



5. If the Petitioner is not the owner of the property, the owner's address and phone number

is 903 Pass Road, Suite D, Biloxi, MS 39531

Contact - Arlene Wall 228-806-0022

6. A copy of the written authority of the owner's representative to act on behalf of the Owner is attached hereto as Exhibit "B", if applicable.

7. The street address of the property is: \_\_\_\_\_

Ridgeland, Mississippi 39157

(and/or) Tax Parcel ID Number(s): 072H-33B-141/04.00

072H-33B-141/05.00

8. A copy of a plat or map of the property certified by a licensed land surveyor is attached as Exhibit "C".

9. A vicinity map or plat depicting an area of at least 300' surrounding the subject property in all directions is attached to this Petition as Exhibit "D". The vicinity map includes the current zoning classification of all lands within 160' of the subject property.

10. The property is presently zoned General Commercial District C-2A, according to the official zoning map of Ridgeland, Mississippi.

11. Petitioner requests that it be granted a conditional use permit as authorized by

Section 420.03 Subsection A of the Zoning Ordinance of the City of Ridgeland, Mississippi, dated February, 2014. **(Section of ordinance authorizing the specified conditional use).**

12. Petitioner intends to use the subject property for the following purpose(s) in accord with requested classification: Fast Casual Restaurant with a drivethru

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13. A site plan for development of the property as required by Section 600.09 of the Zoning Ordinance is attached as Exhibit "E".

14. Petitioner acknowledges that in order to assure consideration of the request contained in this Petition, Petitioner must present proof as to all matters required to be proved by Section 600.09 of the Zoning Ordinance. Petitioner must answer the following questions before filing this petition. The petition will not be accepted unless petitioner responds to each of the following questions:

a. Why does the Petitioner claim that the requested land use fits the site and is compatible with adjacent properties?

Restaurant with drive thru are in the area. These include Wendy's, Arby's & Tony's  
Tamales. The proposed use fits contextually with all surrounding properties.

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b. How will the proposed use impact traffic on adjacent streets and highways?

Driveways will be designed to minimize impact. Drive throats are long enough  
to cue cars into the site without causing any conflicts in the highway.

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- c. Will the requested land use cause an adverse effect (noise, glare, odor, traffic, use, encroachment, etc.) on abutting property or the permitted use thereof? Please explain.

No adverse effects will be felt by adjacent property owners. All screening and site elements will be designed in accordance with city requirements.

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- d. What provision(s) have been made for ingress and egress to the subject property and structures located thereon with particular reference to automobile and pedestrian safety, traffic flow, and fire protection?

Ingress and Egress have been designed to allow for traffic, both pedestrian and vehicle traffic to move safely in and out of the property. Fire access has been provided in accordance with all local, state and federal requirements.

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- e. What provision(s) have been made to provide adequate off-street parking and loading areas in conformance with Section 37.02 Off-Street Parking of this Ordinance?

Off-street parking has been designed to meet the city ordinance. All ADA parking will comply with state and local requirements.

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- f. What provision(s) have been made for refuse storage areas and service areas to be screened from adjoining properties, and are the proposed improvements in conformance with Section 36.07 and Appendix 'D'?

Refuse storage area shall have 6' high masonry screening. Any storage areas will be completely enclosed and and screened from the all adjoining properties.

- g. What provision(s) have been made for controlling drainage and erosion on/from the proposed site?

Drainage and Erosion control will be designed in accordance with all local, state and federal requirements.

- h. What provision(s) have been made for the availability and connection of utilities?

All utilities are available on site and all connections will be made in accordance with city criteria and policies.

- i. What provisions(s) have been made for signage and lighting at the proposed site?  
Site lighting and signage will be in accordance with city requirements.

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- j. Does the proposed land use comply with required yards, Landscape Ordinance, and Tree Ordinance? If not, please explain.

All landscaping, tree and yard ordinances will be in compliance with city requirements.

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- k. What provision(s) have been made with respect to hours of operation so as not to cause an adverse effect on neighboring properties?

Hours of operation will be in line with all city ordinances.

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1. What provision(s) have been made to adequately address any concern for safety?

Proposed site will not increase any safety concerns.

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m. What provision(s) have been made to address any negative impact on the capacity of public facilities?

Proposed site will have no negative impact on public facilities

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n. What provision(s) have been made to minimize negative environmental and economic impacts?

Proposed site will be developed per all local, state and federal environmental policies and will cause no negative environmental or economic impacts.

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- o. Does the proposed land use encroach upon flood hazard zones or airport approach zones?

Proposed site does not encroach into any flood hazard or airport approach zones.

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- p. Are there any additional issues that should be addressed in this application?

No additional issues to be addressed.

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15. Petitioner acknowledges that prior to approving any petition, a public hearing must be held in accordance with Section 600.15 of the Zoning Ordinance. At the public hearing the petitioner will be required to provide proof in the form of testimony and documents as to each of the matters listed in paragraph 14 of this petition.

16. Petitioner believes that the reasons set forth in this petition justify the granting of the conditional use permit.

17. Petitioner would show that the planned use of the property and the conditional use permit would be in harmony with the general purpose and intent of the land uses permitted in the use district where the property is located, and would not be injurious to the neighborhood or detrimental to the public welfare.

18. The required \$150.00 filing fee has been paid with the filing of this Petition.

Respectfully submitted,

  
\_\_\_\_\_  
PETITIONER

5-5-2017  
\_\_\_\_\_  
DATE





May 9<sup>th</sup>, 2017

Alan Hart  
Director of Community Development  
City of Ridgeland

Dear Mr. Hart:

This letter will serve as permission for Sonic Aviation, LLC. to file for a conditional use permit on the remaining +/- 1.719 acres located on Lake Harbour Drive in Ridgeland, MS.

A current survey with parcel information is attached.

Please feel free to contact me with any questions or if you need any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Arlene H. Wall". The signature is fluid and cursive, with the first name being the most prominent.

