONAL ENGINEER 20243 STATE OF MISSISSIPPI

EROSION CONTROL PLAN

C107

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EROSION CONTROL NOTES:

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN QUALIFIED PROFESSIONAL ADVICE WHEN QUESTIONS ARISE CONCERNING DESIGN AND EFFECTIVENESS OF EROSION CONTROL DEVICES. 24 HR CONTACT: SHANE CARDWELL, P.E.(662) 223-0525 CARDWELL ENGINEERING, PPLC.
2. THE CONTRACTOR IS RESPONSIBLE FOR MEETING THE REQUIREMENTS OF THE MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY (MDEQ) ADMIN. CODE (PT. 6 CH.1). CONTRACTOR IS FULLY RESPONSIBLE FOR MEETING THE FOLLOWING REQUIREMENTS INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
   A. DUTY TO MITIGATE ADVERSE IMPACTS
   B. DISCHARGES CANNOT VIOLATE WATER QUALITY STANDARDS
   C. CONSTRUCTION BEST MANAGEMENT PRACTICES (CBMPP) MAINTAINED ON SITE BY A QUALIFIED CREDENTIALED PROFESSIONAL (QCI OR QCP).
   D. EFFECTIVE EROSION AND SEDIMENT CONTROL MEASURES IMPLEMENTED AT ALL TIMES
   E. REGULAR COMPREHENSIVE INSPECTIONS OF SITE AND DOWNSTREAM CHANNEL
   F. COPIES OF INSPECTION REPORTS MAINTAINED
   G. DETAILED LOGS MAINTAINED
   H. SPILL AND CHEMICAL CONTROLS IMPLEMENTED– STORM WATER POLLUTION CONTROL PLAN AND MATERIAL SAFETY DATA SHEETS.
   I. CANNOT DISCHARGE OTHER POLLUTANTS OR WASTES
   J. THE NOTICE OF INTENT ID AND A RAIN GAUGE SHALL BE INSTALLED AND VISIBLE ON–SITE FROM THE RIGHT OF WAY.
3. THE PROFESSIONAL WHO SEALS THIS PLAN CERTIFIES UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY THE PROFESSIONAL OR THE PROFESSIONAL'S AUTHORIZED AGENT, UNDER THE PROFESSIONAL'S DIRECT SUPERVISION.
4. ALL CONSTRUCTION SHALL COMPLY WITH THE SPECIFICATIONS AND PROCEDURES DETAILED IN THE CURRENT DEVELOPMENT REGULATIONS OF THE CITY OF GRENADA AND THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN MISSISSIPPI.
5. THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES SHALL TAKE PLACE PRIOR TO OR CONCURRENT WITH ALL LAND DISTURBING ACTIVITIES THROUGHOUT THE ENTIRE PROJECT.
6. EROSION AND SEDIMENT CONTROL MEASURES SPECIFIED ON PLAN SHEETS C–107, C–107.1, AND C–107.2 MUST BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCES. UPDATES MADE TO THE CBMPP BY THE CONTRACTOR OR QUALIFIED PROFESSIONAL WILL BE NOTED IN THE CBMPP AMENDMENT LOG. UPDATES ARE TO BE MADE WITHIN 5 DAYS AFTER RECEIVING NOTICE.
7. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES SPECIFIED ON PLAN SHEETS C–107, C–107.1, AND C–107.2 PRIOR TO ALL LAND DISTURBING ACTIVITIES THROUGHOUT THE ENTIRE PROJECT.
6. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE PERMITTEE.
7. EROSION CONTROL DEVICES THAT ARE INSTALLED AS DIRECTED BY THE LAND DEVELOPMENT INSPECTOR BUT NOT SHOWN ON THE APPROVED PLAN AND WHICH ALSO SUBSEQUENTLY FAIL, ARE THE RESPONSIBILITY OF THE CONTRACTOR.
8. TEMPORARY STABILIZATION OF DISTURBED AREAS MUST BE INITIATED IMMEDIATELY WHENEVER WORK TOWARD PROJECT COMPLETION AND FINAL STABILIZATION OF ANY PORTION OF THE SITE HAS TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING THIRTEEN (13) CALENDAR DAYS.
9. SITE INSPECTIONS ARE TO BE CONDUCTED AS REQUIRED BY THE GENERAL NPDES PERMIT. SEE SECTION TITLED "PERMITTEE REQUIREMENTS FOR INSPECTION" ON THIS SHEET FOR SPECIFIC REQUIREMENTS.
10. PRIOR TO ANY OTHER CONSTRUCTION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT EACH POINT OF ENTRY TO OR EXIT FROM THE SITE. ANY MUD, DIRT, OR ROCK TRACKED FROM THE SITE WILL BE CLEANED AS NECESSARY. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE SHALL BE COVERED WITH A TARPAULIN.
11. PRIOR TO COMMENCING LAND DISTURBING ACTIVITY, THE LIMITS OF DISTURBANCE SHALL BE CLEARLY AND ACCURATELY MARKED WITH STAKES, RIBBON OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBANCE SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY. NO LAND DISTURBANCE SHALL OCCUR OUTSIDE THE APPROVED LIMITS INDICATED ON THE APPROVED PLANS.
12. IMMEDIATELY AFTER THE ESTABLISHMENT OF CONSTRUCTION ENTRANCE/EXITS, ALL PERIMETER EROSION CONTROL SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.
13. ANY SEDIMENT THAT ESCAPES THE SITE MUST BE IMMEDIATELY REMOVED AND PERMANENTLY STABILIZED ONSITE. REPLACEMENT OR REPAIRS TO ANY DEFECTIVE PORTION OF SILT FENCE MUST BE MADE IMMEDIATELY TO PREVENT FURTHER ESCAPE OF SEDIMENT.
14. SEDIMENT STORAGE INDICATORS MUST BE INSTALLED IN SEDIMENT STORAGE STRUCTURES, INDICATING THE 1/3 FULL VOLUME. A STAKE WITH MEASUREMENT MARKINGS THAT INDICATE THE 1/3 VOLUME IS AN ACCEPTABLE SEDIMENT STORAGE INDICATOR.
15. THE CONTRACTOR SHALL REMOVE ACCUMULATED SILT WHEN THE ACCUMULATED SILT IS ONE–THIRD (1/3) FULL FOR ALL EROSION & SEDIMENT CONTROL STRUCTURES. BASED ON THE AMOUNT OF SEDIMENT AND THE SIZE OF THE CONTROL MEASURE, SEDIMENT WILL BE REMOVED WITH A SHOVEL OR ONSITE EQUIPMENT TO MAINTAIN BMPS. THE SEDIMENT THAT IS REMOVED MUST BE PERMANENTLY STABILIZED.
16. ALL SILT BARRIERS MUST BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL TAKE PLACE UNTIL SILT BARRIER INSTALLATION IS COMPLETE.
17. SILT BARRIERS SHALL BE PLACED AS SHOWN AND/OR AS DIRECTED BY THE PROJECT ENGINEER AND/OR CITY INSPECTORS.
18. ALL FILL SLOPES SHALL HAVE SILT FENCE PLACED AT THE SLOPE'S TOE.
19. SEDIMENT MUST BE PREVENTED FROM ENTERING STORM INLETS BY USING THE SPECIFIED INLET PROTECTION ON SHEETS C–104, C–104.1, AND C–104.2 IF SEDIMENT ENTERS STORM DRAINAGE STRUCTURES AND PIPES, THE CONTRACTOR MUST REMOVE THE ACCUMULATED SEDIMENT IMMEDIATELY AND IT MUST BE PERMANENTLY STABILIZED.
20. ALL DRAINAGE STRUCTURES SHALL HAVE RING AND COVER ACCESS.
21. LENGTH OF STORM WATER OUTFALL STRUCTURE RIP–RAP SHALL BE AT LEAST 6 TIMES THE DIAMETER OF THE STORM DRAIN PIPE.
22. ALL FILL AREAS AND DITCH WORK ON THIS SITE SHALL BE COMPACTED TO A MINIMUM 95% STANDARD PROCTOR.
23. DUST WILL BE CONTROLLED BY SPRINKLING WATER ON DISTURBED AREAS PER THE MISSISSIPPI EROSION AND SEDIMENT CONTROL MANUAL.
24. SEDIMENT TRACKED INTO THE STREET MUST BE REMOVED BY THE CONTRACTOR. A SQUARE–ENDED SHOVEL AND BROOM WILL BE USED TO REMOVE SEDIMENT FROM STREETS. SEDIMENT IN THE STREET SHOULD NOT BE WASHED INTO STORM INLETS UNDER ANY CIRCUMSTANCES. PERMANENTLY STABILIZE ANY SEDIMENT REMOVED FROM STREET.
25. TOPSOIL SHALL BE STOCKPILED AND USED TO DRESS FINAL GRADES.
26. ALL TEMPORARY AND PERMANENT SEEDING MUST BE PERFORMED AT THE APPROPRIATE SEASON. ADDITIONAL PLANTINGS WILL BE NECESSARY IF A SUFFICIENT STAND OF GRASS FAILS TO GROW.
27. ALL SLOPES AND AREAS DISTURBED DURING CONSTRUCTION SHALL BE GRADED SMOOTH AND 4" OF TOPSOIL APPLIED. THE AREA SHALL THEN BE SEEDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL A HEALTHY STAND OF PERMANENT VEGETATION HAS BEEN ESTABLISHED FOR ALL DISTURBED AREAS.
28. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL MEASURES UNTIL CONSTRUCTION IS COMPLETE AND PERMANENT VEGETATION HAS BEEN ESTABLISHED.
29. PERMITTEES ARE RESPONSIBLE FOR RETURNING AREAS DISTURBED TO THE CONDITION PRIOR TO DISTURBANCE (TO INCLUDE SEEDING, MULCHING, AND SODDING ALL DISTURBED AREAS).
30. WHERE APPLICABLE, EACH INDIVIDUAL LOT BUILDER SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING EROSION CONTROL MEASURES ON THEIR OWN LOT.
31. A 25–FOOT UNDISTURBED BUFFER IS TO BE MAINTAINED ADJACENT TO ALL STREAMS.
32. TWO ROWS OF TYPE A SILT FENCE SHALL BE INSTALLED ADJACENT TO STATE WATERS AND WILL PROTECT STATE WATERS FROM ANY LAND DISTURBING ACTIVITIES.
33. ALL LOTS WITH WETLANDS OR WITHIN A DAM ZONE SHALL BE DENOTED WITH AN ASTERISK.
34. APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY THE CITY OF GRENADA OR MDEQ OF ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS AND/OR WHICH MAY IMPACT ENDANGERED SPECIES. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY DISTURBANCE WHICH MAY HAVE THIS EFFECT.
35. DETENTION POND, DETENTION OUTLET STRUCTURES AND TEMPORARY SEDIMENT POND FEATURES ARE TO BE CONSTRUCTED AND FULLY OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION.
36. ALL OPEN DRAINAGE SWALES MUST BE GRASSED AND RIP–RAP PLACED AS REQUIRED TO PREVENT EROSION.
37. MAXIMUM SLOPES ON CUT OR FILL SECTIONS SHALL NOT EXCEED 3H:1V. CONCENTRATED FLOW AREAS AND ALL SLOPES STEEPER THAN 3H:1V WITH A HEIGHT OF TEN FEET OR GREATER SHALL STABILIZED WITH EROSION CONTROL MATTING AS SPECIFIED ON THE PLAN.
38. THE SITE WILL USE TEMPORARY SEDIMENT BASINS, WATTLES, EXCAVATED INLET TRAPS, PROPOSED STORMWATER STRUCTURES AND PIPES, RIP–RAP, AND THE PROPOSED DETENTION FACILITY TO CONTROL STORM WATER VOLUME AND VELOCITY ON SITE DURING CONSTRUCTION.
39. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY UPON START OF CONSTRUCTION IN ORDER FOR ENGINEER TO SCHEDULE THE INITIAL 7 DAY EROSION CONTROL INSPECTION.

CERTIFICATION STATEMENT:

"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

SIGNATURE OF ENGINEER — 04/09/2026 DATE

MS PE #20243 CERTIFICATION # — PROJECT ENGINEER TITLE

GENERAL NOTES

THIS PLAN INCLUDES, AS A MINIMUM, BEST MANAGEMENT PRACTICES, INCLUDING SOUND CONSERVATION AND ENGINEERING PRACTICES TO PREVENT AND MINIMIZE EROSION AND RESULTANT SEDIMENTATION, WHICH ARE CONSISTENT WITH, AND NO LESS STRINGENT THAN, THOSE PRACTICES CONTAINED IN THE "MISSISSIPPI EROSION AND SEDIMENT CONTROL HANDBOOK" (MANUAL) AS WELL AS THE FOLLOWING:

1. STRIPPING OF VEGETATION, CUT AND FILL OPERATIONS, AND OTHER DEVELOPMENT ACTIVITIES WILL BE CONDUCTED IN A MANNER SO AS TO MINIMIZE EROSION AND SOIL EXPOSURE.
2. DEVELOPMENT PLANS CONFORM TO TOPOGRAPHY AND SOIL TYPE, SO AS TO CREATE THE LOWEST PRACTICABLE EROSION POTENTIAL.
3. THE DISTURBED AREA AND THE DURATION OF EXPOSURE TO EROSIVE ELEMENTS WILL BE KEPT TO A PRACTICAL MINIMUM. WHENEVER FEASIBLE, NATURAL VEGETATION WILL BE RETAINED, PROTECTED, AND SUPPLEMENTED.
4. TEMPORARY STABILIZATION OF DISTURBED AREAS MUST BE INITIATED IMMEDIATELY WHENEVER WORK TOWARD PROJECT COMPLETION AND FINAL STABILIZATION OF ANY PORTION OF THE SITE HAS TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING THIRTEEN (13) CALENDAR DAYS.
5. PERMANENT VEGETATION AND STRUCTURAL EROSION CONTROL MEASURES MUST BE INSTALLED IMMEDIATELY, AS DIRECTLY BY THE BMP PHASING TIMELINE.
6. SEDIMENT IN RUN–OFF WATER WILL BE TRAPPED BY THE USE OF THE SEDIMENT STORAGE DEVICES DEPICTED ON SHEETS C–107, C–107.1, AND C–107.2, UNTIL THE DISTURBED AREA IS STABILIZED.
7. CUTS AND FILLS WILL NOT ENDANGER ADJOINING PROPERTY.
8. FILLS WILL NOT ENCROACH UPON NATURAL WATER COURSES OR CONSTRUCTED CHANNELS IN A MANNER SO AS TO ADVERSELY AFFECT OTHER PROPERTY OWNERS;
9. PROVISIONS ARE PROVIDED FOR TREATMENT OR CONTROL OF ANY SOURCE OF SEDIMENTS AND ADEQUATE SEDIMENTATION CONTROL FACILITIES TO RETAIN SEDIMENTS ON SITE OR PRECLUDE SEDIMENTATION OF ADJACENT WATERS BEYOND THE LEVELS SPECIFIED IN THE GENERAL NPDES PERMIT.
10. FOR COMMON DRAINAGE LOCATIONS A TEMPORARY (OR PERMANENT) SEDIMENT BASIN PROVIDING AT LEAST 3600 CUBIC FEET OF STORAGE PER ACRE DRAINED, OR EQUIVALENT CONTROL MEASURES, SHALL BE PROVIDED UNTIL FINAL STABILIZATION OF THE SITE. THE 3600 CUBIC FEET OF STORAGE AREA PER ACRE DRAINED DOES NOT APPLY TO FLOWS FROM OFF–SITE AREAS AND FLOWS FROM ON–SITE AREAS THAT ARE EITHER UNDISTURBED OR HAVE UNDERGONE FINAL STABILIZATION WHERE SUCH FLOWS ARE DIVERTED AROUND BOTH THE DISTURBED AREA AND THE SEDIMENT BASIN. FOR DRAINAGE LOCATIONS WHERE A TEMPORARY SEDIMENT BASIN PROVIDING AT LEAST 3600 CUBIC FEET OF STORAGE PER ACRE DRAINED, OR EQUIVALENT CONTROLS IS NOT ATTAINABLE, SEDIMENT TRAPS, SILT FENCES, OR EQUIVALENT SEDIMENT CONTROLS ARE REQUIRED FOR ALL SIDE SLOPE AND DOWN SLOPE BOUNDARIES OF THE CONSTRUCTION AREA. WHEN THE SEDIMENT FILLS TO A VOLUME AT MOST OF 1200 CUBIC FEET PER ACRE FOR EACH DRAINAGE AREA, THE SEDIMENT SHALL BE REMOVED TO RESTORE THE ORIGINAL DESIGN VOLUME. THIS SEDIMENT MUST BE PROPERLY DISPOSED.
11. NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
12. OFF SITE VEHICLE TRACKING OF DIRT, SOILS, AND SEDIMENTS AND THE GENERATION OF DUST SHALL BE MINIMIZED OR ELIMINATED BY USING CONSTRUCTION EXIT PADS.
13. ALL LOTS AND DEVELOPMENT AREAS SHALL MAINTAIN COMPLIANCE WITH APPLICABLE STATE AND/OR LOCAL WASTE DISPOSAL, SANITARY SEWER OR SEPTIC SYSTEM REGULATIONS.
14. A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON THE SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.
15. THERE SHALL BE NO ON–SITE STORAGE OF PETROLEUM. MOBILE PETROLEUM TRUCKS SHALL BE USED TO FUEL CONSTRUCTION EQUIPMENT ON–SITE. NOTHING IN THIS PERMIT SHALL BE CONSTRUED TO PRECLUDE THE INSTITUTION OF ANY LEGAL ACTION OR RELIEVE THE PERMITTEE OR OPERATOR FROM ANY RESPONSIBILITIES, LIABILITIES, OR PENALTIES TO WHICH THE PERMITTEE OR OPERATOR IS OR MAY BE SUBJECT UNDER THE SECTION 311 OF THE CLEAN WATER ACT OR SECTION 106 OF COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT.
16. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE A "QUALIFIED PROFESSIONAL" INSPECT AND REPORT ALL DEFICIENCIES OF ALL EROSION CONTROL MEASURES AT A MINIMUM OF ONCE A MONTH AND WITHIN 24 HOURS OF EVERY 3/4" RAIN EVENT.
17. AMENDMENTS/REVISIONS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMP'S WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.
18. THE DESIGN PROFESSIONAL OR DESIGNEE IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMP'S WITHIN 7 DAYS AFTER INSTALLATION.
19. CONTRACTOR SHALL SUBMIT MATERIAL SAFETY DATA SHEETS (MSDS) BEFORE ANIONIC POLYMERS OR POLYACRYLAMIDES (PAM) CAN BE APPLIED.
20. PHASING OF CONSTRUCTION ACTIVITY: ONE PHASE.
21. ANY PORTABLE TOILETS ONSITE SHOULD BE KEPT ON LEVEL GROUND AND AWAY FROM INLETS OR WATERWAYS.
22. GRADING EQUIPMENT WILL CROSS FLOWING STREAMS BY THE MEANS OF BRIDGES OR CULVERTS, EXCEPT WHEN SUCH METHODS ARE NOT FEASIBLE, PROVIDED IN ANY CASE THAT SUCH CROSSINGS ARE KEPT TO A MINIMUM;
23. NO CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED WITHIN A 25 FOOT BUFFER ALONG THE BANKS OF ALL STATE WATERS, AS MEASURED HORIZONTALLY FROM THE POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION, EXCEPT WHERE THE CITY OR COUNTY HAS DETERMINED TO ALLOW A VARIANCE OR WHERE A DRAINAGE STRUCTURE OR A ROADWAY STRUCTURE MUST BE CONSTRUCTED, PROVIDED THAT ADEQUATE EROSION CONTROL MEASURES ARE INCORPORATED IN THE PROJECT PLANS AND SPECIFICATIONS AND ARE IMPLEMENTED

RETENTION OF RECORDS:

1. THE PRIMARY PERMITTEE SHALL RETAIN THE FOLLOWING RECORDS AT THE CONSTRUCTION SITE OR THE RECORDS SHALL BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOT IS SUBMITTED:
   A. A COPY OF ALL NOTICES OF INTENT SUBMITTED TO MDEQ;
   B. A COPY OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN REQUIRED BY THIS PERMIT;
   C. THE DESIGN PROFESSIONAL'S REPORT OF THE RESULTS OF THE INSPECTION CONDUCTED IN ACCORDANCE WITH THIS PERMIT;
   D. A COPY OF ALL MONITORING INFORMATION, RESULTS, AND REPORTS REQUIRED BY THIS PERMIT;
   E. A COPY OF ALL INSPECTION REPORTS GENERATED IN ACCORDANCE WITH THIS PERMIT;
   F. A COPY OF ALL VIOLATION SUMMARIES AND VIOLATION SUMMARY REPORTS GENERATED IN ACCORDANCE WITH THIS PERMIT.
   G. DAILY RAINFALL INFORMATION COLLECTED IN ACCORDANCE WITH THIS PERMIT; AND
   H. DATES OF GRADING, CONSTRUCTION ACTIVITY, AND STABILIZATION.
2. COPIES OF ALL NOI'S, NOT'S, REPORTS, PLANS, MONITORING REPORTS, MONITORING INFORMATION, INCLUDING ALL CALIBRATION AND MAINTENANCE RECORDS AND ALL ORIGINAL STRIP CHART RECORDINGS FOR CONTINUOUS MONITORING INSTRUMENTATION, EROSION, SEDIMENTATION AND POLLUTION CONTROL PLANS, RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT AND ALL OTHER RECORDS REQUIRED BY THIS PERMIT SHALL BE RETAINED BY THE PERMITTEE WHO EITHER PRODUCED OR USED IT FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE THAT THE NOT IS SUBMITTED IN ACCORDANCE WITH PART VI OF THIS PERMIT. THESE RECORDS MUST BE MAINTAINED AT THE PERMITTEE'S PRIMARY PLACE OF BUSINESS OR AT A DESIGNATED ALTERNATIVE LOCATION ONCE THE CONSTRUCTION ACTIVITY HAS CEASED AT THE PERMITTED SITE. THIS PERIOD MAY BE EXTENDED BY REQUEST OF MDEQ AT ANY TIME UPON WRITTEN.

