

Transmittal Letter



PROJECT: (Name and Address)

Tulip Creek
Eason Boulevard
Tupelo, MS

Date: 5/6/2022

Project No.: 21052

TO: (Name and Address)

Department of Development Services
Tupelo Planning Committee
City of Tupelo

WE TRANSMIT: ☒ Attached ☐ Under separate cover
VIA: ☐ Overnight delivery ☐ Mail ☐ E-mail
☐ Courier ☐ Fax ☒ Other
FOR: ☒ Approval / Action ☐ Information ☐ Use as requested
☐ Comment ☐ Distribution ☐ Other
THE FOLLOWING: ☒ Drawings ☐ Specifications ☐ Digital Files
☐ Submittals ☐ Other

NO. OF COPIES	DATE	DESCRIPTION
2	May 6, 2022	Major Site Plan Application

REMARKS:

We are submitting these on behalf of the owner/developer Britton Jones & Stewart Rutledge (Tulip Creek 2021, LP). If you have any questions please let me know. Thank you.

TRANSMITTED BY: J Bryan

COPIES TO: file

CITY OF TUPELO DEPARTMENT OF DEVELOPMENT SERVICES

MAJOR SITE PLAN APPLICATION

Department of Development Services
PO Box 1485, Tupelo, MS 38802-1485
Phone (662) 841-6510 FAX (662) 841-6550
<http://www.tupeloms.gov/developmentservices>

TO THE TUPELO PLANNING COMMITTEE:

As owner, developer, agent or engineer (indicate which), it is requested that the proposed development site plan as described below be given a major site plan approval by the Tupelo Planning Committee and the respective governing body in accordance with Tupelo Regulations.

The proposed development site is located: North Eason Blvd.

Name of Development: Tulip Creek

Describe in detail the proposed development:

Six new 2-story apartment buildings and one 1-story community building for the development.

ACRES IN THE ENTIRE PARCEL	NUMBER OF BUILDINGS	TOTAL NUMBER OF UNITS
14.53	7	48

List all existing structures on this property: N/A

Name, address and phone number of Owner of Land:

Current: Barbara Oswalt, 121 CR 500, Plantersville, MS 38862

Purchaser: Tulip Creek, 2021 LP - 1739 University Ave., Suite 116, Oxford, MS 662-202-8226

Name, address and phone number of Engineer, Surveyor or Draftsman:

Civil: ESI (John White) 1324 N. Veterans Blvd., Tupelo, MS 662-840-9063

Architect: McCarty Architects (Jay Bryan) 533 W. Main St., Tupelo, MS 662-844-4400

Attached and made a copy of this application are the following:

1. 10 copies of the development site plan drawn in accordance with Development Code Requirements.
2. Application Fee - \$200.00 plus \$20.00 per commercial unit and / or \$10.00 per residential unit.

I hereby certify that all the above information is true and correct and that I have received, or retained, a copy of this application. I understand that if I or my representative does not attend the meeting, the application could be tabled or denied.

Date May 6, 2022


Signature of owner, developer, agent or engineer

662-844-4400

Mailing Address

Telephone Number

- NOTES:
1. Submit application no later than the four weeks prior to the next meeting of the Planning Committee. The Planning Committee meets on the first Monday of each month.
 2. Applicant must be represented at the meeting which is held at 6:00 PM in the City Hall Council Chambers on second floor of 71 East Troy Street.

SEE OTHER SIDE.

TULIP CREEK

APARTMENTS

EASON BOULEVARD

TUPELO, MISSISSIPPI

OFFICE / STUDIO ADDRESS

McCARTY ARCHITECTS

533 WEST MAIN STREET

TUPELO, MS 38804

(662) 844-4400

CIVIL ENGINEER

ENGINEERING SOLUTIONS INC.

1324 NORTH VETERANS BLVD.

TUPELO, MS 38804

(662) 840-9063

INDEX TO DRAWINGS

CIVIL

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C105	DRAINAGE PLAN
C106	EROSION CONTROL PLAN
C107	STRIPING PLAN
C108	LAYOUT PLAN
C109	UTILITY PLAN
C200	SITE DETAILS
C201	DRAINAGE AND UTILITY DETAILS

ARCHITECTURAL

L101	LANDSCAPE PLAN
A101	BLDG 1-6 FIRST AND SECOND FLOORPLANS
A201	EXTERIOR ELEVATIONS BLDGS 1-6
A501	COMMUNITY BUILDING PLANS AND SECTIONS
A502	COMMUNITY BUILDING EXTERIOR ELEVATIONS



LOCATION MAP

NORTH

SITE PLAN SUBMISSION

DATED: 06 MAY 2022

SET NUMBER:

PROJECT NUMBER: 21052

REVISIONS:

GENERAL NOTES

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OFFICE ADDRESS:
533 WEST MAIN STREET
TUPELO, MS 38801
PHONE 662.840.9063
FAX 662.840.9064

