

# PEACH ORCHARD TOWNHOMES

SITUATED IN THE  
NE1/4 OF SECTION 31, T7N, R2E  
CITY OF RIDGELAND - MADISON COUNTY, MISSISSIPPI

MAYOR

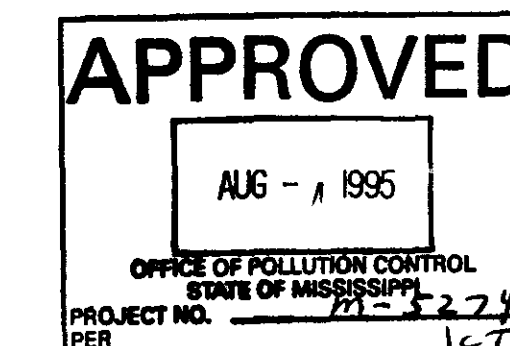
Gene F. McGee

CITY CLERK

Michael R. McPherson

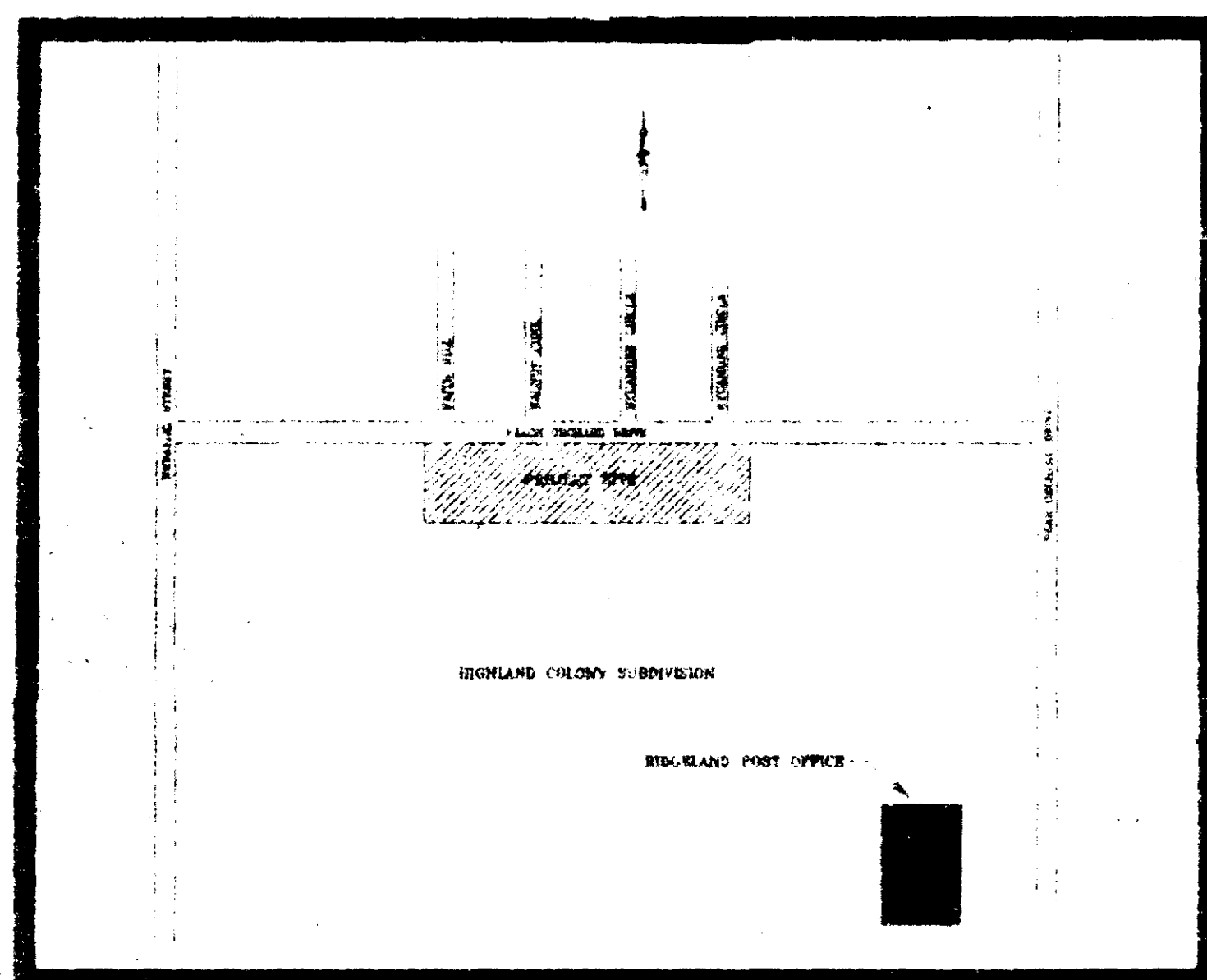
BOARD OF ALDERMAN

Harvey Carr, Jr.	Ward 1
Daryl Smith	Ward 2
Brian Barcellona	Ward 3
Al Bible	Ward 4
R. Joseph Barlow	Ward 5
Linda Davis	Ward 6
Chuck Kobert	At-Large
Mayor Pro Tempore	



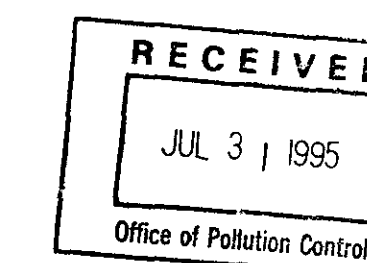
## SHEET INDEX

SHT NO.	TITLE
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10	CITY OF RIDGELAND STANDARD DETAILS



VICINITY MAP

JUNE 19, 1995



AUG 15 1995  
MISSISSIPPI DEPARTMENT OF REVENUE

PWP-01623

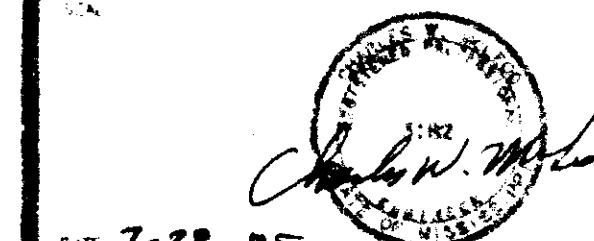
Revised: 7-28-95

H. & M. REALTY, INC.  
2600 INSURANCE CENTER DR., SUITE 200A  
JACKSON, MISSISSIPPI 39216



CHARLES W. MILLER, P.E.  
CONSULTING CIVIL ENGINEER  
308 N. University  
Madison, Mississippi 39102  
Office Tel. (601) 553-4550  
Home Tel. (601) 992-5219

RESIDENTIAL MULTIPLEX TOWNHOMES  
LOCATED ON PEACH ORCHARD DRIVE  
RIDGELAND, MISSISSIPPI



# SITE PLAN

2.78 ACRES

## DRAINAGE CALCULATIONS

REFERENCE: STANDARD HANDBOOK FOR CIVIL ENGINEERS, THIRD EDITION, FREDRICK S. MERRIT, EDITOR, MCGRAW HILL, PUBLISHER

SECTION 21, Pg. 88-90

RATIONAL FORMULA  $Q=CIA$   
 $Q$  = Peak Discharge, ft<sup>3</sup>/s  
 $C$  = runoff coefficient = % of rain that appears as direct runoff  
 $I$  = rainfall intensity, in/h  
 $A$  = drainage area, acres  
 $I = \frac{K}{t + 0.01L + 0.01}$   
 $I$  = rainfall intensity  
 $K, b$  = respectively, coefficient, factor, depending on conditions that affect rainfall intensity  
 $F$  = frequency of occurrence of rainfall, years  
 $t$  = duration of storm, min = time of concentration  
 TABLE 21-17 (Factor for Mississippi Area only)

Frequency	Coefficients	Intensity
2	K b	206 30
4	K b	247 29
10	K b	300 28
25	K b	327 33
50	K b	315 28
100	K b	367 33

## EXISTING DATA

AREA OF SITE = 2.78 ACRES  
 AREA BUILDING 5,333 S.F./0.3960 = 0.122 ACRES x 7 = 0.854 ACRES  
 AREA ASPHALT 0.663 ACRES  
 AREA OF REMAINING GROUND = 2.78 - (0.854 + 0.663) = 1.263 ACRES  
 $C$  FOR ASPHALT = 0.90  
 $C$  FOR ROOF = 0.95  
 $C$  FOR GND = 0.65

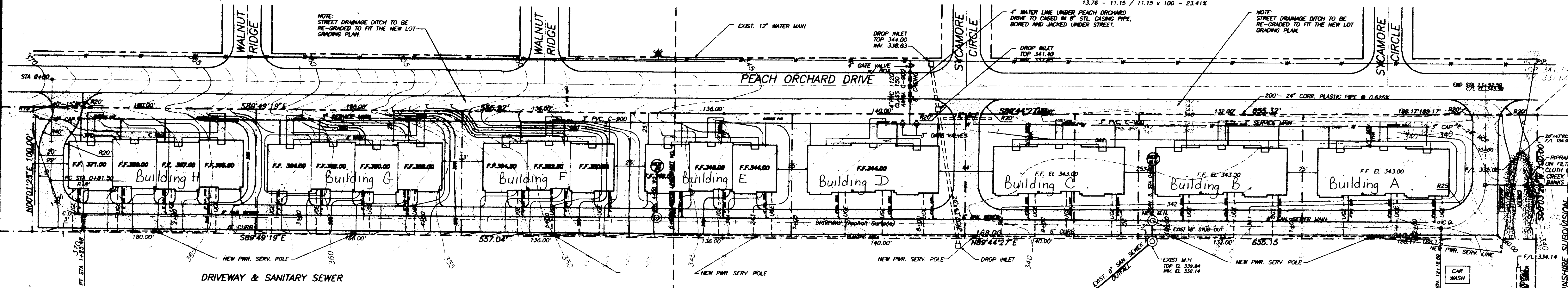
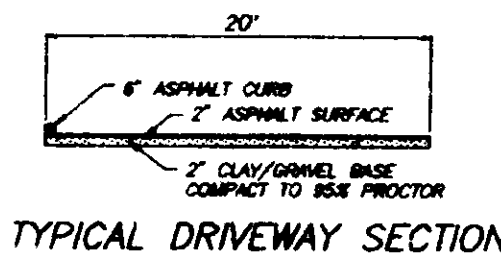
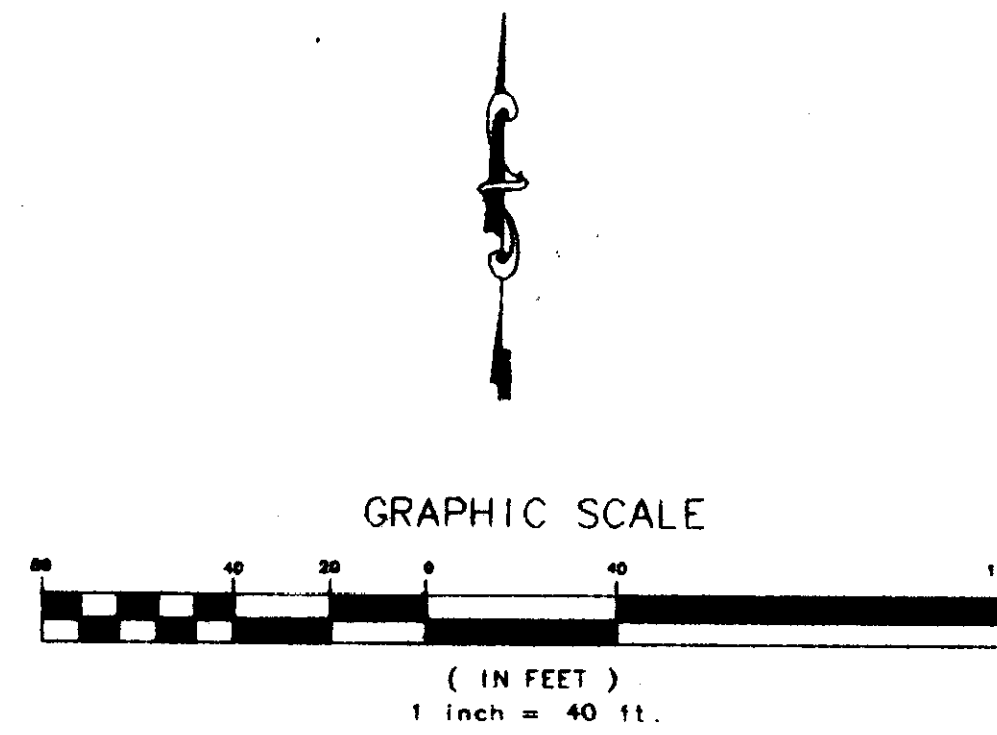
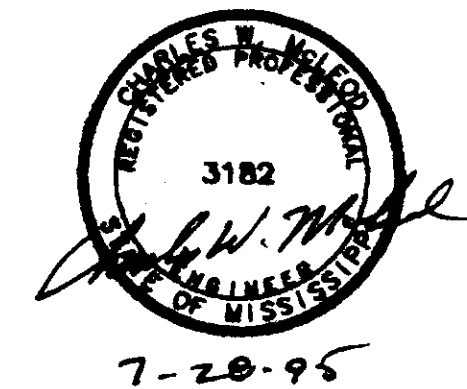
$I = \frac{K}{t + 0.01L + 0.01}$   
 $I = 327 = 6.17 \text{ IN/HR}$   
 $20 + 33$

## DRAINAGE CALCULATIONS

**DRAINAGE PRIOR TO CONSTRUCTION**  
 $Q_{SITE} = 0.65 \times 6.17 \times 2.78 = 11.15 \text{ CFS}$

**DRAINAGE DUE TO CONSTRUCTION**  
 $Q_{ROOF} = 0.95 \times 6.17 \times 0.854 = 5.01 \text{ CFS}$   
 $Q_{ASPH} = 0.90 \times 6.17 \times 0.663 = 3.68 \text{ CFS}$   
 $Q_{GND} = 0.65 \times 6.17 \times 1.263 = 5.07 \text{ CFS}$   
 TOTAL 13.76 CFS

**INCREASE DUE TO CONSTRUCTION**  
 $13.76 - 11.15 / 11.15 \times 100 = 23.41\%$

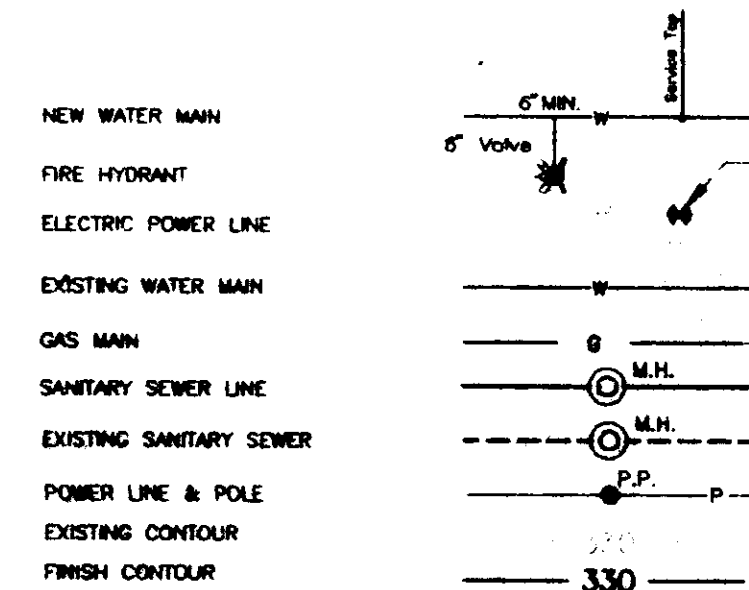


JACKSON PROJECTS PARTNERSHIP  
 (Trace Apartment Complex)

## WATER LINE SPECIFICATIONS

VALVES TO GATE TYPE IN C.I. BOXES  
 ALL FITTINGS TO BE C.I. CLASS 150  
 PIPE TO BE CLASS 150, PVC 1120  
 CONFORMING TO ANNA C-900

## LEGEND



## OWNERS:

H & M REALTY, INC.  
 2600 INSURANCE CENTER DRIVE  
 SUITE 200A  
 JACKSON, MISSISSIPPI 39216

PRESENT ZONING: R-3

FLOOD ZONE "X" ACCORDING TO F.I.R.M.  
 COMMUNITY PANEL NO 28089C0320 D  
 DATED: APRIL 15, 1994

PROPOSED LAND USE: TOWNHOUSE BUILDINGS

AREA OF PARCEL 121,096.80 S.F. - 2.78 ACRES

PROPOSED BUILDING AREA: 5,333 S.F.

GROSS LOT COVERED BY BUILDING: 31.48%

PREPARED BY:  
**Charles W. McLeod, P.E.**  
 Consulting Civil Engineer  
 308 North Wheatley  
 Ridgeland, Mississippi  
 Tel. (601) 992-9132

PEACH ORCHARD TOWNHOMES  
 PEACH ORCHARD DRIVE  
 RIDGELAND, MISSISSIPPI

DESIGN BY: C.W.M.  
 DRAWN BY: C.W.M.  
 DATE: 05-03-95  
 REVISION: 06-11-95  
 07-28-95  
 PROJECT NO. 95-001  
 A.C.D. - D.M. - M.F.E.

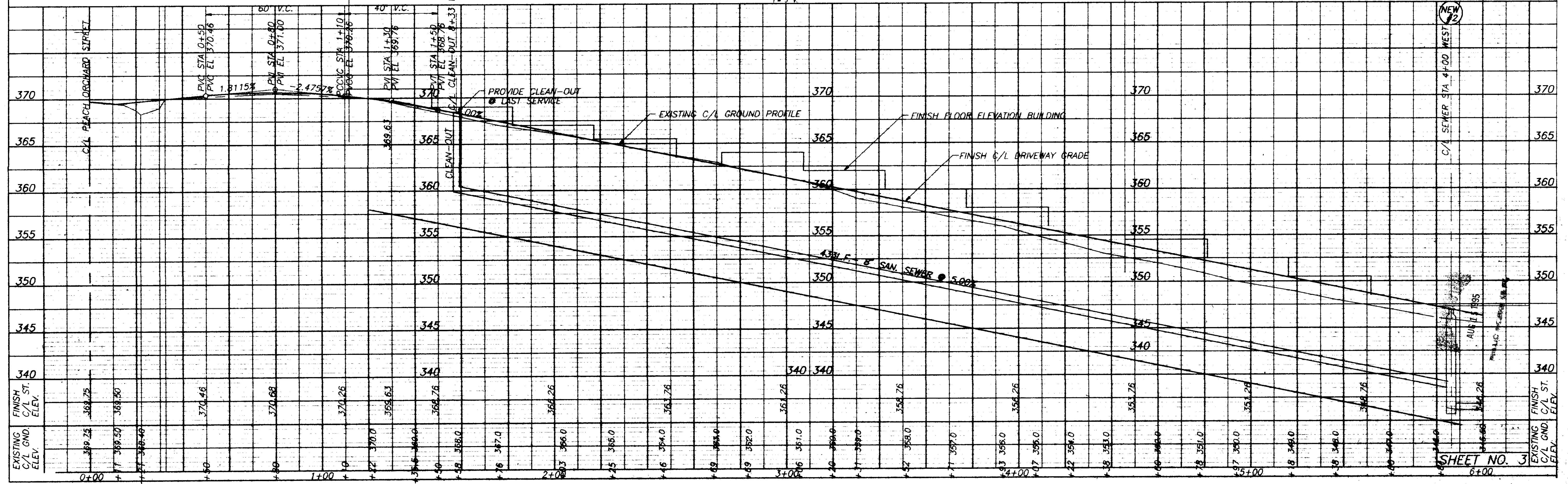
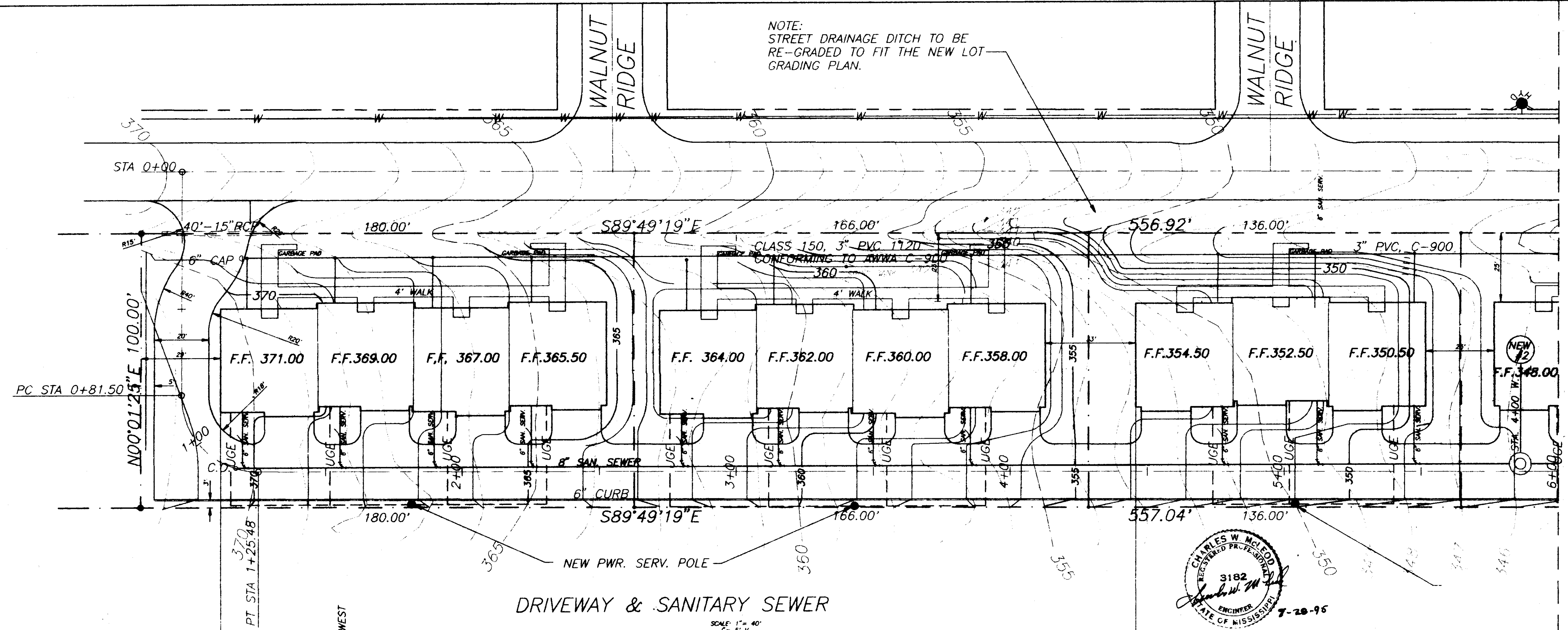
SITE PLAN

