



**US Army Corps  
of Engineers**

Vicksburg District  
4155 Clay Street  
Vicksburg, MS 39183-3435  
www.mvk.usace.army.mil



# Public Notice

APPLICATION NO.:	<u>MVK-2017-778</u>
EVALUATOR:	<u>Ms. Kristi Hall</u>
PHONE NO.:	<u>(601) 631-7528</u>
E-MAIL:	<u>Kristina.W.Hall@usace.army.mil</u>
DATE:	<u>November 22, 2019</u>
EXPIRATION DATE:	<u>December 13, 2019</u>

Interested parties are hereby notified that the U.S. Army Corps of Engineers, Vicksburg District and the Mississippi Department of Environmental Quality are considering an application to modify a Department of the Army Permit and State Water Quality Certification for the work described herein. Comments should be forwarded to the Vicksburg District, Attention: CEMVK OD F, and the Mississippi Department of Environmental Quality at Post Office Box 2261, Jackson, Mississippi 39226-2261, and must reach these offices by the cited expiration date.

**Law Requiring a Permit:** Section 404 of the Clean Water Act (33 U.S.C. 1344), which applies to discharges of dredged and / or fill material into waters of the United States.

**Name of Applicant:**  
Mr. Kelli Foster  
Northshore, LLC  
Post Office Box 321473  
Flowood, Mississippi 39232

**Name of Agent:**  
Mr. Clay Cromwell  
Headwaters, Incorporated  
Post Office Box 2836  
Ridgeland, Mississippi 39158

**Location of Work:** Sections 28, 29, 32 & 33, T7N, R3E, Latitude 32.4062, Longitude -90.01071, within Middle Pearl-Strong Drainage Basin (8-digit USGS HUC: 03180002), Rankin County, Mississippi.

**Description of Work:** (See enclosed map and drawings.)

The following descriptions of the proposed project and associated impacts are based upon information provided by the applicant.

The applicant is applying to modify an existing Department of the Army permit to include additional regulated activities in jurisdictional waters of the United States for the development of Phases 3 through 6 of the Northshore Landing residential development. Phase 1 was verified under Nationwide Permit 29, MVK-2017-569. Phase 2 was permitted under MVK-2017-778. Phases 3-6 would be evaluated as a modification of the Phase 2 permit to include the remaining phases of the residential development (Phases 3 through 6). The applicant's stated purpose is to help meet the demand for single-family housing within the Ross Barnett Reservoir, City of Flowood and City of Brandon areas.

For the proposed development, the roads would include a curb and gutter underground drainage system to facilitate storm water runoff generally through the subdivision into stormwater detention areas associated with Phases 1 and 2. Once completed, the entire development would include one hundred and thirty-seven (137) single-family lots with a minimum lot size of 8,500 square feet (approximately 0.2 acre).

The vegetative communities within the project area are dominated by loblolly pine, mixed pine and hardwood forested habitat. The total project area is approximately 251 acres, with approximately 32 acres in Phase 1, 41 acres in Phase 2, and 178 acres in Phases 3 through 6. This permit modification request would pull Phases 2-6 under one permit evaluation and includes an additional 1.5 acres of forested wetlands and 0.3 acre of emergent wetlands to be permanently filled by the proposed project. A 0.82- acre pond is included in the project area and would not be impacted by the proposed project. Phase 1 was authorized under permit number MVK-2017-569 for fill of 0.2 acre of forested wetland and re-routing of 736 linear feet of non-relatively permanent water. Phase 2 was authorized under permit number MVK-2107-778 for fill of 2.1 acres of forested wetlands. Soil within the project site consists of Oaklimiter silt loam, Providence silt loam, Savannah loam, Kipling silt loam, and Pelahatchie silt loam.

The applicant proposes to mitigate for the unavoidable loss of jurisdictional impacts through the purchase of credits from a USACE approved mitigation bank.

Upon reviewing this notice, you should write to this office to provide your opinion of the impacts this work will have on the natural and human environment and address any mitigation you believe is necessary to offset these impacts. Other comments are welcome, but the above information will further our review of the applicant's plan as proposed. Comments of a general nature are not as helpful as those specific to the impacts of the subject project.

**State Water Quality Permit:** The State Pollution Control Agency must certify that the described work will comply with the State's water quality standards and effluent limitations before a Corps permit is issued.

**Cultural Resources:** The Regulatory Archaeologist has reviewed the latest published version of the National Register of Historic Places, state lists of properties determined eligible, and other sources of information. The following is current knowledge of the presence or absence of historic properties and the effects of the proposed undertaking upon these properties. Currently this office is coordinating with the State Historic Preservation Officer, Federally-recognized Tribes, and other interested parties regarding potential effects to historic properties that could result from the proposed activity.

**Endangered Species:** Our initial finding, utilizing the Standard Local Operating Procedure for Endangered Species (SLOPES) as signed on June 6, 2017 between the U.S. Army Corps of Engineers, Vicksburg District and the U.S. Fish and Wildlife Service, is that the proposed project may affect the northern long-eared bat. Any resulting incidental take of the northern long-eared bat is not prohibited by the final 4(d) rule..

**Floodplain:** In accordance with 44 CFR Part 60 (Floodplain Management and Use), participating communities are required to review all proposed development to determine if a floodplain development permit is required. Floodplain administrators should review the proposed development described in this public notice and apprise this office of any floodplain development permit requirements. Portions of the project are located within the 100-year floodplain.

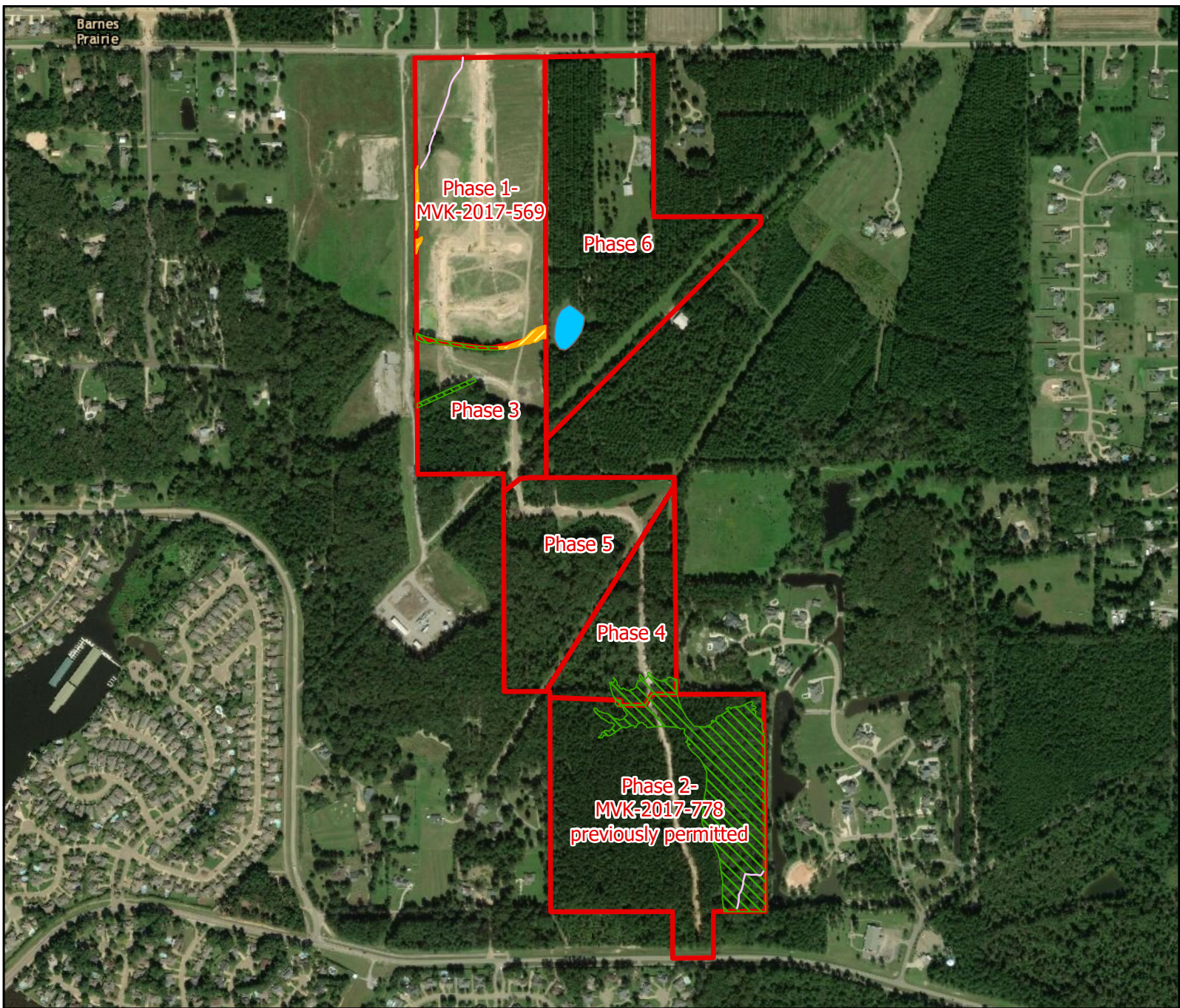
**Evaluation Factors:** The decision whether or not to issue a permit will be based upon an evaluation of the probable impact of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits which may be expected to accrue from the proposal must be balanced against its expected adverse effects. All factors which may be relevant to the proposal will be considered; among these are conservation, economics, aesthetics, general environmental concerns, historic values, fish and wildlife values, flood damage prevention, land use classification, navigation, recreation, water supply, water quality, energy needs, safety, food requirements and, in general, the needs and welfare of the people. Evaluation of the proposed activity will include application of the guidelines published by the Environmental Protection Agency under authority of Section 404(b) of the Clean Water Act.

**Public Involvement:** The purpose of this notice is to solicit comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties. These comments will be used to evaluate the impacts of this project. All comments will be considered and used to help determine whether to issue the permit, deny the permit, or issue the permit with conditions, and to help us determine the amount and type of mitigation necessary. This information will be used in our Environmental Assessment or Impact Statement. Comments are also used to determine the need for a public hearing.

**Opportunity for a Public Hearing:** Any person may make a written request for a public hearing to consider this permit application. This request must be submitted by the public notice expiration date and must clearly state why a hearing is necessary. Failure of any agency or individual to comment on this notice will be interpreted to mean that there is no objection to the proposed work. Please bring this announcement to the attention of anyone you know who might be interested in this matter.

**Notification of Final Permit Actions:** Each month, the final permit actions from the preceding month are published on the Vicksburg District Regulatory web page. To access this information, you may follow the link from the Regulatory web page, <http://www.mvk.usace.army.mil/Missions/Regulatory.aspx>.

Thomas A. McCabe  
Chief, Evaluation Section  
Regulatory Branch



**25 JUNE 2019**  
**MVK-2017-778**  
 Headwaters Inc  
 Proposed Northshore Landing  
 Residential Development  
 Phases 1-6