McCARTY
ARCHITECTS
KURT SHETTLES, ARCHITECT

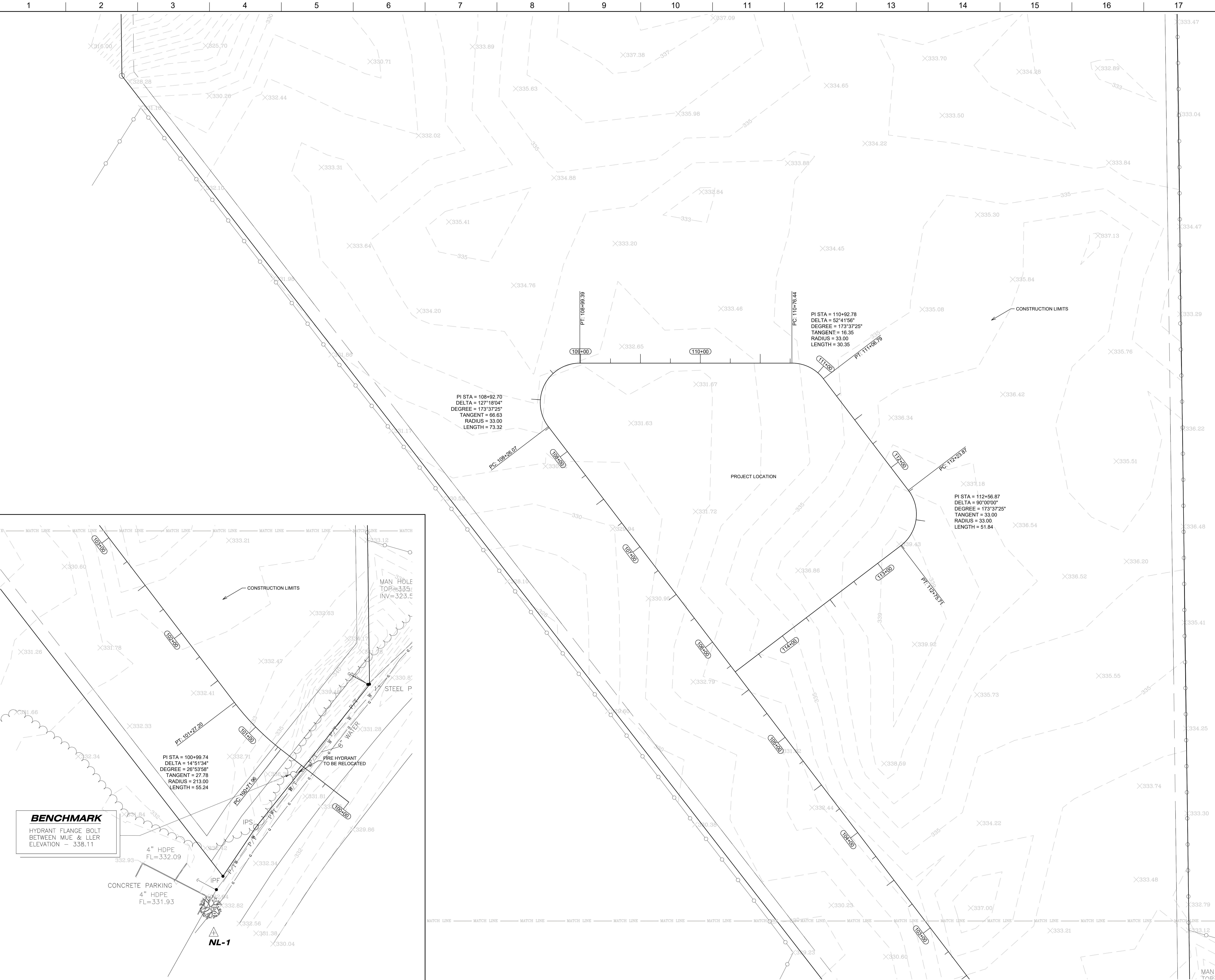
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REVISIONS & ADDENDUMS

SHEET TITLE
**DEMOLITION
PLAN**

SHEET NUMBER
C100
of



1
DEMOLITION PLAN

1"=30'

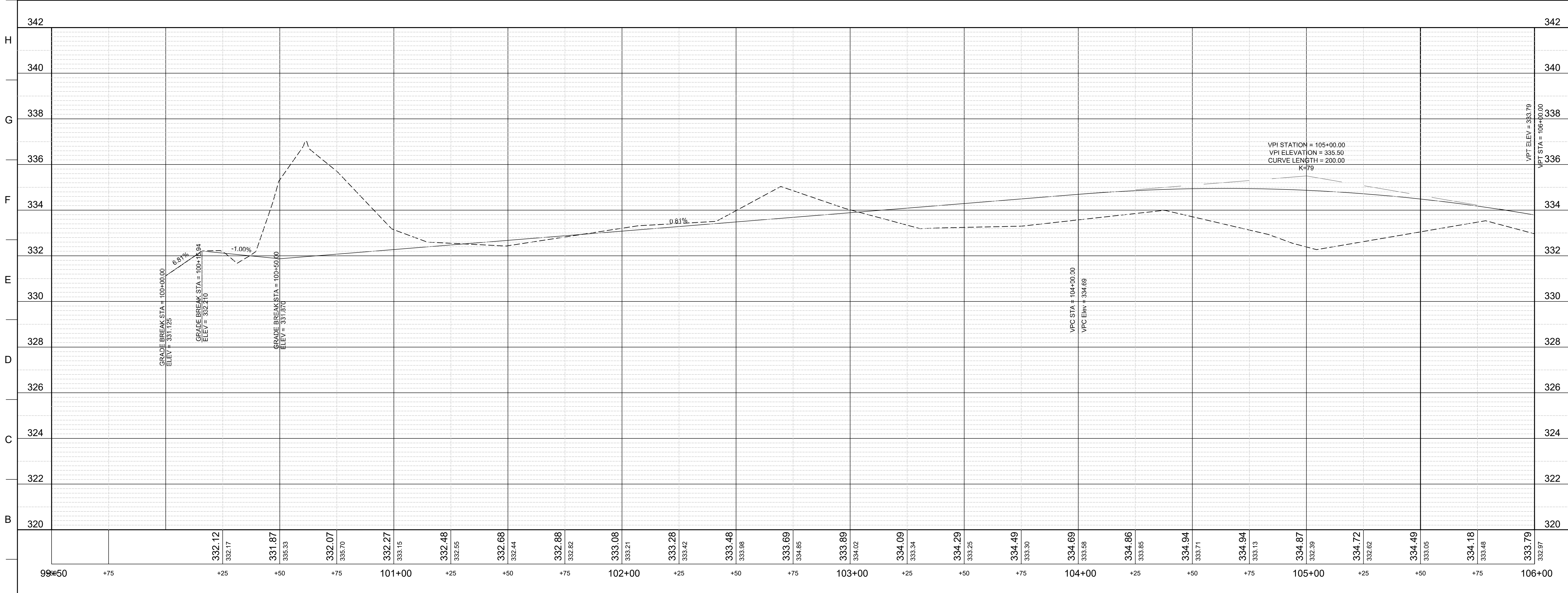
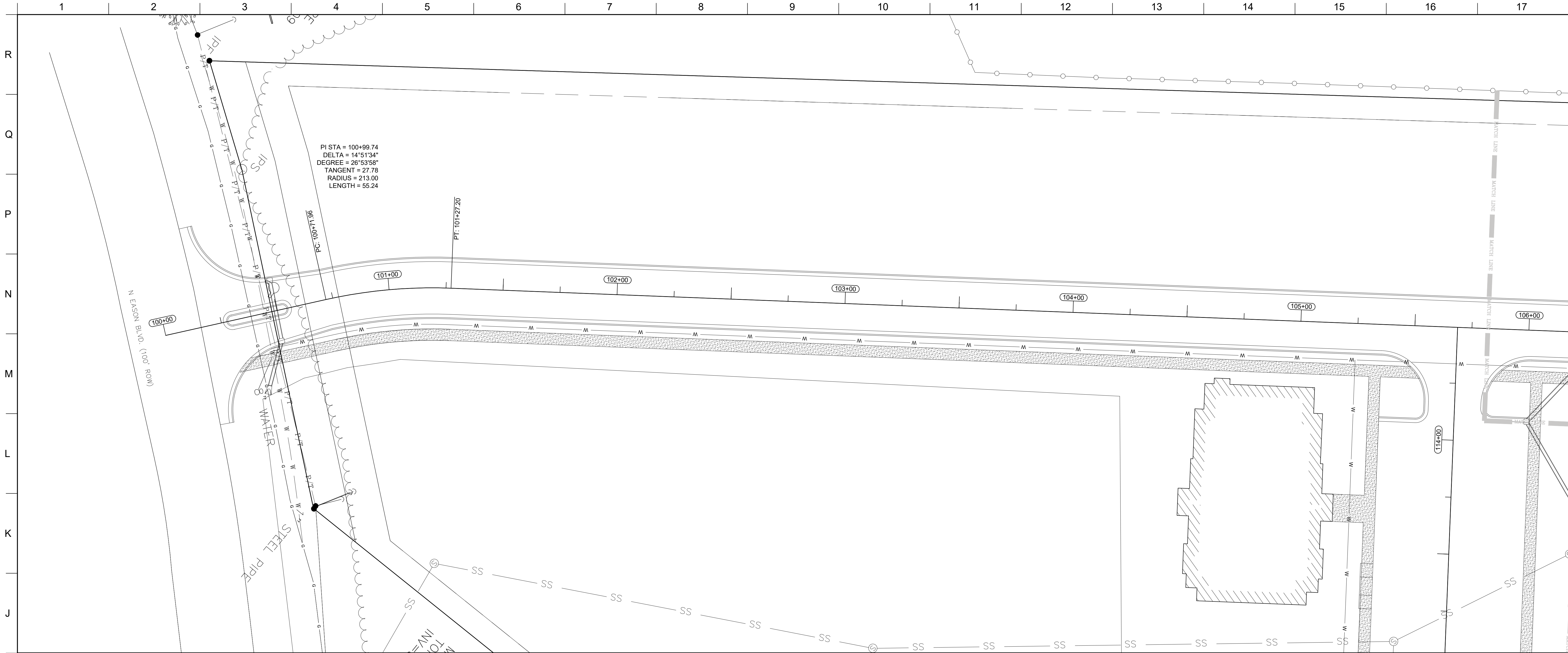


