HIGHLAND COLONY LAND COMPANY

EAST RENAISSANCE ROAD

CITY OF RIDGELAND, MS

NOVEMBER 2006

ROADWAY CONSTRUCTION PLANS

OFFICE COPY

PLANS REVIEW

CD Director

PW Director 11/16/06

City Planner

Traffic Engineer 11-17-06

Drainage Engineer 11/20/06

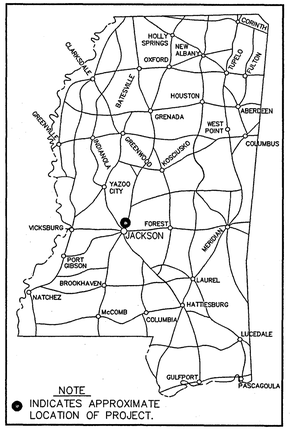
Fire Official JEK 11-21-06 OK

Police Official

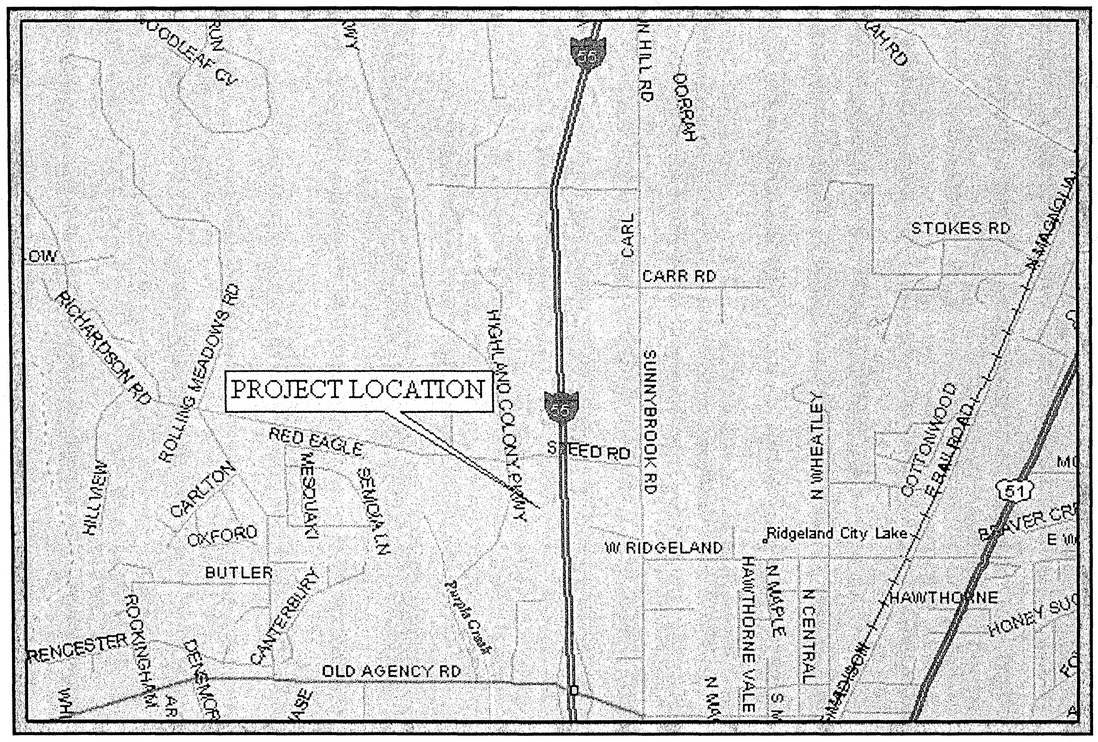
Site plans will not go forward to the Architectural Review Board or the Mayor and Board of Aldermen prior to the above [illegible].

RECEIVED
NOV 16 2006
COMMUNITY DEV DEPT

RECEIVED
NOV 16 2006
PUBLIC WORKS DEPT



LOCATION MAP



VICINITY MAP

SCALE: 1"=1000'

DEVELOPED BY:
HIGHLAND COLONY LAND COMPANY
1052 HIGHLAND COLONY PARKWAY, SUITE 202
RIDGELAND, MS 39157
PHONE: (601) 853-8000

DUNGAN ENGINEERING, PA
Consulting Engineers
P.O. Box 150
Columbia Ms, 39429
(601)731-2600

INDEX

EAST RENAISSANCE ROAD - CONSTRUCTION

PWP-01843

I-55

INTERSTATE 55

HORIZ. CONTROL
N 1069033.09
E 2354792.13

HORIZ. CONTROL
N 1067918.49
E 2354805.64

160+00

175.0'

SHEET 4.1

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

FUTURE FRONTAGE ROAD
(BY OTHERS)

OLD R/W LINE

R/W LINE

13+18.06

13+00

CONSTRUCTION LIMITS

12+00

11+00

(PROPOSED 8 STORY
HEIGHT VARIANCE)
RENAISSANCE
200
(FUTURE DEVELOPMENT)

HOTEL SITE
(FUTURE DEVELOPMENT)

SS-2 #1

SS-2 #2

SS-2 #3

SS-2 #4

SS-2 #5

SS-2 #6

SS-2 #7

SS-2 #8

SS-2 #9

AREA INLET #1

STORMCEPTOR #1

STORMCEPTOR &
PARKING LOT DRAINAGE

EXISTING BOX CULVERT

NORTH ROADWAY
SECTION

SOUTH ROADWAY
SECTION

SHEET 3.4

PARKING GARAGE

CONSTRUCTION LIMITS

EXISTING BOX CULVERT

SHEET 4.1

SHEET 3.1

SLIM FOUNDATIONS

RENAISSANCE
100

300 RENAISSANCE

FUTURE DEVELOPMENT

9000
BUILDING
BLOCK D

BUILDING
13000

12000
BLDG.

BLOCK B

11000
BLDG.

10000
BUILDING

8000
BUILDING

7000
BUILDING

EASEMENT
R.O.W.
MULTI-USE PATH

North-Bound Lane

HIGHLAND COLONY
PARKWAY

EXIST.

LEGEND

- PROPOSED CENTERLINE
- PROPOSED CONCRETE CURB & GUTTER
- EXISTING BOX CULVERT
- PROPOSED DRAINAGE PIPE
- 12"W — PROPOSED WATER MAIN
- PROPOSED CONDUIT
- FUTURE CONDUIT (BY OTHERS)
- 352.75 — PROPOSED TOP OF CURB ELEVATION
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED SS-2 INLET

Drawn By: M. BULL
Checked By: L. MOCK
Scale: 1"=100'
Date: NOVEMBER 2006

No.	Date	Revisions	By

DUNGAN ENGINEERING, PA
Consulting Engineers
1574 Highway 98 East
P.O. Box 150
Columbia, MS 39429
(T) 601-731-2600
(F) 601-736-6501

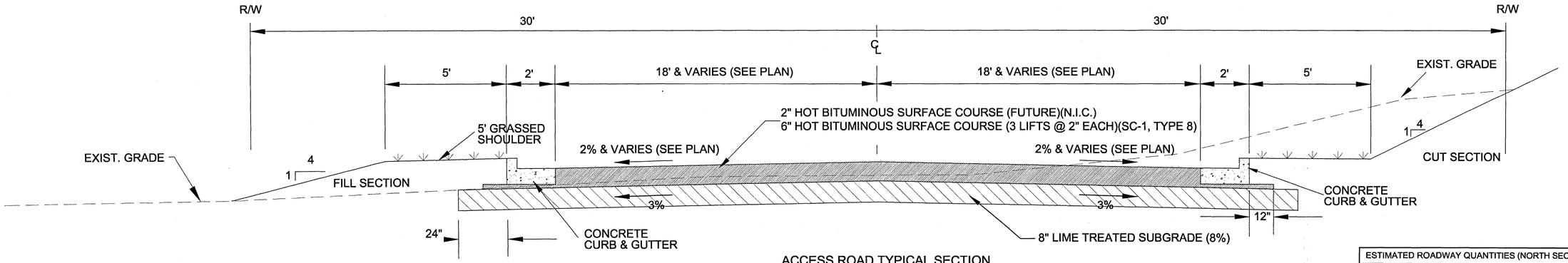
HIGHLAND COLONY LAND COMPANY
EAST RENAISSANCE ROAD
NEW ENTRANCE ROAD
CITY OF RIDGELAND, MISSISSIPPI
*****

Contents: OVERALL PLAN & SHEET LAYOUT

Job No. 1586C005

Sheet No. 1.1

Sheet 2 of 12 Sheets



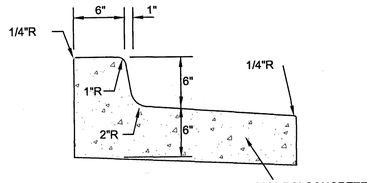
ACCESS ROAD TYPICAL SECTION

N.T.S.