Preliminary  
 Jurisdictional Determination

**J e r e m y S t o k e s**



**US Army Corps of Engineers®**

REGULATORY BRANCH  
 ENFORCEMENT SECTION

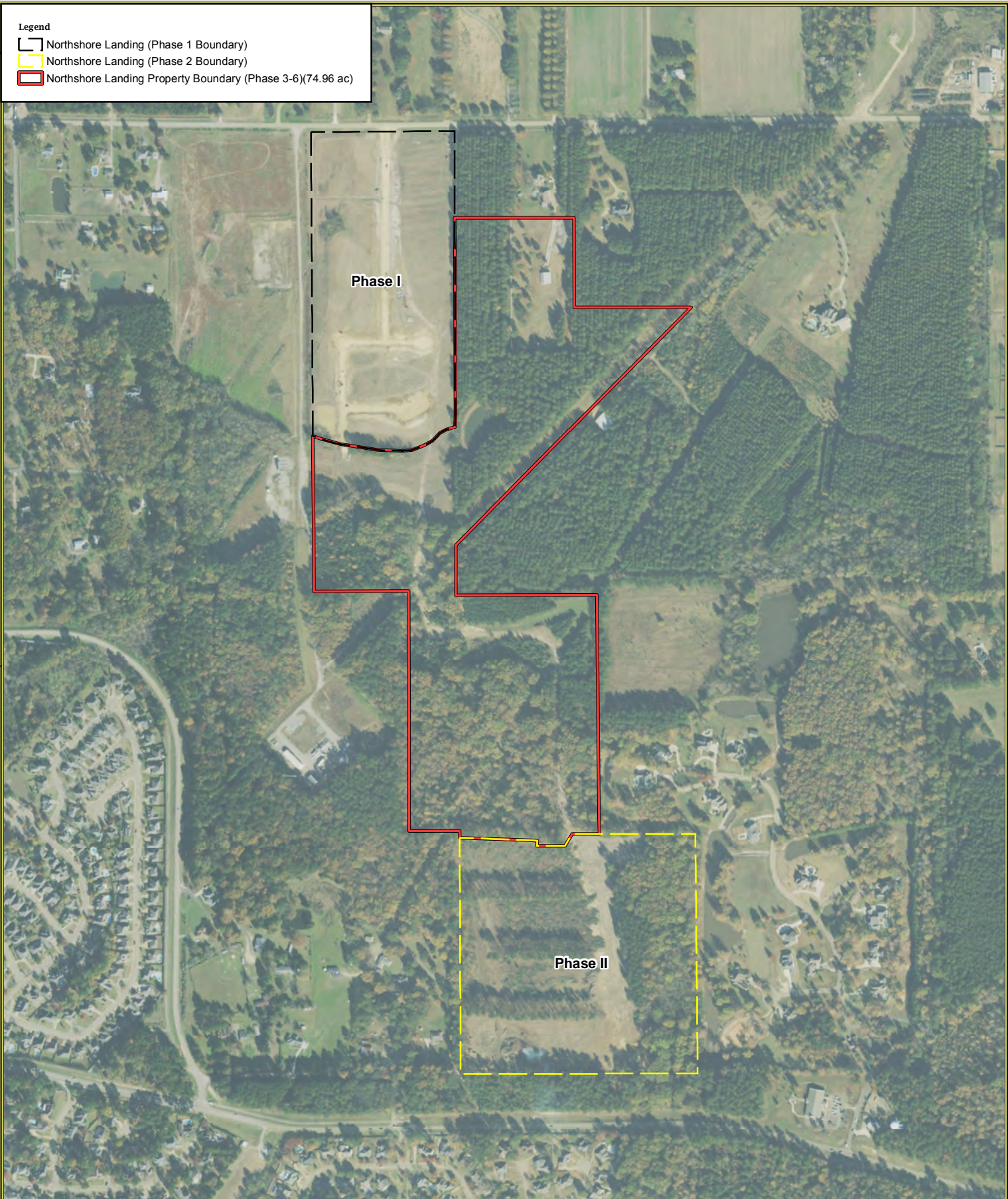
0 500 1,000  
 Feet

**Legend- Complete Development**

- Overall Boundary- 2019 total boundary
- Open Water Pond= 0.8 acre
- Emergent Wetlands- 0.4 acre
- Agricultural Drain
- Forested Wetlands= 13.0 acres
- Intermittent Stream

Legend

- Northshore Landing (Phase 1 Boundary)
- Northshore Landing (Phase 2 Boundary)
- Northshore Landing Property Boundary (Phase 3-6)(74.96 ac)



HEADWATERS INC.  
NATURAL RESOURCES CONSULTING  
WWW.HEADWATERS-INC.COM

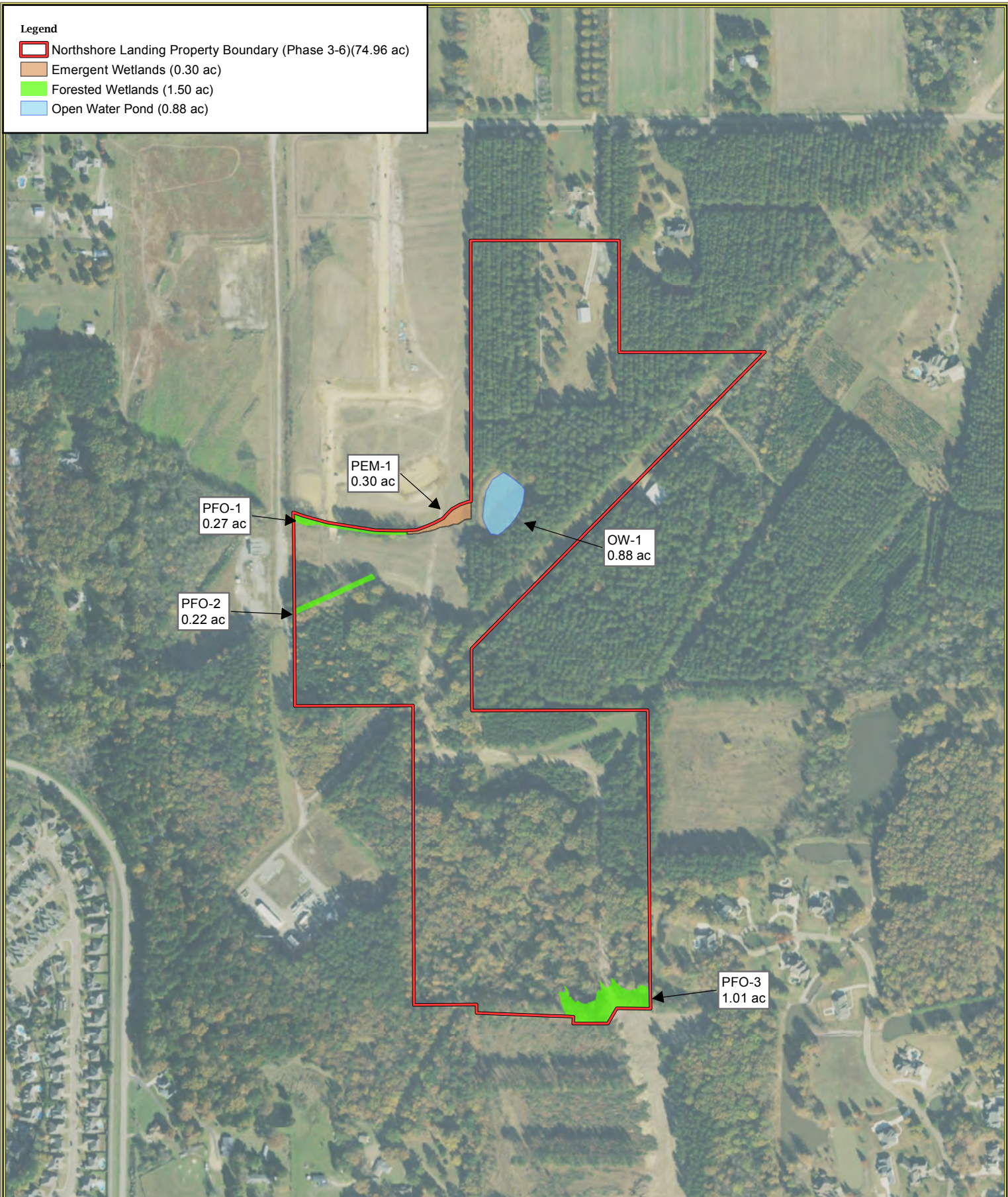
Date Created: 11/1/2019 Created by: JDL

**Northshore, LLC**  
**Northshore Landing Phases 3-6**  
Sec.28, 29, 32 & 33 - T 7N - R 3E  
Rankin County, Mississippi  
[Site Location Map](#)

0 425 850 Feet  
1:8,500  
NAD 1983 StatePlane Mississippi West FIPS 2302 Feet  
USDA NAIP 2018 Imagery Basemap

**Legend**

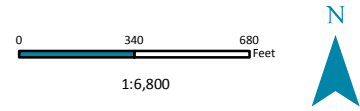
- Northshore Landing Property Boundary (Phase 3-6)(74.96 ac)
- Emergent Wetlands (0.30 ac)
- Forested Wetlands (1.50 ac)
- Open Water Pond (0.88 ac)



 **HEADWATERS** INC.  
NATURAL RESOURCES CONSULTING  
[WWW.HEADWATERS-INC.COM](http://WWW.HEADWATERS-INC.COM)

Date Created: 10/29/2019      Created by: JDL

**Northshore, LLC**  
**Northshore Landing Phases 3-6**  
Sec.28, 29, 32 & 33 - T 7N - R 3E  
Rankin County, Mississippi  
[Wetland Location Map](#)

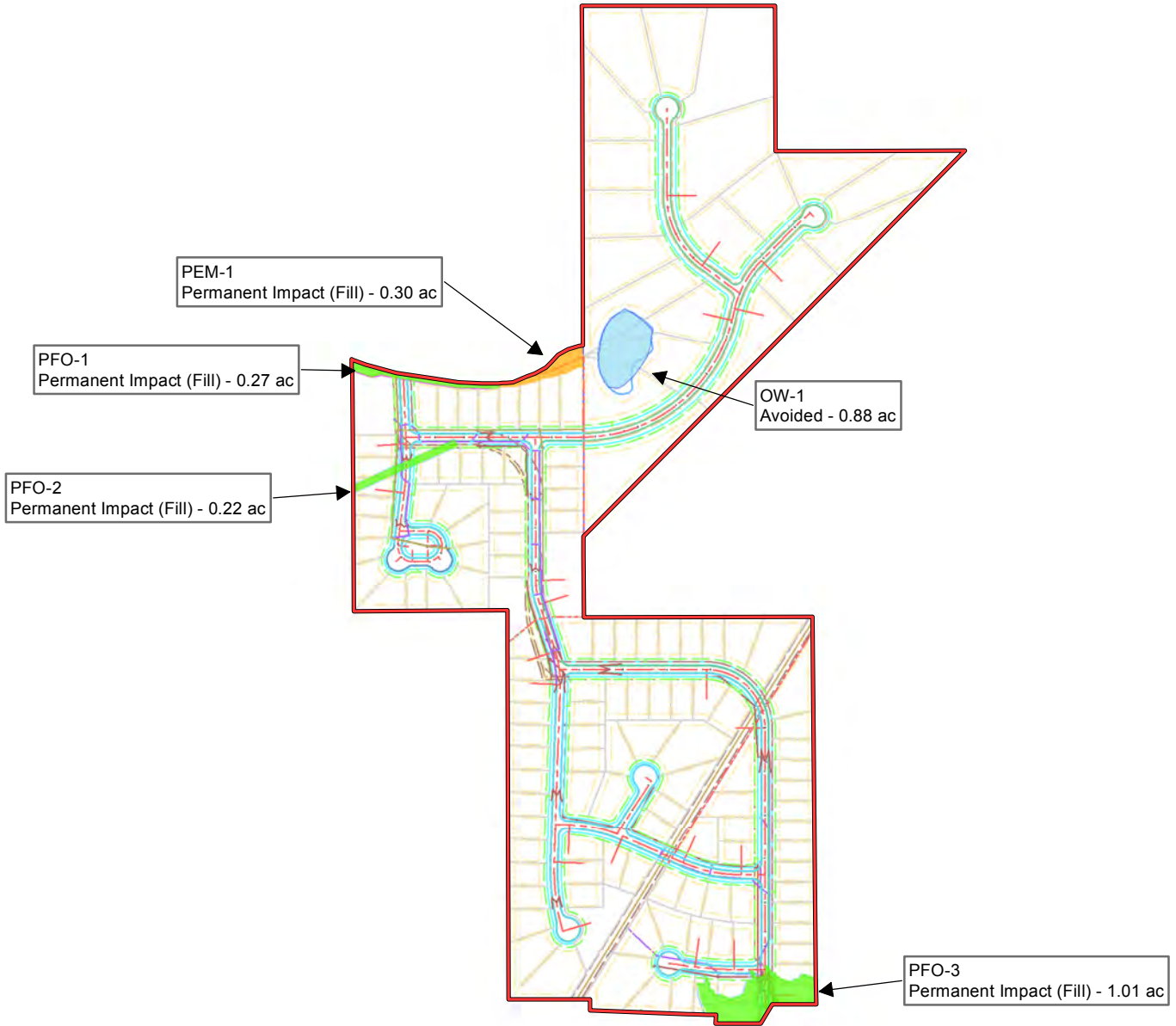


NAD 1983 StatePlane Mississippi West FIPS 2302 Feet

USDA NAIP 2018 Imagery Basemap

Legend

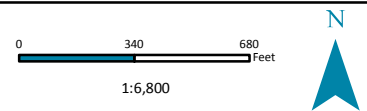
- Northshore Landing Property Boundary (Phase 3-6)(74.96 ac)
- Emergent Wetlands (0.30 ac)
- Forested Wetlands (1.50 ac)
- Open Water Pond (0.88 ac)



