

STATE OF MISSISSIPPI
MISSISSIPPI DEPARTMENT OF TRANSPORTATION

PLAN OF PROPOSED DISTRICT 5 WAREHOUSE 2017 STATE PROJECT NO(S) BWO-5231-51(001), LWO-5001-51(008)

NEWTON COUNTY

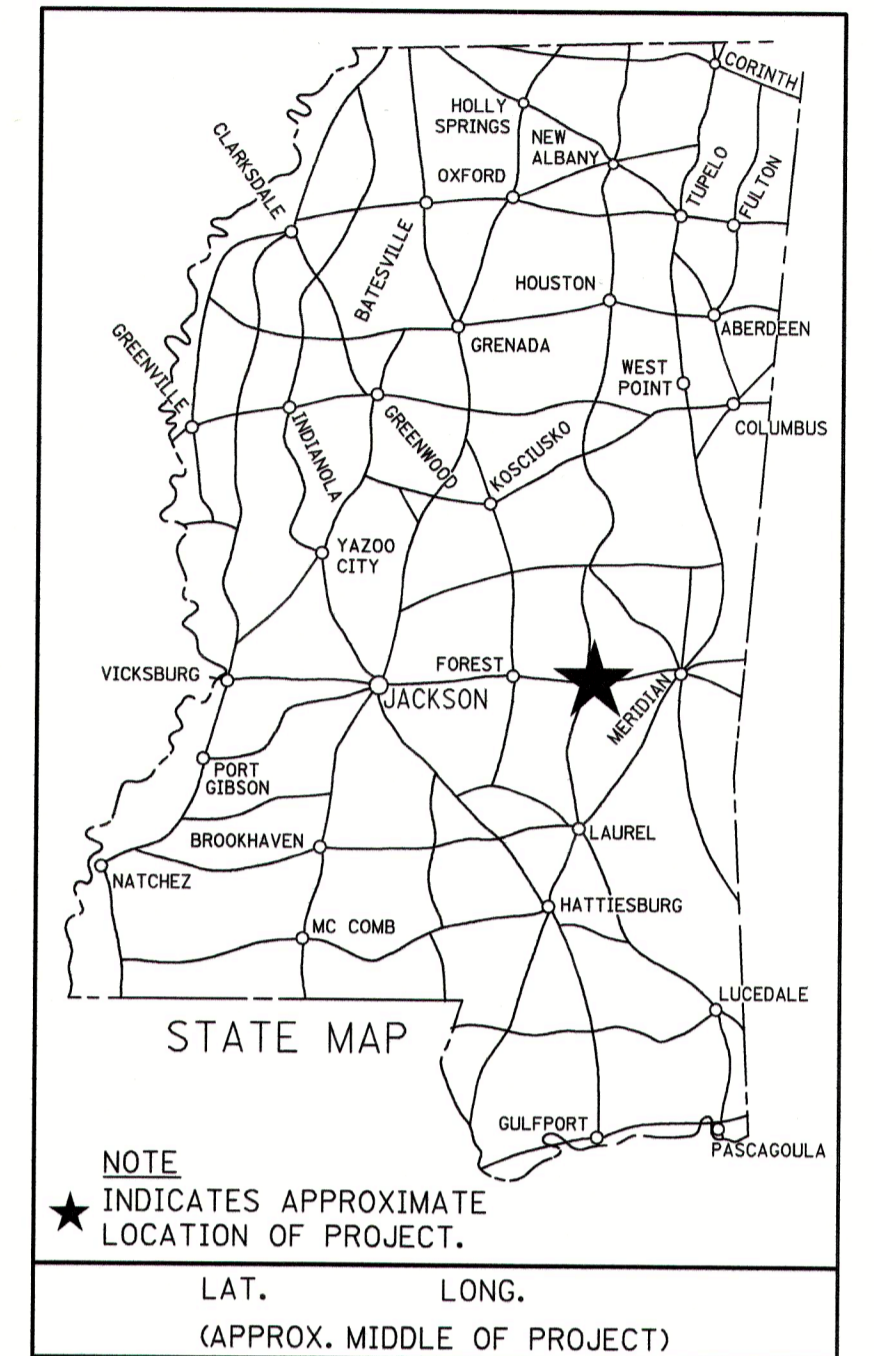
FMS. CONST. NO.
503006/301000
503006/302000

NEW WAREHOUSE BUILDING
7759 HWY 80 WEST

SCALES
PLAN: 1 IN. = 100 FT.



STATE	PROJECT NUMBER	SHEET NO.
MISSISSIPPI	BWO-5231-51(001), LWO-5001-51(008)	1



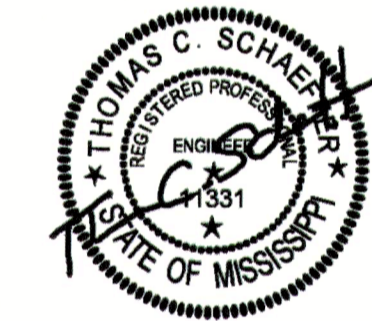
JBHM
Architecture

Architectural



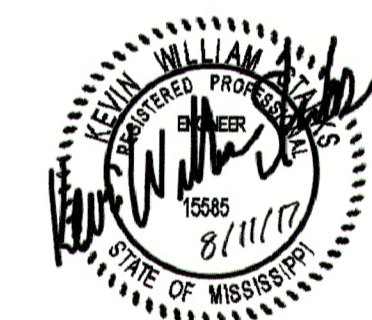
NEEL-SCHAFFER
Solutions you can build upon

Civil



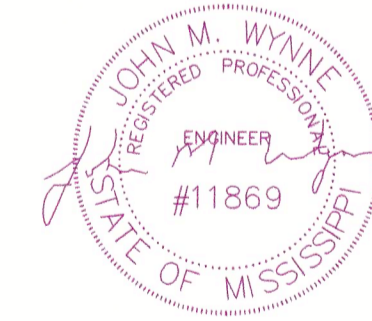
Structural Design Group

Structural



GSK
MECHANICAL

Mechanical / Plumbing



Schultz & Wynne
Consulting Electrical Engineers
A PROFESSIONAL ASSOCIATION

Electrical

PERMITS ACQUIRED BY MDOT		
WETLANDS AND WATERS PERMITS		
	WATERS	WETLANDS
NATIONWIDE #14	N	N
NATIONWIDE (OTHER)*	N	N
GENERAL*	N	N
INDIVIDUAL (404)*	N	N
STORMWATER PERMIT S		
Y	REQUIRED SCNOI SUBMITTED BY MDOT (DISTURBED AREA = 5 ACRES)	
S	REQUIRED SCNOI TO BE SUBMITTED BY CONTRACTOR (1 TO 4.99 ACRES)	
N	NO STORMWATER PERMIT REQUIRED (<1 ACRE)	
APPROVED BY: _____		

CONVENTIONAL SYMBOLS

- COUNTY LINE
- TOWN CORPORATION LINE
- SECTION LINE
- EXISTING ROAD OR TRAVELED WAY - - - - -
- PROPOSED ROAD OR TRAVELED WAY _____
- RAILROAD
- SURVEY LINE
- BRIDGES

REVISIONS	DATE	BY	REMOVED NOTE
P S & E DATE: 8/11/2017			
APPROVED:			
DEPUTY EXECUTIVE DIRECTOR / CHIEF ENGINEER			
EXECUTIVE DIRECTOR			

STATE	PROJECT NO.
MISS.	BWO-5231-51(001)
MISS.	LWO-5001-51(008)

Materials Referencing - (List is not all inclusive)

