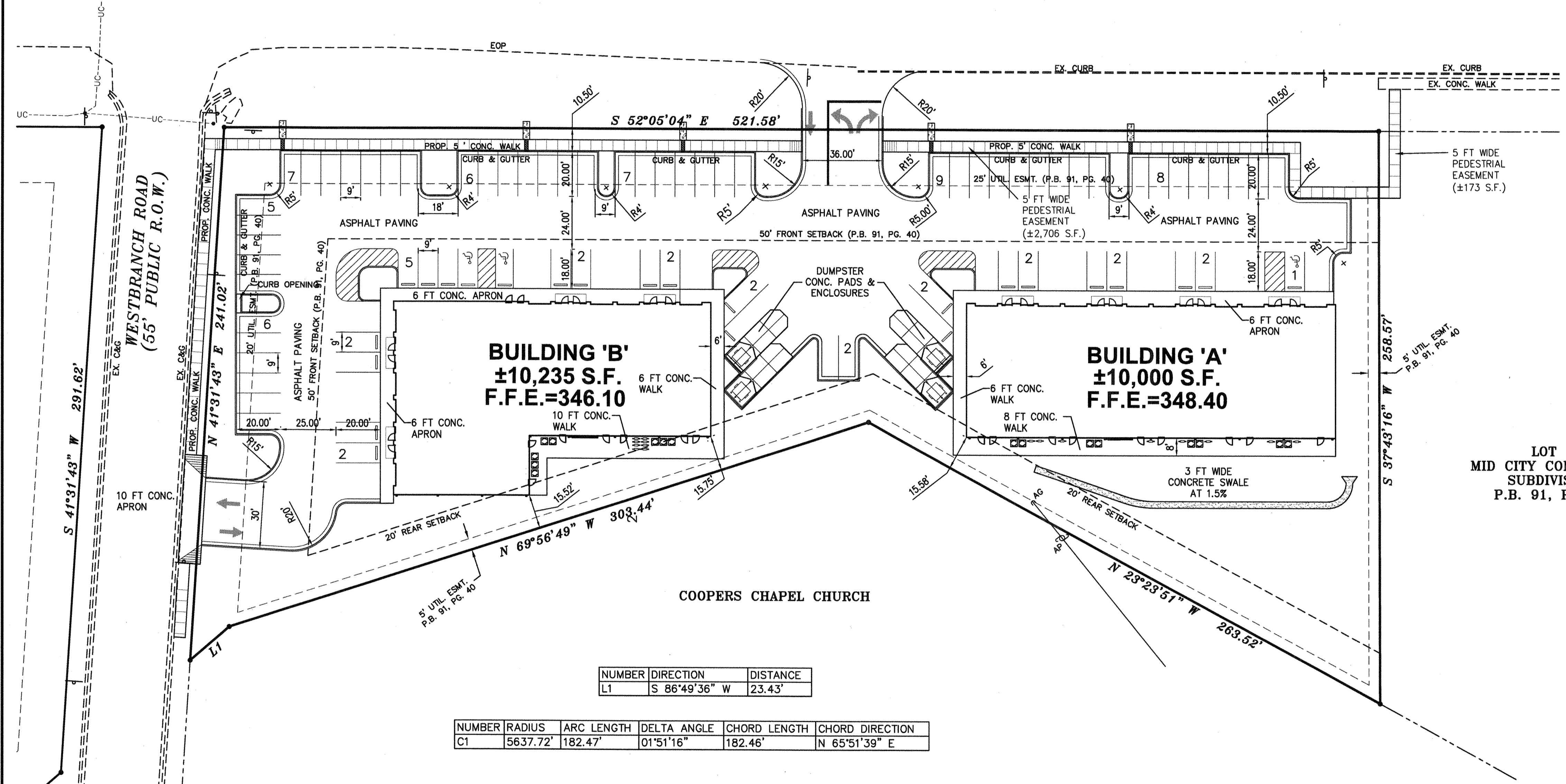


VICINITY MAP NOT TO SCALE

HIGHWAY 178
(100' PUBLIC R.O.W.)



LOT 1
MID CITY COMMERCIAL
SUBDIVISION
P.B. 91, PG. 40

NOTES:

