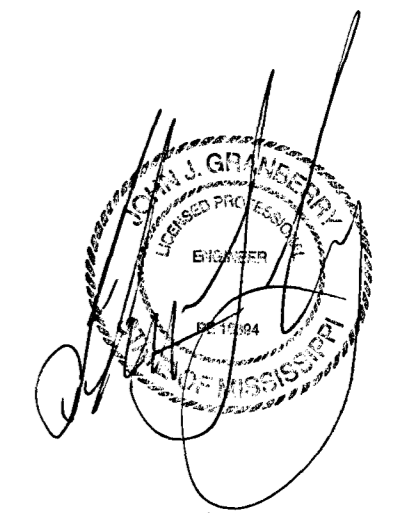


# SITE CONSTRUCTION PLANS

## R&R HARBOUR COVE RIDGELAND, MS

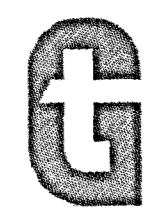


### INDEX

Sheet	Description
C1.1	Cover Sheet
C1.2	Site Plan
C2.1	Water Layout and Sewer Plan Profile
C3.1	Sewer Details
C3.2	Water Details
C4.1	Roadway and Striping



**RECORD DRAWINGS**

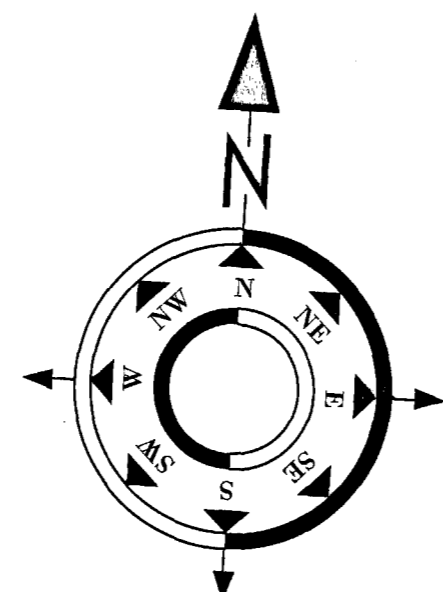


**Granberry-Travis**  
CONSULTING ENGINEERS

175 N UNION ST - CANTON, MS 39046

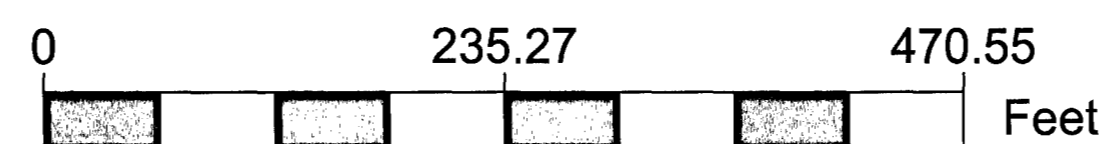
232 MARKET ST, BLDG K, STE 243 - FLOWOOD, MS 39232

gtconsultingfirm.com



LOCATION MAP

JUNE 17, 2014



### REVISIONS

NO.	BY	DATE	DESCRIPTION

Contact: Hunter Travis

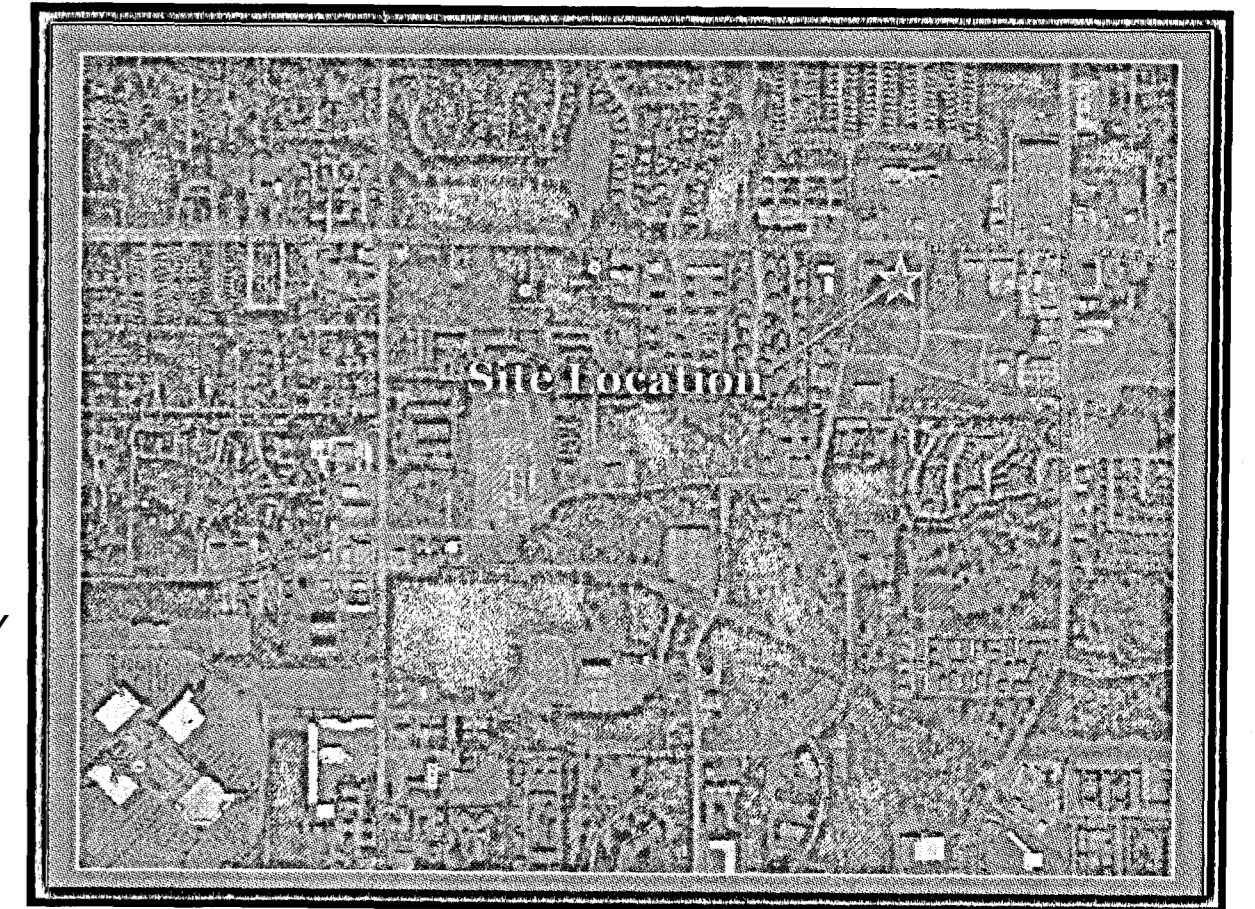
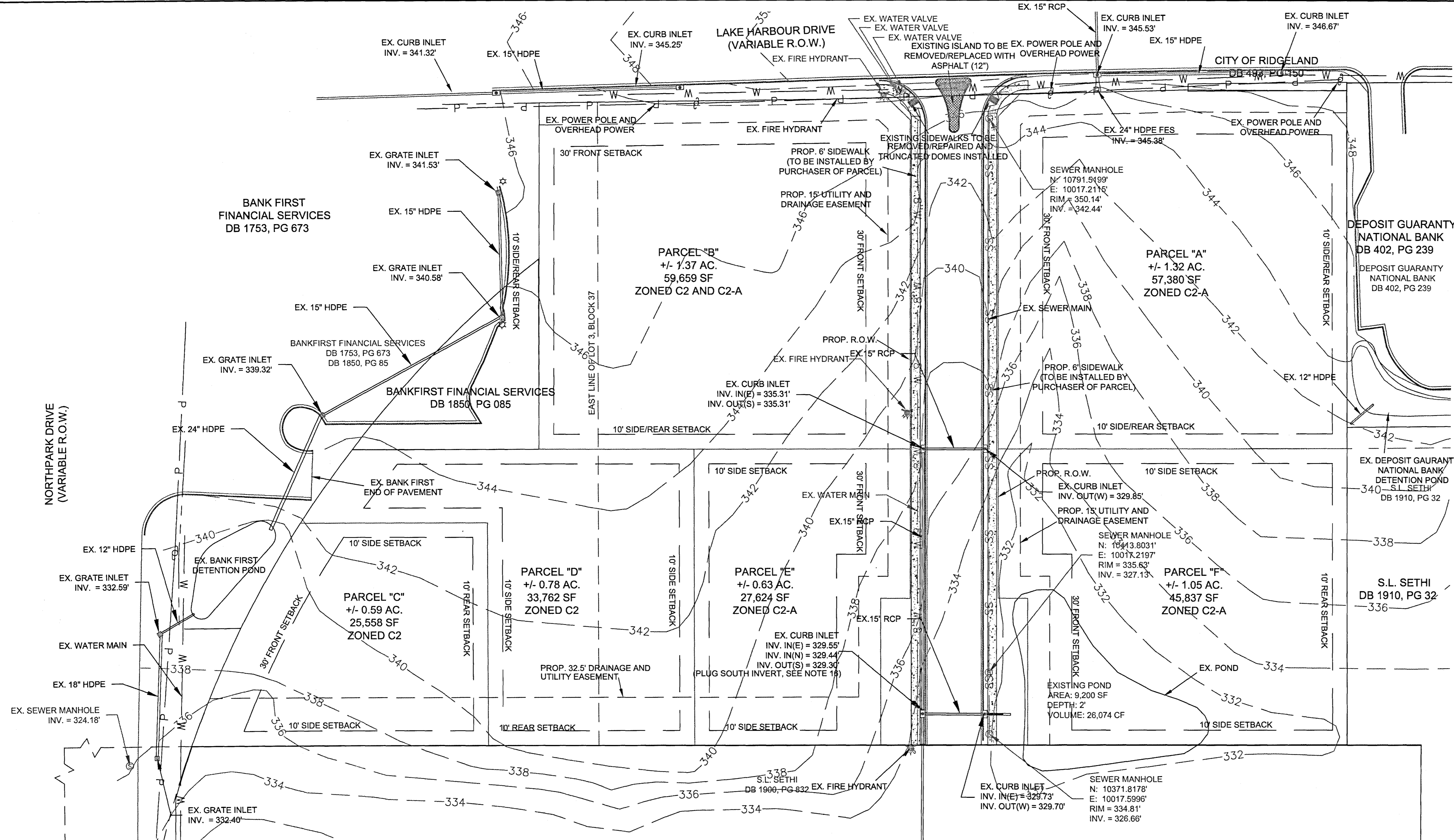
Phone: (601) 540-8880