Division 03 - Concrete	
Key Value	Keynote Text
03 30 00.A1	Reinforced Concrete
03 30 00.A2	Concrete Slab
03 30 00.A5	Concrete Footing See Structural
03 30 00.A12	Concrete Steps
03 30 00.B6	Welded Wire Mesh
03 30 00.C7	Rebar
03 30 00.C8	Laminated Moisture Barrier
03 30 00.D1	Concrete Ramp
03 30 00.K8	Concrete Smooth Rubbed

Division 05 - Metals	
Key Value	Keynote Text
05 50 00.A1	Steel Plate
05 50 00.A2	Steel Tube
05 50 00.A5	Steel Angle (See Structural)
05 50 00.A13	Steel Angle
05 50 00.L2	Steel Bollard
05 51 00.A1	Metal Pan Stair
05 52 13.A1	Steel Handrail
05 52 13.C1	Wall Rail
05 52 13.C2	Guardrail
05 52 13.C3	Hand Rail
05 52 13.D1	1-1/2" Diam. Steel Tube

Division 6 - Woods/ Plastics	
Key Value	Keynote Text
06 10 00.B6	2X12
06 10 00.C10	Treated 2X8
06 10 00.E2	Wood Blocking
06 11 00.D2	2X4 Framing @ 16" O.C.
06 11 00.D5	2X4 Studs @ 16" O.C.
06 22 00.A9	1X12 Wood Trim
06 41 00.A0	Millwork
06 41 16.A1	Plastic Laminate
06 41 16.A3	Plastic Laminate Countertop
06 41 16.A4	Plastic Laminate Backsplash
06 41 16.B1	Base Cabinet
06 41 16.B2	Wall Cabinet
06 41 16.B4	Melamine Shelves Adjustable
06 41 16.C2	Drawer Guides
06 41 16.C3	Pulls
06 41 16.C7	Standards and Brackets

Division 7 - Thermal/ Moisture	
Key Value	Keynote Text
07 42 13.A8	Flashing
07 92 00.A1	Sealant
07 92 00.A5	Caulk
07 92 00.B1	Caulk & Backer Rod
07 92 00.B2	Backer Rod & Sealant

Division 8 - Doors/ Windows	
Key Value	Keynote Text
08 11 13.A0	Metal Door
08 11 13.A1	Hollow Metal Frame
08 11 13.A5	Jamb Anchor (3 Ea. Side)
08 11 13.A6	1/2"x1/2" Glazing Stop
08 33 23	Overhead Coiling Door
08 33 23.A1	Coiling Door Guide
08 41 13.A3	Aluminum Frame
08 80 00.A4	1" Insulated Glass
08 80 00.D1	1/4" Tempered Glass

Division 9 - Finishes	
Key Value	Keynote Text
09 22 16.13.B1	2 1/2" Metal Studs
09 22 16.13.D3	3 5/8" Metal Studs @ 16" O.C.
09 29 00.A4	5/8" Gypsum Board
09 29 00.H1	Corner Bead
09 30 13.C2	Marble Threshold
09 51 00	Acoustical Ceilings
09 51 23.A0	Acoustical Lay-In Ceiling
09 65 00.B4	Cove Base
09 91 00.A1	Paint
09 91 00.A2	Semi-Gloss Paint Finish

Division 10 - Specialties	
Key Value	Keynote Text
10 11 16	Markerboard
10 11 23	Tackboard
10 28 00.A1	Mirror
10 28 00.A4	Paper Towel Dispenser
10 28 00.A5	Toilet Tissue Dispenser
10 28 00.A6	Grab Bar
10 73 16.A2	Rod Suspended Aluminum Canopy
10 73 16.A5	Aluminum Beam
10 73 16.A6	Flashing
10 73 16.A7	Rear Clip Angle
10 73 16.A8	Lag Bolt
10 73 16.A9	Rolled Formed Aluminum Canopy
10 73 16.B1	Adjustment Rod
10 73 16.B2	Front Clip Angle
10 73 16.B3	Hanger Pipe
10 73 16.B5	Gutter
10 73 16.B6	Eye Bolt with Washers

Division 11 - Equipment	
Key Value	Keynote Text
11 13 13	Loading Dock Bumper

Division 13 - Special Construction	
Key Value	Keynote Text
13 34 19.A1	Metal Building Column
13 34 19.A4	Gable Angle
13 34 19.A5	Rigid Frame
13 34 19.A6	Steel Beam
13 34 19.B1	Wall Panel
13 34 19.B3	Roof Panel
13 34 19.C1	Z-Purlin
13 34 19.C2	Girt
13 34 19.C7	8 1/2" Bypass Girt
13 34 19.C8	Eave Strut
13 34 19.C9	Base Angle
13 34 19.C10	'C' Channel
13 34 19.D4	Base Flashing
13 34 19.D5	Gutter
13 34 19.D6	Downspout
13 34 19.D8	Rake Trim
13 34 19.D11	Jamb Trim
13 34 19.D12	Flashing
13 34 19.D13	Corner Trim
13 34 19.D14	Eave Flashing
13 34 19.D15	Sill Flashing

Division 22 - Plumbing	
Key Value	Keynote Text
22 13 16.A2	Floor Drain
22 40 00.A20	Sink

Division 23 - Mechanical/ HVAC	
Key Value	Keynote Text
23 00 00.A0	Mechanical Equipment (See Mech)

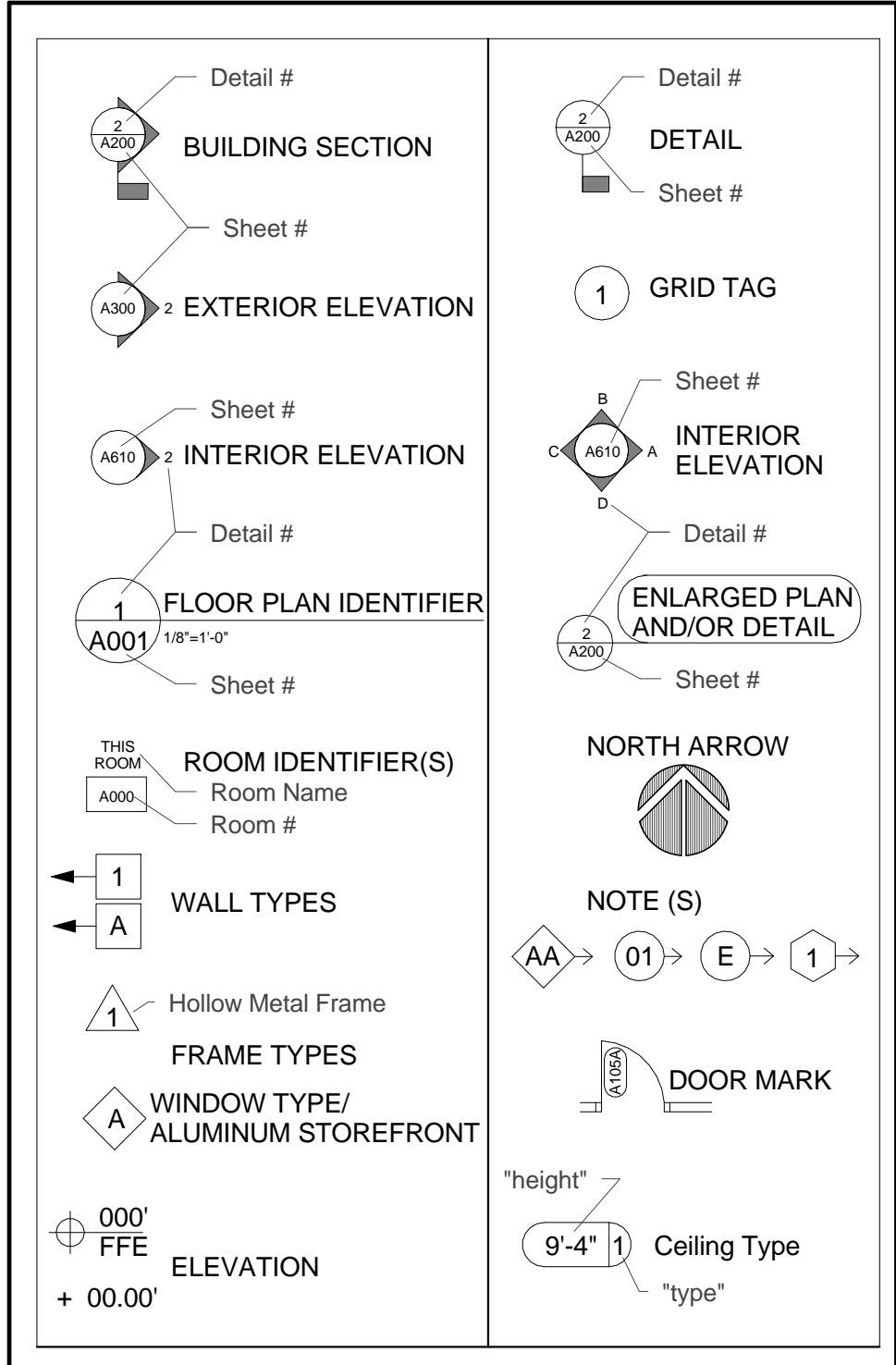
Division 26 - Electrical	
Key Value	Keynote Text

