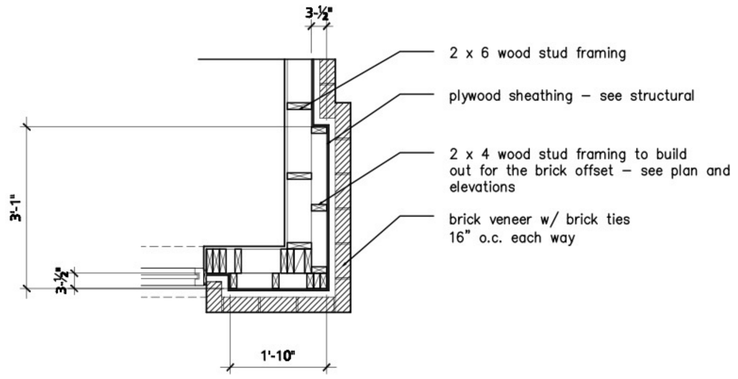
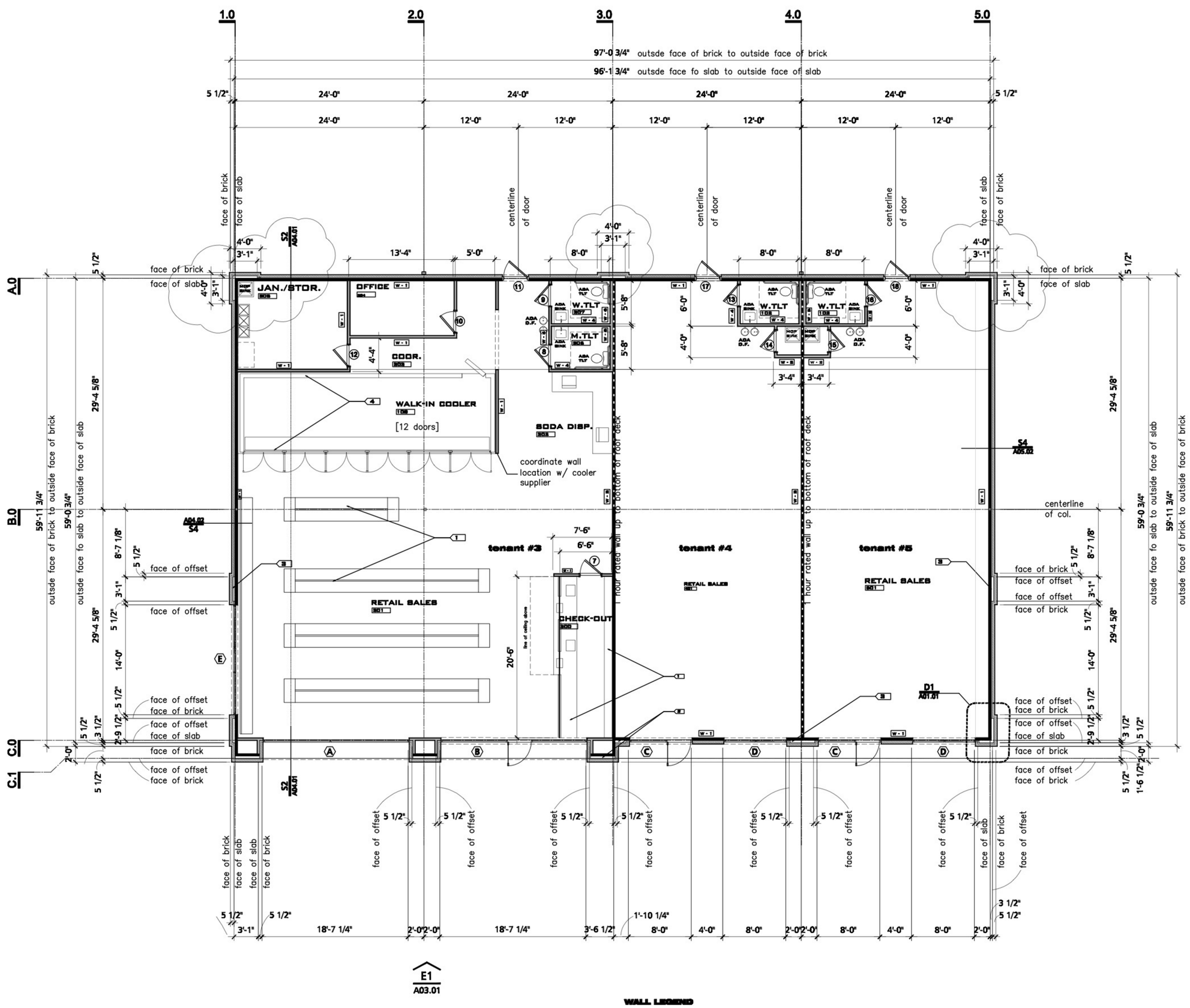


D1 DETAIL- corner offset

SCALE: ½" = 1'-0"

see structural foundation plan [sheet S1] for more info. – brick offset between windows is simular.



P1 FLOOR PLAN-proposed

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

WALL LEGEND

LOAD BEARING WOOD STUD WALL - SEE WALL TYPE SCHEDULE

WOOD STUD WALL - SEE WALL TYPE SCHEDULE

WOOD STUD WALL TO EXTEND UP TO BOTTOM OF ROOF DECK - SEE WALL TYPE SCHEDULE - UL 305

KEY NOTES:

1. sales counter and display shelving – coordinate with owner
2. remove existing mech. compressor and any electrical and mech. piping associated with the unit. cap off all services as required by code.
3. framing and brick offset –see structural foundatin plans and building elevations – simular to detail – D1 this sheet
4. pre fab walk-in cooler

DO NOT SCALE DRAWINGS. IT IS THE REPSONSIBLITY OF THE CONTRACTOR AND/OR SUB CONTRACTORS TO REQUEST THE ARCHITECT TO CLARIFY OR PROVIDE ANY DIMENSIONS NOT INDICATED ON THE DRAWINGS.

Q MART AND RETAIL CENTER

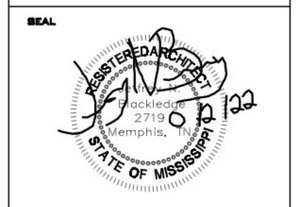
9200 GERMANTOWN RD
OLIVE BRANCH, MISSISSIPPI