Date Created: 11/1/2019

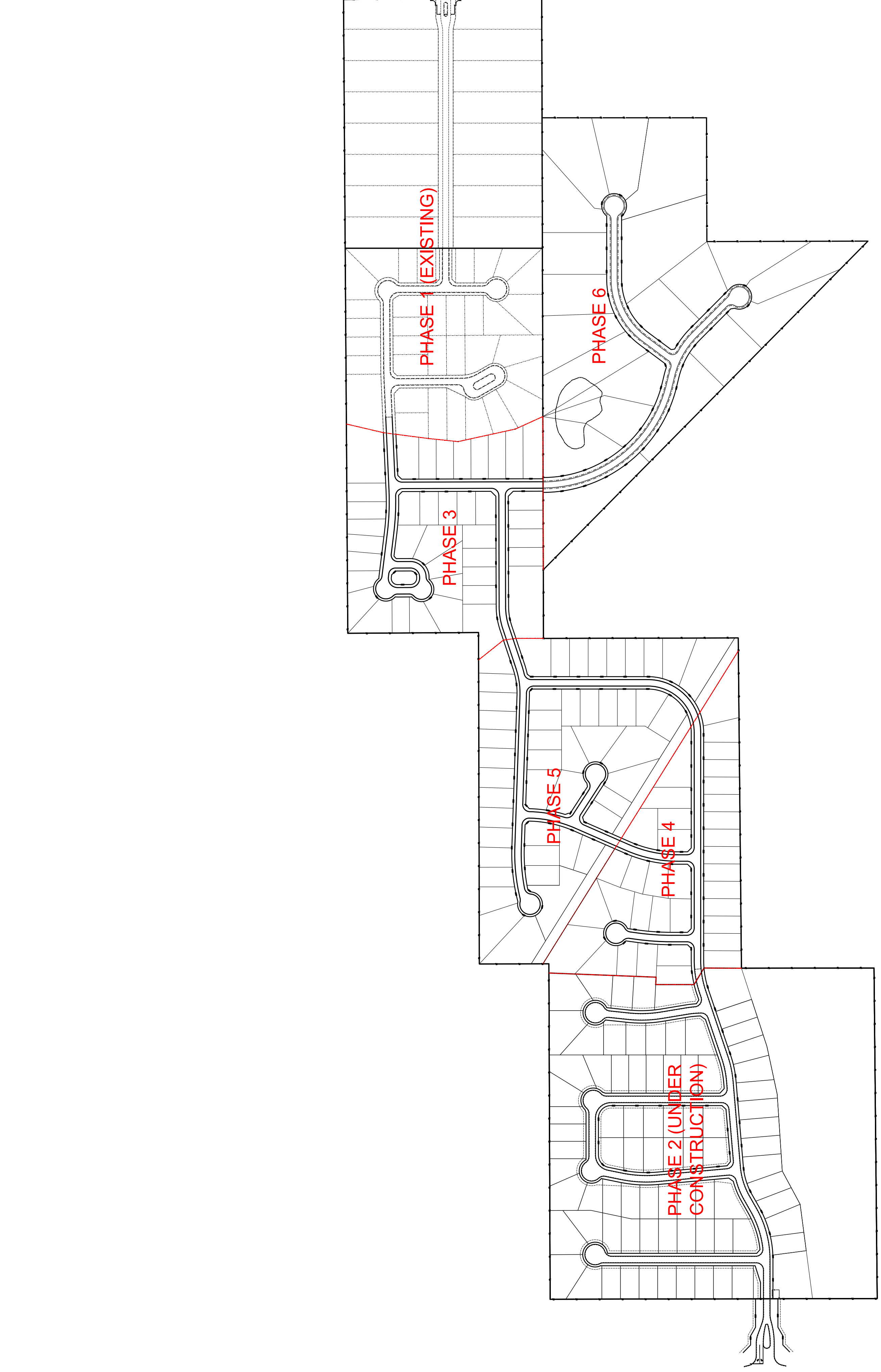
Created by: JDL

**Northshore, LLC**  
**Northshore Landing Phases 3-6**  
Sec.28, 29, 32 & 33 - T 7N - R 3E  
Rankin County, Mississippi  
**Wetland Impact Map**

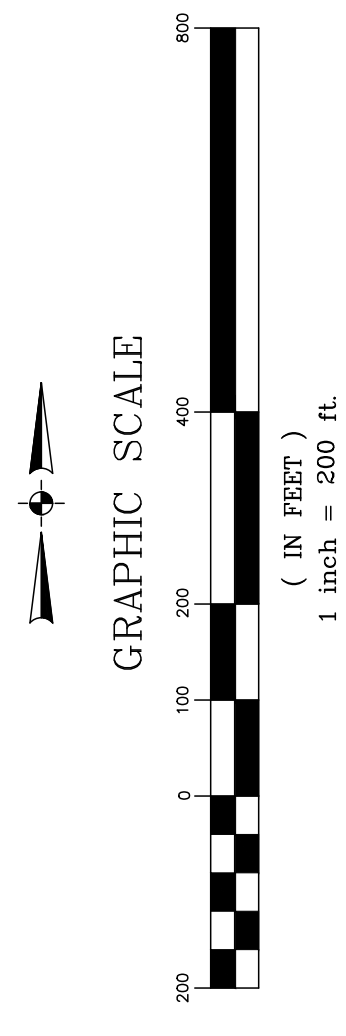


NAD 1983 StatePlane Mississippi West FIPS 2302 Feet

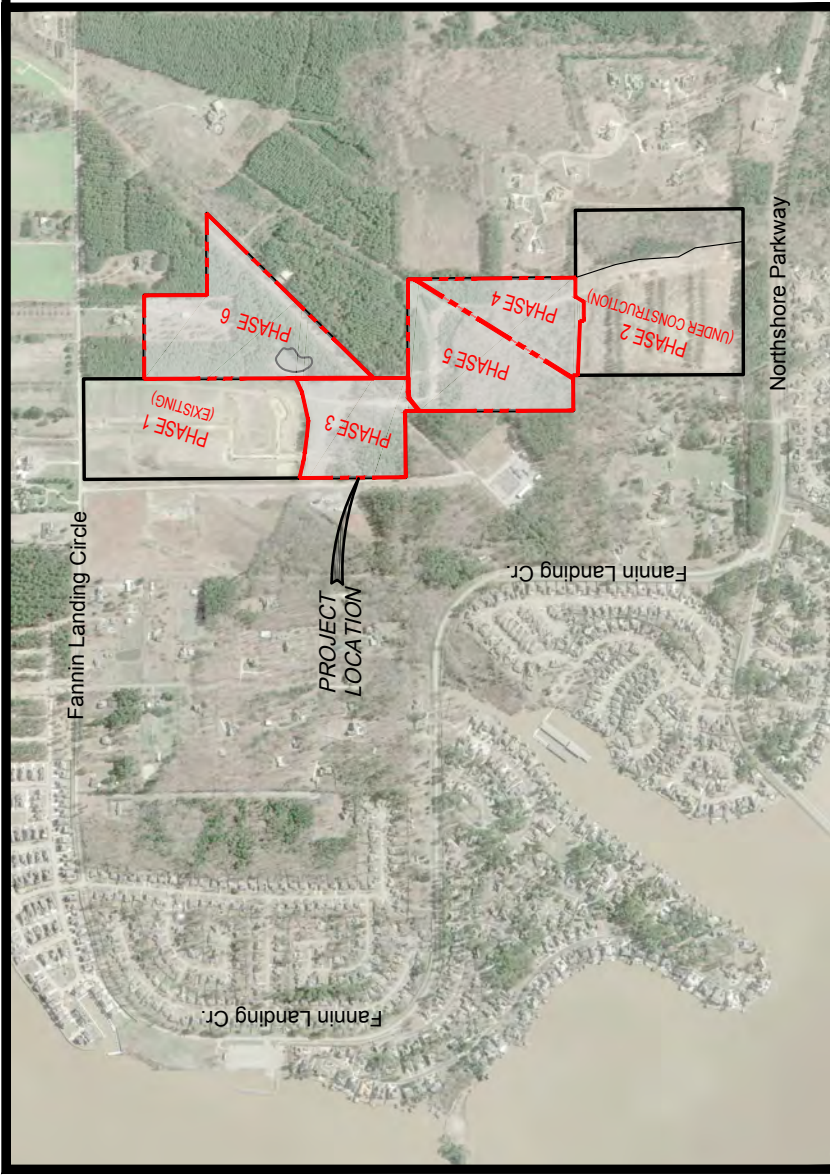




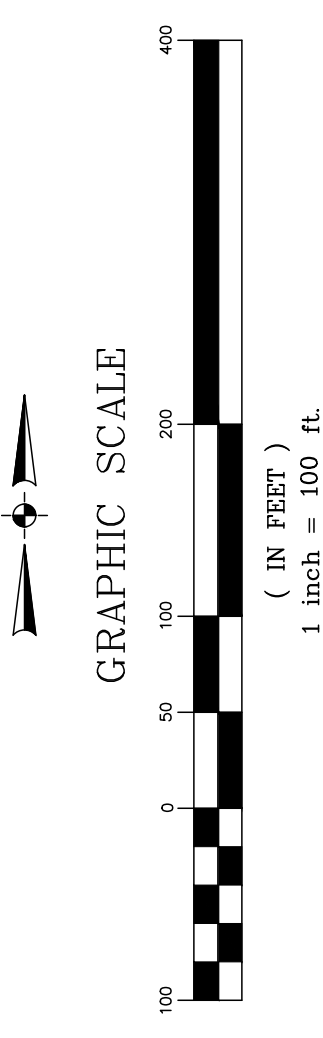
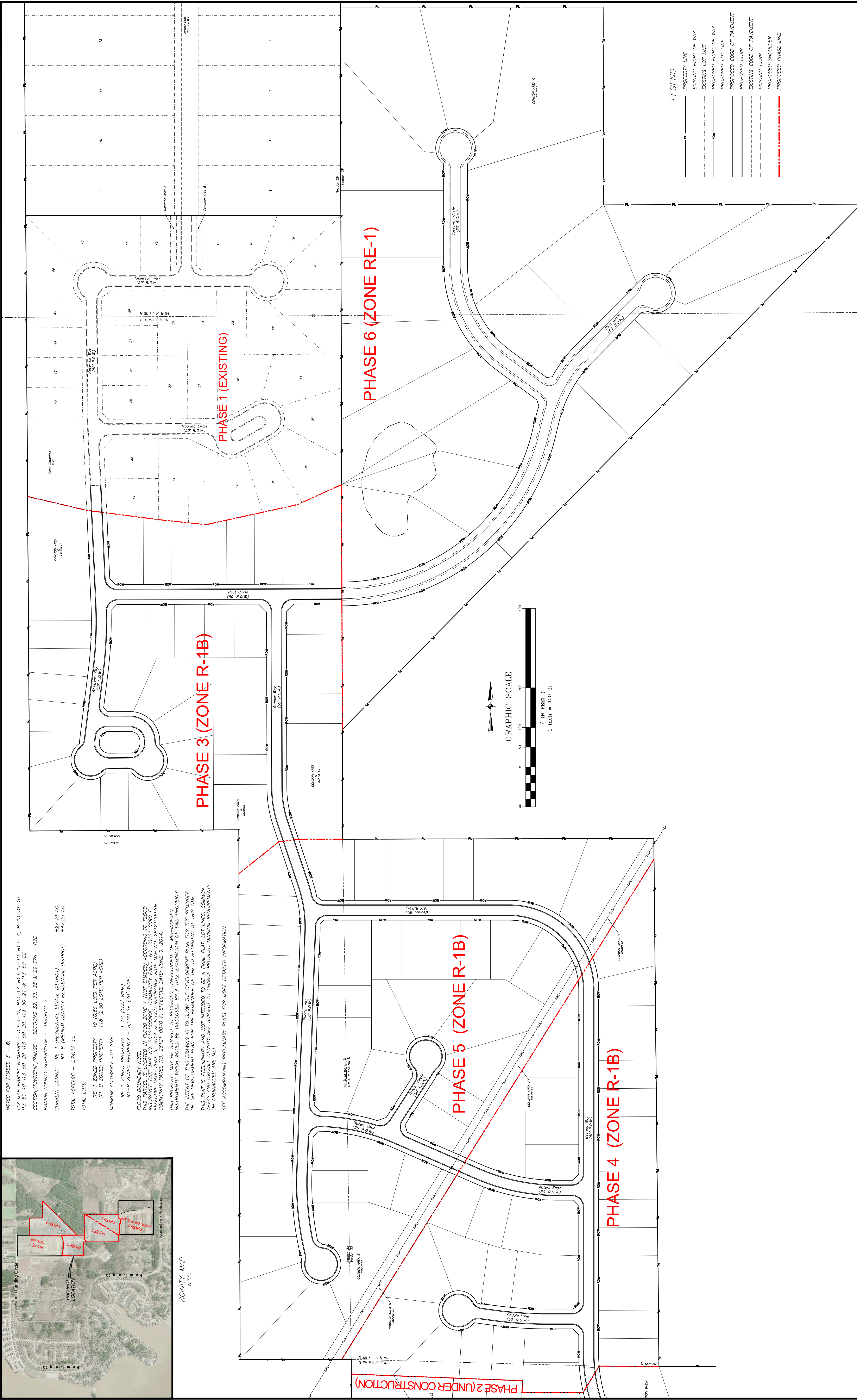
- LEGEND**
- PROPERTY LINE
  - EXISTING RIGHT OF WAY
  - EXISTING LOT LINE
  - PROPOSED RIGHT OF WAY
  - PROPOSED LOT LINE
  - PROPOSED EDGE OF PAVEMENT
  - PROPOSED CURB
  - EXISTING EDGE OF PAVEMENT
  - EXISTING CURB
  - PROPOSED SHOULDER
  - PROPOSED PHASE LINE



DESCRIPTION:   	REVISION DATE:   	REVISION BY:   	DATE: 07/29/23   DRAWN BY: EGB CHECKED BY: GMB   SCALE: 1" = 200' REF: C/L EG SURFACE: FC SURFACE:
<b>PROJECT:</b> NORTHSHORE LANDING <b>SHEET CONTENTS:</b> PRELIMINARY DEVELOPMENT MASTER PLAN			
<b>PROJECT LOCATION:</b> NORTHSHORE PARKWAY & FANNIN LANDING CIRCLE RANKIN COUNTY, MISSISSIPPI <b>CLIENT:</b> NORTHSHORE, LLC 693 LUCKNEY ROAD, FLOWOOD, MS 39232			
SHEET NUMBER <b>1 of 5</b>		PLOT NUMBER <b>B-5827</b>	



