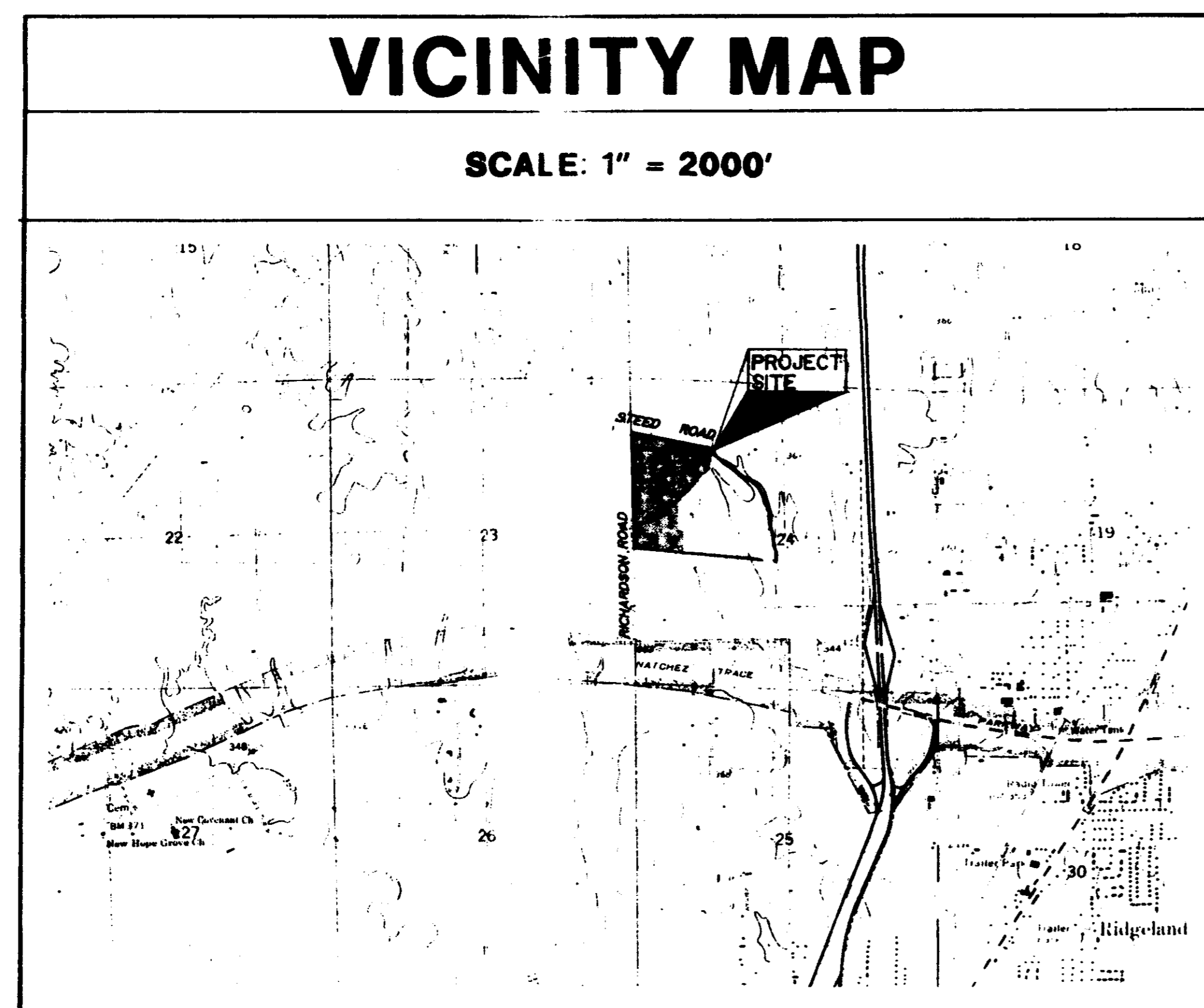


# OLD AGENCY VILLAGE

LOCATED IN THE NW 1/4 OF SECTION 24,  
T7N, R1E, MADISON COUNTY, MISSISSIPPI.

## PHASE I



<b>INDEX TO DRAWINGS</b>	
SHEET NO.	DESCRIPTION
1.	TITLE SHEET
2.	SUBDIVISION PLAN
3.	SITE GRADING AND DRAINAGE
4.	WATER AND SEWER
5.	P/P STA. 1+00 TO STA. 5+00, STREET "B"
6.	P/P STA. 5+00 TO STA. 10+00, STREET "B"
7.	P/P STA. 1+00 TO STA. 2+23 STREET "A", STA. 10+00 TO STA. 12+84.12 STREET "B", STA. 12+84.12 TO STA. 14+60 STREET "C"
8.	P/P STA. 14+60 TO STA. 20+60, STREET "C"
9.	P/P STA. 20+60 TO STA. 26+60, STREET "C"
10.	P/P STA. 26+60 TO STA. 32+18, STREET "C"
11.	P/P STA. 2+23 TO STA. 14+60, STREET "D"
12.	P/P STA. 6+00 TO STA. 12+00, STREET "D"
13.	P/P STA. 12+00 TO STA. 17+13, STREET "D"
14.	P/P STA. 0+00 TO STA. 6+00, STREET "G"
15.	P/P STA. 6+00 TO STA. 8+88.14, STREET "G"
16.	P/P STA. 0+00 TO STA. 6+00, STREET "F"
17.	P/P STA. 6+00 TO STA. 12+00, STREET "F"
18.	P/P STA. 12+00 TO STA. 17+13, STREET "F"
19.	P/P STA. 0+00 TO STA. 6+00 OFF STREET SEWER CONSTRUCTION
20.	P/P STA. 6+00 TO STA. 9+10 OFF STREET SEWER CONSTRUCTION
21.	P/P STA. 0+00 TO STA. 5+00, STREET "E"
22.	P/P STA. 5+00 TO STA. 8+19.69, STREET "E"
23.	STORM SEWER STANDARD DETAILS
24.	WATER STANDARD DETAILS
25.	TYPICAL SECTIONS & GENERAL NOTES

• P/P = PLAN/PROFILE

PREPARED BY:



**DWAYNE SHARP AND ASSOCIATES**  
ENGINEERS - SURVEYORS  
P.O. BOX 1116, BRANDON, MISSISSIPPI 39042. (601) 992-1075

BY: \_\_\_\_\_  
CHARLES DWAYNE SHARP  
MS PE # 6548 MS RLS # 02295

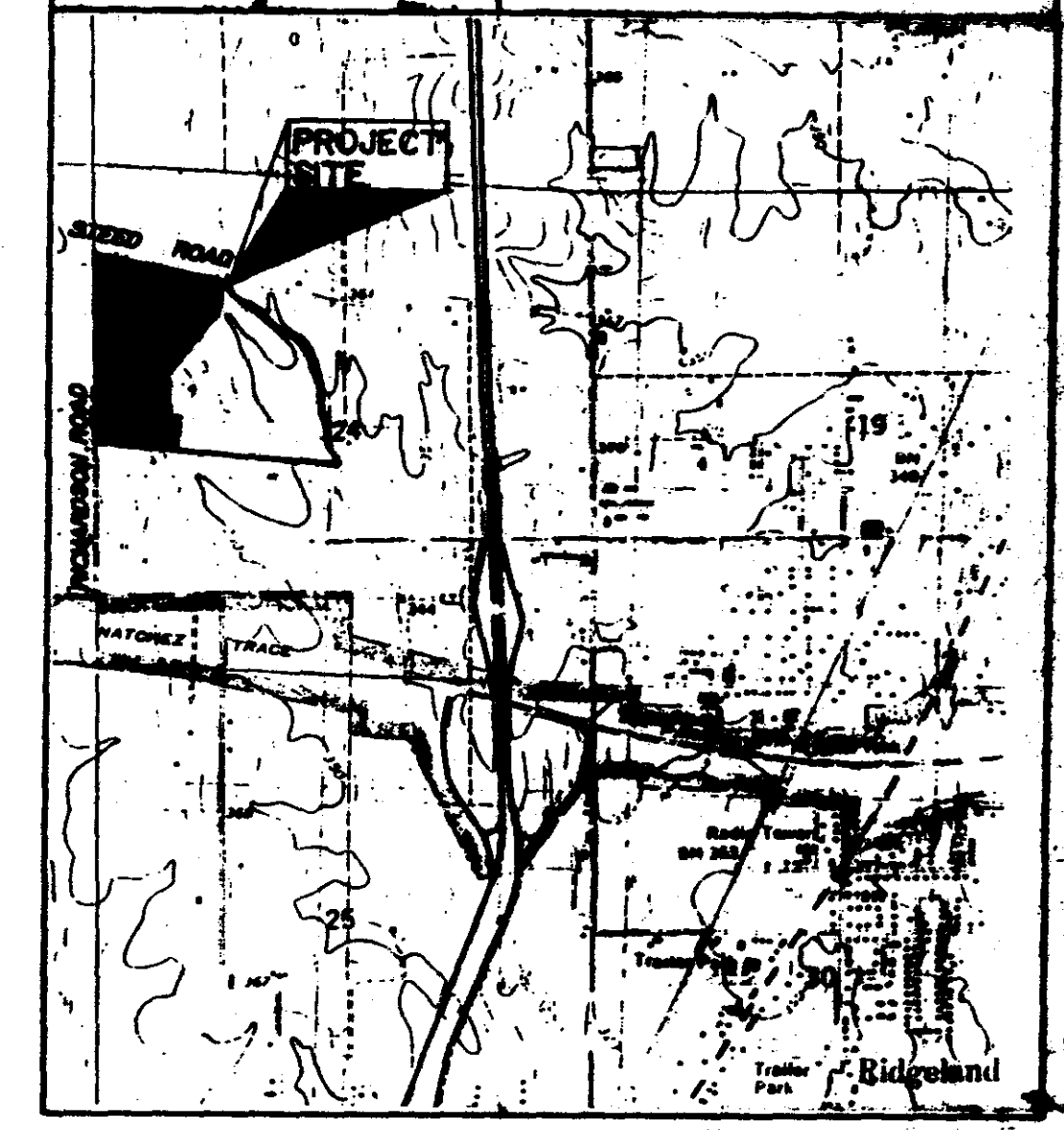
"AS-BUILT"

*PWP 01512*

SHEET NO. 1

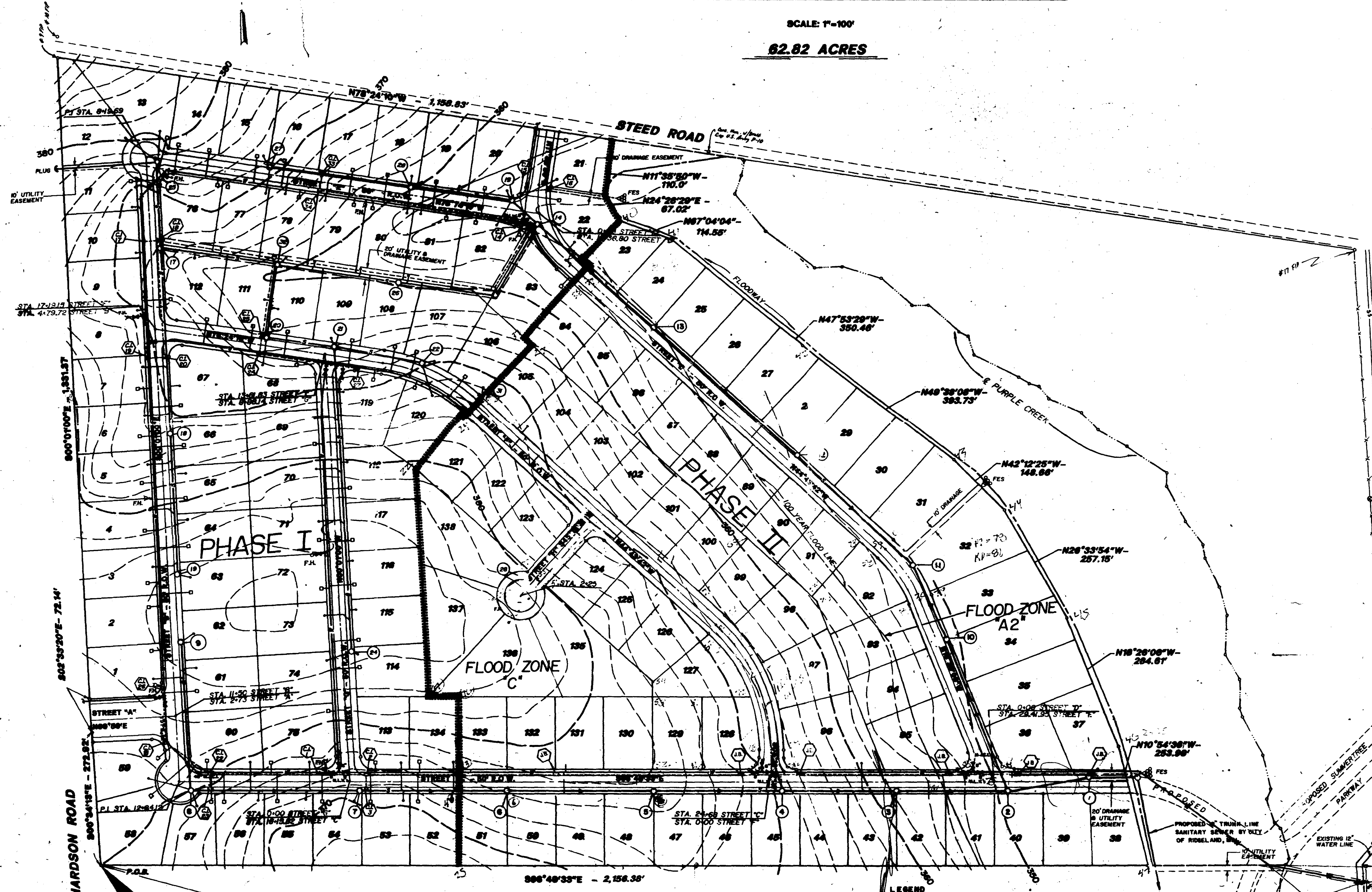
# VICINITY MAP

SCALE 1" = 2000'



# OLD AGENCY VILLAGE

SCALE 1"=100'  
62.82 ACRES



### LEGAL DESCRIPTION

A parcel of land lying and being situated in the NW 1/4 of Section 24, Township 7 North, Range 1 East, Madison County, Mississippi and being more particularly described as follows:

Commencing at a found 2 inch square iron rod representing the Northwest Corner of said Section 24; thence run South 00° 01' 00" East and along the West line of said Section 24 for a distance of 267.42 feet to the Southwest corner of the NW 1/4 of said Section 24, said point being in the right-of-way of Richardson Road and from said point; thence run South 86° 49' 33" East and along the South line of the NW 1/4 of said Section 24 for a distance of 5.84 feet to a set half-inch square iron rod on the Easterly right-of-way line of Richardson Road and the Point of Beginning of the following described tract of land; continue thence South 86° 49' 33" East and along the South line of the NW 1/4 of said Section 24 for a distance of 2156.38 feet; thence run North 10° 54' 36" West for a distance of 253.99 feet; thence run North 18° 26' 06" West for a distance of 284.60 feet; thence run North 24° 33' 54" West for a distance of 257.15 feet; thence run North 42° 16' 25" West for a distance of 148.66 feet; thence run North 49° 38' 08" West for a distance of 393.73 feet; thence run North 47° 53' 29" West for a distance of 350.46 feet; thence run North 67° 04' 04" West for a distance of 114.55 feet; thence run North 24° 28' 29" West for a distance of 67.02 feet; thence run North 11° 35' 50" East for a distance of 110.00 feet to a point on the Southerly right-of-way line of Steed Road; thence run North 78° 24' 10" West and along said Southerly right-of-way line for a distance of 1158.83 feet to a set half-inch square iron rod on the West line of Section 24, Township 7 North, Range 1 East, Madison County, Mississippi; thence run South 00° 01' 00" East and along said West line of Section 24 for a distance of 1311.37 feet to a set half-inch square iron rod on the Easterly right-of-way line of Richardson Road; run thence along the arc of a curve to the right in said right-of-way line for a distance of 72.18 feet, said curve having a radius of 608.06 feet and a chord of South 02° 33' 20" East with a distance of 72.14 feet to a set half-inch square iron rod at the Point of Tangency of said right-of-way lines; thence run South 00° 34' 13" East and along said right-of-way line for a distance of 272.92 feet back to the Point of Beginning of the above described tract of land, containing 62.82 acres, more or less.

OWNER  
OLD AGENCY VILLAGE  
DEVELOPMENT, INC.  
P.O. BOX 4  
CLINTON MS. 39056  
PHONE 686-6610

"AS-BUILT"

# PRELIMINARY SUBDIVISION PLAT

- LEGEND
- WATER LINE (Main)
  - WATER LINE (Service)
  - SANITARY SEWER MAIN/LE
  - STORM SEWER & CURB INLET
  - FIRE HYDRANT ASSEMBLY
  - MECHANICAL JOINT CAST IRON
  - MAIN LINE VALVE
  - JUNCTION BOX

F.I.R.M. COMMUNITY PANEL  
NUMBER 280228 0295 B  
DATED: JANUARY 2, 1990

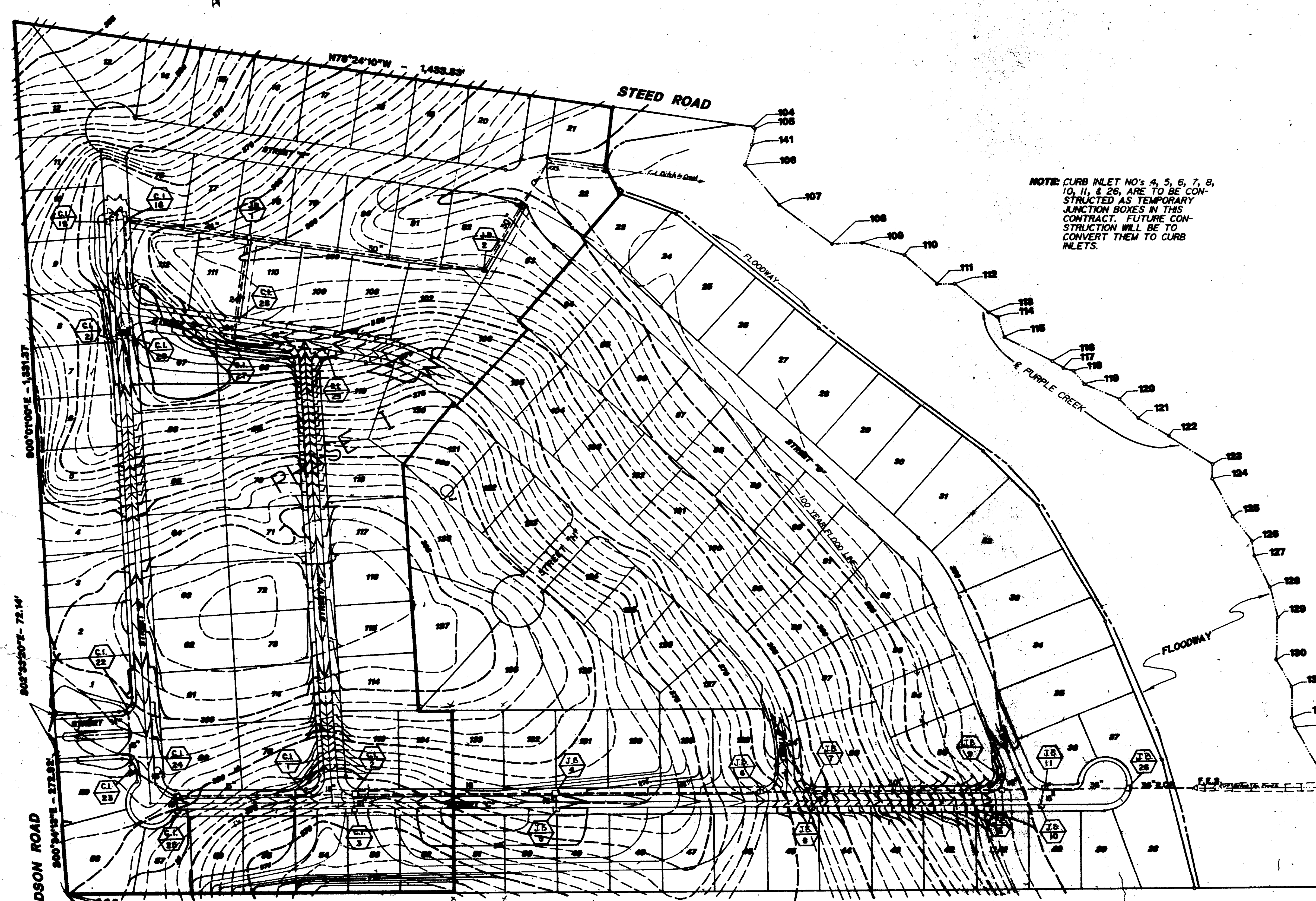
DWAYNE SHARP AND ASSOCIATES  
ENGINEERS SURVEYORS  
P.O. BOX 978, BRANSON, MISSISSIPPI 39047, (601) 686-1978



# OLD AGENCY VILLAGE PHASE I

## PURPLE CREEK TRAVERSE

COURSE	BEARING	DISTANCE
104	N34°40'59"W	3.82'
105	N5°35'16"W	33.59'
141	N20°49'37"E	38.4'
106	N56°54'16"W	108.16'
107	N50°2'36"W	124.36'
108	N55°18'54"W	57.23'
109	N70°40'4"W	63.50'
110	N49°37'56"W	64.89'
111	N57°11'52"W	36.09'
112	N42°48'07"W	81.04'
113	N58°32'15"W	20.24'
114	N51°0'28"W	38.50'
115	N58°16'16"W	104.76'
116	N53°40'4"W	23.79'
117	N58°20'4"W	21.84'
118	N58°32'06"W	31.48'
119	N58°20'28"W	74.84'
120	N40°09'3"W	48.93'
121	N73°39'11"W	68.32'
122	N53°52'46"W	100.29'
123	N08°19'37"E	23.98'
124	N54°45'47"W	63.82'
125	N54°10'57"W	38.32'
126	N1°38'16"W	28.30'
127	N20°33'23"W	68.87'
128	N5°30'17"W	81.67'
129	N08°46'05"E	60.54'
130	N2°39'46"W	60.80'
131	N01°05'3"E	38.42'
132	N0°22'55"W	18.70'
133	N2°42'42"W	68.70'
134	N08°08'2"W	70.28'
135	N7°20'05"E	22.70'
136	N4°08'07"W	50.83'
137	N4°29'30"W	18.50'
138	N0°00'33"W	63.63'
139	N7°38'33"E	15.09'
140		



## SITE GRADING & DRAINAGE

**DWAYNE SHARP AND ASSOCIATES**  
ENGINEERS - SURVEYORS  
P.O. BOX 119, BRADSON, MISSISSIPPI 39024-0119 601-588-1875

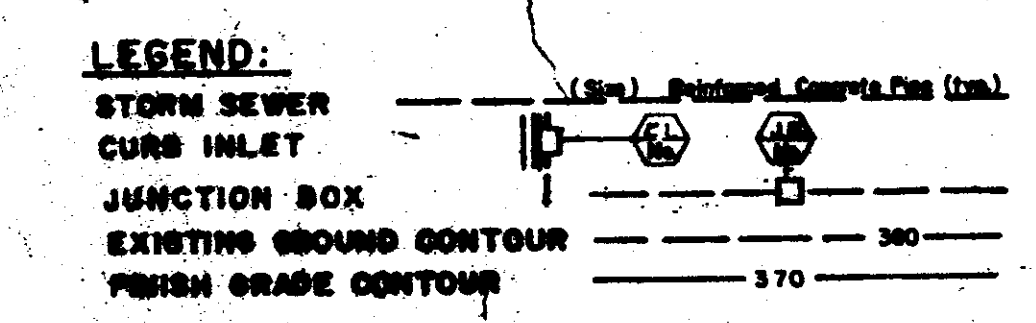
**"AS-BUILT"**

SHEET NO.