PERMITTEE REQUIREMENTS FOR INSPECTION:

1. PRE–CONSTRUCTION OBSERVATIONS
   A. A PRE–CONSTRUCTION SITE INSPECTION SHALL BE CONDUCTED PRIOR TO THE PLACEMENT OF ANY BMPS, OR THE COMMENCEMENT OF LAND DISTURBING ACTIVITIES.
   B. PRE–CONSTRUCTION INSPECTION SHALL CONSIST OF A COMPLETE COMPREHENSIVE INSPECTION OF THE ENTIRE PROPOSED CONSTRUCTION SITE INCLUDING ALL PROPOSED AREAS OF LAND DISTURBANCE, PROPOSED AREAS USED FOR THE STORAGE OF MATERIALS THAT MAY BE EXPOSED TO PRECIPITATION, AFFECTED DITCHES, AND OTHER STORMWATER CONVEYANCES, AS WELL AS ALL PROPOSED OUTFALLS, RECEIVING WATERS AND STREAM BANKS TO DETERMINE IF THERE ARE PRE–EXISTING AREAS OF CONCERN.
   C. PRE–CONSTRUCTION INSPECTIONS SHALL BE CONDUCTED BY THE QCP OR A QUALIFIED PERSON UNDER DIRECT SUPERVISION OF A QCP.
   D. THE INSPECTION SHALL BE DOCUMENTED AND MADE AVAILABLE TO MDEQ UPON REQUEST.
   E. PRE–CONSTRUCTION INSPECTION SHALL INCLUDE DATED ELECTRONIC PHOTOGRAPHIC DOCUMENTATION OF ALL AREAS DESCRIBED IN PARAGRAPH (B) ABOVE.
   F. THE PERMITTEE SHALL MAINTAIN RECORD OF THE PRE–CONSTRUCTION SITE INSPECTION.
2. DAILY OBSERVATIONS
   A. EACH DAY THERE IS ACTIVITY AT THE SITE, THE PERMITTEE SHALL VISUALLY OBSERVE THAT PORTION OF THE CONSTRUCTION PROJECT WHERE ACTIVE DISTURBANCE, WORK, OR CONSTRUCTION OCCURRED TO NOTE ANY RAINFALL MEASUREMENTS OCCURRING SINCE THE PREVIOUS OBSERVATION, AND ANY APPARENT BMP DEFICIENCIES IN THE AREA OF ACTIVE DISTURBANCE.
   B. SUCH DAILY OBSERVATIONS MAY BE PERFORMED BY APPROPRIATE SITE PERSONNEL
   C. THE PERMITTEE SHALL MAINTAIN A LOG OF ALL DAILY OBSERVATIONS AND RECORD IN SUCH LOG ANY RAINFALL MEASUREMENTS AND BMP DEFICIENCIES OBSERVED.
3. SITE INSPECTIONS
   A. A SITE INSPECTION SHALL CONSIST OF A COMPLETE AND COMPREHENSIVE OBSERVATION OF THE ENTIRE CONSTRUCTION SITE INCLUDING ALL AREAS OF LAND DISTURBANCE, AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION, AFFECTED DITCHES, AND OTHER STORMWATER CONVEYANCES AS WELL AS ALL OUTFALLS, RECEIVING WATERS AND STREAM BANKS TO DETERMINE IF AND ENSURE THAT.
      (i) EFFECTIVE EROSION CONTROLS AND SEDIMENT CONTROLS HAVE BEEN FULY IMPLEMENTED AND MAINTAINED IN ACCORDANCE WITH THIS PERMIT, THE SITE CBMPP, AND THE MISSISSIPPI HANDBOOK;
      (ii) POLLUTANT DISCHARGES HAVE BEEN PREVENTED/MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE, AND
      (iii) DISCHARGES DO NOT RESULT IN A CONTRAVENTION OF APPLICABLE STATE WATER QUALITY STANDARDS FOR THE RECEIVING STREAM(S) OR OTHER WATERS IMPACTED OR AFFECTED BY THE PERMITTEE.
   B. SITE INSPECTIONS SHALL BE PERFORMED BY A QCI, QCP, A QUALIFIED PERSON UNDER THE DIRECT SUPERVISION OF A QCP.
   C. FOR NON–LINEAR PROJECTS, A SITE INSPECTION SHALL BE PERFORMED ONCE EACH MONTH AND AFTER ANY QUALIFYING PRECIPITATION EVENT, COMMENCING AS PROMPTLY AS POSSIBLE, BUT NO LATER THAN 24–HOURS AFTER RESUMING OR CONTINUING ACTIVE CONSTRUCTION OR DISTURBANCE, AND COMPLETED NO LATER THAN 72–HOURS FOLLOWING THE QUALIFYING PRECIPITATION EVENT;
   D. FOR LINEAR PROJECTS WHERE ACTIVE CONSTRUCTION OR AREAS WHERE PERENNIAL VEGETATION HAS NOT BEEN FULLY ESTABLISHED, MEETING THE DEFINITION OF FINAL STABILIZATION, A SITE INSPECTION SHALL BE PERFORMED AT LEAST ONCE A MONTH AND AFTER ANY QUALIFYING PRECIPITATION EVENT SINCE THE LAST INSPECTION, BEGINNING AS PROMPTLY AS POSSIBLE, BUT NO LATER THAN 24–HOURS AFTER RESUMING OR CONTINUING ACTIVE CONSTRUCTION OR DISTURBANCE AND COMPLETED NO LATER THAN FIVE (5) DAYS AFTER THE QUALIFYING PRECIPITATION EVENT;
   E. A SITE INSPECTION SHALL ALSO BE PERFORMED AS OFTEN AS IS NECESSARY UNTIL ANY POORLY FUNCTION EROSION CONTROLS OR SEDIMENT CONTROLS, NON–COMPLIANT DISCHARGES, OR ANY OTHER DEFICIENCIES OBSERVED DURING A PRIOR INSPECTION ARE CORRECTED AND DOCUMENTED AS BEING IN COMPLIANCE WITH THE REQUIREMENTS OF THIS PERMIT.
   F. ON ALL ACTIVE DISTURBANCE, DREDGING, EXCAVATION, OR CONSTRUCTION UNDERTAKEN OR LOCATED WITHIN THE BANKS OF A WATERBODY, INCLUDING BUT NOT LIMITED TO, EQUIPMENT/VEHICLE CROSSINGS, PIPELINES, OR ANOTHER TRANSMISSION LINE INSTALLATION, CONVEYOR STRUCTURE INSTALLATION, AND WATERBODY RELOCATION, STREAMBANK STABILIZATION, OR OTHER ALTERATIONS, A SITE INSPECTION SHALL BE PERFORMED AT LEAST ONCE A WEEK AND AS OFTEN AS IS NECESSARY UNTIL THE DITRUBANCE/ACTIVITY IMPACTING THE WATERBODY IS COMPLETE AND RECLAMATION OR EFFECTIVE STORMWATER QUALITY REMEDIATION IS ACHIEVED.
   G. CONTRACTOR HAS WITHIN 72 HOURS TO TAKE THE CORRECTIVE ACTION TO FIX FOR POORLY FUNCTIONING EROSION AND SEDIMENT CONTROLS PER INSPECTION REPORT.
   H. AN EVALUATION SHOULD BE PERFORMED AS OFTEN AS NECESSARY UNTIL POORLY FUNCTIONING OR DAMAGED EROSION CONTROLS ARE CORRECTED, AND, AT A MINIMUM, ONCE EVERY 3 MONTHS.

WASTE DISPOSAL:

1. WASTE MATERIALS: ALL WASTE MATERIALS WILL BE COLLECTED AND STORED TO BE PROPERLY DISPOSED OF AT A LICENSED SOLID WASTE MANAGEMENT COMPANY. LOCATE WASTE COLLECTION AREAS AWAY FROM STREETS, GUTTERS, WATERCOURSES, AND STORM DRAINS. WASTE COLLECTION AREAS, SUCH AS DUMPSTERS, ARE OFTEN BEST LOCATED NEAR CONSTRUCTION SITE ENTRANCES TO MINIMIZE TRAFFIC ON DISTURBED SOIL. DISPOSAL SHALL BE PERIODICALLY AS NEEDED. NO CONSTRUCTION MATERIALS WILL BE BURIED ONSITE. ALL PERSONNEL WILL BE INSTRUCTED CONCERNING WASTE DISPOSAL. THE CONTRACTOR WILL BE RESPONSIBLE FOR THIS INSTRUCTION, AND WILL BE RESPONSIBLE FOR SEEING THAT THESE INSTRUCTIONS ARE FOLLOWED.
2. HAZARDOUS WASTE: ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES, AND THE CONTRACTOR WILL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED.
3. SANITARY WASTE: IF NEEDED, PORTABLE UNITS WILL BE USED TO COLLECT SANITARY WASTE. ALL SANITARY WASTE TO BE DISPOSED OF PROPERLY ACCORDING TO STATE AND FEDERAL CODE.
4. CONTRACTOR WILL PROPERLY DISPOSE OF WASTE EVERY MONTH.

QCI DETAILS:
CARDWELL ENGINEERING, PLLC.
TO BE ASSIGNED
28271 MS–15
WALNUT, MS 38683

SEE SHEET C–104 FOR EROSION AND SEDIMENTATION CONTROL PLAN

SPILL PREVENTION AND CONTROL NOTES:

1. PETROLEUM PRODUCTS: ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
2. FERTILIZERS: FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A CLEAN, DRY PLACE. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.
3. PAINTS: ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.
4. AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
5. ALL MATERIALS STORED ONSITE WILL B

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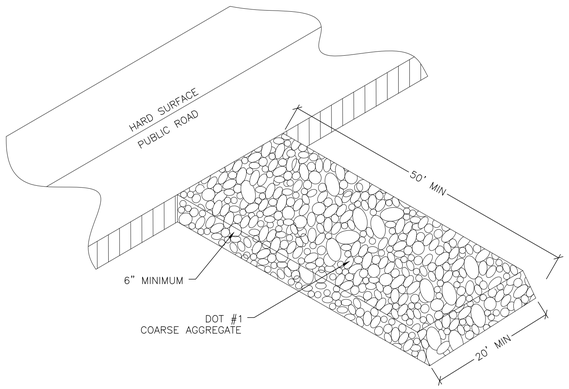
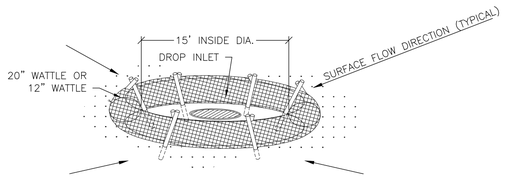
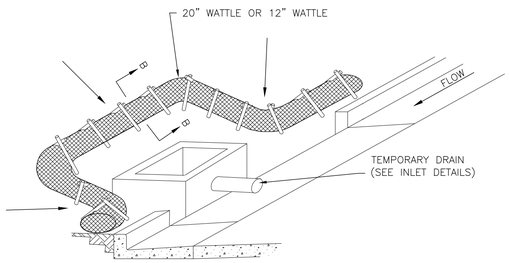
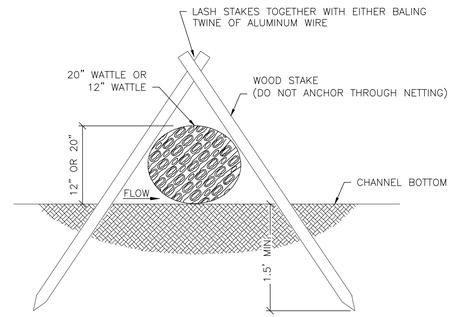


1 GRAVEL CONSTRUCTION ENTRANCE
N.T.S.



NOTE: SILT FENCE OF SANDBAGS MAY ALSO BE USED FOR THIS APPLICATION.
HAY BALES NOT ACCEPTABLE DURING THIS STAGE.





NOTES:
1. ANCHORING STAKES SHALL BE SIZED, SPACED, AND BE OF A MATERIAL THAT EFFECTIVELY SECURES THE WATTLE. STAKE SPACING SHALL BE A MAXIMUM OF THREE FEET.
2. OVERLAP ENDS OF WATTLES PER MANUFACTURER'S RECOMMENDATIONS (1' MIN., 3' MAX).
3. TRENCHING OF WATTLES MAY BE NECESSARY IF PIPING BECOMES EVIDENT.
4. IN THE EVENT WATTLES CANNOT BE SECURED IN PLACE USING WOOD STAKES, SANDBAGS MAY BE USED IN LIEU OF WOOD STAKES IN ORDER TO SECURE WATTLES IN PLACE. COST OF SANDBAGS USED IN THIS APPLICATION SHALL BE INCLUDED IN OTHER ITEMS BID.

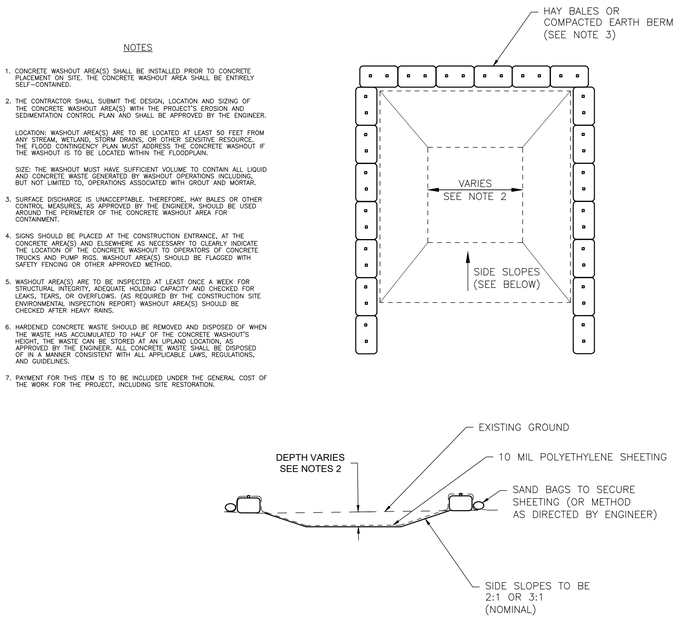
5 INLET PROTECTION DETAILS OF WATTLES
N.T.S.

NOTES

1. CONCRETE WASHOUT AREA(S) SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE. THE CONCRETE WASHOUT AREA SHALL BE ENTIRELY SELF-CONTAINED.
2. THE CONTRACTOR SHALL SUBMIT THE DESIGN, LOCATION AND SIZING OF THE CONCRETE WASHOUT AREA(S) WITH THE PROJECT'S EROSION AND SEDIMENTATION CONTROL PLAN AND SHALL BE APPROVED BY THE ENGINEER.

   LOCATION: WASHOUT AREA(S) ARE TO BE LOCATED AT LEAST 50 FEET FROM ANY STREAM, WETLAND, STORM DRAINS, OR OTHER SENSITIVE RESOURCE. THE FLOOD CONTINGENCY PLAN MUST ADDRESS THE CONCRETE WASHOUT IF THE WASHOUT IS TO BE LOCATED WITHIN THE FLOODPLAIN.

   SIZE: THE WASHOUT MUST HAVE SUFFICIENT VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS INCLUDING, BUT NOT LIMITED TO, OPERATIONS ASSOCIATED WITH GROUT AND MORTAR.
3. SURFACE DISCHARGE IS UNACCEPTABLE. THEREFORE, HAY BALES OR OTHER CONTROL MEASURES, AS APPROVED BY THE ENGINEER, SHOULD BE USED AROUND THE PERIMETER OF THE CONCRETE WASHOUT AREA FOR CONTAINMENT.
4. SIGNS SHOULD BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CONCRETE AREA(S) AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS. WASHOUT AREA(S) SHOULD BE FLAGGED WITH SAFETY FENCING OR OTHER APPROVED METHOD.
5. WASHOUT AREA(S) ARE TO BE INSPECTED AT LEAST ONCE A WEEK FOR STRUCTURAL INTEGRITY, ADEQUATE HOLDING CAPACITY AND CHECKED FOR LEAKS, TEARS, OR OVERFLOWS. (AS REQUIRED BY THE CONSTRUCTION SITE ENVIRONMENTAL INSPECTION REPORT) WASHOUT AREA(S) SHOULD BE CHECKED AFTER HEAVY RAINS.
6. HARDENED CONCRETE WASTE SHOULD BE REMOVED AND DISPOSED OF WHEN THE WASTE HAS ACCUMULATED TO HALF OF THE CONCRETE WASHOUT'S HEIGHT. THE WASTE CAN BE STORED AT AN UPLAND LOCATION, AS APPROVED BY THE ENGINEER. ALL CONCRETE WASTE SHALL BE DISPOSED OF IN A MANNER CONSISTENT WITH ALL APPLICABLE LAWS, REGULATIONS, AND GUIDELINES.
7. PAYMENT FOR THIS ITEM IS TO BE INCLUDED UNDER THE GENERAL COST OF THE WORK FOR THE PROJECT, INCLUDING SITE RESTORATION.



2 CONCRETE WASHOUT AREA
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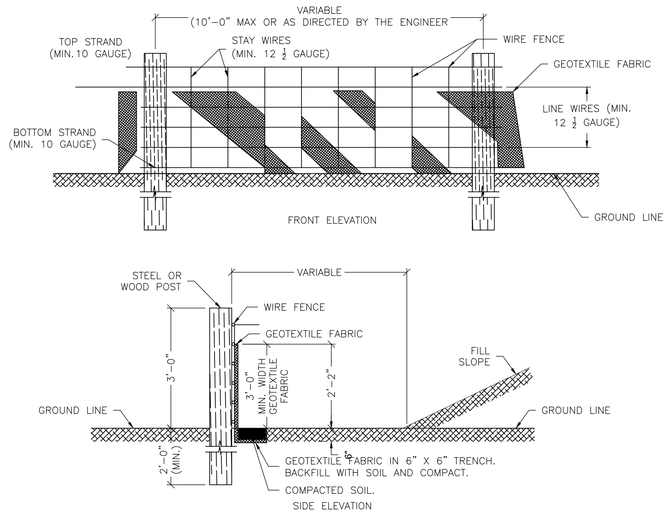

NOTES:
1. WIRE SHALL BE MINIMUM OF 32" IN WIDTH AND SHALL HAVE A MAXIMUM OF 6 LINE WIRES WITH 12" STAY SPACING.
2. GEOTEXTILE FABRIC SHALL BE A MINIMUM OF 36" IN WIDTH AND SHALL BE FASTENED ADEQUATELY TO THE WIRE AS DIRECTED BY THE ENGINEER.
3. STEEL POST SHALL BE 5'-0" IN HEIGHT AND OF THE SELF-FASTENER ANGLE STEEL TYPE. WOOD POST SHALL BE A MINIMUM OF 5'-0" IN HEIGHT AND 3" OR MORE IN DIAMETER. WIRE FENCE SHALL BE FASTENED TO WOODEN POST WITH NO LESS THAN 9 GAUGE WIRE STAPLES 1" LONG.
4. GEOTEXTILE FABRIC MEETING THE TYPE II MATERIAL REQUIREMENTS AND INSTALLED ACCORDING TO SPECIFICATIONS MAY BE USED WITHOUT WIRE FENCE.

6 TEMPORARY SILT FENCE
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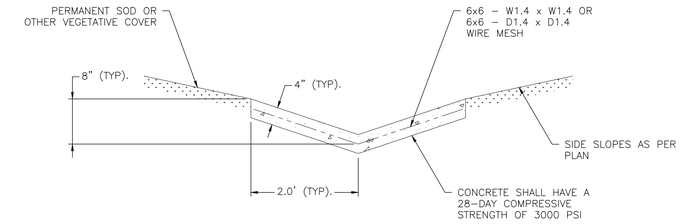

3 TYPICAL V-DITCH PAVED FLUME
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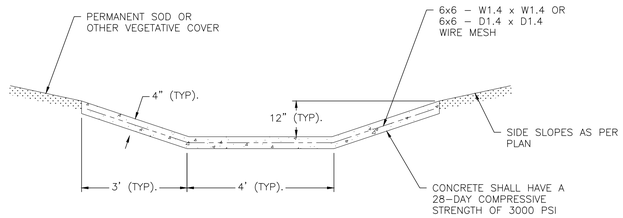

4 TYPICAL TRAPEZOIDAL PAVED FLUME
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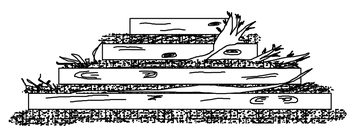
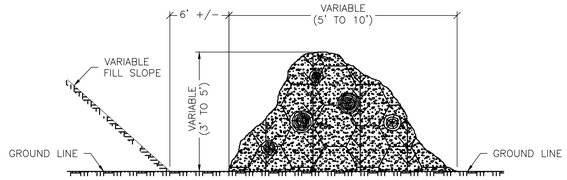


FRONT ELEVATION



SIDE ELEVATION

NOTES:
1. BRUSH BARRIER MAY BE USED WHERE NATURAL GROUND IS LEVEL OR SLOPING AWAY FROM PROJECT.
2. PLACE BRUSH, LOG, AND TREE LAPS APPROXIMATELY PARALLEL TO TOE OF FILL SLOPE WITH SOME OF THE HEAVIER MATERIALS BEING PLACED ON TO, TO PROPERLY SECURE THE BARRIER AS DETAILED AT LOCATIONS SHOWN ON PLANS OR AS DIRECTED OR PERMITTED BY THE ENGINEER.
3. TO ALLOW WATER TO SEEP THROUGH BRUSH BARRIER, INTERMINGLE THE BRUSH, LOG AND TREE LAPS SO AS TO NOT FORM A SOLID DAM.
4. THE BRUSH BARRIER MAY BE CHOKED WITH FILTER FABRIC. THE COST OF FABRIC TO BE INCLUDED IN OTHER ITEMS BID.
5. TEMPORARY BRUSH BARRIER WILL NOT BE MEASURED FOR SEPARATE PAYMENT.

7 TEMPORARY BRUSH BARRIER
N.T.S.

CARDWELL Engineering, PLLC
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Walnut, MS 38683
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PROJECT NUMBER CE #25016 | DATE July 15, 2026 | DRAWN BY MSC

REVISIONS

NO.	DATE

BREWER'S WALK SUBDIVISION
OXFORD, MS

BREWER'S WALK LLC
3110 JEFF DAVIS DR EXT
OXFORD, MS 38655

MICHAEL SHANE CARDWELL
REGISTERED PROFESSIONAL
ENGINEER
20243
STATE OF MISSISSIPPI

ECP DETAILS

C107.2

ISSUE FOR PERMIT SET: 07/15/2026

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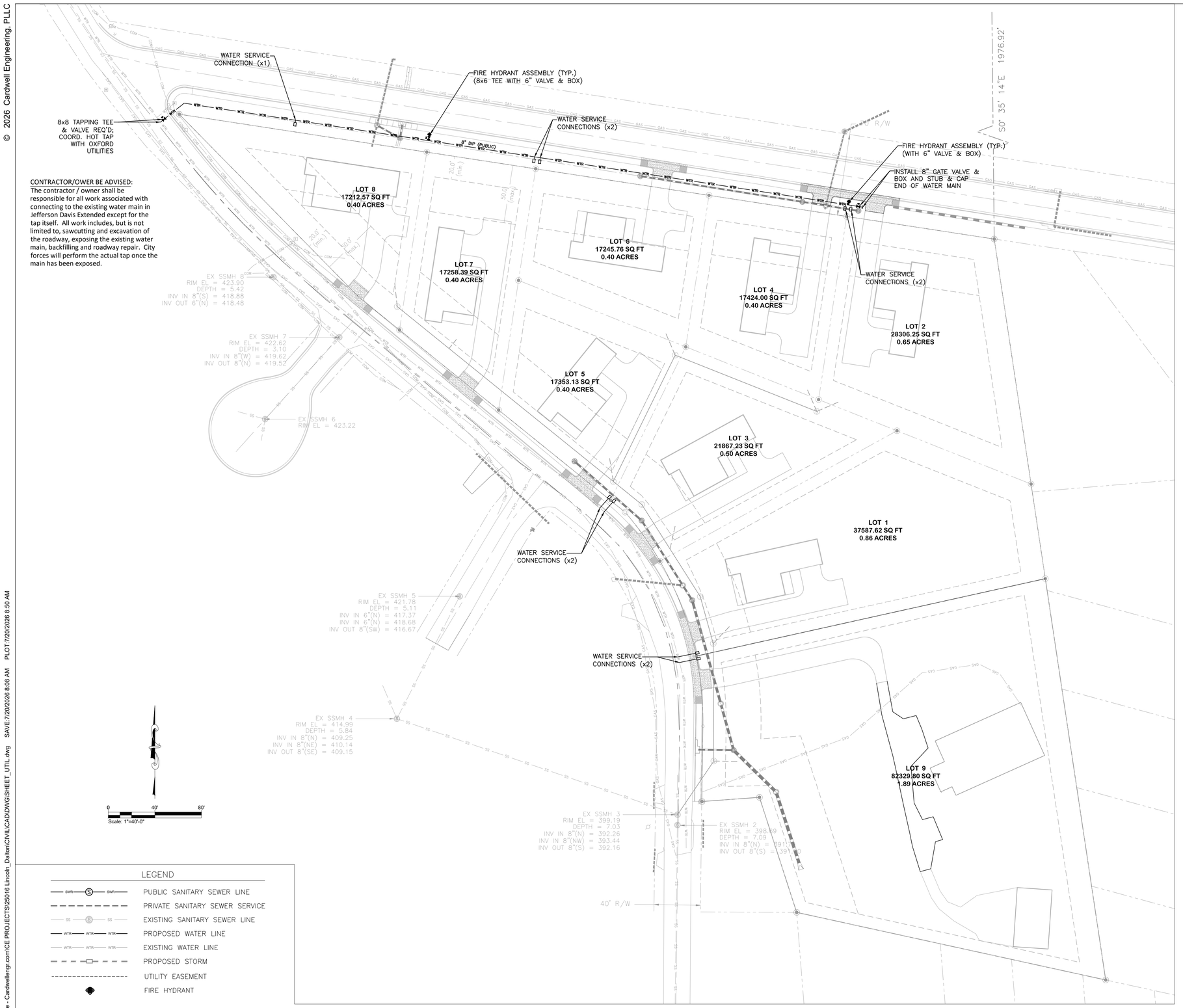

CONTRACTOR/OWER BE ADVISED:
The contractor / owner shall be responsible for all work associated with connecting to the existing water main in Jefferson Davis Extended except for the tap itself. All work includes, but is not limited to, sawcutting and excavation of the roadway, exposing the existing water main, backfilling and roadway repair. City forces will perform the actual tap once the main has been exposed.

