Case 2097

To: Oxford Planning Commission
From: Benjamin Requet, Senior Planner
Date: August 8, 2016

Applicant: Quattro Holdings, LLC
Owner: Same
Request: Preliminary Plat for 'Isom Hill' Subdivision
Location: Cullen Road
Zoning: (RA) Single Family Residential

Surrounding Zoning:

North: (RB) Two-Unit Residential
South: (RE) Residential Estate
East: (POS) Public / Open Land
West: (R1A) Single Family Residential

Planners Comments:

The subject property is zoned (RA) Single Family Residential and is an approximate square that surrounds the developers existing residence at the northern most portion of Cullen Road. Measuring approximately +/- 3.86 acres, the site is mostly undeveloped and slopes from north to south with the highest elevations closer to Molly Barr Road.

The applicant is seeking a Preliminary Plat approval for 'Isom Hill', a residential subdivision consisting of five single family residential lots that measure approximately 25,000 square feet each. Isom Hill contains a common open space area, to be maintained by the homeowner's association, and will be the site of the stormwater detention pond.

The Site Plan Review Committee considered this application and approval is recommended from all departments.

Recommendation: The development proposal meets all requirements for the zoning district and staff recommends approval of the Preliminary Plat for Isom Hill with the following conditions:

1. Approval is for the submitted Preliminary Plat.

2. Approval of Isom Hill by the Mayor and Board of Alderman

The City of Oxford MISSISSIPPI

FEE: $100 PLUS $5.00 PER LOT

CITY OF OXFORD, MISSISSIPPI
PRELIMINARY PLAT APPLICATION FOR SUBDIVISION

Project Name Isom Hill Subdivision

Physical Address of Site Cullen Road

Tax Parcel # 135E-16-016.00 **PPIN #** 5041

Name of Applicant Quattro Holdings, LLC

Applicant's Address 2094 Old Taylor Road, Suite 200, 5 University Office Park, Oxford, MS 38655

Phone # 662-236-0055 **Email Address** cmayo@mayomallette.com

Name of Property Owner J. Cal, Jr and Caroline S. Mayo

Name of Professional Submitting Williams Engineering Consultants, Inc

Engineer for Project Jeffery W. Williams **Phone #** 662.236.9675

Architect for Project _____ **Phone #** _____

Current Zoning RA **Proposed Units** 5 Lots **Proposed Bedrooms** _____

Proposed Parking _____ **Proposed Total Square Footage** _____

Proposed Number of Stories _____ **Proposed Height** _____

_____ _____

Signature of Owner Date

_____ 3-4-2016

Signature of Submitting Professional Date

FORM 2016.001
G:\Department of Planning and Development Documents\Planning Applications\Current Applications

X Submittal fee of $100.00 plus $5.00 per lot

X One complete copy of Preliminary Plat and Preliminary Construction Drawings submitted with fee for plan review.

X Approval of Plan Review Committee

X (1) 24" x 36" complete sets of corrected and complete Construction drawings stamped or sealed by the Project Engineer. The plans must include a note, either on the title page or inside as a general note, indicating that they were submitted with the Preliminary plat. (Construction Drawings must be submitted in Black and White)

X Approval of City Engineer (must be noted on all construction plans and specifications)

X (1) 11" x 17" sets of drawings including Preliminary Plat Data, (Preliminary Plat must be Black and White)

X (1) Draft of protective covenants if development is to have protective covenants

X (1) copy of the subdivision plat in digital form. This digital version may be DWG or PDF format.

X All digital files should be submitted on either compact disks or USB flash drive.

X Approval of Planning Commission

X Approval of Board of Alderman

MINIMUM DATA REQUIRED TO BE SUBMITTED WITH PRELIMINARY PLAT:

X All data shall be based on a datum plane approved by the City Engineer (NAD 83 Mississippi East State Plan Coordinate System is approved)

X Lot Layout (Dimensions of lot lines, lot numbers and lot area in square feet or acres)

X Streets (Names, rights-of-way, and roadway widths of existing streets and the location and proposed right-of-way width of existing and proposed street dedications)

X Location and type of existing utilities.

X Boundary lines (Bearing and distances from deed records or survey)

X Easements (Existing or proposed locations, width, and purpose)

X Public Sites (If any, to be reserved or dedicated for parks, playgrounds, or other public uses)

X Nonpublic Sites (If any, for Multi-Unit dwellings, shopping centers, churches, industry or other nonpublic uses exclusive of single-family dwellings.

X Topographic Information (Showing contour data a two-foot interval)

X Other Conditions within the Proposed Subdivision (Watercourses, flood plain and floodway boundaries and the 100-year flood elevation, marshes, wetlands, rock outcrops, wooded areas, isolated preservable trees two (2) feet or more in diameter, groups of large (8-inch dph and greater) trees, other significant features, and subsurface conditions if required by City Engineer.

X Other Conditions on adjacent land (Approximate direction and gradient of ground slope, including any embankments or retaining walls; character and location of buildings located within 300 feet, railroads, power lines, towers, and other nearby nonresidential land uses or adverse influences; owner of adjacent unplatted land; for adjacent platted land refer to subdivision plat by name, recordation date, and number, and show approximately percent built-up, typical lot size, dwelling type)

X Minimum Building setback lines

X Zoning (On and adjacent to the proposed subdivision)

X Vicinity Map (Showing location of the tract)

X Site Data (Number of residential lots, site area, typical lot size, propose uses and size of common open areas, parks, etc.

X Title, scale, north arrow and date

X Subdivision Name (Including name and address of owner, and name and address of individual or firm responsible for preparation of plat)

NA Phased Development (Where division of property into phases or sections is contemplated, the proposed boundaries of such sections shall be shown and labeled and the sequence of development listed in alphabetic or numerical order)

X A statement on the plat that the subject property is or is not in the floodplain as shown by Flood Insurance Rate Map (FIRM). If the subject property is in the floodplain, the plat should be accompanied by a completed "Flood Development Permit" along with an impact statement.

X Title and Certificates (Present tract designation according to official records in office of appropriate recorder, title under which proposed subdivision is to be recorded, with names and addresses of owners, notation stating acreage, scale, north arrow, datum, bench marks, certification of registered engineer and/or surveyor, date of survey)

MINIMUM REQUIRMENTS FOR CONSTRUCTION DRAWINGS:

X All data shall be based on a datum plane approved by the City Engineer (NAD 83 Mississippi East State Plan Coordinate System is approved)

X Profiles showing existing ground (If requested by City Engineer)

X Profiles showing proposed street grades (Including extensions for a reasonable distance beyond the limits of the proposed subdivision)

X Typical cross sections for the proposed grading

X Typical cross sections for the proposed roadway and sidewalks

X Plan for the proposed storm sewer (Including grades, sizes, detention/retention locations, detention/retention size and detention/retention supporting calculations)

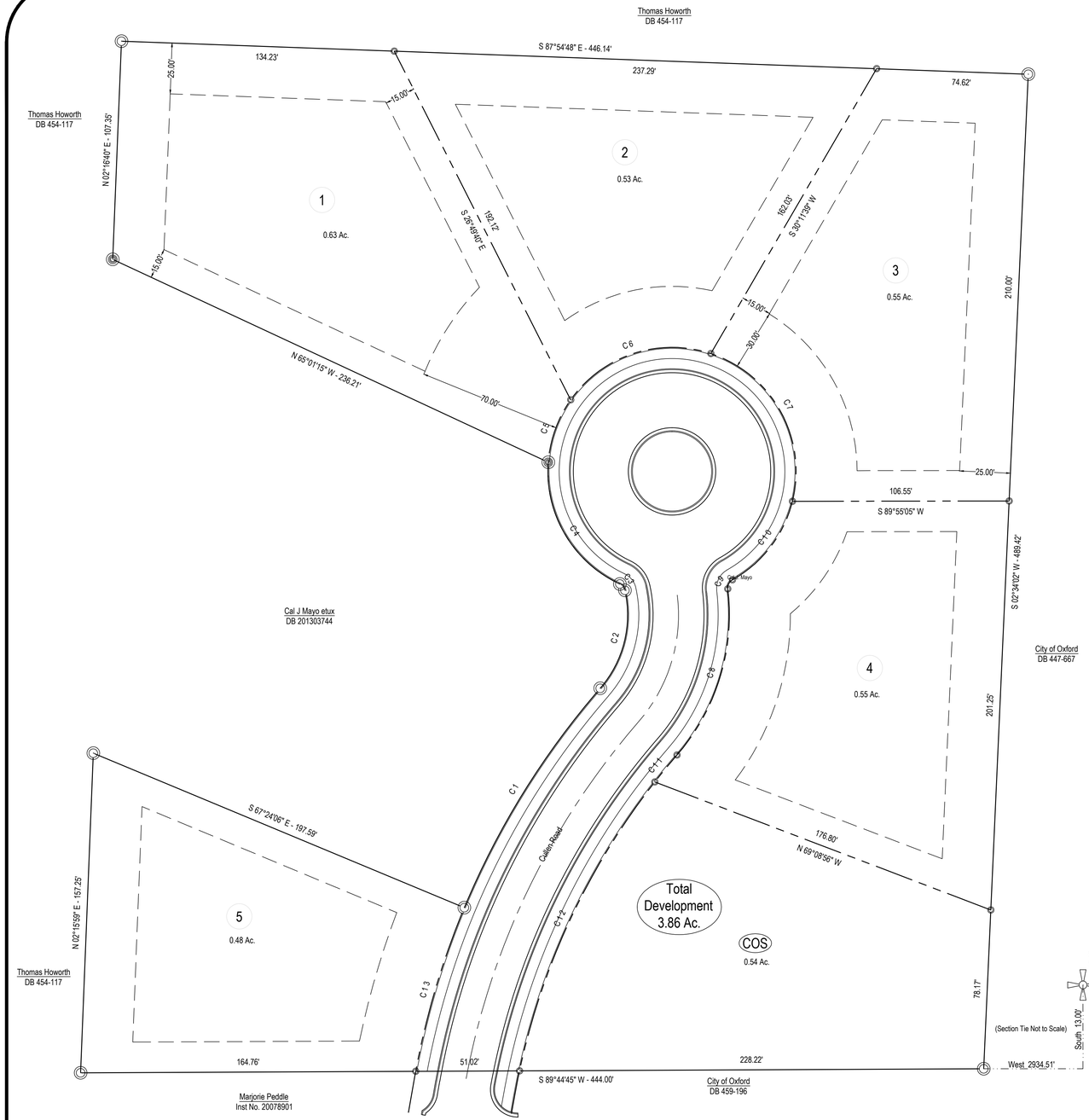
X Utility Plan

- Sanitary Sewer Layout and/or Profiles (Must also show size, grades, location for proposed main, location of proposed services, location and invert elevations for proposed manholes, and if sewers are not on adjacent tract, indicate the direction and distance, size and inverts elevations of the nearest ones)
- Potable Water Layout (Must also show size, location for the proposed main, location for the proposed services, location for proposed fire hydrants, and if water mains are not on adjacent tract, indicate the direction, distance and size of nearest ones)
- Electricity Layout (Must show proposed location of lines, proposed location of transformers, proposed location of street lights)
- Gas Layout (Must show proposed location of gas mains, proposed location of gas services)
- Cable Utilities Layout (Must show proposed location of telephone, television, etc. cables)
- Other Utilities that wish to provide service to the proposed subdivision must also be shown in the construction plans with an acknowledgment of the proposed location
- Approval for water and sewer extension by State Agencies

X Grading Plan (An overall grading plan shall be prepared showing existing and proposed contours on the same drawing, contours shall be on a two foot interval or less, an erosion control plan shall accompany grading plan)

- Approval of Stormwater Permit by State Agencies
- Traffic Impact Analysis and plan if applicable

Note: Completion of this check list in no way insures the approval of the proposed Subdivision by the City of Oxford. Developer will be responsible for coordination of all utility locations and relocations and insuring that all utilities are constructed as proposed.



Description: A tract of land located in the Southwest Quarter (SW 1/4) of Section 16, Township 8 South, Range 3 West, City of Oxford, Lafayette County, Mississippi, and being more particularly described as follows:

Begin at a 1/2" rebar set located 13.00 feet South and 2,934.51 feet West of the Southeast Corner of Southeast Quarter (SE 1/4) of Section 16, Township 8 South, Range 3 West; run thence South 89°44'46" West for a distance of 444.00 feet to a 1/2" rebar set; run thence North 02°16'43" East for a distance of 157.25 feet to a 1/2" rebar set; run thence South 67°24'06" East for a distance of 197.59 feet to a 1/2" rebar set on the West Right of way line of a proposed extension of Cullen Road (25.00 feet from Centerline), said rebar also being at the begenning of a circular curve to the right; run thence along said right-of-way and circular curve as follows: curve having a chord bearing of North 31°47'28" East, a radius of 397.00 feet, an arc length of 127.39 feet and a chord length of 126.85 feet to a 1/2" rebar set (25.00 feet from Centerline) and at the begenning of a circular curve to the left; run thence along said right-of-way and circular curve as follows: curve having a chord bearing of North 14°07'46" East, a radius of 55.00 feet, an arc length of 51.56 feet, and an chord length of 49.69 feet to a 1/2" rebar set (25.00 feet from Centerline) and at the begenning of a circular curve to the left; run thence along said right-of-way and circular curve as follows: curve having a chord bearing of North 38°44'37" West, a radius of 4.45 feet, an arc length of 4.13 feet, and an chord length of 3.98 feet to a 1/2" rebar set (25.00 feet from Centerline) and at the begenning of a circular curve to the left; run thence along said right-of-way and circular curve as follows: curve having a chord bearing of North 30°27'43" West, a radius of 60.96 feet, an arc length of 73.84 feet, and an chord length of 69.40 feet to a 1/2" rebar set (25.00 feet from Centerline); run thence North 68°01'15" West leaving said right-of-way line for a distance of 236.21 feet to a 1/2" rebar set, run thence North 02°16'43" East for a distance of 107.35 feet to a 1/2" iron pipe found at a fence corner; run thence South 87°54'48" East for a distance of 445.92 feet to 1/2" iron pipe found; run thence South 02°33'16" West for a distance of 489.42 feet to the point of beginning of the herein described tract of land, said tract contains 3.86 acres, more or less.

Date: February 22, 2016

NUMBER	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	N 31°47'28" E	397.00	127.39	126.85
C2	N 14°07'46" E	55.00	51.56	49.69
C3	N 38°44'37" W	4.45	4.13	3.98
C4	N 30°27'43" W	60.96	73.84	69.40
C5	S 19°43'27" W	61.00	33.00	32.60
C6	S 71°44'15" W	61.00	77.75	72.59
C7	N 28°54'47" W	61.00	91.21	82.95
C8	N 16°59'44" E	104.73	87.94	85.38
C9	N 26°56'30" E	4.50	5.33	5.02
C10	N 37°23'57" E	61.00	49.99	48.60
C11	N 39°33'59" E	347.00	17.17	17.17
C12	S 25°05'20" W	347.00	158.19	156.83
C13	S 16°31'49" W	397.00	84.09	83.94

CITY ENGINEER'S CERTIFICATE

I CERTIFY THAT _____ HAS COMPLIED WITH ONE OF THE FOLLOWING ALTERNATIVES FOR GLEN ALDEN SUBDIVISION:

1. ALL IMPROVEMENTS HAVE BEEN INSTALLED BY THE SUB-DIVIDER IN ACCORDANCE WITH THE REQUIREMENTS OF THESE REGULATIONS AND WITH THE ACTION OF THE BOARD OF ALDERMEN, GIVING APPROVAL OF THE PRELIMINARY PLAT, AND ACCEPTING MAINTENANCE OF UTILITIES AND STREETS.

2. A BOND, CERTIFIED CHECK OR IRREVOCABLE LETTER OF CREDIT HAS BEEN POSTED BY THE SUB-DIVIDER WHICH IS AVAILABLE TO THE CITY IN A SUFFICIENT AMOUNT TO ENSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS,

AS OF THIS THE _____ DAY OF _____, 2016.

_____
BART ROBINSON, CITY ENGINEER
CITY OF OXFORD

CITY OF OXFORD PLANNING COMMISSION APPROVAL:

CITY OF OXFORD

STATE OF MISSISSIPPI

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY OF OXFORD PLANNING COMMISSION, THIS THE_____DAY OF_____, 2016

SIGNED:_____
DARRYAILE WHITTINGTON, CHAIRMAN
CITY OF OXFORD PLANNING COMMISSION

CITY OF OXFORD BOARD OF ALDERMEN APPROVAL:

CITY OF OXFORD
COUNTY OF LAFAYETTE
STATE OF MISSISSIPPI

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY OF OXFORD, BOARD OF ALDERMEN, THIS THE_____DAY OF_____, 2016.