Division 31 - Earth Work	
Key Value	Keynote Text
31 20 00.A2	Granular Fill
31 20 00.A3	Compacted Backfill

Division 32 - Exterior Imp.	
Key Value	Keynote Text
32 13 13.A1	Concrete Walk

PS & E PLANS-DATE. 08/11/2017		
FMS CON. #503006/ 301000		
503006/ 302000		
REVISIONS		
DATE	SHEET NO.	BY
8/29/17	28,29,35	CDJ
9/27/17	5,15,20	DMR
10/13/17	32, 43	CDJ/TS
10/25/17	1	BLL

Symbols Legend



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Mississippi Department of Transportation

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- CIVIL / MDOT STANDARDS -		
CL-1	Chain Link Fence Class I	6162
CLG-1	Chain Link Fence Gate	6168

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JBHM Architecture

GSK MECHANICAL

Schultz & Wynne

MISSISSIPPI DEPARTMENT OF TRANSPORTATION
DISTRICT 5 WAREHOUSE
NEWTON
Index of Drawings/ Materials Referencing
BWO-5231-51(001) & LWO-5001-51(008)
COUNTY: NEWTON

WORKING NUMBER **A001**

FILENAME: JBHM.P.N. 16051.00
DESIGN TEAM C/J/NW/MP CHECKED NW DATE 08/11/2017

SHEET NUMBER **2**

STATE	PROJECT NO.
MISS.	BWO-5231-51(001)
MISS.	LWO-5001-51(008)

Code Summary (2012 IBC)

Mississippi Department of Transportation
 Newton Warehouse
 JBHM #16051.00

Chapter 3 – Occupancy Classification
 Section 311 - Group S2 - Low Hazard Storage

Chapter 5 – Building Heights and Areas
 Table 503 – Allowable Heights and Building Areas
 Construction Type II-B - Non Sprinkled

Maximum Height – 55'
 Maximum No. Of Stories – 2
 Maximum Square Feet – 17,500 square feet
 Actual Square Footage - 17,950 square feet

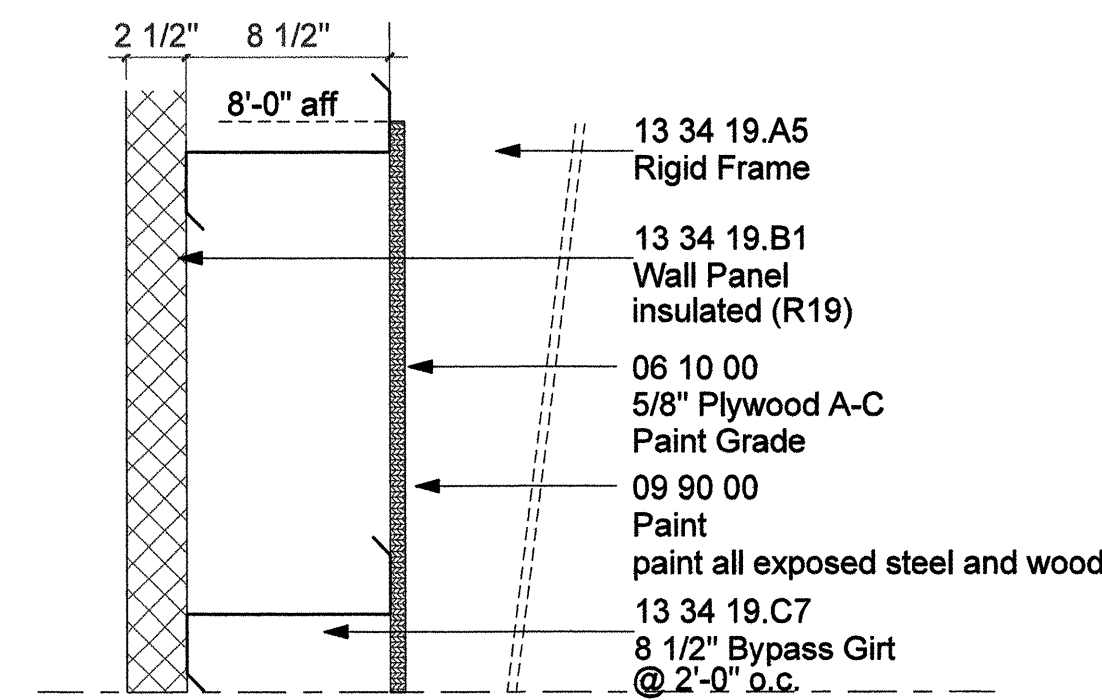
Building Height (grade): 33'-0" (to ridge)
 Building Height (stories): 1
 Separation Distance: Over 30'-0"

Section 506 - Area Modifications
 506.2 - Frontage Increase
 Allowable Increase - 75%
 Allowable Square Footage - 30,625 square feet