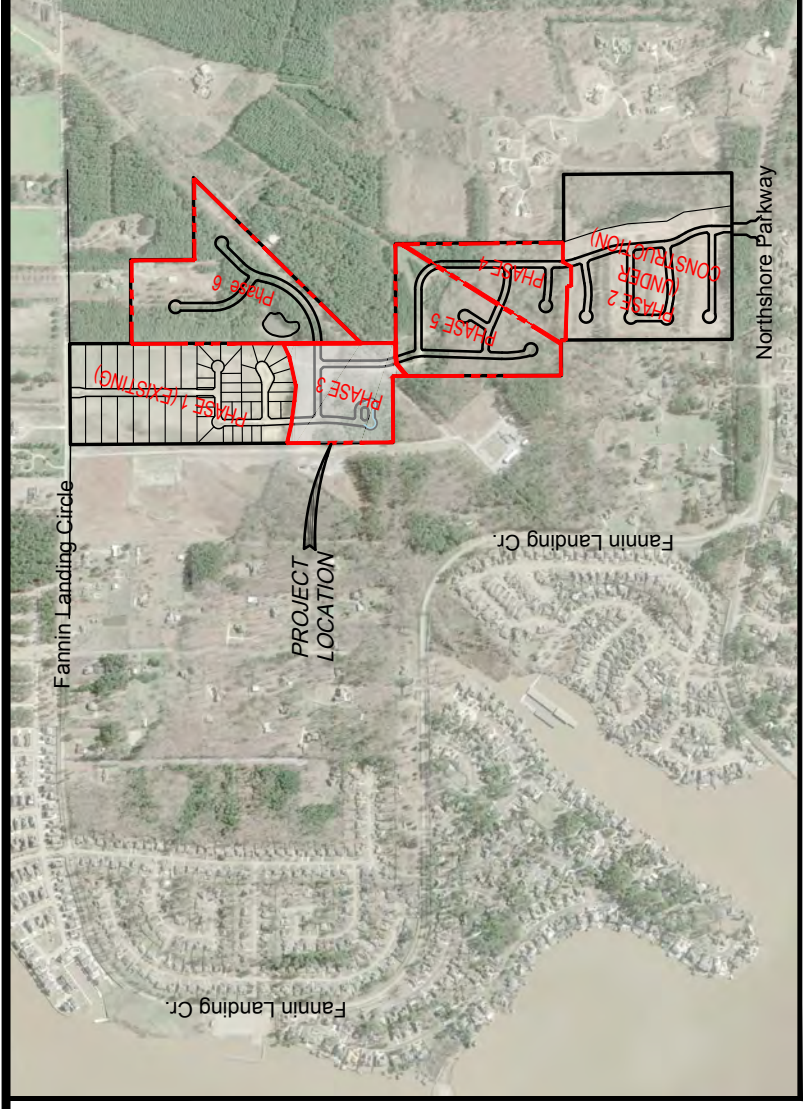
NOTES: LOCAL PHASES 3 - 6;  
 TAX MAP PARCEL NUMBERS - 113-4-10, H13-17, H13-17-10, H13-31, H-13-31-10,  
 113-50-10, 113-50-20, 113-50-20, 113-50-21 & 113-50-22  
 SECTION/TOWNSHIP/RANGE - SECTIONS 32, 33, 28 & 29 17N - R2E  
 RANKIN COUNTY SUPERVISOR - DISTRICT 2  
 CURRENT ZONING - RE-1 (RESIDENTIAL ESTATE DISTRICT) 4.27.09 AC.  
 RT-1-B (MEDIUM DENSITY RESIDENTIAL DISTRICT) 4.17.20 AC.  
 TOTAL ACREAGE - 274.12 ac.  
 TOTAL LOTS:  
 RE-1 ZONED PROPERTY - 19 (0.69 LOTS PER ACRE)  
 RT-1-B ZONED PROPERTY - 118 (2.50 LOTS PER ACRE)  
 MINIMUM ALLOWABLE LOT SIZE:  
 RE-1 ZONED PROPERTY - 1 AC (100' WIDE)  
 RT-1-B ZONED PROPERTY - 8,500 SF (70' WIDE)  
 FLOOD BOUNDARY NOTE: IN FLOOD ZONE X (NOT SHADDED) ACCORDING TO FLOOD  
 INSURANCE RATE MAP NO. 28121C0090F, COMMUNITY PANEL NO. 28121.0090 F,  
 EFFECTIVE DATE: JUNE 9, 2014 & FLOOD INSURANCE RATE MAP NO. 28121C0070F,  
 COMMUNITY PANEL NO. 28121.0070 F, EFFECTIVE DATE: JUNE 9, 2014.  
 THIS PROPERTY MAY BE SUBJECT TO RECORDED, UNRECORDED, OR MIS-INDEXED  
 INSTRUMENTS WHICH WOULD BE DISCLOSED BY A TITLE EXAMINATION OF SAID PROPERTY.  
 THE INTENT OF THIS DRAWING IS TO SHOW THE DEVELOPMENT PLAN FOR THE REMAINDER  
 OF THE DEVELOPMENT PLAN FOR THE REMAINDER OF THE DEVELOPMENT AT THIS TIME.  
 THIS PLAN IS PRELIMINARY AND NOT INTENDED TO BE A FINAL PLAT. LOT LINES, COMMON  
 AREAS AND OVERALL DENSITY ARE SUBJECT TO CHANGE PROVIDED MINIMUM REQUIREMENTS  
 OR ORDINANCES ARE MET.  
 SEE ACCOMPANYING PRELIMINARY PLATS FOR MORE DETAILED INFORMATION.



**LEGEND**

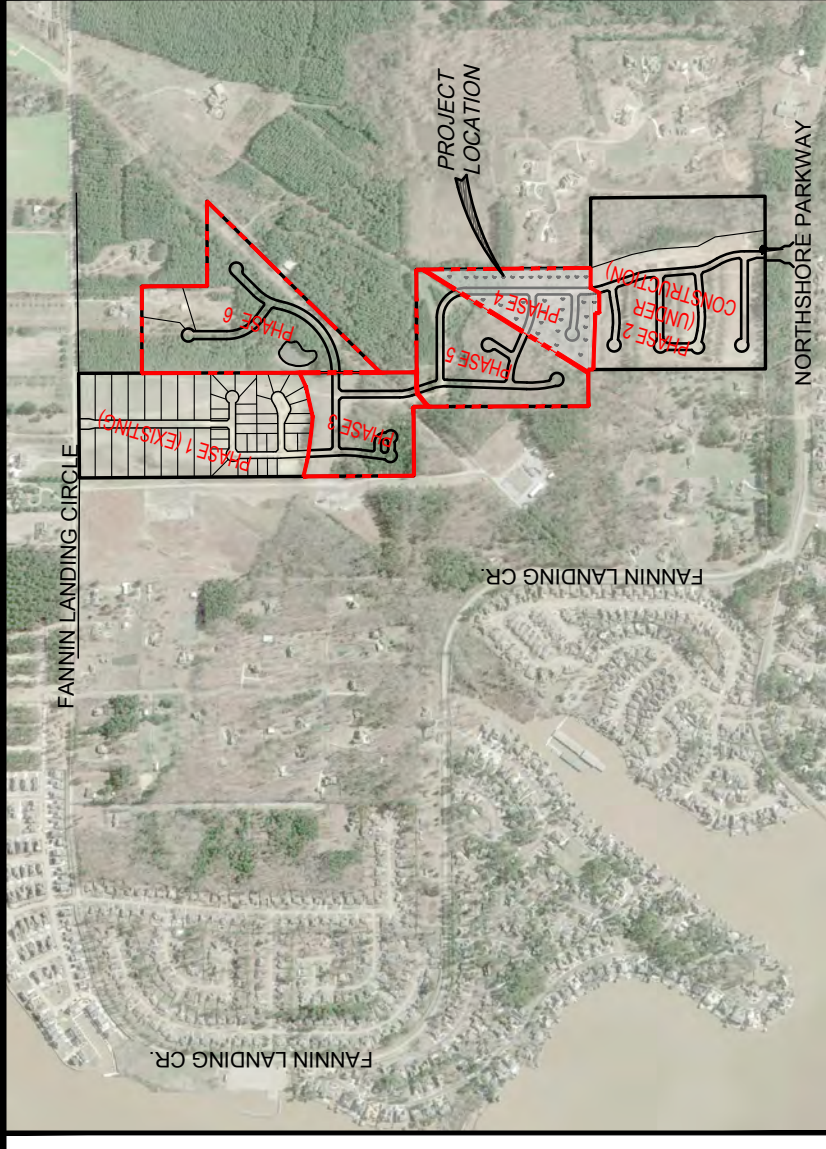
—	PROPERTY LINE
- - -	EXISTING RIGHT OF WAY
- - -	EXISTING LOT LINE
- - -	PROPOSED RIGHT OF WAY
- - -	PROPOSED LOT LINE
- - -	PROPOSED EDGE OF PAVEMENT
- - -	PROPOSED CURB
- - -	EXISTING EDGE OF PAVEMENT
- - -	EXISTING CURB
- - -	PROPOSED SHOULDER
- - -	PROPOSED PHASE LINE

PROJECT LOCATION: NORTHSHORE PARKWAY & FANNIN LANDING CIRCLE RANKIN COUNTY, MISSISSIPPI CLIENT: NORTHSHORE, LLC 693 LUCKNEY ROAD, FLOWOOD, MS 39232	SHEET NUMBER <b>1 of 5</b>
	PHASE NUMBER <b>B-5827</b>
<b>NORTHSHORE LANDING</b> PRELIMINARY DEVELOPMENT MASTER PLAN	
DATE: 06/25/19 CHECKED BY: GAB REF. C/L: EC SURFACE: FC SURFACE:	DRAWN BY: EGB SCALE: 1" = 100' REVISION DATE: REVISION BY:
DESCRIPTION:	



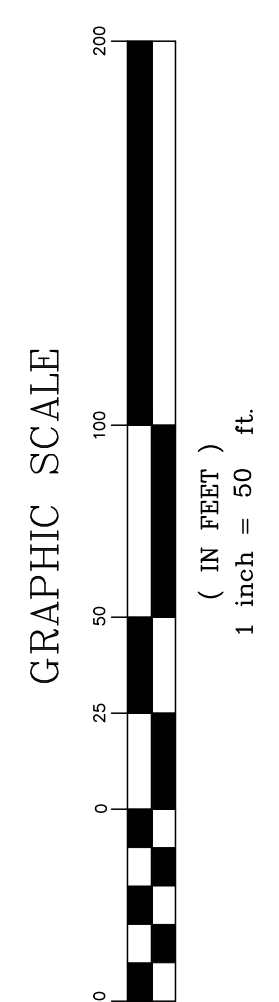
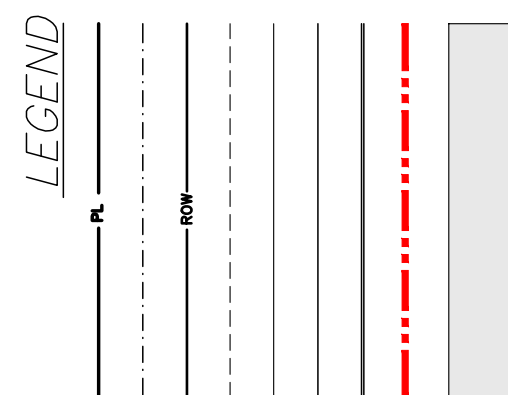
VICINITY MAP  
N.T.S.





VICINITY MAP  
N.T.S.

**NOTES:**  
 TAX MAP PARCEL NUMBERS - 113-4  
 SECTION/TOWNSHIP/RANGE - SECTIONS 32 & 33 17N R3E  
 RANKIN COUNTY SUPERVISOR - DISTRICT 2  
 CURRENT ZONING - R1-B (MEDIUM DENSITY RESIDENTIAL DISTRICT)  
 TOTAL ACREAGE: #124.3 ac.  
 TOTAL LOTS: 35 (2.62 LOTS PER ACRE)  
 MINIMUM ALLOWABLE LOT SIZE: 8,500 SF (70' WIDE)  
 FLOOD BOUNDARY NOTE:  
 THIS PROJECT IS IN FLOOD ZONE X (NOT SHOWN), ACCORDING TO FLOOD INSURANCE RATE MAP NO. 28121C0070F, COMMUNITY PANEL NO. 28121 0070 F, EFFECTIVE DATE: JUNE 9, 2014.  
 THIS PROPERTY MAY BE SUBJECT TO RECORDED, UNRECORDED, OR MIS-INDEXED INSTRUMENTS WHICH WOULD BE DISCLOSED BY A TITLE EXAMINATION OF SAID PROPERTY.  
 CONSTRUCTION PLANS AND PRELIMINARY PLAT SHALL COMPLY WITH ALL CURRENT COUNTY ORDINANCES AS APPLICABLE.  
 THIS PLAT IS PRELIMINARY AND NOT INTENDED TO BE A FINAL PLAT. LOT LINES, COMMON AREAS AND OVERALL DENSITY ARE SUBJECT TO CHANGE PROVIDED MINIMUM REQUIREMENTS OR CHANGES ARE MET.



