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, September 14, 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 August 10, 2026 Meeting
4. Staff Report
    a. Planning Staff Report
    b. Building Official Report
5. Map of Planning Commission Cases

Administrative Approvals

6. Case #3390-A – Logan Durey has filed a request for Site Plan Approval for 'Raising Cane's' property located at 1901 Jackson Avenue West (PPIN #6749)
7. Case #3391-A – Gary Messer has filed a request for Site Plan Approval for property located at 2204 University Avenue (PPIN #9206)

Consent Agenda

8. Public Hearing for Case #3392 – 7 Brew Coffee (John Horne) has filed a request for Site Plan Approval for '7 Brew – Jackson Avenue' property located at 1899 Jackson Avenue West (PPIN #6749)

Public Hearings

1. Public Hearing for Case #3393 – Kirk Milam has filed a request for Variance from Section 5.8.4.4 Neighborhood Conservation Overlay-Yard Standards for property located at 433 N 15th Street (PPIN #42173)

2. Public Hearing for Case #3394 – Amy Rozell has filed a request for Variance from Section 5.8.4.10 Neighborhood Conservation Overlay – Bedrooms, Maximum for property located at 710 Tyler Avenue (PPIN #36349)

3. Public Hearing for Case #3395 – Carla Davis has a filed a request for a Special Exception as provided in Section 2.6.7 Building of 4 stories for 'Beacon View' property located at 1200 North Lamar Boulevard (PPINs #5100, #5101, & #5086)

4. 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 #5100, #5101, & #5086) **(Postponed from August)**

5. Public Hearing for Case #3396 – Leroy Paris II has filed a request for Plat Amendment for 'Country Club Subdivision, Lots 55, 56, & 57' property located at 110 Saint Andrews Road (PPIN #6594)

6. Public Hearing for Case #3397 – Himed Properties, LLC (Alex Ali) has filed a request for Special Exception as provided in Section 2.6.7 Building of 4 stories for 'Himed' property located at 1604 Highway 30 (PPIN #4575)

7. Public Hearing for Case #3398 – Himed Properties, LLC (Alex Ali) has filed a request for Site Plan Approval for 'Himed' property located at 1604 Highway 30 (PPIN #4575)

8. Public Hearing for Case #3399 – Montecito Medical Real Estate (Daniel Davis) has filed a request for Site Plan Approval for 'Stern Cardiovascular Center' property located at 98 F.D. "Buddy" East Parkway (PPINs #9145 & #40307)

9. Public Hearing for Case #3400 – The City of Oxford has filed a request for modifications to the Land Development Code

10. 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.

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August 2026 Planning Commission – Meeting Minutes

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OXFORD

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A. August 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. August Legal Advertisements
1. Call to Order

Commissioners Rigby, Murphy, Logan, Spragins, Brasfield, Latimer, and Carmean were in attendance.

Chairman Rigby welcomed Commissioner Carmean to the Commission. Commissioner Latimer, having asked to speak, voiced thoughts on the interpretation of administrative approval authority, and asked Staff to propose relevant changes.

2. Approval of the Agenda
- All in favor. Move: Chris Latimer Second: Joseph Murphy Status: Passed

3. Approval of minutes from the July 2026 Meeting
- All in favor. Move: Joseph Murphy Second: David Spragins Status: Passed

4. Staff Report

a. Planning Staff Report
    a. Mr. Requet noted the City is beginning to utilize a new software, Civic Plus, for public meetings.
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 #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)

2. 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)

3. 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)

4. 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)

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

6. 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)

7. 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.**

<u>Public Hearings</u>

1. 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)

Mr. Ben Requet presented on behalf of the city. (Youtube video begins at 13:54)

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

Summary of Discussion: Commissioner Murphy inquired into whether proposed plantings would interfere with retaining wall. Andy Reynolds, for the applicant, responded the hollies proposed would not have substantive root structure and as such would not interfere.

With no further questions or discussion from the Commission or audience, a motion was made.

Motion to approve the requested variance, subject to Staff conditions: **moved by Latimer, seconded by Murphy. All in favor, motion carries.**

Motion to approve the requested Special Exception, subject to Staff conditions: **moved by Murphy, seconded by Spragins. All in favor, motion carries.**

2. 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)**

Mr. Requet presented on behalf of the City. (YouTube video begins at 21:33)
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.

Summary of Discussion: Chairman Rigby asked whether the second condition, now moot, should be removed. Mr. Requet responded it was common practice for the condition to remain in the motion.

With no further questions or comment from the Commission or the audience, a motion was made.

Motion to approve, subject to Staff conditions: **moved by Latimer, seconded by Brasfield. All in favor, motion carried.**

3. 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)

Ms. Kate Kenwright presented on behalf of the City (YouTube video begins at 22:03)

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.

Summary of Discussion: Chairman Rigby clarified the design of the 'Beacon View' building meets the intent of the TNB district, and the Special Exception allows them to place rooftop commercial space while providing first floor residences. Commissioner Latimer inquired into the process for murals. Commissioner Murphy asked about addressing.

Without further questions or discussion from the Commission or audience, a motion was made.

Motion to approve the requested Special Exception subject to Staff conditions: **moved by Murphy, seconded by Spragins. All in favor, motion carries.**

Motion to approve the requested Variance subject to Staff conditions: **moved by Latimer, seconded by Brasfield. All in favor, motion carries.**

4. 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)**

5. 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)

Mr. Robert Baxter presented on behalf of the City (YouTube video begins at 30:35)

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.

Summary of Discussion: Chairman Rigby clarified the Planning Commission is a recommending body to the Mayor and Board of Aldermen on matters of subdivision. JB Pickering, resident of Notting Hill, asked whether there would be an entrance into Notting Hill (Mr. John Crawley, for the City, replied there was not). Kevin Lel, also a resident in Notting Hill, asked whether the existing house would remain as Lot 9 proposed. Shane Cardwell, for the applicant, responded there was not plans to modify the existing house outside of the change in drive. Commissioner Murphy confirmed the stormwater management requirements for the project.

Without further questions or comment from Commission or audience, a motion was made.

Motion to recommend approval subject to staff conditions: **moved Spragins, seconded Latimer. All in favor, motion carries.**

6. 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)

Mr. Robert Baxter presented on behalf of the City (YouTube video begins at 35:58)

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.

Summary of Discussion: Blake Hobson, for the applicant, spoke to the applicant's desires and stated hardship.

Without further comment or question from Commission or audience, a motion was made.

Motion to approve subject to stated staff conditions: **moved by Spragins, seconded by Carmean. All in favor, motion carries.**

7. 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)

Mr. Robert Baxter presented on behalf of the City. (YouTube video starts at 40:18)

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.

Summary of Discussion: Chairman Rigby asked for clarity on penalties from the Building Department. Rigby expressed a desire to support self-reporting issues, while still enforcing penalties. Commissioner Murphy noted a variance of this sort would likely have been approved, and the complicating factor was the unpermitted work.

Without further question or comment from Commission or audience, a motion was made.

Motion to approve a variance from the front yard build-to line subject to Staff conditions: **motioned by Murphy, seconded by Spragins. All in favor, motion carries.**

Motion to approve a variance from the side yard build-to line subject to Staff conditions: **motioned by Murphy, seconded by Brasfield. All in favor, motion carries.**

8. Motion to Adjourn

Moved: David Spragins. Seconded: Chris Latimer. All in Favor.

OXFORD
PLANNING
DEPARTMENT

Case 3390-A

To: Oxford Planning Commission
From: James Hirsch; Planner I
Date: September 14, 2026
Approved: August 4, 2026

Applicant: Logan Durey
Owner: JWM Development, LLC (JW McCurdy)
Request: Site Plan Approval for 'Raising Cane's'
Location: 1901 Jackson Avenue West (PPIN #6749)
Zoning: (SCO) Suburban Corridor

Surrounding Zoning:
North, South, West: (SCO) Suburban Corridor
East: (TNB) Traditional Neighborhood Business

Case History: Case 3336 – Special Exception, Use of Screen Walls – April 2026 – Approved

Planning Comments: The subject property consists of +/- 1.52 acres on the north side of Jackson Avenue West, located on part of the former site of 'The Mustard Seed'. At this location, the applicant requested approval of a +/- 3,288 sq ft restaurant with drive thru facilities, part of a proposed non-residential common interest development (CID). Elements of review included:

Use and Parking – Restaurants are a Special Use in the Suburban Corridor district – meeting all standards of the use, this application was approved on August 10, 2026. The application for the CID is under review; Staff's approval is conditional on the CID's approval and filing.

Based on the proposed layout (drive thru, interior seating area, and patio space), 34 parking spaces are required, and 34 are provided.

Dimensional Standards – Suburban Corridor facilitates up to 80% impervious coverage; 58% is proposed within the lease boundary. This project complies with the relevant setbacks for the zoning district, and meets the front yard build-to line along Jackson Avenue West.

Other Review Elements

- **Complete Streets** – A complete streets plan which indicates connection from the public sidewalk network to the building has been provided. Pedestrian pathways from rows of parking and trash enclosures are similarly indicated and linked back to the building.

- **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.

- **Architecture and Building Materials** – The use of Screen Walls in lieu of parapet for screening of rooftop mechanicals was approved by the Commission in Case 3336. Brick veneer, cement stucco, and storefront glass are indicated.

- **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:

Access

This project will access West Jackson Avenue via a drive connection that will restrict left turns out of the site (egressing traffic will only be able to turn right and go west on Jackson).

Water and Sewer

The development will be served via connections to existing city infrastructure on West Jackson Avenue.

Stormwater Management

Stormwater management for the development will be provided by an above ground detention pond.

The Engineering Department has approved the Stormwater Management Plan for this project.

Recommendation: Staff administratively approved this site plan on August 4, 2026, with the following conditions:

1. Raising Cane'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.

5. The applicant shall be approved for use of a mixed-use Common Interest Development. A copy of the stamped and recorded covenants shall be provided prior to the issuance of a Certificate of Occupancy.

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

OXFORD
PLANNING
DEPARTMENT

August 4, 2026

Kimley Horn
c/o Logan Durey
13455 Noel Road, Suite 700
Dallas, TX 75240

RE: *Notice of Approval*
Requests: Site Plan Approval for 'Raising Cane's'
Case #3390-A – 1901 Jackson Avenue West (PPIN #6749)

To whom it may concern,

Please be advised that the City of Oxford Site Plan Review Committee on August 4, 2026 administratively approved the requested site plan for 'Raising Cane's' property located at 1901 Jackson Avenue West, with the following conditions:

1. Raising Cane'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.

5. The applicant shall be approved for use of a mixed-use Common Interest Development. A copy of the stamped and recorded covenants shall be provided prior to the issuance of a Certificate of Occupancy.

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,

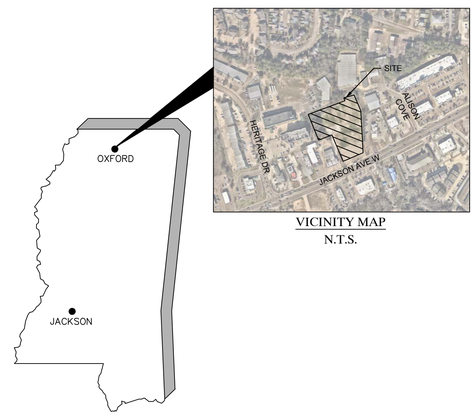
Ben Requet, AICP
Director of Planning

CIVIL CONSTRUCTION PLANS FOR

RESTAURANT # 1585
1901 JACKSON AVE W
CITY OF OXFORD
LAFAYETTE COUNTY, MISSISSIPPI 38655

GOVERNMENT/UTILITY CONTACTS

BUILDING DEPARTMENT CONTACT: JONATHAN MIZELL	CITY OF OXFORD DEVELOPMENT SERVICES 107 COURTHOUSE SQUARE OXFORD, MS 38655 (662) 232 2304
FIRE DEPARTMENT CONTACT: WILLIAM STEWART	CITY OF OXFORD FIRE DEPARTMENT 399 MCELROY DRIVE OXFORD, MS 38655 (662) 232 2415
UTILITIES CONTACT: ROB NEELY	CITY OF OXFORD DEVELOPMENT SERVICES 300 MCELROY DRIVE OXFORD, MS 38655 (662) 232 2373
STORM, SANITARY & WATER AUTHORITY CONTACT: JOHN CRAWLEY/ALLISON FERRIS	CITY OF OXFORD ENGINEERING DEPARTMENT 715 MOLLY BARR ROAD OXFORD, MS 38655 (662) 232 2306
TELEPHONE COMPANY CONTACT: JARED WILDS	BUSINESS SALES SPECIALIST (888) 740 5889
GAS CONTACT: ERIC FERREN	CENTERPOINT ENERGY/DELTA UTILITIES MARKETING CONSULTANT ERIC.FERREN@DELTAUTILITIES.COM (601) 709 2414
ELECTRIC CONTACT: WILLIAM BAKER	OXFORD UTILITIES ELECTRIC ENGINEER WBAKER@OXFORDMS.NET



VICINITY MAP
N.T.S.

SITE LOCATION MAP
(NOT TO SCALE)

INDEX OF SHEETS

SHEET NO.	DESCRIPTION	DATE	REVISION
C1.0	COVER SHEET	05/22/2026	
C1.1	ALTA SURVEY	11/05/2025	
C2.0	GENERAL NOTES	05/22/2026	
C3.0	EROSION CONTROL PLAN	05/22/2026	
C3.1	EROSION CONTROL DETAILS	05/22/2026	
C4.0	DEMOLITION PLAN	05/22/2026	
C5.0	SITE KEYNOTE AND PAVING PLAN	05/22/2026	
C5.1	DIMENSION CONTROL PLAN	05/22/2026	
C5.2	STRIPING AND SIGNAGE PLAN	05/22/2026	
C6.0	GRADING PLAN	05/22/2026	
C6.1	EXISTING DRAINAGE AREA MAP	05/22/2026	
C6.2	PROPOSED DRAINAGE AREA MAP	05/22/2026	
C6.3	STORM DRAINAGE PLAN	05/22/2026	
C7.0	UTILITY PLAN	05/22/2026	
C8.0	CONSTRUCTION DETAILS	05/22/2026	
C8.1	CONSTRUCTION DETAILS	05/22/2026	
L1.0	LANDSCAPE PLAN	05/22/2026	
L1.1	LANDSCAPE NOTES	05/22/2026	
IR.0	IRRIGATION PLAN	05/22/2026	
IR.1	IRRIGATION DETAILS	05/22/2026	
IR.2	IRRIGATION NOTES	05/22/2026	

NOTES:

1. IF REPRODUCED, THE SCALES SHOWN ON THESE PLANS ARE BASED ON A 24" X 36" SHEET.
2. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS PRIOR TO BEGINNING SITE WORK.
3. CONTRACTOR IS RESPONSIBLE FOR PREPARING, PERMITTING, AND IMPLEMENTING A TRAFFIC CONTROL PLAN FOR ALL WORK IN CITY RIGHT OF WAY, COST SHALL BE INCLUDED IN BID.
4. CONTRACTOR TO COORDINATE WITH E4 DRY UTILITY CONSULTANT FOR ALL FRANCHISE UTILITY WORK ON SITE.
5. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO CONTRACT COMPLETION AND THE FINAL CONNECTION OF SERVICES.
6. THE CONTRACTOR IS LIABLE TO RESTORE/REPLACE ANY DAMAGED CITY INFRASTRUCTURE IN THE PUBLIC RIGHT-OF-WAY.
7. CONTRACTOR TO FIELD VERIFY THE LOCATION AND VERTICAL ELEVATION OF ALL GRAVITY UTILITIES TO BE CONNECTED TO OR CROSSED BY ANOTHER UTILITY PRIOR TO COMMENCING CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY IF FIELD ELEVATIONS VARY FROM PLANS.
8. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THERE ARE NO RECORD PLANS OF THE EXISTING WATER AND SEWER LINES AND FIELD VERIFICATION IS REQUIRED IMMEDIATELY AT THE START OF CONSTRUCTION. KIMLEY-HORN WILL NOT BE RESPONSIBLE FOR DELAYS CAUSED BY THE GC'S FAILURE TO VERIFY SIZE, LOCATION AND DEPTH OF EXISTING UTILITIES.
9. THE POSTED SPEED LIMIT ON JACKSON AVENUE IS 40 MPH.

PLANS SUBMITTAL/REVIEW LOG

NO.	DESCRIPTION	DATE	MILESTONE
1	SITE PLAN	03/17/2026	
2	2ND SITE PLAN SUBMITTAL	05/22/2026	

ENGINEER

Kimley»Horn

13455 NOEL ROAD,
TWO GALLERIA OFFICE TOWER
SUITE 700
DALLAS, TEXAS 75240
MISSISSIPPI REGISTERED
ENGINEERING FIRM 464
PH. (972) 776-1785
CONTACT: JOHN CORDASCO, P.E. (MS)
CONTACT: LAUREN NUFFER, P.E.
LAUREN.NUFFER@KIMLEY-HORN.COM

OWNER/DEVELOPER

RAISING CANES RESTAURANTS, LLC
6800 BISHOP ROAD
PLANO, TX 75024
CONTACT: BRANDON LAYMAN
(225) 335 0333
BRANDON@BABLSTUDIO.COM
CONTACT:SARAH HOLMES
SHOLMES13@RAISINGCANES.COM

DRY UTILITIES

E4 UTILITY DESIGN
1211 PUERTA DEL SOL, SUITE 270
SAN CLEMENTE, CA 92673
(P) 949-276-7770
CONTACT: TAELOR EXELBY
TAELOR@E4DESIGN.COM

ARCHITECT

CSRS, INC.
(P) (225) 333 - 8713
CONTACT:TAN NGUYEN
TAN.NGUYEN@WESTWOODPS.COM

Mississippi811
protecting Mississippi's vital flow...one call at a time

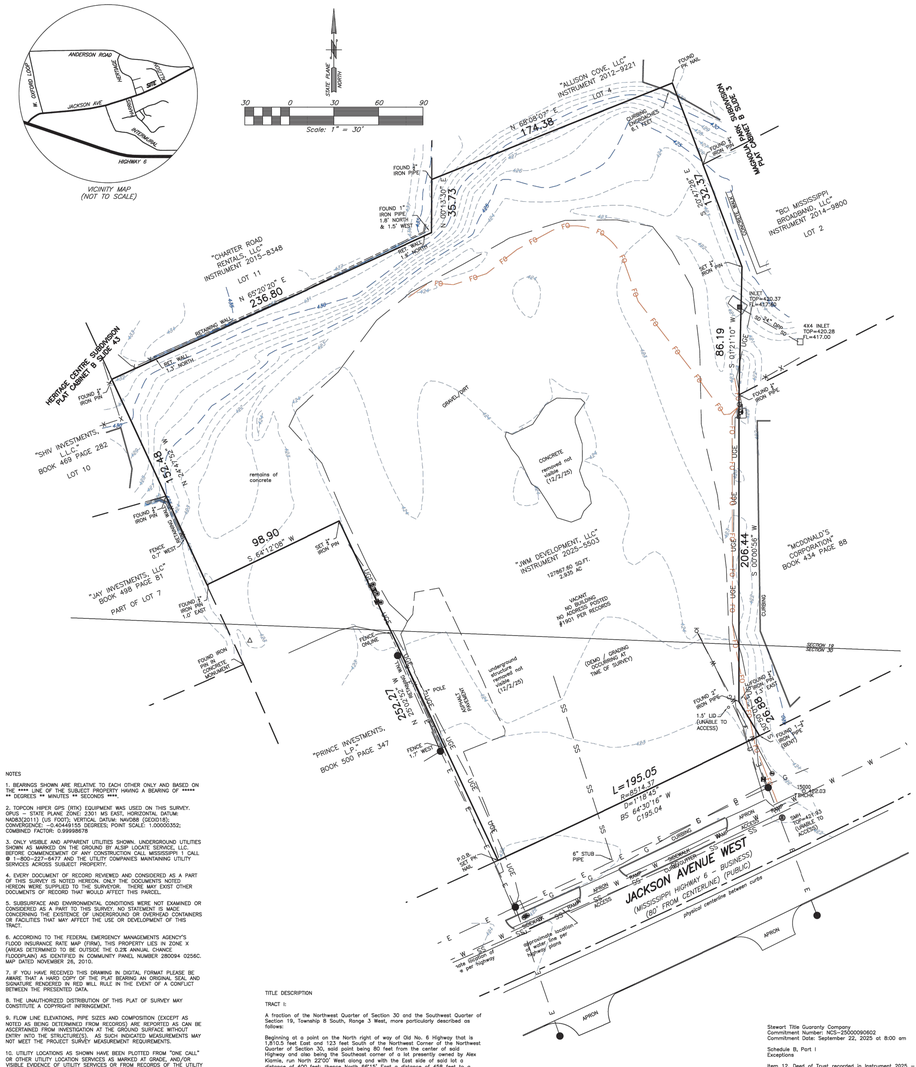
CAUTION!!
CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

PRELIMINARY
FOR REVIEW ONLY
Not for construction or purposes.
Kimley»Horn
Engineer JOHN L. CORDASCO
P.E. No. 31376 Date 05/22/2026

MAY 2026

C1.0

Plotted By:Nguyt, Basim Sheet Set:RC 1585 Oxford MS Layout:C1.0 COVER SHEET May 22, 2026 09:20:17am K:\DAL_Civil\069313487- RC 1585 Oxford, MS\Cad\Plansheets\C1.0 - COVER SHEET.dwg
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.



NOTES

1. BEARINGS SHOWN ARE RELATIVE TO EACH OTHER ONLY AND BASED ON THE **** LINE OF THE SUBJECT PROPERTY HAVING A BEARING OF ***** ** DEGREES ** MINUTES ** SECONDS ****.

2. TOPCON HIPER GPS (RTK) EQUIPMENT WAS USED ON THIS SURVEY. GPUS – STATE PLANE ZONE: 2301 MS EAST, HORIZONTAL DATUM: NAD83(2011) (US FOOT); VERTICAL DATUM: NAVD88 (GEOID18); CONVERGENCE: -0.40444155 DEGREES; POINT SCALE: 1.00003352; COMBINED FACTOR: 0.99998878

3. ONLY VISIBLE AND APPARENT UTILITIES SHOWN. UNDERGROUND UTILITIES SHOWN AS MARKED ON THE GROUND BY ALSP LOCATE SERVICE, LLC. BEFORE COMMENCEMENT OF ANY CONSTRUCTION CALL MISSISSIPPI 1-CALL. THERE MAY BE OTHER UTILITY OWNERS OR COMPANIES MAINTAINING UTILITY SERVICES ACROSS SUBJECT PROPERTY.

4. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE CONSIDERED AS A PART OF THIS SURVEY. THERE EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.

5. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

6. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), THIS PROPERTY LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS IDENTIFIED IN COMMUNITY PANEL NUMBER 280094 0256C. MAP DATED NOVEMBER 25, 2010.

7. IF YOU HAVE RECEIVED THIS DRAWING IN DIGITAL FORMAT PLEASE BE AWARE THAT A HARD COPY OF THE PLAT BEARING AN ORIGINAL SEAL AND SIGNATURE RENDERED IN RED WILL RULE IN THE EVENT OF A CONFLICT BETWEEN THE PRESENTED DATA.

8. THE UNAUTHORIZED DISTRIBUTION OF THIS PLAT OF SURVEY MAY CONSTITUTE A COPYRIGHT INFRINGEMENT.

9. FLOW LINE ELEVATIONS, PIPE SIZES AND COMPOSITION (EXCEPT AS NOTED AS BEING DETERMINED FROM RECORDS) ARE REPORTED AS CAN BE ASCERTAINED FROM INVESTIGATION AT THE GROUND SURFACE WITHOUT ENTRY INTO THE STRUCTURE(S). AS SUCH INDICATED MEASUREMENTS MAY NOT MEET THE PROJECT SURVEY MEASUREMENT REQUIREMENTS.

10. UTILITY LOCATIONS AS SHOWN HAVE BEEN PLOTTED FROM "ONE CALL" OR OTHER UTILITY LOCATION SERVICES AS MARKED AT GRADE, AND/OR VISIBLE EVIDENCE OF UTILITY SERVICES OR FROM RECORDS OF THE UTILITY PROVIDER(S) AS NOTED ON PLAT OF SURVEY. THE CLIENT SHOULD SATISFY THEMSELVES AS TO ALL MATTERS OF UTILITY LOCATION.

11. SITE BENCH MARK – CUT SQUARE IN SIDEWALK LOCATED ON THE NORTH SIDE OF JACKSON AVENUE WEST APPROXIMATE 23 FEET EAST OF EAST DRIVE APRON INTO SUBJECT PROPERTY – ELEVATION = 422.03 (NAVD88).

12. THERE WERE NO OBSERVED EVIDENCE OF ANY CEMETERIES, GRAVESITES OR BURIAL GROUNDS ON SUBJECT PROPERTY.

13. THERE ARE NO STRIPED PARKING SPACES (VACANT).

14. THERE WAS OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

15. WE ARE UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO OBSERVED EVIDENCE OF RECENT SIDEWALK CONSTRUCTION OR REPAIRS.

16. THERE WAS NO OBSERVED EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE.

17. THIS PROPERTY HAS DIRECT ACCESS TO JACKSON AVENUE WEST WHICH IS A PUBLIC RIGHT OF WAY.

ALTA/NSPS LAND TITLE SURVEY OF THE JWM DEVELOPMENT, LLC PROPERTY AS DESCRIBED IN INSTRUMENT 2025-5503 IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 3 WEST IN OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

TITLE DESCRIPTION

TRACT I:

A fraction of the Northwest Quarter of Section 30 and the Southwest Quarter of Section 19, Township 8 South, Range 3 West, more particularly described as follows:

Beginning at a point on the North right of way of Old No. 6 Highway that is 1,815.5 feet East and 123 feet South of the Northwest Corner of the Northwest Quarter of Section 30, said point being 80 feet from the center of said highway; thence North 24 degrees 47 minutes 52 seconds West with the line of Alex Klamis, run North 22°00' West along and with the East side of said lot a distance of 400 feet; thence North 66°15' East a distance of 458 feet to a property line fence; thence South 1°30' East along the property line fence a distance of 393 feet; thence South 22° East a distance of 26 feet to the North right of way of Old No. 6 Highway at a point that is 80 feet from the center of said highway; thence around a curve to the right with a radius of 8,514.37 feet a distance of 300 feet to the point of beginning.

TRACT II:

A fraction of the Northwest Quarter of Section 19, Township 8 South, Range 3 West, more or particularly described as follows:

Beginning at a point on the East property line fence that is 2,054 feet East and 429 feet North of the Southwest Corner of Section 19, Township 8 South, Range 3 West, run South 66°15' West a distance of 226 feet; thence due North 1 degree 30 minutes East a distance of 284 feet; thence North 24°00' East a distance of 213 feet to fence corner; thence South 1°30' East a distance of 284 feet along property line to the point of beginning.

LESS AND EXCEPT: That property deeded to Rebel Realty Company, Inc. by instrument found among the land records of Lafayette County, Mississippi, in Deed Book 338, at page 260, reference to which is hereby made, more or fully described as follows:

A fraction of the Southwest Quarter of Section 19, Township 8 South, Range 3 West, Lafayette County, Mississippi, described as follows, to-wit:

Commencing at the Southeast Corner of Section 19, Township 8 South, Range 3 West, Lafayette County, Mississippi, said corner being evidenced by a concrete monument topped by a brass plate, run thence West along the Section line South 89°15' West a distance of 2,054.0 feet to a point; thence North 429.0 feet to a stake at the intersection of the South line of said Section 19 and the North right of way line of Mississippi Highway #6, opposite to the Station No. (1238+16.5 feet) of said highway which was known in the year 1950 as Federal Aid Project 208-A between Oxford and Batesville, Mississippi, the plane of said line being the line recorded in Deed Book 338, between Lafayette and Jackson, Mississippi; run thence North 89°15' West for a distance of 189.6 feet to the point on the West line of Rebel Realty Company, Inc. property; run thence North 0°03' West along the West line of said Rebel property for a distance of 260.0 feet to an iron pipe and the point of beginning of this description.

From this point of beginning, run thence North 20°35' West for a distance of 131.0 feet to another iron pipe; run thence South 66°15' West for a distance of 178.0 feet to a iron pipe at the fence line; run thence North for a distance of 352.0 feet to a stake at the fence line; run thence South 74°30' East for a distance of 213.0 feet to a stake on the West line of Rebel property; run thence South 0°03' East for a distance of 377.0 feet to the point of beginning of this description.

ALSO LESS AND EXCEPT: That property deeded to Mr. Jiffy, Inc., by instrument found among the aforesaid records in Deed Book 339, at Page 210, reference to which is hereby made, described as follows:

A fraction of the Northwest Quarter of Section 30 and the Southwest Quarter of Section 19, Township 8 South, Range 3 West, City of Oxford, Lafayette County, Mississippi, being described as follows:

Beginning at an iron pipe on the North right of way line of Old Mississippi Highway #6, said pipe being South a distance of 230.6 feet and East a distance of 1,838.17 feet from the Northwest Corner of said Section 30, run thence North 22°56' West a distance of 250.00 feet to an iron pipe; thence North 60°04' East a distance of 98.90 feet to an iron pipe; thence South 24°11' East a distance of 250.00 feet to an iron pipe on the North right of way line of said Mississippi Highway #6; thence South 60°04' West along the right of way line a distance of 100.00 feet to the iron pipe marking the point of beginning of this description, said right of way line being described as a circular curve to the right with a radius of 8,514.37 feet and having a chord bearing of South 60°05' West and a chord distance of 99.99 feet.

SURVEY DESCRIPTION

Property description of the JWM Developments, LLC property as described in Instrument 2025-5503 in Section 19 & 30, Township 8 South, Range 3 West in Oxford, Lafayette County, Mississippi:

Beginning at a pk nail set on a curve at the intersection of the east line of the Prince Investments, L.P. property as described in Book 500 Page 347 with the North Mississippi Highway 6 (Mississippi Highway 6) (60 feet from centerline); thence North 25 degrees 02 minutes 27 seconds East with the east line of said Prince Investments, L.P. property a distance of 252.27 feet to a 1/2" iron pin set in the north line of the sold Prince Investments, LP property; thence South 64 degrees 12 minutes 08 seconds West with sold north line a distance of 98.90 feet to a point in the east line of Lot 7, Heritage Centre Subdivision as recorded in Plot Cabinet B Slide 43 (found 1/2" iron pin 1.0 foot east);

thence North 24 degrees 47 minutes 52 seconds West with the east line of sold Heritage Centre Subdivision a distance of 152.48 feet to a 1/2" iron pin found the south line of Lot 11, Heritage Centre Subdivision; thence North 60 degrees 20 minutes 20 seconds East with the south line of sold Lot 11 a distance of 236.80 feet to a point in the west line of sold Lot 11 (found 1"iron pipe 1.6 feet north and 1.5 foot west); thence North 00 degrees 13 minutes 30 seconds East with the east line of sold Lot 11 a distance of 20.73 feet to a 1/2" iron pipe found in the south line of Lot 4, Magnolia Park Subdivision as recorded in Plot Cabinet B Slide 3;

thence North 66 degrees 08 minutes 07 seconds East with the south line of sold Lot 4 a distance of 174.38 feet to a pk nail found in a west line of sold Lot 4; thence South 20 degrees 47 minutes 28 seconds East with the west line of Lot 4 & Lot 2, Magnolia Park Subdivision a distance of 132.57 feet to a 1/2" iron pin found; thence South 01 degrees 21 minutes 10 seconds West (degrees 21 minutes 10 seconds West with the west line of sold Lot 2 a distance of 86.19 feet to a 1/2" iron pipe found in the south line of McDonold's Corporation property as described in Book 434 Page 88;

thence South 00 degrees 00 minutes 56 seconds West with the west line of sold McDonold's Corporation property a distance of 206.44 feet to a 2" iron pipe found; thence South 00 degrees 13 minutes 30 degrees 00 minutes 12 seconds East with sold west line a distance of 26.88 feet to a 1-1/2" iron pipe found on a curve in the north line of Jackson Avenue West; thence southwestwardly with a curve to the right having a radius of 8514.37 feet and with the north line of Jackson Avenue West a distance 195.05 feet, (chord = South 64 degrees 20 minutes 16 seconds West, 195.04 feet, delta = 01 degrees 18 minutes 45 seconds) to the point of beginning and containing 127,687.60 square feet or 2.930 acres more or less.

24	19	20
25	SITE 30	29
36	31	32

Stewart Title Guaranty Company
Commitment Number: MCS-22000090602
Commitment Date: September 22, 2025 at 8:00 am

Schedule B, Part I
Exceptions

Item 12. Deed of Trust recorded in Instrument 2025 – 5702 is not a survey matter.

Item 13. Assignment of Rents recorded in Instrument 2025 – 5703 is not a survey matter.

TO: (LENDER):
RAISING CANE'S RESTAURANTS, L.L.C., A LOUISIANA LIMITED LIABILITY COMPANY; AND
STEWART TITLE GUARANTY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b1), 7(c), 8, 9, 11(b), 13, 14, 16, & 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON NOVEMBER 5, 2025

Harris & Associates Land Surveyors, LLC

By:
JOE S. WISEMAN
SURVEYOR
MISSISSIPPI LICENSE #12818
jwiseman@harrisassociatestennessee.com
project # 25177

STATE OF MISSISSIPPI
JOE S. WISEMAN
LICENSED
PROFESSIONAL
LAND SURVEYOR
12818
11/4/25

revised Dec. 2, 2025

HARRIS & ASSOCIATES LAND SURVEYORS, LLC
554 Greentree Cove, Suite 1029 · Collierville, Tennessee 38017 · (901)382-2345

DATE : Nov. 5, 2025
SCALE : 1" = 30'
DRAWN BY : jw
ORDERED BY : Lauren Nuffer
Kimley Horn

F:\25177\dwg\25177 – 1901 Jackson Ave.dwg
Survey
Plotted: Dec 02, 2025 – 11:53am
Copyright: 2025 Harris&Associates Land Surveyors, LLC

ALTA SURVEY IS NOT TO SCALE

CSRS
a Westwood company
8555 United Plaza Blvd.
Baton Rouge, Louisiana 70809
Telephone: 225 769-0546
www.csrsinc.com

SEAL:

CONSULTANT:

Kimley»Horn
2026 KIMLEY-HORN AND ASSOCIATES, INC.
15455 DALLAS PARKWAY, SUITE 700, ADDISON, TX 75240
PHONE: 972.770.1300 FAX: 972.335.3779
WWW.KIMLEY-HORN.COM

PROTOTYPE P4-AV-2 RR
SCHEME A or B
VERSION 2025-1.0

RAISING CANE'S
RESTAURANT NO.: #1585
JACKSON & HERITAGE
OXFORD, MS 38655

REV	DATE	DESCRIPTION

DRAWN BY: LHD
CHECKED BY: LAN/JC
ARCH. PROJECT NO.: P4-AV 2 RR
SHEET NAME: ALTA SURVEY
SHEET NUMBER: C1.1

KH GENERAL NOTES

OVERALL:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE PLANS, CITY (OR TOWN) STANDARD DETAILS AND SPECIFICATIONS, THE FINAL GEOTECHNICAL REPORT AND ALL ISSUED ADDENDA, AND COMMONLY ACCEPTED CONSTRUCTION STANDARDS. THE CITY SPECIFICATIONS SHALL GOVERN WHERE OTHER SPECIFICATIONS DO NOT EXIST. IN CASE OF CONFLICTING SPECIFICATIONS OR DETAILS, THE MORE RESTRICTIVE SPECIFICATION AND DETAIL SHALL BE FOLLOWED.
2. THE CONTRACTOR SHALL COMPLY WITH CITY (OR TOWN) "GENERAL NOTES" FOR CONSTRUCTION, IF EXISTING AND REQUIRED BY THE CITY. FOR INSTANCES WHERE THEY CONFLICT WITH THESE KH GENERAL NOTES, THEN THE MORE RESTRICTIVE SHALL APPLY.
3. THE CONTRACTOR SHALL FURNISH ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE AUTHORITIES' SPECIFICATIONS AND REQUIREMENTS.
4. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO DETERMINE EXISTING CONDITIONS.
5. THE EXISTING CONDITIONS SHOWN ON THESE PLANS WERE PROVIDED BY THE TOPOGRAPHIC SURVEY PREPARED BY THE PROJECT SURVEYOR, AND ARE BASED ON THE BENCHMARKS SHOWN. THE CONTRACTOR SHALL REFERENCE THE SAME BENCHMARKS.
6. THE CONTRACTOR SHALL REVIEW AND VERIFY THE EXISTING TOPOGRAPHIC SURVEY SHOWN ON THE PLANS REPRESENTS EXISTING FIELD CONDITIONS PRIOR TO CONSTRUCTION, AND SHALL REPORT ANY DISCREPANCIES FOUND TO THE OWNER AND ENGINEER IMMEDIATELY.
7. IF THE CONTRACTOR DOES NOT ACCEPT THE EXISTING TOPOGRAPHIC SURVEY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY AT THEIR OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED PROFESSIONAL LAND SURVEYOR TO THE OWNER AND ENGINEER FOR REVIEW.
8. CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION SURVEYING AND STAKING.
9. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL CONTROL, INCLUDING BENCHMARKS PRIOR TO COMMENCING CONSTRUCTION OR STAKING OF IMPROVEMENTS. PROPERTY LINES AND CORNERS SHALL BE HELD AS THE HORIZONTAL CONTROL.
10. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS, ELEVATIONS, AND FIELD CONDITIONS THAT MAY AFFECT CONSTRUCTION. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE ARCHITECT, ENGINEER, AND IF APPLICABLE THE CITY AND OWNER. NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE CITY, ENGINEER, AND OWNER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM.
11. CONTRACTOR SHALL THOROUGHLY CHECK COORDINATION OF CIVIL, LANDSCAPE, MEP, ARCHITECTURAL, AND OTHER PLANS PRIOR TO COMMENCING CONSTRUCTION. OWNER/ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO COMMENCING WITH CONSTRUCTION.
12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK TO HAVE THEM LOCATE THEIR EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE AN ADEQUATE MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
13. CONTRACTOR SHALL CALL MISSISSIPPI 811 AN ADEQUATE AMOUNT OF TIME PRIOR TO COMMENCING CONSTRUCTION OR ANY EXCAVATION.
14. CONTRACTOR SHALL USE EXTREME CAUTION AS THE SITE CONTAINS VARIOUS KNOWN AND UNKNOWN PUBLIC AND PRIVATE UTILITIES.
15. THE LOCATIONS, ELEVATIONS, DEPTH, AND DIMENSIONS OF EXISTING UTILITIES SHOWN ON THE PLANS WERE OBTAINED FROM AVAILABLE UTILITY COMPANY MAPS AND PLANS, AND ARE CONSIDERED APPROXIMATE AND INCOMPLETE. IT SHALL BE THE CONTRACTORS' RESPONSIBILITY TO VERIFY THE PRESENCE, LOCATION, ELEVATION, DEPTH, AND DIMENSION OF EXISTING UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION SO THAT ADJUSTMENTS CAN BE MADE TO PROVIDE ADEQUATE CLEARANCES. THE ENGINEER SHALL BE NOTIFIED WHEN A PROPOSED IMPROVEMENT CONFLICTS WITH AN EXISTING UTILITY.
16. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ANY ADJUSTMENTS AND RELOCATIONS OF EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, ADJUSTING EXISTING MANHOLES TO MATCH PROPOSED GRADE, RELOCATING EXISTING POLES AND GUY WIRES THAT ARE LOCATED IN PROPOSED DRIVEWAYS, ADJUSTING THE HORIZONTAL OR VERTICAL ALIGNMENT OF EXISTING UNDERGROUND UTILITIES TO ACCOMMODATE PROPOSED GRADE OR CROSSING WITH A PROPOSED UTILITY, AND ANY OTHERS THAT MAY BE ENCOUNTERED THAT ARE UNKNOWN AT THIS TIME AND NOT SHOWN ON THESE PLANS.
17. CONTRACTOR SHALL ARRANGE FOR OR PROVIDE, AT ITS EXPENSE, ALL GAS, TELECOMMUNICATIONS, CABLE, OVERHEAD AND UNDERGROUND POWER LINE, AND UTILITY POLE ADJUSTMENTS NEEDED.
18. CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION OF FRANCHISE UTILITIES THAT ARE NECESSARY FOR ON-SITE AND OFF-SITE CONSTRUCTION, AND SERVICE TO THE PROPOSED DEVELOPMENT.
19. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGES DUE TO THE CONTRACTORS' FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED BY THE CONTRACTOR AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
20. BRACING OF UTILITY POLES MAY BE REQUIRED BY THE UTILITY COMPANIES WHEN TRENCHING OR EXCAVATING IN CLOSE PROXIMITY TO THE POLES. THE COST OF BRACING POLES WILL BE BORNE BY THE CONTRACTOR, WITH NO SEPARATE PAY ITEM FOR THIS WORK. THE COST IS INCIDENTAL TO THE PAY ITEM.
21. CONTRACTOR SHALL USE ALL NECESSARY SAFETY PRECAUTIONS TO AVOID CONTACT WITH OVERHEAD AND UNDERGROUND POWER LINES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, FEDERAL AND UTILITY OWNER REGULATIONS TO WORK SETBACKS FROM POWER LINES.
22. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED CONSTRUCTION PERMITS, APPROVALS, AND BONDS PRIOR TO CONSTRUCTION.
23. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES A COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, GEOTECHNICAL REPORT AND ADDENDA, PROJECT AND CITY SPECIFICATIONS, AND SPECIAL CONDITIONS, COPIES OF ANY REQUIRED CONSTRUCTION PERMITS, EROSION CONTROL PLANS, SWPPP AND INSPECTION REPORTS.
24. ALL SHOP DRAWINGS AND OTHER DOCUMENTS THAT REQUIRE ENGINEER REVIEW SHALL BE SUBMITTED BY THE CONTRACTOR SUFFICIENTLY IN ADVANCE OF CONSTRUCTION OF THAT ITEM, SO THAT NO LESS THAN 10 BUSINESS DAYS FOR REVIEW AND RESPONSE IS AVAILABLE.
25. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, JURISDICTIONAL AGENCIES, AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO USE OF THE FACILITY AND THE FINAL CONNECTION OF SERVICES.
26. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
27. CONTRACTOR'S BID PRICE SHALL INCLUDE ALL INSPECTION FEES.
28. ALL SYMBOLS SHOWN ON THESE PLANS (E.G. FIRE HYDRANT, METERS, VALVES, INLETS, ETC…) ARE FOR PRESENTATION PURPOSES ONLY AND ARE NOT TO SCALE. CONTRACTOR SHALL COORDINATE FINAL SIZES AND LOCATIONS WITH APPROPRIATE CITY INSPECTOR.
29. THE SCOPE OF WORK FOR THE CIVIL IMPROVEMENTS SHOWN ON THESE PLANS TERMINATES 5-FEET FROM THE BUILDING. REFERENCE THE BUILDING PLANS (E.G. ARCHITECTURAL, STRUCTURAL, MEP) FOR AREAS WITHIN 5-FEET OF THE BUILDING AND WITHIN THE BUILDING FOOTPRINT.
30. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ALL FINAL BUILDING DIMENSIONS.
31. THE PROPOSED BUILDING FOOTPRINT(S) SHOWN IN THESE PLANS WAS PROVIDED TO KIMLEY-HORN AND ASSOCIATES, INC. (KH) BY THE PROJECT ARCHITECT AT THE TIME THESE PLANS WERE PREPARED. IT MAY NOT BE THE FINAL CORRECT VERSION BECAUSE THE BUILDING DESIGN WAS ONGOING. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFIRMING THE FINAL CORRECT VERSION OF THE BUILDING FOOTPRINT WITH THE ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO LAYOUT. DIMENSIONS AND/OR COORDINATES SHOWN ON THESE PLANS WERE BASED ON THE ABOVE STATED ARCHITECTURAL FOOTPRINT, AND ARE THEREFORE A PRELIMINARY LOCATION OF THE BUILDING. THE CONTRACTOR IS SOLELY RESPONSIBLE TO VERIFY WHAT PART OF THE BUILDING THE ARCHITECT'S FOOTPRINT REPRESENTS (E.G. SLAB, OUTSIDE WALL, MASONRY LEDGE, ETC…) AND TO CONFIRM ITS FINAL PLAN, POSITION ON THE SITE BASED ON THE FINAL ARCHITECTURAL FOOTPRINT, CIVIL DIMENSION CONTROL PLAN, SURVEY BOUNDARY AND/OR PLAT. ANY DIFFERENCES FOUND SHALL BE REPORTED TO KH IMMEDIATELY.
32. ALL CONSTRUCTION SHALL COMPLY WITH THE PROJECT'S FINAL GEOTECHNICAL REPORT (OR LATEST EDITION), INCLUDING SUBSEQUENT ADDENDA.
33. CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS TESTING AND CERTIFICATION, UNLESS SPECIFIED OTHERWISE BY OWNER. ALL MATERIALS TESTING SHALL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR AND COMPLY WITH CITY STANDARD SPECIFICATIONS AND GEOTECHNICAL REPORT. TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT AGENCY FOR TESTING MATERIALS. OWNER SHALL APPROVE THE AGENCY NOMINATED BY THE CONTRACTOR FOR MATERIALS TESTING.
34. ALL COPIES OF MATERIALS TEST RESULTS SHALL BE SENT TO THE OWNER, ENGINEER AND ARCHITECT DIRECTLY FROM THE TESTING AGENCY.
35. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SHOW, BY THE STANDARD TESTING PROCEDURES OF THE MATERIALS, THAT THE WORK CONSTRUCTED MEETS THE PROJECT REQUIREMENTS AND CITY SPECIFICATIONS.
36. DUE TO THE POTENTIAL FOR DIFFERENTIAL SOIL MOVEMENT ADJACENT TO THE BUILDING, THE CONTRACTOR SHALL ADHERE TO GEOTECHNICAL REPORT'S RECOMMENDATION FOR SUBGRADE PREPARATION SPECIFIC TO FLATWORK ADJACENT TO THE PROPOSED BUILDING. THE OWNER AND CONTRACTOR ARE ADVISED TO OBTAIN A GEOTECHNICAL ENGINEER RECOMMENDATION SPECIFIC TO FLATWORK ADJACENT TO THE BUILDING, IF NONE IS CURRENTLY EXISTING.
37. ALL CONTRACTORS MUST CONFINE THEIR ACTIVITIES TO THE WORK AREA. NO ENCROACHMENTS OUTSIDE OF THE WORK AREA WILL BE ALLOWED. ANY DAMAGE RESULTING THEREFROM SHALL BE CONTRACTOR'S SOLE RESPONSIBILITY TO REPAIR.
38. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, UTILITIES, MANHOLES, POLES, GUY WIRES, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, COMMUNICATION BOXES/PEDESTALS, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES AT NO COST TO THE OWNER.
39. THE CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE ANY PHYSICAL DAMAGE TO PRIVATE PROPERTY OR PUBLIC IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO: FENCES, WALLS, SIGNS, PAVEMENT, CURBS, UTILITIES, SIDEWALKS, GRASS, TREES, LANDSCAPING, AND IRRIGATION SYSTEMS, ETC…, TO ORIGINAL CONDITION OR BETTER AT NO COST TO THE OWNER.
40. ALL AREAS IN EXISTING RIGHT-OF-WAY DISTURBED BY SITE CONSTRUCTION SHALL BE REPAIRED TO ORIGINAL CONDITION OR BETTER, INCLUDING AS NECESSARY GRADING, LANDSCAPING, CULVERTS, AND PAVEMENT.
41. THE CONTRACTOR SHALL SALVAGE ALL EXISTING POWER POLES, SIGNS, WATER VALVES, FIRE HYDRANTS, METERS, ETC… THAT ARE TO BE RELOCATED DURING CONSTRUCTION.
42. CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION, INCLUDING MAINTAINING EXISTING DITCHES OR CULVERTS FREE OF OBSTRUCTIONS AT ALL TIMES.
43. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND SUBMITTING A TRENCH SAFETY PLAN, PREPARED BY A PROFESSIONAL ENGINEER IN THE STATE OF MISSISSIPPI, TO THE CITY PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY, STATE, AND FEDERAL REQUIREMENTS, INCLUDING OSHA FOR ALL TRENCHES. NO OPEN TRENCHES SHALL BE ALLOWED OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY.
44. THE CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER.
45. SITE SAFETY IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
46. THESE PLANS DO NOT EXTEND TO OR INCLUDE DESIGNS OR SYSTEMS PERTAINING TO THE SAFETY OF THE CONTRACTOR OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE ENGINEER'S SEAL HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF ALL REQUIRED SAFETY PROCEDURES AND PROGRAMS.
47. SIGNS RELATED TO SITE OPERATION OR SAFETY ARE NOT INCLUDED IN THESE PLANS.
48. CONTRACTOR OFFICE AND STAGING AREA SHALL BE AGREED ON BY THE OWNER AND CONTRACTOR PRIOR TO BEGINNING OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITTING REQUIREMENTS FOR THE CONSTRUCTION OFFICE, TRAILER, STORAGE, AND STAGING OPERATIONS AND LOCATIONS.
49. LIGHT POLES, SIGNS, AND OTHER OBSTRUCTIONS SHALL NOT BE PLACED IN ACCESSIBLE ROUTES.
50. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE CITY OF NORMAN REQUIREMENTS.
51. TOP RIM ELEVATIONS OF ALL EXISTING AND PROPOSED MANHOLES SHALL BE COORDINATED WITH TOP OF PAVEMENT OR FINISHED GRADE AND SHALL BE ADJUSTED TO BE FLUSH WITH THE ACTUAL FINISHED GRADE AT THE TIME OF PAVING.
52. CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED VALVES, FIRE HYDRANTS, AND OTHER UTILITY APPURTENANCES TO MATCH ACTUAL FINISHED GRADES AT THE TIME OF PAVING.
53. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SEQUENCING AND PHASING, AND SHALL CONTACT THE APPROPRIATE CITY OFFICIALS, INCLUDING BUILDING OFFICIAL, ENGINEERING INSPECTOR, AND FIRE MARSHALL TO LEARN OF ANY REQUIREMENTS.
54. CONTRACTOR IS RESPONSIBLE FOR PREPARATION, SUBMITTAL, AND APPROVAL BY THE CITY OF A TRAFFIC CONTROL PLAN PRIOR TO THE START OF CONSTRUCTION, AND THEN THE IMPLEMENTATION OF THE PLAN.
55. CONTRACTOR SHALL KEEP A NEAT AND ACCURATE RECORD OF CONSTRUCTION, INCLUDING ANY DEVIATIONS OR VARIANCES FROM THE PLANS.
56. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT PLANS TO THE ENGINEER AND CITY IDENTIFYING ALL DEVIATIONS AND VARIATIONS FROM THESE PLANS MADE DURING CONSTRUCTION.

EROSION CONTROL:

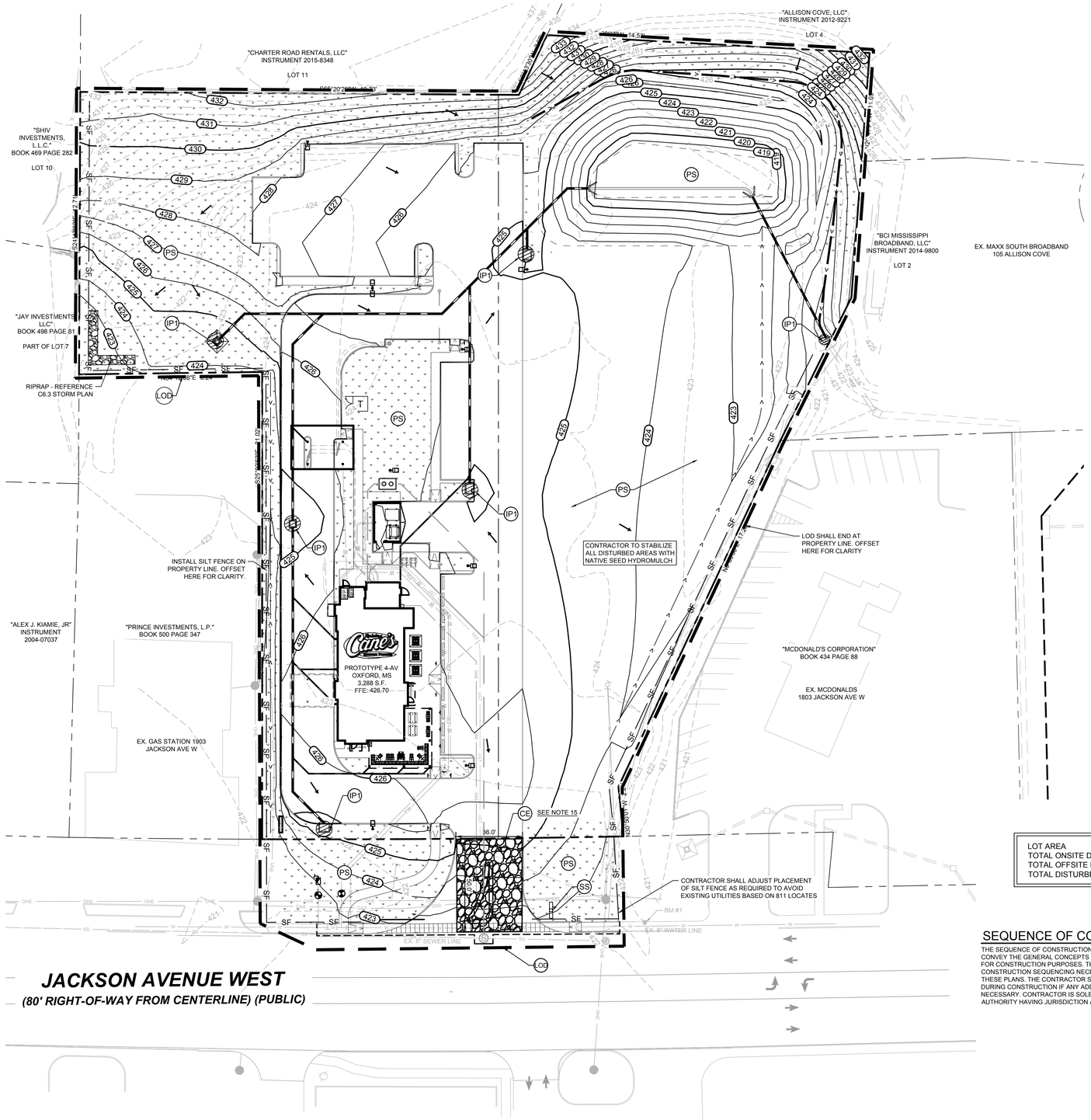
1. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL AND WATER QUALITY REQUIREMENTS, LAWS, AND ORDINANCES THAT APPLY TO THE CONSTRUCTION SITE LAND DISTURBANCE.
2. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE MDEQ.
3. EROSION CONTROL DEVICES SHOWN ON THE EROSION CONTROL PLAN FOR THE PROJECT SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE.
4. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THE PROJECT.
5. CONTRACTOR IS SOLELY RESPONSIBLE FOR INSTALLATION, IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL EROSION CONTROL DEVICES, BEST MANAGEMENT PRACTICES (BMPS), AND FOR UPDATING THE EROSION CONTROL PLAN DURING CONSTRUCTION AS FIELD CONDITIONS CHANGE.
6. CONTRACTOR SHALL DOCUMENT THE DATES OF INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL FOR EACH BMP EMPLOYED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IF APPLICABLE.
7. AS STORM SEWER INLETS ARE INSTALLED ON-SITE, TEMPORARY EROSION CONTROL DEVICES SHALL BE INSTALLED AT EACH INLET PER APPROVED DETAILS.
8. THE EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THE AREA IT PROTECTS HAS BEEN PERMANENTLY STABILIZED.
9. CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL DEVICES NEEDED DUE TO PROJECT PHASING.
10. CONTRACTOR SHALL OBSERVE THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES AND MAKE FIELD ADJUSTMENTS AND MODIFICATIONS AS NEEDED TO PREVENT SEDIMENT FROM LEAVING THE SITE. IF THE EROSION CONTROL DEVICES DO NOT EFFECTIVELY CONTROL EROSION AND PREVENT SEDIMENTATION FROM WASHING OFF THE SITE, THEN THE CONTRACTOR SHALL NOTIFY THE ENGINEER.
11. OFF-SITE SOIL BORROW, SPOIL, AND STORAGE AREAS (IF APPLICABLE) ARE CONSIDERED AS PART OF THE PROJECT SITE AND MUST ALSO COMPLY WITH THE EROSION CONTROL REQUIREMENTS FOR THIS PROJECT. THIS INCLUDES THE INSTALLATION OF BMP'S TO CONTROL EROSION AND SEDIMENTATION AND THE ESTABLISHMENT OF PERMANENT GROUND COVER ON DISTURBED AREAS PRIOR TO FINAL APPROVAL OF THE PROJECT. CONTRACTOR IS RESPONSIBLE FOR MODIFYING THE SWPPP AND EROSION CONTROL PLAN TO INCLUDE BMPS FOR ANY OFF-SITE THAT ARE NOT ANTICIPATED OR SHOWN ON THE EROSION CONTROL PLAN.
12. ALL STAGING, STOCKPILES, SPOIL, AND STORAGE SHALL BE LOCATED SUCH THAT THEY WILL NOT ADVERSELY AFFECT STORM WATER QUALITY. PROTECTIVE MEASURES SHALL BE PROVIDED IF NEEDED TO ACCOMPLISH THIS REQUIREMENT, SUCH AS COVERING OR ENCIRCLING THE AREA WITH AN APPROPRIATE BARRIER.
13. CONTRACTORS SHALL INSPECT ALL EROSION CONTROL DEVICES, BMPS, DISTURBED AREAS, AND VEHICLE ENTRY AND EXIT AREAS WEEKLY AND WITHIN 24 HOURS OF A 0.4 INCHES OR GREATER, AND WITHIN 24 HOURS OF 0.5 INCHES OR GREATER, AND KEEP A RECORD OF THIS INSPECTION IN THE SWPPP BOOKLET IF APPLICABLE, TO VERIFY THAT THE DEVICES AND EROSION CONTROL PLAN ARE FUNCTIONING PROPERLY.
14. CONTRACTOR SHALL CONSTRUCT A STABILIZED CONSTRUCTION ENTRANCE AT ALL PRIMARY POINTS OF ACCESS IN ACCORDANCE WITH CITY SPECIFICATIONS. CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION TRAFFIC USES THE STABILIZED ENTRANCE AT ALL TIMES WHEN ENTERING OR LEAVING THE SITE.
15. SITE ENTRY AND EXITS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING AND FLOWING OF SEDIMENT AND DIRT ONTO OFF-SITE ROADWAYS. ALL SEDIMENT AND DIRT FROM THE SITE THAT IS DEPOSITED ONTO AN OFF-SITE ROADWAY MUST BE REMOVED IMMEDIATELY.
16. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL SILT AND DEBRIS FROM THE AFFECTED OFF-SITE ROADWAYS THAT ARE A RESULT OF THE CONSTRUCTION, AS REQUESTED BY OWNER AND CITY. AT A MINIMUM, THIS SHOULD OCCUR ONCE PER DAY FOR THE DURATION OF THE PROJECT.
17. WHEN WASHING OF VEHICLES IS REQUIRED TO REMOVE SEDIMENT PRIOR TO EXITING THE SITE, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP BMP.
18. ALL FINES DEPOSED FOR SEDIMENT OR DIRT DISCHARGED FROM THE SITE SHALL BE PAID BY THE RESPONSIBLE CONTRACTOR.
19. WHEN SEDIMENT OR DIRT HAS CLOGGED THE CONSTRUCTION ENTRANCE VOID SPACES BETWEEN STONES OR DIRT IS BEING TRACKED ONTO A ROADWAY, THE AGGREGATE PAD MUST BE WASHED DOWN OR REPLACED. RUNOFF FROM THE WASH-DOWN OPERATION SHALL NOT BE ALLOWED TO DRAIN DIRECTLY OFF SITE WITHOUT FIRST FLOWING THROUGH ANOTHER BMP TO CONTROL SEDIMENTATION. PERIODIC RE-GRADING OR NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFECTIVENESS OF THE CONSTRUCTION ENTRANCE.
20. TEMPORARY SEEDING OR OTHER APPROVED STABILIZATION SHALL BE INITIATED WITHIN 14 DAYS OF THE LAST DISTURBANCE OF ANY AREA, UNLESS ADDITIONAL CONSTRUCTION IN THE AREA IS EXPECTED WITHIN 21 DAYS OF THE LAST DISTURBANCE.
21. CONTRACTOR SHALL FOLLOW GOOD HOUSEKEEPING PRACTICES DURING CONSTRUCTION, ALWAYS CLEANING UP DIRT, LOOSE MATERIAL, AND TRASH AS CONSTRUCTION PROGRESSES.
22. UPON COMPLETION OF FINE GRADING, ALL SURFACES OF DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED. STABILIZATION IS ACHIEVED WHEN THE AREA IS EITHER COVERED BY PERMANENT IMPERVIOUS STRUCTURES, SUCH AS BUILDINGS, SIDEWALKS, PAVEMENT, OR SHALL PROVIDE AN APPROPRIATE ELEVATION HOLD-DOWN ALLOWANCE FOR THE THICKNESS OF PAVEMENT, SIDEWALK, TOPSOIL, MULCH, STONE, LANDSCAPING, RIP-RAP AND ALL OTHER SURFACE MATERIALS THAT WILL CONTRIBUTE TO THE TOP OF FINISHED GRADE. FOR EXAMPLE, THE LIMITS OF EARTHWORK IN PAVED AREAS IS THE BOTTOM OF THE PAVEMENT SECTION.
23. AT THE CONCLUSION OF THE PROJECT, ALL INLETS, DRAIN PIPE, CHANNELS, DRAINAGEWAYS AND BORROW DITCHES AFFECTED BY THE CONSTRUCTION SHALL BE DREDGED, AND THE SEDIMENT GENERATED BY THE PROJECT SHALL BE REMOVED AND DISPOSED IN ECCORDANCE WITH APPLICABLE REGULATIONS.

STORM WATER DISCHARGE AUTHORIZATION:

1. CONTRACTOR SHALL COMPLY WITH ALL MDEQ AND EPA STORM WATER POLLUTION PREVENTION REQUIREMENTS.
2. THE CONTRACTOR SHALL ENSURE THAT ALL PRIMARY OPERATORS SUBMIT A NOI TO MDEQ AT LEAST SEVEN DAYS PRIOR TO COMMENCING CONSTRUCTION (IF APPLICABLE), OR IF UTILIZING ELECTRONIC SUBMITTAL, PRIOR TO COMMENCING CONSTRUCTION. ALL PRIMARY OPERATORS SHALL PROVIDE A COPY OF THE SIGNED NOI TO THE OPERATOR OF ANY MS4 (TYPICALLY THE CITY) RECEIVING DISCHARGE FROM THE SITE.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IF APPLICABLE, INCLUDING POSTING SITE NOTICE, INSPECTIONS, DOCUMENTATION, AND SUBMISSION OF ANY INFORMATION REQUIRED BY THE MDEQ.
4. ALL CONTRACTORS AND SUBCONTRACTORS PROVIDING SERVICES RELATED TO THE SWPPP SHALL SIGN THE REQUIRED CONTRACTOR CERTIFICATION STATEMENT ACKNOWLEDGING THEIR RESPONSIBILITIES AS SPECIFIED IN THE SWPPP.
5. A COPY OF THE SWPPP, INCLUDING NOI, SITE NOTICE, CONTRACTOR CERTIFICATIONS, AND ANY REVISIONS, SHALL BE SUBMITTED TO THE CITY BY THE CONTRACTOR AND SHALL BE RETAINED ON-SITE DURING CONSTRUCTION.
6. A NOTICE OF TERMINATION (NOT) SHALL BE SUBMITTED TO MDEQ BY ANY PRIMARY OPERATOR WITHIN 30 DAYS AFTER ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND A UNIFORM VEGETATIVE COVER HAS BEEN ESTABLISHED ON ALL UNPAVED AREAS AND PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE CITY STANDARD CONSTRUCTION DETAIL AND SPECIFICATIONS.
9. PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO ADA STANDARDS LATEST EDITION.
10. ALL ACCESSIBLE RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS, LATEST EDITION.
11. ANY COMPONENTS OF THE PROJECT SERVING MULTIFAMILY DWELLING IN BUILDINGS THAT HAVE 4 OR MORE UNITS PER BUILDING USE SHALL ALSO CONFORM TO THE FAIR HOUSING ACT, AND COMPLY WITH THE FAIR HOUSING ACT DESIGN MANUAL BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
12. CONTRACTOR SHALL CONSTRUCT PROPOSED PAVEMENT TO MATCH EXISTING PAVEMENT WITH A SMOOTH, FLUSH, CONNECTION.
13. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS FOR FIRE LANES, PARKING STALLS, HANDICAPPED PARKING SYMBOLS, AND MISCELLANEOUS STRIPING WITHIN PARKING LOT AND AROUND BUILDING AS SHOWN ON THE PLANS. ALL PAINT AND PAVEMENT MARKINGS SHALL ADHERE TO CITY AND OWNER STANDARDS.
14. REFER TO GEOTECHNICAL REPORT FOR PAVING JOINT LAYOUT PLAN REQUIREMENTS FOR PRIVATE PAVEMENT.
15. REFER TO CITY STANDARD DETAILS FOR THE CONSTRUCTION OF THE PROPOSED PAVEMENT AND SPECIFICATION REQUIREMENTS FOR PUBLIC PAVEMENT.
16. ALL REINFORCING STEEL SHALL CONFORM TO THE GEOTECHNICAL REPORT, CITY STANDARDS, AND ASTM A-615, GRADE 60, AND SHALL BE SUPPORTED BY BAR CHAIRS. CONTRACTOR SHALL USE THE MORE STRINGENT OF THE CITY AND GEOTECHNICAL STANDARDS.
17. ALL JOINTS SHALL EXTEND THROUGH THE CURB.
18. THE MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS SHALL BE 2 FEET.
19. CONTRACTOR SHALL SUBMIT A JOINTING PLAN TO THE ENGINEER AND OWNER PRIOR TO BEGINNING ANY OF THE PAVING WORK.
20. ALL SAWCUTS SHALL BE FULL DEPTH FOR PAVEMENT REMOVAL AND CONNECTION TO EXISTING PAVEMENT.
21. FIRE LANES SHALL BE MARKED AND LABELED AS A FIRELANE PER CITY STANDARDS.
22. UNLESS THE PLANS SPECIFICALLY DICTATE TO THE CONTRARY, ON-SITE AND OTHER DIRECTIONAL SIGNS SHALL BE ORIENTED SO THEY ARE READILY VISIBLE TO THE ONCOMING TRAFFIC FOR WHICH THEY ARE INTENDED.
23. CONTRACTOR IS RESPONSIBLE FOR INSTALLING NECESSARY CONDUIT FOR LIGHTING, IRRIGATION, ETC. PRIOR TO PLACEMENT OF PAVEMENT. ALL CONSTRUCTION DOCUMENTS (CIVIL, MEP, LANDSCAPE, IRRIGATION, AND ARCHITECT) SHALL BE CONSULTED.
24. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.
25. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA SLOPE COMPLIANCE ISSUES.

STORM DRAINAGE:

1. ALL STORM SEWER MATERIALS AND CONSTRUCTION SHALL COMPLY WITH CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
2. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APP



GRAPHIC SCALE IN FEET

30 0 15 30 60

1" = 30' @ 24X36

LEGEND

	PROPERTY LINE
420	EXISTING CONTOUR
420	PROPOSED CONTOUR
	DIRECTION OF OVERLAND FLOW
LOD	PROPOSED LIMITS OF DISTURBANCE
FT	FILTREXX SILT SOXX OR EQUAL
SF	SILT FENCE
CE	CONSTRUCTION EXIT. SEE DETAIL SHEET 3.1
PS	PERMANENT STABILIZATION. REFER TO LANDSCAPE PLANS FOR DETAILS
SS	SWPPP SIGN
IP1	PROPOSED INLET PROTECTION. SEE DETAIL SHEET C3.1.

EROSION CONTROL NOTES

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR SELECTION, IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL SWPPP CONTROLS - CONTROLS SHOWN ON THIS SITE MAP ARE SUGGESTED CONTROLS ONLY.
2. CONTRACTOR SHALL RECORD INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL DATES FOR EACH BMP EMPLOYED (WHETHER CALLED OUT ON ORIGINAL SWPPP OR NOT) DIRECTLY ON THE SITE MAP.
3. DRAINAGE PATTERNS ARE SHOWN ON THIS PLAN BY PROPOSED AND EXISTING CONTOURS.
4. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. SEE PHASING SCHEDULE THIS SHEET.
5. BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
6. THERE ARE NO ON-SITE OR ADJACENT WETLANDS OR WATERS OF THE U.S. PRESENT ON THIS PROJECT.
7. CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED SO AS TO PROVIDE THE LEAST AMOUNT OF DISTURBANCE TO THE FLOW OF TRAFFIC IN AND OUT OF THE SITE. ADDITIONALLY, THE CONSTRUCTION ENTRANCE SHALL BE LOCATED TO COINCIDE WITH THE PHASING OF THE PARKING LOT CONSTRUCTION.
8. THE NATURE OF THIS SITE'S CONSTRUCTION CONSISTS OF CLEARING & SITE PREPARATION, EARTHWORK, GRADING, UTILITIES, PAVING, AND LANDSCAPING.
9. SEDIMENTATION BASIN: NEITHER A TEMPORARY NOR PERMANENT SEDIMENTATION BASIN HAS BEEN PROVIDED ON THIS SITE BECAUSE THE SITE IS LESS THAN 10 ACRES IN AREA.
10. POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURES INCLUDE STABILIZATION BY PERMANENT PAVING AND LANDSCAPING.
11. CONTRACTOR IS RESPONSIBLE FOR MODIFYING THE SWPPP/SITE MAP TO INCLUDE BMP'S FOR ANY OFF-SITE MATERIAL WASTE, BORROW OR EQUIPMENT STORAGE AREAS.
12. CONTRACTOR IS RESPONSIBLE FOR SUBMITTAL OF NOI, NOT, POSTING OF SITE NOTICES, AND ANY ADDITIONAL INFORMATION OR SUBMITTALS REQUIRED BY ODEQ, EPA, OR LOCAL JURISDICTION.
13. COORDINATE EXISTING TREES TO REMAIN WITH LANDSCAPE PLANS. ALL EXISTING TREES TO REMAIN ARE TO RECEIVE TREE PROTECTION AROUND THE CRITICAL ROOT ZONE IN ORDER TO PREVENT DAMAGE DURING CONSTRUCTION. TREE PROTECTION SHOULD BE INSTALLED PRIOR TO ANY DEMOLITION OR EARTH DISTURBING ACTIVITIES.
14. CONTRACTOR TO ALLOW OFF-SITE RUN-ON TO ENTER SITE AT ALL TIMES. DO NOT BLOCK FLOW.
15. IN ADDITION TO THE CONSTRUCTION ENTRANCE, THE CONTRACTOR SHALL HAVE IN PLACE AN ADDITIONAL AREA WHERE PERSONNEL ENSURE VEHICLES ENTERING AND EXISTING THE SITE ARE FREE OF MUD AND DEBRIS, AND THAT NO LARGE ROCKS ENTER JACKSON AVENUE ROADWAY.

SITE DATA

LOT AREA	2.94± AC
TOTAL ONSITE DISTURBED AREA	2.94± AC
TOTAL OFFSITE DISTURBED AREA	0.06± AC
TOTAL DISTURBED AREA	3.00± AC

SEQUENCE OF CONSTRUCTION NOTES

THE SEQUENCE OF CONSTRUCTION SHOWN ABOVE IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS

BENCHMARKS

BM#1 - IS A SQUARE CUT IN SIDEWALK LOCATED ON THE NORTH SIDE OF JACKSON AVENUE WEST APPROXIMATELY 23 FEET EAST OF EAST DRIVE APRON INTO SUBJECT PROPERTY.
ELEV. = 422.03

Mississippi 811
protecting Mississippi's vital flow...one call at a time

CAUTION!!
CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

CSRS
a Westwood company
8555 United Plaza Blvd.
Baton Rouge, Louisiana 70809
Telephone: 225 769-0546
www.csrsinc.com

SEAL:

PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
Kimley»Horn
Engineer JOHN L. CORDASCO
P.E. No. 31376 Date 05/22/2026

CONSULTANT:

Kimley»Horn
2026 KIMLEY-HORN AND ASSOCIATES, INC.
15455 DALLAS PARKWAY, SUITE 600 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-335-3779
WWW.KIMLEY-HORN.COM

PROTOTYPE P4-AV-2 RR
SCHEME A or B
VERSION 2025-1.0

RAISING CANE'S
RESTAURANT NO.: #1585
JACKSON & HERITAGE
OXFORD, MS 38655

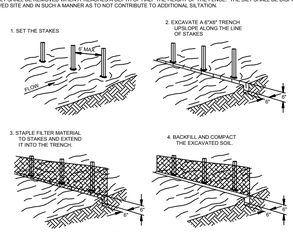
REV	DATE	DESCRIPTION

DRAWN BY: LHD
CHECKED BY: LAN/JC
ARCH. PROJECT NO.: P4-AV 2 RR
SHEET NAME: EROSION CONTROL PLAN
SHEET NUMBER: C3.0

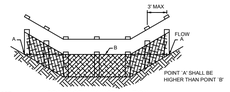
SILT FENCE (SF)

SILT FENCE GENERAL NOTES:

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE BY USING WIRE TIES OR STAPLES SPACED EVERY 24" AT TOP AND MID SECTION, WHICH IN TURN IS ATTACHED TO THE STEEL FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. INSPECTION SHALL BE MADE EVERY TWO WEEKS AND AFTER EACH 1/2" RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.



SHEET FLOW INSTALLATION
(PERSPECTIVE VIEW)

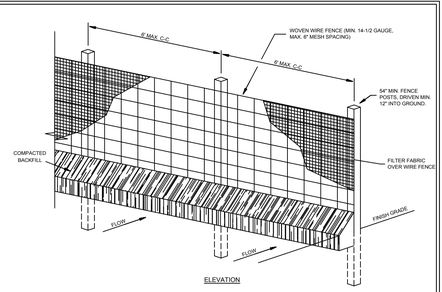


DRAINAGEWAY INSTALLATION
(FRONT ELEVATION)

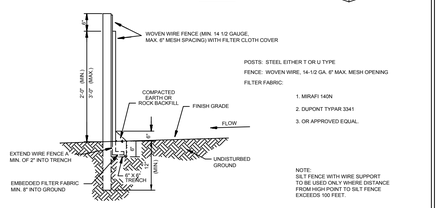
SILT FENCE WITHOUT WIRE SUPPORT TO BE USED ONLY WHERE DISTANCE FROM HIGH POINT TO SILT FENCE

SEDIMENTATION/SILT FENCE WITHOUT WIRE SUPPORT

N.T.S.



ELEVATION

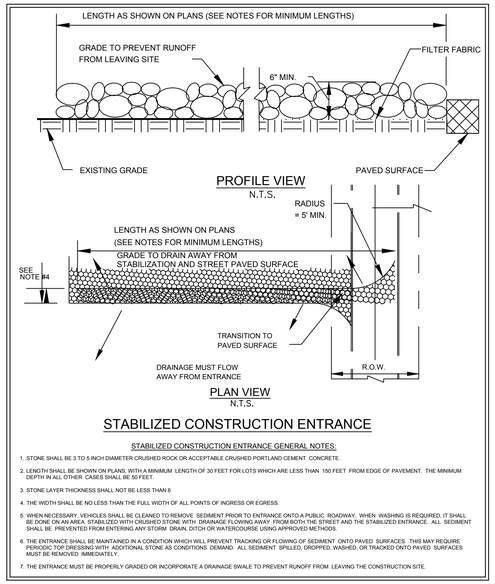


CROSS-SECTION

SEDIMENTATION/SILT FENCE WITH WIRE SUPPORT

N.T.S.

CONSTRUCTION ENTRANCE (CE)



STABILIZED CONSTRUCTION ENTRANCE

STABILIZED CONSTRUCTION ENTRANCE GENERAL NOTES:

1. STONE SHALL BE 3 TO 5 INCH DIAMETER CRUSHED ROCK OR ACCEPTABLE CRUSHED PORTLAND CEMENT CONCRETE.
2. LENGTH SHALL BE SHOWN ON PLANS, WITH A MINIMUM LENGTH OF 30 FEET FOR LOTS WHICH ARE LESS THAN 150 FEET FROM EDGE OF PAVEMENT. THE MINIMUM DEPTH IN ALL OTHER CASES SHALL BE 50 FEET.
3. STONE LAYER THICKNESS SHALL NOT BE LESS THAN 6
4. THE WIDTH SHALL BE NO LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
5. WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
6. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES MUST BE REMOVED IMMEDIATELY.
7. THE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

NOTE: FODS OR ROCK CONSTRUCTION ENTRANCE CAN BE USED AT CONTRACTOR'S OPTION.

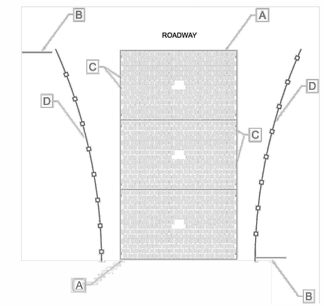
FODS TRACKOUT SYSTEM

FODS TRACKOUT CONTROL SYSTEM INSTALLATION

THE PURPOSE AND DESIGN OF THE FODS TRACKOUT CONTROL SYSTEM IS TO EFFECTIVELY REMOVE MOST SEDIMENT FROM VEHICLE TIRES AS THEY EXIT A DISTURBED LAND AREA ONTO A PAVED STREET. THIS MANUAL IS A PLATFORM FROM WHICH TO INSTALL A FODS TRACKOUT CONTROL SYSTEM. (NOTE: THIS IS NOT A ONE SIZE FITS ALL GUIDE.) THE INSTALLATION MAY NEED TO BE MODIFIED TO MEET THE EXISTING CONDITIONS, EXPECTATIONS, OR DEMANDS OF A PARTICULAR SITE. THIS IS A GUIDELINE. ULTIMATELY THE FODS TRACKOUT CONTROL SYSTEM SHOULD BE INSTALLED SAFELY WITH PROPER ANCHORING AND SIGNS PLACED AT THE ENTRANCE AND EXIT TO CAUTION USERS AND OTHERS.

KEY NOTES:

A. FODS TRACKOUT CONTROL SYSTEM MAT.
B. FODS SAFETY SIGN.
C. ANCHOR POINT.
D. SILT OR ORANGE CONSTRUCTION FENCE.



TYPICAL ONE-LANE LAYOUT

INSTALLATION:

1. THE SITE WHERE THE FODS TRACKOUT CONTROL SYSTEM IS TO BE PLACED SHOULD CORRESPOND TO BEST MANAGEMENT PRACTICES AS MUCH AS POSSIBLE. THE SITE WHERE FODS TRACKOUT CONTROL SYSTEM IS PLACED SHOULD ALSO MEET OR EXCEED THE LOCAL JURISDICTION OR STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS.
2. CALL FOR UTILITY LOCATES 3 BUSINESS DAYS IN ADVANCE OF THE OF FODS TRACKOUT CONTROL SYSTEM INSTALLATION FOR THE MARKING OF UNDERGROUND UTILITIES. CALL THE UTILITY NOTIFICATION CENTER AT 811.
3. ONCE THE SITE IS ESTABLISHED WHERE FODS TRACKOUT CONTROL SYSTEM IS TO BE PLACED, ANY EXCESSIVE UNEVEN TERRAIN SHOULD BE LEVELED OUT OR REMOVED SUCH AS LARGE ROCKS, LANDSCAPING MATERIALS, OR SUDDEN ABRUPT CHANGES IN ELEVATION.
4. THE INDIVIDUAL MATS CAN START TO BE PLACED INTO POSITION. THE FIRST MAT SHOULD BE PLACED NEXT TO THE CLOSEST POINT OF EGRESS. THIS WILL ENSURE THAT THE VEHICLE WILL EXIT STRAIGHT FROM THE SITE ONTO THE PAVED SURFACE.
8. AFTER THE FIRST MAT IS PLACED DOWN IN THE PROPER LOCATION, MATS SHOULD BE ANCHORED TO PREVENT THE POTENTIAL MOVEMENT WHILE THE ADJOINING MATS ARE INSTALLED. ANCHORS SHOULD BE PLACED AT EVERY ANCHOR POINT (IF FEASIBLE) TO HELP MAINTAIN THE MAT IN ITS CURRENT POSITION.
9. AFTER THE FIRST MAT IS ANCHORED IN ITS PROPER PLACE, AN H BRACKET SHOULD BE PLACED AT THE END OF THE FIRST MAT BEFORE ANOTHER MAT IS PLACED ADJACENT TO THE FIRST MAT.
10. ONCE THE SECOND MAT IS PLACED ADJACENT TO THE FIRST MAT, MAKE SURE THE H BRACKET IS CORRECTLY SITUATED BETWEEN THE TWO MATS, AND SLIDE MATS TOGETHER.
11. NEXT THE CONNECTOR STRAPS SHOULD BE INSTALLED TO CONNECT THE TWO MATS TOGETHER.
12. UPON PLACEMENT OF EACH NEW MAT IN THE SYSTEM, THAT MAT SHOULD BE ANCHORED AT EVERY ANCHOR POINT TO HELP STABILIZE THE MAT AND ENSURE THE SYSTEM IS CONTINUOUS WITH NO GAPS IN BETWEEN THE MATS.
13. SUCCESSIVE MATS CAN THEN BE PLACED TO CREATE THE FODS TRACKOUT CONTROL SYSTEM REPEATING THE ABOVE STEPS.

USE AND MAINTENANCE

1. VEHICLES SHOULD TRAVEL DOWN THE LENGTH OF THE TRACKOUT CONTROL SYSTEM AND NOT CUT ACROSS THE MATS.
2. DRIVERS SHOULD TURN THE WHEEL OF THEIR VEHICLES SUCH THAT THE VEHICLE WILL MAKE A SHALLOW S-TURN ROUTE DOWN THE LENGTH OF THE FODS TRACKOUT CONTROL SYSTEM.
3. MATS SHOULD BE CLEANED ONCE THE VOIDS BETWEEN THE PYRAMIDS BECOME FULL OF SEDIMENT. TYPICALLY THIS WILL NEED TO BE PERFORMED WITHIN TWO WEEKS AFTER A STORM EVENT. BRUSHING IS THE PREFERRED METHOD OF CLEANING, EITHER MANUALLY OR MECHANICALLY.
4. THE USE OF ICE MELT, ROCK SALT, SNOW MELT, DE-ICER, ETC. SHOULD BE UTILIZED AS NECESSARY DURING THE WINTER MONTHS AND AFTER A SNOW EVENT TO PREVENT ICE BUILDUP.

REMOVAL

1. REMOVAL OF FODS TRACKOUT CONTROL SYSTEM IS REVERSE ORDER OF INSTALLATION.
2. STARTING WITH THE LAST MAT, THE MAT THAT IS PLACED AT THE INNERMOST POINT OF THE SITE OR THE MAT FURTHEST FROM THE EXIT OR PAVED SURFACE SHOULD BE REMOVED FIRST.
3. THE ANCHORS SHOULD BE REMOVED.
4. THE CONNECTOR STRAPS SHOULD BE UNBOLTED AT ALL LOCATIONS IN THE FODS TRACKOUT CONTROL SYSTEM.
5. STARTING WITH THE LAST MAT IN THE SYSTEM, EACH SUCCESSIVE MAT SHOULD THEN BE MOVED AND STACKED FOR LOADING BY FORKLIFT OR EXCAVATOR ONTO A TRUCK FOR REMOVAL FROM THE SITE.

FILTREXX SILTSOXX (FT)

PRODUCT SPECIFICTIONS

Filtrexx SiltSoxx® EXTREME

filtrexx® SUSTAINABLE TECHNOLOGIES

PURPOSE & DESCRIPTION
Filtrexx **SiltSoxx EXTREME** is a pre-filled compost filter sock comprised of durable mesh material and certified FilterMedia™. Filtrexx SiltSoxx EXTREME is specially designed to withstand the harsh surface conditions of asphalt and concrete. Filtrexx SiltSoxx EXTREME features an extra tough, wear & tear resistant mesh, available in green/black stripe or orange.

APPLICATIONS
- Urban construction
- On asphalt/concrete
- Rugged conditions
- High traffic areas

FOR ADDITIONAL INFORMATION
Refer to the **Filtrexx Catalog** for full item listings.

Refer to **Filtrexx Design Specifications** for complete application, design, installation, maintenance, and removal documentation at www.filtrexx.com/specs

FIELD APPLICATION PHOTO REFERENCES

Filtrexx SiltSoxx EXTREME used in rugged conditions.

Filtrexx SiltSoxx EXTREME Specifications

Product Name	**SiltSoxx EXTREME**
Mesh Material Type	Multi-Filament Polypropylene (MFPP) Photodegradable
Uses	hard surfaces; rugged sites; high traffic
Diameters	8"; 12"
Mesh Opening Size	1/16"
Functional Longevity/ Project Duration[1]	up to 5 yr
Tensile Strength (ASTM D4595)[2]	MD: 1062 lbs TD: 797 lbs
Fill Material	Locally sourced FilterMedia™
Mesh Color	green/black thick stripe; orange
Mesh Sample	
FilterMedia Sample	

[1]Functional longevity ranges are estimates only. Site specific environmental conditions may result in significantly shorter or longer time periods.
[2]Tensile Strength is based on 12" diameter using ASTM D4595. See Filtrexx TechLink #1242 for full tensile strength testing.

Filtrexx SiltSoxx is in compliance with most state & federal agencies including:

US Army Corps of Engineers. USDA NRCS Made in USA USDA CERTIFIED BIOBASED PRODUCT MINIMUM 90%

Filtrexx®, Filtrexx SiltSoxx®, the branch & leaf logo® and the color GREEN® are Registered Trademarks used by Filtrexx International. FilterMedia™ is a Trademark used by Filtrexx International.

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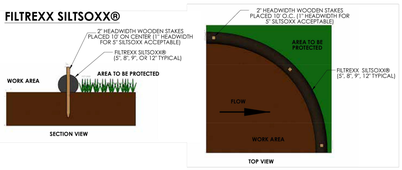
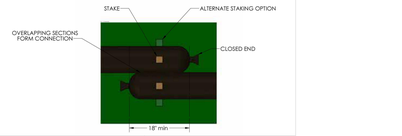
filtrexx.com | 877.542.7699 | info@filtrexx.com

Design Specification | 1.1 Perimeter Control - Compost Filter Sock | 8

Figure 1.1. Engineering Design Drawing for Perimeter Control



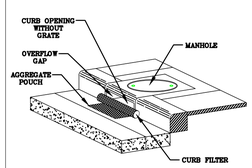


NOTES:
1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
2. SET SOXX FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

Filtrexx Design Manual | Version 11.1 — Construction Activities | Section 1. Sediment & Erosion Control

INLET PROTECTION (IP1)

DANDY CURB™



CURB INLET
SEDIMENT CONTROL DEVICE
"DANDY CURB"- OR APPROVED EQUAL

LAST REVISED: MARCH 2022 | CEC STANDARD DETAIL

DANDY CURB™ SPECIFICATIONS

NOTE: THE DANDY CURB™ WILL BE **MANUFACTURED IN THE U.S.A.** FROM A WOVEN MONOFILAMENT FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS:

DANDY CURB™ (SAFETY ORANGE)

Mechanical Properties	Test Method	Units	MARV
Grab Tensile Strength	ASTM D 4632	kN (lbs)	1.62 (365) X 0.88 (200)
Grab Tensile Elongation	ASTM D 4632	%	24 X 15
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 0.53 (75)
UV Resistance (500 hrs)	ASTM D 4355	%	70
Apparent Opening Size	ASTM D 4751	Mm (US Std Sieve)	0.425 (40)
Flow Rate	ASTM D 4491	l/min/m² (gpl/min/ft²)	5907 (145)
Permittivity	ASTM D 4491	Sec	2.1

*Note: All Dandy Curbs™ can be ordered with our optional oil absorbents

NOTES:

1.0 DESCRIPTION:
1.1 WORK COVERED UNDER THIS ITEM CONSISTS OF INSTALLING A DANDY CURB®INLET PROTECTION
SYSTEM FOR INLETS AND MEDIAN BARRIER INLETS WITHOUT GRATES. THE PURPOSE IS TO KEEP OIL, SEDIMENT AND CONSTRUCTION DEBRIS OUT OF THE STORM SYSTEM.
2.0 MATERIAL
2.1 THE DANDY CURB®INLET PROTECTION SYSTEM SHALL BE A SEWN IN THE U.S.A. ENCLOSING A POROUS STRUCTURE IN THE FORM OF A CYLINDRICAL TUBE PLACED IN FRONT OF AND
EXTENDING BEYOND THE INLET OPENING ON BOTH SIDES.
2.2 THE DANDY CURB®INLET PROTECTION SYSTEM SHALL HAVE A POUCH ON THE STREET SIDE OF THE
SEWN UNIT FOR AGGREGATE OR OTHER MATERIAL TO HOLD THE UNIT IN PLACE.
2.3 THE DANDY CURB®INLET SHALL UTILIZE AN ORANGE MONOFILAMENT FABRIC THAT IS MANUFACTURED IN THE U.S.A. WITH THE FOLLOWING CHARACTERISTICS:

PROPERTY	TEST METHOD	UNITS	TEST RESULTS
GRAB TENSILE STRENTH	ASTM D 4632	LBS	450 X 300
GRAB TENSILE ELONGATION	ASTM D 4632	%	40 X 25
MULLEN BURST STRENGTH	ASTM D 3786	PSI	800
MULLEN BURST STRENGTH	ASTM D 3786	PSI	600
TRAPEZOID TEAR STRENGTH	ASTM D 4533	LBS	165 X 150
% OPEN AREA (POA)	COE - 2215-86	%	28
APPARENT OPENING SIZE	ASTM D 4751	US STD SIEVE	30
PERMITTIVITY	ASTM D 4491	SEC-1	0.2
PERMEABILITY	ASTM 4491	CM/SEC	0.25
WATER FLOW RATE	ASTM 4491	GAL/MIN/FT2	250
ULTRAVIOLET RESISTANCE	ASTM D 4355	%	70

3.0 INSTALLATION:
3.1 PLACE DANDY CURB®INLET PROTECTION UNIT ON GROUND WITH AGGREGATE POUCH ON STREET
SIDE NEAR INLET IT WILL BE INSTALLED ON.
3.2 FOR OIL AND SEDIMENT MODEL, TO INSTALL OR REPLACE ABSORBENT, PLACE ABSORBENT SOCK IN
POUCH.
3.3 FILL POUCH WITH AGGREGATE SUCH AS #5-7, 8'S OR SIMILAR TO A LEVEL (AT LEAST 3" DEEP) THAT
WILL KEEP UNIT IN PLACE DURING A RAIN EVENT AND CREATE A SEAL BETWEEN THE DANDY
CURB®AND THE SURFACE OF THE STREET. RESEAL VELCRO ACCESS.
3.4 CENTER THE UNIT AGAINST CURB OR MEDIAN INLET OPENING SO THAT THE CURB SIDE OF THE UNIT
CREATES A SEAL WITH THE CURB OR MEDIAN BARRIER AND INLET STRUCTURE. THERE WILL BE
APPROXIMATELY TWELVE (12) INCHES OF THE INLET PROTECTION UNIT OVERHANGING ON EACH
SIDE OF THE OPENING. IF THE UNIT IS NOT INSTALLED IN THIS MANNER, IT WILL NOT FUNCTION
PROPERLY.
4.0 MAINTENANCE:
4.1 THE CONTRACTOR SHALL REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM SURFACE AND
VICINITY OF UNIT AFTER EACH RAIN EVENT OR AS DIRECTED BY ENGINEER/INSPECTOR. DISPOSE OF
DEBRIS NO LONGER IN USE AT AN APPROPRIATE RECYCLING OR SOLID WASTE FACILITY.
4.2 FOR OIL AND SEDIMENT MODEL REMOVE AND REPLACE ABSORBENT WHEN NEAR SATURATION.

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CAUTION!!
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Kimley»Horn
Engineer JOHN L. CORDASCO
P.E. No. 31376 Date 05/22/2026

CONSULTANT:

Kimley»Horn
2026 KIMLEY-HORN AND ASSOCIATES, INC.
5445 DEL MONTE CENTER, BATON ROUGE, LA 70809
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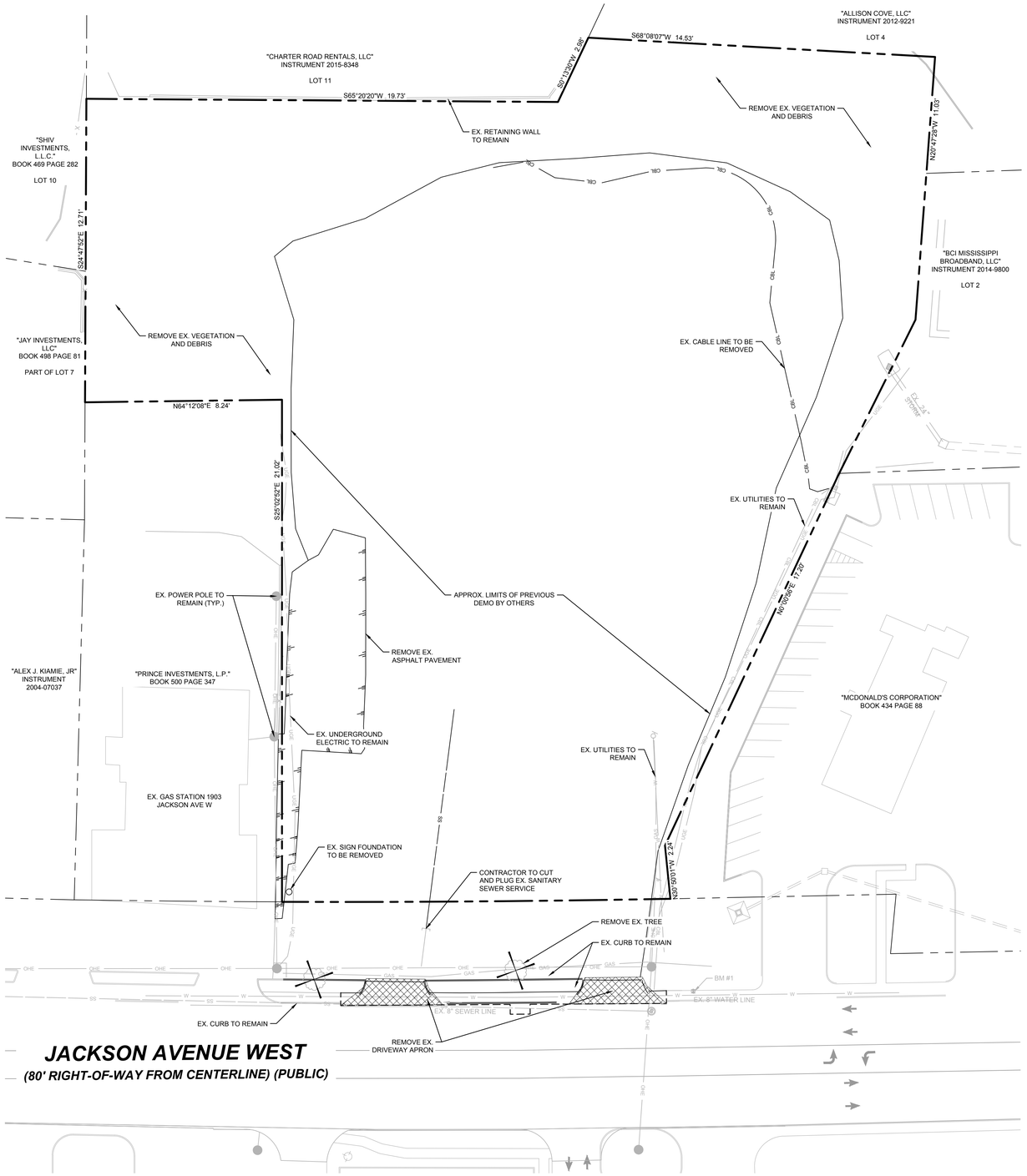
PROTOTYPE P4-AV-2 RR
SCHEME A or B
VERSION 2025-1.0

RAISING CANE'S
RESTAURANT NO.: #1585
JACKSON & HERITAGE
OXFORD, MS 38655

REV	DATE	DESCRIPTION

DRAWN BY: LHD
CHECKED BY: LAN/JC
ARCH. PROJECT NO.: P4-AV 2 RR
SHEET NAME: EROSION CONTROL DETAILS
SHEET NUMBER: C3.1



DEMOLITION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR DEMOLITION WORK, INCLUDING BUT NOT LIMITED TO: UTILITY REMOVALS, STREET CUTS, TREE REMOVAL, BUILDING DEMOLITION, FENCING, ETC., AND SHALL BE RESPONSIBLE FOR NOTIFYING ALL RESPECTIVE GOVERNMENTAL AND UTILITY AGENCIES AFFECTED BY DEMOLITION PRIOR TO THE START OF DEMOLITION.
2. INSTALL ALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS REQUIRED TO CONTROL SEDIMENT FROM LEAVING THE SITE PRIOR TO COMMENCING DEMOLITION WORK ON SITE.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE PROPOSED PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
3. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY THEMSELVES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR MARKING ONSITE LOCATIONS OF EXISTING UTILITIES.
6. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING.
7. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE ANY ROAD RIGHT OF WAY DURING CONSTRUCTION.
8. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY CITY AND OWNER.
9. SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE EXISTING FACILITIES TO REMAIN, THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/ STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED ON THIS PLAN, ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW.
10. CONTRACTOR SHALL LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS, BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IT'S REMOVAL AND REPAIR.
11. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPT. AND THE CITY/COUNTY UTILITY DEPARTMENT TO PLAN PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO EXISTING BUILDINGS TO REMAIN AND SITE THROUGHOUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY/COUNTY DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
12. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
13. CONCRETE/ASPHALT/BRICK, ETC. CAN BE CRUSHED (ON SITE OR OFFSITE) AND REUSED AS BASE MATERIAL FOR FUTURE PAVING AND BUILDING AREAS AS LONG AS IT MEETS REQUIRED GRADATION PER PLANS, CITY/NCTCOG REQUIREMENTS AND GEOTECH REPORT.
14. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 72 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
15. CONTRACTOR SHALL REFERENCE THE LANDSCAPE PLAN FOR THE LOCATION OF THE TREES THAT ARE ALLOWED TO REMAIN/TO BE REMOVED ONCE A TREE REMOVAL PERMIT IS OBTAINED BY THE CONTRACTOR.
16. ALL EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME THE DRAWINGS WERE PREPARED AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGE DUE TO THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED BY THE CONTRACTOR AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
17. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, COPIES OF ANY REQUIRED CONSTRUCTION PERMITS, AND EROSION CONTROL PLANS AND INSPECTION REPORTS (SWPPP).
18. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER/ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER. NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE OWNER AND ENGINEER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM.
19. CONTRACTOR IS RESPONSIBLE FOR PREPARING AND IMPLEMENTING A TRAFFIC CONTROL PLAN AND THE INSTALLATION OF TRAFFIC CONTROL DEVICES FOR ANY STREET WORK.
20. ALL DEMOLITION WORK OR CONSTRUCTION VEHICLE TRAFFIC WITHIN 10 FEET OF THE CANOPY OF ANY TREE TO BE SAVED SHALL CLOSELY COORDINATED WITH TREE PRESERVATION ACTIVITIES.
21. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST OSHA STANDARDS FOR EXCAVATION AND TRENCHING PROCEDURES. CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, ETC. AS NECESSARY FOR THESE OPERATIONS, AND SHALL COMPLY WITH ALL OSHA PERFORMANCE CRITERIA.
22. DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.
23. ANY RECYCLED MATERIAL TO BE STOCKPILED ON THE SITE SHALL BE STORED IN AS SMALL AN AREA AS PRACTICAL AND THE LOCATION OF ANY STOCKPILE SHALL BE WELL CLEAR OF THE BUILDING PAD AREA AND THE LOCATION MUST BE PRE-APPROVED BY THE ENGINEER AND OWNER PRIOR TO STOCKPILING.
24. CONTRACTOR TO PULL ALL TREE REMOVAL PERMITS FOR ANY REQUIRED TREE REMOVAL.
25. ALL IRRIGATION ON-SITE NOT TO BE RE-USED SHOULD BE REMOVED. REFER TO IRRIGATION PLAN.
26. REMOVE AND/OR PLUG EXISTING UTILITIES SUCH AS STORM DRAINAGE, SANITARY SEWER, WATER, GAS, ELECTRIC, AND TELEPHONE AS SHOWN OR AS NEEDED. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING EACH UTILITY COMPANY TO COORDINATE REMOVAL OF ALL UTILITIES AND FOR DETERMINING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES PRIOR TO COMMENCING WORK.
27. QUANTITIES SHOWN HERE ARE APPROXIMATE AND ARE PROVIDED FOR CONVENIENCE ONLY AND NOT FOR BID PURPOSES. CONTRACTOR SHALL VERIFY QUANTITIES NECESSARY TO DEMO FACILITIES SHOWN.
28. REFERENCE ALTA SURVEY FOR TREE SIZE AND SPECIES INFO.

GRAPHIC SCALE IN FEET
0 15 30 60
1" = 30' @ 24 x 36

DEMOLITION LEGEND

- PROPERTY LINE
- PROPOSED FULL DEPTH SAWCUT
- EXISTING CURB TO BE REMOVED
- EXISTING CURB TO REMAIN
- W — EXISTING WATER LINE
- SS — EXISTING SANITARY SEWER LINE
- GAS — EXISTING GAS LINE
- OHE — EXISTING OVERHEAD ELECTRIC LINE
- REMOVE EXISTING PAVEMENT
- EXISTING TREE TO BE REMOVED

BENCHMARKS

BM#1 - IS A SQUARE CUT IN SIDEWALK LOCATED ON THE NORTH SIDE OF JACKSON AVENUE WEST APPROXIMATELY 23 FEET EAST OF EAST DRIVE APRON INTO SUBJECT PROPERTY.
ELEV. = 422.03

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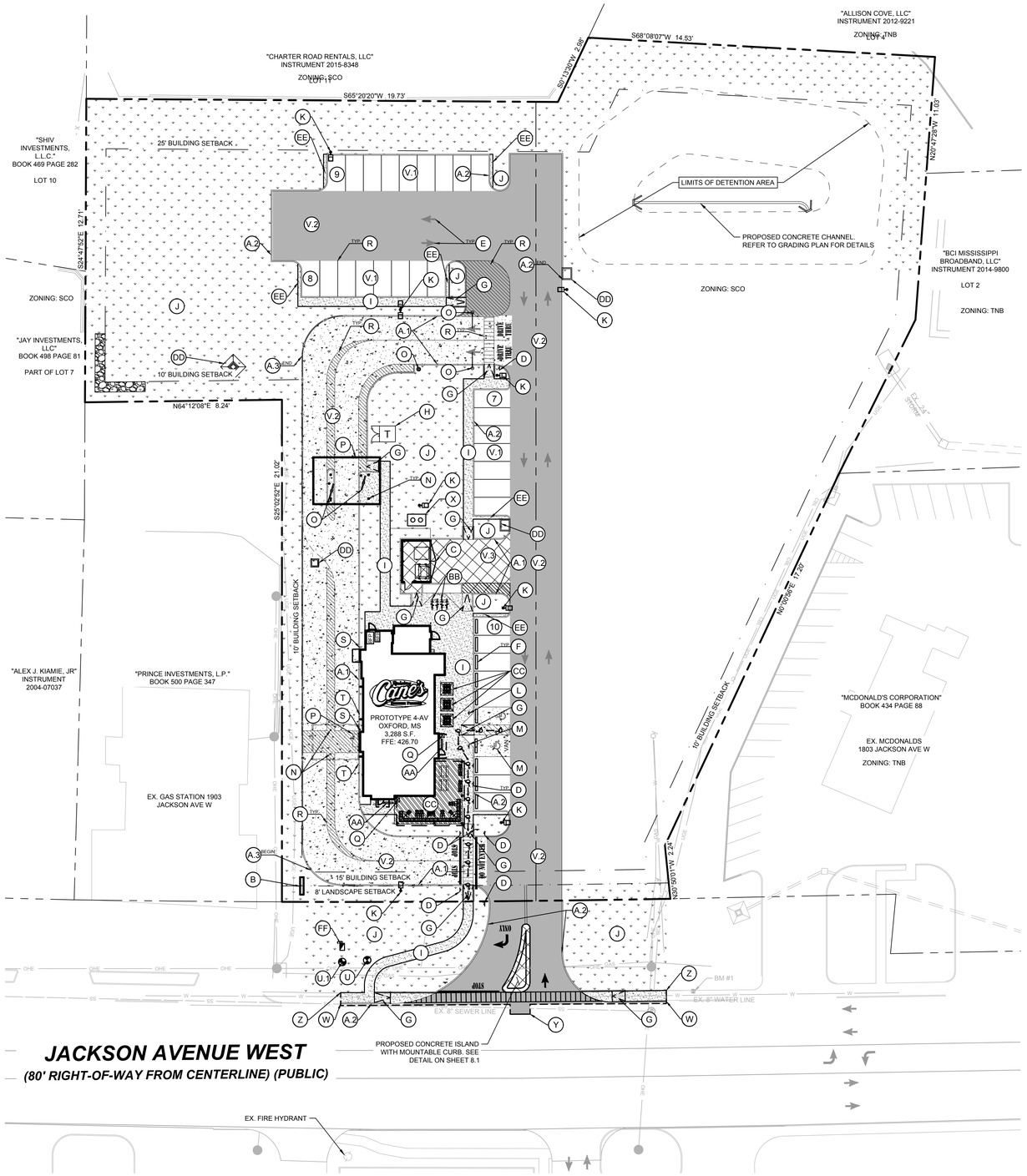
PROTOTYPE P4-AV-2 RR
SCHEME A or B
VERSION 2025-1.0

RAISING CANE'S
RESTAURANT NO.: #1585
JACKSON & HERITAGE
OXFORD, MS 38655

REV	DATE	DESCRIPTION

DRAWN BY: LHD
CHECKED BY: LAN/JC
ARCH. PROJECT NO.: P4-AV 2 RR
SHEET NAME: DEMOLITION PLAN
SHEET NUMBER: C4.0



GRAPHIC SCALE IN FEET
0 15 30 60
1" = 30' @ 24 x 36

SITE NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL/MEP PLANS FOR SITE LIGHTING & ELECTRICAL PLAN.
3. REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
4. EXISTING STRUCTURES AND OR UTILITIES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY.
5. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY HARRIS & ASSOCIATES LAND SURVEYORS, LLC, DATED NOVEMBER 5, 2025.
6. ALL PROPOSED PAVING IN CITY R.O.W. AND EASEMENTS TO CONFORM TO CITY STANDARDS.
7. PER FEMA MAP NUMBER 28071C0256C DATED NOVEMBER 26, 2010, THIS SITE IS NOT WITHIN THE FEMA FLOODPLAIN.
8. BUILDING IS FIRE SPRINKLED.

PARKING / SITE DATA

1901 JACKSON AVENUE W.

ZONING	SCO	
PROPOSED USE	RESTAURANT W/ DRIVE-THRU	
LEASE AREA/TOTAL AREA	1.52 / 2.94 ACRES	
BUILDING AREA	3,288 SF	
PATIO AREA	737 SF	
TOTAL BUILDING AREA	4,025 SF	
FINISHED FLOOR ELEVATION	426.70	
PERVIOUS AREA	28,425 SF (42%)	
IMPERVIOUS AREA	38,288 SF (58%)	
	REQUIRED	PROVIDED
TOTAL PARKING	34 SPACES	34 SPACES
ACCESSIBLE	2 SPACES	2 SPACES
DRIVE-THRU STACKING	6 SPACES	27 SPACES
BUILDING HEIGHT	50' MAX	22'
LOT COVERAGE	80% MAX	6%

PARKING REQUIRED FOR DRIVE-THRU RESTAURANT IS 10 SPACES PLUS 1 SPACE FOR EACH FOUR SEATS OF TOTAL CAPACITY
- 50 INTERIOR AND 46 EXTERIOR SEATS

NOTE:
- PERVIOUS AND IMPERVIOUS AREA% ARE BASED ON THE LEASE AREA (1.52 ACRES/66,713 SF).
- LOT COVERAGE IS BUILDING AREA (4,025 SF)/LEASE AREA (66,713 SF)

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT
- BUILDING SETBACK
- PROPOSED CONCRETE CURB
- EXISTING CURB
- (3) PROPOSED PARKING COUNT
- PROPOSED WATER METER
- (V.1) STANDARD DUTY ASPHALT PAVEMENT REFERENCE PAVEMENT DETAILS.
- (V.2) MEDIUM DUTY ASPHALT PAVEMENT REFERENCE PAVEMENT DETAILS.
- (V.3) HEAVY DUTY CONCRETE PAVEMENT. REFER TO PAVEMENT DETAILS.
- STANDARD DUTY CONCRETE PAVEMENT. REFER TO PAVEMENT DETAILS.
- PROPOSED SIDEWALK PAVEMENT. REFER TO CONSTRUCTION DETAILS.
- PROPOSED PATIO PAVEMENT. REFERENCE ARCH. PLANS FOR DETAILS.
- PROPOSED LANDSCAPE AREA. REFERENCE LANDSCAPE PLANS FOR PLANTING DETAILS.
- ACCESSIBLE ROUTE (LOCATION PURPOSES ONLY, DO NOT PAINT)

KEYNOTE LEGEND

A.1	PROPOSED INTEGRAL CURB. SEE DETAIL SHEET C8.0.	R	PAVEMENT STRIPING. REFERENCE SHEET C5.2 - STRIPING AND SIGNAGE PLAN.
A.2	6" CURB AND GUTTER. SEE DETAIL SHEET C8.0.	S	PROPOSED BOLLARD. REFER TO ARCHITECTURE PLANS FOR DETAILS.
A.3	PROPOSED TURN DOWN CURB CURB WITH HANDRAIL. SEE DETAIL SHEET C8.0.	T	PROPOSED CURB TRANSITION TO 0". REFER TO GRADING PLAN.
B	PROPOSED CANE'S MONUMENT SIGN LOCATION. REFER TO SIGNAGE PLAN FOR DETAILS.	U	PROPOSED DOMESTIC WATER METER. REFER TO SHEET C7.0 - UTILITY PLAN.
C	RECYCLING/TRASH DUMPSTER LOCATION. REFER TO ARCHITECTURAL PLANS FOR DETAILS OF SCREENING, GATES, BOLLARDS AND MASONRY.	U.1	PROPOSED IRRIGATION METER. REFER TO SHEET C7.0 - UTILITY PLAN.
D	SITE DIRECTIONAL SIGN. REFERENCE SHEET C5.2 - STRIPING AND SIGNAGE PLAN FOR TYPE.	V.1	STANDARD DUTY CONCRETE PAVEMENT. SEE SHEET C8.0 - CONSTRUCTION DETAILS.
E	DIRECTIONAL PAVEMENT MARKING. REFERENCE SHEET C5.2 - STRIPING AND SIGNAGE PLAN.	V.2	MEDIUM DUTY CONCRETE PAVEMENT. SEE SHEET C8.0 - CONSTRUCTION DETAILS.
F	WHEEL STOPS. SEE DETAIL SHEET C8.0.	V.3	HEAVY DUTY CONCRETE PAVEMENT. SEE SHEET C8.0 - CONSTRUCTION DETAILS.
G	BARRIER FREE RAMP. SEE CONSTRUCTION DETAILS C8.0.	W	TIE PROPOSED CURB & GUTTER TO EXISTING CURB & GUTTER WITH SMOOTH, CONTINUOUS TRANSITION.
H	PROPOSED PAD MOUNTED TRANSFORMER. REFER TO SHEET C7.0 - UTILITY PLAN.	X	GREASE TRAP. REFER TO ARCHITECTURAL/MEP PLANS FOR DETAILS.
I	CONCRETE SIDEWALK. SEE DETAIL SHEET C8.0.	Y	SAWCUT LINE.
J	LANDSCAPE AREA. REFERENCE LANDSCAPE PLANS.	Z	CONNECT TO EXISTING SIDEWALK.
K	SITE LIGHTING. REFER TO LIGHTING PLANS FOR DETAILS.	AA	BUSINESS NAME TILES. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
L	ACCESSIBLE PARKING SIGN REFERENCE SHEET C5.2 - STRIPING AND SIGNAGE PLAN.	BB	BICYCLE RACK. SEE ARCHITECTURAL PLANS FOR DETAILS.
M	VAN ACCESSIBLE PARKING SIGN REFERENCE SHEET C5.2 - STRIPING AND SIGNAGE PLAN.	CC	PROPOSED PATIO. REFER TO ARCHITECTURAL PLANS FOR SEATING AND SPACING LAYOUT.
N	PROPOSED CANOPY COLUMN. REFERENCE CANOPY PLANS.	DD	PROPOSED STORM SEWER INLET. REFER TO SHEET C6.3 - STORM DRAINAGE PLAN.
O	DRIVE THRU ORDER BOARD, PRE-ORDER BOARD OR HEIGHT DETECTOR. REFER TO ARCHITECTURAL PLANS FOR DETAILS.	EE	18" WIDE, 6" THICK CONCRETE ADJACENT TO PARKING STALL.
P	PROPOSED CANOPY. REFERENCE CANOPY PLANS.	FF	IRRIGATION BACKFLOW PREVENTER. REFER TO IRRIGATION PLANS FOR DETAILS.
Q	TRASH PAD. REFER TO ARCHITECTURAL SITE DETAILS.	GG	REMOTE FIRE DEPARTMENT CONNECTION.

BENCHMARKS

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VERSION 2025-1.0

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RESTAURANT NO.: #1585
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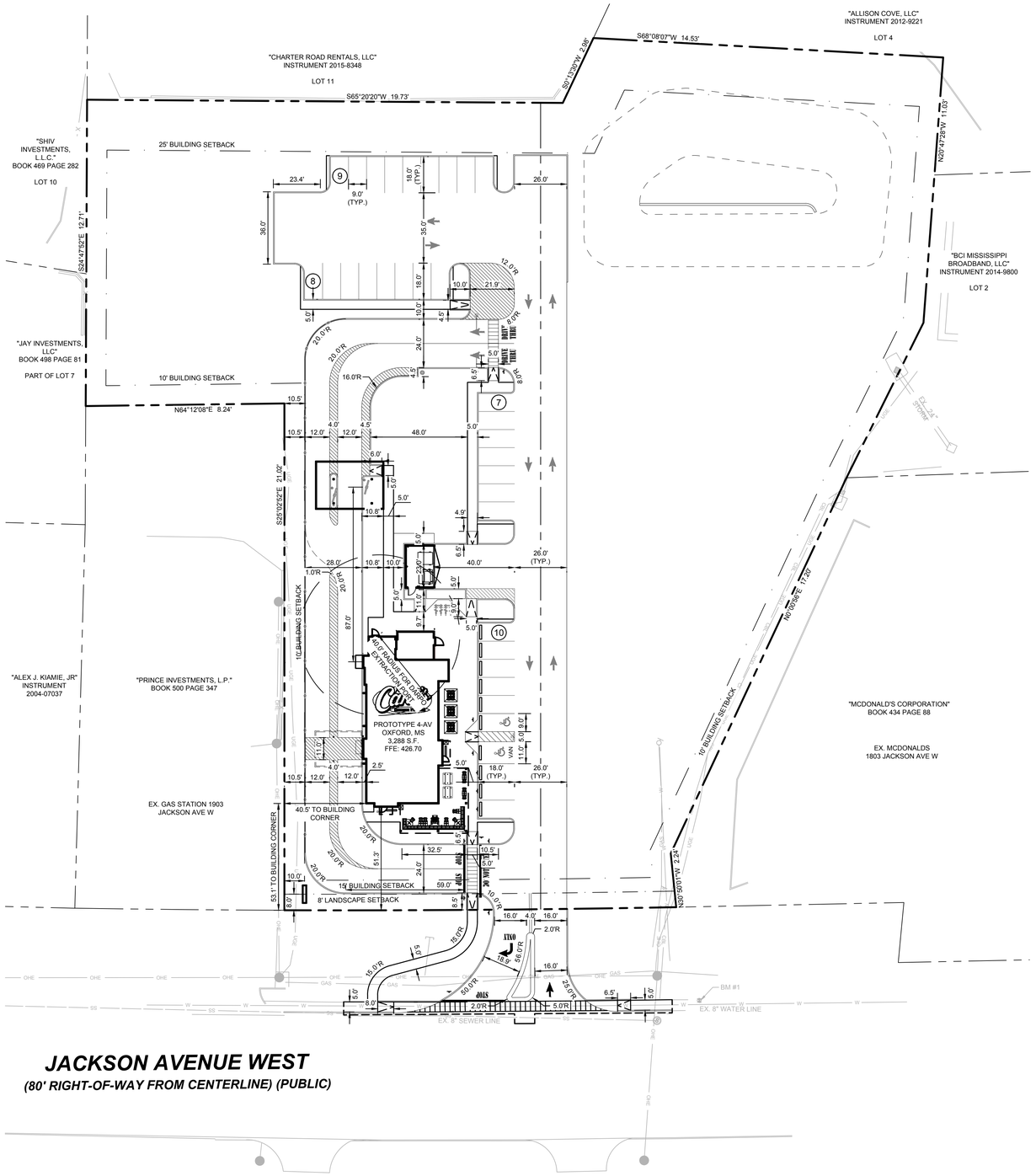
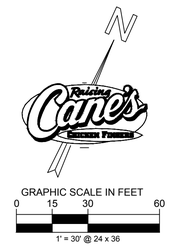
OXFORD, MS 38655

REV	DATE	DESCRIPTION

DRAWN BY: LHD
CHECKED BY: LAN/JC
ARCH. PROJECT NO.: P4-AV 2 RR
SHEET NAME: SITE KEYNOTE AND PAVING PLAN
SHEET NUMBER: C5.0



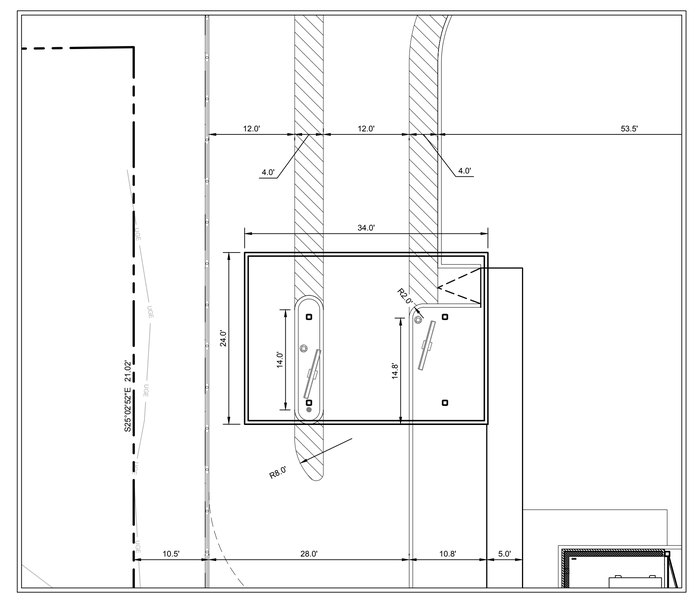


LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SAWCUT LINE
- SETBACK LINE SEE PLAN FOR TYPE
- PROPOSED CONCRETE CURB
- EXISTING CURB
- (3) PROPOSED PARKING COUNT

DIMENSION NOTES

1. ALL CURB RADII ARE TO BE 5' OR 2' UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL CURBS SHALL BE 6" STANDARD EXCEPT WHERE OTHERWISE NOTED ON PLANS.
4. REFERENCE LANDSCAPE PLANS FOR PROPOSED BUFFERS, SCREENING, AND PLANTING.



INSET 1

SCALE: 1"=10'

REFERENCE ARCHITECTURAL PLANS FOR DETAILS AND EXACT LOCATION OF MENU BOARD, HEIGHT DETECTOR AND PRE-ORDER BOARD.

BENCHMARKS

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RESTAURANT NO.: #1585
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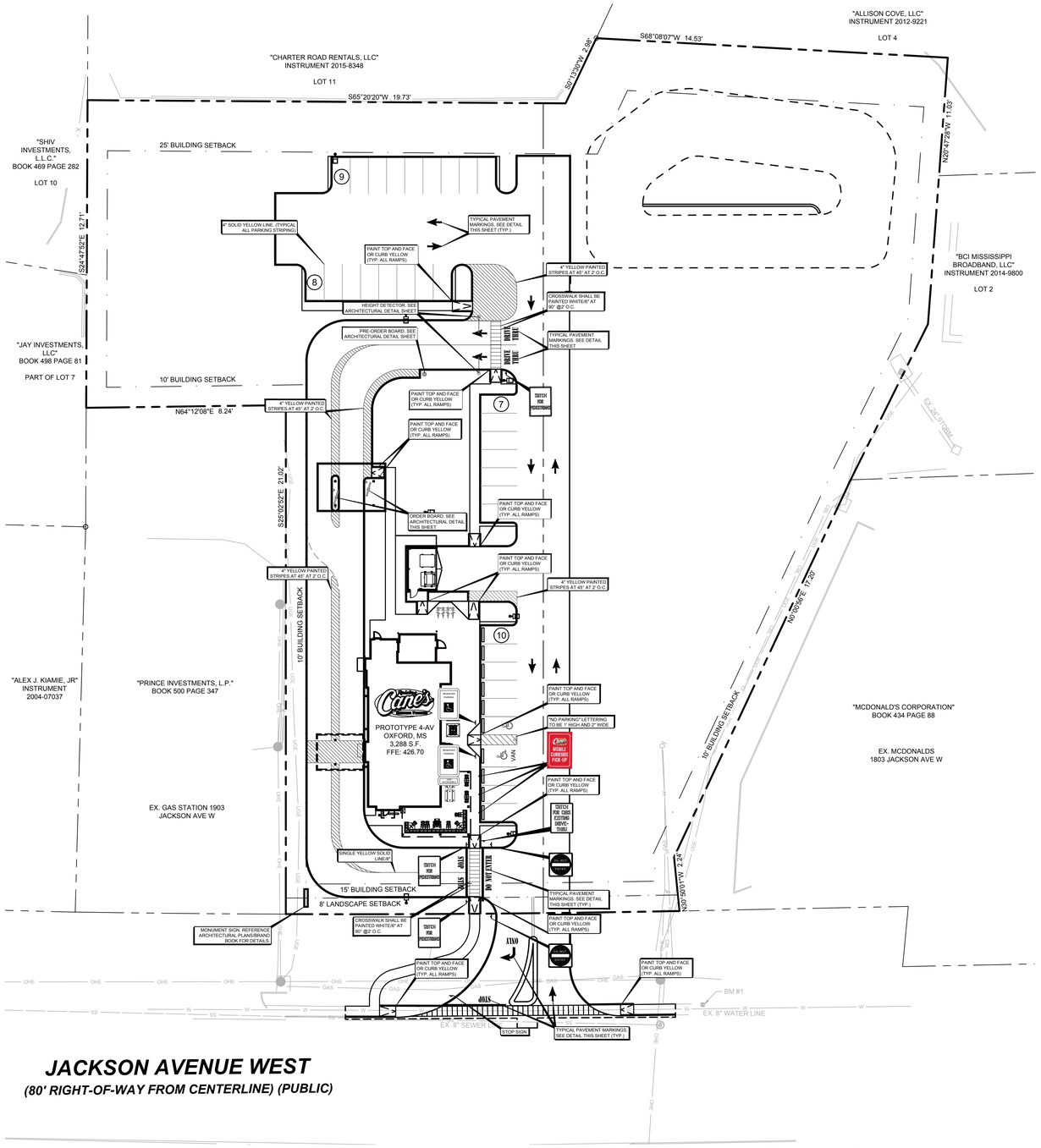
OXFORD, MS 38655

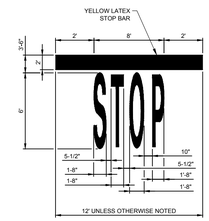
REV	DATE	DESCRIPTION

DRAWN BY: LHD
CHECKED BY: LAN/JC
ARCH. PROJECT NO.: P4-AV 2 RR
SHEET NAME: DIMENSION CONTROL PLAN
SHEET NUMBER: C5.1



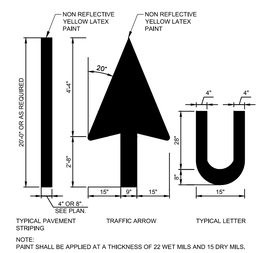
JACKSON AVENUE WEST

(80' RIGHT-OF-WAY FROM CENTERLINE) (PUBLIC)



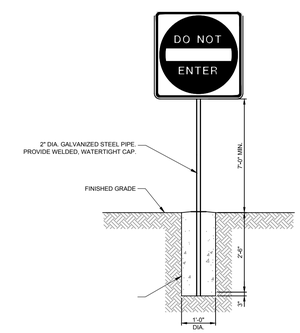
NOTE:
1. ALL TRAFFIC MARKINGS TO BE YELLOW LATEX AS PER DIMENSIONS SHOWN.

STOP BAR DETAIL
N.T.S.

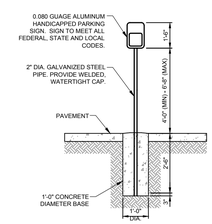


NOTE:
PAINT SHALL BE APPLIED AT A THICKNESS OF 22 WET MILS AND 15 DRY MILS.

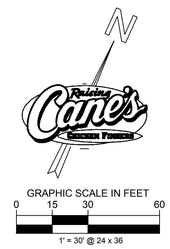
TYPICAL PAVEMENT MARKINGS
N.T.S.



SIGN POST DETAIL
N.T.S.

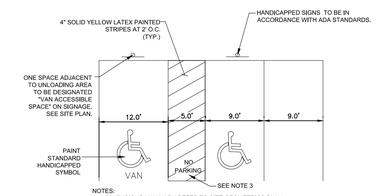


"HANDICAPPED PARKING" SIGN POST DETAIL
N.T.S.



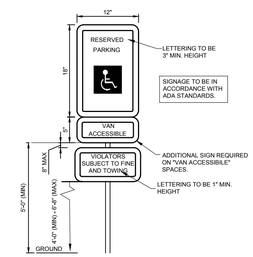
SITE LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED CONCRETE CURB
- EXISTING CURB

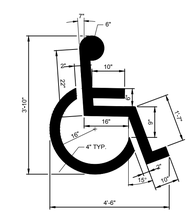


NOTES:
1. DIMENSIONS MAY VARY REFER TO SITE GEOMETRICS PLAN.
2. SIGNAGE AND MARKINGS TO BE IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.
3. "NO PARKING" TO BE PAINTED IN THE CENTER OF ACCESSIBLE AISLE. LETTER HEIGHT TO BE A MINIMUM OF 12" AND A STROKE WIDTH OF AT LEAST 2".

ACCESSIBLE PARKING DETAIL
N.T.S.

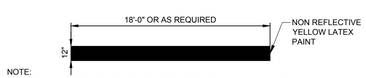


ADA SIGN DETAIL
N.T.S.



NOTE:
1. ALL TRAFFIC MARKINGS TO BE YELLOW LATEX AS PER DIMENSIONS SHOWN.

HANDICAPPED PARKING SYMBOL DETAIL
N.T.S.



NOTE:
PAINT SHALL BE APPLIED AT A THICKNESS OF 22 WET MILS AND 15 DRY MILS.

DO NOT ENTER /ONE WAY BAR STRIPING
N.T.S.

STANDARD RED AND WHITE LATEX SIGN "R5-1" 30"x30"
"E1" 18"x24"
"E2" 18"x24"
STANDARD 30X30 RED STOP SIGN "R1" 36"x36"x0.1"

STANDARD PARKING LOT SIGNS
N.T.S.

