

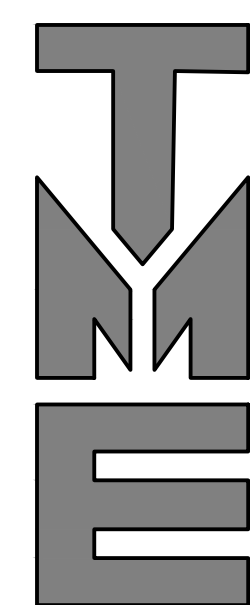
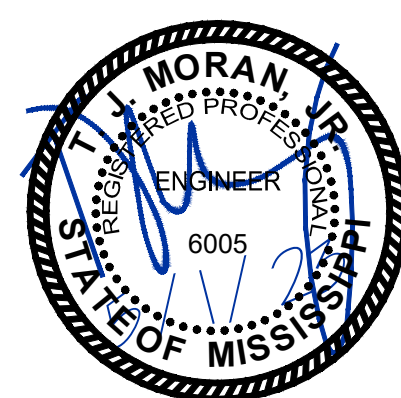
Construction Plans for Cristiano Boardwalk Subdivision

Beach Drive - 16 Lots
Harrison County, Mississippi

CLIENT:

Cristiano Boardwalk, LLC
1822 15th Street, Ste. A
Gulfport, MS 39501

May 1, 2023



TERRY MORAN
ENGINEERING

P.O. BOX 4075
BILOXI, MS 39535
PH 228.896.4733
FAX 228.896.6768

TERRY MORAN,
P.E., P.L.S.

IN ASSOCIATION WITH

FA | **FOUNTAIN & ASSOCIATES**
CIVIL AND COMMERCIAL DESIGN
1822 15th Street, Ste. 12
Gulfport, MS 39501
228-861-5209

SHEET INDEX

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ATTENTION: NO CONSTRUCTION IS TO COMMENCE ON THIS PROJECT BEFORE THE APPROPRIATE PERMITS HAVE BEEN OBTAINED.



DEMOLITION NOTES:

- 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.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES THAT MIGHT OCCUR TO IMPROVEMENTS SHOWN HEREON TO REMAIN.
- 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. SOIL DESIGNATED TO BE REMOVED FROM THE SITE SHALL BE AT THE CONTRACTORS EXPENSE.
- CONTRACTOR WILL NOT BE RESPONSIBLE FOR DEMOLISHING, REMOVING, OR RELOCATING ANY EXISTING ABOVE OR BELOW GROUND TELEPHONE OR POWER (UNLESS OTHERWISE SPECIFIED) BUT SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH ALL LOCAL UTILITY COMPANIES.
- CONTRACTOR SHALL CALL THE MISSISSIPPI DAMAGE PREVENTION NUMBER (1-800-227-6477) 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 DEMOLISHED, REMOVED, OR RELOCATED THAT RESULT FROM CONTRACTOR'S WORK. REMOVAL OF ALL POWER LINES, POLES, AND APPURTENANCES SHALL BE BY LOCAL UTILITY COMPANY.
- LIMITS OF CLEARING AND GRUBBING SHALL BE PROPERTY LINES, UNLESS SPECIFICALLY DESIGNATED OTHERWISE.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL CONSTRUCTION PERMITS THAT ARE REQUIRED TO ACCOMPLISH THE WORK SPECIFIED HEREON.

STORM WATER POLLUTION PREVENTION NOTES:

- CONTRACTOR SHALL STOCKPILE TOPSOIL ON SITE IN GREEN SPACE NORTH OF PARKING LOT FOR USE IN LANDSCAPING.
- CONTRACTOR SHALL LINE ALL PROPOSED SWALES AND DETENTION POND SLOPES WITH EROSION AND SEDIMENT CONTROL BLANKETS AS SHOWN.
- CONTRACTOR SHALL ROUGHEN ALL 4:1 CUT SLOPES BY DISKING PRIOR TO SEEDING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SEEDING WITH TEMPORARY SEED ANY DISTURBED AREAS THAT WILL BE LEFT UNDISTURBED FOR FOURTEEN OR MORE DAYS (SEE MDEQ LIST OF TEMPORARY SEED TYPES).
- CONTRACTOR SHALL BE RESPONSIBLE FOR SEEDING WITH PERMANENT SEED ANY DISTURBED AREAS WITHIN SEVEN DAYS (SEE OWNER FOR TYPE OF LANDSCAPE TO BE USED).
- ALL EQUIPMENT MAINTENANCE AND REPAIR SHALL BE DONE OFFSITE.
- TRASH RECEPTACLES SHALL BE PLACED AT CONVENIENT LOCATIONS THROUGHOUT THE SITE.
- THE MAIN TRASH COLLECTION BIN SHALL BE PLACED NEAR THE CORNER OF THE CONSTRUCTION ENTRANCE. CONTRACTOR SHALL COORDINATE PICKUP WITH THE CITY OR REFUSE DISPOSAL PROVIDERS AND SHALL ENSURE THAT COLLECTION IS DONE A MINIMUM OF ONCE A WEEK.
- CONTRACTOR SHALL CHECK ALL DISTURBED AREAS, EROSION AND SEDIMENT CONTROLS AFTER EACH SIGNIFICANT RAINFALL BUT NOT LESS THAN ONCE PER WEEK AND MAKE ANY NEEDED REPAIRS WITHIN 24 HOURS.
- CONTRACTOR SHALL REMOVE ANY SEDIMENT FROM SILT FENCE, CHECK POINTS, AND INLET PROTECTION DEVICES WHENEVER SEDIMENT HAS ACCUMULATED TO 50 PERCENT CAPACITY. CONTRACTOR SHALL MAINTAIN ALL VEGETATED AREAS TO PROVIDE PROPER GROUND COVER BY RESEEDING, FERTILIZATION, OR MULCHING AS NEEDED.
- A TEMPORARY OFFICE AND PORTABLE TOILET BUILDINGS SHALL BE LOCATED AT THE OR NEAR THE JOB TRAILER OR LAY-DOWN YARD AND AT LOCATIONS SO THAT NO PART OF THE PROJECT IS MORE THAN 1,000 FEET FROM A TOILET FACILITY IF POSSIBLE. THESE STRUCTURES SHALL BE MAINTAINED ON A REGULAR SCHEDULE BY A LICENSED DISPOSAL COMPANY.

SITE NOTES:

- SEE SHEET CD1 FOR PAVEMENT DETAILS.
- SHOULD CONTRACTOR FIND ANY DISCREPANCIES IN DIMENSIONS, PROJECT ENGINEER SHALL BE CONSULTED IMMEDIATELY.
- ALL DIMENSIONS ARE FROM BOC TO BOC.
- CONTRACTOR SHALL FORM CURB AT HANDICAP RAMP LOCATIONS TO MEET ADA REQUIREMENTS. ALL FINISH SPOT ELEVATIONS REPRESENT CURB FLANGE (FL) ELEVATIONS, TOP OF CURB (TOC), OR TOP OF SURFACE (TOP).
- CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AT ALL TIMES.
- OWNER SHALL BE RESPONSIBLE FOR GRADING OF PARCELS TO ENSURE POSITIVE DRAINAGE AS INDICATED.
- ALL FINISH SPOT ELEVATIONS REPRESENT CURB FLANGE (FL) ELEVATIONS, TOP OF CURB (TOC), OR TOP OF SURFACE (TOP).

UTILITY NOTES:

- ALL NEW WATER MAIN SHALL BE PVC, C900 AWWA APPROVED.
- ALL SEWER MAIN SHALL BE PVC, ASTM 2-3034 SDR 26.
- WATER AND SEWER SERVICES SHALL CONFORM TO THE DETAIL SHEET.
- ANY ROAD CROSSING REQUIRED SHALL BE DONE IN STRICT CONFORMANCE WITH THE PLAN DETAIL AND SPECIFICATIONS.
- ALL TAPS ONTO EXISTING WATER AND SEWER MAINS SHALL BE COORDINATED WITH THE CITY OF BILOXI PUBLIC WORKS DEPARTMENT.
- EXISTING UTILITY INFORMATION BASED ON SURVEY.
- ALL PRESSURE AND LEAKAGE TESTS MUST BE IN ACCORDANCE WITH AWWA C-600.
- DISINFECTION AND SAMPLING PROCEDURES SHOULD MEET THE CURRENT AWWA STANDARD (C652).

LOCAL UTILITY COMPANIES:

- WATER AND SEWER - CITY OF BILOXI 435-6265
- GAS SERVICE - CENTERPOINT ENERGY 896-7500
- TV CABLE SERVICE - CABLE ONE 864-1506
- ELECTRICAL SERVICE - MS POWER 868-9800
- TELEPHONE SERVICE - AT&T 557-6000
- MISS I CALL BEFORE YOU DIG 1-800-227-6477

LEGEND

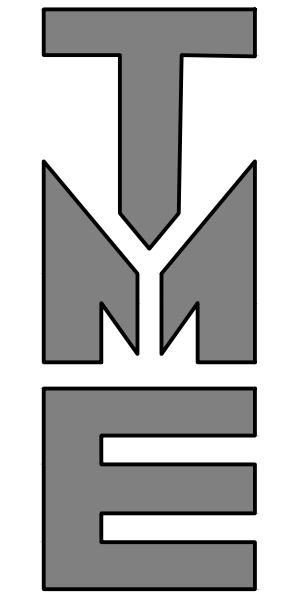
PROPOSED		EXISTING
— W —	WATER MAIN	---W---
— S —	SEWER LINE	---S---
— G —	GAS LINE	---G---
— · · —	ROW/PROP	— · · —
— · · —	QTR SECTION	— · · —
— x —	WIRE FENCE	— x —
⊕	CLEAN-OUT	⊕
Ⓢ	MANHOLE	Ⓢ
⋈	WATER VALVE	⋈
⚡	FIRE HYDRANT	⚡
W	WATER METER	W
21.5	PROP. SPOT EL.	
	EXIST. SPOT EL.	+ 3.3
T	TYP. SIGN	T
STOP	TYP. STOP BAR	STOP
=====	HEADER CURB	=====
=====	CURB & GUTTER	=====

GENERAL NOTES & LEGENDS

PROJECT SCOPE:

CONSTRUCT CRISTIANO BOARDWALK SUBDIVISION AS PER DRAWINGS FOUND HEREIN AND ALL CITY/STATE REQ'S & PERMITS.

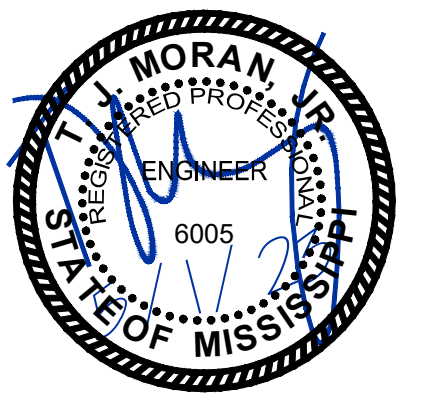
NON-EXCLUSIVELY, GRADING, ASPHALT PAVING, STORM & UTILITY LINES, CONCRETE FORMING AND FINISHING, PAVEMENT STRIPING, AND GRADING/GRASSING/FINISHING IMPROVEMENTS SHALL BE REQ'D TO COMPLETE THIS PROJECT.



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BILOXI, MS 39535
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FAX 228.896.6768

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In Association With



Date 10-04-2022
Drawn By N.O.F.
Check By T.J.M.
REV _____

CRISTIANO BOARDWALK
SUBDIVISION
BEACH BLVD
BILOXI, MS



TERRY MORAN ENGINEERING
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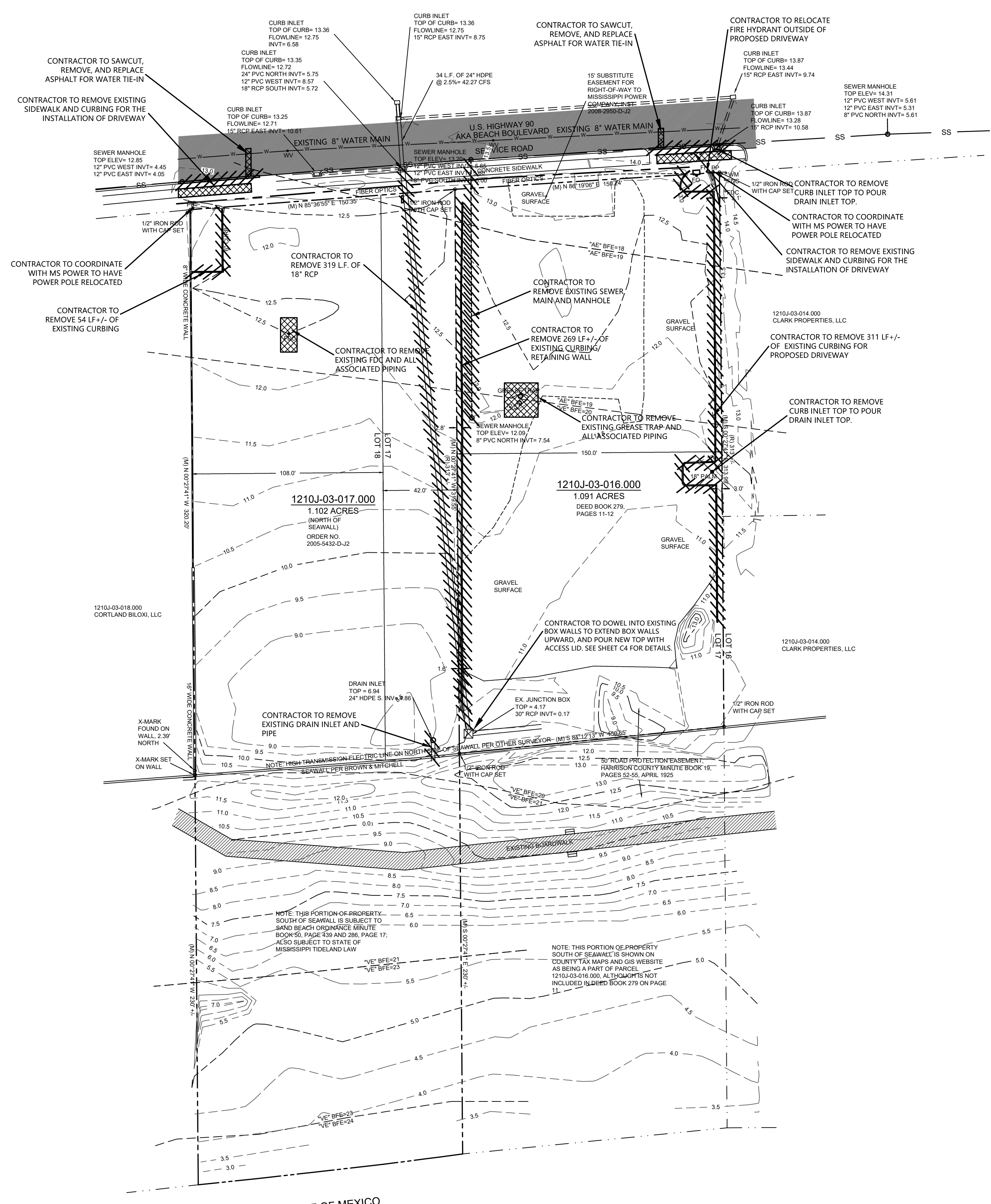


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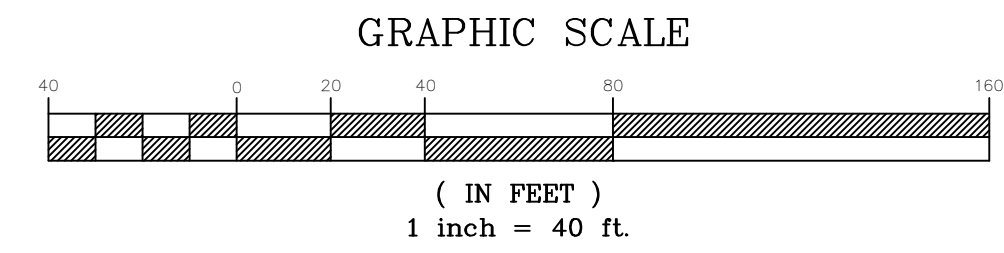
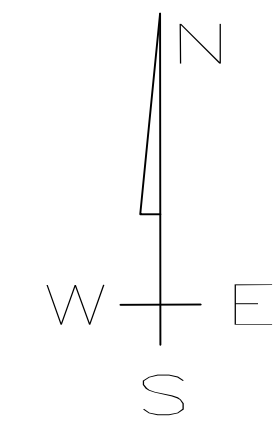
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BILOXI, MS



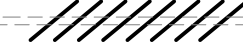



EXISTING CONDITIONS & DEMOLITION PLAN

SCALE: 1" = 40'-0"



BOUNDARY BASED ON SURVEY BY CROSBY SURVEYING;
TOPOGRAPHIC INFORMATION BASED ON THE SAME
SUBJECT PROPERTY LIES WITHIN "VE24", "VE23",
"VE21", "VE20", "AE19", & "AE18" FLOOD ZONES PER
FEMA PANEL 28047C0289G DATED JUNE 16, 2009

LEGEND

-  REMOVE UTILITY
-  DENOTES REMOVAL OF ALL EXISTING IMPROVEMENTS AND FILL
-  DENOTES LIMITS OF REMOVAL FOR A STRUCTURE AND ITS APPURTENANCES
-  TREE DEMO

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 NECESSARY WORK WITH LOCAL UTILITY COMPANIES.
5. CONTRACTOR SHALL CALL THE MISSISSIPPI DAMAGE PREVENTION NUMBER (1-800-227-6477) 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.
9. REMOVAL ITEMS NOTED BASED ON WHAT WAS ABLE TO BE LOCATED BY SURVEYOR. ANY PIPE/INFRASTRUCTURE THAT IS BURIED MAY REQUIRE REMOVAL ONCE DISCOVERED DURING CONSTRUCTION.

TREE NOTE:

CONTRACTOR TO ONLY REMOVE TREES THAT CONFLICT WITH NEWLY PROPOSED ROADWAY AND/OR INFRASTRUCTURE. HOME BUILDER TO PERMIT AND REMOVE TREES WITHIN PROPOSED LOTS AS THEY SEE FIT.



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 BILOXI, MS 39535
 PH 228.896.4733
 FAX 228.896.6768
 TERRY MORAN,
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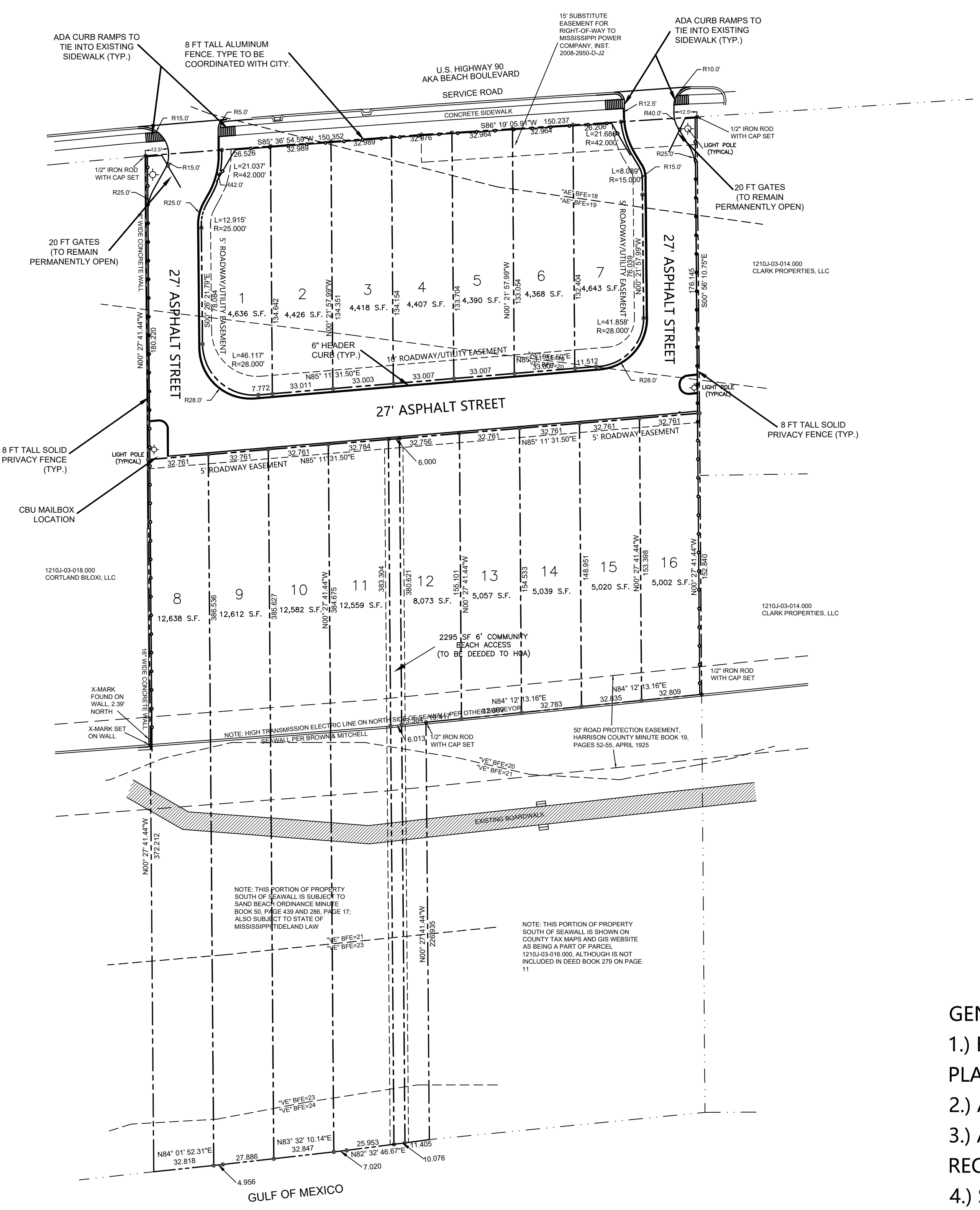


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CRISTIANO BOARDWALK
 SUBDIVISION
 BEACH BLVD
 BILOXI, MS



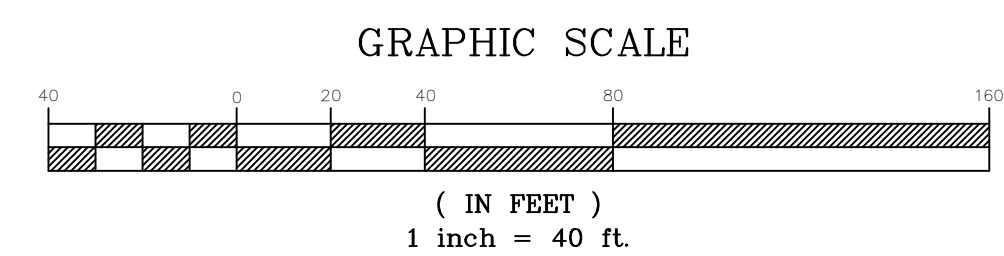
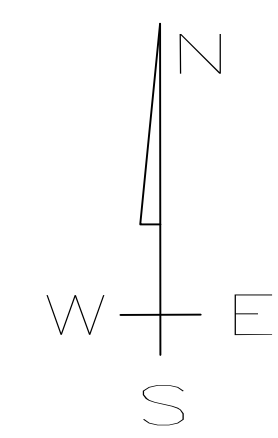
LOT & STREET LAYOUT

SCALE: 1" = 40'-0"

NOTE: ALL CONSTRUCTION SHALL COMPLY WITH THE "MISSISSIPPI STANDARD SPECIFICATIONS FOR STATE AID ROAD CONSTRUCTION, 2017 EDITION".

