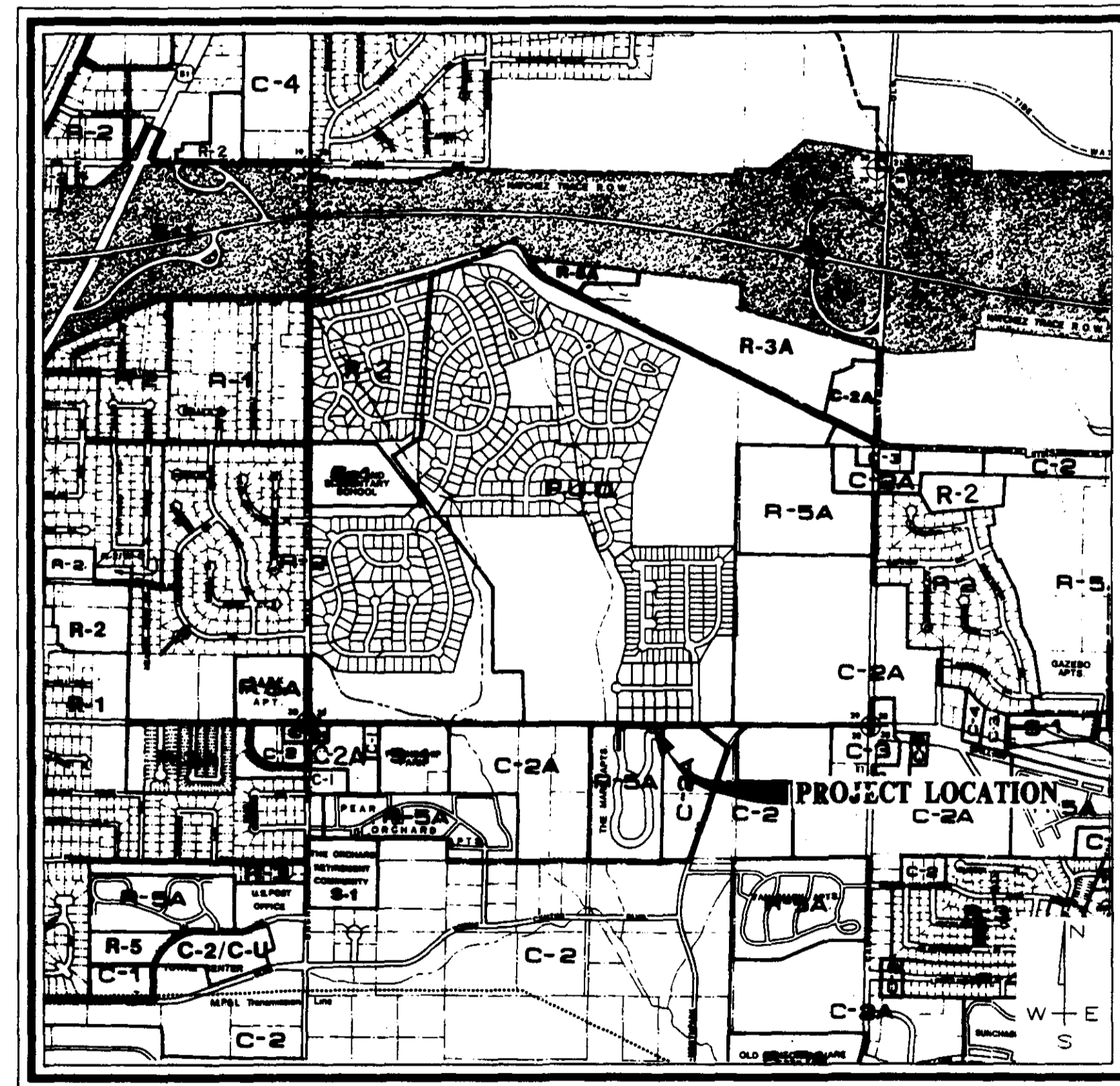
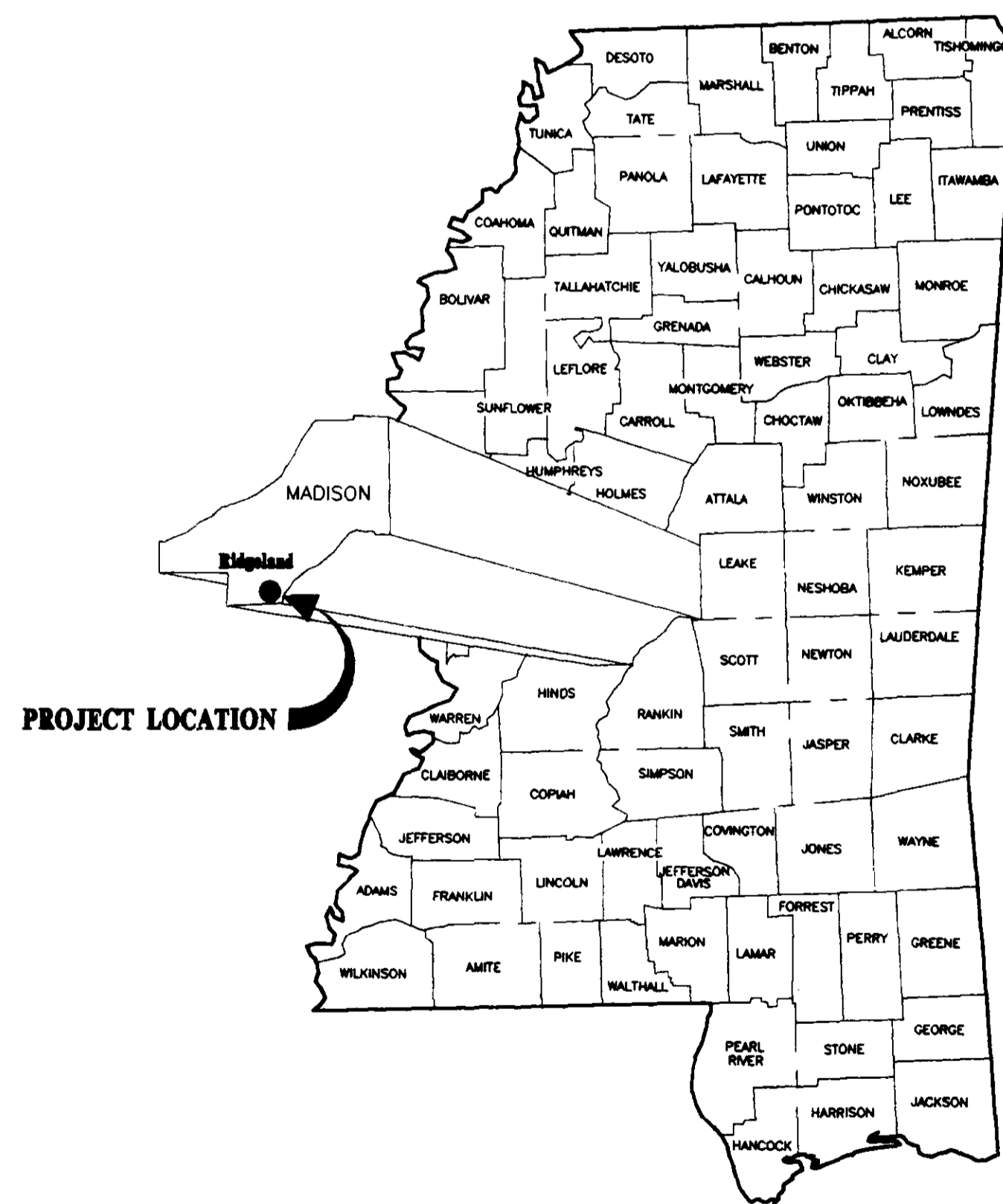
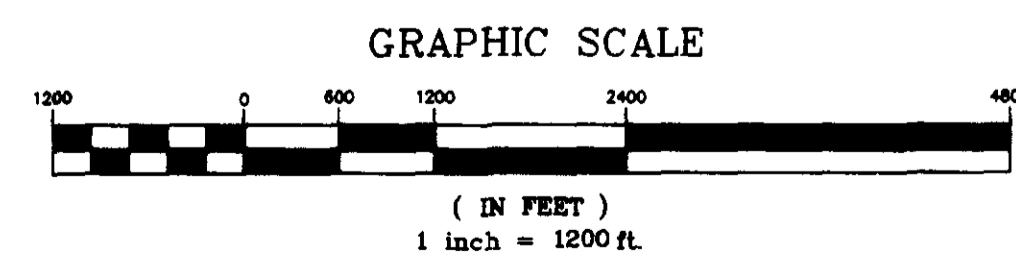


CONSTRUCTION PLANS FOR AVIGNON OFFICE PARK CITY OF RIDGELAND MADISON COUNTY, MISSISSIPPI



VICINITY MAP



**A DEVELOPMENT BY
LAKE HARBOUR ROAD, L.P.**

RECORD DRAWING

BY: *R. V. Vann* DATE: *3/5/98*

Prepared By:

**STERLING
Consultants
INCORPORATED**



PWP-00105

MATERIAL REQUIREMENTS

STREETS

1. CONCRETE FOR CURB AND GUTTER SHALL BE 3,000 PSI MINIMUM.
2. HOT BITUMINOUS PAVEMENT BASE COURSE MIXTURES AND MATERIALS SHALL MEET SPECIFICATION BB-1 OF THE MISSISSIPPI STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
3. HOT BITUMINOUS PAVEMENT SURFACE COURSE MIXTURES AND MATERIALS SHALL MEET SPECIFICATION SC-1 OF THE MISSISSIPPI STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.

STORM DRAINAGE

1. PIPE - REINFORCED CONCRETE PIPE, ROUND ASTM C-76 OR ARCH, ASTM C-506.
2. JOINTS - O-RING RUBBER GASKETS, BITUMINOUS PLASTIC CEMENT OR PRE FORMED JOINT COMPOUND.
3. INLETS AND JUNCTION BOXES - PRE CAST CONCRETE, ASTM C-478 OR CONCRETE CAST-IN-PLACE. (CITY OF RIDGELAND STANDARD)
4. INLET CASTINGS - VULCAN RCB-7, C.I. DEWS NO. 2450, OR EQUAL AS APPROVED BY ENGINEER.

WATER

- MAIN - C-900 PVC CLASS 150 OR DUCTILE IRON, CEMENT LINED MORTAR PRESSURE CLASS 350 - ANSI/AWWA C151/A21.5.
- ENCASEMENT - POLYETHYLENE FILM ANSI/AWWA A21.5/C105.
- JOINTS - TYLON JOINTS WITH RUBBER GASKET ANSI/AWWA STANDARDS.
- FITTINGS - DUCTILE IRON, COMPACT FITTINGS MECHANICAL JOINT - ANSI/AWWA C153/A21.53-88.
- VALVES - DUCTILE IRON METROSEAL 250 RESILIENT SEATED GATE VALVES - AWWA C509.
- VALVE BOXES - CAST IRON, 3 PIECE ADJUSTABLE STAMPED W/ "WATER".
- SERVICE LINE - 3/4" MINIMUM, TYPE K COPPER, ASTM B88; POLYETHYLENE (PE), AWWA C901; OR POLYBUTYLENE (PB), AWWA C902.
- SVC SADDLE - FORD STYLE 304, OR APPROVED EQUAL.
- CORP. STOPS - MUELLER NO. H-15000 OR APPROVED EQUAL.
- CURB STOPS - MUELLER H-15175 OR APPROVED EQUAL.
- METER BOX - CAST IRON METER BOX W/ FLIP TOP READING COVER.

SEWER

- MAIN & SERVICE - PVC, SDR-26, ASTM D-3034 OR DUCTILE IRON, PROTECTO 401 CERAMIC EPOXY LINED.
- JOINTS - SLIP ON W/LOCKED-IN RUBBER GASKET, ASTM F-477.
- MANHOLES - PRE CAST CONCRETE, ASTM C-478. COAL TAR EPOXY COATING. REQUIRED ON INTERIOR AND EXTERIOR OF MANHOLE SECTIONS AND ON MANHOLE STEPS.
- PIPE BOOTS - KOR-N-SEAL MOLDED RUBBER CONNECTORS, OR EQUAL.
- FRAME & COVER - CAST IRON, ASTM A-78 OR EQUAL.
- STEPS - RUBBER COATED

GENERAL NOTES

STREET

1. STREET SUB GRADE AREAS WHERE EXPANSIVE CLAYS (CH) ARE ENCOUNTERED WITHIN 4" OF FINISHED GRADE SHALL BE UNDERCUT AND BACK FILLED AS REQUIRED TO SEPARATE PAVEMENT FROM EXPANSIVE CLAYS BY A MINIMUM 3 FOOT THICK LAYER OF SELECT SILTY CLAYS (CL) OR SANDY CLAYS (CI) HAVING A LIQUID LIMIT OF LESS THAN 40 AND A PI WITHIN THE RANGE OF 8 TO 20. THE BACK FILL AND FILL MATERIALS SHOULD BE SPREAD IN LOOSE LIFTS HAVING A MAXIMUM THICKNESS OF 9 IN. AND COMPACTED TO NOT LESS THAN 95 PERCENT OF STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698) AT MOISTURE CONTENTS WITHIN 3 PERCENTAGE POINTS OF THE OPTIMUM MOISTURE CONTENT. STABILITY MUST BE EVIDENT DURING COMPACTION OF EACH LIFT BEFORE ANY SUBSEQUENT LIFTS OF FILL OR BACK FILL MATERIAL ARE ADDED.
2. UNDERCUTTING AND BACK FILLING SHALL EXTEND A MINIMUM OF 2 FEET BEYOND BACK OF CURB.
3. PRIOR TO PLACING ASPHALT BASE MATERIAL, PAVING CONTRACTOR SHALL 1) FINE-GRADE THE SUB GRADE MATERIAL TO THE PROPER SECTION TO PERMIT PLACEMENT OF THE REQUIRED THICKNESS OF BASE COURSE; 2) COMPACT AND PROOF-ROLL SUB GRADE TO ACHIEVE STABILITY; AND ENSURE REQUIRED SUB GRADE DENSITY HAS BEEN ACHIEVED AND VERIFIED BY SOILS TESTING LABORATORY.

CURB AND GUTTER

1. CURB AND GUTTER SHALL BE 24" STANDARD (SEE DETAIL).
2. SUB GRADE BENEATH CURB AND GUTTER SHALL BE FINE GRADED AND COMPACTED TO ACHIEVE STABILITY UNDER PRESSURE OF THE REAR WHEEL LOADING OF A MOTOR GRADER MOVING SLOWLY OVER THE CURB AND GUTTER SUB GRADE.
3. AFTER FORMS AND/OR CURB AND GUTTER STRING LINES HAVE BEEN SET AND BEFORE CONCRETE IS POURED, CONTRACTOR SHALL VERIFY THAT ALL GUTTERS DRAIN TO INLETS. MINIMUM SLOPE: 9" PER 100'
4. EXPANSION JOINTS IN CURB AND GUTTER SHALL BE 3/4" JOINT MATERIAL PLACED AT 30' (MAXIMUM) INTERVALS.
5. CONTRACTION JOINTS IN CURB AND GUTTER SHALL BE SCORED AT INTERVALS NOT GREATER THAN 10 FEET AND SPACED EQUALLY BETWEEN EXPANSION JOINTS.
6. CONCRETE FOR CURB AND GUTTER SHALL BE 3,000 PSI MINIMUM.
7. 48" SIDEWALKS SHALL BE CONSTRUCTED BY THE BUILDER ON EACH LOT AFTER ALL UTILITY SERVICES ARE INSTALLED AND THE SITE HAS BEEN GRADED AND SHAPED TO ITS FINISHED TOPOGRAPHY. NOT A PART OF THIS PROJECT.