Arlene H. Wall  
Partner  
Wall Enterprises, LLC.  
228-806-0022

131 8-

back 1834 pg. 464

452994

DOCUMENT PREPARED BY  
AND AFTER RECORDING RETURN TO:  
FARISH, SCHWARTZ, & ORGLER, PLLC  
2355 B PASS ROAD  
BILOXI, MS 39531  
(228) 388-7441

STATE OF MISSISSIPPI

GRANTOR: PAUL T. WALL  
ARLENE H. WALL  
1903 Pass Road  
Biloxi, MS 39531  
(228) 388-6600

COUNTY OF HARRISON

GRANTEE: WALL ENTERPRISES, LLC  
1903 Pass Road  
Biloxi, MS 39531  
(228) 388-6600

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, WE, PAUL T. WALL AND ARLENE H. WALL, do hereby sell, convey and warrant specially unto WALL ENTERPRISES, LLC, a Mississippi Limited Liability Company, the following described property, together with the improvements situated thereon, located and situated in the State of Mississippi, to-wit:


See attached Exhibit "A"

THIS CONVEYANCE is made subject to any and all recorded restrictive covenants, Deeds of Trust, rights-of-way, easements and prior reservations of oil, gas and mineral rights.

IT IS AGREED and acknowledged that the ad valorem taxes for the current year are assumed by the Grantee herein.

WITNESS OUR SIGNATURES this the 13<sup>th</sup> day of July, 2004.

  
\_\_\_\_\_  
PAUL T. WALL

  
\_\_\_\_\_  
ARLENE H. WALL

STATE OF MISSISSIPPI

COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for the aforesaid County and State, on July 13, 2004, within my jurisdiction, the within named PAUL T. WALL AND ARLENE H. WALL, who acknowledged that they signed, executed and delivered the foregoing Special Warranty Deed on the day and year therein mentioned.

  
\_\_\_\_\_

NOTARY PUBLIC

My Commission Expires:



Parcel 1

A certain parcel of land being situated in the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 33, T7N-R2E, City of Ridgeland, Madison County, Mississippi, and being more particularly described as follows:

Commence at the Northwest corner of said Section 33, T7N-R2E and run thence South 00 degrees 06 minutes 00 seconds East for a distance of 312.44 feet to a point; run thence North 89 degrees 54 minutes 00 seconds East for a distance of 60.00 feet to a point on the easterly right-of-way line of Old Canton Road (as now laid out and improved); run thence North 89 degrees 54 minutes 00 seconds East for a distance of 310.40 feet to the Southwest corner of the McB's Inc. property as described in deed recorded in Deed Book 247 at Page 414, on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi; said point being the POINT OF BEGINNING of the parcel of land herein described; from said POINT OF BEGINNING, run thence North 89 degrees 54 minutes 00 seconds East along the South line of said McB's, Inc. property and along the South line of the Arlene Wall property for a distance of 186.54 feet to the Southwest corner of said Wall property; run thence North 06 degrees 27 minutes 12 seconds East along the East line of said Wall property for a distance of 167.01 feet to a point on the South right-of-way line of Lake Harbor Drive (also known as Charity Church Road and Spillway Road); run thence South 76 degrees 41 minutes 56 seconds East along said South right-of-way line of Lake Harbor Drive for a distance of 100.00 feet to a set  $\frac{1}{2}$ " iron pin; leaving said South right-of-way line of Lake Harbor Drive, run thence South 06 degrees 27 minutes 12 seconds West for a distance of 355.06 feet to a set  $\frac{1}{2}$ " iron pin; run thence South 89 degrees 54 minutes 00 seconds West for a distance of 262.35 of feet to an existing iron pin marking the Southeast corner of the John David Hall property as described in deed recorded in Deed Book 329 at Page 613, on file and of record in the aforesaid Chancery Clerk's office; run thence north 00 degrees 06 minutes 00 seconds East along the East line of said Hall property for a distance of 210.00 feet to the POINT OF BEGINNING, containing 1.677 acres, more or less.

Index: NW  $\frac{1}{4}$  of NW  $\frac{1}{4}$ ; Section 33; T7N-R2E;  
Madison County, MS



## Parcel 2 (Easement)

Together with a perpetual easement for ingress and egress located along the west side of the following described property:

A parcel of land lying and being situated in the NW1/4 of Section 33, Township 7 North, Range 2 East, Madison County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at the NW corner of Section 33, Township 7 North, Range 2 East, Madison County, Mississippi; thence run South 38 degrees 28 minutes East for a distance of 130.42 feet to the intersection of the South line of Charity Church Road and the East line of Old Canton Road; thence run North S9 degrees 53 minutes East along the South line of Charity Church Road for a distance of 117.96 feet to the point of curvature of a 3 degree 09 minute 57 second curve to the right and the South line of Charity Church Road a chord that bears South 88 degrees 40 minutes East and a chord distance of 92.05 feet; thence continue along said curve to the right and the South line of Charity Church Road a chord that bears South 87 degrees 27 minutes 13 seconds East and a chord a distance of 100.00 feet to the Point of Beginning. From said Point of Beginning run along said curve to the right and the South line of Charity Church Road a chord that bears South 80 degrees 33 minutes 27 seconds East and a chord distance of 86.09 feet; thence run South 06 degrees 27 minutes West for a distance of 190.36 feet; thence run South 89 degrees 54 minutes West for a distance of 86.54 feet; thence run North 06 degrees 27 minutes East for a distance of 190.36 feet; thence run South 89 degrees 54 minutes West for a distance of 86.54 feet; thence run North 06 degrees 27 minutes East for a distance of 204.72 feet to the Point of Beginning, containing 0.39 acres, more or less.

The location of the roadway is reflected on the plat recorded in Deed Book 186 at Page 65 of the records of the Chancery Clerk of Madison County, Mississippi, and which plat is attached to a deed recorded in Book 186 at Page 63 of said records being a deed from the Rotweins to Matt Barnes.

Being the same easement recognized and established in Chancery Court Cause Number 31-024. Said case being styled: Abe A. Rotwein, et al v. MCB's Inc., et al.