SIGNED:_____
GEORGE "PAT" PATTERSON - MAYOR
CITY OF OXFORD

ATTEST:_____
CITY CLERK

FILING CERTIFICATION BY CHANCERY CLERK:

PERSONALLY APPEARED BEFORE ME_____,CHANCERY CLERK, IN AND FOR LAFAYETTE COUNTY, MISSISSIPPI, _____, WHO EXECUTED THE ATTACHED OWNER'S CERTIFICATE THAT WAS SIGNED AND DELIVERED OF THEIR OWN FREE ACT AND DEED, AND ALSO APPEARED, RICHARD S. DANIELS, WHO EXECUTED THE ATTACHED SURVEYOR'S CERTIFICATE AND ACKNOWLEDGED THAT IT WAS SIGNED AND DELIVERED AS HIS OWN FREE ACT AND DEED.

WITNESS MY HAND AND SIGNATURE ON THIS, THE_____DAY OF_____, 2016.

SIGNED:_____

SHERRY WALL - CHANCERY CLERK
COUNTY OF LAFAYETTE
STATE OF MISSISSIPPI

I, SHERRY WALL, CHANCERY CLERK IN AND FOR SAID COUNTY AND STATE, HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____O'CLOCK ON THE _____DAY OF _____, 2016, AND WAS DULY RECORDED IN PLAT CABINET_____, SLIDE_____.

WITNESS MY HAND AND SIGNATURE ON THIS, THE_____DAY OF_____, 2016.

SIGNED:_____

SHERRY WALL - CHANCERY CLERK

RESTRICTIVE COVENANTS

RECORDED IN INSTRUMENT NUMBER_____, OF LAND RECORDS IN THE CHANCERY CLERK'S OFFICE OF LAFAYETTE COUNTY, MISSISSIPPI.

OWNERS CERTIFICATE (DEVELOPER):

I, _____, MANAGING MEMBER OF _____, AND AS OWNER OF THE TRACT OF LAND HEREIN DESCRIBED, CERTIFY THAT I DID CAUSE SAID LAND TO BE SUBDIVIDED AND PLATTED AS SHOWN ON THIS PLAT OF GLEN ALDEN SUBDIVISION, AND THE STREETS ARE DEDICATED TO THE USE OF THE PUBLIC FOREVER. STREETS ARE HEREBY DEDICATED TO THE USE BY THE PUBLIC AND/OR PRIVATE UTILITY COMPANIES WHICH SERVE THIS SUBDIVISION, SUBJECT TO THE REGULATIONS OF AND APPROVAL BY THE BOARD OF SUPERVISORS OF LAFAYETTE COUNTY. UTILITY EASEMENTS ARE ALSO DEDICATED TO THE PUBLIC AND/OR PRIVATE UTILITY COMPANIES WHICH SERVE THIS SUBDIVISION. SUCH SUBDIVISION AND DEDICATION IS THE OWNER'S OWN ACT AND DEED OF HIS OWN FREE WILL.

WITNESS MY HAND AND SIGNATURE THIS THE _____ DAY OF _____, 2016.

SIGNED:_____
_____, MANAGING MEMBER

ACKNOWLEDGMENT (DEVELOPER):

MY COMMISSION EXPIRES:

SIGNED AND SEALED:_____
NOTARY PUBLIC

ADDRESS:_____

CITY, STATE, ZIP:_____

ENGINEERS CERTIFICATE:

I CERTIFY THAT GLEN ALDEN SUBDIVISION IS IN CONFORMANCE WITH THE DESIGN REQUIREMENTS OF THE SUBDIVISION REGULATIONS AND SPECIFIC CONDITIONS IMPOSED ON THIS DEVELOPMENT, AND TAKES INTO ACCOUNT ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS.

WITNESS MY HAND AND SIGNATURE ON THIS, THE_____DAY OF_____, 2016.

SIGNED:_____

JEFFERY W. WILLIAMS, PE/PLS
PE# - 12627

SURVEYORS CERTIFICATE:

I CERTIFY THAT THE WITHIN PLAT OF GLEN ALDEN SUBDIVISION IN LAFAYETTE COUNTY, MISSISSIPPI IS A TRUE AND CORRECT REPRESENTATION OF SAID SUBDIVISION AND THAT I SIGNED AND DELIVERED IT AS MY OWN ACT AND DEED.

WITNESS MY HAND AND SIGNATURE ON THIS, THE_____DAY OF_____, 2016.

SIGNED:_____

Richard S. Daniels, PLS
PLS# - 02922

N

LEGEND

	SETBACK LINES	T-BOX	TELEPHONE BOX
	PROPERTY LINES		INLET
	SECTION TIE		SECTION CORNER
	CENTERLINE ROAD		PROPERTY CORNERS
	APPARENT ADJOINING PROPERTY LINE		MONUMENTS FOUND
UGE	UNDERGROUND ELECTRIC LINES	BM	BENCHMARK
SS SS	APPARENT DIRECTION OF SEWER LINES		CURB INLET
X X X	TRACES OF BARBED WIRE FENCE LINES		UTILITY POLES
	WOOD FENCE LINES		GUY WIRE
	BUILDING AREAS	FH	FIRE HYDRANT
	COVERED AREAS	T-PED	TELEPHONE PEDESTAL
	CONCRETE AREAS	E	ELECTRIC BOX
	ASPHALT AREAS	T	TRANSFORMER
	GRAVEL AREAS	EM	ELECTRIC METERS
	POND AREAS	GM	GAS METERS
	LANDSCAPE AREAS	WM	WATER METERS
POB	POINT OF BEGINNING	WV	WATER VALVE
POC	POINT OF COMMENCEMENT	AC	AIR CONDITIONING UNIT
[N 79°36'00" W 210.00']	PLAT CALLS	S	EXISTING SANITARY MANHOLES
(N 79°36'00" W 210.00')	DEED CALLS	SMH	SANITARY SEWER MANHOLE
S 89°57'34" W 210.00'	MEASURED CALLS	HDPE	HIGH DENSITY POLYETHYLENE

(All symbols in legend may not be used on current survey.)

Notes:
1. This is a Class "B" Survey as set forth in Appendix "A" of the Standards of Practice for Land Surveying in the State of Mississippi.
2. This survey meets the conditions of closure and accuracy for condition "B" as set forth in Appendix "B" of the standards of practice for Land Surveying in the State of Mississippi.
3. Boundary & Topographical field survey completed August 05, 2002.
4. Bearings established from existing monuments found from previous surveys.
5. Underground utilities shown on this survey represent surface markings of the utilities on site by various utility owners. Underground utilities may exist which were not marked by various utility owners. Williams Engineering Consultants, Inc. is not responsible for utilities not shown that were not located by utility owners. Utility parameters are shown as provided by owners.
6. BM: SW flangebolt of a firehydrant being located North 233.29 feet and West 812.39 feet from the POB with an assumed Elevation of 315.64.
7. Subject survey is partially Zoned PB "Professional Business" and partially Zoned PUD "Planned Unit Developement", as per City of Oxford Zoning Map last dated 4/2/2015 and is subject to the regulations and setbacks and easements found in the City of Oxford Land Development Code latest addition.
8. This property is subject to any right of way or easements recorded or unrecorded, shown or not shown on plat of survey.
9. All property corners and reference corners are 1/2" rebars set, unless otherwise stated.
10. Deed References:
    A. Db 474, Pg 381

WILLIAMS ENGINEERING CONSULTANTS, INC.
Professional Engineers | Professional Land Surveyors
720 NORTH LAMAR BOULEVARD, SUITE A
P.O. BOX 1197 OXFORD, MISSISSIPPI 38655
662.236.9975

Subdivision Plat For:
GLEN ALDEN SUBDIVISION
City of Oxford, Lafayette County, Mississippi

REVISION	DATE

Scale: 1" = 50'
Date: 01/29/2016
File: SD-13270 Heritage Builders-Haskell\Survey\Survey.dwg
Proj.No.: SD-152793
Drawn By: JCP
Checked By: RSD

Sheet Title:
SUBDIVISION LAYOUT

Sheet No.:
1

CONSTRUCTION PLANS FOR:

Isom Hill Subdivision
Cullen Road

City of Oxford, Mississippi

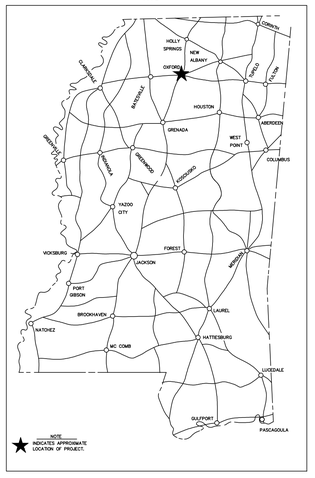
VICINITY MAP

NOTE
INDICATES APPROXIMATE LOCATION OF PROJECT.

INDEX OF DRAWINGS

LOCATION MAP

NTS



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662.236.9675

Construction Plans For:
Isom Hill Subdivision
Cullen Road, City of Oxford,
Southwest Quarter (SW 1/4) of Section 16, Township 8 South, Range 3 West,
Lafayette County, Mississippi

REVISION	DATE

Scale: 1: = 30'
Date: 3/4/2016
File: I:\SHARE\Projects\SB38-152837 Cullen Hill\WEC Design.dwg
Proj.No.: SB-152837
Drawn By: EDJ
Checked By: JWW

Sheet Title:
Cover

Sheet No.:
C 1.0

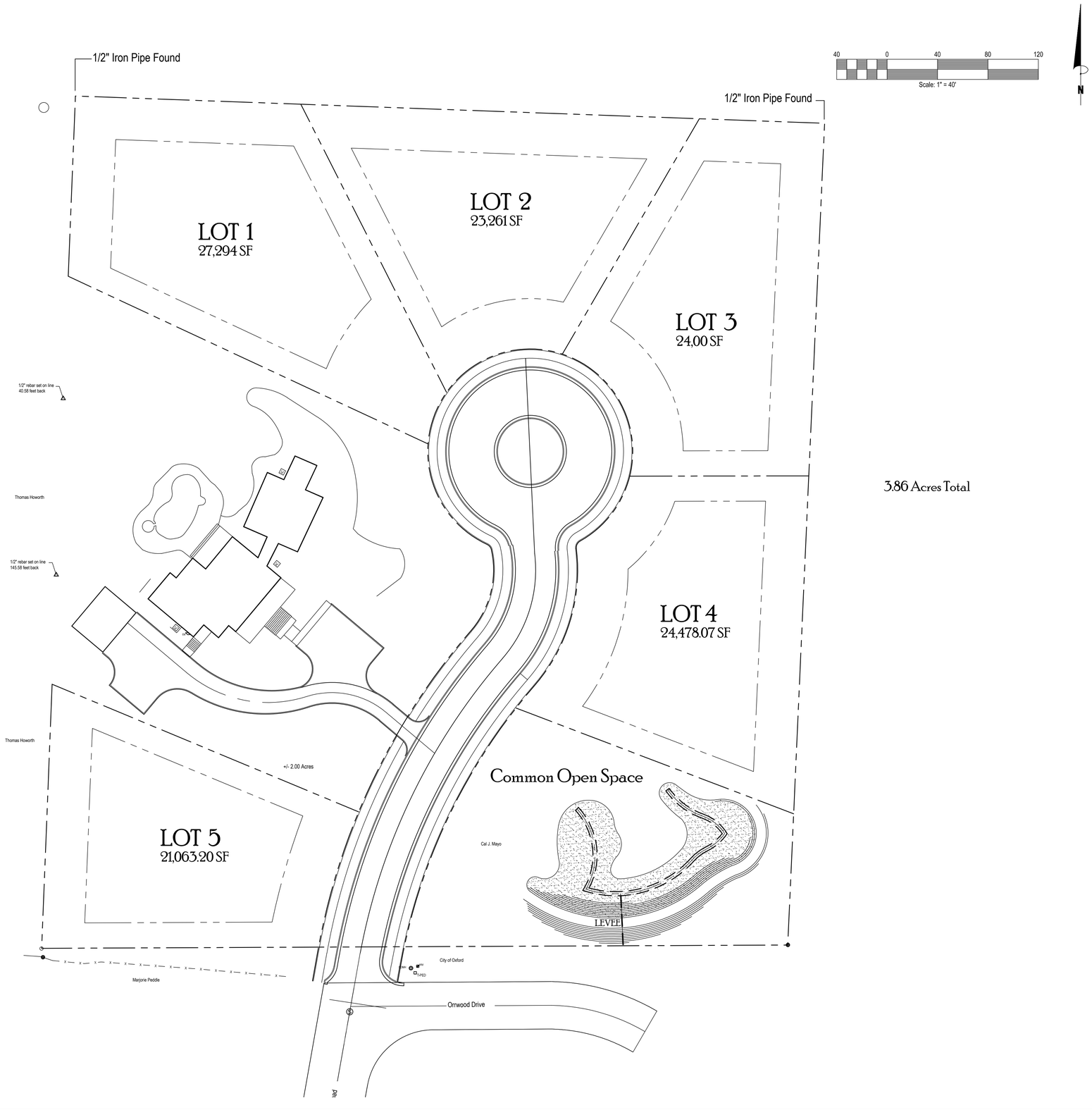
LEGEND

- RIGHT-OF-WAY LINES
- PROPERTY LINES
- SECTION TIE
- CENTERLINE PROPOSED ROAD
- APPARENT ADJOINING PROPERTY LINE
- STREETSCAPE EASEMENT
- BUILDING AREAS
- COVERED AREAS
- PROPOSED BUILDING AREAS
- PROPOSED COVERED AREAS
- PROPOSED CONCRETE AREAS
- PROPOSED WATER AREAS
- PROPOSED ASPHALT AREAS
- POB — POINT OF BEGINNING
- POC — POINT OF COMMENCEMENT
- S 89°57'34" W 210.00' — MEASURED CALLS
- SECTION CORNER
- PROPERTY CORNERS
- FDC — FIRE DEPARTMENT CONNECTION
- E — ELECTRICAL METER

1. THIS PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA AS PER LAFAYETTE COUNTY FLOOD INSURANCE MAP, COMMUNITY-PANEL NUMBER : 28071C0259C, EFFECTIVE DATE: NOVEMBER 26, 2010.