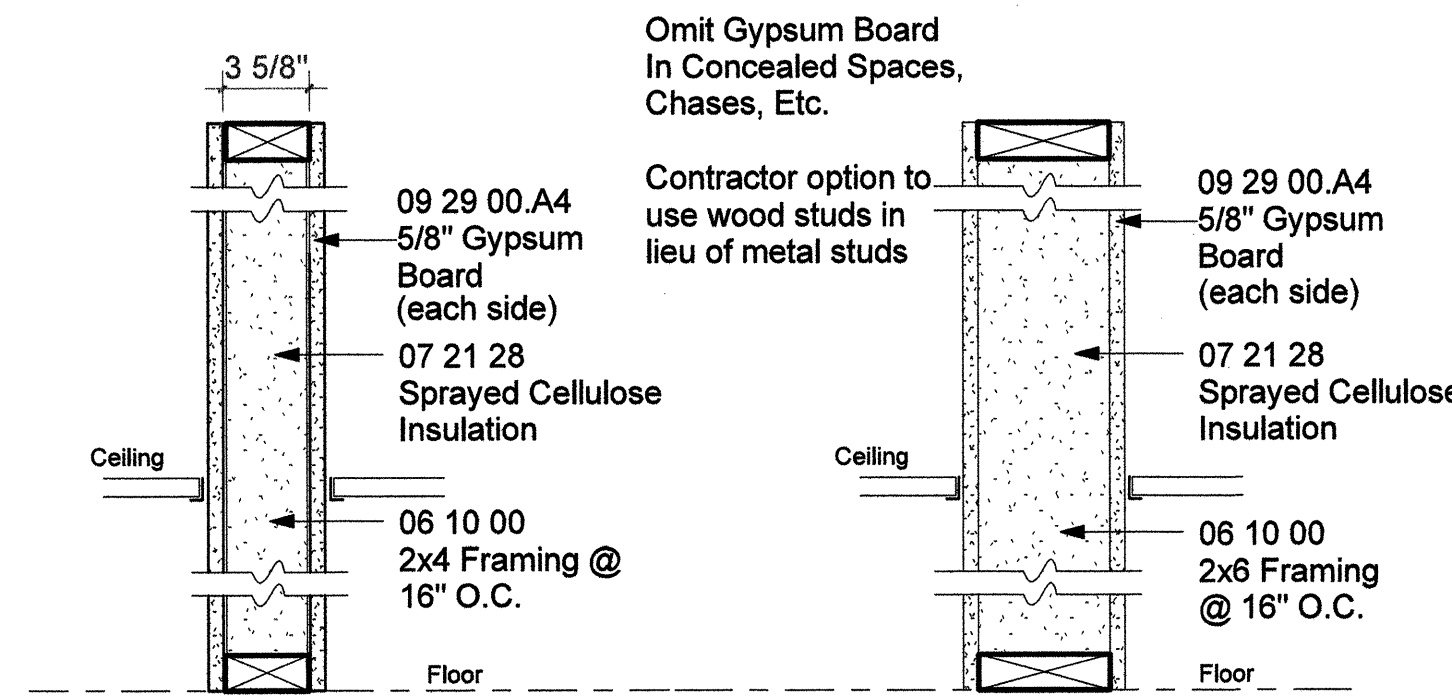
Section 508 - Mixed Use and Occupancy
 508.2.1 - Accessory occupancies no more than 10% of bldg
 508.2.4 - No fire separation required

Chapter 6 – Types of Construction
 Construction Type II-B
 601 – Fire Rating Requirements:
 All non rated

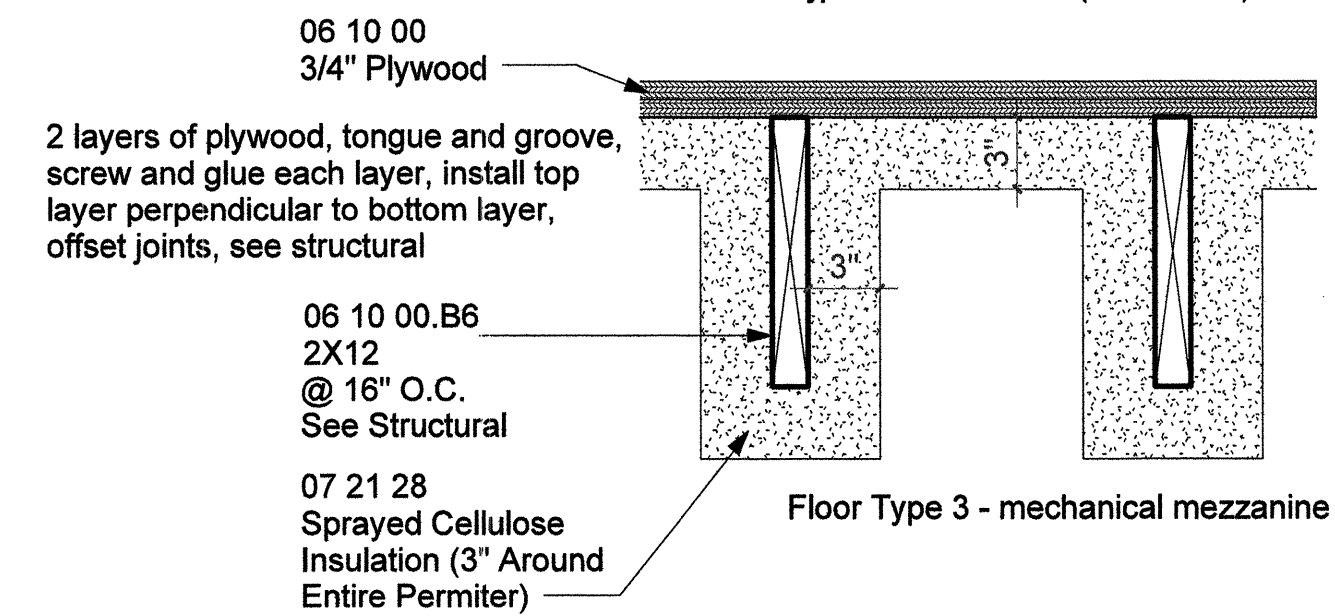
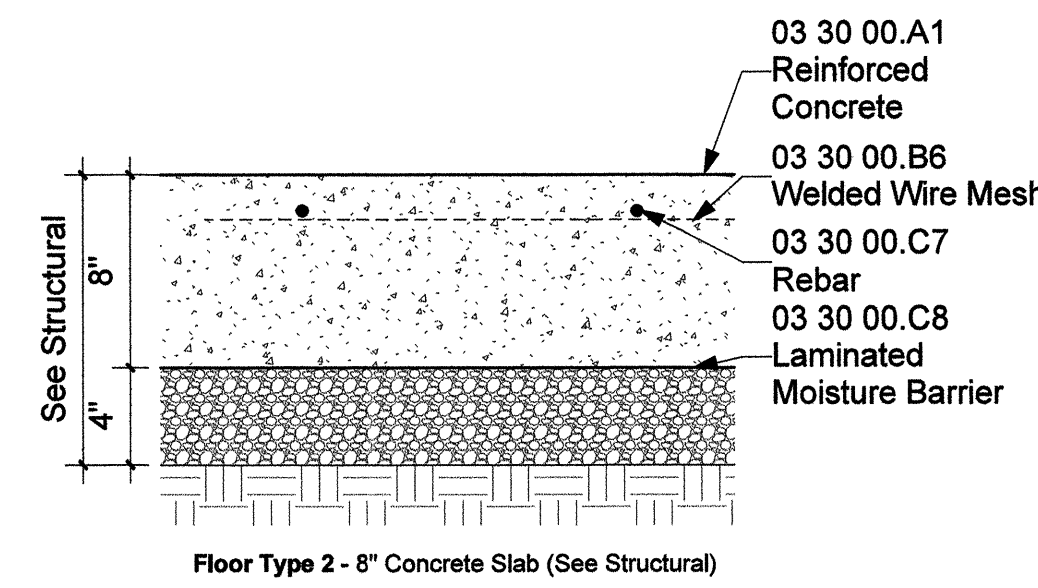
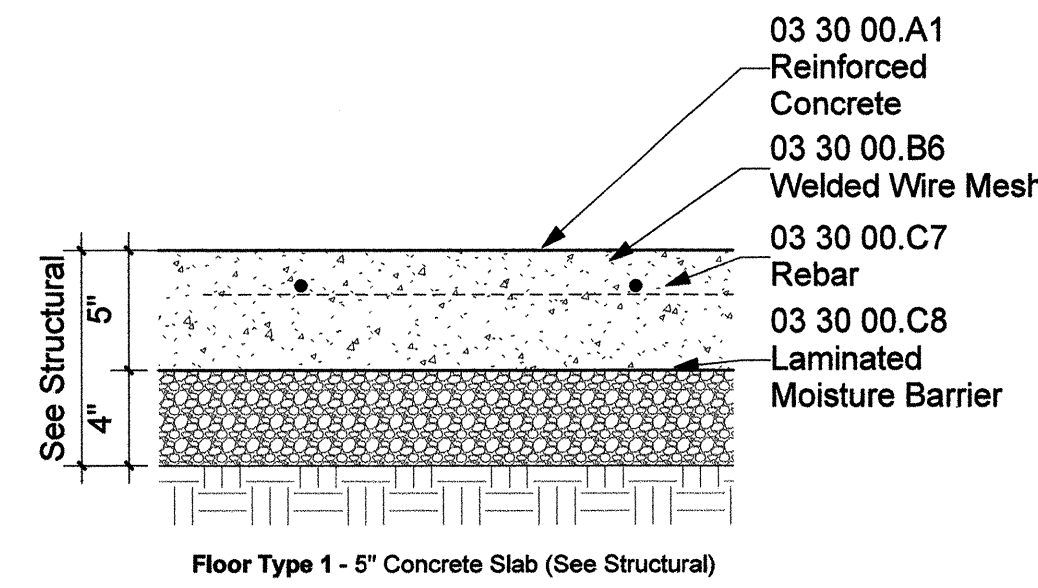
Chapter 10 – Means of Egress
 Table 1016.2 - Exit Access Travel Distance – 300'
 Table 1018.1 - Corridor Fire Rating – occupant load less than 30 - non rated