RATES OF APPLICATION USED FOR ESTIMATING QUANTITIES

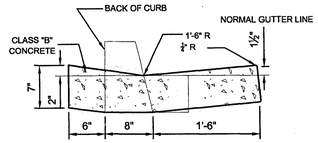
ITEM	RATE
HOT BITUMINOUS SURFACE COURSE	110 LBS. PER SQ. YD./IN.
PRIME COAT (CRS-2P)	0.35 GAL. /SQ. YD.
AGRICULTURAL LIMESTONE	2.0 TONS / ACRE
COMMERCIAL FERTILIZER (13-13-13)	1.0 TON / ACRE
VEGETATIVE MATERIALS FOR MULCH	2.0 TONS/ ACRE
* AMMONIUM NITRATE	200 LBS. / ACRE

* APPLY AFTER GROWTH OF VEGETATION IS ESTABLISHED.



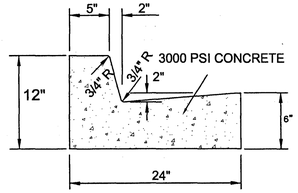
DETAIL OF PITCH-AWAY CURB & GUTTER GUTTER

N.T.S.



DETAIL OF VALLEY GUTTER

N.T.S.



STAND-UP CURB DETAIL

N.T.S.

ESTIMATED ROADWAY QUANTITIES (NORTH SECTION)		
DESCRIPTION	UNIT	PLAN
CUT	CY	1,240
FILL	CY	285
LIME MIXING AREA	SY	3,276
HYDRATED LIME	TONS	70
CONCRETE CURB & GUTTER	LF	1202
CONCRETE VALLEY GUTTER	LF	197
PRIME COAT	GAL	1,147
HOT BITUMINOUS SURFACE COARSE	TONS	970
15" REINFORCED CONCRETE PIPE	LF	163

PIPE SCHEDULE				
		SIZE	LENGTH	TYPE
FROM	TO	(inches)	(feet)	
SS-2 #1	SS-2 #2	15	40	RCP
SS-2 #2	EX. SS-2	15	92	RCP
SS-2 #3	BOX CULVERT	15	13	RCP
SS-2 #4	BOX CULVERT	15	18	RCP
SS-2 #5	BOX CULVERT	15	13	RCP
SS-2 #6	BOX CULVERT	15	16	RCP
SS-2 #7	BOX CULVERT	15	13	RCP
SS-2 #8	AREA INLET #1	21	32	RCP
SS-2 #9	AREA INLET #1	18	22	RCP
AREA INLET #1	STORMCEPTOR #1	36	8	RCP
STORMCEPTOR #1	BOX CULVERT	36	6	RCP

INLET SCHEDULE								
INLET	STATION	WIDTH	LENGTH	TOP	INV. IN	INV. OUT	BOTTOM	HEIGHT
SS-2 #1	11+17.78	3'	5'	355.04'	----	351.66'	350.79'	4.25'
SS-2 #2	11+18.35	3'	5'	355.11'	351.09'	350.99'	350.11'	5.00'
(OWNER PROVIDED) SS-2 #3	14+29.46	3'	5'	352.95'	----	349.17'	348.20'	4.75'
(OWNER PROVIDED) SS-2 #4	14+43.03	3'	5'	352.88'	349.60'	349.50'	348.63'	4.25'
SS-2 #5	16+14.62	3'	5'	352.03'	----	345.24'	344.28'	7.75'
SS-2 #6	16+14.62	3'	5'	352.03'	----	345.24'	344.28'	7.75'
SS-2 #7	18+07.41	3'	5'	351.07'	----	343.75'	342.82'	8.25'
SS-2 #8	NA	3'	10'	351.20'	347.00', 345.43'	345.33'	344.45'	6.75'
SS-2 #9	NA	3'	5'	350.88'	----	345.00'	344.13'	6.75'

AREA INLET SCHEDULE							
TYPE / NO.	SIZE	LOCATION	TOP	BOT.	HEIGHT	INV. IN	INV. OUT
AREA INLET #1	3'X5'	18+04.35	351.05	342.05'	9.00'	345.07', 343.43', 345.64'	342.93'

NOTE:
WIDTH AND DEPTH ARE INSIDE DIMENSIONS.
HEIGHT IS FROM THE TOP OF THE BACK OF CURB TO THE OUTSIDE BOTTOM OF THE INLET.
BOTTOM OF INLET MUST BE AT LEAST 0.60' LOWER THAN LOWEST INVERT AT INLET.

ESTIMATED ROADWAY QUANTITIES (SOUTH SECTION)		
DESCRIPTION	UNIT	PLAN
FILL	CY	1,695
LIME MIXING AREA	SY	3,174
HYDRATED LIME	TONS	67
CONCRETE CURB & GUTTER	LF	950
CONCRETE VALLEY GUTTER	LF	55
PRIME COAT	GAL	1,111
HOT BITUMINOUS SURFACE COARSE	TONS	960
15" REINFORCED CONCRETE PIPE	LF	42
18" REINFORCED CONCRETE PIPE	LF	22
21" REINFORCED CONCRETE PIPE	LF	32
36" REINFORCED CONCRETE PIPE	LF	14

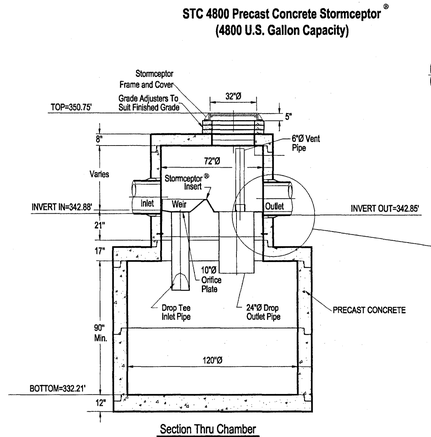
ESTIMATED UTILITY QUANTITIES		
DESCRIPTION	UNIT	PLAN
12" PVC WATERMAIN (C900)	LF	1,510
FIRE HYDRANTS	EA	3
12" DUCTILE IRON GATE VALVES	EA	7
6" DUCTILE IRON GATE VALVES	EA	4
4" DUCTILE IRON GATE VALVES	EA	1
DUCTILE IRON FITTINGS	LB	3,400
24" STEEL CASING	LF	30
4" PVC ELECTRICAL CONDUIT	LF	2,420
5" PVC ELECTRICAL CONDUIT	LF	730
6" PVC ELECTRICAL CONDUIT	LF	120

* NOTE: NO SHRINKAGE FACTORS HAVE BEEN APPLIED TO EARTHWORK QUANTITIES.

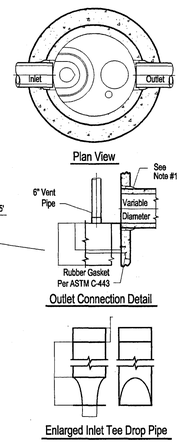
GENERAL NOTES

1. All topsoil within the construction limits shall be stripped and stockpiled in a designated area. Upon completion of grading, the Contractor shall place a sufficient quantity of topsoil to insure grass growth on the designated area. Any excess topsoil shall remain stockpiled for future use by the owner. No Seperate Pay Item.
2. Sediment runoff on any area disturbed by the Contractor will be controlled at all times. This shall include the installation of hay bales and silt fences. The cost associated with this task shall be absorbed by the Contractor.
3. Contractor shall seed, fertilize, and mulch all areas disturbed by construction activities outside road right-of-way and insure a complete stand of grass.
4. The location of existing utilities indicated is approximate and those shown are not necessarily all which may exist on site. The Contractor shall verify the location of existing utilities on the project site, whether indicated on the plans or not, and shall promptly repair those which are damaged by his construction operation. Contractor shall notify MS OneCall at least two working days prior to excavating.
5. Finish Grade Contours represent approximate pavement elevations at the completion of paving and grading.
6. Any local, state, or federal permitting required for construction shall be the responsibility of the contractor.
7. Earth fill beneath the buildings, roads, and parking shall be compacted to 95% of standard proctor. All other fill shall be compacted to 90% of standard proctor.
8. Contractor shall provide adequate traffic control (flagman, cones, barricades, etc.) when working within or adjacent to public right-of-way.
9. Contractor shall conform to stormwater pollution prevention plan on file with MDEQ. No Separate Pay Item.
10. Items to be constructed on the water and sewer lines (i.e. valves, fittings, blow-off assemblies, clean-outs, etc.) are shown for general location only and may be slightly moved to accommodate construction requirements upon the engineer's approval.
11. Contractor shall provide all necessary fittings and appurtenances necessary for complete installation, whether specifically indicated or not.
12. Contractor shall verify location of existing water lines prior to commencing boring operations. Contractor shall provide necessary adjustments to both new and existing water lines to allow connection and installation.
13. Contractor shall provide a minimum 24 hour notice to the Engineer prior to commencing any construction operations, sampling, or testing.
14. Locator tape to be laid over water mains approximately 1 foot below ground and locator wire (14 ga.) to be installed one foot above pipe.
15. Water and sewer mains and services must have at least 10 feet of horizontal separation and 18 inches of vertical separation between them. Where water mains cross sewer mains, the pipe segments of both water and sewer mains shall be centered to provide maximum spacing of the joints.
16. All elevations are referenced to mean sea level.
17. Any quantities indicated on drawings are to be considered for estimating purposes only and does not relieve the contractor from completing the project as detailed on drawings and outlined in the technical specifications.