JOB NUMBER
13029

DATES
REVISED 03-24-22
REVISED 12-13-22

COPYRIGHT
COPYRIGHT 2022 JEFF BLACKLEDGE

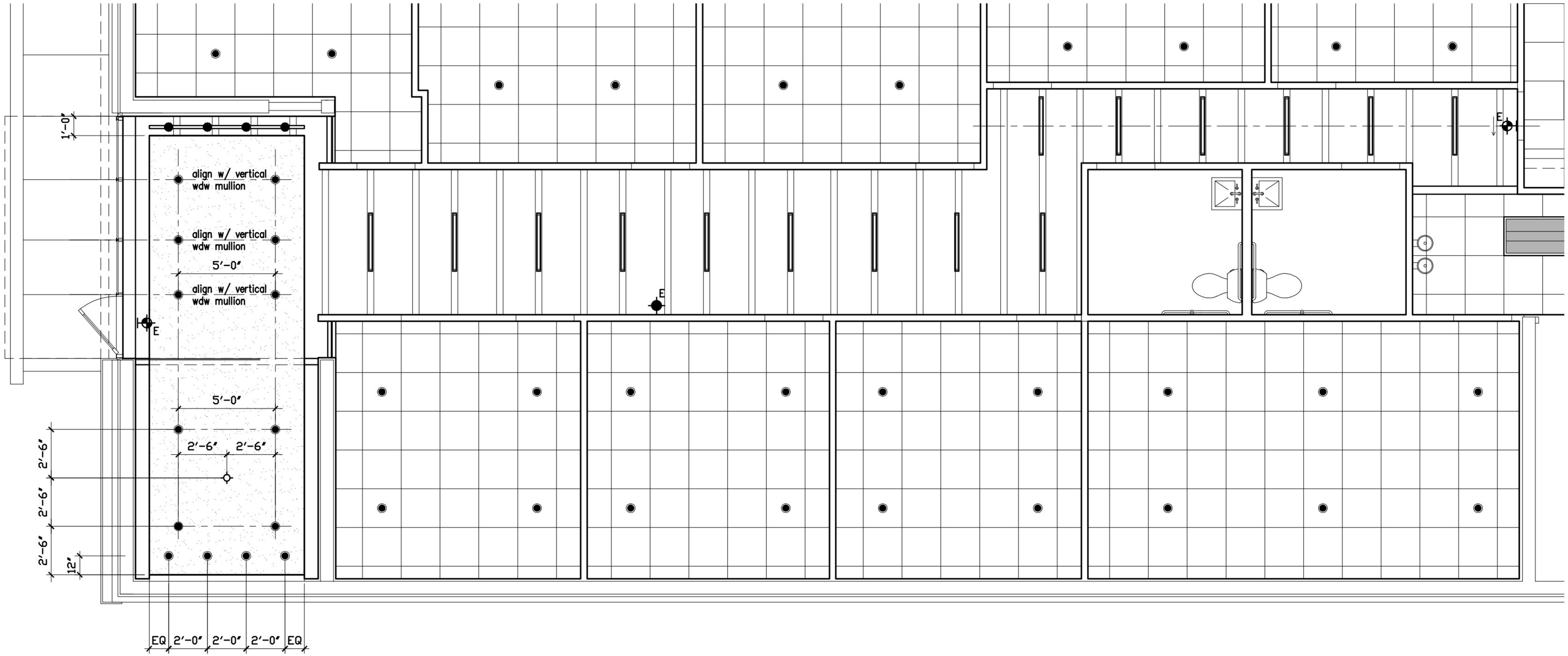
SEAL

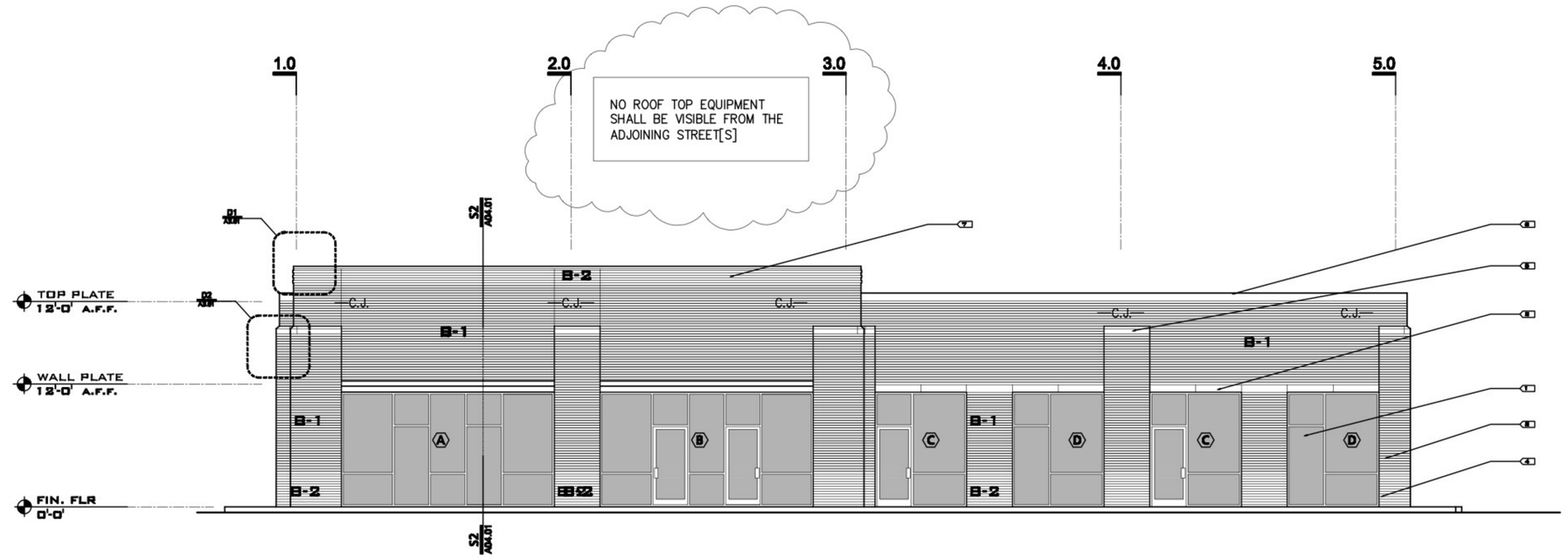


DATE ISSUED FOR PERMIT
03.24.22

A1.01

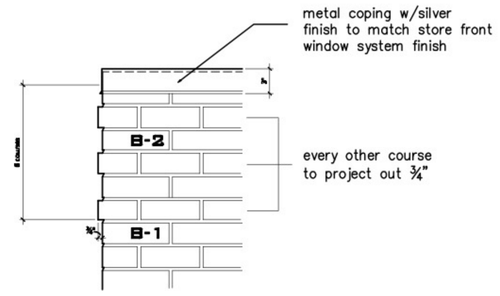
JEFF BLACKLEDGE architect
2400 Poplar Av. Suite 220
Memphis, Tennessee 38112
V 901.305.4659


1'-0"
align w/ vertical wdw mullion
align w/ vertical wdw mullion
5'-0"
align w/ vertical wdw mullion
E
E
E
5'-0"
2'-6"
2'-6"
2'-6"
2'-6"
2'-6"
12"
EQ
2'-0"
2'-0"
2'-0"
EQ



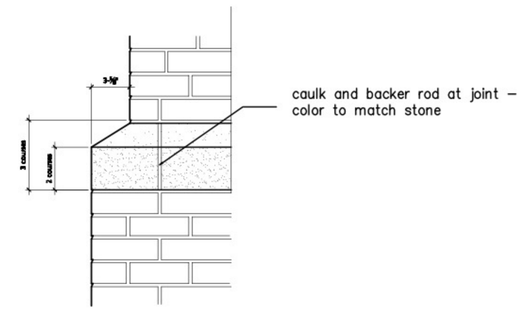
E 1 EXTERIOR ELEVATION-proposed

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



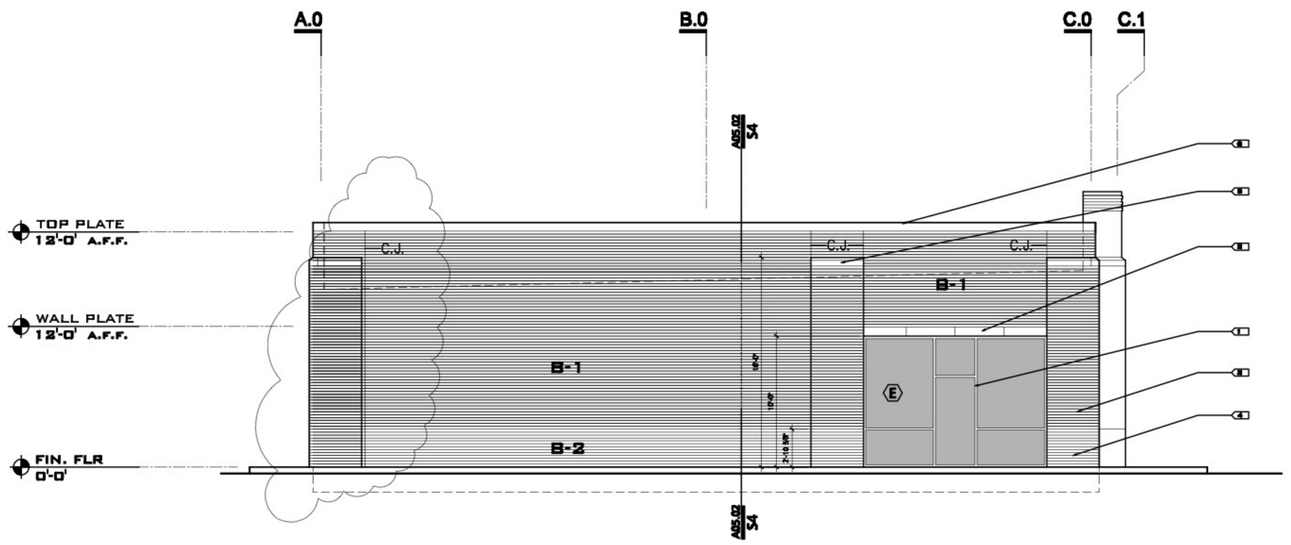
D 1 DETAIL-brick cornice

SCALE: 1" = 1'-0"



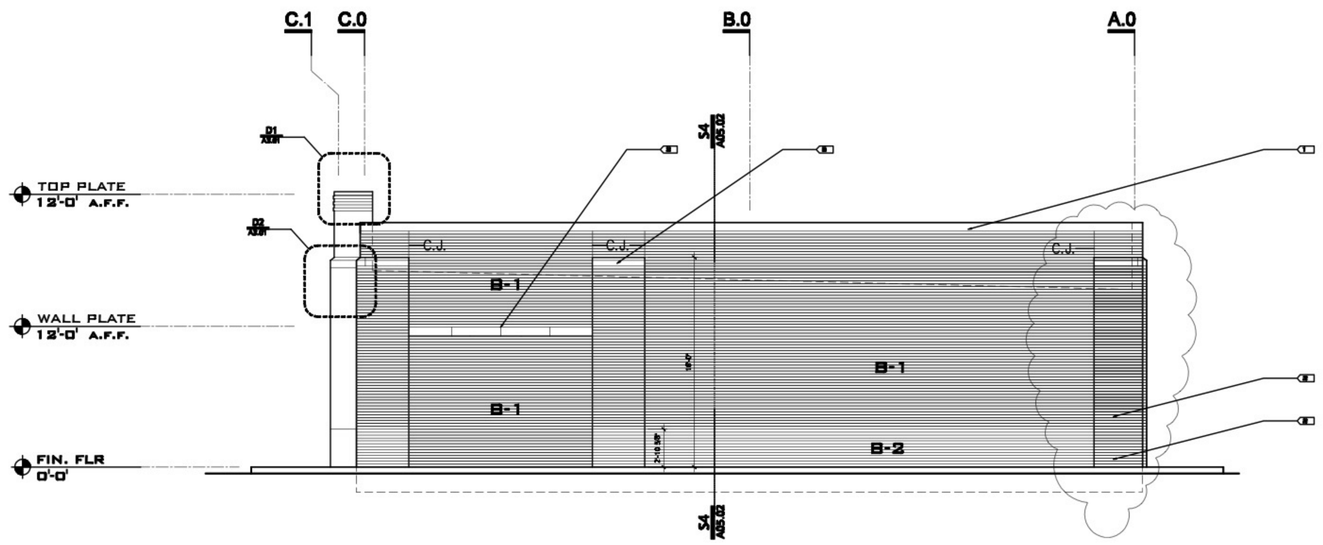
D2 DETAIL-limestone wall cap

SCALE: 1" = 1'-0"