GENERAL NOTES:

- 1.) BUILDABLE AREA FOR LOTS 8-16 SHALL BE NORTH OF THE PLATTED ROADWAY PROTECTION EASEMENT.
- 2.) ALL HOMES ON PROPOSED LOTS TO BE FACING SOUTH.
- 3.) ALL HOME CONSTRUCTION TO MEET V ZONE REQUIREMENTS SET FORTH BY FEMA AND THE CITY OF BILOXI.
- 4.) SIDEWALKS FOR DEVELOPMENT ARE TO BE PLACED WITHIN THE PLATTED 5' ROADWAY EASEMENT AND CONSTRUCTED BY THE HOME BUILDER PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY FOR HOMES.
- 5.) ALL INFRASTRUCTURE TO BE DONATED TO THE CITY OF BILOXI FOR PERPETUAL MAINTENANCE.



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 FEMA PANEL 28047C0289G DATED JUNE 16, 2009

Shoebx

Compatible with fiberglass, aluminum, & concrete poles

Watts	Source	Lumens	Footprint	Colors
250W	HPS	15,000	III	
400W	HPS	13,000	III	Black, Brown
350W	MH	13,000	III	

Poles for Decorative Post Top Luminaries

Poles shown are direct buried. Bolted base poles are available. Contact Mississippi Power for pricing. Concrete poles are available in Gray. Fiberglass poles are available in Dark Bronze. Aluminum poles are available in Bronze or Black.

Material	Length	Mounting height	Colors
Aluminum	20'	14'	Black

LEGEND
 TOTAL ACREAGE - 4.02 +/- ACRES
 ZONING - CB
 # OF LOTS - 16
 MINIMUM LOT SIZE - 32.76' X 139.54'
 MINIMUM LOT AREA - 4,390 SF

PROPOSED SETBACKS
 FYSB - 15 FT
 SYSB - 3 FT
 RYSB - 20 FT

FENCING NOTES:

- 1.) ONLY FENCES ALONG THE EAST AND WEST PROPERTY LINES SHALL BE SOLID TO COMPLY WITH THE FLOOD REGULATIONS.
- 2.) FENCES ALONG THE NORTH AND SOUTH PROPERTY LINES SHALL ALLOW WATER TO FLOW THROUGH (WROUGHT IRON).
- 3.) FENCES ALONG THE NORTH PROPERTY LINE AND 15 FEET SOUTH ON EAST AND WEST SIDES TO BE NO HIGHER THAN 4 FOOT. ONCE PAST 15 FEET, FENCING CAN STEP UP TO 8 FEET.

NOTE:
 NO ON SITE SUPERVISION OR INSPECTIONS ARE PROVIDED WITH THE USE OF THESE PLANS BY THE DESIGNER. BUILDER/CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, CONDITIONS, AND SIZES OF COMPONENTS ALONG WITH SITE CONDITIONS BEFORE STARTING CONSTRUCTION. BUILDER/CONTRACTOR SHALL SEE THAT CONSTRUCTION IS IN CONFORMANCE WITH THE 2018 EDITION OF THE INTERNATIONAL BUILDING CODE (I.B.C.) AND WITH THE COUNTY/CITY BUILDING INSPECTOR. THE USE OF THESE PLANS FOR CONSTRUCTION SHALL BE EVIDENCE THAT THE REQUIREMENTS STATED ARE ACCEPTED BY THE BUILDER/CONTRACTOR.

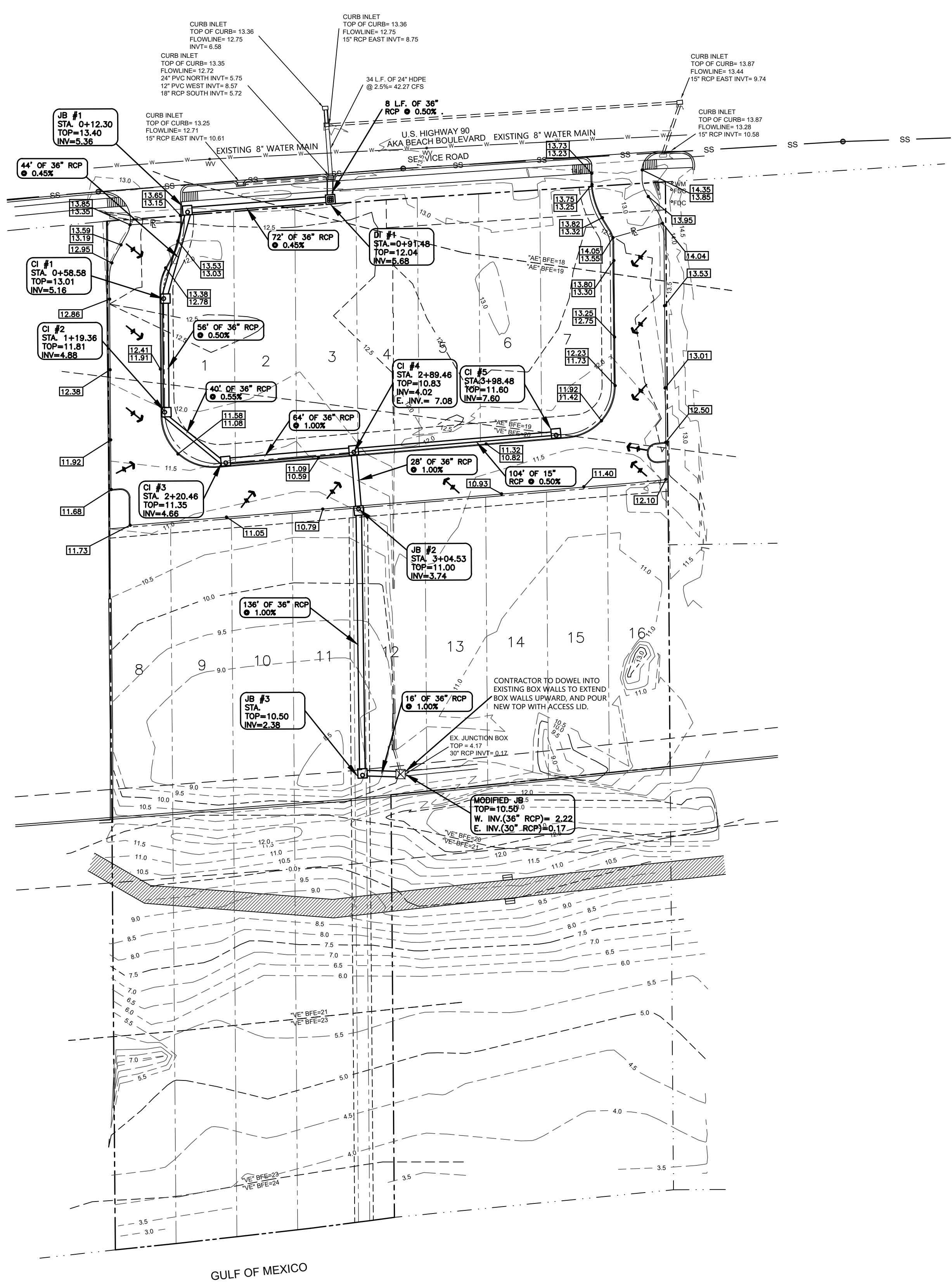


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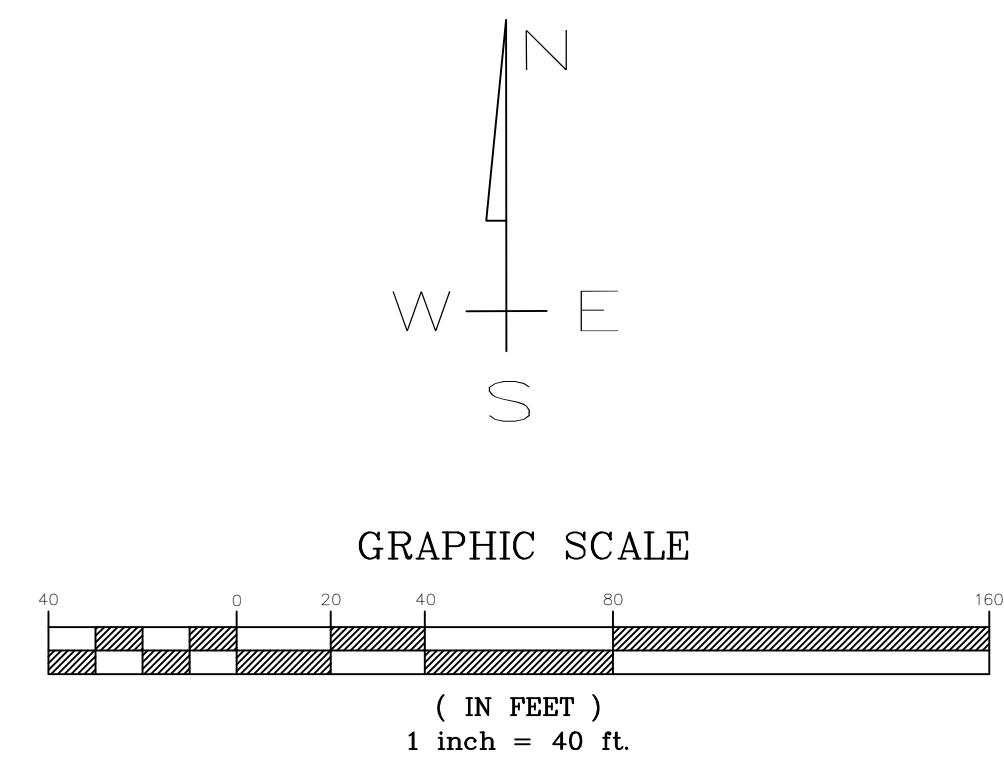
CRISTIANO BOARDWALK
 SUBDIVISION
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 BILOXI, MS



GRADING & DRAINAGE PLAN

SCALE: 1" = 40'-0"

NOTE: ALL CONSTRUCTION SHALL COMPLY WITH THE "MISSISSIPPI STANDARD SPECIFICATIONS FOR STATE AID ROAD CONSTRUCTION, 2017 EDITION".



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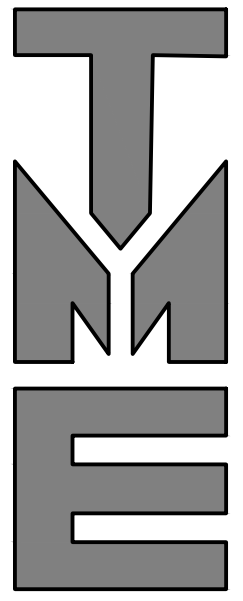
LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- PROPOSED DRAIN INLET AND PIPE
- EXISTING CURB INLET AND PIPE
- MATCH EXISTING GRADE
- FLOW DIRECTION ARROW
- RIDGE LINE

NOTES:

1. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AT ALL TIMES.
2. CONTRACTOR TO ENSURE ALL SIDEWALKS MEET ADA REQUIREMENTS.
3. CONTRACTOR TO COORDINATE WITH HARRISON COUNTY SAND BEACH TO TIE DRAINAGE INTO MISSISSIPPI SOUND

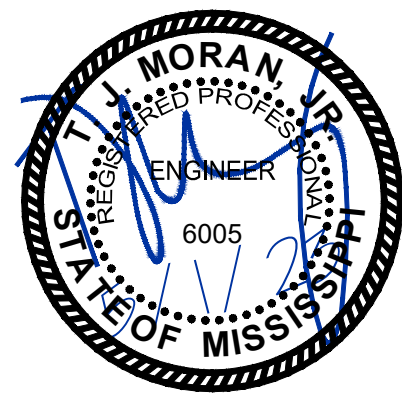
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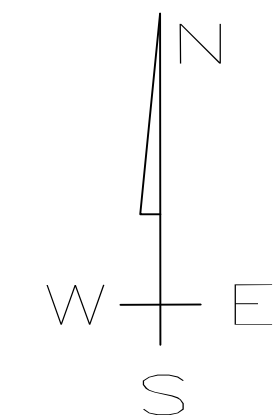
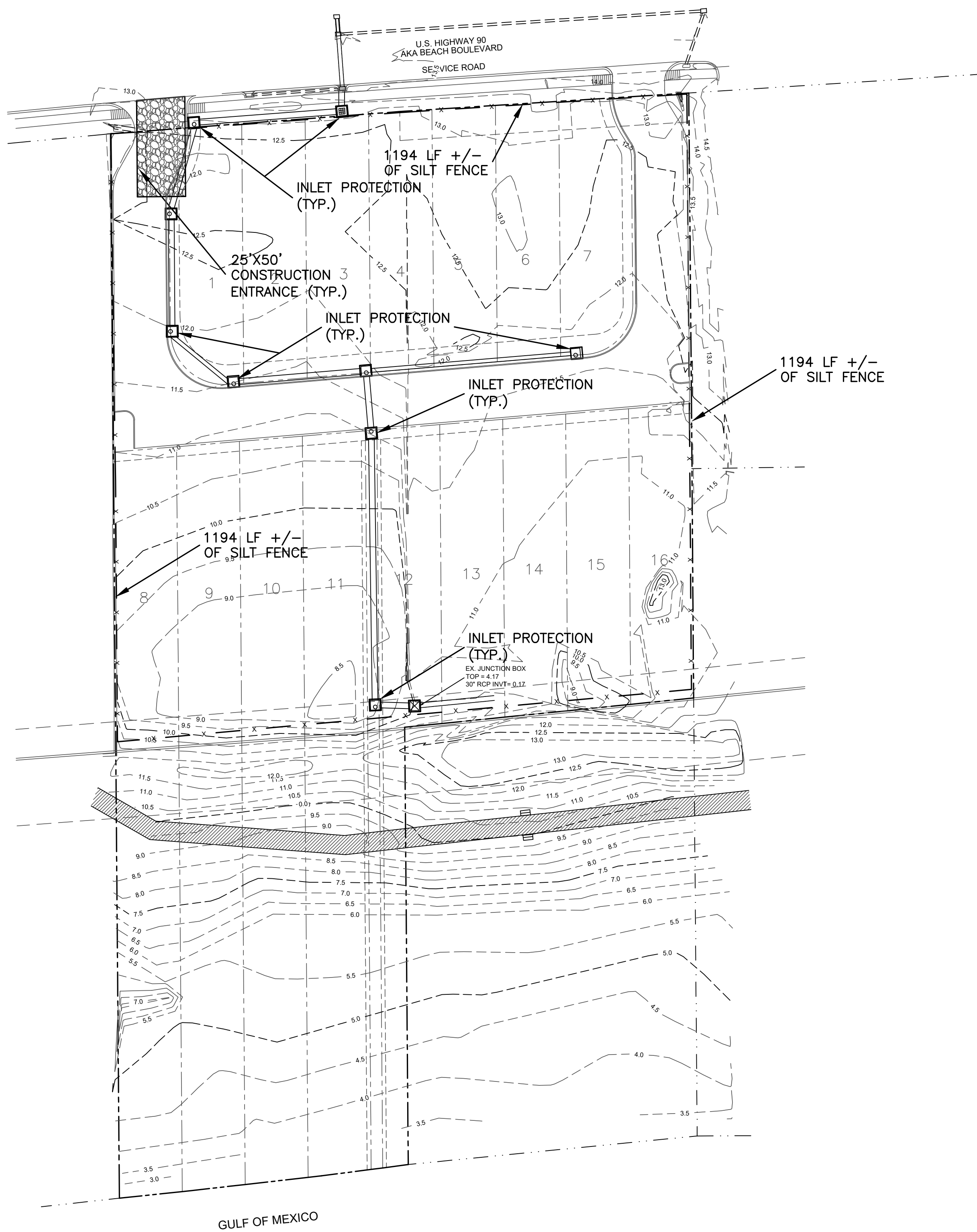
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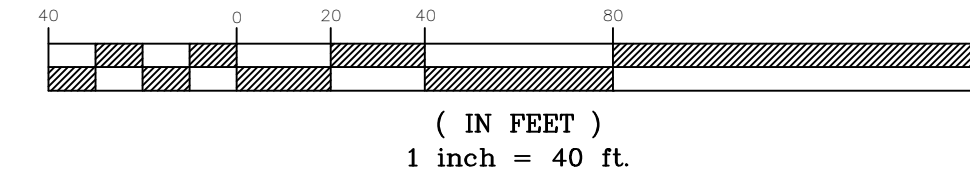
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21-028



GRAPHIC SCALE



BOUNDARY BASED ON SURVEY BY CROSBY SURVEYING;
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EROSION CONTROL PLAN

SCALE: 1" = 40'-0"

NOTE: ALL CONSTRUCTION SHALL COMPLY WITH THE
"MISSISSIPPI STANDARD SPECIFICATIONS FOR STATE AID ROAD
CONSTRUCTION, 2017 EDITION".

EROSION CONTROL NOTE:

ALL EROSION CONTROL MEASURES TO BE INSTALLED
IMMEDIATELY AFTER CLEARING AND GRUBBING.

