

CONTRACT DRAWINGS

FOR

TRACE RIDGE SUBDIVISION PART 4

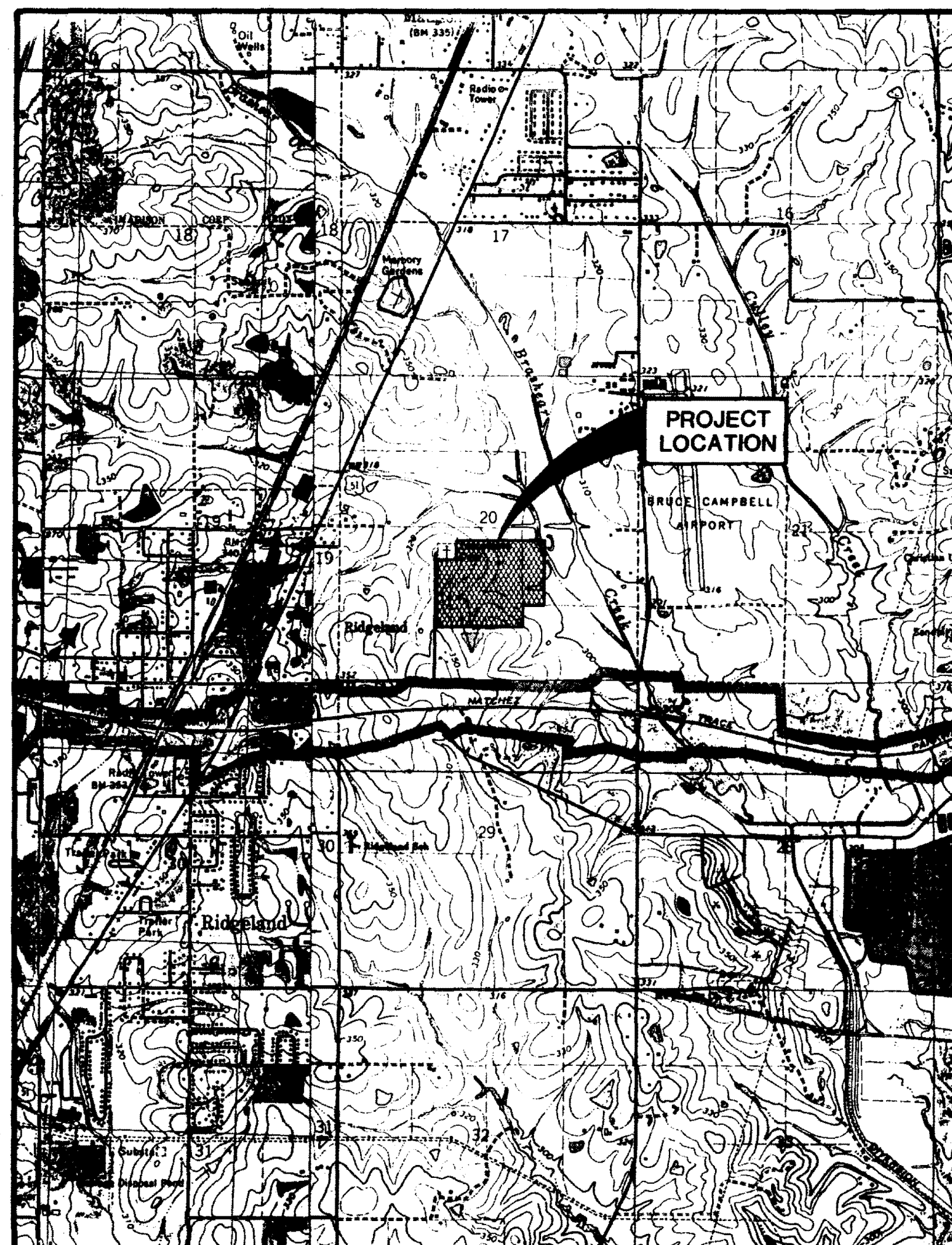
STREETS, DRAINAGE, SANITARY SEWER & WATER SYSTEM

INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY PLAT
3	GENERAL LAYOUT
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11	SEWER DETAILS
12	DRAINAGE DETAILS
13	METERING STATION DETAILS

ESTIMATED QUANTITIES

ITEM NO.	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNIT
STREETS AND DRAINAGE			
100-1	CLEARING & GRUBBING	1.3	AC.
200-1	EXCAVATION-COMMON	6225	CY
200-2	EXCAVATION-CHANNEL	200	CY
200-3	EXCAVATION-STREET & BACKFILL	5000	CY
200-4	EMBANKMENT	5000	CY
300-1	6" LIME TREATED SUB-BASE	12,135	SY
400-1	3" BLACK BASE COURSE	12,135	SY
400-2	1-1/2" BITUMINOUS SURFACE COURSE	12,135	SY
500-1	CONCRETE CURB & GUTTER	7980	LF
600-1	CURB INLET	17	EA
600-2	15" REINFORCED CONCRETE PIPE	804	LF
600-3	18" REINFORCED CONCRETE PIPE	292	LF
600-4	21" REINFORCED CONCRETE PIPE	472	LF
600-5	30" REINFORCED CONCRETE PIPE	44	LF
600-6	42" REINFORCED CONCRETE PIPE	318	LF
600-7	18"x11" REINFORCED CONC. PIPE	29	LF
600-8	29"x18" REINFORCED CONC. PIPE	342	LF
600-9	44"x27" REINFORCED CONC. PIPE	312	LF
600-10	15" FLARED END SECTION	1	EA
600-11	24" FLARED END SECTION	1	EA



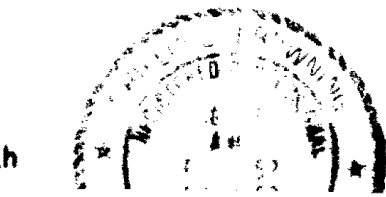
VICINITY MAP

WATER DISTRIBUTION SYSTEM			
900-1	CONN. TO EXIST. WATER MAIN	1	EA
900-2	8" PVC WATER MAIN, C-900, CLASS 150	1580	LF
900-3	6" PVC WATER MAIN, C-900, CLASS 150	2470	LF
900-4	8"x8"x6" TEE	6	EA
900-5	8"x6"x8" TEE	1	EA
900-6	6"x6"x6" TEE	4	EA
900-7	8" GATE VALVE WITH BOX	3	EA
900-8	6" GATE VALVE WITH BOX	7	EA
900-9	6" FIRE HYDRANT	6	EA
900-10	8" PLUG WITH 2" BLOW-OFF	1	EA
900-11	6" PLUG WITH 2" BLOW-OFF	1	EA
900-12	6" 45° BEND	2	EA
900-13	SERVICE ASSEMBLY	68	EA
900-14	3/4" SERVICE LINE	2312	LF
900-15	SERVICE MARKER	68	EA
SANITARY SEWER SYSTEM			
1000-1	CONN. TO EXISTING MANHOLE	1	EA
1000-2	10" GRAVITY SAN. SEWER (0'-8')	15	LF
1000-3	10" GRAVITY SAN. SEWER (8'-12')	637	LF
1000-4	10" GRAVITY SAN. SEWER (12'-16')	87	LF
1000-5	8" GRAVITY SAN. SEWER (0'-8')	2870	LF
1000-6	8" GRAVITY SAN. SEWER (8'-12')	745	LF
1000-7	48" STANDARD MANHOLE (0'-8')	10	EA
1000-8	48" STANDARD MANHOLE (8'-12')	3	EA
1000-9	48" STANDARD MANHOLE (12'-16')	2	EA
1000-10	UNDERCUT & SELECT BACKFILL	200	CY
1000-11	6" SANITARY SEWER SERVICE	2040	LF
1000-12	6" SERVICE TEE	57	EA
1000-13	SERVICE MARKER	68	EA
1000-14	METERING STATION	1	LS
GRASS PLANTING			
1100-1	SEEDING	2.0	AC

AS BUILT
AUGUST, 1990

I hereby certify that a final field survey was conducted and that these "as built" plans resulted from said survey and are true and correct to the best of my knowledge. I further certify that each improvement has been constructed in accordance with City specifications.

Philip A. Browning
Philip A. Browning, P.E., No. 5952

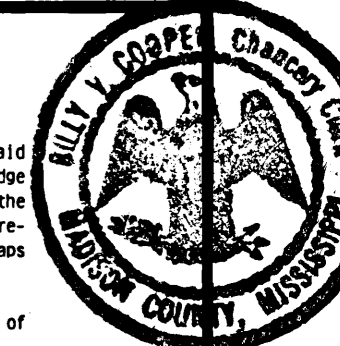


PWP-02008

TRACE RIDGE SUBDIVISION, PART 4

SITUATED IN THE SOUTH 1/2 OF SECTION 20, T7N-R2E
RIDGELAND, MADISON COUNTY, MISSISSIPPI

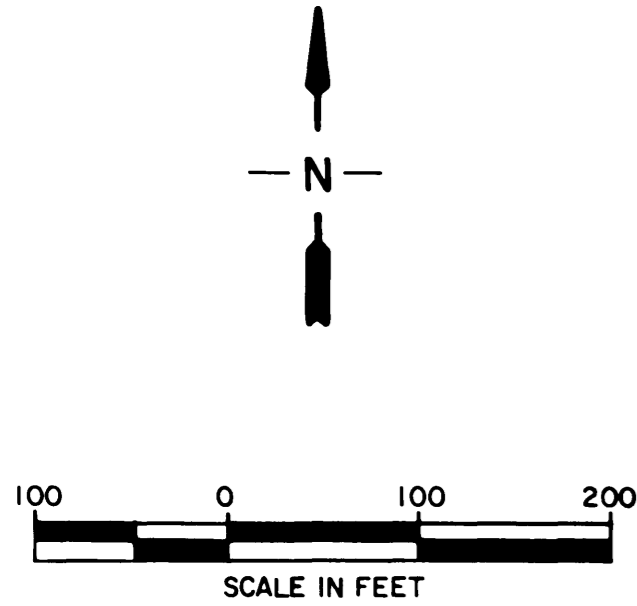
FILING AND RECORDATION
STATE OF MISSISSIPPI
COUNTY OF MADISON



I, Billy V. Cooper, Clerk of Chancery Court in and for said County and State do hereby certify that the plat of Trace Ridge Subdivision, Part 4, was filed for record in my office on the 27 day of August, 1990, and was duly recorded in Plat Cabinet 2, Slide 63 of the records of maps and plats of land of this County.

Given under my hand and seal of office on this the 27 day of August, 1990.

Billy V. Cooper Chancery Clerk
Chancery Clerk
By: K. K. Gregory DC



SURVEYOR'S CERTIFICATE
STATE OF MISSISSIPPI
COUNTY OF MADISON

I, Phillip L. Browning, Land Surveyor, do hereby certify that I have subdivided and platted the following described land situated in the South Half of Section 20, T7N-R2E, Ridgeland, Madison County, Mississippi and being more particularly described as follows:

Commence at the Northwest corner of the Southwest Quarter of said Section 20 and run North 89 degrees, 49 minutes, 12 seconds East along the Northern boundary of Trace Ridge Subdivision Parts 2 and 3 for a distance of 1,695.53 feet to the Northeast corner of said Part 3; run thence North 89 degrees, 57 minutes, 26 seconds East along the Southern boundary of Beaver Creek Parts I and II for a distance of 391.70 feet; thence South 89 degrees, 28 minutes, 29 seconds East along said Southern boundary of said Beaver Creek Part II for a distance of 100.04 feet to the Northwest corner of and the POINT OF BEGINNING for the property herein described; continue thence

South 89 degrees, 28 minutes, 29 seconds East along said Southern boundary of Part II and the Southern boundary of Beaver Creek Parts III and IV for a distance of 1,204.56 feet; leaving said Southern boundary run thence

South 21 degrees, 05 minutes, 28 seconds West for a distance of 177.23 feet; thence

South 54 degrees, 15 minutes, 29 seconds West for a distance of 63.35 feet; thence

South 00 degrees, 57 minutes, 52 seconds West for a distance of 658.30 feet; thence

North 89 degrees, 02 minutes, 08 seconds West for a distance of 165.00 feet; thence

South 87 degrees, 15 minutes, 54 seconds West for a distance of 50.10 feet; thence

North 89 degrees, 02 minutes, 08 seconds West for a distance of 302.83 feet; thence

South 69 degrees, 05 minutes, 19 seconds West for a distance of 292.52 feet; thence

South 87 degrees, 45 minutes, 19 seconds West for a distance of 249.73 feet; thence

South 74 degrees, 00 minutes, 19 seconds West for a distance of 281.14 feet; thence

South 89 degrees, 15 minutes, 19 seconds West for a distance of 224.71 feet to the Eastern right-of-way line of Jessamine Drive; thence

North 00 degrees, 44 minutes, 41 seconds West along said Eastern right-of-way line for a distance of 134.75 feet to the beginning of a curve; thence

Northerly counterclockwise along the arc of said curve on said Eastern right-of-way line for a distance of 188.14 feet, said curve having a central angle of 09 degrees, 07 minutes, 31 seconds and a chord bearing and distance of North 05 degrees, 18 minutes, 26 seconds West, 187.94 feet; leaving said Eastern right-of-way line, run thence

North 00 degrees, 45 minutes, 37 seconds West for a distance of 83.06 feet to the Southern boundary of the City of Ridgeland property; thence

North 88 degrees, 37 minutes, 01 seconds East along said Southern boundary for a distance of 490.81 feet to the Eastern boundary of said City of Ridgeland property; thence

North 01 degrees, 10 minutes, 01 seconds West along said Eastern boundary for a distance of 644.08 feet to the POINT OF BEGINNING.

Said parcel contains 26.976 acres, more or less.

WITNESS MY SIGNATURE on this the 30 day of August, 1990.

Phillip L. Browning, R.L.S.
Registration Number LS 1582



Browning, Inc.
CONSULTING ENGINEERS - SURVEYORS
P. O. Box 12711
1058 Ridgewood Place
Jackson, Mississippi 39211

BEAVER CREEK PARTS I & II

POINT OF BEGINNING

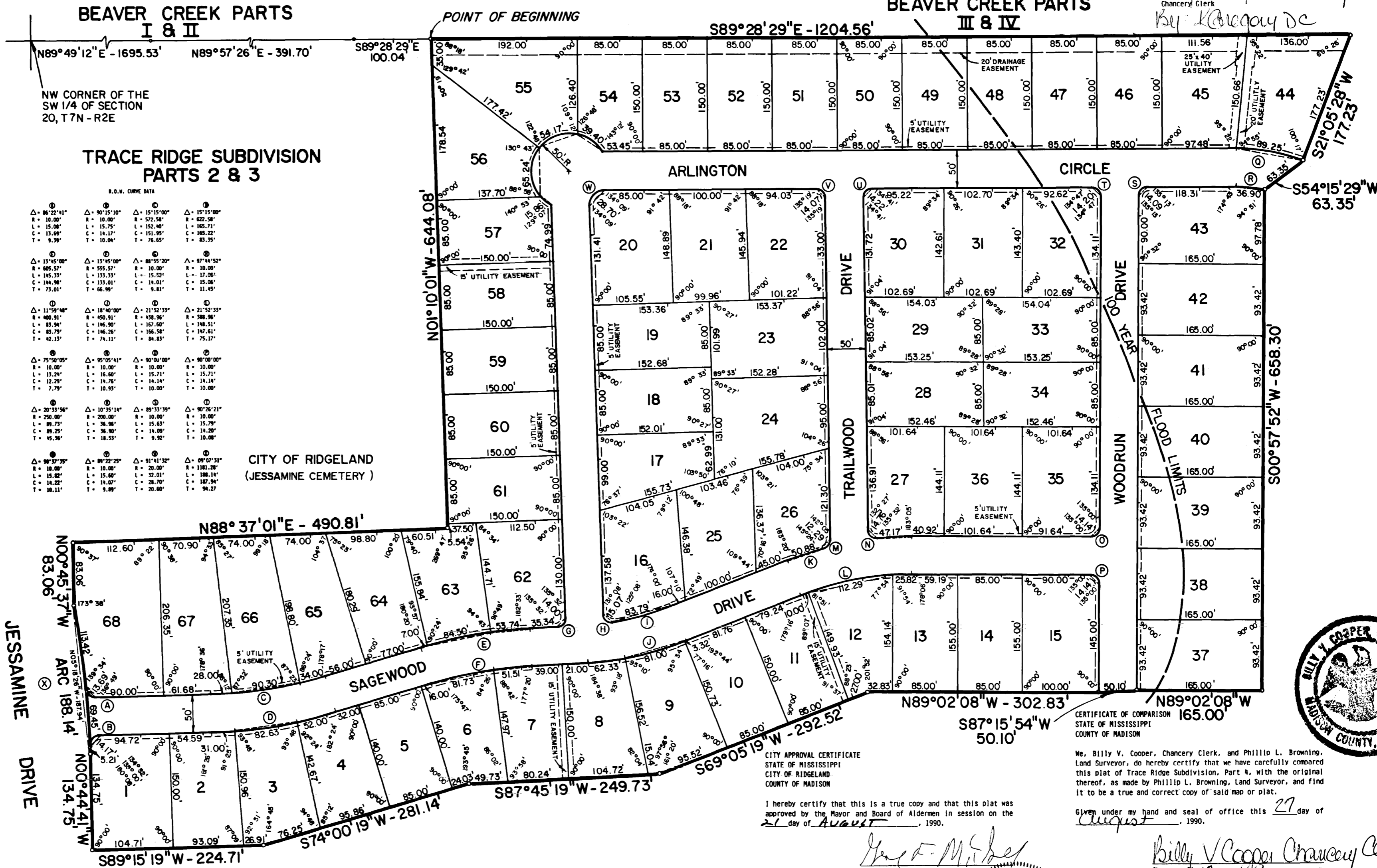
BEAVER CREEK PARTS III & IV

TRACE RIDGE SUBDIVISION PARTS 2 & 3

R.O.W. CURVE DATA

Δ = 86°22'41"	Δ = 90°15'10"	Δ = 15°15'00"	Δ = 15°15'00"
R = 10.00'	R = 10.00'	R = 572.58'	R = 622.58'
L = 15.08'	L = 15.75'	L = 152.00'	L = 165.71'
C = 15.69'	C = 14.17'	C = 151.95'	C = 165.22'
T = 9.39'	T = 10.04'	T = 76.45'	T = 83.35'
Δ = 17°45'00"	Δ = 17°45'00"	Δ = 81°55'20"	Δ = 87°14'52"
R = 605.52'	R = 595.57'	R = 10.00'	R = 10.00'
L = 145.33'	L = 133.33'	L = 15.52'	L = 17.08'
C = 144.96'	C = 133.01'	C = 14.01'	C = 15.06'
T = 75.01'	T = 66.98'	T = 9.81'	T = 11.45'
Δ = 11°59'48"	Δ = 11°59'48"	Δ = 21°52'33"	Δ = 21°52'33"
R = 400.51'	R = 450.91'	R = 458.96'	R = 388.96'
L = 83.94'	L = 146.90'	L = 167.50'	L = 148.51'
C = 83.79'	C = 146.76'	C = 166.54'	C = 147.61'
T = 42.13'	T = 74.11'	T = 84.83'	T = 75.17'
Δ = 75°50'05"	Δ = 95°05'41"	Δ = 90°00'00"	Δ = 90°00'00"
R = 10.00'	R = 10.00'	R = 10.00'	R = 10.00'
L = 13.24'	L = 16.60'	L = 15.71'	L = 15.71'
C = 12.29'	C = 14.76'	C = 14.14'	C = 14.14'
T = 7.79'	T = 10.93'	T = 10.00'	T = 10.00'
Δ = 20°35'56"	Δ = 10°35'14"	Δ = 89°33'39"	Δ = 90°06'21"
R = 250.00'	R = 200.00'	R = 10.00'	R = 10.00'
L = 88.73'	L = 36.98'	L = 15.63'	L = 15.79'
C = 88.29'	C = 36.90'	C = 14.80'	C = 14.20'
T = 45.56'	T = 18.53'	T = 9.92'	T = 10.08'
Δ = 89°37'35"	Δ = 89°27'25"	Δ = 89°11'32"	Δ = 89°11'31"
R = 18.00'	R = 10.00'	R = 20.00'	R = 181.28'
L = 15.82'	L = 15.60'	L = 32.01'	L = 188.14'
C = 14.22'	C = 14.07'	C = 28.70'	C = 187.94'
T = 8.11'	T = 9.89'	T = 20.60'	T = 96.27'

CITY OF RIDGELAND
(JESSAMINE CEMETERY)



OWNER'S CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF MISSISSIPPI
COUNTY OF MADISON

I hereby certify that First Southeast Corporation is the owner of the property shown on the Plat and described in the Certificate of Phillip L. Browning, the Land Surveyor appearing hereon and have caused same to be subdivided and platted as shown; and the property is a part of that tract as recorded in Deed Book 210, Pages 662 and 665, in the office of the Chancery Clerk of Madison County, Mississippi; and that First Southeast Corporation hereby adopts this plan of subdivision with its free consent, and dedicates all streets, alleys, walks, parks and other open spaces to public or to private use as noted.

WITNESS MY SIGNATURE on this the 30 day of August, 1990.

FIRST SOUTHEAST CORPORATION

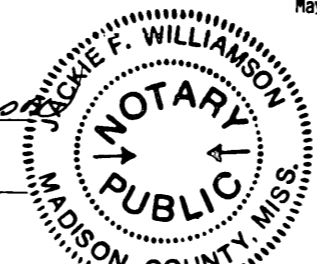
Kenneth F. Pritchard, President

ACKNOWLEDGMENT OF SIGNATURES
STATE OF MISSISSIPPI
CITY OF RIDGELAND
COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for the Jurisdiction aforesaid, the within named Kenneth F. Pritchard, as act and deed of First Southeast Corporation, acknowledges to me that he executed the foregoing Instrument as Owner, and, Phillip L. Browning, who acknowledges to me that he executed same as Land Surveyor for the purpose therein contained.

Witness my hand and official seal of office on this the 30 day of August, 1990.

Notary Public
My Commission Expires: August 9, 1994



CITY APPROVAL CERTIFICATE
STATE OF MISSISSIPPI
CITY OF RIDGELAND
COUNTY OF MADISON

I hereby certify that this is a true copy and that this plat was approved by the Mayor and Board of Aldermen in session on the 21 day of August, 1990.

Mayor, City of Ridgeland

ATTEST:
City Clerk, City of Ridgeland

CITY PLANNING AND ENGINEER'S APPROVAL
STATE OF MISSISSIPPI
CITY OF RIDGELAND
COUNTY OF MADISON

We have examined this plat and find that it conforms to all conditions set forth on the preliminary plat as approved by the Mayor and Board of Aldermen and thus recommend final approval.

Chairman, City Planning Commission
City Engineer

CERTIFICATE OF COMPARISON
STATE OF MISSISSIPPI
COUNTY OF MADISON

We, Billy V. Cooper, Chancery Clerk, and Phillip L. Browning, Land Surveyor, do hereby certify that we have carefully compared this plat of Trace Ridge Subdivision, Part 4, with the original thereof, as made by Phillip L. Browning, Land Surveyor, and find it to be a true and correct copy of said map or plat.

Given under my hand and seal of office this 27 day of August, 1990.