E2 EXTERIOR ELEVATION-proposed

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

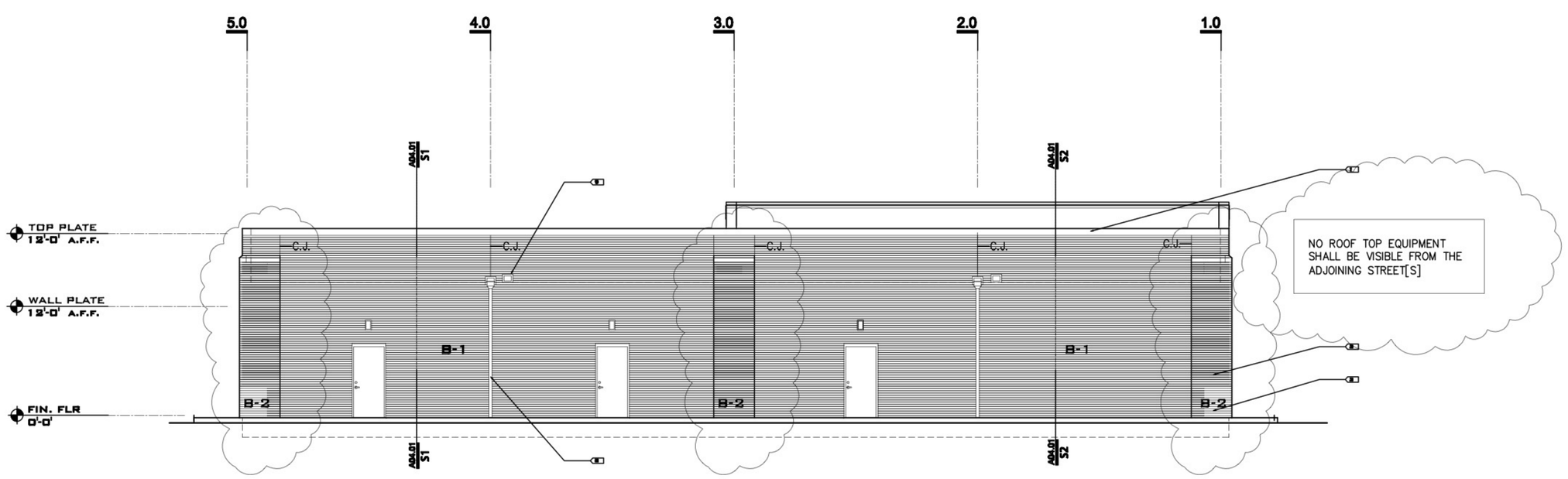


E3 EXTERIOR ELEVATION-proposed

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

KEY NOTES:

1. aluminum storefront w/ insulated glass – clear anodized aluminum finish
2. linestone or precast accent – 7–⅝" high – fits three course brick module
3. brick veneer over wood stud framing [B–1]
4. accent brick veneer over wood stud framing [B–2]
5. linestone or precast accent – 7–⅝" high – fits three course brick module – see detail D2 this page
6. prefinished metal copping – color to match limestone
7. brick accent – three courses to project out ½" – everyother course – see detail D1 this page
8. scupper and downspout – gutter to be sized
9. overflow as required by local codes



E4 EXTERIOR ELEVATION-proposed

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

BRICK LEGEND

B-1 ACME BRICK - BL-33 Heritage Napa Valley

B-2 ACME BRICK - BL-33 Ruff Napa Valley

STOREFRONT

DARK BRONZE FINISH

METAL COPING

DARK BRONZE FINISH

DOWNSPOUTS & REAR DOORS

PAINTED TO MATCH
BRICK - 2 [DARK TAN]

DO NOT SCALE DRAWINGS. IT IS THE REPSONSIBLITY OF THE CONTRACTOR AND/OR SUB CONTRACTORS TO REQUEST THE ARCHITECT TO CLARIFY OR PROVIDE ANY DIMENSIONS NOT INDICATED ON THE DRAWINGS.

Q MART AND RETAIL CENTER

9200 GERMANTOWN RD
OLIVE BRANCH, MISSISSIPPI

JOB NUMBER
13029

DATES
REVISED 11-15-22
REVISED 12-13-22

COPYRIGHT

COPYRIGHT 2022 JEFF BLACKLEDGE

SEAL

REGISTERED ARCHITECT
Jeff Blackledge
2719
Memphis, TN
STATE OF MISSISSIPPI
03.24.22

DATE ISSUED FOR PERMIT
03.24.22

A3.01

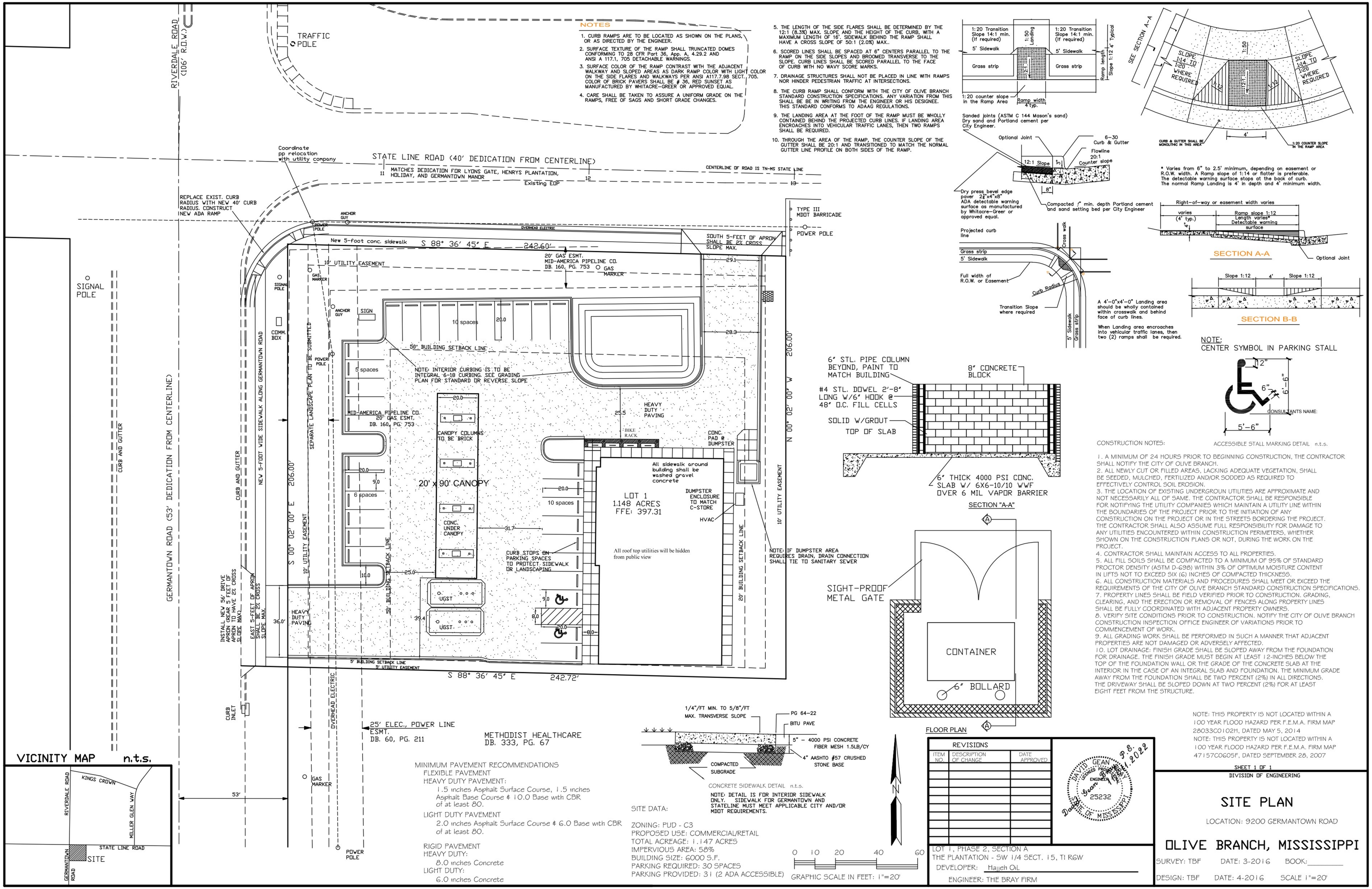
JEFF BLACKLEDGE architect
2400 Poplar Av. Suite 220
Memphis, Tennessee 38112
V 901.305.4659

