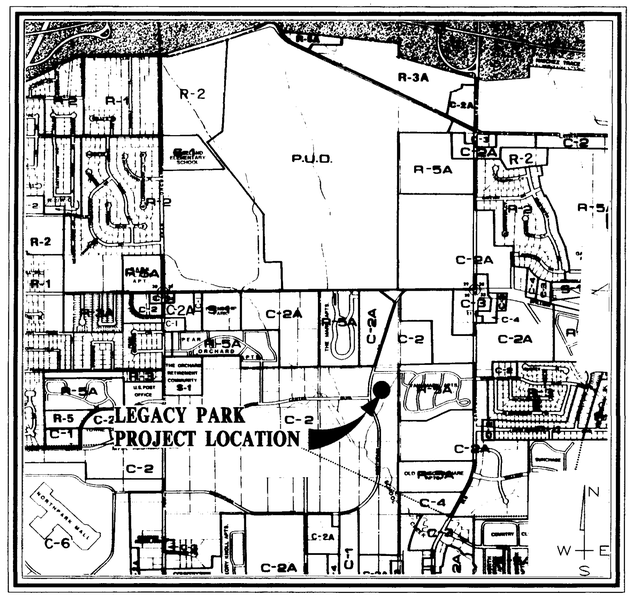
CONSTRUCTION PLANS
FOR

LEGACY PARK

CITY OF RIDGELAND
MADISON COUNTY, MISSISSIPPI



VICINITY MAP

GRAPHIC SCALE

1200 0 600 1200 2400 4800

(IN FEET)
1 inch = 1200 ft.

A DEVELOPMENT OF
GATOR DEVELOPMENT, LLC

RECORD DRAWING
BY: Rhonda Creel Varner DATE: 12/26/96

PREPARED BY:

STERLING Consultants INCORPORATED

RHONDA CREEL VARNER
REGISTERED PROFESSIONAL ENGINEER
STATE OF MISSISSIPPI
12/26/96

PWP-01208

F:\drawings\LEGACY\LEG-002 Thu Dec 26 14:02:36 1996 R. David Bates - Sterling Consultants, Inc.

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.
4. INLET CASTINGS – VULCAN RCB-7 OR EQUAL AS APPROVED BY ENGINEER.

WATER

MAIN – 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 – 1" 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.

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 (CL) 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.
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 1"; WATER MAINS SHALL BE 8" PC 350 DI.
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 AND VERTICAL LOCATION OF ALL WATER AND SEWER SERVICES FOR AS BUILT RECORDS.

INDEX TO DRAWINGS

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
PROPOSED BUILDING

RECORD DRAWING
BY: R.C.Warner DATE: 12/26/96

RHONDA CREEL WARNER #10744 STATE OF MISSISSIPPI REGISTERED PROFESSIONAL ENGINEER 12/26/96

REVISION	BY	DATE
CITY OF RIDGELAND COMMENTS 8/21/96	DPM	08/26/96

LEGACY PARK
A DEVELOPMENT OF
EDWARDS HOMES, INC.

GENERAL NOTES AND INDEX TO DRAWINGS

CITY OF RIDGELAND
MADISON COUNTY, MISSISSIPPI

DSGN: R.C.V.	DATE: 07/11/96	STERLING Consultants Incorporated	DRAWING NO. 2 OF 5
DRWN: R.D.B.	DATE: 07/11/96		
CHKD: R.C.V.	DATE: 07/11/96		
SCALE: AS SHOWN			

D:\DRAWINGS\LEGACY\LEG-005 Thu Dec 26 13:23:37 1996 - Sterling Consultants, Inc.