STC 4800 Precast Concrete Stormceptor®
(4800 U.S. Gallon Capacity)



Section Thru Chamber



Enlarged Inlet Tee Drop Pipe

Notes:
1. The use of a Flexible Connection is recommended at The Inlet and Outlet Pipe.
2. The Cover should be positioned over The Outlet Drop Pipe and The Vent Pipe.
3. The Stormceptor System is protected by one or more of the following U.S. Patents: #4985148, #5498331, #5725760, #5753115, #5849181, #6068765, #6371690.
4. Contact a Hydro Conduit representative for further details not listed on this sheet.

Drawn By: M. BULL
Checked By: L. MOCK
Scale: N.T.S.
Date: NOVEMBER 2006

No.	Date	Revisions	By

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Consulting Engineers
1574 Highway 98 East
P.O. Box 150
Columbia, MS 39429
(T) 601-731-2600
(F) 601-736-6501

HIGHLAND COLONY LAND COMPANY
EAST RENAISSANCE ROAD
NEW ENTRANCE ROAD
CITY OF RIDGELAND, MISSISSIPPI
* * * * *

Contents: TYPICAL SECTION, GENERAL NOTES, & QUANTITIES

Job No. 1586C005

Sheet No. 2.1

Sheet 3 of 12 Sheets

GENERAL DATA												
SS-2 INLET SIZE	WALL THICKNESS	INSIDE DIMENSION		OUTSIDE DIMENSION		BASE HEIGHT	RISER HEIGHT	WEIGHTS				
	WT	IW	IL	OW	OL	B	R	BOTTOM	BASE/RISER	INLET TOP	EXTENSION	EXTENSION TOP
FEET	INCHES	INCHES		INCHES		3" INCREMENTS		LB	LB/FT	LB	LB	LB
3 X 5	5	36	60	46	70	24-54	18-48	1125	1114	1880	1865	1070

3' x 5' WALL REINFORCEMENT (SQ. IN. PER LIN. FT.)												
DEPTH OF INSTALLATION	BASE		TOP RISER		INTERIOR RISER #1		INTERIOR RISER #2		INTERIOR RISER #3		INTERIOR RISER #4	
	AREA	LB/FT	AREA	LB/FT	AREA	LB/FT	AREA	LB/FT	AREA	LB/FT	AREA	LB/FT
0-8	0.30	36.969	0.24	29.575	-	-	-	-	-	-	-	-
0-12	0.60	78.867	0.24	29.575	0.60	78.867	-	-	-	-	-	-
0-16	0.88	110.005	0.24	29.575	0.60	78.867	0.74	95.338	-	-	-	-
0-20	1.18	139.340	0.24	29.575	0.60	78.867	0.74	95.338	1.06	124.672	-	-
0-24	1.44	176.008	0.24	29.575	0.60	78.867	0.74	95.338	1.06	124.672	1.20	146.673

CONCRETE QUANTITIES				
SS-2 INLET SIZE	BOTTOM C.Y.	RISER C.Y./FT	TOP C.Y.	EXTENSION C.Y.
3X5	0.279	0.275	0.464	0.724

NOTES: CONCRETE CUBIC YARDS PER INLET = BOTTOM + (TOTAL RISER HEIGHT (FT) x C.Y./FT) + TOP EXTENSION INCLUDES CURB INLET UNIT + TOP + EXTENSIONS- ANY HOLE OPENINGS EXTENSION BLOCKOUT OPENINGS

BOTTOM/TOP/EXTENSION REINFORCEMENT				
SS-2 INLET SIZE	BOTTOM REINFORCEMENT	BOTTOM LB/STEEL	TOP LB/STEEL	EXTENSION LB/STEEL
3X5	#4 @ 9" EW	38.550	116.496	38.305

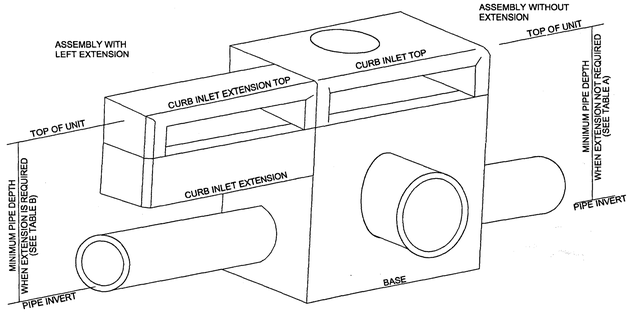
NOTE: *EXTENSION INCLUDES CURB INLET UNIT PLUS TOP

MINIMUM PIPE DEPTH WITHOUT EXTENSION TOP OF CURB UNIT TO PIPE INVERT TABLE A			
ROUND RCP SIZE	DEPTH INCHES	ARCH RCP SIZE	DEPTH INCHES
-	-	-	-
-	-	-	-
12	36	-	-
15	39.5	18x11	32.5
18	42	22x13	34.5
21	44.5	-	-
24	49	29x18	39.5
27	53.5	-	-
30	55	36x23	44.5

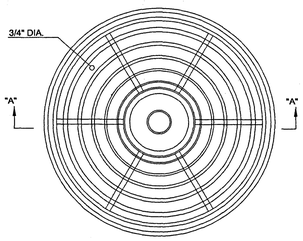
MINIMUM PIPE DEPTH WITH EXTENSION TOP OF CURB UNIT TO PIPE INVERT TABLE B			
ROUND RCP SIZE	DEPTH INCHES	ARCH RCP SIZE	DEPTH INCHES
-	-	-	-
-	-	-	-
12	55	-	-
15	58	18x11	55
18	61	22x13	58
21	64	-	-
24	67	-	-
27	72	-	-
30	-	-	-

NOTE: BLANK SPACES IN TABLES INDICATE PIPE WILL NOT FIT INTO SIDE OF BOX OR PIPE SIZE IS NOT AVAILABLE.

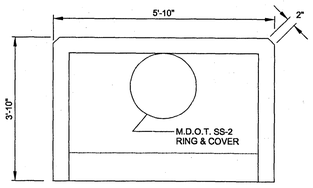
HOLE OPENING									
ROUND RCP	OPENING				ARCH RCP	OPENING			
	INCHES		CONCRETE DEDUCTION PER OPENING (C.Y.)		INCHES		CONCRETE DEDUCTION PER OPENING (C.Y.)		
SIZE	T	HO	OP		SIZE	T	HO	OP	
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
12	2	20	4	0.017	-	-	-	-	-
15	2.25	24	4.5	0.032	18x11	2.25	25.5x18.5	1.5	0.015
18	2.5	26	4	0.045	22x13	2.5	30x21	1.5	0.045
21	2.75	28	3.5	0.060	-	-	-	-	-
24	3	32	4	0.076	29x18	3	38x27	1.5	0.073
27	3.25	40	6.5	0.095	-	-	-	-	-
30	3.5	40	5	0.116	36x23	3.5	46x33	1.5	0.108

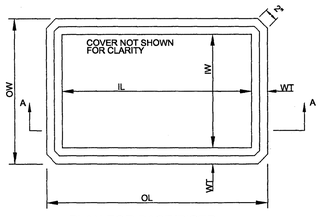


ISOMETRIC VIEW OF PRECAST UNIT

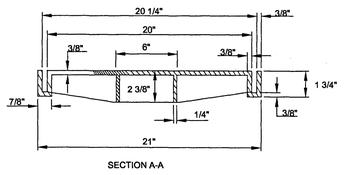


PLAN



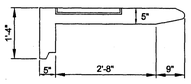


PLAN FOR BASE/RISER INLET/JUNCTION BOX

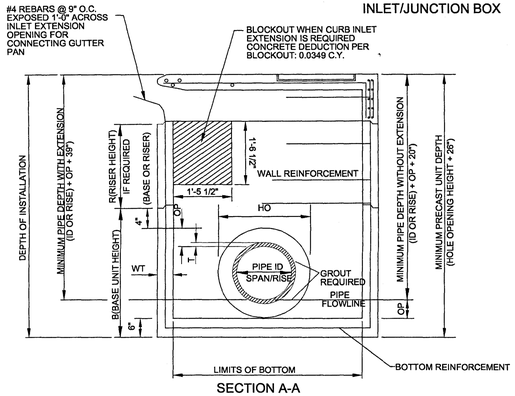


SECTION A-A

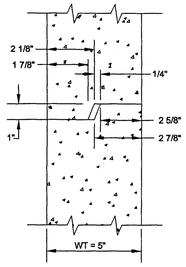
MDOT SS-2 RING AND COVER
79 LBS



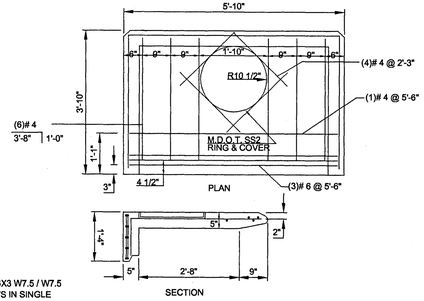
CURB INLET TOP



SECTION A-A

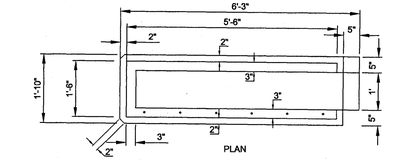


JOINT DETAIL



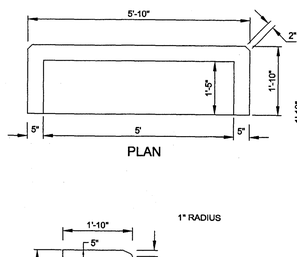
WWF 3X3 W7.5 / W7.5 2 ROWS IN SINGLE VERTICAL CAGE

