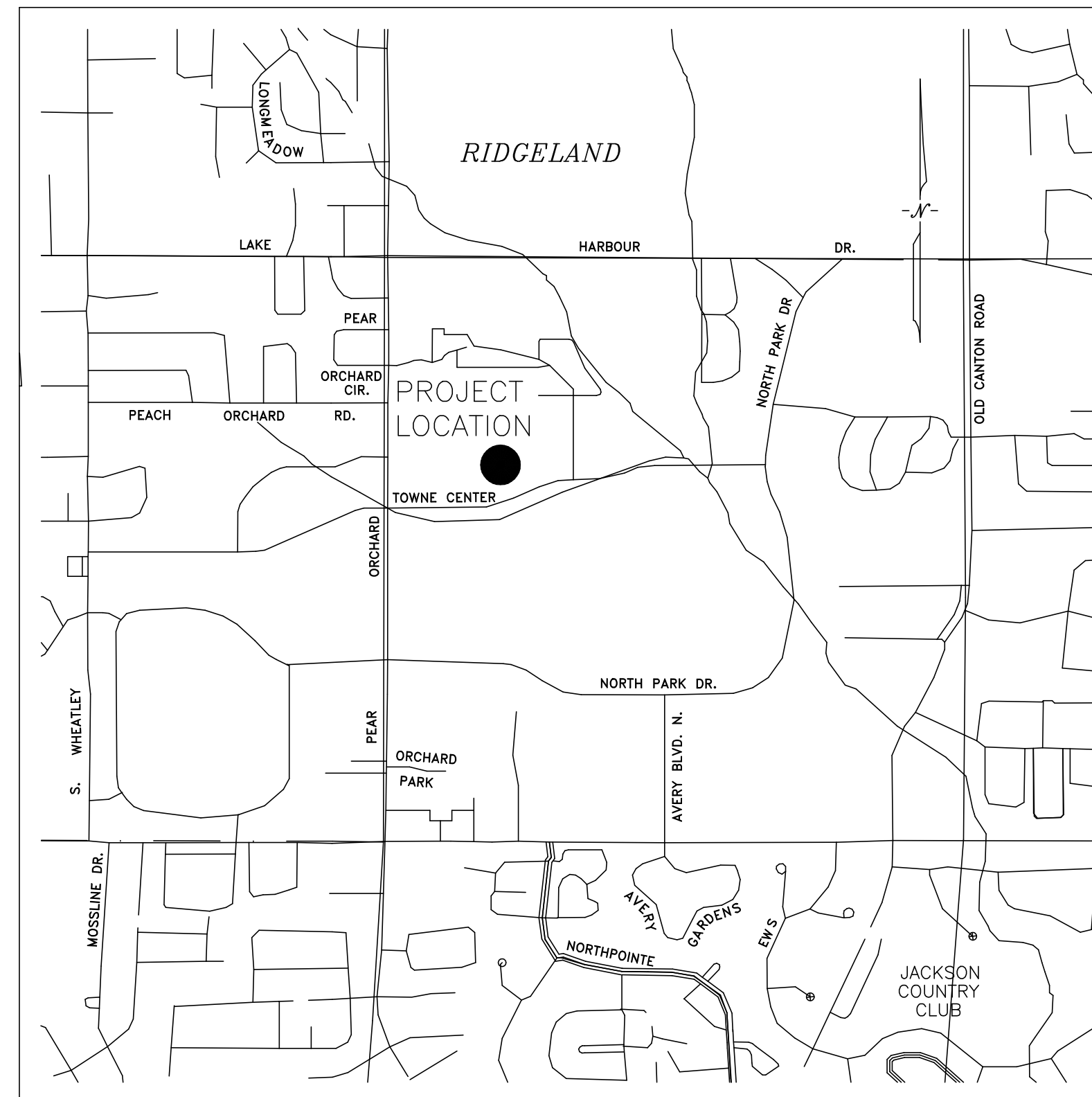


AS-BUILT PLANS
FOR
THE ENCLAVE AT TOWNE CENTER (PART ONE)

AYEFOUR DEVELOPMENT GROUP, LLC
P.O. BOX 986
RIDGELAND, MISSISSIPPI 39158

CITY OF RIDGELAND, MISSISSIPPI



SHEET INDEX

- 1 COVER
- 2 OVERALL SUBDIVISION LAYOUT
- 3 STORM DRAINAGE LAYOUT
- 4 WATER AND SEWER LAYOUT
- 5 PLAN/PROFILE ENCLAVE CIRCLE - B.O.P. TO 15+00
- 6 PLAN/PROFILE ENCLAVE CIRCLE - 15+00 TO 20+00
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- 8 PLAN/PROFILE ENCLAVE CIRCLE - 23+00 TO 29+00
- 9 PLAN/PROFILE ENCLAVE CIRCLE - 29+00 TO E.O.P.
- 10 PLAN/PROFILE PRIVATE ALLEYWAY - B.O.P. TO 15+00
- 11 PLAN/PROFILE PRIVATE ALLEYWAY - 15+00 TO E.O.P.
- 12 TYPICAL SECTIONS
- 13 MISCELLANEOUS DETAILS
- 14 STANDARD SANITARY SEWER DETAILS
- 15 STANDARD WATER DETAILS

BANKS ENGINEERING & SURVEYING, INC.
115 LONE WOLF DRIVE SUITE B * MADISON, MS 39110
OFFICE (601) 407-1240 * FAX (601) 407-1245

□ DENOTES CONCRETE MONUMENT ○ DENOTES 1/2" IRON PIN

ACCORDING TO THE F.E.M.A. F.I.R.M. MAP NUMBER 28089C0586F, DATED MARCH 17, 2010, THIS PROPERTY LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

MINIMUM BUILDING SETBACKS: NO BUILDING TO BE BUILT WITHIN ANY EASEMENT SHOWN HEREON.
 FRONT - 10 FEET
 REAR - 15 FEET
 SIDE - 5 FEET
 STREET SIDE - 10 FEET
 LOT 5 - 8 FEET NORTH SIDE SETBACK
 LOT 6 - 8 FEET SOUTH SIDE SETBACK
 LOT 32 - 7.5 FEET SOUTH SIDE SETBACK
 LOT 33 - 7.5 FEET NORTH SIDE SETBACK

THERE IS AN EIGHT (8) FEET WIDE DRAINAGE AND UTILITY EASEMENT ALONG ALL STREET RIGHTS-OF-WAY. THERE IS A FIVE (5) FEET WIDE DRAINAGE AND UTILITY EASEMENT ALONG THE SIDE AND REAR LOT LINES OF EACH LOT UNLESS OTHERWISE NOTED HEREON.

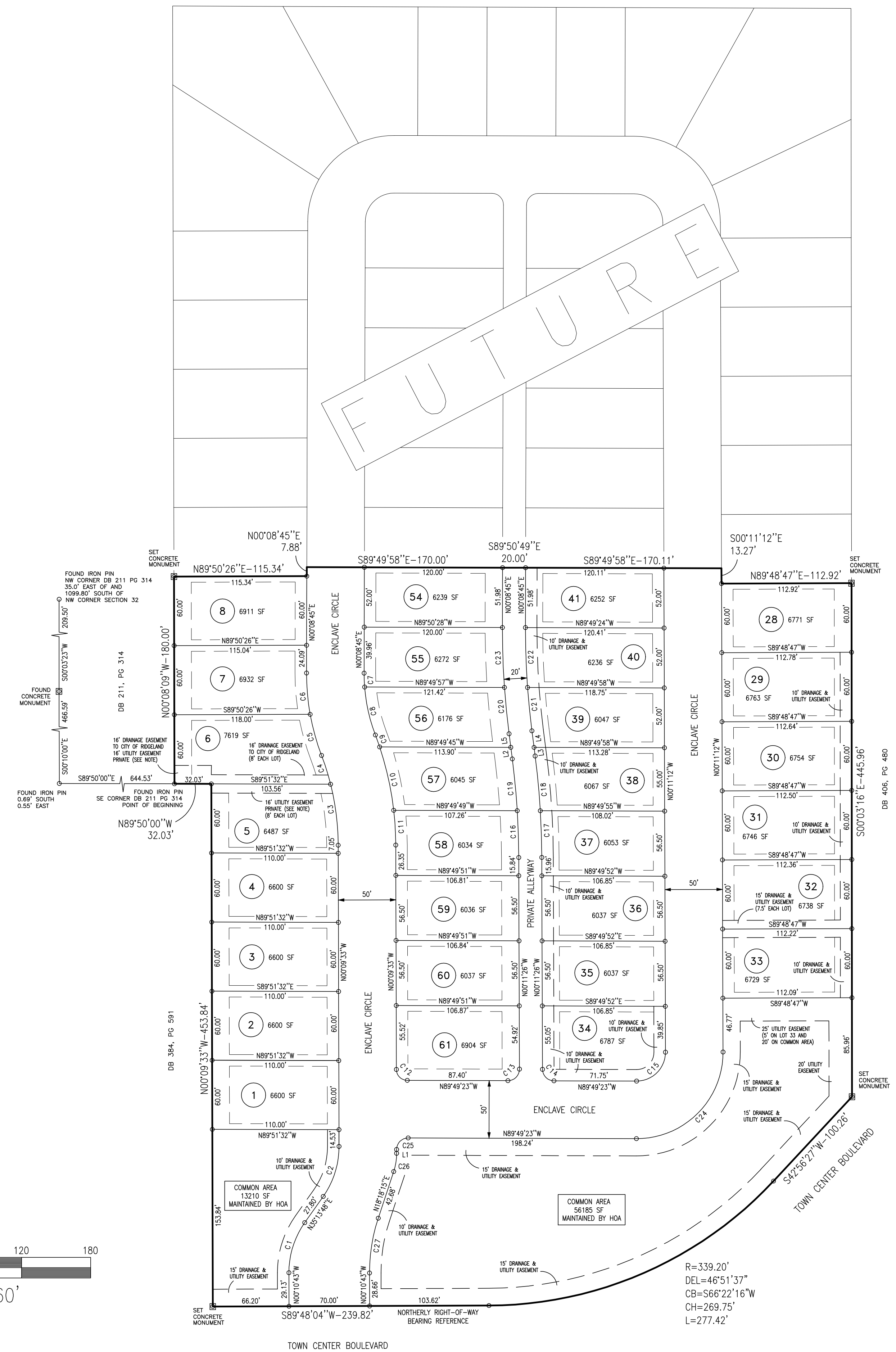
BEARINGS BASED UPON THE NORTHERLY RIGHT-OF-WAY OF TOWN CENTER BOULEVARD (MONUMENTS FOUND) (REFERENCE NOTED)

THERE IS A SIXTEEN (16) FEET WIDE PRIVATE UTILITY EASEMENT ALONG THE LOT LINE BETWEEN LOTS 5 AND 6 (8' ON EACH LOT). THIS IS FOR THE INSTALLATION AND MAINTENANCE OF A SEWER SERVICE LINE THAT SERVES THE PROPERTY DESCRIBED IN DEED BOOK 211 AT PAGE 314 (CURRENTLY USED AS THE ORCHARD). THIS SEWER SERVICE LINE AND EASEMENT IS EXCLUSIVELY TO SERVE THAT PROPERTY DESCRIBED IN DEED BOOK 211 AT PAGE 314.

THERE IS A TWENTY (20) FEET WIDE EASEMENT FOR INGRESS/EGRESS, DRAINAGE, AND UTILITIES OVER AND ACROSS THE TWENTY (20) FEET WIDE PRIVATE ALLEYWAY RIGHT-OF-WAY.

NUMBER	DELTA ANGLE	CHORD BEARING	RADIUS	LENGTH	CHORD
C1	39°24'31"	S17°31'33"W	75.00	46.35	45.62
C2	39°23'21"	N17°32'08"E	75.00	46.32	45.59
C3	11°51'56"	N07°05'31"W	221.10	151.51	151.38
C4	06°47'23"	S17°25'11"E	221.10	26.20	26.19
C5	10°37'19"	N15°30'13"W	200.00	37.08	37.02
C6	10°20'18"	N05°01'24"W	200.00	36.09	36.04
C7	04°36°21"	N02°09'25"W	150.00	12.06	12.05
C8	16°21'17"	N17°38'14"W	150.00	42.82	42.67
C9	02°20'01"	N19°38'52"W	271.10	11.04	11.04
C10	11°56'07"	N17°30'48"W	271.10	56.47	56.37
C11	02°23'11"	S03°21'09"E	271.10	30.22	30.20
C12	89°39'50"	N44°59'28"W	9.50	14.87	13.40
C13	90°22'03"	N44°59'35"E	10.00	15.77	14.19
C14	89°37'57"	N45°00'25"W	10.00	15.84	14.10
C15	90°21'40"	S44°59'43"W	25.00	39.43	35.47
C16	03°22'45"	S01°52'48"E	690.00	40.69	40.69
C17	03°16'27"	S01°49'39"E	710.00	40.57	40.57
C18	03°51'18"	N05°23'32"W	710.00	47.77	47.76
C19	03°45'00"	N05°28'41"W	690.00	45.16	45.15
C20	03°15'50"	N05°41'16"W	710.00	40.45	40.44
C21	03°08'30"	S05°44'56"E	690.00	37.83	37.83
C22	04°19'26"	N02°00'58"W	690.00	52.07	52.06
C23	04°12'06"	S01°57'18"E	710.00	52.06	52.05
C24	90°21'49"	S44°59'43"W	75.00	118.29	106.40
C25	90°20'10"	S45°00'32"W	10.00	15.77	14.18
C26	18°27'48"	S09°04'21"W	50.00	16.11	16.04
C27	18°28'58"	S09°03'46"W	150.00	48.39	48.18

NUMBER	DIRECTION	DISTANCE
L1	N02°09'33"W	3.30'
L2	S07°19'11"E	10.14'
L3	S07°19'11"E	7.53'
L4	N07°19'11"W	14.50'
L5	S07°19'11"E	11.88'



DATE	REVISION

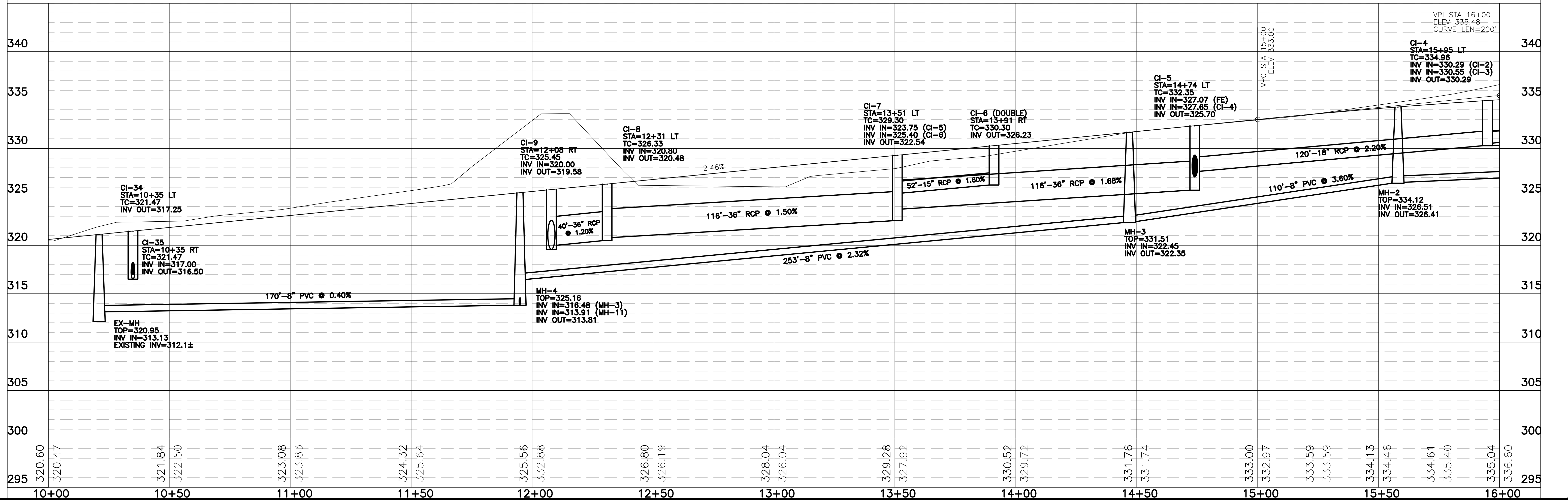
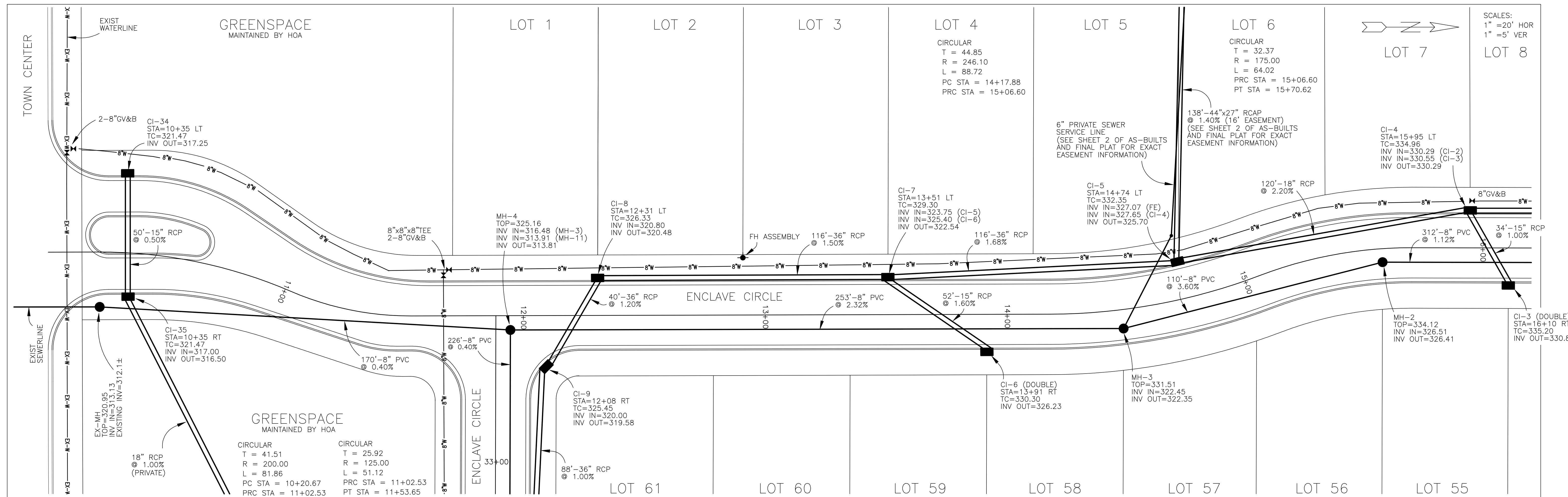
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 CHECKED BY: _____ APPROVED BY: _____

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 OFFICE (601) 407-1240 * FAX (601) 407-1245

