ORDER: APPROVE THE WONDERBIRD SPIRITS FINAL SITE PLAN

Motion was made by David Rikard, duly seconded by Brent Larson, to approve the Wonderbird Spirits Final Site Plan.

The vote on the motion was as follows:

Supervisor Brent Larson, voted yes
Supervisor Larry Gillespie, voted yes
Supervisor David Rikard, voted yes
Supervisor Chad McLarty, voted yes
Supervisor Mike Roberts, voted yes

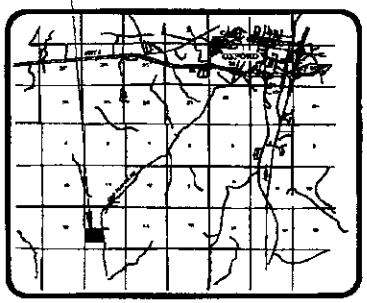
After the vote, President Roberts, declared the motion carried, this the 20th day of June, 2022.

Mike Roberts, President
Board of Supervisors

Sherry Wall, Chancery Clerk

CONSTRUCTION PLANS
FOR
WONDERBIRD SPIRITS

PROJECT LOCATION



VICINITY MAP
N.T.S.

OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

INDEX OF SHEETS:

C101	GENERAL NOTES
C102	EXISTING CONDITIONS & AERIAL
C103	EROSION CONTROL PLAN
C104	SITE PLAN
C105	DEMOLITION PLAN
C106	GRADING PLAN
C107	HARDSCAPE PLAN
C108	UTILITY PLAN
C501	DETAILS

OWNER/DEVELOPER:
WONDERBIRD SPIRITS
618 COUNTY ROAD 303
TAYLOR, MS 38673

CONSULTING ENGINEER:
PRECISION ENGINEERING CORPORATION
276 COUNTY ROAD 101
OXFORD, MS 38655
(662) 234-8539

MAY 2022
BID SET

OWNER/DEVELOPER INFORMATION

OWNER/DEVELOPER	WONDERBIRD SPIRITS
CONTACT PERSON	CHAD HARLOW
CONTACT ADDRESS	518 CR 301 TAYLOR, MS 38673
CONTACT PHONE	(662) 319-7588
CONTACT EMAIL	CHAD@WONDERBIRDSPIRITS.COM

SUBJECT PROPERTY INFORMATION

TAX PARCEL ID NO(S)	178-28-009.01
PIN#	35478
SUBJECT PROPERTY DEED	BOOK 2018 PAGE 05204
CURRENT ZONING DISTRICT	A-1 RURAL DISTRICT

BUILDING SETBACKS and UTILITY EASEMENTS

BUILDING SETBACKS SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE ON THE PLAT

- FRONT YARD BUILD TO LINE — 50 FEET
- REAR YARD SETBACK LINE — 10 FEET
- SIDE YARD SETBACK LINE — 0 FEET

UTILITY EASEMENTS

- EXISTING EASEMENTS ARE AS SHOWN OR NOTED ON THE PLANS
- PROPOSED EASEMENTS ARE AS SHOWN OR NOTED ON THE PLANS

UTILITY AND EMERGENCY CONTACT INFORMATION

ELECTRIC DEPARTMENT

NORTH LAFAYETTE MISSISSIPPI ELECTRIC POWER ASSOCIATION (NOLEPA)
10 PO BOX 2040
OXFORD, MS 38655
662-234-6331

CONTACT(S): 662-234-6331
john.ch@northlafayettepower.org

SOLID WASTE DEPARTMENT

SOLID WASTE DEPARTMENT
LAFAYETTE COUNTY
P.O. BOX 896
OXFORD, MS 38655

CONTACT(S): JODY HARRIS SOLID WASTE MANAGER
662-234-4767
jharis@lafayettecounty.com

ENGINEERING (STREETS, WATER & SEWER)

ENGINEERING DEPARTMENT
LAFAYETTE COUNTY
300 N. JAMES BLVD
OXFORD, MS 38655

CONTACT(S): ERIK JONES, P.E., STAFF ENGINEER
662-234-6031
ejones@lafayettecounty.com

BUILDING & PLANNING

BUILDING & PLANNING DEPARTMENT
LAFAYETTE COUNTY
300 N. JAMES BLVD
OXFORD, MS 38655

CONTACT(S): JOEL HOLDWELL, DIRECTOR OF DEVELOPMENT SERVICES
662-234-6031
jholdwell@lafayettecounty.com

FIRE DEPARTMENT

LAFAYETTE COUNTY FIRE DEPARTMENT
30 COUNTY ROAD 102
OXFORD, MS 38655

CONTACT(S): MEG ANDERSON - FIRE CHIEF
662-939-3980
woodsprings@bellsouth.net

POLICE DEPARTMENT

LAFAYETTE COUNTY SHERIFFS DEPARTMENT
71 JACKSON AVE EAST
OXFORD, MS 38655

CONTACT(S): JOEY EAST, SHERIFF
662-234-6471
jeast@lafayettecounty.com

MISSISSIPPI 811, INC.

MISSISSIPPI 811, INC
5298 CLOVER PARK DRIVE
SUITE 100
JACKSON, MS 39208

LOCATE REQUESTS: 811 OR (800)227-6477
ONLINE TICKETS: HTTP://LOCECALL.MS811.ORG/LOCECALL-PORTAL/

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GENERAL PROJECT NOTES AND CONSTRUCTION SPECIFICATIONS

GENERAL NOTES

1. THE SUBJECT PROPERTY IS LOCATED IN A FRACTION OF THE NORTH HALF OF SECTION 33, ALL IN TOWNSHIP 5, RANGE 4, TAYLOR, MISSISSIPPI. THE SUBJECT PROPERTY CONTAINS 18.82 ACRES MORE OR LESS.
2. THE CONTRACTOR SHALL CHECK ALL EXISTING CONDITIONS, (i.e., INVERTS, UTILITY CROSSINGS, AND DIMENSIONS) IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES TO THE ENGINEER.
3. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL CALL MISSISSIPPI ONE CALL (811) 72 HOURS PRIOR TO PROCEEDING WITH ANY EXCAVATION.
4. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN APPROVAL WHERE NECESSARY BEFORE CONSTRUCTION.
5. EXISTING PAVEMENT OF PUBLIC ROADWAYS SHALL BE PATCHED IN ACCORDANCE WITH LAFAYETTE COUNTY STANDARDS WHEREVER UTILITY INSTALLATION OCCURS. REMOVAL OF THE EXISTING PAVEMENT COMPRISES PAVEMENT TRENCHING LOCATIONS WITH CIVIL PLUMBING AND ELECTRICAL PLANS, WHEN AND IF APPLICABLE.
6. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. SLIGHT FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY.
7. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
8. CONCRETE FOR CURBS AND SIDEWALKS SHALL BE A MINIMUM OF 3500 PSI CONCRETE. WHERE PLANS, DETAILS OF SPECIFICATIONS INDICATE HIGHER COMPRESSIVE STRENGTHS, THE GREATER SHALL BE USED.
9. ANY WORK UNACCEPTABLE TO THE OWNER'S REPRESENTATIVE OR THE ENGINEER SHALL BE REMOVED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
10. ACCESSIBLE RAMPS SHALL HAVE A MINIMUM SLOPE OF 1:12. GRADES WITHIN DESIGNATED ACCESSIBLE SPACES SHALL BE A MINIMUM OF 2% IN ALL DIRECTIONS. MAXIMUM CROSS-SLOPE FOR SIDEWALKS (INCLUDING SIDEWALK CROSSINGS) SHALL NOT EXCEED 2%.
11. CURBS SHALL BE PARALLEL TO THE CENTERLINE OF ROADS/DRIVES. THE CURB SHALL BE PLACED ONLY AFTER HAVING ALL BREAK POINTS (PC & PT) OR CLOSED LOCATED AT THE FACE OF CURB OR AT A CONSISTANT OFFSET BY A PROFESSIONAL LAND SURVEYOR.
12. THE CONTRACTOR SHALL AND IN THE DIRECTION OF THE ENGINEER.
13. THE CONTRACTOR SHALL BE REQUIRED TO ADJUST GRADES OF INTERSECTING STREETS, ALLEYS, PUBLIC ENTRANCES AND PRIVATE DRIVES AS DIRECTED BY THE ENGINEER.
14. ALL MATERIAL AND SUPPLIES CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF LAFAYETTE COUNTY.
15. ALL CONSTRUCTION MATERIALS AND INSTALLATION SHALL CONFORM TO COUNTY AND MDOT REGULATIONS AND SPECIFICATIONS.

