MAJOR SITE PERMITTING PLANS

FOR

CHAPMAN ROAD
RV RESORT
BAY ST. LOUS, MISSISSIPPI

PREPARED FOR

RUST ENTERPRISES, LLC

PRELIMINARY

MAY 2025

BROWN, MITCHELL & ALEXANDER, INC.
CONSULTING ENGINEERS

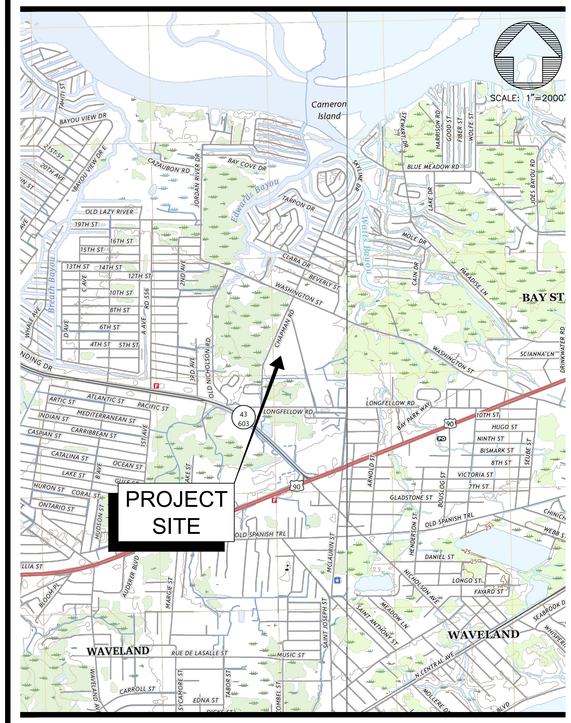
401 Cowan Road,
Suite A,
Gulfport, MS 39507
(228)864-7612

131 Rue Magnolia
Biloxi, MS 39530
(228)436-7612

3221 Market Street
Pascagoula, MS 39567
(228)864-7612

s:\3946a – chapman rd. rv park (hancock county)\c-cad\dwgs\3946 – planset.dwg–5/30/2025

LOCATION MAP



SHEET INDEX

BMA No. 25-3946A

SET NO. _____

25-3946A CHAPMAN ROAD RV PARK

C-001

SCALE: 1"=XX'

SITE CONTROL / BENCH MARK TABLE
BMX 1/2" REBAR WITH BLUE CAP N= XXX,XXX.XX E= XXX,XXX.XX ELEV= XX.XX'
BMX 1/2" REBAR WITH BLUE CAP N= XXX,XXX.XX E= XXX,XXX.XX ELEV= XX.XX'

EXISTING LEGEND

	PROPERTY LINE
	EASEMENT LINE
	TREE LINE
	CENTERLINE OF DITCH
	TOE OF DITCH BANK
	TOP OF DITCH BANK
X X X X	FENCE LINE
S S S S	SEWER MAIN
W W W W	WATER MAIN
FM FM FM FM	SEWER FORCE MAIN
FO FO FO FO	FIBER OPTIC
G G G G	GAS MAIN
UGT UGT UGT UGT	TELEPHONE LINE
OHE OHE OHE OHE	OVERHEAD ELECTRIC LINE
UGE UGE UGE UGE	UNDERGROUND ELECTRIC LINE
	DRAINAGE LINE
10	CONTOUR LINE
S	SEWER MANHOLE
L	SEWER LIFT STATION
CO	SEWER CLEANOUT
ARV	AIR RELEASE VALVE
	FIRE HYDRANT
W	WATER VALVE
W	WATER METER
	FIRE DEPT. CONNECTION
G	GAS METER
D	DRAINAGE MANHOLE
	CURB INLET
	DRAINAGE INLET
PP	POWER POLE (WITH GUY)
	LIGHT POLE
E	ELECTRIC METER
	ELECTRIC TRANSFORMER
C	COMMUNICATIONS MANHOLE
T	TELEPHONE PEDESTAL
M	MAILBOX
	SIGN
FP	FLAG POLE
IRF	IRON ROD FOUND
IRS	IRON ROD SET
0.00	SPOT ELEVATION
	BENCHMARK

PROPOSED LEGEND

X X X X X X X X X X X X X X	LINE TO BE DEMOLISHED
	LINE TO BE ABANDONED
	DITCH CENTERLINE
	TOE OF DITCH BANK
	TOP OF DITCH BANK
X X X X	CHAIN LINK FENCE
	TEMPORARY SILT FENCE
	STRAW WATTLE
4"S 4"S 4"S 4"S	4" SEWER MAIN
6"S 6"S 6"S 6"S	6" SEWER MAIN
8"S 8"S 8"S 8"S	8" SEWER MAIN
10"S 10"S 10"S 10"S	10" SEWER MAIN
12"S 12"S 12"S 12"S	12" SEWER MAIN
15"S 15"S 15"S 15"S	15" SEWER MAIN
FM FM FM FM	SEWER FORCE MAIN
4"W 4"W 4"W 4"W	4" WATER MAIN
6"W 6"W 6"W 6"W	6" WATER MAIN
8"W 8"W 8"W 8"W	8" WATER MAIN
10"W 10"W 10"W 10"W	10" WATER MAIN
12"W 12"W 12"W 12"W	12" WATER MAIN
F F F F	FIRE LINE
	DRAINAGE LINE
10	CONTOUR LINE
	SS-2 CURB INLET
	SS-2 (10') CURB INLET
	SS-2 (15') CURB INLET
D	DRAIN MANHOLE
	DRAIN INLET
	NYLOPLAST INLET
	FLARED END SECTION
	PROPOSED GRADE
S	SEWER MANHOLE
CO	SEWER CLEANOUT
L	SEWER LIFT STATION
ARV	AIR RELEASE VALVE
	FIRE HYDRANT
BFP	BACKFLOW PREVENTER
W	WATER VALVE
W	WATER METER
F D C	FIRE DEPT. CONNECTION
	REDUCER
	INLET PROTECTION