NOTE:
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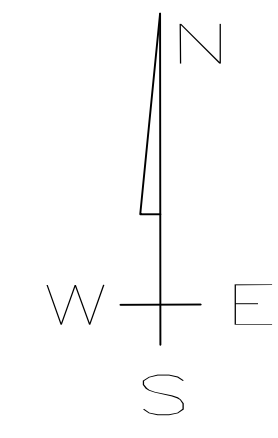
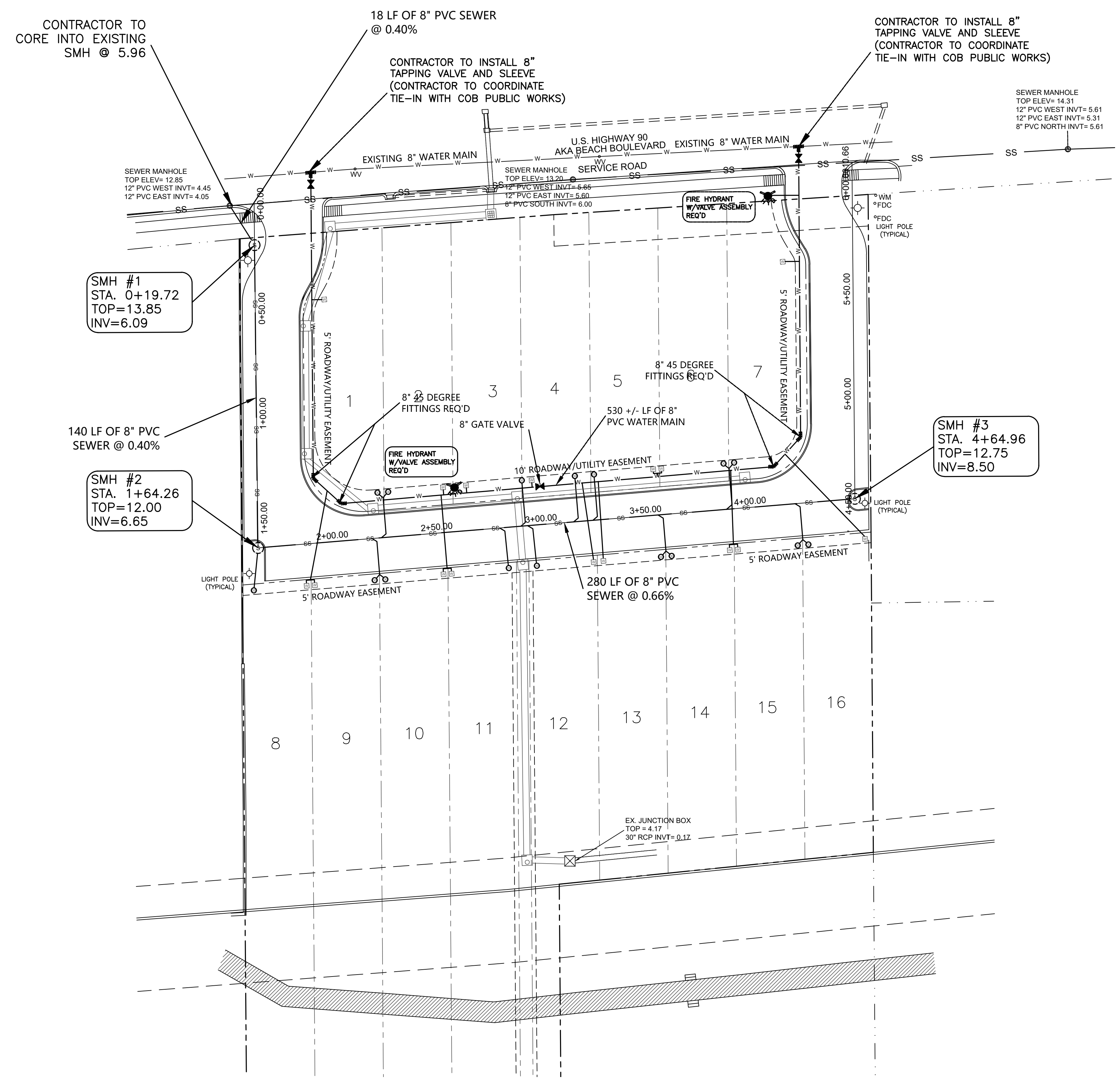


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GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

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LEGEND

Table with 2 columns: PROPOSED and EXISTING. Rows include: WATER MAIN (W), SEWER LINE (S), GAS LINE (G), FORCE MAIN (FM), FIBER OPTIC CABLE (FOC), POWER POLE, CLEAN-OUT, MANHOLE, WATER VALVE, FIRE HYDRANT, WATER METER, GAS VALVE.

LOCAL UTILITY COMPANIES

- 1. WATER AND SEWER - CITY OF BILOXI 435-6265
- 2. GAS SERVICE - CENTERPOINT ENERGY 896-7500
- 3. TV CABLE SERVICE - CABLE ONE 864-1506
- 4. ELECTRICAL SERVICE - COAST ELECTRIC 832-1761
- 5. TELEPHONE SERVICE - AT&T 557-6000
- 6. MISS I CALL BEFORE YOU DIG 1-800-227-6477

UTILITY NOTES:

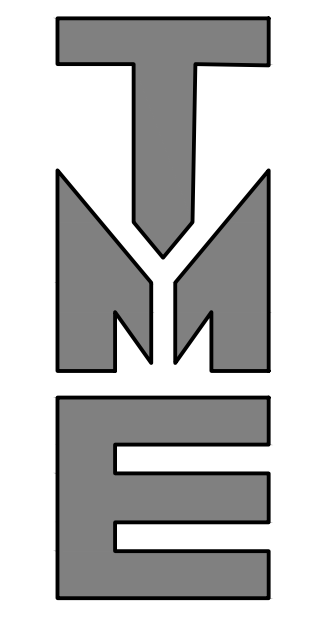
- 1. ALL NEW WATER MAIN SHALL BE PVC, C900 AWWA APPROVED.
- 2. ALL SEWER MAIN SHALL BE PVC, ASTM D-3034, SDR 26.
- 3. WATER AND SEWER SERVICES SHALL CONFORM TO THE DETAIL SHEET.
- 4. ANY ROAD CROSSING REQUIRED SHALL BE DONE IN STRICT CONFORMANCE WITH THE PLAN DETAIL AND SPECIFICATIONS.
- 5. ALL TAPS ON EXISTING WATER AND SEWER MAINS SHALL BE COORDINATED WITH THE CITY OF BILOXI PUBLIC WORKS DEPARTMENT.
- 6. EXISTING UTILITY INFORMATION BASED ON SURVEY.
- 7. ALL PRESURE AND LEAKAGE TEST MUST BE IN ACCORDANCE WITH AWWA C-600.
- 8. DISINFECTION AND SAMPLING PROCEDURES SHOULD MEET THE CURRENT AWWA STANDARD (C652).

UTILITY PLAN

SCALE: 1" = 30'-0"

NOTE: ALL CONSTRUCTION SHALL COMPLY WITH THE "MISSISSIPPI STANDARD SPECIFICATIONS FOR STATE AID ROAD CONSTRUCTION, 2017 EDITION".

NOTE: NO ON SITE SUPERVISION OR INSPECTIONS ARE PROVIDED WITH THE USE OF THESE PLANS BY THE DESIGNER. BUILDER/CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, CONDITIONS, AND SIZES OF COMPONENTS ALONG WITH SITE CONDITIONS BEFORE STARTING CONSTRUCTION. BUILDER/CONTRACTOR SHALL SEE THAT CONSTRUCTION IS IN CONFORMANCE WITH THE 2018 EDITION OF THE INTERNATIONAL BUILDING CODE (I.B.C.) AND WITH THE COUNTY/CITY BUILDING INSPECTOR. THE USE OF THESE PLANS FOR CONSTRUCTION SHALL BE EVIDENCE THAT THE REQUIREMENTS STATED ARE ACCEPTED BY THE BUILDER/CONTRACTOR.



TERRY MORAN
ENGINEERING
P.O. BOX 4075
BILOXI, MS 39535
PH 228.896.4733
FAX 228.896.6768
TERRY MORAN,
P.E., P.L.S.

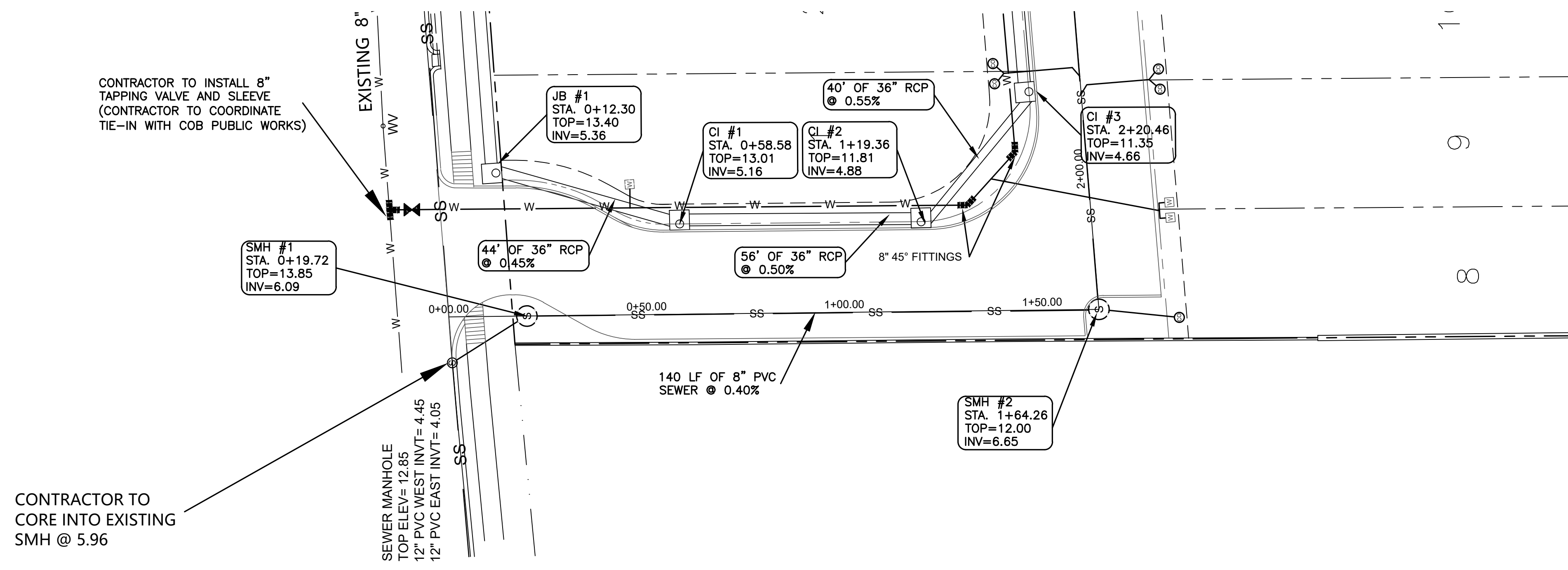


In Association With

FA FOUNTAIN & ASSOCIATES
CIVIL AND COMMERCIAL DESIGN
1822 15th Street, Ste. 12
Gulfport, MS 39501
228-861-5209

Date 10-04-2022
Drawn By N.O.F.
Check By T.J.M.
REV 10-20-2022
05-01-2023

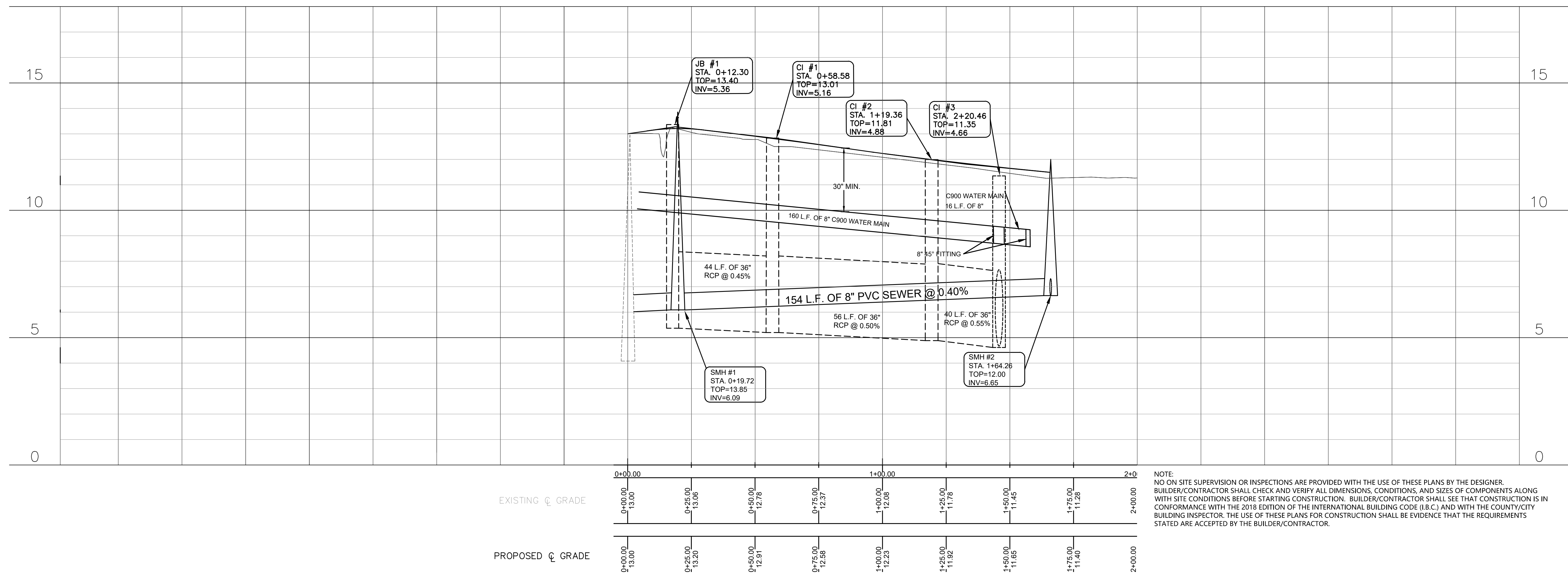
CRISTIANO BOARDWALK
SUBDIVISION
BEACH BLVD
BILOXI, MS



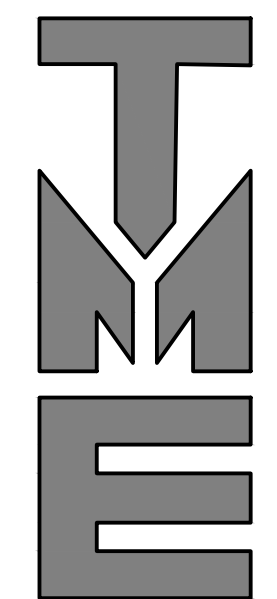
NOTE: ALL CONSTRUCTION SHALL COMPLY WITH THE "MISSISSIPPI STANDARD SPECIFICATIONS FOR STATE AID ROAD CONSTRUCTION , 2017 EDITION".

CRISTIANO DRIVE STA. 0+00 - 1+79.28

HORIZONTAL = 1"=20'
VERTICAL = 1"=2'



NOTE:
NO ON-SITE SUPERVISION OR INSPECTIONS ARE PROVIDED WITH THE USE OF THESE PLANS BY THE DESIGNER. BUILDER/CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, CONDITIONS, AND SIZES OF COMPONENTS ALONG WITH SITE CONDITIONS BEFORE STARTING CONSTRUCTION. BUILDER/CONTRACTOR SHALL SEE THAT CONSTRUCTION IS IN CONFORMANCE WITH THE 2018 EDITION OF THE INTERNATIONAL BUILDING CODE (I.B.C.) AND WITH THE COUNTY/CITY BUILDING INSPECTOR. THE USE OF THESE PLANS FOR CONSTRUCTION SHALL BE EVIDENCE THAT THE REQUIREMENTS STATED ARE ACCEPTED BY THE BUILDER/CONTRACTOR.



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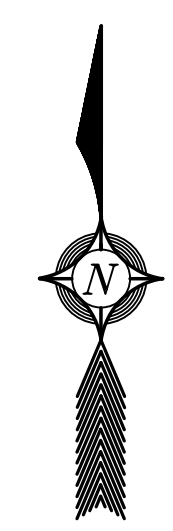
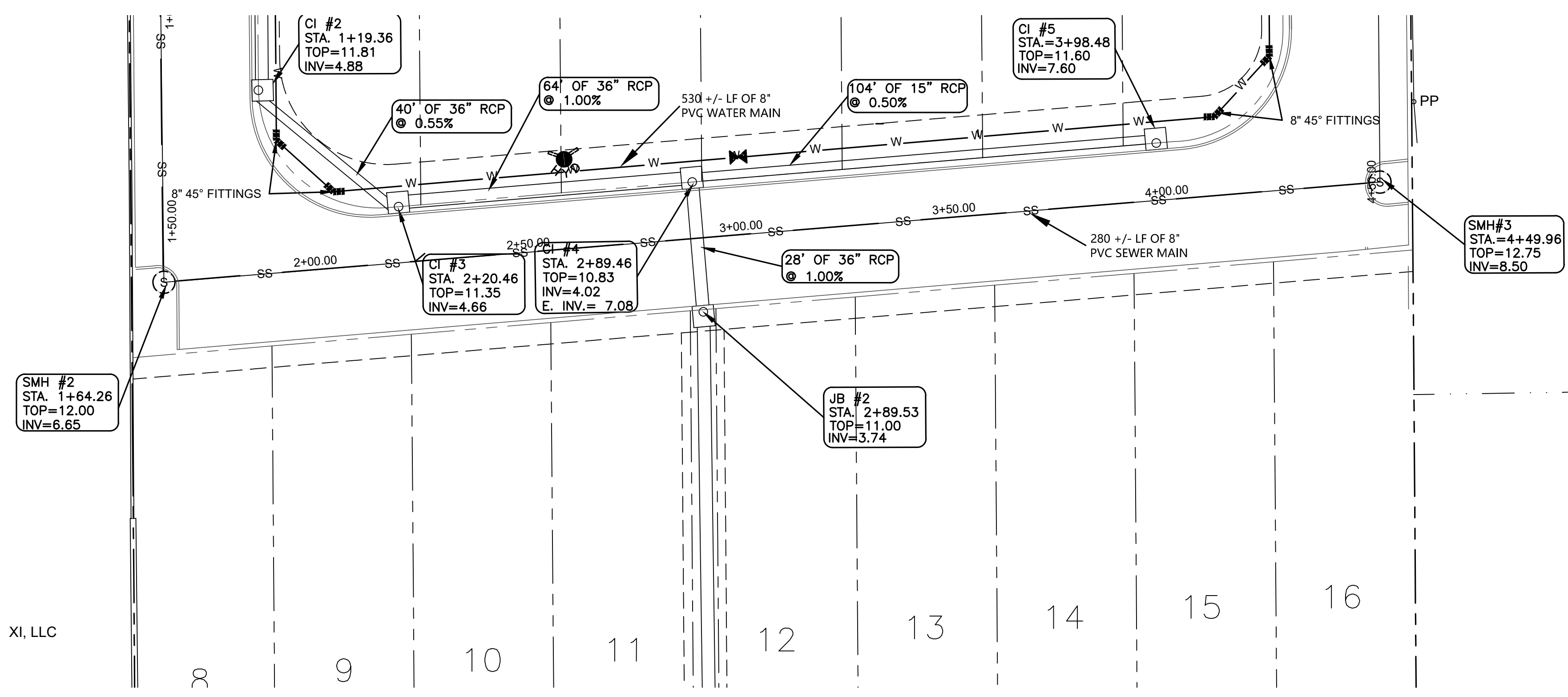
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CRISTIANO BOARDWALK
SUBDIVISION
BEACH BLVD
BILOXI, MS

Sheet
PP2

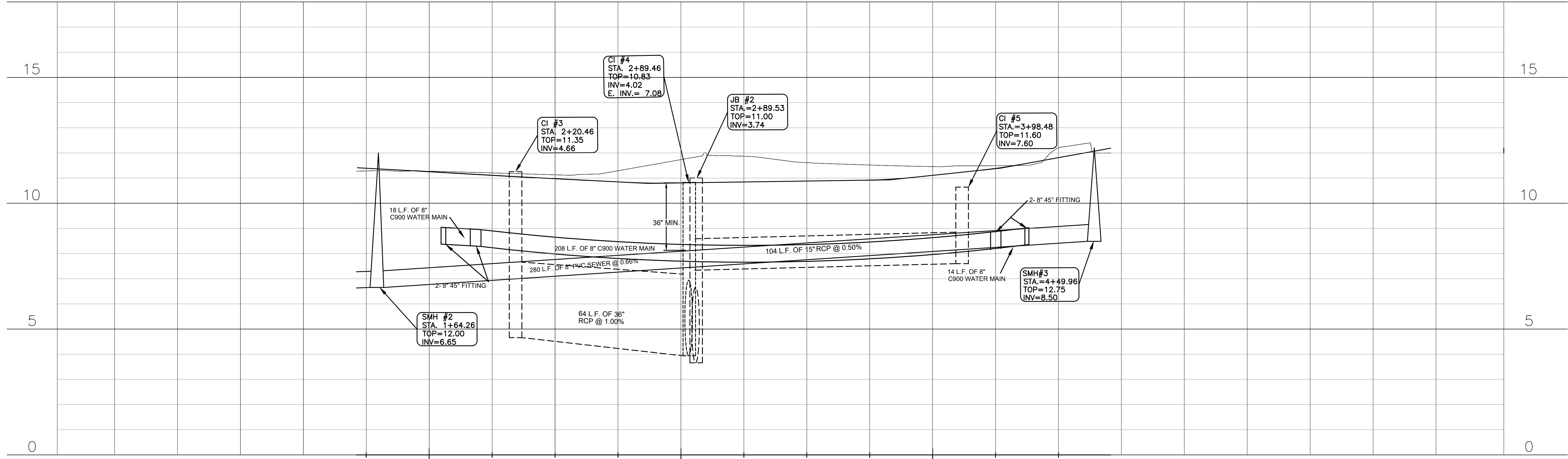


NOTE: ALL CONSTRUCTION SHALL COMPLY WITH THE "MISSISSIPPI STANDARD SPECIFICATIONS FOR STATE AID ROAD CONSTRUCTION, 2017 EDITION".