Email: htravis@gtconsultingfirm.com

**C1.1**

*PWP-00853*



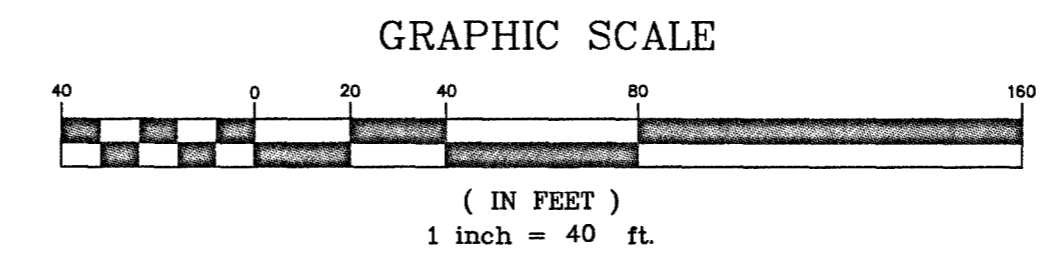


**NOTES:**  
VICINITY MAP  
SCALE: 1" = 1500'

1. MINIMUM SETBACKS ARE AS FOLLOWS:  
A. 30' FRONT YARD  
B. 10' SIDE YARD  
C. 10' REAR YARD
2. A 15' EASEMENT, PARALLEL WITH AND CONTIGUOUS WITH LAKE HARBOUR ROAD RIGHT-OF-WAY IS SHOWN ALONG THE NORTH SIDE OF THE PROPERTY. A 25' EASEMENT IS PROPOSED ALONG THE SOUTH LINE OF PARCELS "D" AND "E" TO PROVIDE WATER AND SEWER TO PARCELS "C" AND "D".
3. CITY OF RIDGELAND WILL SUPPLY TAP AND METER FOR WATER. INDIVIDUAL SERVICE LINE WILL BE THE RESPONSIBILITY OF PARCEL DEVELOPER.
4. SEWER SERVICE LINES WILL BE RESPONSIBILITY OF THE INDIVIDUAL PARCEL DEVELOPER AND ALL SERVICE LINES SHALL BE A MINIMUM OF 6" IN DIAMETER.
5. ELECTRICAL POWER WILL BE PROVIDED BY ENTERGY.
6. THIS PROPERTY IS NOT LOCATED IN HUD IDENTIFIED SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA MAP NO. 28089C0586F, DATED MARCH 17, 2010, ZONE X.
7. TOTAL AREA OF SUBJECT PROPERTY IS ± 6.44 ACRES.
8. PROPERTY ZONING IS SHOWN ON EACH PARCEL. PARCEL "B" IS SHOWN WITHIN TWO DIFFERENT ZONINGS PER CITY OF RIDGELAND ZONING MAP.
9. LAYOUT OF ROADWAY IS PER BANKS ENGINEERING CONSTRUCTION PLAN DRAWINGS. STORM DRAINAGE, WATER, SANITARY SEWER, PAVEMENT, CURB AND GUTTER, ARE EXISTING AND SIDEWALKS HAVE NOT BEEN INSTALLED AS OF 11/18/13.
10. EXISTING POND WILL BE REVISED AND USED AS DETENTION POND TO DETAIN RUNOFF CREATED BY R&R HARBOUR COVE ROADWAY.
11. ALL UTILITIES ARE TO BE UNDERGROUND.
12. OWNER SHALL PROVIDE COPY OF INGRESS/EGRESS AGREEMENT WITH BANK FIRST FINANCIAL SERVICES.
13. PARCEL "D" SHALL BE ACCESSED FROM THE INGRESS/EGRESS AGREEMENT WITH BANK FIRST FINANCIAL SERVICES. PARCEL "C" SHALL BE ACCESS FROM NORTH PARK DRIVE. IF CITY OF RIDGELAND DENIES ACCESS TO PARCEL "C" FROM NORTH PARK DRIVE, ACCESS TO PARCEL "C" WILL BE PROVIDED FROM EXTENSION OF ROAD TO PARCEL "D" FROM BANK FIRST FINANCIAL SERVICES.
14. SEWER MANHOLE RIM ELEVATIONS MAY BE RAISED OR LOWERED AS FIELD CONDITIONS WARRANT. MANHOLE RIM SHALL BE LOCATED 3" - 4" ABOVE NATURAL GROUND OR PLANNED GRADE, IF MANHOLE IS LOCATED WITHIN PROPOSED STREET RIGHT-OF-WAY.
15. A PROPOSED 25' UTILITY AND DRAINAGE EASEMENT IS SHOWN ALONG THE SOUTH SIDE OF PARCELS "C", "D", AND "E". THIS EASEMENT IS REQUIRED TO PROVIDE SEWER AND WATER SERVICES TO PARCELS "C", "D" AND "E". SINCE PARCELS "C" AND "D" DRAIN TOWARDS THE SOUTH PROPERTY LINE IN EXISTING CONDITIONS, THIS EASEMENT WILL ALSO BE USED FOR STORM DRAINAGE TO BE ROUTED FROM PARCEL "C" ACROSS PARCEL "D" TO THE EXISTING STORM DRAIN AT THE SOUTHEAST CORNER OF PARCEL "E".
16. CONTRACTOR SHALL PLUG SOUTH INVERT WITH TREATED PLYWOOD TO COVER EXISTING HOLE AND GROUT AROUND SAID PLYWOOD SO AS TO PREVENT STORM WATER FROM BEING CONVEYED SOUTH. CITY SHALL INSPECT CONSTRUCTION OF PLUG ONCE COMPLETE TO INSURE SATISFACTORY SEAL.
17. CONTRACTOR SHALL GROUT AROUND PROPOSED 15" RCP AND EXISTING INLET TO INSURE SATISFACTORY SEAL.
18. INDIVIDUAL PARCEL OWNERS WILL BE RESPONSIBLE FOR ONSITE STORM WATER DETENTION.
19. EXISTING SEWER MANHOLES TO BE AT GRADE WITH FUTURE SIDEWALK INSTALLATION.

**LEGEND**

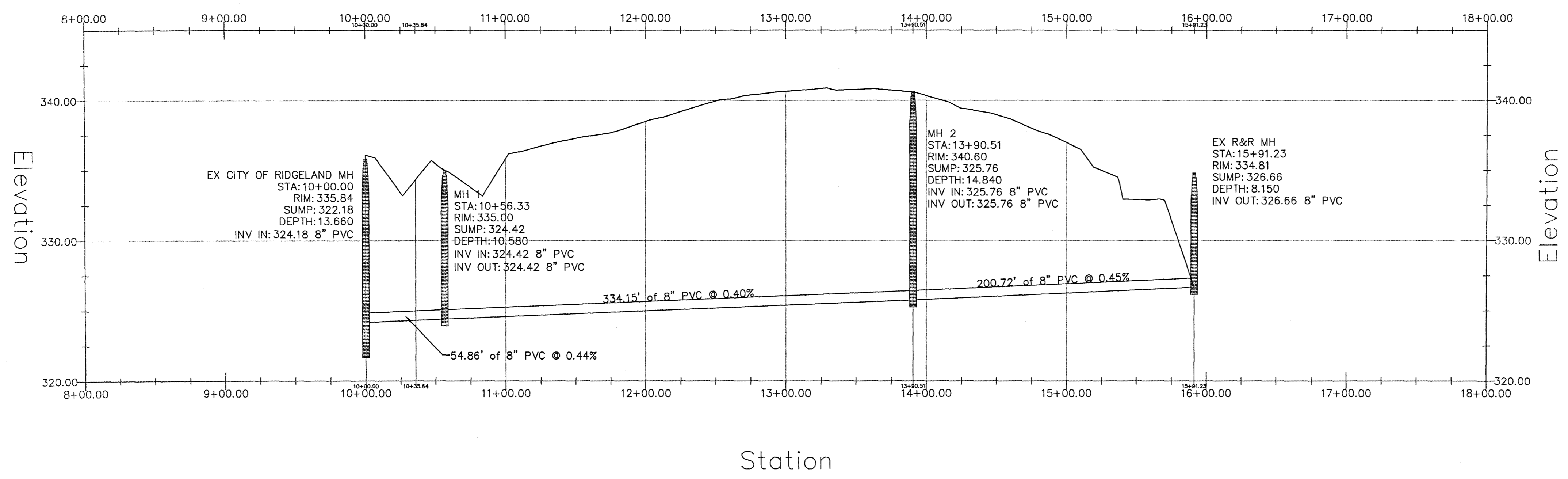
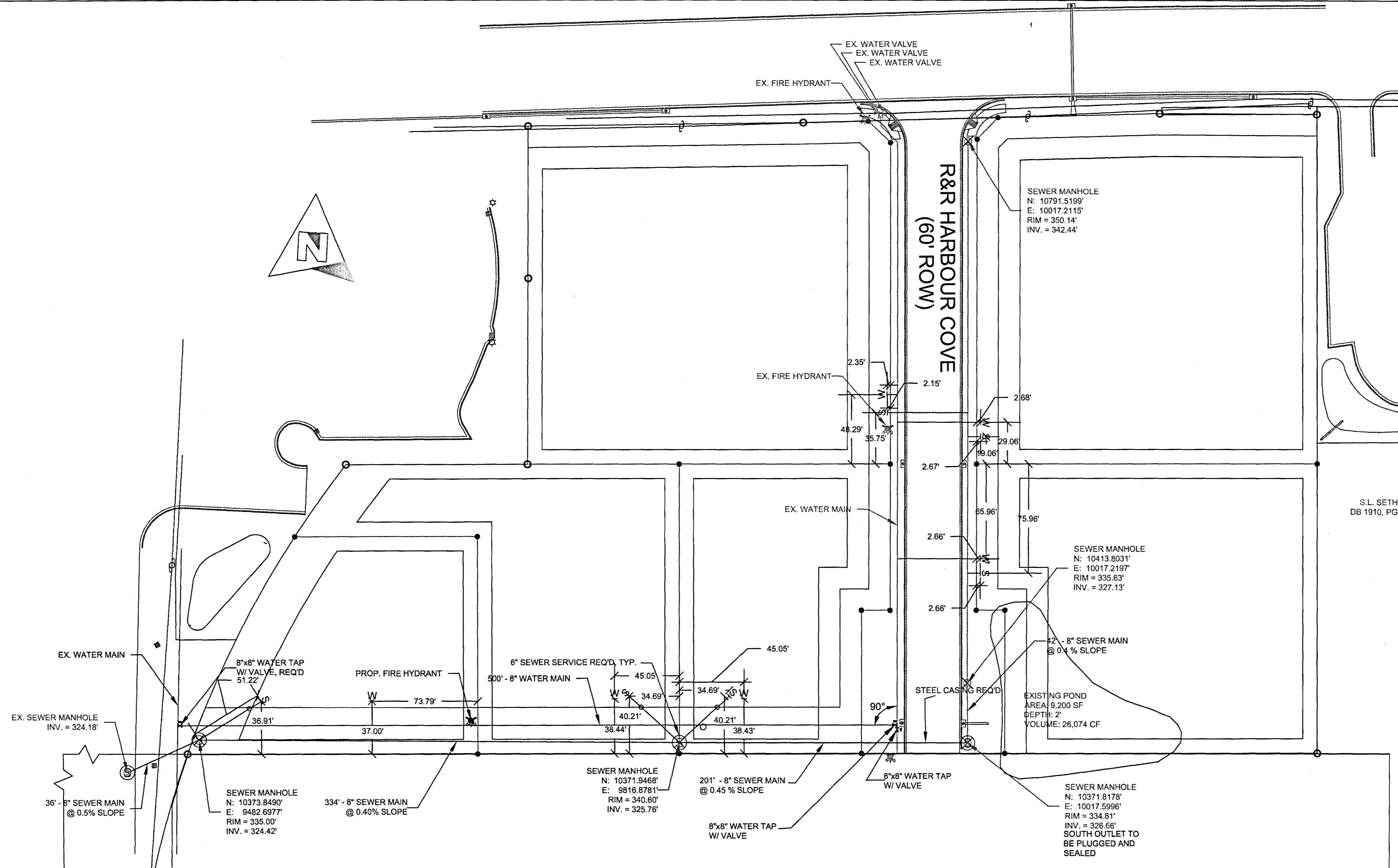
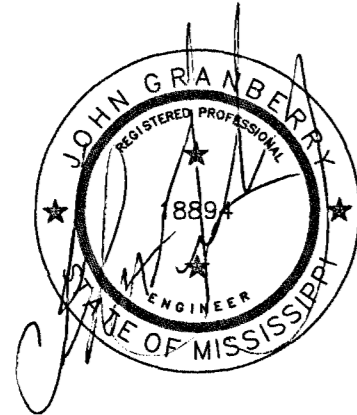
— — — — —	EXISTING EDGE OF PAVEMENT	— — — — —	PROPOSED SETBACK
— — — — —	SUBDIVISION BOUNDARY	—   s	PROPOSED SEWER SERVICE
— — — — —	PROPOSED LOT LINE	—   w	PROPOSED WATER SERVICE
— · — · —	EXISTING CONTOUR	⊗	EXISTING FIRE HYDRANT
— · — · —	PROPOSED EASEMENT LINE	⊗	PROPOSED FIRE HYDRANT
— · — · —	PROPOSED RIGHT-OF-WAY	⊙	EXISTING SEWER MANHOLE
— · — · —	EXISTING STORM DRAINAGE PIPE	⊙	PROPOSED SEWER MANHOLE
— SS — SS —	EXISTING SEWER MAIN	⊕	EXISTING CURB INLET
— SS — SS —	PROPOSED 8" SEWER MAIN	⊕	EXISTING POWER POLE
— W — M —	EXISTING WATER MAIN	⊕	EXISTING WATER VALVE
— W — M —	PROPOSED 8" WATER MAIN	●	LOT CORNER
— P — d —	EXISTING OVERHEAD POWER	○	SUBDIVISION CORNER



**OWNER:**  
RISHI ENTERPRISES, INC.  
P.O. BOX 13531  
JACKSON, MS 39236

<b>G</b> <b>Granberry-Travis</b> CONSULTING ENGINEERS		PRELIMINARY PLAT OF: RISHI COMMERCIAL DEVELOPMENT	
DRAWN BY: JJG		CHECKED BY: HHT	
DRAWING NAME: RISHI AS-BUILTS.dwg		DATE: 05/29/2014	
BEING SITUATED IN THE NORTH 1/2 OF THE 1/4 OF SECTION 32, T-7-N, R-2-E, MADISON COUNTY, MS		<b>SHEET C1.2</b>	





General Notes

- SEWER NOTES**
- All sanitary sewer mains and services shall be PVC SDR-26. Sewer services shall be 4" in diameter, and shall be installed on a minimum 2% slope.
  - Construction and materials for the sanitary sewer system shall conform to the specifications of the Mississippi Department of Environmental Quality and the City of Ridgeland.
  - Bedding material shall be required beneath all sanitary sewer mains, unless otherwise directed by the Engineer.
  - Sewer service to extend to 5' from the building wall and shall be extended as determined by architect drawings and tenant square footage.
  - Sewer cleanouts required at easement line on each sewer service.