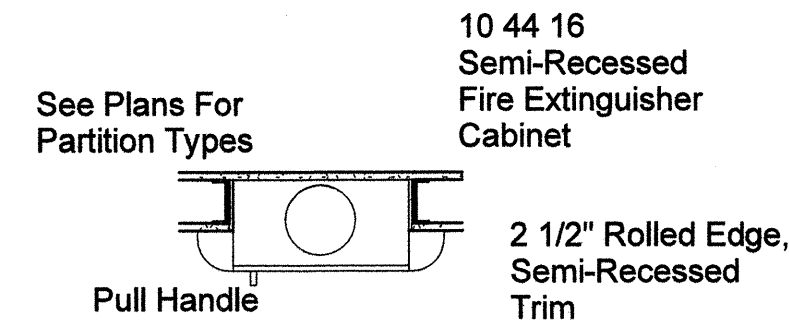
1 Exterior Wall Types
 1 1/2" = 1'-0"



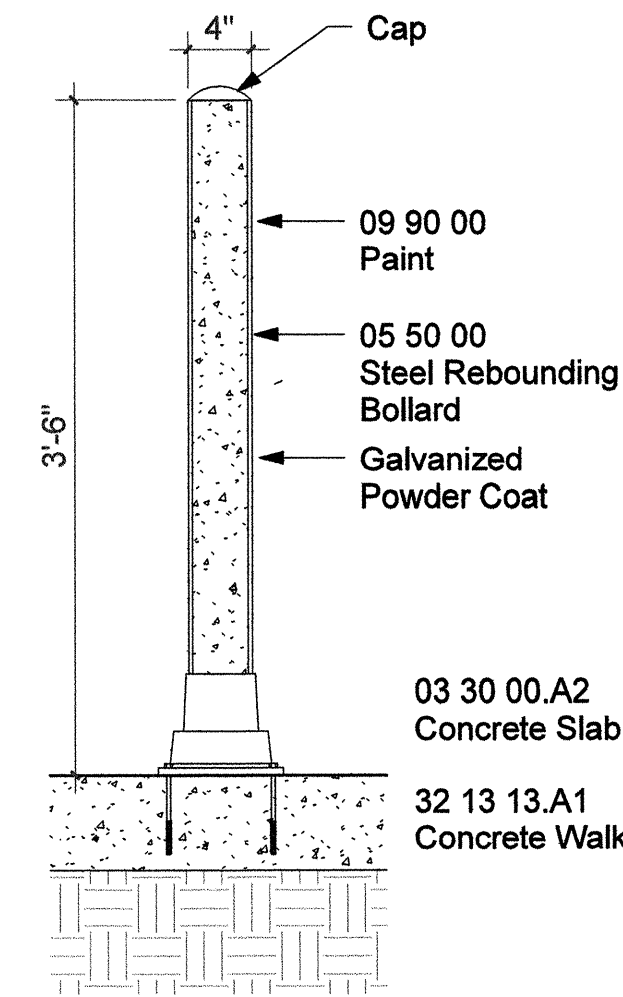
2 Interior Wall Types
 1 1/2" = 1'-0"