XI, LLC

CRISTIANO DRIVE STA. 1+79.28 - 4+64.96

HORIZONTAL = 1"=20'
VERTICAL = 1"=2'

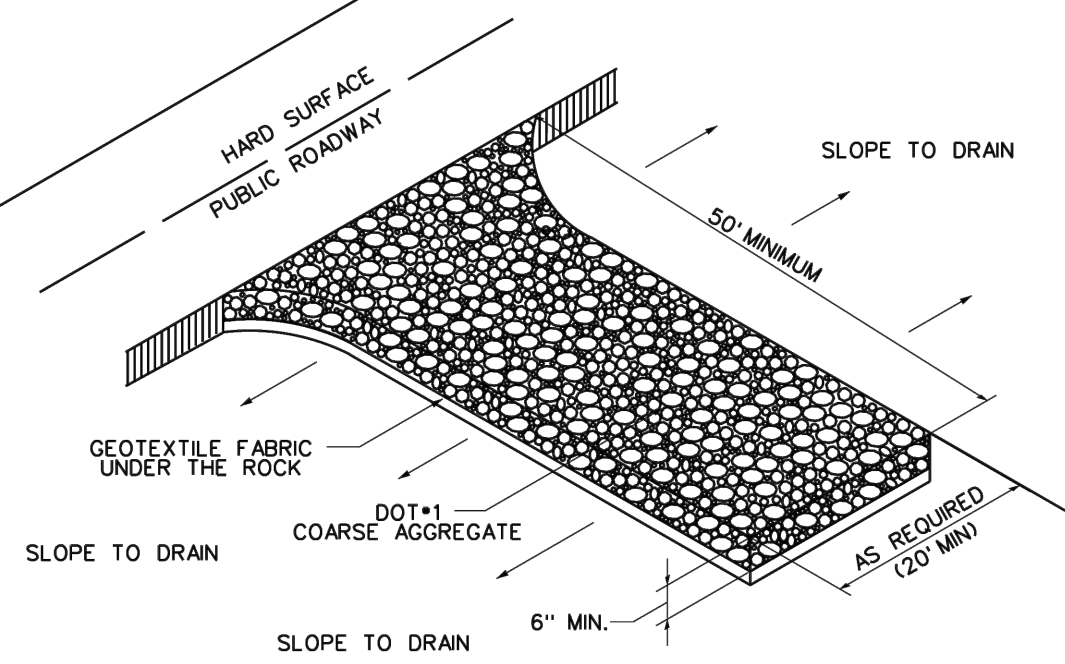


Station	Existing Grade	Proposed Grade
1+75.00	11.28	11.40
2+00.00	11.27	11.23
2+25.00	11.20	11.10
2+50.00	11.13	10.98
2+75.00	11.29	10.85
3+00.00	11.73	10.81
3+25.00	11.97	10.84
3+50.00	11.61	10.88
3+75.00	11.52	10.92
4+00.00	11.45	11.08
4+25.00	11.49	11.38
4+50.00	12.21	11.81

NOTE:
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NOTES:

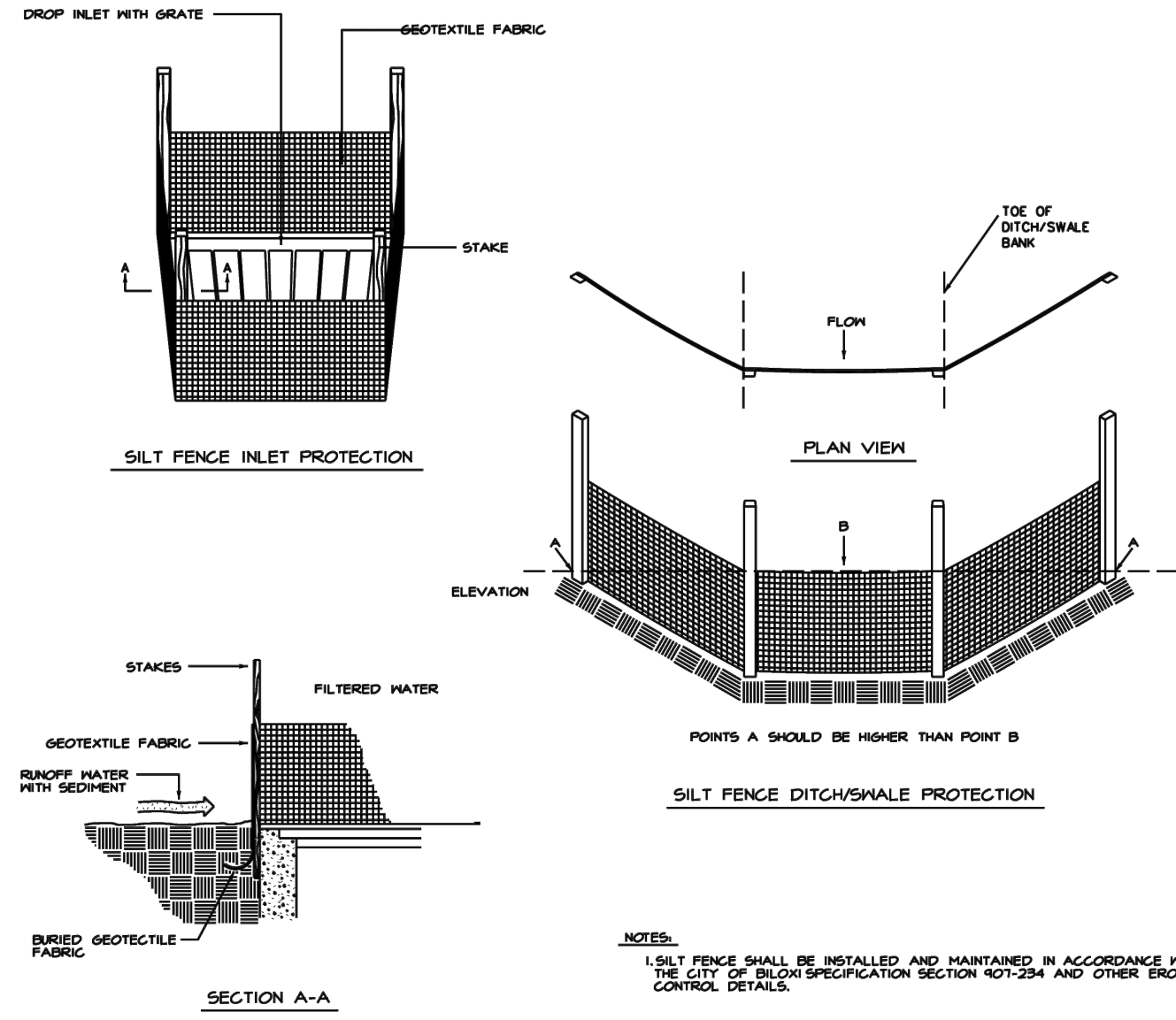
1. THE AREA OF THE CONSTRUCTION ENTRANCE SHALL BE EXCAVATED 6 INCHES DEEP, 50 FEET LONG AND SHALL EXTEND THE FULL WIDTH OF ANY VEHICULAR INGRESS AND EGRESS (MINIMUM 20 FEET) LOCATED ON THE SITE.
2. THE ENTRANCE SHALL BE PROPERLY MAINTAINED FOR THE DURATION OF THE PROJECT TO PREVENT THE TRACKING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. ALL MAINTENANCE AND REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. THE ENTRANCE SHALL BE CHECKED ON A DAILY BASIS AND BEFORE & AFTER ANY RAINFALL EVENT FOR ANY DAMAGES. ANY DAMAGES FOUND SHALL BE REMEDIATED BEFORE THE DAYS END AT NO ADDITIONAL COST TO THE CITY.
4. THE ENTRANCE SHALL BE PROPERLY GRADED TO PREVENT THE FLOW OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS SHALL BE REMOVED IMMEDIATELY.
5. MEASURES SHALL BE TAKEN TO PREVENT VEHICULAR TRAFFIC FROM BYPASSING THE CONSTRUCTION ENTRANCE DURING INGRESS AND EGRESS.



TEMPORARY CONSTRUCTION ENTRANCE AND EXIT
SCALE: N.T.S. UPDATED: 4/5/05

TEMPORARY CONSTRUCTION ENTRANCE AND EXIT

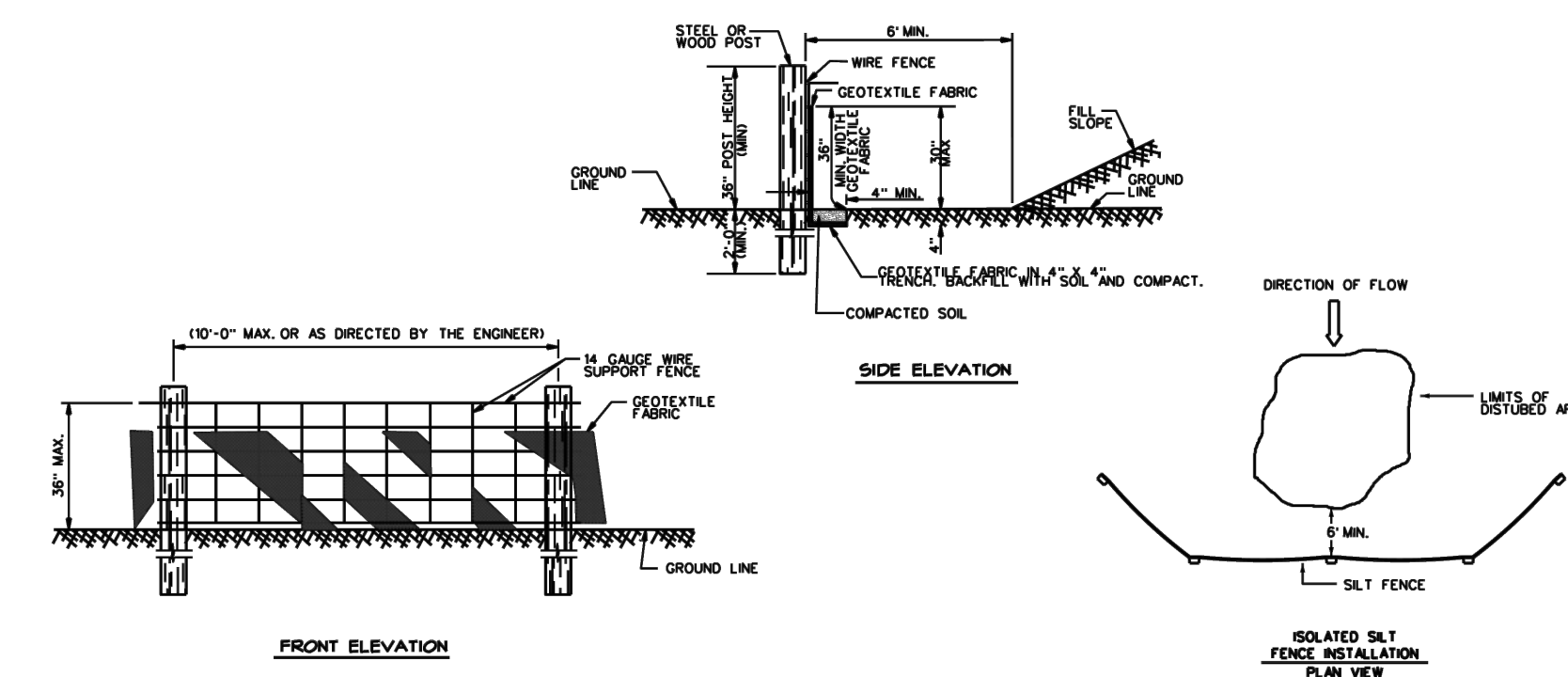
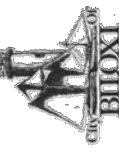
STANDARD DETAILS



TEMPORARY SILT FENCE SWALE & INLET PROTECTION
SCALE: N.T.S. UPDATED: 4/5/05

TEMPORARY SILT FENCE SWALE & INLET PROTECTION

STANDARD DETAILS



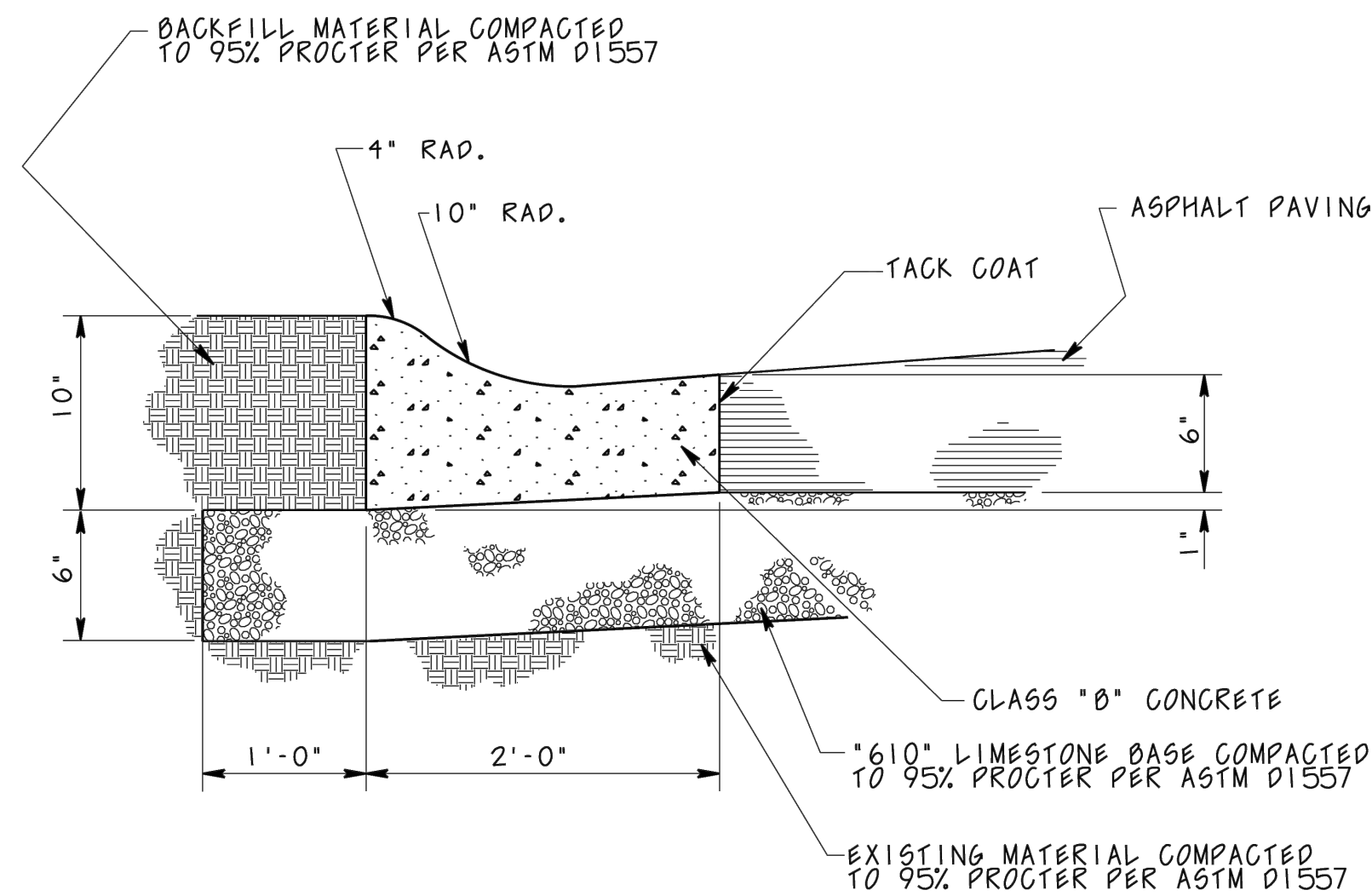
SILT FENCE NOTES:

1. POSTS SHALL BE SPACED A MAXIMUM OF 10' O.C.
2. POSTS SHALL BE A MINIMUM OF 5'-0" IN LENGTH. IN ADDITION POSTS SHALL BE EITHER 2" X 2" WOOD POST OR HEAVY DUTY STEEL T-POSTS WITH PROTECTIONS FOR WIRE FASTENING.
3. WIRE SUPPORT FENCE SHALL BE A MINIMUM OF 36" IN HEIGHT. SHALL NOT EXTEND MORE THAN 36" ABOVE THE GROUND AND SHALL EXTEND 2" INTO THE TRENCH.
4. WIRE FENCE SHALL BE A MINIMUM OF 1/4 GAUGE AND SHALL HAVE A MAXIMUM MESH SPACING OF 8". WIRE SHALL BE SECURELY FASTENED TO THE UPSLOPE-SIDE OF POSTS USING HEAVY DUTY STAPLES (AT LEAST 1" LONG), TE WIRES OR ROD RINGS.
5. GEOTEXTILE FABRIC SHALL BE A MINIMUM OF 36" IN HEIGHT, AND SHALL NOT EXTEND MORE THAN 36" ABOVE THE ORIGINAL GROUND SURFACE.
6. FABRIC SHALL BE STAPLED OR WREED TO THE FENCE AT THE TOP, MIDDLE AND BOTTOM OF EACH POST. IN ADDITION THE FABRIC SHALL BE STAPLED OR WREED TO THE WIRE FENCE, APPROXIMATELY ONE HALF (1/2) THE DISTANCE BETWEEN THE POSTS AT THE TOP, MIDDLE AND BOTTOM OF THE WIRE FENCE.
7. GEOTEXTILE FABRIC SHALL BE SPIKED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM OF 3 OVERLAP EACH FREE END OF THE FABRIC SHALL BE SECURELY TIED TO THE WIRE FENCE AT 8' O.C. VERTICALLY.
8. SILT FENCES SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT. THE ENTIRE LENGTH OF FENCE SHALL BE CHECKED FOR ANY DAMAGES ON A DAILY BASIS AND BEFORE AND AFTER ANY RAINFALL EVENT FOR ANY DAMAGES. ANY DAMAGES FOUND SHALL BE REMEDIATED BEFORE THE DAYS END AT NO ADDITIONAL COST TO THE CITY.
9. SILT FENCES SHALL BE MAINTAINED TO PREVENT ANY MATERIAL FROM MORNING FROM THE UPSLOPE SIDE OF THE FENCE. ANY REQUIRED MAINTENANCE OF THE SILT FENCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
10. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH RAINFALL EVENT AND WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF (1/2) THE HEIGHT OF THE FENCE.
11. IN ORDER TO PREVENT SEDIMENT LAKEN STORM WATER FROM BY-PASSING THE FENCE IN AREAS WHERE SILT FENCES ARE NOT UTILIZED ON ALL SIDES OF A DISTURBED AREA THE FENCE SHALL EXTEND BEYOND THE DISTURBED AREA IN J-HOOK SHAPE ON EACH END AS SHOWN IN THE ISOLATED SILT FENCE INSTALLATION PLAN VIEW.

TEMPORARY SILT FENCE
SCALE: N.T.S. UPDATED: 4/5/05

TEMPORARY SILT FENCE

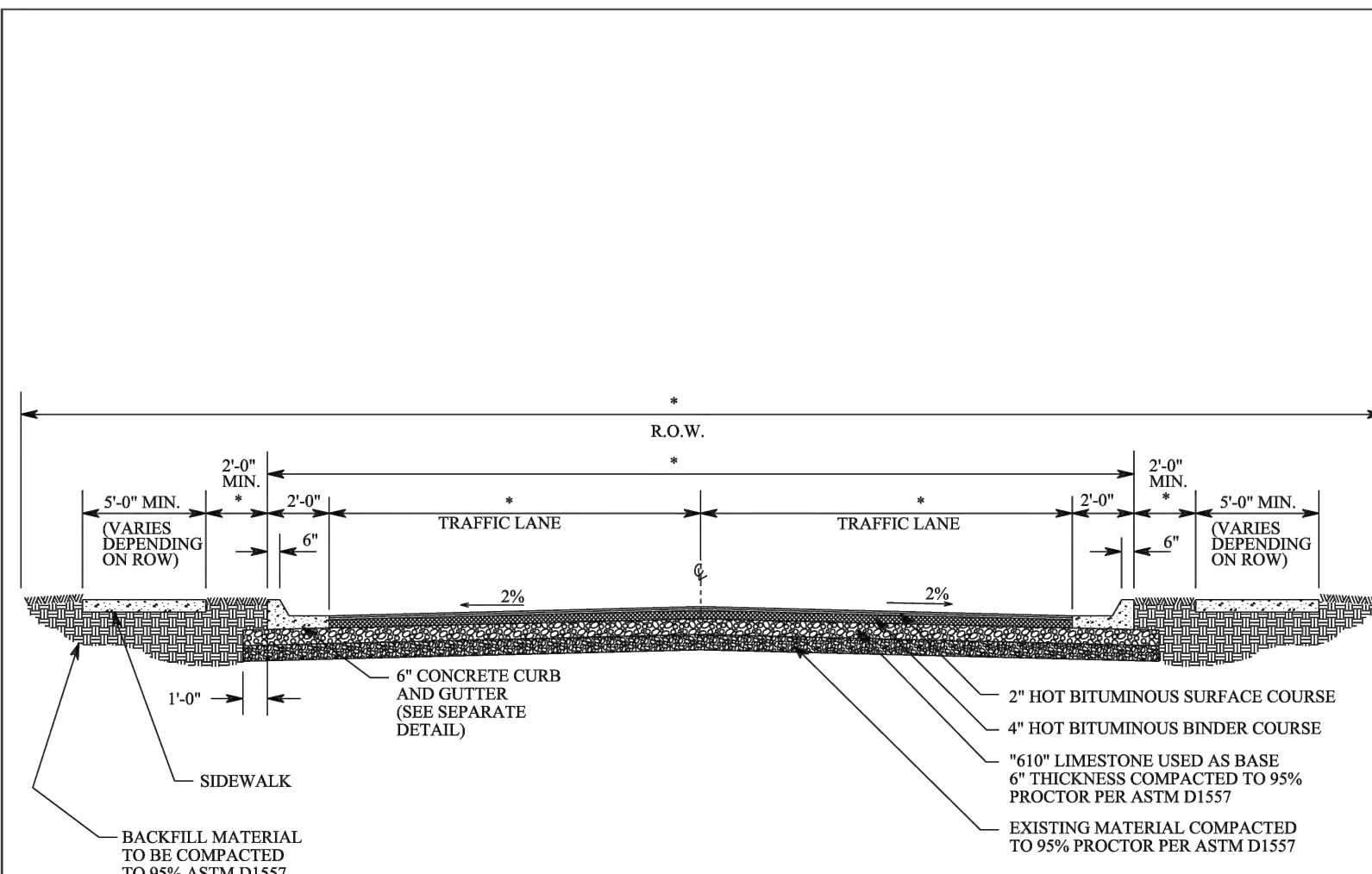
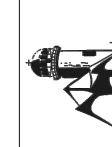
STANDARD DETAILS