PROPERTY INFORMATION

OVERALL PROPERTY:	±11.55 ACRES (± 503,124)
DENSITY:	4.24 Lots per Acre
COMMON SPACE:	97,222 SF (19.32%)
ZONING: Single Family Residential (RA)	



3.86 Acres Total

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Construction Plans For:
Isom Hill Subdivision
Cullen Road, City of Oxford,
Southwest Quarter (SW 1/4) of Section 16, Township 8 South, Range 3 West,
Lafayette County, Mississippi

REVISION	DATE

Scale:	1: = 30'
Date:	3/4/2016
File:	I:\SHARED\Projects\SB\SB-152837 Cal Mayo\REC Design.dwg
Proj.No.:	SB-152837
Drawn By:	EDJ
Checked By:	JWW

Sheet Title:
Site Layout

Sheet No.:
C 2.0

LEGEND

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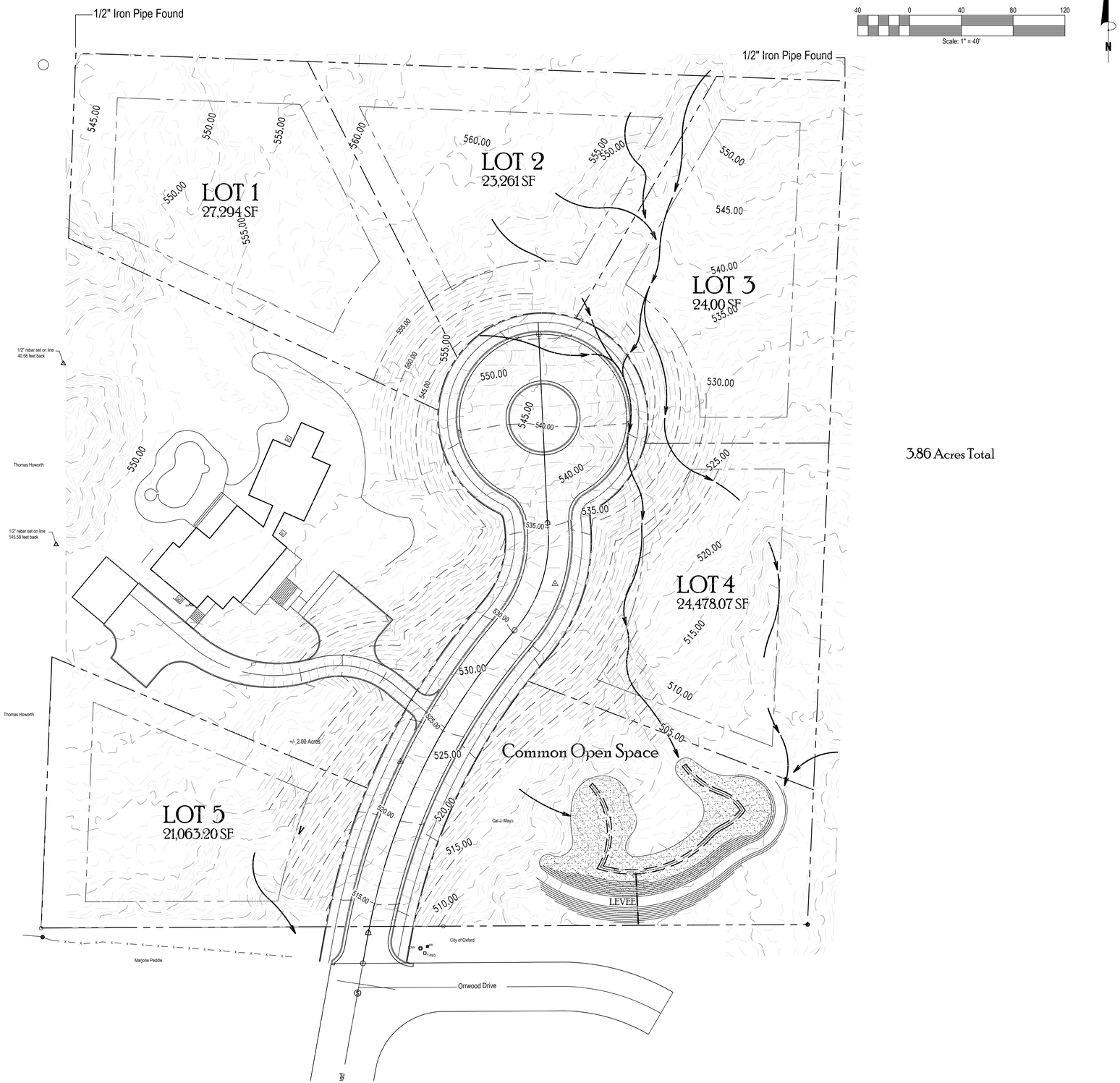

3.86 Acres Total

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Construction Plans For:

Isom Hill Subdivision

Cullen Road, City of Oxford,
Southwest Quarter (SW 1/4) of Section 16, Township 8 South, Range 3 West,
Lafayette County, Mississippi

REVISION	DATE

Scale:	1: = 30'
Date:	3/4/2016
File:	I:\SB\PDWT\Projects\SB38-152837 Cal-Mayo\WEC Design.dwg
Proj.No.:	SB-152837
Drawn By:	EDJ
Checked By:	JWW

Sheet Title:

Grading Plan

Sheet No.:

C 3.0

LEGEND

- RIGHT-OF-WAY LINES
- PROPERTY LINES
- SECTION TIE
- CENTERLINE PROPOSED ROAD
- APPARENT ADJOINING PROPERTY LINE
- STREETSCAPE EASEMENT
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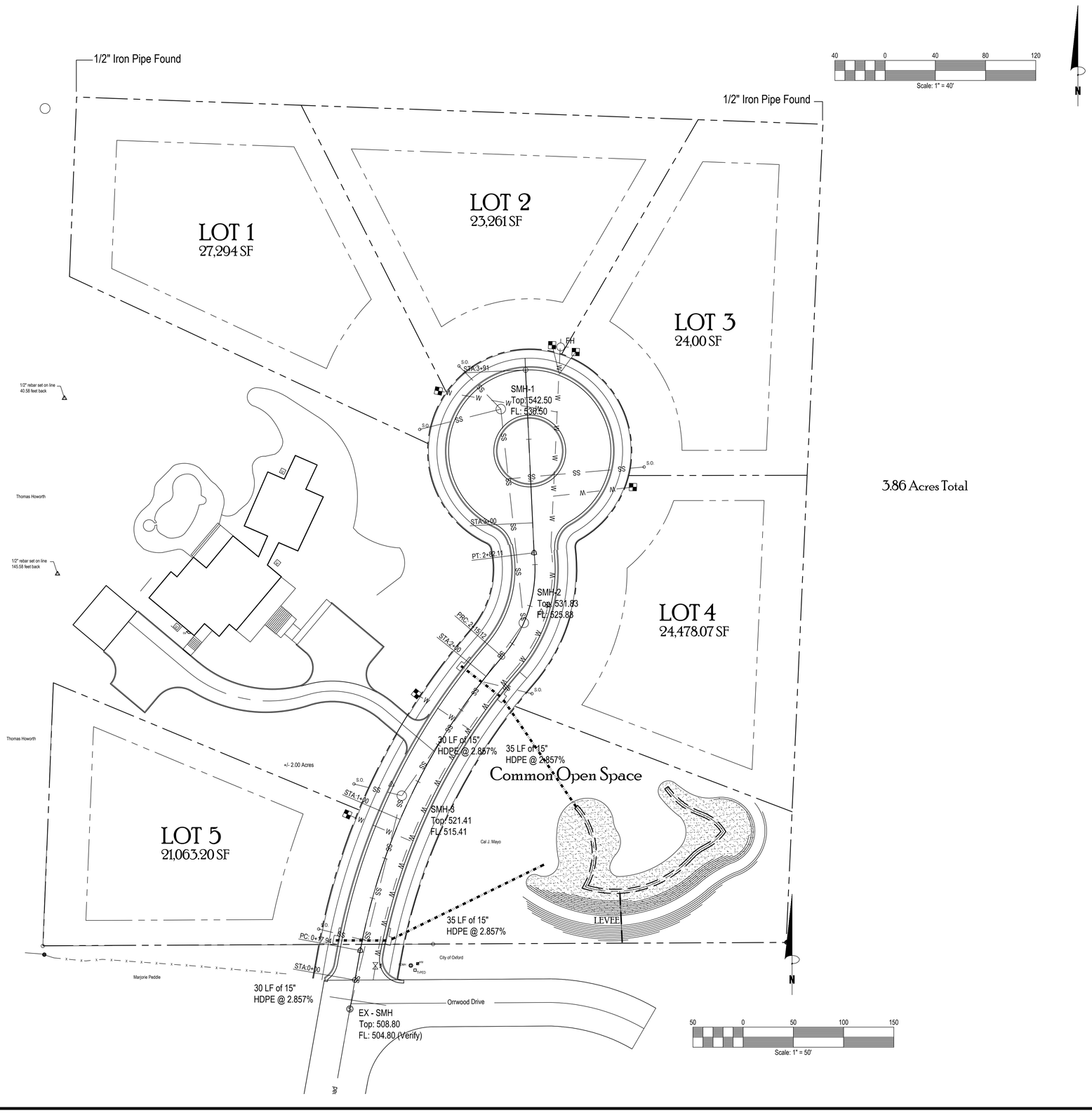

WATER INSTALLATION NOTES:

1. ALL CONSTRUCTION METHODS AND MATERIALS USED IN THE WATER SYSTEM MUST COMPLY IN ALL RESPECTS TO THE CITY OF OXFORD WATER SPECIFICATIONS AND INSPECTION REQUIREMENTS.

2. THRUST BLOCKING WILL BE USED AT ALL BENDS, PLUGS, AND TEES FOR LINES 4" IN DIA. AND LARGER.

3. FIRE HYDRANTS SHOWN ON THE RADIUS OF A CURVE SHALL BE FIELD ADJUSTED SO THAT THE ACTUAL INSTALLATION OF FIRE HYDRANTS WILL BE A MIN. OF 3' OUTSIDE OF CURVE RADIUS.

4. ANY CHANGES TO THE WATER DRAWINGS MUST BE APPROVED BY ENGINEER AND THE CITY OF OXFORD.

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11. COORDINATE NUMBER, SIZE AND LOCATION OF IRRIGATION METERS WITH LANDSCAPE DESIGN PLAN.

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

Construction Plans For:
Isom Hill Subdivision
Cullen Road, City of Oxford,
Southwest Quarter (SW 1/4) of Section 16, Township 8 South, Range 3 West,
Lafayette County, Mississippi

REVISION	DATE

Scale:	1: = 30'
Date:	3/4/2016
File:	I:\SB\PERT\Projects\SB\SB-152837 Cal Mayo\WEC Design.dwg
Proj.No.:	SB-152837
Drawn By:	EDJ
Checked By:	JWW

Sheet Title:

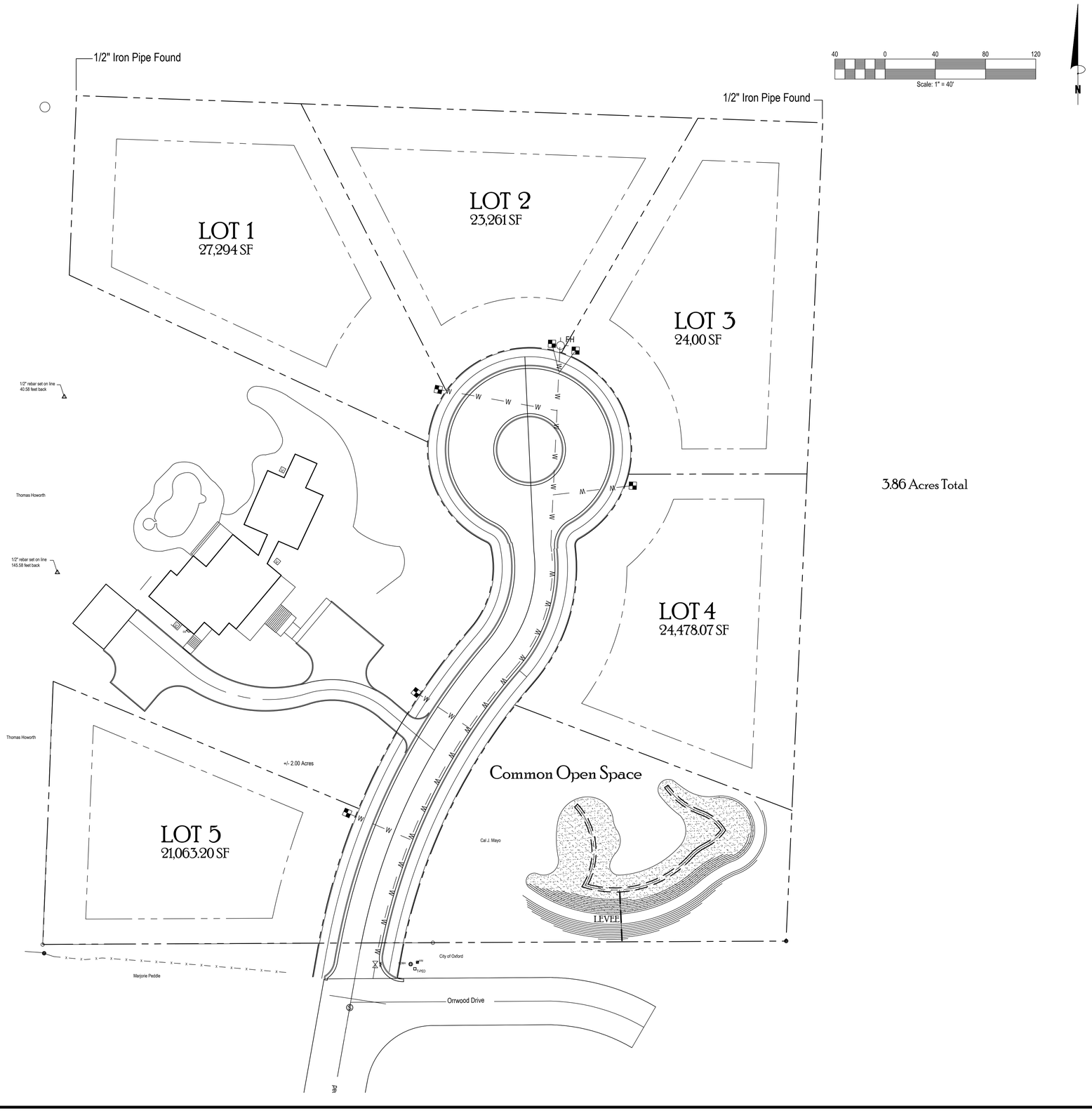
Utility Plan

Sheet No.:

C 4.0

LEGEND

- RIGHT-OF-WAY LINES
- PROPERTY LINES
- SECTION TIE
- CENTERLINE PROPOSED ROAD
- APPARENT ADJOINING PROPERTY LINE
- STREETSCAPE EASEMENT
- BUILDING AREAS
- COVERED AREAS
- PROPOSED BUILDING AREAS
- PROPOSED COVERED AREAS
- PROPOSED CONCRETE AREAS
- PROPOSED WATER AREAS
- PROPOSED ASPHALT AREAS
- POB — POINT OF BEGINNING
- POC — POINT OF COMMENCEMENT
- S 89°57'34" W 210.00' — MEASURED CALLS
- SECTION CORNER
- PROPERTY CORNERS
- FDC — FIRE DEPARTMENT CONNECTION
- [E] — ELECTRICAL METER



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Sheet Title:

Water Plan

Sheet No.:

C 4.1

LEGEND

	RIGHT-OF-WAY LINES
	PROPERTY LINES
	SECTION TIE
	CENTERLINE PROPOSED ROAD
	APPARENT ADJOINING PROPERTY LINE
	STREETSCAPE EASEMENT
	BUILDING AREAS
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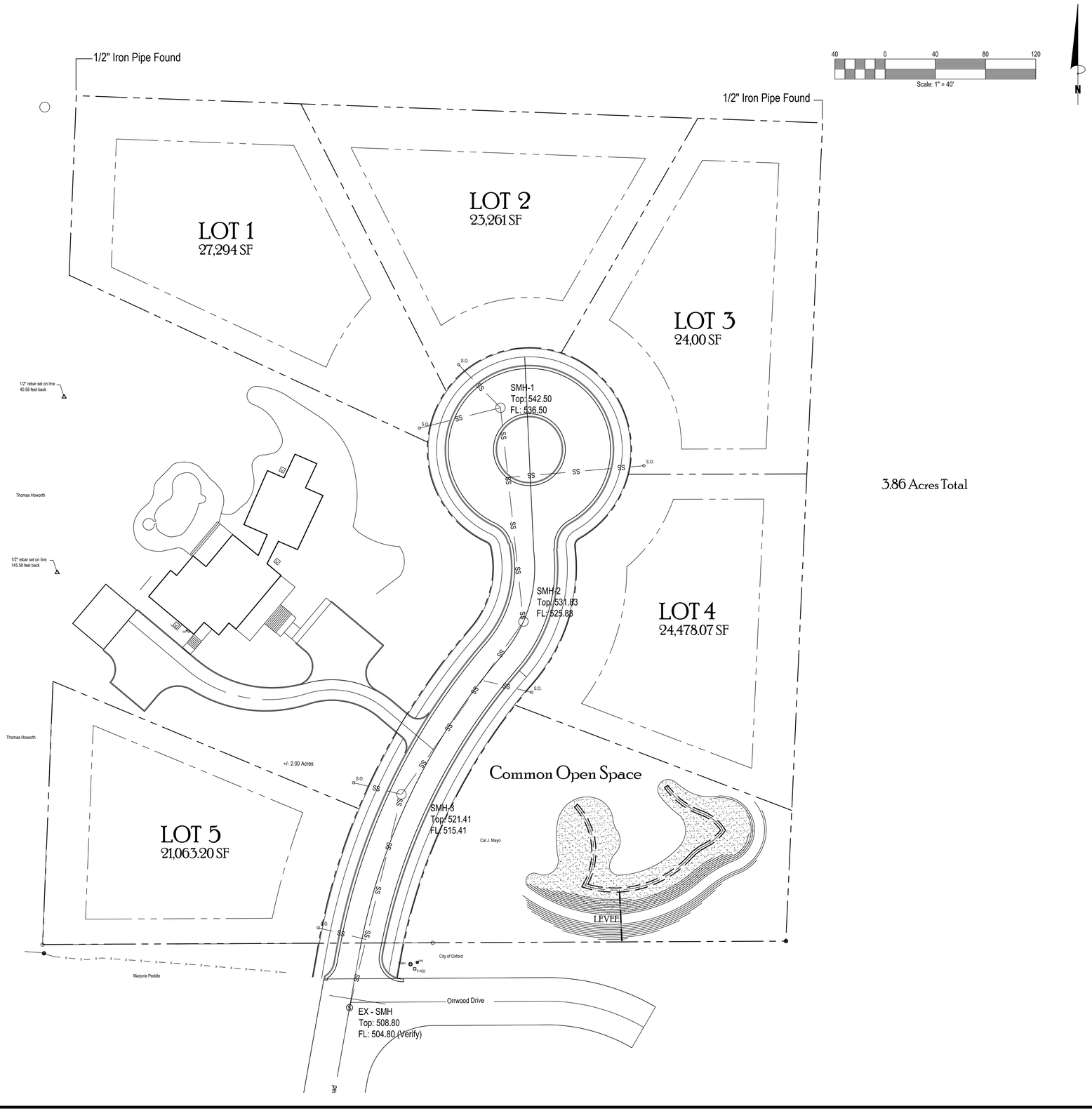