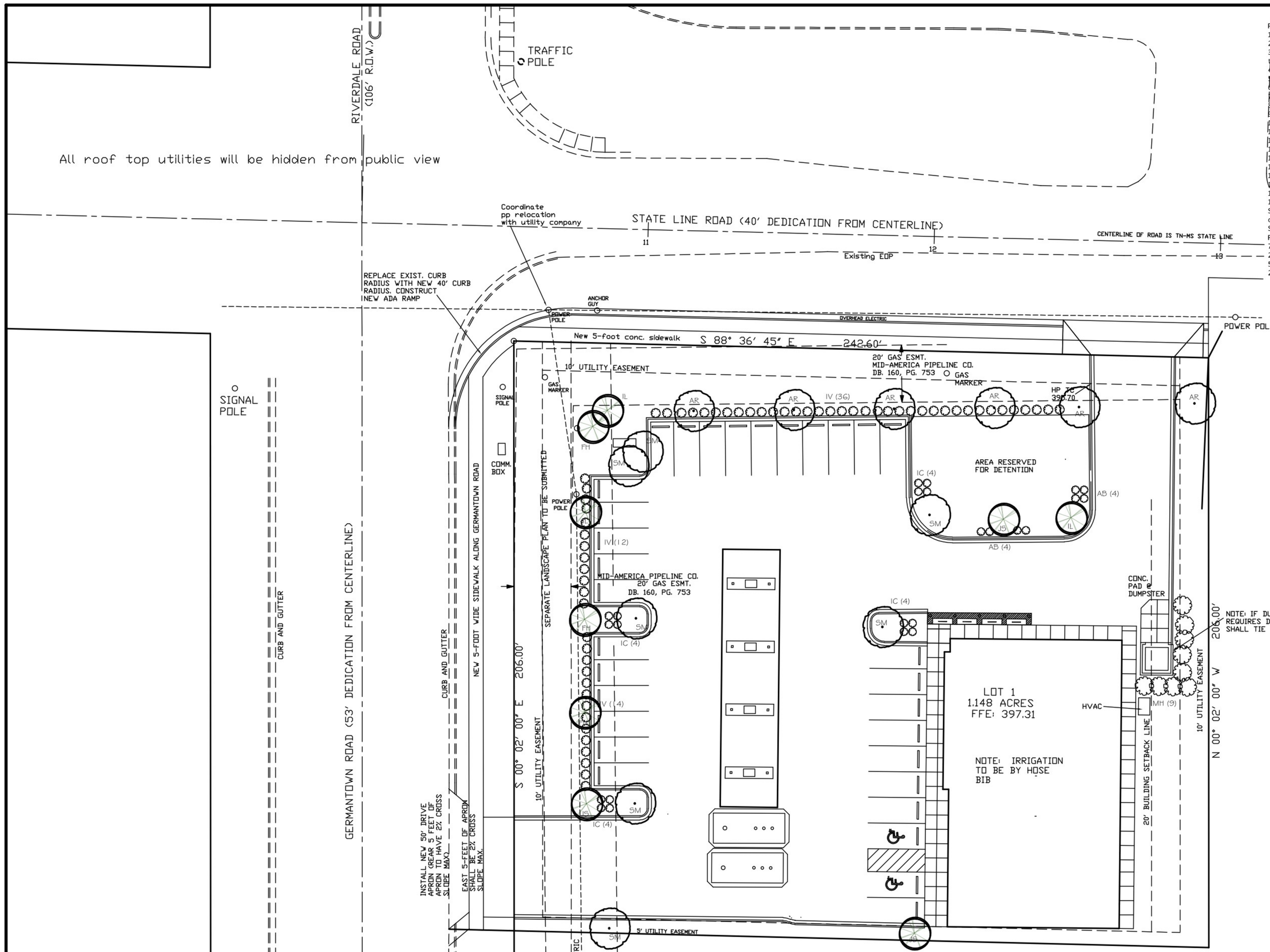
STREET ELEVATION

Q MART RETAIL CENTER

OLIVE BRANCH, MISSISSIPPI

JEFF BLACKLEDGE architect


RIVERDALE ROAD (106' R.O.W.)
TRAFFIC POLE
STATE LINE ROAD (40' DEDICATION FROM CENTERLINE)
MATCHES DEDICATION FOR LYONS GATE, HENRYS PLANTATION, HOLLIDAY, AND GERMANTOWN MANOR
CENTERLINE OF ROAD IS TN-MS STATE LINE
Existing EOP
Coordinate pp relocation with utility company
REPLACE EXIST. CURB RADIUS WITH NEW 40' CURB RADIUS. CONSTRUCT NEW ADA RAMP
ANCHOR GUY
POWER POLE
OVERHEAD ELECTRIC
New 5-foot conc. sidewalk
S 88° 36' 45" E 242.60'
SOUTH 5-FEET OF APRON SHALL BE 2% CROSS SLOPE MAX.
TYPE III MDOT BARRICADE
POWER POLE
SIGNAL POLE
10' UTILITY EASEMENT
20' GAS ESMT. MID-AMERICA PIPELINE CO. DB. 160, PG. 753
GAS MARKER
SIGN
COMM. BOX
10 spaces
20.0
50' BUILDING SETBACK LINE
5 spaces
NOTE: INTERIOR CURBING IS TO BE INTEGRAL 6-18 CURBING. SEE GRADING PLAN FOR STANDARD OR REVERSE SLOPE
MID-AMERICA PIPELINE CO. 20' GAS ESMT. DB. 160, PG. 753
HEAVY DUTY PAVING
BIKE RACK
CONC. PAD @ DUMPSTER
CANOPY COLUMNS TO BE BRICK
20' x 90' CANOPY
All sidewalk around building shall be washed gravel concrete
DUMPSTER ENCLOSURE TO MATCH C-STORE
LOT 1
1.148 ACRES
FFE: 397.31
HVAC
6 spaces
CONC. UNDER CANOPY
CURB STOPS ON PARKING SPACES TO PROTECT SIDEWALK OR LANDSCAPING
All roof top utilities will be hidden from public view
NOTE: IF DUMPSTER AREA REQUIRES DRAIN, DRAIN CONNECTION SHALL TIE TO SANITARY SEWER
UGST
HEAVY DUTY PAVING
N 00° 02' 00" W 206.00'
S 00° 02' 00" E 206.00'
10' UTILITY EASEMENT
20' BUILDING SETBACK LINE
50' BUILDING SETBACK LINE
5' UTILITY EASEMENT
S 88° 36' 45" E 242.72'
CURB AND GUTTER
NEW 5-FOOT WIDE SIDEWALK ALONG GERMANTOWN ROAD
SEPARATE LANDSCAPE PLAN TO BE SUBMITTED
INSTALL NEW 56' DRIVE APRON (GEAR 5' FEET OF APRON TO HAVE 2% CROSS SLOPE MAX)
EAST 5-FEET OF APRON SHALL BE 2% CROSS SLOPE MAX.
CURB INLET
GERMANTOWN ROAD (53' DEDICATION FROM CENTERLINE)
25' ELEC., POWER LINE ESMT. DB. 60, PG. 211
METHODIST HEALTHCARE DB. 333, PG. 67
53'
VICINITY MAP n.t.s.
KINGS CROWN
RIVERDALE ROAD
MILLER GLEN WAY
STATE LINE ROAD
GERMANTOWN ROAD
SITE
1/4"/FT MIN. TO 5/8"/FT MAX. TRANSVERSE SLOPE
PG 64-22
BITU PAVE
5" - 4000 PSI CONCRETE FIBER MESH 1.5LB/CY
4" AASHTO #57 CRUSHED STONE BASE
COMPACTED SUBGRADE
CONCRETE SIDEWALK DETAIL n.t.s.
NOTE: DETAIL IS FOR INTERIOR SIDEWALK ONLY. SIDEWALK FOR GERMANTOWN AND STATELINE MUST MEET APPLICABLE CITY AND/OR MDOT REQUIREMENTS.
6' STL. PIPE COLUMN BEYOND, PAINT TO MATCH BUILDING
#4 STL. DOWEL 2'-8' LONG W/6' HOOK @ 48' O.C. FILL CELLS
SOLID W/GROUT TOP OF SLAB
8' CONCRETE BLOCK
6' THICK 4000 PSI CONC. SLAB W/ 6X6-10/10 WWF OVER 6 MIL VAPOR BARRIER
SECTION "A-A"
SIGHT-PROOF METAL GATE
CONTAINER
6' BOLLARD
FLOOR PLAN
N
0 10 20 40 60
GRAPHIC SCALE IN FEET: 1"=20'
1:20 Transition Slope 14:1 min. (if required)
5' Sidewalk
Grass strip
1:50 Landing
Ramp length
Slope 1:12 4' Typical
1:20 counter slope in the Ramp Area
Ramp width 4' typ.
Sanded joints (ASTM C 144 Mason's sand) Dry sand and Portland cement per City Engineer.
Optional Joint
6-30 Curb & Gutter
Flowline
20:1 Counter slope
12:1 Slope
8"
Dry press bevel edge paver 2¼"x4"x8" ADA detectable warning surface as manufactured by Whitacre-Greer or approved equal.
Compacted 1" min. depth Portland cement and sand setting bed per City Engineer
Projected curb line
Cross walk
Full width of R.O.W. or Easement
Curb Radius
Transition Slope where required
A 4'-0"x4'-0" Landing area should be wholly contained within crosswalk and behind face of curb lines.
When Landing area encroaches into vehicular traffic lanes, then two (2) ramps shall be required.
SEE SECTION A-A
SLOPE 1:14 TO 1:20 WHERE REQUIRED
CURB & GUTTER SHALL BE MONOLITHIC IN THIS AREA
1:20 COUNTER SLOPE IN THE RAMP AREA
* Varies from 6" to 2.5' minimum, depending on an easement or R.O.W. width. A Ramp slope of 1:14 or flatter is preferable. The detectable warning surface stops at the back of curb. The normal Ramp Landing is 4' in depth and 4' minimum width.
Right-of-way or easement width varies
varies (4' typ.)
Ramp slope 1:12
Length varies*
Detectable warning surface
SECTION A-A
Optional Joint
Slope 1:12
4'
SECTION B-B
NOTE:
CENTER SYMBOL IN PARKING STALL
12"
6"
5'-6"
CONSULTANTS NAME:
ACCESSIBLE STALL MARKING DETAIL n.t.s.
MINIMUM PAVEMENT RECOMMENDATIONS
FLEXIBLE PAVEMENT
HEAVY DUTY PAVEMENT:
1.5 inches Asphalt Surface Course, 1.5 inches Asphalt Base Course & 10.0 Base with CBR of at least 80.
LIGHT DUTY PAVEMENT
2.0 inches Asphalt Surface Course & 6.0 Base with CBR of at least 80.
RIGID PAVEMENT
HEAVY DUTY:
8.0 inches Concrete
LIGHT DUTY:
6.0 inches Concrete
SITE DATA:
ZONING: PUD - C3
PROPOSED USE: COMMERCIAL/RETAIL
TOTAL ACREAGE: 1.147 ACRES