Chancery Clerk
Land Surveyor

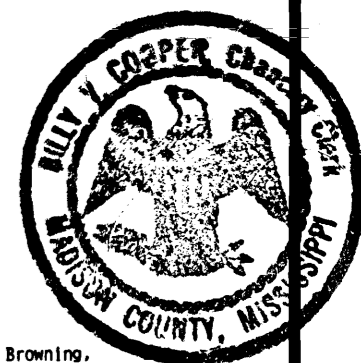
CHANCERY CLERK
LAND SURVEYOR

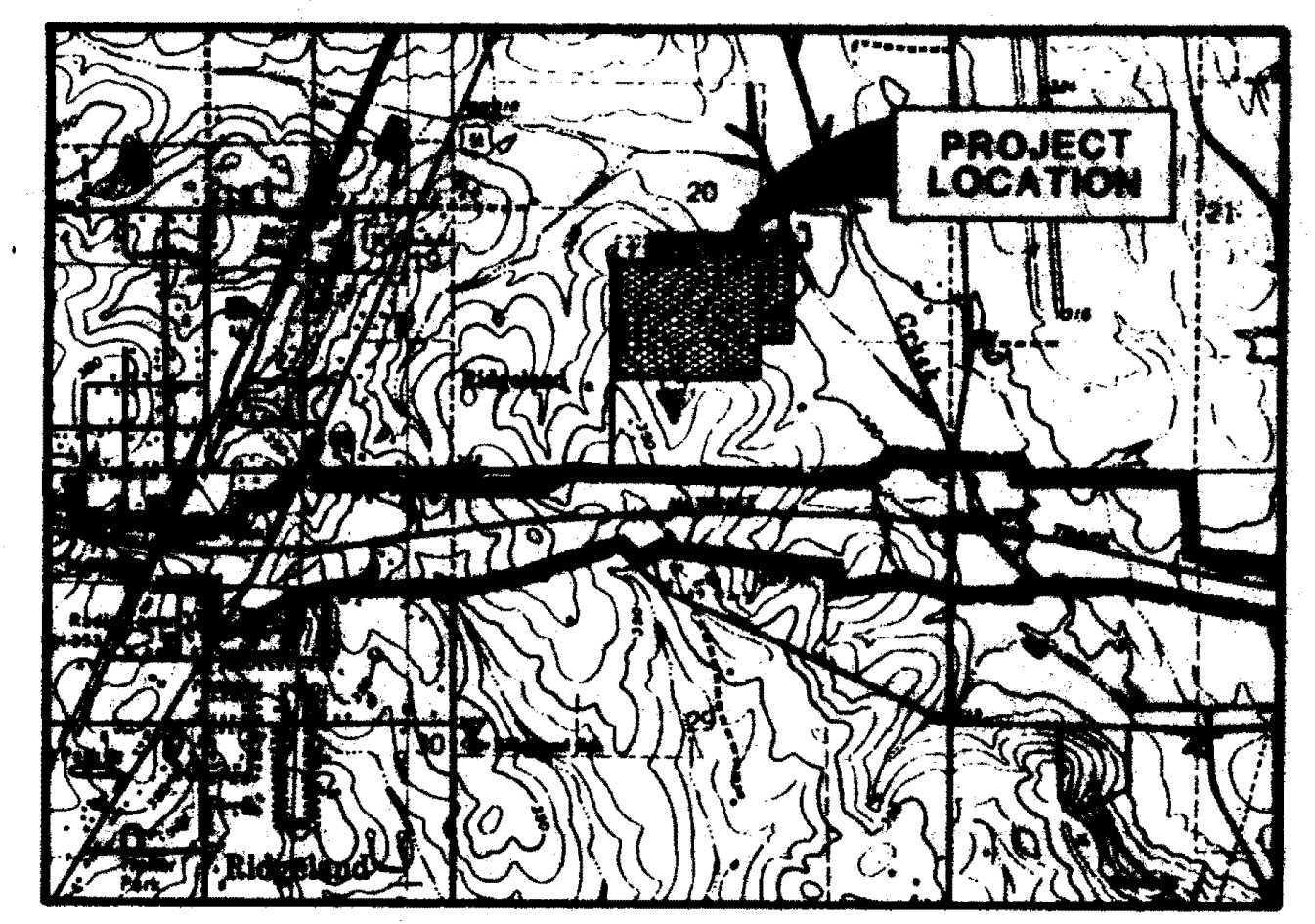
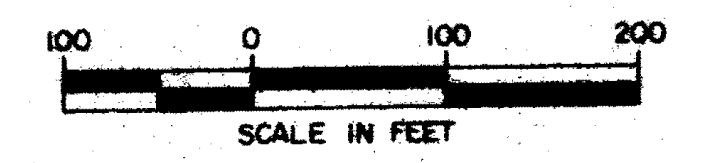
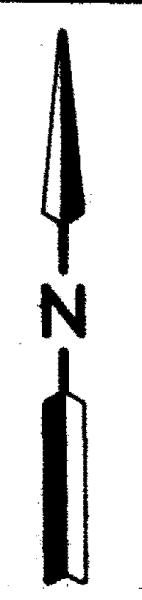
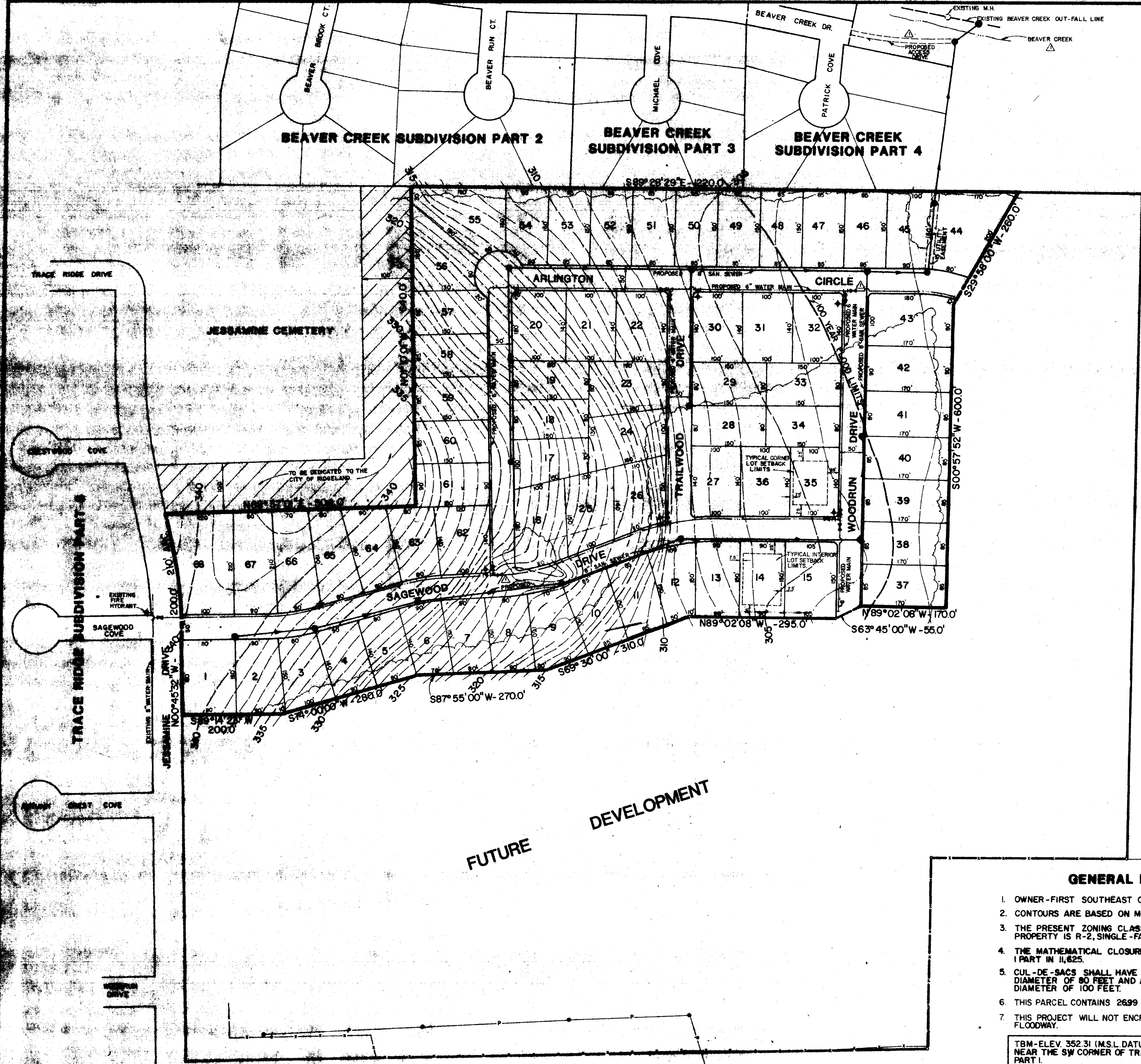
SURVEYOR'S CERTIFICATE OF COMPLIANCE WITH SUBDIVISION REGULATIONS
STATE OF MISSISSIPPI
COUNTY OF MADISON

I hereby certify that the monuments and markers shown hereon are in place on the ground and the plan and plat shown and described hereon are a true and correct representation of a survey to the accuracy designated in the Subdivision Regulations for the City of Ridgeland, Madison County, Mississippi.

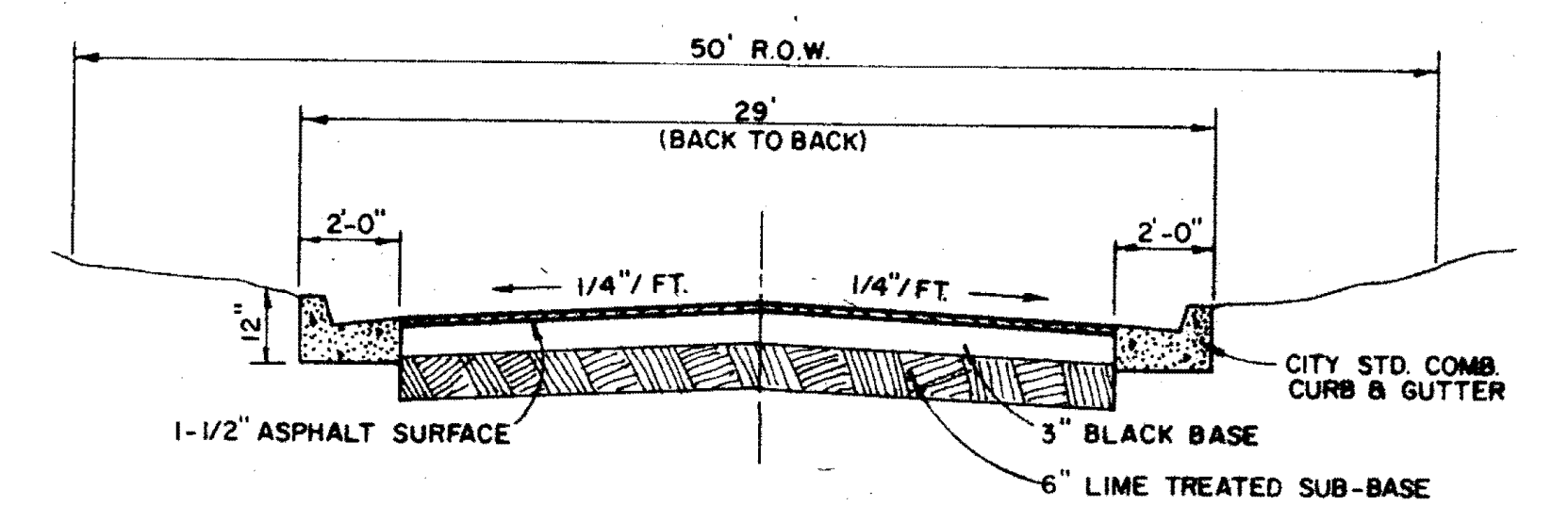
WITNESS MY SIGNATURE on this the 30 day of August, 1990.

Phillip L. Browning, R.L.S.





VICINITY MAP



TYPICAL STREET SECTION

GENERAL NOTES

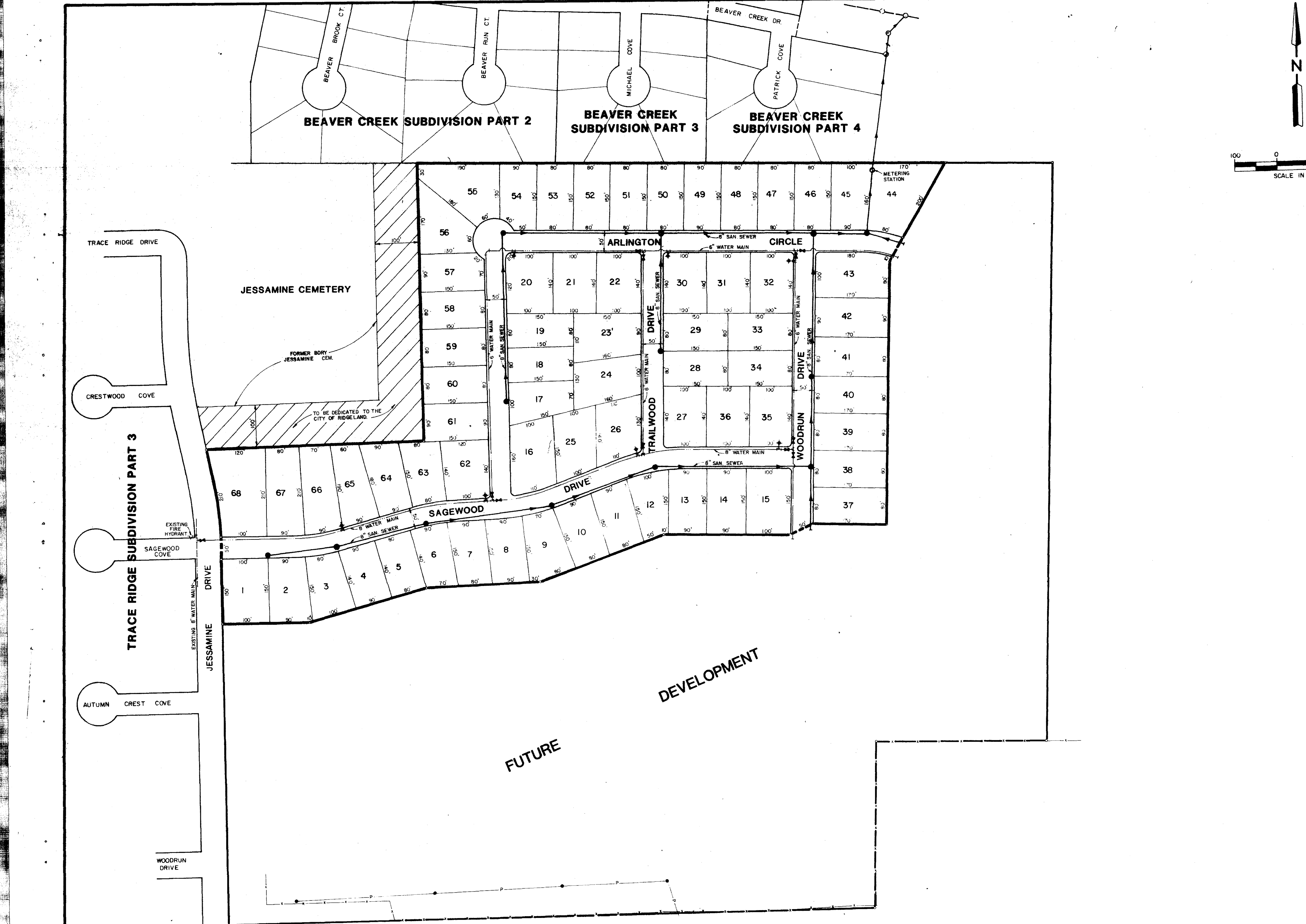
1. OWNER - FIRST SOUTHEAST CORP., MADISON, MS.
2. CONTOURS ARE BASED ON MEAN SEA LEVEL DATUM.
3. THE PRESENT ZONING CLASSIFICATION OF THE SUBJECT PROPERTY IS R-2, SINGLE-FAMILY RESIDENTIAL DISTRICT.
4. THE MATHEMATICAL CLOSURE OF SURVEY IS 1 PART IN 11,825.
5. CUL-DE-SACS SHALL HAVE A MINIMUM PAVED SURFACE DIAMETER OF 60 FEET AND A MINIMUM PROPERTY LINE DIAMETER OF 100 FEET.
6. THIS PARCEL CONTAINS 26.99 ACRES MORE OR LESS.
7. THIS PROJECT WILL NOT ENCRUCH UPON A DESIGNATED FLOODWAY.

TBM-ELEV 352.31 (M.S.L. DATUM) - TOP OF CONC. MON. NEAR THE SW CORNER OF TRACE RIDGE SUBDIVISION, PART I.

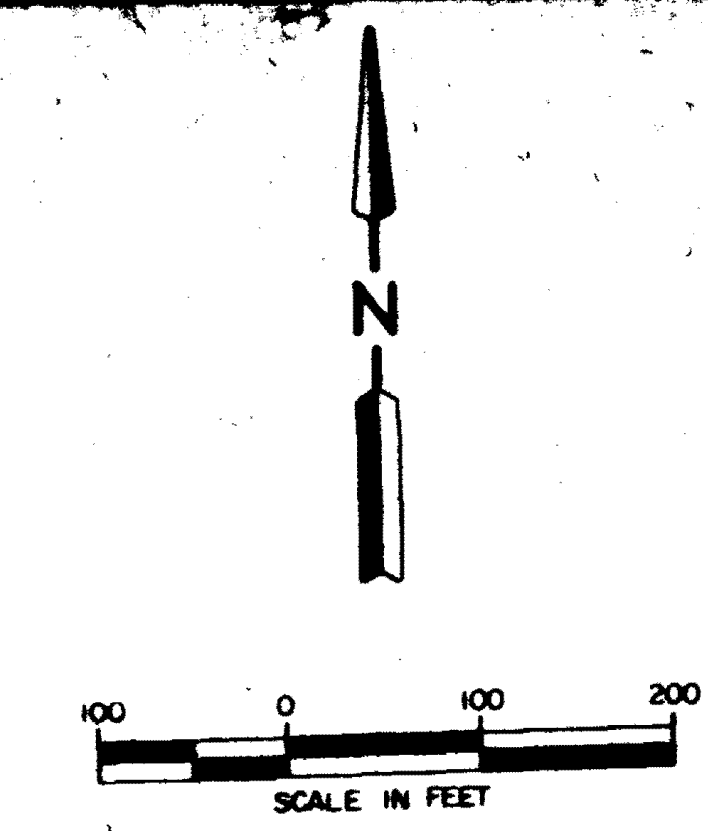
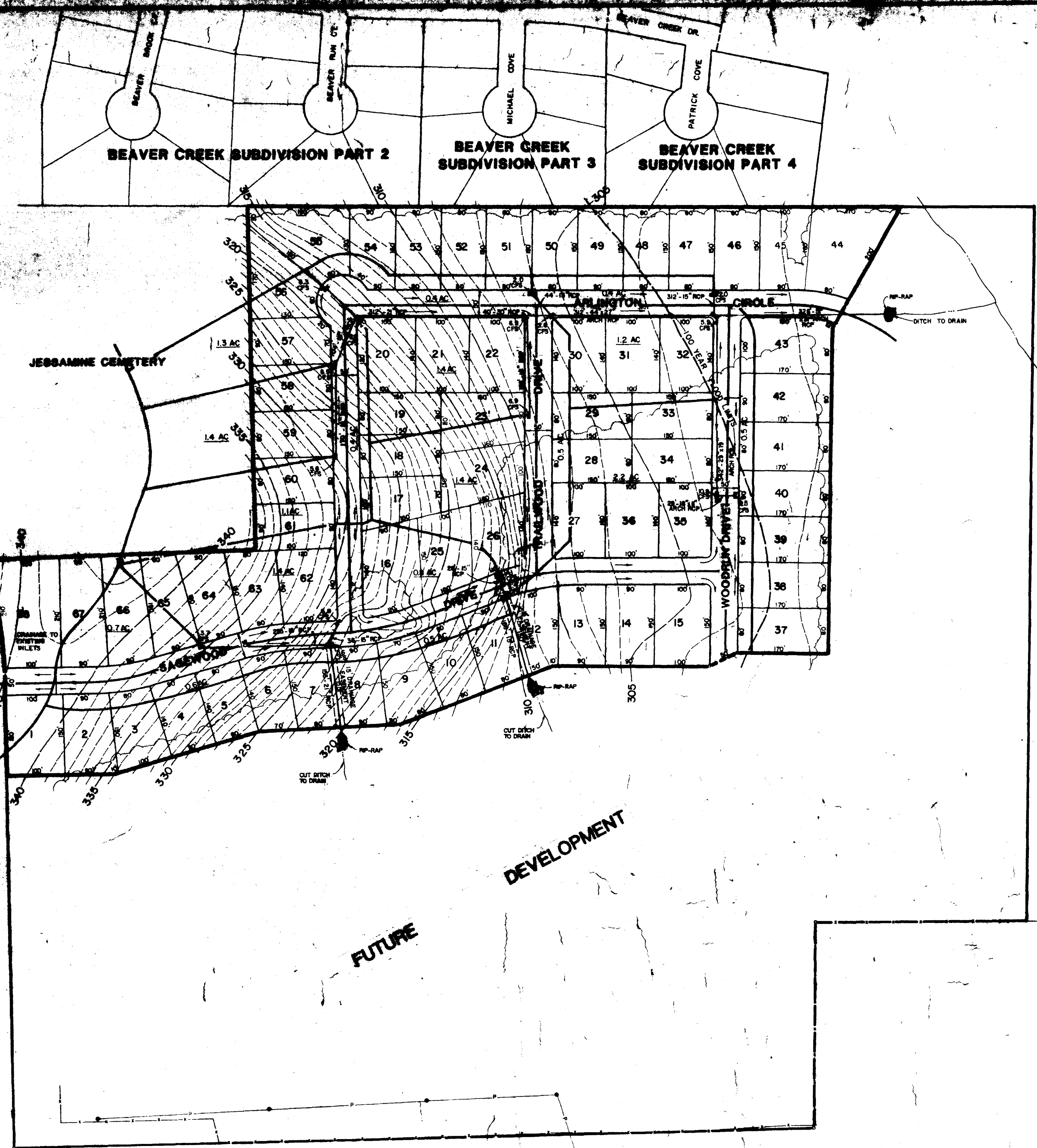
**PRELIMINARY PLAT
OF
TRACE RIDGE SUBDIVISION PART 4**

SITUATED IN
SOUTH 1/2 OF SECTION 20
T7N-R2E
RIDGELAND, MISSISSIPPI

JULY, 1989



TRACE RIDGE SUBDIVISION PART 4			
GENERAL LAYOUT			
BROWNING INC. <small>Consulting Engineers</small>			
Designed By: P.L.B.	Scale: 1" = 100'	Date:	Sheet 3 of 13
Drawn By: J.F.			