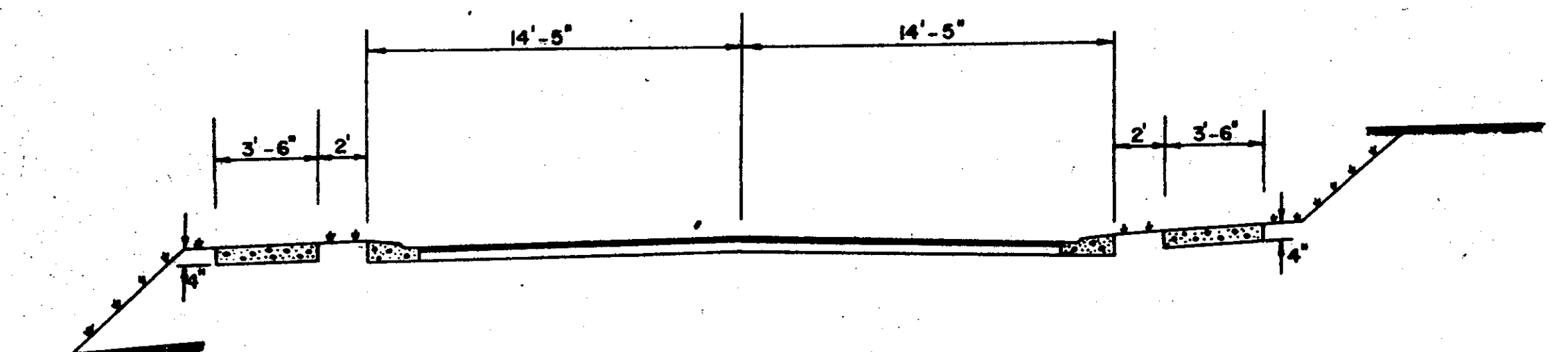
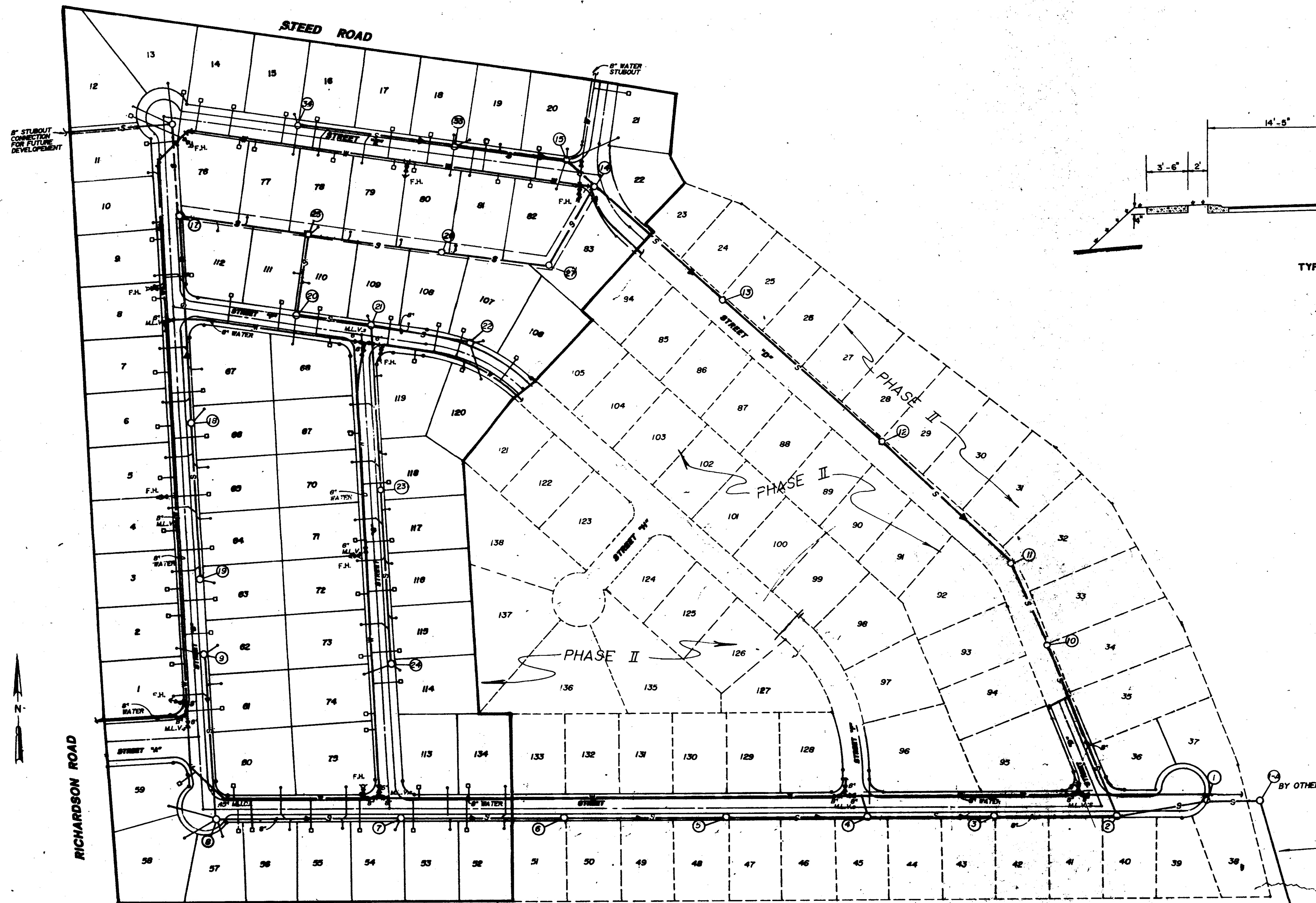
SW CORNER OF THE  
NW 1/4 OF SECTION  
24, MADISON COUNTY  
MISSISSIPPI

**SCALE: 1"=100'**



# OLD AGENCY VILLAGE

## PHASE I



TYPICAL SIDEWALK INSTALLATION  
 REQUIRED FOR ALL STREETS  
 PHASE I  
 NOT TO SCALE

**NOTE: WATER AND SEWER SERVICE OUTSIDE OF PHASE I ARE NOT TO BE CONSTRUCTED IN THIS CONTRACT. FIRE HYDRANT ASSEMBLIES NOT IN PHASE I ARE NOT TO BE CONSTRUCTED IN THIS CONTRACT.**

SANITARY SEWER MANHOLES NO'S 28, 29, 30, 31, & 32, ARE NOT PART OF THIS CONTRACT.

### WATER & SEWER

PROPOSED 12\"/>

**DWAYNE SHARP AND ASSOCIATES**  
 ENGINEERS SURVEYORS  
 P.O. BOX 514, BRANSON, MISSISSIPPI 39047, (601) 628-1076

SCALE: 1" = 100'

**LEGEND**

WATER LINE (Main)	
WATER LINE (Service)	
SANITARY SEWER MANHOLE	
STORM SEWER MANHOLE	
FIRE HYDRANT ASSEMBLY	
MECHANICAL JUNCTION BOX	
MAIN LINE VALVE	
JUNCTION BOX	
FUTURE DEVELOPMENT	

"AS-BUILT"

SHEET NO. 4





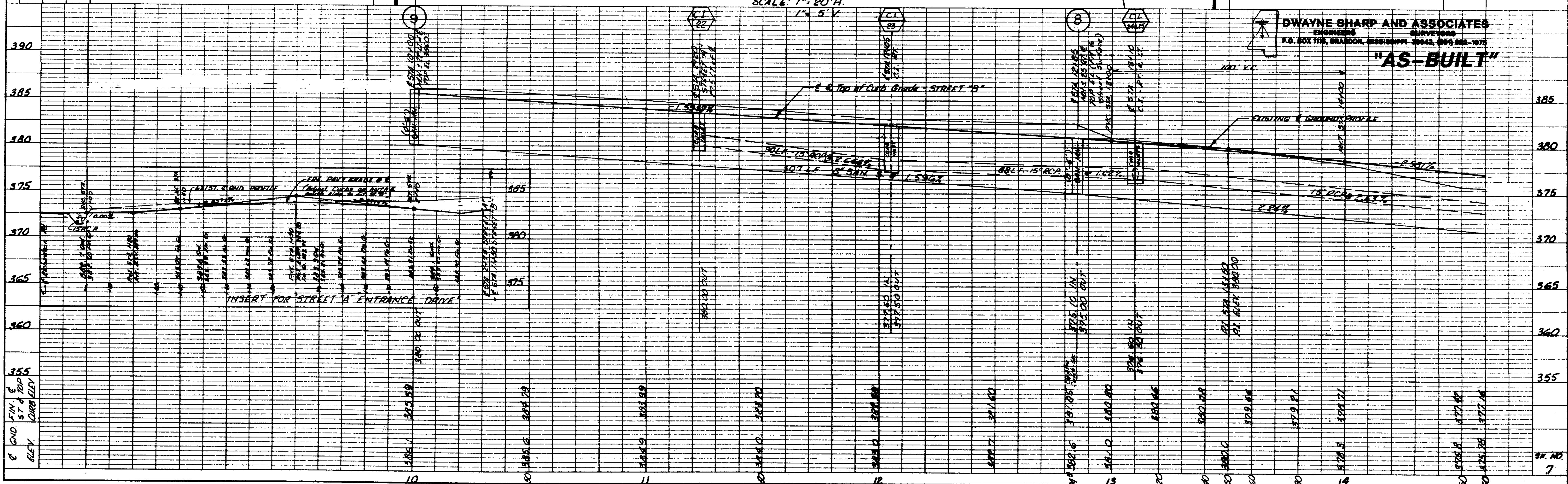
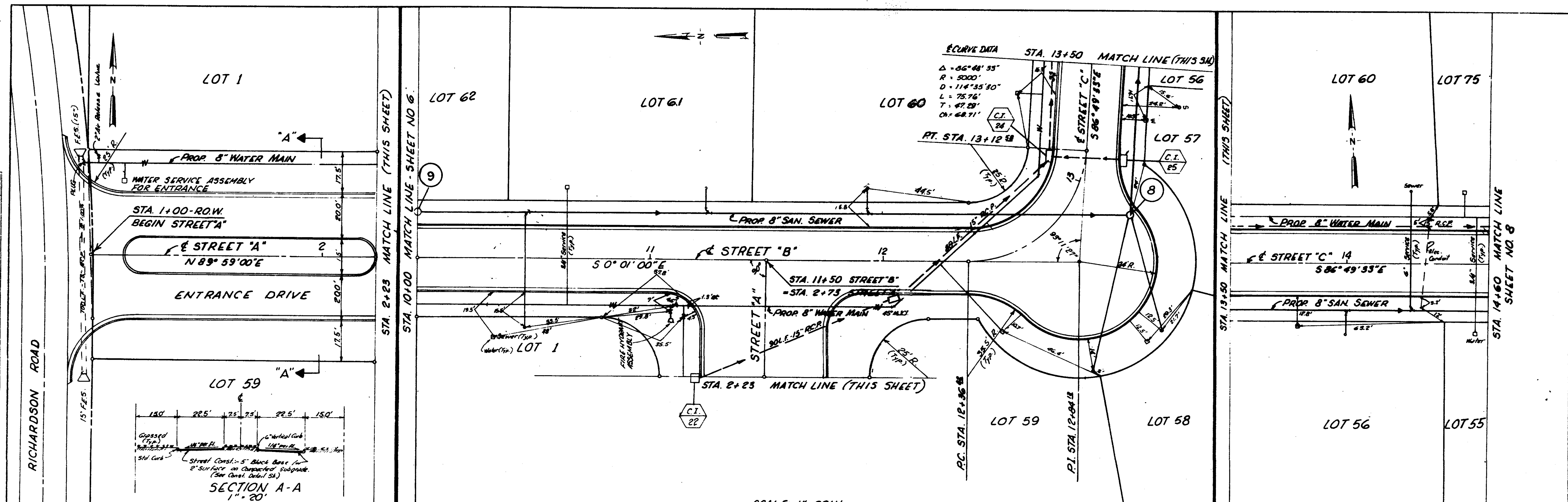






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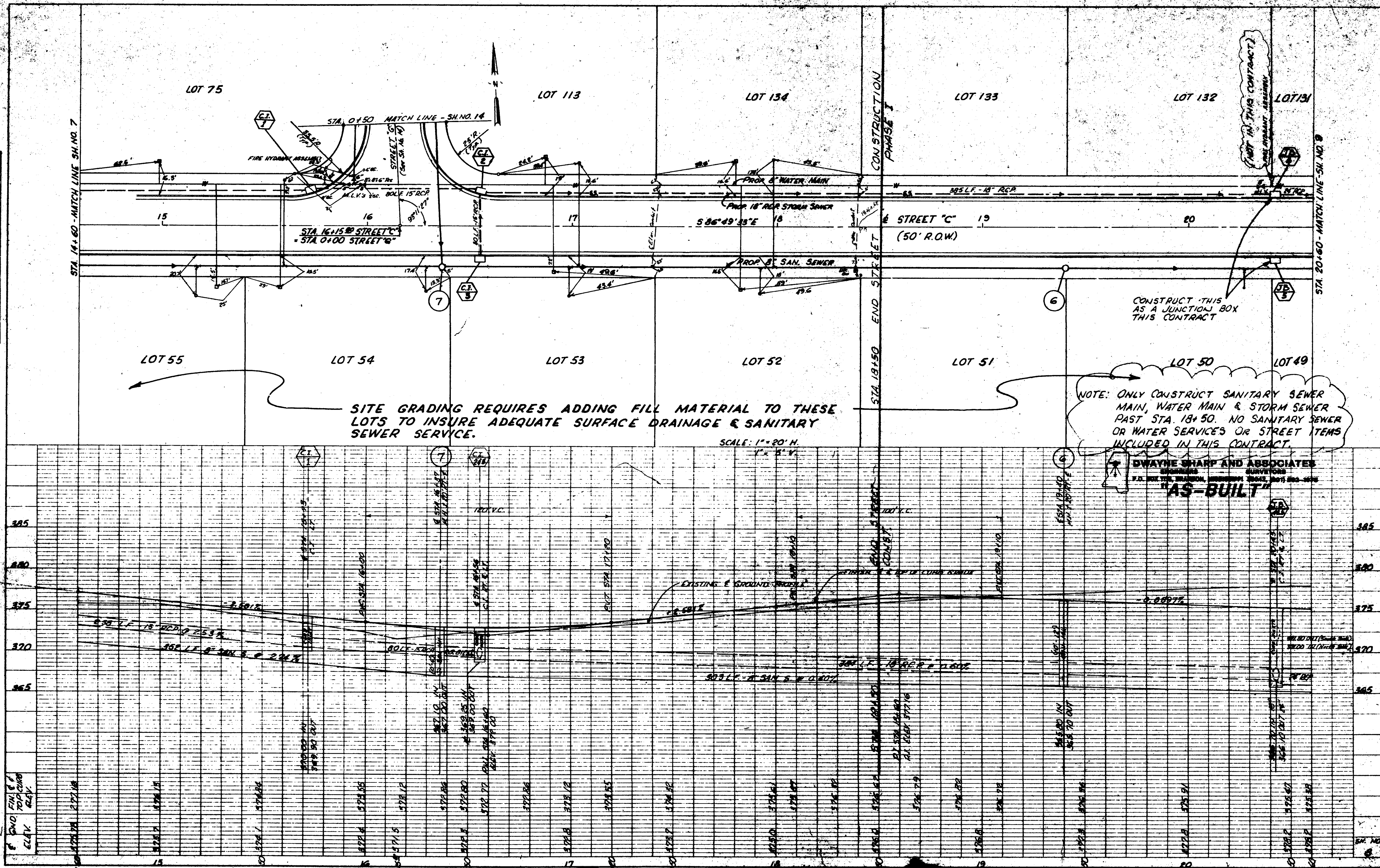
DWAYNE SHARP AND ASSOCIATES  
ENGINEERS SURVEYORS  
R.O. BOX 1718, BRADSON, MISSISSIPPI 39043, (601) 463-1072

"AS-BUILT"



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SITE GRADING REQUIRES ADDING FILL MATERIAL TO THESE LOTS TO INSURE ADEQUATE SURFACE DRAINAGE & SANITARY SEWER SERVICE.

SCALE: 1" = 20' H.  
1" = 5' V.

NOTE: ONLY CONSTRUCT SANITARY SEWER MAIN, WATER MAIN & STORM SEWER PAST STA. 18+50. NO SANITARY SEWER OR WATER SERVICES OR STREET ITEMS INCLUDED IN THIS CONTRACT.

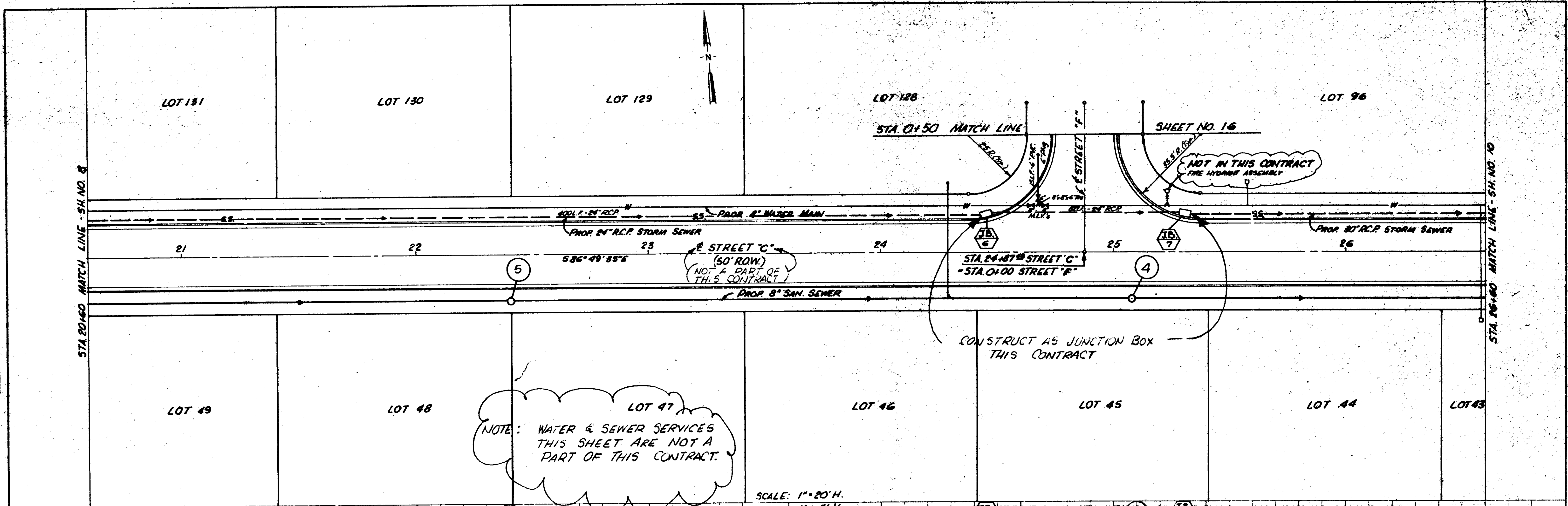
CONSTRUCT THIS AS A JUNCTION BOX THIS CONTRACT

DWAYNE SHARP AND ASSOCIATES  
SURVEYORS  
F.D. BOLTON, BRANSON, MISSOURI 65602, (417) 562-3676  
**AS-BUILT**



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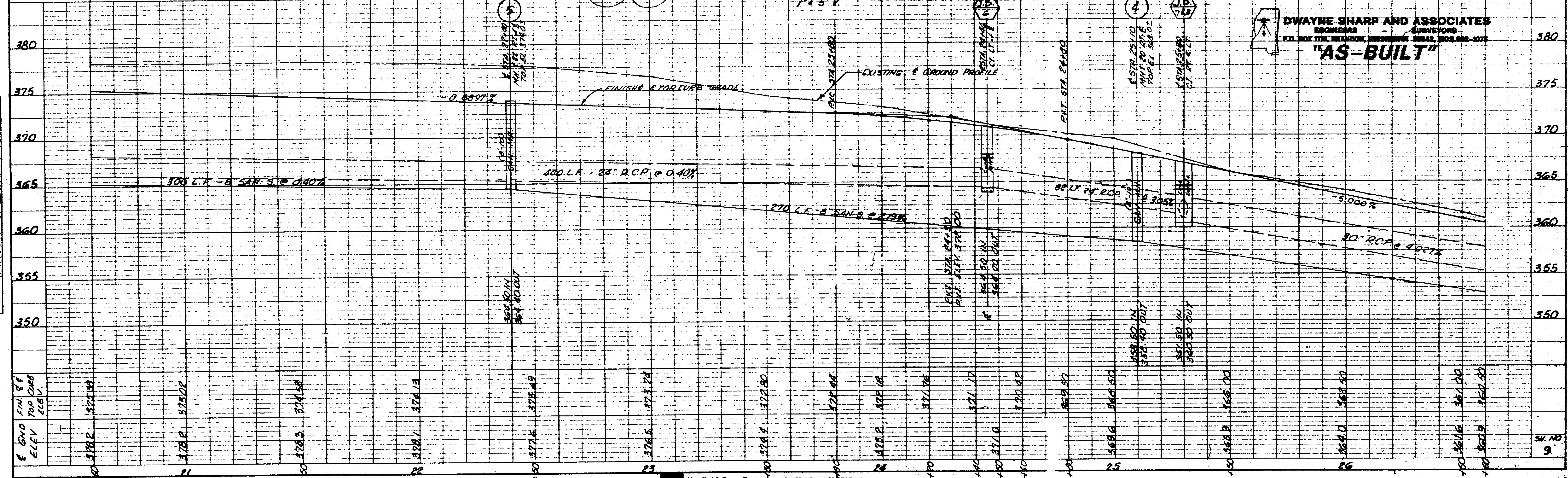
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NOTE: WATER & SEWER SERVICES THIS SHEET ARE NOT A PART OF THIS CONTRACT.