STORM DRAINAGE & EROSION CONTROL

1. ALL STORM DRAINAGE PIPE AND INLETS SHALL BE FLUSHED AND CLEARED OF ANY CONSTRUCTION MATERIALS AND/OR SEDIMENT UPON PROJECT COMPLETION.
2. THE CONSTRUCTION EXIT SHALL BE MAINTAINED SUCH THAT ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES OR SITE ONTO ROADWAYS MUST BE REMOVED IMMEDIATELY.
3. INLET SEDIMENT TRAPS SHALL CONSIST OF HAY BALES FULLY SURROUNDING EACH INLET.
4. SEDIMENT BARRIERS SHALL BE HAY BALES PLACED IN ALL DRAINAGE WAYS TO PREVENT SEDIMENT FROM LEAVING CONSTRUCTION SITE.

WATER & SEWER

1. ALL WATER AND SANITARY SEWER CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF RIDGELAND STANDARD SPECIFICATIONS.
2. WHERE A SANITARY SEWER MAIN OR SERVICE LINE CROSSES ABOVE A WATER MAIN OR WITHIN 18 INCHES BELOW A WATER MAIN, OR WITHIN 10 FEET ON EITHER SIDE OF A WATER MAIN THE SEWER MAIN OR SERVICE LINE SHALL BE CONSTRUCTED OF DUCTILE IRON.
3. SEWER SERVICE LINES SHALL BE 6"; SEWER MAINS SHALL BE 8" SDR-26 PVC.
4. WATER SERVICE LINES SHALL BE 3/4" POLYBUTYLENE (1" WHERE NOTED ON PLANS); WATER MAIN ALONG NORTH PARK DRIVE SHALL BE 12" DUCTILE IRON, CLASS 350. WATER MAIN ALONG AVIGNON DRIVE SHALL BE 8" C-900 PVC, CLASS 150.
5. SERVICES FOR WATER AND SEWER SHALL BE LOCATED NEAR THE CENTER OF ALL LOTS WITH 10 FOOT SEPARATION.
6. BACK FILL OF ALL TRENCHES UNDER EXISTING OR PROPOSED PAVEMENTS AND CURB AND GUTTER SHALL BE MECHANICALLY COMPACTED IN 9" MAXIMUM LOOSE LIFTS TO A MINIMUM OF 95% STANDARD PROCTOR PEAK DRY DENSITY.
7. DEFLECTION TEST SHALL BE PERFORMED ON ALL FLEXIBLE PIPE. THE TEST SHALL BE CONDUCTED AFTER THE FINAL BACK FILL HAS BEEN IN PLACE AT LEAST 30 DAYS. DEFLECTION TEST SHALL BE RUN USING A RIGID BALL OR MANDREL HAVING A DIAMETER EQUAL TO 95% OF THE INSIDE DIAMETER OF THE PIPE. THE TEST SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES.
8. WATER MAINS SHALL BE INSTALLED WITH 4' MINIMUM COVER UNDER ROADWAY SECTIONS AND 3' MINIMUM COVER ELSEWHERE.
9. CONTRACTOR SHALL MAINTAIN RECORDS DURING CONSTRUCTION OF HORIZONTAL LOCATION OF ALL WATER AND SEWER SERVICES FOR AS BUILT RECORDS.

INDEX TO DRAWINGS

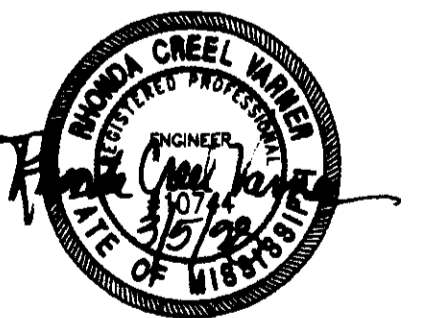
- 1 COVER SHEET
- 2 GENERAL NOTES AND INDEX TO DRAWINGS
- 3 STREETS & LOT LAYOUT
- 4 WATER & SEWER LAYOUT
- 5 STORM DRAINAGE LAYOUT
- 6 PLAN AND PROFILE - NORTH PARK DRIVE STA. 0+00 - STA. 5+50
- 7 PLAN AND PROFILE - AVIGNON DRIVE STA. 0+00 - STA. 7+77.13
- 8 PLAN AND PROFILE - MISC. SANITARY SEWER AND STORM DRAINS
- 9 STANDARD MISCELLANEOUS DETAILS
- 10 STANDARD SEWER DETAILS

LEGEND

	PROPERTY LINE
	LOT LINE
	RIGHT OF WAY LINE
	EASEMENT
	SETBACK LINE
	CENTER LINE
	EDGE OF PAVEMENT
	BACK OF CURB
	EXISTING CONTOUR
	PROPOSED SANITARY SEWER & MANHOLE
	PROPOSED STORM SEWER & CATCH BASIN
	SANITARY SEWER
	WATER LINE
	PROPOSED WATER VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED TEE

RECORD DRAWING

BY: *R. Charn* DATE: 3/5/98



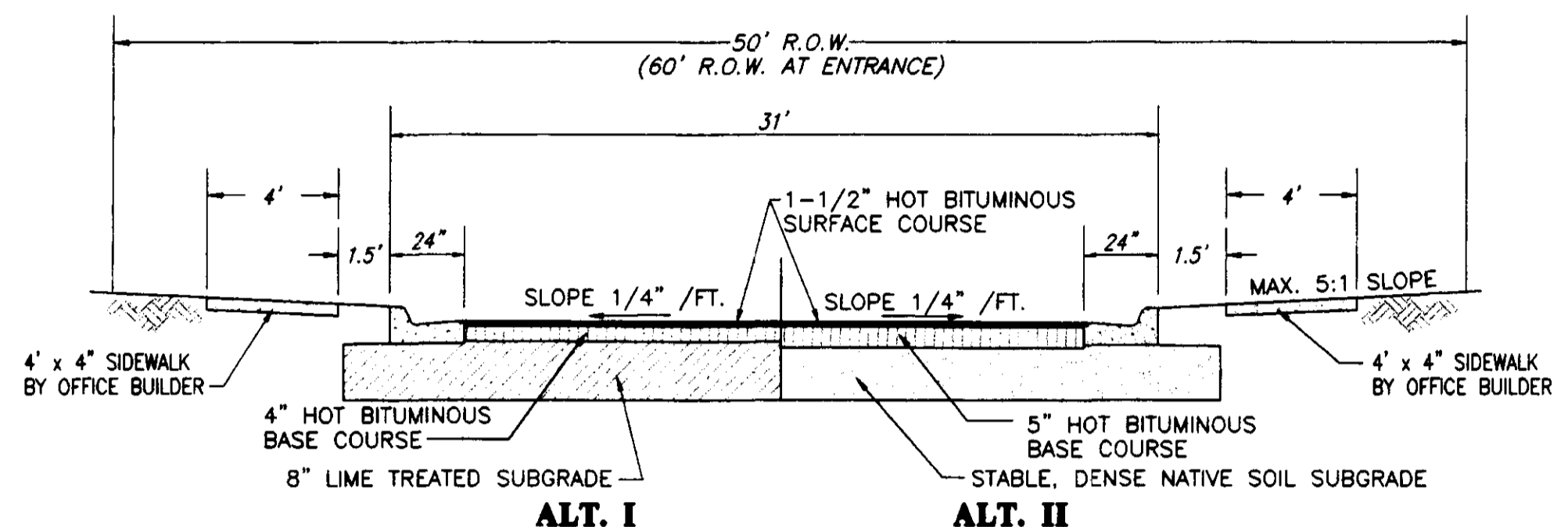
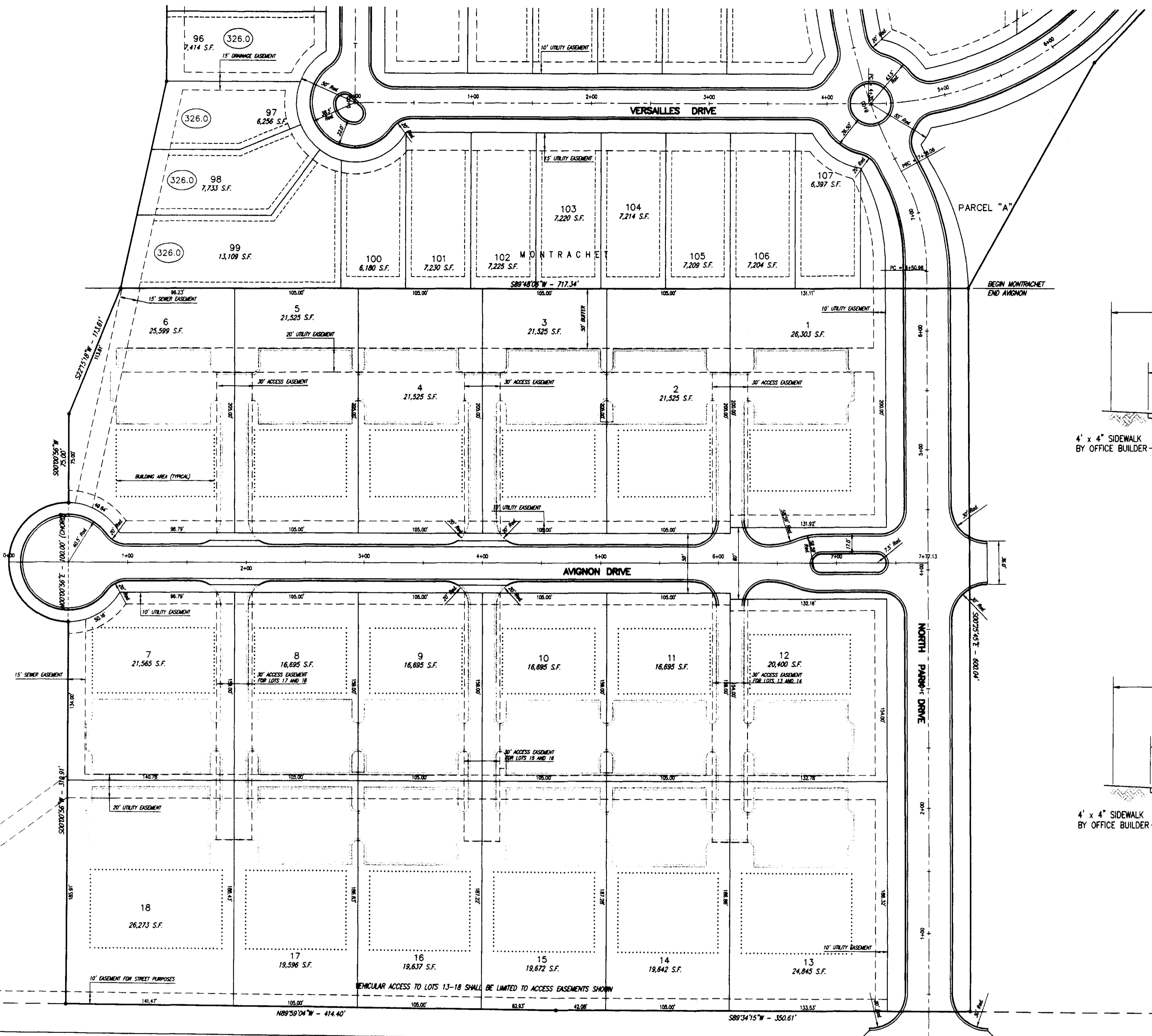
AVIGNON OFFICE PARK
A DEVELOPMENT BY
LAKE HARBOUR ROAD, L.P.

GENERAL NOTES
AND INDEX TO DRAWINGS

CITY OF RIDGELAND
MADISON COUNTY, MISSISSIPPI

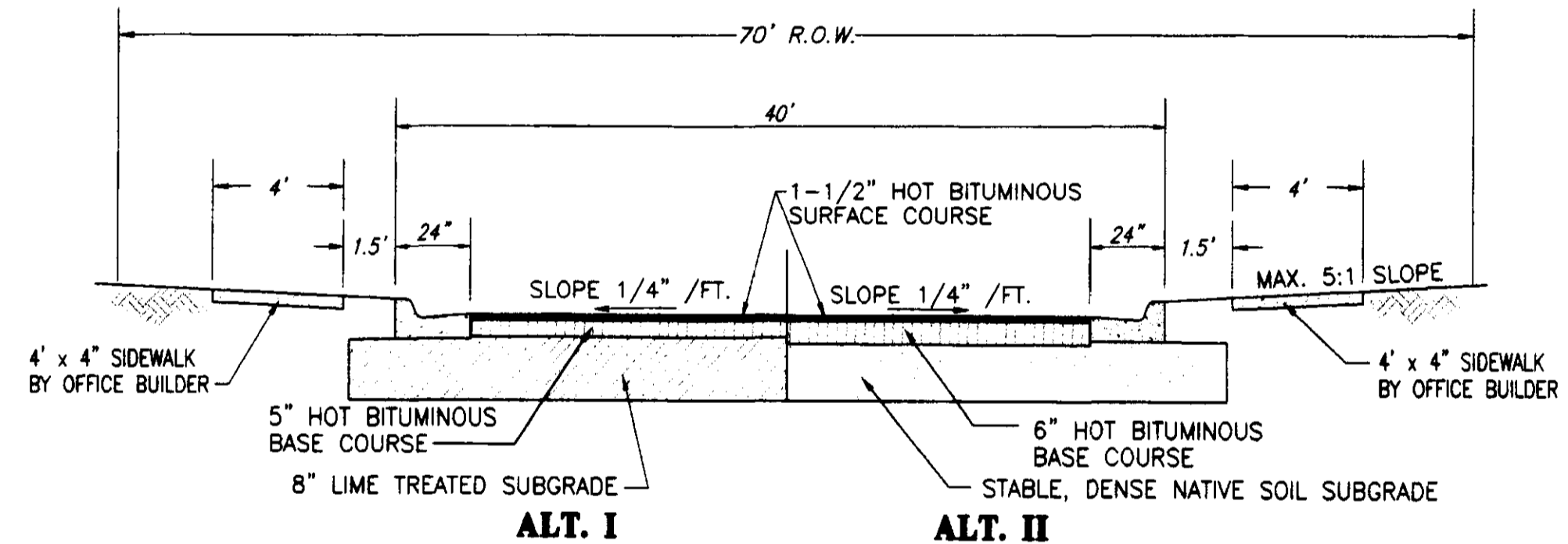
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DRAWN P.H.W.	DATE	3/5/98		
CHECK R.C.V.	DATE	3/5/98		
SCALE	AS SHOWN			

AS-BUILT DRAWINGS	ESM	01/07/98
REVISION	BT	DATE



AVIGNON DRIVE STREET SECTION
NOT TO SCALE

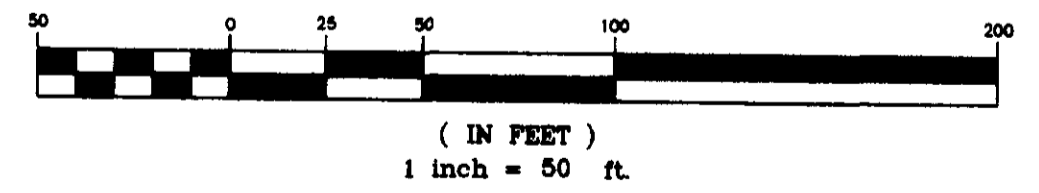
CONSTRUCTION OF PRIVATE ACCESS DRIVEWAYS AND PARKING LOTS ARE NOT A PART OF THE CONSTRUCTION OF PUBLIC STREETS AND UTILITIES. DRIVEWAY TURNOUTS FROM AVIGNON DRIVE ARE TO BE CONSTRUCTED AS A PART OF THIS STREET.