SHEET NUMBER

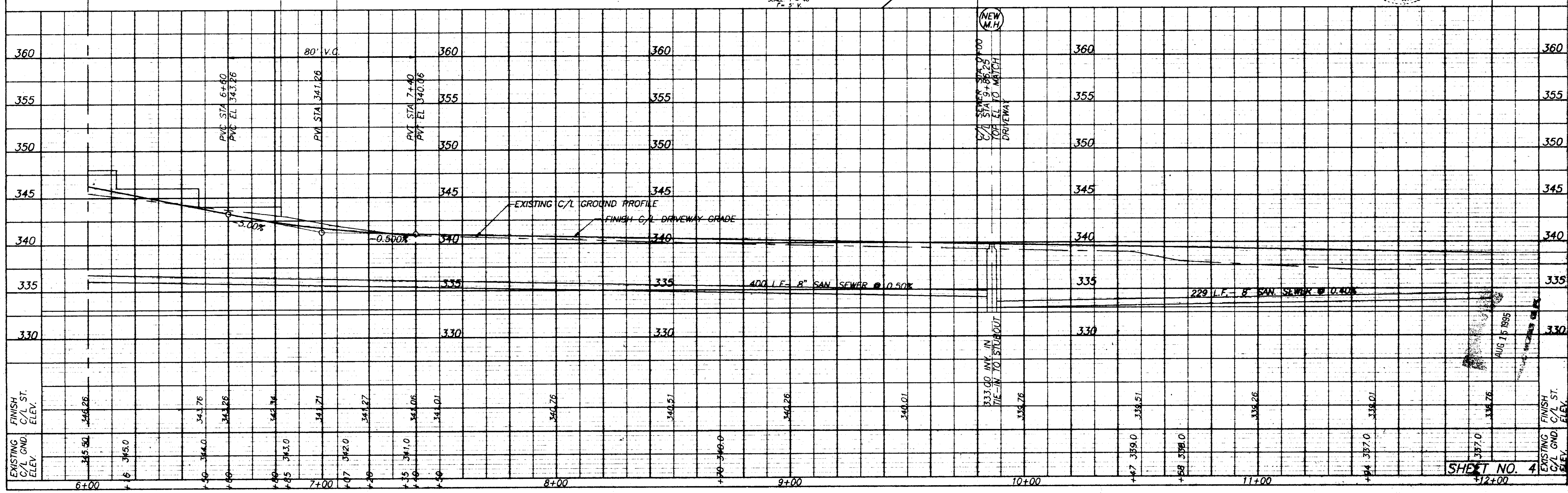
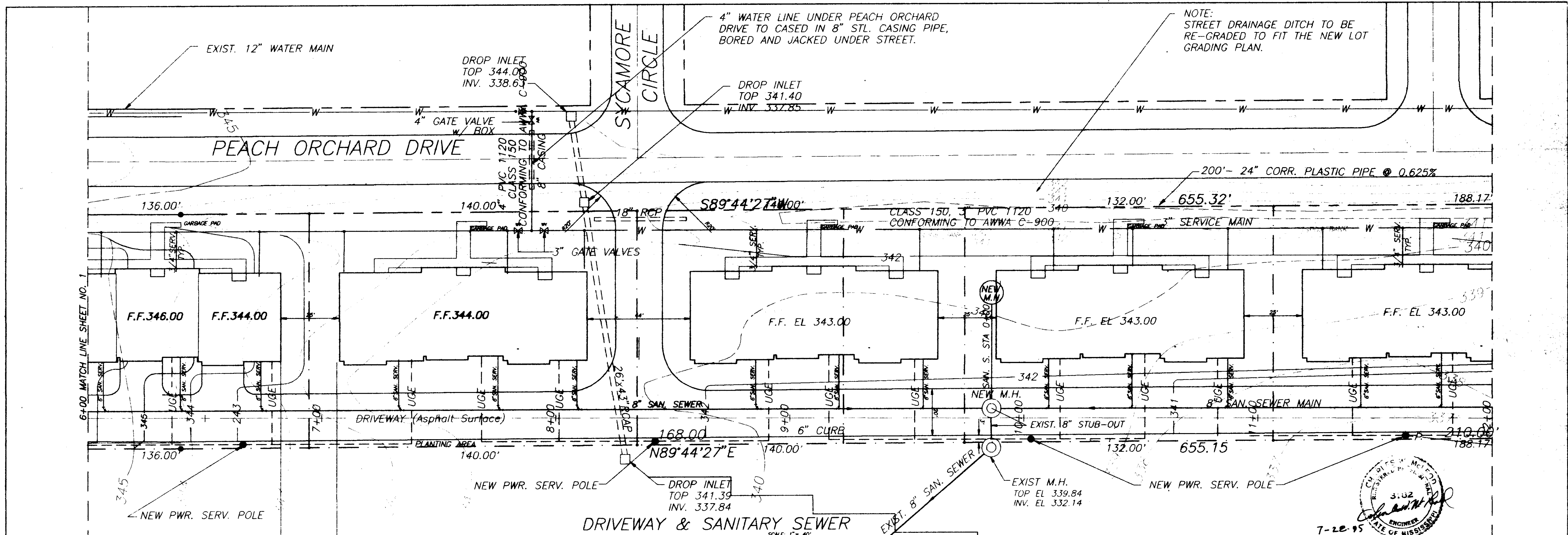
10

AUG 15 1995

NOTE:  
STREET DRAINAGE DITCH TO BE  
RE-GRADED TO FIT THE NEW LOT  
GRADING PLAN.



SHEET NO. 3

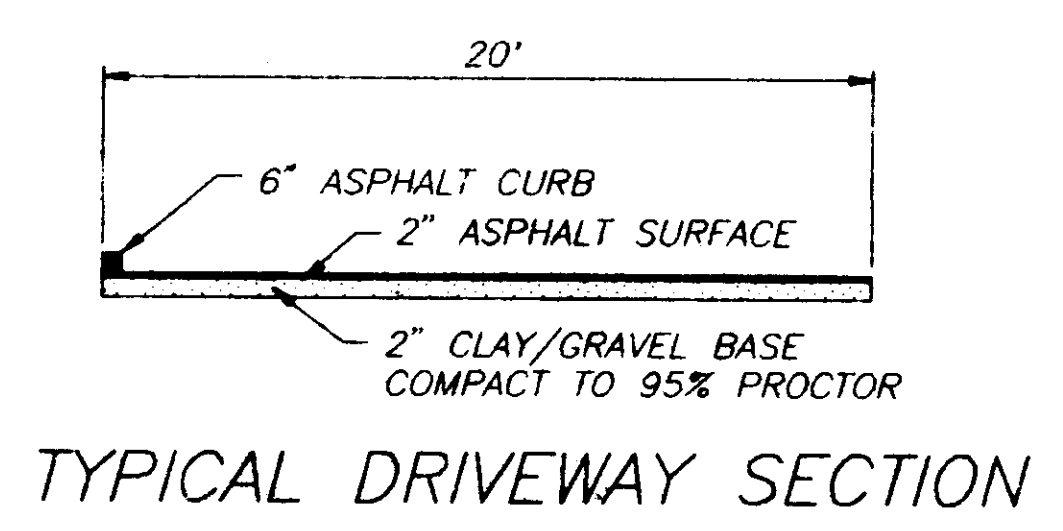
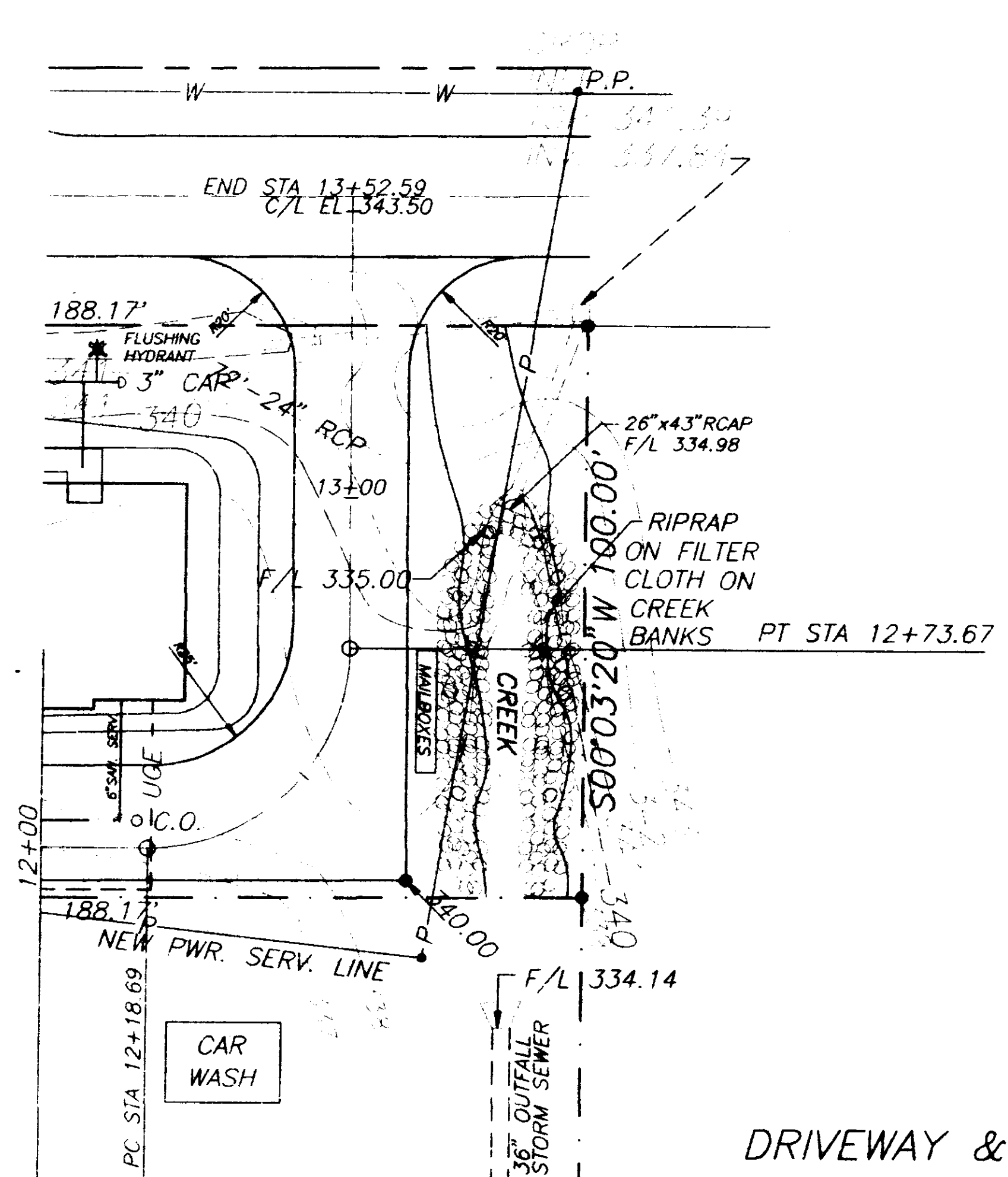


7-22-95

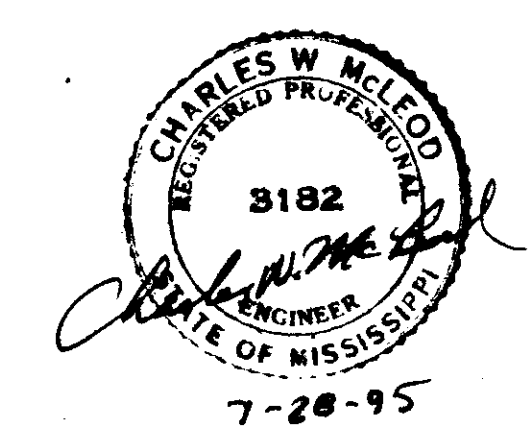
3.02

ENGINEER

STATE OF MISSISSIPPI

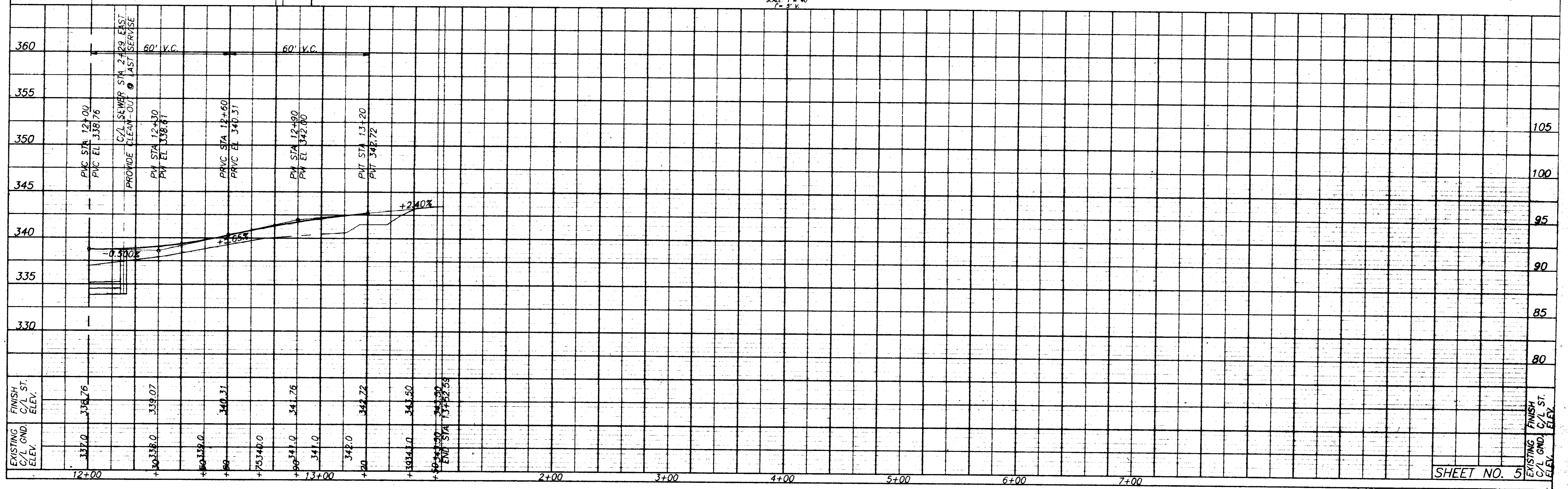


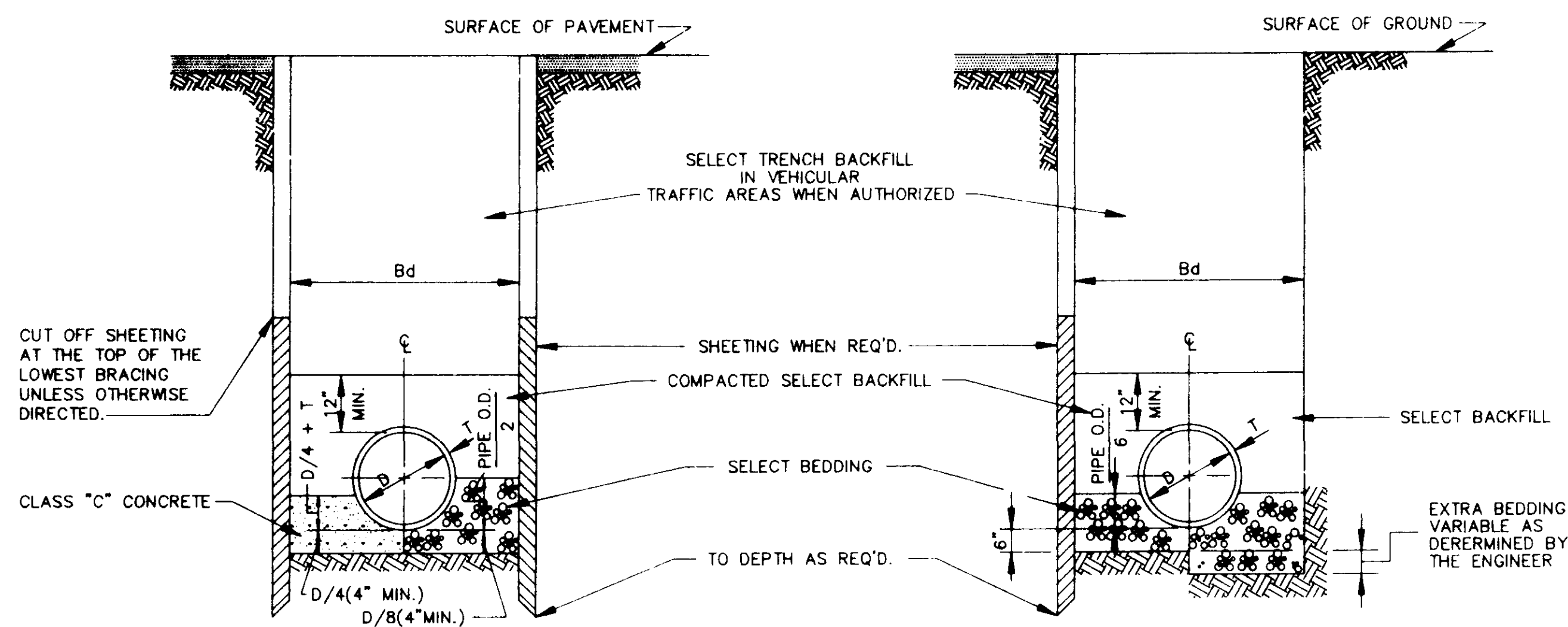
DRIVEWAY & SANITARY SEWER



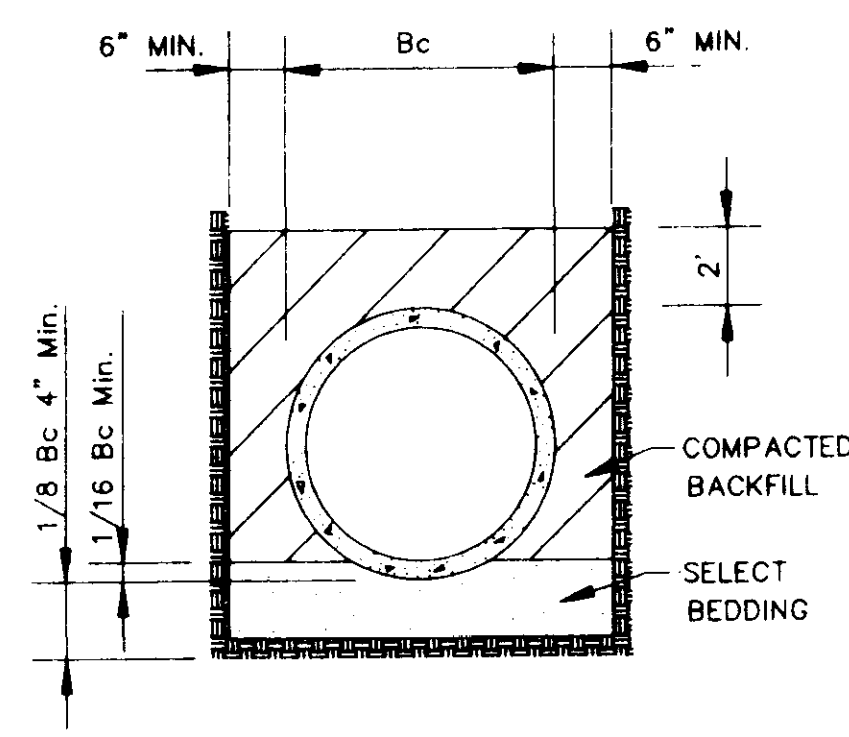
AUG 15 1995  
 MISSISSIPPI PROFESSIONAL ENGINEERS

SCALE: 1" = 40'  
 1" = 8' V.