LEGEND

- PUBLIC SANITARY SEWER LINE
- PRIVATE SANITARY SEWER SERVICE
- EXISTING SANITARY SEWER LINE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED STORM
- UTILITY EASEMENT
- FIRE HYDRANT

1 UTILITY PLAN - WATER
SCALE: 1" = 40'

SEWER UTILITY NOTES

1. THE SANITARY SEWER SHALL BE OF THE MATERIAL INDICATED ON THE PLAN. POLYVINYLCHLORIDE (PVC) SHALL BE (SDR26). DUCTILE IRON PIPE (D.I.P.) SHALL BE CL 350.
2. ALL PUBLIC SANITARY SEWER LINES AND APPURTENANCES SHALL BE OF MATERIALS AND CONSTRUCTION THAT CONFORM TO THE CITY OF OXFORD STANDARDS AND SPECIFICATIONS.
3. GRAVITY SANITARY SEWER LOCATED WITHIN THE DEVELOPMENT IS PRIVATE UNLESS LABELED OTHERWISE.
4. THE CONTRACTOR SHALL MAINTAIN 10 FEET HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER LINES. WHERE THESE CRITERIA CANNOT BE MET, THE CONTRACTOR SHALL MAINTAIN 18" VERTICAL SEPARATION BETWEEN WATER AND SEWER LINES.
5. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT HORIZONTAL AND VERTICAL LOCATION OF EXISTING MANHOLES OR SANITARY SEWER LINES AT THE POINT OF CONNECTION PRIOR TO THE COMMENCEMENT OF ORDERING MATERIALS OR CONSTRUCTION AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES DO NOT CONFLICT WITH SANITARY SEWERS, SANITARY SEWER SERVICES, STORM SEWERS, OR ANY OTHER UTILITY OR STRUCTURES, EXISTING OR PROPOSED.
7. THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL NOTIFY EACH INDIVIDUAL UTILITY OWNER OF HIS PLAN OF OPERATION IN THE AREA OF THE UTILITIES. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL CONTACT THE UTILITY OWNERS AND REQUEST THEM TO PROPERLY LOCATE THEIR RESPECTIVE UTILITY ON THE GROUND. THIS NOTIFICATION SHALL BE GIVEN AT LEAST THREE (3) BUSINESS DAYS PRIOR TO COMMENCEMENT OF OPERATIONS AROUND THE UTILITY.
8. BEFORE CONNECTIONS ARE MADE TO EXISTING UTILITIES, THE NEW LINES ARE TO BE FLUSHED AND TESTED BY THE CONTRACTOR IN ACCORDANCE WITH THE APPLICABLE UTILITY DEPARTMENT SPECIFICATIONS.
9. REPAIR ALL DAMAGE TO EXISTING FEATURES (I.E. DRIVES, ROADS, YARDS, LANDSCAPING, ETC...) TO PRE-CONSTRUCTION CONDITION.
10. THE CONTRACTOR SHALL VERIFY REQUIRED PIPE LENGTHS; EXISTING PIPE MATERIALS; AND EXISTING PIPE SIZES. REPORT DISCREPANCIES WITH THE PLANS TO THE ENGINEER IMMEDIATELY.
12. UTILITY REPAIRS MADE BENEATH AREAS OF PAVEMENT SHALL RECEIVE CRUSHED LIMESTONE AS BASE MATERIAL FOR THE LENGTH OF THE TRENCH.
13. REPAIR EXISTING PAVEMENT, CURBS, WALKS, LANDSCAPING, ETC. THAT ARE DAMAGED BY CONSTRUCTION ACTIVITIES TO A LIKE NEW CONDITION AT NO ADDITIONAL COST TO THE OWNER.
14. WHERE DRAINAGE OR UTILITY LINES OCCUR IN PROPOSED FILL AREAS, THE FILL MATERIAL IS TO BE PLACED AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D2167-08 PRIOR TO INSTALLATION OF DRAINAGE OR UTILITY LINES. FILL IS TO BE INSPECTED BY A PROFESSIONAL GEOTECHNICAL ENGINEERING TESTING FIRM EMPLOYED BY THE OWNER. RESULTS OF THE TEST SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE. CONTRACTOR TO PAY FOR ANY RETESTING.
15. EXISTING CASTINGS LOCATED IN FILL/CUT AREAS SHALL BE ADJUSTED TO ENSURE THAT THE TOP OF CASTING IS FLUSH WITH THE FINISHED GRADE.
16. THE CONTRACTOR WILL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OF THIS PROJECT. IN THE EVENT THAT SPECIAL EQUIPMENT IS REQUIRED TO WORK OVER AND AROUND THE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO FURNISH SUCH EQUIPMENT AT NO ADDITIONAL COST TO THE OWNER.
17. PRIOR TO SUBMITTING HIS BID, THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR CONTACTING OWNERS OF ALL AFFECTED UTILITIES IN ORDER TO DETERMINE THE EXTENT TO WHICH UTILITY RELOCATIONS AND/OR ADJUSTMENTS WILL HAVE UPON THE SCHEDULE OF WORK FOR THE PROJECT. WHILE SOME WORK MAY BE REQUIRED 'AROUND' UTILITY FACILITIES THAT WILL REMAIN IN PLACE, OTHER UTILITY FACILITIES MAY NEED TO BE ADJUSTED CONCURRENTLY WITH THE CONTRACTOR'S OPERATIONS.
18. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY THE CORING AND RESILIENT SEAL METHOD.
19. CONTRACTOR SHALL MARK THE LOCATION OF NEW SEWER LINES WITH #10 GAUGE TRACER WIRE (GREEN). TRACER WIRE INSTALLATION, PLACEMENT, SPLICING, AND ACCESS SHALL BE IN ACCORDANCE WITH THE CITY OF OXFORD STANDARD SPECIFICATIONS FOR CONSTRUCTION OF WATER AND SEWER FACILITIES.
20. UNDERGROUND VIDEO INSPECTION WILL BE REQUIRED FOR ALL SANITARY SEWER MAINS.

WATER UTILITY NOTES

1. ALL WATER MAINS SHALL BE OF 8" DUCTILE IRON PIPE (DIP) UNLESS OTHERWISE NOTED. ALL FIRE HYDRANT FEEDS SHALL BE 6" DUCTILE IRON PIPE (DIP) UNLESS OTHERWISE NOTED.
2. ALL WATER LINES AND APPURTENANCES SHALL BE OF MATERIALS AND CONSTRUCTION THAT CONFORM TO THE CITY OF OXFORD STANDARDS AND SPECIFICATIONS.
3. PROVIDE A MINIMUM OF 36" OF COVER OVER ALL WATER LINES.
4. THE CONTRACTOR SHALL MAINTAIN 10 FEET HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER LINES. WHERE THESE CRITERIA CANNOT BE MET, THE CONTRACTOR SHALL MAINTAIN 18" VERTICAL SEPARATION BETWEEN WATER AND SEWER LINES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES DO NOT CONFLICT WITH SANITARY SEWERS, SANITARY SEWER SERVICES, STORM SEWERS, OR ANY OTHER UTILITY OR STRUCTURES, EXISTING OR PROPOSED.
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7. BEFORE CONNECTIONS ARE MADE TO EXISTING UTILITIES, THE NEW LINES ARE TO BE FLUSHED AND TESTED BY THE CONTRACTOR IN ACCORDANCE WITH THE APPLICABLE UTILITY DEPARTMENT SPECIFICATIONS.
8. REPAIR ALL DAMAGE TO EXISTING FEATURES (I.E. DRIVES, ROADS, YARDS, LANDSCAPING, ETC...) TO PRE-CONSTRUCTION CONDITION.
9. THE CONTRACTOR SHALL PROVIDE ALL HORIZONTAL AND VERTICAL BENDS TO ATTAIN THE ALIGNMENT INDICATED ON THE PLANS. PROVIDE VERTICAL BENDS WHERE NECESSARY TO ALLOW WATER LINES TO PASS UNDER OR OVER OTHER UTILITY LINES (ALL BENDS AND BRACES NEEDED MAY NOT BE ACTUALLY SHOWN). PROVIDE BRACING AND/OR RODDING AT ALL BENDS AND TEES AS REQUIRED BY WATER DEPARTMENT.
10. WATER METERS SHALL BE NO DEEPER THAN 24" FROM TOP OF METER TO PROPOSED FINISHED GRADE.
11. THE CONTRACTOR SHALL VERIFY REQUIRED PIPE LENGTHS; EXISTING PIPE MATERIALS; AND EXISTING PIPE SIZES. REPORT DISCREPANCIES WITH THE PLANS TO THE ENGINEER IMMEDIATELY.
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15. THE CONTRACTOR SHALL ADJUST THE ALIGNMENT OF THE WATER LINES (HORIZONTALLY AND/OR VERTICALLY) TO ALLOW THE REQUIRED BRACING AT BENDS AND TEES.
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PROJECT NUMBER CE #25016 | DATE July 15, 2026 | DRAWN BY MSC

REVISIONS

NO.	DATE

BREWER'S WALK SUBDIVISION
OXFORD, MS

BREWER'S WALK LLC
3110 JEFF DAVIS DR EXT
OXFORD, MS 38655

MICHAEL SHANE CARDWELL LICENSED PROFESSIONAL ENGINEER 20243 STATE OF MISSISSIPPI

UTILITY PLAN - WATER

C108

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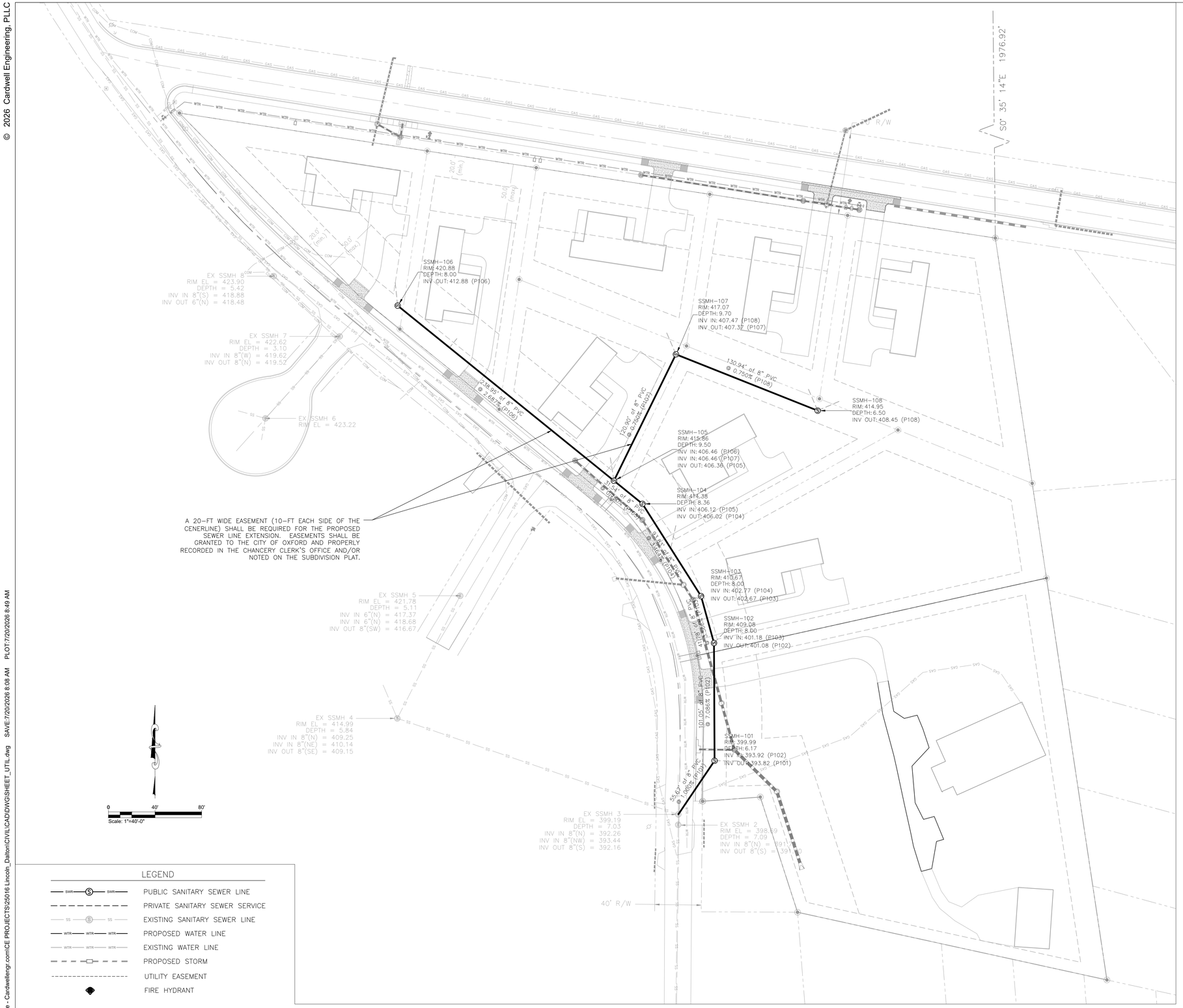

LEGEND

- PUBLIC SANITARY SEWER LINE
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CE #25016	July 15, 2026	MSC

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BREWER'S WALK SUBDIVISION
OXFORD, MS

BREWER'S WALK LLC
3110 JEFF DAVIS DR EXT
OXFORD, MS 38655

MICHAEL SHANE CARDWELL — REGISTERED PROFESSIONAL ENGINEER — 20243 — STATE OF MISSISSIPPI

UTILITY PLAN - SEWER

C109

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LEGEND

- EXISTING CONTOUR (MINOR)
- EXISTING CONTOUR (MAJOR)
- PROPOSED CONTOUR (MINOR)
- PROPOSED CONTOUR (MAJOR)
- DEMO — DEMO — LIMITS OF DISTURBANCE

GRADING NOTES:

1. SEE SHEET C101 FOR GENERAL GRADING GUIDELINES AND RECOMMENDATIONS.
2. CLEARING AND GRADING MAY BE COMPLETED IN PHASES PER THE DEVELOPER'S REQUEST. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING EROSION CONTROL FOR EACH PHASE OF GRADING.
3. BEFORE ANY CONSTRUCTION ACTIVITY CAN BEGIN CONTRACTOR SHALL INSTALL ALL PERIMETER SILT FENCING. ALL INTERIOR SILT FENCING SHALL BE INSTALLED AS THE AREAS OF GRADING BECOMES COMPLETE OR AS NEEDED TO EFFECTIVELY PREVENT EROSION. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION CONTROL DURING CONSTRUCTION PHASES WHERE NECESSARY TO PREVENT DOWNSTREAM SILTATION OF ANY DITCHES, PIPES, DRAINAGE STRUCTURES OR ADJACENT PROPERTIES. THE CONTRACTOR SHALL PROVIDE ANY ADDITIONAL EROSION CONTROL AS NEEDED OR AS DIRECTED BY THE ENGINEER.
4. ALL NEW CUT OR FILL AREAS LACKING ADEQUATE VEGETATION SHALL BE FERTILIZED, MULCHED, SEEDED AND/OR SODDED AS REQUIRED TO EFFECTIVELY CONTROL SOIL EROSION.
5. CONTRACTORS SHALL BE RESPONSIBLE FOR NOTIFYING ANY UTILITY COMPANY WHICH MAINTAINS A UTILITY LINE WITHIN IN THE BOUNDARIES OF THE PROJECT PRIOR TO INITIATION OF THE PROJECT. THE CONTRACTOR SHALL ALSO ASSUME RESPONSIBILITY FOR ANY DAMAGE INCURRED BY ANY UTILITY COMPANY FOR THEIR UTILITY LINES, WHETHER SHOWN IN THE CONSTRUCTION PLANS OR NOT, DURING WORK ON THE PROJECT.

ALL EXISTING TREES THAT WILL PRESERVED AND THAT LIE WITHIN 40 FEET OF THE PROPOSED LIMITS OF DISTURBANCE SHALL BE PROTECTED WITH A HIGH-VISIBILITY CONSTRUCTION FENCE. FENCING SHALL EXTEND TO THE DRIPLINE OF EACH TREE. WHERE GRADING IS TO OCCUR WITHIN THE DRIPLINE OF PRESERVED TREES, THE CONTRACTOR SHALL COORDINATE ADDITIONAL EFFORTS WITH THE ENGINEER AND OWNER IN ORDER TO PROTECT THE ROOT STRUCTURE OF THE TREES.

SEE ALSO TREE MITIGATION PLAN, SHEET C106.

0 40' 80'
Scale: 1"=40'-0"

1 GRADING PLAN
SCALE: 1" = 40'

ISSUE FOR PERMIT SET: 07/15/2026

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(662) 223-0525
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PROJECT NUMBER	DATE	DRAWN BY
CE #25016	July 15, 2026	MSC

REVISIONS	
NO.	DATE

BREWER'S WALK SUBDIVISION
OXFORD, MS

BREWER'S WALK LLC
3110 JEFF DAVIS DR EXT
OXFORD, MS 38655

MICHAEL SHANE CARDWELL
LICENSED PROFESSIONAL ENGINEER
20243
STATE OF MISSISSIPPI

GRADING PLAN

C110

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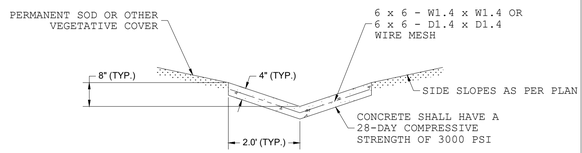
1 STORM DRAINAGE PLAN

SCALE: 1" = 50'



TYPICAL PAVED FLUME DETAIL
(V-DITCH)

2 TYPICAL V-DITCH PAVED FLUME

SCALE: N.T.S.

GRADING NOTES:

1. SEE SHEET C101 FOR GENERAL GRADING GUIDELINES AND RECOMMENDATIONS.
2. CLEARING AND GRADING MAY BE COMPLETED IN PHASES PER THE DEVELOPER'S REQUEST. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING EROSION CONTROL FOR EACH PHASE OF GRADING.
3. BEFORE ANY CONSTRUCTION ACTIVITY CAN BEGIN CONTRACTOR SHALL INSTALL ALL PERIMETER SILT FENCING. ALL INTERIOR SILT FENCING SHALL BE INSTALLED AS THE AREAS OF GRADING BECOMES COMPLETE OR AS NEEDED TO EFFECTIVELY PREVENT EROSION. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION CONTROL DURING CONSTRUCTION PHASES WHERE NECESSARY TO PREVENT DOWNSTREAM SILTATION OF ANY DITCHES, PIPES, DRAINAGE STRUCTURES OR ADJACENT PROPERTIES. THE CONTRACTOR SHALL PROVIDE ANY ADDITIONAL EROSION CONTROL AS NEEDED OR AS DIRECTED BY THE ENGINEER.
4. ALL NEW CUT OR FILL AREAS LACKING ADEQUATE VEGETATION SHALL BE FERTILIZED, MULCHED, SEEDED AND/OR SODDED AS REQUIRED TO EFFECTIVELY CONTROL SOIL EROSION.
5. CONTRACTORS SHALL BE RESPONSIBLE FOR NOTIFYING ANY UTILITY COMPANY WHICH MAINTAINS A UTILITY LINE WITHIN IN THE BOUNDARIES OF THE PROJECT PRIOR TO INITIATION OF THE PROJECT. THE CONTRACTOR SHALL ALSO ASSUME RESPONSIBILITY FOR ANY DAMAGE INCURRED BY ANY UTILITY COMPANY FOR THEIR UTILITY LINES, WHETHER SHOWN IN THE CONSTRUCTION PLANS OR NOT, DURING WORK ON THE PROJECT.

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MICHAEL SHANE CARDWELL
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20243
STATE OF MISSISSIPPI

STORM DRAINAGE PLAN

C111

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LEGEND

- EXISTING PEDESTRIAN SIDEWALK
- EXISTING MULTI–USE PATH
- PROPOSED PEDESTRIAN SIDEWALK
- PROPOSED MULTI–USE PATH
- EMERGENCY ACCESS ROUTE(S)*
- RETAINING WALL
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT

STREET CONSTRUCTION NOTES:

1. ALL PAVEMENT DIMENSIONS ARE TO EDGE OF GUTTER, UNLESS OTHERWISE NOTED. ALL CURB DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL STRIPING AND SIGNAGE SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. PAVEMENT MARKINGS IN THE RIGHT–OF–WAY ARE REQUIRED TO BE THERMOPLASTIC. ALL OTHER PAVEMENT MARKINGS AND PARKING STRIPES ARE ALLOWED TO BE PAINT (UNLESS OTHERWISE NOTED OR SPECIFIED BY THE OWNER).
4. ALL ACCESSIBLE ROUTES AND ACCESSIBLE PARKING BAYS SHALL MEET THE AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS.
5. SEE SHEET C101 FOR GENERAL GUIDELINES AND RECOMMENDATIONS FOR COMMENCEMENT OF WORK.
6. REFER TO C500 SERIES FOR ADDITIONAL DETAILS.

1 COMPLETE STREETS PLAN
SCALE: 1" = 40'

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REVISIONS NO.	DATE
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OXFORD, MS 38655

MICHAEL SHANE CARDWELL 20243 REGISTERED PROFESSIONAL ENGINEER STATE OF MISSISSIPPI

COMPLETE STREETS PLAN

C112

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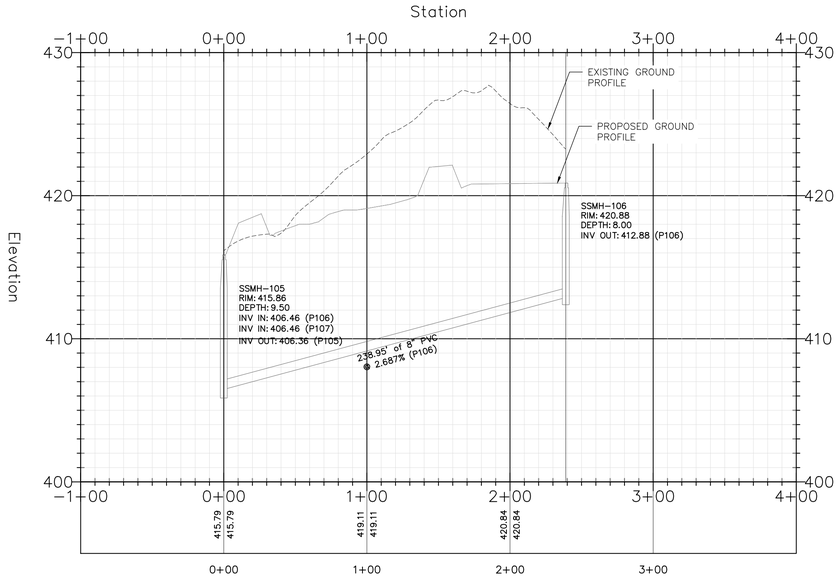
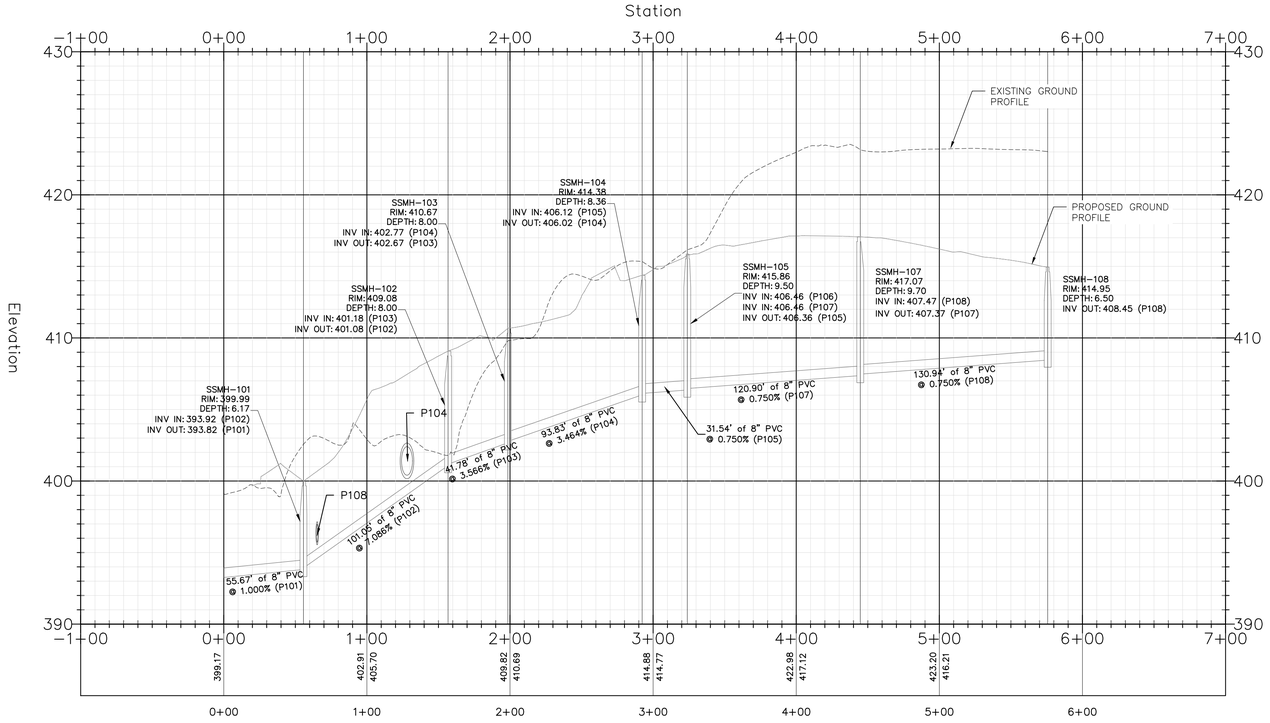
SSWR LINE B PROFILE



B PROFILE | SEWER LINE B - SSMH-105 TO SSMH-106

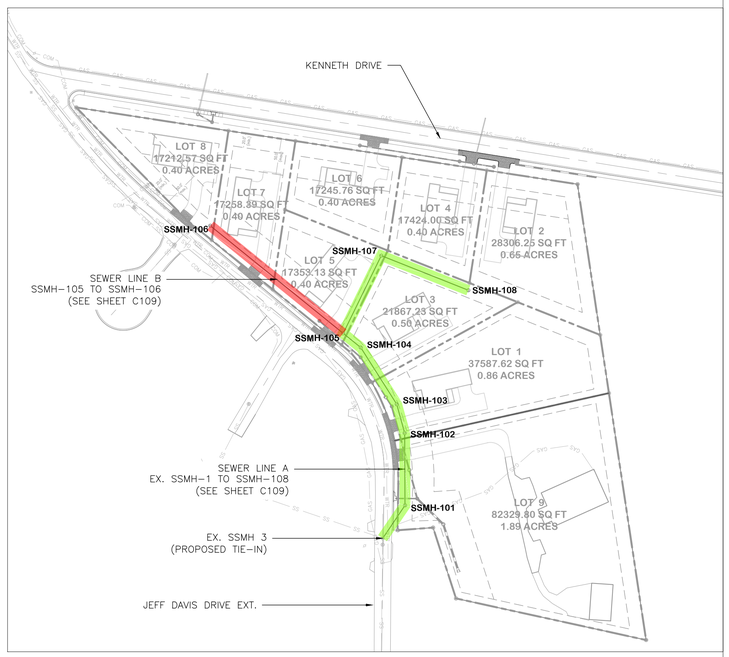
SCALE: HORIZ 1" = 50' VERT 1" = 5'

SSWR LINE A PROFILE



A PROFILE | SEWER LINE A - EX SSMH 3 TO SSMH-108

SCALE: HORIZ 1" = 50' VERT 1" = 5'



PROFILE & KEY SHEET

SCALE: 1" = 100'

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SEWER PROFILES

C401

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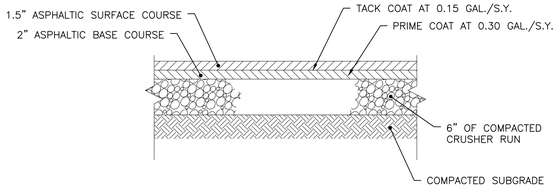
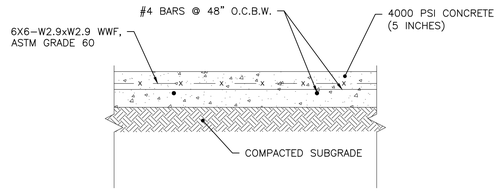


ASPHALT PAVEMENT

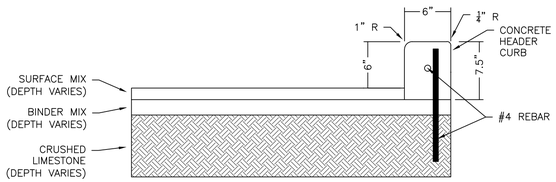
1 FLEXIBLE PAVEMENT
N.T.S.