NORTH PARK DRIVE STREET SECTION
NOT TO SCALE



GRAPHIC SCALE



RECORD DRAWING

BY: *K. Williams* DATE: 3/5/78

**AVIGNON OFFICE PARK
A DEVELOPMENT BY
LAKE HARBOUR ROAD, L.P.**

**STREET AND LOT
LAYOUT**

**CITY OF RIDGELAND
MADISON COUNTY, MISSISSIPPI**



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CHECKED BY	DATE	11/8/77
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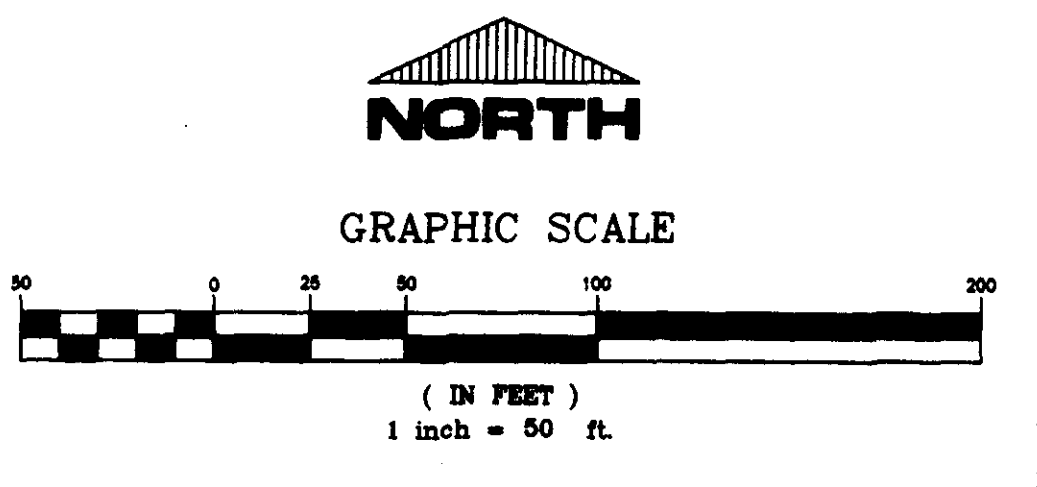
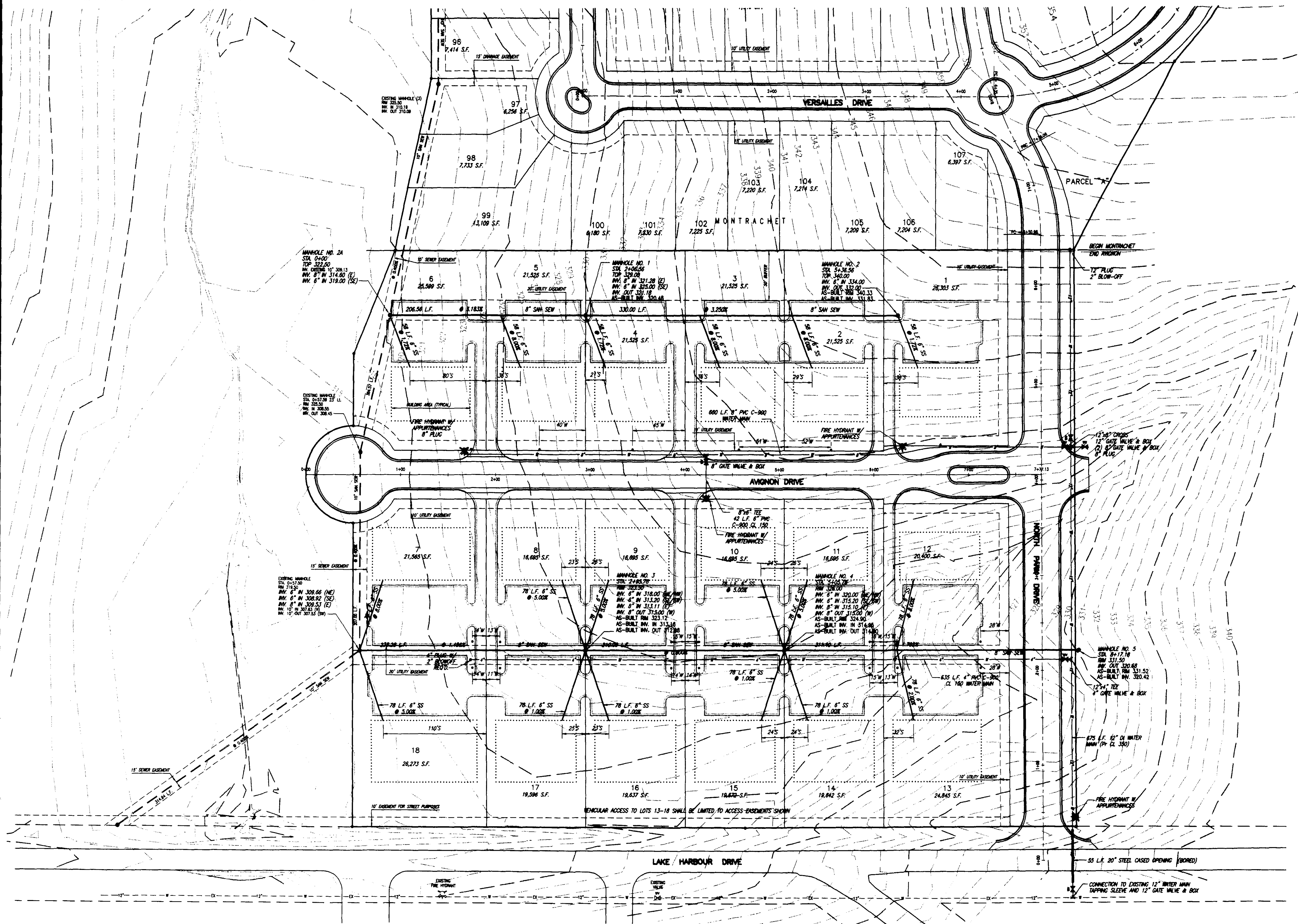
STERLING CONSULTANTS

DRAWING NO. **3 OF 10**

AS-BUILT DRAWINGS	E.S.M.	02/28/78
REVISION	BY	DATE

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G:\Users\CL-RO\CAD\DWG - Sterling Consultants, Inc. The Mar 05 11:08:55 1998 Paul H. W. I. n. e. l. e. m. - Sterling Consultants, Inc.



RECORD DRAWING

BY: *R. V. Nanna* DATE: 3/15/98

AVIGNON OFFICE PARK
A DEVELOPMENT BY
LAKE HARBOUR ROAD, L.P.

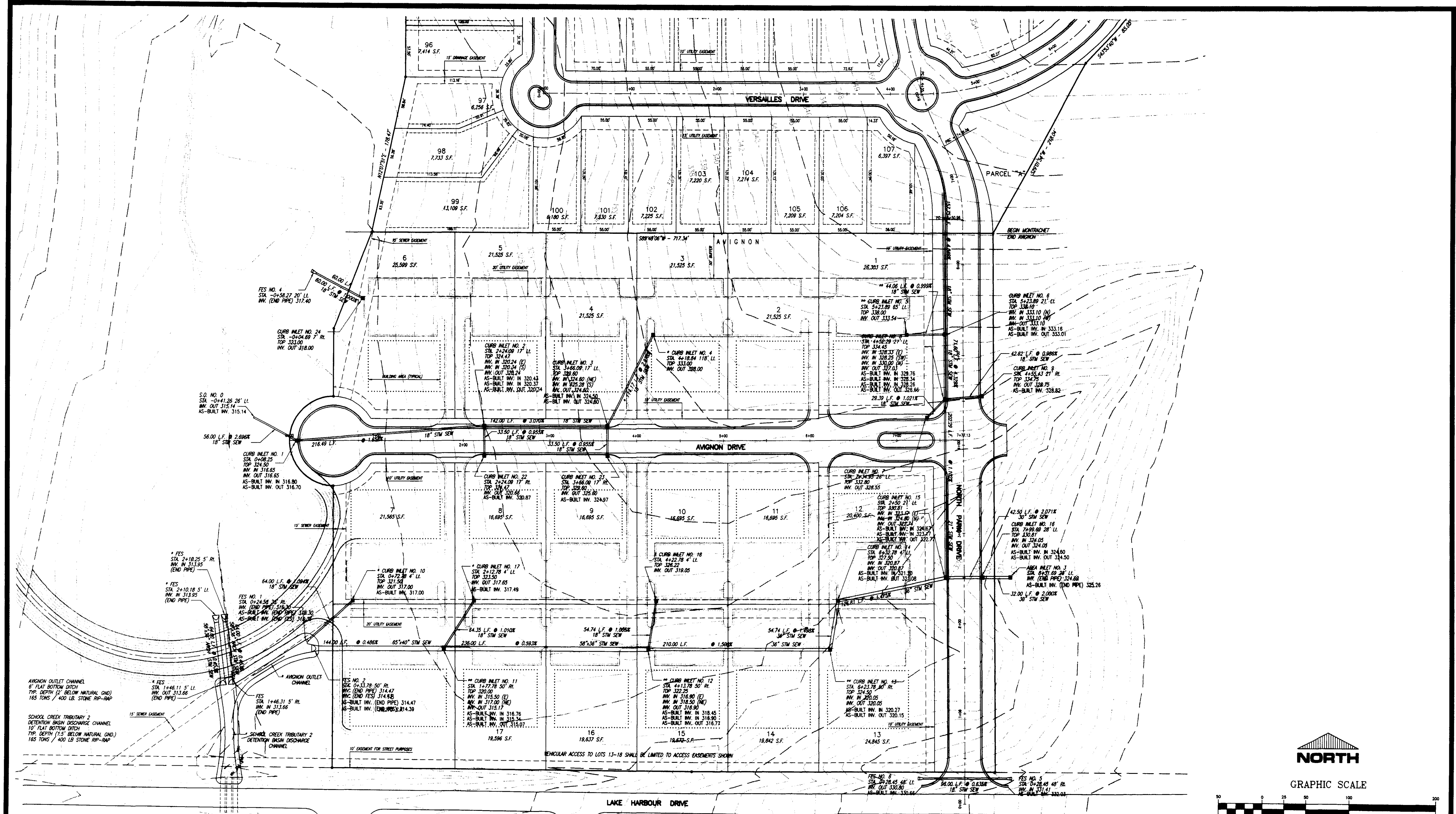
WATER AND SEWER
LAYOUT

CITY OF RIDGELAND
MADISON COUNTY, MISSISSIPPI

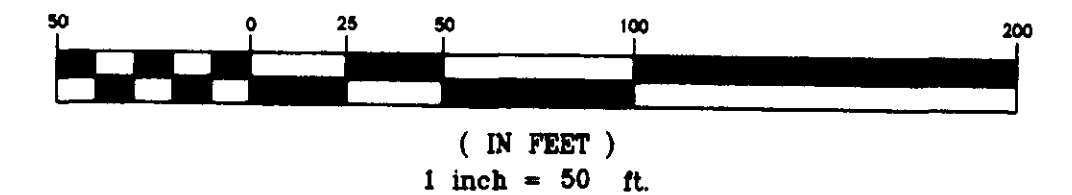


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GRAPHIC SCALE



RECORD DRAWING

BY: *R. H. Hume* DATE: 3/5/98

NOTES:
 * FUTURE IMPROVEMENTS NOT A PART OF AVIGNON PROPERTY. SHOWN FOR INFORMATION ONLY
 ** TO BE COMPLETED DURING CONSTRUCTION OF OFFICE BUILDINGS AND PARKING LOTS IN THE IMMEDIATE AREA.

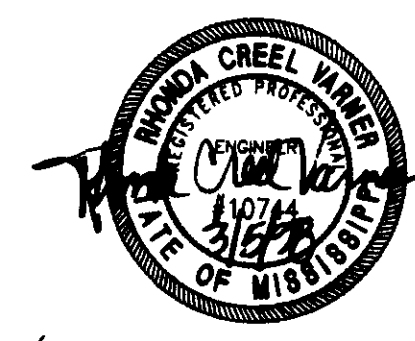
AVIGNON OFFICE PARK
 A DEVELOPMENT BY
 LAKE HARBOUR ROAD, L.P.