SCALE: 1" = 20' H.  
1" = 5' V.

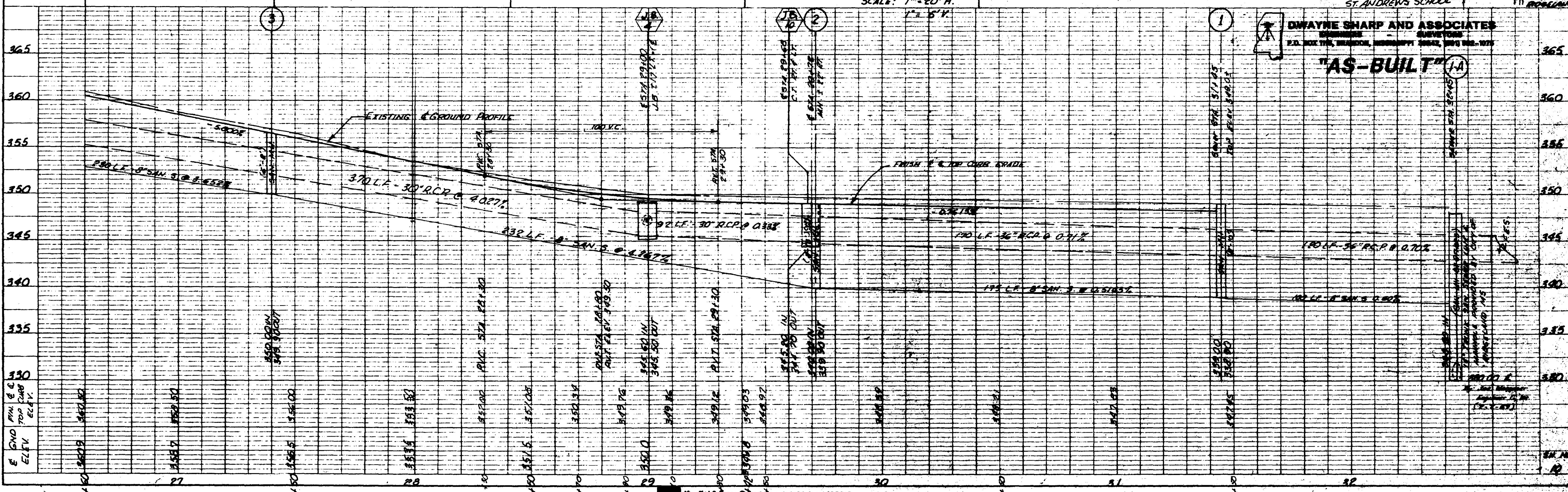
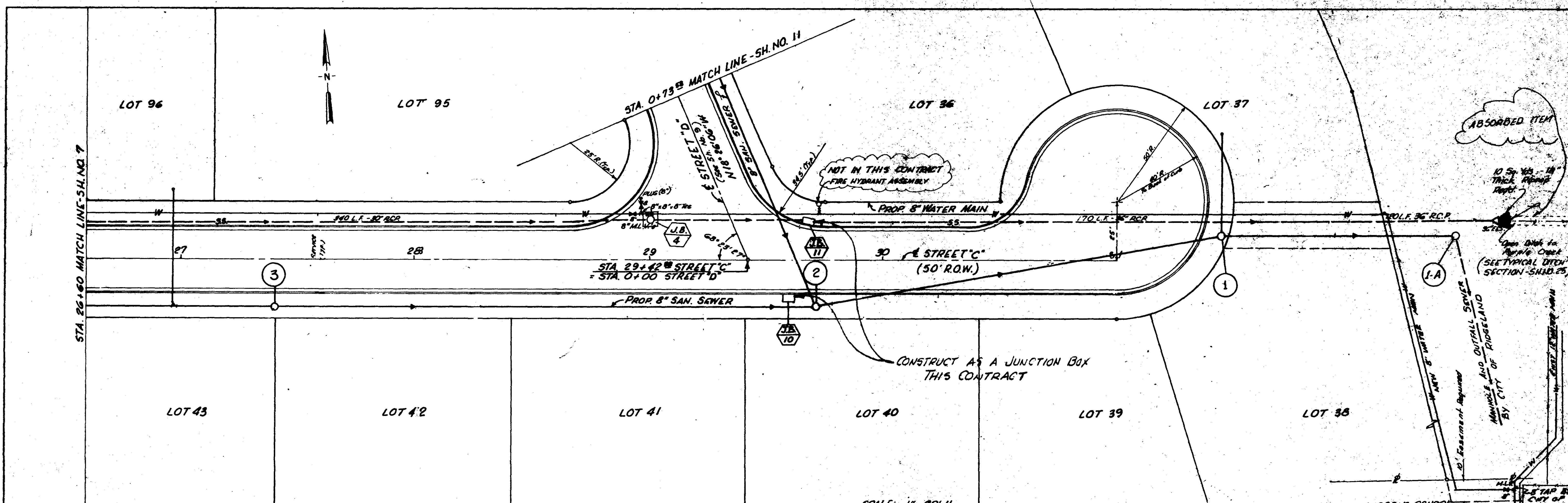
DWAYNE SHARP AND ASSOCIATES  
ENGINEERS SURVEYORS  
P.O. BOX 578, BRANSON, MISSOURI 64622, 417-239-3075  
**"AS-BUILT"**





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DWAYNE SHARP AND ASSOCIATES  
 ENGINEERS - SURVEYORS  
 210 BOX 178, BRADDOCK, MISSISSIPPI 39022, 601-882-1025

"AS-BUILT" I-A

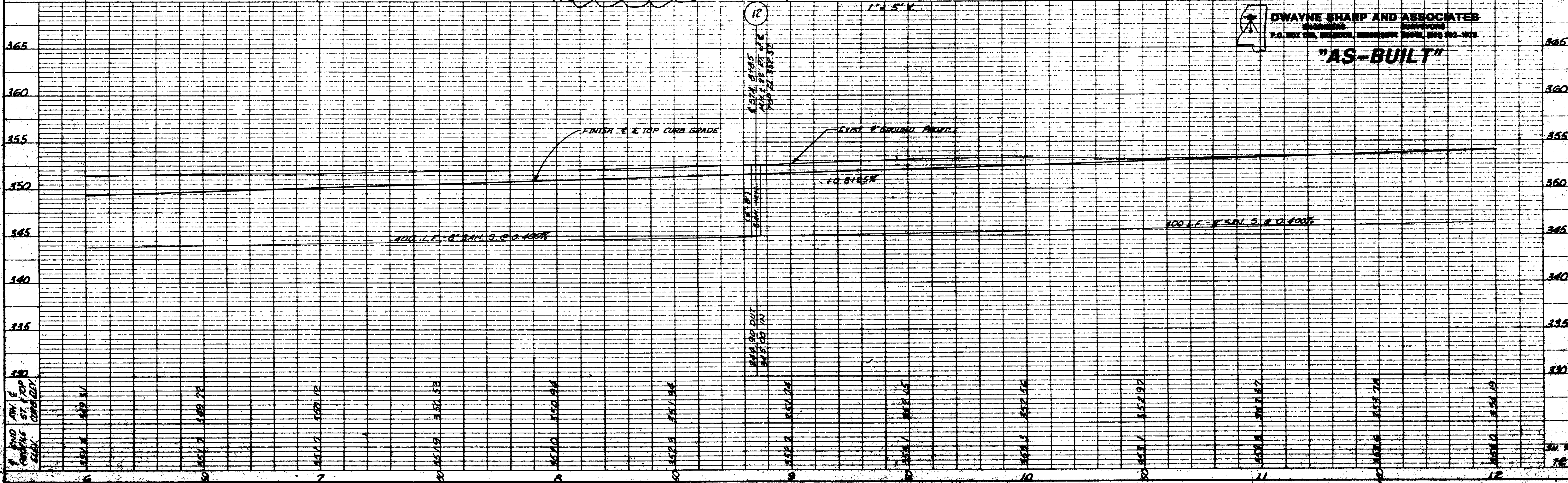
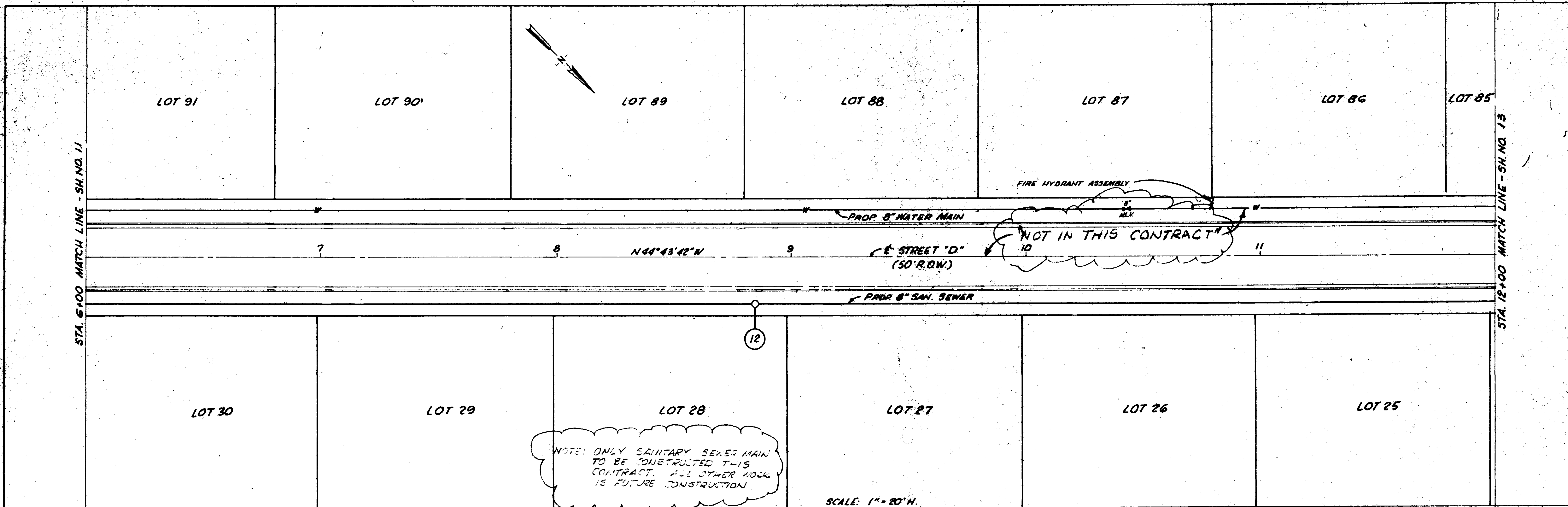




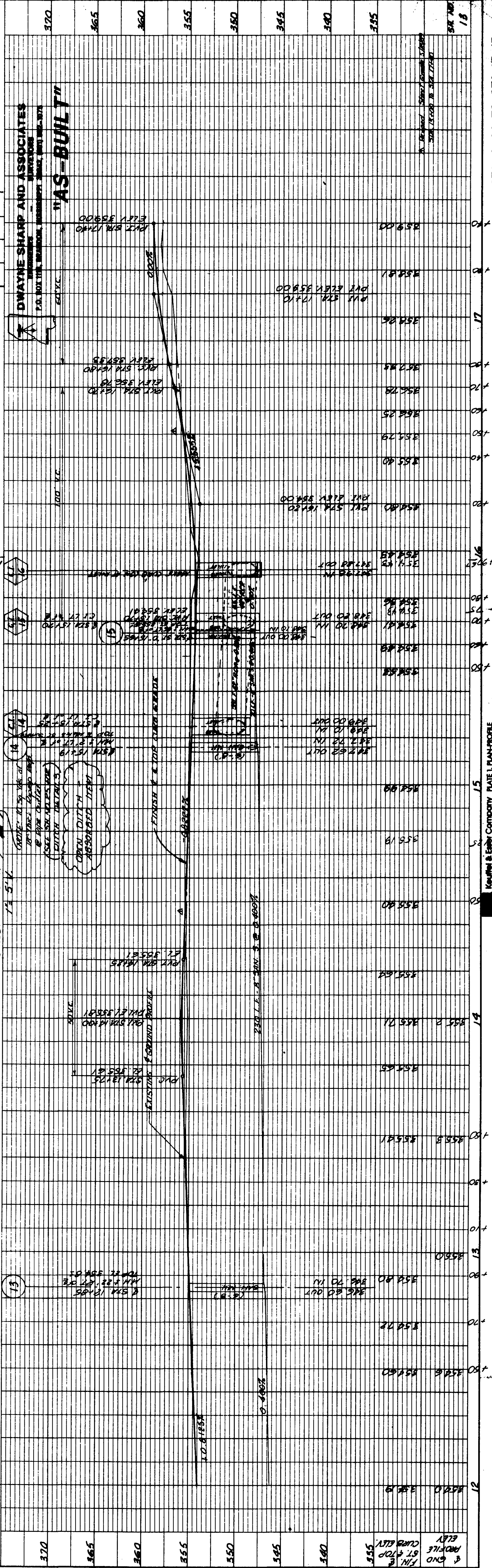
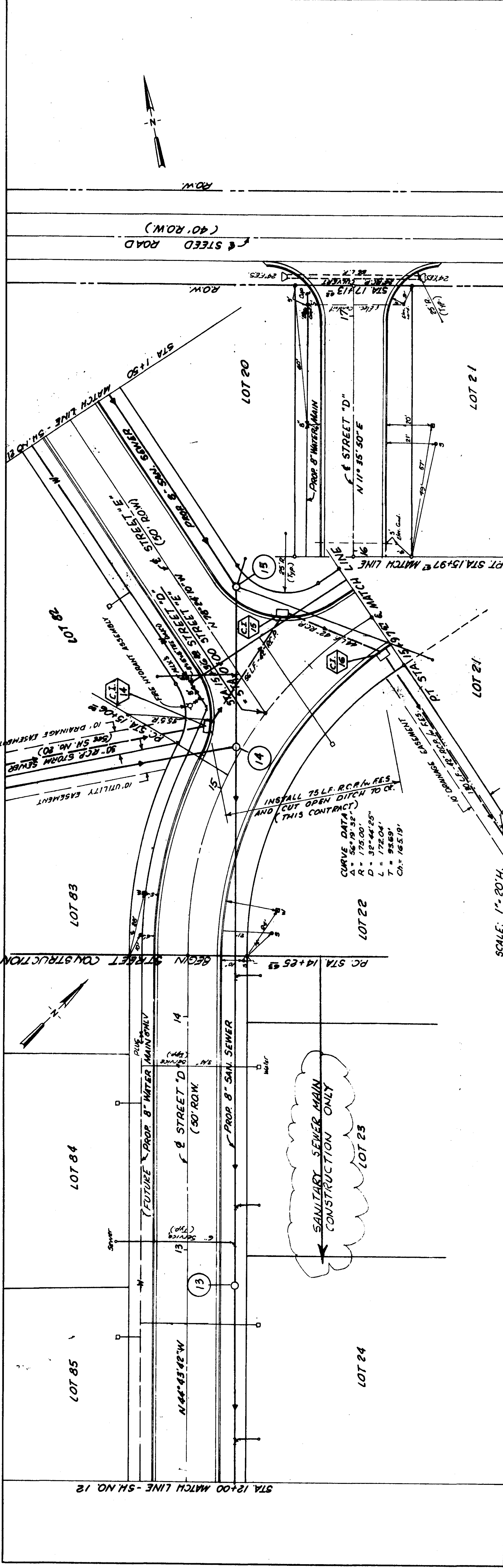


PLAN	DATE
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NO. OF SHEETS	
NO.	

PROFILE	DATE
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NO. OF SHEETS	
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STA 12+00 TO STA 17+13  
 STREET "D"  
 DWAYNE SHARP AND ASSOCIATES  
 ENGINEERS  
 1000 N. 10th St., Suite 100, Lincoln, NE 68502  
 PHONE: (402) 441-1111  
 FAX: (402) 441-1112  
 PROJECT NO. 15-0000-10-0000-0000  
 SHEET NO. 15

**PLAN**

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 DATE: \_\_\_\_\_  
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 IN CHARGE: \_\_\_\_\_  
 DATE: \_\_\_\_\_

**PROFILE**

DATE	BY	REVISION

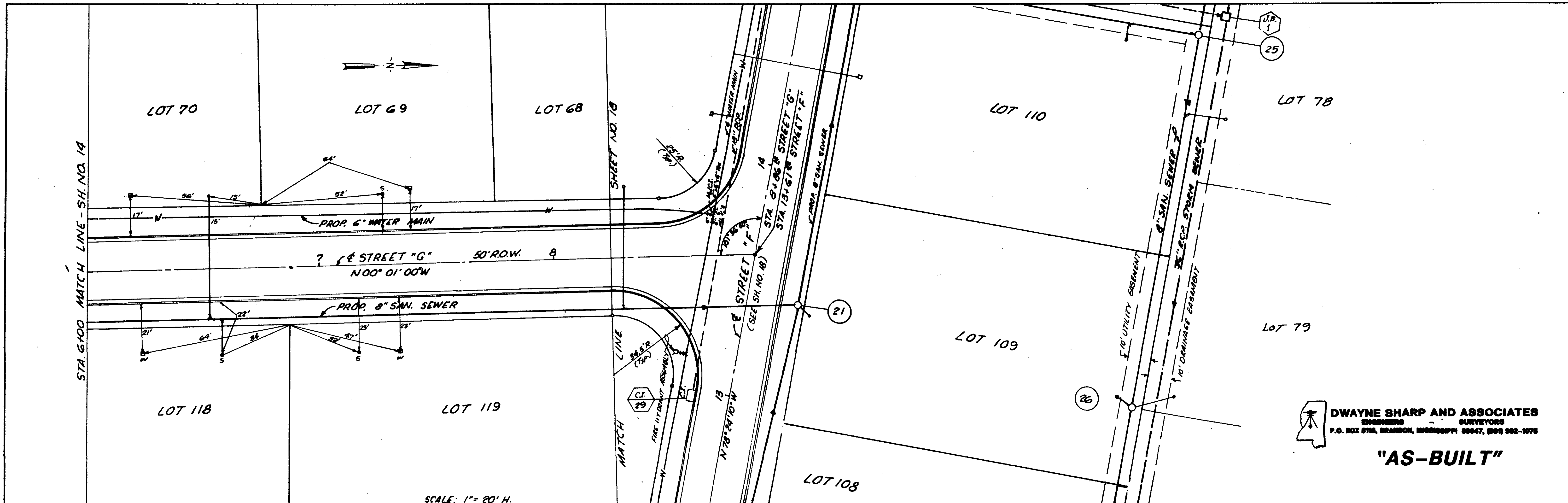
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 DATE: \_\_\_\_\_







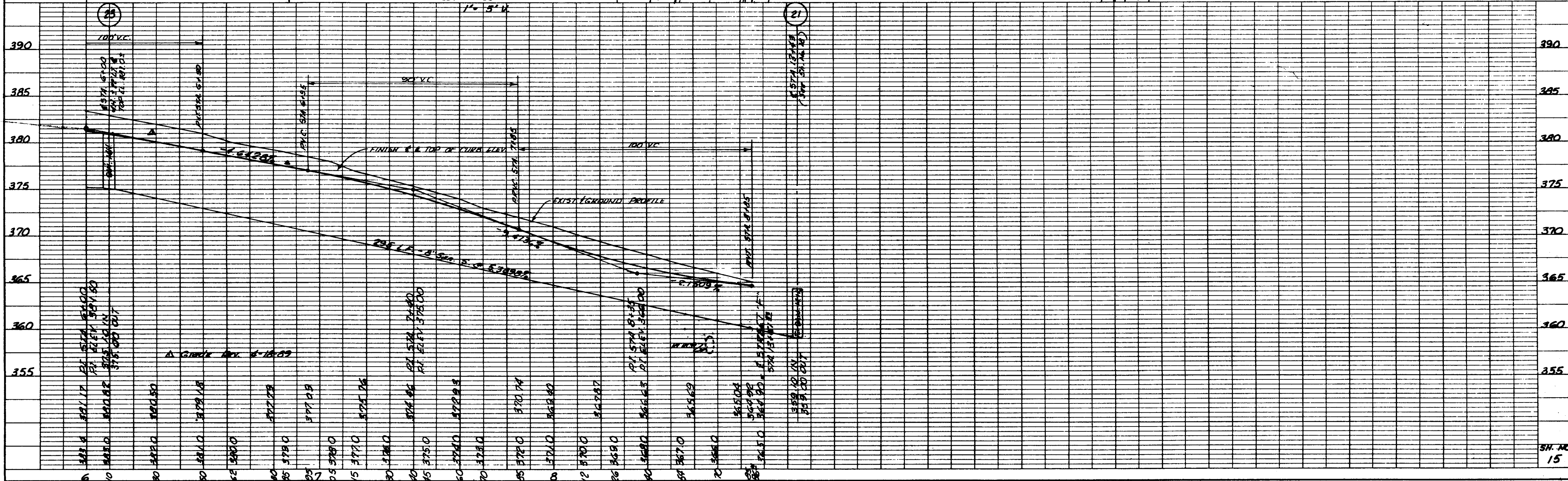
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DWAYNE SHARP AND ASSOCIATES  
 SURVEYORS  
 P.O. BOX 578, BRANSON, MISSOURI 65617, (800) 982-1076

**"AS-BUILT"**

PROFILE	DATE
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Keuffel & Esser Company PLATE 1, PLAN-PROFILE  
 45 7028 Made in U.S.A.