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Sewer Plan

Sheet No.:

C 4.2

LEGEND

	RIGHT-OF-WAY LINES
	PROPERTY LINES
	SECTION TIE
	CENTERLINE PROPOSED ROAD
	APPARENT ADJOINING PROPERTY LINE
	STREETSCAPE EASEMENT
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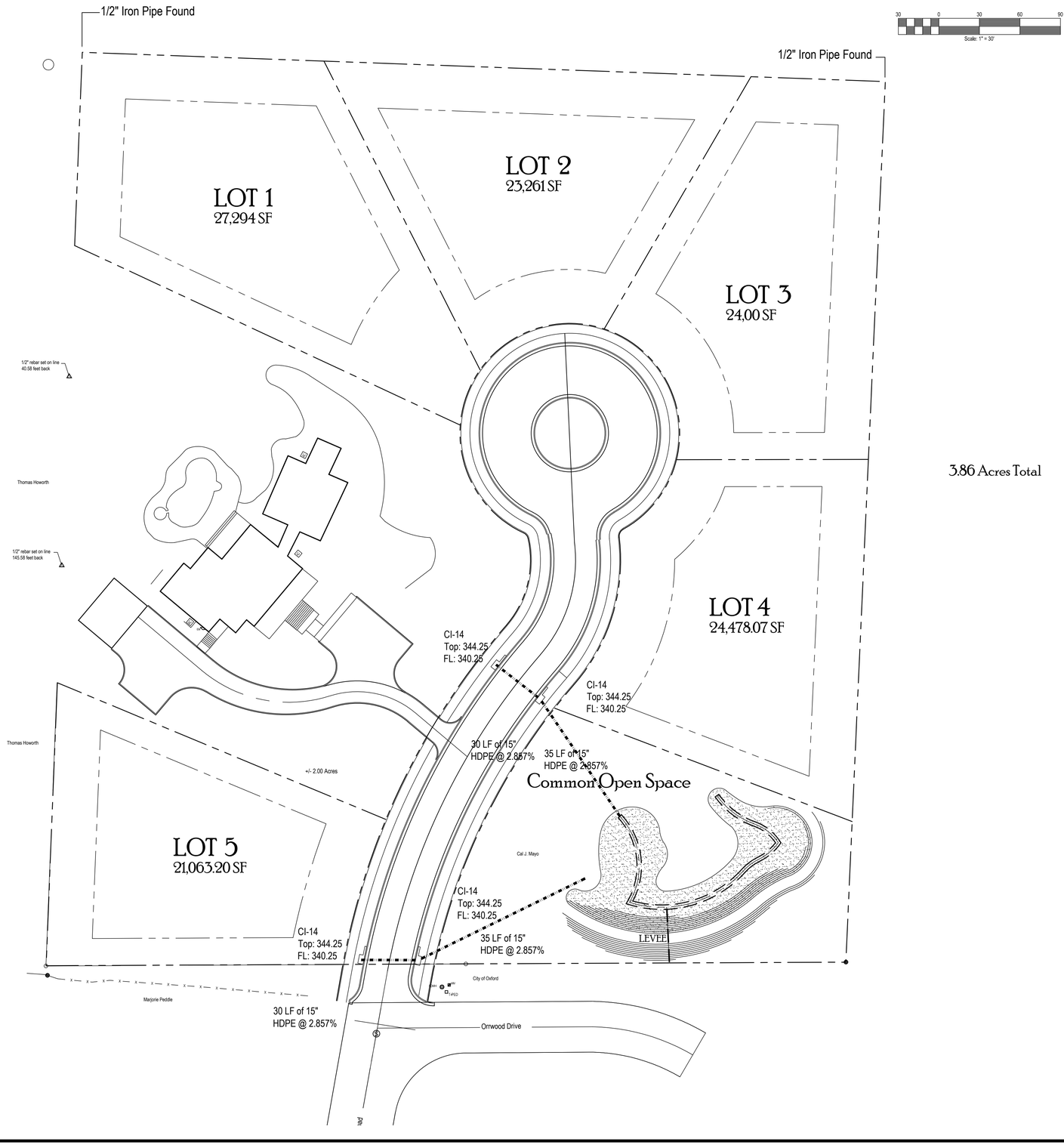

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Construction Plans For:

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Sheet Title:

Storm Drain Plan

Sheet No.:

C 4.3

LEGEND

	RIGHT-OF-WAY LINES
	PROPERTY LINES
	SECTION TIE
	CENTERLINE PROPOSED ROAD
	APPARENT ADJOINING PROPERTY LINE
	STREETSCAPE EASEMENT
POB	POINT OF BEGINNING
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EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE MEETING AND MAINTAINING ALL REQUIREMENTS OF THE MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY (MDEQ) SMALL CONSTRUCTION GENERAL PERMIT (SCNOI). INCLUDING BUT IS NOT LIMITED TO EROSION CONTROL INSPECTIONS. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND MDEQ CONSTRUCTION GENERAL PERMIT WILL BE PROVIDED TO THE OWNER, BUT SHALL BE MAINTAINED BY THE CONTRACTOR. THE CONTRACTOR SHALL NOT START CONSTRUCTION UNTIL A COPY OF THE SWPPP AND MDEQ CONSTRUCTION GENERAL PERMIT IN HAND.

2. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES FOR THE ENTIRE DURATION OF SITE CONSTRUCTION ACTIVITIES OR UNTIL GROWTH OF GRASS IS ESTABLISHED.

3. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION CONTROL DURING CONSTRUCTION BY THE PLACEMENT OF SILT FENCES, WATTLES OR OTHER EROSION CONTROL DEVICES WHERE NECESSARY TO PREVENT SILT OR SEDIMENT ACCUMULATION IN ANY DITCHES, PIPES, DRAINAGE STRUCTURES OR ON 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. SEE STORM WATER POLLUTION PREVENTION PLAN FOR HOUSEKEEPING CONTROLS.

6. CONTRACTOR SHALL SET ASIDE AN AREA NEAR THE CONSTRUCTION ENTRANCE FOR ALL CONCRETE WASH DOWN OPERATIONS. THE CONTRACTOR SHALL INSTALL AN EARTHEN BERM AROUND THE WASH DOWN AREA TO INSURE NO WATER IS ALLOWED TO LEAVE THE AREA. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THIS AREA FOR THE ENTIRE LENGTH OF THE PROJECT.

7. THE CONTRACTOR SHALL COMPLY WITH THE CITY OF OXFORD'S LANDSCAPE ORDINANCE BY INSTALLING AND MAINTAINING THE REQUIRED TREE PROTECTION FENCE.

8. EXISTING VEGETATION ALONG PROPERTY LINES WILL BE RETAINED WHERE ALLOWABLE.

9. NO MUD, SILT OR SEDIMENT IS ALLOWED TO GATHER ON PUBLIC ROADS. THE CONTRACTOR SHALL IMMEDIATELY TAKE ACTION TO REMOVE MATERIAL.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING DUST TO A MINIMUM AT ALL TIMES.

11. ALL INLET SHALL RECEIVE INLET PROTECTION AT ALL TIMES DURING CONSTRUCTION.

12. CONCRETE WASH OUT AREA, MATERIAL STORAGE AREA AND EMERGENCY MAINTENANCE AREA TO BE LOCATED NEAR JOB TRAILER. JOB TRAILER LOCATION TO BE DETERMINED BY CONTRACTOR.

13. CONTRACTOR SHALL SHALL LIMIT CONSTRICTION ACTIVITIES ON EXISTING ESTABLISHED SLOPES.

14. SILT FENCE SHALL BE INSTALLED FOR EROSION CONTROL PURPOSES AND AS A CONSTRUCTION BARRIER.

15. IT IS ULTIMATELY THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT SEDIMENT DOES NOT LEAVE THE SITE OR ENTER ADJACENT DRAINAGE AREAS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO USE ADDITIONAL BEST MANAGEMENT PRACTICES AND SHALL BE ADDED AT THE CONTRACTORS EXPENSE.

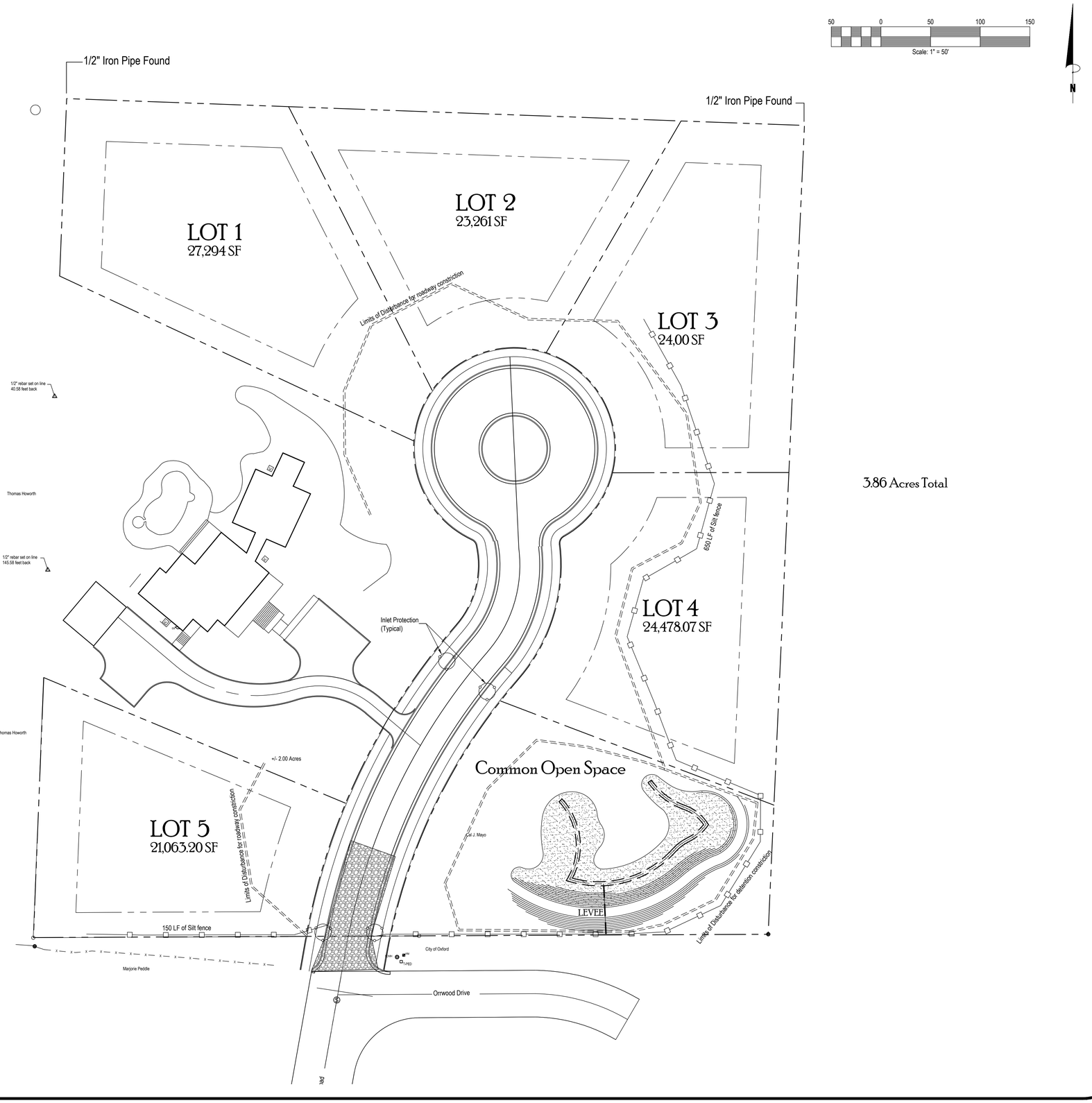
UNIFORM CODING SYSTEM
FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES

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-stabilzied 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.
Rd	ROCK FILTER DAM		Rd	A permanent or temporary stone filter dam installed across small streams or drainageways.
Re	RETAINING WALL		Re	A wall is installed to stabilize cut and fill slopes where maximum permissible slopes are not obtainable. Each situation will require special design.
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.
Ip	INLET SEDIMENT TRAP			Sediment Filter created by installing silt fence inlet protection, wattles or other protective measures around a storm drain drop inlet. The type of protection shall vary with phase of construction activities.
Tsb	TEMPORARY SEDIMENT BASIN			A basin created by excavating or constructing a dam across a waterway. The surface water runoff is temporarily stored allowing the bulk of the sediment to drop out.
Sr	TEMPORARY STREAM CROSSING		Sr	A temporary bridge or culvert-type structure protecting a stream or watercourse from damage by crossing construction equipment.
St	STORM DRAIN OUTLET PROTECTION		St	A paved or short section of rip rap channel at the outlet of a storm drain system preventing erosion from the concentrated runoff.
Su	SURFACE ROUGHENING		Su	A rough soil surface with horizontal depressions on a contour or slope left in a roughened condition after grading.
Tp	TOPSOILING		Tp	A practice of stripping off the more fertile topsoil, storing it, then spreading it over the disturbed area after the completion of the construction activities.

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Bf	BUFFER ZONE		Bf	An undisturbed natural "green belt" separating the land-disturbed site from adjoining property and bordering streams.
Ds	DIST. AREA STABILIZATION (W/ PERMANENT VEGETATION)		Ds	Establishing permanent vegetative cover such as trees, shrubs, vines, grasses, sod, or legumes on disturbed areas.
Du	DUST CONTROL ON DISTURBED AREAS		Du	Controlling surface and air movement of dust on construction sites, roadways, and similar sites.
Mb	SOIL MATTING		Mb	A protective covering (blanket) or soil stabilization mat used to establish permanent vegetation on steep slopes.



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Sheet Title:

Erosion Control Plan

Sheet No.:

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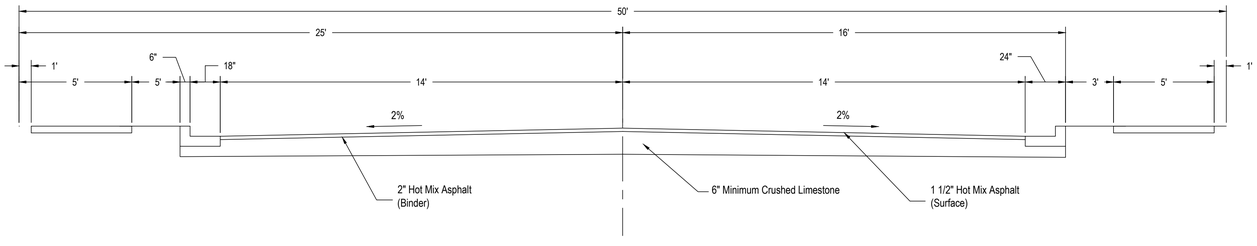


TYPICAL SECTION

ROADWAY PAVEMENT RECOMMENDATIONS:
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.

GENERAL NOTES
1) LIST OF PUBLIC UTILITIES:
WATER - CITY OF OXFORD -CHAD McLARTY - 662.232.2399
SEWER - CITY OF OXFORD - CHAD McLarty - 662.232.2397
ELECTRIC - CITY OF OXFORD - BRIAN HUDSON - 662.232.2373 EXT. 21
GAS - CENTERPOINT ENERGY - JOSH CUMMINGS - 662.816.0685
ALL OTHERS UTILITIES - CITY OF OXFORD PUBLIC WORKS DEPARTMENT - BART ROBINSON - 662.232.2315

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).