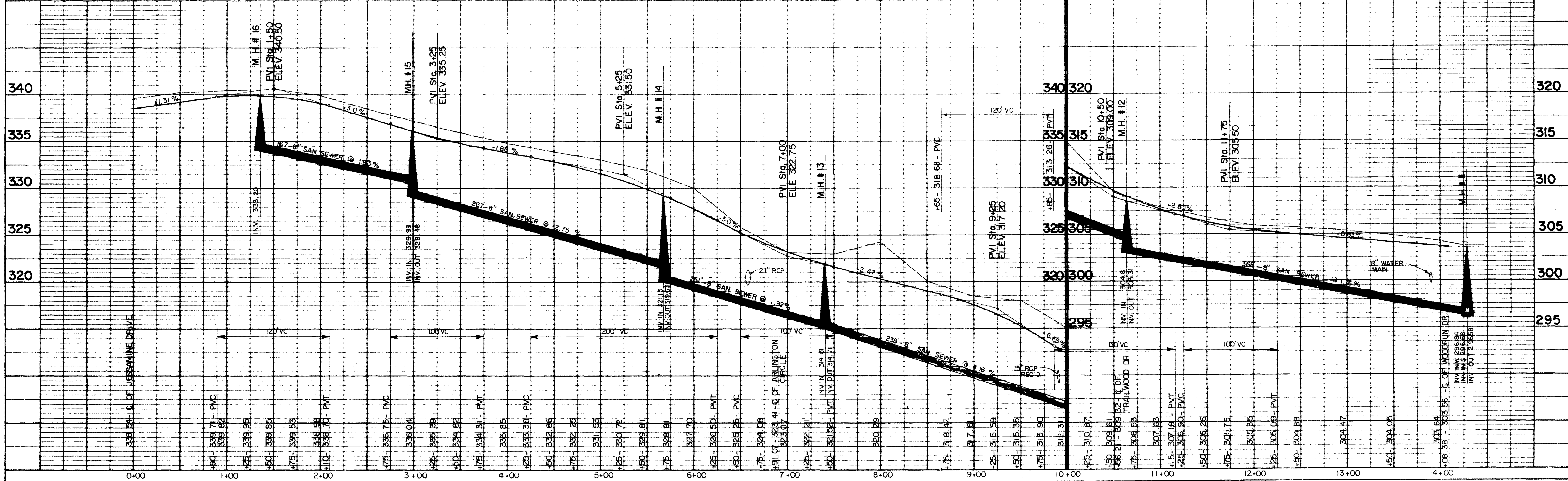
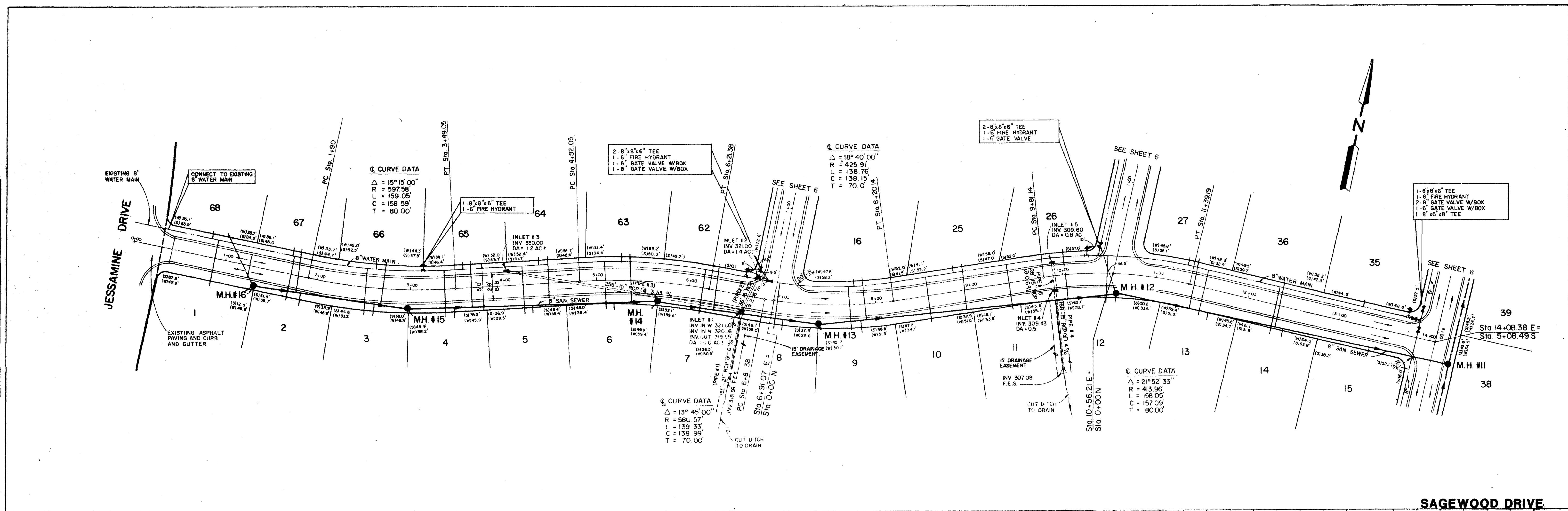


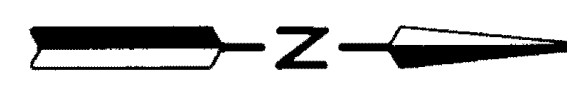
TRACE RIDGE SUBDIVISION PART 4			
DRAINAGE LAYOUT			
BROWNING, INC. Consulting Engineers Jackson, Miss 39201			
Designed By: RLB	Scale: 1" = 100'	Date:	Sheet 6 of 13
Drawn By: JF			

Browning, Inc.
CONSULTING ENGINEERS - SURVEYORS
115 N. 10th St.
Jackson, Miss 39201
Phone: 392-1111

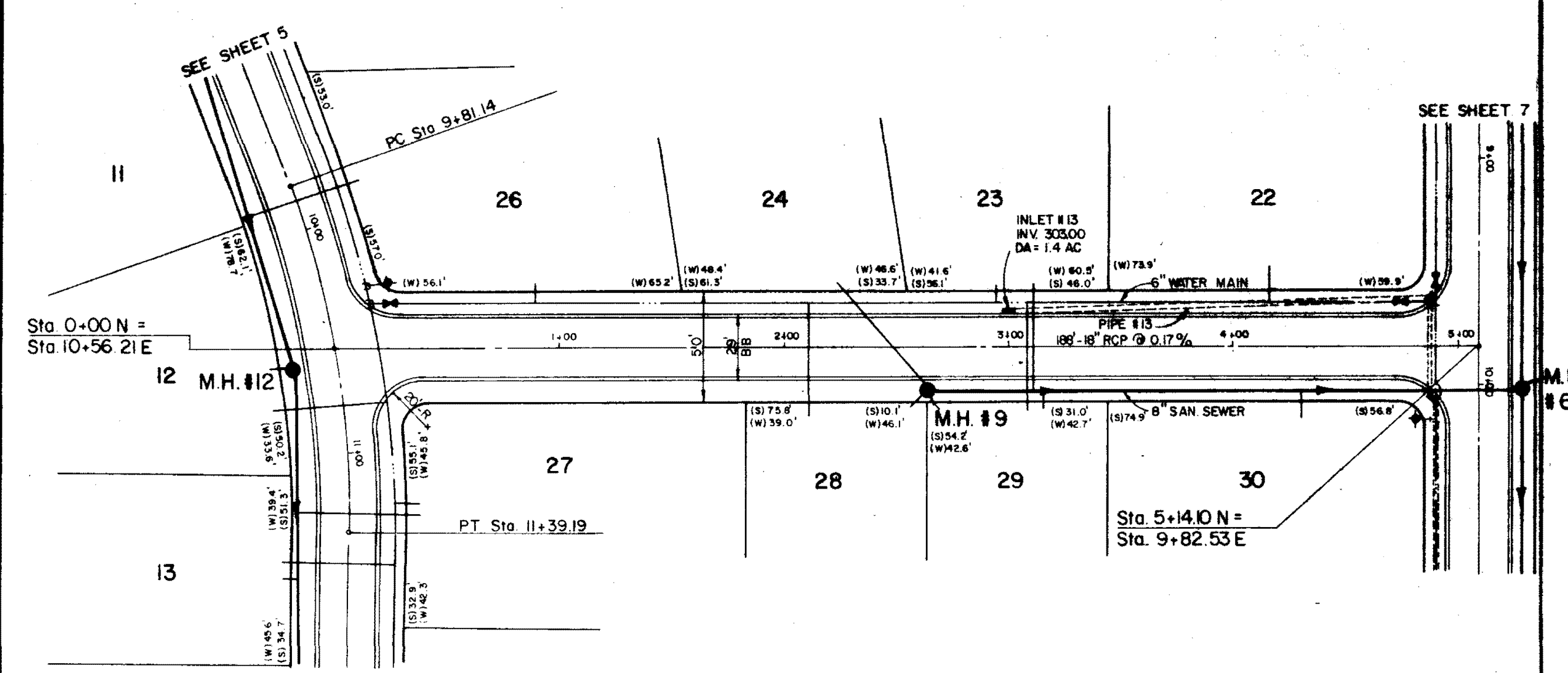
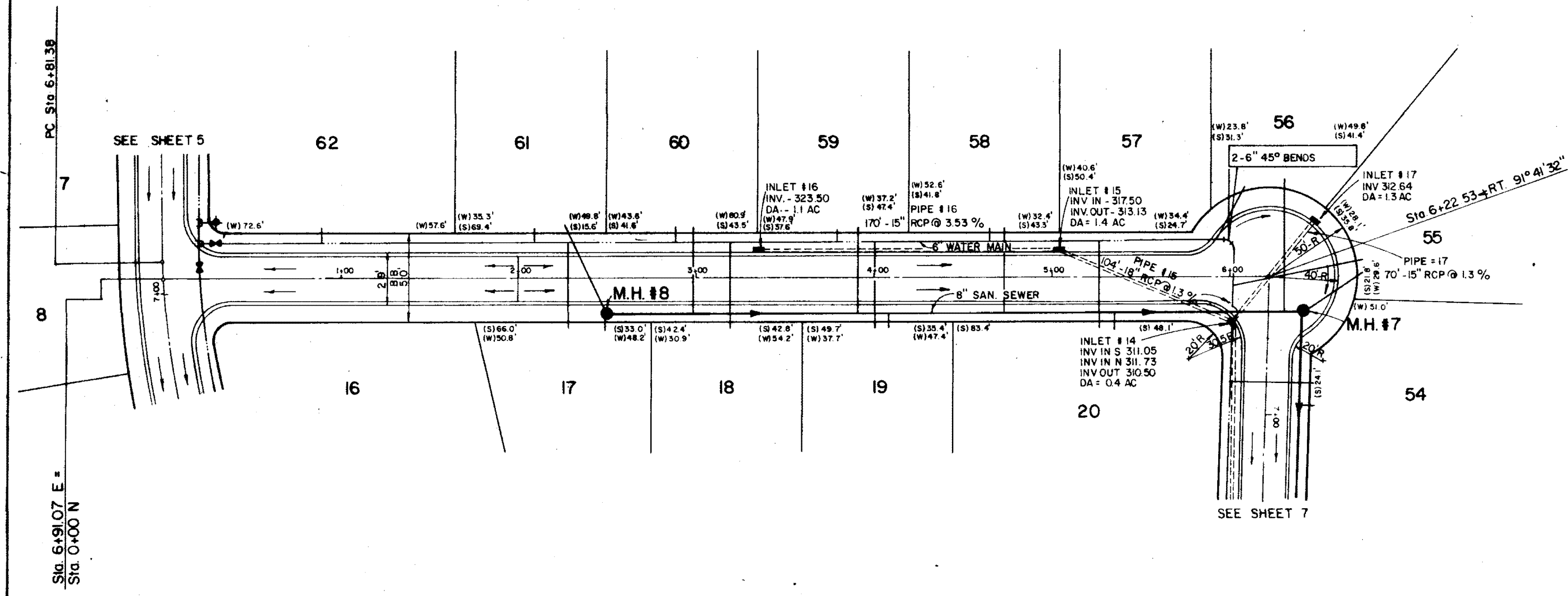
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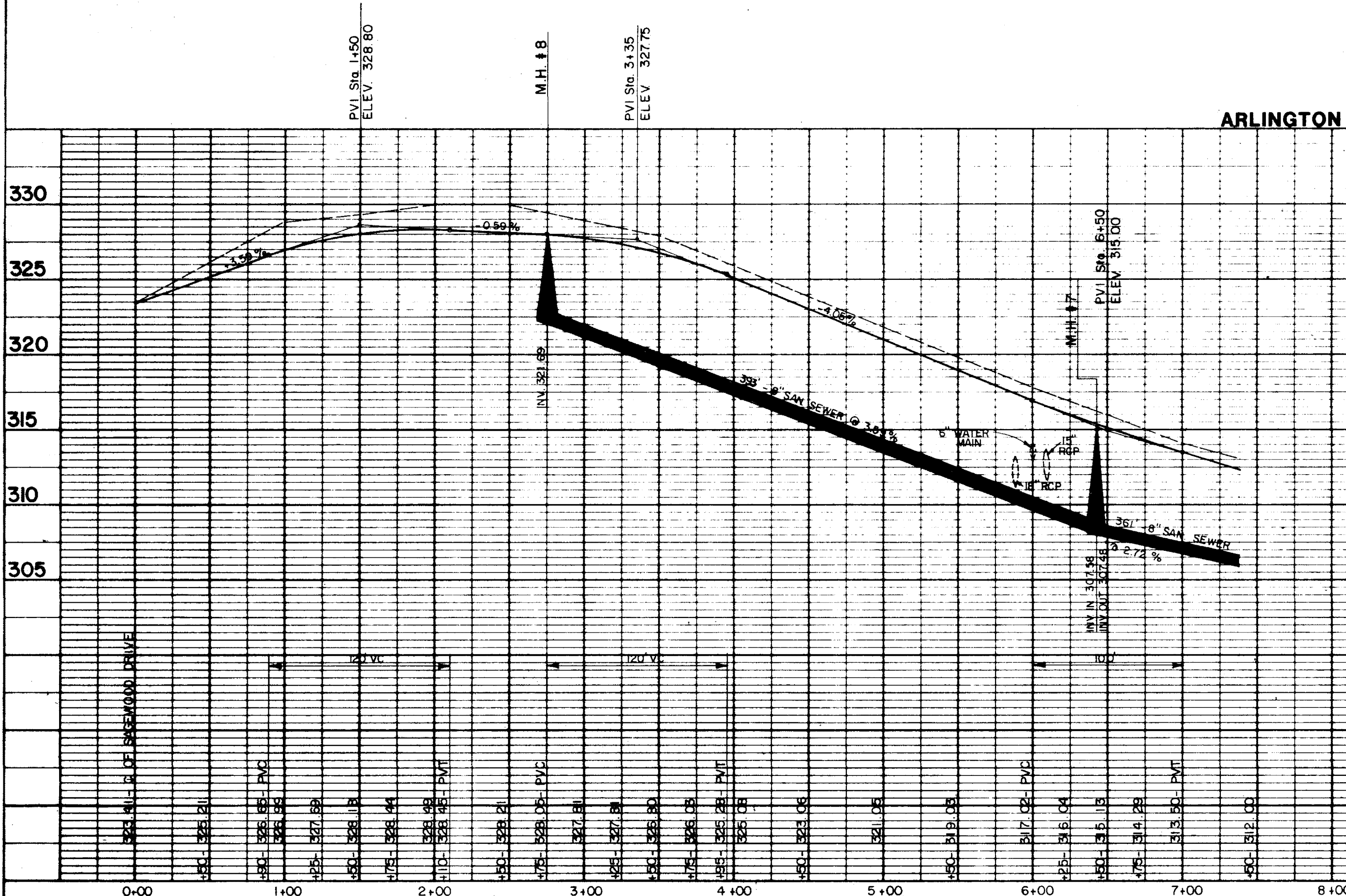




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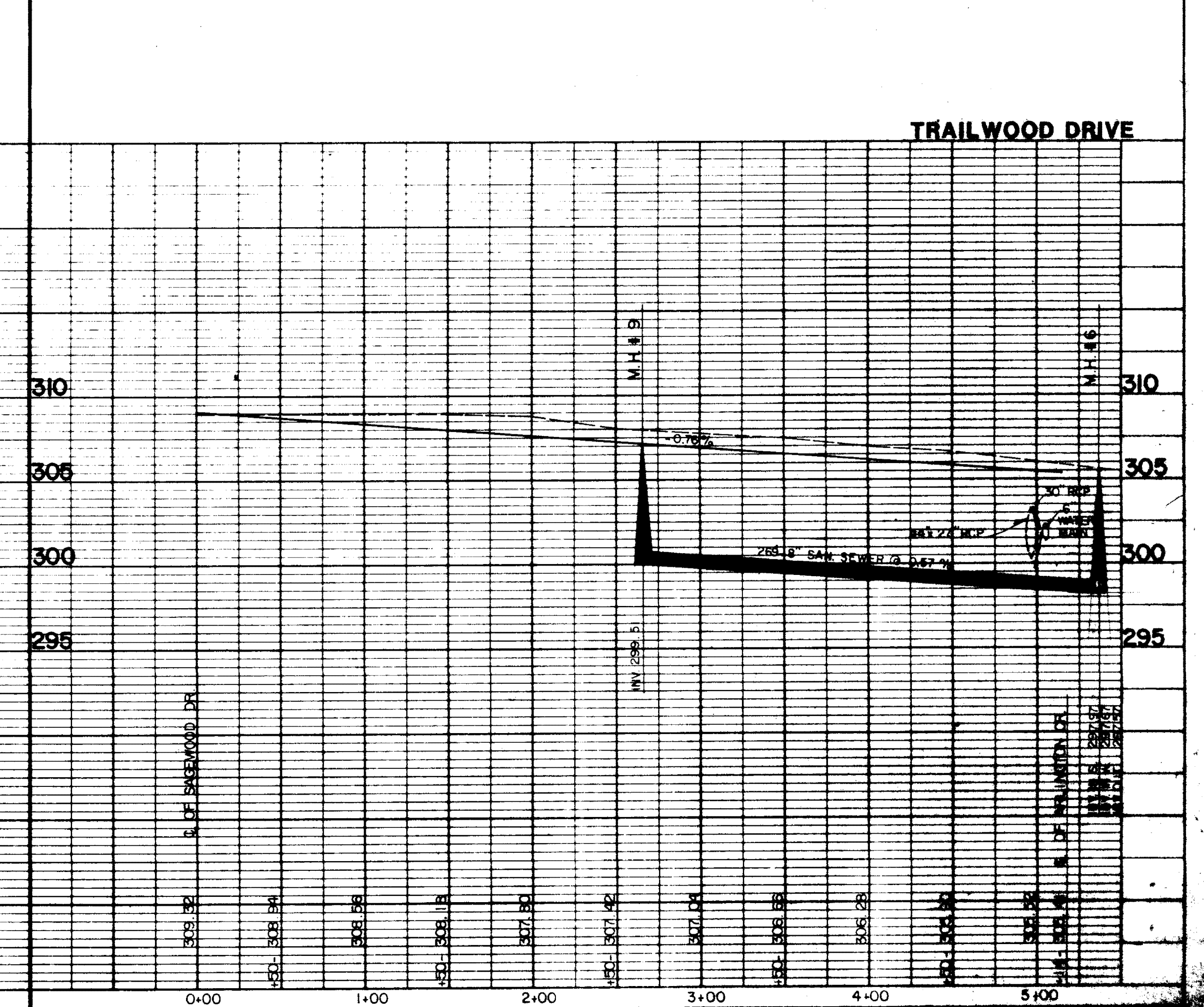


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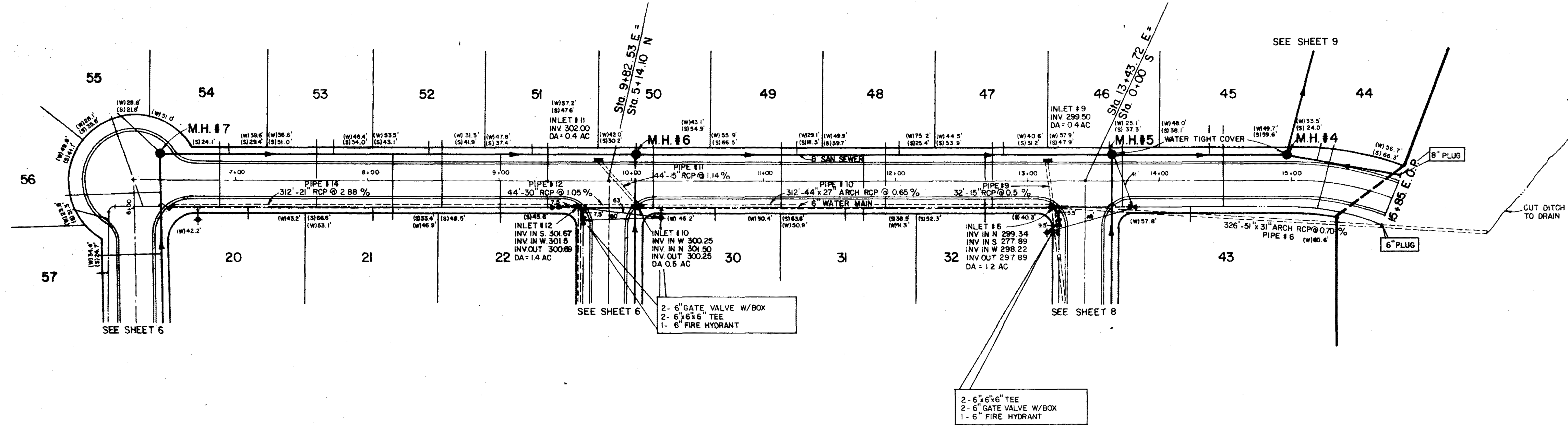
ARLINGTON CIRCLE