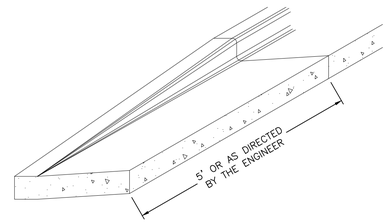
CONCRETE PAVEMENT

2 RIGID PAVEMENT
N.T.S.

NOTE:
- CONTROL JOINTS REQUIRED AT 10' O.C.
- EXPANSION JOINTS REQUIRED AT 30' O.C. (MAX) AND AT ALL RADIUS RETURNS UNLESS DIRECTED OTHERWISE BY THE ENGINEER. 1/2" PREMOLDED JOINT FILLER REQUIRED AT ALL EXPANSION JOINTS

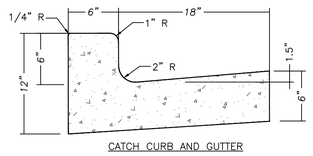


3 TOP SET HEADER CURB DETAIL
N.T.S.

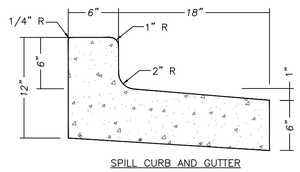


4 CURB TRANSITION
N.T.S.

NOTE:
- CONTROL JOINTS REQUIRED AT 10' O.C.
- EXPANSION JOINTS REQUIRED AT 30' O.C. (MAX) AND AT ALL RADIUS RETURNS UNLESS DIRECTED OTHERWISE BY THE ENGINEER. 1/2" PREMOLDED JOINT FILLER REQUIRED AT ALL EXPANSION JOINTS

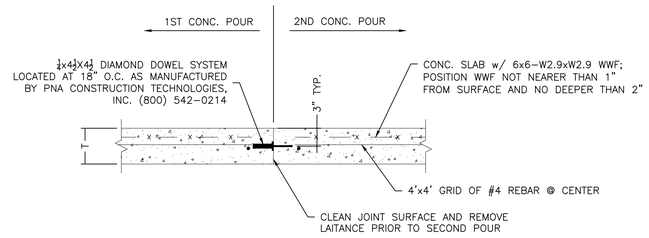


CATCH CURB AND GUTTER

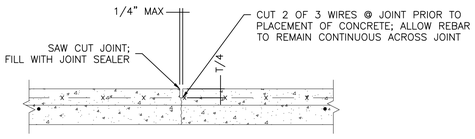


SPILL CURB AND GUTTER

5 COMBINATION CURB & GUTTER
N.T.S.

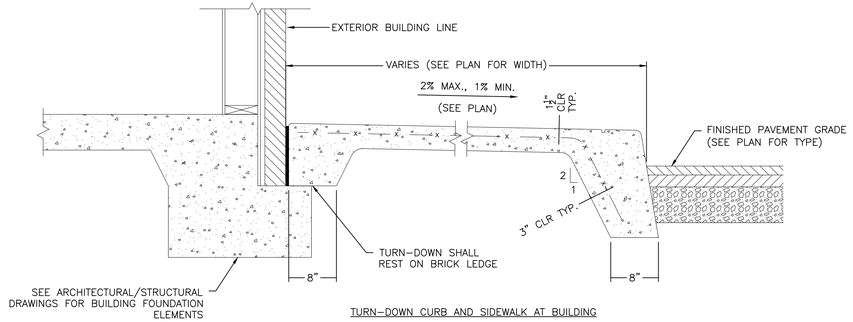


CONSTRUCTION JOINT FOR CONCRETE PAVEMENT

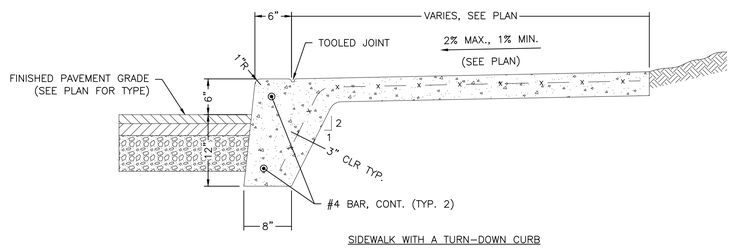


CONTROL JOINT FOR CONCRETE PAVEMENT
NOT TO EXCEED 15'–0" SPACING UNLESS OTHERWISE NOTED

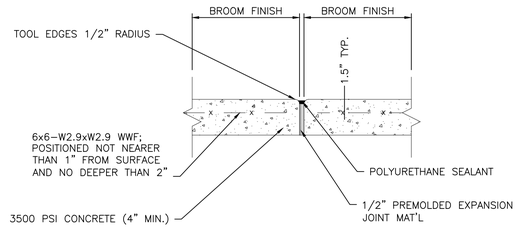
6 CONCRETE PAVEMENT JOINTS
N.T.S.



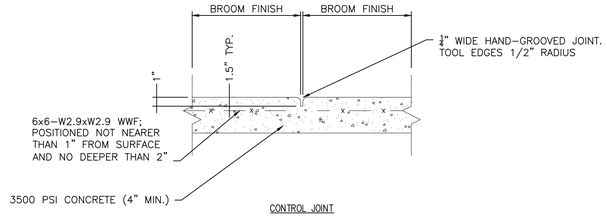
TURN–DOWN CURB AND SIDEWALK AT BUILDING



SIDEWALK WITH A TURN–DOWN CURB



EXPANSION JOINT



CONTROL JOINT

NOTE:

USE 3500 PSI CONCRETE.
USE GRADE 60 REINFORCING STEEL.
PROVIDE CONTROL JOINTS AT 5' CENTERS.
PROVIDE EXPANSION JOINTS AT 25' CENTERS AND WHERE SIDEWALKS ABUT RIGID MATERIAL.

7 SIDEWALK DETAILS
N.T.S.

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BREWER'S WALK LLC
3110 JEFF DAVIS DR EXT
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MICHAEL SHANE CARDWELL — LICENSED PROFESSIONAL ENGINEER — 20243 — STATE OF MISSISSIPPI

DETAILS
C501

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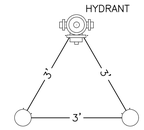
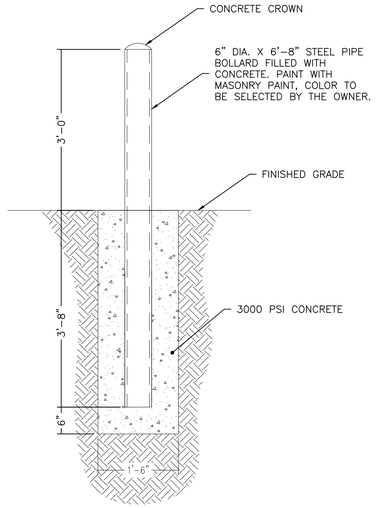


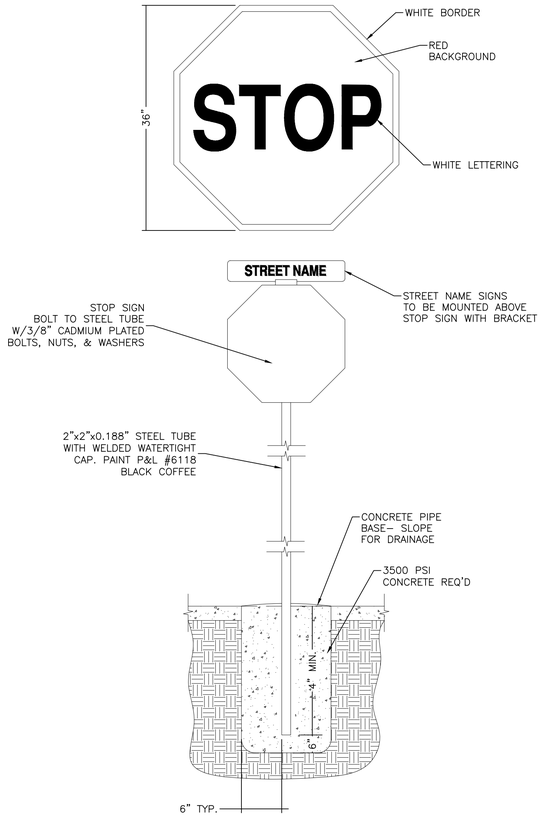
HYDRANT & POST/BOLLARD
TYPICAL SPACING



1

PIPE BOLLARD

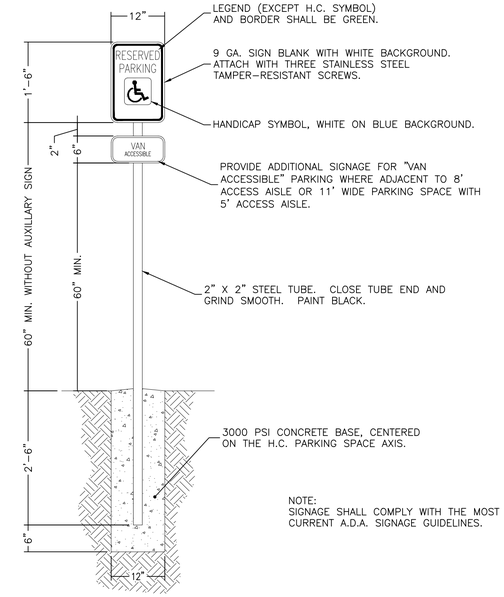
N.T.S.



2

STOP SIGN DETAIL

N.T.S.

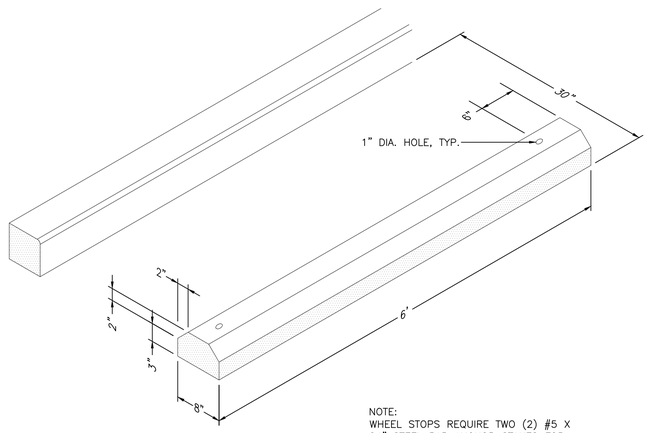


NOTE:
SIGNAGE SHALL COMPLY WITH THE MOST CURRENT A.D.A. SIGNAGE GUIDELINES.

3

ACCESSIBLE PARKING SIGN

N.T.S.



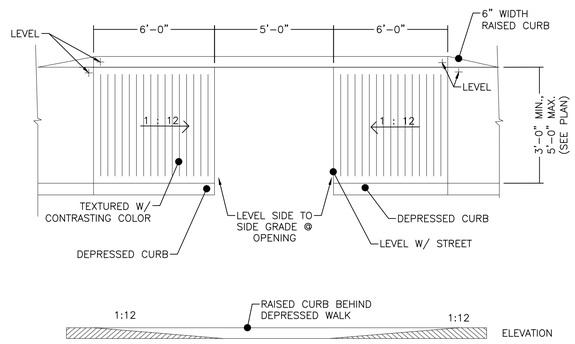
NOTE:
WHEEL STOPS REQUIRE TWO (2) #5 X 24" STEEL BAR ANCHOR STAKES FOR EACH SECTION. EACH SECTION SHALL BE REINFORCED WITH TWO (2) #3 DEFORMED BARS.

4

PRECAST CONCRETE WHEEL STOP

N.T.S.

- ALL HANDICAP RAMPS TO MEET A.D.A. REQUIREMENTS FOR SLOPE AND SURFACE FINISH.

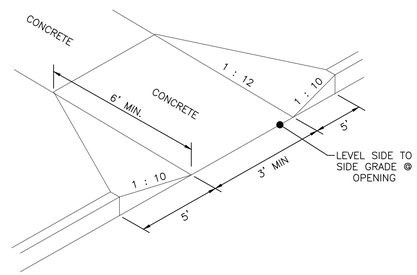


5

HANDICAP CURB CUT DETAIL

N.T.S.

- ALL HANDICAP RAMPS TO MEET A.D.A. REQUIREMENTS FOR SLOPE AND SURFACE FINISH.



6

CURB CUT RAMP DETAIL

N.T.S.

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MICHAEL SHANE CARDWELL LICENSED PROFESSIONAL ENGINEER 20243 STATE OF MISSISSIPPI

DETAILS

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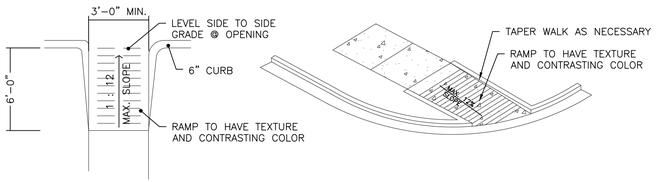
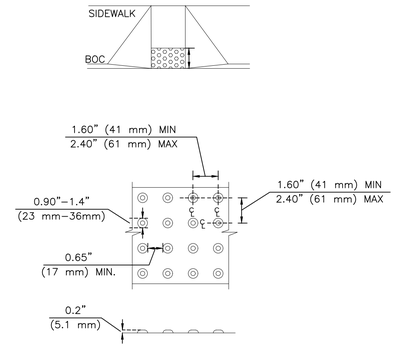
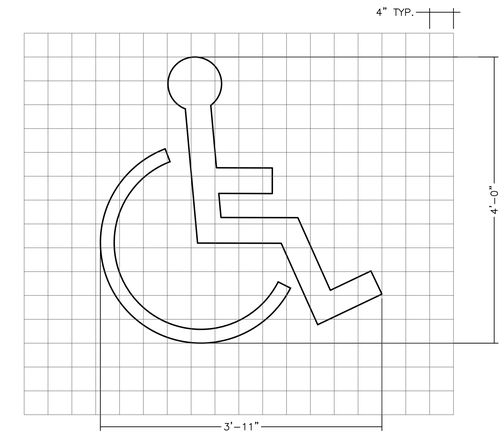
- ALL HANDICAP RAMPS TO MEET A.D.A. REQUIREMENTS FOR SLOPE AND SURFACE FINISH.



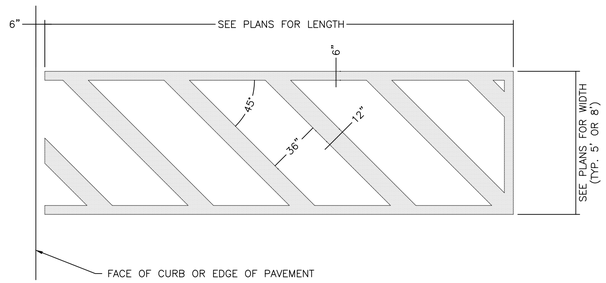
1 A.D.A. DETECTABLE WARNING SURFACE DETAIL (TYPE 1)
N.T.S.



2 A.D.A. DETECTABLE WARNING SURFACE DETAIL (TYPE 2)
N.T.S.



3 PAINTED ACCESSIBLE PARKING SYMBOL
N.T.S.



NOTE: CONTRACTOR SHALL USE THIS TYPICAL STRIPING STANDARD FOR STRIPED ISLANDS AS WELL.

4 ACCESSIBLE PARKING AISLE MARKING
N.T.S.

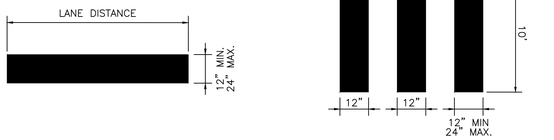
NOTES:

1. CROSSWALK SHALL EXTEND THE WIDTH OF THE ROADWAY PAVEMENT THAT PEDESTRIANS ARE EXPECTED TO CROSS.

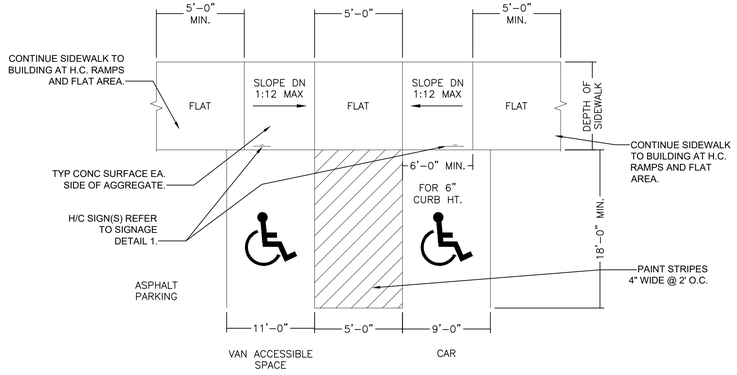
2. STOP LINE (STOP BAR) SHALL EXTEND THE WIDTH OF THE TRAVEL LANE.

3. ALL REQUIRED MUTCD SIGNS SHALL BE INSTALLED FOR PEDESTRIAN CROSSINGS.

4. STOP LINE AND CROSSWALK INSTALLATIONS ARE TO BE IN ACCORDANCE WITH MUTCD GUIDELINES.

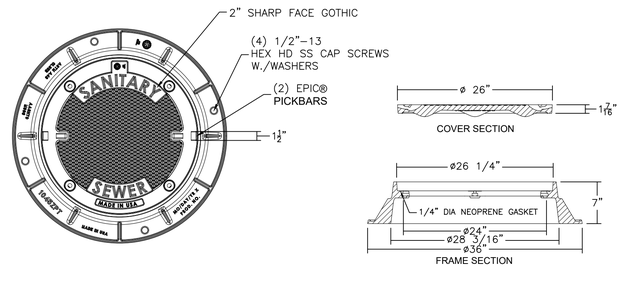


5 TYPICAL STOP LINE & CROSSWALK
N.T.S.

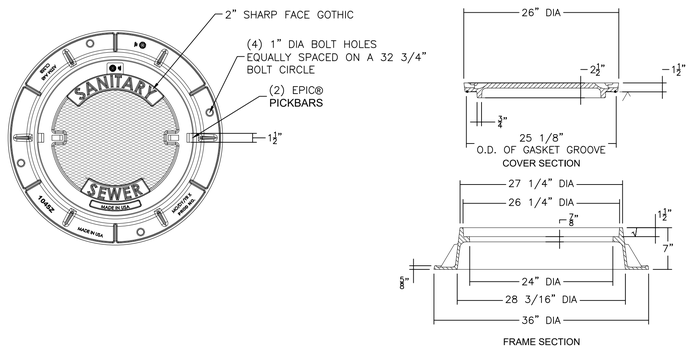


G.C. TO VERIFY THAT CIVIL PLAN MEETS OR EXCEEDS THESE REQUIREMENTS.

6 ACCESSIBLE PARKING DETAIL
N.T.S.



7 STANDARD SANITARY SEWER MANHOLE (NON-TRAFFIC)
N.T.S.



8 STANDARD SANITARY SEWER MANHOLE (TRAFFIC)
N.T.S.

CARDWELL Engineering, PLLC
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Walnut, MS 38683
(662) 223-0525
shane@cardwellengr.com

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PROJECT NUMBER	DATE	DRAWN BY
CE #25016	July 15, 2026	MSC

REVISIONS	
NO.	DATE

BREWER'S WALK SUBDIVISION
OXFORD, MS

BREWER'S WALK LLC
3110 JEFF DAVIS DR EXT
OXFORD, MS 38655

DETAILS

C503

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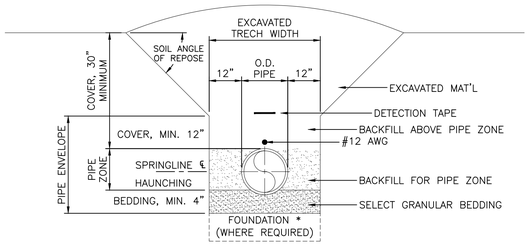
TRENCH EXCAVATION AND SHORING SHALL BE IN STRICT ACCORDANCE WITH OSHA STANDARD 1926-606, SUBPART P, EXCAVATIONS, TRENCHING AND SHORING, 29 CFR Ch. XVII (7-1-89) EDITION, AND OSHA REVISED RULE 2226, EXCAVATIONS (LATEST REVISION).



* SEE TECHNICAL SPECIFICATIONS

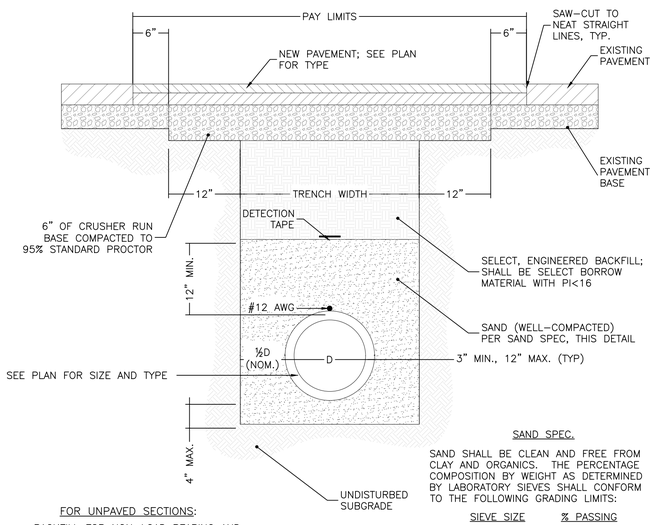
SOIL TYPE	ANGLE OF REPOSE
LIMEROCK, CEMENTED SAND AND SHELL OR SAND & GRAVEL	90°
COMPACTED ANGULAR GRAVELS, SHALE OR SHELL	60°
SANDY CLAY SOILS (AVERAGE)	45°
COMPACTED SHARP SAND	33.5°
ROUNDED LOOSE SAND	26.5°

1

2

3 TYPICAL UTILITY TRENCH BACKFILL THROUGH UNPAVED AREAS

N.T.S.



