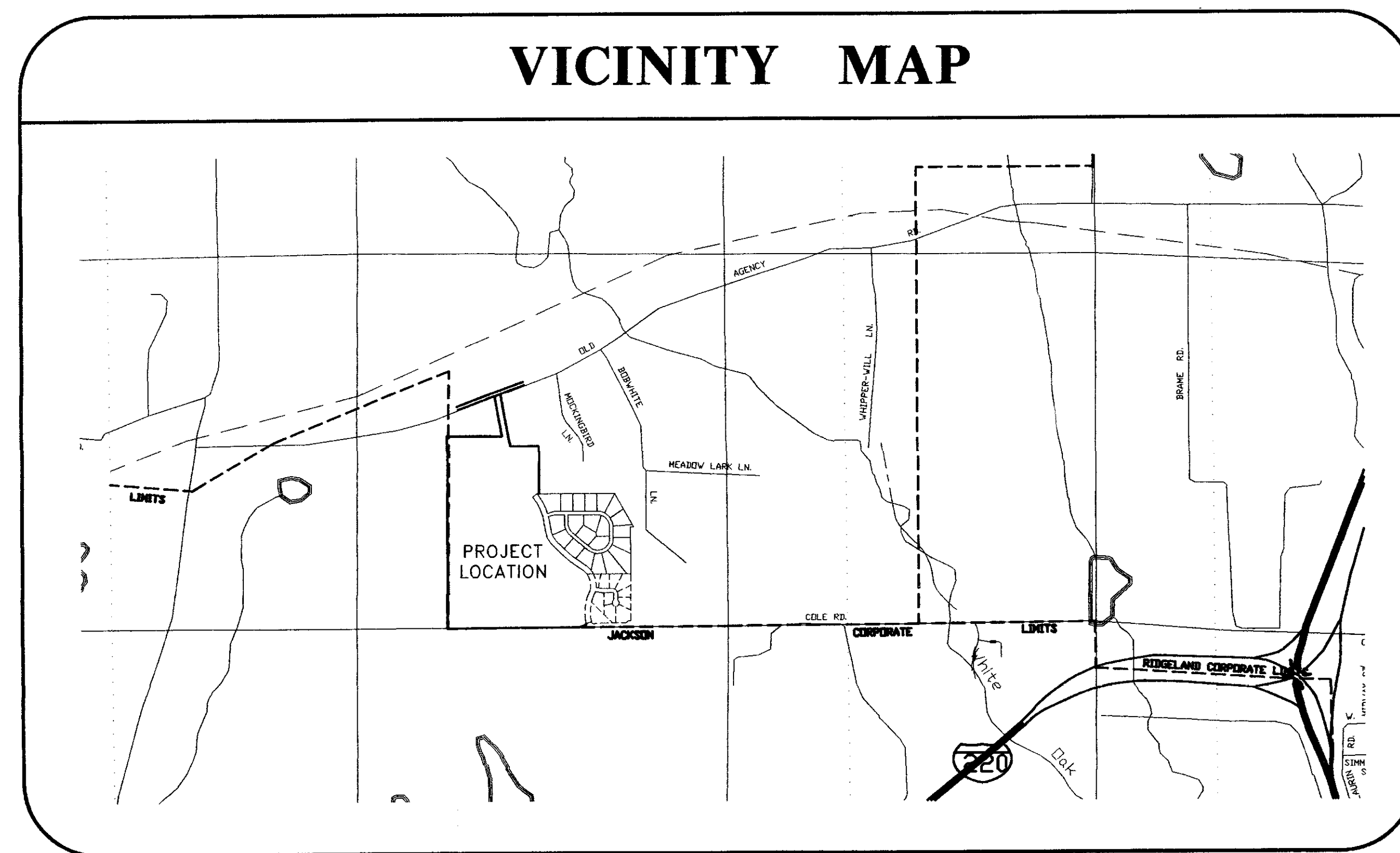
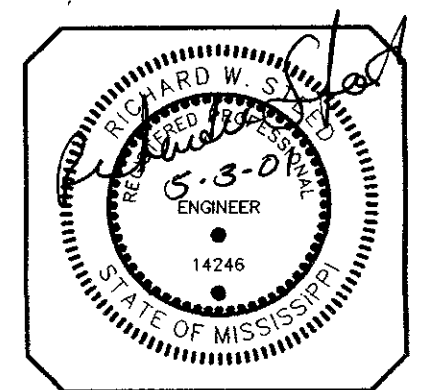


CONSTRUCTION PLANS
FOR
THE PINELANDS
AT
HIGHLAND PARK OF RIDGELAND
RIDGELAND, MISSISSIPPI

FOR
TRAVIS PROPERTIES, LLC
111 MOCKINGBIRD LANE
RIDGELAND, MISSISSIPPI 39157



HARRIS & STEED, INC.
Consulting Engineers
Jackson, Mississippi
3003 LAKELAND COVE, SUITE F • JACKSON, MS 39208
PH. (601) 664-0388 • FAX. (601) 664-0389



MAY 3, 2001

PWP-01630

S-170

NOTES

1. ALL FINISH SPOT ELEVATIONS REPRESENT BASE OF CURB ELEVATIONS
2. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AT ALL TIMES
3. OWNER SHALL BE RESPONSIBLE FOR GRADING OF PARCELS TO ENSURE POSITIVE DRAINAGE AS INDICATED
4. BEFORE UNDERTAKING EACH PART OF THE WORK, THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE PLANS & SPECIFICATIONS AND CHECK AND VERIFY PERTINENT FIGURES SHOWN THEREON AND ALL APPLICABLE FIELD MEASUREMENTS. IF ANY CONFLICTS, ERRORS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED EITHER ON THE CONSTRUCTION DOCUMENTS OR IN THE FIELD CONDITIONS, THE CONTRACTOR SHALL PROMPTLY REPORT IN WRITING TO THE ENGINEER OR HIS REPRESENTATIVE, AND SHALL OBTAIN A WRITTEN INTERPRETATION OR CLARIFICATION FROM THE ENGINEER OR HIS REPRESENTATIVE BEFORE PROCEEDING WITH ANY WORK AFFECTED THEREBY.

LOCAL UTILITY COMPANIES

1. WATER AND SEWER - PUBLIC WORKS DEPT. (601) 856-3938
2. GAS SERVICE - ENTEX (601) 856-9348
3. TV CABLE SERVICE - DCS WIRELESS CABLE (601) 856-8890
4. ELECTRICAL SERVICE - ENTERGY 1-800-368-3749
5. TELEPHONE SERVICE - BELLSOUTH 557-6000
6. CONTRACTOR SHALL CALL (MISSISSIPPI ONE CALL SYSTEM INC.) BEFORE CONSTRUCTION (601) 362-4374

DEMOLITION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY AND ALL EXISTING STRUCTURES DESIGNATED TO BE REMOVED WITHIN THE PROPERTY LIMITS, INCLUDING BUT NOT LIMITED TO STRUCTURES, FOUNDATIONS, ALL EXISTING PAVEMENTS AND DRIVEWAYS, EXISTING FENCES, UTILITIES AND DEBRIS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES THAT MIGHT OCCUR TO IMPROVEMENTS SHOWN HEREON TO REMAIN.
3. CONTRACTOR SHALL REMOVE ALL DEBRIS FROM THE SITE THAT IS FOUND TO EXIST PRIOR TO HIS WORK OR THAT IS GENERATED AS A RESULT OF HIS WORK. DEBRIS SHALL CONSIST OF ANY MATERIAL OTHER THAN SOIL.
4. CONTRACTOR WILL NOT BE RESPONSIBLE FOR DEMOLISHING OR REMOVING ANY EXISTING ABOVE OR BELOW GROUND TELEPHONE OR POWER BUT SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH ALL LOCAL UTILITY COMPANIES.

5. CONTRACTOR SHALL CALL THE MISSISSIPPI DAMAGE PREVENTION NUMBER (1-601-362-4374) BY LAW TO LOCATE ALL EXISTING UTILITIES ON SITE PRIOR TO HIS WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING UTILITIES NOT DESIGNATED TO BE REMOVED UNDER THIS CONTRACT AND BE RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UTILITIES NOT DESIGNATED TO BE REMOVED THAT RESULT FROM CONTRACTOR'S WORK.

6. REMOVAL OF ALL POWER LINES, POLES, AND APPURTENANCES SHALL BE BY LOCAL UTILITY COMPANY.

7. LIMITS OF CLEARING AND GRUBBING SHALL BE PROPERTY LINES, UNLESS SPECIFICALLY DESIGNATED OTHERWISE.

8. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL CONSTRUCTION PERMITS THAT ARE REQUIRED TO ACCOMPLISH THE WORK SPECIFIED HEREON.

GRADING

1. GENERAL: IT IS THE RESPONSIBILITY OF THE BUILDING CONTRACTOR TO ESTABLISH A FINISHED GRADE TO ELEVATIONS SHOWN. THE OWNER AT HIS OWN EXPENSE MAY TEST INPLACE MATERIAL FOR ACCEPTANCE. THE BUILDING CONTRACTOR SHALL NOTIFY THE OWNER WHEN FINISH GRADE IS ESTABLISHED AND SHALL NOT PROCEED UNTIL FINAL ACCEPTANCE BY OWNER.

2. REFERENCE POINTS: THE CONTRACTOR SHALL LOCATE BENCHMARKS, MONUMENTS AND OTHER REFERENCE POINTS FOR ELEVATION AND LOCATION OF BUILDING. NOTIFY OWNER'S SITE REPRESENTATIVE OF APPARENT DISCREPANCIES IN INDICATED LOCATIONS. PROTECT REFERENCE POINTS FROM DISLOCATION OR DAMAGE. REPLACE OR REPAIR IMMEDIATELY ANY POINTS DAMAGED, DESTROYED OR DISLOCATED. DO NOT PROCEED WITH CONSTRUCTION WORK UNTIL REFERENCE POINTS HAVE BEEN REVIEWED AND ACCEPTED BY THE OWNER'S SITE REPRESENTATIVE.

3. CLEAN-UP: UPON COMPLETION OF WORK OF THIS SECTION, REMOVE FROM PREMISES, AND DISPOSE OF ALL RELATED DEBRIS, EXCESS MATERIAL, IMPLEMENT GRASSING OPERATIONS AND TURF ESTABLISHMENT IN AREA INDICATED TO BE GRADED OR STRIPPED.

4. SITE GRADING: PROOF ROLLING WITH A LOADED TRUCK OR SCRAPER WILL BE PERFORMED TO LOCATE POTENTIAL SOFT SPOTS IN THE SUBGRADE AND/OR NATURAL GROUND BEFORE ANY FILL IS PLACED. SOFT SPOTS WILL BE REMOVED AND REPLACED WITH COMPACTED STABLE SANDY CLAY (CL). THE TOP 6 INCHES OF NATURAL GROUND WILL BE SCARIFIED AND COMPACTED TO 98% ASTM D-698 PRIOR TO FILL PLACEMENT. CUT OR FILL AND MACHINE GRADE SITE AS SHOWN ON THE DRAWINGS TO DRAIN AS INDICATED, ALLOWING FOR THE THICKNESS OF PAVING SUBBASE AND THE PAVING. WHERE FILL IS REQUIRED, USE LABORATORY APPROVED SUITABLE CLEAN MATERIAL. PLACE IN HORIZONTAL LIFTS NOT IN EXCESS OF 8 INCHES THICK AFTER COMPACTION BY ROLLING AND/OR TAMPING TO 95% OF MAXIMUM DENSITY WITHIN 2% OF OPTIMUM MOISTURE CONTENT. ALL EARTHWORK WILL BE IN ACCORDANCE WITH SUBSURFACE INVESTIGATION REPORT AS PROVIDED BY THE OWNER.

5. MATERIALS FOR FILLING AND BACKFILLING: FILL AND BACKFILL MATERIAL WILL HAVE PROPERTIES TO ALLOW COMPACTION BY ROLLING AND TAMPING TO A DENSITY EQUAL TO 95% OF MAXIMUM DENSITY WITHIN ±2% OF OPTIMUM MOISTURE CONTENT AS DETERMINED BY TEST METHODS DESCRIBED IN ASTM D698, LATEST EDITION, "MOISTURE DENSITY RELATIONSHIP OF SOILS". IF EXCAVATED MATERIAL IS UNSUITABLE FOR COMPACTION AS DETERMINED BY THE SOILS TESTING LABORATORY, FURNISH SUITABLE BORROW, WHICH CAN BE COMPACTED, FROM AN OFF-SITE SOURCE. ALL FILL AND BACKFILL MATERIALS SHALL BE OF LOW EXPANSIVITY, UNIFORM IN GRADE, FREE FROM ORGANIC MATERIAL, AND CONSIST OF A SOIL BEING PLACED AND HAVING THE FOLLOWING CHARACTERISTICS: THE FILL MATERIAL PLACED IN THE EXCAVATION SHOULD BE SANDY CLAY MIXTURE MEETING THE SPECIFICATIONS OF CLASS 5, GROUP D AS PER THE "MISSISSIPPI STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION.

6. BEFORE UNDERTAKING EACH PART OF THE WORK, THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE PLANS AND SPECIFICATIONS AND CHECK AND VERIFY PERTINENT FIGURES SHOWN THEREON AND ALL APPLICABLE FIELD MEASUREMENTS. IF ANY CONFLICTS, ERRORS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED EITHER ON THE CONSTRUCTION DOCUMENTS OR IN THE FIELD CONDITIONS, THE CONTRACTOR SHALL PROMPTLY REPORT IN WRITING TO THE ENGINEER OR HIS REPRESENTATIVE AND SHALL OBTAIN A WRITTEN INTERPRETATION OR CLARIFICATION FROM THE ENGINEER OR HIS REPRESENTATIVE BEFORE PROCEEDING WITH ANY WORK AFFECTED THEREBY.

UTILITIES

1. CARE SHALL BE TAKEN TO PROTECT EXISTING AND NEW UTILITIES FROM DAMAGE. DAMAGE TO UTILITIES DURING CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE BEFORE ACCEPTANCE.

2. POLYVINYL CHLORIDE (PVC) SEWER PIPE SHALL BE SDR 26 CONFORMING TO THE LATEST EDITION OF ASTM STANDARD D-3034 AND ASTM F679. THE THERMOPLASTIC MATERIAL SHALL BE VIRGIN, RIGID PVC PLASTIC CONFORMING TO ASTM D1784 FOR A MINIMUM CELL CLASS OF 12454-C (PVC TYPE 1). PIPE JOINTS SHALL BE OF INTEGRAL BELL AND SPIGOT TYPE WITH FLEXIBLE ELASTOMERIC SEALS CONFORMING TO THE LATEST EDITION OF ASTM D-3212. ELASTOMERIC SEALS SHALL CONFORM TO THE LATEST EDITION OF ASTM F-477. LUBRICANT AS RECOMMENDED BY THE PIPE MANUFACTURER SHALL BE USED WHEN COMPLETING JOINTS.