LOT NO. 1
25,714 S.F.
LOT NO. 2
19,950 S.F.
LOT NO. 3
19,950 S.F.
NORTH PARK
N 12°06'
S 00°20'03" E
LEGACY PARK (50' R.O.W.)
30' SETBACK FRONT (TYP.)
15' UTILITY EASEMENT
10' SETBACK SIDE & BACK (TYP.)
250 S.F.
230 S.F.
155.67'
133.26'
56.93'
AS-BUILT INLET
STA. 0+92.26 46 Lt.
TOP 313.09
INV. 310.55
12"x8" TEE
8" GATE VALVE
FH W/ APPURTENANCES
AS PER AGREEMENT BETWEEN HORACE B. LESTER, JR. AND FIRE CHIEF ELMER WAITES, THIS FIRE HYDRANT WILL BE ADDED IF AND WHEN A BUILDING 5,000 S.F. OR LARGER IS BUILT ON ADJACENT LOT WITHIN LEGACY PARK.
STORM INLET NO. 3
STA. 5+70.91 26 Lt.
AS-BUILT TOP 313.16
AS-BUILT INV. OUT 310.05
STORM INLET NO. 1
STA. 0+88.06 25 Lt.
AS-BUILT RIM 313.80
AS-BUILT INV. 309.39
SEWER MANHOLE NO. 1
STA. 0+11.08 21 Rt.
AS-BUILT RIM 313.13
AS-BUILT INV. IN 304.61
AS-BUILT INV. IN 305.39
STORM INLET NO. 2
STA. 0+78.83 20 Rt.
AS-BUILT RIM 313.30
AS-BUILT INV. 309.13
SEWER MANHOLE NO. 2
STA. 2+57.16 22 Rt.
AS-BUILT RIM 314.49
AS-BUILT INV. IN 307.87
AS-BUILT INV. OUT 307.81
SEWER MANHOLE NO. 3
STA. 4+69.80 22 Rt.
AS-BUILT RIM 315.11
AS-BUILT INV. OUT 308.99
246.09 L.F.
212.64 L.F.
8" SAN SEW
35 L.F. 16" STEEL CASING REQ'D.
STA. 0+32.59 - STA. 0+67.64
F.E.S.
STA. 0+74.53 41 Rt.
AS-BUILT INV. 309.14
EXISTING MANHOLE
RIM 311.93
INV. 303.68
STORM INLET NO. 4
STA. 5+71.34 26 Rt.
AS-BUILT TOP 313.36
AS-BUILT INV. IN 309.74
AS-BUILT INV. OUT 309.73
F.E.S.
STA. 6+07.60 63 Rt.
AS-BUILT INV. 309.77
EXISTING DITCH TO BE GRADED TO INSURE PROPER DRAINAGE (MIN. 1% GRADE)
GRADE TO INSURE PROPER DRAINAGE (1% MIN. GRADE)
RECORD DRAWING
BY:
DATE: 12/26/96
RHONDA CREEL VARNER
REGISTERED PROFESSIONAL ENGINEER
STATE OF MISSISSIPPI
LOT NO. 8
LOT NO. 7
LOT NO. 6
NORTH
SCALE 1"=20' HORIZ.
1"= 5' VERT.
AS BUILT UTILITIES | PHW | 12/26/96
RELOCATE FH & ADD NOTE | PHW | 12/17/96
AS BUILT WATER & SEWER SERVICE | DPM | 10/10/96
REVISION | BY | DATE
HIGH POINT ELEV. = 316.80
HIGH POINT STA = 3+82.30
PVI STA = 4+30
PVI ELEV. = 317.54
A.D. = 3.82
K = 52.30
330
325
320
315
310
305
300
295
290
0+00
0+40
0+80
1+20
1+60
2+00
2+40
2+80
3+20
3+60
4+00
4+40
4+80
5+20
5+60
6+00