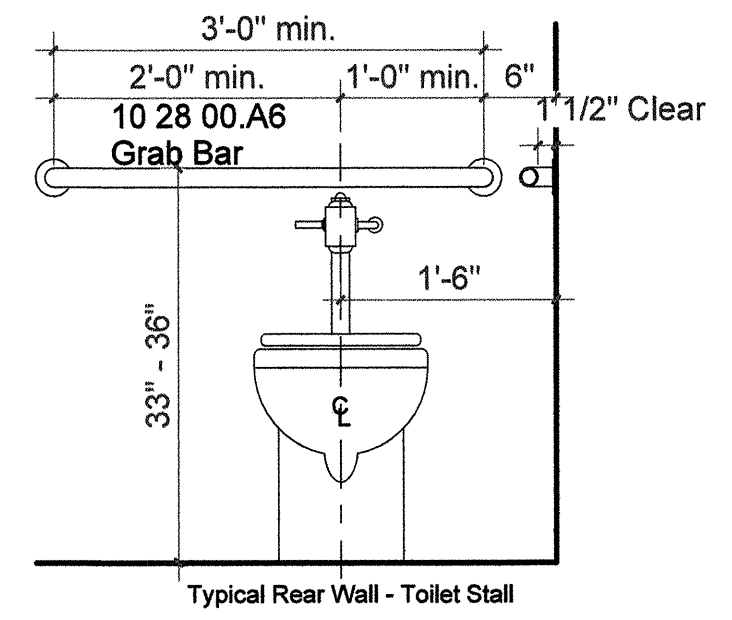
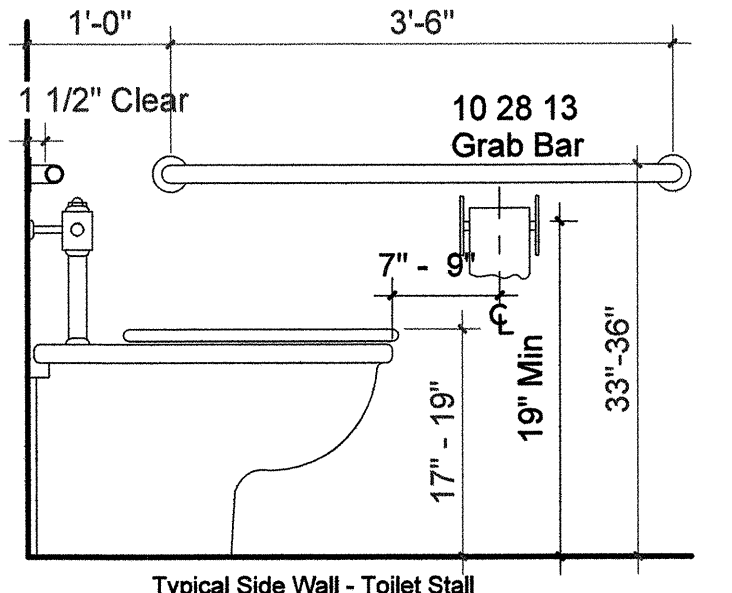
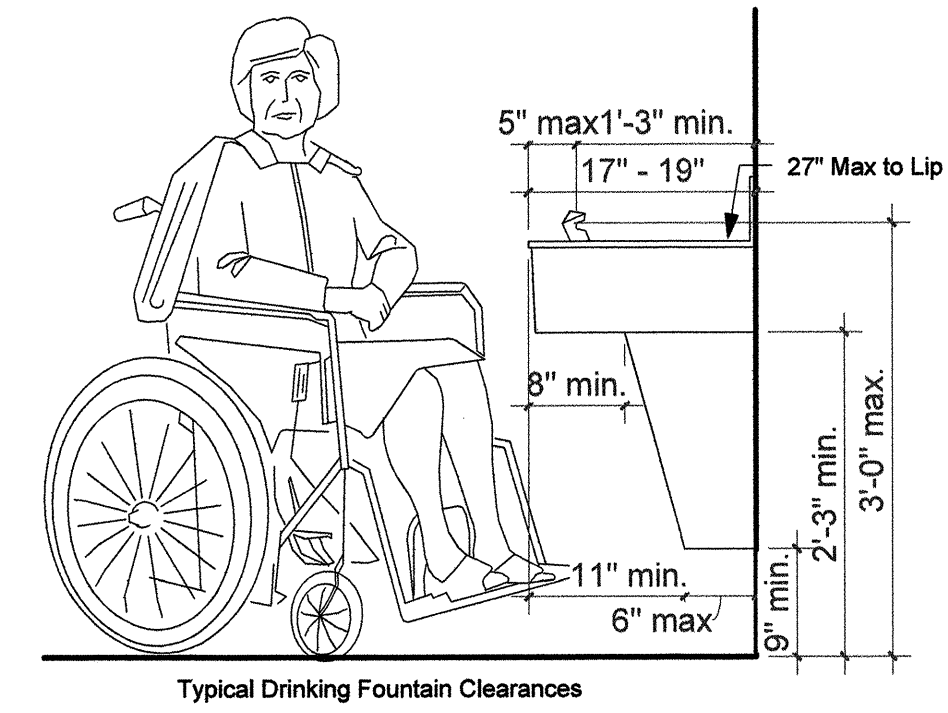
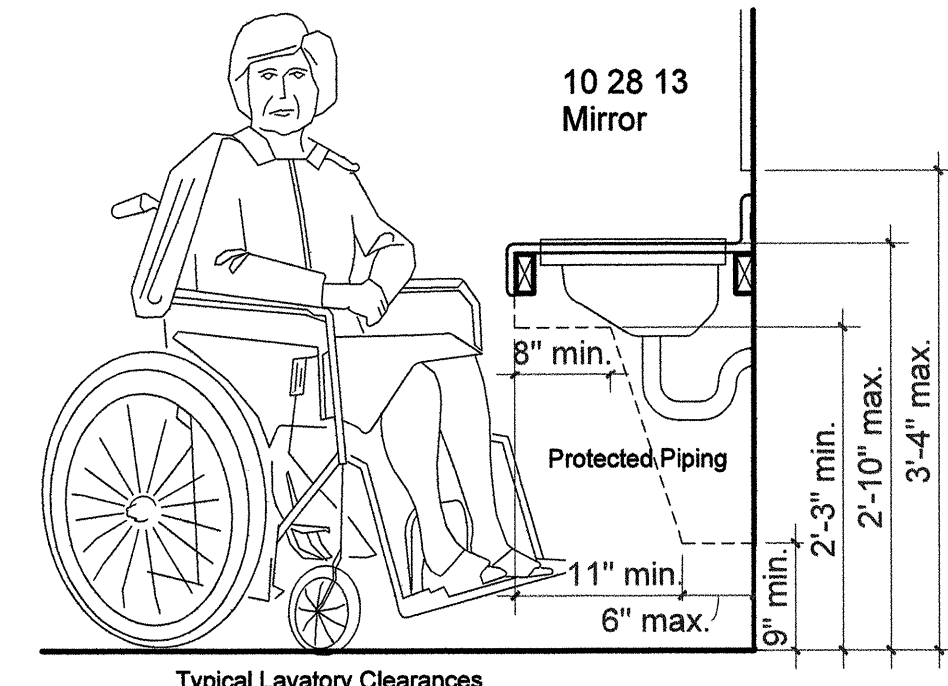
3 Floor Types
 1 1/2" = 1'-0"



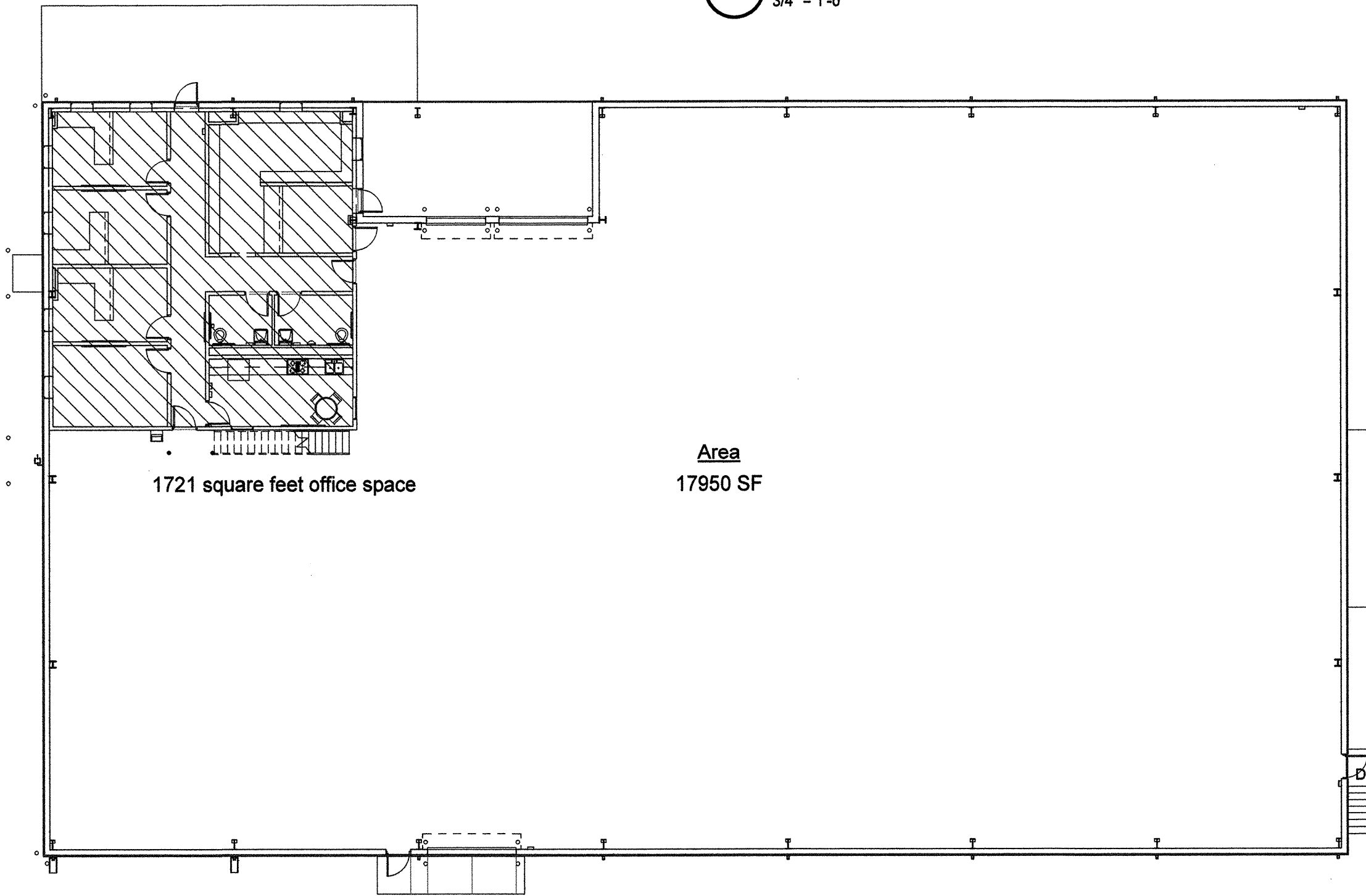
6 Fire Extinguisher
 3/4" = 1'-0"