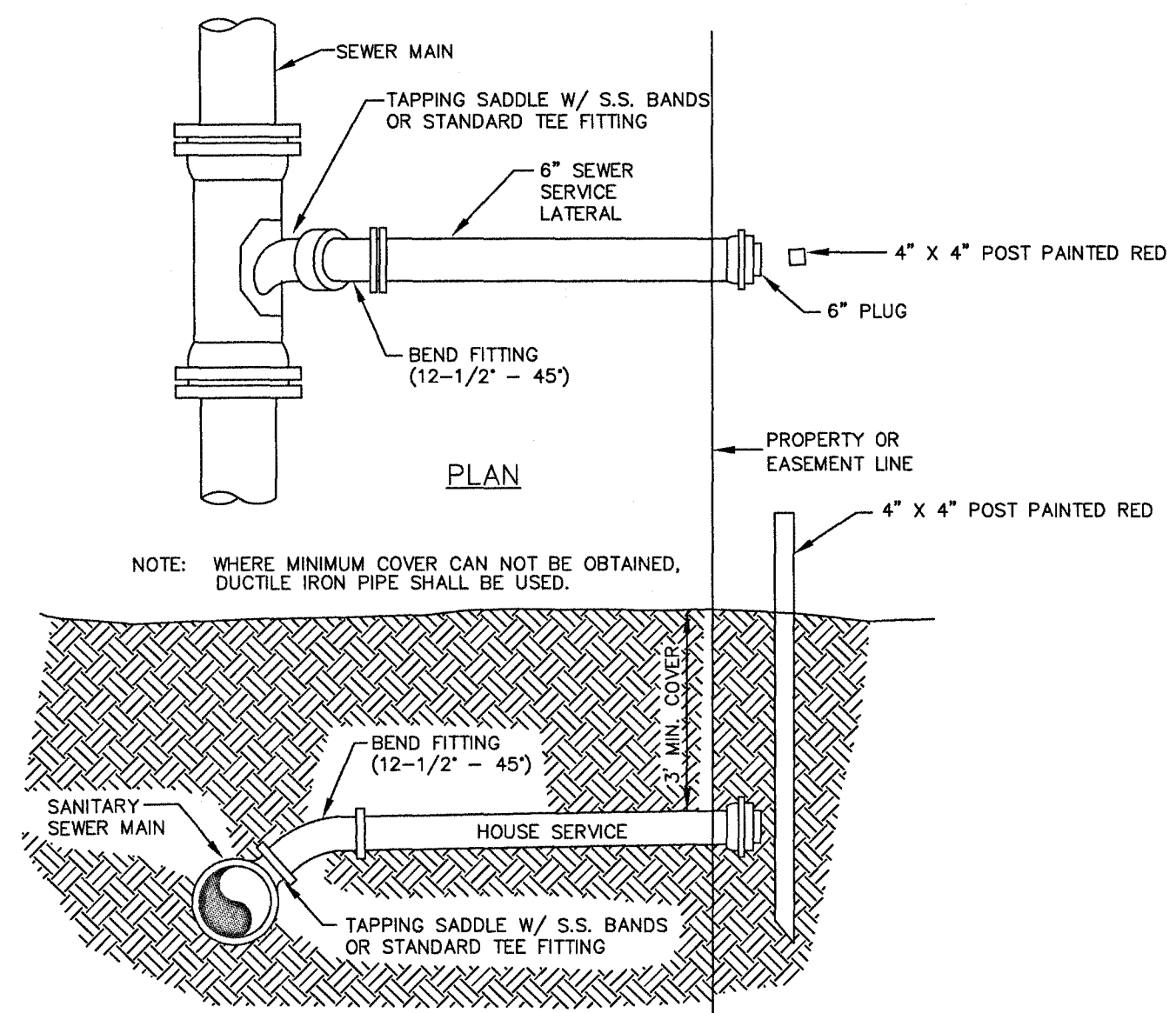
- WATER NOTES**
- Construction and materials for the water distribution system shall conform to the specifications of the Mississippi Department of Health and the City of Ridgeland.
  - Water mains shall be installed at least 10 feet horizontally and 18 inches vertically from any sewer main or manhole (water over sewer). Where water mains cross over sewer mains, the above requirements may be waived if pipe segments are centered to provide maximum spacing of the joints of both water and sewer mains and a vertical separation of at least 18 inches (water over sewer) is maintained. The distances and spacing mentioned above are clear distances, and whenever the distance can not be met, the main must be placed in casing.
  - The Contractor shall verify location and size of existing water mains prior to commencing boring or connection operations. The Contractor shall provide necessary adjustments to both new and existing water lines to allow connection and installation.
  - Water service to extend to 5' from the building wall and shall be extended as determined by architect drawings and tenant square footage.
  - Water mains and services must have a minimum of 36" clearance.
  - Tracer wire required on water line. Tracer wire terminals required at connection points and fire hydrants.
  - Water service connections require double strap, brass saddles, Ford 202B or equal.

	AS-BUILTS	6/9/14
No.	Revision/Issue	Date

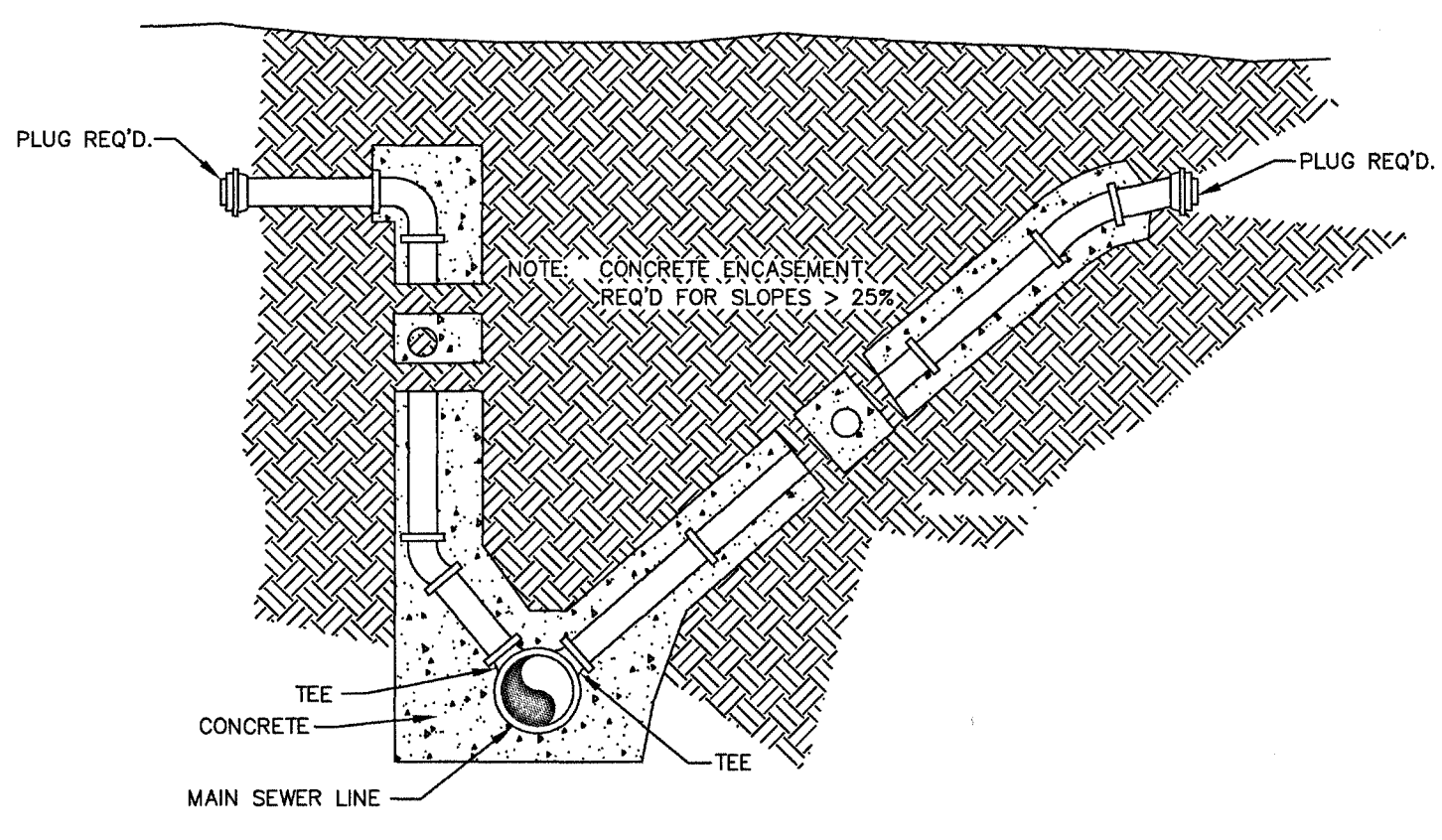
Firm Name and Address  
**GRANBERRY-TRAVIS**  
 CONSULTING FIRM

Project Name and Address  
**R&R HARBOUR COVE**  
 RISHI ENTERPRISES, INC.  
 P.O. BOX 13531  
 JACKSON, MS 39236

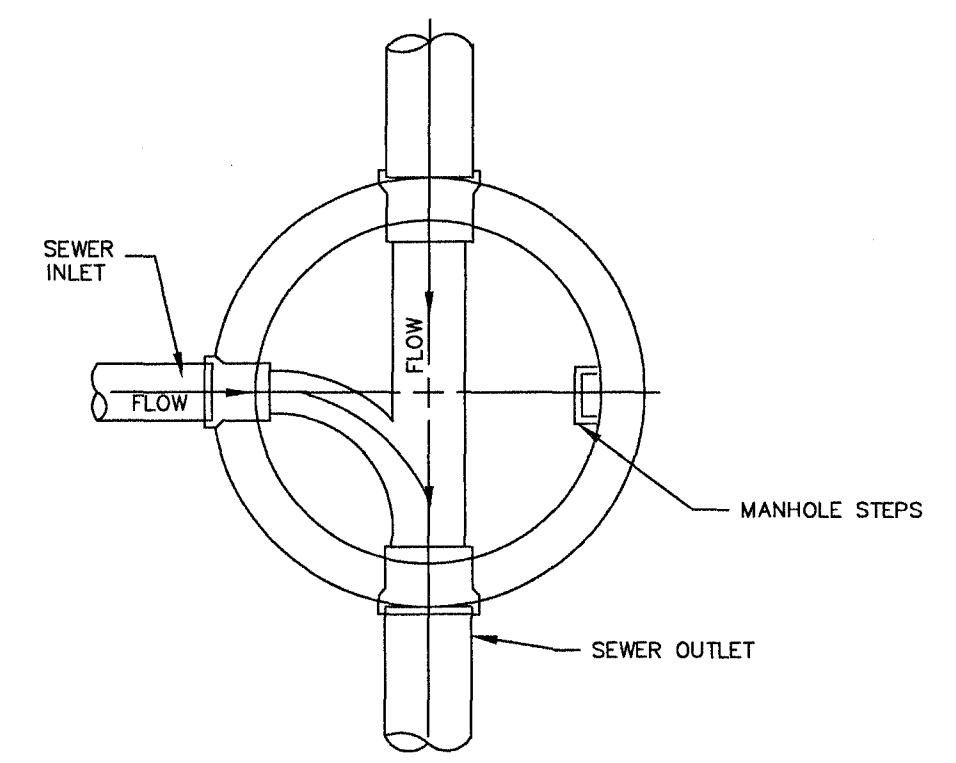
Project	WATER & SEWER	Sheet
Date	5/29/2014	C2.1
Scale	1" = 50'	