TRAILWOOD DRIVE

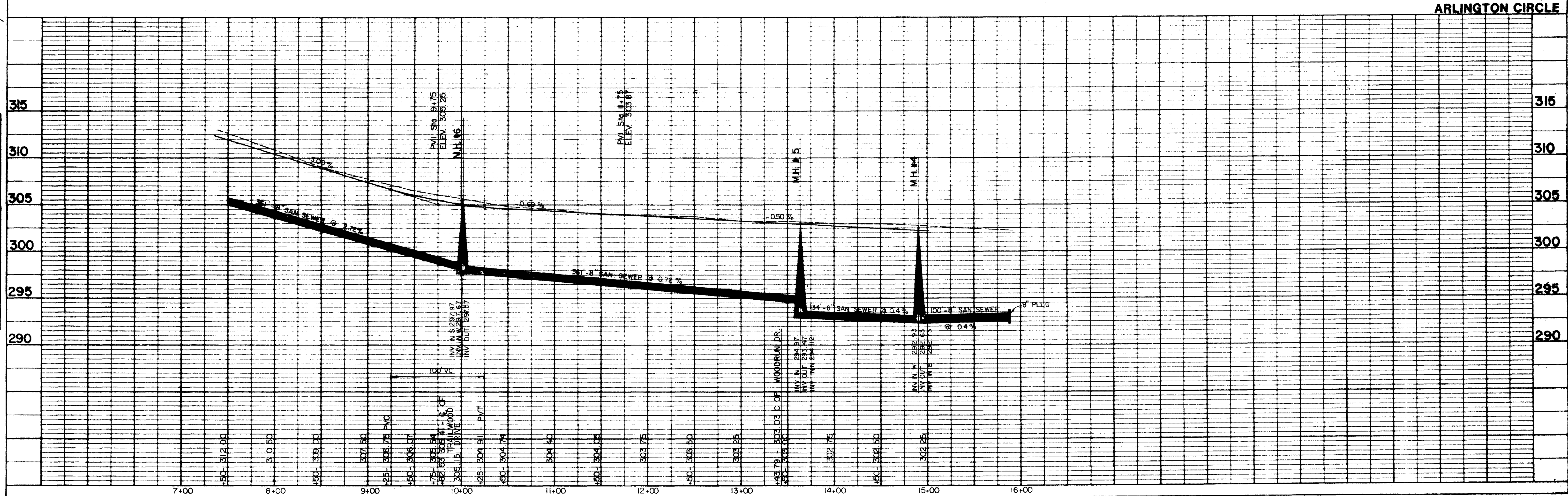




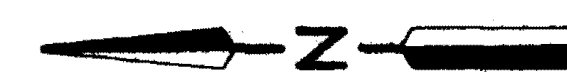
PLAN
DATE BOOK
NO.
BY
CHECKED
DATE



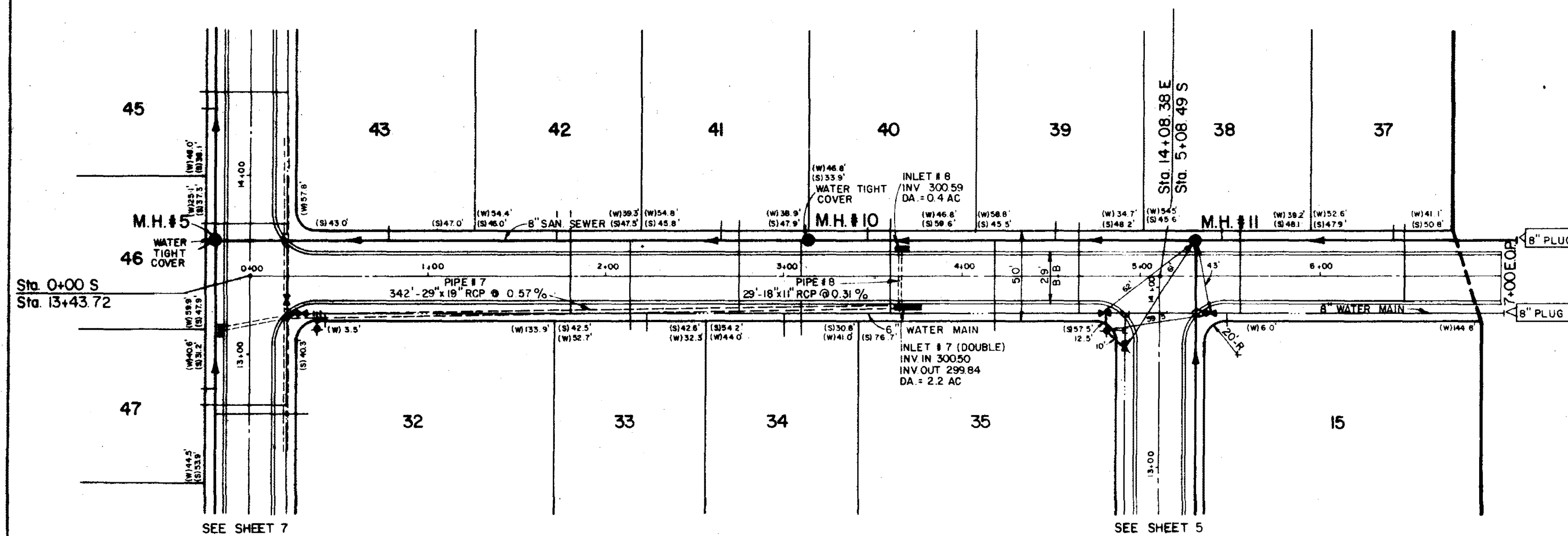
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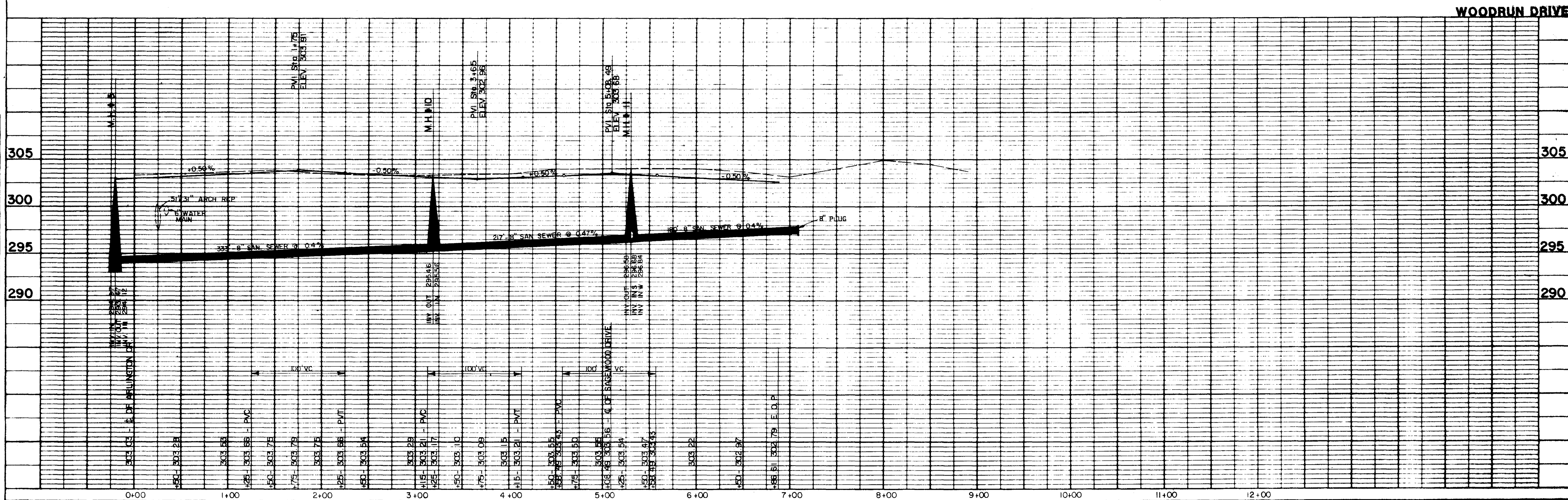
ARLINGTON CIRCLE



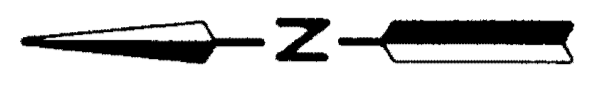
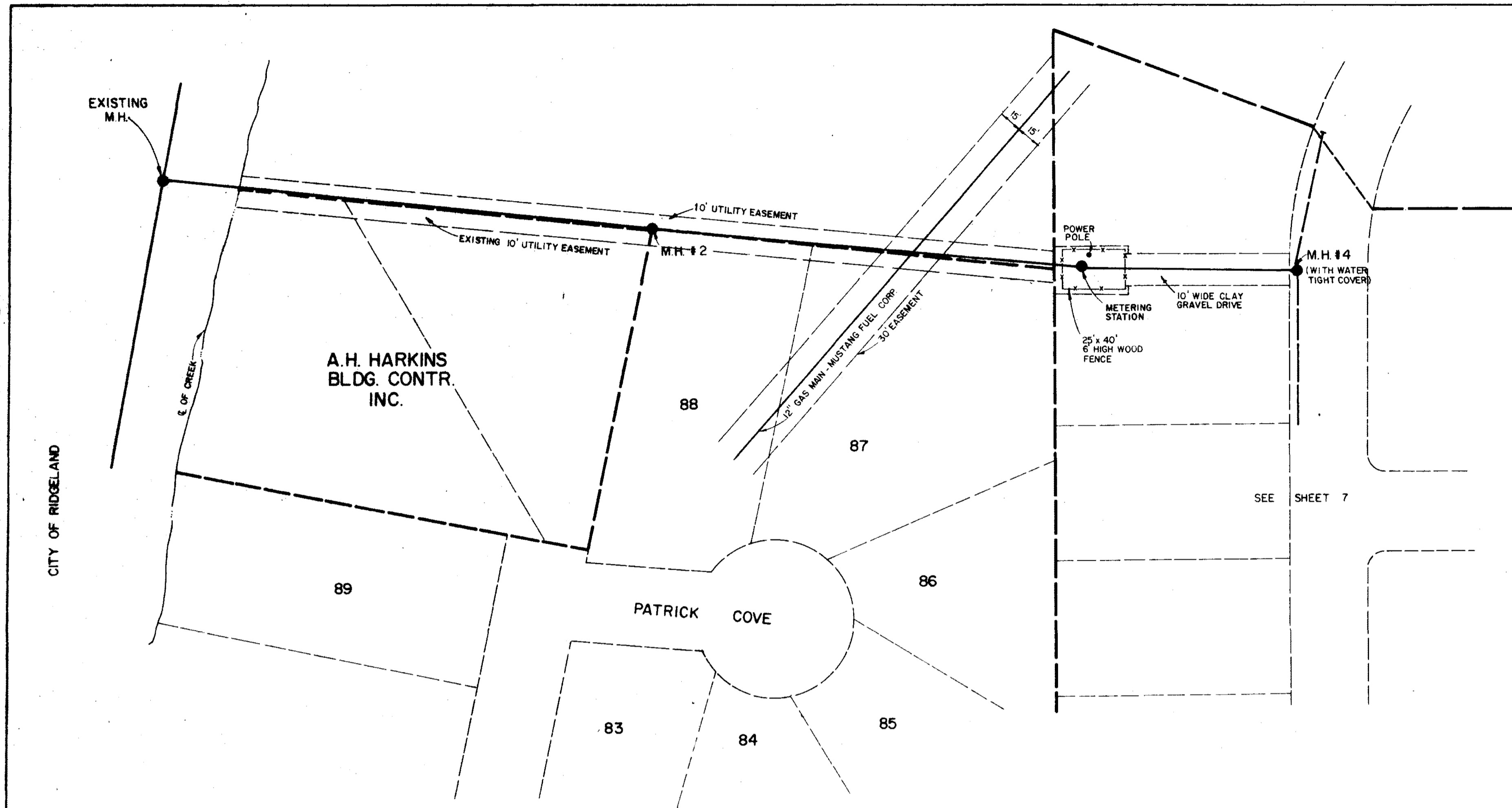
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DESCRIPTION	



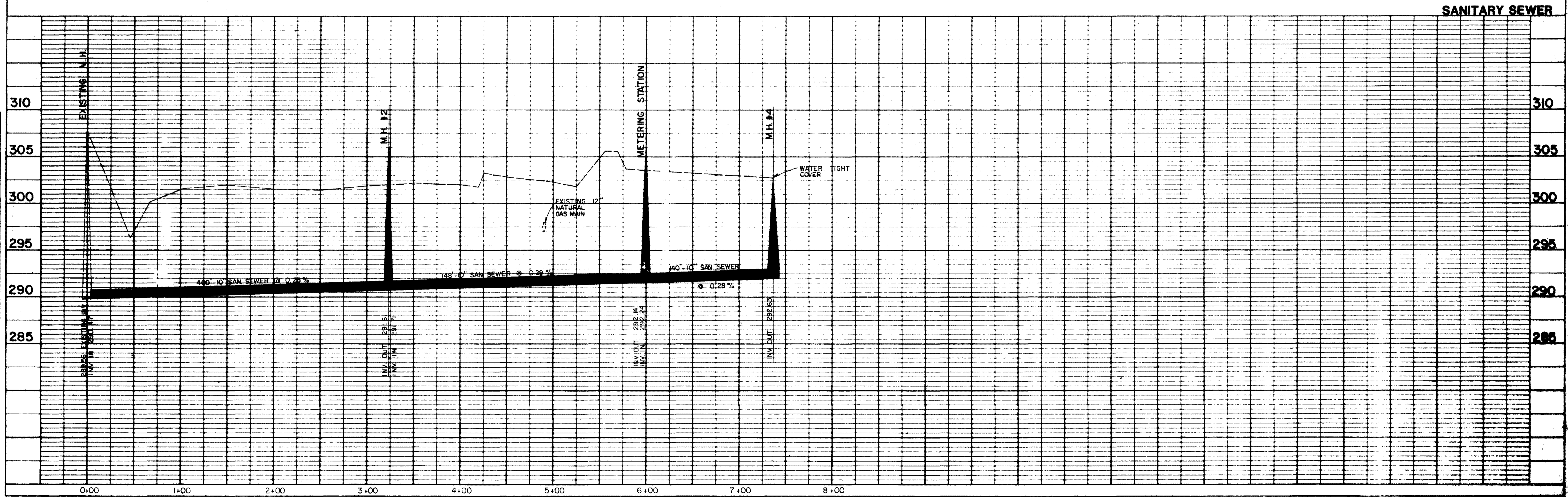
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DESCRIPTION	



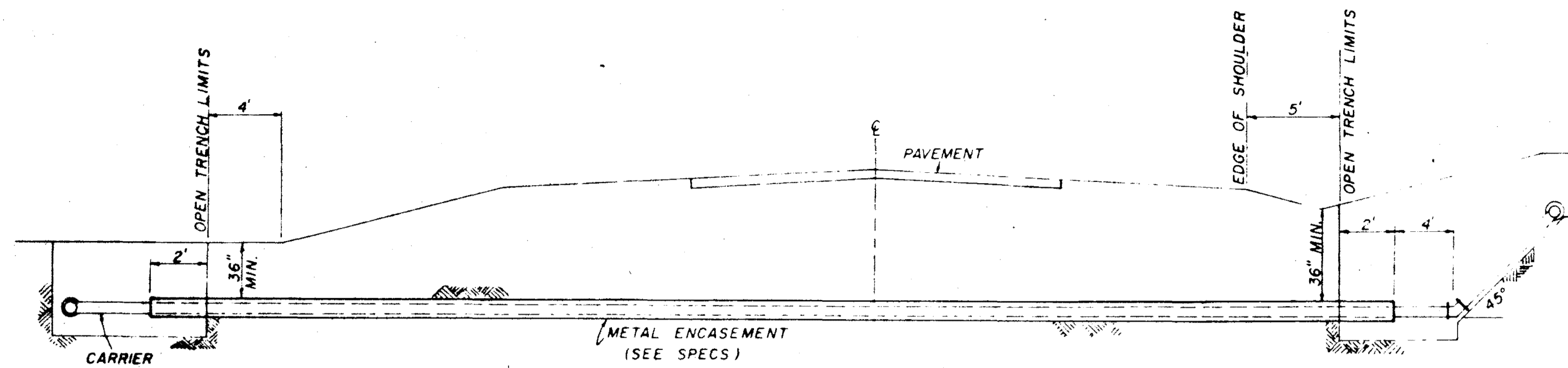
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PROFILE	DATE
REVISED	BY
NOTE BOOK	NO.
PROJECT	
DATE	

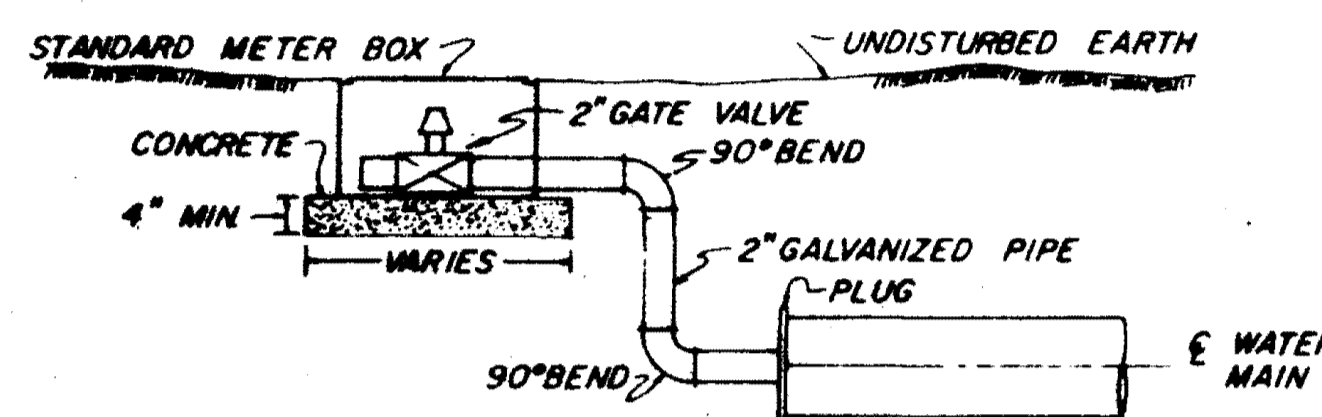


SANITARY SEWER

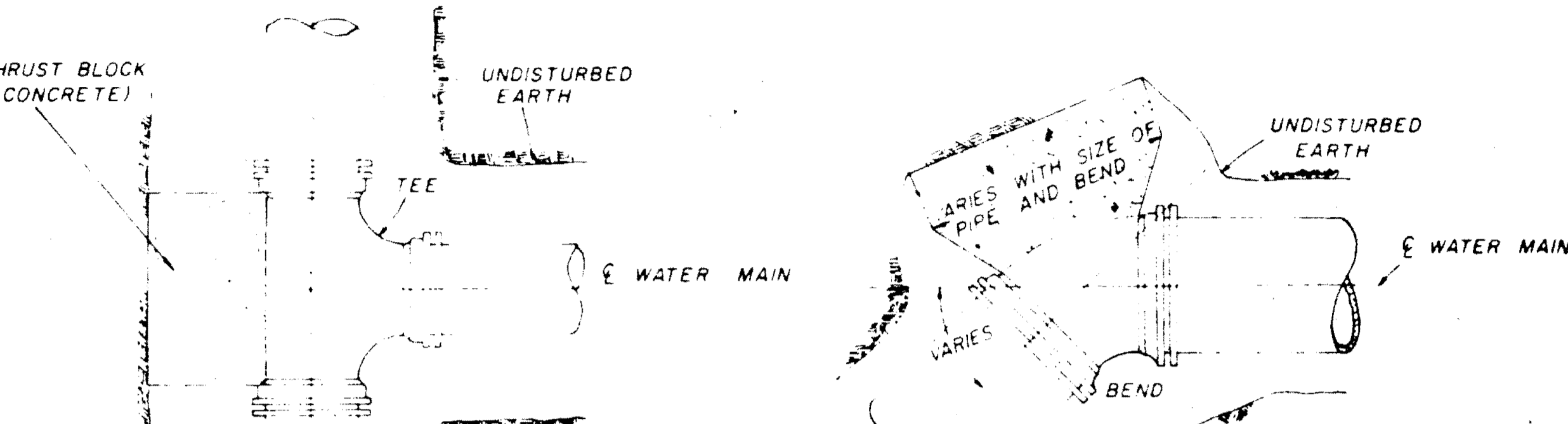


TYPICAL CASSED CROSSING

NOTE: COMPENSATION FOR CONCRETE THRUST BLOCKS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR VALVES, FIRE HYDRANTS AND FITTINGS



TYPICAL 2" BLOW-OFF DETAIL

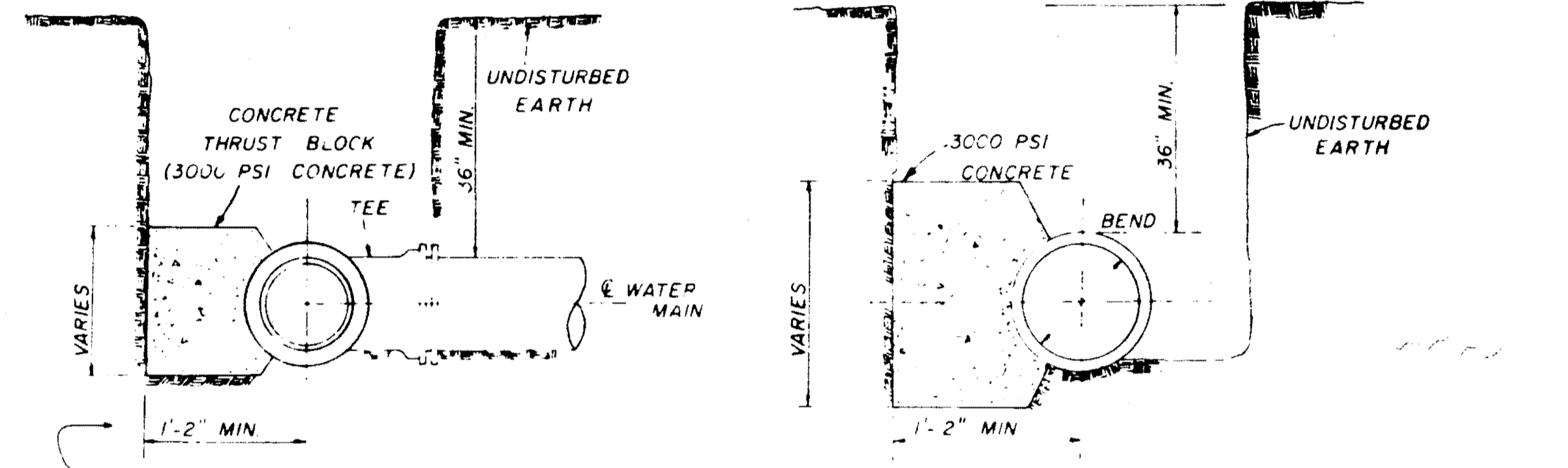


PLAN

PLAN

PIPE SIZE	AREA OF BEARING FACE CONCRETE THRUST		
	1/4 BEND	1/8 BEND	PLUGS & TEES
4-6	3	3	3
8	3	3	3
10	4	3	3
12	6	3	4
16	11	4	7

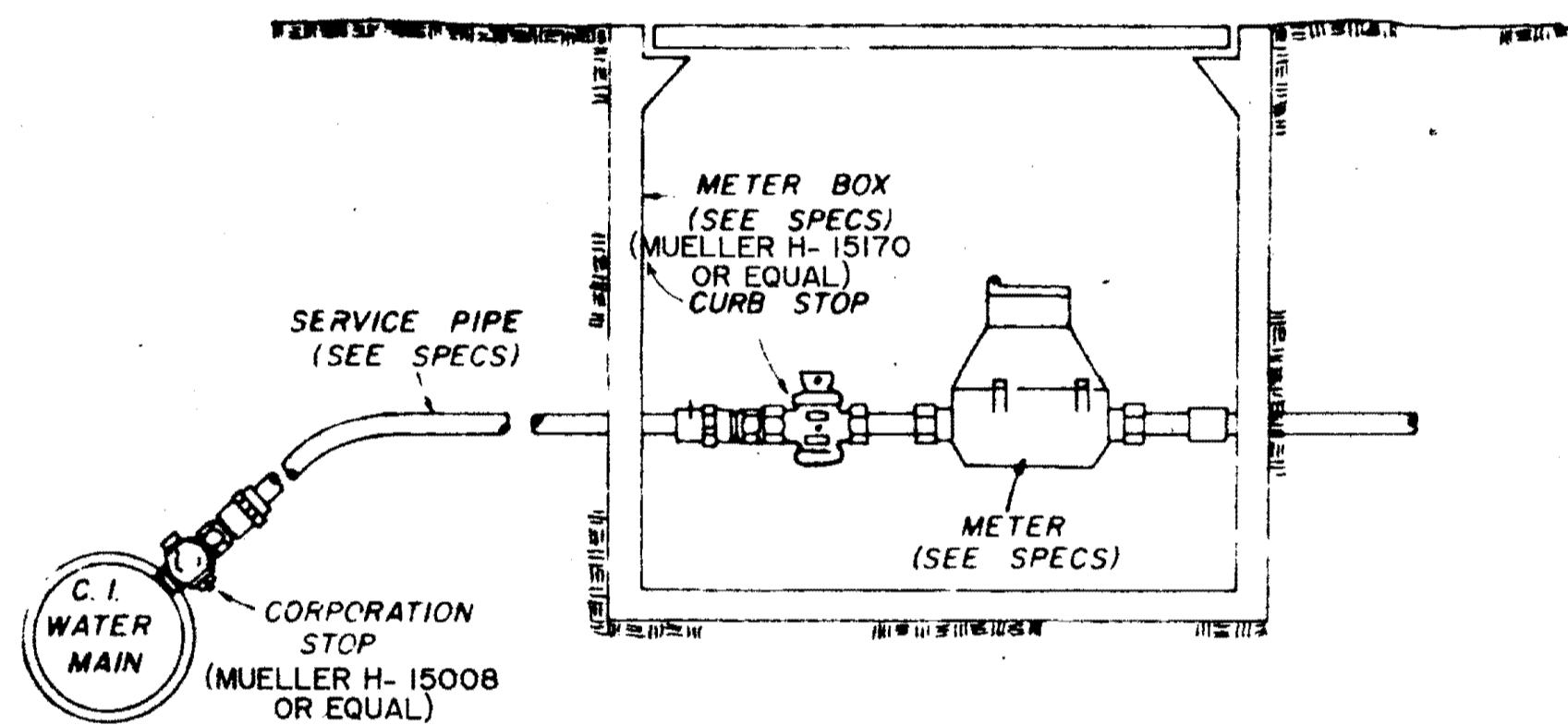
NOTE: AREA OF BEARING FACE IN SQUARE FEET.