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SEAL
PRELIMINARY

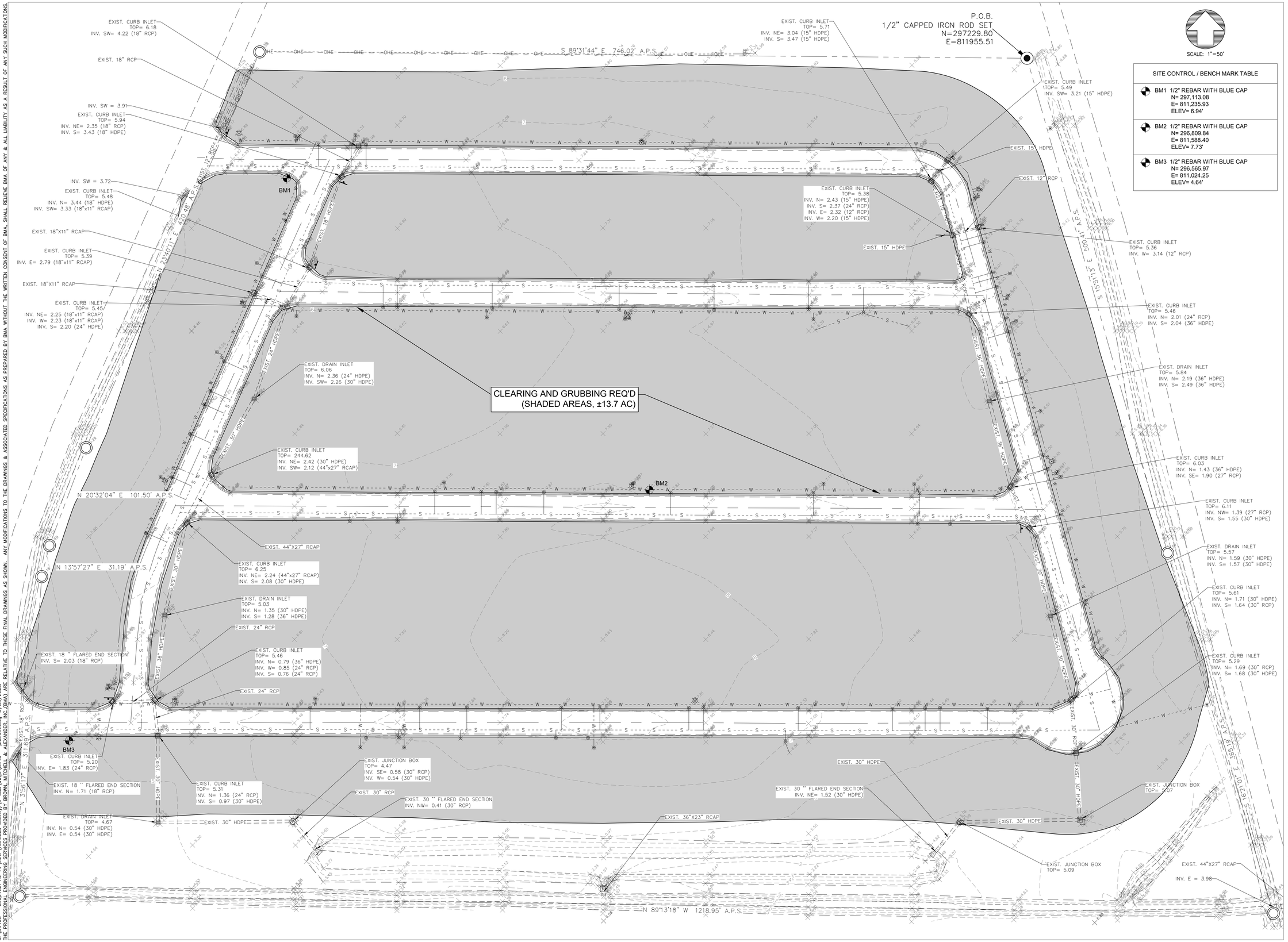
REV	DATE	BY

CHAPMAN RD RV RESORT
RUST ENTERPRISES, LLC
BAY ST. LOUIS, MISSISSIPPI

GENERAL NOTES AND LEGEND

CAD	CPN
ENG	NLG
DATE	05/28/2025
SCALE	1"=40'
BMA#	3946
FILE	\3946\3946-Planset

SHEET
C-002



SITE CONTROL / BENCH MARK TABLE
BM1 1/2" REBAR WITH BLUE CAP N= 297,113.08 E= 811,235.93 ELEV= 6.94'
BM2 1/2" REBAR WITH BLUE CAP N= 296,809.84 E= 811,588.40 ELEV= 7.73'
BM3 1/2" REBAR WITH BLUE CAP N= 296,565.97 E= 811,024.25 ELEV= 4.64'