FOR UNPAVED SECTIONS:

BACKFILL FOR NON-LOAD BEARING AND GRASSED AREAS SHALL BE A CLASS IV MATERIAL COMPACTED TO 90% OF STANDARD PROCTOR. CONTRACTOR CAN PROPOSE SUITABLE NATIVE BACKFILL MATERIAL FOR THESE AREAS.

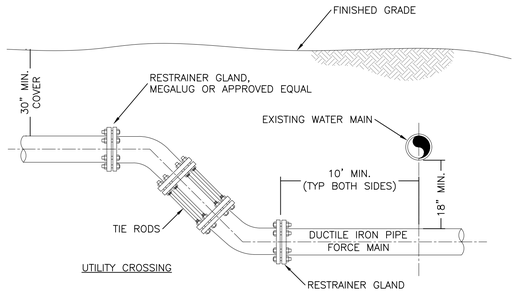
SAND SPEC.

SAND SHALL BE CLEAN AND FREE FROM CLAY AND ORGANICS. THE PERCENTAGE COMPOSITION BY WEIGHT AS DETERMINED BY LABORATORY SIEVES SHALL CONFORM TO THE FOLLOWING GRADING LIMITS:

SIEVE SIZE	% PASSING
#4	100
#10	95 – 100
#40	20 – 65
#100	5 – 30
#200	0 – 10

4 TYPICAL UTILITY TRENCH BACKFILL THROUGH PAVED AREAS

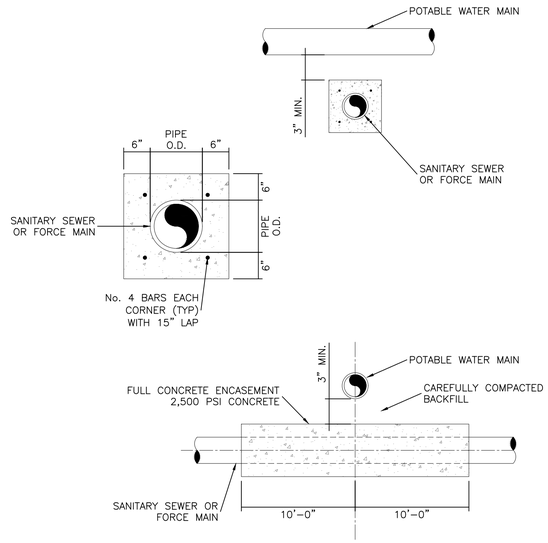
N.T.S.



NOTE: TIE RODS SHALL MEET OR EXCEED THE MATERIAL REQUIREMENTS OF ANSI/AWWA C111/A21.1

5 TYPICAL UTILITY CONFLICT

N.T.S.



6 UTILITY CONFLICT - CONCRETE ENCASEMENT

N.T.S.

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shane@cardwellengr.com

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PROJECT NUMBER: CE #25016
DATE: July 15, 2026
DRAWN BY: MSC

REVISIONS

NO.	DATE

BREWER'S WALK SUBDIVISION
OXFORD, MS

BREWER'S WALK LLC
3110 JEFF DAVIS DR EXT
OXFORD, MS 38655

MICHAEL SHANE CARDWELL
LICENSED PROFESSIONAL
ENGINEER
20243
STATE OF MISSISSIPPI

DETAILS

C504

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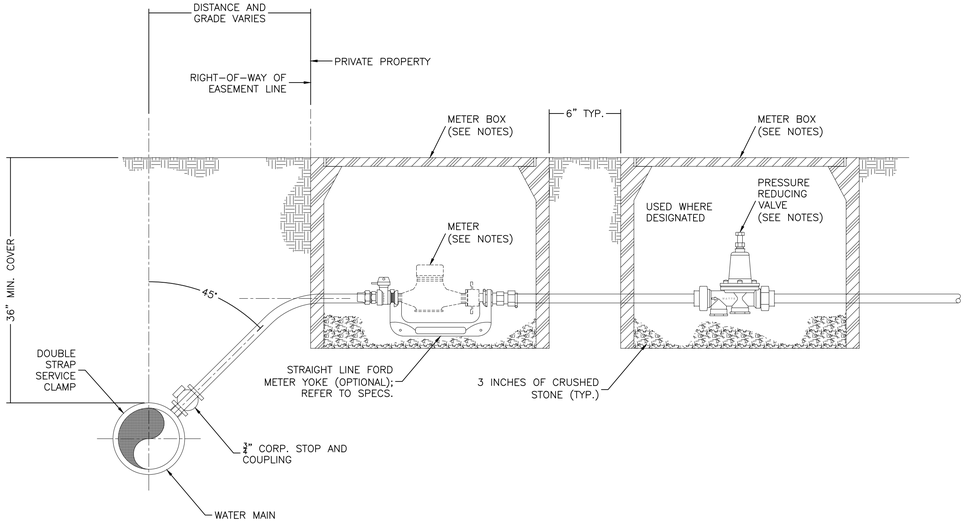
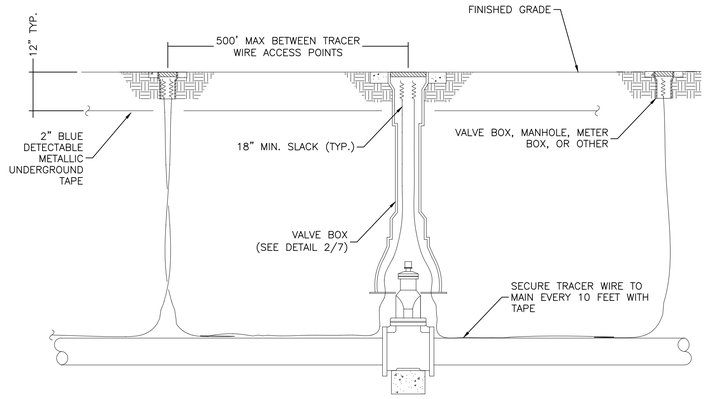
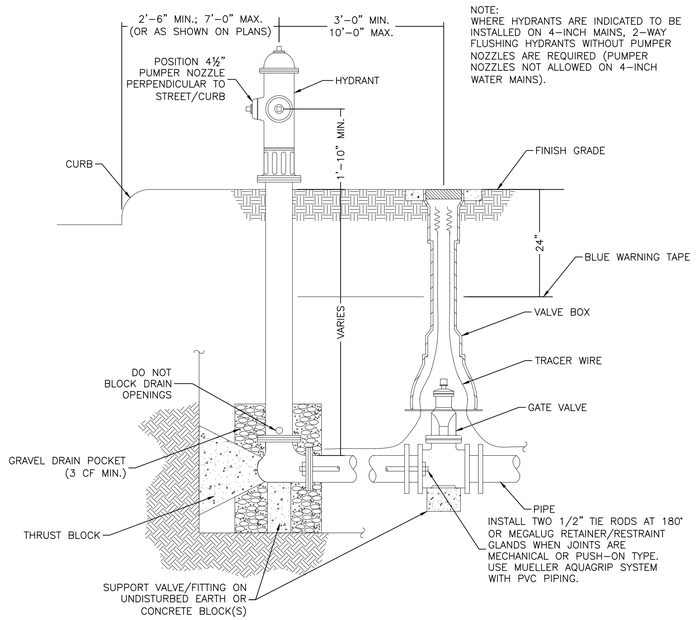


NOTES:
1. METER BOXES SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) PLASTIC WITH A PLASTIC COVER AND CAST IRON READER DOOR, AS MANUFACTURED BY "CARSON/OLDCASTLE PRECAST ENCLOSURE SOLUTIONS" (TYPICAL DIMENSIONS: 14"W x 19"L x 12"D). SIZE AND TYPE SHALL CONFORM TO THE CURRENT PREFERENCES AND SPECIFICATIONS OF THE WATER ASSOCIATION. CONSULT WITH THE MAINTENANCE SUPERVISOR FOR ADDITIONAL INFORMATION AND/OR SPECIFICATIONS.
2. ALL SERVICE CONNECTION TUBING SHALL BE 3/4" DIAMETER SCHEDULE 40 PVC OR SDR-21 PVC PRESSURE PIPE.
3. ALL SERVICE CONNECTION TAPPING SADDLES, VALVES AND FITTINGS SHALL BE BRASS FITTINGS MANUFACTURED BY "FORD METER BOX COMPANY, INC.", UNLESS OTHERWISE NOTED.
4. REFER TO THE PROJECT PLANS AND SPECIFICATIONS FOR DETAILS REGARDING THE COMPLETED SERVICE CONNECTION ASSEMBLY. THE CONTRACT DOCUMENTS SHALL PROVIDE GUIDANCE ON THE ITEMS TO BE SUPPLIED BY THE CONTRACTOR AND THOSE SUPPLIED BY THE WATER ASSOCIATION.

1 TYPICAL SERVICE CONNECTION & METER SETTING
N.T.S.

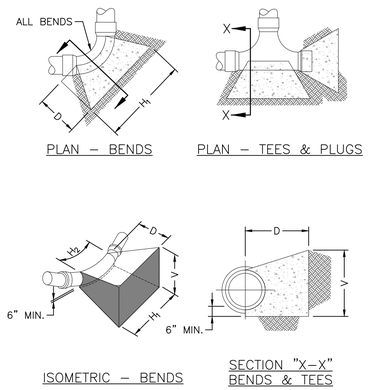


2 TRACER WIRE DETAIL
N.T.S.



NOTE:
WHERE HYDRANTS ARE INDICATED TO BE INSTALLED ON 4-INCH MAINS, 2-WAY FLUSHING HYDRANTS WITHOUT PUMPER NOZZLES ARE REQUIRED (PUMPER NOZZLES NOT ALLOWED ON 4-INCH WATER MAINS).

3 FIRE HYDRANT ASSEMBLY
N.T.S.



Pipe Size	90° BEND			
	H_1	H_2	D	V
4"	24"	12"	12"	24"
6"	36"	16"	18"	30"
8"	48"	18"	18"	36"

Pipe Size	45° BEND			
	H_1	H_2	D	V
4"	24"	8"	12"	12"
6"	30"	10"	18"	20"
8"	36"	11"	18"	30"

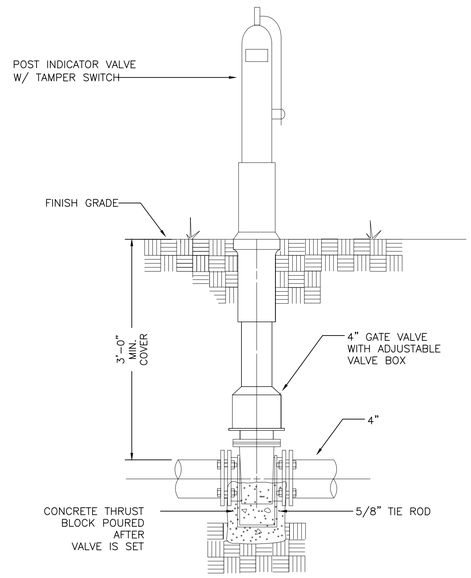
Pipe Size	22 1/2° BEND			
	H_1	H_2	D	V
4"	12"	8"	12"	12"
6"	18"	10"	18"	18"
8"	27"	11"	18"	20"

Pipe Size	11 1/4° BEND			
	H_1	H_2	D	V
4"	12"	8"	12"	12"
6"	16"	10"	18"	12"
8"	18"	11"	18"	16"

Pipe Size	TEES & PLUGS			
	H_1	H_2	D	V
4"	24"	12"	12"	16"
6"	30"	16"	18"	24"
8"	40"	18"	18"	30"

DIMENSIONS BASED ON SOIL BEARING CAP. OF 1000 PSF & PRESSURE OF 150 PSI (100 PSI + 50% FOR WATER HAMMER).

4 THRUST BLOCK DIMENSIONS
N.T.S.



5 POST INDICATOR VALVE
N.T.S.

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PROJECT NUMBER CE #25016 | DATE July 15, 2026 | DRAWN BY MSC

REVISIONS

NO.	DATE

BREWER'S WALK SUBDIVISION
OXFORD, MS

BREWERS WALK LLC
3110 JEFF DAVIS DR EXT
OXFORD, MS 38655

MICHAEL SHANE CARDWELL LICENSED PROFESSIONAL ENGINEER 20243 STATE OF MISSISSIPPI

DETAILS
C505

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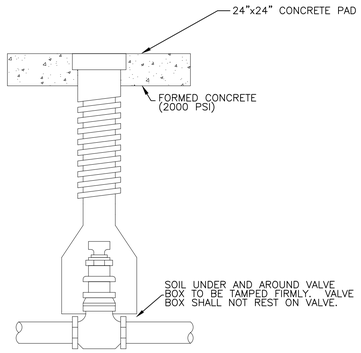
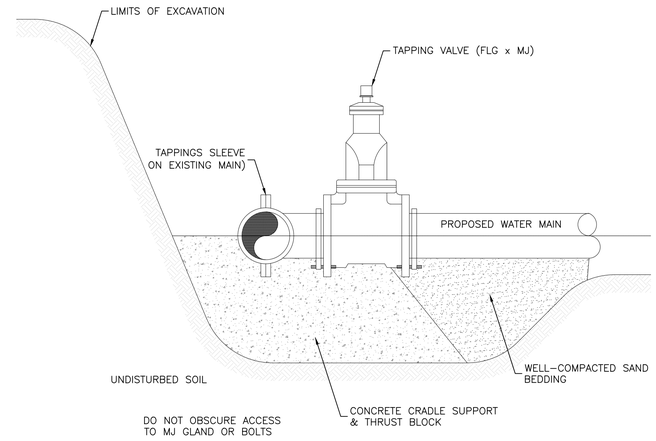
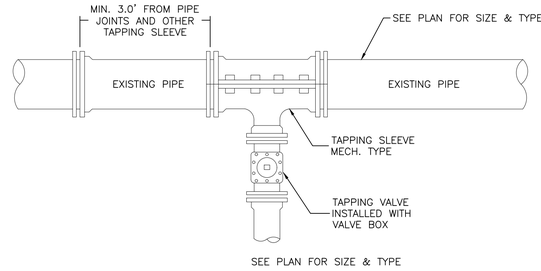


1 VALVE AND BOX ASSEMBLY
N.T.S.

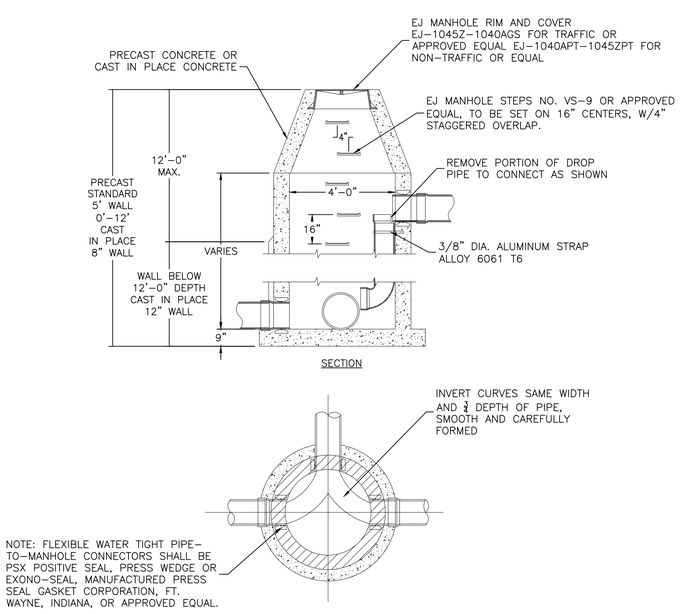


2 WET TAP DETAIL
N.T.S.

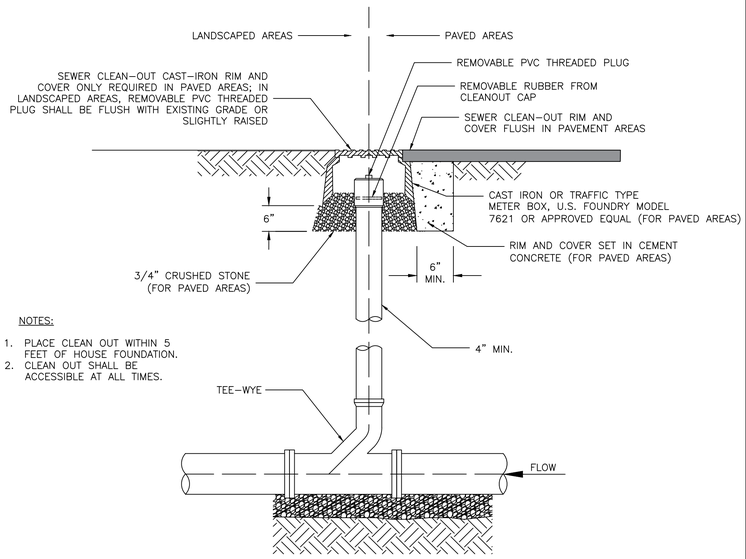


NOTES:
1. DUCTILE IRON MECHANICAL JOINT TAPPING SLEEVES FURNISHED BY TYLER UNION WATERWORKS, OR AN APPROVED EQUAL, ARE PERMITTED FOR THIS PROJECT.
2. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
3. AFTER ASSEMBLY, PRESSURE-TEST ALL JOINTS BEFORE TAPPING.

3 TYPICAL TAPPING SLEEVE AND VALVE
N.T.S.



4 STANDARD SANITARY SEWER MANHOLE
N.T.S.



NOTES:
1. PLACE CLEAN OUT WITHIN 5 FEET OF HOUSE FOUNDATION.
2. CLEAN OUT SHALL BE ACCESSIBLE AT ALL TIMES.

5 SEWER SERVICE CLEAN OUT
N.T.S.

6

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PROJECT NUMBER CE #25016 | DATE July 15, 2026 | DRAWN BY MSC

REVISIONS

NO.	DATE

BREWER'S WALK SUBDIVISION
OXFORD, MS

BREWER'S WALK LLC
3110 JEFF DAVIS DR EXT
OXFORD, MS 38655

MICHAEL SHANE CARDWELL LICENSED PROFESSIONAL ENGINEER 20243 STATE OF MISSISSIPPI

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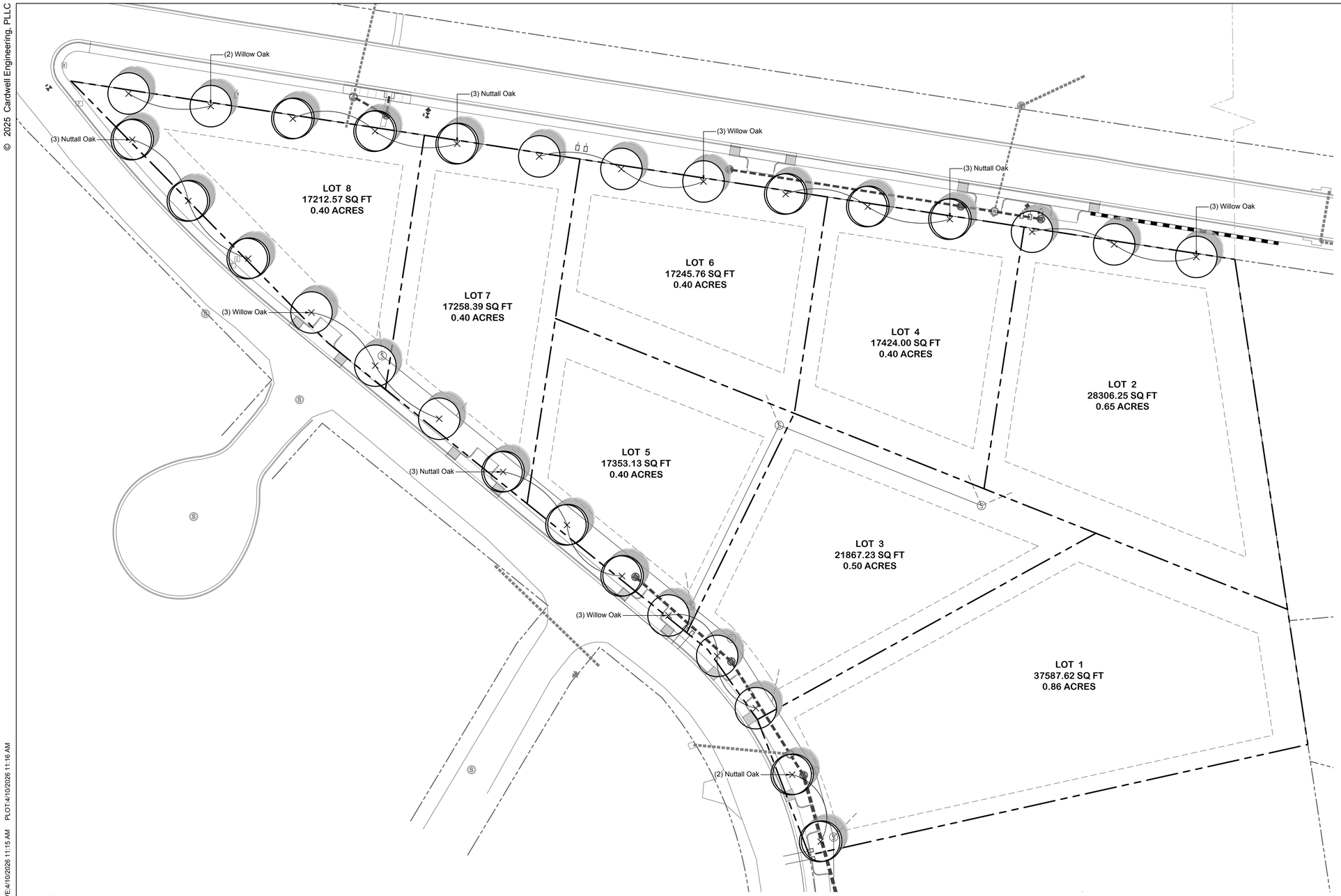


1 PLANTING PLAN

Scale: 1" = 30'

CITY OF OXFORD, MS LANDSCAPE REQUIREMENTS

SEC. 2.6.4- SR- SUBURBAN RESIDENTIAL- Pervious coverage min. is 40%. Total site = 174,501 sq. ft. There is currently no impervious coverage. Individual lots to be developed in the future.

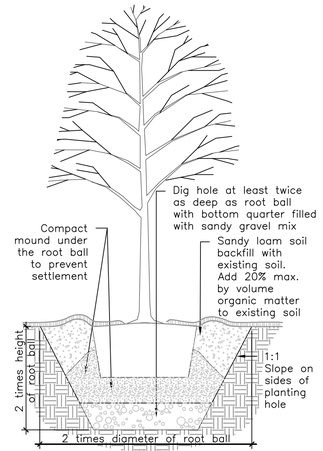
- SEC.5.7.3 SITE LANDSCAPING REQUIREMENTS-
  - 5.7.3.7- Frontage trees must be planted along all streets at the rate of 1 large tree every 50 ft. or 1 small tree every 35 ft. *(28 large trees indicated)*

PLANTING NOTES:

1. Tree locations based on spacing as required by City of Oxford Landscape Requirements. Field adjustments may be necessary as to not conflict with utilities, overhead site lighting, & other site related elements. Any changes need prior approval by landscape architect.
2. Contractor to identify & clearly mark all utilities prior to work. Trees & shrubs are not to be planted in locations as to conflict w/utilities. Any damage to utilities shall be contractors responsibility to repair or replace at no additional cost to owner.
3. All canopies trees in vehicular use areas & along walks shall be limbed up to a height of 6' to allow for clear views & movement underneath.
4. All work under this contract shall be guaranteed by landscape contractor to be free from defects in material & workmanship for a period of one calendar year or one full growing season, whichever is longer.
5. This one year period will begin from date of final acceptance by owner, except as otherwise agreed in writing by all parties to contract.
6. Theft, violent weather, & drought damage are the responsibility of landscape contractor, until final completion is given.
7. Contractor is responsible for replacing all plant material that dies within one year after planting with plant material of the required size within thirty days of the plant material's death. This period may be extended if weather conditions inhibit installation of new plant materials.
8. Construct mulch rings around base of all individual plantings in lawn areas to a width of 5' in dia. around trees.
9. Mulch all plantings with an approved mulch. Install min. 3" deep at trees.
10. Grassing (sod & hyrdoseed) will be required for all areas shown & for all other areas disturbed as a result of construction procedures.
11. Trees must be adequately supported, when necessary, to insure proper growth; & support removed when trees and shrubs are established, at direction of Planning Dept.
12. All landscaping soil & fill must be maintained and reasonably free from weeds, refuse, & debris at all times.
13. It shall be the contractor's responsibility to meet all city codes and ordinances. Contractor shall have a complete understanding of the landscape requirements and adhere to thusly.