STA. 6+00 TO STA. 8+86.14  
 STREET "G"

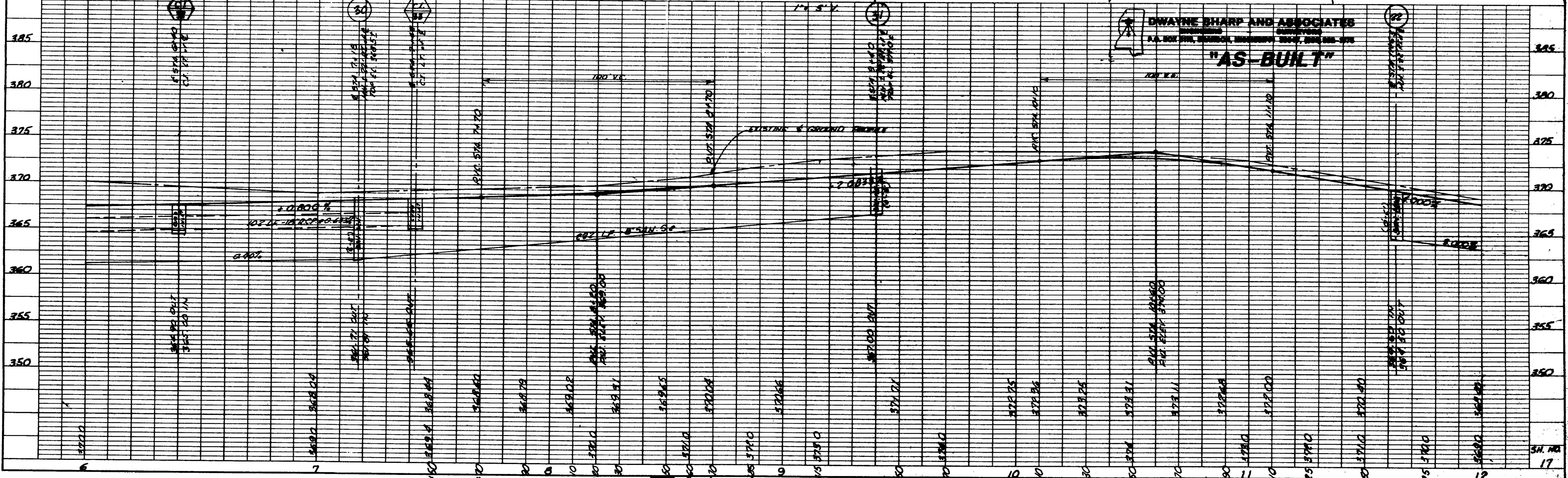
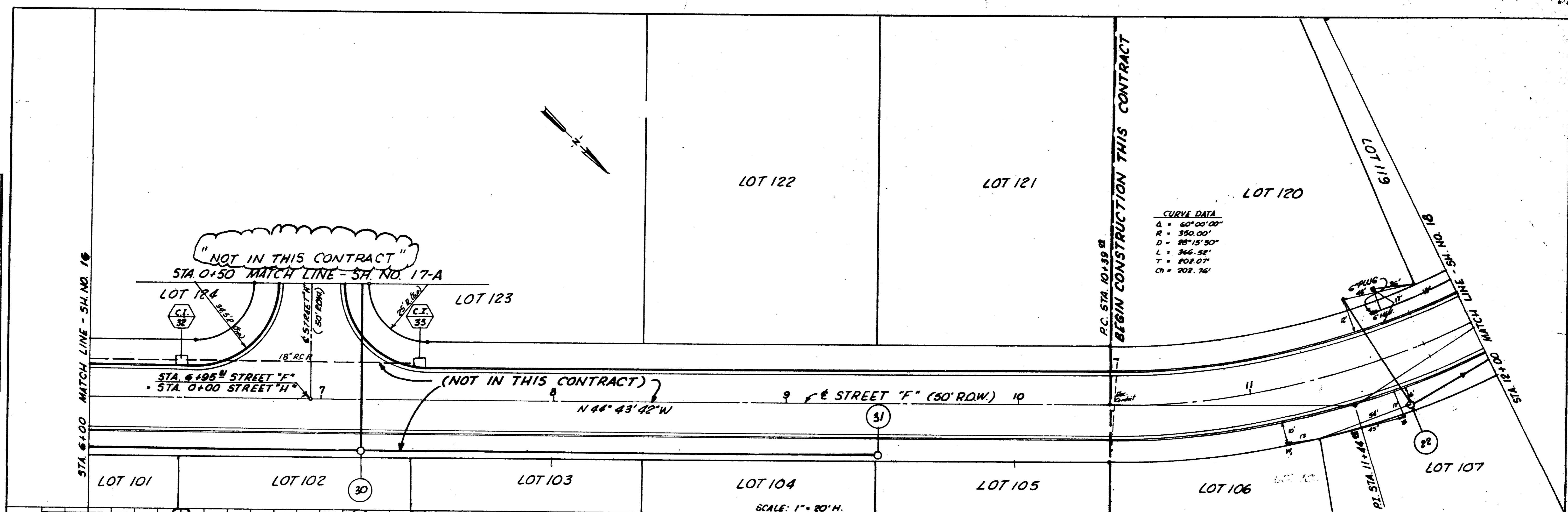






PLAN	DATE
NOTE BOOK	
NO.	

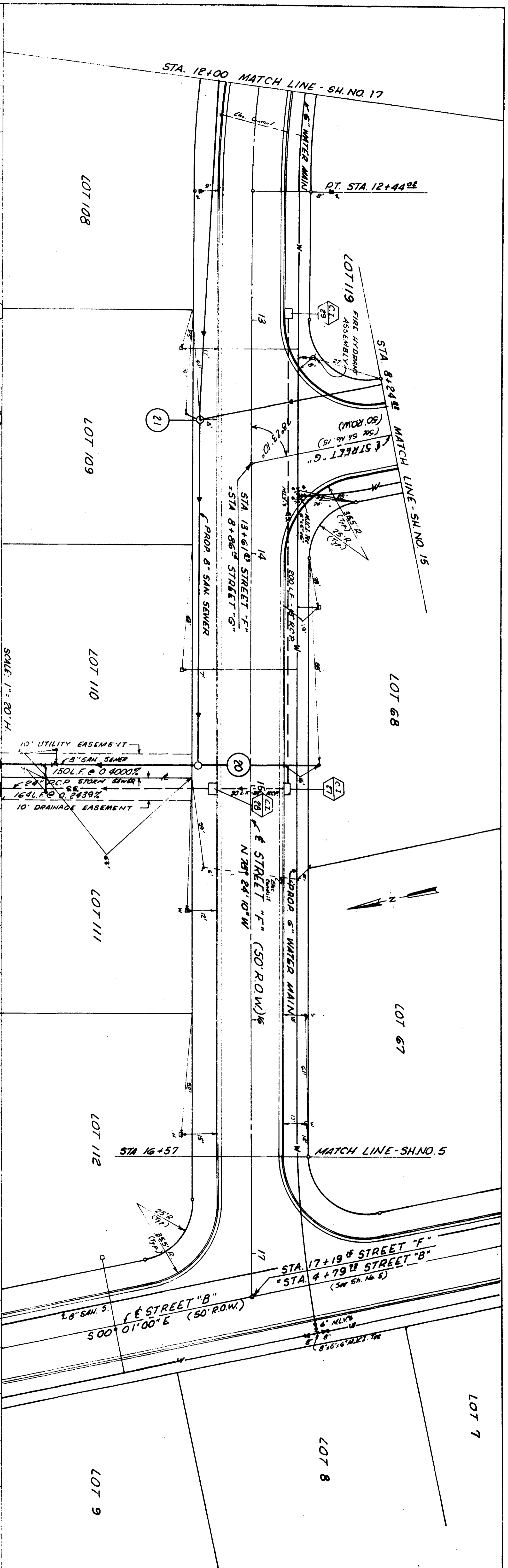
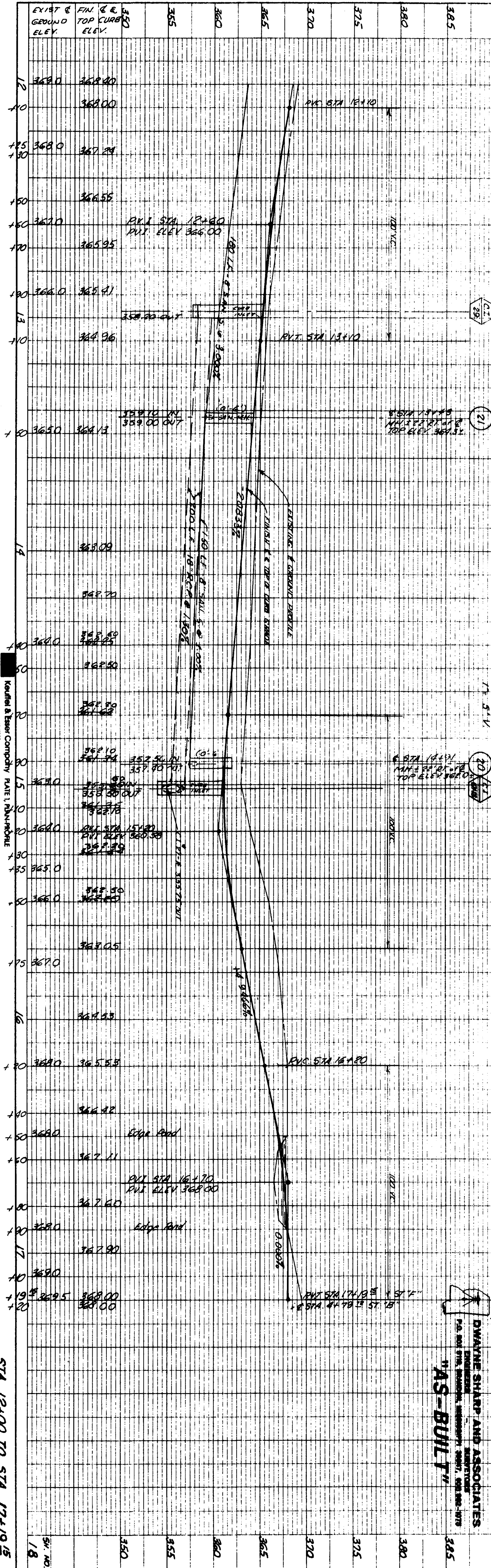
PROFILE	DATE
NOTE BOOK	
NO.	





PROFILE		BY	DATE
REVISED			
PROJECT			
CONTRACT			
NO.			
STRUCTURE NOTATIONS CHECKED			

PLAN		BY	DATE
REVISED			
PROJECT			
CONTRACT			
NO.			
ALIGNMENT CHECKED			
BY OR WAY CHECKED			



**DWAYNE SHARP AND ASSOCIATES**  
 ENGINEER  
 P.O. BOX 574, BOSTON, MASSACHUSETTS 02111, TEL: 552-884-9078  
**AS-BUILT**

STA. 12+00 TO STA. 17+19.5  
 STREET "E"

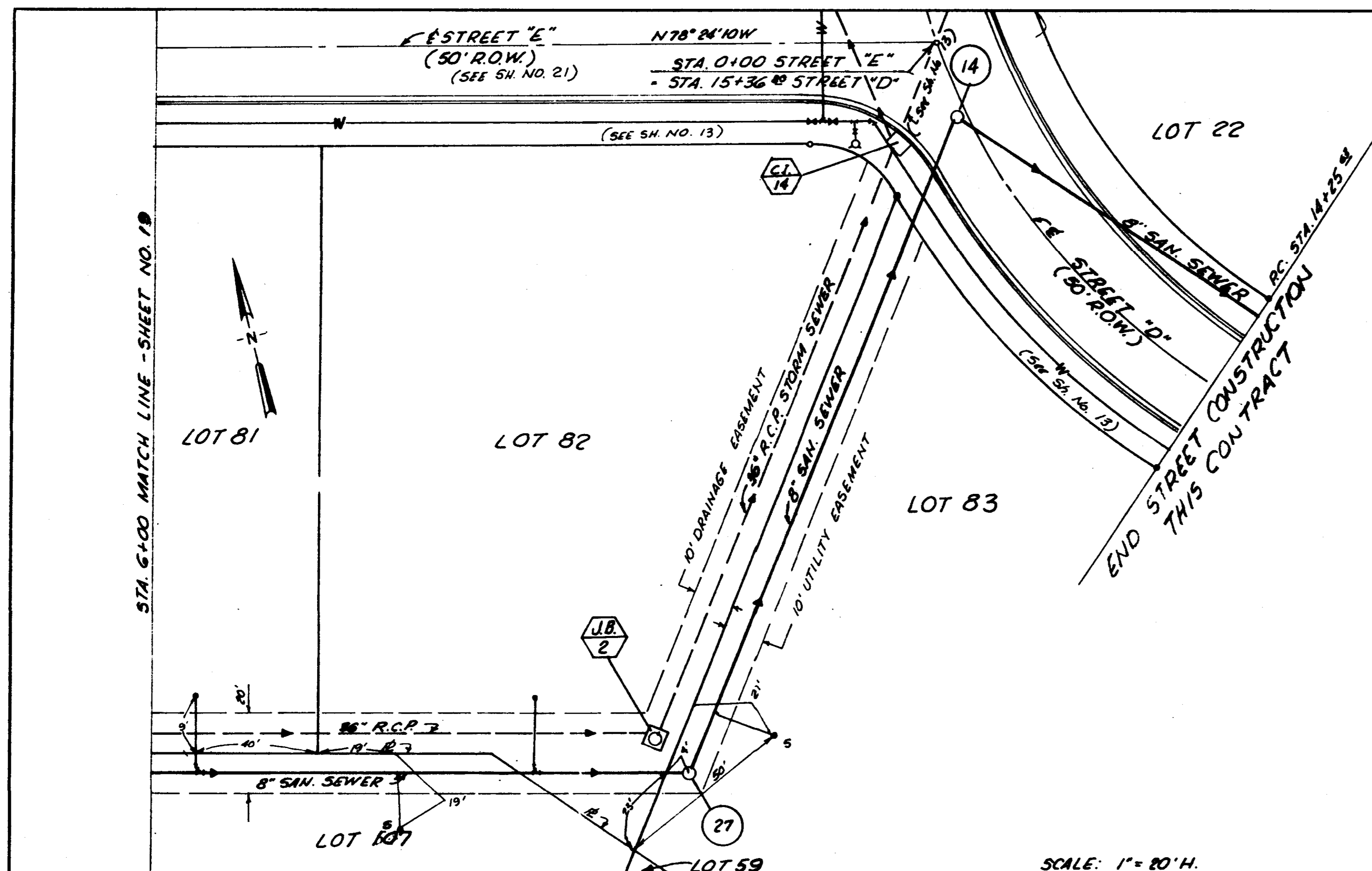
Vertical & Elevation Company, Inc., Danvers, MA  
 2010



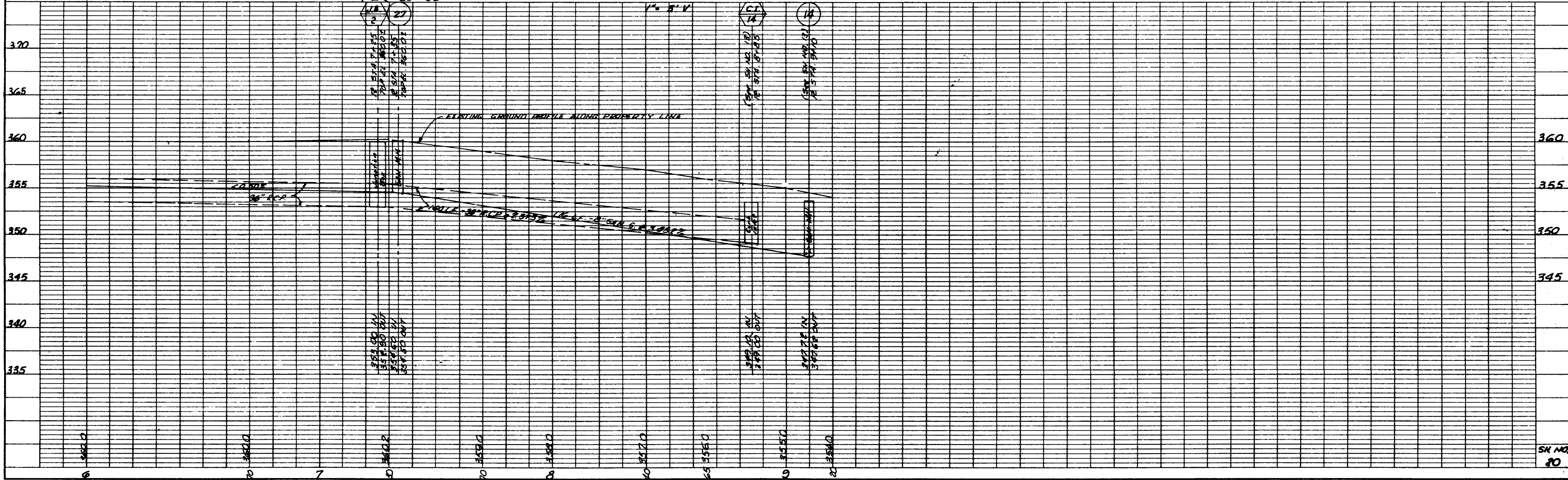




PLAN	DATE
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NOTE BOOK	
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PROFILE	DATE
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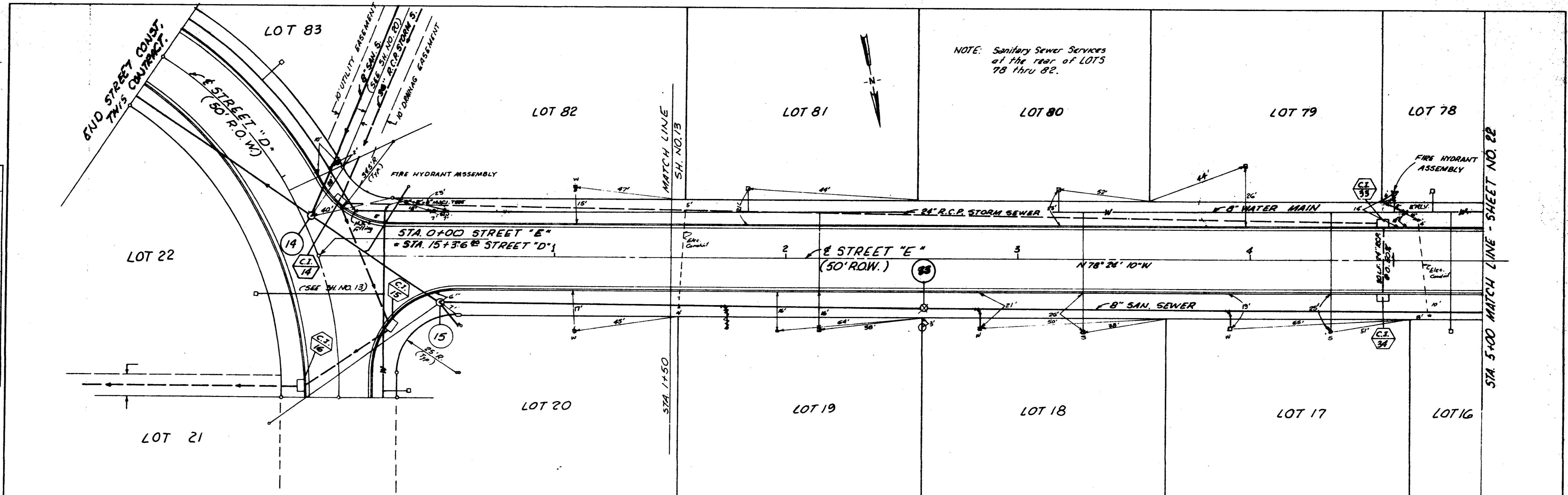


**DWAYNE SHARP AND ASSOCIATES**  
ENGINEERS SURVEYORS  
P.O. BOX 5716, BRANDON, MISSISSIPPI 39047, (601) 662-1976  
**"AS-BUILT"**



PLAN  
 DATE  
 BY  
 CHECKED  
 APPROVED  
 NOTE BOOK NO.  
 STRUCTURE NOTATION SHEET

PROFILE  
 DATE  
 BY  
 CHECKED  
 APPROVED  
 NOTE BOOK NO.  
 STRUCTURE NOTATION SHEET



SCALE: 1" = 20' H.  
 1" = 5' V.