**STORM SEWER
 LAYOUT**

CITY OF RIDGELAND
 MADISON COUNTY, MISSISSIPPI

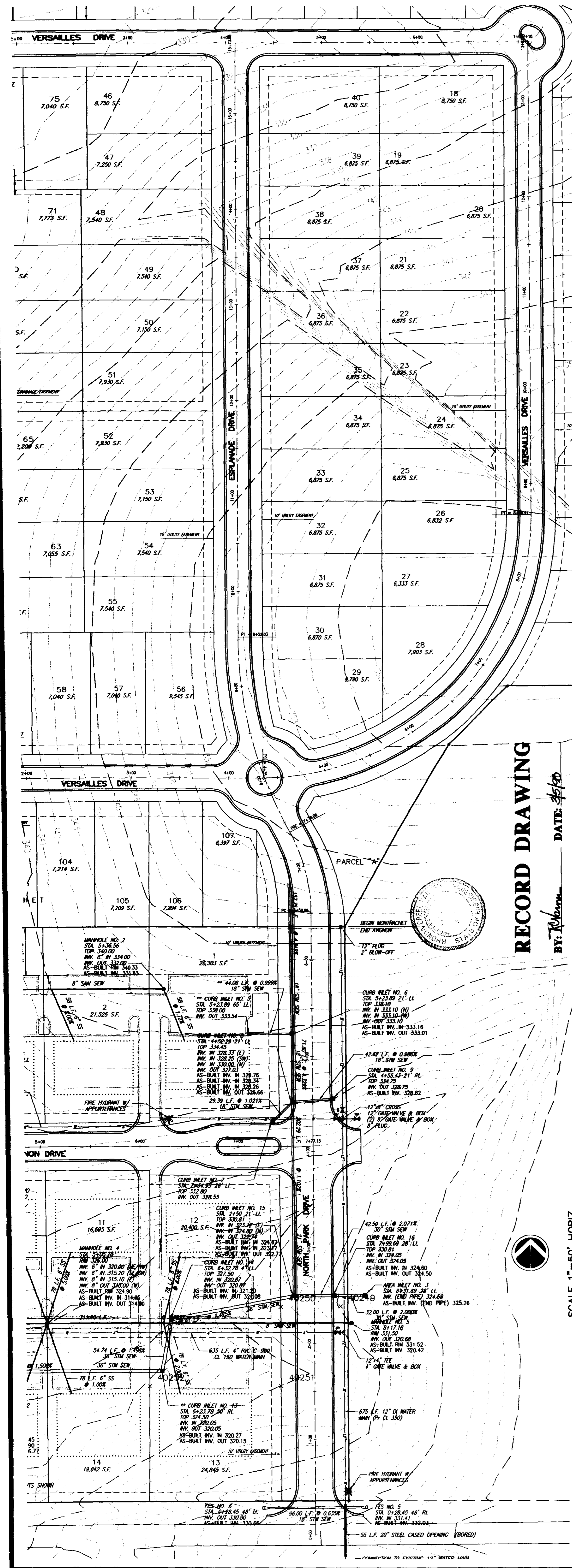
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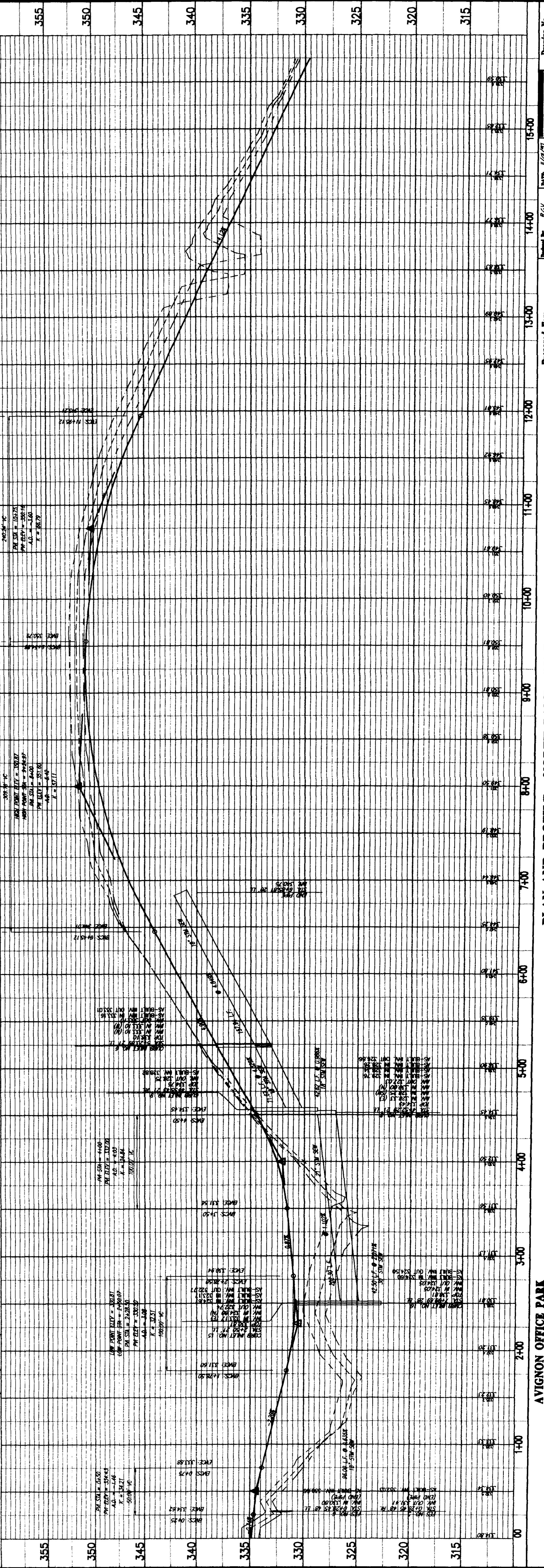
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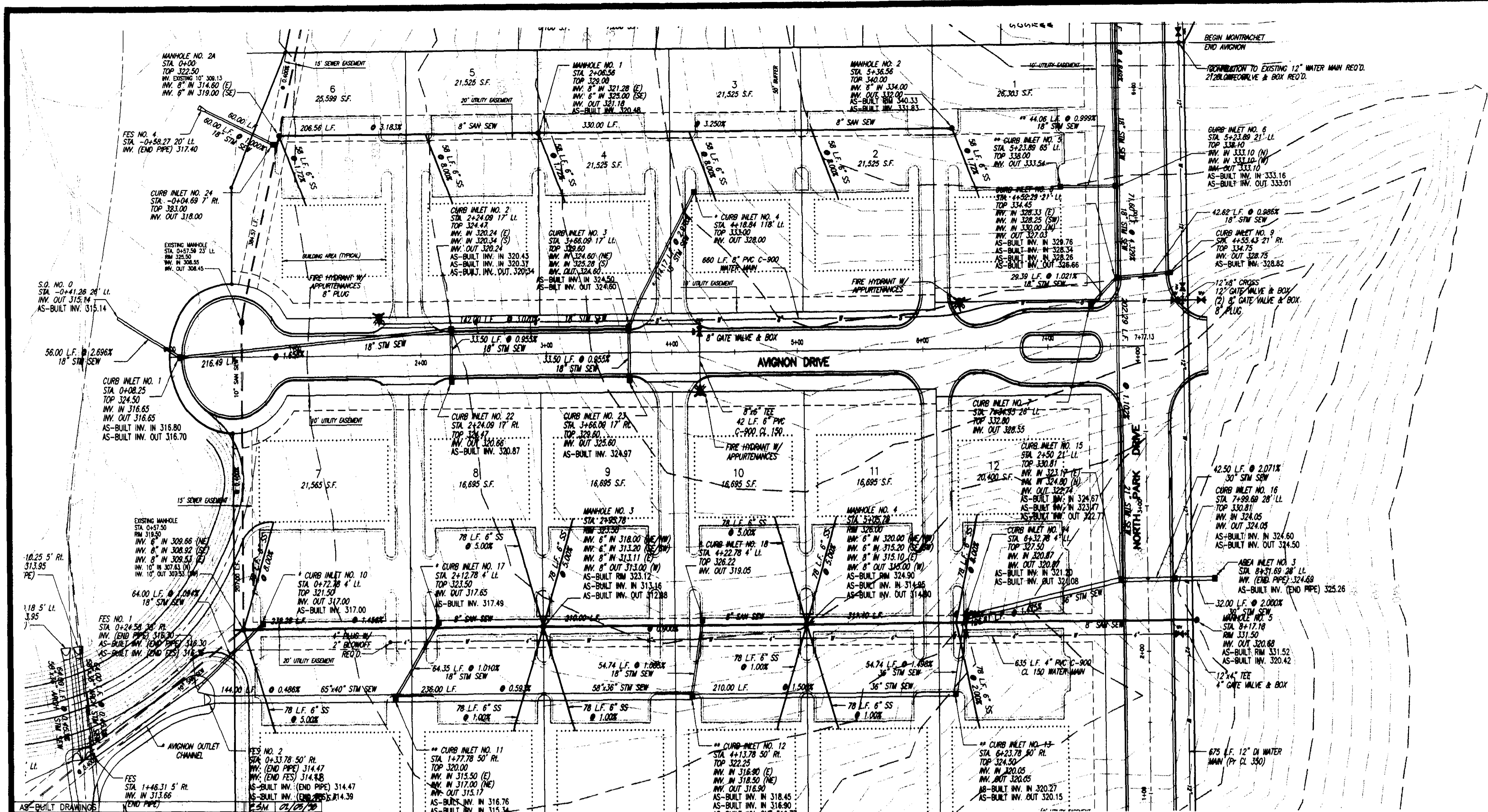


AVIGNON OFFICE PARK
CITY OF RIDGELAND
MADISON COUNTY, MISSISSIPPI

PLAN AND PROFILE - NORTH PARK DRIVE
STA. 0+00 - STA. 5+50

Prepared For:
LAKE HARBOUR ROAD, L.P.

Drawing No.
STERLING
6 of 10

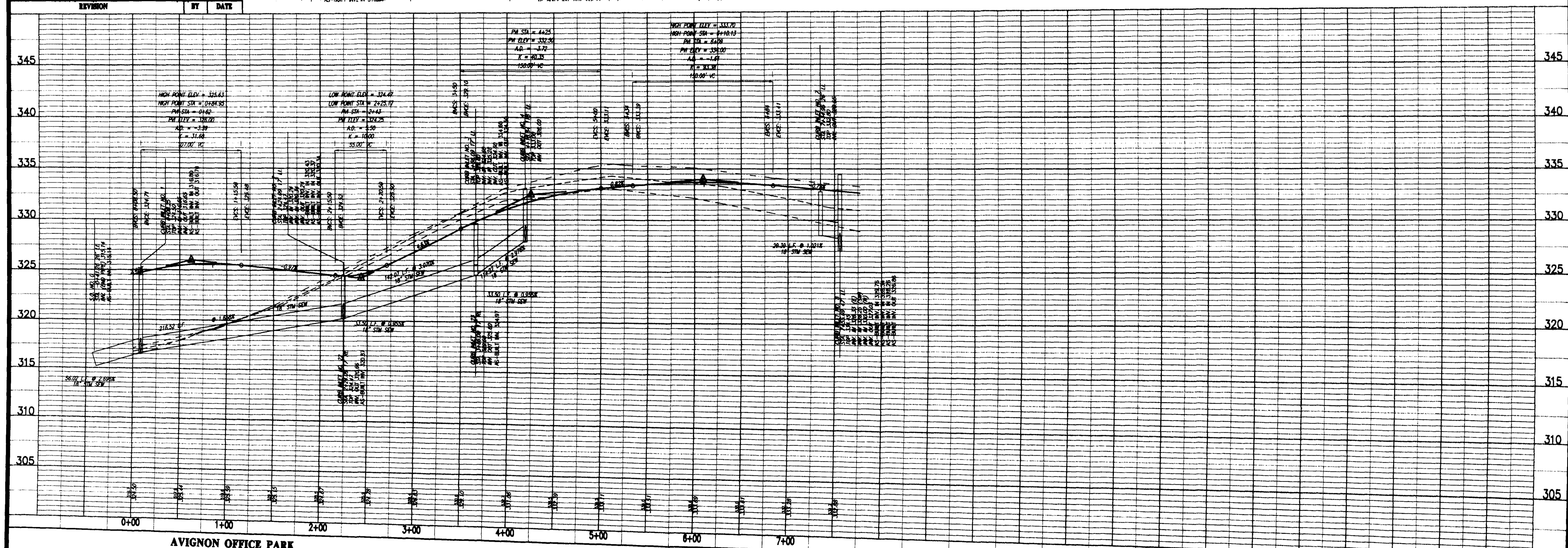


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BY: *R. Kamm* DATE: 3/5/99



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AVIGNON OFFICE PARK
CITY OF RIDGELAND
MADISON COUNTY, MISSISSIPPI

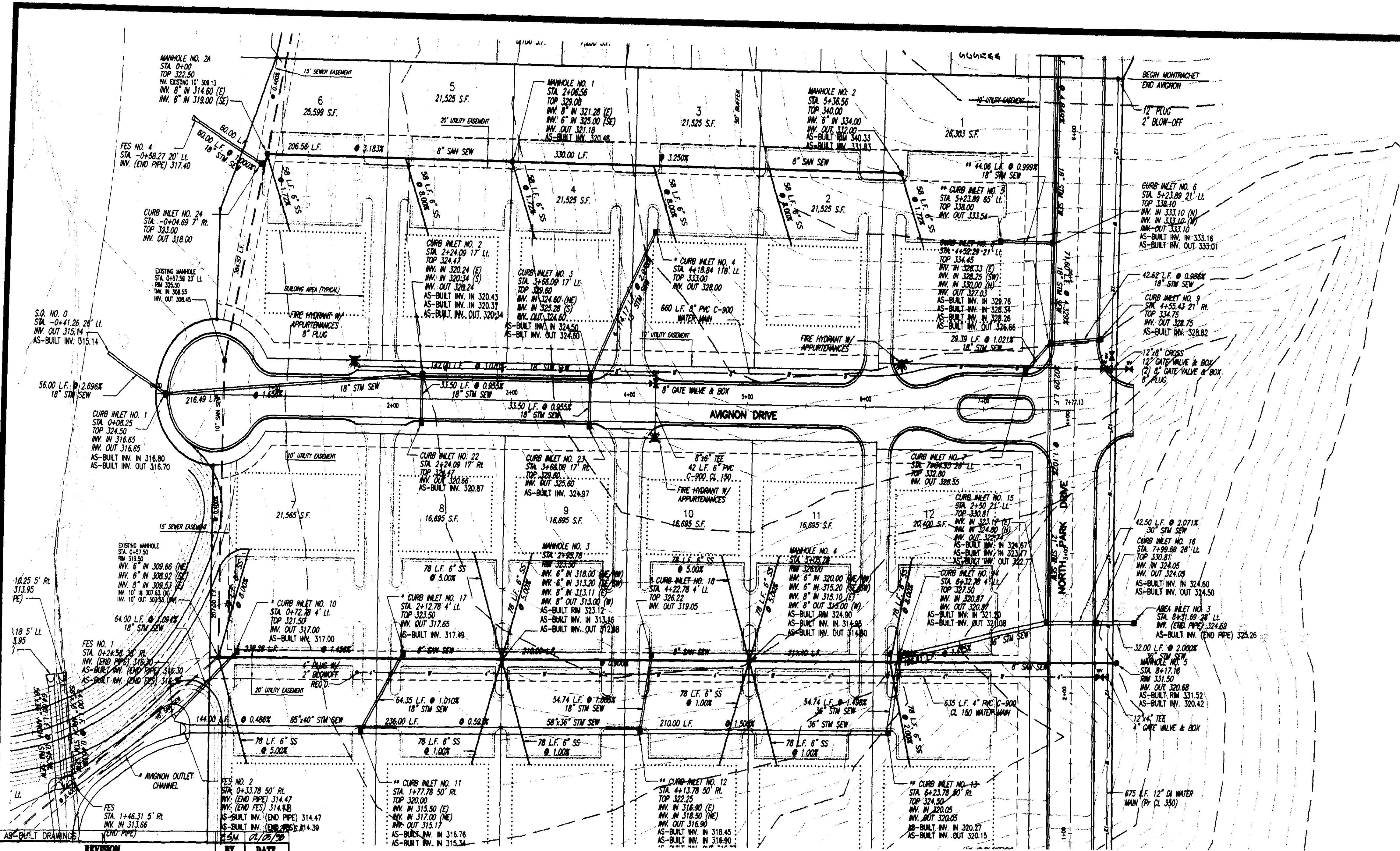
**PLAN AND PROFILE - AVIGNON DRIVE
STA. 0+00 - STA. 7+77.13**

Prepared For:
LAKE HARBOUR ROAD, L.P.

Designed By:	REV.	DATE:
Checked By:	PHW.	1/10/99
Drawn By:	REV.	1/10/99
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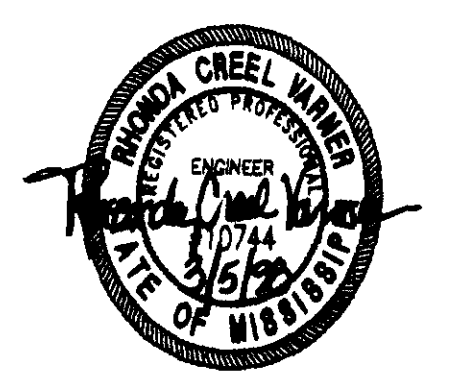
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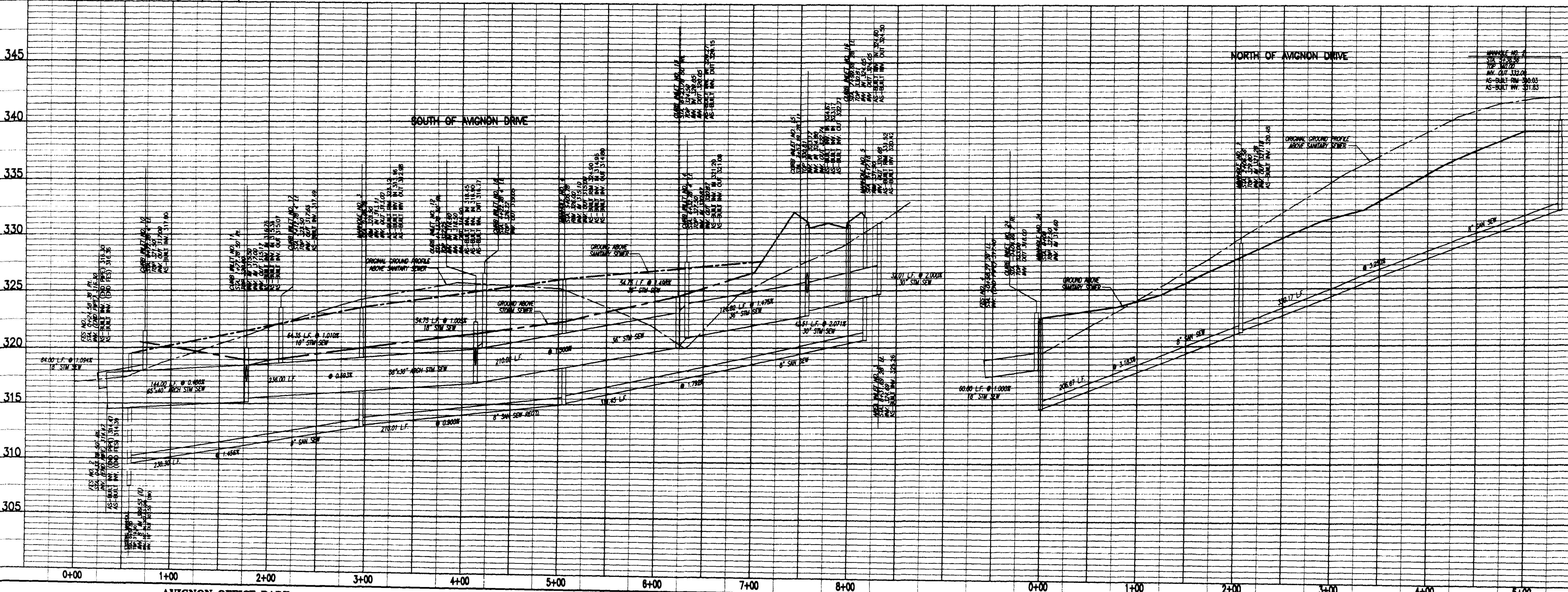