- Benchmark (B.M.): NGS Monument No. EG1201, being a concrete monument on the south side of Highway 78, 2.60 miles southeast of the Fair Haven Grocery, 57.6 feet southeast of a power pole, 45.0 feet southwest of the center of Highway 78, 4.2 feet northeast of a fence, and 1.5 feet southeast of a metal witness post. Elevation: 393.20 (NAVD '88 Datum)
- Final Plat of Mid City Commercial Subdivision recorded in Plat Book 91, Page 40 in the Chancery Court Clerk's Office of DeSoto County, Mississippi. (shown hereon)
- Restrictive Covenant recorded in Book 499, Page 19, in the aforesaid Chancery Court Clerk's Office. (affects the subject property but not a survey matter.)
- Boundary and topographic survey data provided by MILESTONE LAND SURVEYING of Lakeland, TN, dated March 8, 2018.
- This property is not located in a Special Flood Hazard Area per Flood Insurance Rate Map, Map No. 28033C 0104 H, Community Panel No. 280286 0104 H, Effective Date: May 5, 2014.
- Underground gas and water lines shown hereon were scaled from plans provided by the City of Olive Branch. Milestone Land Surveying Inc. & CES, LLC, assumes no responsibility for the accuracy or completeness of said plans.
- SEE ARCHITECTURAL PLANS FOR BUILDING LAYOUT AND ADDITIONAL SITE DETAILS (I.E. SIDEWALK, ENTRANCES, PATIO AREAS, WHEEL STOPS, CONCRETE APRON, HANDICAP RAMPS, ETC.)
- PAVEMENT THICKNESS TO BE IN ACCORDANCE WITH GEOTECHNICAL REPORT OR OWNER.
- SEE DETAIL SHEET AND GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION PERTAINING TO THIS SHEET.
- ALL SIDEWALK DRIVE/STREET CROSSINGS SHALL MEET CURRENT ADA & CITY REGULATIONS.
- ALL PARKING AREAS SHALL USE WHITE STRIPING TO DESIGNATE SPACES.
- ON MAY 10, 2018, THE CITY OF OLIVE BRANCH, MS BOARD OF (ZONING) ADJUSTMENT APPROVED A VARIANCE (#WR18-0030) TO ALLOW THE CONSTRUCTION OF BUILDINGS TO ENCRoACH A MAXIMUM OF 6 FEET INTO THE 20-FOOT REAR SETBACK LINE.

NUMBER	DIRECTION	DISTANCE
L1	S 86°49'36" W	23.43'

NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD DIRECTION
C1	5637.72'	182.47'	01°51'16"	182.46'	N 65°51'39" E

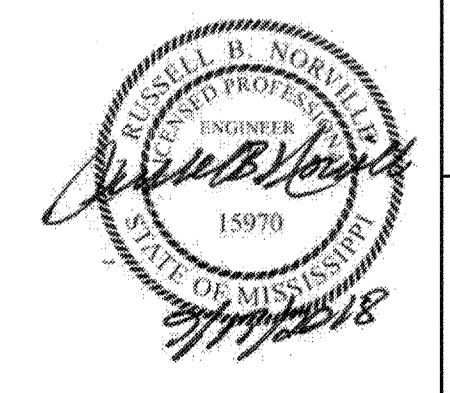
SITE DATA:
 ZONING DISTRICT: PLANNED BUSINESS (PB)
 SITE AREA: ±2.27 ACRES
 PROPOSED USE: LIGHT INDUSTRIAL/OFFICE
 NO. OF UNITS: 2 BUILDINGS
 BUILDING 'A' AREA: 10,000 S.F.
 BUILDING 'B' AREA: 10,235 S.F.
 FLOOR AREA RATIO: 20.46%
 IMPERVIOUS SURFACE AREA: 69,024 S.F.
 IMPERVIOUS SURFACE RATIO: 69.8%

PARKING CALCULATIONS:

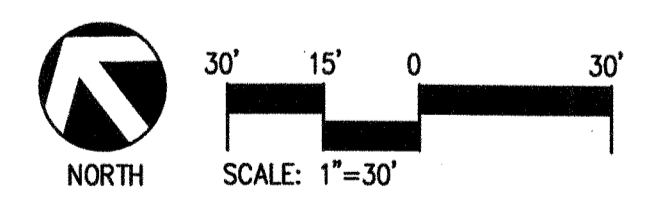
USE	AREA (SF)	PARKING REQ'D
OFFICE/MEETING :	1,456 S.F.	6 SPACES
(1 PER 250 S.F.)		
OPEN FLOOR AREA :	18,779 S.F.	19 SPACES
(1 PER 1,000 S.F.)		
TOTAL BUILDING :	20,235 S.F.	25 SPACES
PARKING PROVIDED:		74 SPACES

APPROVED AS NOTED
 APPROVED FOR CONSTRUCTION BY THE CITY OF OLIVE BRANCH, MISSISSIPPI
 9/21/18
 City Engineer

REVISION	DESCRIPTION OF CHANGE	APPROVAL DATE



LOT 2
WESTBRANCH COMMERCIAL
 DEVELOPER: FOCAL POINT INVESTMENTS, LLC
 ENGINEER: CIVIL ENGINEERING SOLUTIONS, LLC



1 OF 1
 DIVISION OF ENGINEERING
SITE PLAN
 HIGHWAY 178 & WESTBRANCH ROAD
 OLIVE BRANCH, MISSISSIPPI
 SURVEY: MILESTONE LAND SURVEYING DATE: 03/08/18 PROJECT #: 1813
 DESIGN BY: CES DATE: 09/17/18 BOOK:
 DRAWN BY: CES DATE: 09/17/18 SCALE: 1" = 30'