"AS-BUILT"

DWAYNE SHARP AND ASSOCIATES  
 ENGINEERS  
 1001 N. 10th Street, Lincoln, Nebraska 68502-2000

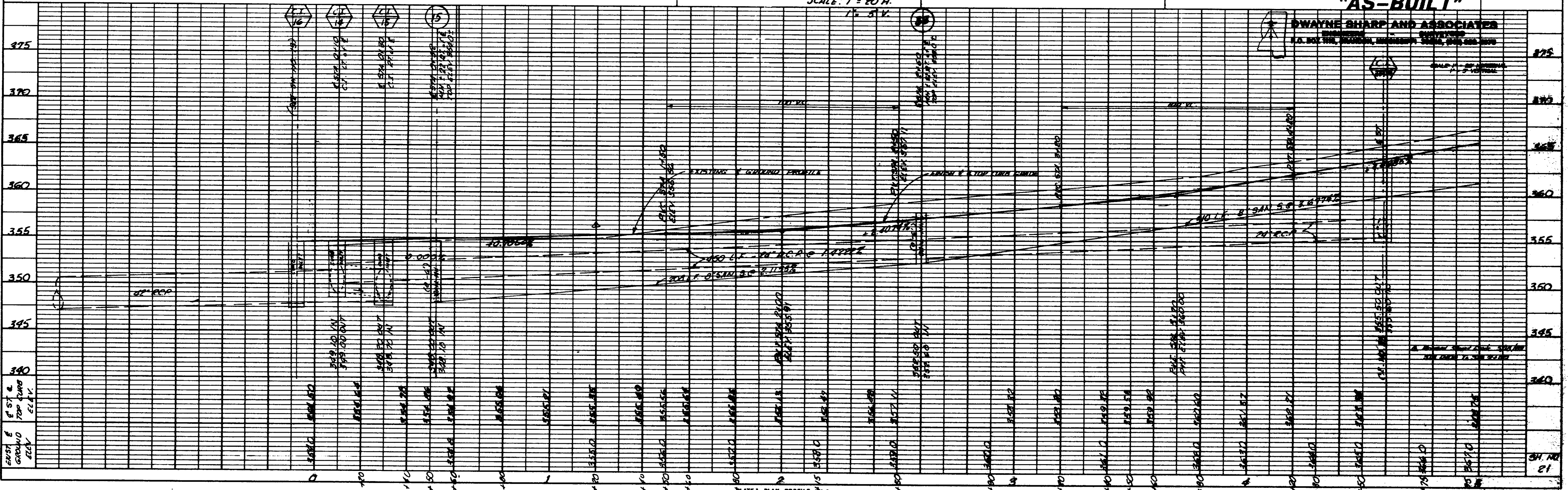


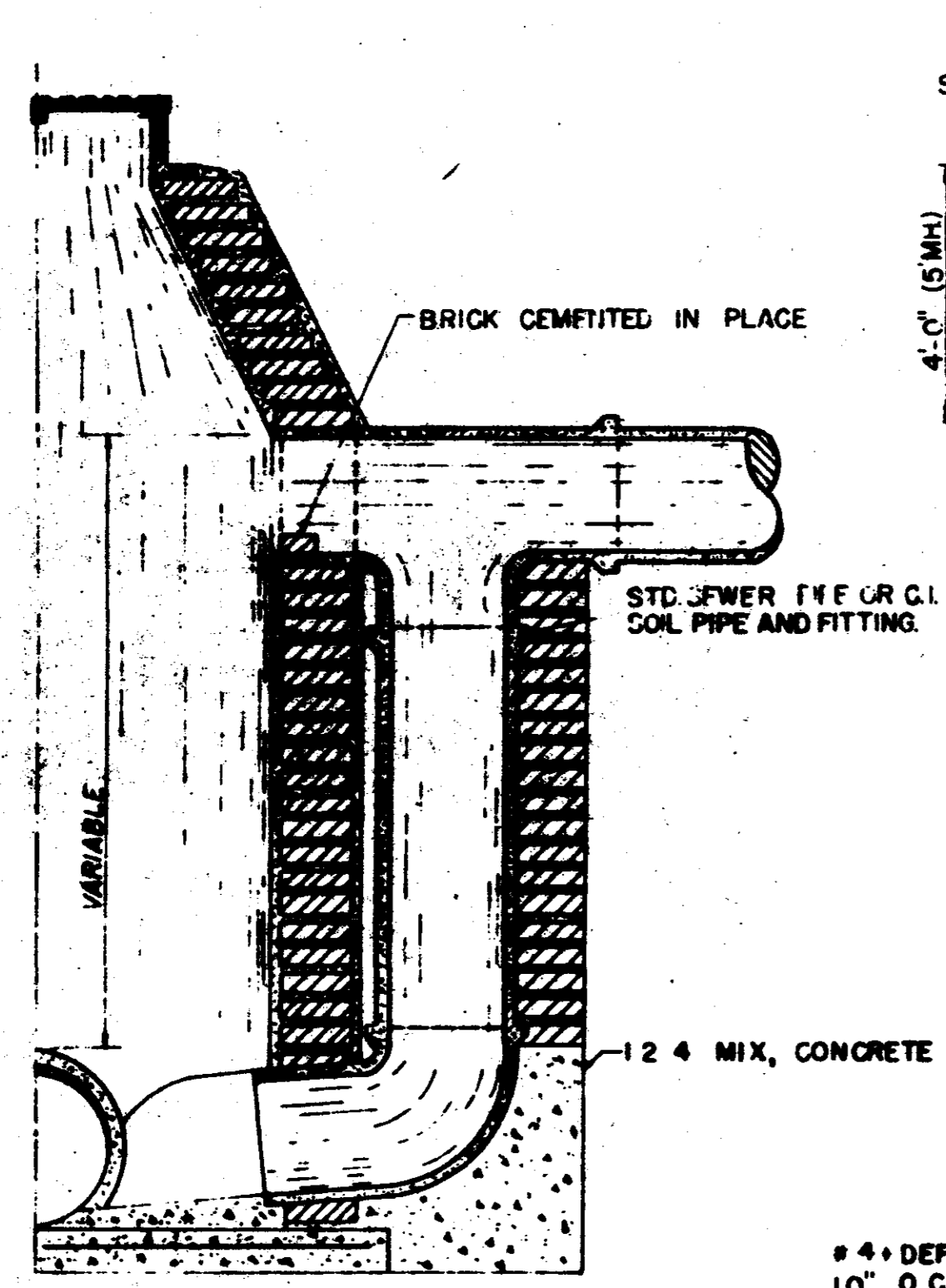
PLATE 1. PLAN - PROFILE - STA. 0+00 TO STA. 5+00  
 CLEARPRINT PAPER 24" x 36"  
 NO. 1000-1

STA. 0+00 TO STA. 5+00  
 STREET "E"

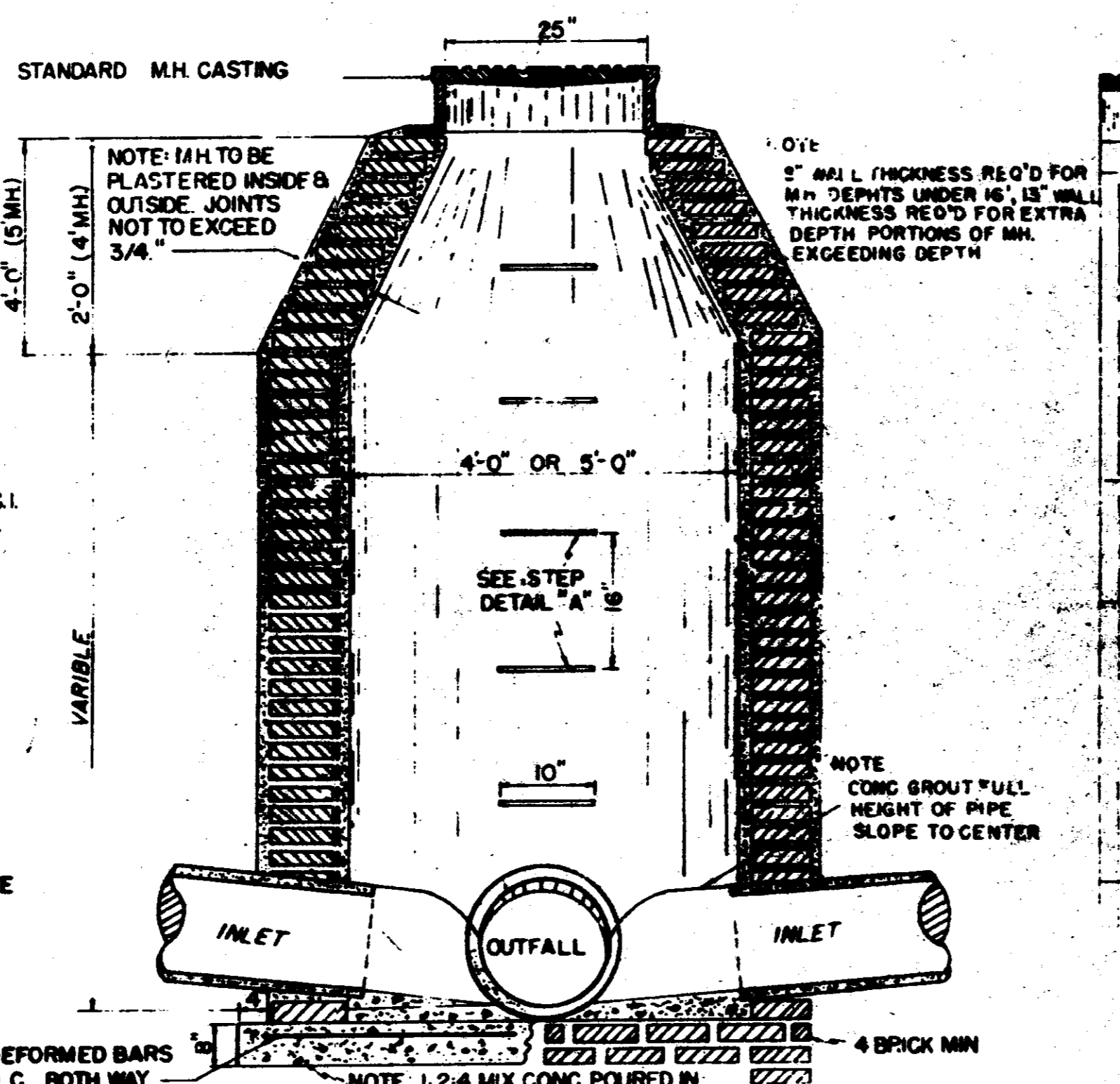




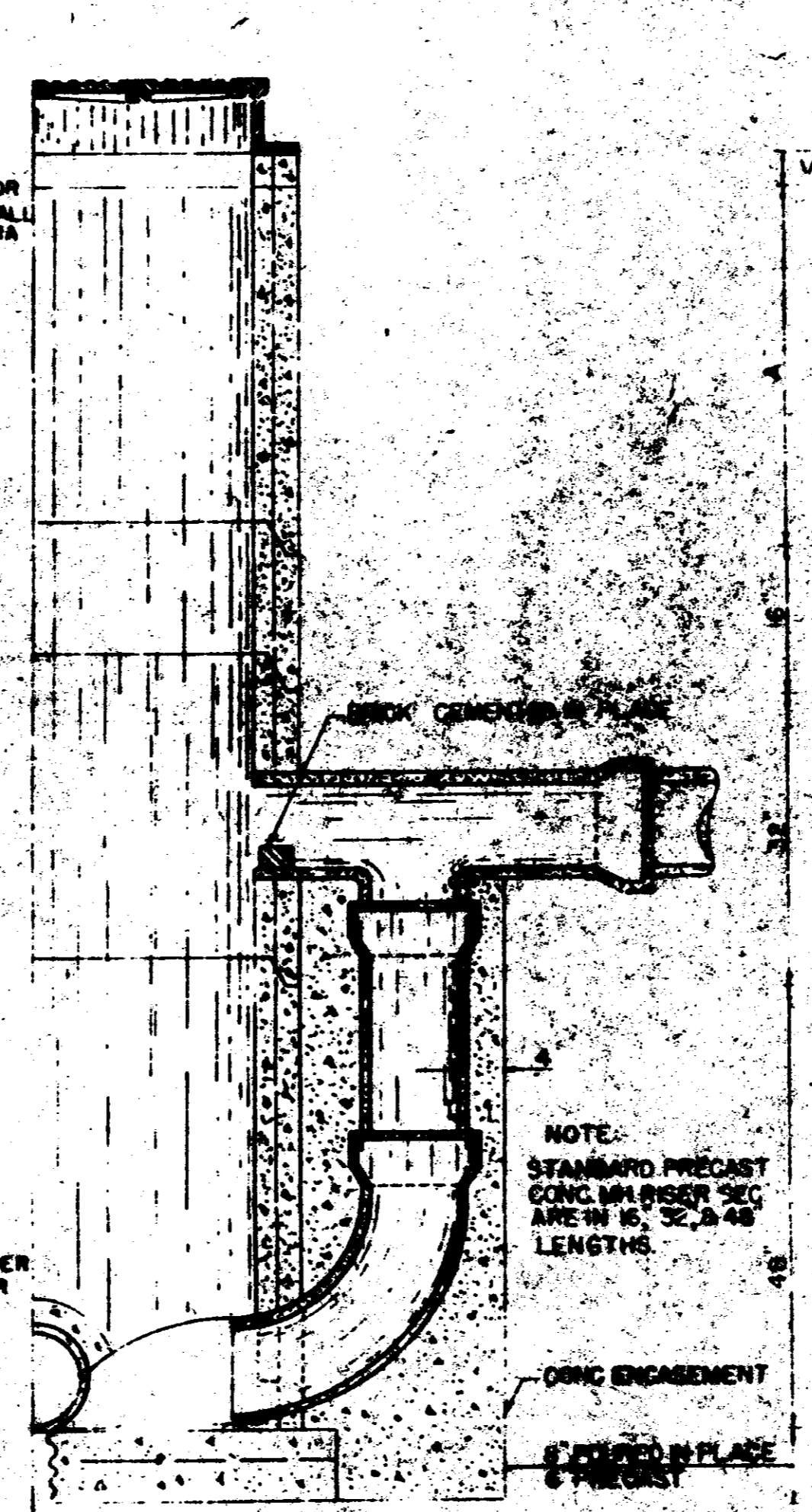




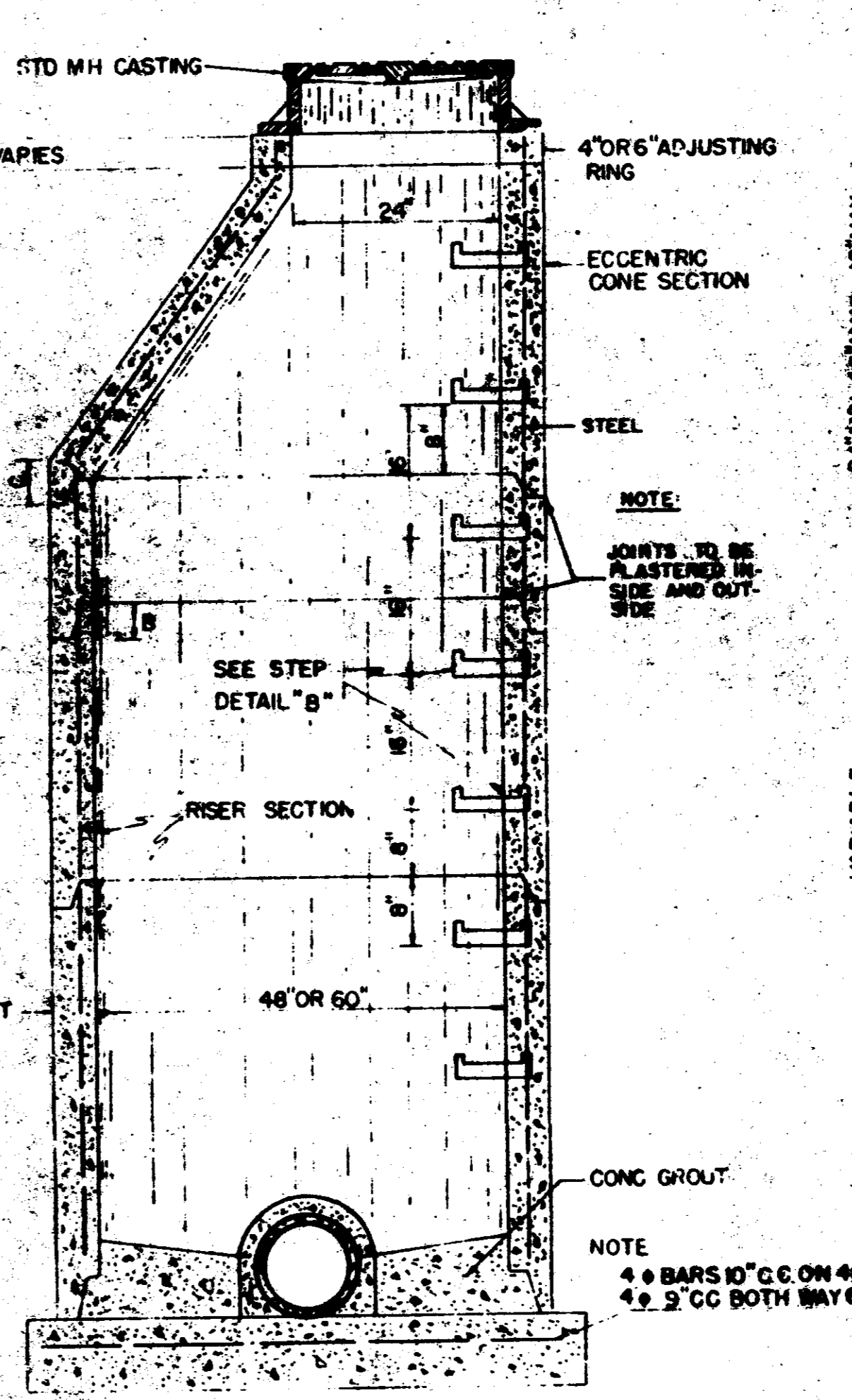
**SECTION BRICK MANHOLE WITH DROP CONNECTION**