TYPICAL TRENCH DETAILS (FORCE MAIN)



GRANULAT BEDDING TYPE 3 LAYING CONDITION

**CLASS "A" BEDDING**

MATERIAL SHALL BE CLASS "C" CONCRETE CRADLES. THE PIPE SHALL BE LAID ON CONCRETE SADDLES CONSTRUCTED TO PROVIDE VERTICAL AND LATERAL SUPPORT FOR THE PIPE WHILE THE CRADLE IS BEING PLACED. PIPE SUPPORTS OF WOOD BLOCKS, LOOSE BRICK, ETC., WILL NOT BE PERMITTED. THE CRADLE SHALL BE POURED AFTER THE JOINTS HAVE BEEN MADE, CARE BEING TAKEN TO PREVENT MOVEMENT OF THE PIPE. WHENEVER THE CONTRACTOR PLACES CONCRETE OUTSIDE THE DIMENSIONS SHOWN ON THE DRAWINGS, THE COST OF SUCH CONCRETE WILL BE AT THE CONTRACTOR'S EXPENSE.

**CLASS "B" BEDDING**

MATERIAL SHALL BE SELECT BEDDING AS SPECIFIED. MATERIAL SHALL BE CAREFULLY PLACED AND THOROUGHLY COMPACTED BY TAMPING.

**CLASS "C" BEDDING (STANDARD BEDDING)**

MATERIAL SHALL BE THE SAME AS FOR CLASS "B" BEDDING AND SHALL BE PLACED AS SHOWN BY STANDARD DETAILS FOR THE TYPE OF PIPE USED.

BEDDING FOR VITRIFIED CLAY, CONCRETE & ABS PIPE

TYPICAL TRENCH DETAILS

N.T.S.

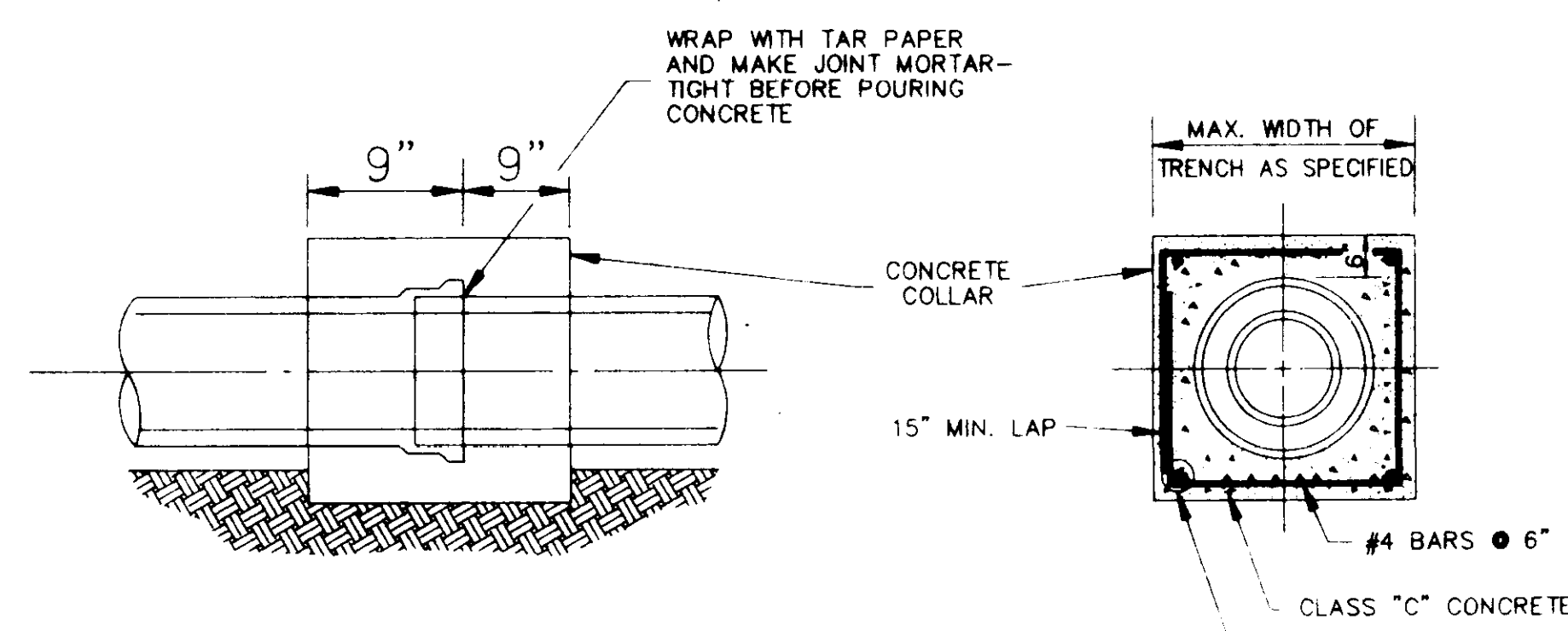
**TABLE "A"**  
PIPE SIZE

CARRIER PIPE (INCHES)	CASING PIPE	
	DIA. (INCHES)	STEEL PIPE WALL THICK
8	16	1/4"
10	20	5/16"
12	24	3/8"
14 & 16	30	1/2"
18	36	1/2"
24	36	1/2"
30	54	1/2"
36	54	1/2"
42	66	SEE TABLE "B"
48	72	-
54	78	-
60	84	-
66	96	-
72	108	-
84	120	-
96	144	-

**TABLE "B"**  
GAGES OF LINER PLATE FOR CONTINUOUS LOAD-CARRYING STRUCTURES

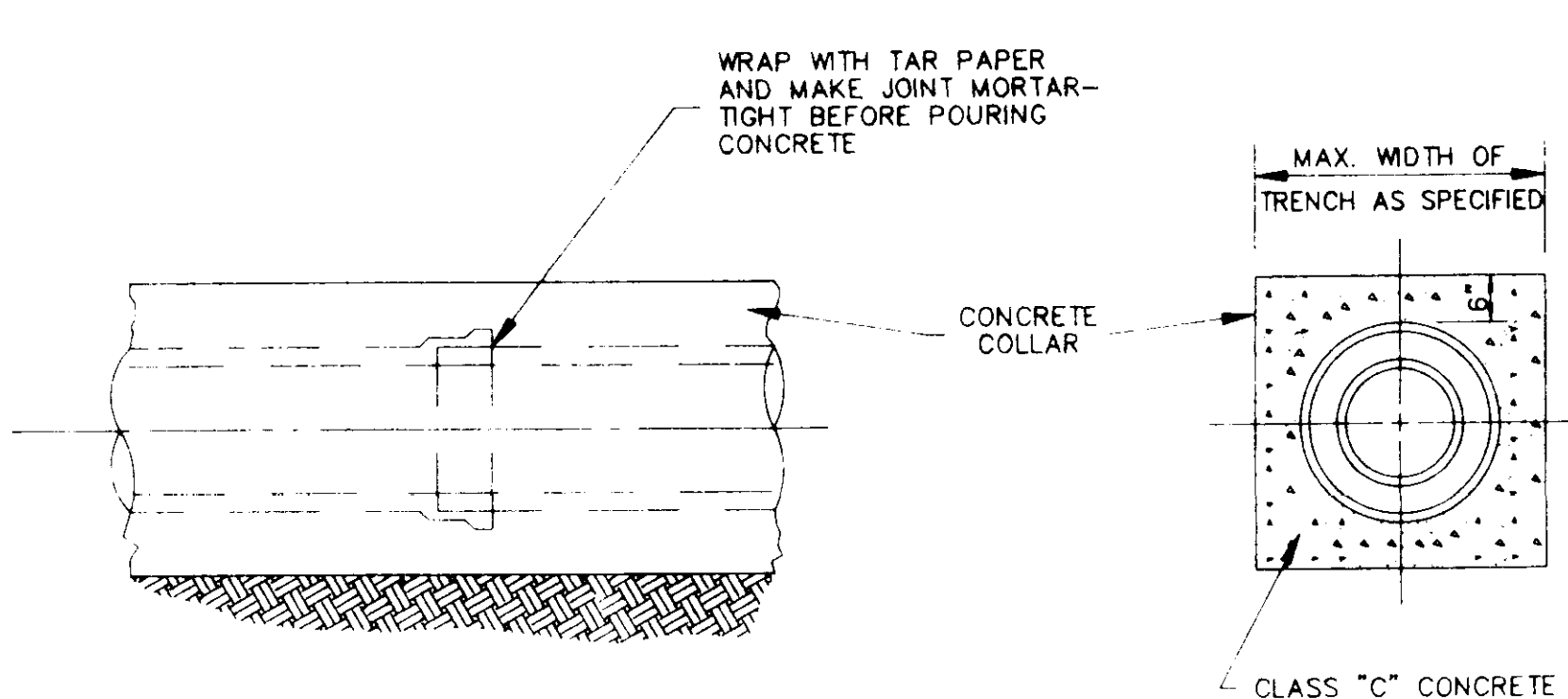
NOMINAL DIA. (INCHES)	HEIGHT OF COVER (FEET)									
	2-5	6-10	11-15	16-20	21-25	26-30	31-35	36-40	41-45	46-50
48	12	12	12	12	12	12	12	10	8	7
54	12	12	12	12	12	12	12	10	8	7
60	12	12	12	12	12	12	12	10	8	7
66	12	12	12	12	12	12	10	8	7	5
72	12	12	12	12	12	10	8	7	5	5
78	12	12	12	12	10	8	7	5	5	5
84	12	12	12	10	8	5	5	5	5	5
96	12	10	10	10	8	5	5	5	5	5
108	10	10	10	10	8	7	5	5	5	5
120	10	10	10	8	7	5	5	5	5	3
144	8	8	8	8	5	5	3	1	1	1

MIN. THICKNESS FOR LINER PLATE CASING IN RAILROAD CROSSING-10 GAGE



TYPICAL DETAIL OF CONCRETE COLLAR

N.T.S.

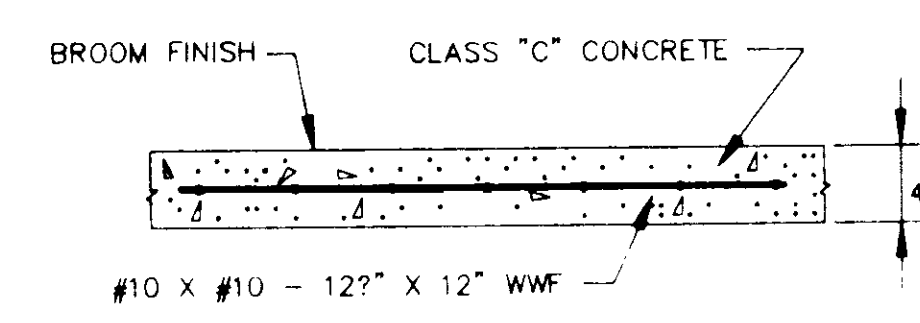


TYPICAL DETAIL OF CONCRETE ENCASUREMENT

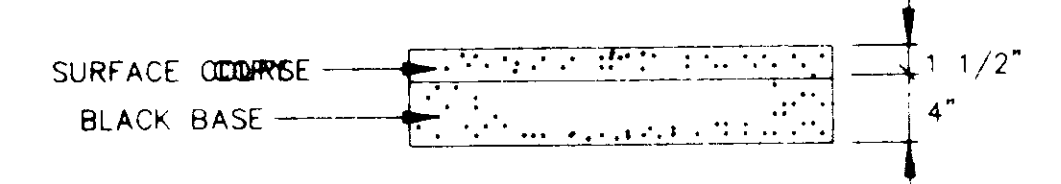
N.T.S.

**CASING PIPE**

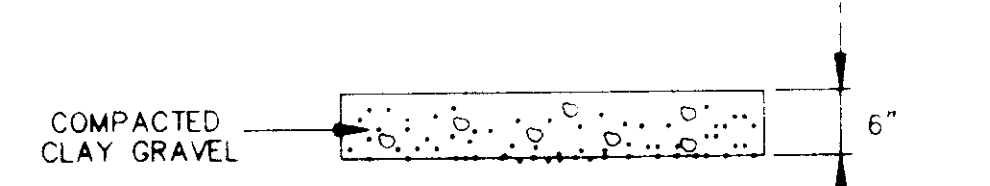
SIZE AND THICKNESS OF PIPE FOR RAILROAD & HIGHWAY CROSSING



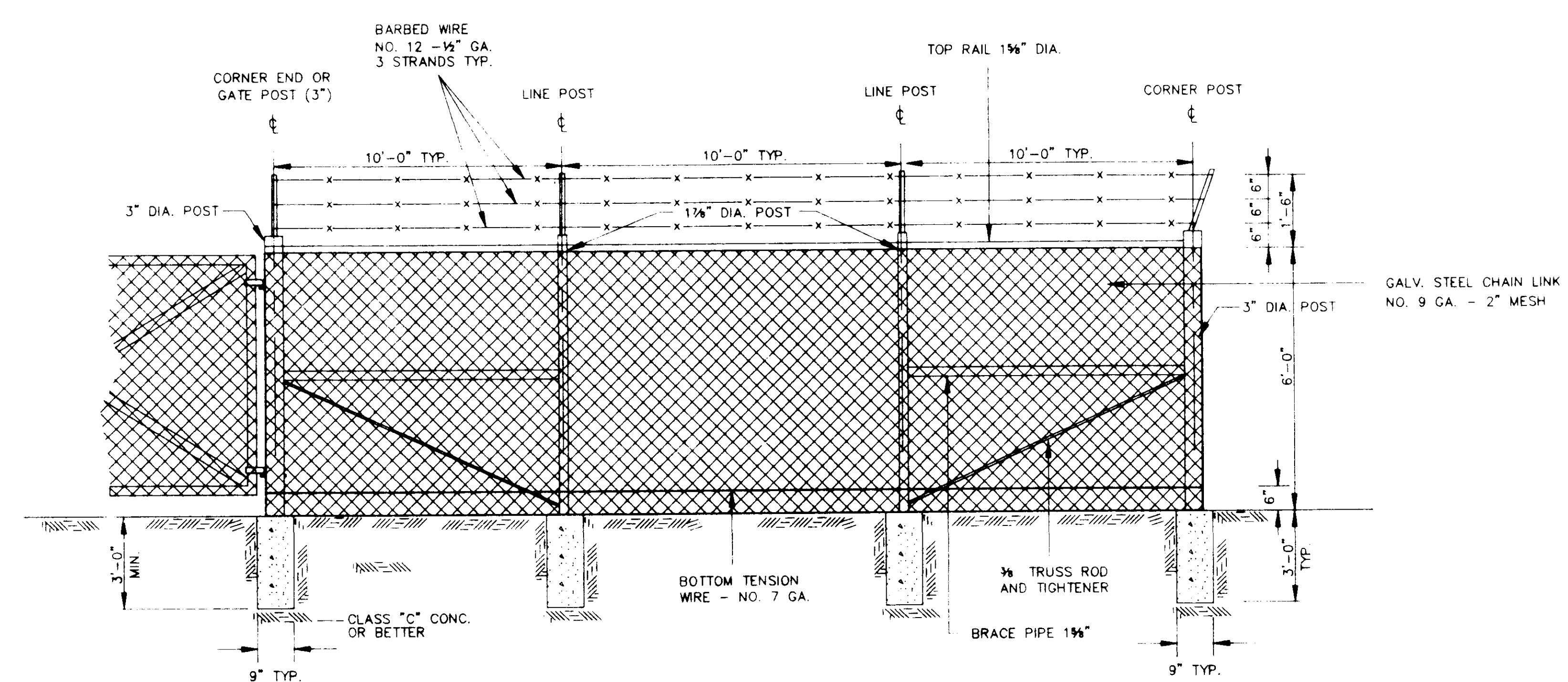
TYPICAL CONC. DRIVEWAY AND SIDEWALK REPAIR



TYPICAL ASPHALT DRIVEWAY REPAIR



TYPICAL GRAVEL DRIVEWAY REPAIR



CHAIN LINK FENCE DETAIL

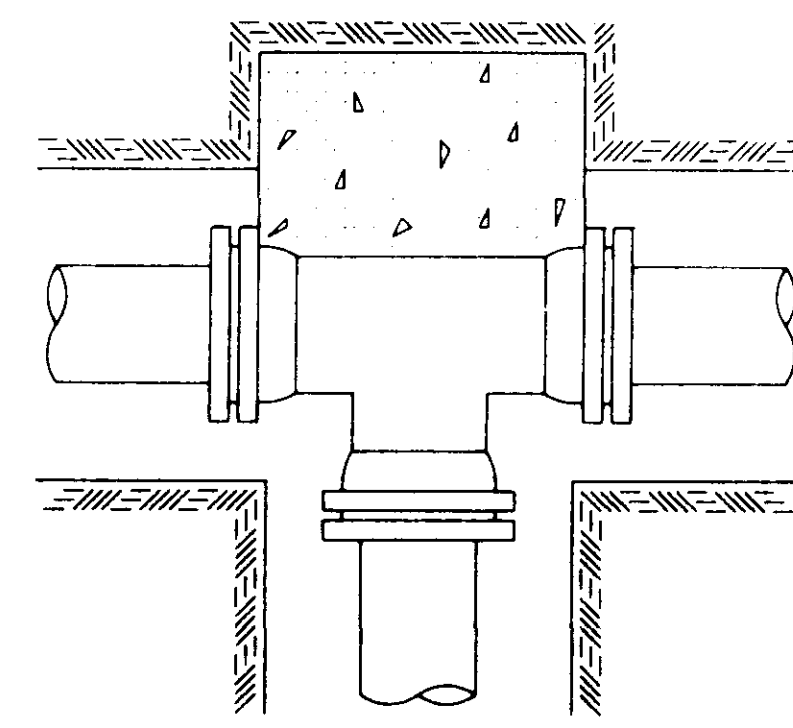
N.T.S.

CITY OF RIDGELAND, MS.