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REV	DATE	BY

CHAPMAN RD RV RESORT

RUST ENTERPRISES, LLC

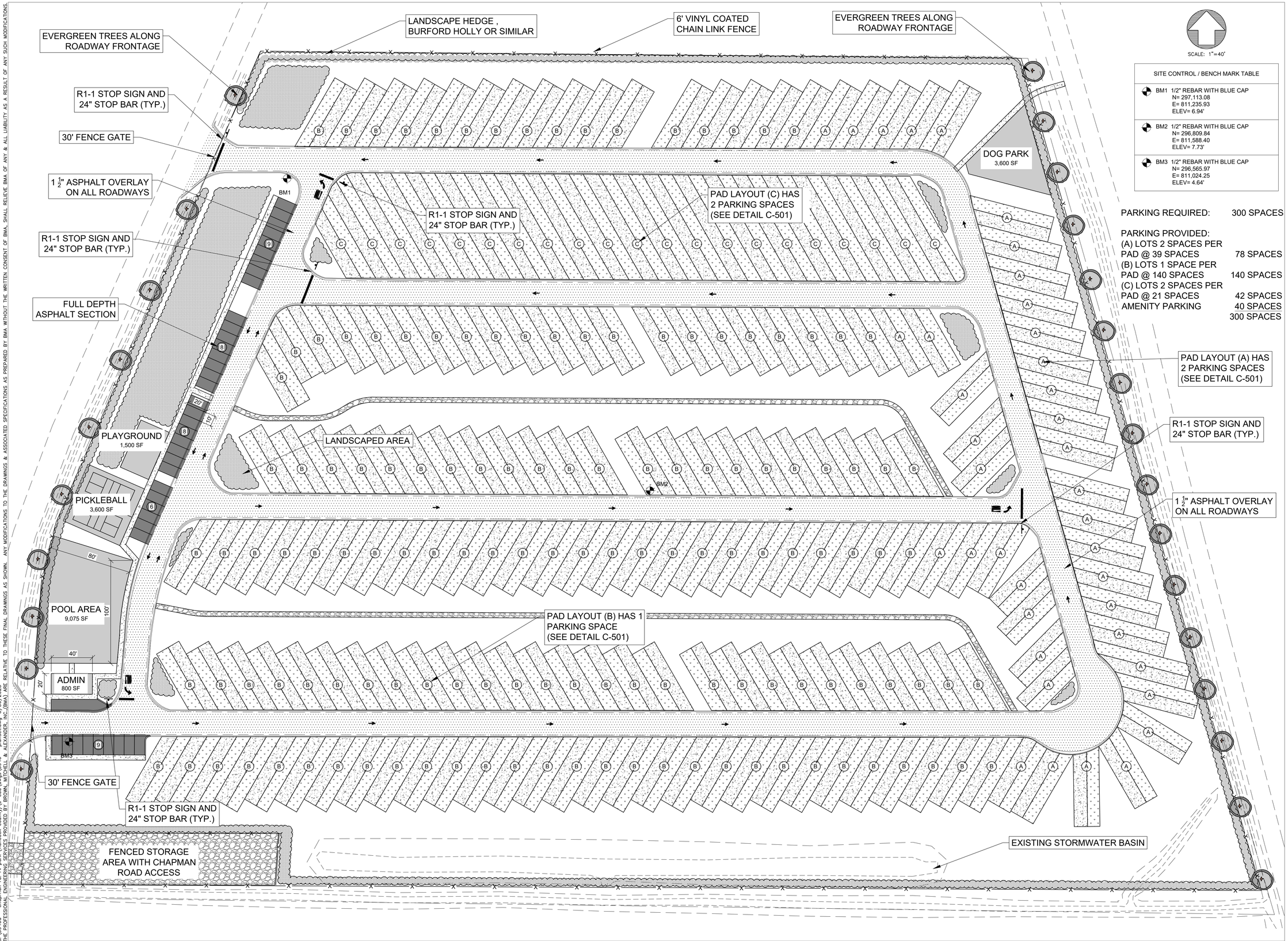
BAY ST. LOUIS, MISSISSIPPI

EXISTING CONDITIONS/DEMOLITION PLAN

CAD	CPN
ENG	NLG
DATE	05/28/2025
SCALE	1"=40'
BMA#	3946
FILE	\3946\3946-Planset

SHEET

C-111



SCALE: 1"=40'

SITE CONTROL / BENCH MARK TABLE
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BM3 1/2" REBAR WITH BLUE CAP N= 296,565.97 E= 811,024.25 ELEV= 4.64'

PARKING REQUIRED:	300 SPACES
PARKING PROVIDED:	
(A) LOTS 2 SPACES PER PAD @ 39 SPACES	78 SPACES
(B) LOTS 1 SPACE PER PAD @ 140 SPACES	140 SPACES
(C) LOTS 2 SPACES PER PAD @ 21 SPACES	42 SPACES
AMENITY PARKING	40 SPACES
	300 SPACES