BENCHMARKS

BM#1 - IS A SQUARE CUT IN SIDEWALK LOCATED ON THE NORTH SIDE OF JACKSON AVENUE WEST APPROXIMATELY 23 FEET EAST OF EAST DRIVE APRON INTO SUBJECT PROPERTY.
ELEV. = 422.03

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CAUTION!!
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Kimley»Horn
Engineer JOHN L. CORDASCO
P.E. No. 31376 Date 05/22/2026

CONSULTANT:

Kimley»Horn
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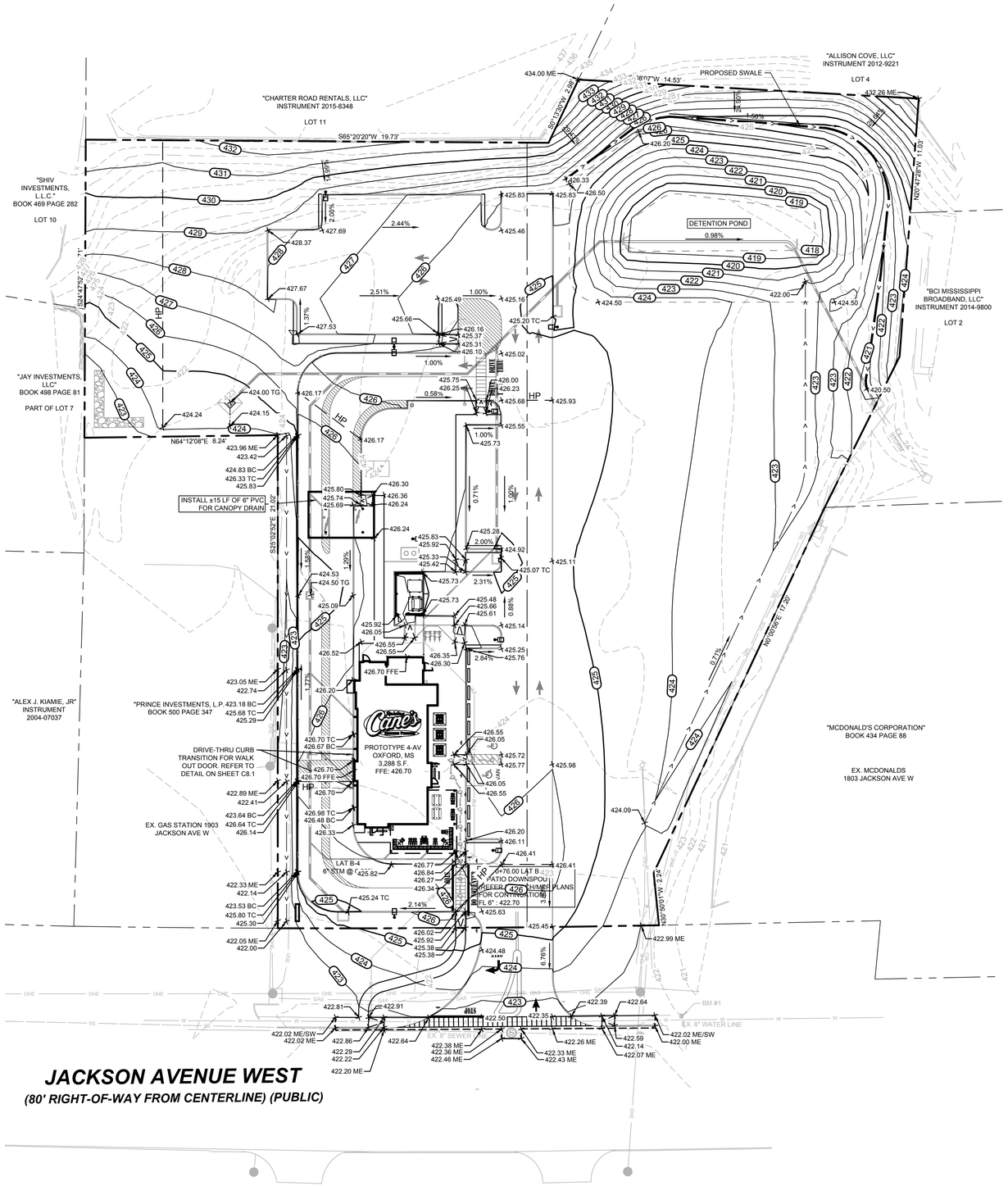
13455 NOEL ROAD, SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-335-3779
WWW.KIMLEY-HORN.COM

PROTOTYPE P4-AV-2 RR
SCHEME A or B
VERSION 2025-1.0

RAISING CANE'S
RESTAURANT NO.: #1585
JACKSON & HERITAGE
OXFORD, MS 38655

REV	DATE	DESCRIPTION

DRAWN BY: LHD
CHECKED BY: LAN/JC
ARCH. PROJECT NO.: P4-AV 2 RR
SHEET NAME: STRIPING AND SIGNAGE PLAN
SHEET NUMBER: C5.2



GRAPHIC SCALE IN FEET

30 0 15 30 60

1" = 30' @ 24X36

GRADING NOTES

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THESE PLANS AND THE CITY/AHJ STANDARDS AND SPECIFICATIONS.
2. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
3. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES. MINOR ADJUSTMENTS TO FINISH GRADE TO ACCOMPLISH SPOT DRAINAGE ARE ACCEPTABLE, IF NECESSARY, UPON PRIOR APPROVAL OF ENGINEER. PAVING INSTALLED SHALL "FLUSH OUT" AT ANY JUNCTURE WITH EXISTING PAVING.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
5. ALL CUT OR FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
6. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
7. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
8. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
9. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING FOOTPRINT DIMENSIONS.
10. CONTRACTOR SHALL REFER TO FINAL GEOTECH REPORT FOR BUILDING SUBGRADE AND SITE PREPARATION REQUIREMENTS.
11. CONTRACTOR SHALL ADJUST EXISTING VALVES, MANHOLE RIMS, ETC. AS NECESSARY TO MATCH FINISHED GRADE.
12. ALL ELEVATIONS ARE TOP OF PAVEMENT UNLESS NOTED OTHERWISE. TO GET TOP OF CURB ELEVATIONS ADD 6" TO THE ELEVATION SHOWN.
13. GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO ADA STANDARDS. SLOPES SHALL NOT EXCEED 5% LONGITUDINAL SLOPE OR 2% CROSS SLOPE. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET AT ANY LOCATION.
14. ANY PROPOSED CONTOURS SHOWN ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND DESIGNATED GRADIENT ARE TO BE USED IN THE EVENT OF ANY DISCREPANCIES.
15. REFER TO EROSION CONTROL PLAN FOR EROSION CONTROL DEVICES TO BE INSTALLED PRIOR TO COMMENCING GRADING OPERATIONS.
16. ALL FILL TO BE PLACED SHALL BE IN ACCORDANCE WITH THE CURRENT APPLICABLE GEOTECHNICAL REPORT RECOMMENDATIONS.

LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE
430	EXISTING CONTOUR
430	PROPOSED CONTOUR
> >	PROPOSED VALLEY
HP	PROPOSED RIDGE
	EXISTING STORM SEWER
	ACCESSIBLE ROUTE (LOCATION PURPOSES ONLY, DO NOT PAINT)
1.00%	PROPOSED FLOW ARROW WITH SLOPE
×640.00	PROPOSED SPOT ELEVATION
TC	TOP OF CURB
TP	TOP OF PAVEMENT
TS	TOP OF SLAB (DUMPSTER PAD)
SW	TOP OF SIDEWALK
ME	MATCH EXISTING ELEVATION
FFE	FINISHED FLOOR ELEVATION
	PROPOSED STORM DRAINAGE LINE
	PROPOSED CURB INLET

BENCHMARKS

BM#1 - IS A SQUARE CUT IN SIDEWALK LOCATED ON THE NORTH SIDE OF JACKSON AVENUE WEST APPROXIMATELY 23 FEET EAST OF EAST DRIVE APRON INTO SUBJECT PROPERTY.
ELEV. = 422.03

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Engineer JOHN L. CORDASCO
P.E. No. 31376 Date 05/22/2026

CONSULTANT:

Kimley»Horn
2026 KIMLEY-HORN AND ASSOCIATES, INC.
5445 LEGACY DRIVE, BUILDING 3, STE. 100, PLANO, TX 75024
PHONE: 972-770-1300 FAX: 972-335-3779
WWW.KIMLEY-HORN.COM

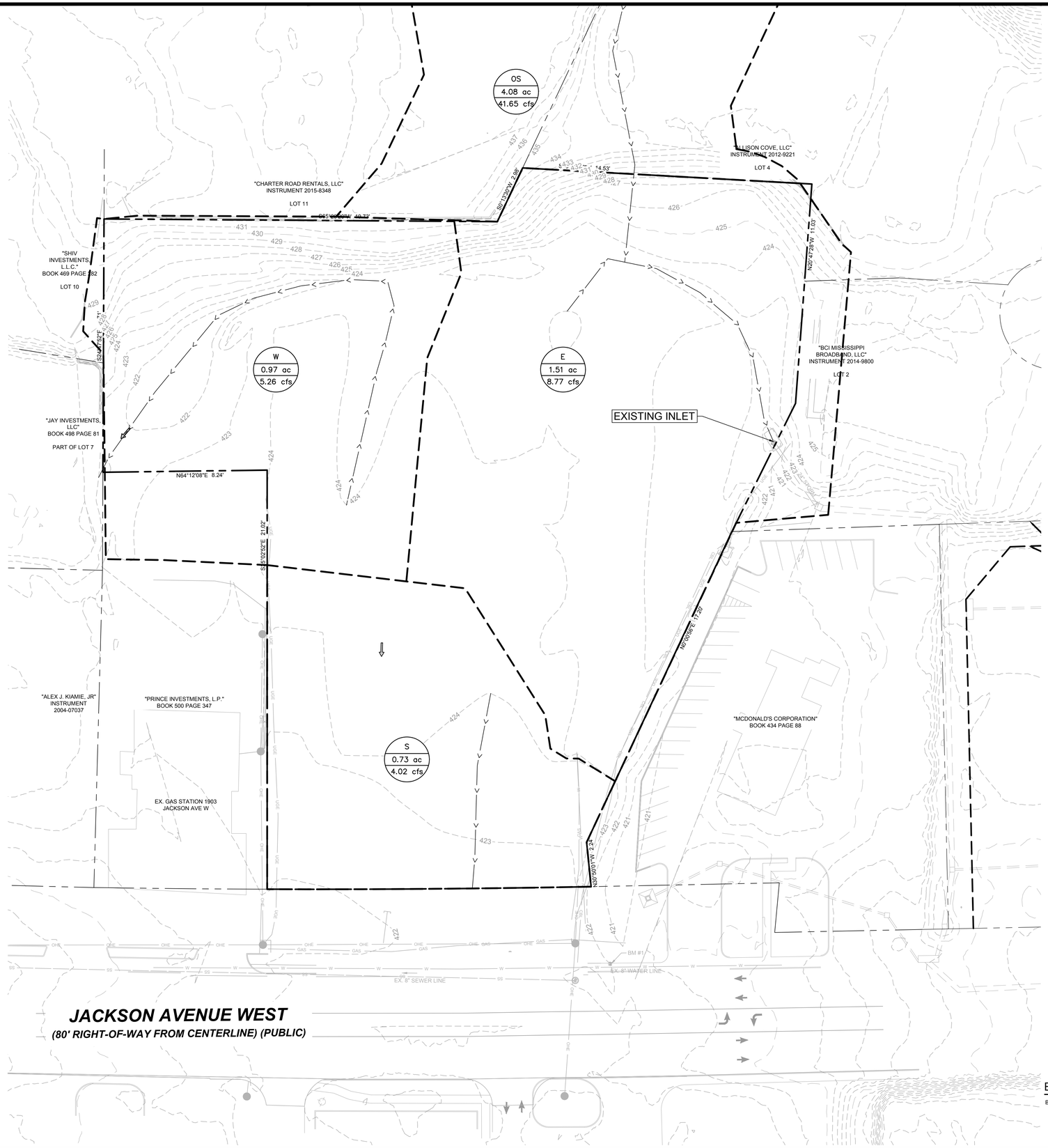
Raising Cane's CHICKEN FINGERS

PROTOTYPE P4-AV-2 RR
SCHEME A or B
VERSION 2025-1.0

RAISING CANE'S
RESTAURANT NO.: #1585
JACKSON & HERITAGE
OXFORD, MS 38655

REV	DATE	DESCRIPTION

DRAWN BY: LHD
CHECKED BY: LAN/JC
ARCH. PROJECT NO.: P4-AV 2 RR
SHEET NAME: GRADING PLAN
SHEET NUMBER: C6.0

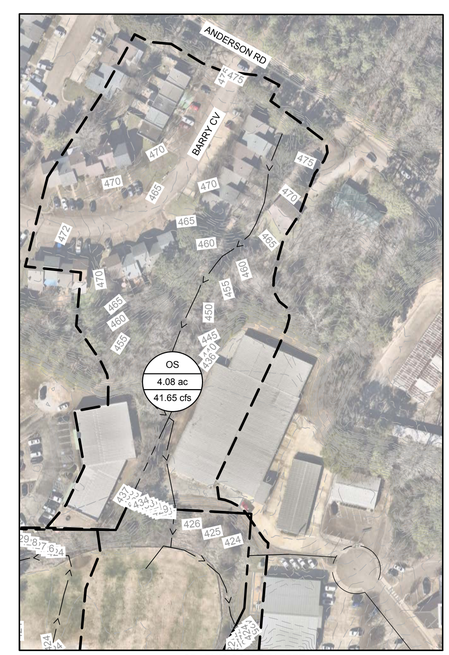


GRAPHIC SCALE IN FEET
30 0 15 30 60
1" = 30' @ 24X36

LEGEND

- BASIN / AREA / FLOW — BASIN NAME; ACRES; 25 YR FLOW (CFS)
- DRAINAGE AREA
- FLOW ARROW
- 430 — EXISTING CONTOUR
- SS — EXISTING SANITARY SEWER LINE
- W — EXISTING WATER LINE
- PROPERTY LINE
- > — TIME OF CONCENTRATION PATH

Pre-Project Drainage Areas							
DA ID	Area (ac)	CN	TC (min)	Q_{002} (cfs)	Q_{010} (cfs)	Q_{025} (cfs)	Q_{100} (cfs)
E	1.51	60.86	11.9	1.84	4.14	5.84	8.77
W	0.97	63.18	15.7	1.18	2.55	3.55	5.26
OS	4.08	84.43	9.2	16.62	25.9	31.98	41.65
S	0.73	58	10.7	0.73	1.8	2.61	4.02



GRAPHIC SCALE IN FEET
100 0 50 100 200
1" = 100' @ 24X36

BENCHMARKS

BM#1 - IS A SQUARE CUT IN SIDEWALK LOCATED ON THE NORTH SIDE OF JACKSON AVENUE WEST APPROXIMATELY 23 FEET EAST OF EAST DRIVE APRON INTO SUBJECT PROPERTY.
ELEV. = 422.03

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Engineer JOHN L. CORDASCO
P.E. No. 31376 Date 05/22/2026

CONSULTANT:

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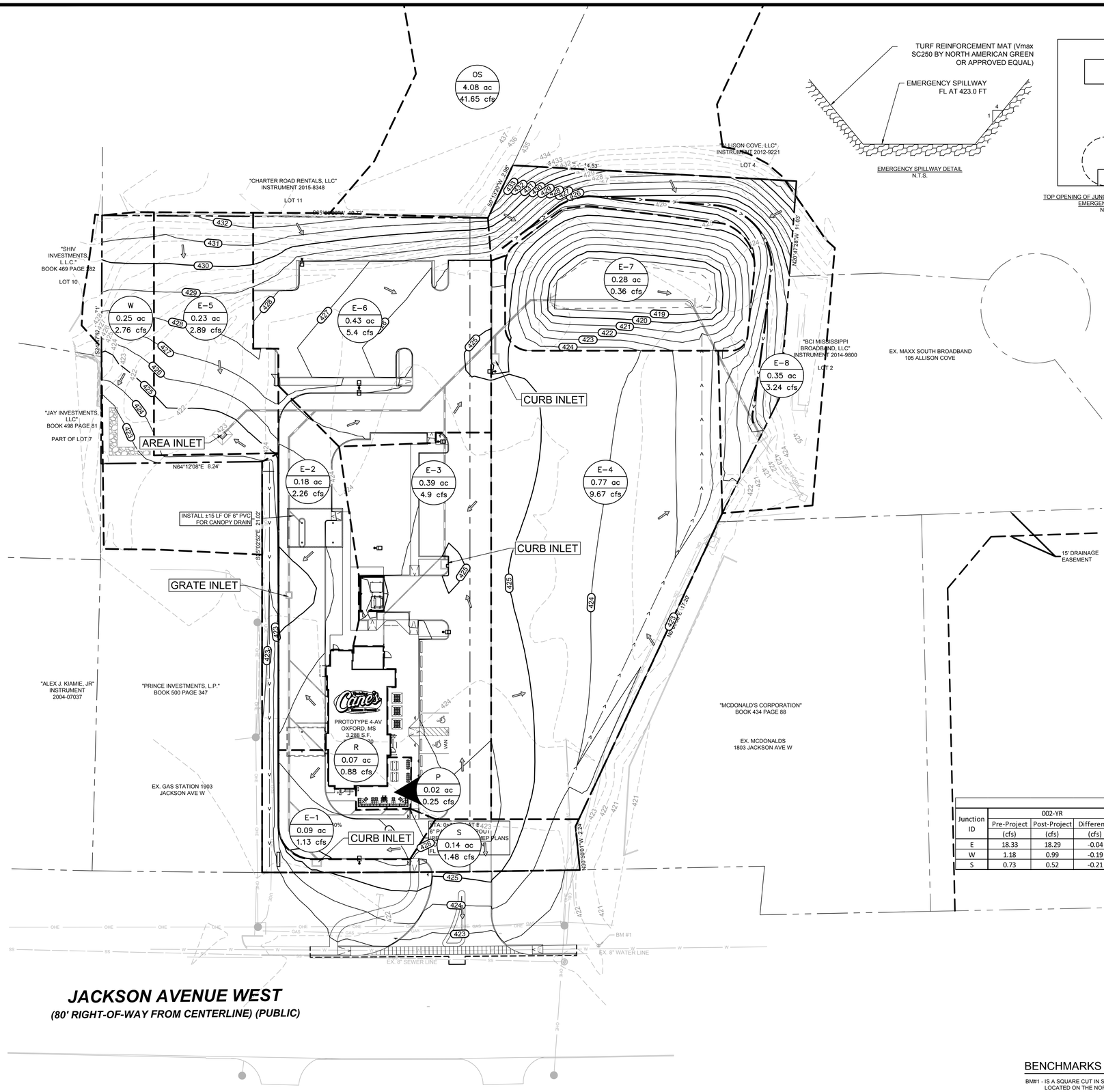
PHONE: 972-770-1300 FAX: 972-335-3779
WWW.KIMLEY-HORN.COM

PROTOTYPE P4-AV-2 RR
SCHEME A or B
VERSION 2025-1.0

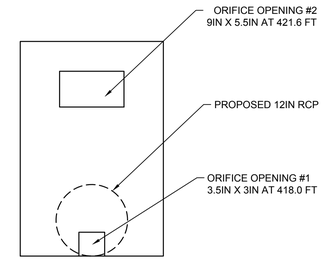
RAISING CANE'S
RESTAURANT NO.: #1585
JACKSON & HERITAGE
OXFORD, MS 38655

REV	DATE	DESCRIPTION

DRAWN BY: LHD
CHECKED BY: LAN/JC
ARCH. PROJECT NO.: P4-AV 2 RR
SHEET NAME: EXISTING DRAINAGE AREA MAP
SHEET NUMBER: C6.1



EMERGENCY SPILLWAY DETAIL
N.T.S.



TOP OPENING OF JUNCTION BOX TO BE USD AS EMERGENCY ORIFICE
N.T.S.

GRAPHIC SCALE IN FEET
30 0 15 30 60
1" = 30' @ 24X36

LEGEND

- BASIN / AREA / FLOW — BASIN NAME; ACRES; 25 YR FLOW (CFS)
- DRAINAGE AREA
- FLOW ARROW
- 430 — PROPOSED CONTOUR
- 430 — EXISTING CONTOUR
- SS — EXISTING SANITARY SEWER LINE
- W — EXISTING WATER LINE
- PROPERTY LINE

Pre-Project Drainage Areas							
DA ID	Area (ac)	CN	TC (min)	Q_{002} (cfs)	Q_{010} (cfs)	Q_{025} (cfs)	Q_{100} (cfs)
E	1.51	60.86	11.9	1.84	4.14	5.84	8.77
W	0.97	63.18	15.7	1.18	2.55	3.55	5.26
OS	4.08	84.43	9.2	16.62	25.9	31.98	41.65
S	0.73	58	10.7	0.73	1.8	2.61	4.02

Post-Project Drainage Areas							
DA ID	Area (ac)	CN	TC (min)	Q_{002} (cfs)	Q_{010} (cfs)	Q_{025} (cfs)	Q_{100} (cfs)
E-1	0.09	92.00	5.0	0.52	0.75	0.89	1.13
E-2	0.18	92.00	5.0	1.03	1.49	1.79	2.26
E-3	0.39	92.00	5.0	2.23	3.23	3.87	4.9
E-4	0.77	92.00	5.0	4.41	6.38	7.65	9.67
E-5	0.23	92.00	5.0	1.32	1.90	2.28	2.89
E-6	0.43	92.00	5.0	2.46	3.56	4.27	5.4
E-7	0.28	98.00	5.0	0.17	0.24	0.29	0.36
E-8	0.35	84.43	5.0	1.12	1.89	2.41	3.24
P	0.02	92.00	5.0	0.11	0.17	0.20	0.25
R	0.07	92.00	5.0	0.40	0.58	0.70	0.88
S	0.14	76.00	5.0	0.52	0.87	1.11	1.48
W	0.25	77.62	5.4	0.99	1.64	2.07	2.76
OS	4.08	84.43	9.0	16.62	25.90	31.98	41.65

Junction Results Comparison												
Junction ID	002-YR			010-YR			025-YR			100-YR		
	Pre-Project (cfs)	Post-Project (cfs)	Difference (cfs)	Pre-Project (cfs)	Post-Project (cfs)	Difference (cfs)	Pre-Project (cfs)	Post-Project (cfs)	Difference (cfs)	Pre-Project (cfs)	Post-Project (cfs)	Difference (cfs)
E	18.33	18.29	-0.04	29.87	29.66	-0.21	37.63	36.76	-0.87	50.17	56.66	6.49
W	1.18	0.99	-0.19	2.55	1.64	-0.91	3.55	2.07	-1.48	5.26	2.76	-2.50
S	0.73	0.52	-0.21	1.8	0.87	-0.93	2.61	1.11	-1.50	4.02	1.48	-2.54

HydroCAD Pond Output					
Storm Event	Inflow (cfs)	Outflow (cfs)	Stage (ft)	Storage (cf)	Storage (ac-ft)
002-YR	12.89	0.72	421.62	12654	0.29
010-YR	19.26	2.24	422.43	18165	0.42
025-YR	23.40	2.74	422.99	22674	0.52
100-YR	29.94	12.75	423.48	27019	0.62

BENCHMARKS

BM#1 - IS A SQUARE CUT IN SIDEWALK LOCATED ON THE NORTH SIDE OF JACKSON AVENUE WEST APPROXIMATELY 23 FEET EAST OF EAST DRIVE APRON INTO SUBJECT PROPERTY.
ELEV. = 422.03

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Engineer JOHN L. CORDASCO
P.E. No. 31376 Date 05/22/2026

CONSULTANT:

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5445 POLK AVENUE, SUITE 350 HOUSTON, TX 77023-2048
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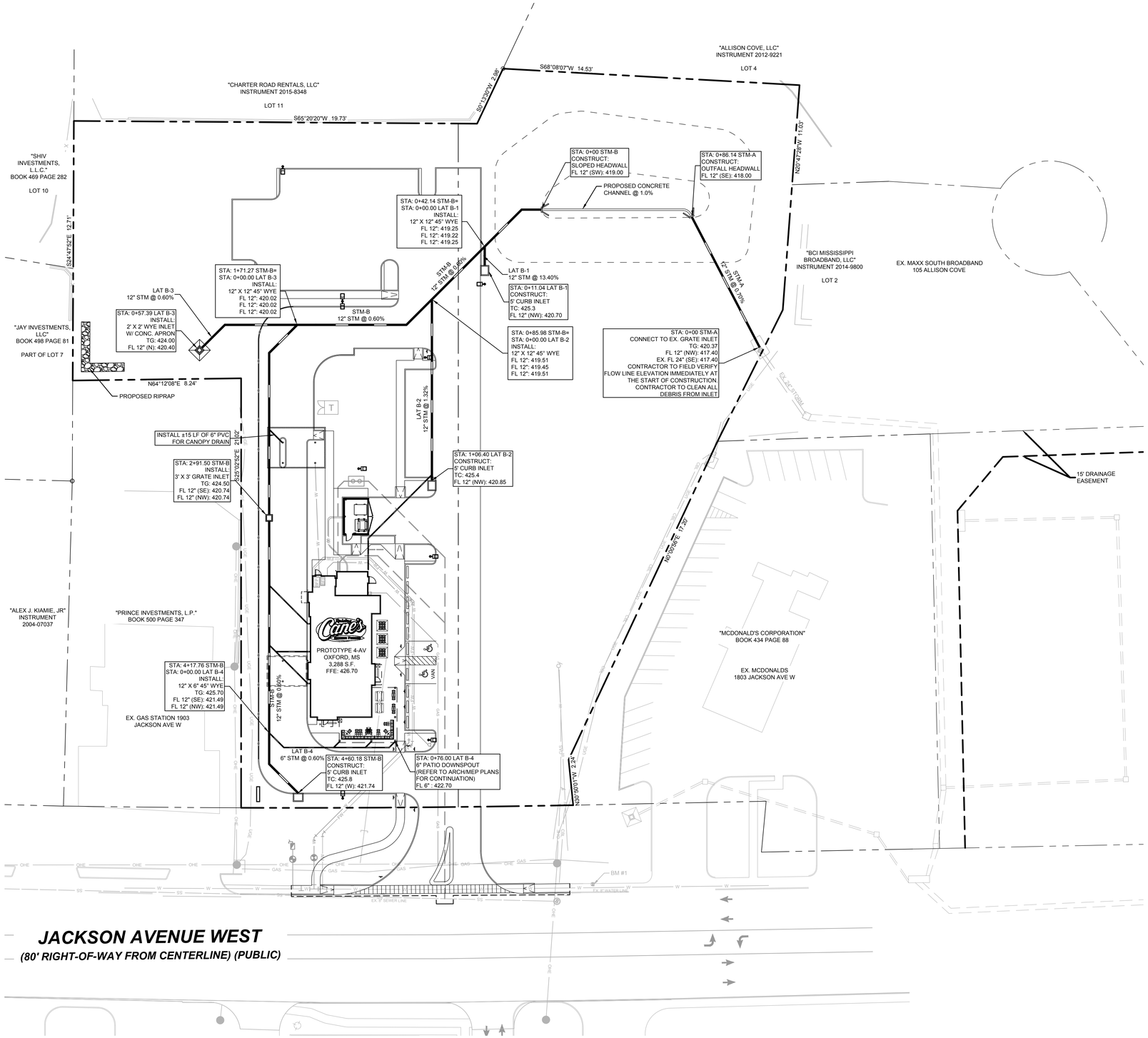
PROTOTYPE P4-AV-2 RR
SCHEME A or B
VERSION 2025-1.0

RAISING CANE'S
RESTAURANT NO.: #1585
JACKSON & HERITAGE
OXFORD, MS 38655

REV	DATE	DESCRIPTION

DRAWN BY: LHD
CHECKED BY: LAN/JC
ARCH. PROJECT NO.: P4-AV 2 RR
SHEET NAME: DRAINAGE AREA MAP
SHEET NUMBER: C6.2



GRAPHIC SCALE IN FEET

30 0 15 30 60

1" = 30' @ 24X36

LEGEND

- PROPOSED PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED STORM SEWER
- PROPOSED STORM INLET

DRAINAGE NOTES

1. REFER TO CITY STANDARD DETAILS FOR CONSTRUCTION OF STORM INLETS AND MANHOLES.
2. CONTRACTOR TO VERIFY ALL EXISTING FLOW LINES PRIOR TO START OF CONSTRUCTION AND NOTIFY ENGINEER OF DISCREPANCIES.
3. CAST-IN-PLACE STRUCTURES SHALL BE USED FOR PUBLIC STORM PER CITY REQUIREMENTS. PRE-CAST JUNCTION BOXES AND STRUCTURES IN PUBLIC EASEMENTS AND ROW REQUIRE SIGNED AND SEALED SHOP DRAWINGS AND MIX DESIGNS TO BE SUBMITTED TO THE CITY FOR REVIEW PRIOR TO INSTALLATION.
4. PIPE MATERIALS RCB, RCP, HDPE, OR OTHER AS APPROVED BY THE CITY & EOR.

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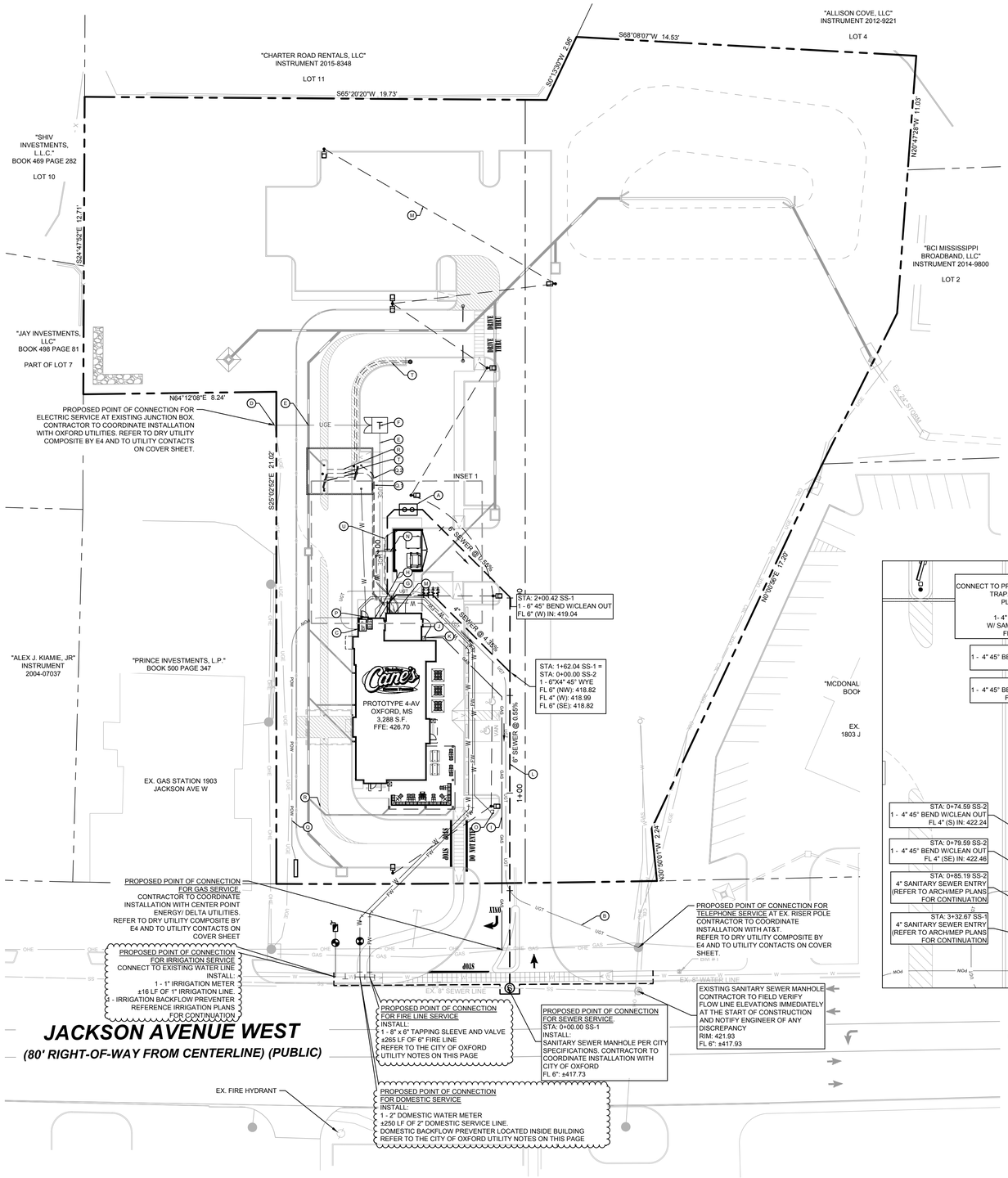
SCHEME A or B
VERSION 2025-1.0

RAISING CANE'S
RESTAURANT NO.: #1585
JACKSON & HERITAGE
OXFORD, MS 38655

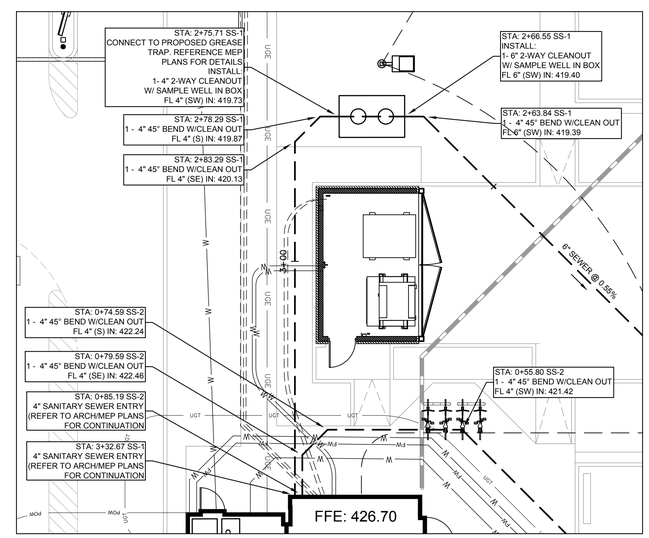
REV	DATE	DESCRIPTION

DRAWN BY: LHD
CHECKED BY: LAN/JC
ARCH. PROJECT NO.: P4-AV 2 RR
SHEET NAME: STORM DRAINAGE PLAN
SHEET NUMBER: C6.3



UTILITY KEYNOTE LEGEND

A	PROPOSED GREASE TRAP. REFERENCE ARCHITECTURAL/MEP PLANS.
B	INSTALL 4" PVC CONDUIT FOR TELEPHONE AND 3" PVC CONDUIT FOR INTERNET. ALL CONDUITS TO HAVE PULL STRINGS.
C	PROPOSED TELEPHONE AND INTERNET ENTRY. REFERENCE ARCHITECTURAL PLANS FOR CONNECTION.
D	BEGIN UNDERGROUND ELECTRIC CONDUIT.
E	INSTALL 2 EACH 4" RIGID STEEL CONDUIT FOR ELECTRIC WITH PULL STRING.
F	PROPOSED PAD MOUNTED TRANSFORMER.
G	PROPOSED ELECTRIC SERVICE ENTRY. REFERENCE ARCHITECTURAL PLANS.
H	2" DOMESTIC WATER ENTRY. REFERENCE MEP PLANS FOR CONTINUATION.
I	GAS SERVICE LINE.
J	GAS METER LOCATION.
K	GAS ENTRY. REFERENCE ARCHITECTURAL PLANS FOR CONTINUATION (PLUMBING).
L	SANITARY SEWER PIPE PER CITY OF OXFORD REQUIREMENTS.
M	LIGHTING CONDUIT. REFER TO MEP PLANS FOR NUMBER, SIZE AND TYPE
N	PROPOSED 1" COLD AND $\frac{3}{4}$" HOT WATER TO DUMPSTER WITH RPZ VALVE. REFER TO MEP PLANS.
O	PROP. FIRE DEPARTMENT CONNECTION PER CITY REQUIREMENTS. REFERENCE ARCHITECTURAL PLANS.
P	6" FIRE LINE ENTRY
Q	INSTALL 3-2" PVC CONDUITS WITH PULL STRINGS FOR POWER/DATA TO SIGN.
Q.1	2 - 1" CONDUITS FOR POWER AND DATA TO CANOPY
Q.2	1 - 1.5" CONDUIT FOR CAT5 CABLE FOR CAMERAS TO CANOPY
R	3 - $\frac{3}{4}$" CONDUITS FOR POWER/DATA TO MENU BOARD. REF MEP PLANS FOR DETAILS
S	1 - 1" CONDUIT FOR LIGHTING
T	2 - $\frac{3}{4}$" CONDUITS FOR PRE-ORDER BOARD
U	$\frac{3}{4}$" CONDUIT FOR DUMPSTER LIGHTING AND A 3" CONDUIT FOR FUTURE COMPACTOR



INSET 1

SCALE: 1"=10'

NOTE: REFERENCE MEP PLANS FOR EXACT LOCATION OF ALL UTILITY BUILDING ENTRIES.

GRAPHIC SCALE IN FEET

30 0 15 30 60

1" = 30' @ 24X36

UTILITY LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- GAS — PROPOSED UNDERGROUND GAS LINE
- UGE — PROPOSED UNDERGROUND ELECTRIC LINE
- UGT — PROPOSED UNDERGROUND TELEPHONE LINE
- PROPOSED STORM DRAINAGE LINE
- GAS — EXISTING GAS LINE
- W — EXISTING WATER LINE
- SS — EXISTING SANITARY SEWER LINE
- PROPOSED WATER METER
- PROPOSED WATER VALVE
- PROPOSED TEE
- PROPOSED BEND
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SIGN

UTILITY NOTES

1. REFER TO MEP PLANS FOR ALL UTILITY CONNECTIONS INTO BUILDING.
2. REFER TO CITY STANDARD AND DETAILS FOR TRENCHING, BEDDING, BACKFILL, AND TRENCH COMPACTION REQUIREMENTS.
3. REFER TO ARCHITECTURAL/MEP PLANS FOR LOCATION AND SIZING OF SLEEVES FOR FRANCHISE UTILITIES, IRRIGATION, ETC
4. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
5. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
6. SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
   PRIVATE:
   - PVC SDR 26 PER ASTM D 3034 UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
   - ALL SEWER INSTALLATIONS SHALL COMPLY WITH CITY OF OXFORD SANITARY SEWER STANDARDS.
7. WATER LINES SHALL BE AS FOLLOWS:
   - WATER MAINS SHALL BE DUCTILE IRON PIPE WITH PUSH-ON JOINTS CONFORMING TO ANSI/AWWA C151 AND AWWA C111.
8. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE CITY OF OXFORD WITH REGARDS TO MATERIALS AND INSTALLATION OF UTILITIES.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DEFLECT ELECTRIC, GAS, CABLE, AND TELEPHONE CONDUIT AND PIPING AS REQUIRED TO AVOID UTILITY CONFLICTS.
10. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
11. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY PERMITS, INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CITY CODES AND/OR UTILITY SERVICE COMPANIES.
12. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS IN REGARDS TO TAPS, HYDRANTS, VALVES, ETC.
13. CONTRACTOR IS RESPONSIBLE FOR PAVEMENT REPLACEMENT REQUIRED FOR ALL UTILITY INSTALLATIONS PER CITY OF OXFORD STANDARDS.
14. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 4 FEET COVER ON ALL WATER LINES OR AS PER CITY REQUIREMENTS.
15. POLYFLEX BY ADS TO BE USED IN PLACE OF COPPER WHERE ALLOWED BY CITY. CONTRACTOR TO VERIFY WITH CITY WHETHER IT CAN BE USED AND VERIFY WITH MEP REQUIRED INTERNAL DIAMETER FOR SUFFICIENT WATER FLOW TO BUILDING.

CITY OF OXFORD UTILITY NOTES

1. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL WORK ASSOCIATED WITH WATER MAIN CONNECTIONS OVER 2". THIS INCLUDES ALL EXCAVATION, PAVEMENT SAW CUTTING, AND PAVEMENT REMOVAL TO EXPOSE THE EXISTING WATER MAIN.
2. THE CITY OF OXFORD WILL ONLY BE RESPONSIBLE FOR MAKING THE PHYSICAL WET TAP TO THE EXISTING LINE.
3. THE CONTRACTOR WILL BE RESPONSIBLE FOR BACKFILLING THE EXCAVATION AND RESTORATION OF ANY SIDEWALK, ROADWAY, ETC.
4. ALL WATER TAPS ARE REQUIRED BEFORE ISSUANCE OF BUILDING PERMIT. CONTRACTOR RESPONSIBLE FOR ALL TAP FEES.

BENCHMARKS

BM#1 - IS A SQUARE CUT IN SIDEWALK LOCATED ON THE NORTH SIDE OF JACKSON AVENUE WEST APPROXIMATELY 23 FEET EAST OF EAST DRIVE APRON INTO SUBJECT PROPERTY.
ELEV. = 422.03

Mississippi 811
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CAUTION!!
CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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a Westwood company
8555 United Plaza Blvd.
Baton Rouge, Louisiana 70809
Telephone: 225 769-0546
www.csrsinc.com

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Kimley»Horn
Engineer JOHN L. CORDASCO
P.E. No. 31376 Date 05/22/2026

CONSULTANT:

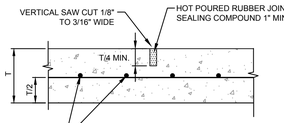
Kimley»Horn
2026 KIMLEY-HORN AND ASSOCIATES, INC.
15455 NORTH DALLAS PARKWAY, SUITE 700 DALLAS, TX 75248
PHONE: 972-770-1300 FAX: 972-335-3779
WWW.KIMLEY-HORN.COM

PROTOTYPE P4-AV-2 RR
SCHEME A or B
VERSION 2025-1.0

RAISING CANE'S
RESTAURANT NO.: #1585
JACKSON & HERITAGE
OXFORD, MS 38655

REV	DATE	DESCRIPTION

DRAWN BY: LHD
CHECKED BY: LAN/JC
ARCH. PROJECT NO.: P4-AV 2 RR
SHEET NAME: UTILITY PLAN
SHEET NUMBER: C7.0



MAX. JOINT SPACING 15' C-C EACH WAY FOR HEAVY/MEDIUM DUTY PAVING AND 12.5' C-C FOR STANDARD DUTY.

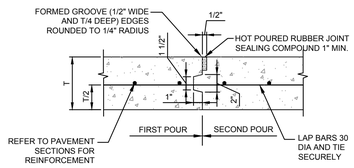
T=PAVEMENT THICKNESS

* READY-MIXED COLD-APPLIED JOINT SEALANT (EZ-7 OR APPROVED EQUAL SEALANT) CONTACT EZ Seal, Inc. AT 972-669-9178

NOTE:
REFER TO GEOTECH REPORT FOR FURTHER INFORMATION.

CONTROL JOINT DETAIL

N.T.S.

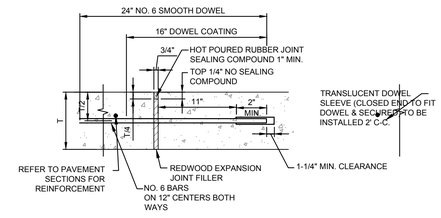


T=PAVEMENT THICKNESS

NOTE:
REFER TO GEOTECH REPORT FOR FURTHER INFORMATION.

CONSTRUCTION JOINT DETAIL

N.T.S.



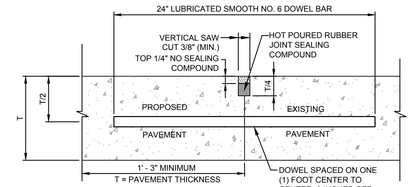
T=PAVEMENT THICKNESS

NOTE:
REFER TO GEOTECH REPORT FOR FURTHER INFORMATION.

DOWELS AND REINFORCING BARS SHALL BE SUPPORTED BY AN APPROVED DEVICE.

TRANSVERSE EXPANSION JOINT DETAIL

N.T.S.



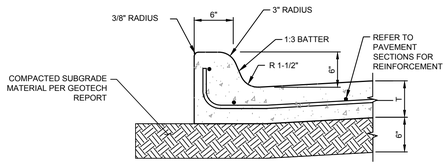
NOTES:
1. NO. 5 SMOOTH DOWEL BAR MAY BE USED IN 5 INCH AND 6 INCH PAVEMENT THICKNESS.
2. LONGITUDINAL BUTT CONSTRUCTION MAY BE UTILIZED IN PLACE OF LONGITUDINAL HINGED (KEYWAY) JOINT AT CONTRACTORS OPTION.
3. DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL RIG.
4. DRILLING BY HAND IS NOT ACCEPTABLE, PUSHING DOWEL BARS INTO GREEN CONCRETE NOT ACCEPTABLE.

T=PAVEMENT THICKNESS

NOTE:
REFER TO GEOTECH REPORT FOR FURTHER INFORMATION.

LONGITUDINAL BUTT JOINT DETAIL

N.T.S.



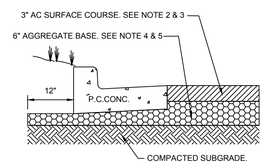
T=PAVEMENT THICKNESS

NOTE:
REFER TO GEOTECH REPORT FOR FURTHER INFORMATION.

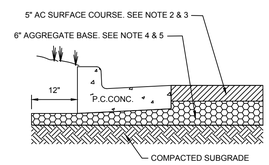
TYPE "A" INTEGRAL CURB DETAIL

N.T.S.

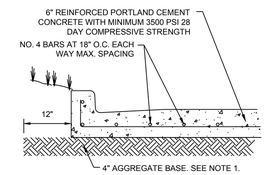
STANDARD DUTY (CLASS 1) ASPHALT PAVING



MEDIUM DUTY (CLASS III) ASPHALT PAVING



STANDARD DUTY (CATEGORY B) CONCRETE PAVING

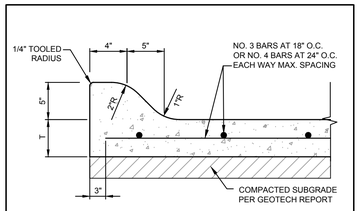


NOTE:
1. PAVEMENT SECTION PROVIDED FROM GEOTECH REPORT NO. EB255170.
2. ALL MATERIALS SHOULD MEET THE CURRENT STATE OF MISSISSIPPI DEPARTMENT OF TRANSPORTATION (MDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (MSSRBC), 1990 / 2017 EDITION OR EQUIVALENT SPECIFICATIONS.
3. ASPHALTIC SURFACE TO CONFORM TO MSSRBC (1990), MDOT SC-1, TYPE 8 MATERIAL OR MSSRBC (2017), HOT MIX ASPHALT, ST, 19.0 MM MIXTURE.
4. ASPHALTIC BASE TO CONFORM TO MSSRBC (1990), MDOT BC-1, TYPE 6 MATERIAL OR MSSRBC (2017), HOT MIX ASPHALT, ST, 19.0 MM MIXTURE
5. AGGREGATE BASE COURSE SHOULD CONSIST OF A MDOT SIZE NO. 610 STONE OR CRUSHED CONCRETE MATERIAL AS PER MSSRBC (2017) AND SHOULD BE COMPACTED TO 100 PERCENT OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-698, STANDARD PROCTOR TEST.
6. SEE GEOTECH REPORT FOR ADDITIONAL DETAILS.

NOTE:
1. AGGREGATE BASE COURSE SHOULD CONSIST OF A MDOT SIZE NO. 610 STONE OR CRUSHED CONCRETE MATERIAL MSSRBC (2017) AND SHOULD BE COMPACTED TO 100 PERCENT OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-698, STANDARD PROCTOR TEST.
2. PAVEMENT SECTION PROVIDED FROM GEOTECH REPORT NO. EB255170.
3. ALL MATERIALS SHOULD MEET THE CURRENT STATE OF MISSISSIPPI DEPARTMENT OF TRANSPORTATION (MDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (MSSRBC), 1990 / 2017 EDITION OR EQUIVALENT SPECIFICATIONS.
4. PCC PAVEMENT DETAILS FOR JOINT SPACING, JOINT REINFORCEMENT, AND JOINT SEALING SHOULD BE PREPARED IN ACCORDANCE WITH ACI 330 AND ACI 325.
5. DUMPSTER PAVEMENT TO BE 8"
6. SEE GEOTECH REPORT FOR ADDITIONAL DETAILS.

PAVEMENT SECTIONS

N.T.S.

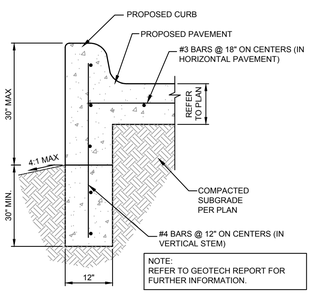


T=PAVEMENT THICKNESS

NOTE:
REFER TO GEOTECH REPORT FOR FURTHER INFORMATION.

MOUNTABLE MONOLITHIC CURB DETAIL

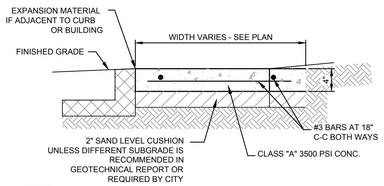
N.T.S.



NOTE:
REFER TO GEOTECH REPORT FOR FURTHER INFORMATION.

TURN DOWN CURB DETAIL

N.T.S.

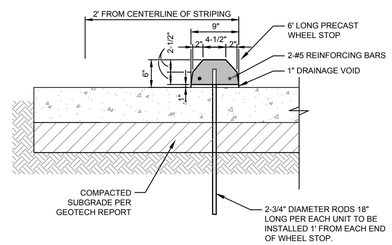


NOTES:
1. PROVIDE BITUMINOUS EXPANSION MATERIAL WHERE WALK ABUTS EXISTING IMPROVEMENTS AND AT ALL CHANGES IN GRADE
2. SPACE CONTROL JOINT UNIFORMLY AT INTERVALS EQUAL TO THE WALK WIDTH OR AS SHOWN ON ARCHITECTURAL PLANS.
3. PLACE PREMOLDED EXPANSION JOINT MATERIAL AROUND ALL STRUCTURES IN NEW WALK ALONGSIDE ALL ADJACENT BUILDINGS AND ABUTTING STRUCTURES TO THE NEW CONCRETE SIDEWALK
4. SEAL EXPANSION & CONTRACTION JOINTS WITH AN APPROVED TYPE SEALANT.
5. SIDEWALK PAVEMENT WHERE PATIO FURNITURE IS TO BE PLACED MUST BE 4000 PSI.

NOTE:
REFER TO GEOTECH REPORT FOR FURTHER INFORMATION.

CONCRETE SIDEWALK DETAIL

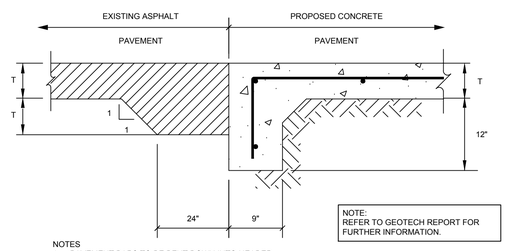
N.T.S.



NOTE:
1. PRE-CAST CONCRETE OR PLASTIC WHEEL STOPS MAY BE USED WITH CANE'S CONSTRUCTION MANAGERS APPROVAL.

PRECAST CONCRETE WHEEL STOP DETAIL

N.T.S.

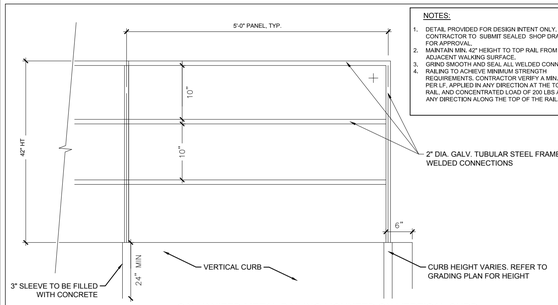


NOTES
1. PAVEMENT BARS TO BE BENT DOWN INTO HEADER.
2. HEADER AND PAVEMENT TO BE MONOLITHIC
3. REINFORCEMENT STEEL SHALL BE PER PAVEMENT SECTION SPEC.
4. ALL PAVEMENT LOCATED WITHIN THE PUBLIC R.O.W. SHALL CONFORM TO THE GOVERNING AUTHORITY'S SPECIFICATIONS, DETAILS & REQUIREMENTS FOR PUBLIC PAVEMENT.
5. FINISHED SURFACES SHALL BE INSTALLED FLUSH WITH A DIFFERENTIAL ELEVATION NOT TO EXCEED ⅛".
6. SUBGRADE PREPARATION SHALL BE PER GEOTECHNICAL REPORT SPECIFICATIONS.

NOTE:
REFER TO GEOTECH REPORT FOR FURTHER INFORMATION.

ASPHALT-CONCRETE HEADER

N.T.S.



NOTES:
1. DETAIL PROVIDED FOR DESIGN INTENT ONLY. CONTRACTOR TO SUBMIT SEALED SHOP DRAWINGS FOR APPROVAL.
2. MAINTAIN MIN. 42" HEIGHT TO TOP RAIL FROM ADJACENT WALKING SURFACE.
3. GRIND SMOOTH AND SEAL ALL WELDED CONNECTIONS
4. RAILING TO ACHIEVE MINIMUM STRENGTH REQUIREMENTS. CONTRACTOR VERIFY A MIN. 50 LBS PER LF. APPLIED IN ANY DIRECTION AT THE TOP OF THE RAIL, AND CONCENTRATED LOAD OF 200 LBS APPLIED IN ANY DIRECTION ALONG THE TOP OF THE RAIL.

GALVANIZED METAL RAILING MOUNTED ON VERTICAL CURB

N.T.S.

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CAUTION!!
CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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Kimley»Horn
Engineer JOHN L. CORDASCO
P.E. No. 31376 Date 05/22/2026

CONSULTANT:

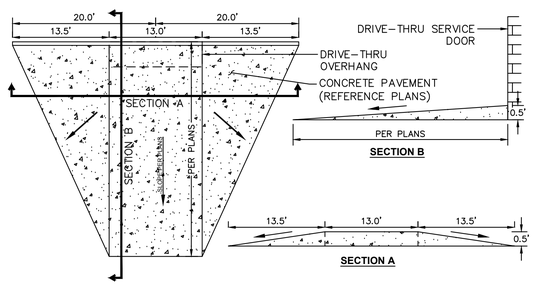
Kimley»Horn
2026 KIMLEY-HORN AND ASSOCIATES, INC.
15455 DALLAS PARKWAY, SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-335-3779
WWW.KIMLEY-HORN.COM

PROTOTYPE P4-AV-2 RR
SCHEME A or B
VERSION 2025-1.0

RAISING CANE'S
RESTAURANT NO.: #1585
JACKSON & HERITAGE
OXFORD, MS 38655

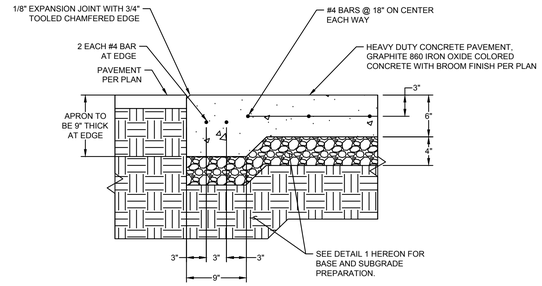
REV	DATE	DESCRIPTION

DRAWN BY: LHD
CHECKED BY: LAN/JC
ARCH. PROJECT NO.: P4-AV 2 RR
SHEET NAME: CONSTRUCTION DETAILS
SHEET NUMBER: C8.0



DRIVE THRU RAMP DETAIL

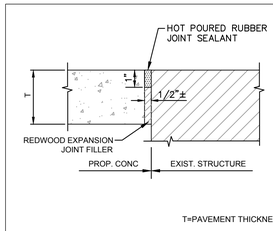
N.T.S.



NOTES:
1. SEE DETAIL 1 HEREON FOR ADDITIONAL INFORMATION.
2. ISOLATION JOINTS, CONSTRUCTION JOINTS, AND CONTROL JOINTS SHALL BE PLACED ONLY AS SPECIFIED.
3. REFER TO ARCHITECTURAL PLANS FOR DUMPSTER PAD CONCRETE SPECIFICATIONS.
4. REFER TO GEOTECH REPORT FOR MORE INFORMATION

CONCRETE PAVEMENT AT DUMPSTER APRON

N.T.S.

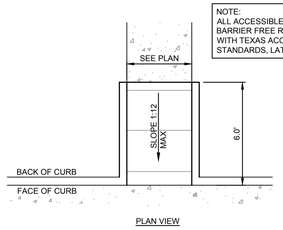


ISOLATION JOINT DETAIL

N.T.S.

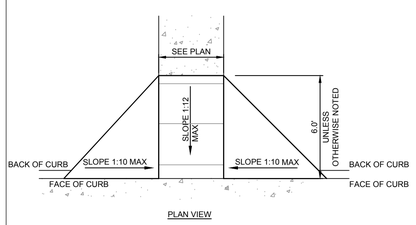
NOTES:
1. RAMP SHALL HAVE A LIGHT BROOM SWEPT FINISH PER ADA/ODC REQUIREMENTS.
2. TAPERED CURB AND GUTTER SECTION. MAINTAIN GUTTER FLOWLINE AS REQUIRED.
3. RAMP SHALL BE CONSTRUCTED OF 4" THICK, 3500 PSI CONCRETE WITH 6"x6" W2.9xW2.9 WELDED WIRE REINFORCEMENT.
4. MAXIMUM SLOPE FOR HANDICAPPED ACCESSIBLE PATHS ARE 5% WITH A MAXIMUM CROSS SLOPE OF 2%. THE FIRST FIVE FEET FROM THE DOOR IS NOT TO EXCEED 2% IN ANY DIRECTION.
5. NOT FOR USE WITHIN PUBLIC RIGHT OF WAY. SEE CITY DETAILS FOR USE IN ROW.

NOTE:
ALL ACCESSIBLE ROUTES AND BARRIER FREE RAMPS MUST COMPLY WITH TEXAS ACCESSIBILITY STANDARDS, LATEST EDITION.



IN-LINE BARRIER FREE RAMP DETAIL

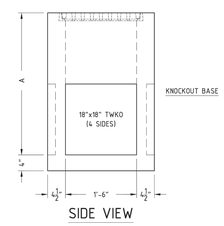
N.T.S.



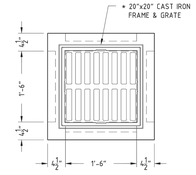
FLARED BARRIER FREE RAMP DETAIL

N.T.S.

BASE	
A	WEIGHT
2'-0"	900#
3'-0"	1,300#



SIDE VIEW

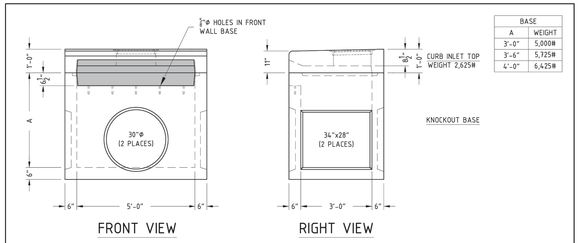


PLAN VIEW

NOTE:
-MAX. PIPE CONNECTION: 12"Φ RCP AT 0° SKEW
-MADE IN ACCORDANCE WITH ASTM C913
-STEEL REINFORCEMENT: ASTM A615 GRADE 60 OR EQ. ASTM A1064 WWR
-MAX BURIAL DEPTH 10'-0" FROM INSIDE FLOOR TO FINISHED GRADE
-STEPS NOT AVAILABLE
-RISERS NO AVAILABLE
-CAST IRON FRAME IS CAST INTO THE BASE SECTION
-ADA & BEEHIVE GRATE OPTIONS AVAILABLE

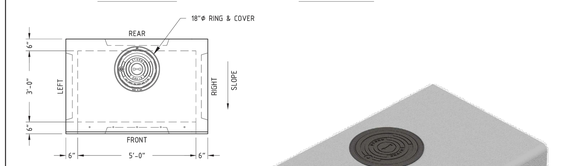
FORTERRA	REGION, STATE		CATCH BASIN # 20 1'-6" x 1'-6"
	NORTH TX		
	DATE	SECT.PAGE	
	2018	1.3.3	

BASE	
A	WEIGHT
3'-0"	5,000#
3'-6"	5,725#
4'-0"	6,425#



FRONT VIEW

RIGHT VIEW



PLAN VIEW

NOTE:
-MAX. PIPE CONNECTION: 21"Φ RCP AT 0° SKEW
-MADE IN ACCORDANCE WITH ASTM C913
-STEEL REINFORCEMENT: ASTM A615 GRADE 60 OR EQ. ASTM A1064 WWR
-STEPS NOT AVAILABLE

FORTERRA	REGION, STATE		CURB INLET 3'-0" x 5'-0"
	CENTRAL TX		
	DATE	SECT.PAGE	
	2018	2.5.1	

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8555 United Plaza Blvd.
Baton Rouge, Louisiana 70809
Telephone: 225 769-0546
www.csrsinc.com

SEAL:

PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
Kimley»Horn
Engineer JOHN L. CORDASCO
P.E. No. 31376 Date 05/22/2026

CONSULTANT:

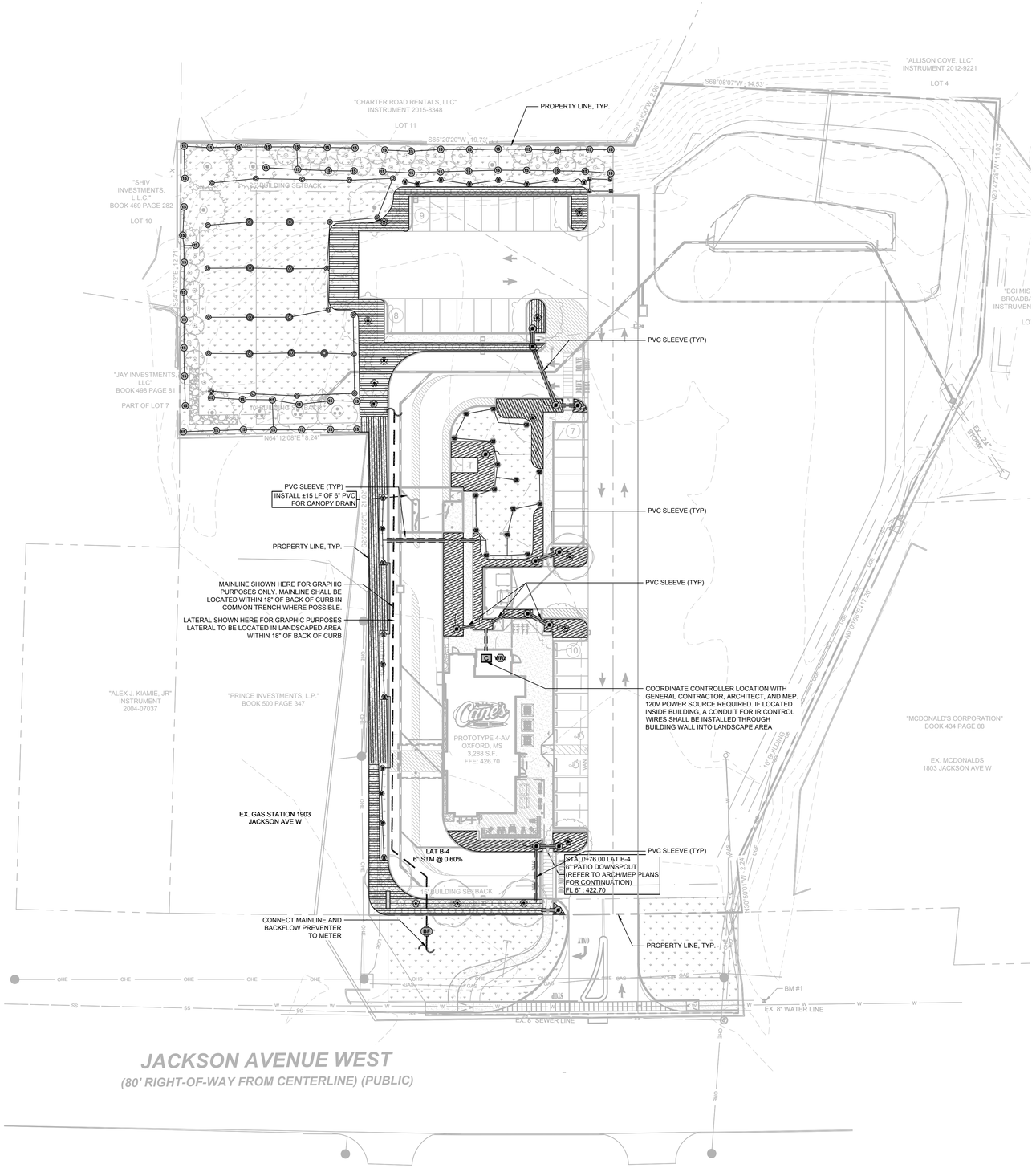
Kimley»Horn
2026 KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-335-3779
WWW.KIMLEY-HORN.COM

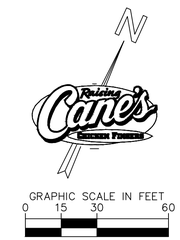
Raising Cane's CHICKEN FINGERS
PROTOTYPE P4-AV-2 RR
SCHEME A or B
VERSION 2025-1.0

RAISING CANE'S
RESTAURANT NO.: #1585
JACKSON & HERITAGE
OXFORD, MS 38655

REV	DATE	DESCRIPTION

DRAWN BY: LHD
CHECKED BY: LAN/JC
ARCH. PROJECT NO.: P4-AV 2 RR
SHEET NAME: CONSTRUCTION DETAILS
SHEET NUMBER: C8.1





IRRIGATION NOTES

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL STORMWATER PIPES AND UTILITY LINE LOCATIONS BEFORE BEGINNING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND STORMWATER PIPES AND UTILITY LINES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC WHICH OCCURS AS A RESULT OF THE IRRIGATION CONSTRUCTION TO OWNER:S SATISFACTION, AT NO ADDITIONAL COST.
2. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% COVERAGE OF ALL PROPOSED LANDSCAPED AREAS OF THE SITE INDICATED PER THE LANDSCAPE PLAN.
3. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO BE AUTOMATICALLY CONTROLLED AND SHALL NOT BE DESIGNED TO HAVE SPRAY HEADS AND ROTARY HEADS ON THE SAME ZONE.
4. THE CONTRACTOR IS TO PROVIDE A FIRST YEAR WATERING SCHEDULE THAT CAN BE UTILIZED TO PROVIDE THE INITIAL SETTINGS FOR THE IRRIGATION CONTROLLER PRIOR TO CONSTRUCTION FOR OWNER APPROVAL.
5. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A LAMINATED IRRIGATION SCHEDULE ATTACHED TO THE IRRIGATION CONTROLLER.
6. THE CONTRACTOR IS RESPONSIBLE FOR SIZING ALL VALVES, HEADS, LATERAL LINES, AND THE MAINLINE TO ENSURE A FULLY FUNCTIONING IRRIGATION SYSTEM.
7. **THE CONTRACTOR IS RESPONSIBLE TO SUBMIT FINAL IRRIGATION PLAN TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.**

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
EST LCS RCS CST SST	**RAIN BIRD RD-06-S-P30-F-U 15 STRIP SERIES TURF SPRAY, 6.0" POP-UP, WITH 30 PSI IN-STEM PRESSURE REGULATION, SEAL-A-MATIC CHECK VALVE, AND FLOW-SHIELD TECHNOLOGY. 1/2" NPT FEMALE THREADED INLET.**
06HE-VAN 12HE-VAN 10HE-VAN 15HE-VAN	**RAIN BIRD RD-06-S-P30-F-U HE-VAN SERIES TURF SPRAY, 6.0" POP-UP, WITH 30 PSI IN-STEM PRESSURE REGULATION, SEAL-A-MATIC CHECK VALVE, AND FLOW-SHIELD TECHNOLOGY. 1/2" NPT FEMALE THREADED INLET.**
06HE-VAN 12HE-VAN 10HE-VAN 15HE-VAN	**RAIN BIRD RD-12-S-P30-F-U ADJ 12.0" POP-UP, WITH 30 PSI IN-STEM PRESSURE REGULATION, SEAL-A-MATIC CHECK VALVE, AND FLOW-SHIELD TECHNOLOGY. 1/2" NPT FEMALE THREADED INLET.**
R-VAN18 R-VAN18-360	**RAIN BIRD R-VAN18 RD-04-SAM-P45 TURF ROTARY, 13 -18' 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/RD1800 TURF SPRAY BODY ON 4.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.**
R-VAN24 R-VAN24-360	**RAIN BIRD R-VAN24 RD-04-SAM-P45 TURF ROTARY, 17 -24' 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/RD1800 TURF SPRAY BODY ON 4.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.**

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	PIPE TRANSITION POINT IN DRIP BOX PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6IN. DRIP BOX.
	RAIN BIRD XFS-CV-06-18 DRIP RING
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFS-CV-06-12 XFS-CV SUB-SURFACE AND ON-SURFACE LANDSCAPE DRIPLINE WITH A HEAVY-DUTY 4.3 PSI CHECK VALVE. 0.6 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. SPECIFY XF INSERT FITTINGS.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
BF	**BACKFLOW PREVENTER 1" PER LOCAL AHJ REQUIREMENTS. IRRIGAITON CONTRACTOR TO DETERMINE SIZE**
C	**RAIN BIRD ESPLXME2 12 STATION TRADITIONALLY-WIRED, COMMERCIAL CONTROLLER. INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE.**
WRF	**RAIN BIRD WR2-RFS WIRELESS RAIN/FREEZE SENSOR.**
	IRRIGATION LATERAL LINE: DUCTILE IRON PIPE- CLASS 200
	IRRIGATION MAINLINE: BLU-LOCK AND PVC CLASS 200 BLU-LOCK PIPE, AS MANUFACTURED BY HYDRO RAIN, 1/2" TO 1", THEN PVC CLASS 200 FOR 1-1/4" AND LARGER.
	PIPE SLEEVE: DUCTILE IRON PIPE - SCHEDULE 40 PVC

Valve Callout

Valve Number
Valve Flow
Valve Size

BENCHMARKS

BM#1 - IS A SQUARE CUT IN SIDEWALK LOCATED ON THE NORTH SIDE OF JACKSON AVENUE WEST APPROXIMATELY 23 FEET EAST OF EAST DRIVE APRON INTO SUBJECT PROPERTY.
ELEV. = 422.03

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SEAL:

REGISTERED LANDSCAPE ARCHITECT
JAMES CHRISTOPHER GRAHAM
693
STATE OF MISSISSIPPI
3/17/26
NOT FOR CONSTRUCTION

CONSULTANT:

Kimley»Horn
2026 KIMLEY-HORN AND ASSOCIATES, INC.
15455 DALLAS PARKWAY, SUITE 700, ADDISON, TX 75240
PHONE: 972-770-1300 FAX: 972-335-3779
WWW.KIMLEY-HORN.COM

PROTOTYPE P4-AV-2 RR
SCHEME A or B
VERSION 2025-1.0

RAISING CANE'S
RESTAURANT NO.: #1585
JACKSON & HERITAGE
OXFORD, MS 38655

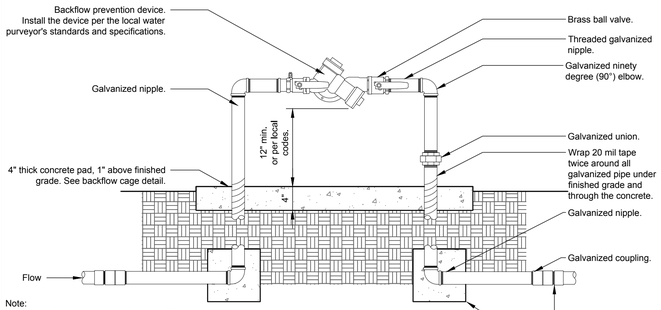
REV	DATE	DESCRIPTION

DRAWN BY: LHD
CHECKED BY: LAN/JC

ARCH. PROJECT NO.: P4-AV 2 RR

SHEET NAME: IRRIGATION PLAN

SHEET NUMBER: IR.0



Note:
1- All assembly parts (threaded nipples, fittings, etc.) shall be galvanized or brass per local codes and requirements.

2- Galvanized nipple shall extend 12" past the edge of the concrete footing.

3- Sch. 80 PVC male adapter shall be used in connection from galvanize to the mainline.

4- Backflow prevention device shall be located as close as possible to the landscape meter.

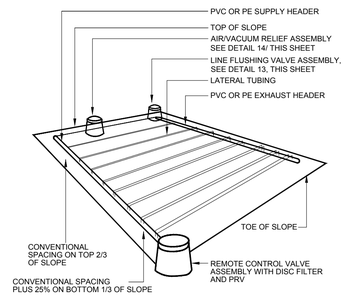
5- Backflow prevention device shall be located in planting area unless approved by Owner's Representative.

6- See detail for backflow cage installation.

7- All backflow prevention devices shall have freeze blanket included upon installation.

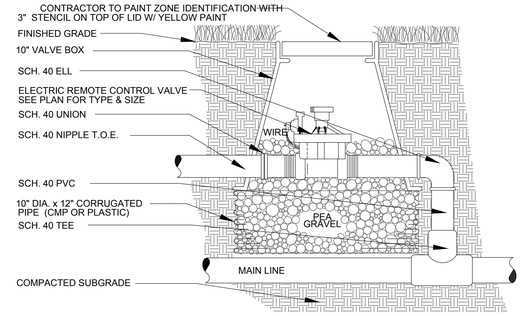
8- All galvanized connections shall to be made using pipe thread sealant. All Sch. 80 PVC to galvanized connections to be made using teflon tape.

1 BACKFLOW PREVENTER (TYP.)
NOT TO SCALE



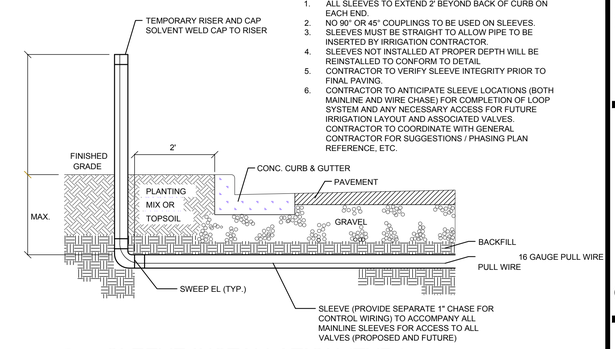
NOTE:
1. ALIGN LATERALS PARALLEL TO THE CONTOURS OF THE SLOPE
2. ALL BARBED FITTINGS TO UTILIZE EITHER STAINLESS STEEL HOSE CLAMPS, STEEL CRIMP, OR COMPRESSION RING.

2 DRIP IRRIGATION - SLOPE FEED LAYOUT
NOT TO SCALE

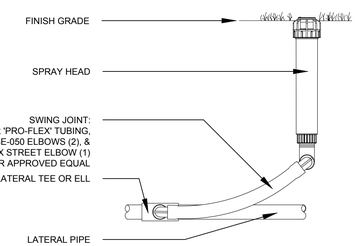


3 REMOTE CONTROL VALVE
NOT TO SCALE

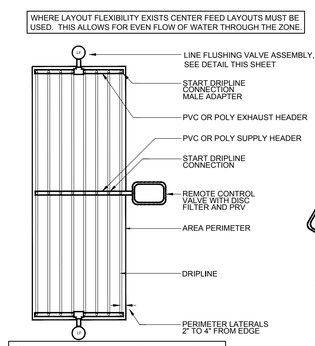
NOTE:
1. ALL SLEEVES TO EXTEND 2' BEYOND BACK OF CURB ON EACH END.
2. NO 90° OR 45° COUPLINGS TO BE USED ON SLEEVES.
3. SLEEVES MUST BE STRAIGHT TO ALLOW PIPE TO BE INSERTED BY IRRIGATION CONTRACTOR.
4. SLEEVES NOT INSTALLED AT PROPER DEPTH WILL BE REINSTALLED TO CONFORM TO DETAIL.
5. CONTRACTOR TO VERIFY SLEEVE INTEGRITY PRIOR TO FINAL PAVING.
6. CONTRACTOR TO ANTICIPATE SLEEVE LOCATIONS (BOTH MAINLINE AND WIRE CHASE) FOR COMPLETION OF LOOP SYSTEM AND ANY NECESSARY ACCESS FOR FUTURE IRRIGATION LAYOUT AND ASSOCIATED VALVES. CONTRACTOR TO COORDINATE WITH GENERAL CONTRACTOR FOR SUGGESTIONS / PHASING PLAN REFERENCE, ETC.

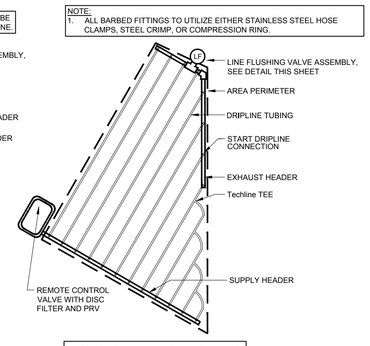


7 SLEEVE INSTALLATION (TYP.)
NOT TO SCALE

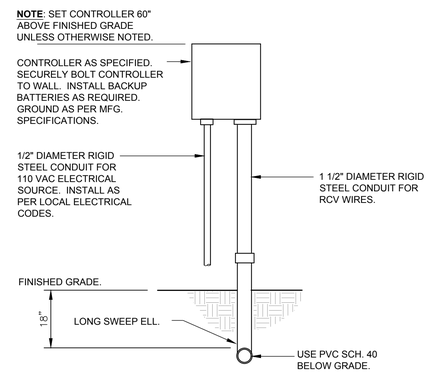


4 SPRAY HEAD
NOT TO SCALE





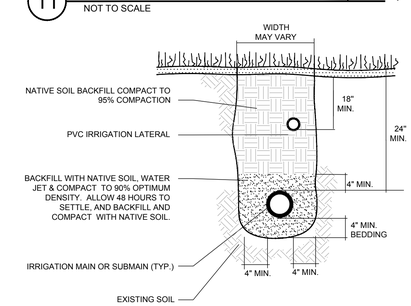
5 DRIP IRRIGATION - LAYOUT
NOT TO SCALE



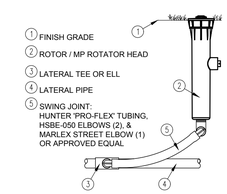
6 CONTROLLER MOUNT
NOT TO SCALE

PIPE SIZE	SLEEVE SIZE
3/4"	1-1/4"
1"	2"
1-1/4"	2-1/2"
1-1/2"	2-1/2"
2"	3"
2-1/2"	4"
3, 4"	6"

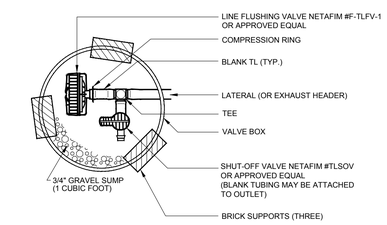
11 SLEEVE SIZE SCHEDULE (TYP.)
NOT TO SCALE



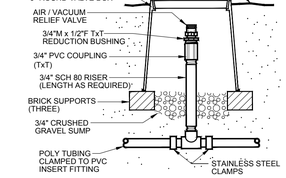
15 TRENCHING DETAIL
NOT TO SCALE



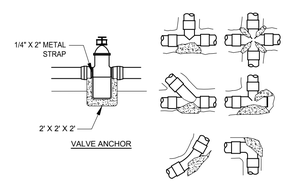
8 ROTOR / MP ROTATOR HEAD
NOT TO SCALE



10 LINE FLUSHING VALVE WITH SHUT-OFF-VALVE
NOT TO SCALE

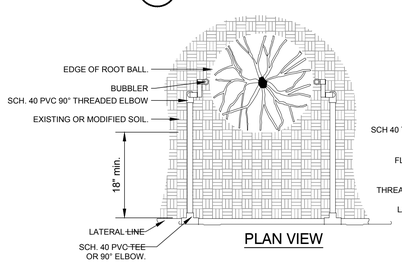


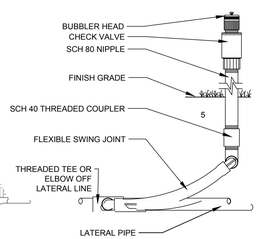
9 AIR / VACUUM RELIEF
NOT TO SCALE



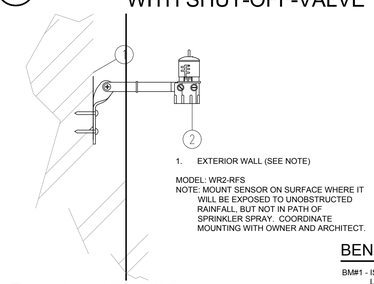
NOTES:
1. 4" MINIMUM PIPE SIZE FOR THRUST BLOCKS
2. MIN. THRUST BLOCK SIZE SHALL BE 2 CU. FT.

12 THRUST BLOCK
NOT TO SCALE





13 TREE BUBBLER
NOT TO SCALE



14 RAIN SENSOR
NOT TO SCALE

BENCHMARKS
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Raising Cane's CHICKEN FINGERS

PROTOTYPE P4-AV-2 RR
SCHEME A or B
VERSION 2025-1.0

RAISING CANE'S
RESTAURANT NO.: #1585
JACKSON & HERITAGE
OXFORD, MS 38655

REV	DATE	DESCRIPTION

DRAWN BY: LHD
CHECKED BY: LAN/JC
ARCH. PROJECT NO.: P4-AV 2 RR
SHEET NAME: IRRIGATION DETAILS
SHEET NUMBER: IR.1

LANDSCAPE IRRIGATION SYSTEM PERFORMANCE SPECIFICATIONS

PART 1 - GENERAL

1.0 GENERAL SCOPE

A. Inspection of Site: The Contractor shall acquaint himself with all site conditions, including underground utilities before construction is to begin. Contractor shall coordinate placement of underground materials with contractors previously working underground in the vicinity or those scheduled to do underground work in the vicinity. Contractor is responsible for minor adjustments in the layout of the work to accommodate existing facilities.

B. Protection of Existing Plants and Site Conditions: The Contractor shall take necessary precautions to protect site conditions to remain. Should damages be incurred, this Contractor shall repair the damage to its original condition at his own expense. Any disruption, destruction, or disturbance of any existing plant, tree, shrub, or turf, or any structure shall be completely restored to the satisfaction of the Owner and his representatives, solely at the Contractor's expense.

C. Protection of Work and Property: The Contractor shall be liable for and shall take the following actions as required with regard to damage to any of the Owner's property.

1. Any existing building, equipment, piping, pipe coverings, electrical systems, sewers, sidewalks, roads, grounds, landscaping or structure of any kind (including without limitation, damage from leaks in the piping system being installed or having been installed by Contractor) damaged by the Contractor, or by his agents, employees, or subcontractors, during the course of his work, whether through negligence or otherwise, shall be replaced or repaired by Contractor at his own expense in a manner satisfactory to Owner, which repair or replacement shall be a condition precedent to Owner's obligation to make final payment under the Contract.

2. Contractor shall also be responsible for damage to any work covered by these specifications before final acceptance of the work. He shall securely cover all openings into the systems and cover all apparatus, equipment and appliances, both before and after being set in place to prevent obstructions on the pipes and the breakage, misuse or disfigurement of the apparatus, equipment or appliance.

3. All trenching or other work under the leaf canopy of any and all trees shall be done by hand or by other methods so that no branches are damaged in any way.

Buildings, walks, walls, and other property shall be protected from damage. Open ditches left exposed shall be flagged and barricaded by the Contractor by approved means. The Contractor shall restore disturbed areas to their original condition.

4. The Contractor shall be responsible for requesting the proper utility company to stake the exact location of any underground lines including but not limited to electric, gas, telephone service, water, and cable.

5. The Contractor shall take whatever precautions are necessary to protect these underground lines from damage. In the event damage does occur, all damage shall be completely repaired to its original condition, at no additional cost to the Owner.

6. The Contractor shall request the Owner, in writing, to locate any private utilities (i.e., electrical service to outside lighting) before proceeding with any excavation. If, after such requests and necessary staking, private utilities which were not staked are encountered and damaged by the Contractor, they shall be repaired by the Owner at no cost to the Contractor. If the Contractor damages staked or located utilities, they shall be repaired at the Contractor's expense.

D. The Contractor shall keep on his work, during its progress, a competent superintendent and any necessary assistants, all satisfactory to the Owner, or Owner's representative.

E. The superintendent shall represent the Contractor in his absence and all directions given to him shall be as binding as if given to the Contractor.

F. Guarantee: All work shall be guaranteed for one year from date of final acceptance against all defects in material, equipment and workmanship to the satisfaction of the Owner. Repairs, if required, shall be done promptly at no cost to the Owner.

1. The guarantee shall also cover repair of damage to any part of the premises resulting from leaks or workmanship, to the satisfaction of the Owner. The Contractor shall not be responsible for work damaged by others. Repairs, if required, shall be done promptly. The guarantee shall state the name of the Owner, provide full guarantee terms, effective and termination date, name and license number of Contractor providing guarantee, address, and telephone number. It shall be signed by the chief executive of the Contractor of his liability under the guarantee. Such warranties shall only supplement the guarantee.

2. If, within ten (10) days after mailing of written notice by the Owner to the Contractor requesting repairs or replacement resulting from a breach of warranty, the Contractor shall neglect to make or undertake with due diligence to make the same, the Owner may make such repairs at the Contractor's expense; provided, however, that in the case of emergency where, in the judgment of the Owner, delay would cause serious loss or damage, repairs or replacement may be made without notice being sent to the Contractor, and Contractor shall pay the cost thereof.

1.1 RELATED DOCUMENTS:

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division-1 Specification Sections, apply to work of this Section.

1.2 WORK INCLUDED:

A. Work of this section provides a performance specification for the design and installation of a complete irrigation system for the project.

1.3 QUALITY ASSURANCES:

A. Applicable requirements of accepted standards and codes shall apply to the work of this section:

1. ASTM - American Society for Testing Materials.
   D2241: Polyvinyl Chloride (PVC) Plastic Pipe (SDR-PR).
   D2287: Flexible Polyvinyl Chloride (PVC).
   D2464: Polyvinyl Chloride (PVC) Plastic Pipe Fittings, Threaded, Schedule 80.
   D2466: Polyvinyl Chloride (PVC) Plastic Pipe Fittings, Socket Type, Schedule 40.
   D2564: Solvent Cements for Polyvinyl Chloride (PVC) Plastic Pipe and Fittings.
   D2855: Making Solvent - Cemented Joints for Polyvinyl Chloride (PVC) Pipe and Fittings.
2. National Plumbing Code (NPC)
3. National Electric Code (NEC)
4. National Sanitary Foundation (NSF)

1.4 DEFINITION

A. Irrigation Design: Design of irrigation system to meet any applicable Loudoun County standard specifications. Irrigation design to be completed by a Irrigation Designer certified by the Irrigation Association or as approved by Raising Cane's. Contractor shall be responsible for obtaining any approvals/ permits required by the local governing authority.

B. Irrigation Mains: That portion of piping from water source to remote control valves. This portion of piping is subject to surges, being a closed portion of irrigation system. Hydrant lines (QCV) are considered part of main line piping system.

C. Lateral Piping: that portion of piping from remote control valve to sprinkler heads and tubing.

1.5 SYSTEM DESCRIPTION:

A. Design and install to provide complete head to head coverage not to exceed 5 feet per second through pipe, designed for matched precipitation for lawn and planting as follows:

1. All seeded lawn areas
2. All new sodded areas
3. All new shrub beds and new tree planting areas, incl. parking lot islands. (Drip irrigation shall be utilized for all planting beds)

Design, furnish and install an operating system, complete with electrical connection, backflow preventers & enclosures, automatic controllers, main and lateral lines, sprinkler heads, Drip lines, remote control valves, quick coupler valves, wires and any other items required for a complete and operating system. Contractor shall provide a controller schedule with the design.

1.6 SUBMITTALS:

A. Irrigation Maintenance and Operating Instruction Manual: Manufacturer's literature for approved products in triplicate, neatly bound in a black vinyl three ring binder with cover entitled "Irrigation Maintenance and Operating Instruction Manual" with name and address of project, date of submission, and name and address of Designer and Contractor. Include parts numbers actually used, supplier's name, address, and telephone, and scheduled inspections required. Also include a suggested system operating schedule with precipitation rates for each zone. Manufacturer's literature shall include the following:

1. Sprinkler Heads
2. Drip Irrigation emitters
3. Valves: manual and automatic
4. Controller
5. Valve Boxes
6. Pipe, Tubing, and Fittings
7. Wire
8. Meter
9. Backflow Prevention Device
10. Misc. materials (such as rain and temperature check devices, etc.) or items as described on the irrigation schedule

B. Project Record Documents:

1. Submit preliminary design to Owner/Engineer for approval prior to any construction.

2. Maintain in good order at site, one copy of approved design drawings, specifications, addenda and approved change orders, and record changes and other modifications made during construction.

3. Upon completion of work, transpose changes to AutoCAD and submit a hard copy of the as-built drawing with each product data manual.

4. Submit 2 complete product data manuals with as-built to the Owner/Engineer prior to issuance of final acceptance. As built-drawing to include location, by written dimension, of mainline piping, remote control valves and quick coupler valves. Title "Record Drawing" and include date, signature, and license of installer. Product Data Manual shall include:

a. Table of Contents
b. Written description of the irrigation system
c. System drawings:
   1 one copy of design drawings
   2. one copy of record as-built
   3. manuf. data with specific model, type and size
   4. winterization and spring start-up procedures

1.7 PROJECT/SITE CONDITIONS

A. Water Supply: Owner/ General Contractor will provide water for required testing, flushing and jetting.

B. Electrical Supply: Contractor shall be required to make final connection to controller.

C. Sleeves and Ducts: Provide sleeves and/or ducts at all road/pavement crossings. Extend sleeves 36" deep under paving and 18" min. beyond paving and cap lines handtight, refer to detail. Do not use as main or lateral lines.

D. Existing Utilities and Structures: Review utility structure as-builts and consult with the appropriate utility companies for location prior to commencing installation. Repair damage due to installation immediately. Make necessary adjustments in the layout as may be required to connect to existing stubouts, as may be required to work around existing conditions.

E. Storage: Space will be designated at the site.

F. Deliver materials in original package, cartons, and containers bearing the name of manufacturer, brand, and model number. Pipe shall be stored on pallets a minimum of 4" off of the ground.

G. Protect irrigation system materials before, during and after installation. Exercise care in handling, loading, unloading, covering and storing plastic pipe and fittings until ready to install.

H. In the event of damage, immediately make repairs and replacements necessary at no additional cost to Owner.

1.8 SCHEDULING

A. Coordinate with Landscape Contractor and his landscape work.

B. Prepare a detailed schedule coordinated with the work of other contractors doing work at the site.

C. Monitor schedules on a regular basis so potential variances can be determined and resolved.

D. Verify all product orders so deliveries are timed to maintain construction schedules.

1.9 WARRANTY

A. The Contractor shall fully warrant the landscape irrigation system for a period of one (1) year after the written final acceptance and will receive a written confirmation from the Landscape Architect that the warranty period is in effect.

B. During the warranty period, the Contractor will enforce all manufacturer's and supplier's warranties as if made by the Contractor himself. Any malfunctions, deficiencies, breaks, damages, disrepair, or other disorder due to materials, workmanship, or installation by the Contractor and his suppliers shall be immediately and properly corrected to the proper order as directed by the Owner and/or Landscape Architect.

C. Any damages caused by system malfunction shall be the responsibility of the Contractor who shall make full and immediate restoration for said damages.

1.10 MAINTENANCE

A. Provide maintenance of system including cleaning and adjustment of heads, raising and lowering of heads, cleaning filters, flushing lateral lines and tubing until final acceptance.

B. Repair backfill settlement of trenches prior to acceptance.

C. Drain and flush system within one-year guarantee period.

D. Instruct Owner and Owner's personnel in operation and general maintenance of system. Provide Owner with a maintenance manual of materials installed bound in a three-ring black vinyl binder.

E. Repair of damage caused by vandals, other contractors or weather conditions shall be considered extra to the work.

F. Maintain the entire irrigation system in proper working order and program the controllers in consultation with Landscape Contractor prior to final acceptance.

G. Provide the Owner with a letter summarizing the one-year warranty and timeframe stated in this specification and date of final acceptance. This letter shall serve as the Contractor's written guarantee.

PART 2 - PRODUCTS

2.0 EXTRA EQUIPMENT

A. One quick coupler key for every 3 quick couplers with one hose swivel and one brass boiler drain each.
B. Three (3) keys to controller.
C. Five (5) spare sprinkler heads and nozzles, (each type).

2.1 POLYVINYL CHLORIDE PIPE

A. Manufactured in accordance with standards noted herein:

1. Marking and Identification: Continuously and permanently marked with manufacturer's name, pipe size, pipe type and material, SDR number, ASTM standard number and NSF (National Sanitation Foundation) seal.

2. Pipe Fittings: Of same material as PVC pipe specified and compatible with PVC pipe furnished.

3. PVC Pipe: **Laterals**: Class 200, SDR 21; **Mainline**: Schedule 40 Under paved surfaces and in sleeves to be Schedule 40.

4. Sleeves: Refer to Detail.

2.2 COPPER TUBING AND FITTINGS

A. Hand straight lengths of domestic manufacture, Type "M." Do not use foreign extrusion or irrigation tubing.

B. Copper Tube Fittings: Cast bronze or wrought copper or sweat-solder type.

C. Use only 60-40 "no lead" solder on copper joints.

2.3 VALVE WIRING

Type UF, No. 14 gauge with 4/64" insulation, Underwriters Laboratory approved for direct underground burial when used in National Electrical Code, Class II circuit (30-volts AC or less). Color code wire red for lead wire and white for common wire.

2.4 WIRE SPLICES

"Dri-Splice" as manufactured by Spears Manufacturing Company, "DBY Connectors" as manufactured by 3-M Company or "One Step" as manufactured by King Technology, Inc.

2.5 SOLVENT, CLEANER, AND PRIMER

A. Conform to ASTM D2S64.

B. PVC Pipe and Fittings: Weld-on #705 Solvent and #P-70 Primer.

2.6 QUICK COUPLER VALVES

Shall be 3/4" bronze bodied valves with a rubber seat and plated cover. Keys shall be bronze constructed with 3/4" FIP X 3/4" MIP threaded

2.7 SWING JOINTS

One (1") inch unitized "full circle" type. Use Teflon tape on all threaded joints and draw joints up snugly, do not overtighten.

2.8 SPRAY HEAD

A. Spray head shall have built-in pressure regulating heads to regulate pressure to 30 psi.

B. Seed/Sod Spray Heads: ABS body with a 3-1/2" spring loaded pop-up nozzle assembly and 1/2" FIP connection in base.

C. Shrub Spray Heads: ABS body with a 12" spring loaded pop-up nozzle assembly and 1/2" FIP connection in base.

D. Nozzles: Matched precipitation rates (MPR)

2.9 DRIP IRRIGATION

Trees and shrubs will have a commercial grade drip irrigation emitter system.

2.10 ELECTRIC VALVES

Normally closed, globe-type diaphragm, glass-filled nylon body and cover, and Buna N reinforced diaphragm with 24-volt, 1/4-amp solenoid in a waterproofed housing, rated at 200 psi.

2.11 REINFORCEMENT STAKES

One (1") inch galvanized pipe long enough to penetrate at least 36" into undisturbed earth. Use two stainless steel worm gear clamps with stainless steel screws to fasten the state to the quick coupler.

2.12 BACKFLOW PREVENTER

Reduced pressure zone (RPZ) backflow preventer or as required by local code, in an above ground insulated hot box.

2.13 VALVE BOXES

Non corrosive, heavy duty, superflenan plastic material with covers impregnated with colorfast green pigment. Valve boxes must have a locking cover. Toro, Hunter, Rainbird or equal.

2.14 VALVE BOX BACKFILL

Clean, washed gravel graded from 1/2" to 1" diameter.

2.15 BACKFLOW ENCLOSURE

A. The backflow prevention device enclosure shall be a commercial manufactured enclosure made specifically for this function, sized to fit the utilized backflow device. It shall be vandal and weather resistant, with stainless steel locking mechanism and mounting hardware.

B. A self-activated heating device for the backflow preventer shall be provided and installed by the contractor, including power supply hook-up.

C. Irrigation Contractor to coordinate screening of Hot Box with General Contractor and Landscape Contractor

2.16 ELECTRIC CONTROLLER

Fabricated so internal parts are accessible through controller door. Electrical components mounted on printed circuit boards with edge connector and plugs for easy removal during maintenance.

A. Housing: Interior 18 gauge wall mountable or exterior 16 gauge weatherproofed wall or pedestal mountable locking case as indicated or as selected.

B. Electrical Characteristics: Capable of operating 24 VAC electric control valves input power of 117 VAC, 50/60 Hz through resettable circuit breaker to protect controller from power overload and field wiring short circuits.

C. Limits of Operating Time per Station: 1 minute to 9 hours, 59 minutes in 1 minute increments.

D. Number of Independent Programs: 3

E. Number of Automatic Starts per Day per Program: 4

F. Station Assignability: Every combination of programs

G. Program Setability: On either 7 day weekly repeat cycle or on 1 to 6 skip day basis.

H. Method of Indicating Program in Operation During Operation: Readout

I. Automatic Program Overlap Protection: Capable of allowing only one program to run at one time and ensuring by delaying start times that programmed watering cycles will occur even when cycles are scheduled to start while in conflict with each other.

J. Manual Operation: Capable of operation without affecting original programs, of being activated for 1 minute to 9 hours, 59 minutes in 1 minute increments, of activating user programs and of activating systems check feature to run each station for 1 minute, 45 seconds.

K. Standby Operation: Preset Back-Up Program capable of maintaining user program during power

L. Self-Test Feature: Built-in, capable of checking
1. LED's for lighting and shorts
2. Digital display for lighting and shorts
3. Each key of keyboard for integrity and proper function.
4. Station outputs.

2.17 TEMPERATURE SENSOR

Johnson Controls Freeze Sensor. PENN #A19ANC-1.

2.18 RAIN SENSOR

Shall be vandal resistant; manufactured by Toro, Hunter, Rainbird or equal, with adjustable interruption point and attached mounting bracket, wired or wireless.

PART 3 - EXECUTIONS

3.1 EXAMINATION

A. Examine areas and conditions under which system is to be installed.

B. Notify Designer in writing of conditions detrimental to proper and timely completion of

C. Do not proceed until conditions are acceptable.

3.2 PREPARATION

A. Coordinate work which is embedded in concrete or masonry and route under paved

B. Provide timely delivery and installation at job site.

C. Protect adjacent structures, surfaces, and finishes. Do not move equipment over structures without written approval from Designer. Provide necessary protection such as board roading, drop cloths, etc., as required.

3.3 INSTALLATION

A. General:

1. Staking: Before installation is started, place a stake where each sprinkler is to be located in accordance with approved shop drawings. Receive written approval from Irrigation Designer before proceeding.

2. Excavation: Is unclassified and includes earth, loose rock, rock or any combination thereof, in wet or dry state. Contractor shall review geotechnical report and grading plans and include any cost for rock removal in bid. No additional cost for rock excavation will be accepted.

3. Backfill: Use material excavated except where pipe manufacturer's specifications require otherwise. Use select fill dirt or sand if existing soil is rocky or contains large clods. Hand-tamp to prevent after settling. Hand-rake trenches and adjoining areas to match surrounding grades.

4. Pipe Layout: Route around trees and shrubs to avoid damage to root system. Do not dig within root balls of newly planted trees or shrubs. Do not move or damage trees and shrubs.

B. Pipe Installation:

1. Sprinkler Main: Install in 4-inch wide (minimum) trench with a minimum of 24 inches of cover.

2. Lateral Piping: Install in 4-inch wide (minimum) trench with a minimum of 18-inches of cover.

3. Trenching: Remove lumber and rubbish greater than 1-1/2 inches in diameter from trenches. Provide a firm, uniform bearing for entire length of pipe to prevent uneven settlement. Pad trenches with dirt or sand if soil is rocky. Do not wedge or block pipe. Snake pipe from side to side of trench bottom to allow for expansion and contraction. Remove foreign matter or dirt from inside of pipe prior to welding and keep clean during and after installation. Do not lay piping in trenches when water is in the trench, when temperature is 36 degrees or below, or when rains are eminent.

C. PVC Pipe and Fitting Assembly:

1. Solvent: Use type and procedures recommended by pipe manufacturer to make solvent-welded joints. Thoroughly clean pipe and fitting of dirt, dust, and moisture before applying solvent.

2. PVC to Metal Connection: Work metal connection first. Use a non-hardening pipe dope such as Permatex No. 2 on threaded PVC to metal joints. Use only light wrench pressure.

3. Threaded PVC Connection: Where required, use threaded PVC adapters into which pipe may be welded.

D. Copper Tubing and Fitting Assembly:

1. Clean pipe and fitting thoroughly and buff connection with sand paper to remove residue from pipe.

2. Flux pipe and fitting, solder connection using 60-40 soft solid core leak-free solder.

E. Sprinklers

1. General: Supply in accordance with equipment list and size shown on approved shop drawings. Revise nozzle degree and trajectory as required by wind condition as affecting coverage. Firmly tamp grade around head.

2. Lawn Spray Head: Install with top side of head flush to one-quarter (1/4") inch above finish grade and 4" minimum from back of curb. Attach to lateral piping with a flexible 1/2" x 12" PVC flexible riser. No polyethylene nipples will be allowed.

3. High-Pop Spray Head: Install with underside of flange flush with finish grade and 4" minimum from back of curb. Attach to lateral piping with a flexible 1/2" x 12" PVC flexible riser.

4. Rotary Head: Install with underside of flange flush with finish grade and 4" minimum from back of curb. Attach to lateral piping with a swing joint as detailed on drawings.

5. Bubblers: Install with flange flush with finish grade. Attach to piping per manufacturer's specifications.

F. Quick Coupler Valve

Install flush with finish grade. Attach to sprinkler mains with swing joint as detailed on drawings. Install reinforcement stake perpendicular to grade and buried below finish grade two (2") inches minimum. Attach to valve with clamps as detailed.

G. Electric Remote Control Valve

1. Supply in accordance with equipment list and size shown on approved shop drawings.

2. Install in a level position deep enough so there will be at least 12 inches of cover over valves and in accordance with manufacturer's specifications.

3. Install a 14" x 19" standard plastic valve box plus ball valve assembly upstream from each valve for servicing.

H. Wiring

1. Supply wire from automatic sprinkler controller to valves in accordance to controller manufacturer's specifications. A separate wire is required from controller to each valve. Provide a common neutral wire with white insulation from controller to each valve.

2. Lay wire in trenches provided for piping under the piping taping in bundles every ten (10') feet with plastic electric tape.

3. No conduit is required for wire except under paved areas.

4. Join wires together using water-proof DBY splice kits.

5. Provide 48" expansion coil of valve and ground wire at each remote control valve and splice. Form expansion coil by wrapping firmly and evenly around a piece of one (1") inch PVC pipe.

6. Connect valve wire to both sensors in "series" so either sensor can "open" the "circuit" and shut system down.

I. Automatic Irrigation Controller

1. Install according to manufacturer's recommendation at location approved by Owner. All above-ground wiring shall be in conduit conforming to national electric code requirements. Contractor is responsible for power to, and grounding of controller per manufacturers specifications.

2. Program controller system setting operating times and duration as directed by Owner's representative and adjust as required.

J. Temperature and Rain Sensors: Install in locations approved by Owner's representative.

3.4 TESTING

A. General: Perform required testing under observation of Designer. Give 7 days notice that tests are to be conducted.

B. Sprinkler Main: Test for a period of 12 hours under normal water pressure. If pressure drops 3 psi or leaks occur, correct defect and repeat test.

C. Lateral Piping: Test for a period of 1 hour under normal water pressure. If leaks occur, correct defect and repeat test.

D. Complete testing prior to backfilling. Sufficient backfill may be placed in trenches between fittings to insure stability of line under pressure. In each case, leave fittings and couplings open to visual inspection for full period of test.

E. Verify sensor operation to shut system down by filling rain sensor with 1/4" of water. Then place temperature sensor in ice.

3.5 FINAL ADJUSTMENT

A. Adjustment and Coverage of System: Coordinate pressure testing with adjustments and coverage test of system so both may occur at the same time. The Contractor shall balance and adjust the various components of the system so that the overall operation of the system is most efficient. This includes a synchronization of the controllers, adjustments to pressure regulators, pressure relief valves, part circle sprinkler heads, and individual station adjustments on the controllers.

B. After system has been installed, make final adjustments prior to inspection by Engineer.

C. Completely flush system to remove debris from lines by removing nozzles from heads and turning on system. Replace nozzles and check operation of system, zone by zone, to determine that there is no debris left in the heads to obstruct proper operation. If any heads do not operate properly, repeat operation by removing nozzles of heads not operating properly and reflushing.

D. Check sprinklers for proper operation and proper alignment for direction of throw.

E. Check each section of heads for operating pressure and balance to other sections by use of flow adjustment on top of each valve.

F. Check nozzling for proper coverage. Prevailing wind conditions or slopes may indicate that arc of angle or trajectory of spray should be modified. Change nozzles to provide correct coverage.

G. After system is thoroughly flushed and ready for operation, each section of sprinklers must be adjusted to control pressure at heads. Use the following method, one section at a time:

1. Remove last head on section and install temporary riser above grade. Install tee with pressure gauge attached on top of riser and reinstall head with nipple onto tee.

2. Correct operating pressure range at last head of each section shall be as per manufacturer's recommendations.

3. After replacing heads, at grade, tamp thoroughly around head.

H. The Contractor shall flush the main lines from dead end fittings for a minimum of five (5) minutes under a full head of pressure.

3.6 CLEANUP

During work, keep premises neat and orderly. Remove trash and debris from site daily as work progresses. After completion of work level and rake clean disturbed areas, leaving in an orderly condition acceptable to Designer.

BENCHMARKS

BM#1 - IS A SQUARE CUT IN SIDEWALK LOCATED ON THE NORTH SIDE OF JACKSON AVENUE WEST APPROXIMATELY 23 FEET EAST OF EAST DRIVE APRON INTO SUBJECT PROPERTY.
ELEV. = 422.03

Mississippi 811
protecting Mississippi's vital flow...one call at a time

CAUTION!!
CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

CSRS
a Westwood company
8555 United Plaza Blvd.
Baton Rouge, Louisiana 70809
Telephone: 225 769-0546
www.csrsinc.com

SEAL:

REGISTERED LANDSCAPE ARCHITECT
LANCE HOLLAND
693
STATE OF MISSISSIPPI
COMMISSION
3/17/26

CONSULTANT:

Kimley»Horn
2026 KIMLEY-HORN AND ASSOCIATES, INC.
1545 WEST MONROE, SUITE 200 JACKSON, MS 39202
PHONE: 972-770-1300 FAX: 972-335-3779
WWW.KIMLEY-HORN.COM

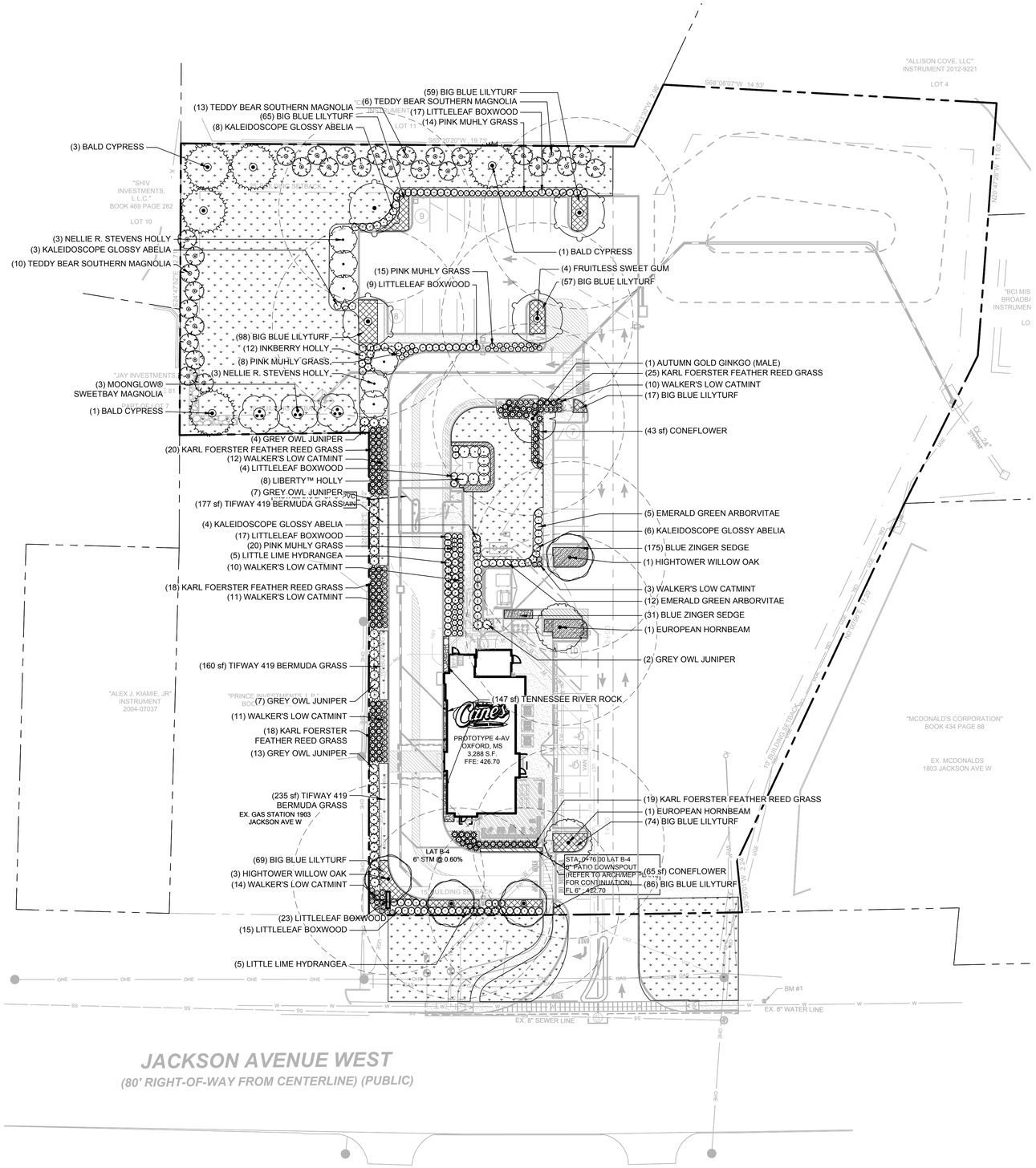
Raising Cane's CHICKEN FINGERS

PROTOTYPE P4-AV-2 RR
SCHEME A or B
VERSION 2025-1.0

RAISING CANE'S
RESTAURANT NO.: #1585
JACKSON & HERITAGE
OXFORD, MS 38655

REV	DATE	DESCRIPTION

DRAWN BY: LHD
CHECKED BY: LAN/JC
ARCH. PROJECT NO.: P4-AV 2 RR
SHEET NAME: IRRIGATION NOTES
SHEET NUMBER: IR.2



GRAPHIC SCALE IN FEET
0 15 30 60

LANDSCAPE REQUIREMENTS

1. TOTAL LINEAR FOOTAGE OF PUBLIC ROAD FRONTAGE = 2,500 LF
   1 TREE PER 50 LF = (140/ 50) = 2.8.
   3 STREET TREES PROPOSED
2. LINEAR FOOTAGE OF PERIMETER = 2,677 LF
   1 TREE PER 40 LF = (1,478 / 40) = **36.9 REQUIRED TREES**
   37 PERIMETER TREES PROPOSED

PARKING LOT TREES = 1 TREE PER 5 PARKING SPACES
(34 SPACES / 5 = 7 TREES)
8 PARKING LOT TREES PROVIDED

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	CONDITION
TREES						
	CAR BET	2	CARPINUS BETULUS / EUROPEAN HORNBEAM	3" CAL / 10` HT MIN.	B&B	MATCHING, STRONG CENTRAL LEADER
	GA	1	GINKGO BILOBA `AUTUMN GOLD` / AUTUMN GOLD GINKGO (MALE)	2" CAL. MIN; 8`-10` HT.	B&B	MATCHING; STRONG CENTRAL LEADER; 48" CLEAR HEIGHT
	IN	6	ILEX X 'NELLIE R. STEVENS' / NELLIE R. STEVENS HOLLY	48" HT, MIN	B&B	MATCHING; FULL TO GROUND
	LR	4	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' / FRUITLESS SWEET GUM	3" CALIPER	B&B	MATCHING; STRONG CENTRAL LEADER; 48" CLEAR HEIGHT
	MGT	29	MAGNOLIA GRANDIFLORA `TEDDY BEAR` / TEDDY BEAR SOUTHERN MAGNOLIA	3" CAL / 10` HT MIN.	B&B	MATCHING; FULL TO GROUND
	MJ	3	MAGNOLIA VIRGINIANA `JIM WILSON` / MOONGLOW® SWEETBAY MAGNOLIA	3" CAL / 8` HT MIN.	B&B	MATCHING; 3-5 STEMS; UNIFORM GROWTH HABIT
	QE	4	QUERCUS PHELLOS 'QPSTA' TM / HIGHTOWER WILLOW OAK	3" CAL / 10` HT MIN.	B&B	MATCHING, STRONG CENTRAL LEADER; FULL EVEN CANOPY, WELL BRANCH
	TD	5	TAXODIUM DISTICHUM / BALD CYPRESS	3" CAL / 10` HT MIN.	B&B	MATCHING, STRONG CENTRAL LEADER

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	CONDITION
SHRUBS						
	AK	21	ABELIA X GRANDIFLORA `KALEIDOSCOPE` / KALEIDOSCOPE GLOSSY ABELIA	3 GALLON , 18" HT. MIN	CONTAINER	FULL AND HEAVY
	BB	71	BUXUS MICROPHYLLA / LITTLELEAF BOXWOOD	3 GALLON; 24" MIN. HT.	CONTAINER	FULL AND HEAVY
	CK	100	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	3 GALLON , 18" HT. MIN	CONTAINER	MATCHING; FULL AND HEAVY
	HL2	10	HYDRANGEA PANICULATA `LITTLE LIME` / LITTLE LIME HYDRANGEA	3 GALLON; 24" MIN. HT.	CONTAINER	MATCHING; FULL AND HEAVY
	IG	12	ILEX GLABRA / INKBERRY HOLLY	3 GALLON; 24" MIN. HT.	CONTAINER	FULL AND HEAVY
	IL	8	ILEX X 'CONTY' / LIBERTY™ HOLLY	36" MIN. HT.	B&B OR CONTAINER	MATCHING; FULL TO GROUND
	JO	33	JUNIPERUS VIRGINIANA `GREY OWL` / GREY OWL JUNIPER	3 GALLON; 24" MIN. HT.	CONTAINER	MATCHING; FULL AND HEAVY
	MC2	57	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS	3 GALLON	CONTAINER	FULL AND HEAVY
	NW2	71	NEPETA X 'WALKER'S LOW' / WALKER'S LOW CATMINT	3 GALLON, 18" HT. MIN.	CONTAINER	MATCHING; FULL AND HEAVY
	TS	17	THUJA OCCIDENTALIS 'SMARAGD' / EMERALD GREEN ARBORVITAE	48" HT	B&B OR CONTAINER	MATCHING; FULL TO GROUND

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	CONDITION
GROUND COVERS						
	CB	270	CAREX FLACCA 'BLUE ZINGER' / BLUE ZINGER SEDGE	1 GALLON	12" O.C.	MATCHING; FREE OF WEEDS
	CL	26,109 SF	CYNODON DACTYLON TIFWAY 419' / TIFWAY 419 BERMUDA GRASS	ROLLS OR SQUARES	-	SOD, FREE OF WEEDS, PIN TO SLOPES 3:1 OR GREATER
	EP	108 SF	ECHINACEA PURPUREA / CONEFLOWER	1 GALLON	18" O.C.	MATCHING; FREE OF WEEDS
	LB	525	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF	1 GALLON	18" O.C.	MATCHING; FREE OF WEEDS
	TRR	147 SF	TENNESSEE RIVER ROCK	1"-3" ROUND STONES	-	-

BENCHMARKS

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Mississippi 811
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CAUTION!!
CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

CSRS
a Westwood company
8555 United Plaza Blvd.
Baton Rouge, Louisiana 70809
Telephone: 225 769-0546
www.csrsinc.com

SEAL:

NOT FOR CONSTRUCTION
REGISTERED LANDSCAPE ARCHITECT
STATE OF MISSISSIPPI
693
3/17/26

CONSULTANT:

Kimley»Horn
2026 KIMLEY-HORN AND ASSOCIATES, INC.
1545 WEST SPRING PARK ROAD, RIDGELAND, MS 39157-5460
PHONE: 972-770-1300 FAX: 972-335-3779
WWW.KIMLEY-HORN.COM

PROTOTYPE P4-AV-2 RR
SCHEME A or B
VERSION 2025-1.0

RAISING CANE'S
RESTAURANT NO.: #1585
JACKSON & HERITAGE
OXFORD, MS 38655

REV	DATE	DESCRIPTION

DRAWN BY: LHD
CHECKED BY: LAN/JC
ARCH. PROJECT NO.: P4-AV 2 RR
SHEET NAME: LANDSCAPE PLAN
SHEET NUMBER: L1.0

GENERAL NOTES

1. Plants shall be healthy, vigorous material, free of pests and diseases and are subject to approval/rejection of the Landscape Architect prior to, during and after installation.
2. Contractor shall identify all materials at growing location prior to purchase and submit digital photographs, and source list to the Landscape Architect for approval at a minimum of six (6) calendar weeks prior to installation. Plants not approved shall be resourced and resubmitted.
3. Planting beds and individual tree plantings shall be mulched continuously as specified.
4. Prior to construction the contractor shall be responsible for locating underground utilities and execute work in a manner that avoids damage to utilities during the course of work. Contractor shall be responsible or remedy of any damage to utilities, structures, site appurtenances that occur as a result of landscape related work.
5. Contractor is responsible for verifying quantities shown on documents. Field adjustments shall be approved by Landscape Architect prior to installation. Quantities indicated on drawings are for reference-it is the Contractor's responsibility to ensure full coverage of plants at the indicated spacing.
6. Contractor is responsible for maintenance of all plantings including, but not limited to watering, mowing, edging, spraying, mulching, fertilizing, of plantings and turf areas for one (1) calendar year from date of certificate of occupancy. Contractor is responsible for warranty of all plant material for a period of one (1) calendar year from date of certificate of occupancy. Warranty replacement planting shall meet or exceed the original specification identified on drawings. Replacement planting shall extend the same warranty as originally installed materials. Plantings and grass areas shall be flourishing and fully thriving at end of warranty period.
7. Plants identified for replacement by Owner, Landscape Architect shall be replaced immediately by the Contractor unless otherwise agreed upon. Plantings (trees, shrubs, groundcover) subject to replacement by warranty shall exhibit characteristics of 30% dead-per individual plant, non-contributing or disease compromised. Grass areas suitable for acceptance shall demonstrate 85% sustained/consistent and continuous, densely established coverage.
   Contractor shall perform a site review at end of warranty period and provide the Owner with written documentation of the site, including plant health, warranty replacement items, and conditions that may be influencing plant health. Contractor shall remove from plants and site, all staking and guying material at end of warranty period.
8. Contractor shall comply with all local, state and federal requirements, codes and regulations related to the work undertaken.
9. All material including planting operation appurtenances shall be of domestic origin manufacture and sourced within 100 miles of the project site.
10. Contractor is responsible for coordination among trades operating on site. Coordination and if necessary resulting modifications to schedules are responsibility of the Contractor.

PERFORMANCE SPECIFICATION

I. PLANTS

A.General

1. Live healthy plants free of dead branches and parts
2. Free of disease, insect, injury and damage
3. Unbroken, intact, dense and solid rootballs and containers, without cracks, flat sides or previously repaired damage.
4. Free of girdling roots or rootbound/circling container conditions
5. Plants of consistent in growth habit and healthy character
6. Free of compromising growth conditions such as weak crotch connections, crossed branches, snags and scars
7. Point of origin growing location within 100 miles of project site
8. Graded, standards, caliper, sizes and stock consistent with *ANSI Z60.1, American Standard for Nursery Stock* most current edition
9. Species identified consistent with *Hortus Third: Concise Dictionary of Plants Cultivated in the United States and Canada*, most current edition and *Manual of Woody Plants: Their Identification, Ornamental Characteristics, Culture, Propagation and Uses*, most current edition
10. All disturbed areas shall be grass seed unless otherwise identified on landscape plans

B. Trees:

1. Deciduous Single Trunk
   a. Full, straight and upright with consistent symmetrical natural branching pattern throughout
   b. Branching Height-seven (7) feet to lowest branch in two years unless otherwise required by local jurisdiction

2. Deciduous Multi-Trunk
   a. Full and upright with straight consistent symmetrical natural branching pattern throughout
   b. Canes evenly spaced and of similar growth habit
   c. Free of suckers and extraneous branching

3. Evergreen Single-Trunk
   a. Full and upright with continuous symmetrical dense natural habit
   b. Clear branching height twelve (12) inches above top of rootball
   c. Free of suckers and extraneous branching
   d. Do not shear or otherwise prune to shape plantings

C.Evergreen and Deciduous Shrubs

1. Full, dense and naturally symmetrical.
2. Consistent with container and/or balled and burlapped size
3. Free of suckers and extraneous branching
4. Do not shear or otherwise prune or shape plantings

D.Evergreen and Deciduous Groundcover

1. Full and dense in pots or flats

E. Perennials and Seasonal Color

1. Full and dense in pots or flats

F. Turf Grass

1. Subgrade

a. Soil Mix-10% Compost, 90% topsoil by volume
b. Preparation-loosen subgrade to a minimum depth of four (4) inches. Remove all non-natural materials including litter, stones, sticks and all items greater than ¾ inch in any dimension
c. Preparation-spread soil mix at a depth of four (4) inches continuously to meet grade elevations shown on drawings. Allow for thickness of sod when applicable

2. Grass Sod

a. Install not longer than twenty-four (24) hours from harvest
b. Grass bed not less than two (2) inches in continuous thickness
c. 100% continuous live sod coverage after first growing season and at end of warranty period.
d. Of uniform non-varying density and continuous texture quality capable of growth and development immediately upon installation. Weed and noxious plant free
e. Stagger installation rows and place aligned parallel to contours
f. Fill joints solidly with planting bed preparation soil
g. Provide anchor pins at twenty-four (24) inches on center for slopes greater than 4:1

3. Grass Seed

a. Mix approved by the Landscape Architect
b. Provide first and new of year seed crops in mix free of weed seeds and deleterious matter
c. Provide seed mix not greater than 15% annual or perennial rye
d. Coverage 85% continuous coverage live stand after first growing season and at end of warranty
e. Replacement or overseeding mixes consistent with original application/installation
f. Provide erosion blankets or other slope retention methods as noted on drawings

II. Materials and Appurtenances

A.Testing

1. Materials testing information/certificates/dated labels shall be current to the project and performed/certified not greater than 120 calendar previous days from current date of submittal for review

B.Top Soil

1. Neutral Ph balance 5.5 -7.5. Friable and containing 2.0-5.0% organic matter by dry weight. Continuously free of non-soil items such as stones, debris, sticks, trash, and deleterious matter greater than ¾ inch in any direction. Clay content shall not exceed 25%.Gravel content shall not exceed 10%. Silt shall not exceed 25%

C.Use of Existing Topsoil

1. Existing topsoil on-site may be repurposed with prior Owner approval. Contractor shall provide soil testing and additive program that demonstrates consistent performance and characteristics and composition as identified herein. Owner shall approve soil testing and soil amendment/additive methods and procedures

D.Shredded Hardwood Mulch

1. 100% organic shredded first year hardwood free of deleterious matter, rock, gravel and weed seed. Neutral Ph balance 5.5-7.5

E. Compost Ph

1. Balanced 5.0-8.5 mature, stable and weed free produced by natural aerobic decomposition. Free of visible contaminants and toxic substances. Not greater than 5% sand, silt, clay or rock by dry weight. Consistent with US-EPA CFR Title 40 Part 503 Standards for Class A biosolids

G.Compost Testing

1. Prior to delivery on-site, the following items are required for approval by Owner: Feedstock percentage in final compost product; statement that the products meets federal, state and local health safety requirements
2. Provide copy of lab analysis less than 120 calendar days old verifying that the product meets described physical requirements; chemical contaminants; Ph; physical contaminants; biological contaminants (including a statement that fecal coliform and salmonella testing and results comply with requirements of the US Composting Council Seal of Testing approval programs

H.Planting Mix

1. 85% topsoil and 15% Compost

I. Fertilizer

1. Granular 10% nitrogen, 6% Phosphorous, 4% Potassium granular form with 50% Nitrogen in organic form. Product and Material Safety Data as approved by Owner

J. Herbicide

1. Product and Material Safety Data as approved by Owner

K. Water

1. Potable only unless otherwise approved by Owner

L. Hardwood Stakes

1. 2 x 2 x 48 inch square of sound hardwood, painted flat black on all sides

M.Tree Ties

1. Villa Non-Abrasive Rubber Tree Ties or approved equal

N.Filter Fabric

1. Mirafi 140-N or approved equal

III. Execution

A.Site Conditions

1. Inspect site and notify Owner in writing of acceptance with indication that project conditions are acceptable are suitable to proceed with work. Notify Owner of any existing damage and/or other conflicting conditions.
2. Do not proceed with work until unsatisfactory conditions have been satisfactorily remedied. Notify Owner of acceptance prior to commencement of work.
3. Notify Owner in writing of any conditions that may preclude successful completion of work including items such as coordination with other trades, incomplete work, drainage, soil temperature and/or composition, access to storage/work areas, damage to conditions, etc.
4. Notify Owner in writing immediately of any items that may influence work schedule, timing of tasks, materials delivery and/or installation and warranty responsibilities.
5. Coordinate and cooperate with other trades working in and adjacent to work areas.
   Examine drawings of other trades which show development of the entire project and become familiar with the scope of required work by others.

B.Planting Seasons

Recommended seasons are a general guide based on historical climatic data and typical performance of plantings, and which vary dependent on project-specific environmental conditions. Due to construction schedules, recommended planting seasons may/may not coincide with request(s) for certificate of occupancy for projects. Coordination of planting installation and seasons shall be reviewed with Owner on an individual project basis.

1. Deciduous and Evergreen Trees

Do not install/plant the following trees between September 15 and March 15
1. Oaks (Quercus Sp., Such as Q. rubra, Q. alba, Q. phellos, Q. coccinnea)
2. Dogwood (Cornus Sp.)
3. Sweetgum (Liquidambar Sp.)
4. All Conifers and Evergreens except White Pine (Pinus strobus Sp.)

2. Deciduous and Evergreen Shrubs

a. Install/plant between March 15 and June 15 and/or September 15 and November 30

3. Perennials

a. Install/plant between March 15 and June 15 and/or September 15 and November 30

4. Spring Flowering Bulbs

a. Install/plant between September 15 and December 15

5. Seasonal Annuals

a. Install/plant in season per approved schedule

6. Turf Grass

a. Install/plant between March 15 and May 15 and/or September 15 and November 30
b. Do not install/plant seed or sod turf grass areas when ambient air temperature is below forty (40) degrees Fahrenheit, or forecast for a twelve (12) hour period after completion of work

7. No Plant Installation

a. Do not install plantings or turf grass between June 15 and September 15, without approval by Owner

C.Positioning & Location of Plantings

1. Position plants to show the most-prominent and well-formed face to most-public view
2. Field locate plants and location/spacing/dimension of planting beds on project site prior to beginning installation
3. Verify location of individual plants and plant beds prior to beginning installation. Do not proceed without Owner approval

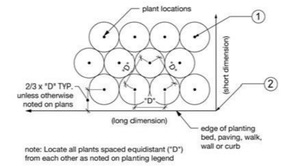
D.Implementation

1. Pursue work continuously without delay or interruption until completion unless notified otherwise by Owner
2. Provide project submittals ahead of commencement of work. Landscape Architect requires a minimum of ten (10) working days from date of receipt for review of submittals and response to Owner and Contractor. Plan accordingly for procurement of materials
3. Continuously update implementation schedule and notify Owner of progress. Delays related to material availability are not cause for non-completion of scheduled delivery of work
4. Report delays due to weather or site conditions immediately upon finding. Provide recommendation for remedy of schedule delays. Do not work, place or modify frozen soil
5. Report delays due to extraordinary natural or other conditions beyond control of Contractor

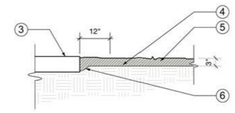
E. Clean Up

1. Remove trash, debris and work materials from site prior to request for substantial completion. Thoroughly clean surfaces impacted by work including building, parking areas, roadways, sidewalks, signs, lights, site furnishings, etc.
2. Repair any damage to existing conditions that occurred during execution of work.
3. All clean-up and demobilization procedures shall be performed to satisfaction of the Owner and Landscape Architect.