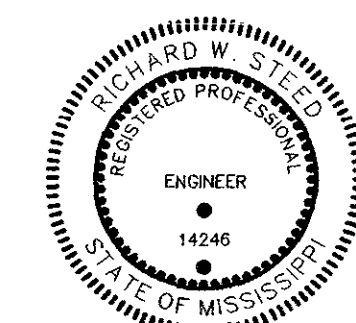
3. ALL NEW WATER MAIN SHALL BE PVC, C900 AWWA APPROVED. CONNECTION OF PROPOSED WATER LINES TO THE EXISTING WATER MAIN SHALL BE COORDINATED THROUGH UTILITY COMPANY REPRESENTATIVES. ALL TAPS IMPACT FEES ALONG WITH METER VAULT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

4. MANHOLES SHALL BE CONSTRUCTED TO PRECAST MANHOLE SECTIONS OR CAST-IN-PLACE CONCRETE AT THE CONTRACTOR'S ELECTION, UNLESS OTHERWISE SPECIFIED. THE CONSTRUCTION SHALL ALSO INCLUDE THE NECESSARY EXCAVATION, ECCENTRIC CONE SECTIONS, FRAMES, COVERS, CASTINGS, FITTINGS, STEPS, VENTS (IF REQUIRED) AND CONNECTIONS ALL INSTALLED OR CONSTRUCTED IN ACCORDANCE WITH THESE SPECIFICATIONS AND CONFORMING TO REQUIREMENTS, DETAILS, LINES, GRADES AND DIMENSIONS SHOWN ON THE DRAWINGS OR ESTABLISHED BY THE ENGINEER. EXCAVATION FOR MANHOLES SHALL BE SUFFICIENT TO PERMIT THE CARRYING OUT OF THE CONSTRUCTION AS REQUIRED. CARE SHALL BE TAKEN NOT TO EXCAVATE FOR THE MANHOLES BELOW THE DEPTH SPECIFIED. SPACE SO EXCAVATED THROUGH ERROR OR NEGLECT SHALL BE REFILLED WITH CONCRETE AT THE CONTRACTOR'S EXPENSE. IF EXTRA DEPTH OF EXCAVATION IS NECESSITATED BY THE NATURE OF THE SOIL, AND IS ORDERED BY THE ENGINEER, THE CONTRACTOR WILL BE PAID FOR THE SELECTED FILL MATERIAL AT THE CONTRACT UNIT PRICES. DURING CONSTRUCTION OF THE JUNCTION BOXES, THE EXISTING STORM WATER FLOW SHALL BE MAINTAINED IN A MANNER ACCEPTABLE TO THE ENGINEER.

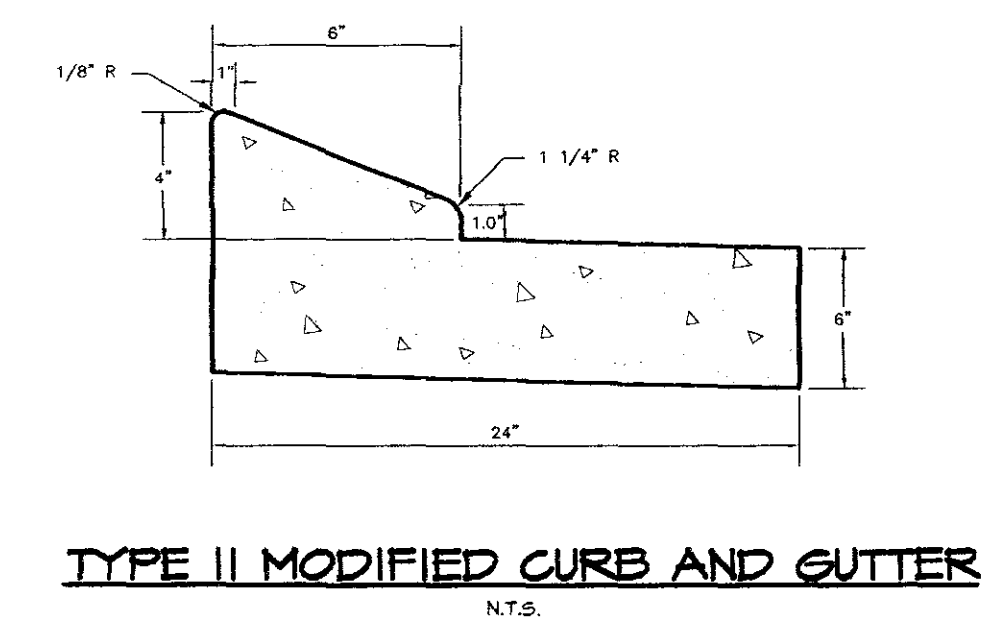
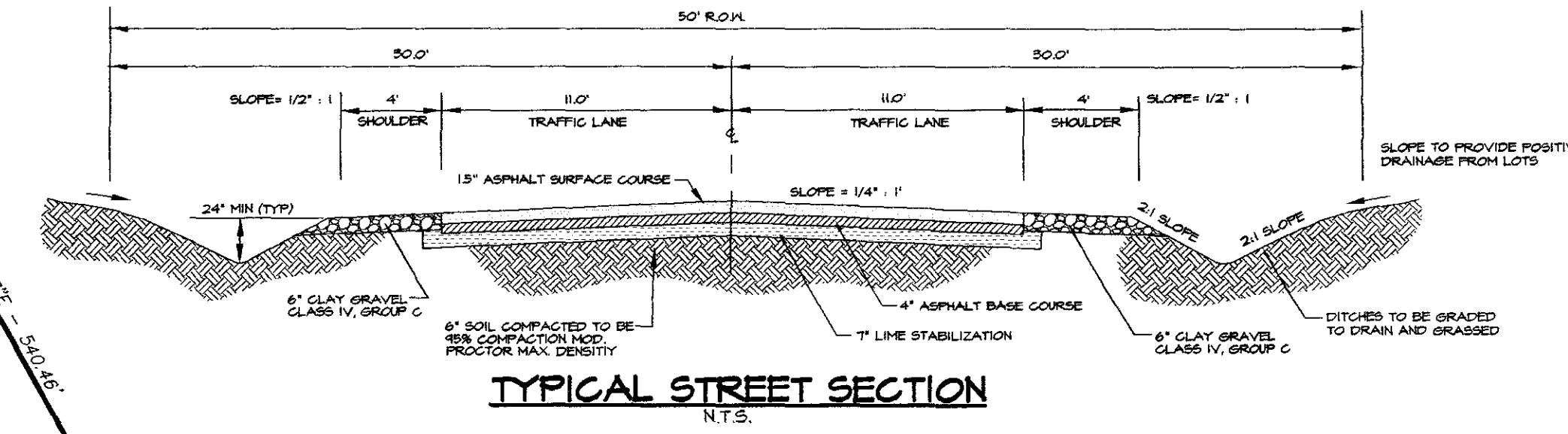
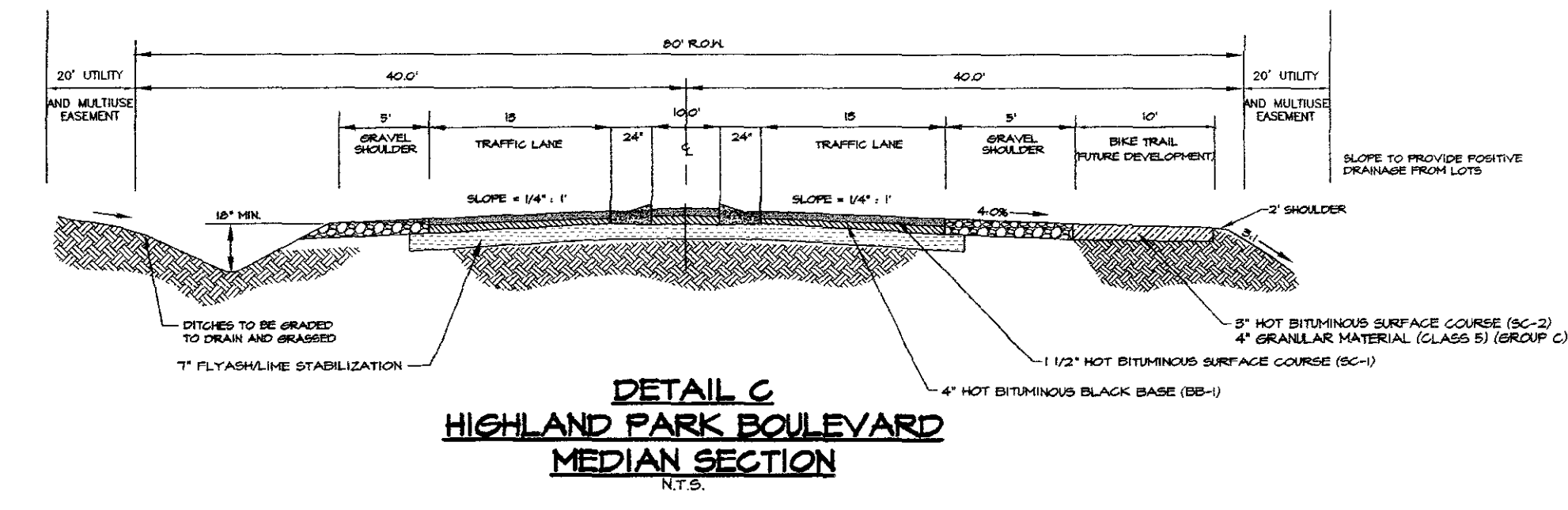
5. EACH LOT UTILITY CONNECTION WILL CONFORM TO THE CITY OF RIDGELAND'S REGULATIONS.

INDEX OF SHEETS

1. COVER SHEET
2. GENERAL NOTES / DRAWING INDEX
3. STREET AND LOT LAYOUT
4. WATER AND SEWER LAYOUT
5. DRAINAGE AND GRADING LAYOUT
6. PLAN AND PROFILE - SANITARY SEWER CONNECTION
HIGHLAND PARK BOULEVARD (6+50 TO 15+50)
7. PLAN AND PROFILE - HIGHLAND PARK BOULEVARD (15+50 TO 22+23.28)
8. PLAN AND PROFILE - PINELAND CIRCLE (0+00 TO 14+00)
9. PLAN AND PROFILE - PINELAND CIRCLE (14+00 TO 23+22.86)
10. EROSION AND SEDIMENT CONTROL PLAN
11. STANDARD WATER AND SEWER DETAILS
12. MDOT TYPE 1 MEDIAN INLET (29" - 51" PIPE)
13. MDOT TYPE 1 MEDIAN INLET (OVER 51" PIPE)



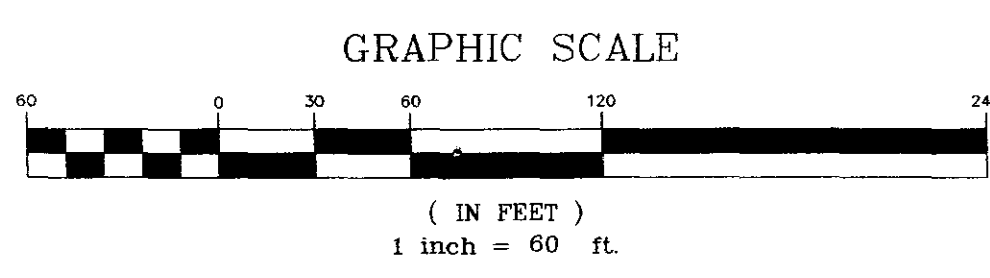
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Client:		TRAVIS PROPERTIES, LLC RIDGELAND, MISSISSIPPI	
Title:		GENERAL NOTES DRAWING INDEX	
DSGN: P.H.W.	DATE: 05/03/01	HARRIS & STEED, INC. Consulting Engineers Jackson, Mississippi PH: 601.924.0076 • FAX: 601.924.0089 PH: 800.664-0089 • FAX: 800.164-0089	DRAWING NO.
DRWN: P.H.W.	DATE: 05/03/01		2 OF 13
CHKD: R.W.S.	DATE: 05/03/01		Project No. S-170
SCALE:	NONE		



- NOTES:**
- DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
 - A 15' UTILITY EASEMENT IS REQUIRED SETBACK TO ALL STREET RIGHT-OF-WAYS.
 - MINIMUM BUILDING SETBACKS: FRONT SETBACK - 35' FROM STREET R.O.W.
SIDE SETBACK - 10' FROM SIDE LOT LINE
REAR SETBACK - 30' FROM REAR LOT LINE
REAR SETBACK - 35' FROM STREET R.O.W. (HIGHLAND PARK BLVD.)
 - THIS PROPERTY IS SITUATED IN FLOOD ZONES "AE" AND "X" ACCORDING TO FLOOD INSURANCE RATE MAPS OF MADISON COUNTY, MISSISSIPPI, ACCORDING TO MAP NUMBER 28089C0315 D, DATED APRIL 15, 1994. BASE FLOOD ELEVATIONS AND LIMITS TO BE MODIFIED PER RECENT SUBMITTAL TO FEMA FOR MAP REVISION, AND ARE NOT AVAILABLE AT THIS TIME. (FLOOD LIMITS SHOWN ARE APPROXIMATE ONLY)
 - SANITARY SEWER ALONG HIGHLAND PARK BOULEVARD WILL BE IN ACCORDANCE WITH THE LARUE CREEK BASIN STUDY.