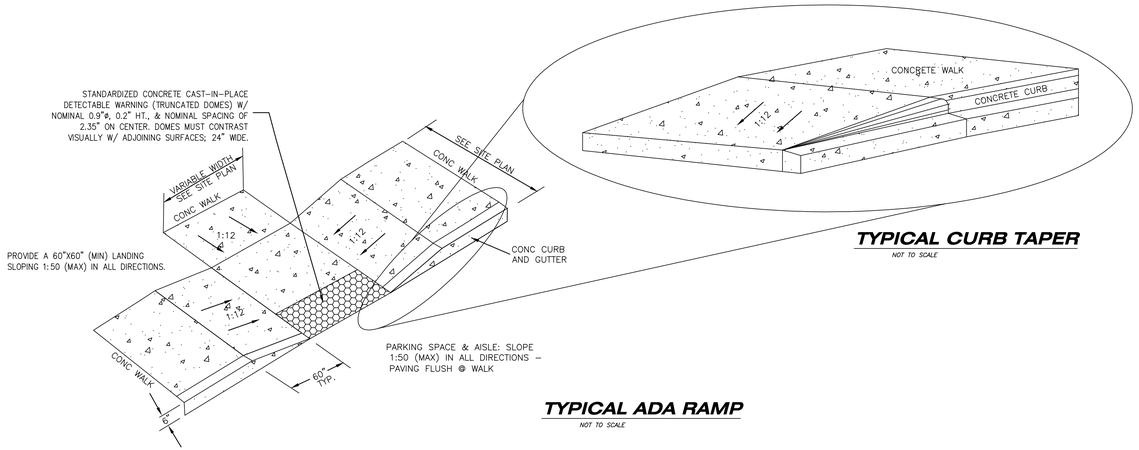
10) THE CONTRACTOR IS TO REMOVE AND RESET ANY SIGNS WHICH CONFLICT WITH CONSTRUCTION.

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 ADA SIDEWALK CROSSINGS

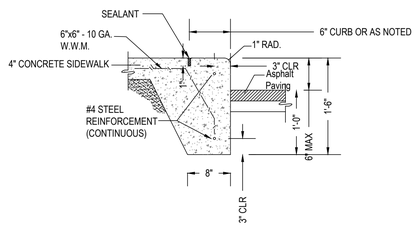
13) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ACQUIRE A COPY OF THE GEOTECH REPORT AND FOLLOW ALL RECOMMENDATIONS.

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

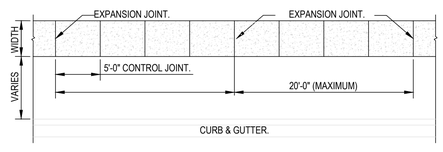


TYPICAL CURB TAPER
NOT TO SCALE

TYPICAL ADA RAMP
NOT TO SCALE



PAVEMENT EDGE CONCRETE SIDEWALK DETAIL



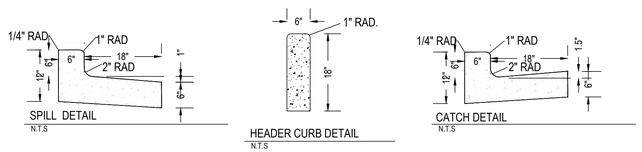
PLAN

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

TYPICAL SIDEWALK JOINT DETAIL

CONCRETE SIDEWALK NOTES

1. SIDEWALKS AND CURB RAMPS SHALL BE A MINIMUM OF 4" IN THICKNESS.
2. MAXIMUM CROSS SLOPE FOR SIDEWALKS SHALL NOT EXCEED 2%.
3. MAXIMUM LONGITUDINAL SLOPE SHALL BE 5% UNLESS APPROVED BE THE ENGINEER.
4. ALL SIDEWALKS SHALL CONFORM TO ADA GUIDELINES.
5. EXPANSION JOINTS REQUIRED AROUND ALL APPURTENANCES SUCH AS MANHOLES AND UTILITY POLES LOCATED WITHIN THE SIDEWALK.
6. PROPOSED SIDEWALK TO BE FIELD LOCATED TO AVOID CONFLICT WITH EXISTING UTILITIES. COORDINATE FINAL LOCATION WITH CITY PUBLIC WORKS DEPT.



NOTE:
-CONTROL JOINTS REQUIRED AT 10' O.C.
-EXPANSION JOINTS REQUIRED AT 30' O.C. (MAX) AND AT ALL RADIUS RETURNS UNLESS DIRECTED OTHERWISE BY THE ENGINEER. 1/2" PREMOLDED JOINT FILLER REQUIRED AT ALL EXPANSION JOINTS

TYPICAL CURB AND GUTTER DETAIL

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

Construction Plans For:
Isom Hill Subdivision
Cullen Road, City of Oxford,
Section 16, Township 8 South, Range 3 West,
Lafayette County, Mississippi
Southwest Quarter (SW 1/4) of

REVISION	DATE

Scale: 1: = 30'
Date: 3/4/2016
File: I:\SHARED\Projects\SB38-152837 (Cullen)\REC Design.dwg
Proj.No.: SB-152837
Drawn By: EDJ
Checked By: JWW

Sheet Title:
Site Plan

Sheet No.:
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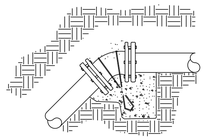
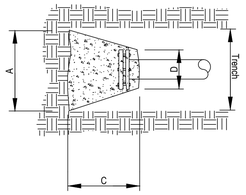
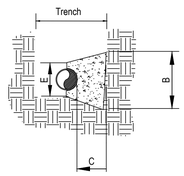


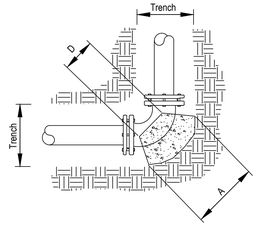
VERTICAL BEND - ANCHORED



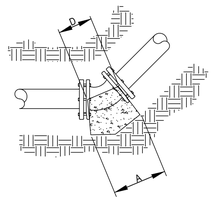
CAP



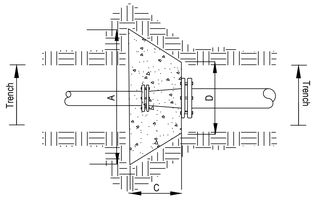
TYPICAL SECTION



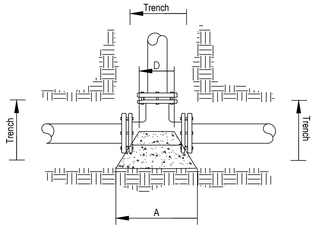
90° BEND



45°, 22 1/2° AND 11 1/4° BENDS



REDUCER



TEE

90° BEND		PIPE DIAMETER						
		2"	4"	6"	8"	10"	12"	16"
DIMENSION	A	14"	18"	26"	34"	42"	48"	66"
	B	14"	18"	26"	34"	42"	48"	66"
	C	10"	12"	18"	22"	28"	32"	44"
	D	8"	9"	11"	12"	15"	16"	20"
	E	8"	9"	11"	12"	15"	16"	20"

45° BEND		PIPE DIAMETER						
		2"	4"	6"	8"	10"	12"	16"
DIMENSION	A	12"	16"	18"	24"	30"	36"	48"
	B	12"	16"	18"	24"	30"	36"	48"
	C	8"	9"	12"	12"	20"	24"	32"
	D	8"	9"	11"	12"	15"	16"	20"
	E	8"	9"	11"	12"	15"	16"	20"

22 1/2° BEND		PIPE DIAMETER						
		2"	4"	6"	8"	10"	12"	16"
DIMENSION	A	9"	12"	14"	18"	24"	28"	34"
	B	9"	12"	14"	18"	24"	28"	34"
	C	8"	8"	10"	12"	16"	18"	22"
	D	8"	9"	11"	12"	15"	16"	20"
	E	8"	9"	11"	12"	15"	16"	20"

11 1/4° BEND		PIPE DIAMETER						
		2"	4"	6"	8"	10"	12"	16"
DIMENSION	A	9"	10"	12"	14"	16"	20"	24"
	B	9"	10"	12"	14"	16"	20"	24"
	C	6"	8"	8"	10"	10"	14"	16"
	D	8"	9"	11"	12"	15"	16"	20"
	E	8"	9"	11"	12"	15"	16"	20"

CAP		PIPE DIAMETER						
		2"	4"	6"	8"	10"	12"	16"
DIMENSION	A	15"	18"	22"	28"	36"	42"	54"
	B	15"	18"	22"	28"	36"	42"	54"
	C	10"	12"	16"	20"	24"	28"	36"
	D	8"	9"	11"	12"	15"	16"	20"
	E	8"	9"	11"	12"	15"	16"	20"

REDUCERS		DIMENSION				
LARGE	SMALL	A	B	C	D	E
4"	3"	12"	12"	12"	12"	12"
6"	3"	20"	20"	14"	20"	20"
6"	4"	20"	20"	14"	20"	20"
8"	4"	26"	26"	18"	22"	22"
8"	6"	22"	22"	14"	22"	22"
10"	4"	32"	32"	22"	24"	24"
10"	6"	30"	30"	20"	24"	24"
10"	8"	24"	24"	15"	24"	24"
12"	4"	40"	40"	27"	28"	28"
12"	6"	38"	38"	26"	28"	28"
12"	8"	32"	32"	22"	28"	28"
12"	10"	28"	28"	18"	28"	28"
16"	6"	54"	54"	36"	36"	36"
16"	8"	50"	50"	34"	36"	36"
16"	10"	46"	46"	32"	36"	36"
16"	12"	40"	40"	27"	36"	36"

TEES		DIMENSION				
RUN	BRANCH	A	B	C	D	E
2"	2"	16"	16"	12"	8"	8"
4"	3"	16"	16"	12"	13"	9"
4"	4"	18"	18"	12"	13"	9"
6"	3"	16"	16"	12"	16"	11"
6"	4"	18"	18"	12"	16"	11"
6"	6"	22"	22"	16"	16"	11"
8"	4"	18"	18"	12"	18"	12"
8"	6"	22"	22"	16"	18"	12"
8"	8"	28"	28"	20"	18"	12"
10"	4"	22"	22"	16"	22"	15"
10"	6"	22"	22"	16"	22"	15"
10"	8"	28"	28"	20"	22"	15"
10"	10"	36"	36"	24"	22"	15"
12"	4"	24"	24"	16"	24"	16"
12"	6"	24"	24"	16"	24"	16"
12"	8"	28"	28"	20"	24"	16"
12"	10"	36"	36"	24"	24"	16"
12"	12"	42"	42"	28"	24"	16"
16"	6"	30"	30"	20"	30"	20"
16"	8"	30"	30"	20"	30"	20"
16"	10"	36"	36"	24"	30"	20"
16"	12"	42"	42"	28"	30"	20"
16"	16"	54"	54"	36"	30"	20"

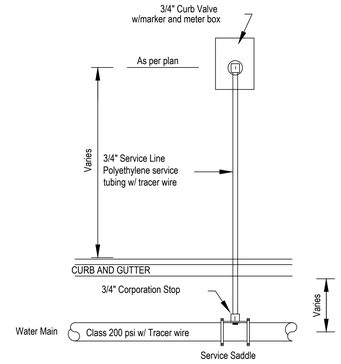
NOTE:

THRUST BLOCKS SHALL BE POURED AGAINST UNDISTURBED EARTH.

BENDS FOR VERTICAL GRADE CHANGE SHALL BE ANCHORED WITH RODS TO THE NEXT FITTING WHERE DISTANCE PERMITS.

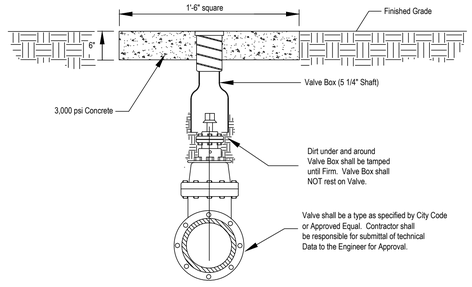
BENDS FOR VERTICAL GRADE CHANGE SHALL BE ANCHORED WITH RODS TO THE NEXT FITTING WHERE DISTANCE PERMITS.

ALL VALVES, FITTINGS, TYPE AND OTHER MATERIALS USED FOR THE CONSTRUCITON OF WATER SUPPLY SHALL MEET CITY SPECIFICATIONS.



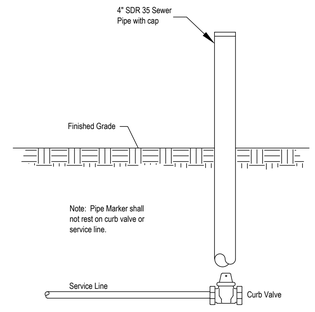
TYPICAL SERVICE INSTALLATION - SINGLE SERVICE

N T S



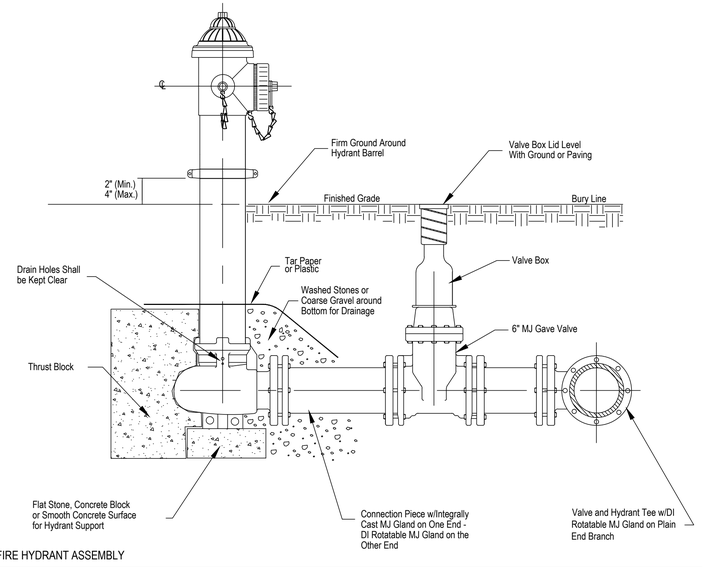
VALVE AND BOX ASSEMBLY

N T S



PIPE MARKER DETAIL for WATER SERVICE

N T S



FIRE HYDRANT ASSEMBLY

N T S

NOTE: REFER TO SPECIFICATIONS FOR ANGLE OF SERVICE OUTLET AT MAIN.

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

Construction Plans For:
Isom Hill Subdivision
Cullen Road, City of Oxford,
Southwest Quarter (SW 1/4) of Section 16, Township 8 South, Range 3 West,
Lafayette County, Mississippi

REVISION	DATE

Scale: 1: = 30'
Date: 3/4/2016
File: I:\SB\2016\Projects\SB838-152837 Cull Hwy\WEC 2sepp.dwg
Proj.No.: SB-152837
Drawn By: EDJ
Checked By: JWW

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Water Details

Sheet No.:

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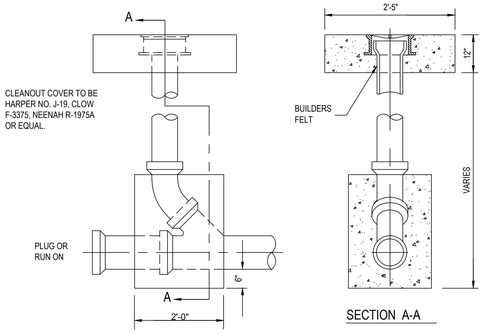


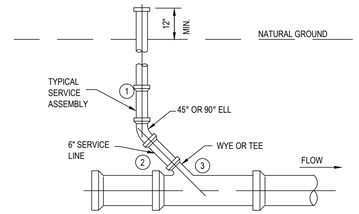
ELEVATION

SECTION A-A

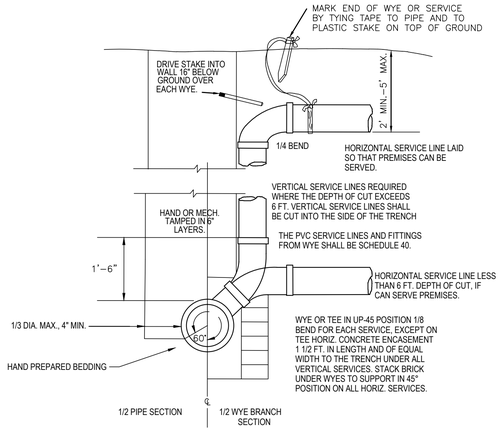
NOTE:
CLEANOUTS SHALL BE BID PER EACH - LUMP SUM IN PLACE

TYPICAL CLEANOUT
N T S

1. ALL CONDUCTORS, STEMS ELBOWS, CAPS, ETC. TO BE PAID FOR AS SERVICE ASSEMBLY.
2. 6"-PVC SEWER SERVICE LINE TO BE PAID FOR AS SERVICE.
3. WYES AND/OR TEES TO BE PAID FOR AS WYES.