CLIENT:
AYEFOUR DEVELOPMENT GROUP, LLC
 P.O. BOX 986
 RIDGELAND, MISSISSIPPI 39158

PROJECT:
**AS-BUILT PLANS
 THE ENCLAVE AT TOWNE CENTER (PART ONE)
 OVERALL SUBDIVISION LAYOUT**

SHEET NO.
2



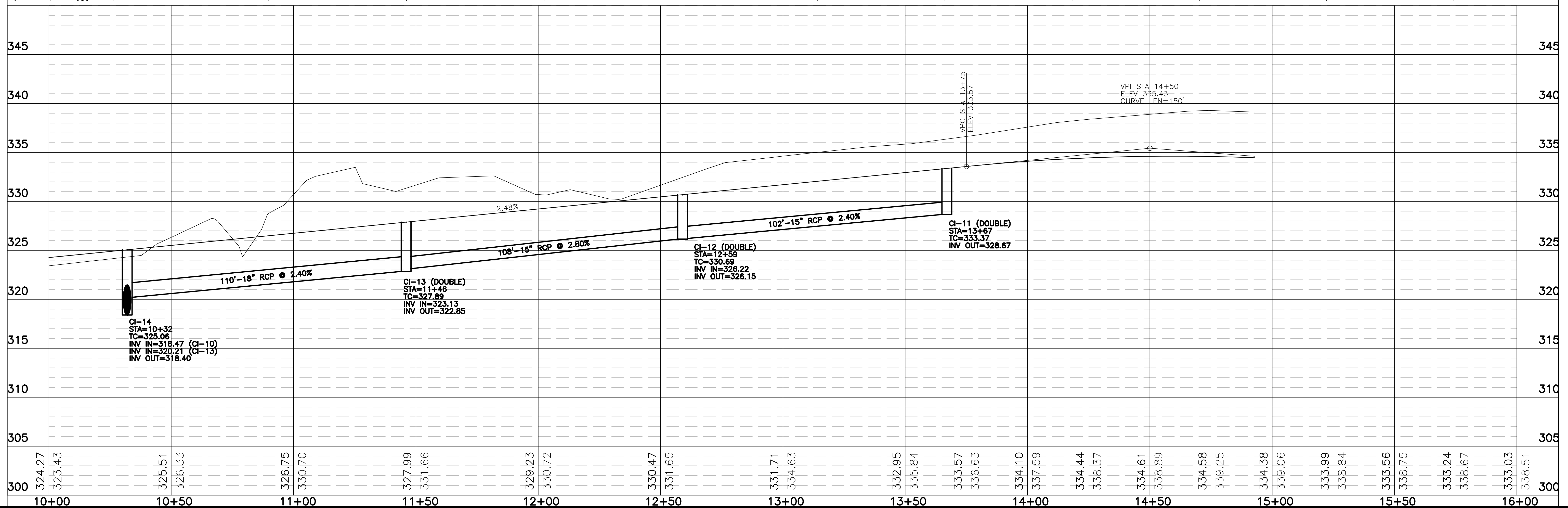
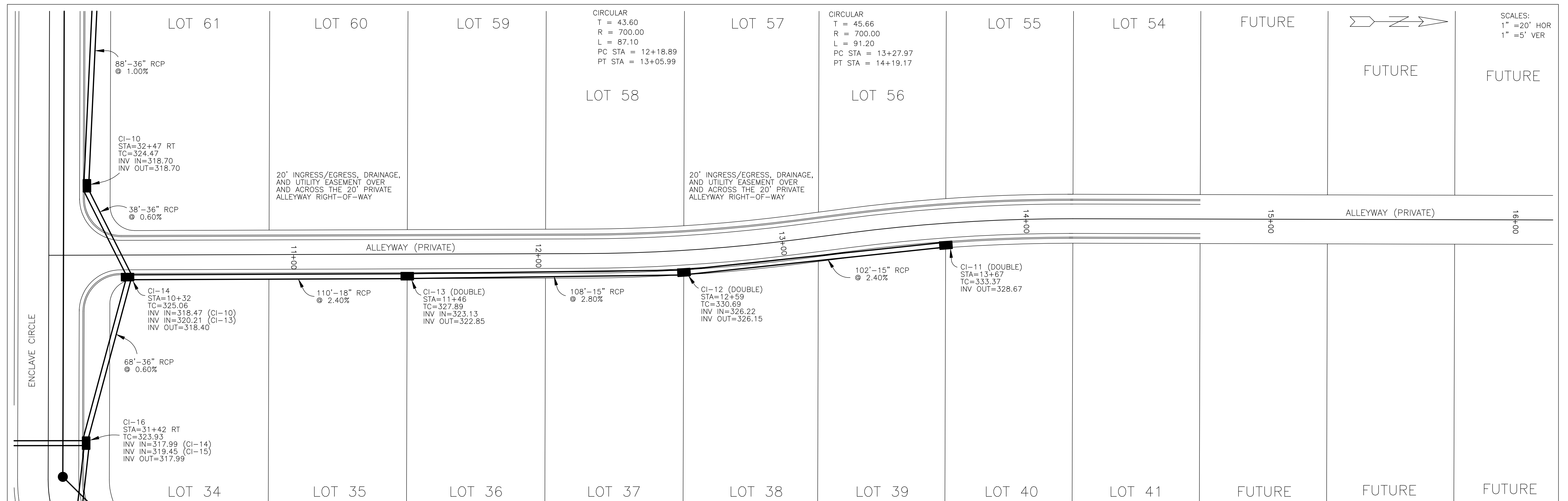
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PROJECT:
THE ENCLAVE AT TOWNE CENTER (PART ONE)
AS-BUILT PLAN/PROFILE - ENCLAVE CIRCLE
B.O.P. TO 15+00

SHEET NO.
5



DATE	REVISION

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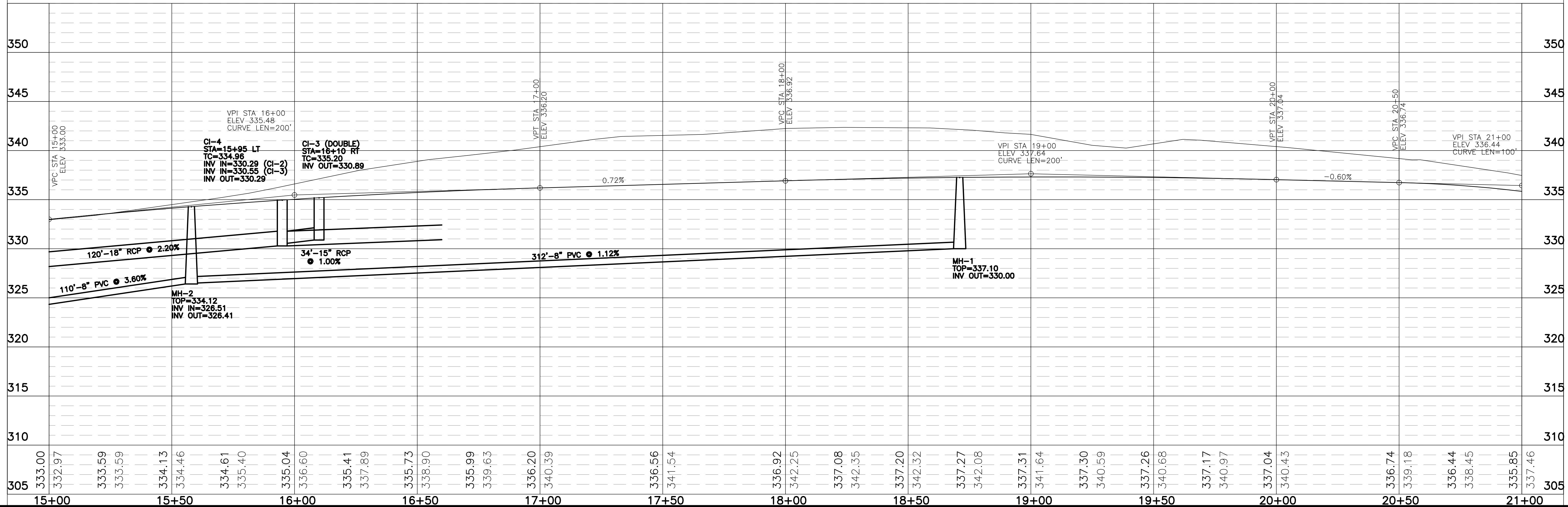
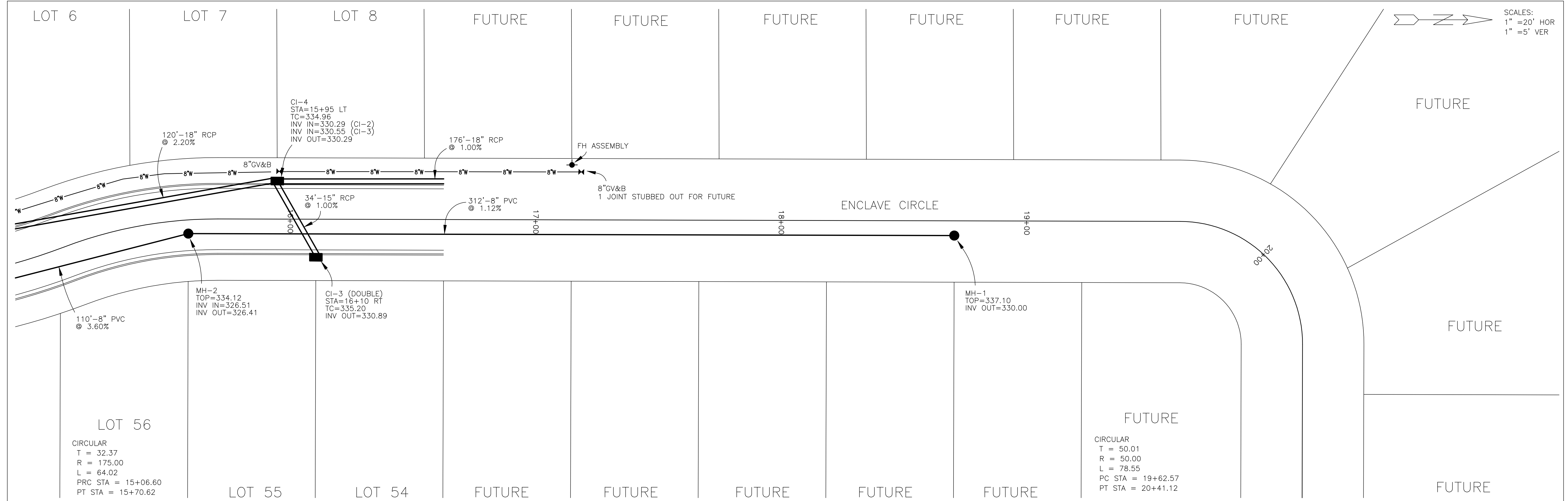
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PROJECT:
 THE ENCLAVE AT TOWNE CENTER (PART ONE)
 AS-BUILT PLAN/PROFILE - PRIVATE ALLEYWAY
 B.O.P. TO 15+00

SHEET NO.
10

SCALES:
 1" = 20' HOR
 1" = 5' VER

SCALES:
 1" = 20' HOR
 1" = 5' VER



DATE	REVISION

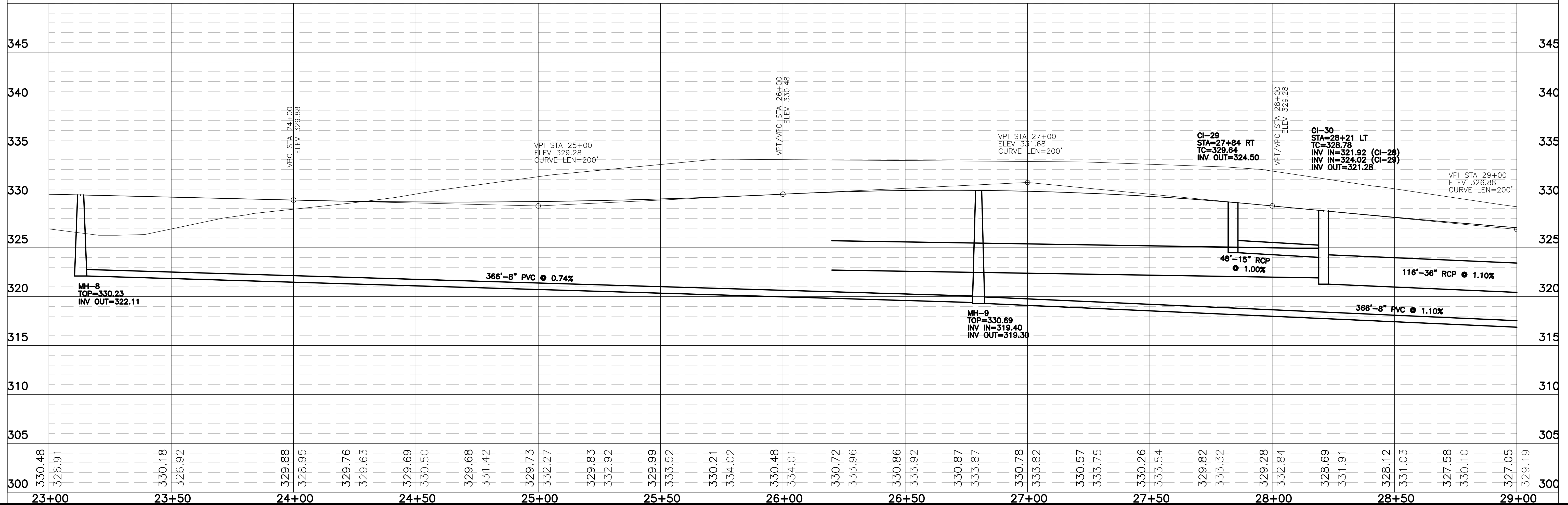
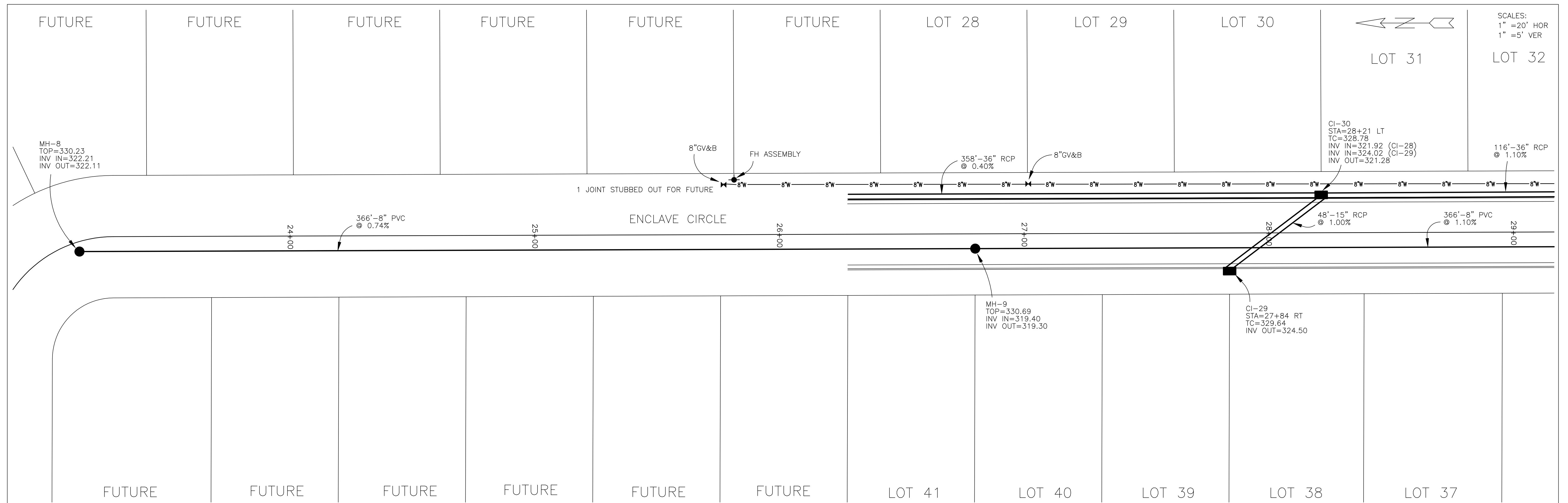
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PROJECT:
 THE ENCLAVE AT TOWNE CENTER (PART ONE)
 AS-BUILT PLAN/PROFILE - ENCLAVE CIRCLE
 15+00 TO 20+00

SHEET NO.
6



DATE	REVISION

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PROJECT:
 THE ENCLAVE AT TOWNE CENTER (PART ONE)
 AS-BUILT PLAN/PROFILE - ENCLAVE CIRCLE
 23+00 TO 29+00

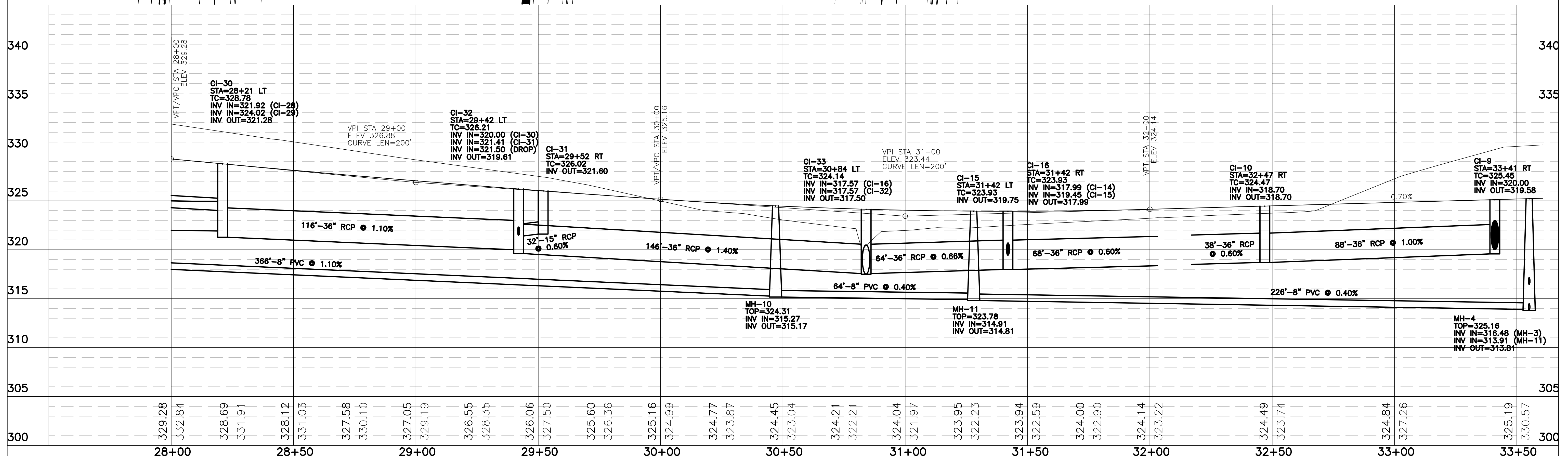
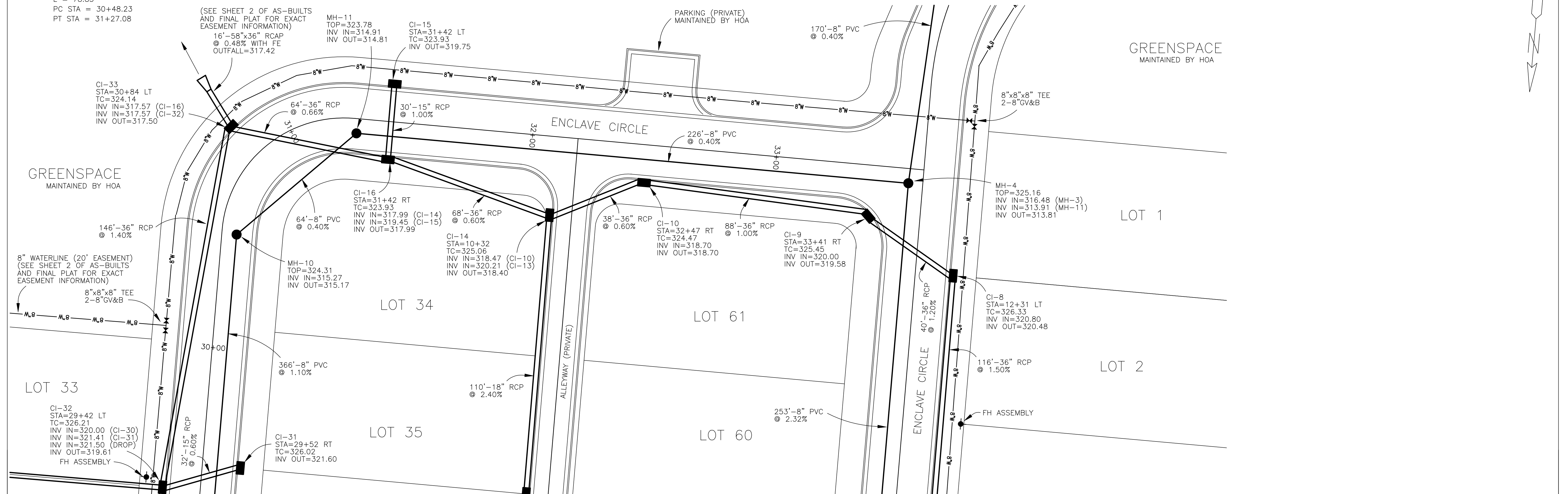
SHEET NO.
8