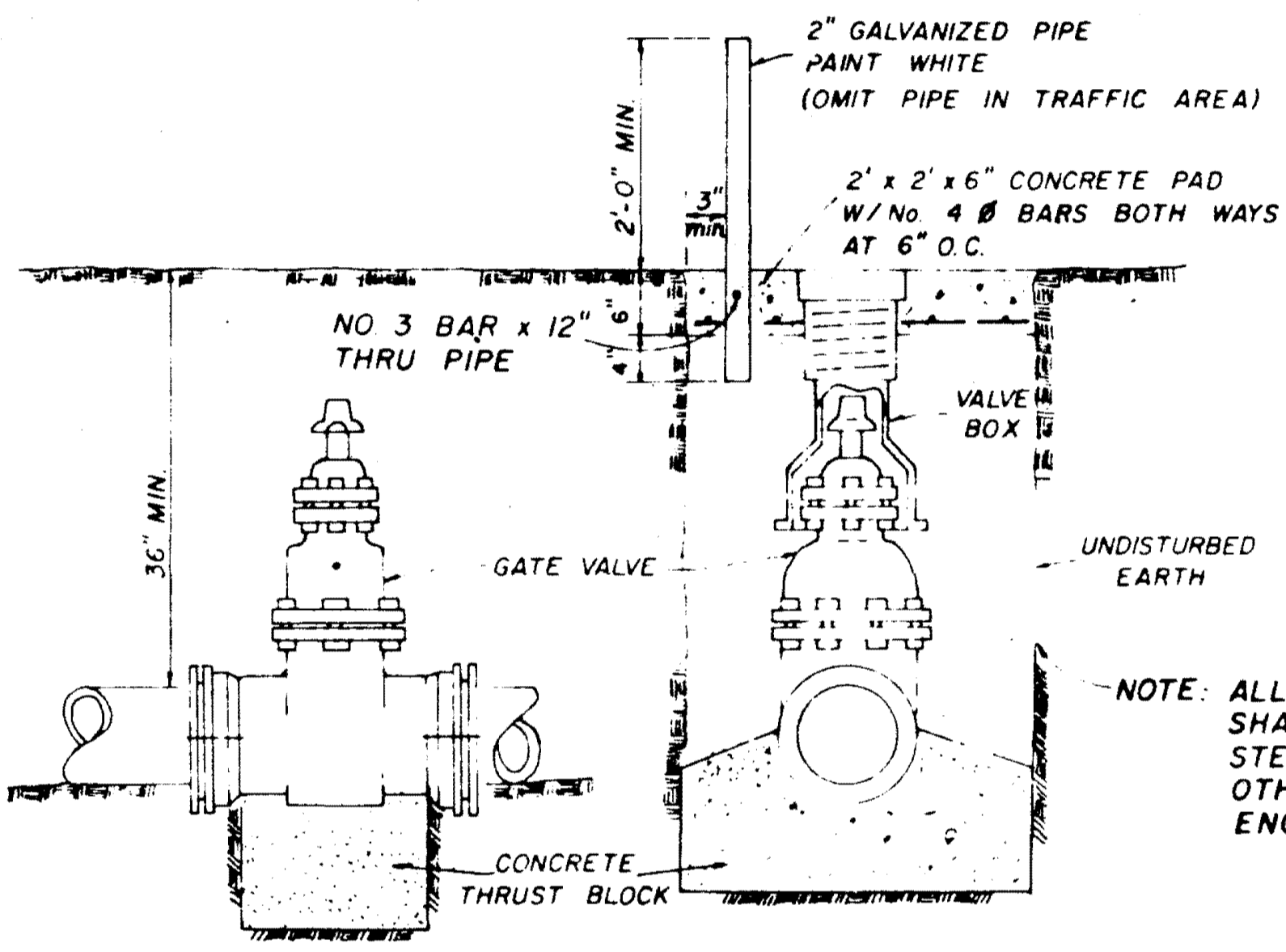
SECTION

SECTION

BLOCKING DETAILS FOR TEES & BENDS



TYPICAL SERVICE ASSEMBLY

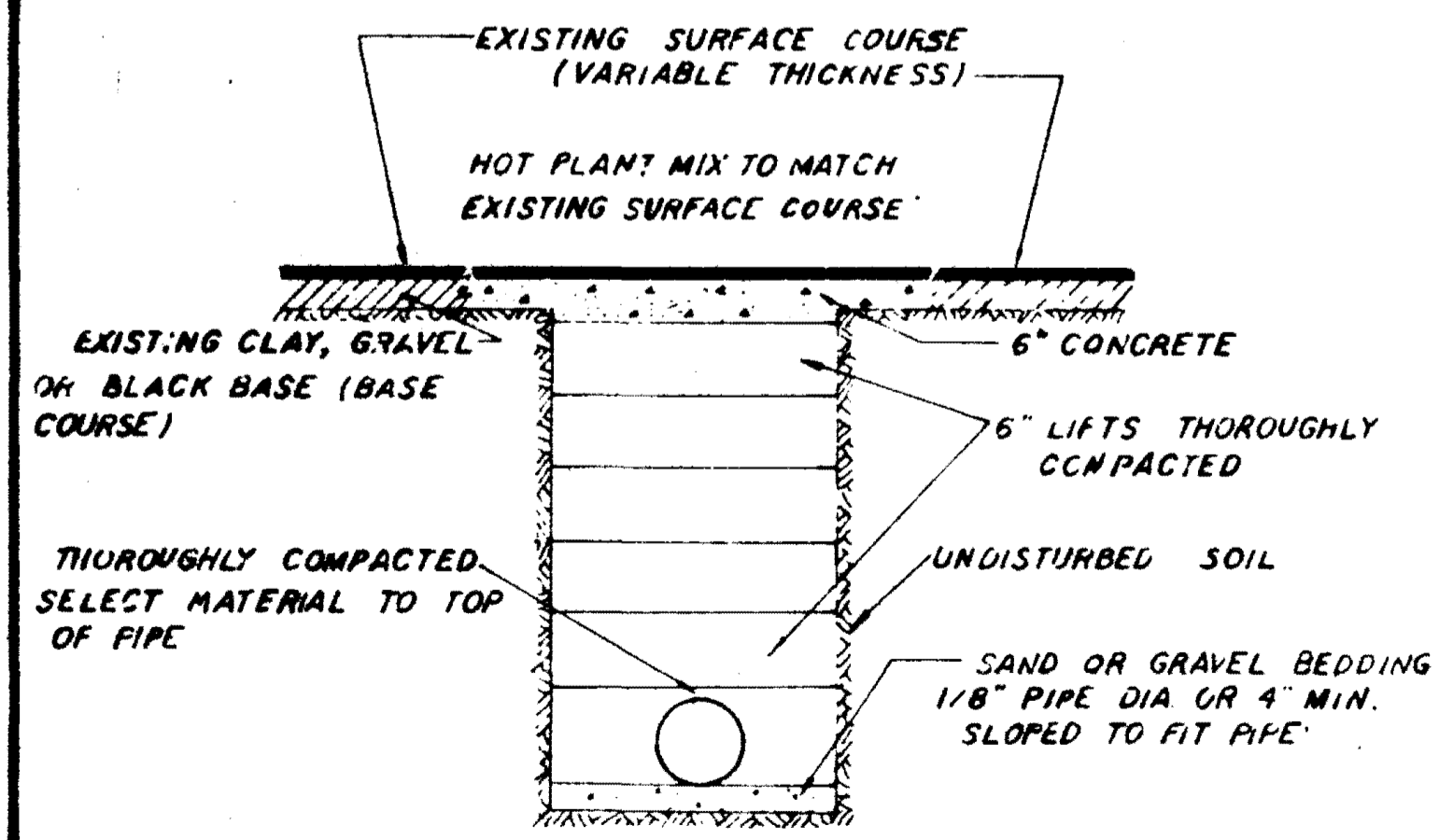
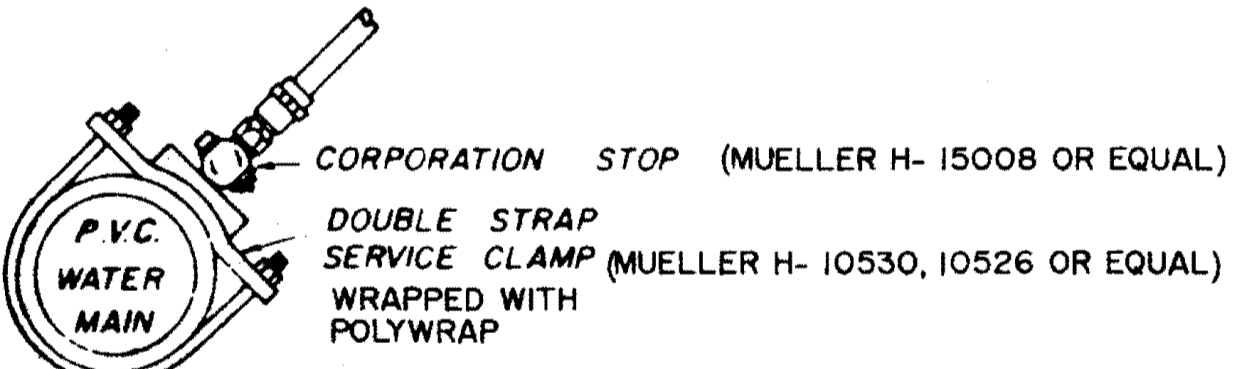


ELEVATION

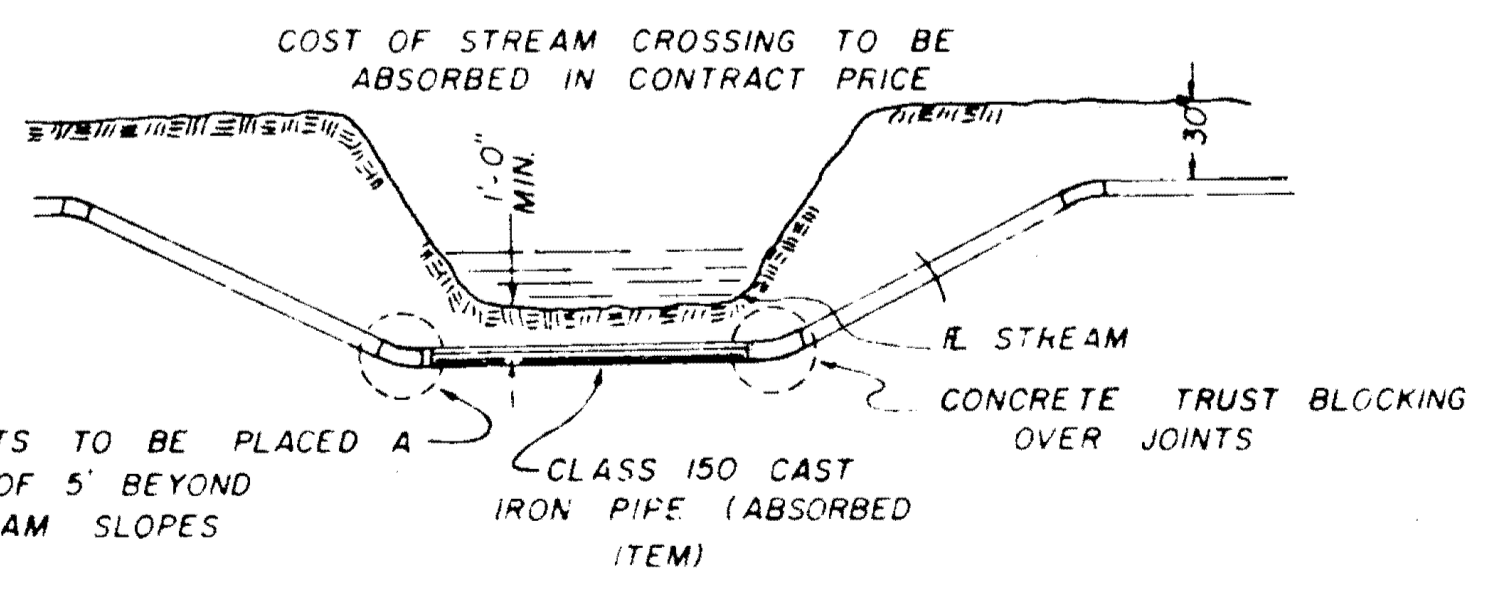
SECTION

TYPICAL VALVE & BOX

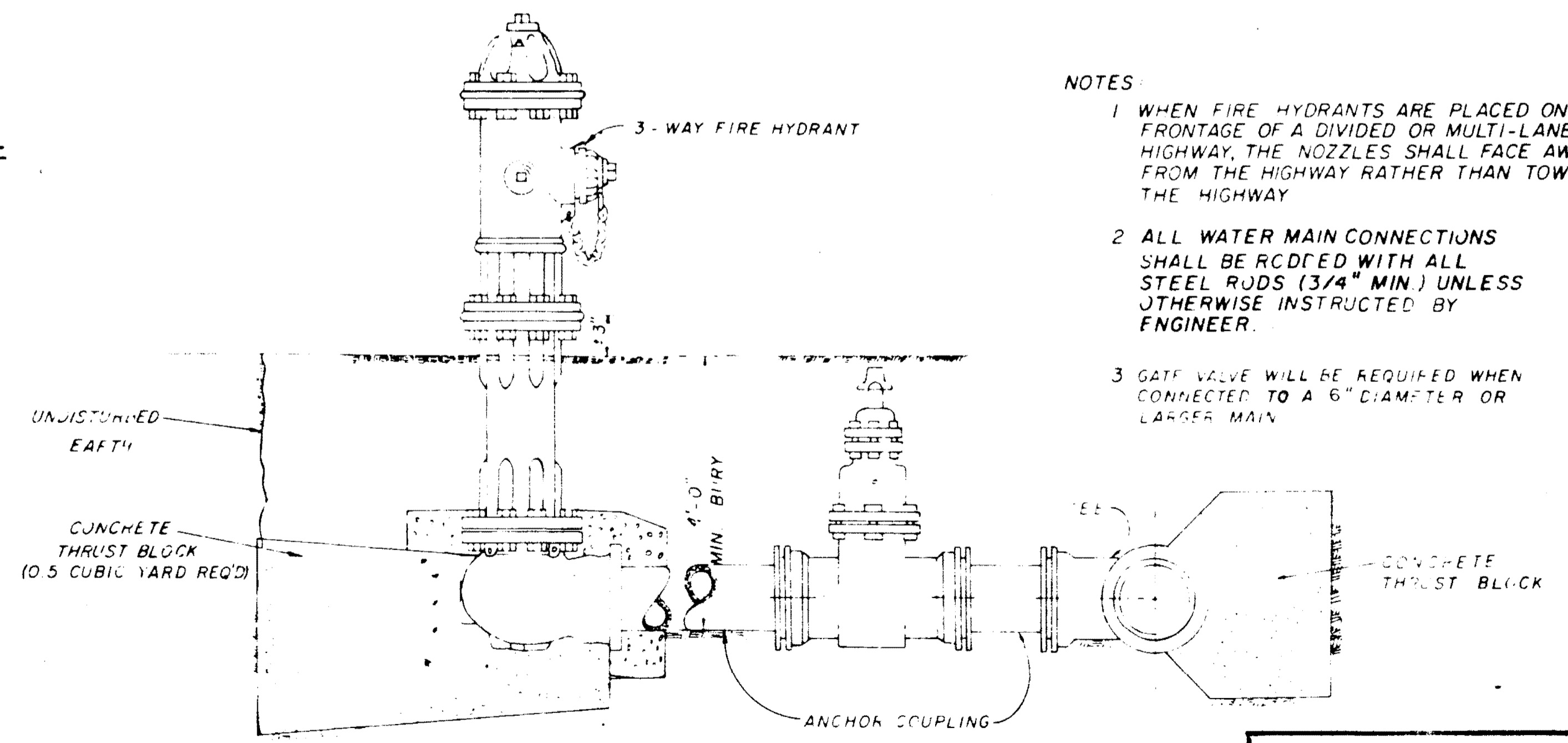
NOTE: ALL WATER MAIN CONNECTIONS SHALL BE RODDED WITH ALL STEEL RODS (3/4" MIN) UNLESS OTHERWISE INSTRUCTED BY ENGINEER.



STREET REPAIR OF OPEN CUT



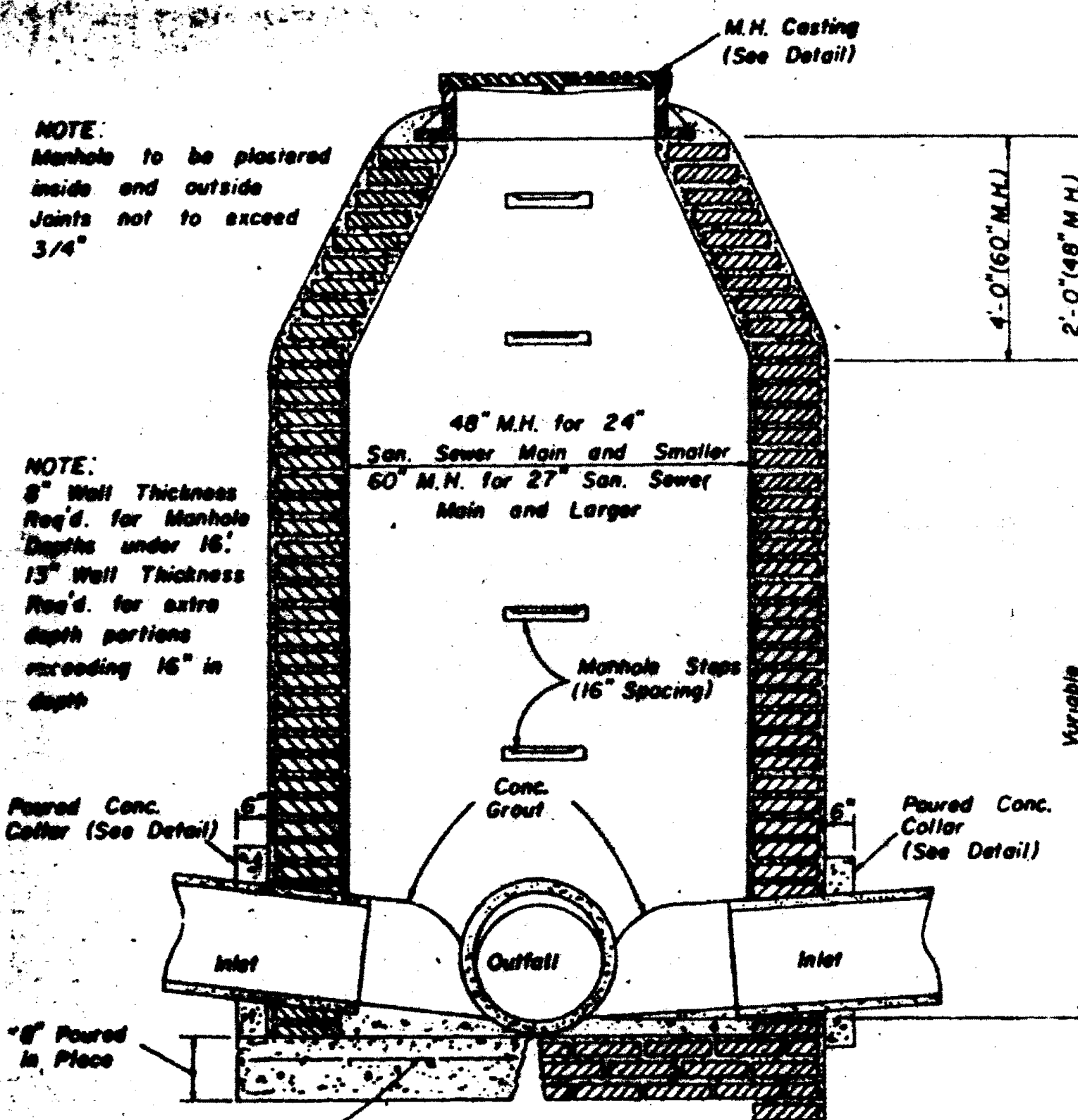
TYPICAL STREAM CROSSING



TYPICAL FIRE HYDRANT

- NOTES:
- 1 WHEN FIRE HYDRANTS ARE PLACED ON THE FRONTAGE OF A DIVIDED OR MULTI-LANE HIGHWAY, THE NOZZLES SHALL FACE AWAY FROM THE HIGHWAY RATHER THAN TOWARD THE HIGHWAY.
 - 2 ALL WATER MAIN CONNECTIONS SHALL BE RODDED WITH ALL STEEL RODS (3/4" MIN) UNLESS OTHERWISE INSTRUCTED BY ENGINEER.
 - 3 GATE VALVE WILL BE REQUIRED WHEN CONNECTED TO A 6" DIAMETER OR LARGER MAIN.

WATER SYSTEM STANDARD DETAILS



**SECTION
STANDARD BRICK MANHOLE**

NOTE: Manhole to be plastered inside and outside. Joints not to exceed 3/4".

NOTE: 8" Wall Thickness Req'd. for Manhole Depth under 15'; 15" Wall Thickness Req'd. for extra depth portions exceeding 15" in depth.

48" M.H. for 24" San. Sewer Main and Smaller
60" M.H. for 27" San. Sewer Main and Larger

Manhole Steps (16" Spacing)

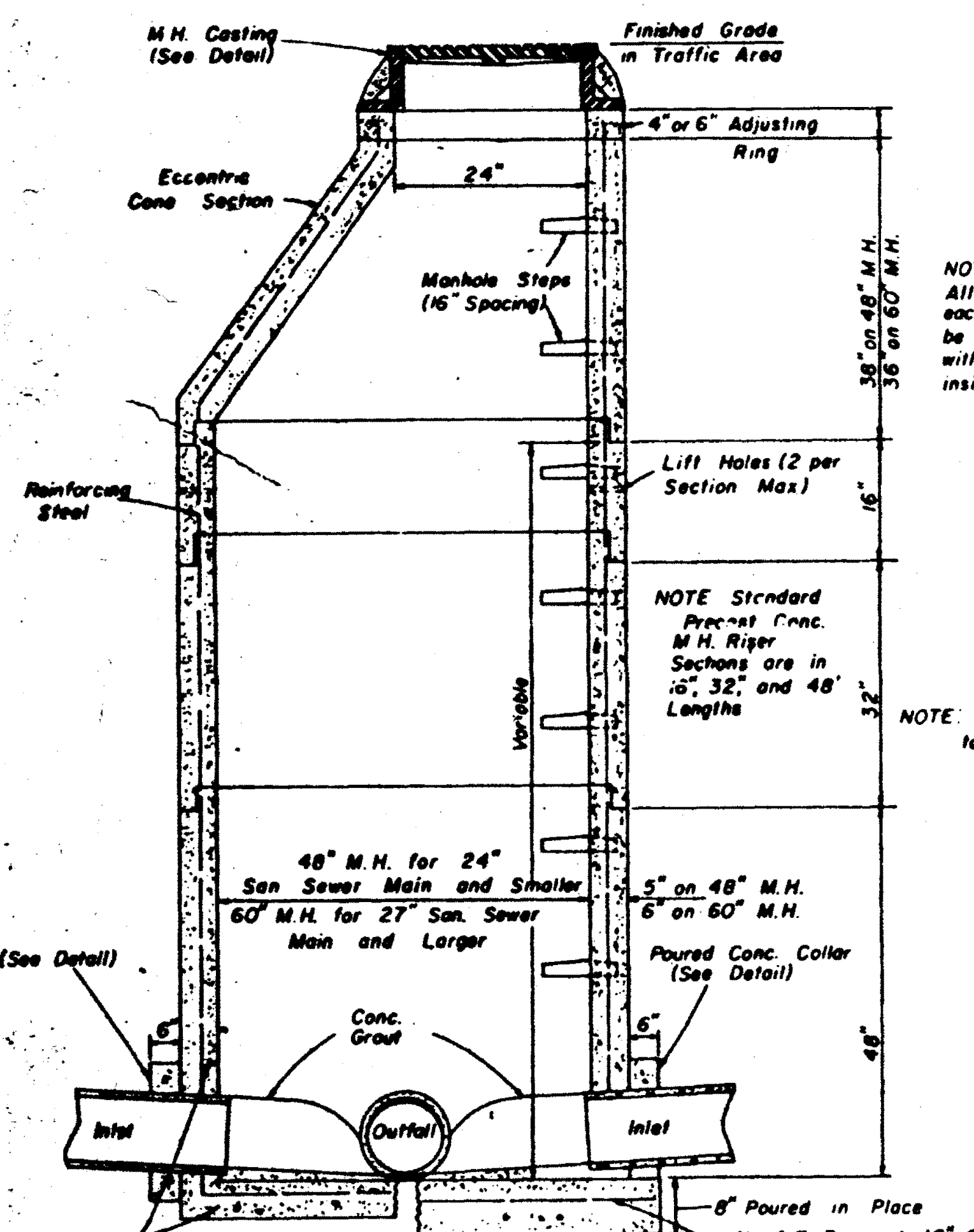
Poured Conc. Collar (See Detail)

Outlet

Inlet

4" Poured in Place

No. 4 # Bars at 10" C.C. on 48" M.H.
No. 4 # Bars at 9" C.C. on 60" M.H.