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REV	DATE	BY

CHAPMAN RD RV RESORT

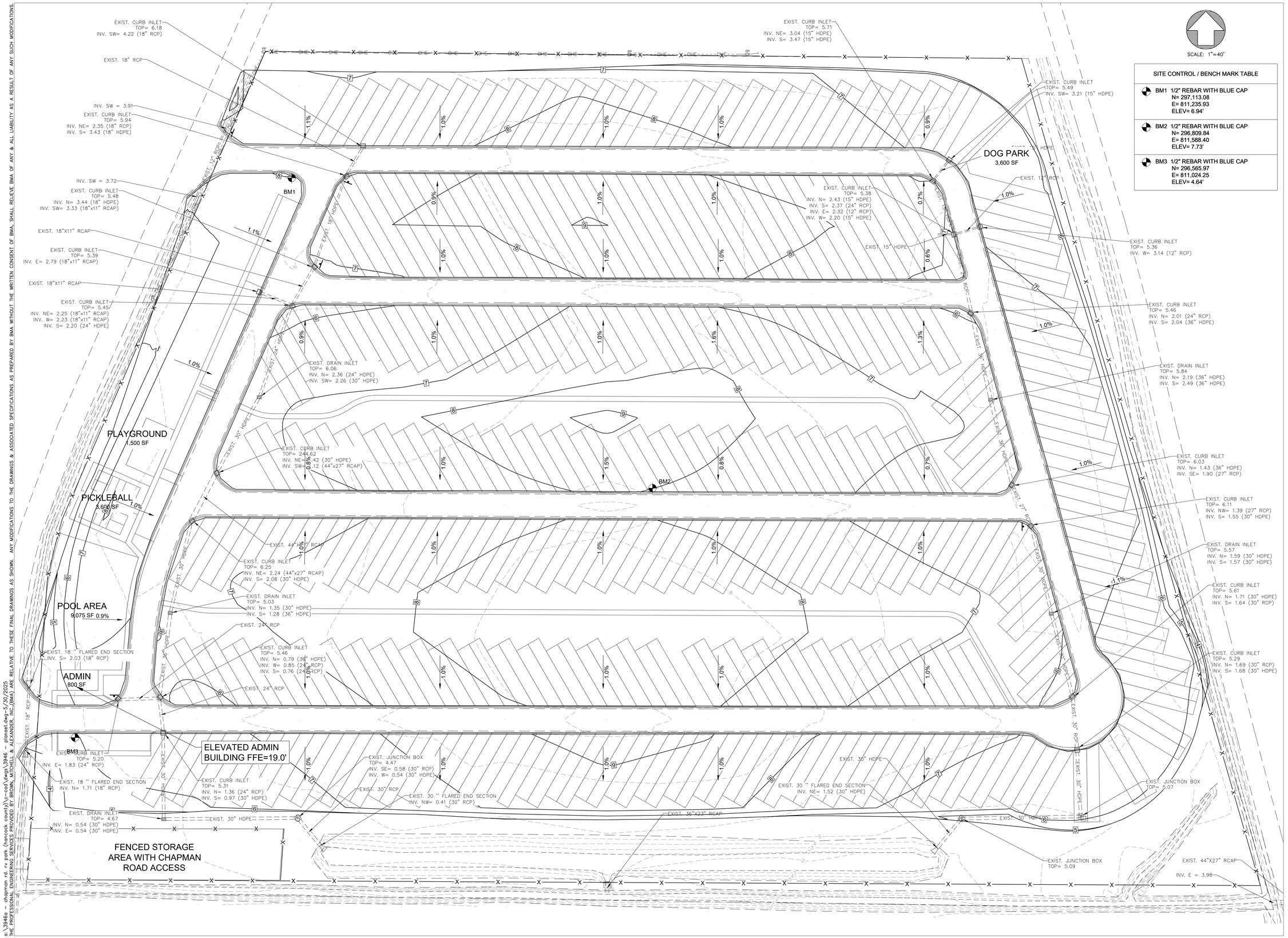
RUST ENTERPRISES, LLC

BAY ST. LOUIS, MISSISSIPPI

SITE LAYOUT PLAN

CAD	CPN
ENG	NLG
DATE	05/28/2025
SCALE	1"=40'
BMA#	3946
FILE	\3946\3946-Planset

SHEET C-121



SITE CONTROL / BENCH MARK TABLE

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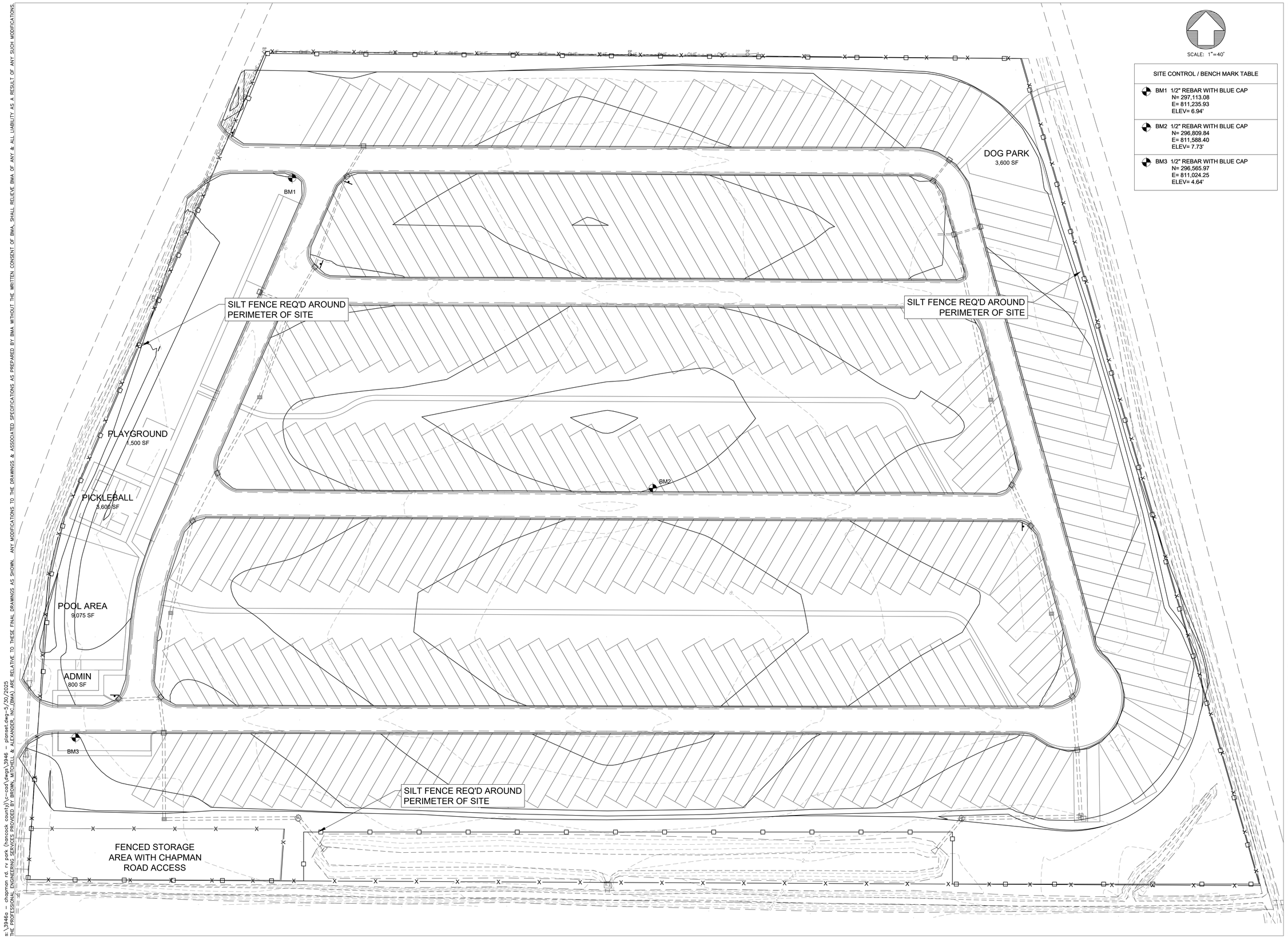
CHAPMAN RD RV RESORT
RUST ENTERPRISES, LLC
BAY ST. LOUIS, MISSISSIPPI