ROLL OVER CURB
SCALE: N.T.S. UPDATED: 5/23/02

ROLL OVER CURB DETAIL

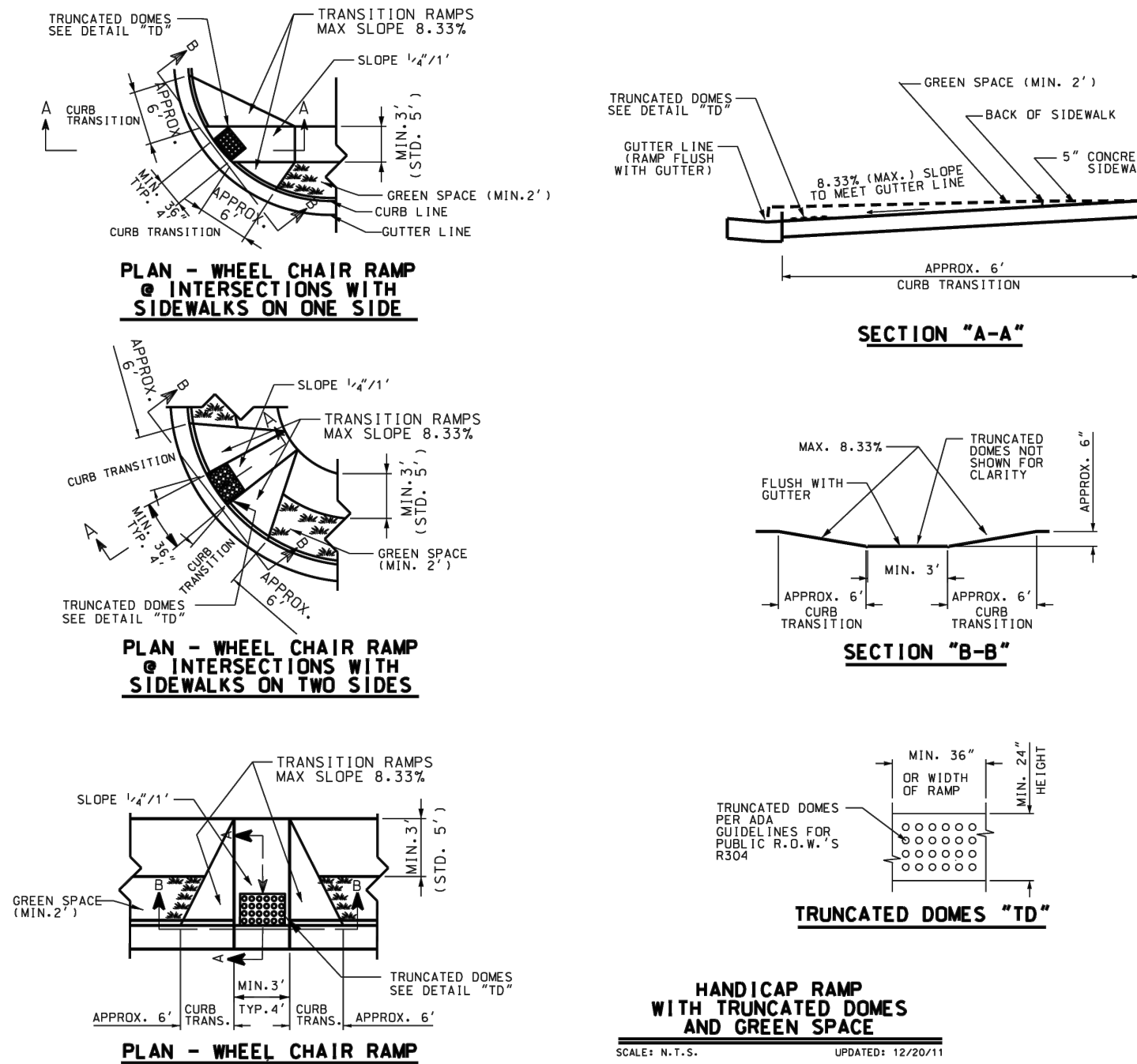
STANDARD DETAILS



ASPHALT STREET SECTION W/ SIDEWALK AND GREEN SPACE
SCALE: N.T.S. UPDATED: 12/15/16

ASPHALT STREET SECTION W/ SIDEWALK AND GREEN SPACE

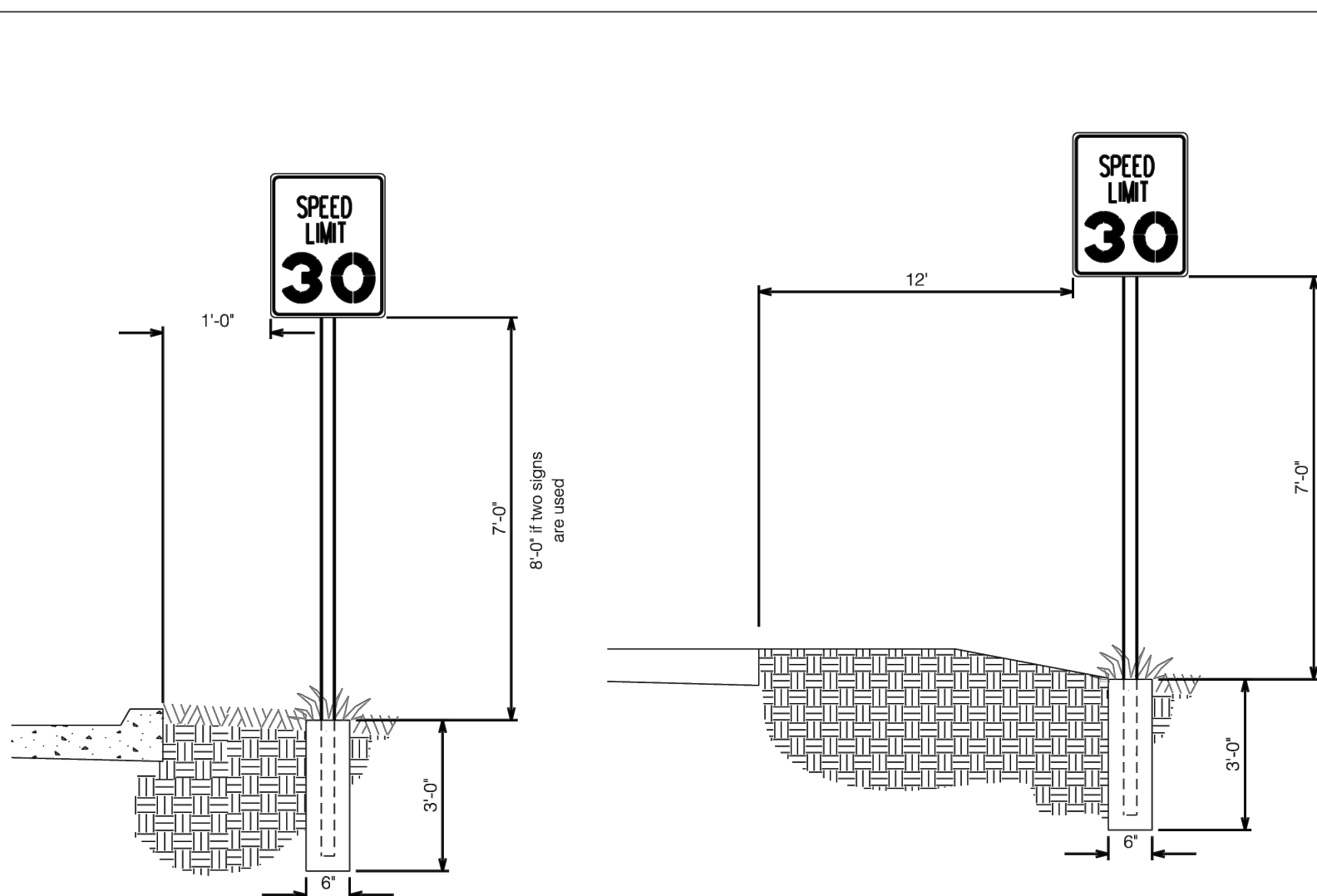
STANDARD DETAILS



HANDICAP RAMP WITH TRUNCATED DOMES AND GREEN SPACE
SCALE: N.T.S. UPDATED: 12/25/11

HANDICAP RAMP WITH TRUNCATED DOMES AND GREEN SPACE

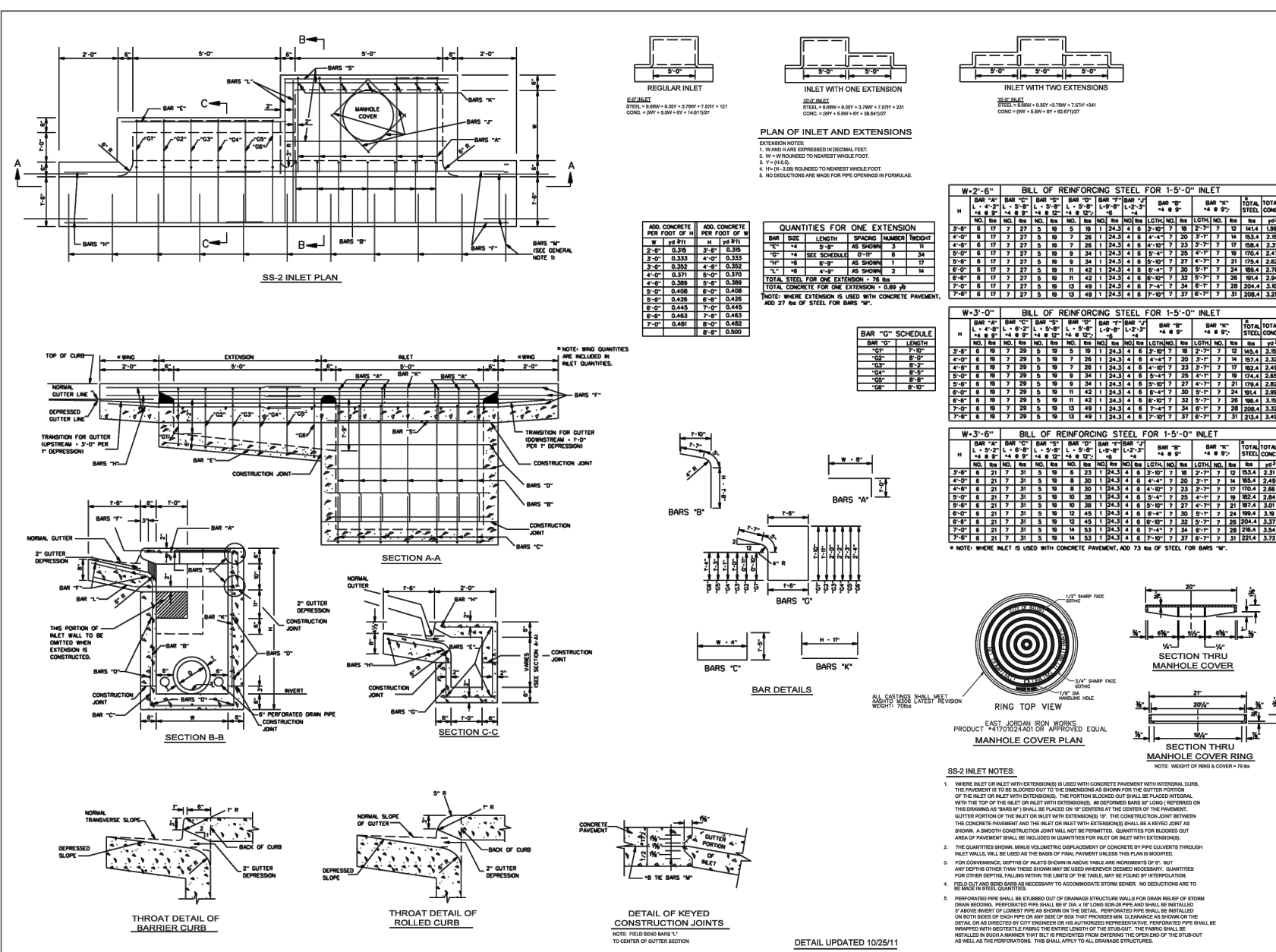
STANDARD DETAILS



TYPICAL SIGN INSTALLATION DETAIL
SCALE: N.T.S. UPDATED: 5/14/02

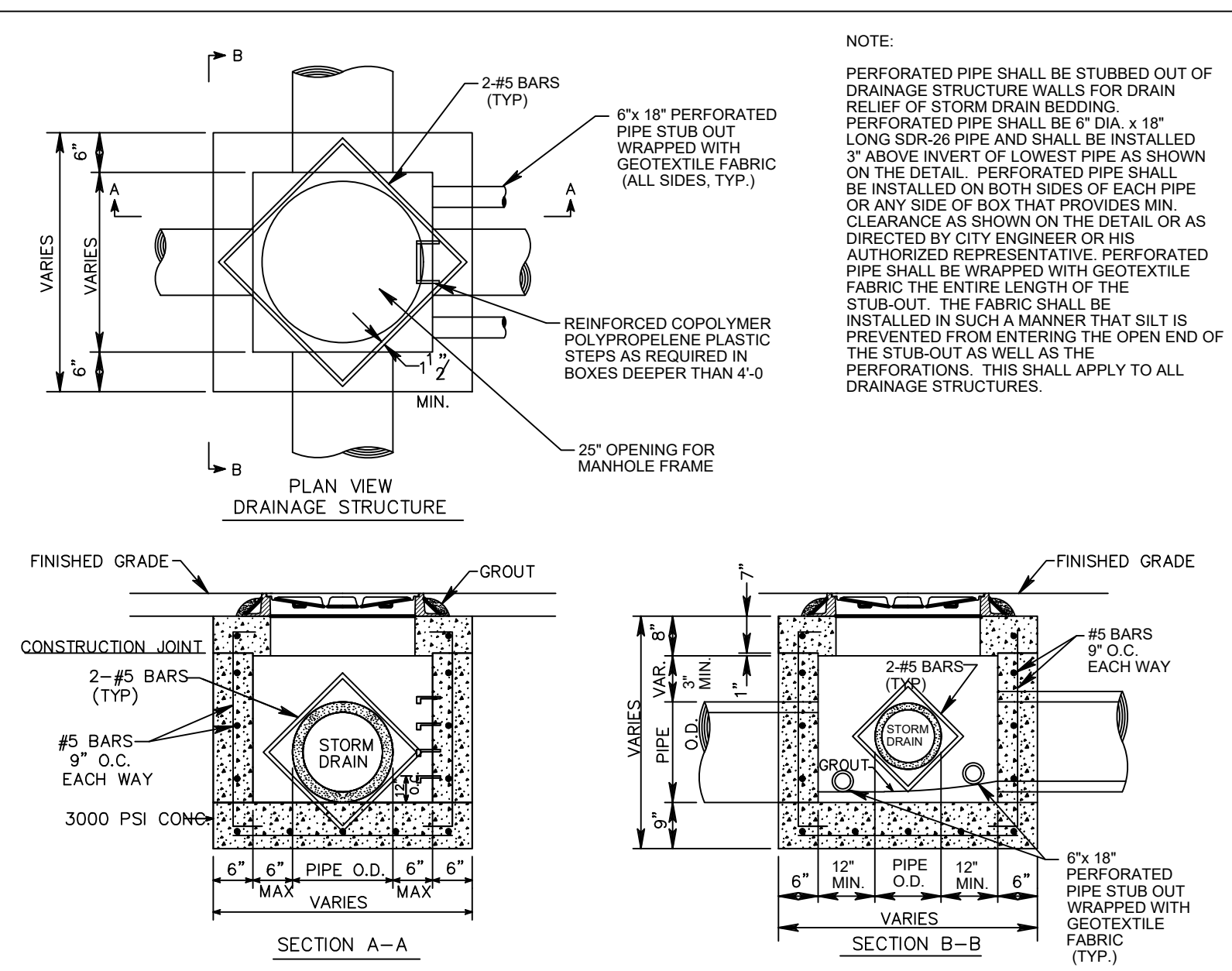
STREET SIGN PLACEMENT DETAILS

STANDARD DETAILS



SS-2 CURB INLET

STANDARD DETAILS



CATCH BASIN & DRAINAGE BOX
SCALE: N.T.S. UPDATED: 1/13/14

CATCH BASIN & DRAINAGE BOX

STANDARD DETAILS



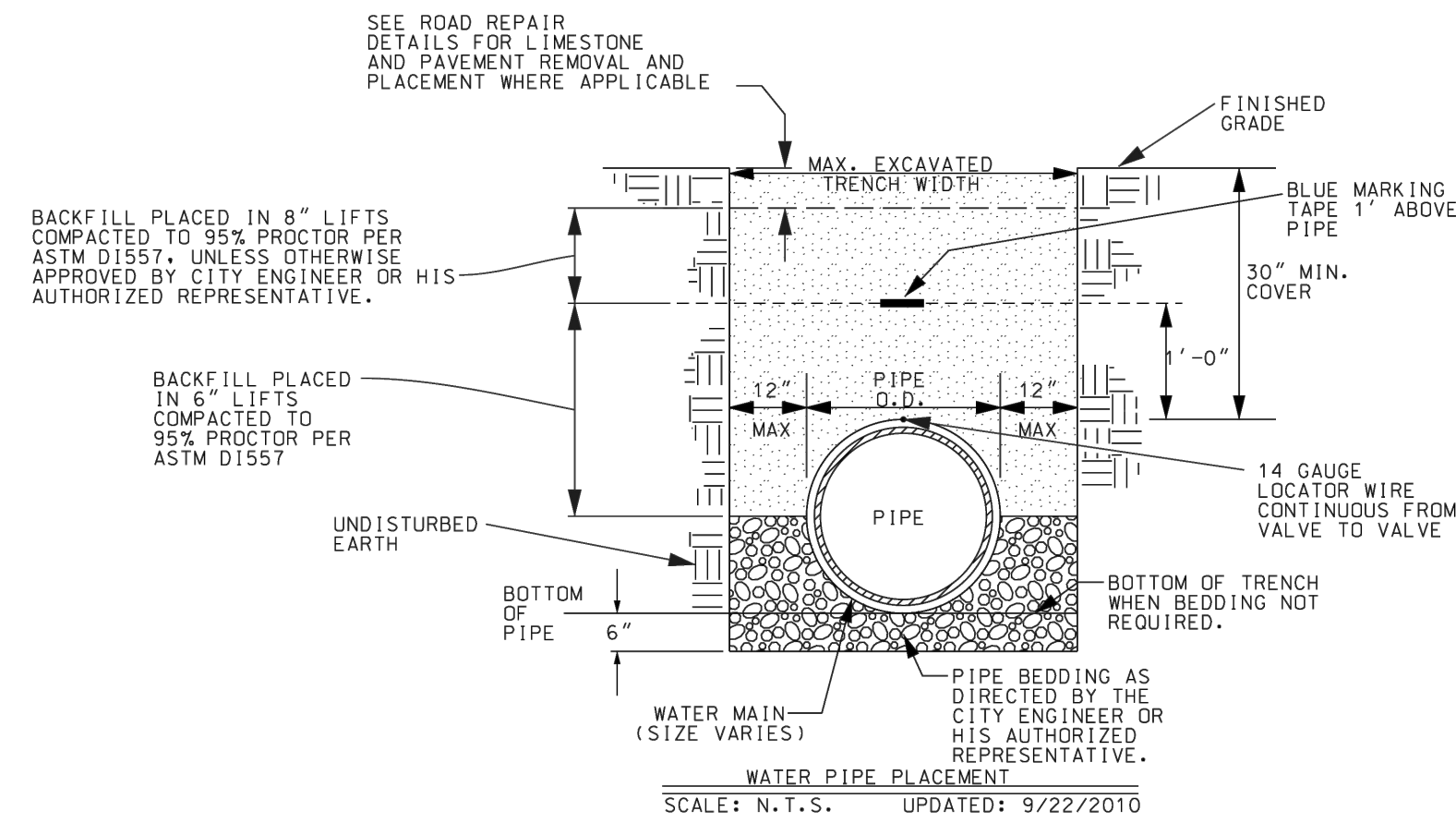
TERRY MORAN ENGINEERING
P.O. BOX 4075
BILOXI, MS 39535
PH 228.896.4733
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REV _____