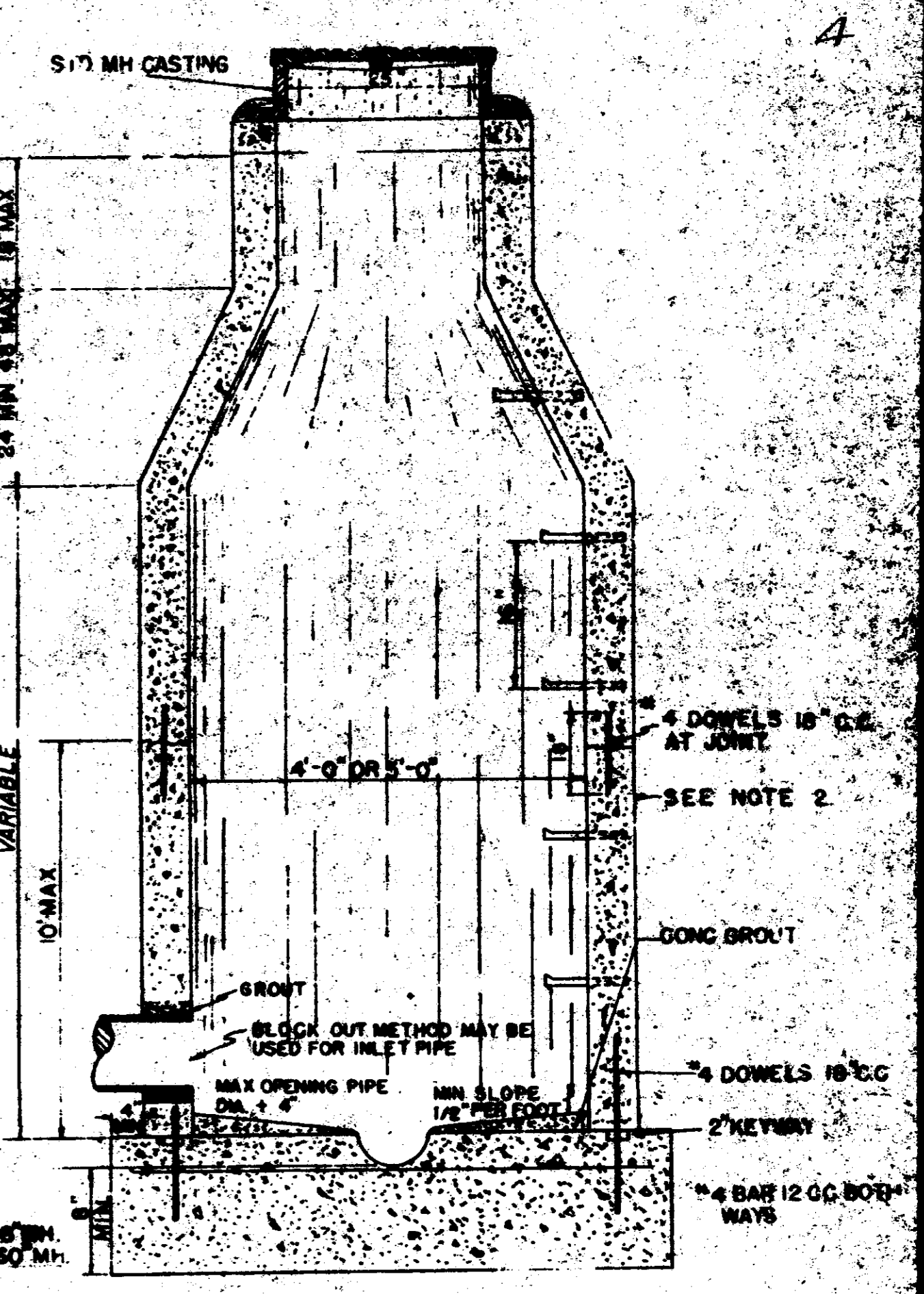
**SECTION BRICK MANHOLE**



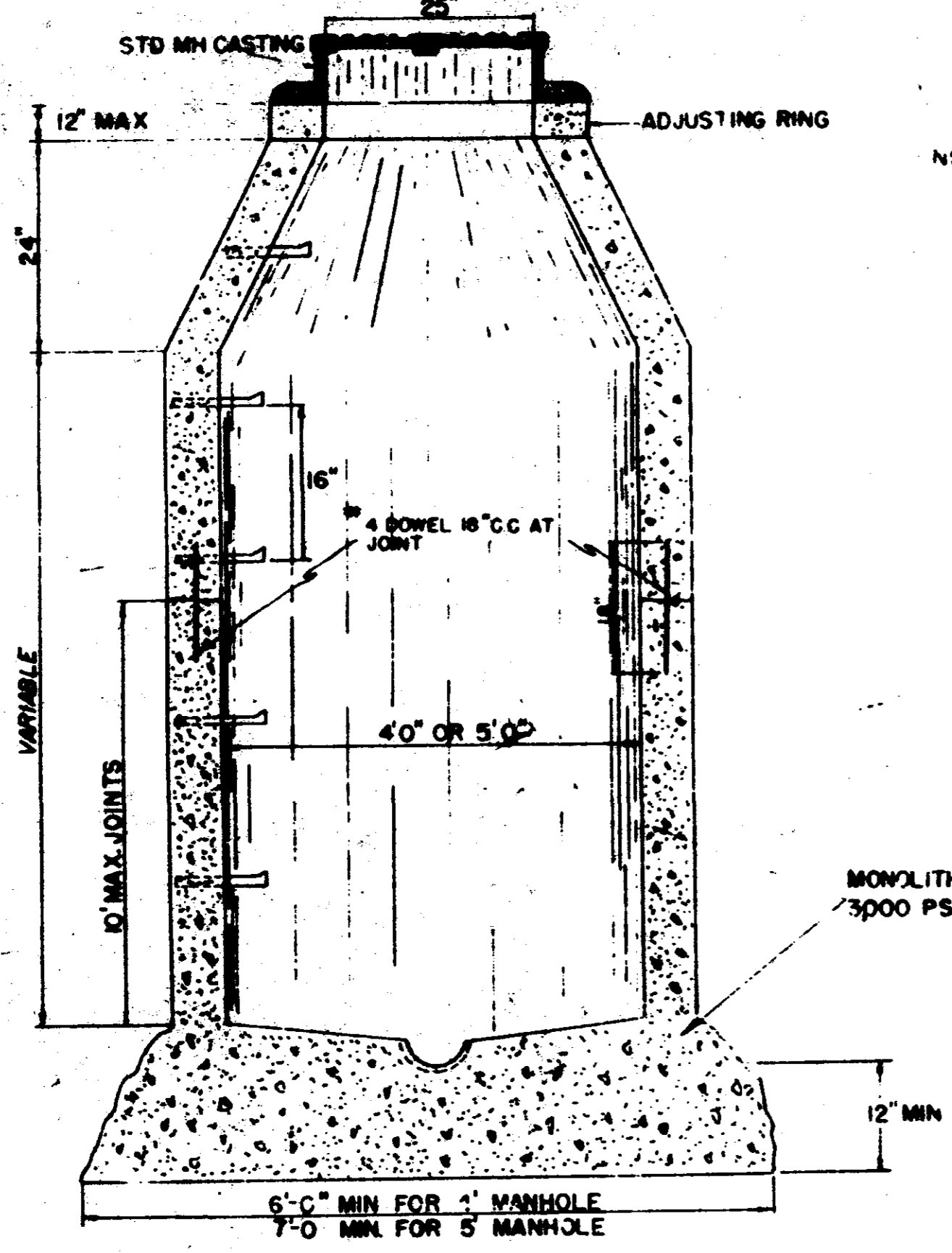
**SECTION OF PRECAST CONCRETE MANHOLE WITH DROP CONNECTION**



**SECTION OF PRECAST CONCRETE MANHOLE**



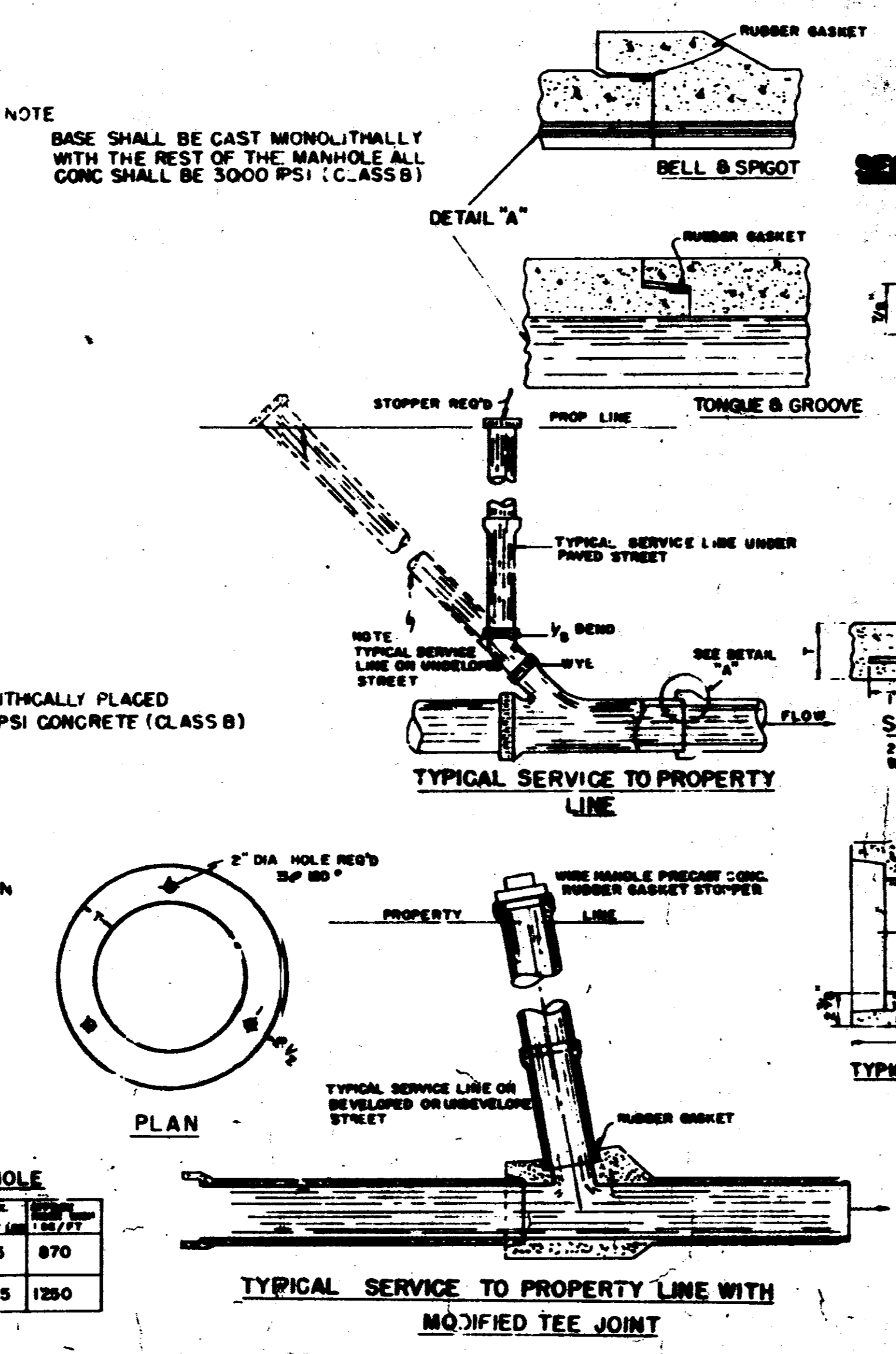
**CAST-IN-PLACE MANHOLE WITH PREPOURED BASE**



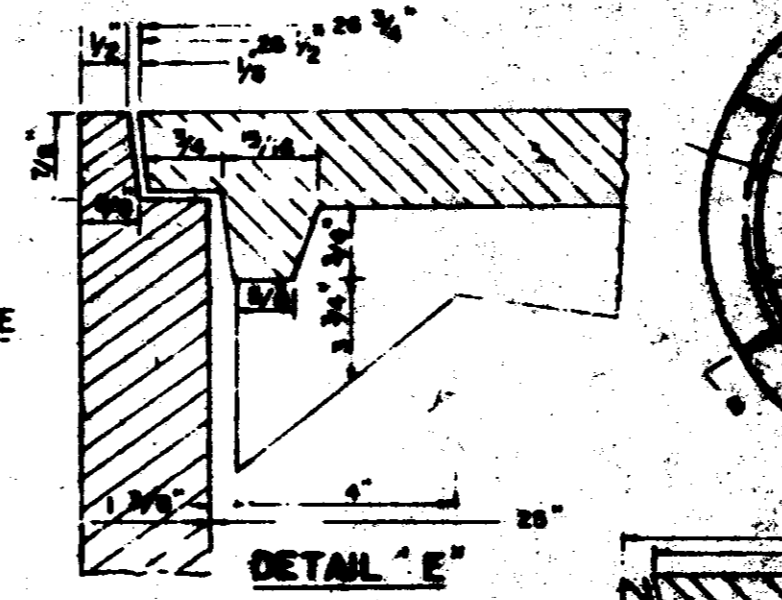
**MONOLITHICALLY CAST-IN-PLACE MANHOLE**

SECTION OF PRECAST CONCRETE MANHOLE

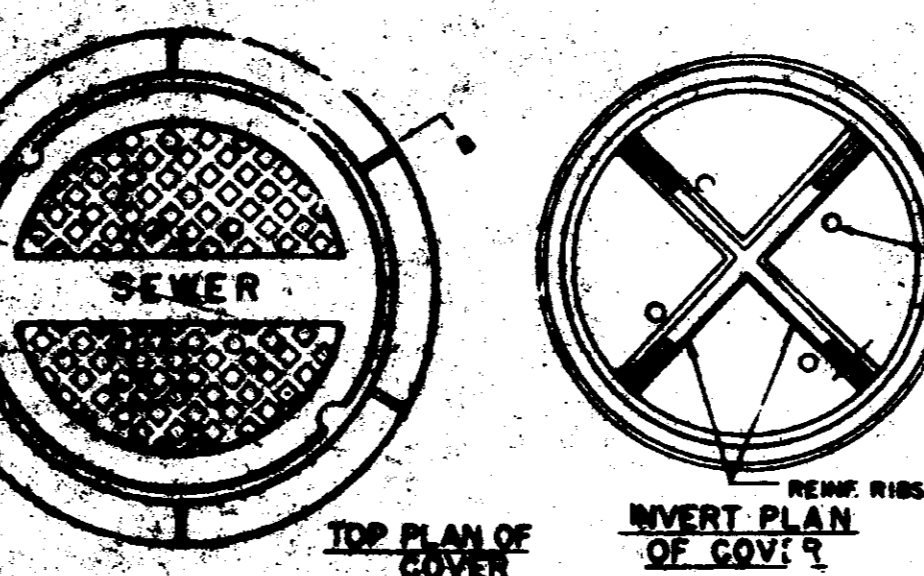
DIA.	A	B	C	T	EST. WT. (LBS.)	EST. WT. (LBS.)
48"	38"	3 1/2"	5"	5"	2075	870
60"	38"	5"	9"	6"	3455	1250



**SECTION OF PRECAST CONCRETE MANHOLE WITH DROP CONNECTION**

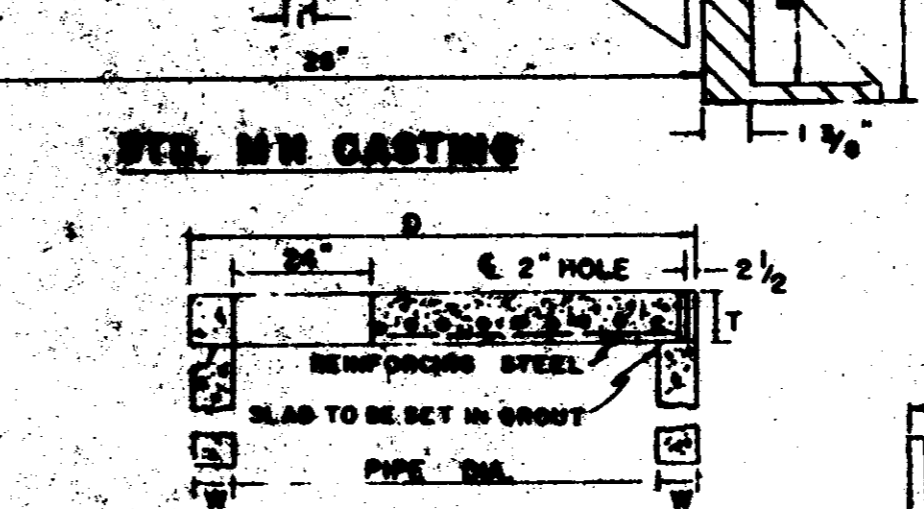


**DETAIL 'E'**



**TOP PLAN OF COVER**  
**INVERT PLAN OF COVER**

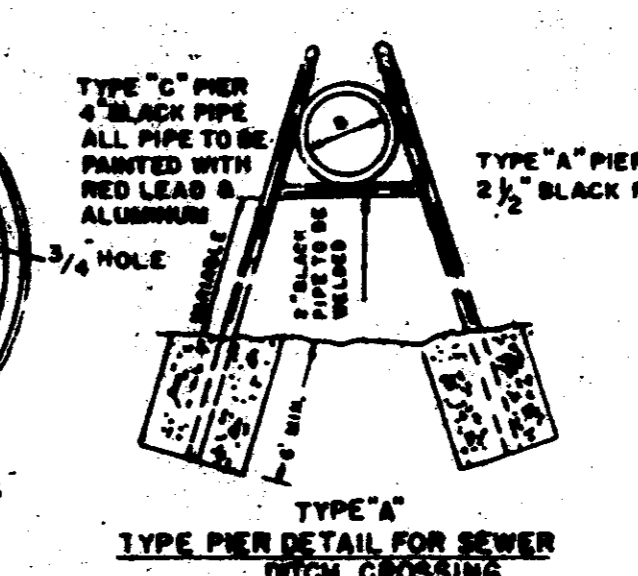
**PRECAST MH CASTING**



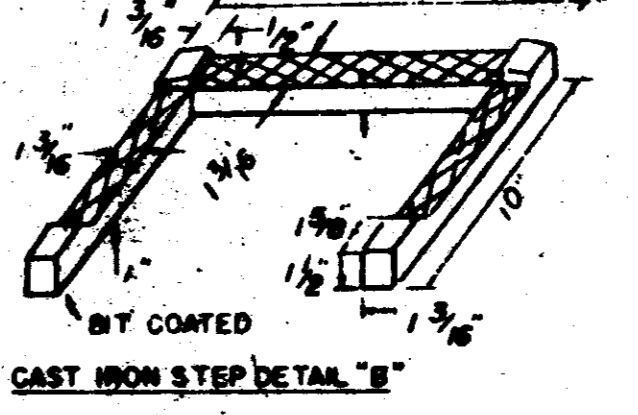
**FLAT SLAB MANHOLE TOP**

DIMENSION AND WEIGHT TABLE

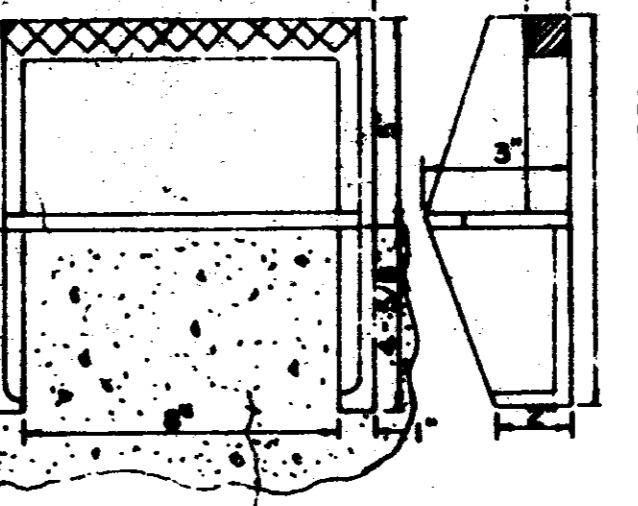
PIPE DIA.	W	D	T	EST. WT.
48"	38"	5"	5"	1,445 LBS
54"	44"	5"	5"	1,890 LBS
60"	50"	5"	5"	2,515
66"	56"	5"	5"	3,060
72"	62"	5"	5"	3,720
78"	68"	5"	5"	4,380
84"	74"	5"	5"	5,040
90"	80"	5"	5"	5,775
108"	98"	5"	5"	8,345



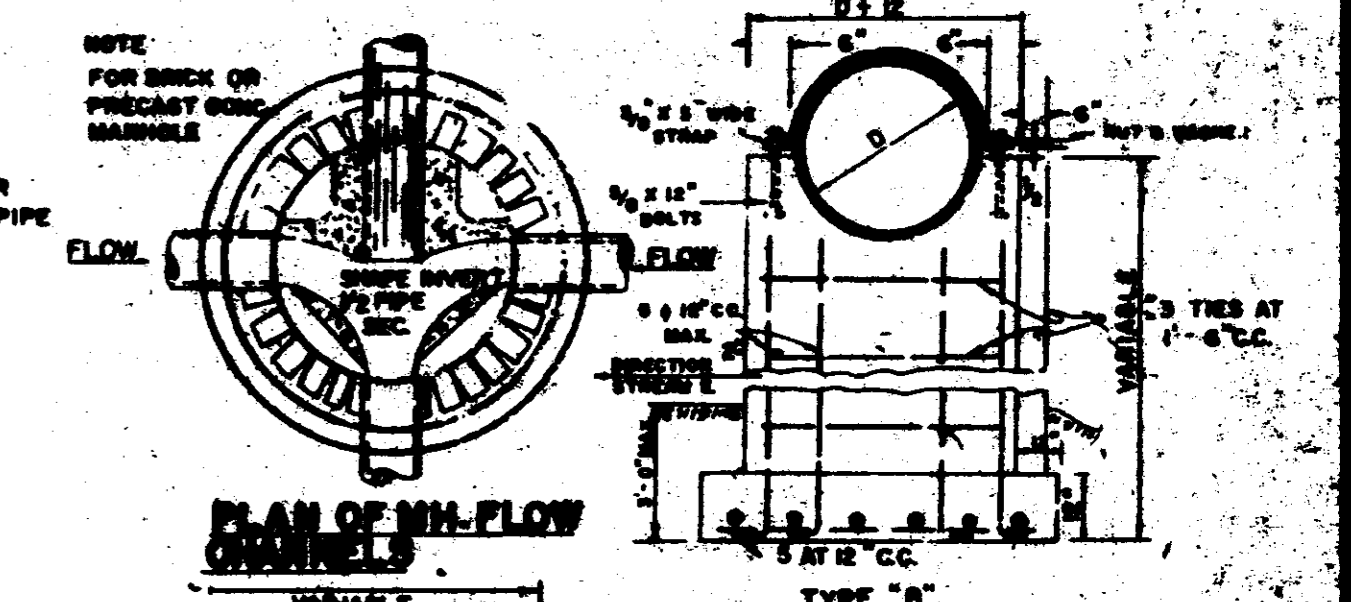
**TYPICAL PIER DETAIL FOR SEWER HIGH CROSSING**