LEGACY PARK
CITY OF RIDGELAND
MADISON COUNTY, MISSISSIPPI

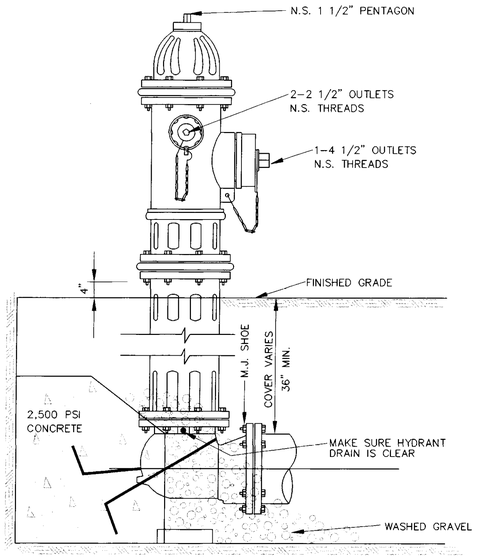
PLAN AND PROFILE - LEGACY PARK
STA. 0+00 - STA. 6+15

Prepared For:
GATOR DEVELOPMENT, LLC

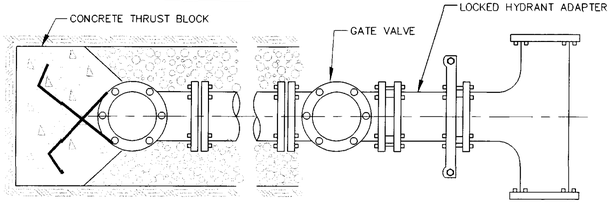
Designed By: R.C.V.	DATE: 07/09/96	
Drawn By: R.D.B.	DATE: 07/09/96	
Checked By: R.C.V.	DATE: 07/09/96	
Scale: 1"=20' HORZ	1"=5' VERT.	

STERLING Consultants

Drawing No. 3 of 5



ELEVATION

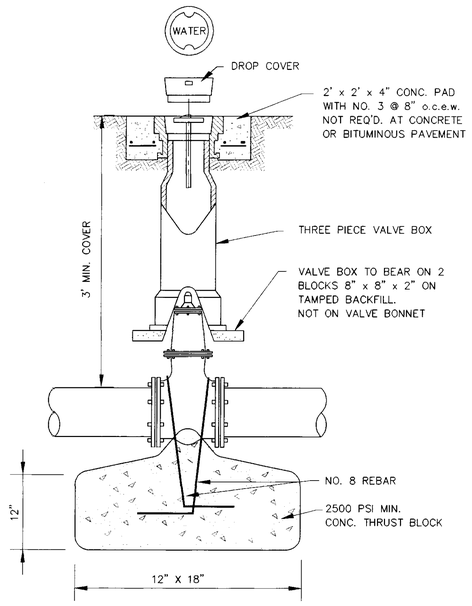


PLAN

TYPICAL FIRE HYDRANT INSTALLATION

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

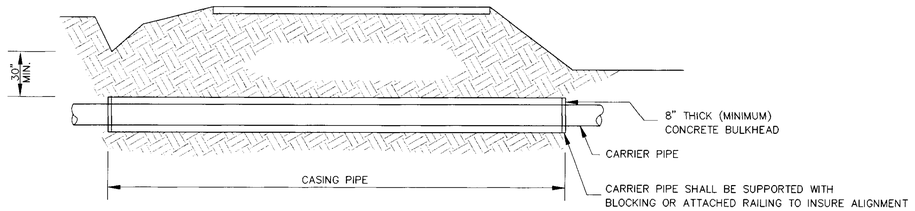
N.T.S.