Groundcover & Mulch Details



1 Ground Cover Planting
NTS

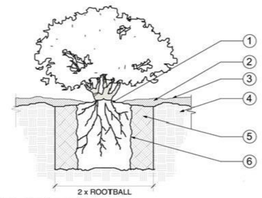


Notes:
1. mulch under trees and shrubs to blend into ground cover areas

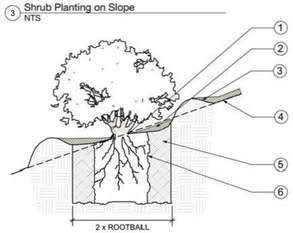
2 TYP Mulch Installation
NTS

1. plant location
2. edge of hardscape
3. hardscape / headerboard
4. finsih grade
5. MIN. 3" mulch, see plaanting notes for specifications
6. deepened shovel cut edge

Shrub Planting Details

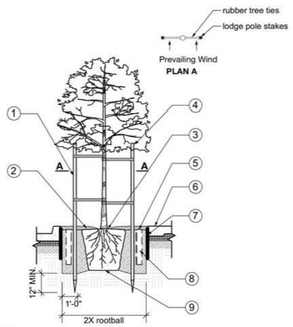


3 Shrub Planting on Slope
NTS



4 Shrub Planting on Slope
NTS

1. set crown 1" above grade
2. mulch under shrubs crown to remain clear and free of mulch
3. temporary 4" berm
4. finish grade
5. TYP. backfill all plants as specified
6. lightly scairfy rootball surface



Notes:
1. Do not damage main roots or destroy root ball when installing tree stakes.
2. Add water, backfill 50%, irrigate, then complete backfill.
3. See irrigation plan for type of irrigation specified at trees.

5 Tree Detail
NTS

Tree Planting Detail

1. 2" x 2" x 8" stake or 2" DIA. pine lodgepole - place outside of rootball MIN. 12" below bottom of rootball
2. MIN. 3" ES-2 mulch - keep away from crown
3. locate boxed tree crown 1" above backfill finish grade
4. V.I.T. cinch ties MIN. 4 per tree secured to stake per city standard specifications
5. tree bubblers set in basket weave canisters (2) per tree, see irrigations sheets
6. curb and adjacent paving & subgrade by Civil
7. 'Root Solutions' root guides / 24" barrier panels 1-800-554-0914, root barrier to extend MIN. 1/2" above finish grade of backfill. locate adjacent to curbing as shown
8. amended backfill (see planting specifications)
9. lightly scarify rootball, set on firm pit bottom, add wash gravel if poor drainage

BENCHMARKS

BM#1 - IS A SQUARE CUT IN SIDEWALK LOCATED ON THE NORTH SIDE OF JACKSON AVENUE WEST APPROXIMATELY 23 FEET EAST OF EAST DRIVE APRON INTO SUBJECT PROPERTY.
ELEV. = 422.03

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SEAL:

REGISTERED LANDSCAPE ARCHITECT
LANDSCAPE ARCHITECTURE
693
STATE OF MISSISSIPPI
3/17/26
COST SUBMISSION

CONSULTANT:

Kimley»Horn
2026 KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, SUITE 1700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-335-3779
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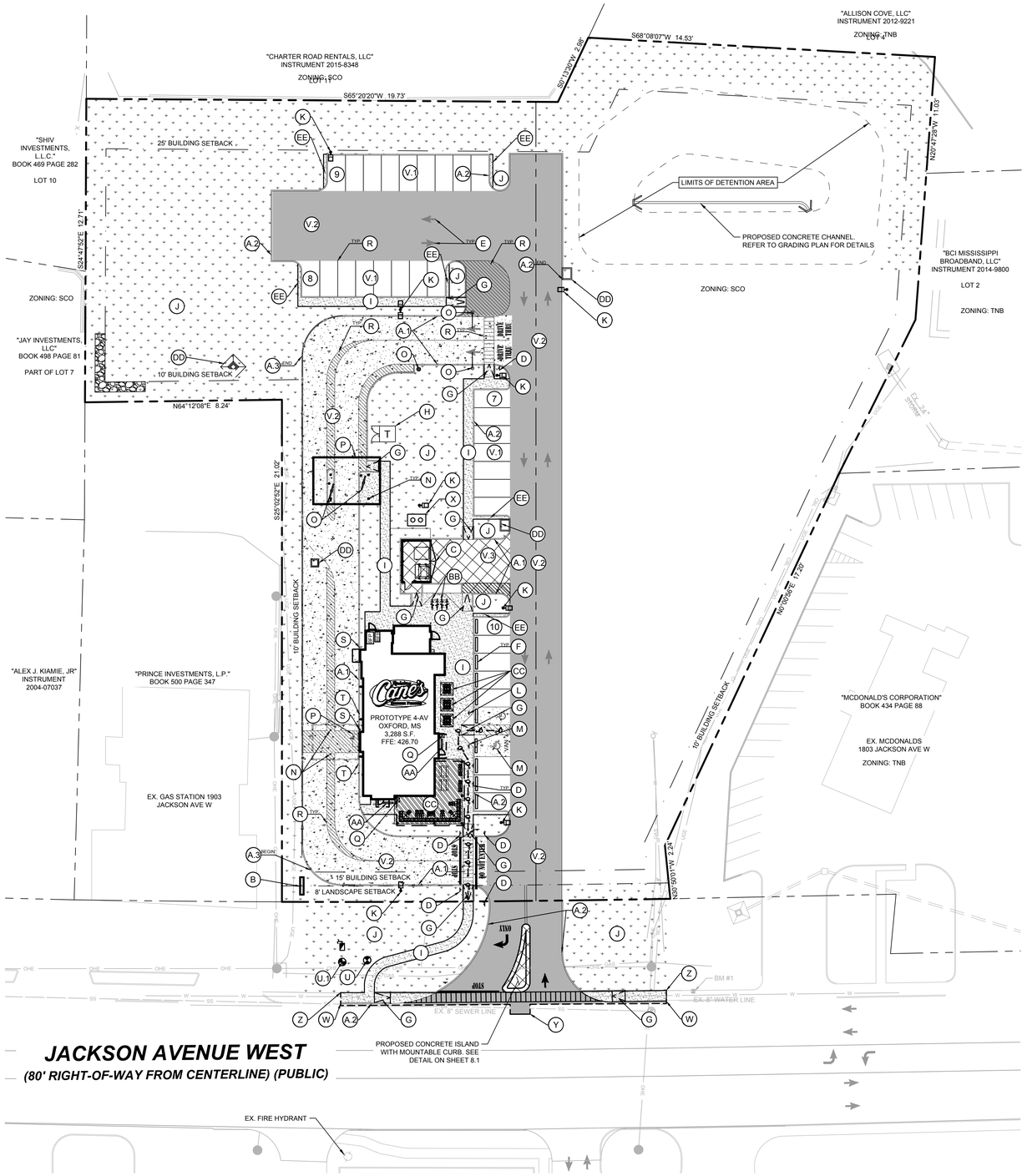
Raising Cane's CHICKEN FINGERS

PROTOTYPE P4-AV-2 RR
SCHEME A or B
VERSION 2025-1.0

RAISING CANE'S
RESTAURANT NO.: #1585
JACKSON & HERITAGE
OXFORD, MS 38655

REV	DATE	DESCRIPTION

DRAWN BY: LHD
CHECKED BY: LAN/JC
ARCH. PROJECT NO.: P4-AV 2 RR
SHEET NAME: LANDSCAPE NOTES
SHEET NUMBER: L1.1



GRAPHIC SCALE IN FEET
0 15 30 60
1" = 30' @ 24 x 36

SITE NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL/MEP PLANS FOR SITE LIGHTING & ELECTRICAL PLAN.
3. REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
4. EXISTING STRUCTURES AND OR UTILITIES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY.
5. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY HARRIS & ASSOCIATES LAND SURVEYORS, LLC, DATED NOVEMBER 5, 2025.
6. ALL PROPOSED PAVING IN CITY R.O.W. AND EASEMENTS TO CONFORM TO CITY STANDARDS.
7. PER FEMA MAP NUMBER 28071C0256C DATED NOVEMBER 26, 2010, THIS SITE IS NOT WITHIN THE FEMA FLOODPLAIN.
8. BUILDING IS FIRE SPRINKLED.

PARKING / SITE DATA

1901 JACKSON AVENUE W.

ZONING	SCO	
PROPOSED USE	RESTAURANT W/ DRIVE-THRU	
LEASE AREA/LOT AREA	1.52 / 2.94 ACRES	
BUILDING AREA	3,288 SF	
PATIO AREA	737 SF	
TOTAL BUILDING AREA	4,025 SF	
FINISHED FLOOR ELEVATION	426.70	
	REQUIRED	PROVIDED
TOTAL PARKING	34 SPACES	34 SPACES
ACCESSIBLE	2 SPACES	2 SPACES
DRIVE-THRU STACKING	6 SPACES	27 SPACES
BUILDING HEIGHT	50' MAX	22'
LOT COVERAGE	80% MAX	6.08%
OPEN SPACE	15% MIN	48%

PARKING REQUIRED FOR DRIVE-THRU RESTAURANT IS 10 SPACES PLUS 1 SPACE FOR EACH FOUR SEATS OF TOTAL CAPACITY
- 50 INTERIOR AND 46 EXTERIOR SEATS

NOTE: LOT COVERAGE AND OPEN SPACE BASED ON LEASE BOUNDARY

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT
- BUILDING SETBACK
- PROPOSED CONCRETE CURB
- EXISTING CURB
- (3) PROPOSED PARKING COUNT
- PROPOSED WATER METER
- (V.1) STANDARD DUTY ASPHALT PAVEMENT REFERENCE PAVEMENT DETAILS.
- (V.2) MEDIUM DUTY ASPHALT PAVEMENT REFERENCE PAVEMENT DETAILS.
- (V.3) HEAVY DUTY CONCRETE PAVEMENT. REFER TO PAVEMENT DETAILS.
- STANDARD DUTY CONCRETE PAVEMENT. REFER TO PAVEMENT DETAILS.
- PROPOSED SIDEWALK PAVEMENT. REFER TO CONSTRUCTION DETAILS.
- PROPOSED PATIO PAVEMENT. REFERENCE ARCH. PLANS FOR DETAILS.
- PROPOSED LANDSCAPE AREA. REFERENCE LANDSCAPE PLANS FOR PLANTING DETAILS.
- ACCESSIBLE ROUTE (LOCATION PURPOSES ONLY, DO NOT PAINT)

KEYNOTE LEGEND

A.1	PROPOSED INTEGRAL CURB. SEE DETAIL SHEET C8.0.	R	PAVEMENT STRIPING. REFERENCE SHEET C5.2 - STRIPING AND SIGNAGE PLAN.
A.2	6" CURB AND GUTTER. SEE DETAIL SHEET C8.0.	S	PROPOSED BOLLARD. REFER TO ARCHITECTURE PLANS FOR DETAILS.
A.3	PROPOSED TURN DOWN CURB CURB WITH HANDRAIL. SEE DETAIL SHEET C8.0.	T	PROPOSED CURB TRANSITION TO 0". REFER TO GRADING PLAN.
B	PROPOSED CANE'S MONUMENT SIGN LOCATION. REFER TO SIGNAGE PLAN FOR DETAILS.	U	PROPOSED DOMESTIC WATER METER. REFER TO SHEET C7.0 - UTILITY PLAN.
C	RECYCLING/TRASH DUMPSTER LOCATION. REFER TO ARCHITECTURAL PLANS FOR DETAILS OF SCREENING, GATES, BOLLARDS AND MASONRY.	U.1	PROPOSED IRRIGATION METER AND BACKFLOW PREVENTER. REFER TO SHEET C7.0 - UTILITY PLAN.
D	SITE DIRECTIONAL SIGN. REFERENCE SHEET C5.2 - STRIPING AND SIGNAGE PLAN FOR TYPE.	V.1	STANDARD DUTY CONCRETE PAVEMENT. SEE SHEET C8.0 - CONSTRUCTION DETAILS.
E	DIRECTIONAL PAVEMENT MARKING. REFERENCE SHEET C5.2 - STRIPING AND SIGNAGE PLAN.	V.2	MEDIUM DUTY CONCRETE PAVEMENT. SEE SHEET C8.0 - CONSTRUCTION DETAILS.
F	WHEEL STOPS. SEE DETAIL SHEET C8.0.	V.3	HEAVY DUTY CONCRETE PAVEMENT. SEE SHEET C8.0 - CONSTRUCTION DETAILS.
G	BARRIER FREE RAMP. SEE CONSTRUCTION DETAILS C8.0.	W	TIE PROPOSED CURB & GUTTER TO EXISTING CURB & GUTTER WITH SMOOTH, CONTINUOUS TRANSITION.
H	PROPOSED PAD MOUNTED TRANSFORMER. REFER TO SHEET C7.0 - UTILITY PLAN.	X	GREASE TRAP. REFER TO ARCHITECTURAL/MEP PLANS FOR DETAILS.
I	CONCRETE SIDEWALK. SEE DETAIL SHEET C8.0.	Y	SAWCUT LINE.
J	LANDSCAPE AREA. REFERENCE LANDSCAPE PLANS.	Z	CONNECT TO EXISTING SIDEWALK.
K	SITE LIGHTING. REFER TO LIGHTING PLANS FOR DETAILS.	AA	BUSINESS NAME TILES. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
L	ACCESSIBLE PARKING SIGN REFERENCE SHEET C5.2 - STRIPING AND SIGNAGE PLAN.	BB	BICYCLE RACK. SEE ARCHITECTURAL PLANS FOR DETAILS.
M	VAN ACCESSIBLE PARKING SIGN REFERENCE SHEET C5.2 - STRIPING AND SIGNAGE PLAN.	CC	PROPOSED PATIO. REFER TO ARCHITECTURAL PLANS FOR SEATING AND SPACING LAYOUT.
N	PROPOSED CANOPY COLUMN. REFERENCE CANOPY PLANS.	DD	PROPOSED STORM SEWER INLET. REFER TO SHEET C6.3 - STORM DRAINAGE PLAN.
O	DRIVE THRU ORDER BOARD, PRE-ORDER BOARD OR HEIGHT DETECTOR. REFER TO ARCHITECTURAL PLANS FOR DETAILS.	EE	18" WIDE, 6" THICK CONCRETE ADJACENT TO PARKING STALL.
P	PROPOSED CANOPY. REFERENCE CANOPY PLANS.	GG	REMOTE FIRE DEPARTMENT CONNECTION
Q	TRASH PAD. REFER TO ARCHITECTURAL SITE DETAILS.		

BENCHMARKS

BM#1 - IS A SQUARE CUT IN SIDEWALK LOCATED ON THE NORTH SIDE OF JACKSON AVENUE WEST APPROXIMATELY 23 FEET EAST OF EAST DRIVE APRON INTO SUBJECT PROPERTY.
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SEAL:

PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
Kimley»Horn
Engineer JOHN L. CORDASCO
P.E. No. 31376 Date 05/22/2026

CONSULTANT:

Kimley»Horn
2026 KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, SUITE 700 DALLAS, TX 75240
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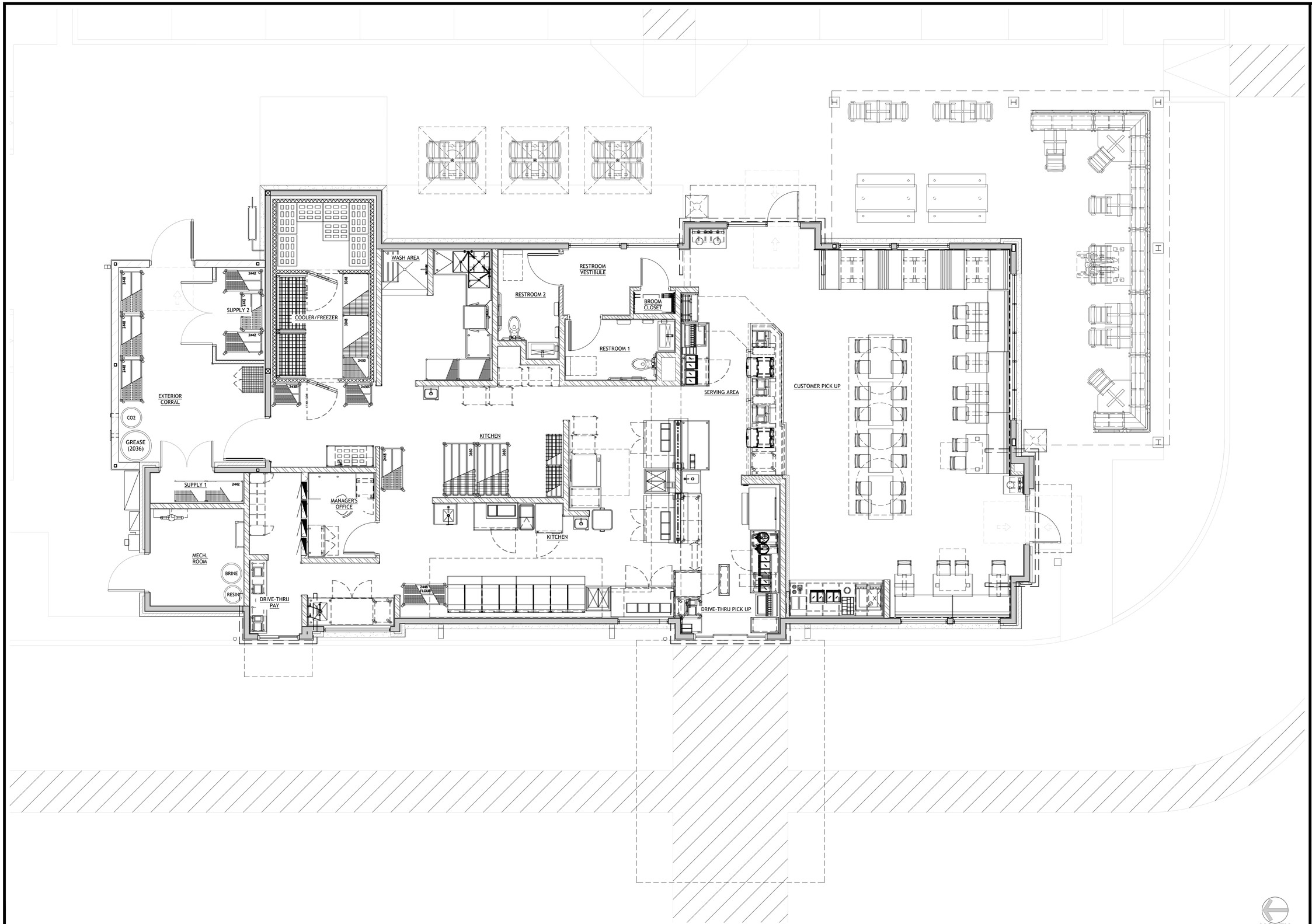
PROTOTYPE P4-AV-2 RR
SCHEME A or B
VERSION 2025-1.0

RAISING CANE'S
RESTAURANT NO.: #1585
JACKSON & HERITAGE
OXFORD, MS 38655

REV	DATE	DESCRIPTION

DRAWN BY: LHD
CHECKED BY: LAN/JC
ARCH. PROJECT NO.: P4-AV 2 RR
SHEET NAME: SITE KEYNOTE AND PAVING PLAN
SHEET NUMBER: C5.0



FLOOR PLAN

1/4" = 1'-0"

1

CSRS
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www.csrsinc.com

SEAL:

STATE OF FLORIDA
BARON ERIK VAN-HARY
AR104317
REGISTERED ARCHITECT

CONSULTANT:

PROTOTYPE P4-AV-2 RR
SCHEME A or B
VERSION 2025-1.0

RAISING CANE'S
RESTAURANT NO.: #1585
JACKSON & HERITAGE
OXFORD, MS 38655

REV	DATE	DESCRIPTION

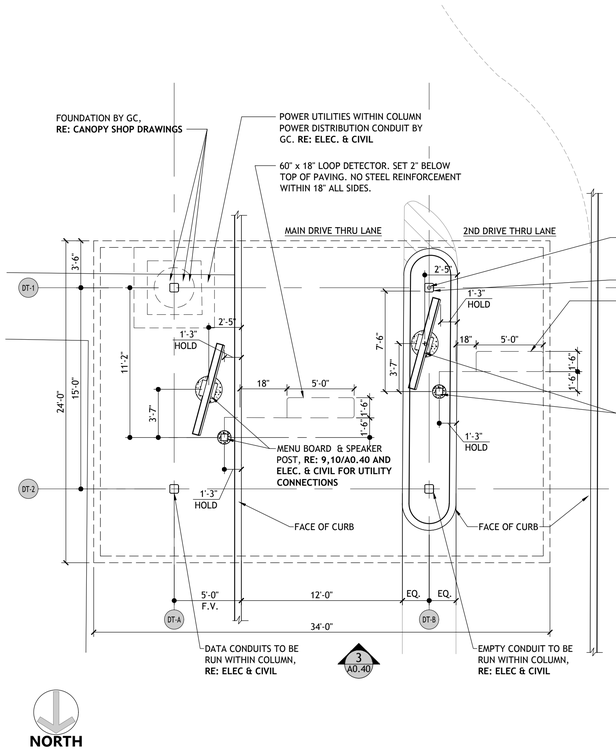
DRAWN BY: X
CHECKED BY: XX
ARCH. PROJECT NO.: P4-AV 2 RR
SHEET NAME: FLOOR PLAN
SHEET NUMBER: **A1.10**

XXXX

TO PREVENT INTERFERENCE DATA AND POWER CABLES ARE TO BE RUN IN INDEPENDENT CONDUITS:
DATA UTILITIES
(2) 1 1/2" CONDUIT FOR (2) CAT 5 CABLES. 2 CAMERA CONNECTIONS
(1) 1" CONDUIT FOR WIRELESS ACCESS POINT DATA CABLE

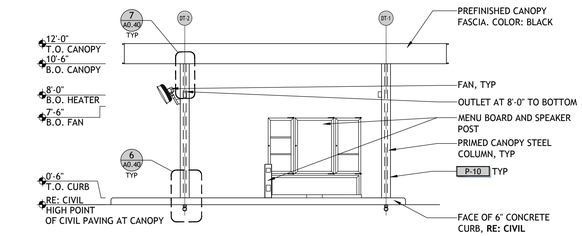
POWER UTILITIES
(2) 1" CONDUIT FOR DRIVE THRU CANOPY AMENITIES (FANS/MISTERS/HEATERS)
(1) 1" CONDUIT FOR POWER TO WIRELESS ACCESS POINT

FUTURE PATHWAY
(1) 2" CONDUIT TERMINATED IN THE MECH. ROOM



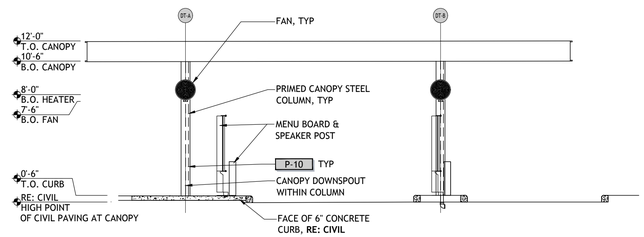
DRIVE-THRU CANOPY PLAN

3/16" = 1'-0" | 1



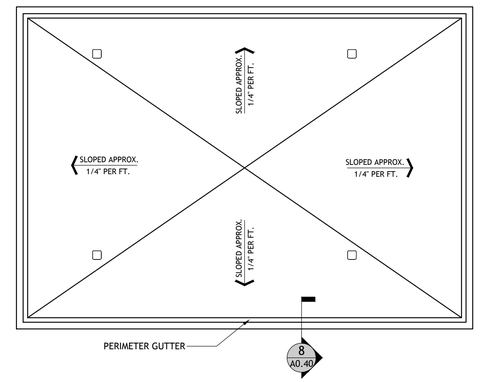
DRIVE-THRU SIDE ELEVATION

3/16" = 1'-0" | 2



DRIVE-THRU END ELEVATION

3/16" = 1'-0" | 3



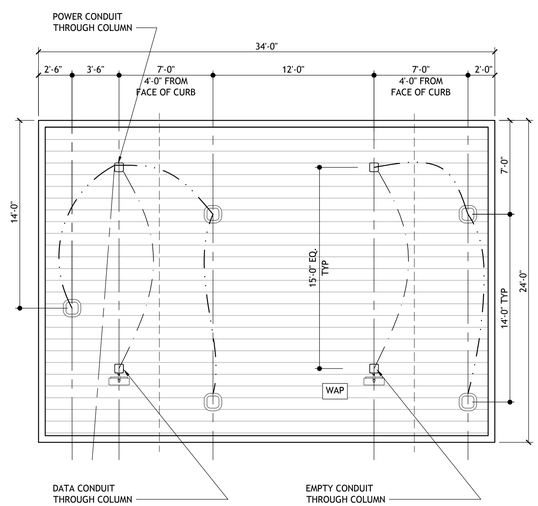
DRIVE-THRU CANOPY ROOF PLAN

3/16" = 1'-0" | 4

DRIVE-THRU CANOPY AMENITIES
1. ☐ COLD: FANS & HEATERS
2. ☐ VERY COLD: FANS & HEATERS+
3. ■ MIXED-HUMID: FANS
4. ☐ HOT-HUMID: FANS & MISTERS
5. ☐ HOT-DRY / MIXED-DRY: FANS & MISTERS
6. ☐ MARINE: FANS
7. ☐ CUSTOM - _____

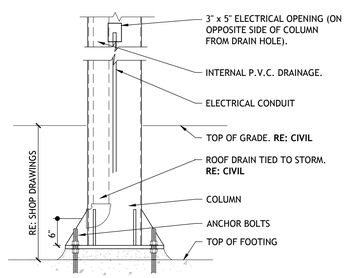
NO AMENITIES WITHIN DRIVE AISLE

SYMBOL LEGEND
- LIGHT FIXTURE
- HEATER
- MISTING FAN
- FAN



REFLECTED CLG. PLAN

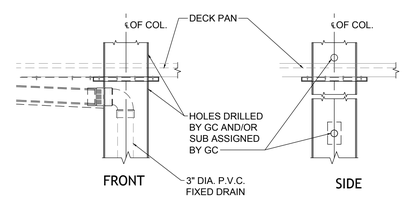
1/8" = 1'-0" | 5



DRAIN DETAIL

3/4" = 1'-0" | 6

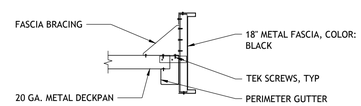
IF COLUMN HAS A DRAIN DRILL HOLES ON OPPOSITE FACE OF COLUMN THAN THE DRAIN. IF NO DRAIN PRESENT HOLES CAN BE DRILLED IN ANY FACE OF COLUMN.



IF DRILLING INTO COLUMNS WITH DRAINS OR CONDUITS NEED TO BE CAUTIOUS TO NOT DAMAGE DRAIN OR CONDUITS.

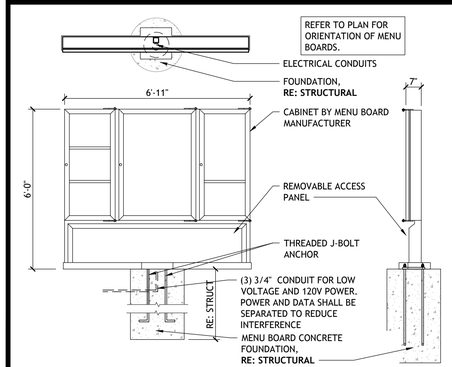
COLUMN PENETRATION

3/4" = 1'-0" | 7



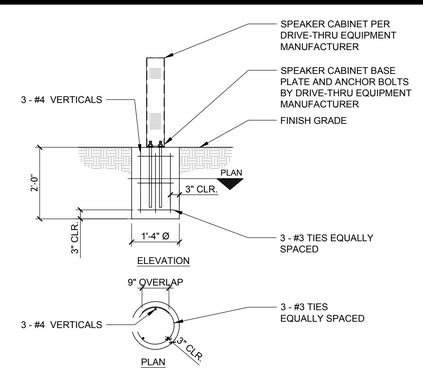
CANOPY FASCIA DETAIL

3/4" = 1'-0" | 8



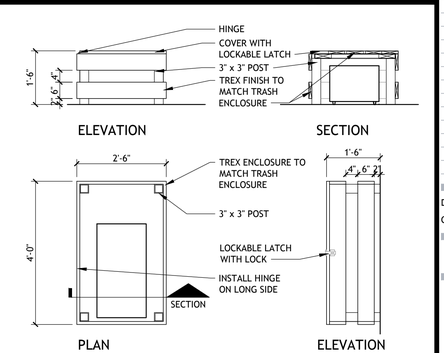
MENU BOARD DETAIL

3/8 = 1'-0" | 9



DT SPEAKER CABINET

1/2" = 1'-0" | 10



PUMP SITE ENCLOSURE

1/2" = 1'-0" | 11

CSRS
a Westwood company
8555 United Plaza Blvd.
Baton Rouge, Louisiana 70809
Telephone: 225 769-0546
www.csrsinc.com

SEAL:

CONSULTANT:

PROTOTYPE P4-AV-2 RR
SCHEME A or B
VERSION 2025-1.0

RAISING CANE'S
RESTAURANT NO.: #1585
JACKSON & HERITAGE
OXFORD, MS 38655

REV	DATE	DESCRIPTION

DRAWN BY: X
CHECKED BY: XX
ARCH. PROJECT NO.: P4-AV 2 RR
SHEET NAME: DRIVE-THRU CANOPY DETAILS
SHEET NUMBER: **A0.40**

XXXX

RC1585 - OXFORD, MS_COLOR ELEVATIONS

FRONT ENTRY ELEVATION

SIDE ENTRY ELEVATION

REAR ELEVATION

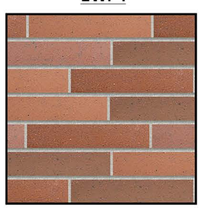
DRIVE THRU ELEVATION

MATERIAL FINISHES

EM-3

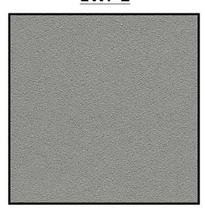
POWDER COATED STEEL MATTE BLACK FINISH

EWF-1



BELDEN NORMAN BRICK MASONRY MEDIUM RANGE, SMOOTH, IRON SPOT. MORTAR TO MATCH SOLOMON PRODUCTS 10 H, WEATHERED HORIZONTAL STRIKE. VERTICAL JOINTS ARE FLUSH

EWF-2



"SW 7669 SUMMIT GRAY" PORTLAND CEMENT STUCCO

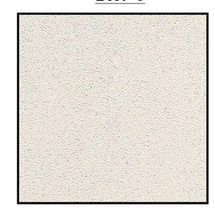
EWF-4

BORAL: "ALAMO" QUEEN BRICK, MORTER TO MATCH SOLOMON PRODUCTS 10 H, LIGHT BUFF SACK RUB FINISH.

EWF-5

"132 MOUNTAIN FOG" PORTLAND CEMENT STUCCO

EWF-6



"456 OYSTER SHELL" CEMENT STUCCO

EWS-2

ALUMINUM STOREFRONT SYSTEM FINISH: ANODIZED BLACK

OXFORD
PLANNING
DEPARTMENT

Case 3391-A

To: Oxford Planning Commission
From: James Hirsch; Planner I
Date: September 14, 2026
Approved: August 12, 2026

Applicant: Gary Messer
Owner: Same
Request: Site Plan Approval
Location: 2204 University Avenue (PPIN #9206)
Zoning: (TNB) Traditional Neighborhood Business

Surrounding Zoning:
North: (UCO) Urban Corridor
South, East: (TNB) Traditional Neighborhood Business
West: (UCN) Urban Center

Planning Comments: The subject property consists of +/- 0.5 acres on the southeast side of University Avenue's intersection with Highway 334, the former site of 'Little Angels Daycare'. At this location, the applicant requested conversion of the existing building into +/-2,417 sq ft coffee shop, +/- 1,200 sq ft office space, and +/-1,035 sq ft ceramics studio, with related site improvements. Elements of review included:

Use and Parking – Professional offices are permitted by right in the Traditional Neighborhood Business district (TNB). Restaurants and studios are both allowable by Special Use in the TNB – meeting all relevant standards, these applications were approved on August 12, 2026.

One parking space is required for every 300 square feet of gross floor area for offices and studios; restaurants require one space for every 100 square feet of patron area. With the mix of uses proposed, 22 parking spaces are required, and 22 are provided.

Dimensional Standards – Traditional Neighborhood Business facilitates up to 80% impervious coverage; 76% is proposed. No changes to the building footprint are proposed.

Other Review Elements

- **Complete Streets** – 5’ sidewalk connecting the southwest property line along Hwy 334 to University Avenue along the frontage of the building is indicated.

- **Landscaping** – An updated landscape plan has been provided indicating planter boxes along the building and dumpster screenings which comply with LDC requirements, in addition to required 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 each business.

Engineering Comments:

Access

This site currently has two driveway access points on University Avenue, and one onto Highway 334. MDOT, as part of this project, is requiring the western most drive access to be demolished and closed.

Water and Sewer

Water and sewer to this site will remain as is.

Stormwater Management

The total increased impervious area as part of this project is less than the 2,000 sq. ft. threshold set in the stormwater management section of the Land Development Code. Therefore, no stormwater management is required for this site.

Recommendation: Staff administratively approved this site plan on August 12, 2026, with the following conditions:

1. Approval is for the plan as submitted.

2. An approved permit from MDOT for work to occur on its right-of-way shall be received before the issuance of any permits.

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

OXFORD
PLANNING
DEPARTMENT

August 12, 2026

Gary Messer
Oxford, MS 38655

RE: *Notice of Approval*
Requests: Site Plan Approval for '2204 University Ave'
Case #3391-A – 2204 University Avenue (PPIN #9206)

To whom it may concern,

Please be advised that the City of Oxford Site Plan Review Committee on August 12, 2026 administratively approved the requested site plan for '2204 University Ave' property located at 2204 University Avenue, with the following conditions:

1. Approval is for the plan as submitted.

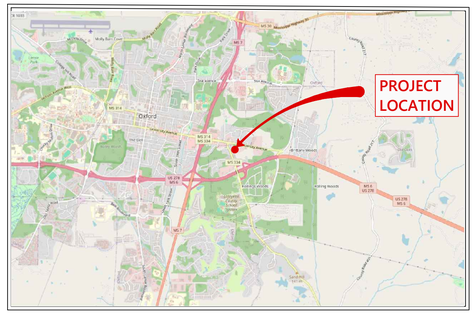
2. An approved permit from MDOT for work to occur on its right-of-way shall be received before the issuance of any permits.

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

2204 UNIVERSITY AVENUE
CITY OF OXFORD
LAFAYETTE COUNTY, MISSISSIPPI



VICINITY MAP

INDEX OF PLANS

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SITE MAPS	C-101
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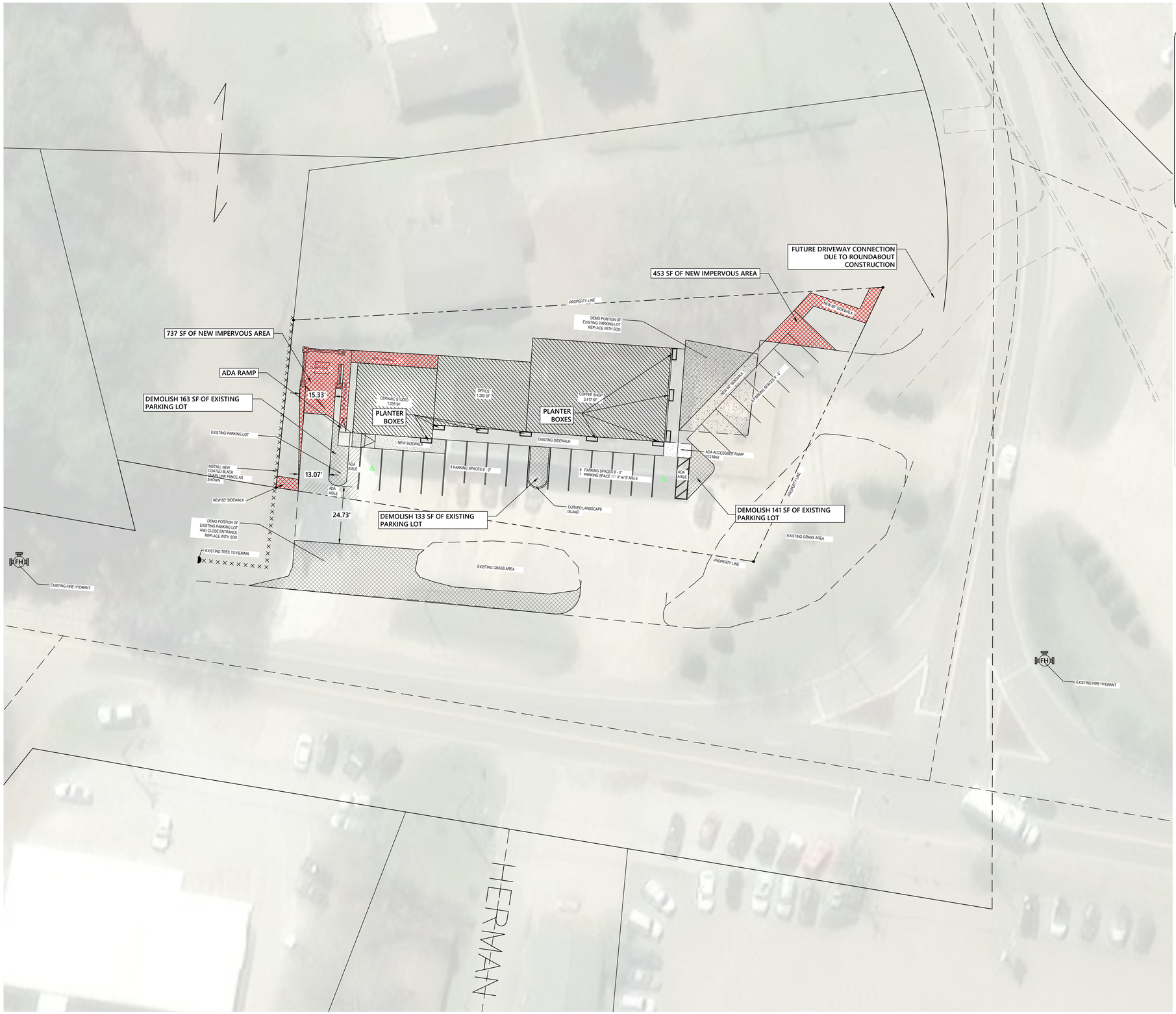
COMPLETE STREET PLAN	C-300
GREENSPACE PLAN	C-400
LANDSCAPE PLAN	C-401
UTILITY PLAN	C-500
EROSION CONTROL PLAN	C-700
SITE DETAILS	C-800
EROSION CONTROL DETAILS	C-804

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

MESSER
2204 UNIVERSITY AVENUE
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	06/24/2026
SCALE	
REVISION	08/12/2026

C-000



SITE DATA TABLE

PROPERTY AREA: 0.50 AC (21,780 SQ. FT.)

ZONING: TNB

OFFICE, COFFEE SHOP, AND CERAMIC STUDIO

PARKING REQUIRED: 22 SPACES
- CERAMIC ($\frac{1}{300}$ SF): 3 SPACES
- OFFICE ($\frac{1}{300}$ SF): 3 SPACES
- COFFEE ($\frac{1}{100}$ SF): 16 SPACES

PARKING PROVIDED: 22 SPACES

IMPERVIOUS AREA PROPOSED: 76.0% (16,558.4 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

20 0 20 40

SCALE: 1" = 20'

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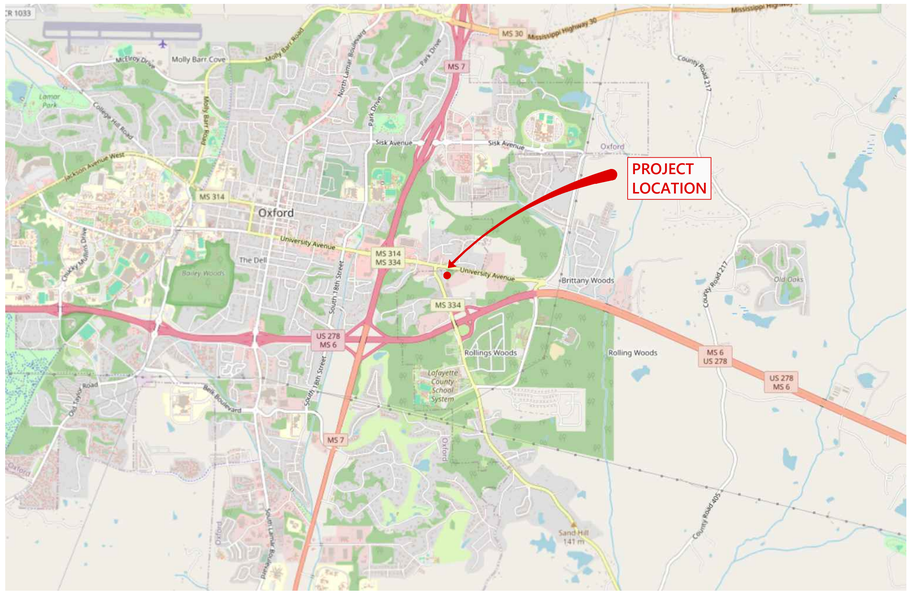
SITE PLAN
MESSER
2204 UNIVERSITY AVENUE
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	06/24/2026
SCALE	1" = 20'
REVISION	08/12/2026

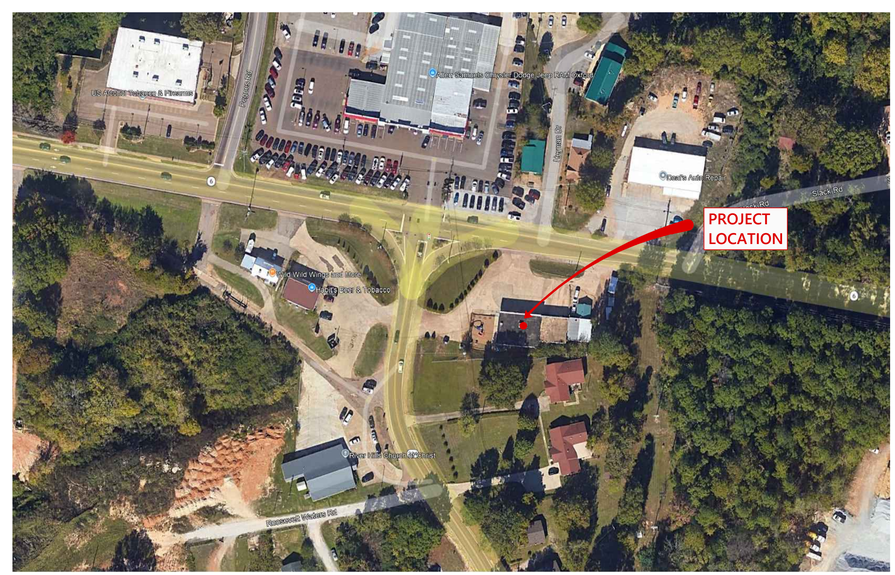
C-100



OVERALL LOCATION MAP

ZONING MAP (ZONING: SCN)

LOCATION MAP



AERIAL MAP

JM ENGINEERING AND DESIGN, LLC
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SITE MAPS

MESSER
2204 UNIVERSITY AVENUE
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
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PROJECT NO.	XXXX
DATE	06/24/2026
SCALE	
REVISION	08/12/2026

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

20 0 20 40

SCALE: 1" = 20'

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(662) 801-8803

EXISTING CONDITIONS / DEMOLITION PLAN

MESSER
2204 UNIVERSITY AVENUE
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	06/24/2026
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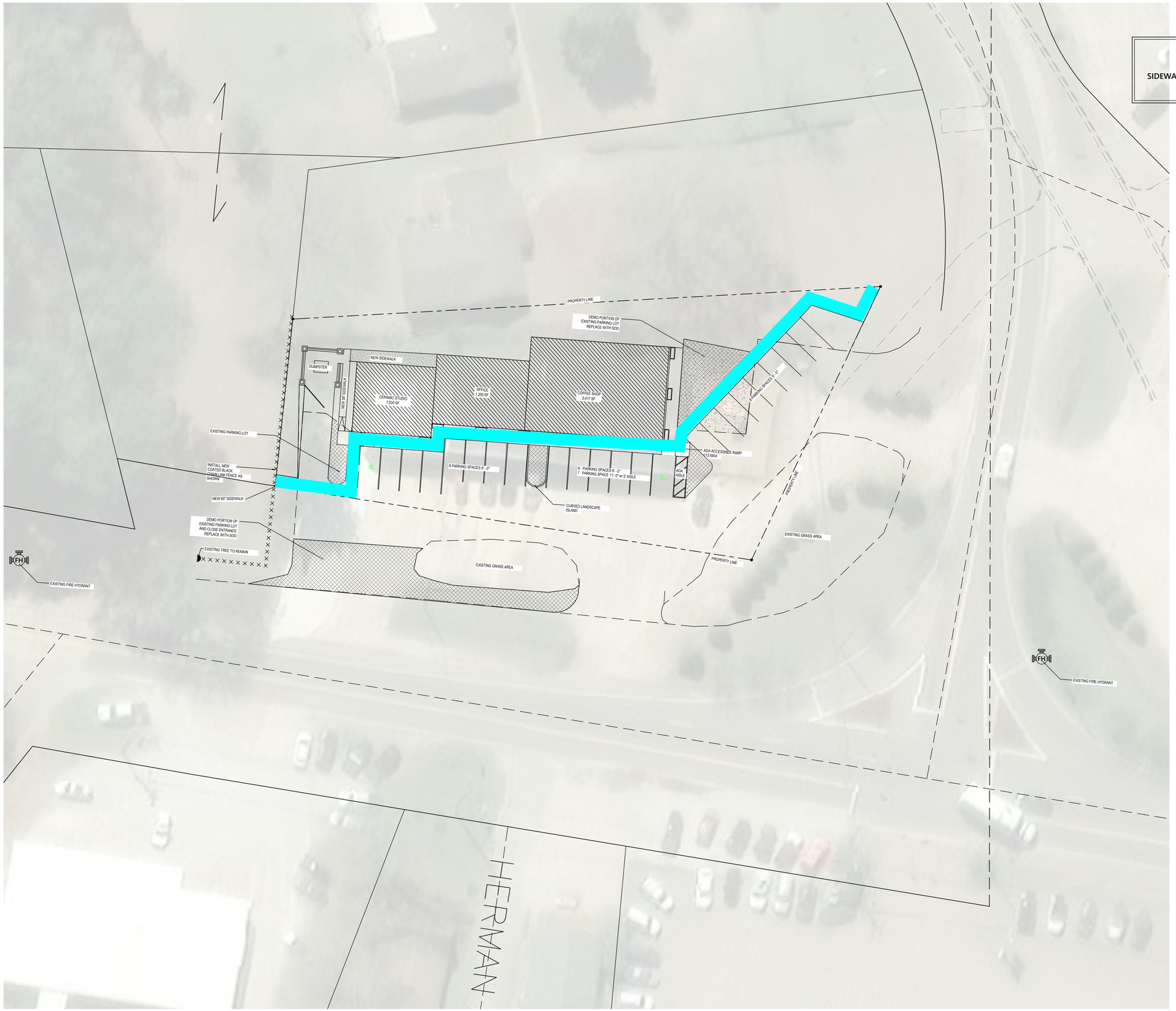
REVISION	08/12/2026

C-200



PEDESTRIAN CONNECTIVITY

SIDEWALK

NORTH

20 0 20 40

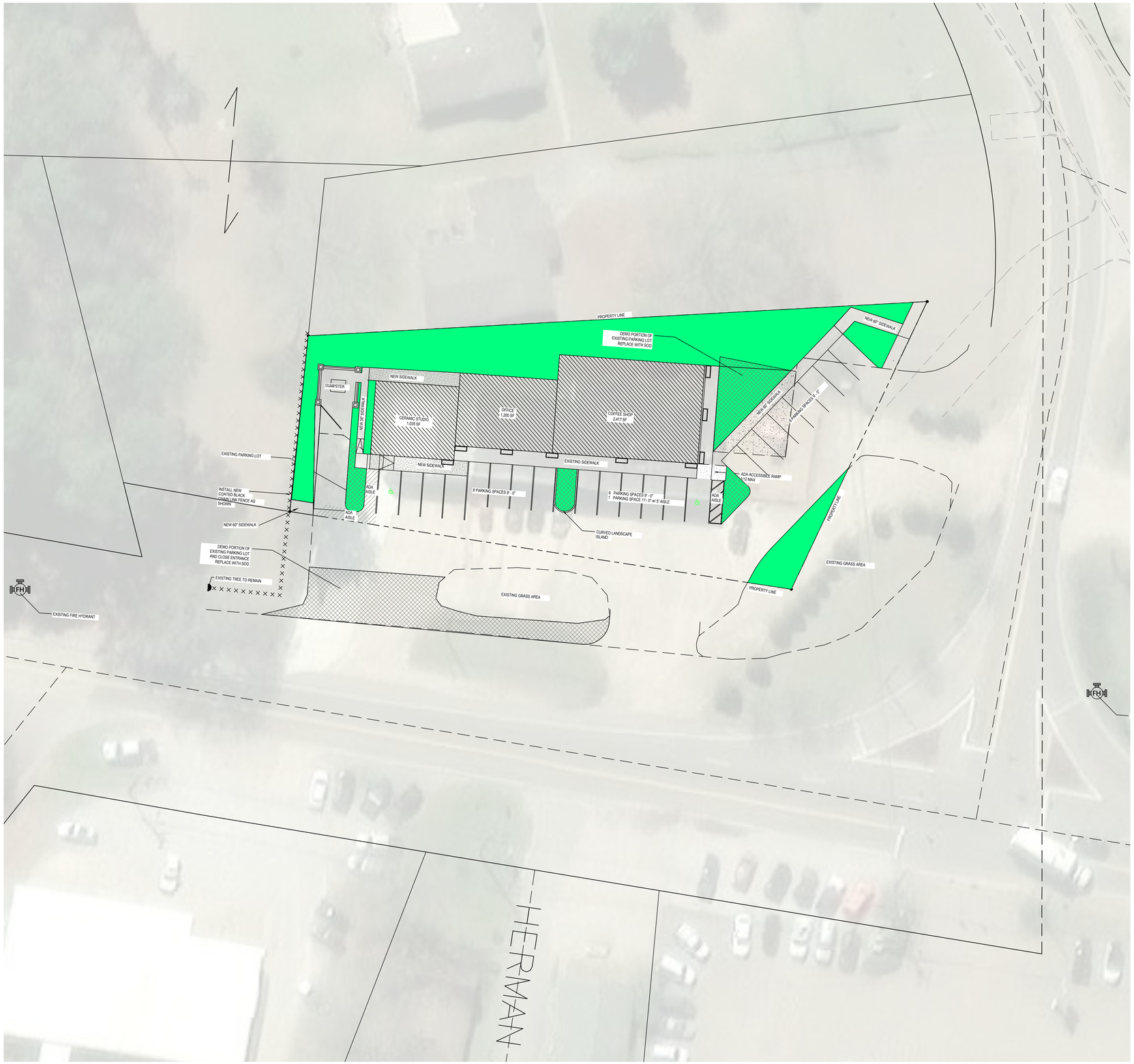
SCALE: 1" = 20'

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

COMPLETE STREET PLAN
MESSER
2204 UNIVERSITY AVENUE
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	06/24/2026
SCALE	1" = 20'
REVISION	08/12/2026

C-300



IMPERVIOUS AREA DATA TABLE

PROPERTY AREA: 0.50 AC (21,780.0 SQ. FT.)

ZONING: TNB (TRADITIONAL NEIGHBORHOOD BUSINESS)

IMPERVIOUS AREA PROPOSED: 76.0% (16,558.4 SQ. FT.)

GREENSPACE

NORTH

20 0 20 40

SCALE: 1" = 20'

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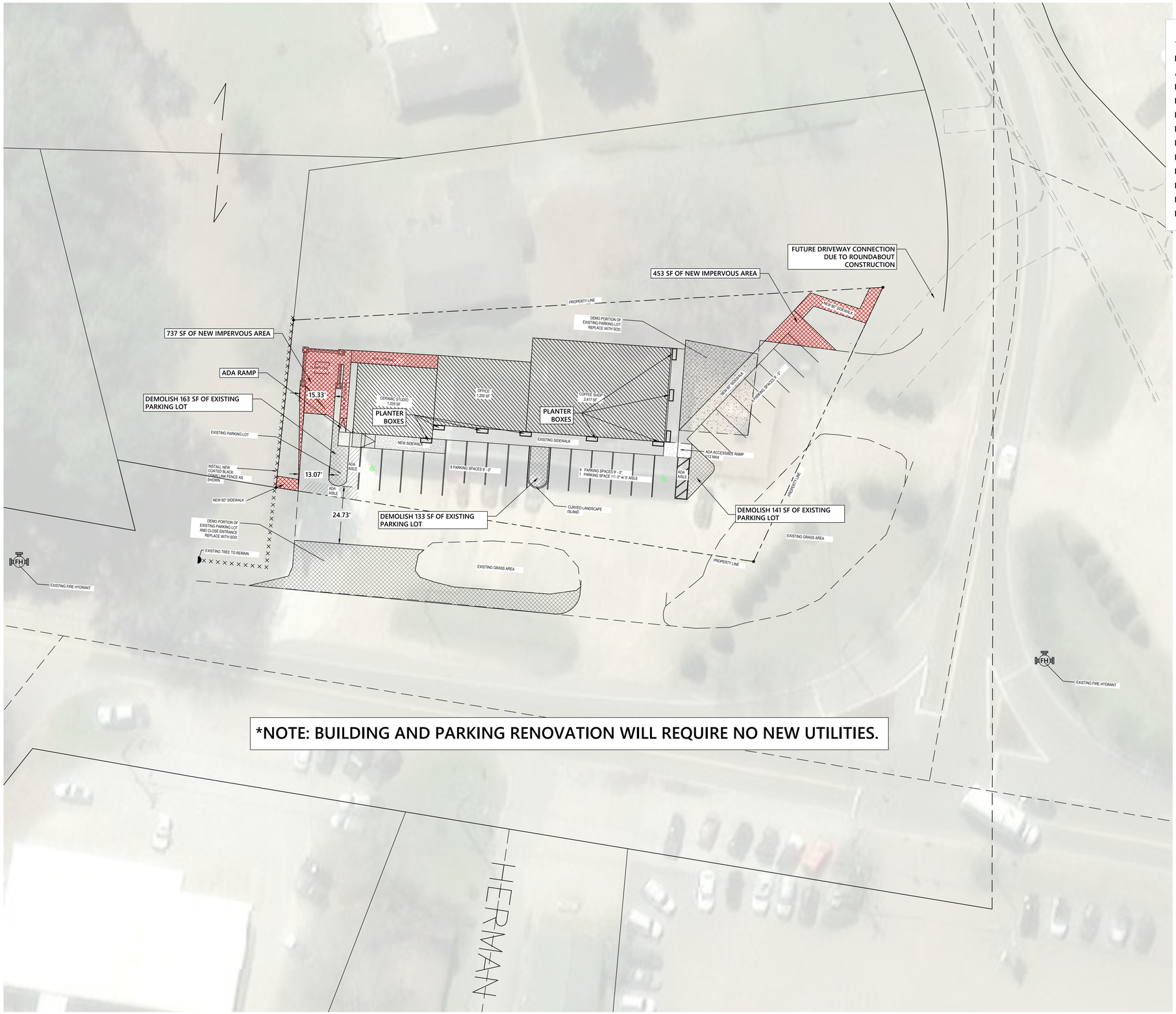
(662) 801-8803

GREENSPACE PLAN
MESSERSSER
2204 UNIVERSITY AVENUE
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	06/24/2026
SCALE	1" = 20'
REVISION	08/12/2026

C-400



*NOTE: BUILDING AND PARKING RENOVATION WILL REQUIRE NO NEW UTILITIES.

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

20 0 20 40

SCALE: 1" = 20'

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

UTILITY PLAN
MESSER
2204 UNIVERSITY AVENUE
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	06/24/2026
SCALE	1" = 20'
REVISION	08/12/2026

C-500

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).

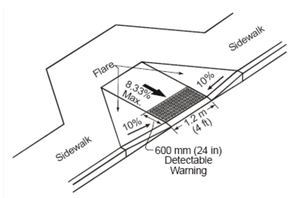
10) THE CONTRACTOR IS TO REMOVE AND RESET ANY SIGNS WHICH CONFLICT WITH CONSTRUCTION.

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.

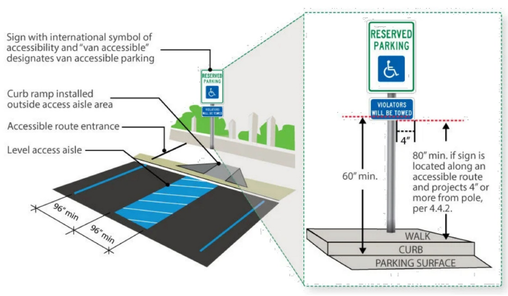
12) BRICK RED TRUNCATED DOMES REQUIRED AT ALL SIDEWALK CROSSINGS

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

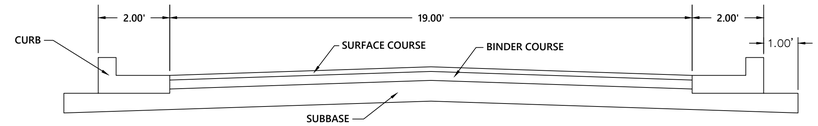
14) ALL MATERIALS USED SHALL MEET CITY OF NEW ALBANY SPECIFICATIONS AND REQUIREMENTS.



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.

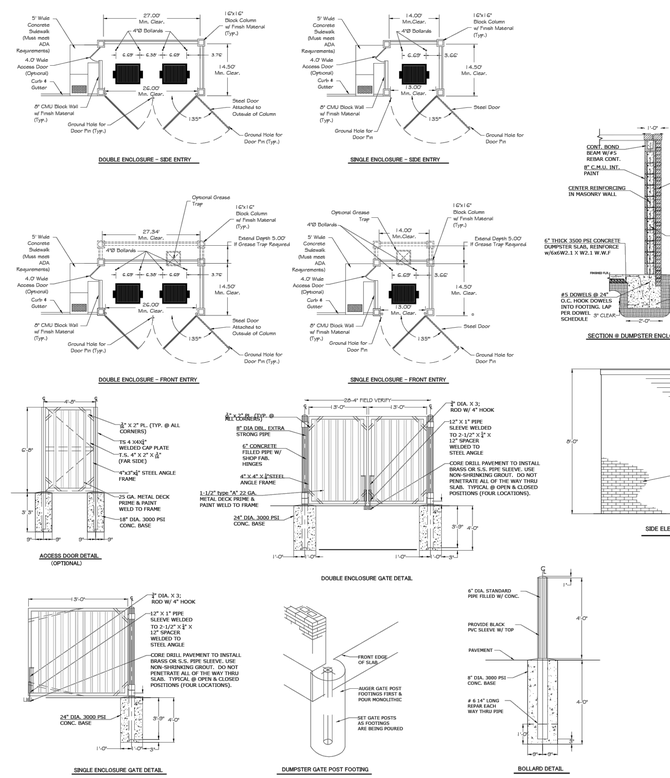
SURFACE: 2.0" MINIMUM HOT MIXED BITUMINOUS SURFACE COURSE CONFORMING TO MDOT STANDARD SPECIFICATIONS FOR TYPE MT-9.5 MM OR SC-1 MATERIAL.

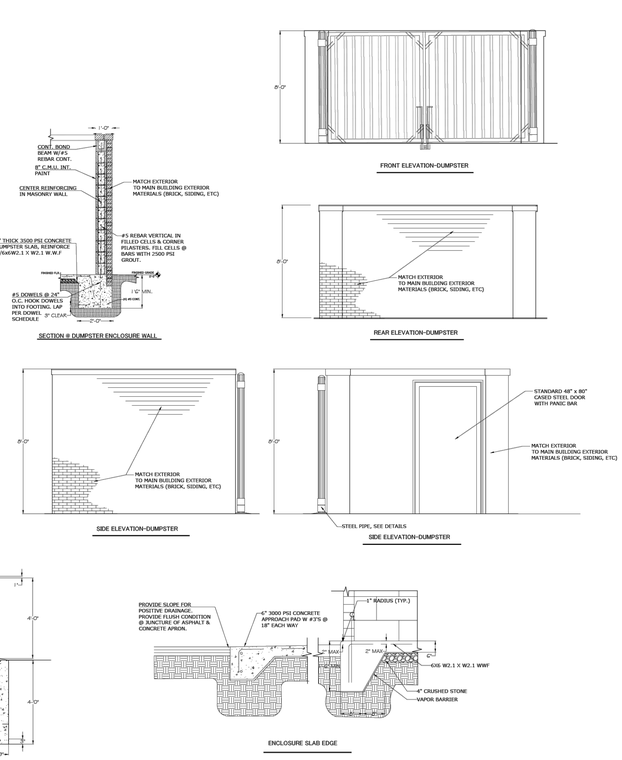
(CEMENT STABILIZED ALTERNATE)

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.





DUMPSTER DETAIL

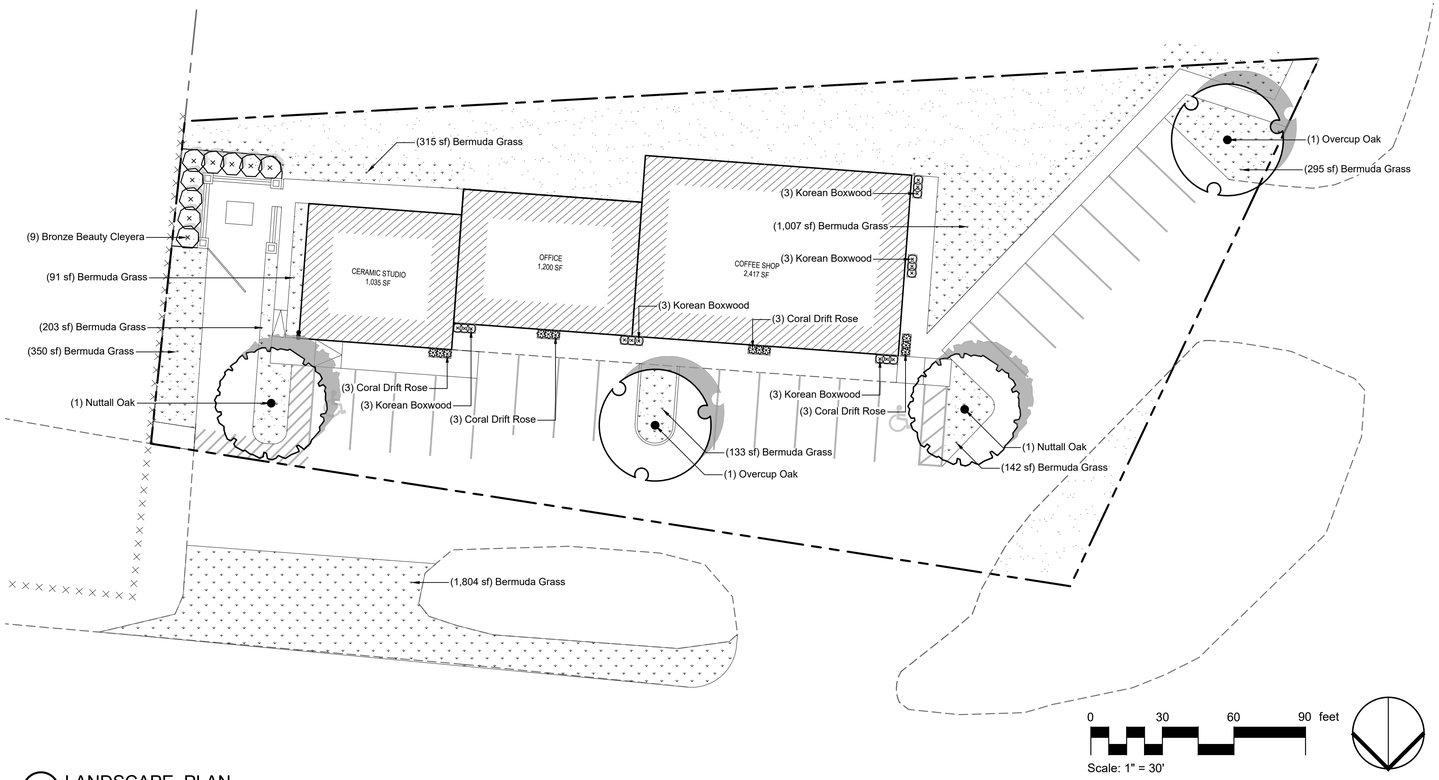
JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

SITE DETAILS

MESSER
2204 UNIVERSITY AVENUE
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	06/24/2026
SCALE	
REVISION	08/12/2026

C-800



1 LANDSCAPE PLAN
Scale: 1" = 30'

PLANT SCHEDULE

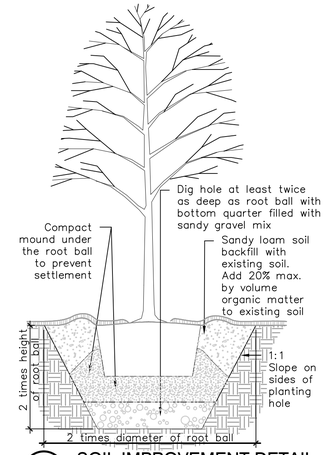
SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
PARKING LOT TREES					
	Quercus lyrata / Overcup Oak	B & B	2"Cal	10`-12` H, 4`-5` W	2
	Quercus nuttallii / Nuttall Oak	B & B	2"Cal	11`-13` H, 3`-4` W	2

SYMBOL	BOTANICAL / COMMON NAME	SIZE	FIELD2	FIELD3	QTY
SHRUBS					
	Buxus sinica insularis / Korean Boxwood	3 gal			15
	Cleyera japonica `Bronze Beauty` / Bronze Beauty Cleyera	3 gal			9
	Rosa x `Meidrifora` / Coral Drift Rose	3 gal			12

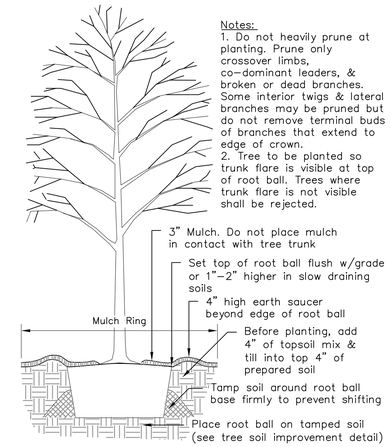
SYMBOL	BOTANICAL / COMMON NAME	CONT	FIELD2	FIELD3	QTY
GROUND COVERS					
	/ Greenspace	None			6,470 sf
	Cynodon dactylon `Tif 419` / Bermuda Grass	sod			4,340 sf

PLANTING NOTES:

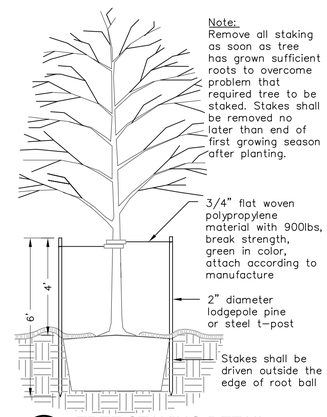
1. Tree locations based on spacing as required by City of Oxford Landscape Requirements. Field adjustments may be necessary as to not conflict with utilities, overhead site lighting, & other site related elements. Any changes need prior approval by landscape architect.
2. Contractor to identify & clearly 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 in shrub & groundcover plantings, at trees & pit plantings, & continuous mulch zones.
10. Grassing (sod & hyrdoseed) will be required for all areas shown & for all other areas disturbed as a result of construction procedures.
11. Spade edge all bedlines adjacent to turf areas (see detail). Lines should be true to form as shown and non-wavering.
12. 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.
13. 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.
14. All landscaping soil & fill must be maintained and reasonably free from weeds, refuse, & debris at all times.
15. 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.
16. 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.



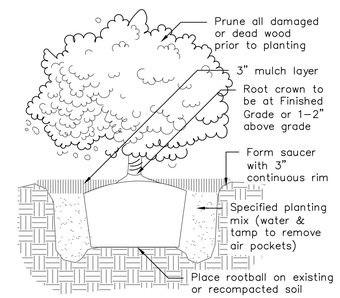
2 SOIL IMPROVEMENT DETAIL
Not to Scale



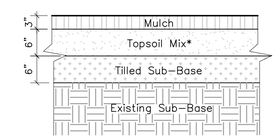
3 TREE PLANTING DETAIL
Not to Scale



4 TREE STAKING DETAIL
Not to Scale

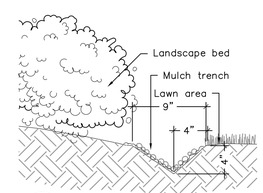


5 SHRUB PLANTING DETAIL
Not to Scale



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



7 BED EDGE DETAIL
Not to Scale

CITY OF OXFORD MISSISSIPPI LANDSCAPE REQUIREMENTS

- SEC. 2.6.7- TNB - TRADITIONAL NEIGHBORHOOD BUSINESS - Pervious coverage minimum is 20%. Total site is 22,133 sq. ft. There is 6,470 sq. ft. of pervious coverage = *(29.2% pervious coverage 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)*
  - 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. 22 parking spaces = 4 trees required *(4 trees indicated on plan)* A min. of 65% of the required parking lot trees to be within the interior of the parking lot.

- SEC.5.5.4.3 OUTSIDE STORAGE AND WASTE DISPOSAL AREAS- Trash containers to be visually screened on all sides including gates. Combinations of landscaping and walls shall be used to screen containers and enclosures. *(9 shrubs indicated on plan)*

- 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 = 1,970.5 sq. ft required *(landscape in form of trees planted in turf areas, foundation landscape at structures, and undisturbed natural areas)*
  - 5.7.3.8- Frontage trees must be planted along all streets at the rate of 1 large tree every 50' or 1 small tree every 35'. *(existing trees planted in r.o.w.)*
  - 5.7.3.9- A foundation planting plan must be included in the landscaping plan. *(see plan)*

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

Messer

2204 University Avenue
City of Oxford, Mississippi

Revision:	Date / Description

Messer
2204 University Ave.
Oxford, MS

REGISTERED LANDSCAPE ARCHITECT
STEVEN WAYNE SLOAN
LICENSE NO. 605
07.29.26
STATE OF MISSISSIPPI

PROJECT NUMBER
26040.00

Date: 07.29.2026
Drawn By: S. Sloan
Checked By: S. Sloan

L1.0

Landscape Plan & Details

WORK SCHEDULE

ALL WALLS TO BE PAINTED WITH SHERWIN WILLIAMS IS SATIN INTERIOR FLAT LATEX WASHABLE PAINT

ALL BASE TO BE 4" RUBBER BASE

ALL SUSP. CEILINGS & LIGHTS TO BE DEMOED - PAINT EXISTING STRUCTURE AND DECK

NEW REMOVE EXISTING VCT FLOORING - NEW LVT TO BE INSTALLED

ALL EXISTING FURR-DOWNS AND HEADERS TO BE DEMOED

ALL NEW GYP. BD. TO BE 5/8" TYPE X GYP. BD.

ALL WALLS TO BE 2X4 -2X6 WOOD STUD WALLS DEPENDING ON LOCATION - SEE PLAN

ALL COUNTERTOPS AND CABINETRY TO BE PLASTIC LAMINATE FINISH - BY OWNER

ALL WALLS TO BE PAINTED

PROVIDE NEW PAIR OF ALUM. STOREFRONT DOORS - SEE PLAN FOR LOCATION.

ADD LIGHTING AS SHOWN ON LIGHTING PLAN

ADD ELECTRICAL OUTLETS AS SHOWER ON THE OUTLET PLAN

CONTRACTOR TO PROVIDE NEW DUCT WORK ONLY - NO HVAC EQUIPMENT INVOLVED IN THE RENO

CONTRACTOR SHALL CUT THE FLOOR AS REQUIRED FOR THE NEW OUTLET FOR THE CHECKOUT AREA

CONTRACTOR SHALL CUT THE FLOOR IF REQUIRED TO PROVIDE NEW LAVATORIES IN THE NEW ADA RESTROOMSTO INSTALL THE NEW SEWER LINES - MAY BE ABLE TO RUN IN NEW 6" PLUMBING WALL.

DEMO WALLS AS SHOWN ON THE DEMO/FLOOR PLAN

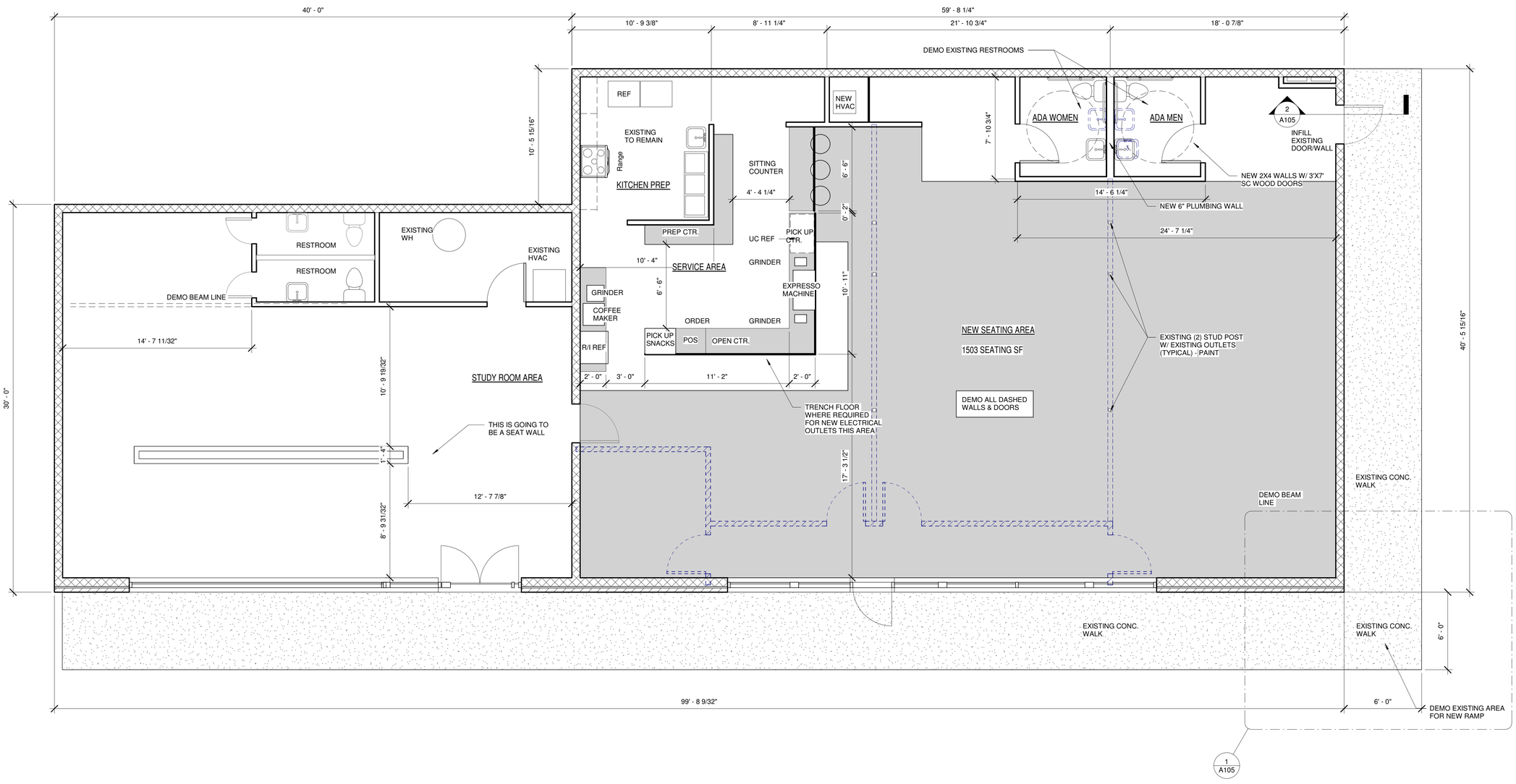
SEE SHEET A105 FOR PLUMBING & HVAC NOTES

EXISTING WALL TO REMAIN

EXISTING WALL TO DEMO

NEW WALL

WALL LEGEND
3/8" = 1'-0"



1 PROPOSED FLOOR PLAN
1/4" = 1'-0"

REGISTERED PROFESSIONAL ARCHITECT
William T. Mills
2750
Greenville MS
05/18/2026
STATE OF MISSISSIPPI

MILLS & MILLS ARCHITECTS, PC
817 HWY. 1 S. GREENVILLE, MS 38701 623 W. MAIN ST. TUPELO MS 38801

M.M.A.

NEW COFFEE SHOP
THOMAS & SHELBY TOOLE
05TST26
OXFORD, MISSISSIPPI

DRAWN	WTM
CHECKE	EAH
DATE	05/18/26
PROJ.	05TST26
REVISED	07/28/26
SHEET	A102
OF	6 SHEETS

OXFORD
PLANNING
DEPARTMENT

Case 3392

To: Oxford Planning Commission
From: James Hirsch; Planner I
Date: September 14, 2026

Applicant: 7 Brew Coffee (John Horne)
Owner: JWM Development, LLC (JW McCurdy)
Request: Site Plan Approval for '7 Brew – Jackson Avenue'
Location: 1899 Jackson Avenue West (PPIN #6749)
Zoning: (SCO) Suburban Corridor

Surrounding Zoning:
North, South, West: (SCO) Suburban Corridor
East: (TNB) Traditional Neighborhood Business

Planning Comments: The subject property consists of +/- 1.52 acres on the north side of Jackson Avenue West, the east side of the former site of 'The Mustard Seed'. At this location, the applicant requests approval of a +/- 510 sq ft restaurant with drive thru facilities as part of a non-residential common interest development (CID).

Use and Parking – Restaurants are a Special Use in the Suburban Corridor district – this application is in review with Staff, and will be approved with the site plan. The Special Use for the CID is also in review, and its approval is a recommended condition below.

No interior seating is proposed; ten (10) parking spaces are required for restaurants with drive thru facilities. The site plan indicates the provision of the required parking spaces.

Dimensional Standards – Suburban Corridor facilitates up to 80% impervious coverage; 36.1% is proposed. This site plan meets the relevant setbacks for the zoning district, and complies with the front yard build-to line along Jackson Avenue West.

Other Review Elements

- **Complete Streets** – A complete streets plan which indicates pedestrian connection from the public sidewalk network to the building has been indicated.

- **Landscaping** – A planting plan has been provided complying with LDC requirements related to screenings, street, and parking lot trees.

- **Architecture and Building Materials** – The provided elevations indicate standing seam metal roof panels, brick veneer, and glass. The second floor mechanical platform is screened by the building on three sides, and a rear parapet is indicated. Any roof-based mechanicals will be required to be screened from view by this parapet, and a condition to this effect is added.

- **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:

Access
This project will access West Jackson Avenue via a drive connection that will restrict left turns out of the site (egressing traffic will only be able to turn right and go west on Jackson).

Water and Sewer
The development will be served via connections to existing city infrastructure on West Jackson Avenue.

Stormwater Management
Stormwater management for the development will be provided by an above ground detention pond.

The Engineering Department has approved the Stormwater Management Plan for this project.

Recommendation: Staff recommends approval of the requested site plan for '7 Brew – Jackson Avenue' with the following conditions:

1. 7 Brew 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. The stormwater management facility shall be certified by the civil engineer prior to the issuance of a certificate of occupancy.

5. Water and sewer connection fees shall be paid before a building permit is issued.

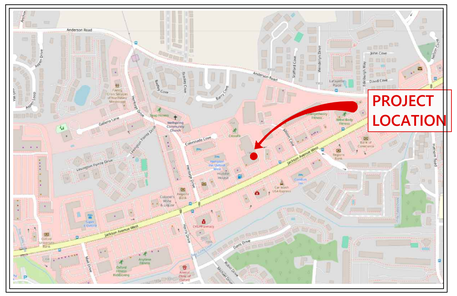
6. Any roof-based mechanical equipment shall be screened from view.

7. The applicant shall be approved for use of a mixed-use Common Interest Development. A copy of the stamped and recorded covenants shall be provided prior to the issuance of a Certificate of Occupancy.

7 BREW - JACKSON AVENUE

1901 A JACKSON AVENUE WEST

CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI



VICINITY MAP

INDEX OF PLANS

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SITE MAPS	C-101
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LANDSCAPE PLAN	C-300
UTILITY PLAN	C-500
GRADING PLAN	C-600
EROSION CONTROL PLAN	C-700
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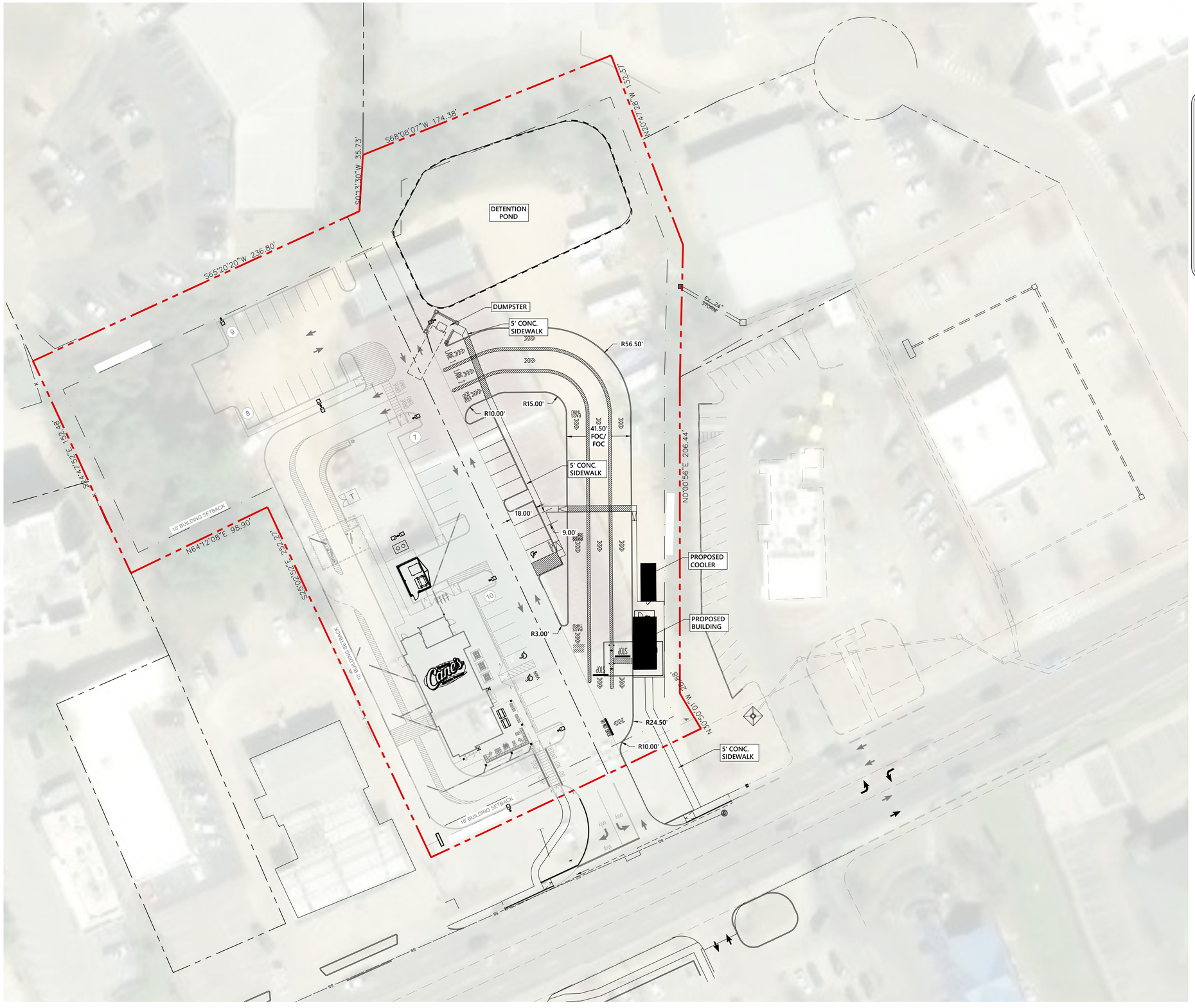
WATER DETAILS	C-801
SANITARY SEWER DETAILS	C-802
STORM DRAINAGE DETAILS	C-803
OUTLET CONTROL STRUCTURE DETAILS	C-803-1
EROSION CONTROL DETAILS	C-804

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

7 BREW - JACKSON AVANUE
1901 A JACKSON AVENUE WEST
CITY OF OXFORD,LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	03/01/2026
SCALE	
REVISION	08/05/2026

C-000



SITE DATA TABLE

PROPERTY AREA: 2.94 AC
7 BREW: 1.41 AC

ZONING: SCO

SETBACKS:
FRONT:15' MIN. / 58' MAX.
SIDE: 10'
REAR: 25'

BUILDING INFO: 510 SQ. FT.

PARKING PROPOSED: 10 SPACES

IMPERVIOUS AREA PROPOSED: 36.1% (22,298.9 SQ. FT.)

NORTH

30 0 30 60

SCALE: 1" = 30'

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

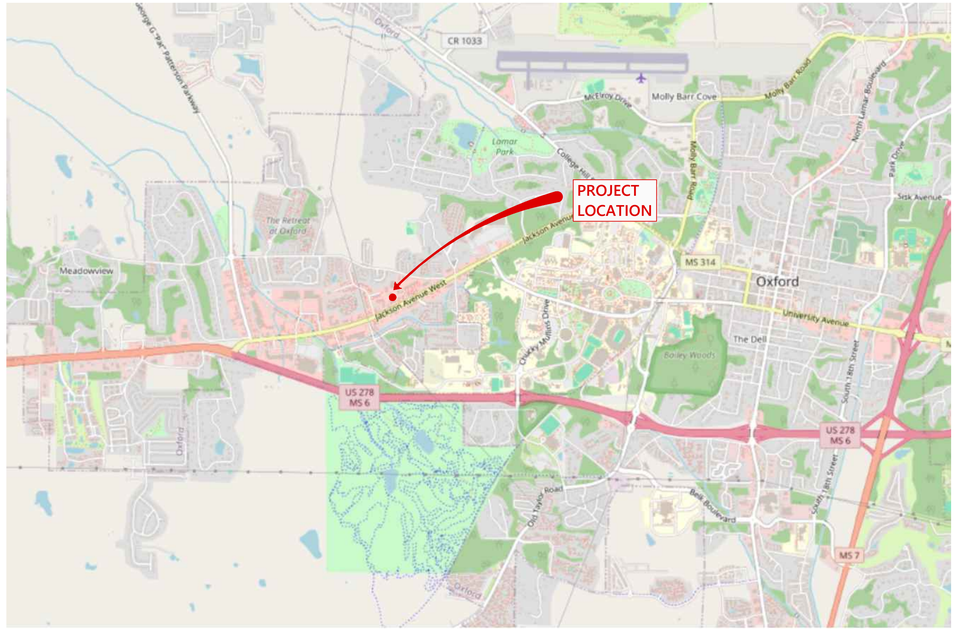
LAYOUT CONCEPT

7 BREW - JACKSON AVANUE

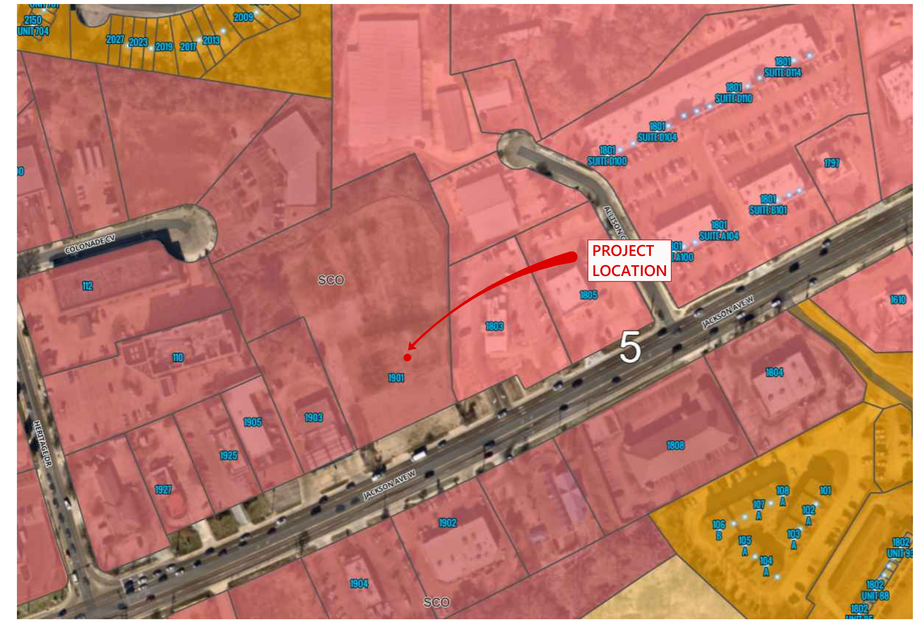
1901 A JACKSON AVENUE WEST
CITY OF OXFORD,LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	03/01/2026
SCALE	1" = 30'
REVISION	08/05/2026

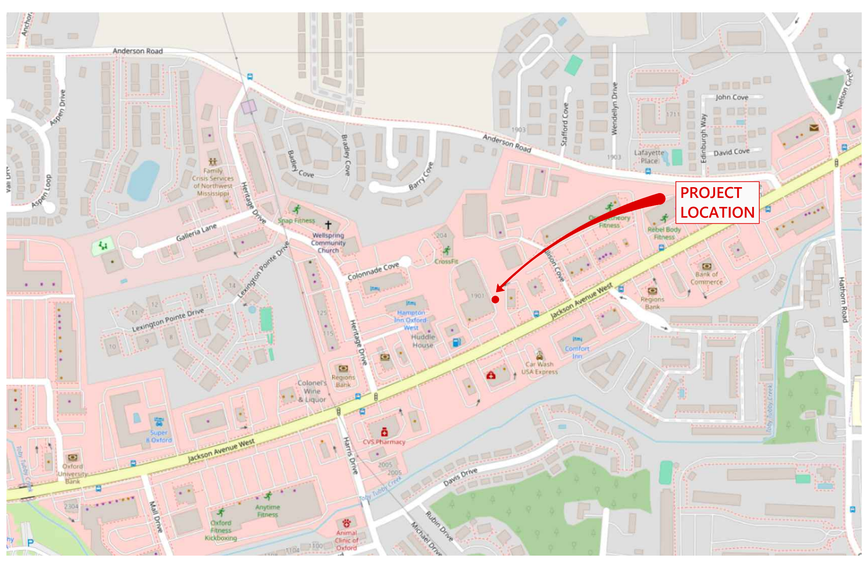
C-100



AREA MAP



ZONING MAP (ZONING: SCO)



LOCATION MAP

AERIAL MAP

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

SITE MAPS

7 BREW - JACKSON AVANUE

1901 A JACKSON AVENUE WEST
CITY OF OXFORD,LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	03/01/2026
SCALE	
REVISION	08/05/2026

C-101

NORTH

30 0 30 60

SCALE: 1" = 30'

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EXISTING CONDITIONS

7 BREW - JACKSON AVANUE

1901 A JACKSON AVENUE WEST
CITY OF OXFORD,LAFAYETTE COUNTY, MISSISSIPPI

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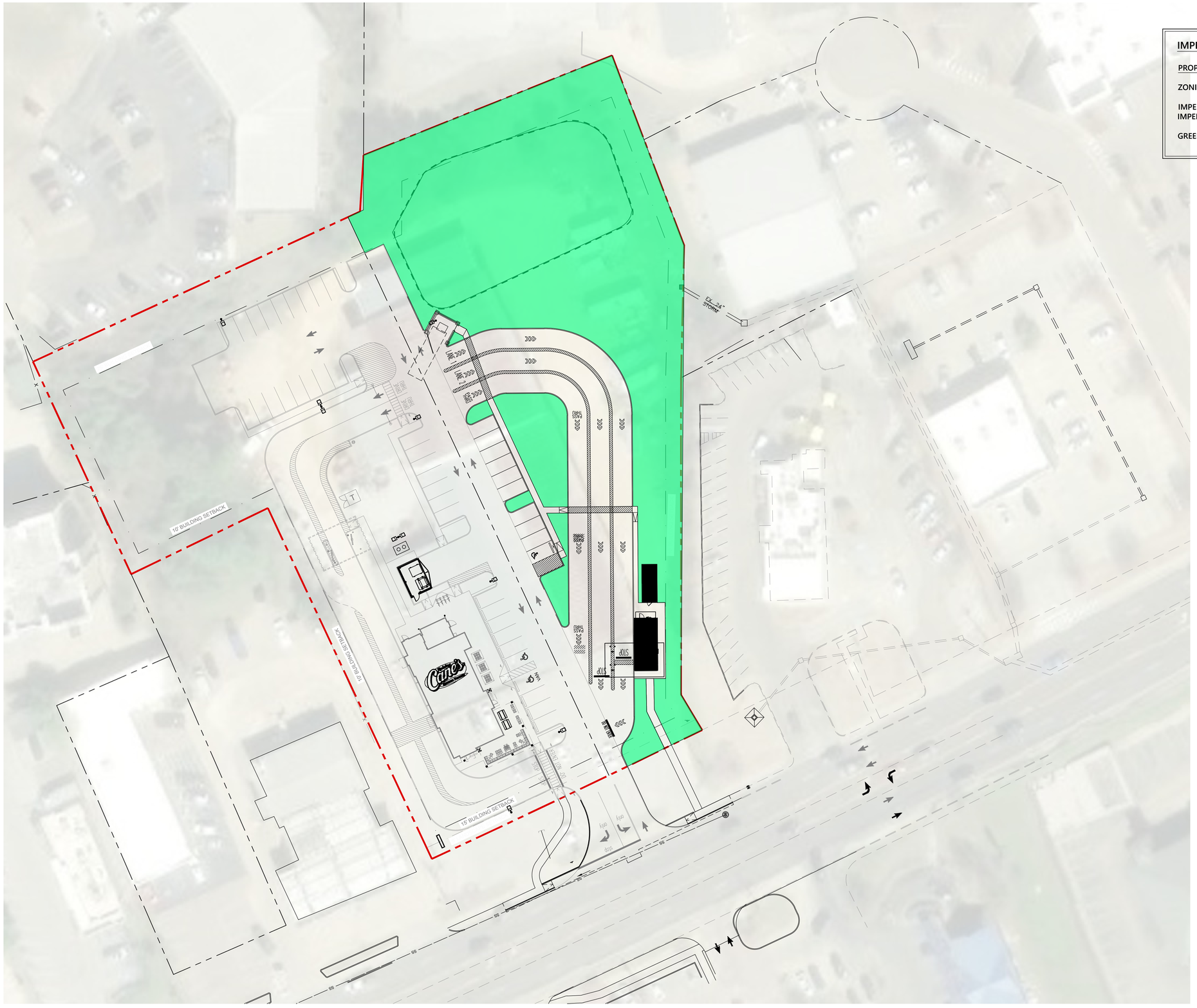
PROJECT NO.	XXXX
DATE	03/01/2026
SCALE	1" = 30'
REVISION	08/05/2026

C-200



IMPERVIOUS AREA DATA TABLE

PROPERTY AREA: 1.41 AC (61,419.6 SQ. FT.)

ZONING: SCO

IMPERVIOUS AREA MAXIMUM: 80% (49,135.7 SQ. FT.)
IMPERVIOUS AREA PROPOSED: 36.1% (22,298.9 SQ. FT.)

GREENSPACE

NORTH

30 0 30 60

SCALE: 1" = 30'

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IMPERVIOUS AREA PLAN

7 BREW - JACKSON AVANUE

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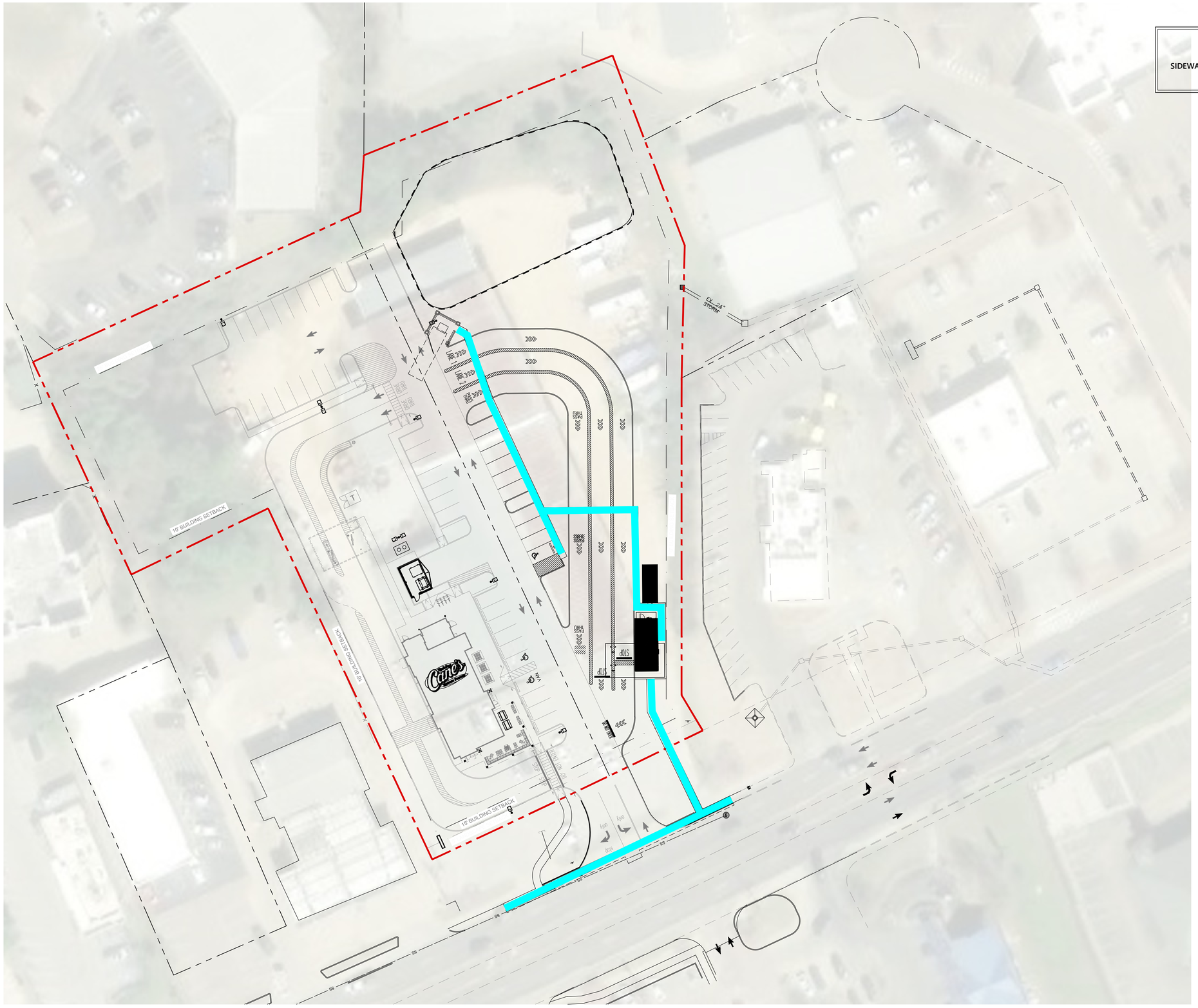
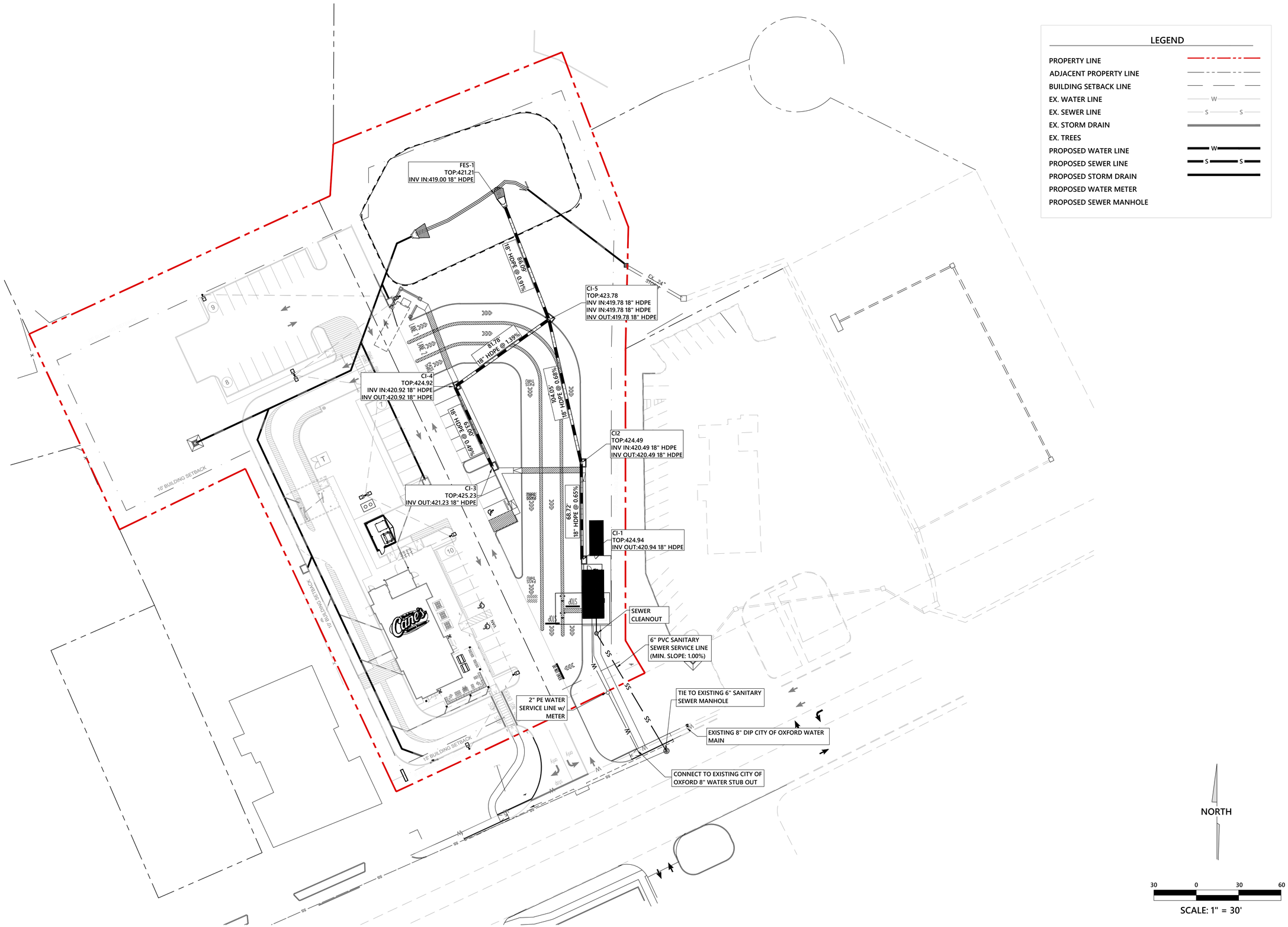
C-300


10' BUILDING SETBACK
10' BUILDING SETBACK
10' BUILDING SETBACK
EX. 24" STORM
LANE 1
LANE 2
LANE 3
LANE 4
LANE 5
LANE 6
LANE 7
LANE 8
LANE 9
LANE 10
LANE 11
LANE 12
LANE 13
LANE 14
LANE 15
LANE 16
LANE 17
LANE 18
LANE 19
LANE 20
LANE



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UTILITY PLAN

7 BREW - JACKSON AVANUE

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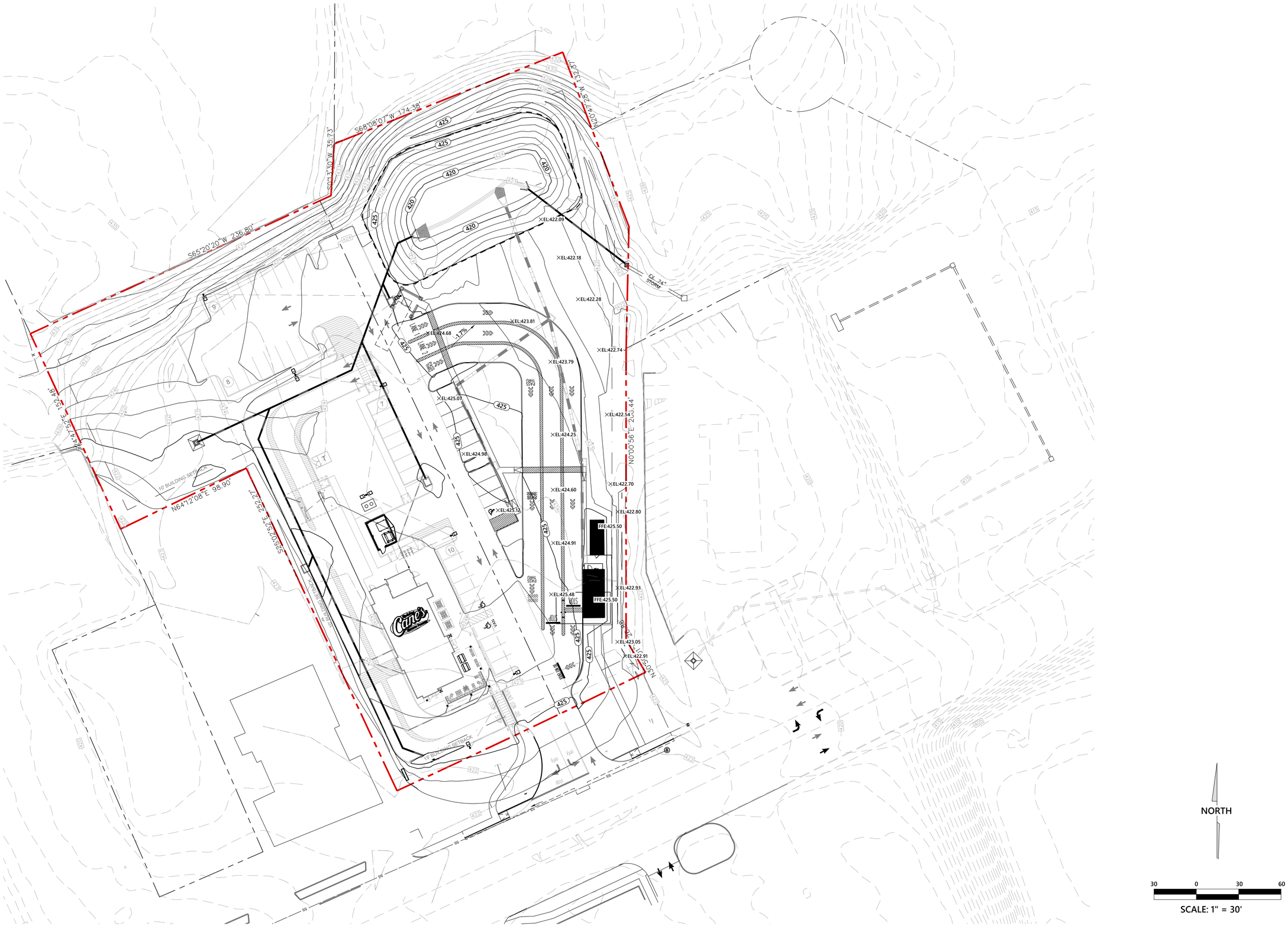
C-500



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GRADING PLAN

7 BREW - JACKSON AVANUE

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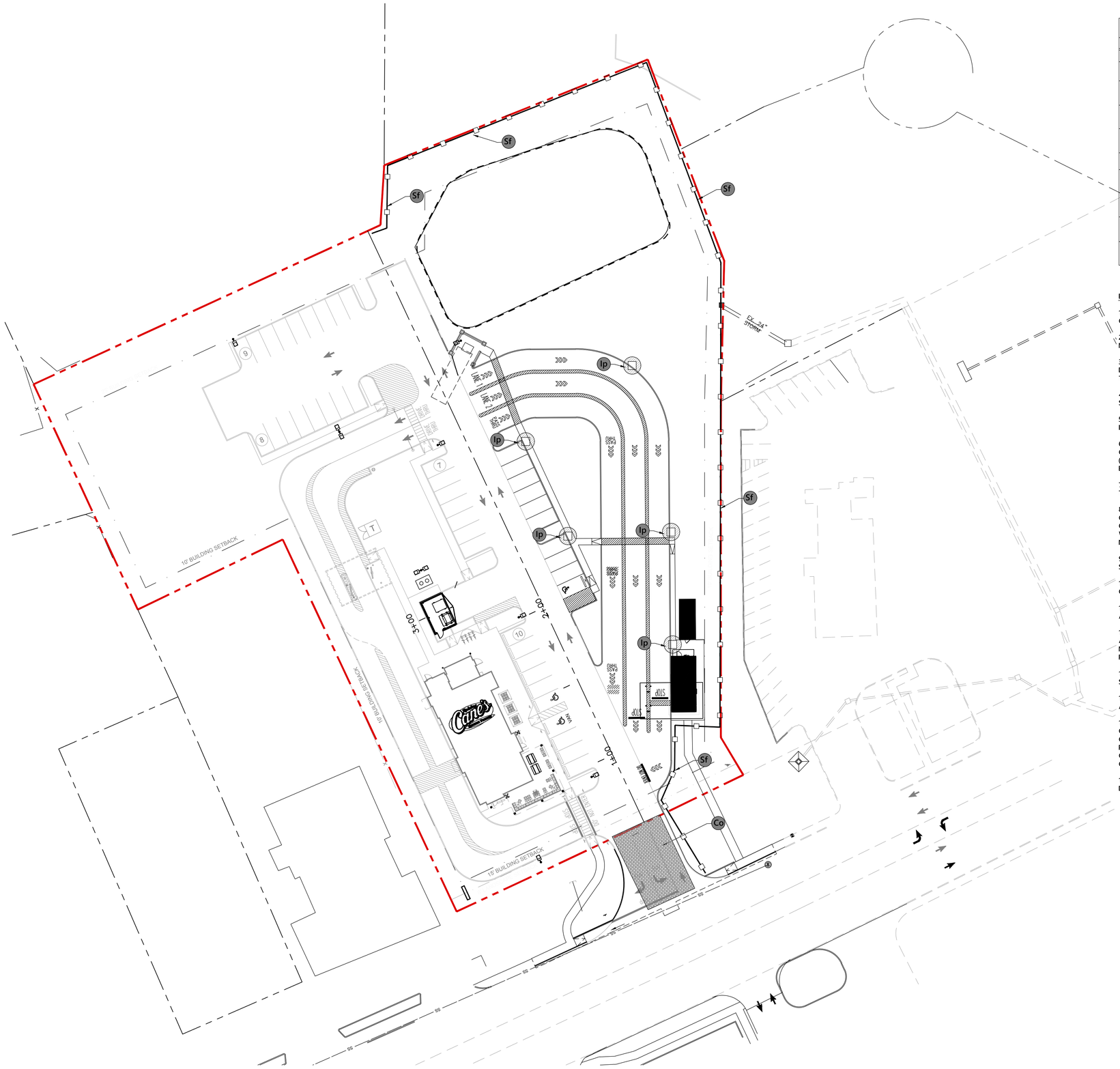
C-600


Sf
Ip
Co
EX. 24" STORM
10' BUILDING SETBACK
34'-00"
24'-00"
14'-00"
Cane's
SIGN
STOP
PASS THRU
DRIVE THRU ONLY
ONE WAY
DO NOT ENTER
WALK
ONLY
ONE WAY
DO NOT ENTER
PASS THRU
DRIVE THRU ONLY

GENERAL NOTES

1) LIST OF PUBLIC UTILITIES:
WATER - CITY OF OXFORD UTILITIES
SEWER - CITY OF OXFORD UTILITIES
ELECTRIC - CITY OF OXFORD UTILITIES
GAS - CENTERPOINT ENERGY

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).

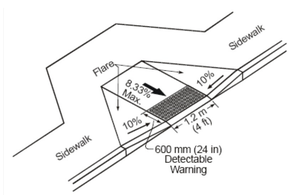
10) THE CONTRACTOR IS TO REMOVE AND RESET ANY SIGNS WHICH CONFLICT WITH CONSTRUCTION.

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.

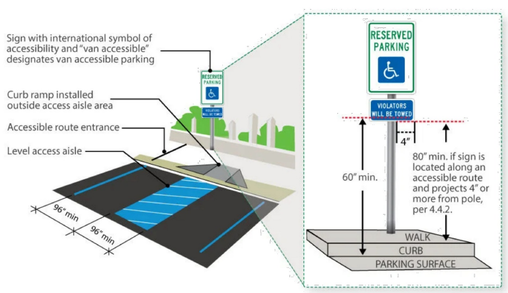
12) BRICK RED TRUNCATED DOMES REQUIRED AT ALL SIDEWALK CROSSINGS

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

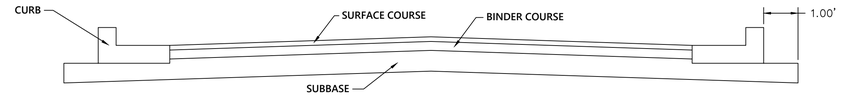
14) ALL MATERIALS USED SHALL MEET LAFAYETTE COUNTY SPECIFICATIONS AND REQUIREMENTS.



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.

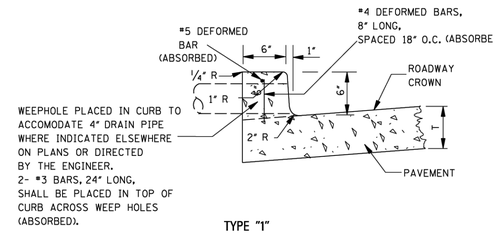
SURFACE: 2.0" MINIMUM HOT MIXED BITUMINOUS SURFACE COURSE CONFORMING TO MDOT STANDARD SPECIFICATIONS FOR TYPE MT-9.5 MM OR SC-1 MATERIAL.

(CEMENT STABILIZED ALTERNATE)

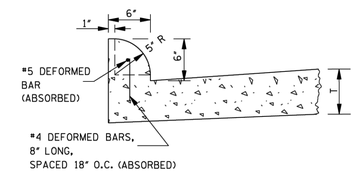
SUBGRADE: 6" MINIMUM PROCESSED IN-SITU SOILS OR SELECT IMPORTED FILL COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DEFINED BY ASTM D-698. INCORPORATE 6% PORTLAND CEMENT (BY VOLUME) IN ACCORDANCE WITH MDOT STANDARD SPECIFICATIONS WITHIN UPPER 8" OF SUBGRADE. (APPX 34#/SY)

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

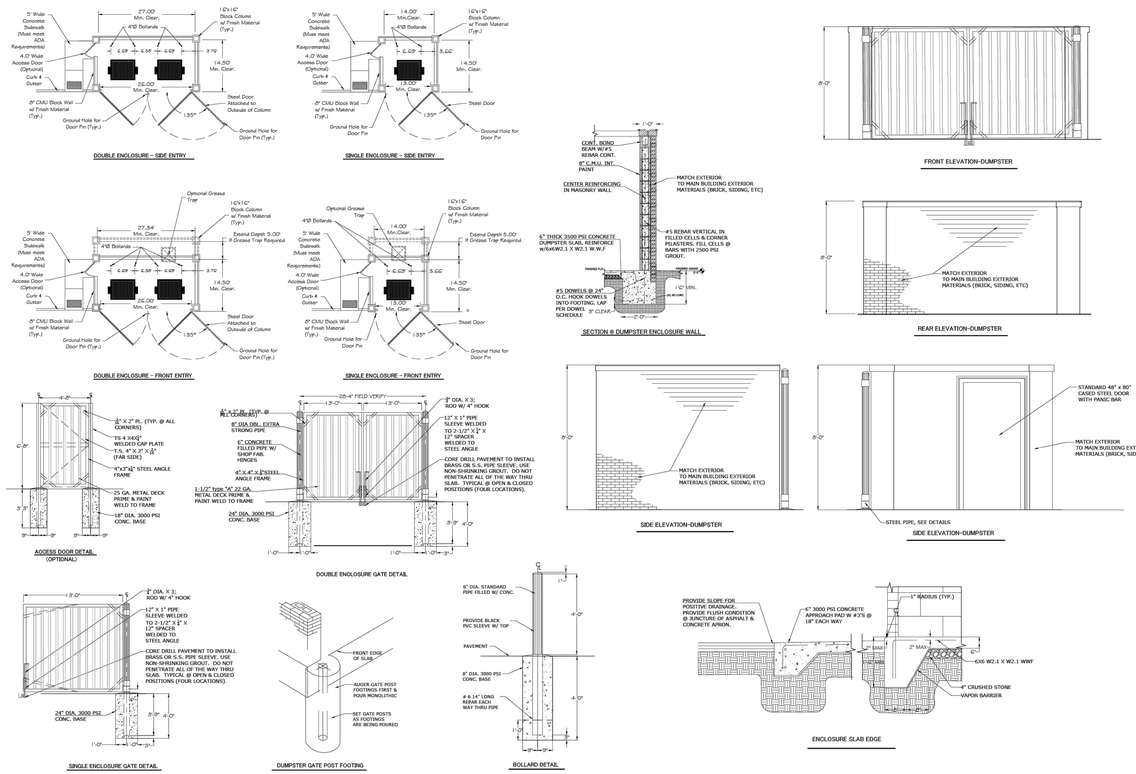
SURFACE: 2.0" MINIMUM HOT MIXED BITUMINOUS SURFACE COURSE CONFORMING TO MDOT STANDARD SPECIFICATIONS FOR TYPE MT - 9.5 MM OR SC-L MATERIAL.



TYPE "1"
DETAIL OF
INTEGRAL CURB



TYPE "3"
DETAIL OF
INTEGRAL CURB



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SITE DETAILS

7 BREW - JACKSON AVANUE
1901 A JACKSON AVENUE WEST
CITY OF OXFORD,LAFAYETTE COUNTY, MISSISSIPPI

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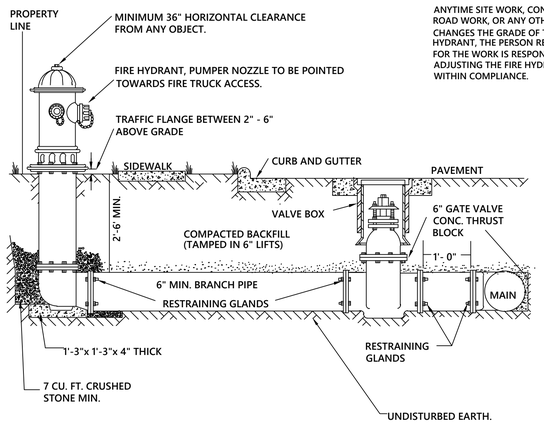
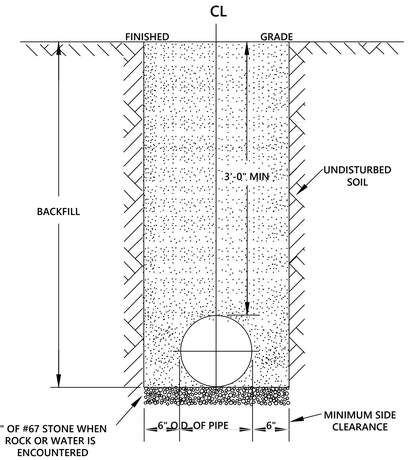
C-800



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.

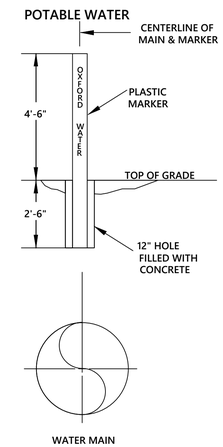
NOTES:
1. FIRE HYDRANT SHALL BE AS MANUFACTURED: MUELLER, AMERICAN DARLING, KENNEDY, M&H, WATEROUS, CLOW, EAST JORDAN IRON WORKS, OR US PIPE.
2. BRANCH PIPE SHALL BE DUCTILE IRON AWWA C150-96
3. 6" GATE VALVE SHALL BE AWWA C500-86 OPEN LEFT
4. STEEL RODS AND BOLTS SHALL BE 3/4" HOT DIPPED GALVANIZED
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



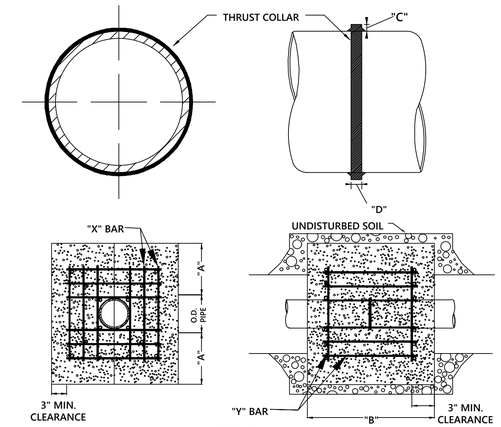
NOTES:
1. TRENCHES REQUIRING SHORING AND BRACING, DIMENSIONS SHALL BE TAKEN FROM THE INSIDE FACE OF THE SHORING AND BRACING.
2. NO ROCKS OR BOULDERS 4" OR LARGER TO BE USED IN BACKFILL.
3. ALL BACKFILL MATERIAL SHALL BE SUITABLE NATIVE MATERIAL.
4. BACKFILL SHALL BE TAMPED IN 6" LIFTS.
5. ACHIEVE 95%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



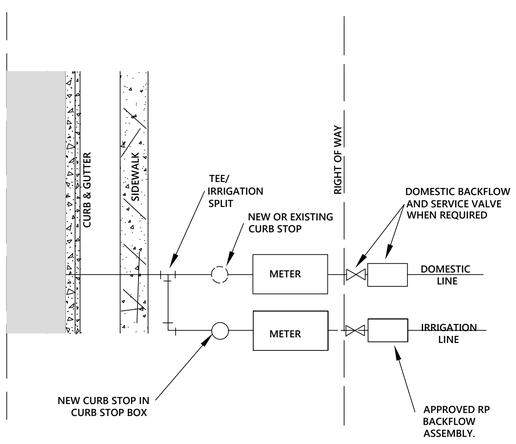
REINFORCING REQUIREMENTS

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

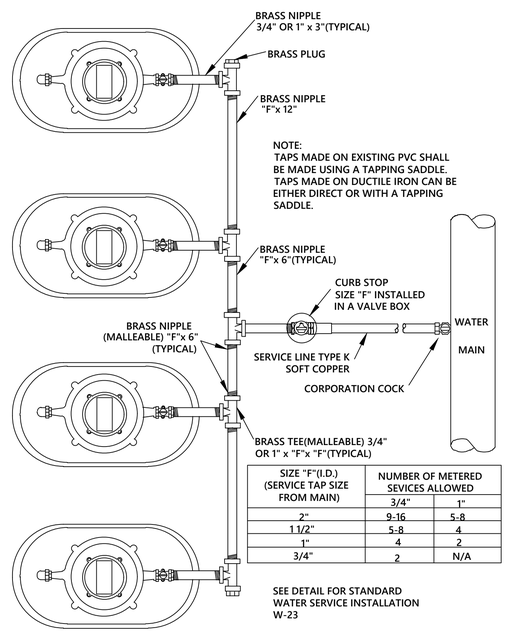
I.D. PIPE	"A"	"B"	"C"	"D"
6" - 16"	1'-4"	1'-7"	2"	3/8"
20" - 24"	1'-4"	1'-7"	3"	1/2"
30" - 36"	1'-4"	1'-7"	4"	5/8"
48" & greater	1'-8"	1'-9"	6"	7/8"

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



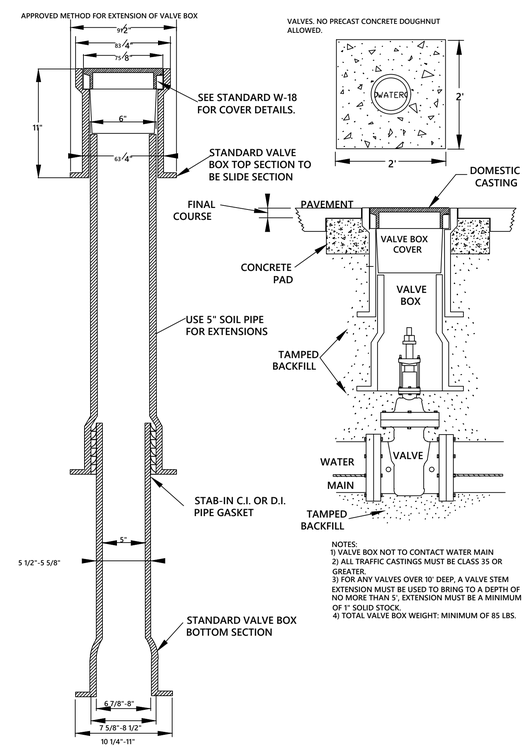
NOTE:
TAPS MADE ON EXISTING PVC SHALL BE MADE USING A TAPPING SADDLE. TAPS MADE ON DUCTILE IRON CAN BE EITHER DIRECT OR WITH A TAPPING SADDLE.