CIRCULAR
 T = 50.31
 R = 50.00
 L = 78.85
 PC STA = 30+48.23
 PT STA = 31+27.08

GREENSPACE
 MAINTAINED BY HOA

GREENSPACE
 MAINTAINED BY HOA

SCALES:
 1" = 20' HOR
 1" = 5' VER



DATE	REVISION

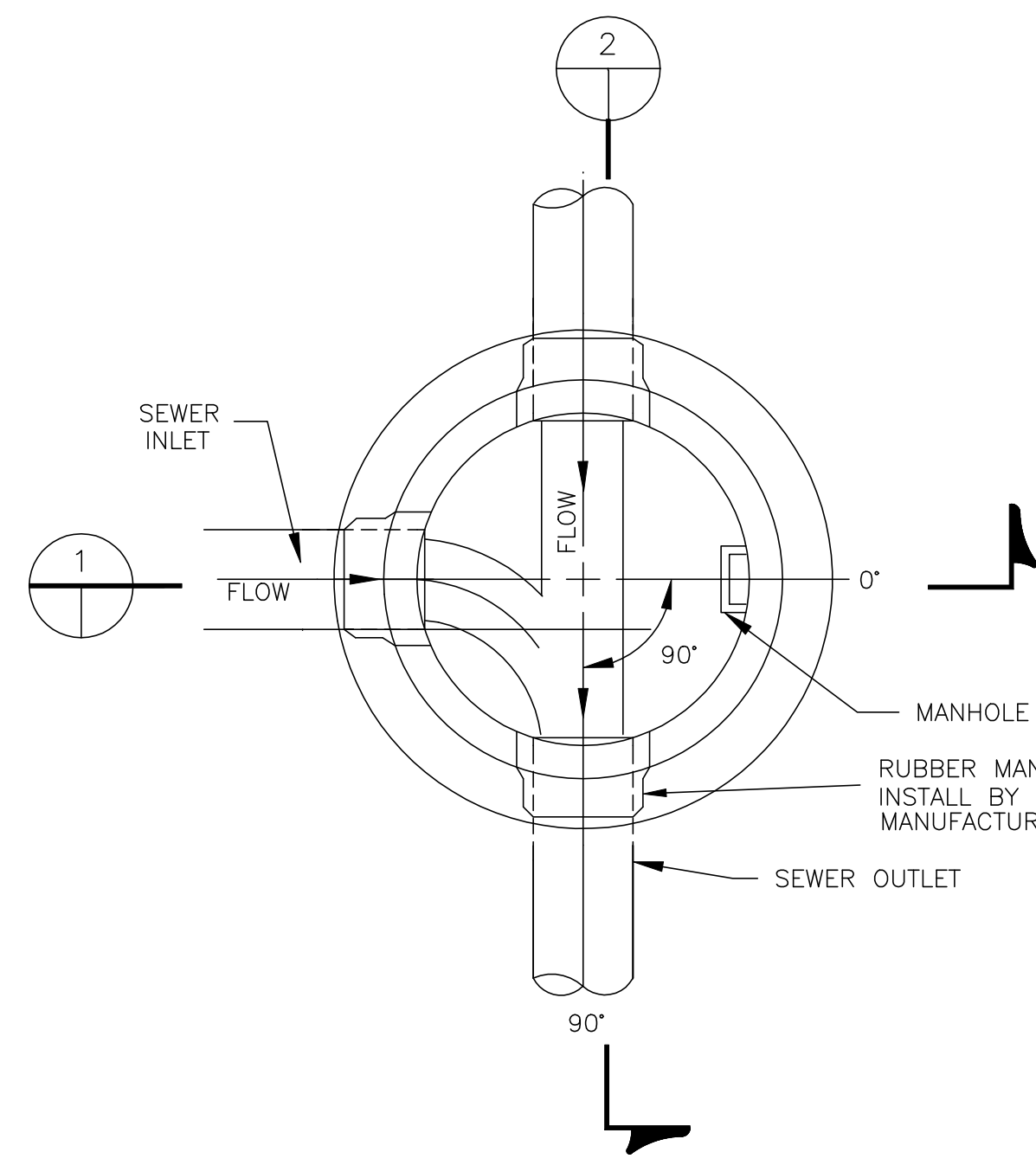
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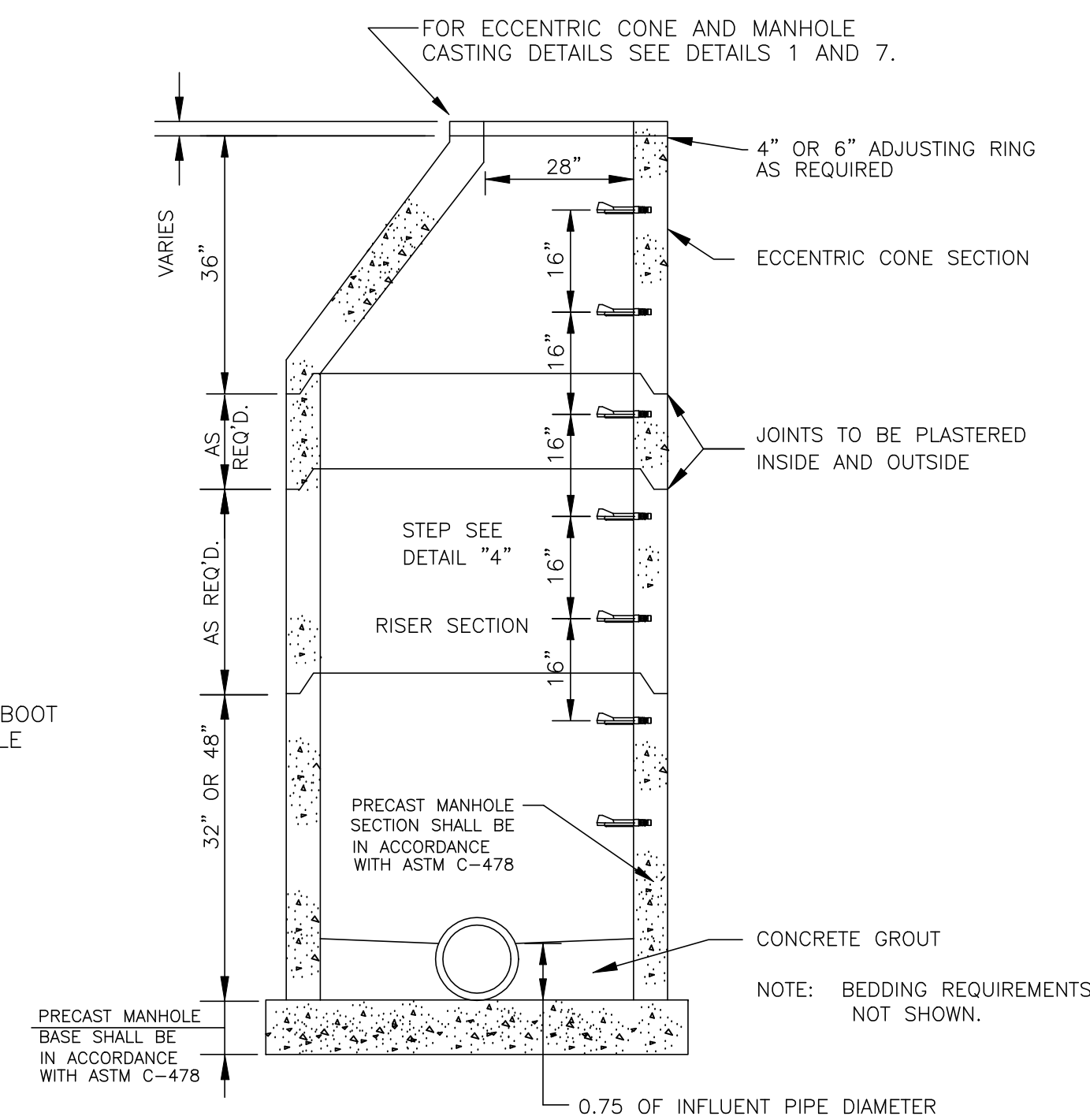
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PROJECT:
 THE ENCLAVE AT TOWNE CENTER (PART ONE)
 AS-BUILT PLAN/PROFILE - ENCLAVE CIRCLE
 29+00 TO E.O.P.

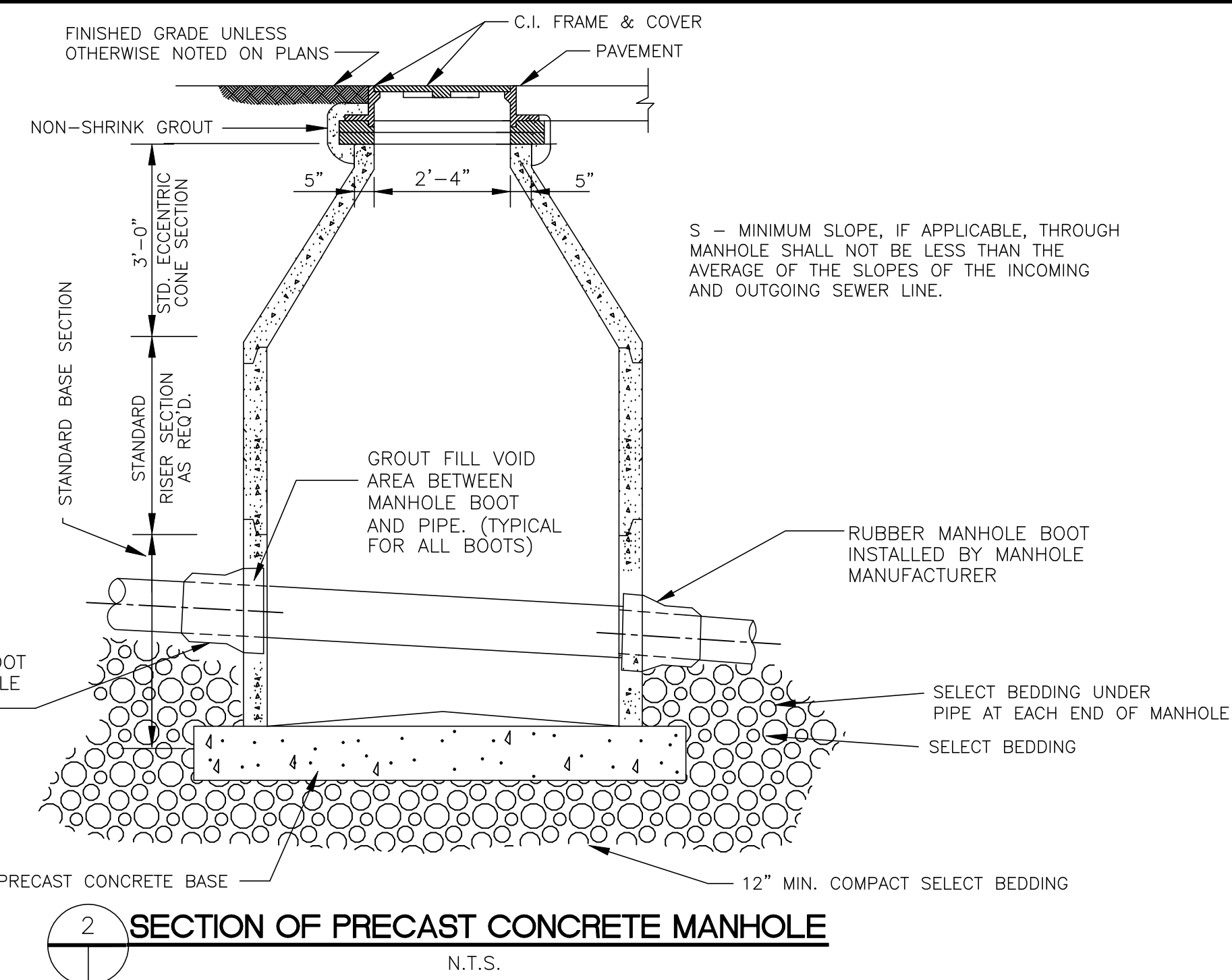
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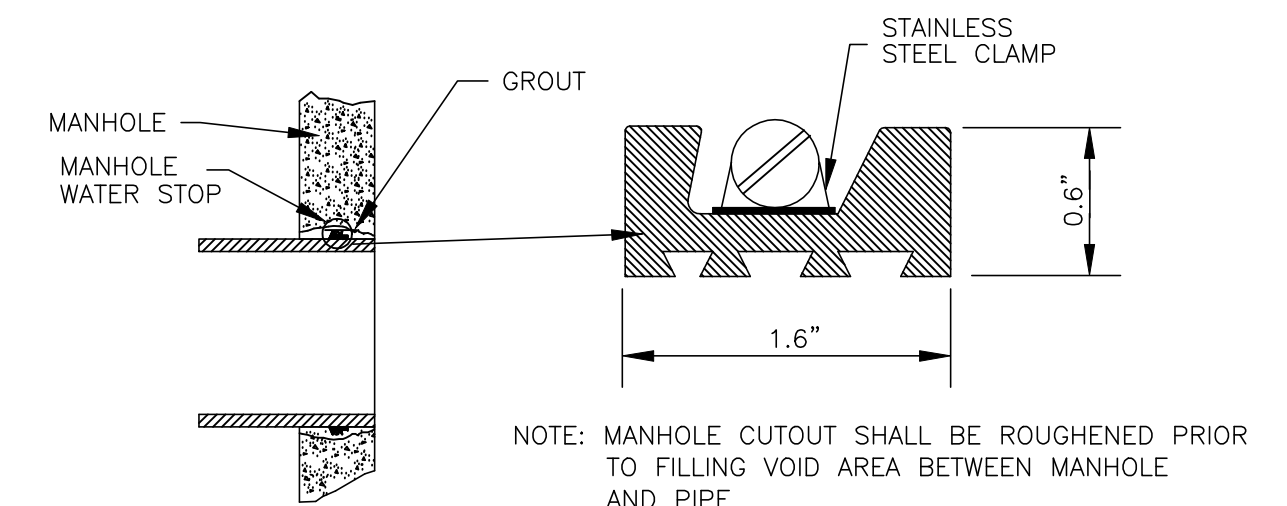
**SECTIONAL PLAN
STANDARD MANHOLE**
N.T.S.



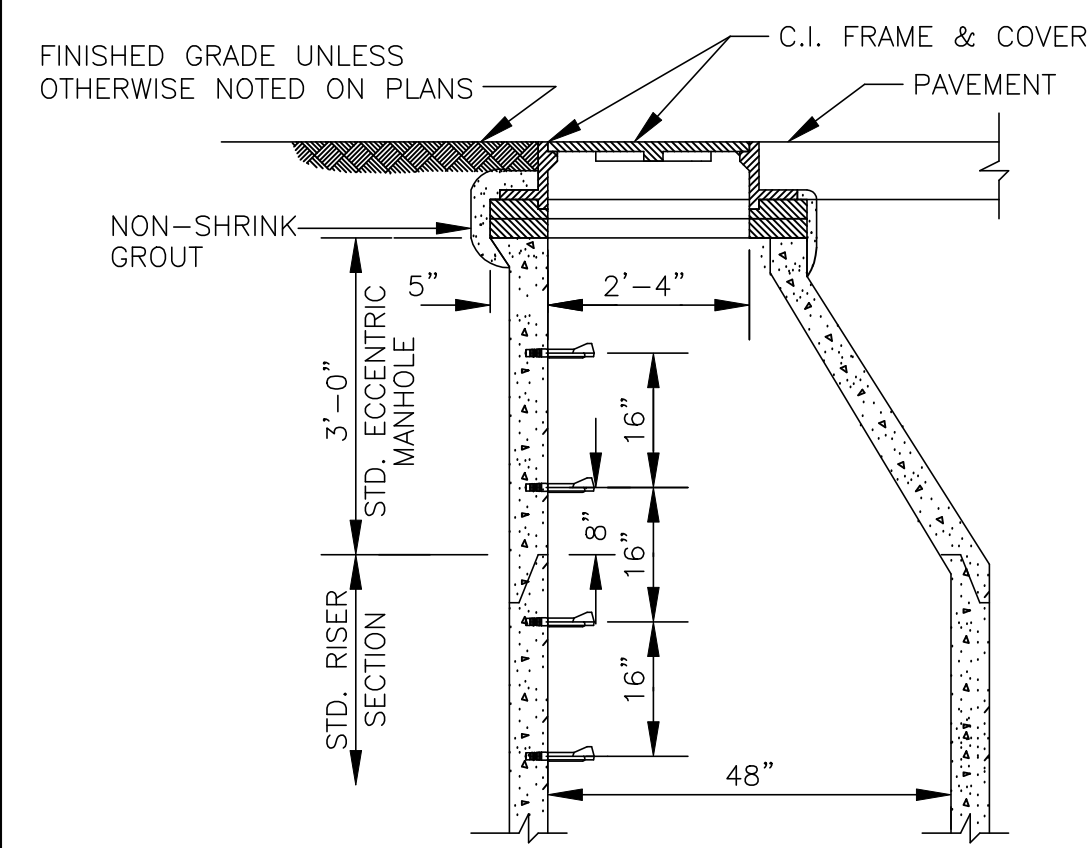
SECTION OF PRECAST CONCRETE MANHOLE
N.T.S.