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	CENTRAL ANGLE
C1	120.52'	300.00'	119.71'	23.39° 02"
C2	39.07'	300.00'	39.00'	10.91° 17"
C3	249.50'	400.00'	245.48'	35.44° 20"
C4	420.92'	600.00'	416.05'	30.08° 45"
C5	55.91'	300.00'	55.73'	18.90° 02"
C6	314.24'	200.00'	282.90'	30.01° 16"
C7	454.76'	300.00'	392.93'	13.01° 47"
C8	173.48'	300.00'	168.09'	49.41° 56"



Project: THE PINELANDS
AT
HIGHLAND PARK OF RIDGELAND

Client: TRAVIS PROPERTIES, LLC
RIDGELAND, MISSISSIPPI

Title: STREET AND LOT LAYOUT

Design By: P.H.W. **Date:** 05/03/01

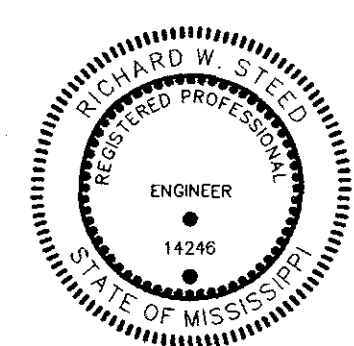
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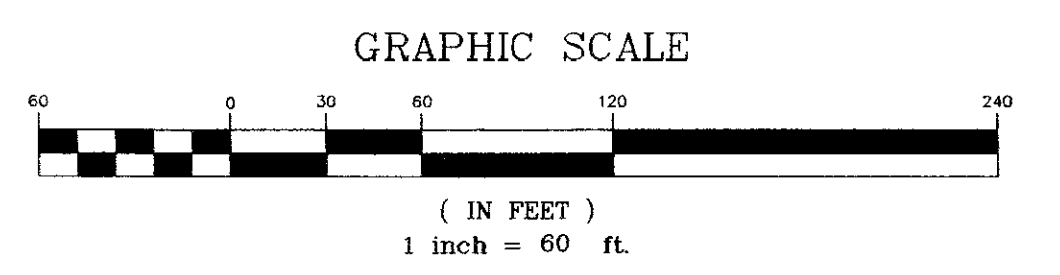
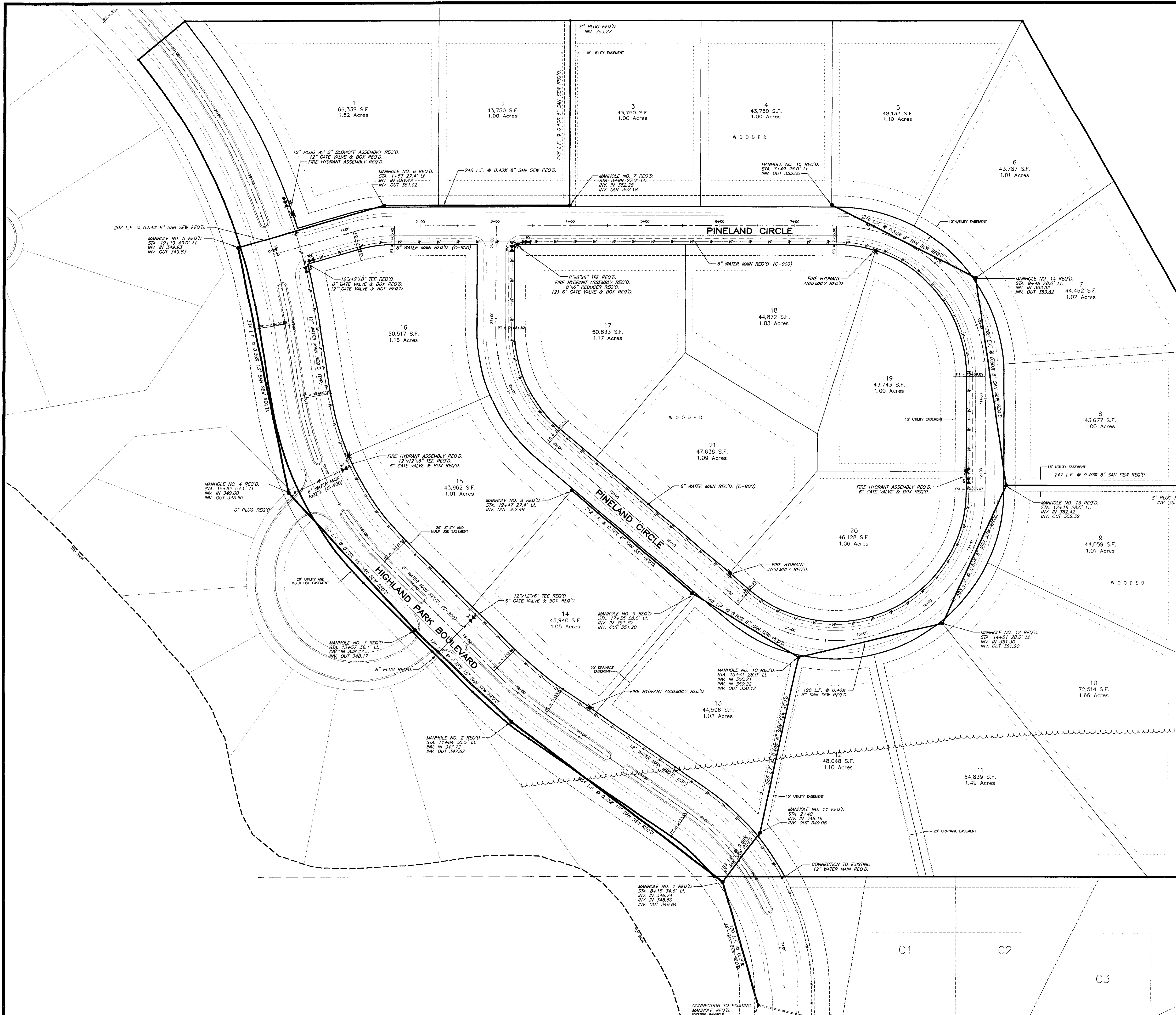
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Scale: 1"=60'

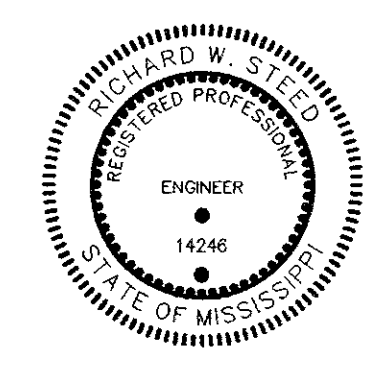
HARRIS & STEED, INC.
Consulting Engineers
Jackson, Mississippi
JACKSON, MISSISSIPPI - JACOBUS RD 3038
PH: 901.994.0288 FAX: 901.994.0309

Drawing No. 3 OF 13
Project No. S-170

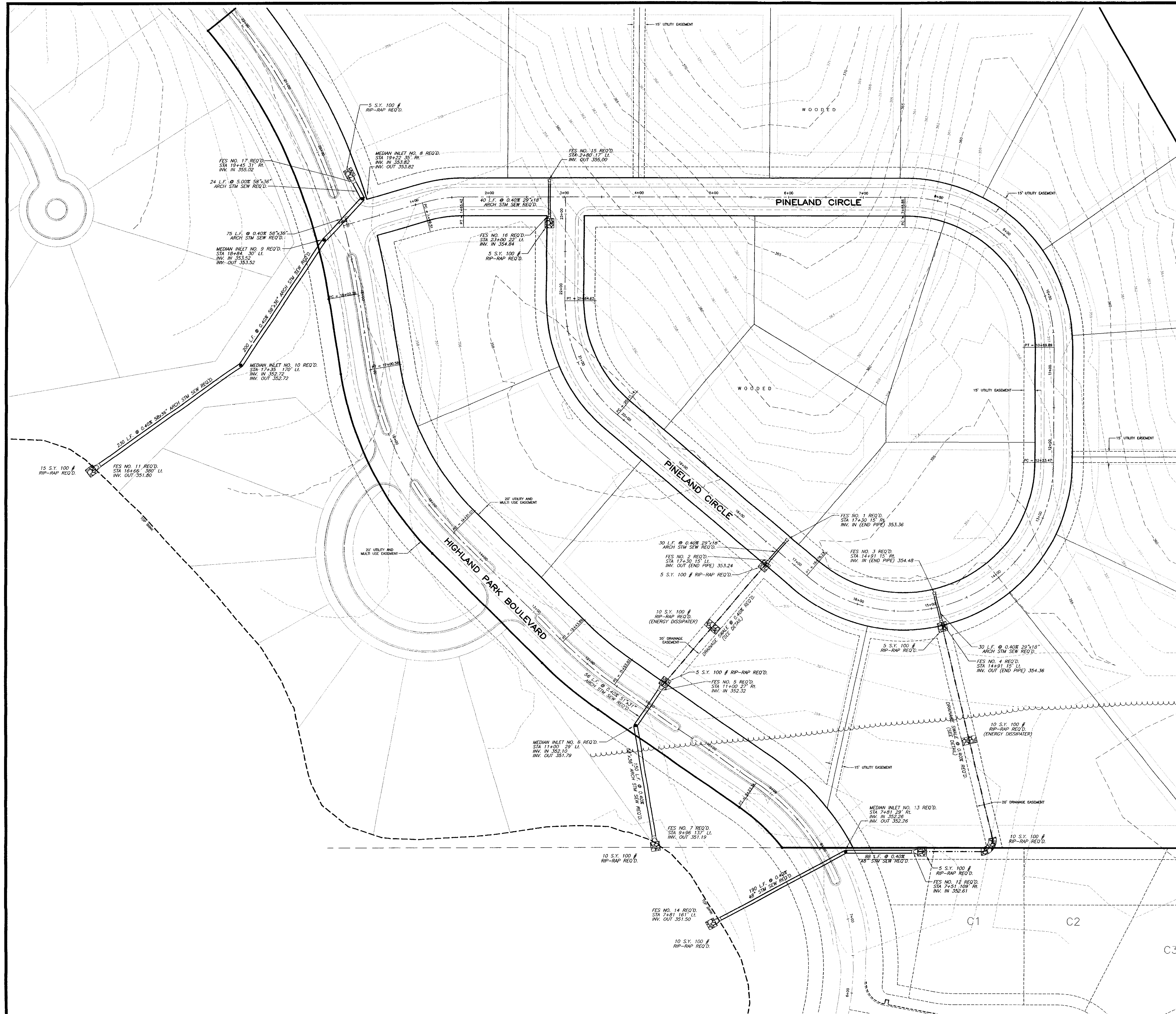




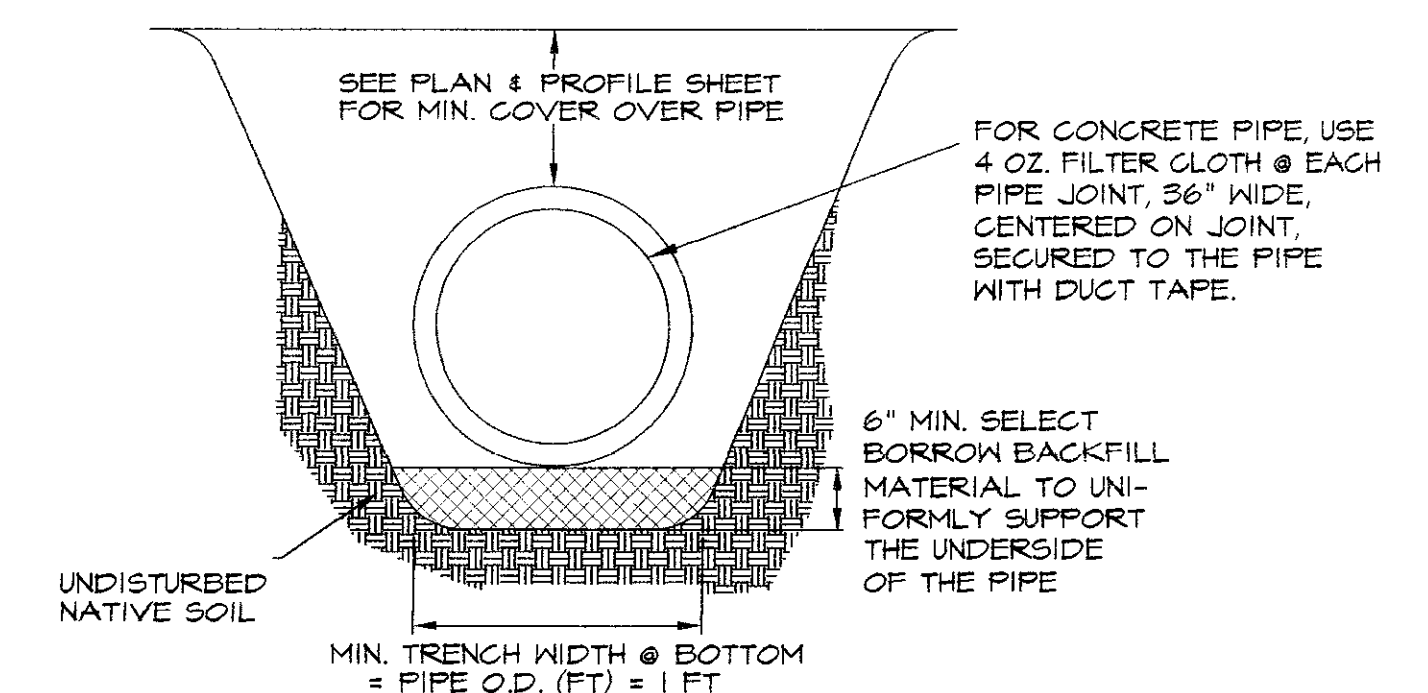
Project:		THE PINELANDS	
		AT	
		HIGHLAND PARK OF RIDGELAND	
Client:		TRAVIS PROPERTIES, LLC	
		RIDGELAND, MISSISSIPPI	
Title:		WATER AND SEWER	
		LAYOUT	
Designed By:	P.H.W.	Date:	05/03/01
Drawn By:	P.H.W.	Date:	05/03/01
Checked By:	R.W.S.	Date:	05/03/01
Scale:	1"=60'		
HARRIS & STEED, INC.		Drawing No.	
CONSULTING ENGINEERS		14246	
JACKSON, MISSISSIPPI		4 OF 13	
3801 LAKELAND DRIVE, SUITE 200 • JACKSON, MS 39209		Project No. S-170	
PH: 601/664-0288 • FAX: 601/664-0289			



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NOTE:
TRENCH TO BE BACKFILLED WITH
SELECT BACKFILL MATERIAL
COMPACTED 95% ASTM D-698



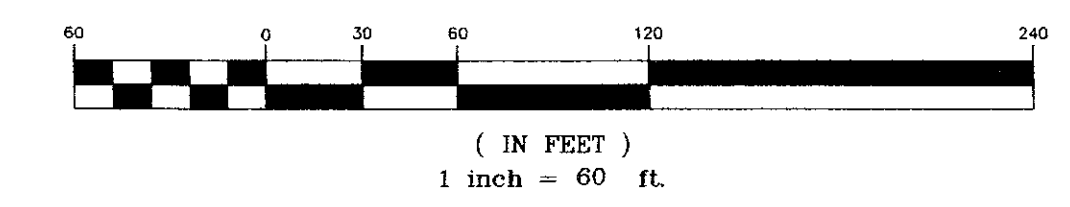
NOTE: NO LIFTING HOLES SHALL BE ALLOWED
SEE SPECIFICATIONS

STORM DRAIN BEDDING DETAIL
N.T.S.