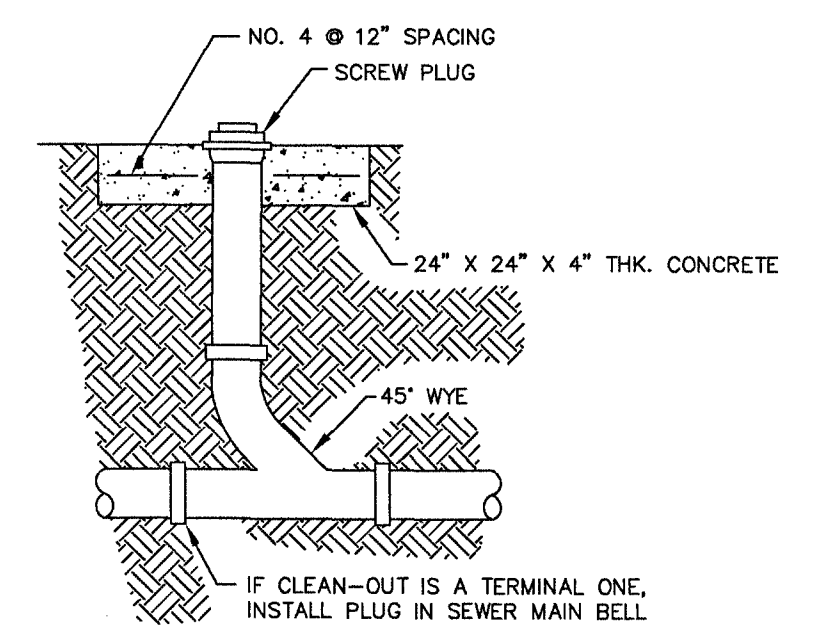
SEWER SERVICE CONNECTION DETAILS  
N.T.S.



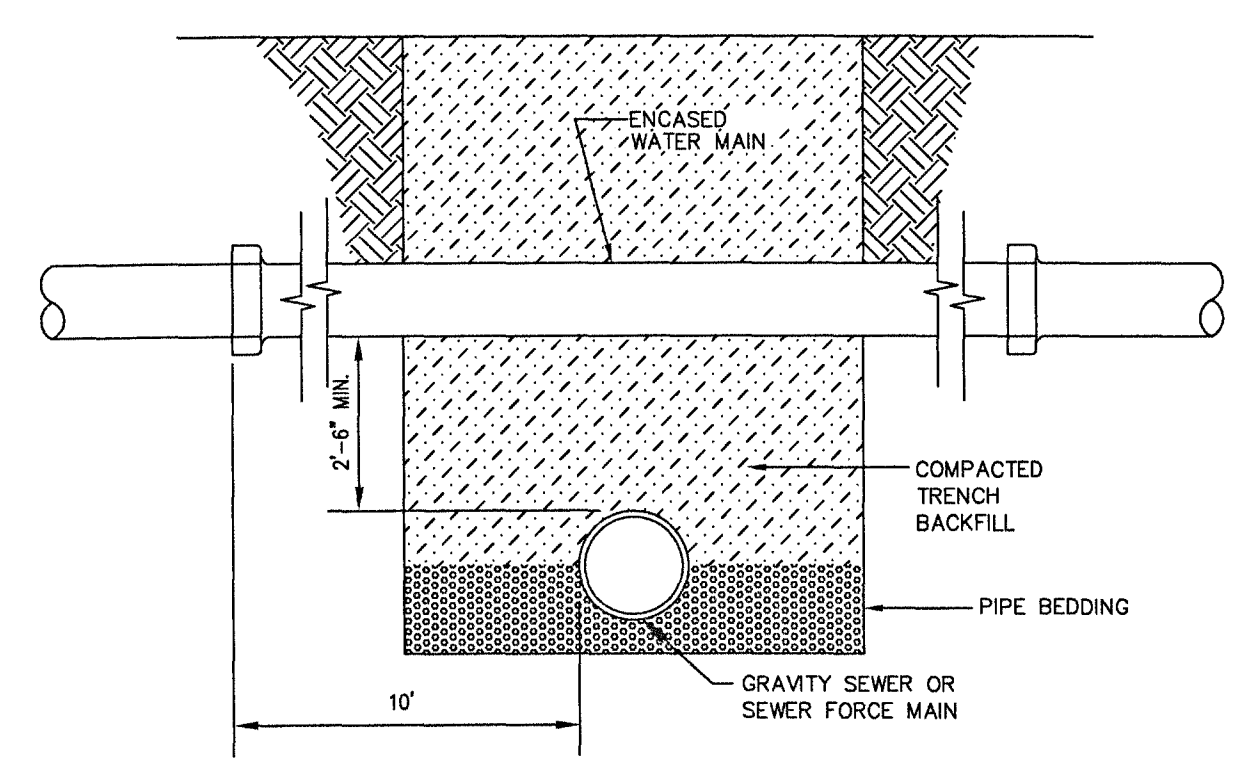
SEWER SERVICE DETAILS FOR DEEP SEWERS  
N.T.S.



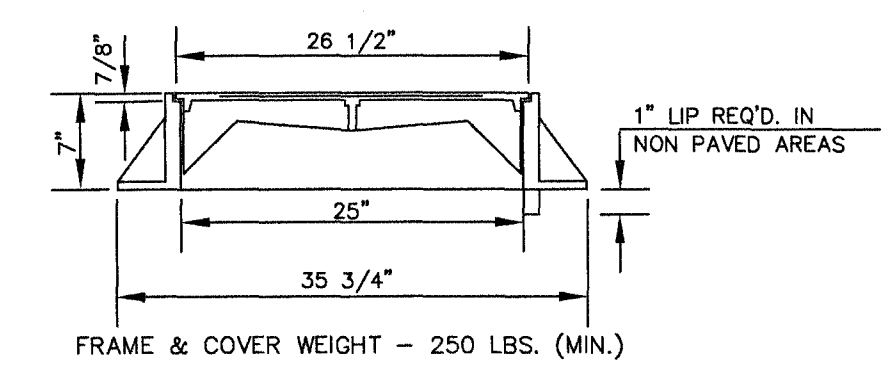
STANDARD MANHOLE SECTIONAL PLAN  
N.T.S.



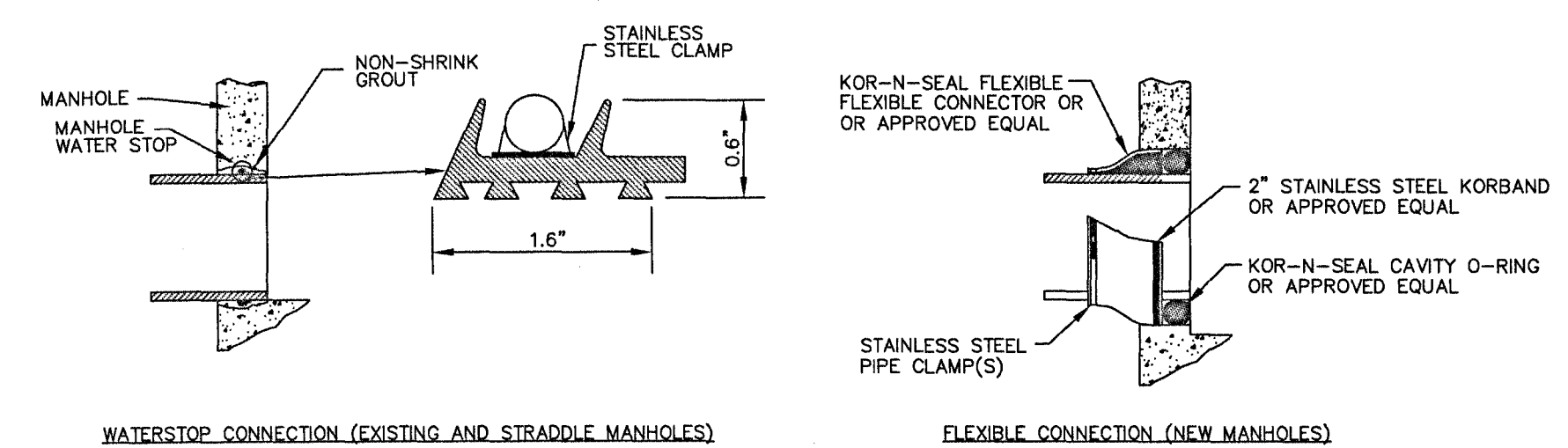
SEWER CLEAN-OUT DETAILS  
N.T.S.



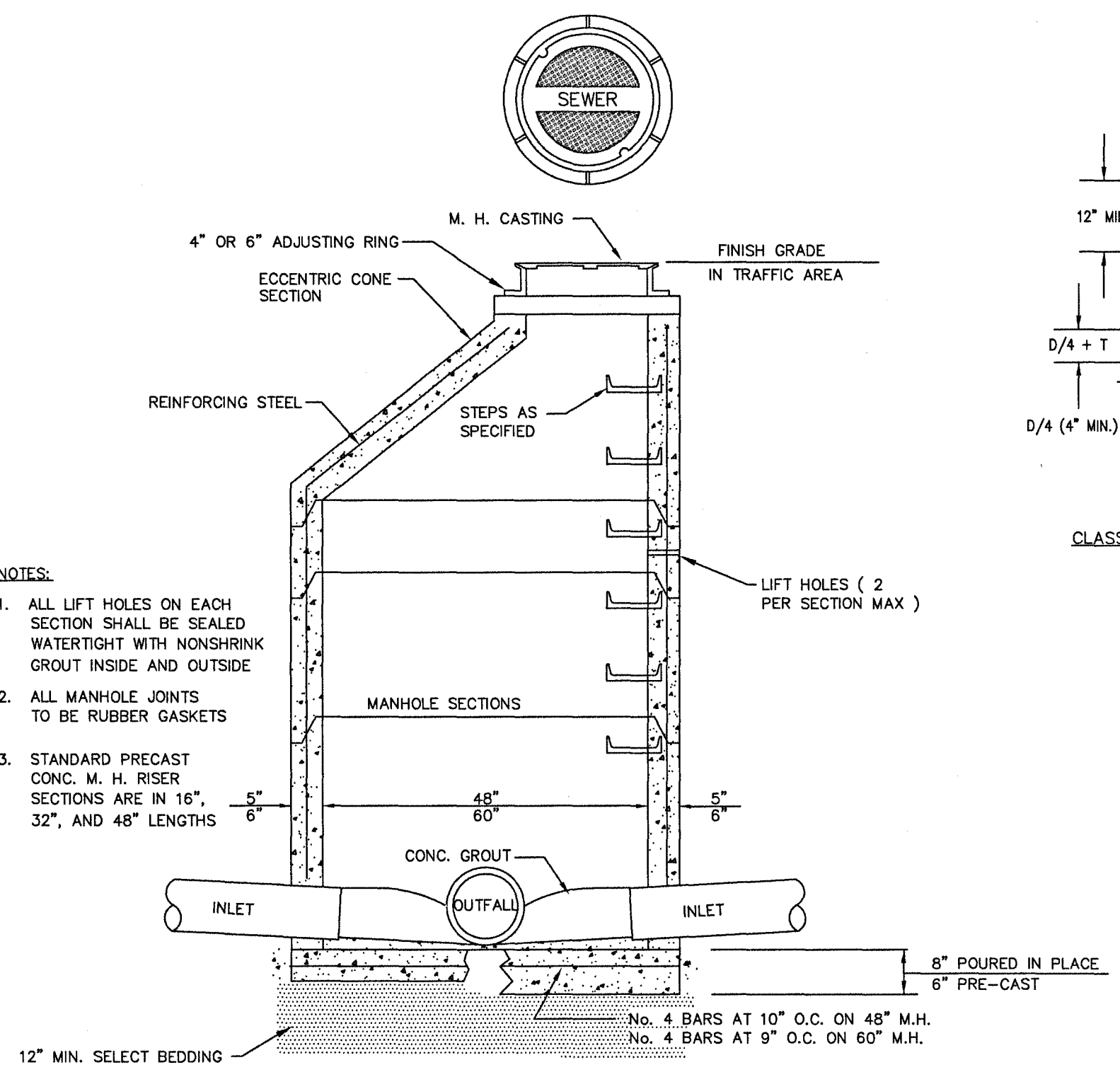
WATER-SEWER SEPARATION  
N.T.S.