SHEET NUMBER  
**3 of 5**  
 PROJECT NUMBER  
**B-7228**

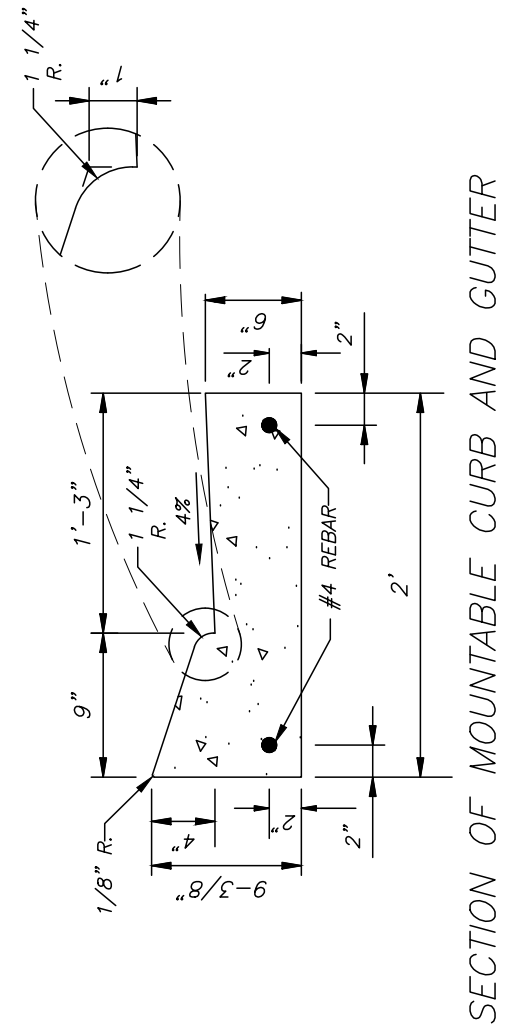
PROJECT LOCATION:  
 NORTSHORE PARKWAY & FANNIN LANDING CIRCLE  
 RANKIN COUNTY, MISSISSIPPI  
 CLIENT:  
 NORTSHORE, LLC  
 693 LUCKNEY ROAD, FLOWOOD, MS 39223

PROJECT:  
**NORTSHORE LANDING, PHASE 4**  
 SHEET CONTENTS:  
**PRELIMINARY PLAT**

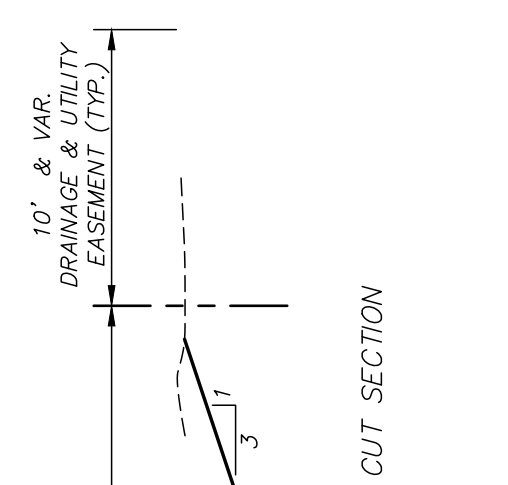
DATE: 06/25/19 | DRAWN BY: EGB  
 CHECKED BY: GAB | SCALE: 1" = 50'  
 REF. C/L:  
 EG SURFACE:  
 FC SURFACE:

REVISION DATE:  
 REVISION BY:

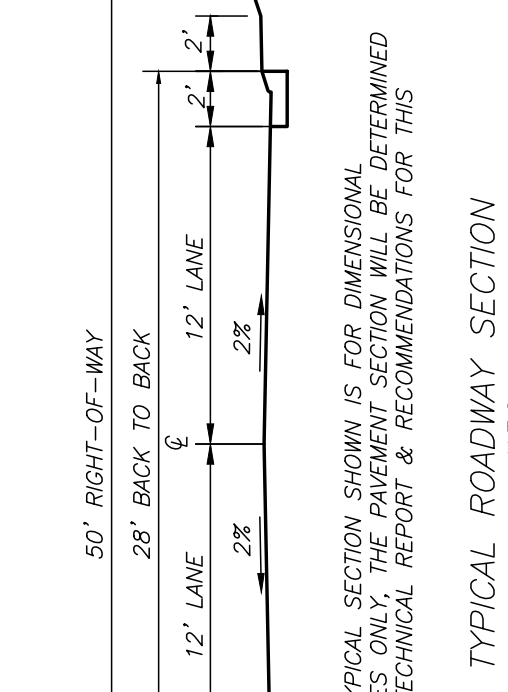
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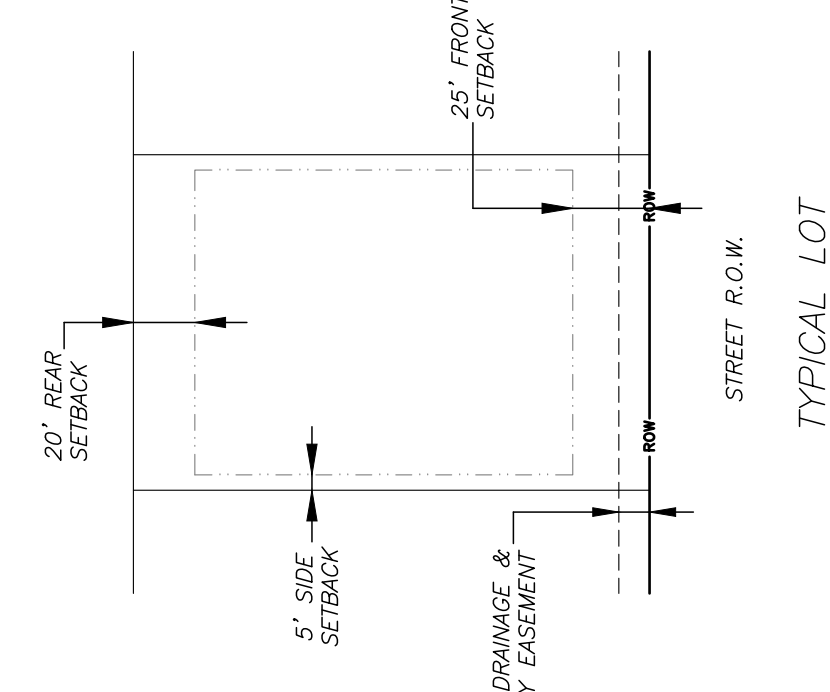
SECTION OF MOUNTABLE CURB AND GUTTER  
N.T.S.



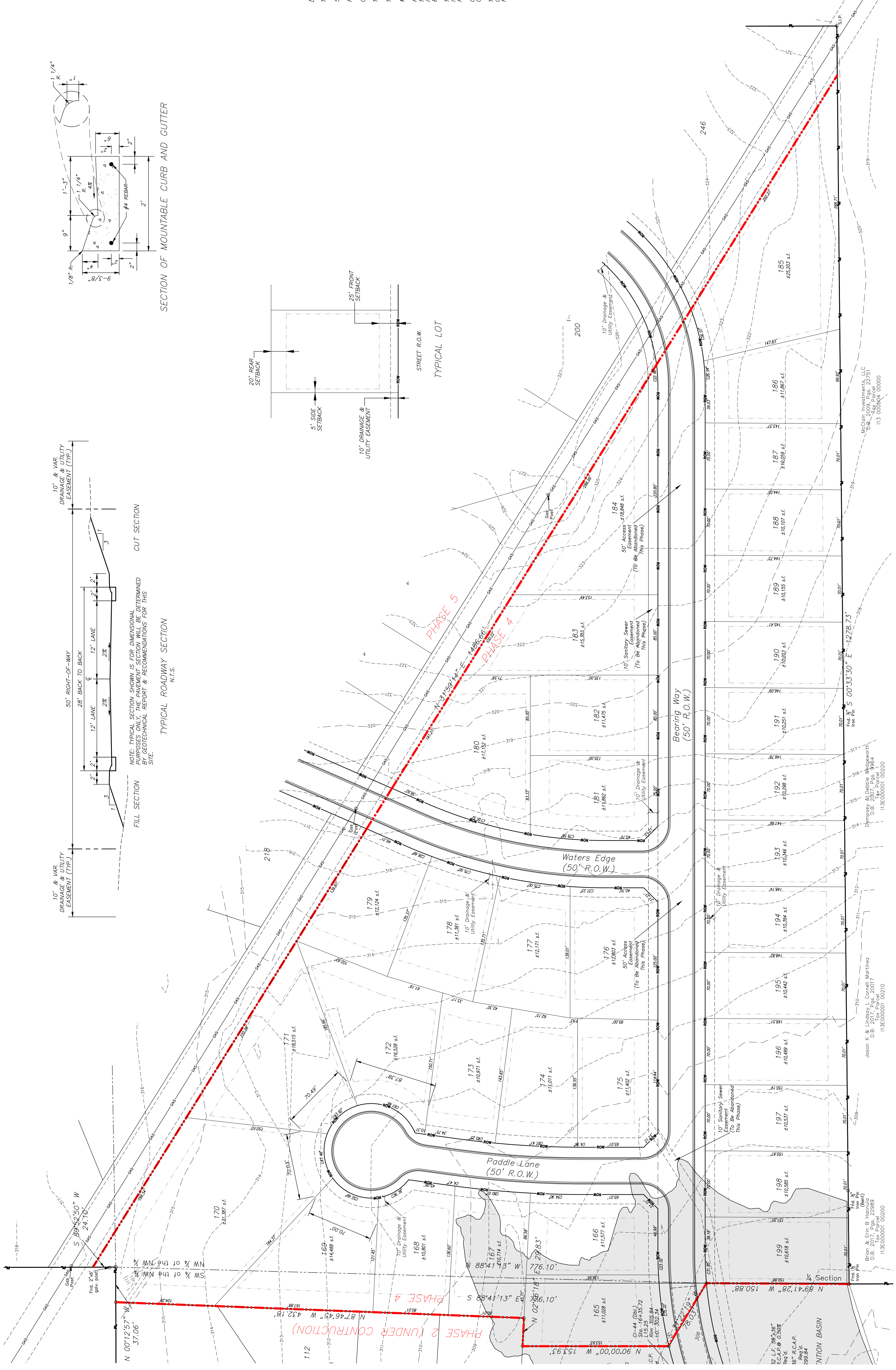
CUT SECTION  
N.T.S.



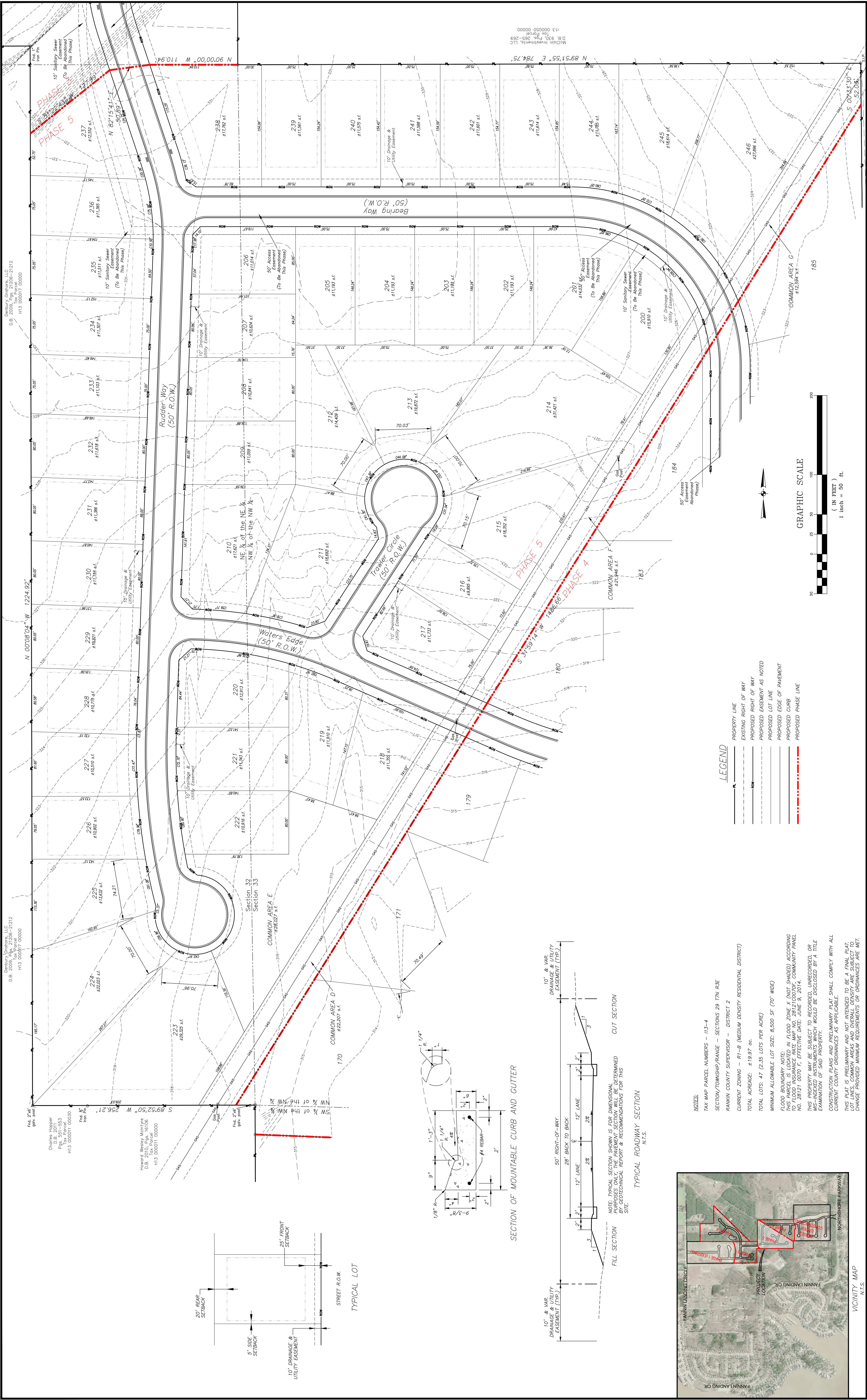
FILL SECTION  
N.T.S.