Index in: NW1/4 of Section 33, Township 7 North, Range 2 East, Madison County, Mississippi

A certain parcel of land being situated in the Northwest 1/4 of the Northwest 1/4 of Section 33, T7N-R2E, City of Ridgeland, Madison County, Mississippi, and being more particularly described as follows:

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Commence at the Northwest corner of said Section 33, T7N-R2E and run thence South 00 degrees 06 minutes 00 seconds East for a distance of 312.44 feet to a point; run thence North 89 degrees 54 minutes 00 seconds East for a distance of 60.00 feet to a point on the easterly right-of-way line of Old Canton Road (as now laid out and improved); run thence North 89 degrees 54 minutes 00 seconds East for a distance of 310.40 feet to the Southwest corner of the McB's, Inc. property as described in deed recorded in Deed Book 247 at Page 414, on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi; run thence North 89 degrees 54 minutes 00 seconds East along the South line of said McB's, Inc. property for a distance of 86.54 feet to an existing iron pin being the Southeast corner thereof; said point being the POINT OF BEGINNING of the parcel of land herein described; from said POINT OF BEGINNING, run thence North 06 degrees 27 minutes 00 seconds East along the East line of said McB's, Inc. property for a distance of 190.36 feet to an existing iron pin on the South right-of-way line of Lake Harbor Drive (also known as Charity Church Road or Spillway Road); run thence South 76 degrees 41 minutes 56 seconds East along said South right-of-way line of Lake Harbor Drive for a distance of 100.06 feet to an existing iron

BOOK 1834 PAGE 468

pin; leaving said South right-of-way line of Lake Harbor Drive, run thence South 06 degrees 27 minutes 12 seconds West for a distance of 167.01 feet to an existing iron pin; run thence South 89 degrees 54 minutes 00 seconds West for a distance of 100.00 feet to the POINT OF BEGINNING, containing 17,752.052 square feet or 0.408 acres, more or less.

Index: NW 1/4 of NW 1/4; Section 33; T7N;R2E

MADISON COUNTY MS This instrument was filed for record 2004, Sept 24, at 12:30 P.M.  
Book 1834 Page 464  
ARTHUR JOHNSTON, C. C.  
BY: Da D.C.



QUITCLAIM PARCEL DESCRIPTION  
0.007 ACRES (300 SQUARE FEET), MORE OR LESS

A parcel of land being situated in the Northwest 1/4 of the Northwest 1/4 of Section 33, T7N-R2E, City of Ridgeland, Madison County, Mississippi, and being more particularly described as follows:

Commence at the Northwest corner of said Section 33, T7N-R2E and run thence South 00 degrees 06 minutes 00 seconds East for a distance of 312.44 feet to a point; run thence North 89 degrees 54 minutes 00 seconds East for a distance of 60.00 feet to a point on the easterly right-of-way line of Old Canton Road (as now laid out and improved); run thence North 89 degrees 54 minutes 00 seconds East for a distance of 310.40 feet to the Southwest corner of the McB's Inc. property as described in deed recorded in Deed Book 247 at Page 414, on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi; said point being a found 1/2" rebar; run thence North 89 degrees 54 minutes 00 seconds East along the South line of said McB's, Inc. property for a distance of 86.54 feet to the Southeast corner of said McB's, Inc. property; run thence North 06 degrees 27 minutes 00 seconds East along the East line of said McB's, Inc. property for a distance of 130.36 feet to a set 1/2" rebar w/cap (02648) and the POINT OF BEGINNING for the herein described parcel of land; from said POINT OF BEGINNING, continue to run North 06 degrees 27 minutes 00 seconds East along said East line of McB's, Inc. property for a distance of 60.00 feet to a found 5/8" iron rod on the South right-of-way line of Lake Harbour Drive (also known as Charity Church Road and Spillway Road) as now laid out and improved; run thence South 76 degrees 41 minutes 56 seconds East along said South right of way line for a distance of 5.00 feet to a set mag nail; thence leaving said South right-of-way line of Lake Harbour Drive, run thence South 06 degrees 27 minutes 02 seconds West for a distance of 60.00 feet to a set 1/2" rebar w/cap; run thence North 76 degrees 38 minutes 58 seconds West for a distance of 5.00 feet back to the POINT OF BEGINNING, containing 0.007 acres (300 square feet) more or less.

A survey prepared by Bullock Surveying & Mapping, LLC for Project No. BSM 17-036 dated May 3, 2017 is made as an aid and a part of this description. The bearings in the above description are based on deed reference.

REMAINING PARCEL DESCRIPTION

1.719 ACRES (74,875 SQUARE FEET), MORE OR LESS

A parcel of land being situated in the Northwest 1/4 of the Northwest 1/4 of Section 33, T7N-R2E, City of Ridgeland, Madison County, Mississippi, and being more particularly described as follows:

Commence at the Northwest corner of said Section 33, T7N-R2E and run thence South 00 degrees 06 minutes 00 seconds East for a distance of 312.44 feet to a point; run thence North 89 degrees 54 minutes 00 seconds East for a distance of 60.00 feet to a point on the easterly right-of-way line of Old Canton Road (as now laid out and improved); run thence North 89 degrees 54 minutes 00 seconds East for a distance of 310.40 feet to a found 1/2" iron rod at the Southwest corner of the McB's Inc. property as described in deed recorded in Deed Book 247 at Page 414 and the Northwest corner of the Rez Realty, LLC property as described in deed recorded in Deed Book 3148 at Page 260, on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi; run thence North 89 degrees 54 minutes 00 seconds East along the South line of said McB's, Inc. property and the North line of said Rez Realty, LLC property for a distance of 86.54 feet to the Southeast corner of said McB's, Inc. property and the Northeast corner of said Rez Realty, LLC property; said point being the POINT OF BEGINNING of the parcel herein described; from said POINT OF BEGINNING, run thence North 06 degrees 27 minutes 00 seconds East along the East line of said McB's, Inc. property for a distance of 130.36 feet to a set 1/2" rebar w/cap (02648); thence leaving said East line of McB's property, run South 76 degrees 38 minutes 58 seconds East for a distance of 5.00 feet to a set 1/2" rebar w/cap (02648); thence run North 06 degrees 27 minutes 02 seconds East for a distance of 60.00 feet to a set mag nail on the South right-of-way line of Lake Harbour Drive (also known as Charity Church Road and Spillway Road) as now laid out and improved; run thence South 76 degrees 41 minutes 56 seconds East along the said South right of way line for a distance of 195.06 feet to a found 1/2" iron rod; leaving said South right-of-way line of Lake Harbour Drive, run thence South 06 degrees 27 minutes 12 seconds West for a distance of 355.06 feet to a point; run thence South 89 degrees 54 minutes 00 seconds West for a distance of 200.06 feet to a found 1/2" rebar at the Southeast corner of said Rez Realty, LLC property; run thence North 06 degrees 29 minutes 20 seconds East along the East line of said Rez Realty, LLC property for a distance of 211.39 feet to the POINT OF BEGINNING, containing 1.719 acres (74,875 square feet), more or less.