GATE VALVE DETAIL

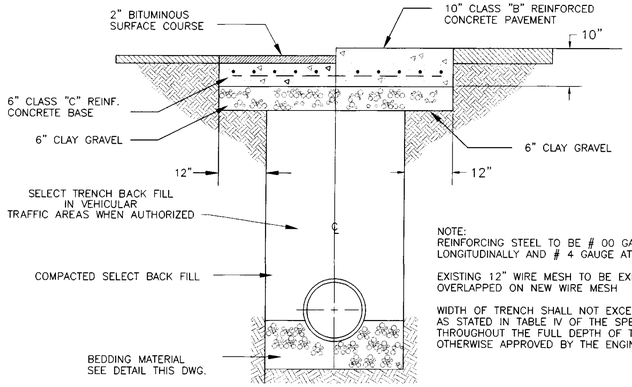
NOT TO SCALE

REVISION	BY	DATE
CITY OF RIDGELAND COMMENTS 8/21/96	DPM	08/26/96



TYPICAL BORE SECTION

NOT TO SCALE



NOTE:
REINFORCING STEEL TO BE # 00 GAUGE AT 6" O.C. LONGITUDINALLY AND # 4 GAUGE AT 12" TRANSVERSE.

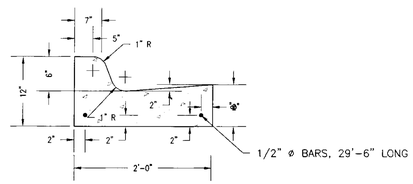
EXISTING 12" WIRE MESH TO BE EXPOSED AND OVERLAPPED ON NEW WIRE MESH

WIDTH OF TRENCH SHALL NOT EXCEED MAXIMUM WIDTH AS STATED IN TABLE IV OF THE SPECIAL PROVISIONS THROUGHOUT THE FULL DEPTH OF TRENCH UNLESS OTHERWISE APPROVED BY THE ENGINEER

TYPICAL ROADWAY SECTION

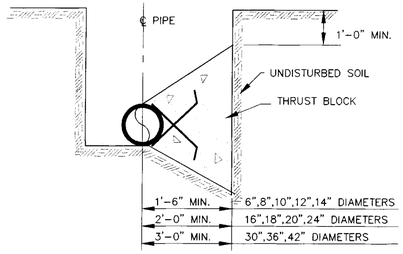
NOT TO SCALE

NOTE:
2 - ¾" DOWEL BARS, 15" LONG REQ'D. @ EXPANSION JOINTS. THEY SHALL BE HELD IN PLACE BY APPROVED CHAIRS OR SUPPORTS, & ½" EXPANSION MATERIALS.

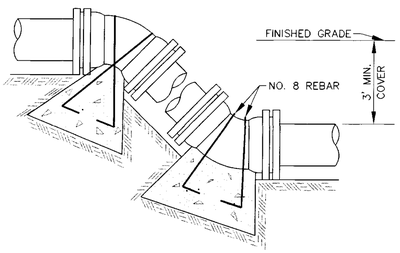


STANDARD CURB AND GUTTER

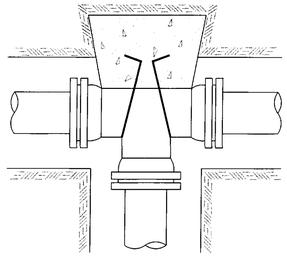
N.T.S.