DEMOLITION NOTES

1. ALL MATERIALS BEING REMOVED AND NOT RELOCATED UNDER THE NEW CONSTRUCTION, INCLUDING TREES AND SHRUBS, SIGNS, UTILITY STRUCTURES, ARTIFACTS, ETC. SHALL BE FIRST OFFERED TO THE OWNER'S REPRESENTATIVE AND IF NOT ACCEPTED SHALL THEN BE PROPERLY DISPOSED OF BY THE CONTRACTOR.
2. PROVIDE ADEQUATE EXCAVATION AND WATERWORK FOR EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
3. THE CONTRACTOR SHALL VERIFY THE LIMITS OF DEMOLITION WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK.
4. AREAS OUTSIDE EXISTING PAVEMENT, WALKS, OR CURBS ARE TO BE REMOVED SAW CUT TO PROVIDE A CLEAN EDGE. GOOD-QUALITY EFFORT OF PAVEMENT DEMOLITION WITH THE LIMIT OF NEW IMPROVEMENTS ON THE "CIVIL LAYOUT PLAN & UTILITY PLAN".
5. CONTRACTOR SHALL COORDINATE PHASING OF THE DEMOLITION WITH THE OWNER'S REPRESENTATIVE AND THE CITY OF OXFORD PRIOR TO BEGINNING WORK. DISRUPTION OF EXISTING UTILITY SERVICES AND TRAFFIC PATTERNS SHALL BE MINIMIZED TO THE EXTENT POSSIBLE AND OCCUR ONLY AFTER APPROVAL BY THE CITY OF OXFORD AND THE UTILITY COMPANIES.
6. CAVITIES LEFT BY STRUCTURE REMOVAL SHALL BE SUITABLY BACKFILLED AND COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.
7. THE CONTRACTOR SHALL USE WATER SPRINKLING AND OTHER SUITABLE METHODS AS NECESSARY TO CONTROL DUST AND DIRT CAUSED BY THE DEMOLITION WORK.
8. THE CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION AND REMOVAL NECESSARY TO ACCOMMODATE THE PROPOSED IMPROVEMENT SHOWN ON THESE PLANS.
9. THE CONTRACTOR SHALL PRESERVE AND PROTECT SURVEY CONTROL POINTS AND SHALL BE RESPONSIBLE FOR REPLACEMENT OF ANY DAMAGED CONTROL POINTS.
10. NO UNDERGROUND STORM SEWER LINES SHALL BE DEMOLISHED UNTIL THE NEW LINES HAVE BEEN INSTALLED AND ARE PLACED INTO OPERATION.
11. THE CONTRACTOR SHALL INCORPORATE SITE WATERING AND DUST MITIGATION MEASURES INTO TEMPORARY PLANS REQUIRED TO CONVERT NEW UTILITY LINES AND DEMOLISH EXISTING UTILITY LINES.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

1. THE CONSTRUCTION-PHASE EROSION PREVENTION CONTROLS SHALL BE IMPLEMENTED TO MINIMIZE THE DISCHARGE AND SUSPENSION OF SOIL & WATER. SEDIMENT CONTROLS SHALL BE IMPLEMENTED TO REMAIN WITHIN THE DISTURBED ON SITE.
2. ALL STORMWATER MEASURES MUST BE PROPERLY SELECTED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS (WHERE APPLICABLE) AND GOOD ENGINEERING PRACTICES. ALL CONTROL MEASURES SELECTED MUST BE ABLE TO SLOW RUNOFF SO THAT FILL AND GULLY EROSION IS PREVENTED. WITH SEEPS SLOPES AND/OR THE PARTICLE SIZES ARE PRESENT AT THE SITE, ADDITIONAL CHEMICAL OR CHEMICAL TREATMENT OF STORM WATER RUNOFF MAY BE REQUIRED. IF MONTHLY INSPECTIONS OR OTHER INFORMATION INDICATES A CONTROL HAS BEEN USED INAPPROPRIATELY OR INCORRECTLY, THE CONTRACTOR MUST REPLACE OR MODIFY THE CONTROL FOR RELEVANT SITE CONDITIONS.
3. IF PERMANENT OR TEMPORARY VEGETATION IS TO BE USED AS A CONTROL MEASURE, THEN THE CONTRACTOR SHALL ADHERE TO THE TERMS OF THE PLANS AND SPECIFIED IN THE SWPPP. DRAIN AN PLANTING COVER VEGETATION UNTIL WINTER MONTHS OR DRY MONTHS SHOULD BE AVOIDED, IF POSSIBLE.
4. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATIONS OF SEDIMENT THAT HAVE NOT REACHED A STREAM MUST BE REMOVED AT A FREQUENCY SUFFICIENT TO MINIMIZE OFFSITE IMPACTS (e.g., TO PREVENT SEDIMENT THAT HAS ESCAPED THE CONSTRUCTION SITE AND HAS COLLECTED IN A STREET MUST NOT BE REMOVED SO THAT IT IS NOT SUBSEQUENTLY WASHED INTO STORM SEWERS AND STREAMS BY THE NEXT RAIN AND/OR SO THAT IT DOES NOT POSE A SAFETY HAZARD TO USERS OF PUBLIC STREETS).
5. THE CONTRACTOR SHALL NOT PERFORM REMEDIATION/RESTORATION OF A STREAM WITHOUT CONSULTING THE INFRASTRUCTURE AND PROPER STORM WATER CONSTRUCTION PERMIT DOES NOT AUTHORIZE ACCESS TO PRIVATE PROPERTY. ARRANGEMENTS CONCERNING REMOVAL OF SEDIMENT ON ADJOINING PROPERTY MUST BE DETAILED BY THE CONTRACTOR WITH THE ADJOINING LANDOWNER.
6. LUMBER SHALL BE REMOVED FROM SLAUGHT YARDS, SALT LICKS, NUMBERS/MARKER POSTS AND OTHER SEDIMENT CONTROLS AS NECESSARY AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
7. LITTER, CONSTRUCTION DEBRIS AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER SHALL BE PROPERLY DISPOSED PRIOR TO ANOTHER RAIN EVENT OR BEFORE BEING CARRIED OFF ON THE SITE BY WIND (E.G. TOPSOILED BY LOCAL WEATHER PERMITTING, OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES (e.g. SCREENING OUTFALLS, DAILY PICK-UP, ETC.). AFTER USE, MATERIALS USED FOR EROSION PROVISION AND SEDIMENT CONTROL SHOULD BE REMOVED OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.
8. OFFSITE ERODIBLE MATERIAL STORAGE AREAS (ALSO INCLUDING OVERBURDEN AND STOCKPILES OF DIRT, ETC.) ARE CONSIDERED A PART OF THE PROJECT AND SHALL ADHERE TO THE PROVISIONS OF THE SWPPP.
9. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN 10 DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS SEEDED AND/OR MULCHED OR OTHERWISE COVER IS INSTALLED.
10. CLEARING AND GRUBBING MUST BE HELD TO THE MINIMUM NECESSARY FOR GRADING AND EQUIPMENT OPERATION.
11. CONSTRUCTION MUST BE SEQUENCED TO MINIMIZE THE EXPOSURE TIME OF CLEARED AND DRAINAGE AREAS.
12. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE EARTH MOVING OPERATIONS BEGIN AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORKDAY BUT MUST BE REPLACED AT THE END OF WORKDAY.
13. THE CONTRACTOR SHALL MAINTAIN A RAIN GAUGE AND DAILY RAINFALL RECORDS AT THE SITE OR USE A REFERENCE SITE FOR A RECORD OF DAILY AMOUNT OF PRECIPITATION.