CRISTIANO BOARDWALK SUBDIVISION
BEACH BLVD
BILOXI, MS

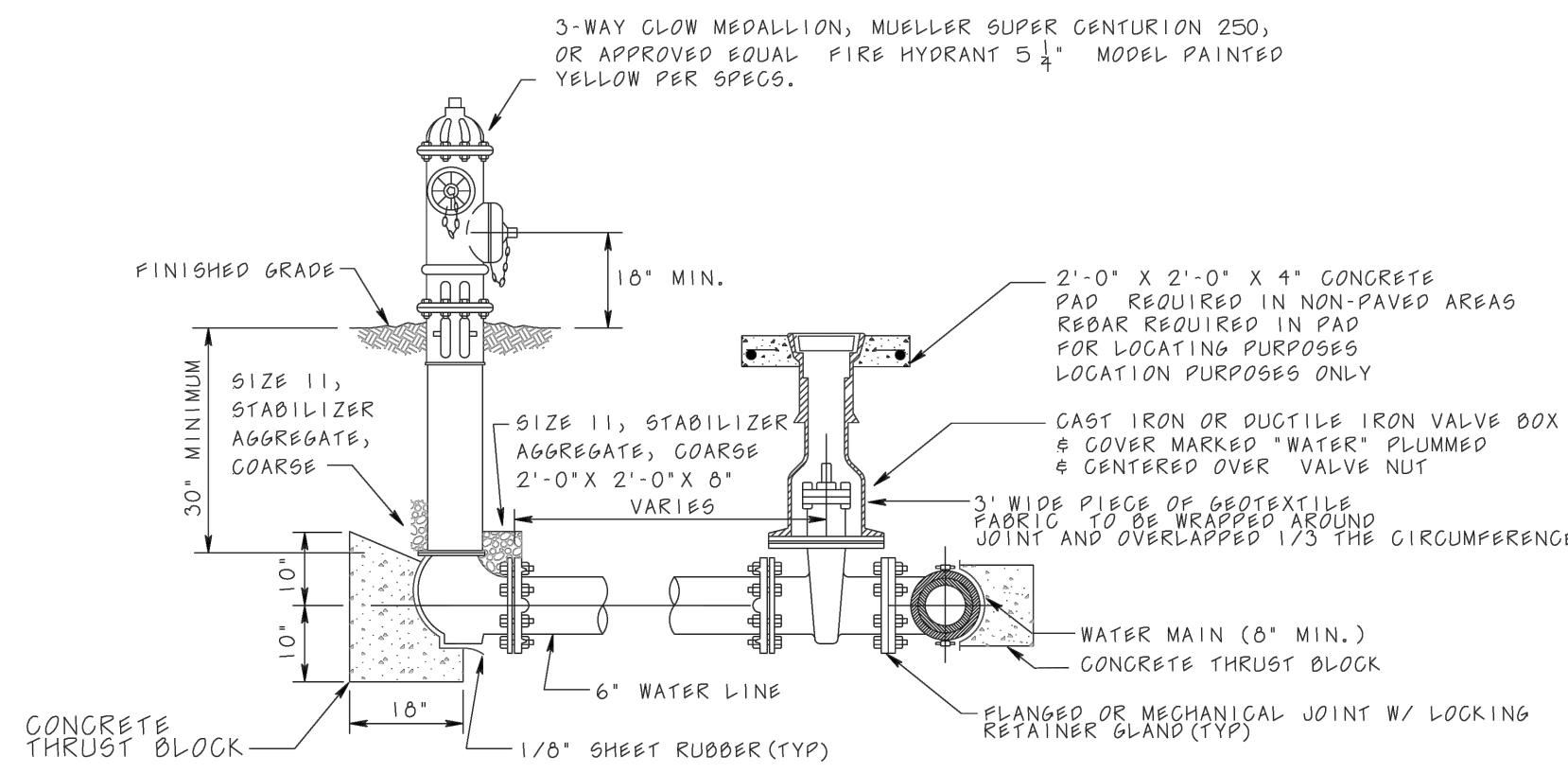


WATER PIPE PLACEMENT NOTES:

1. WATER PIPE SHALL BE PVC OR DUCTILE IRON (D.I.) IN ACCORDANCE WITH THE SPECIFICATION. LOCATION FOR INSTALLATION OF PVC OR D.I. PIPE SHALL BE AS SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE CITY ENGINEER OR HIS AUTHORIZED REPRESENTATIVE.
2. REFER TO OTHER DETAILS FOR THRUST BLOCKS, VALVES, SERVICES, & FIRE HYDRANTS.
3. PIPE BEDDING SHALL BE "BORROW EXCAVATION" IN ACCORDANCE WITH SECTION 203 OF THE SPECIFICATION OR "SIZE 11 STABILIZER AGGREGATE" IN ACCORDANCE WITH SECTION 304 OF THE SPECIFICATION. TYPE AND LOCATION OF BEDDING SHALL BE DETERMINED BY THE CITY ENGINEER OR HIS AUTHORIZED REPRESENTATIVE.
4. BACKFILL MATERIAL SHALL BE PLACED ON BOTH SIDES OF PIPE SIMULTANEOUSLY DURING BACKFILLING OPERATIONS TO PREVENT SHIFTING OR DAMAGE TO PIPE.
5. IF EXISTING MATERIAL IS USED FOR BACKFILL, THERE SHALL BE NO ADDITIONAL PAYMENT FOR EXCAVATION AND BACKFILL. IF EXISTING MATERIAL IS UNSUITABLE FOR BACKFILL, BORROW MATERIAL SHALL BE USED. DISPOSAL OF UNSUITABLE MATERIAL SHALL BE PAID FOR AT THE UNIT PRICE BID FOR EXCESS EXCAVATION. APPROVED PLACEMENT OF BORROW SHALL BE PAID AT THE CONTRACT UNIT PRICE BID FOR BORROW MATERIAL.

Water Pipe Placement

STANDARD DETAILS



FIRE HYDRANT DETAIL
SCALE: N.T.S. UPDATED: 5/3/02

FIRE HYDRANT DETAIL

STANDARD DETAILS



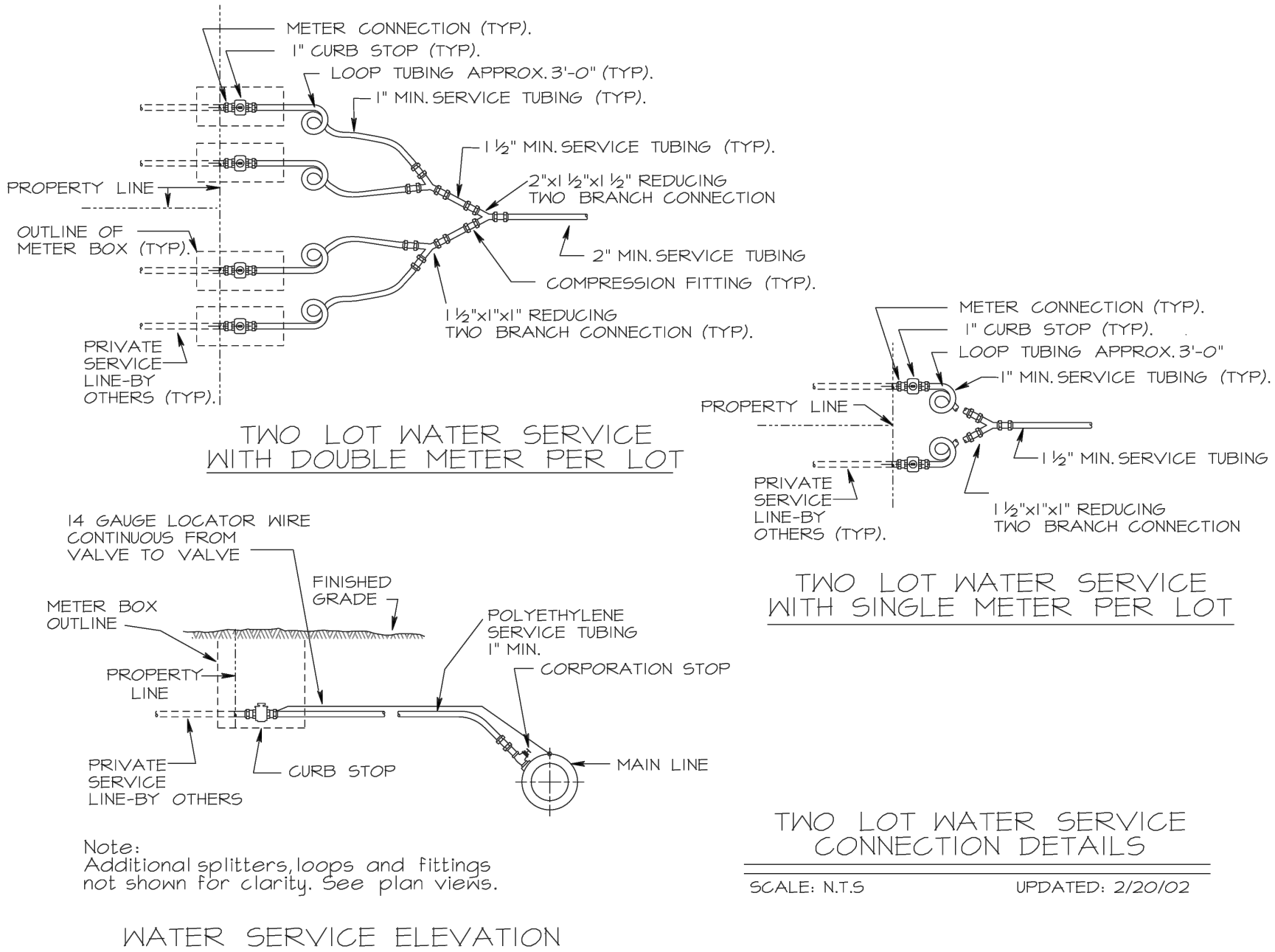
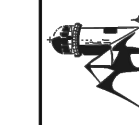
SOIL	SIZE	45° BEND				22 1/2° BEND				1/4" BEND				90° BEND				TEE				PLUG			
		A	B	C	D	A	B	C	D	A	B	C	D	A	B	C	D	A	B	C	D				
4000 PSF	6"	8	10	6	8	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10			
	8"	12	12	6	10	5	9	15	12	9	12	10	10	10	10	10	10	10	10	10	10	10			
	10"	16	14	10	12	6	10	20	14	11	14	14	14	14	14	14	14	14	14	14	14	14			
	12"	18	16	12	14	8	11	24	16	14	16	16	16	16	16	16	16	16	16	16	16	16			
	14"	23	18	14	16	10	12	24	18	16	18	18	18	18	18	18	18	18	18	18	18	18			
2000 PSF	6"	16	10	4	10	6	8	18	10	10	10	10	10	10	10	10	10	10	10	10	10				
	8"	22	13	12	13	8	10	25	13	16	12	20	24	16	16	16	16	16	16	16	16				
	10"	26	17	14	17	10	13	30	17	16	20	14	36	20	24	24	24	24	24	24	24				
	12"	24	21	16	21	11	16	34	21	18	24	16	41	24	24	24	24	24	24	24	24				
	14"	35	24	18	24	12	20	36	24	22	27	18	48	24	24	24	24	24	24	24	24				

- THRUST BLOCK NOTES:**
1. ALL DIMENSIONS ARE IN INCHES.
 2. THRUST BLOCKS SHALL BE USED FOR WATER LINES AND SEWER FORCE MAINS.
 3. ALL CONCRETE AND PIPE SHALL BE SEPARATED BY A NON-CONDUCTIVE MATERIAL, TYPICALLY 1/8" SHEET RUBBER.
 4. 2000 PSF SOIL SHALL BE ASSUMED UNLESS DESIGNATED OTHERWISE ON THE PALS OR IN THE SPECS.

THRUST BLOCK DETAILS
SCALE: N.T.S. UPDATED: 2/20/02

THRUST BLOCK DETAILS

STANDARD DETAILS



Two Lot Water Service Connection Details

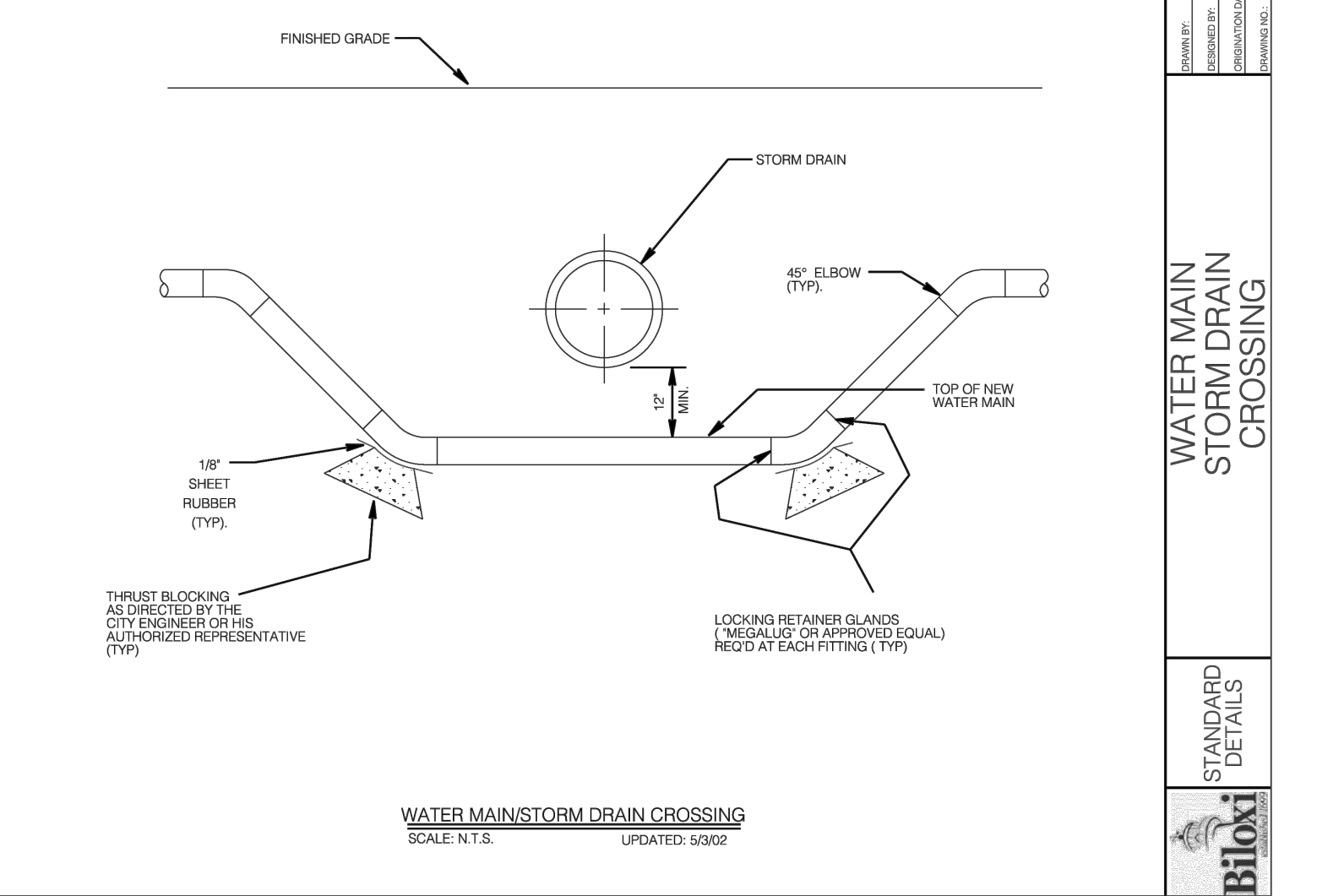
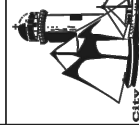
STANDARD DETAILS



- WATER SERVICE NOTES:**
UPDATED 4/12/12
1. ALL CURB STOPS, CORPORATION STOPS, SPLITTERS, REDUCERS, AND OTHER MISC. HARDWARE AND FITTINGS SHALL BE AS MANUFACTURED BY FORD OR APPROVED EQUAL. ALL HARDWARE AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
 2. POLYETHYLENE SERVICE TUBING SHALL BE AS MANUFACTURED BY DRISCO PIPE OR APPROVED EQUAL.
 3. THE MINIMUM SIZE SERVICE SHALL BE 1". IF THE EXISTING SERVICE IS SMALLER THAN THE NEW SERVICE, THE CONTRACTOR SHALL PROVIDE APPROPRIATE SIZED REDUCER. THE COST OF REDUCERS OR ANY OTHER HARDWARE NEEDED FOR THE PROPER WATER SERVICE INSTALLATION SHALL BE INCLUDED IN THE UNIT PRICE BID FOR WATER SERVICES.
 4. WATER SERVICE SIZE SHALL MATCH EXISTING, BUT SHALL NOT BE LESS THAN 1" UNLESS DIRECTED OTHERWISE BY THE CITY ENGINEER OR HIS AUTHORIZED REPRESENTATIVE.
 5. STAMP "W" IN THE FACE OF CURB AT EACH SERVICE LOCATION AND "V" AT EACH VALVE LOCATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT SERVICE AND VALVE LOCATIONS ARE ACCURATELY MARKED.
 6. EXACT LOCATION OF ALL SERVICES AND VALVES SHALL BE SHOWN ON FINAL AS-BUILTS, THE CONTRACTOR SHALL DIMENSION THE LOCATION OF SERVICE OR VALVE FROM THE NEAREST CROSS STREET CENTERLINE OR ANOTHER PERMANENT LANDMARK APPROVED BY THE CITY ENGINEER OR HIS AUTHORIZED REPRESENTATIVE.
 7. ALL NEW WATER SERVICES SHALL BE INSTALLED WITH 14 GAUGE LOCATOR WIRE. THE WIRE SHALL BE CONTINUOUS FROM MAIN TO PROPERTY LINE. WIRE SHALL BE SPLICED AT EACH SPLITTER.
 8. A 1" X 3/4" ADAPTOR SHALL BE INSTALLED AFTER THE 1" CURB STOP ON A STANDARD RESIDENTIAL SERVICE TO CONNECT TO THE WATER METER. NO SEPARATE PAYMENT SHALL BE PROVIDED FOR THIS WORK.