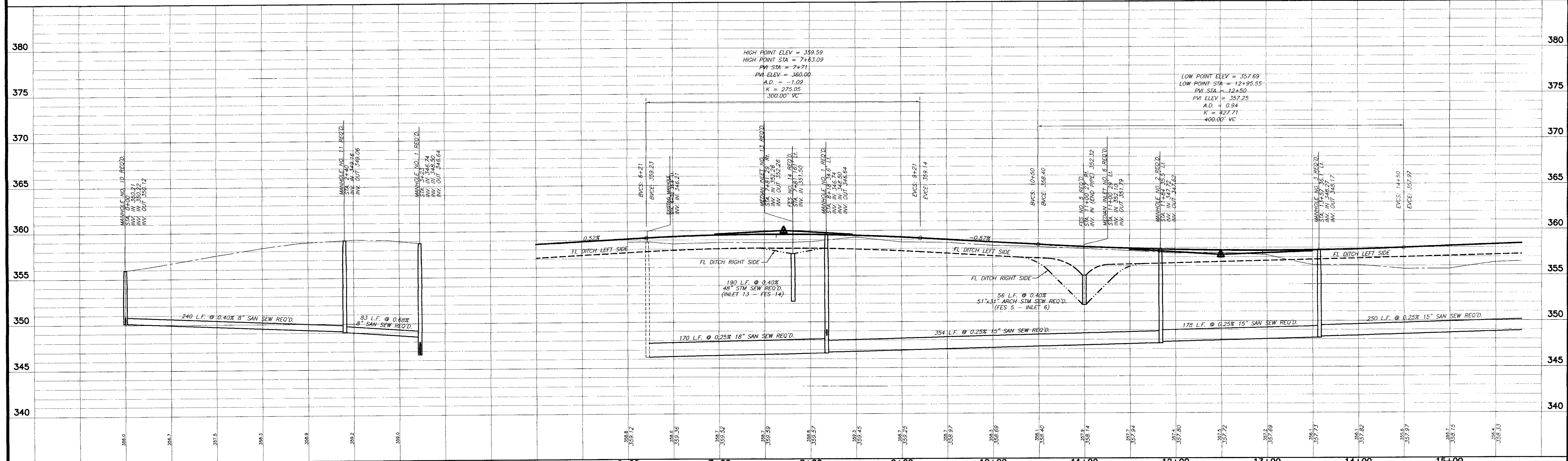
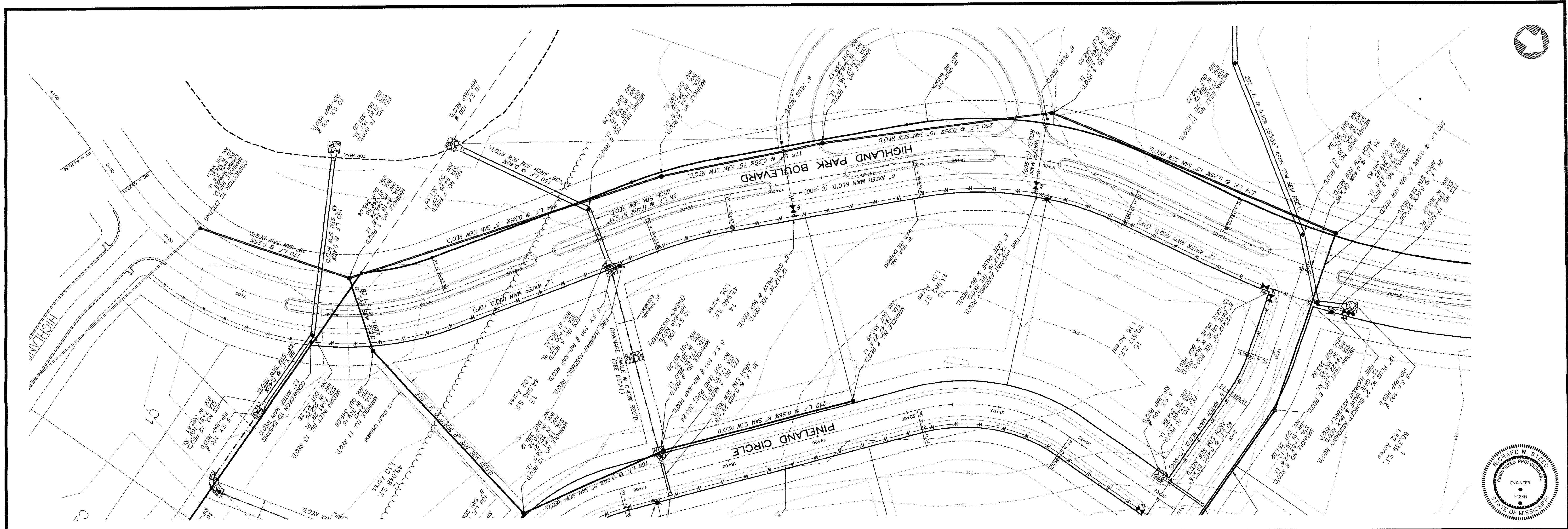
NOTE: PROPOSED HOUSE PAD ELEVATIONS SHOULD
NOT BE LOWER THAN 357.2' MSL.



GRAPHIC SCALE

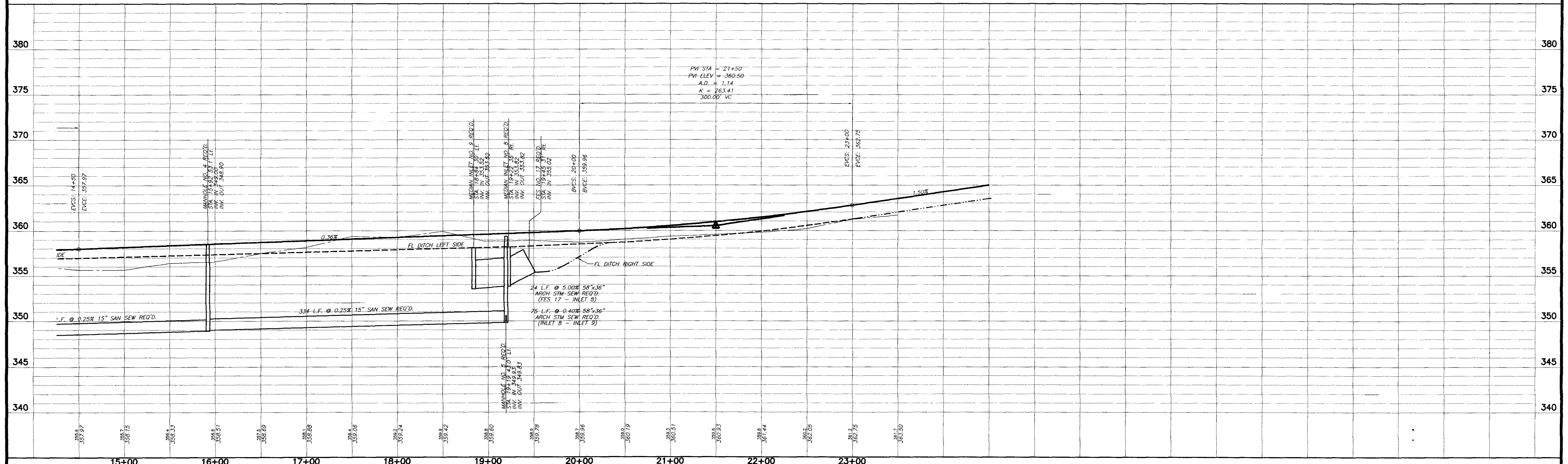
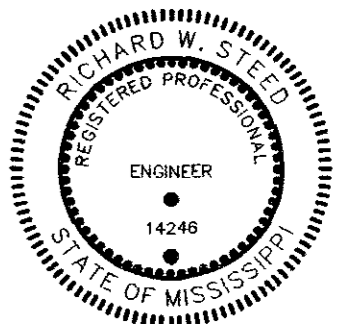
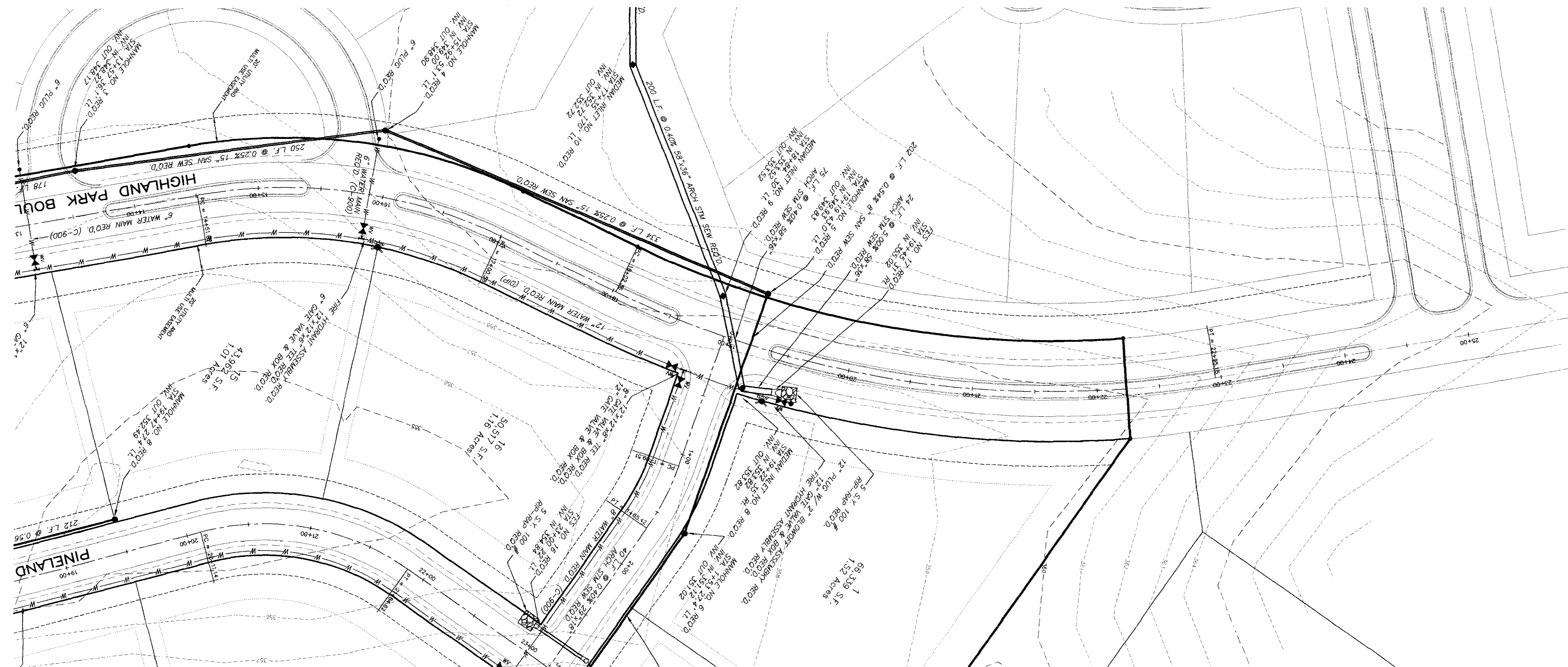
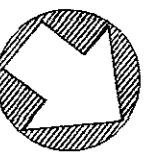


Project:		THE PINELANDS AT HIGHLAND PARK OF RIDGELAND	
Client:		TRAVIS PROPERTIES, LLC RIDGELAND, MISSISSIPPI	
Title:		DRAINAGE AND GRADING LAYOUT	
Designed By: P.H.W.	Date: 05/03/01		Drawing No.
Drawn By: P.H.W.	Date: 05/03/01		5 OF 13
Checked By: R.W.S.	Date: 05/03/01		Project No. S-170
Scale: 1"=60'			