SIZE "F"(I.D.) (SERVICE TAP SIZE FROM MAIN)	NUMBER OF METERED SEVICES ALLOWED	
	3/4"	1"
2"	9-16	5-8
11/2"	5-8	4
1"	4	2
3/4"	2	N/A

SEE DETAIL FOR STANDARD WATER SERVICE INSTALLATION W-23

*NOTE: ALL 3/4" CORPORATION STOPS SHALL BE FORD 3/4"FB 1000-3G ALL GRIP COMPRESSION

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
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WATER DETAILS

7 BREW - JACKSON AVANUE

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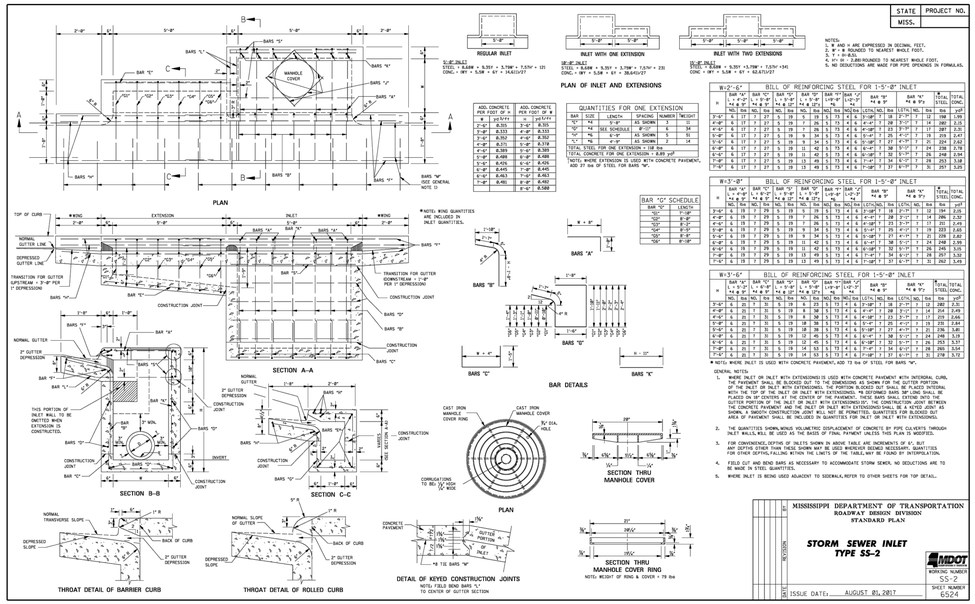
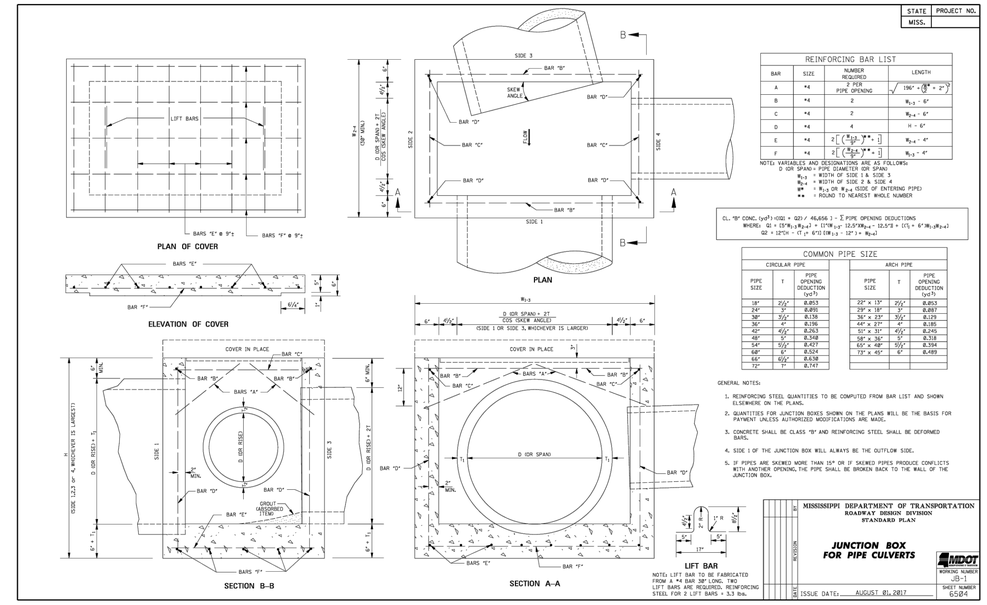
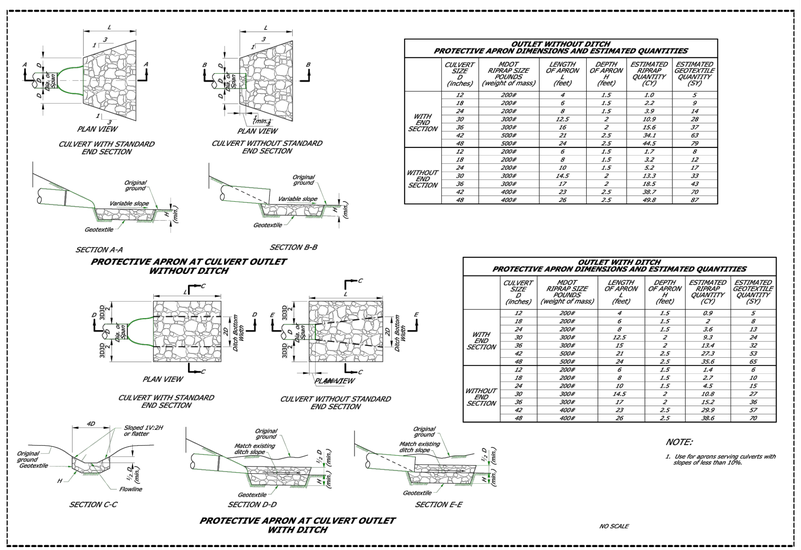


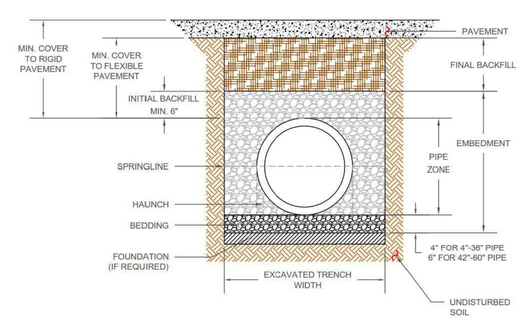
SS-2 INLET DETAIL



JUNCTION BOX DETAIL



RIP-RAP DETAIL



STORM DRAIN TRENCH REQUIREMENTS

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

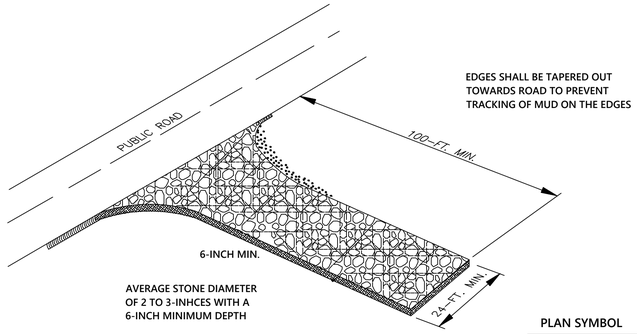
STORM DRAINAGE DETAILS

7 BREW - JACKSON AVANUE

1901 A JACKSON AVENUE WEST
CITY OF OXFORD,LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	03/01/2026
SCALE	
REVISION	08/05/2026

C-803



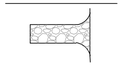
EDGES SHALL BE TAPERED OUT TOWARDS ROAD TO PREVENT TRACKING OF MUD ON THE EDGES

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

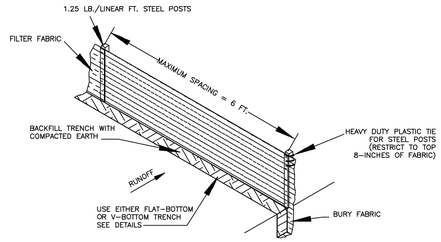
PLAN SYMBOL



CO

CONSTRUCTION ENTRANCE DETAIL

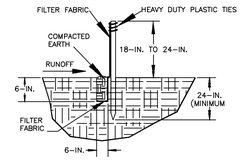
SILT FENCE INSTALLATION



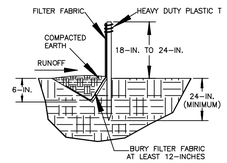
PLAN SYMBOL

SF

FLAT-BOTTOM TRENCH DETAIL



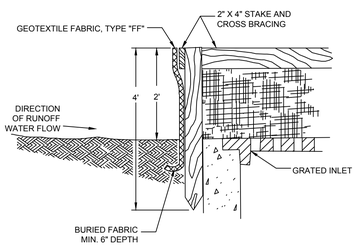
V-SHAPED TRENCH DETAIL

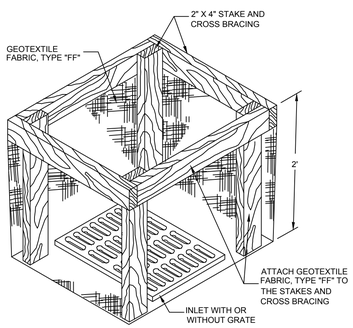


SILT FENCE - GENERAL NOTES

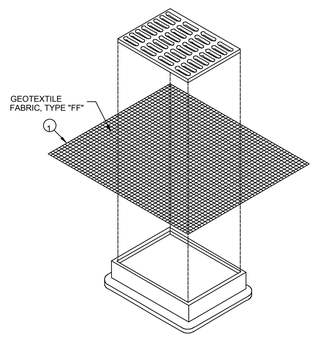
1. DO NOT PLACE SILT FENCE ACROSS CHANNELS OR IN OTHER AREAS SUBJECT TO CONCENTRATED FLOWS. SILT FENCE SHOULD NOT BE USED AS A VELOCITY CONTROL BMP. CONCENTRATED FLOWS ARE ANY FLOWS GREATER THAN 0.5 CFS.
2. MAXIMUM SHEET OR OVERLAND FLOW PATH LENGTH TO THE SILT FENCE SHALL BE 100-FEET.
3. MAXIMUM SLOPE 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



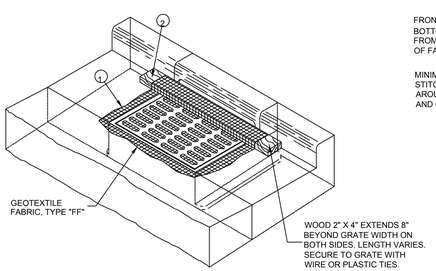


INLET PROTECTION, TYPE "A"

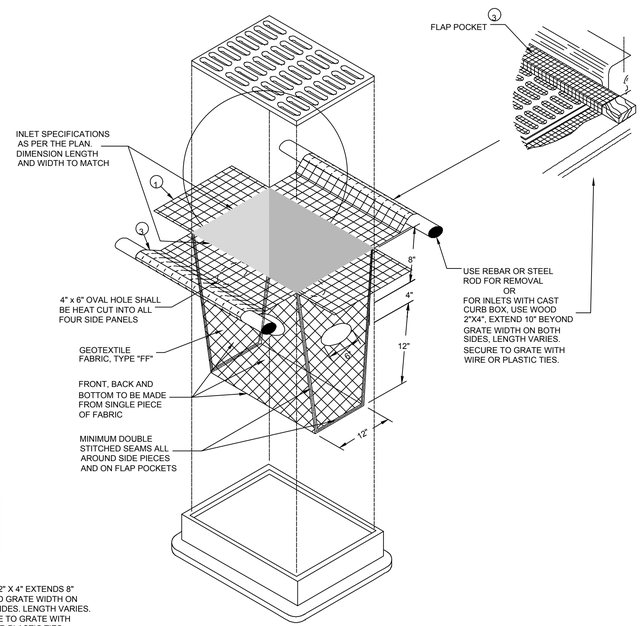


INLET PROTECTION, TYPE "B" (WITHOUT CURB BOX)

(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.

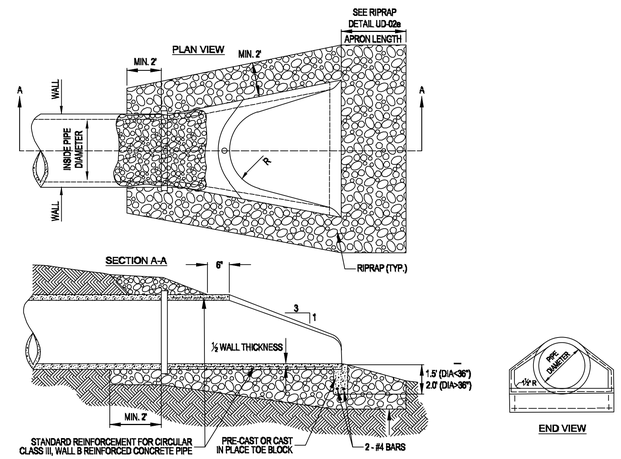
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

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

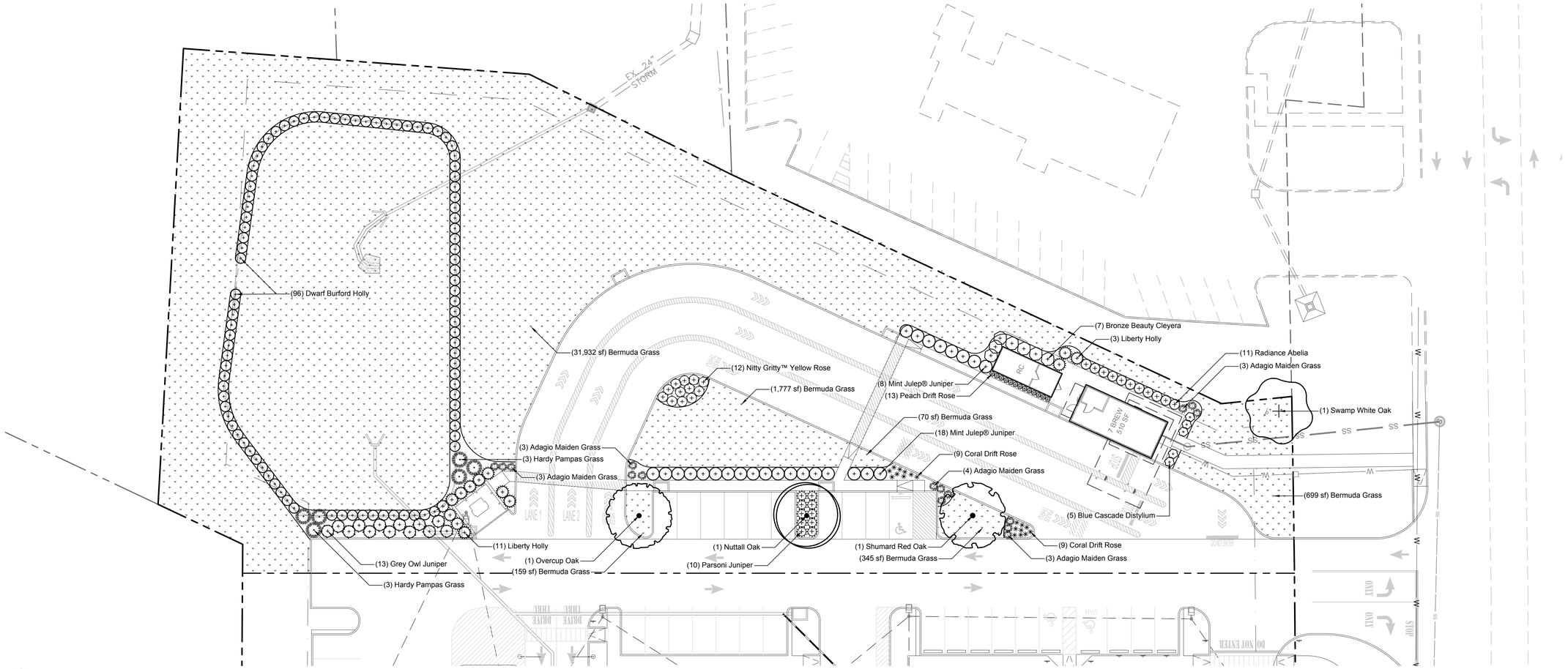
EROSION CONTROL DETAILS

7 BREW - JACKSON AVANUE

1901 A JACKSON AVENUE WEST
CITY OF OXFORD,LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	03/01/2026
SCALE	
REVISION	08/05/2026

C-804



1 PLANTING PLAN

Scale: 1" = 20'-0"

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
PARKING LOT TREES					
	Quercus lyrata / Overcup Oak	B & B	2"Cal	10`-12` H, 4`-5` W	1
	Quercus nuttallii / Nuttall Oak	B & B	2"Cal	11`-13` H, 3`-4` W	1
	Quercus shumardii / Shumard Red Oak	B & B	2"Cal	10`-12` H, 4`-5` W	1
STREET TREES					
	Quercus bicolor / Swamp White Oak	B & B	2"Cal	10`-12` H, 4`-5` W	1

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY
SHRUBS			
	Abelia x grandiflora 'Radiance' / Radiance Abelia	3 gal	11
	Cleyera japonica `Bronze Beauty` / Bronze Beauty Cleyera	3 gal	7
	Distylium x `PIIDIST-II` PP24409 / Blue Cascade Distylium	3 gal	5
	Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly	3 gal	96
	Ilex x `Conty` / Liberty Holly	7 gal	14
	Juniperus chinensis `Parsonii` / Parsoni Juniper	3 gal	10
	Juniperus chinensis 'Monlep' / Mint Julep® Juniper	3 gal	26
	Juniperus virginiana `Grey Owl` / Grey Owl Juniper	3 gal	13
ORNAMENTAL GRASSES			
	Erianthus ravennae / Hardy Pampas Grass	3 gal	6
	Miscanthus sinensis `Adagio` / Adagio Maiden Grass	3 gal	16
ROSES			
	Rosa x `Meidrifora` / Coral Drift Rose	3 gal	18
	Rosa x `Meiggili` / Peach Drift Rose	3 gal	13
	Rosa x 'RUIRI0109A' / Nitty Gritty™ Yellow Rose	3 gal	12

SYMBOL	BOTANICAL / COMMON NAME	CONT	QTY
GROUND COVERS			
	/ Greenspace	None	39,121 sf
	Cynodon dactylon `Tif 419` / Bermuda Grass	sod	34,982 sf

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.

CITY OF OXFORD MISSISSIPPI LANDSCAPE REQUIREMENTS

- SEC. 2.6.8- SCO - SUBURBAN CORRIDOR - Pervious coverage minimum is 20%. Total site is 61,835 sq. ft. There is 39,121 sq. ft. of pervious coverage = *(63.27% pervious coverage 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)*
  - 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
    - -- i. Parking areas with less than 20 spaces must provide a min. landscaping totaling 15% of total parking area. It must be landscaped with shrubs at one per every 15 sq. ft. of landscaped area; and one canopy tree for every 5 parking spaces, with a min. of two trees planted. *(3 trees indicated)*.

- SEC.5.5.4.3 OUTSIDE STORAGE AND WASTE DISPOSAL AREAS- Trash containers to be visually screened on all sides including gates. Combinations of landscaping and walls shall be used to screen containers and enclosures. *(12 shrubs indicated on plan)*

- 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 = 5,868 sq. ft required *(landscape in form of trees planted in turf areas and foundation landscape at structures)*
  - 5.7.3.8- Frontage trees must be planted along all streets at the rate of 1 large tree every 50' or 1 small tree every 35'. *(1 large tree 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 four (4) foot wide landscape area along the top perimeter with maintenance access as required. These areas are to be landscaped with shrubs at a minimum ratio of one (1) per every 15 sq. ft. of landscape area. 425 lin. ft. of perimeter = 113 shrubs required *(113 shrubs indicated on plan)*

0 20 40 60 feet

1" = 20'

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

7 Brew - Jackson Avenue

1901 A Jackson Avenue West
City of Oxford, Lafayette County, Mississippi

Revision:	Date / Description
#1	08.26.26 Revised Per City Comments
#2	09.02.26 Revised Per City Comments

7 Brew - Jackson Avenue
1901 A Jackson Ave. W.
Oxford, MS

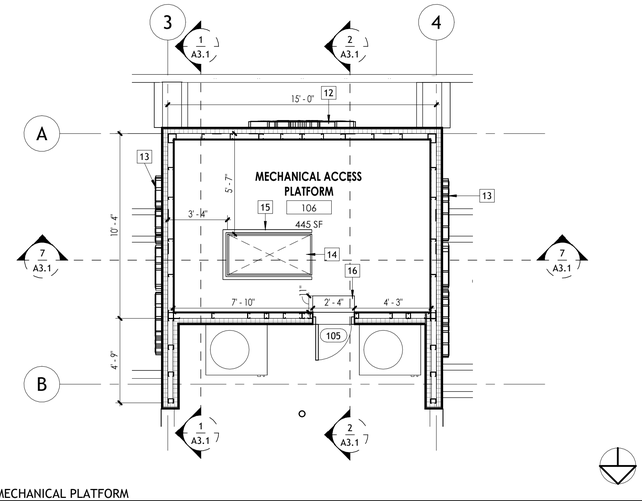
REGISTERED LANDSCAPE ARCHITECT
JAMES THOMAS SLOAN
05.06.26
605
STATE OF MISSISSIPPI

PROJECT NUMBER
26026.00

Date: 05.06.2026
Drawn By: S. Sloan
Checked By: S. Sloan

L1.0

Planting Plan



2 MECHANICAL PLATFORM
1/4" = 1'-0"

EQUIPMENT AND FIXTURE SCHEDULE

FE1 BELOW

EQ NO.	Count	MANUFACTURER	PRODUCT	PRODUCT NO.	DIMENSIONS	REMARKS	GENERAL NOTES
1	1	NORLAKE/KOLPAK/ APPROVED EQ	REMOTE WALK IN COOLER			SEE WALK IN COOLER DETAILS FOR MORE INFORMATION	B
1.2	1	NORLAKE/KOLPAK/ APPROVED EQ	WALK IN COOLER CONDENSER	CPB100JC-E-4-EV		SEE WALK IN COOLER DETAILS FOR MORE INFORMATION	B
2	1	GRINDMASTER	DISPENSER	WTH20			
3	1	LA MARZOCCO	ESPRESSO MACHINE	LINEA PB [AV] - 3			
4	2	LA MARZOCCO	ESPRESSO MACHINE	LINEA PB [AV] - 4			
5	2	MANITOWOC	ICE MAKER HEADS	IYF 1800 C			A
6	1	MANITOWOC	ICE MAKER BIN	LB 1760	60"		
7	31	TORRANI	SYRUP RACK				C
8	3	VITAMIX	BLENDER			LOCATION IS MARKET ANT OPERATION SPECIFIC	C
9A	1	WASSERSTROM	STAINLESS STEEL STORAGE SHELVING		36" X 36" X 36"	EQUIPMENT NOT ANCHORED, LOCATION IS APPROXIMATE AND MOBILE	B,D
9B	1	WASSERSTROM	STAINLESS STEEL STORAGE SHELVING		36" X 60" X 66"	EQUIPMENT NOT ANCHORED, LOCATION IS APPROXIMATE AND MOBILE	B,D
9C	1	WASSERSTROM	STAINLESS STEEL STORAGE SHELVING		14" X 33" X 80"	EQUIPMENT NOT ANCHORED, LOCATION IS APPROXIMATE AND MOBILE	B,D
9D	1	WASSERSTROM	STAINLESS STEEL STORAGE SHELVING		14" X 18" X 36"	EQUIPMENT NOT ANCHORED, LOCATION IS APPROXIMATE AND MOBILE	B,D
10	2	SPACEMAN	CHILLER MACHINE	6695-C			
11	3	MAZZER	COFFEE BEAN GRINDER	ROBUR S NERO			
12	1	MAZZER	DECAF COFFEE BEAN GRINDER	SUPER JOLLY PROV (E) NERO			
13	3	RUBBERMAID	TRASH CONTAINER			NOT SHOWN IN PLAN SEE INTERIOR ELEVATIONS	C
14	1	ATOSA	REFRIGERATOR DUAL FULL DOOR MERCHANDISER (54 W)	MCF8723GR	54"		
15	3	WASSERSTROM	MOBILE ICE BINS	F842-32	36"		B
16	1	ATOSA	UNDERCOUNTER REFRIGERATOR	MGF36RGR	36"		B
17	3	STRONGWAY	AIR CURTAIN	49947	36"		D
18	4	BLEND TECH	RAPID RINSER	JRE-610			B
19D	3	T&S BRASS AND BRONZE WORKS, INC.	RINSE WELL W/STEM	B-228-01-F05			
26	1	WASSERSTROM	MILK SIDE COUNTER	F890-22			
27	1	WASSERSTROM	SHOT SIDE COUNTER	F890-12			
28	1	WASSERSTROM	FRONT COUNTER	F842-64			
ES	1						
FE	1	J.L. INDUSTRIES	COSMIC 10 E: 4A-80BC				
FKB	1	KNOX BOX	3264			COORDINATE WITH LOCAL FIRE DEPARTMENT REQUIREMENTS	
KB	3	BUILDING MANUFACTURER	COFFEE GRIND KNOCK BOX				
RS	1		TACTILE ADA RESTROOM SIGNAGE			SIGNAGE TO MEET ADA REQUIREMENTS, SEE SHEET G0-2 FOR MOUNTING INFORMATION	
RS1	1	Bobrick Washroom Equipment, Inc.	B-2012				
RS2	1	Bobrick Washroom Equipment, Inc.	B-5806x36				
RS3	1	Bobrick Washroom Equipment, Inc.	B-5806.99x42				
RS4	1	Bobrick Washroom Equipment, Inc.	B-5806.99x18				

EQUIPMENT SCHEDULE GENERAL NOTES
ALL EQUIPMENT TO BE INSTALLED BY A LICENSED INSTALLER AND TO THE MANUFACTURER'S SPECIFICATIONS

A. REMOTE CONDENSER - IF 1800C
B. EQUIPMENT MANUFACTURER IS BASIS OF DESIGN: SUBSTITUTIONS MUST BE EQUAL AND APPROVED BY 7-BREW - U.N.O.
C. PROVIDED BY SMALLWARES PROVIDER
D. PROVIDED BY BUILDING MANUFACTURER
E. PROVIDED BY EQUIPMENT MANUFACTURER AND INSTALLED BY R.O. SUPPLIER

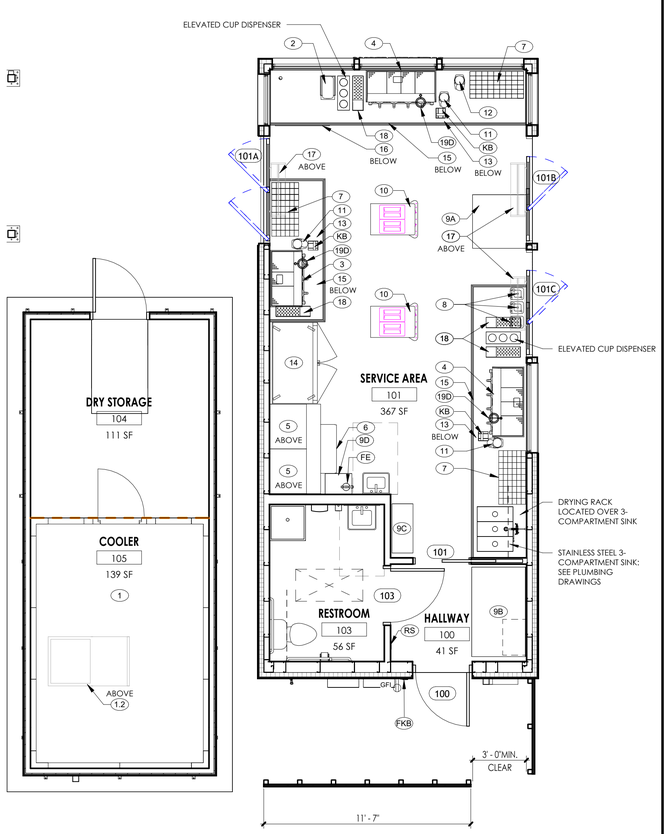
GENERAL FLOOR PLAN NOTES

1. FLOOR PLAN NOTES APPLY TO ALL FLOOR PLANS, ENLARGED FLOOR PLANS AND DETAILS
2. DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONAL DATA SHALL BE DERIVED FROM WRITTEN INFORMATION ONLY. VERIFY ALL DIMENSIONS BEFORE PROCEEDING, ANY DIMENSIONAL DEVIATION FROM THAT SHOWN ON DRAWINGS THAT MAY AFFECT THE DESIGN INTENT, PROPER INSTALLATION OR INCORPORATION OF BUILDING COMPONENTS AND ELEMENTS, SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND RESOLUTION OBTAINED BEFORE PROCEEDING.
3. DIMENSIONS INDICATED ON DRAWINGS ARE FROM FACE OF STUD TO FACE OF STUD, FACE OF STRUCTURE OR FINISH, FACE OF CONCRETE OR TO FACE OF STRUCTURAL LINE, EXCEPT AS NOTED OTHERWISE.
4. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THOROUGH KNOWLEDGE OF THE LANDLORD'S CRITERIA PRIOR TO CONSTRUCTION. FAILURE TO ACCOUNT THEMSELVES WITH THIS KNOWLEDGE DOES NOT RELIVE THEM FROM ANY RESPONSIBILITY
5. GENERAL CONTRACTOR SHALL COORDINATE ALL SITEWORK, ELECTRICAL & PLUMBING WORK AND PROVIDE ALL NECESSARY CONSTRUCTION TO FACILITATE SAID WORK INCLUDING BUT NOT LIMITED TO EQUIPMENT SUPPORTS, BACKING AND COORDINATION OF CONTRACT DOCUMENTS.
6. GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION. ALL DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THESE DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
7. ALL INTERIOR WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD AND CLASSIFICATION IN ACCORDANCE WITH IBC TABLE 803.13
8. PROVIDE IN ALL LOCATIONS OF REQUIRED ACCESSORIES, ADEQUATE AND SOLID BLOCKING CAPABLE OF WITHSTANDING 250 LB FORCE (SHEAR AND BENDING). GRAB BARS SHALL NOT ROTATE. FASTENERS SHALL BE OF A TYPE TO WITHSTAND REQUIRED FORCE AND TYPED FOR TYPE OF WALL CONSTRUCTION. WHERE WOOD BLOCKING IS PROVIDED WOOD SHALL BE FIRE RETARDANT TREATED.
9. SEE REFLECTED CEILING PLANS, FINISH FLOOR PLANS, SCHEDULES AND SPECIFICATIONS FOR OTHER FINISH INFORMATION
10. ALL NEW HEADERS OVER NEW DOORS OR OTHER OPENINGS SHALL BE PROVIDED WITH A DOUBLE 6" 18 GA. STEEL STUD BOX BEAM HEADER, TYP. UNLESS NOTED OTHERWISE. SEE STRUCTURAL FRAMING PLANS

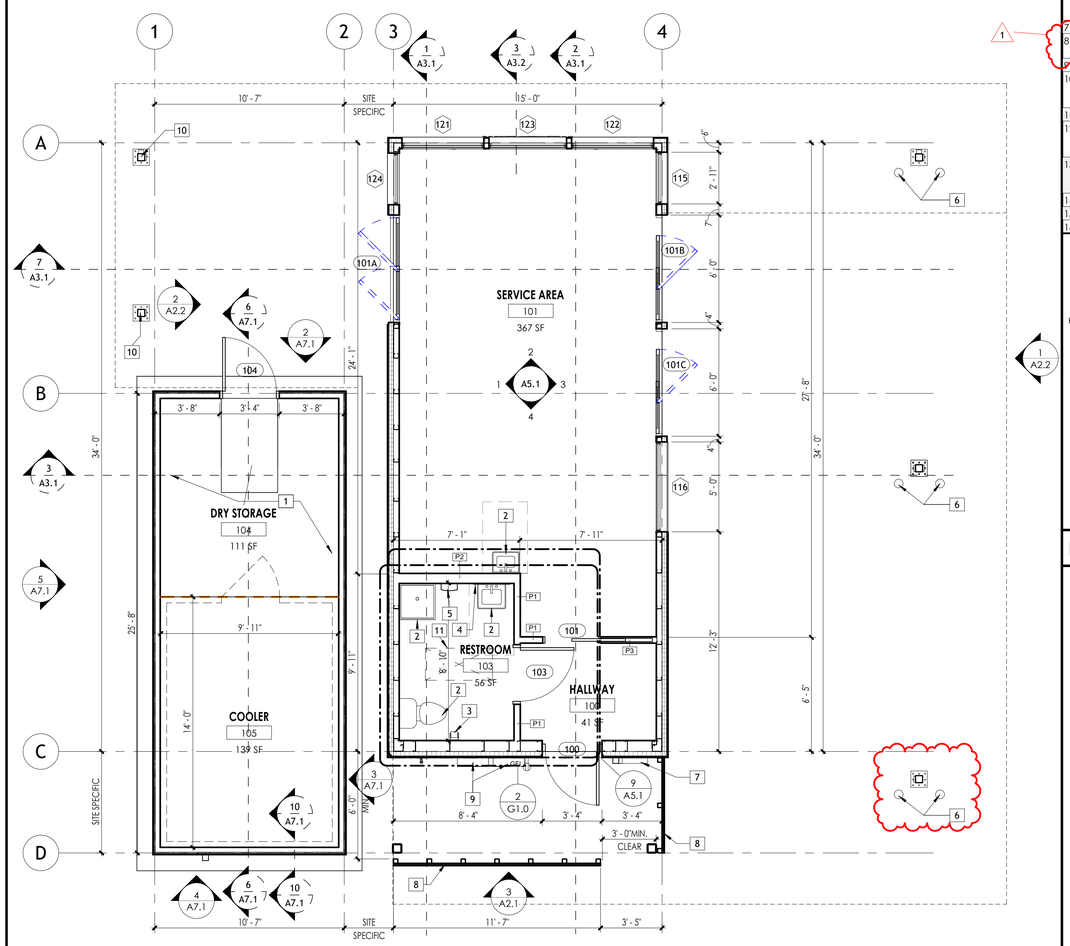
FLOOR PLAN KEYNOTES

Key Value	Keynote Text
1	REMOTE COOLER PROVIDED AND INSTALLED BY BUILDING MANUFACTURER, LOCATION IS SITE SPECIFIC, COORDINATE WITH OWNER AND CIVIL
2	PLUMBING FIXTURE LOCATION - SEE PLUMBING PLANS
3	STAINLESS STEEL TOILET PAPER DISPENSER PROVIDED AND INSTALLED BY GC/OTHERS
4	WALL MOUNTED STAINLESS STEEL ADA COMPLIANT MIRROR EQUAL TO BOBRICK B-165 2436, SEE SHEET G0-2 FOR MORE INFORMATION
5	STAINLESS STEEL PAPER TOWEL DISPENSER PROVIDED AND INSTALLED BY GC/OTHERS
6	CONCRETE FILLED PIPE BALLARD, LOCATIONS AND REQUIREMENTS ARE SITE SPECIFIC. SEE STRUCTURAL DETAILS AND CIVIL DRAWINGS. COORDINATE FINAL LOCATIONS WITH GC/OWNERS REPRESENTATIVE.
7	PREFINISHED METAL DOWNSPOUT; COORDINATE DISCHARGE WITH CIVIL
8	REAR SCREENWALL; PROVIDED BY BUILDING MANUFACTURER AND INSTALLED BY GC. EXACT CONFIGURATION IS SITE SPECIFIC.
9	ELECTRICAL EQUIPMENT, SEE ELECTRICAL DRAWINGS
10	INTEGRATED CANOPY DOWNSPOUT BY BUILDING MANUFACTURER; SEE ELEVATIONS. PROVIDE AND COORDINATE COLLECTION, AND DISCHARGE PER CIVIL DRAWINGS.
11	21.5" X 45" CRAWL SPACE ACCESS HATCH
12	ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGNAGE CONTRACTOR. PROVIDE POWER AND BLOCKING AS REQUIRED, SEE STRUCTURAL DRAWINGS, MEP DRAWINGS AND COORDINATE WITH SIGNAGE CONTRACTOR REQUIREMENTS.
13	SIDE ELEVATION SIGN; SUPPLIED AND INSTALLED BY SIGNAGE CONTRACTOR. PROVIDE POWER AND BLOCKING AS REQUIRED, SEE STRUCTURAL DRAWINGS, MEP DRAWINGS AND COORDINATE WITH SIGNAGE CONTRACTOR REQUIREMENTS.
14	27.5" X 56.5" FOLDING ACCESS LADDER
15	GUARD RAIL; SEE GUARDRAIL DETAIL SHEET A5-X
16	STEP, CENTERED ON DOOR, SEE SECTIONS AND DETAILS

KEYNOTES ARE SHEET SPECIFIC. KEYNOTE NUMBERS APPLY TO THIS SHEET ONLY AS THEY MAY VARY PER SHEET



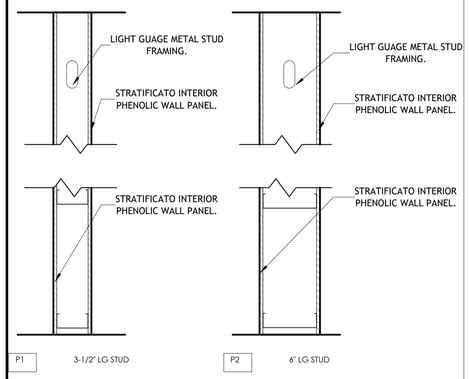
3 EQUIPMENT PLAN
1/4" = 1'-0"



1 ARCHITECTURAL FLOOR PLAN
1/4" = 1'-0"

PARTITION TYPES

ANCHOR ALL INTERIOR PARTITIONS TO BOTTOM OF STRUCTURE



P1 3-1/2" LG STUD
P2 6" LG STUD

Stephen D. Bent, NCARB, AIA, CSI - Architect
4793 Silo Hills Drive
Springfield, Missouri 65802
t: (417) 225-8254
e: sjbententerprises@gmail.com

REGISTERED ARCHITECT PENNSYLVANIA RA-029207 STEPHEN D. BENT 2/5/26

ARCHITECT OF RECORD
STEPHEN D. BENT
STATE LICENSE NO. :
RA-029207

SHEETS BEARING THIS SEAL ARE AUTHENTICATED. RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, INSTRUMENTS ARE DISCLAIMED.

CONSULTANTS

CIVIL ENGINEER
CESO INC.
2800 CORPORATE EXCHANGE DRIVE, SUITE 400
COLUMBUS, OH 43231

STRUCTURAL ENGINEER
INSPIRED DESIGNS ENG. & ARCH.
319 MAIN STREET, SUITE 200
SPRINGFIELD, MISSOURI 65806

MEP ENGINEER
CJD ENGINEERING
2225 W. CHESTERFIELD BLVD, SUITE 200
SPRINGFIELD, MO 65807

BUILDING MANUFACTURER
CREATIVE MODULAR CONSTRUCTION
319 N MAIN AVE. SUITE 200
SPRINGFIELD, MO 65806

HERMITAGE, PA

2415 E STATE ST.,
HERMITAGE, PA

CLIENT
7 BREW COFFEE

PROJECT NO.	26-0501
DRAWN BY:	GFA
CHECKED BY:	SDB
DATE:	5/01/2026

REVISIONS

NUMBER	DESCRIPTION	DATE
1	Addendum #1	4/3/2026

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A1.1
FLOOR PLANS

1 EXTERIOR ELEVATION - FRONT
3/8" = 1'-0"

2 EXTERIOR ELEVATION - BACK
3/8" = 1'-0"

EXTERIOR FINISH LEGEND

- NICHIHA MODERNBRICK MIDNIGHT
- NICHIHA CANYON BRICK SHALE BROWN
- PAC-CLAD STANDING SEAM PANEL PACIFIC BLUE
- BRAKE METAL COLOR TO MATCH STOREFRONT FRAMES
- BRAKE METAL PACIFIC BLUE
- BRAKE METAL ONYX
- DOORS HONORABLE BLUE SW6811
- BRAKE METAL SANDSTONE

KINETIC DESIGN + DEVELOPMENT
2215 W CHESTERFIELD BLVD, SUITE 01 - SPRINGFIELD, MO 65807 - P (417) 530-4321

FIRM LICENSE NO.

INTERIM REVIEW ONLY

These documents are incomplete, and are released for interim review only and are not intended for regulatory approval, bidding, permit, or construction purposes.

ARCHITECT OF RECORD:
NAME:
LICENSE NO.

PROJECT NUMBER:
REVISION:

7 BREW COFFEE

A2.1

EXTERIOR ELEVATIONS

DATE: FEBRUARY 13, 2025

1 EXTERIOR ELEVATION - LEFT SIDE
3/8" = 1'-0"

2 EXTERIOR ELEVATION - RIGHT SIDE
3/8" = 1'-0"

EXTERIOR FINISH LEGEND

- NICHIHA MODERNBRICK MIDNIGHT
- NICHIHA CANYON BRICK SHALE BROWN
- PAC-CLAD STANDING SEAM PANEL PACIFIC BLUE
- BRAKE METAL COLOR TO MATCH STOREFRONT FRAMES
- BRAKE METAL PACIFIC BLUE
- BRAKE METAL ONYX
- DOORS HONORABLE BLUE SW6811
- BRAKE METAL SANDSTONE

KINETIC DESIGN + DEVELOPMENT
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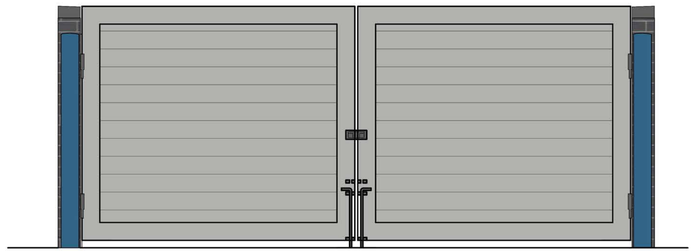
NAME:
LICENSE NO.

PROJECT NUMBER:
REVISION:

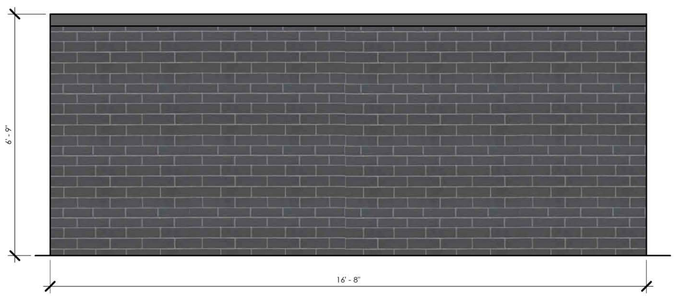
7 BREW COFFEE

A2.2
EXTERIOR ELEVATIONS

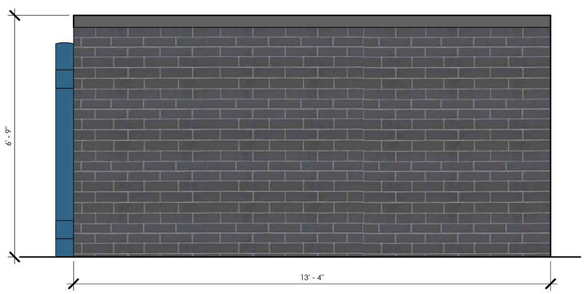
DATE: FEBRUARY 13, 2025



1 TRASH ENCLOSURE - FRONT ELEVATION
1/2" = 1'-0"

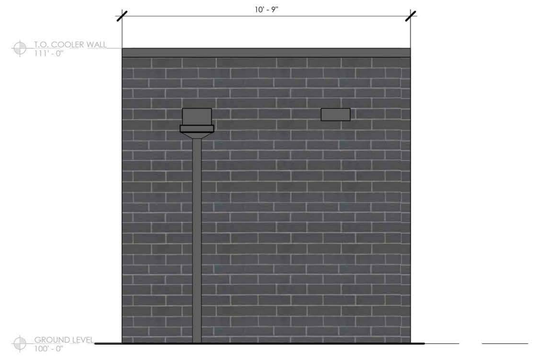


2 TRASH ENCLOSURE - BACK ELEVATION
1/2" = 1'-0"

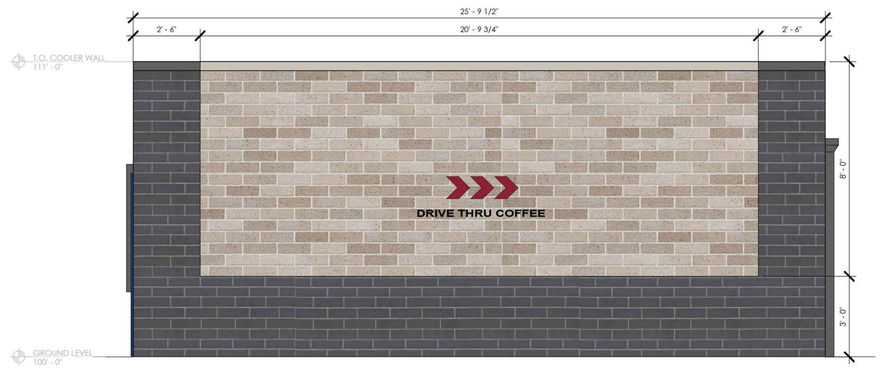


3 TRASH ENCLOSURE - SIDE ELEVATION
1/2" = 1'-0"

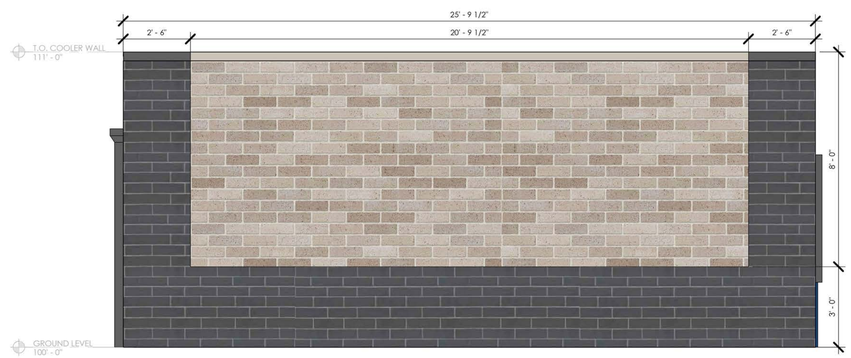
4 COOLER ELEVATION - FRONT
3/8" = 1'-0"



5 COOLER ELEVATION - REAR
3/8" = 1'-0"



6 COOLER ELEVATION - LEFT
3/8" = 1'-0"



7 COOLER ELEVATION - RIGHT
3/8" = 1'-0"

EXTERIOR FINISH LEGEND

- NICHIHA MODERNBRICK MIDNIGHT
- NICHIHA CANYON BRICK SHALE BROWN
- PAC-CLAD STANDING SEAM PANEL PACIFIC BLUE
- BRAKE METAL CITY SCAPE GRAY
- BRAKE METAL PACIFIC BLUE
- BRAKE METAL ONYX
- DOORS HONORABLE BLUE SW6811
- BRAKE METAL SANDSTONE

KINETIC DESIGN + DEVELOPMENT
2215 W CHESTERFIELD BLVD, SUITE 01 - SPRINGFIELD, MO 65807 - P (417) 530-4321

FIRM LICENSE NO.

INTERIM REVIEW ONLY

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ARCHITECT OF RECORD:
NAME:
LICENSE NO.

PROJECT NUMBER:
REVISION:

7 BREW COFFEE

A6.1

TRASH ENCLOSURE & COOLER ELEVATIONS

DATE: NOT FOR CONSTRUCTION

OXFORD
PLANNING
DEPARTMENT

Case 3393

To: Oxford Planning Commission
From: Kate Kenwright, AICP; Planner II
Date: September 14, 2026

Applicant: Kirk Milam
Owner: Flat Bottom Properties, LLC (Melissa Williams & Kirk Milam)
Request: Variance from Section 5.8.4.4 Conservation Overlay – Yard Standards
Location: 433 N 15th Street (PPIN #42173)
Zoning: (TSR) Traditional Suburban Residential; Neighborhood Conservation Overlay (NCO) & South Lamar Historic District

Surrounding Zoning:
All: (TSR) Traditional Suburban Residential; Neighborhood Conservation Overlay (NCO) & South Lamar Historic District

Planning Comments:
The subject property is a +/- 0.195-acre lot on North 15th Street. The applicant seeks to build a single-family home on the lot, which received design approval from the Historic Preservation Commission at their August 17th meeting (COA #876).

The applicant seeks approval for a 16' variance from the front-yard build-to standards as laid out in section 5.8.4.4 of the Land Development Code, which states that the front setback shall be determined by the Director of Planning using the unique characteristics of the street, and reflecting the established pattern of setbacks in the neighborhood. This is consistently interpreted to ensure that any new building does not sit any closer to the street and no further back from the street than its two direct neighbors.

The applicant hopes to locate the home 33.14' back from the street, which would be 16' behind the southern neighbor. The applicant specifies that the request for flexibility is to protect the existing mature Oak tree that is in the way of the required build-to-line.

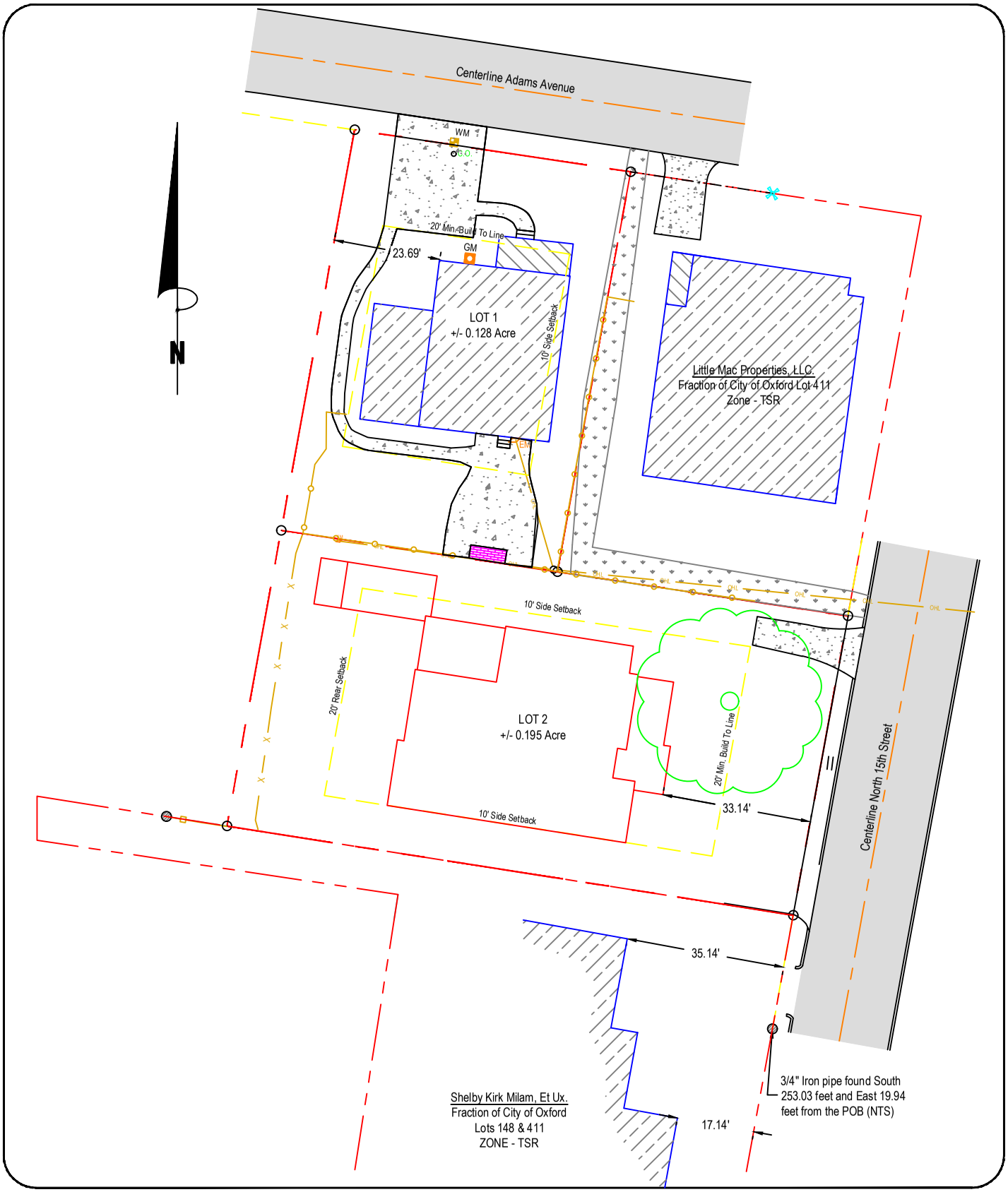
Staff finds that the location of the tree is a hardship for the applicant that is not self-created, and is specific to this site. Locating the front building line in the required location would likely kill the tree.

Granting this variance will not cause harm to the public, and as the buildings in the conservation overlay do vary, it is unlikely that the larger setback will be extremely noticeable.

Recommendation:

Staff recommends approval of the variance with the following conditions:

1. The variance is for the plan as submitted.



Sheet No.: 1 of 2	LAYOUT	Sheet Title:	
		Checked By: JWW	
		Drawn By: JWW	
		Proj.No.:	
		File:	
	8-28-2026	Date:	
	1" = 30'	Scale:	

Lot 2 Layout of:
One Adams Place Subdivision
433 North 15th Street
Oxford, Mississippi

WILLIAMS ENGINEERING CONSULTANTS, INC.
Professional Engineers | Professional Land Surveyors
720 NORTH LAMAR BOULEVARD, SUITE A
P.O. BOX 1197 OXFORD, MISSISSIPPI 38655
662.236.9675

PIPELINE
CAUTION

OXFORD
PLANNING
DEPARTMENT

Case 3394

To: Oxford Planning Commission
From: James Hirsch; Planner I
Date: September 14, 2026

Applicant: Amy Rozell & Allen Crosswell
Owner: CFP Oxford, LLC (Allen Crosswell)
Request: Variance from Section 5.8.4.10 Conservation Overlay – Bedrooms, Maximum
Location: 710 Tyler Avenue (PPIN #36349)
Zoning: (TNR) Traditional Neighborhood Residential; Neighborhood Conservation Overlay (NCO) & South Lamar Historic District

Surrounding Zoning:
All: (TNR) Traditional Neighborhood Residential; Neighborhood Conservation Overlay (NCO) & South Lamar Historic District

Case History: HPC Case 878 – Add rear second-floor addition, modify existing bay window, construct freestanding accessory structure – August 2026 – Approved
HPC Case 733 – construct new freestanding structure – June 2023 – Approved
HPC Case 291 – construct new single-family house (710B) – August 2014 – Approved
HPC Case 290 – construct new single-family house (710A) – August 2014 – Approved

Planning Comments: The subject property measures +/- 0.18 acres on the south side of Tyler Avenue, a portion of City Lot 469, developed in 2014 with a single-family detached dwelling. At this location, applicant seeks relief from the Land Development Code's restriction on bedrooms in the Neighborhood Conservation Overlay (Section 5.8.4.10).

The Neighborhood Conservation Overlay Standards note that in NR (like the subject property) and in SMF zoning districts that dwelling units should be no larger than three bedrooms. This four bedroom house is an existing non-conformity in regards to the bedroom limit, which would be rectified by its proposed conversion into a laundry room. The applicants seek relief from this Code provision to facilitate a rear second-floor addition to the home, to be programmed as a bedroom. This addition and other exterior changes were approved by the Historic Preservation Commission at its August meeting (COA 878).

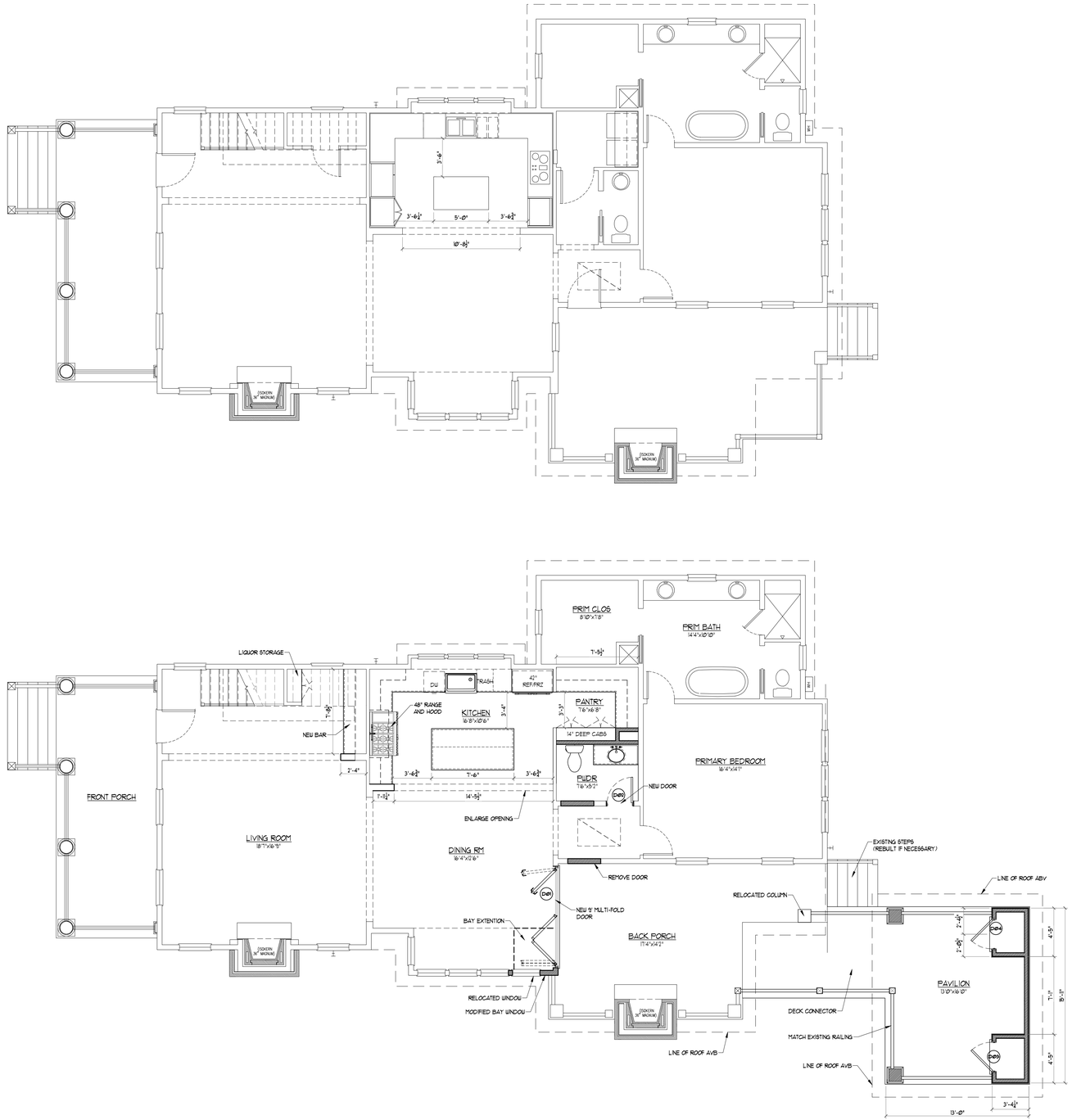
The City's Land Development Code empowers the Planning Commission to grant variances based on findings that (a) the reasons stated in the application justifies the granting of the variance and that the variance is the minimum needed to make possible reasonable use of the land, and (b) that the granting of the variance will be in harmony with the general purpose and intent of the Code, and will not harm the public welfare (LDC 9.4.2.3 & 9.4.2.4).

The applicant contends in their application that strict application *"would prevent the owners from reasonably configuring an existing four-bedroom residence"*, noting that the proposed work does not net additional bedrooms or otherwise increase the intensity of the use.

The Commission must consider if the stated hardship is sufficient to grant the requested variance.

Recommendation: Should the Commission find sufficient hardship to support the variance, Staff recommends the following conditions:

1. The variance is for the plan as submitted.



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

HOWORTH & ASSOCIATES
ARCHITECTS
PO Box 1569 • Oxford, Mississippi 38655 • 662.234.7444 • www.howortharch.com

DESIGN DEVELOPMENT

ISSUE DATE:	July 13, 2026
REVISION	DATE

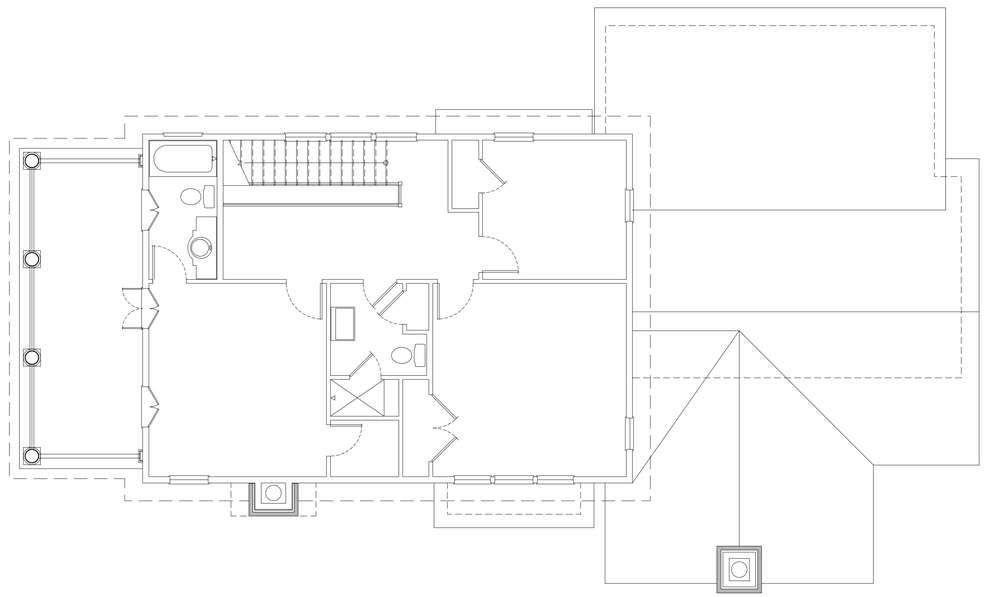
2026-11

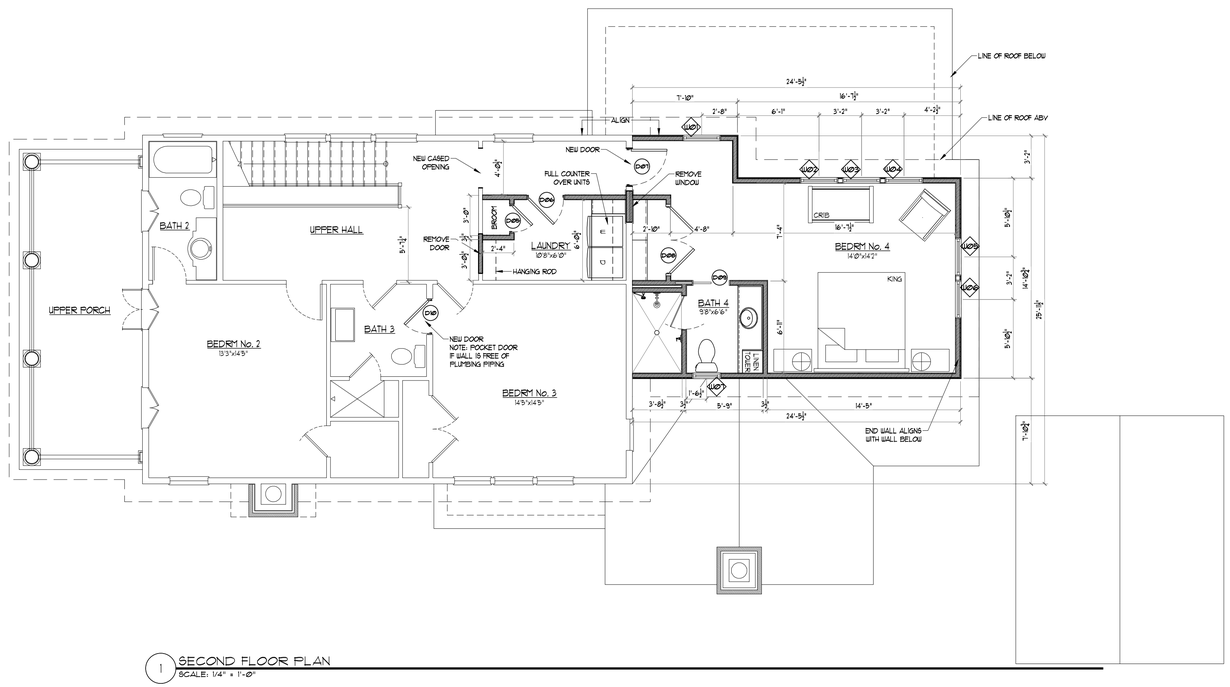
Consultants:

Renovations and Additions to the
Crosswell - Rozell Residence
710 Tyler Avenue
Oxford, Mississippi

FIRST FLOOR PLAN

SHEET NUMBER
A1.0





1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

HOWORTH & ASSOCIATES
ARCHITECTS
PO Box 1569 • Oxford, Mississippi 38655 • 662.234.7444 • www.howortharch.com

DESIGN DEVELOPMENT

ISSUE DATE:	July 13, 2026
REVISION	DATE

2026-11

Consultants:

Renovations and Additions to the
Crosswell - Rozell Residence
710 Tyler Avenue
Oxford, Mississippi

SECOND FLOOR PLAN

SHEET NUMBER
A1.1

OXFORD
PLANNING
DEPARTMENT

Case 3395

To: Oxford Planning Commission
From: Kate Kenwright, AICP; Planner II
Date: September 14, 2026

Applicant: Carla Davis
Owner: Same
Request: Special Exception as provided in Section 2.6.7 Building of 4 stories
Location: 1200 & 1300 North Lamar Boulevard (PPINs #5800, #5801, & #5086)
Zoning: (TNB) Traditional Neighborhood Business

Surrounding Zoning:
North, South, West: (TNB) Traditional Neighborhood Business
East: (TNB) Traditional Neighborhood Business & (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.

The applicant seeks a Special Exception to allow for each of the two proposed buildings to have a fourth floor. In the TNB district, buildings are allowed to be up to 4 stories by Special Exception with a maximum height of 50 feet.

The Commission is empowered to grant a special exception if it will not adversely affect the public interest, and with any safeguards determined to be appropriate.

The applicant contends that the buildings are consistent with the mixed-use character of the North Lamar Corridor, and that there are no adjoining Estate or Suburban Residential zones which will be affected by the additional height.

Staff finds that the fourth floor on each proposed new building is appropriate and will not adversely affect the public interest. The fourth floor is set back from the front elevation as required by the ordinance, which softens the view of the increased height from the street.

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

1. The Special Exception will expire in 18 months if the required permits are not issued.

JM ENGINEERING AND DESIGN, LLC
Civil Engineering | Land Development
Joey Moore, P.E.
Oxford, Mississippi | (662) 801-8803 | jmoore@jmengd.com

September 2, 2026
City of Oxford Planning Department
107 Courthouse Square, Oxford, MS 38655

BEACON VIEW DEVELOPMENT

Special Exception Application — Building Height, Buildings 1 & 2

LDC Section 2.6.7 | 1306 & 1200 North Lamar Boulevard, Oxford, MS | TNB District

Project Name	Beacon View Development – Buildings 1 & 2 (Beacon View Condos and Commercial Space; Riverhills Bank and Condos)
Site Addresses	1306 North Lamar Boulevard (Building 1) and 1200 North Lamar Boulevard (Building 2), Oxford, Mississippi
Site Area	1.57 Acres (single shared parcel)
Zoning District	TNB – Traditional Neighborhood Business
LDC Reference	Section 2.6.7 – Structure Height, Note 3 (Special Exception for Additional Story/Height)
Civil Engineer	JM Engineering and Design, LLC – Joey Moore, P.E.
Architect	SOZO Architecture, PLLC – Michael Grey Jones, AIA, LEED AP (Building 1 and Building 2)
Collaborating Architect	WBA Architecture, PLLC – Russ Markle, AIA (Building 2 – Riverhills Bank and Condos)
Mechanical Engineer	Thomas E. Lovelace, P.E.
Electrical Engineer	System Engineering – Lanny Purvis, P.E.

PROJECT OVERVIEW

The Beacon View Development is a mixed-use project located along 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), located at 1306 North Lamar Boulevard, and Building 2 (Riverhills Bank and Condos), located at 1200 North Lamar Boulevard.

This application requests approval of a Special Exception to permit both Building 1 and Building 2 to be constructed as four-story structures with a maximum height of 50 feet, per LDC Section 2.6.7, Note 3.

DESCRIPTION OF SPECIAL EXCEPTION

Describe in detail the proposed Special Exception.

The TNB – Traditional Neighborhood Business district permits structures up to 40 feet in height and a minimum of two and maximum of three stories by right. LDC Section 2.6.7, Note 3 allows an additional story and height by Special Exception, up to four stories and 50 feet, "unless adjoining existing development in an ER or SR, limited by allowed FAR."

Both Building 1 and Building 2 are designed as four-story mixed-use structures with a maximum building height of 50 feet, measured to the top of roof (54 feet to top of parapet), consistent with the special exception standard of LDC Section 2.6.7, Note 3.

Building 1 – Beacon View Condos and Commercial Space

Building 1 (1306 North Lamar Boulevard) provides ground-floor and second- and third-floor residential condominium units above street-level and fourth-floor commercial space, as follows:

- First Floor: 4 – three-bedroom condominiums (1,968 SF each) and 1 – one-bedroom condominium (1,198 SF)
- Second Floor: 4 – three-bedroom condominiums (1,968 SF each) and 1 – one-bedroom condominium (1,446 SF)
- Third Floor: 4 – three-bedroom condominiums (1,968 SF each) and 1 – one-bedroom condominium (1,446 SF)
- Fourth Floor: Commercial lease space, 4,853 SF

Building 1 height datums: First Floor 0'-0"; Second Floor 12'-6"; Third Floor 25'-0"; Fourth Floor 37'-6"; Top of Roof 50'-0"; Top of Parapet 54'-0".

Building 2 – Riverhills Bank and Condos

Building 2 (1200 North Lamar Boulevard), designed in collaboration with WBA Architecture, PLLC, provides ground-floor bank/commercial space, second- and third-floor residential condominium units, and fourth-floor commercial lease space with a private rooftop terrace, as follows:

- First Floor: Riverhills Bank branch, 7,643 SF (drive-thru, lobby, offices, and support space)
- Second Floor: 3 – three-bedroom condominiums (2,076 SF each) and Riverhills Bank commercial space, 1,126 SF
- Third Floor: 2 – three-bedroom condominiums (2,076 SF each) and 1 – three-bedroom condominium (2,158 SF)
- Fourth Floor: Commercial lease space, 4,767 SF, plus a private exterior rooftop court

Total commercial area within Building 2 (First, Second, and Fourth Floors): 13,822 SF.

Building 2 height datums: First Floor 0'-0"; Second Floor 14'-2"; Third Floor 27'-0"; Fourth Floor 39'-6"; Roof 50'-0"; Top of Parapet 54'-0".

The Beacon View Development site is bounded entirely by public street right-of-way and does not adjoin any ER (Estate Residential) or SR (Suburban Residential) zoned property. Accordingly, the limitation on the special exception that applies where a site adjoins existing ER or SR development does not apply to this site, and the requested four-story, 50-foot height is available to both Building 1 and Building 2 by Special Exception.

The proposed density and intensity of Building 1 and Building 2, taken together, remain within the TNB district's maximum floor area ratio (FAR) of 2.5, as required by LDC Section 2.6.7.

NEIGHBORHOOD HARMONY

Explain how the proposed Special Exception would be in harmony with the character of the neighborhood and not detrimental to other property or persons in the neighborhood.

Four-story mixed-use buildings are expressly contemplated by LDC Section 2.6.7 as an available building form within the TNB district, subject to Special Exception approval. Building 1 and Building 2 share consistent height and massing, resulting in a cohesive overall project along the North Lamar corridor, even as each building's architectural character is tailored to its use – Building 1's residential/commercial massing and Building 2's traditional masonry bank façade, designed in collaboration with WBA Architecture, PLLC.

Because the site is surrounded entirely by public right-of-way, the additional story and height will not introduce new height adjacent to any established single-family or estate residential neighborhood. There is no adjoining ER or SR development that would be affected by the additional height of either building.

The proposed height allows both buildings to accommodate ground-floor commercial and banking space together with upper-floor residential units, furthering the mixed-use, pedestrian-oriented intent of the TNB district while remaining subordinate to the district's overall FAR and site design standards. Building 1 also includes a designated wall area for a public art mural, to be designed and reviewed by the City of Oxford prior to installation.

The development will not create any adverse impacts to adjacent properties or the surrounding neighborhood. The proposed building heights are consistent with the purpose and vision of the TNB district and are an appropriate, compatible height for this location on North Lamar Boulevard.

Conclusion

The proposed four-story, 50-foot-tall Building 1 and Building 2 of the Beacon View Development are consistent with the purpose and intent of the TNB – Traditional Neighborhood Business district and satisfy the applicable standard of LDC Section 2.6.7, Note 3: the site does not adjoin existing ER or SR development, and the proposed heights and density remain within the district's allowed FAR. We respectfully request the Planning Commission's approval of this Special Exception application for both buildings.

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

BEACON VIEU DEVELOPMENT

BEACON VIEU CONDOS AND COMMERCIAL SPACE

SOZO ARCHITECTURE STUDIO

CELEBRATING 14 YEARS

PROJECT TEAM

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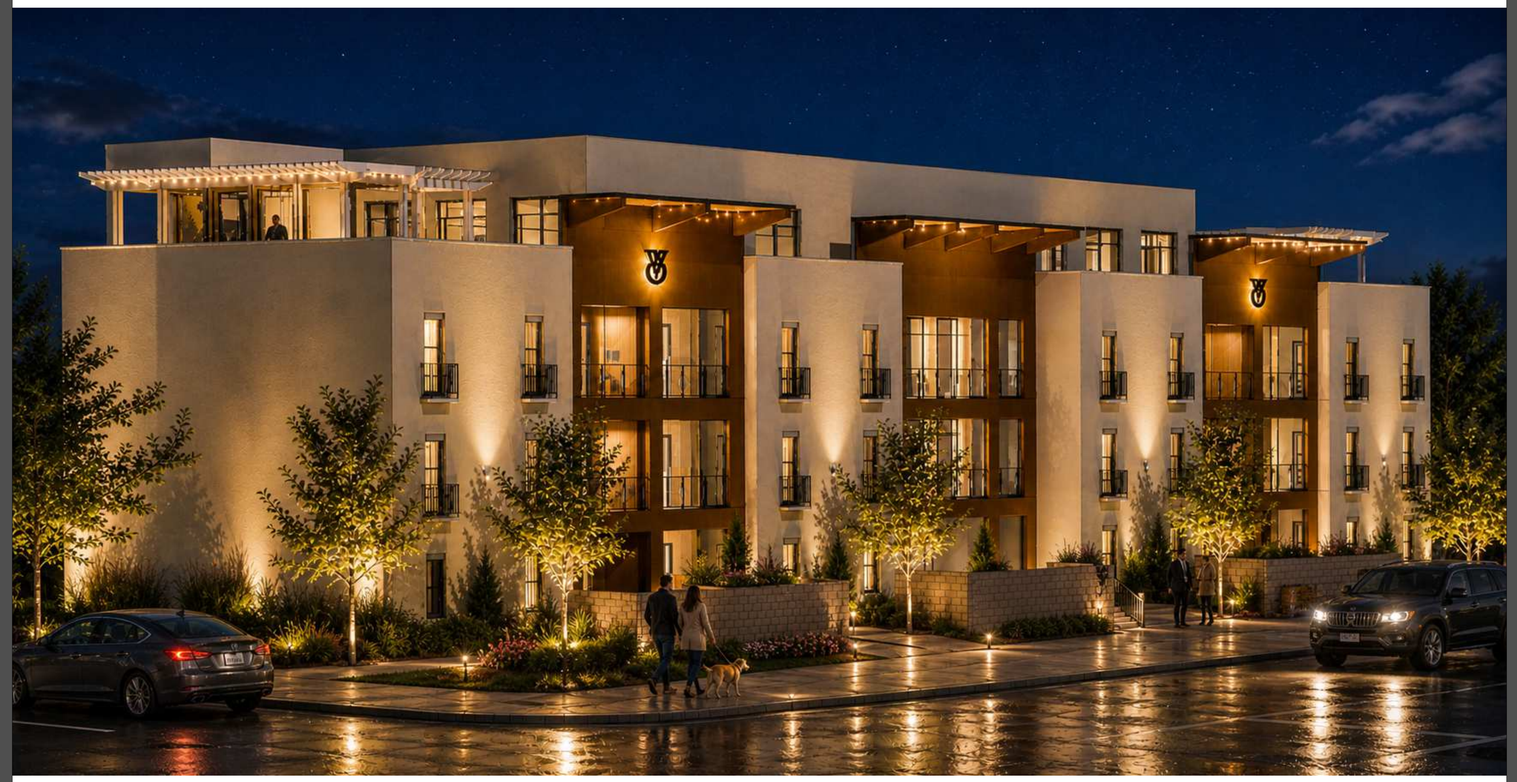

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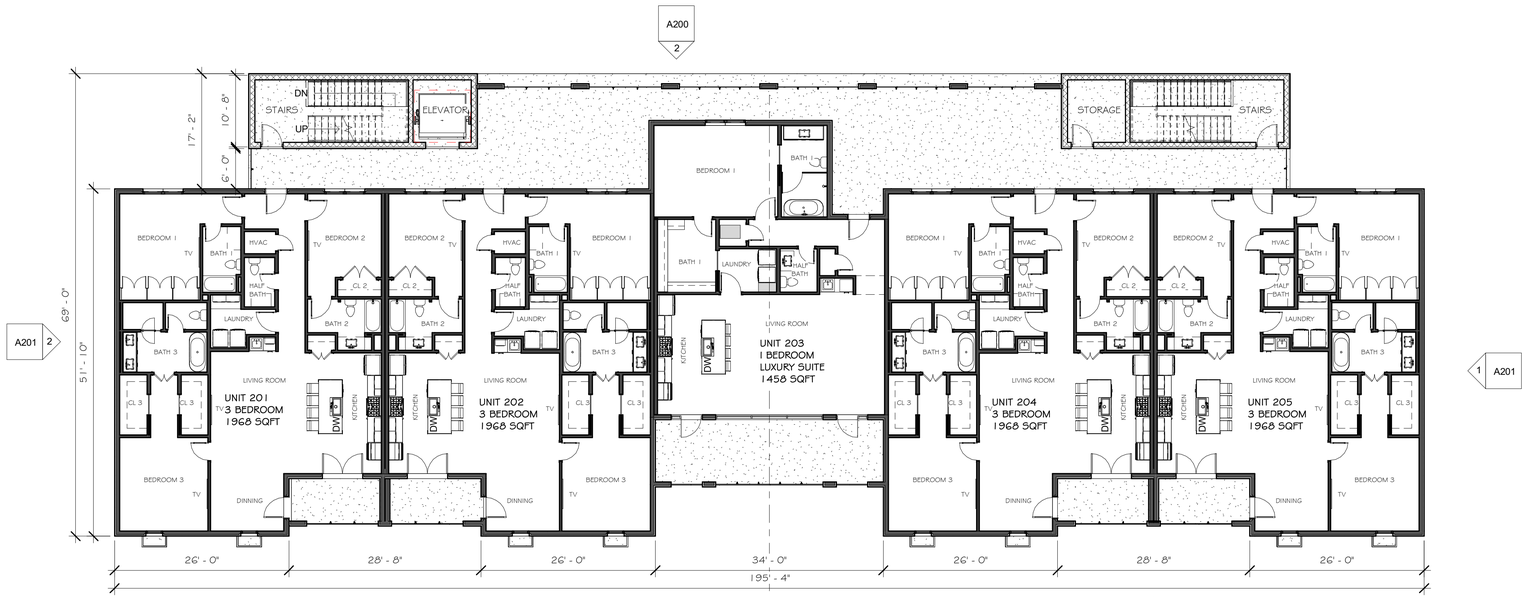
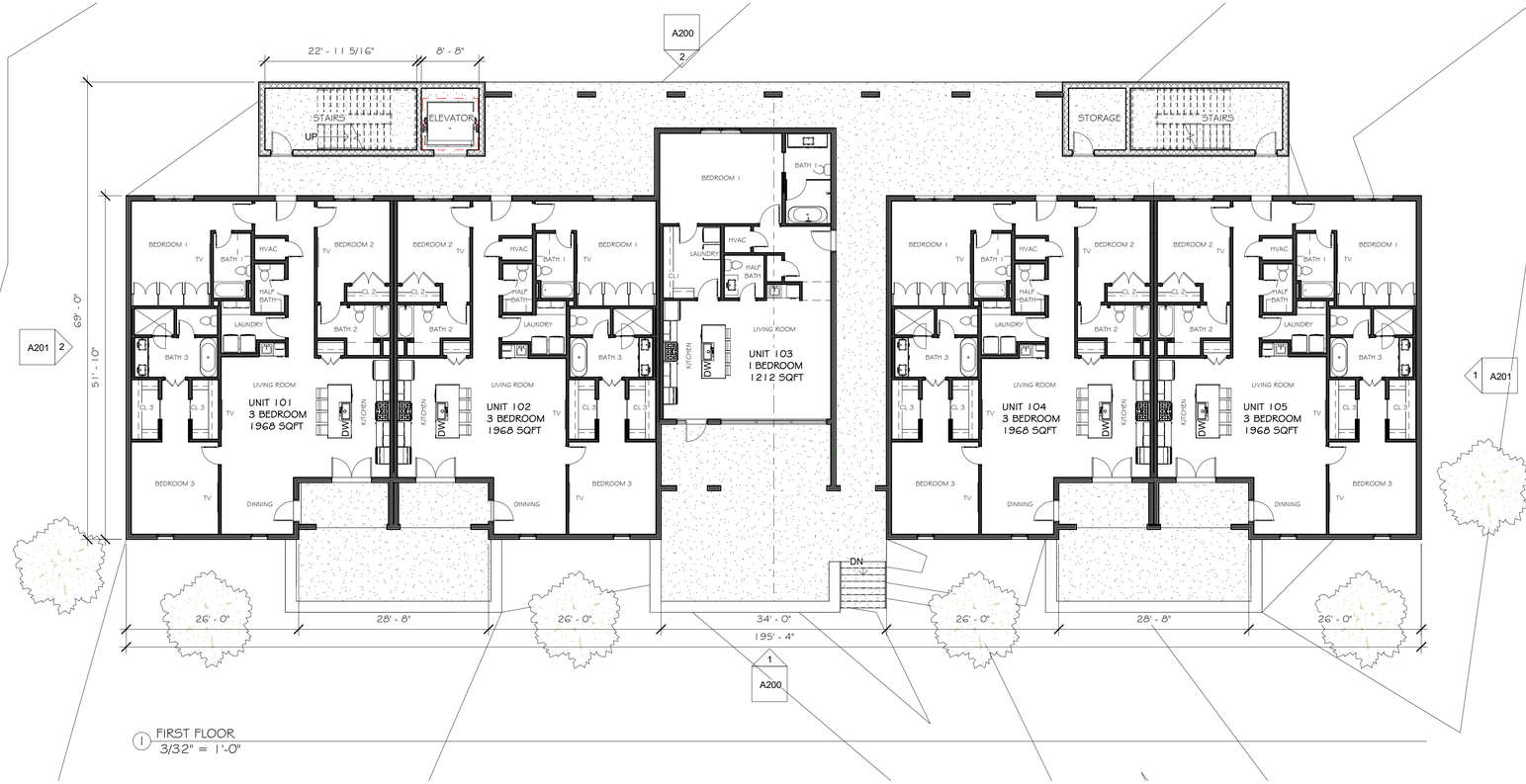


2 SECOND FLOOR
3/32" = 1'-0"



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

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Michael Grey Jones
2627
Tupelo, MS

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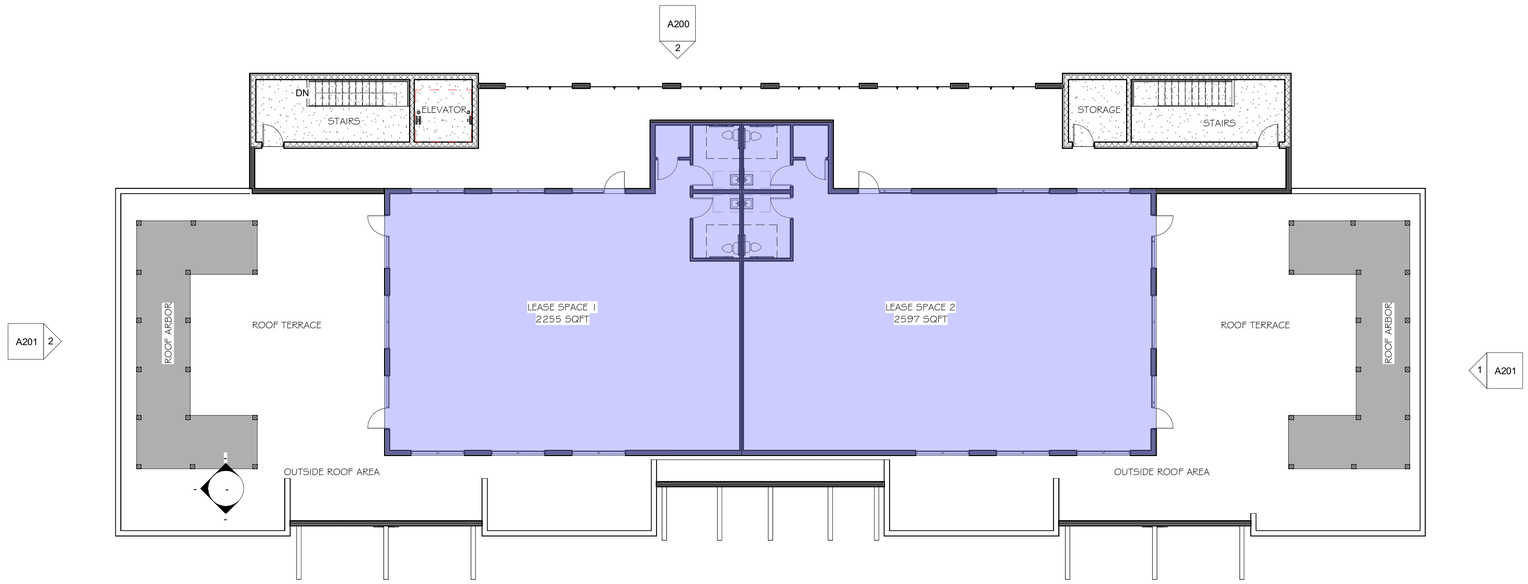
REVISIONS

BEACON VIEU
1306 NORTH LAMAR BVLD
OXFORD, MISSISSIPPI

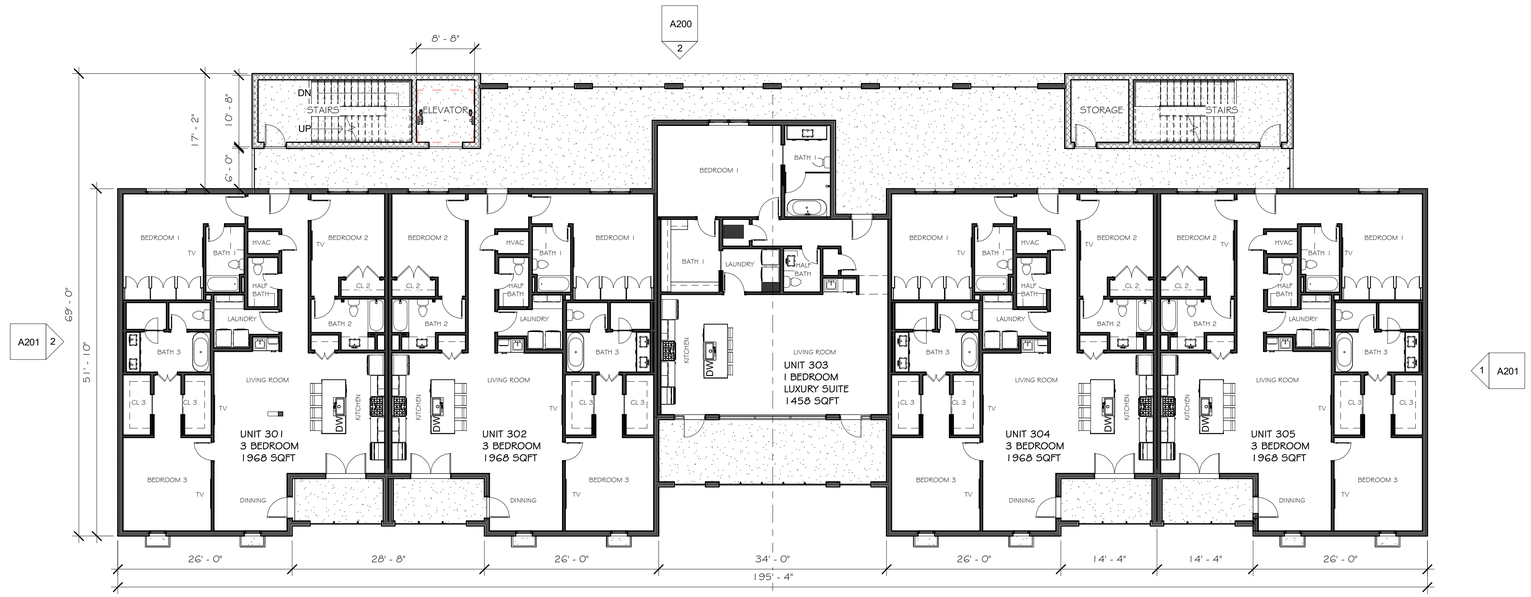
NUMBER: 25008
DATE: MARCH 23, 2026
DRAWN: PMJ
CHECKED: MGJ

A101



1
A200

② FOURTH FLOOR
3/32" = 1'-0"



1
A200

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
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1 - 1 BEDROOM CONDO 1446 SQFT 2ND FLOOR

4TH FLOOR
COMMERCIAL SPACE 4853 SQFT

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A102

1 FRONT ELEVATION
3/32" = 1'-0"

2 REAR ELEVATION
3/32" = 1'-0"

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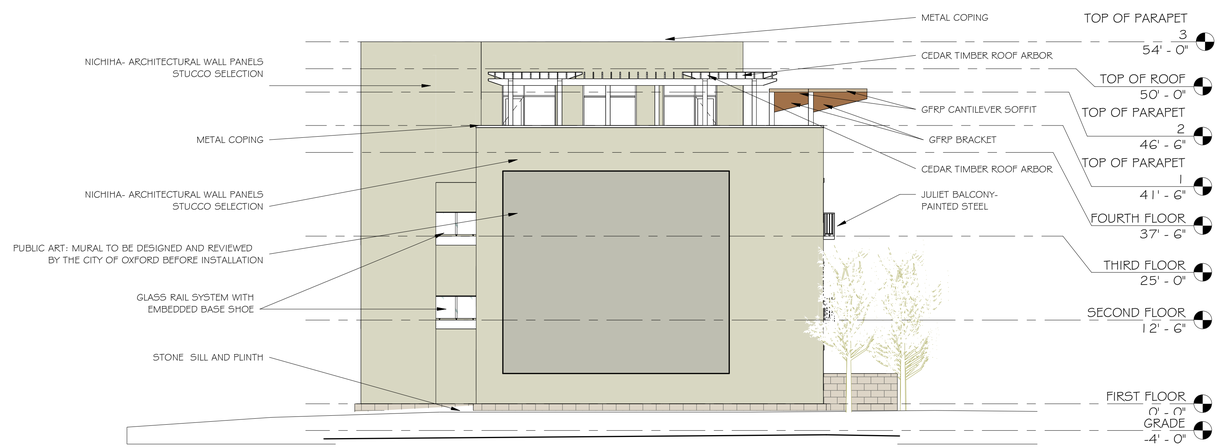
A200

1 RIGHT ELEVATION
3/32" = 1'-0"



2 LEFT ELEVATION
3/32" = 1'-0"

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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

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A250

BEACON VIEU DEVELOPMENT

RIVERHILLS BANK CONDOS

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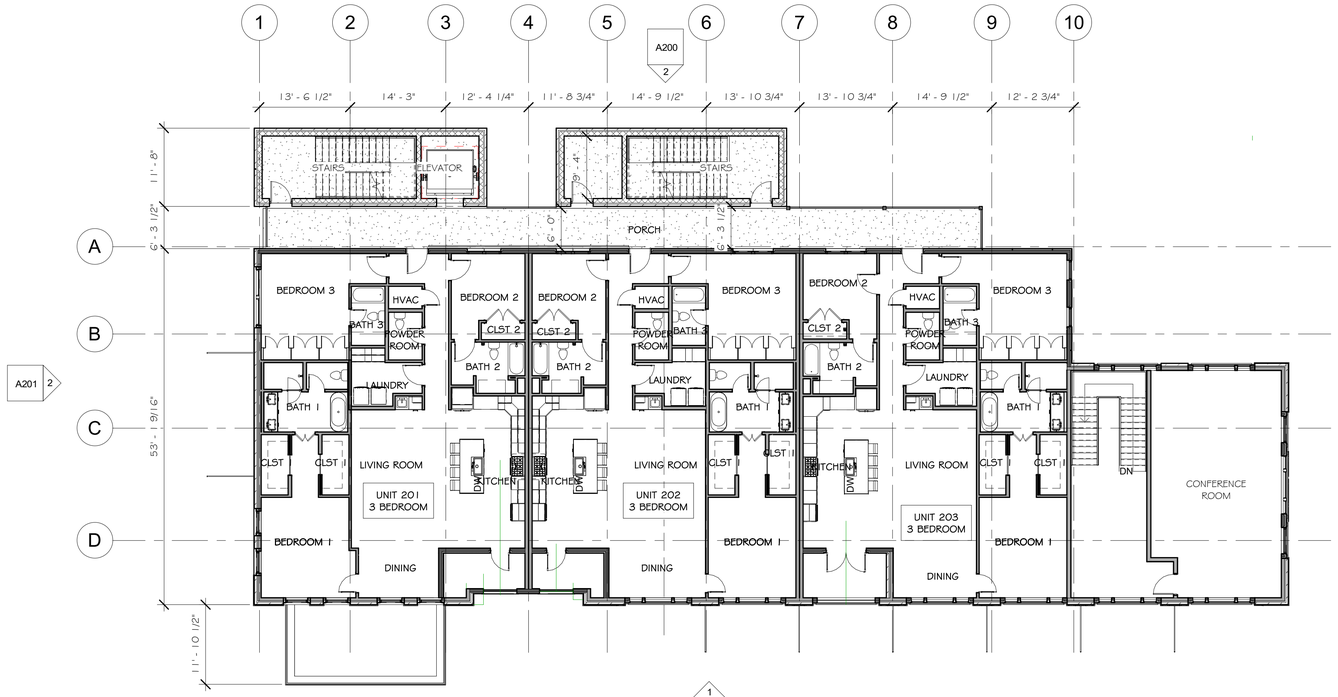
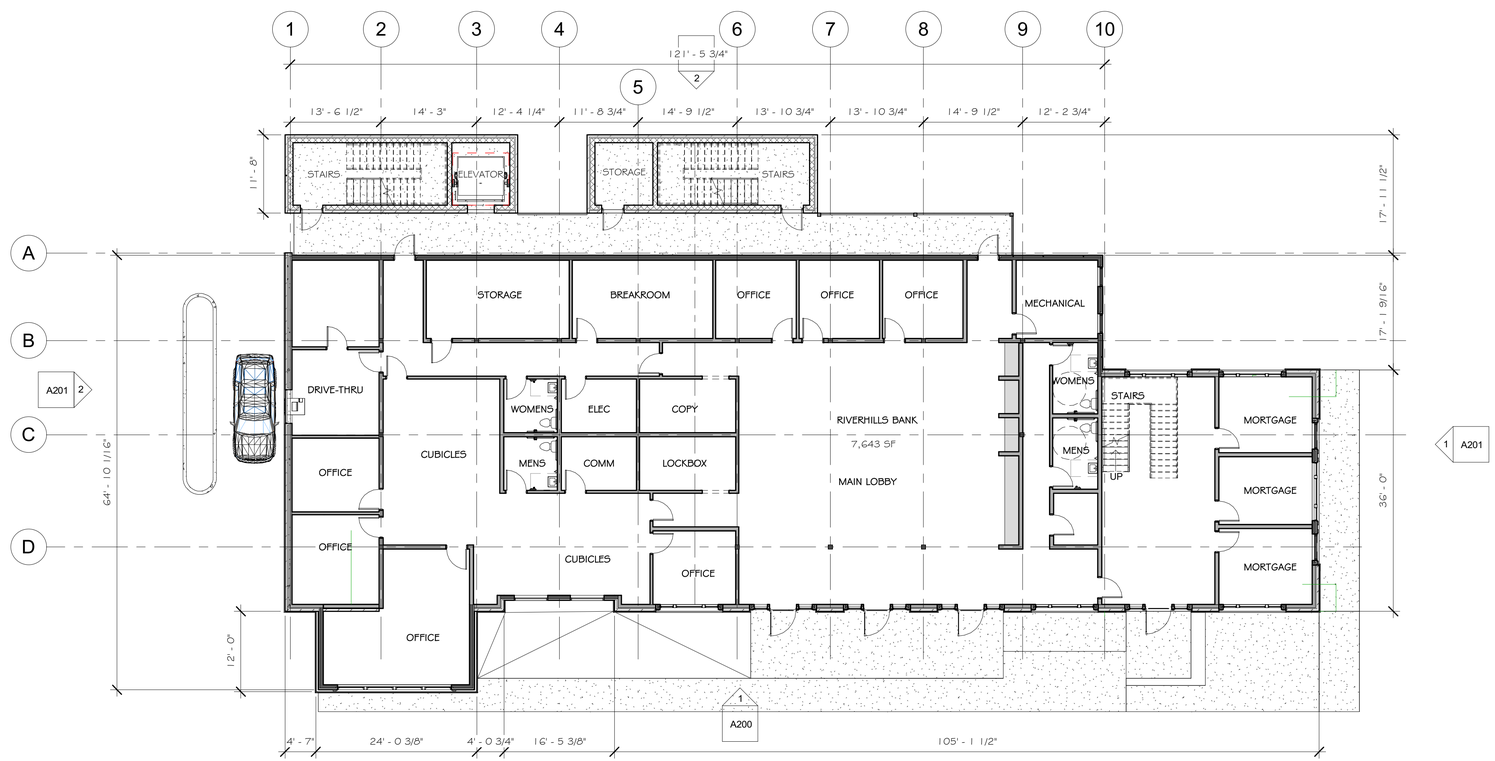


2 SECOND FLOOR
3/32" = 1'-0"



1 FIRST FLOOR
3/32" = 1'-0"

BREAKDOWN OF SQFT

IST FLOOR
RIVERHILLS BANK 7643 SQFT

2ND FLOOR
3- 3 BEDROOM CONDOS 2076 SQFT EACH
RIVERHILLS BANK 1126 SQFT

3RD FLOOR
2- 3 BEDROOM CONDOS 2076 SQFT EACH
1 - 3 BEDROOM CONDO 2158 SQFT

4TH FLOOR
COMMERCIAL SPACE 4767 SQFT

FIRST FLOOR COMMERCIAL = 7929 SQFT
SECOND FLOOR COMMERCIAL = 1126 SQFT
FOURTH FLOOR COMMERCIAL = 4,767 SQFT
TOTAL COMMERCIAL = 13,822 SQFT

SOZO ARCHITECTURE STUDIO

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1200 NORTH LAMAR BVLD
OXFORD, MISSISSIPPI

NUMBER: 25008
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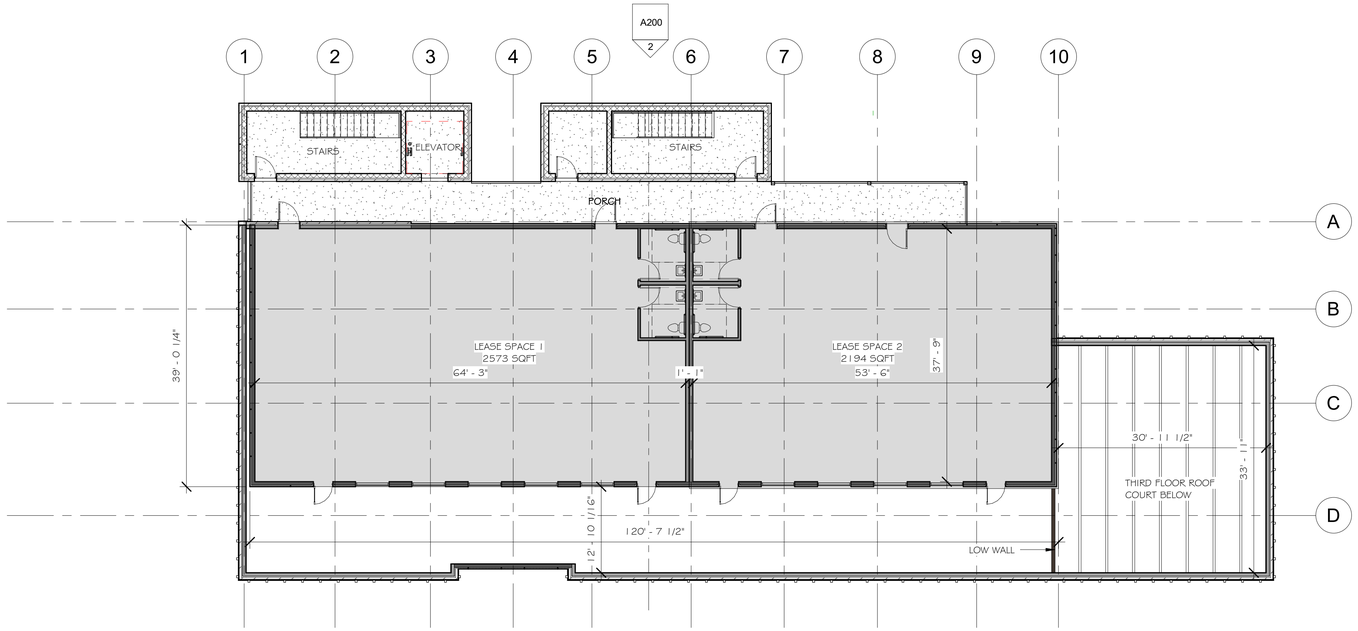
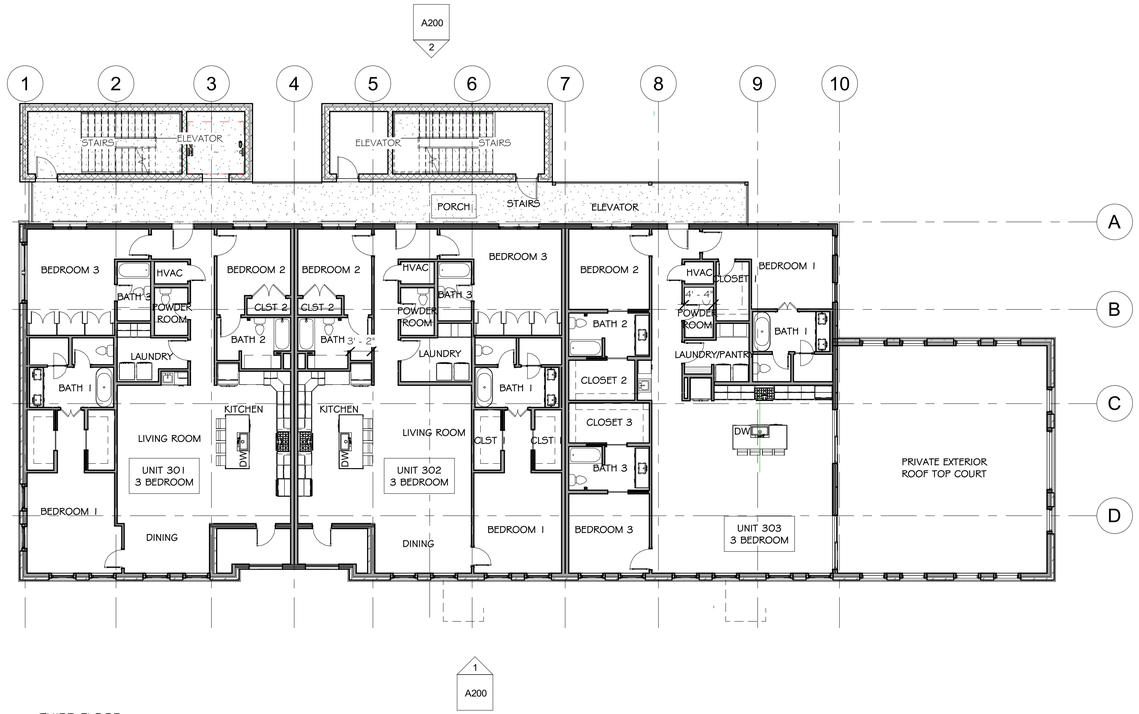
A101

FIRST & SECOND FLOOR PLANS



2 FOURTH FLOOR
3/32" = 1'-0"



1 THIRD FLOOR
3/32" = 1'-0"

A201 2

BREAKDOWN OF SQFT

IST FLOOR
RIVERHILLS BANK 7643 SQFT

2ND FLOOR
3- 3 BEDROOM CONDOS 2076 SQFT EACH
RIVERHILLS BANK 1126 SQFT

3RD FLOOR
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4TH FLOOR
COMMERCIAL SPACE 4767 SQFT

FIRST FLOOR COMMERCIAL	= 7929 SQFT
SECOND FLOOR COMMERCIAL	= 1126 SQFT
FOURTH FLOOR COMMERCIAL	= 4,767 SQFT
TOTAL COMMERCIAL	= 13,822 SQFT

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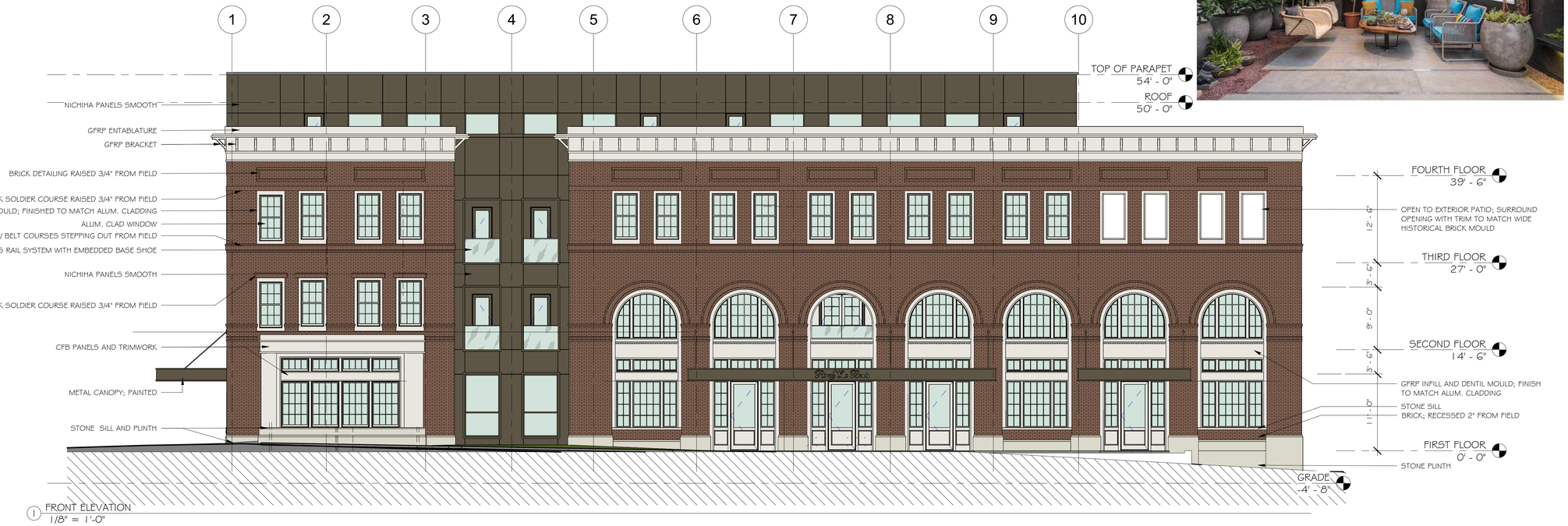
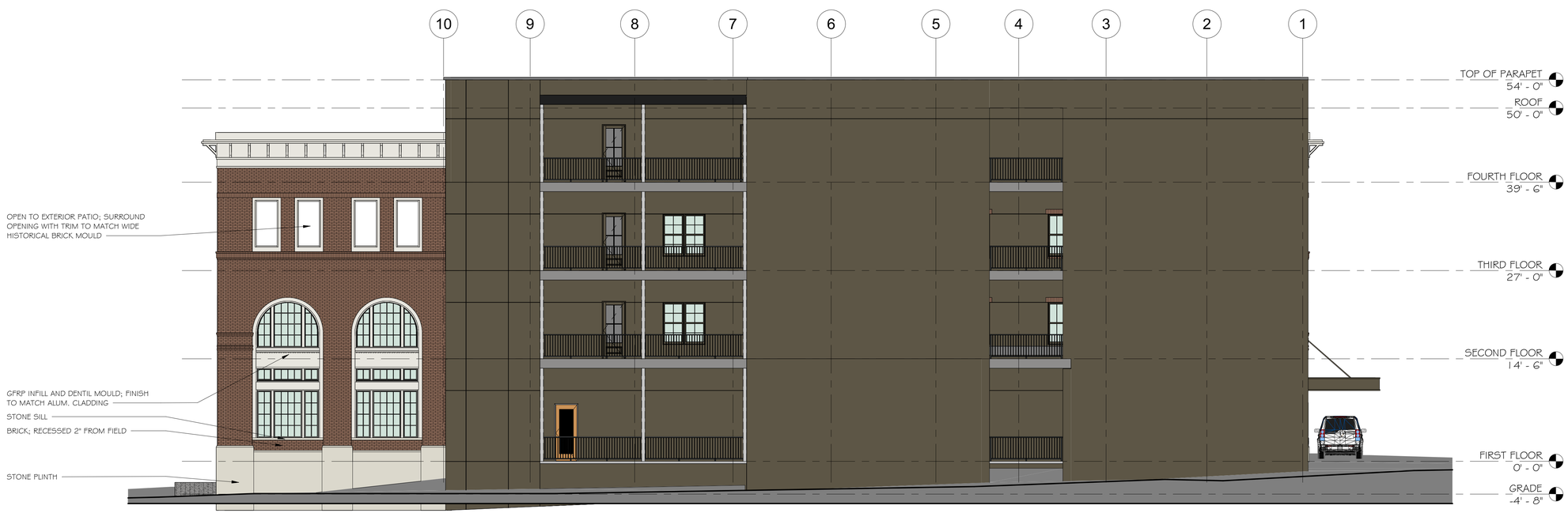
THIRD & FOURTH FLOOR PLANS



1 FRONT ELEVATION
1/8" = 1'-0"



2 REAR ELEVATION
1/8" = 1'-0"

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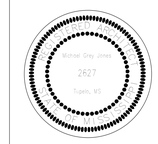

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1200 NORTH LAMAR BVLD
OXFORD, MISSISSIPPI

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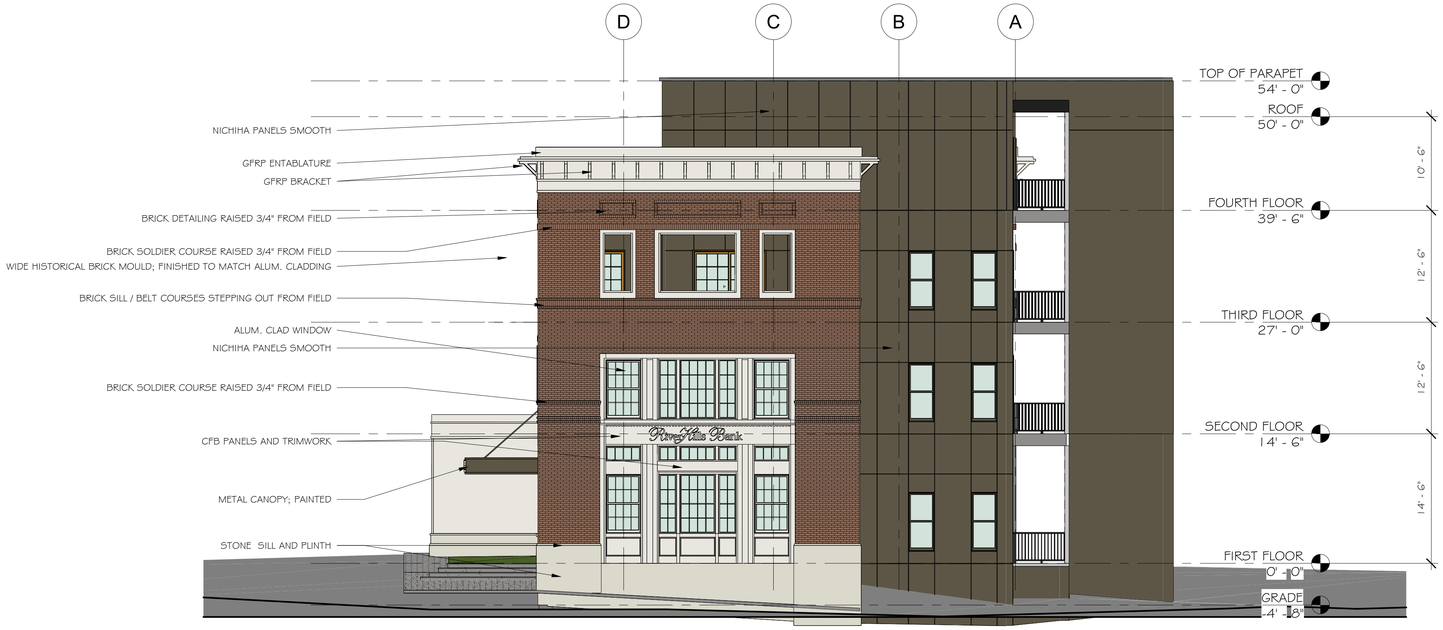
A200

ELEVATIONS



1 RIGHT ELEVATION
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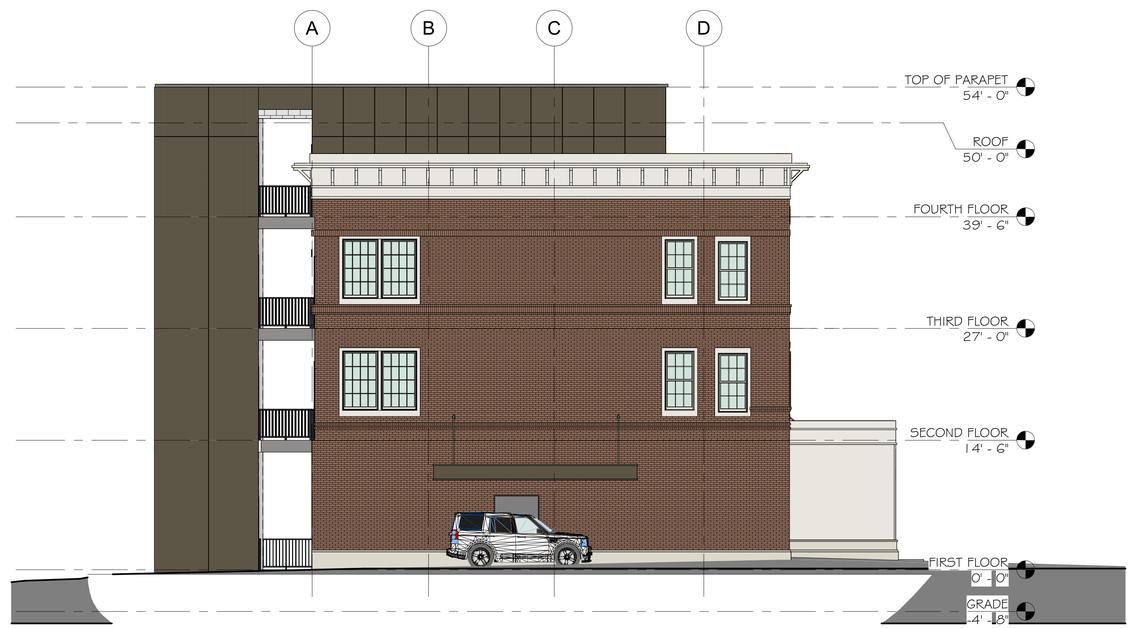

2 LEFT ELEVATION
1/8" = 1'-0"

SOZO
ARCHITECTURE
STUDIO

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A201

ELEVATIONS

OXFORD
PLANNING
DEPARTMENT

Case 3389

To: Oxford Planning Commission
From: Kate Kenwright, AICP; Planner II
Date: September 14, 2026

Applicant: Carla Davis
Owner: Same
Request: Request for Site Plan Approval for 'Beacon View'
Location: 1200 & 1300 North Lamar Boulevard (PPINs #5100, #5101, & #5086)
Zoning: (TNB) Traditional Neighborhood Business

Surrounding Zoning:
North, South, West: (TNB) Traditional Neighborhood Business
East: (TNB) Traditional Neighborhood Business & (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.

At the August meeting of this Commission, the project received a Special Exception to allow for first floor residential units as well as a Variance to allow for a mural on the north elevation of the Beacon View building.

Use, Parking, and Density – Commercial ground floor units with residential upper floors are an approved use type in the TNB district. The proposal for the "Beacon View" building flips that by including commercial space on the fourth floor, the subject of the above noted special exception request. The site is adequately parked for both the residential and commercial spaces. The commercial portions have been calculated at 1 space per 300 square feet, which would enable a variety of office and retail uses but not a restaurant.

The proposed fourth floor on each building requires a Special Exception, which is the subject of Case #3395.

Dimensional Standards – Traditional Neighborhood Business facilitates up to 80% impervious coverage; 77.3% is proposed. This site plan meets the relevant setbacks and build-to-lines for the zoning district.

Other Review Elements

- **Landscaping and Tree Mitigation**– A landscaping plan which indicates mitigation and 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 LDC related to architecture and building materials, aside from the area of the requested variance for the purpose of public art.

- **Site Connectivity and Layout—**Pedestrian connectivity is provided along N Lamar, the public section of Varner Loop, and throughout the site.

Engineering Comments:

Access

This project proposes the construction of two mixed use buildings along North Lamar situated between its intersections with Ivy Road and Varner Loop. The site will have 2 access points along North Lamar, one for ingress and one for egress, and one point of access along Varner Loop in the rear.

The site will incorporate on street parking along its frontage of North Lamar, also including a 12-ft wide concrete sidewalk, to accommodate the city's new North Lamar corridor standards.

Water and Sewer

Water and sewer to the development will be via connections to existing city infrastructure in North Lamar Blvd.

Stormwater Management

The stormwater management requirements for this site plan 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.

Staff Recommendation: Staff recommends approval of the Site Plan with the following conditions:

1. The approval is for the Site Plan as submitted subject to any necessary technical revisions per the Site Plan Review Committee (Planning).

2. The stormwater management facility must be certified by the civil engineer prior to the issuance of a certificate of occupancy.

3. Water and sewer connection fees shall be paid before a building permit is issued.

4. This site plan incorporates portions of existing right-of-way of Varner Loop that has been closed by the city. The city intends to surplus this ROW and offer it for sale by state statue to adjacent property owners. This transaction must be approved by the Board of Aldermen before permits are issued.

BEACON VIEW
PROJECT NARRATIVE
NORTH LAMAR BOULEVARD, OXFORD, MISSISSIPPI

Beacon View is a proposed mixed-use development located on North Lamar Boulevard in Oxford, Mississippi. The subject property encompasses approximately 1.57 acres and is currently zoned Traditional Neighborhood Business (TNB). The site is presently developed with multiple existing structures.

The proposed development consists of two mixed-use buildings: *Beacon View*, located on the northern portion of the site, and *Riverhills*, located on the southern portion. The Beacon View building will include approximately 4,853 square feet of commercial space distributed across multiple floors, along with a residential component consisting of twelve (12) three-bedroom units and three (3) one-bedroom units. The Riverhills building will include approximately 13,822 square feet of commercial space and six (6) three-bedroom residential units.

Parking for the development will be provided through a combination of on-site and on-street spaces, totaling approximately 120 parking spaces. The distribution of parking is designed to support both the commercial and residential components while reducing large uninterrupted parking areas and maintaining a more pedestrian-oriented streetscape consistent with the intent of the TNB district.

The proposed development has been thoughtfully designed to be in harmony with the existing character of the North Lamar Boulevard corridor. Building placement, scale, and massing are consistent with the mixed-use pattern encouraged within the TNB zoning district, and the integration of residential units above and alongside commercial space promotes a walkable, urban environment.

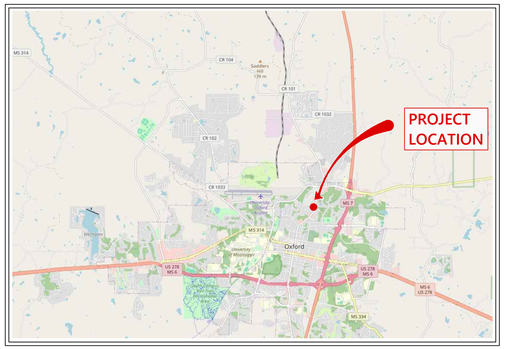
Pedestrian connectivity has been prioritized through the inclusion of sidewalks, accessible pathways, and building orientations that engage the street and internal circulation areas. The project supports walkability by creating a cohesive environment where residents and visitors can safely access commercial uses without reliance on vehicular travel.

The development will not be detrimental to surrounding properties, but rather will enhance the corridor by replacing existing structures with a higher-quality, integrated mixed-use development. The project is consistent with the intent of the TNB zoning district and contributes positively to the continued growth and character of the North Lamar area.

Sincerely,

Joey Moore, P.E.
JM Engineering and Design, LLC
Oxford, MS 38655
662-801-8803

BEACON VIEW
CITY OF OXFORD
LAFAYETTE COUNTY, MISSISSIPPI



VICINITY MAP

INDEX OF PLANS

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

BEACONVIEW
NORTH LAMAR BLVD
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

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C-000

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'

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SITE PLAN
BEACONVIEW
NORTH LAMAR BLVD
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

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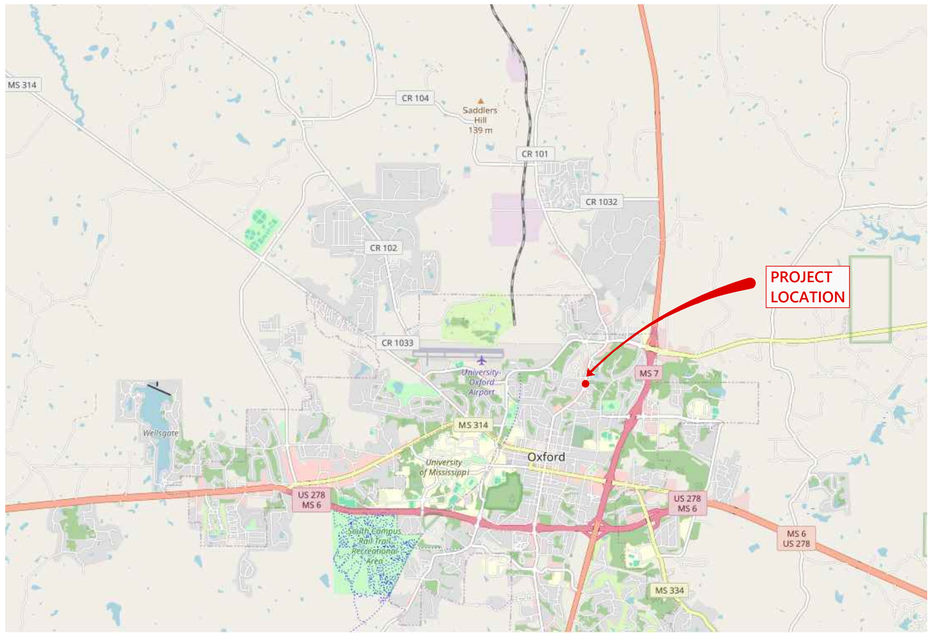
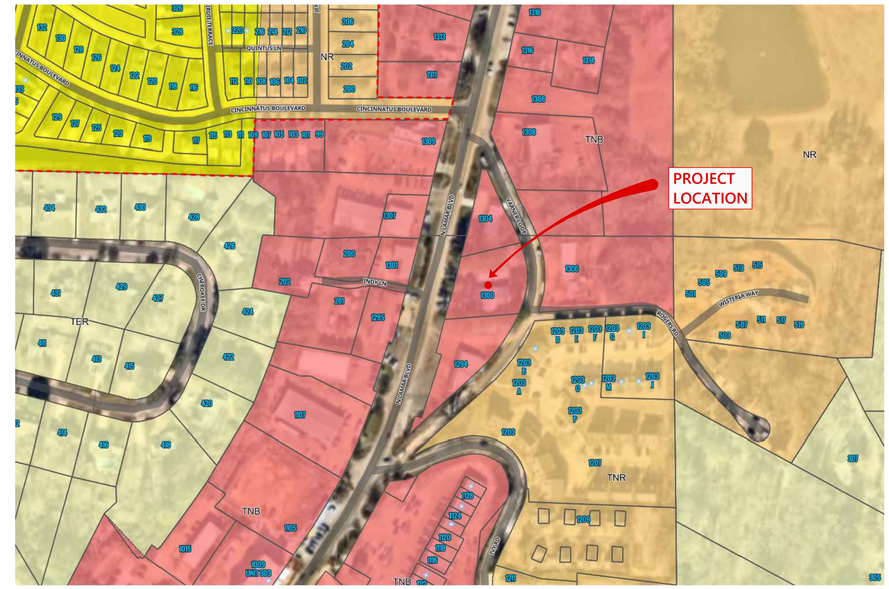
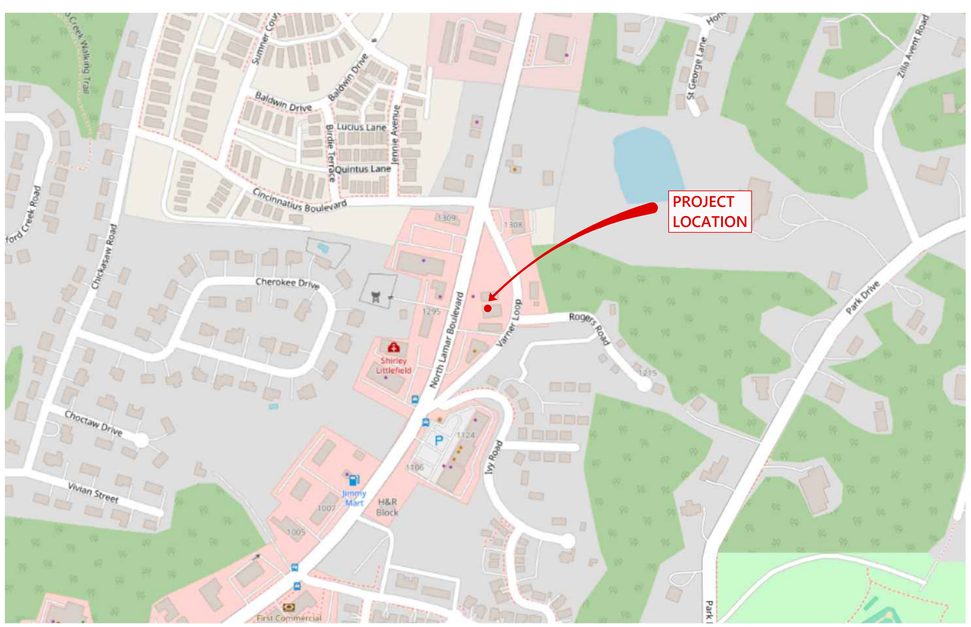


OVERALL LOCATION MAP



ZONING MAP (ZONING: TNB)



LOCATION MAP

AERIAL MAP

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SITE MAPS

BEACONVIEW
NORTH LAMAR BLVD
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

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C-101

NORTH

30 0 30 60

SCALE: 1" = 30'

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EXISTING CONDITIONS

BEACONVIEW

NORTH LAMAR BLVD
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

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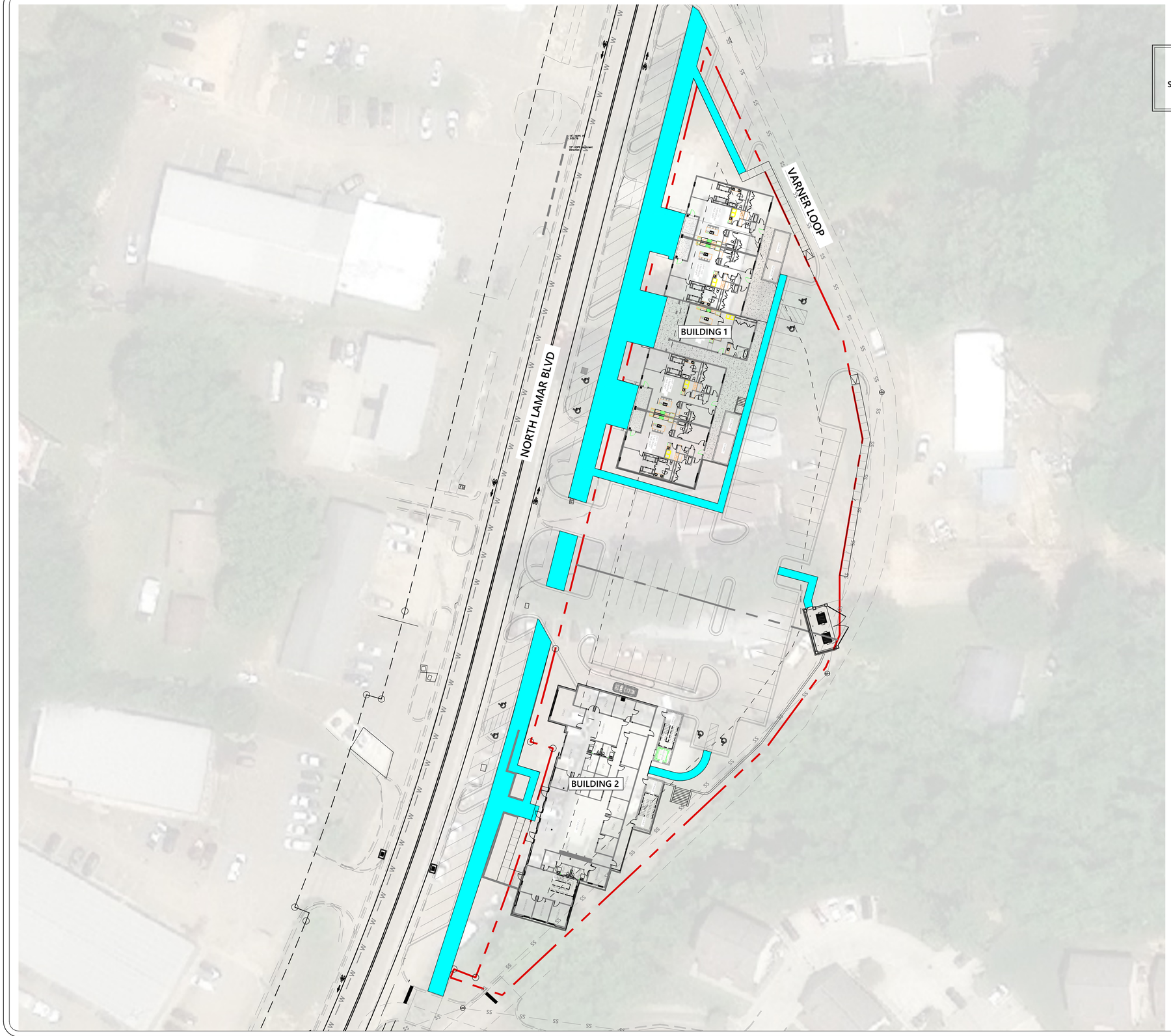

PEDESTRIAN CONNECTIVITY

SIDEWALK

NORTH

30 0 30 60

SCALE: 1" = 30'

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COMPLETE STREET PLAN

BEACONVIEW

NORTH LAMAR BLVD

CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

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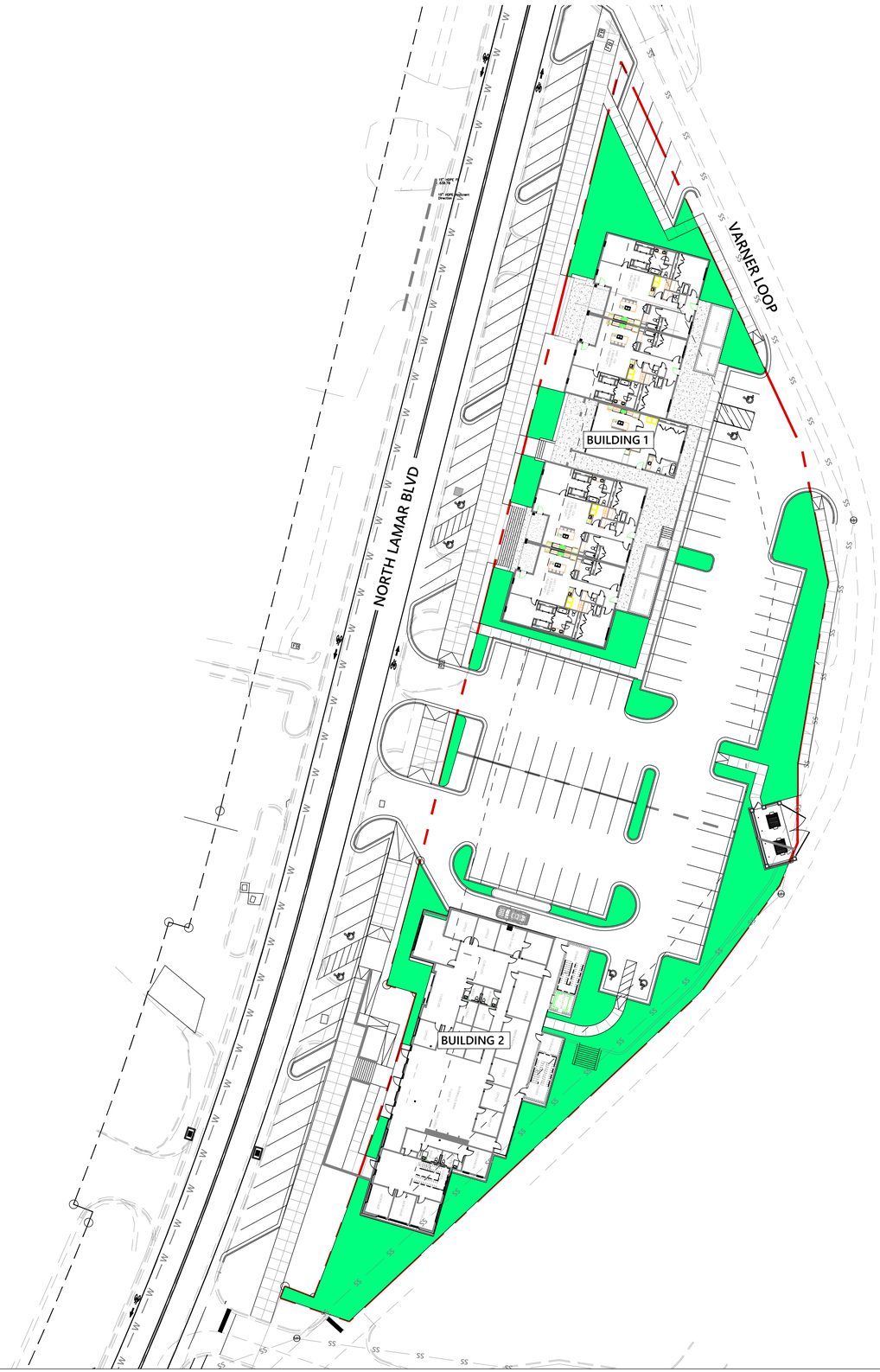

IMPERVIOUS AREA DATA TABLE

PROPERTY AREA: 1.57 AC (68,389.2 SQ. FT.)