WATER SERVICE NOTES

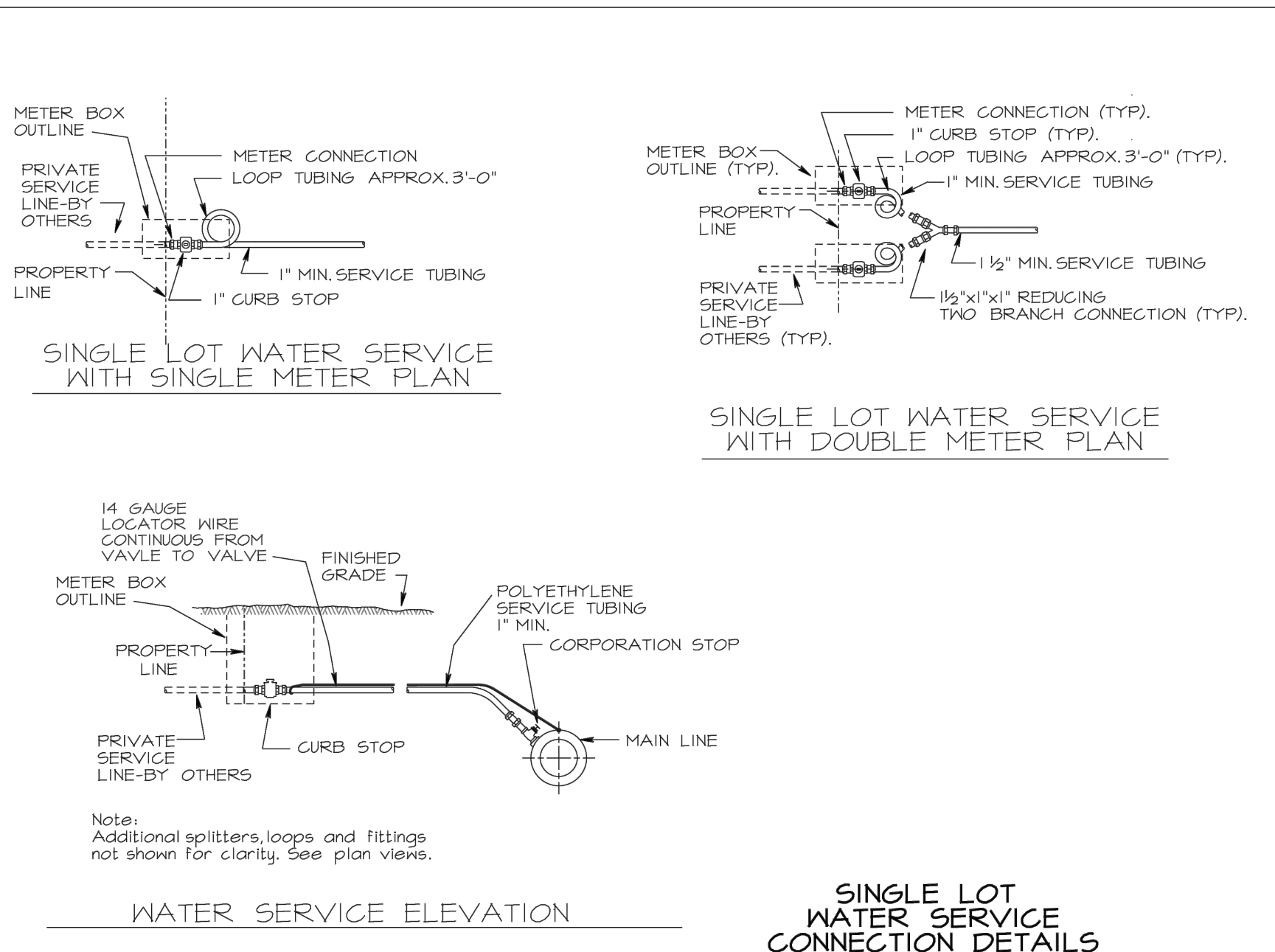
STANDARD DETAILS



WATER MAIN/STORM DRAIN CROSSING
SCALE: N.T.S. UPDATED: 5/3/02

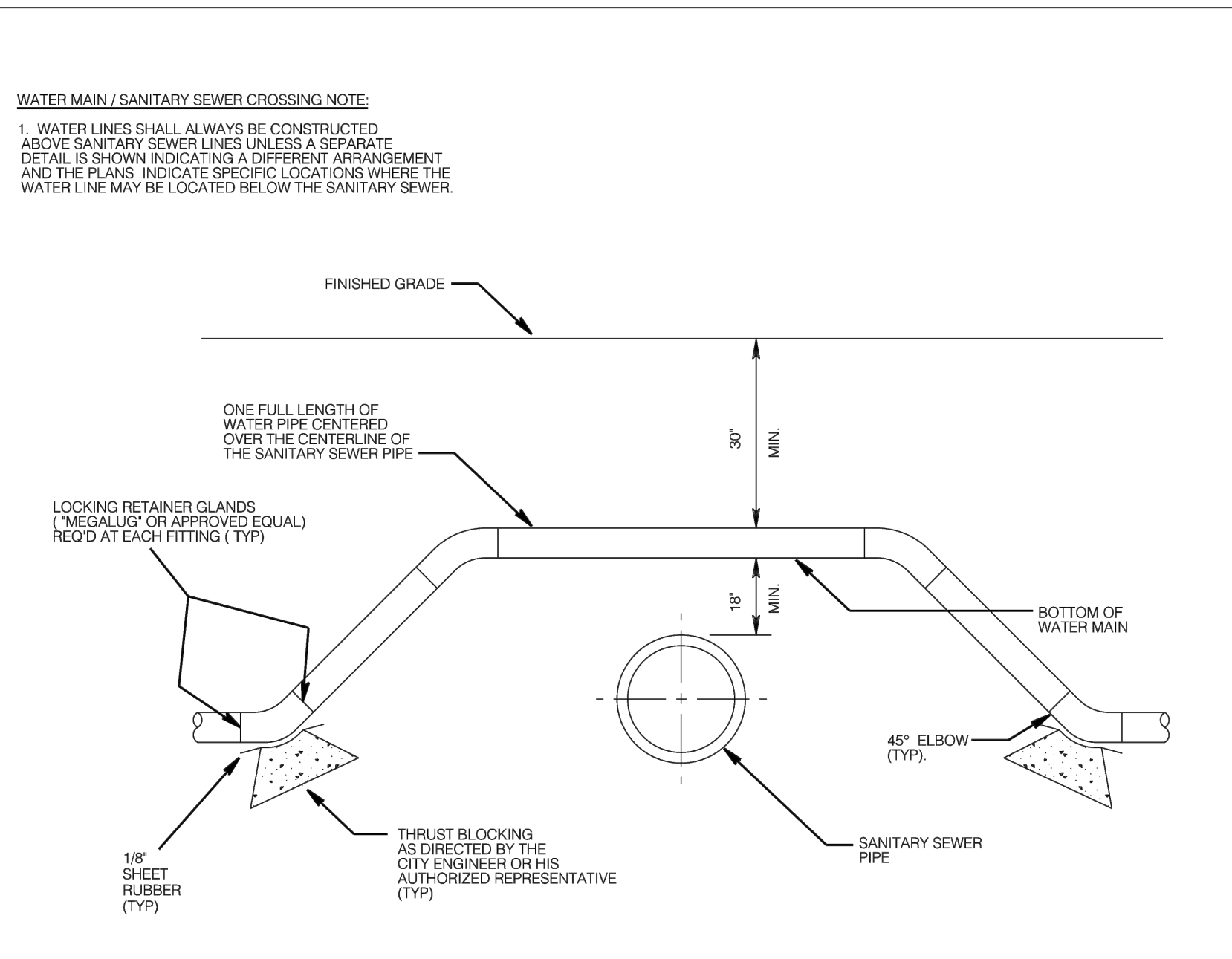
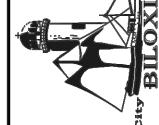
WATER MAIN STORM DRAIN CROSSING

STANDARD DETAILS



Single Lot Water Service Connection Details

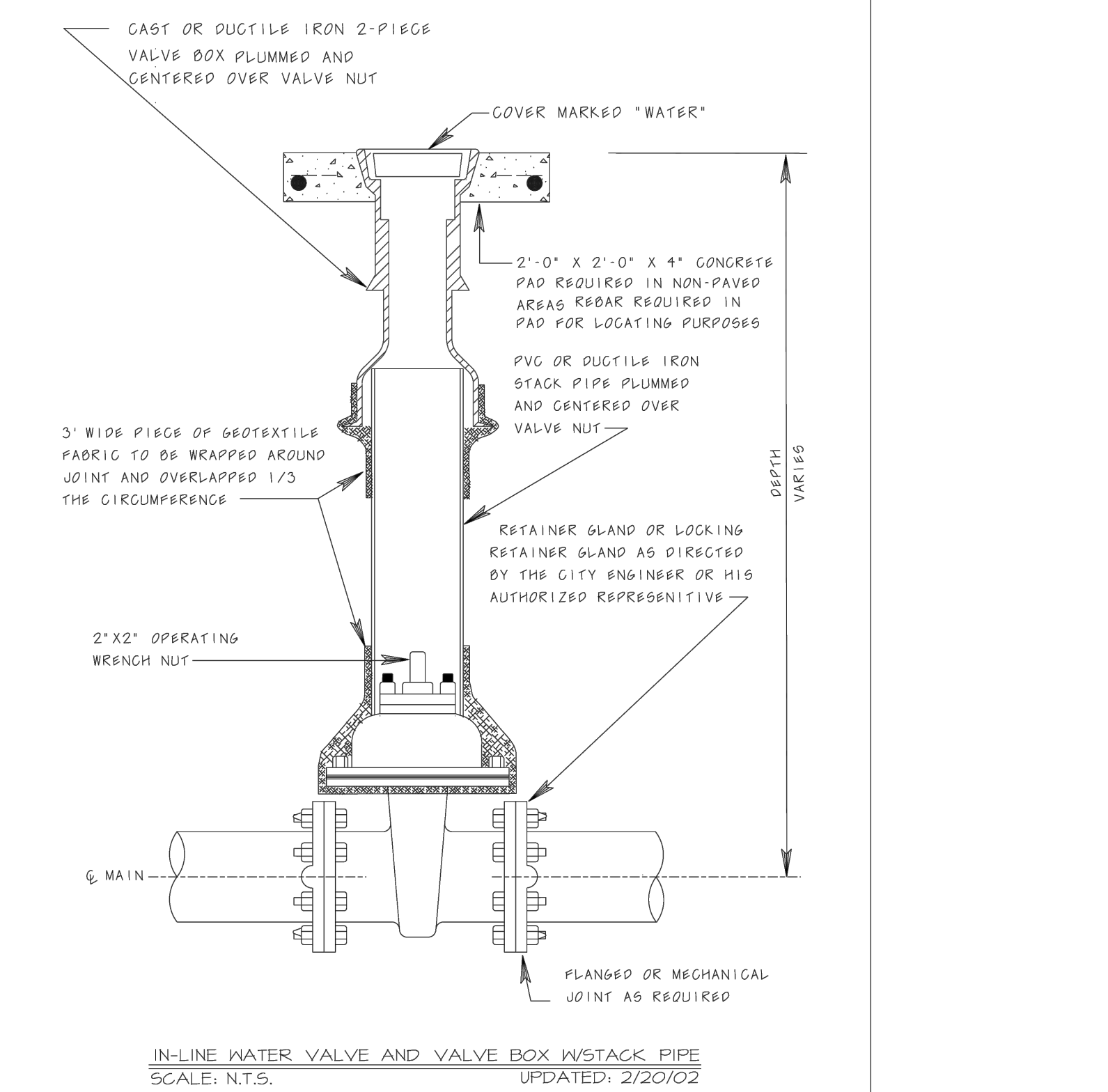
STANDARD DETAILS



WATER MAIN/SANITARY SEWER CROSSING
SCALE: N.T.S. UPDATED: 5/3/02

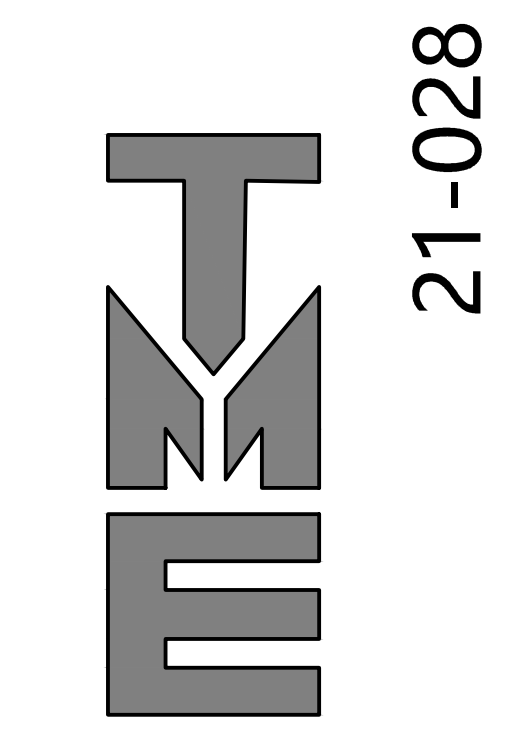
WATER MAIN SANITARY SEWER CROSSING

STANDARD DETAILS

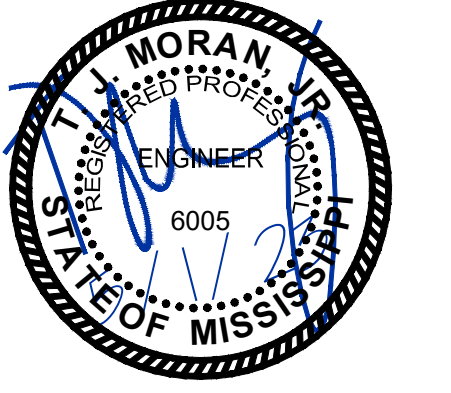


IN-LINE WATER VALVE & VALVE BOX W/ STACK PIPE EXTENSION
SCALE: N.T.S. UPDATED: 2/20/02

STANDARD DETAILS



TERRY MORAN ENGINEERING
P.O. BOX 4075
BILOXI, MS 39535
PH 228.896.4733
FAX 228.896.6768
TERRY MORAN, P.E., P.L.S.



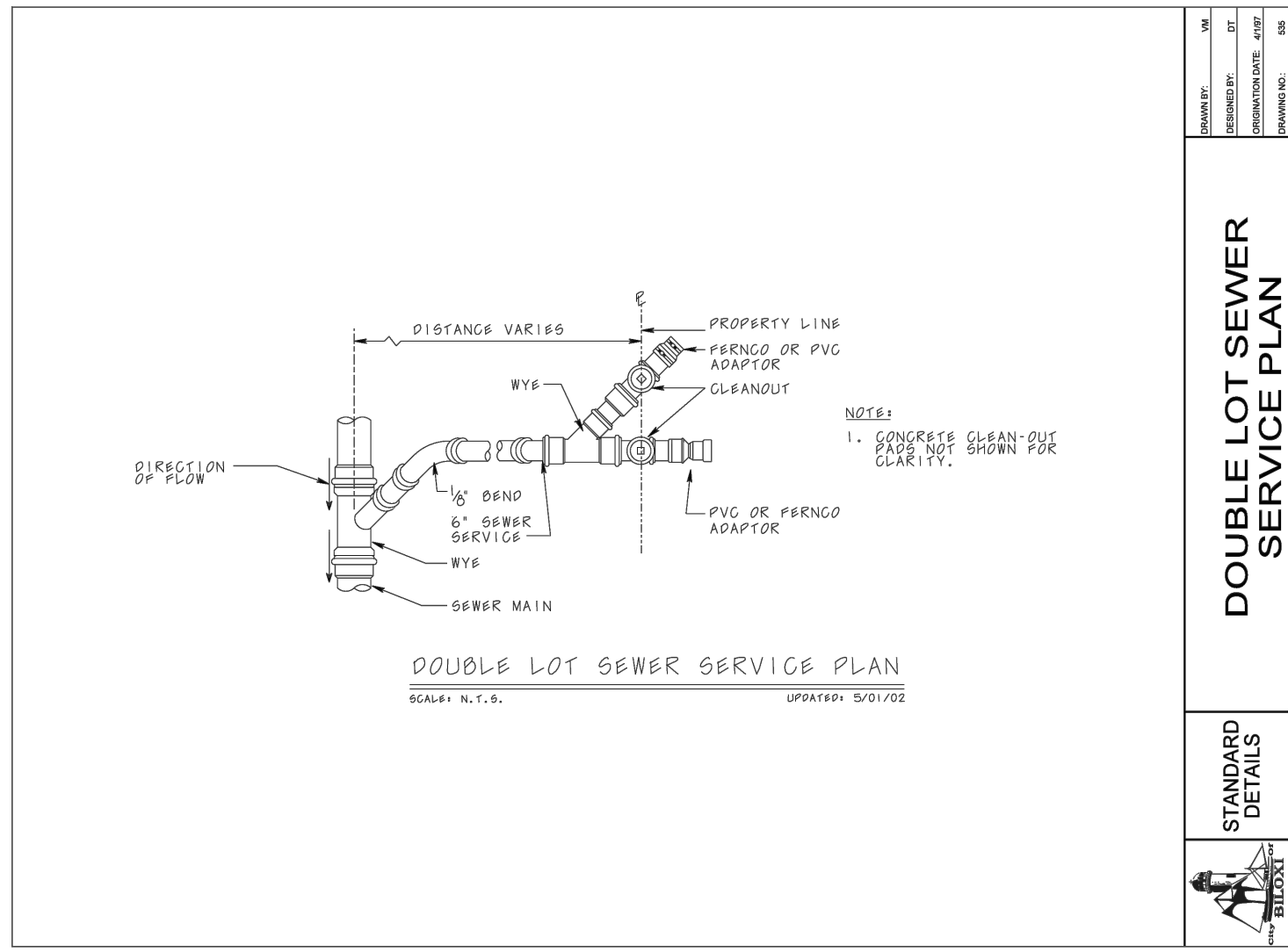
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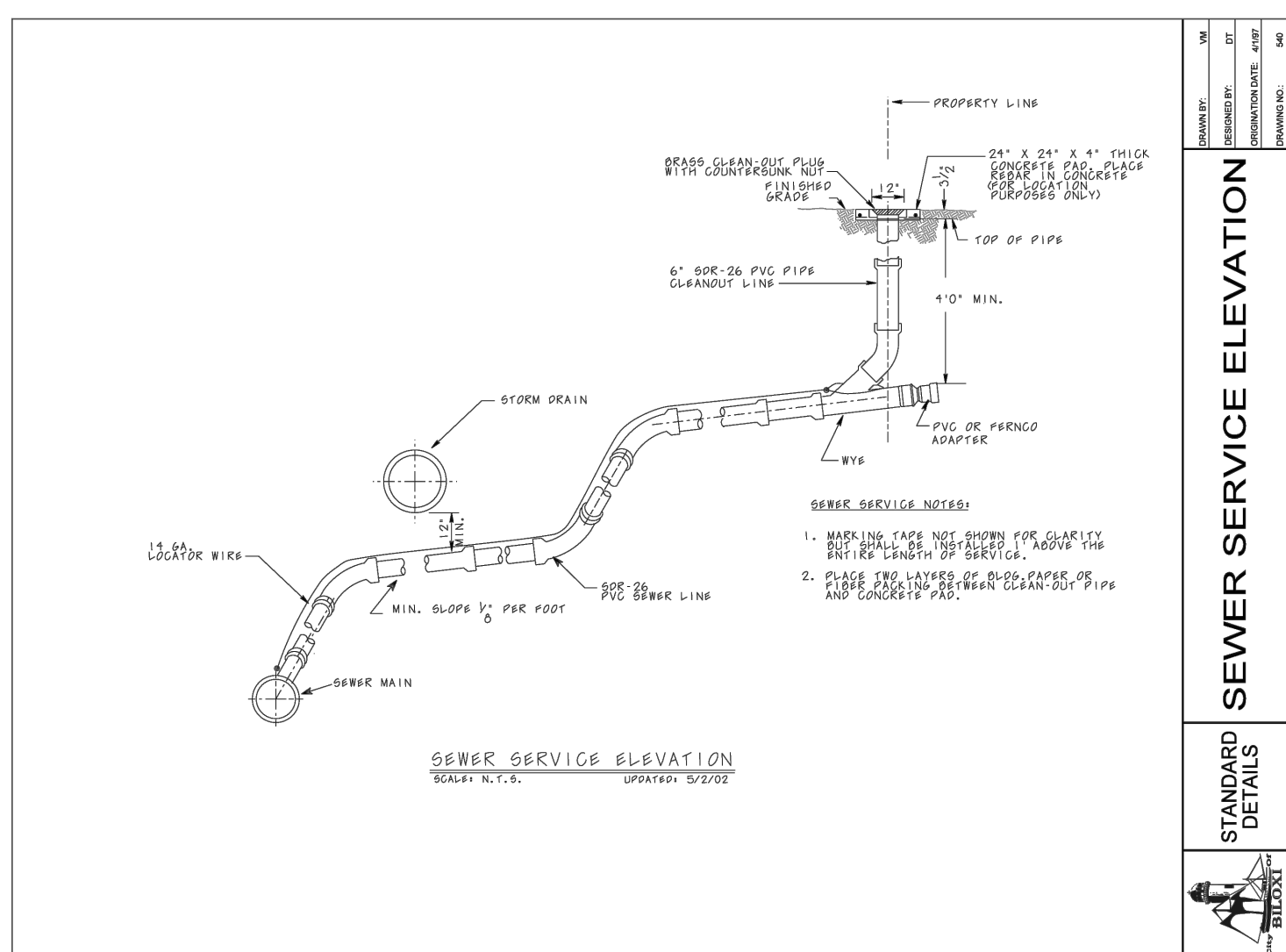
Date 10-04-2022
Drawn By N.O.F.
Check By T.J.M.
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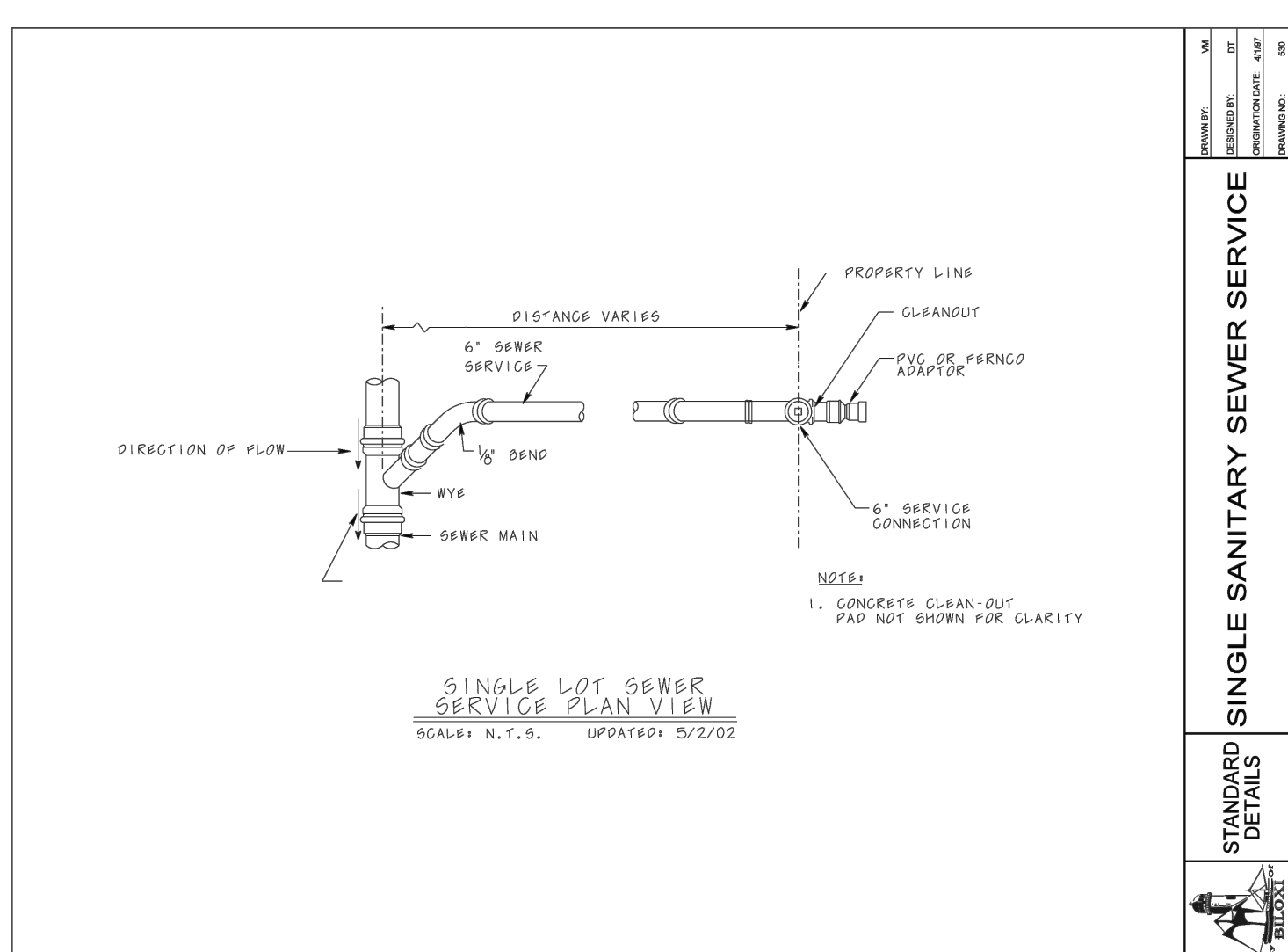
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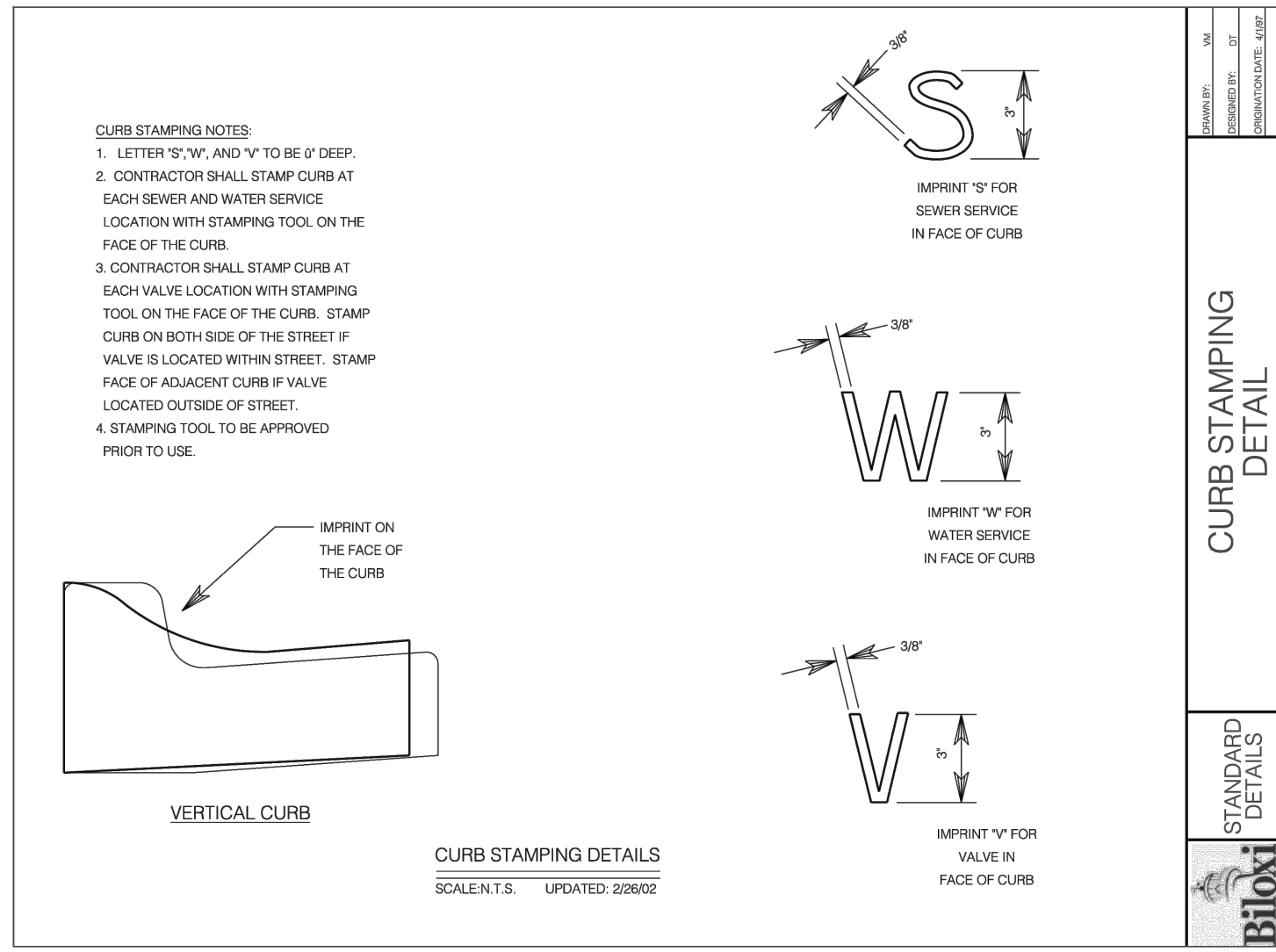
DOUBLE LOT SEWER SERVICE PLAN
STANDARD DETAILS