SECTION VIEW OF FRAME AND COVER  
N.T.S.

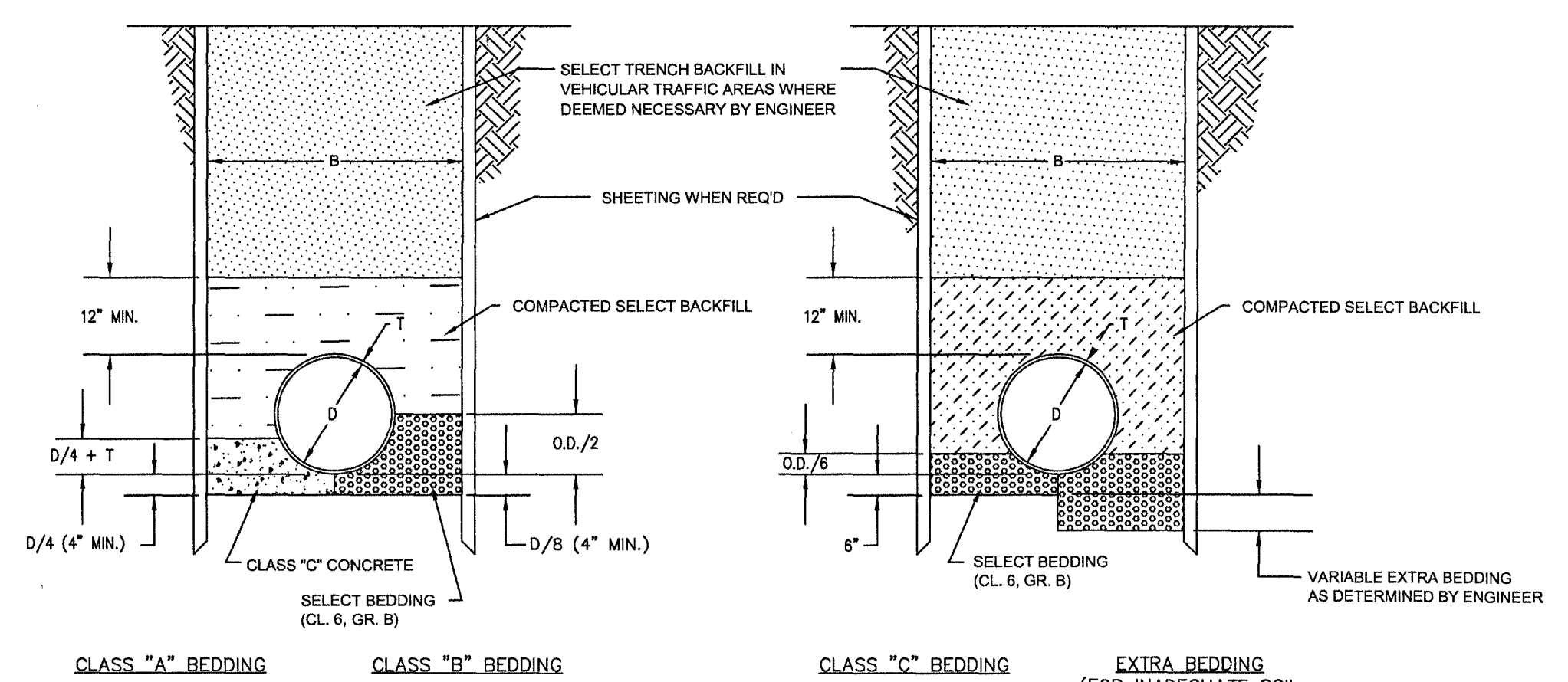


PIPE CONNECTION TO MANHOLE DETAILS  
N.T.S.

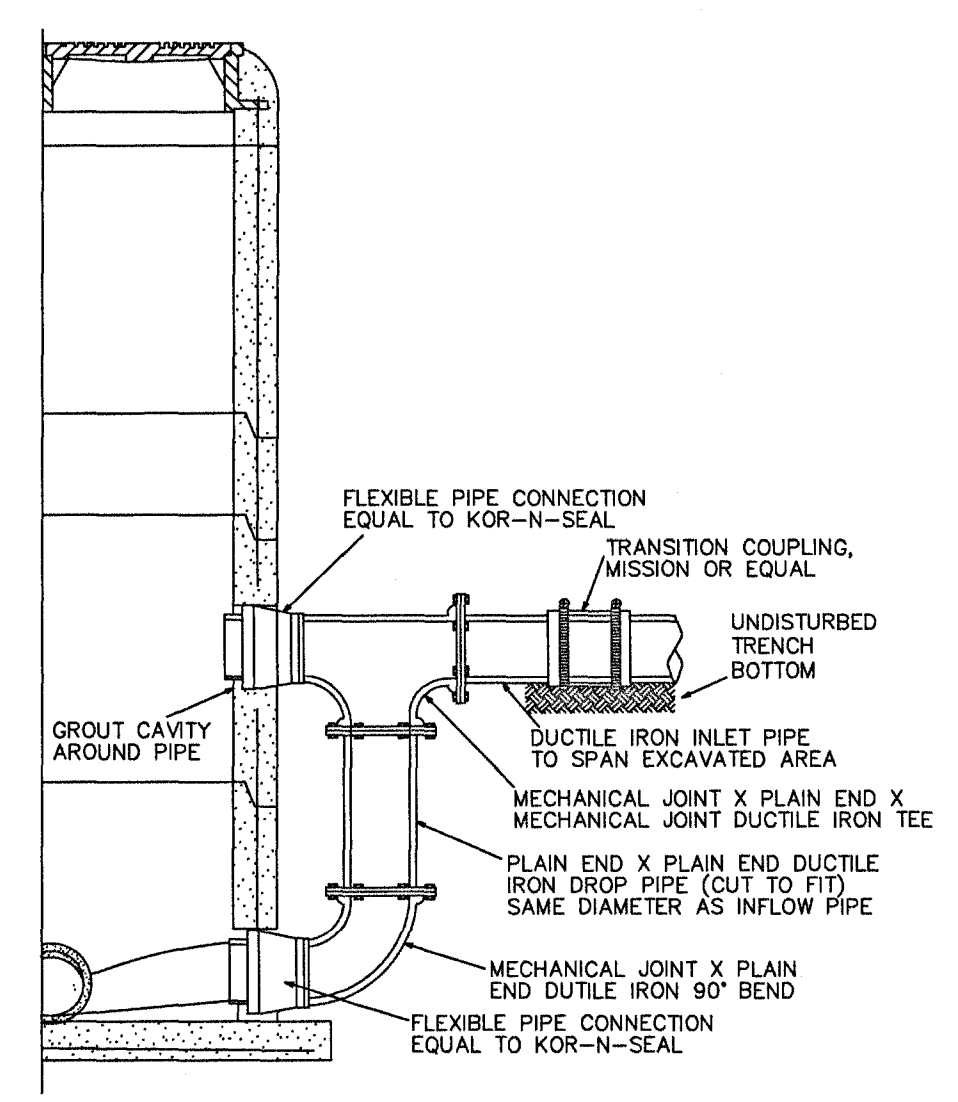


- NOTES:
1. ALL LIFT HOLES ON EACH SECTION SHALL BE SEALED WATERTIGHT WITH NONSHRINK GROUT INSIDE AND OUTSIDE
  2. ALL MANHOLE JOINTS TO BE RUBBER GASKETS
  3. STANDARD PRECAST CONC. M. H. RISER SECTIONS ARE IN 16", 32", AND 48" LENGTHS

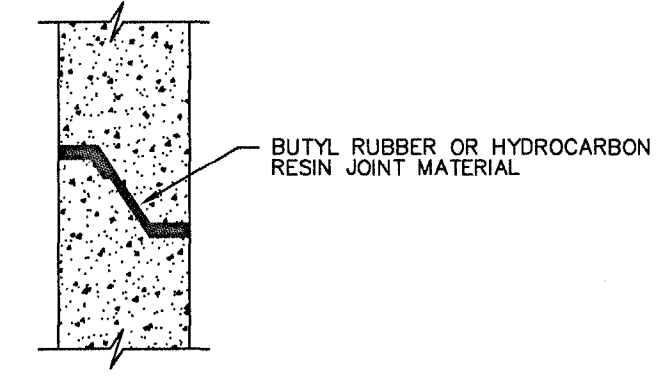
SECTION OF PRE-CAST MANHOLE  
N.T.S.



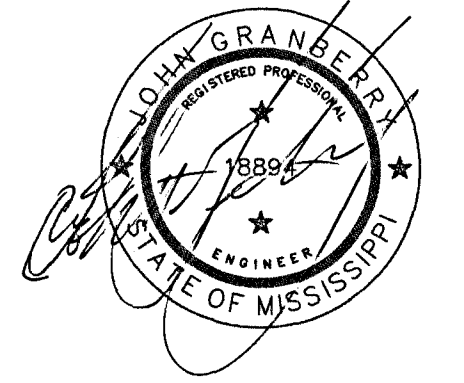
PIPE BEDDING DETAILS  
N.T.S.



SECTION OF PRE-CAST MANHOLE WITH DROP CONNECTION  
N.T.S.

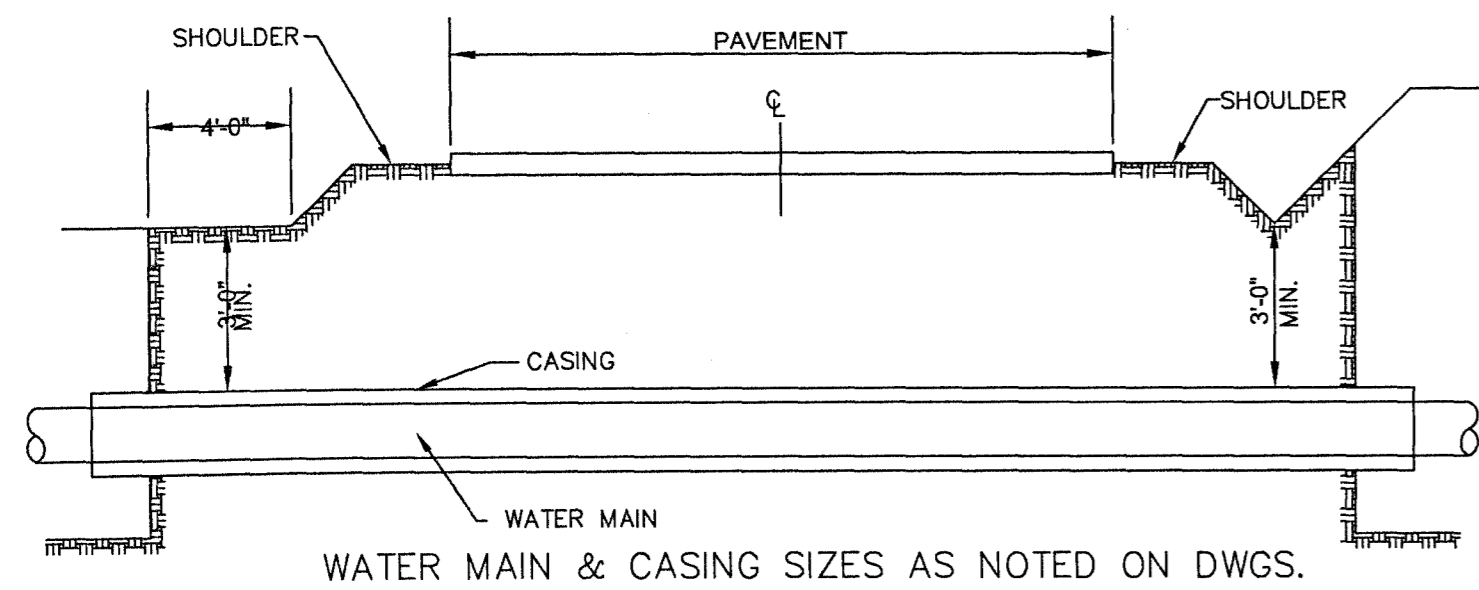


TYPICAL PRE-CAST MANHOLE JOINT  
N.T.S.