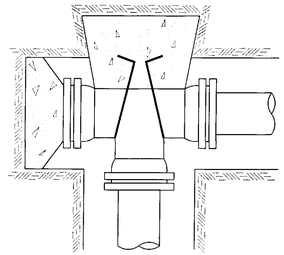
TYPICAL CROSS SECTION



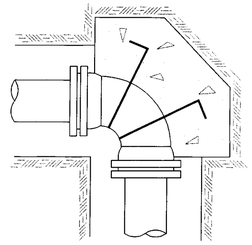
VERTICAL BENDS



TEE



PLUGGED TEE

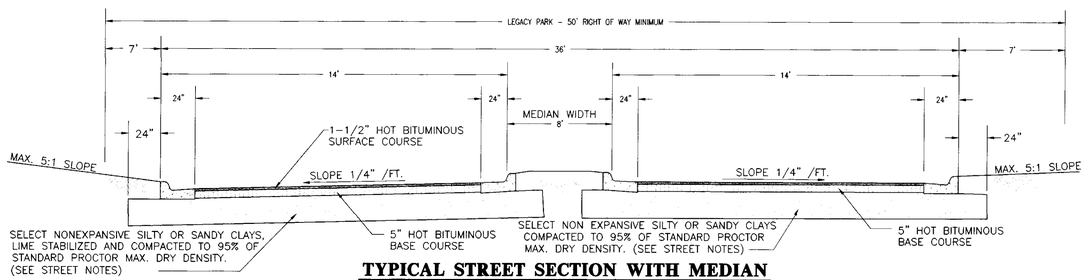


90 BEND

TYPICAL THRUST BLOCKING IN WATER MAINS AND SEWAGE FORCE MAINS

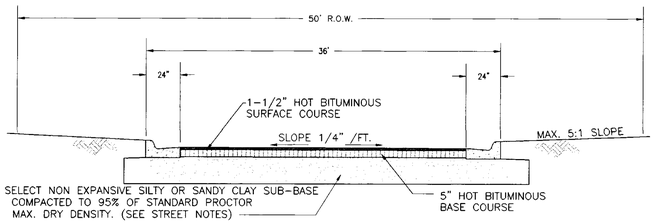
NOT TO SCALE

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



TYPICAL STREET SECTION WITH MEDIAN

N.T.S.



TYPICAL STREET SECTION

NOT TO SCALE

RECORD DRAWING

BY: RCVanner DATE: 12/16/96

RHONDA CREEL VANNER REGISTERED PROFESSIONAL ENGINEER 10744 12/16/96 STATE OF MISSISSIPPI

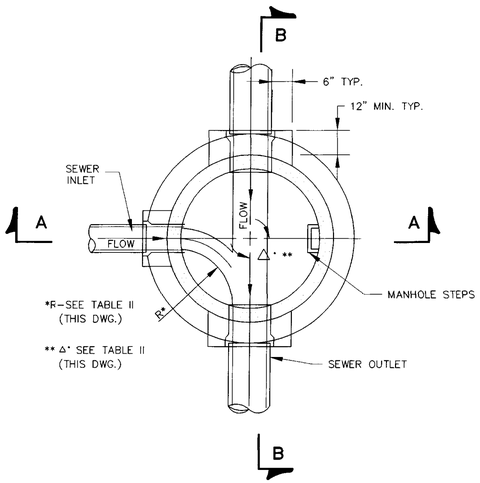
LEGACY PARK
A DEVELOPMENT OF
EDWARDS HOMES, INC.

STANDARD MISCELLANEOUS DETAILS

CITY OF RIDGELAND
MADISON COUNTY, MISSISSIPPI

DSGN: R.C.V.	DATE: 07/1/96	STERLING Consultants INCORPORATED	DRAWING NO. 4 OF 5
DRWN: R.D.B.	DATE: 07/1/96		
CHKD: R.C.V.	DATE: 07/1/96		
SCALE: AS SHOWN			

D:\DRAWINGS\LEGACY\LEG-604 Thu Dec 26 13:26:59 1996 - Sterling Consultants, Inc.