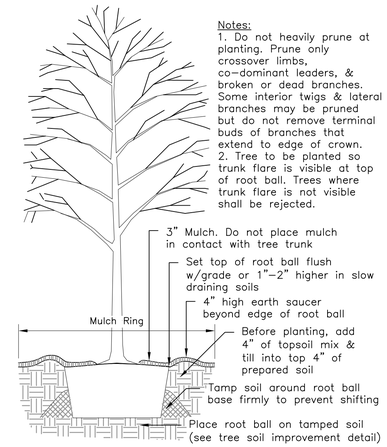
PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
STREET TREES					
+	Quercus nuttallii / Nuttall Oak	B & B	2"Cal	11`-13` H, 3`-4` W	14
+	Quercus phellos / Willow Oak	B & B	2"Cal	10`-12` H, 2`-3` W	14



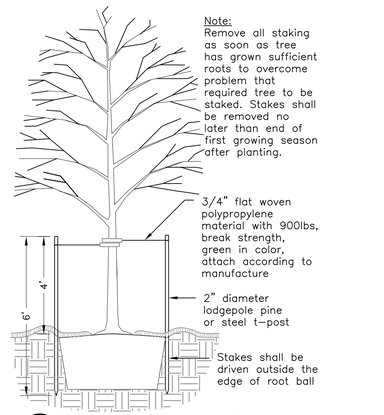
2 SOIL IMPROVEMENT DETAIL

Not to Scale



3 TREE PLANTING DETAIL

Not to Scale



4 TREE STAKING DETAIL

Not to Scale

0 30 60 90 feet

Scale: 1" = 30'

PLAN PREPARED BY:

Sloan Landscape Architecture
110 S. Broadway St.
Tupelo, MS 38804
ph: 662.610.5588
www.sla-ms.com

PERMIT SET: 04/10/2026

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PROJECT NUMBER: CE #25016
DATE: April 10, 2026
DRAWN BY: JSS

REVISIONS

NO.	DATE

BREWER'S WALK SUBDIVISION
OXFORD, MS

BREWER'S WALK LLC
3110 JEFF DAVIS DR EXT
OXFORD, MS 38655

REGISTERED LANDSCAPE ARCHITECT JAMES S. KING 605 STATE OF MISSISSIPPI 12.31.26

LANDSCAPE PLAN

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STATE OF MISSISSIPPI
COUNTY OF LAFAYETTE

DECLARATION OF COVENANTS FOR BREWER'S WALK SUBDIVISION

THIS DECLARATION is made this _____ day of _____, 2026, by **Brewer's Walk LLC**, a Mississippi limited liability company (the "Developer"), pursuant to the provisions of the Mississippi Subdivision Law as found in §§ 17-1-23, *et seq*. of the MISSISSIPPI CODE (hereinafter, the "Act"), for the purpose of forming a subdivision and establishing certain easements, covenants and restrictions to run with the land:

RECITALS

WHEREAS, Developer is the owner of a single parcel of real property located in the City of Oxford, Lafayette County, Mississippi, more particularly described on Exhibit "A" attached hereto.

WHEREAS, it is the desire and intent of the Developer, by recording this Declaration, to establish a Subdivision (as defined in the Act) to be known as **Brewer's Walk Subdivision** under the provisions of the Act and to impose upon the real property covered hereby mutually beneficial restrictions under a general plan for the benefit of all of the subdivision lots contained therein and the owners thereof.

ARTICLE I

DEFINITIONS

Definitions. Certain terms as used in this Declaration shall be defined as follows, unless the context clearly indicates a different meaning therefore:

(a) **"Act"** shall mean the Mississippi Subdivision Law of the State of Mississippi as found in §§ 17-1-23, *et seq*. of the MISSISSIPPI CODE, as the same may be amended from time to time.

(b) **"By-Laws"** shall mean the set of By-Laws, a copy of which is attached hereto as Exhibit "B", recorded simultaneously with this Declaration, providing for the self-government of the Subdivision Property in accordance with § 89-9-17 of the Act, and such amendments thereto as may be recorded from time to time pursuant to the provisions of the Act.

(c) **"Common Elements"** shall mean and include the following:

(i) The Land;

(ii) The foundations and footings, bearing walls, perimeter walls, structural slabs, columns, beams and supports;

(iii) The compartments or installations of central services, such as air conditioning, ventilation, power, light, electricity, fire protection, cold and hot water, plumbing, sewer lines, flues, and the like, and all similar devices and installations existing for common use, but excluding all compartments or installations of utilities and services which exist for private use in the Lots;

(iv) All easements, rights or appurtenances affecting or relating to the use of the Subdivision Property;

(v) All , curbs, roads, walkways, streets, parking areas, driveways and other means of ingress and egress;

(vi) The stormwater management facilities, which includes anything on the site that controls storm-water run-off. This includes roof drains, dome drains, gutters, underground stormwater detention chamber, underground stormwater pipes; and

(vii) All other elements (other than the Lots and the Limited Common Elements) desirable or rationally of common use or necessary to the existence, upkeep and safety of the Subdivision Property.

(d) **"Declaration"** shall mean this Declaration of Covenants and all Exhibits hereto as it, from time to time, may be amended.

(e) **"Developer"** or **"Declarant"** shall mean **Brewer's Walk LLC**, a Mississippi limited liability company, its successors and assigns, other than an Owner, who shall receive by assignment from the said Developer all, or a portion of its rights hereunder as such Developer, by an instrument expressly assigning such rights as Developer to such assignee.

(f) **"Land"** or **"Property"** shall mean the parcel or tract of real estate described in Exhibit "A" to this Declaration, submitted to the provisions of the Act.

(g) **"Lot"** shall mean the parts of the Subdivision Property as set forth in the Plan intended for the exclusive ownership and possession by an Owner, together with the undivided interest in the Common Elements, if any, assigned to each Lot as herein provided.

(h) **"Mortgage"** shall mean a first lien mortgage on one or more Lots, but not a second mortgage, third mortgage, or other subordinate lien, on one (1) or more Lots.

(i) **"Mortgagee"** shall mean a holder of a Mortgage.

(j) **"Owner"** or **"Lot Owner"** shall mean and refer to every person or entity who is a record owner of a Lot.

(k) **"Plan"** shall mean the as-built plat entitled _____ prepared by _____ on _____, and recorded in Plat Book _____, Slide _____ in the Office of the Chancery Clerk of Lafayette County, Mississippi, showing the Lots, the Common Elements and the Limited Common Elements of the Subdivision Property, a copy of which is attached hereto as Exhibit "C" to this Declaration and made a part hereof for all purposes, as such Plan may from time to time be amended.

(l) **"Subdivision Documents"** shall mean this Declaration and all Exhibits hereto, the By-Laws, the Articles, as the same shall be amended from time to time, and the Rules and Regulations.

(m) **"Subdivision Property"** shall mean the Land and all improvements and structures erected, constructed or contained therein or thereon, including all buildings, and all easements, rights and appurtenances belonging thereto, and all furniture, furnishings, fixtures and equipment intended for the mutual use, benefit or enjoyment of the Owners, submitted to the provisions of the Act under this Declaration, as amended from time to time.

(n) **"Special Declarant Rights"** The term "Special Declarant Rights" shall be those rights specifically reserved for the benefit of Developer as provided in Article III hereof. The Special Declarant Rights shall be assignable in the discretion of the holder thereof.

ARTICLE II

PROPERTY SUBJECT TO THIS DECLARATION

Section 2.01 Submission to Declaration. Developer is the owner of the Land, on which certain buildings and other improvements are to be constructed as shown on the Plan and Plat attached hereto as Exhibit "C". It is the desire and intention of the Developer, by recording this Declaration, to submit the Land, together with all improvements, easements, rights and appurtenances thereunto belonging, to the Act and create with respect to the Land, a subdivision to be known as **BREWER'S WALK SUBDIVISON** (the "Subdivision") and to impose upon the Land mutually beneficial restrictions under a general plan for the benefit of all of the Subdivision Lots and the Owners thereof. Developer, upon recording this Declaration, does submit the Land, together with the improvements thereon, owned by Developer in fee simple, to the provisions of the Act to be held, conveyed, hypothecated, encumbered, leased, rented, used, occupied, improved and in any other manner utilized subject to the provisions of the Act and subject to the covenants, conditions, restrictions, uses, limitations and affirmative obligations set forth in this Declaration, all of which are declared and agreed to be in furtherance of a plan for the improvement of the Land and the division thereof into subdivision ownership and all of which shall run with the land and shall be binding on all parties, including Owners, having or acquiring any right, title or interest in the Land or any part thereof, and shall be for the benefit of each Owner of any portion of the Property or any interest therein, and shall inure to the benefit of and be binding upon each successor-in-interest to the Owners thereof. It is the intent of the Developer by recording this Declaration in the records of the Office of the Chancery Clerk of Lafayette County, Mississippi to create eight (8) subdivision lots.

Section 2.02 Identification of Lots. A plat of the Land and a graphic description of where the Lots are located, identifying each Lot by a number and/or letter so that no Lot bears the same designation as any other Lot, all in sufficient detail to identify the Common Elements and each Lot and their relative locations and approximate dimensions, are set forth in the Plan attached hereto as Exhibit "C". The legal description of each Lot shall consist of the identifying number as shown on the Plan and otherwise shall be substantially as follows:

> **"Lot _____, Brewer's Walk Subdivision, according to the Declaration of Covenants of Brewer's Walk Subdivision recorded as Instrument Number _____ in Book ____ at Page _____ in the records of the Office of the Chancery Clerk of Lafayette County, Mississippi."**

Section 2.03 Easements and Restrictions. The Lots and Common Elements shall be, and the same are hereby declared to be subject to the restrictions, easements, conditions and covenants prescribed and established in the Subdivision Documents governing the use of said Lots and Common Elements in setting forth the obligations and responsibilities incident to the ownership of each Lot and its appurtenant undivided interest in the common Elements. Said Lots and Common Elements are further declared to be subject to the restrictions, easements, conditions and limitations now of record affecting the Subdivision Property, which easements and restrictions are described on Exhibit "D" attached hereto. Additional easements established hereunder include the following:

(a) Utility Easements. Utility easements are reserved throughout the whole of the Subdivision Property, including Lots, as may be required for utility services (including, without limitation, water, sewer, gas, electricity, telephone and cable television) in order to adequately serve the Subdivision Property.

(b) Drainage Easements. Drainage easements are reserved throughout the whole of the Subdivision Property, including Lots, as may be required for drainage in order to adequately serve the Subdivision Property.

(c) Utility Equipment. There may be utility equipment which is appurtenant to the Lots, but which is located on the Common Elements. An easement is hereby reserved in favor of each Lot for the purpose of placement, maintenance, repair and replacement of said utility equipment by Developer and the Owners of the Lot; provided that no utility equipment shall be placed on any part of the Common Elements or Limited Common Elements other than the present location unless the written approval of the Association shall have been first obtained.

(d) Easements for Ingress and Egress. The Common Elements shall be, and the same are hereby declared to be, subject to a perpetual nonexclusive easement of way over all roads, parking areas, walkways, halls, stairways, elevators, and other common areas in favor of all Owners for all proper and normal purposes and for the furnishing of services and facilities for which the same are reasonably intended for the enjoyment of said Owners, subject to all restrictions in the Subdivision Documents.

(e) Easement for Use of Leased or Acquired Property. Each Lot Owner shall have a nonexclusive easement for use of any property hereafter acquired by the Association for the common benefit of the Owners by purchase, lease or otherwise for all normal and proper purposes for which the same are reasonably intended, subject to all restrictions in the Subdivision Documents and the Rules and Regulations.

(f) Easements for Encroachments. To the extent that any Lot, Common Element or Limited Common Element encroaches on any other private element, Common Element, or Limited Common Element, whether by reason of any deviation from the Plan in the original construction, repair, renovation, restoration or replacement of any improvement, or by reason of the settling or shifting of any land or improvement, a valid easement shall exist for the encroachment and/or the maintenance of the same, so long as the encroaching Lot, Common Element or Limited Common Element stands. This easement, however, shall not relieve an Owner of liability for Owner's agent's negligence, intentional acts or willful and intentional misconduct in causing the encroachment. In the event any Lot, any adjoining Lot, or any adjoining Common Elements or Limited Common Elements shall be partially or totally destroyed as a result of fire or other casualty or as a result of condemnation or eminent domain proceedings, and then constructed, reconstructed or repaired, encroachment of parts of the Common Elements or Limited Common Elements upon any Lot, or encroachment of any Lot upon any other Lot, Common Elements or Limited Common Elements resulting from such construction, reconstruction or repair shall be permitted, and valid easements for such encroachment and the maintenance thereof shall exist so long as the encroaching improvements shall stand.

(g) Easement of Support. Each Lot and the Common Elements shall have an easement of support from every other Lot and Common Elements which provide such support.

(h) Easements Appurtenant to Lots. The easements and other rights created herein for the Lot Owners shall be appurtenant to the Lot of that Owner and all conveyances of title to the Lot shall include a conveyance of the easements and rights as are herein provided even though no specific reference to such easements and rights appear in such instrument. The Owners do hereby designate the Developer as their lawful attorney-in-fact to execute any and all instruments on their behalf for the purpose of creating all such easements as are contemplated by the provisions hereof.

ARTICLE III

SPECIAL DECLARANT RIGHTS

Section 3.01 Amendment of Subdivision Plat and Plan. Declarant reserves the right to change the design and arrangement of any Lot, to alter the boundaries between Lots and to increase or decrease the number of Lots so long as Declarant owns the Lots so altered. Changes in the boundaries between the Lots, as hereinbefore provided, shall be reflected by an amendment to the Plan, and if necessary, an amendment to this Declaration. An amendment to the Plan or the Declaration reflecting an alteration of the boundaries of the Lots owned by Declarant need be signed and acknowledged only by Declarant and need not be approved by the Owners and

Mortgagees, whether or not such approval may elsewhere be required herein; provided, however, that any change which shall result in a change made pursuant to this Section 3.01 in the undivided interest in Common Elements or Limited Common Elements or a change in the share of Common Expenses or Limited Common Expenses with respect to Owners of Lots other than Declarant at the time of such change or which shall result in the alteration of boundaries of Lots may not be made without an amendment of this Declaration approved by the Owners and Mortgagees in the manner elsewhere required herein.

Section 3.02 **Use By Declarant**. Subject to the rights of the Mortgagees hereunder, neither the Owners nor the Board of Directors nor their use of the Subdivision Property or application of this Declaration shall interfere with the completion of the contemplated improvements and sales of the Lots in the Subdivision until Declarant has completed all of Declarant's contemplated improvements and closed the sales of all of such Lots. Subject to the rights of the Mortgagees hereunder, the Declarant may make such use of the unsold Lots, the Limited Common Elements and the Common Elements as may facilitate such completion and sale, including, but not limited to, maintenance of a sales office and management office, the showing of the Subdivision Property and the Lots therein, and the display of signs, advertising materials, balloons and other promotional items thereon and therein. These Special Declarant Rights exist so long as Declarant owns any Lot in the Subdivision or holds any Lot in the Subdivision for sale in the ordinary course of business or leases any Lot it owns. Declarant expressly reserves the right to lease any Lot which it may own in the Subdivision Property on such terms as it may deem proper and desirable and may transfer Lots subject to such lease, including leasing such Lots to the Association for use as a management, sales, or leasing office.

Section 3.03 **Other Special Declarant Rights.** In addition to the rights reserved in this Article III, for so long as Declarant owns a Lot, Declarant reserves the right, without the consent of any Owner or Mortgagee, to: (i) use the easements through the Common Elements described in this Declaration for the purpose of making improvements within the Subdivision or within real estate which may be added to the Subdivision; (ii) make the Subdivision subject to a master subdivision association (including, without limitation, the Association); (iii) make the Subdivision Property subject to easements and restrictive covenants affecting the Subdivision Property for reciprocal access and use of Common Elements; (iv) to exercise any development rights of Declarant; (v) to subdivide and re-subdivide Lots (to add or subtract) or convert Lots into Common Elements; (vi) to withdraw from the Subdivision any of the Land; (vii) to subdivide or convert a Lot previously created into additional Lots or different types of Lots or additional Common Elements or Limited Common Elements; (viii) to complete improvements indicated on the plats and plans attached hereto as Exhibit "C"; (ix) add real estate to the Subdivision Property; and (x) to maintain a sales office, management offices, and signs advertising the Subdivision.

Section 3.04 **Permanent Access and Utility Easement.** Declarant reserves unto itself, its successors and assigns, a permanent, perpetual and non-exclusive blanket easement over, across, through, upon and under the Common Elements for the construction, operation and maintenance, repair and replacement thereon of utility lines (including connection rights to any existing utility lines situated on the Property).

Section 3.05 **Exercise of Special Declarant Rights.** The rights established and reserved pursuant to this Article III are collectively referred to as the "Special Declarant Rights" and may

be exercised at any time and from time to time by Declarant and its successors and assigns, subject to the limitations set forth above. To the extent Declarant exercises any of the Special Declarant Rights which result in a change in the number of Lots, different types of Lots, a change in the Common Elements or Limited Common Elements, a change in the Plan or a change in the Allocation Schedule for any Lot, then Declarant shall have the right to amend this Declaration to reflect any of the foregoing without any requirement that the consent or approval of any Owner or Mortgagee be obtained. Any and all costs and expenses of amending the Declaration pursuant to the terms and provisions of this Section 3.05 shall be paid for by Declarant.

ARTICLE IV

RESTRICTIONS ON USE OF LOTS AND COMMON ELEMENTS

Section 4.01 General Restrictions on Use of all Property. The use of the Subdivision Property is subject to the following restrictions:

(a) Each Lot is hereby restricted to residential use.

(b) No immoral, improper, offensive or unlawful use shall be made of any Lot, or any part thereof, and all laws, zoning ordinances and regulations of all governmental authorities having jurisdiction over the Subdivision Property shall be observed.

(c) No Owner shall permit anything to be done or kept in such Owner's Lot or which will result in any increase of fire or hazard insurance premiums or the cancellation of insurance on any part of the Subdivision Property, or which would be in violation of any law.

(d) No noxious or offensive activities shall be carried on, nor shall any outside lighting or sound speakers or other sound producing devices be used, nor shall anything be done, on any part of the Subdivision Property which may be or become an unreasonable annoyance or nuisance to the other Owners.

(e) No RV's or campers shall be permitted on Subdivision Property.

(f) No trailers or vehicles shall be permitted to sit on unpaved areas.

(g) No above ground swimming pools shall be permitted on Subdivision Property.

(h) No permanent structures or playgrounds shall be permitted in the front yard of a Lot.

(i) No farm animals shall be permitted on Subdivision Property.

(j) No trash or junk cars accumulation shall be permitted on Subdivision Property.

(k) Lawns, landscape, hedges, and trees must be maintained.

(l) The display or discharge of firearms or fireworks is prohibited; provided, however, that the display of lawful firearms is permitted by security personnel and law enforcement officers and also is permitted for the limited purpose of transferring firearms across the Common Elements or Limited Common Elements to or from an Owner's Lot. The term "firearms" includes "B-B" guns, pellet guns and other firearms of all types, regardless of size.

Section 4.02 Adoption of Initial Rules and Regulations of the Property. The Declarant/Developer has adopted an Initial Rules and Regulations that applies to the Property and all Lots, and it is attached hereto as "Exhibit E". Nothing therein shall be construed to conflict with or undermine any obligation, rule, restriction, or requirement of these Declarations. The Declarant/Developer has the right and authority to amend or revise these Rules and Regulations as long as it owns any single Lot.

Section 4.03 Lease of Lots. Entire Lots may be leased by the Lot Owners; provided, however, that any such lease and the rights of any tenant thereunder are hereby made expressly subject to the Rules and Regulations. Further, any Owner who desires to lease such Owner's Lot must provide a copy of the Subdivision Documents and the Rules and Regulations shall be provided to the tenant at commencement of the lease. Notwithstanding anything contained in this Section to the contrary, each Owner shall be responsible for the acts and omissions of such Owner's tenants and nothing herein or in any such lease shall relieve an Owner of his obligations under the Subdivision Documents. The provisions of this Section shall not be applicable to the Developer who is irrevocably empowered without any limitation at all times, whether for permanent or temporary occupancy to sell, lease or rent Lots for any period and under any terms to any lessees or purchasers or transferees with the right to take any action necessary to consummate the sale or rental of said Lots, including, but not limited to, the right to maintain model Lots, post signs, have employees in the offices maintained in the Subdivision buildings, use the Common Elements and show Lots to prospective tenants. Sales and rental office signs and all items pertaining to the rental or sale of Lots shall not be considered Common Elements and shall remain the property of the Developer.

ARTICLE V

CASUALTY LOSS AND INSURANCE

Section 5.01 Responsibility of Owners; Separate Insurance Coverage.

(a) **Property Coverage**. The Owner of each Lot shall, at such Owner's expense, obtain an insurance policy that shall provide coverage of and for the Lot structure and any Limited Common Elements serving that Lot, including all fixtures, appliances, improvements and betterments in an amount sufficient to rebuild the Lot and cover the replacement costs of all fixtures, appliances, improvement and betterments for damages caused by any and all perils.

(a) **Contents Coverage**. Further, the Owner of each Lot shall, at such Owner's expense, obtain insurance coverage for loss of or damage to any furniture, furnishings, decorations, personal effects and contents, and other property belonging to such Owner. Risk of loss of or damage to any furniture, furnishings and personal property belonging to or carried on the person of the Owner, or which may be stored in any Lot shall be borne by the Owner of each Lot.

(b) **Personal Liability Coverage**. Finally, the Owner of each Lot shall, at such Owner's expense, obtain insurance coverage against personal liability for injury to the person or property of another while within such Owner's Lot in an amount of no less than $1,000,000.00.

(c) **General**. All insurance obtained by the Owner of each Lot shall, whenever such provisions shall be available, provide that the insurer waives its right of subrogation as to any claims against other Owners. The Developer's blanket property and liability policies will suffice for the purpose of fulfilling the Developer's obligations under this Section 5.01.

ARTICLE VI

AMENDMENT

Section 6.01 Amendments by Developer. Without limiting the rights of the Developer to alter the plans as described in Article III above, and notwithstanding any other provision herein contained, the following provisions shall be deemed to be in full force and effect, none of which shall be construed as to relieve the Developer from any obligations as a Lot Owner to pay assessments as to Lots owned by it in accordance with the Subdivision Documents.

(a) The Developer reserves the right to amend this Declaration so long as there is no Lot Owner other than the Developer.

(b) The Developer reserves the right at any time to amend this Declaration without the consent of other Owners if required by any Mortgagee as a condition of making a loan secured by an interest in a Lot in order to meet the requirements of the Federal Home Loan Mortgage Corporation or the Federal National Mortgage Association; provided that any such changes or amendments requested by a Mortgagee shall not materially affect the rights of the Lot Owners or the value of the Lot or the undivided interest in the Common Elements or Limited Common Elements, if any, attributable to each Lot Owner.

Section 6.02 Effectiveness of Amendments. A copy of each amendment shall be effective when recorded in the Office of the Chancery Clerk of Lafayette County, Mississippi.

ARTICLE VII

CONSTRUCTION REQUIREMENTS

Section 7.01 Building Standards and Construction Requirements. The following requirements must be met for all Lots on the Subdivision Property:

(a) The square footage of the home must be a minimum of 2,000 square feet.

(b) The house must be constructed in a Southern Style.

(c) Sheds or a separate building from house must match main house construction style.

(d) Driveways must be concrete paved.

(e) Garages must be enclosed – no carports are permitted.

(f) Homes must be completed within 9 months of construction starting. A dumpster, or other adequate trash/debris receptacle must be placed on lot prior to the start of any construction and remain on site until construction is completed. Builders must keep lots free of debris and place portable toilets during construction. Dumping concrete on-site or in drainage areas is prohibited.

Section 7.02 **Fencing**. Each Lot Owner, may at his own expense, construct a fence enclosing his rear yard, from and along the rear property line to the rear corner of the Dwelling. Fences can be made out of wood wrought iron, brick or concrete. No wire or chain link fence is permitted.

Section 7.03 **Mailboxes.** Mailboxes are required for each Lot and must be brick or wrought iron mailboxes.

ARTICLE VIII

MISCELLANEOUS

Section 8.01 **Covenant Against Partition.** There shall be no judicial or other partition of the Subdivision Property or any part thereof, nor shall Developer or any person acquiring any interest in the Subdivision Property or any part thereof seek any such partition unless the Subdivision Property has been removed from the provisions of the Act.

Section 8.02 **Disclosures.** Each Owner and each Owner's family, tenants, guests, employees, invitees, lessees or licensees acknowledge the following:

(a) The Subdivision is located adjacent to thoroughfares that may be affected by traffic and noise from time to time and may be improved and/or widened in the future.

(b) The views from an Owner's Lot may change over time due to, among other circumstances, additional development and the removal or addition of landscaping.

(c) No representations are made regarding the zoning of adjacent property, or that the category to which adjacent property is zoned may not change in the future.

(d) No representations are made regarding the schools that currently or may in the future serve the Lot.