1
DEMOLITION PLAN

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| TBC 000.00 | → | TOP BACK CURB |
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| 000.00 | → | SPOT GRADE |
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GRADING NOTES

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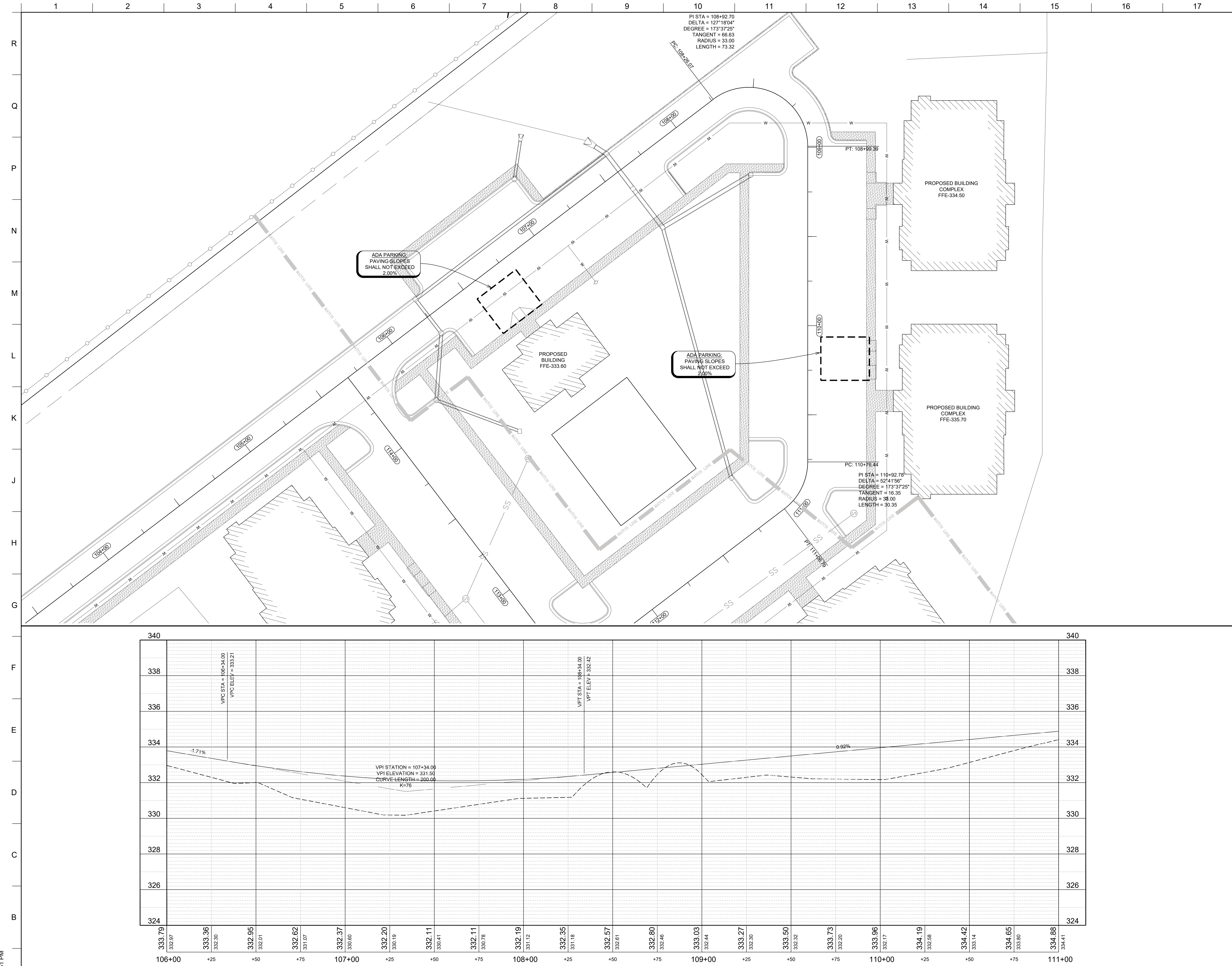