REINFORCEMENT CURB INLET TOP

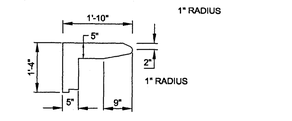


WHEN HOLE OPENING IS IN JOINT BETWEEN BASE AND RISER, A #4 REBAR SHALL BE CAST ACROSS HOLE OPENING IN EACH UNIT. REBAR TO BE REMOVED AFTER EACH UNIT HAS BEEN INSTALLED.

DETAIL FOR HOLE OPENING

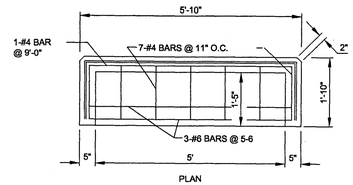


PLAN

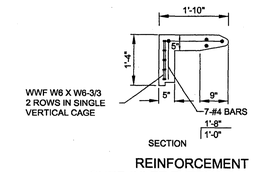


SECTION

CURB INLET EXTENSION TOP LEFT/RIGHT



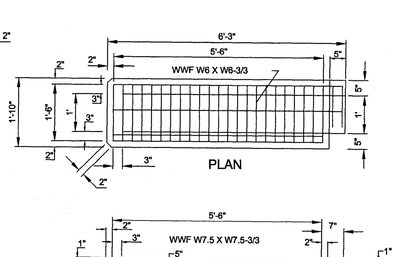
PLAN

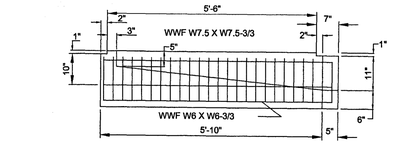


WWF W6 X W6-3/3
2 ROWS IN SINGLE VERTICAL CAGE

SECTION

REINFORCEMENT CURB INLET EXTENSION TOP LEFT/RIGHT





REINFORCEMENT CURB INLET EXTENSION LEFT/RIGHT

CURB INLET EXTENSION LEFT/RIGHT

GENERAL NOTES:

1. CONCRETE SHALL HAVE COMPRESSIVE STRENGTH OF 4000 PSI MINUMUM AT 28 DAYS.
2. REINFORCING FOR BOTTOM AND WALLS SHALL BE WELDED WIRE FABRIC, ASTM A-185, AND OF THE AREA AS SHOWN IN TABLE.
3. REINFORCING FOR COVER SHALL BE WITH DEFORMED BARS, ASTM A615/A AND OF THE SIZE AS SHOWN IN TABLE.
4. JOINT TO BE SEALED WITH PREFORMED JOINT COMPOUND, AASHTO SPECIFICATION M-198.
5. 2 1/2" LIFTING HOLES TO BE LOCATED ON EACH SIDE OF BOX SECTIONS FOR HANDLING.
6. GROUT FOR JOINING PIPE TO PRECAST UNITS WILL BE A COMMERCIAL MASONRY GROUT MEETING SPECIFICATIONS.
7. WHEN INTERIOR RISER UNITS ARE REQUIRED, UNITS SHALL BE MARKED TO IDENTIFY EACH UNIT.

PRECAST UNITS
SS-2 PRECAST INLET
(30" CONCRETE ROUND PIPE AND UNDER)
(36" x 23") CONCRETE ARCH PIPE AND UNDER)

Drawn By: M. BULL
Checked By: L. MOCK
Scale: N.T.S.
Date: NOVEMBER 2006

No.	Date	Revisions	By

DUNGAN Engineering, PA
Consulting Engineers
1574 Highway 98 East
P.O. Box 150
Columbia, MS 39429
(T) 601-731-2600
(F) 601-736-6501

HIGHLAND COLONY LAND COMPANY
EAST RENAISSANCE ROAD
NEW ENTRANCE ROAD
CITY OF RIDGELAND, MISSISSIPPI
*****

Contents: MDOT PRECAST SS-2 INLET DETAIL

Job No. 1586C005

Sheet No. 2.2

Sheet 4 of 12 Sheets

HOLE OPENING									
ROUND RCP		OPENING			ARCH RCP		OPENING		
		INCHES		CONCRETE* DEDUCTION PER OPENING (C.Y.)			INCHES		CONCRETE* DEDUCTION PER OPENING (C.Y.)
SIZE	T	HO	OP		SIZE	T	HO	OP	
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
12	2	20	4	0.017	-	-	-	-	-
15	2.25	24	4.5	0.032	18x11	2.25	25.5x18.5	1.5	0.015
18	2.5	26	4	0.045	22x13	2.5	30x21	1.5	0.045
21	2.75	28	3.5	0.060	-	-	-	-	-
24	3	32	4	0.076	29x18	3	38x27	1.5	0.073
27	3.25	40	6.5	0.095	-	-	-	-	-
30	3.5	40	5	0.116	36x23	3.5	46x33	1.5	0.108

* BASED ON 5" WALL THICKNESS; FOR 3 1/2" WALL, MULTIPLY BY 0.694

MINIMUM PIPE DEPTH TOP OF COVER TO PIPE INVERT			
ROUND RCP SIZE	DEPTH INCHES	ARCH RCP SIZE	DEPTH INCHES
-	-	-	-
-	-	-	-
12	27	-	-
15	30.5	18x11	23.5
18	33	22x13	25.5
21	35.5	-	-
24	40	29x18	30.5
27	44.5	-	-
30	46	36x23	35.5

MAXIMUM PIPE SIZE				
INLET OR JUNCTION BOX	ROUND RCP		ARCH RCP	
	IW SIDE	IL SIDE	IW SIDE	IL SIDE
2X2	12	18	NONE	18X11
2X3	12	24	NONE	22x13
3X5	24	30	22x13	36x23

CONCRETE QUANTITIES			
INLET OR JUNCTION BOX	BOTTOM C.Y.	RISER C.Y./FT	COVER C.Y.
2X2	0.074	0.099	0.123
2X3	0.111	0.181	0.201
3X5	0.279	0.275	0.266

NOTE: CONCRETE CUBIC YARDS PER INLET/JUNCTION BOX = BOTTOM + (TOTAL RISER HEIGHT (FT) x C.Y./FT) + (COVER - GRATE OPENING) - ANY HOLE OPENINGS

GENERAL DATA										
INLET OR JUNCTION BOX SIZE	WALL THICKNESS	INSIDE DIMENSION		OUTSIDE DIMENSION		BASE HEIGHT	RISER HEIGHT	WEIGHTS		
	WT	IW	IL	OW	OL	B	R	BOTTOM	BASE/RISER	COVER
FEET	INCHES	INCHES		INCHES		3" INCREMENTS		LB	LB/FT	LB
2 X 2	3 1/2	24	24	31	31	24-54	18-48	300	401	500
2 X 3	5	24	36	34	46	24-54	18-48	450	735	815
3 X 5	5	36	60	46	70	24-54	18-48	1125	1114	1077

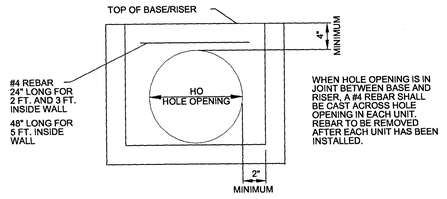
2' x 2' WALL REINFORCEMENT (SQ. IN. PER LIN. FT.)												
DEPTH OF INSTALLATION	BASE		TOP RISER		INTERIOR RISER #1		INTERIOR RISER #2		INTERIOR RISER #3		INTERIOR RISER #4	
FT	AREA	LB/FT	AREA	LB/FT	AREA	LB/FT	AREA	LB/FT	AREA	LB/FT	AREA	LB/FT
0-4	0.07	3.942	-	-	-	-	-	-	-	-	-	-
0-8	0.13	5.862	0.07	3.942	-	-	-	-	-	-	-	-
0-12	0.20	7.786	0.07	3.942	0.13	5.862	-	-	-	-	-	-