(e) Since in every neighborhood, there are conditions that different people may find objectionable, it is acknowledged that there may be conditions outside of the Subdivision Property that an Owner may find objectionable and that it shall be the sole responsibility of the Owners to become acquainted with neighborhood conditions that could affect the Lot.

(f) No representations are made that the Lot is or will be soundproof or that sound may not be transmitted from one Lot to another.

(g) The floor plans and the dimensions and square footage calculations shown on the Plans, if any, are only approximations. Any Lot Owner who is concerned about any representations regarding the Plans should perform his own investigation as to the dimensions, measurements and square footage of his Lot.

(h) The Developer will be constructing portions of the Subdivision and engaging in other construction and improvement of Lots. Such construction activities may, from time to time, produce certain conditions on the Subdivision, including, without limitation: (1) noise or sound that is objectionable because of its volume, duration, frequency or shrillness; (2) smoke; (3) noxious, toxic, or corrosive fumes or gases; (4) obnoxious odors; (5) dust, dirt or flying ash; (6) unusual fire or explosion hazards; (7) temporary interruption of utilities; and/or (8) other conditions that may threaten the security or safety of persons on the Subdivision Property. Notwithstanding the foregoing, all Owners agree that such conditions on the Subdivision Property resulting from renovation and construction activities shall not be deemed a nuisance and shall not cause the Developer and its agents to be deemed in violation of any provision of this Declaration.

(i) Exposed concrete surfaces in portions of the Subdivision which are not heated and cooled are subject to cracking, due to water penetration, expansion and contraction of the concrete with temperature changes, building settlement or other reasons.

(j) Concrete surfaces in heated and cooled portions of the Subdivision which are subject to cracking, due to building settlement or other reasons.

(k) A Lot may trap humidity created by everyday living (cooking, bathing, laundering etc.). As a result, condensation may appear on the interior portion of windows and glass surfaces and fogging of windows and glass surfaces may occur due to temperature disparities between the interior and exterior portions of the windows and glass. If left unattended and not properly maintained by Owners, the condensation may increase resulting in staining, damage to surrounding seals, caulk, paint, woodwork and sheetrock, and potentially, mildew and/or mold.

(l) Mold and/or mildew can grow in any portion of the Subdivision that is exposed to elevated levels of moisture. The Association and each Lot Owner agree to: (1) regularly inspect the parts of the Subdivision that they respectively maintain, and which are visible and accessible without having to first conduct invasive testing, for the existence of mold, mildew, and/or water intrusion and/or damage; (2) upon discovery, immediately repair in a good and workmanlike condition the source of any water intrusion in the parts

of the Subdivision that they respectively maintain; (3) remediate or replace any building material located in the parts of the Subdivision that they respectively maintain that has absorbed water or moisture as a result of water intrusion; and (4) promptly and regularly remediate all mold and/or mildew discovered in the parts of the Subdivision that they respectively maintain in accordance with current industry-accepted methods. In addition, each Lot Owner agrees to notify the Association of the discovery of mold, mildew, and/or water intrusion and/or damage in their respective Lots. It is not the responsibility of the Association to conduct invasive inspections or air-quality tests in the Lots.

(m) The Subdivision Property is situated in a location that may be subject to tornados, hurricanes, tropical storms, strong winds, erosion, flooding and other forces of nature that may cause damage or casualty losses to the Subdivision Property.

Section 8.03 **Intent.** It is the intent of the Developer to create a Subdivision pursuant to the Act. In the event that the Subdivision created by this Declaration shall fail in any respect to comply with the Act, then the common law as the same exists on the filing date of this Declaration shall control, and the Subdivision hereby created shall be governed in accordance with the laws of the State of Mississippi, the By-Laws, the Articles, and all other instruments and Exhibits attached to or made a part of this Declaration.

Section 8.04 **Covenants, Conditions and Restrictions.** All provisions of the Subdivision Documents shall, to the extent applicable and unless otherwise expressly therein provided to the contrary, be perpetual and be construed to be covenants running with the land and with every part thereof and interest therein; and all of the provisions of the Subdivision Documents shall be binding on and inure to the benefit of any Lot Owner of all or any part thereof, or interest therein, and Lot Owner's heirs, executors, administrators, legal representative, successors, and assigns, but said provisions are not intended to create nor shall they be construed as creating any rights in or for the benefit of the general public. All Lot Owners and any other occupants of a Lot shall be subject to and shall comply with the provisions of the Subdivision Documents.

Section 8.05 **Rights and Powers of Successors and Assignees.** The rights and powers reserved to or exercisable by the Developer under the Subdivision Documents or the Act may be exercised by any successor or assignee of the Developer (i) who acquires title from the Developer by foreclosure or other judicial sale or deed in lieu of foreclosure, or (ii) to whom the Developer specifically assigns such rights and powers.

Section 8.06 **Headings.** The captions herein are used solely as a matter of convenience and shall not define, limit or expand any term or provision of this Declaration.

Section 8.07 **Gender/Number.** Whenever the context so permits, the use of the plural shall include the singular, the singular shall include the plural, and any gender shall be deemed to include all genders.

Section 8.08 **Exhibits.** Exhibits "A", "B", "C", "D", and "E", attached to this Declaration are an integral part of this Declaration.

Section 8.09 **Invalidity and Severability.** It is the intention of the Developer that the provisions of this Declaration are severable so that if any provision is invalid or void under any

applicable federal, state or local law or ordinance, decree, order, judgment or otherwise, the remainder shall be unaffected thereby.

Section 8.10 **Interpretation.** The provisions of this Declaration shall be liberally construed to effectuate its purpose of creating a uniform plan for the development and operation of a subdivision project. Failure to enforce any provision hereof shall not constitute a waiver of the right to enforce said provision or any other provision hereof.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the Developer has hereunto set its signature and seal on the day and year first above written.

Brewer's Walk LLC
a Mississippi limited liability company

By: _____
Name: Dalton Lincoln, Manager

STATE OF MISSISSIPPI
COUNTY OF LAFAYETTE

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Dalton Lincoln** whose name as **Manager** of **Brewer's Walk LLC**, a Mississippi limited liability company, is signed to the foregoing Declaration of Covenants, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Declaration of Covenants, he, as **Manager** and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal of office this_____ day of _____, 2026.

_____
Notary Public

[NOTARIAL SEAL]

My Commission Expires:_____

The undersigned, as **MORTGAGEE** under the Mortgage encumbering the real property identified in the foregoing Declaration of Covenants of Brewer's Walk Subdivision, joins in the execution of the foregoing Declaration of Covenants of Brewer's Walk Subdivision for the sole purpose of consenting to the filing of the Declaration of Covenants of Brewer's Walk Subdivision as required by § 89-9-9 of the MISSISSIPPI CODE. The undersigned is not the Developer, and does not assume any obligation whatsoever under the terms, covenants and conditions of the foregoing Declaration of Covenants, and the execution hereof does not in any way subordinate or make the said Mortgage inferior to the said Declaration of Covenants.

MORTGAGEE*:*

By: _____
Name: _____
Its: _____

STATE OF _____)
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that _____, whose name as _____ of is signed to the foregoing Declaration of Covenants, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Declaration of Covenants, he/she, as such officer, and with full authority, executed the same voluntarily for and as the act of said _____ on the day the same bears date.

Given under my hand and seal of office this _____ day of _____, 2026.

_____
Notary Public [SEAL]

My Commission Expires:_____

This Instrument Prepared By:

Matthew S. McKenzie, Esq. MSB #102361,
McKenzie Collier PLLC,
2694 West Oxford Loop, Suite #101,
Oxford, MS 38655

EXHIBIT "A"

EXHIBIT "B"

By-Laws of Brewer's Walk

See attached.

EXHIBIT "C"

As-Built Survey And Plan

See attached

EXHIBIT "D"

Easements And Restrictions Of Record

See attached.

EXHIBIT "E"

INITIAL RULES AND REGULATIONS OF THE PROPERTY

See attached.

OXFORD
PLANNING
DEPARTMENT

Case 3387

To: Oxford Planning Commission
From: Robert Baxter, AICP; Senior Planner
Date: August 10, 2026

Applicant: Jene Smith
Owner: Same
Request: Variance from Section 2.6.3 Estate Residential – Side Yard Setback, minimum
Location: 416 Cherokee Drive (PPIN #16013)
Zoning: (ER) Estate Residential

Surrounding Zoning:
All: (ER) Estate Residential

Case History: Case 1641 – Variance, Side yard setback – June 2012 – Approved

Planning Comments: The subject property is Lot 24 of the Cherokee Hills Subdivision, measuring +/- 0.34 acres. The applicant is requesting to construct a 7' wide master bathroom addition that would require a 4'8" Variance on the east side of the lot from the required 15' side yard setback established in both ER and recorded on the plat. This is a nearly identical request to a previously granted Variance in 2012 on the west side of the property.

The subject property is a regularly shaped interior lot similar in size and shape to the other lots in Cherokee Hills. The current structure, with the exception of the previously granted Variance area, is fully contained the required setbacks.

Per LDC 9.4.1, the applicant must demonstrate:

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district;
2. That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance;
3. That the special conditions and circumstances do not result from the actions of the applicant; and

4. That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district.

The applicant references the existing pool that limits expansion to the south, market concerns with the current size of the bathroom, and lack of proximity for the neighbors. The applicant states that the adjacent neighbor has no objection.

Recommendation: Based on the provided materials, Staff does not see a hardship that is not self-created and must recommend denial. Should the Commission wish to approve the requested Variance, Staff requests the following condition:

1. Approval is for the plan as submitted.

OXFORD
PLANNING
DEPARTMENT

APPLICATION FOR VARIANCE TO ZONING ORDINANCE

Applicant's Name Jene Smith **Permit #** VAR-001203-2026

Address of Property in Question 416 Cherokee Drive **PPIN #** 16013

Section of Zoning Ordinance 2.6.3

Describe the Nature of the Variance

Adding a 7' x 18' master bathroom addition that would put us 10'-6" from the east property line. The house now sits 17'-6" from the property line.

What special conditions and/or circumstances exist which are peculiar to the land(s), structure(s) or building(s) involved which are not applicable to other lands, structures or buildings located within the same zoning districts?

This lot drastically drops off on the left/east side & rear/south elevations which caused the previous owners to locate the swimming pool very close to the rear of the house. Current owners had to install a retainer wall to shore-up the rear of the property. The pool & retaining wall keep the homeowners from sufficiently adding on to the rear elevation.

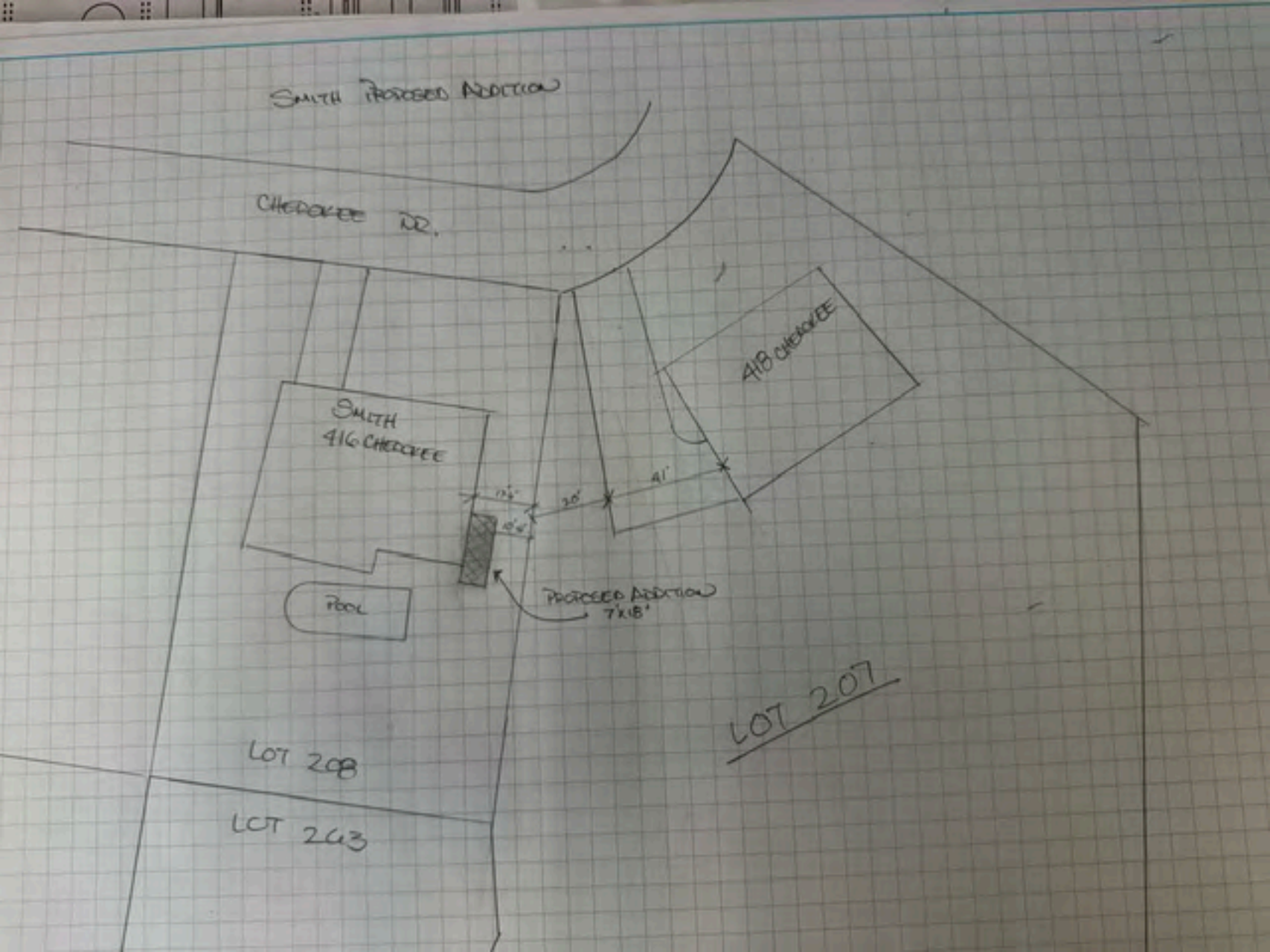
Describe how a strict application of the provisions of the Zoning Ordinance results in practical difficulties or unnecessary hardship?

The minimum side set back of 15' prohibits the homeowner from increasing the size of the master bath to a comparable home in this market. On this left/east side of the property the neighbor's house is 61' from the property line between these two houses.

Describe how the granting of the variance will not be materially detrimental to the public welfare or injurious to adjoining properties or to the neighborhood in which the property is located.

With the houses being 78'-6" apart in this scenario and the neighbor to the east in agreement with approving the variance, along with the homeowner of 416 Cherokee (Lot 208) owning the lot 263 located directly behind - anyone that could possibly be affected by this variance is in agreement to its approval.

Responses as provided in Energov Application


SMITH PROPOSED ADDITION
CHEROKEE DR.
SMITH
416 CHEROKEE
418 CHEROKEE
11½'
20'
41'
10'6"
POOL
PROPOSED ADDITION
7'x18'
LOT 207
LOT 208
LOT 243

Lafayette County MS

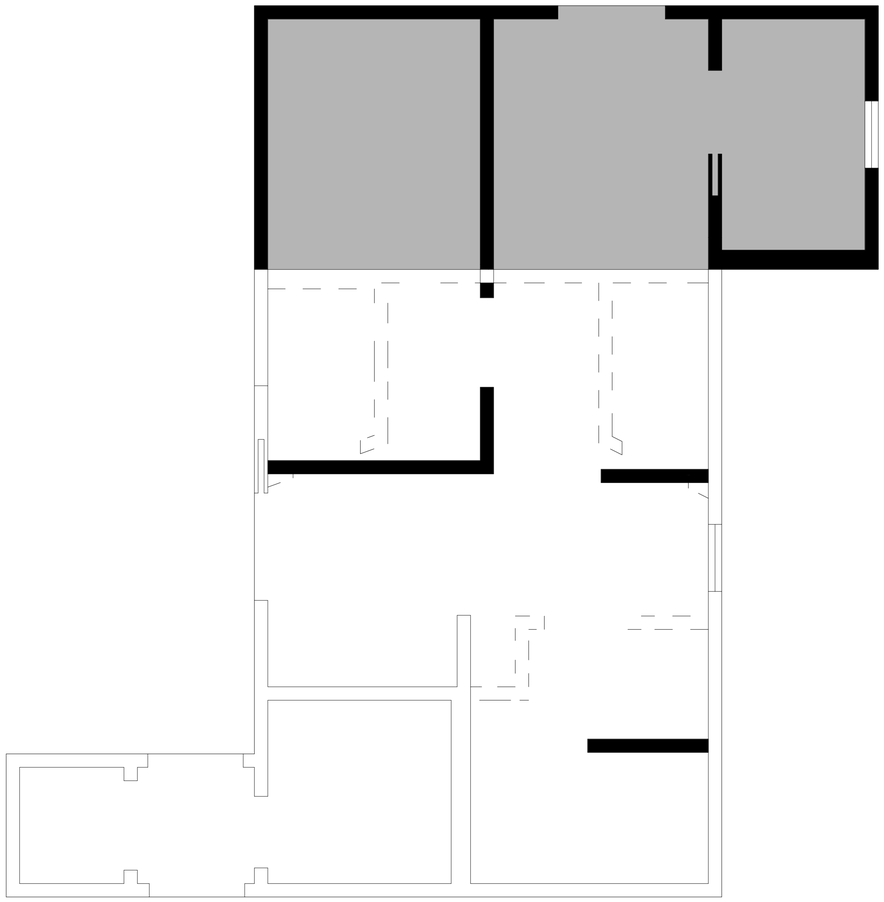
lafayette_ms_secno lafayette_ms_misc lafayette_ms_dim

DETAILS

INTERIOR:
1. MEASUREMENTS TAKEN FROM SHEETROCK TO SHEETROCK
2. MEASUREMENTS DO NOT INCLUDE EXTERIOR MATERIAL
3. CONSULT WITH OWNER ABOUT DIFFERENT EXTERIOR MATERIALS TO BE USED
4.

FRAMING FOR ADDITION

SCALE: 1/2" = 1'-0"

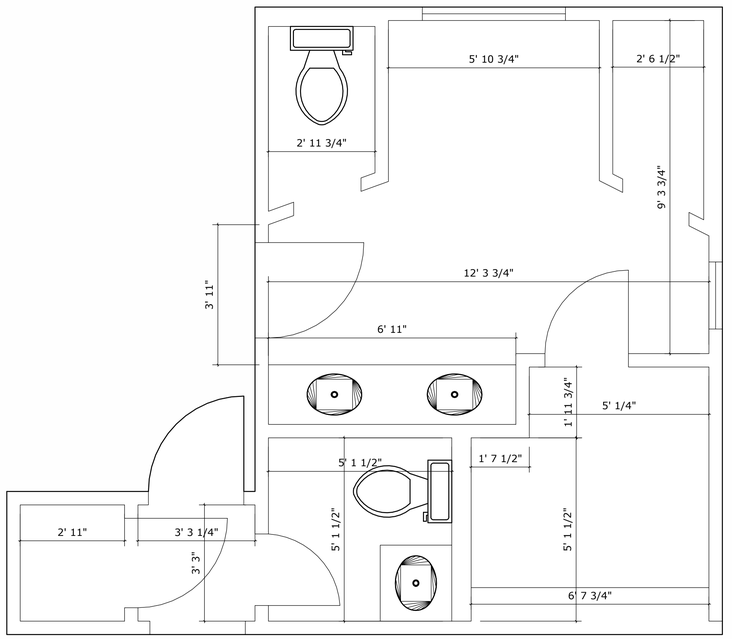


WALL LEGEND

- NEW WALLS
- NEW SQUARE FEET
- EXISTING WALLS TO BE REMOVED

EXISTING FOR REFERENCE

SCALE: 1/2" = 1'-0"



Emelie McGee
Town Square Designs
601-502-3328
emeliemcgee@gmail.com

BATH RENO

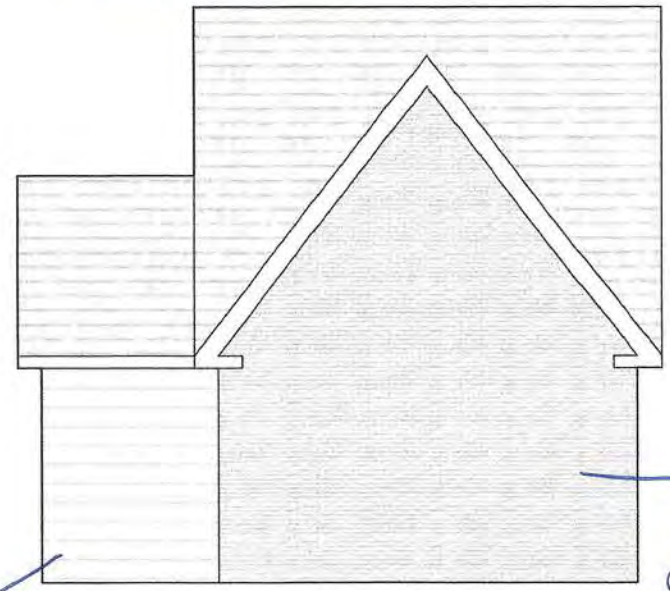
Jene Smith
416 Cherokee
Oxford, MS 38655

This drawing is property of Town Square Designs and cannot be reproduced, copied or altered in whole or in part without the approval of Emelie McGee & is to be returned upon request.

SIDE ELEVATION:

BACK ELEVATION:

FRONT ELEVATION:



VAR-001195-2026
VAR-001196-2026

OXFORD
PLANNING
DEPARTMENT

Case 3388

To: Oxford Planning Commission
From: Robert Baxter, AICP; Senior Planner
Date: August 10, 2026

Applicant: Matthew Murphy
Owner: Same
Requests: a) Variance from Section 2.6.3 Estate Residential – Front Yard Build-to Line, minimum &
b) Variance from Section 2.6.3 Estate Residential – Side Yard Setback, minimum
Location: 812 Park Drive (PPIN #4704)
Zoning: (ER) Estate Residential

Surrounding Zoning:
North & East: Hwy 30 & Hwy 7
South & West: (ER) Estate Residential

Planning Comments: The subject property is Lot 7 of the North Park Subdivision, measuring +/- 0.62 acres. The lot is roughly triangular, bounded on the west side by Park Drive and the northeast by the Hwy 30/Hwy 7 on-ramp. The subdivision plat establishes the side towards Park Drive (west) as a front, the side towards Hwy 30 (NE) as a side, and the side to the adjacent neighbor (SE) as a rear.

The applicant is requesting two retroactive Variances: one for 6' across the 40' front-yard build-to minimum and for 0.7' across the 15' side yard. The applicant applied for a building permit for an addition to the existing structure which was reviewed and approved by both Building and Planning. Prior to receiving a permit, the applicant would normally go through a staking verification to ensure that the proposed structure was inside the required setbacks. In this case, the applicant dug and poured footings prior to a staking verification or having the building permit issued. The applicant brought this to Planning staff's attention at a July 9th meeting. Staff informed the applicant that these variances would be required in order to keep the footings as constructed in addition to the appropriate penalties from the Building Department for starting construction without an issued permit. Should the Planning Commission not grant the requested variances, all portions of the footings constructed over the setbacks would need to be removed.

a) Variance from Section 2.6.3 Estate Residential – Front Yard Build-to Line, minimum

The applicant is requesting a 6' variance across the front yard build-to line to facilitate an +/- 1,768 sf addition to the house that would be in line with the existing building.

Per LDC 9.4.1, the applicant must demonstrate:

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district;
2. That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance;
3. That the special conditions and circumstances do not result from the actions of the applicant; and
4. That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district.

The applicant references that the property is an irregular shape that differs significantly from the neighboring lots, that the total intrusion into the setback would be 16.5 sf, and that the entire addition will be screened from view by a hill along Park Drive.

Staff does agree that the lot is irregularly shaped which deprives the applicant of a regular building area that other lots in the immediate vicinity enjoy.

Recommendation: Should the Commission wish to approve the requested Variance, Staff does see that there is hardship that is not self-created due to the lot shape and requests the following condition:

1. Approval is for the plan as submitted.

b) Variance from Section 2.6.3 Estate Residential – Side Yard Setback, minimum

The applicant is requesting a 0.7' variance across the side yard build-to line to facilitate the same +/- 1,768 sf addition to the house.

The applicant states that the requested encroachment is 'de minimis' at +/- 0.75 sf and that strict interpretation of the setbacks would 'prevent a reasonable improvement to the existing home while providing no meaningful benefit to the public or adjoining property owners.'

As with the previous request, Staff does agree that the lot is irregularly shaped which deprives the applicant of a regular building area that other lots in the immediate vicinity enjoy.