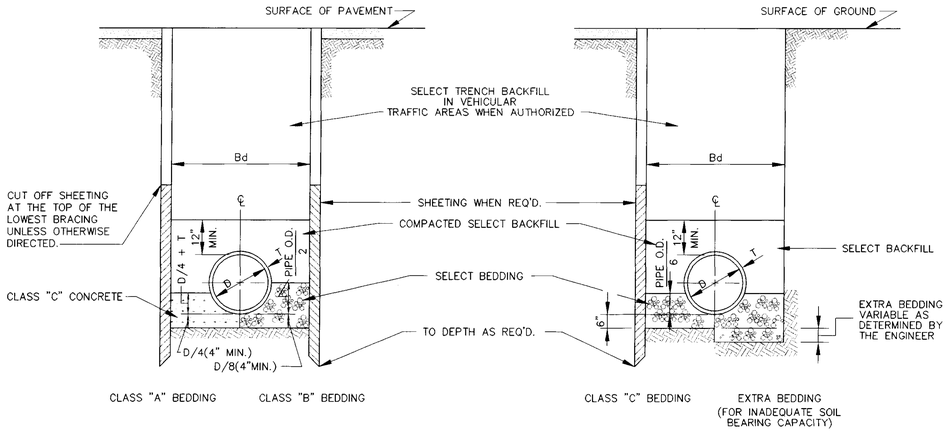


SECTIONAL PLAN STANDARD MANHOLE

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"

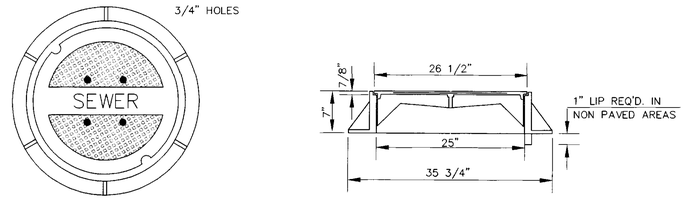
* SEE SECTIONAL PLAN, STANDARD MANHOLE
** PRECAST MANHOLE



BEDDING FOR VITRIFIED CLAY, CONCRETE & ABS PIPE

TYPICAL TRENCH DETAILS

NOT TO SCALE

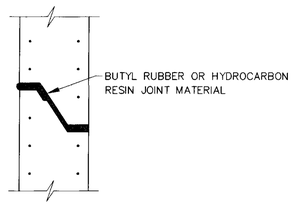


TOP PLAN OF COVER **SECTION**

FRAME & COVER WEIGHT 420 LBS.

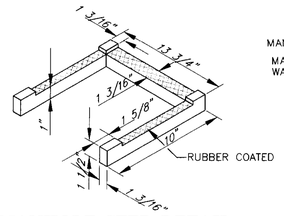
STANDARD MANHOLE FRAME AND COVER

N.T.S.



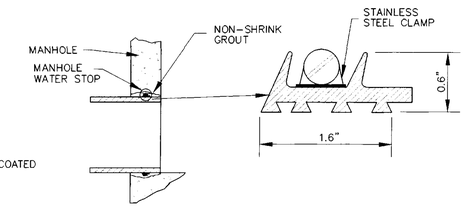
TYPICAL PRECAST CONCRETE MANHOLE JOINT DETAIL

N.T.S.