ZONING: TNB (TRADITIONAL NEIGHBORHOOD BUSINESS)

IMPERVIOUS AREA MAXIMUM: 80% (54,711.4 SQ. FT.)
IMPERVIOUS AREA PROPOSED: 77.3% (52,851.2 SQ. FT.)

GREENSPACE

NORTH

30 0 30 60

SCALE: 1" = 30'

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GREENSPACE PLAN

BEACONVIEW

NORTH LAMAR BLVD
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

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C-400

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

NOTE: 39 WATER METERS AND SEWER TAPS REQUIRED FROM CITY OF OXFORD.

NORTH

30 0 30 60

SCALE: 1" = 30'

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

UTILITY PLAN

BEACONVIEW

NORTH LAMAR BLVD
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

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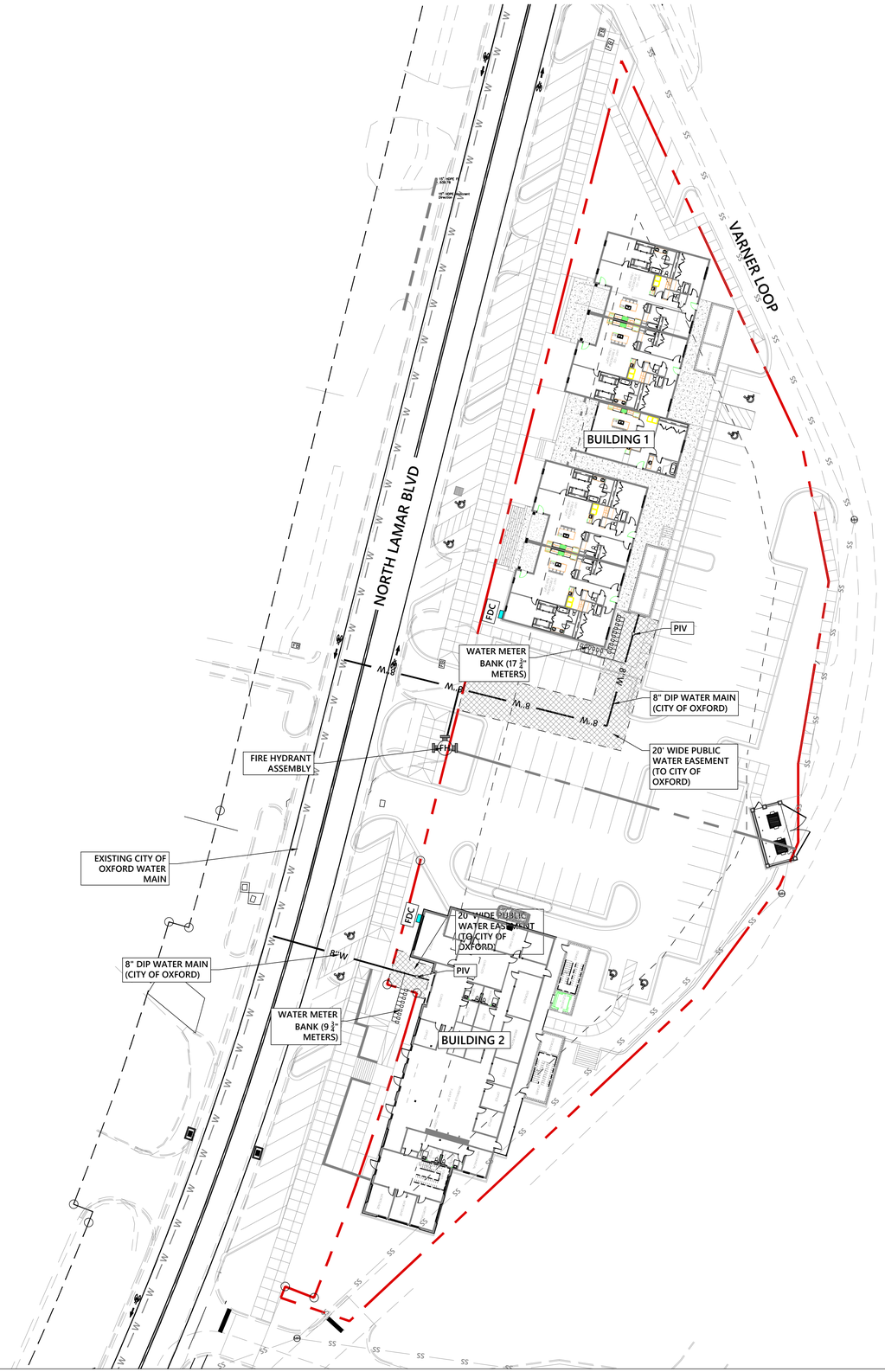

WATER NOTES

1. ALL WATER MAIN LINES SHALL BE 8" DIAMETER (MIN.) DUCTILE IRON PIPE, CLASS 350.
2. ALL WATER SERVICE LINES SHALL BE 3/4" MINIMUM DIAMETER AND SHALL MEET THE CITY OF OXFORD SPECIFICATIONS .
3. CONSTRUCTION AND MATERIALS FOR THE WATER DISTRIBUTION SYSTEM SHALL CONFORM TO THE SPECIFICATIONS OF THE MISSISSIPPI DEPARTMENT OF HEALTH AND THE CITY OF OXFORD.
4. WATER MAINS SHALL BE INSTALLED AT LEAST 10 FEET HORIZONTALLY AND 18 INCHES VERTICALLY FROM ANY SEWER MAIN OR MANHOLE (WATER OVER SEWER). WHERE WATER MAINS CROSS OVER SEWER MAINS, THE ABOVE REQUIREMENTS MAY BE WAIVED IF PIPE SEGMENTS ARE CENTERED TO PROVIDE MAXIMUM SPACING OF THE JOINTS OF BOTH WATER AND SEWER MAINS AND A VERTICAL SEPARATION OF AT LEAST 18 INCHES (WATER OVER SEWER) IS MAINTAINED. THE DISTANCES AND SPACING MENTIONED ABOVE ARE CLEAR DISTANCES, AND WHENEVER THE DISTANCE CAN NOT BE MET, THE MAIN MUST BE PLACED IN CASING.
5. THE CONTRACTOR SHALL VERIFY LOCATION AND SIZE OF EXISTING WATER MAINS PRIOR TO COMMENCING BORING OR CONNECTION OPERATIONS. THE CONTRACTOR SHALL PROVIDE NECESSARY ADJUSTMENTS TO BOTH NEW AND EXISTING WATER LINES TO ALLOW CONNECTION AND INSTALLATION.
6. WATER MAINS AND SERVICES MUST HAVE A MINIMUM OF 36" CLEARANCE.
7. SPACING OF FIRE HYDRANTS MY VARY, BUT SHALL IN NO CASE BE SPACED FARTHER THAN 500' APART. SPACING SHALL BE MEASURED LINEARLY ALONG STREET FRONTAGE.
8. CONTRACTOR SHALL MARK WATER CROSSINGS OF COMMON OPEN SPACE AREAS WITH CHISELED "W" ON CURB OR SIDEWALK AT CROSSING LOCATIONS.
9. WATER SERVICE BUILDING ENTRY SHOWN FOR APPROXIMATE LOCATION. EXACT LOCATION TO BE COORDINATED WITH BUILDING ARCHITECT. WATER SERVICE SHALL BE SPACED 10' FROM SEWER SERVICES, WHERE PRACTICAL.
10. METER BOXES MEETING THE CITY OF OXFORD'S REQUIREMENTS SHALL BE PROVIDED FOR EACH BUILDING BY THE DEVELOPER AND INSTALLED TO GRADE.
11. ALL TAPS MADE BY CITY OF OXFORD ARE TO BE PAID FOR BY CONTRACTOR/DEVELOPER. LOCATION OF EXISTING LINE AND TIE IN DETAILS TO BE FINALIZED WITH UTILITY DEPARTMENT.
12. EXACT LOCATION OF IRRIGATION LINE & METER SHALL BE DETERMINED BY LANDSCAPE ARCHITECT. SEE LANDSCAPE PLAN FOR ADDITIONAL INFORMATION.
13. FIRE PROTECTION LINE SIZE TO BE DETERMINED BY FIRE PROTECTION ENGINEER AND FIRE SPRINKLER SYSTEM DEMAND. SEE ARCHITECT PLANS FOR DETAILS.
14. ALL WATER SERVICE LOCATIONS SHALL BE CLEARLY MARKED ON THE CURB WITH AN INSCRIBED "W" AND BEHIND THE CURB AT THE CURB STOP LOCATION WITH A CONSPICUOUS PLASTIC OR FIBERGLASS MARKER.

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: 39 WATER METERS AND SEWER TAPS REQUIRED FROM CITY OF OXFORD.

*NOTE:
THE OWNER / CONTRACTOR WILL BE RESPONSIBLE FOR ALL WORK ASSOCIATED WITH CONNECTING TO THE EXISTING WATER MAIN IN NORTH LAMAR, WITH THE EXCEPTION OF THE TAP ITSELF. THIS INCLUDES, BUT IS NOT LIMITED TOO, EXCAVATION, PAVEMENT SAWCUTTING, BACKFILL, STREET REPAIR, TRAFFIC CONTROL, ETC. CITY CREWS WILL PERFORM THE ACTUAL WET TAP WHEN THE EXISTING MAIN HAS BEEN EXPOSED.

NORTH

30 0 30 60

SCALE: 1" = 30'

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

WATER PLAN

BEACONVIEW

NORTH LAMAR BLVD
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

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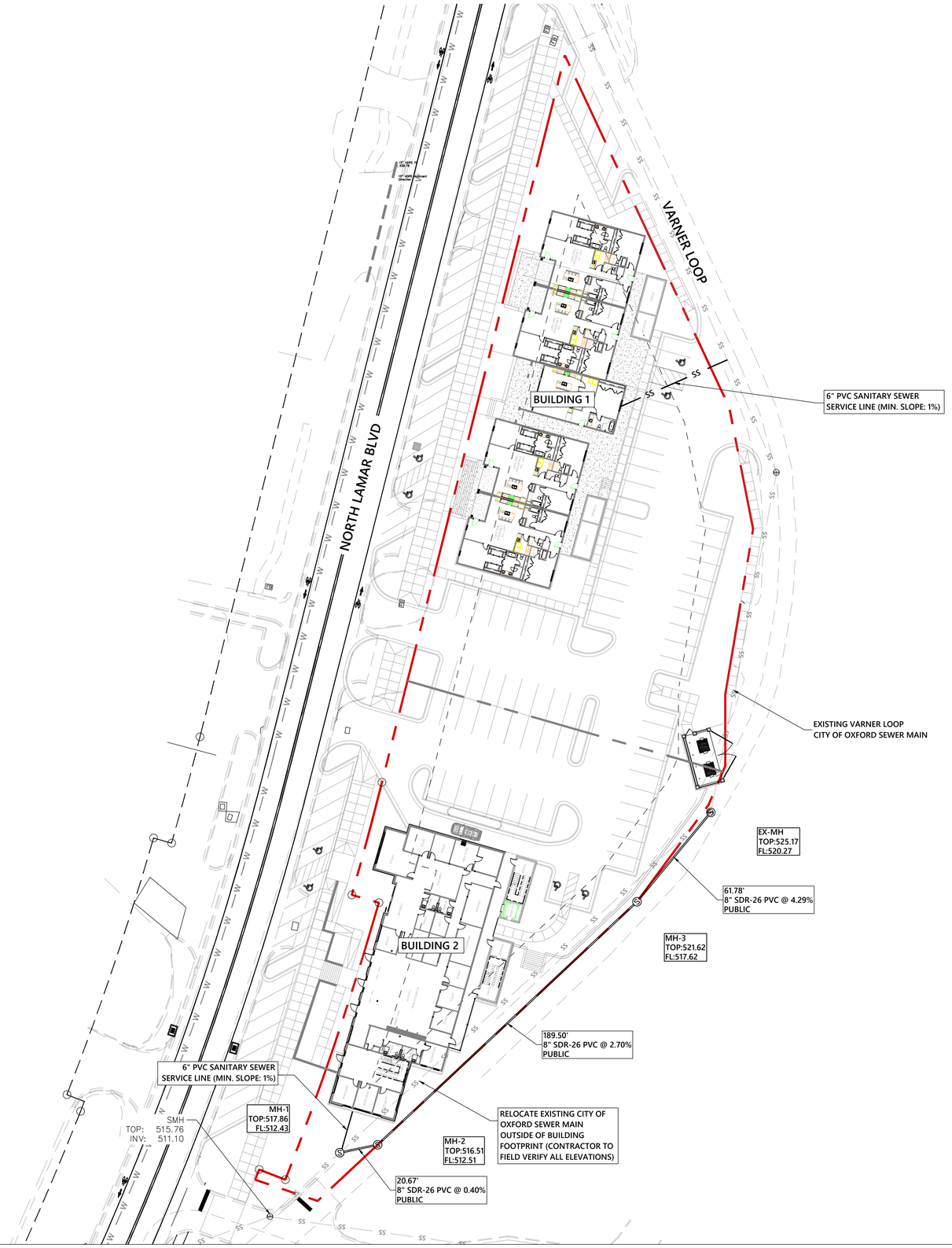

SEWER NOTES

1. SANITARY SEWER SHOULD BE LAID AT LEAST 10 FEET HORIZONTALLY AND 18" VERTICALLY FROM ANY EXISTING OR PROPOSED WATER MAIN, WITH THE WATER MAIN LOCATED ABOVE THE SEWER PIPE. SEWERS CROSSING WATER MAINS SHALL BE ARRANGED SO THAT THE SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN OR THE SEWER SHOULD BE DUCTILE IRON OR SHALL BE ENCASED IN DUCTILE IRON OR CONCRETE FOR A MINIMUM OF ONE FULL JOINT LENGTH ON EACH SIDE OF THE CROSSING.
2. ALL SANITARY SEWER MAINS AND SERVICES SHALL BE PVC SDR-26. SEWER SERVICES SHALL BE 6" IN DIAMETER, AND SHALL BE INSTALLED ON A MINIMUM 1% SLOPE.
3. CONSTRUCTION AND MATERIALS FOR THE SANITARY SEWER SYSTEM SHALL CONFORM TO THE SPECIFICATIONS OF THE MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY AND THE CITY OF OXFORD.
4. BEDDING MATERIAL SHALL BE REQUIRED BENEATH ALL SANITARY SEWER MAINS, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
5. SEWER SERVICES SHALL BE EXTENDED TO A DISTANCE OF 5' MINIMUM BEHIND BACK OF SIDEWALK AND LOCATED WITH 2" DIA. LOCATION PIPE.
6. CONTRACTOR SHALL MARK SEWER CROSSINGS OF COMMON OPEN SPACE AREAS WITH CHISELED "S" ON CURB OR SIDEWALK AT CROSSING LOCATIONS.
7. SEWER SERVICE SHOWN FOR APPROXIMATE LOCATION. EXACT LOCATION SHALL BE COORDINATED WITH THE BUILDING ARCHITECT AND SHALL BE SPACED 10' FROM WATER SERVICES, WHERE PRACTICAL.
8. ALL STORM DRAIN AND SEWER SHALL BE INSPECTED BY CAMERA AND IN THE PRESENCE OF A CITY REPRESENTATIVE. ANY DAMAGE OR DEFICIENCIES SHALL BE REMOVED AND REPLACED AND OR REPAIRED IN ACCORDANCE TO MANUFACTURERS AT THE DISCRETION OF THE CITY. ALL REPAIRS SHALL BE MADE PRIOR TO CITY ACCEPTANCE.
9. MANHOLES SHALL BE WATERPROOFED.
10. DEFLECTION TESTS SHALL BE PERFORMED ON ALL FLEXIBLE PIPE. THE TEST SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS. NO PIPE SHALL EXCEED A DEFLECTION OF 5%. IF THE DEFLECTION TEST IS TO BE RUN USING A RIGID BALL OR MANDREL, IT SHALL HAVE A DIAMETER EQUAL TO 95% OF THE INSIDE DIAMETER OF THE PIPE. THE TEST SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES.

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'

JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
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SANITARY SEWER PLAN

BEACONVIEW

NORTH LAMAR BLVD
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

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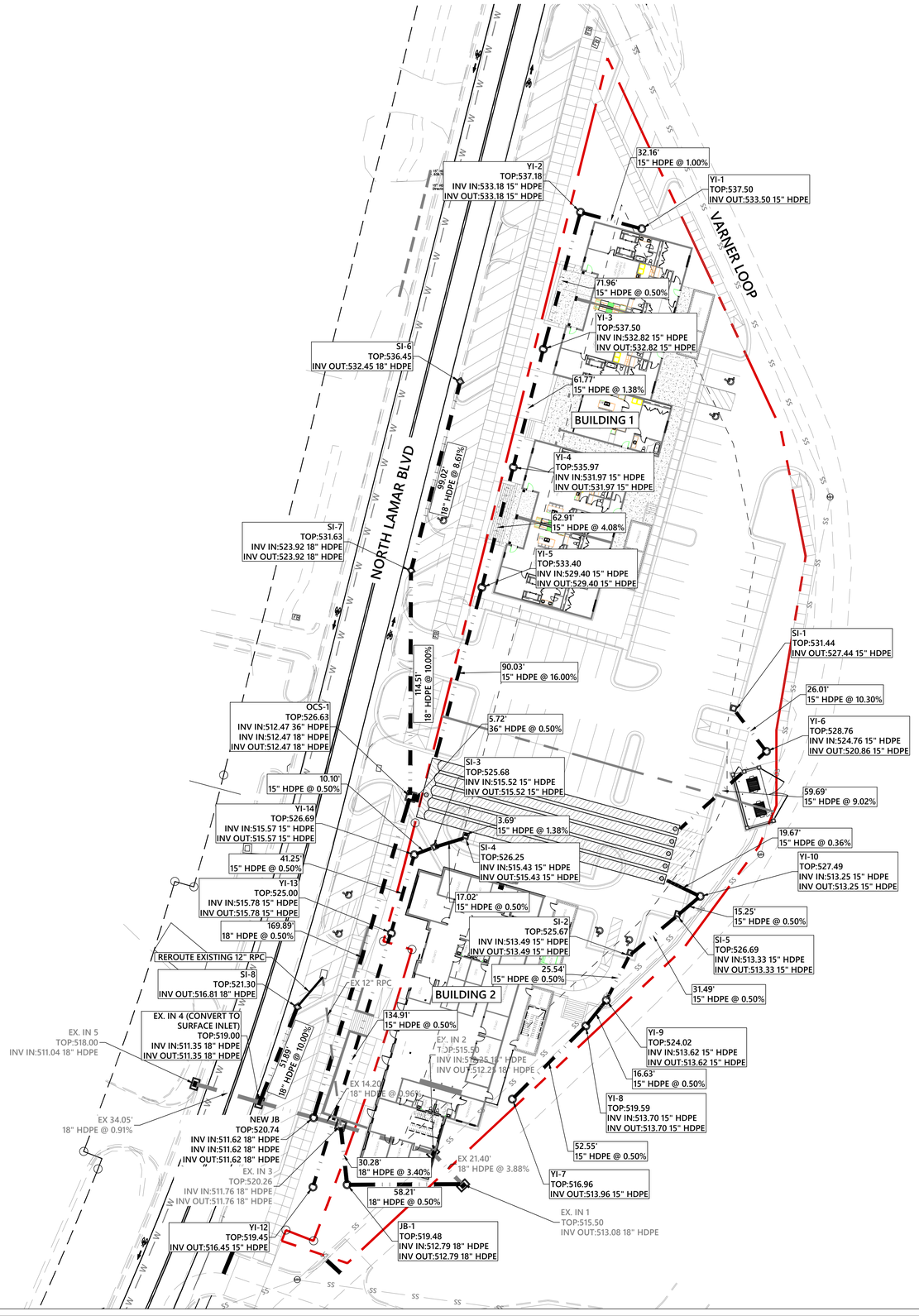

STORMWATER NOTES

1. ALL CONSTRUCTION METHODS AND MATERIALS USED IN THE STORM WATER SYSTEM MUST COMPLY IN ALL RESPECTS TO THE CITY OF OXFORD SPECIFICATIONS AND INSPECTION REQUIREMENTS. IF A DISCREPANCY BETWEEN THE CITY OF OXFORD SPECIFICATIONS AND THE CONSTRUCTION PLANS, THE CITY OF OXFORD SPECIFICATIONS GOVERN.
2. ANY CHANGES TO THE STORMWATER WATER DRAWINGS MUST BE APPROVED BY ENGINEER AND THE CITY OF OXFORD.
3. ALL INLETS IN CITY ROW SHALL BE MDOT SS-2 WITH CAST-IN-PLACE TOPS AND ACCESSIBLE LIDS.
4. DRAINAGE BASINS IN CITY ROW SHALL BE CAST-IN-PLACE CONCRETE INLETS OR PRECAST CONCRETE INLETS .
5. ONSITE INLETS SHALL BE NYLOPLAST BASINS OR APPROVED EQUAL. SEE MANUFACTURERS PECIFICATIONS AND DETAILS.
6. NO DRAINS WILL BE INSTALLED IN TRUCK DOCK AREAS. CONTRACTOR SHALL INSTALL PIPE AS SHOWN, TEMPORARY PLUG PIPE AND MARK FOR FUTURE CONNECTION. TIES WILL BE MADE TO CURB INLETS BY THE CONTRACTOR AS SHOWN.
7. ALL PVC INSTALLED FOR ROOF DRAINS SHALL HAVE A CLEAN OUT AT TERMINI FOR ACCESS AND MAINTENANCE.
8. ALL STORM DRAIN AND SEWER SHALL BE INSPECTED BY CAMERA AND IN THE PRESENCE OF A CITY REPRESENTATIVE. ANY DAMAGE OR DEFICIENCIES SHALL BE REMOVED AND REPLACED AND OR REPAIRED IN ACCORDANCE TO MANUFACTURERS AT THE DISCRETION OF THE CITY. ALL REPAIRS SHALL BE MADE PRIOR TO CITY ACCEPTANCE.

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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OXFORD, MS
(662) 801-8803

STORM DRAINAGE PLAN

BEACONVIEW

NORTH LAMAR BLVD
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

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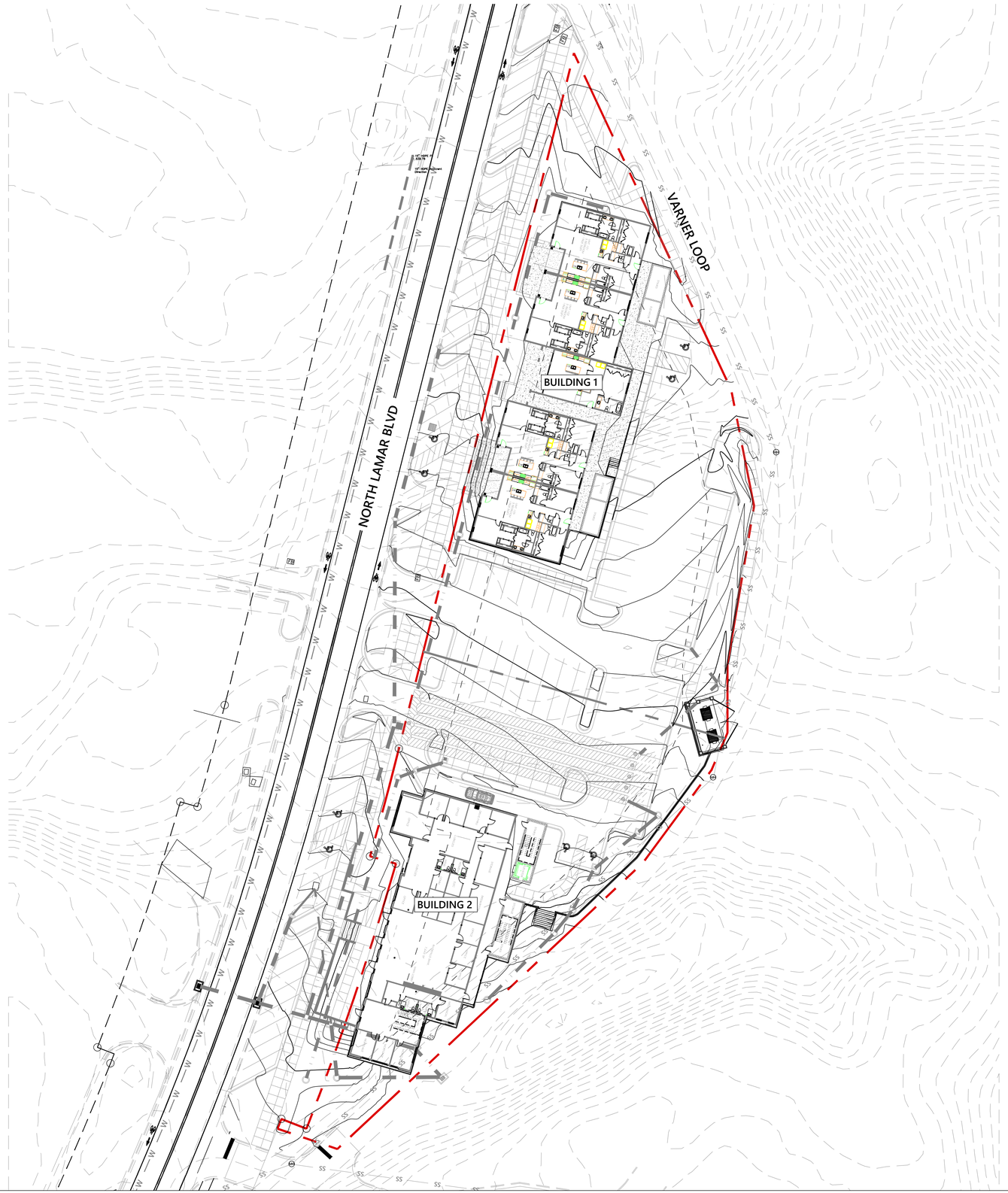

NORTH

30 0 30 60

SCALE: 1" = 30'

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GRADING PLAN
BEACONVIEW
NORTH LAMAR BLVD
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

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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-stablizied 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

30 0 30 60

SCALE: 1" = 30'

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

EROSION CONTROL PLAN

BEACONVIEW
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-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).

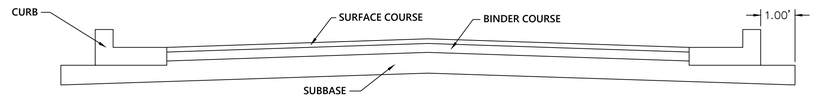
10) THE CONTRACTOR IS TO REMOVE AND RESET ANY SIGNS WHICH CONFLICT WITH CONSTRUCTION.

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.



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.

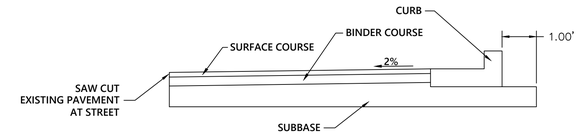
SURFACE: 2.0" MINIMUM HOT MIXED BITUMINOUS SURFACE COURSE CONFORMING TO MDOT STANDARD SPECIFICATIONS FOR TYPE MT-9.5 MM OR SC-1 MATERIAL.

(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)

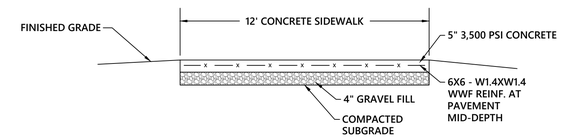
BASE: 4.0" MINIMUM HOT MIXED BITUMINOUS BASE COURSE CONFORMING TO MDOT STANDARD SPECIFICATIONS FOR TYPE MT-19MM OR BB-1 MATERIAL.

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



Typical Sections - On-street Parking Space Detail

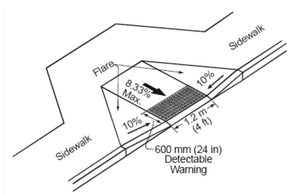
NTS



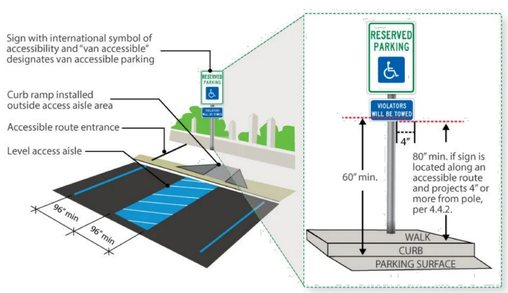
PROVIDE HAND TOOLED TRANSVERSE & LONGITUDINAL CONTRACTION JOINTS @ 5'-0" O.C. MAX., $\frac{3}{8}$" EXPANSION JOINTS @ 25'-0" O.C. MAX.

Typical Sections - NORTH LAMAR CONC. SIDEWALK

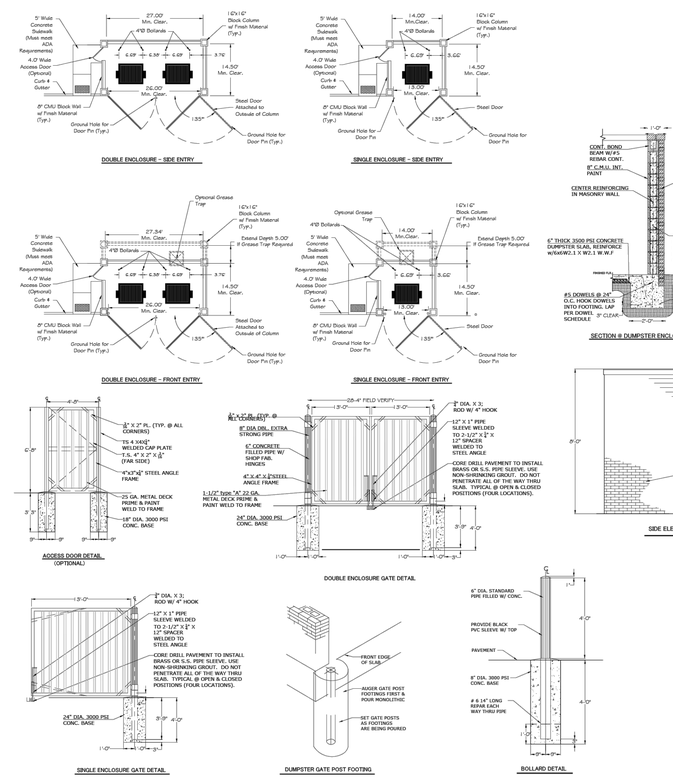
NTS



ADA CURB RAMP DETAIL



ADA SIGNAGE DETAIL



DUMPSTER DETAIL

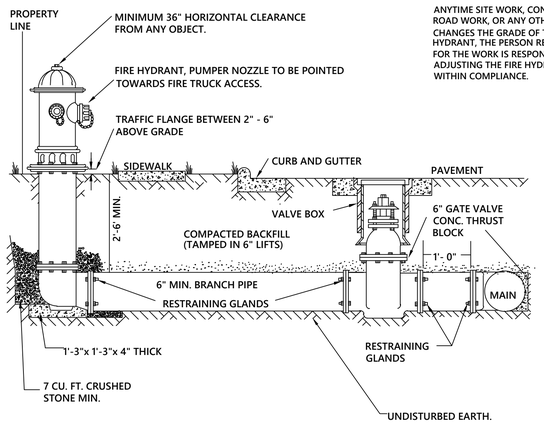
JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

SITE DETAILS

BEACONVIEW
NORTH LAMAR BLVD
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	07/01/2025
SCALE	
REVISION	07/08/2026

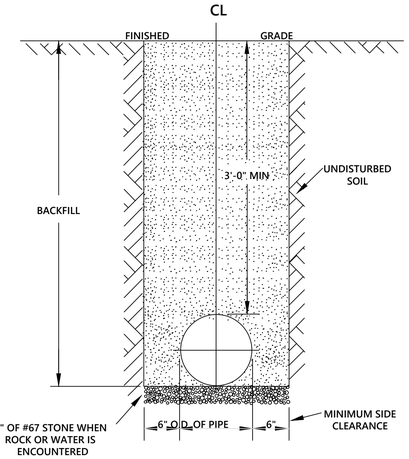
C-800



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.

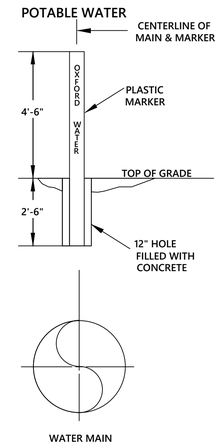
NOTES:
1. FIRE HYDRANT SHALL BE AS MANUFACTURED: MUELLER, AMERICAN DARLING, KENNEDY, M&H, WATEROUS, CLOW, EAST JORDAN IRON WORKS, OR US PIPE.
2. BRANCH PIPE SHALL BE DUCTILE IRON AWWA C150-96
3. 6" GATE VALVE SHALL BE AWWA C500-86 OPEN LEFT
4. STEEL RODS AND BOLTS SHALL BE 3/4" HOT DIPPED GALVANIZED
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



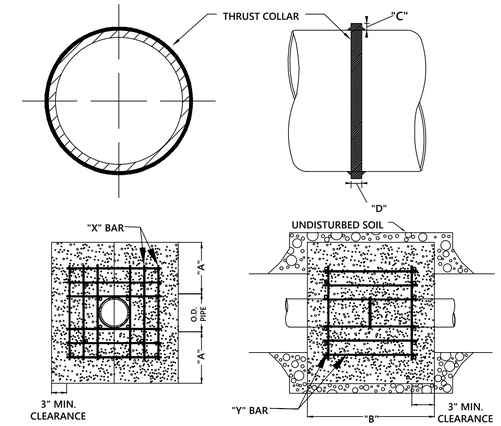
NOTES:
1. TRENCHES REQUIRING SHORING AND BRACING, DIMENSIONS SHALL BE TAKEN FROM THE INSIDE FACE OF THE SHORING AND BRACING.
2. NO ROCKS OR BOULDERS 4" OR LARGER TO BE USED IN BACKFILL.
3. ALL BACKFILL MATERIAL SHALL BE SUITABLE NATIVE MATERIAL.
4. BACKFILL SHALL BE TAMPED IN 6" LIFTS.
5. ACHIEVE 95%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



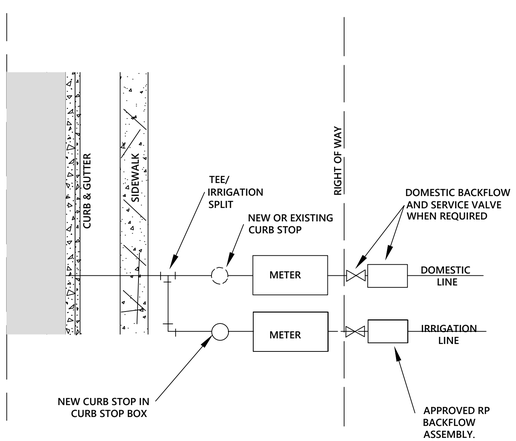
REINFORCING REQUIREMENTS

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

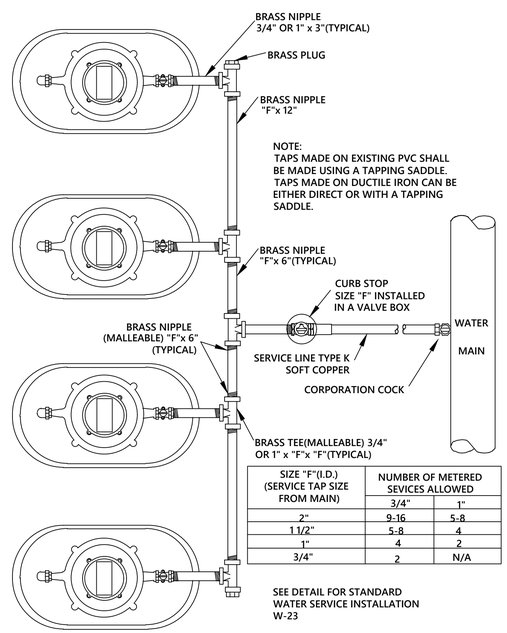
I.D. PIPE	"A"	"B"	"C"	"D"
6" - 16"	1'-4"	1'-7"	2"	3/8"
20" - 24"	1'-4"	1'-7"	3"	1/2"
30" - 36"	1'-4"	1'-7"	4"	5/8"
48" & greater	1'-8"	1'-9"	6"	7/8"

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.
6. CURB STOPS AT ALL WATER SERVICE TAPS SHALL BE FORD ¾" B41-233 GW BALL VALVE - ALL COMPRESSION X IP FEMALE THREAD)

IRRIGATION TAP ON NEW AND EXISTING SERVICES

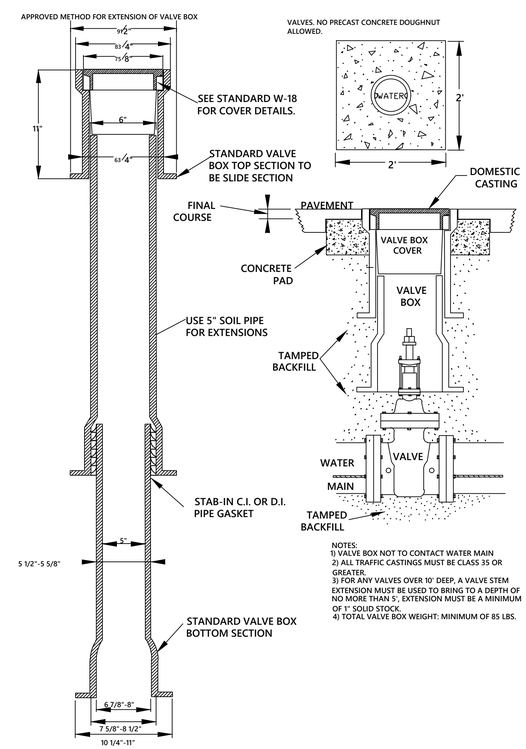


SIZE "F"(I.D.) (SERVICE TAP SIZE FROM MAIN)	NUMBER OF METERED SEVICES ALLOWED	
	3/4"	1"
2"	9-16	5-8
1 1/2"	5-8	4
1"	4	2
3/4"	2	N/A

SEE DETAIL FOR STANDARD WATER SERVICE INSTALLATION W-23

*NOTE: CURB STOPS AT ALL WATER SERVICE TAPS SHALL BE FORD 3/4" B41-233 GW BALL VALVE - ALL COMPRESSION X IP FEMALE THREAD)

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

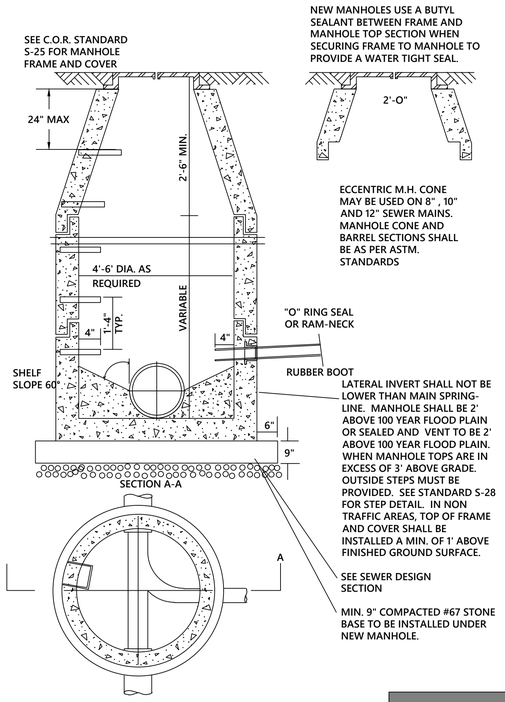
WATER DETAILS

BEACONVIEW

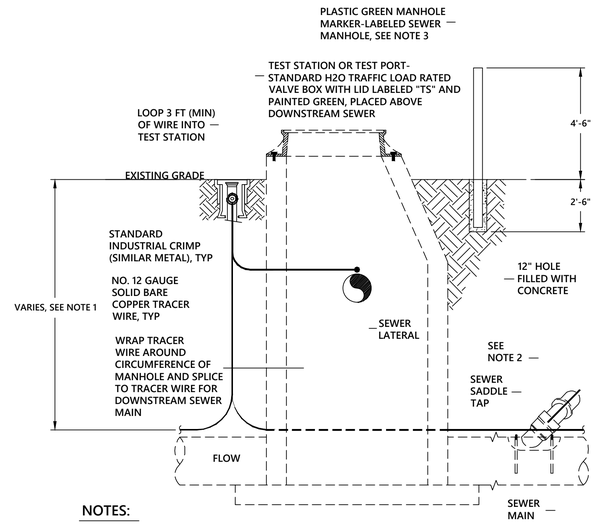
NORTH LAMAR BLVD
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	07/01/2025
SCALE	
REVISION	07/08/2026

C-801



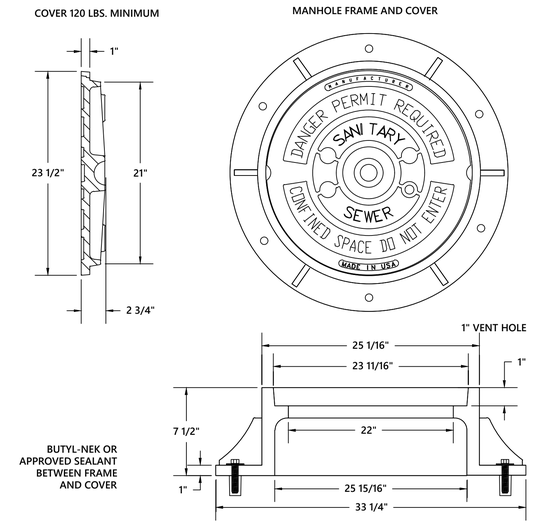
STANDARD SANITARY MANHOLE



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.

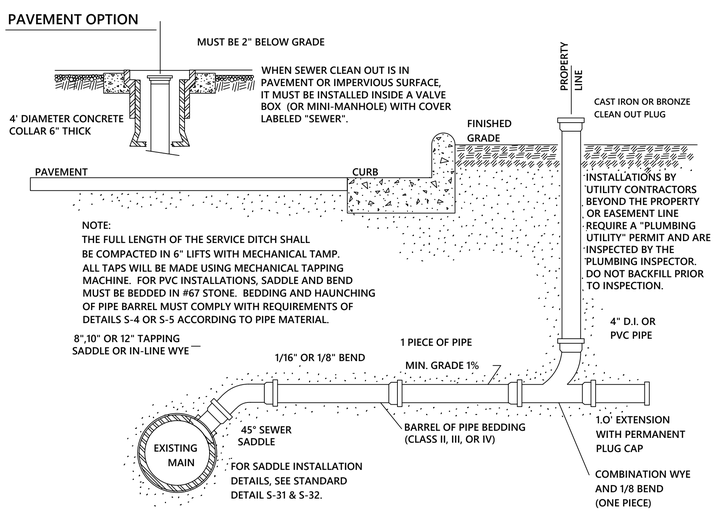
GRAVITY SEWER MAIN TRACER WIRE



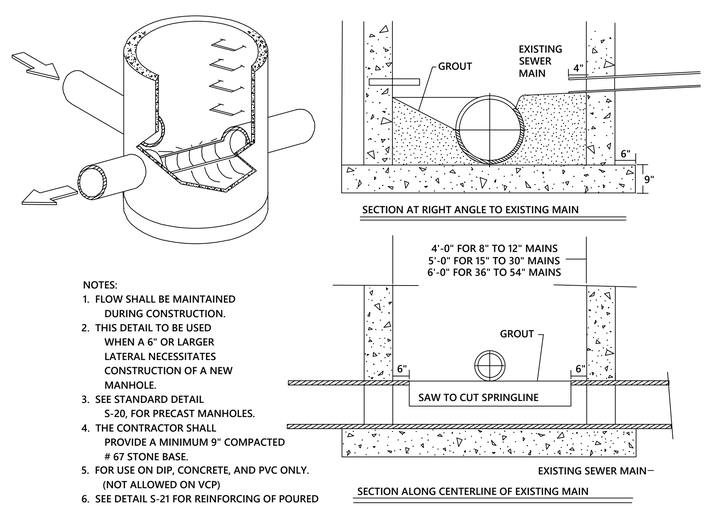
NOTES:
1) ALL MANHOLE FRAMES SHALL BE DOMESTICALLY CAST.
2) FRAME SHALL BE A MINIMUM WEIGHT OF 182 LBS. WITHIN PUBLIC ROW AND 160 LBS. WITHIN EASEMENTS.
3) COVER SHALL WEIGH A MIN. OF 120 LBS.
4) ALL MANHOLE FRAMES OUTSIDE OF PAVED SURFACES SHALL BE BOLTED TO THE CONE SECTION OR RING WITH A MINIMUM OF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

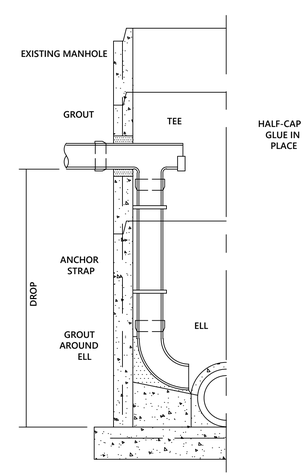


TYPICAL LATERAL CONNECTION

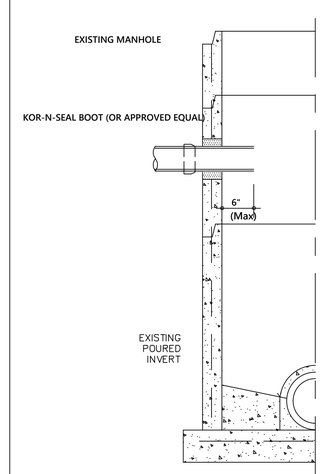


NOTES:
1. FLOW SHALL BE MAINTAINED DURING CONSTRUCTION.
2. THIS DETAIL TO BE USED WHEN A 6" OR LARGER LATERAL NECESSITATES CONSTRUCTION OF A NEW MANHOLE.
3. SEE STANDARD DETAIL S-20, FOR PRECAST MANHOLES.
4. THE CONTRACTOR SHALL PROVIDE A MINIMUM 9" COMPACTED # 67 STONE BASE.
5. FOR USE ON DIP, CONCRETE, 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

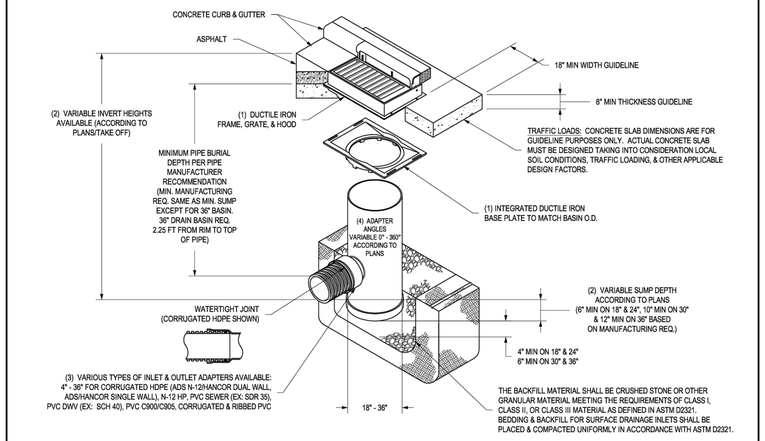
SEWER DETAILS

BEACONVIEW
NORTH LAMAR BLVD
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	07/01/2025
SCALE	
REVISION	07/08/2026

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

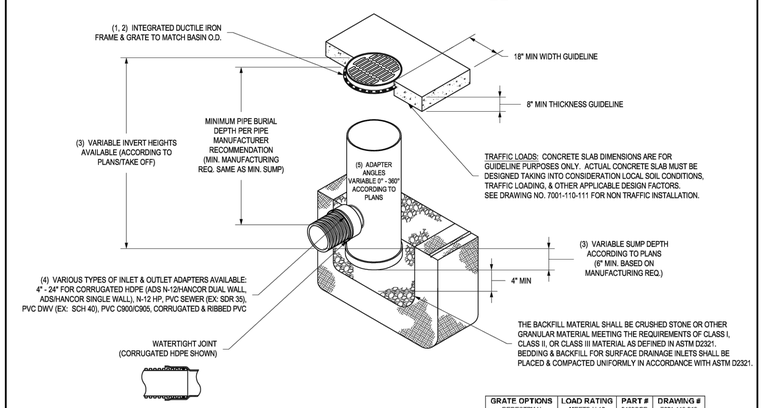
ADS Nyloplast — 3130 VERONA AVE, BUFORD, GA 30518, PHN (770) 932-2443, FAX (770) 932-2490, www.nyloplast-us.com

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	24DTG	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

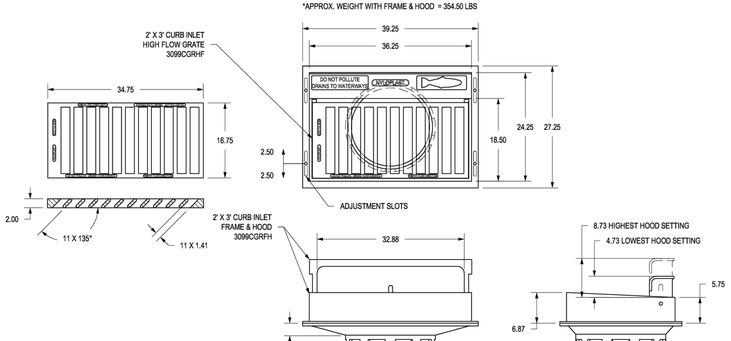
TITLE: 24 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL

DWG NO. 7001-110-192 REV E

SURFACE INLET DETAIL

3099CGRHF & 3099CGRFH

APPROX. GRATE DRAIN AREA = 327.25 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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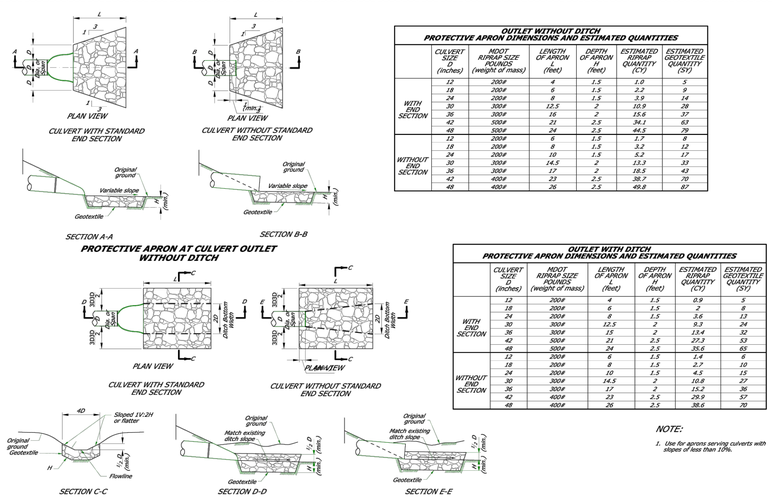
DRAWN BY	EBC	MATERIAL	
DATE	04-10-06	DUCTILE IRON	
REVISED BY	CCA	PROJECT NO./NAME	
DATE	09-05-13		
DWG SIZE	A	SCALE 1:16	SHEET 1 OF 1

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)	MDOT 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	28
	36	300#	16	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	6
	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

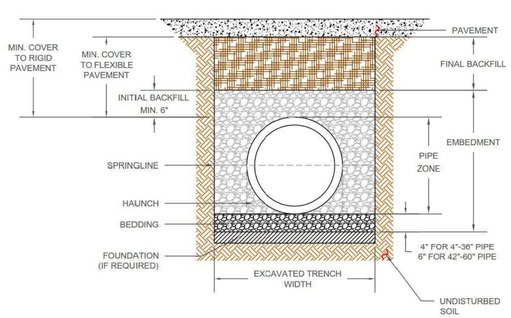
OUTLET WITH DITCH
PROTECTIVE APRON DIMENSIONS AND ESTIMATED QUANTITIES

	CULVERT SIZE D (inches)	MDOT 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	12
	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

STORM DRAINAGE DETAILS

BEACONVIEW
NORTH LAMAR BLVD
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

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PROJECT NO.	XXXX
DATE	07/01/2025
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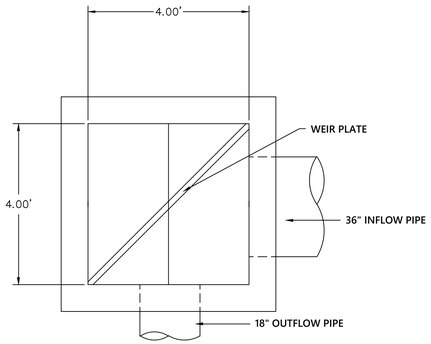
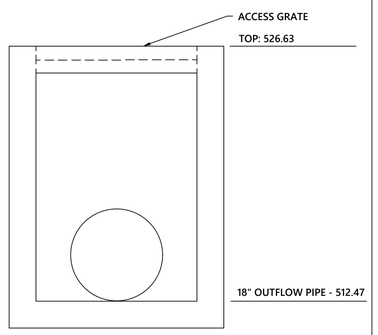
REVISION	07/08/2026

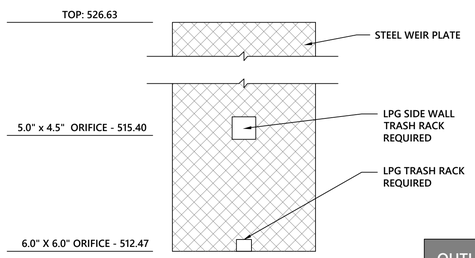
C-803



PLAN VIEW

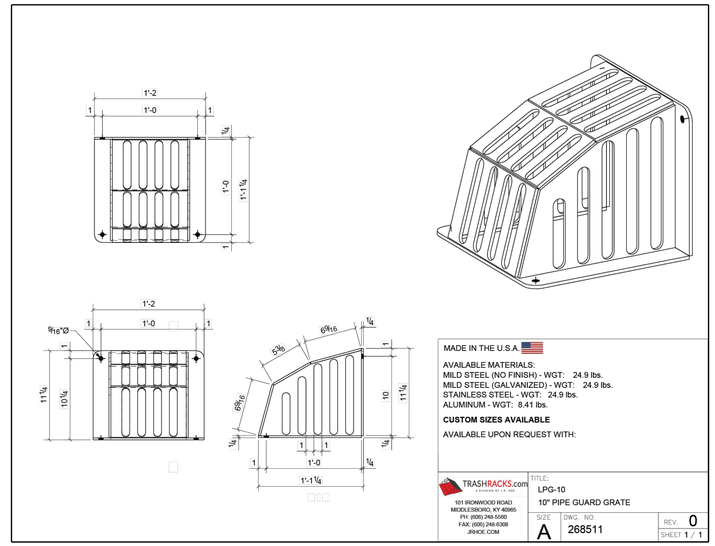


WEST ELEVATION

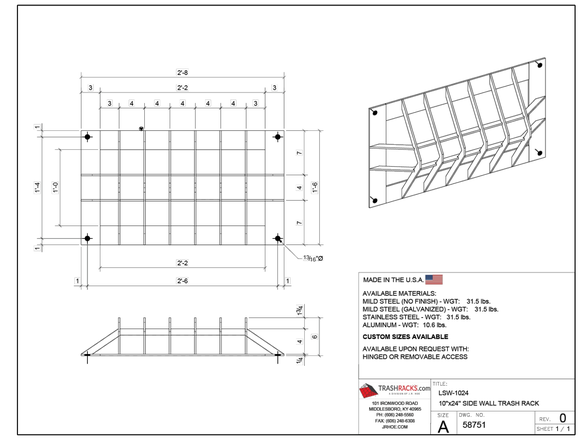


WEIR PLATE DETAIL

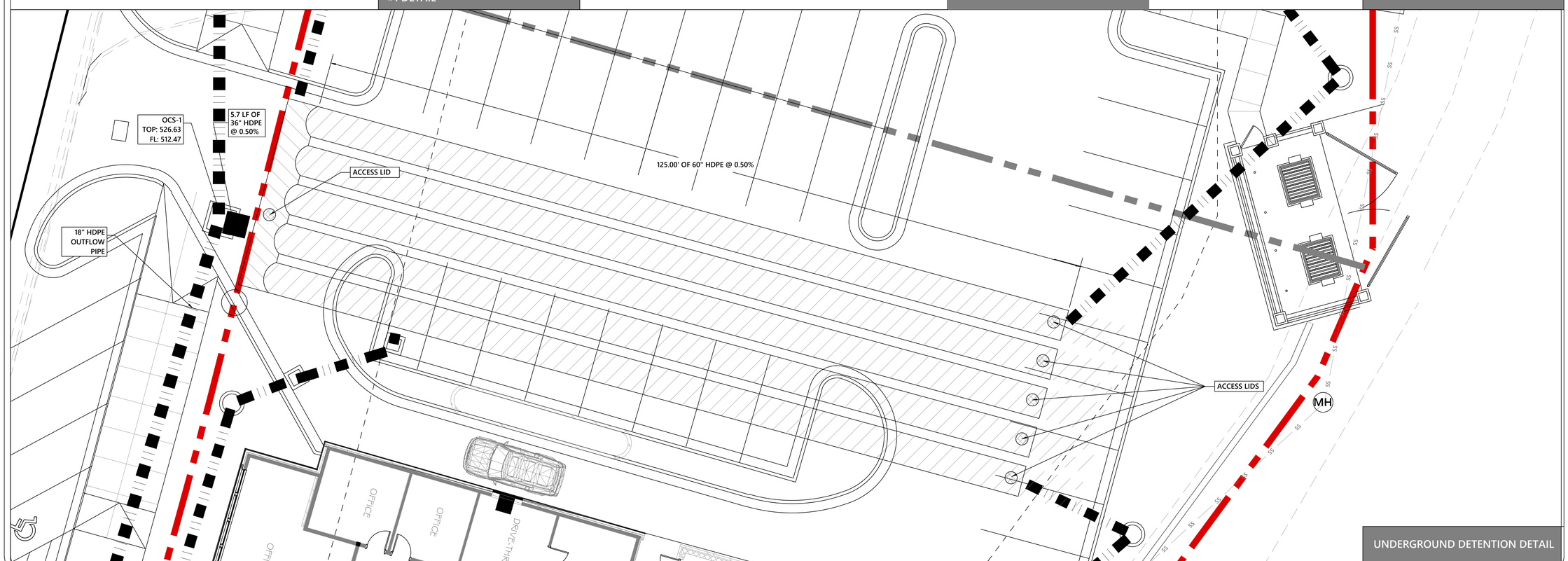
OUTLET CONTROL STRUCTURE (OCS) #1 DETAIL



LPG TRASH RACK DETAIL



LPG SIDE WALL TRASH RACK DETAIL



UNDERGROUND DETENTION DETAIL

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

OUTLET CONTROL STRUCTURE DETAILS

BEACONVIEW

NORTH LAMAR BLVD
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
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PROJECT NO.	XXXX
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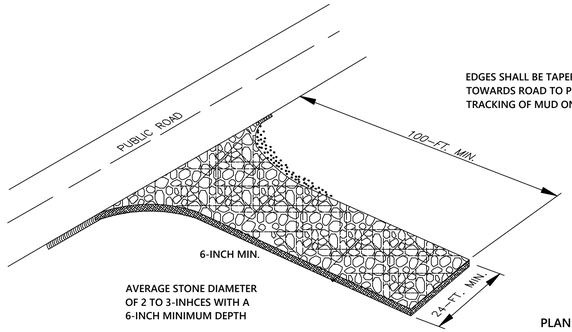
REVISION	07/08/2026

C-803-1



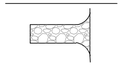
EDGES SHALL BE TAPERED OUT TOWARDS ROAD TO PREVENT TRACKING OF MUD ON THE EDGES

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

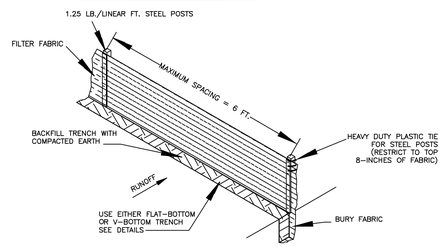
PLAN SYMBOL



CO

CONSTRUCTION ENTRANCE DETAIL

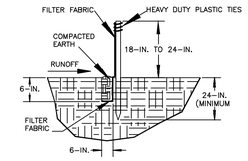
SILT FENCE INSTALLATION



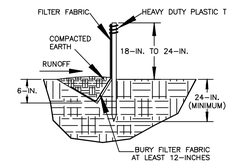
PLAN SYMBOL

SF

FLAT-BOTTOM TRENCH DETAIL



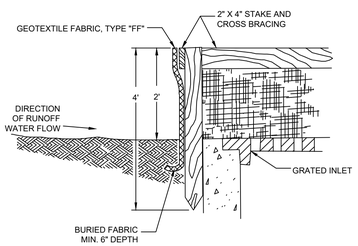
V-SHAPED TRENCH DETAIL

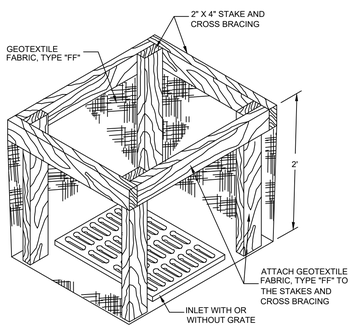


SILT FENCE - GENERAL NOTES

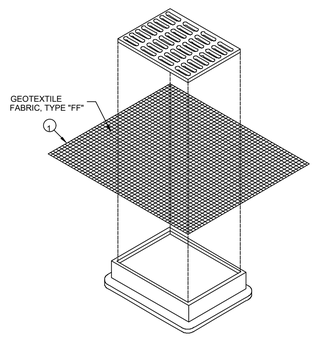
1. DO NOT PLACE SILT FENCE ACROSS CHANNELS OR IN OTHER AREAS SUBJECT TO CONCENTRATED FLOWS. SILT FENCE SHOULD NOT BE USED AS A VELOCITY CONTROL BMP. CONCENTRATED FLOWS ARE ANY FLOWS GREATER THAN 0.5 CFS.
2. MAXIMUM SHEET OR OVERLAND FLOW PATH LENGTH TO THE SILT FENCE SHALL BE 100-FEET.
3. MAXIMUM SLOPE 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

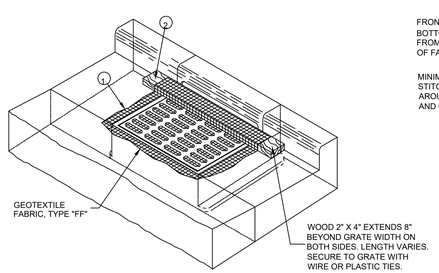




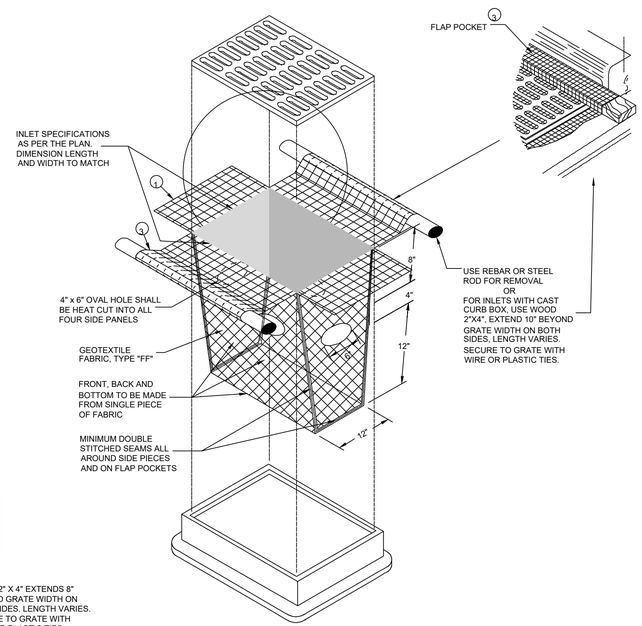
INLET PROTECTION, TYPE "A"



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.

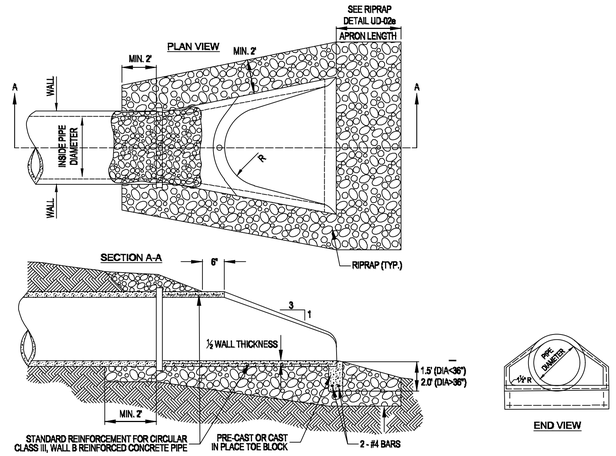
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

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

BEACONVIEW

NORTH LAMAR BLVD
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	07/01/2025
SCALE	
REVISION	07/08/2026

C-804

BEACON VIEU DEVELOPMENT

BEACON VIEU CONDOS AND COMMERCIAL SPACE

SOZO ARCHITECTURE STUDIO

CELEBRATING 14 YEARS

PROJECT TEAM

ARCHITECT
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MICHAEL GREY JONES, AIA, LEED AP
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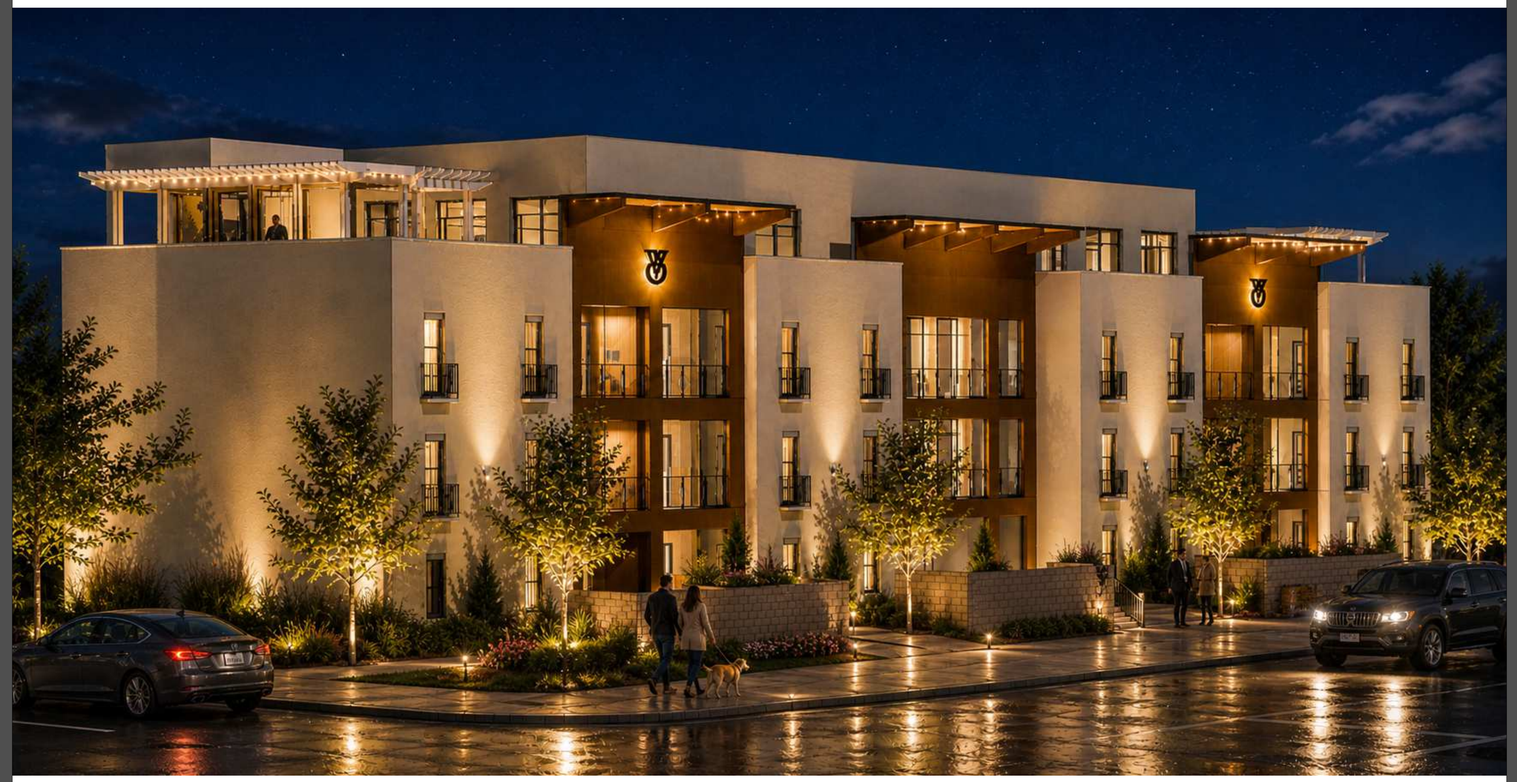
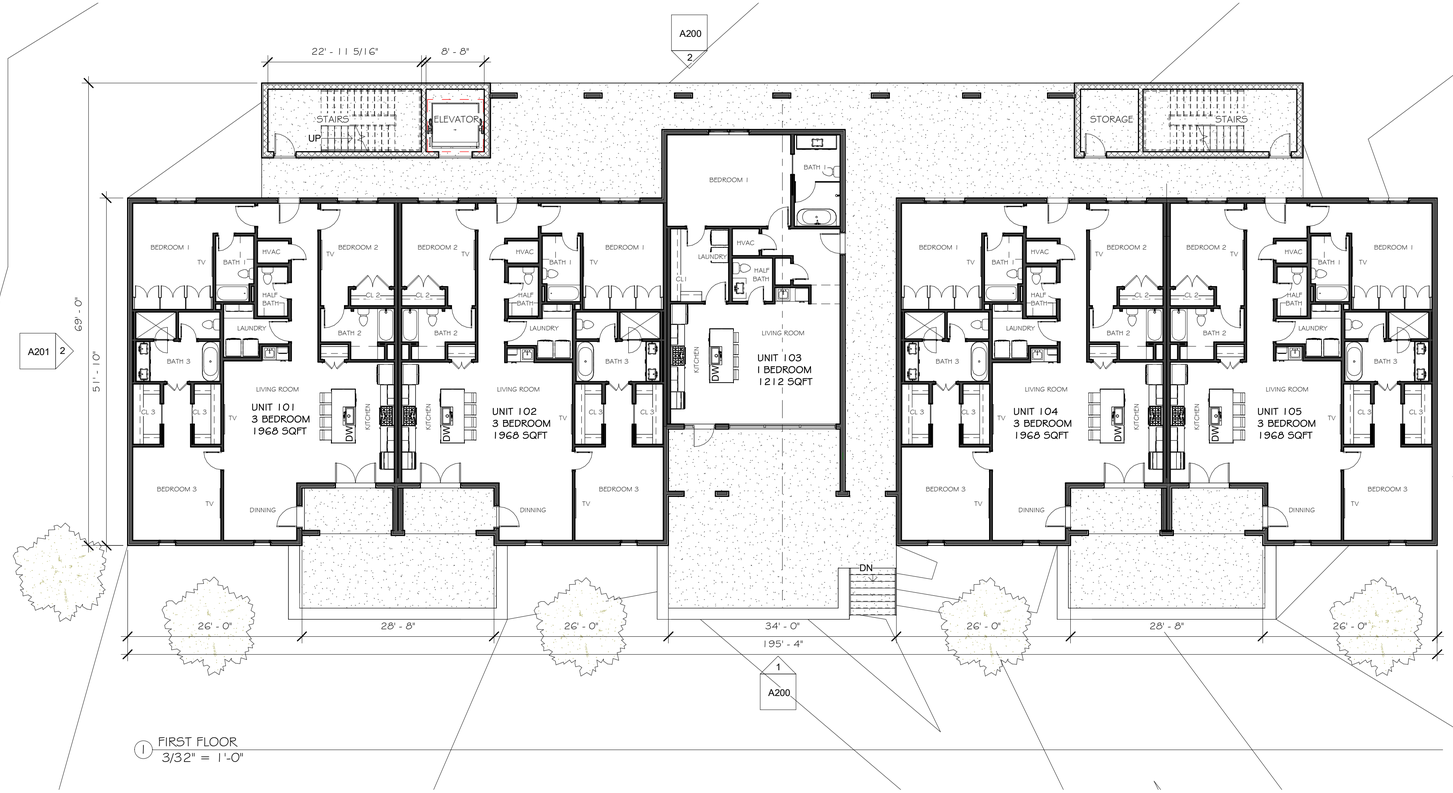
ELECTRICAL ENGINEER
SYSTEM ENGINEERING
LANNY PURVIS, P.E.
142 WOODBERRY PLACE
MADISON, MS
(601) 790-0158
LannyPurvisPE@SystemsEngr.com



OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

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

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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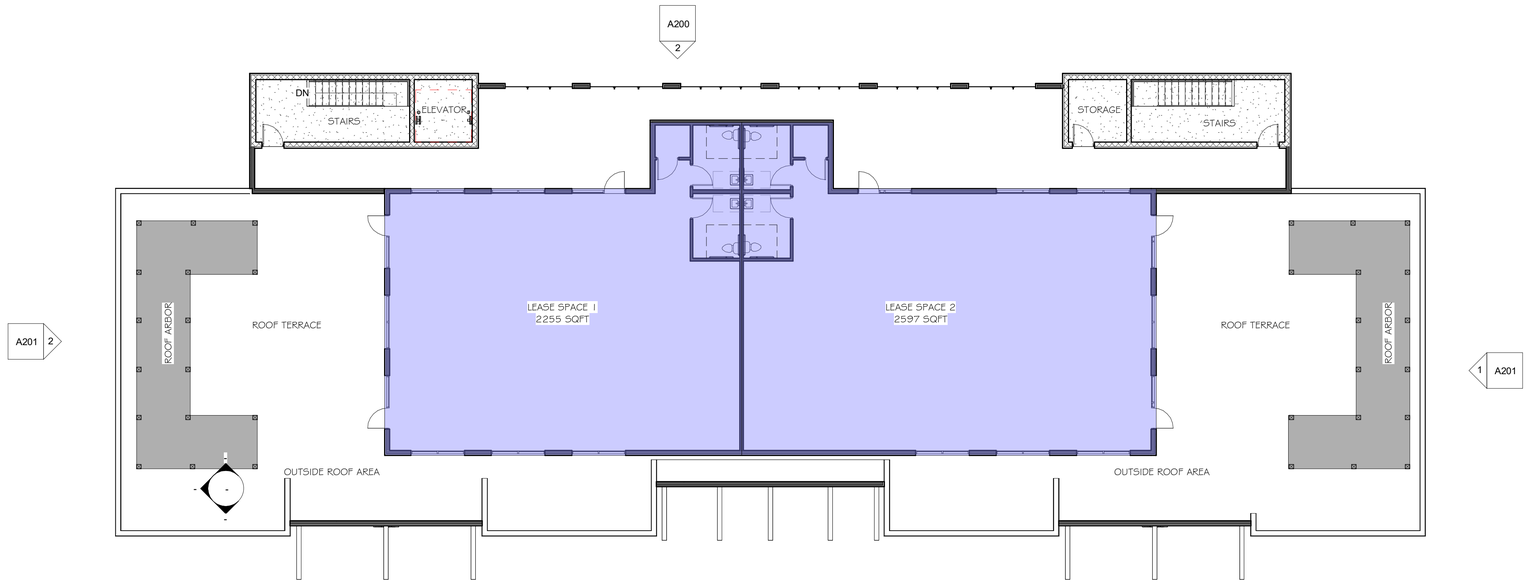
REVISIONS

BEACON VIEU
1306 NORTH LAMAR BVLD
OXFORD, MISSISSIPPI

NUMBER: 25008
DATE: MARCH 23, 2026
DRAWN: PMJ
CHECKED: MGJ

A101



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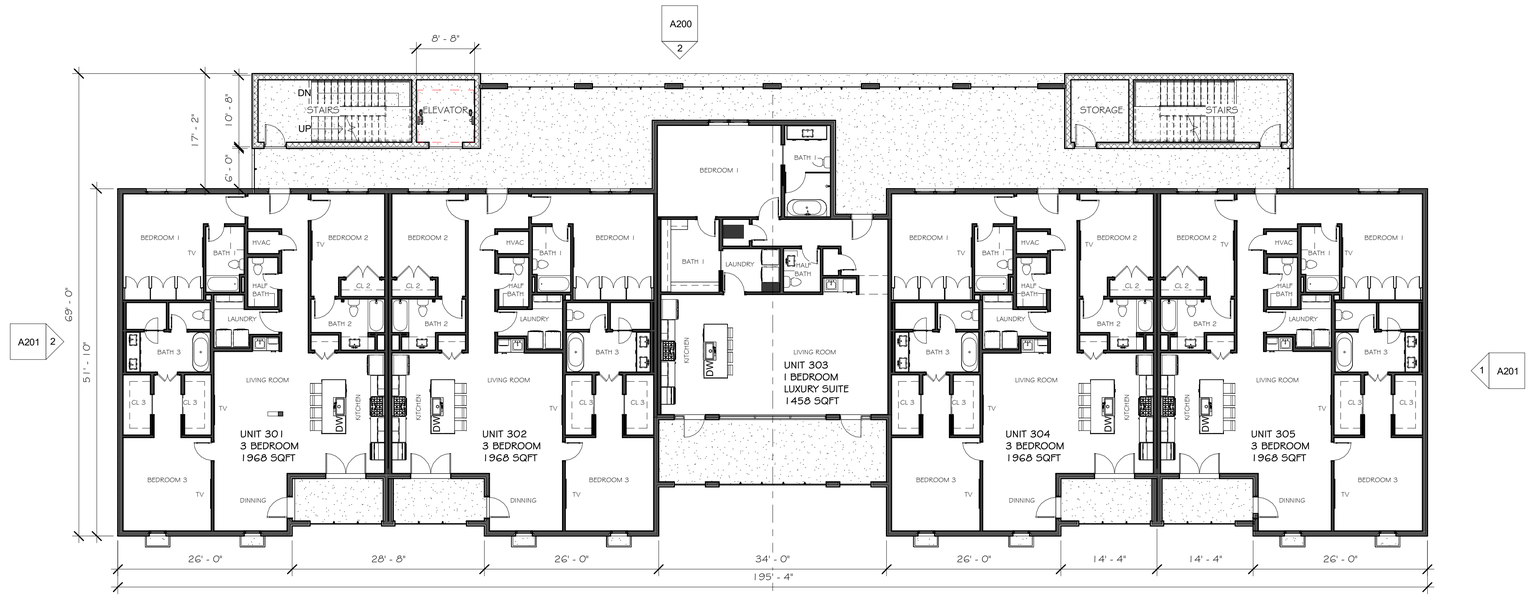
A200

② FOURTH FLOOR
3/32" = 1'-0"



1
A200

① THIRD FLOOR
3/32" = 1'-0"

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1 - 1 BEDROOM CONDO 1446 SQFT 2ND FLOOR

4TH FLOOR
COMMERCIAL SPACE 4853 SQFT

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A102

1 FRONT ELEVATION
3/32" = 1'-0"

2 REAR ELEVATION
3/32" = 1'-0"

SOZO
ARCHITECTURE
STUDIO

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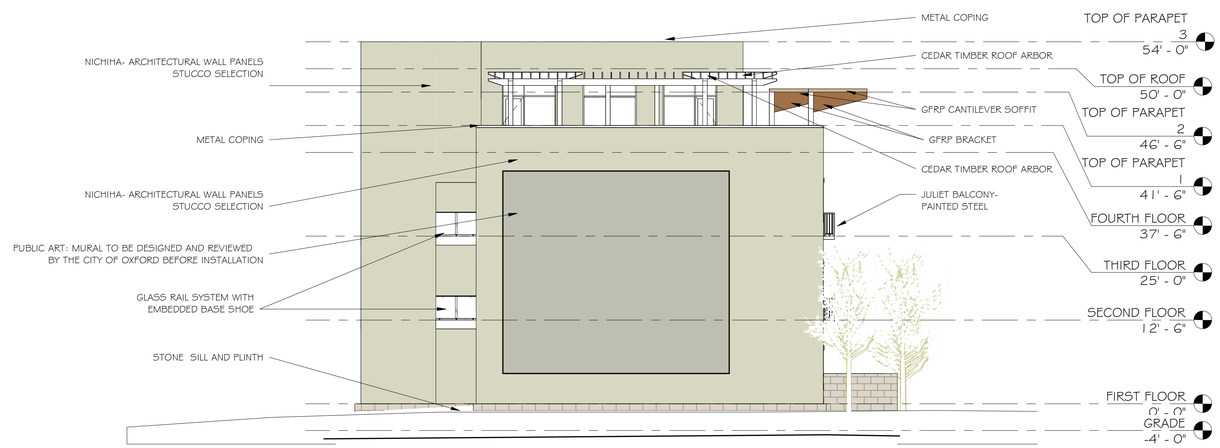
A200

1 RIGHT ELEVATION
3/32" = 1'-0"



2 LEFT ELEVATION
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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

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A250

BEACON VIEU DEVELOPMENT

RIVERHILLS BANK CONDOS

SOZO ARCHITECTURE STUDIO

CELEBRATING 14 YEARS

PROJECT TEAM

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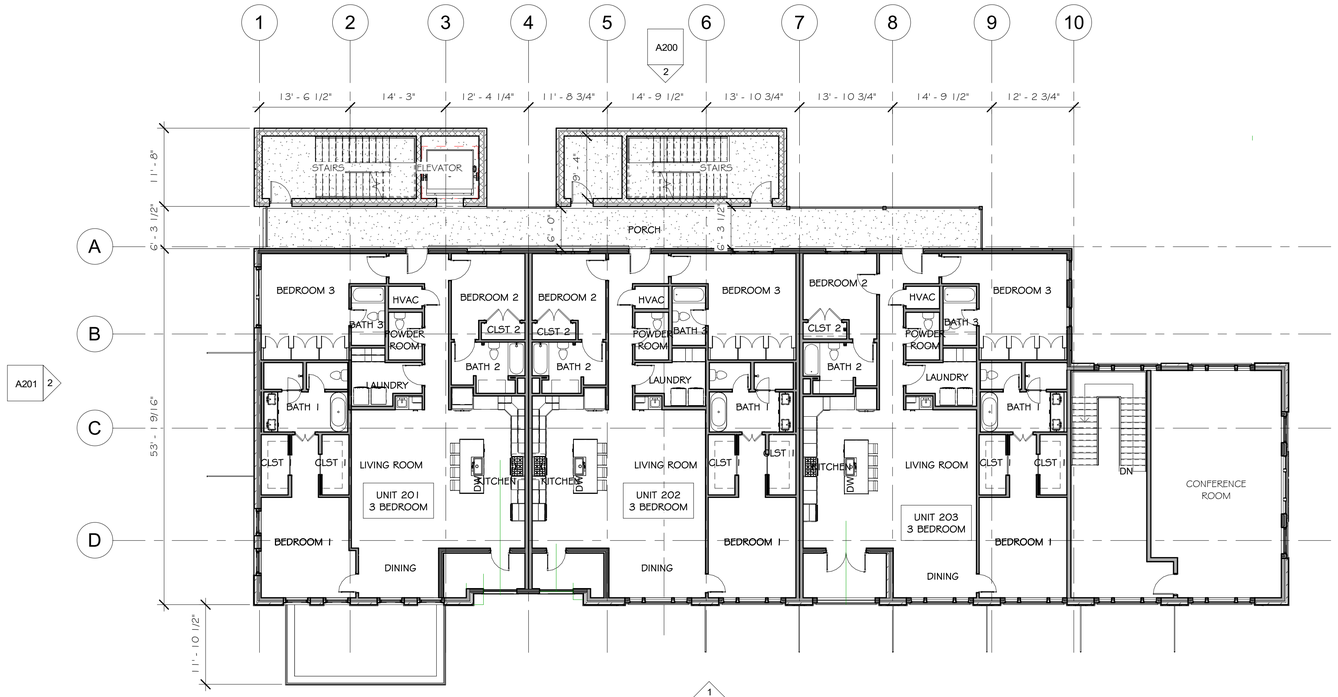

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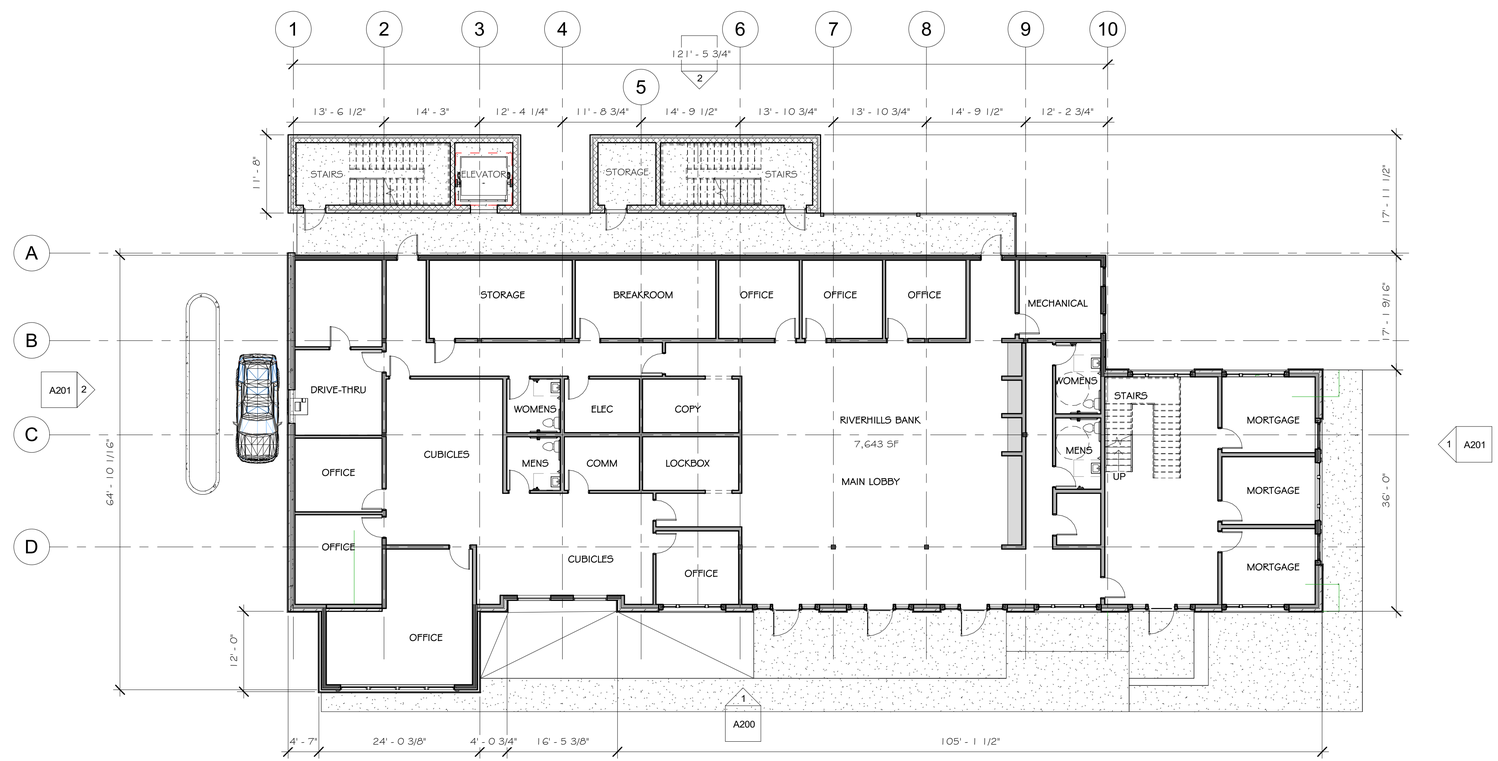

1 FIRST FLOOR
3/32" = 1'-0"

BREAKDOWN OF SQFT

IST FLOOR
RIVERHILLS BANK 7643 SQFT

2ND FLOOR
3- 3 BEDROOM CONDOS 2076 SQFT EACH
RIVERHILLS BANK 1126 SQFT

3RD FLOOR
2- 3 BEDROOM CONDOS 2076 SQFT EACH
1 - 3 BEDROOM CONDO 2158 SQFT

4TH FLOOR
COMMERCIAL SPACE 4767 SQFT

FIRST FLOOR COMMERCIAL = 7929 SQFT
SECOND FLOOR COMMERCIAL = 1126 SQFT
FOURTH FLOOR COMMERCIAL = 4,767 SQFT
TOTAL COMMERCIAL = 13,822 SQFT

SOZO ARCHITECTURE STUDIO

SOZO ARCHITECTURE STUDIO
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76 TUSCAN HILLS DRIVE
OXFORD, MISSISSIPPI 38655

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Tupelo, MS

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REVISIONS

RIVERHILLS BANK AND CONDOS
1200 NORTH LAMAR BVLD
OXFORD, MISSISSIPPI

NUMBER: 25008
DATE: FEBRUARY 27, 2026
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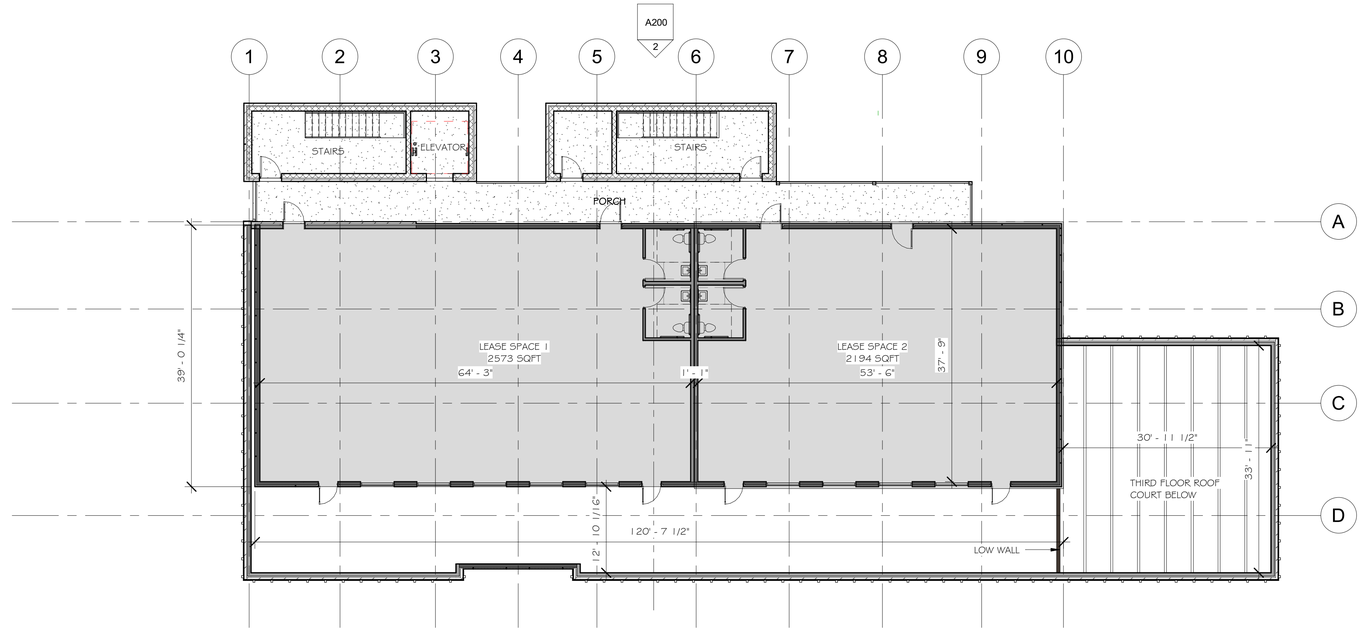
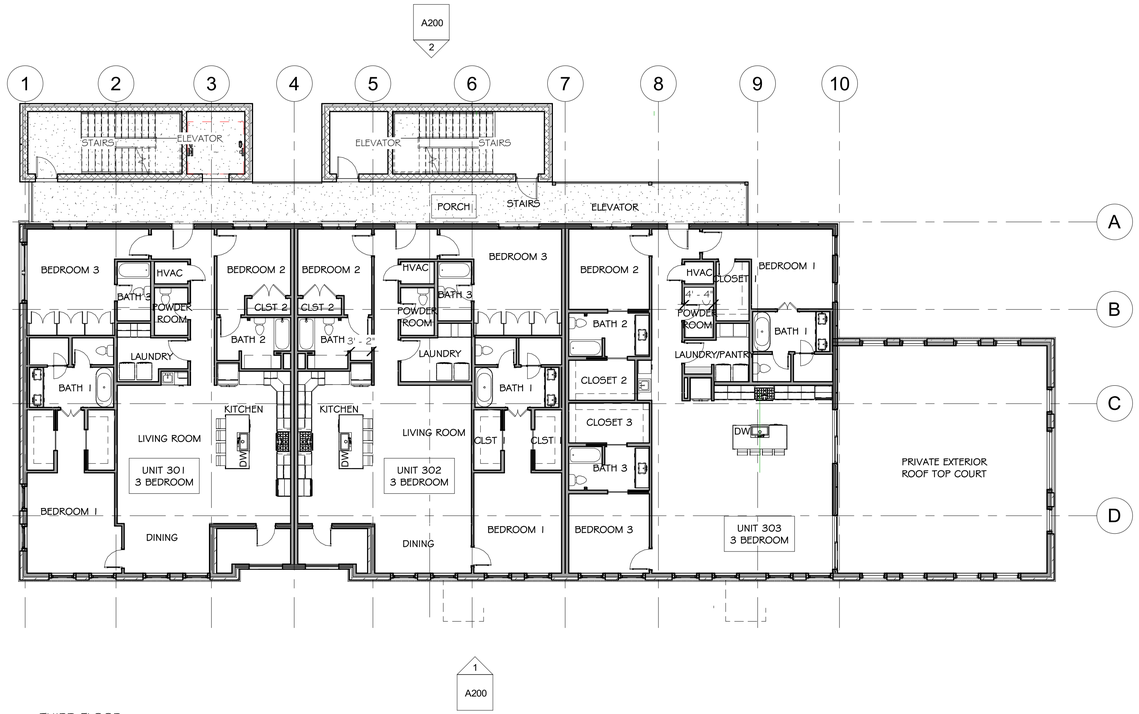
A101

FIRST & SECOND FLOOR PLANS



2 FOURTH FLOOR
3/32" = 1'-0"



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4TH FLOOR
COMMERCIAL SPACE 4767 SQFT

A201 2

FIRST FLOOR COMMERCIAL	= 7929 SQFT
SECOND FLOOR COMMERCIAL	= 1126 SQFT
FOURTH FLOOR COMMERCIAL	= 4,767 SQFT
TOTAL COMMERCIAL	= 13,822 SQFT

SOZO
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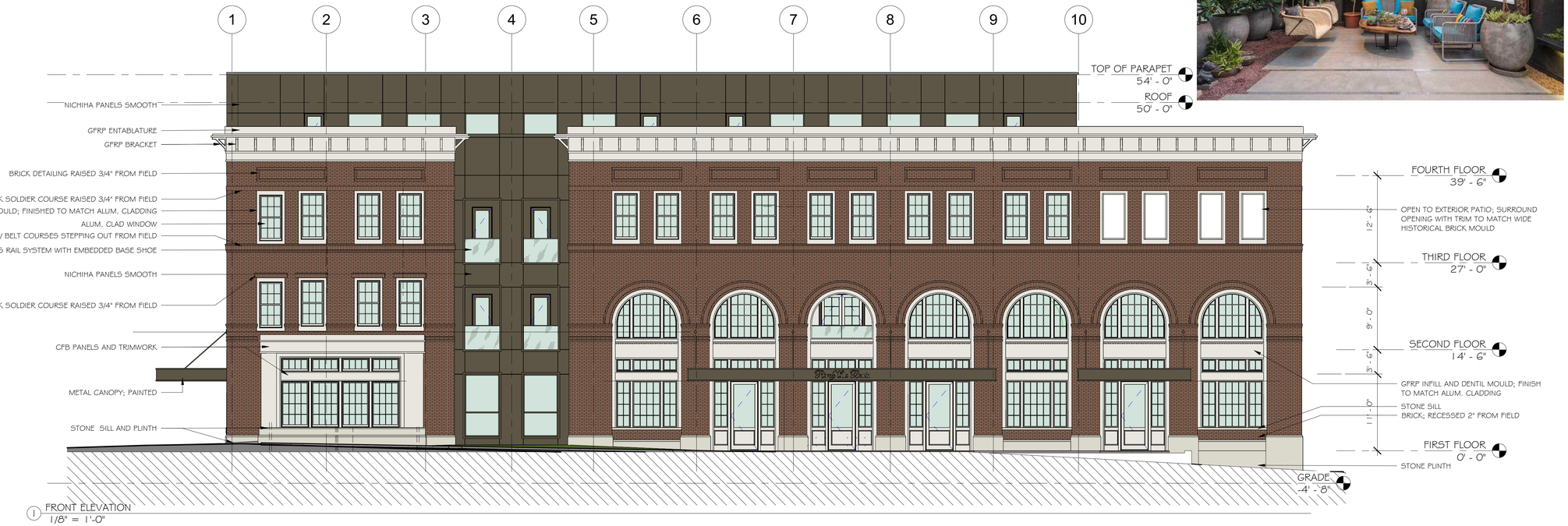
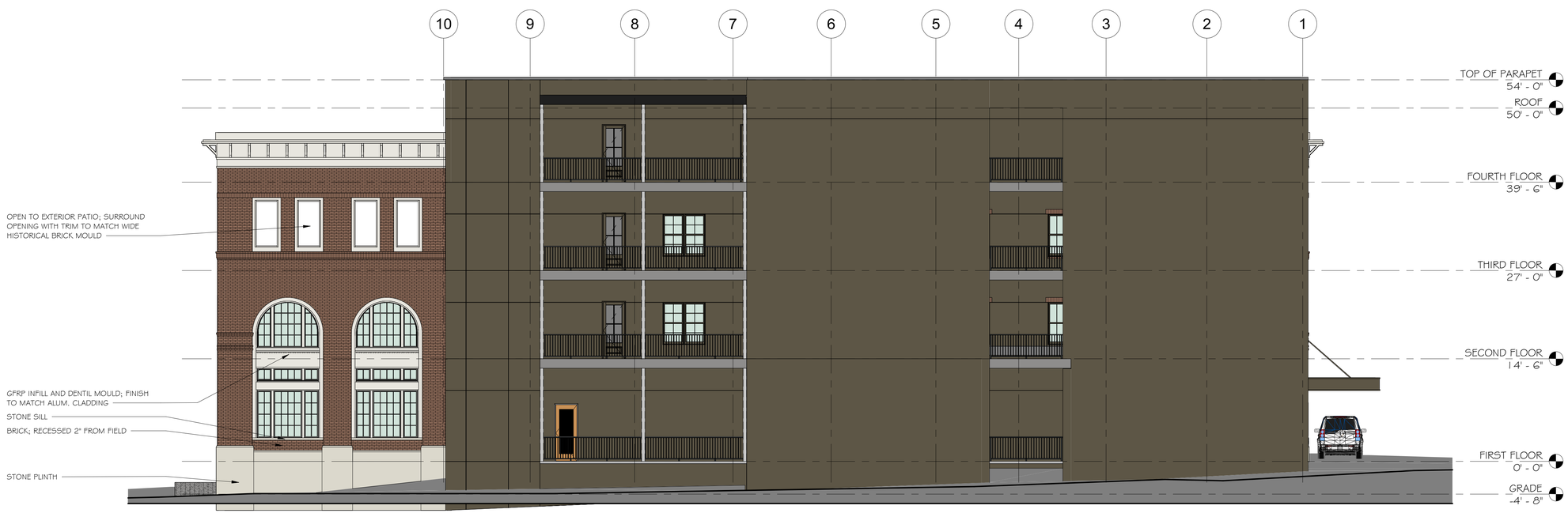
A102

THIRD & FOURTH FLOOR PLANS



1 FRONT ELEVATION
1/8" = 1'-0"



2 REAR ELEVATION
1/8" = 1'-0"

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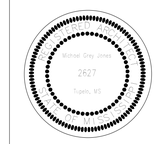

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REVISIONS

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1200 NORTH LAMAR BVLD
OXFORD, MISSISSIPPI

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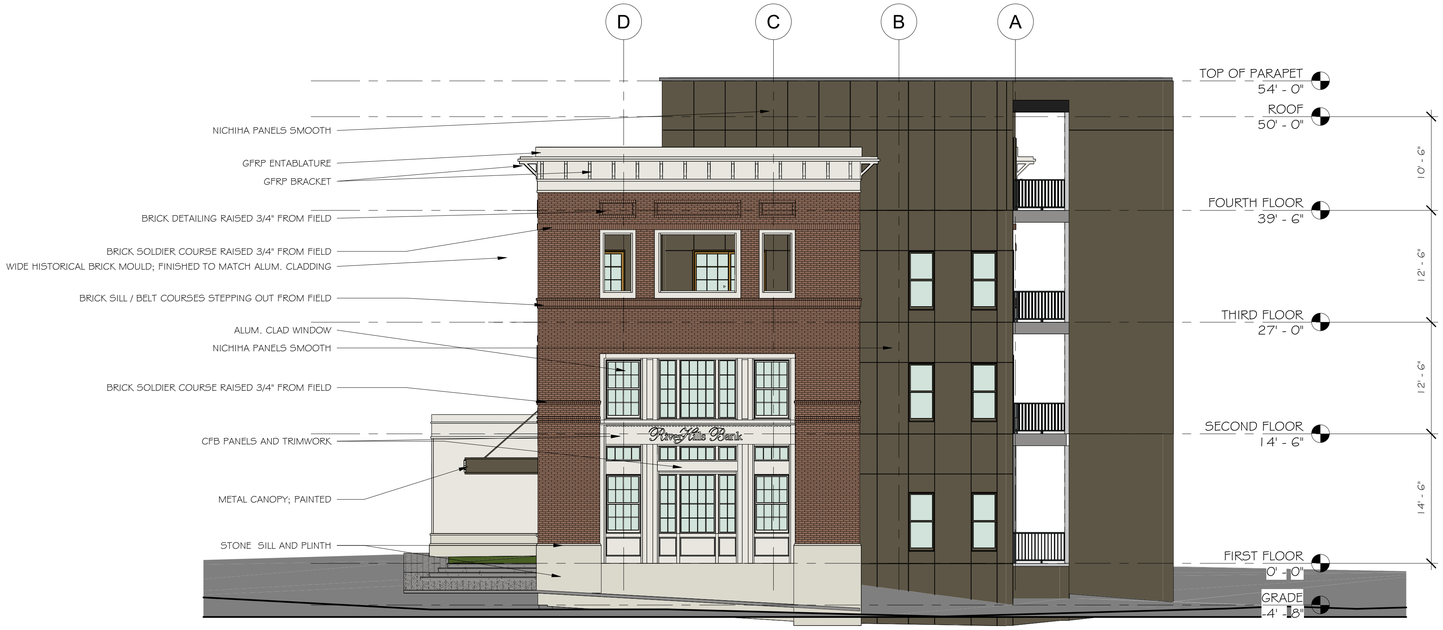
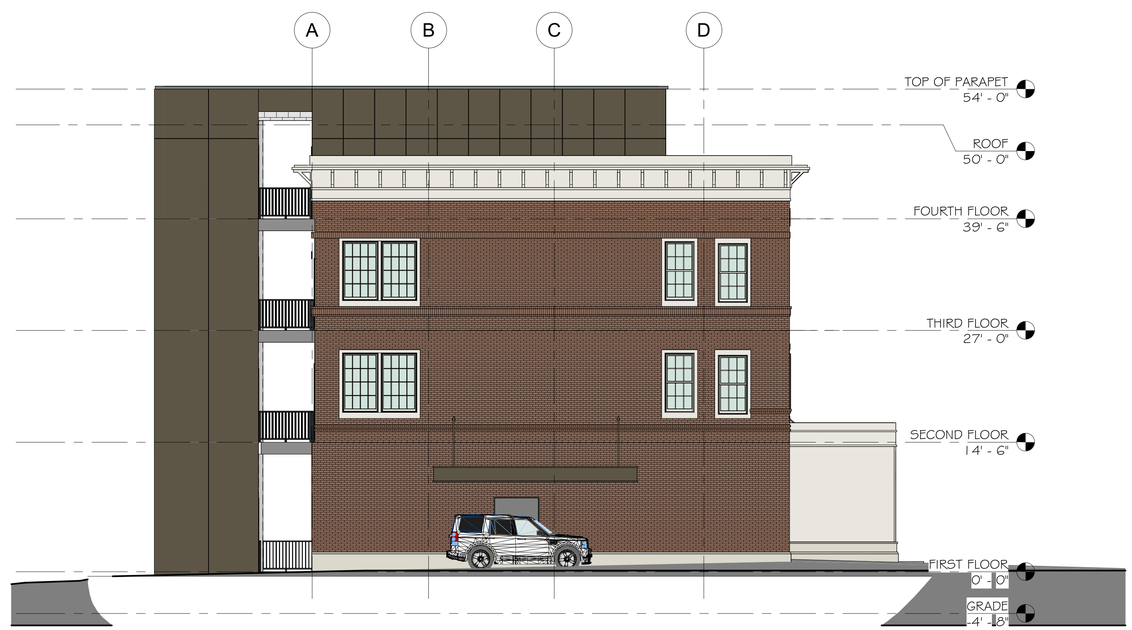
A200

ELEVATIONS



1 RIGHT ELEVATION
1/8" = 1'-0"



2 LEFT ELEVATION
1/8" = 1'-0"

SOZO
ARCHITECTURE
STUDIO

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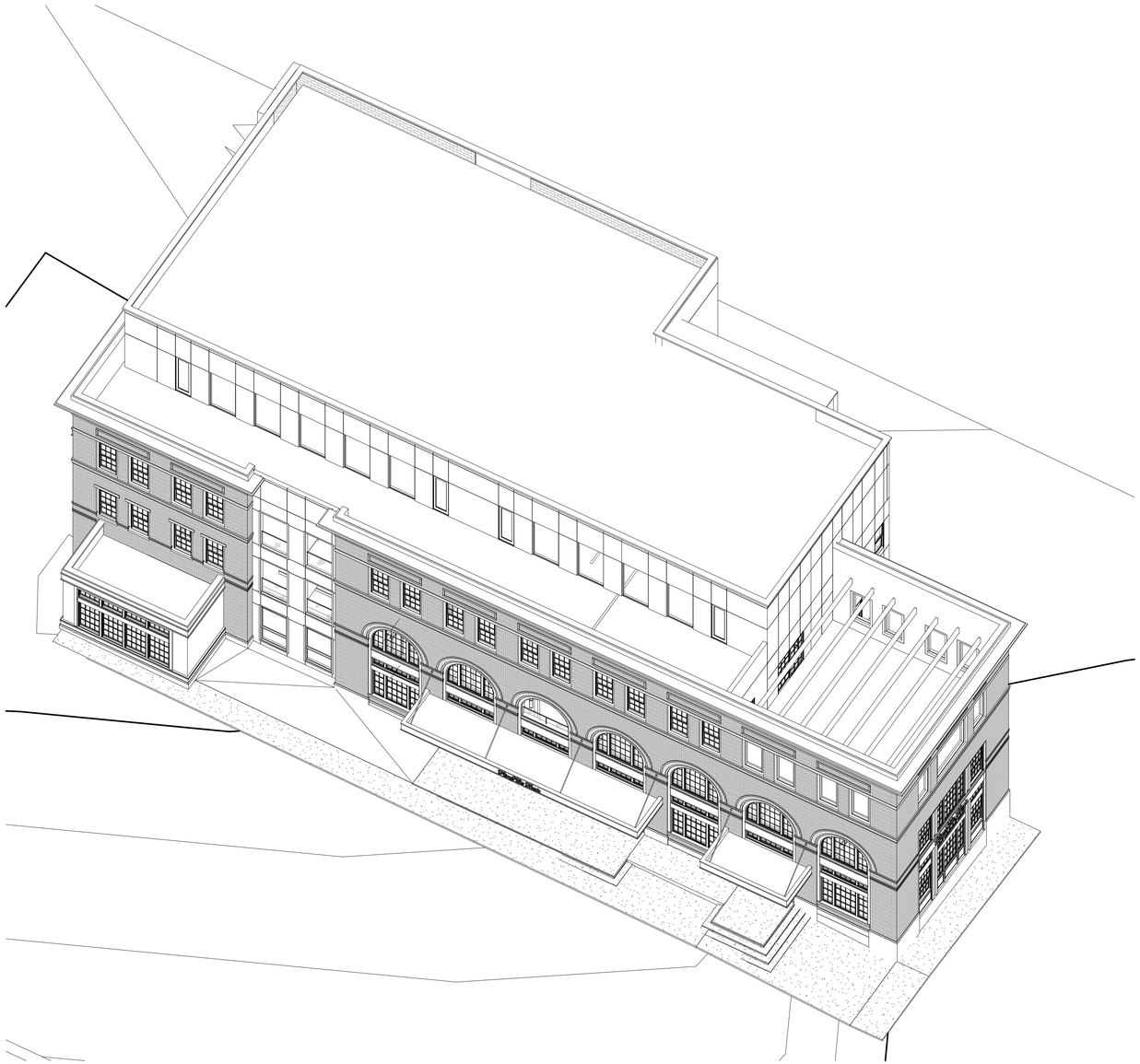
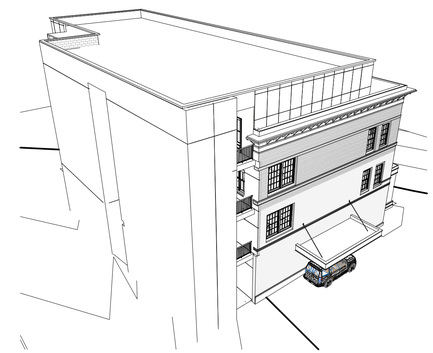
A201

ELEVATIONS



3 {3D} 1

1 3D View 3



4 3D View 5

2 3D View 1

SOZO
ARCHITECTURE
STUDIO

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A203

PERSPECTIVE VIEWS

1 3D View 2

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A204

3-D VIEW

OXFORD
PLANNING
DEPARTMENT

Case 3396

To: Oxford Planning Commission
From: Robert Baxter, AICP; Senior Planner
Date: September 14, 2026

Applicant: Leroy Paris II
Owner: Same
Request: Plat Amendment for 'Country Club Subdivision, Lots 55, 56, & 57'
Location: 110 Saint Andrews Road (PPIN #6594)
Zoning: (TER) Traditional Estate Residential

Surrounding Zoning:
North, East, West: (TER) Traditional Estate Residential
South: (TNB) Traditional Estate Residential & (NR) Neighborhood Residential

Planning Comments: The subject property is +/- 3.75 acres that consists of lots 55, 56, & 57 of Country Club Subdivision, a strip of land south of Lot 57 and half of an unopened road to the west, all of which effectively operates as a single parcel. The applicant seeks to amend the Country Club Subdivision to incorporate the entire property into the subdivision and replat 2 lots: Lot 55, a +/- 2.5-acre lot that will contain the existing residence, and Lot 56 a 1.26-acre lot containing the remainder.

Mississippi subdivision law requires that the applicant proposing any change in a platted subdivision notify all the "persons to be adversely affected thereby or directly interested herein," and requires their written approval of the proposed modification. The applicant is responsible for identifying such persons and obtaining their written approval as part of the application.

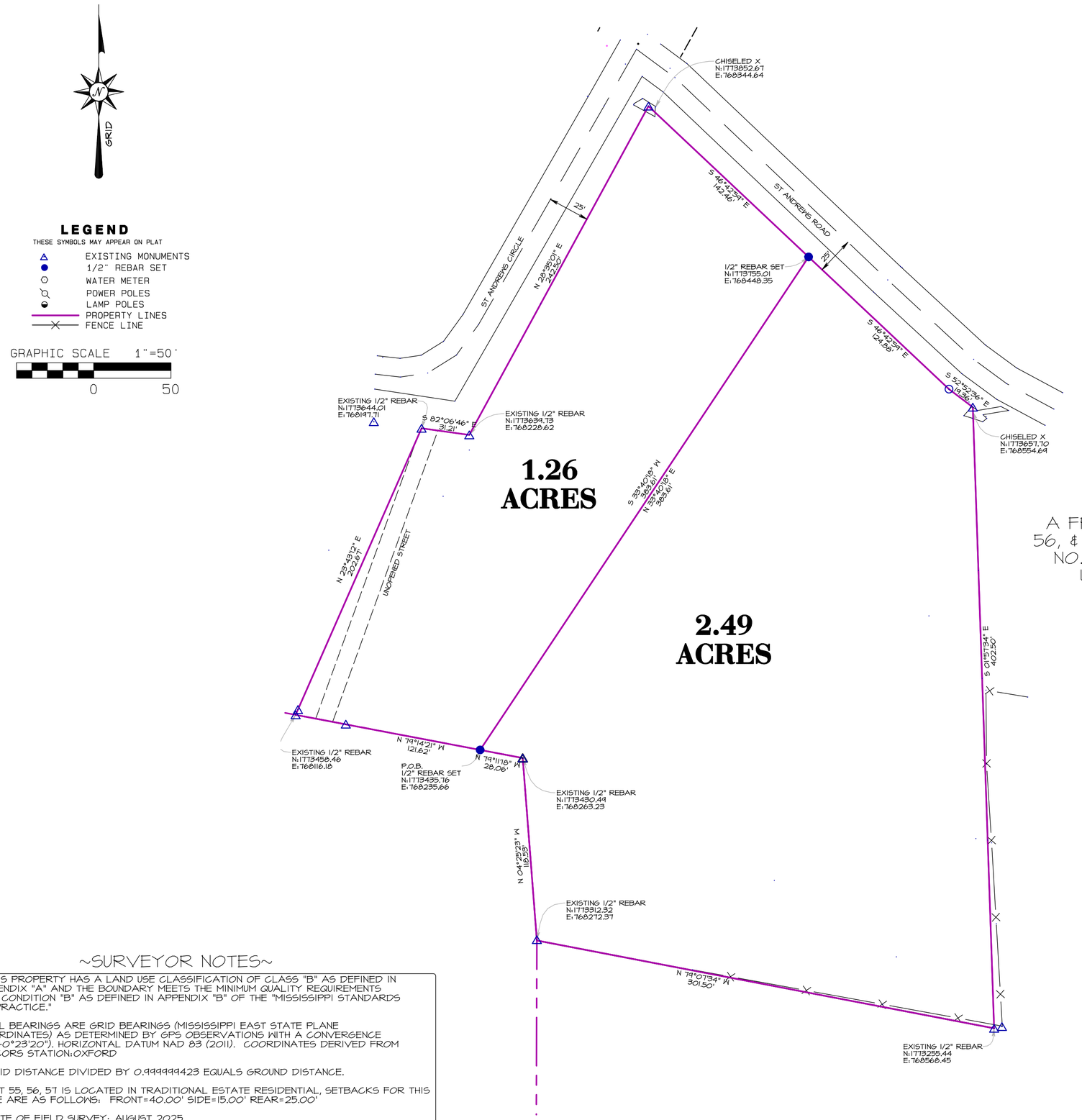
In considering parties named in a petition or application and whose approval was submitted, the Commission can decide whether those identified persons' approvals are sufficient or whether additional parties must be named and their signatures acquired. If the applicant cannot obtain those signatures, the application cannot proceed.

The applicant provided two letters of support from those parties they believe to be directly interested or potentially adversely affected, and they have no objection to the proposed subdivision amendment.

Recommendation: Should the Commission find that there are no persons to be adversely affected or directly interested, Staff recommends approval of the requested Plat amendment for 'Country Club Subdivision, Lots 55, 56, and 57' with the following conditions:

1. Approval is for the plan as submitted.

2. Approval by the Mayor and Board of Aldermen for 'Country Club Subdivision, Lots 55, 56, and 57'.



~SURVEYOR NOTES~

1. THIS PROPERTY HAS A LAND USE CLASSIFICATION OF CLASS "B" AS DEFINED IN APPENDIX "A" AND THE BOUNDARY MEETS THE MINIMUM QUALITY REQUIREMENTS FOR CONDITION "B" AS DEFINED IN APPENDIX "B" OF THE "MISSISSIPPI STANDARDS OF PRACTICE."

2. ALL BEARINGS ARE GRID BEARINGS (MISSISSIPPI EAST STATE PLANE COORDINATES) AS DETERMINED BY GPS OBSERVATIONS WITH A CONVERGENCE OF (-0°23'20"). HORIZONTAL DATUM NAD 83 (2011). COORDINATES DERIVED FROM MS CORS STATION:OXFORD

3. GRID DISTANCE DIVIDED BY 0.999999423 EQUALS GROUND DISTANCE.

4. LOT 55, 56, 57 IS LOCATED IN TRADITIONAL ESTATE RESIDENTIAL, SETBACKS FOR THIS ZONE ARE AS FOLLOWS: FRONT=40.00' SIDE=15.00' REAR=25.00'

5. DATE OF FIELD SURVEY: AUGUST 2025

6. THIS SURVEY IS SUBJECT TO ANY EASEMENTS RECORDED OR UNRECORDED, SHOWN OR NOT SHOWN ON THIS PLAT

7. THIS SURVEY WAS DONE WITHOUT THE BENIFIT OF A TITLE SEARCH

ROBERT MATTHEW SEALY
LICENSED PROFESSIONAL SURVEYOR
PS-3281
STATE OF MISSISSIPPI

Matt Sealy

Matt Sealy, PS-3281

~CERTIFICATE~

I CERTIFY THAT THE FOREGOING SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND IS BASED ON PRESENT EXISTING FEATURES AND AVAILABLE INFORMATION ON PREVIOUSLY MADE SURVEYS OF THIS AREA.

NORTH MISSISSIPPI SURVEYING, LLC
141 CR 415 OXFORD, MS 38655
northmssurveying@gmail.com
NMS
662-816-1285

PHONE:
662-816-1285
EMAIL:
NORTHMSSURVEYING@GMAIL.COM

PLAT AMENDMENT FOR COUNTRY CLUB SUBDIVISION LOTS 55, 56, 57

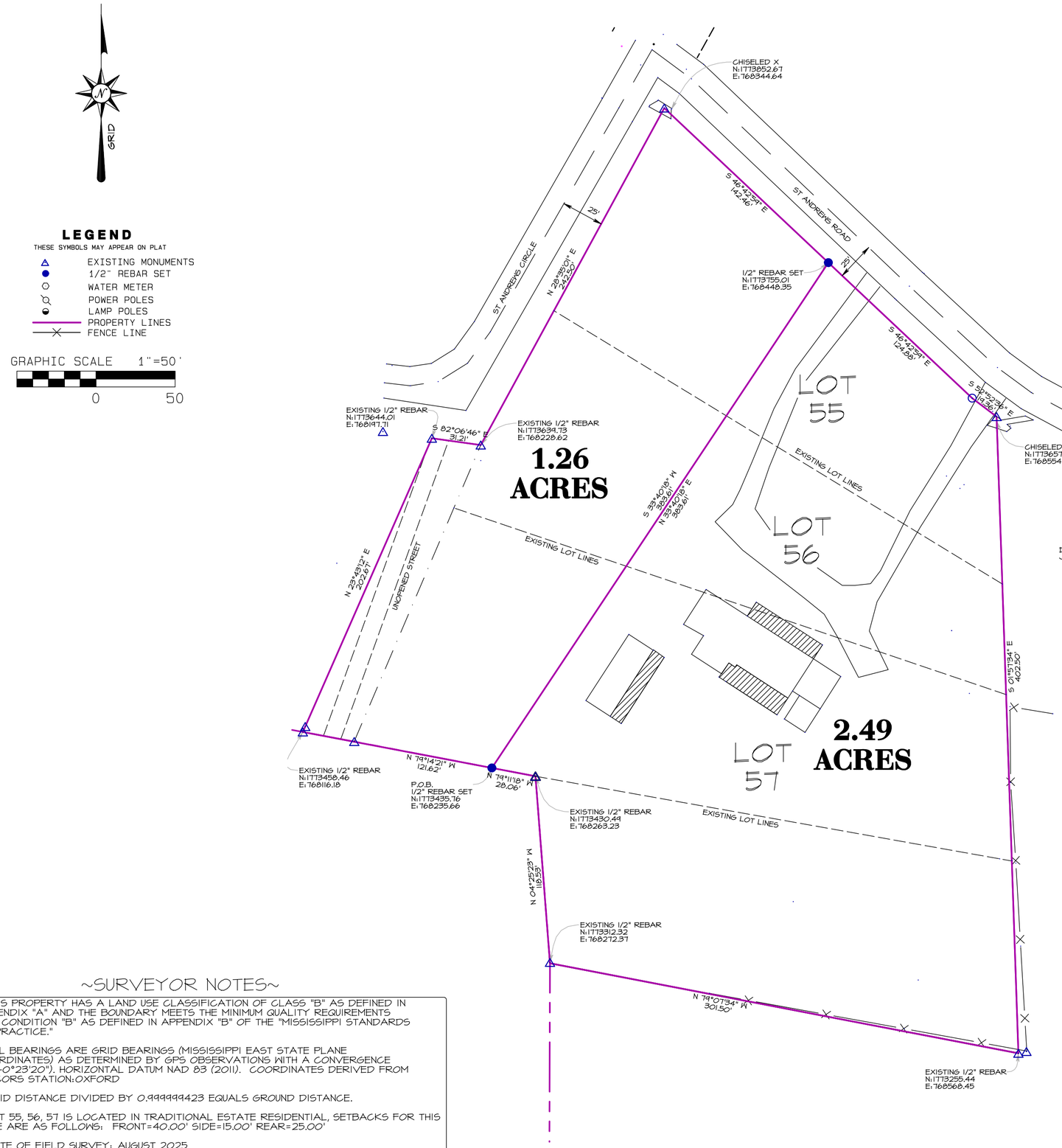
NE 1/4 OF SEC. 19, T-8-S, R-3-W,
LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY:
R SEALY
CHECKED BY:
R SEALY
DRAWING NO:
250840B

DATE:
8/28/2025
SCALE:
1"=50'

PAGE NO:

1.0



A FRACTION OF LOTS:55, 56, & 57 COUNTRY CLUB SD. NO. 2 & EAST HALF OF UNOPENED STREET

~SURVEYOR NOTES~

1. THIS PROPERTY HAS A LAND USE CLASSIFICATION OF CLASS "B" AS DEFINED IN APPENDIX "A" AND THE BOUNDARY MEETS THE MINIMUM QUALITY REQUIREMENTS FOR CONDITION "B" AS DEFINED IN APPENDIX "B" OF THE "MISSISSIPPI STANDARDS OF PRACTICE."

2. ALL BEARINGS ARE GRID BEARINGS (MISSISSIPPI EAST STATE PLANE COORDINATES) AS DETERMINED BY GPS OBSERVATIONS WITH A CONVERGENCE OF (-0°23'20"). HORIZONTAL DATUM NAD 83 (2011). COORDINATES DERIVED FROM MS CORS STATION:OXFORD

3. GRID DISTANCE DIVIDED BY 0.999999423 EQUALS GROUND DISTANCE.

4. LOT 55, 56, 57 IS LOCATED IN TRADITIONAL ESTATE RESIDENTIAL, SETBACKS FOR THIS ZONE ARE AS FOLLOWS: FRONT=40.00' SIDE=15.00' REAR=25.00'

5. DATE OF FIELD SURVEY: AUGUST 2025

6. THIS SURVEY IS SUBJECT TO ANY EASEMENTS RECORDED OR UNRECORDED, SHOWN OR NOT SHOWN ON THIS PLAT

7. THIS SURVEY WAS DONE WITHOUT THE BENIFIT OF A TITLE SEARCH

ROBERT MATTHEW SEALY
LICENSED PROFESSIONAL SURVEYOR
PS-3281
STATE OF MISSISSIPPI

Matt Sealy

Matt Sealy, PS-3281

~CERTIFICATE~

I CERTIFY THAT THE FOREGOING SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND IS BASED ON PRESENT EXISTING FEATURES AND AVAILABLE INFORMATION ON PREVIOUSLY MADE SURVEYS OF THIS AREA.