2' x 3' WALL REINFORCEMENT (SQ. IN. PER LIN. FT.)												
DEPTH OF INSTALLATION	BASE		TOP RISER		INTERIOR RISER #1		INTERIOR RISER #2		INTERIOR RISER #3		INTERIOR RISER #4	
FT	AREA	LB/FT	AREA	LB/FT	AREA	LB/FT	AREA	LB/FT	AREA	LB/FT	AREA	LB/FT
0-4	0.10	5.840	-	-	-	-	-	-	-	-	-	-
0-8	0.20	9.928	0.10	5.840	-	-	-	-	-	-	-	-
0-12	0.25	5.545	0.10	5.840	0.20	9.928	-	-	-	-	-	-

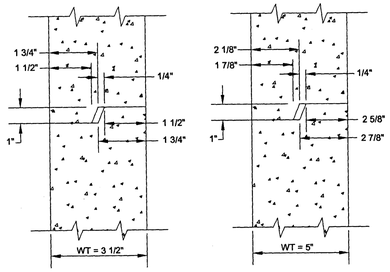
3' x 5' WALL REINFORCEMENT (SQ. IN. PER LIN. FT.)												
DEPTH OF INSTALLATION	BASE		TOP RISER		INTERIOR RISER #1		INTERIOR RISER #2		INTERIOR RISER #3		INTERIOR RISER #4	
FT	AREA	LB/FT	AREA	LB/FT	AREA	LB/FT	AREA	LB/FT	AREA	LB/FT	AREA	LB/FT
0-8	0.30	21.039	0.24	17.3264	-	-	-	-	-	-	-	-
0-12	0.74	53.570	0.24	17.3264	0.60	43.316	-	-	-	-	-	-
0-16	0.88	61.526	0.24	17.3264	0.60	43.316	0.74	53.570	-	-	-	-
0-20	1.14	78.146	0.24	17.3264	0.60	43.316	0.74	53.570	1.02	70.013	-	-
0-24	1.44	98.654	0.24	17.3264	0.60	43.316	0.74	53.570	1.02	70.013	1.20	82.035

COVER/BOTTOM REINFORCEMENT				
INLET OR JUNCTION BOX	COVER	LBS/STEEL	BOTTOM	LBS/STEEL
2X2	#4 @ 9" EW	12.247	WWF-W6.0 X W6.0 - 3 X 3	10.559
2X3	#4 @ 9" EW	17.869	WWF-W6.0 X W6.0 - 3 X 3	16.602
3X5	#4 @ 9" EW	36.741	WWF-W6.0 X W6.0 - 3 X 3	37.208

NOTE: REINFORCEMENT STEEL (LBS PER INLET/JUNCTION BOX) = BOTTOM + TOTAL FOR EACH RISER (TOP PLUS ANY INTERIOR RISERS) (BASE HEIGHT + TOTAL HEIGHT OF RISER) + COVER; HOLE AND GRATE OPENINGS NOT DEDUCTED

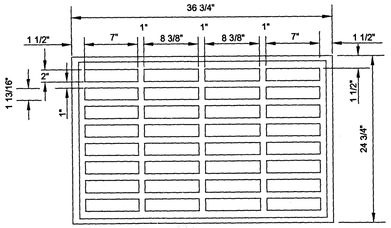


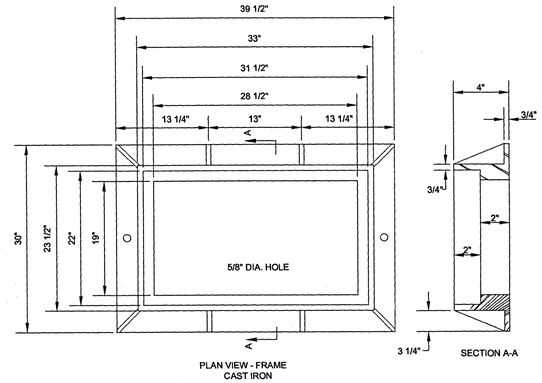
DETAIL FOR HOLE OPENING

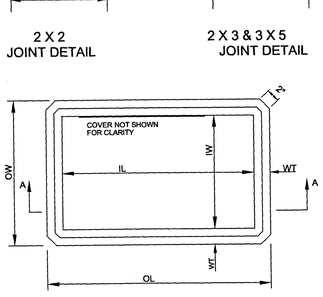


2 X 2
JOINT DETAIL

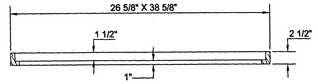
2 X 3 & 3 X 5
JOINT DETAIL





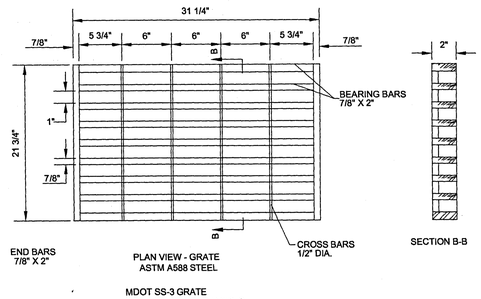


PLAN FOR BASE/RISER
INLET/JUNCTION BOX



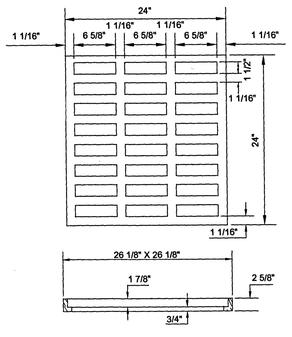
2'X3' FRAME AND GRATE
VULCAN V-4873
HEAVY DUTY LOAD RATING
WEIGHT: 340 LBS
OPEN AREA: 453 SQ. IN.

CONCRETE DEDUCT FOR
GRATE OPENING: 1.32 C.Y.



MDOT SS-3 GRATE
HEAVY DUTY LOAD RATING
FRAME WEIGHT: 244 LBS
GRATE WEIGHT: 200 LBS
OPENING: 324.5 SQ. IN.

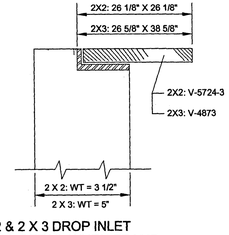
CONCRETE DEDUCT FOR
GRATE OPENING: 0.070 C.Y.



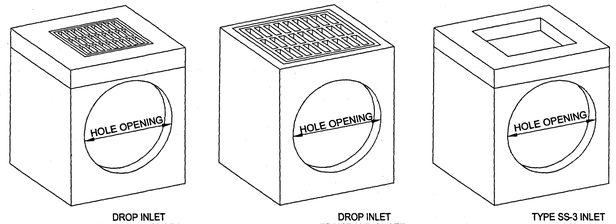
2'X2' FRAME AND GRATE
VULCAN V-5724-3
HEAVY DUTY LOAD RATING
WEIGHT: 212 LBS
OPEN AREA: 268 SQ. IN.

CONCRETE DEDUCT FOR
GRATE OPENING: 0.088 C.Y.

GRATE DETAILS



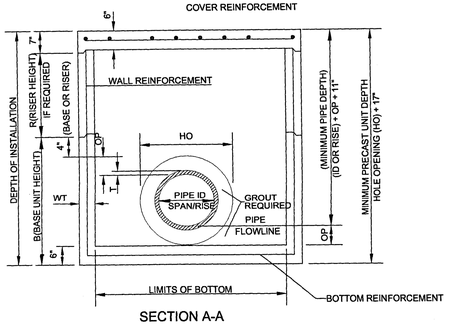
2 X 2 & 2 X 3 DROP INLET
WALL DETAIL WHEN FRAME
AND GRATE IS USED
WITHOUT COVER



DROP INLET
FRAME AND GRATE
IN COVER
2 X 2, 2 X 3, 3 X 5

DROP INLET
FRAME AND GRATE
IN WALL WITHOUT COVER
2 X 2, 2 X 3

TYPE SS-3 INLET
3 X 5



SECTION A-A

GENERAL NOTES:

1. CONCRETE SHALL HAVE COMPRESSIVE STRENGTH OF 4000 PSI MINUMUM AT 28 DAYS.
2. REINFORCING FOR BOTTOM AND WALLS SHALL BE WELDED WIRE FABRIC, ASTM A-185, AND OF THE AREA AS SHOWN IN TABLE.
3. REINFORCING FOR COVER SHALL BE WITH DEFORMED BARS, ASTM A615/A AND OF THE SIZE AS SHOWN IN TABLE.
4. JOINT TO BE SEALED WITH PREFORMED JOINT COMPOUND, AASHTO SPECIFICATION M-198.
5. 2 1/2" LIFTING HOLES TO BE LOCATED ON EACH SIDE OF BOX SECTIONS FOR HANDLING.
6. GROUT FOR JOINING PIPE TO PRECAST UNITS WILL BE A COMMERCIAL MASONRY GROUT MEETING SPECIFICATIONS.
7. WHEN INTERIOR RISER UNITS ARE REQUIRED, UNITS SHALL BE MARKED TO IDENTIFY EACH UNIT.