IMPERVIOUS AREA: 58%
BUILDING SIZE: 6000 S.F.
PARKING REQUIRED: 30 SPACES
PARKING PROVIDED: 31 (2 ADA ACCESSIBLE)
NOTES
1. CURB RAMPS ARE TO BE LOCATED AS SHOWN ON THE PLANS, OR AS DIRECTED BY THE ENGINEER.
2. SURFACE TEXTURE OF THE RAMP SHALL TRUNCATED DOMES CONFORMING TO 28 CFR Part 36, App. A, 4.29.2 AND ANSI A 117.1, 705 DETACHABLE WARNINGS.
3. SURFACE COLOR OF THE RAMP CONTRAST WITH THE ADJACENT WALKWAY AND SLOPED AREAS AS DARK RAMP COLOR WITH LIGHT COLOR ON THE SIDE FLARES AND WALKWAYS PER ANSI A117.7.98 SECT. 705. COLOR OF BRICK PAVERS SHALL BE # 36, RED SUNSET AS MANUFACTURED BY WHITACRE-GREER OR APPROVED EQUAL.
4. CARE SHALL BE TAKEN TO ASSURE A UNIFORM GRADE ON THE RAMPS, FREE OF SAGS AND SHORT GRADE CHANGES.
5. THE LENGTH OF THE SIDE FLARES SHALL BE DETERMINED BY THE 12:1 (8.3%) MAX. SLOPE AND THE HEIGHT OF THE CURB, WITH A MAXIMUM LENGTH OF 10'. SIDEWALK BEHIND THE RAMP SHALL HAVE A CROSS SLOPE OF 50:1 (2.0%) MAX..
6. SCORED LINES SHALL BE SPACED AT 6" CENTERS PARALLEL TO THE RAMP ON THE SIDE SLOPES AND BROOMED TRANSVERSE TO THE SLOPE. CURB LINES SHALL BE SCORED PARALLEL TO THE FACE OF CURB WITH NO WAVY SCORE MARKS.
7. DRAINAGE STRUCTURES SHALL NOT BE PLACED IN LINE WITH RAMPS NOR HINDER PEDESTRIAN TRAFFIC AT INTERSECTIONS.
8. THE CURB RAMP SHALL CONFORM WITH THE CITY OF OLIVE BRANCH STANDARD CONSTRUCTION SPECIFICATIONS. ANY VARIATION FROM THIS SHALL BE BE IN WRITING FROM THE ENGINEER OR HIS DESIGNEE. THIS STANDARD CONFORMS TO ADAAG REGULATIONS.
9. THE LANDING AREA AT THE FOOT OF THE RAMP MUST BE WHOLLY CONTAINED BEHIND THE PROJECTED CURB LINES. IF LANDING AREA ENCROACHES INTO VEHICULAR TRAFFIC LANES, THEN TWO RAMPS SHALL BE REQUIRED.
10. THROUGH THE AREA OF THE RAMP, THE COUNTER SLOPE OF THE GUTTER SHALL BE 20:1 AND TRANSITIONED TO MATCH THE NORMAL GUTTER LINE PROFILE ON BOTH SIDES OF THE RAMP.
CONSTRUCTION NOTES:
1. A MINIMUM OF 24 HOURS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE CITY OF OLIVE BRANCH.
2. ALL NEWLY CUT OR FILLED AREAS, LACKING ADEQUATE VEGETATION, SHALL BE SEEDED, MULCHED, FERTILIZED AND/OR SODDED AS REQUIRED TO EFFECTIVELY CONTROL SOIL EROSION.
3. THE LOCATION OF EXISTING UNDERGROUN UTILITIES ARE APPROXIMATE AND NOT NECESSARILY ALL OF SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE UTILITY COMPANIES WHICH MAINTAIN A UTILITY LINE WITHIN THE BOUNDARIES OF THE PROJECT PRIOR TO THE INITIATION OF ANY CONSTRUCTION ON THE PROJECT OR IN THE STREETS BORDERING THE PROJECT. THE CONTRACTOR SHALL ALSO ASSUME FULL RESPONSIBILITY FOR DAMAGE TO ANY UTILITIES ENCOUNTERED WITHIN CONSTRUCTION PERIMETERS, WHETHER SHOWN ON THE CONSTRUCTION PLANS OR NOT, DURING THE WORK ON THE PROJECT.
4. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES.
5. ALL FILL SOILS SHALL BE COMPACTED TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY (ASTM D-698) WITHIN 3% OF OPTIMUM MOISTURE CONTENT IN LIFTS NOT TO EXCEED SIX (6) INCHES OF COMPACTED THICKNESS.
6. ALL CONSTRUCTION MATERIALS AND PROCEDURES SHALL MEET OR EXCEED THE REQUIREMENTS OF THE CITY OF OLIVE BRANCH STANDARD CONSTRUCTION SPECIFICATIONS.
7. PROPERTY LINES SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. GRADING, CLEARING, AND THE ERECTION OR REMOVAL OF FENCES ALONG PROPERTY LINES SHALL BE FULLY COORDINATED WITH ADJACENT PROPERTY OWNERS.
8. VERIFY SITE CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY THE CITY OF OLIVE BRANCH CONSTRUCTION INSPECTION OFFICE ENGINEER OF VARIATIONS PRIOR TO COMMENCEMENT OF WORK.
9. ALL GRADING WORK SHALL BE PERFORMED IN SUCH A MANNER THAT ADJACENT PROPERTIES ARE NOT DAMAGED OR ADVERSELY AFFECTED.
10. LOT DRAINAGE: FINISH GRADE SHALL BE SLOPED AWAY FROM THE FOUNDATION FOR DRAINAGE. THE FINISH GRADE MUST BEGIN AT LEAST 12-INCHES BELOW THE TOP OF THE FOUNDATION WALL OR THE GRADE OF THE CONCRETE SLAB AT THE INTERIOR. IN THE CASE OF AN INTEGRAL SLAB AND FOUNDATION, THE MINIMUM GRADE AWAY FROM THE FOUNDATION SHALL BE TWO PERCENT (2%) IN ALL DIRECTIONS. THE DRIVEWAY SHALL BE SLOPED DOWN AT TWO PERCENT (2%) FOR AT LEAST EIGHT FEET FROM THE STRUCTURE.
NOTE: THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD PER F.E.M.A. FIRM MAP 28033C0102H, DATED MAY 5, 2014
NOTE: THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD PER F.E.M.A. FIRM MAP 47157C0605F, DATED SEPTEMBER 28, 2007
REVISIONS
ITEM NO. | DESCRIPTION OF CHANGE | DATE APPROVED
DAVID GEAN P.E. LICENSED PROFESSIONAL ENGINEER 25232 STATE OF MISSISSIPPI 8/31/2022
LOT 1, PHASE 2, SECTION A
THE PLANTATION - SW 1/4 SECT. 15, T1 RGW
DEVELOPER: Hajjeh OiL
ENGINEER: THE BRAY FIRM
SHEET 1 OF 1
DIVISION OF ENGINEERING
SITE PLAN
LOCATION: 9200 GERMANTOWN ROAD
OLIVE BRANCH, MISSISSIPPI
SURVEY: TBF DATE: 3-2016 BOOK:
DESIGN: TBF DATE: 4-2016 SCALE 1"=20'

