

CONSTRUCTION APPROVAL PLANS

RIVER PLACE ESTATES



project number	2344	CD
date	08.13.2023	
phase		

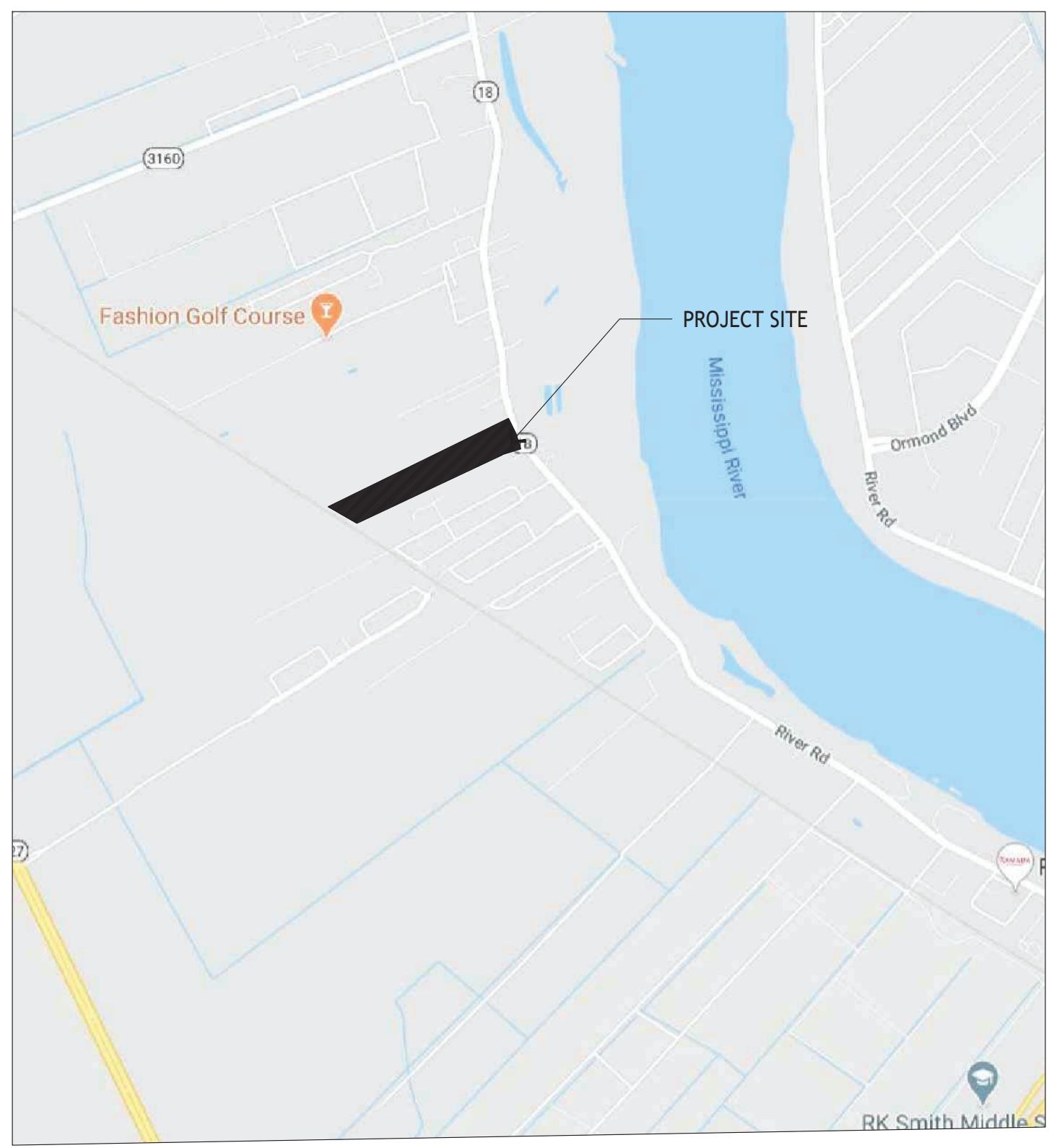
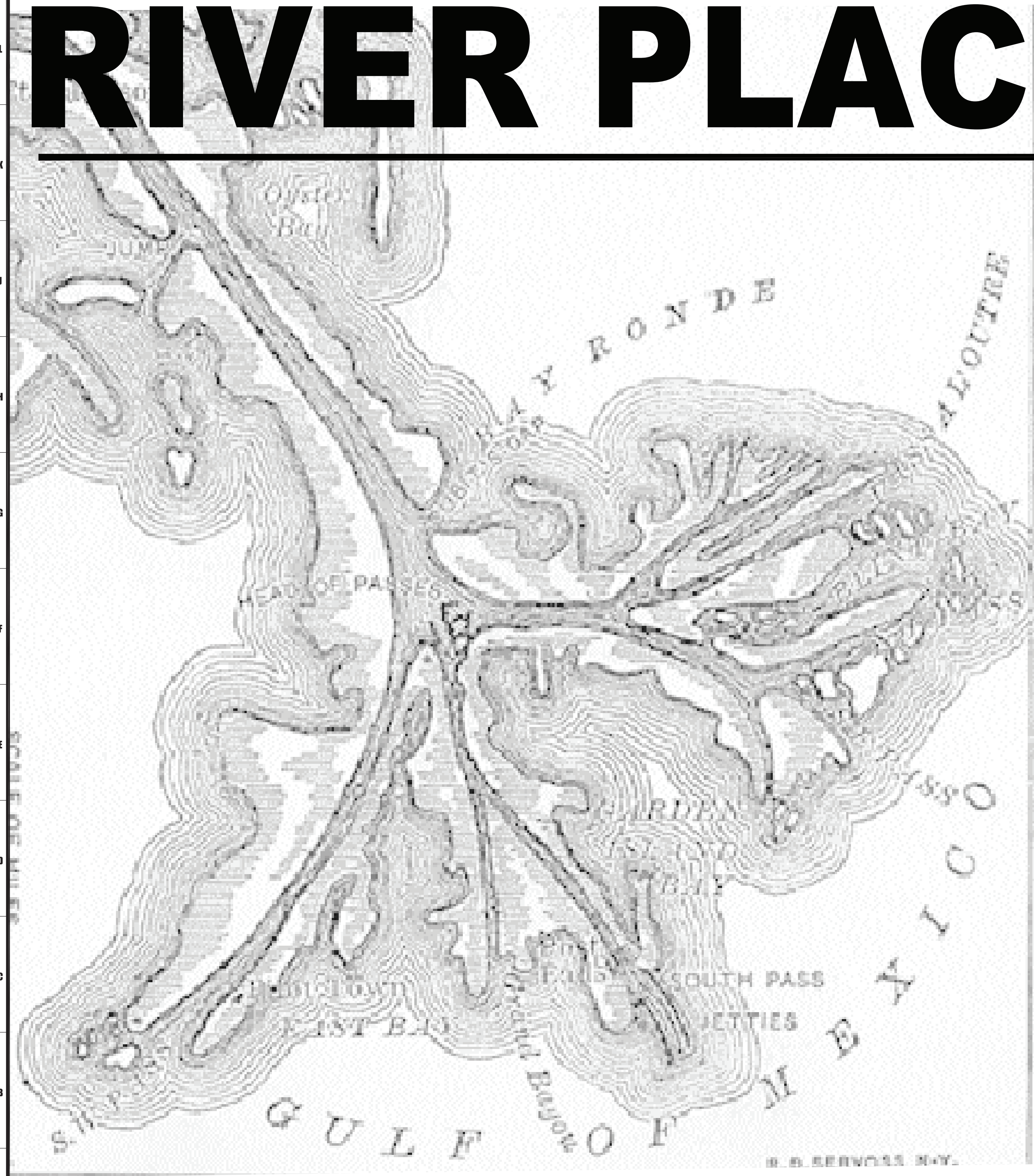
RIVER PLACE ESTATES PHASE 2
 HARRVILLE, LOUISIANA
 TITLE SHEET

no.	revisions	date
1		
2		
3		
4		
5		
6		

C.0.0

SHEET INDEX

- C.0.0 Title Sheet
- C.1.0 Plat Survey
- C.1.0A Contour Map
- C.1.1 Overall Street Layout
- C.1.2 Detail Paving Plan
- C.1.3 Paving Details
- C.1.4 Drainage Plan
- C.1.5 Drainage Plan and Profile
- C.1.6 Drainage Plan and Profile
- C.1.7 Water Plan
- C.1.8 Water Plan Notes
- C.1.9 Sewer Plan
- C.1.10 Sewer Plan and Profile
- C.1.11 Sewer Plan and Profile
- C.1.12 Lighting Plan
- C.1.13 Details
- C.1.14 Details
- C.1.15 Details
- C.1.16 Street Section



LOCATION MAP



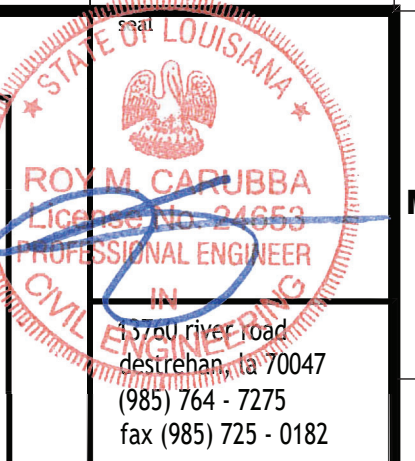
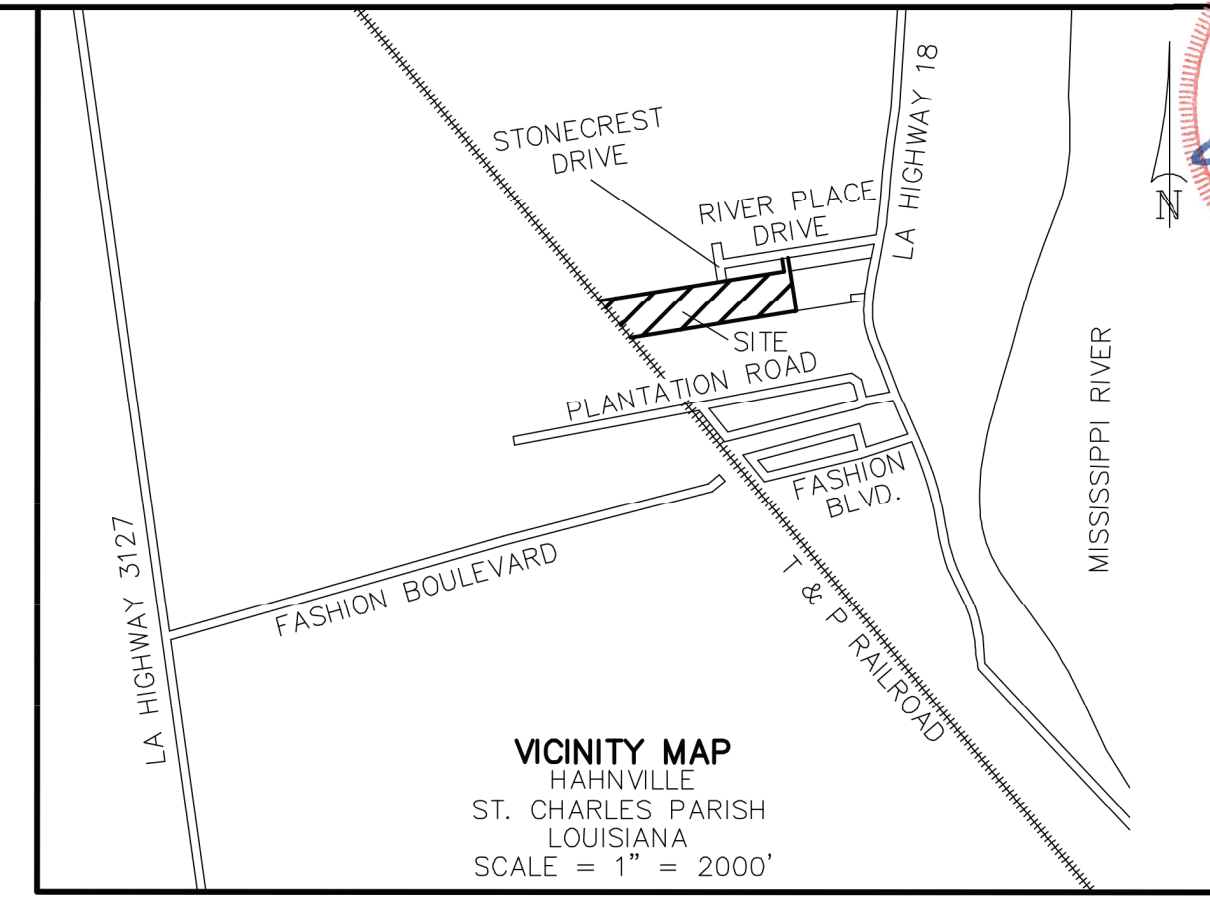
A-1 SITE PLAN

COPYRIGHT © 2023 MURRAY ARCHITECTS. THESE DOCUMENTS ARE THE PROPERTY OF MURRAY ARCHITECTS AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MURRAY ARCHITECTS.

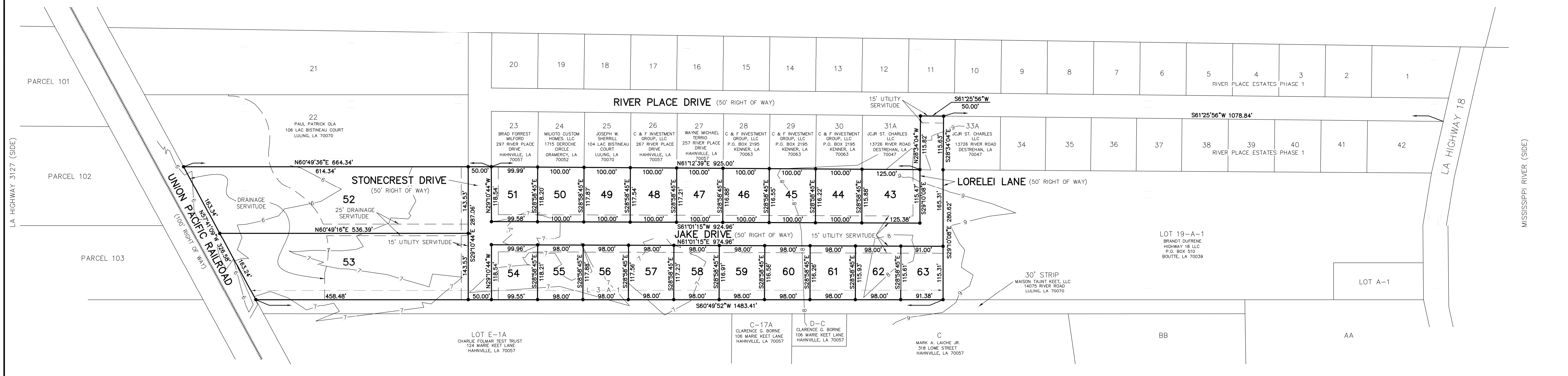
PRELIMINARY PLAN
RIVER PLACE ESTATES PHASE 2

SURVEY PLAT AND RESUBDIVISION OF LOT L-3-A-1
OF LOTS 18 & 19 OF FASHION PLANTATION
INTO LOTS HEREIN DESIGNATED AS LOTS 43 THROUGH 63,
RIVER PLACE ESTATES PHASE 2
SITUATED IN SECTIONS 12 & 13, T-13-S, R-20-E
HAHNVILLE, ST. CHARLES PARISH, LOUISIANA

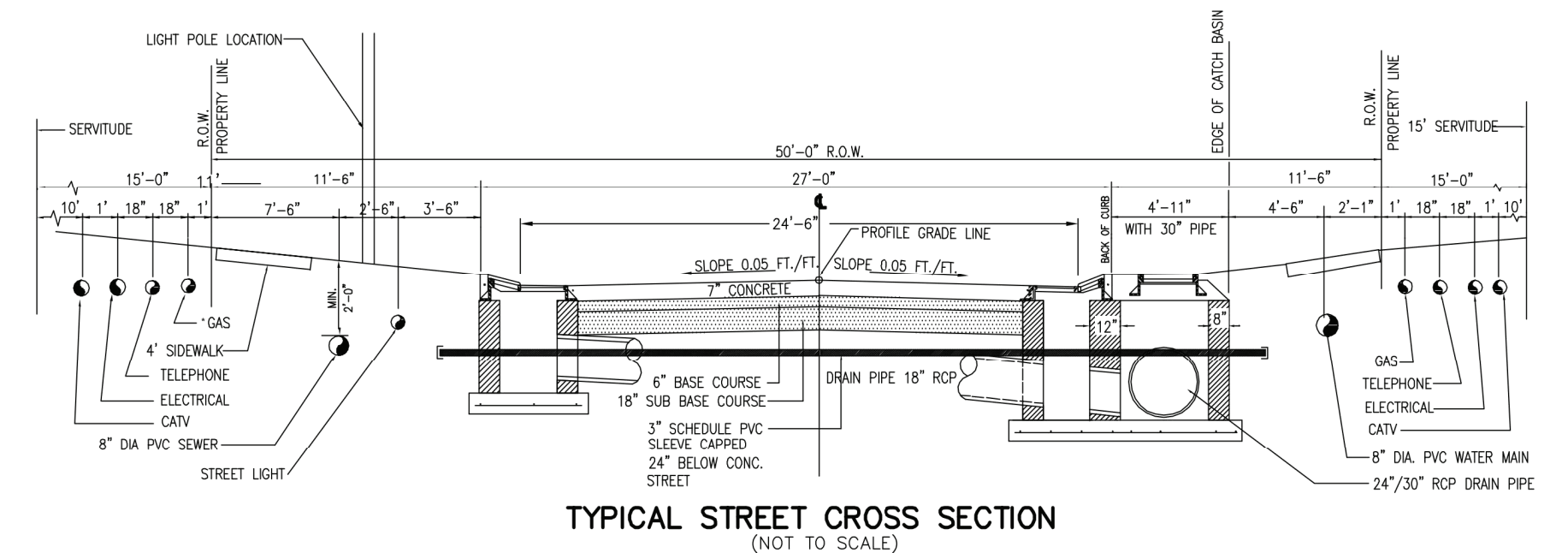
APPROVED: _____ DATE _____
PLANNING & ZONING COMMISSION CHAIRMAN



MURRAY ARCHITECTS



AREA TABLE			
43	14,482 SQ. FT.	59	11,441 SQ. FT.
44	11,605 SQ. FT.	60	11,409 SQ. FT.
45	11,638 SQ. FT.	61	11,377 SQ. FT.
46	11,671 SQ. FT.	62	11,345 SQ. FT.
47	11,704 SQ. FT.	63	10,528 SQ. FT.
48	11,738 SQ. FT.	STREET	74,657 SQ. FT.
49	11,771 SQ. FT.	TOTAL	450,831 SQ. FT.
50	11,804 SQ. FT.		
51	11,812 SQ. FT.		
52	82,583 SQ. FT.		
53	71,376 SQ. FT.		
54	11,808 SQ. FT.		
55	11,568 SQ. FT.		
56	11,536 SQ. FT.		
57	11,505 SQ. FT.		
58	11,473 SQ. FT.		



DEVELOPER: JCJR ST. CHARLES, LLC
13726 RIVER ROAD
DESTREHAN, LA 70047

OWNER: JCJR ST. CHARLES, LLC
13726 RIVER ROAD
DESTREHAN, LA 70047

NOTE: IT IS THE DEVELOPER'S INTENT TO SUBMIT A FINAL ACT OF DEDICATION OF A 50' ROAD RIGHT OF WAY, WASTEWATER FACILITIES, DRAINAGE FACILITIES & WATER FACILITIES PRIOR TO THE APPROVAL OF THE FINAL PLAT.

SURVEYOR'S CERTIFICATION: ALTHOUGH THIS PLAT IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OR THE UNDERSIGNED THIS PLAT DOES NOT COMPLY WITH THE REQUIREMENTS OF LOUISIANA'S "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" FOR A CLASS B SURVEY. THIS IS A PRELIMINARY PLAT ONLY.

2	12/18/2023	ADDED DRAINAGE SERVITUDE	KPB
1	9/13/2023	VARIOUS REVISIONS	KPB
NO.	DATE	DESCRIPTION	BY
REVISIONS			
DRAWN BY: KPB SHEET NO. 1 OF 1			
DATE: JUNE 26, 2023 DRAWING NO. MM1399_W05014			

Stephen P. Flynn
STEPHEN P. FLYNN
P.L.S. LA. ST. REG. NO. 4668

RIVERLANDS SURVEYING COMPANY
505 HEMLOCK STREET
LAPLACE, LA. 70068
1-800-248-6982
985-652-6356

CIVIL • STRUCTURAL
INDUSTRIAL • MARINE
CARUBBA ENGINEERING

LEGEND:
• CALCULATED POINT
— 10'— CONTOUR LINE

CURRENT ZONING: ZONE: R-1A
BUILDING SETBACKS:
FRONT: 20'
REAR: 20'
SIDE: 5'

SURVEY REFERENCE: 1. SURVEY PLAT AND RESUBDIVISION OF LOTS 31, 32 & 33 OF RIVER PLACE ESTATES PHASE 1 & LOT L-3-A OF LOTS 18 & 19 OF FASHION PLANTATION INTO LOTS HEREIN DESIGNATED AS LOTS 31-A & 33-A OF RIVER PLACE ESTATES & LOT L-3-A-1 OF LOTS 18 & 19 OF FASHION PLANTATION BY STEPHEN P. FLYNN, P.L.S. DATED 6/2/2023.
2. FINAL PLAN RIVER PLACE ESTATES PHASE 1 BY STEPHEN P. FLYNN, P.L.S. DATED 11/13/2020.
3. SURVEY PLAT AND RESUBDIVISION OF LOTS 19-A, L-1, L-2 & L-3 OF LOTS 18 & 19 OF FASHION PLANTATION INTO LOTS HEREIN DESIGNATED AS LOT L-3-A & LOT 19-A-1 OF LOTS 18 & 19 OF FASHION PLANTATION BY STEPHEN P. FLYNN, P.L.S. DATED 12/15/2022 REVISED 12/22/2022.

BASIS OF BEARING: BEARINGS HEREON ARE ESTABLISHED BY THE LOUISIANA STATE PLANNING COORDINATE SYSTEM, LOUISIANA SOUTH ZONE 1702 USING LICA SMARTNET SOLUTION DATED 3/30/2017 NAD83.

FLOOD NOTE: THE SURVEYED AREA IS IN ZONE "X" PER FEDERAL INSURANCE RATE MAP NUMBER 220160-0125C DATED 5/2/2003 LOMR.