**SECTION
PRECAST CONCRETE MANHOLE**

M.H. Casting (See Detail)

Finished Grade in Traffic Area

4" or 6" Adjusting Ring

Eccentric Cone Section

24"

Manhole Steps (16" Spacing)

36" on 48" M.H.
36" on 60" M.H.

Reinforcing Steel

Lift Holes (2 per Section Max)

NOTE: Standard Precast Conc. M.H. Riser Sections are in 16", 32", and 48" Lengths

NOTE: All Manhole Joints to be Rubber Gasket

48" M.H. for 24" San. Sewer Main and Smaller
60" M.H. for 27" San. Sewer Main and Larger

5" on 48" M.H.
6" on 60" M.H.

Poured Conc. Collar (See Detail)

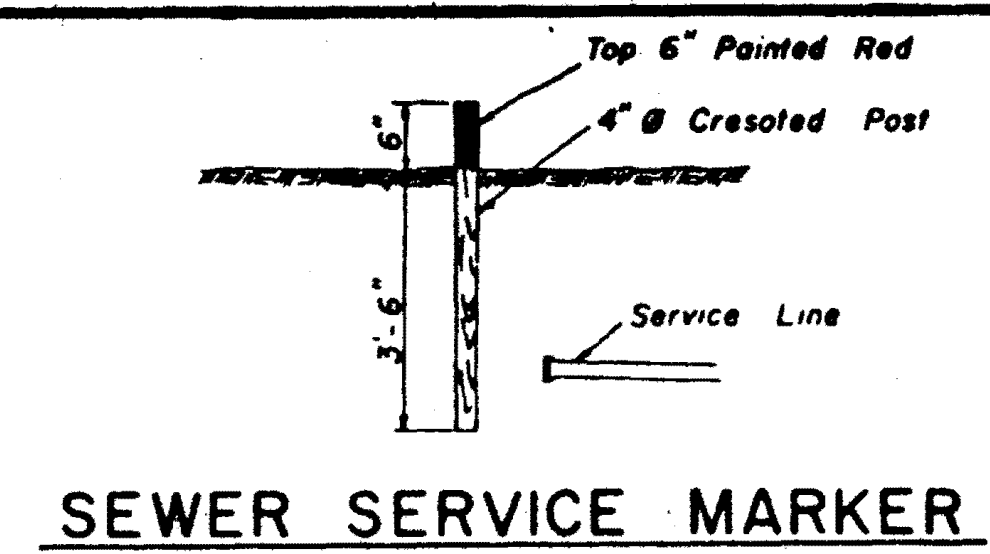
Outlet

Inlet

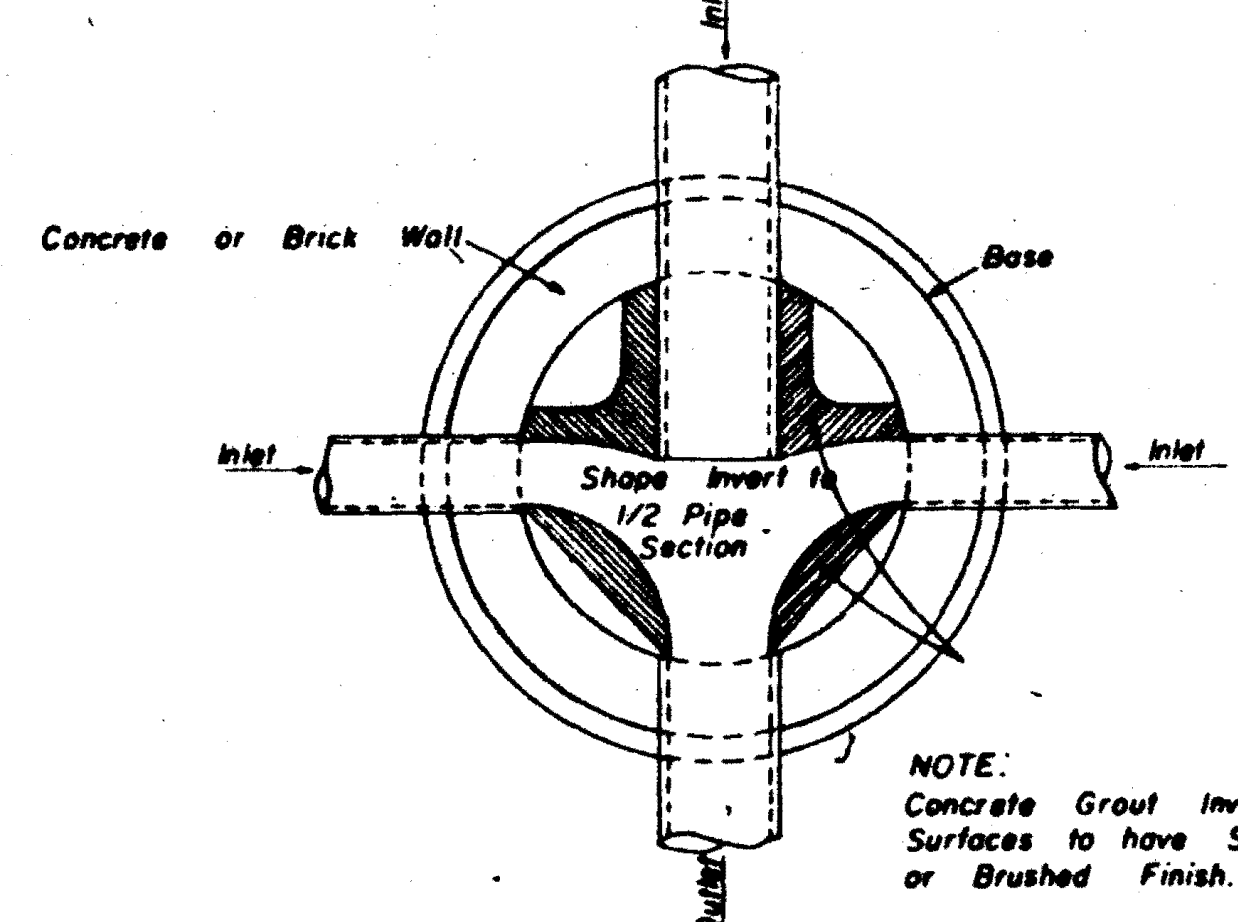
8" Poured in Place

Precast Base Unit

No. 4 # Bars at 10" C.C. on 48" M.H.
No. 4 # Bars at 9" C.C. on 60" M.H.

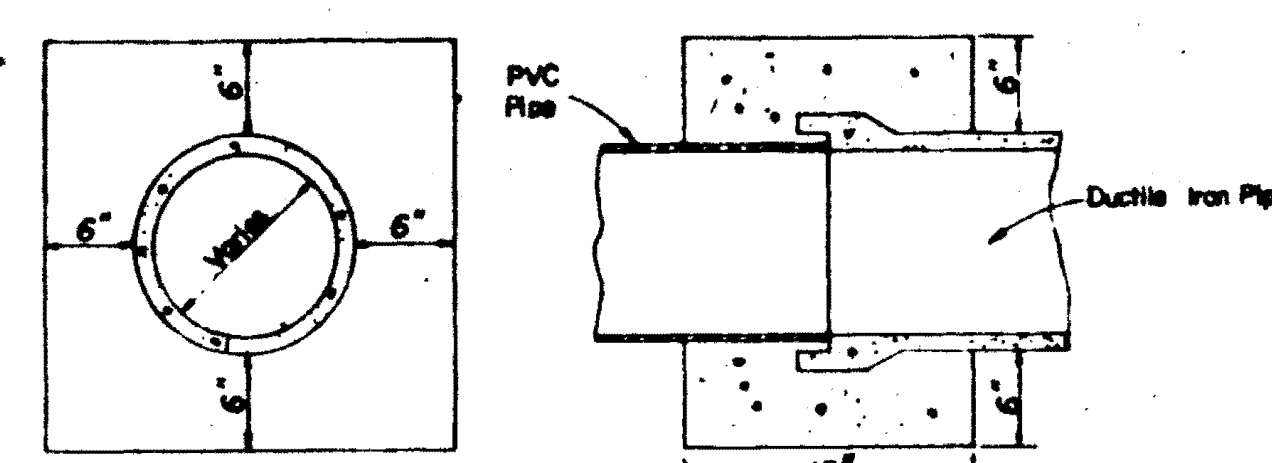


SEWER SERVICE MARKER



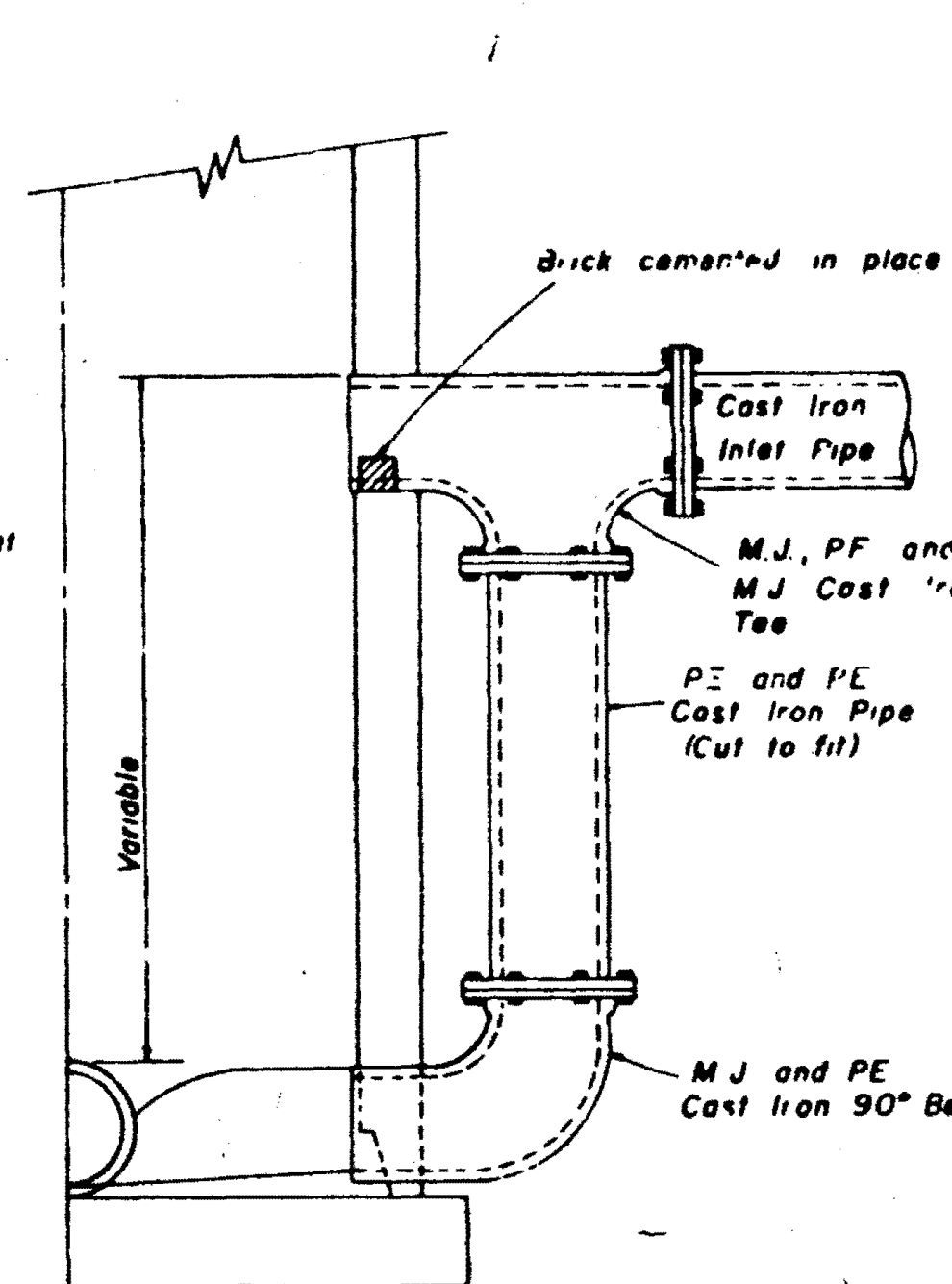
**PLAN OF MANHOLE
FLOW CHANNELS**

NOTE: Concrete Grout Invert Surfaces to have Smooth or Brushed Finish.

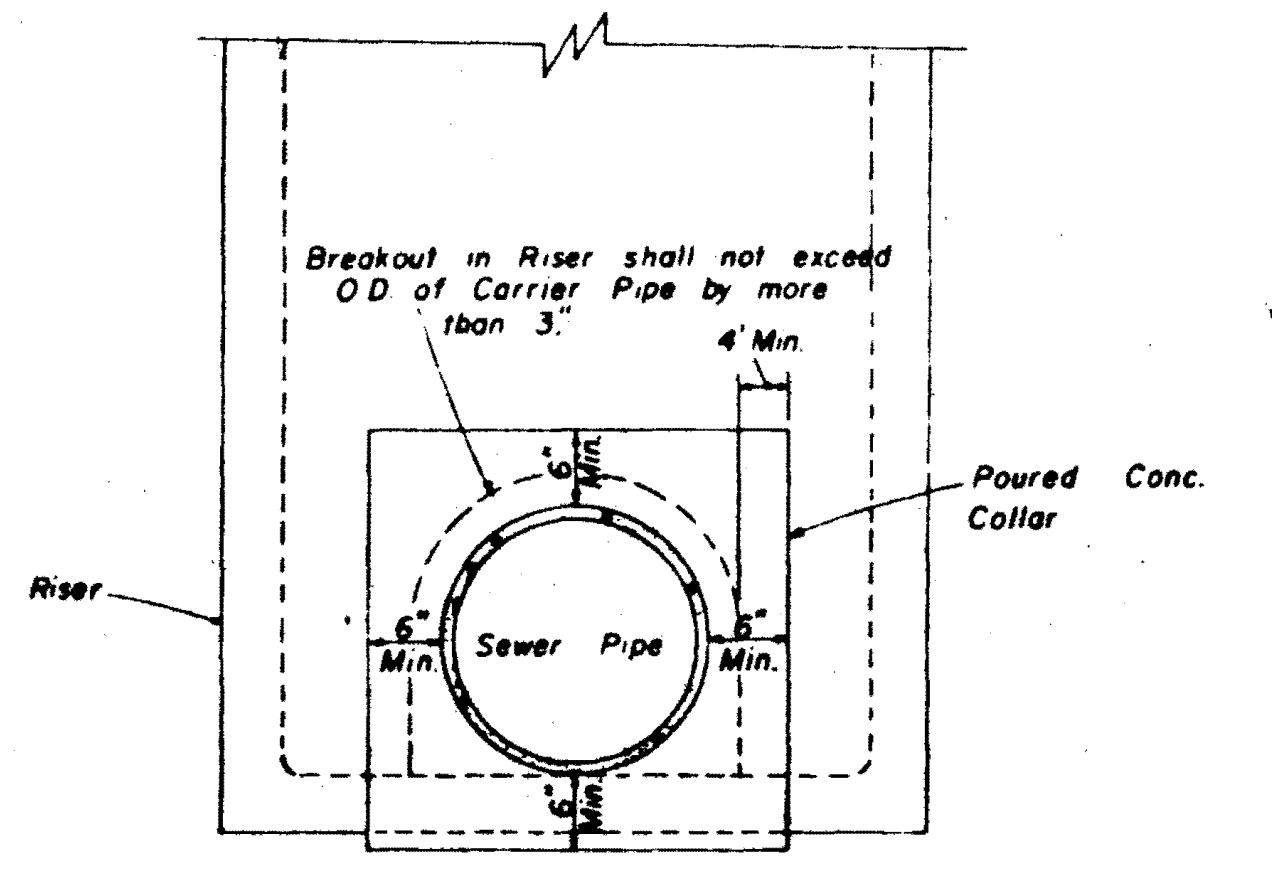


**ELEVATION SECTION
CONCRETE COLLAR DETAILS**

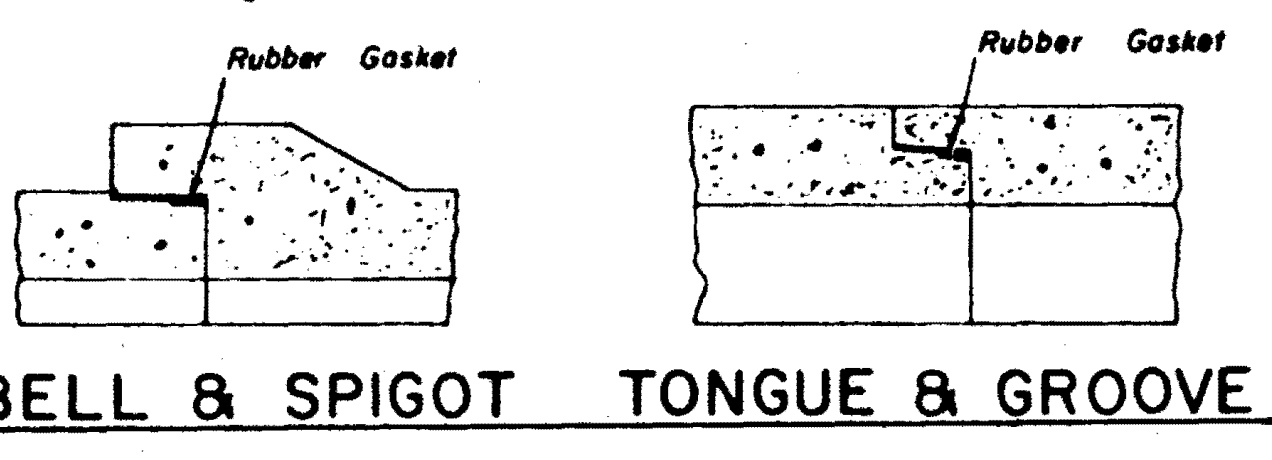
NOTE: A Femco Coupling Can Be Used



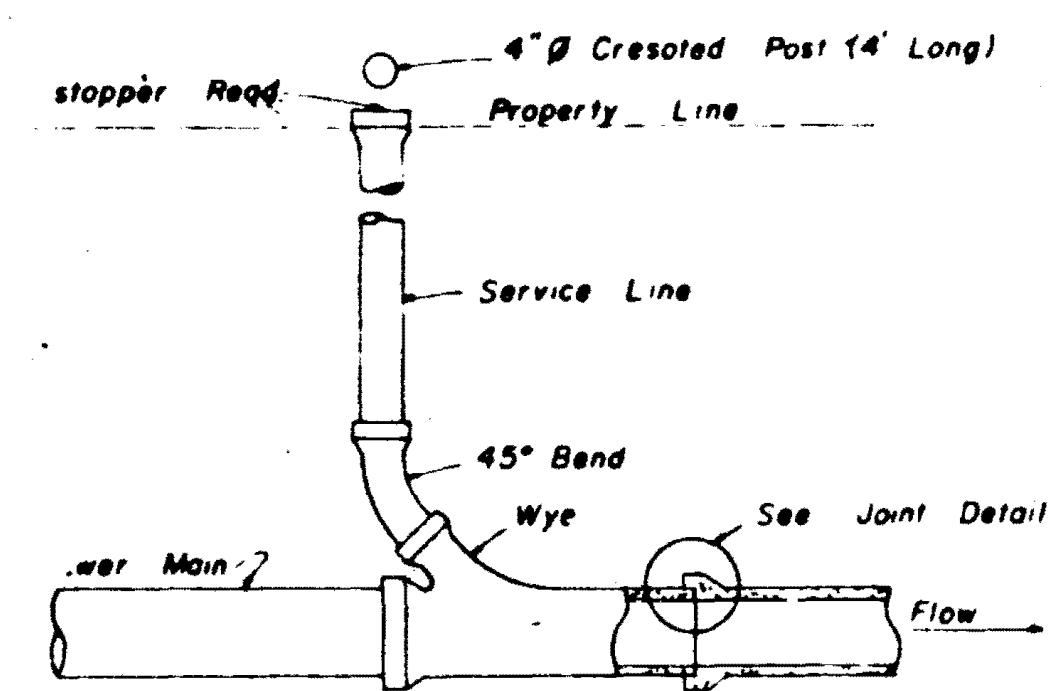
**HALF SECTION
MANHOLE WITH DROP CONNECTION**



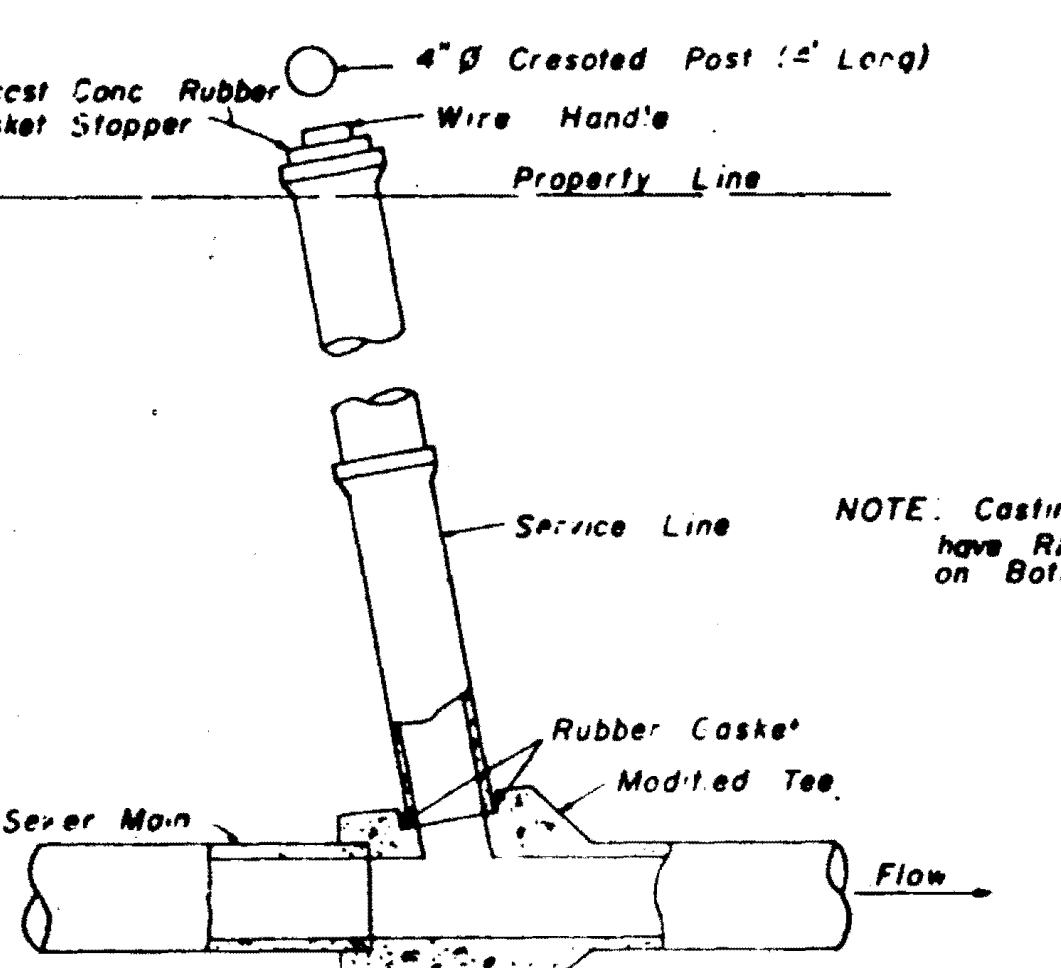
**ELEVATION
CONCRETE COLLAR AT
MANHOLE CONNECTION**