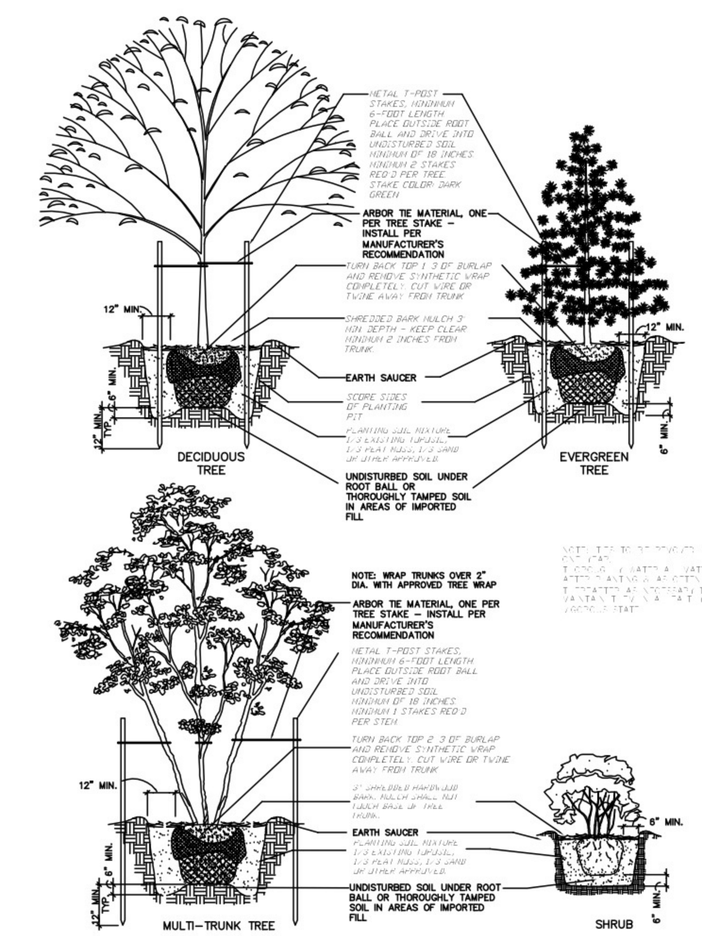


PLANTING NOTES

1. Plants shall be nursery grown and material shall conform to the latest edition of American Standard for nursery stock (ANSW-S60.1), as published by the American Association of Nurserymen.
2. Roots balls shall conform to A.A.N. Standards. Only natural fiber burlap will be acceptable for wrapping.
3. Ball depths on some trees in a single group may vary. In general, ½ the ball should be above grade. But, if depths vary, all trees in a group should set so that the base of the trunks will appear to be at the same relative elevation above grade.
4. Plant locations to staked in field and approved by Owner prior to installation.
5. Planting plans shall govern quantities. Any discrepancies or omissions in lists of materials should be reported to the Owner.
6. Substitution of plant materials specified can only occur by prior approval of Owner and the City of Olive Branch.
7. The landscape contractor shall furnish, install and/or dig, ball, burlap and transplant all plant materials listed on the plant schedule. Bareroot planting is not permitted for any tree or shrub.
8. Landscape contractor to guarantee plant materials for two growing seasons following substantial completion per specifications.
9. Establish plant bed configurations. Owner to approve bed layout in field. Prepare plant beds per specifications.
10. In event of planting beds and mulch being required, the contractor shall install black fiber mesh under the mulch to prevent weed growth.
11. Contractor shall provide a minimum 2" of landscape grade topsoil to the entire site.
12. Verification of total quantities as shown on the plant list shall be the responsibility of the planting contractor and the total quantities shall be as required on the planting plan.
13. B&B as Listed under "Root" in the plant list indicated balled and burlapped.
14. All plants shall bear the same relationship to finished grate as it bore to grade in nursery.
15. Typical planting backfill mixture shall consist of 1 part ground pine bark to 4 parts existing soil with "Agriform" 20-1-5 formulation (or equal) at manufacturer's rate.
16. All root balls removed from containers shall be scarified prior to backfilling.
17. Tree wrap is to be used on thin bark species only (such as maples). The landscape architect shall be sole judge of which species should be wrapped if there is any question.
18. No deciduous or evergreen trees will be accepted if there is more than one leader unless the tree is specified as multi-trunk.
19. Lawn areas to be seed as provided below, except as noted elsewhere on drawing.
Seeds of common Bermuda grasses are often used to establish home lawns, sports fields and utility turfs. Bermuda grass seed blends include Enviro-Bermuda ('Mohawk,' 'Sydney" and 'Panama' or 'Yuma'), LaPrima ('SR9554' and 'LaPaloma'), Oasis ('Blackjack,' 'Savannah' and 'Sundevil II') and Triangle ('Mohawk', 'Sultan' and 'Sydney').
Seeding Schedule:

Fall/Winter (Oct-Mar)	Spring/Summer (Apr-Sept)
75%-Un-Hulled Bermuda Grass Seed	100% Blended Hulled Bermuda Grass Seed
25% Gulf Annual Ryegrass	
5-20 lbs per 1,000 Square Feet	2-3 lbs/1,000 Square Feet

20. Lawn areas damaged by Contractor shall be reseeded and established at no additional cost to owner.



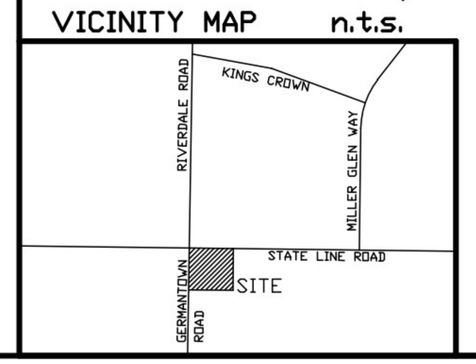
TYPICAL PLANTING DETAILS
N.T.S.

NOTE: THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD PER F.E.M.A. FIRM MAP 28033C0102H, DATED MAY 5, 2014
NOTE: THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD PER F.E.M.A. FIRM MAP 47157C0605F, DATED SEPTEMBER 28, 2007

NOTE: STREET TREES REQUIRED ALONG GERMANTOWN ARE PLANTED INTERIOR TO THE SITE DUE TO OHE. SMALLER TREES (INTERIOR) HAVE BEEN PLACED ALONG STREET FRONTAGE.

SYM	QTY	Common Name	Botanical Name	Size	Spacing	Remarks
		Trees				
Street trees required at 1 per 35 l.f. of street - 13 required - some trees are located interior to site due to OHE						
SM	7	Southern Magnolia	Magnolia Grandiflora 'Little Gem'	3-3.5" Cal.	35' o.c	Central leader
AR	6	Red Maple	Acer rubrum 'Red Sunset'	3-3.5" Cal.	35' o.c	Central leader
Interior Trees						
IL	3	Liberty Red Holly	Ilex x 'Liberty'	2-2.5" Cal.	n/a	Full
JS	3	Japanese Snowbell	Styrax japonicus	2-2.5" Cal.	n/a	Uniform
FH	3	Foster Holly	Ilex x 'Foster #2'	2-2.5" Cal.	n/a	Uniform
		Shrubs				
IV	62	Dwarf Yaupon Holly	Ilex vomitroia 'Nana'	3-foot ht.	4' o.c.	Dense
IC	16	Carissa Holly	Ilex cornuta 'Carissa'	18-24" Spr	3' o.c.	Dense
AB	8	Abelia	Kaleidescope Abelia	18-24" Spr	3' o.c.	Dense
MH	9	Mary Nell Holly	Ilex x 'Mary Nell'	6-8 ft	5' o.c.	Full to ground

VICINITY MAP n.t.s.



GRAPHIC SCALE IN FEET: 1"=20'