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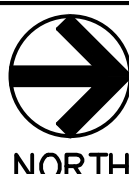
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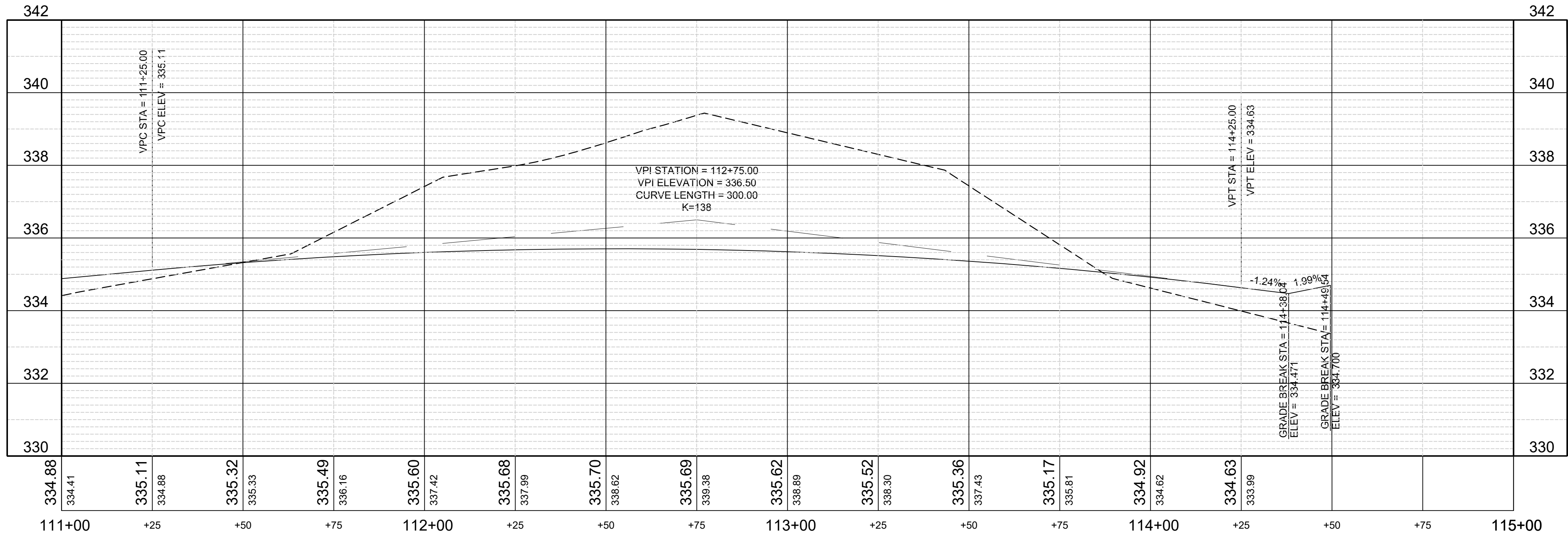
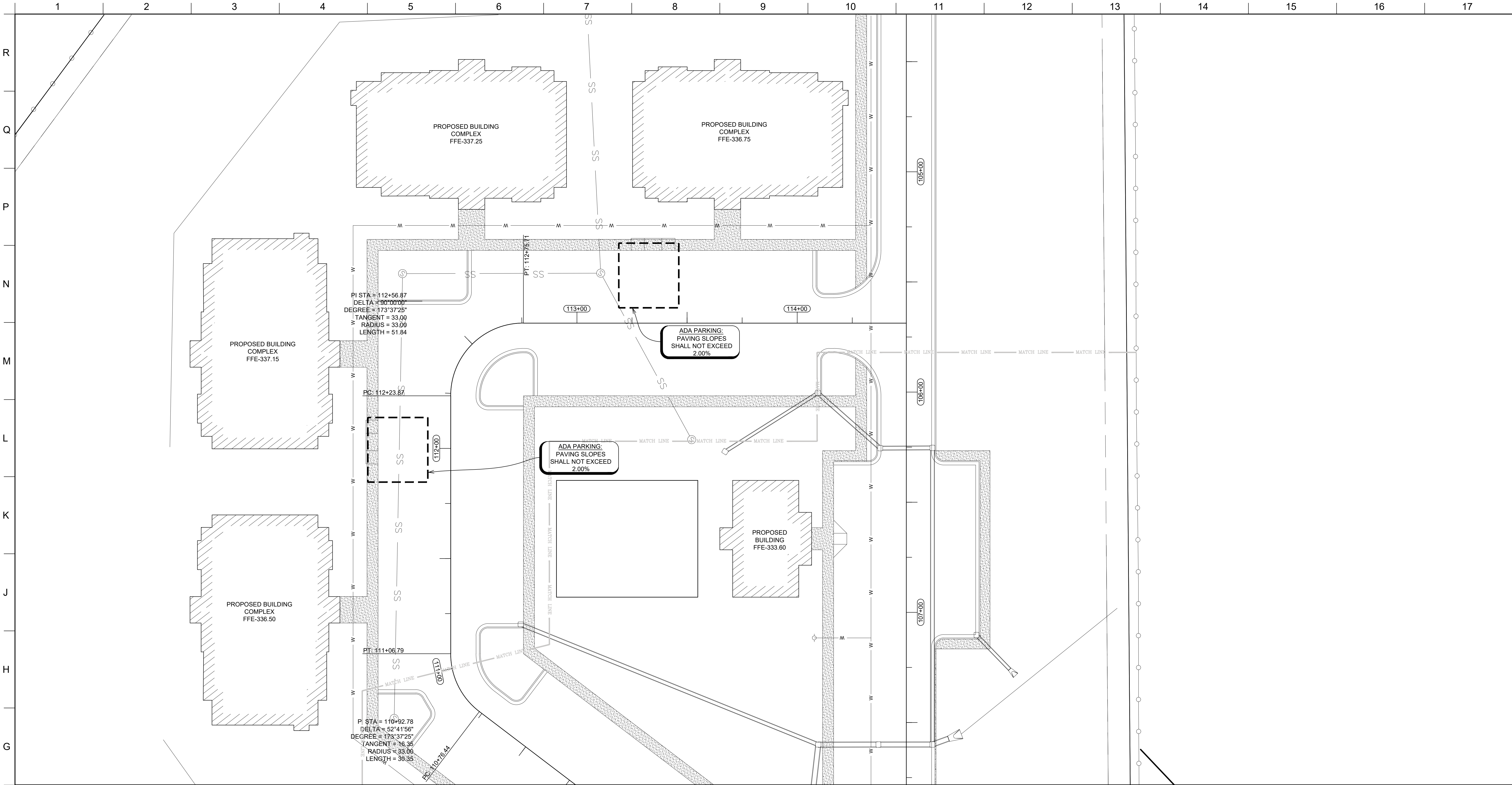
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**PLAN
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TUPELO, MS