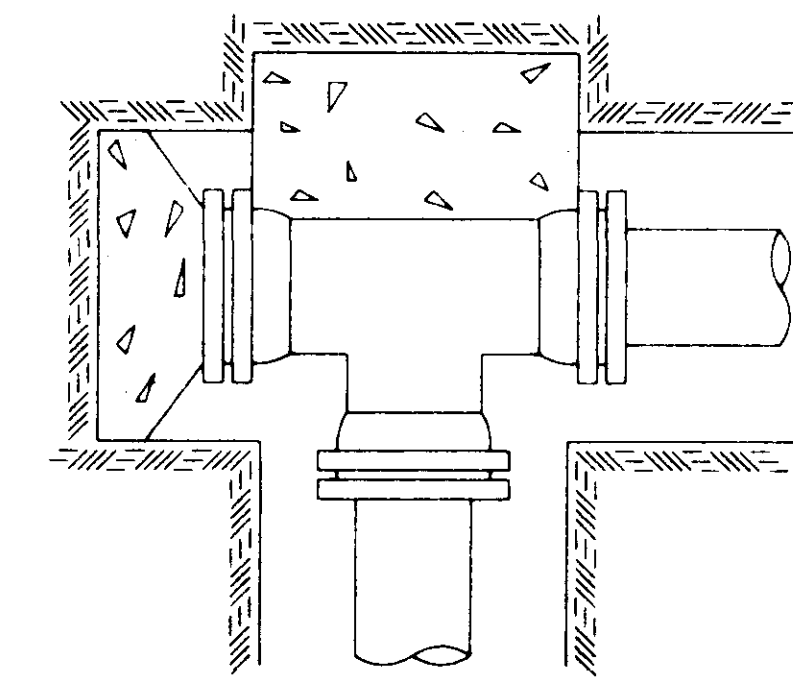
STANDARD DETAIL

DSGN	
DRWN	
CHKD	
SCALE	

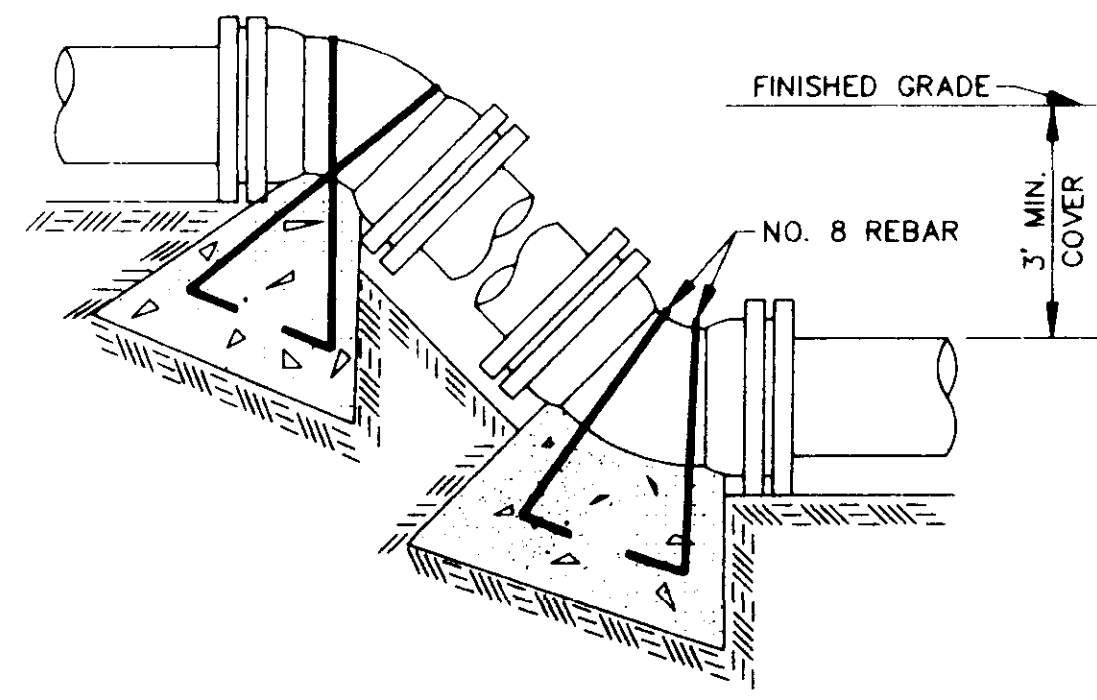
AUG 15 1995



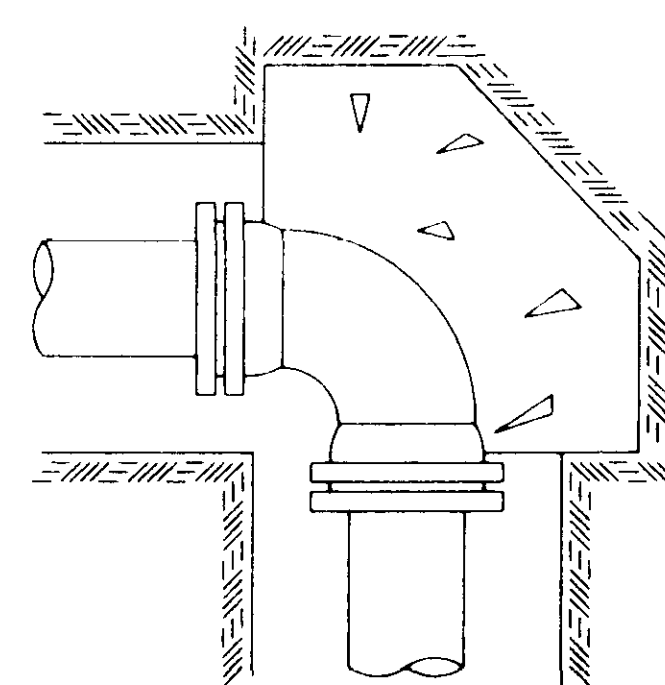
TEE



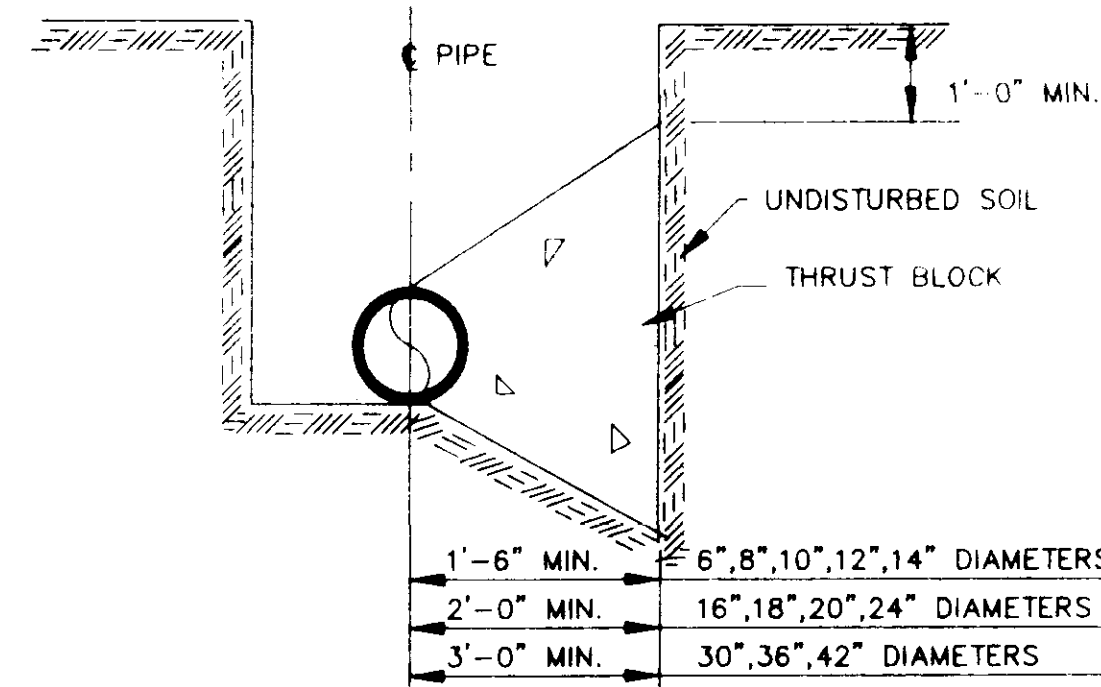
PLUGGED TEE



VERTICAL BENDS



90° BEND



TYPICAL CROSS SECTION

**TYPICAL THRUST BLOCKING IN WATER MAINS AND SEWAGE FORCE MAINS**

N.T.S.  
NOTE: ALL THRUST BLOCKS 2,500 PSI CONCRETE AGAINST UNDISTURBED EARTH

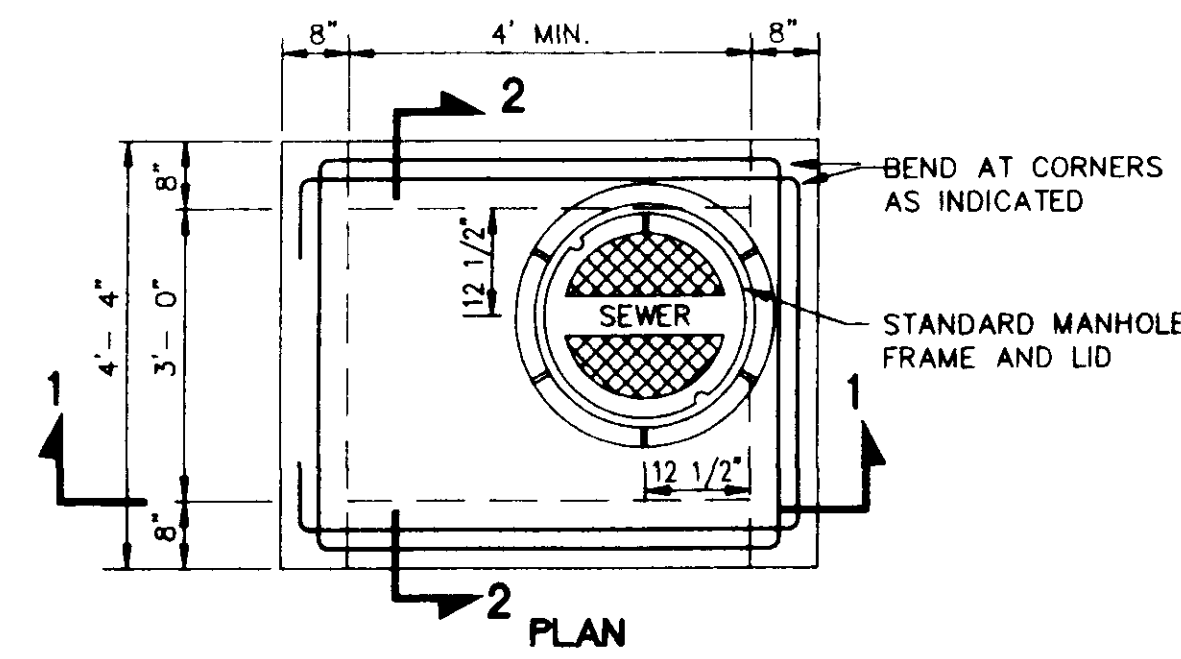
**BEARING AREA IN SQ. FT.**

NOMINAL PIPE DIAMETER (IN)	VERTICAL BENDS					NOMINAL PIPE DIAMETER (IN)	VERTICAL BENDS				
	DEAD-END OR TEE	90° BEND	45° BEND	22 1/2° BEND	11 1/4° BEND		DEAD-END OR TEE	90° BEND	45° BEND	22 1/2° BEND	11 1/4° BEND
6	2.5	3.0	2.0	2.0	2.0	6	—	26.0(1.0)	14.0(5)	7.0(3)	—
8	4.0	6.0	3.0	2.0	2.0	8	—	45.0(1.7)	25.0(9)	13.0(5)	—
10	6.0	9.0	5.0	2.5	2.0	10	—	68.0(2.5)	37.0(1.4)	19.0(7)	—
12	9.0	11.0	6.0	3.5	2.0	12	—	97.0(3.6)	52.0(1.9)	27.0(1.0)	—
14	12.0	18.0	9.0	5.0	2.5	14	—	130(4.8)	70.0(2.6)	36.0(1.3)	—
16	16.0	22.5	12.0	6.0	3.0	16	—	168(6.2)	91.0(3.4)	46.0(1.7)	—
18	20.0	28.0	15.0	8.0	4.0	18	—	211(7.8)	114(4.2)	58.0(2.2)	—
20	24.5	34.0	19.0	10.0	5.0	20	—	259(9.6)	140(5.2)	72.0(2.6)	—
24	35.0	49.0	27.0	14.0	7.0	24	—	370(13.7)	200(7.4)	102(3.8)	—
30	54.0	76.0	41.0	21.0	10.0	30	—	568(21.1)	308(11.4)	156(5.8)	—
36	77.0	108.0	59.0	30.0	15.0	36	—	814(30.1)	440(16.3)	225(8.3)	—
42	104.0	146.0	79.0	40.0	20.0	42	—	1100(40.7)	595(22.0)	303(11.2)	—

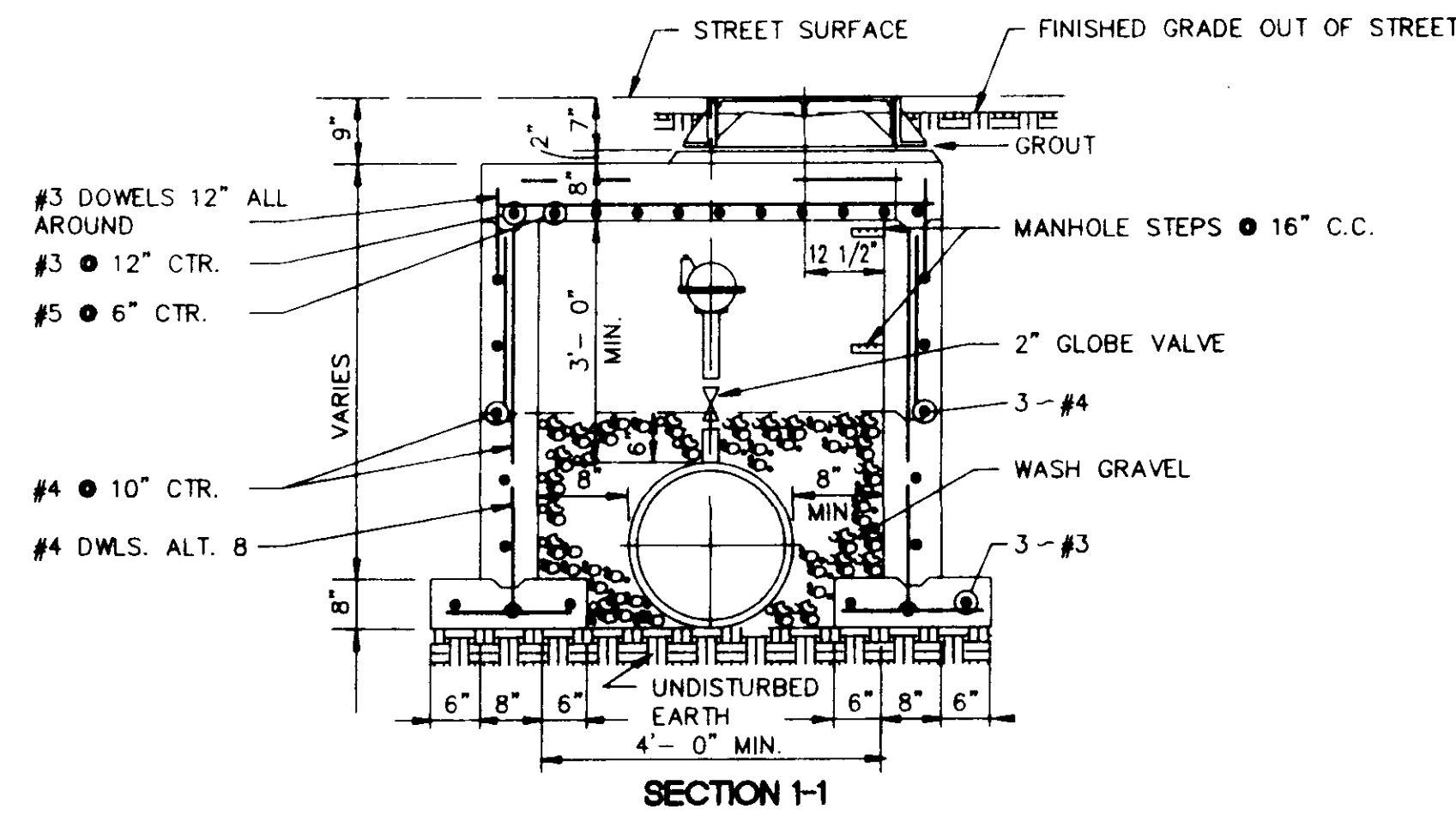
VOLUME OF BLOCKS INCLUDING SOIL LOAD CU. FT. (CU. YDS.)

NOTE:  
ABOVE VALUES CALCULATED USING P=100 AND ALLOWANCE.  
SOIL BRG = 1500 PSF. FOR DIFFERENT P, MULTIPLY ABOVE VALUES BY P/100.  
FOR DIFFERENT SOIL BRG, MULTIPLY ABOVE VALUES BY 1500/S.B.

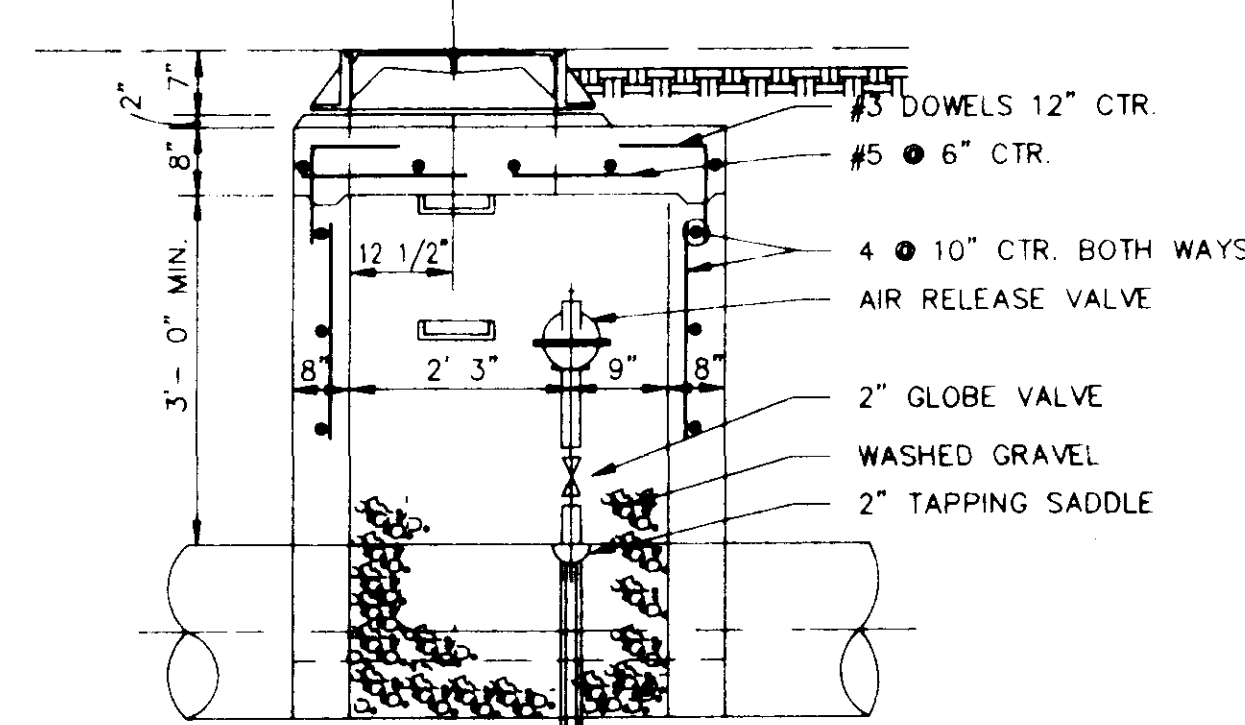
NOTE:  
ABOVE VALUES REPRESENT THE VOLUME OF BLOCKS INCLUDING SOIL LOAD IN CU.FT. (CU.YDS.) THE VALUES WERE CALCULATED USING A P=100 PSI AND A S.F.=1.5. FOR DIFFERENT P, MULTIPLY VALUES BY P/100.