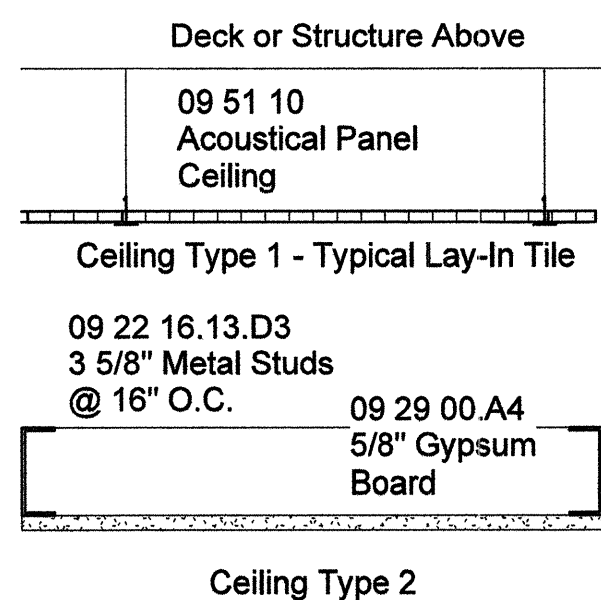
7 Interior Bollard Detail
 1" = 1'-0"



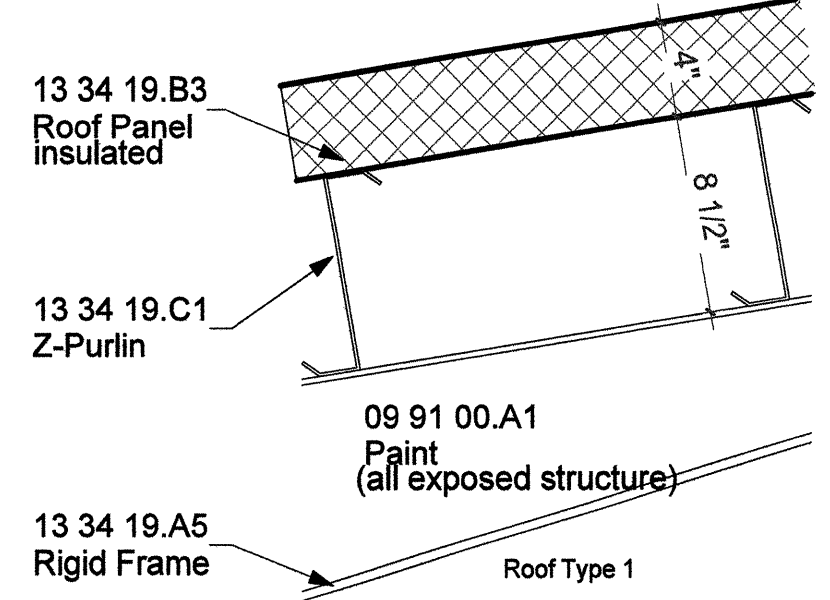
8 ADA Clearances
 3/4" = 1'-0"



9 Code Review
 1/16" = 1'-0"



4 Ceiling Types
 1 1/2" = 1'-0"



5 Roof Type
 1 1/2" = 1'-0"

JBHM Architecture

MISSISSIPPI DEPARTMENT OF TRANSPORTATION
 DISTRICT 5 WAREHOUSE
 NEWTON
 Construction Types

BWO-5231-51(001) &
 LWO-5001-51(008)
 COUNTY: NEWTON

WORKING NUMBER
A002

FILENAME: JBHM P.N. 16051.00
 DESIGN TEAM: CJ/NW/MP CHECKED: NW DATE: 08/11/2017

SHEET NUMBER
3

DATE: 8/10/2017 9:36:44 AM

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STATE	PROJECT NO.
MISS.	BWO-5231-51(001)
MISS.	LWO-5001-51(008)

UTILITIES NOTES

1. GENERAL
 The Site Contractor shall verify all dimensions with the most current data provided by the Owner.
 All utility services shown on the Civil drawings shall be connected to the building utilities shown on the Electrical, Mechanical, and Plumbing Plans. All services shall be MDOT standard and installed per MDOT specifications.
 Minimum 36" cover required over all water lines.

The Site Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies, and where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The Site Contractor must call the appropriate utility company at least 48 hours before excavation to request exact field location of utilities. It shall be the responsibility of the Site Contractor to relocate all existing utilities which conflict with proposed improvements shown on the plans.
 Reference Working Number C11.0 and C11.1 for Sanitary Sewer System Details.
 Reference Working Number C12.0 for Standard Water System Details.

SANITARY SEWER AND WATER CONNECTIONS

Connection of sanitary sewer and water to the existing City of Newton utilities shall be coordinated through the Water and Sanitary Sewer Division of the Public Works Department of the City of Newton and MDOT. All fees will be the responsibility of the Site Contractor.

2. Site Contractor shall refer to architect's plans and specifications for entry location of all water, sewer service, electrical, telephone and gas service. Site Contractor shall coordinate installation of utilities in such a manner as to avoid conflicts and assure proper depths are achieved as well as coordinating with the regulatory agency as to the location and connection to their facilities.

The Site Contractor shall coordinate the installation of all underground utilities with his work. All underground utilities (water, sanitary sewer, storm sewer, electrical conduit, irrigation systems, and any other misc. utilities) shall be in place prior to the placement of base course material, and the placement of any appropriate soil stabilization.

Sewer pipe and fittings shall be PVC, ASTM D-3034, SDR-26, elastometric gasket joints.

Site Contractor shall be responsible for calling Mississippi 811 (Formerly Mississippi One-Call) at 1-800-227-6477 to verify all existing utilities. Contractor shall be responsible for damages to existing utilities to remain and for all interruptions caused by a result of his work.

All sanitary sewer and water utilities shall be constructed and tested in accordance with state regulatory agency.

Existing utility information based on survey by MDOT.

DEMOLITION NOTES:

1. Site Contractor shall be responsible for removing any and all existing structures designated to be removed within the property limits, including but not limited to structures, foundations, slabs, pool, mechanical equipment, curbs, all existing pavements and driveways, existing fences, utilities and debris.
2. Site Contractor shall be responsible for any and all damages that might occur to improvements shown hereon to remain.
3. Site Contractor shall remove all debris from the site that is found to exist prior to his work or that is generated as a result of his work.
4. Site Contractor will not be responsible for demolishing or removing any existing above or underground telephone or power but shall coordinate with all local utility companies. All cost associated with the demolishing or removing of any existing above or underground telephone or power shall be an absorbed item of work and be included in the Contractor's bid.
5. Site Contractor shall call Mississippi 811 (formerly Mississippi One-Call), by law, to locate all existing utilities on site prior to his work. Contractor shall be responsible for protecting all utilities not designated to be removed and shall be responsible for all damages that result from Contractor's work.
6. Site Contractor shall obtain and pay for all construction permits required to accomplish the work specified hereon.
7. Site Contractor shall be responsible for maintaining erosion control during the entire course of this work, per the Storm Water Pollution Prevention Plan.