SITE GRADING NOTES

1. THE SUBJECT PROPERTY CONTAINS APPROXIMATELY 18.82 ACRES. THE DISTURBED AREA FOR THIS PROJECT IS LIMITED TO ABOUT 8.09% OF THE GROSS AREA, 8.3 ACRES OF OFFSITE AREA, AND APPROXIMATELY 1.25 ACRES TOTAL.
2. THIS PROPERTY IS LOCATED IN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), ACCORDING TO NFIP FLOOD INSURANCE RATE MAP NUMBER 28071C0250C, LAFAYETTE COUNTY, MISSISSIPPI, HAVING AN EFFECTIVE DATE OF NOVEMBER 26, 2010.
3. CONSTRUCT SILT BARRIERS BEFORE GRADING OPERATIONS.
4. RAKE AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED, UNLESS OTHERWISE INDICATED. CONTRACTOR SHALL MAKE ADDITIONAL PASSES NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
5. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. DAMAGE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED IN ACCORDANCE WITH LOCAL STANDARDS AND SHALL BE DONE AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
6. PROVIDE TEMPORARY CONVEYANCE POCKETS AT THE POINTS WHERE CONSTRUCTION INTERFERES WITH THE CONSTRUCTION AREA. MAINTAIN PUBLIC ROADWAYS FREE OF PONDED MUD AND DIRT.
7. THE CONTRACTOR SHALL CHECK ALL EXISTING GRADES AND DIMENSIONS IN THE FIELD PRIOR TO BEGINNING WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
8. THE CONTRACTOR SHALL ADJUST THE CASTINGS OF ALL NEW AND EXISTING STRUCTURES TO MATCH PROPOSED FINISH GRADES.
9. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION AND CONSTRUCTION ISSUED BY AGE OF MINERAL, INC. AND THE SAFETY AND HEALTH REGULATIONS OF CONSTRUCTION 1926.20 BY THE U.S. DEPARTMENT OF LABOR.
10. PROPOSED EXISTING LINES AND SPOT ELEVATIONS ARE THE RESULT OF AN UNPUBLISHED GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE AND MOVEMENT OF MATERIALS. SHOULD THE CONTRACTOR MAKE ANY DEVIATION OF THE INTENT OR ANY PROBLEM WITH THE CONTINUITY OF GRADES, THE ENGINEER SHALL BE CONTACTED IMMEDIATELY.
11. ALL CUT AND FILL SLOPES SHALL BE 3 HORIZONTAL TO 1 VERTICAL OR FLATTER UNLESS OTHERWISE INDICATED ON THE PLANS.
12. MINIMUM GRADE ON ASPHALT PAVING SHALL BE 1.0% AND 0.8% FOR CONCRETE SURFACES UNLESS OTHERWISE NOTED. THE MINIMUM GRADES WITHIN ACCESSIBLE SPACES SHALL BE 2% IN ANY DIRECTION.
13. CONTRACTOR SHALL CONFORM TO ALL APPLICABLE CODES AND OBTAIN APPROVAL AS NECESSARY BEFORE BEGINNING CONSTRUCTION.
14. ALL EARTHWORK, INCLUDING THE EXPOSED SUBGRADE AND EARTH LAYER OF FILL, SHALL BE MONITORED AND APPROVED BY A QUALIFIED GEOTECHNICAL ENGINEER, OR HIS REPRESENTATIVE.
15. ANY SPRINGS OR UNDERGROUND STREAMS ARE EXPOSED DURING CONSTRUCTION PERMANENT PROVISIONS MAY BE REQUIRED. THE OWNER SHALL BE SPLASHED AND LOCATED DURING CONSTRUCTION AS REQUIRED BY THE CONDITIONS WHICH ARE ENCOUNTERED, AND SHALL BE APPROVED BY THE ENGINEER.
16. THE GRADING & DRAINAGE PLAN IS NOT A DETERMINATION OF GUARANTEE OF THE SUITABILITY OF THE SUBSURFACE CONDITIONS FOR THE WORK. REQUIRED DETERMINATION OF THE SUBSURFACE CONDITIONS FOR THE WORK INDICATED IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
17. THE CONTRACTOR SHALL TAKE SPECIAL CARE TO COMPACT FILL SUFFICIENTLY AROUND AND OVER ALL PIPES, STRUCTURES, VALVE STEMS, ETC. INSIDE THE PROPOSED PAVED AREAS TO AVOID SETTLEMENT. ANY SETTLEMENT DURING THE WARRANTY PERIOD SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
18. A RAT CAGE SHALL SLOPE INWARD, SLOPE INCLINATION, OR EXCAVATION DEPTH, INCLUDING TRENCH CONSTRUCTION, EXCEED THOSE SPECIFIED IN LOCAL, STATE AND FEDERAL REGULATIONS. SPECIFICALLY THE CURRENT OSHA HEALTH AND SAFETY STANDARDS FOR EXCAVATIONS (29 CFR PART 1926) SHALL BE FOLLOWED.
19. DO NOT DISTURB VEGETATION OR REMOVE TREES EXCEPT WHEN NECESSARY FOR GRADING PURPOSES.
20. STAKE TOPSOIL FROM ALL CUT AND FILL AREAS AND STOCKPILE. UPON COMPLETION OF GENERAL GRADING, COVER ALL DISTURBED AREAS TO A MINIMUM DEPTH OF 4 INCHES. CONTRACTOR SHALL SUPPLY ADDITIONAL TOPSOIL IF SUFFICIENT QUANTITIES DO NOT EXIST ONSITE.
21. TOP OF CURB ELEVATIONS AND LOCATION AND COORDINATES FOR DRAINAGE STRUCTURES SHALL BE AS SHOWN ON THE PLANS, UNLESS NOTED OTHERWISE. THE GRADES SHALL SLOPE UNIFORMLY WITHIN THE PAVEMENT GRADES.
22. ALL ORDINARY CONSTRUCTION MATERIALS AND WORK WITHIN ROW SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF OXFORD.
23. POSITIVE DRAINAGE SHALL BE ESTABLISHED AS THE FIRST ORDER OF WORK AND SHALL BE MAINTAINED. ALL FILL, TRENCHING AND OTHER CONSTRUCTION, SHALL BE COMPACTED BY REPORTED BASIS IN COORDINATION OF PAVEMENT AREAS MUST BE UNDERCUT AND REPLACED WITH SUITABLE FILL MATERIALS APPROVED BY THE GEOTECHNICAL ENGINEER. CONCRETE PAVEMENT OR PERMANENT NON EXTENSIONS SHALL BE EXPOSED TO NOT THE WATER SHALL BE REMOVED USING CRANE, DRAGLINE OR PUMPING.
24. FILL SLOPES 3:1 AND GREATER SHALL BE PLACED AND COMPACTED 1' BEYOND PROPOSED LIMITS AND THEN EXCAVATED BACK TO THE PROPOSED LOCATION.
25. THE CONTRACTOR SHALL PROVIDE AN AS-BUILT SURVEY STAMPED BY A LICENSED SURVEYOR IN THE SAME STATE OF THE PROJECT OF ALL PUBLIC STORM SYSTEMS AND DAM'S DETENTION PONDS AND WATER QUALITY MEASURES VERIFYING COMPLIANCE WITH DESIGN DOCUMENTS.
26. ALL FILL MATERIAL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT. THIS MATERIAL SHALL BE PLACED IN LIFTS DIRECTED BY THE GEOTECHNICAL ENGINEER AND COMPACTED AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
27. THE LOCATION OF ALL DIVERSION BERMS AND DITCHES SHALL BE FIELD ADJUSTED TO MEET THESE AS POSSIBLE. THE CONTRACTOR SHALL MAKE THE ALIGNMENT OF THESE BERMS AND DITCHES IN THE FIELD TO VERIFY AVOIDANCE OF TREES.
28. SEDIMENT REMOVED FROM SEDIMENT CONTROL STRUCTURES, ETC. TO BE PLACED AT A SITE APPROVED BY THE LOCAL JURISDICTION. IT SHALL BE TRUCKED IN A MANNER SO THAT THE AREA AROUND THE DISPOSAL SITE WILL NOT BE TORN UP AND DAMAGED BY THE TRACTOR OF SUCH MATERIAL. COST FOR THIS TREATMENT IS TO BE INCLUDED IN BID PRICE FOR CARRYING. THE CONTRACTOR SHALL MAINTAIN AN DISPOSAL SITE AS PART OF THIS WORK.
29. STOCKPILED TOPSOIL OR FILL MATERIAL IN TO BE PLACED ON THE SUBJECT NON-CRIT BUT NOT PERMANENT SUPPLY/WORK AREAS OR ENTER NEARBY STREAMS.
30. ANY SITE USED FOR DISPOSAL AND/OR STOCKPILE OF ANY MATERIAL SHALL BE PROPERLY PERMITTED FOR SUCH ACTIVITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SELECT THE ALL REQUIRED PERMITS ARE SECURED FOR EACH PROPERTY UTILIZED. A COPY OF THE APPROVED PERMIT MUST BE PROVIDED TO THE INSPECTOR PRIOR TO COMMENCEMENT OF WORK ON ANY PROPERTY. FAILURE TO DO SO MAY RESULT IN THE CONTRACTOR PENDING ANY ILLEGALLY PLACED MATERIAL AT HIS OWN EXPENSE.
31. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DISPOSE EXCESS EARTH MATERIAL OFF SITE AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL FIRST OBTAIN ALL UNUSED MATERIAL TO THE OWNER IF NOT ACCEPTED BY THE OWNER, THE CONTRACTOR SHALL DISPOSE OFF SITE. IT SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY TO IMPORT SUITABLE MATERIAL AT NO ADDITIONAL COST TO THE OWNER FOR EXTENSION OPERATIONS IF SUFFICIENT AMOUNTS OF EARTH MATERIAL ARE NOT AVAILABLE ON SITE.