PLAN



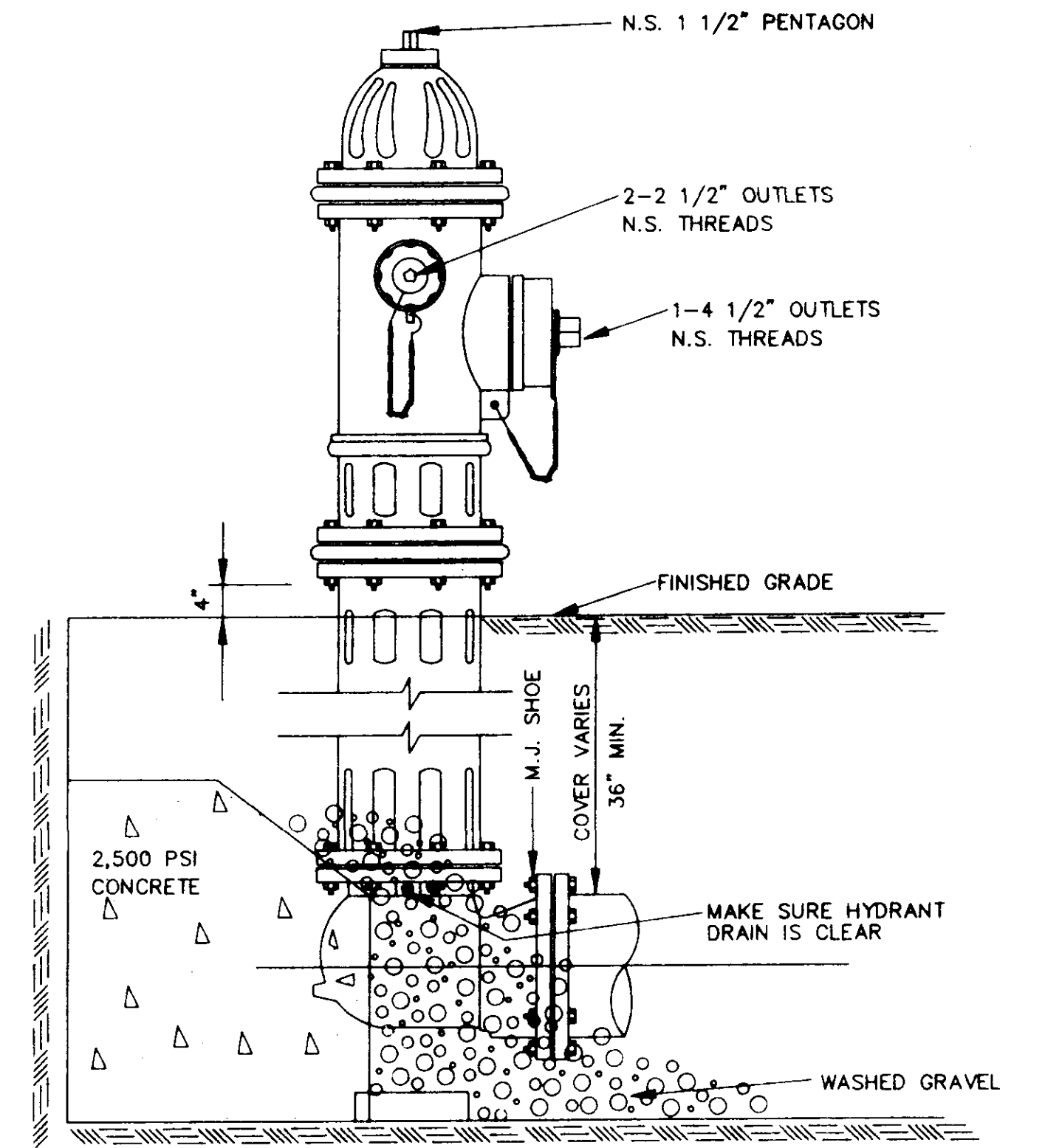
SECTION 1-1



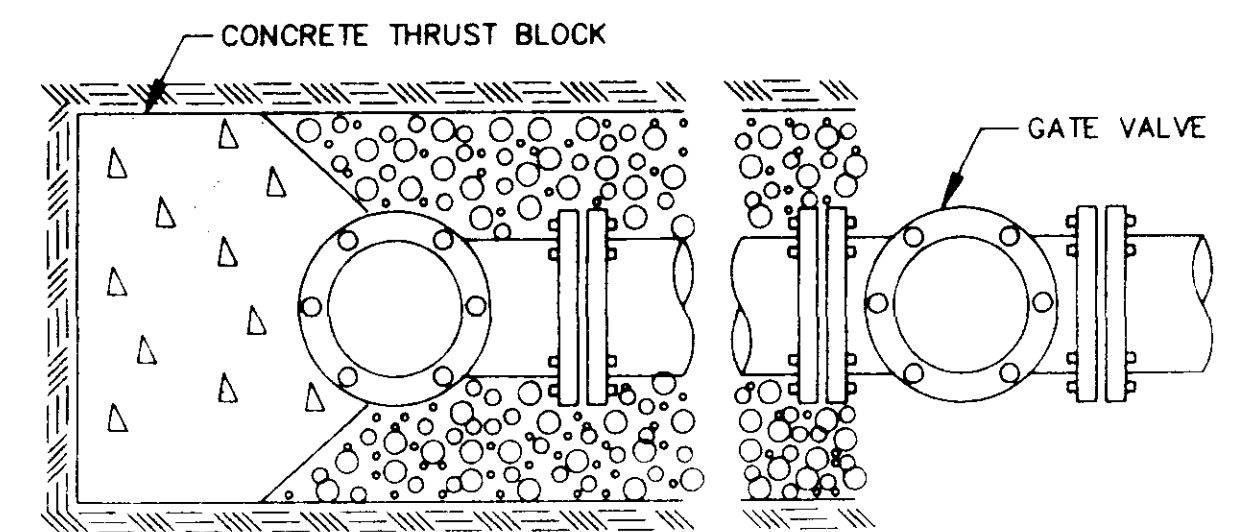
SECTION 2-2

**TYPICAL AIR OR AIR VACCUUM RELEASE VALVE INSTALLATION WITH MANHOLE**

NOT TO SCALE



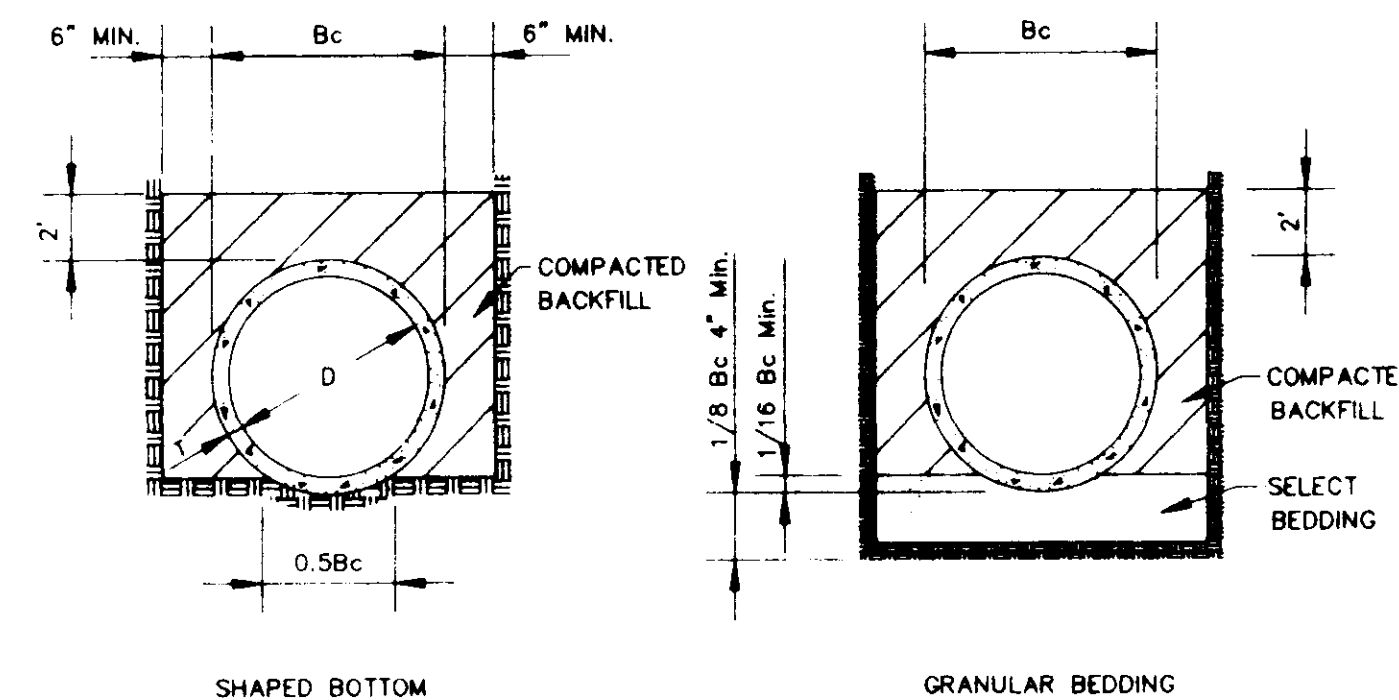
ELEVATION



PLAN

**TYPICAL FIRE HYDRANT INSTALLATION**

NOTE: GATE VALVES WILL BE REQUIRED ON ALL FIRE HYDRANT LEGS.  
N.T.S.  
ANCHOR COUPLINGS REQ'D.



**TYPICAL TRENCH DETAILS**

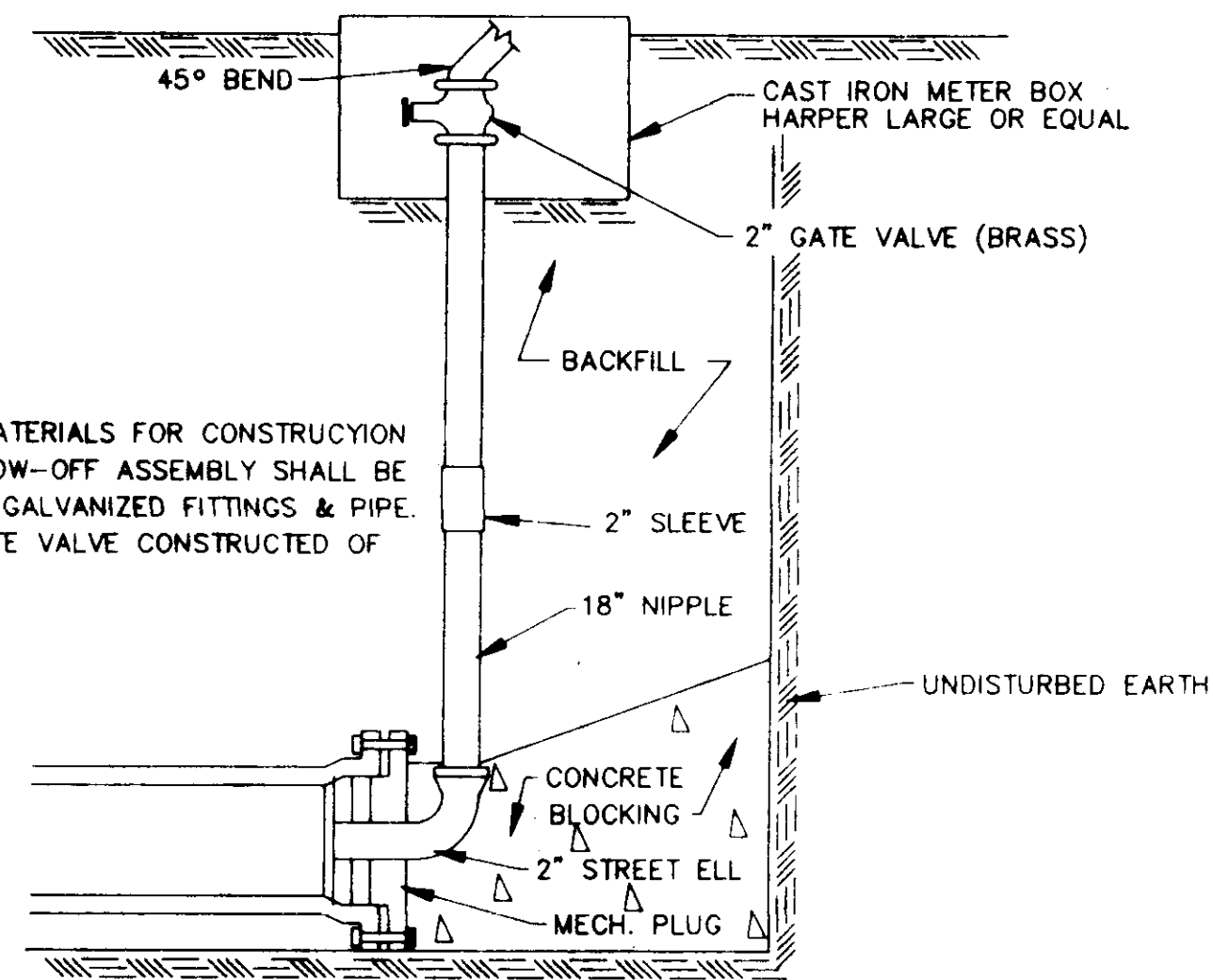
N.T.S.

CITY OF RIDGELAND, MS.

STANDARD DETAILS

DEGN		THE CITY OF	DRAWN
DRWN		RIDGELAND	CHKD
CHKD			SCALE

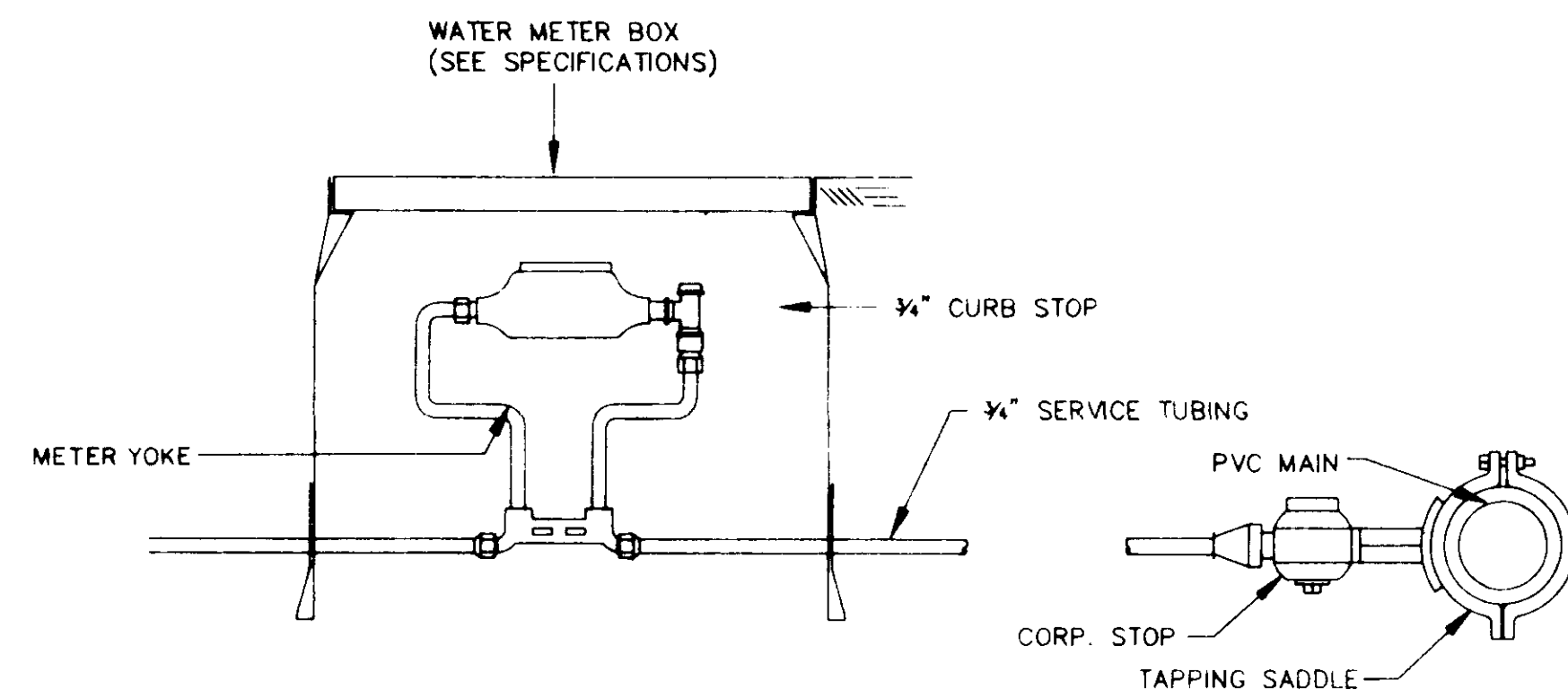
AUG 15 1985



NOTE:  
ALL MATERIALS FOR CONSTRUCTION OF BLOW-OFF ASSEMBLY SHALL BE OF 2" GALVANIZED FITTINGS & PIPE. 2" GATE VALVE CONSTRUCTED OF BRASS.

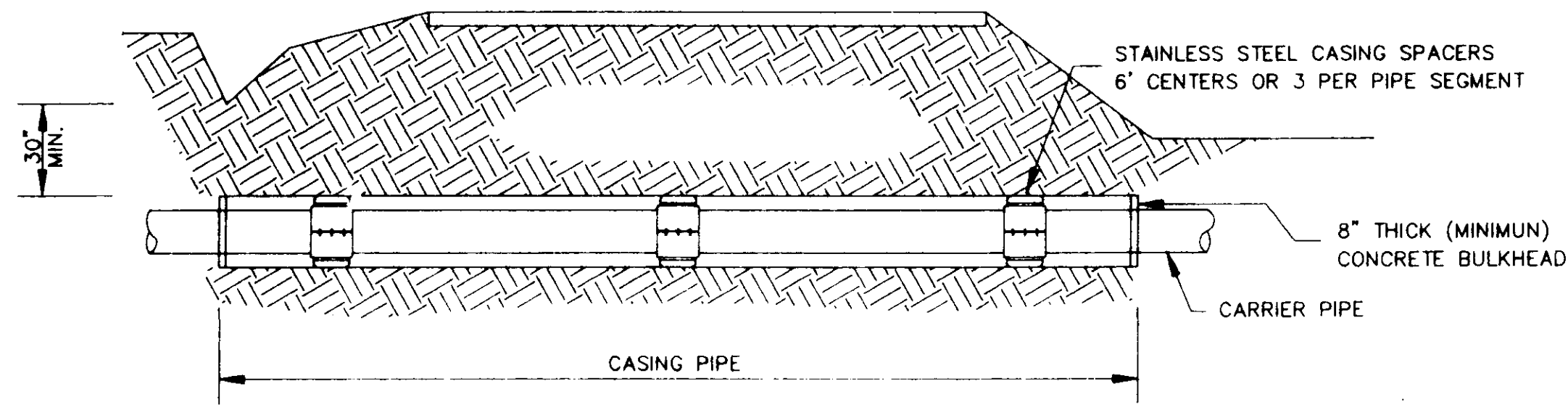
**TYPICAL BLOW-OFF ASSEMBLY**

N.T.S.



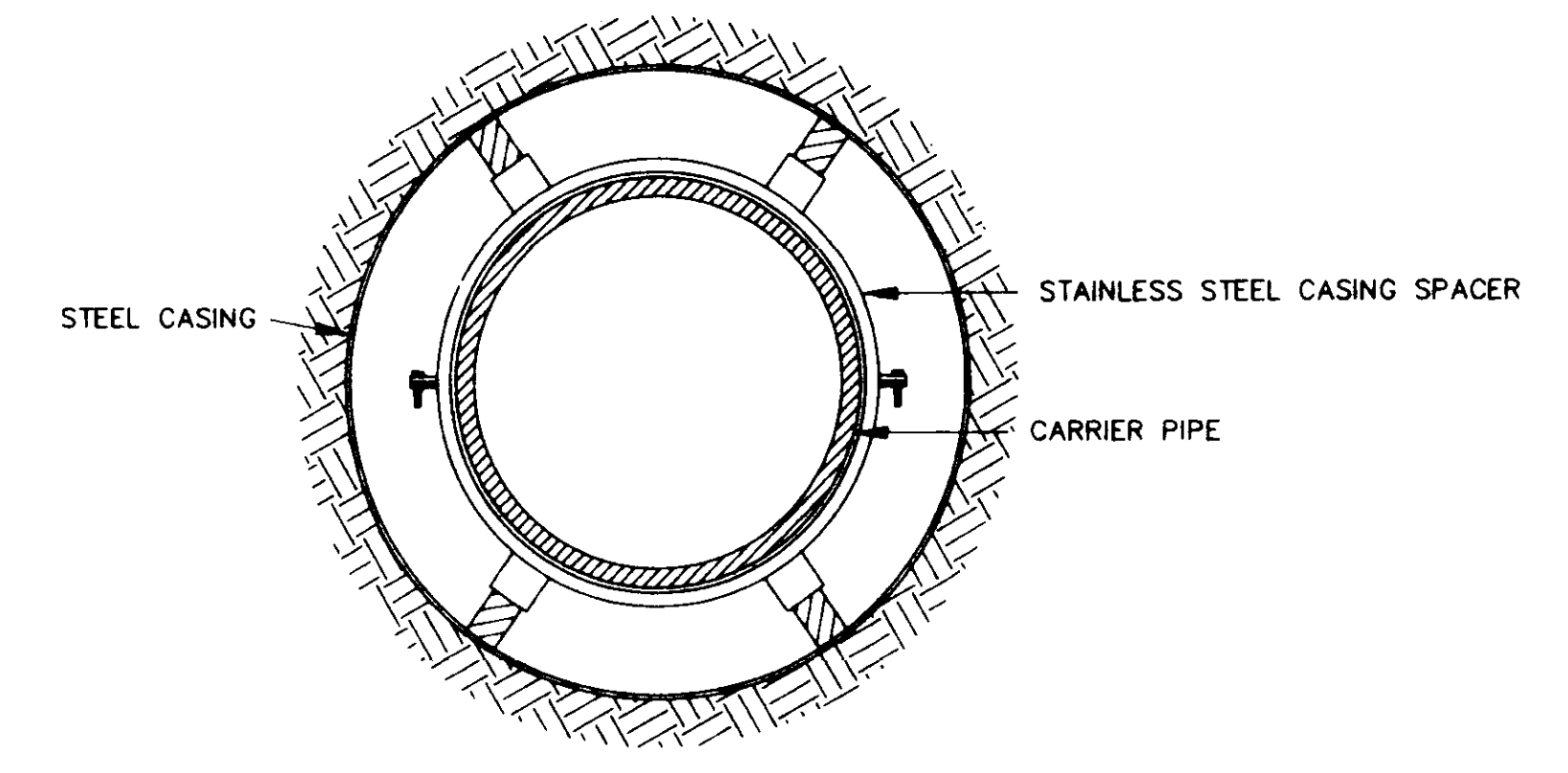
**TYPICAL 3/4" WATER SERVICE**

N.T.S.