A survey prepared by Bullock Surveying & Mapping, LLC for Project No. BSM 17-036 dated May 3, 2017 is made as an aid and a part of this description. The bearing in the above description are based on deed reference.



FLOOD ZONE NOTE:  
 This property is located in Zone X  
 "Area of Minimal Flooding" according to  
 FIRM Panel 28089C0586F dated 03/17/2010.

LAKE HARBOUR DRIVE (CHARITY CHURCH ROAD)  
 VARIABLE WIDTH RIGHT-OF-WAY

POINT OF COMMENCEMENT  
 NORTHWEST CORNER SECTION 33  
 17N-R2E, MADISON COUNTY, MS  
 (PER DEED)

5'X60'  
 QUITCLAIM AREA  
 300 SQUARE FEET +/-  
 0.007 ACRES +/-

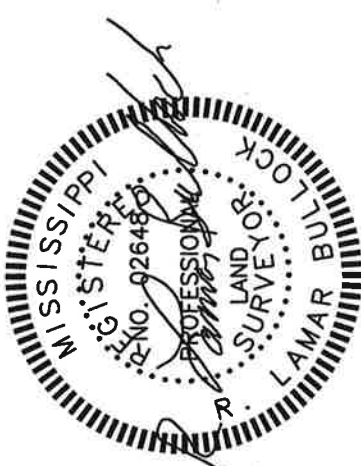
P.O.B. 5'X60' QUITCLAIM AREA

EASTERLY RIGHT-OF-WAY  
 OF OLD CANTON ROAD

LINE	BEARING	DISTANCE
L1	N 06°27'00" E	60.00'
L2	S 76°41'56" E	5.00'
L3	S 06°27'02" W	60.00'
L4	N 76°38'58" W	5.00'

P.O.B. REMAINING PARCEL

REMAINING PARCEL  
 74,875 SQUARE FEET +/-  
 1.719 ACRES +/-



R. LAMAR BULLOCK, P.S.  
 MS REG. NO. 026480

DATE: 5-3-2017

29 | 28  
 32 | 33

S 00°06'00" E  
 312.44'

N 89°54'00" E N 89°54'00" E  
 60.00' 310.40'

S 89°54'00" W  
 100.00'

N 06°29'20" E 211.39'  
 (N 06°19'01" E Deed)  
 REZ REALTY, LLC  
 DEED BOOK 3148 PAGE 260  
 TAX PARCEL NO.  
 072H-33B-141/09.00

N 06°27'00" E 130.36'  
 WOOD DECK CLEAR 1.1'  
 WOOD DECK  
 WOOD PLANTER W/SIGN  
 FOUND 1/2" IRON ROD  
 WOOD DECK CLEAR 1.1'  
 WOOD DECK  
 WOOD PLANTER W/SIGN  
 FOUND 1/2" IRON ROD  
 WOOD DECK CLEAR 1.1'  
 WOOD DECK  
 WOOD PLANTER W/SIGN  
 FOUND 1/2" IRON ROD  
 WALL ENTERPRISES, LLC  
 DEED BOOK 1834 PAGE 464  
 TAX PARCEL NO.  
 072H-33B-141/04.00