RECORD DRAWING

BY: *R. W. ...* DATE: *3/5/90*



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AVIGNON OFFICE PARK
CITY OF RIDGLAND
MADISON COUNTY, MISSISSIPPI

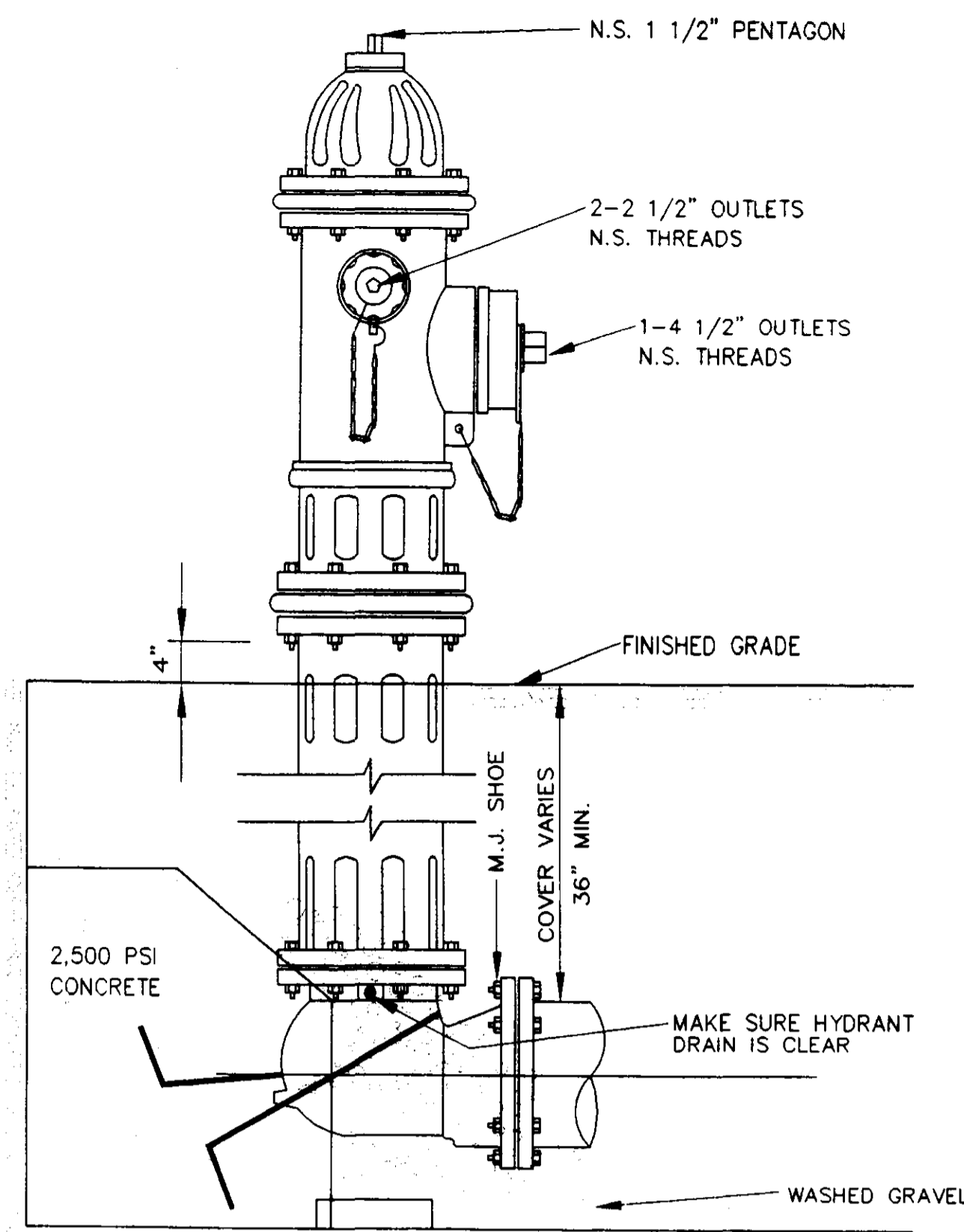
PLAN AND PROFILE - MISC. SANITARY SEWER & STORM DRAINS

Prepared For:
LAKE HARBOUR ROAD, L.P.

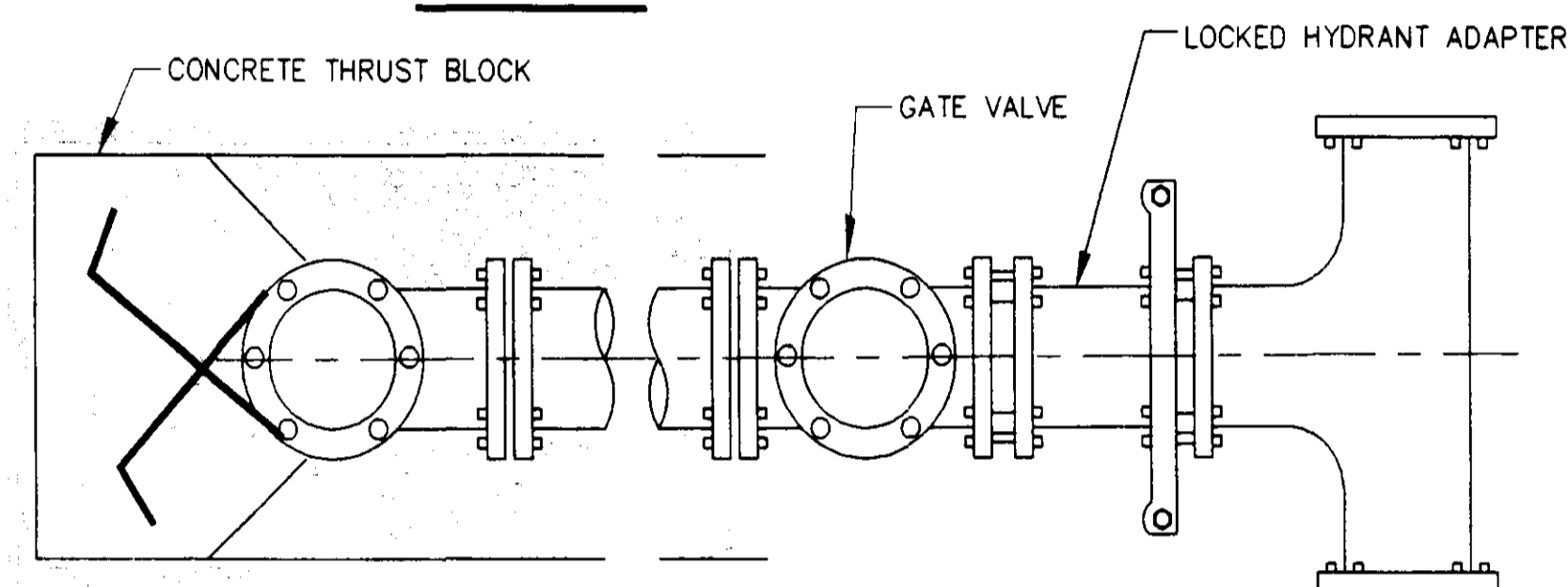
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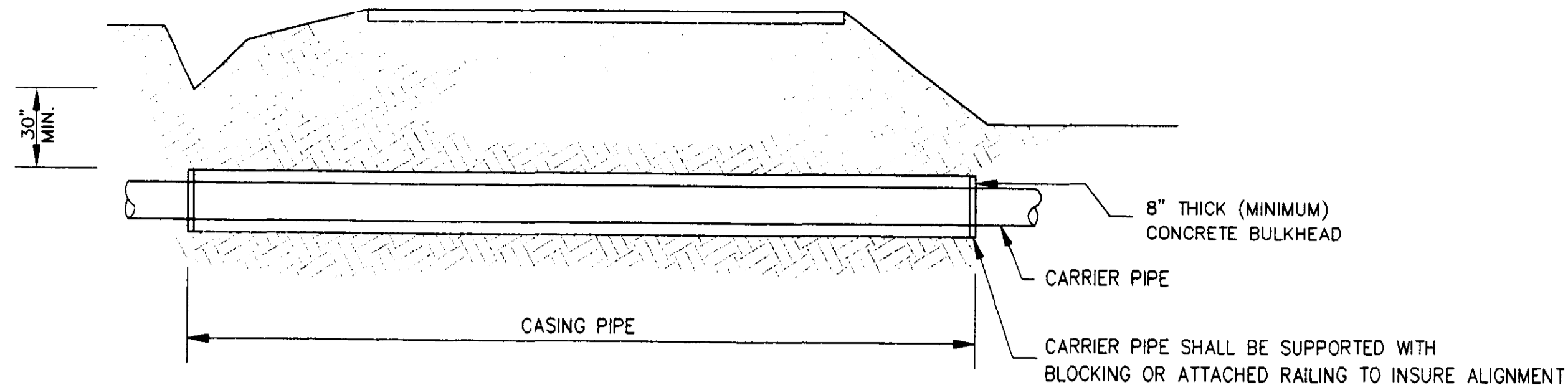
ELEVATION



PLAN

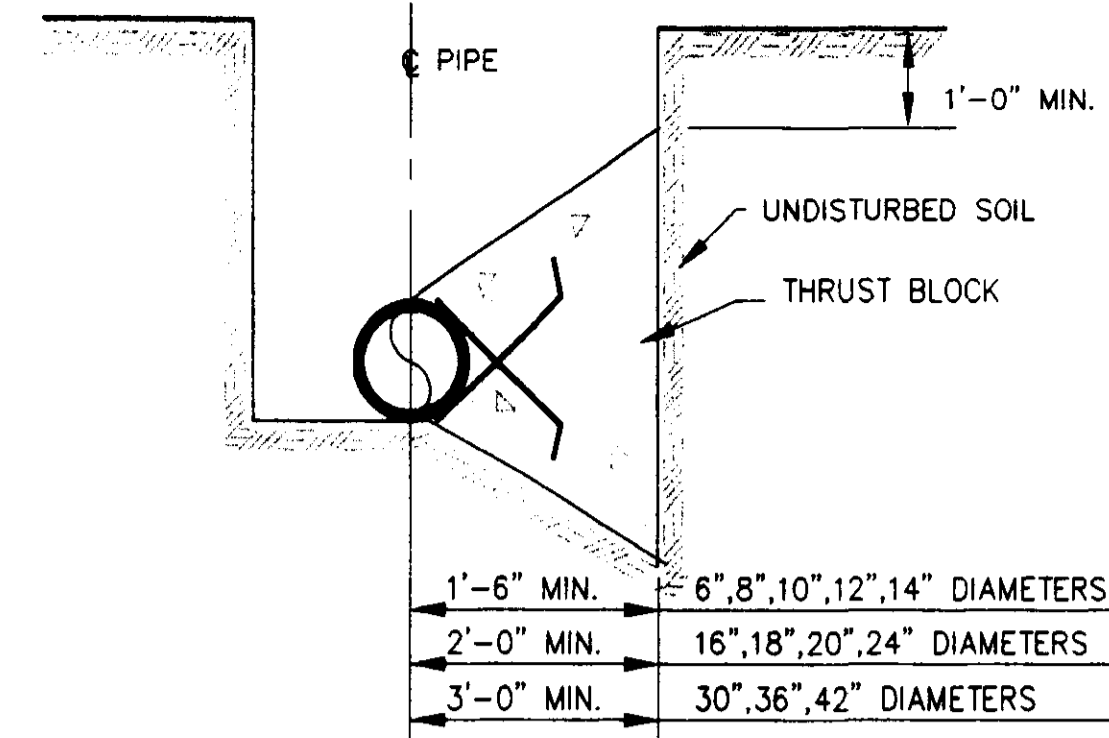
TYPICAL FIRE HYDRANT INSTALLATION

NOTE: GATE VALVES WILL BE REQUIRED ON ALL FIRE HYDRANT LEGS.
N.T.S.