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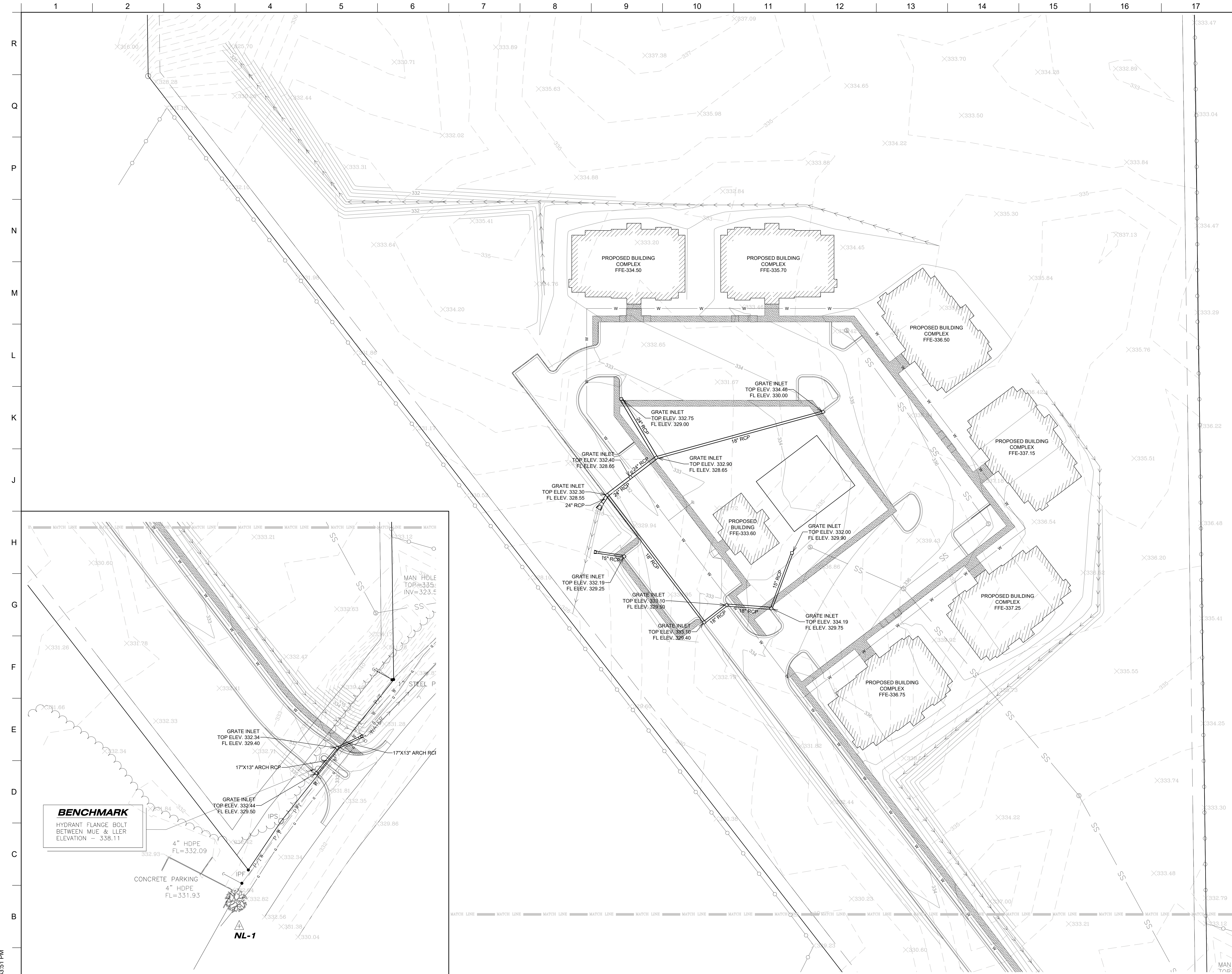
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DRAINAGE NOTES

POSITIVE DRAINAGE AWAY FROM BUILDING IS REQUIRED IN ALL AREAS. CONTRACTOR TO ENSURE FINAL GRADING AND PAVING MEET THIS REQUIREMENT.

THE FLOW LINE ELEVATIONS SHOWN WERE SET BASED ON TOPOGRAPHIC INFORMATION AND PROPOSED FINISH GRADES.

ALL STORM DRAIN PIPING TO BE BEDDED AND BACKFILLED PER ASTM-2321.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT TRENCHING OPERATIONS ARE CONDUCTED IN ACCORDANCE WITH ALL OSHA REGULATIONS.

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DRAINAGE
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LEGEND

- EROSION CONTROL MEASURES
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- SILT FENCE