BANKPLUS  
 TAX PARCEL NUMBER 072H-33B-141/03.00  
 355.06'  
 S 06°27'12" W

WALL ENTERPRISES, LLC  
 DEED BOOK 1834 PAGE 464  
 TAX PARCEL NO.  
 072H-33B-141/05.00

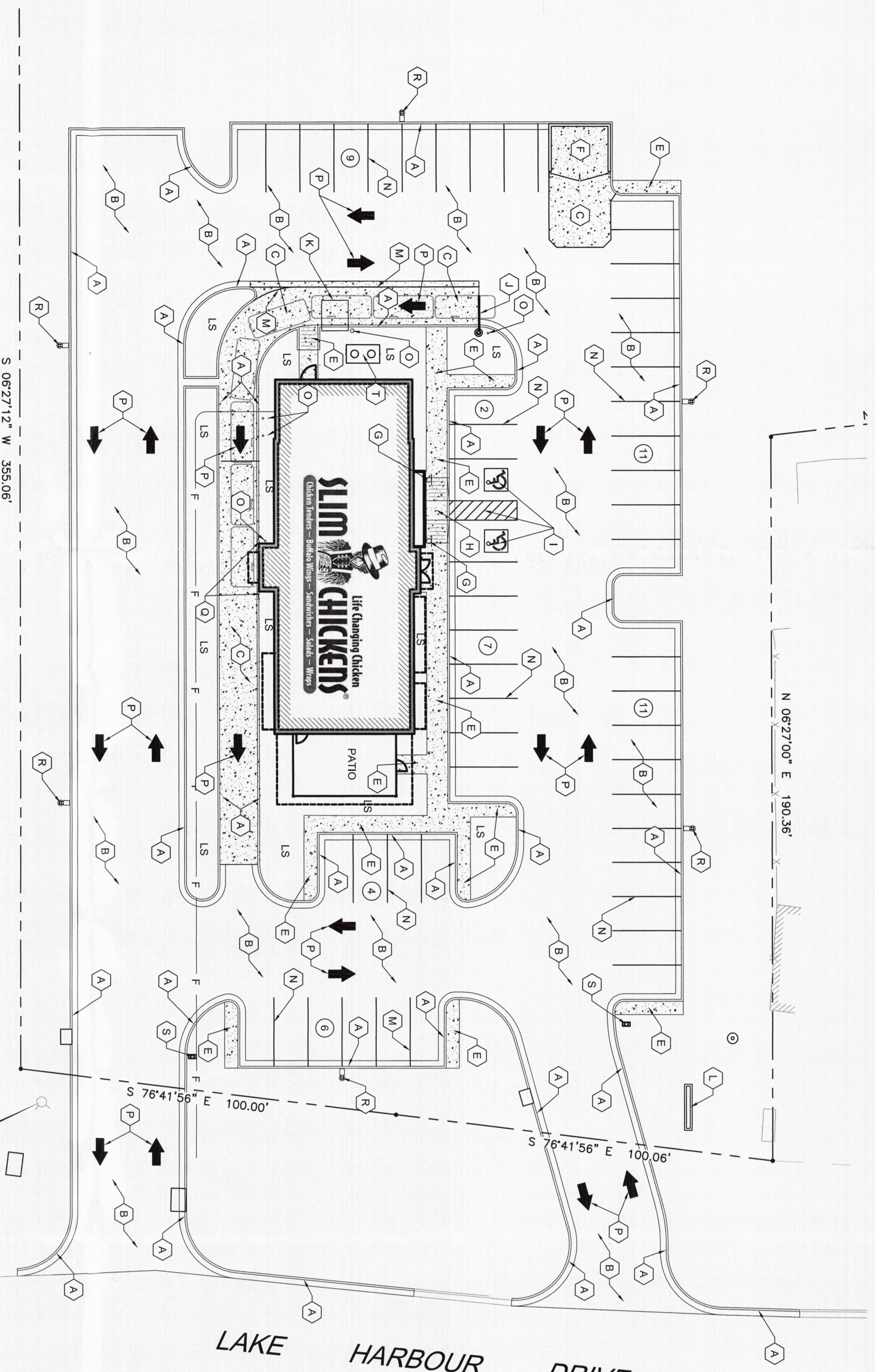
FOUND 1/2" IRON ROD  
 0.17' SOUTH AND  
 0.39' WEST

FOUND 1/2" IRON ROD  
 0.31' NORTH  
 AND 0.65' WEST

S 89°54'00" W 200.06'

P 62.28' P

P 262.35'



**1 CONCEPTUAL SITE PLAN**  
 SCALE: 1" = 20'  
 NORTH

**SITE PLAN KEY NOTES**

- A CONSTRUCT CURB AND GUTTER. RE: 3/CS101
- B CONSTRUCT ASPHALT PAVEMENT. RE: 2/CS501
- C CONSTRUCT CONCRETE PAVEMENT. RE: 2/CS501
- D NOT USED
- E CONSTRUCT CONCRETE SIDEWALK. RE: CH101 FOR DIMENSIONS AND 8/CS501 FOR DETAILS
- F CONSTRUCT TRASH ENCLOSURE. RE: ARCHITECTURAL
- G INSTALL ADA PARKING SIGN. RE: 4/CS501
- H INSTALL ADA PARALLEL CURB RAMP. RE: 1/CS501
- I ADA PARKING STRIPING. RE: 3/CS502
- J CLEARANCE WARNING BAR (M.L.C.)
- K MENU BOARD W/DETECTION LOOP (N.L.C.)
- L PROPOSED MONUMENT SIGN (BY OTHERS)
- M 4" SOLID WHITE LANE LINE
- N 4" SOLID WHITE PARKING LINE (TYP)
- O CONSTRUCT PIPE BOLLARD. RE: 7/CS501
- P PAINTED DIRECTIONAL ARROW (WHITE). RE: 9/CS502
- Q TRANSITION CURB FROM 6" HIGH TO 0" IN 24"
- R INSTALL LIGHT POLE. RE: ELECTRICAL PLANS FOR TYPE AND MANUFACTURER
- S INSTALL DRIVE THRU DIRECTIONAL SIGN
- T GREASE INTERCEPTOR

**LEGEND (ABBREVIATIONS)**

- CE3 CONCRETE END SECTION
- COIC1 CAST IRON CURB INLET
- COIP CORRUGATED METAL PIPE
- COE SANITARY SEWER CLEAN OUT
- ES0 SANITARY SEWER UNDERGROUND
- FF.FE. FINISH FLOOR ELEVATION
- FL.FL. FLOW LINE
- G GUTTER
- GL HIGH-DENSITY POLYETHYLENE
- HDPE INVERT ELEVATION
- IE LANDSCAPE AREA
- LF LANDSCAPE AREA
- LS LANDSCAPE AREA
- MT OVERHEAD ELECTRICAL LINE
- OE OVERHEAD ELECTRICAL LINE
- PP POWER POLE
- PP SANITARY SEWER MANHOLE
- SD SANITARY SEWER LINE
- SSM SANITARY SEWER MANHOLE
- SSM THICK TOP OF CURB
- TC TOP OF CURB
- TSB TRAFFIC SIGNAL BOX
- TSP TRAFFIC SIGNAL POLE
- TYP TYPICAL
- UE UNDERGROUND ELECTRICAL LINE
- UT UNDERGROUND TELEPHONE LINE
- W WIDE