GRADING AND DRAINAGE PLAN

CAD	CPN
ENG	NLG
DATE	05/28/2025
SCALE	1"=40'
BMA#	3946
FILE	\3946\3946-Planset

SHEET
C-131



SITE CONTROL / BENCH MARK TABLE
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CHAPMAN RD RV RESORT

RUST ENTERPRISES, LLC

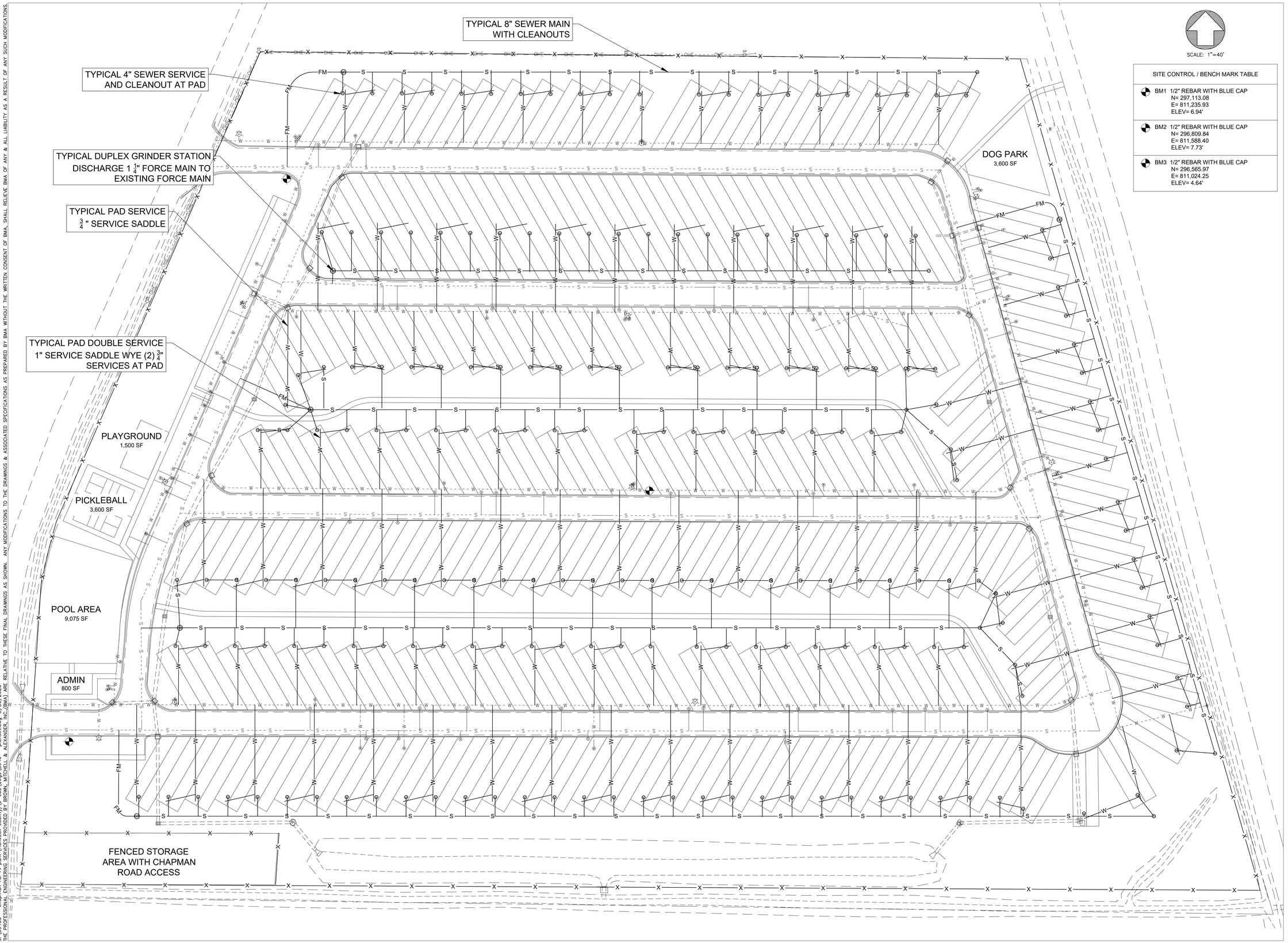
BAY ST. LOUIS, MISSISSIPPI

EROSION CONTROL PLAN

CAD	CPN
ENG	NLG
DATE	05/28/2025
SCALE	1"=40'
BMA#	3946
FILE	\3946\3946-Planset

SHEET

C-141



SITE CONTROL / BENCH MARK TABLE

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CHAPMAN RD RV RESORT

RUST ENTERPRISES, LLC

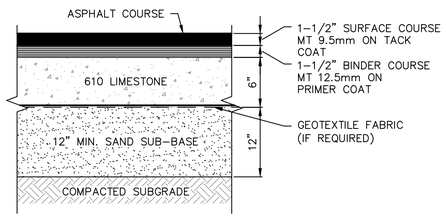
BAY ST. LOUIS, MISSISSIPPI

SITE UTILITY PLAN

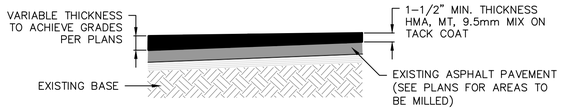
CAD	CPN
ENG	NLG
DATE	05/28/2025
SCALE	1"=40'
BMA#	3946
FILE	\3946\3946-Planset

SHEET

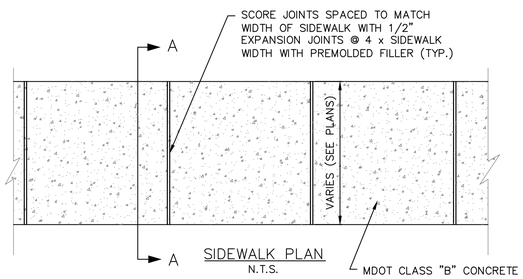
C-151



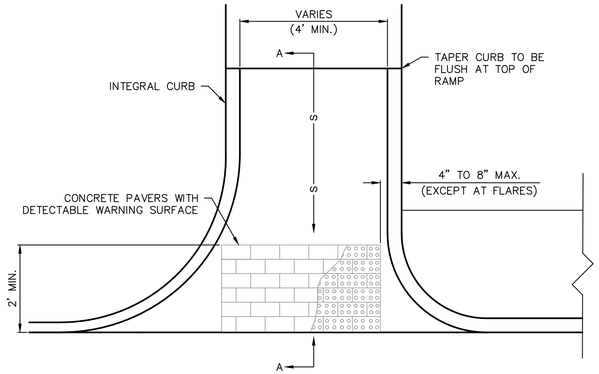
STANDARD DUTY ASPHALT PAVEMENT SECTION
N.T.S.



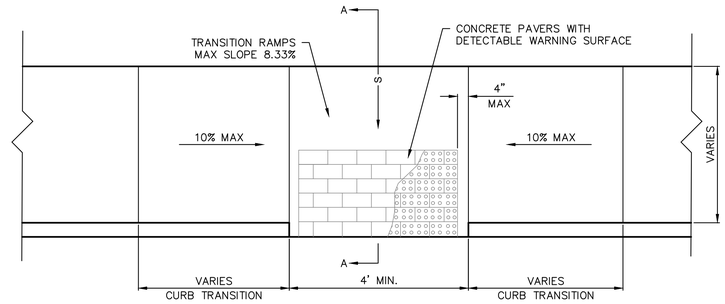
ASPHALT PAVEMENT OVERLAY SECTION
N.T.S.



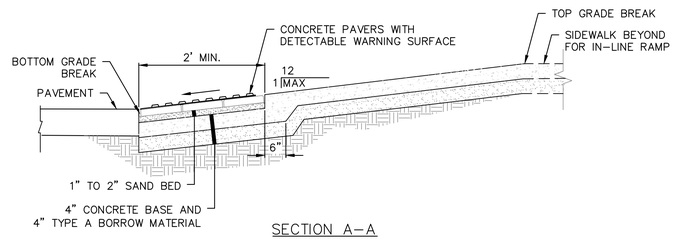
SIDEWALK PLAN
N.T.S.



PLAN – ADA RAMP

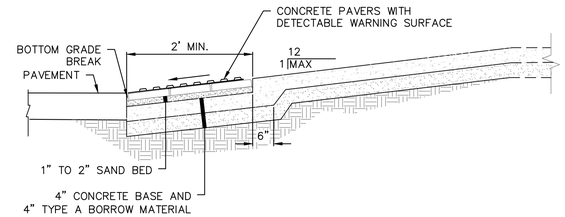


PLAN – ADA RAMP



SECTION A–A
ADA RAMP DETAIL
WITH TRUNCATED DOMES
N.T.S.