REVISIONS		
ITEM NO.	DESCRIPTION OF CHANGE	DATE APPROVED

DAVID T. GEAN 25232 LICENSED PROFESSIONAL ENGINEER STATE OF MISSISSIPPI 3-31-2022

LOT 1, PHASE 2, SECTION A
THE PLANTATION - SW 1/4 SECT. 15, T1 RGW
DEVELOPER: Hajjeh OIL
ENGINEER: THE BRAY FIRM

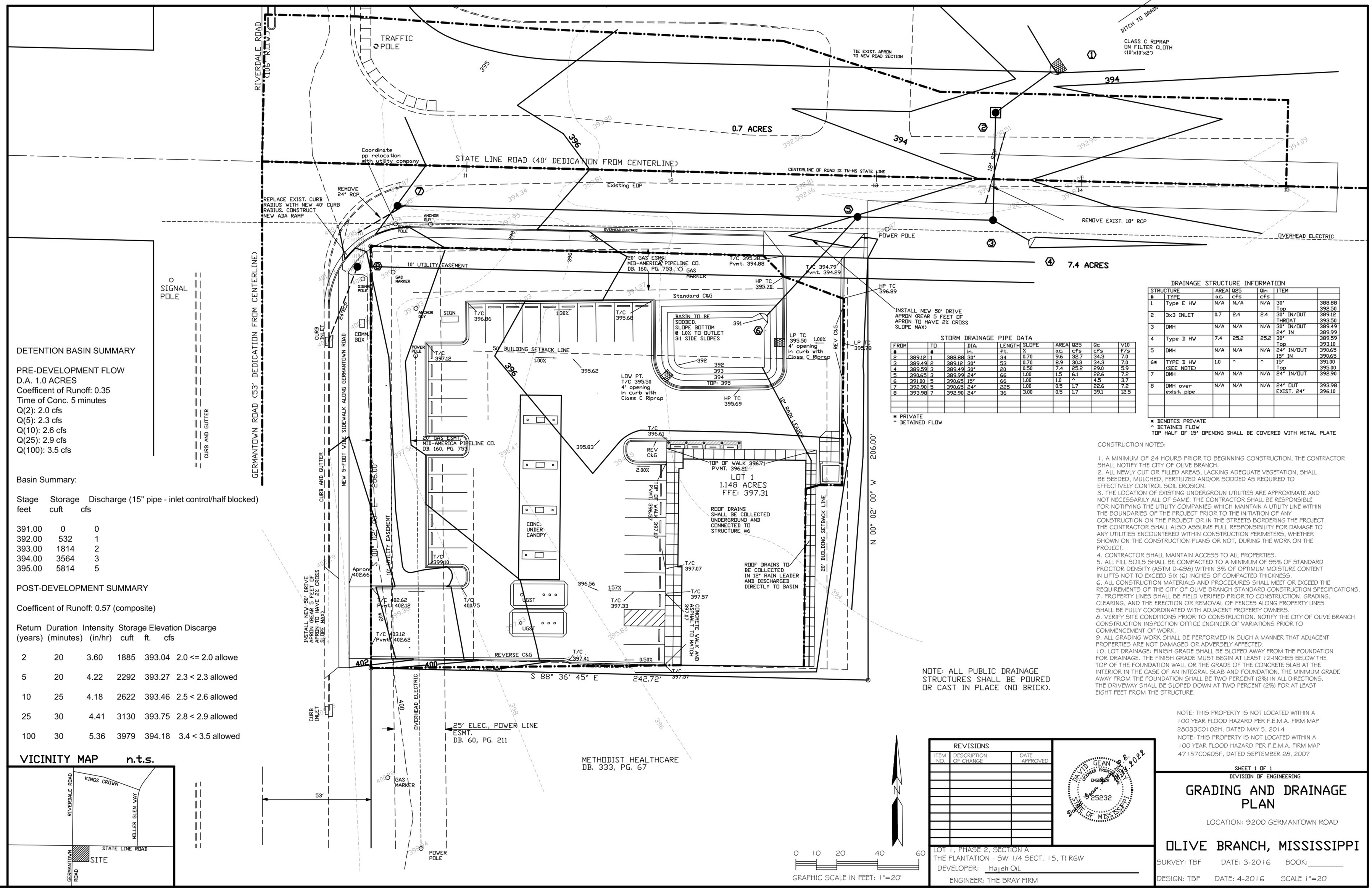
SHEET 1 OF 1
DIVISION OF ENGINEERING

LANDSCAPE PLAN

LOCATION: 9200 GERMANTOWN ROAD

OLIVE BRANCH, MISSISSIPPI

SURVEY: TBF DATE: 3-2016 BOOK:_____
DESIGN: TBF DATE: 4-2016 SCALE 1"=20'



DETENTION BASIN SUMMARY

PRE-DEVELOPMENT FLOW
D.A. 1.0 ACRES
Coefficent of Runoff: 0.35
Time of Conc. 5 minutes
Q(2): 2.0 cfs
Q(5): 2.3 cfs
Q(10): 2.6 cfs
Q(25): 2.9 cfs
Q(100): 3.5 cfs

Basin Summary:

Stage feet	Storage cuft	Discharge (15" pipe - inlet control/half blocked) cfs
391.00	0	0
392.00	532	1
393.00	1814	2
394.00	3564	3
395.00	5814	5

POST-DEVELOPMENT SUMMARY

Coefficent of Runoff: 0.57 (composite)

Return (years)	Duration (minutes)	Intensity (in/hr)	Storage cuft	Elevation ft.	Discarge cfs
2	20	3.60	1885	393.04	2.0 <= 2.0 allowe
5	20	4.22	2292	393.27	2.3 < 2.3 allowed
10	25	4.18	2622	393.46	2.5 < 2.6 allowed
25	30	4.41	3130	393.75	2.8 < 2.9 allowed
100	30	5.36	3979	394.18	3.4 < 3.5 allowed

VICINITY MAP n.t.s.

DRAINAGE STRUCTURE INFORMATION

STRUCTURE #	TYPE	AREA ac.	Q25 cFs	Qin cFs	ITEM	
1	Type E HW	N/A	N/A	N/A	30" Top	388.88 392.50
2	3x3 INLET	0.7	2.4	2.4	30" IN/OUT THROAT	389.12 393.50
3	DMH	N/A	N/A	N/A	30" IN/OUT 24" IN	389.49 389.99
4	Type D HW	7.4	25.2	25.2	30" Top	389.59 393.10
5	DMH	N/A	N/A	N/A	24" IN/OUT 15" IN	390.65 390.65
6*	TYPE D HW (SEE NOTE)	1.0	^	^	15" Top	391.00 395.00
7	DMH	N/A	N/A	N/A	24" IN/OUT	392.90
8	DMH over exist. pipe	N/A	N/A	N/A	24" OUT EXIST. 24"	393.98 396.10

* DENOTES PRIVATE
^ DETAINED FLOW
TOP HALF OF 15" OPENING SHALL BE COVERED WITH METAL PLATE

STORM DRAINAGE PIPE DATA

FROM #	TO #	DIA. in.	LENGTH Ft.	SLOPE %	AREA ac.	Q25 cFs	Qc cFs	V10 f/s
2	389.12 1	388.88 30"	34	0.70	9.6	32.7	34.3	7.0
3	389.49 2	389.12 30"	53	0.70	8.9	30.3	34.3	7.0
4	389.59 3	389.49 30"	20	0.50	7.4	25.2	29.0	5.9
5	390.65 3	389.99 24"	66	1.00	1.5	6.1	22.6	7.2
6	391.00 5	390.65 15"	66	1.00	1.0	^	4.5	3.7
7	392.90 5	390.65 24"	225	1.00	0.5	1.7	22.6	7.2
8	393.98 7	392.90 24"	36	3.00	0.5	1.7	39.1	12.5

* PRIVATE
^ DETAINED FLOW

CONSTRUCTION NOTES:

1. A MINIMUM OF 24 HOURS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE CITY OF OLIVE BRANCH.
2. ALL NEWLY CUT OR FILLED AREAS, LACKING ADEQUATE VEGETATION, SHALL BE SEEDED, MULCHED, FERTILIZED AND/OR SODDED AS REQUIRED TO EFFECTIVELY CONTROL SOIL EROSION.
3. THE LOCATION OF EXISTING UNDERGROUN UTILITIES ARE APPROXIMATE AND NOT NECESSARILY ALL OF SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE UTILITY COMPANIES WHICH MAINTAIN A UTILITY LINE WITHIN THE BOUNDARIES OF THE PROJECT PRIOR TO THE INITIATION OF ANY CONSTRUCTION ON THE PROJECT OR IN THE STREETS BORDERING THE PROJECT. THE CONTRACTOR SHALL ALSO ASSUME FULL RESPONSIBILITY FOR DAMAGE TO ANY UTILITIES ENCOUNTERED WITHIN CONSTRUCTION PERIMETERS, WHETHER SHOWN ON THE CONSTRUCTION PLANS OR NOT, DURING THE WORK ON THE PROJECT.
4. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES.
5. ALL FILL SOILS SHALL BE COMPACTED TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY (ASTM D-698) WITHIN 3% OF OPTIMUM MOISTURE CONTENT IN LIFTS NOT TO EXCEED SIX (6) INCHES OF COMPACTED THICKNESS.
6. ALL CONSTRUCTION MATERIALS AND PROCEDURES SHALL MEET OR EXCEED THE REQUIREMENTS OF THE CITY OF OLIVE BRANCH STANDARD CONSTRUCTION SPECIFICATIONS.
7. PROPERTY LINES SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. GRADING, CLEARING, AND THE ERECTION OR REMOVAL OF FENCES ALONG PROPERTY LINES SHALL BE FULLY COORDINATED WITH ADJACENT PROPERTY OWNERS.
8. VERIFY SITE CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY THE CITY OF OLIVE BRANCH CONSTRUCTION INSPECTION OFFICE ENGINEER OF VARIATIONS PRIOR TO COMMENCEMENT OF WORK.
9. ALL GRADING WORK SHALL BE PERFORMED IN SUCH A MANNER THAT ADJACENT PROPERTIES ARE NOT DAMAGED OR ADVERSELY AFFECTED.
10. LOT DRAINAGE: FINISH GRADE SHALL BE SLOPED AWAY FROM THE FOUNDATION FOR DRAINAGE. THE FINISH GRADE MUST BEGIN AT LEAST 12-INCHES BELOW THE TOP OF THE FOUNDATION WALL OR THE GRADE OF THE CONCRETE SLAB AT THE INTERIOR IN THE CASE OF AN INTEGRAL SLAB AND FOUNDATION. THE MINIMUM GRADE AWAY FROM THE FOUNDATION SHALL BE TWO PERCENT (2%) IN ALL DIRECTIONS. THE DRIVEWAY SHALL BE SLOPED DOWN AT TWO PERCENT (2%) FOR AT LEAST EIGHT FEET FROM THE STRUCTURE.

NOTE: ALL PUBLIC DRAINAGE STRUCTURES SHALL BE POURED OR CAST IN PLACE (NO BRICK).