SURVEYOR'S NOTES: THE CONTOURS SHOWN HERE ON WERE DERIVED FROM SURVEYS AND EXISTING MAP INFORMATION. EXISTING BREAKS IN GRADE AND SWELLS WITHIN THE UNDEVELOPED SITE ARE NOT SHOWN.

NOTES: A. ST. CHARLES PARISH LAND USE REGULATIONS, INCLUDING SETBACK STANDARDS, SUPERSEDE PRIVATE SUBDIVISION COVENANTS WHERE PARISH REGULATIONS ARE MORE RESTRICTIVE.
B. SEWAGE DISPOSAL—NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SYSTEM, UNTIL THE METHOD OF TREATMENT AND DISPOSAL LAWS HAVE BEEN APPROVED BY THE LOUISIANA DEPARTMENT OF HEALTH. SEWER DISPOSAL WILL BE THROUGH A PROPOSED GRAVITY SEWER LINE TO AN EXISTING ST. CHARLES PARISH SEWER LINE ON LA HIGHWAY 18.
C. DRAINAGE DISCHARGE WILL BE LOCATED AT THE T & P RAILROAD AND WILL TRAVEL THERE VIA UNDERGROUND CULVERTS TO THE OUTFALL DITCH.

A-1 APPROVED PRELIMINARY PLAT

C.1.0

COPYRIGHT © 2023 CARUBBA ENGINEERING, INC. ALL RIGHTS RESERVED. THIS DRAWING IS THE PROPERTY OF CARUBBA ENGINEERING, INC. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE EXPRESS WRITTEN PERMISSION OF CARUBBA ENGINEERING, INC. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION OF THIS DRAWING IS STRICTLY PROHIBITED.

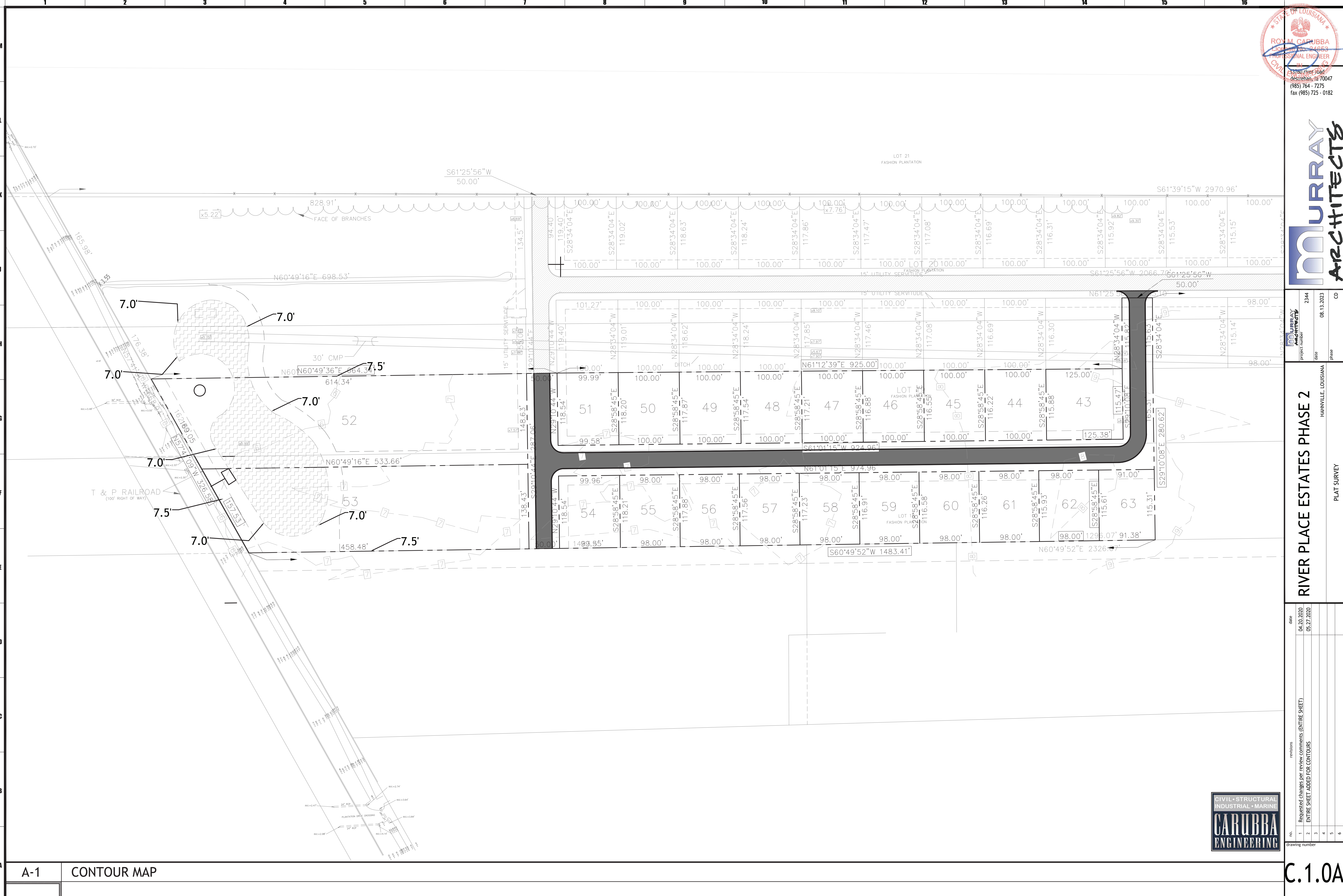


Project number	2344
date	08.13.2023
phase	CD

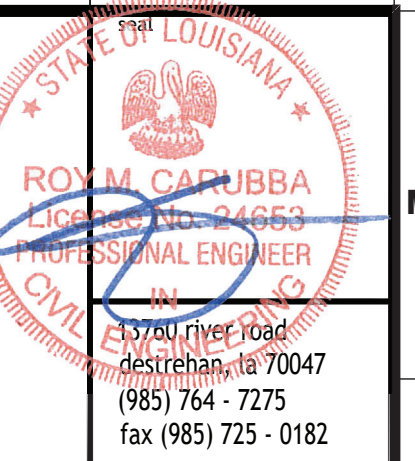
RIVER PLACE ESTATES PHASE 2
 HARRVILLE, LOUISIANA
 PLAT SURVEY

no.	revisions
1	Requested changes per review comments (ENTIRE SHEET)
2	ENTIRE SHEET ADDED FOR CONTOURS
3	
4	
5	
6	

drawing number
C.1.0A



A-1 CONTOUR MAP



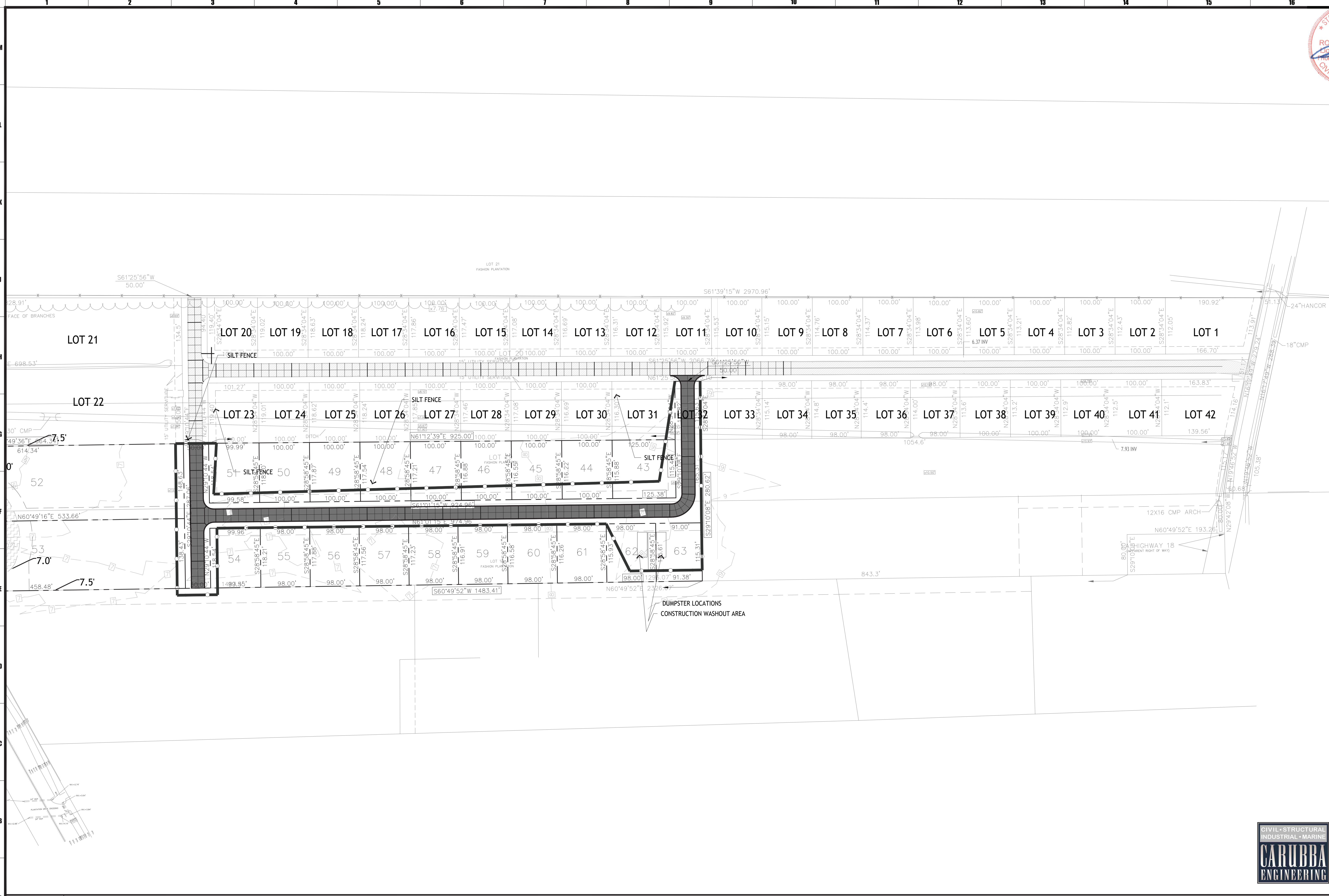
MURRAY
ARCHITECTS

Project number	2344	CD
date	08.13.2023	
phase		

RIVER PLACE ESTATES PHASE 2
HARRVILLE, LOUISIANA
Street Layout

no.	revisions	date
1		
2		
3		
4		
5		
6		

C.1.1

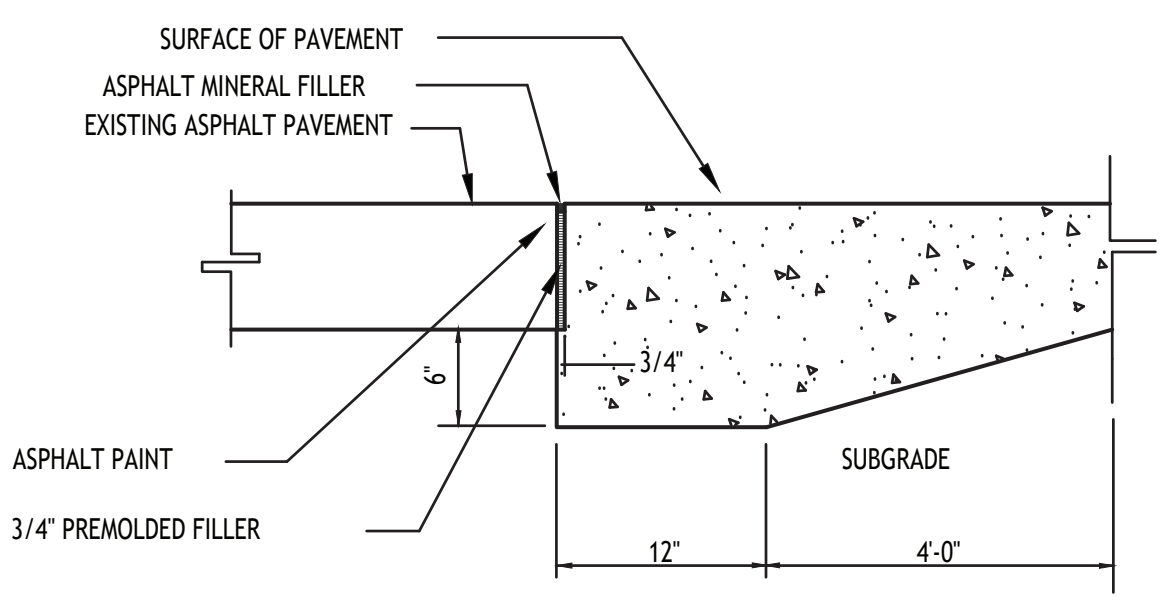


A-1 Overall Street Layout

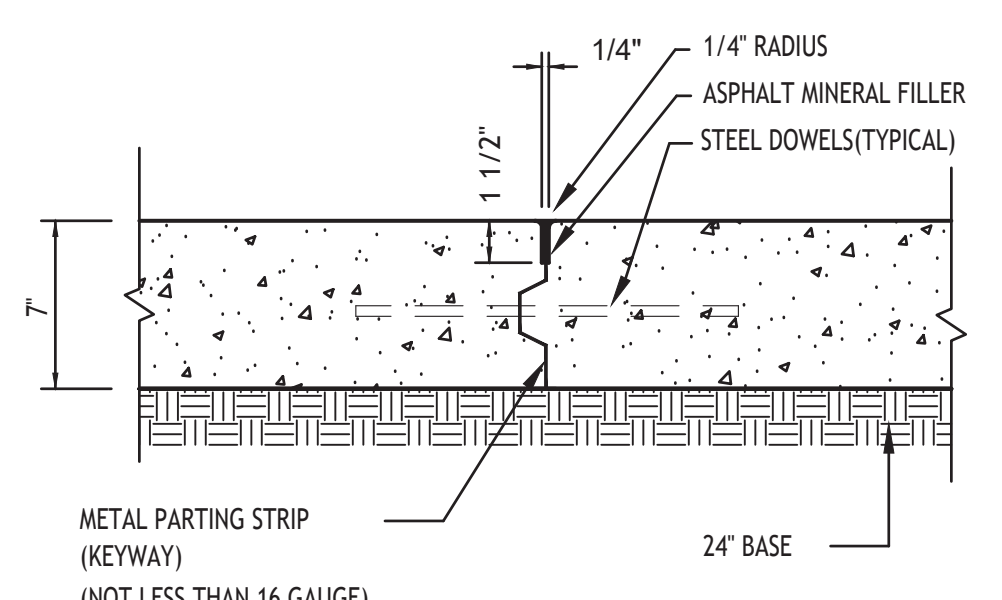
1"=80'

COPYRIGHT © 2023 MURRAY ARCHITECTS. ALL RIGHTS RESERVED. THIS DRAWING IS THE PROPERTY OF MURRAY ARCHITECTS AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. THE USER OF THIS DRAWING AGREES TO HOLD MURRAY ARCHITECTS HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS DRAWING. THE USER OF THIS DRAWING AGREES TO INDEMNIFY AND HOLD MURRAY ARCHITECTS HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS DRAWING.

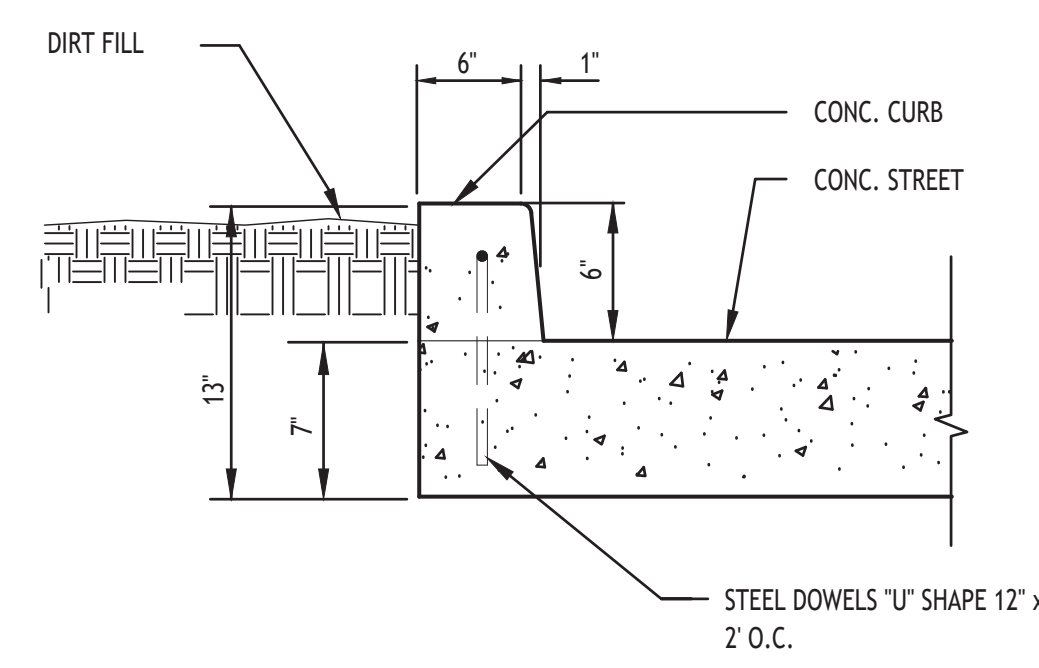
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16



THICKEN EDGE AT STREET TIE-IN



CONTROL JOINT



NOTES:

GENERAL

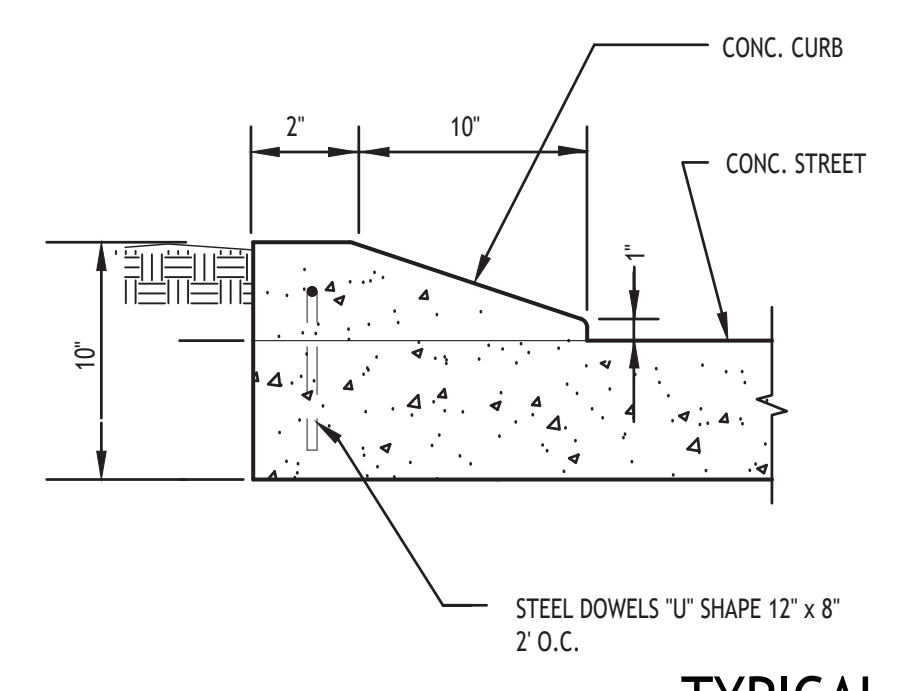
1. THE TESTING LABORATORY SHALL BE SELECTED BY ST. CHARLES PARISH.
2. ALL WORK MUST CONFORM TO THE REQUIREMENTS OF ST. CHARLES PARISH, AND OFFER SUCH PARISH STANDARDS THAT MAY BE APPLICABLE, AND THE GENERAL SPECIFICATIONS OF CARUBBA ENGINEERING
3. CONTRACTOR TO ADJUST EXISTING UTILITIES TO AVOID CONFLICTS WITH SEWERAGE AND DRAINAGE STRUCTURES.

PAVEMENT

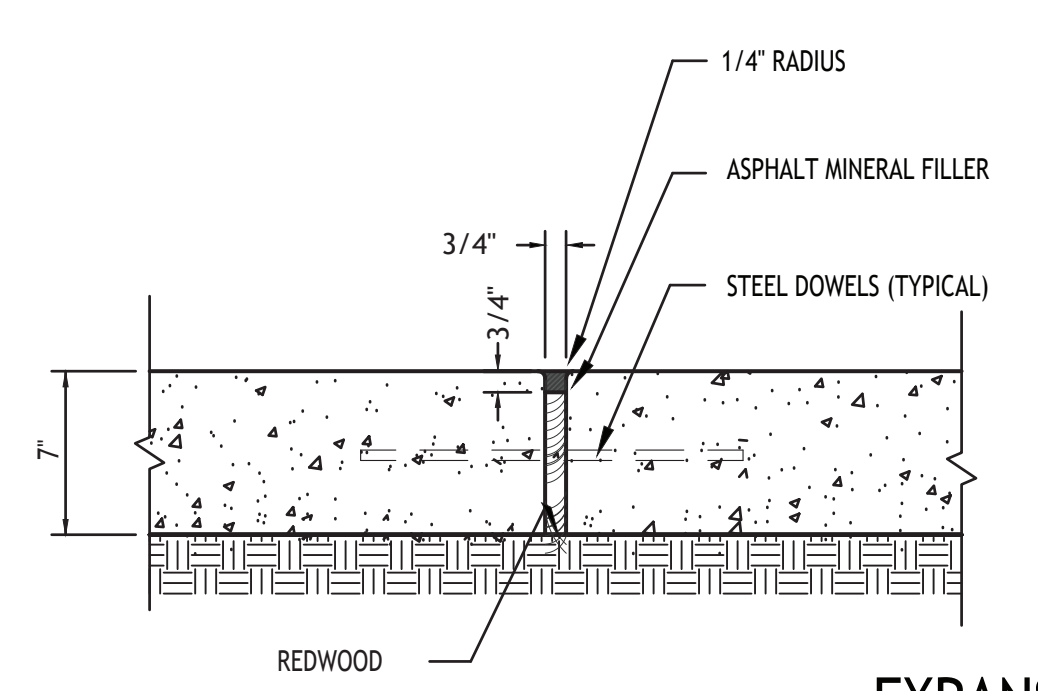
1. UNLESS OTHERWISE SHOWN ALL PAVEMENT SHALL MEASURE 27" FROM BACK OF CURB TO STREET EDGE AND SHALL BE 7" THICK.
2. CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS AND SHALL BE DESIGNED WITH A WATER REDUCING ADMIXTURE AND SHALL HAVE A MAXIMUM SLUMP OF 4".
3. THE CONTRACTOR SHALL SUBMIT THE PROPOSED CONCRETE MIX DESIGN TO THE Carubba FOR APPROVAL. NO CONCRETE SHALL BE PLACED UNTIL THE MIX DESIGN HAS BEEN APPROVED IN WRITING.
4. IF CONCRETE TEMPERATURE MEASURED AT THE POINT OF DISCHARGE EXCEEDS 85° F OR IF IT CAN REASONABLY BE EXPECTED TO EXCEED 85° F AT THE TIME OF PLACEMENT, A WATER REDUCING ADMIXTURE, A.S.T.M. C494, TYPE D, SHALL BE DESIGNED INTO THE MIX.
5. CONCRETE, WHEN ITS TEMPERATURE AT THE TIME OF PLACEMENT IS 95° F OR HIGHER, OR CONCRETE NOT DEPOSITED WITHIN 1 1/2 HRS; AFTER THE INITIAL INTRODUCTION OF THE MIXING WATER, SHALL BE REJECTED AND NOT USED.
6. PAVEMENT SHALL NOT BE OPEN TO TRAFFIC UNTIL 21 DAYS AFTER PLACEMENT WITHOUT APPROVAL OF THE ENGINEER.
7. ALL PAVEMENT SHALL HAVE ONE LONGITUDINAL JOINT, LOCATED 9.5' FROM BACK OF CURB
8. BASE COURSE SHALL CONSIST OF A MINIMUM OF 6" AASHTO A-3 OR BETTER (COMMON RIVER SAND) 97% STANDARD PROCTOR DENSITY.
9. SUB BASE MATERIAL SHALL CONSIST OF A MINIMUM OF 18" AASHTO A-3 OR BETTER (COMMON RIVER SAND) 97% STANDARD PROCTOR DENSITY.
10. TRANSVERSE EXPANSION JOINTS SHALL BE SPACED AT 75' ON CENTER. SEE PLAN FOR EXAMPLE
11. TRANSVERSE CONTRACTION JOINTS SHALL BE SPACED 5 EQUAL SPACES EVERY 75 FEET. SEE PLAN FOR EXAMPLE
12. ALL SIDEWALKS SHALL BE INSTALLED BY LOT OWNER AS PART OF THE PERMIT FOR CONSTRUCTION OF EACH STRUCTURE

NOTES:

1. DUMPSTER AND WASHOUT AREA MAY NEED TO BE ADJUSTED WITH SEQUENCE OF WORK
2. CONSTRUCTION DEBRIS MAY BE DISPOSED IN AN LOUISIANA DEQ APPROVED LANDFILL. MATERIAL WHICH CONTAIN ABESTOS MUST COMPLY WITH AIR POLLUTION REQUIREMENTS
3. NO PETROLEUM BASE OR CONCRETE CURING COMPOUND SHALL BE USED ON THIS PROJECT.