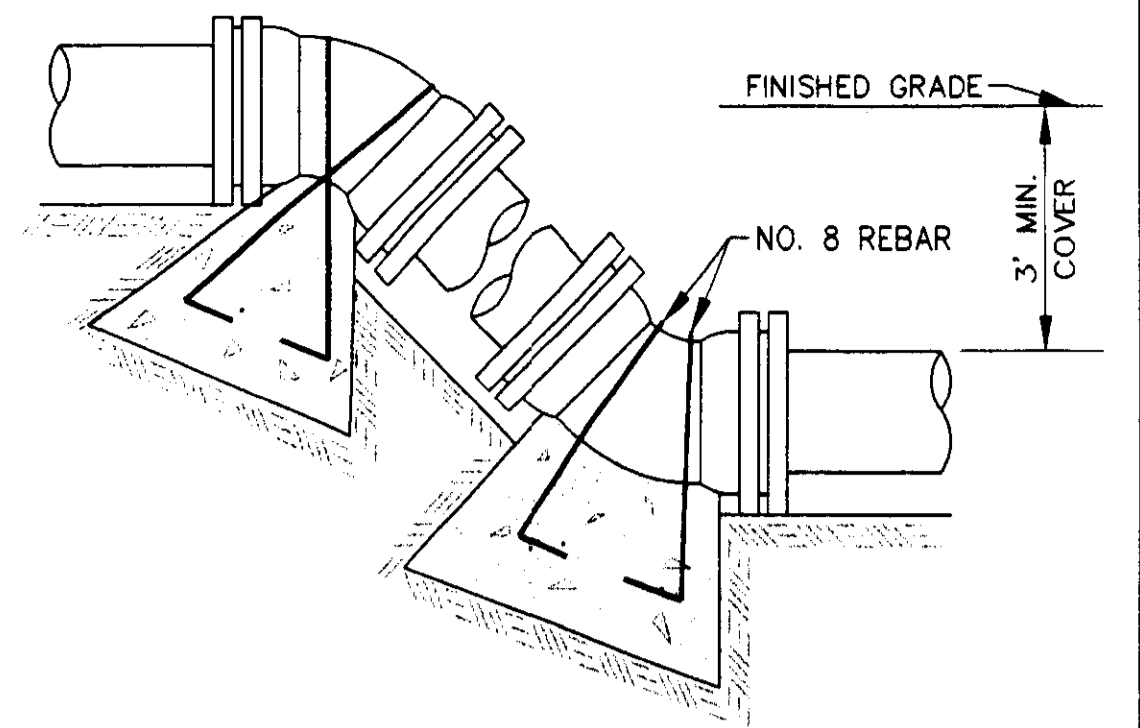


TYPICAL BORE SECTION

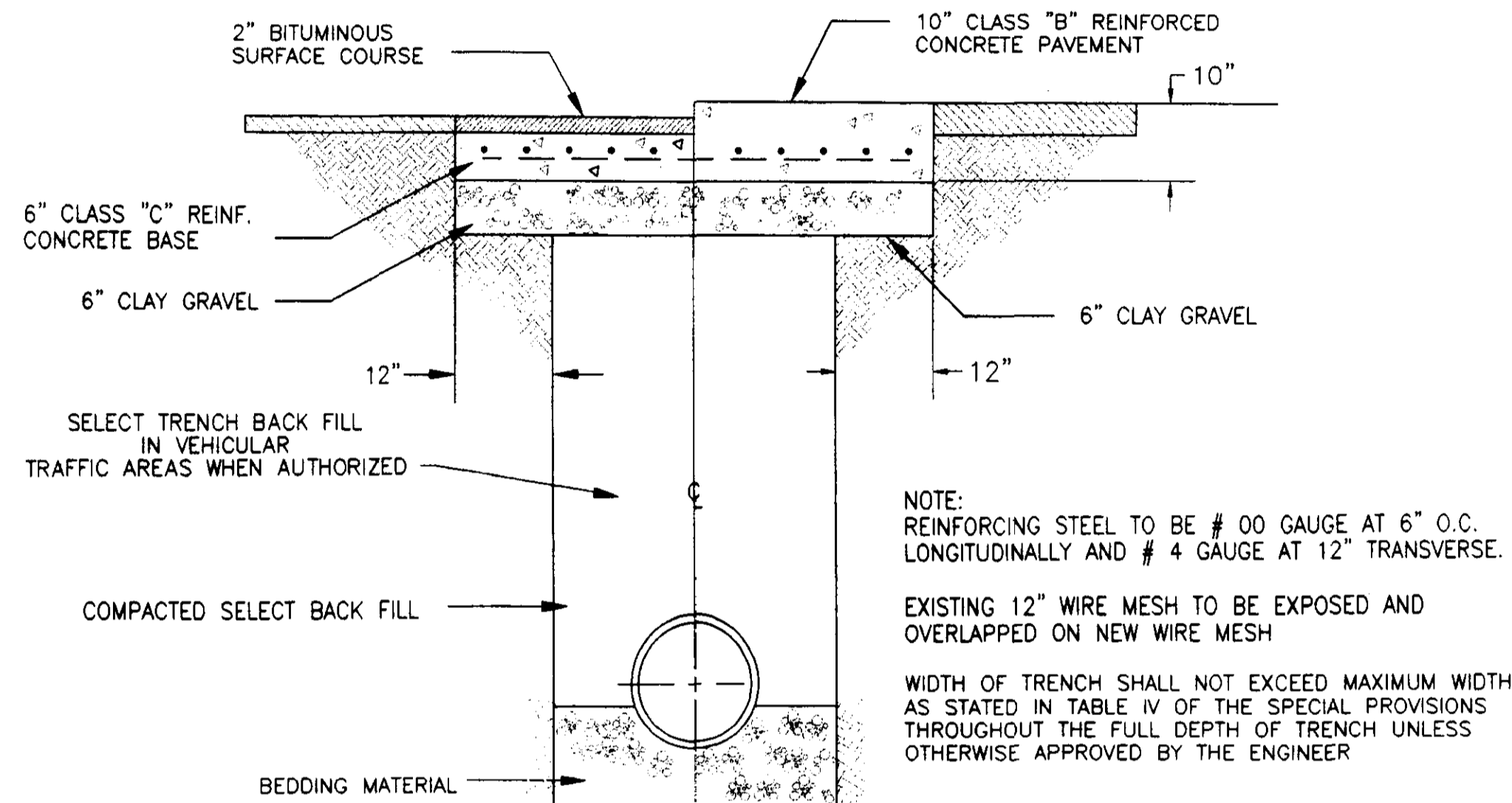
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TYPICAL CROSS SECTION

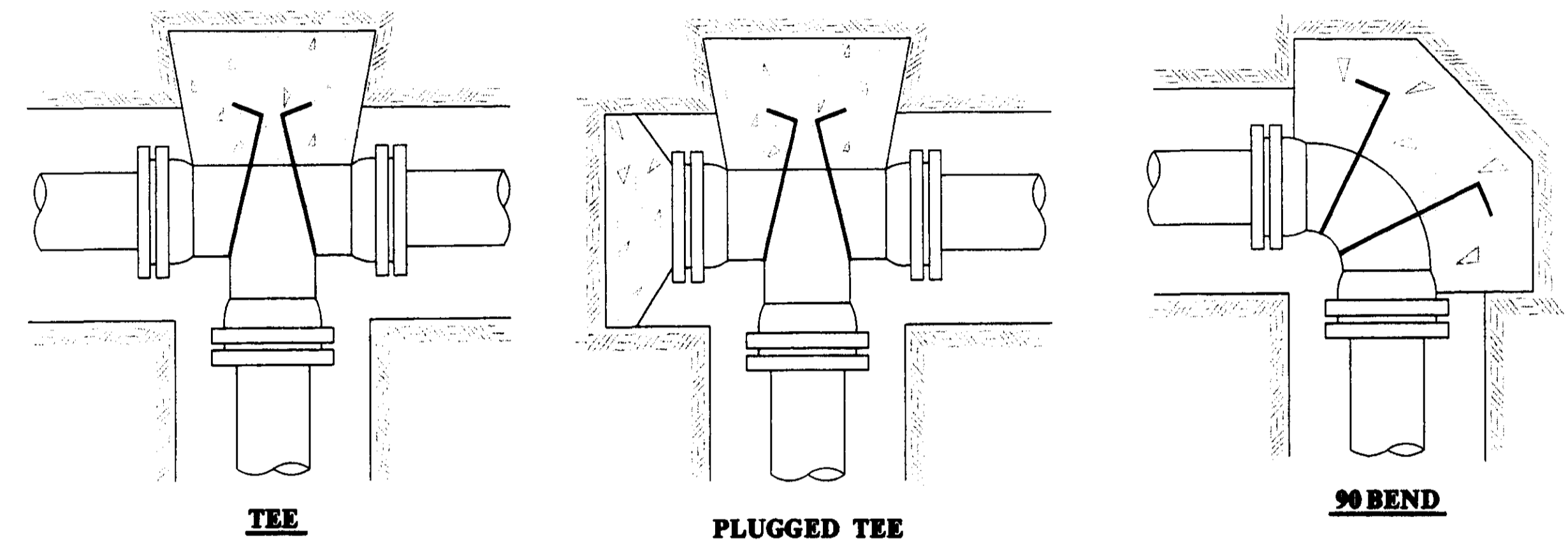


VERTICAL BENDS



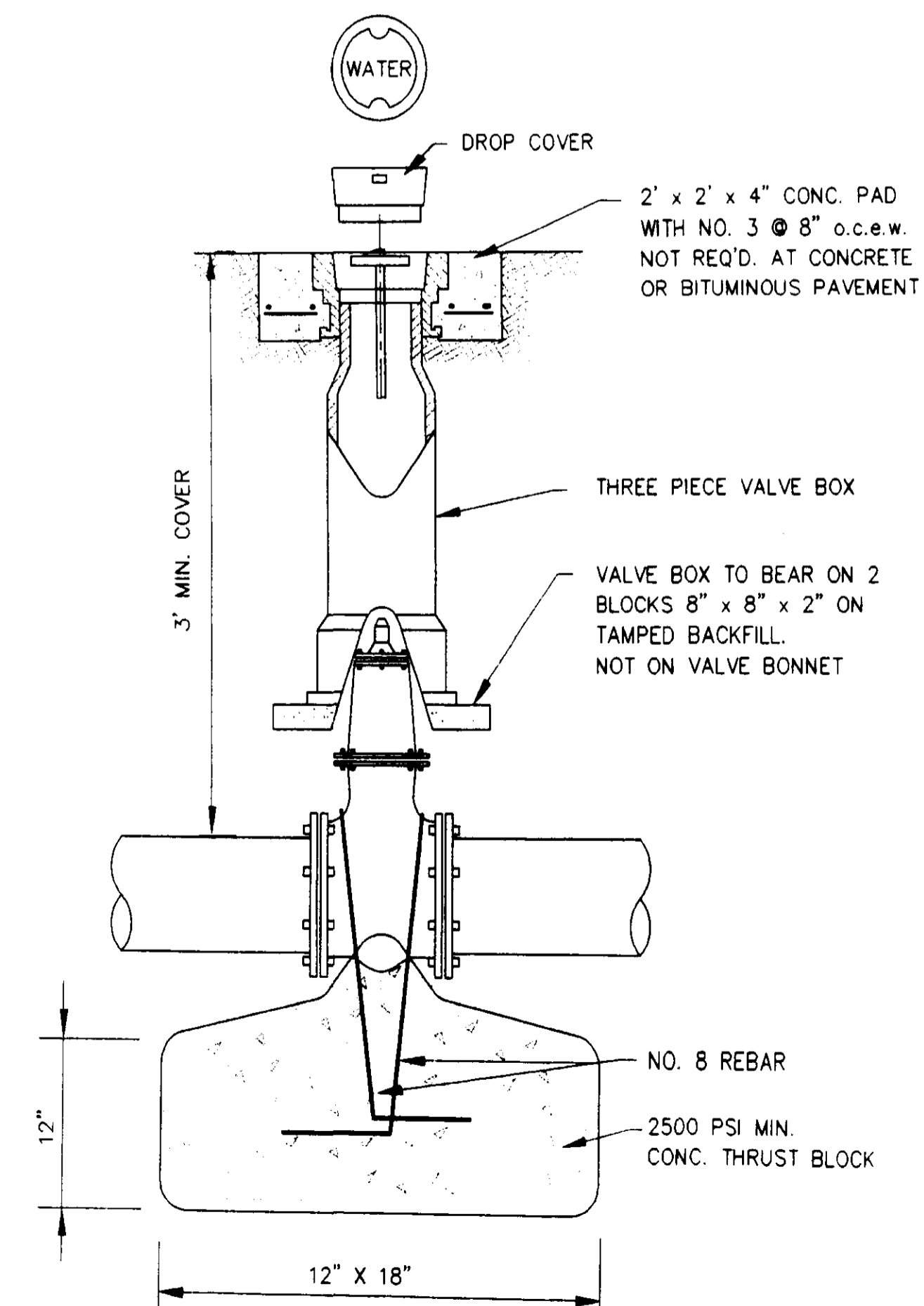
TYPICAL ROADWAY SECTION

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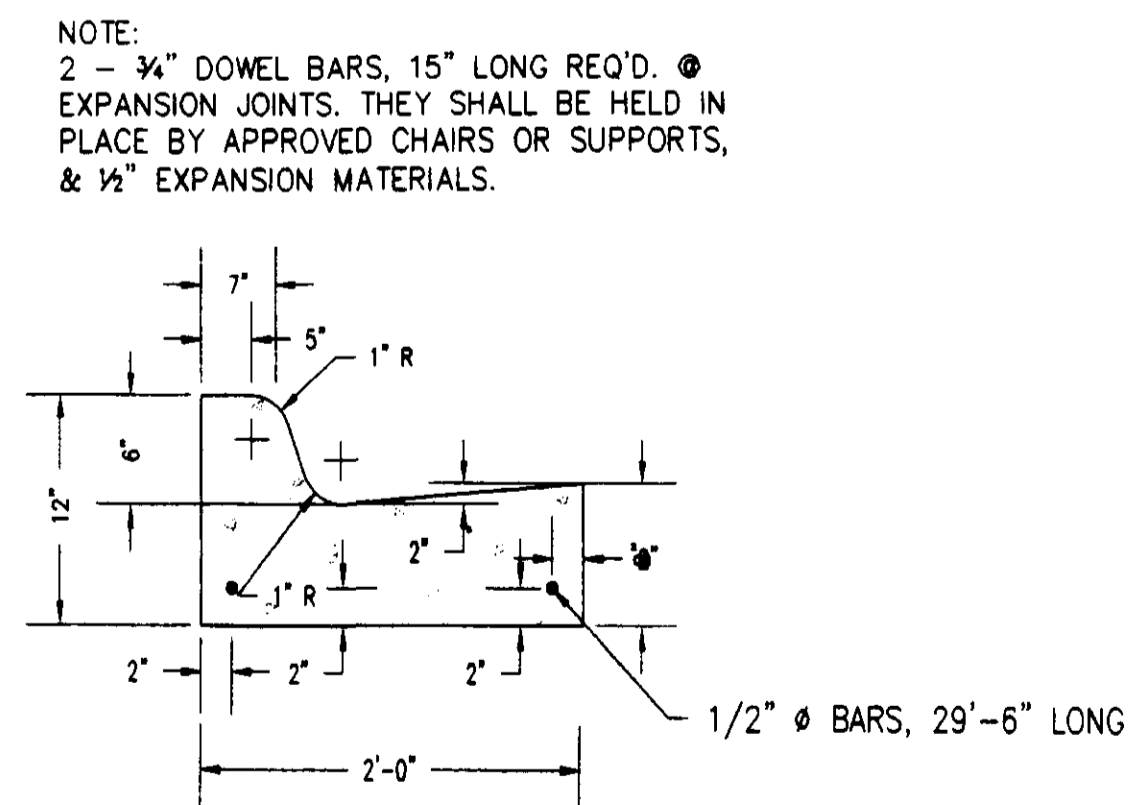
TYPICAL THRUST BLOCKING IN WATER MAINS AND SEWAGE FORCE MAINS

NOTE: ALL THRUST BLOCKS 2,500 PSI CONCRETE AGAINST UNDISTURBED EARTH



GATE VALVE DETAIL

NOT TO SCALE

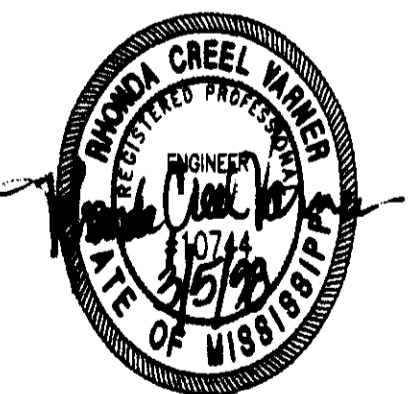


STANDARD CURB AND GUTTER

N.T.S.

RECORD DRAWING

BY: *R. Rame* DATE: 3/5/98



AVIGNON OFFICE PARK
A DEVELOPMENT OF
LAKE HARBOUR ROAD, L.P.

STANDARD
MISCELLANEOUS DETAILS

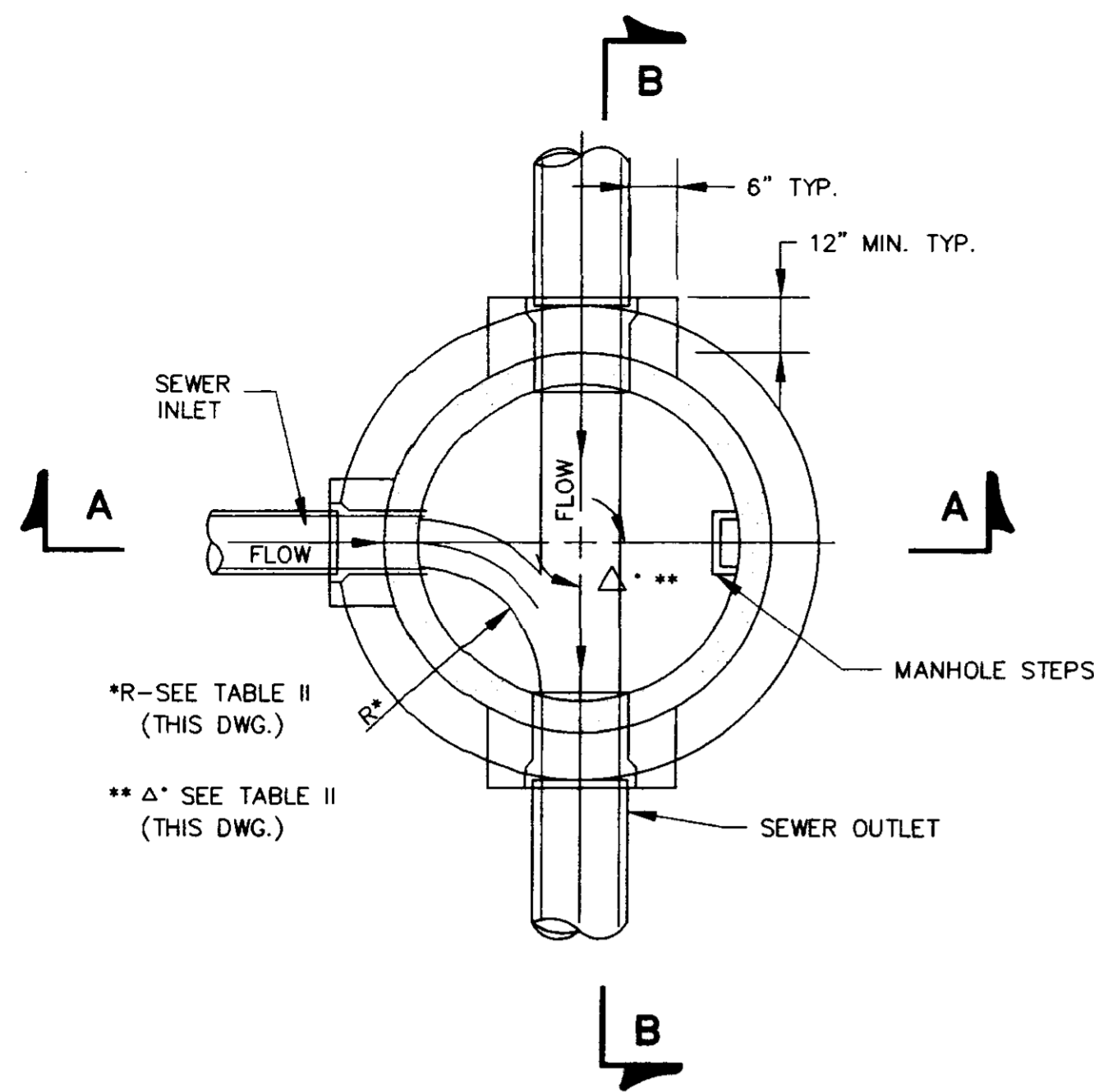
CITY OF RIDGELAND
MADISON COUNTY, MISSISSIPPI