MISSISSIPPI DEPARTMENT OF TRANSPORTATION

PRECAST UNITS
JUNCTION BOX, TYPE SS-3, AND
DROP PRECAST INLET
(30" CONCRETE ROUND PIPE AND UNDER)
(36" x 23" CONCRETE ARCH PIPE AND UNDER)

WORKING NUMBER
PCU-1

SHEET NUMBER

REVISION BY DATE

FILENAME: PRECASTJB1.DWG

DESIGN TEAM _____ CHECKED _____ DATE _____

Drawn By: M. BULL
Checked By: L. MOCK
Scale: N.T.S.
Date: NOVEMBER 2006

No. | Date | Revisions | By

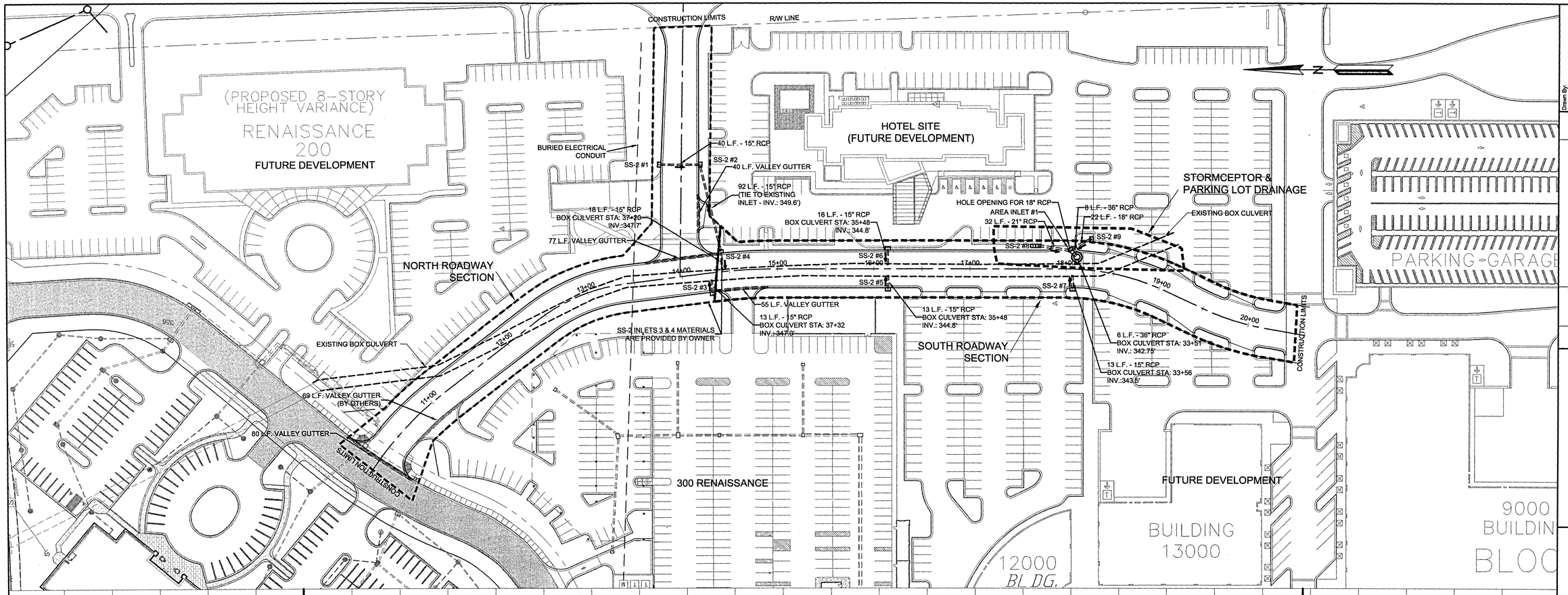
DUNGAN Engineering, PA
Consulting Engineers
1574 Highway 98 East
P.O. Box 150
Columbia, MS 39429
(T) 601-731-2600
(F) 601-736-6501

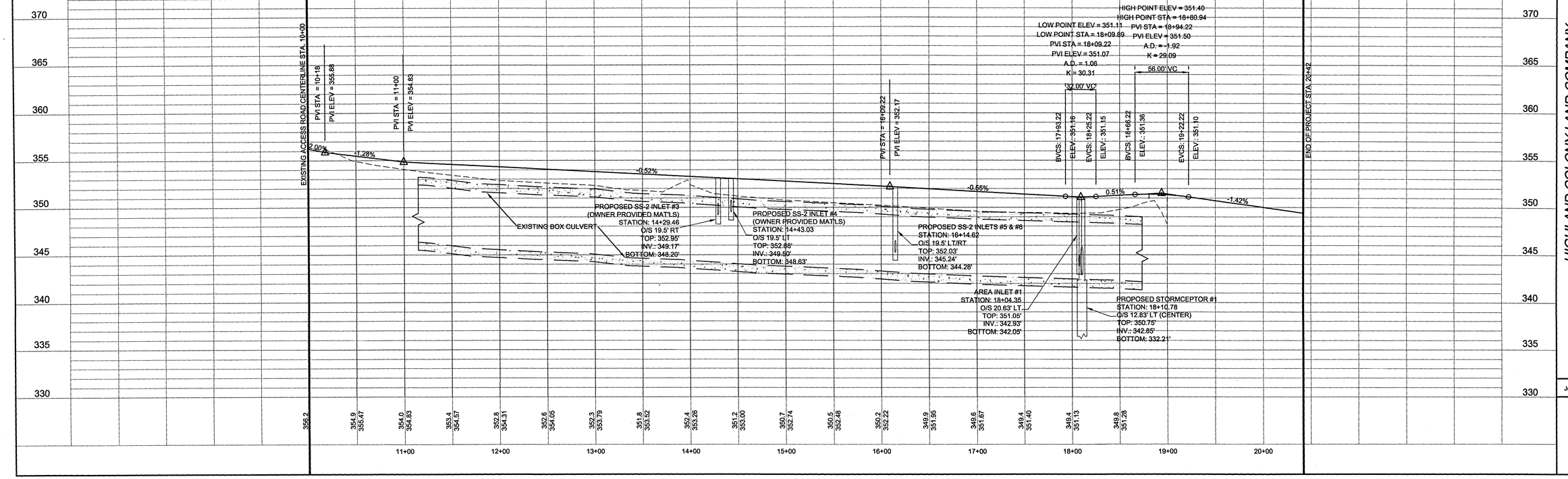
HIGHLAND COLONY LAND COMPANY
EAST RENAISSANCE ROAD
NEW ENTRANCE ROAD
CITY OF RIDGELAND, MISSISSIPPI
* * * * *

Contents: MDOT PRECAST AREA INLET DETAIL

Job No. 1586C005

Sheet No.
2.3
Sheet 5 of 12 Sheets





Drawn By: M. BULL
Checked By: L. MOCK
Scale: (HORIZONTAL) 1"=50' (VERTICAL) 1"=5'
Date: NOVEMBER 2006

No.	Date	Revisions	By

DUNGAN DE Engineering, PA
Consulting Engineers
1574 Highway 98 East
P.O. Box 150
Columbia, MS 39429
(T) 601-731-2600
(F) 601-736-6501