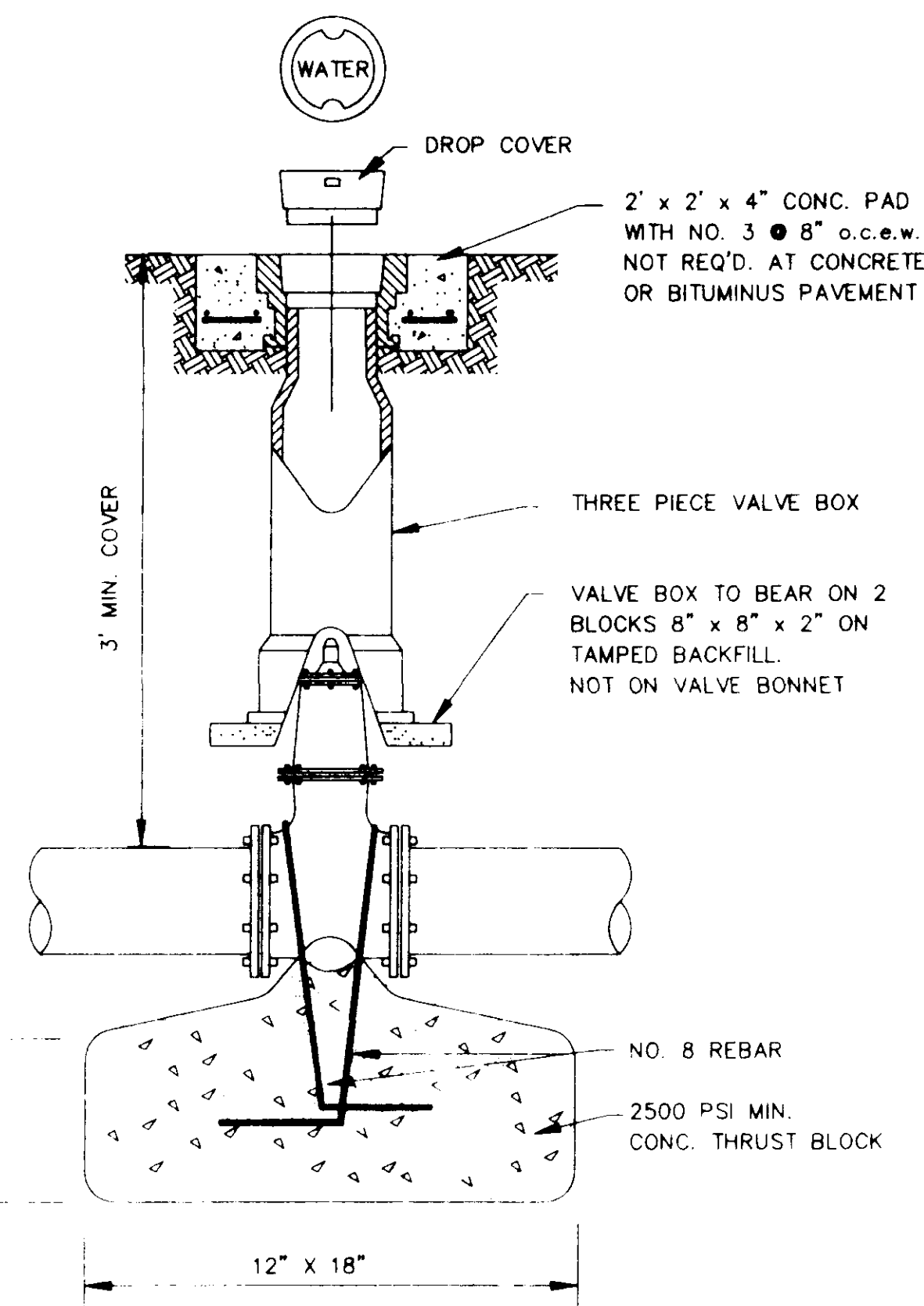
**TYPICAL BORE SECTION**

N.T.S.



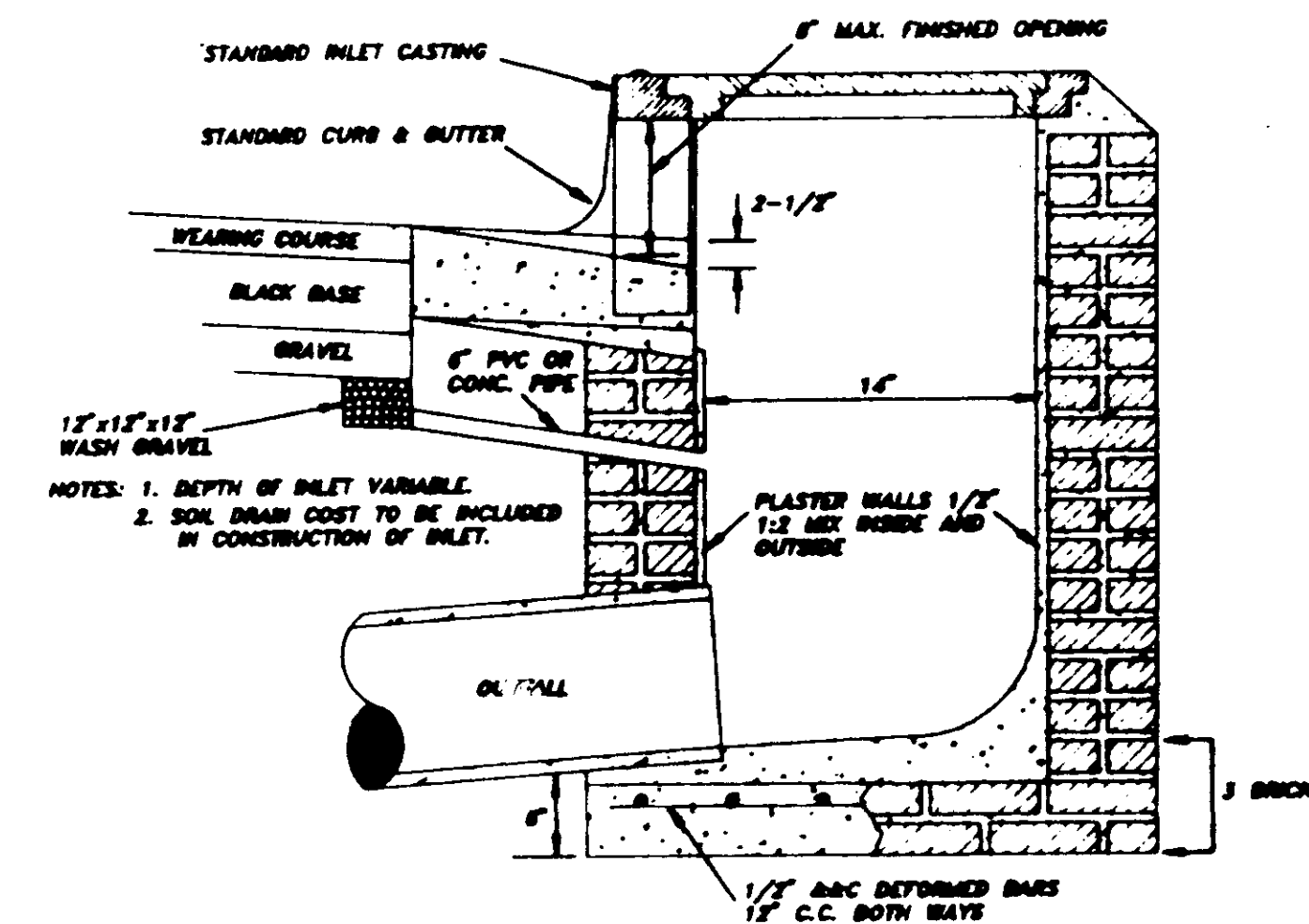
**BORE SECTION**

N.T.S.

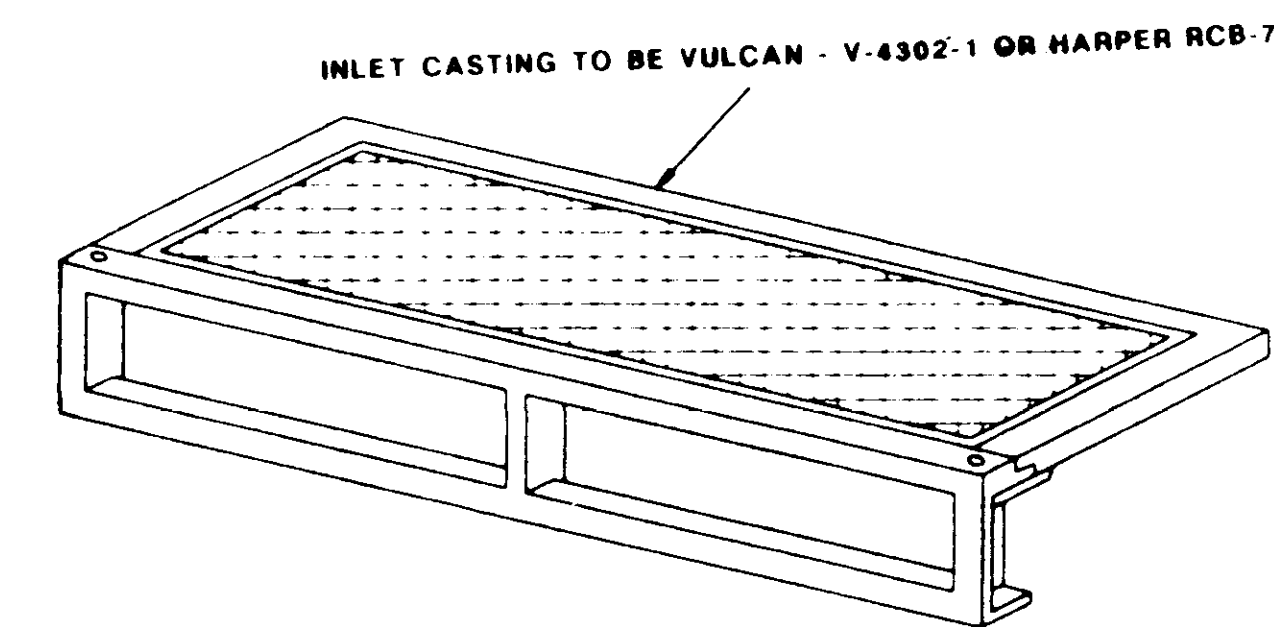


**GATE VALVE DETAIL**

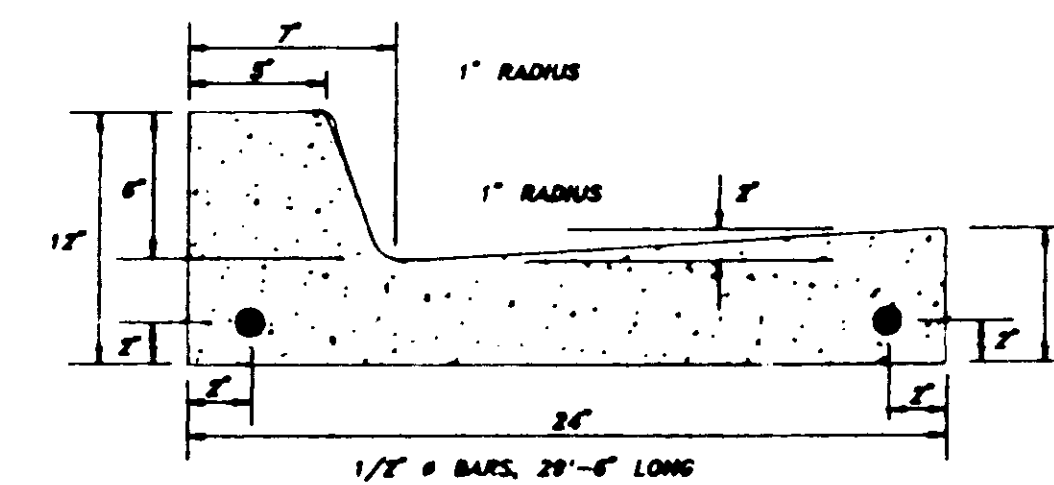
N.T.S.



**SECTION OF STANDARD CURB INLET**



**STANDARD CURB INLET CASTING**



NOTES: 1. ALL CURBS, GUTTERS & DRIVEWAYS TO BE CONSTRUCTED OF 3000 L.B. CONCRETE.  
2. 2 - 1/2" DEFORMED BARS, 18" LONG REED. AT EXPANSION JOINTS. THEY SHALL BE HELD IN PLACE BY APPROVED CHAIRS OR SUPPORTS AND 1/2" EXPANSION MATERIALS.

**STANDARD CURB & GUTTER**

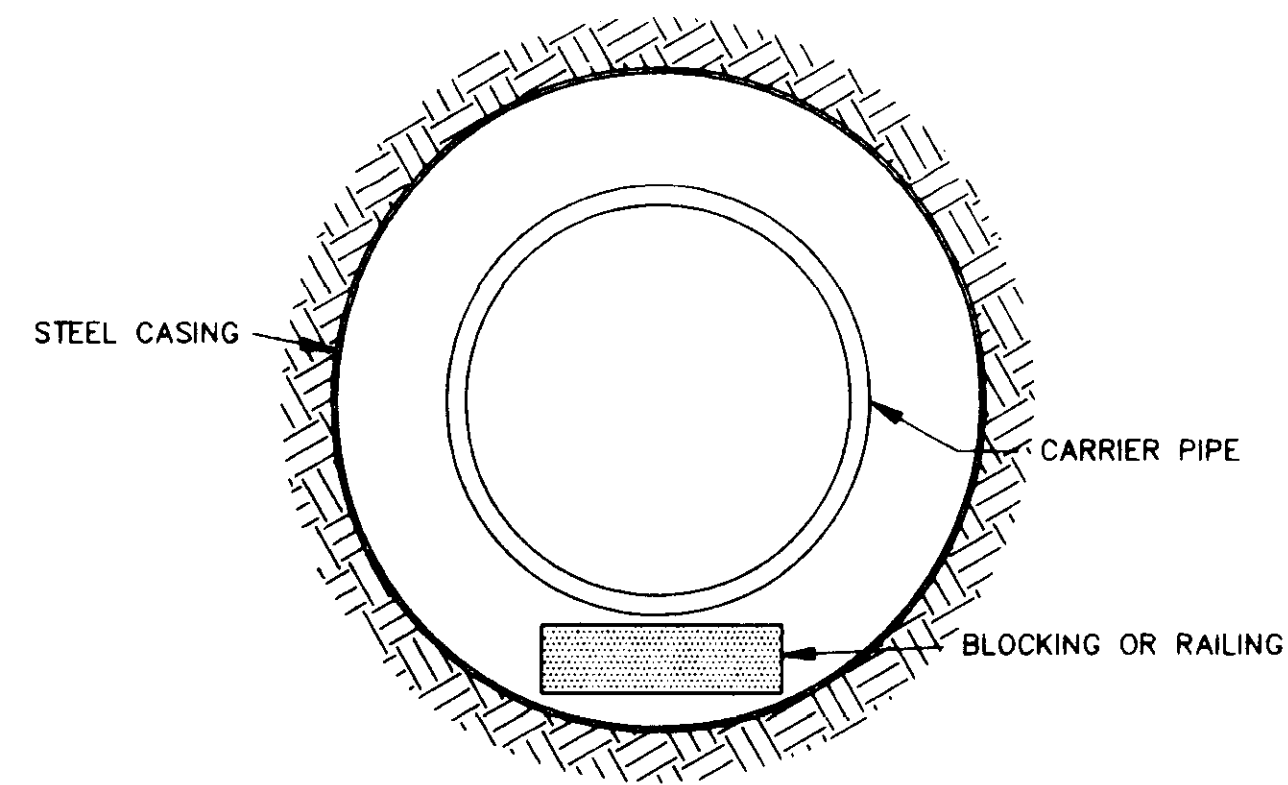
CITY OF RIDGELAND, MS.

**STANDARD DETAILS**

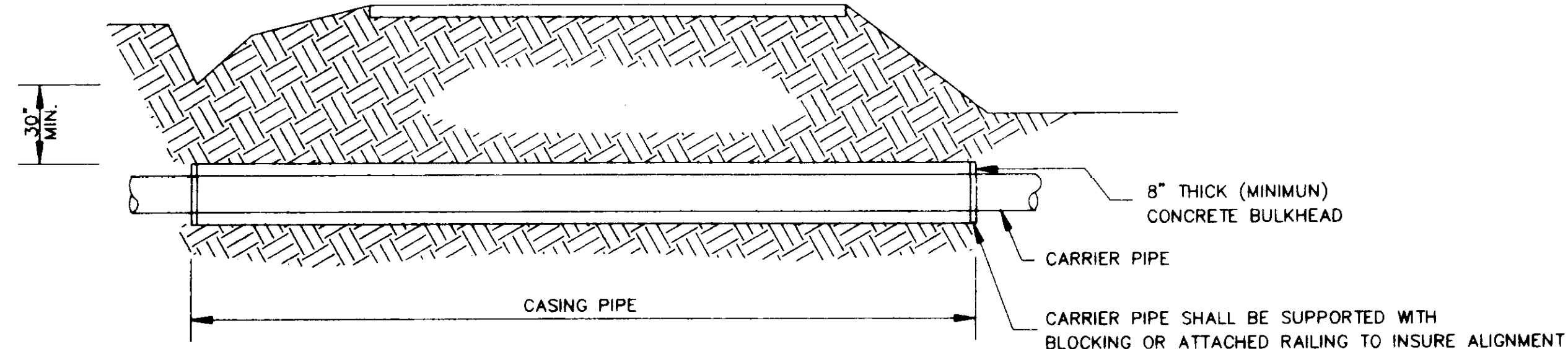
DSGN:		THE CITY OF	DRAWING NO.
DRWN:		RIDGELAND	2
CHKD:			OF
SCALE:			

AUG 15 1995





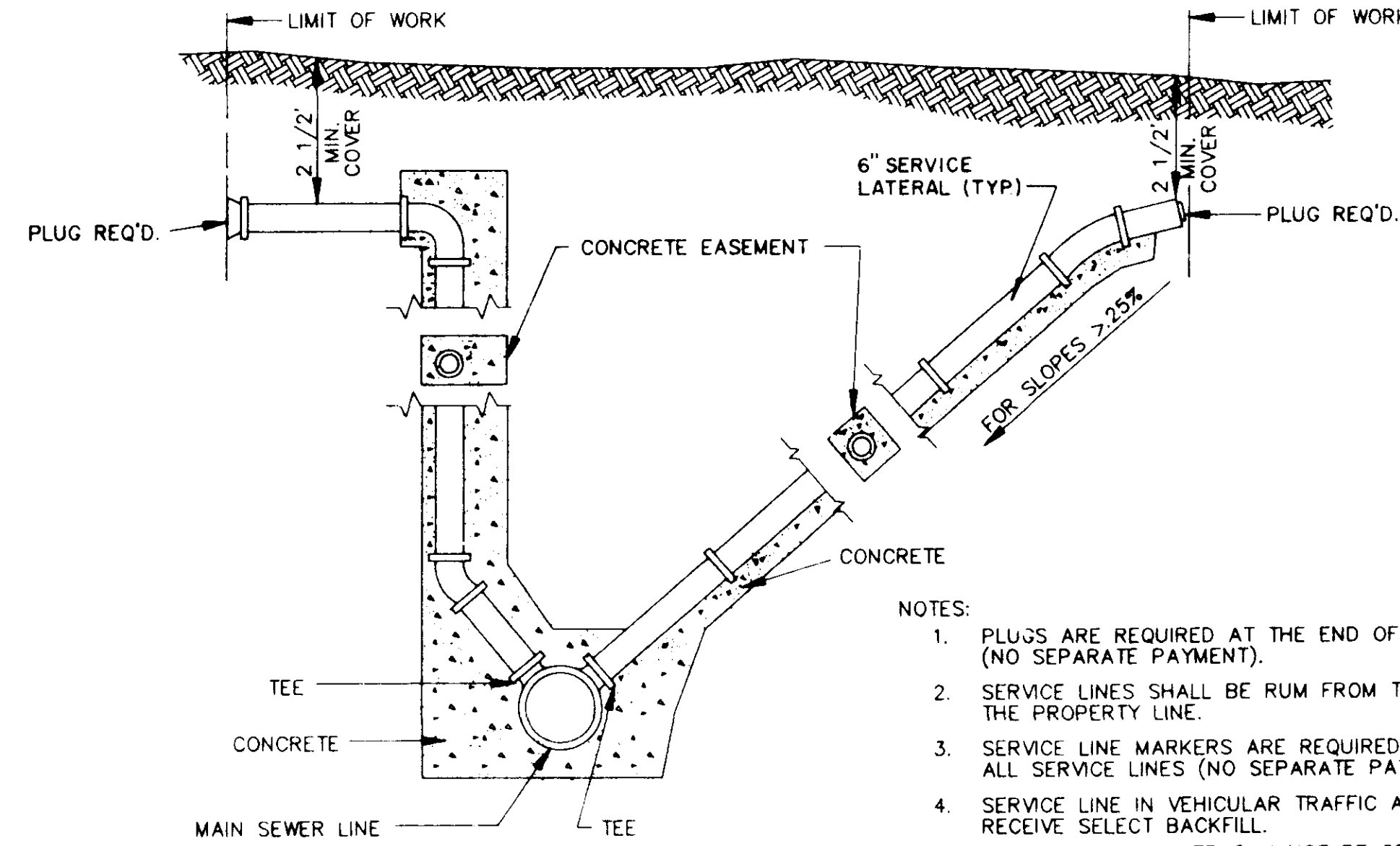
**BORE SECTION**  
N.T.S.