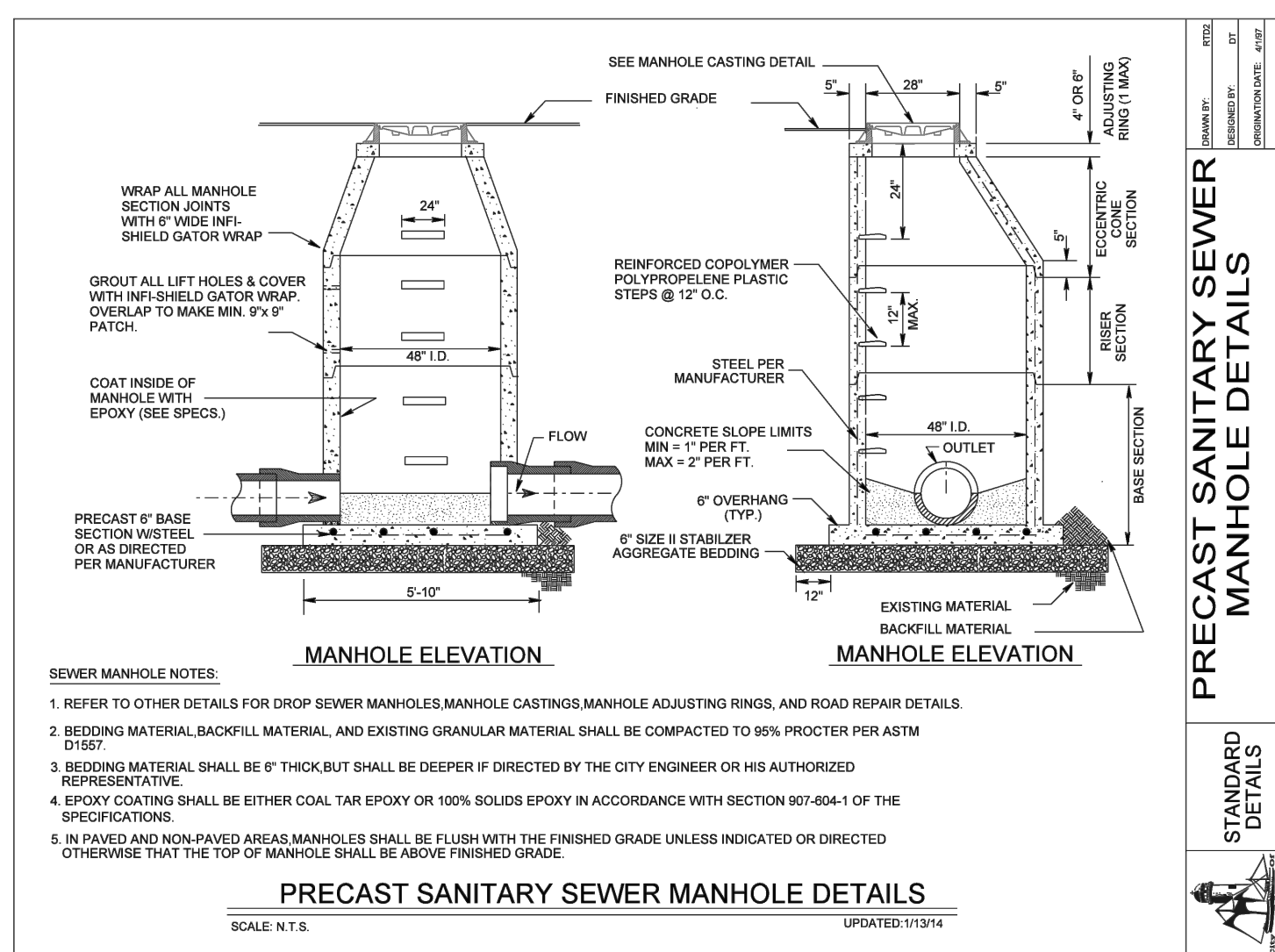
SEWER SERVICE ELEVATION
STANDARD DETAILS



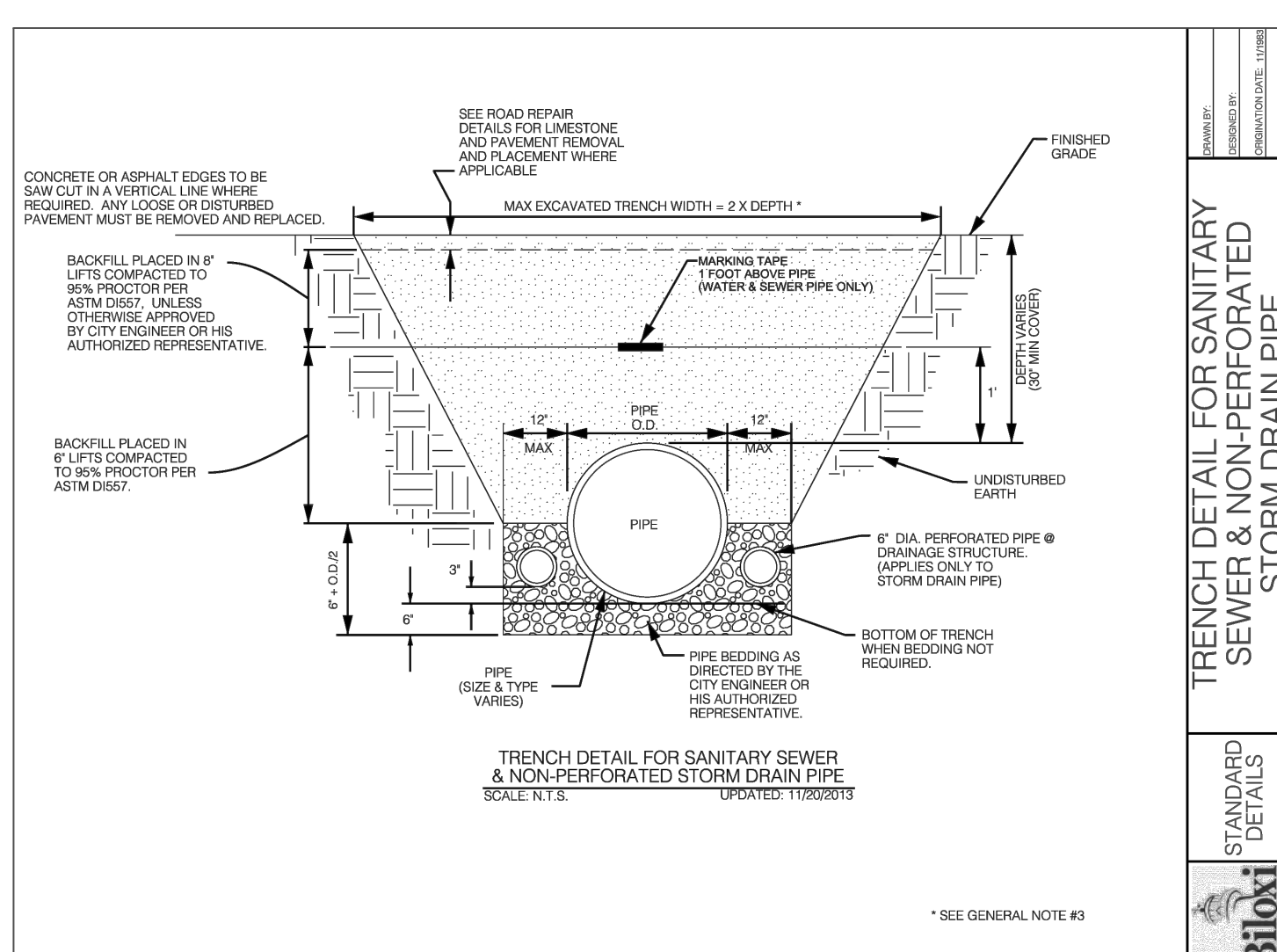
SINGLE LOT SEWER SERVICE PLAN
STANDARD DETAILS



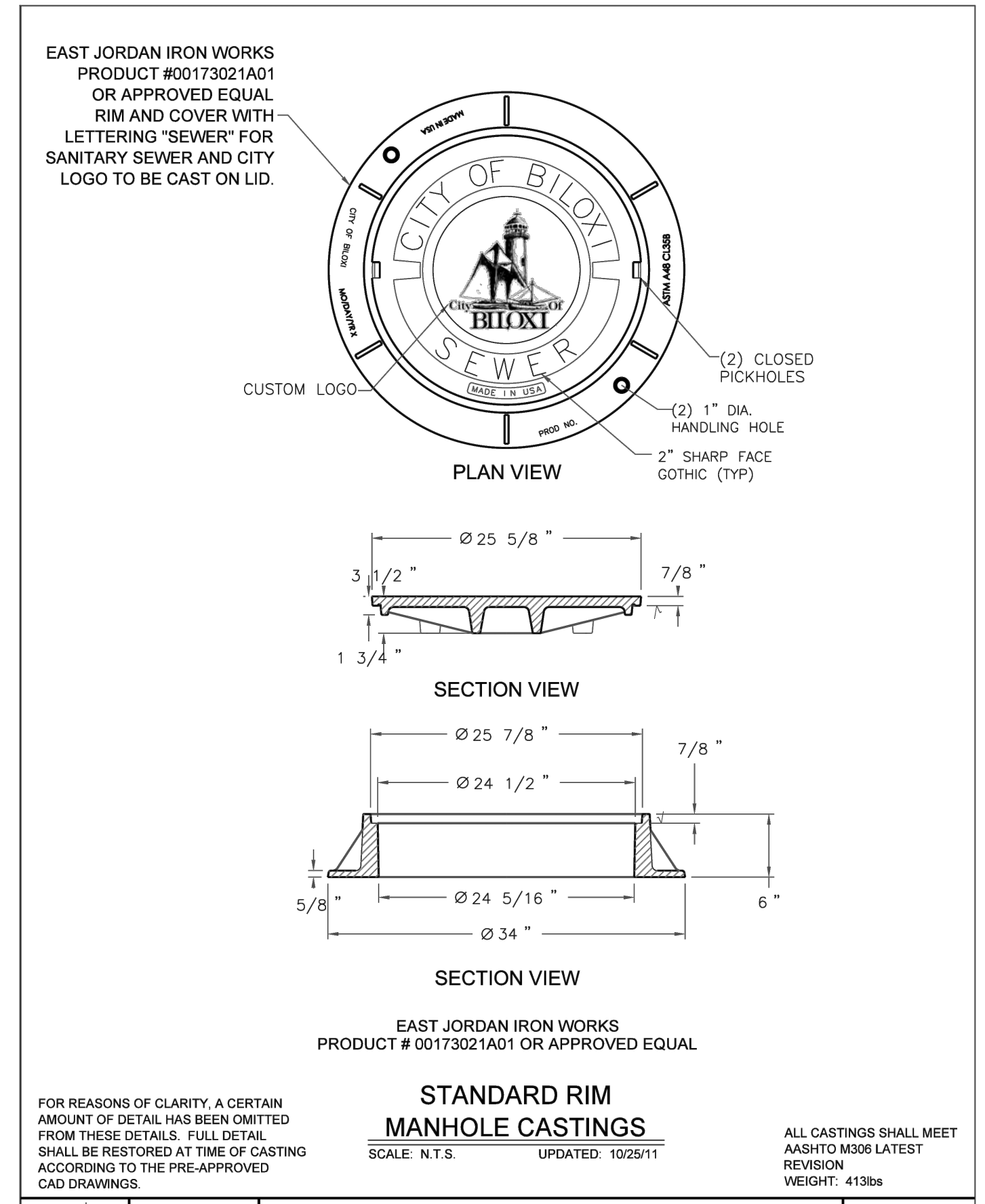
CURB STAMPING DETAIL
STANDARD DETAILS



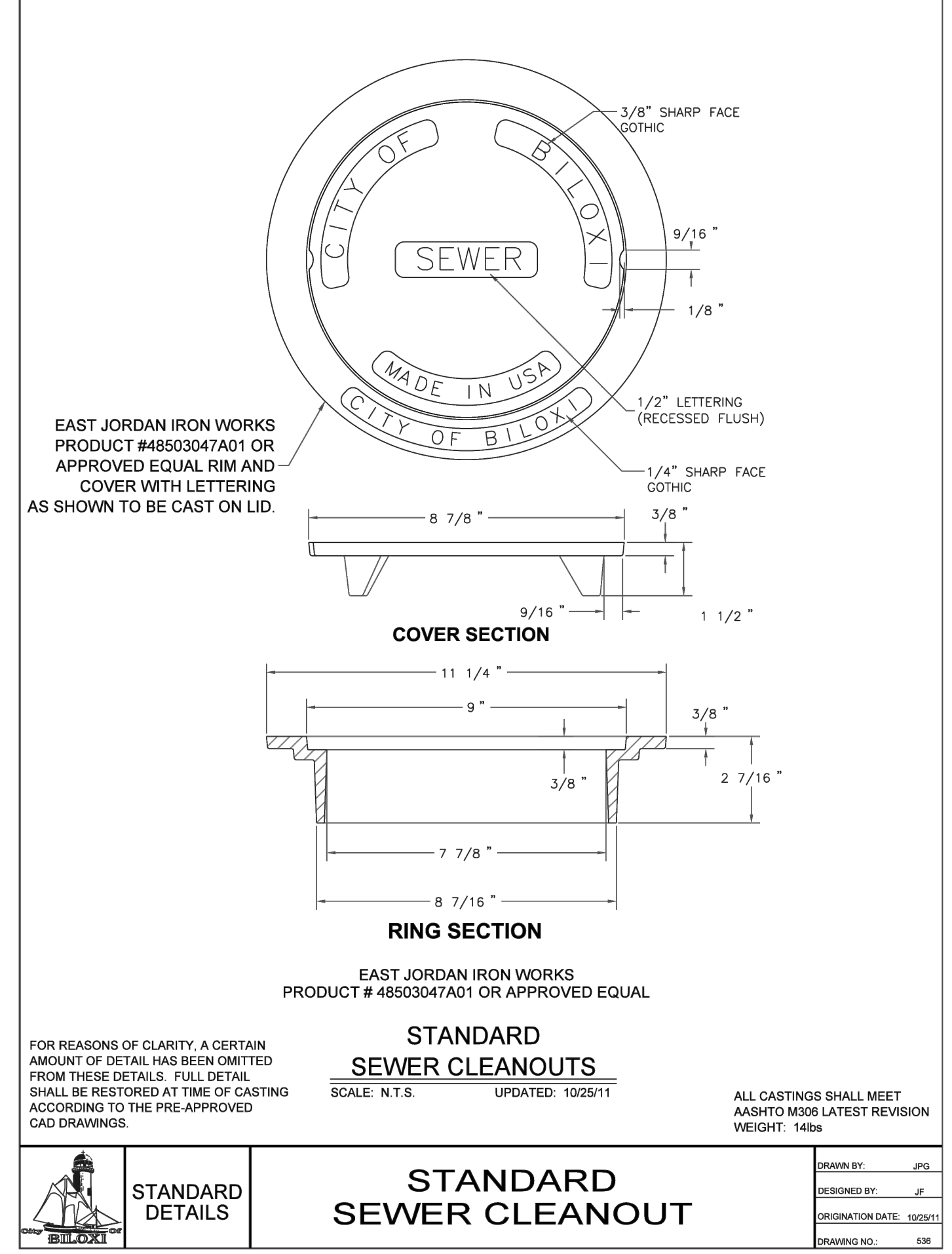
PRECAST SANITARY SEWER MANHOLE DETAILS
STANDARD DETAILS



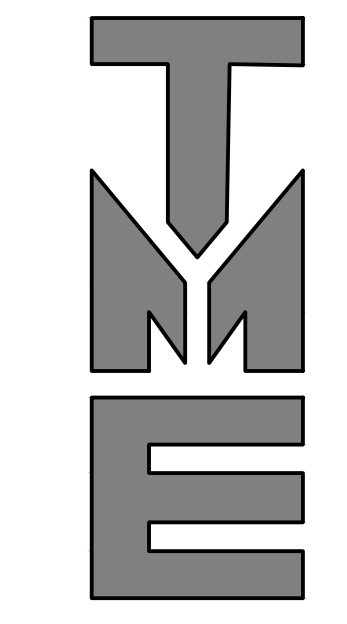
TRENCH DETAIL FOR SANITARY SEWER & NON-PERFORATED STORM DRAIN PIPE
STANDARD DETAILS



STANDARD RIM MANHOLE CASTINGS
STANDARD DETAILS



STANDARD SEWER CLEANOUT
STANDARD DETAILS



TERRY MORAN ENGINEERING
P.O. BOX 4075
BILOXI, MS 39535
PH 228.896.4733
FAX 228.896.6768
TERRY MORAN, P.E., P.L.S.



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FA FOUNTAIN & ASSOCIATES
CIVIL AND COMMERCIAL DESIGN
1822 15th Street, Ste. 12
Gulfport, MS 39501
228-861-5209

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