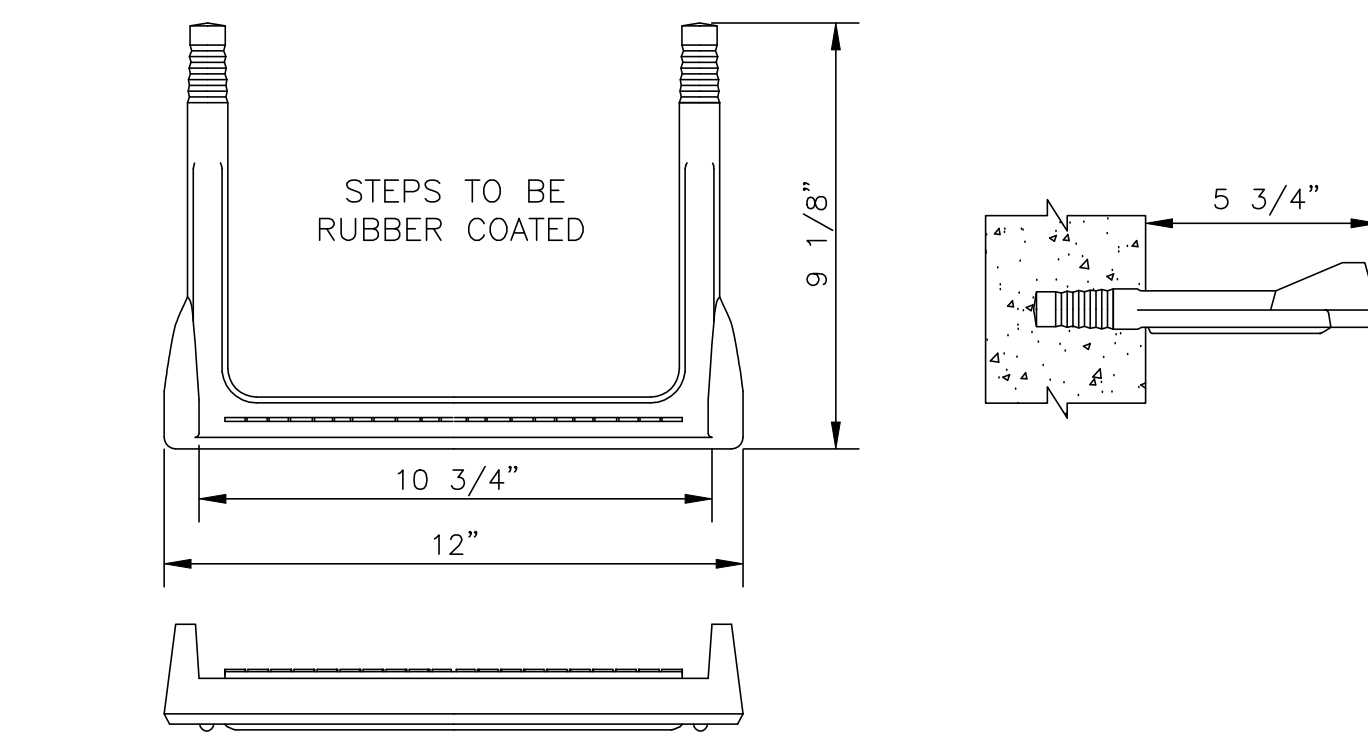
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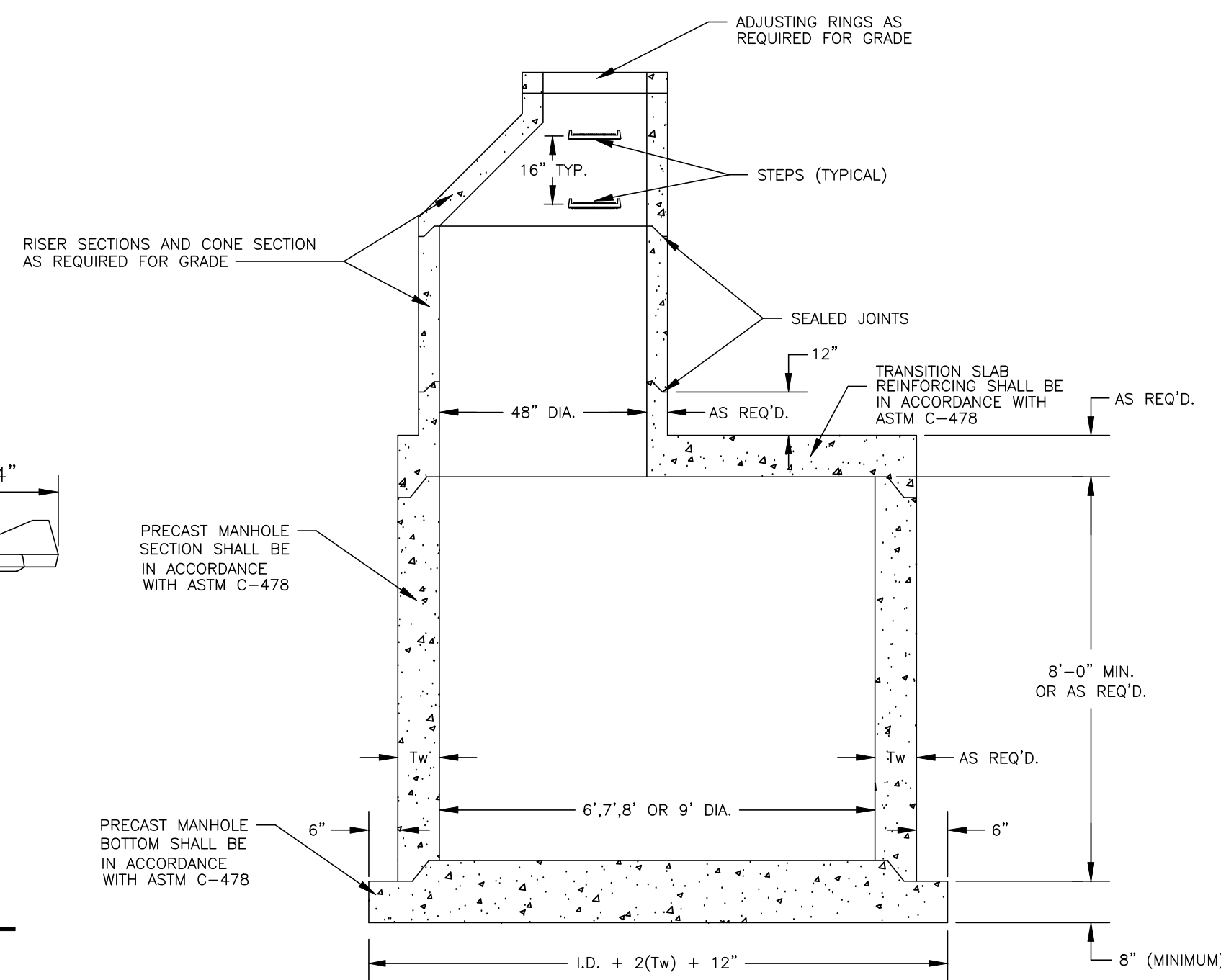
6 TYPICAL MANHOLE WATER STOP
EXISTING AND "STRADDLE" MANHOLES
N.T.S.



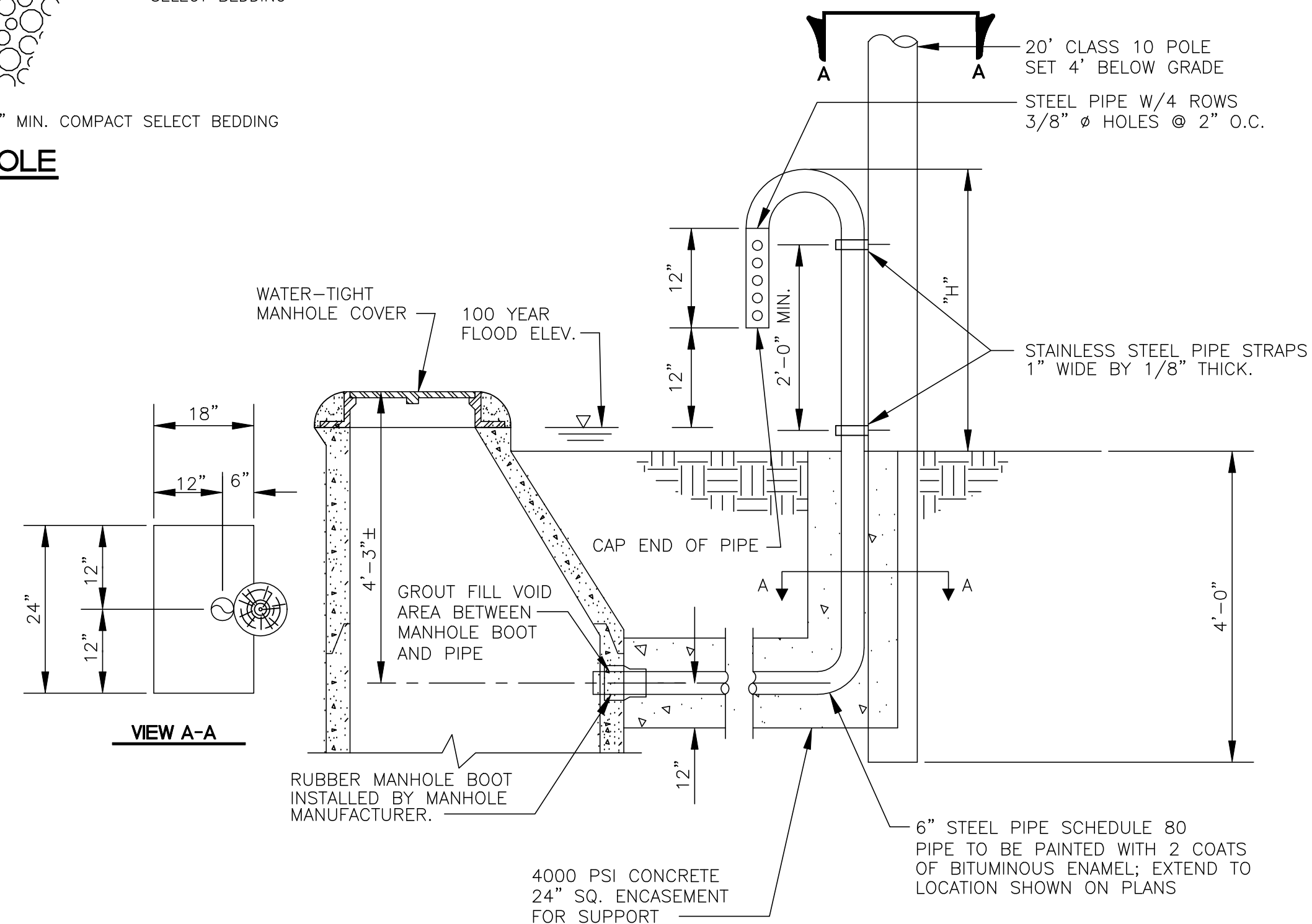
**1 STANDARD ECCENTRIC CONE
FOR ALL DIAMETER MANHOLES**
N.T.S.



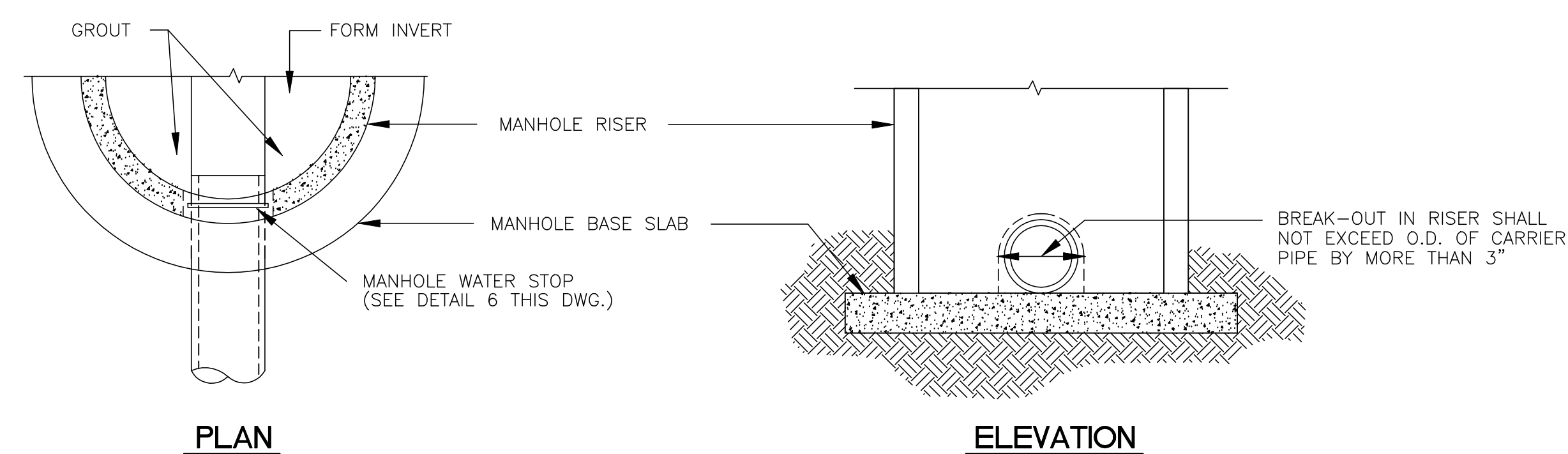
4 MANHOLE STEP DETAIL
N.T.S.



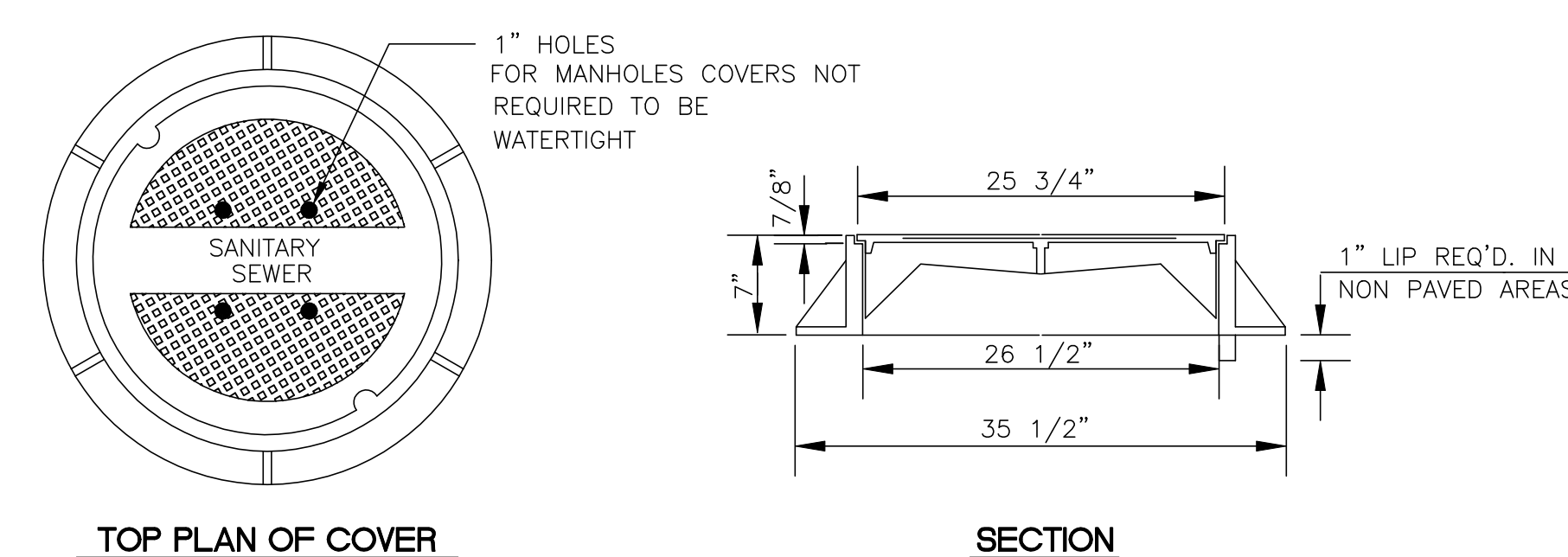
6', 7', 8' OR 9' STANDARD PRECAST MANHOLE DETAIL
N.T.S.



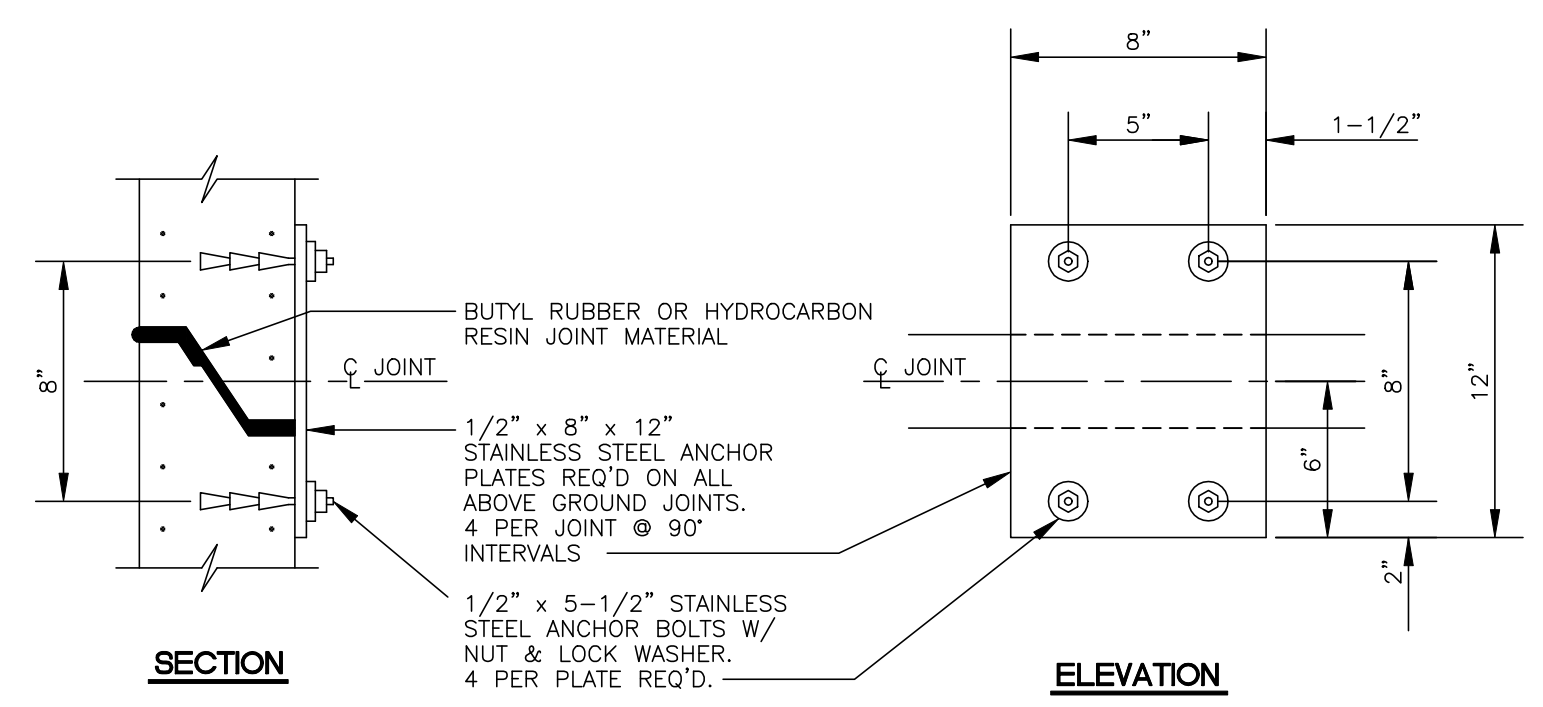
2 MANHOLE VENT DETAIL
N.T.S.