NORTH MISSISSIPPI SURVEYING, LLC
415 OXFORD, MS 38655 CR 141
662-816-1285
northmssurveying@gmail.com
NMS

PHONE:
662-816-1285
EMAIL:
NORTHMSSURVEYING@GMAIL.COM

PLAT AMENDMENT FOR COUNTRY CLUB SUBDIVISION LOTS 55, 56, 57

NE 1/4 OF SEC. 19, T-8-S, R-3-W,
LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY: R SEALY
CHECKED BY: R SEALY
DRAWING NO: 250840B

DATE: 8/28/2025
SCALE: 1"=50'

PAGE NO:

1.0

May 31, 2026

~~September 23, 2025~~

Mr. Ben Requet, Director of Planning
City of Oxford
107 Courthouse Square
Oxford, MS 38655

Re: Plat Amendment for 110 St. Andrews Road

Dear Sir,

Please accept this letter as notice that Phillip Perkins Embry, owner of the following properties, have no objection to the plat amendment for 110 St. Andrews Road:

134L-19-026

Sincerely,

Phillip Embry

September 23, 2025

Mr. Ben Requet, Director of Planning
City of Oxford
107 Courthouse Square
Oxford, MS 38655

Re: Plat Amendment for 110 St. Andrews Road

Dear Sir,

Please accept this letter as notice that William Baker EST C/O Julia Baker, owner of the following properties, have no objection to the plat amendment for 110 St. Andrews Road:

134L-19-023

Sincerely,

Julia B. Baker

OXFORD
PLANNING
DEPARTMENT

Case 3397

To: Oxford Planning Commission
From: Robert Baxter, AICP; Senior Planner
Date: September 14, 2026

Applicant: Himed Properties, LLC (Alex Ali)
Owner: Same
Request: Special Exception as provided in Section 2.6.7 Building of 4 stories
Location: 1604 Highway 30 East (PPIN #4575)
Zoning: (TNB) Traditional Neighborhood Business

Surrounding Zoning:
North, East, West: (TNB) Traditional Neighborhood Business
South: (TER) Traditional Estate Residential

Planning Comments: The subject property is +/- 1.61 acres located on the south side of Highway 30 directly across from Meyer's Apothecary. The applicant is proposing to construct a 4-story, mixed use building with +/- 7,015 sf of retail area, six 1-BR units and six 2-BR units. This request is for the ability to have a 4th story in the TNB District.

The site slopes significantly downhill away from the road. The applicant is proposing a building that has three stories visible from the road and a fourth, fully daylighted, lower level that would only be viewable from the rear. Because the bottom level is fully daylighted, it cannot be considered a basement and as such, the building would have four floors.

The applicant states that the proposed building would be in harmony with the newer developments found along Highway 30 and that the 4th floor would not be seen from the street.

Staff agrees and also notes that the top floor is significantly recessed from the street further minimizing the perceived height from the street.

Recommendation: Should the Commission make the finding that the request will not harm the public interest, Staff recommends approval of the requested Special Exception with the following condition:

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

OXFORD
PLANNING
DEPARTMENT

APPLICATION FOR SPECIAL EXCEPTION

Applicant's Name Alex Ali

Address of Property in Question 1604 Hwy 30 **PPIN #** 4575

Section of Zoning Ordinance 2.6.7

Current Zoning TNB

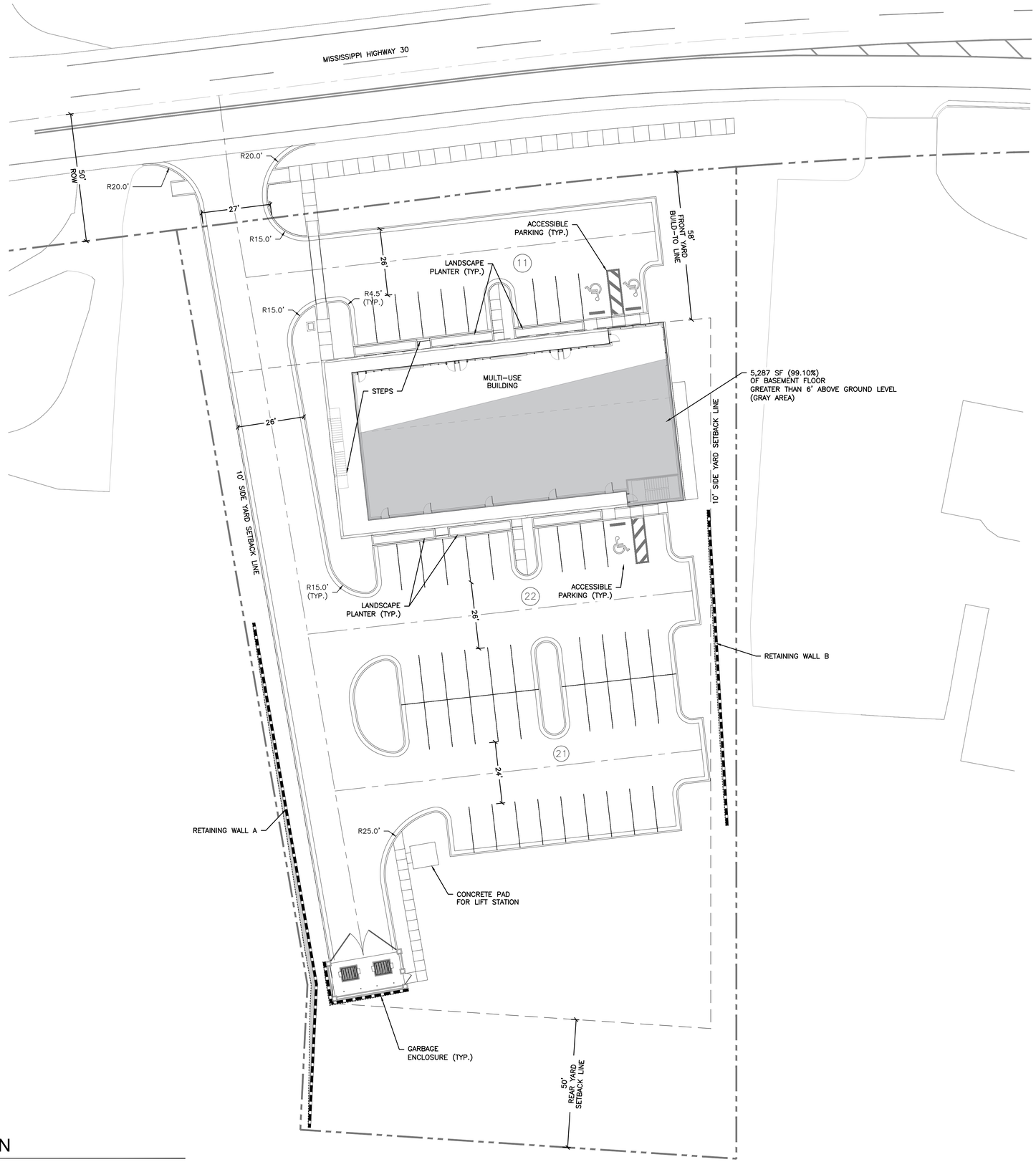
Describe in detail the proposed Special Exception being sought

The Special Exception is to allow 4 stories in TNB District zoning. This lot falls in grade significantly from the north to the south. The 4th story (whether considering the basement or the top floor the 4th story) allows the building to utilize the site and the neighborhood business concept.

Explain how the proposed Special Exception would be in harmony with the character of the neighborhood and not detrimental to other property or persons in the neighborhood

Lots on the south side of Highway 30, just like the current lot have a lot of fall in grades from the front of the lot to the back of the lot. Therefore, most of them are below grade and slope significantly as they go south. This lot would be doing the same as similar lots fronting Highway 30 with the same use and would be in harmony with the neighborhood. All of the stories will not be visible from the street.

Responses as provided in Energov Application



SITE PLAN

SCALE: 1" = 20'

LEGEND

- PROPERTY LINE
- BUILDING SETBACK/BUILD-TO LINE
- RETAINING WALL
- (18) PARKING COUNT

SITE DATA

PROPERTY BOUNDARY 1.611 ACRES
PERVIOUS = 0.684 ACRES (42.46%)
IMPERVIOUS = 0.927 ACRES (57.54%)

ZONING: TRADITIONAL NEIGHBORHOOD BUSINESS (TNB)

BUILDING
LEVEL 1 (BASEMENT)
LEVEL 2 (1ST FLOOR STREET LEVEL)
LEVEL 3 (2ND FLOOR)
LEVEL 4 (3RD FLOOR LOFTS)

LEVEL 1 (BASEMENT)
RESIDENTIAL – 1 BEDROOM = 6 UNITS

LEVEL 2 (1ST FLOOR STREET LEVEL)
COMMERCIAL/RETAIL SPACE
(7,015 SF)

LEVEL 3 & 4 (2ND & 3RD FLOOR)
RESIDENTIAL – 2 BEDROOM = 6 UNITS

PARKING REQUIRED

LEVEL 1 (BASEMENT)		
1 BEDROOM	(1 SPACE PER 1 BEDROOM) (1 X 6 UNITS)	6 SPACES
GUEST PARKING	(1 SPACE PER EVERY 3 UNITS) (6 UNITS/3) =	2 SPACES
		8 SPACES
LEVEL 2 (1ST FLOOR STREET LEVEL)		
COMMERCIAL/RETAIL	(1 SPACE PER 300 SF) (7,015 SF/300 SF) =	24 SPACES
LEVEL 3 & 4 (2ND & 3RD FLOOR)		
2 BEDROOM	(2 SPACE PER 2 BEDROOM) (2 x 6 UNITS)	12 SPACES
GUEST PARKING	(1 SPACE PER EVERY 3 UNITS) (6 UNITS/3) =	2 SPACES
		14 SPACES
	TOTAL PARKING REQUIRED =	46 SPACES

PROVIDED PARKING: 54 SPACES (3 OF 54 ADA ACCESSIBLE PARKING)

SITE NOTES:

1. ALL CURB DIMENSIONS ARE TO FACE OF CURB
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.

0 20' 40'
Scale: 1"=20'-0"

PEC
CIVIL • CONSULTING • GEO
PRECISION ENGINEERING CORPORATION
EST. 1976
LAND SURVEYORS

PHONE: (662) 234-8539
EMAIL: OXFORD@PEC-MS.NET
WEB SITE: PECORPMS.COM
FAX: (662) 234-8639

REVISIONS:

NO.	DATE	DESCRIPTION	BY

SITE PLAN
FOR
HIMED PROPERTIES LLC
OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY:	HRW		03.27.2026
CHECKED BY:	PK		AS NOTED
PROJECT NO.:	21202		

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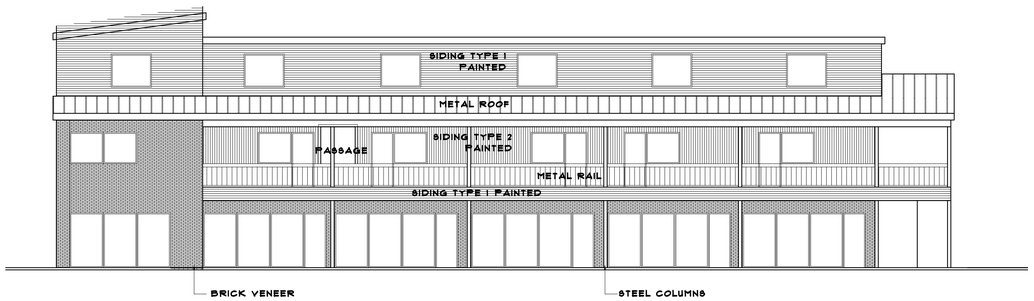
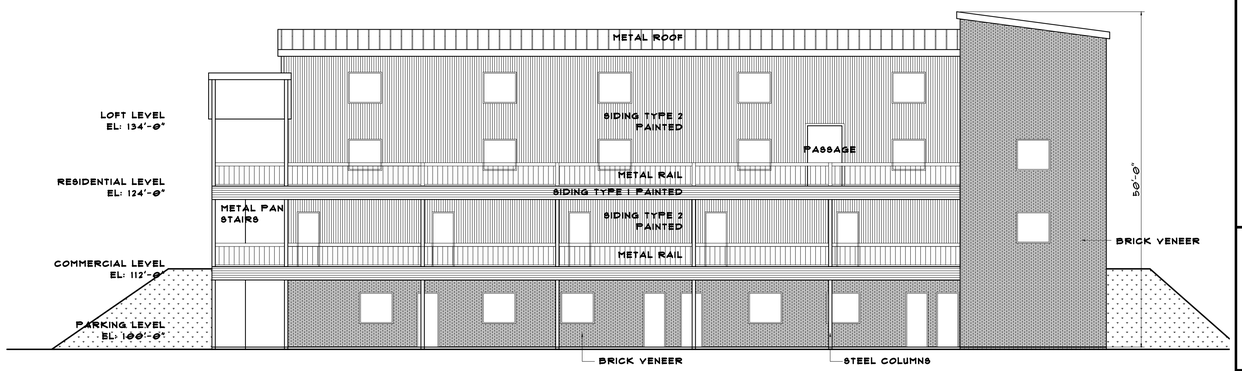
PAGE NO.:
C104

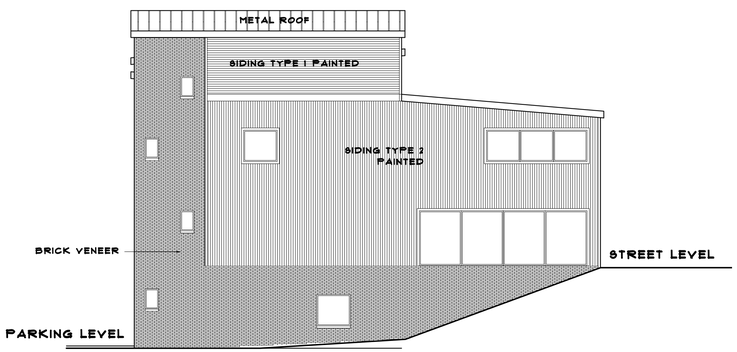
Z:\Shared\Documents\DATA\project\21202 Hwy 30 Alex AR\CIVIL\CAD\SHEET_SITE.dwg SAVE:7/21/2026 7:13 PM PLOT:7/22/2026 9:40 AM



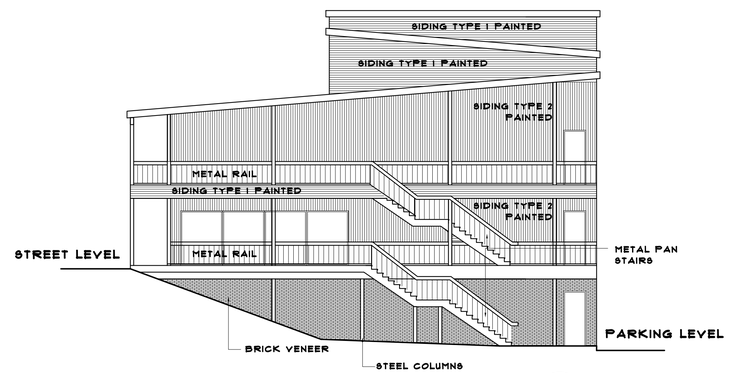
1/2 **NORTH ELEVATION**
NO SCALE



3/2 **SOUTH ELEVATION**
NO SCALE



2/2 **EAST ELEVATION**
NO SCALE



4/2 **WEST ELEVATION**
NO SCALE

EDYE M
CONKERTON
ARCHITECT
662.801.8161
ECOARCHLLC@GMAIL.COM

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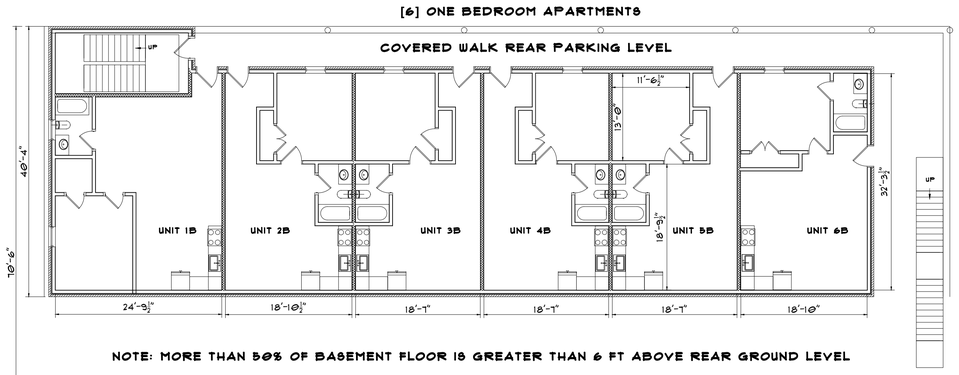
ISSUE	DATE
SITE PLAN	07.21.2026

NEW BUILDING SCHEMATIC

HIGHWAY 30 OXFORD, MS 38655
PPIN 4575

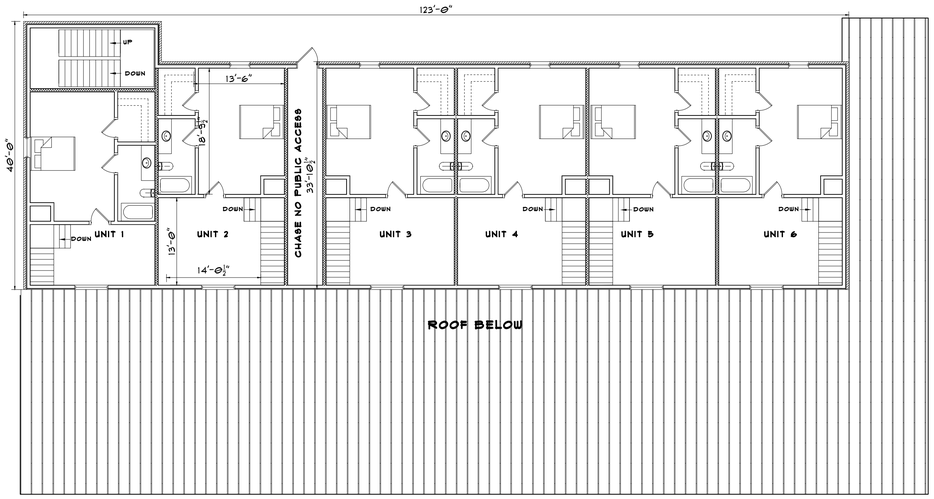
EXTERIOR ELEVATIONS

SHEET **2** OF 2

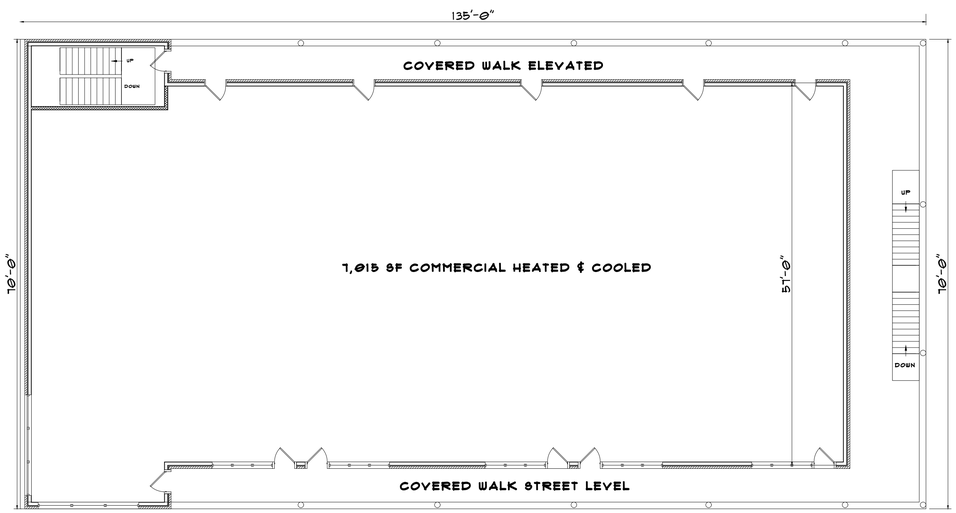


NOTE: MORE THAN 50% OF BASEMENT FLOOR IS GREATER THAN 6 FT ABOVE REAR GROUND LEVEL

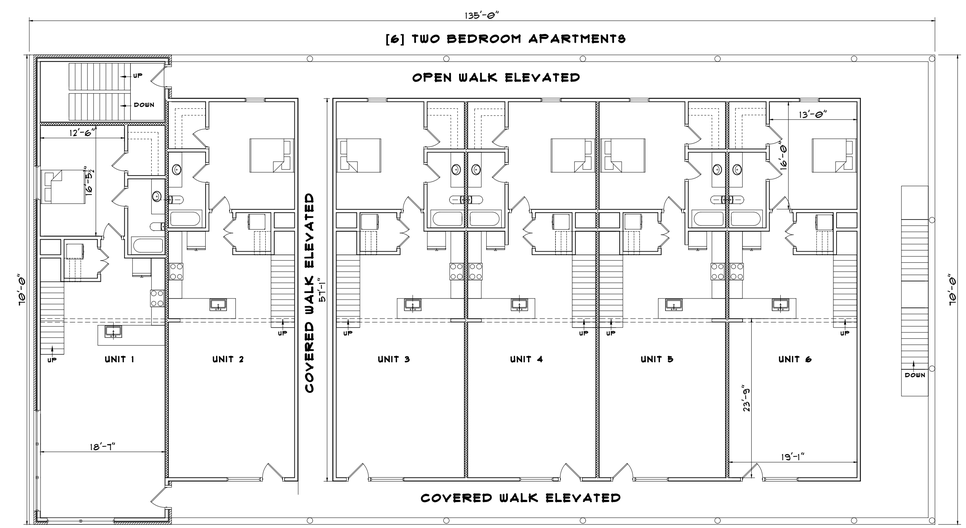
1/1 **BASEMENTPLAN**
NO SCALE
5,335 SF FOOTPRINT



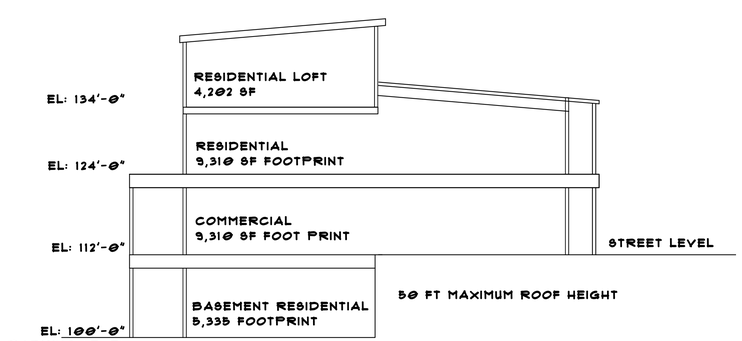
3/1 **RESIDENTIAL LOFT PLAN**
NO SCALE
4,202 SF



2/1 **COMMERCIAL PLAN**
NO SCALE
9,310 SF FOOTPRINT



4/1 **RESIDENTIAL PLAN**
NO SCALE
9,310 SF FOOTPRINT



5/1 **SCHEMATIC SECTION**
NO SCALE

EDYE M CONKERTON ARCHITECT
662.801.8161
ECOARCHLLC@GMAIL.COM

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ISSUE	DATE
SITE PLAN	07.21.2026

NEW BUILDING SCHEMATIC

HIGHWAY 30 OXFORD, MS 38655
PPIN 4575

PLANS
SECTION

SHEET 1 OF 2

OXFORD
PLANNING
DEPARTMENT

Case 3398

To: Oxford Planning Commission
From: Robert Baxter, AICP; Senior Planner
Date: September 14, 2026

Applicant: Himed Properties, LLC (Alex Ali)
Owner: Same
Request: Site Plan Approval for 'Himed'
Location: 1604 Highway 30 East (PPIN #4575)
Zoning: (TNB) Traditional Neighborhood Business

Surrounding Zoning:
North, East, West: (TNB) Traditional Neighborhood Business
South: (TER) Traditional Estate Residential

Planning Comments: The subject property is +/- 1.61 acres located on the south side of Highway 30 directly across from Meyer's Apothecary. The applicant is proposing to construct a 4-story, mixed use building with +/- 7,015 sf of retail area, six 1-BR units and six 2-BR units.

Use and Parking – The use of upper floor residential under 4BR in TNB is approvable by Special Use. Staff has received an application for this Special Use which will be approved after site plan approval.

Parking for multifamily is calculated at 1 space per unit for 1BR (6), and 2 spaces per unit for 2BR (12), with 1 space for every three units of 1 or 2BR for guests (4). Parking for retail is calculated at 1 space per 300sf of gross floor area (23). The minimum required parking for what is proposed is 45 spaces with up to a maximum of 56 allowed. The applicant has proposed 54 spaces 3 of which are ADA accessible.

Height – Buildings in TNB are allowed up to 4 stories and 50' by Special Exception. This request is the subject of Case #3397.

Coverage – Developments in TNB are allowed up to 80% coverage. The applicant proposes 57.32%.

Other Elements

- **Landscaping** – The applicant has provided a landscape plan that includes street trees, parking lot tress, foundation plantings and required screenings that all meet LDC requirements.

- **Tree Mitigation** – The applicant has provided a tree survey that indicates the trees to be removed and those to be retained and protected. Per calculations, 25 2" caliper trees are required to replanted for mitigation. Currently the applicant plans to replant 14 trees on site and pay for the remainder into the tree escrow account.

- **Building Materials** – Primary building materials are proposed as painted siding and brick veneer with storefront windows at street level. A standing-seam metal roof is also proposed

- **Cross Access** – The applicant shows cross access points to both the east and west at the front of the site.

- **Signage** - Signage is separately permitted. No more than three signs are permitted per business.

Engineering Comments:

Access

This project proposes the construction of a mixed-use building along Highway 30/Molly Barr just east of its intersection with North Lamar Boulevard. The site will have one access point along Highway 30/Molly Barr along its western property line.

Water and Sewer

Water to the site will be supplied by connection to the existing 12" water main on Highway 30.
Sewer will be conveyed to an existing manhole along Highway 30 by use of a private lift station.

Stormwater Management

The stormwater management requirements for this site plan 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 not approved the Stormwater Management Plan for this project as of yet but does not see any issues preventing its approval should all engineering comments be met.

Recommendation: Staff recommends approval of the requested Site Plan for 'Himed' with the following conditions:

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

2. Approval is contingent upon receipt of a Special Exception as per Case #3397.

3. Routes for future cross-access shall be shown on Site Plan and approved by Staff prior to the issuance of permits.

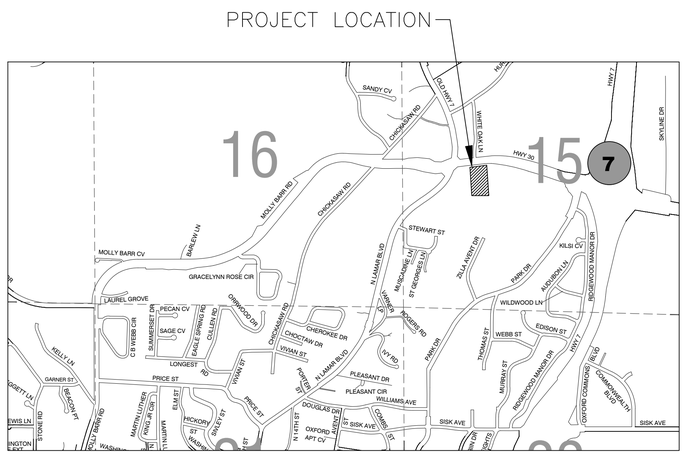
4. Final approval of the stormwater management plan

5. All engineering comments related to site plan review must be met prior to a land disturbance permit being issued.

6. The stormwater management facility must be certified by the civil engineer prior to the issuance of a certificate of occupancy.

7. Water and sewer connection fees shall be paid before a building permit is issued.

CONSTRUCTION PLANS
FOR
HIMED PROPERTIES LLC



VICINITY MAP
N.T.S.

OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

OWNER/DEVELOPER:
HIMED PROPERTIES LLC
1438 NORTH LAMAR BOULEVARD
OXFORD, MS 38655

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PEC
PRECISION ENGINEERING CORPORATION
EST. 1976
LAND SURVEYORS

CONSULTING ENGINEER:
PRECISION ENGINEERING CORPORATION
1776 NORTH LAMAR BOULEVARD
OXFORD, MS 38655
(662) 234-8539

INDEX OF SHEETS:

C101	GENERAL NOTES
C102	EXISTING CONDITIONS & AERIAL IMAGERY
C103	EROSION CONTROL PLAN
C104	SITE PLAN
C105	GRADING PLAN
~~C106~~	~~DETAILED GRADING PLAN~~
~~C107~~	~~DETAILED GRADING PLAN~~
C108	STORM DRAINAGE PLAN
~~C109~~	~~STORM DOWNSPOUT PLAN~~
C110	WATER UTILITY PLAN
C111	SANITARY SEWER PLAN
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C502	DETAILS
C503	DETAILS
C504	DETAILS
C505	DETAILS
C506	DETAILS
C507	DETAILS
C508	DETAILS
C509	DETAILS
C601	TREE MITIGATION
L101	LANDSCAPE MASTER PLAN
L102	LANDSCAPE PLANTING PLAN
L103	LANDSCAPE DETAILS

AUGUST 27, 2026 (2nd SUBMITTAL)

OWNER/DEVELOPER INFORMATION

OWNER/DEVELOPER:	HIMED PROPERTIES LLC
CONTACT PERSON:	ALEX ALI
CONTACT ADDRESS:	1438 NORTH LAMAR BOULEVARD, OXFORD MS 38655
CONTACT PHONE:	(212) 729–7196
CONTACT EMAIL:	oxfordspot@att.net

SUBJECT PROPERTY INFORMATION

TAX PARCEL ID NO(s).:	135G–15–004.00
PPIN:	4575
SUBJECT PROPERTY DEED:	2022–00028
CURRENT ZONING DISTRICT:	TRADITIONAL NEIGHBORHOOD BUSINESS (TNB)

BUILDING SETBACKS and UTILITY EASEMENTS

BUILDING SETBACKS SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE ON THE PLAT:

FRONT YARD BUILD–TO LINE (MIN/MAX)	–	0/58 FEET
REAR YARD SETBACK LINE	–	25 FEET (50 FEET ABUTTING RESIDENTIAL ER OR SR)
SIDE YARD SETBACK LINE	–	10 FEET ONE SIDE OF A PRIMARY STRUCTURE

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

ELECTRIC DEPARTMENT

CITY OF OXFORD UTILITIES
ELECTRIC DEPARTMENT
300 McELROY DRIVE
OXFORD, MS 38655
662–232–2373

CONTACT(s): WILL BAKER
662–816–3770
wbaker@oxfordms.net

BRIAN HUDSON
662–816–3337
bhudson@oxfordms.net

ENVIRONMENTAL SERVICES (SOLID WASTE)

SOLID WASTE DEPARTMENT
CITY OF OXFORD
107 COURTHOUSE SQUARE
OXFORD, MS 38655

CONTACT(s): AMBERLYN LILES, SUPERINTENDENT
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, FIRE INSPECTOR
662–232–2408
ofdinspection2@oxfordms.net

POLICE DEPARTMENT

CITY OF OXFORD POLICE DEPARTMENT
9 INDUSTRIAL PARK DRIVE
OXFORD, MS 38655

CONTACT(s): JEFF McCUTCHEN, CHIEF OF POLICE
662–232–2400
jmccutchen@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/

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GENERAL PROJECT NOTES AND CONSTRUCTION SPECIFICATIONS

GENERAL NOTES

1. THE SUBJECT PROPERTY IS LOCATED IN A FRACTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 3 WEST, LAFAYETTE COUNTY, MISSISSIPPI. THE SUBJECT PROPERTY CONTAINS 1.611 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 LAFAYETTE COUNTY 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 2500 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 LAFAYETTE COUNTY.
15. ALL CONSTRUCTION MATERIALS AND INSTALLATION SHALL CONFORM TO COUNTY 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 1.611 ACRES. THE DISTURBED AREA FOR THIS PROJECT IS LIMITED TO ABOUT 89% OF THE GROSS AREA AND APPROXIMATELY 1.426 ACRES TOTAL.
2. THIS PROPERTY IS LOCATED IN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), ACCORDING TO NFIP FLOOD INSURANCE RATE MAP NUMBER 28071C0144C, 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 JURISDICITION. 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.

GENERAL NOTES

PEC PRECISION ENGINEERING CORPORATION EST. 1976 CIVIL • CONSULTING • GEO LAND SURVEYORS

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REVISIONS:

NO.	DATE	DESCRIPTION	BY

NOT FOR CONSTRUCTION

GENERAL NOTES FOR HIMED PROPERTIES LLC

OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY:	HRW		03.27.2026
CHECKED BY:	PK		AS NOTED
PROJECT NO.:	21202		

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EXISTING CONDITIONS & AERIAL

SCALE: 1" = 30'

0 30' 60'
Scale: 1"=30'-0"

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REVISIONS:

NO.	DATE	DESCRIPTION	BY

EXISTING CONDITIONS & AERIAL
FOR
HIMED PROPERTIES LLC
OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY:	HRW		03.27.2026
CHECKED BY:	PK		AS NOTED
PROJECT NO.:	21202		

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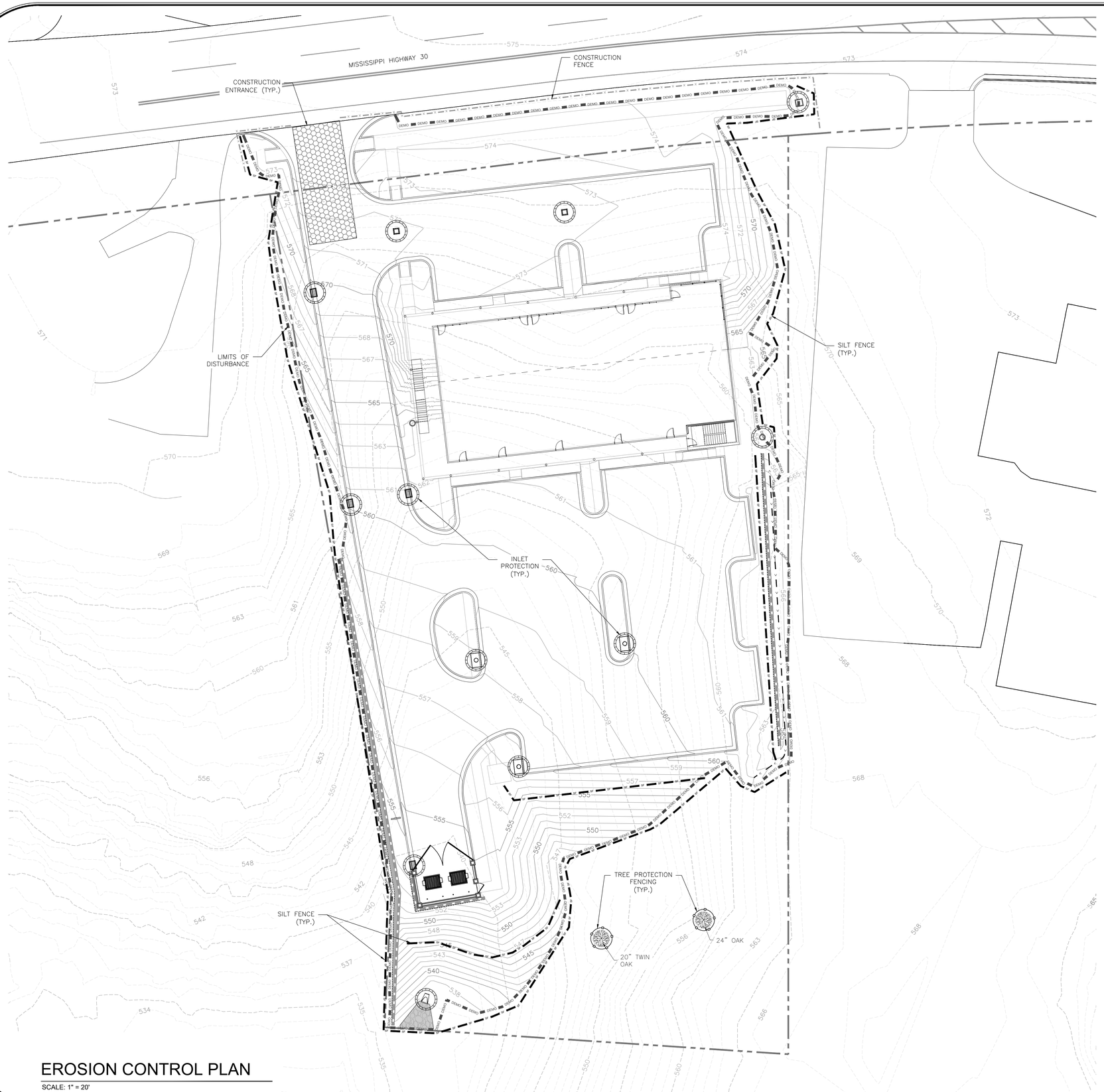

EROSION CONTROL PLAN

SCALE: 1" = 20'

LEGEND

- PROPERTY LINE
- LIMITS OF DISTURBANCE
- SILT FENCE
- CONSTRUCTION FENCING/SCREENING
- CONSTRUCTION ENTRANCE
- INLET PROTECTION
- TREE PROTECTION FENCING

0 20' 40'
Scale: 1"=20'-0"

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REVISIONS:

NO.	DATE	DESCRIPTION	BY

EROSION CONTROL PLAN
FOR
HIMED PROPERTIES LLC
OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY:	HRW		03.27.2026
CHECKED BY:	PK		AS NOTED
PROJECT NO.:	21202		

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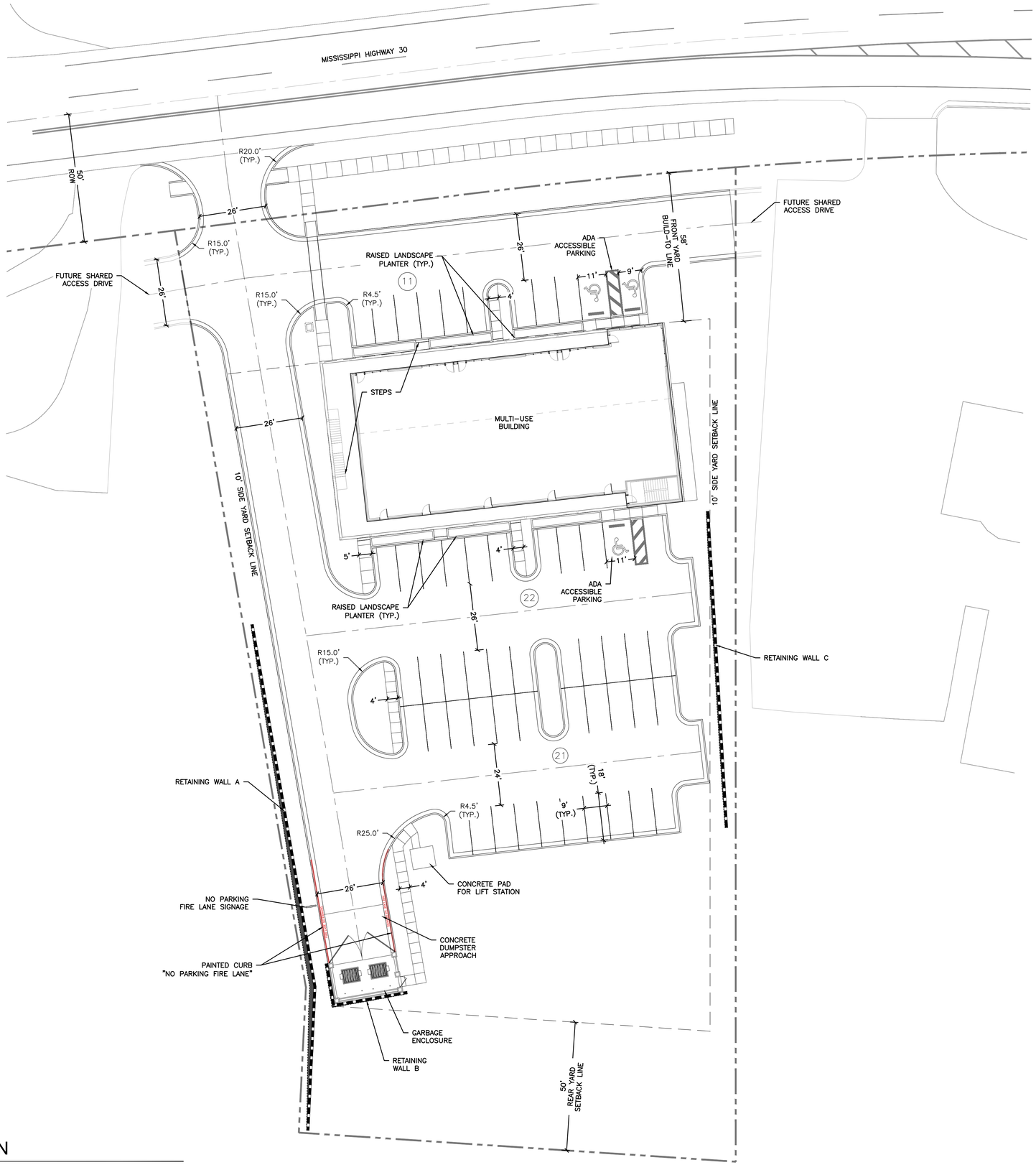

SITE PLAN

SCALE: 1" = 20'

LEGEND

- PROPERTY LINE
- BUILDING SETBACK/BUILD-TO LINE
- RETAINING WALL
- (18) PARKING COUNT

SITE DATA

PROPERTY BOUNDARY 1.611 ACRES
PERVIOUS = 0.688 ACRES (42.68%)
IMPERVIOUS = 0.923 ACRES (57.32%)

ZONING: TRADITIONAL NEIGHBORHOOD BUSINESS (TNB)

BUILDING
LEVEL 1 (BASEMENT)
LEVEL 2 (1ST FLOOR STREET LEVEL)
LEVEL 3 (2ND FLOOR)
LEVEL 4 (3RD FLOOR LOFTS)

LEVEL 1 (BASEMENT)
RESIDENTIAL 1 BEDROOM UNIT = 6

LEVEL 2 (1ST FLOOR STREET LEVEL)
COMMERCIAL/RETAIL SPACE
(7,015 SF)

LEVEL 3 & 4 (2ND & 3RD FLOOR)
RESIDENTIAL 2 BEDROOM UNIT = 6

PARKING REQUIRED

LEVEL 1 (BASEMENT)		
1 BEDROOM	(1 SPACE PER 1 BEDROOM) (1 X 6 UNITS)	6 SPACES
GUEST PARKING	(1 SPACE PER EVERY 3 UNITS) (6 UNITS/3) =	2 SPACES
		8 SPACES
LEVEL 2 (1ST FLOOR STREET LEVEL)		
COMMERCIAL/RETAIL	(1 SPACE PER 300 SF) (7,015 SF/300 SF) =	24 SPACES
LEVEL 3 & 4 (2ND & 3RD FLOOR)		
2 BEDROOM	(2 SPACE PER 2 BEDROOM) (2 x 6 UNITS)	12 SPACES
GUEST PARKING	(1 SPACE PER EVERY 3 UNITS) (6 UNITS/3) =	2 SPACES
		14 SPACES
	TOTAL PARKING REQUIRED =	46 SPACES

PROVIDED PARKING: 54 SPACES (3 OF 54 ADA ACCESSIBLE PARKING)

SITE NOTES:

1. ALL CURB DIMENSIONS ARE TO FACE OF CURB
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.

0 20' 40'
Scale: 1"=20'-0"

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REVISIONS:

NO.	DATE	DESCRIPTION	BY

SITE PLAN
FOR
HIMED PROPERTIES LLC
OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY:	HRW		03.27.2026
CHECKED BY:	PK		AS NOTED
PROJECT NO.:	21202		

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GRADING PLAN

SCALE: 1" = 20'

LEGEND

	RETAINING WALL
	DRAINAGE SWALE
TW:500.00 BW:495.00	ELEVATION AT TOP OF WALL ELEVATION AT BOTTOM OF WALL
E:500.00	GRADE AT END OF WALL
SW:500.00	SIDEWALK GRADE
TBC:500.00	TOP BACK OF CURB GRADE
P:500.00	PAVEMENT GRADE
RP:500.00	RAISED PLANTER GRADE
P:500.00	EXISTING GRADE
HP	HIGH POINT
LP	LOW POINT
	TREE PROTECTION FENCING

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.
2. 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. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING EROSION CONTROL FOR THE DURATION OF THE PROJECT.
3. ALL NEW CUT OR FILL AREAS LACKING ADEQUATE VEGETATION SHALL BE FERTILIZED, MULCHED, SEEDED AND/OR SODDED AS REQUIRED TO EFFECTIVELY CONTROL SOIL EROSION.
4. 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.
5. ALL ACCESSIBLE ROUTES AND ACCESSIBLE PARKING BAYS SHALL MEET THE AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS

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NO.	DATE	DESCRIPTION	BY

GRADING PLAN
FOR
HIMED PROPERTIES LLC
OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY:	HRW		03.27.2026
CHECKED BY:	PK		AS NOTED
PROJECT NO.:	21202		

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STORM DRAINAGE PLAN

SCALE: 1" = 20'

LEGEND

- RETAINING WALL
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- DRAINAGE SWALE

STORM DRAIN NOTES:

1. SEE SHEET C101 FOR GENERAL GUIDELINES AND RECOMMENDATIONS.
2. CONTRACTOR WILL BE REQUIRED TO PROVIDE THE APPROPRIATE CONSTRUCTION SUBMITTAL DETAILS PRIOR TO FABRICATION OF ALL STRUCTURES.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF THE STORM DRAIN STRUCTURES FOR THE DURATION OF THE PROJECT
4. WHERE STORM PIPE SLOPES EXCEED 12%, CONCRETE ANCHORS SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS.
5. UNDERGROUND VIDEO INSPECTION WILL BE REQUIRED FOR ALL COMPLETED STORM DRAIN PIPES AND STRUCTURES.
6. GRATE INLETS REQUIRE 2' X 2' CAST IRON FRAME AND GRATE SUCH AS U.S. FOUNDRY 4190 FRAME & 6259 GRATE OR APPROVED EQUAL.
7. COMBINATION INLETS REQUIRE U.S. FOUNDRY 5130 FRAME, HOOD, AND 6168 GRATE OR APPROVED EQUAL.
8. AREA INLETS SHALL BE PRECAST CONCRETE OR NYLOPLAST BASIN. ANY NYLOPLAST BASIN SHALL HAVE AN ADS SUMP PLUG INSTALLED OR CONCRETE POURED INTO THE BOTTOM OF STRUCTURE, UP TO INVERT ELEVATION TO ELIMINATE SUMP. AREA INLETS REQUIRE 24" DOME GRATE TOPS OR APPROVED EQUAL.
9. REFER TO C500 SERIES FOR ADDITIONAL STORM DRAIN DETAILS.

0 20' 40'
Scale: 1"=20'-0"

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STORM DRAINAGE PLAN
FOR
HIMED PROPERTIES LLC
OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY:	HRW		03.27.2026
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WATER UTILITY PLAN

SCALE: 1" = 20'

LEGEND

SS	SANITARY SEWER LINE
FM	SANITARY SEWER FORCE MAIN
	EXISTING SANITARY SEWER LINE
W	PROPOSED WATER LINE
	EXISTING WATER LINE
	STORM PIPE
	UTILITY EASEMENT

WATER UTILITY NOTES

1. ALL WATER MAINS SHALL BE OF 8" DUCTILE IRON PIPE (D.I.P.) UNLESS OTHERWISE NOTED. ALL FIRE HYDRANT FEEDS SHALL BE 6" D.I.P UNLESS OTHERWISE NOTED. DUCTILE IRON PIPE (D.I.P.) SHALL BE CL 350.
2. 6" FIRE SERVICE LINE SHALL BE DUCTILE IRON PIPE (D.I.P.) UNLESS OTHERWISE NOTED. WATER SERVICES LESS THAN 2" ARE REQUIRED TO BE COPPER. ANY 2" WATER SERVICES SHALL BE PEX.
3. ALL WATER LINES AND APPURTENANCES SHALL BE OF MATERIALS AND CONSTRUCTION THAT CONFORM TO THE CITY OF OXFORD STANDARDS AND SPECIFICATIONS.
4. PROVIDE A MINIMUM OF 36" OF COVER OVER ALL WATER LINES.
5. 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.
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. UTILITY REPAIRS MADE BENEATH AREAS OF PAVEMENT SHALL RECEIVE CRUSHED LIMESTONE AS BASE MATERIAL FOR THE LENGTH OF THE TRENCH.
14. 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.
15. 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.
16. THE CONTRACTOR SHALL ADJUST THE ALIGNMENT OF THE WATER LINES (HORIZONTALLY AND/OR VERTICALLY) TO ALLOW THE REQUIRED BRACING AT BENDS AND TEES.
17. EXISTING CASTINGS LOCATED IN FILL/CUT AREAS SHALL BE ADJUSTED TO ENSURE THAT THE TOP OF CASTING IS FLUSH WITH THE FINISHED GRADE.
18. 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.
19. 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.
20. FIRE HYDRANT ASSEMBLES INCLUDE THE APPROPRIATE SIZED TEE (WITH KICKER), 6" GATE VALVE (WITH VALVE BOX), AND FIRE HYDRANT (WITH KICKER). HYDRANTS SHALL BE INSTALLED AT LOCATIONS SHOWN ON THE PLANS.
21. CONTRACTOR SHALL MARK THE LOCATION OF NEW WATER LINES WITH #14 GAUGE TRACER WIRE (BLUE). 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.
22. ALL FIRE DEPARTMENT CONNECTIONS (FDC) AND INDICATOR VALVES ARE WALL MOUNTED. REFER TO FIRE PROTECTION AND PLUMBING PLANS FOR DETAILS.

0 20' 40'
Scale: 1"=20'-0"

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REVISIONS:

NO.	DATE	DESCRIPTION	BY

WATER UTILITY PLAN
FOR
HIMED PROPERTIES LLC
OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY:	HRW		03.27.2026
CHECKED BY:	PK		AS NOTED
PROJECT NO.:	21202		

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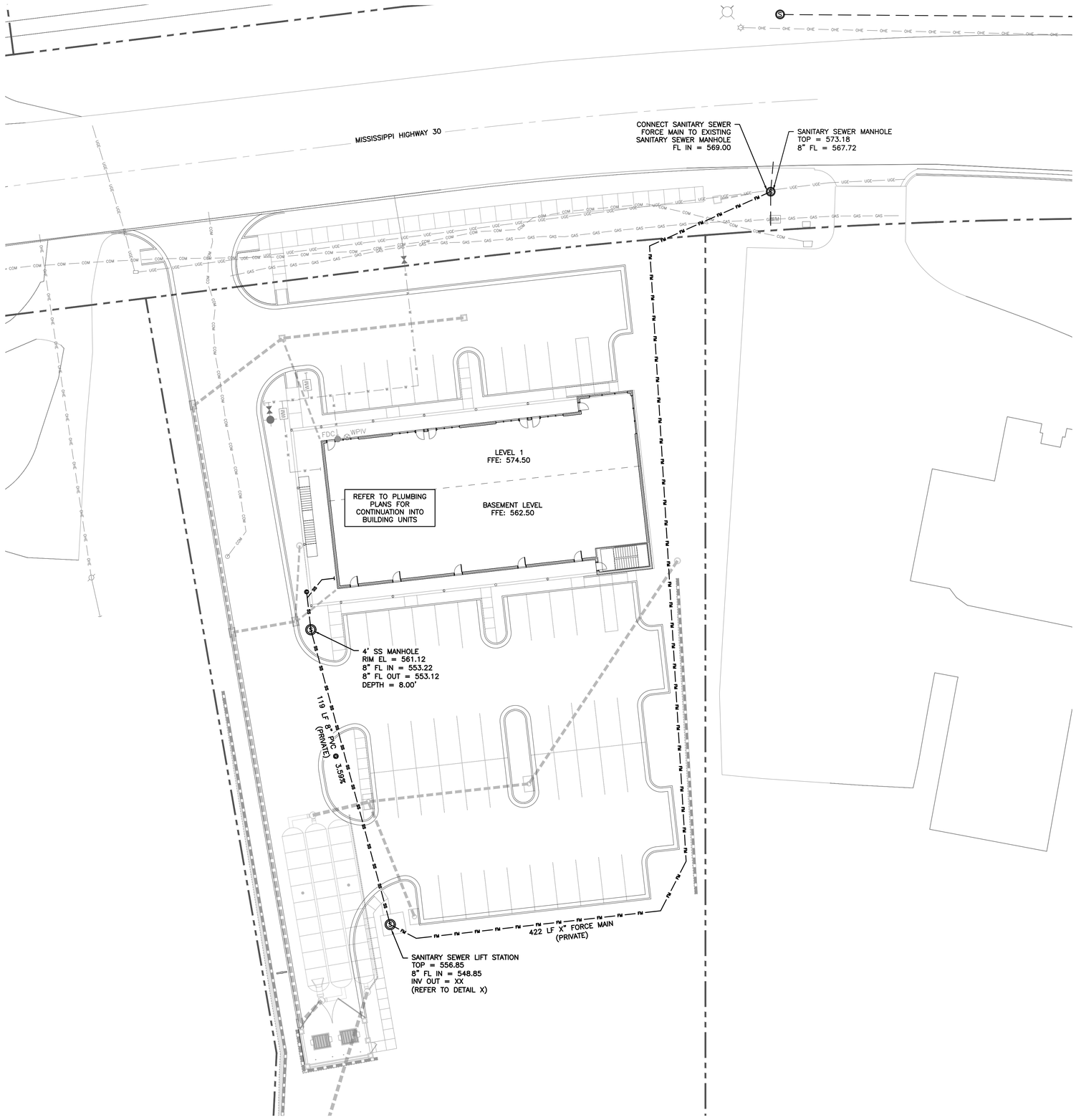

SANITARY SEWER PLAN

SCALE: 1" = 20'

LEGEND

— SS — SS — (S) — SS — SS —	SANITARY SEWER LINE
— FM — FM — FM — FM — FM — FM —	SANITARY SEWER FORCE MAIN
— — — (O) — — —	EXISTING SANITARY SEWER LINE
— W — W — W — W — W —	PROPOSED WATER LINE
	EXISTING WATER LINE
	STORM PIPE
— — — — — — — —	UTILITY EASEMENT

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 #14 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.

0 20' 40'
Scale: 1"=20'-0"

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REVISIONS:

NO.	DATE	DESCRIPTION	BY

SANITARY SEWER PLAN
FOR
HIMED PROPERTIES LLC
OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY:	HRW		03.27.2026
CHECKED BY:	PK		AS NOTED
PROJECT NO.:	21202		

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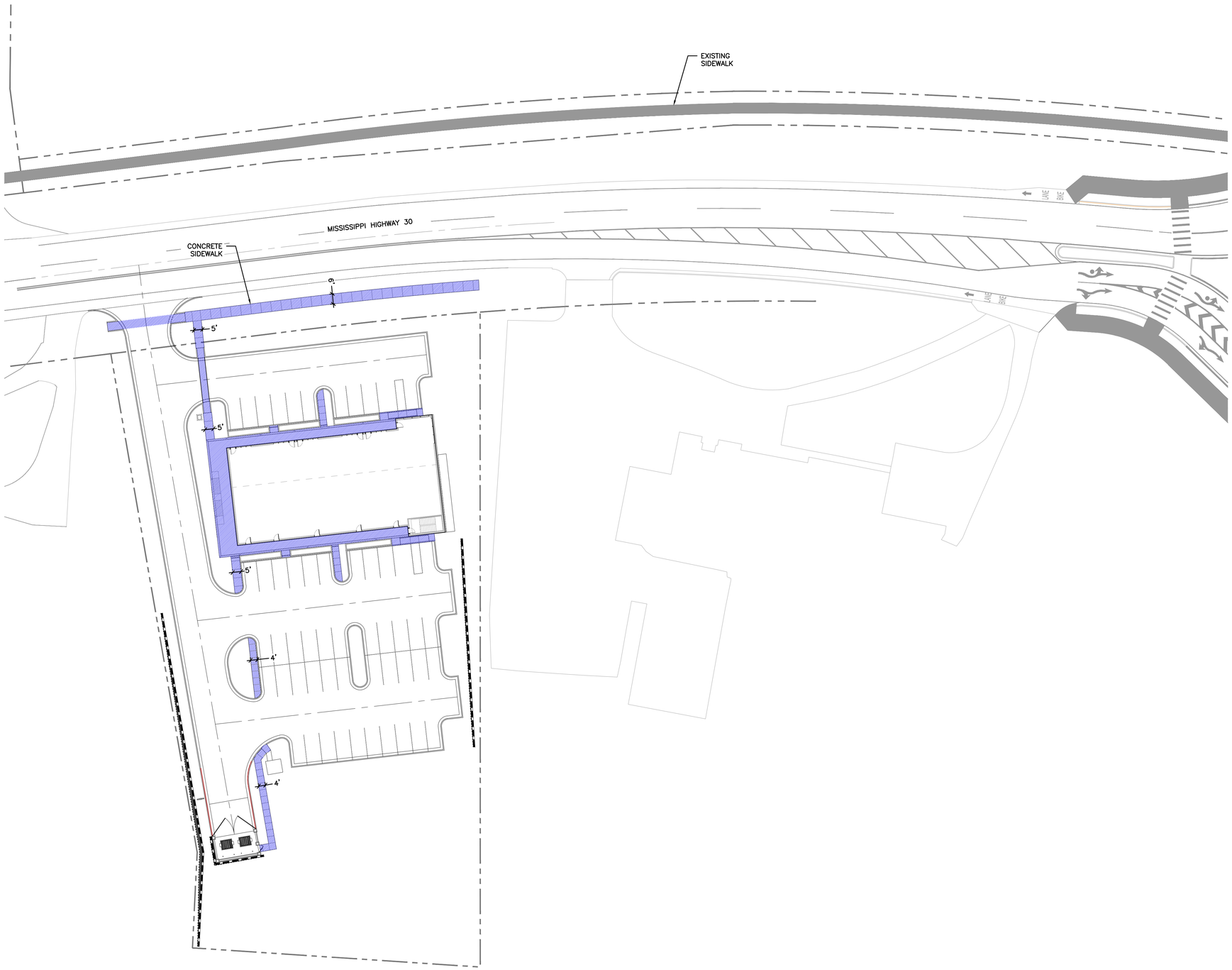
LEGEND

- PROPERTY LINE
- EXISTING SIDEWALK/MULTI-USE PATH
- PROPOSED SIDEWALK



COMPLETE STREETS PLAN

SCALE: 1" = 30'

0 30' 60'
Scale: 1"=30'-0"

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REVISIONS:

NO.	DATE	DESCRIPTION	BY

COMPLETE STREETS PLAN
FOR
HIMED PROPERTIES LLC
OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY:	HRW		03.27.2026
CHECKED BY:	PK		AS NOTED
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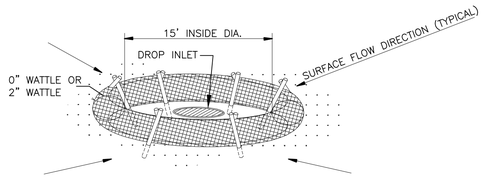
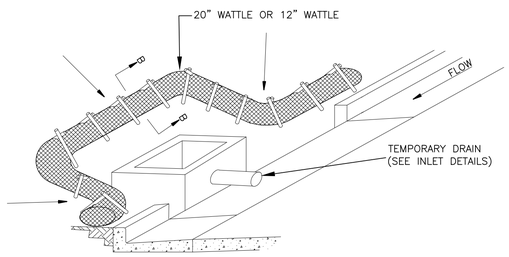
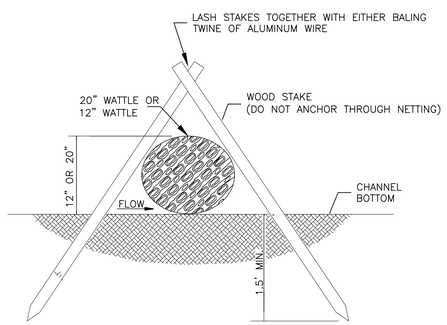


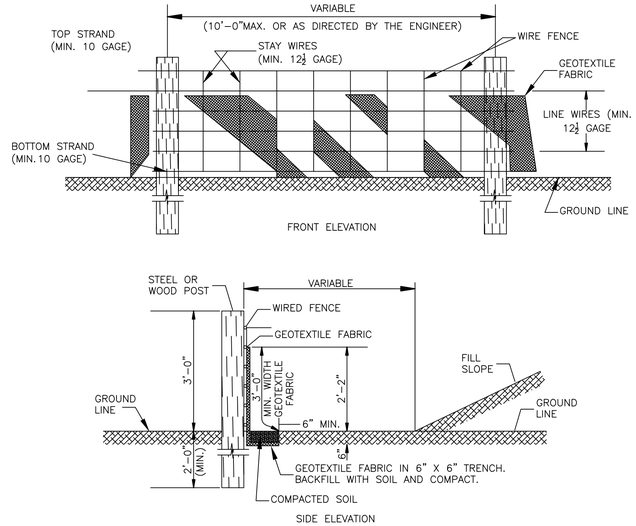
NOTE: SILT FENCE OF SANDBAGS MAY ALSO BE USED FOR THIS APPLICATION.
HAY BALES NOT ACCEPTABLE DURING THIS STAGE.





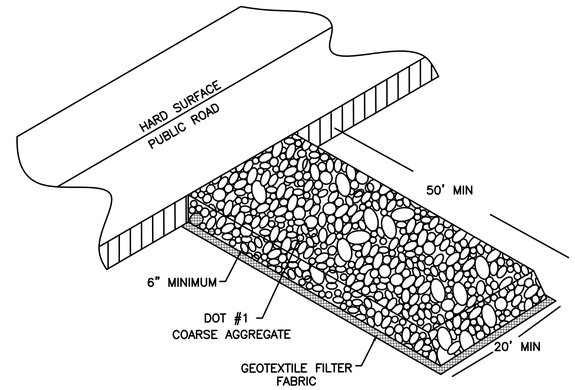
NOTES:
1. ANCHORING STAKES SHALL BE SIZED, SPACED, AND BE OF A MATERIAL THAT EFFECTIVELY SECURES THE WATTLE. STAKE SPACING SHALL BE A MAXIMUM OF THREE FEET.
2. OVERLAP ENDS OF WATTLES PER MANUFACTURER'S RECOMMENDATIONS (1'MIN., 3'MAX)
3. TRENCHING OF WATTLES MAY BE NECESSARY IF PIPING BECOMES EVIDENT.
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 APPL,ICATION SHALL BE INCLUDED IN OTHER ITEMS BID.

1 INLET PROTECTION - DETAILS OF WATTLES
N.T.S.

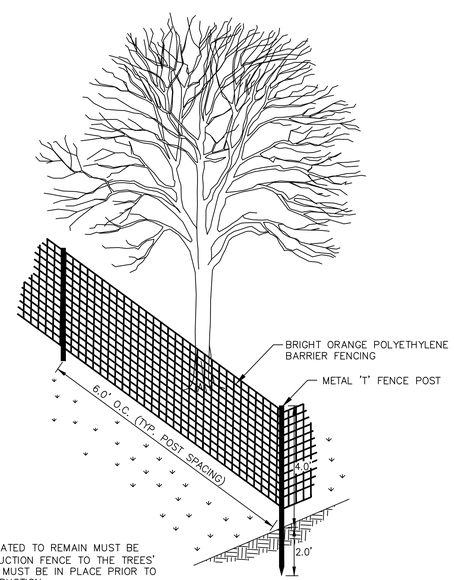


NOTES:
1. WIRE SHALL BE MINIMUM OF 32" IN WIDTH AND SHALL HAVE A MINIMUM OF 6 LINE WIRES WITH 12" STAY SPACING.
2. GEOTEXTILE FABRIC SHALL BE A MINIMUM OF 36" IN WIDTH AND SHALL BE FASTENED ADEQUATELY TO THE WIRE AS DIRECTED BY THE BY THE ENGINEER.
3. STEEL POST SHALL BE 5'-0" IN HEIGHT AND OF THE SELF-FASTENER 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 NOT LESS THAN 9 GAGE WIRE STAPLES 1" LONG.
4. GEOTEXTILE FABRIC MEETING THE TYPE II MATERIAL REQUIREMENTS AND INSTALLED ACCORDING TO SPECIFICATIONS MAY BE USED WITHOUT WIRE FENCE.

2 TEMPORARY SILT FENCE
N.T.S.



3 GRAVEL CONSTRUCTION ENTRANCE
N.T.S.



TREE NOTES
1. TREES THAT ARE INDICATED TO REMAIN MUST BE PROTECTED WITH CONSTRUCTION FENCE TO THE TREES' DRIP LINE. ALL FENCING MUST BE IN PLACE PRIOR TO ANY CLEARING OR CONSTRUCTION.
2. VERIFY ALL TREE LOCATIONS ALONG PROPERTY LINE.

4 TREE PROTECTION DETAIL
N.T.S.

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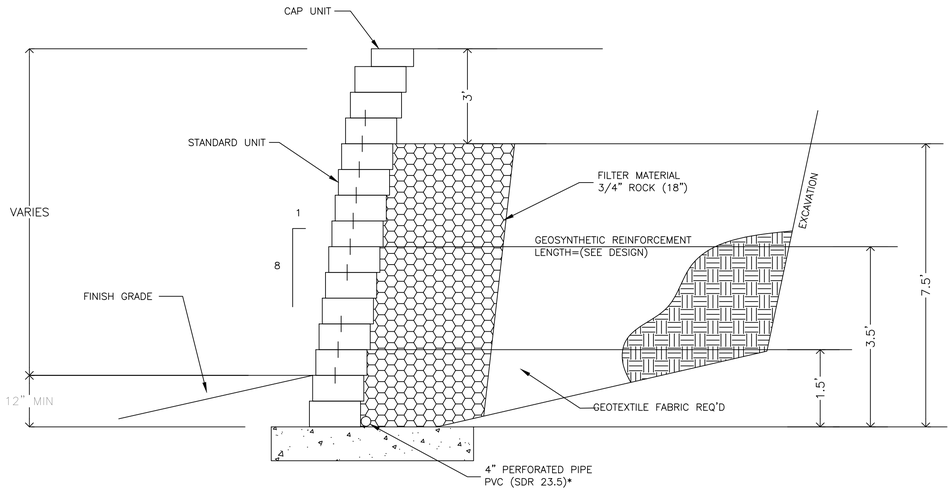


NOTES

4" PERFORATED PIPE SHALL EXTEND BEYOND BOTH ENDS OF WALL IN ORDER TO DRAIN.

RETAINING WALL TO BE CONSTRUCTED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.

MANUFACTURER'S LITERATURE (INCLUDING MATERIALS DESCRIPTION, INSTALLATION INSTRUCTIONS, AND DESIGN SPECIFICATIONS) SHALL BE SUBMITTED PRIOR TO INSTALLATION

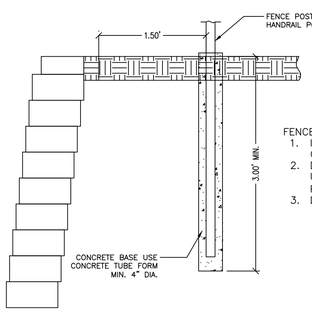
DETAILS SHOWN BELOW ARE TO BE USED AS A BASIC GUIDE (FOR ESTIMATING PURPOSES ONLY). FINAL DESIGN TO BE FURNISHED BY THE MANUFACTURER OR CONTRACTOR AND SIGNED AND SEALED BY A REGISTERED ENGINEER IN THE STATE OF MISSISSIPPI.

STRATA SLEEVEE-IT SYSTEM, OR APPROVED EQUAL, SHALL BE UTILIZED WHERE FENCE POST ARE REQUIRED TO BE INSTALLED DIRECTLY BEHIND THE WALL.

1

SEGMENTAL BLOCK RETAINING WALL DETAIL
(FOR ESTIMATING PURPOSES ONLY)
N.T.S.

2



FENCE POST NOTES:
1. INSTALL TUBE FORM DURING WALL CONSTRUCTION
2. DRIVING OF POST MAY PIERCE UPPER LAYER OF GEOSYNTHETIC AS PER ENGINEER'S DESIGN.
3. Do NOT AUGER POST, DRIVE ONLY

3

GUARD RAIL AT RETAINING WALL
N.T.S.

4

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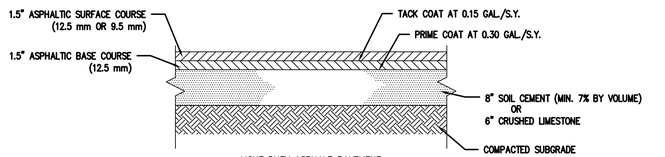
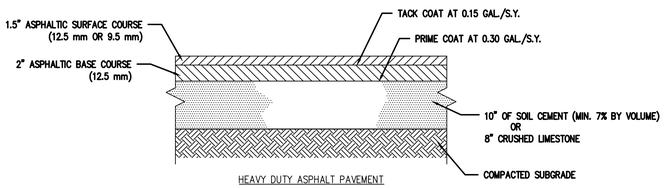


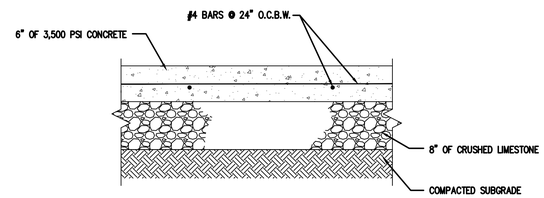
LIGHT DUTY ASPHALT PAVEMENT



HEAVY DUTY ASPHALT PAVEMENT

1 FLEXIBLE PAVEMENT

N.T.S.

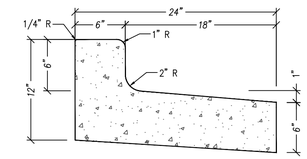


2 CONCRETE APPROACH FOR DUMPSTER ENCLOSURE

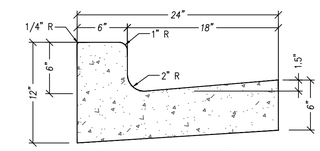
N.T.S.

NOTES:

- 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



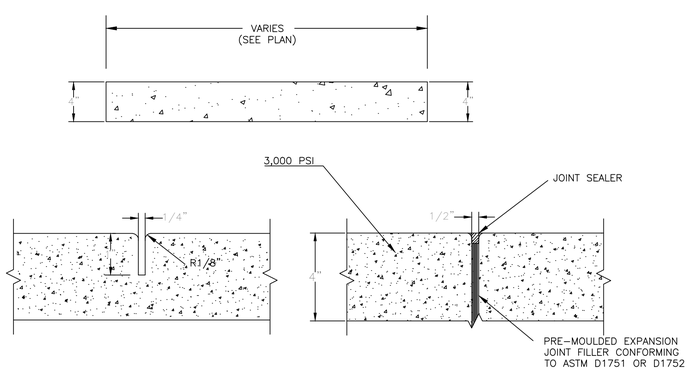
SPILL CURB AND GUTTER



CATCH CURB AND GUTTER

3 COMBINATION CURB AND GUTTER

N.T.S.

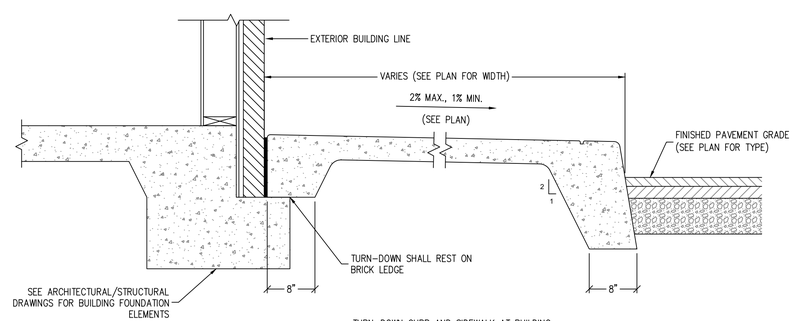


CONTROL JOINT

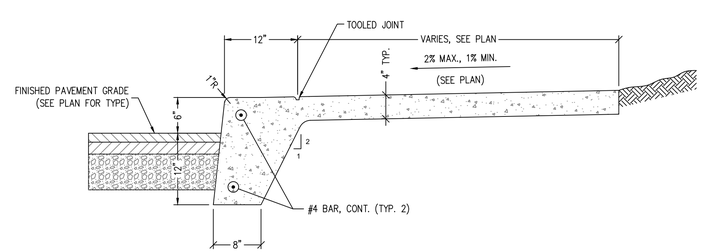
EXPANSION JOINT

4 CONCRETE SIDEWALK DETAIL (VARIOUS WIDTHS)

N.T.S.



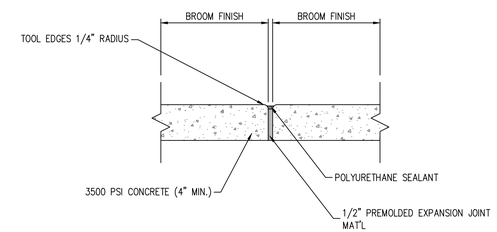
TURN-DOWN CURB AND SIDEWALK AT BUILDING



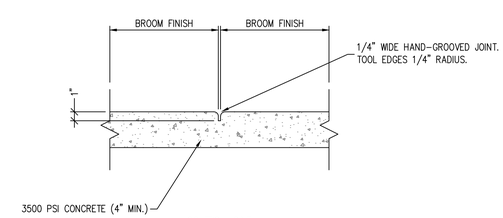
SIDEWALK WITH A TURN-DOWN CURB

5 TURN DOWN SIDEWALK DETAIL

N.T.S.



EXPANSION JOINT



CONTROL JOINT

NOTES:

- USE 3500 PSI CONCRETE.
- PROVIDE CONTROL JOINTS AT 5' CENTERS.
- PROVIDE EXPANSION JOINTS AT 30' CENTERS AND WHERE SIDEWALKS ABUT RIGID MATERIAL.

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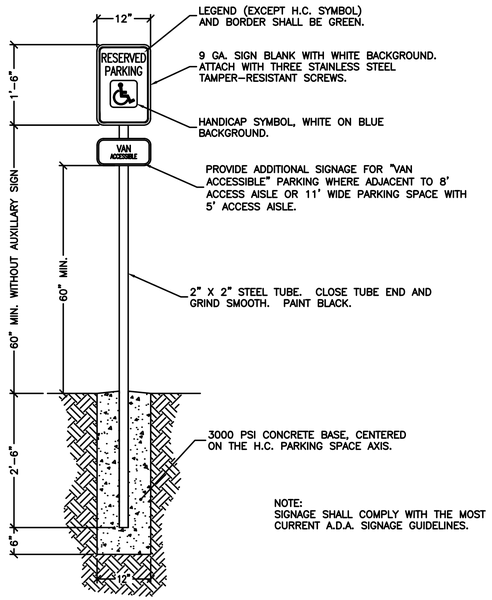
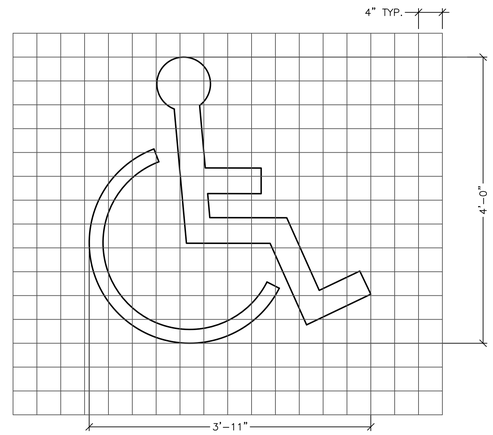


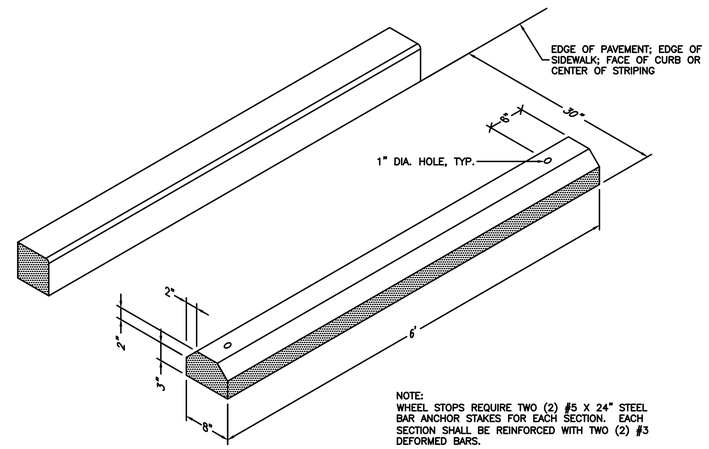
1 ACCESSIBLE PARKING SIGN

N.T.S.



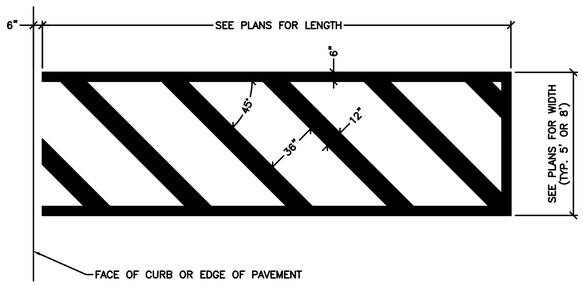
2 PAINTED ACCESSIBLE PARKING SYMBOL

N.T.S.



3 PRECAST CONCRETE WHEEL STOP

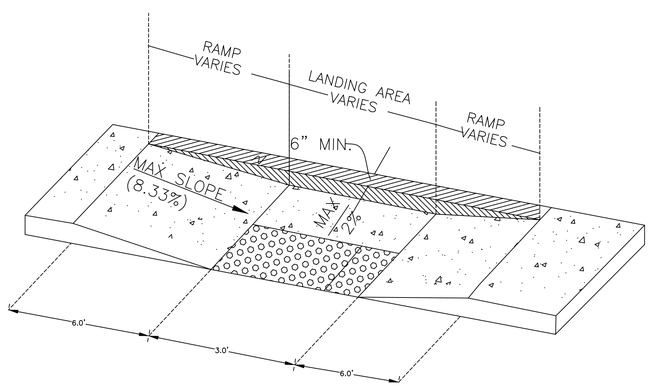
N.T.S.



NOTE: CONTRACTOR SHALL USE THIS TYPICAL STRIPING STANDARD FOR STRIPED ISLANDS AS WELL.

4 ACCESSIBLE PARKING AISLE MARKING

N.T.S.



5 HANDICAP RAMP

N.T.S.

6

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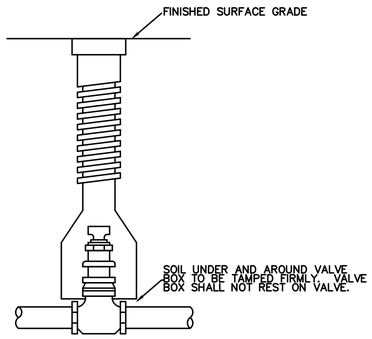
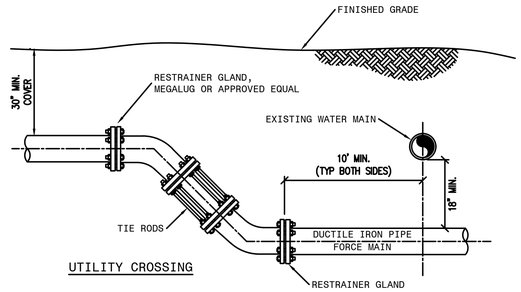


1 VALVE AND BOX ASSEMBLY

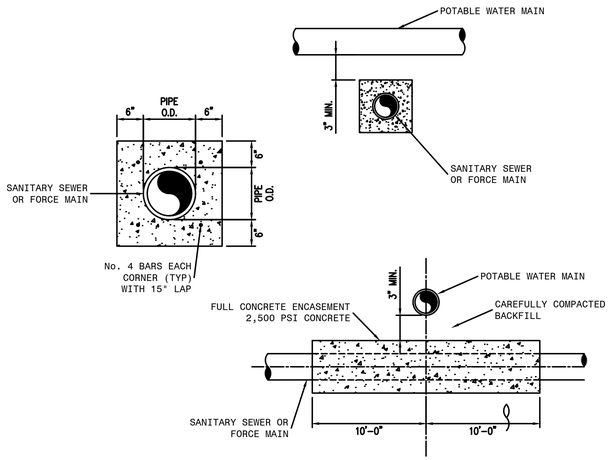
N.T.S.



NOTE: TIE RODS SHALL MEET OR EXCEED THE MATERIAL REQUIREMENTS OF ANSI/AWWA C111/A21.1

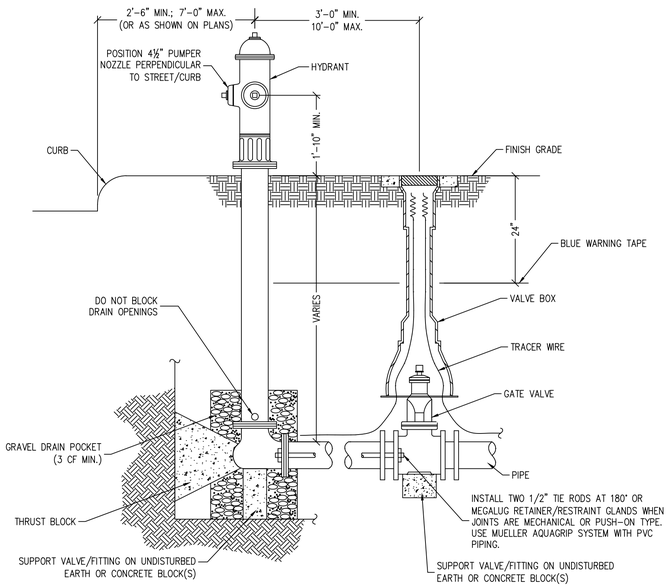
2 TYPICAL UTILITY CONFLICT

N.T.S.



3 UTILITY CONFLICT - CONCRETE ENCASEMENT

N.T.S.

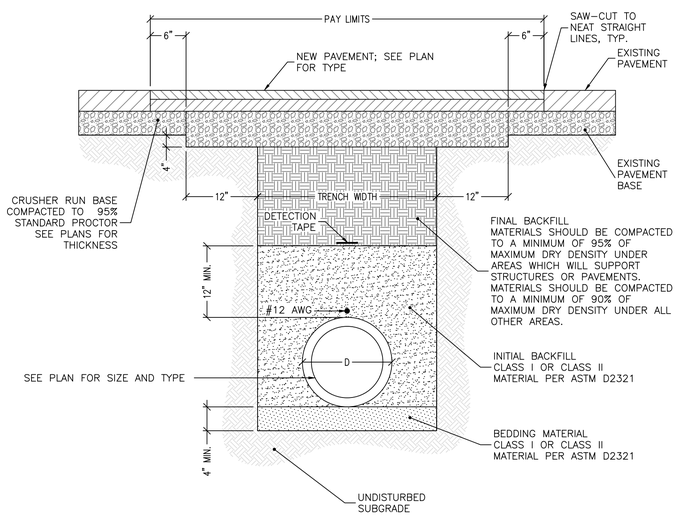


NOTES:

FIRE HYDRANTS SHALL BE THREE WAY, M&H STYLE 129 OR CLOW MEDALLION SERIES.
ALL HYDRANTS SHALL OPEN IN THE SAME DIRECTION AS THOSE PRESENTLY USED IN THE CITY WHICH IS OPEN LEFT (COUNTER-CLOCKWISE)
ALL HYDRANTS SHALL BE YELLOW FROM MANUFACTURER.

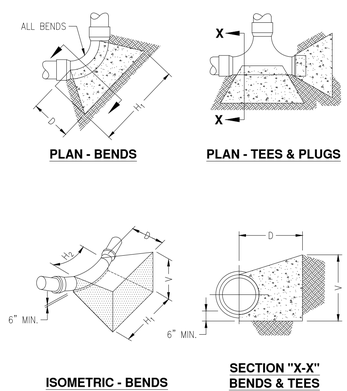
4 FIRE HYDRANT ASSEMBLY

N.T.S.



5 TYPICAL UTILITY TRENCH BACKFILL

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).

6 THRUST BLOCK DIMENSIONS

N.T.S.

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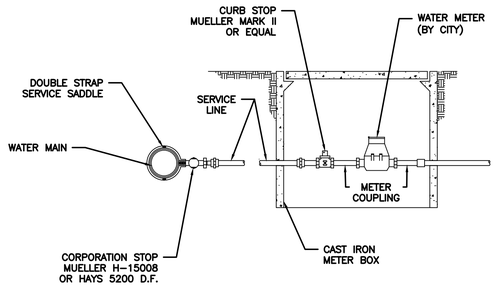
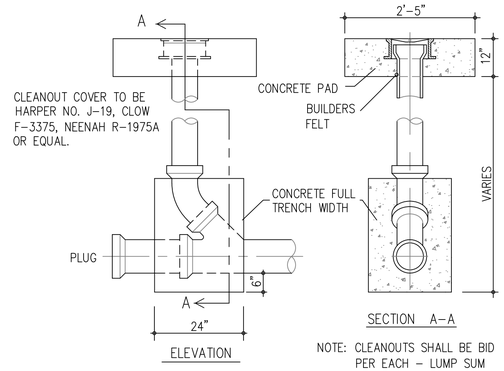


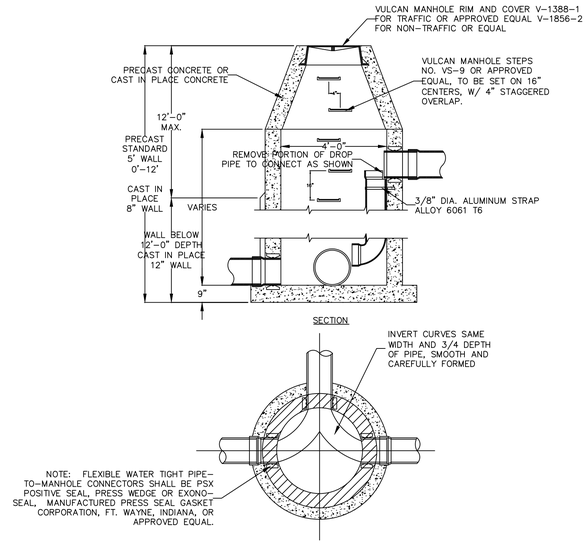
1 TYPICAL WATER SERVICE INSTALLATION

N.T.S.



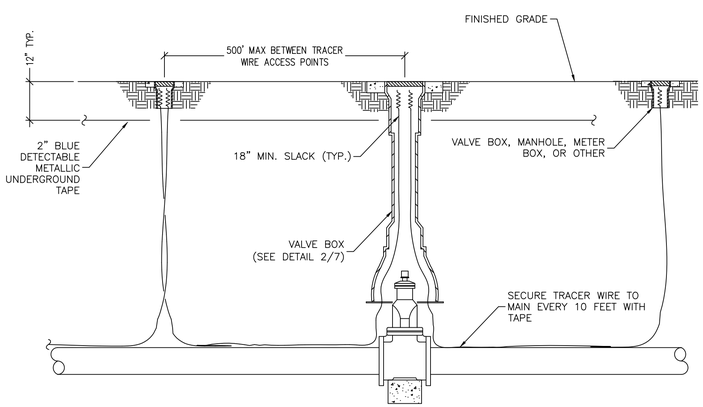
2 TYPICAL SANITARY SEWER CLEANOUT

N.T.S.



3 STANDARD SANITARY SEWER MANHOLE

N.T.S.



4 TRACER WIRE DETAIL

N.T.S.

5

6

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EST. 1976
LAND SURVEYORS

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EMAIL: OXFORD@PECMS.NET
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FAX: (662) 234-8639

REVISIONS:

NO.	DATE	DESCRIPTION	BY

DETAILS
FOR
HIMED PROPERTIES LLC
OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY:			03.27.2026
CHECKED BY:	PK		AS NOTED
PROJECT NO.:	21202		

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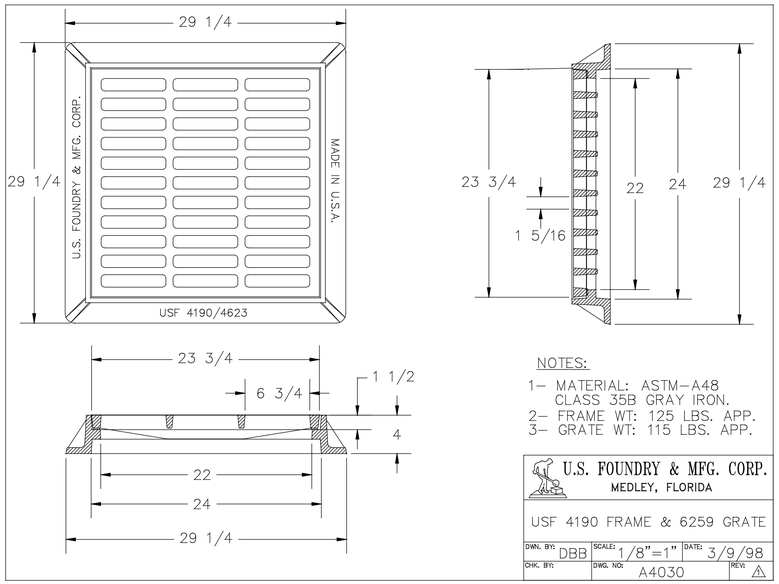

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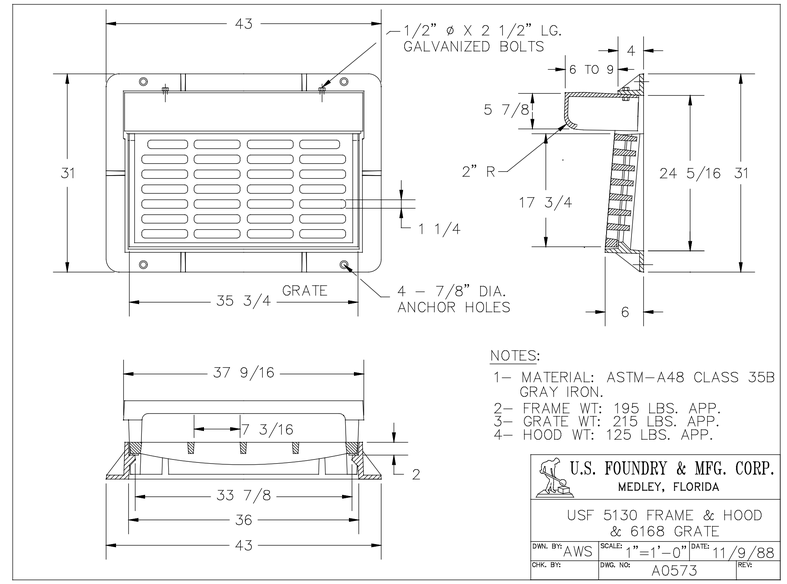
GRATE INLET DETAIL

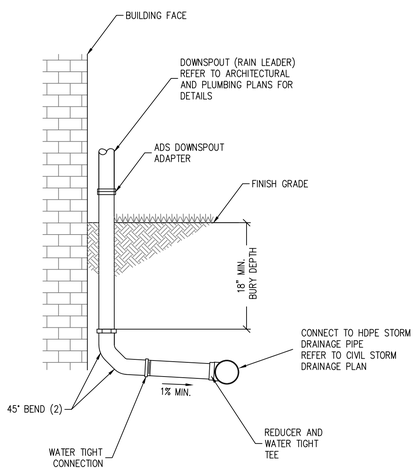
N.T.S.



2

COMBINATION INLET DETAIL

N.T.S.



3

TYPICAL DOWNSPOUT CONNECTION TO STORM DRAIN

N.T.S.

4

5

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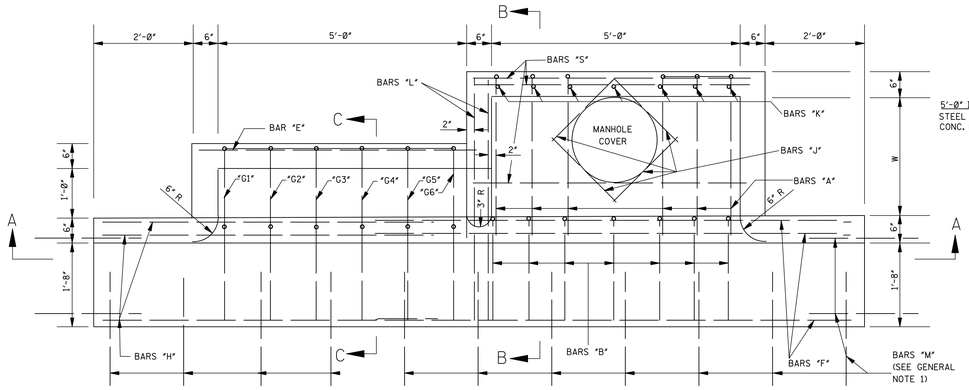
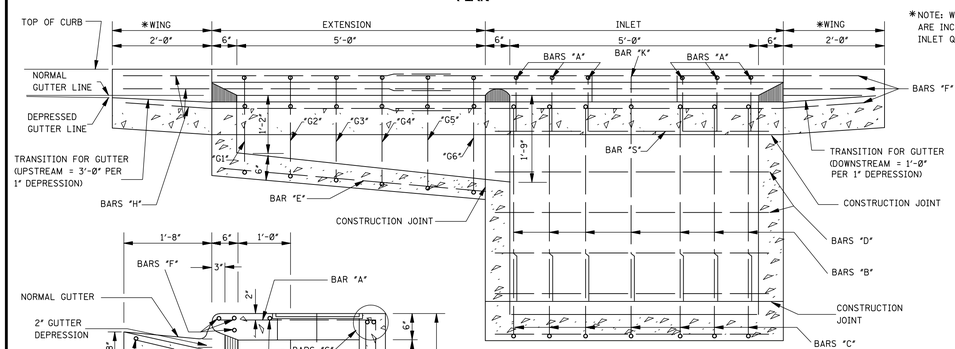
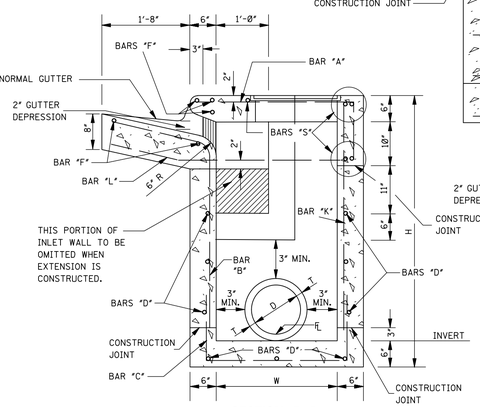


PLAN

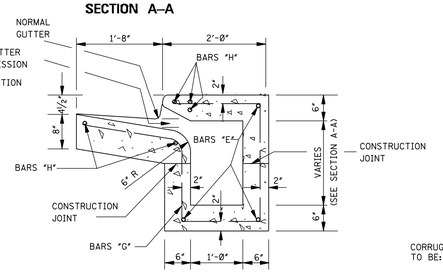


*NOTE: WING QUANTITIES ARE INCLUDED IN INLET QUANTITIES.

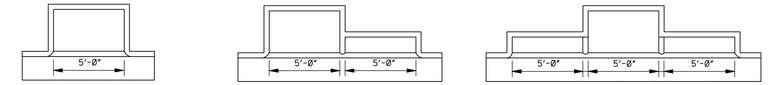
SECTION A–A



SECTION B–B



SECTION C–C



REGULAR INLET

5'-0" INLET
STEEL = 8.68W + 9.35Y + 3.79W' + 7.57H' + 121
CONC. = (WY + 5.5W + 6Y + 14.611)/27

INLET WITH ONE EXTENSION

10'-0" INLET
STEEL = 8.68W + 9.35Y + 3.79W' + 7.57H' + 231
CONC. = (WY + 5.5W + 6Y + 38.641)/27

INLET WITH TWO EXTENSIONS

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

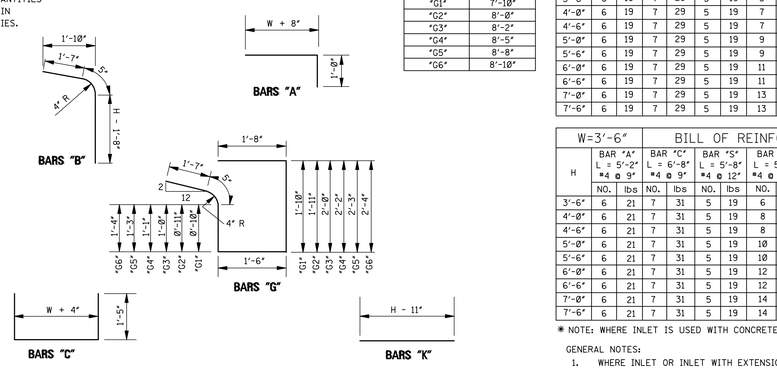
NOTES:
1. W AND H ARE EXPRESSED IN DECIMAL FEET.
2. W' = W ROUNDED TO NEAREST WHOLE FOOT.
3. Y = (H-0.5).
4. H'= (H - 2.08) ROUNDED TO NEAREST WHOLE FOOT.
5. NO DEDUCTIONS ARE MADE FOR PIPE OPENINGS IN FORMULAS.

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".

BAR "G" SCHEDULE	
BAR "G"	LENGTH
"G1"	7'-10"
"G2"	8'-0"
"G3"	8'-2"
"G4"	8'-5"
"G5"	8'-8"
"G6"	8'-10"



BAR DETAILS

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.	lbs	LGTH.	NO.	lbs	lbs	yd³
3'-6"	6	17	7	27	5	19	5	19	5	73	4	6	3'-10"	7	18	2'-7"	7	12	190	1.99
4'-0"	6	17	7	27	5	19	7	26	5	73	4	6	4'-4"	7	20	3'-1"	7	14	202	2.15
4'-6"	6	17	7	27	5	19	7	26	5	73	4	6	4'-10"	7	23	3'-7"	7	17	207	2.31
5'-0"	6	17	7	27	5	19	9	34	5	73	4	6	5'-4"	7	25	4'-1"	7	19	219	2.47
5'-6"	6	17	7	27	5	19	9	34	5	73	4	6	5'-10"	7	27	4'-7"	7	21	224	2.62
6'-0"	6	17	7	27	5	19	11	42	5	73	4	6	6'-4"	7	30	5'-1"	7	24	238	2.78
6'-6"	6	17	7	27	5	19	11	42	5	73	4	6	6'-10"	7	32	5'-7"	7	26	240	2.94
7'-0"	6	17	7	27	5	19	13	49	5	73	4	6	7'-4"	7	34	6'-1"	7	28	253	3.10
7'-6"	6	17	7	27	5	19	13	49	5	73	4	6	7'-10"	7	37	6'-7"	7	31	257	3.25

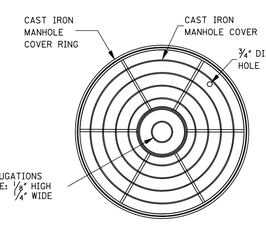
W=3'-0"	BILL OF REINFORCING STEEL FOR 1-5'-0" INLET																	
H	BAR "A" L = 4'-8" #4 @ 9"		BAR "C" L = 6'-2" #4 @ 9"		BAR "S" L = 5'-8" #4 @ 12"		BAR "D" L = 5'-8" #4 @ 12"±		BAR "F" L=9'-8" #6		BAR "J" L=2'-3" #4		BAR "B" #4 @ 9"		BAR "K" #4 @ 9"±		*TOTAL STEEL	TOTAL CONC.
	NO.	lbs	NO.	lbs	NO.	lbs	NO.	lbs	NO.	lbs	NO.	lbs	LGTH.	NO.	lbs	LGTH.	NO.	lbs	lbs	yd³
3'-6"	6	19	7	29	5	19	5	19	5	73	4	6	3'-10"	7	18	2'-7"	7	12	194	2.15
4'-0"	6	19	7	29	5	19	7	26	5	73	4	6	4'-4"	7	20	3'-1"	7	14	206	2.32
4'-6"	6	19	7	29	5	19	7	26	5	73	4	6	4'-10"	7	23	3'-7"	7	17	211	2.49
5'-0"	6	19	7	29	5	19	9	34	5	73	4	6	5'-4"	7	25	4'-1"	7	19	223	2.65
5'-6"	6	19	7	29	5	19	9	34	5	73	4	6	5'-10"	7	27	4'-7"	7	21	228	2.82
6'-0"	6	19	7	29	5	19	11	42	5	73	4	6	6'-4"	7	30	5'-1"	7	24	240	2.99
6'-6"	6	19	7	29	5	19	11	42	5	73	4	6	6'-10"	7	32	5'-7"	7	26	245	3.15
7'-0"	6	19	7	29	5	19	13	49	5	73	4	6	7'-4"	7	34	6'-1"	7	28	257	3.32
7'-6"	6	19	7	29	5	19	13	49	5	73	4	6	7'-10"	7	37	6'-7"	7	31	262	3.49

W=3'-6"	BILL OF REINFORCING STEEL FOR 1-5'-0" INLET																	
H	BAR "A" L = 5'-2" #4 @ 9"		BAR "C" L = 6'-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.	lbs	LGTH.	NO.	lbs	lbs	yd³
3'-6"	6	21	7	31	5	19	6	23	5	73	4	6	3'-10"	7	18	2'-7"	7	12	202	2.31
4'-0"	6	21	7	31	5	19	8	30	5	73	4	6	4'-4"	7	20	3'-1"	7	14	214	2.49
4'-6"	6	21	7	31	5	19	8	30	5	73	4	6	4'-10"	7	23	3'-7"	7	17	219	2.66
5'-0"	6	21	7	31	5	19	10	38	5	73	4	6	5'-4"	7	25	4'-1"	7	19	231	2.84
5'-6"	6	21	7	31	5	19	10	38	5	73	4	6	5'-10"	7	27	4'-7"	7	21	236	3.01
6'-0"	6	21	7	31	5	19	12	45	5	73	4	6	6'-4"	7	30	5'-1"	7	24	248	3.19
6'-6"	6	21	7	31	5	19	12	45	5	73	4	6	6'-10"	7	32	5'-7"	7	26	253	3.37
7'-0"	6	21	7	31	5	19	14	53	5	73	4	6	7'-4"	7	34	6'-1"	7	28	265	3.54
7'-6"	6	21	7	31	5	19	14	53	5	73	4	6	7'-10"	7	37	6'-7"	7	31	270	3.72

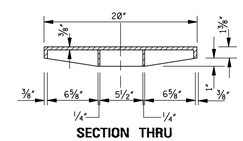
* NOTE: WHERE INLET IS USED WITH CONCRETE PAVEMENT, ADD 73 lbs OF STEEL FOR BARS "M".

GENERAL NOTES:

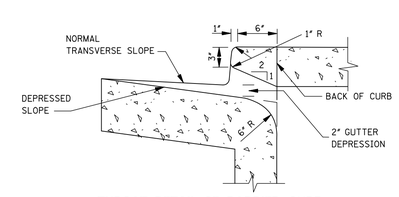
1. WHERE INLET OR INLET WITH EXTENSION(S) IS USED WITH CONCRETE PAVEMENT WITH INTERGRAL CURB, THE PAVEMENT SHALL BE BLOCKED OUT TO THE DIMENSIONS AS SHOWN FOR THE GUTTER PORTION OF THE INLET OR INLET WITH EXTENSION(S). THE PORTION BLOCKED OUT SHALL BE PLACED INTEGRAL WITH THE TOP OF THE INLET OR INLET 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 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.
3. 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.
4. FIELD CUT AND BEND BARS AS NECESSARY TO ACCOMMODATE STORM SEWER. NO DEDUCTIONS ARE TO BE MADE IN STEEL QUANTITIES.
5. WHERE INLET IS BEING USED ADJACENT TO SIDEWALK, REFER TO OTHER SHEETS FOR TOP DETAIL.



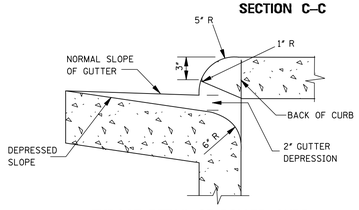
PLAN



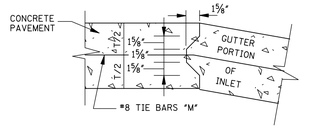
SECTION THRU MANHOLE COVER



THROAT DETAIL OF BARRIER CURB

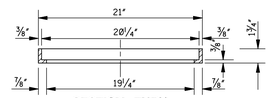


THROAT DETAIL OF ROLLED CURB



DETAIL OF KEYED CONSTRUCTION JOINTS

NOTE: FIELD BEND BARS "L" TO CENTER OF GUTTER SECTION



SECTION THRU MANHOLE COVER RING

NOTE: WEIGHT OF RING & COVER = 79 lbs

BY	MISSISSIPPI DEPARTMENT OF TRANSPORTATION ROADWAY DESIGN DIVISION STANDARD PLAN		
REVISION	**STORM SEWER INLET TYPE SS-2**	WORKING NUMBER SS-2	
DATE	ISSUE DATE: AUGUST 01, 2017	SHEET NUMBER 6524	

TYPICAL SS-2 CURB INLET

N.T.S.

PEC PRECISION ENGINEERING CORPORATION Est. 1976 CIVIL • CONSULTING • GEO LAND SURVEYORS

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REVISIONS:

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DETAILS FOR HIMED PROPERTIES LLC

OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

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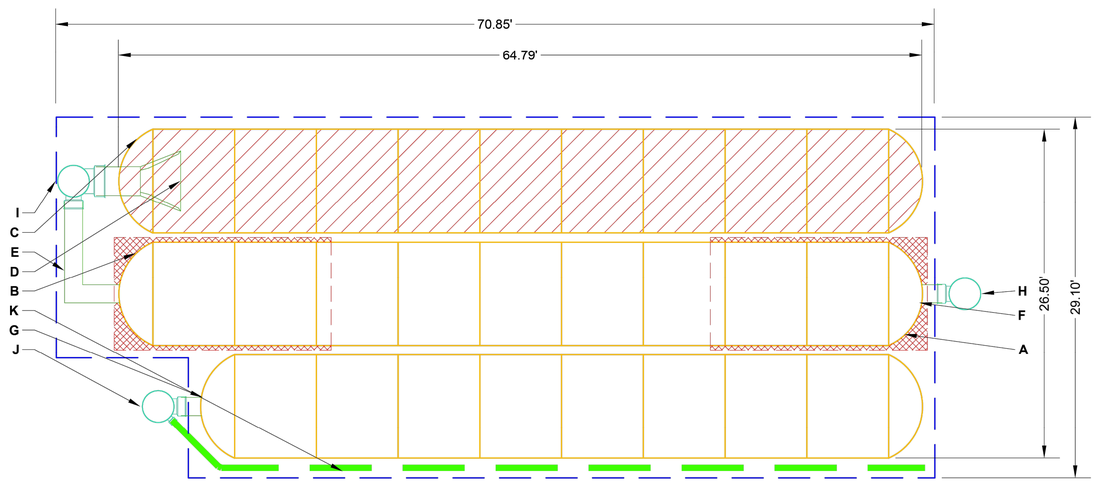
PROPOSED LAYOUT	
26	STORMTECH MC-7200 CHAMBERS
6	STORMTECH MC-7200 END CAPS
12	STONE ABOVE (in)
9	STONE BELOW (in)
40	STONE VOID
8175	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)
1959	SYSTEM AREA (SF)
199.9	SYSTEM PERIMETER (ft)

PROPOSED ELEVATIONS	
MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	558.55
MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	554.05
MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	553.55
MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	553.55
MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	553.55
TOP OF STONE:	552.55
TOP OF MC-7200 CHAMBER:	551.55
15" x 15" TOP MANIFOLD INVERT:	549.28
24" ISOLATOR ROW PLUS INVERT:	546.74
15" BOTTOM CONNECTION INVERT:	546.69
BOTTOM OF MC-7200 CHAMBER:	546.55
UNDERDRAIN INVERT:	545.80
BOTTOM OF STONE:	545.80

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED END CAP	A	15" BOTTOM PARTIAL CUT END CAP, PART#: MC4500IEPP15B / TYP OF ALL 15" BOTTOM CONNECTIONS		
PREFABRICATED END CAP	B	15" TOP PARTIAL CUT END CAP, PART#: MC4500IEPP15T / TYP OF ALL 15" TOP CONNECTIONS		
PREFABRICATED END CAP	C	24" BOTTOM PARTIAL CUT END CAP, PART#: MC4500IEPP24B / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS		
FLAMP	D	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: MCFLAMP		
MANIFOLD	E	15" x 15" TOP MANIFOLD, ADS N-12	32.72"	
PIPE CONNECTION	F	15" BOTTOM CONNECTION	1.70"	
PIPE CONNECTION	G	15" BOTTOM CONNECTION	1.70"	
NYLOPLAST (INLET W/ ISO PLUS ROW)	H	30" DIAMETER (24.00" SUMP MIN)		3.5 CFS IN
NYLOPLAST (INLET W/ ISO PLUS ROW)	I	30" DIAMETER (24.00" SUMP MIN)		3.5 CFS IN
NYLOPLAST (OUTLET)	J	30" DIAMETER (DESIGN BY ENGINEER)		2.7 CFS OUT
UNDERDRAIN	K	6" ADS N-12 DUAL WALL PERFORATED HDPE UNDERDRAIN		



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.

ADS STORMTECH 7200 SUBSURFACE DETENTION SYSTEM

N.T.S.

ALEX ALI HWY 30

OXFORD, MS, USA

DATE: 08/24/2026 DRAWN: HW

PROJECT #: CHECKED: N/A

DATE	DWN	CHK

StormTech® Chamber System

ADS WWW.ADSPIPE.COM

0 10 20

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SHEET 2 OF 6

PEC PRECISION ENGINEERING CORPORATION Est. 1976 CIVIL • CONSULTING • GEO LAND SURVEYORS

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EMAIL: OXFORD@PEC-MS.NET
WEB SITE: PECORPMS.COM
FAX: (662) 234-8639

REVISIONS:

NO.	DATE	DESCRIPTION	BY

DETAILS FOR HIMED PROPERTIES LLC

OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY:			03.27.2026
CHECKED BY:	PK		AS NOTED
PROJECT NO.:	21202		

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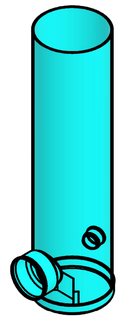
*WEIR PLATE SHOWN NOT TO SCALE
ACTUAL DESIGN CONFIGURATION
WILL BE SPECIFIC TO STUB BEING COVERED*



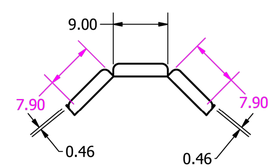
ISOMETRIC VIEW

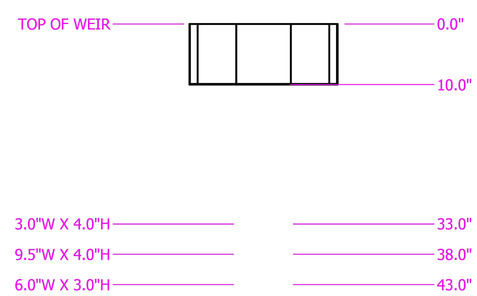
STRUCTURE EXCEEDS 84" TALL SHIPPING REQUIREMENT
RISER SECTIONS WILL BE REQUIRED

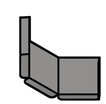
PLAN VIEW

PLAN VIEW - NO CASTING

ADS Nyloplast	3130 VERONA AVE BUFORD, GA 30518 PHN (770)932-2443 FAX (770)932-2490 DWG SIZE A	THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS-NYLOPLAST UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER OR OTHER PROJECT REPRESENTATIVE. THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.	PROJECT NAME: HIMED PROPERTIES	PROJECT LOCATION: OXFORD, LAFAYETTE COUNTY, MS	
		STRUCTURE NO./NAME: 1	DATE: 08/24/2026	# SHEET OF #







NOTE:
- DIMENSIONS ARE FOR REFERENCE ONLY
- DOGHOUSE WEIR PLATE DIMENSIONS ARE BASED ON OUTLET ADAPTER SIZE AND BASIN DIAMETER
- PRODUCTION DEPTH OF ORIFICE(S) ARE MEASURED FROM TOP TO BOTTOM OF WEIR

ADS Nyloplast	3130 VERONA AVE BUFORD, GA 30518 PHN (770)932-2443 FAX (770)932-2490 DWG SIZE A	THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS-NYLOPLAST UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER OR OTHER PROJECT REPRESENTATIVE. THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.	PROJECT NAME: HIMED PROPERTIES	PROJECT LOCATION: OXFORD, LAFAYETTE COUNTY, MS	
		STRUCTURE NO./NAME: 1	DATE: 08/24/2026	# SHEET OF #

DETENTION STRUCTURE AND WEIR PLATE DETAIL
N.T.S.

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NO.	DATE	DESCRIPTION	BY

DETAILS
FOR
HIMED PROPERTIES LLC
OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY:			03.27.2026
CHECKED BY:	PK		AS NOTED
PROJECT NO.:	21202		

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TREE MITIGATION

SCALE: 1" = 20'

LEGEND

- PROPERTY LINE
- LIMITS OF DISTURBANCE
- TREES TO BE REMOVED
- TREES TO BE SALVAGED
- TREE CANOPY

TREE MITIGATION NOTES:

1. TREE INVENTORY AND MITIGATION CALCULATIONS FOR THIS SITE ARE IN ACCORDANCE WITH THE CITY OF OXFORD LAND DEVELOPMENT CODE SECTION 6.

2. TREES THAT CAN BE REPLANTED DUE TO MITIGATION REQUIREMENTS CAN BE FOUND ON LANDSCAPE MASTER PLAN SHEET L101. ANY TREES THAT CAN NOT BE REPLANTED AS REQUIRED BY THE MITIGATION CALCULATIONS WILL HAVE CONTRIBUTIONS MADE TO THE TREE ESCROW ACCOUNT INSTEAD.

***25 - 2IN CAL. TREES TO BE MITIGATED (14 - 2IN CALIPER TREES PROPOSED TO BE REPLANTED) 11 - 2IN CAL. TREES TO BE PAID INTO TREE ESCROW.*

TREE POINT	DIAMETER AT BREAST HEIGHT (DBH) (INCHES)	TREE SPECIES	SIGNIFICANT OR HERITAGE	REMOVED OR SALVAGED	MITIGATION REQUIRED	REASON MITIGATION IS/ISN'T REQUIRED
1	20	HICKORY	HERITAGE	REMOVED	YES	N/A
2	18	OAK	SIGNFICANT	REMOVED	NO	IN DRIVE
3	18	OAK	SIGNFICANT	REMOVED	YES	N/A
4	15	OAK	SIGNFICANT	REMOVED	YES	N/A
5	16	OAK	SIGNFICANT	REMOVED	YES	N/A
6	15	HICKORY	HERITAGE	REMOVED	YES	N/A
7	20	OAK	HERITAGE	REMOVED	YES	N/A
8	15	HICKORY	HERITAGE	REMOVED	YES	N/A
9	16	OAK	SIGNFICANT	REMOVED	NO	IN BUILING FOOTPRINT
10	20	SWEET GUM	HERITAGE	REMOVED	NO	IN BUILING FOOTPRINT
11	20	SWEET GUM	HERITAGE	REMOVED	NO	IN BUILING FOOTPRINT
12	25	PINE	HERITAGE	REMOVED	NO	IN DRIVE
13	18	SWEET GUM	HERITAGE	REMOVED	NO	IN UTILITY
14	20	SWEET GUM	HERITAGE	REMOVED	YES	N/A
15	25	PINE	HERITAGE	REMOVED	YES	N/A
16	25	PINE	HERITAGE	REMOVED	NO	IN SIDEWALK
17	25	PINE	HERITAGE	REMOVED	YES	N/A
18	20	HICKORY	HERITAGE	REMOVED	YES	N/A
19	20	OAK	HERITAGE	SALVAGED	NO	SALVAGED
20	24	OAK	HERITAGE	SALVAGED	NO	SALVAGED

Total	395
Salvaged	44
Removed	209
10% Credit	39.5
To be mitigated	169.5
2" debit	33.9
2" credit	8.8
	25 2" required

0 20' 40'
Scale: 1"=20'-0"

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LAND SURVEYORS

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REVISIONS:

NO.	DATE	DESCRIPTION	BY

NOT FOR CONSTRUCTION

TREE MITIGATION
FOR
HIMED PROPERTIES LLC
OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY:	CB		08.27.2026
CHECKED BY:	PK		AS NOTED
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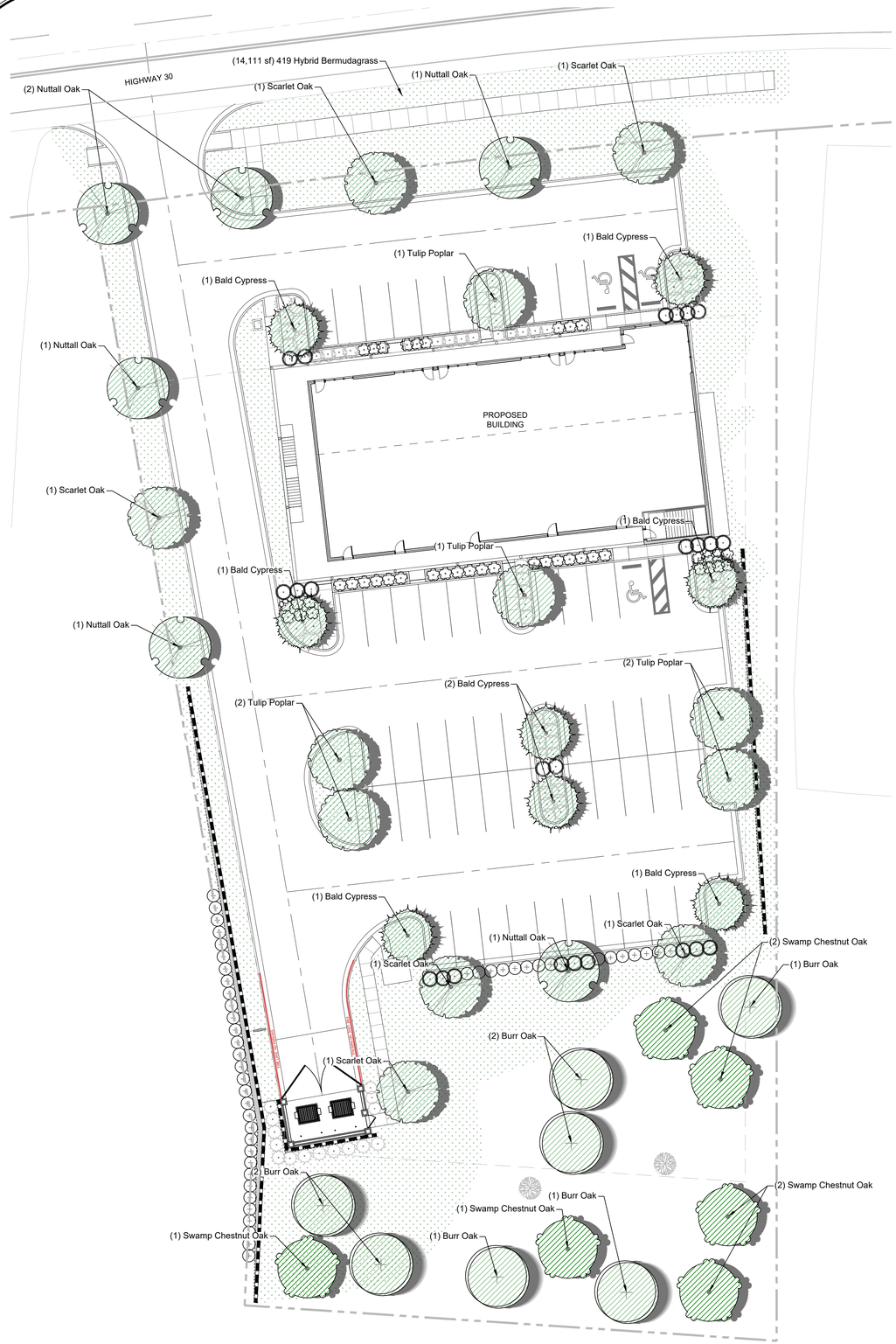

1 LANDSCAPE - MASTER PLAN

SCALE: 1" = 20'

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY
LARGE TREES			
	QC2	Quercus coccinea / Scarlet Oak	6
	QM3	Quercus macrocarpa / Burr Oak	7
	QM2	Quercus michauxii / Swamp Chestnut Oak	6
	QN2	Quercus nuttallii / Nuttall Oak	6
PARKING LOT TREES			
	LT2	Liriodendron tulipifera / Tulip Poplar	6
	TD2	Taxodium distichum / Bald Cypress	8

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
GROUND COVERS				
	CH	Cynodon dactylon '419 Hybrid' / 419 Hybrid Bermudagrass	sod	18,684 sf

TREE PLANTING NOTES:

1. ALL LANDSCAPING SHALL FOLLOW THE GUIDELINES AS SET FORTH BY THE LANDSCAPE ORDINANCE OF THE CITY OF OXFORD, MS.
2. LANDSCAPE PLANS INDICATE FRONTAGE TREES.
3. ADDITIONAL LANDSCAPE PLANS WILL BE SUBMITTED FOR APPROVAL WITH THE DEVELOPMENT OF THE PROPERTY AND WILL INCLUDE DETAILED PLANTING PLANS ASSOCIATED WITH DEVELOPMENT THROUGHOUT THE SITE. THE INTENT OF THIS PLAN IS TO SATISFY THE CITY OF OXFORD LANDSCAPE REQUIREMENTS ONLY FOR THIS PHASE OF WORK.
4. TREE LOCATIONS INDICATED ARE BASED ON SPACING AS REQUIRED BY THE CITY OF OXFORD LANDSCAPE REQUIREMENTS. FIELD ADJUSTMENTS MAY BE NECESSARY AS TO NOT CONFLICT WITH UTILITIES, OVERHEAD SITE LIGHTING, AND OTHER RELATED ELEMENTS. ANY CHANGES WILL NEED PRIOR APPROVAL BY THE ENGINEER.
5. CONTRACTOR IS TO IDENTIFY AND CLEARLY MARK ALL UTILITIES PRIOR TO WORK. TREES ARE NOT TO BE PLANTED IN LOCATIONS AS TO CONFLICT WITH UTILITIES. ANY DAMAGE TO UTILITIES SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR OR REPLACE AT NO ADDITIONAL COST TO THE OWNER.
6. CONTRACTOR SHALL ENSURE ALL REQUIRED TREES ARE LOCATED OUTSIDE OF EXISTING UTILITY EASEMENT.
7. ALL CANOPY TREES LOCATED WITHIN VEHICULAR USE AREAS AND ALONG WALKWAYS SHALL BE LIMBED UP TO A HEIGHT OF 6' TO ALLOW FOR CLEAR VIEWS AND MOVEMENT UNDER TREES.
8. VERIFY ALL QUANTITIES ON SITE TO BE CERTAIN PLANTS FILL THE AREA TO BE LANDSCAPED PRIOR TO INSTALLATION.
9. ALL MATERIALS ARE TO BE INSPECTED AND APPROVED ON SITE BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION. A TWO DAY NOTICE IS TO BE GIVEN OF WHEN PLANT MATERIAL WILL BE STAGED ON-SITE.
10. ALL WORK UNDER THIS CONTRACT WILL BE WARRANTIED BY THE LANDSCAPE CONTRACTOR TO BE FREE FROM DEFECTS IN MATERIAL AND WORKMANSHIP, FOR A PERIOD OF ONE CALENDAR YEAR OF ONE FULL GROWING SEASON.
11. CONTRACTOR IS RESPONSIBLE FOR WATERING, WEEDING, PRUNING, AND OTHER MAINTENANCE REQUIRED FOR SCOPE OF PROJECT DURING THIS WARRANTY PERIOD OF ONE CALENDAR YEAR OR ONE FULL GROWING SEASON.
12. THIS ONE YEAR PERIOD WILL BEGIN FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER, EXCEPT AS OTHERWISE AGREED IN WRITING BY ALL PARTIES TO THE CONTRACT.
13. THEFT, VIOLENT WEATHER, AND DROUGHT DAMAGE ARE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, UNTIL FINAL COMPLETION IS GIVEN.
14. 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 IS WEATHER CONDITIONS INHIBIT INSTALLATION OF NEW PLANT MATERIALS.
15. CONSTRUCT MULCH RINGS AROUND THE BASE OF ALL INDIVIDUAL PLANTINGS IN LAWN AREAS TO A WIDTH OF 5' DIA. AROUND TREES.
16. GRASSING (SOLID SOD AND PERMANENT SEEDING) IS REQUIRED FOR ALL AREAS DISTURBED AS A RESULT OF CONSTRUCTION PROCEDURES.
17. PRIOR TO THE ISSUANCE OF ANY PERMITS (SITE DISTURBANCE, ETC.) THE CITY OF OXFORD PLANNING DEPT WILL REQUIRE A TIMELINE WITH ANTICIPATED COMPLETION STEPS TO REACH FINAL SITE RESTORATION AND PLANTING. THE ESTABLISHMENT OF PERMANENT GRASS COVERAGE IS TO FOLLOW IMMEDIATELY UPON COMPLETION OF GRADING, REGARDLESS OF SEASON. IF ENTIRE SITE CANNOT BE DONE IN A REASONABLE TIMEFRAME, CONTRACTOR IS TO ESTABLISH PERMANENT GRASS COVERAGE IN STAGES SO FIRST STAGE IS REPLANTED AND RECOVERING WHILE WORK COMMENCES ON THE NEXT STAGE.
18. ALL AREAS NOT TO RECEIVE PERMANENT SURFACE TREATMENT SHALL BE SEEDED AND FERTILIZED IN ACCORDANCE WITH THE MISSISSIPPI STANDARDS FOR STATE AID ROAD AND BRIDGE CONSTRUCTION, 2004 ED. APPLICATION RATES AND SCHEDULES SET FORTH IN THOSE SPECIFICATIONS SHALL APPLY TO ENSURE THAT 100" COVERAGE OF GRASS IS ESTABLISHED.
19. TREES MUST BE ADEQUATELY SUPPORTED, WHEN NECESSARY, TO INSURE PROPER GROWTH; AND SUPPORT REMOVED WHEN THE TREES ARE ESTABLISHED, AT THE DIRECTION OF THE PLANNING DEPARTMENT.
20. ALL LANDSCAPING SOIL AND FILL MUST BE MAINTAINED AND REASONABLY FREE FROM WEEDS, REFUSE, AND DEBRIS AT ALL TIMES.

CITY OF OXFORD,MS LANDSCAPE REQUIREMENTS

5.3.3.6.A. - i. TYPES OF ISLANDS:

ii. **End of Aisle Islands.** The end of every parking aisle shall have a landscaped island and 15 parking spaces is the maximum number that can occur before a landscaped island is proposed. *SEE PLAN*

iii. **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 ends of rows and landscaped according to landscape standards (See Sec. 5.7) *SEE PLAN*

5.3.3.6.b. **Landscaping of Parking Islands**.

i. Parking Island Trees. Required parking lot islands shall contain a minimum of one large, shade or canopy tree per island. Tree placement shall be designed so that, at the maturity of 10 years, the minimum tree canopy coverage of all parking spaces will be 40 percent. Trees may be selected from a list approved by the Oxford Tree Board (See Appendix) and shall have a caliper of two inches or greater. Each tree planting area shall have a three-foot depth of quality, root growing soil. *SEE PLAN*

ii. Landscaped areas shall be at least 75 percent covered with grass or another surface approved by the Director or their designee. Planting shall be established prior to building occupancy. *SEE PLANS*

c. Specific Standards for Parking Lots Based on Number of Spaces

iii. In parking lots of 20 or more spaces, a parking island of 100 square feet or larger

must be provided every 10 parking spaces. Additional permeable area may be required by the city if necessary to ensure adequate growth of trees. *SEE PLANS*

Outside Storage and Waste Disposal Areas. Trash containers and waste oil and grease containers must be visually screened on all sides including gates. Combinations of berms, landscaping, walls, fences and buildings shall be used to screen containers and enclosures. Screening shall be at least two feet taller than the container. *SEE PLAN FOR EVERGREEN SCREEN*

5.7 Landscape Standards.

5.7.1 Landscape Plan Required. A landscape plan is required at time of site plan review for all site plans, subdivisions, and master planned developments. The landscape plan shall be prepared by a qualified professional landscape architect or landscape designer, or certified arborist and shall contain the information specified in the Appendix. *SEE PLAN - PLA #738*

5.3. 5.7.1.2 Stormwater management facility areas are to be landscaped as required in Section 5.7.8. *SEE PLAN*

5.7.2 Compliance with Approved Landscaping Plan.

5.7.2.1 No building permit shall be issued unless the submitted landscape plan complies with the provisions of this ordinance. Standards for installation and maintenance of landscaping are located in the Appendix.