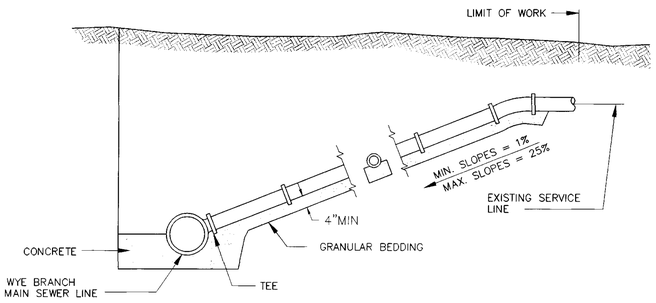
MANHOLE STEP DETAIL

NOT TO SCALE



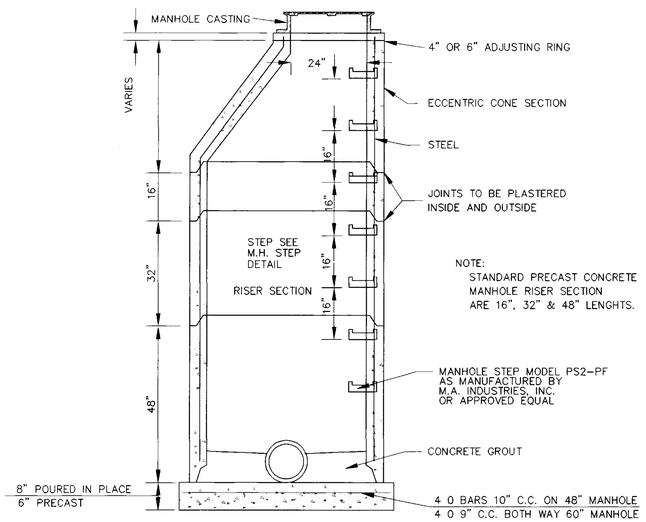
TYPICAL MANHOLE WATER STOP FOR ABS, CLAY OR PVC PIPE

EXISTING AND "STRADDLE" MANHOLES
N.T.S.



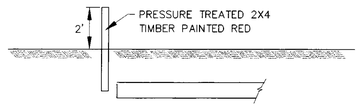
TYPICAL SERVICE LINE CONNECTION

NOT TO SCALE



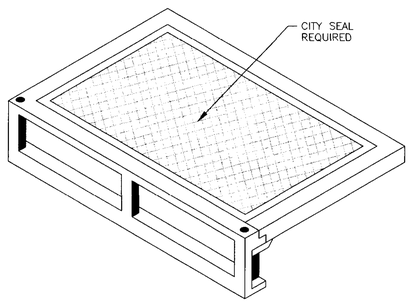
SECTION OF PRECAST CONCRETE MANHOLE

N.T.S.



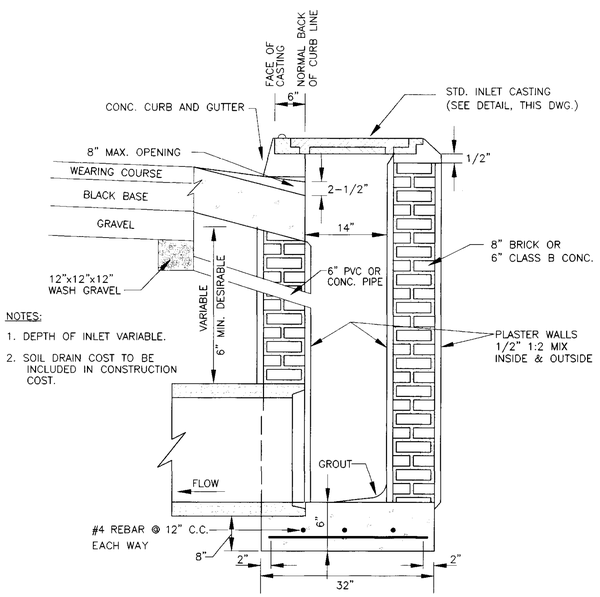
SERVICE LINE MARKER

NOT TO SCALE



STANDARD CURB INLET CASTING

(VULCAN V-4302-1 OR HARPER RCB-7)
N.T.S.



SECTION OF STANDARD CURB INLET

REVISION	BY	DATE
CITY OF RIDGELAND COMMENTS 8/21/96	DPM	08/26/96

RECORD DRAWING

BY: RCWarner DATE: 12/26/96

RHONDA CREEL WARNER REGISTERED PROFESSIONAL ENGINEER #10744 STATE OF MISSISSIPPI 12/26/96

LEGACY PARK
A DEVELOPMENT OF EDWARDS HOMES, INC.

STANDARD SEWER DETAILS

CITY OF RIDGELAND
MADISON COUNTY, MISSISSIPPI

DSGN: R.C.V.	DATE: 07/11/96	STERLING Consultants	DRAWING NO. 5 OF 5
DRWN: R.D.B.	DATE: 07/11/96		
CHKD: R.C.V.	DATE: 07/11/96		
SCALE: AS SHOWN			

D:\DRAWINGS\LEGACYLL6\6-003 Thu Dec 26 13:17:36 1996 - Sterling Consultants, Inc.