**SITE PLAN NOTES**

1. THE CONTRACTOR SHALL CONTACT MISSISSIPPI ONE-CALL AT 811 OR 800-227-6477, THREE (3) WORKING DAYS BEFORE BEGINNING ANY WORK, THREE (3) WORKING DAYS BEFORE BEGINNING ANY WORK, SO EXISTING UNDERGROUND UTILITIES BE LOCATED AND MARKED.
2. EQUIPMENT AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
3. SIDEWALK EXPANSION JOINTS SHALL BE PLACED IN ACCORDANCE WITH DETAIL 1/CS101.
4. THIS PROPERTY IS LOCATED IN ZONE "X". FLOOD HAZARD AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA F.I.R.M. COMMUNITY PANEL NO. 289903889. EFFECTIVE DATE: MARCH 17, 2010.
5. EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH STRUCTURAL BUILDING PLANS AND SPECIFICATIONS, AND THE GEOTECHNICAL REPORT FOR THIS PROJECT, REPORT PREPARED BY: LADNER - GEOTECHNICAL ASSOCIATES NETWORK, LLC, VICKSBURG, MS, DATED MARCH 2017.
6. ALL CONSTRUCTION AND METHODS TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF BROKEN ARROW STANDARD DRAWINGS AND SPECIFICATIONS.
7. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS. MAINTAIN ALL BARRICADES, WARNING SIGNS, FLASHING LIGHTS AND TRAFFIC CONTROL DEVICES DURING CONSTRUCTION. CONTRACTOR SHALL COMPLY WITH ALL O.S.H.A. REGULATIONS AND SAFETY REQUIREMENTS.
8. THIS SET OF CONSTRUCTION DOCUMENTS SHALL BE CONSIDERED AS A WHOLE IN THAT THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR INFORMATION PRESENTED ON ALL SHEETS OF THIS SET OF DRAWINGS.
9. CONTRACTOR IS TO BE RESPONSIBLE FOR OBTAINING ANY REQUIRED STATE OR LOCAL PERMITS. CONSTRUCTION MEANS AND METHODS SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
10. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE, AS NECESSARY, TO THE EXISTING CONDITION OR BETTER. CONTRACTOR SHALL REPAIR AND RESTORE ANY AREAS DAMAGED DURING CONSTRUCTION AT HIS OWN EXPENSE.
11. CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION CONTROL MEASURES PER THE EROSION CONTROL PLAN (CE101).
12. THE CONTRACTOR SHALL PERFORM THE WORK ACCORDING TO ALL CITY, COUNTY, STATE AND FEDERAL SAFETY AND HEALTH REGULATIONS, IN PARTICULAR THE "TRENCHING AND OPEN EXCAVATION" OPERATIONS SHALL COMPLY WITH ALL CURRENT O.S.H.A. REGULATOR REQUIREMENTS.
13. ALL PAVEMENT MARKING OF STRIPES TO BE 4" WIDE, WHITE AND APPLIED IN TWO COATS, UNLESS OTHERWISE NOTED. RE: SPECIFICATIONS.
14. PARKING LOT STRIPING AND REQUIRED ADA ACCESSIBLE AISLES SHOWN ON PLAN SHALL BE MARKED IN ACCORDANCE WITH CURRENT ADA GUIDELINES.
15. ALL NEW SIDEWALKS, IF ANY, NOT ADJACENT TO THE BUILDING, SHALL BE 4" THICK AND A MINIMUM OF FOUR (4) FEET WIDE. A MINIMUM OF TWO PERCENT TRANSVERSE SLOPE SHALL BE MAINTAINED TO MAINTAIN AN EQUAL SPACING WITH THE SIDEWALK WIDTH. SIDEWALK EXPANSION JOINTS SHALL NOT EXCEED 40 FOOT SPACING UNLESS OTHERWISE NOTED.

**ADA NOTES**

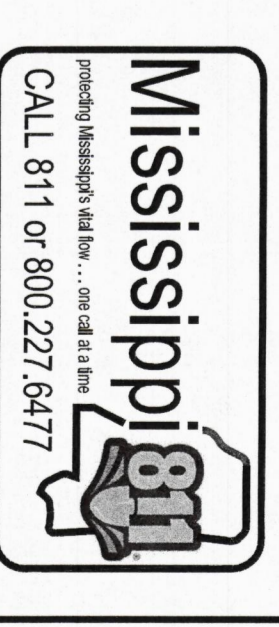
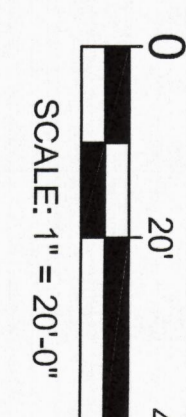
1. ANY REQUEST BY THE GOVERNING AUTHORITY OR INSPECTOR TO ALTER ADA COMPLIANCE DETAILS OR REQUIREMENTS DERIVED ON AND IN THESE PLANS AND SPECIFICATIONS MUST BE DIRECTED TO THE OWNER'S CONSTRUCTION MANAGER FOR AUTHORIZATION. ANY CHANGES MADE WITHOUT PROPER AUTHORIZATION AND LATER FOUND TO BE NON-COMPLIANT WITH THE DETAILS AS SHOWN ON AND IN THESE PLANS AND SPECIFICATIONS WILL BE REMOVED AND REPLACED TO BE MADE FULLY COMPLIANT. REGARDLESS OF MAGNITUDE, AT THE CONTRACTOR AND/OR SUBCONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL HOLD THE CONTRACTOR ON INFORMATION (NO) PROCESS IN ACQUIRING THE APPROVAL OF CHANGES TO ADA RELATED ITEMS.
2. RE: GRADING PLAN SHEET (CG101) FOR FINAL GRADES.
3. ALL NEW SIDEWALKS (INCLUDING SIDEWALKS TO BE REMOVED & REPLACED) SHALL NOT EXCEED 2% GROSS SLOPE & 5% RUNNING SLOPE. FOR SIDEWALKS CONTAINED WITHIN THE PUBLIC ROW AND WHEN ADJACENT STREET GRADES EXCEED 5%, THEN SIDEWALK RUNNING SLOPES MAY MATCH STREET GRADES.
4. 1/8" MAXIMUM DEPTH TO TOP OF SEALANT AND 1/8" MAXIMUM PROTRUSION TO TOP OF SEALANT ALONG ADA ACCESS ROUTES.
5. PRIVATE PROPERTY RAMPS SHALL HAVE THE FACE OF THE CURB TRANSITIONS PAINTED YELLOW (RE: 5/CS501)