SITE UTILITY NOTES

1. THE SANITARY SEWER SHALL BE OF THE MATERIAL INDICATED ON THE PLAN. POLYVINYLCHLORIDE (PVC) SHALL BE (SDR26). DUCTILE IRON PIPE (DIP) SHALL BE CL. 350.
2. ALL WATER LINES, SEWER LINES AND APPURTENANCES SHALL BE OF MATERIALS AND CONSTRUCTION THAT CONFORM TO LAFAYETTE COUNTY STANDARDS AND SPECIFICATIONS.
3. PROVIDE A MINIMUM OF 18" OF COVER OVER ALL WATER LINES.
4. THE CONTRACTOR SHALL MAINTAIN 10 FEET HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER LINES. WHERE THESE CRITERIA CANNOT BE MET, THE CONTRACTOR SHALL MAINTAIN 18 VERTICAL SEPARATION BETWEEN WATER AND SEWER LINES.
5. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT HORIZONTAL AND VERTICAL LOCATION OF EXISTING WATER(S) OR SANITARY SEWER LINES AT THE POINT OF CONNECTION PRIOR TO THE COMMENCEMENT OF UNDERGROUND MATERIALS OR CONSTRUCTION AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES DO NOT CONFLICT WITH SANITARY SEWERS, SANITARY SEWER SERVICES, STORM SEWERS, OR ANY OTHER UTILITY OR STRUCTURES LISTED OR PROPOSED.
7. THE LOCATION OF EXISTING UTILITIES SHOWN ON "CIVIL PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY EACH INDIVIDUAL UTILITY OWNER OF HIS PLANS OF OPERATION IN THE AREA OF THE UTILITIES. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL CONTACT THE UTILITY OWNERS AND REQUEST THEM TO PROPERLY LOCATE THEIR RESPECTIVE UTILITY ON THE GROUND. THIS INSTALLATION SHALL BE DONE AT LEAST THREE (3) BUSINESS DAYS PRIOR TO COMMENCEMENT OF OPERATIONS AROUND THE UTILITY.
8. BEFORE CONNECTIONS ARE MADE TO EXISTING UTILITIES, THE NEW LINES ARE TO BE FLUSHED AND TESTED BY THE CONTRACTOR IN ACCORDANCE WITH THE APPLICABLE UTILITY DEPARTMENT SPECIFICATIONS.
9. REPAIR ALL DAMAGE TO EXISTING FEATURES (i.e. DRIVES, ROADS, CURBS, LANDSCAPING, ETC.) TO PRE-CONSTRUCTION CONDITION.
10. THE CONTRACTOR SHALL PROVIDE ALL HORIZONTAL AND VERTICAL BENDS TO ATTAIN THE ALIGNMENT INDICATED ON THE PLAN. PROVIDE VERTICAL BENDS WHERE NECESSARY TO FLOW WATER LINES TO PASS UNDER OR OVER OTHER UTILITY LINES (ALL BENDS AND BRACES NEEDED MAY NOT BE ACTUALLY SHOWN). PROVIDE BRACING AND/OR RODDING AT 1 BENDS AND FITS AS REQUIRED BY WATER DEPARTMENT.
11. WATER METERS SHALL BE NO DEEPER THAN 24 FROM TOP OF METER TO PROPOSED FINISHED GRADE.
12. THE CONTRACTOR SHALL NOTIFY REQUIRED PIPE LENGTHS EXTENDED FOR MATERIALS AND EXISTING PIPE WALLS. REPORT DISCREPANCIES WITH THE PLANS TO THE ENGINEER IMMEDIATELY.
13. REPAIR EXISTING PAVEMENT, CURBS, WALKS, LANDSCAPING, ETC. THAT ARE DAMAGED BY CONSTRUCTION ACTIVITIES TO A LIKE NEW CONDITION AT NO ADDITIONAL COST TO THE OWNER.
14. THE PROPOSED ELECTRIC LINE CONSTRUCTION AND INSTALLATION SHALL BE COORDINATED WITH THE LOCAL ELECTRIC COMPANY BY THE CONTRACTOR.
15. THE PROPOSED TELEPHONE LINE CONSTRUCTION AND INSTALLATION SHALL BE COORDINATED WITH THE LOCAL TELEPHONE COMPANY BY THE CONTRACTOR.
16. WHERE DRAINAGE OR UTILITY LINES OCCUR IN PROPOSED FILL AREAS, THE FILL MATERIAL IS TO BE PLACED AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D2167-08 PRIOR TO INSTALLATION OF DRAINAGE OR UTILITY LINES. FILL IS TO BE INSPECTED BY A PROFESSIONAL GEOTECHNICAL ENGINEERING TESTING FIRM DIRECTED BY THE OWNER. RESULTS OF THE TEST SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE. CONTRACTOR TO ADD FOR ANY REWORKING.
17. THE CONTRACTOR SHALL ADJUST THE ALIGNMENT OF THE WATER LINES HORIZONTALLY AND/OR VERTICALLY TO ALLOW THE REQUIRED BRACING AT BENDS AND FITS.
18. EXISTING CASTINGS LOCATED IN PAVEMENT AREAS SHALL BE ADJUSTED TO ENSURE THAT THE TOP OF CASTING IS FLUSH WITH THE FINISHED GRADE.
19. THE CONTRACTOR WILL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OF THE PROJECT. IN THE EVENT THAT SPECIAL EQUIPMENT IS REQUIRED TO WORK UNDER AND AROUND THE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO FURNISH SUCH EQUIPMENT AT NO ADDITIONAL COST TO THE OWNER.
20. PRIOR TO SUBMITTING HIS BID, THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR CONTACTING OWNERS OF ALL AFFECTED UTILITIES IN ORDER TO DETERMINE THE EXTENT TO WHICH UTILITY RELOCATIONS AND/OR ADJUSTMENTS WILL HAVE UPON THE SCHEDULE OF WORK FOR THE PROJECT. WHAT SUCH WORK WILL BE REQUIRED AROUND UTILITY FACILITIES THAT WILL REMAIN IN PLACE. OWNER UTILITY FACILITIES MAY NEED TO BE ADJUSTED CONCURRENTLY WITH THE CONTRACTOR'S OPERATIONS.
21. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY THE CORING AND RESILIENT SEAL METHOD.
22. THE HYDRANT ASSEMBLY INCLUDES THE APPROPRIATE SIZE FITTINGS (WITH RACKETS & LINE TO HYDRANT), A GATE VALVE (WITH VALVE BOX), AND THE HYDRANT (WITH ADAPTER). HYDRANTS SHALL BE INSTALLED AT LOCATIONS SHOWN ON THE PLANS.
23. CONCRETE CAPS AND THRUSTBLOCKS ON WATER AND SEWER LINES SHALL USE A MINIMUM OF 6 INCH USE 3000 PSI CONCRETE.
24. CONTRACTOR SHALL MARK THE LOCATION OF ALL NEW PVC LINES WITH #10 WIRE UNLESS OTHERWISE SPECIFIED BY THE LOCAL AUTHORITY.

PEC
PRECISION ENGINEERING CORPORATION
EMAIL: info@precisionengineering.com
PHONE: 662-234-6116 FAX: 662-234-6117
1020 NORTH LAFAYETTE STREET
OXFORD, MS 38655

REVISIONS:

NO.	DATE	DESCRIPTION	BY

GENERAL NOTES
FOR
WONDERBIRD SPIRITS
OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY: [illegible] | CHK'D BY: [illegible]
VERIFIED BY: [illegible] | AS NOTED
PROJECT NO: [illegible]

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DATE OF ISSUE: [illegible]

C101

C:\PEC Projects\Active Projects\Wonderbird Spirits\C101_NOTES.dwg Date: 5/15/2023 1:41 PM Plotted By: [illegible]

1 EXISTING CONDITIONS & AERIAL IMAGERY

SCALE: 1"=20'

EXISTING CONDITIONS & AERIAL

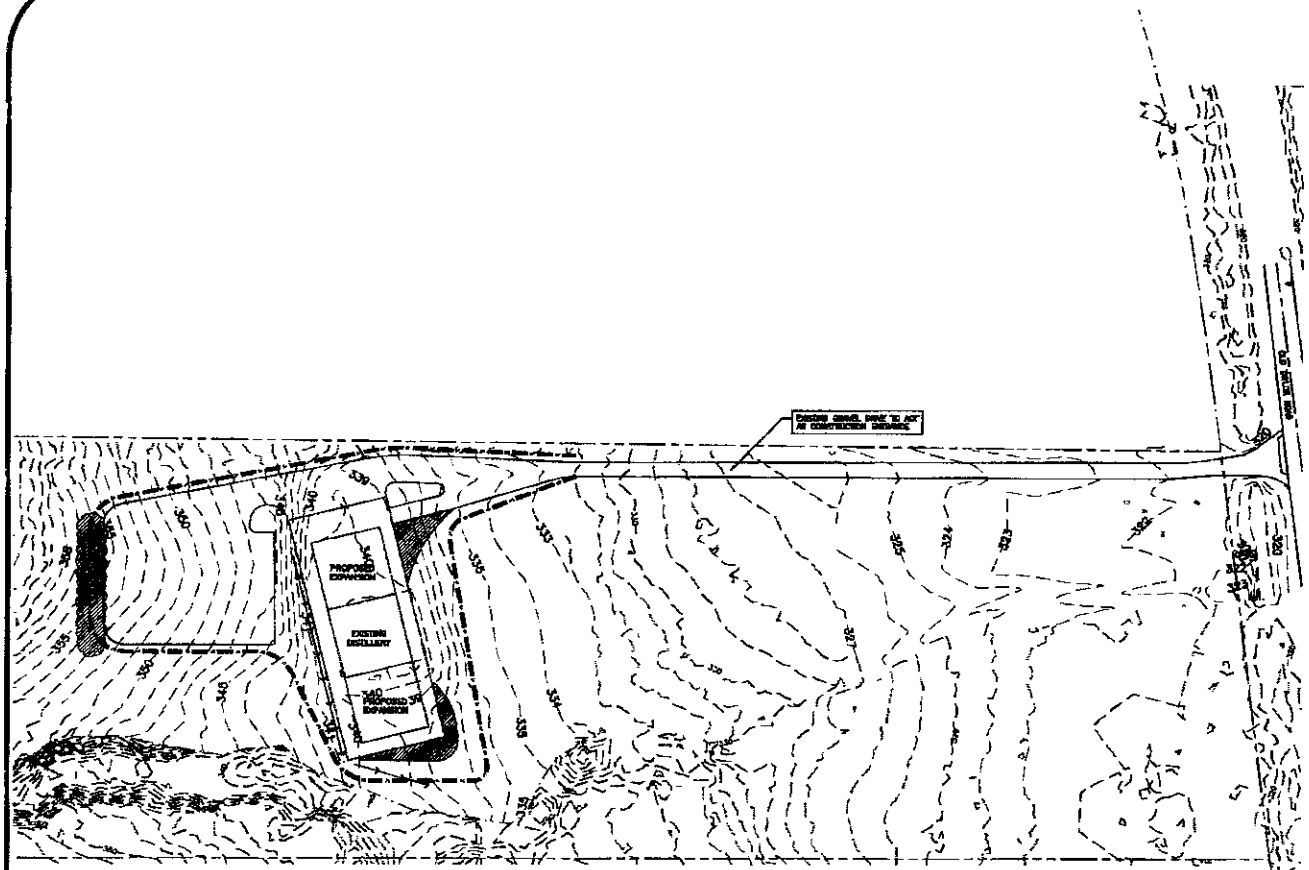
FOR

WONDERBIRD SPIRITS

OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

REVISIONS

C102



1 EROSION CONTROL PLAN
SCALE: 1" = 40'

LEGEND

SILT FENCE

LIMITS OF DISTURBANCE

DURING A REPORT CONTROL NOTES:

