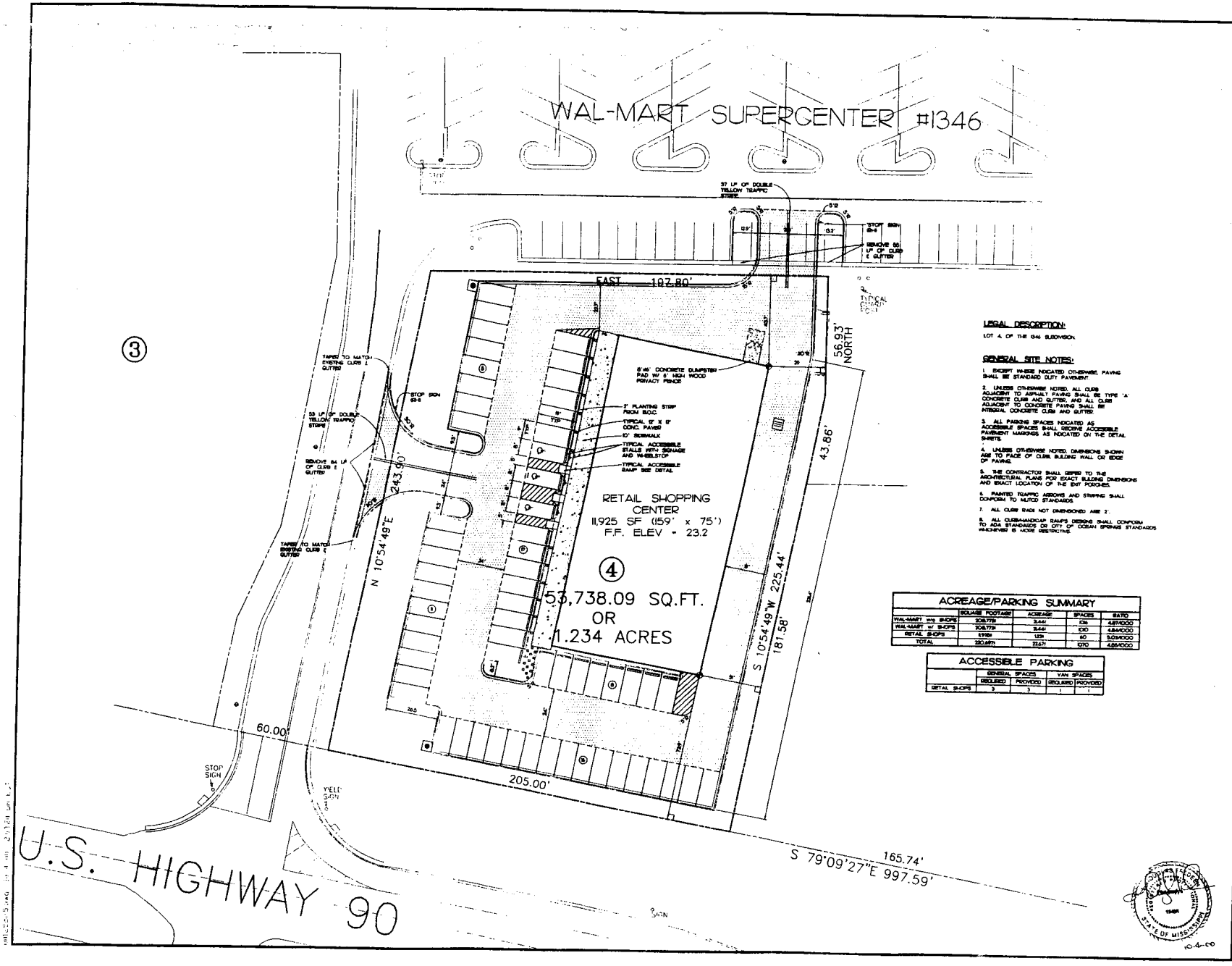

LEGAL DESCRIPTION:

LOT 4, OF THE 1346 SUBDIVISION.

GENERAL SITE NOTES:

1. EXCEPT WHERE INDICATED OTHERWISE, PAVING SHALL BE STANDARD DUTY PAVEMENT.
2. UNLESS OTHERWISE NOTED, ALL CURB ADJACENT TO ASPHALT PAVING SHALL BE TYPE "A" CONCRETE CURB AND GUTTER, AND ALL CURB ADJACENT TO CONCRETE PAVING SHALL BE INTEGRAL CONCRETE CURB AND GUTTER.
3. ALL PARKING SPACES INDICATED AS ACCESSIBLE SPACES SHALL RECEIVE ACCESSIBLE PAVEMENT MARKINGS AS INDICATED ON THE DETAIL SHEETS.
4. UNLESS OTHERWISE NOTED, DIMENSIONS SHOWN ARE TO FACE OF CURB, BUILDING WALL OR EDGE OF PAVING.
5. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND EXACT LOCATION OF THE ENT PORCHES.
6. PAINTED TRAFFIC ARROWS AND STRIPING SHALL CONFORM TO MUTCD STANDARDS.
7. ALL CURB RADII NOT DIMENSIONED ARE 2'.
8. ALL CURB/HANDICAP RAMPS DESIGNS SHALL CONFORM TO ADA STANDARDS OR CITY OF OCEAN SPRINGS STANDARDS WHICHEVER IS MORE RESTRICTIVE.

ACREAGE/PARKING SUMMARY

	SQUARE FOOTAGE	ACREAGE	SPACES	RATIO
WAL-MART w/o SHOPS	108,775	3.441	136	4.8/1,000
WAL-MART w/ SHOPS	108,775	3.441	130	4.8/1,000
RETAIL SHOPS	11,925	1.234	50	5.0/1,000
TOTAL	120,699	3.675	1,070	4.8/1,000

ACCESSIBLE PARKING

	GENERAL SPACES		VAN SPACES	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
RETAIL SHOPS	3	3	1	1

REVISIONS

A. REVISED PER CITY COMMENTS 10-4-00

SCALE 1" = 20' FEET

LEGEND

EXISTING

- IRON ROD FOUND
- IRON PIPE FOUND
- IRON ROD SET
- SPIKE FOUND
- SPIKE SET
- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET
- LIGHTARD KNOT FOUND
- WATER VALVE
- LIGHT POLE
- SANITARY SEWER MAN-HOLE
- FIRE HYDRANT
- STORM DRAIN MAN-HOLE

PROPOSED

- HEAVY DUTY PAVEMENT
- CONCRETE PAVING
- ACCESSIBLE RAMP AND WHEELSTOP
- SIGN - SEE PLAN FOR TYPE
- ACCESSIBLE PARKING SPACE
- NUMBER OF PARKING SPACES PER SQ.FT.
- BUILDING CONTROL POINT
- CONCRETE CURB & GUTTER

THE KLEIN GROUP

89 WEST CHICAGO STREET
COLDWATER, MI 49036
(517) 278-3050

Freeland-Kauffman & Fredeen, Inc.
Civil Engineers - Landscape Architects
5201 Village Parkway, Suite 201
Rogers, Arkansas 72758
501-464-9745
fax 501-464-9748

ZONING: C-3

ADDRESS: U.S. HIGHWAY 90

OWNER: THE KLEIN GROUP
CONTACT: KEN KLEIN

SITE PLAN

RETAIL SHOPPING CENTER
OCEAN SPRINGS MISSISSIPPI

Drawn: CDP	FKF Job: 2000-95	Drawing: 2 of 9
Check: LDF	Date: 10/4/00	

STATE OF MISSISSIPPI 10-4-00