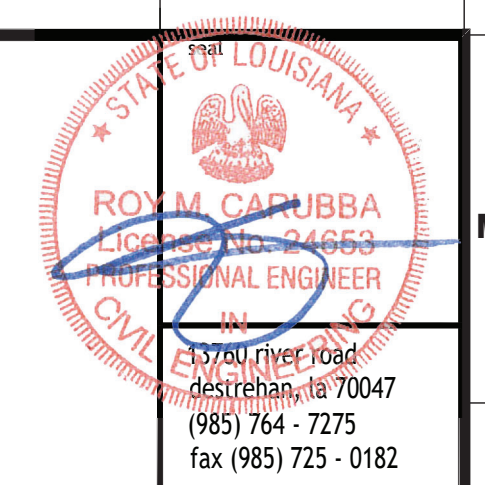
TYPICAL ROLL OVER CURB



EXPANSION JOINT

H-1 PAVING DETAILS

n.t.s.



Project number	2344	CD
date	08.13.2023	
phase		

RIVER PLACE ESTATES PHASE 2
 HARRVILLE, LOUISIANA
 Paving Details

no.	revisions	date
1		
2		
3		
4		
5		
6		



C.1.3

COPYRIGHT © 2023 BY CARUBBA ENGINEERING, INC. ALL RIGHTS RESERVED. THIS DRAWING IS THE PROPERTY OF CARUBBA ENGINEERING, INC. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE EXPRESS WRITTEN APPROVAL AND PERMISSION OF CARUBBA ENGINEERING, INC. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.



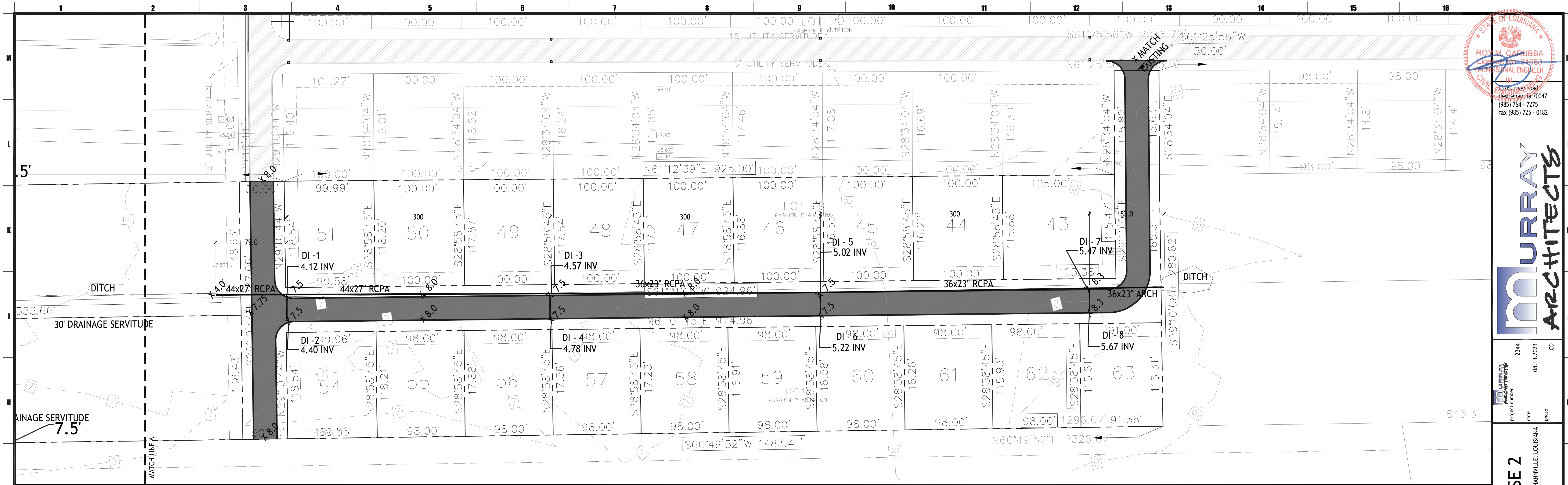
MURRAY
ARCHITECTS

Project number: 2344
date: 08.13.2023
phase: CD

RIVER PLACE ESTATES PHASE 2
HARRVILLE, LOUISIANA
Drainage Plan

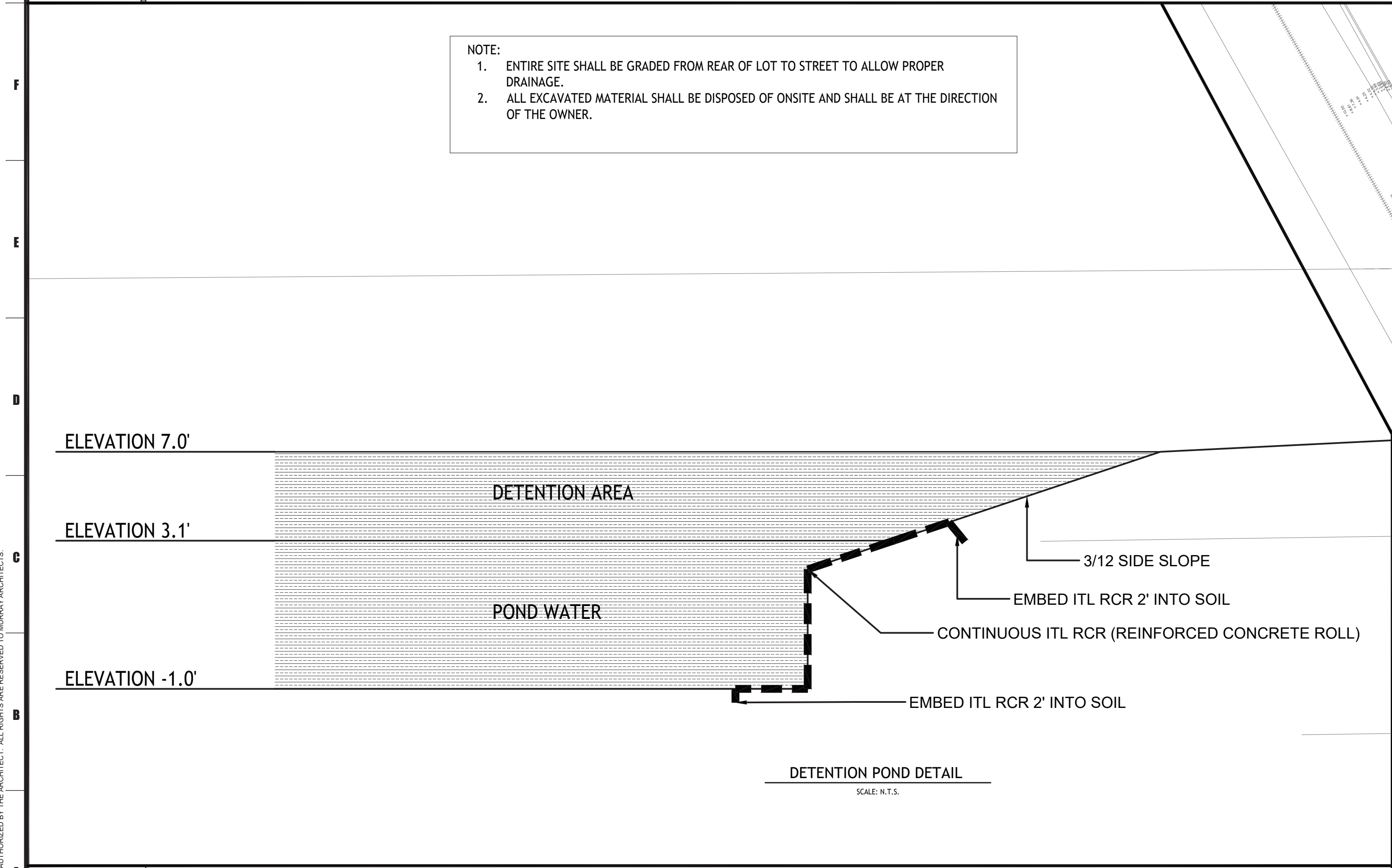
no.	date	revisions
1		
2		
3		
4		
5		
6		

drawing number: C.1.4

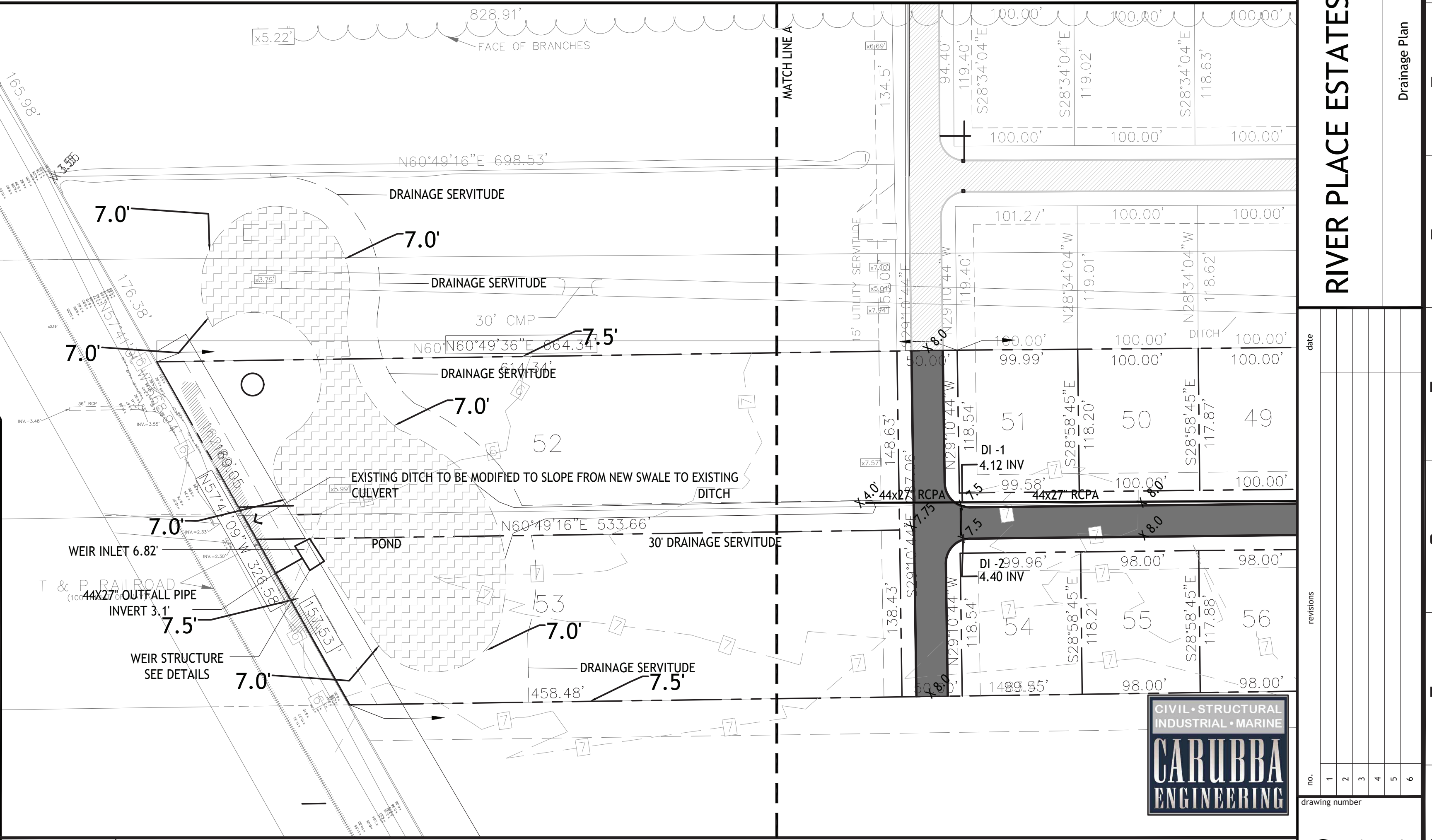


G-1 Drainage Plan Part A
1"=50'

NOTE:
 1. ENTIRE SITE SHALL BE GRADED FROM REAR OF LOT TO STREET TO ALLOW PROPER DRAINAGE.
 2. ALL EXCAVATED MATERIAL SHALL BE DISPOSED OF ONSITE AND SHALL BE AT THE DIRECTION OF THE OWNER.



A-1 Drainage Plan Part B
N.T.S.



A-9 Drainage Plan Part B
1"=50'



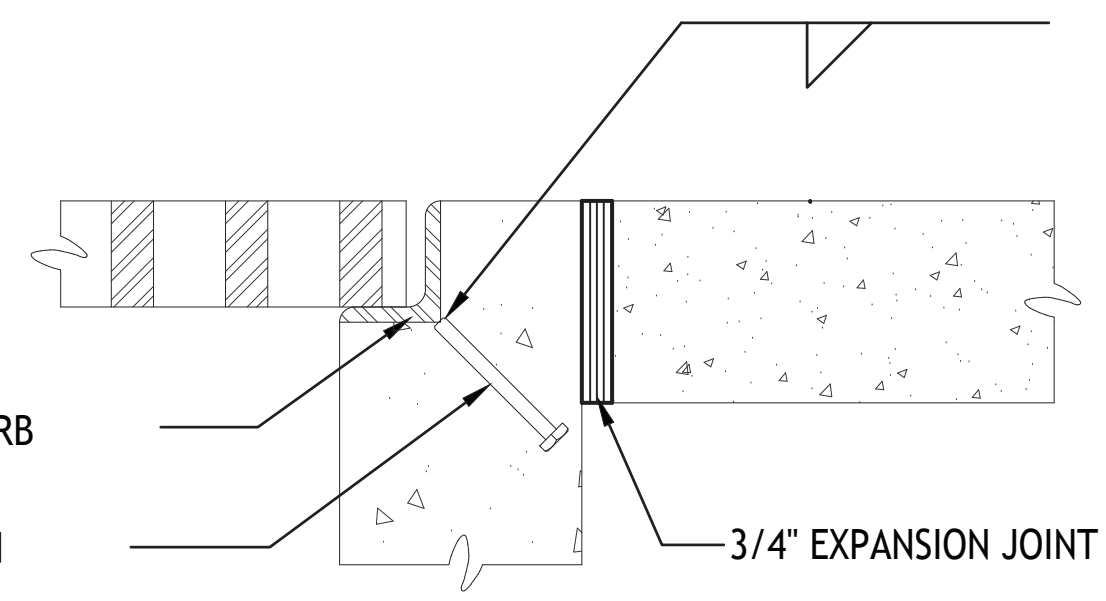


PROJECT NUMBER	2344	CD
DATE	08.13.2023	

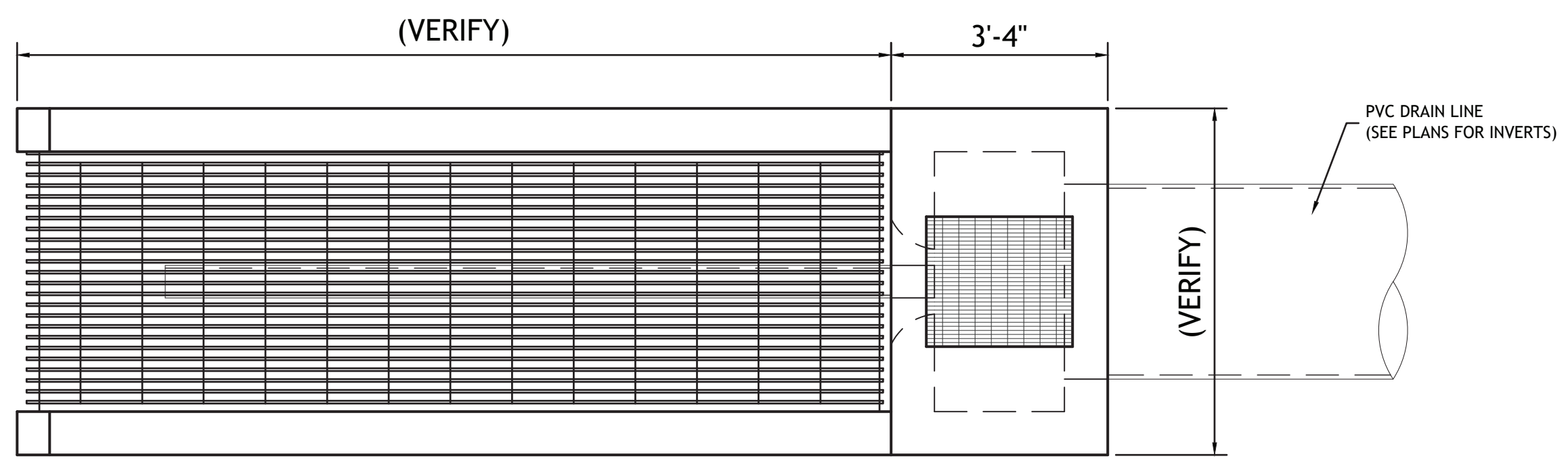
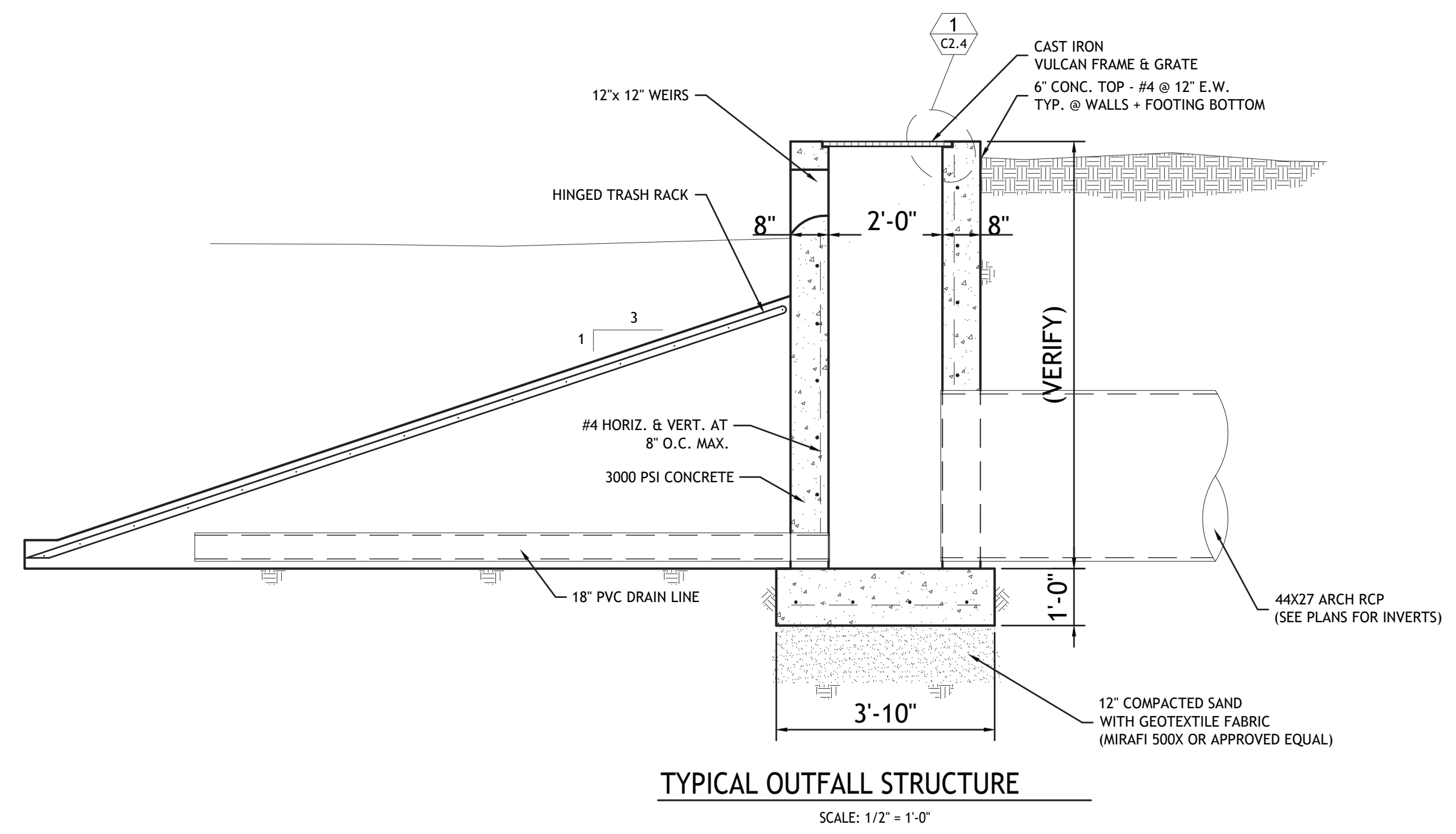
RIVER PLACE ESTATES PHASE 2
 HAHNVILLE, LOUISIANA
 Drainage Plan

no.	revisions	date
1		
2		
3		
4		
5		
6		

C.1.4a



CURB ANGLE DETAIL
 SCALE: N.T.S.