TYPICAL SANITARY SEWER SERVICE
N T S

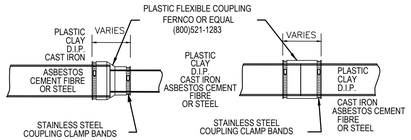


NOTE: PLUG ALL UNUSED OPENINGS AND SEAL WITH JOINTING COMPOUND.

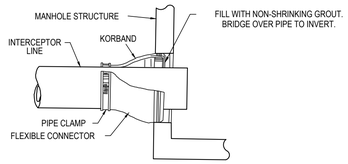
TRENCH SECTION

SEWER INSTALLATION NOTES:

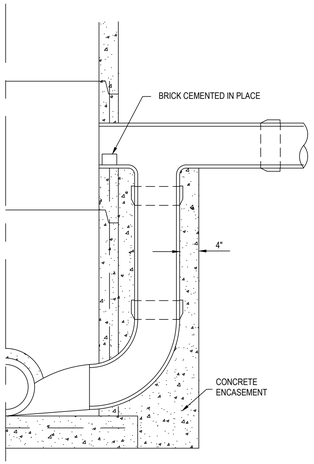
1. ALL WASTEWATER PIPE CONSTRUCTION MUST CONFORM TO ALL CITY OF OXFORD STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR TO FIELD VERIFY LOCATION AND INVERT ELEVATIONS OF WASTEWATER PIPE FOR CONNECTION TO EXISTING WASTEWATER SYSTEMS.
3. ALL PROPOSED SANITARY SEWER PIPING SHALL BE INSTALLED AT A GRADE OF NO LESS THAN 0.40 % OR PER CITY OF OXFORD STANDARDS, WHICHEVER IS GREATER.
4. SEWERS SHOULD BE LAID AT LEAST 10 FEET HORIZONTALLY AND 18" VERTICALLY FROM ANY EXISTING OR PROPOSED WATER MAIN, WITH THE WATER MAIN 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.
5. ALL SEWER SERVICE SHALL BE 6" PVC UP TO BUILDING CLEANOUTS, REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION, ALL SERVICE LINES SHALL MEET THE SPECIFICATIONS OF THE CITY OF OXFORD.
6. SEWER SERVICES SHALL BE INSTALLED TO WITHIN 5' OF THE BUILDING.
7. ALL ABANDONED SEWER LINES SHALL BE REMOVED OR PLUGGED AND GROUTED FULL.
8. CONTRACTOR TO FIELD VERIFY NEW SEWER MANHOLE DEPTHS AND SIZES PRIOR TO ORDERING MATERIALS.
9. ALL EXISTING SEWER SERVICES SHALL BE TIED INTO NEWLY RELOCATED SEWER LINES VIA CLEANOUTS WITH FLUSH MOUNTED BRASS CAPS.
10. ALL UTILITIES SHALL BE VIDEOED AND RECORDED, AND ANY DEFICIENCIES FOUND SHALL BE CORRECTED PRIOR TO CITY ACCEPTANCE
11. WHERE SOIL AT THE ELEVATION OF THE BASE OF A MANHOLE IS UNSTABLE, THE THICKNESS AND/OR BASE AREA WILL BE INCREASED AS DIRECTED BY THE ENGINEER.
12. TAPS TO EXISTING MANHOLES SHALL BE MADE BY CORING WITH THE CONTRACTOR USING A KOR-N-SEAL BOOT (OR APPROVED EQUAL). BLIND DRILLING WILL ONLY BE PERMITTED IN LIEU OF CORING WITH PRIOR CITY APPROVAL. ALL TAPS MUST BE MADE BELOW TRANSITION SECTION AND ABOVE EXISTING POURED INVERT. NEW PIPE SHALL NOT EXTEND FURTHER THAN 6" INTO SMH.



TYPICAL JOINTS

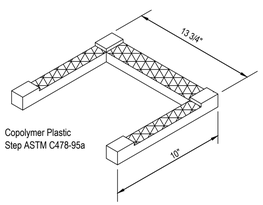


MANHOLE CONNECTION

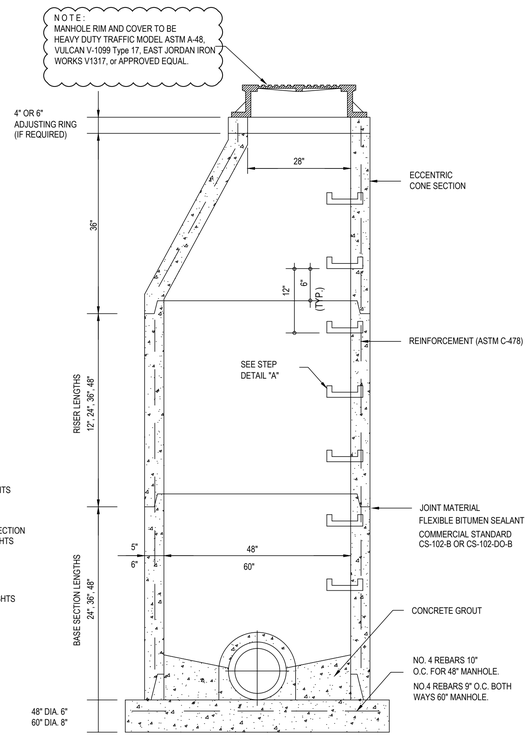


NOTE: ALL CONNECTIONS IN AND OUT OF PRECAST MANHOLE SHALL BE A FLEXIBLE TYPE CONNECTION ASTM F-477

MANHOLE WITH OUTSIDE DROP



STEP DETAIL "A"

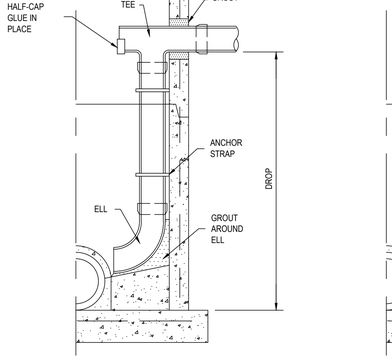


APPROXIMATE WEIGHTS
4" 180 LBS.
6" 270 LBS.

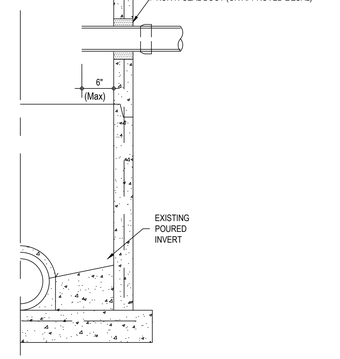
ECCENTRIC CONE SECTION APPROXIMATE WEIGHTS
48" 2,100 LBS.
60" 3,100 LBS.

RISER SECTION APPROXIMATE WEIGHTS
48" 870 LBS.
60" 1,280 LBS.

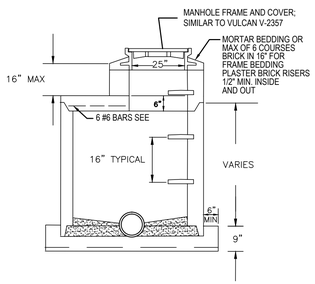
PRECAST CONCRETE MANHOLE SECTIONS



MANHOLE WITH INSIDE DROP

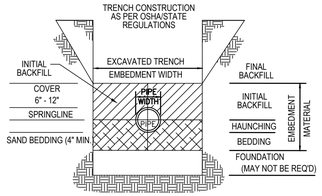


NEW SERVICE INTO EXISTING SMH



NOTE: OUTSIDE OF MANHOLE SHALL BE WATER-PROOFED.

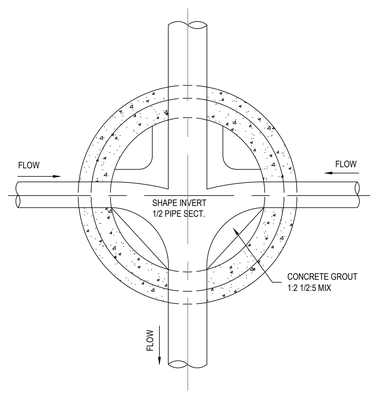
SHALLOW PRECAST CONCRETE MANHOLE



EMBEDMENT SELECTION

1. USE CLASS II OR CLASS III BEDDING MATERIAL UNDER ALL ROADWAY. BEDDING SHALL BE 6" BELOW PIPE AND FILL UP TO THE HAUNCHES; OTHERWISE USE NATIVE OR LOCAL BEDDING MATERIAL.
2. CLASS II-GRAVEL MIXTURES WITH <12% FINES COMPACTED TO 95% STD PROCTOR.
3. CLASS III-FINE SAND AND CLAYEY GRAVELS. SOIL TYPES GM, GC, SM AND SC. COMPACTED TO 95% STD. PROCTOR.
4. LOCALLY AVAILABLE MATERIALS MAY BE APPROVED AS ALTERNATE EMBEDMENT BY ENGINEER.
5. EXCAVATED TRENCH EMBEDMENT WIDTH = PIPE O.D. + 18".

TYPICAL TRENCH CROSS SECTION



PLAN OF MANHOLE FLOW CHANNELS
N T S

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662.236.9675

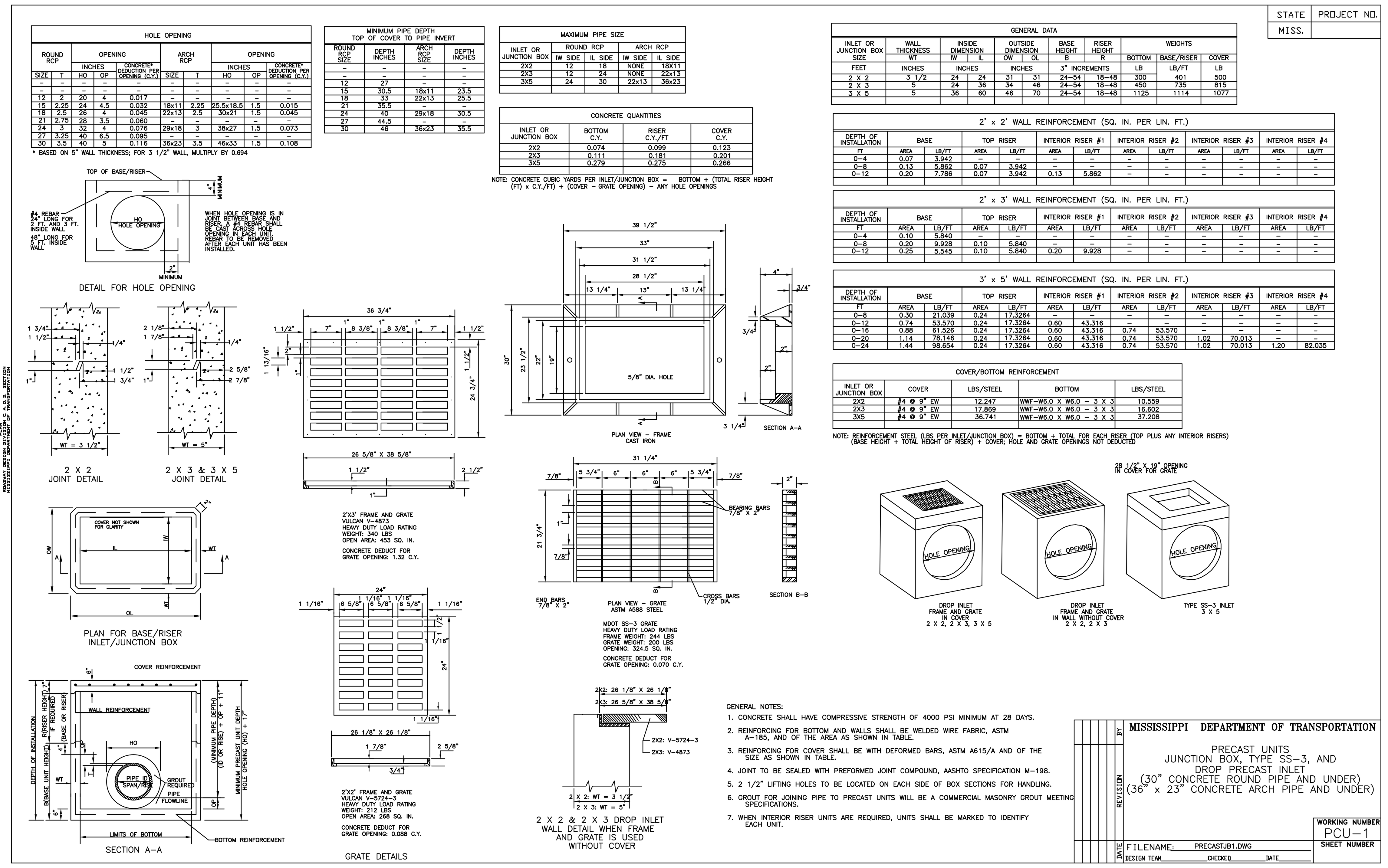
Construction Plans For:
Isom Hill Subdivision
Cullen Road, City of Oxford,
Southwest Quarter (SW 1/4) of Section 16, Township 8 South, Range 3 West,
Lafayette County, Mississippi

REVISION	DATE

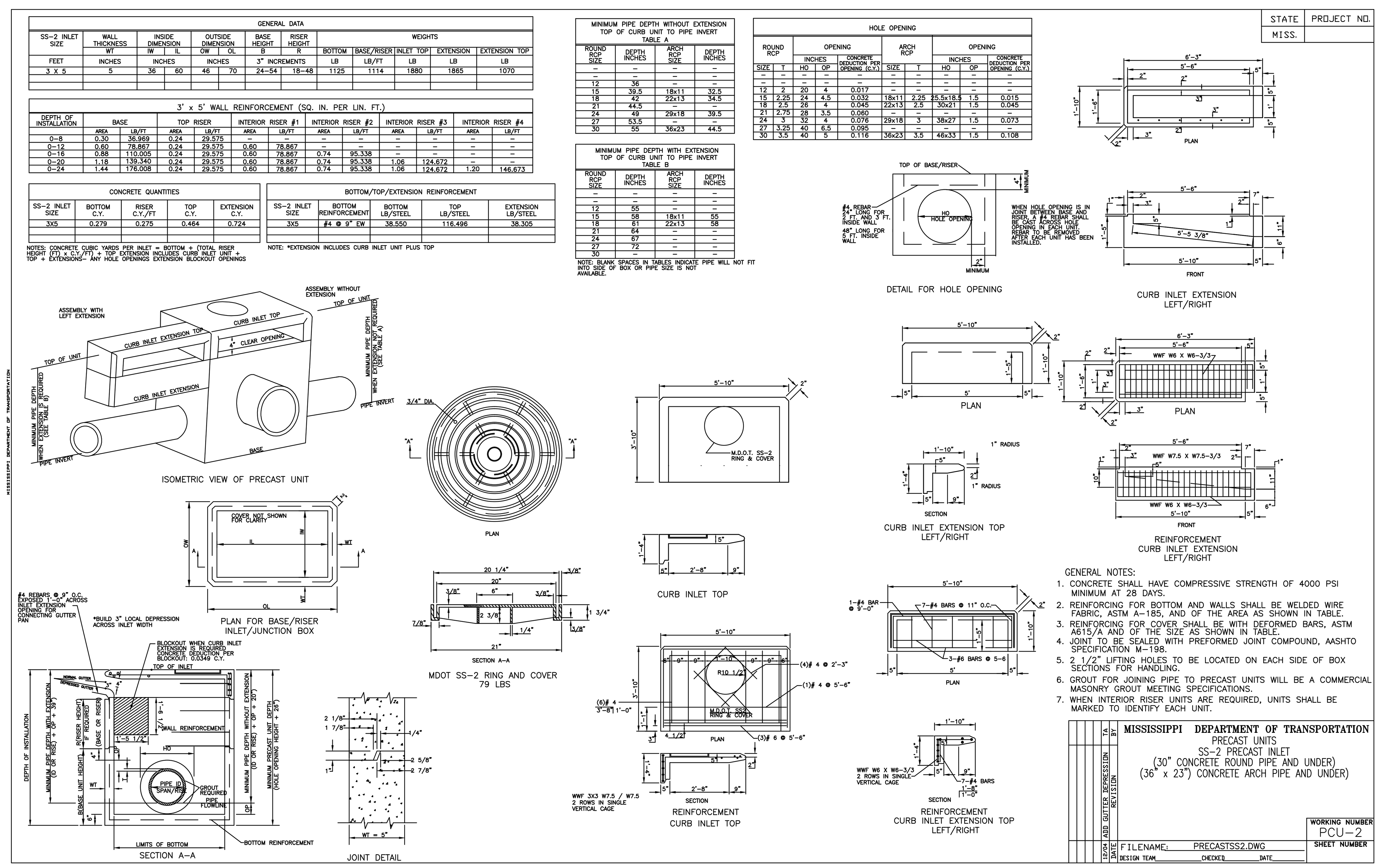
Scale:	1: = 30'
Date:	3/4/2016
File:	I:\SDV\DWG\Projects\SB38-152837 Cull Hwy\WEC 2sep.dwg
Proj.No.:	SB-152837
Drawn By:	EDJ
Checked By:	JWW