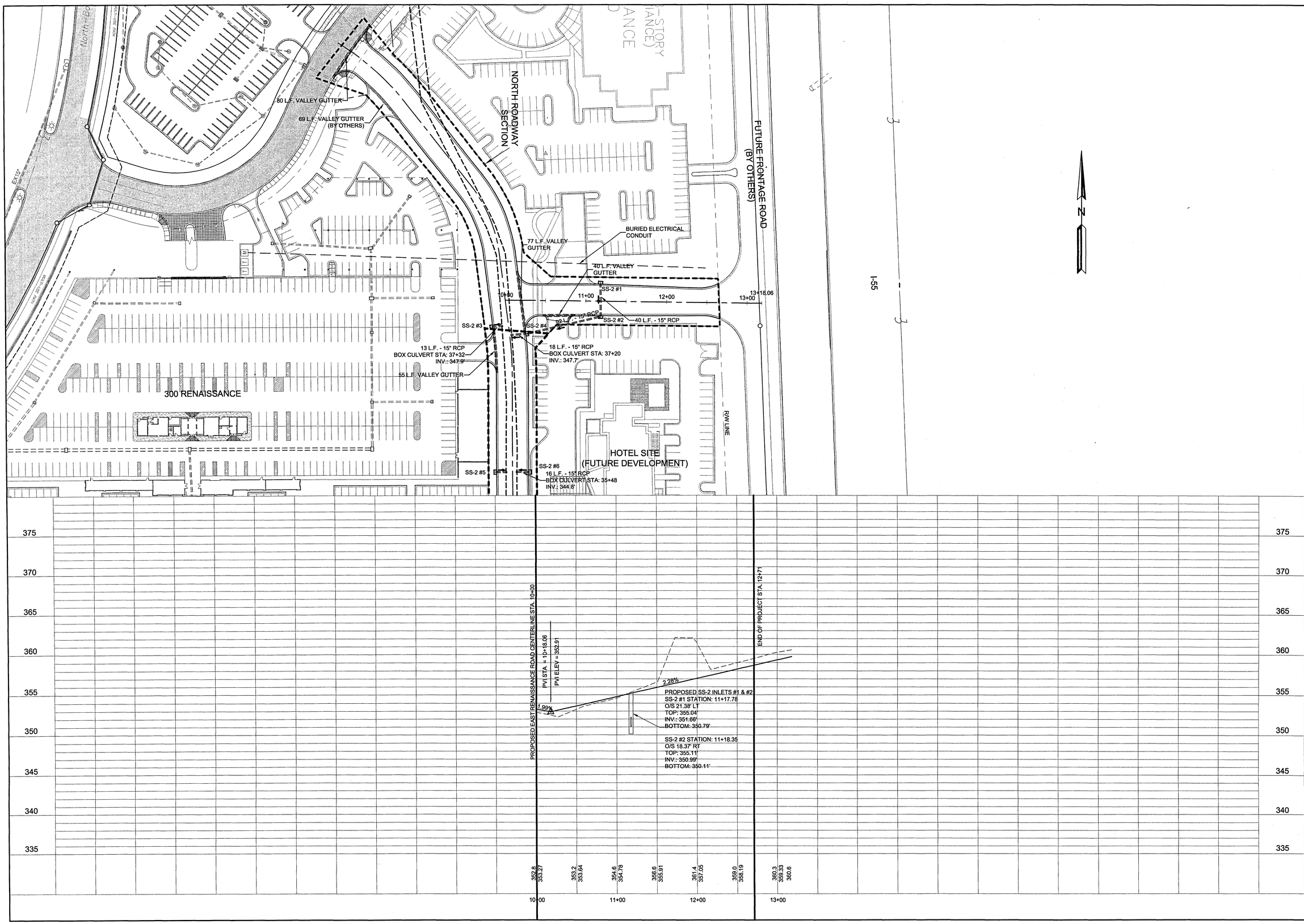
HIGHLAND COLONY LAND COMPANY
EAST RENAISSANCE ROAD
NEW ENTRANCE ROAD
CITY OF RIDGELAND, MISSISSIPPI
******

Contents: EAST RENAISSANCE ROAD PLAN-PROFILE

Job No. 1586C005

Sheet No. 3.1

Sheet 6 of 12 Sheets



Drawn By:	M. BULL
Checked By:	L. MOCK
Scale:	(HORIZONTAL) 1"=50' (VERTICAL) 1"=5'
Date:	NOVEMBER 2006

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DUNGAN Engineering, PA
Consulting Engineers
1574 Highway 98 East
P.O. Box 150
Columbia, MS 39429
(T) 601-731-2600
(F) 601-736-8501

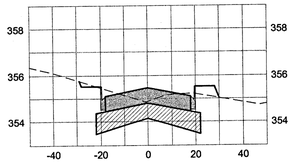
HIGHLAND COLONY LAND COMPANY
EAST RENAISSANCE ROAD
NEW ENTRANCE ROAD
CITY OF RIDGELAND, MISSISSIPPI
*****

Contents: RENAISSANCE LOCAL ROAD 1 PLAN-PROFILE

Job No. 1586C005

Sheet No.
4.1
Sheet 7 of 12 Sheets

10+50



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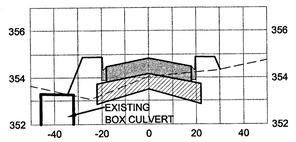

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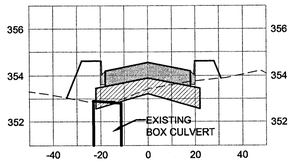

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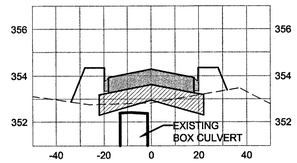

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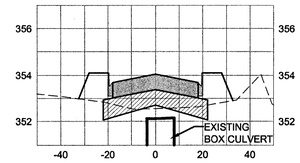

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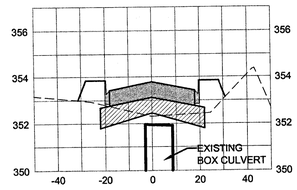

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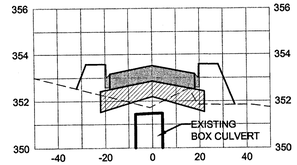

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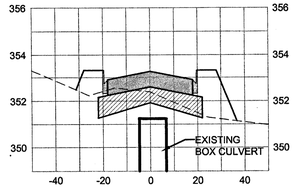

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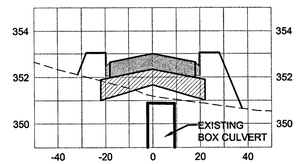

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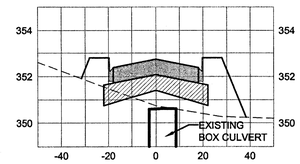

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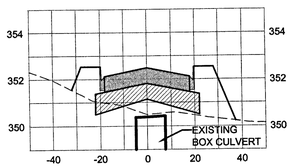

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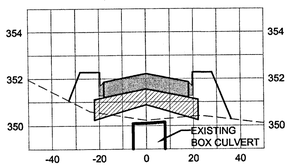
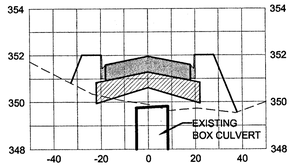


16+50



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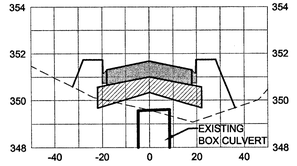
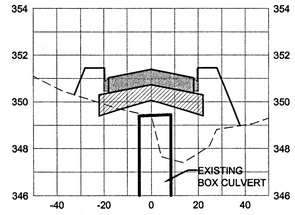


17+50



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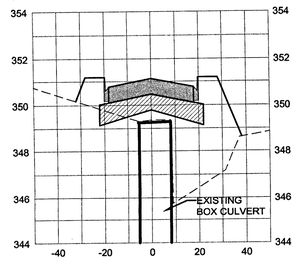
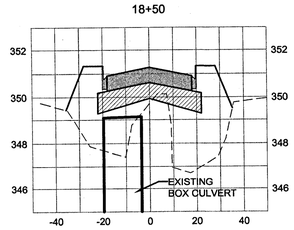


18+50



Drawn By: M. BULL
Checked By: L. MOCK
Scale: (HORIZONTAL) 1"=30'
(VERTICAL) 1"=3'
Date: NOVEMBER 2006

No.	Date	Revisions	By

DUNGAN Engineering, PA
Consulting Engineers
1574 Highway 98 East
P.O. Box 150
Columbia, MS 39429
(T) 601-731-2600
(F) 601-736-6501

HIGHLAND COLONY LAND COMPANY
EAST RENAISSANCE ROAD
NEW ENTRANCE ROAD
CITY OF RIDGELAND, MISSISSIPPI
* * * * *

Contents: ROAD CROSS-SECTIONS

Job No. 1586C005

Sheet No.
5.1
Sheet 8 of 12 Sheets

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

(PROPOSED 8-STORY HEIGHT VARIANCE)

RENAISSANCE 200

BUILDING 13000

12000 BLDG.

BLOCK B

PARKI

Drawn By: M. BULL
Checked By: L. MOOK
Scale: 1"=40'
Date: NOVEMBER 2006

No.	Date	Revisions	By

DUNGAN Engineering, PA
Consulting Engineers
1574 Highway 98 East
P.O. Box 150
Columbia, MS 39429
(T) 601-731-2600
(F) 601-736-6501

HIGHLAND COLONY LAND COMPANY
EAST RENAISSANCE ROAD
NEW ENTRANCE ROAD
CITY OF RIDGELAND, MISSISSIPPI
******

Contents: FINISHED CURB GRADES

Job No. 1586C005

Sheet No.
6.1
Sheet 9 of 12 Sheets

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)

1 inch = 50 ft.