5.7.2.2 A certificate of occupancy shall not be permitted until required landscaping is complete and/ or provision has been made to provide financial surety for completion of the required landscaping.

5.7.3 Site Landscaping Requirements.

5.7.3.1 A minimum of 15% of the pervious surface of the lot shall be landscaped with trees and shrubs.

5.7.3.2 Additional landscaped area may be in the form of green areas, foundation plantings around buildings and structures, or additional front setback landscaping. *SEE PLANS*

5.7.3.4 At a minimum, all additional landscaped areas shall be completely covered with live turf or ground cover, or seasonal seeding.

TURF AREA PROVIDED WHERE PLANTING BED IS NOT

5.7.3.6 If landscape mulch made of organic materials (such as wood) is to be used, it must be placed at least two (2) feet from the edge of a building. Landscape rock or other similar material may be placed next to the building.

5.7.3.7 Frontage trees must be planted along all public streets at the rate of 1 large tree every 50 feet, or 1 small tree every 35 feet.

220 LF FRONTAGE(OUTSIDE OF SITE TRIANGLE)/50 = 4 FRONTAGE TREES (5 TREES PLANTED)

5.7.3.8 A foundation planting plan must be included in the landscaping plan for any development proposal.

FOUNDATION PLANTING PROVIDED FOR ALL BUILDINGS.

5.7.5 Landscaping in Right of way. Owners may landscape and maintain the area within the non-paved street right-of-way abutting their land upon receipt of an approved permit from the City Engineer. *NO R.O.W. PLANTING PROPOSED*

5.7.7.1 Grading. Areas of natural vegetation along property lines should be preserved wherever possible and incorporated into the site's overall landscape design.

5.7.7.2 Slope. Transitions of grades between adjacent property ownerships should be as smooth as practical and in no event shall exceed a slope of greater than 3:1 rise to run.

6.1.9 Tree mitigation requirements.

6.1.9.6 Replanting.

a.For each existing significant tree removed, replacement trees shall be planted at one, two inch caliper tree per five inches of trees removed, measured at DBH.

25 - 2IN CAL. TREES TO BE MITIGATED (14 - 2IN CALIPER TREES PROPOSED TO BE REPLANTED) 11 - 2IN CAL. TREES TO BE PAID INTO TREE ESCROW.

PEC PRECISION ENGINEERING CORPORATION
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LAND SURVEYORS

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REVISIONS:

NO.	DATE	DESCRIPTION	BY

LANDSCAPE - MASTER PLAN
FOR
HIMED PROPERTIES LLC
OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

0 20' 40'
Scale: 1"=20'-0"

DRAWN BY:	CB		08.27.2026
CHECKED BY:	PK		AS NOTED
PROJECT NO.:	21202		

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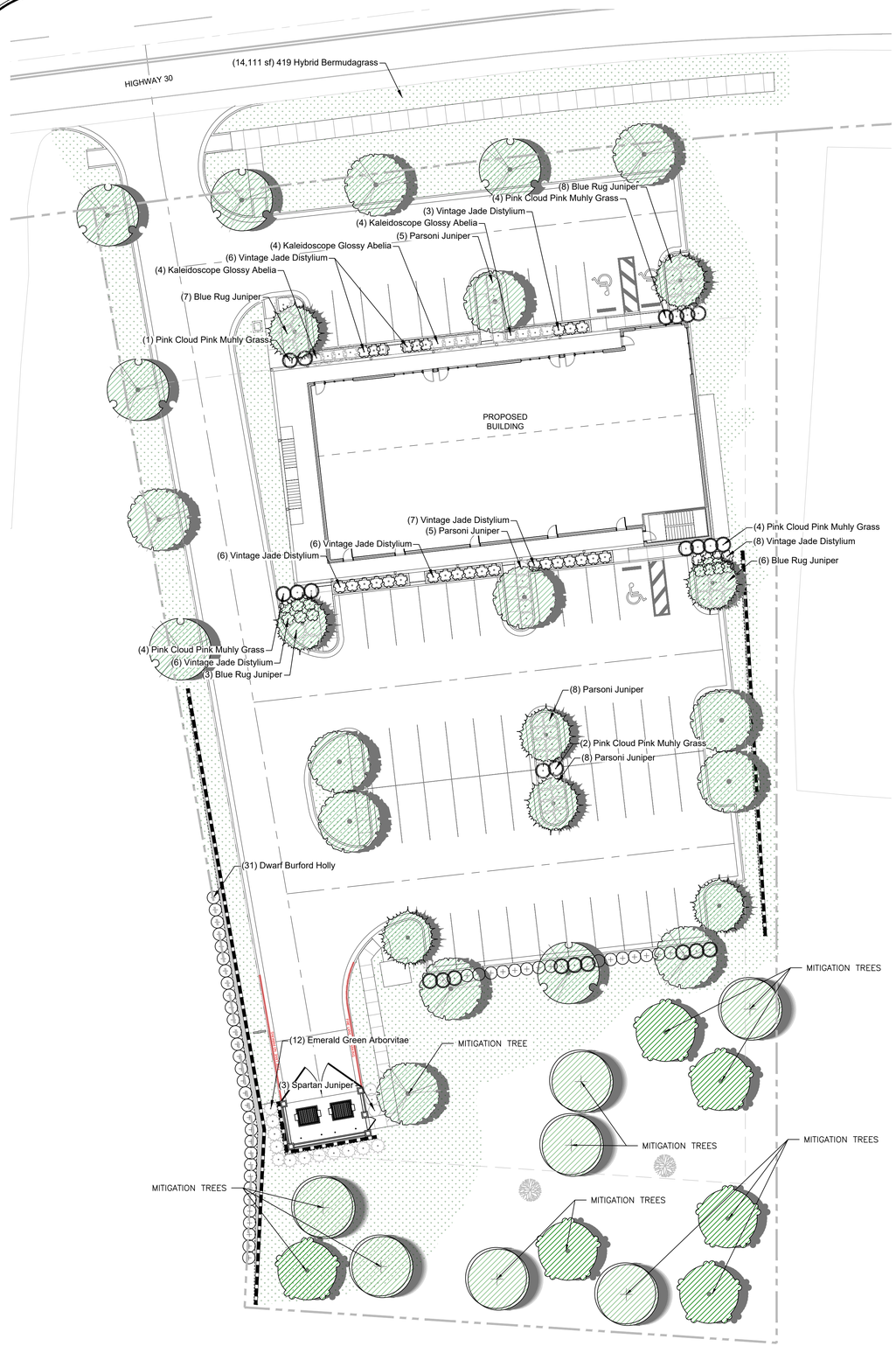

1 LANDSCAPE - PLANTING PLAN

SCALE: 1" = 20'

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY
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PARKING LOT TREES			
	LT2	Liriodendron tulipifera / Tulip Poplar	6
	TD2	Taxodium distichum / Bald Cypress	8

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
SHRUBS				
	AK	Abelia x grandiflora `Kaleidoscope` / Kaleidoscope Glossy Abelia	3 gal.	12
	DV	Distylium x 'Vintage Jade' / Vintage Jade Distylium	3 gal.	42
	IB	Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly	3 gal.	46
	JP	Juniperus chinensis 'Parsonii' / Parsoni Juniper	3 gal.	26
	JS	Juniperus chinensis 'Spartan' / Spartan Juniper	3 gal.	3
	JB	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	0.5` Ht.	24
	MP	Muhlenbergia capillaris 'Pink Cloud' / Pink Cloud Pink Muhly Grass	3 gal.	24
	TS	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	3 gal.	12
GROUND COVERS				
	CH	Cynodon dactylon '419 Hybrid' / 419 Hybrid Bermudagrass	sod	18,684 sf

CITY OF OXFORD,MS LANDSCAPE REQUIREMENTS

5.3.3.6.A. - i. TYPES OF ISLANDS:

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iii. **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 ends of rows and landscaped according to landscape standards (See Sec. 5.7) *SEE PLAN*

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5.7.2 Compliance with Approved Landscaping Plan.

5.7.2.1 No building permit shall be issued unless the submitted landscape plan complies with the provisions of this ordinance. Standards for installation and maintenance of landscaping are located in the Appendix.

5.7.2.2 A certificate of occupancy shall not be permitted until required landscaping is complete and/ or provision has been made to provide financial surety for completion of the required landscaping.

5.7.3 Site Landscaping Requirements.

5.7.3.1 A minimum of 15% of the pervious surface of the lot shall be landscaped with trees and shrubs.

5.7.3.2 Additional landscaped area may be in the form of green areas, foundation plantings around buildings and structures, or additional front setback landscaping. *SEE PLANS*

5.7.3.4 At a minimum, all additional landscaped areas shall be completely covered with live turf or ground cover, or seasonal seeding.

TURF AREA PROVIDED WHERE PLANTING BED IS NOT

5.7.3.6 If landscape mulch made of organic materials (such as wood) is to be used, it must be placed at least two (2) feet from the edge of a building. Landscape rock or other similar material may be placed next to the building.

5.7.3.7 Frontage trees must be planted along all public streets at the rate of 1 large tree every 50 feet, or 1 small tree every 35 feet.

220 LF FRONTAGE(OUTSIDE OF SITE TRIANGLE)/50 = 4 FRONTAGE TREES (5 TREES PLANTED)

5.7.3.8 A foundation planting plan must be included in the landscaping plan for any development proposal.

FOUNDATION PLANTING PROVIDED FOR ALL BUILDINGS.

5.7.5 Landscaping in Right of way. Owners may landscape and maintain the area within the non-paved street right-of-way abutting their land upon receipt of an approved permit from the City Engineer. *NO R.O.W. PLANTING PROPOSED*

5.7.7.1 Grading. Areas of natural vegetation along property lines should be preserved wherever possible and incorporated into the site's overall landscape design.

5.7.7.2 Slope. Transitions of grades between adjacent property ownerships should be as smooth as practical and in no event shall exceed a slope of greater than 3:1 rise to run.

6.1.9 Tree mitigation requirements.

6.1.9.6 Replanting.

a.For each existing significant tree removed, replacement trees shall be planted at one, two inch caliper tree per five inches of trees removed, measured at DBH.

25 - 2IN CAL. TREES TO BE MITIGATED (14 - 2IN CALIPER TREES PROPOSED TO BE REPLANTED) 11 - 2IN CAL. TREES TO BE PAID INTO TREE ESCROW.

PLANTING NOTES:

1. ALL LANDSCAPING SHALL FOLLOW THE GUIDELINES AS SET FORTH BY THE LANDSCAPE ORDINANCE OF THE CITY OF OXFORD, MS.
2. LANDSCAPE PLANS INDICATE FRONTAGE TREES.
3. TREE LOCATIONS INDICATED ARE BASED ON SPACING AS REQUIRED BY THE CITY OF OXFORD LANDSCAPE REQUIREMENTS. FIELD ADJUSTMENTS MAY BE NECESSARY AS TO NOT CONFLICT WITH UTILITIES, OVERHEAD SITE LIGHTING, AND OTHER RELATED ELEMENTS. ANY CHANGES WILL NEED PRIOR APPROVAL BY THE ENGINEER.
4. CONTRACTOR IS TO IDENTIFY AND CLEARLY MARK ALL UTILITIES PRIOR TO WORK. TREES ARE NOT TO BE PLANTED IN LOCATIONS AS TO CONFLICT WITH UTILITIES. ANY DAMAGE TO UTILITIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR OR REPLACE AT NO ADDITIONAL COST TO THE OWNER.
5. CONTRACTOR SHALL ENSURE ALL REQUIRED TREES ARE LOCATED OUTSIDE OF EXISTING UTILITY EASEMENT.
6. ALL CANOPY TREES LOCATED WITHIN VEHICULAR USE AREAS AND ALONG WALKWAYS SHALL BE LIMBED UP TO A HEIGHT OF 6' TO ALLOW FOR CLEAR VIEWS AND MOVEMENT UNDER TREES.
7. VERIFY ALL QUANTITIES ON SITE TO BE CERTAIN PLANTS FILL THE AREA TO BE LANDSCAPED PRIOR TO INSTALLATION.
8. ALL MATERIALS ARE TO BE INSPECTED AND APPROVED ON SITE BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION. A TWO-DAY NOTICE IS TO BE GIVEN OF WHEN PLANT MATERIAL WILL BE STAGED ON-SITE.
9. ALL WORK UNDER THIS CONTRACT WILL BE WARRANTIED BY THE LANDSCAPE CONTRACTOR TO BE FREE FROM DEFECTS IN MATERIAL AND WORKMANSHIP, FOR A PERIOD OF ONE CALENDAR YEAR OF ONE FULL GROWING SEASON.
10. CONTRACTOR IS RESPONSIBLE FOR WATERING, WEEDING, PRUNING, AND OTHER MAINTENANCE REQUIRED FOR SCOPE OF PROJECT DURING THIS WARRANTY PERIOD OF ONE CALENDAR YEAR OR ONE FULL GROWING SEASON.
11. THIS ONE YEAR PERIOD WILL BEGIN FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER, EXCEPT AS OTHERWISE AGREED IN WRITING BY ALL PARTIES TO THE CONTRACT.
12. THEFT, VIOLENT WEATHER, AND DROUGHT DAMAGE ARE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, UNTIL FINAL COMPLETION IS GIVEN.
13. 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.
14. CONSTRUCT MULCH RINGS AROUND THE BASE OF ALL INDIVIDUAL PLANTINGS IN LAWN AREAS TO A WIDTH OF 5' DIA. AROUND TREES.
15. ALL PLANTINGS TO BE MULCHED WITH PINE STRAW MULCHING MATERIAL, UNLESS OTHERWISE NOTED. INSTALL 4 INCH DEEP IN SHRUB AND GROUNDCOVER PLANTINGS AND 3-4" DEEP AT TREES AND PIT PLANTINGS AND CONTINUOUS MULCH ZONES.
16. GRASSING (SOLID SOD AND PERMANENT SEEDING) IS REQUIRED FOR ALL AREAS DISTURBED AS A RESULT OF CONSTRUCTION PROCEDURES.
17. PRIOR TO THE ISSUANCE OF ANY PERMITS (SITE DISTURBANCE, ETC.) THE CITY OF OXFORD PLANNING DEPT WILL REQUIRE A TIMELINE WITH ANTICIPATED COMPLETION STEPS TO REACH FINAL SITE RESTORATION AND PLANTING. THE ESTABLISHMENT OF PERMANENT GRASS COVERAGE IS TO FOLLOW IMMEDIATELY UPON COMPLETION OF GRADING, REGARDLESS OF SEASON. IF ENTIRE SITE CANNOT BE DONE IN A REASONABLE TIMEFRAME, CONTRACTOR IS TO ESTABLISH PERMANENT GRASS COVERAGE IN STAGES SO FIRST STAGE IS REPLANTED AND RECOVERING WHILE WORK COMMENCES ON THE NEXT STAGE.
18. ALL AREAS NOT TO RECEIVE PERMANENT SURFACE TREATMENT SHALL BE SEEDED AND FERTILIZED IN ACCORDANCE WITH THE MISSISSIPPI STANDARDS FOR STATE AID ROAD AND BRIDGE CONSTRUCTION, 2004 ED. APPLICATION RATES AND SCHEDULES SET FORTH IN THOSE SPECIFICATIONS SHALL APPLY TO ENSURE THAT 100% COVERAGE OF GRASS IS ESTABLISHED.
19. TREES MUST BE ADEQUATELY SUPPORTED, WHEN NECESSARY, TO ENSURE PROPER GROWTH; AND SUPPORT REMOVED WHEN THE TREES ARE ESTABLISHED, AT THE DIRECTION OF THE PLANNING DEPARTMENT.
20. ALL LANDSCAPING SOIL AND FILL MUST BE MAINTAINED AND REASONABLY FREE FROM WEEDS, REFUSE, AND DEBRIS AT ALL TIMES.

0 20' 40'

Scale: 1"=20'-0"

PEC PRECISION ENGINEERING CORPORATION EST. 1976 CIVIL • CONSULTING • GEO LAND SURVEYORS

PHONE: (662) 234-8539
EMAIL: OXFORD@PEC-MS.NET
WEB SITE: PECORPMS.COM
FAX: (662) 234-8639

REVISIONS:

NO.	DATE	DESCRIPTION	BY

LANDSCAPE - PLANTING PLAN
FOR
HIMED PROPERTIES LLC
OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY:	CB		08.27.2026
CHECKED BY:	PK		AS NOTED
PROJECT NO.:	21202		

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PAGE NO.: L102

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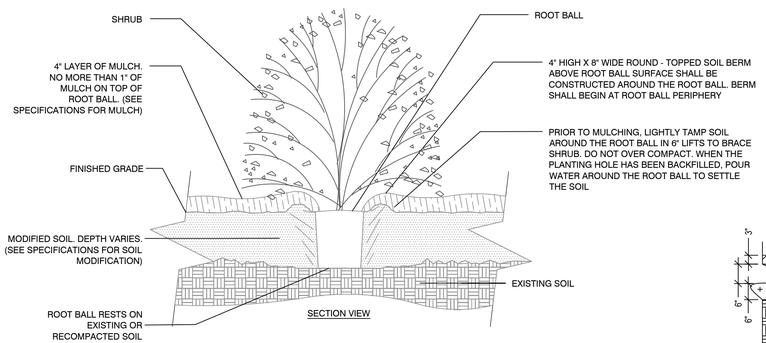
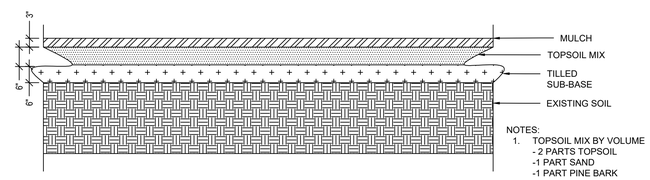


NOTES:
1- SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.

2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

1 SHRUB PLANTING DETAIL

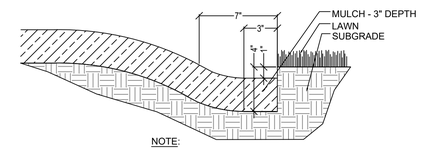
SCALE: N.T.S.



NOTES:
1. TOPSOIL MIX BY VOLUME
- 2 PARTS TOPSOIL
-1 PART SAND
-1 PART PINE BARK

2 PLANTING BED DETAIL

SCALE: N.T.S.

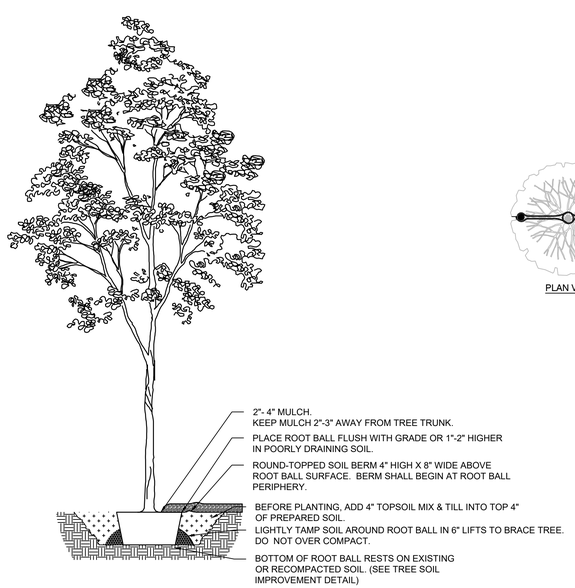


NOTE:

TRENCH EDGE TO BE LOCATED BETWEEN ALL PLANTING BEDS AND LAWN AREAS.

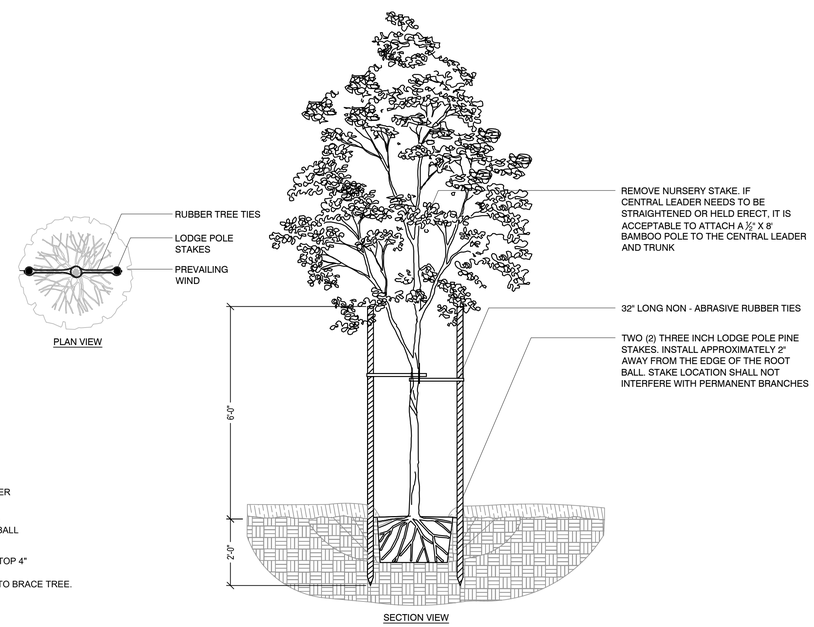
3 PLANTING EDGE DETAIL

SCALE: N.T.S.



4 TREE PLANTING DETAIL

SCALE: N.T.S.



5 TREE STAKING DETAIL

SCALE: N.T.S.

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PHONE: (662) 234-8539
EMAIL: OXFORD@PEC-MS.NET
WEB SITE: PECORPMS.COM
FAX: (662) 234-8639

REVISIONS:

NO.	DATE	DESCRIPTION	BY

LANDSCAPE - DETAILS
FOR
HIMED PROPERTIES LLC
OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY:	CB		08.27.2026
CHECKED BY:	PK		AS NOTED
PROJECT NO.:	21202		

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PAGE NO.:

L103

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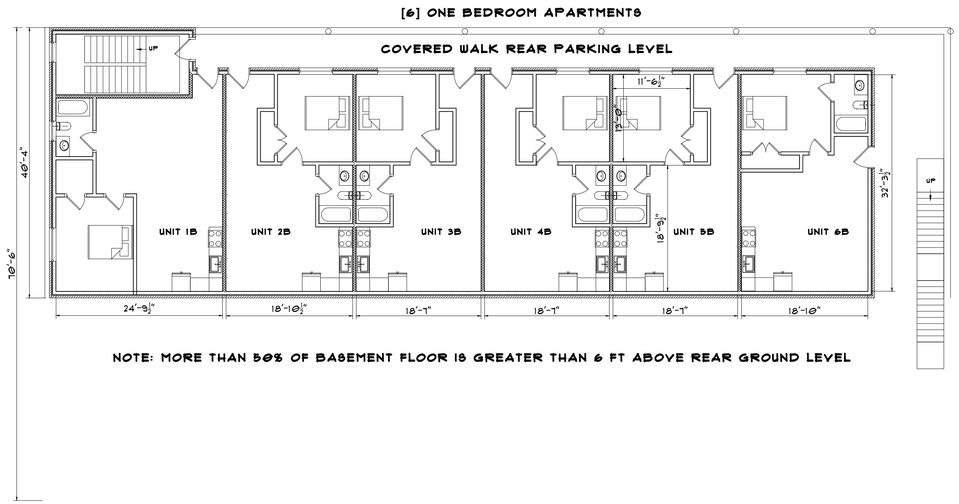
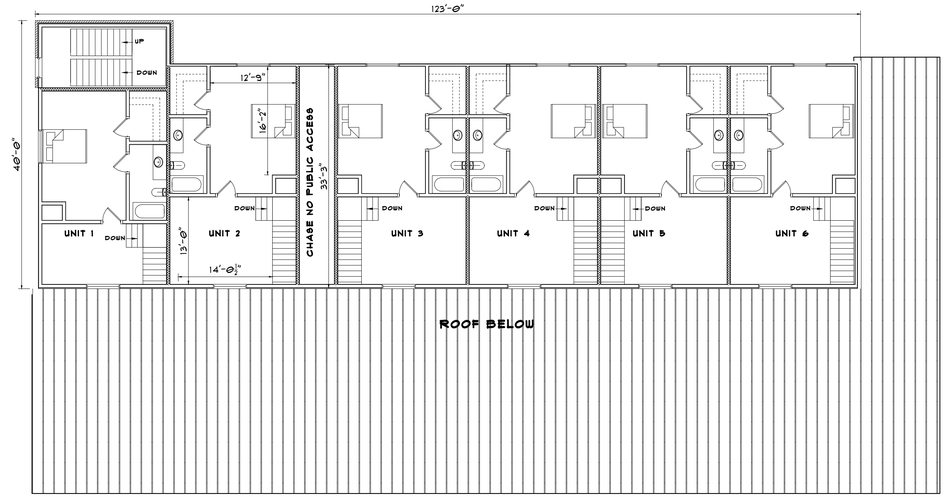
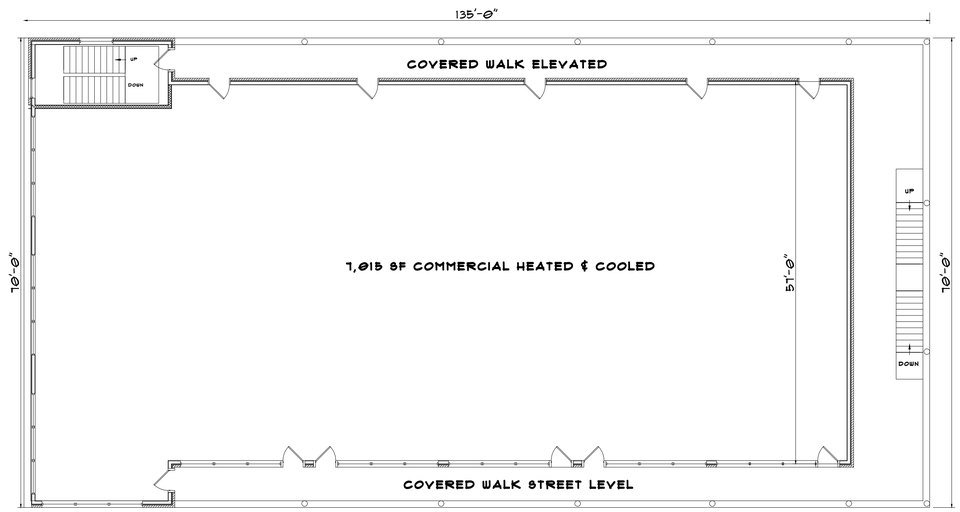


NOTE: MORE THAN 50% OF BASEMENT FLOOR IS GREATER THAN 6 FT ABOVE REAR GROUND LEVEL

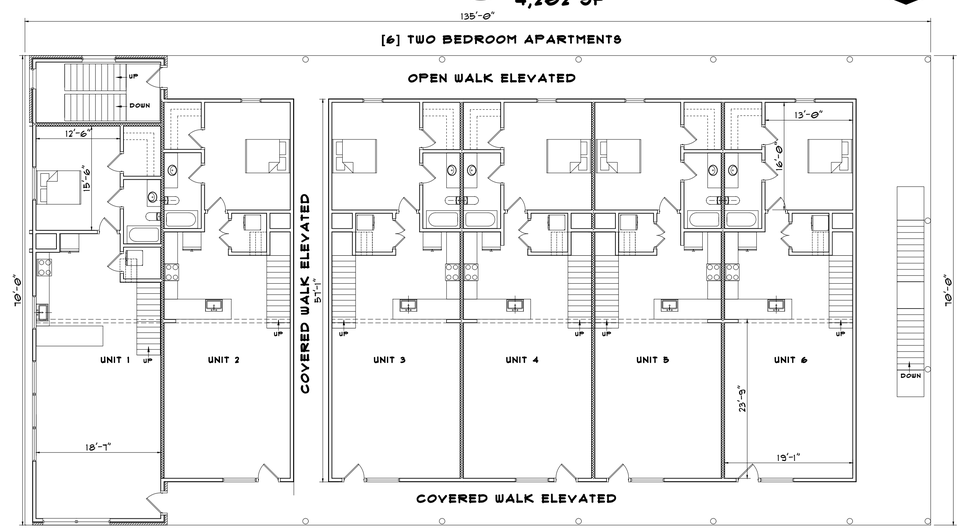
1/1 **BASEMENTPLAN**
NO SCALE
5,335 SF FOOTPRINT



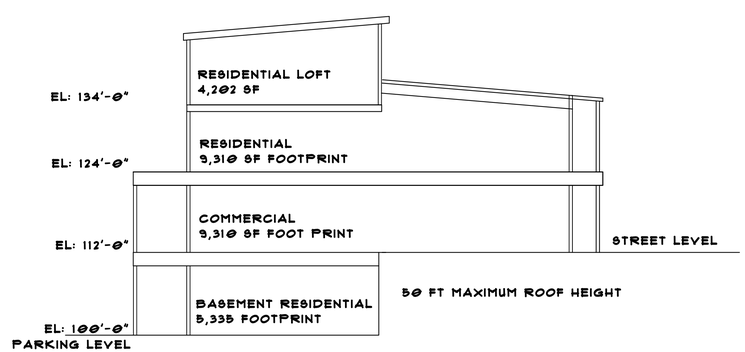
3/1 **RESIDENTIAL LOFT PLAN**
NO SCALE
4,202 SF



2/1 **COMMERCIAL PLAN**
NO SCALE
9,310 SF FOOTPRINT



4/1 **RESIDENTIAL PLAN**
NO SCALE
9,310 SF FOOTPRINT



5/1 **SCHEMATIC SECTION**
NO SCALE

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ECOARCHLLC@GMAIL.COM

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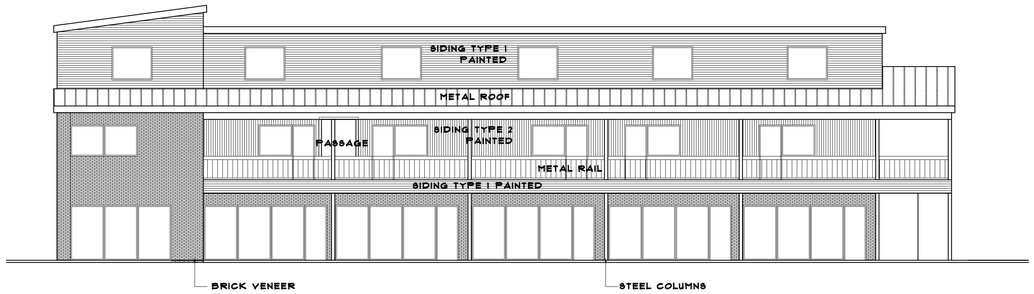
ISSUE	DATE
SITE PLAN	07.22.2026

NEW BUILDING SCHEMATIC

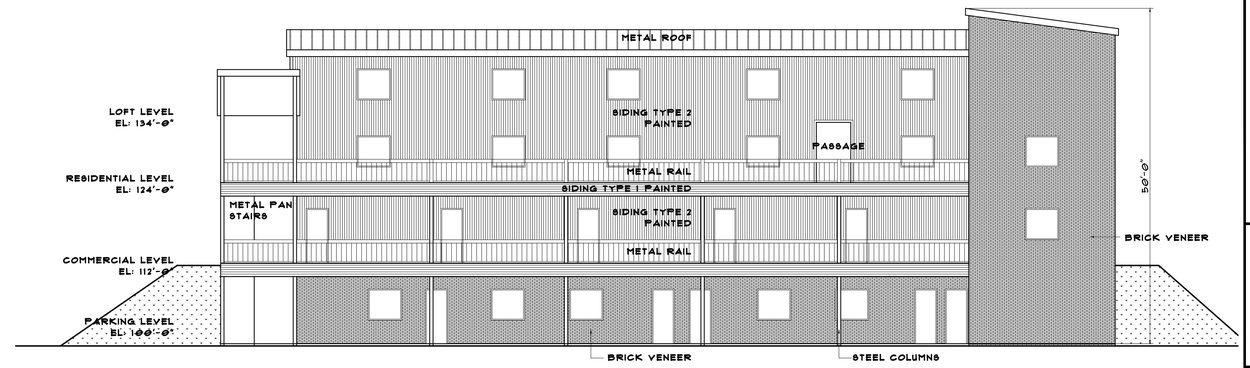
HIGHWAY 30 OXFORD, MS 38655
PPIN 4575

PLANS
SECTION

SHEET 1 OF 2



1/2 **NORTH ELEVATION**
NO SCALE



3/2 **SOUTH ELEVATION**
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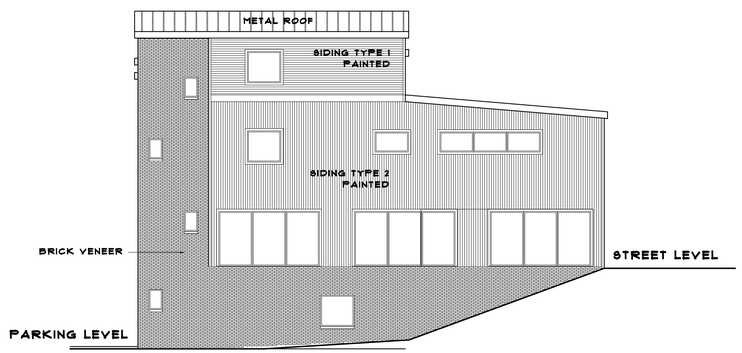
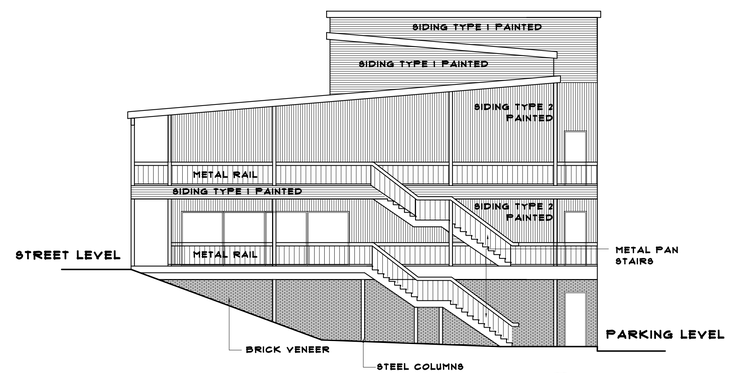


2/2 **EAST ELEVATION**
NO SCALE



4/2 **WEST ELEVATION**
NO SCALE

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ISSUE	DATE
SITE PLAN	07.22.2026

NEW BUILDING SCHEMATIC

HIGHWAY 30 OXFORD, MS 38655
PPIN 4575

EXTERIOR ELEVATIONS

SHEET 2 OF 2

OXFORD
PLANNING
DEPARTMENT

Case 3399

To: Oxford Planning Commission
From: Robert Baxter, AICP; Senior Planner
Date: September 14, 2026

Applicant: Montecito Medical Real Estate Group (Daniel Davis)
Owner: Same
Request: Site Plan Approval for 'Stern Cardiovascular Center'
Location: 98 F.D. "Buddy" East Parkway (PPINs #9145 & #40307)
Zoning: (TNB) Traditional Neighborhood Business

Surrounding Zoning:
North, East, West: (SCN) Suburban Center
South, East, West: (TNB) Traditional Neighborhood Business

Case History: Case #3376 – Special Exception for floor area sf maximum; Variance for footprint maximum; Variance for build-to line maximum – July 2026
Case #3372 – Preliminary and Final Plat for 'Montecito Medical' – July 2026

Planning Comments: The subject property is +/- 14.709 acres located at the intersection of MS Highway 6 and F.D. Buddy East Parkway. The applicant is proposing to construct a +/- 47,608 sf medical office for Stern Cardiovascular.

Use and Parking – Medical Facilities greater than 25,000 sf floor area are approvable by Special Exception in TNB. The applicant received this approval in July 2026 (Case #3376).

Parking for medical facilities is calculated at one space for every 250 sf of gross floor area. In this instance the required minimum would be 190 spaces with a maximum of 238 allowed. The applicant has proposed 216 spaces, 9 of which are ADA accessible.

Height – Structures in TNB are allowed up to 3 stories and 40 ft tall. The applicant proposes 2 stories and a maximum building height of 37'6".

Coverage – TNB allows up to 80% coverage. The applicant proposes 20.92%.

Other Elements

- **Landscaping** - The applicant has provided a landscape plan that includes street trees, parking lot tress, foundation plantings and required screenings that all meet LDC requirements.

- **Tree Mitigation** - The applicant has provided a tree survey that indicates the trees to be removed and those to be retained and protected. No mitigation is required at this time due to the number of trees retained.

- **Building Materials** – The proposed building has a primary brick façade with precast stone accents and metal canopies.

- **Signage** – Signage is separately permitted. No more than three signs are permitted per business.

- **Pedestrian Easement** – Per the approved Special Exception for maximum floor area, a 30' wide pedestrian easement with associated grading easements was required in the existing powerline easement. This is for the purpose of the City constructing a future multi-use trail per the City of Oxford Parks and Trails Master Plan. Staff is working with the applicant's engineering team to finalize this easement.

Engineering Comments:

Access

This project proposes the construction of a medical office building along FD Buddy East Parkway just south of its intersection with MS Hwy 6. The site will have 1 access point along FD Buddy East along its southern property line.

Water and Sewer

Water to the site will be supplied by the East Oxford Water Association. Sewer will be conveyed to an existing manhole along Highway 30 by use of a private lift station.

Stormwater Management

The stormwater management requirements for this site plan will be met by conveying stormwater runoff with inlets and pipes to an above ground detention pond located to the east of the project site. The detention basin will discharge to the north into an existing ditch running along MS Hwy 6 ROW.

The Engineering Department has not approved the Stormwater Management Plan for this project as of yet but does not see any issues preventing its approval should all engineering comments be met.

Recommendation: Staff recommends approval of the requested Site Plan for 'Stern Cardiovascular Center' 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, 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.

3. Final approval of the stormwater management plan.

4. The stormwater management facility must be certified by the civil engineer prior to the issuance of a certificate of occupancy.

5. Sewer connection fees shall be paid before a building permit is issued.

CONSTRUCTION PLANS

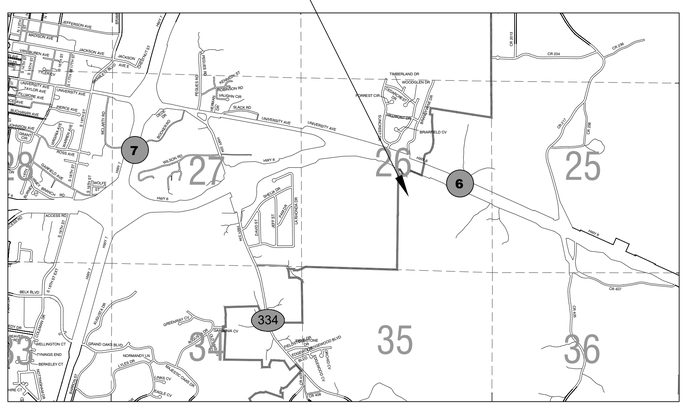
FOR

STERN OXFORD DEVELOPMENT

AT

98 BUDDY EAST PARKWAY
OXFORD, MS 38655

PROJECT LOCATION



VICINITY MAP
N.T.S.

OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

INDEX OF SHEETS:

C101	GENERAL NOTES
C102	EXISTING CONDITIONS & AERIAL IMAGERY
C103	EROSION CONTROL PLAN
C104	DEMOLITION PLAN
C105	SITE PLAN
C106	OVERALL GRADING PLAN
C107	DETAILED GRADING PLAN A
C108	DETAILED GRADING PLAN B
C109	DETAILED GRADING PLAN C
C110	OVERALL STORM DRAINAGE PLAN
C111	WATER UTILITY PLAN
C112	SANITARY SEWER PLAN
C113	HARDSCAPE PLAN
C114	COMPLETE STREETS PLAN
C501	DETAILS
C502	DETAILS
C503	DETAILS
C504	DETAILS
C505	DETAILS
C506	DETAILS
C507	DETAILS
C508	DETAILS
C509	DETAILS
C510	DETAILS
L101	LANDSCAPE - MASTER PLAN
L102	LANDSCAPE - PLANTING PLAN
L103	LANDSCAPE - DETAILS

CIVIL • CONSULTING • GEO
PEC
PRECISION ENGINEERING CORPORATION
EST. 1976
LAND SURVEYORS

OWNER/DEVELOPER:

MONTECITO MEDICAL REAL ESTATE
3807 CLEGHORN AVE, SUITE 903
NASHVILLE, TN 37215

CONSULTING ENGINEER:

PRECISION ENGINEERING CORPORATION
1776 NORTH LAMAR BOULEVARD
OXFORD, MS 38655
(662) 234-8539

AUGUST 2026 (2ND CITY SUBMITTAL)

GENERAL PROJECT NOTES AND CONSTRUCTION SPECIFICATIONS

OWNER/DEVELOPER INFORMATION

OWNER/DEVELOPER:	MONTECITO MEDICAL REAL ESTATE
CONTACT PERSON:	DANIEL DAVIS
CONTACT ADDRESS:	3807 CLEGHORN AVE, SUITE 903 NASHVILLE, TN 37215
CONTACT PHONE:	(615) 921–3850
CONTACT EMAIL:	ddavis@monecitomac.com

SUBJECT PROPERTY INFORMATION

TAX PARCEL ID NO(s).:	137X–26–156.01 & 137X–26–156.00
PPIN:	40307 & 9145
SUBJECT PROPERTY DEED:	2020–12610 & 457/150
CURRENT ZONING DISTRICT:	TRADITIONAL NEIGHBORHOOD BUSINESS (TNB)

BUILDING SETBACKS and UTILITY EASEMENTS

BUILDING SETBACKS SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE ON THE PLAT:

FRONT YARD BUILD–TO LINE (MIN/MAX)	–	0/58 FEET
REAR YARD SETBACK LINE	–	25 FEET (50 FEET ABUTTING ER or SR ZONING)
SIDE YARD SETBACK LINE	–	10 FEET ONE SIDE

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

ELECTRIC DEPARTMENT

NORTH EAST MISSISSIPPI ELECTRIC POWER ASSOCIATION (NEMEPA)
1389 COOPERATIVE WAY
OXFORD, MS 38655
662–234–6331

CONTACT(s): 662–234–6331
service@northeastpower.org

WATER DEPARTMENT

EAST OXFORD WATER ASSOCIATON
11 COUNTY ROAD 4056
OXFORD, MS 38655
662–234–2877

CONTACT(S): DAVID DANIELS, P.E., ENGINEER
662–236–3981
ddaniels@danielsassociates.com

ENVIRONMENTAL SERVICES (SOLID WASTE)

SOLID WASTE DEPARTMENT
CITY OF OXFORD
717 MOLLY BAR ROAD
OXFORD, MS 38655

CONTACT(s): AMBERLYN LILES, SUPERINTENDENT
662–232–2359
amberlyn@oxfordms.net

ENGINEERING (STREETS, WATER, & SEWER)

ENGINEERING DEPARTMENT
CITY OF OXFORD
715 MOLLY BAR ROAD
OXFORD, MS 38655

CONTACT(s): JOHN CRAWLEY, P.E., CITY ENGINEER
662–232–2306
john@oxfordms.net

PLANNING

PLANNING DEPARTMENT
CITY OF OXFORD
715 MOLLY BAR ROAD
OXFORD, MS 38655

CONTACT(s): BEN REQUET, DIRECTOR OF PLANNING
662–232–2305
bjrequet@oxfordms.net

BUILDING DEPARTMENT

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MISSISSIPPI 811, INC.

MISSISSIPPI 811, INC.
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GENERAL NOTES

GENERAL NOTES

1. THE SUBJECT PROPERTY IS LOCATED IN A FRACTION OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 3 WEST, LAFAYETTE COUNTY, MISSISSIPPI. THE SUBJECT PROPERTY CONTAINS 14.709 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 LAFAYETTE COUNTY 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 2500 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 AND LAFAYETTE COUNTY.
15. ALL CONSTRUCTION MATERIALS AND INSTALLATION SHALL CONFORM TO CITY, COUNTY, 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 14.709 ACRES. THE DISTURBED AREA FOR THIS PROJECT IS LIMITED TO ABOUT 42% OF THE TOTAL PROJECT AREA.
2. THIS PROPERTY IS LOCATED IN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), ACCORDING TO NFIP FLOOD INSURANCE RATE MAP NUMBER 28071C0300C, 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 JURISDICITION. 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. ANY SUITABLE EXCESS EARTH MATERIAL SHALL BE STORED ON SITE FOR FUTURE EXPANSION AREAS AT NO ADDITIONAL COST TO THE OWNER.

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.

PEC
PRECISION ENGINEERING CORPORATION
EST. 1976
CIVIL • CONSULTING • GEO
LAND SURVEYORS

PHONE: (662) 234-8539
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WEB SITE: PECORPMS.COM
FAX: (662) 234-8639

REVISIONS:

NO.	DATE	DESCRIPTION	BY

NOT FOR CONSTRUCTION

GENERAL NOTES FOR STERN OXFORD DEVELOPMENT OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY:	J.

LINE	BEARING	DISTANCE
L1	N 86°20'03" W	30.22'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1583.09'	124.56'	124.56'	S 01°15'34" W
C2	1540.00'	16.52'	16.52'	S 03°47'44" W
C3 (Survey)	1583.09'	110.48'	110.46'	S 03°05'57" E
C3 (Deed)	1570.00'	110.47'	110.45'	S 03°04'17" E

0 40' 80'
Scale: 1"=40'-0"

EXISTING CONDITIONS & AERIAL

SCALE: 1" = 40'

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REVISIONS:

NO.	DATE	DESCRIPTION	BY

NOT FOR CONSTRUCTION

EXISTING CONDITIONS & AERIAL
FOR
STERN OXFORD DEVELOPMENT
OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY:	J.R.W		08.14.2026
CHECKED BY:	PK		AS NOTED
PROJECT NO.:	26004		

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PAGE NO.:
C102

Z:\Shared\documents\DATA\project\26004 - Medical Office Bldg - Buddy East Parkway (stern Oxford Development)\CIVIL\CAD\SHEET_PRE_DVLP.dwg SAVE:8/14/2026 3:39 PM PLOT:8/14/2026 3:39 PM

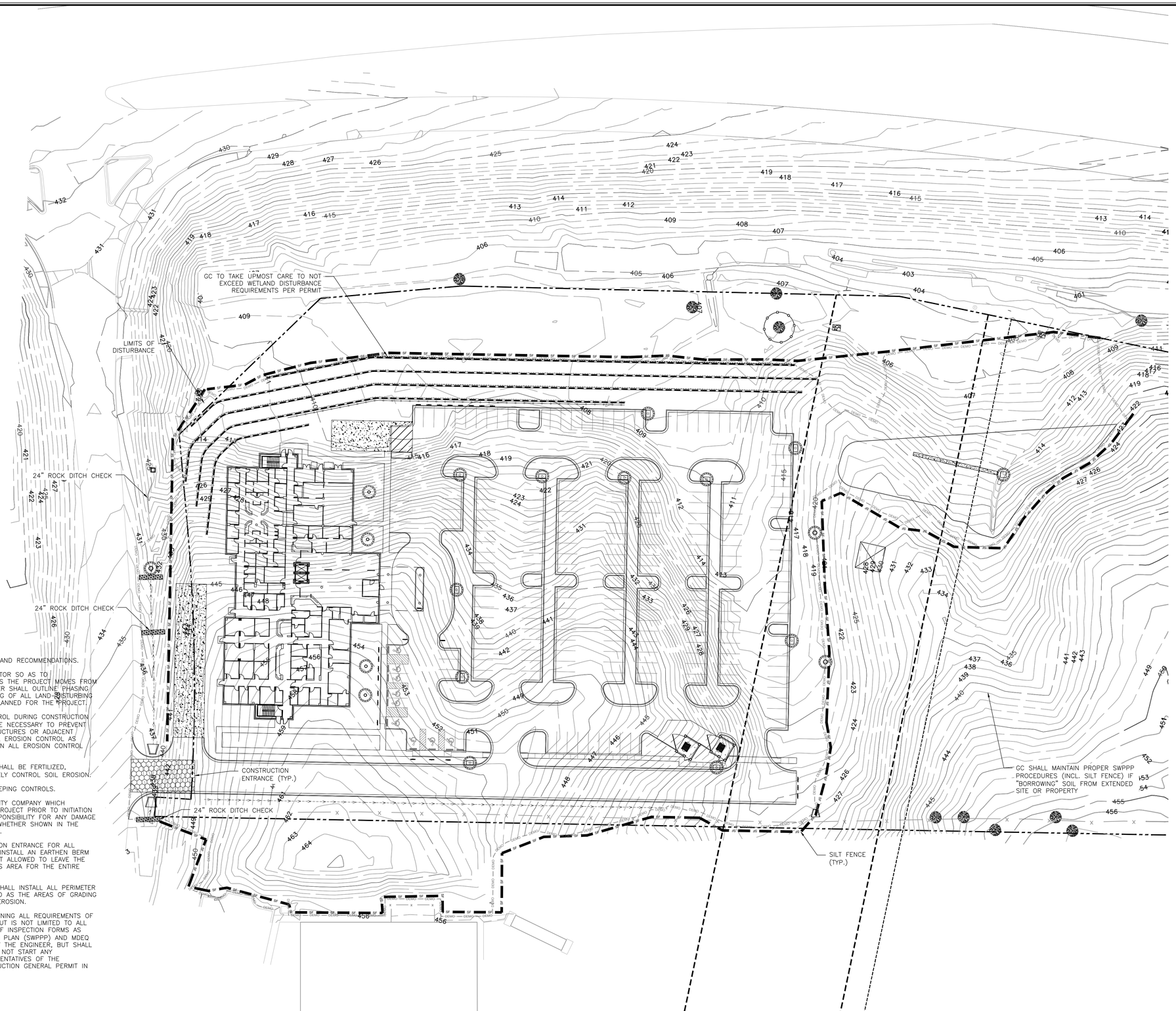
0 40' 80'
Scale: 1"=40'-0"

NEW DISTURBED AREA: 6.20 ACRES

* PLEASE NOTE THAT THE EROSION CONTROL PLAN SHALL BE MODIFIED & IMPLEMENTED IN A WAY THAT ACCOMMODATES EACH PHASE OF THE DEVELOPMENT. SEDIMENT BARRIERS ARE TO BE MODIFIED FOR EACH PHASE OF CONSTRUCTION.

LEGEND

- HEAVY DUTY SILT FENCE
- LIMITS OF DISTURBANCE
- TREE PROTECTION FENCING
- DIRECTION FLOW ARROWS
- CONSTRUCTION ENTRANCE
- INLET PROTECTION
- TEMPORARY SEDIMENT BASIN



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. THE CONSTRUCTION MANAGER SHALL OUTLINE PHASING OF CONSTRUCTION ACTIVITIES AND SHALL COORDINATE THE TIMING OF ALL LAND-DISTURBING ACTIVITIES WITH EROSION AND SEDIMENT CONTROL MEASURES PLANNED FOR THE PROJECT.
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.

EROSION CONTROL PLAN

SCALE: 1" = 40'

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LAND SURVEYORS

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WEB SITE: PECORPMS.COM
FAX: (662) 234-8639

REVISIONS:

NO.	DATE	DESCRIPTION	BY

NOT FOR CONSTRUCTION

EROSION CONTROL PLAN
FOR
STERN OXFORD DEVELOPMENT
OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY:	J.R.W		08.14.2026
CHECKED BY:	PK		AS NOTED
PROJECT NO.:	26004		

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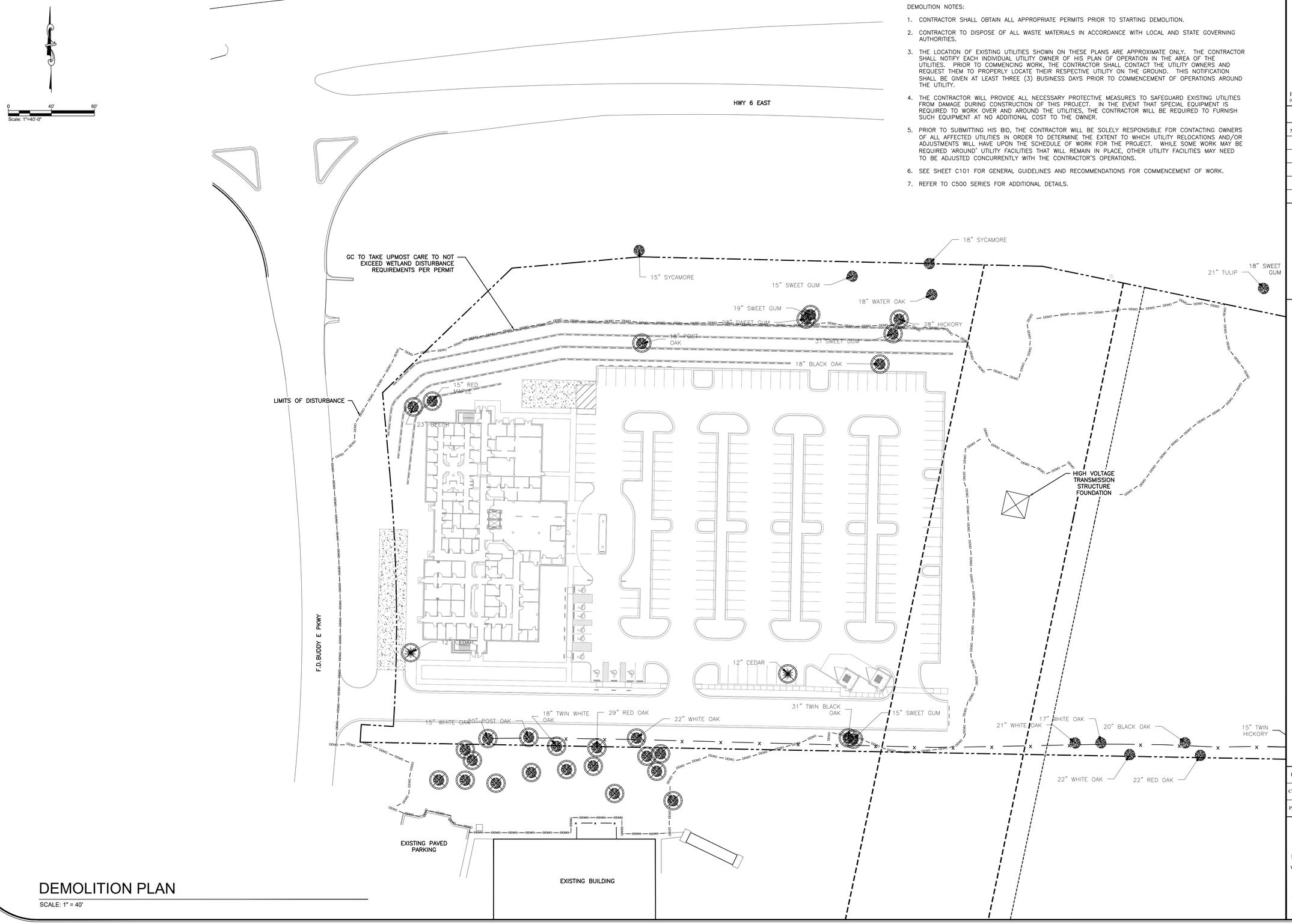
LEGEND

TREES TO BE REMOVED

DEMOLITION NOTES:

1. CONTRACTOR SHALL OBTAIN ALL APPROPRIATE PERMITS PRIOR TO STARTING DEMOLITION.
2. CONTRACTOR TO DISPOSE OF ALL WASTE MATERIALS IN ACCORDANCE WITH LOCAL AND STATE GOVERNING AUTHORITIES.
3. 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.
4. 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.
5. 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.
6. SEE SHEET C101 FOR GENERAL GUIDELINES AND RECOMMENDATIONS FOR COMMENCEMENT OF WORK.
7. REFER TO C500 SERIES FOR ADDITIONAL DETAILS.



DEMOLITION PLAN

SCALE: 1" = 40'

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REVISIONS:

NO.	DATE	DESCRIPTION	BY

NOT FOR CONSTRUCTION

DEMOLITION PLAN FOR STERN OXFORD DEVELOPMENT OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY:	J.R.W		08.14.2026
CHECKED BY:	PK		AS NOTED
PROJECT NO.:	26004		

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0 40' 80'
Scale: 1"=40'-0"

LEGEND

— · — · —	PROPERTY LINE BOUNDARY
— — — —	BUILDING SETBACK
— — — —	TVA EASEMENT BOUNDARY
— — — —	ATT EASEMENT BOUNDARY
(18)	PARKING SPACES

SITE DATA

PROPERTY BOUNDARY 14.595 ACRES

ZONING: TRADITIONAL NEIGHBORHOOD BUSINESS (TNB)

SETBACKS:
FRONT YARD BUILD–TO LINE = 0 FEET/58 FEET (MIN./MAX.)
SIDE YARD = 10 FEET
REAR YARD = 25 FEET
= 50 FEET (IF ABUTS ER OR SR)

BUILDING AREA
MEDICAL BUILDING = 47,608 SF (2–STORY)

PARKING REQUIRED:
REQUIRED STANDARD PARKING = 190 PARKING SPACES (1 SPACE/250 SF)
REQUIRED ACCESSIBLE PARKING = 7 PARKING SPACES (2 VAN ACCESSIBLE)

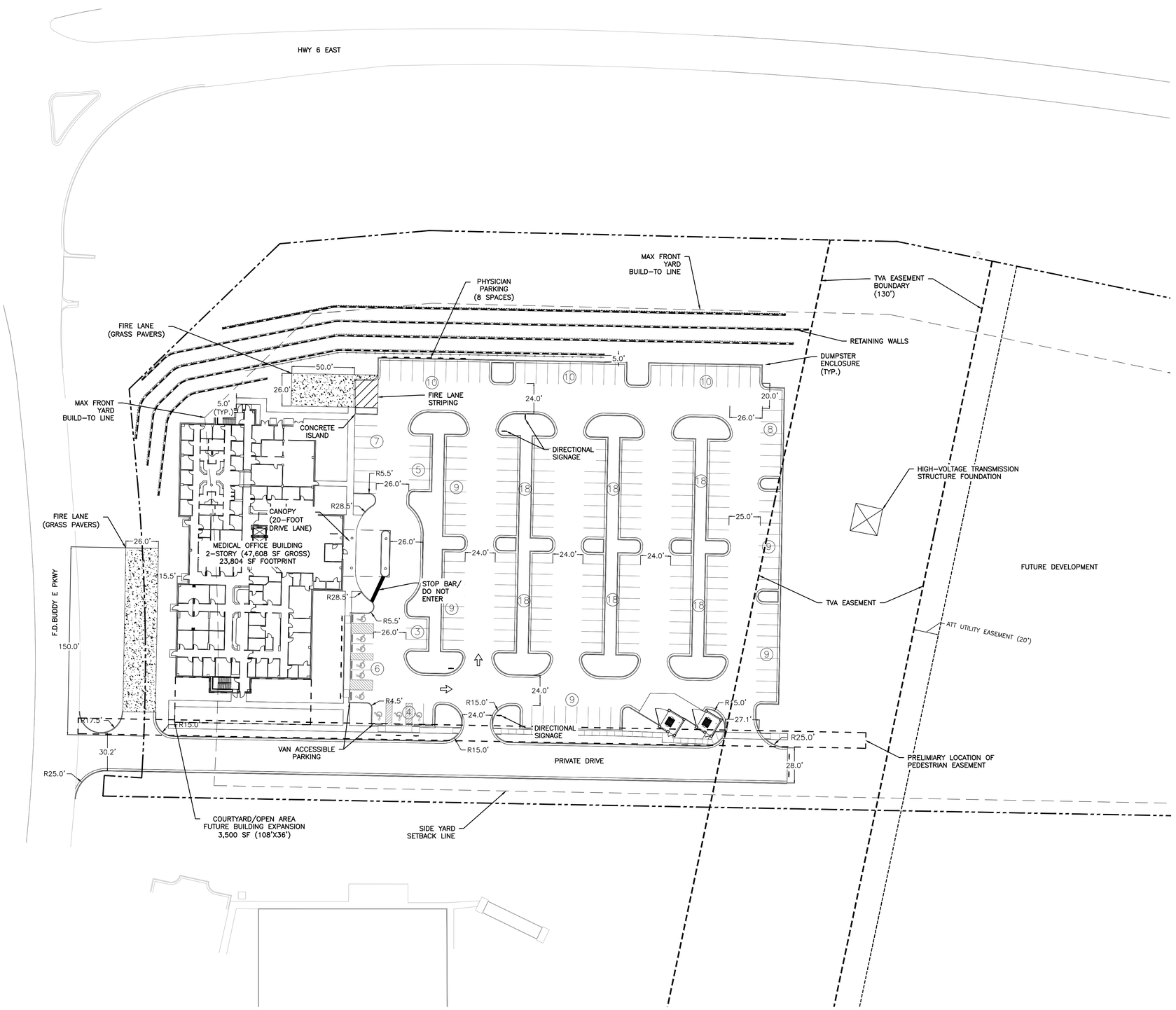
TOTAL REQUIRED PARKING = 190 PARKING SPACES (1 SPACE/250 SF)

STANDARD PARKING PROVIDED = 207 SPACES
ADA PARKING PROVIDED = 9 SPACES (2 VAN ACCESSIBLE)

TOTAL PARKING PROVIDED = 216 SPACES (4.5 SPACES/1,000 SF)

SITE NOTES:

1. ALL CURB DIMENSIONS ARE TO FACE OF CURB
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.



SITE PLAN

SCALE: 1" = 40

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REVISIONS:

NO.	DATE	DESCRIPTION	BY

NOT FOR CONSTRUCTION

SITE PLAN FOR STERN OXFORD DEVELOPMENT
OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY:	J.R.W		08.14.2026
CHECKED BY:	PK		AS NOTED
PROJECT NO.:	26004		

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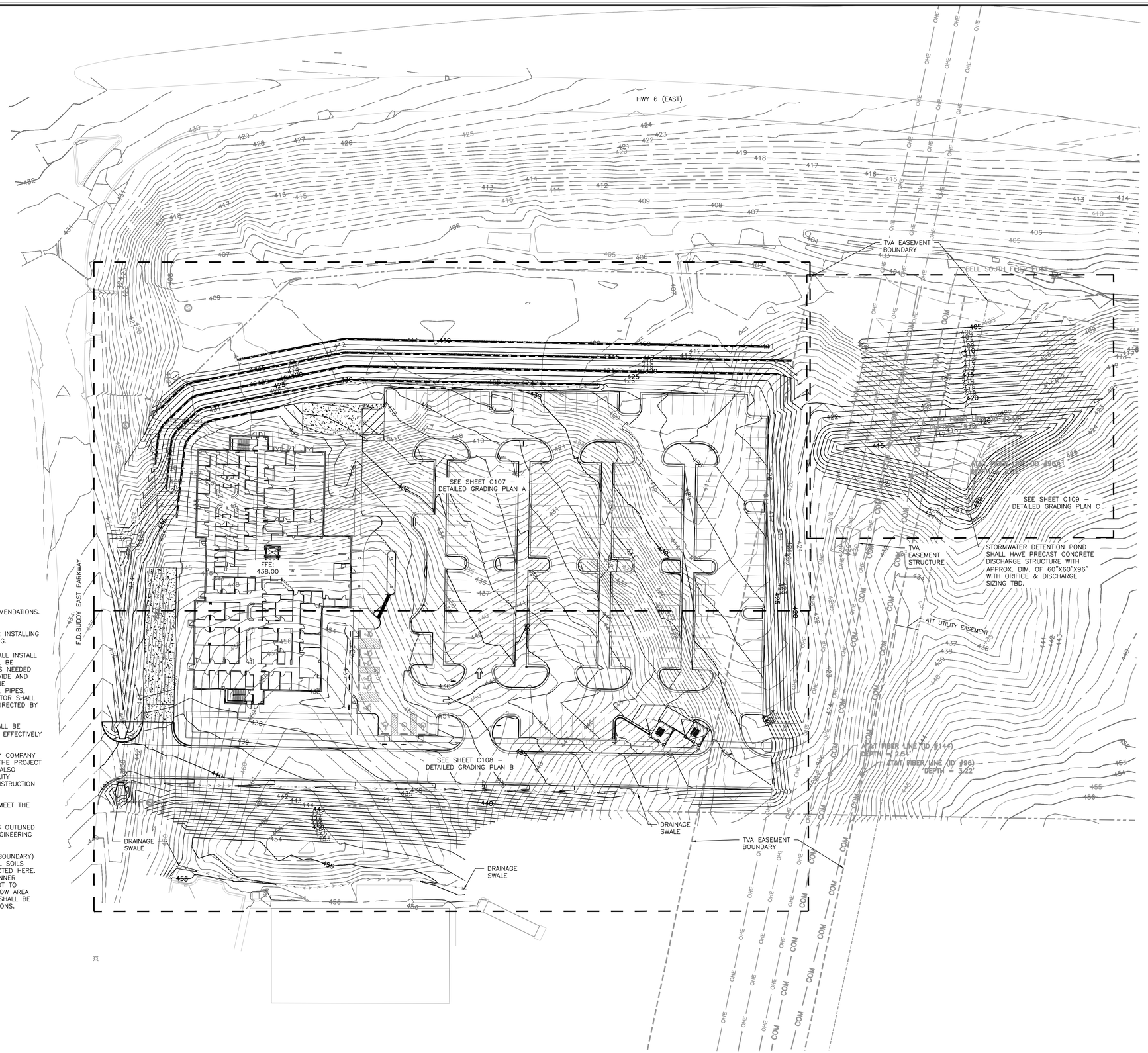

0 40' 80'
Scale: 1"=40'-0"

LEGEND

RETAINING WALL	
× TW:500.00	TOP OF WALL GRADE
BW:495.00	BOTTOM OF WALL GRADE
× E:500.00	END OF WALL GRADE
× TBC:500.00	
× LP:500.00	TOP BACK OF CURB GRADE

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.
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6. ALL ACCESSIBLE ROUTES AND ACCESSIBLE PARKING BAYS SHALL MEET THE AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS
6. CONTRACTOR TO PERFORM UNDERCUT, BACKFILL, AND GRADING AS OUTLINED IN THE GEOTECHNICAL INVESTIGATION PREPARED BY PRECISION ENGINEERING CORPORATION DATED MARCH 25, 2026.
7. IF THE QUANTITY OF ONSITE EXCAVATION (WITHIN THE PROPERTY BOUNDARY) IS NOT SUFFICIENT TO REACH PROPOSED GRADES, ANY ADDITIONAL SOILS REQUIRED WILL COME FROM THE OFFSITE BORROW AREA AS DEPICTED HERE. THE CONTRACTOR SHALL PERFORM EXCAVATION IN A UNIFORM MANNER ACROSS THE ENTIRE FOOTPRINT OF THE BORROW AREA SO AS NOT TO CREATE ANY ISOLATED LOW AREAS AND SHALL ENSURE THE BORROW AREA DRAINS ONCE EXCAVATION IS COMPLETE. ALL DISTURBED AREAS SHALL BE SEEDED, FERTILIZED AND MULCHED PER THE PROJECT SPECIFICATIONS.

OVERALL GRADING PLAN

SCALE: 1" = 40'

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REVISIONS:

NO.	DATE	DESCRIPTION	BY

NOT FOR CONSTRUCTION

OVERALL GRADING PLAN
FOR
STERN OXFORD DEVELOPMENT
OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY:	J.R.W		08.14.2026
CHECKED BY:	PK		AS NOTED
PROJECT NO.:	26004		

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0 20' 40'
Scale: 1"=20'-0"

LEGEND

RETAINING WALL	
× TW:500.00 BW:495.00	TOP OF WALL GRADE BOTTOM OF WALL GRADE
× E:500.00	END OF WALL GRADE
× TBC:500.00	TOP BACK OF CURB GRADE
× LP:500.00	LOW POINT
× P:500.00	PAVEMENT GRADE
× G:500.00	GROUND ELEVATION
× B:500.00	TOP OF BERM
× EX:500.00	EXISTING PAVEMENT GRADE
DRAINAGE SWALE	

GRADING NOTES:

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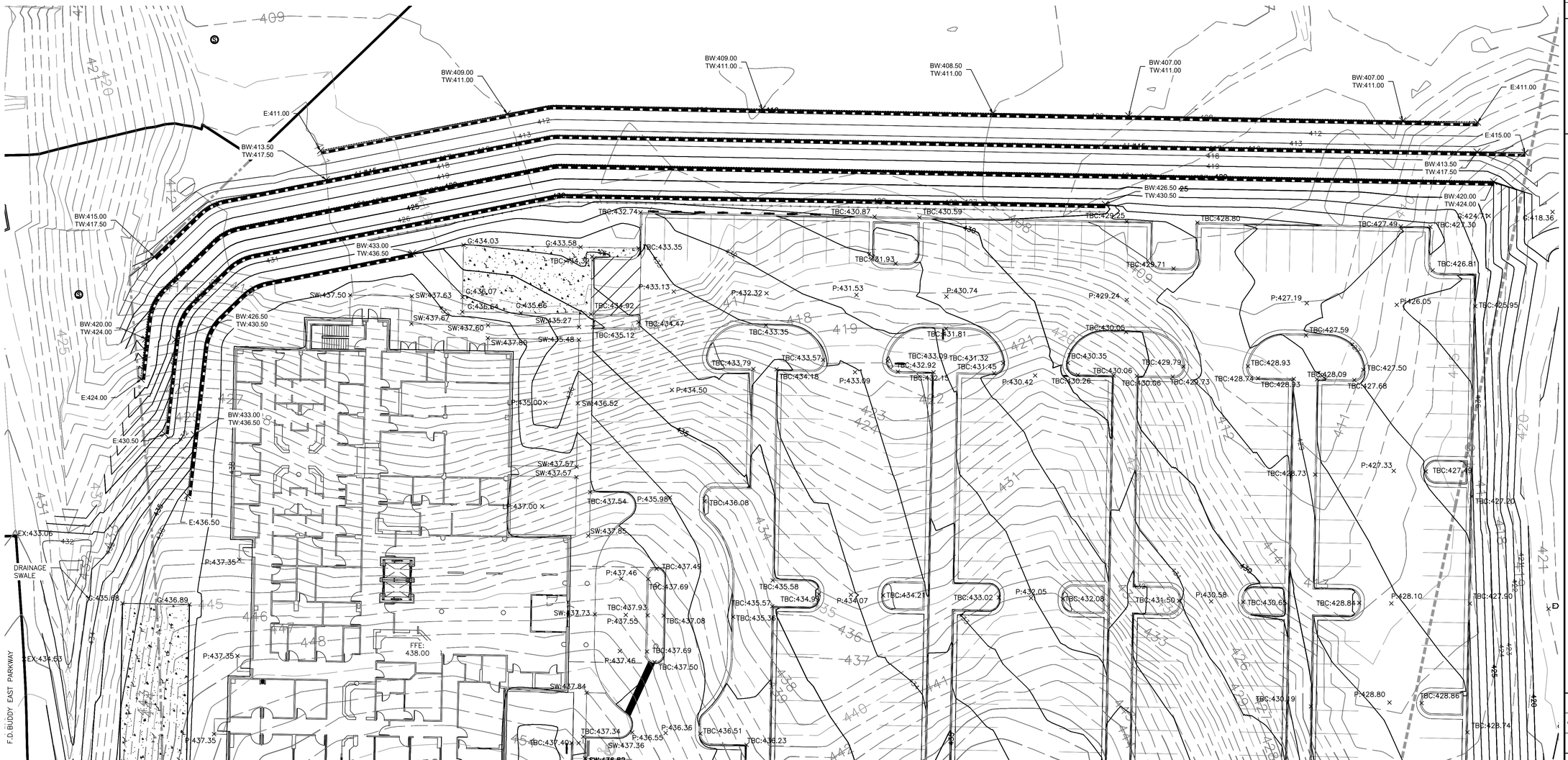

DETAILED GRADING PLAN A

SCALE: 1" = 20'

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NO.	DATE	DESCRIPTION	BY

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DETAILED GRADING PLAN A
FOR
STERN OXFORD DEVELOPMENT
OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY:	J.R.W		08.14.2026
CHECKED BY:	PK		AS NOTED
PROJECT NO.:	26004		

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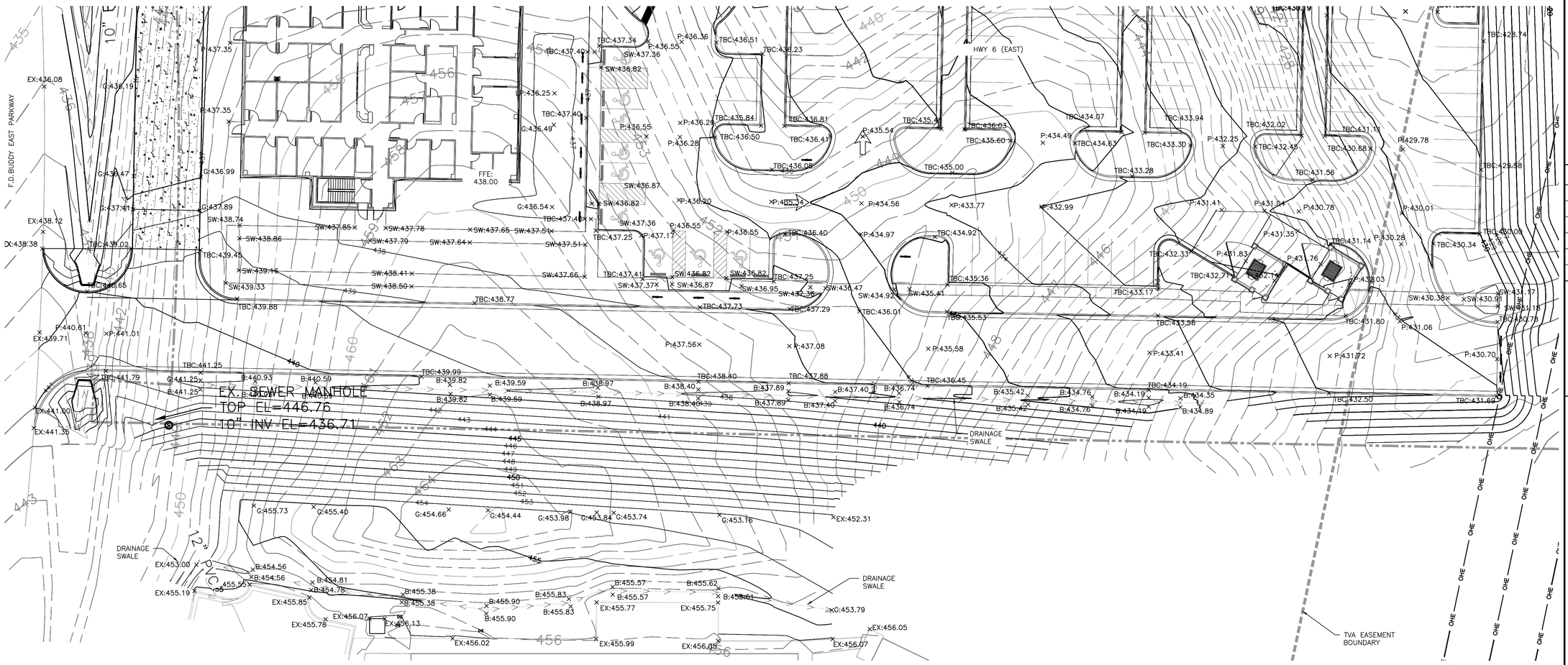

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DETAILED GRADING PLAN B

SCALE: 1" = 20'

0 20' 40'
Scale: 1"=20'-0"

LEGEND

RETAINING WALL	
× TW:500.00	TOP OF WALL GRADE
BW:495.00	BOTTOM OF WALL GRADE
× E:500.00	END OF WALL GRADE
× TBC:500.00	TOP BACK OF CURB GRADE
× LP:500.00	LOW POINT
× P:500.00	PAVEMENT GRADE
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× B:500.00	TOP OF BERM
× EX:500.00	EXISTING PAVEMENT GRADE
DRAINAGE SWALE	
EARTHEN BERM	

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REVISIONS:

NO.	DATE	DESCRIPTION	BY

NOT FOR CONSTRUCTION

DETAILED GRADING PLAN B
FOR
STERN OXFORD DEVELOPMENT
OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY:	J.R.W		08.14.2026
CHECKED BY:	PK		AS NOTED
PROJECT NO.:	26004		

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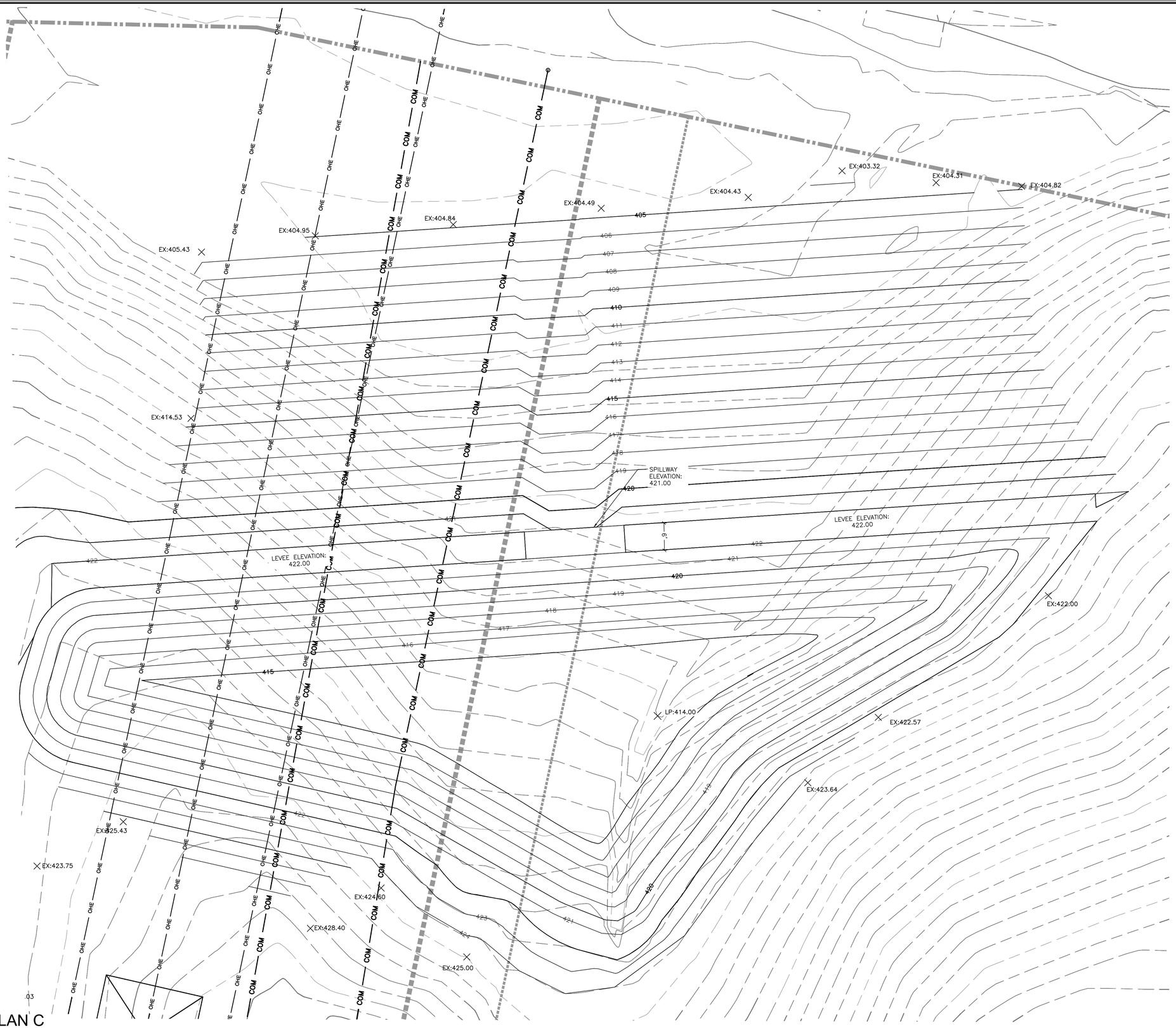

0 10' 20'
Scale: 1"=10'-0"

LEGEND

RETAINING WALL	
TW:500.00 BW:495.00	TOP OF WALL GRADE BOTTOM OF WALL GRADE
E:500.00	END OF WALL GRADE
TBC:500.00	TOP BACK OF CURB GRADE
LP:500.00	LOW POINT
P:500.00	PAVEMENT GRADE
G:500.00	GROUND ELEVATION
B:500.00	TOP OF BERM
EX:500.00	EXISTING PAVEMENT GRADE
	DRAINAGE SWALE
	EARTHEN BERM

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.
6. ALL ACCESSIBLE ROUTES AND ACCESSIBLE PARKING BAYS SHALL MEET THE AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS
6. CONTRACTOR TO PERFORM UNDERCUT, BACKFILL, AND GRADING AS OUTLINED IN THE GEOTECHNICAL INVESTIGATION PREPARED BY PRECISION ENGINEERING CORPORATION DATED MARCH 25, 2026.
7. IF THE QUANTITY OF ONSITE EXCAVATION (WITHIN THE PROPERTY BOUNDARY) IS NOT SUFFICIENT TO REACH PROPOSED GRADES, ANY ADDITIONAL SOILS REQUIRED WILL COME FROM THE OFFSITE BORROW AREA AS DEPICTED HERE. THE CONTRACTOR SHALL PERFORM EXCAVATION IN A UNIFORM MANNER ACROSS THE ENTIRE FOOTPRINT OF THE BORROW AREA SO AS NOT TO CREATE ANY ISOLATED LOW AREAS AND SHALL ENSURE THE BORROW AREA DRAINS ONCE EXCAVATION IS COMPLETE. ALL DISTURBED AREAS SHALL BE SEEDED, FERTILIZED AND MULCHED PER THE PROJECT SPECIFICATIONS.

DETAILED GRADING PLAN C

SCALE: 1" = 10'

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REVISIONS:

NO.	DATE	DESCRIPTION	BY

NOT FOR CONSTRUCTION

DETAILED GRADING PLAN C
FOR
STERN OXFORD DEVELOPMENT
OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY:	J.R.W		08.14.2026
CHECKED BY:	PK		AS NOTED
PROJECT NO.:	26004		

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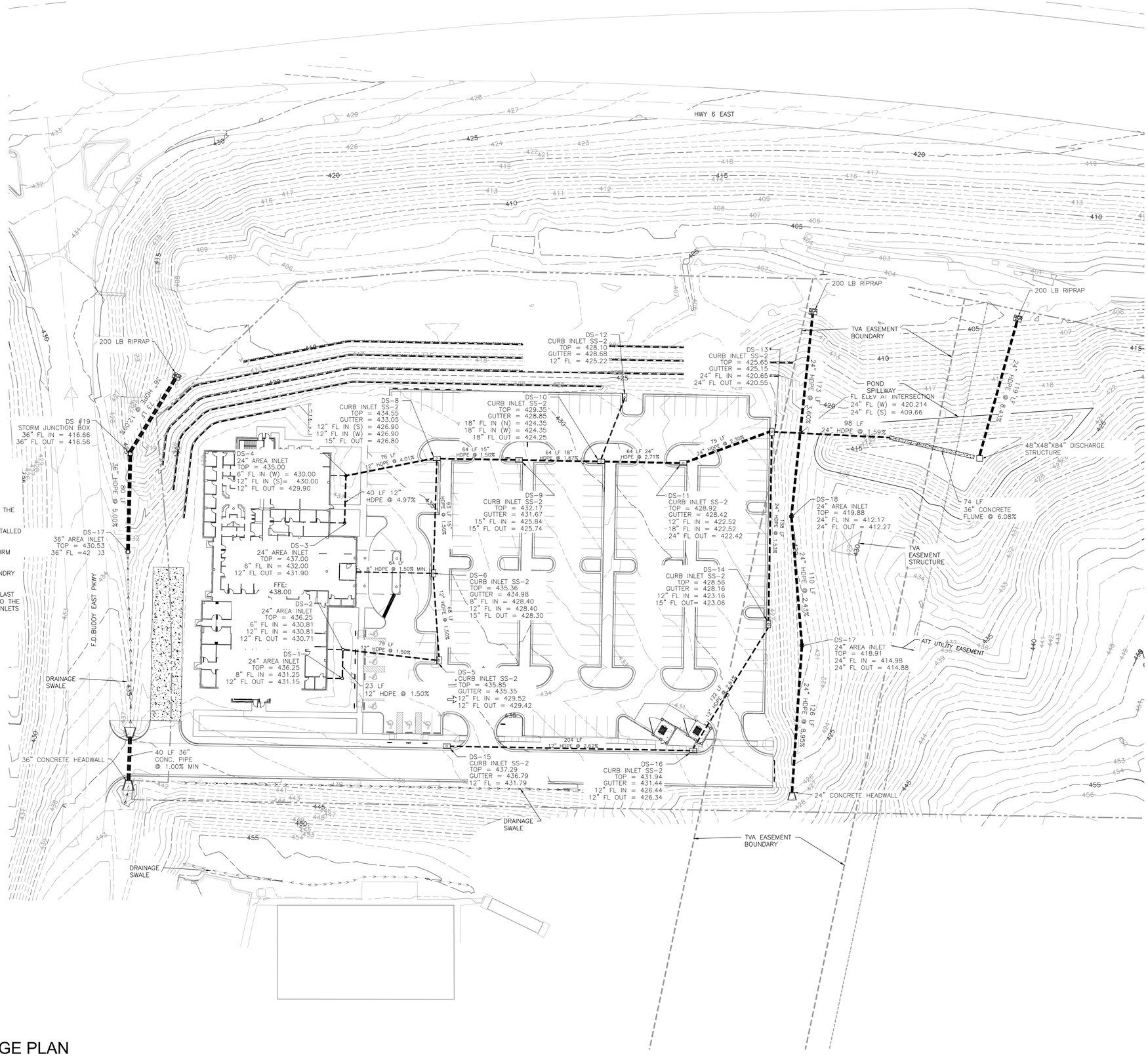

0 40' 80'
Scale: 1"=40'-0"

LEGEND

- RETAINING WALL
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- DRAINAGE SWALE

STORM DRAIN NOTES:

1. SEE SHEET C101 FOR GENERAL GUIDELINES AND RECOMMENDATIONS.
2. CONTRACTOR WILL BE REQUIRED TO PROVIDE THE APPROPRIATE CONSTRUCTION SUBMITTAL DETAILS PRIOR TO FABRICATION OF ALL STRUCTURES.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF THE STORM DRAIN STRUCTURES FOR THE DURATION OF THE PROJECT
4. WHERE STORM PIPE SLOPES EXCEED 12%, CONCRETE ANCHORS SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS.
5. UNDERGROUND VIDEO INSPECTION WILL BE REQUIRED FOR ALL COMPLETED STORM DRAIN PIPES AND STRUCTURES.
6. COMBINATION INLETS REQUIRE PRECAST CONCRETE STORM BOX WITH U.S. FOUNDRY 5130 FRAME, HOOD, AND 6168 GRATE OR APPROVED EQUAL.
7. AREA INLETS SHALL BE PRECAST CONCRETE OR NYLOPLAST BASIN. ANY NYLOPLAST BASIN SHALL HAVE AN ADS SUMP PLUG INSTALLED OR CONCRETE POURED INTO THE BOTTOM OF STRUCTURE, UP TO INVERT ELEVATION TO ELIMINATE SUMP. AREA INLETS REQUIRE 24" DOME GRATE TOPS OR APPROVED EQUAL.
8. REFER TO C500 SERIES FOR ADDITIONAL STORM DRAIN DETAILS.

OVERALL STORM DRAINAGE PLAN

SCALE: 1" = 40'

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OVERALL STORM DRAINAGE PLAN
FOR
STERN OXFORD DEVELOPMENT
OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY:	J.R.W		08.14.2026
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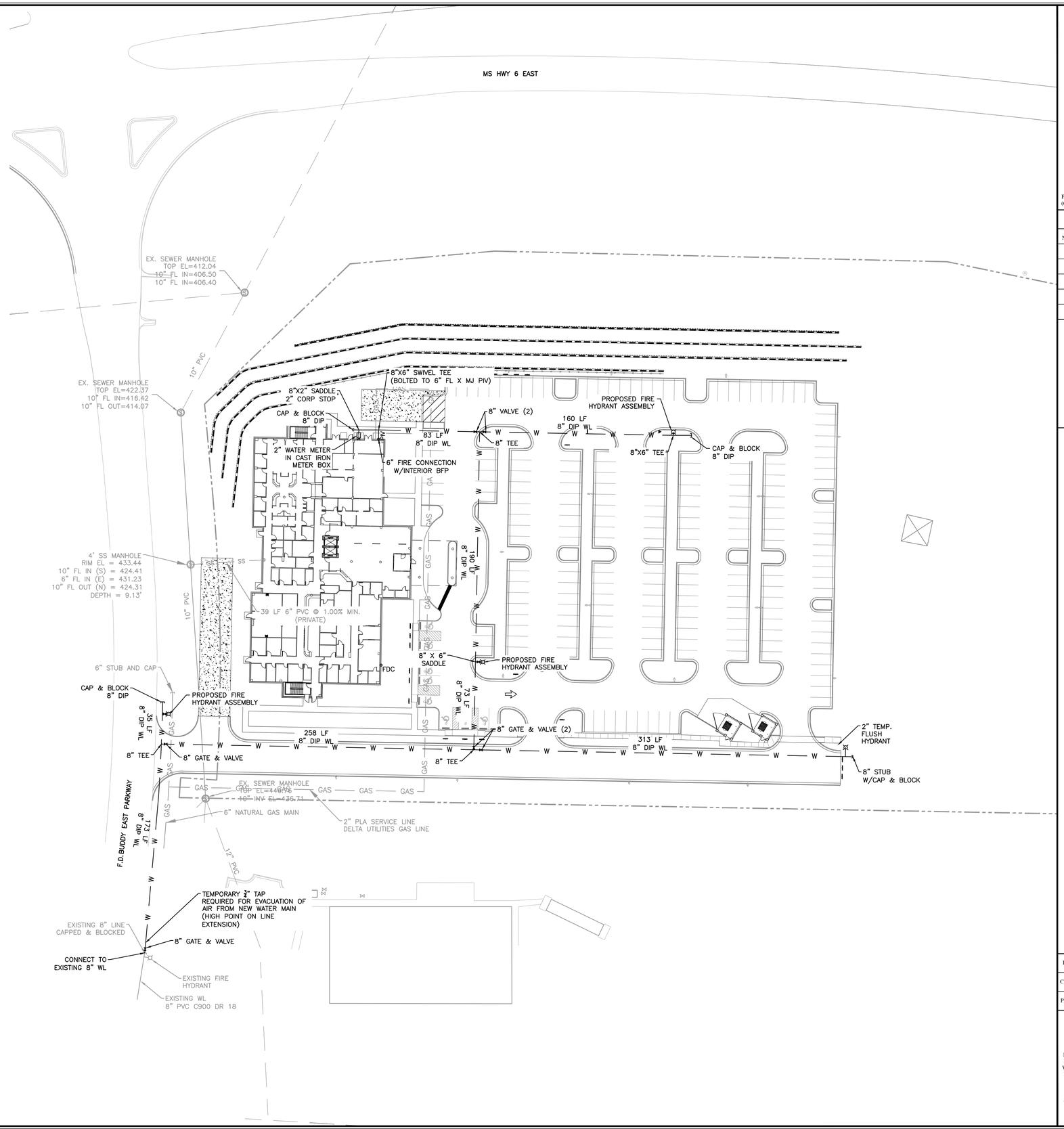
LEGEND

— SS — (S) — SS —	SANITARY SEWER LINE
— — (S) — —	EXISTING SANITARY SEWER LINE
— W — W —	PROPOSED WATER LINE
	EXISTING WATER LINE
	FIRE HYDRANT ASSEMBLY
	WATER VALVE

0 40' 80'
Scale: 1"=40'-0"

WATER UTILITY NOTES

1. ALL WATER MAINS SHALL BE OF 8" DUCTILE IRON PIPE (D.I.P.) UNLESS OTHERWISE NOTED. ALL FIRE HYDRANT FEEDS SHALL BE 6" D.I.P UNLESS OTHERWISE NOTED. DUCTILE IRON PIPE (D.I.P.) SHALL BE CL 350.
2. 4" OR 6" FIRE SERVICE LINE SHALL BE DUCTILE IRON PIPE (D.I.P.) UNLESS OTHERWISE NOTED. WATER SERVICES LESS THAN 2" ARE REQUIRED TO BE COPPER. ANY 2" WATER SERVICES SHALL BE POLYETHYLENE TUBING OR COPPER.
3. ALL WATER LINES AND APPURTENANCES SHALL BE OF MATERIALS AND CONSTRUCTION THAT CONFORM TO THE CITY OF OXFORD STANDARDS AND SPECIFICATIONS.
4. PROVIDE A MINIMUM OF 36" OF COVER OVER ALL WATER LINES.
5. 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.
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. UTILITY REPAIRS MADE BENEATH AREAS OF PAVEMENT SHALL RECEIVE CRUSHED LIMESTONE AS BASE MATERIAL FOR THE LENGTH OF THE TRENCH.
14. 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.
15. 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.
16. THE CONTRACTOR SHALL ADJUST THE ALIGNMENT OF THE WATER LINES (HORIZONTALLY AND/OR VERTICALLY) TO ALLOW THE REQUIRED BRACING AT BENDS AND TEES.
17. EXISTING CASTINGS LOCATED IN FILL/CUT AREAS SHALL BE ADJUSTED TO ENSURE THAT THE TOP OF CASTING IS FLUSH WITH THE FINISHED GRADE.
18. 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.
19. 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.
20. FIRE HYDRANT ASSEMBLES INCLUDE THE APPROPRIATE SIZED TEE (WITH KICKER), 6" GATE VALVE (WITH VALVE BOX), AND FIRE HYDRANT (WITH KICKER). HYDRANTS SHALL BE INSTALLED AT LOCATIONS SHOWN ON THE PLANS.
21. CONTRACTOR SHALL MARK THE LOCATION OF NEW WATER LINES WITH #14 GAUGE TRACER WIRE (BLUE). 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.
22. ALL FIRE DEPARTMENT CONNECTIONS (FDC) AND INDICATOR VALVES ARE WALL MOUNTED. REFER TO FIRE PROTECTION AND PLUMBING PLANS FOR DETAILS.
23. THE SCOPE OF WORK FOR THE SITE WORK CONTRACTOR SHALL INCLUDE THE EXTENSION OF THE FIRE SPRINKLER MAIN TO THE RISER ROOM AT EACH BUILDING (9 BUILDINGS) WITH A 90 DEGREE BEND TURNED UP 12" ABOVE FINISHED FLOOR ELEVATION. CONTRACTOR SHALL INSTALL A 4" CAP SO THAT WATER SYSTEM CAN BE PRESSURE TESTED. THE FINAL LOCATION IN THE RISER ROOM SHALL BE COORDINATED WITH THE SUPERINTENDENT, PROJECT MANAGER AND ARCHITECT.
24. WATER LINES INSTALLED PAST THE METER ARE IN THE BUILDING CONTRACTOR'S SCOPE OF WORK.



WATER UTILITY LAYOUT

SCALE: 1" = 40'

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WATER UTILITY LAYOUT
FOR
STERN OXFORD DEVELOPMENT
OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY:	J.R.W		08.14.2026
CHECKED BY:	PK		AS NOTED
PROJECT NO.:	26004		

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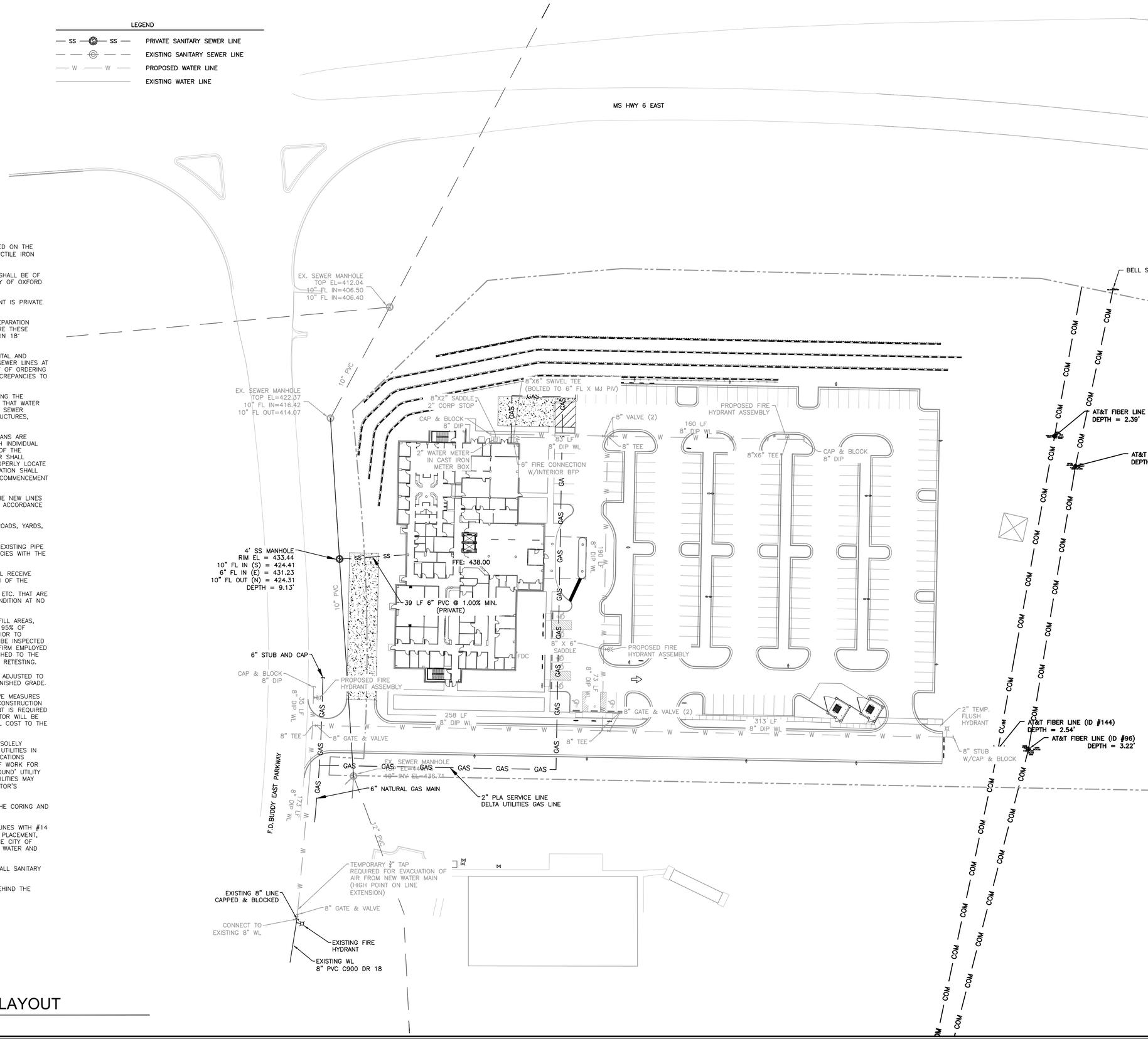
LEGEND

— SS —(S)— SS —	PRIVATE SANITARY SEWER LINE
— — —(S)— — —	EXISTING SANITARY SEWER LINE
— W — W —	PROPOSED WATER LINE
	EXISTING WATER LINE

0 40' 80'
Scale: 1"=40'-0"



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 #14 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.
21. SANITARY SEWER SERVICES ARE TO BE INSTALLED 5 FT. BEHIND THE SIDEWALK AND CAPPED.

SANITARY SEWER LAYOUT

SCALE: 1" = 40'

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SANITARY SEWER LAYOUT
FOR
STERN OXFORD DEVELOPMENT
OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY:	J.R.W		08.14.2026
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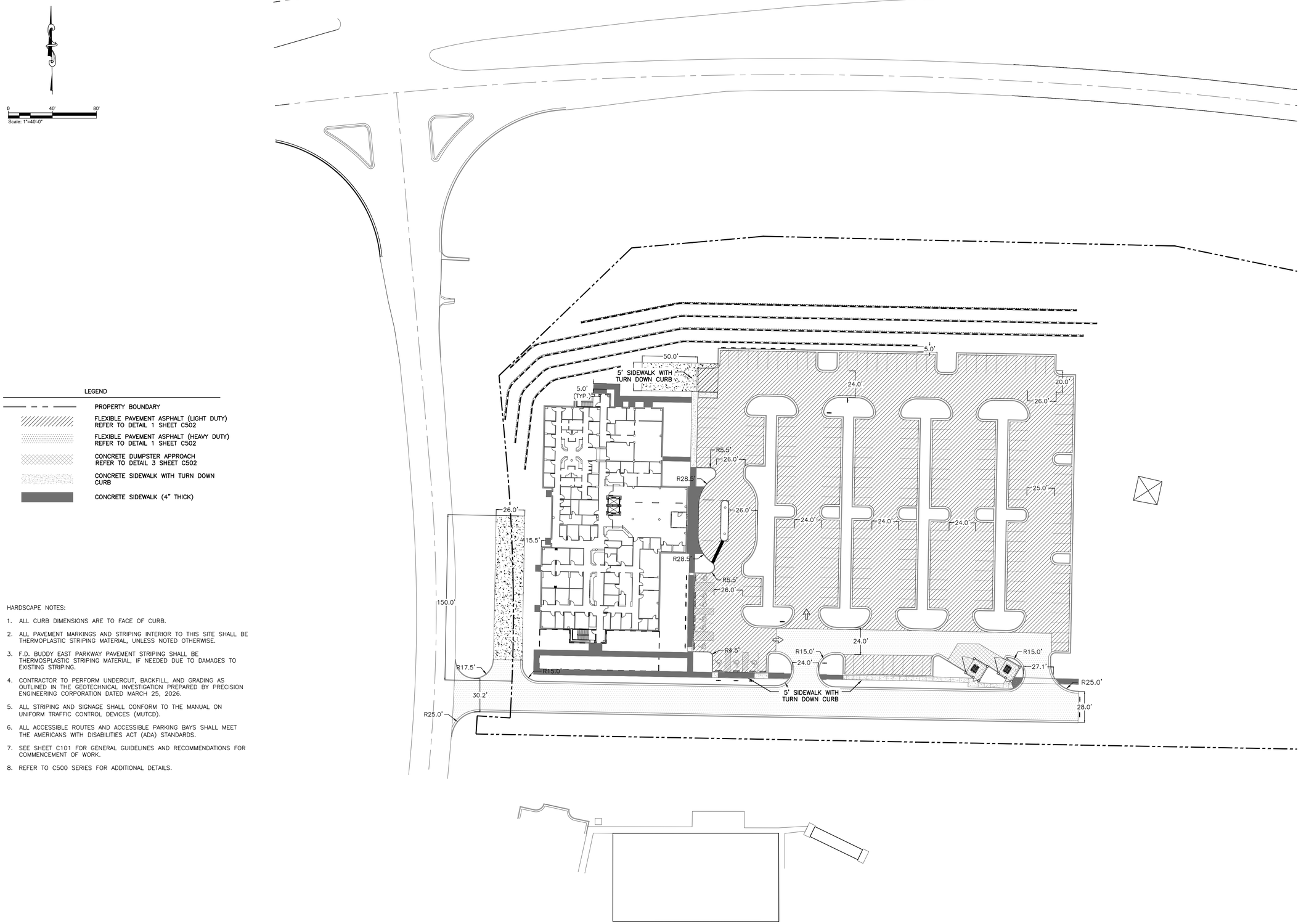

LEGEND

- PROPERTY BOUNDARY
- FLEXIBLE PAVEMENT ASPHALT (LIGHT DUTY) REFER TO DETAIL 1 SHEET C502
- FLEXIBLE PAVEMENT ASPHALT (HEAVY DUTY) REFER TO DETAIL 1 SHEET C502
- CONCRETE DUMPSTER APPROACH REFER TO DETAIL 3 SHEET C502
- CONCRETE SIDEWALK WITH TURN DOWN CURB
- CONCRETE SIDEWALK (4" THICK)

HARDSCAPE NOTES:

1. ALL CURB DIMENSIONS ARE TO FACE OF CURB.
2. ALL PAVEMENT MARKINGS AND STRIPING INTERIOR TO THIS SITE SHALL BE THERMOPLASTIC STRIPING MATERIAL, UNLESS NOTED OTHERWISE.
3. F.D. BUDDY EAST PARKWAY PAVEMENT STRIPING SHALL BE THERMOSPLASTIC STRIPING MATERIAL, IF NEEDED DUE TO DAMAGES TO EXISTING STRIPING.
4. CONTRACTOR TO PERFORM UNDERCUT, BACKFILL, AND GRADING AS OUTLINED IN THE GEOTECHNICAL INVESTIGATION PREPARED BY PRECISION ENGINEERING CORPORATION DATED MARCH 25, 2026.
5. ALL STRIPING AND SIGNAGE SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
6. ALL ACCESSIBLE ROUTES AND ACCESSIBLE PARKING BAYS SHALL MEET THE AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS.
7. SEE SHEET C101 FOR GENERAL GUIDELINES AND RECOMMENDATIONS FOR COMMENCEMENT OF WORK.
8. REFER TO C500 SERIES FOR ADDITIONAL DETAILS.

HARDSCAPE PLAN

SCALE: 1" = 40'

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HARDSCAPE PLAN
FOR
STERN OXFORD DEVELOPMENT
OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

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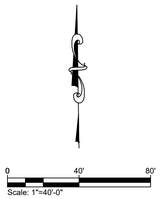

LEGEND

- PROPERTY LINE BOUNDARY
- PROPOSED PEDESTRIAN SIDEWALK
- EXISTING SIDEWALK

HARDSCAPE NOTES:

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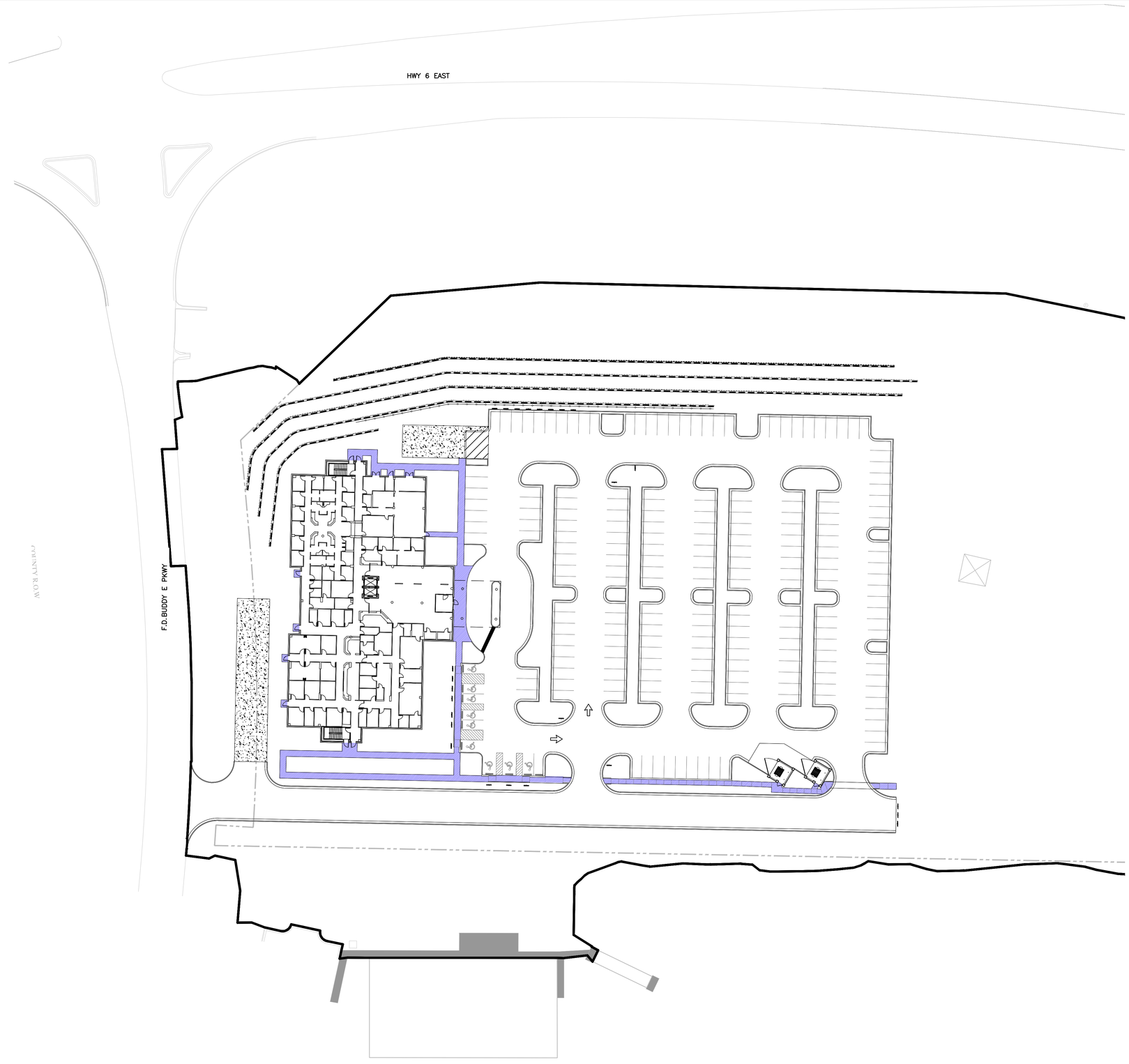

COMPLETE STREETS PLAN

SCALE: 1" = 40'

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REVISIONS:

NO.	DATE	DESCRIPTION	BY

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COMPLETE STREETS PLAN FOR STERN OXFORD DEVELOPMENT OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY:	J.R.W		08.14.2026
CHECKED BY:	PK		AS NOTED
PROJECT NO.:	26004		

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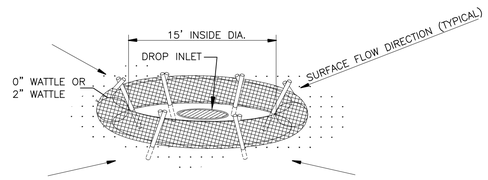
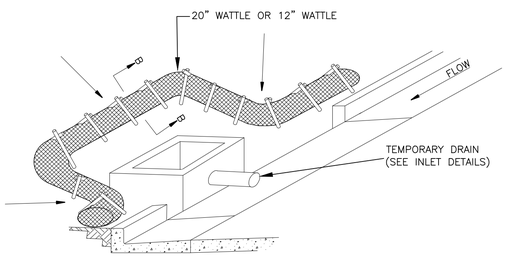
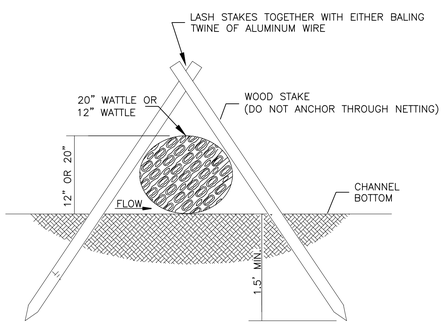


NOTE: SILT FENCE OF SANDBAGS MAY ALSO BE USED FOR THIS APPLICATION. HAY BALES NOT ACCEPTABLE DURING THIS STAGE.



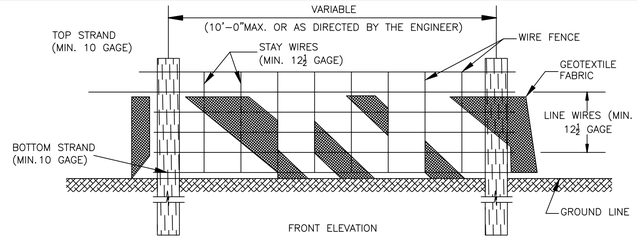


NOTES:
1. ANCHORING STAKES SHALL BE SIZED, SPACED, AND BE OF A MATERIAL THAT EFFECTIVELY SECURES THE WATTLE. STAKE SPACING SHALL BE A MAXIMUM OF THREE FEET.
2. OVERLAP ENDS OF WATTLES PER MANUFACTURER'S RECOMMENDATIONS (1'MIN., 3'MAX)
3. TRENCHING OF WATTLES MAY BE NECESSARY IF PIPING BECOMES EVIDENT.
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 APPL,ICATION SHALL BE INCLUDED IN OTHER ITEMS BID.

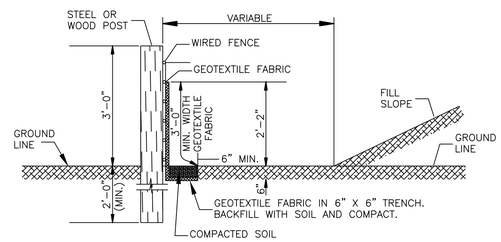
1

INLET PROTECTION DETAILS OF WATTLES

N.T.S.



FRONT ELEVATION



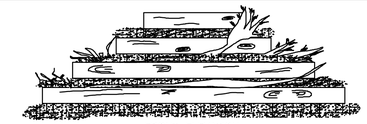
SIDE ELEVATION

NOTES:
1. WIRE SHALL BE MINIMUM OF 32" IN WIDTH AND SHALL HAVE A MINIMUM 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 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 NOT LESS THAN 9 GAGE WIRE STAPLES 1" LONG.
4. GEOTEXTILE FABRIC MEETING THE TYPE II MATERIAL REQUIREMENTS AND INSTALLED ACCORDING TO SPECIFICATIONS MAY BE USED WITHOUT WIRE FENCE.

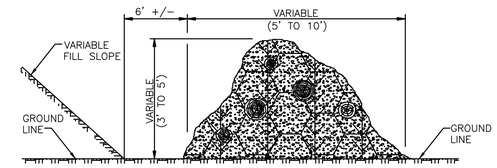
2

TEMPORARY SILT FENCE

N.T.S.



FRONT ELEVATION



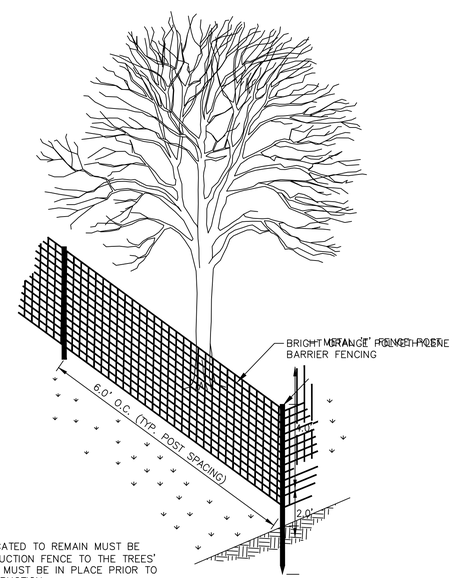
SIDE ELEVATION

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 NOT TO 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.

3

TEMPORARY BRUSH BARRIER

N.T.S.

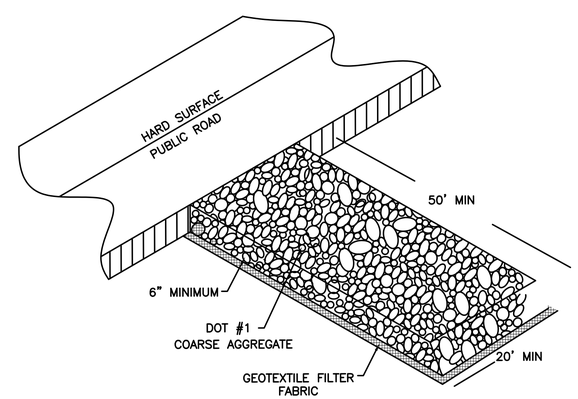


1. TREES THAT ARE INDICATED TO REMAIN MUST BE PROTECTED WITH CONSTRUCTION FENCE TO THE TREES' DRIP LINE. ALL FENCING MUST BE IN PLACE PRIOR TO ANY CLEARING OR CONSTRUCTION.
2. VERIFY ALL TREE LOCATIONS ALONG PROPERTY LINE.

2

TREE PROTECTION DETAIL

N.T.S.



3

GRAVEL CONSTRUCTION ENTRANCE

N.T.S.

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DETAILS FOR STERN OXFORD DEVELOPMENT

OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY:			08.14.2026
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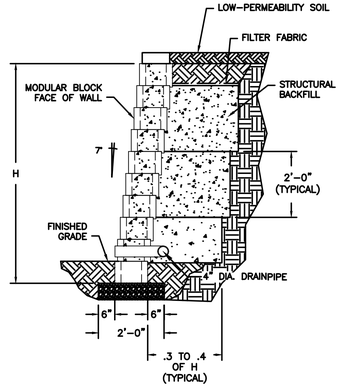


NOTES:

RETAINING WALL TO BE CONSTRUCTED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.

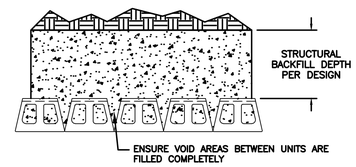
MANUFACTURER'S LITERATURE (INCLUDING MATERIALS DESCRIPTION, INSTALLATION INSTRUCTIONS, AND DESIGN SPECIFICATIONS) SHALL BE SUBMITTED PRIOR TO INSTALLATION

DETAILS SHOWN BELOW ARE TO BE USED AS A BASIC GUIDE (FOR ESTIMATING PURPOSES ONLY). FINAL DESIGN TO BE FURNISHED BY THE MANUFACTURER OR CONTRACTOR AND SIGNED AND SEALED BY A REGISTERED ENGINEER IN THE STATE OF MISSISSIPPI.

4" PERFORATED PIPE SHALL EXTEND BEYOND BOTH ENDS OF WALL IN ORDER TO DRAIN.

ALL WALLS 30" OR GREATER IN HEIGHT FROM FINISHED GRADE TO TOP OF WALL SHALL HAVE FALL PROTECTION RAILING INSTALLED.

STRATA SLEEVEE-IT SYSTEM, OR APPROVED EQUAL, SHALL BE UTILIZED WHERE FENCE POST ARE REQUIRED TO BE INSTALLED DIRECTLY BEHIND THE WALL.



NOTES:

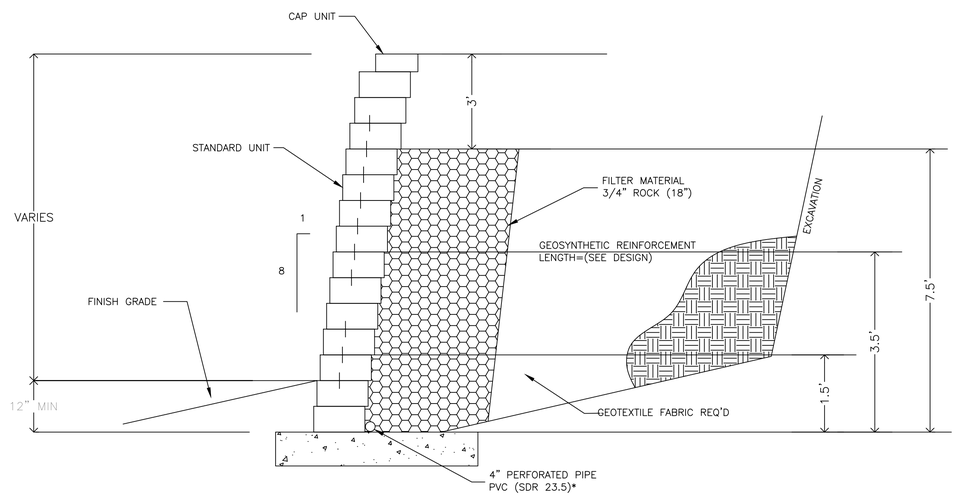
STRUCTURAL BACKFILL IS TO BE PLACED IN 8- TO 24-INCH (TYPICAL) LIFTS

STRUCTURAL BACKFILL MUST BE MANIPULATED INTO ALL VOIDS BETWEEN BLOCKS TO ENSURE ADEQUATE BOND BETWEEN BLOCK AND CONCRETE MASS.

CONFINED SPACE SEGMENTAL BLOCK RETAINING WALL DETAIL (FOR ESTIMATING PURPOSES ONLY)

N.T.S.

1



NOTES

4" PERFORATED PIPE SHALL EXTEND BEYOND BOTH ENDS OF WALL IN ORDER TO DRAIN.

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STRATA SLEEVEE-IT SYSTEM, OR APPROVED EQUAL, SHALL BE UTILIZED WHERE FENCE POST ARE REQUIRED TO BE INSTALLED DIRECTLY BEHIND THE WALL.

SEGMENTAL BLOCK RETAINING WALL DETAIL (FOR ESTIMATING PURPOSES ONLY)

N.T.S.

2

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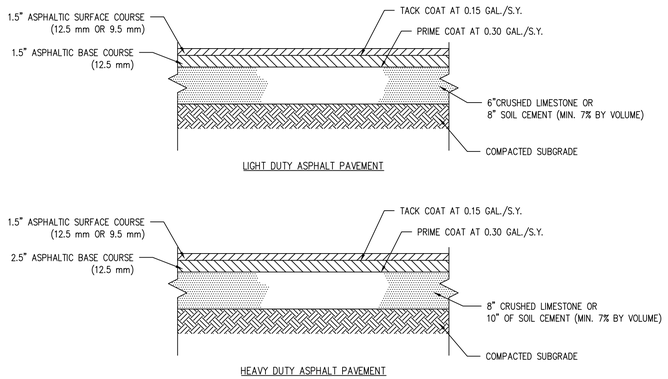
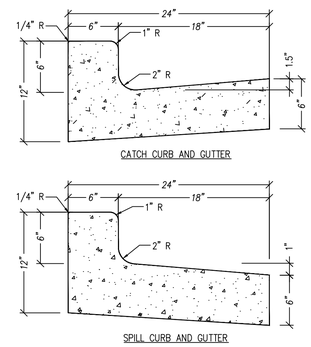


1 FLXIBLE PAVEMENT

N.T.S.

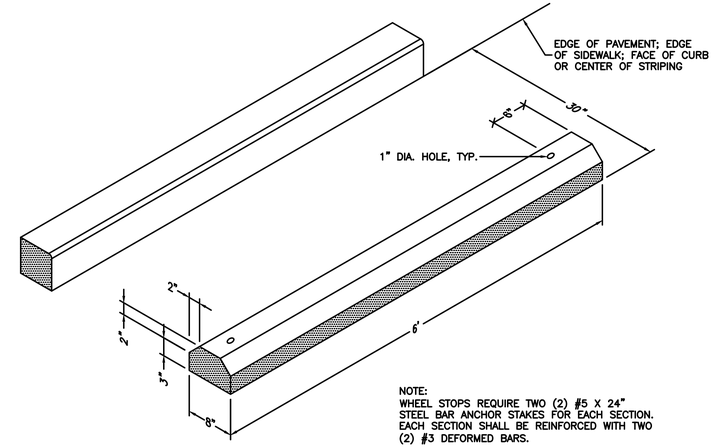
NOTES:

- 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



2 COMBINATION CURB & GUTTER

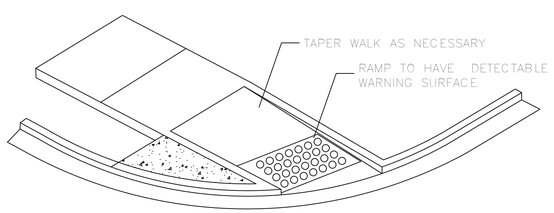
N.T.S.



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.

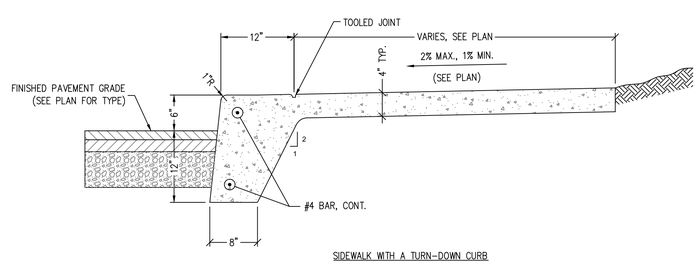
3 PRECAST CONCRETE WHEEL STOP

N.T.S.



4 PEDESTRIAN RAMP DETAIL (TYPE 1)

N.T.S.

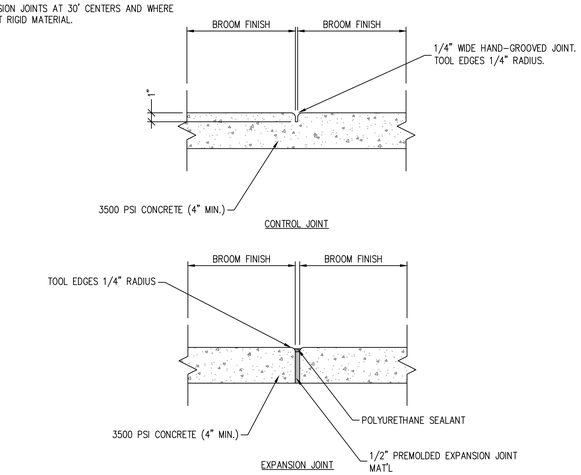


5 TURN DOWN SIDEWALK DETAIL

N.T.S.

NOTE:

USE 3500 PSI CONCRETE.
PROVIDE CONTROL JOINTS AT 5' CENTERS.
PROVIDE EXPANSION JOINTS AT 30' CENTERS AND WHERE SIDEWALKS ABUT RIGID MATERIAL.



6 CONCRETE SIDEWALK DETAIL

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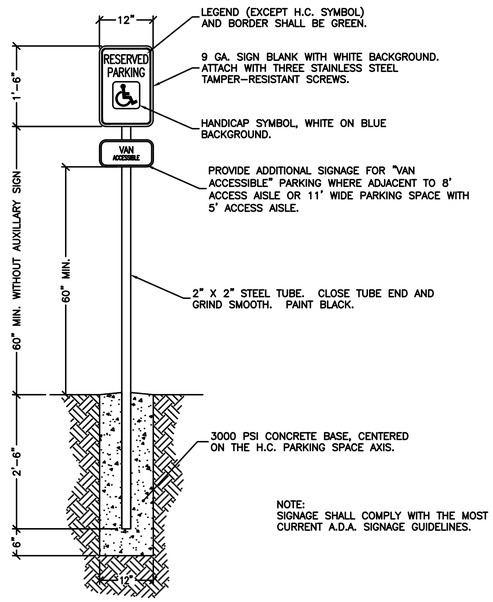
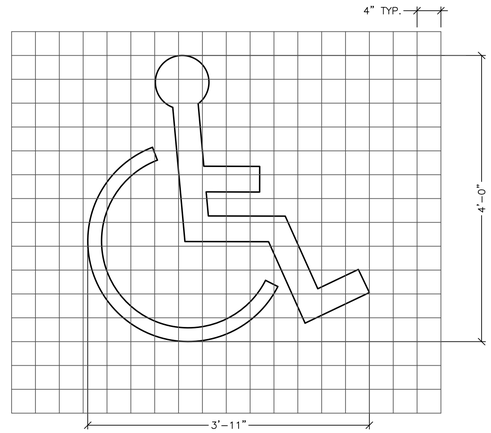


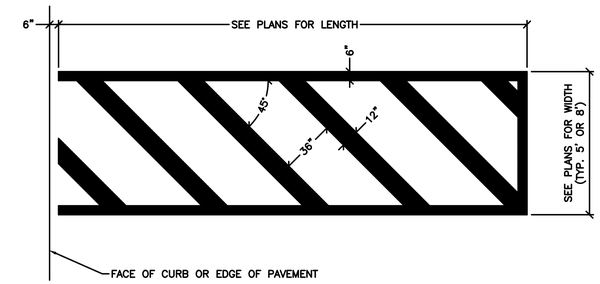
1 ACCESSIBLE PARKING SIGN

N.T.S.