EROSION CONTROL NOTES

1. ANY DISTURBED AREAS ON WHICH WORK IS COMPLETED OR SUSPENDED FOR MORE THAN 14 DAYS SHALL IMMEDIATELY RECEIVE VEGETATIVE STABILIZATION COVER SUCH AS SEEDING AND MULCHING OR OTHER EROSION CONTROL MEASURES WHICH SHALL BE MAINTAINED UNTIL WORK CAN RESUME OR PROJECT IS COMPLETE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PROPERTY, STRUCTURES, AND IMPROVEMENTS (BOTH ON-SITE AND OFF-SITE) FROM SILTATION, AND SHALL CORRECT ANY DAMAGE RESULTING FROM FAILURE TO DO SO.
3. ALL EROSION CONTROL MEASURES SHALL CONFORM TO THE USDA PLANNING AND DESIGN MANUAL FOR THE CONTROL OF EROSION, SEDIMENT, AND STORMWATER.
4. THE CONTRACTOR SHALL COMPLY WITH ALL RULES AND REGULATIONS GOVERNING THE ELIMINATION AND CONTROL OF POLLUTANTS IN STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES AS REGULATED BY THE ENVIRONMENTAL PROTECTION AGENCY AND SET FORTH IN THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
5. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE TERMS AND CONDITIONS OF THE MDEQ STORM WATER POLLUTION PREVENTION PLANS AND BE ADVISED THAT HE OR HIS COMPANY, AND AS THE CASE MAY BE, IS RESPONSIBLE FOR COMPLIANCE WITH THESE RULES AND ANY OTHER APPLICABLE STATE AND FEDERAL LAWS. IF APPLICABLE, THE CONTRACTOR SHALL SUBMIT A N.O.I. TO THE STATE REGULATORY AGENCY AND SHALL PREPARE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR AGREES TO MAINTAIN INSPECTION RECORDS, FILE REQUIRED MAINTENANCE INSPECTION REPORT SUBMITTALS, PERFORM ANY REQUIRED REPAIRS, MAINTENANCE OR ADDITIONS TO THE EROSION CONTROLS. ANY ADDITIONAL REQUIRED PHASING PLANS SHALL BE SUBMITTED TO THE STATE BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
6. EROSION CONTROL MEASURES AS SHOWN ON PLANS ARE TO BE CONSIDERED MINIMUM REQUIREMENTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ADEQUATE EROSION CONTROL AND TO ENSURE COMPLIANCE WITH STATE AND FEDERAL REGULATIONS FOR THE DURATION OF THE PROJECT BY WHATEVER MEANS NECESSARY.

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MCCARTY
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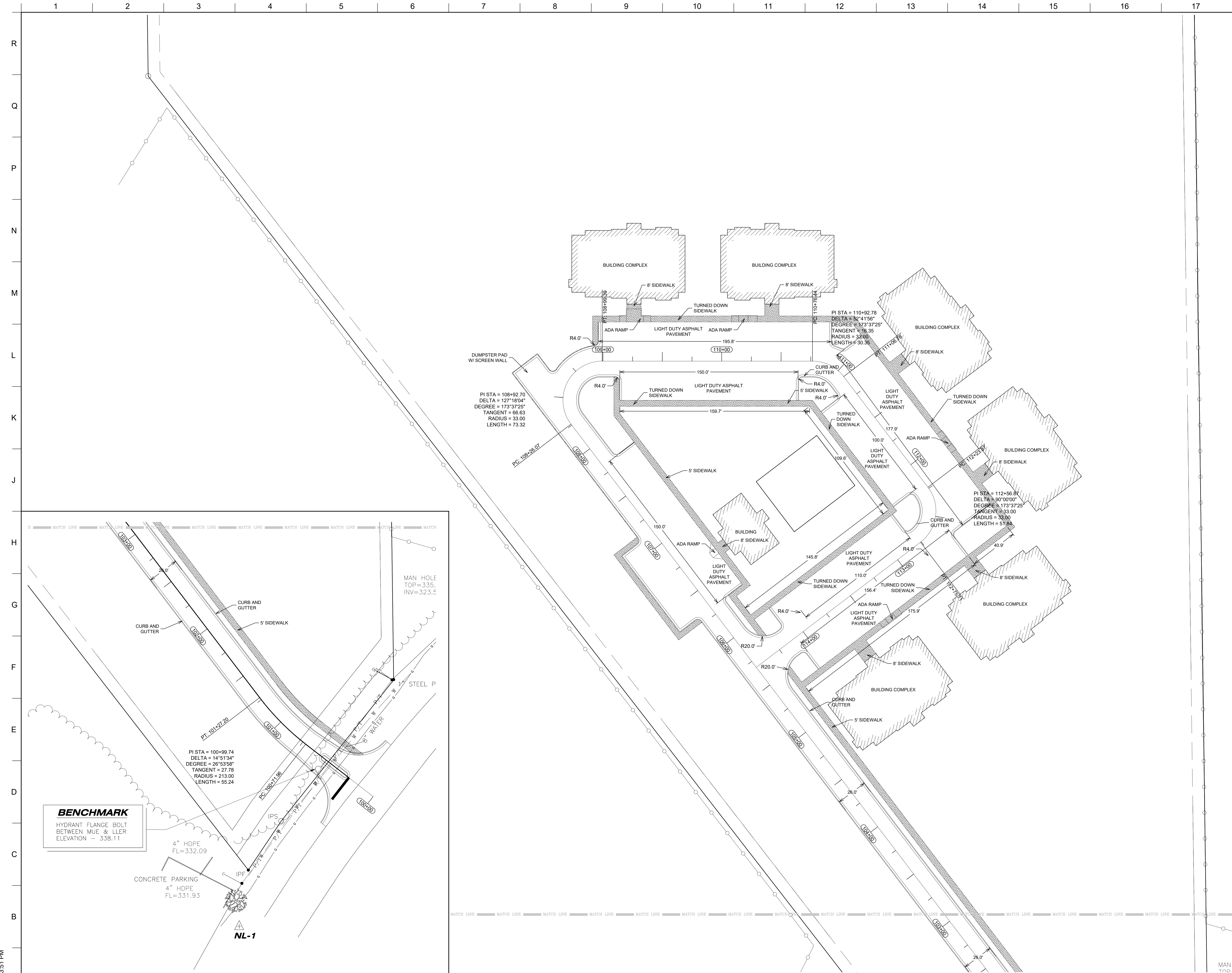
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LAYOUT NOTES

1. ALL DIMENSIONS ARE TO THE FACE OF CURB, WHERE APPLICABLE.
2. OUTLINE OF BUILDING SHOWN FOR REFERENCE ONLY. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING LAYOUT INFORMATION.
3. ALL SIDEWALK JOINTS ARE TO BE TOOLED AND NOT SAW CUT.
4. ALL TRAVEL LANES ARE TO BE HEAVY DUTY ASPHALT PAVEMENT. ALL PARKING AREAS TO BE LIGHT DUTY ASPHALT PAVEMENT.