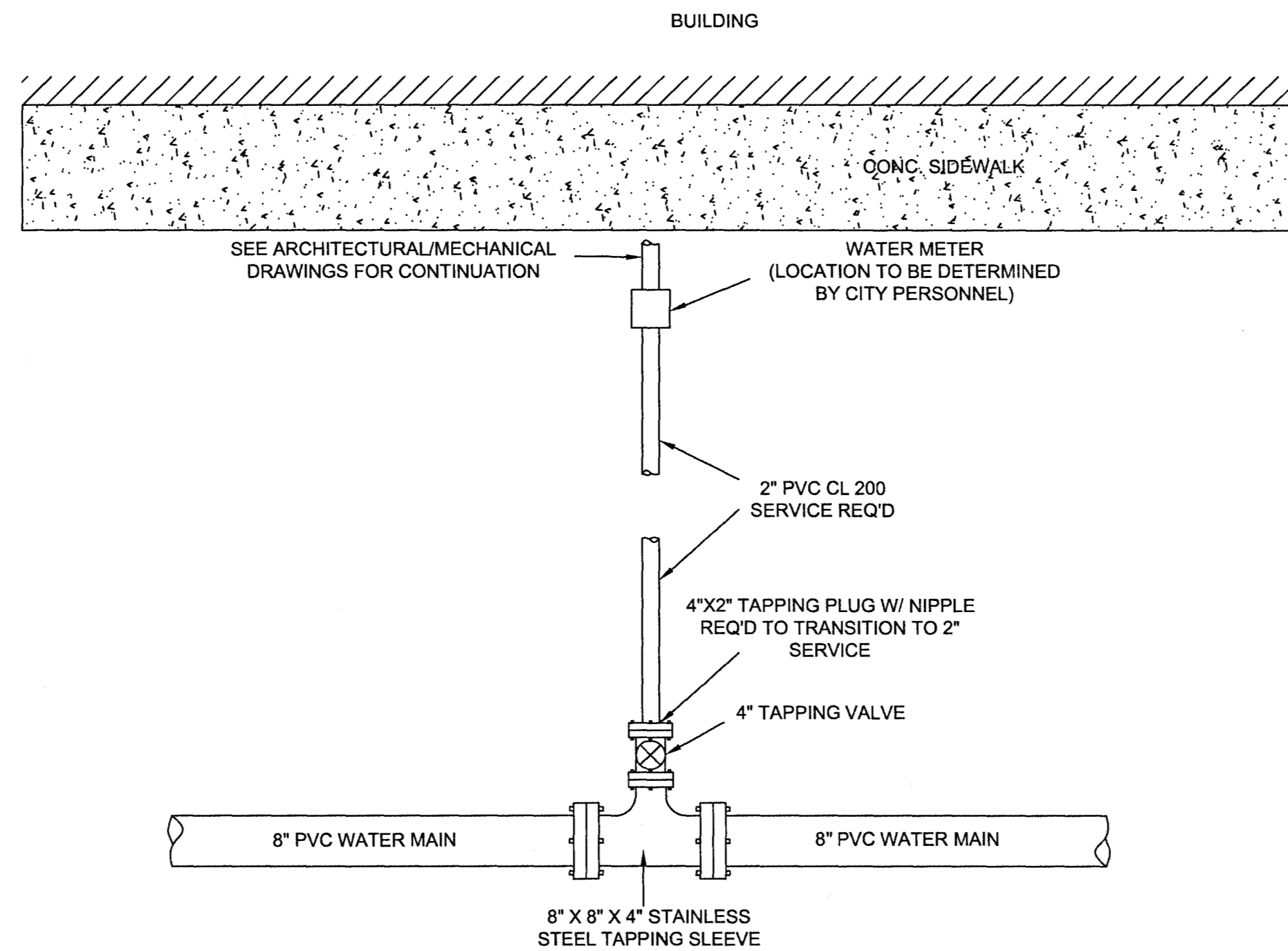
<b>G</b> <b>Granberry-Travis</b> <small>CONSULTING ENGINEERS</small>			<b>STORM AND SEWER DETAILS</b>
DRAWN BY: HHT	CHECKED BY: JJC	DATE: 11/18/2013	
DRAWING NAME: RISHI PRELIM.dwg			<b>SHEET C3.1</b>





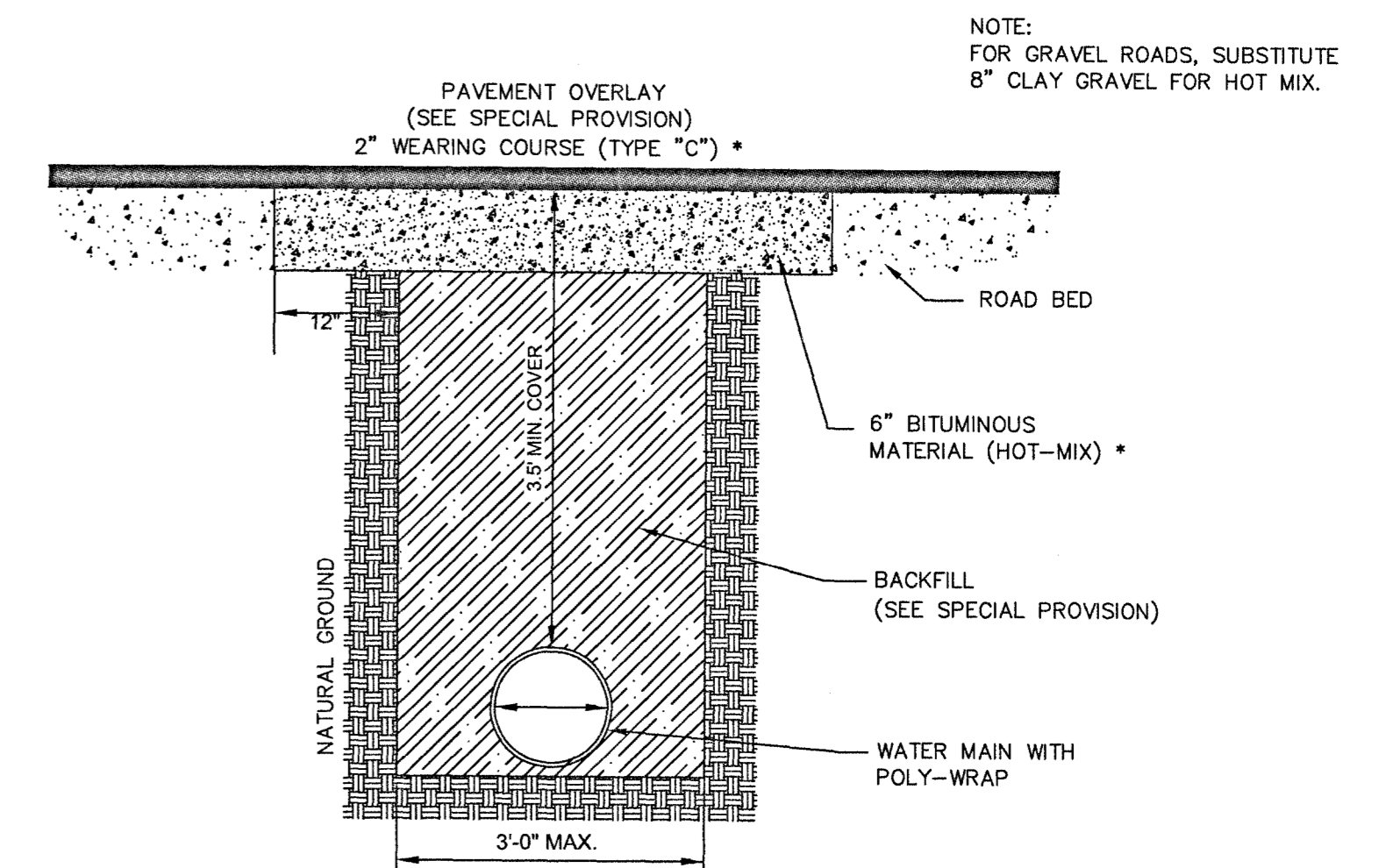
**BORED & CASIED WATER MAIN**

N.T.S.



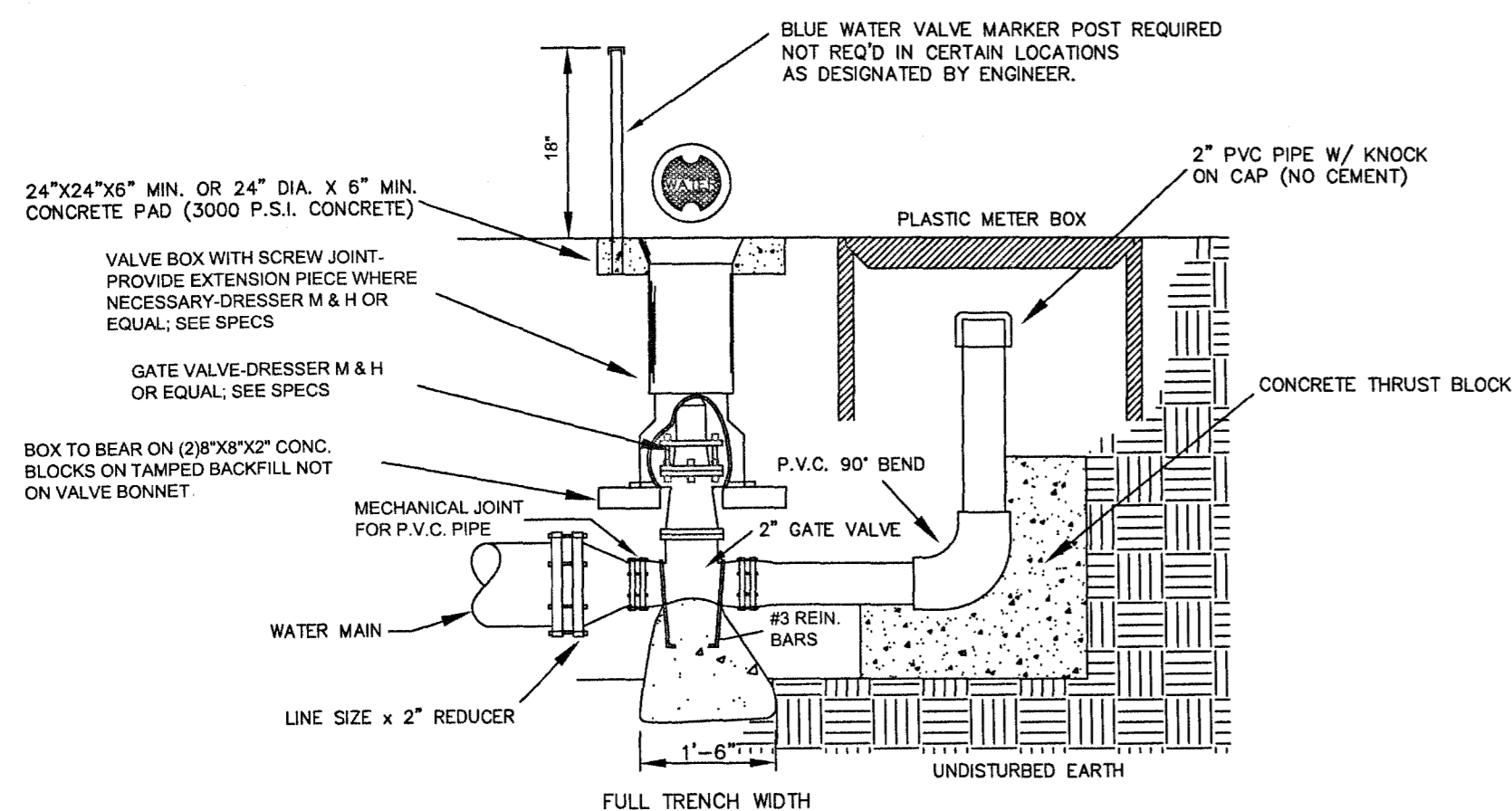
**TYPICAL PLAN VIEW OF SERVICE ASSEMBLY**

N.T.S.