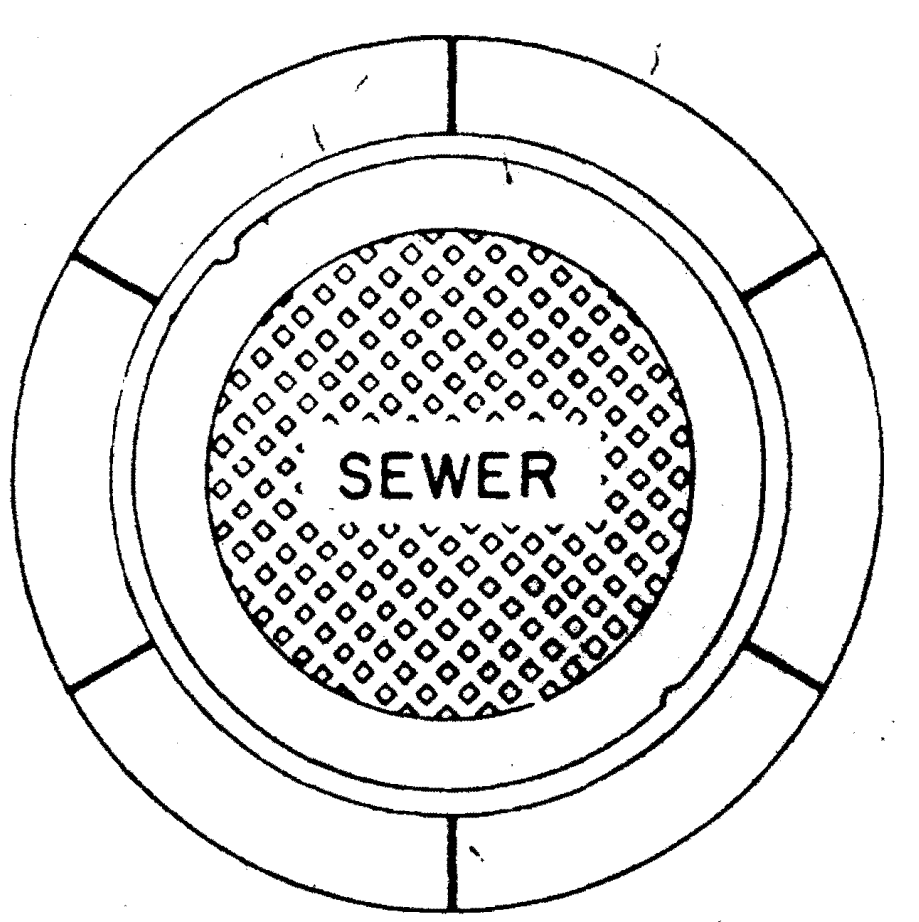
**BELL & SPIGOT TONGUE & GROOVE
JOINT DETAILS**



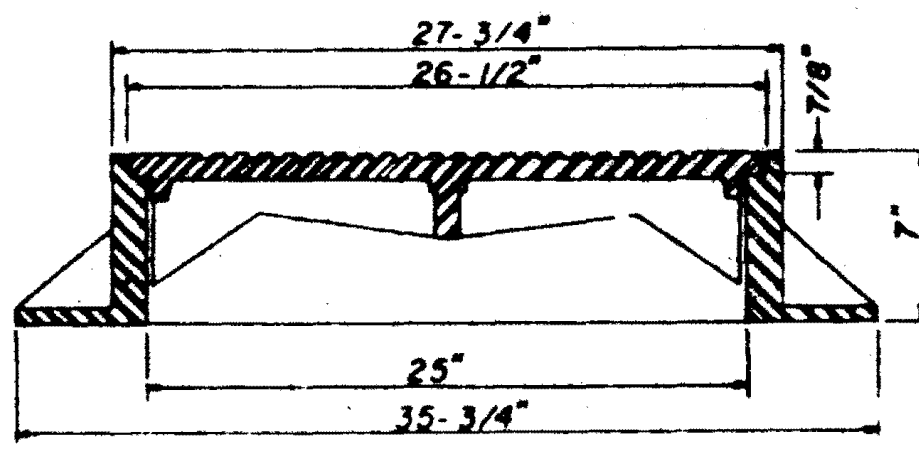
**TYPICAL SERVICE TO PROPERTY LINE
WITH WYE JOINT**



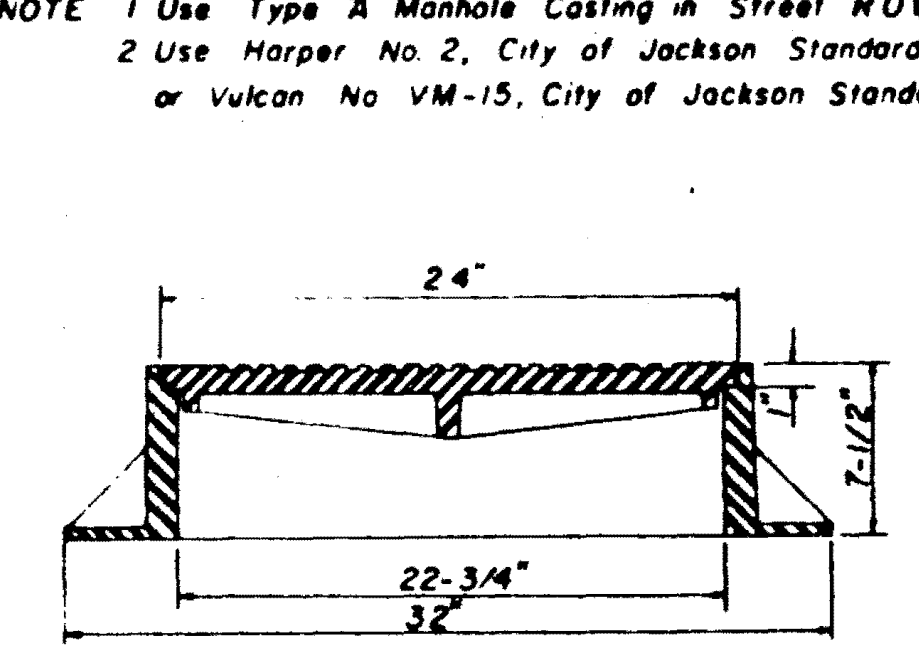
**TYPICAL SERVICE TO PROPERTY LINE
WITH MODIFIED TEE JOINT**



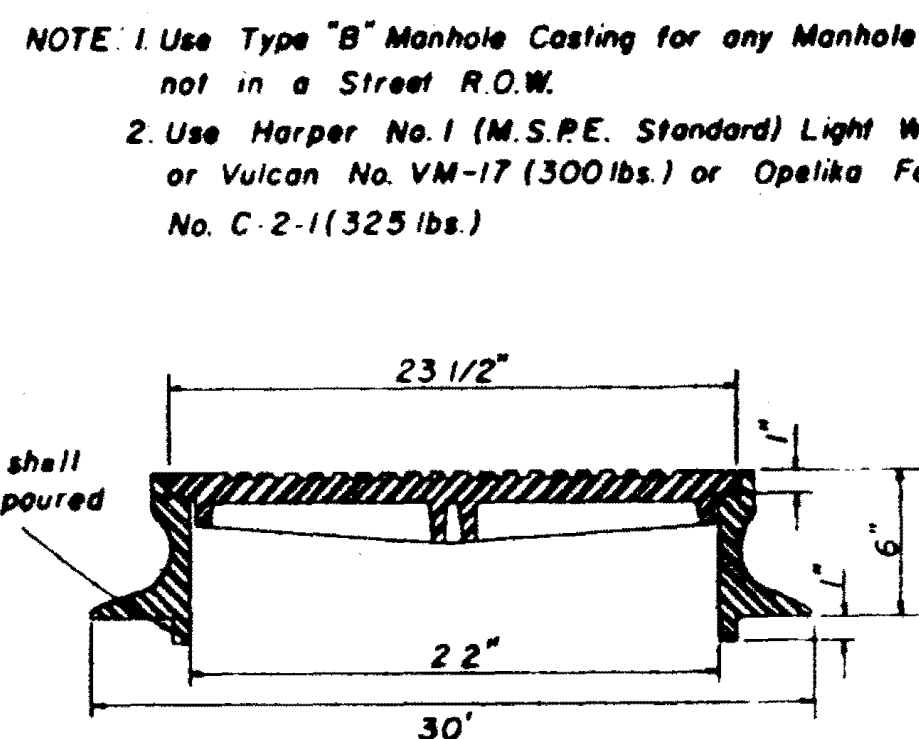
**PLAN
MANHOLE CASTING**



**SECTION
TYPE "A" MANHOLE CASTING**



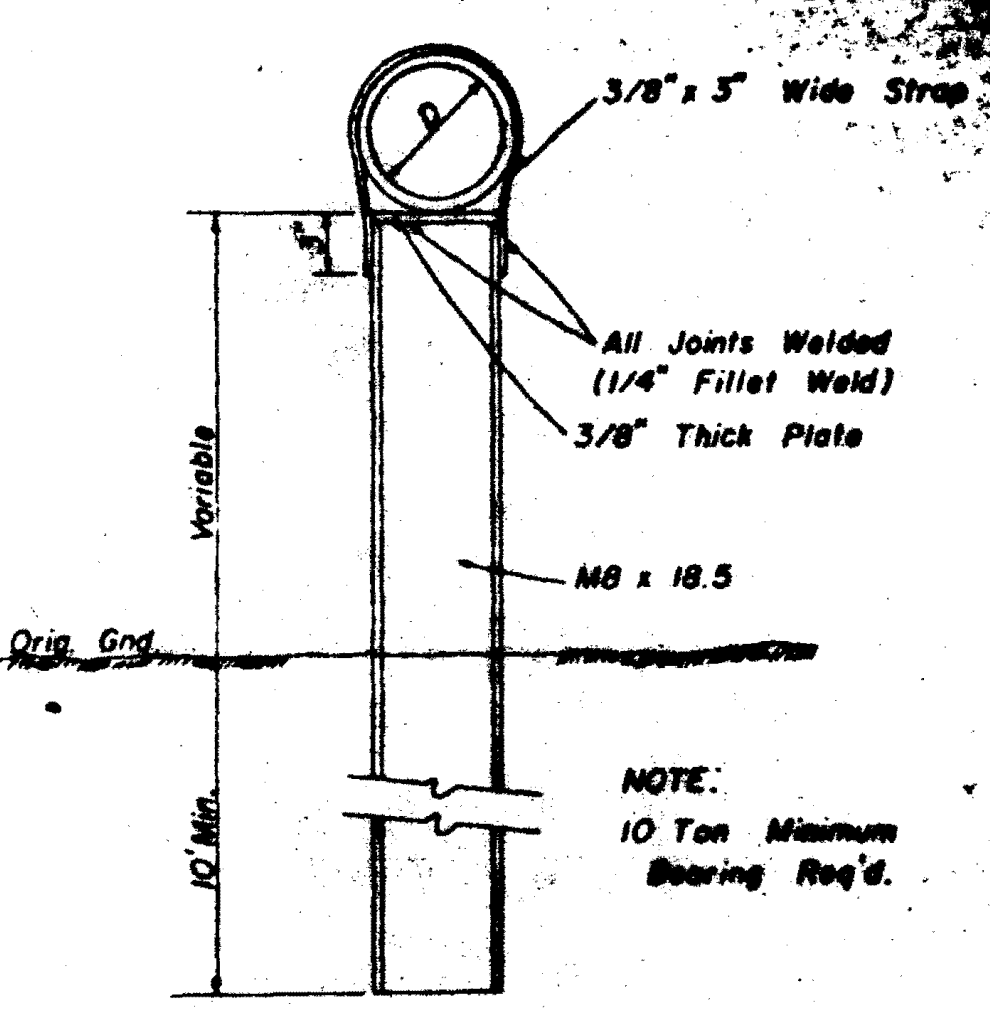
**SECTION
TYPE "B" MANHOLE CASTING**



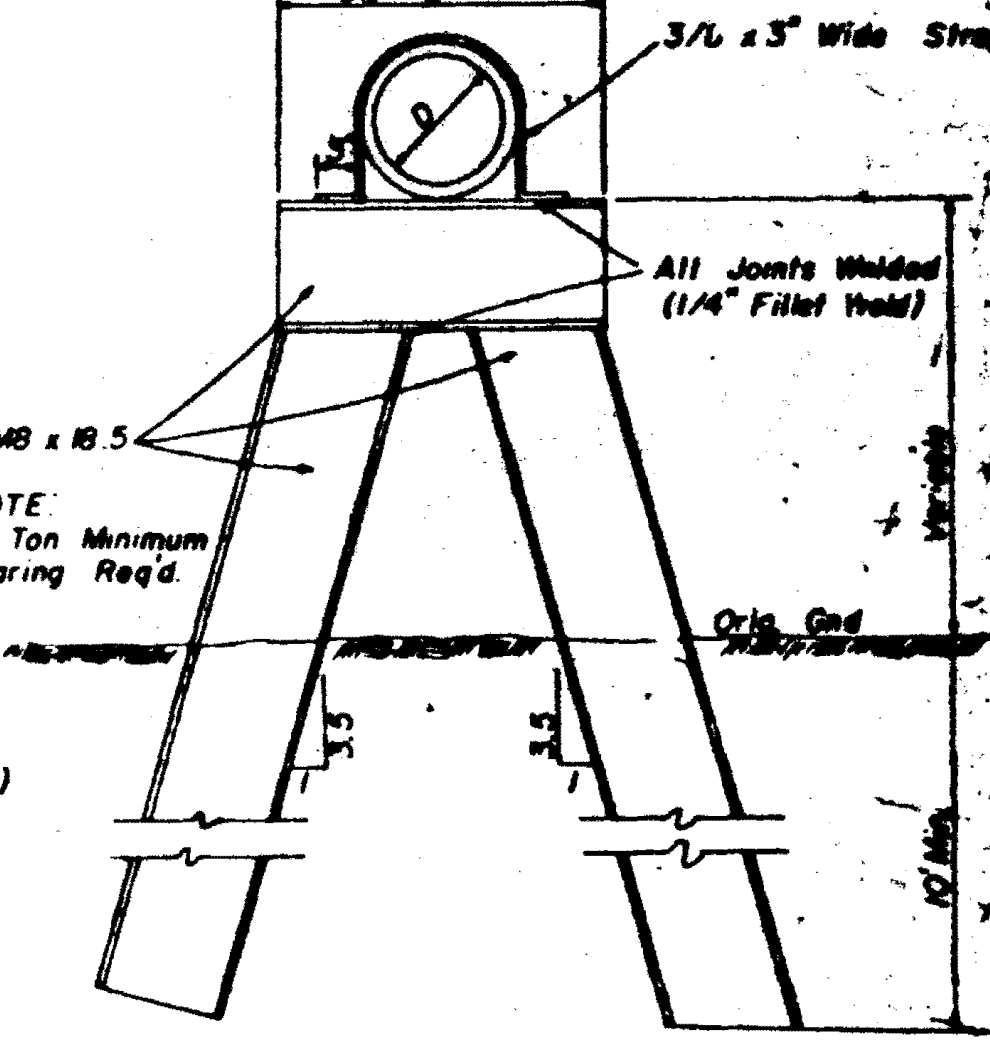
**SECTION
TYPE "C" MANHOLE CASTING**

NOTE: 1 Use Type "A" Manhole Casting in Street R.O.W.
2 Use Harper No. 2, City of Jackson Standard (420 lbs.) or Vulcan No. VM-15, City of Jackson Standard (420 lbs.)

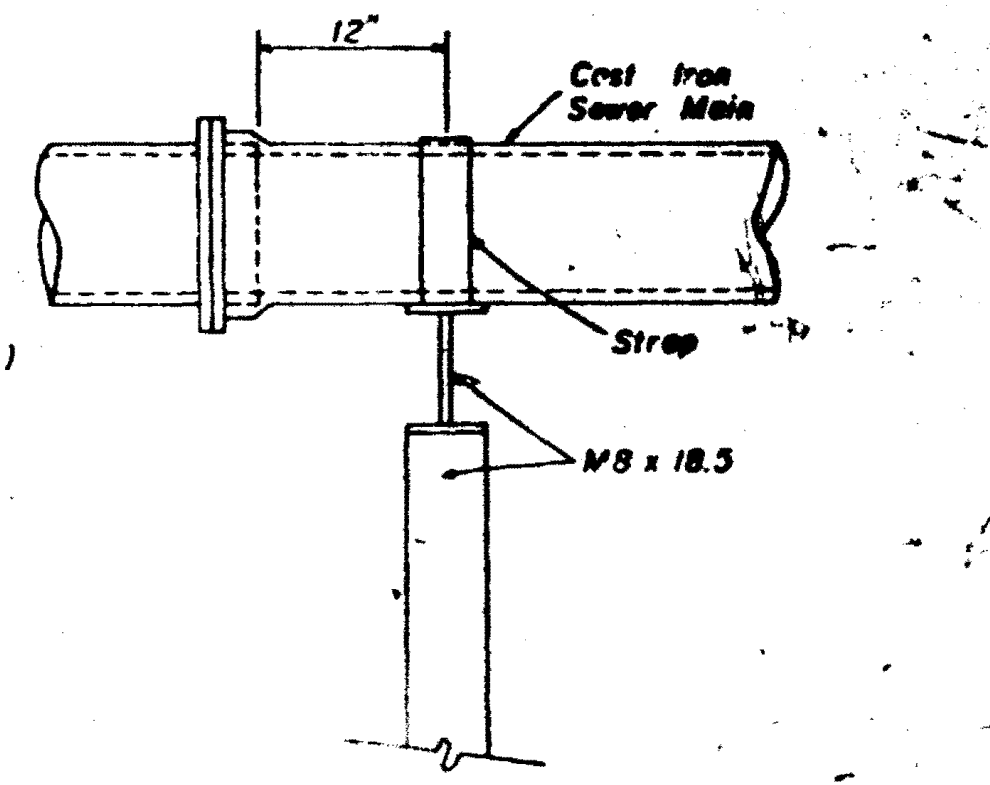
NOTE: Casting shall have Ring poured on Bottom