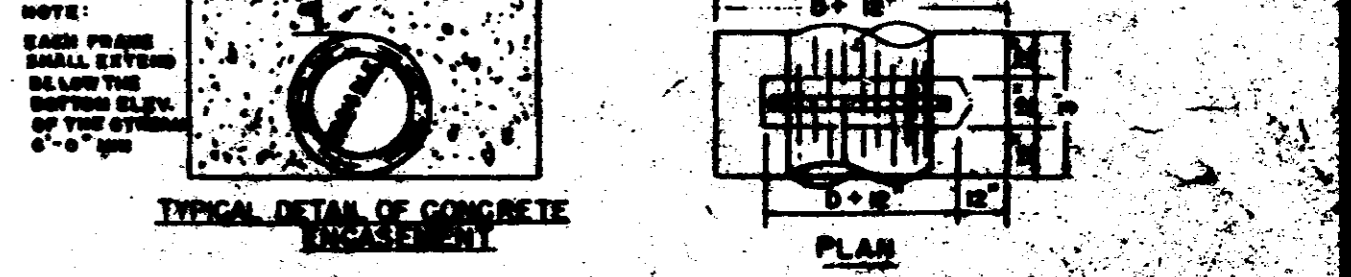
**CAST IRON STEP DETAIL 'B'**



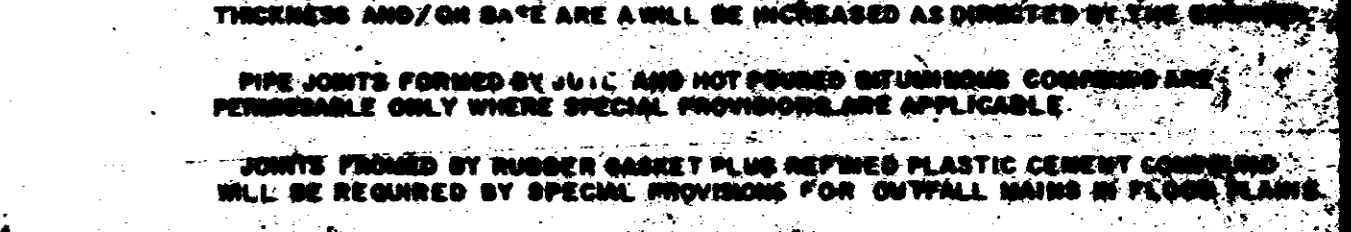
**STEP DETAIL 'A'**



**PLAN OF MH-FLOW CHANNELS**



**TYPICAL DETAIL OF CONCRETE ENCASUREMENT**

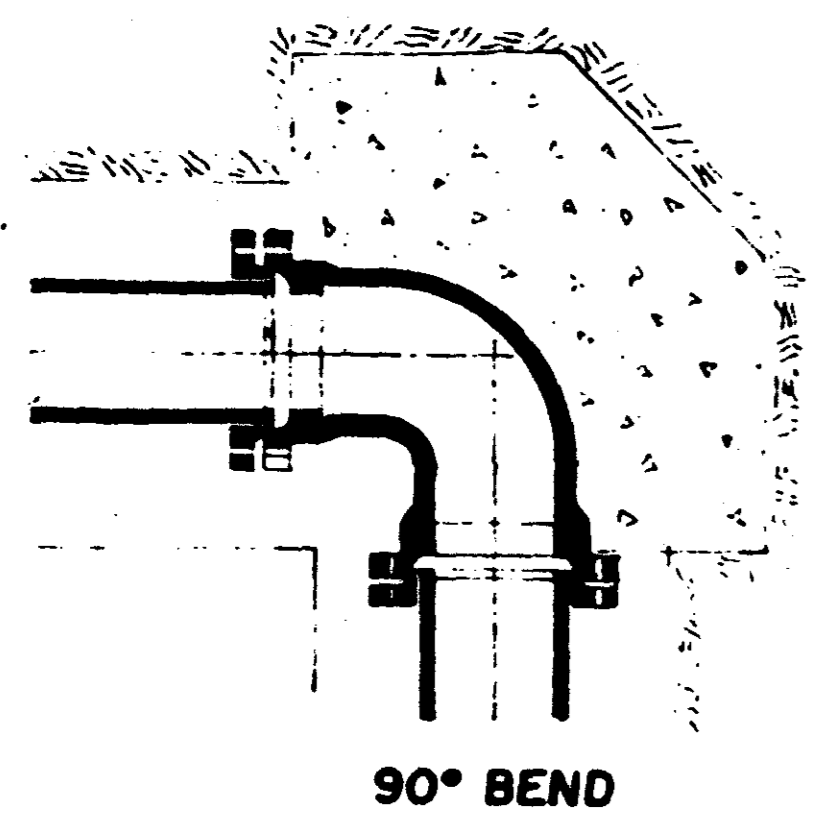
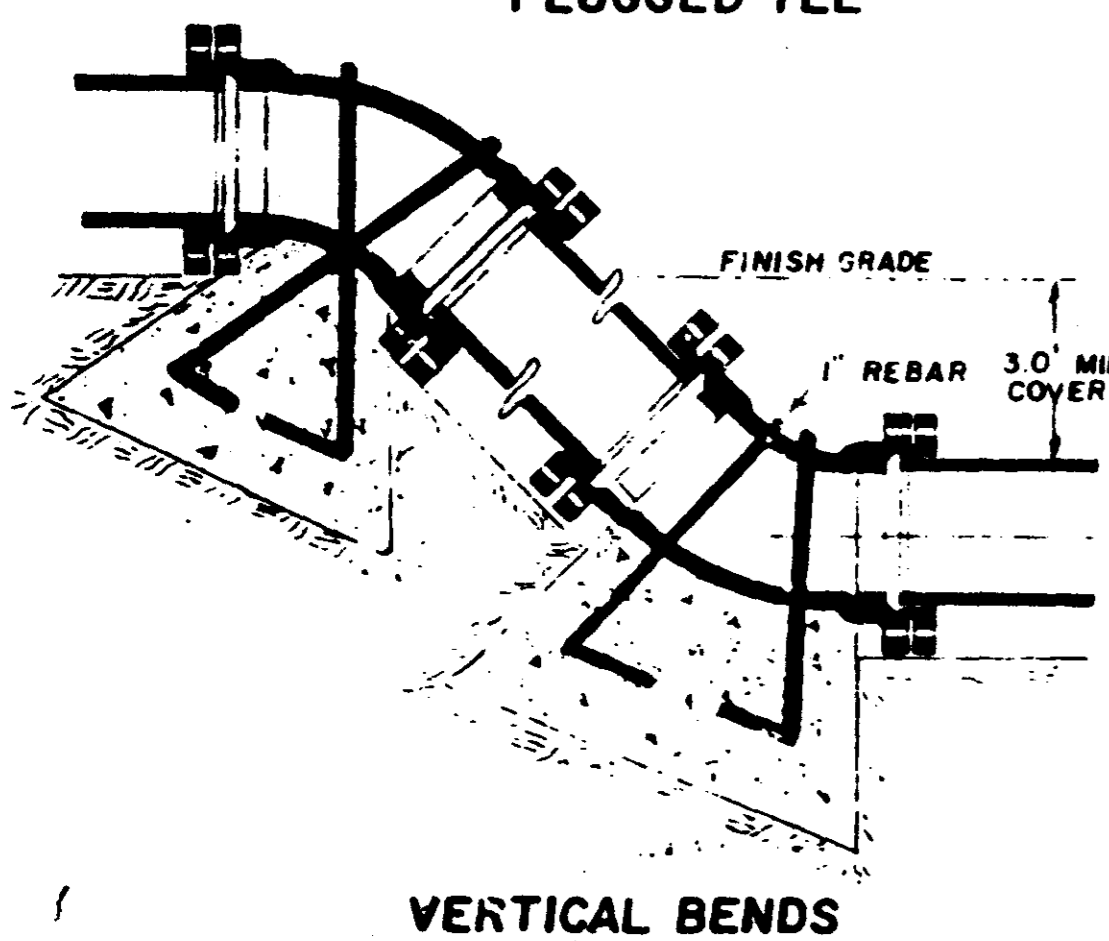
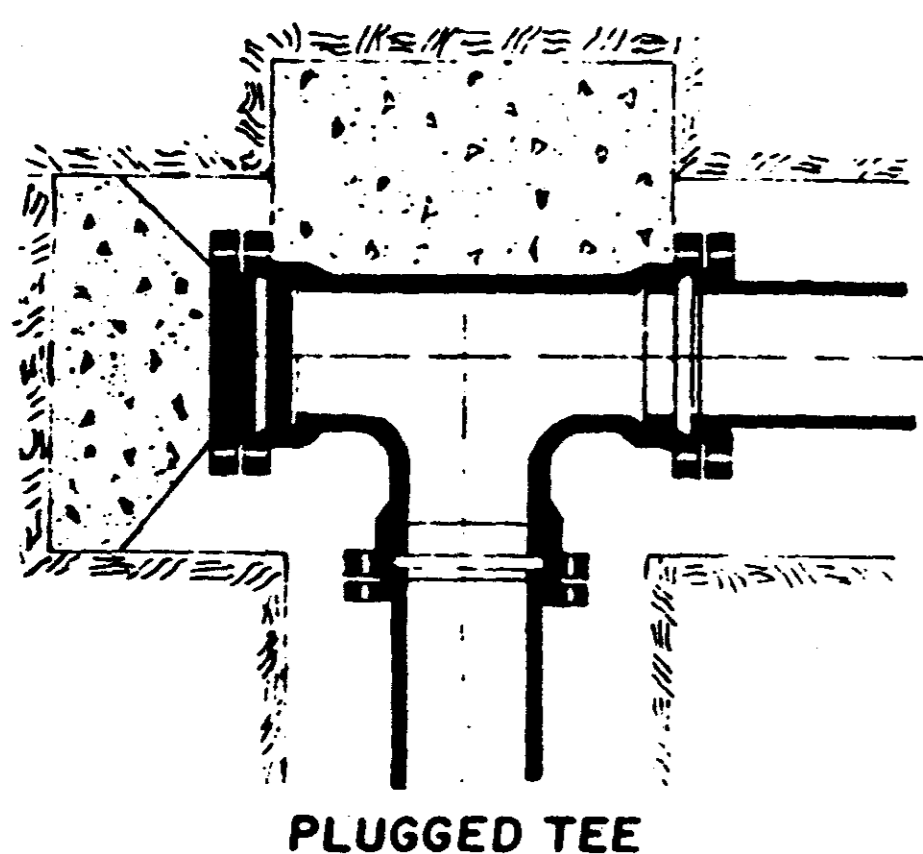
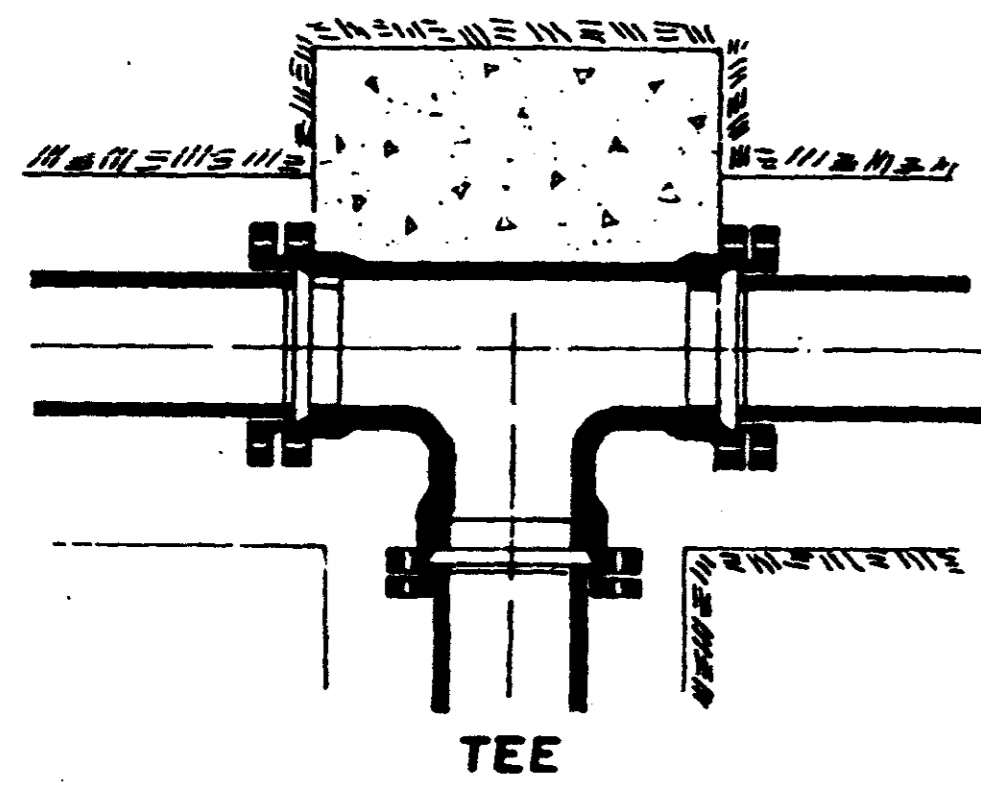


**GENERAL NOTES**  
WHERE SOL AT THE ELEVATION OF THE BASE OF A MANHOLE IS UNUSUAL THE THICKNESS AND/OR BAY ARE A WILL BE INCREASED AS DIRECTED BY THE GEOTECHNICAL ENGINEER.  
PIPE JOINTS FORMED BY J.L.C. AND NOT FORMED BETWEEN CONCRETE ARE PERMISSIBLE ONLY WHERE SPECIAL PROVISIONS ARE APPLICABLE.  
JOINTS FORMED BY RUBBER GASKET PLUS REFINED PLASTIC CEMENT COMPOUND WILL BE REQUIRED BY SPECIAL PROVISIONS FOR OUTFALL MAINS IN FLOOD PLAINS.

**DWAYNE SHARP AND ASSOCIATES**  
ENGINEERS SURVEYORS  
P.O. BOX 1116, BRANDON, MISSISSIPPI 39042, (601) 568-1976



**TYPICAL BLOCKING ON WATER MAINS**



BEARING AREA IN SQ. FT.

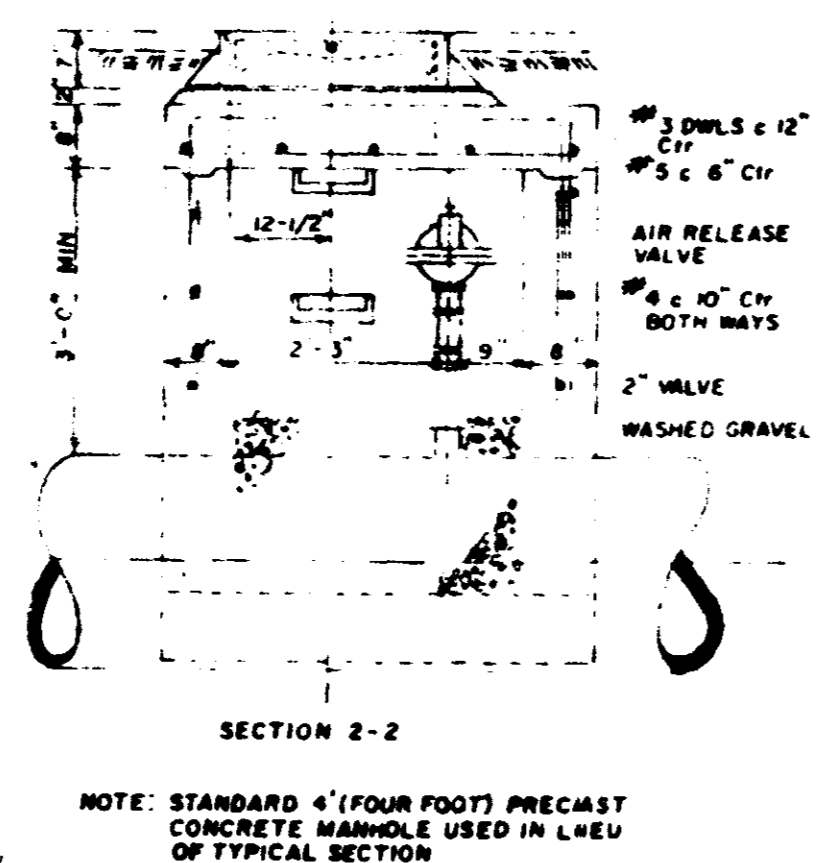
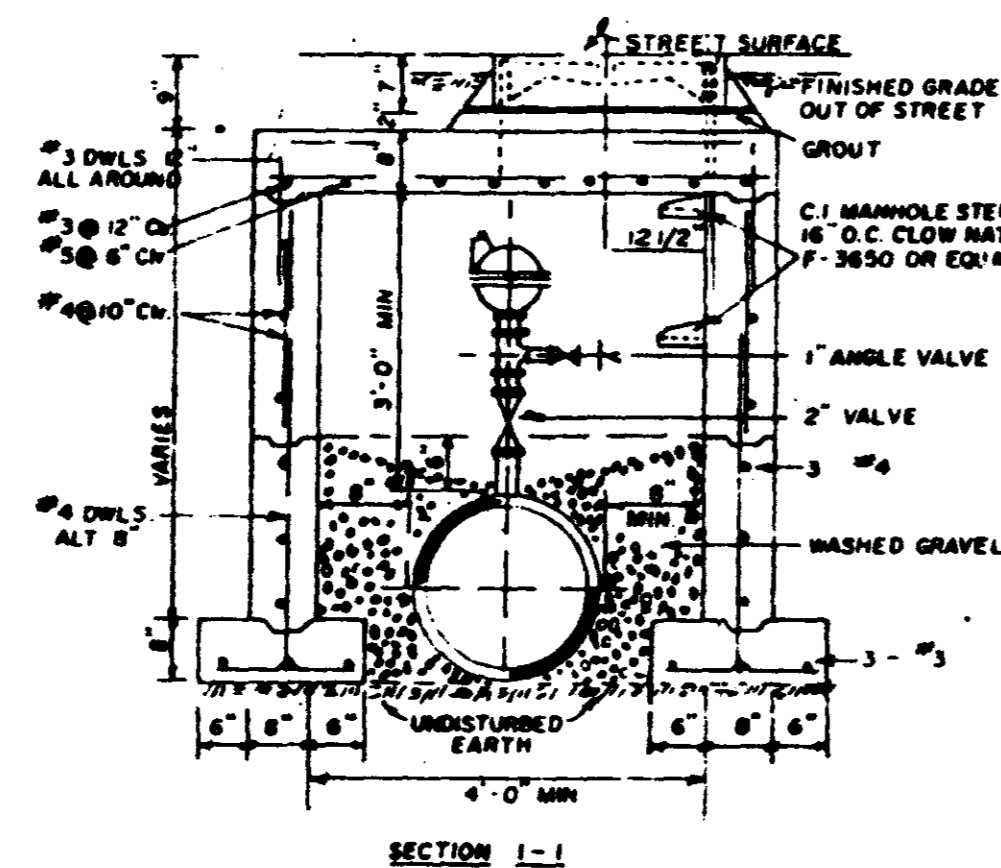
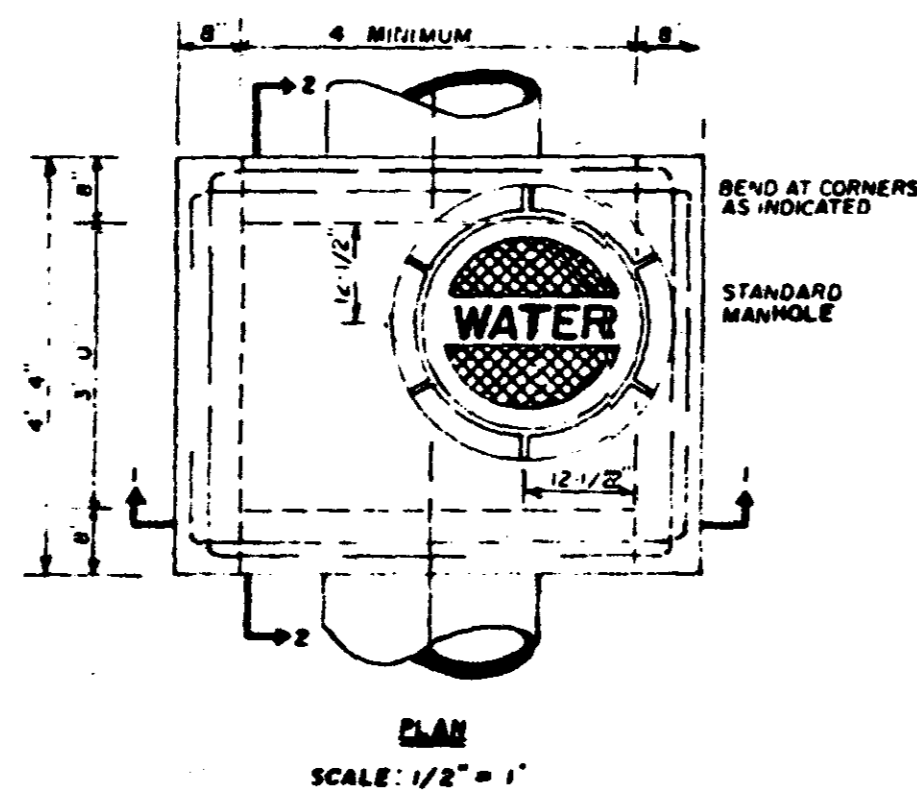
NOMINAL PIPE DIAMETER (IN.)	DEAD-END OR TEE	90° BEND	45° BEND	22 1/2° BEND	11 1/4° BEND
4	2.0	2.0	2.0	2.0	2.0
6	2.0	2.0	2.0	2.0	2.0
8	3.0	3.0	2.0	2.0	2.0
12	5.0	6.0	4.0	3.0	3.0
18	8.0	12.0	6.0	4.0	4.0

VERTICAL BENDS

4	6.0 (22)	4.0 (15)	4.0 (15)	
6	14.0 (52)	6.0 (22)	4.0 (15)	
8	27.0 (101)	9.0 (33)	6.0 (22)	
12	68.0 (253)	22.0 (80)	9.0 (33)	
18	100.0 (368)	32.0 (117)	18.0 (67)	

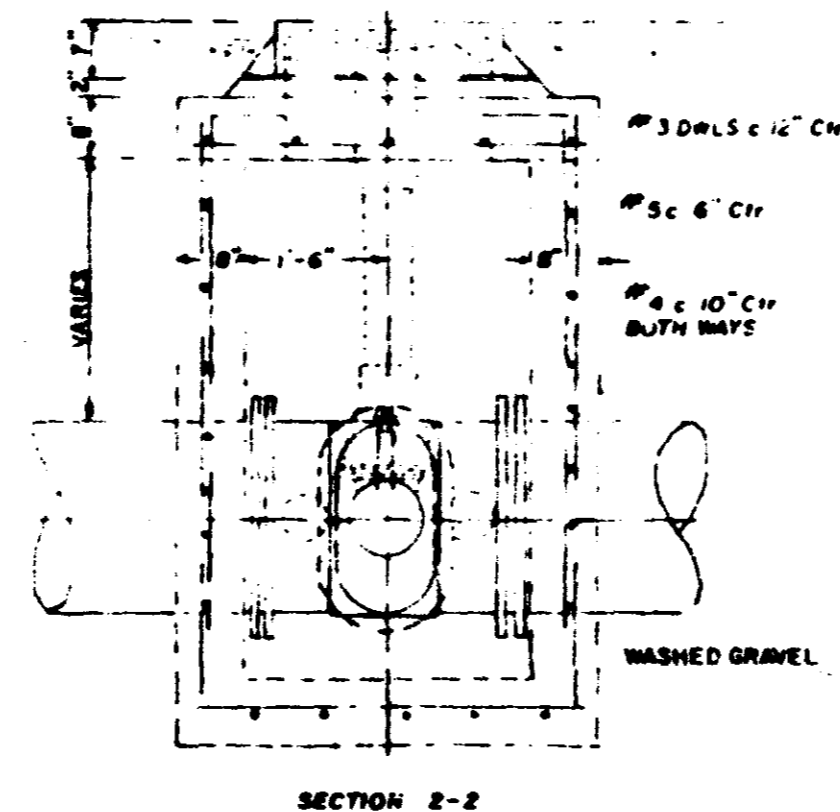
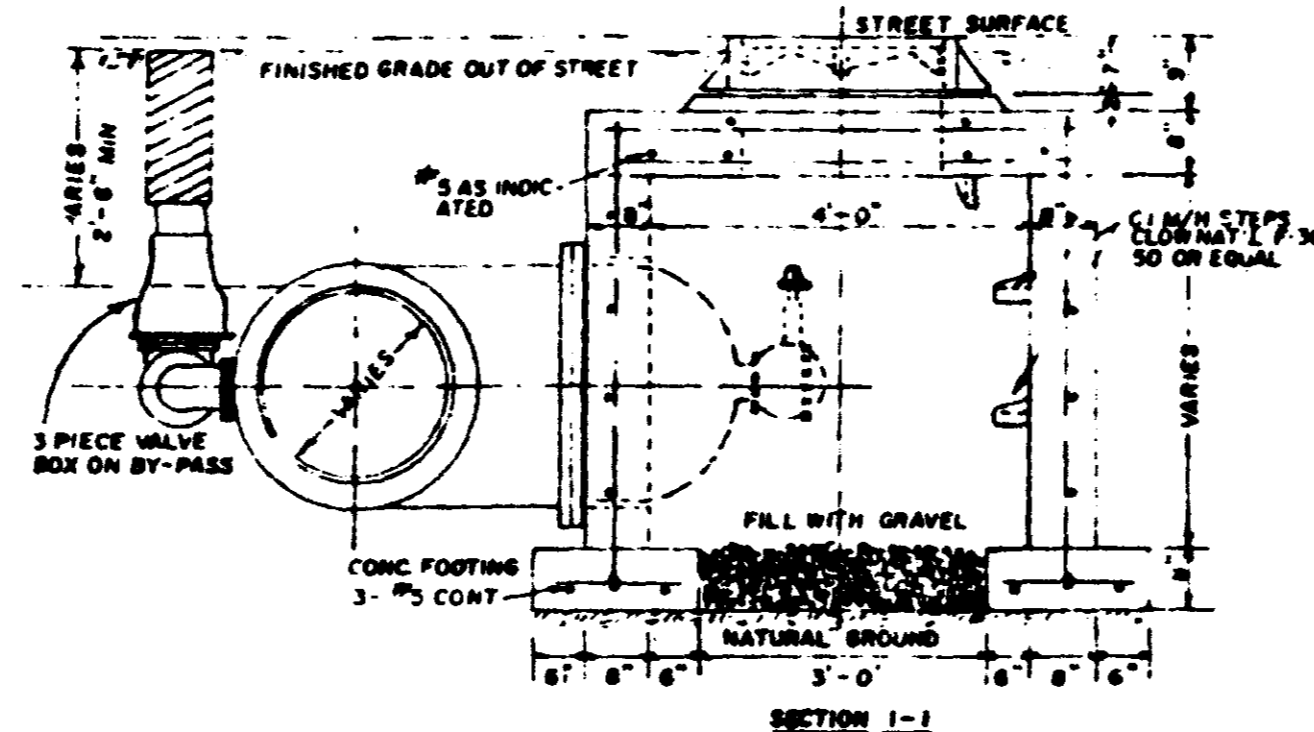
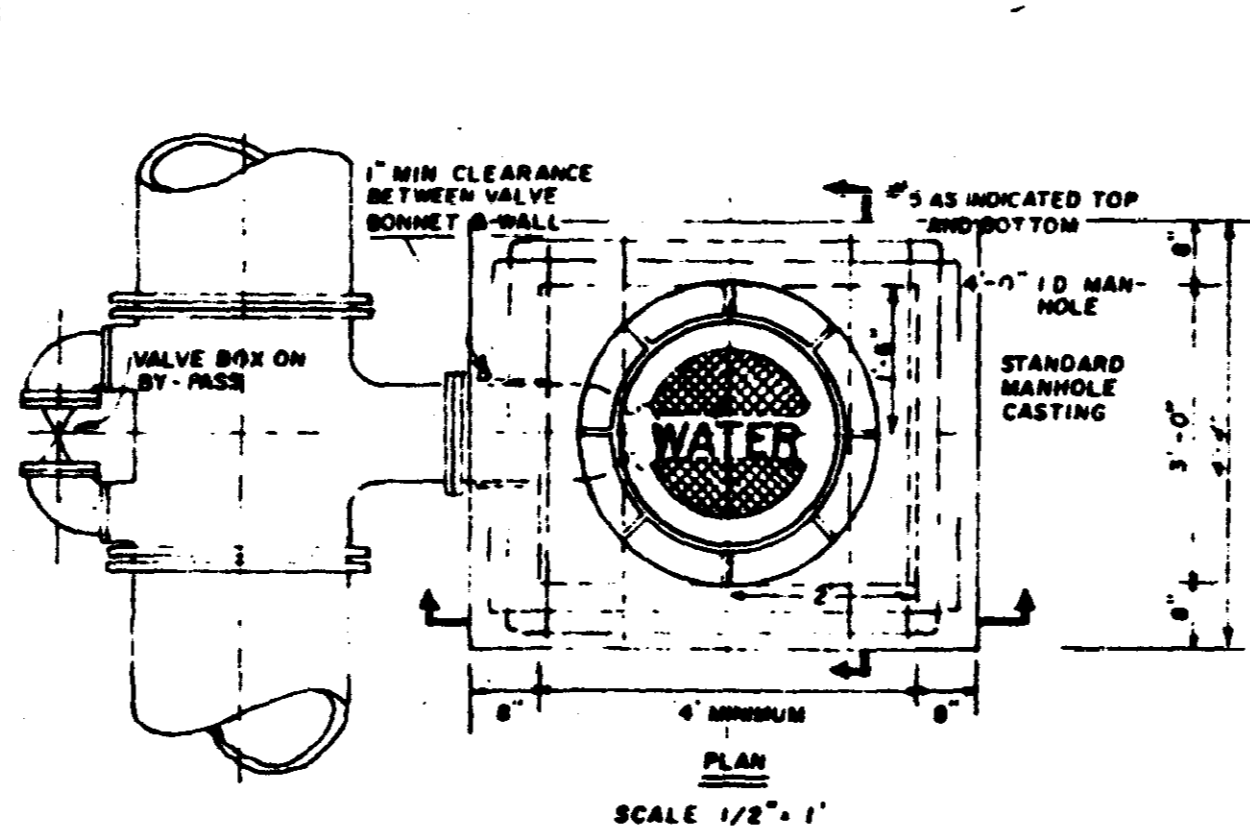
Volume of blocks including soil load CU. FT. (CU. YDS.)