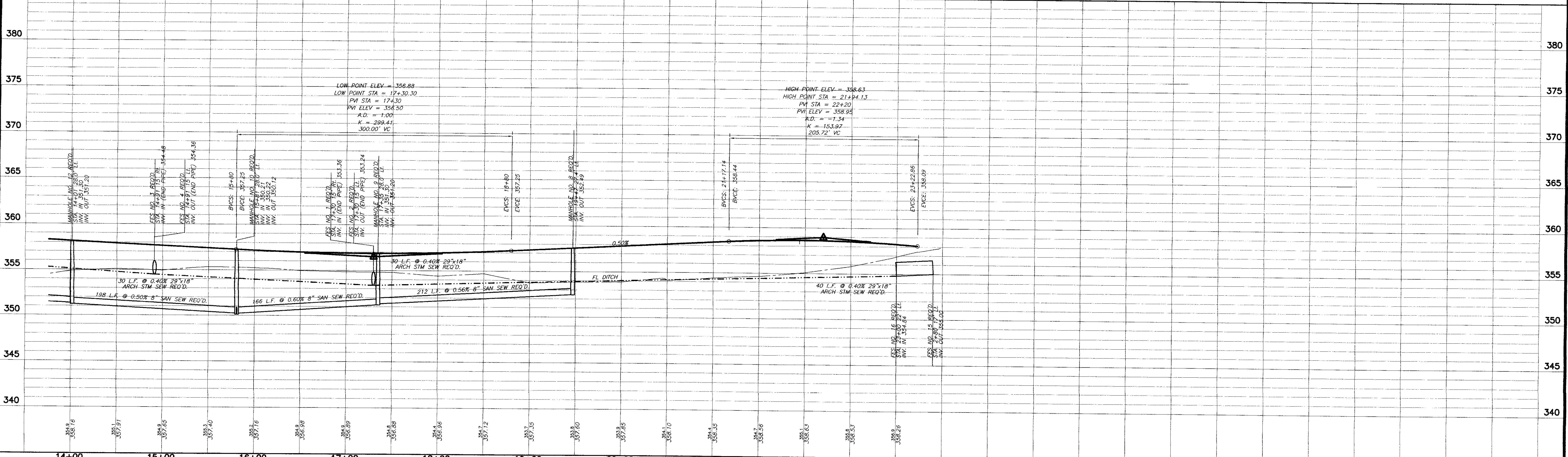
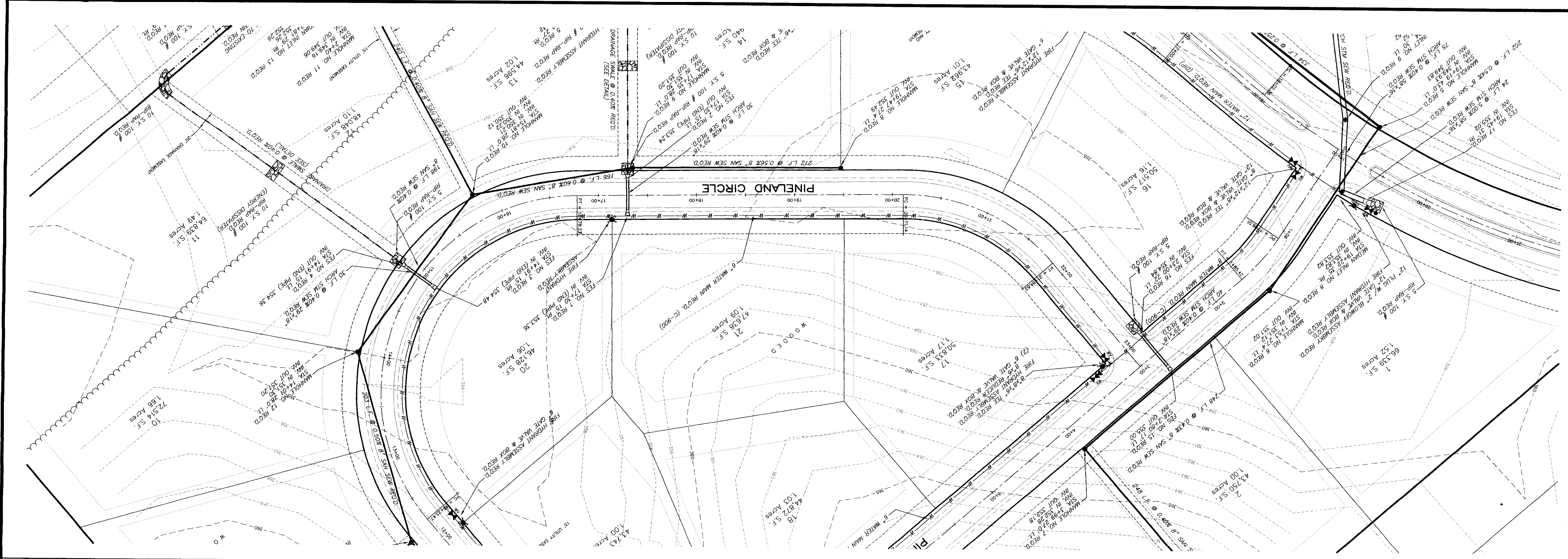
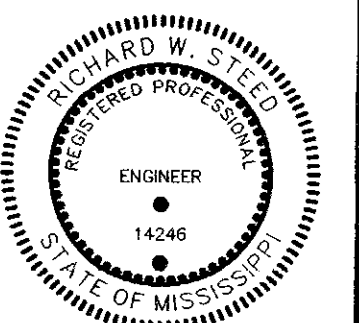
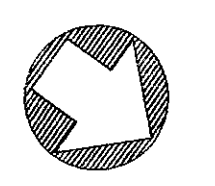
<p>Project: THE PINELANDS AT HIGHLAND PARK OF RIDGELAND</p>	<p>Client: TRAVIS PROPERTIES, LLC RIDGELAND, MISSISSIPPI</p>	<p>PLAN AND PROFILE SANITARY SEWER CONNECTION HIGHLAND PARK BOULEVARD - STA. 6+50 - STA. 15+00</p>	<p>Designed By: P.H.W. Date: 05/03/01 Drawn By: P.H.W. Date: 05/03/01 Checked By: R.W.S. Date: 05/03/01</p> <p>Scale: 1"=50' HORIZ. 1"=5' VERT.</p>	<p>HARRIS & STEED, INC. Consulting Engineers Jackson, Mississippi 39201-0001</p>	<p>Drawing No. 6 of 13 Project No. S-170</p>
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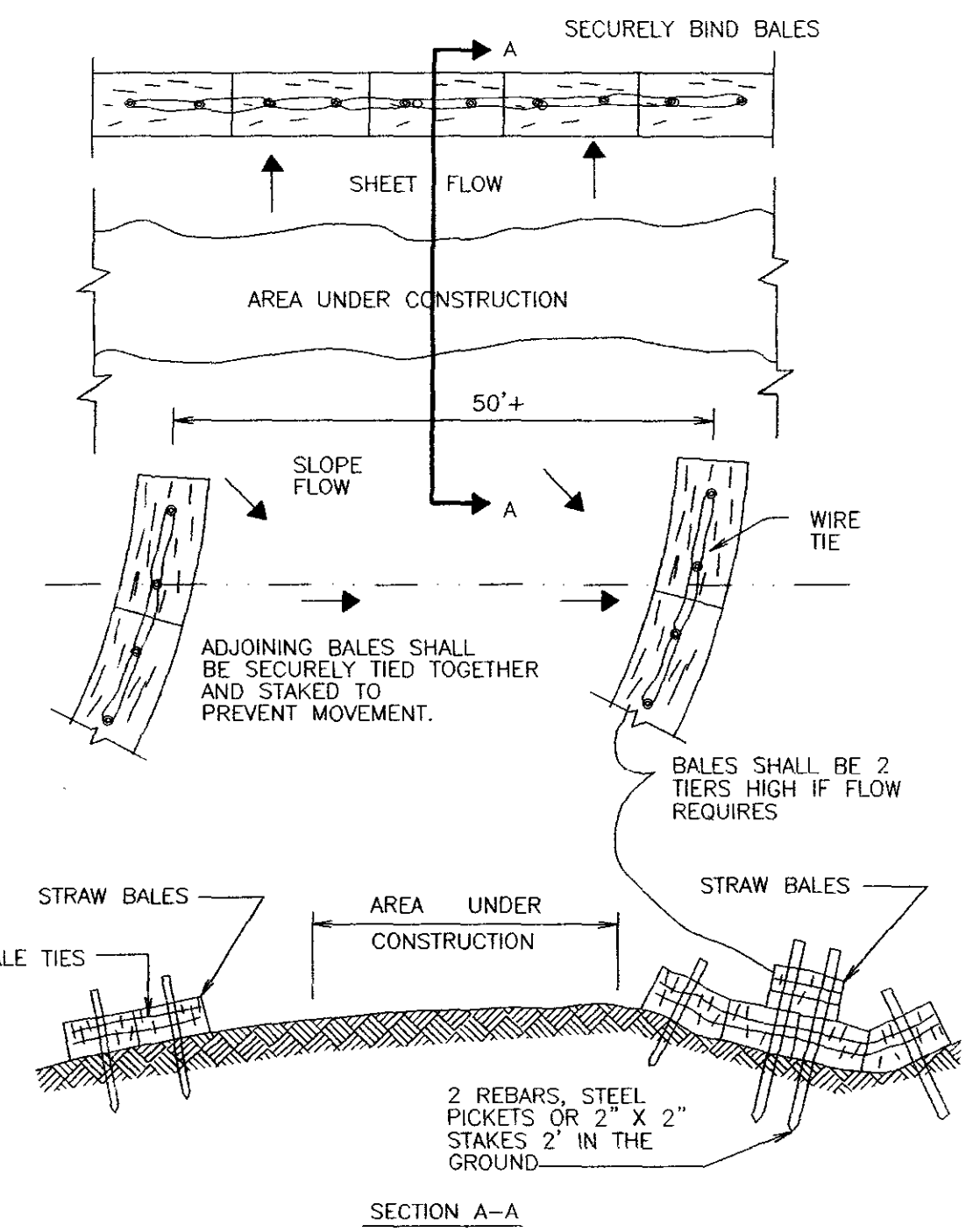
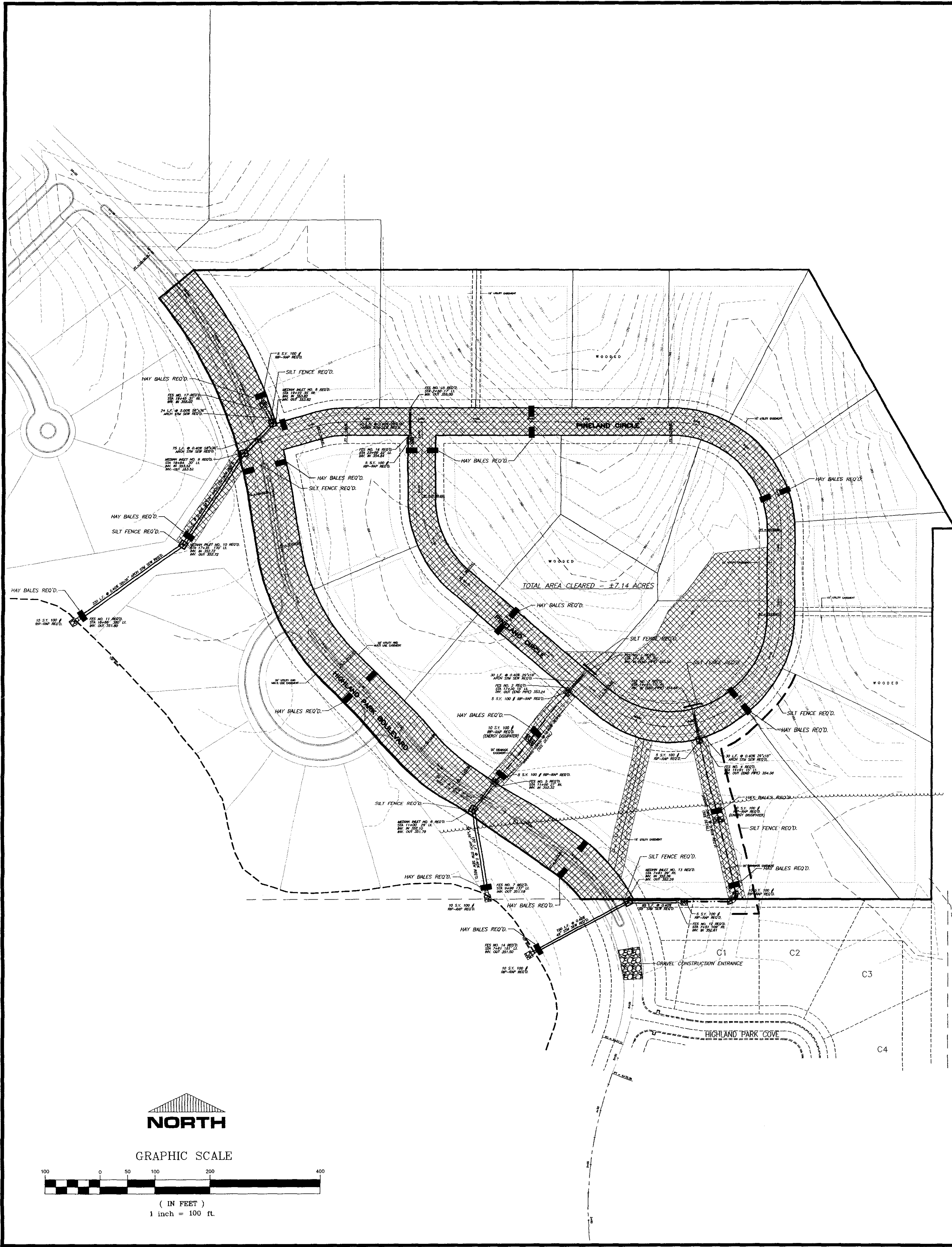
Project: THE PINELANDS AT HIGHLAND PARK OF RIDGELAND	Client: TRAVIS PROPERTIES, LLC RIDGELAND, MISSISSIPPI	PLAN AND PROFILE - HIGHLAND PARK BOULEVARD STA. 15+50 - STA. 22+23.28		Designed By: P.H.W. Date: 05/03/01 Drawn By: P.H.W. Date: 05/03/01 Checked By: R.W.S. Date: 05/03/01 Scale: 1"=50' HORIZ. 1"=5' VERT.	HARRIS & STEED, INC. Consulting Engineers Jackson, Mississippi 3901 LAZARUS DRIVE, SUITE 200 - JACKSON, MS 39201 PH: 601/964-0388 FAX: 601/964-0389	Drawing No. 7 of 13 Project No. S-170
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Project: THE PINELANDS AT HIGHLAND PARK OF RIDGELAND	Client: TRAVIS PROPERTIES, LLC RIDGELAND, MISSISSIPPI	<p style="text-align: center;">PLAN AND PROFILE - PINELAND CIRCLE STA. 14+00 - STA. 23+22.86</p>	Designed By: P.H.W. Date: 05/03/01 Drawn By: P.H.W. Date: 05/03/01 Checked By: R.W.S. Date: 05/03/01 Scale: 1"=50' HORIZ. 1"=5' VERT.	HARRIS & STEED, INC. <small>Consulting Engineers Jackson, Mississippi</small>	Drawing No. 9 of 13 Project No. S-170
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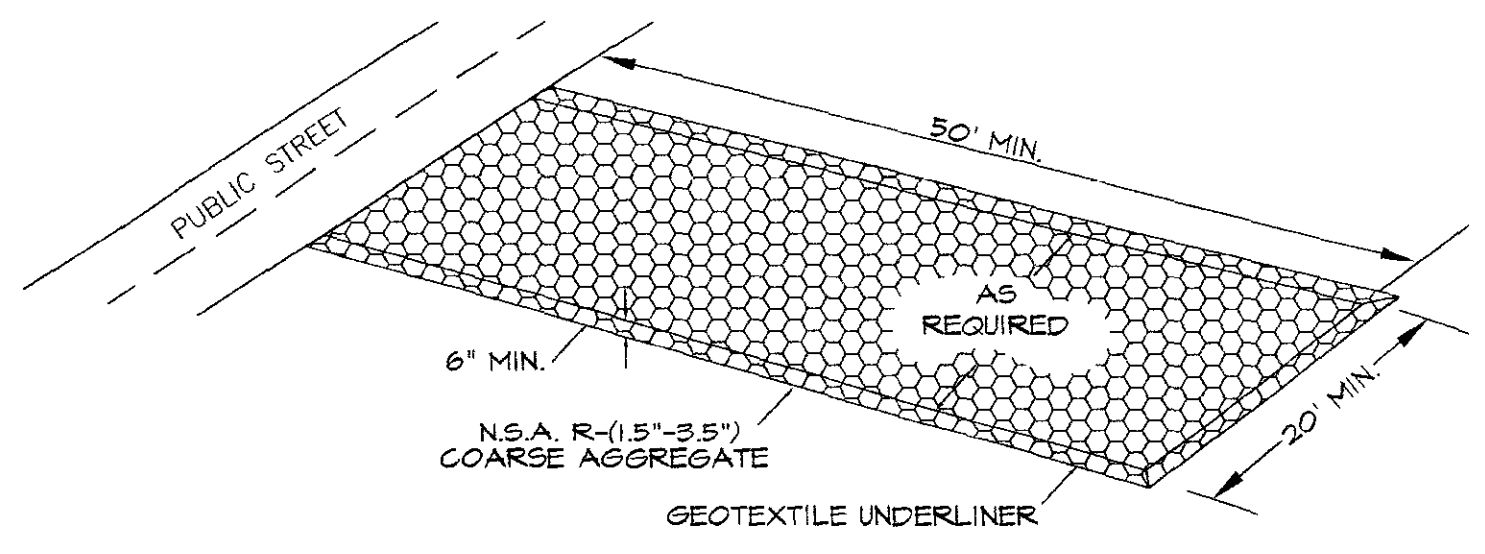
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STRAW BALE SEDIMENT BARRIER
N.T.S.

1) THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING AND REPAIR AND/OR CLEAN OUT OF ANY STRUCTURE USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES OR SITE ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

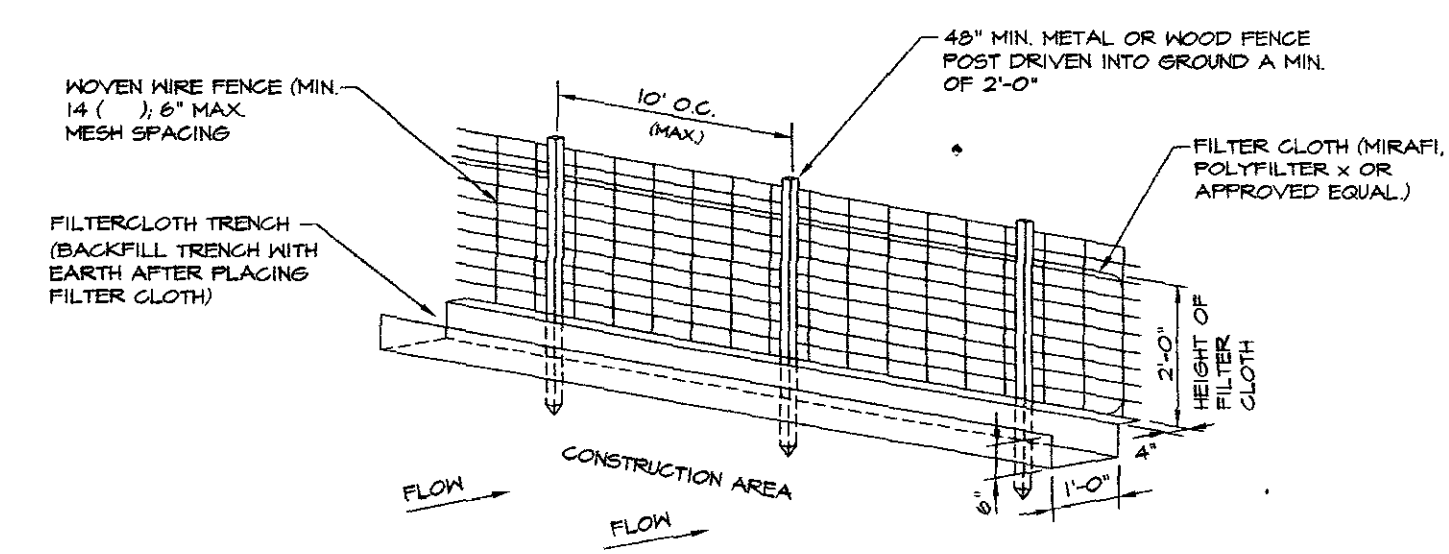
2) WHEELS MUST BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.