TYPICAL LOT  
N.T.S.



REVISION DATE:  
 REVISION BY:

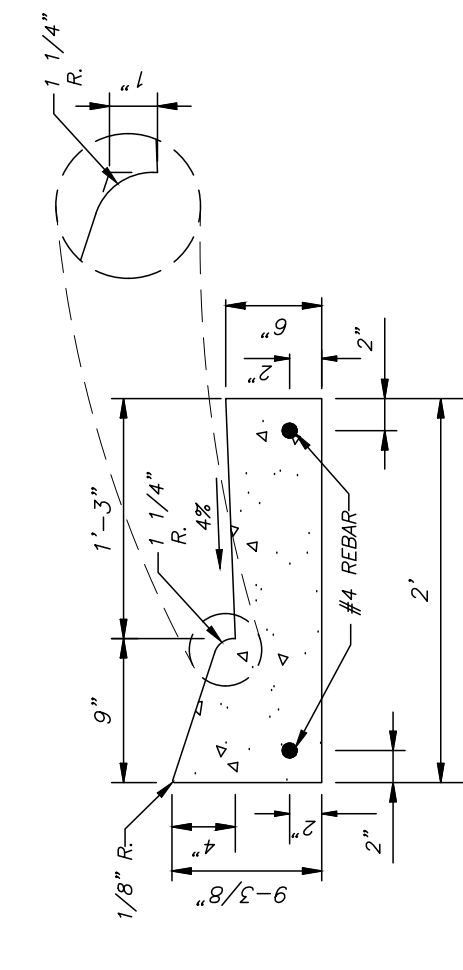
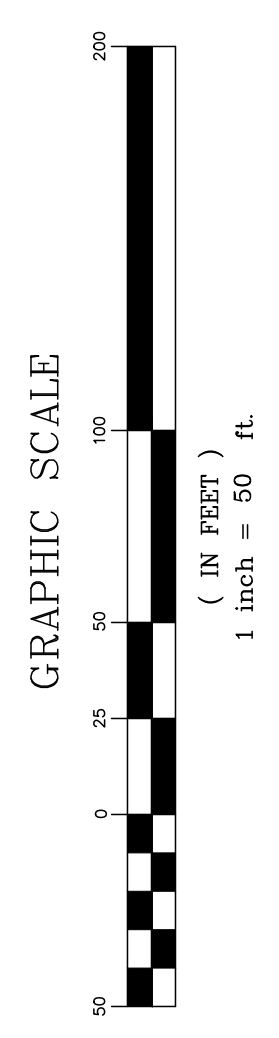


Densbury, Densbury, LLC  
 D.B. 2005, Tax Parcel #113 000017 00000  
 H13 000017 00000  
 Charles Hopper  
 Pgs. 551-553  
 H13 000011 00000  
 Howard Wesley McIntyre  
 D.B. 2010, Pgs. 6106  
 H13 000011 00000

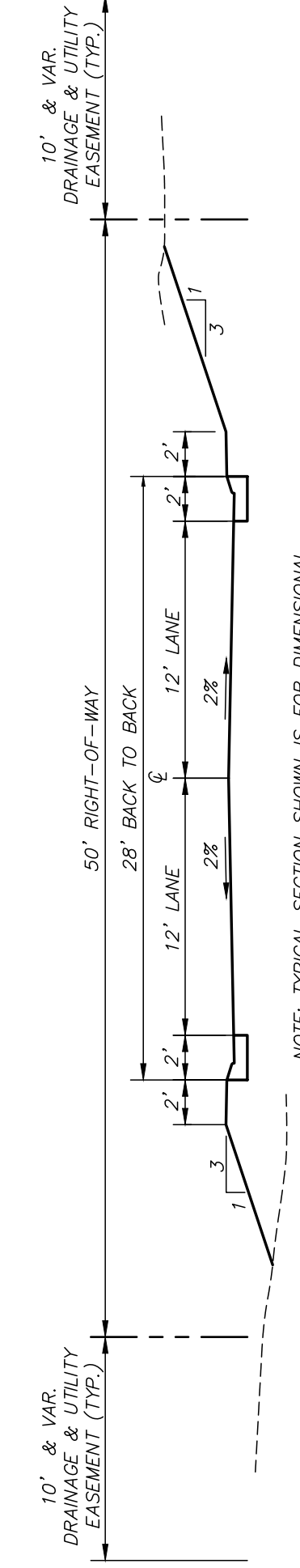
PROJECT LOCATION: <b>NORTHSHORE PARKWAY &amp; FANNIN LANDING CIRCLE</b> RANKIN COUNTY, MISSISSIPPI CLIENT: <b>NORTHSHORE, LLC</b> 693 LUCKNEY ROAD, FLOWOOD, MS 39232	SHEET NUMBER <b>4 of 5</b> PLAN SET NUMBER <b>B-7229</b>
PROJECT: <b>NORTHSHORE LANDING, PHASE 5</b> SHEET CONTENTS: <b>PRELIMINARY PLAT</b>	
DATE: 06/25/19 CHECKED BY: GAB REF. C/L: EG SURFACE: FC SURFACE:	DRAWN BY: EGB SCALE: 1" = 50' REVISION DATE: REVISION BY:
DESCRIPTION: 	

**LEGEND**

	PROPERTY LINE
	EXISTING RIGHT OF WAY
	PROPOSED RIGHT OF WAY
	PROPOSED EASEMENT AS NOTED
	PROPOSED LOT LINE
	PROPOSED EDGE OF PAVEMENT
	PROPOSED CURB
	PROPOSED PHASE LINE



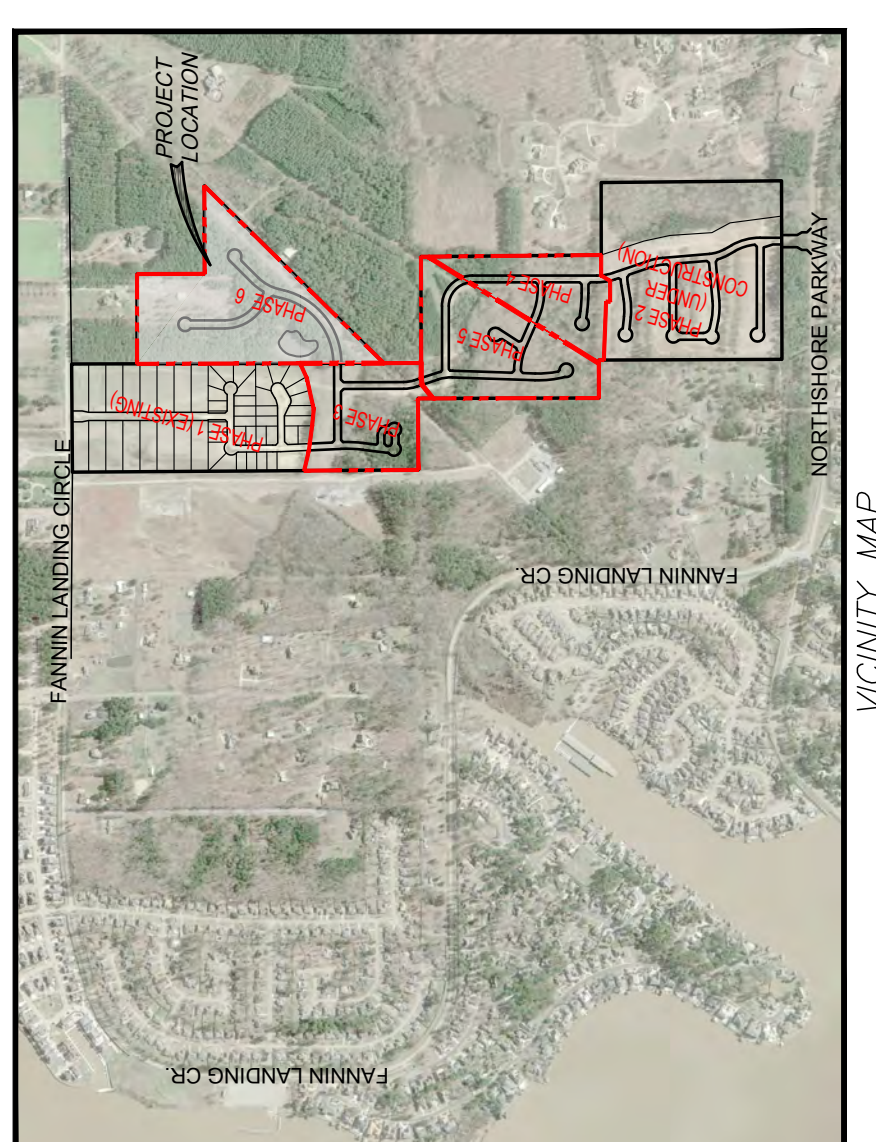
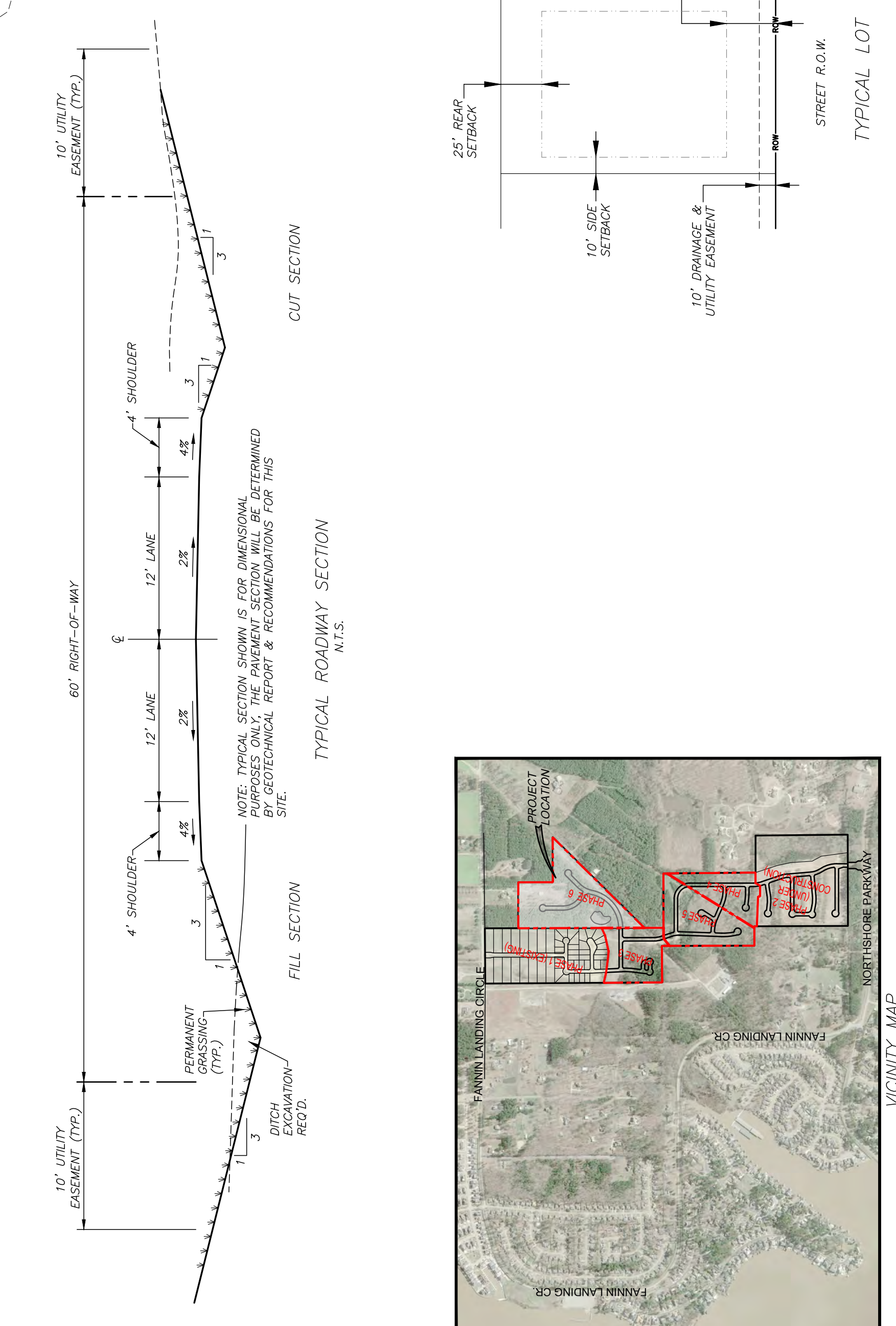
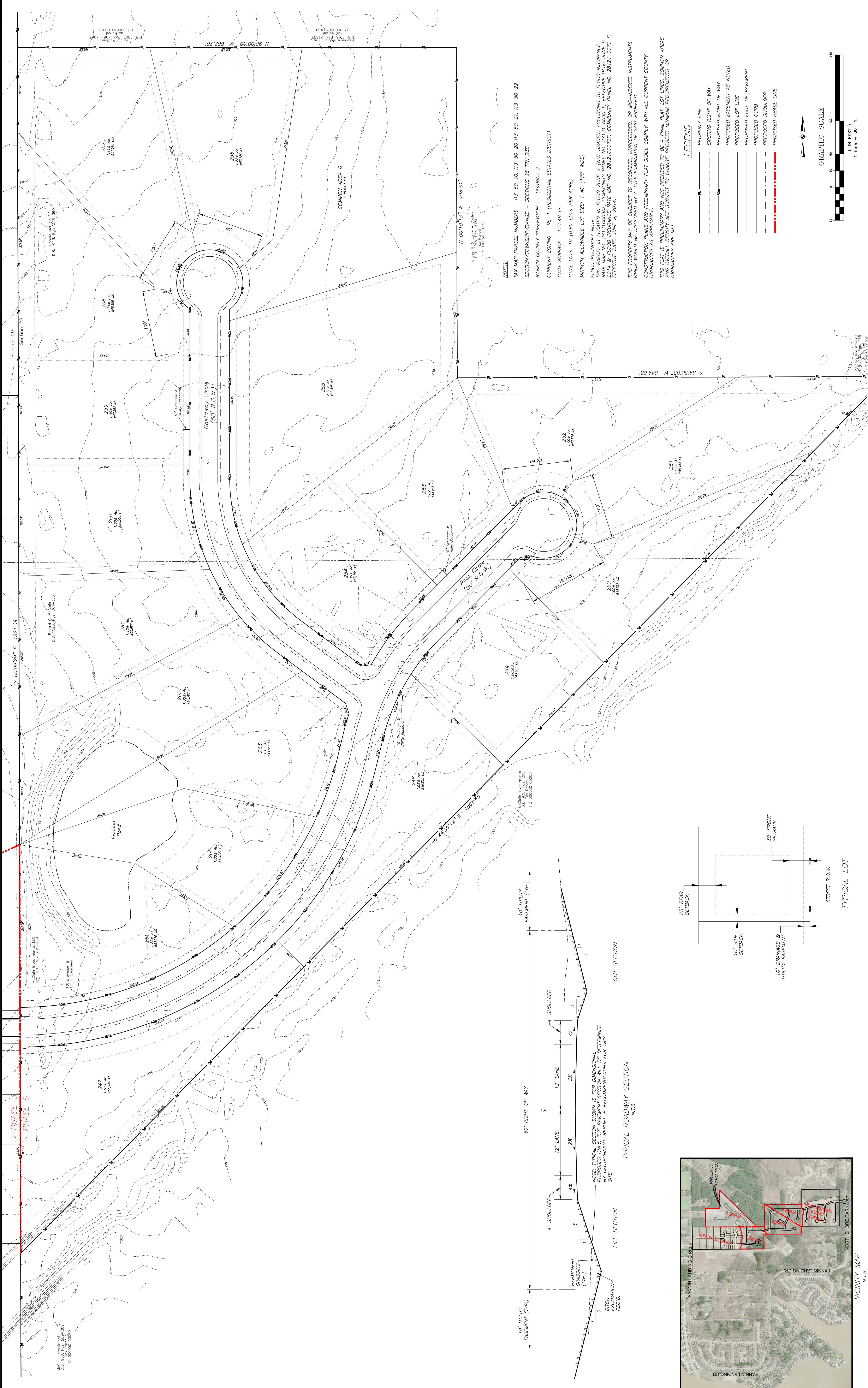
SECTION OF MOUNTABLE CURB AND GUTTER