**TYPICAL BORE SECTION**  
N.T.S.

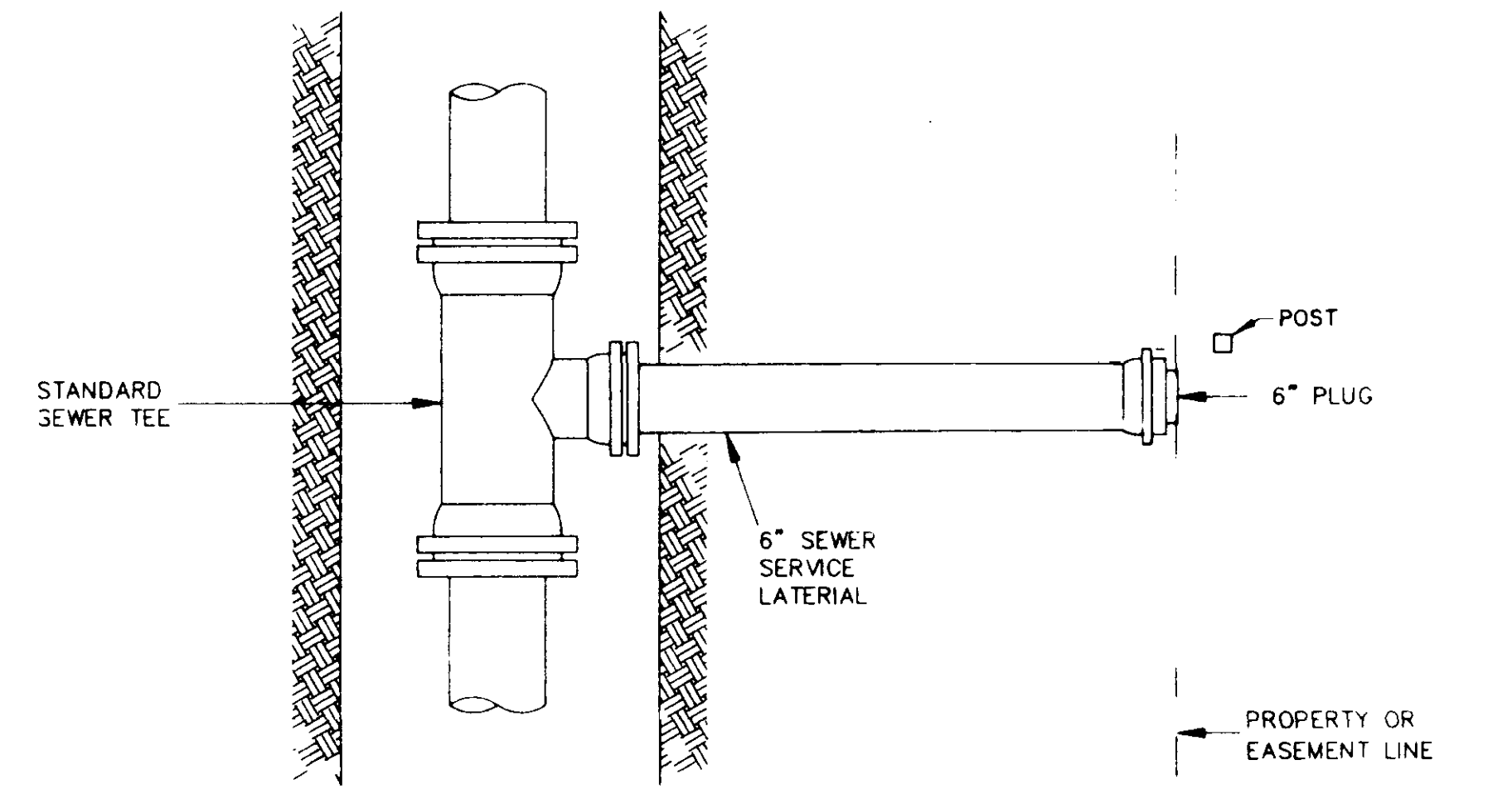
TABLE II GOVERNING DIMENSIONS FOR MANHOLES			
PIPE SIZE	Δ ANGLE	BASE DIAMETER **	"R" •
8" THRU 12"	0° TO 90°	4'	1'- 6"
15"	0° TO 60°	4'	1'- 10"
15"	60° TO 90°	4'	1'- 10"
18"	0° TO 60°	4'	2'- 3"
18"	60° TO 90°	4'	1'- 10"
21"	0° TO 60°	4'	2'- 7"
21"	60° TO 90°	5'	2'- 4"
24"	0° TO 45°	4'	3'- 0"
24"	45° 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

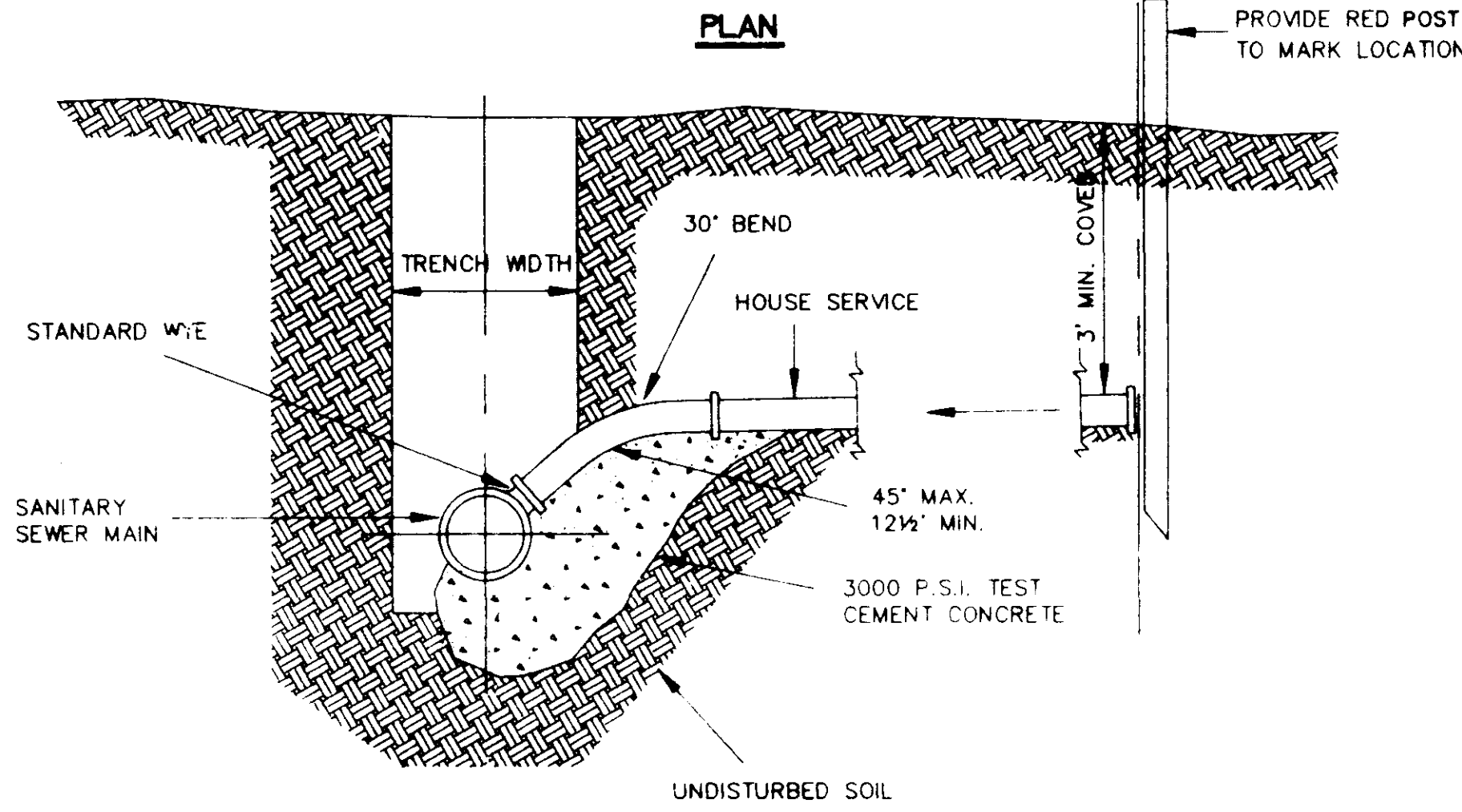


- NOTES:
1. PLUGS ARE REQUIRED AT THE END OF ALL SERVICE LINES (NO SEPARATE PAYMENT).
  2. SERVICE LINES SHALL BE RUM FROM THE SEWER LINES TO THE PROPERTY LINE.
  3. SERVICE LINE MARKERS ARE REQUIRED AT THE END OF ALL SERVICE LINES (NO SEPARATE PAYMENT).
  4. SERVICE LINE IN VEHICULAR TRAFFIC AREA SHALL RECEIVE SELECT BACKFILL.
  5. WHEN MINIMUM COVER CAN NOT BE OBTAINED DUCTILE IRON PIPE SHALL BE USED.

**SERVICE CONNECTION FOR DEEP SEWER**  
N.T.S.

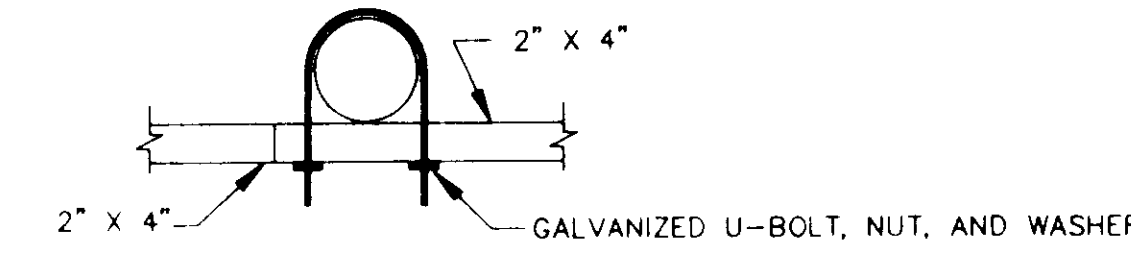


**PLAN**

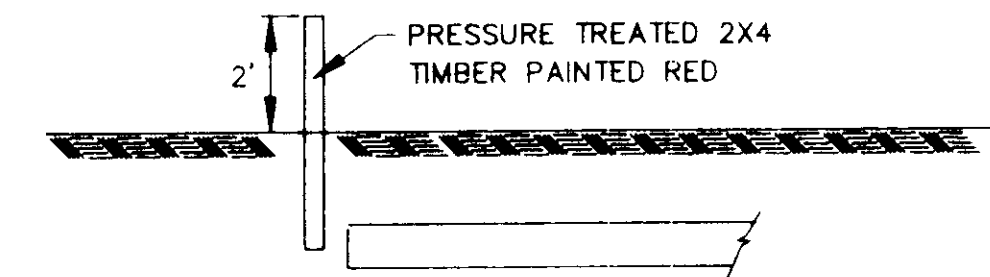


**ELEVATION**

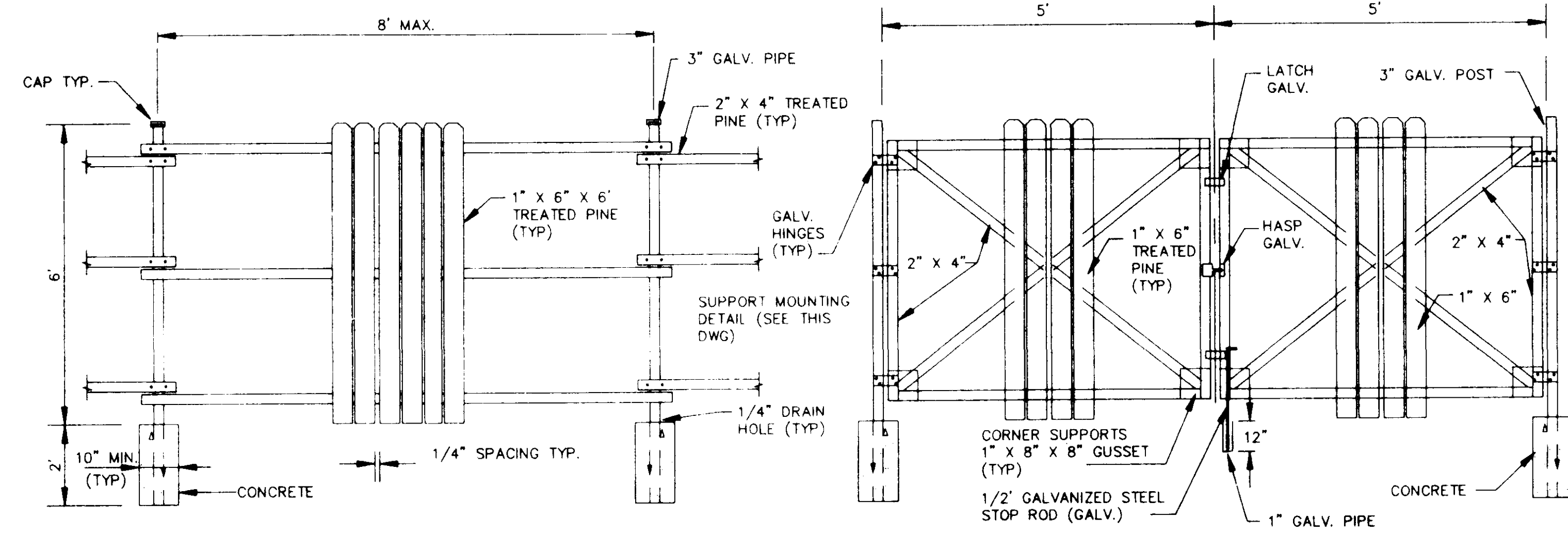
**SEWER SERVICE CONNECTION**  
N.T.S.



**SUPPORT MOUNTING DETAIL**  
N.T.S.



**SERVICE LINE MARKER**  
(NO SEPARATE PAYMENT)  
N.T.S.



**FENCE DETAIL**  
N.T.S.

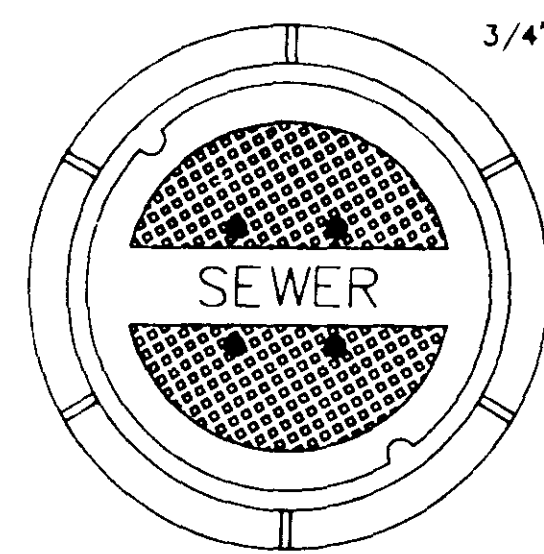
**GATE DETAIL**  
N.T.S.

AUG 15 1995

**CITY OF RIDGELAND, MS.**

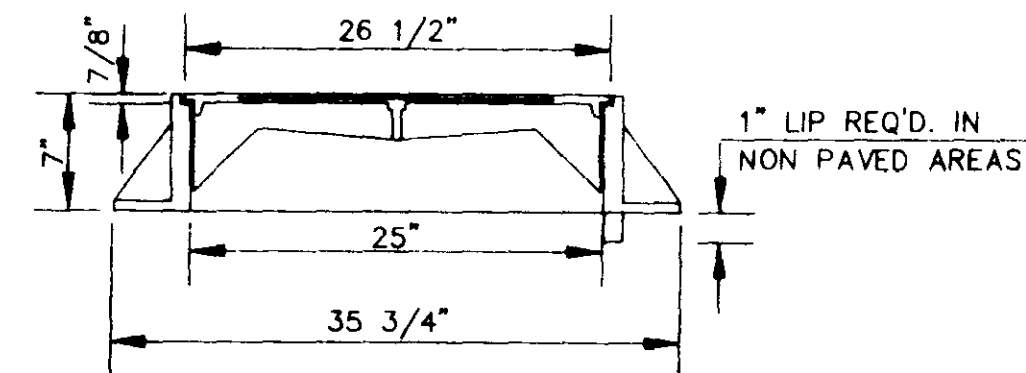
**STANDARD DETAILS**

DSGN:	THE CITY OF RIDGELAND	DRAWN:
CHWD:		SCALE:

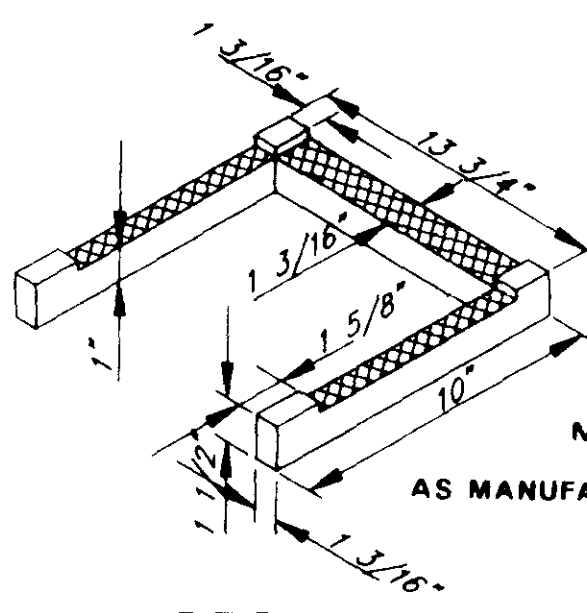


TOP PLAN OF COVER

FRAME & COVER WEIGHT 420 LBS.



SECTION

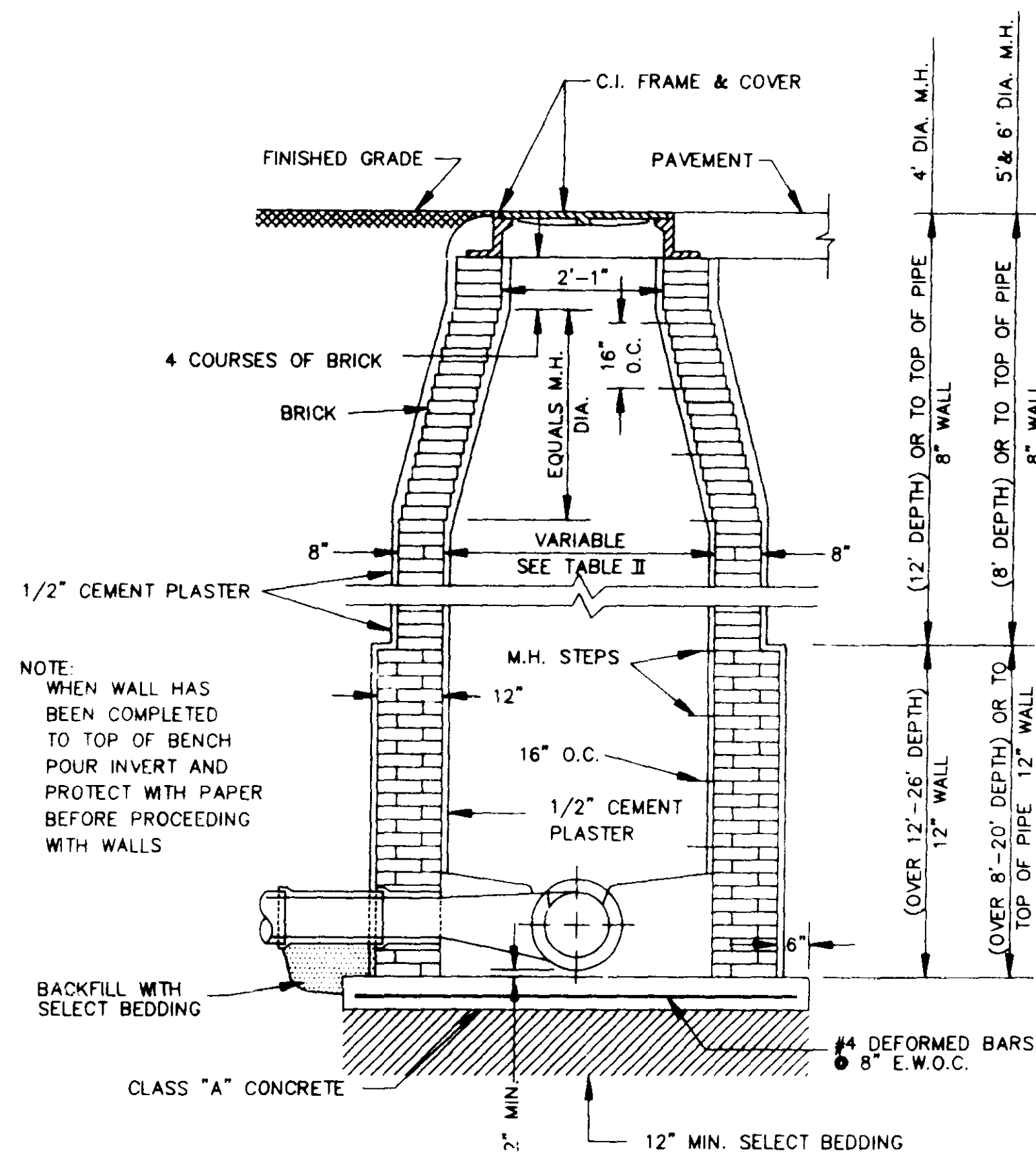


DETAIL 'B'

MODEL NO. PS2 PF  
AS MANUFACTURED BY M.A. INDUSTRIES INC.