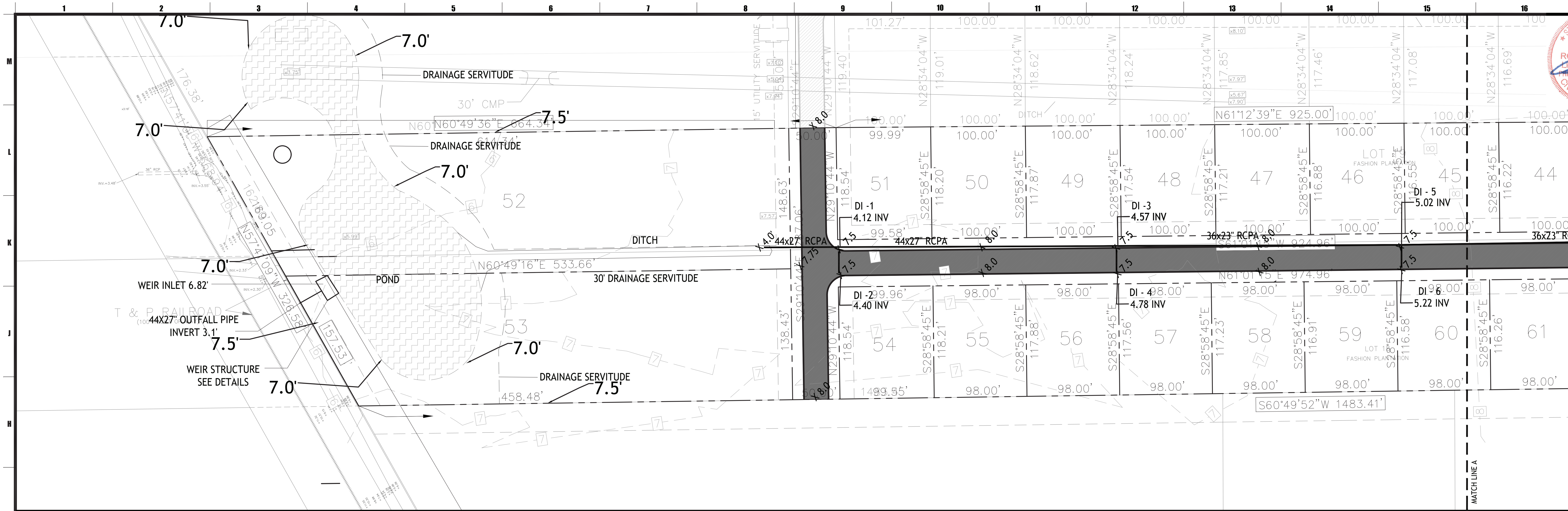
TYPICAL OUTFALL STRUCTURE PLAN
 SCALE: 1/2" = 1'-0"



A-1 weir structure details

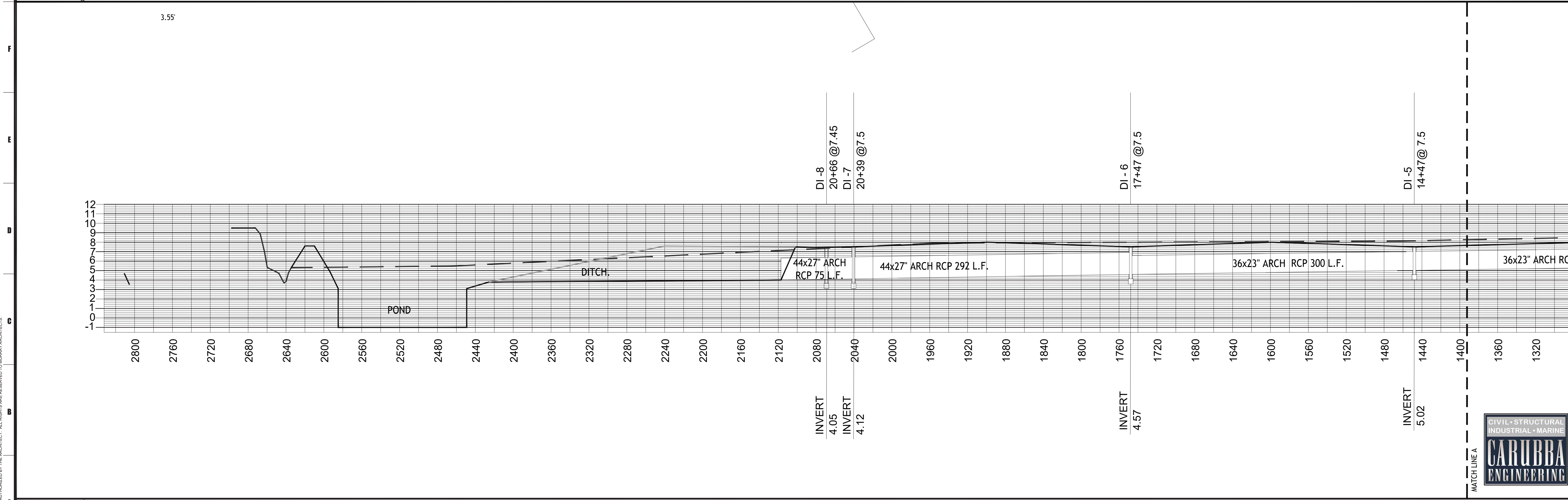
1/2" = 1'-0"

COPYRIGHT © 2023 BY ROY M. CARUBBA ENGINEERING. ALL RIGHTS RESERVED. THIS DRAWING IS THE PROPERTY OF ROY M. CARUBBA ENGINEERING AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF ROY M. CARUBBA ENGINEERING. THE USER OF THIS DRAWING AGREES TO HOLD ROY M. CARUBBA ENGINEERING HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS DRAWING.



G-1 DRAINAGE PLAN PART B

1"=80'



A-1 PROFILE

1"=80'



Project number	2344
Date	08.13.2023
Phase	CD

RIVER PLACE ESTATES PHASE 2

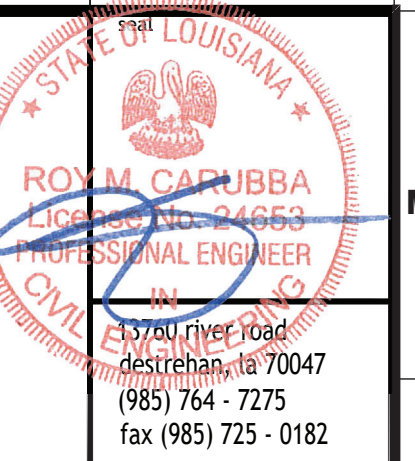
HARRVILLE, LOUISIANA

PLAN AND PROFILE

no.	revisions
1	
2	
3	
4	
5	
6	



C.1.6

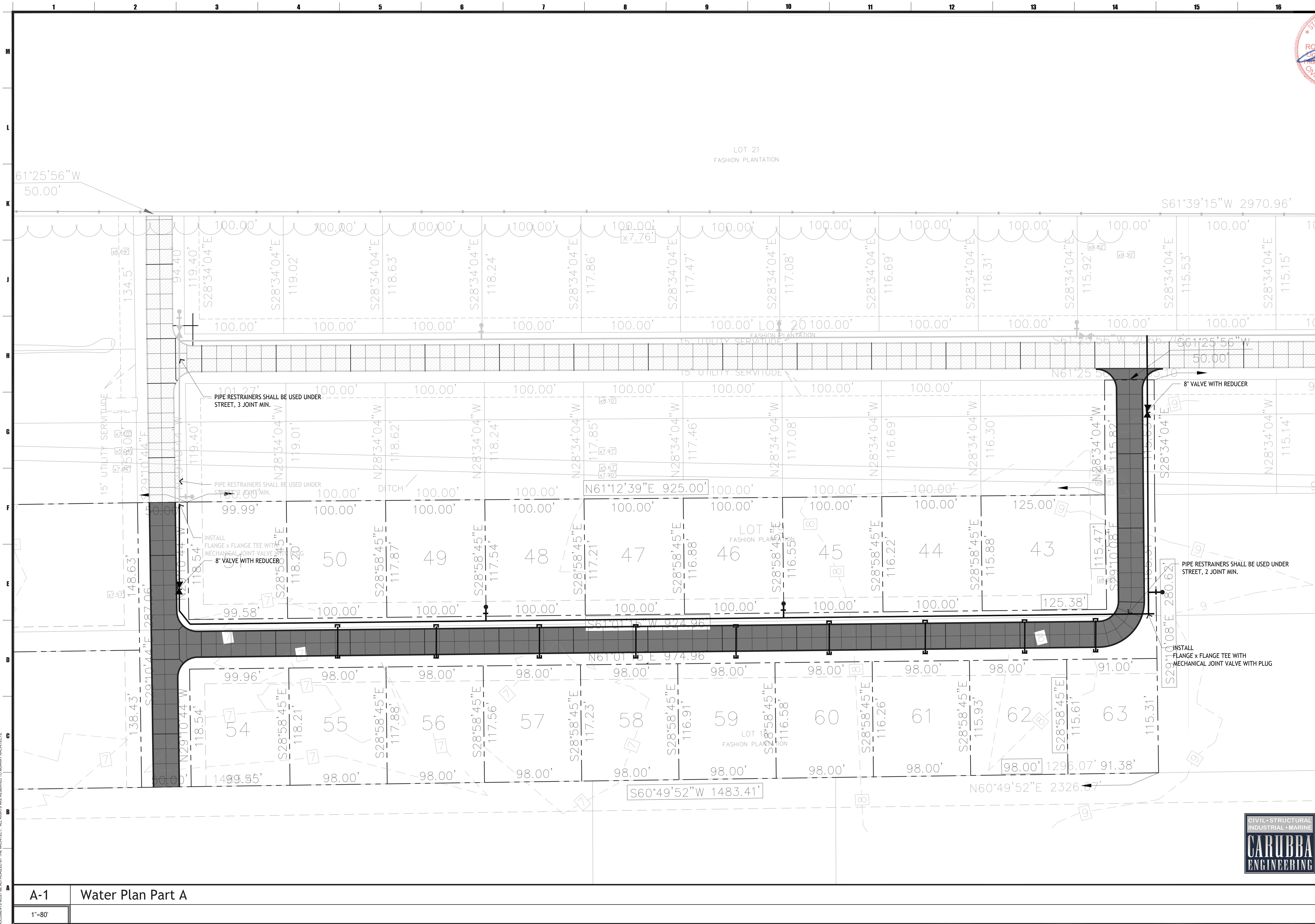


Project number	2344	CD
date	08.13.2023	
phase		

RIVER PLACE ESTATES PHASE 2
HARRVILLE, LOUISIANA

date	
revisions	
no.	
1	
2	
3	
4	
5	
6	
drawing number	

C.1.7



A-1 Water Plan Part A
1"=80'

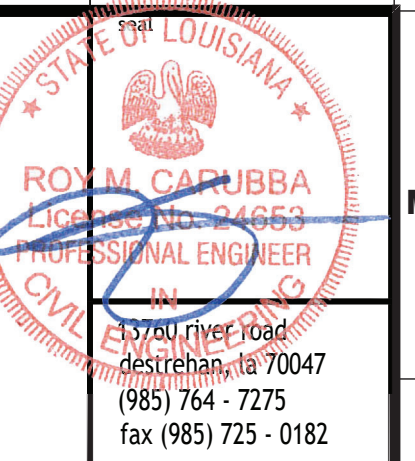


COPYRIGHT © 2023 RIVER PLACE ESTATES PHASE 2. THIS DRAWING IS THE PROPERTY OF CARUBBA ENGINEERING AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CARUBBA ENGINEERING. ALL RIGHTS RESERVED.

WATER NOTES

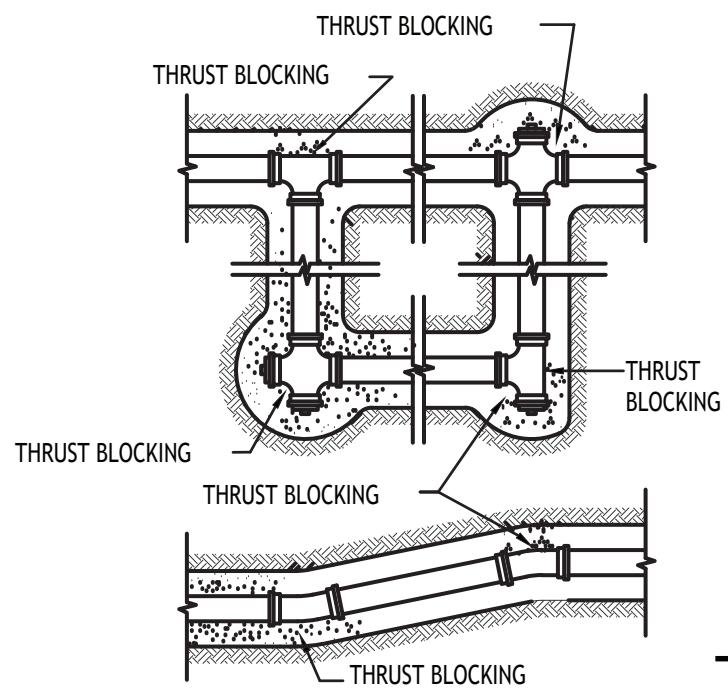
1. THE CONTRACTOR SHALL NOT EXPOSE, CUT, TAP INTO OR CONNECT TO EXISTING DEPARTMENT OF WATERWORKS LINES WITHOUT FIRST ADVISING AND SECURING PERMISSION OF THE DEPARTMENT OF WATERWORKS.U
2. USE NECESSARY D.I. FITTINGS TO AVOID CONFLICTS WITH OTHER UTILITIES.
3. BACK FILL ALL STREET CROSSINGS WITH RIVER SAND.
4. 8" DIA. WATERLINE SHALL BE PVC PIPE, BLUE IN COLOR, IN ACCORDANCE WITH AWWA C-900, CLASS 150 (DR 18).
5. WATERLINES TO BE INSTALLED 4' OFFSET FROM PAVEMENT EDGE. 6. WATERLINES SHALL BE INSTALLED WITH 36" TO 40" OF COVER OVER THE BARREL OF THE PIPE EXCEPT AT DITCH CROSSINGS.
7. FIRE HYDRANTS SHALL CONFORM TO AWWA SPECIFICATION C-502. MAIN VALVE SHALL BE 5 1/4" INCH COMPRESSION TYPE WHICH CLOSES WITH PRESSURE. FIRE HYDRANTS SHALL BE THREE-WAY IN DESIGN, HAVING TWO 2 1/2 INCH HOSE NOZZLES AND ONE 4 1/2" INCH PUMPER NOZZLE WITH NOZZLE CAPS AND CAP CHAINS. ALL NOZZLES SHALL HAVE NATIONAL STANDARD THREADS. OPERATING NUT SHALL BE PENTAGONAL MEASURING 1 1/2 INCHES FROM POINT TO FLAT. HYDRANT SHALL OPEN BY TURNING COUNTER-CLOCKWISE INTO HYDRANT BARREL UTILIZING A CHLORAMINES RESISTANT O-RING SEAL. A SUITABLE NOZZLE LOCK SHALL BE IN PLACE TO PREVENT INADVERTENT NOZZLE REMOVAL. HYDRANT SHOE SHALL HAVE MECHANICAL JOINT CONNECTION FOR 6 INCH PIPE. THE INTERIOR OF THE SHOE INCLUDING THE LOWER VALVE PLATE AND STEM CAP NUT SHALL HAVE A PROTECTIVE COATING THAT MEETS THE REQUIREMENTS OF AWWA C-550. FIRE HYDRANTS SHALL BE RED IN COLOR. FIRE HYDRANTS SHALL BE RATED FOR A WORKING PRESSURE OF 250 PSIG. COMPOSITION OF THE MAIN VALVE SHALL BE EPDM MOLDED RUBBER HAVING A DUROMETER HARDNESS OF 95+/- 5 AND SHALL BE REVERSIBLE IN DESIGN TO PROVIDE A SPARE IN PLACE. THE GREASE OR OIL USED FOR LUBRICATION SHALL BE NONTOXIC AND SAFE FOR USE IN POTABLE WATER SYSTEMS. ALL HYDRANTS WILL BE OF THE TRAFFIC "BREAKAWAY" TYPE WITH SAFETY STEM COUPLING AND BREAKABLE FLANGE THAT PERMITS FULL 360 DEGREE ROTATION OF THE NOZZLE SECTION. CUT DOWN BOLTS ARE NOT ACCEPTABLE FOR THIS REQUIREMENT. ALL BELOW GROUND NUTS AND BOLTS SHALL BE STAINLESS STEEL FOR CORROSION RESISTANCE. THE HYDRANT SHALL BE DESIGNED WITH AN ANTI-FRICTION BEARING, LOCATED SO THAT IT REDUCES THE TORQUE REQUIRED TO OPERATE THE HYDRANT. PLASTIC (POLYURETHANE) MAIN VALVES ARE UNACCEPTABLE. THE MAIN VALVE SHALL HAVE A CROSS SECTION NOT LESS THAN 1". HYDRANT SHALL BE MUELLER A-423 SUPER CENTURION 250 OR APPROVED EQUAL.
8. PIPE RESTRAINING GLANDS SHALL BE USED AT HYDRANTS, TAPPING SLEEVES AND VALVES, AND ANY DIRECTIONAL CHANGE AND SHALL BE MEGALUG RING PIPE RESTRAINTS.
9. MECHANICAL JOINT FITTINGS SHALL MEET OR EXCEED AWWA DUCTILE IRON C153/A21.53 SSB OR APPROVED EQUAL, LATEST REVISION. MJ FITTINGS SHALL BE THE RUBBER GASKET COMPRESSION TYPE. MJ FITTINGS SHALL CONFORM TO AWWA/ANSI C111/A21.11, LATEST REVISION. GASKET MATERIAL SHALL BE CHLORAMINES RESISTANT. FITTING BODY MATERIAL SHALL BE DUCTILE IRON CONFORMING TO ASTM 536. PRESSURE RATING SHALL BE 350 PSI FOR 4" - 24" DIAMETER FITTINGS. PLAIN END FITTINGS ARE NOT PERMITTED. FITTINGS SHALL HAVE FUSION-BONDED EPOXY COATINGS ON ALL INTERIOR AND EXTERIOR SURFACES OF DUCTILE IRON IN ACCORDANCE WITH AWWA/ANSI C116/A21.16, LATEST REVISION, STAR OR APPROVED (CR TAG)
10. DUCTILE IRON MECHANICAL JOINT FITTINGS SHALL BE COMPACT TYPE CONFORMING TO AWWA C153 AND AWWA C110 RATED FOR 350 PSI WORKING PRESSURE, CEMENT LINED IN ACCORDANCE WITH AWWA C104 WITH JOINTS AND ACCESSORIES.
11. GATE VALVES SHALL BE IRON BODIED AND HAVE ALL INTERNAL AND EXTERNAL FERROUS SURFACES COATED WITH A FUSION BONDED THERMOSETTING POWDER EPOXY COATING OF A MINIMUM OF 10 MILS NOMINAL THICKNESS. THE COATING SHALL CONFORM TO AWWA C550. THE VALVE DISC AND GUIDE LUGS MUST BE FULLY (100%) ENCAPSULATED IN EPDM RUBBER MATERIAL. EPDM MUST BE IN RAISED LETTERS MOLDED IN THE RESILIENT WEDGE. IT MUST BE FULLY SUPPORTED WITH A MODIFIED WEDGE DISC WITH A RESILIENT RUBBER SEAT RING INTERNALLY REINFORCED BY A CONCENTRIC STEEL RING, WHICH ARE MANUFACTURED AND TESTED IN ACCORDANCE WITH AWWA SPECIFICATION C509. THEY SHALL BE 200 PSI WORKING PRESSURE AND 400 PSI TEST PRESSURE. VALVES SHALL BE NON-RISING STEM WITH A 2 INCH SQUARE WRENCH NUT, SHALL OPEN BY TURNING COUNTER CLOCKWISE AND SHALL BE EQUIPPED WITH CHLORAMINES RESISTANT O-RING STEM SEALS. HEX HEAD NUT AND BOLT MATERIAL SHALL BE 304 OR 316 STAINLESS STEEL. VALVES SHALL BE MUELLER SERIES A-2360-20 /A-2360-16 AND T-2360-16 OR APPROVED EQUAL.
12. ALL VALVE BOXES SHALL BE CONSTRUCTED OF CAST IRON FOR ROADWAY SERVICE. VALVE BOXES SHALL BE TYLER 461-S/562-S OR APPROVED EQUAL. THE COVER SHALL BE OF THE DEEP SOCKET TYPE WITH THE WORD "WATER" CAST ON TOP.
13. VALVE BOX RISERS SHALL BE CONSTRUCTED OF CAST IRON FOR ROADWAY SERVICE. THE RISER SHALL FIT INTO THE TOP SECTION OF THE VALVE BOX. THE RISER SHALL BE TRUMBULL 352 SERIES OR APPROVED EQUAL.