1. SEE SHEET C101 FOR GENERAL EROSION CONTROL GUIDELINE AND RECOMMENDATIONS.
2. THIS PLAN SHALL BE STUDIED AND ANALYZED BY THE CONTRACTOR SO AS TO ADEQUATELY PREPARE TO THE OWNERS AND COMMISSION AS THE PROJECT MOVES FROM THE ENTIRE TO PROPOSED SITE.
3. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION CONTROL DURING CONSTRUCTION BY THE PLACEMENT OF SILT FENCES AND/OR HAY BALES WHERE NECESSARY TO PREVENT UNNECESSARY SEDIMENT OF ANY DRAINS, PIPES, DRAINAGE STRUCTURES IN ADJACENT PROPERTIES. THE CONTRACTOR SHALL INSPECT ANY ADDITIONAL EROSION CONTROL AS DEEMED ON AS DIRECTED BY THE ENGINEER AND SHALL MAINTAIN ALL EROSION CONTROL DEVICES FOR THE WHOLE LENGTH OF THE PROJECT.
4. ALL NEW SOIL ON 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 NONPOINT CONTROLS.
6. CONTRACTORS SHALL BE RESPONSIBLE FOR REPAIRS ANY UTILITY COMPANY WHICH SUSTAINS A UTILITY LINE DURING THE DURATION OF THE PROJECT PRIOR TO COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL ALSO ASSUME RESPONSIBILITY FOR ANY DAMAGE INCURRED BY ANY UTILITY COMPANY FOR THEIR UTILITY LINES. WHETHER SHOWN IN THE CONSTRUCTION PLANS OR NOT, DURING WORK ON THE PROJECT.
7. CONTRACTOR SHALL SET ASIDE AN AREA NEAR THE CONSTRUCTION ENTRANCE FOR ALL VEHICLE WASHDOWN OPERATIONS. THE CONTRACTOR SHALL INSTALL AN EXCESS WASH AREAS. THE CONTRACTOR MUST TO ENSURE THAT MUDDY IS NOT ALLOWED TO LEAVE THE AREA. SITE CONTRACTOR IS RESPONSIBLE FOR WASHDOWN THIS AREA FOR THE WHOLE LENGTH OF THE PROJECT.
8. BEFORE ANY WORKERS/SUBCONTRACTOR ARE HIRED, THE PROJECT SITE SHALL ALL PERMANENT SILT CONTROL. ALL EXISTING SILT PROVIDED SHALL BE THE PRIME OF EXISTING SILT CONTROL. SITE OF AS DIRECTED TO ENSURE PROPER PLACEMENT.
9. THE CONTRACTOR SHALL BE RESPONSIBLE MEETING AND MAINTAINING ALL REQUIREMENTS OF THE MDEQ CONSTRUCTION GENERAL PERMIT. THE BUILDER, BUT IS NOT LIMITED TO ALL NECESSARY EROSION CONTROL, INSPECTIONS AND DISPLAYING OF INSPECTION FORMS AS SPECIFIED BY MDEQ. THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND MDEQ CONSTRUCTION PERMIT, PERMIT SHALL BE PROVIDED PROVIDED BY THE ENGINEER, BUT SHALL BE MAINTAINED BY THE CONTRACTOR. THE CONTRACTOR SHALL NOT START ANY CONSTRUCTION ACTIVITY ON THE SITE UNTIL ALL WRITTEN REPRESENTATIVE OF THE CONTRACTOR HAS A COPY OF THE SWPPP AND MDEQ CONSTRUCTION GENERAL PERMIT ON HAND.

PEC
PRECISION ENGINEERING CORPORATION

REVISIONS:

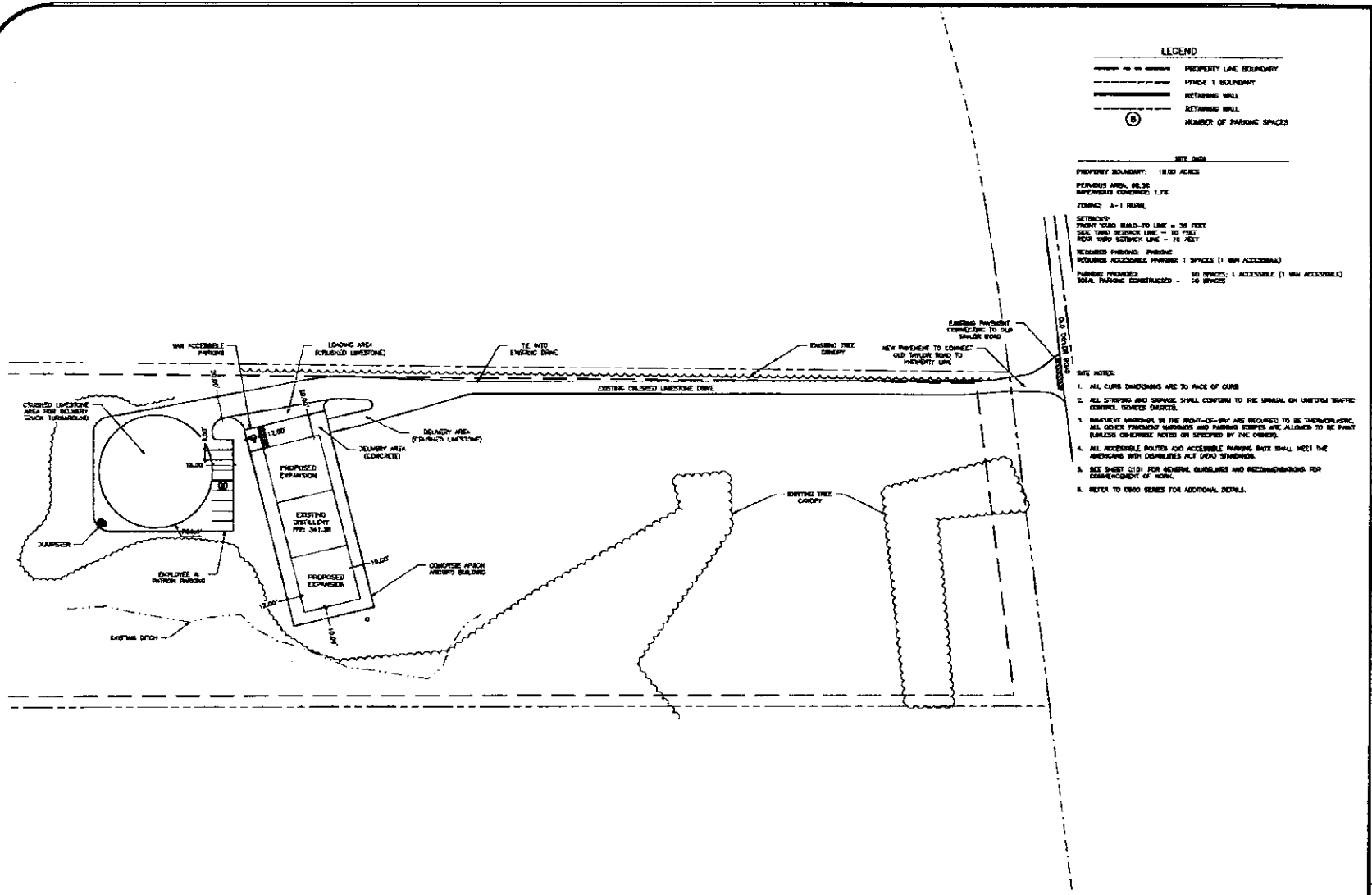
NO.	DATE	DESCRIPTION	BY

EROSION CONTROL PLAN
FOR
WONDERBIRD SPIRITS
OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY:		
CHECKED BY:		AS NOTED
APPROVED BY:		

ALL DRAWINGS, DRAWINGS AND IN CONFIDENCE AND REPRODUCTION MAY NOT BE MADE WITHOUT WRITTEN CONSENT OF THE ENGINEER. IF A DISCREPANCY EXISTS BETWEEN LAW MANDATORY CONTRACT AND STATUTORY LAW, MANDATORY MECHANICALLY EXPRESSED.

PAGE NO.
C103



1 SITE PLAN
SCALE: 1" = 40'

LEGEND

- PROPERTY LINE BOUNDARY
- PHASE 1 BOUNDARY
- RETAINING WALL
- RETAINING WALL
- (B) NUMBER OF PARKING SPACES

SITE DATA

PROPERTY BOUNDARY: 18.00 ACRES

PERVIOUS AREA: 88.3%
IMPERVIOUS COVERED: 1.7%

ZONING: A-1 RURAL

SETBACKS:
FRONT YARD BUILD-TO LINE = 30 FEET
SIDE YARD SETBACK LINE = 10 FEET
REAR YARD SETBACK LINE = 75 FEET

REQUIRED PARKING: PARKING
REQUIRED ACCESSIBLE PARKING: 1 SPACES (1 VAN ACCESSIBLE)

PARKING PROVIDED: 10 SPACES; 1 ACCESSIBLE (1 VAN ACCESSIBLE)
TOTAL PARKING CONSTRUCTED - 10 SPACES

SITE NOTES:

1. ALL CURB DIMENSIONS ARE TO FACE OF CURB
2. ALL STRIPING AND SIGNAGE SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. PAVEMENT MARKINGS IN THE RIGHT-OF-WAY ARE REQUIRED TO BE THERMOPLASTIC. ALL OTHER PAVEMENT MARKINGS AND PARKING STRIPES ARE ALLOWED TO BE PAINT (UNLESS OTHERWISE NOTED OR SPECIFIED BY THE OWNER).
4. ALL ACCESSIBLE ROUTES AND ACCESSIBLE PARKING RATE SHALL MEET THE AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS.
5. SEE SHEET C101 FOR GENERAL GUIDELINES AND RECOMMENDATIONS FOR COMMENCEMENT OF WORK.
6. REFER TO C900 SERIES FOR ADDITIONAL DETAILS.