CONSTRUCTION SEQUENCE

The following construction sequence is planned to minimize the amount of sediment movement through the site. Installation and maintenance of these measures are considered critical for controlling sediment movement at this project site.

Sediment Control Measures
 This project will be constructed in one phase utilizing associated sediment control measures as per Mississippi Standard Specifications for Road and Bridge Construction (2017 Edition). Silt fences and wattles will be utilized and shall be installed in the following sequence to minimize soil movement and loss:
 1. Silt Fence: Silt fence is to be installed according to the Contractor's approved Erosion Control Plan.
 a. Install a single line of silt fence as shown on the drawings before any excavation commences.
 b. Wattles shall be installed as indicated on the Erosion Control Plan.
 c. Remove silt fence and wattles upon completion of site improvements and after erosion control devices are well-established.

MAINTENANCE PLAN

All erosion and sediment control practices will be checked for stability and operation following every runoff producing rainfall but in no case, less than every week. Any needed repairs will be made immediately to maintain the practice performance as designed.

The access road exit area shall be maintained in a smooth, well compacted condition. Excess soil and debris shall be removed as needed to maintain a gravel or paved exposed surface.

Sediment will be removed from the upstream face of the silt fence when it increases to about a 6-inch depth at the fence. The silt fence will be replaced as necessary to maintain a barrier.

SITE PLAN NOTES:

1. Contractor shall refer to architectural plans for exact locations and dimensions of vestibule, slope paving, sidewalks, exit porches, ramps, truck docks, precise building dimensions, and exact building utility entrance locations.
2. Contractor is responsible for protecting existing benchmark.
3. Contractor shall be responsible for all relocations. Including but not limited to all utilities, storm drainage, signs, poles, etc. as required for this project. All work shall be in accordance with governing authorities specifications and shall be approved by such.
4. All dimensions shown to building on the Civil drawings are to outside face of building.
5. All necessary permits and approvals from agencies governing the construction of this work shall be secured prior to beginning construction by the Contractor.
6. The Contractor is responsible for repairs of damage to any existing improvements during construction, such as, but not limited to, drainage, utilities, pavement, stripping, curbs, etc. repairs shall be equal to or better than existing conditions.
7. Contractor shall match existing pavement in grade and alignment, at connections to paved or unpaved surfaces.
8. Construction shall comply with all governing codes and be constructed to the same.
9. All striping shall comply with the Manual on Uniform Traffic Control Devices, latest edition.

SITE PREPARATION

(WORK INCLUDED, BUT NOT INCLUSIVE)
 Site Grading
 Excavation for structures
 Trenching
 Inspection and testing

1. **GENERAL**
 The Contractor shall remove all infrastructure and vegetation from the area to be excavated, filled or graded.
2. **REFERENCE POINTS**
 The Contractor shall locate benchmarks, monuments and other reference points for elevation and location of building. Notify Owner's Site Representative of apparent discrepancies in indicated locations. Protect reference points from dislocation or damage. Replace or repair immediately any points damaged, destroyed or dislocated. Do not proceed with construction work until reference points have been reviewed and accepted by the Owner's Site Representative.
3. **EXCAVATION**
 Prior to cut and placement of fill on the site, approximately 12 inches of the existing subgrade should be removed.
 Remove brush, roots, large grass, rocks and weeds before stripping.
 Existing excavated subgrade that meets the fill requirements of the specifications can be utilized as borrow material and will be paid under Pay Item No. 203-A001 Unclassified Excavation, FM, AH.
 Existing excavated milling material that is in the excavation shall be removed and stored within the MDOT Newton Complex at a location designated by the Owner's representative. Excavated milling shall be paid under Pay Item No. 203-G002 Excess Excavation, LVM, AH.
 Existing excavated subgrade deemed not acceptable for fill material shall be stored within the MDOT Newton Complex at a location designated by the Owner's representative and paid under Pay Item No. 203-G002 Excess Excavation, LVM, AH.

4. **DEMOLITION**
 Remove asphalt, concrete curbs, lighting poles and foundations, trash, stumps, old lumber, structures, etc. located either above, on the new surface, or below the ground which may interfere with the new construction.

5. **CLEAN-UP**
 Upon completion of work of this section, remove from premises, and dispose of all related debris. Implement sediment control plan.

6. **SITE GRADING**
 Proofrolling with a loaded dump truck or scraper should be performed to locate potential soft spots in the subgrade and/or natural ground before any fill is placed. Soft spots should be removed and replaced with compacted stable silty clay (CL). The top 6 inches of natural ground should be scarified and compacted to 95% ASTM D698 prior to fill placement.

Cut or fill and machine grade site as shown on the drawings to drain as indicated, allowing for the thickness of paving subbase and the paving. Where fill is required, use borrow excavation, Class B17. Place in horizontal lifts not in excess of 8" thick after compaction by rolling and/or tamping to 95% of maximum density within +3% of optimum moisture content with stability present.

The geotechnical report referred to on these drawings shall be the report prepared by Mississippi Department of Transportation entitled "BWO-9718-25(001) 502350/101000 Geotechnical Rept. 11-25-51" dated January 21, 2011.

7. **MATERIALS FOR FILLING AND BACKFILLING**
 Use borrow excavation, Class B17, for all select fill on site. Refer to MDOT Standard Specifications for Road and Bridge Construction, 2017 Edition for more information.

All bedding for reinforced concrete pipe shall meet the requirements of Class "B" bedding according to the 2017 Edition of the Mississippi Standard Specifications for Road and Bridge Construction. The cost of bedding shall be absorbed.

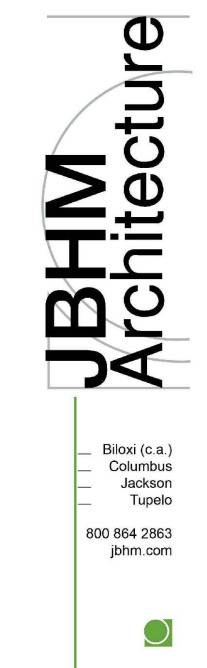
NOTE:
 Before undertaking each part of the work, the Site Contractor shall carefully study and compare the plans and specifications and check and verify pertinent figures shown thereon and all applicable field measurements. If any conflicts, errors, discrepancies, or other unsatisfactory conditions are discovered either on the construction documents or in the field conditions, the Contractor shall promptly report in writing to the Engineer, and shall obtain a written interpretation of clarification from the Engineer before proceeding with any work affected thereby.

PARKING PROVIDED:

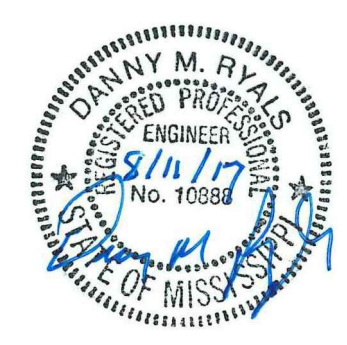
Regular Parking	26
Handicap Parking	1
Total Parking	27

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MISSISSIPPI DEPARTMENT OF TRANSPORTATION	
DISTRICT 5 WAREHOUSE	
NEWTON	
GENERAL NOTES AND INDEX OF DRAWINGS	
Project Number: BWO-5231-51(001) & LWO-5001-51(008) COUNTY: Newton	
WORKING NUMBER	C00.1
SHEET NUMBER	4
DATE	DESIGN TEAM Neel-Schaffer, Inc. CHECKED DMR DATE: August 11, 2017



ARCHITECTURAL SERVICES DIVISION MISSISSIPPI DEPARTMENT OF TRANSPORTATION

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