CONSTRUCTION EGRESS DETAIL
N.T.S.

CONSTRUCTION SPECIFICATIONS

1. HOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS BY USE OF WIRE TIES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO HOVEN WIRE FENCE BY USE OF WIRE TIES SPACED EVERY 24" X 24".
3. SILT FENCES TO BE INSTALLED IN LOCATIONS AS SHOWN ON THIS EROSION AND SEDIMENT CONTROL PLAN PRIOR TO BEGINNING OF CONSTRUCTION TO CONTROL SEDIMENT.
4. SILT FENCES TO BE MAINTAINED AND CLEANED AS NECESSARY TO MAINTAIN IN FUNCTIONAL CONDITION.
5. SILT FENCES TO BE REMOVED AND THE AREA TO BE RESTORED TO ITS NATURAL CONDITION WHEN PERMANENT EROSION AND SEDIMENT CONTROL PROCEDURES ARE EFFECTIVE.



SILT FENCE DETAIL
N.T.S.

CONSTRUCTION SEQUENCE

The following construction sequence is planned to minimize the amount of sediment movement on site and sediment loss from the project site. A wooded buffer will be left around the perimeter of the construction area, and the installation of silt fences around inlets. Installation and maintenance of this measure is considered critical for controlling sediment movement at this project site.

Construction Access
Access to the construction site may be from the existing street east of the clearing area and it is recommended that stabilized gravel construction drives (about 50 feet) be established. This will provide an opportunity for trucks to clean mud from their wheels prior to entering adjacent streets.

Sediment Control Measures
This project will be constructed in one phase utilizing associated sediment control measures.

1. Silt fences are to be installed according to manufacturer's recommendations.
 - a. Silt fences will be placed around all curb inlets and drop inlets directly after they are installed.
 - b. When area is ready for final compaction, remove sediment collected around inlet, bring to grade with compacted fill and place surface topping.
 - c. Install silt fences as indicated along property boundaries.
2. As culverts are installed, place silt fence at the concrete flumes to prevent erosion. A perimeter silt fence is recommended method of inlet protection.
3. Sediment basin with temporary check dams should be installed.

Vegetation
Vegetate and/or landscape all curb areas and graded area as soon as possible during the construction operations.

MAINTENANCE PLAN
Both the short-term (during construction) and long term (after construction) maintenance needs must be addressed.

Short Term
All erosion and sediment control practices will be checked for stability and operation following every runoff producing rainfall but in no case, less than every week. Any needed repairs will be made immediately to maintain the practice performance as designed.

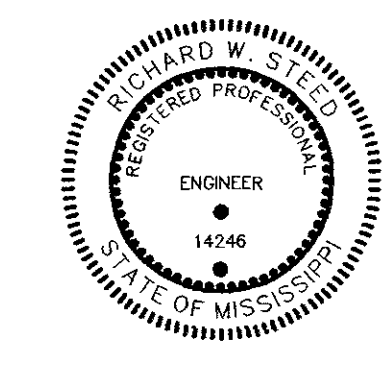
The access road exit area shall be maintained in a smooth, well-compacted condition. Excess soil and debris shall be removed as needed to maintain a gravel-exposed surface.

Sediment will be removed from the upstream face of the silt fence when it increases to about a 6-inch depth at the fence. The silt fence will be replaced as necessary to maintain a barrier.

All vegetated areas will be fertilized, and re-vegetated as needed to maintain a vigorous and dense vegetative cover.

Long Term
All vegetated areas will be maintained in adequate condition to provide proper ground cover and reduce any areas of potential erosion. Where vegetation is lost, the area will be fertilized and seeded or other acceptable methods used to restore proper cover.

As needed, new employees responsible for working the area will be informed about the requirements of the Maintenance Plan.



Project: THE PINELANDS AT HIGHLAND PARK OF RIDGELAND	
Client: TRAVIS PROPERTIES, LLC RIDGELAND, MISSISSIPPI	
Title: EROSION AND SEDIMENT CONTROL PLAN	
Designed By: P.H.W.	Date: 05/03/01
Drawn By: P.H.W.	Date: 05/03/01
Checked By: R.W.S.	Date: 05/03/01
Scale: 1"=100'	
HARRIS & STEED, INC. Consulting Engineers 2400 N. RIVERVIEW P.O. BOX 1004-1088 • HUNTSVILLE, MISSISSIPPI 39104 TEL: 601/964-1358 • FAX: 601/654-0381	
Drawing No. 10 OF 13	Project No. S-170

CLASS "A" BEDDING

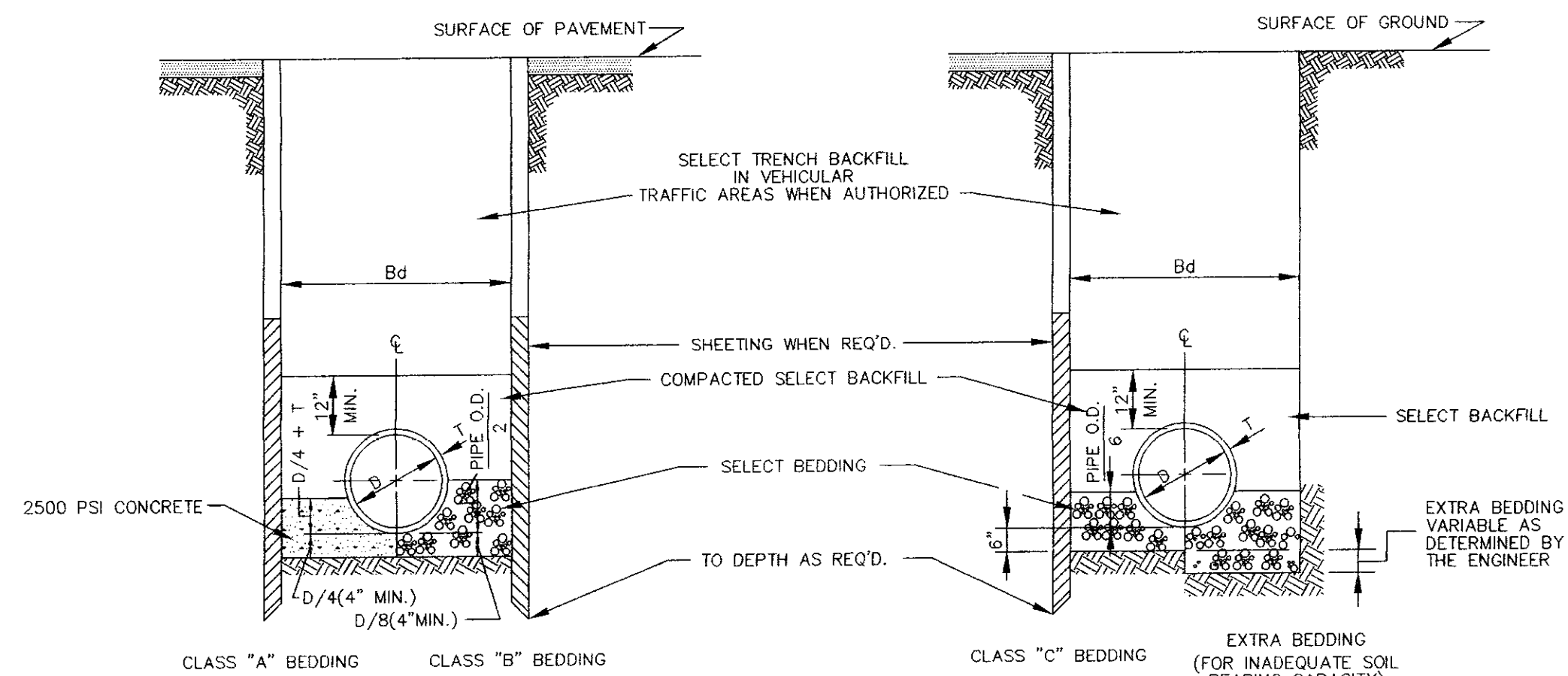
MATERIAL SHALL BE 2500 PSI CONCRETE CRADLES. THE PIPE SHALL BE LAID ON CONCRETE SADDLES CONSTRUCTED TO PROVIDE VERTICAL AND LATERAL SUPPORT FOR THE PIPE. WHILE THE CRADLE IS BEING PLACED, PIPE SUPPORTS OF WOOD BLOCKS, LOOSE BRICK, ETC., WILL NOT BE PERMITTED. THE CRADLE SHALL BE POURED AFTER THE JOINTS 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

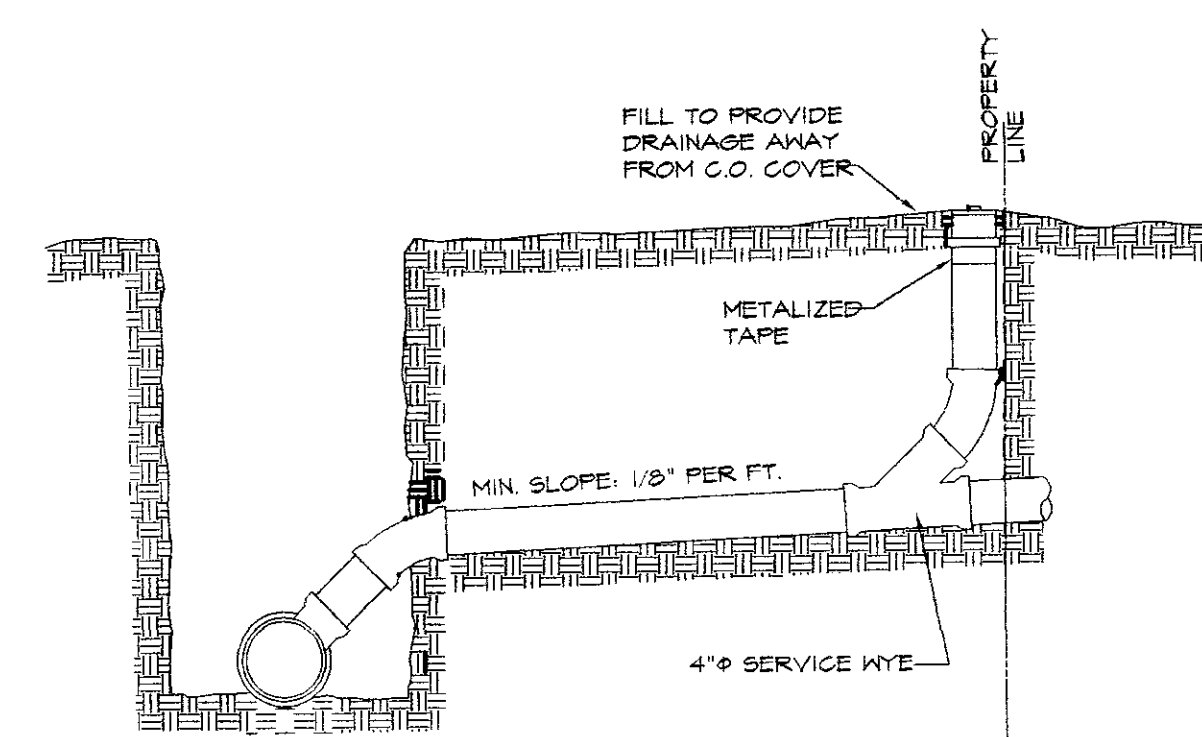
MATERIAL SHALL BE SELECT BEDDING AS SPECIFIED. MATERIAL SHALL BE CAREFULLY PLACED AND THOROUGHLY COMPACTED BY TAMPING.

CLASS "C" BEDDING (STANDARD BEDDING)

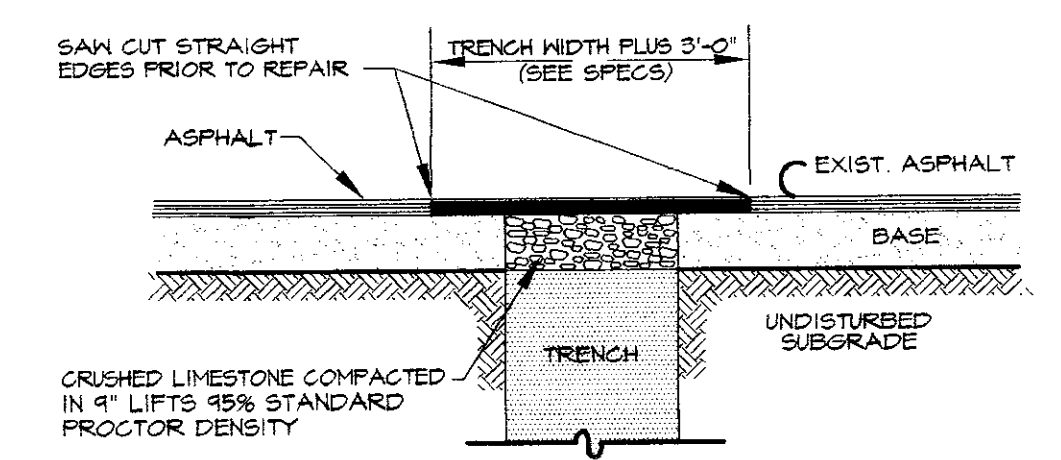
MATERIAL SHALL BE THE SAME AS FOR CLASS "B" BEDDING AND SHALL BE PLACED AS SHOWN BY STANDARD DETAILS FOR THE TYPE OF PIPE USED.