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AS-BUILT CHANGES	ESM	01/05/98
REVISION	BY	DATE

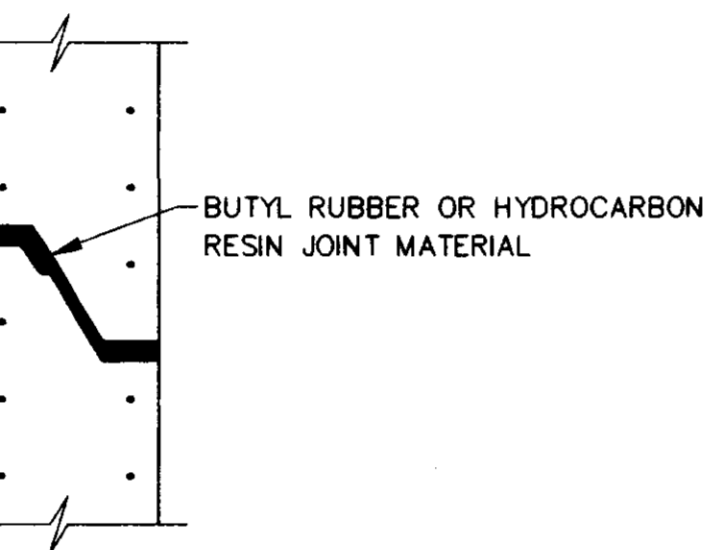


**SECTIONAL PLAN
STANDARD MANHOLE**
NOT TO SCALE

TABLE II
GOVERNING DIMENSIONS FOR MANHOLES

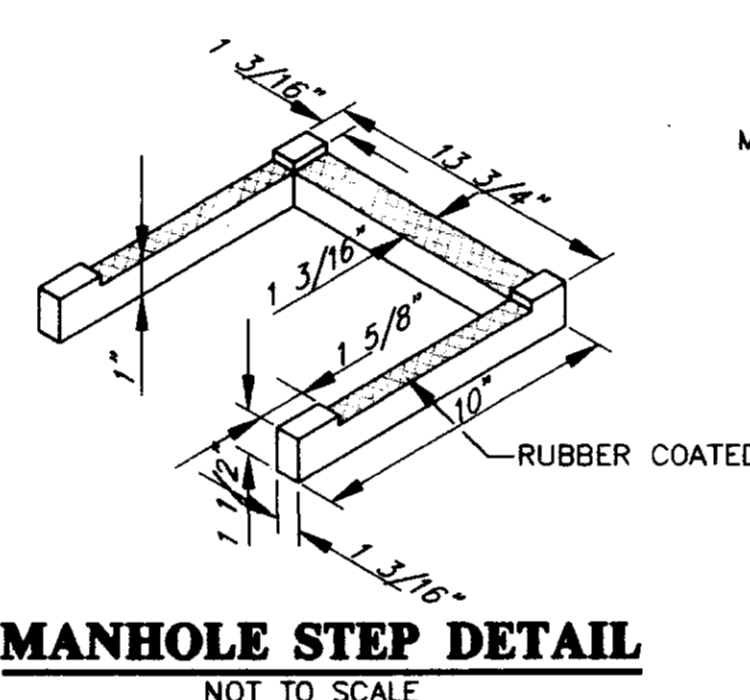
PIPE SIZE	Δ ANGLE	BASE DIAMETER **	"R" *
8" THRU 12"	0° TO 90°	4'	1'-6"
15"	0° TO 60°	4'	1'-10"
15"	60° TO 90°	4'	1'-10"
18"	0° TO 60°	4'	2'-3"
18"	60° TO 90°	4'	1'-10"
21"	0° TO 60°	4'	2'-7"
21"	60° TO 90°	5'	2'-4"
24"	0° TO 45°	4'	3'-0"
24"	45° TO 90°	5'	2'-3"
30"	0° TO 60°	5'	3'-9"
30"	60° TO 90°	6'	2'-8"
36"	0° TO 60°	6'	4'-6"
36"	60° TO 90°	7'	3'-11"
42"	0° TO 60°	7'	5'-3"
42"	60° TO 90°	8'	4'-7"
48"	0° TO 60°	8'	6'-0"
48"	60° TO 90°	9'	5'-3"

* SEE SECTIONAL PLAN, STANDARD MANHOLE
** PRECAST MANHOLE

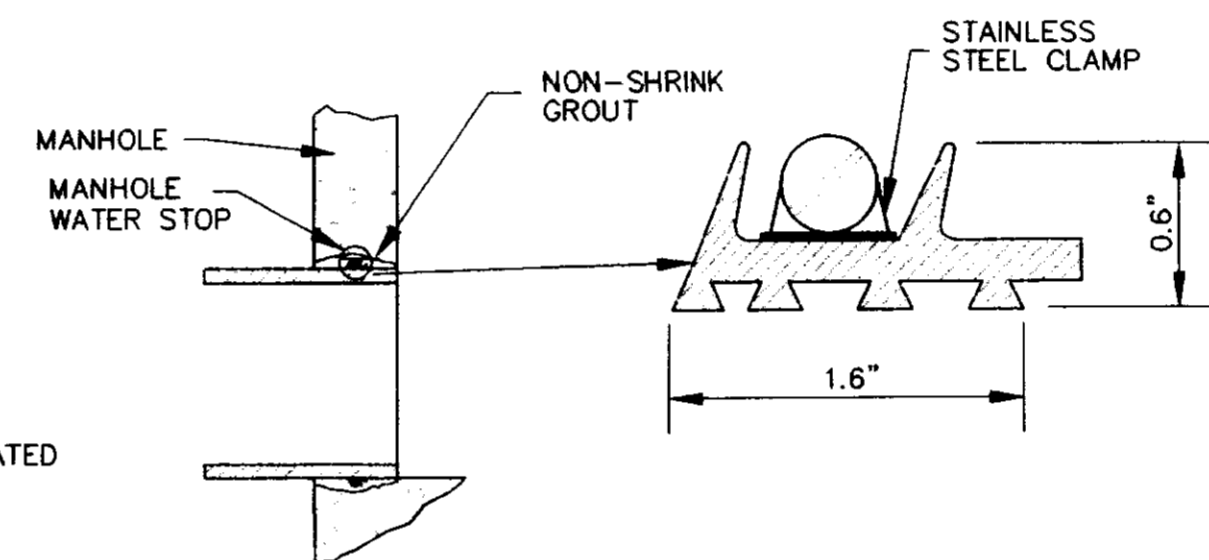


**TYPICAL PRECAST CONCRETE
MANHOLE JOINT DETAIL**
N.T.S.

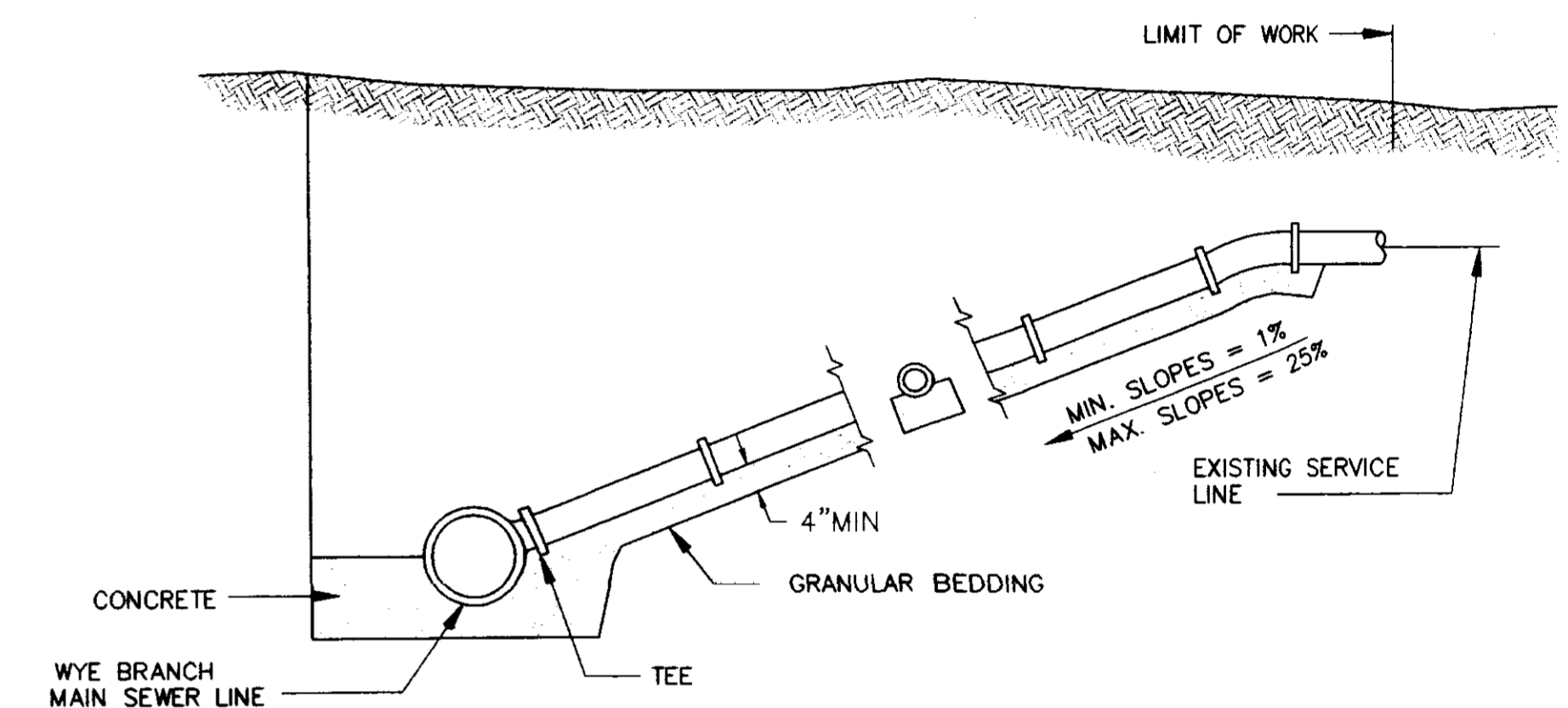
TYPICAL TRENCH DETAILS
NOT TO SCALE



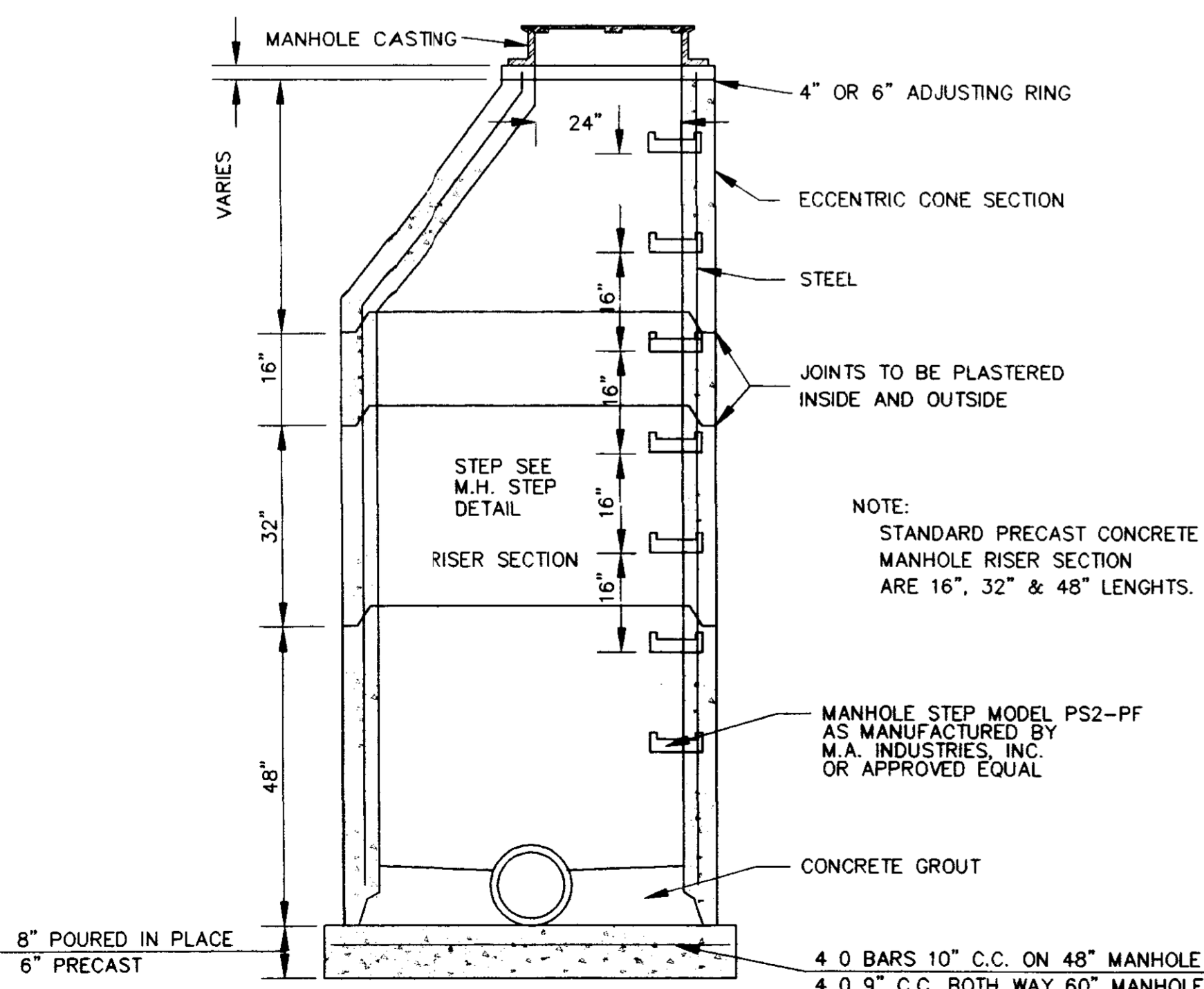
MANHOLE STEP DETAIL
NOT TO SCALE



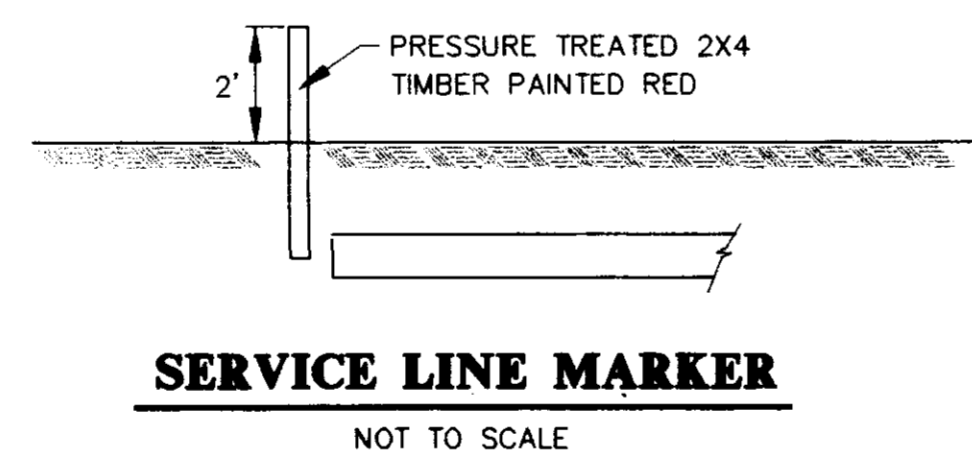
**TYPICAL MANHOLE WATER STOP
FOR ABS, CLAY OR PVC PIPE**
EXISTING AND "STRADDLE" MANHOLES
N.T.S.