5 TYP. DETAIL OF SEWER PIPE CONNECTION TO EXISTING MANHOLE
N.T.S.



7 STANDARD MANHOLE FRAME AND COVER
N.T.S.



**3 TYPICAL PRECAST CONCRETE
MANHOLE ABOVE GROUND JOINT DETAIL**
N.T.S.

DATE	REVISION

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DRAWN BY: NPW SCALE: NOT TO SCALE
DATE OF DRAWING: 11-12 PROJECT NO.: 160-10-057
CHECKED BY: _____ APPROVED BY: _____

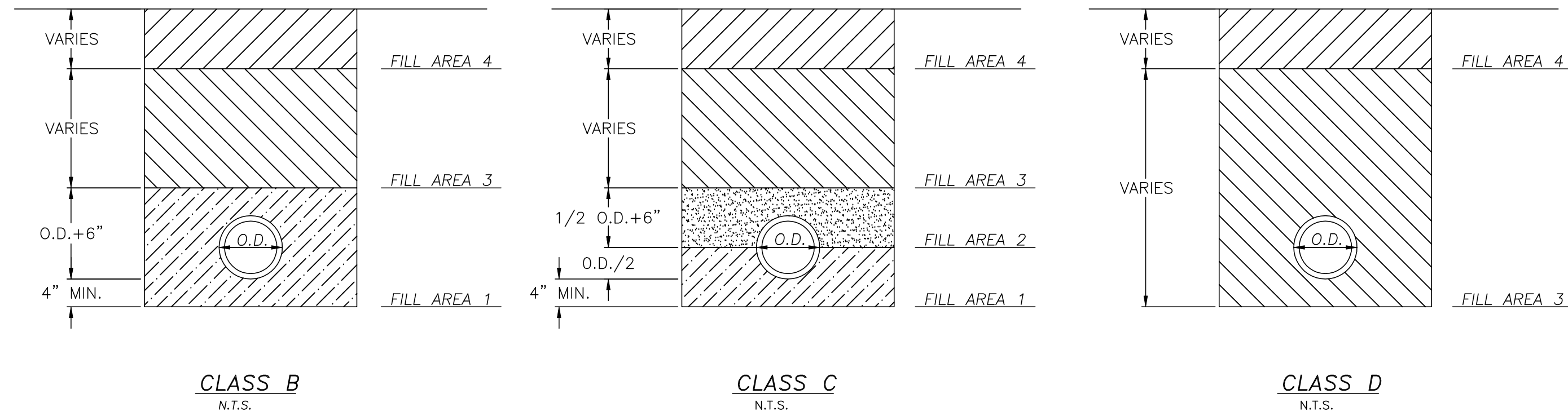
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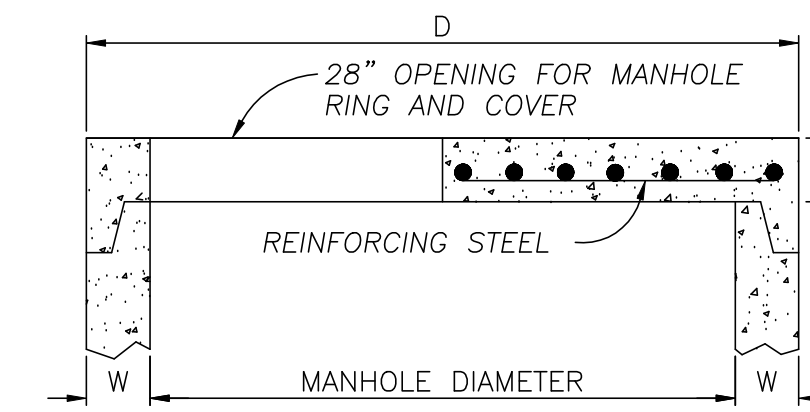
PROJECT:
AS-BUILT PLANS
THE ENCLAVE AT TOWNE CENTER (PART ONE)
STANDARD SANITARY SEWER DETAILS

SHEET NO.
14

FILL AREA 1 (all locations) - 6" MAXIMUM LOOSE LIFTS, HAND OR MECHANICALLY TAMPED TO 95% DENSITY.
 FILL AREA 2 (all locations) - 6" MAXIMUM LOOSE LIFTS, HAND OR MECHANICALLY TAMPED TO 95% DENSITY.
 FILL AREA 3 (select locations) - 12" MAXIMUM LOOSE LIFTS, MECHANICALLY TAMPED TO 95% DENSITY.
 FILL AREA 4 - SEE PAVEMENT REPLACEMENT DETAIL FOR PAVED AREAS, AT OTHER LOCATIONS BRING FILL AREA 3 TO SURFACE.

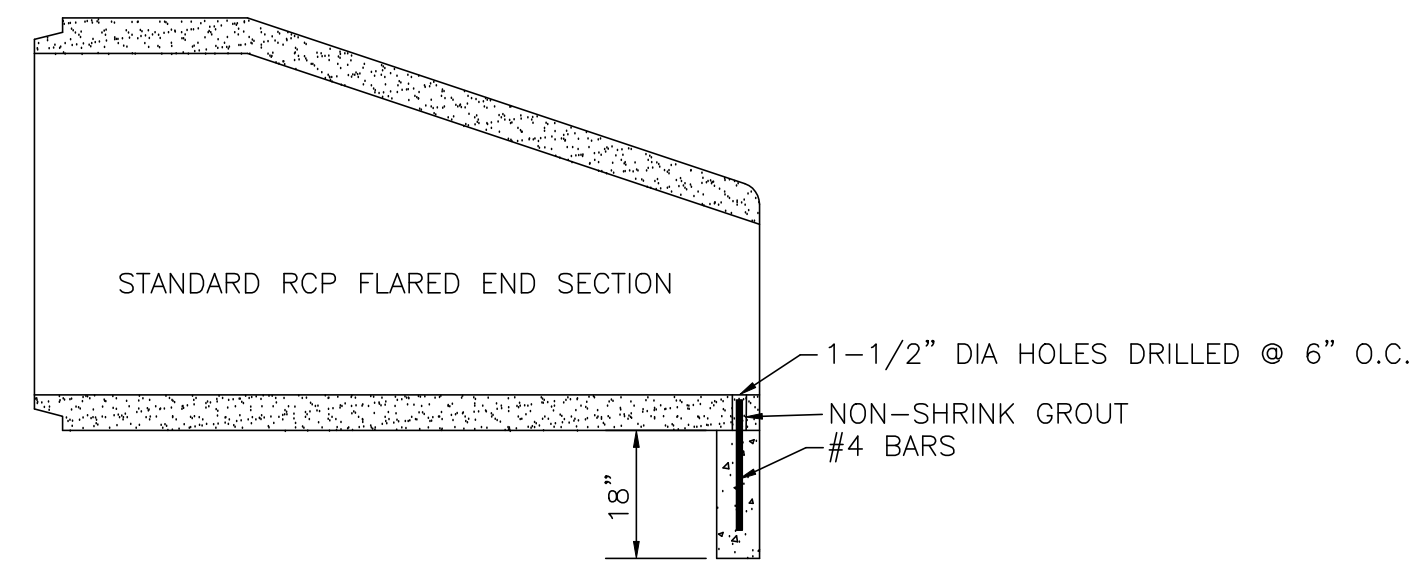


BEDDING / BACKFILLING DETAILS
N.T.S.

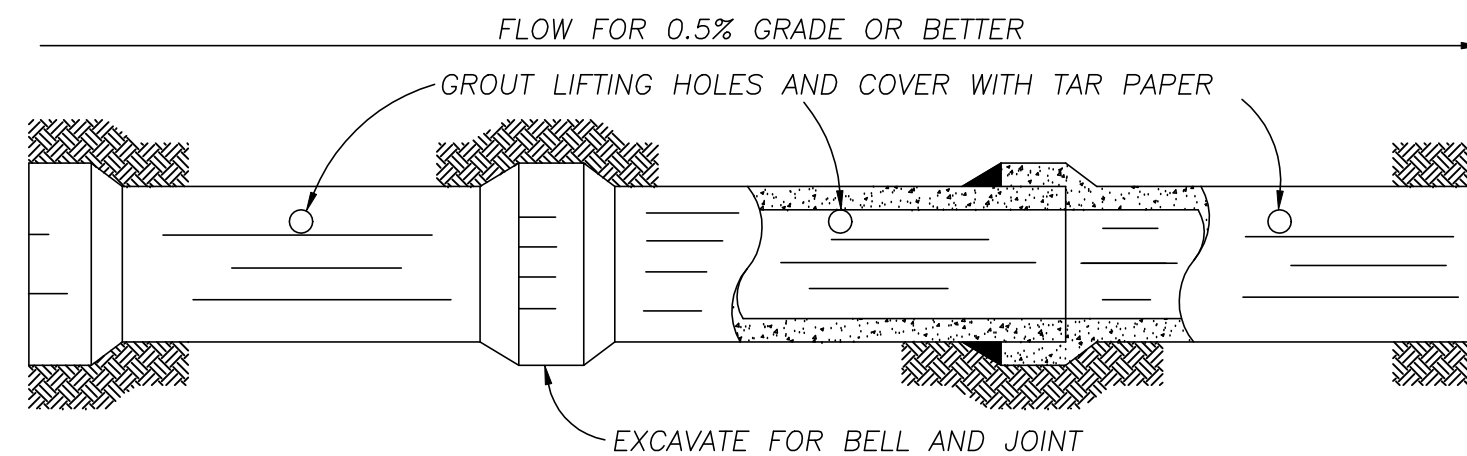


DIMENSION TABLE			
PIPE DIAMETER	W	D	T
48"	5"	58"	6"
60"	6"	72"	8"
72"	7"	86"	8"
84"	8"	100"	8"
96"	9"	114"	8"
108"	10"	128"	8"

FLAT SLAB MANHOLE TOP
N.T.S.

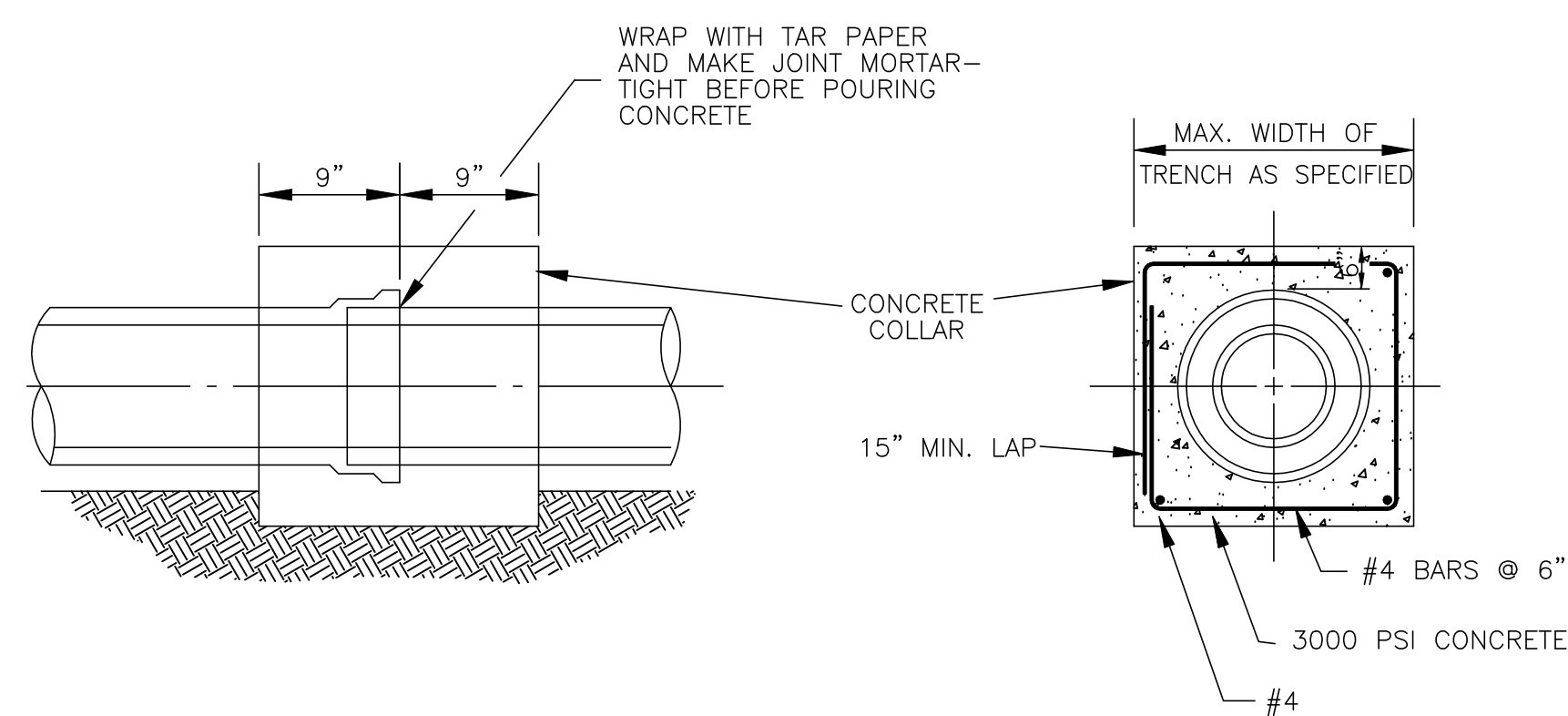


TYPICAL SECTION - F.E.S. W/TOE WALL

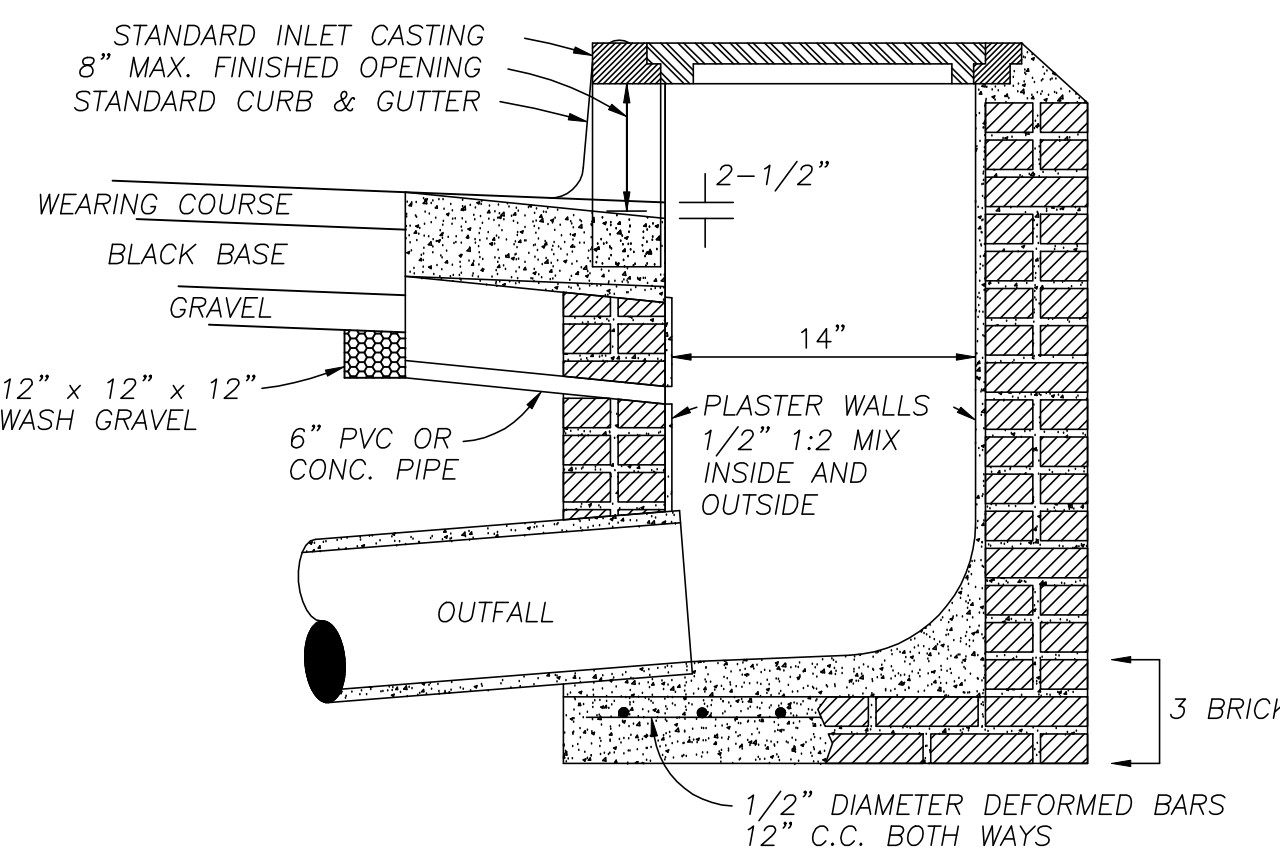


NOTE: ALL STORM SEWER JOINTS TO BE WIPED WITH 1:2 MIX CEMENT.

STORM SEWER CONSTRUCTION

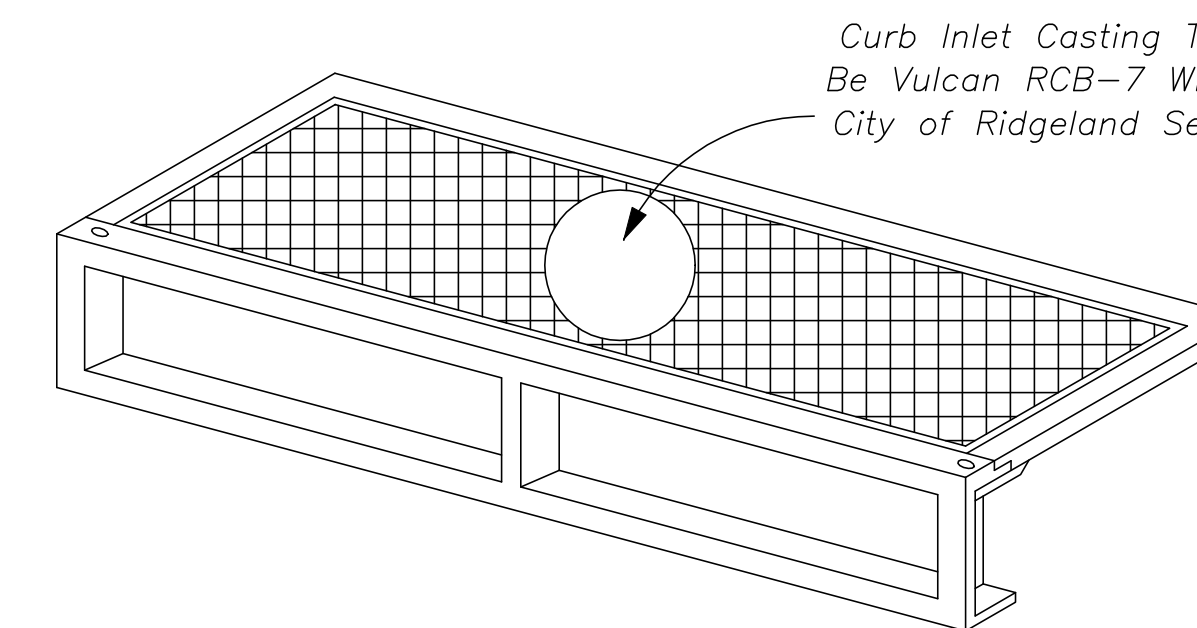


TYPICAL DETAIL OF CONCRETE COLLAR
N.T.S.