2 PAINTED ACCESSIBLE PARKING SYMBOL

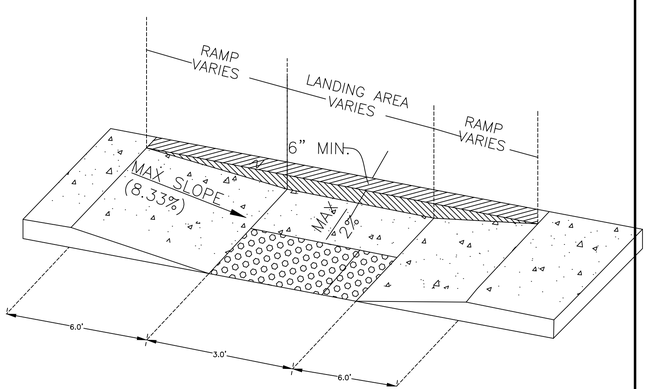
N.T.S.



NOTE: CONTRACTOR SHALL USE THIS TYPICAL STRIPING STANDARD FOR STRIPED ISLANDS AS WELL.

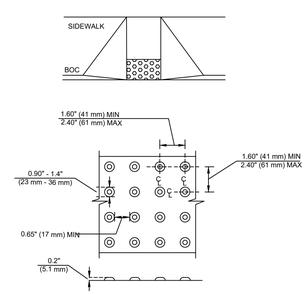
3 ACCESSIBLE PARKING AISLE MARKING

N.T.S.



4 HANDICAP RAMP

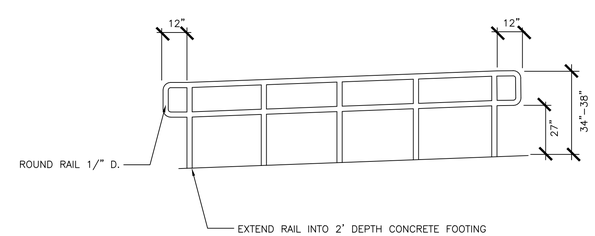
N.T.S.



5 A.D.A. DETECTABLE WARNING SURFACE DETAIL

N.T.S.

- NOTE: END OF RAIL MAY NOT EXTEND INTO ADJACENT WALK. 12" EXTENSION TO BE PARALLEL TO LANDING



6 HANDICAP WALK/ RAIL DETAIL

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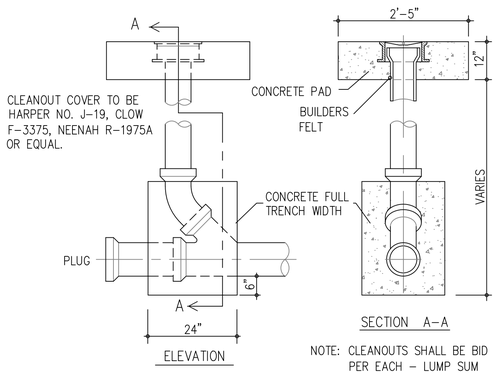


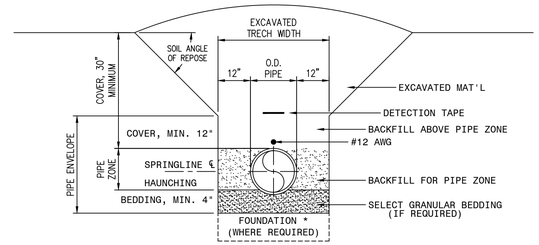
NOTE: CLEANOUTS SHALL BE BID PER EACH - LUMP SUM

1

TYPICAL SANITARY SEWER CLEANOUT

N.T.S.

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).



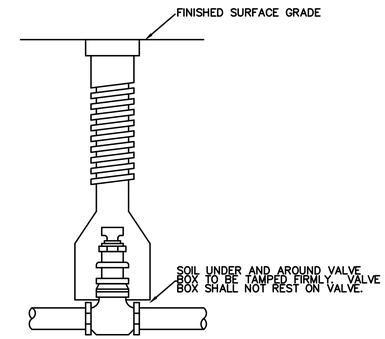
* SEE TECHNICAL SPECIFICATIONS

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°

N.T.S.

2

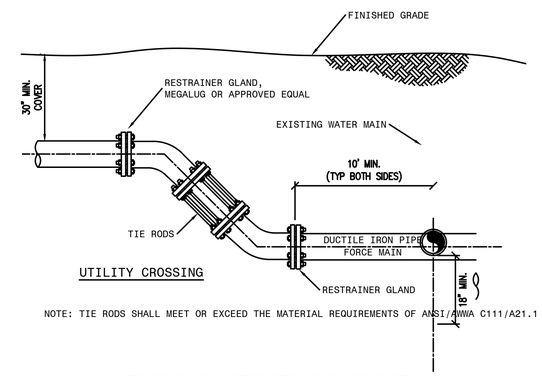
TYPICAL UTILITY TRENCH BACKFILL THROUGH UNPAVED AREAS



VALVE AND BOX ASSEMBLY

N.T.S.

3



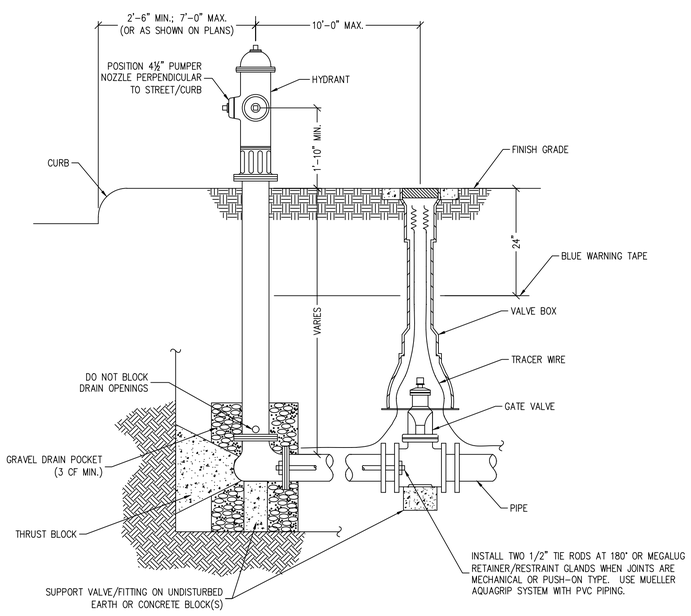
UTILITY CROSSING

NOTE: TIE RODS SHALL MEET OR EXCEED THE MATERIAL REQUIREMENTS OF ANSI/AWWA C111/A21.1

TYPICAL UTILITY CONFLICT

N.T.S.

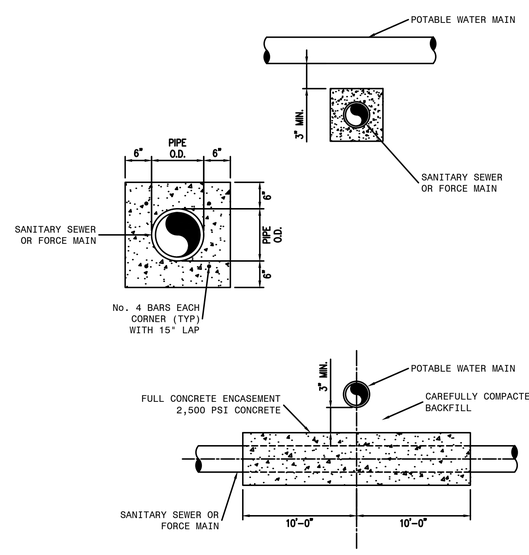
6



4

FIRE HYDRANT ASSEMBLY

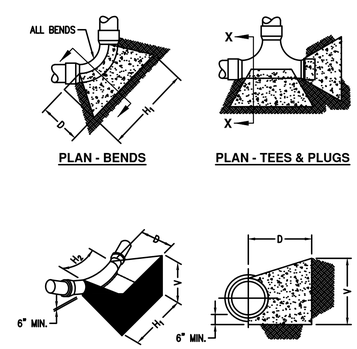
N.T.S.



5

UTILITY CONFLICT - CONCRETE ENCASEMENT

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).

7

THRUST BLOCK DIMENSIONS

N.T.S.

PEC PRECISION ENGINEERING CORPORATION
CIVIL • CONSULTING • GEO
EST. 1976
LAND SURVEYORS

PHONE: (662) 234-8539
EMAIL: OXFORD@PEC-MS.NET
WEB SITE: PECORPMS.COM
FAX: (662) 234-8639

REVISIONS:

NO.	DATE	DESCRIPTION	BY

NOT FOR CONSTRUCTION

DETAILS FOR STERN OXFORD DEVELOPMENT

OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY:			08.14.2026
CHECKED BY:	PK		AS NOTED
PROJECT NO.:	26004		

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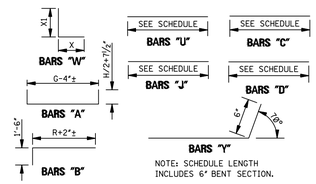
PAGE NO.: C505

Z:\Shared\documents\DATA\project\26004 - Medical Office Bldg - Buddy East Parkway (stern Oxford Development)\CIVIL\CAD\SHEET_DETAILS.dwg SAVE:7/17/2026 4:24 PM PLOT:5/14/2026 5:03 PM



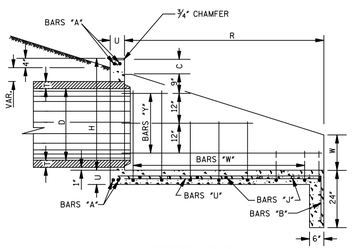
NOTE: SCHEDULE LENGTH INCLUDES 6" BENT SECTION.

BAR BENDING DETAILS

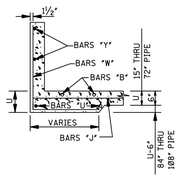
NOTE: WHENEVER THE COMPUTED LENGTH OF BAR EXCEEDS 30', THE SCHEDULED LENGTH INCLUDES A 12" LAP. ALL BARS ARE #4 EXCEPT BARS "W". SEE SCHEDULE FOR SIZE OF BARS "W".

GENERAL NOTES:

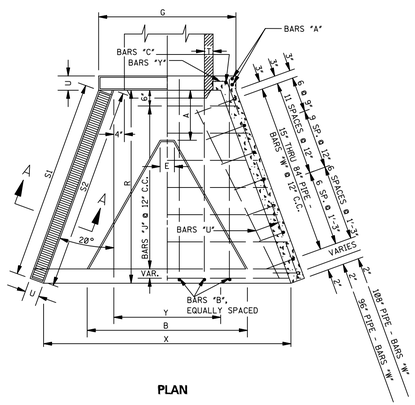
1. ALL CONCRETE SHALL BE CLASS "B".
2. ALL EXPOSED EDGES SHALL BE CHAMFERED 3/4".
3. EXPOSED CONCRETE SURFACES SHALL BE FINISHED IN ACCORDANCE WITH THE APPLICABLE SECTION OF THE MDOT SPECIFICATIONS.
4. ALL LENGTHS AND QUANTITIES IN THE TABLES HEREON ARE BASED ON CONCRETE PIPE.
5. QUANTITIES SHOWN SHALL BE THE BASIS FOR FINAL PAYMENT UNLESS AUTHORIZED MODIFICATIONS ARE MADE.



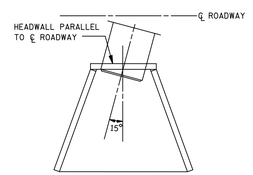
SECTION B–B



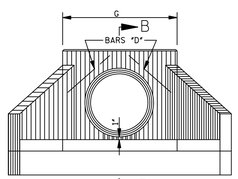
SECTION A–A



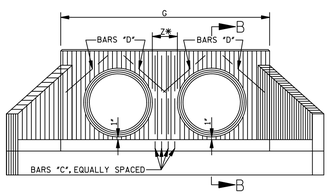
PLAN



15° SKEW INSTALLATION PLAN



FRONT ELEVATION



FRONT ELEVATION

*NOTE: MEASURE NORMAL (PERPENDICULAR) TO PIPE.

DIMENSIONS AND REINFORCING COMMON TO FLARED HEADWALLS FOR SINGLE, DOUBLE, TRIPLE AND QUADRUPLE LINE PIPE CULVERTS

PIPE DIA	MIN THK "T"	DIMENSIONS C	H	R	S1	S2	U	W	U NO	U LGTH	W1 NO	W1 SIZE	W1 X	W1 X1	W1 LGTH	W2 NO	W2 SIZE	W2 X	W2 X1	W2 LGTH	W3 NO	W3 SIZE	W3 X	W3 X1	W3 LGTH	W4 NO	W4 SIZE	W4 X	W4 X1	W4 LGTH	W5 NO	W5 SIZE	W5 X	W5 X1	W5 LGTH	W6 NO	W6 SIZE	W6 X	W6 X1	W6 LGTH	W7 NO	W7 SIZE	W7 X	W7 X1	W7 LGTH	W8 NO	W8 SIZE	W8 X	W8 X1	W8 LGTH	Y1 NO	Y1 LGTH	Y2 NO	Y2 LGTH	Y3 NO	Y3 LGTH	Y4 NO	Y4 LGTH	Y5 NO	Y5 LGTH	Y6 NO	Y6 LGTH	Y7 NO	Y7 LGTH	Y8 NO	Y8 LGTH
18	2 1/2	7	2-9 1/2	4-6	4-6 5/8	4-9 1/2	8	10	4	4-5	4	*4	1-5	2-2	3-7	8	*4	1-2	1-2	2-4																															2	2-9	2	5-9												
24	3	7	3-4 1/2	5-9	5-10 1/2	6-1 3/8	8	1-0	4	5-9	4	*4	1-10	2-9	4-7	6	*4	1-6	1-9	3-3	4	*4	1-2	1-4	2-6																									2	2-9	2	7-1												
30	3 1/2	7	3-11 1/2	6-9	6-11 3/4	7-2 1/4	8	1-3	4	6-9	4	*4	2-3	3-4	5-7	6	*4	1-9	2-4	4-1	6	*4	1-3	1-7	2-10																									2	2-9	2	6-4	2	8-2										
36	4	7 1/2	4-6 1/4	7-10 1/2	8-1 3/4	8-4 5/8	8	1-5	4	8-1	4	*4	2-7	3-11	6-6	6	*4	2-2	2-11	5-1	8	*4	1-7	1-11	3-6																									2	2-9	2	5-10	2	9-4										
42	4 1/2	7 1/2	5-1 1/2	8-10 1/2	9-2 1/2	9-5 3/8	8	1-8	4	9-2	4	*4	3-1	4-6	7-7	6	*4	2-5	3-6	5-11	8	*4	1-9	2-6	4-3	2	*4	1-5	1-10	3-3																					2	2-9	2	5-10	2	9-10	2	10-5								
48	5	7 1/2	5-8 1/2	10-0	10-4 1/8	10-7 1/4	8	1-10 1/2	4	10-5	4	*5	3-3	5-0	8-3	6	*4	2-10	4-0	6-10	8	*4	2-2	3-0	5-2	4	*4	1-5	2-0	3-5																					2	2-9	2	5-10	2	9-10	4	11-8								
54	5 1/2	8	6-3 1/2	11-0	11-5 3/8	11-8 1/4	9	2-1	4	11-5	4	*5	3-9	5-7	9-4	6	*4	3-3	4-7	7-10	8	*4	2-6	3-7	6-1	8	*4	1-11	2-7	4-6																					2	2-10	2	5-11	2	9-11	4	12-9								
60	6	8	6-10 1/2	12-3	12-9 3/8	13-0 3/4	9	2-3	4	12-10	4	*6	4-1	6-2	10-3	6	*5	3-6	5-2	8-8	8	*4	2-9	4-2	6-11	6	*4	2-1	3-2	5-3	4	*4	1-7	2-2	3-9																	2	2-10	2	5-11	2	9-11	2	12-11	4	14-3							
66	6 1/2	8	7-7	13-9	14-3 1/4	14-7 5/8	1-0	2-6 1/2	4	14-3	4	*5	4-8 1/2	7-1 1/2	11-10	6	*5	4-1 1/2	6-1 1/2	10-3	8	*4	3-7 1/2	5-1 1/2	8-9	6	*4	3-0 1/2	4-1 1/2	7-2	6	*4	2-3 1/2	3-1 1/2	5-5																	2	3-1	2	6-1	2	10-1	2	13-1	6	16-0							
72	7	8	8-2	14-9	15-4 1/8	15-8 3/8	1-0	2-9	4	15-4	4	*6	5-2	7-10	13-0	6	*5	4-7	6-10	11-5	8	*4	3-11	5-10	9-9	6	*4	3-3	4-10	8-1	6	*4	2-5	3-10	6-3	2	*4	2-5	3-5	5-10													2	3-1	2	6-1	2	10-1	2	13-1	2	16-1	4	17-0				
84	8	8	9-4	16-9	17-5 3/8	17-9 3/4	1-0	3-2	4	17-7	2	*8	5-9	8-11	14-8	6	*7	5-6	7-11	13-5	8	*6	4-10	6-11	11-9	6	*5	4-1	5-11	10-0	6	*4	3-6	4-11	8-5	8	*4	2-10	3-11	6-9													2	3-0	2	6-3	2	9-4	2	12-8	2	15-10	6	18-8				
96	9	8	10-5	19-3	20-0 1/8	20-5 1/8	1-4	3-6	4	20-3	4	*7	6-3	10-2	16-5	6	*7	6-3	9-2	15-5	8	*6	5-8	8-2	13-10	6	*4	5-0	7-2	12-2	4	*4	4-4	6-2	10-6	6	*4	3-8	5-2	8-10	4	*4	2-10	4-6	7-4									2	3-0	2	6-0	2	10-0	2	13-0	2	15-6	2	19-3	6	21-8			
108	10	8	11-7	21-4	22-2 1/8	22-8 1/2	1-4	4-0	4	22-5	6	*7	7-0	11-4	18-4	8	*7	7-0	10-4	17-4	6	*7	6-5	9-4	15-9	6	*6	5-9	8-4	14-1	6	*5	5-1	7-4	12-5	6	*5	4-5	6-4	10-9	4	*4	3-9	5-4	9-1	4	*4	3-8	5-1	8-9	2	3-5	2	6-5	2	9-5	2	12-5	2	16-2	2	19-11	2	22-5	8	23-9

DIMENSIONS AND REINFORCING FOR FLARED HEADWALL FOR SINGLE LINE PIPE CULVERT

PIPE DIA	DIMENSIONS A	B	E	G	X	Y	Z	A LGTH	A N O	B LGTH	B N O	C LGTH	C N O	D LGTH	D N O	J1 LGTH	J1 N O	J2 LGTH	J2 N O	J3 LGTH	J3 N O	J4 LGTH	J4 N O	J5 LGTH	J5 N O	J6 LGTH	J6 N O	J7 LGTH	J7 N O	J8 LGTH	J8 N O	J9 LGTH	J9 N O	J10 LGTH	J10 N O	J11 LGTH	J11 N O	J12 LGTH	J12 N O	J13 LGTH	J13 N O	J14 LGTH	J14 N O	J15 LGTH	J15 N O	J16 LGTH	J16 N O	J17 LGTH	J17 N O	J18 LGTH	J18 N O	J19 LGTH	J19 N O	J20 LGTH	J20 N O	J21 LGTH	J21 N O	J22 LGTH	J22 N O	PAY QTY 1-HEADWALL CONC CU YDS	STEEL LBS
18	-	-	-	3-11	5-9 1/4	2-6	-	4	7-7	5	6-4	2	3-2	2	2-0	1	3-9	1	4-6	1	5-2	1	5-11	1	6-6																																					1.38	111
24	-	-	-	4-6	7-3 1/4	3-1	-	4	8-9	5	7-7	2	3-9	2	2-3	1	4-3	1	5-0	1	5-8	1	6-5	1	7-2	1	7-11																																			2.01	142
30	-	-	-	5-1 1/2	8-7 1/2	3-8 1/2	-	4	10-0	6	8-7	2	4-4	2	2-6	1	5-1	1	5-9	1	6-6	1	7-2	1	7-11	1	8-7	1	9-4																																			2.69	188
36	-	-	-	5-8	9-11 3/4	4-3	-	4	11-1	7	9-8	2	4-11	2	2-9	1	5-6	1	6-3	1	7-0	1	7-8	1	8-5	1	9-2	1	9-10	1	10-7	1	10-8																															3.47	237
42	-	-	-	6-3	11-3 1/2	4-10	-	4	12-3	7	10-8	2	5-6	2	3-0	1	6-1	1	6-10	1	7-6	1	8-3	1	9-0	1	9-8	1	10-5	1	11-2	1	11-11	1	12-0																													4.33	290
48	-	-	-	6-10	12-8 1/4	5-5	-	4	13-5	8	11-10	2	6-1	2	3-3	1	6-8	1	7-4	1	8-1	1	8-10	1	9-7	1	10-3	1	11-0	1	11-9	1	12-6	1	13-2	1	13-4																											5.33	369
54	-	-	-	7-8 1/8	14-1 1/8	6-1	-	4	14-10	8	12-11	2	6-9	2	3-6	1	7-6	1	8-2	1	8-11	1	9-8	1	10-5	1	11-1	1	11-10	1	12-7	1	13-4	1	14-0	1	14-9	1	14-11																									7.23	430
60	-	-	-	8-3 1/8	15-7	6-8	-	4	16-0	9	14-2	2	7-4	2	3-9	1	8-0	1	8-9	1	9-6	1	10-3	1	11-0	1	11-8	1	12-5	1	13-2	1	13-11	1	14-8	1	15-4	1	16-1	1	16-6																							8.68	549
66	-	-	-	9-4 3/8	17-3 1/4	7-3	-	4	17-11	9	15-11	2	8-3	2	4-3	1	9-3	1	9-11	1	10-8	1	11-4	1	12-1	1	12-10	1	13-7	1	14-4	1	15-1	1	15-9	1	16-6	1	17-3	1	17-11	1	18-8																			14.39	647
72	-	-	-	9-11 3/8	18-6 7/8	7-10	-	4	19-1	10	16-10	2	8-11	2	4-7	1	9-8	1	10-5	1	11-2	1	11-11	1	12-8	1	13-5	1	14-2	1	14-10	1	15-7	1	16-4	1	17-1	1	17-10	1	18-6	1	19-3	1	20-0																	16.46	749
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96	4-0	18-0	2-0	13-0 5/8	24-2 1/8	10-2	-	4	24-4	12	21-7	2	11-5	2	5-9	1	13-0	1	13-9	1	14-6	1	15-2	1	15-11	1	16-8	1	17-5	1	18-1	1	18-10	1	19-7	1	20-3	1	21-0	1	21-9	1	22-6	1	23-3	1	23-11	1	24-8	1	25-5	1	26-1	1	26-7							31.94	1379
108	4-6	20-3	2-0	14-2 1/8	26-10 3/8	11-4	-	4	26-8	14	23-7	2	12-7	2	6-4	1	14-2	1	14-11	1	15-7	1	16-4	1	17-1	1	17-10	1	18-6	1	19-3	1	20-0	1	20-8	1	21-5	1	22-2	1	22-11	1	23-7	1	24-4	1	25-1	1	25-10	1	26-6	1	27-3	1	28-0	1	28-8	1	29-3	38.88	1966

DIMENSIONS AND REINFORCING FOR FLARED HEADWALL FOR DOUBLE LINE PIPE CULVERT

PIPE DIA	DIMENSIONS A	B	E	G	X	Y	Z	A LGTH	A N O	B LGTH	B N O	C LGTH	C N O	D LGTH	D N O	J1 LGTH	J1 N O	J2 LGTH	J2 N O	J3 LGTH	J3 N O	J4 LGTH	J4 N O	J5 LGTH	J5 N O	J6 LGTH	J6 N O	J7 LGTH	J7 N O	J8 LGTH	J8 N O	J9 LGTH	J9 N O	J10 LGTH	J10 N O	J11 LGTH	J11 N O	J12 LGTH	J12 N O	J13 LGTH	J13 N O	J14 LGTH	J14 N O	J15 LGTH	J15 N O	J16 LGTH	J16 N O	J17 LGTH	J17 N O	J18 LGTH	J18 N O	J19 LGTH	J19 N O	J20 LGTH	J20 N O	J21 LGTH	J21 N O	J22 LGTH	J22 N O	PAY QTY 1-HEADWALL CONC CU YDS	STEEL LBS
18	-	-	-	6-10	8-7 1/4	5-4	1-0	4	10-5	8	6-4	3	3-2	4	2-0	1	6-7	1	7-4	1	8-0	1	8-9	1	9-4																																							1.95	145
24	-	-	-	7-11	10-8 1/4	6-6	1-0	4	12-2	9	7-7	3	3-9	4	2-3	1	7-8	1	8-5	1	9-1	1	9-10	1	10-7	1	11-4																																					2.80	190
30	-	-	-	9-5	12-11	8-0	1-3	4	14-3	10	8-7	4	4-4	4	2-6	1	9-4	1	10-0	1	10-9	1	11-5	1	12-2	1	12-10	1	13-7																																			3.82	251
36	-	-	-	10-9	15-8 3/4	9-4	1-6	4	16-2	12	9-8	4	4-11	4	2-9	1	10-7	1	11-4	1	12-1	1	12-9	1	13-6	1	14-3	1	14-11	1	15-8	1	15-9																															4.97	324
42	-	-	-	12-2	17-2 1/4	10-9	1-9	4	18-2	13	10-8	4	5-6	4	3-0	1	12-0	1	12-9	1	13-5	1	14-2	1	14-11	1	15-7	1	16-4	1	17-1	1	17-10	1	17-11																													6.26	399
48	-	-	-	13-7	19-5 1/4	12-2	2-0	4	20-2	15	11-10	4	6-1	4	3-3	1	13-5	1	14-1	1	14-10	1	15-7	1	16-4	1	17-0	1	17-9	1	18-6	1	19-3	1	19-11	1	20-1																											7.78	504
54	-	-	-	15-4 1/8	21-9 1/8	13-9	2-3	4	22-6	16	12-11	5	6-9	4	3-6	1	15-2	1	15-10	1	16-7	1	17-4	1	18-1	1	18-9	1	19-6	1	20-3	1	21-0	1	21-8	1	22-5	1	22-7																									10.61	600
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96	3-0	31-6	15-6	26-6 1/8	37-8 1/8	23-8	4-0	4	38-10	26	21-7	7	11-5	4	5-9	1	26-6	1	27-3	1	27-11	1	28-8	1	29-5	1	31-2	1	31-10	1	32-7	1	33-4	1	34-0	1	34-9	1	35-6	1	36-3	1	36-11	1	37-8	1	38-5	1	39-2	1	39-10	1	40-7	1	41-3							42.40	1855
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DIMENSIONS AND REINFORCING FOR FLARED HEADWALL FOR TRIPLE LINE PIPE CULVERT

PIPE DIA	DIMENSIONS A	B	E	G	X	Y	Z	A LGTH	A N O	B LGTH	B N O	C LGTH	C N O	D LGTH	D N O	J1 LGTH	J1 N O	J2 LGTH	J2 N O	J3 LGTH	J3 N O	J4 LGTH	J4 N O	J5 LGTH	J5 N O	J6 LGTH	J6 N O	J7 LGTH	J7 N O	J8 LGTH	J8 N O	J9 LGTH	J9 N O	J10 LGTH	J10 N O	J11 LGTH	J11 N O	J12 LGTH	J12 N O	J13 LGTH	J13 N O	J14 LGTH	J14 N O	J15 LGTH	J15 N O	J16 LGTH	J16 N O	J17 LGTH	J17 N O	J18 LGTH	J18 N O	J19 LGTH	J19 N O	J20 LGTH	J20 N O	J21 LGTH	J21 N O	J22 LGTH	J22 N O	PAY QTY 1-HEADWALL CONC CU YDS	STEEL LBS
18	-	-	-	9-7	11-5 1/4	8-2	1-0	4	13-3	11	6-4	4	3-2	6	2-0	1	9-5	1	10-2	1	10-10	1	11-7	1	12-2																																							2.49	180
24	-	-	-	11-4	14-1 1/4	9-11	1-0	4	15-7	13	7-7	4	3-9	6	2-3	1	11-1	1	11-10	1	12-6	1	13-3	1	14-0	1	14-9																																					3.59	239
30	-	-	-	13-8 1/2	17-2 1/2	12-3 1/2	1-3	4	18-7	14	8-7	6	4-4	6	2-6	1	13-7	1	14-3	1	15-0	1	15-8	1	16-5	1	17-1	1	17-10																																			4.95	314
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42	-	-	-	18-1	23-1 1/2	16-8	1-9	4	24-1	19	10-8	6	5-6	6	3-0	1	17-11	1	18-8	1	19-4	1	20-1	1	20-10	1	21-6	1	22-3	1	23-0	1	23-9	1	23-10																															8.20	509
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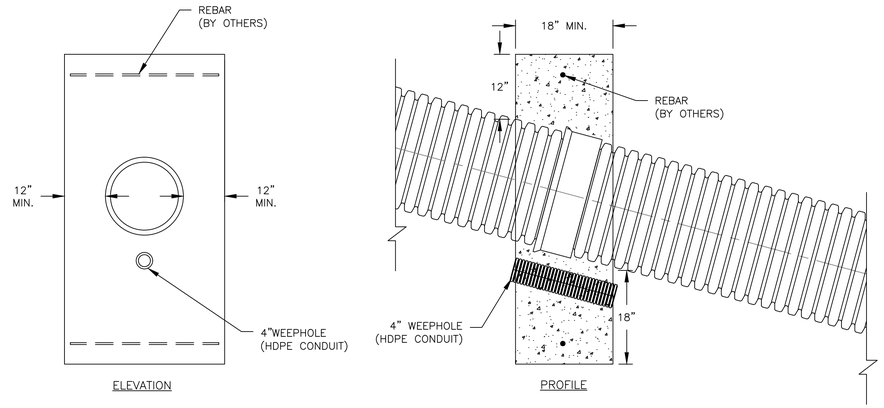

NOTES:

1. PIPE TO BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS. SEE STD-101.
2. ANCHORS SHALL BE PLACED EVERY JOINT.
3. VELOCITY REDUCTION METHODS SHALL BE TAKEN WHEN SLOPE CREATES VELOCITY GREATER THAN 20 FPS.

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REV.	DESCRIPTION	BY	MM/DD/YY	CHK'D
1	UPDATED DRAWING	TJR	01/07/15	

ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT, NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

CONCRETE ANCHORS FOR STEEPLY SLOPED PIPES INSTALLATION

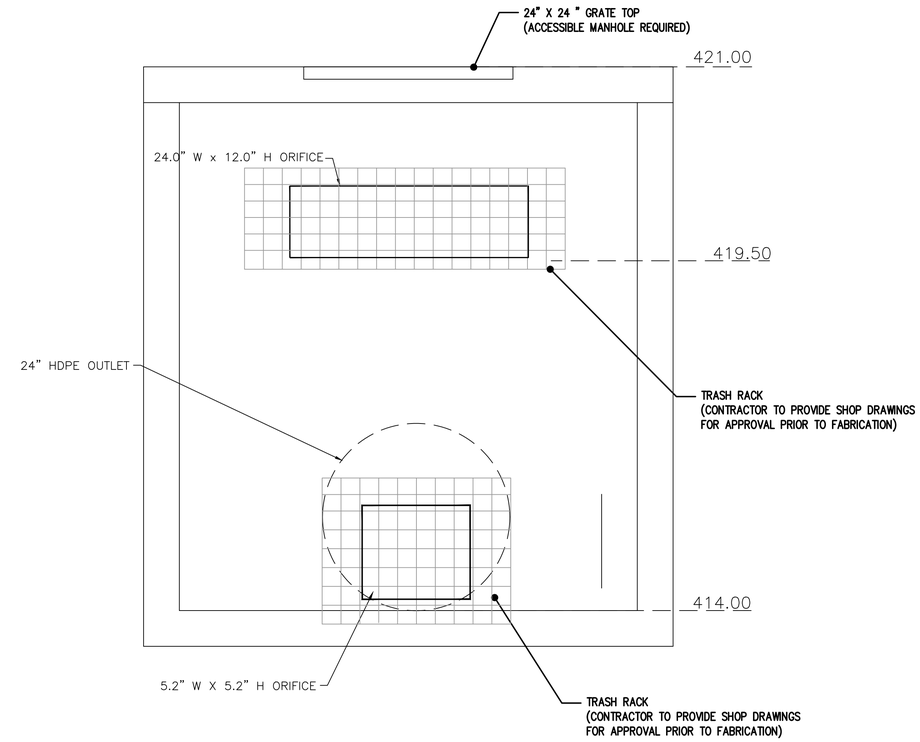
DRAWING NUMBER: STD-804

ADS ADVANCED DRAINAGE SYSTEMS, INC. 4640 TRUEMAN BLVD HILLIARD, OHIO 43026

DRAWN BY: X.M.J.
DATE: 8-22-99
SCALE: NTS
SHEET: OF

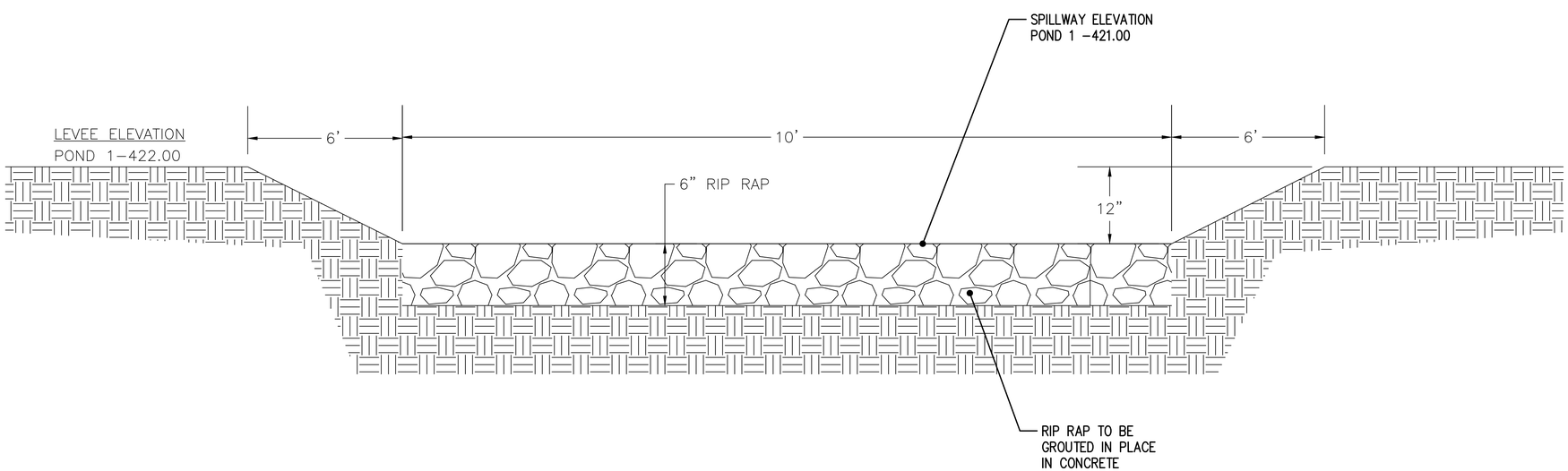
1

CONCRETE ANCHORS FOR STEEPLY SLOPED PIPE INSTALLATION
(ADS DETAIL)
N.T.S.



2

DETENTION STRUCTURE DETAIL FOR POND 1
N.T.S.



3

SPILLWAY DETAIL
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REVISIONS:

NO.	DATE	DESCRIPTION	BY

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DETAILS FOR

STERN OXFORD DEVELOPMENT
OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY:			08.14.2026
CHECKED BY:	PK		AS NOTED
PROJECT NO.:	26004		

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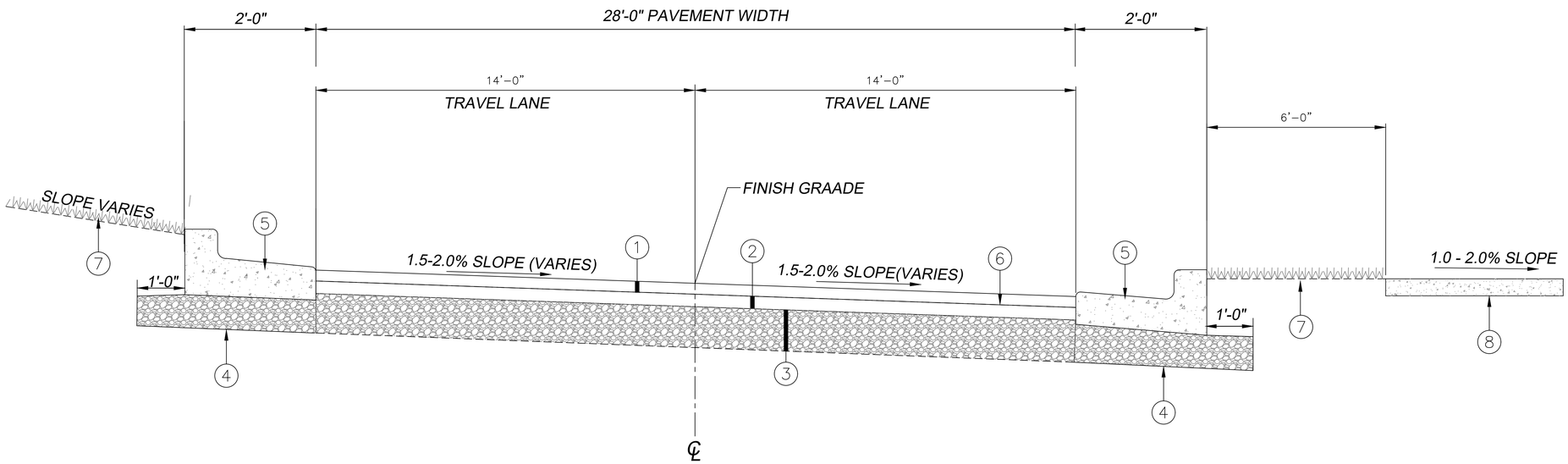
1. PROPOSED HOT MIX ASPHALT SURFACE COURSE, MT, 12.5 MM OR 9.5 mm, 1.5" DEEP
2. PROPOSED HOT MIX ASPHALT BASE, MT, 12.5 mm, 2.5" DEEP
3. PROPOSED CRUSHER RUN, 28'–0" WIDE, 8" DEEP OR 10" SOIL CEMENT (MIN. 7% BY VOLUME)
4. PROPOSED CRUSHER RUN, 3'–0" WIDE, 3" DEEP
5. PROPOSED CURB & GUTTER COMBINATION
6. PROPOSED ASPHALT FOR TACK COAT
7. SOLID SOD OR SEEDING REQUIRED
8. PROPOSED CONCRETE SIDEWALK, THICKNESS 4"



TYPICAL SECTION DETAIL
(ALL SUBDIVISION ROADWAYS)

1

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REVISIONS:

NO.	DATE	DESCRIPTION	BY

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DETAILS
FOR
STERN OXFORD DEVELOPMENT
OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY:			08.14.2026
CHECKED BY:	PK		AS NOTED
PROJECT NO.:	26004		

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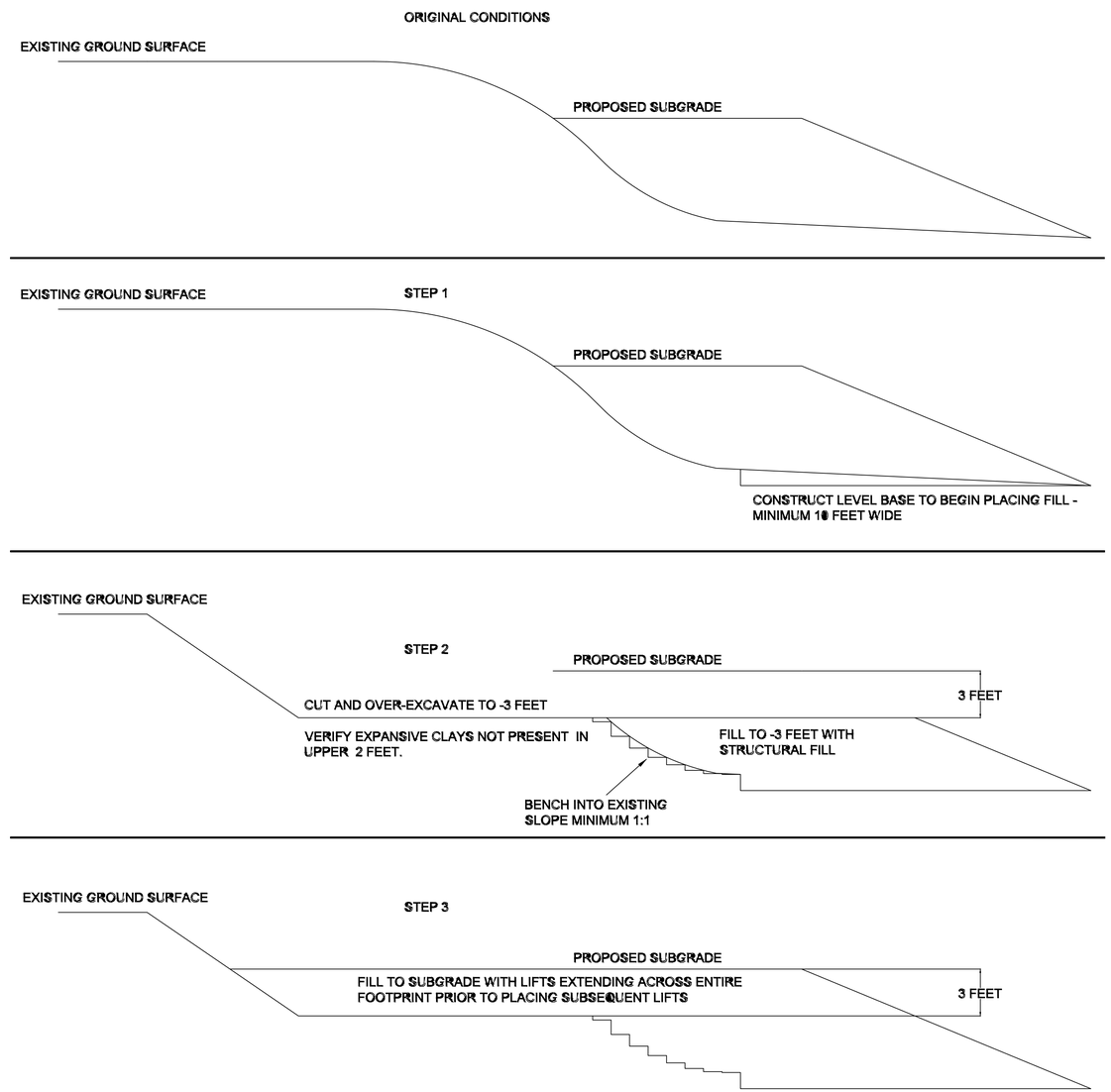
STRUCTURES BEARING ON CUT AND FILL



SEQUENCE OF EARTHWORK FOR STRUCTURES ON BOTH CUT AND FILL

SEQUENCE OF EARTHWORK FOR STRUCTURES ON BOTH CUT AND FILL

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NO.	DATE	DESCRIPTION	BY

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DETAILS FOR STERN OXFORD DEVELOPMENT OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY:			08.14.2026
CHECKED BY:	PK		AS NOTED
PROJECT NO.:	26004		

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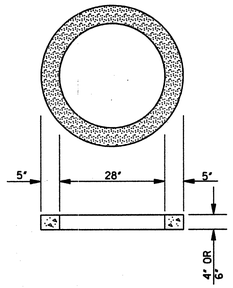
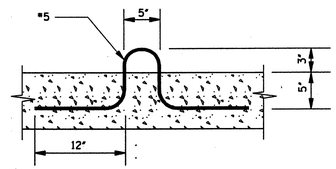
MISS.	

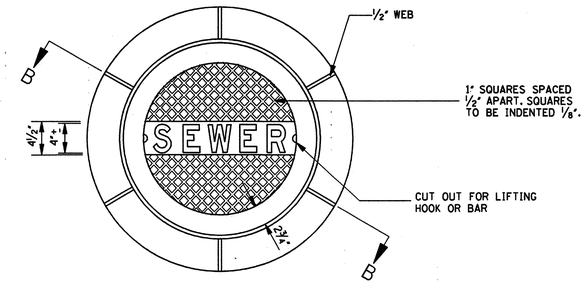


ADJUSTING RING

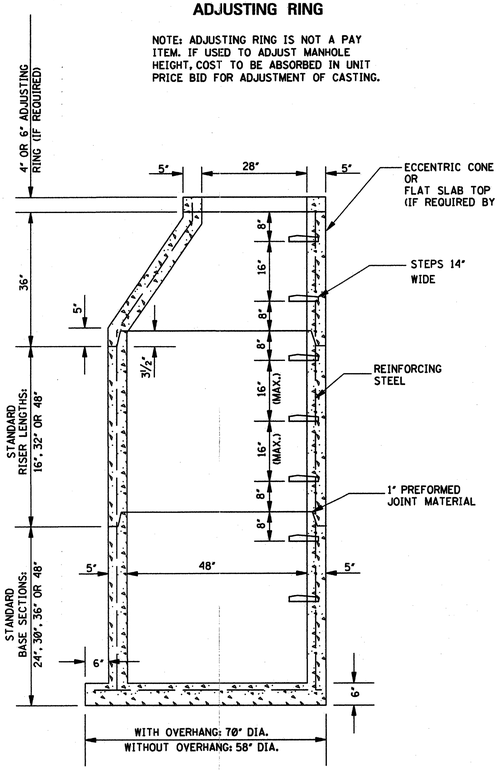
NOTE: ADJUSTING RING IS NOT A PAY ITEM. IF USED TO ADJUST MANHOLE HEIGHT, COST TO BE ABSORBED IN UNIT PRICE BID FOR ADJUSTMENT OF CASTING.



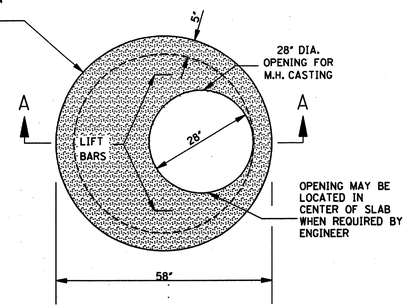
LIFT BAR DETAIL



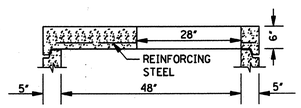
PLAN



48" PRECAST CONCRETE MANHOLE

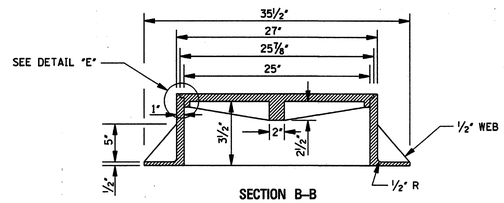


PLAN



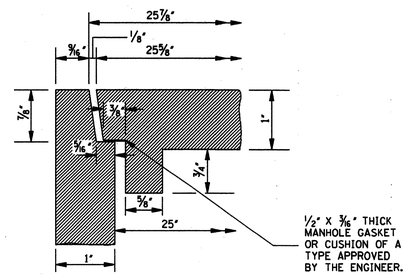
SECTION A–A

FLAT SLAB MANHOLE TOP



SECTION B–B

FRAME AND COVER CASTING



DETAIL "E"

GENERAL NOTES:

1. THE MISSISSIPPI DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS SHALL APPLY TO ALL ITEMS INCLUDED ON SHEET UNLESS OTHERWISE SPECIFIED.
2. ALL CONCRETE MANHOLE COMPONENTS SHALL COMPLY WITH ASTM C-478.
3. CASTINGS SHALL BE PLACED ON A MORTAR SEAT THAT IS 1/2" THICK.
4. 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 = 1057 lbs				
RISER SECTION = 888 lbs/ft				
BASE SECTION				
LENGTH OF BASE SECTION (in)	24"	32"	40"	48"
WEIGHT W/ OVERHANG (lbs)	3354	3946	4538	5130
WEIGHT W/O OVERHANG (lbs)	2726	3321	3910	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.

DATE	REVISION	BY

MISSISSIPPI DEPARTMENT OF TRANSPORTATION
ROADWAY DESIGN DIVISION
STANDARD PLAN

STORM SEWER STRUCTURE, MANHOLE (PRECAST)

ENGLISH

WORKING NUMBER MH-1

ISSUE DATE: OCTOBER 1, 1998

SHEET NUMBER 326

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DETAILS FOR STERN OXFORD DEVELOPMENT OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY:			08.14.2026
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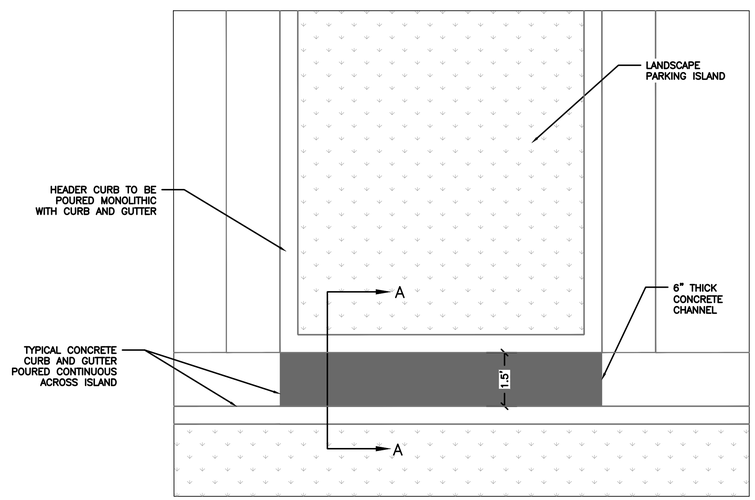

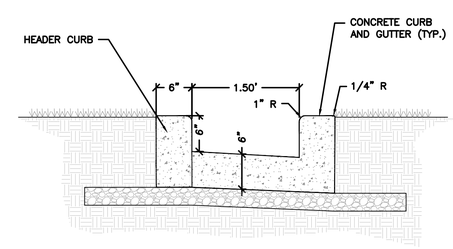

SECTION VIEW A–A

1

ISLAND CURB CUT WITH GUTTER

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CITY OF OXFORD,MS LANDSCAPE REQUIREMENTS

5.3.3.6.A. - i. TYPES OF ISLANDS:

ii. **End of Aisle Islands.** The end of every parking aisle shall have a landscaped island and 15 parking spaces is the maximum number that can occur before a landscaped island is proposed. *SEE PLAN*

iii. **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 ends of rows and landscaped according to landscape standards (See Sec. 5.7) *SEE PLAN*

5.3.3.6.b. **Landscaping of Parking Islands**.

i. Parking Island Trees. Required parking lot islands shall contain a minimum of one large, shade or canopy tree per island. Tree placement shall be designed so that, at the maturity of 10 years, the minimum tree canopy coverage of all parking spaces will be 40 percent. Trees may be selected from a list approved by the Oxford Tree Board (See Appendix) and shall have a caliper of two inches or greater. Each tree planting area shall have a three-foot depth of quality, root growing soil. *SEE PLAN*

ii. Landscaped areas shall be at least 75 percent covered with grass or another surface approved by the Director or their designee. Planting shall be established prior to building occupancy. *SEE PLANS*

c. Specific Standards for Parking Lots Based on Number of Spaces

iii. In parking lots of 20 or more spaces, a parking island of 100 square feet or larger

must be provided every 10 parking spaces. Additional permeable area may be required by the city if necessary to ensure adequate growth of trees. *SEE PLANS*

Outside Storage and Waste Disposal Areas. Trash containers and waste oil and grease containers must be visually screened on all sides including gates. Combinations of berms, landscaping, walls, fences and buildings shall be used to screen containers and enclosures. Screening shall be at least two feet taller than the container. *SEE PLAN FOR EVERGREEN SCREEN*

5.7 Landscape Standards.

5.7.1 Landscape Plan Required. A landscape plan is required at time of site plan review for all site plans, subdivisions, and master planned developments. The landscape plan shall be prepared by a qualified professional landscape architect or landscape designer, or certified arborist and shall contain the information specified in the Appendix. *SEE PLAN - PLA #738*

5.3. 5.7.1.2 Stormwater management facility areas are to be landscaped as required in Section 5.7.8. *SEE PLAN*

5.7.2 Compliance with Approved Landscaping Plan.

5.7.2.1 No building permit shall be issued unless the submitted landscape plan complies with the provisions of this ordinance. Standards for installation and maintenance of landscaping are located in the Appendix.

5.7.2.2 A certificate of occupancy shall not be permitted until required landscaping is complete and/ or provision has been made to provide financial surety for completion of the required landscaping.

5.7.3 Site Landscaping Requirements.

5.7.3.1 A minimum of 15% of the pervious surface of the lot shall be landscaped with trees and shrubs.

5.7.3.2 Additional landscaped area may be in the form of green areas, foundation plantings around buildings and structures, or additional front setback landscaping. *SEE PLANS*

5.7.3.4 At a minimum, all additional landscaped areas shall be completely covered with live turf or ground cover, or seasonal seeding.

TURF AREA PROVIDED WHERE PLANTING BED IS NOT

5.7.3.6 If landscape mulch made of organic materials (such as wood) is to be used, it must be placed at least two (2) feet from the edge of a building. Landscape rock or other similar material may be placed next to the building.

5.7.3.8 A foundation planting plan must be included in the landscaping plan for any development proposal.

FOUNDATION PLANTING PROVIDED.

5.7.5 Landscaping in Right of way. Owners may landscape and maintain the area within the non-paved street right-of-way abutting their land upon receipt of an approved permit from the City Engineer. *NO R.O.W. PLANTING PROPOSED*

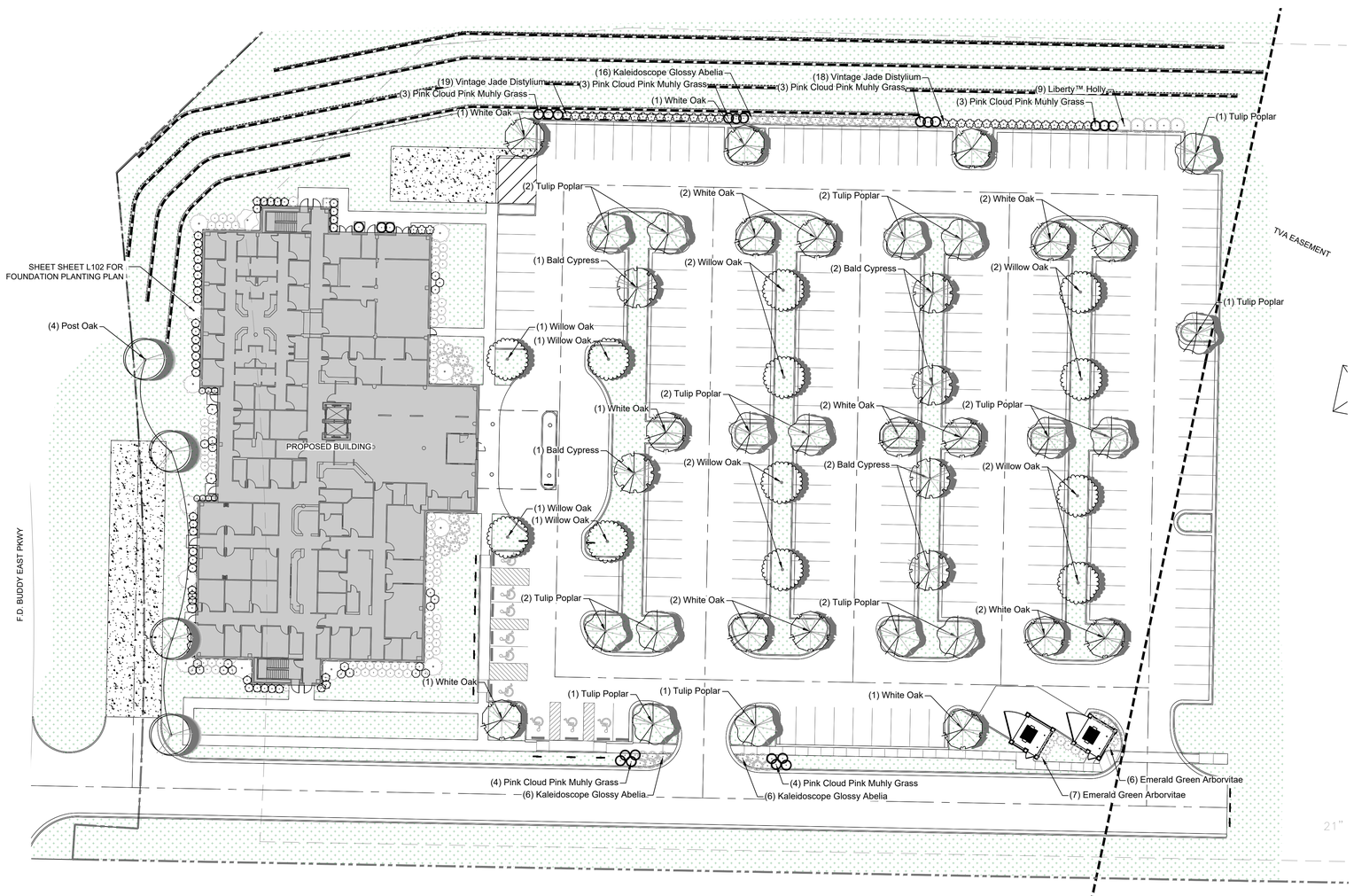
5.7.6 Edges and Buffers.

5.7.6.1 Edges. A landscaped edge shall be provided along the perimeter of all lots that are adjacent to streets and entrances.

a. The street perimeter landscaped edge shall be a minimum width of eight feet.

b. Within the street perimeter landscaped edge, ornamental grasses, mulch, landscape rock, or similar material shall be maintained within a minimum width of five feet from signs and five feet from ingress/egress curb cuts.

c.One tree must be planted in the street perimeter landscape edge for each 40 linear feet of landscaped edge, at a minimum 3-inch caliper. The number of required trees shall be calculated solely on the linear frontage of the required landscaped edge, and rounded to the nearest whole number. Trees may be grouped together or evenly spaced. *508 LF FRONTAGE/40 = 12 EDGE TREES (35 PLANTED)*

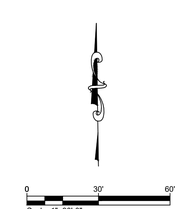


LANDSCAPE - MASTER PLAN

SCALE: 1" = 30

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME		QTY
LARGE TREES				
	QS2	Quercus stellata / Post Oak		4
PARKING LOT TREES				
	LT2	Liriodendron tulipifera / Tulip Poplar		16
	QA2	Quercus alba / White Oak		16
	QP2	Quercus phellos / Willow Oak		12
	TD2	Taxodium distichum / Bald Cypress		6
SYMBOL	**CODE**	**BOTANICAL / COMMON NAME**	**SIZE**	**QTY**
SHRUBS				
	AK	Abelia x grandiflora `Kaleidoscope` / Kaleidoscope Glossy Abelia	3 gal.	46
	BB	Buxus microphylla japonica 'Gregem' TM / Baby Gem Boxwood	3 gal.	7
	BD	Buxus sempervirens 'Dee Runk' / Dee Runk Common Boxwood	5 gal.	2
	BW	Buxus sinica insularis 'Wintergreen' / Wintergreen Korean Boxwood	3 gal.	86
	DV	Distylium x 'Vintage Jade' / Vintage Jade Distylium	3 gal.	40
	HJ	Hydrangea paniculata 'Jane' / Little Lime® Panicle Hydrangea	3 gal.	2
	HW	Hydrangea quercifolia 'Pee Wee' / Pee Wee Oakleaf Hydrangea	3 gal.	4
	IL	Ilex x 'Conty' / Liberty™ Holly	3 gal.	5
	IX	Ilex x 'Magland' / Oakland™ Holly	3 gal.	3
	LR	Loropetalum chinense rubrum 'Ruby' / Ruby Fringe Flower	3 gal.	47
	ML	Magnolia grandiflora 'Little Gem' / Little Gem Dwarf Southern Magnolia	15 gal.	10
	MP	Muhlenbergia capillaris 'Pink Cloud' / Pink Cloud Pink Muhly Grass	3 gal.	23
	R3	Rosa x 'Radrazz' TM / Knock Out Shrub Rose	3 gal.	21
	TS	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	3 gal.	14
GROUND COVERS				
	CH	Cynodon dactylon '419 Hybrid' / 419 Hybrid Bermudagrass	sod	16,563 sf



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REVISIONS:

NO.	DATE	DESCRIPTION	BY

LANDSCAPE - MASTER PLAN
FOR
STERN OXFORD DEVELOPMENT
OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY:	C.B.		08.13.2026
CHECKED BY:	PK		AS NOTED
PROJECT NO.:	26004		

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L101

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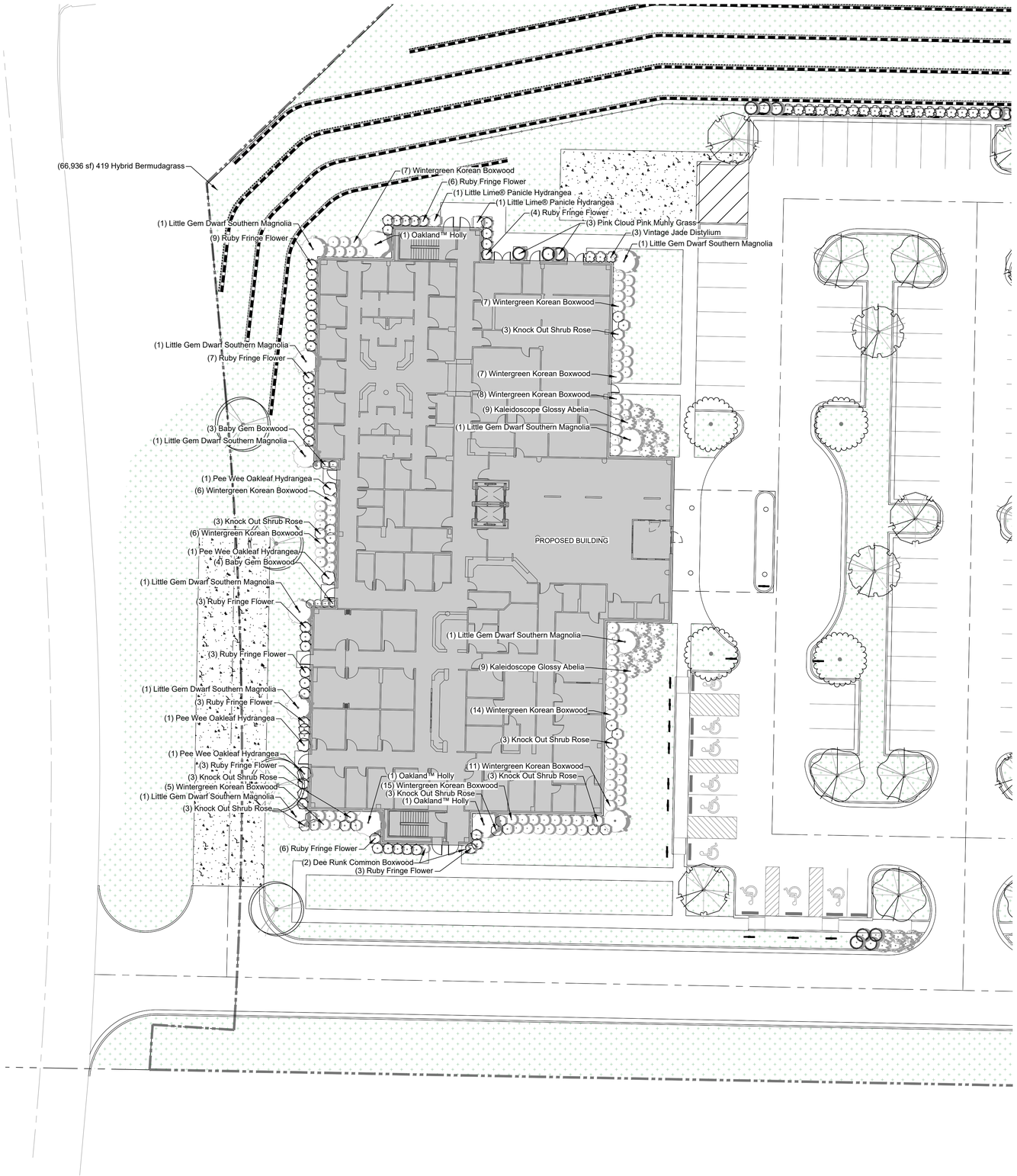

LANDSCAPE - PLANTING PLAN

SCALE: 1" = 20

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME		QTY
LARGE TREES				
	QS2	Quercus stellata / Post Oak		4
PARKING LOT TREES				
	LT2	Liriodendron tulipifera / Tulip Poplar		16
	QA2	Quercus alba / White Oak		16
	QP2	Quercus phellos / Willow Oak		12
	TD2	Taxodium distichum / Bald Cypress		6

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
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	HW	Hydrangea quercifolia 'Pee Wee' / Pee Wee Oakleaf Hydrangea	3 gal.	4
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	IX	Ilex x 'Magland' / Oakland™ Holly	3 gal.	3
	LR	Loropetalum chinense rubrum 'Ruby' / Ruby Fringe Flower	3 gal.	47
	ML	Magnolia grandiflora 'Little Gem' / Little Gem Dwarf Southern Magnolia	15 gal.	10
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	R3	Rosa x 'Radrazz' TM / Knock Out Shrub Rose	3 gal.	21
	TS	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	3 gal.	14
GROUND COVERS				
	CH	Cynodon dactylon '419 Hybrid' / 419 Hybrid Bermudagrass	sod	16,563 sf

PLANTING NOTES:

1. ALL LANDSCAPING SHALL FOLLOW THE GUIDELINES AS SET FORTH BY THE LANDSCAPE ORDINANCE OF THE CITY OF OXFORD, MS.
2. LANDSCAPE PLANS INDICATE FRONTAGE TREES.
3. TREE LOCATIONS INDICATED ARE BASED ON SPACING AS REQUIRED BY THE CITY OF OXFORD LANDSCAPE REQUIREMENTS. FIELD ADJUSTMENTS MAY BE NECESSARY AS TO NOT CONFLICT WITH UTILITIES, OVERHEAD SITE LIGHTING, AND OTHER RELATED ELEMENTS. ANY CHANGES WILL NEED PRIOR APPROVAL BY THE ENGINEER.
4. CONTRACTOR IS TO IDENTIFY AND CLEARLY MARK ALL UTILITIES PRIOR TO WORK. TREES ARE NOT TO BE PLANTED IN LOCATIONS AS TO CONFLICT WITH UTILITIES. ANY DAMAGE TO UTILITIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR OR REPLACE AT NO ADDITIONAL COST TO THE OWNER.
5. CONTRACTOR SHALL ENSURE ALL REQUIRED TREES ARE LOCATED OUTSIDE OF EXISTING UTILITY EASEMENT.
6. ALL CANOPY TREES LOCATED WITHIN VEHICULAR USE AREAS AND ALONG WALKWAYS SHALL BE LIMBED UP TO A HEIGHT OF 6' TO ALLOW FOR CLEAR VIEWS AND MOVEMENT UNDER TREES.
7. VERIFY ALL QUANTITIES ON SITE TO BE CERTAIN PLANTS FILL THE AREA TO BE LANDSCAPED PRIOR TO INSTALLATION.
8. ALL MATERIALS ARE TO BE INSPECTED AND APPROVED ON SITE BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION. A TWO-DAY NOTICE IS TO BE GIVEN OF WHEN PLANT MATERIAL WILL BE STAGED ON-SITE.
9. ALL WORK UNDER THIS CONTRACT WILL BE WARRANTIED BY THE LANDSCAPE CONTRACTOR TO BE FREE FROM DEFECTS IN MATERIAL AND WORKMANSHIP, FOR A PERIOD OF ONE CALENDAR YEAR OF ONE FULL GROWING SEASON.
10. CONTRACTOR IS RESPONSIBLE FOR WATERING, WEEDING, PRUNING, AND OTHER MAINTENANCE REQUIRED FOR SCOPE OF PROJECT DURING THIS WARRANTY PERIOD OF ONE CALENDAR YEAR OR ONE FULL GROWING SEASON.
11. THIS ONE YEAR PERIOD WILL BEGIN FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER, EXCEPT AS OTHERWISE AGREED IN WRITING BY ALL PARTIES TO THE CONTRACT.
12. THEFT, VIOLENT WEATHER, AND DROUGHT DAMAGE ARE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, UNTIL FINAL COMPLETION IS GIVEN.
13. 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.
14. CONSTRUCT MULCH RINGS AROUND THE BASE OF ALL INDIVIDUAL PLANTINGS IN LAWN AREAS TO A WIDTH OF 5' DIA. AROUND TREES.
15. ALL PLANTINGS TO BE MULCHED WITH PINE STRAW MULCHING MATERIAL, UNLESS OTHERWISE NOTED. INSTALL 4 INCH DEEP IN SHRUB AND GROUNDCOVER PLANTINGS AND 3-4" DEEP AT TREES AND PIT PLANTINGS AND CONTINUOUS MULCH ZONES.
16. GRASSING (SOLID SOD AND PERMANENT SEEDING) IS REQUIRED FOR ALL AREAS DISTURBED AS A RESULT OF CONSTRUCTION PROCEDURES.
17. PRIOR TO THE ISSUANCE OF ANY PERMITS (SITE DISTURBANCE, ETC.) THE CITY OF OXFORD PLANNING DEPT WILL REQUIRE A TIMELINE WITH ANTICIPATED COMPLETION STEPS TO REACH FINAL SITE RESTORATION AND PLANTING. THE ESTABLISHMENT OF PERMANENT GRASS COVERAGE IS TO FOLLOW IMMEDIATELY UPON COMPLETION OF GRADING, REGARDLESS OF SEASON. IF ENTIRE SITE CANNOT BE DONE IN A REASONABLE TIMEFRAME, CONTRACTOR IS TO ESTABLISH PERMANENT GRASS COVERAGE IN STAGES SO FIRST STAGE IS REPLANTED AND RECOVERING WHILE WORK COMMENCES ON THE NEXT STAGE.
18. ALL AREAS NOT TO RECEIVE PERMANENT SURFACE TREATMENT SHALL BE SEEDED AND FERTILIZED IN ACCORDANCE WITH THE MISSISSIPPI STANDARDS FOR STATE AID ROAD AND BRIDGE CONSTRUCTION, 2004 ED. APPLICATION RATES AND SCHEDULES SET FORTH IN THOSE SPECIFICATIONS SHALL APPLY TO ENSURE THAT 100% COVERAGE OF GRASS IS ESTABLISHED.
19. TREES MUST BE ADEQUATELY SUPPORTED, WHEN NECESSARY, TO ENSURE PROPER GROWTH; AND SUPPORT REMOVED WHEN THE TREES ARE ESTABLISHED, AT THE DIRECTION OF THE PLANNING DEPARTMENT.
20. ALL LANDSCAPING SOIL AND FILL MUST BE MAINTAINED AND REASONABLY FREE FROM WEEDS, REFUSE, AND DEBRIS AT ALL TIMES.

0 20' 40'
Scale: 1"=20'-0"

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LANDSCAPE - PLANTING PLAN
FOR
STERN OXFORD DEVELOPMENT
OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY:	C.B.		08.13.2026
CHECKED BY:	PK		AS NOTED
PROJECT NO.:	26004		

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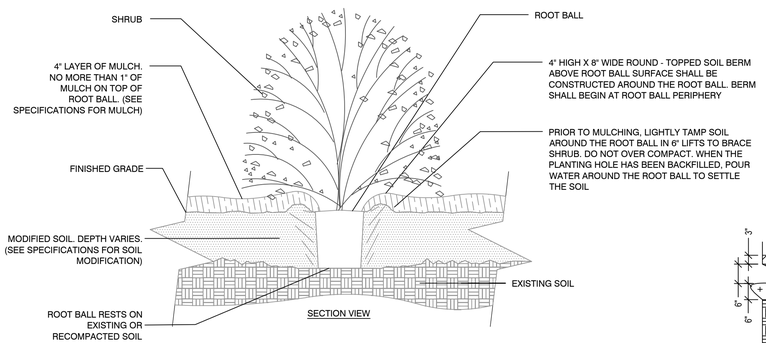
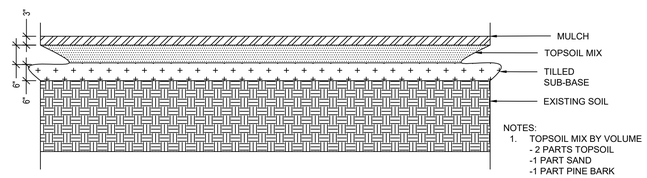


NOTES:
1- SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.

2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

1 SHRUB PLANTING DETAIL

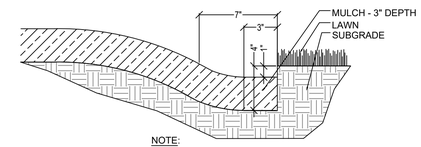
SCALE: N.T.S.



NOTES:
1. TOPSOIL MIX BY VOLUME
- 2 PARTS TOPSOIL
-1 PART SAND
-1 PART PINE BARK

2 PLANTING BED DETAIL

SCALE: N.T.S.

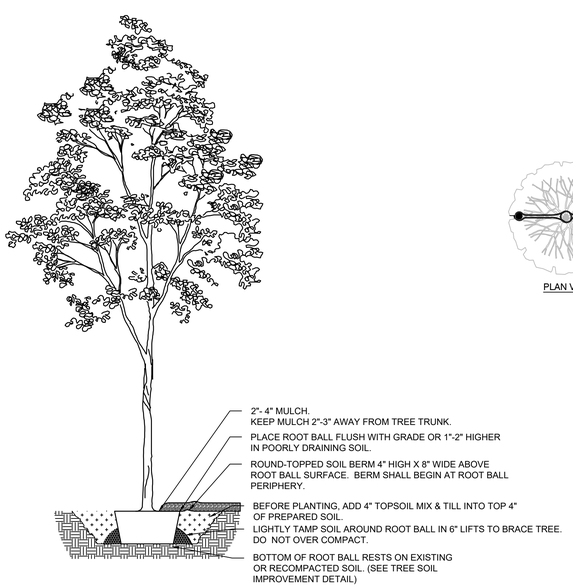


NOTE:

TRENCH EDGE TO BE LOCATED BETWEEN ALL PLANTING BEDS AND LAWN AREAS.

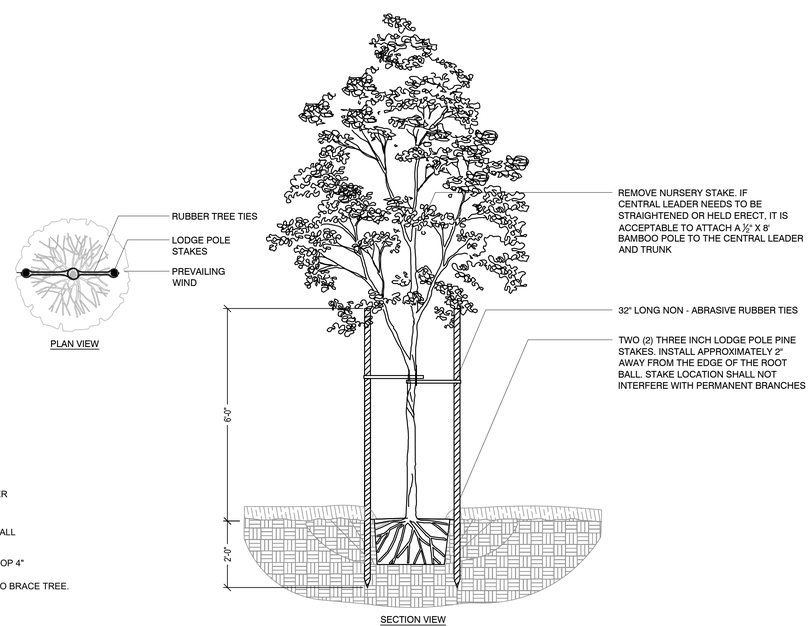
3 PLANTING EDGE DETAIL

SCALE: N.T.S.



4 TREE PLANTING DETAIL

SCALE: N.T.S.



5 TREE STAKING DETAIL

SCALE: N.T.S.

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LANDSCAPE - DETAILS

FOR

STERN OXFORD DEVELOPMENT
OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY:	C.B.		08.13.2026
CHECKED BY:	PK		AS NOTED
PROJECT NO.:	26004		

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STENT CARDIOVASCULAR

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MATERIAL LEGEND:

- MASONRY VENEER COLOR #1
- MASONRY VENEER COLOR #2
- MANUFACTURED STONE

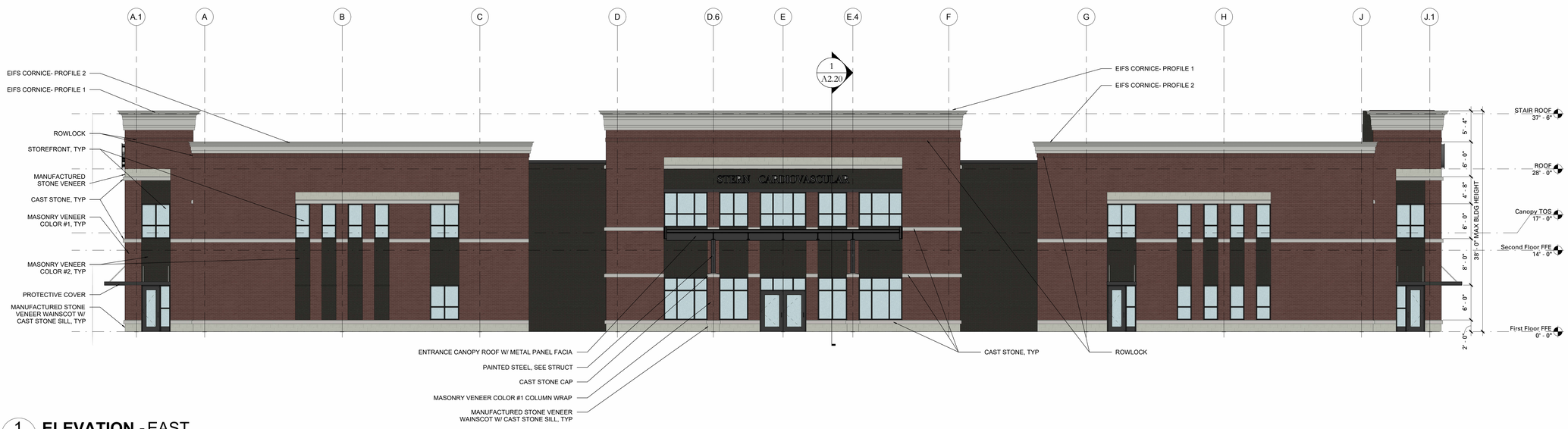
BUILDING FINISHES:

CORNICE	- EIFS PROFILE TO MATCH COLOR OF CAST STONE
CAST STONE	- BUFF COLOR, SAMPLES TO BE PROVIDED FOR OWNER / ARCHITECT SELECTION
STOREFRONT	- 1" LOW E INSULATING GLASS W/ BLACK MULLIONS
PROTECTIVE COVER	- BLACK
ENTRANCE CANOPY	- BLACK METAL PANEL @ FACIA, STRUCTURE TO BE PAINTED BLACK TO MATCH METALS, COLUMNS TO BE WRAPPED IN MASONRY VENEER W/ CAST STONE CAP

NOTE: SAMPLES SHALL BE PROVIDED FOR ALL EXTERIOR MATERIALS AT ONE TIME FOR FINAL SELECTION BY ARCHITECT.

2 A1.1-n **ELEVATION -** NORTH

8' 0 8'



1 A1.1-n **ELEVATION -** EAST

8' 0 8'

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4551 Trousdale Drive
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tel 615.837.0655
fax 615.837.0657

A New Office Building Shell For:

The Stern Cardiovascular Center

Oxford, Mississippi

NOT FOR CONSTRUCTION

PROJECT NUMBER
25134.00

DATE
06/26/2026

A2.1

BUILDING ELEVATIONS

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MATERIAL LEGEND:

- MASONRY VENEER COLOR #1
- MASONRY VENEER COLOR #2
- MANUFACTURED STONE

BUILDING FINISHES:

CORNICE	- EIFS PROFILE TO MATCH COLOR OF CAST STONE
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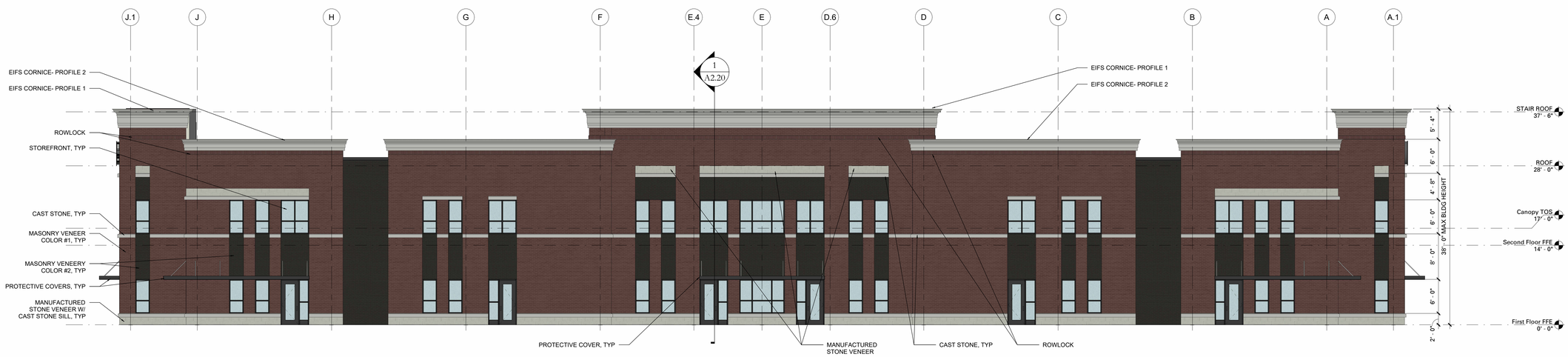
NOTE: SAMPLES SHALL BE PROVIDED FOR ALL EXTERIOR MATERIALS AT ONE TIME FOR FINAL SELECTION BY ARCHITECT.

4 A1.1-n **ELEVATION -** SOUTH

8' 0 8'



3 A1.1-n **ELEVATION -** WEST

8' 0 8'

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Nashville, TN 37204 fax 615.837.0657

A New Office Building Shell For:

The Stern Cardiovascular Center

Oxford, Mississippi

NOT FOR CONSTRUCTION

PROJECT NUMBER
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DATE
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A2.2

BUILDING ELEVATIONS

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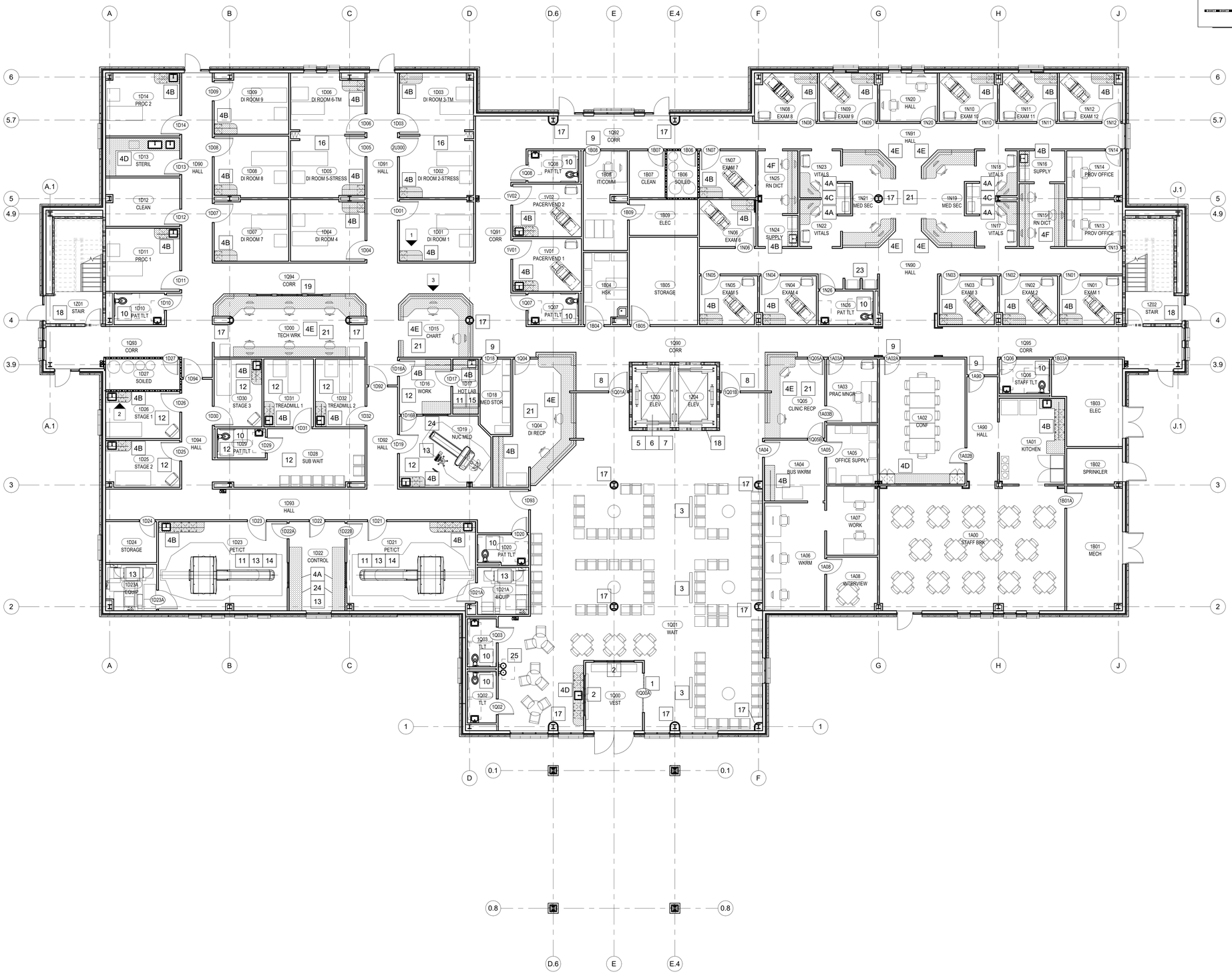

WALL LEGEND

REFER TO W1.1 & W1.2 FOR ADDITIONAL INFO.
INC.USE = INCIDENTAL USE

SYMBOL	DESCRIPTION	DOOR/DAMPER	PRIORITY
	NON-RATED PARTITION	–	(-)
	SMOKE (RESISTIVE) PARTITION (INCIDENTAL USE-IBC/HAZARDOUS-LSC)	POSITIVE LATCH, CLOSER, NO DAMPERS	(2ND)
	1-HOUR SHAFT WALL (STAIR/ELEVATOR/SERVICE SHAFTS)	POSITIVE LATCH, 60 MIN. CLOSER, NO HVAC PENETRATIONS ALLOWED	(1ST)

GENERAL NOTES

A. DOOR FRAMES TO BE CAULKED TO FLOOR AT NON-CARPET LOCATIONS.

B. PROVIDE FURR-OUTS, THICKENED WALLS AND/OR CHASES AS REQUIRED TO ACCOMODATE PIPES, VALVES, PANELS,& OTHER SYSTEM ELEMENTS.

C. PROVIDE CONTINUOUS FLAME RETARDANT WOOD BLOCKING & ANCHORAGE AS REQUIRED FOR EQUIPMENT. REFER TO EQUIPMENT BROCHURE TO BE ISSUED FOR SPECIFIC REQUIREMENTS. COORDINATE ALL MAJOR EQUIPMENT ROOMS WITH VENDOR DRAWINGS TO BE ISSUED.

D. PROVIDE TRENCH DUCTS AS REQUIRED IN IMAGING ROOMS. COORDINATE WITH STRUCTURAL AND VENDOR DRAWINGS. ALL RACEWAYS & TRENCH DUCTS IN IMAGING ROOMS TO BE FLUSH WITH WALL & EXPOSED SURFACES TO BE PAINTED TO MATCH WALLS.

E. PROVIDE ACCESS PANELS IN GYPSUM BOARD CONSTRUCTION AS REQUIRED TO ACCESS CONCEALED EQUIPMENT, SYSTEMS & SPACES. PAINT ACCESS PANELS TO MATCH ADJACENT SURFACE.

NOTED PLAN KEYNOTES:

1. PROVIDE STOREFRONT ASSEMBLY WITH AUTOMATIC SLIDING ENTRY WITH CARD ACCESS.
2. PROVIDE INTERIOR STOREFRONT ASSEMBLY.
3. PROVIDE DECORATIVE CASEWORK SEPARATION WALL (54 " TALL).
4. PROVIDE PLASTIC LAMINATE CASEWORK TO THE EXTENT SHOWN:
   A. COUNTERTOP (WALL MTD. W/BRACKETS)
   B. BASE CABINET (W/SINKS WHERE SHOWN) WITH OVERHEAD CABINETS ABOVE.
   C. OVERHEAD CABINETS ONLY.
   D. BASE CABINET (W/SINKS WHERE SHOWN) ONLY.
   E. MULTIPLE LEVEL NURSE STATION STYLE CASEWORK
   F. COUNTERTOP (WALL MTD. W/BRACKETS) W/OVERHEAD CABINETS ABOVE.
5. PROVIDE PAIR OF ELEVATORS AS SHOWN, WITH FRONT AND REAR OPENINGS. REAR OPENINGS TO HAVE CARD ACCESS CONTROL IN CAB AND AT CALL BUTTONS.
6. PROVIDE SUMP PIT, PUMP, ACCESS LADDER, AND SIMILAR ITEMS AS REQUIRED FOR A COMPLETE ELEVATOR INSTALLATION.
7. PROVIDE MISC. STEEL AS REQUIRED FOR RAIL SUPPORTS.
8. PROVIDE AUTOMATIC OPERATION AND CARD ACCESS CONTROL THIS DOOR WITH REMOTE RELEASE FROM ADJACENT REGISTRATION POSITION.
9. PROVIDE CARD ACCESS CONTROL THIS DOOR.
10. PROVIDE TOILET ACCESSORIES AS INDICATED IN ARCHITECTURAL NARRATIVE.
11. PROVIDE 1/8" LEAD LINING THIS ROOM, INCLUDING EQUIVALENT PROTECTION FOR DOORS AND VIEW WINDOWS. REINFORCE STUDS AS REQUIRED TO SUPPORT WEIGHT OF LEAD LINING.
12. PROVIDE 1/16" LEAD LINING THIS ROOM, INCLUDING EQUIVALENT PROTECTION FOR DOORS AND VIEW WINDOWS.
13. PROVIDE ELECTRICAL RACEWAYS, IN-WALL CONDUITS, AND SIMILAR INFRASTRUCTURE AS REQUIRED TO SUPPORT INSTALLATION OF IMAGING EQUIPMENT AS SHOWN.
14. PROVIDE HEALTHCARE MEDICAL EQUIPMENT SUPPORT FOR INJECTOR AS REQUIRED BY IMAGING EQUIPMENT PACKAGE.
15. REINFORCE CASEWORK AS REQUIRED TO SUPPORT WEIGHT OF LEAD SAFE OR SIMILAR STORAGE EQUIPMENT.
16. PROVIDE ACCORDION FOLDING DOOR AS SHOWN TO SEPARATE ROOMS.
17. PROVIDE ROUND COLUMN WRAP AS SHOWN.
18. PROVIDE SHAFTWALL TO PROVIDE ONE-HOUR PROTECTION AT STAIRS, ELEVATORS, AND MAJOR VERTICAL CHASES.
19. PROVIDE WALL WITH THREE (3) HOLLOW METAL VIEW WINDOWS AS SHOWN TO SEPARATE TECH WORK STATION FROM CORRIDOR.
20. NOT USED.
21. PROVIDE DECORATIVE GYPSUM BOARD BULKHEAD OVER AREA WITH MULTIPLE LEVEL CASEWORK.
22. NOT USED.
23. ALCOVES FOR OWNER PROVIDED SCALES. PROVIDE 24 " GRAB BAR EACH SIDE OF EACH ALCOVE.
24. PROVIDE HOLLOW METAL VIEW WINDOW IN LOCATION SHOWN.
25. PROVIDE HI/LOW WATER FOUNTAIN W/ BOTTLE FILLER.

NOTED - FIRST FLOOR

8' 0 8'

The Design Professional's electronic or digital seal or signature is effective only as to the version of this document as originally published by the Design Professional. The Design Professional is not responsible for any subsequent modification, corruption, or unauthorized use of such document. To verify the validity or applicability of the seal or signature, contact the Design Professional.

Schematic Design

JJCA
Johnson Johnson Crabtree Architects P.C.
4551 Trousdale Drive Nashville, TN 37204
tel 615.837.0656
fax 615.837.0657

A New Office Building Tenant Buildout for:
The Sternberg Cardiovascular Center
Oxford, Mississippi

NOT FOR CONSTRUCTION

PROJECT NUMBER
25134.00
DATE
05/01/2026

A1.1-n

FIRST FLOOR - NOTED FLOOR PLAN

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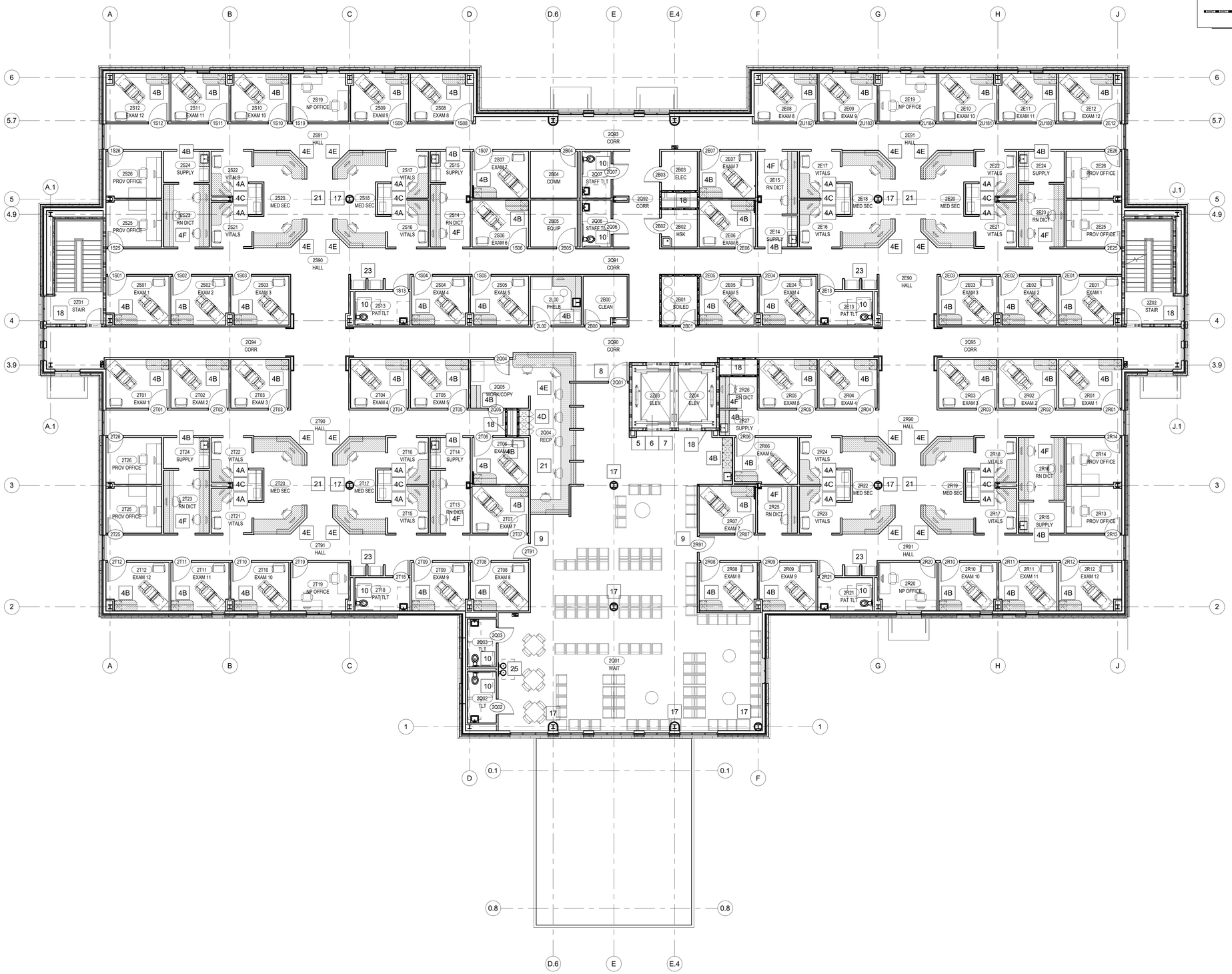

WALL LEGEND

REFER TO W1.1 & W1.2 FOR ADDITIONAL INFO.
INC.USE = INCIDENTAL USE

SYMBOL	DESCRIPTION	DOOR/DAMPER	PRIORITY
	NON-RATED PARTITION	--	(-)
	SMOKE (RESISTIVE) PARTITION (INCIDENTAL USE-IBC/HAZARDOUS-LSC)	POSITIVE LATCH, CLOSER, NO DAMPERS	(2ND)
	1-HOUR SHAFT WALL (STAIR/ELEVATOR/SERVICE SHAFTS)	POSITIVE LATCH, 60 MIN. CLOSER, NO HVAC PENETRATIONS ALLOWED	(1ST)

GENERAL NOTES

A. DOOR FRAMES TO BE CAULKED TO FLOOR AT NON-CARPET LOCATIONS.

B. PROVIDE FURR-OUTS, THICKENED WALLS AND/OR CHASES AS REQUIRED TO ACCOMODATE PIPES, VALVES, PANELS,& OTHER SYSTEM ELEMENTS.

C. PROVIDE CONTINUOUS FLAME RETARDANT WOOD BLOCKING & ANCHORAGE AS REQUIRED FOR EQUIPMENT. REFER TO EQUIPMENT BROCHURE TO BE ISSUED FOR SPECIFIC REQUIREMENTS. COORDINATE ALL MAJOR EQUIPMENT ROOMS WITH VENDOR DRAWINGS TO BE ISSUED.

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25. PROVIDE HI/LOW WATER FOUNTAIN W/ BOTTLE FILLER.

NOTED - SECOND FLOOR

8' 0 8'

JJCA
Johnson Johnson Crabtree Architects P.C.
4501 Trousdale Drive Nashville, TN 37204
tel 615.837.0656
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A New Office Building Tenant Buildout for:
The Stern Cardiovascular Center
Oxford, Mississippi

NOT FOR CONSTRUCTION

PROJECT NUMBER
25134.00
DATE
05/01/2026

A1.2-n

SECOND FLOOR - NOTED FLOOR PLAN

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Schematic Design

OXFORD
PLANNING
DEPARTMENT

Memorandum

To: Planning Commission
From: Ben Requet, AICP; Director of Planning
Date: September 14, 2026
RE: Proposed modifications to the Land Development Code and Municipal Code Chapter 66, Article VI

Planning Comments:
Staff is proposing modifications to Articles 3, 5, 9, and the Appendix of the Land Development Code:

Article 3 (Changes shall also be reflected in the Table of Uses 3.3)

3.5.3 Dwellings, Attached, Townhouse.

3.5.3.1 Definition: A structure designed for human habitation containing dwellings (normally 2-3 stories) that are attached, usually via a common vertical side wall, to other such dwelling units. Also called a "Row House." (See also Residential Common Interest Developments.) Occupancy limitations for dwellings are governed, and are subject to the limitations established in Chapter 87, Article IV, Section 87-61 of the City of Oxford Code of Ordinances.

3.5.3.2 Districts Permitted:

a. Townhouses are Special Uses in NR and SMF when three-bedroom or fewer dwelling units are proposed; and in NR and SMF when 25% or fewer of the dwellings proposed have four bedrooms.

b. Townhouses are Special Exception uses in TNB, SCN, SCO, UCO, UCN, and HUCN; and in NR and SMF when more than 25% of the dwellings proposed have four bedrooms; and in NR and SMF if any dwellings proposed are more than four-bedroom units.

3.5.3.3 Parking:

a. Required Unit Parking

I. One Bedroom Unit (including Studio) – One Space per Unit
II. Two & Three Bedroom Unit – Two Spaces per Unit
III. Four Bedroom Unit – One Space per Bedroom

b. Required Guest Parking

I. One & Two Bedroom Unit (Including Studio) – One Space for Every 3 Units
II. Three or More Bedroom Unit – One Space per Unit

3.5.3.4 Additional Standards:

a. Townhomes shall have no more than six contiguous attached units built in a row.

b. Unless a greater setback is required with a zoning district, a minimum setback of 50 feet is required from any side and rear property lines abutting residential uses in an ~~T~~ER or SR district.

--

3.5.6 Dwellings – Accessory.

3.5.6.1 Definition: A dwelling that is smaller than and subordinate to a primary dwelling on a lot, such as a garage apartment, basement or attic apartment, or guest house.

3.5.6.2 Districts Permitted: ~~These use is~~ Accessory Dwellings are a Special Use in AG, RCN, ER, SR, NR and SMF if it meets all standards below in 3.5.6.5. In addition, a sign shall be posted in the yard of the home for 14 days indicating that an accessory dwelling unit is being proposed. If an objection to the use is received by the Planning Department, the use shall be considered as a Special Exception. A proposal not meeting 3.5.6.5.h, or that is proposed for use as a rental unit may be considered by Special Exception.

3.5.6.3 Parking: One off-street parking space must be provided at the side or rear of the lot for each bedroom proposed in the accessory dwelling unit; unless determined by the Director of Planning to be unnecessary given the amount of parking available on the street. See Section 4.9 for general requirements.

3.5.6.4 Loading: None.

3.5.6.5 Additional Standards:

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. Calculation of accessory dwelling area may exclude elements determined by the Planning Director to be incidental to the principal structure's use and not part of the living space of the accessory unit. Requests exceeding this requirement may be considered by the Planning Commission by Special Exception.

--

Group Care Home or Facility.

3.6.5.1 Definition: A facility or dwelling unit housing persons unrelated by blood or marriage and operating as a group family household. A group care facility may include halfway houses, recovery homes, and homes for orphans, foster children, the elderly, and battered women and children. It would include a specific treatment providing less than primary health care.

3.6.5.2 Districts Permitted: Group Care Homes and Facilities are a S~~s~~pecial ~~exceptions~~ Use in the ER, SR, NR, SMF, TNB, SCN, and SCO districts.

--

NEW 3.8.6 Mobile Vendor. (Move current 3.8.6-3.8.14 down)

3.8.6.1 Definition: An operationally self-contained commercial unit which is portable or movable either with or without the assistance of a motor (See mobile food vendor, Chapter 66, Article VI, Section 66-117, City of Oxford Code of Ordinances).

a. Mobile food vendors are defined, permitted, and governed subject to the requirements established in Chapter 66, Article VI, Section 66 of the City of Oxford Code of Ordinances.

3.8.6.2 Districts Permitted:

a. Mobile vendors are permitted uses in the TNB, SCN, SCO, UCN, UCO, HUCN, INST, and PUD when one mobile vendor is proposed to operate on a lot at any one time.

b. Mobile vendors are a Special Use in the TNB, SCN, SCO, UCN, UCO, HUCN, INST, and PUD when between two and four mobile vendors are proposed on a lot for simultaneous operation.

c. Mobile vendors are a Special Exception in the TNB, SCN, SCO, UCN, UCO, HUCN, INST, and PUD when five or more mobile vendors are proposed for simultaneous operation on a lot; and when any mobile vendor is proposed for operation in SMF.

3.8.6.3 Parking:

a. Required Parking

I. When a permitted use (1 per lot) – None.

II. When a Special Use (2-4 per lot) – None, though all provided parking shall be indicated on site plan.

III. When a Special Exception (5+ per lot) – Five spaces, plus one space per 100 square feet of provided seating area. All provided parking shall be indicated on site plan.

3.8.6.4 Loading: No use-specific requirement. See Section 4.9 for general requirements.

3.8.6.5 Additional Standards:

a. All Mobile Vendors.

i. All mobile food vendors shall obtain and maintain a City of Oxford Privilege License and a mobile food vending permit for each mobile pushcart or mobile food preparation vehicle in operation, and meet permitting requirements as established in Chapter 66, Article VI, Section 66-118, City of Oxford Code of Ordinances.

ii. The city clerk's office, department of planning, department of public works and the code enforcement officer shall have continuing authority to approve locations, grant conditions for approval, revoke prior approval of locations, make conditional revocations of approved locations, require adjustments by the mobile food vendor in setup or location to accommodate public safety and convenience, and to otherwise maintain full lawful control over all public ways of the city. The City of Oxford Police and Fire Departments shall have concurrent authority to oversee locations and setup of mobile pushcarts and mobile food preparation vehicles. If an applicant is denied and wishes

to appeal his grievance, he may request an order approving his application to the board of alderman at a regular scheduled meeting and said item will be considered "approved or disapproved."

iii. Mobile pushcarts and mobile food preparation vehicles shall conform to the following regulations regarding location and operation:

(1) Mobile pushcarts and mobile food preparation vehicles must be located on private property at all times during operation. Proof of said permission must be filed with the city clerk's office.

(2) A mobile food vendor operating in all districts shall operate Monday through Saturday between the hours of 6:00 a.m. and 2:00 a.m. and on Sunday between the hours of 6:00 a.m. and 10:00 p.m. Cleanup and removal of the pushcart or vehicle shall be completed within 30 minutes of closing.

(3) Mobile pushcarts and mobile food preparation vehicles must not be locked or attached to trees, garbage receptacles, or street furniture.

(4) Mobile pushcarts and mobile food preparation vehicles may not locate within 20 feet of any bus stop.

(5) Mobile pushcarts and mobile food preparation vehicles may not locate within any area which would block the view of traffic or traffic signals or traffic signs.

(6) Mobile pushcarts and mobile food preparation vehicles may not locate within ten feet of any fire hydrant.

(7) The operators must be present at all times.

(8) Sales of goods are limited to food and beverage. The sale of alcoholic beverages is prohibited.

(9) In no event shall any mobile pushcart or mobile food preparation vehicle display device, or accessory container be located inside any public building or structure or at any place the general public is prohibited.

(10) Mobile food vendors are responsible for all waste and trash removal. The containment area must be kept clear of grease, trash, paper, cups or cans associated with the operation. No liquid waste or grease is to be disposed of in tree pits or onto sidewalks, streets, or other public places; nor shall it be disposed of in drains or sanitary sewers.

(11) The mobile food vendor shall not provide stands, shelves, bins, equipment, signs, covers, or any kind of accessory or feature unless the same was accurately described and included in the application, and was fairly included in the picture or other graphics required as party of the application.

(12) During the hours of operation, the permit holder shall provide a trash receptacle for use by customers located adjacent to the mobile pushcart or mobile food preparation vehicle in such a

manner as not to block or otherwise obstruct pedestrian or vehicular traffic.

a. The mobile food vendor shall contain all refuse, trash and litter within the mobile food preparation vehicle.

b. The vendor shall be responsible for the proper disposal of such refuse, trash, and litter, and shall place it in the public trash container, or in any private container with proper permission.

c. The vendor is responsible for all litter and trash within 15 feet of the mobile pushcart or mobile food preparation vehicle at any time the vendor is selling or offering to sell any merchandise or service.

(13) The mobile pushcart or mobile food preparation vehicle must have self-contained utilities and shall not use the city's utilities or private utilities that are not self-contained and integral to the vendor unit.

a. If the mobile food preparation vehicle utilizes a generator, it shall be in compliance with the City of Oxford noise ordinance section 34-64.

(14) No speakers or other noise production devices are allowed.

(15) No mobile food vendor shall sell or attempt to sell any item to the occupant of any motor vehicle, unless it is parked in a lawful parking space.

(16) Mobile pushcarts and mobile food preparation vehicles must comply with all local, state, and federal rules regarding sanitation and protection of food from airborne contamination.

(17) Every mobile food vendor shall keep records utilizing generally accepted accounting practices for the purposes of compliance with all federal, state and local tax laws.

(18) All approved mobile pushcarts and mobile food preparation vehicles must pay the two percent sales tax required by all food providers in the City of Oxford, along with all other tax and licensing fees required by the State of Mississippi.

(19) All approved mobile pushcarts and mobile food preparation vehicles must be licensed businesses within the City of Oxford with all operations pertinent to the mobile pushcart or vehicle operated within the City of Oxford.

(20) All mobile pushcarts and mobile food preparation vehicles must be issued a State tax number by the Mississippi Department of Revenue designating them as a City of Oxford business.

iv. All mobile pushcarts and mobile food preparation vehicles must meet the following design standards:

(1) All mobile pushcarts and mobile food preparation vehicles must be capable of independently providing all necessary utilities for operation in order to maintain compliance with all Mississippi Department of Health Codes.

(2) Umbrellas or canopies must be attached to the pushcart or vehicle and must not exceed eight feet in height above grade. Maximum diameter of canopies and umbrellas shall not exceed six feet and shall not interfere with pedestrian movement. No mobile pushcart or mobile food preparation vehicle shall have more than two umbrellas.

(3) All signage on mobile pushcarts and mobile food preparation vehicles is limited to one temporary sign.

a. Dimensions of a temporary sign shall not exceed three feet by five feet and shall otherwise comply with the provisions of the land development code for regulating signage (section 7.0).

b. Signs shall be removed each day from the site.

(4) Exterior lighting must be hooded or shielded so that the light source is not directly visible to a residential use.

(5) Mobile food vendors may place a maximum of three coolers within their containment area so long as the coolers are neatly stacked to avoid visual clutter.

(6) No accessory container shall be more than three feet from the unit.

(7) Accessory containers must be made of hard substances such as hard plastic or a metal and may not be made by expanded polystyrene plastic, paper, paperboard, or cardboard.

(8) Mobile pushcarts and mobile food preparation vehicles may not be stored, parked or left overnight on city property.

b. Additional standards when more than one mobile vendor is proposed on a lot:

i. All proposals for the simultaneous operation of more than one mobile vendor shall include provision of a site plan for consideration by Planning Staff, to indicate site conditions and any proposed improvements. These improvements may include, but shall not be limited to: provision of dedicated parking spaces, restrooms for employee and/or patron use, shared patron seating, pedestrian and bicycle facilities.

ii. Requirements to make improvements as described above or requirements for other reasonable improvements may be imposed when deemed necessary by the Planning Commission, whenever mobile vendors are proposed by Special Exception.

ARTICLE VI. - MOBILE FOOD VENDING

Sec. 66-116. - Applicability.

This article shall apply to all mobile food vendors licensed to sell food and/or beverages in the City of Oxford where permitted to do so.

(Ord. No. 2016-4, § I, 2-2-2016)

Sec. 66-117. - Definitions.

The following words and phrases, whenever used herein, shall be construed as defined in this section:

Mobile food vendor means any person who sells food and/or beverages from a mobile pushcart or motorized mobile food preparation vehicle on a consistent basis and for a period of more than 15 days each calendar year.

Mobile food preparation vehicle means any moveable car, van, truck or trailer that includes a self-contained kitchen in which food is prepared, processed or stored and used to sell and dispense food to the consumer. The unit must be on wheels at all times. This definition does not include pushcarts, which is defined below.

Mobile pushcart means any portable vending device, pushcart or other wheeled vehicle or device which may be moved without the assistance of a motor and which is not required to be licensed and registered by the Department of Transportation, used for the displaying, storing or transporting of food offered for sale by a vendor. Said cart may be up to four feet in width, six feet in length, excluding auxiliary items such as handles or fenders, or otherwise the cart shall not occupy space greater than a total of 24 square feet.

(Ord. No. 2016-4, § I, 2-2-2016)

Sec. 66-118. - Permits required for mobile food vending.

(a) All mobile food vendors shall obtain and maintain a City of Oxford Privilege License and a mobile food vending permit for each mobile pushcart or mobile food preparation vehicle in operation. All applications for permit renewal shall be filed annually with the City of Oxford City Clerk.

The application may be reviewed by any department of the city as may be necessary or convenient to determine whether the application is complete or whether the permit should be granted. Permit applications shall contain the following information:

(1) The name, mailing address, physical address, telephone number(s), and email address of the applicant(s). If any applicant is anything other than a natural person, then all documents related to the creation and maintenance of the entity such as articles of incorporation and any similar relevant documents shall be included.
(2) A valid City of Oxford Privilege license.
(3) A food service permit from the Mississippi Department of Health.
(4) All mobile pushcarts and mobile food preparation vehicles shall be issued a State tax number by the Mississippi Department of Revenue designating them as a City of Oxford business.
(5) An approval from the city fire inspector.

(6) A City of Oxford Property Owner Consent Form for each proposed location of operation.

(7) All permit applicants must operate under a central kitchen within Lafayette County that is approved by the Mississippi Department of Health for food service. A mobile food vehicle may be certified by the Mississippi Department of Health as a central kitchen.

(8) A list of products to be sold.

(9) Proof of a valid business insurance policy that provides minimum liability coverage of $500,000.00 per mobile food preparation vehicle and $500,000.00 per mobile pushcart, with the city named as an additional insured.

a. If operating a mobile food preparation vehicle, proof of a valid vehicular insurance policy shall be provided to the city.

(10) A written indemnity agreement that will hold harmless the city, its officers, and employees, for any loss or liability or damage, including costs, for bodily injury or property damage sustained by a person as a result of the negligent installation, use, or maintenance of a permitted space.

(11) Copies of all letters and other notices from any governmental, quasi-governmental, professional, or business association or entity, related directly or indirectly to alleged or actual improper conduct in the food service business, issued to applicant or any person who will have responsibility for operations of the mobile pushcart or mobile food preparation vehicle for which a permit is requested. This shall include all related response and follow up documents showing any results, findings or actions.

(12) The dates, jurisdiction, court, and disposition of the following:

a. All felony charges related to the applicant or any principal of the applicant; and

b. All misdemeanors and violations directly or indirectly related to food, food preparation, permit operations, and/or business operations, related to the applicant or any principal of the applicant.

(13) Such other additional information required by law, rule, or ordinance, or that any department of the city or board of alderman, or the permit applicant reasonably deems appropriate to assist the city in determining whether the permit should be granted. The applicant shall be provided reasonable time to supplement the application.

(b) Mobile food vending permits cost $275.00 annually per vehicle or cart which covers the administrative cost of processing the application and regulating each mobile pushcart or mobile food preparation vehicle.

(c) Permit holders may be required to remove private materials or accessories to allow utility access for emergency and maintenance operation or both.

(d) This permit does not allow permit holders to operate during city appointed special events without proper authorization from the special event organizers.

(e) The permit shall be displayed on the mobile pushcart or mobile food preparation vehicle at all times.

(f) Permits are non-transferable.

(g) A damaged or destroyed mobile pushcart or mobile food preparation vehicle may be replaced if and only if approval for its replacement is obtained from the city clerk's office. Any such replacement pushcart or vehicle shall be of substantially the same

type, size, and dimension and with the same general characteristics as the original. Such replacement may be disallowed if the original vendor permit would not have approved the use of the replacement pushcart or food preparation vehicle.

(h) Any permit granted pursuant to this article shall be nonexclusive. The city may grant any number of such permits as the city deems appropriate. The granting of a permit shall not limit or abridge any power or authority of the city and shall not limit the authority of the city to commence appropriate civil, criminal, or other enforcement actions. The city retains full authority to amend the ordinances, rules and regulations that apply to any permit.

(i) The city may revoke and terminate the permit in the event the vendor violates any term, condition, or provision of the permit, the City of Oxford Code of Ordinances and/or zoning ordinances, state and/or federal law, or if the business license issued by the city for the permitted activity is revoked. The procedures for revoking or terminating a permit shall be the same as revoking or terminating a business license. The revocation may be sought as a remedy in a civil action. The vendor may terminate or surrender the permit at will any time prior to the expiration of the permit by providing written notice to city clerk. Termination of the permit shall not operate to relieve the vendor of the obligation to release, hold harmless, and indemnify the city and its officers, agents, and employees.

(Ord. No. 2016-4, § I, 2-2-2016; Ord. No. 2018-6, § I, 4-17-2018)

Sec. 66-119-120. Reserved~~—Location and operation.~~

~~(a) Mobile pushcarts and mobile food preparation vehicles shall only conduct business on private property, in designated areas approved by the department of planning. These areas include: (HUCN) historic urban center, (TNB) traditional neighborhood business, (SCO) suburban corridor, (SCN) suburban center, (UCO) urban corridor, (UCN) urban center, (TND) traditional neighborhood development, (INST) institutional, and (PUD) planned unit development.~~

~~(1) A special exception may be granted by the City of Oxford Planning Commission for a mobile food vendor to operate in (SMF) suburban multi-family districts.~~

~~(b) The city clerk's office, department of planning, department of public works and the code enforcement officer shall have continuing authority to approve locations, grant conditions for approval, revoke prior approval of locations, make conditional revocations of approved locations, require adjustments by the mobile food vendor in setup or location to accommodate public safety and convenience, and to otherwise maintain full lawful control over all public ways of the city. The City of Oxford Police and Fire Departments shall have concurrent authority to oversee locations and setup of mobile pushcarts and mobile food preparation vehicles. If an applicant is denied and wishes to appeal his grievance, he may request an order approving his application to the board of alderman at a regular scheduled meeting and said item will be considered "approved or disapproved."~~

~~(c) Mobile pushcarts and mobile food preparation vehicles shall conform to the following regulations regarding location and operation:~~

~~(1) Mobile pushcarts and mobile food preparation vehicles must be located on private property at all times during operation.~~

~~a. Proof of said permission must be filed with the city clerk's office.~~

~~(2) A mobile food vendor operating in all districts shall operate Monday through Saturday between the hours of 6:00 a.m. and 2:00 a.m. and on Sunday between the hours of 6:00 a.m. and 10:00 p.m. Cleanup and removal of the pushcart or vehicle shall be completed within 30 minutes of closing.~~

~~(3) Mobile pushcarts and mobile food preparation vehicles must not be locked or attached to trees, garbage receptacles, or street furniture.~~

~~(4) Mobile pushcarts and mobile food preparation vehicles may not locate within 20 feet of any bus stop.~~

~~(5) Mobile pushcarts and mobile food preparation vehicles may not locate within any area which would block the view of traffic or traffic signals or traffic signs.~~

~~(6) Mobile pushcarts and mobile food preparation vehicles may not locate within ten feet of any fire hydrant.~~

~~(7) The operators must be present at all times.~~

~~(8) Sales of goods are limited to food and beverage.~~

~~a. The sale of alcoholic beverages is prohibited.~~

~~(9) In no event shall any mobile pushcart or mobile food preparation vehicle display device, or accessory container be located inside any public building or structure or at any place the general public is prohibited.~~

~~(10) Mobile food vendors are responsible for all waste and trash removal. The containment area must be kept clear of grease, trash, paper, cups or cans associated with the operation. No liquid waste or grease is to be disposed of in tree pits or onto sidewalks, streets, or other public places; nor shall it be disposed of in drains or sanitary sewers.~~

~~(11) The mobile food vendor shall not provide stands, shelves, bins, equipment, signs, covers, or any kind of accessory or feature unless the same was accurately described and included in the application, and was fairly included in the picture or other graphics required as party of the application.~~

~~(12) During the hours of operation, the permit holder shall provide a trash receptacle for use by customers located adjacent to the mobile pushcart or mobile food preparation vehicle in such a manner as not to block or otherwise obstruct pedestrian or vehicular traffic.~~

~~a. The mobile food vendor shall contain all refuse, trash and litter within the mobile food preparation vehicle.~~

~~b. The vendor shall be responsible for the proper disposal of such refuse, trash, and litter, and shall place it in the public trash container, or in any private container with proper permission.~~

~~c. The vendor is responsible for all litter and trash within 15 feet of the mobile pushcart or mobile food preparation vehicle at any time the vendor is selling or offering to sell any merchandise or service.~~

~~(13) The mobile pushcart or mobile food preparation vehicle must have self-contained utilities and shall not use the city's utilities or private utilities that are not self-contained and integral to the vendor unit.~~

~~a. If the mobile food preparation vehicle utilizes a generator, it shall be in compliance with the City of Oxford noise ordinance section 34-64.~~

~~(14) No speakers or other noise production devices are allowed.~~

~~(15) No mobile food vendor shall sell or attempt to sell any item to the occupant of any motor vehicle, unless it is parked in a lawful parking space.~~

(16) Mobile pushcarts and mobile food preparation vehicles must comply with all local, state, and federal rules regarding sanitation and protection of food from airborne contamination.

(17) Every mobile food vendor shall keep records utilizing generally accepted accounting practices for the purposes of compliance with all federal, state and local tax laws.

(18) All approved mobile pushcarts and mobile food preparation vehicles must pay the two percent sales tax required by all food providers in the City of Oxford, along with all other tax and licensing fees required by the State of Mississippi.

(19) All approved mobile pushcarts and mobile food preparation vehicles must be licensed businesses within the City of Oxford with all operations pertinent to the mobile pushcart or vehicle operated within the City of Oxford.

(20) All mobile pushcarts and mobile food preparation vehicles must be issued a State tax number by the Mississippi Department of Revenue designating them as a City of Oxford business.

(Ord. No. 2016-4, § I, 2-2-2016; Ord. No. 2018-6, § I, 4-17-2018)

Sec. 66-120. - Design standards.

(a) All mobile pushcarts and mobile food preparation vehicles must meet the following design standards:

(1) All mobile pushcarts and mobile food preparation vehicles must be capable of independently providing all necessary utilities for operation in order to maintain compliance with all Mississippi Department of Health Codes.

(2) Umbrellas or canopies must be attached to the pushcart or vehicle and must not exceed eight feet in height above grade. Maximum diameter of canopies and umbrellas shall not exceed six feet and shall not interfere with pedestrian movement. No mobile pushcart or mobile food preparation vehicle shall have more than two umbrellas.

(3) All signage on mobile pushcarts and mobile food preparation vehicles is limited to one temporary sign.

a. Dimensions of a temporary sign shall not exceed three feet by five feet and shall otherwise comply with the provisions of the land development code for regulating signage (section 7.0).

b. Signs shall be removed each day from the site.

(4) Exterior lighting must be hooded or shielded so that the light source is not directly visible to a residential use.

(5) Mobile food vendors may place a maximum of three coolers within their containment area so long as the coolers are neatly stacked to avoid visual clutter.

(6) No accessory container shall be more than three feet from the unit.

(7) Accessory containers must be made of hard substances such as hard plastic or a metal and may not be made by expanded polystyrene plastic, paper, paperboard, or cardboard.

(8) Mobile pushcarts and mobile food preparation vehicles may not be stored, parked or left overnight on city property.

(Ord. No. 2016-4, § I, 2-2-2016; Ord. No. 2018-6, § I, 4-17-2018)

Sec. 66-121. - Violations and penalties.

All mobile food vending must be performed in compliance with said article. Failure to abide by said article shall result in the following:

(1) A fine not exceeding $150.00 for a first violation.
(2) A fine not exceeding $250.00 for a second violation within one year of any prior violation.
(3) A fine not exceeding $500.00 for a third or more violation within one year of the first.

Any offense shall be considered a misdemeanor and is subject to being cited by any authorized law enforcement official in the City of Oxford or with authority to do so in the City of Oxford.

Violation of this article may result in the suspension or revocation of any city permit or license issued to the owner or operator of the mobile pushcart or mobile food preparation vehicle. Each day on which an infraction of the article occurs shall be considered a separate and distinct violation.

All fines collected shall go to the city's general fund.
(Ord. No. 2016-4, § I, 2-2-2016)

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Article 5

5.5.4 Screening

5.5.4.1 Screening of nuisance activity such as auto repair vehicle storage areas, equipment or material storage areas, loading docks and similar functions shall provide screening to conceal such activities from public view.

5.5.4.2 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~~ Where parapets are infeasible, screen walls may be approved by Special ~~Exception~~ Use if determined by the Planning Director to be more appropriate. HVAC screens (parapet or walls) must meet the design and material requirements of Section 5.6.1.8.

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Article 9

9.2 Site Plan Approval

9.2.1 Purpose of site plan review. Site plan review shall be required to ensure compliance with land development code and other ordinances as they apply to designated projects, to expedite procedures necessary for obtaining building permits; to provide the developer with one central review of ~~his~~ development proposals; to conserve the time and efforts of city employees in various departments; and to provide for a speedy processing of applications for building permits on large scale and other projects. A Site Plan Review fee shall be charged in accordance with the adopted fee schedule.

9.2.2 Applicability. Unless determined otherwise by the Director of Planning, a site plan review shall be required for proposed development including, but not limited to, any subdivision of property, any residential development of five or more dwelling units except individual building lots already approved, any structures with more than two stories, any commercial development adjacent to property zoned for primarily residential use, any development requiring special use or special exception approval, any development located within a flood plain, any commercial development requiring the services of a licensed engineer or architect, any commercial development within 200 feet of a street intersection, any open parking area to be constructed or enlarged, or modifications resulting in the removal and replacement of 50% or more of facades of an existing building intended for commercial or mixed-uses. A site plan review by the Planning Commission shall be required for all development except the following:

9.2.2.1 Any residential development of less than five dwelling units.

9.2.2.2 Any ~~residential or commercial, business, or industrial~~ development ~~of one acre or less~~ proposing structures with a cumulative size (within all structures and accessory buildings on the site) of less than 5,000 square feet.

Site plans for structures of 5,000 to 10,000 square feet may require approval by the Planning Commission if determined by the Planning Director to be a site of interest to the public.

a) Applications for site plans in this size range will be noticed and posted to allow public input which will inform the Planning Director as to the level of public interest in the site plan.

9.2.2.3 Any parking area of three or less spaces.

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Appendix

A.7 Site Plan Standards

A.7.1 Contents. The site development plan required to be submitted under section 9.2 above and the requirement of these land development code regulations shall include the elements below. The contents for Preliminary and Final Site Plans in TND and PUD districts are given in Section A.7.2 below. These elements may be altered from time to time by the Planning Director.

A.7.1.1 Statement of ownership and control of the proposed development.

A.7.1.2 Statement describing in detail the character and intended use of the development.

A.7.1.3 A dimensioned site plan based on exact survey and or properly recorded plat(s) of the property drawn to scale of sufficient size to show:

a. Exact location of all buildings and structures.
b. All means of ingress and egress.
c. A detailed landscape plan.
d. Off-street parking and loading areas.
e. Refuse collection areas.

f. Access to utilities and points of utilities hookup.

g. Natural features such as streams, lakes or other topographic features.

A.7.1.4 Grading plan, including existing and proposed topographic features on 1 (one) foot contours.

A.7.1.5 Location of all utility poles, storm drains and transformers, both on the property or on adjacent rights-of-way.

A.7.1.6 Storm drainage and sanitary sewer plans.

A.7.1.7 Architectural definitions for buildings in the development; location, size and types.

a. All building elevations shall be provided for sites zoned HUCN, sites located in the Neighborhood Conservation Overlay District and/or require Planning Commission approval. Elevations to include human scale perspectives and line of visions from all public spaces and adjacent properties so the proposed project can be reviewed within the context of the existing built environment. In the instance that a site is located in an area undeveloped or primarily undeveloped, this requirement may be waived by the Director of Planning.

b. Exterior materials and descriptions shall be provided for sites zoned HUCN, all sites located in the Neighborhood Conservation Overlay District and/or require Planning Commission approval.

A.7.1.8 Plans for recreation facilities, if any, including buildings for such use.

A.7.1.9 Such additional data, maps, plans, or statements as may be required for the particular use or activity involved.

A.7.1.10 Such additional data as the applicant may believe is pertinent to the site development plan.

A.7.1.11 Design professional certification stating that the site development plan is in compliance with all applicable city ordinances except as noted, and standard acceptable practice.

A.7.1.12 A traffic impact study/analysis at the discretion of the public works department or when any proposed site plan is expected to generate over 100 peak trips or 500 trips in an average day

A.7.1.13 Items A.7.1.3, A.7.1.4, A.7.1.5, A.7.1.7, A.7.1.9 and A.7.1.10, .7.1.11, and A.7.1.12 above shall be prepared by a registered surveyor, engineer, or architect as may be appropriate to the particular item.

A.7.1.14 Staging plan to be utilized during construction.

A.7.1.15 A signage plan for all proposed uses.

Recommendation: Staff recommends approval of the proposed Land Development Code modifications.