**PAVING NOTES**

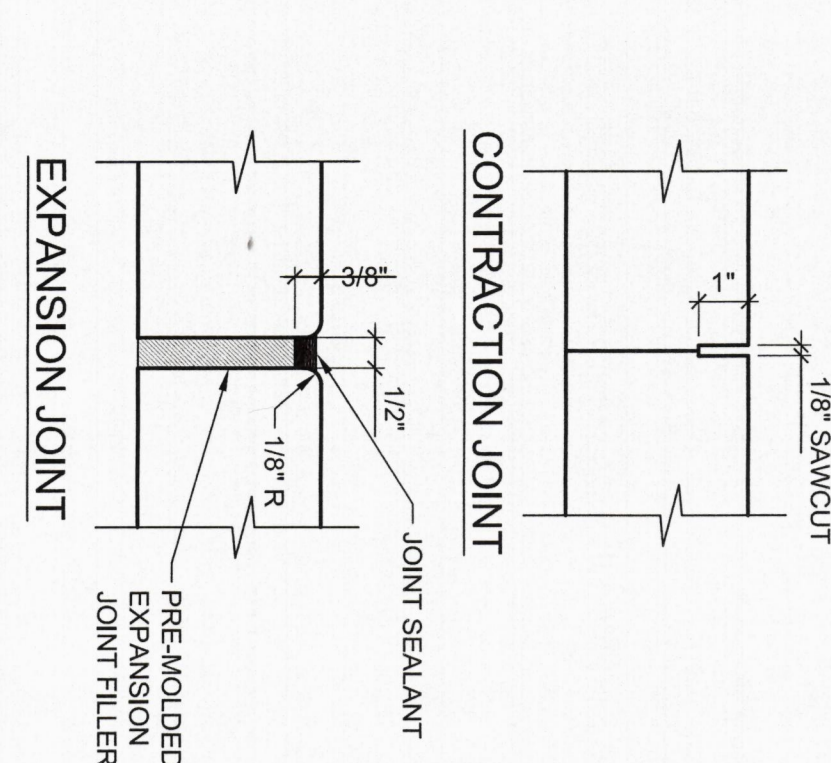
1. ALL CONCRETE SHALL BE 3500 PSI AND ALL REINFORCING STEEL SHALL BE GRADE 60, UNLESS OTHERWISE NOTED.
2. TRAFFIC CONTROL MEASURES SHALL BE IN-ACCORDANCE WITH CITY OF BROKEN ARROW AND THE LATEST VERSION OF THE MUTCD.
3. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND ANY NEW PAVEMENT.
4. CONTRACTOR SHALL PROVIDE AND INSTALL 4 INCH PVC SLEEVES FOR FUTURE UTILITY CROSSINGS UNDER NEW PAVEMENT. THE LOCATION AND DEPTH OF SLEEVES SHALL APPEAR ON THE SITE UTILITY PLAN. VERIFY LOCATIONS WITH ALL UTILITY COMPANIES, AGENCIES OR ENGINEER SUPPLYING FUTURE SERVICES.
5. ALL TRENCH BACKFILL FOR OPEN CUT PAVEMENT AREAS SHALL BE BACKFILLED FULL DEPTH WITH AGGREGATE BASE MATERIAL AND COMPACTED IN 9 INCH LIFTS TO 95% STANDARD PROCTOR DENSITY TO THE BOTTOM OF SURFACE PAVEMENT.

**SITE CRITERIA**

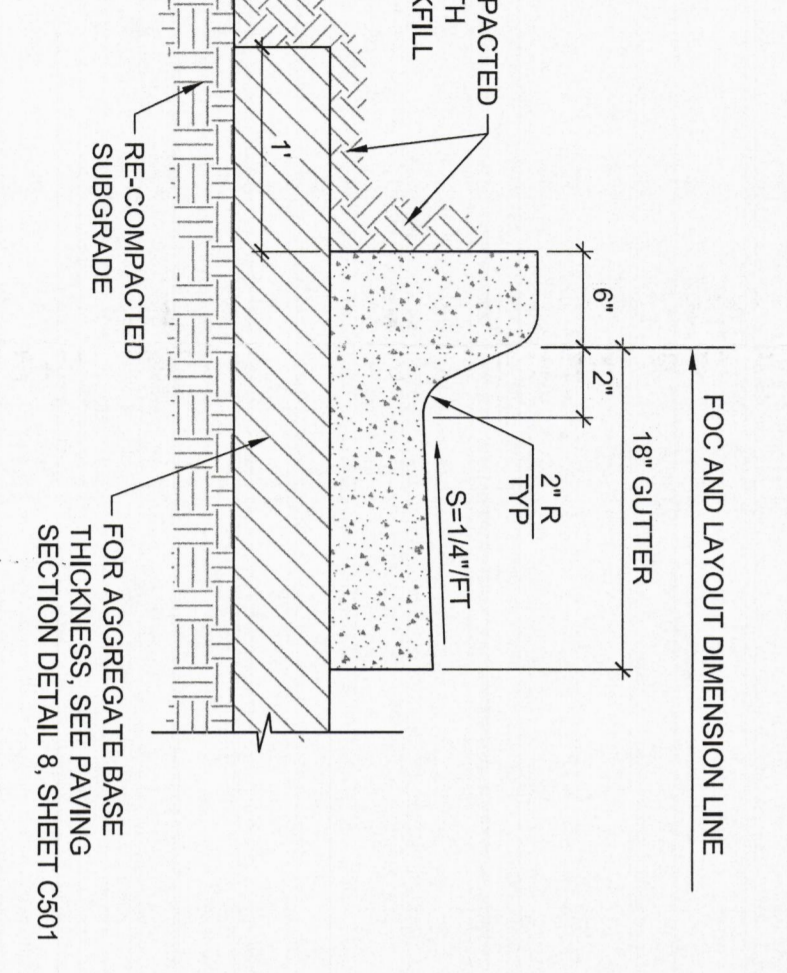
TOTAL FLOOR AREA	3,852 S.F.
LAND AREA	90,801 S.F. (2.08 ACRES)
LAND TO AREA RATIO (FAR)	0.04
EXISTING IMPERVIOUS AREA	20,508 S.F. 22.59%
PROPOSED IMPERVIOUS AREA	35,959 S.F. 38.81%
PARKING (1/75 S.F. + 6 EMP./OVERSEER/SHIFT)	32 = ((1345/75 = 26) + 6)
REGULAR SPACES REQUIRED	2
ACCESSIBLE SPACES PROVIDED	50
ACCESSIBLE SPACES REQUIRED	2
TOTAL SPACES PROVIDED	52