PEC
PRECISION ENGINEERING CORPORATION

REVISIONS:

NO.	DATE	DESCRIPTION	BY

SITE PLAN
FOR
WONDERBIRD SPIRITS
OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY: J.L.
CHECKED BY: P.E.
PROJECT NO.: 2120

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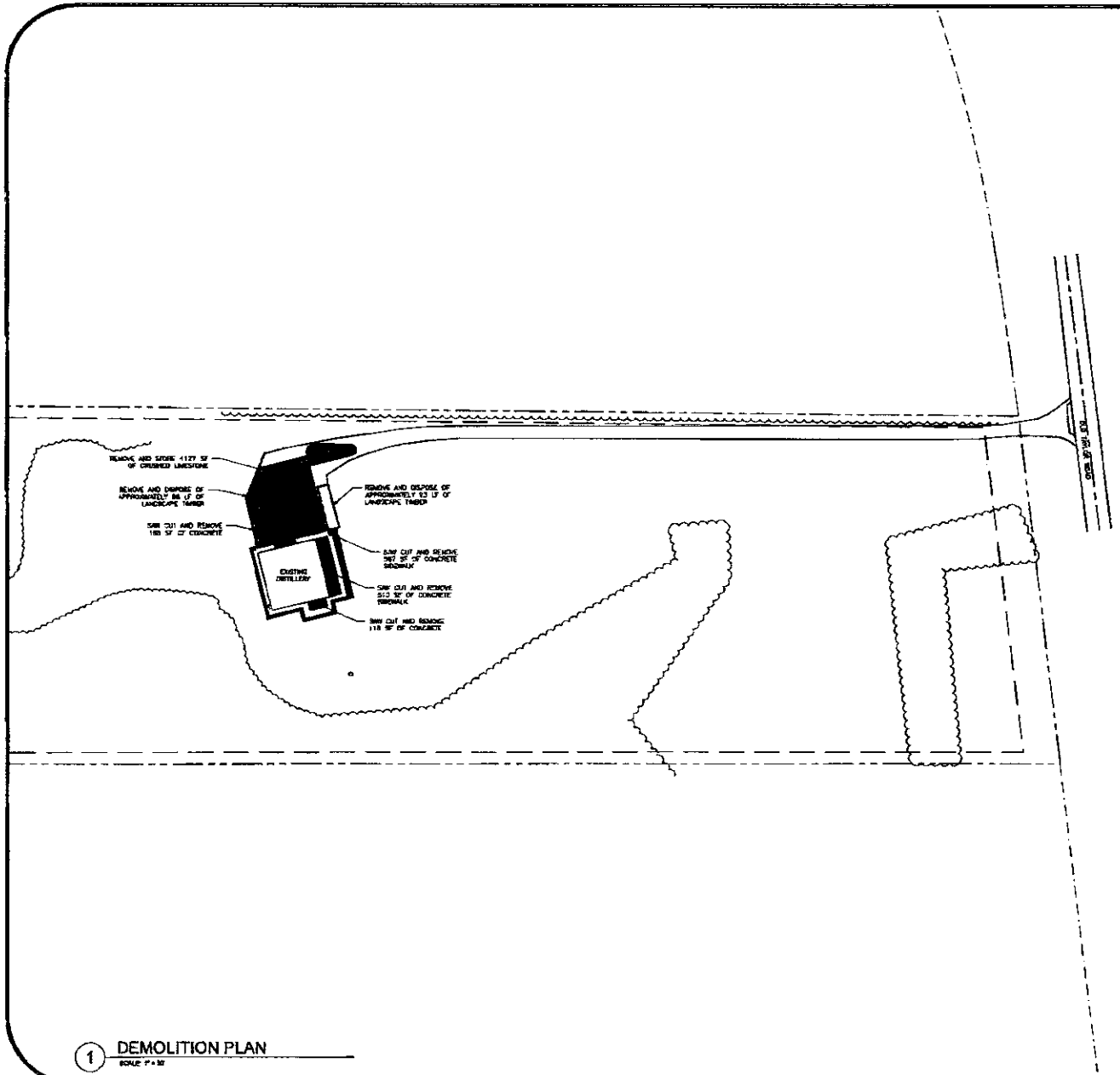
DRAWING NO.: C104



1 DEMOLITION PLAN
SCALE: 1" = 30'

LEGEND

REMOVE LANDSCAPE TIMBER

DRAINAGE LIMESTONE TO BE REMOVED

CONCRETE TO BE REMOVED

DEMOLITION NOTES:

1. CONTRACTOR SHALL OBTAIN ALL APPROPRIATE PERMITS PRIOR TO STARTING DEMOLITION.
2. ABANDONMENT OF EXISTING STORM PIPES AND STRUCTURES IN PLACE SHALL RECEIVED FLOWABLE FILL. FLOWABLE FILL (ABANDONMENT GROUT) SHALL BE PLACED IN ACCORDANCE WITH PRODUCT MANUFACTURER.
3. CONTRACTOR TO DISPOSE OF ALL WASTE MATERIALS IN ACCORDANCE WITH LOCAL AND STATE GOVERNING AUTHORITIES.
4. THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL NOTIFY EACH INDIVIDUAL UTILITY OWNER OF HIS PLAN OF OPERATION IN THE AREA OF THE UTILITIES. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL CONTACT THE UTILITY OWNERS AND REQUEST THEM TO PROPERLY LOCATE THEIR RESPECTIVE UTILITY ON THE GROUND. THIS INFORMATION SHALL BE GIVEN AT LEAST THREE (3) BUSINESS DAYS PRIOR TO COMMENCEMENT OF OPERATIONS AROUND THE UTILITY.
5. THE CONTRACTOR WILL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OF THIS PROJECT. IN THE EVENT THAT SPECIAL EQUIPMENT IS REQUIRED TO WORK OVER AND AROUND THE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO FURNISH SUCH EQUIPMENT AT NO ADDITIONAL COST TO THE OWNER.
6. PRIOR TO SUBMITTING HIS BID, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONTACTING OWNERS OF ALL AFFECTED UTILITIES IN ORDER TO DETERMINE THE EXTENT TO WHICH UTILITY RELOCATIONS AND/OR ADJUSTMENTS WILL HAVE UPON THE SCHEDULE OF WORK FOR THIS PROJECT. WHILE SOME WORK MAY BE ACCOMPLISHED AROUND UTILITY FACILITIES THAT WILL REMAIN IN PLACE, OTHER UTILITY FACILITIES MAY NEED TO BE ADJUSTED CONCURRENTLY WITH THE CONTRACTOR'S OPERATIONS.
7. SEE SHEET C101 FOR GENERAL GUIDELINES AND RECOMMENDATIONS FOR COMMENCEMENT OF WORK.
8. REFER TO SHEET C106 FOR THE STORM DRAINAGE PLAN.
9. REFER TO C300 SERIES FOR ADDEDUM DETAILS.

PEC

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	[illegible]	[illegible]	[illegible]

DEMOLITION PLAN
FOR
WONDERBIRD SPIRITS
OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

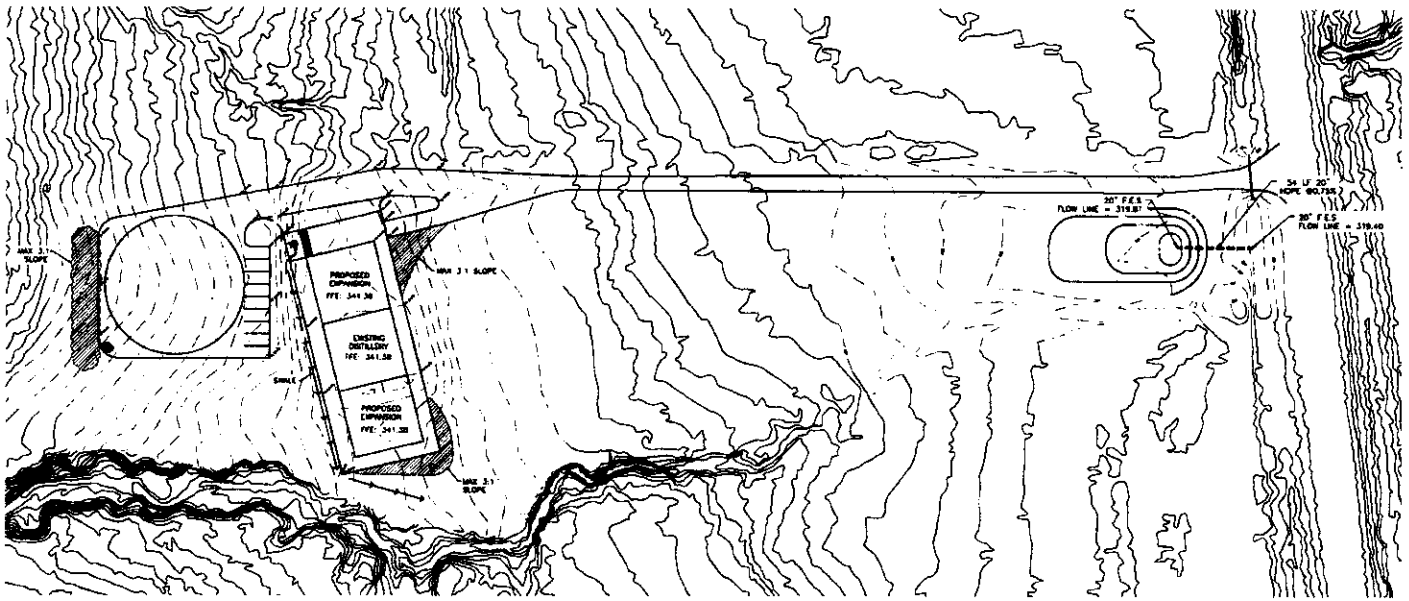
DRAWN BY:	J.L.	[illegible]
CHECKED BY:	T.E.	[illegible]
PROJECT NO.:	[illegible]	

ALL DIMENSIONS, MEASUREMENTS AND BY [illegible] AND INFORMATION SHOWN MUST BE SUBMITTED TO THE ARCHITECT PRIOR TO THE BEGINNING OF THE SUBJECT WORK. ALL CONCERNED LAW UNDER OF CONTRACTORS AND CONSTRUCTION ARE SOLELY RESPONSIBLE.