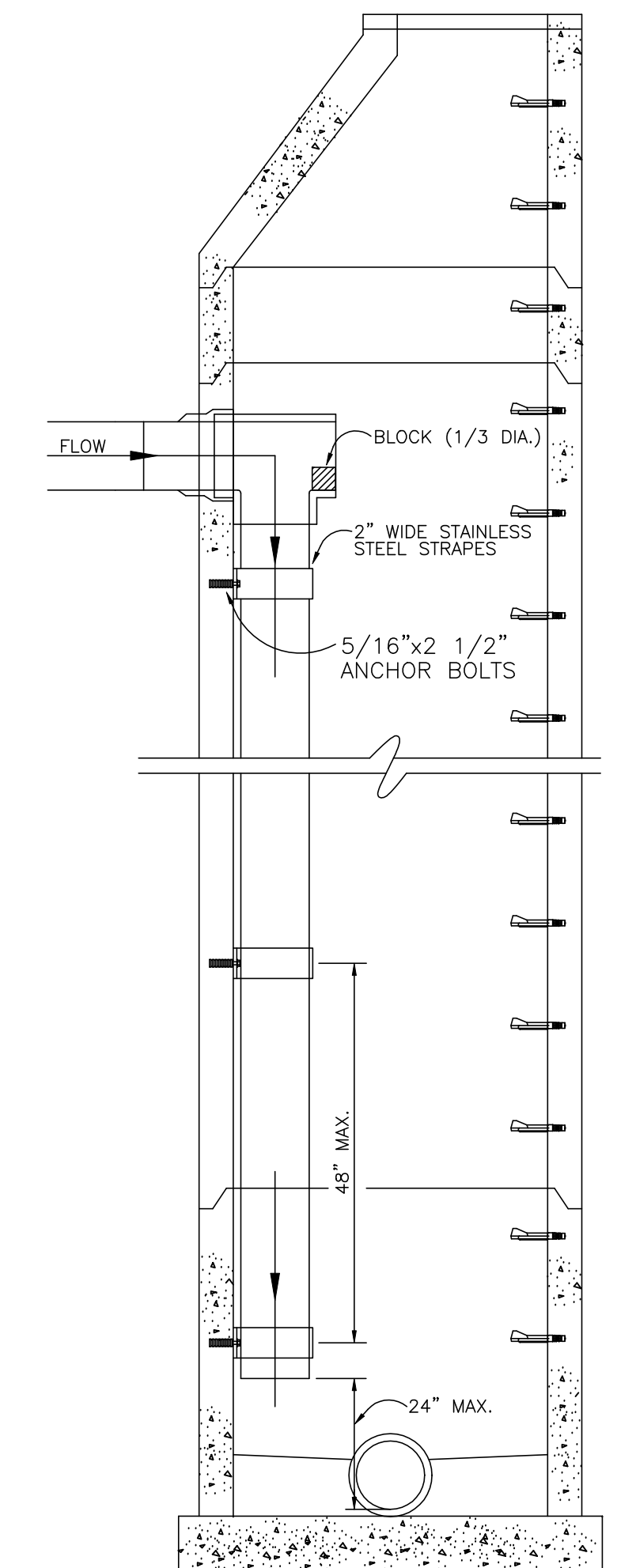


NOTES: 1. DEPTH OF INLET IS VARIABLE.
 2. SOIL DRAIN COST IS TO BE INCLUDED IN THE CONSTRUCTION OF THE INLET.

SECTION OF STANDARD CURB INLET
N.T.S.



STANDARD CURB INLET CASTING
N.T.S.



SECTION OF DROP INTERIOR DROP MANHOLE
N.T.S.

DATE	REVISION

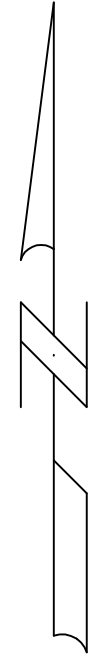
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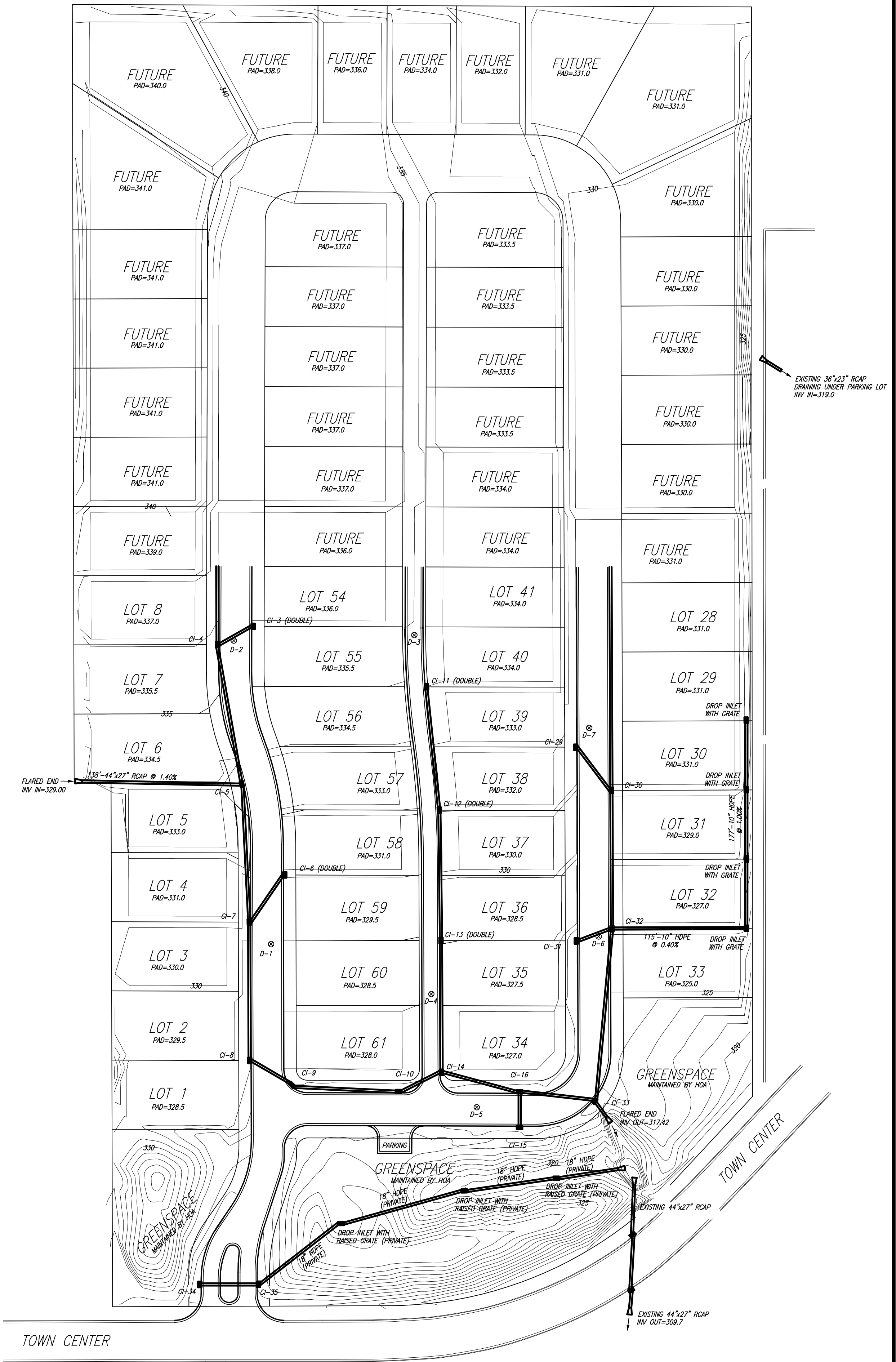
PROJECT:
 AS-BUILT PLANS
 THE ENCLAVE AT TOWNE CENTER (PART ONE)
 MISCELLANEOUS DETAILS

SHEET NO.
13



SEE SHEET 2 OF THESE AS-BUILTS
FOR EASEMENT INFORMATION

DENSITY TESTS WERE TAKEN ON ROADWAY SUBGRADE (LIME-TREATED)
PRIOR TO PAVING. RESULTS ARE DENOTED IN BURNS COOLEY
DENNIS, INC. REPORT PROJECT NUMBER 120516 (DATED 10-26-12).
TEST NUMBER AND LOCATION DENOTED HEREON (EXAMPLE D-1
WOULD DENOTE DENSITY TEST NUMBER 1).



DATE	REVISION

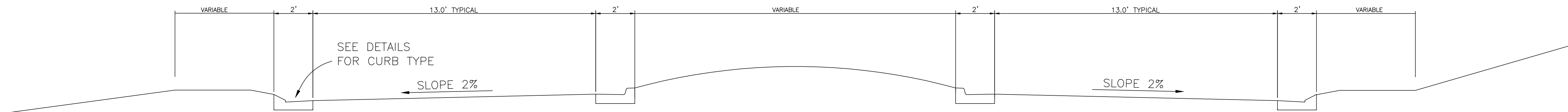
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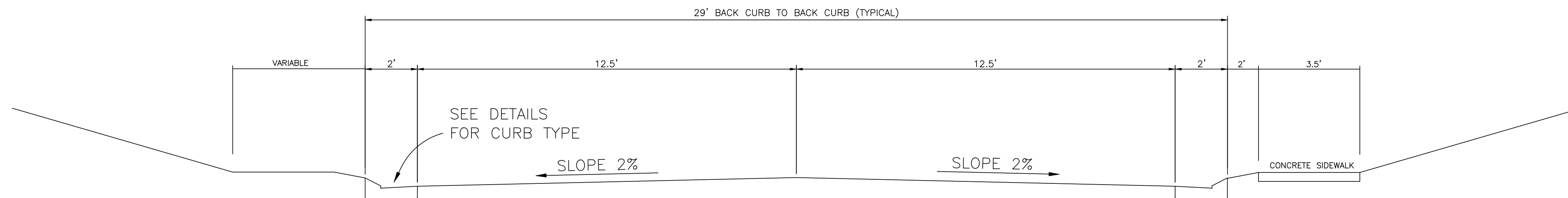
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PROJECT:
**AS-BUILT PLANS
 THE ENCLAVE AT TOWNE CENTER (PART ONE)
 STORM DRAINAGE LAYOUT**

SHEET NO.
3

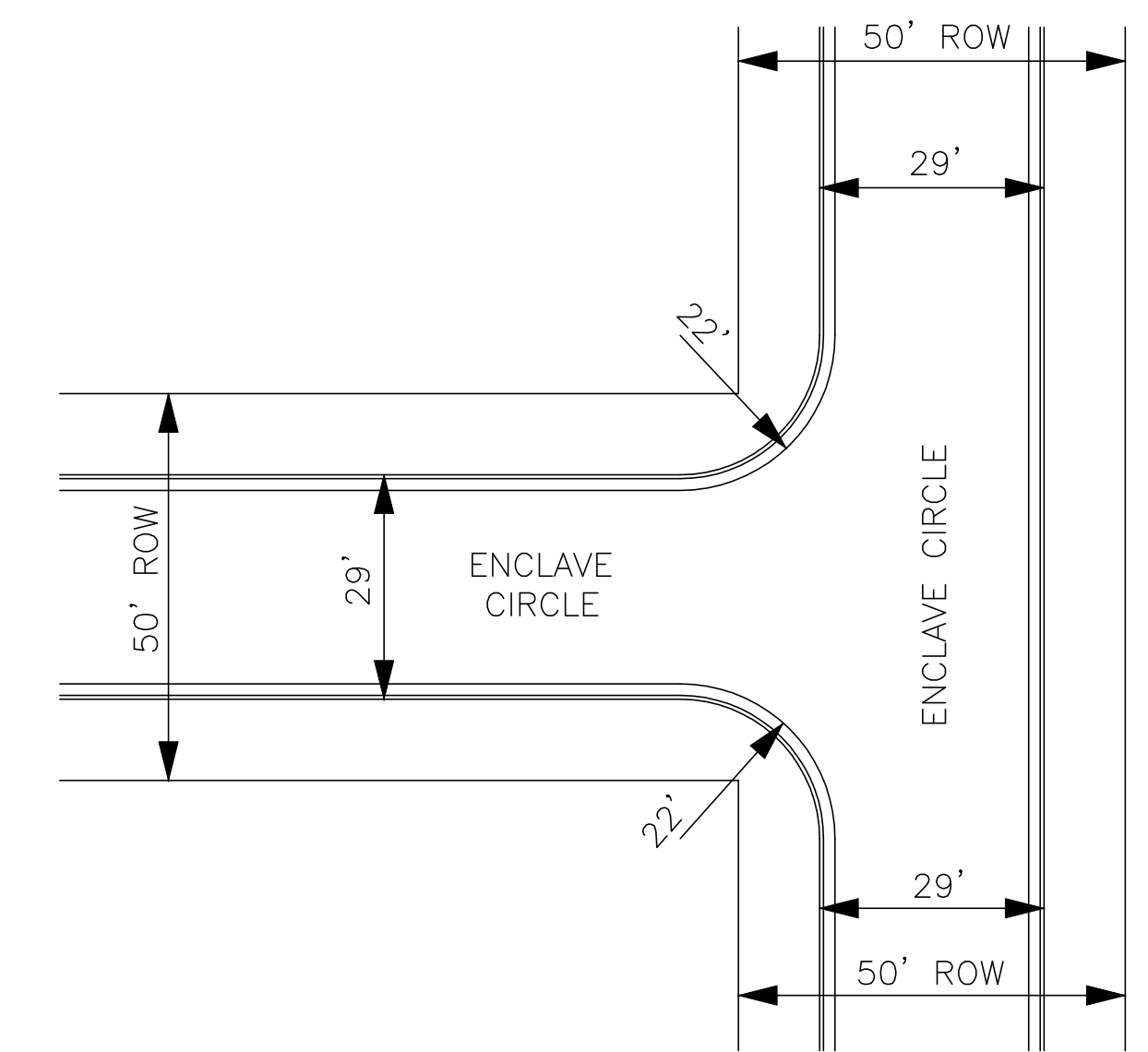


TYPICAL SECTION ENCLAVE CIRCLE (ISLAND AREA)

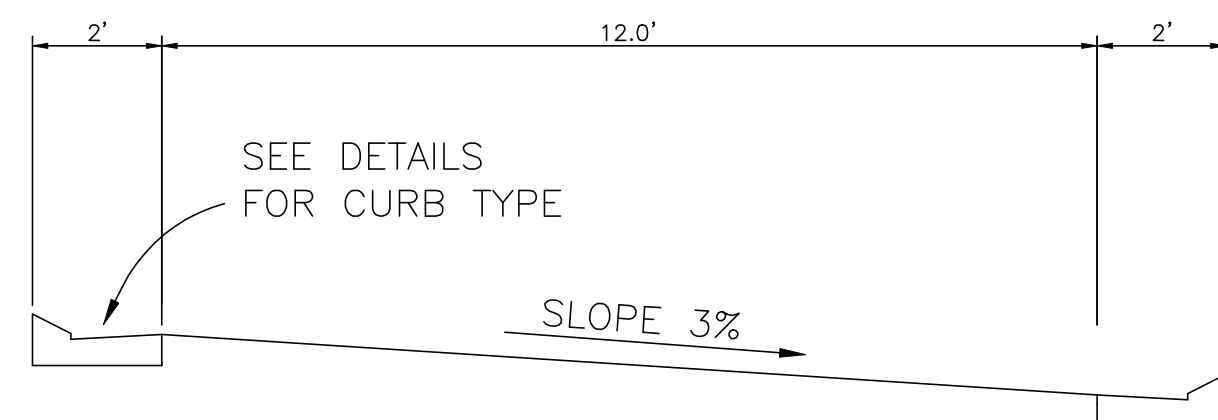


TYPICAL SECTION ENCLAVE CIRCLE

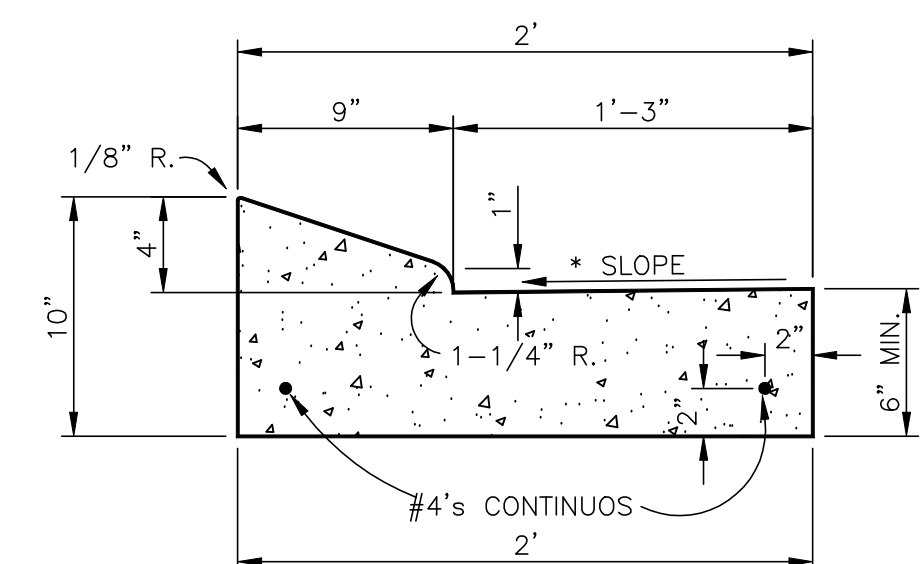
SIDEWALK WILL NOT BE CONSTRUCTED ON LOTS 1-33.
SIDEWALK WILL BE CONSTRUCTED ON LOTS 34-61 ONLY.
SIDEWALK TO BE CONSTRUCTED BY HOMEOWNER.



TYPICAL INTERSECTION DETAIL
N.T.S.