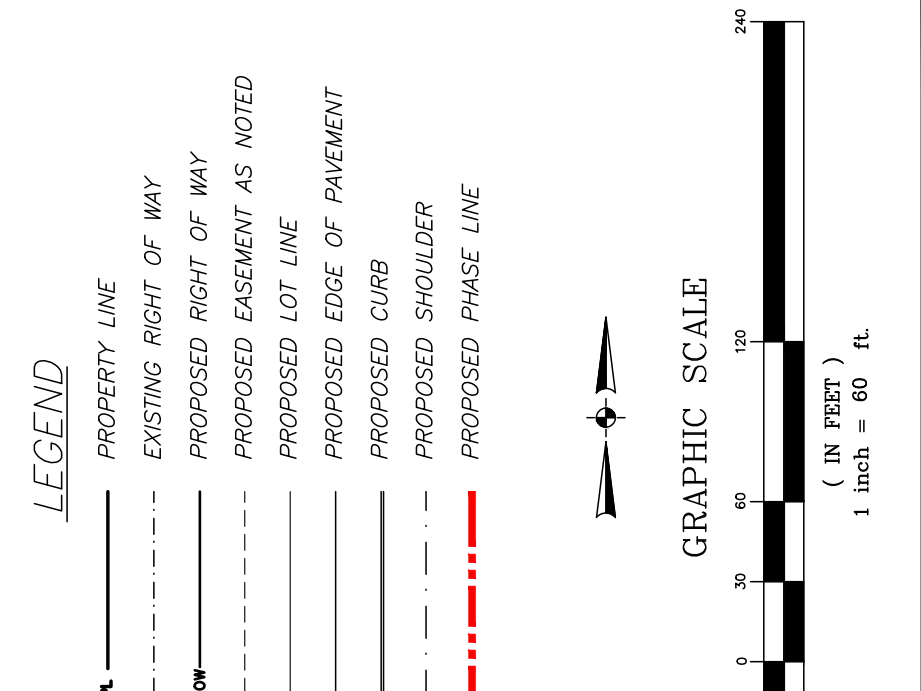
TYPICAL ROADWAY SECTION

NOTE: TYPICAL SECTION SHOWN IS FOR DIMENSIONAL PURPOSES ONLY. THE PAVEMENT SECTION WILL BE DETERMINED BY GEOLOGICAL REPORT & RECOMMENDATIONS FOR THIS SITE.

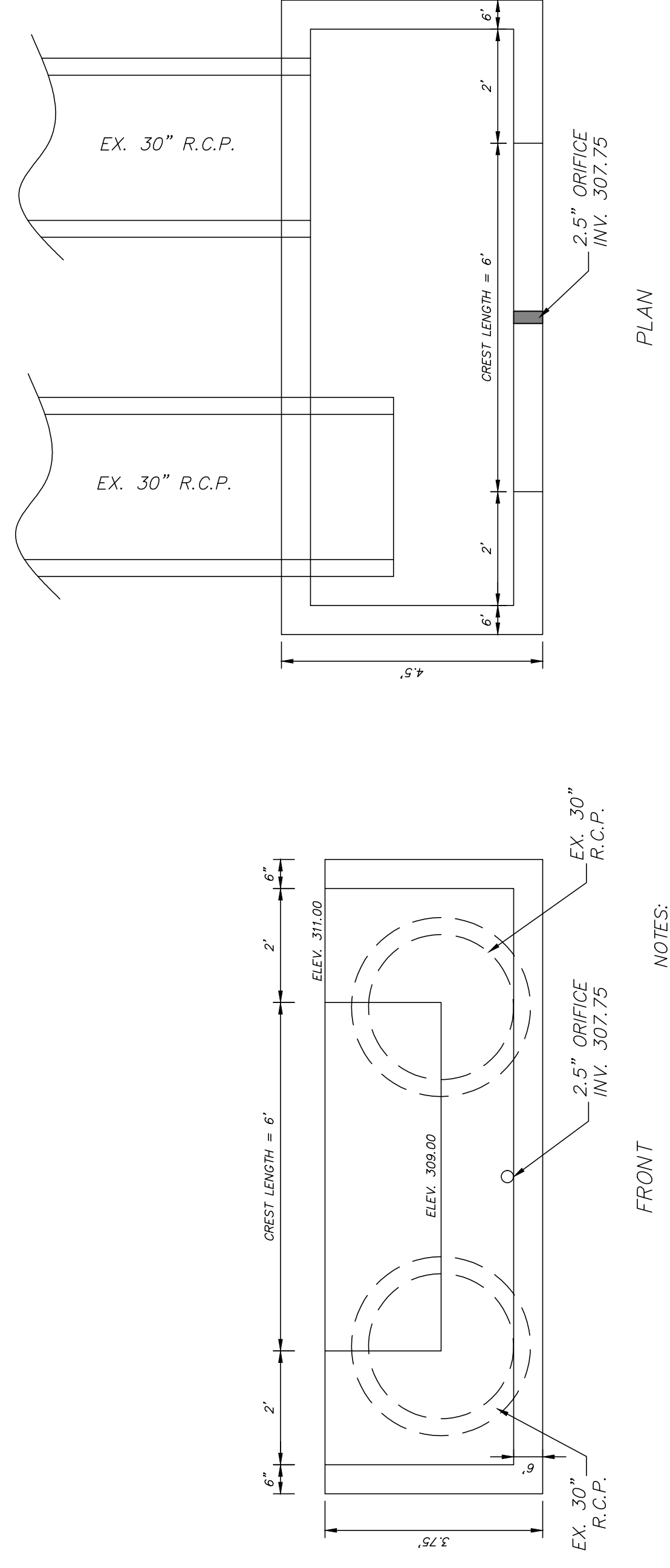
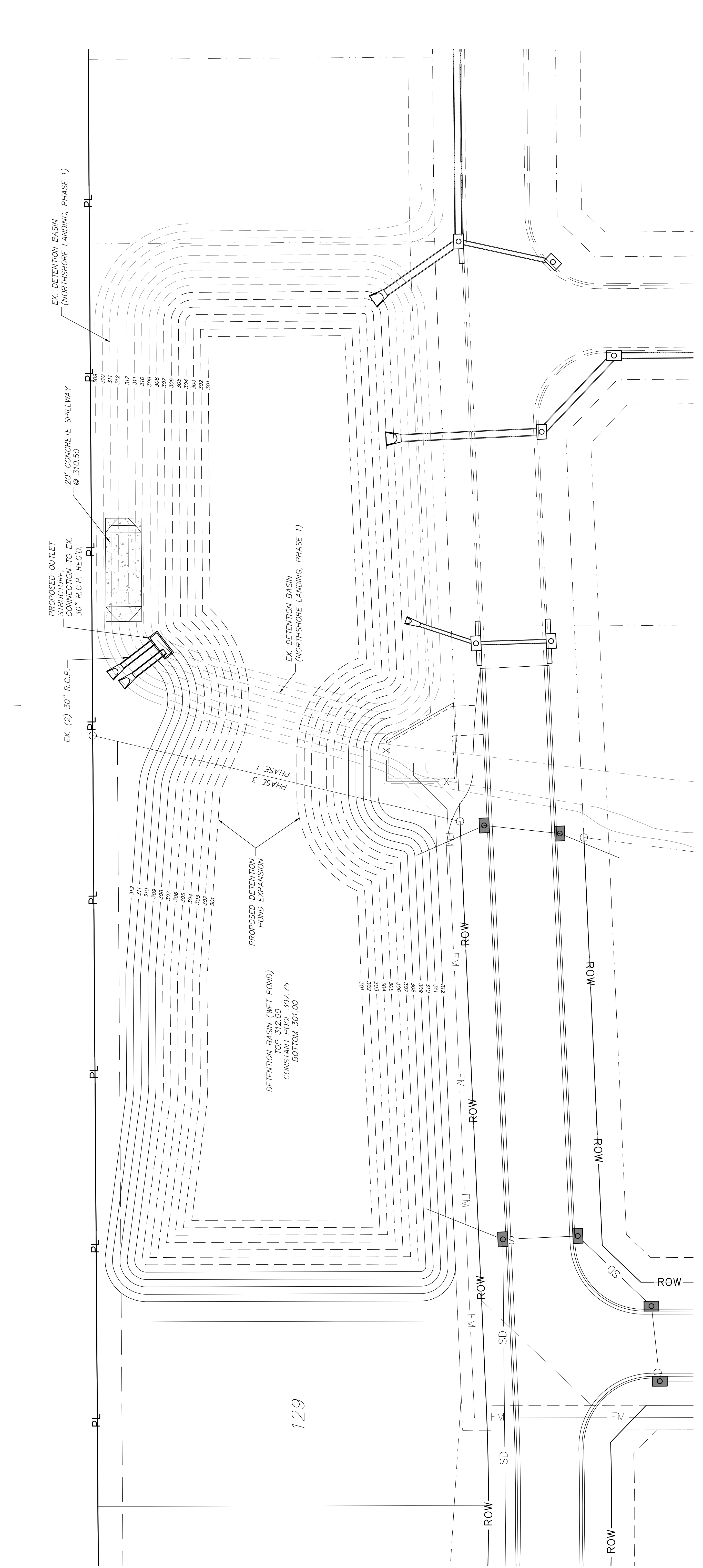
**NOTES:**  
 TAX MAP PARCEL NUMBERS - 113-4  
 SECTION/TOWNSHIP/RANGE - SECTIONS 29 T1N R3E  
 RANKIN COUNTY SUPERVISOR - DISTRICT 2  
 CURRENT ZONING - RT-B (MEDIUM DENSITY RESIDENTIAL DISTRICT)  
 TOTAL ACREAGE: #19.97 ac.  
 TOTAL LOTS: 47 (2.35 LOTS PER ACRE)  
 MINIMUM ALLOWABLE LOT SIZE: 6,500 SF (70' WIDE)  
 FLOOD BOUNDARY NOTE:  
 THIS PARCEL IS LOCATED IN FLOOD ZONE X (NOT SHADED) ACCORDING TO FLOOD INSURANCE RATE MAP NO. 28160C0001 COMMUNITY PANEL NO. 28121 6879 7; EFFECTIVE DATE: JUNE 9, 2014.  
 THIS PROPERTY MAY BE SUBJECT TO RECORDING, UNRECORDED, OR EXAMINATION OF SAID PROPERTY.  
 CURRENT COUNTY ORDINANCES AS APPLICABLE.  
 CONSTRUCTION PLANS AND PRELIMINARY PLAT SHALL COMPLY WITH ALL THIS PLAT IS PRELIMINARY AND NOT INTENDED TO BE A FINAL PLAT. CHANGE PROVIDED MINIMUM REQUIREMENTS OR ORDINANCES ARE MET.