INTERSTATE 55

I-55

160+00

75.0'

FRONTAGE ROAD (BY OTHERS)

(PROPOSED 8-STORY HEIGHT VARIANCE)

RENAISSANCE 200

RENAISSANCE 100

CONNECT TO EXISTING 12" WATER MAIN (3) 12" GATE VALVES (HOT TAP CONNECTION TO BE COORDINATED WITH CITY OF RIDGELAND)

12" WATER MAIN REQ'D

12" GATE VALVE REQ'D

12" WATER MAIN REQ'D

12" X 12" X 6" TEE
6" GATE VALVE
12 L.F. - 6" WATER PVC MAIN
6" D.I. CAP REQ'D

12" X 12" X 6" TEE
6" GATE VALVE
6" FIRE HYDRANT REQ'D

12" X 12" X 4" TEE
4" GATE VALVE
12 L.F. - 4" WATER PVC MAIN
4" D.I. CAP REQ'D

12" GATE VALVE REQ'D

12" X 12" X 6" TEE
6" GATE VALVE
6" FIRE HYDRANT REQ'D

12" WATER MAIN REQ'D

30 L.F. - 24" STEEL CASING REQ'D

12" X 12" X 12" D.I. TEE
12" GATE VALVE REQ'D

12" GATE VALVE D.I. CAP REQ'D

12" D.I. CAP REQ'D

12" X 12" X 6" D.I. TEE
6" GATE VALVE
6" FIRE HYDRANT REQ'D

PARKIN

BUILDING 13000

12000 BLDG.

BLOCK D

11000 BLDG.

10000 BUILDING

800 BUIL

EASEMENT R.O.W.

MULTI-USE PATH

North-Bound Lane

Drawn By:	M. BULL
Checked By:	L. MOCK
Scale:	1"=50'
Date:	NOVEMBER 2006

No.	Date	Revisions	By

DUNGAN Engineering, PA

Consulting Engineers

1574 Highway 98 East
P.O. Box 150
Columbia, MS 39429
(T) 601-731-2600
(F) 601-736-6501

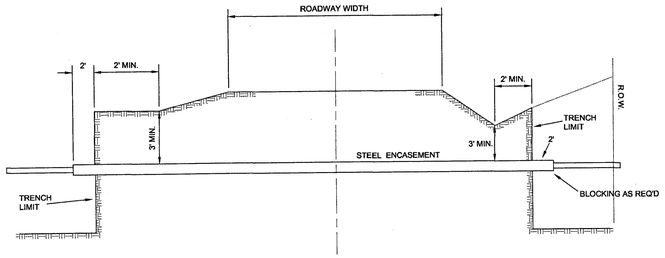
HIGHLAND COLONY LAND COMPANY
EAST RENAISSANCE ROAD
NEW ENTRANCE ROAD
CITY OF RIDGELAND, MISSISSIPPI
* * * * *

Contents: WATER DISTRIBUTION PLAN

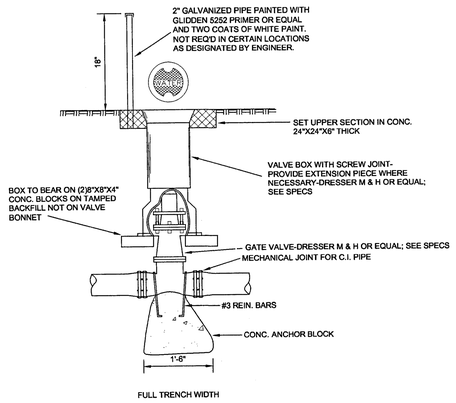
Job No. 1586C005

Sheet No. 7.1

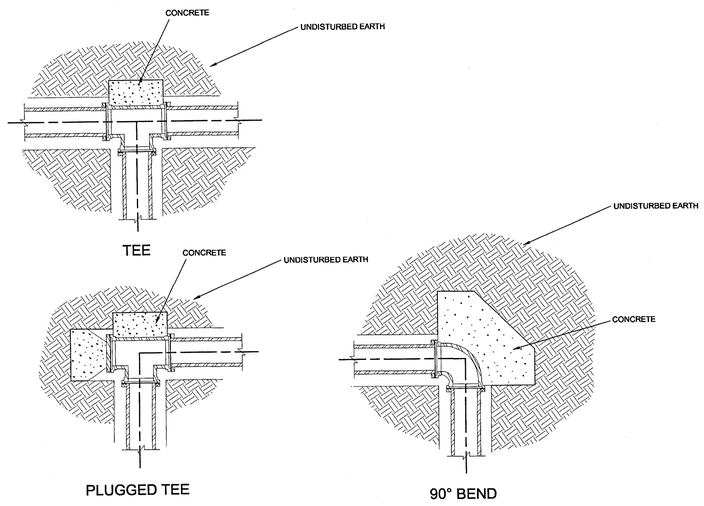
Sheet 10 of 12 Sheets



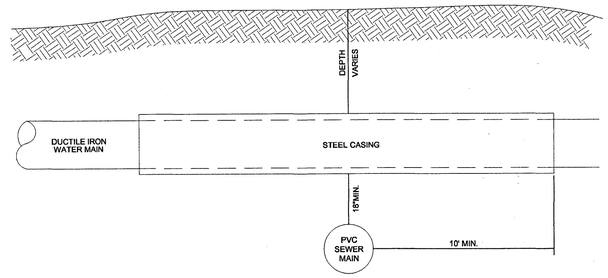
TYPICAL STREET CROSSING



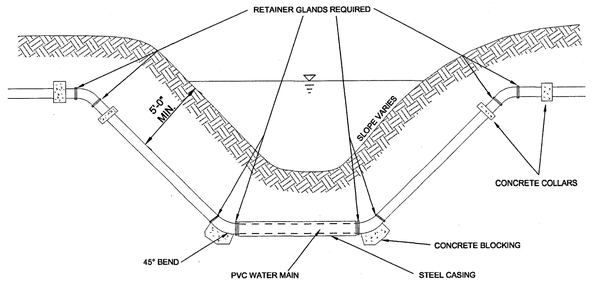
GATE VALVE DETAIL FOR MAINS 2" DIA. & OVER



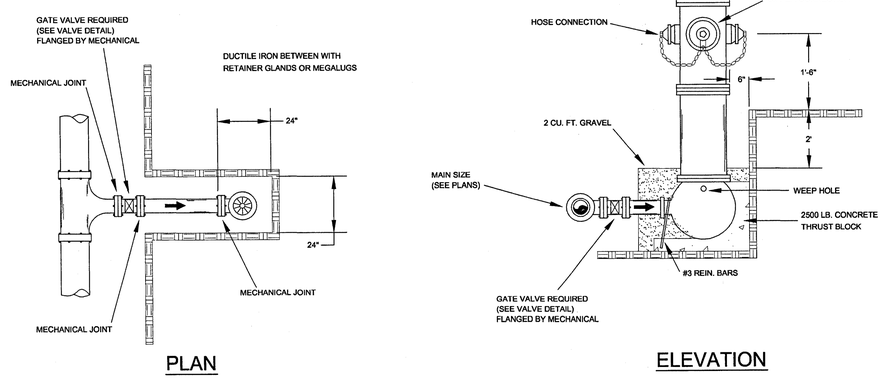
TYPICAL BLOCKING DETAILS



WATER - SEWER INTERSECTION DETAIL



TYPICAL DITCH CROSSING DETAIL



TYPICAL FIRE HYDRANT DETAIL

Drawn By:	M. BULL
Checked By:	L. MOCK
Scale:	N.T.S.
Date:	NOVEMBER 2006

No.	Date	Revisions	By

DUNGAN Engineering, PA
Consulting Engineers
1574 Highway 98 East
P.O. Box 150
Columbia, MS 39429
(T) 601-731-2600
(F) 601-736-6501

HIGHLAND COLONY LAND COMPANY
EAST RENAISSANCE ROAD
NEW ENTRANCE ROAD
CITY OF RIDGELAND, MISSISSIPPI
* * * * *

Contents: WATER DISTRIBUTION SYSTEM DETAILS

Job No. 1586C005

Sheet No.
7.2
Sheet 11 of 12 Sheets

NOTE: CONTRACTOR SHALL PROVIDE TREATED 4"X4" POST AT ENDS OF CONDUIT.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

2 - 6" C.
N 1068599.73
E 2354636.74
N 1068539.66
E 2354642.44
7 - 4" C.
N 1068599.93
E 2354621.17
N 1068600.07
E 2354610.45
N 1068539.98
E 2354617.15
6 - 4" C.
N 1068540.23
E 2354597.61
EX. ELECTRICAL CONDUIT
N 1068600.65
E 2354565.92
7 - 4" C.
2 - 4" C.
N 1068598.68
E 2354491.86
N 1068541.60
E 2354491.86
2 - 5" C.
N 1068543.55
E 2354356.62
N 1068328.91
E 2354364.66
N 1067952.68
E 2354357.91
2 - 5" C.
N 1067952.68
E 2354297.02
EX. ELECTRICAL CONDUIT
WV
12"W

Drawn By:	M. BULL
Checked By:	L. MOCK
Scale:	1"=30'
Date:	NOVEMBER 2006

No.	Date	Revisions	By

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Columbia, MS 39429
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HIGHLAND COLONY LAND COMPANY
EAST RENAISSANCE ROAD
NEW ENTRANCE ROAD
CITY OF RIDGELAND, MISSISSIPPI
* * * * *

Contents: ELECTRICAL PLAN

Job No. 1586C005

Sheet No.
8.1
Sheet 12 of 12 Sheets