14. A CONCRETE PRE CAST SLAB MEASURING 2' X 2' X 4" WITH COMPRESSIVE STRENGTH OF 2500 PSI SHALL BE PROVIDED AROUND ALL VALVE BOXES NOT ON ROADWAY. THE OPENING IN THE SLAB SHALL BE 3/4" GREATER IN DIAMETER THAN THE OUTER DIAMETER OF THE VALVE BOX.
15. THE CONTRACTOR WILL INDICATE THE LOCATION OF EACH VALVE BY MEANS OF A "V" CUT IN A PRE CAST SLAB PLACED ADJACENT TO THE ROADWAY EDGE AND LOCATED AT THE VALVE SITE.
16. THE CONTRACTOR WILL BE REQUIRED TO FURNISH AN AS-BUILT WATER PLAN TO THE ENGINEER AND TO THE PARISH WATERWORKS DEPARTMENT PRIOR TO ACCEPTANCE OF THE WATER LINE.
17. REFER TO OTHER DRAWINGS FOR THE LOCATION OF OTHER PROPOSED AND EXISTING UTILITIES.
18. THE CONTRACTOR SHALL VERIFY THE LOCATION OF OTHER UTILITIES AND TAKE NECESSARY PRECAUTIONS TO PROTECT SAME.
19. ALL OTHER WORK NOT SPECIFIED WITHIN THESE DRAWINGS SHALL CONFORM TO THE SPECIFICATIONS OF THE ST. CHARLES DEPARTMENT OF WATERWORKS AND ST. CHARLES SUBDIVISION REGULATIONS 99-4-44, REVISED THROUGH APRIL 4, 1999. CONTRACTOR SHALL VERIFY THAT ALL PROPOSED MATERIALS, METHODS AND WORKMANSHIP CONFORM TO THE REQUIREMENTS OF AND ARE ACCEPTABLE TO THE DIRECTOR OF THE DEPARTMENT OF WATER WORKS PRIOR TO INSTALLATION OR USAGE.
20. TESTING AND DISINFECTING OF WATERLINE: ALL WATER SYSTEM INSTALLATIONS MUST PASS DEPARTMENT OF WATERWORKS APPROVED PRESSURE, LEAKAGE AND BACTERIOLOGICAL TESTS PRIOR TO APPROVAL. SEE ST. CHARLES PARISH DEPARTMENT OF WATERWORKS DISTRIBUTION SYSTEM SPECIFICATIONS.
21. FIRST CHLORINATION WILL BE PROVIDED BY WATER WORKS. ANY ADDITIONAL CHLORINATION WILL BE AT THE CONTRACTORS EXPENSE
22. PVC PIPE TO BE CAPPED EACH END. MARK EACH END ON ROADWAY WITH REPNET MARKER TYPE NCT-8-WP-CBD OR RFT-8-WP-CBD.
23. A TRACER WIRE SHALL BE ATTACHED DIRECTLY TO THE PIPE, ALL FIXTURES AND, APPURTENANCES. THE TRACER WIRE WILL BE RUN TO THE TOP OF EACH VALVE BOX TO ALLOW CONNECTION TO THE WIRE.
24. CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE CORRECT FIRE HYDRANT SERVICE LINE DEPTHS DUE TO PIPE INTERFERENCE, DITCHES OR OTHER OBSTRUCTIONS. NO ADDITIONAL PIPE EXTENSIONS WILL BE AUTHORIZED FOR PAYMENT. A BREAKAWAY FLANGE IS TO BE PLACED 5 TO 8 INCHES BELOW FINISH GRADE. ALL HYDRANTS SHALL BE VALVED.
25. THE REQUIRED COVER FOR WATER AND SANITARY SEWER PIPES SHALL BE A MINIMUM OF 18 INCHES, WHERE THE SEWER PIPE IS BELOW THE WATER PIPE. THE REQUIRED HORIZONTAL SEPARATION FOR PARALLEL WATER AND SEWER PIPES SHALL BE A MINIMUM OF 6 FEET.
26. CONTRACTOR TO PROVIDE (7)SEVEN DAY WRITTEN NOTICE TO ST. CHARLES PARISH WATERWORKS BEFORE COMMENCEMENT OF CONSTRUCTION.
27. ALL WORK TO CONFORM WITH ST. CHARLES PARISH WATERWORKS DISTRIBUTION SYSTEM SPECIFICATION

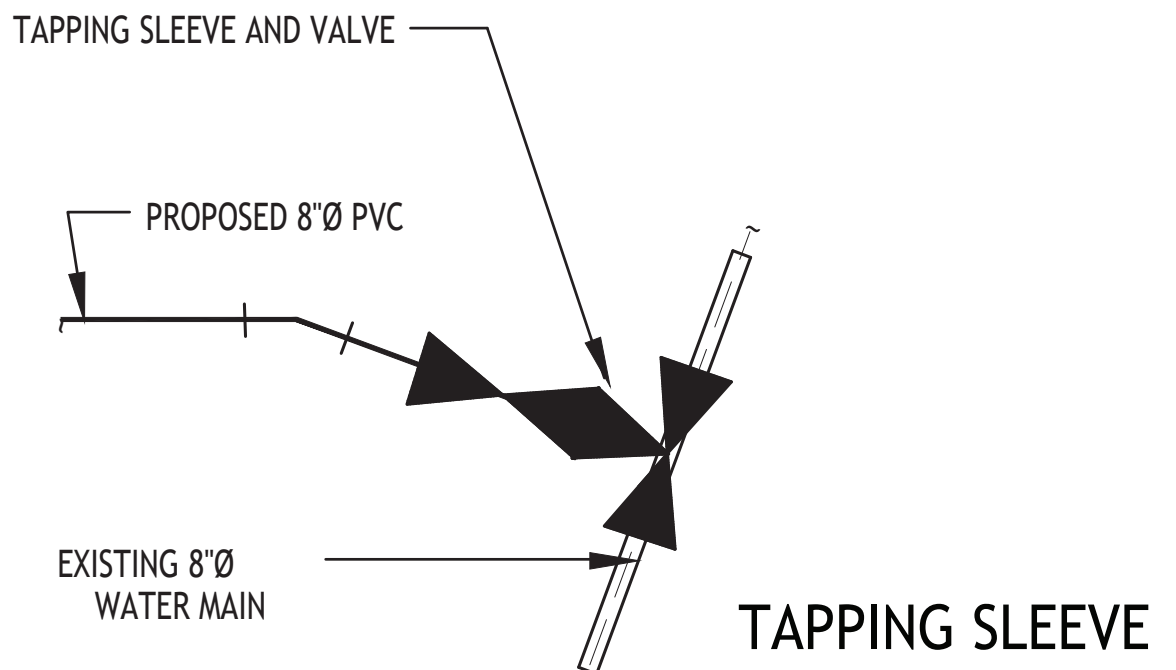


Project number	2344	CD
Date	08.13.2023	
Phase		

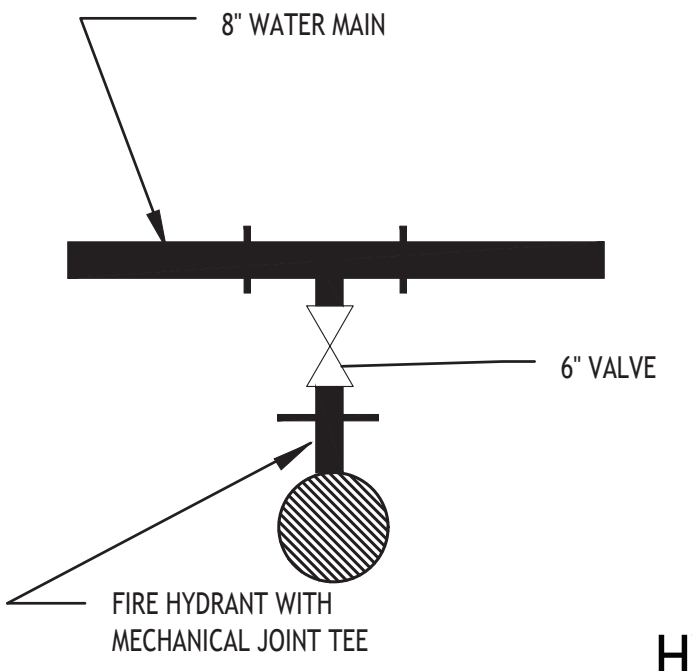
RIVER PLACE ESTATES PHASE 2
 HARRVILLE, LOUISIANA
 WATER PLAN NOTES



THRUST BLOCK



TAPPING SLEEVE



HYDRANT

LEGEND

- MECHANICAL JOINT x MECHANICAL JOINT TEE WITH MECHANICAL JOINT, RIGIDLY SECURED.
- MECHANICAL JOINT GATE VALVE MUELLER SERIES A2360-20 OR APPROVED EQUAL
- TAP INTO EXISTING 12"Ø PVC MAIN
- MECHANICAL JOINT TEE IN LINE WITH HYDRANT
- TAPPING SLEEVE SHALL BE STAINLESS STEEL SMITH-BLAIR 662 OR 663 JCM 432 ROMAC SST
- TAPPING SLEEVE VALVE SHALL BE MUELLER SERIES A2360-16 OR APPROVED EQUAL



A-1

WATER PLAN NOTES AND DETAILS

1"=50'

C.1.8

COPYRIGHT © 2023 BY ROY M. CARUBBA ENGINEERING. ALL RIGHTS RESERVED. THIS DRAWING IS THE PROPERTY OF ROY M. CARUBBA ENGINEERING. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE EXPRESS WRITTEN PERMISSION OF ROY M. CARUBBA ENGINEERING. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

SEWER NOTES

- SANITARY SEWER PIPE SHALL BE PVC PIPE, GREEN IN COLOR, CONFORMING TO ASTM D-3034, SDR 35 OR APPROVED EQUAL.
- THE CONTRACTOR SHALL FURNISH THE ENGINEER WITH A PLAN SHOWING THE DISTANCE FROM THE NEAREST MANHOLE TO EACH HOUSE CONNECTION. HE SHALL INDICATE THE DEPTH OF MANHOLES AND DISTANCE BETWEEN THEM. HE SHALL VERIFY THE DEPTH AND LOCATION OF ALL HOUSE CONNECTIONS UPON COMPLETION OF THE PROJECT.
- THE SEWER PLAN SHOWS THE LOCATION OF MOST, IF NOT ALL HOUSE CONNECTIONS. THE CONTRACTOR MUST SERVE EACH LOT IN THE SUBDIVISION.
- WHERE REQUIRED BY GROUND CONDITIONS AND OR OSHA REGULATIONS, THE CONTRACTOR SHALL USE TIMBER OR SHEETING OR OTHER MEANS TO CONTROL THE WIDTH OF THE EXCAVATION AND TO PROVIDE SAFE WORKING CONDITIONS FOR HIS WORKMEN. THE COST OF THIS SHEETING AND BRACING SHALL BE INCLUDED IN THE CONTRACTOR'S PRICE FOR INSTALLING THE SEWER. NO EXTRA WILL BE PAID FOR THIS ITEM.
- SEWER BEDDING SHALL CONFORM TO DRAWING DETAILS
- THE LETTERS "HC" SHALL BE PLACED IN THE FACE OF A PRE CAST PAD AND INSTALLED NEXT TO THE EDGE OF THE PAVING AND OVER EACH HOUSE CONNECTION. SEE DETAIL FOR COMPLETE DESCRIPTION OF THE WORK.
- SEWER MAIN TO BE INSTALLED AS SHOWN ON DRAWINGS
- ALL HOUSE CONNECTIONS SHALL BE 6" DIA. UNLESS NOTED OTHERWISE.
- ALL MANHOLES SHALL BE PRECAST CONCRETE IN ACCORDANCE WITH ST. CHARLES PARISH CODE OF ORDINANCE.
- ALL MANHOLE FRAMES AND COVERS SHALL BE AS APPROVED BY ST. CHARLES PARISH DEPARTMENT OF WASTEWATER.
- THE CONTRACTOR SHALL BE REQUIRED TO FURNISH AN AS-BUILT SEWER PLAN TO THE ENGINEER AND TO THE PARISH DEPARTMENT OF PUBLIC WORKS PRIOR TO ACCEPTANCE OF THE WORK.

12. MISCELLANEOUS SEWER MATERIALS SHALL BE STANDARD SEWER MATERIALS AND SHALL BE APPROVED BY THE PARISH ENGINEER.

LEGEND:

- PROPOSED SEWER LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SINGLE SEWER HOUSE CONNECTION
- PROPOSED DOUBLE WYE SEWER HOUSE CONNECTION



Project number	2344	CD
date	08.13.2023	
phase		

RIVER PLACE ESTATES PHASE 2
HARRVILLE, LOUISIANA

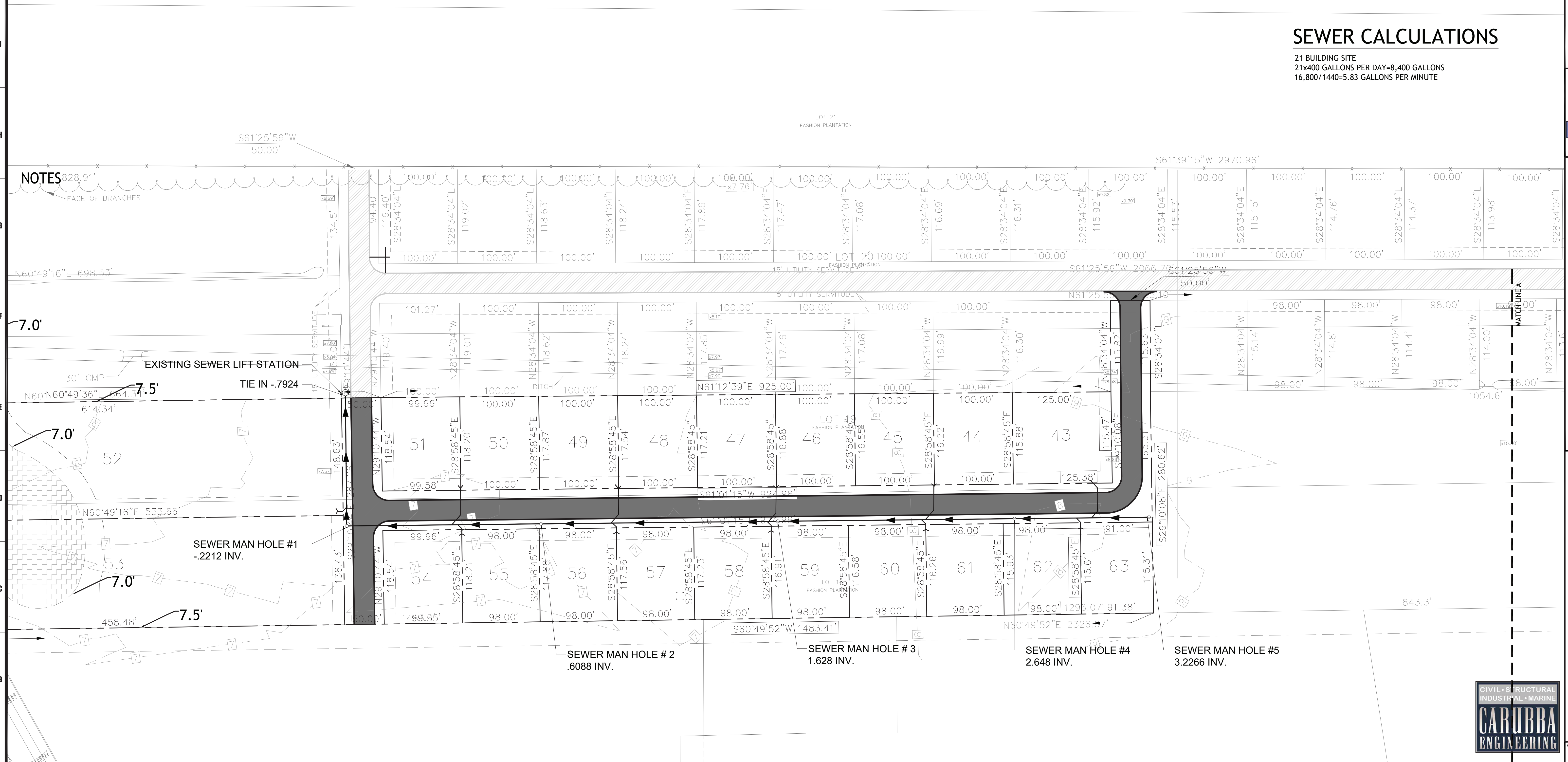
date	
revisions	
no.	1
2	
3	
4	
5	
6	
drawing number	

C.1.9

NOTE: ALL GRAVITY SEWER, FORCE MAINS AND MANHOLES SHALL BE TESTED IN ACCORDANCE WITH ST. CHARLES PARISH REQUIREMENTS

SEWER CALCULATIONS

21 BUILDING SITE
21x400 GALLONS PER DAY=8,400 GALLONS
16,800/1440=5.83 GALLONS PER MINUTE



NOTES
FACE OF BRANCHES
328.91'

EXISTING SEWER LIFT STATION
TIE IN - .7924

SEWER MAN HOLE #1
-2212 INV.

SEWER MAN HOLE #2
.6088 INV.

SEWER MAN HOLE #3
1.628 INV.

SEWER MAN HOLE #4
2.648 INV.

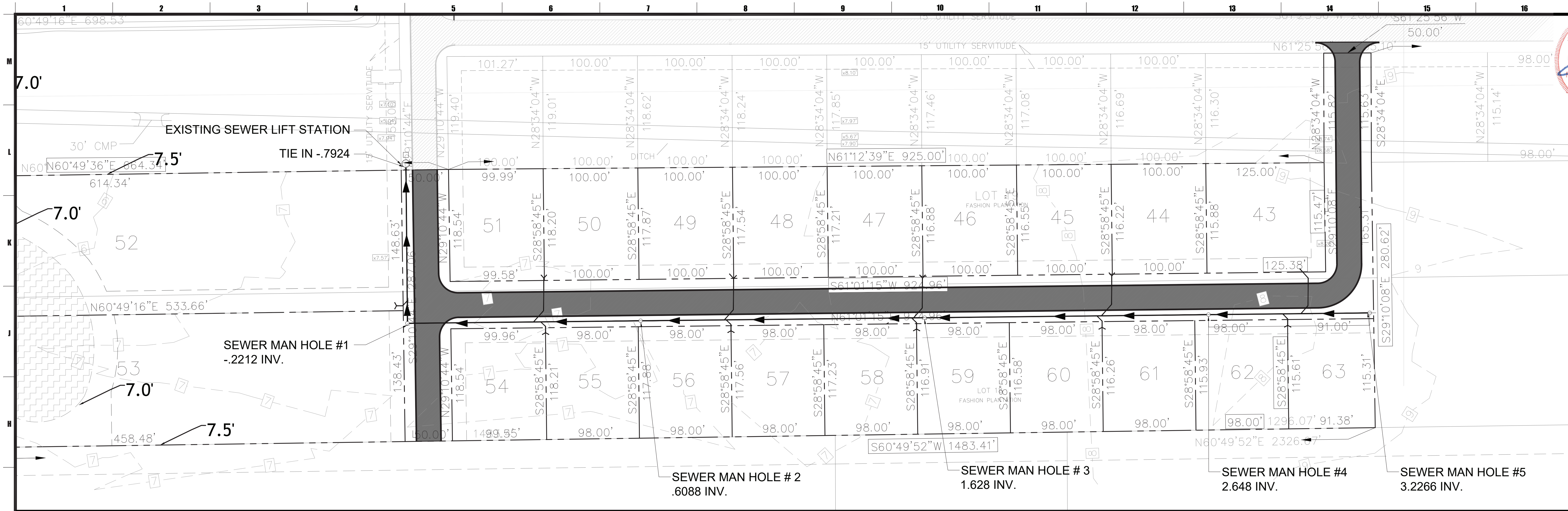
SEWER MAN HOLE #5
3.2266 INV.

A-1 SEWER PLAN PART B

1"=50'

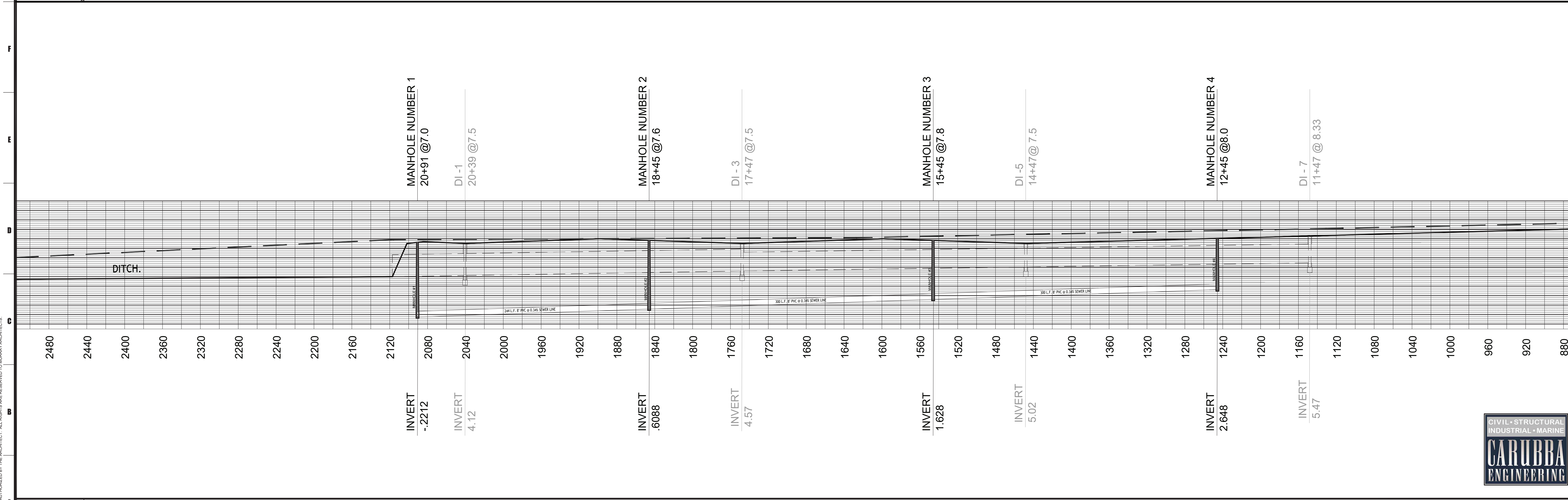


COPYRIGHT © 2023 ROY M. CARUBBA ENGINEERING, INC. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF ROY M. CARUBBA ENGINEERING, INC. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE EXPRESS WRITTEN PERMISSION OF ROY M. CARUBBA ENGINEERING, INC. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED HEREIN.



G-1 SEWER PLAN

1"=50'



A-1 PROFILE

N.T.S.



Project number	2344	CD
Date	08.13.2023	

RIVER PLACE ESTATES PHASE 2

HARRVILLE, LOUISIANA

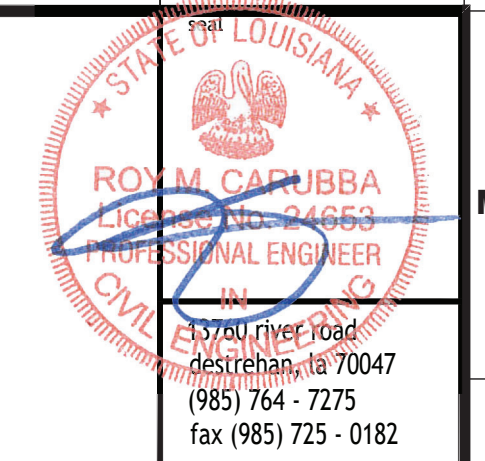
PLAN AND PROFILE

no.	revision	date
1		
2		
3		
4		
5		
6		

C.1.10



COPYRIGHT 2023 BY ROY M. CARUBBA ENGINEERING, INC. ALL RIGHTS RESERVED. THIS DRAWING IS THE PROPERTY OF ROY M. CARUBBA ENGINEERING, INC. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF ROY M. CARUBBA ENGINEERING, INC. THE USER OF THIS DRAWING AGREES TO HOLD ROY M. CARUBBA ENGINEERING, INC. HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS DRAWING.