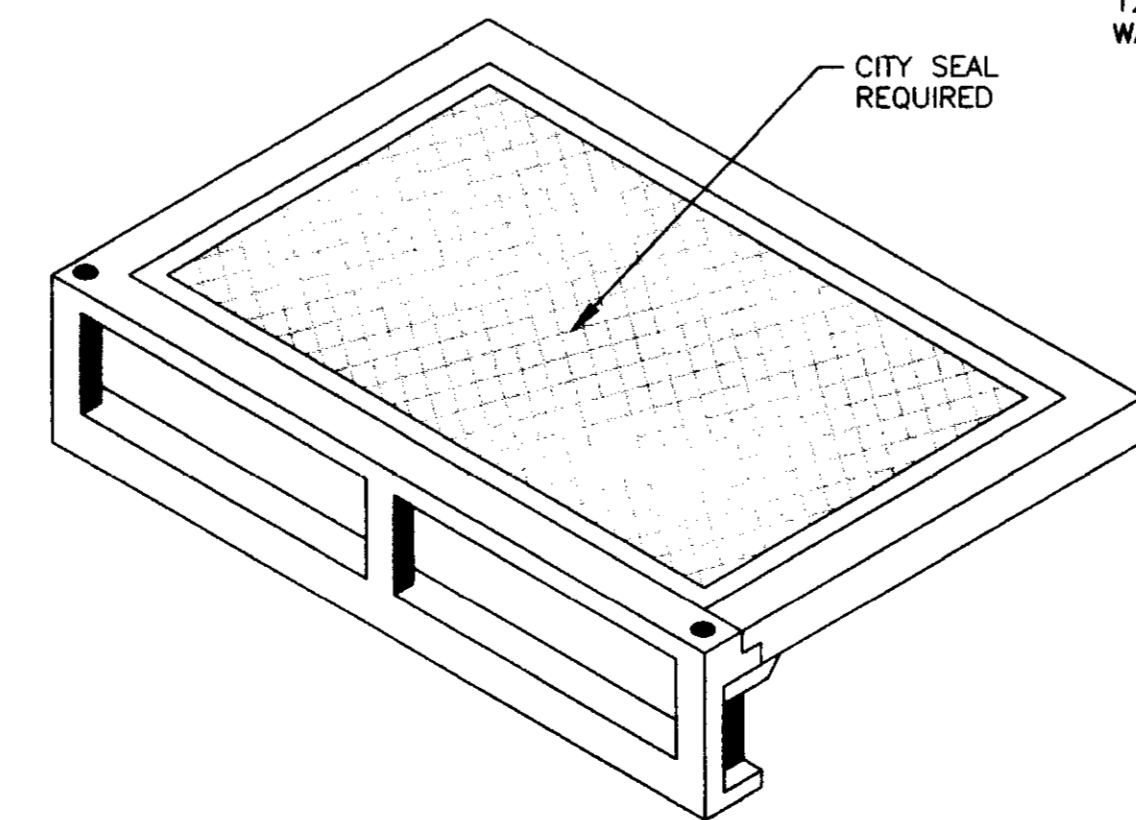
TYPICAL SERVICE LINE CONNECTION
NOT TO SCALE



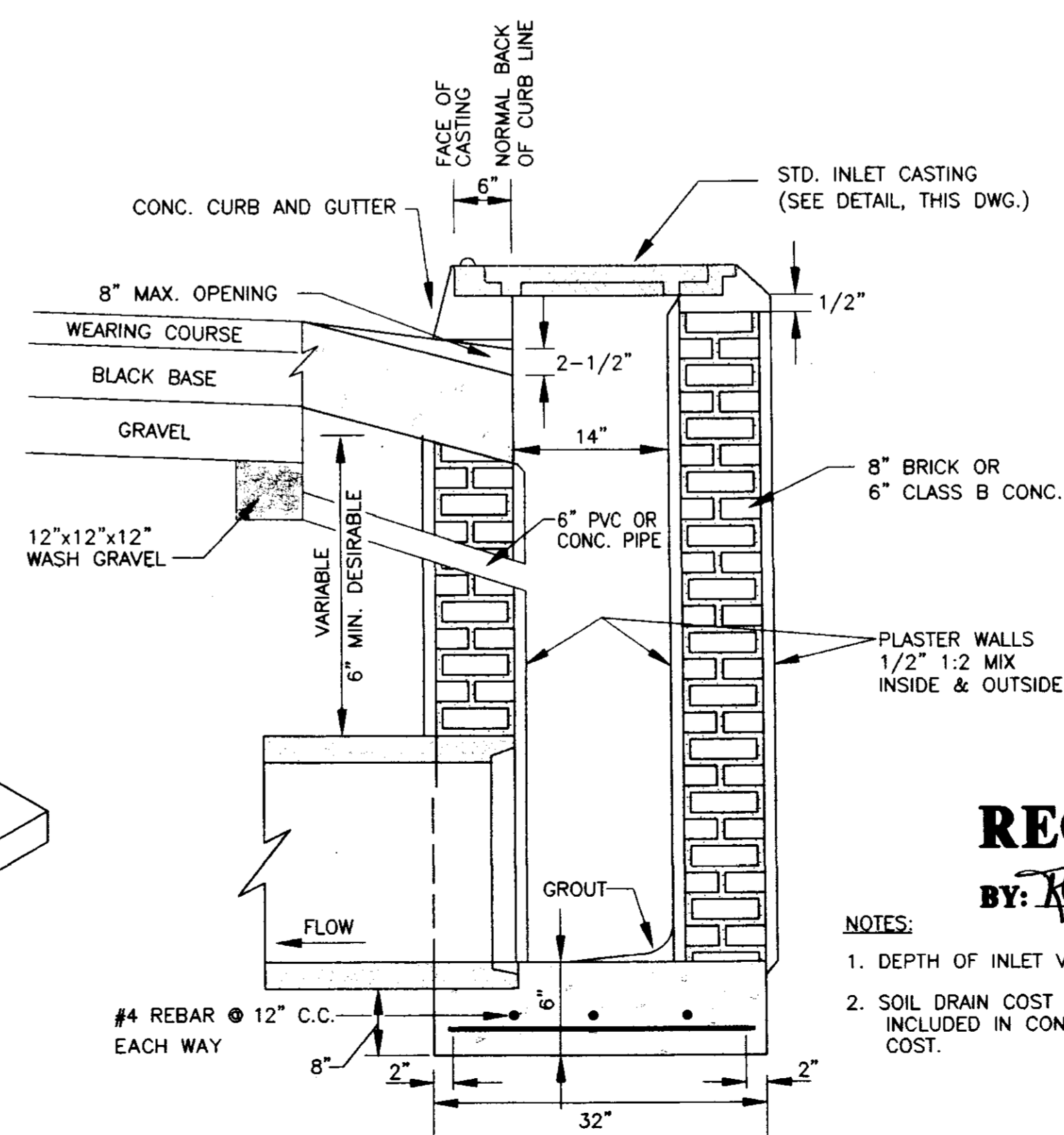
SECTION OF PRECAST CONCRETE MANHOLE
N.T.S.



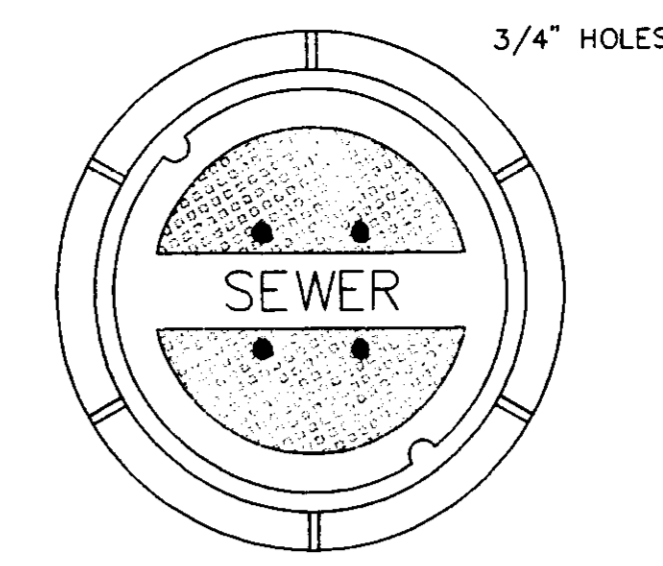
SERVICE LINE MARKER
NOT TO SCALE



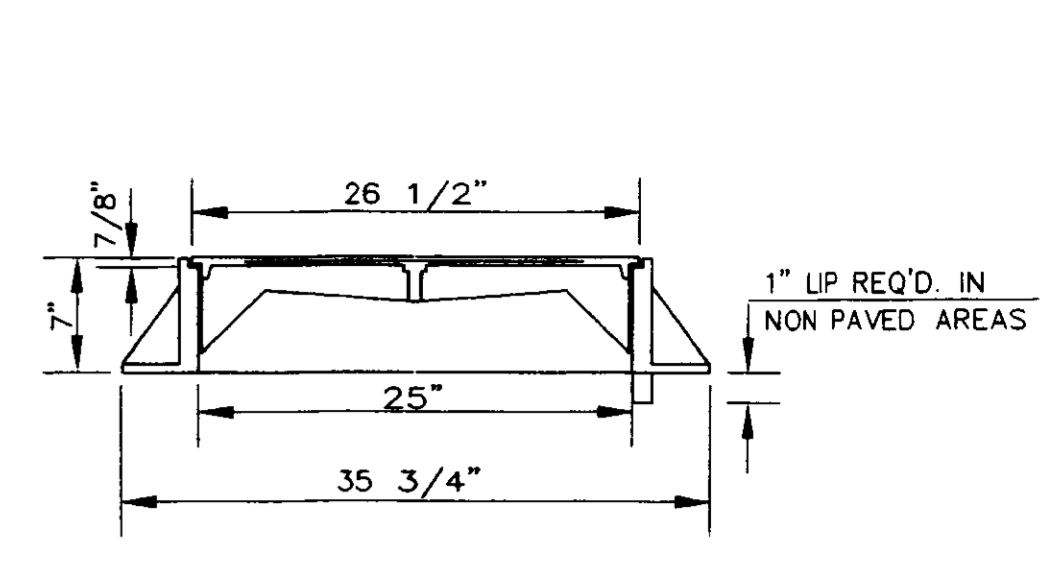
STANDARD CURB INLET CASTING
N.T.S.
(VULCAN V-4302-1 OR HARPER RCB-7)



SECTION OF STANDARD CURB INLET

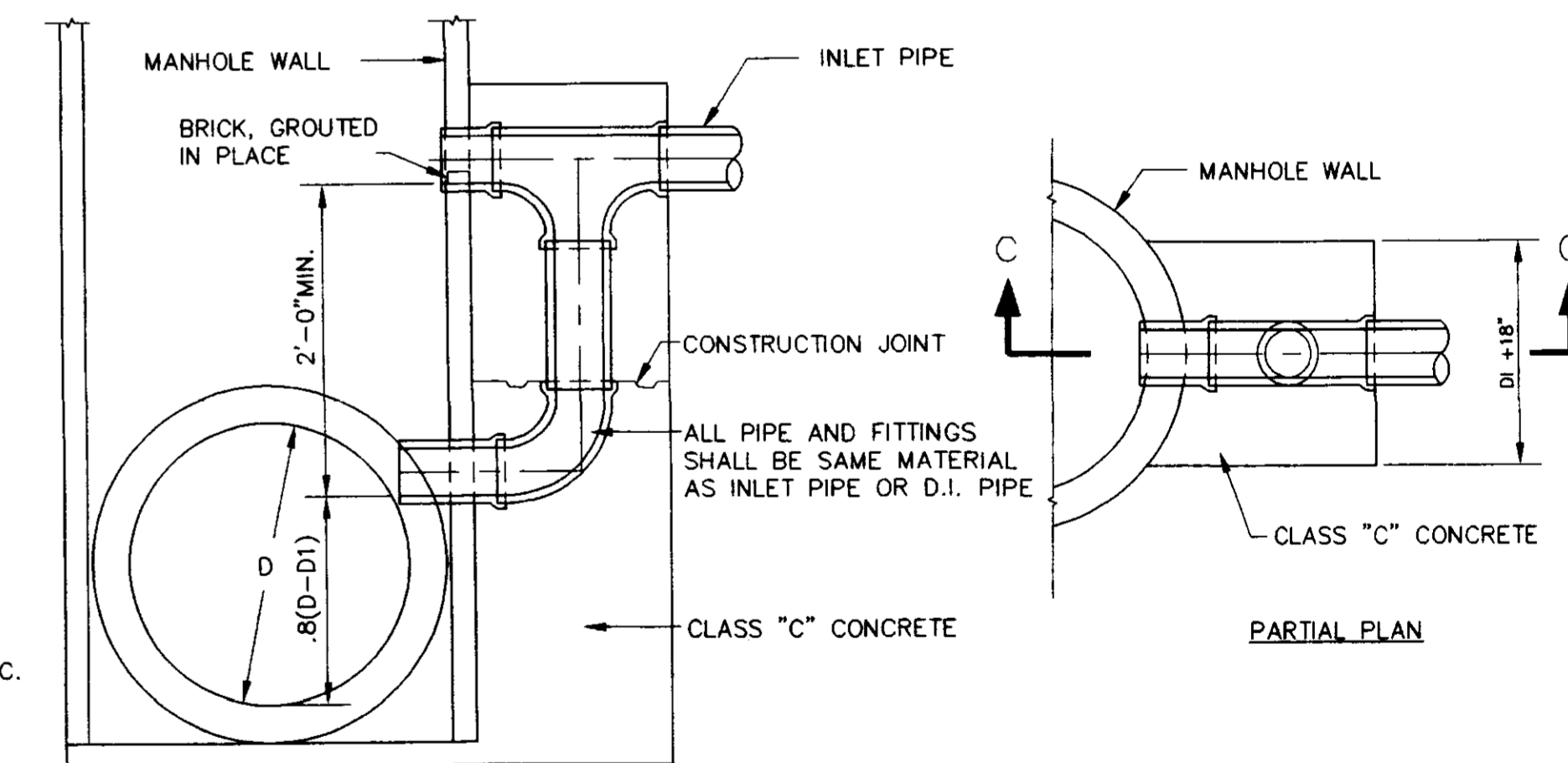


TOP PLAN OF COVER



SECTION

STANDARD MANHOLE FRAME AND COVER
FRAME & COVER WEIGHT 420 LBS.
N.T.S.



TYPICAL VERTICAL DROP INLET AT MANHOLE
N.T.S.

RECORD DRAWING

BY: *R. R. R.* DATE: 3/15/98

- NOTES:
1. DEPTH OF INLET VARIABLE.
 2. SOIL DRAIN COST TO BE INCLUDED IN CONSTRUCTION COST.



AVIGNON OFFICE PARK
A DEVELOPMENT OF
LAKE HARBOUR ROAD, L.P.

**STANDARD
SEWER DETAILS**

CITY OF RIDGELAND
MADISON COUNTY, MISSISSIPPI

DESIGN: RDB	DATE: 1/25/97	DRAWING NO. 10 OF 10
CHECK: RDB	DATE: 1/25/97	
SCALE: AS SHOWN		