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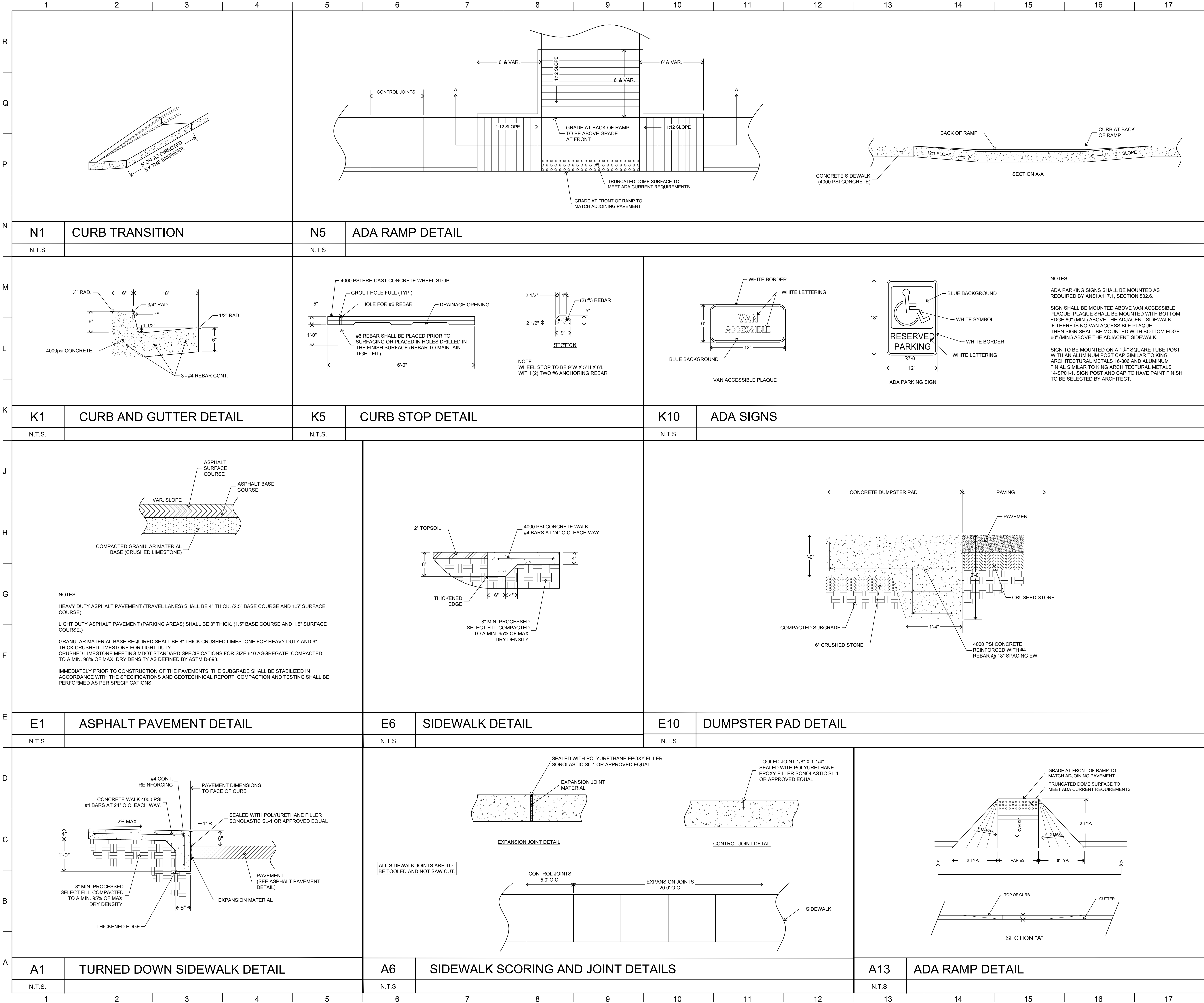
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• JW
DATE ISSUED:
• 03 MAR 2022