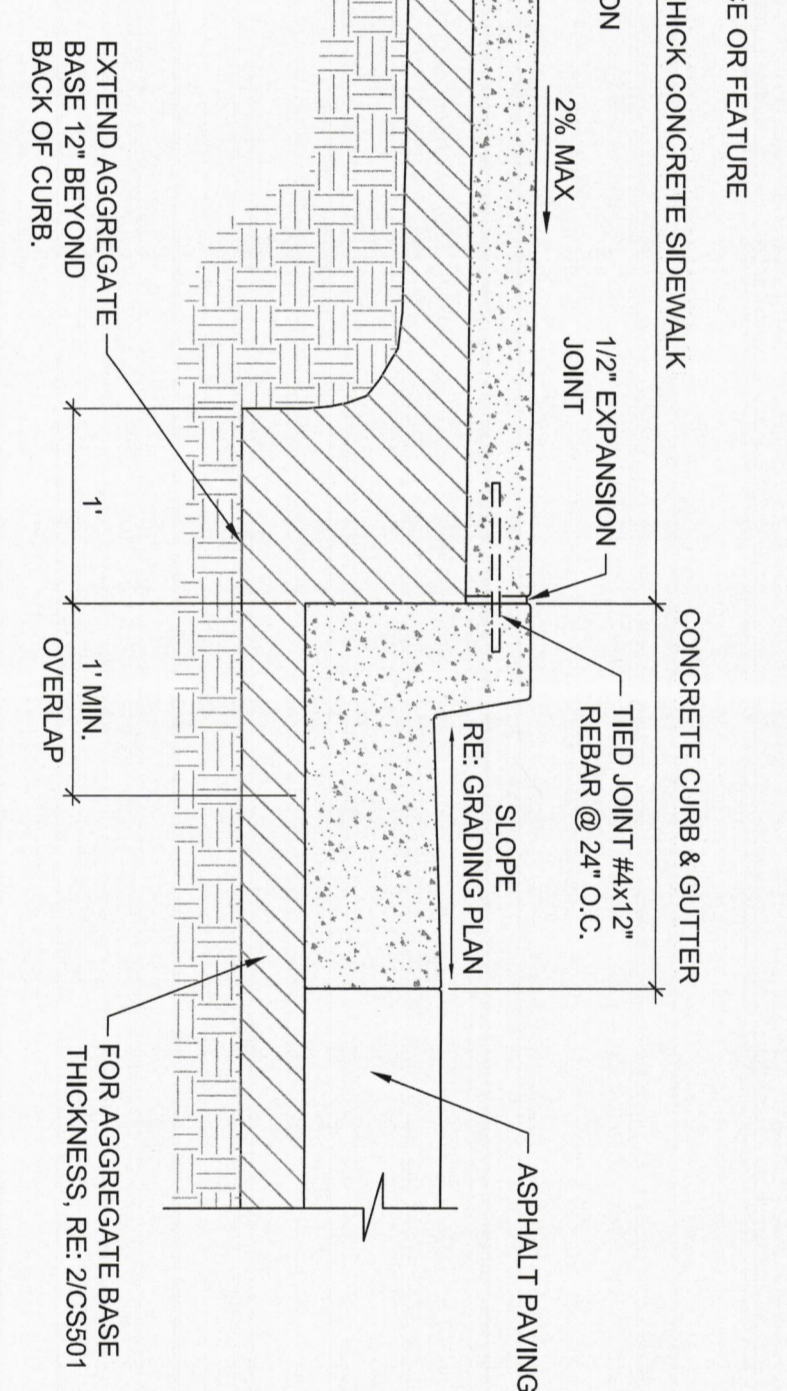
**2 SIDEWALK JOINT DETAILS**  
 SCALE: NOT TO SCALE



**3 CURB AND GUTTER DETAIL**  
 SCALE: NOT TO SCALE

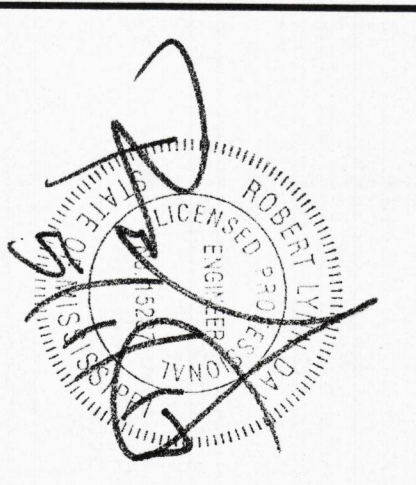


**4 SIDEWALK DETAIL @ BUILDING**  
 SCALE: NOT TO SCALE



DOCUMENTS WITHOUT SIGNATURE AND REQUIRED SEAL OF A REGISTERED PROFESSIONAL ENGINEER ARE NOT FOR CONSTRUCTION

CYNERGY ENGINEERING, PLLC  
 OK # 85372018  
 EXPIRES 03/30/2018  
 ROBERT L. DAY, PE  
 MEMBER OF THE BOARD



ISSUES/REVISIONS

NO.	DATE	REVISION

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SHEET NAME: SITE PLAN  
 SHEET NUMBER: CS101