NOTES:
1. CONCRETE PAVER FOR DETECTABLE WARNINGS SHALL BE PAVESTONE, TILETECH PAVERS, HARDSCAPE U.S.A. OR APPROVED EQUAL. PAVER COLOR SHALL BE SELECTED BY THE ARCHITECT.
2. ADA RAMPS AND TRUNCATED DOMES SHALL MEET THE LATEST APPLICABLE ADA GUIDELINES AS SPECIFIED BY THE CITY.



SECTION A–A
ADA RAMP DETAIL
WITH TRUNCATED DOMES
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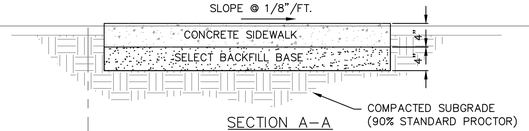
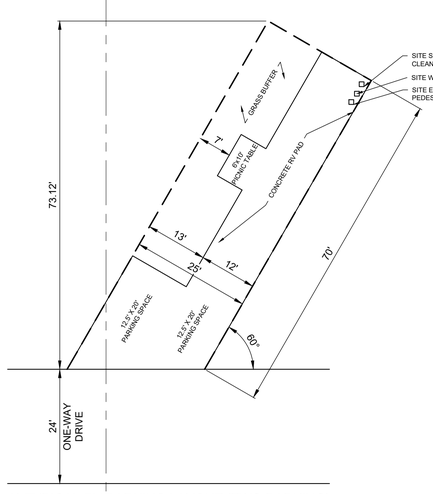
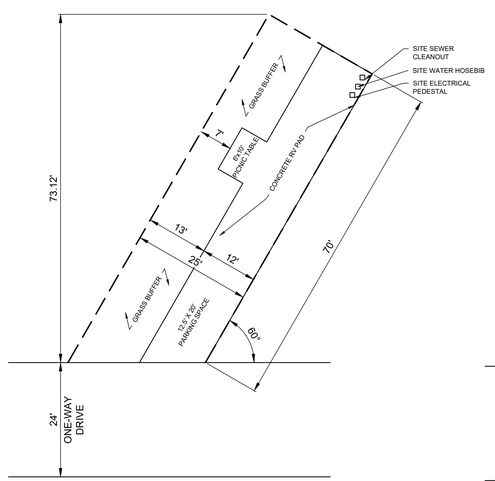


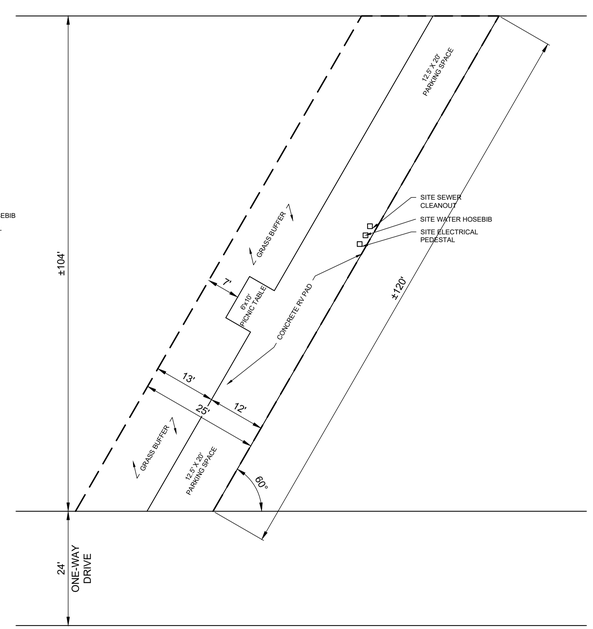
SECTION A–A
SIDEWALK DETAIL
N.T.S.



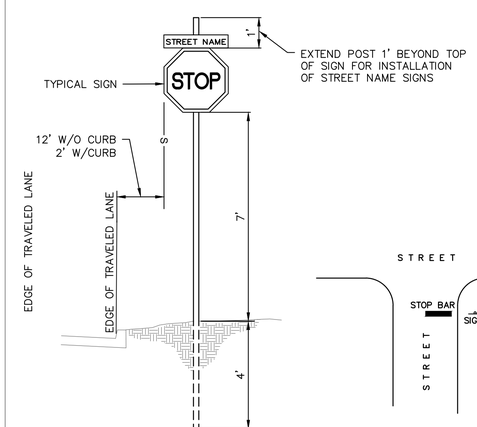
A) TYPICAL RV PARKING LAYOUT (TWO PARKING)
SCALE: 1" = 10'



B) TYPICAL RV PARKING LAYOUT
SCALE: NTS

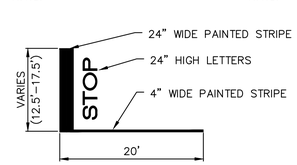


C) TYPICAL PULL THROUGH RV PARKING LAYOUT
SCALE: NTS



SIGN INSTALLATION DETAIL
N.T.S.

SIGN PLACEMENT DETAIL
N.T.S.



STOP BAR DETAIL
N.T.S.

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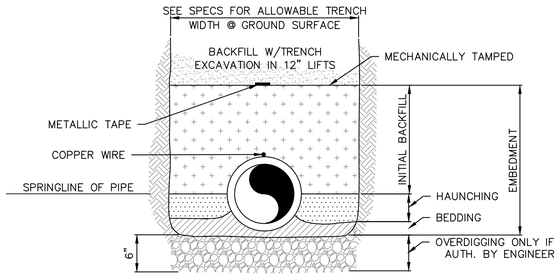
REV	DATE	BY

CHAPMAN RD RV RESORT
RUST ENTERPRISES, LLC
BAY ST. LOUIS, MISSISSIPPI

CONSTRUCTION DETAILS

CAD	CPN
ENG	NLG
DATE	05/28/2025
SCALE	1"=40'
BMA#	3946
FILE	\3946\3946-Planset

SHEET
C-501



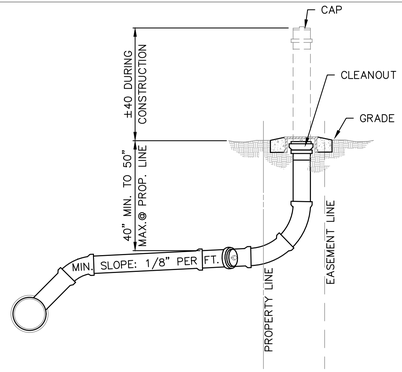
TYPICAL PIPE EMBEDMENT & BACKFILL
N.T.S.