**STANDARD MANHOLE FRAME AND COVER**

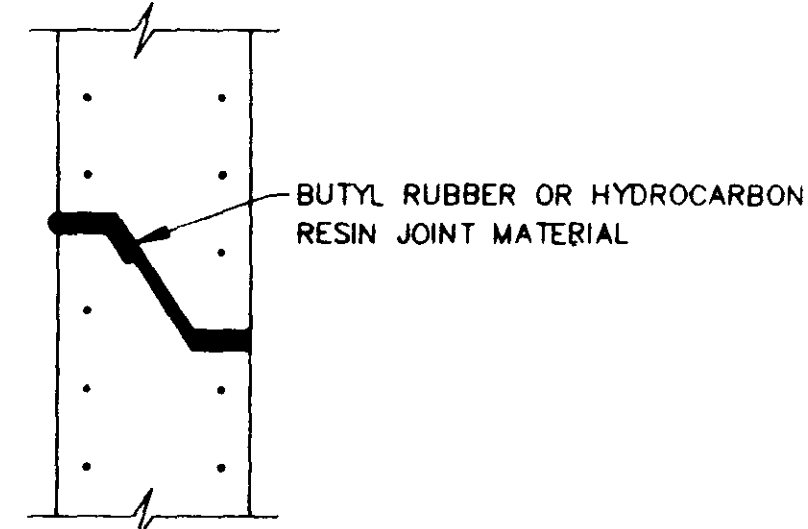
N.T.S.



NOTE:  
WHEN WALL HAS  
BEEN COMPLETED  
TO TOP OF BENCH  
POUR INVERT AND  
PROTECT WITH PAPER  
BEFORE PROCEEDING  
WITH WALLS

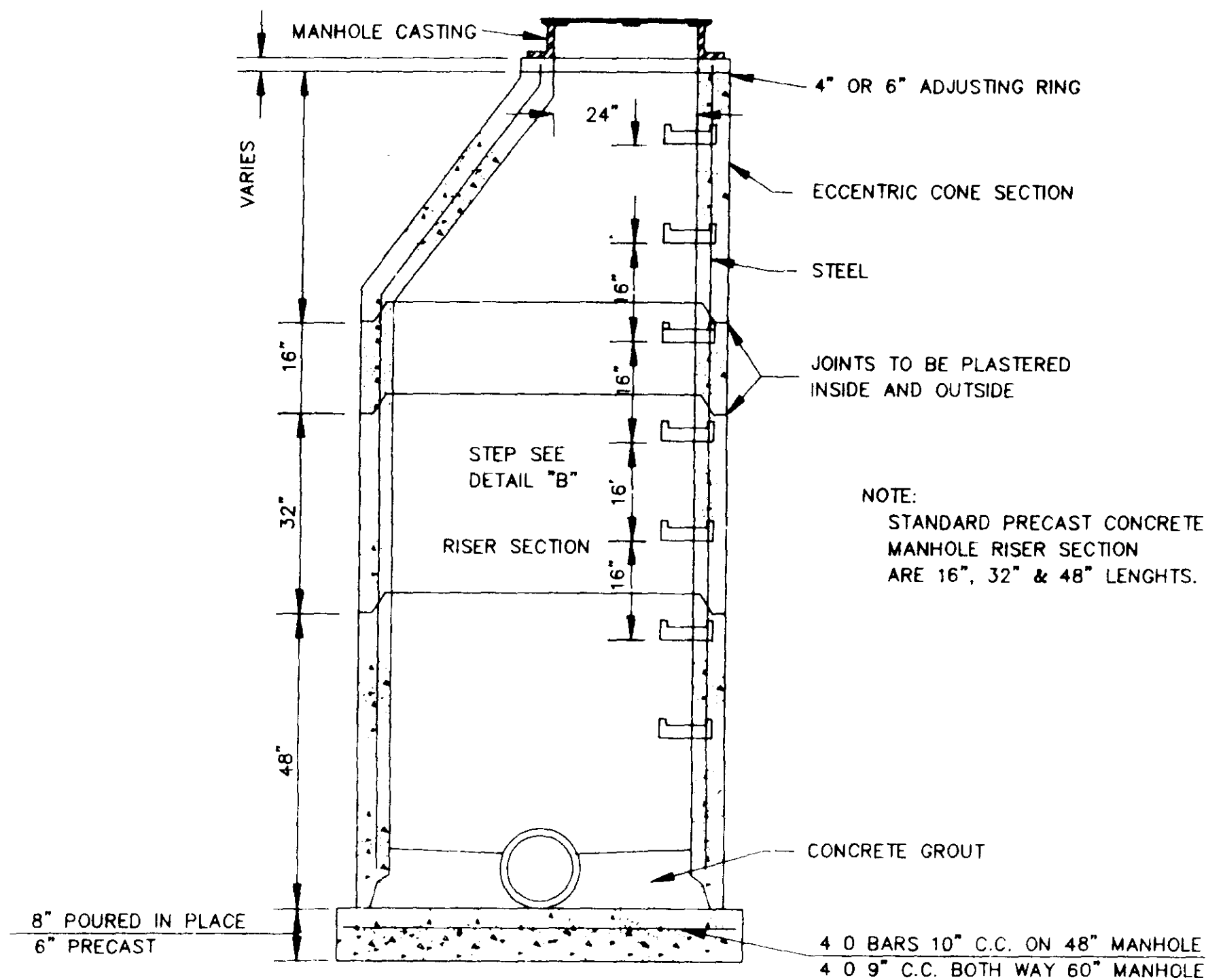
**STANDARD BRICK MANHOLE**

N.T.S.



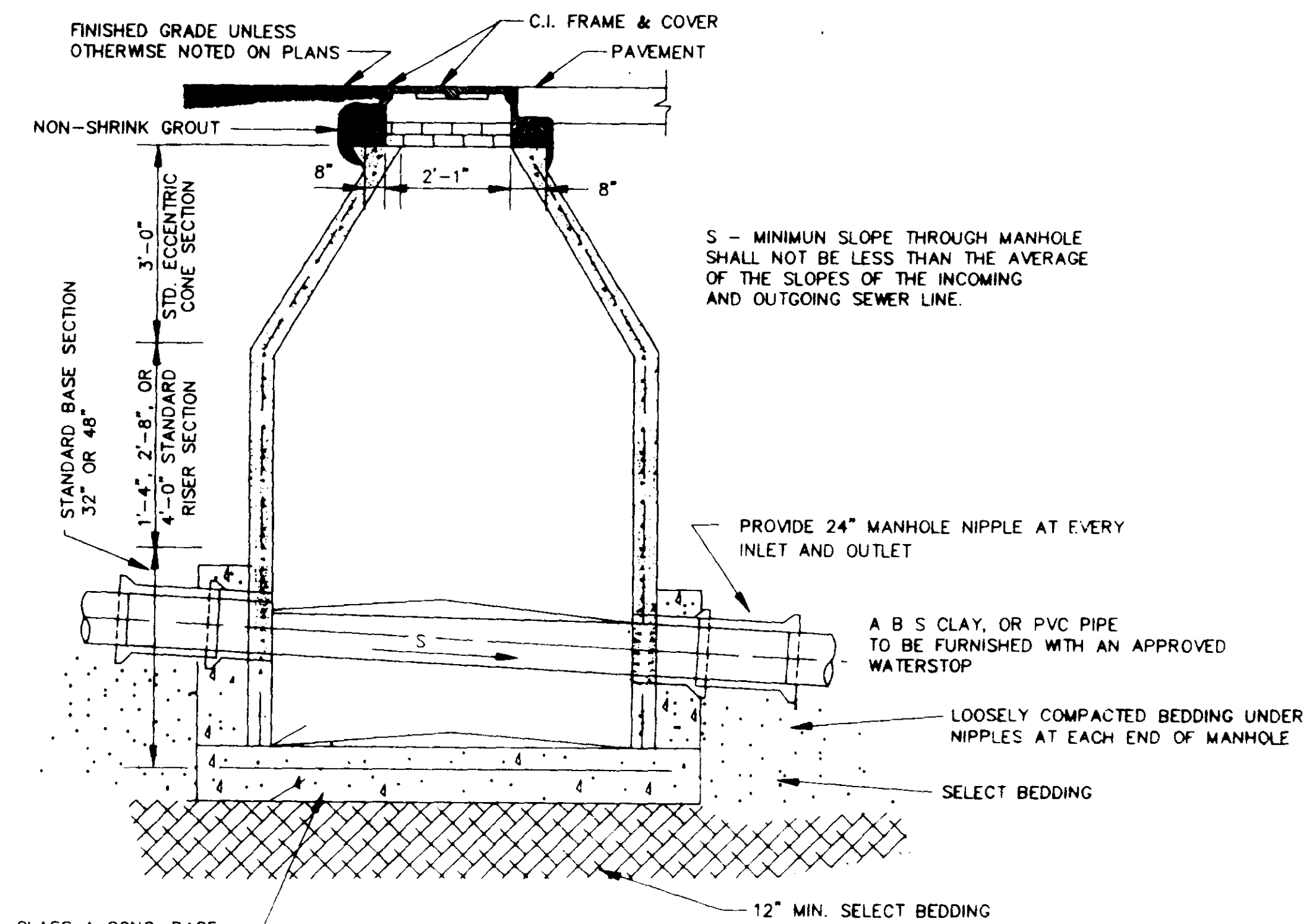
TYPICAL PRECAST CONCRETE  
MANHOLE JOINT DETAIL

N.T.S.



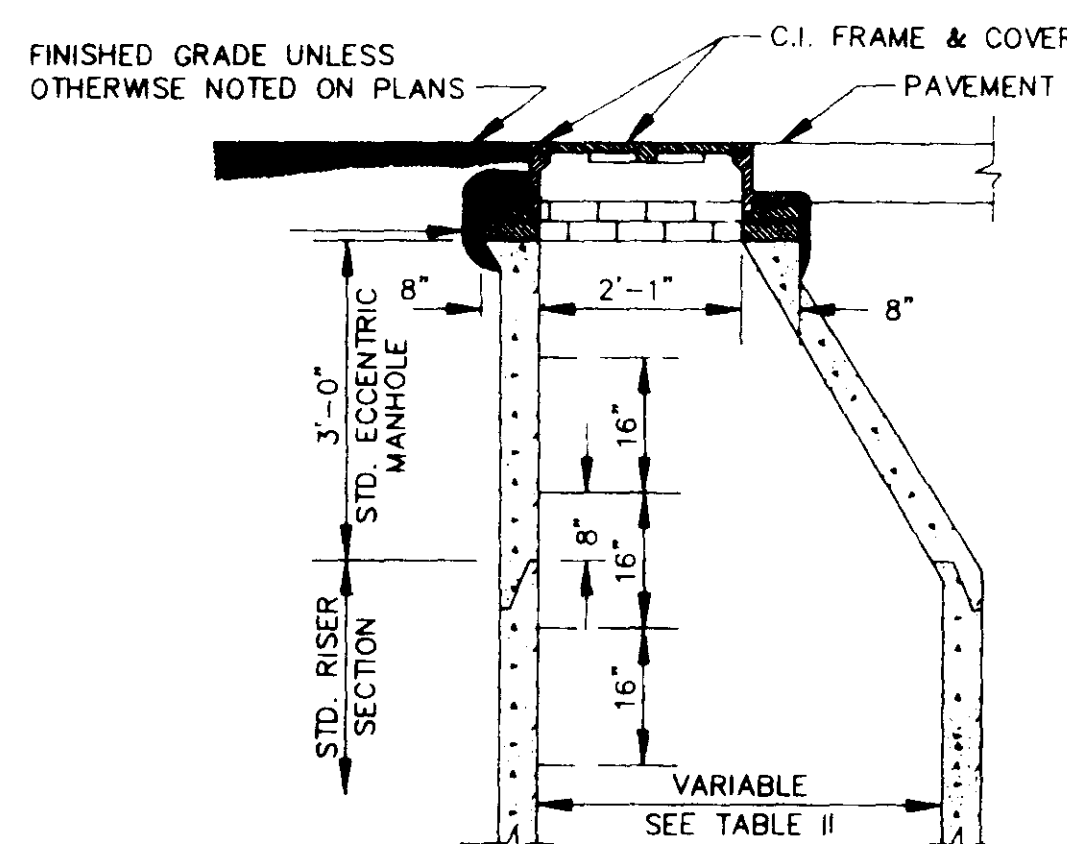
SECTION OF PRECAST CONCRETE MANHOLE

N.T.S.



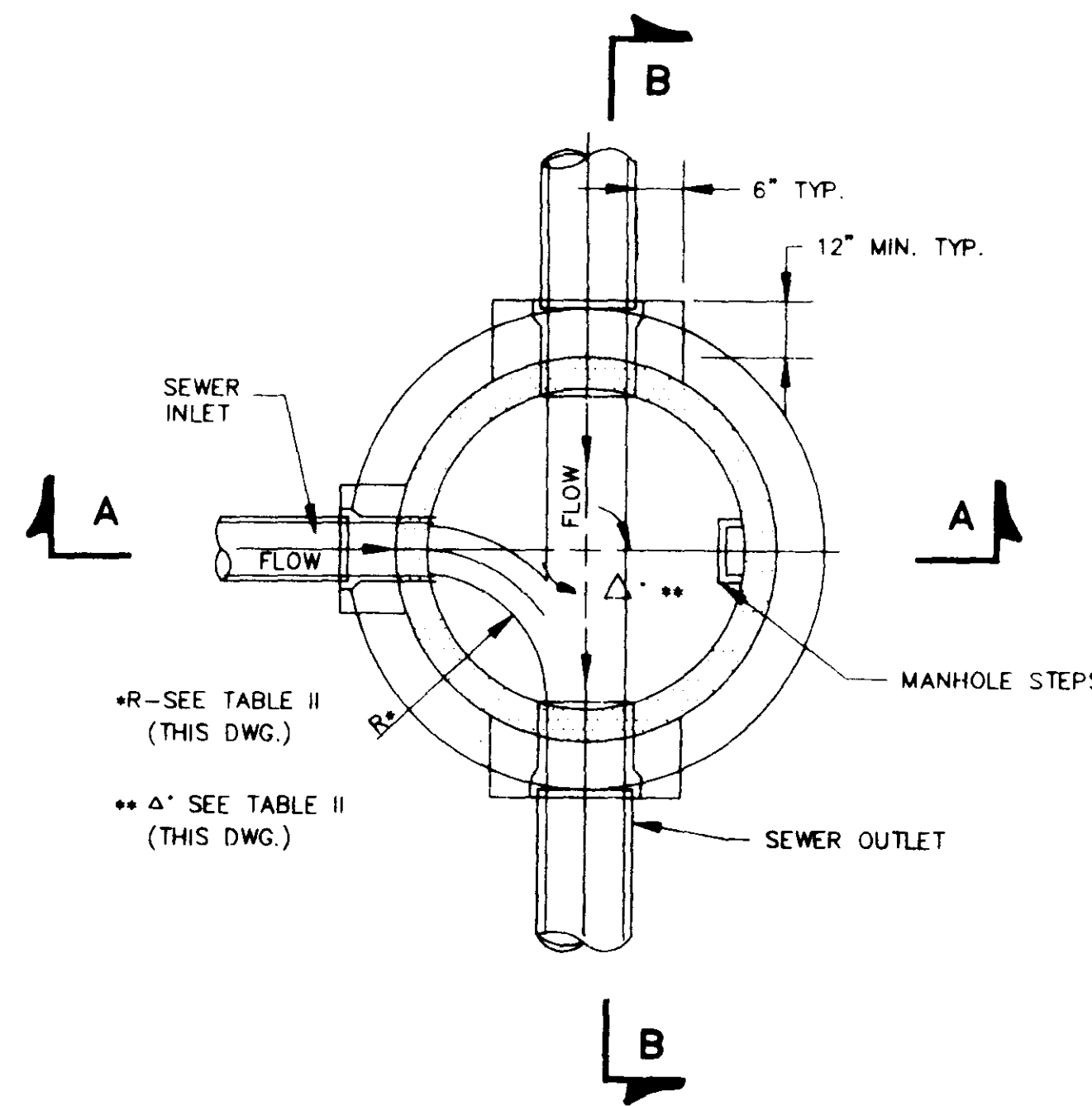
SECTION B-B

N.T.S.



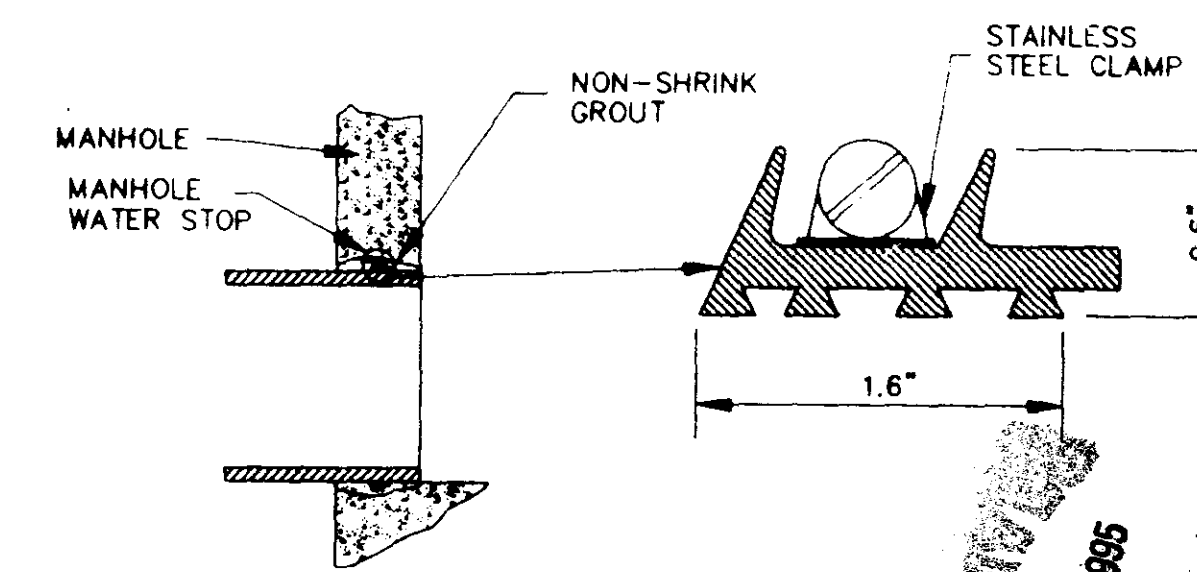
STANDARD ECCENTRIC CONE  
FOR ALL DIAMETER MANHOLES

N.T.S.



SECTIONAL PLAN  
STANDARD MANHOLE

N.T.S.



TYPICAL MANHOLE WATER STOP  
FOR ABS, CLAY OR PVC PIPE

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

CITY OF RIDGELAND, MS.

**STANDARD DETAILS**

DESIGN:  
DRAWN:  
CHECKED:  
SCALE:



DRAWING NO.  
5 OF