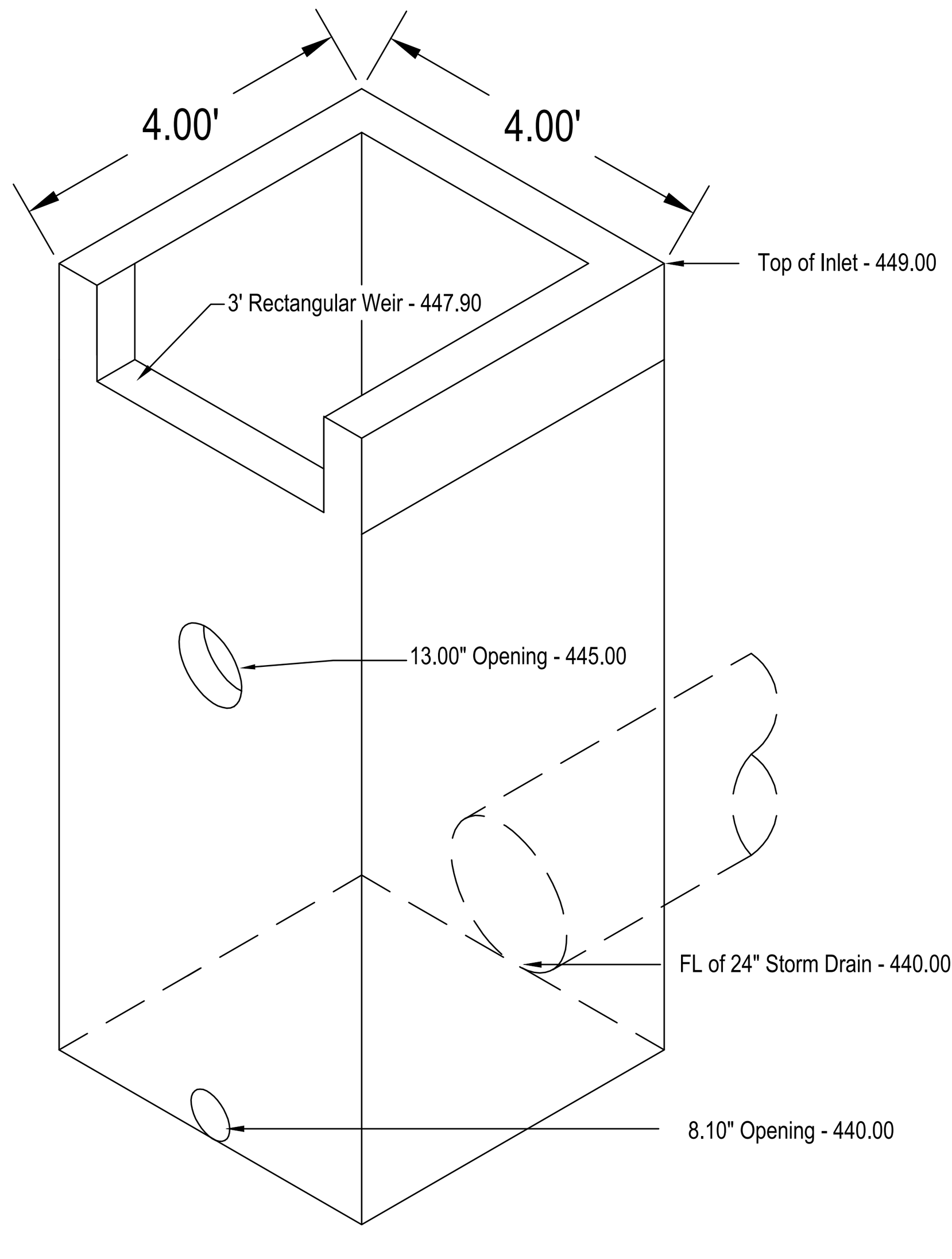
Sheet Title:
Sewer Details

Sheet No.:
C 6.2



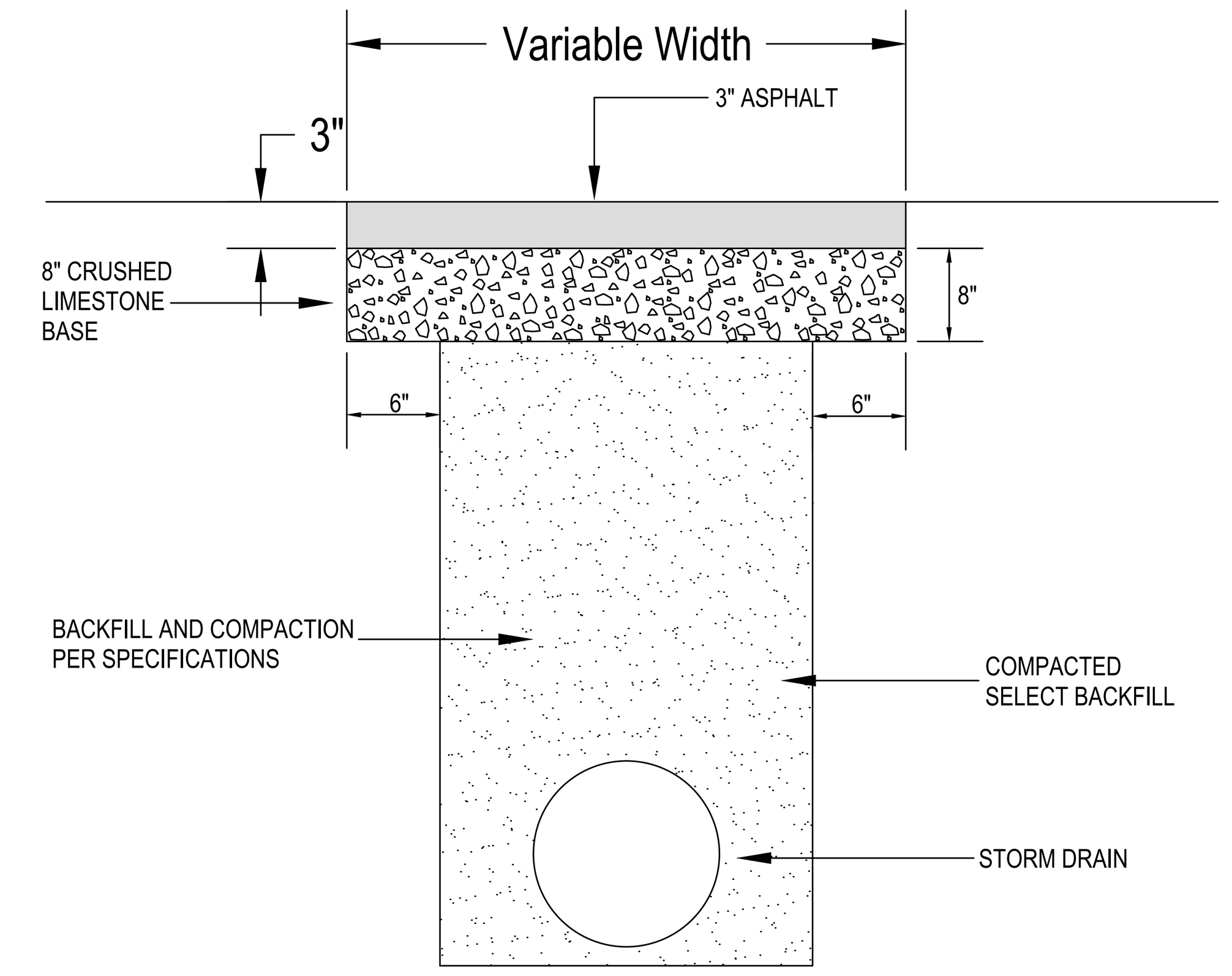
NOTE: THE CURB INLET TOPS WILL BE POURED-IN-PLACE REINFORCED CONCRETE INSTALLED TO ALIGN WITH THE PROPOSED CURBS. PRECAST CURB INLET TOPS WILL NOT BE PERMITTED.



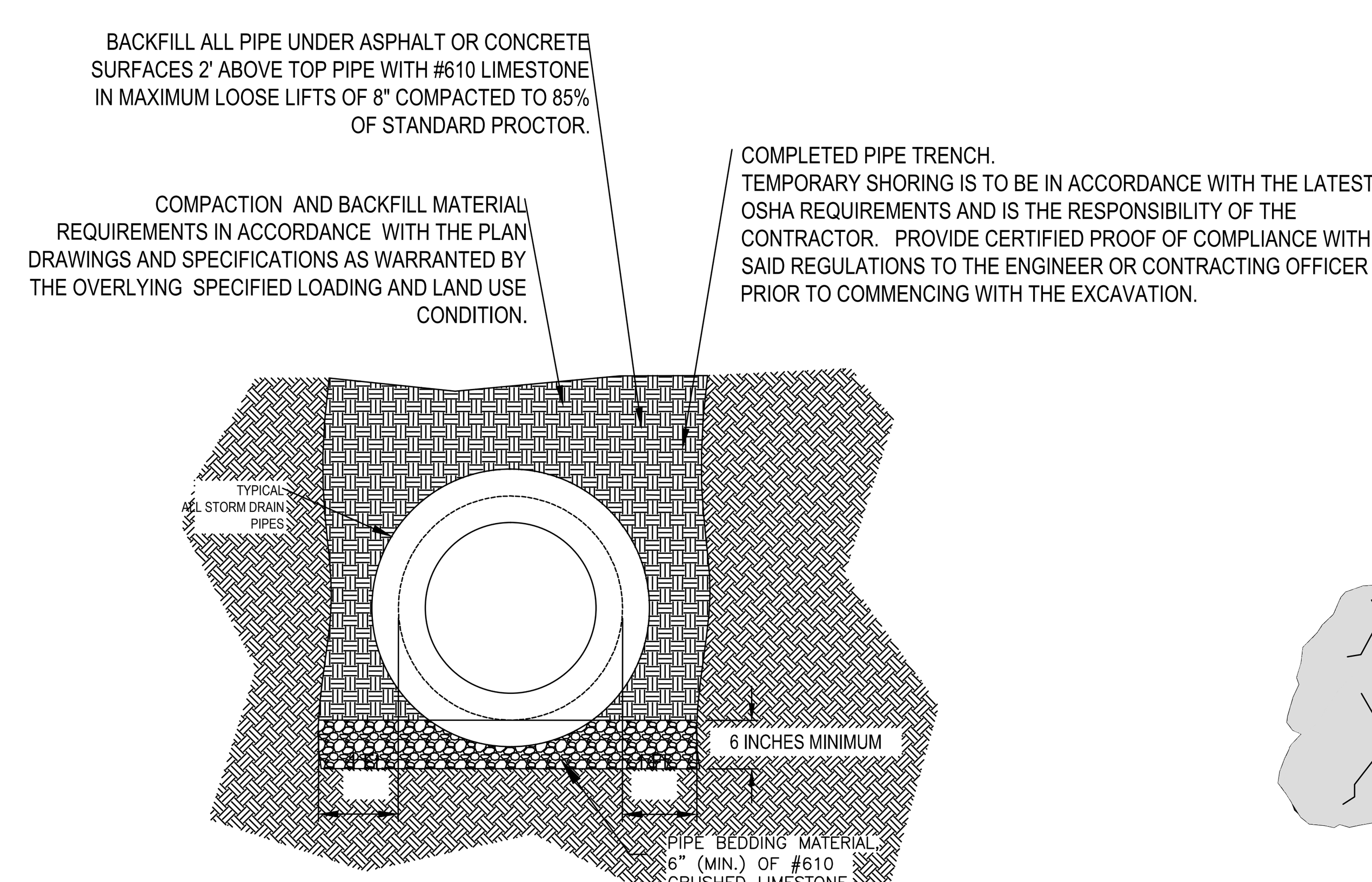


STORM CONTROL STRUCTURE

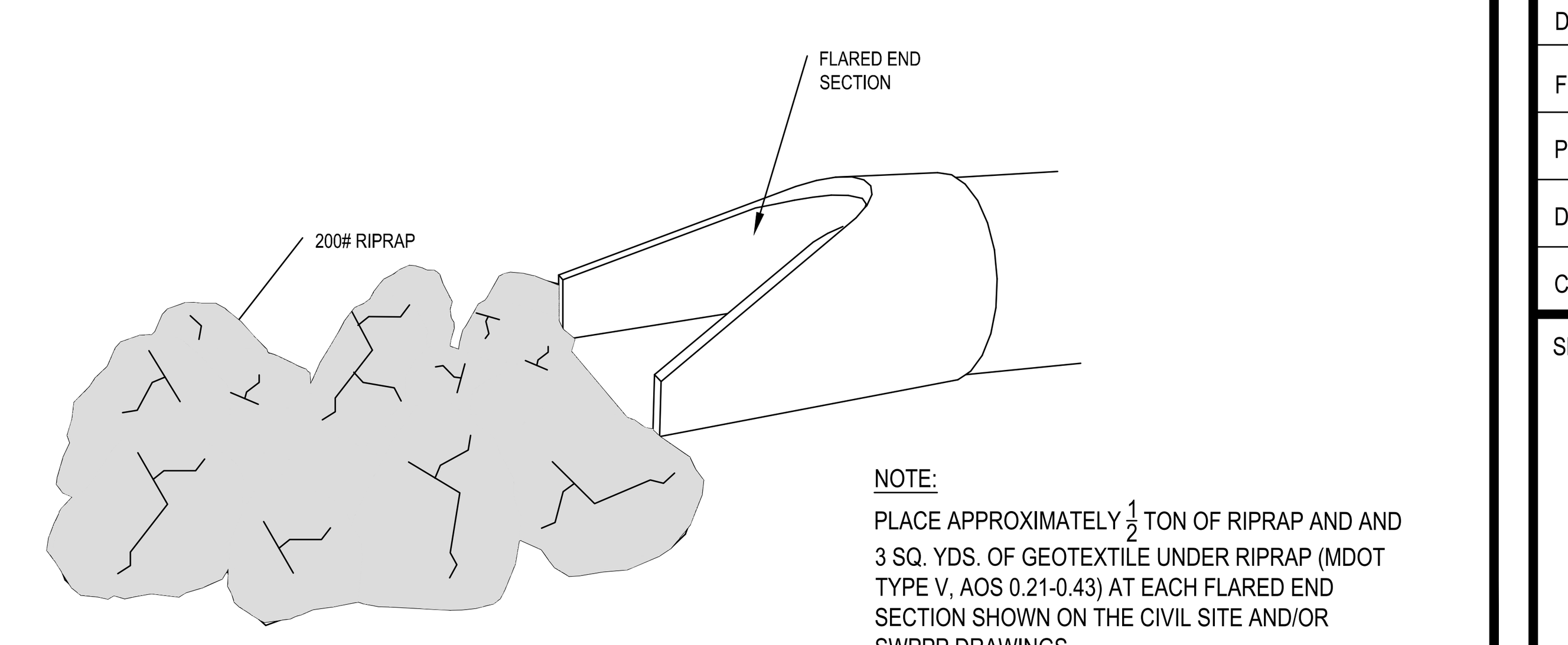
OUTLET CONTROL STRUCTURE 1 (DETENTION POND)



ASPHALT PAVEMENT REPAIR DETAIL



TYPICAL STORM DRAIN TRENCH DETAIL



TYPICAL RIPRAP BASIN DETAIL

****** GROUTED RIPRAP SHALL BE USED AT OUTFALL TIE-IN.***

NOTE:
PLACE APPROXIMATELY 1/2 TON OF RIPRAP AND AND 3 SQ. YDS. OF GEOTEXTILE UNDER RIPRAP (MDOT TYPE V, AOS 0.21-0.43) AT EACH FLARED END SECTION SHOWN ON THE CIVIL SITE AND/OR SWPPP DRAWINGS.
DEPRESS THE ROCK INTO THE SUBGRADE SLIGHTLY TO PROVIDE A STILLING BASIN FOR THE EXITING STORMWATER.