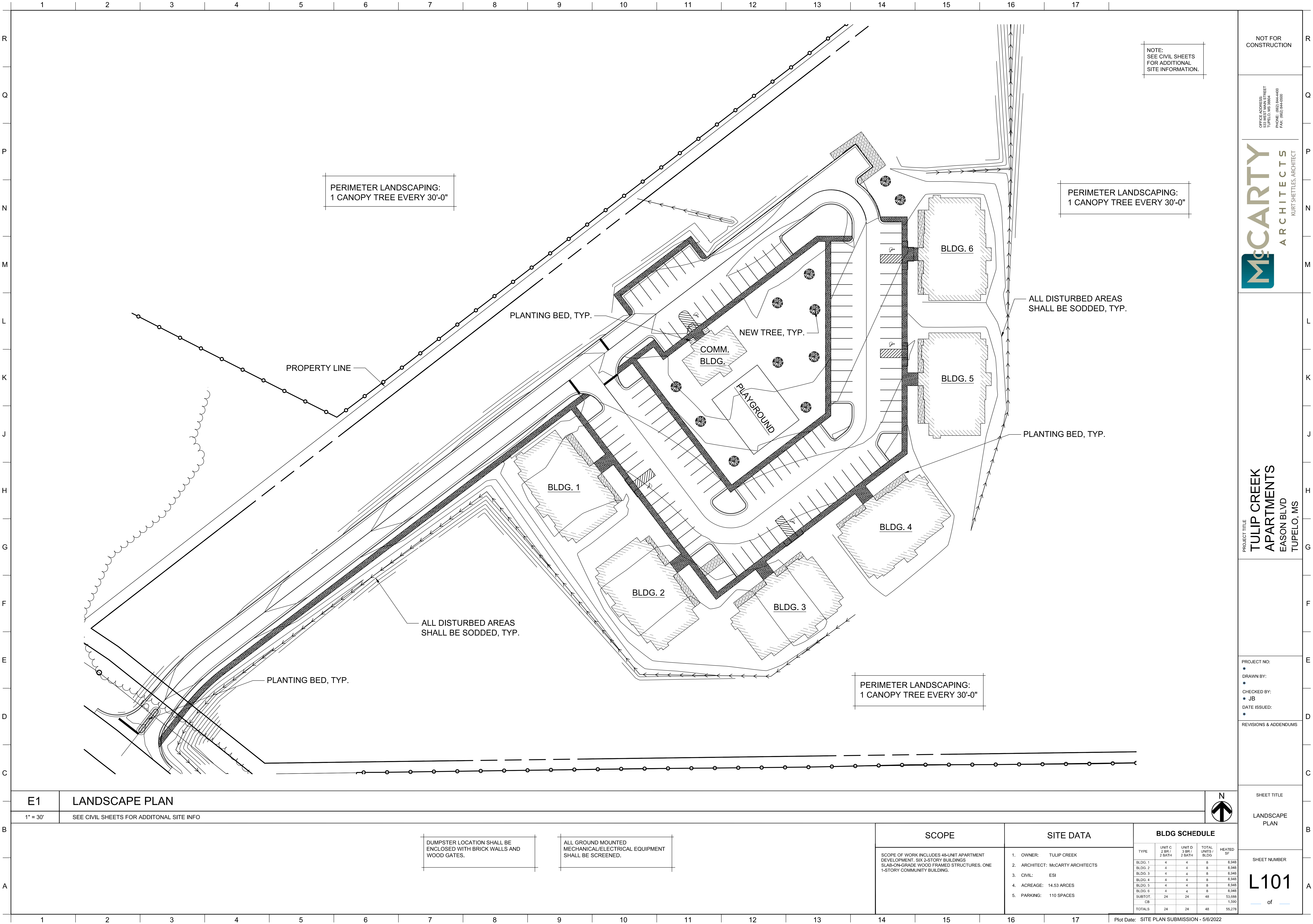
REVISIONS & ADDENDUMS

SHEET TITLE
LAYOUT
PLAN

SHEET NUMBER
C108
of

1/17/2022 1:33:51 PM





5/4/2022 10:42:31 AM

A1

FIRST FLOOR PLAN - BLDG 1-6

1/8" = 1'-0"

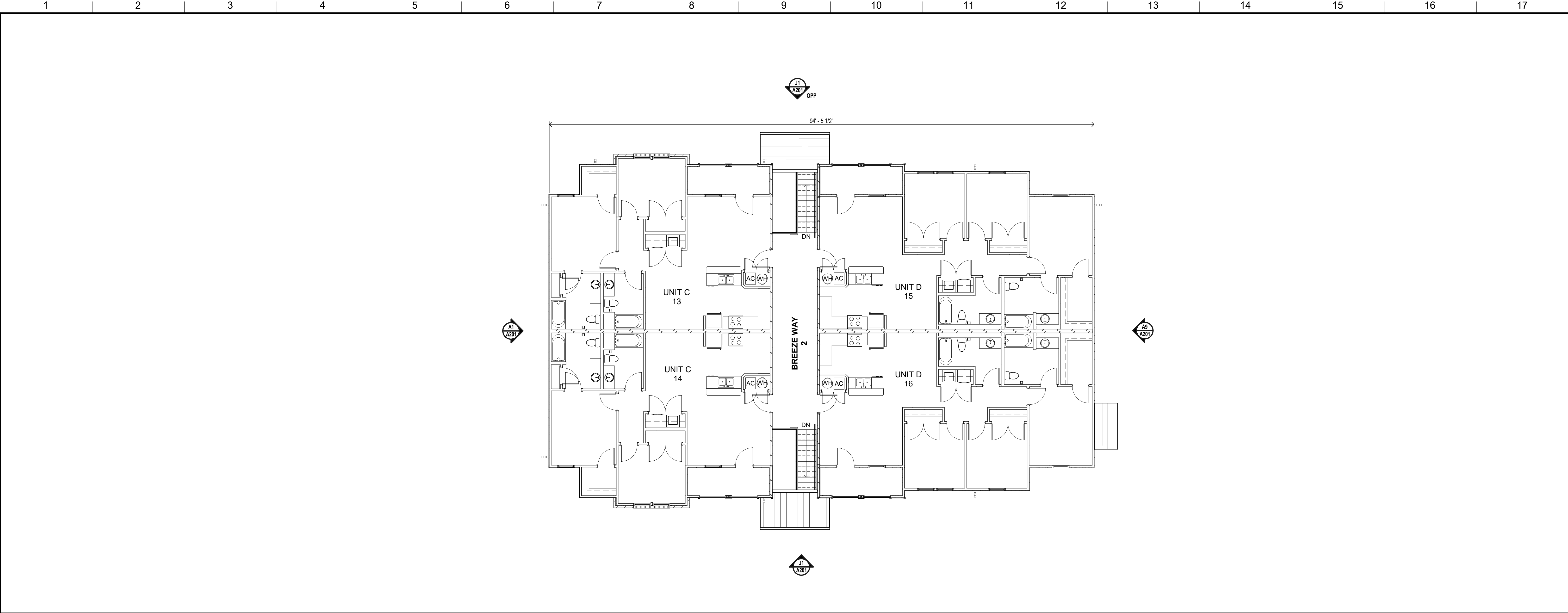
GSF - 4,474

J1

SECOND FLOOR PLAN - BLDG 1-6

1/8" = 1'-0"

GSF - 4,474



BLDG SCHEDULE

TYPE	UNIT C 2 BR / 2 BATH	UNIT D 3 BR / 2 BATH	TOTAL UNITS / BLDG	HEATED SF
BLDG. 1	4	4	8	8,948
BLDG. 2	4	4	8	8,948
BLDG. 3	4	4	8	8,948
BLDG. 4	4	4	8	8,948
BLDG. 5	4	4	8	8,948
BLDG. 6	4	4	8	8,948
SUBTOT.	24	24	48	53,688
CB				1,590
TOTALS	24	24	48	55,278

UNIT SCHEDULE

UNIT TYPE	# UNITS	SF	HEATED SF
UNIT C 2 BR/2 BATH	21	1,023	21,483
UNIT C-ADA 2 BR/2 BATH	3	1,023	3,069
UNIT D 3 BR/2 BATH	24	1,214	29,136
SUBTOTALS	48	-	53,688
COMMUNITY BUILDING	1	1,590	1,590
TOTALS	49	-	55,278

NOT FOR
CONSTRUCTION

OFFICE ADDRESS:
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McCARTY

ARCHITECTS

KURT SHETTLER, ARCHITECT

PROJECT TITLE

TULIP CREEK
APARTMENTS
EASON BLVD.
TUPELO, MS

PROJECT NO:

• 21052

DRAWN BY:

• jbf

CHECKED BY:

• JB

DATE ISSUED:

• 06 MAY 2022

REVISIONS & ADDENDUMS

NO.	DESCRIPTION	DATE

SHEET TITLE

BLDG 1-6 FIRST
& SECOND
FLOOR PLANS

SHEET NUMBER

A101

— of —

Plot Date: SITE PLAN SUBMISSION - 5/6/2022

Plot Date: SITE PLAN SUBMISSION - 5/6/2022

Plot Date: SITE PLAN SUBMISSION - 5/6/2022

4/29/2022 11:31:32 AM