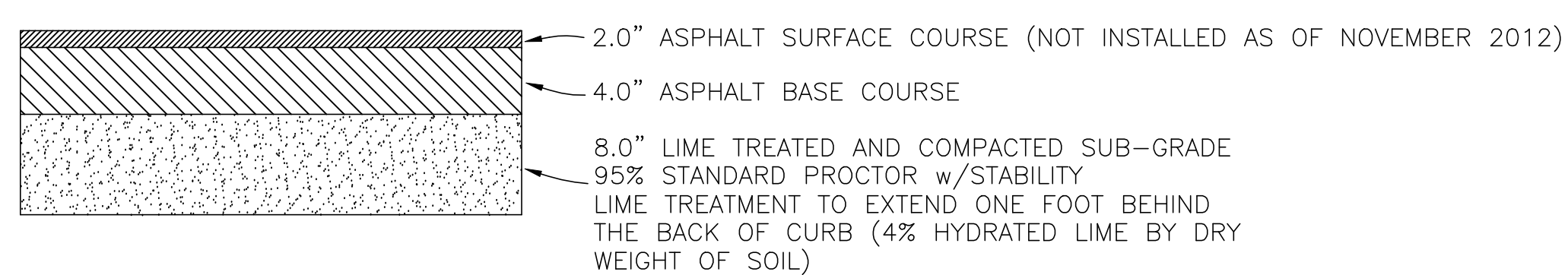
TYPICAL SECTION ALLEYWAY (PRIVATE)



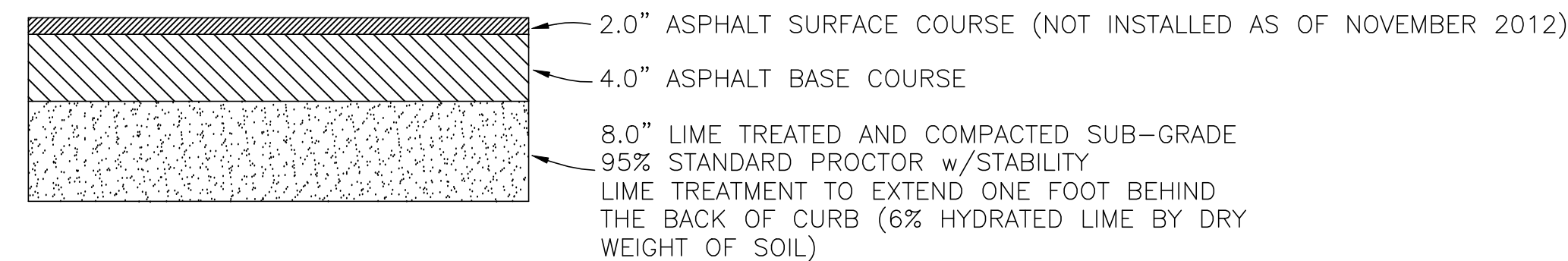
* AS APPLICABLE - 3/16"/FT., 1/4"/FT., 1/2"/FT.

DETAIL OF COMBINATION
CURB & GUTTER

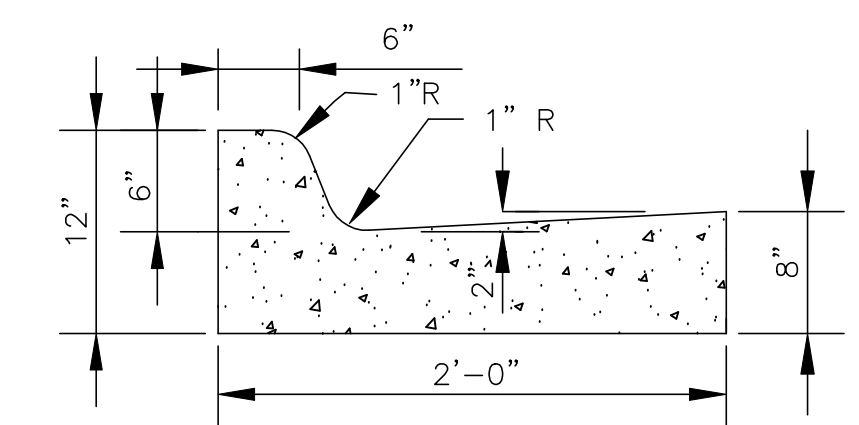
N.T.S.
USE ON ENCLAVE CIRCLE AND ALLEYWAY



TYPICAL ASPHALT PAVEMENT ALLEYWAY
N.T.S.



TYPICAL ASPHALT PAVEMENT ENCLAVE CIRCLE
N.T.S.



STANDARD CURB AND GUTTER
USE ON INTERIOR ISLAND ONLY

DATE	REVISION

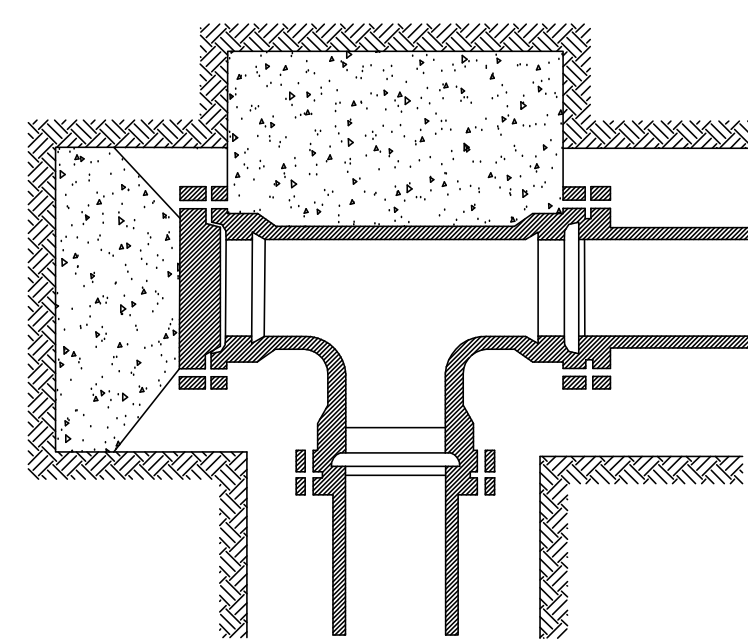
DRAWING NAME: C:\PROJECTS\160-10\057\ASBUILT\TYPSEC.DWG
DRAWN BY: NPW SCALE: NOT TO SCALE
DATE OF DRAWING: 11-12 PROJECT NO.: 160-10-057
CHECKED BY: APPROVED BY:

B BANKS ENGINEERING & SURVEYING, INC.
115 LONE WOLF DRIVE SUITE B * MADISON, MS 39110
OFFICE (601) 407-1240 * FAX (601) 407-1245

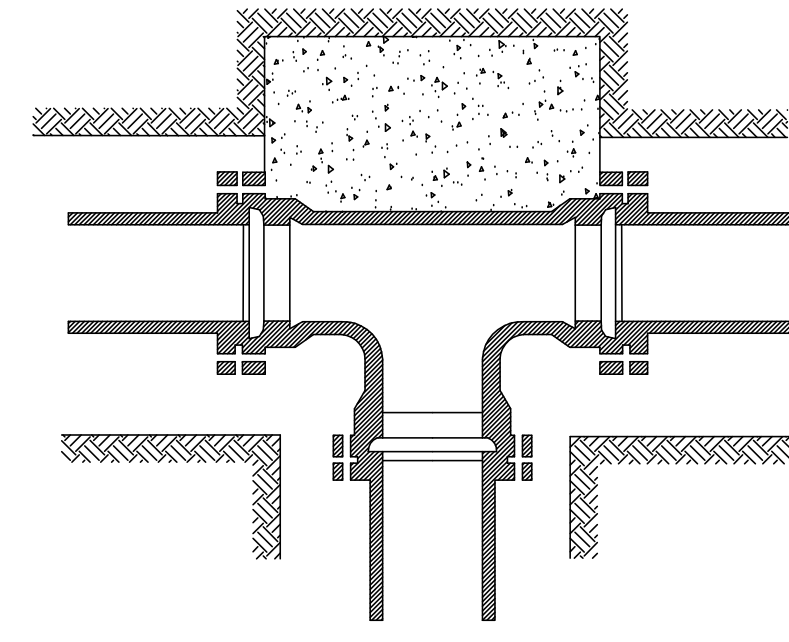
CLIENT:
AYEFOUR DEVELOPMENT GROUP, LLC
P.O. BOX 986
RIDGELAND, MISSISSIPPI 39158

PROJECT:
AS-BUILT PLANS
THE ENCLAVE AT TOWNE CENTER (PART ONE)
TYPICAL SECTIONS

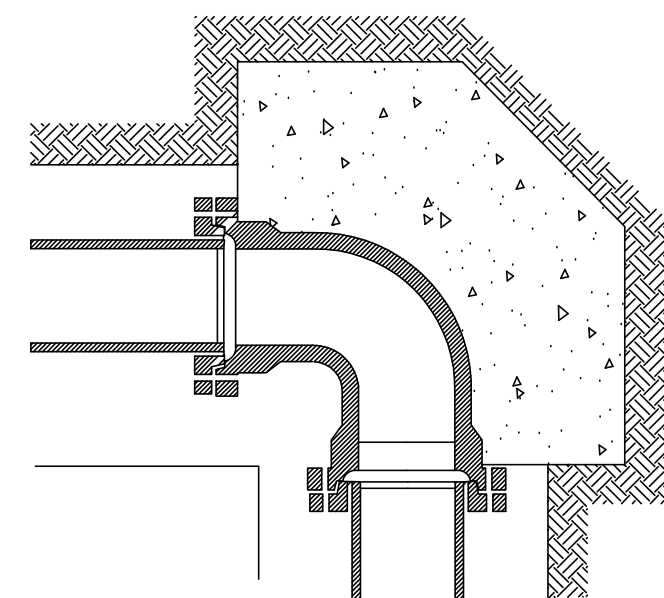
SHEET NO.
12



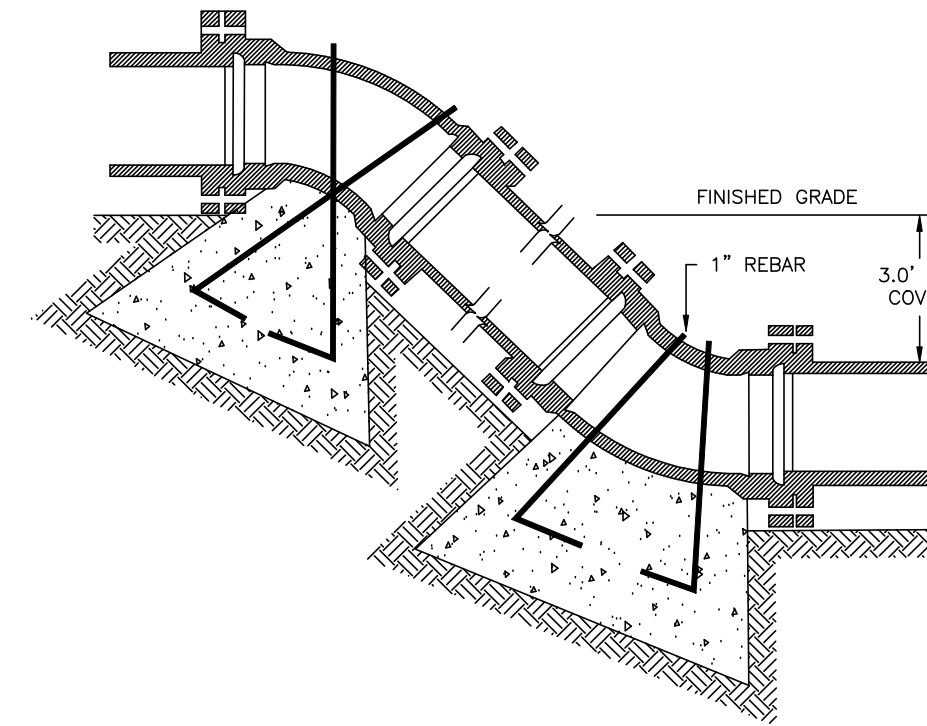
PLUGGED TEE



TEE



90° BENDS



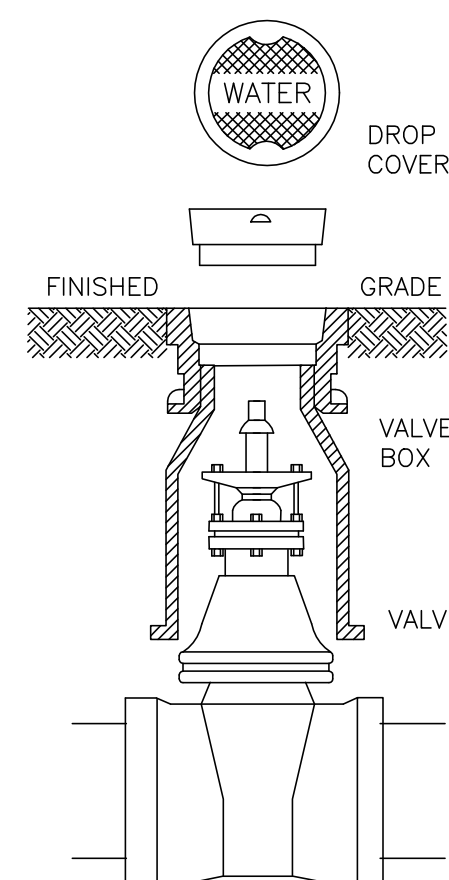
VERTICAL BENDS

NOMINAL PIPE DIAMETER (IN.)	DEAD END OR TEE	90° BEND	45° BEND	22 1/2° BEND	11 1/4° BEND
4	2.0	2.0	2.0	2.0	2.0
6	2.0	2.0	2.0	2.0	2.0
8	3.0	3.0	2.0	2.0	2.0
12	5.0	6.0	4.0	3.0	3.0
16	8.0	12.0	6.0	4.0	4.0
4	—	—	6.0 (.22)	4.0 (.15)	4.0 (.15)
6	—	—	14.0 (.52)	6.0 (.22)	4.0 (.15)
8	—	—	27.0 (1.0)	9.0 (.33)	6.0 (.22)
12	—	—	68.0 (2.5)	22.0 (.80)	9.0 (.33)
16	—	—	90. (3.33)	52.0 (1.9)	18.0 (.67)

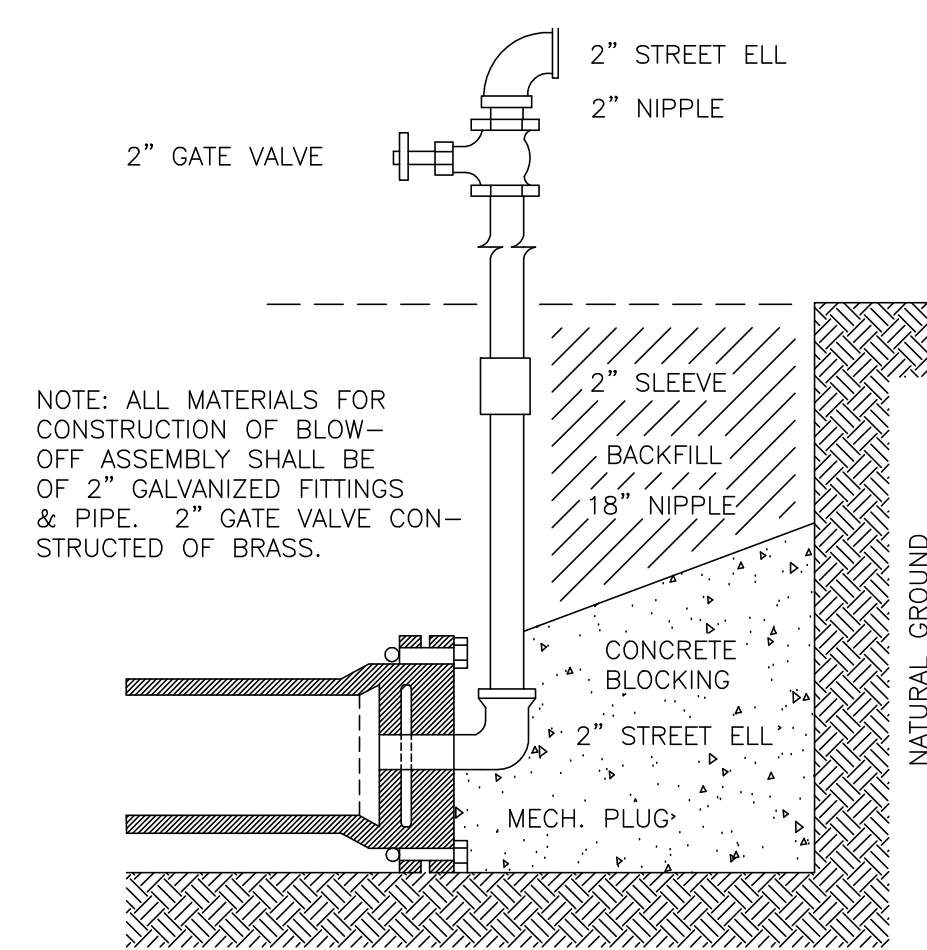
Volume of blocks including soil load CU.FT. (CU.YDS.)

BEARING AREA IN SQ. FT.