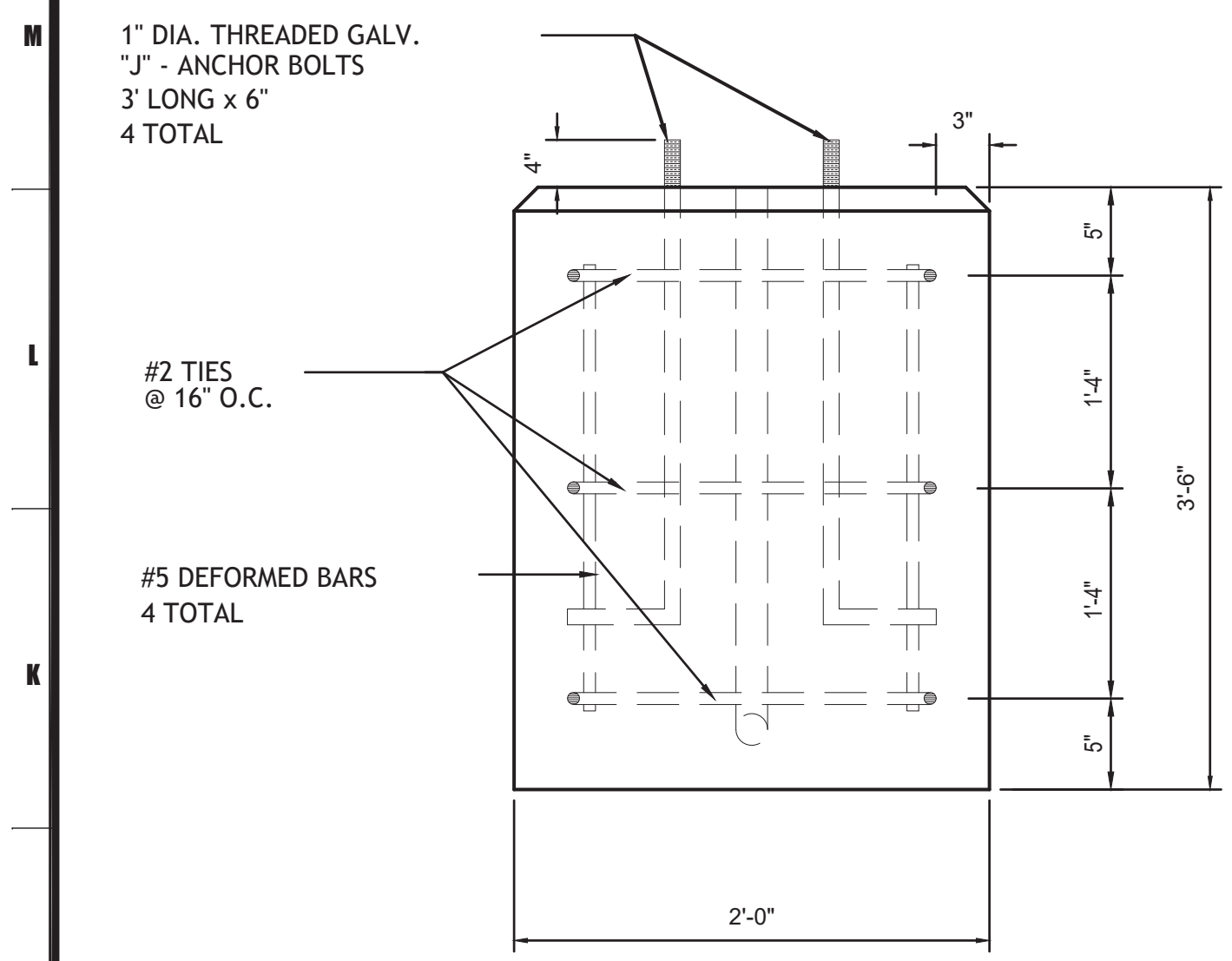
Project Number	2344	CD
Date	08.13.2023	
Phase		

RIVER PLACE ESTATES PHASE 2
 HARRVILLE, LOUISIANA
 LIGHTING PLAN

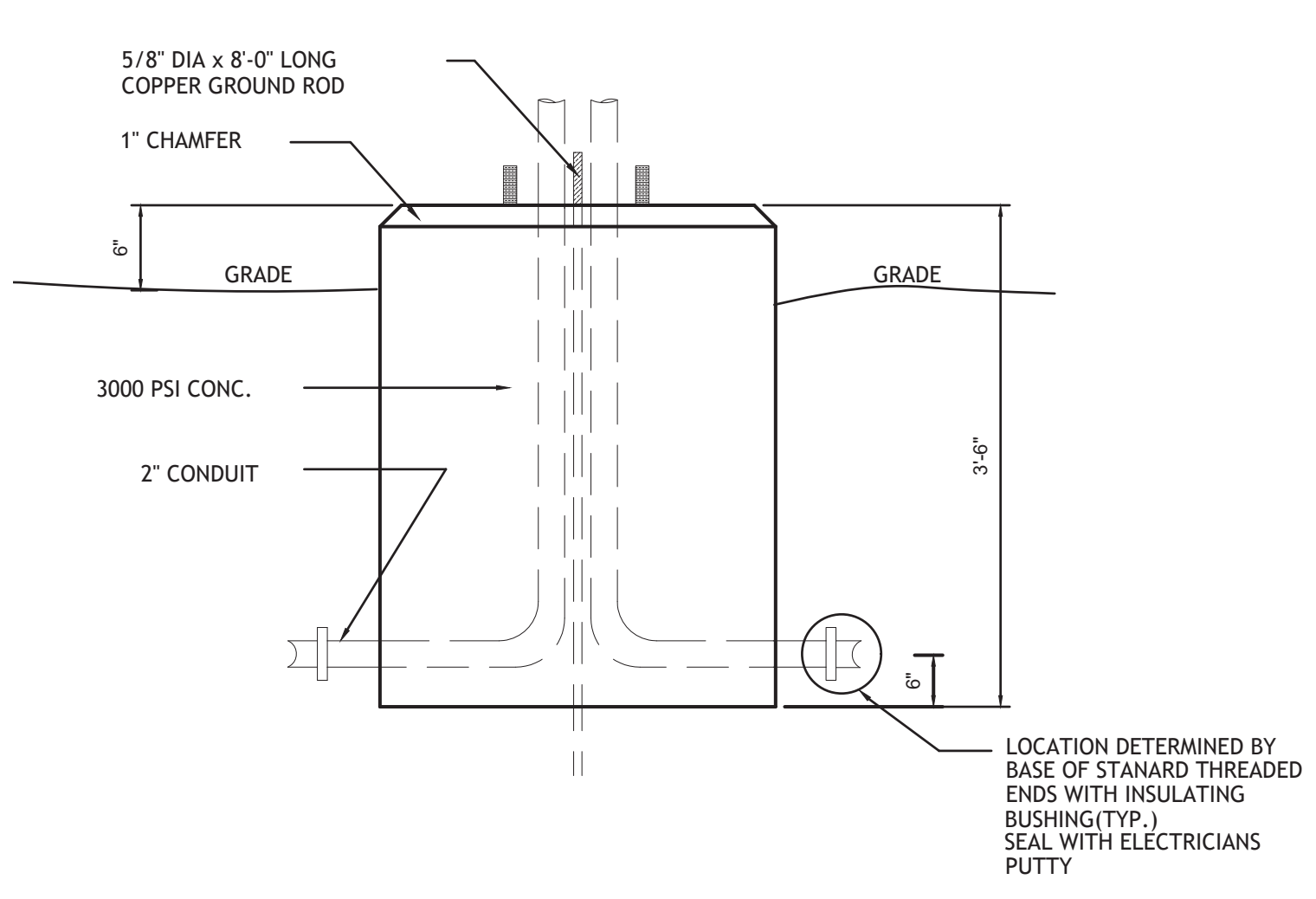
date	
revisions	
no.	
drawing number	

GENERAL NOTES

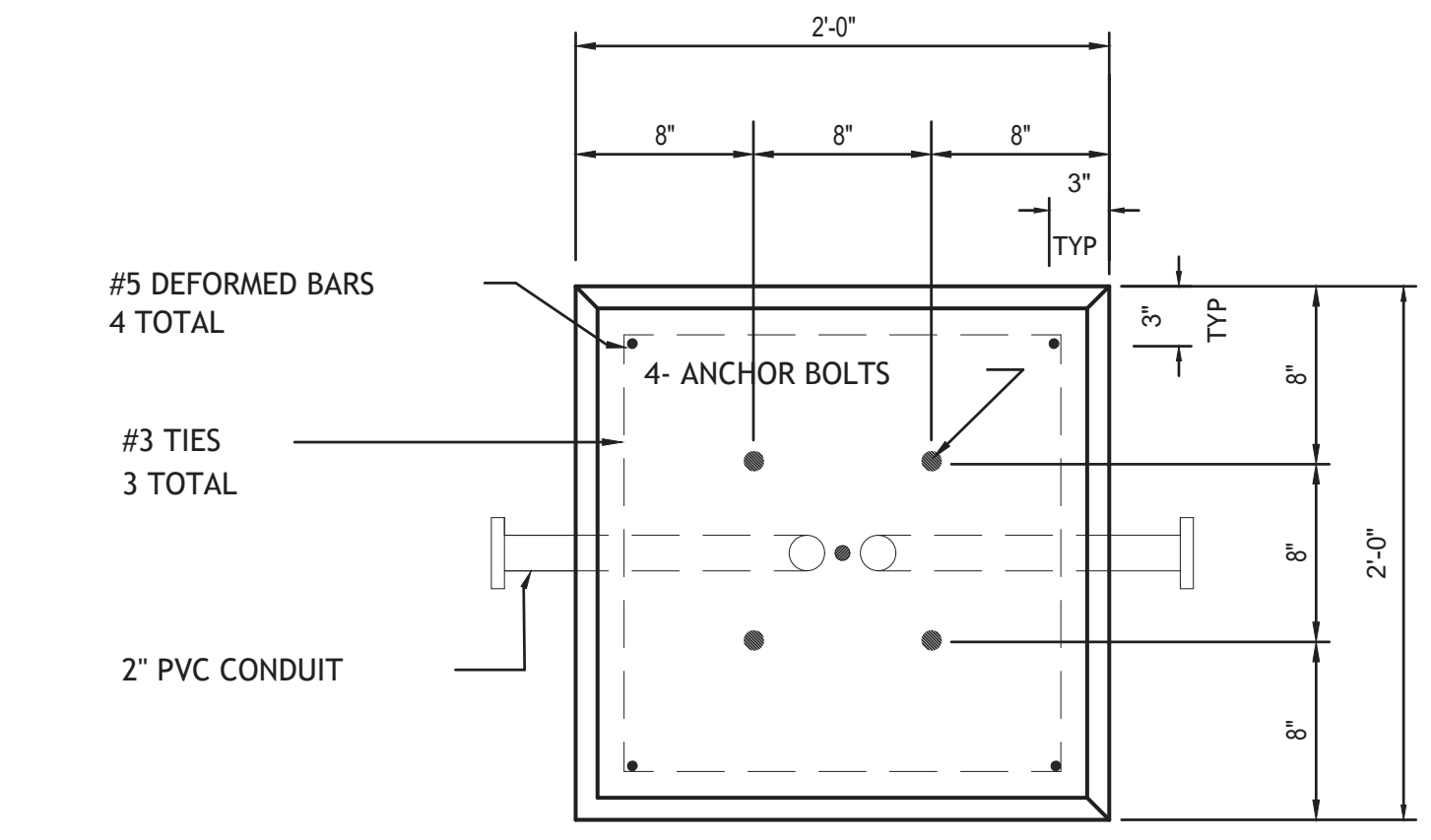
- 1 THE ELECTRICAL CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT REQUIRED TO CONSTRUCT A COMPLETE UNDERGROUND SERVICE LIGHTING SYSTEM AS SHOWN IN THE PLANS AND SPECIFICATIONS AND TO COMPLY WITH THE CURRENT ST. CHARLES PARISH ORDINANCE.
- 2 THE ELECTRICAL CONTRACTOR SHALL SECURE APPROVAL FOR HIS WORK IN WRITING FROM THE INSPECTING PARISH AGENCY AND PRESENT THE APPROVAL TO THE OWNER BEFORE REQUESTING FINAL PAYMENT.
- 3 THE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES AND TAKE PRECAUTION TO PROTECT SAME.
5. LIGHTING STANDARDS ARE TO BE SPUN ALUMINUM TAPERED POLES FROM 7" AT BASE TO 4" AT
6. WIRE SIZE TO BE #8 COPPER STRANDED RHH/RHW USE CABLE 3 CONDUCTOR IN CONTINUOUS PVC FLEXIBLE DUCT OR CONDUIT .
7. ENGINEER WILL ESTABLISH PROPERTY CORNERS. THE CONTRACTOR WILL BE REQUIRED TO FURNISH HIS OWN LAYOUT FOR STREET LIGHT STANDARDS.
8. ALL WORK MUST CONFORM TO THE CURRENT ORDINANCE OF THE ELECTRICAL CODE FOR STREET LIGHTING IN THE PARISH OF ST. CHARLES PARISH.
9. FEED POINTS FOR STREET LIGHT STANDARDS TO BE FURNISHED AS PER LP&L CO. STANDARDS (20.02.2).
10. CONCRETE USED FOR CONSTRUCTION OF POLE FOUNDATIONS OR JUNCTION BOXES SHALL CONTAIN A MINIMUM OF FIVE AND ONE QUARTER (5-1/4) SACKS OF CEMENT PER CUBIC YARD AND SHALL DISPLAY A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI. MAXIMUM SLUMP SHALL BE 5".
11. SERVICE LINES TO FEED POINTS SHALL BE PROVIDED BY CONTRACTOR. CONNECTION AT STREET LIGHT FEED POINT SHALL BE MADE BY LP&L CO. SERVICE LINE CONNECTIONS SHALL BE COORDINATED WITH LP&L CO. AS PART OF CONTRACTOR'S RESPONSIBILITY.
12. CONTRACTOR TO INSTALL 2" SCHEDULE 40 PVC CONDUIT UNDER ROADWAY PRIOR TO POURING CONCRETE STREET FOR FUTURE ELECTRICAL SERVICE TO STREET LIGHTS



LIGHT POLE FOUNDATION

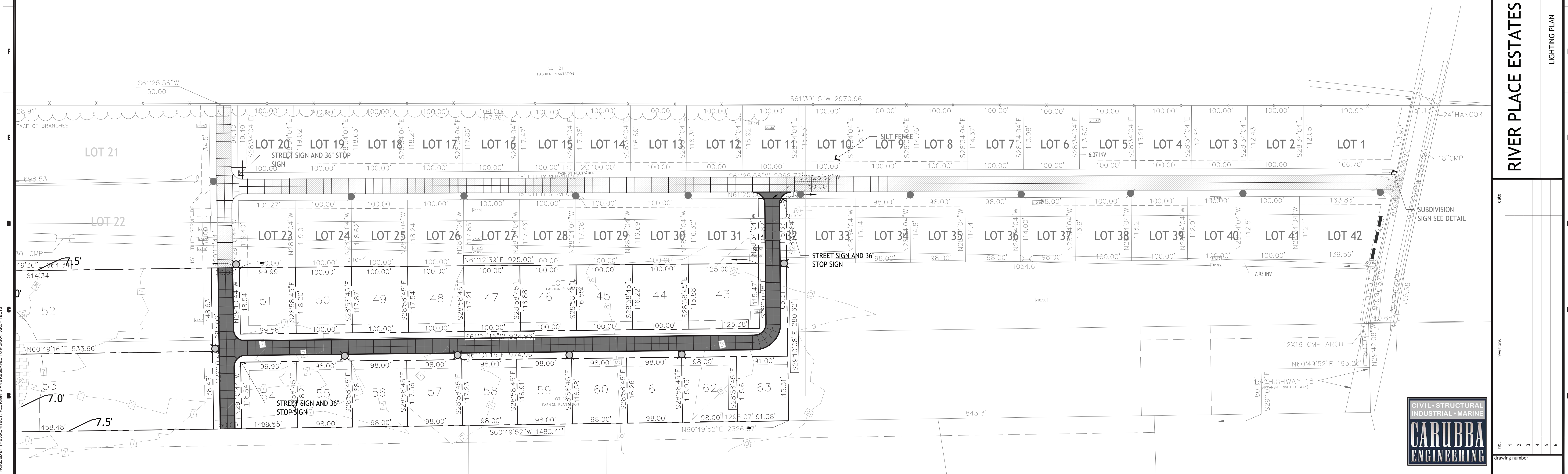


ELECTRICAL PIPING IN FOOTING

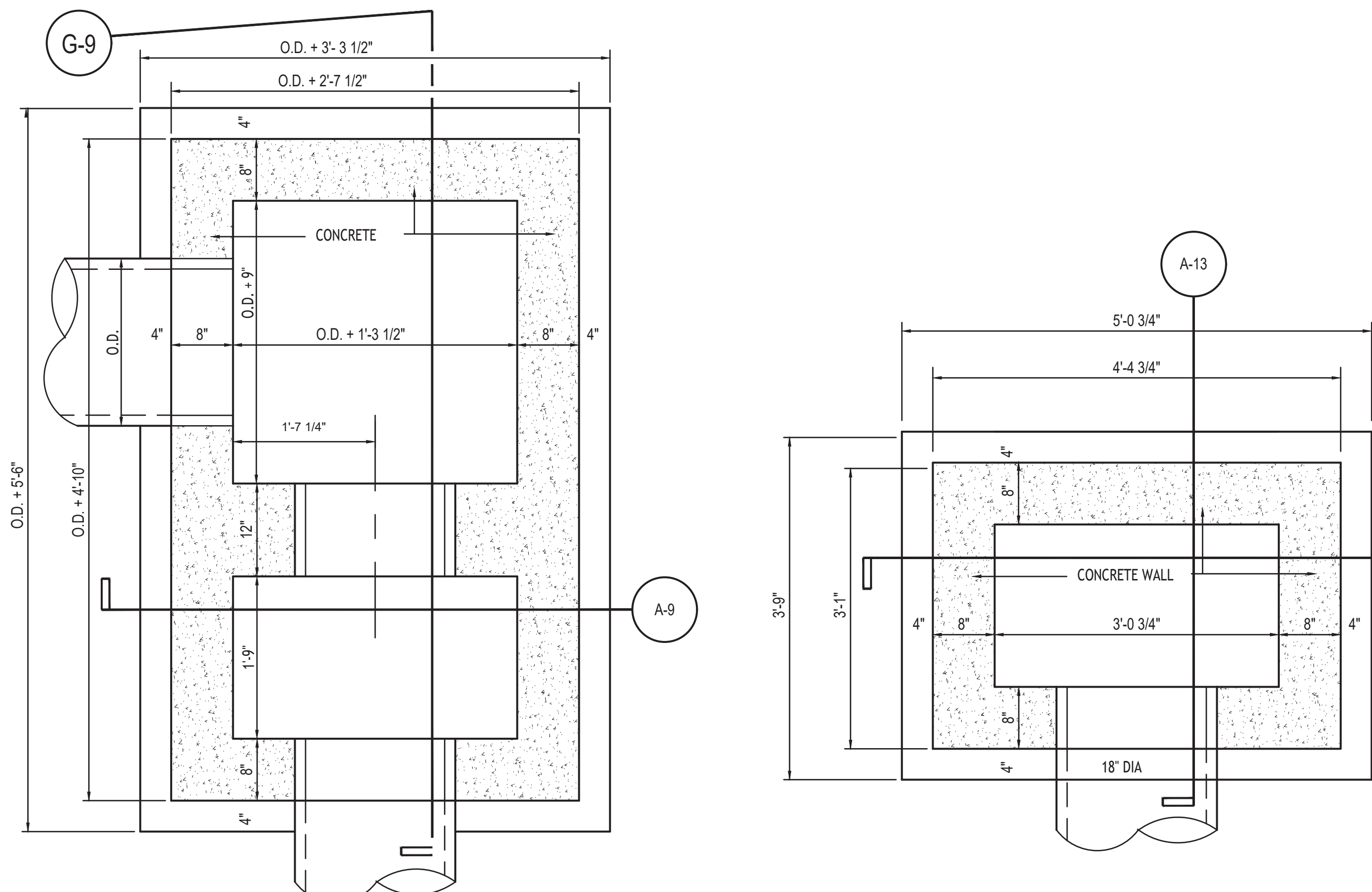


LIGHT POST FOUNDATION PLAN

12. CONTRACTOR'S ATTENTION IS DIRECTED TO THE EXISTING UTILITIES SHOWN ON APPROVED CONSTRUCTION PLANS. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL LOCATE AND WHERE NECESSARY, PROTECT THE UTILITIES DURING CONSTRUCTION. UTILITIES DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR
13. STREET LIGHT STANDARDS SHALL BE LOCATED 3'-6" FEET FROM BACK OF CURB OR AS DIRECTED OTHERWISE.
14. PRIOR TO COMMENCEMENT OF CONSTRUCTION ON STREET LIGHT FACILITIES BY PRIVATE DEVELOPERS WITHIN THE PARISH OF ST. CHARLES, PLANS AND SPECIFICATION SHALL BE SUBMITTED TO LOUISIANA POWER AND LIGHT AND TO THE DEPARTMENT OF PUBLIC WORKS OF THE PARISH OF ST. CHARLES FOR APPROVAL OF SAID PLANS AND SPECIFICATIONS FOR CONSTRUCTION.
15. CONTRACTOR SHALL PROVIDE ALL TRAFFIC CONTROL SIGNS IN ACCORDANCE WITH M.U.T.C.D.