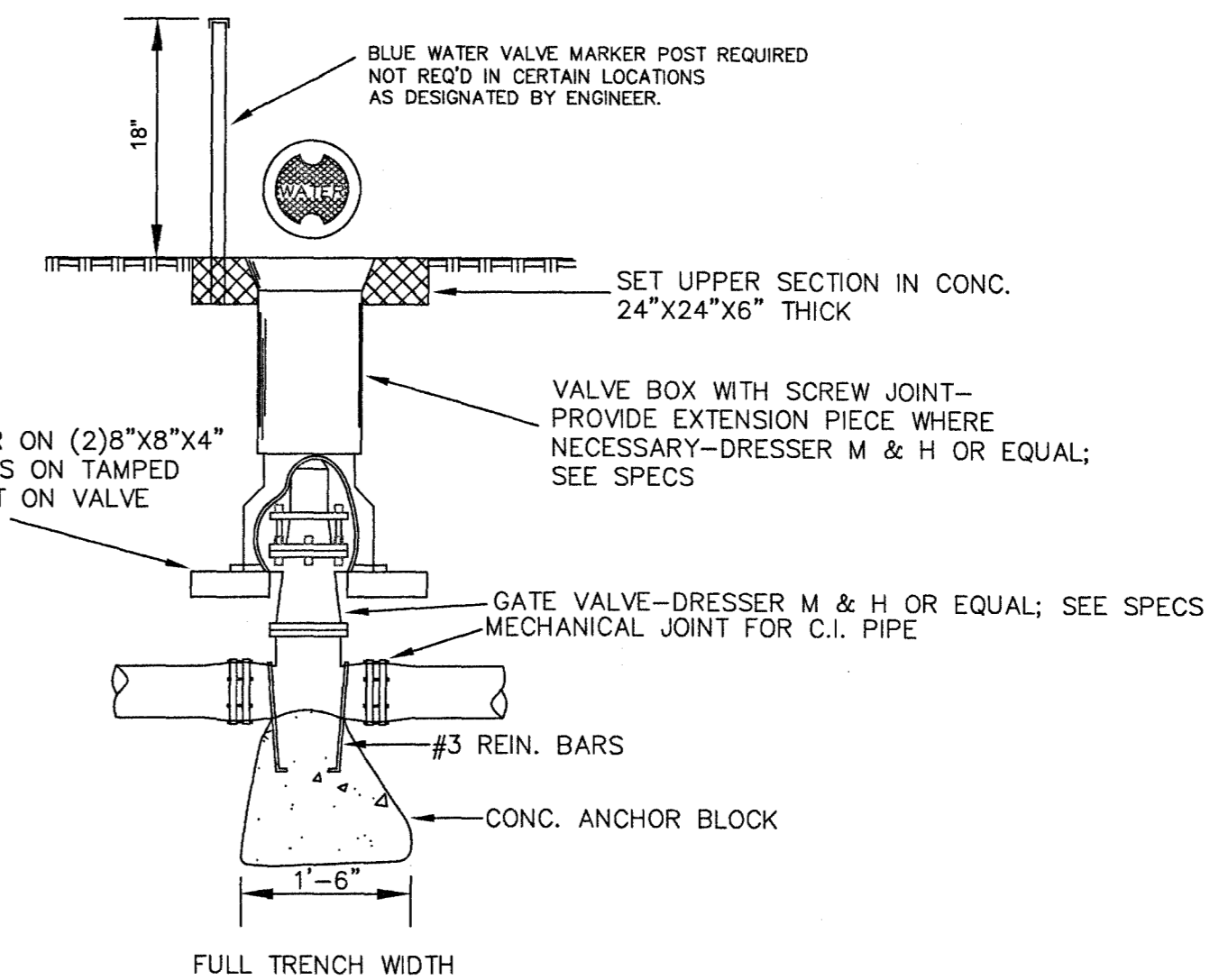
**TYPICAL STREET REPAIR**

N.T.S.



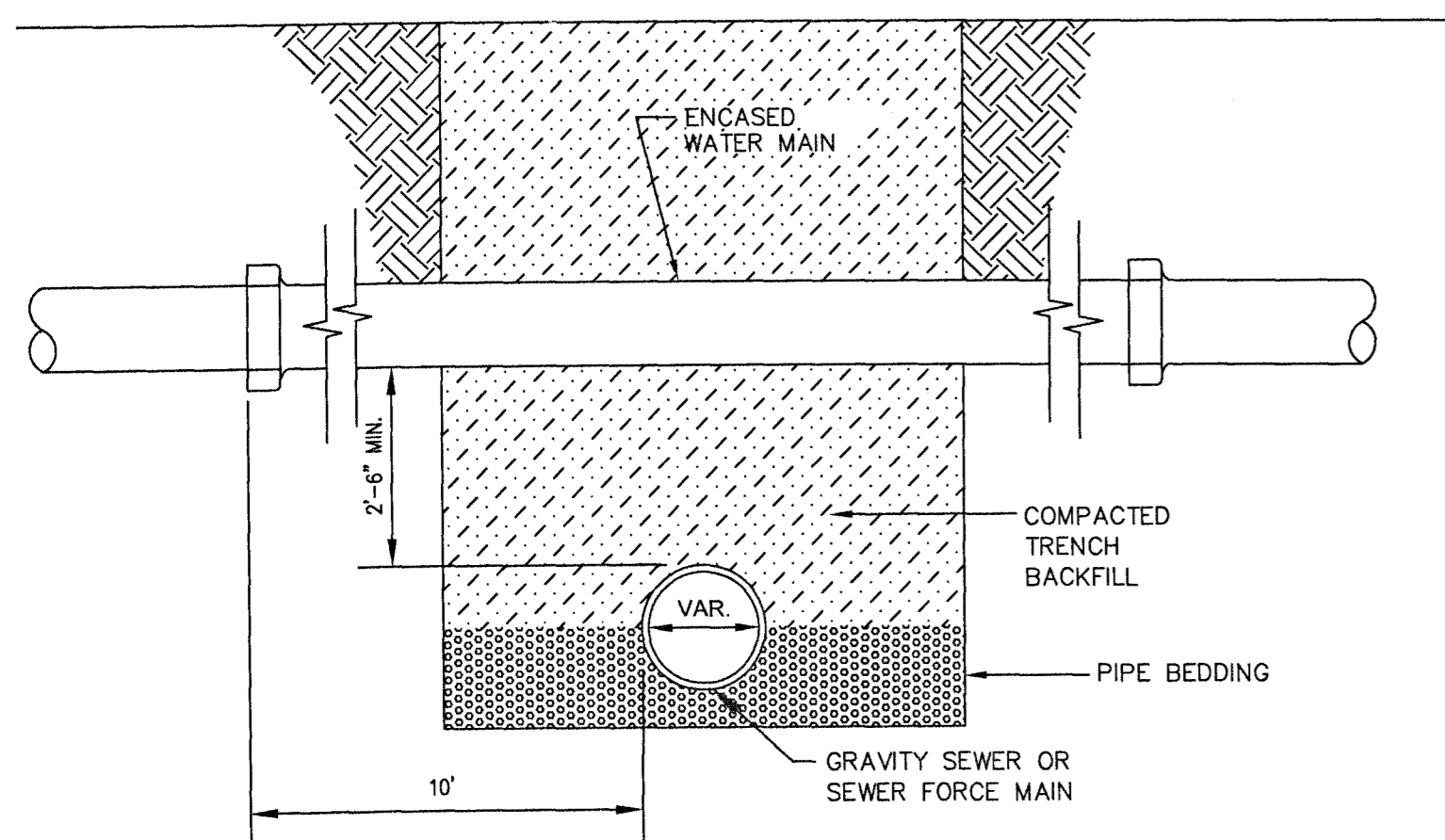
**BLOW-OFF ASSEMBLY DETAIL**

N.T.S.



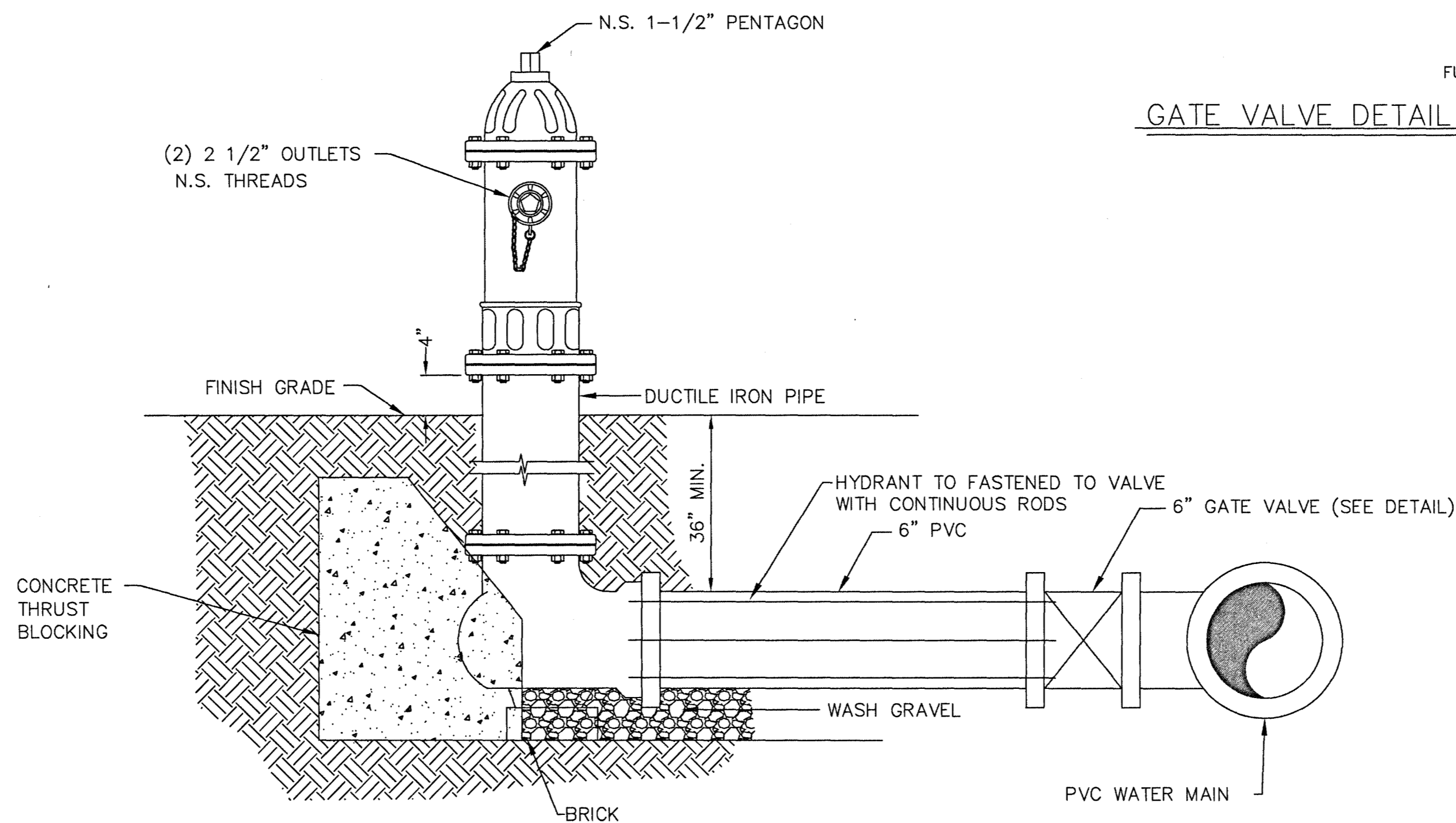
**GATE VALVE DETAIL FOR MAINS 2" DIA. & OVER**

N.T.S.