FOR WATER MAINS, FORCE MAINS, GRAVITY SEWERS & CULVERT PIPE

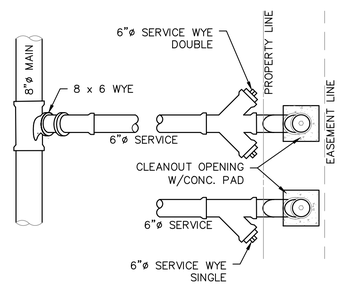
NOTES:

PIPE EMBEDMENT AND BACKFILL

1. SHOULD ENGINEER DETERMINE THAT THE NATIVE MATERIAL AT THE BOTTOM OF THE TRENCH IS NOT A SUITABLE FOUNDATION FOR THE PIPE. HE MAY AUTHORIZE OVERDIGGING. THE TRENCH A DEPTH OF 6 INCHES AND REPLACE WITH A SELECT FOUNDATION MATERIAL.
2. GENERALLY, LOOSE MATERIAL LEFT NY THE EXCAVATOR WILL BE ADEQUATE FOR BEDDING THE PIPE SO THAT IT IS FULLY SUPPORTED.
3. THE HAUNCHING MATERIAL SHALL BE NATIVE MATERIAL SECURED FROM THE TRENCH EXCAVATION AND THOROUGHLY COMPACTED TO THE SPRING LINE OF THE PIPE AND EXTENDING TO THE SIDE WALLS OF THE TRENCH. A MINIMUM 85 PERCENT STANDARD PROCTOR WILL BE CONSIDERED ADEQUATE COMPACTION.
4. THE INITIAL BACKFILL (NATIVE MATERIAL SECURED FROM THE TRENCH EXCAVATION) MAY THEN PROCEED TO A HEIGHT OF 12 INCHES ABOVE THE TOP OF THE PIPE AND MECHANICALLY TAMPERED. FURTHER BACKFILL SHALL NOT PROCEED UNTIL INITIAL BACKFILL HAS BEEN OBSERVED BY ENGINEER.
5. SHOULD ENGINEER DETERMINE THAT THE NATIVE MATERIAL SECURED FROM THE TRENCH EXCAVATION IS NOT SUITABLE FOR EMBEDMENT, HE MAY AUTHORIZE THE USE OF A SELECT BEDDING MATERIAL.
6. FURTHER BACKFILL UTILIZING MATERIAL FROM TRENCH EXCAVATION MAY THEN PROCEED TO THE ORIGINAL GROUND SURFACE IN 12 INCH LIFTS COMPACTED TO ELIMINATE AIR VOIDS. IN AREAS WHERE THE GROUND SURFACE IS TO RECEIVE PAVEMENT, A MINIMUM 85 PERCENT STANDARD PROCTOR FOR EACH LIFT SHALL BE CONSIDERED ADEQUATE COMPACTION.
7. CONTRACTOR SHALL MAINTAIN TRENCH BACKFILL AT ORIGINAL GROUND SURFACE UNTIL FINAL ACCEPTANCE OF THE WORK.
8. ALL SURPLUS MATERIALS NOT USED IN BACKFILLING SHALL BE REMOVED AND DISPOSED BY CONTRACTOR AT HIS OWN EXPENSE.
9. METALLIC TAPE WILL BE PLACED IN THE BACKFILL 12 INCHES ABOVE THE TOP OF PVC WATER MAINS, SEWAGE FORCE MAINS, AND PVC GRAVITY SEWER MAINS WITH LETTERING FACE UP

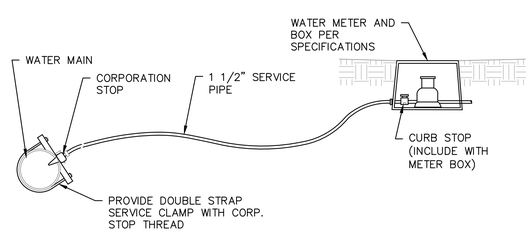


SECTION

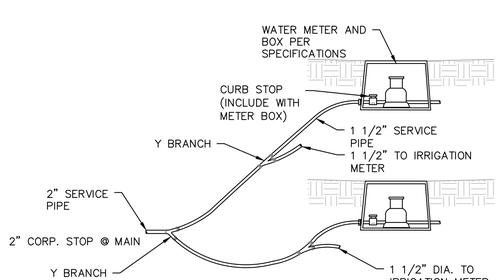


PLAN

TYPICAL SEWER SERVICE
N.T.S.