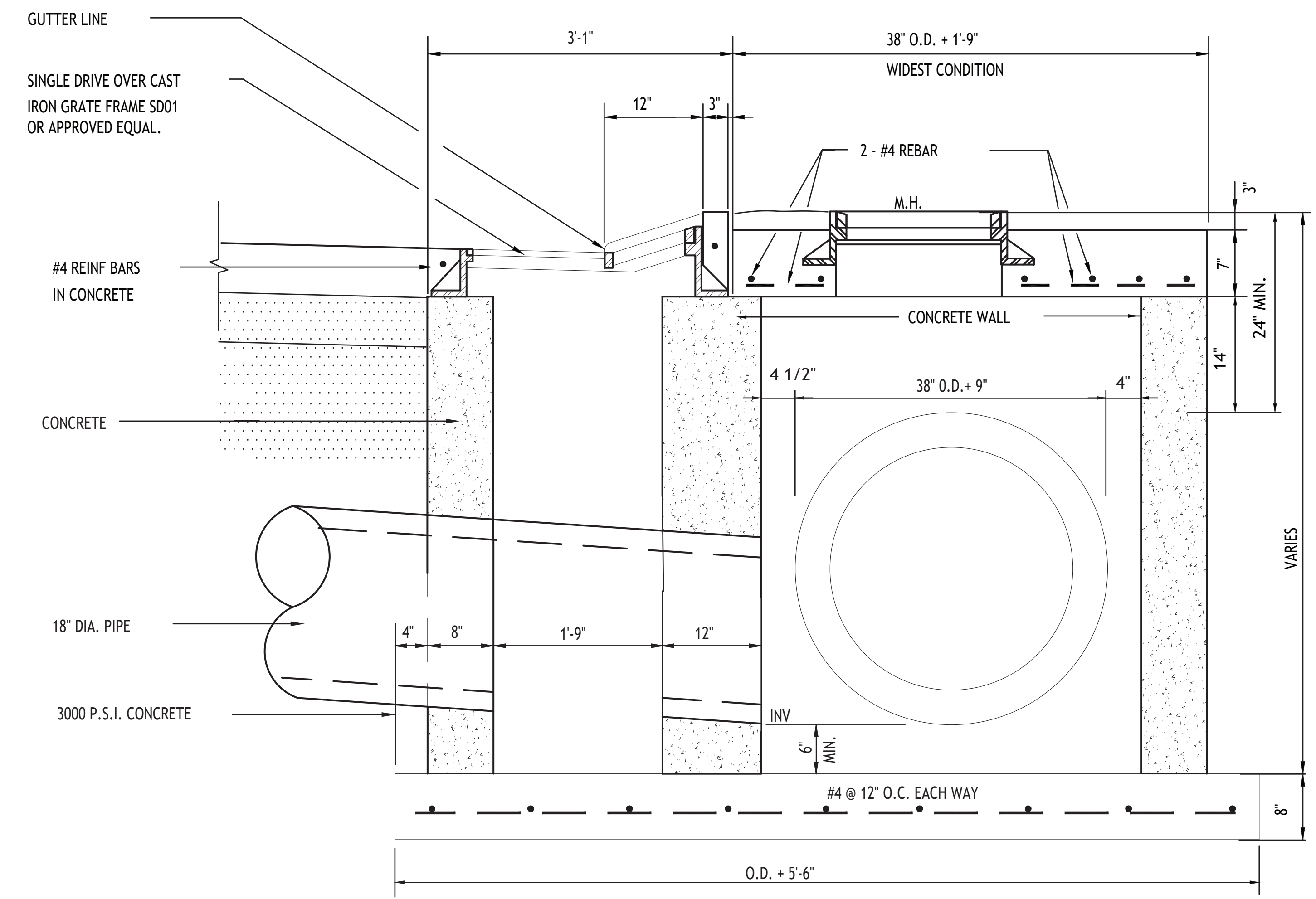


A-1 LIGHTING PLAN
 1"=80'



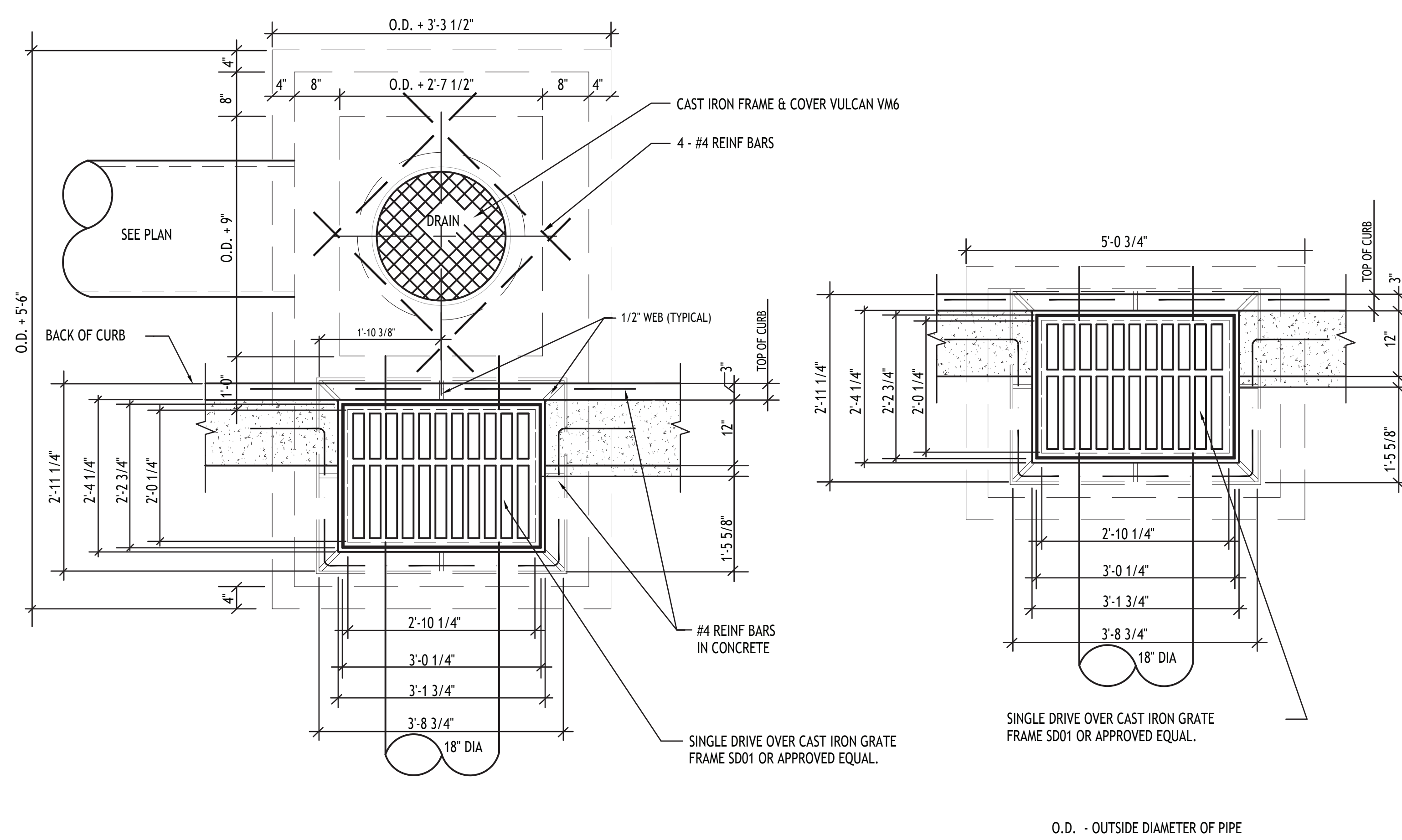
G-1 STANDARD CATCH BASIN FOUNDATION PLAN

N.T.S



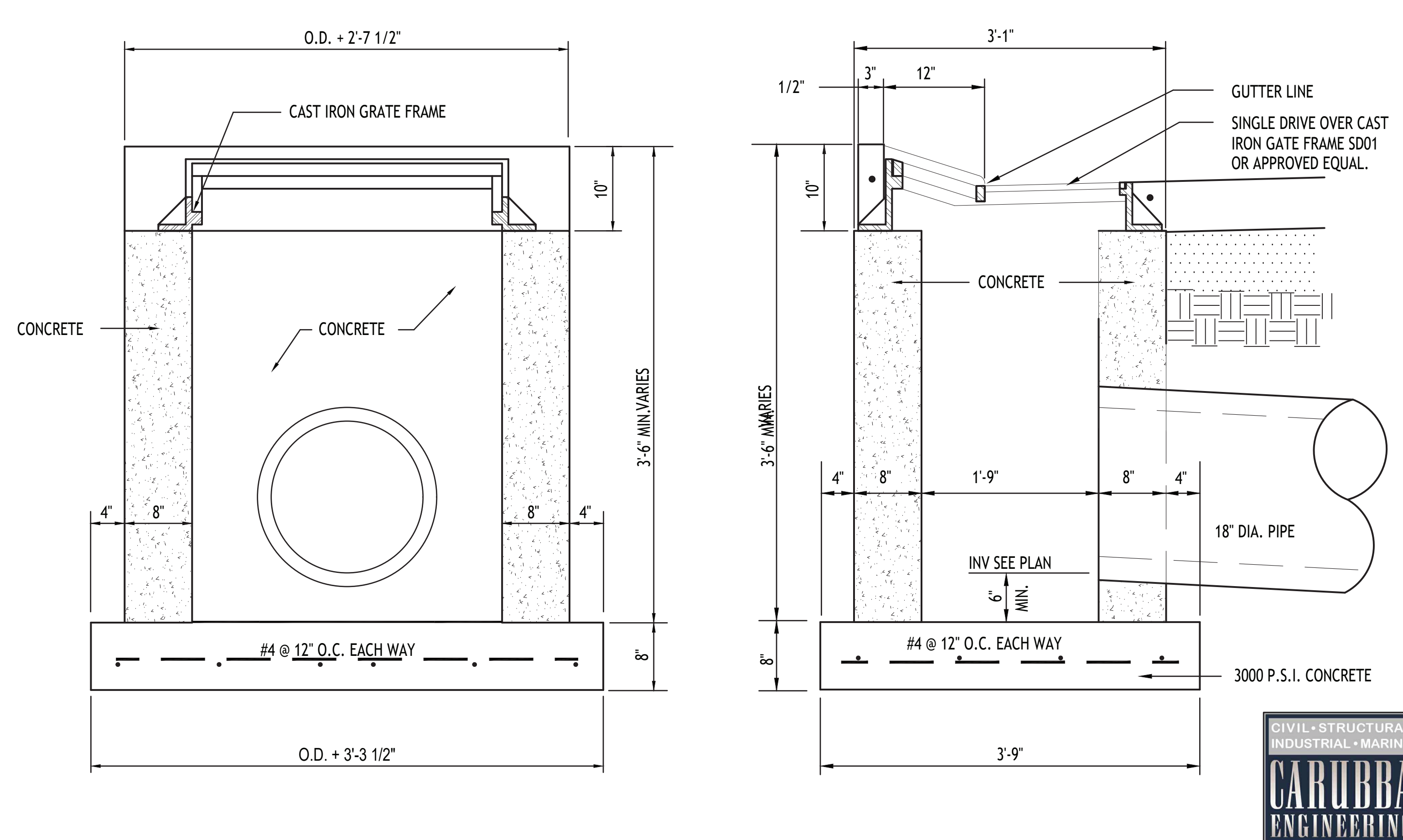
A-9 TYPICAL STANDARD CATCH BASIN SECTION

N.T.S



A-1 STANDARD CATCH BASIN PLAN

N.T.S



A-9 TYPICAL STANDARD CATCH BASIN SECTION

N.T.S



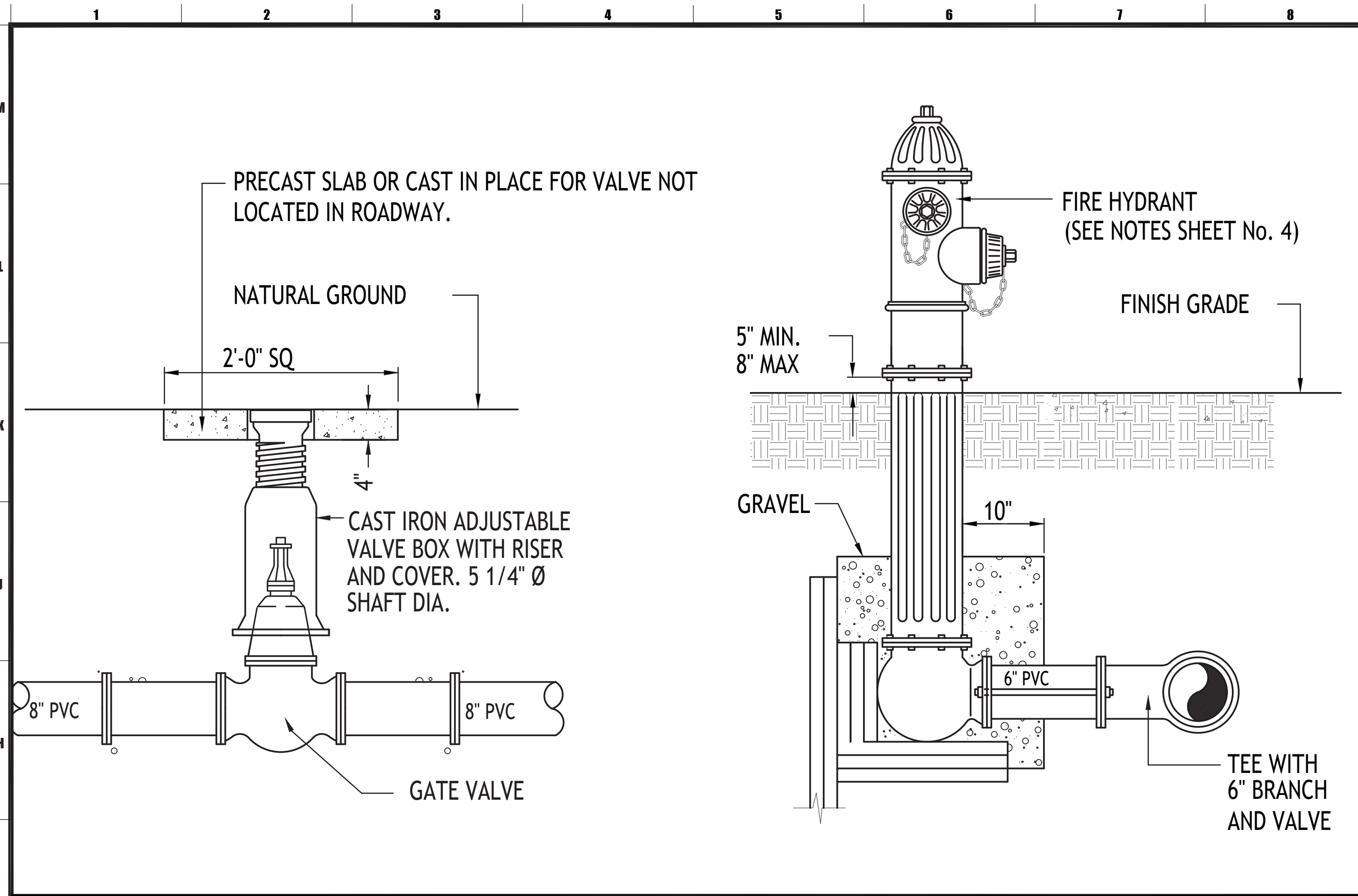
Project number	2344	CD
date	08.13.2023	
phase		

RIVER PLACE ESTATES PHASE 2
 HARRVILLE, LOUISIANA
 Roll Over Drain Inlet

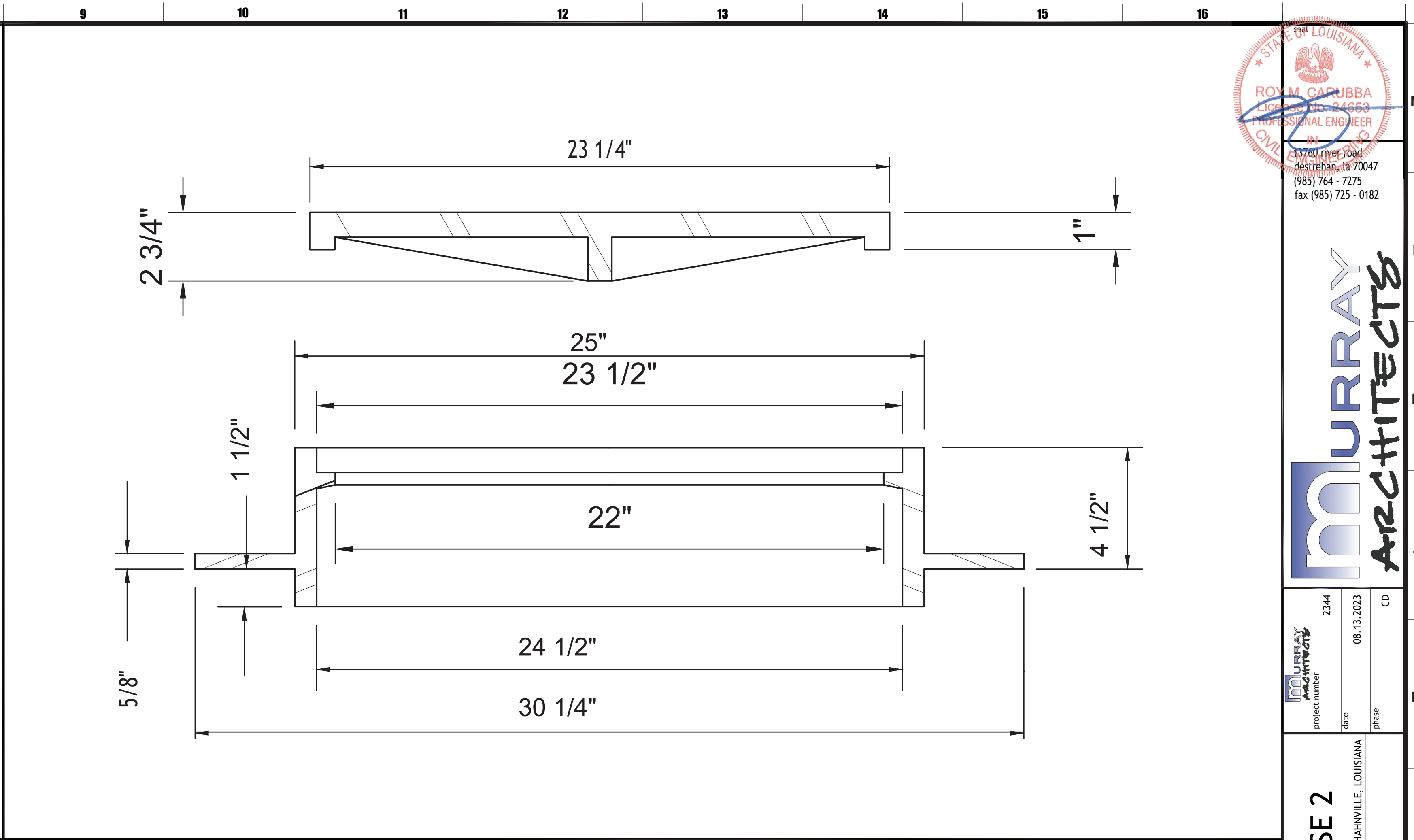
no.	1	2	3	4	5	6
revisions						
date						
drawing number						