SHEET NO.: C105

GRADING NOTES:

1. SEE SHEET C101 FOR GENERAL GRADING GUIDELINES AND RECOMMENDATIONS.
2. CLEARING AND GRADING MAY BE COMPLETED IN PHASES PER THE DEVELOPER'S REQUEST. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING EROSION CONTROL FOR EACH PHASE OF GRADING.
3. BEFORE ANY CONSTRUCTION ACTIVITY CAN BEGIN CONTRACTOR SHALL INSTALL ALL PERIMETER SILT FENCING, ALL INTERNAL SILT FENCING SHALL BE INSTALLED AS THE AREAS OF GRADING BECOMES COMPLETE, OR AS NEEDED TO EFFECTIVELY CONTROL EROSION. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION CONTROL SUPPLIES. CONTRACTOR MUST PROVIDE WORK NECESSARY TO PREVENT UNNECESSARY EROSION OF ANY GRADING, PIPES, STRUCTURES, OR PROPERTIES 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. CONTRACTORS SHALL BE RESPONSIBLE FOR MARKING ANY UTILITY COMPANY WHICH CONTAINS A UTILITY LINE WITHIN IN THE BOUNDARIES OF THE PROJECT PRIOR TO INTERIOR OF SITE PROJECT. THE CONTRACTOR SHALL ALSO ASSUME RESPONSIBILITY FOR ANY DAMAGE INCURRED BY ANY UTILITY COMPANY FOR THEIR UTILITY LINES, EITHER SHOWN IN THE CONSTRUCTION PLANS OR NOT, DURING WORK ON THE PROJECT.



1 GRADING PLAN
SCALE 1" = 20'

PEC PRECISION ENGINEERING CORPORATION

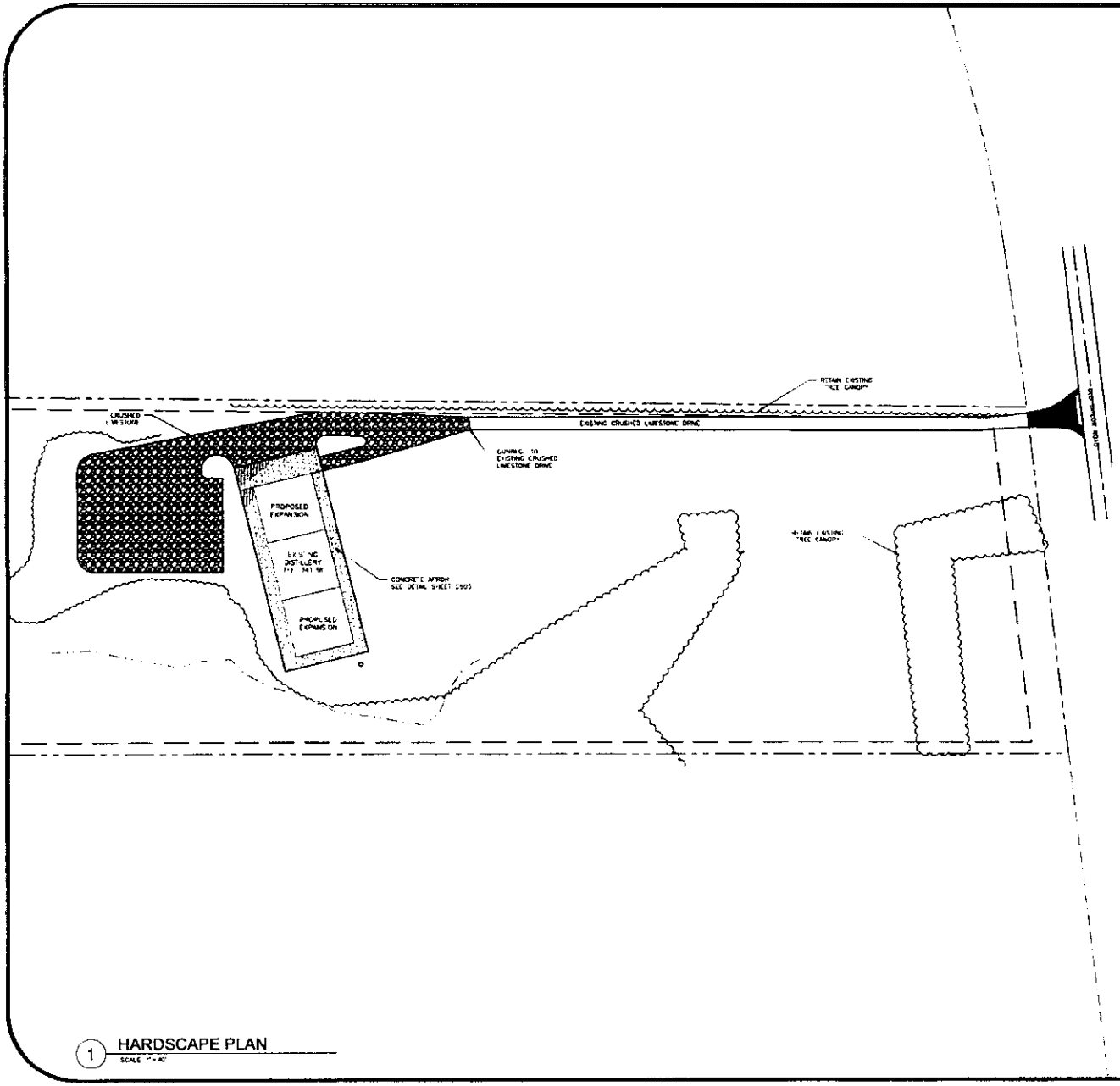
REVISIONS:

NO	DATE	DESCRIPTION	BY

GRADING PLAN
FOR
WONDERBIRD SPIRITS
OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY
DESIGN SUPERVISOR
PROJECT No.

C106



1 HARDSCAPE PLAN
SCALE 1" = 40'

LEGEND

PROPERTY LINE/ROADWAY

CRUSHED LIMESTONE
REFER TO DETAIL 1 SHEET C502

CONCRETE APRON
REFER TO DETAIL 1 SHEET C502

ASPHALT

HARDSCAPE NOTES

1. ALL CURB DIMENSIONS ARE TO FACE OF CURB
2. ALL PAVEMENT MARKINGS AND STRIPING INTERIOR TO THIS SITE SHALL BE PAINT, UNLESS NOTED OTHERWISE
3. 5TH AVENUE AND COMMONWEALTH BOULEVARD PAVEMENT STRIPING SHALL BE THERMOPLASTIC STRIPING MATERIAL
4. CONTRACTOR TO PERFORM UNDERCUT, BACKFILL, AND GRADING AS OUTLINED IN THE GEOTECHNICAL INVESTIGATION PREPARED BY PRECISION ENGINEERING CORPORATION DATED JUNE 30, 2020
5. ALL STRIPING AND SIGNAGE SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
6. ALL ACCESSIBLE ROUTES AND ACCESSIBLE PARKING BAYS SHALL MEET THE AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS
7. SEE SHEET C101 FOR GENERAL GUIDELINES AND RECOMMENDATIONS FOR COMMENCEMENT OF WORK
8. REFER TO C500 SERIES FOR ADDITIONAL DETAILS

PEC
PRECISION ENGINEERING CORPORATION

REVISIONS:

NO.	DATE	DESCRIPTION	BY

HARDSCAPE PLAN
FOR
WONDERBIRD SPIRITS
OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY: TL
CHECKED BY: TR
AS NOTED

PROJECT NO.:

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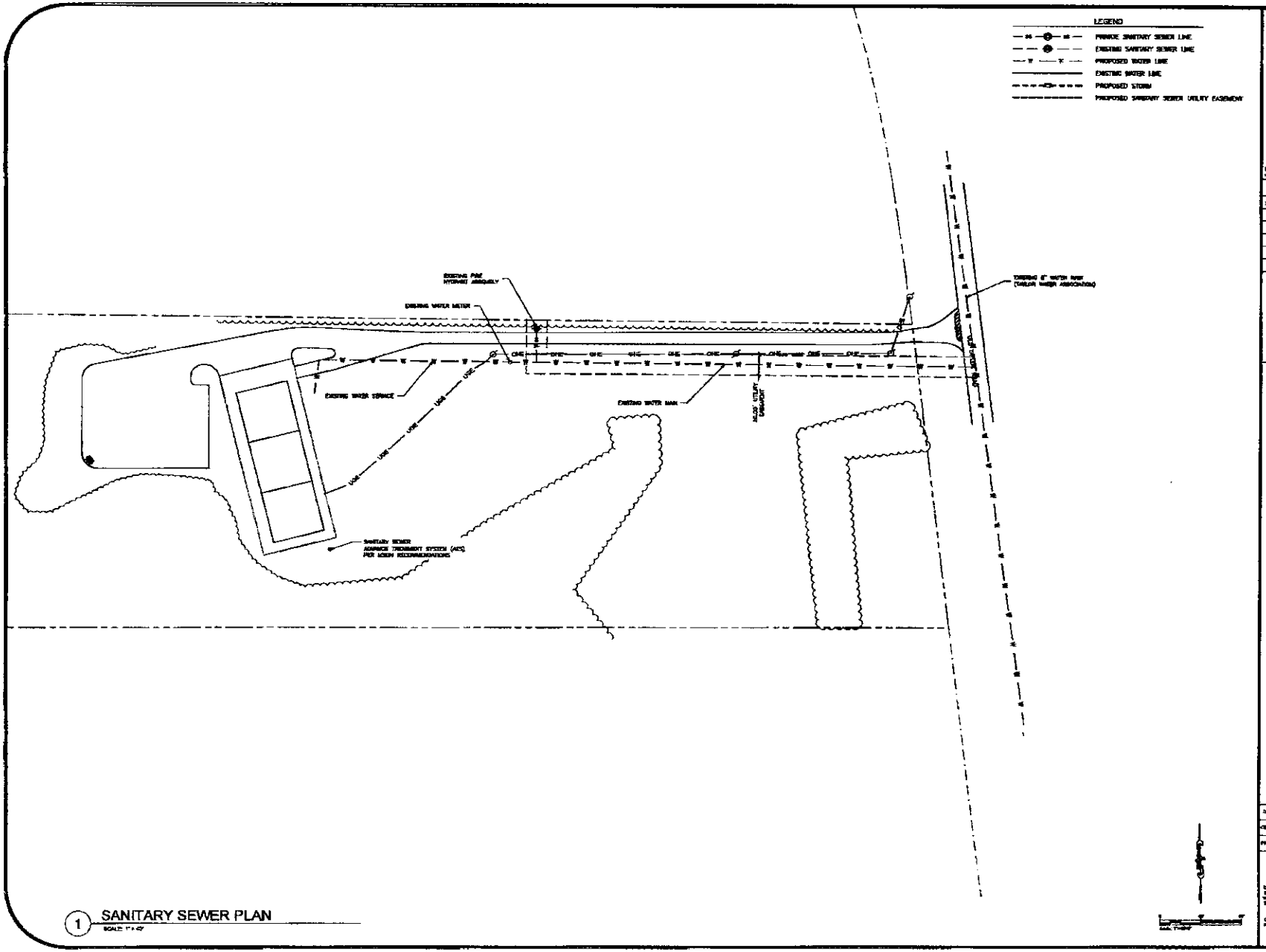
PAGE NO.
C107