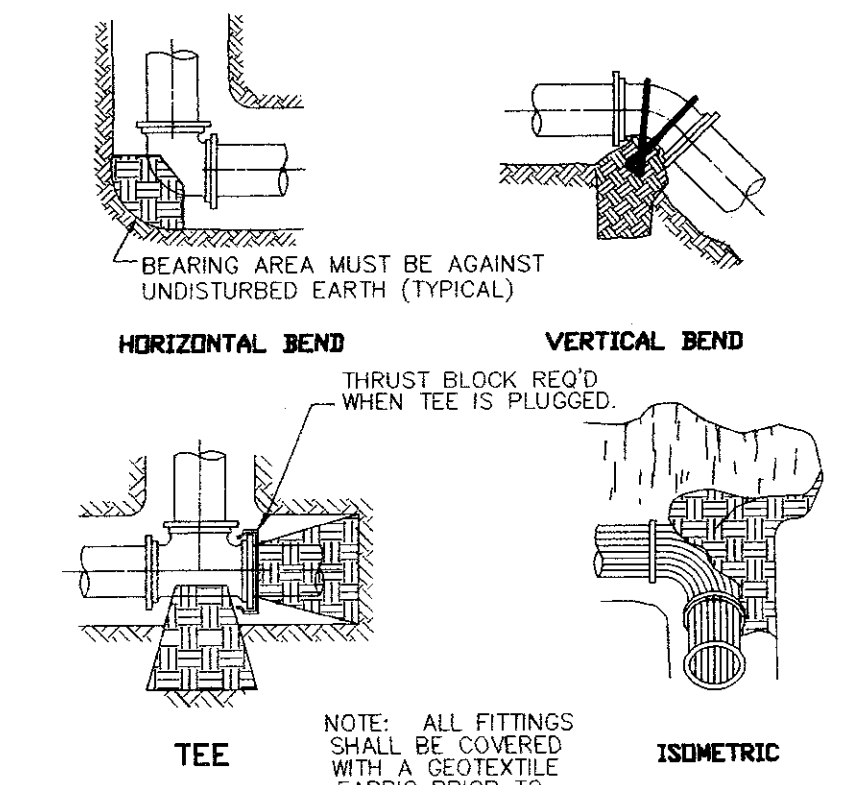
TYPICAL TRENCH DETAILS
NOT TO SCALE



SEWER SERVICE

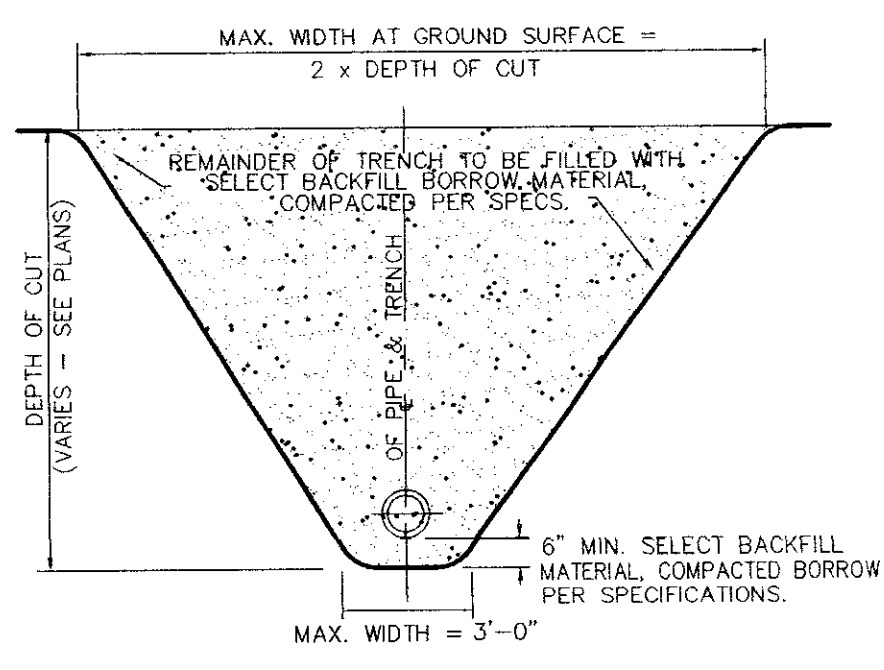


ASPHALT STREET REPAIR
N.T.S.

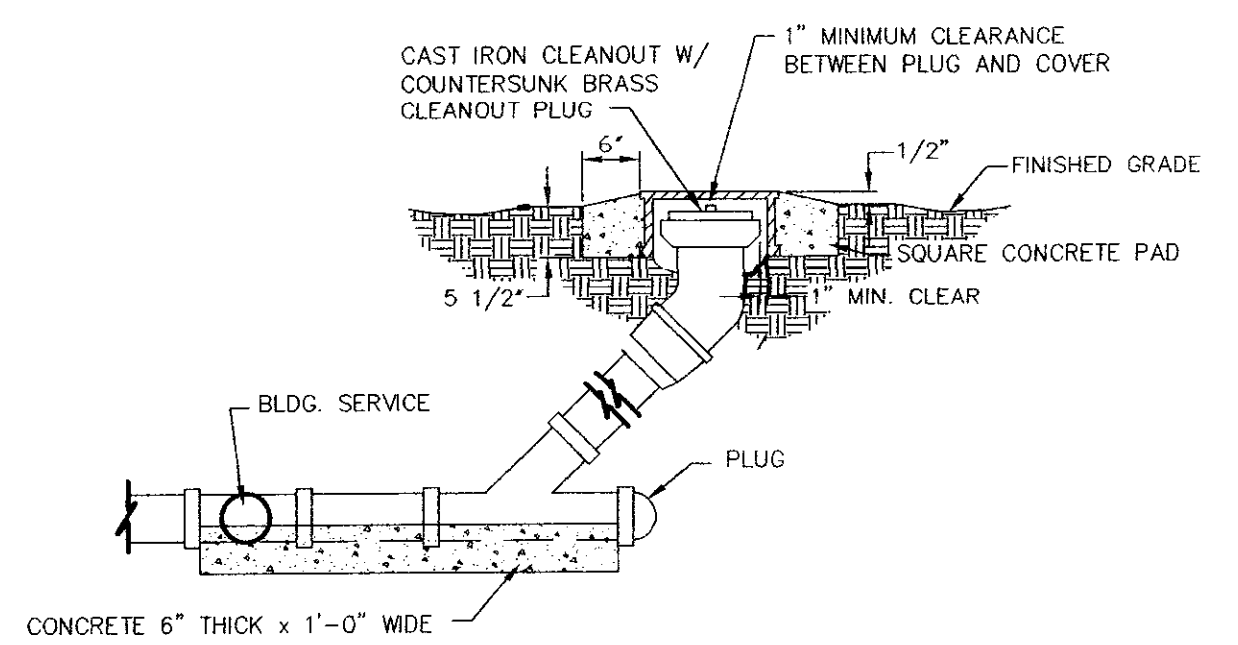
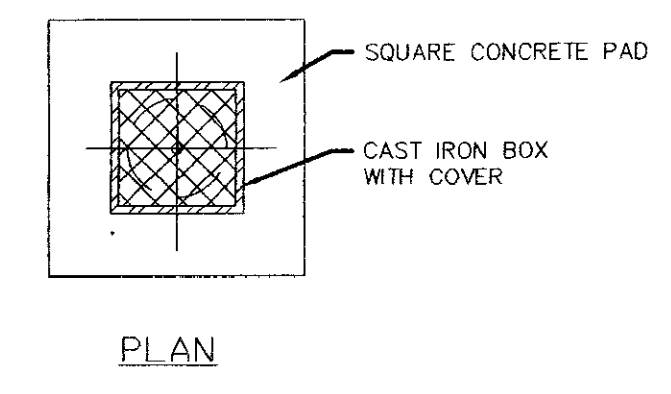


BEARING AREAS FOR THRUST BLOCKING IN SQUARE FEET						
FITTING	4" DIA	6" DIA	8" DIA	10" DIA	12" DIA	14" DIA
TEES	0.9	1.9	4.7	4.7	6.7	9.0
90°	1.3	2.7	6.7	6.7	9.4	12.7
45°	0.7	1.5	3.6	3.6	5.1	6.9
22 1/2°	0.4	0.8	1.8	1.8	2.6	3.5

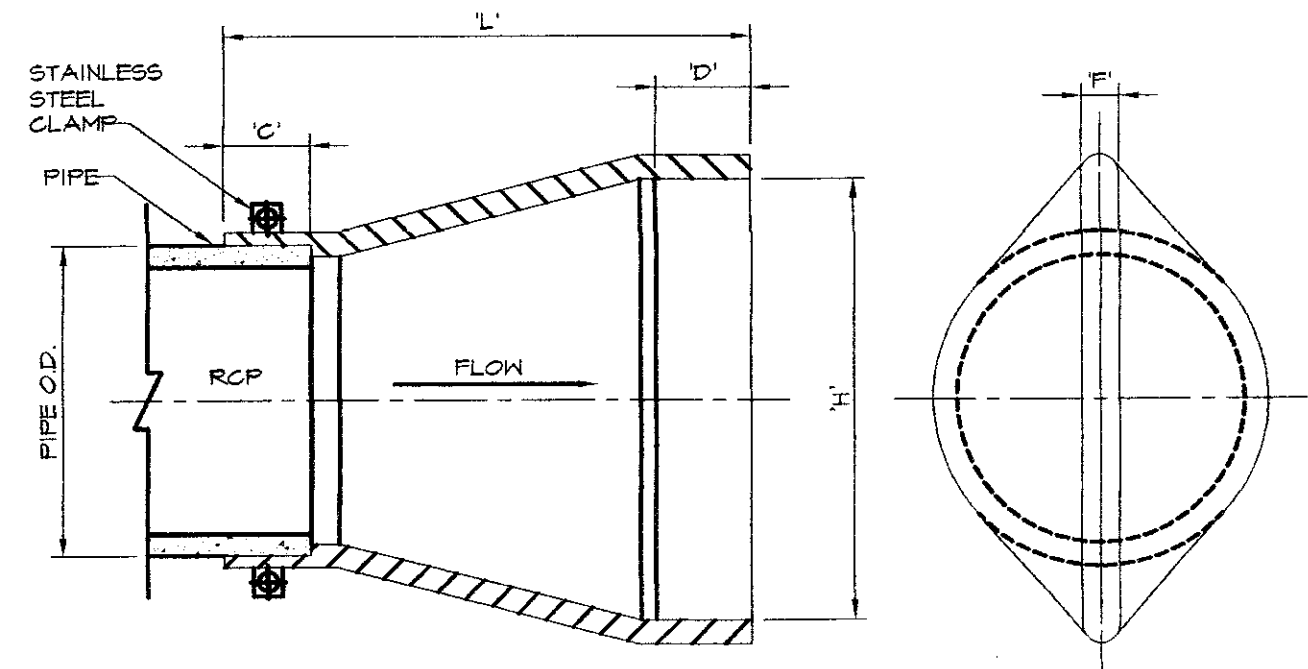
THRUST BLOCKING
N.T.S.



SEWER TRENCH & BEDDING DETAIL
N.T.S.

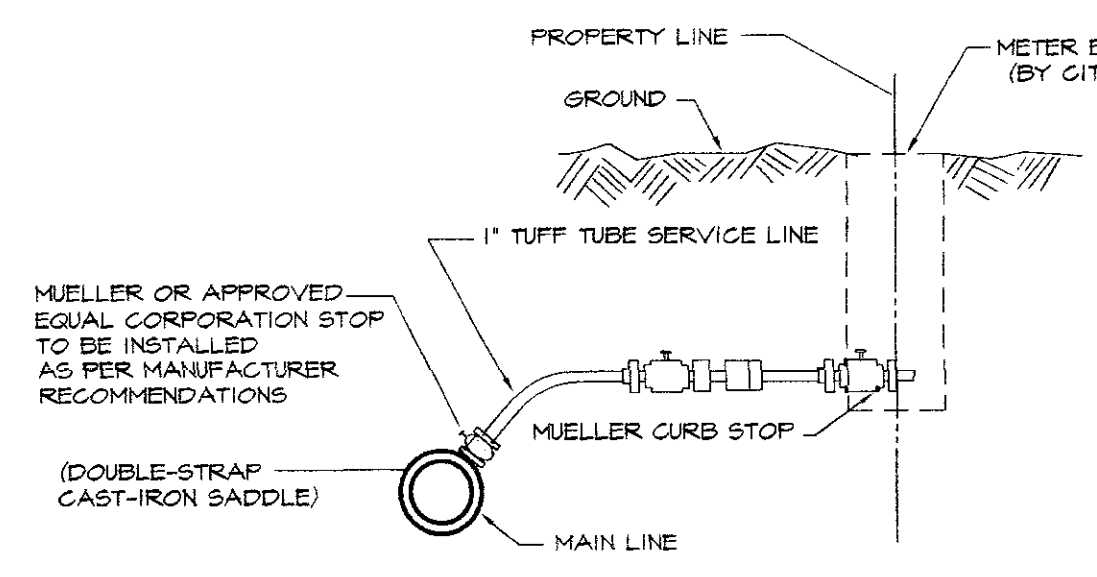


CLEANOUT DETAIL
N.T.S.