**DETAIL
TYPE "A" PIER**

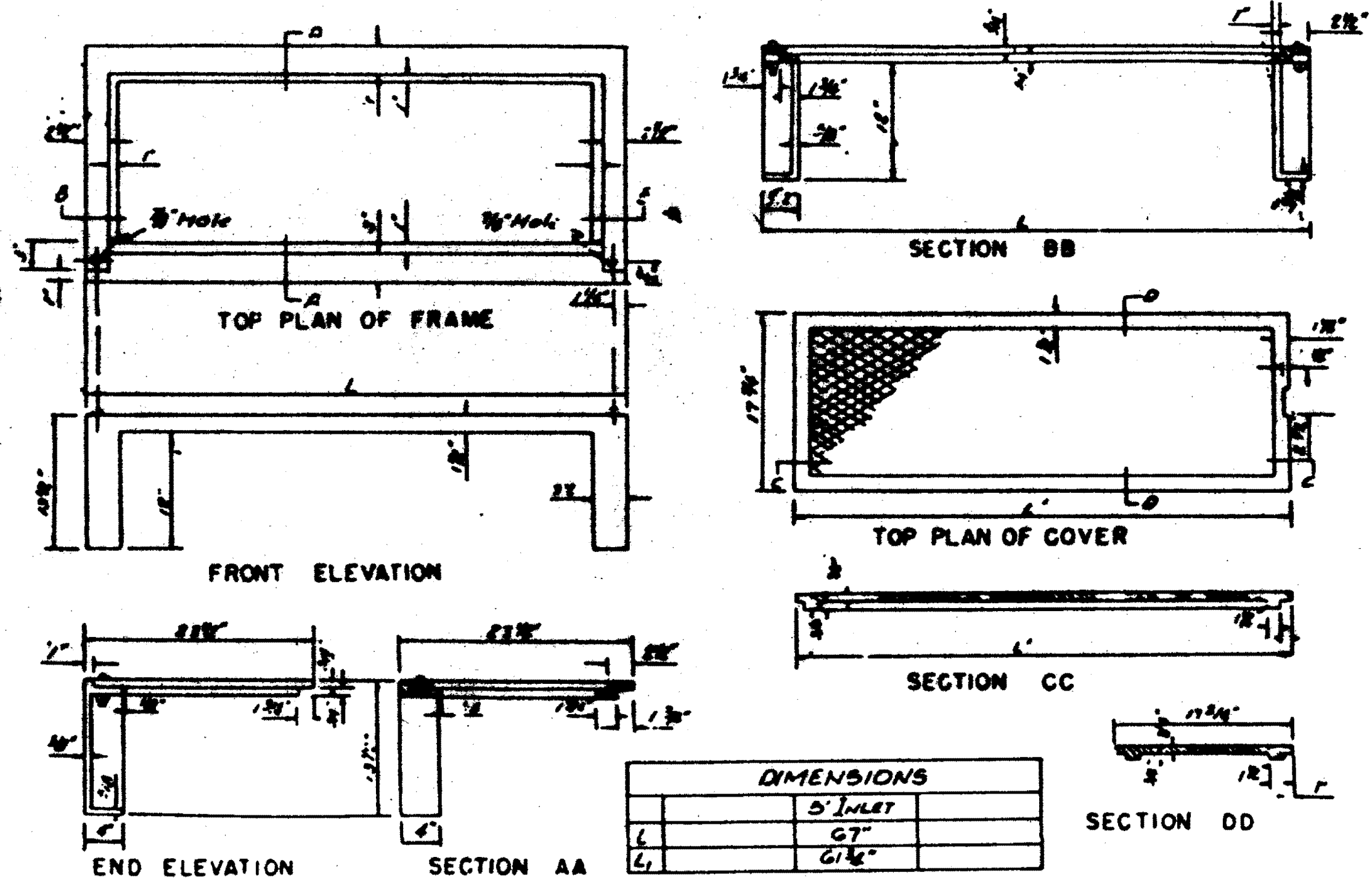


**DETAIL
TYPE "B" PIER**



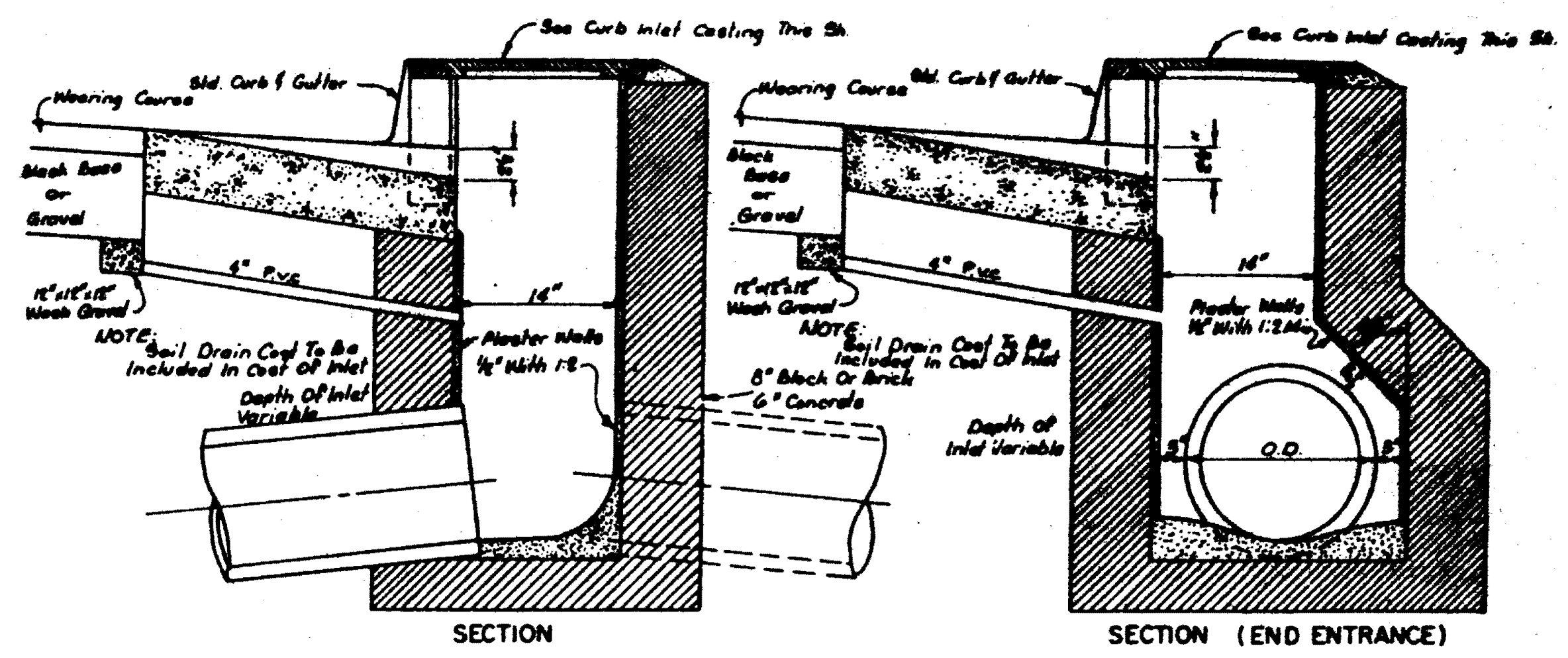
**SIDE ELEVATION
TYPE "B" PIER**

**SANITARY SEWER
STANDARD DETAILS**

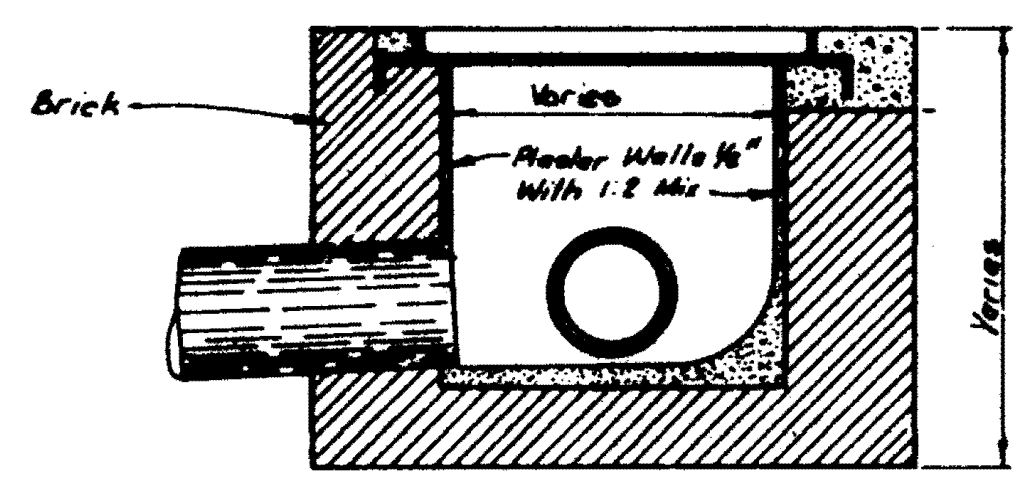


DIMENSIONS		
1	5" INLET	
2	6 7/8"	
3	6 1/2"	

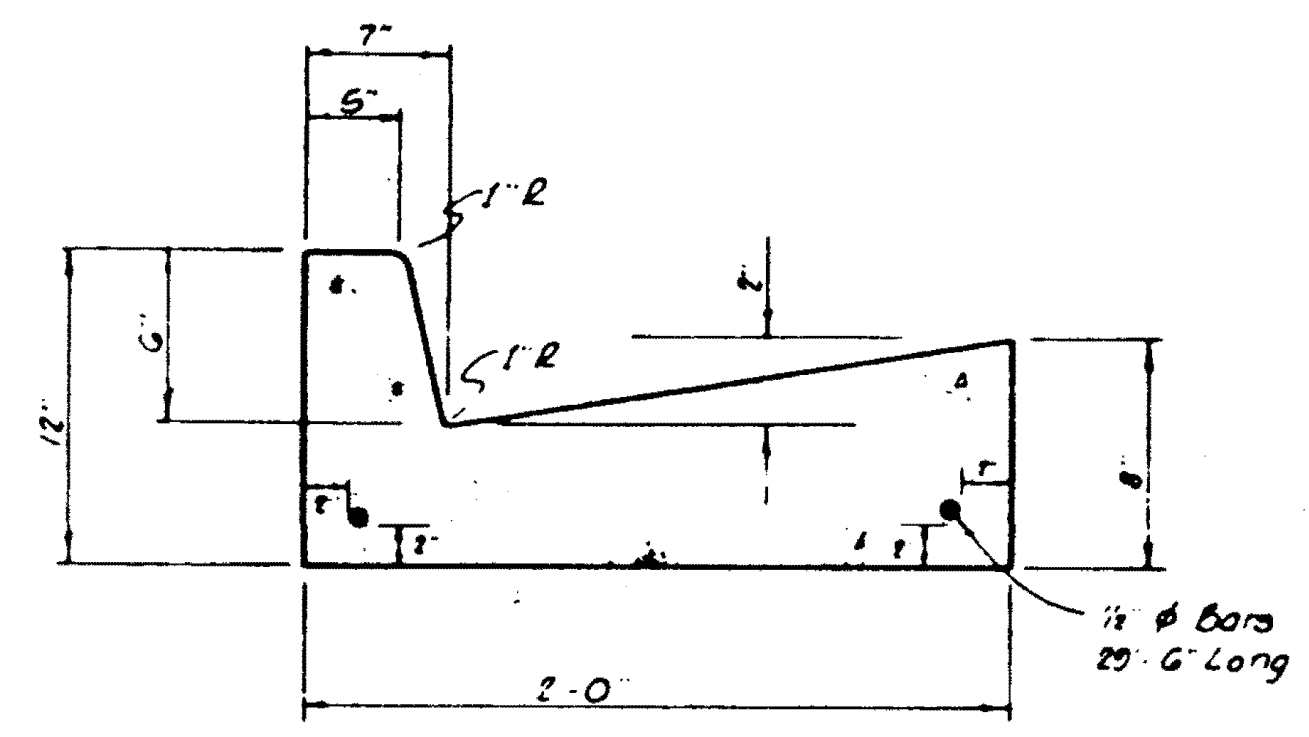
STANDARD CURB INLET CASTING



STANDARD CURB INLET

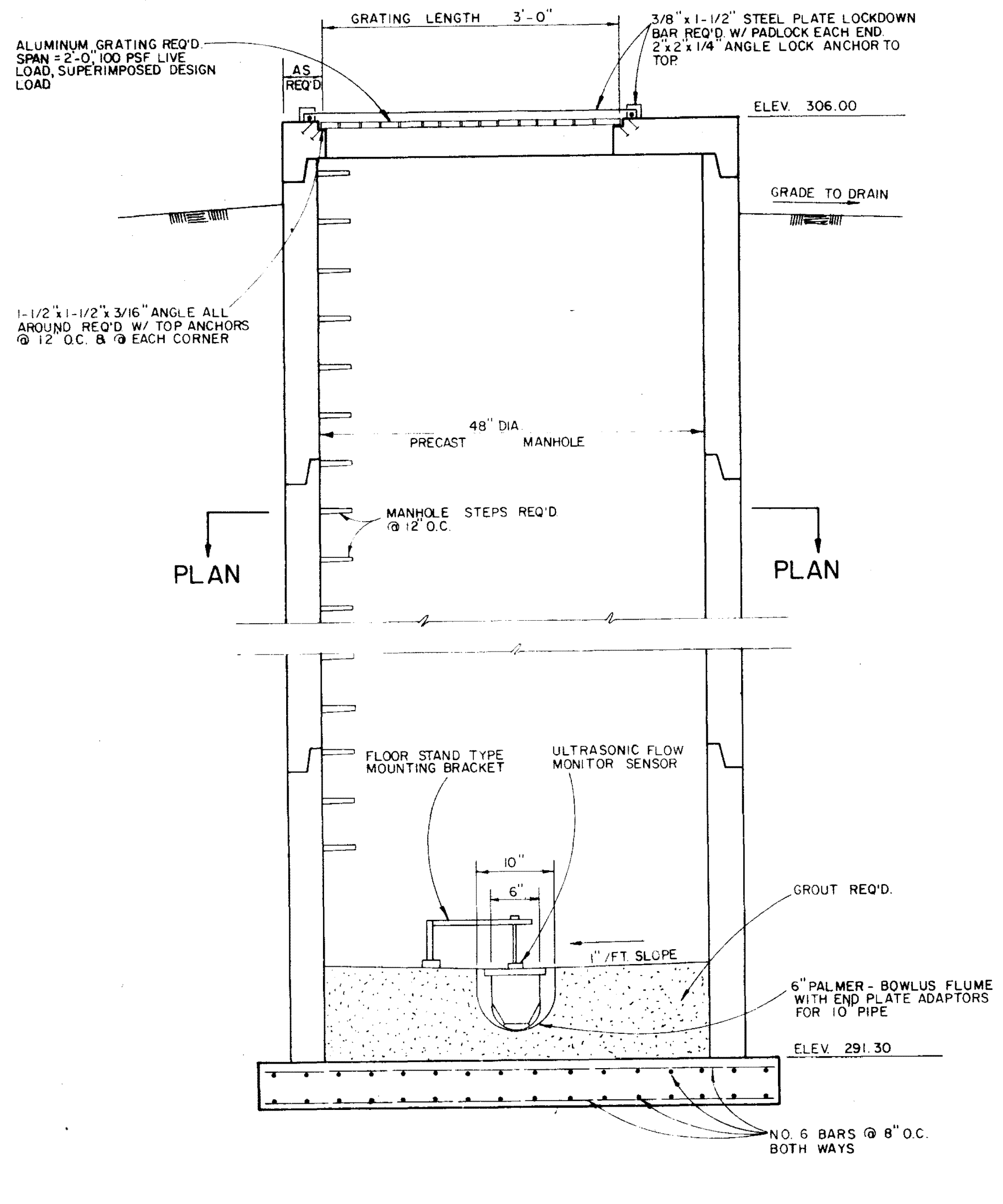
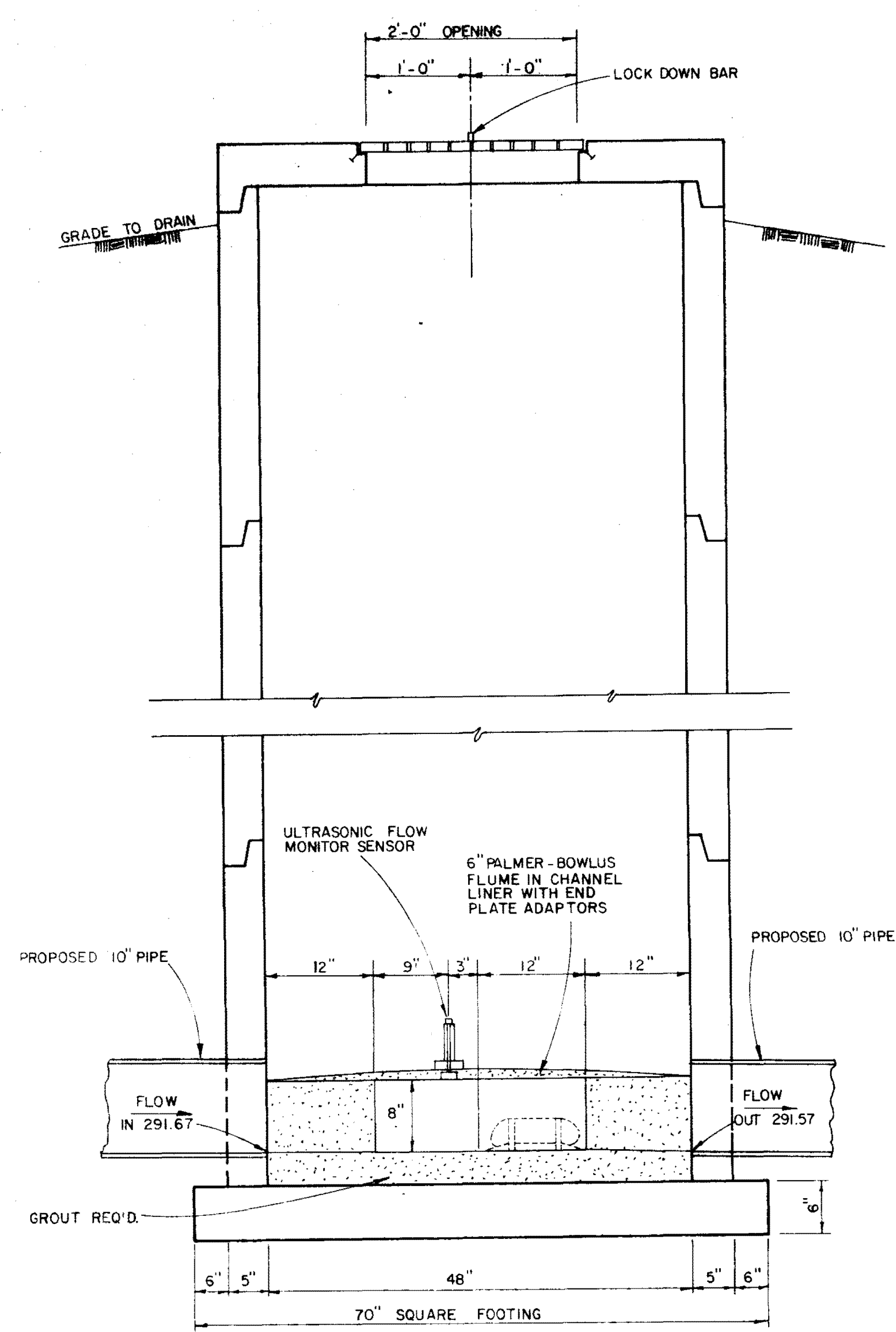
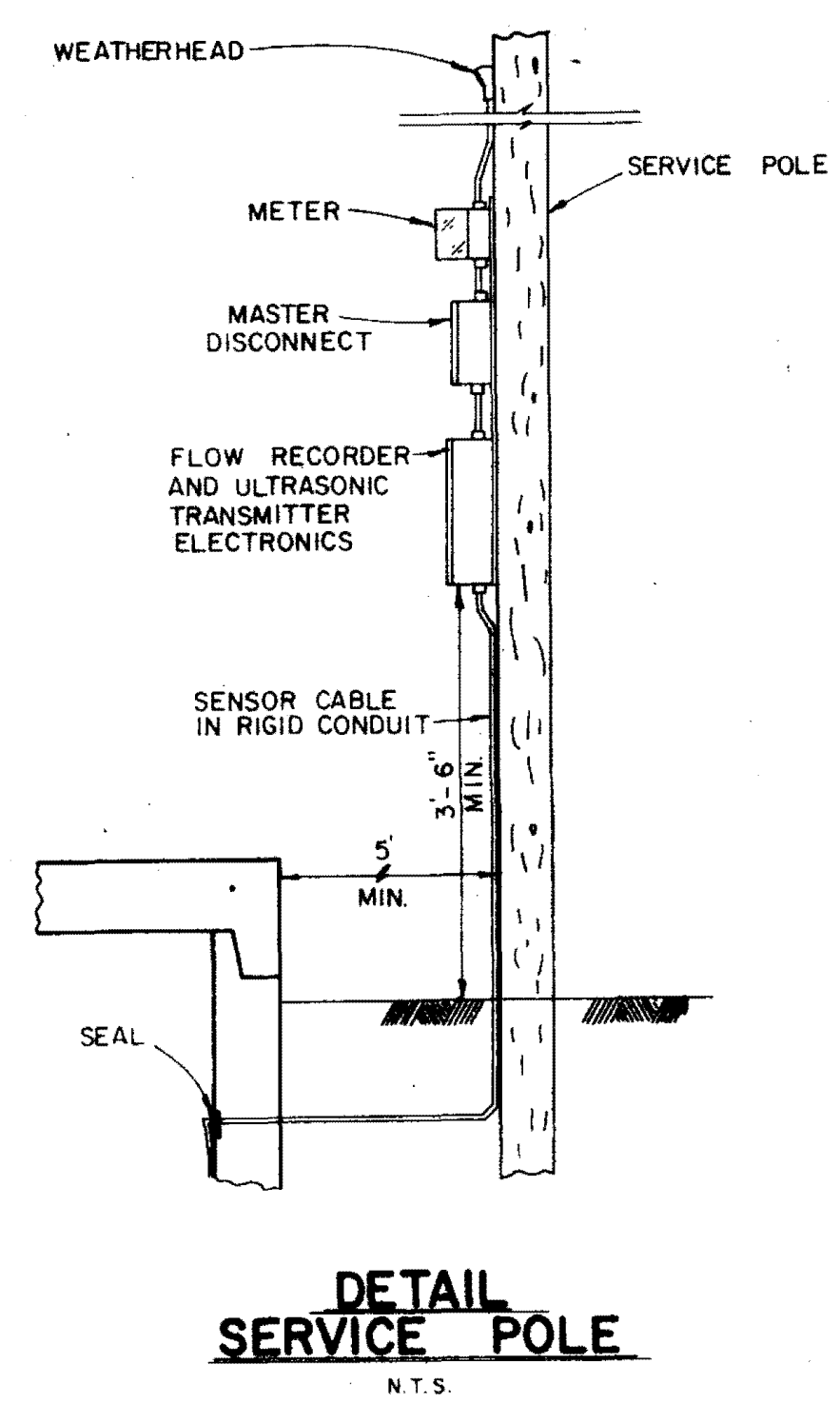
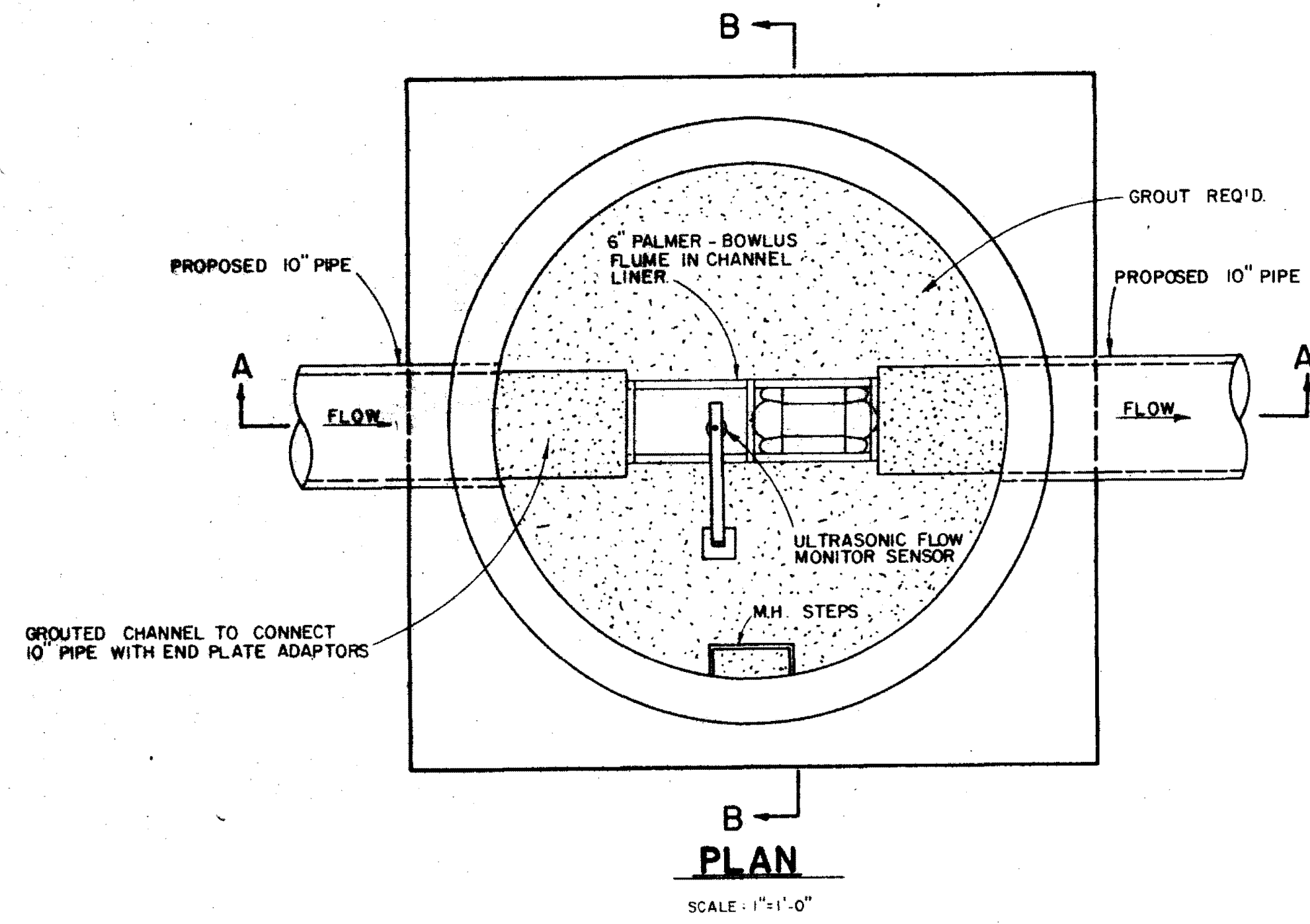


JUNCTION BOX WITH 24" NON-TRAFFIC OPEN GRATE



STANDARD CURB & GUTTER

NOTE: Water Service Connections Shall Be Marked In The Face Of The Curb With A "W" And The Sanitary Sewer Service Connections Shall Be Marked With An "S".



TRACE RIDGE SUBDIVISION PART 4		
METERING STATION DETAILS		
BROWNING INC. CONSULTING ENGINEERS JACKSON, MISSISSIPPI		
DESIGNED BY: P.L.S.	SCALE: AS SHOWN	SHEET 13 OF 13
DRAWN BY: J.M.	DATE: MARCH, 1990	