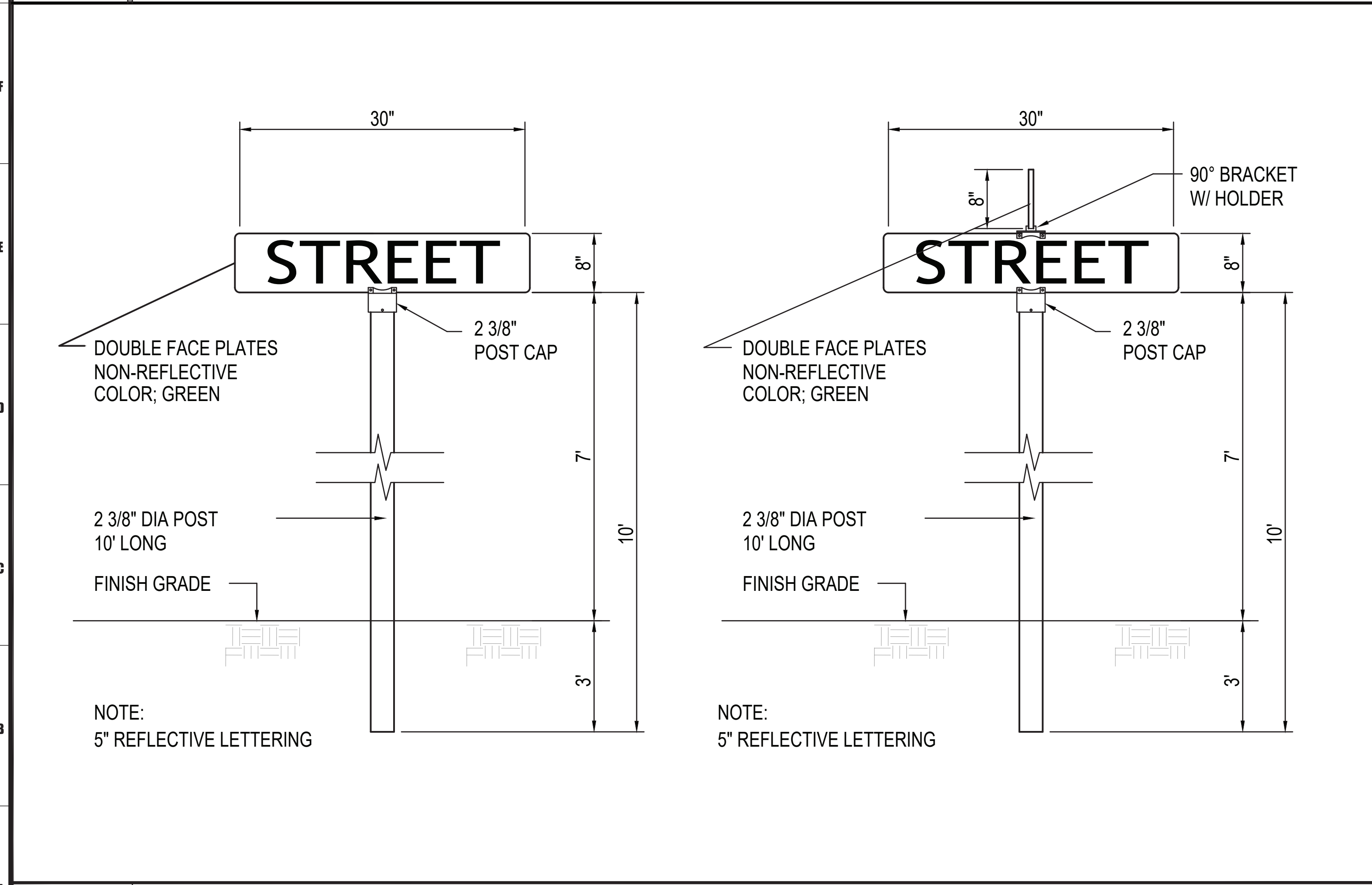
C.1.13



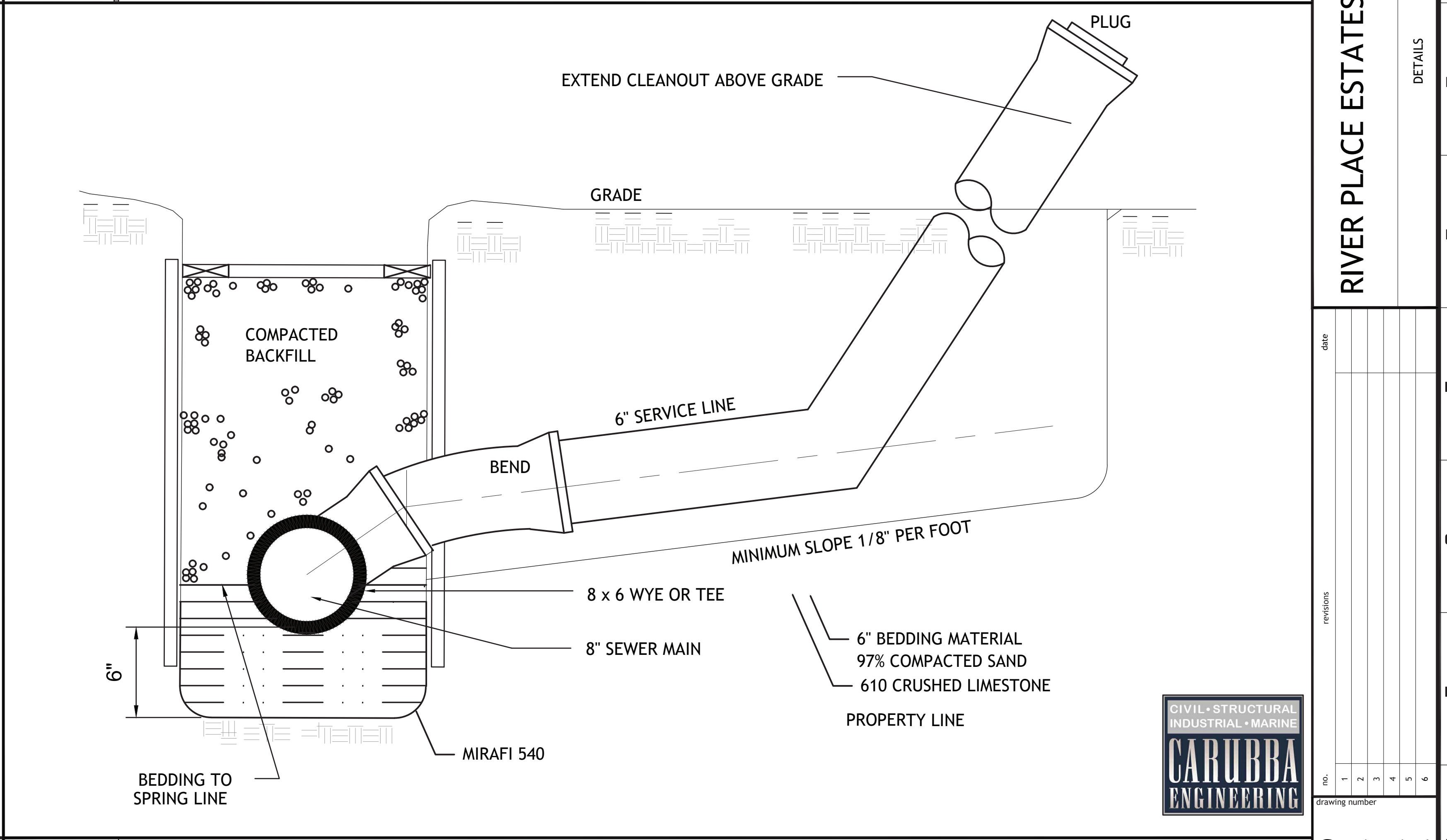
G-1 GATE VALVE AND FIRE HYDRANT DETAIL
N.T.S



G-9 STANDARD MANHOLE COVER AND FRAME
N.T.S



A-1 STREET SIGN DETAIL
N.T.S



A-9 SERVICE CONNECTION / SECTION
N.T.S



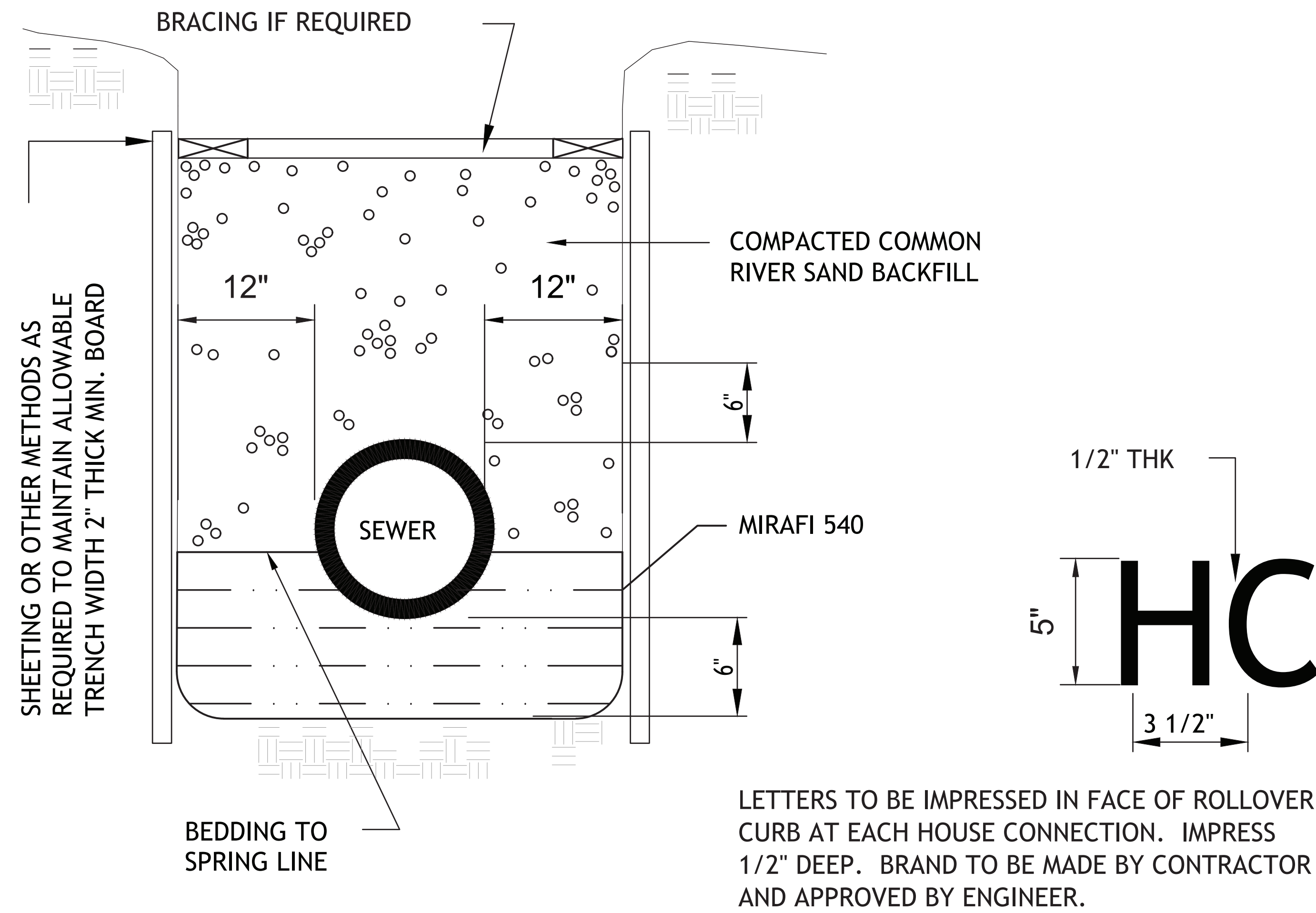
Project number	2344	CD
date	08.13.2023	
phase		

RIVER PLACE ESTATES PHASE 2
HARRVILLE, LOUISIANA
DETAILS

no.	revisions	date
1		
2		
3		
4		
5		
6		

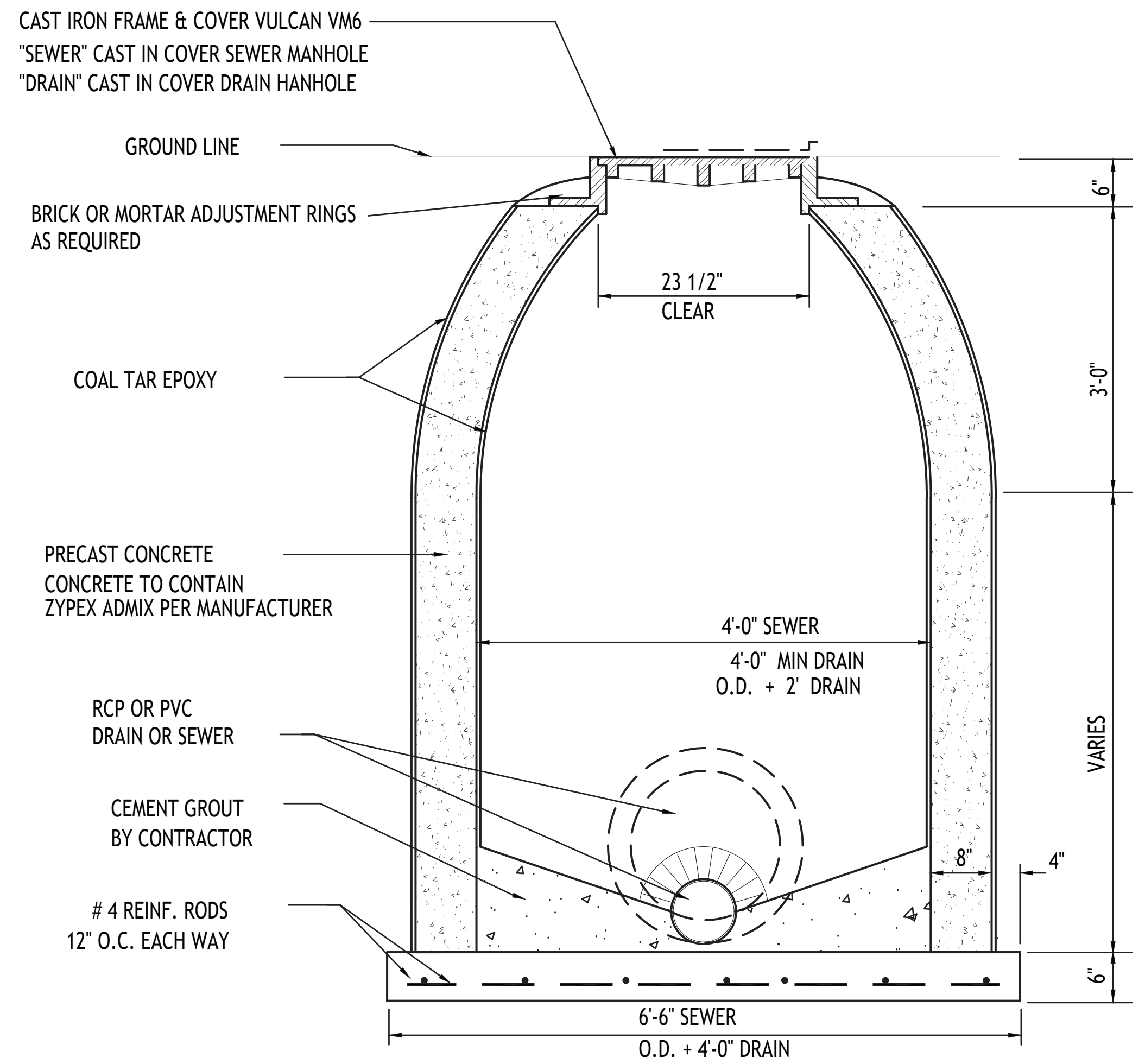


C.1.14



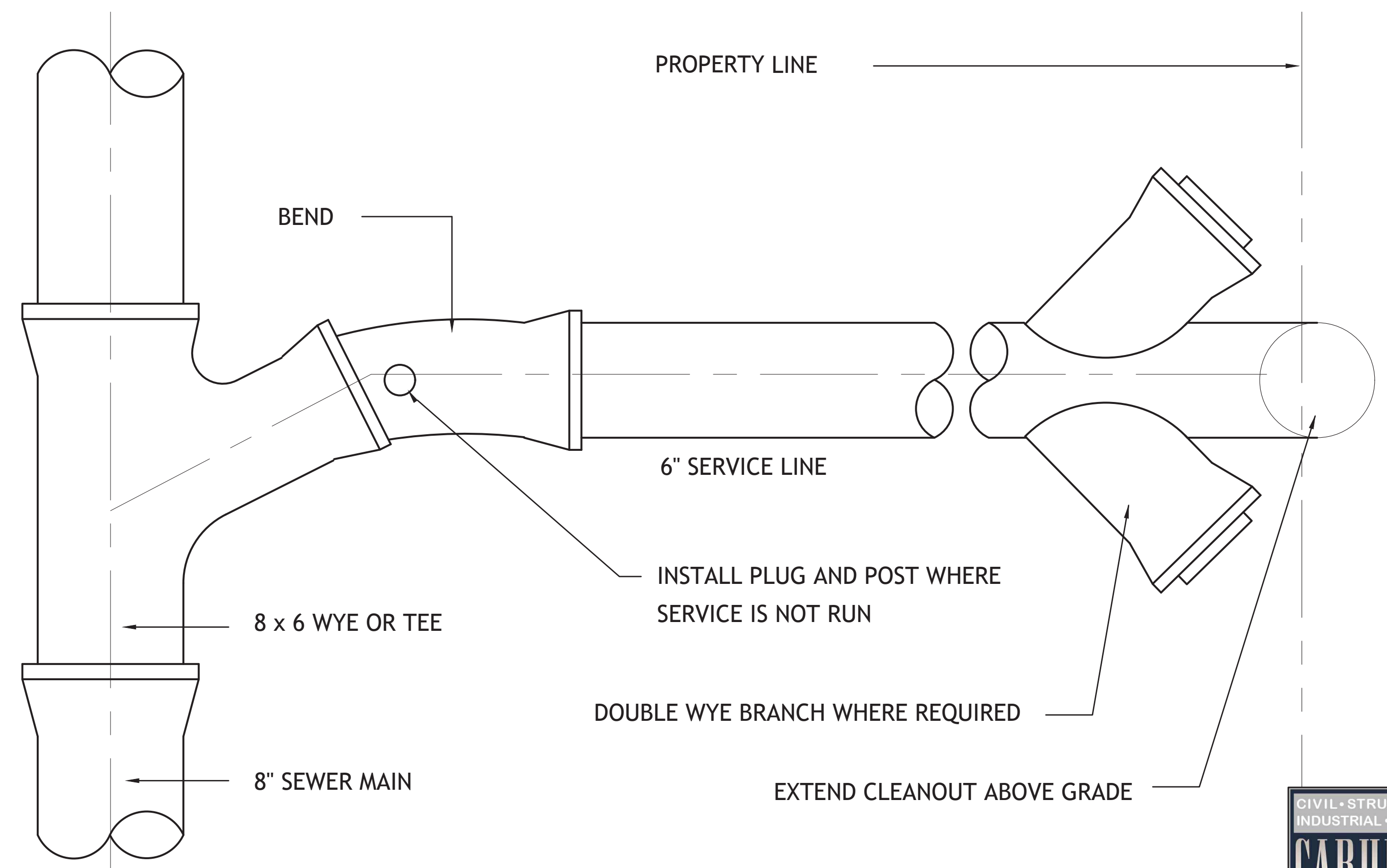
G-9 TRENCH DETAIL AND SEWER CONNECTION LABEL

N.T.S



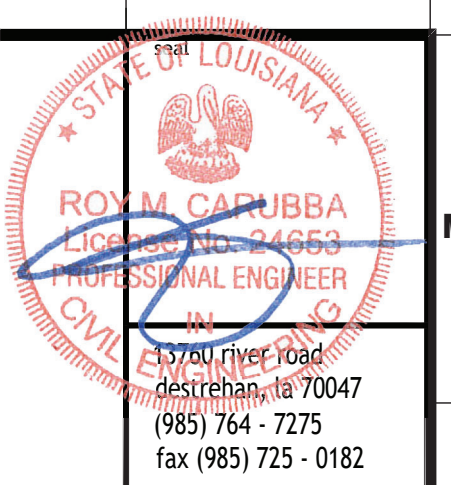
A-1 STANDARD MANHOLE SECTION

N.T.S



A-9 SERVICE CONNECTION - DIAGRAM

N.T.S



PROJECT NUMBER	2344	CD
DATE	08.13.2023	
PHASE		

RIVER PLACE ESTATES PHASE 2
HARRVILLE, LOUISIANA

no.	1	2	3	4	5	6
drawing number						
revisions						
date						



C.1.15

COPYRIGHT © 2023 RIVER PLACE ESTATES PHASE 2. ALL RIGHTS RESERVED. THIS DRAWING IS THE PROPERTY OF MURRAY ARCHITECTS AND SHOULD NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MURRAY ARCHITECTS. THE ENGINEER'S DESIGN IS BASED ON THE INFORMATION PROVIDED AND THE ASSUMPTIONS MADE THEREIN. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED.



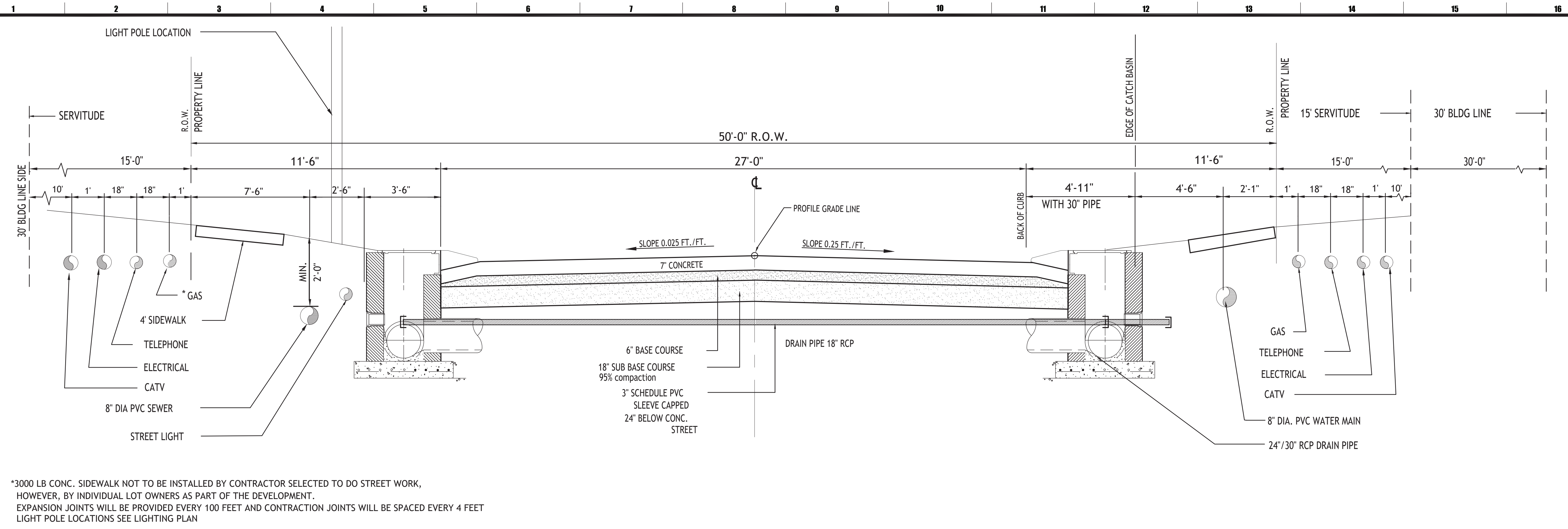
MURRAY ARCHITECTS

Project number: 2344
 Date: 08.13.2023
 Phase: CD

RIVER PLACE ESTATES PHASE 2
 HARRVILLE, LOUISIANA

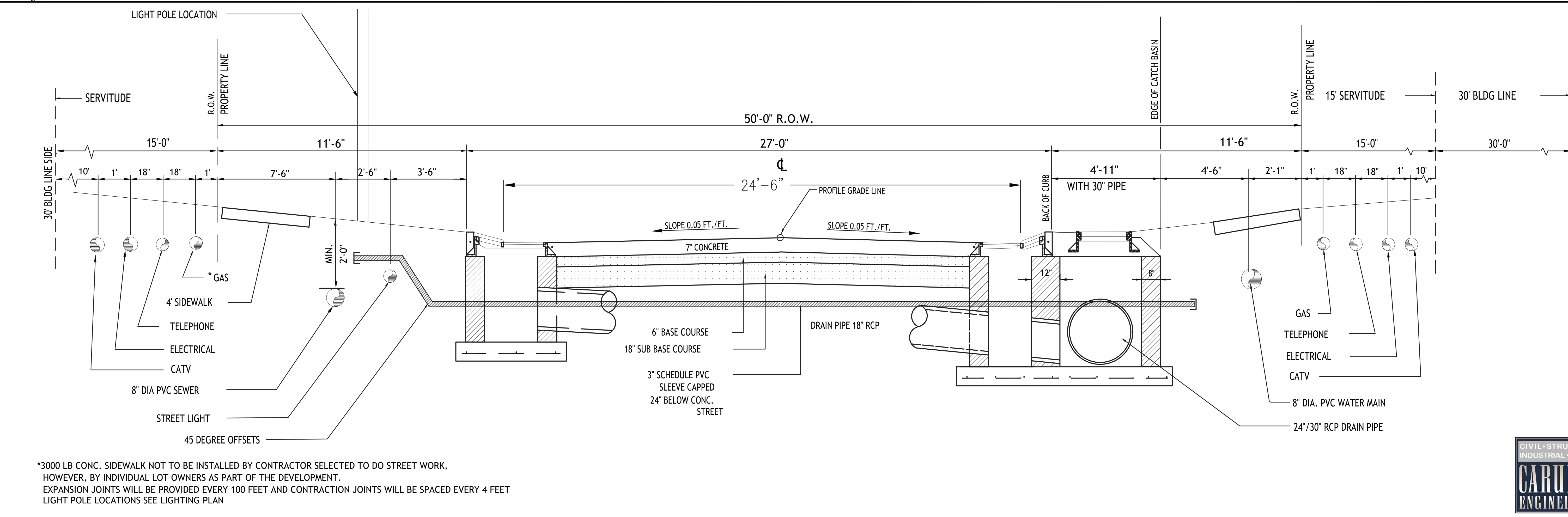
no.	revisions	date
1		
2		
3		
4		
5		
6		

drawing number: C.1.16



A-1 TYPICAL ROADWAY SECTION WITH VERTICAL DRAIN INLET

N.T.S



A-1 TYPICAL ROADWAY SECTION WITH STANDARD DRAIN INLET

N.T.S