**TYPICAL AIR RELEASE VALVE AND MANHOLE**



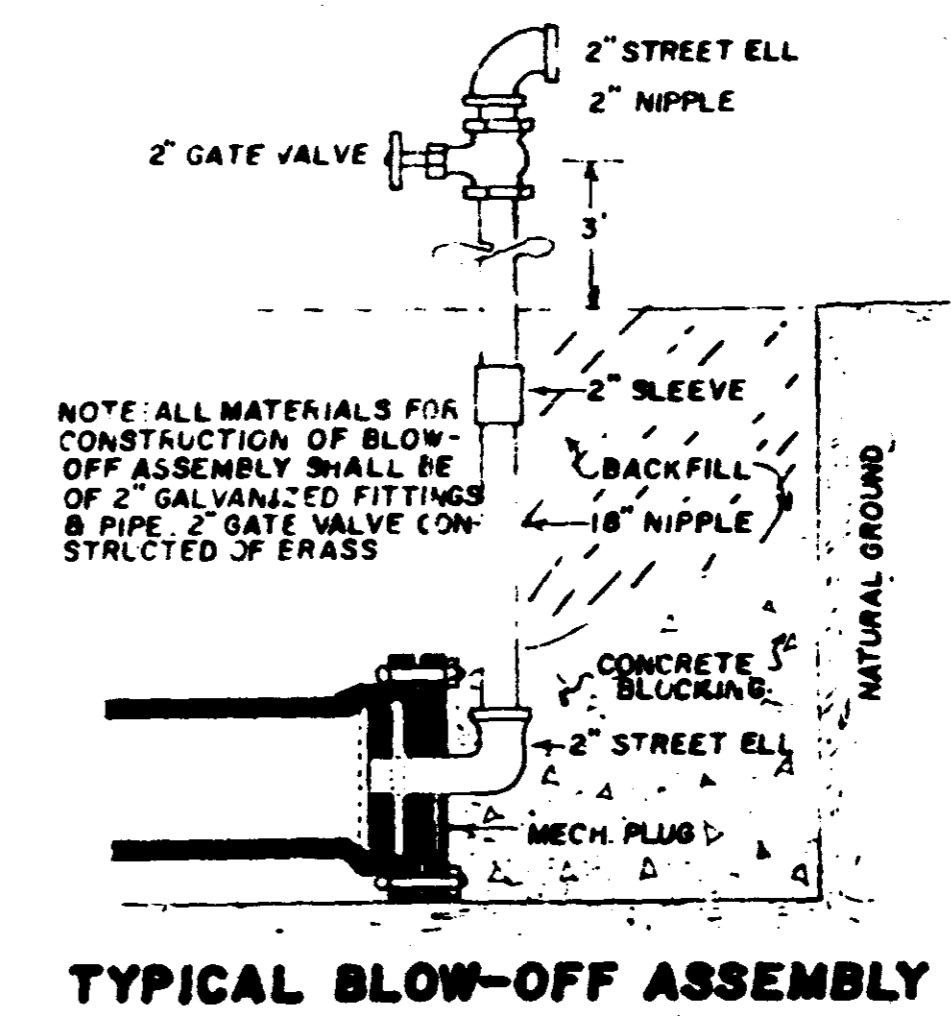
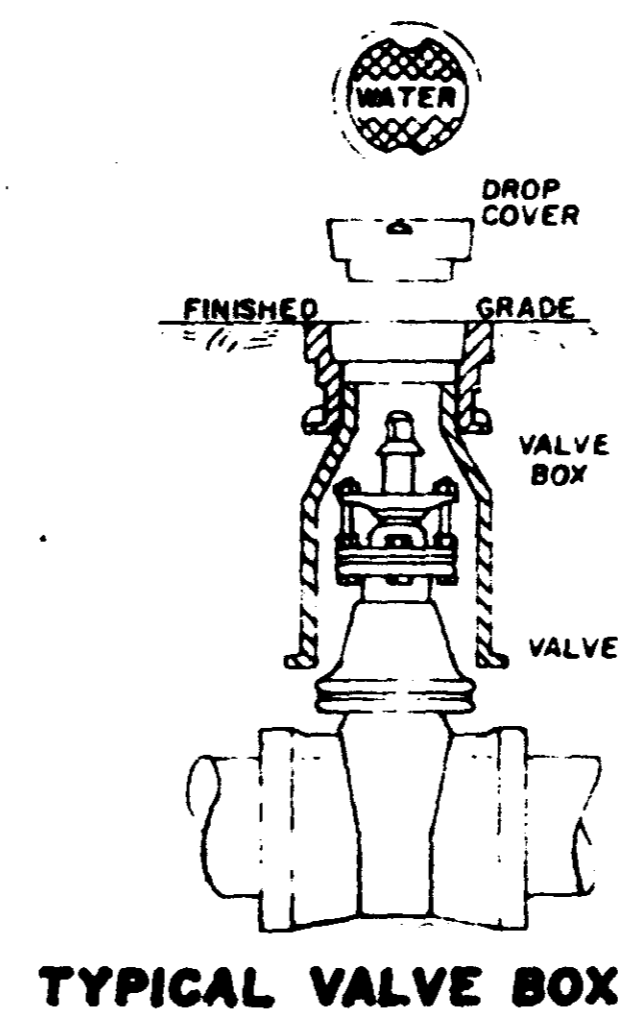
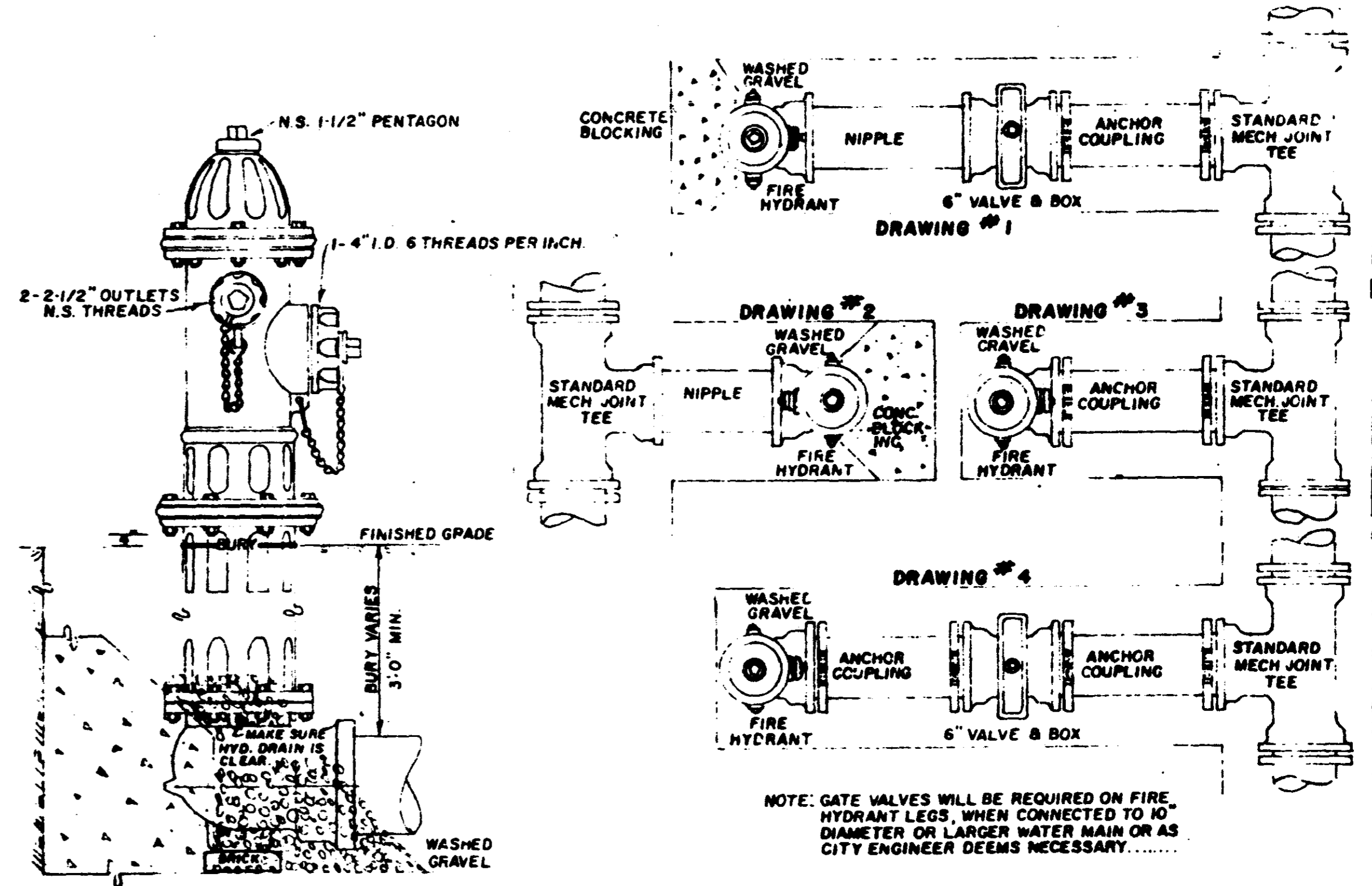
NOTE: STANDARD 4' (FOUR FOOT) PRECAST CONCRETE MANHOLE USE IN LIEU OF TYPICAL SECTION

**TYPICAL VALVE MANHOLE**

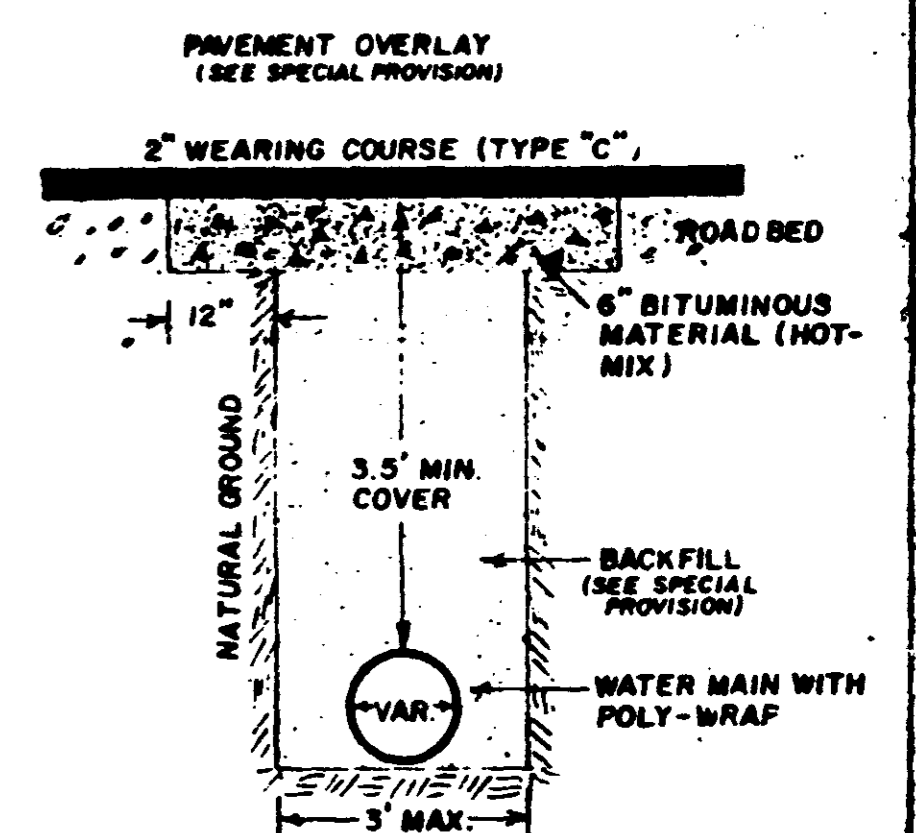


NOTE: STANDARD 4' (FOUR FOOT) PRECAST CONCRETE MANHOLE USE IN LIEU OF TYPICAL SECTION, MODIFIED FOR VALVE BONNET

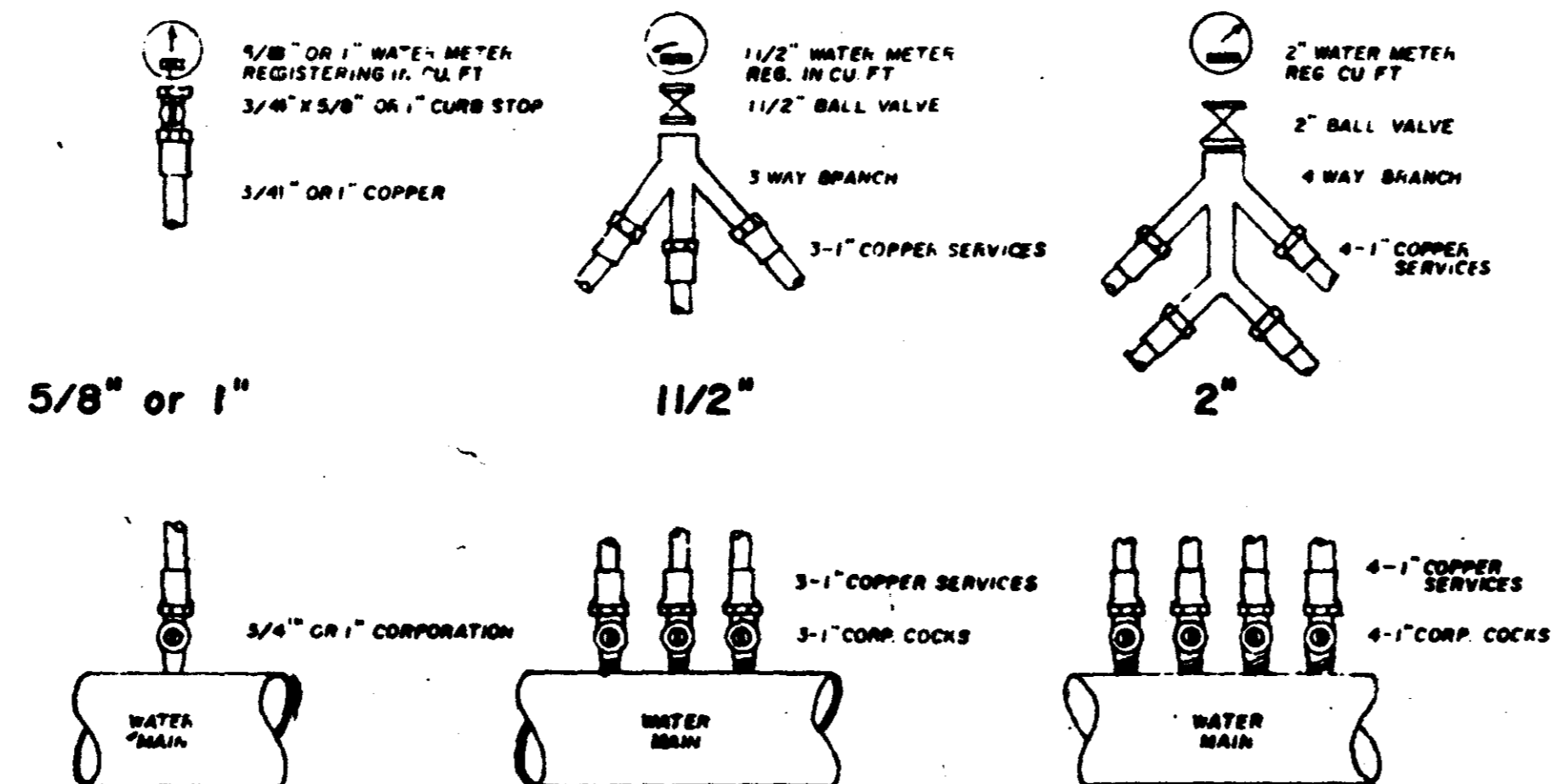
**TYPICAL FIRE HYDRANT INSTALLATION**



**TYPICAL STREET REPAIR**



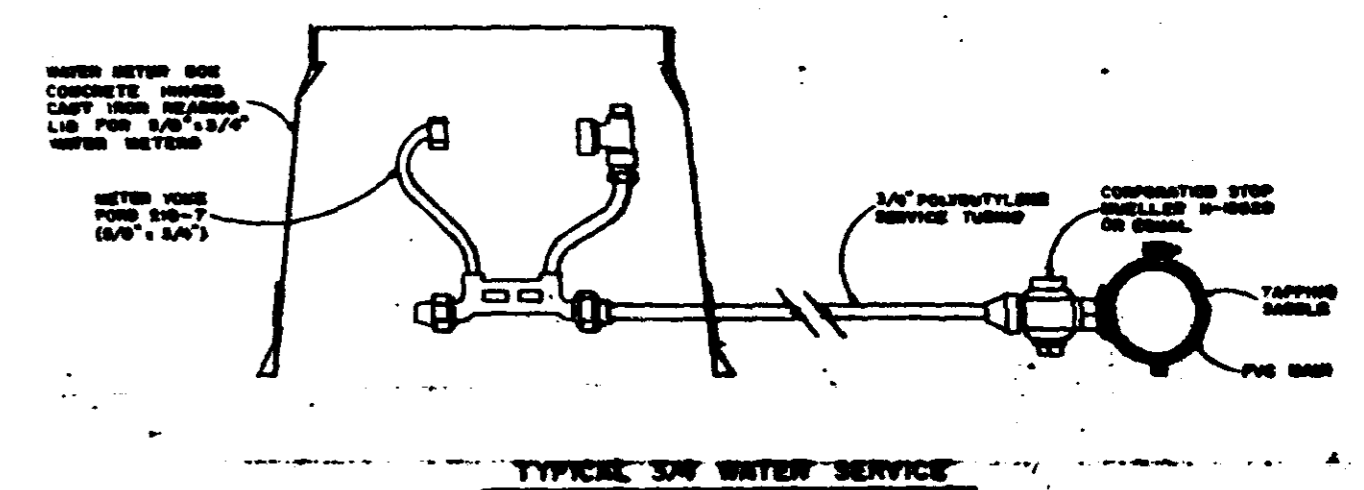
**TYPICAL METER SERVICE**



THE TYPICAL FIRE HYDRANT INSTALLATION IS SHOWN IN DRAWING NO. 1 IS THE ONE DESIGNED FOR SAID PROJ. NO. 164-W OR ONE AS DEEMED NECESSARY BY THE CITY ENGINEER.

**NOTICE TO CONTRACTOR:**

1. ALL SIDE DITCHES SHALL BE MAINTAINED AT ALL TIMES
2. NOTIFY ALL UTILITIES BEFORE DRIPPING. (S.C.S. TELE. 961-0456; (M.P. & L. 969-2500) (M.V. GAS 961-6748) WATER MAINT 960-1777).
3. REMOVAL AND REPLACEMENT OF DRIVEWAY CULVERTS SHALL BE WITH EQUAL OR BETTER CULVERT (ABSORBED ITEM, NO SEPERATE PAY ITEM ALLOWED.)
4. IN LOCATIONS WHERE WATER MAIN IS ON SAME GRADE OF SAN. SEWER OR SERVICES, CARE SHALL BE TAKEN TO PREVENT DAMAGE
5. ALL WATER MAIN SHALL BE POLY WRAPPED OR AS SPECIFIED BY CITY ENGINEER



**WATER SYSTEM STANDARD DETAILS "AS - BUILT"**

**DWAYNE SHARP AND ASSOCIATES**  
ENGINEERS SURVEYORS  
P.O. BOX 1116, BRANDON, MISSISSIPPI 39042, (601) 662-1075