**NOTES:**  
 TAX MAP PARCEL NUMBERS - 113-50-10, 113-50-20, 113-50-21, 113-50-22  
 SECTION/TOWNSHIP/RANGE - SECTIONS 28 17N R2E  
 RANKIN COUNTY SUPERVISOR - DISTRICT 2  
 CURRENT ZONING - RE-1 (RESIDENTIAL ESTATES DISTRICT)  
 TOTAL ACREAGE: ±27.49 ac.  
 TOTAL LOTS: 19 (0.69 LOTS PER ACRE)  
 MINIMUM ALLOWABLE LOT SIZE: 1 AC (100' WIDE)  
**FLOOD BOUNDARY NOTE:**  
 THIS PARCEL IS LOCATED IN FLOOD ZONE X (NOT SHADDED) ACCORDING TO FLOOD INSURANCE RATE MAP NO. 28121C0080F, COMMUNITY PANEL NO. 28121, 0090 F, EFFECTIVE DATE: JUNE 9, 2014 & FLOOD INSURANCE RATE MAP NO. 28121C0070F, COMMUNITY PANEL NO. 28121, 0070 F, EFFECTIVE DATE: JUNE 9, 2014.  
 THIS PROPERTY MAY BE SUBJECT TO RECORDED, UNRECORDED, OR UN-INDEXED INSTRUMENTS WHICH WOULD BE DISCLOSED BY A TITLE EXAMINATION OF SAID PROPERTY.  
 CONSTRUCTION PHASES AND PRELIMINARY PLAT SHALL COMPLY WITH ALL CURRENT COUNTY ORDINANCES AS APPLICABLE.  
 THIS PLAT IS PRELIMINARY AND NOT INTENDED TO BE A FINAL PLAT. LOT LINES, COMMON AREAS AND EASEMENTS ARE SUBJECT TO CHANGE PROVIDED MINIMUM REQUIREMENTS OR ORDINANCES ARE MET.

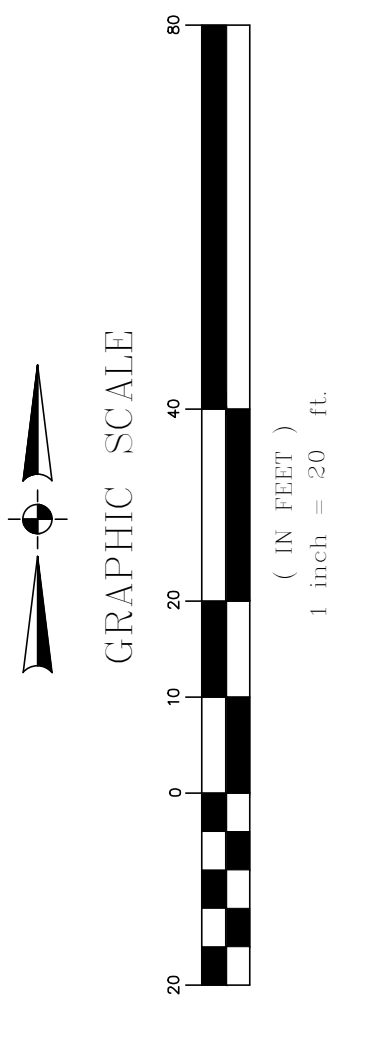


SHEET NUMBER <b>5 of 5</b>	PROJECT LOCATION: NORTHSHORE PARKWAY & FANNING LANDING CIRCLE RANKIN COUNTY, MISSISSIPPI
CLIENT: NORTHSHORE, LLC 693 LUCKNEY ROAD, FLOWOOD, MS 39232	
PROJECT: NORTHSHORE LANDING, PHASE 6	
SHEET CONTENTS: PRELIMINARY PLAT	
<b>BENCHMARK</b> <b>ENGINEERING &amp; SURVEYING, LLC</b> <small>101 Wiggins Court, Suite B, Brandon, Mississippi 39042        Phone: (601) 836-3333        Fax: (601) 836-3334        E-mail: info@benchmarkms.com</small>	
CHECKED BY: GAB   SCALE: 1" = 60'	REVISION DATE:
REF. C/L:	REVISION BY:
EG SURFACE:	
FC SURFACE:	
DESCRIPTION: VICINITY MAP N.T.S.	



- NOTES:
1. OUTLET STRUCTURE MAY BE Poured-IN-PLACE OR PRECAST.
  2. ALL JOINTS SHALL BE SEALED WATERTIGHT, INSIDE AND OUT.

**DETENTION BASIN OUTLET STRUCTURE**



NOT FOR CONSTRUCTION

**BENCHMARK**  
ENGINEERING & SURVEYING, LLC

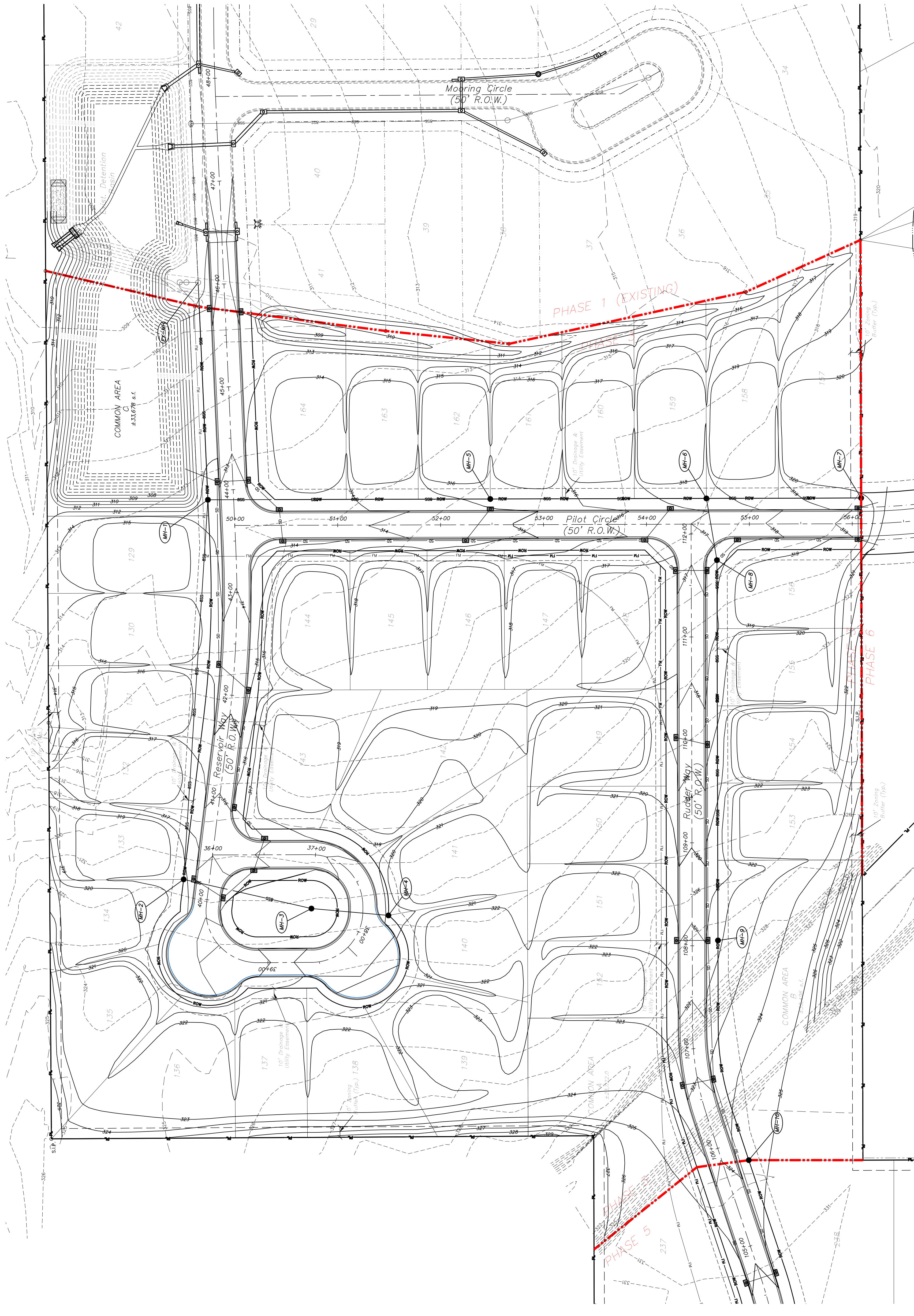
101 Highpoint Court, Suite B, Brandon, Mississippi 39042  
Office: 601-591-0177 Fax: 601-591-0711  
E-mail: gbonds@benchmark.ms

DATE: 10/09/19	DRAWN: BCB
CHECKED: GAB	SCALE: 1"=50'
REF. C/L:	
EG SURFACE:	
FG SURFACE:	
REVISIONS:	

PROJECT LOCATION: NORTHSORE PARKWAY & FANNIN LANDING CIRCLE, RANKIN COUNTY, MS  
CLIENT: NORTHSORE, LLC  
693 LUCKNEY ROAD, FLOWOOD, MS 39232

PROJECT: NORTHSORE LANDING, PHASE 3  
SHEET CONTENTS: GRADING & STORM DRAIN LAYOUT

SHEET NUMBER: 1 of 1  
PROJECT NUMBER: B-7175



- GRADING & DRAINAGE NOTES:
1. SEE NOTES ON SHEET 2 FOR MORE DETAILED INSTALLATION AND MATERIAL INFORMATION.
  2. CONTRACTOR SHALL TIE TO EXISTING CONTOURS AS SOON AS POSSIBLE AT PROJECT LIMITS WHILE PROMOTING POSITIVE DRAINAGE.
  3. ALL CONCRETE PIPE SHALL BE CLASS III AND JOINTS WRAPPED ENTIRELY WITH FIBERGLASS REINFORCED POLYESTER RESIN (FRP).
  4. CONCRETE PIPE JOINTS SHALL BE SEALED WITH "RAM-NECK".
  5. ALL C.P.P. SHALL BE HP PIPE AS MANUFACTURED BY ADS.
  6. ALL STORM DRAIN STRUCTURES SHALL BE MANUFACTURED BY ADS.
  7. EXISTING STRUCTURES ARE SEALED W/ALUMINUM TIGHT BOTH INSIDE AND OUT.
  8. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY THE ACCURACY OF THE EXISTING UTILITY INFRASTRUCTURE INFORMATION SHOWN ON THESE PLANS AND SHALL CORRECT ANY DISCREPANCIES IMMEDIATELY IN WRITING OF ANY DISCREPANCIES AND AWAIT FURTHER INSTRUCTION.