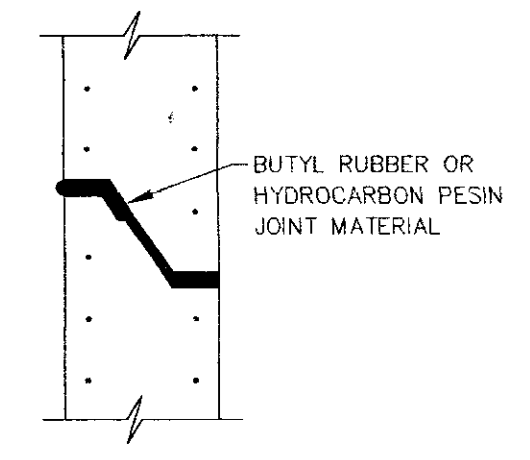


TIDFLEX CHECK VALVE

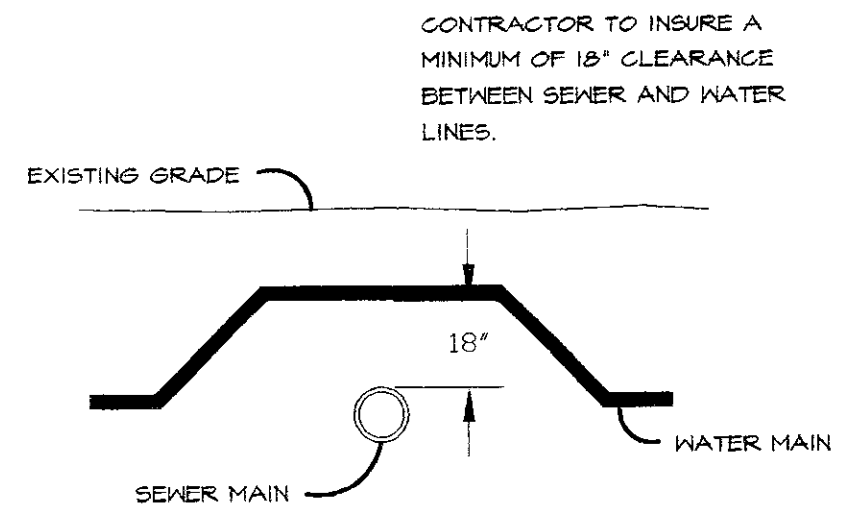
VALVE IS TO BE MOUNTED WITH THE OUTLET IN THE VERTICAL POSITION



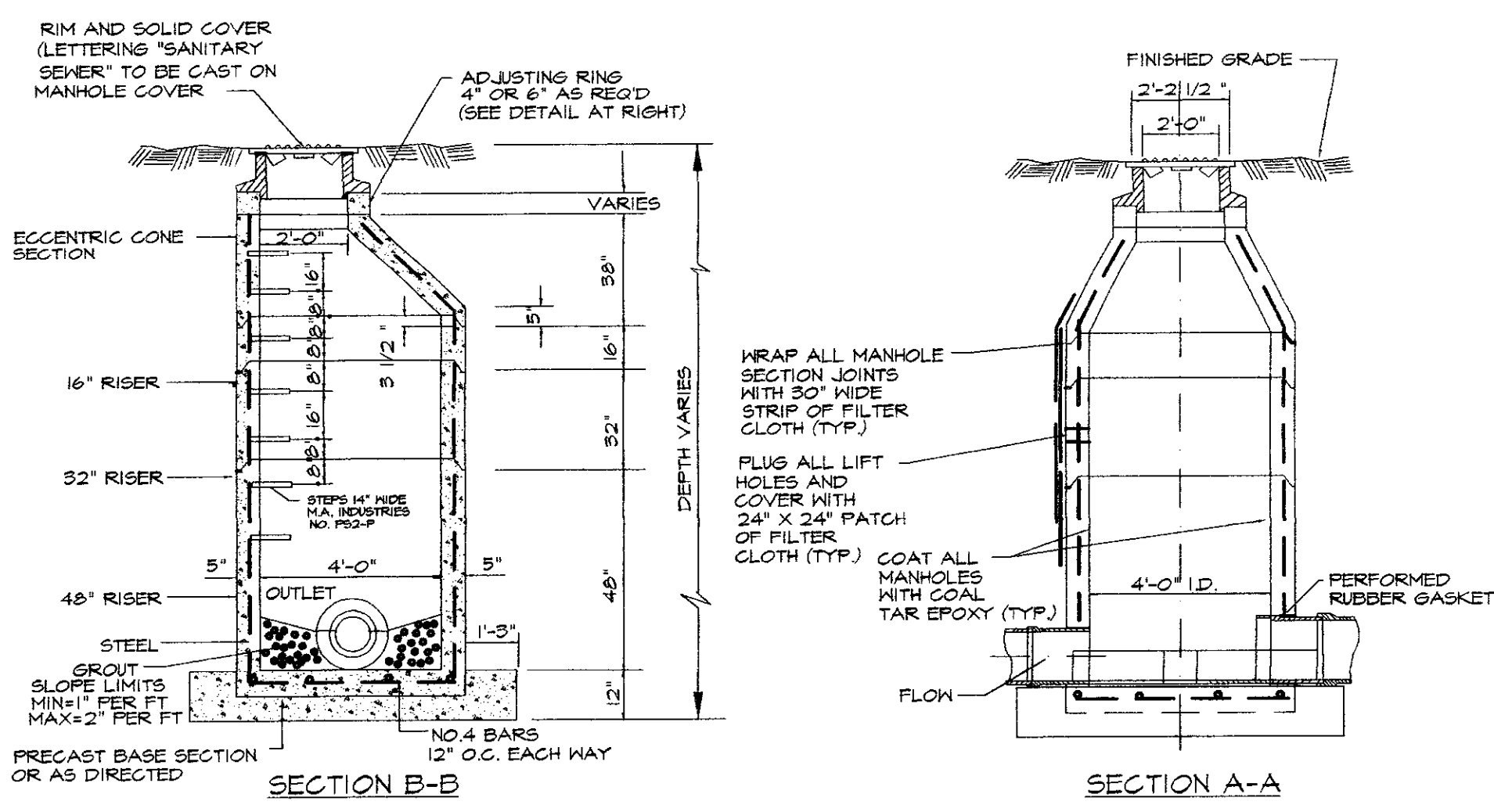
TYPICAL WATER SERVICE CONNECTION
N.T.S.



PRECAST CONCRETE MANHOLE JOINT DETAIL
NOT TO SCALE



SEWER & WATER CROSSING DETAIL
N.T.S.

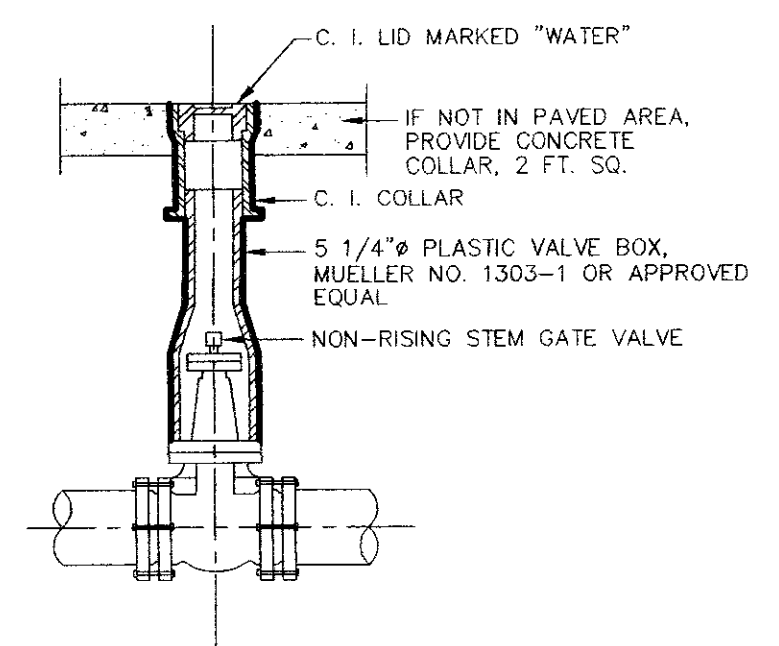


TYPICAL PRECAST CONCRETE SEWER MANHOLE DETAIL
N.T.S.

VALVE SIZE (NOM.)	PIPE O.D.	L	H	F
16"	16"	24"	22-1/4"	1-1/4"
18"	18"	26"	26-3/4"	1-1/4"
24"	24"	36"	37-1/4"	1-3/4"
30"	30"	38"	43-3/4"	2"
36"	36"	50"	51-3/8"	2-3/8"
42"	42"	64"	61-1/2"	2-1/2"

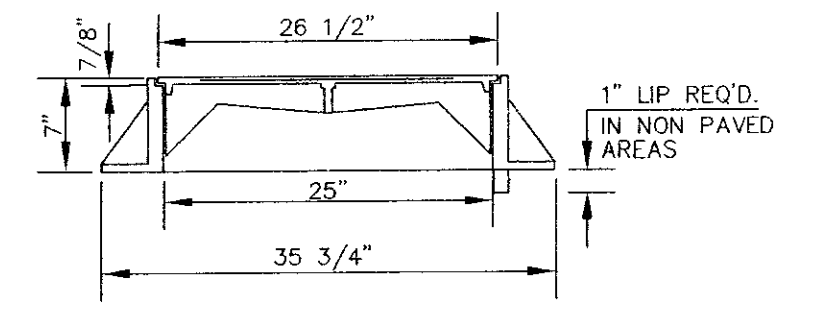
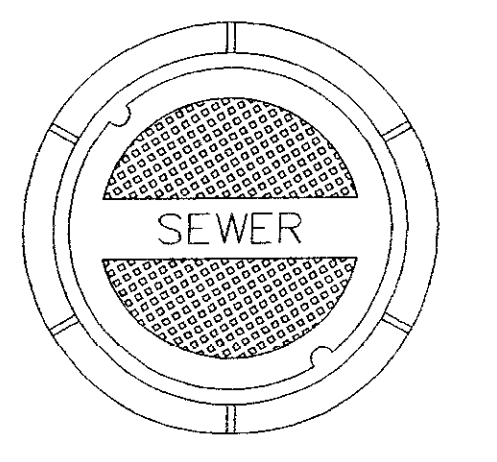
SANITARY SEWER NOTES

- MANHOLE INTERIOR TO BE COATED WITH 20 MIL THICKNESS GUDDED TOP SERVICE BLACK BITUMINOUS COATING (OR APPROVED EQUAL) APPLIED IN ACCORDANCE WITH MANUFACTURE'S RECOMMENDATIONS.
- MAXIMUM PERMITTED INFILTRATION/EXFILTRATION IS 200 GALLONS PER INCH DIAMETER PER MILE PER DAY.
- PIPE TO MANHOLE CONNECTIONS: PVC PIPE - INSTALL PREMOULDED FLEXIBLE MANHOLE JOINT SEAL DEVICE TO CONNECT PIPE TO MANHOLE WALL.
- INSTALLATION OF SANITARY SEWER MAINS & SERVICES: WHEN A SEWER SERVICE LINE CROSSES ABOVE A WATER SUPPLY MAIN OR WITHIN 18" BELOW A WATER MAIN, OR WITHIN 10' ON EITHER SIDE, THE SEWER SERVICE OR MAIN SHALL BE 160 P.S.I. PVC WATER PIPE FOR A DISTANCE OF 10' EITHER SIDE OF THE WATER SUPPLY MAIN.

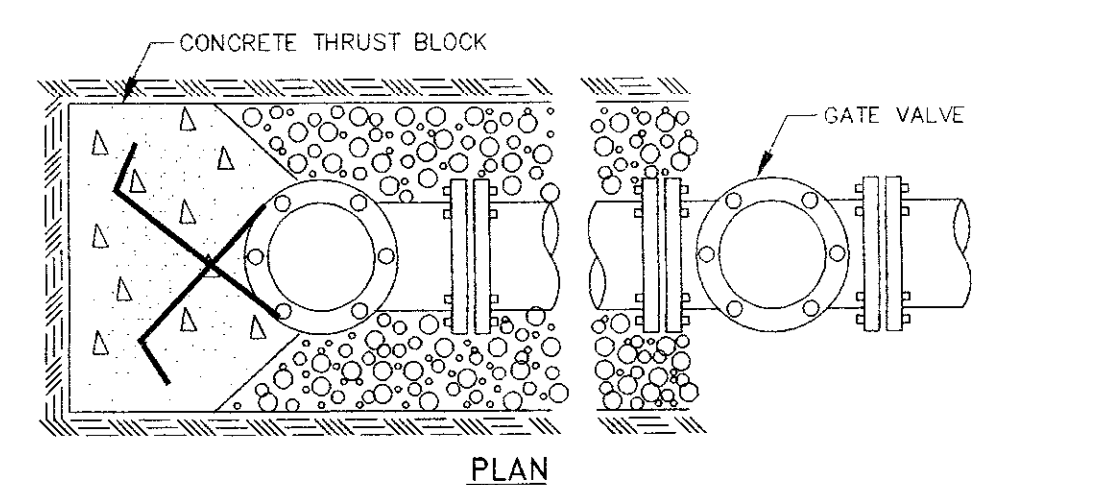
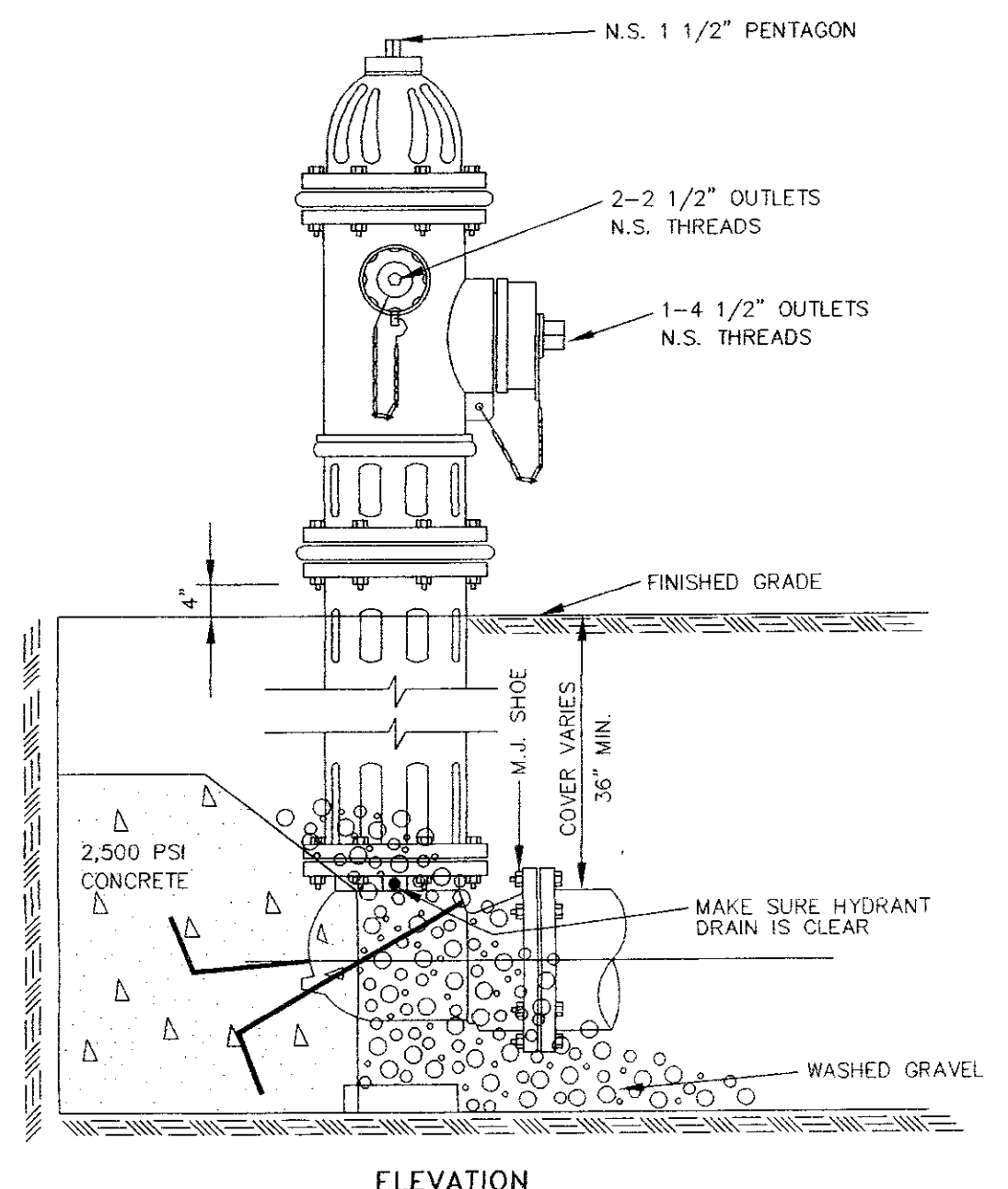


GATE VALVE BOX & COVER
N.T.S.

- VALVE BOX SECTIONS SHALL BE OF THE ADJUSTABLE SCREW TYPE.
- FURNISH PLASTIC VALVE BOX EXTENSIONS AS REQUIRED.



STANDARD MANHOLE FRAME AND COVER
NOT TO SCALE



TYPICAL FIRE HYDRANT INSTALLATION
NOTE: GATE VALVES WILL BE REQUIRED ON ALL FIRE HYDRANT LEGS.
NOT TO SCALE

Project: THE PINELANDS AT HIGHLAND PARK OF RIDGELAND	
Client: TRAVIS PROPERTIES, LLC RIDGELAND, MISSISSIPPI	
Title: STANDARD WATER AND SEWER DETAILS	
DSGN: P.H.W. DATE: 05/03/01	HARRIS & STEED, INC. Consulting Engineers Jackson, Mississippi
DRWN: P.H.W. DATE: 05/03/01	3012 LAKEWOOD DRIVE, SUITE 100 JACKSON, MS 39208-1600
CHKD: R.W.S. DATE: 05/03/01	PH: 601/664-0288 FAX: 601/664-0287
SCALE: NONE	DRAWING NO. 11 OF 13 Project No. S-170

