RUSSELL BLVD.
65' R/W

15'X25' SIGHT TRIANGLE

R15'-0"

26'-0"

6'-0"

10' WIDE LANDSCAPED AREA
2,412 s.f.

25'-0"
ONE WAY ONLY

197.79' TO NE CORNER OF LOT 12 ON US HWY. 49 FROM THIS POINT.

10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25

15'-7"

9'-0"

1
2
3
4
5
6
7
8
9

LINE OF FRONT YARD SETBACK

49'-6"

ONE WAY ONLY

18'-3 7/8"

60 DEGREE ANGLE PARKING

8"X8'X10' DUMPSTER PAD ENCLOSED WITH 7' WOOD FENCE WITH GATE

18'-0"

9'-0"

HCP

26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42

5' WIDE SIDEWALK

HANDICAPPED SIGN

5' WIDE SIDEWALK

120'-0"

50'

10'

PIPE BOLLARDS TYP. OF 9

5' WIDE SIDEWALK

120'

EXISTING BUILDING

50'

10'

50'

6"

5'-0"

18'-0"

26'-0"

TOTAL BUILDING 9,800 s.f.
TOP OF SLAB 15.0' MIN.
(BASE FLOOD ELEV. 14.0')

OFFICE / RETAIL
(1 PER 300 s.f. PARKING REQD.)
9,800 s.f. = 33 SPACES

220'

5'-0" 44'-6" 220'-0" 5'-6"

LANDSCAPE REQUIREMENTS

PLANTING SHALL BE 10% OF PROPERTY

- TYPE A TREE
- TYPE B TREE
- SHRUB

LEGEND

- PROPERTY LINE
- SILT FENCING DETAIL
- SETBACK LINE
- BUILDING OUTLINE
- HCP HANDICAP PARKING
- HANDICAP PARKING SIGN

VICINITY MAP

N.T.S.

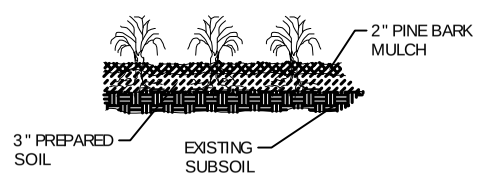
APPLICABLE CODE-	IBC 2003 LIFE SAFETY CODE 1991
DESIGN WIND SPEED-	130 MPH
DESIGN SLAB ELEVATIONS-	1' ABOVE BFE
LANDSCAPING REQUIREMENTS-	10% OF SITE (3,300 s.f. REQD.)
PARKING REQUIREMENTS-	RETAIL STORES, PERSONAL SERVICE ESTABLISHMENTS, COMMERCIAL AMUSEMENTS, OFFICE, REPAIR SHOPS, MEDICAL AND DENTAL CLINICS, LIBRARIES, ART GALLERIES, CLUBS, LODGES = 1 SPACE PER 300 s.f. OF GROSS FLOOR AREA
PARKING SPACES REQUIRED = 33 (INCLUDES 2 HANDICAP PARKING)	
PARKING SPACES PROVIDED = 42 (INCLUDES 2 HANDICAP PARKING)	

SITE PLAN

SCALE: 1"= 10'-0"

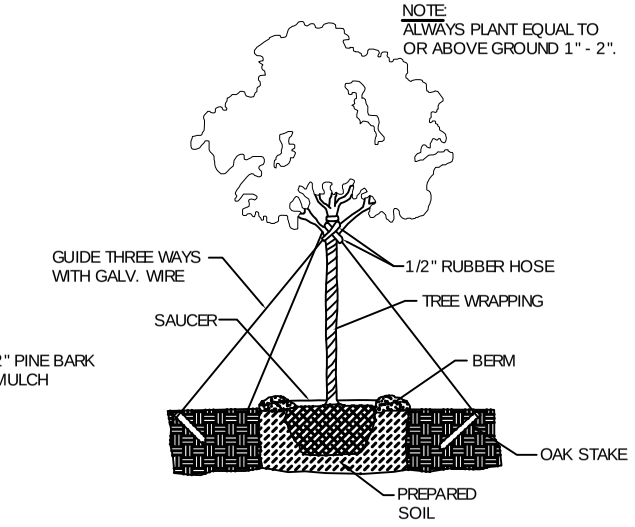
N

TAX PARCEL NUMBER
0809N-03-018.000
FLOOD ZONE AE



GROUND COVER DETAIL

N. T. S.



TYPICAL TREE PLANTING DETAIL

N. T. S.

ZONED B-4

LOTS 20 THRU 30, BLOCK TWENTY, MAGNOLIA HIGHWAY SUBDIVISION, CITY OF GULFPORT, HARRISON CO., MISSISSIPPI

B-4 DISTRICT: HIGHWAY BUSINESS DISTRICT. THIS DISTRICT IS INTENDED TO INCLUDE HIGH INTENSITY COMMERCIAL ACTIVITIES REQUIRING, HIGH VISIBILITY AND ACCESSIBILITY IN WHICH ALL OR SOME OF THE BUSINESS IS CONDUCTED OUTDOORS. THIS INCLUDES SUCH ACTIVITIES AS AUTOMOBILE, TRUCK OR OTHER VEHICLE DEALERSHIPS; HEAVY EQUIPMENT DEALERS; RECREATIONAL VEHICLE SALES; MOBILE HOME SALES; YARD AND GARDEN CENTERS; BUILDING MATERIAL DEALERS; TRUCK STOPS; BUS TERMINAL; OUTDOOR RECREATIONAL ENTERPRISES SUCH AS RECREATIONAL VEHICLE CAMPGROUNDS, WATER PARKS, DRIVE-IN THEATERS, AMUSEMENT PARKS, ETC. ALSO INCLUDED IN THIS DISTRICT WOULD BE USES WHICH CATER TO THE MOTORING PUBLIC SUCH AS FAST FOOD RESTAURANTS, SERVICE STATIONS, MOTELS AND SIMILAR USES.

FRONT YARD--50 FEET.
THERE ARE NO MINIMUM SIDE OR REAR YARDS REQUIRED EXCEPT WHERE ABUTTING RESIDENTIALLY ZONED PROPERTY, THE SIDE AND REAR YARDS SHALL BE A MINIMUM OF TWENTY-FIVE (25) FEET. SUFFICIENT DRIVEWAY ACCESS SHALL BE PROVIDED TO ALLOW FOR SERVICE VEHICLES TO ENTER THE SIDE AND REAR OF THE USE.

DAMMON
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ARCHITECTURE

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NEW
RETAIL
CENTER

K.B. KAUFMANN
RUSSELL BLVD.
GULFPORT, MS

PRELIMINARY
SITE
PLAN

REV:

SCALE: AS NOTED

JOB#: 1930

DATE: 2-25-08

SHEET

C-2

OF