NOTE: THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD PER F.E.M.A. FIRM MAP 28033C0102H, DATED MAY 5, 2014
NOTE: THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD PER F.E.M.A. FIRM MAP 47157C0605F, DATED SEPTEMBER 28, 2007

REVISIONS

ITEM NO.	DESCRIPTION OF CHANGE	DATE APPROVED

DAVID T. GEAN JR. LICENSED PROFESSIONAL ENGINEER No. 25232 STATE OF MISSISSIPPI 2022

LOT 1, PHASE 2, SECTION A
THE PLANTATION - SW 1/4 SECT. 15, T1 RGW
DEVELOPER: Hajjeh OiL
ENGINEER: THE BRAY FIRM

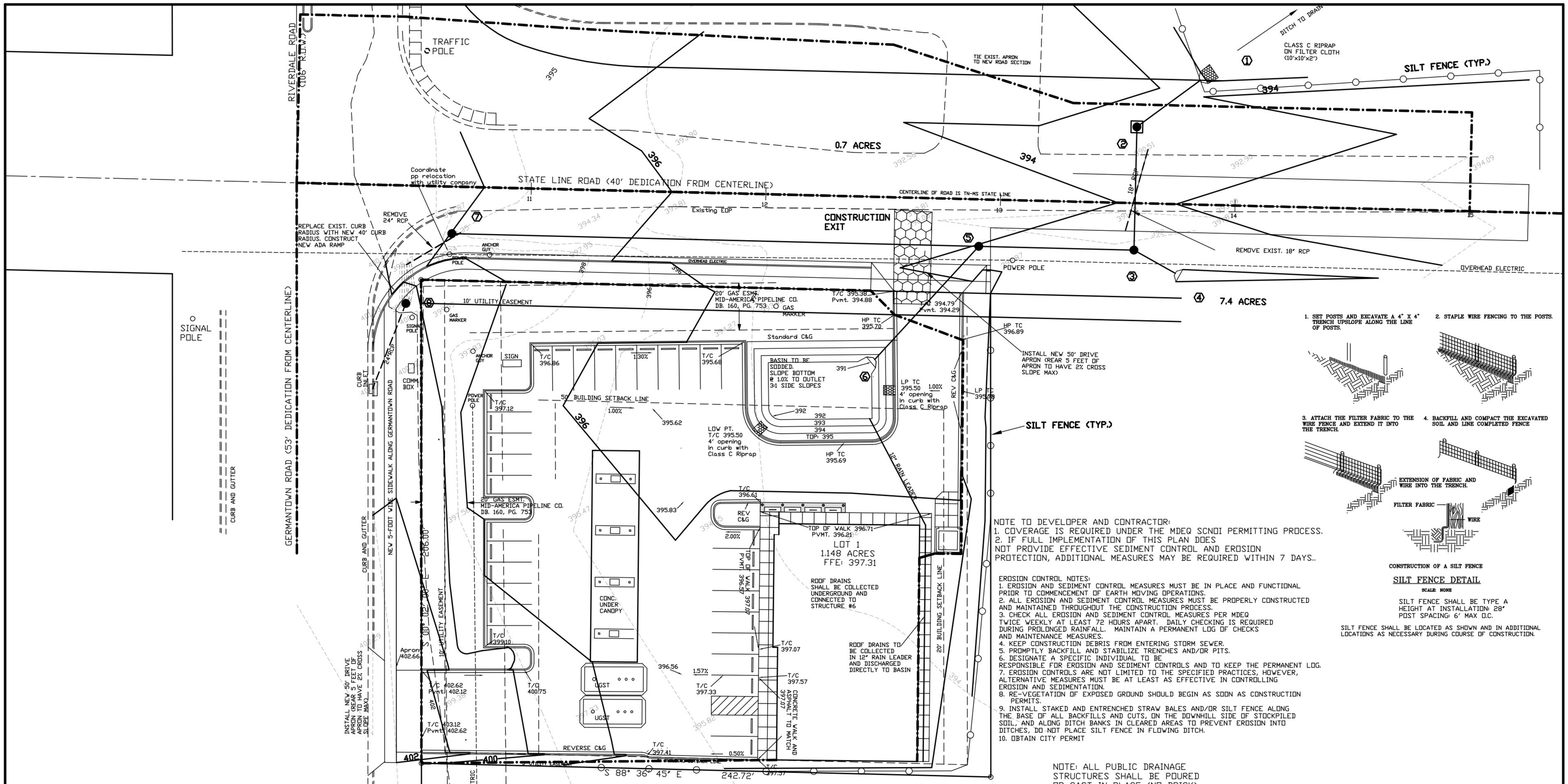
SHEET 1 OF 1
DIVISION OF ENGINEERING

GRADING AND DRAINAGE PLAN

LOCATION: 9200 GERMANTOWN ROAD

OLIVE BRANCH, MISSISSIPPI

SURVEY: TBF DATE: 3-2016 BOOK:_____
DESIGN: TBF DATE: 4-2016 SCALE 1"=20'



NOTE TO DEVELOPER AND CONTRACTOR:
1. COVERAGE IS REQUIRED UNDER THE MDEQ SCNOI PERMITTING PROCESS.
2. IF FULL IMPLEMENTATION OF THIS PLAN DOES NOT PROVIDE EFFECTIVE SEDIMENT CONTROL AND EROSION PROTECTION, ADDITIONAL MEASURES MAY BE REQUIRED WITHIN 7 DAYS..

EROSION CONTROL NOTES:
1. EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL PRIOR TO COMMENCEMENT OF EARTH MOVING OPERATIONS.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES MUST BE PROPERLY CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
3. CHECK ALL EROSION AND SEDIMENT CONTROL MEASURES PER MDEQ TWICE WEEKLY AT LEAST 72 HOURS APART. DAILY CHECKING IS REQUIRED DURING PROLONGED RAINFALL. MAINTAIN A PERMANENT LOG OF CHECKS AND MAINTENANCE MEASURES.
4. KEEP CONSTRUCTION DEBRIS FROM ENTERING STORM SEWER.
5. PROMPTLY BACKFILL AND STABILIZE TRENCHES AND/OR PITS.
6. DESIGNATE A SPECIFIC INDIVIDUAL TO BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROLS AND TO KEEP THE PERMANENT LOG.
7. EROSION CONTROLS ARE NOT LIMITED TO THE SPECIFIED PRACTICES, HOWEVER, ALTERNATIVE MEASURES MUST BE AT LEAST AS EFFECTIVE IN CONTROLLING EROSION AND SEDIMENTATION.
8. RE-VEGETATION OF EXPOSED GROUND SHOULD BEGIN AS SOON AS CONSTRUCTION PERMITS.
9. INSTALL STAKED AND ENTRENCHED STRAW BALES AND/OR SILT FENCE ALONG THE BASE OF ALL BACKFILLS AND CUTS, ON THE DOWNHILL SIDE OF STOCKPILED SOIL, AND ALONG DITCH BANKS IN CLEARED AREAS TO PREVENT EROSION INTO DITCHES, DO NOT PLACE SILT FENCE IN FLOWING DITCH.
10. OBTAIN CITY PERMIT

NOTE: ALL PUBLIC DRAINAGE STRUCTURES SHALL BE POURED OR CAST IN PLACE (NO BRICK).

CONSTRUCTION OF A SILT FENCE

SILT FENCE DETAIL

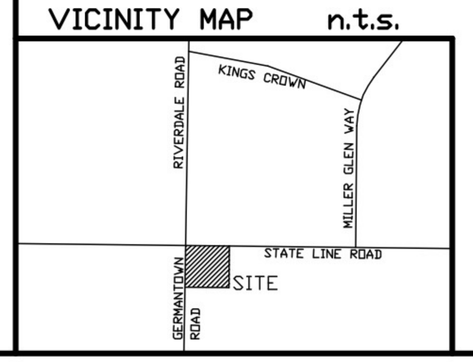
SCALE NONE

SILT FENCE SHALL BE TYPE A
HEIGHT AT INSTALLATION: 28"
POST SPACING: 6' MAX O.C.

SILT FENCE SHALL BE LOCATED AS SHOWN AND IN ADDITIONAL LOCATIONS AS NECESSARY DURING COURSE OF CONSTRUCTION.

NOTE: THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD PER F.E.M.A. FIRM MAP 28033C0102H, DATED MAY 5, 2014
NOTE: THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD PER F.E.M.A. FIRM MAP 47157C0605F, DATED SEPTEMBER 28, 2007

VICINITY MAP n.t.s.



REVISIONS

ITEM NO.	DESCRIPTION OF CHANGE	DATE APPROVED

DAVID GEAN P.E. LICENSED PROFESSIONAL ENGINEER 25232 STATE OF MISSISSIPPI MARCH 2022

LOT 1, PHASE 2, SECTION A
THE PLANTATION - SW 1/4 SECT. 15, T1 R6W
DEVELOPER: Hajjeh Oil
ENGINEER: THE BRAY FIRM

SHEET 1 OF 1
DIVISION OF ENGINEERING

EROSION CONTROL PLAN

LOCATION: 9200 GERMANTOWN ROAD

OLIVE BRANCH, MISSISSIPPI

SURVEY: TBF DATE: 3-2016 BOOK:_____

DESIGN: TBF DATE: 4-2016 SCALE 1"=20'