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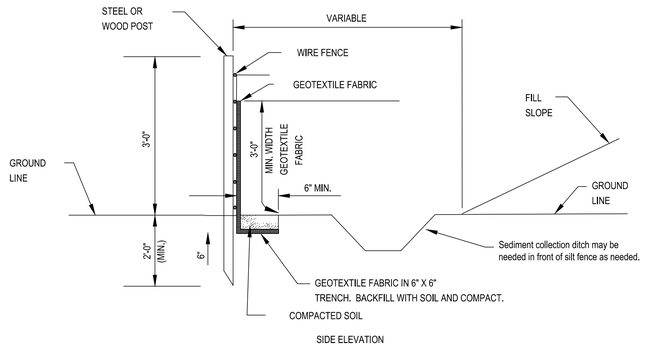
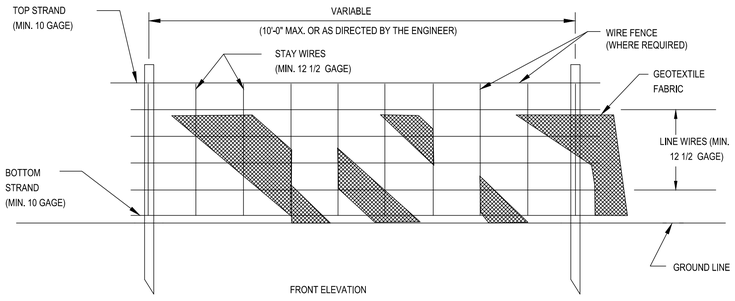
Proj.No.: SB-152837
Drawn By: EDJ
Checked By: JWW
Sheet Title: Storm Drain Details
Sheet No.: C 6.3



SIDE ELEVATION

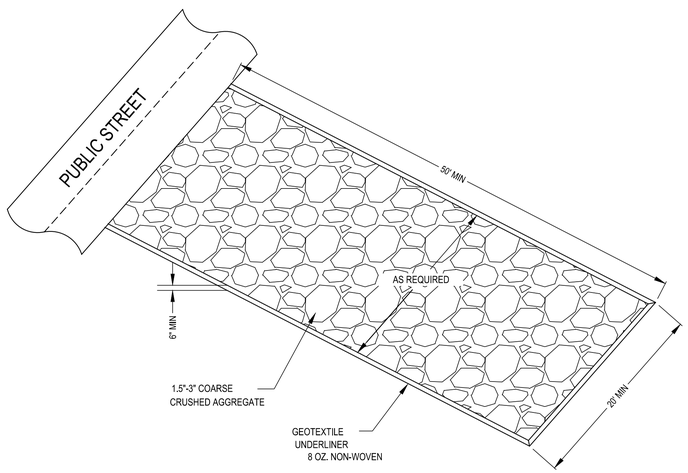


FRONT ELEVATION

TEMPORARY SILT FENCE

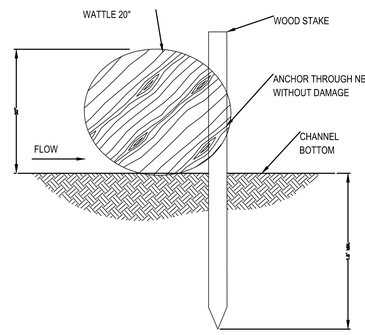
NOTES:

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 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.

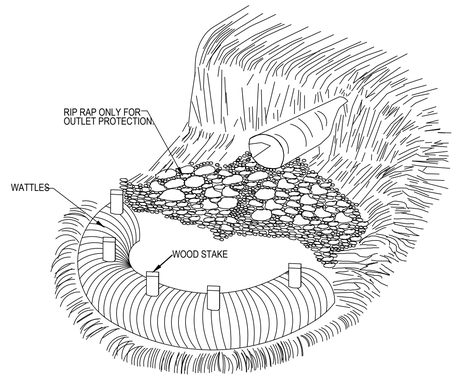


CONSTRUCTION EGRESS DETAIL

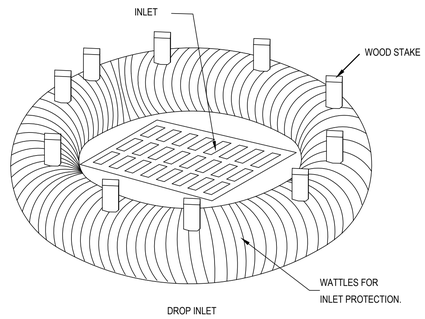
NOTES: DETAILS PROVIDED ARE MINIMUM REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND IMPLEMENTING SUCH ADDITIONAL MEASURES AS MAY BE REQUIRED TO ENSURE SEDIMENT CONTROL.



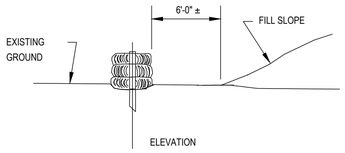
WATTLE DETAIL



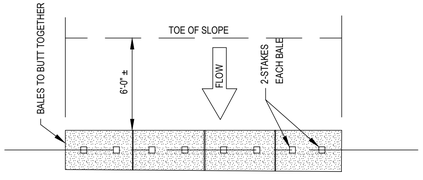
CULVERT



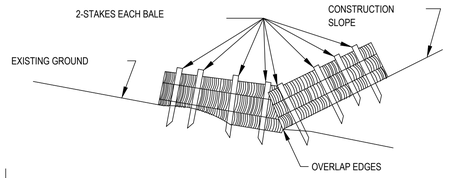
DROP INLET



ELEVATION



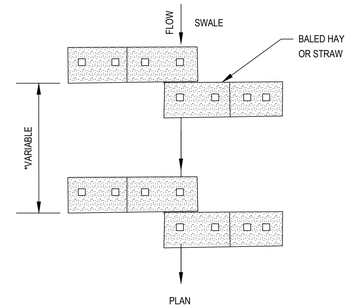
PLAN



ELEVATION

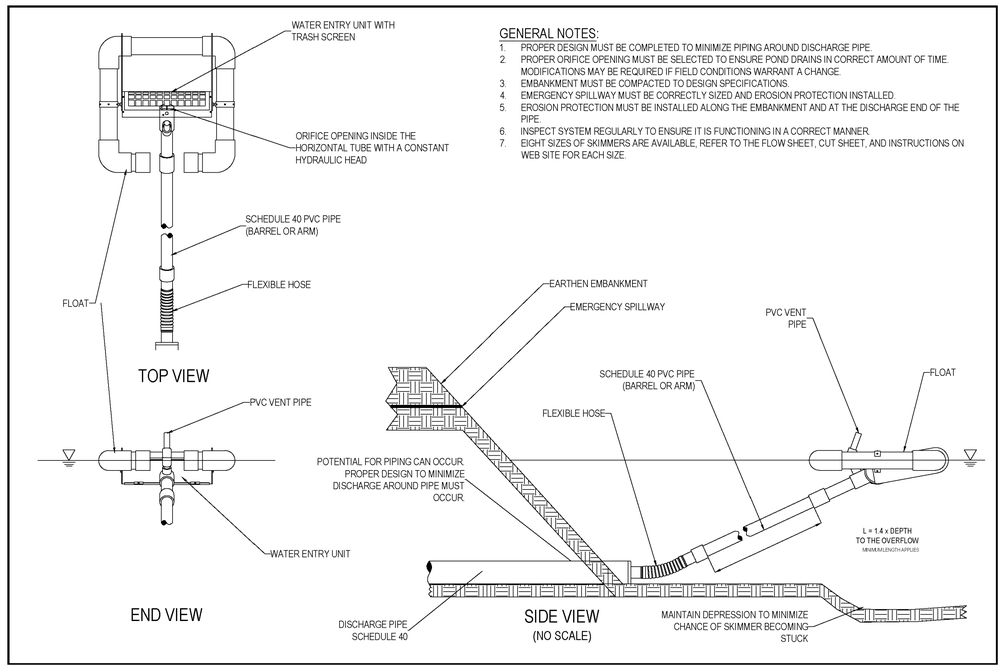
FALL OF DITCH (%)	DISTANCE* (ft)
0 - 1	100'
1 - 2	50'
>2	25'

NOTE: EMBED ALL BALES 3" MINIMUM INTO GROUND AND STAKE (2" X 2" X 36") SECURELY.



PLAN

TEMPORARY EROSION CHECKS USING HAY OR STRAW BALES



GENERAL NOTES:

1. PROPER DESIGN MUST BE COMPLETED TO MINIMIZE PIPING AROUND DISCHARGE PIPE.
2. PROPER ORIFICE OPENING MUST BE SELECTED TO ENSURE POND DRAINS IN CORRECT AMOUNT OF TIME. MODIFICATIONS MAY BE REQUIRED IF FIELD CONDITIONS WARRANT A CHANGE.
3. EMBANKMENT MUST BE COMPACTED TO DESIGN SPECIFICATIONS.
4. EMERGENCY SPILLWAY MUST BE CORRECTLY SIZED AND EROSION PROTECTION INSTALLED.
5. EROSION PROTECTION MUST BE INSTALLED ALONG THE EMBANKMENT AND AT THE DISCHARGE END OF THE PIPE.
6. INSPECT SYSTEM REGULARLY TO ENSURE IT IS FUNCTIONING IN A CORRECT MANNER.
7. EIGHT SIZES OF SKIMMERS ARE AVAILABLE, REFER TO THE FLOW SHEET, CUT SHEET, AND INSTRUCTIONS ON WEB SITE FOR EACH SIZE.

1. THE OWNER OR OWNER'S REPRESENTATIVE SHALL MONITOR RUNOFF FROM THE PROJECT SITE DURING AND IMMEDIATELY FOLLOWING RAINFALL AND SHALL TAKE CORRECTIVE ACTION AS NECESSARY WITHIN 24 HOURS OF DISCOVERY OF A PROBLEM OR AS SOON AS FIELD CONDITIONS ALLOW.

2. ALL EROSION CONTROLS SHALL BE INSPECTED AT LEAST ONCE EVERY CALENDAR WEEK.

3. COMMON BERMUDA GRASS SHALL BE PLANTED ON ALL SLOPES. RESOWING WILL BE REQUIRED IF SUBSEQUENT GROWTH AND COVERAGE WARRANT THE NECESSITY.

4. GROUND PREPARATION FOR VEGETATIVE PRACTICES REQUIRED FOR EROSION CONTROL SHALL CONSIST OF PLOWING AND PULVERIZING THE SOIL WITHIN THEAREA TO BE PLANTED OR SEEDED WHEN REQUIRED.

5. PRIOR TO CONSTRUCTION, TEMPORARY SILT FENCE SHALL BE INSTALLED WHERE APPLICABLE. FOR THE DURATION OF CONSTRUCTION ALL EROSION CONTROL MEASURES SHALL BE IN PLACE AND MAINTAINED AT ALL TIMES. WHEN WORK IS DISCONTINUED IN A DISTURBED AREA, APPROPRIATE VEGETATIVE PRACTICES, (SEEDING AND MULCHING), AND STRUCTURAL PRACTICES, (I.E.: RIP RAP) MUST BE INITIATED WITHIN SEVEN CALENDAR DAYS.

6. ALL ACCUMULATED SEDIMENT SHALL BE REMOVED FROM CONTROLS WHEN IT REACHES 1/3 TO 1/2 THE HEIGHT OF THE CONTROL.

7. ADDITIONAL STANDARDS AND PRACTICES CAN BE FOUND IN THE PLANNING AND DEVELOPMENT MANUAL FOR THE CONTROL OF EROSION, SEDIMENT, AND STORMWATER.

8. THE PURCHASER SHALL BE REQUIRED TO MAINTAIN THE PROPERTY IN SUCH A CONDITION AS TO MINIMIZE OFF-SITE DAMAGE FROM EROSION, SEDIMENT DEPOSITS AND STORMWATER. THIS REQUIREMENT WILL BE IN EFFECT FROM THE BEGINNING OF SITE PREPARATION AND CONTINUED THROUGH THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER. PURCHASER ACKNOWLEDGES AND AGREES THAT SELLER IS NOT RESPONSIBLE FOR DAMAGES WHICH MAY BE SUFFERED BY PURCHASER OR OTHER PROPERTY OWNERS OR PARTIES AS A RESULT OF SITE PREPARATION WORK CARRIED OUT BY PURCHASER AND HIS/HER SUBCONTRACTORS. PURCHASER AGREES TO HOLD SELLER HARMLESS FROM ANY SUCH DAMAGES SUSTAINED IN CONNECTION THEREWITH.

9. IT IS THE OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO ENSURE SEDIMENT AND CONSTRUCTION DEBRIS DOES NOT LEAVE THE SITE.

*SOURCES FOR NOTES MISSISSIPPI STANDARD SPECIFICATIONS FOR STATE AID ROAD AND BRIDGE CONSTRUCTION AND MISSISSIPPI'S PLANNING AND DESIGN MANUAL FOR THE CONTROL OF EROSION, SEDIMENT, AND STORMWATER.

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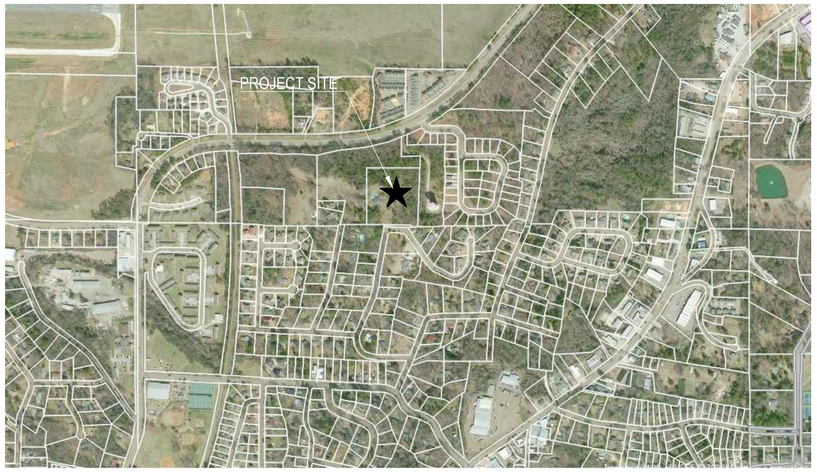
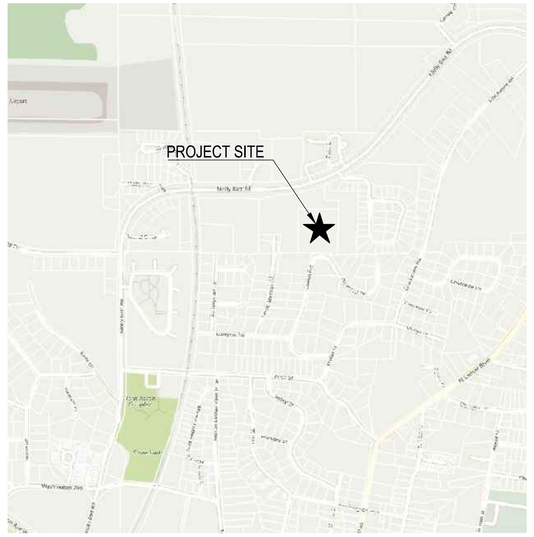
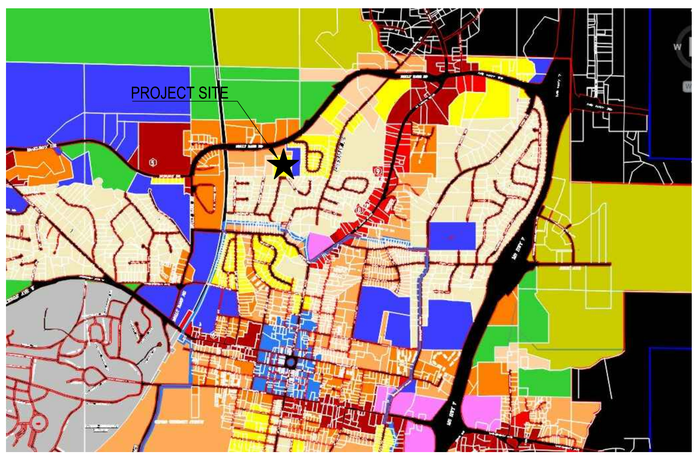


AERIAL PHOTO OF SURROUNDING AREAS



GENERAL MAP OF SURROUNDING AREAS



ZONING MAP OF SURROUNDING AREAS

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Maps

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