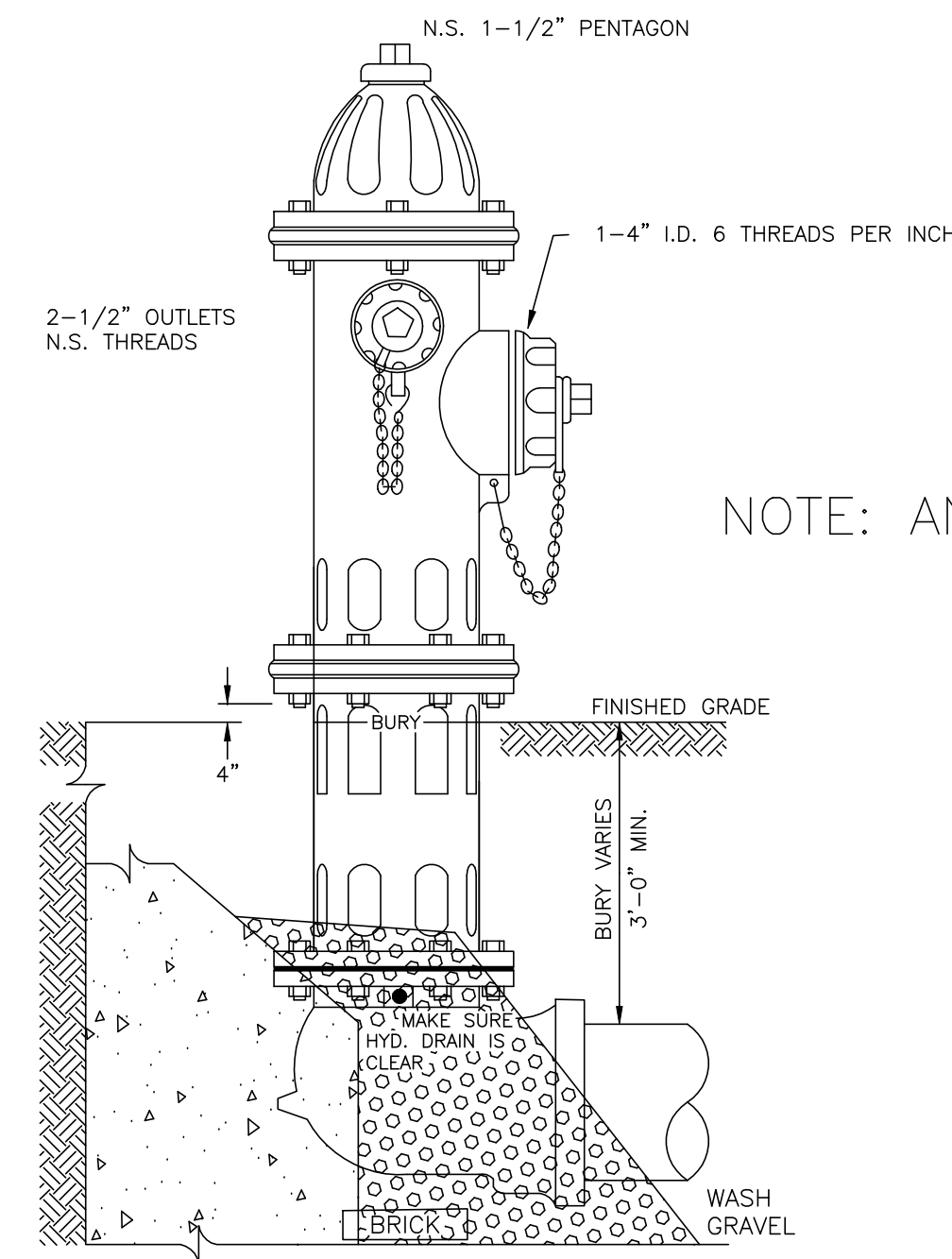
TYPICAL THRUST BLOCK INSTALLATION



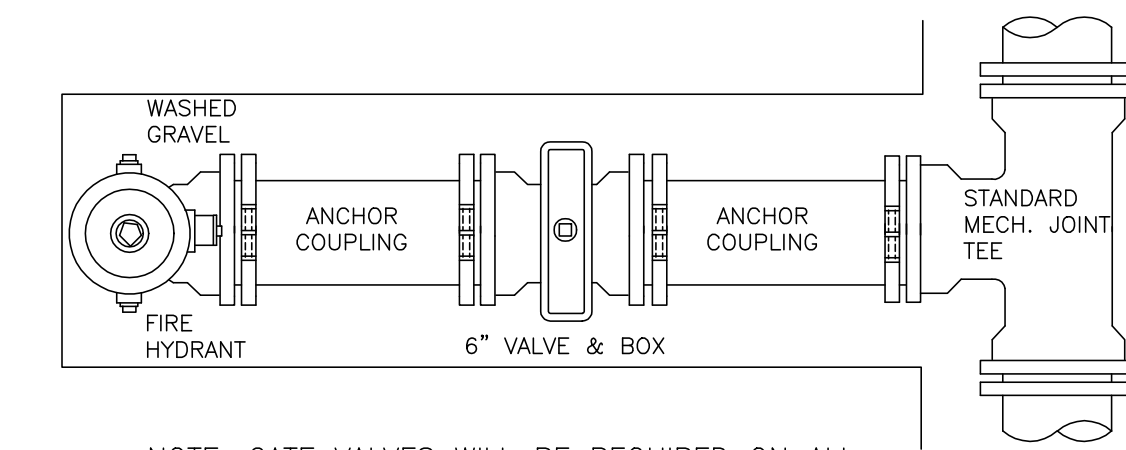
TYPICAL VALVE BOX



TYPICAL BLOW-OFF ASSEMBLY

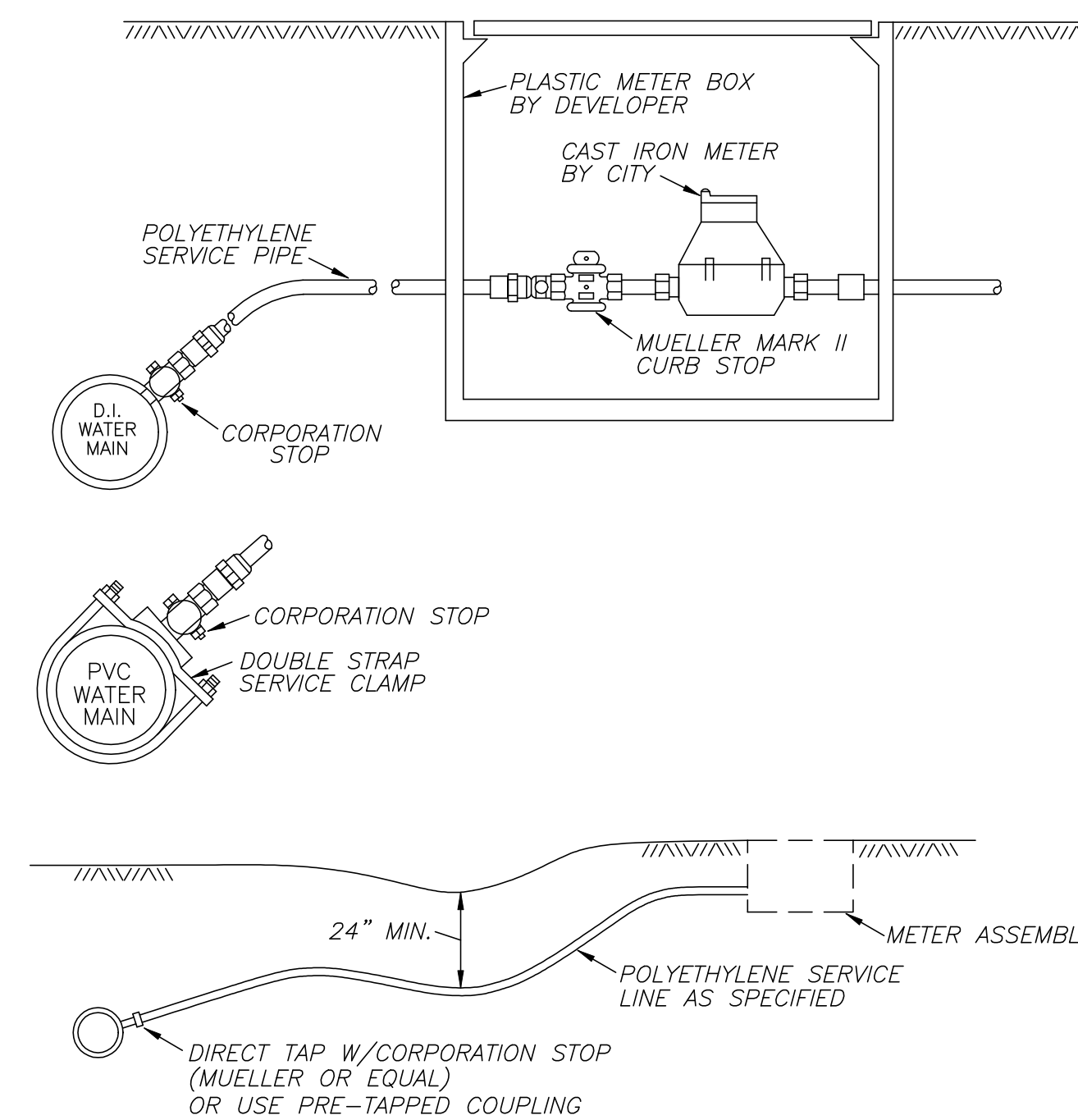


NOTE: ANCHOR RODS INSTALLED ON ALL FIRE HYDRANTS

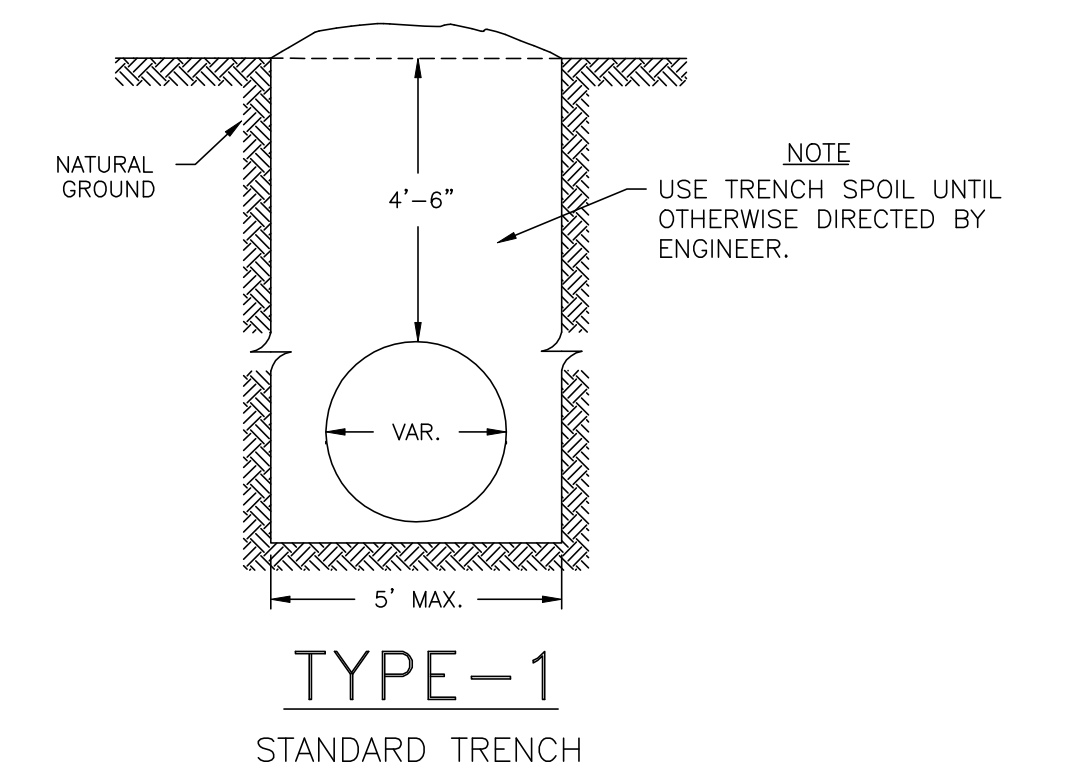


NOTE: GATE VALVES WILL BE REQUIRED ON ALL FIRE HYDRANT LEGS.

TYPICAL FIRE HYDRANT INSTALLATION



TYPICAL SERVICE ASSEMBLY



TYPE-1
STANDARD TRENCH

DATE	REVISION

DRAWING NAME: C:\PROJECTS\160-10\057\ASBUILT\WAT-DET.DWG	
DRAWN BY: NPW	SCALE: NOT TO SCALE
DATE OF DRAWING: 11-12	PROJECT NO.: 160-10-057
CHECKED BY: _____	APPROVED BY: _____

B BANKS ENGINEERING & SURVEYING, INC.
 115 LONE WOLF DRIVE SUITE B * MADISON, MS 39110
 OFFICE (601) 407-1240 * FAX (601) 407-1245

CLIENT:
AYEFOUR DEVELOPMENT GROUP, LLC
 P.O. BOX 986
 RIDGELAND, MISSISSIPPI 39158

PROJECT:
 AS-BUILT PLANS
 THE ENCLAVE AT TOWNE CENTER (PART ONE)
 STANDARD WATER DETAILS

SHEET NO.
15

WATER AND SEWER SERVICE LOCATIONS

LOT #	WATER SERVICE LOCATION	
1	7' FROM SE CORNER	53' FROM NE CORNER
2	51' FROM SE CORNER	9' FROM NE CORNER
3	7' FROM SE CORNER	53' FROM NE CORNER
4	54' FROM SE CORNER	6' FROM NE CORNER
5	7' FROM SE CORNER	53' FROM NE CORNER
6	54' FROM SE CORNER	6' FROM NE CORNER
7	6' FROM SE CORNER	54' FROM NE CORNER
8	54' FROM SE CORNER	6' FROM NE CORNER
28	2' FROM SW CORNER	58' FROM NW CORNER
29	52' FROM SW CORNER	8' FROM NW CORNER
30	10' FROM SW CORNER	50' FROM NW CORNER
31	56' FROM SW CORNER	4' FROM NW CORNER
32	7' FROM SW CORNER	53' FROM NW CORNER
33	53' FROM SW CORNER	7' FROM NW CORNER
34	7' FROM NE CORNER	
35	6' FROM SE CORNER	51' FROM NE CORNER
36	50' FROM SE CORNER	7' FROM NE CORNER
37	6' FROM SE CORNER	52' FROM NE CORNER
38	51' FROM SE CORNER	4' FROM NE CORNER
39	12' FROM SE CORNER	40' FROM NE CORNER
40	43' FROM SE CORNER	9' FROM NE CORNER
41	3' FROM SE CORNER	49' FROM NE CORNER
54	7' FROM SW CORNER	45' FROM NW CORNER
55	48' FROM SW CORNER	4' FROM NW CORNER
56	8' FROM SW CORNER	44' FROM NW CORNER
57	48' FROM SW CORNER	7' FROM NW CORNER
58	5' FROM SW CORNER	52' FROM NW CORNER
59	53' FROM SW CORNER	4' FROM NW CORNER
60	6' FROM SW CORNER	51' FROM NW CORNER
61	6' FROM NW CORNER	

WATER AND SEWER SERVICE LOCATIONS

LOT #	SEWER SERVICE LOCATION	
1	56' FROM SE CORNER	4' FROM NE CORNER
2	9' FROM SE CORNER	51' FROM NE CORNER
3	54' FROM SE CORNER	6' FROM NE CORNER
4	6' FROM SE CORNER	54' FROM NE CORNER
5	51' FROM SE CORNER	9' FROM NE CORNER
6	6' FROM SE CORNER	54' FROM NE CORNER
7	54' FROM SE CORNER	6' FROM NE CORNER
8	5' FROM SE CORNER	55' FROM NE CORNER
28	52' FROM SW CORNER	8' FROM NW CORNER
29	7' FROM SW CORNER	53' FROM NW CORNER
30	54' FROM SW CORNER	6' FROM NW CORNER
31	5' FROM SW CORNER	55' FROM NW CORNER
32	51' FROM SW CORNER	9' FROM NW CORNER
33	5' FROM SW CORNER	55' FROM NW CORNER
34	54' FROM WEST PROPERTY LINE	
35	54' FROM SE CORNER	3' FROM NE CORNER
36	9' FROM SE CORNER	48' FROM NE CORNER
37	49' FROM SE CORNER	8' FROM NE CORNER
38	4' FROM SE CORNER	51' FROM NE CORNER
39	51' FROM SE CORNER	1' FROM NE CORNER
40	13' FROM SE CORNER	39' FROM NE CORNER
41	47' FROM SE CORNER	5' FROM NE CORNER
54	46' FROM SW CORNER	6' FROM NW CORNER
55	6' FROM SW CORNER	46' FROM NW CORNER
56	48' FROM SW CORNER	4' FROM NW CORNER
57	6' FROM SW CORNER	49' FROM NW CORNER
58	51' FROM SW CORNER	6' FROM NW CORNER
59	6' FROM SW CORNER	51' FROM NW CORNER
60	50' FROM SW CORNER	7' FROM NW CORNER
61	10' FROM WEST PROPERTY LINE	97' FROM EAST PROPERTY LINE

SEE SHEET 2 OF THESE AS-BUILTS FOR EASEMENT INFORMATION

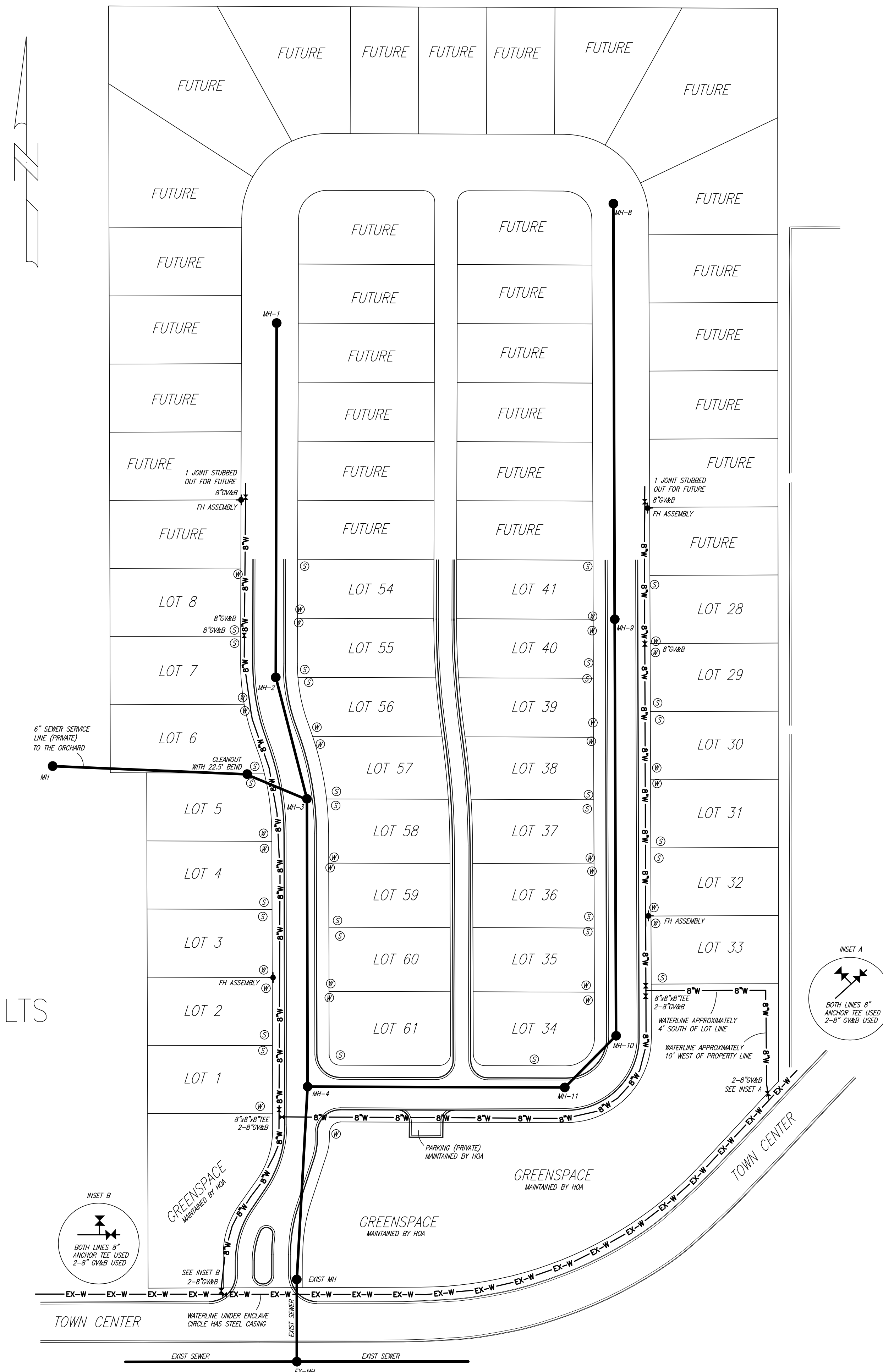
8" SEWERMAIN SHOWN HEREON IS SDR-26 PVC

8" WATERMAIN SHOWN HEREON IS C-900 CLASS 150 PVC

TRACER WIRE INSTALLED ALONG ALL WATERMAINS. WIRE IS TWELVE GAUGE MINIMUM SOLID COPPER WITH THERMOPLASTIC INSULATION RECOMMENDED FOR DIRECT BURIAL.

EXISTING WATERLINE ALONG TOWN CENTER IS 8"

WATERLINE WITHIN NEIGHBORHOOD LAID APPROXIMATELY 5 FEET BEHIND BACK OF CURB.



DATE	REVISION

DRAWING NAME: C:\PROJECTS\160-10\057\ASBUILT\WATSEW.DWG	
DRAWN BY: NPW	SCALE: 1" = 60'
DATE OF DRAWING: 11-12	PROJECT NO.: 160-10-057
CHECKED BY: _____	APPROVED BY: _____

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 RIDGELAND, MISSISSIPPI 39158

PROJECT:
**AS-BUILT PLANS
 THE ENCLAVE AT TOWNE CENTER (PART ONE)
 WATER AND SEWER LAYOUT**

SHEET NO.
4