1 SANITARY SEWER PLAN

SCALE: 1"=40'

PEC PRECISION ENGINEERING CORPORATION

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	[illegible]	UTILITY CROSSING REVISION	[illegible]
2	[illegible]	[illegible]	[illegible]

UTILITY PLAN FOR WONDERBIRD SPIRITS

OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY: [illegible] | CHECKED BY: [illegible] | PROJECT NO.: [illegible]

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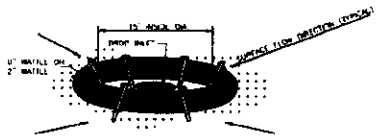
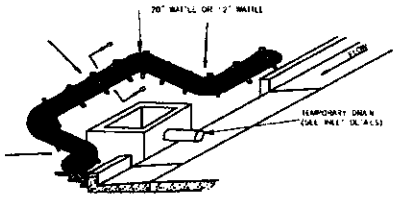
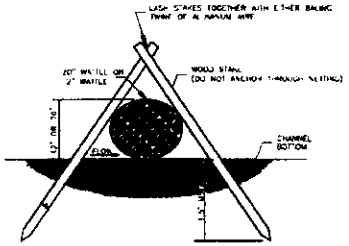
SHEET NO.: C108



NOTE: SILT FENCE OR SANDBAGS MAY ALSO BE USED FOR THIS APPLICATION
HAY BALES NOT ACCEPTABLE DURING THIS STAGE





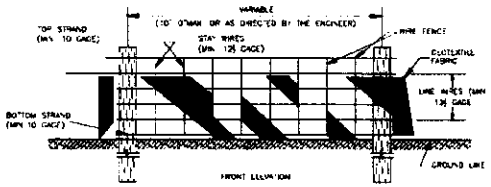
NOTES:

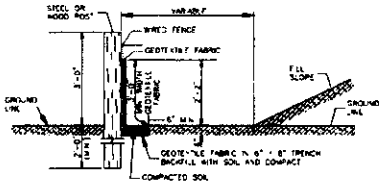
1. ANCHORING STAKES SHALL BE SIZED, SPACED, AND BE OF A MATERIAL THAT EFFECTIVELY SECURES THE WATTLE. STAKE SPACING SHALL BE A MAXIMUM OF THREE FEET.
2. OVERLAP ENDS OF WATTLES PER MANUFACTURER'S RECOMMENDATIONS (1' MIN., 3 MAX)
3. TRENCHING OF WATTLES MAY BE NECESSARY IF RUNOFF BECOMES EVIDENT
4. IN THE EVENT WATTLES CANNOT BE SECURED IN PLACE USING WOOD STAKES, SANDBAGS MAY BE USED IN LIEU OF WOOD STAKES IN ORDER TO SECURE WATTLES IN PLACE. COST OF SANDBAGS USED IN THIS APPLICATION SHALL BE INCLUDED IN OTHER ITEMS BID

1

INLET PROTECTION DETAILS OF WATTLES

NTS





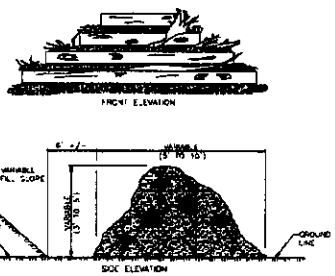
NOTES:

1. WIRE SHALL BE MINIMUM OF 32" IN WIDTH AND SHALL HAVE A MINIMUM OF 5 LINE WIRES WITH 12" STAY SPACING
2. GEOTEXTILE FABRIC SHALL BE A MINIMUM OF 36" IN WIDTH AND SHALL BE FASTENED ADEQUATELY TO THE WIRE AS DIRECTED BY THE BY THE ENGINEER
3. STEEL POST SHALL BE 5' 0" IN HEIGHT AND OF THE SELF FASTENER ANGLE STEEL TYPE. WOOD POST SHALL BE A MINIMUM OF 5' 0" IN HEIGHT WITH 3" OR MORE IN DIAMETER. WIRE FENCE SHALL BE FASTENED TO WOODEN POST WITH NO LESS THAN 4 OACE WIRE STAPLES 1" LONG
4. GEOTEXTILE FABRIC MEETING THE TYPE II MATERIAL REQUIREMENTS AND INSTALLED ACCORDING TO SPECIFICATIONS MAY BE USED WITHOUT WIRE FENCE

2

TEMPORARY SILT FENCE

NTS



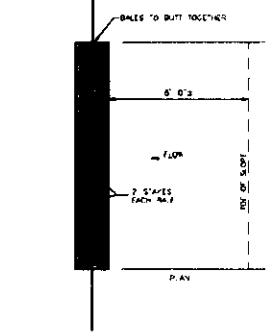
NOTES:

1. BRUSH BARRIER MAY BE USED WHERE NATURAL GROUND IS LEVEL OR SLOPING AWAY FROM PROJECT
2. PLACE BRUSH, LOG AND TREE LIMBS APPROXIMATELY PARALLEL TO TOE OF FILL SLOPE WITH "BONE" OF THE HEAVIER MATERIALS BEING PLACED ON TOP. TO PROPERLY SECURE THE BARRIER AS DETAILED AT LOCATIONS SHOWN ON PLANS OR AS DIRECTED OR PERMITTED BY THE ENGINEER
3. TO ALLOW WATER TO SEEP THROUGH BRUSH BARRIER, INTERWEAVE THE BRUSH, LOG AND TREE LIMBS SO AS NOT TO FORM A SOLID WALL
4. THE BRUSH BARRIER MAY BE CHOKED WITH FILTER FABRIC. THE COST OF FABRIC TO BE INCLUDED IN OTHER ITEMS BID
5. "TEMPORARY BRUSH BARRIER WALL" NOT BE MEASURED FOR SEPARATE PAYMENT

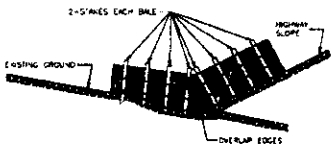
3

TEMPORARY BRUSH BARRIER

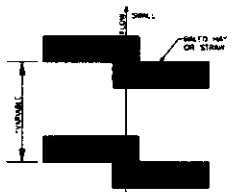
NTS



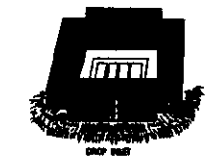
FALL OF DITCH (S)	DISTANCE* (T)
0-1	100'
1-2	50'
>2	25'



NOTE: SIMILAR TREATMENT TO BE USED IN DITCHES



NOTE: EMBED ALL BALES 3" MINIMUM INTO GROUND AND STAKE (2"X2"X36") SECURELY



GENERAL NOTES

1. THE CONTRACTOR SHALL BE REQUIRED TO FURNISH ALL MATERIALS AND PERFORM ALL WORK FOR THE PROPER INSTALLATION, MAINTENANCE AND REMOVAL OF TEMPORARY EROSION CONTROL MEASURES NECESSARY TO CONTROL SEDIMENT
2. "TEMPORARY BRUSH BARRIERS SHALL BE USED AS REQUIRED BUT WILL NOT BE MEASURED FOR SEPARATE PAYMENT"
3. THE USE OF TEMPORARY EROSION CONTROL MEASURES OTHER THAN "TEMPORARY BRUSH BARRIERS" WILL ONLY BE REQUIRED AND MEASURED FOR SEPARATE PAYMENT WHEN APPROPRIATE PAY ITEM(S) IS INCLUDED IN THE BID SCHEDULE OF THE PROPOSAL

4

TEMPORARY EROSION CHECKS USING HAY OR STRAW BALES

NTS

EROSION CONTROL DETAILS

NTS

PEC
PRECISION ENGINEERING CORPORATION

REVISIONS:

NO.	DATE	DESCRIPTION	BY

DETAILS FOR WONDERBIRD SPIRITS

OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY: T.L.
CHK'D BY: E.E.
AS NOTED

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