Recommendation: Should the Commission wish to approve the requested Variance, Staff does see that there is hardship that is not self-created due to the lot shape and requests the following condition:

1. Approval is for the plan as submitted.

OXFORD
PLANNING
DEPARTMENT

APPLICATION FOR VARIANCE TO ZONING ORDINANCE

Applicant's Name Matthew Murphy **Permit #** VAR-001196-2026

Address of Property in Question 812 Park Drive **PPIN #** 4704

Section of Zoning Ordinance 2.6.3 Front Setback

Describe the Nature of the Variance
The requested variance is to allow a small portion of a proposed residential addition to extend approximately 16.5 square feet into the required 40-foot setback. Due to the unique triangular shape of the property and frontage on three sides, the required setbacks significantly limit the buildable area of the lot. Even with the requested variance, the closest point of the addition will remain approximately 99.5 feet from the public roadway and will be screened from view by the existing hillside. The request is the minimum variance necessary to allow a reasonable addition while maintaining the intent of the setback requirements and without adversely affecting neighboring properties or public safety.

What special conditions and/or circumstances exist which are peculiar to the land(s), structure(s) or building(s) involved which are not applicable to other lands, structures or buildings located within the same zoning districts?
The property has a unique triangular configuration with frontage on three sides, unlike the majority of residential lots within the same zoning district. Because setbacks are measured from each street frontage, the required 40-foot setbacks substantially reduce the buildable area of the property. These are physical characteristics that are unique to this parcel and are not generally applicable to other properties in the zoning district. As a result, the lot has significantly less usable building area for reasonable home improvements than a typical residential lot of similar size.

Describe how a strict application of the provisions of the Zoning Ordinance results in practical difficulties or unnecessary hardship?
A strict application of the setback requirements creates a practical difficulty by significantly limiting the usable building area on this uniquely shaped lot. Because the property is triangular and has frontage on three sides, the required setbacks overlap and substantially reduce the area where an addition can be constructed. This limits my ability to make a reasonable expansion to my existing home in a manner that would be readily achievable on a typical residential lot. The requested variance is limited to approximately 16.5 square feet, represents the minimum relief necessary, and does not undermine the purpose of the setback ordinance. The addition will remain approximately 99.5 feet from the public roadway, will be screened by the existing hillside, and will not negatively affect neighboring properties, public safety, traffic visibility, or the character of the surrounding neighborhood. Denying the variance would impose an unnecessary hardship that results from the unique physical characteristics of the property rather than any action on my part.

Describe how the granting of the variance will not be materially detrimental to the public welfare or injurious to adjoining properties or to the neighborhood in which the property is located.

Granting the requested variance will not be materially detrimental to the public welfare or injurious to adjoining properties or the surrounding neighborhood. The requested encroachment is minimal, involving approximately 16.5 square feet of the proposed addition, and the structure will still be located approximately 99.5 feet from the public roadway, well beyond the apparent intent of the setback requirement.

The addition will not interfere with traffic visibility, pedestrian safety, drainage, or access to neighboring properties. It will also be screened from public view by the existing hillside, minimizing its visual impact. The proposed addition is consistent with the residential character of the neighborhood and will not alter the use or density of the property.
Approving this variance will allow a reasonable improvement to a uniquely constrained property while preserving the public interest and maintaining the overall purpose and intent of the City's zoning regulations.

Responses as provided in Energov Application

OXFORD
PLANNING
DEPARTMENT

APPLICATION FOR VARIANCE TO ZONING ORDINANCE

Applicant's Name Matthew Murphy **Permit #** VAR-001195-2026

Address of Property in Question 812 Park Drive **PPIN #** 4704

Section of Zoning Ordinance 2.6.3 Side Setback

Describe the Nature of the Variance

The requested variance is necessary because of the unique physical characteristics of the property. The lot's irregular triangular shape and frontage on three sides significantly reduce the available buildable area due to the multiple setback requirements. These conditions are unique to this property and substantially limit the reasonable placement of an addition in a way that does not affect a typical residential lot.

The proposed encroachment into the east setback is de minimis, involving only approximately 0.75 square feet beyond the required 15-foot setback. This is the minimum variance necessary to allow the addition to be constructed while maintaining a practical and structurally sound design.

The proposed addition does not border any neighboring homes, will not interfere with traffic visibility, pedestrian safety, drainage, or public access, and will have no measurable impact on adjoining properties or the surrounding neighborhood. In addition, the east side of the addition is screened from the highway by existing mature trees, making the minor encroachment effectively invisible from public view.

Because of the unique shape and configuration of the lot, strict application of the setback ordinance creates a practical difficulty without advancing the purpose of the ordinance. Denying the variance would impose an unnecessary hardship resulting from the property's physical characteristics rather than any action of the property owner. Granting this limited, de minimis variance will preserve the intent of the zoning regulations while allowing the reasonable use and improvement of the property, without being materially detrimental to the public welfare or injurious to adjoining properties.

What special conditions and/or circumstances exist which are peculiar to the land(s), structure(s) or building(s) involved which are not applicable to other lands, structures or buildings located within the same zoning districts?

The property is subject to unique physical conditions that are not common to other properties within the same zoning district. The lot has an irregular triangular shape and frontage on three sides, resulting in multiple setback requirements that substantially reduce the available buildable area compared to a typical rectangular residential lot.

In addition, the location of the existing residence, the surrounding topography, and established vegetation further limit the practical placement of any addition. These site-specific conditions

make it difficult to reasonably expand the home while remaining entirely within the required setbacks.

The requested variance addresses only a de minimis encroachment of approximately 0.75 square feet into the required 15-foot east setback. This minor encroachment is the minimum relief necessary to accommodate the unique physical characteristics of the property and does not represent a condition that would generally apply to other lots in the same zoning district.

Describe how a strict application of the provisions of the Zoning Ordinance results in practical difficulties or unnecessary hardship?

A strict application of the Zoning Ordinance creates a practical difficulty because the unique shape and configuration of this property significantly limit the available buildable area. The triangular lot, combined with frontage on three sides and the resulting multiple setback requirements, restricts the reasonable placement of an addition in a manner that is not experienced by most properties within the same zoning district.

Requiring absolute compliance with the 15-foot east setback for a de minimis encroachment of approximately 0.75 square feet would prevent a reasonable improvement to the existing home while providing no meaningful benefit to the public or adjoining property owners. The proposed addition will not affect neighboring homes, traffic visibility, public safety, drainage, or access, and it will be screened from the highway by existing mature trees.

The hardship is created by the property's unique physical characteristics rather than by any action of the property owner. The requested variance represents the minimum relief necessary to allow the reasonable use and improvement of the property while preserving the intent and purpose of the City's setback requirements.

Describe how the granting of the variance will not be materially detrimental to the public welfare or injurious to adjoining properties or to the neighborhood in which the property is located.

Granting the requested variance will not be materially detrimental to the public welfare or injurious to adjoining properties or the surrounding neighborhood. The requested encroachment is de minimis, involving only approximately 0.75 square feet beyond the required 15-foot east setback, and will have no measurable impact on neighboring properties or the public.

The proposed addition will not obstruct traffic visibility, create safety concerns, interfere with drainage or utilities, or affect access to adjacent properties. There are no neighboring homes directly impacted by the east setback, and the addition will be screened from the highway by existing mature trees, minimizing its visibility from the public right-of-way.

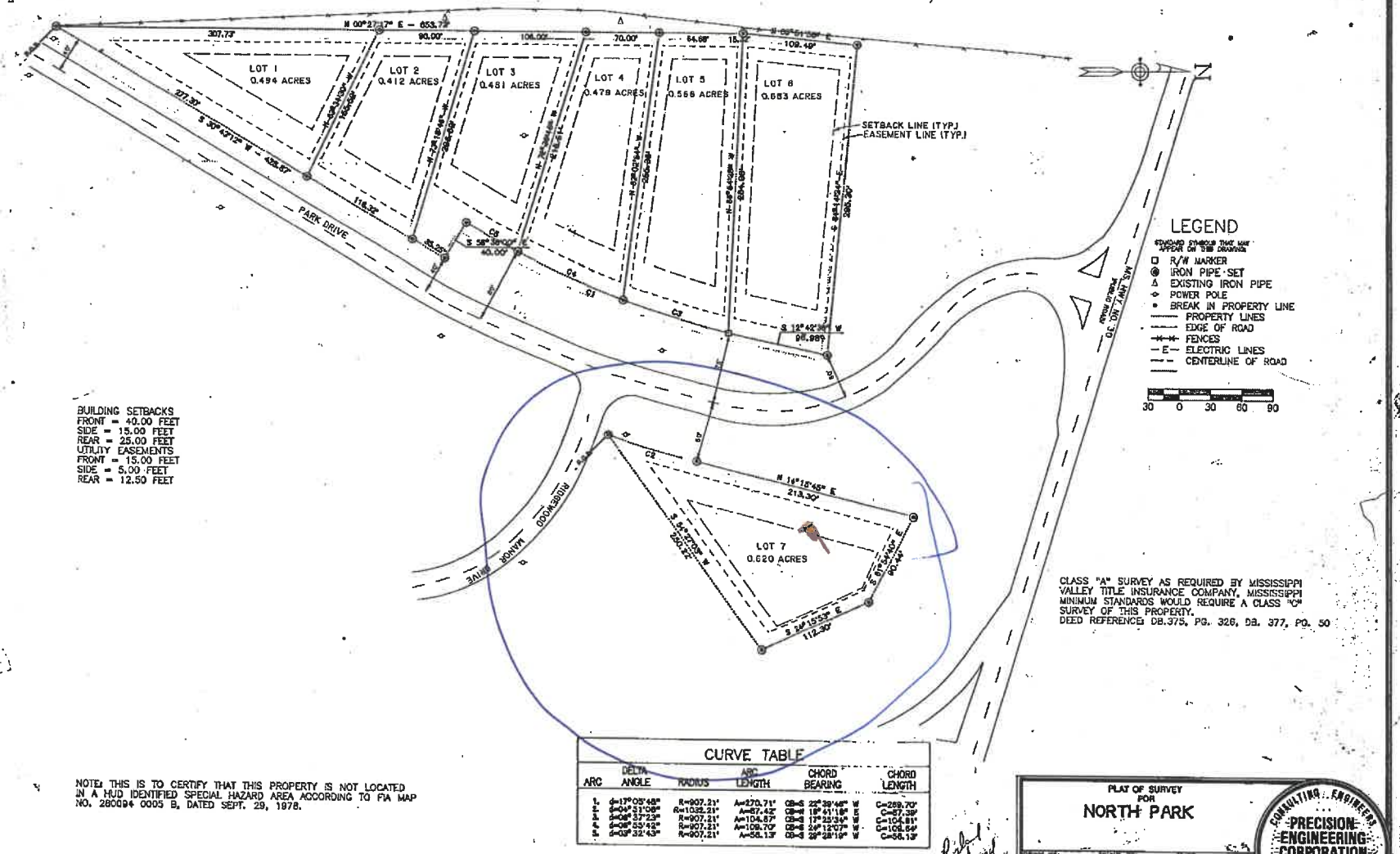
The proposed improvement is consistent with the residential character of the neighborhood and will not change the use, density, or overall appearance of the property in a manner that is incompatible with surrounding homes. Because the variance is limited to the minimum relief necessary and the encroachment is negligible, granting the variance will preserve the intent of the City's zoning regulations while allowing the reasonable use of a uniquely constrained property without adversely affecting the public welfare or neighboring property owners.

Responses as provided in Energov Application

A95

NOTE: THE P.O.B. OF TRACT I LIES NORTH – 1208.21' AND EAST – 2643.74' FROM A CONCRETE MONUMENT MARKING THE SOUTHWEST CORNER OF SECTION 15, T8S, R3W, CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI.
THE P.O.B. OF TRACT II LIES NORTH – 1731.95' AND EAST – 3028.34' FROM A CONCRETE MONUMENT MARKING THE SOUTHWEST CORNER OF SECTION 15, T8S, R3W, CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI.

NOTE: ALL BEARINGS ARE TRUE BEARINGS AS DETERMINED BY POLARIS OBSERVATION AFTER ADJUSTMENT HAS BEEN MADE FOR CONVERGENCE FROM THE EAST LINE OF RANGE 3 WEST.



BUILDING SETBACKS
FRONT = 40.00 FEET
SIDE = 15.00 FEET
REAR = 25.00 FEET
UTILITY EASEMENTS
FRONT = 15.00 FEET
SIDE = 5.00 FEET
REAR = 12.50 FEET

CLASS "A" SURVEY AS REQUIRED BY MISSISSIPPI VALLEY TITLE INSURANCE COMPANY, MISSISSIPPI MINIMUM STANDARDS WOULD REQUIRE A CLASS "C" SURVEY OF THIS PROPERTY.
DEED REFERENCE: DB.375, PG. 326, DB. 377, PG. 50

NOTE: THIS IS TO CERTIFY THAT THIS PROPERTY IS NOT LOCATED IN A HUD IDENTIFIED SPECIAL HAZARD AREA ACCORDING TO FIA MAP NO. 280094 0005 B, DATED SEPT. 29, 1978.

CURVE TABLE

ARC	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	Δ=17°05'48"	R=907.21'	A=270.71'	CB=S 22°39'46" W	C=269.70'
C2	Δ=03°31'06"	R=1032.21'	A=67.42'	CB=S 19°41'16" W	C=67.39'
C3	Δ=06°37'29"	R=907.21'	A=104.87'	CB=S 17°25'34" W	C=104.81'
C4	Δ=06°55'48"	R=907.21'	A=108.70'	CB=S 24°12'07" W	C=108.64'
C5	Δ=03°32'43"	R=907.21'	A=56.13'	CB=S 28°28'10" W	C=56.13'

Ryland Sneed 7-Sept 94

PLAT OF SURVEY
FOR
NORTH PARK

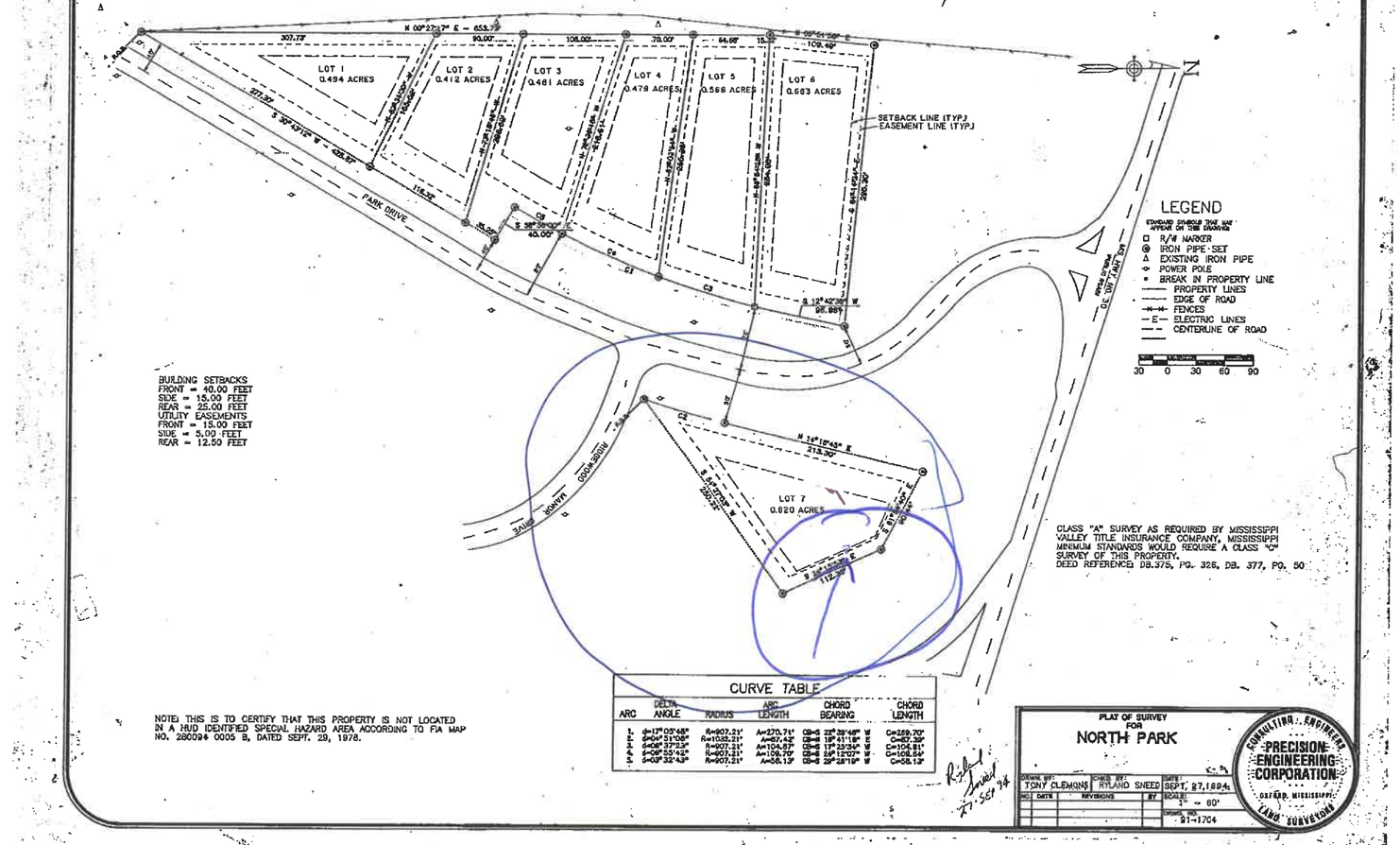
DRAWN BY: TONY CLEMONS | CHECK BY: RYLAND SNEED | DATE: SEPT. 27, 1994
NO. | DATE | REVISIONS | BY
SCALE: 1" = 60'
DRAWG. NO. 91-1704

PRECISION ENGINEERING CORPORATION
CONSULTING ENGINEERS
OXFORD, MISSISSIPPI
LAND SURVEYORS

A95

NOTE: THE P.O.B. OF TRACT I LIES NORTH – 1208.21' AND EAST – 2643.74' FROM A CONCRETE MONUMENT MARKING THE SOUTHWEST CORNER OF SECTION 15, T8S, R3W, CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI.
THE P.O.B. OF TRACT II LIES NORTH – 1731.95' AND EAST – 3028.34' FROM A CONCRETE MONUMENT MARKING THE SOUTHWEST CORNER OF SECTION 15, T8S, R3W, CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI.

NOTE: ALL BEARINGS ARE TRUE BEARINGS AS DETERMINED BY POLARIS OBSERVATION AFTER ADJUSTMENT HAS BEEN MADE FOR CONVERGENCE FROM THE EAST LINE OF RANGE 3 WEST.



BUILDING SETBACKS
FRONT = 40.00 FEET
SIDE = 15.00 FEET
REAR = 25.00 FEET
UTILITY EASEMENTS
FRONT = 15.00 FEET
SIDE = 5.00 FEET
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CLASS "A" SURVEY AS REQUIRED BY MISSISSIPPI VALLEY TITLE INSURANCE COMPANY, MISSISSIPPI MINIMUM STANDARDS WOULD REQUIRE A CLASS "C" SURVEY OF THIS PROPERTY.
DEED REFERENCE: DB.375, PG. 326, DB. 377, PG. 50

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CURVE TABLE

ARC	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
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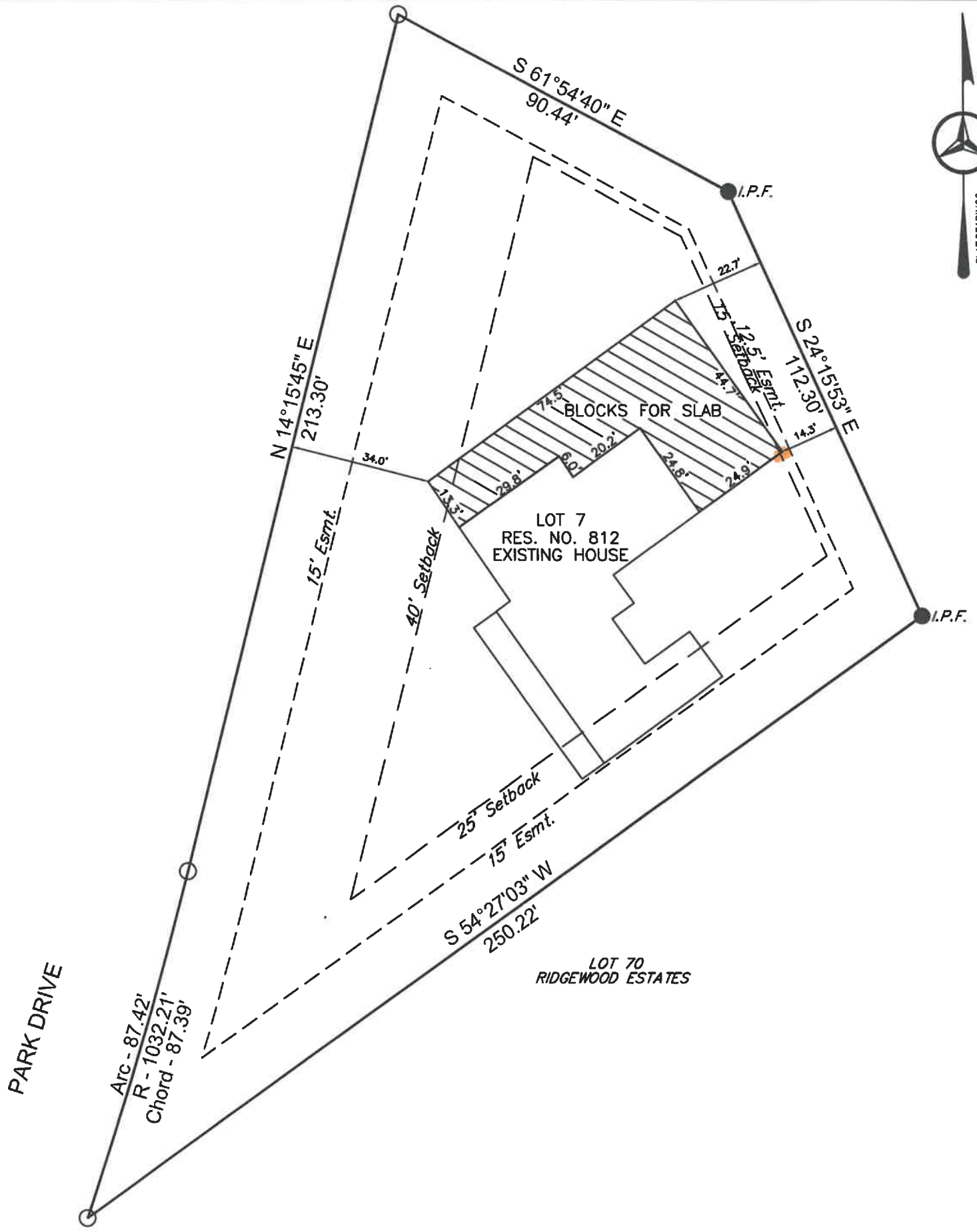
2-	Δ=04°31'05"	R=1035.21'	A=67.43'	CB=S 19°41'18" E	C=67.38'
3-	Δ=06°37'23"	R=907.21'	A=104.87'	CB=S 17°23'36" E	C=104.81'
4-	Δ=09°03'43"	R=907.21'	A=158.70'	CB=S 24°12'07" W	C=158.54'
5-	Δ=03°32'43"	R=907.21'	A=56.13'	CB=S 28°28'19" W	C=56.13'

PLAT OF SURVEY
FOR
NORTH PARK

DRAWN BY: TONY CLEMONS | CHECK BY: RYLAND SNEED | DATE: SEPT. 27, 1994
SCALE: 1" = 60'
DRAWING NO. 21-1704

PRECISION ENGINEERING CORPORATION
CONSULTING ENGINEERS
OXFORD, MISSISSIPPI
LAND SURVEYORS



Notes:
1. Survey prepared for Matthew Murphy.
2. This is not a boundary survey. The purpose of this survey is to locate the foundation and how it is positioned on the property.
3. Horizontal Datum derived from plat.
4. I.P.S. = 1/2" Iron Pin Set . I.P.F = 1/2" Iron Pin Found.

SULLIVAN SURVEYING
6111 HWY 4 WEST
RIPLEY, MISSISSIPPI 38663
PHONE 662-837-8553
FAX 662-837-8554
EMAIL andy@sullivansurveying.com

JOB # MAS-1010

TIMOTHY A. SULLIVAN
LICENSED PROFESSIONAL
SURVEYOR
6-11-26
PS-2753
STATE OF MISSISSIPPI

TIMOTHY A. SULLIVAN
MS PLS-2753

FORM BOARD/ FOUNDATION SURVEY

ADDRESS: 812 PARK DRIVE
LOT # 7
NORTH PARK SUBDIVISION
INSTRUMENT 202405429
SECTION 15,
TOWNSHIP 8 SOUTH, RANGE 3 WEST,
LAFAYETTE COUNTY, MISSISSIPPI
JUNE 11, 2026
1" = 40'

C/O: MATTHEW MURPHY