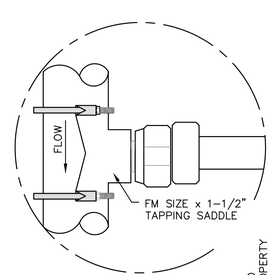


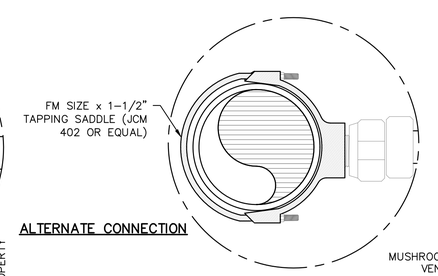
TYPICAL WATER SERVICE TO ONE LOT



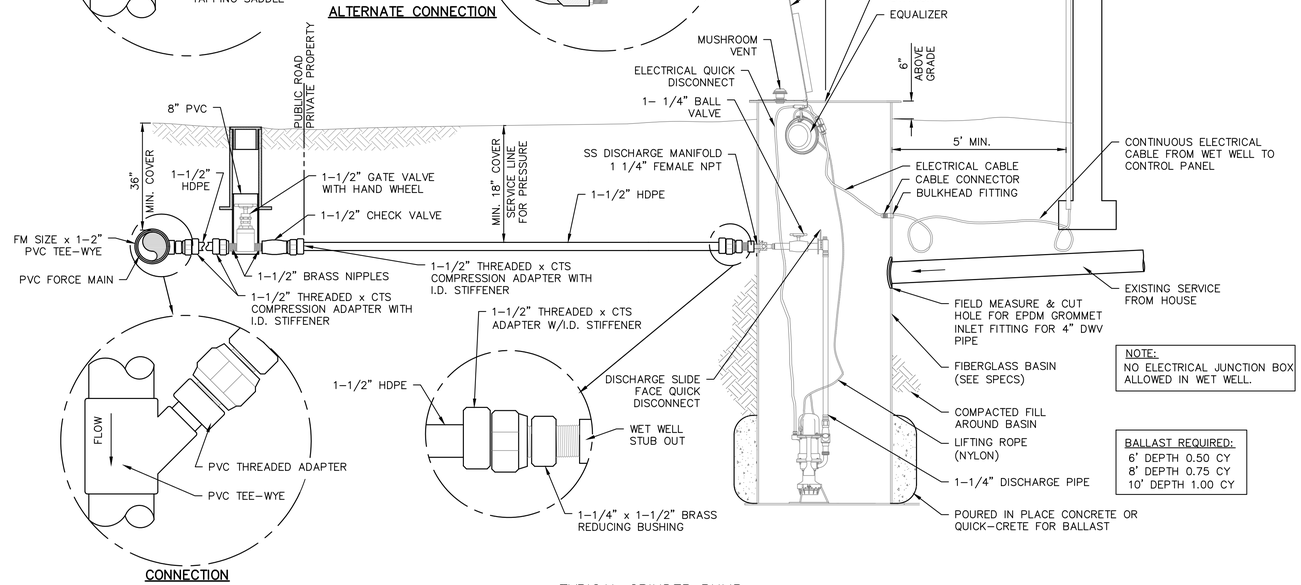
TYPICAL WATER SERVICE TO TWO LOTS

WATER SERVICE DETAIL
N.T.S.





ALTERNATE CONNECTION



CONNECTION

NOTE:
NO ELECTRICAL JUNCTION BOX ALLOWED IN WET WELL.

BALLAST REQUIRED:
6' DEPTH 0.50 CY
8' DEPTH 0.75 CY
10' DEPTH 1.00 CY

TYPICAL GRINDER PUMP STATION
N.T.S.

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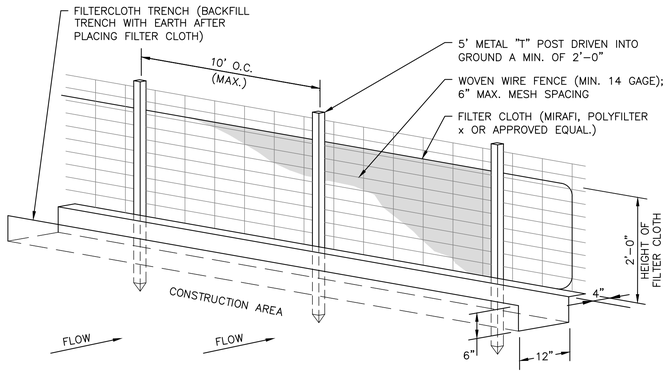
SEAL
PRELIMINARY

REV	DATE	BY

CHAPMAN RD RV RESORT
RUST ENTERPRISES, LLC
BAY ST. LOUIS, MISSISSIPPI
CONSTRUCTION DETAILS

CAD	CPN
ENG	NLG
DATE	05/28/2025
SCALE	1"=40'
BMA #	3946
FILE	\3946\3946-Planset

SHEET
C-502



SILT FENCE DETAIL
N.T.S.

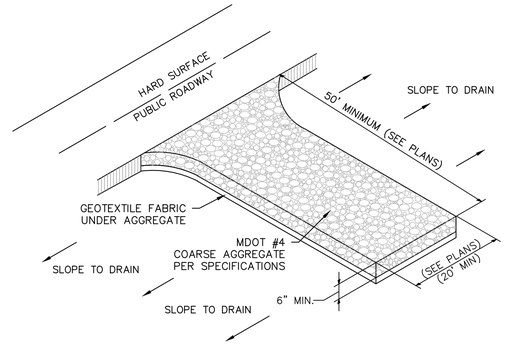
NOTES:

INSTALLATION:

1. USE STEEL "T" POSTS THAT ARE 5 FEET IN LENGTH.
2. INSTALL POSTS STARTING AT THE CENTER OF THE LOWEST POINT OF THE FENCE LINE. DRIVE POSTS 12 INCHES INTO THE GROUND.
3. INSTALL POST ON 10-FOOT CENTERS IF METAL MESH FENCING IS TO BE USED AS ADDITIONAL SUPPORT. IF NO METAL FENCING SUPPORT IS USED, THEN INSTALL POSTS ON 6-FOOT CENTER OR LESS.
4. EXCAVATE A TRENCH 6 INCHES DEEP BY 12 INCHES WIDE ON THE UPHILL SIDE OF THE FENCE POSTS.
5. STAPLE OR TIE SILT FENCE FABRIC TO POSTS ON UPHILL SIDE, LEAVING 8 INCHES ON THE BOTTOM EXTEND DOWN AND ACROSS THE BOTTOM OF THE TRENCH.
6. BACKFILL TRENCH AND TAMP DOWN OVER FABRIC.
7. ALLOW 6-INCH OVERLAP AT JOINTS.
8. MULCH BARE GROUND UPHILL OF SILT FENCE OR PROVIDE OTHER EROSION CONTROL MEASURES.

MAINTENANCE:

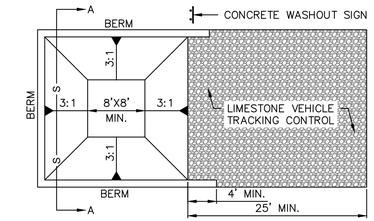
1. REMOVE ACCUMULATED SEDIMENT ALONG THE FENCE WHEN IT HAS REACHED A THIRD TO A HALF THE FENCE HEIGHT. DO NOT PLACE SEDIMENT ON THE DOWNHILL SIDE.
2. INSPECT WEEKLY AND AFTER EACH SIGNIFICANT STORM EVENT (GREATER THAN 1/2 INCH OF RAIN).
3. REMOVE FENCE WHEN AREA ABOVE THE FENCE HAS BEEN STABILIZED.
4. IF FABRIC IS TORN, THEN REPLACE WITH A NEW PIECE THAT STRETCHES TO POST ON EITHER SIDE OF THE TEAR.



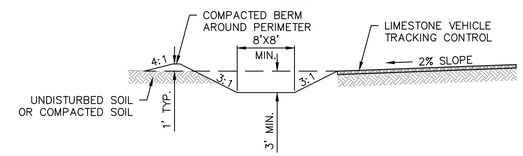
NOTES:

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.
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
N.T.S.



PLAN



SECTION A-A

NOTES:

1. SEE PLAN VIEW FOR INSTALLATION LOCATION.
2. DO NOT LOCATE ON UNLINED CWA WITHIN 400' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL. MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE SHOULD BE USED.
3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 1' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE A MINIMUM HEIGHT OF ONE FOOT.
6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARD THE CWA.
7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

CONCRETE WASHOUT AREA (CWA)
N.T.S.

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