**WATER-SEWER SEPARATION**

N.T.S.

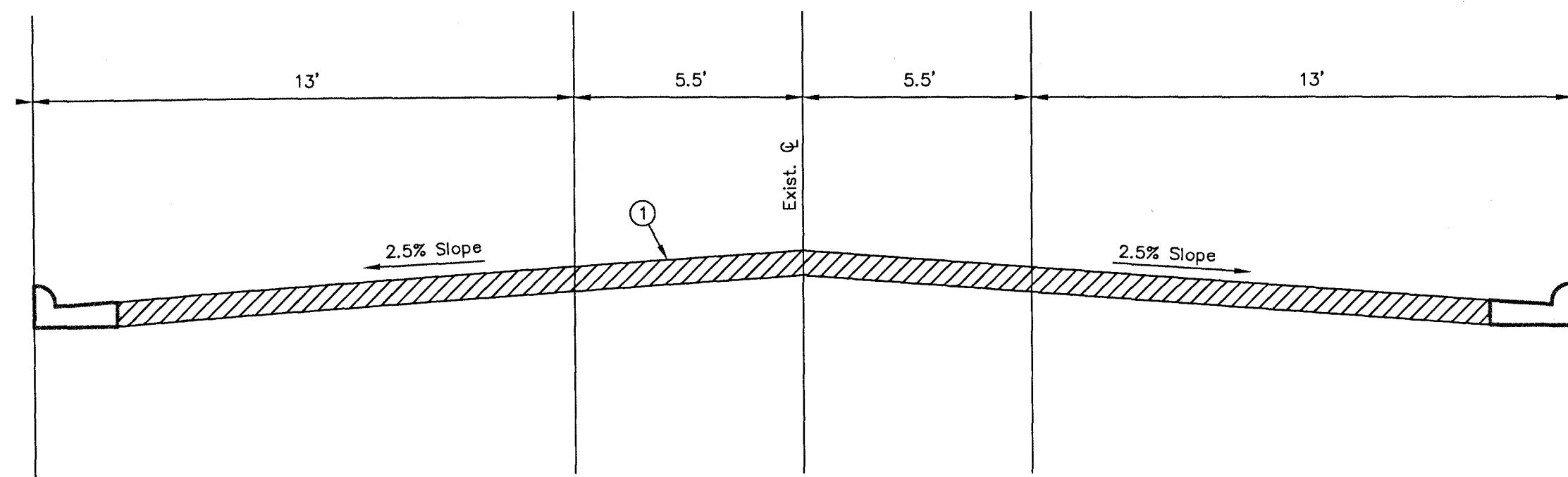
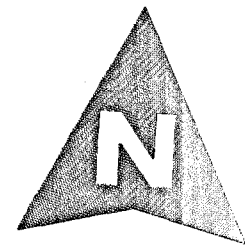


**FIRE HYDRANT DETAIL**

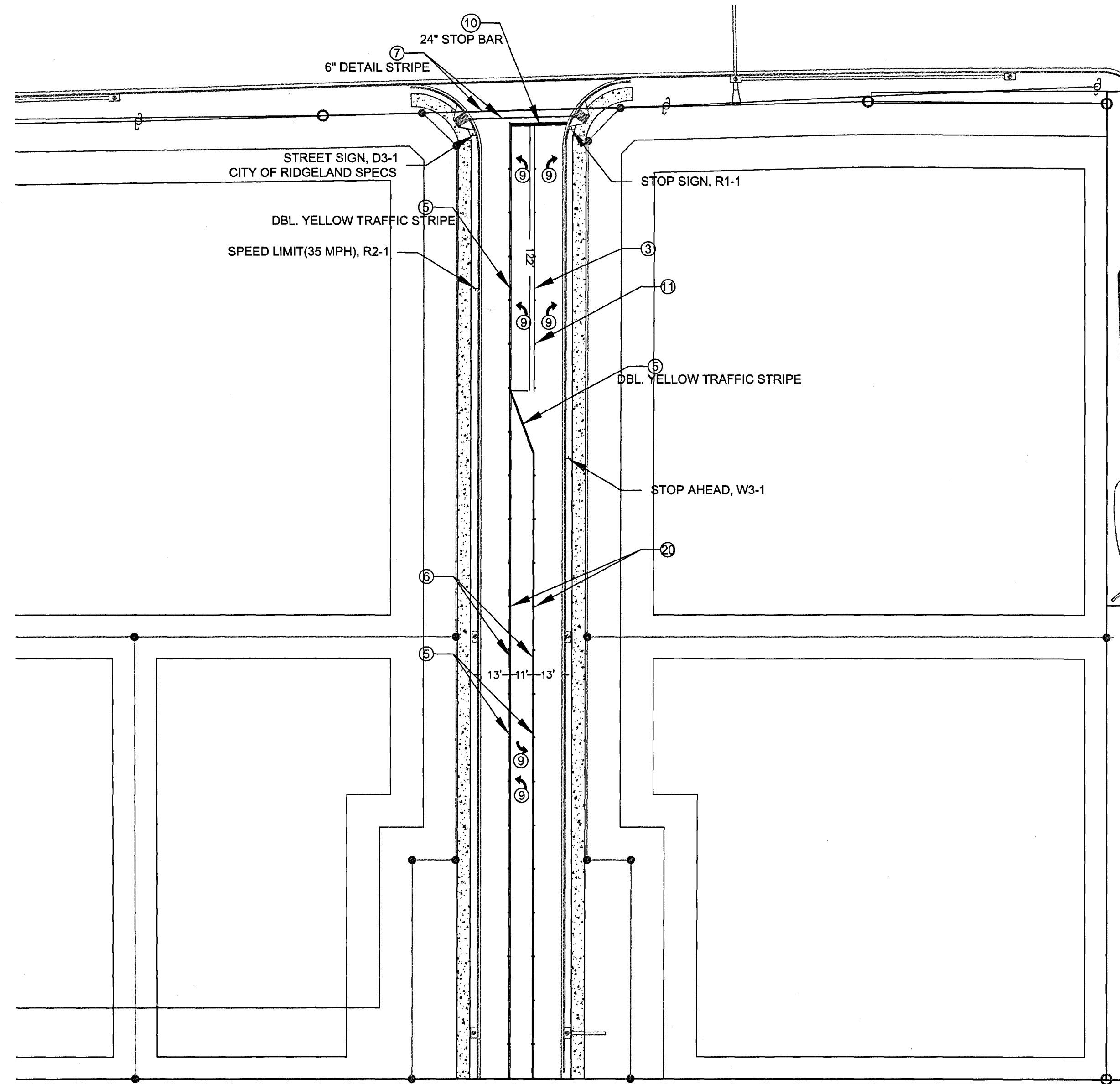
N.T.S.



<b>G</b> <b>Granberry-Travis</b> REGISTERED PROFESSIONAL ENGINEER		<b>WATER DETAILS</b>
DRAWN BY: HHT	CHECKED BY: JJG	
DRAWING NAME: RISHI PRELIM.dwg		<b>SHEET C3.2</b>



① EXISTING ROADWAY, APPROXIMATELY 5' OF ASPHALT IN-PLACE  
N.T.S



S.L. SETHI  
DB 1900, PG 832

PAVEMENT MARKINGS				
SYMBOL	DESCRIPTION	TYPE	UNIT	QUANTITY
1	6" THERMOPLASTIC EDGE STRIPE, CONTINUOUS WHITE	PLASTIC	MILE	0.0
2	6" THERMOPLASTIC EDGE STRIPE, CONTINUOUS YELLOW	PLASTIC	MILE	0.0
3	6" THERMOPLASTIC TRAFFIC STRIPE, CONTINUOUS WHITE	PLASTIC	LIN. FT.	122.0
4	6" THERMOPLASTIC TRAFFIC STRIPE, SKIP WHITE	PLASTIC	MILE	0.0
5	6" THERMOPLASTIC TRAFFIC STRIPE, CONTINUOUS YELLOW	PLASTIC	LIN. FT.	1190.0
6	6" THERMOPLASTIC TRAFFIC STRIPE, SKIP YELLOW	PLASTIC	MILE	0.1
7	THERMOPLASTIC DETAIL STRIPE, WHITE	PLASTIC	LIN. FT.	98.0
8	THERMOPLASTIC DETAIL STRIPE, YELLOW	PLASTIC	LIN. FT.	0.0
9	THERMOPLASTIC LEGEND, WHITE	PLASTIC	SQ. FT.	98.4
10	THERMOPLASTIC LEGEND, WHITE	PLASTIC	LIN. FT.	26.0
11	RED-CLEAR REFLECTIVE HIGH PERFORMANCE RAISED MARKERS	PLASTIC	EACH	6.0
12	6" HIGH PERFORMANCE COLD PLASTIC TRAFFIC STRIPE, SKIP WHITE	PLASTIC	LIN. FT.	0.0
13	6" HIGH PERFORMANCE COLD PLASTIC TRAFFIC STRIPE, CONTINUOUS WHITE	PLASTIC	LIN. FT.	0.0
14	6" HIGH PERFORMANCE COLD PLASTIC TRAFFIC STRIPE, CONTINUOUS YELLOW	PLASTIC	LIN. FT.	0.0
15	TRAFFIC STRIPE, CONTINUOUS WHITE	PAINT	LIN. FT.	0.0
16	TRAFFIC STRIPE, CONTINUOUS YELLOW	PAINT	LIN. FT.	0.0
17	TRAFFIC STRIPE, SKIP YELLOW	PAINT	LIN. FT.	0.0
18	LEGEND	PAINT	LIN. FT.	0.0
19	LEGEND	PAINT	SQ. FT.	0.0
20	TWO-WAY YELLOW REFLECTIVE RAISED MARKERS	PLASTIC	EACH	56.0

General Notes

1. R&R HARBOUR DRIVE WAS CONSTRUCTED TO THE CITY OF RIDGELAND'S MINIMUM STANDARDS
2. TEMPORARY PAVEMENT MARKINGS FOR INTERSECTION OF R&R HARBOUR COVE AND LAKE HARBOUR DRIVE ARE INSTALLED.
3. STOP SIGN AND STREET NAME SIGN AT INTERSECTION WERE ALSO INSTALLED. PERMANENT THERMOPLASTIC MARKINGS SHALL BE INSTALLED ONCE FINAL SURFACE COURSE OF ASPHALT IS COMPLETE.
4. STOP SIGN AND STREET NAME SIGN AT INTERSECTION WERE ALSO INSTALLED. PERMANENT THERMOPLASTIC MARKINGS SHALL BE INSTALLED ONCE FINAL SURFACE COURSE OF ASPHALT IS COMPLETE.

No.	Revision/Issue	Date
1.	AS-BUILTS	6/17/14

Firm Name and Address  
**GRANBERRY-TRAVIS**  
 CONSULTING FIRM

Project Name and Address  
 R&R HARBOUR COVE  
 RISHI ENTERPRISES, INC.  
 P.O. BOX 13531  
 JACKSON, MS 39236

Project Roadway & Striping	Sheet
Date 5/29/2014	C4.1
Scale 1" = 40'	