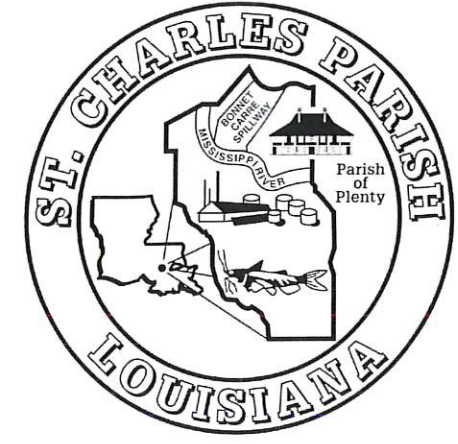


ASHTON PLANTATION ESTATES, LLC



MATTHEW JEWELL
PRESIDENT - ST. CHARLES PARISH

ST. CHARLES PARISH COUNCIL
 MICHAEL A. MOBLEY _____ COUNCILMAN AT-LARGE, DIVISION A
 HOLLY FONSECA _____ COUNCILWOMAN AT-LARGE, DIVISION B
 LA SANDRA D. WILSON _____ COUNCILWOMAN, DISTRICT I
 HEATHER SKIBA _____ COUNCILWOMAN, DISTRICT II
 WALTER PILIE _____ COUNCILMAN, DISTRICT III
 WILLIE COMARDELLE _____ COUNCILMAN, DISTRICT IV
 MICHELLE O'DANIELS _____ COUNCILWOMAN, DISTRICT V
 BOB FISHER _____ COUNCILMAN, DISTRICT VI
 MICHELE DEBRULER _____ COUNCILWOMAN, DISTRICT VII

MILES BINGHAM _____ PUBLIC WORKS DIRECTOR
 BRANDON BERNARD _____ ASSISTANT DIRECTOR OF PUBLIC WORKS

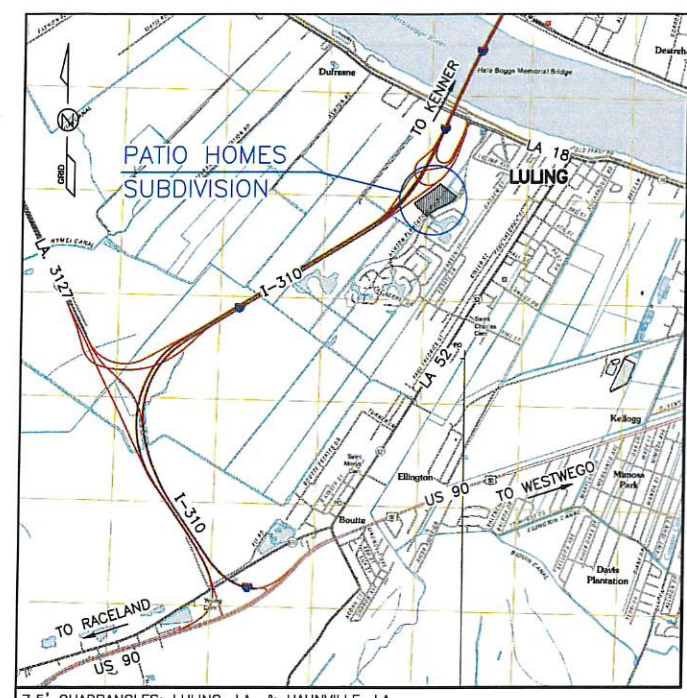
SURVEY
 HORIZONTAL CONTROL:
 LOUISIANA STATE PLANE
 1702 LOUISIANA SOUTH ZONE,
 (NAD 83 (2011) EPOCH 2010.00).
 U.S. SURVEY FEET
 VRS PROVIDER IS C4G.

VERTICAL CONTROL:
 NAVD 88 (GEOID 18, REV. 11/26/19)

GENERAL NOTES:
 1. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND PIPELINES 48 HOURS PRIOR TO COMMENCING WORK. LOUISIANA ONE CALL SHALL BE CONTACTED BY DIALING 811.
 2. THE 2016 EDITION OF THE LOUISIANA STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES, AS AMENDED BY THIS PROJECT'S SPECIFICATIONS, SHALL GOVERN THIS PROJECT.



NAIP 2023 3.75 MINUTE DOQQS: LULING, LA & HAHNVILLE, LA
 SCALE: 1" = 500'



7.5' QUADRANGLES: LULING, LA. & HAHNVILLE, LA.
LOCAL VICINITY MAP
 SCALE: 1" = 3,000'

INDEX OF SHEETS:

SHI.	REV.	DESCRIPTION:
1	C	TITLE SHEET, LOCAL VICINITY MAPS AND SHEET INDEX
2	C	GENERAL NOTES AND SUMMARY OF ESTIMATED QUANTITIES
3	C	PRELIMINARY PLAT
4	C	TYPICAL RIGHT-OF-WAY SECTIONS
5	C	TOPOGRAPHIC SURVEY AND EXISTING FEATURES
6	C	EXISTING 1FT CONTOUR MAP
7	C	STORM WATER POLLUTION PREVENTION PLAN
8	C	DEMOLITION PLAN
9	C	MASTER PAVING AND SIGNAGE PLAN
10	C	MASTER DRAINAGE PLAN
11	C	MASTER STREET LIGHTING PLAN
12	C	MASTER WATER SERVICE PLAN
13	C	MASTER SEWER COLLECTION PLAN
14	C	MISCELLANEOUS UTILITIES PLAN
15	C	MASTER MAILBOX PLAN
16	C	MASTER GRADING PLAN
17-19	C	PAVEMENT ELEVATIONS
20-22	C	PAVEMENT GEOMETRIC DETAILS
23-32	C	PLAN/PROFILE SHEETS

TYPICAL DETAIL SHEETS

33-35	C	PORTLAND CEMENT CONCRETE PAVEMENT DETAILS
36	C	MISCELLANEOUS PROJECT DETAILS
37	C	CURB RAMP DETAILS
38	C	ADJUST EXISTING CATCH BASIN, DRAINAGE STRUCTURE BEDDING, AND RIPRAP SCOUR PROTECTION DETAILS
39	C	CATCH BASIN, CB-01
40	C	CATCH BASIN, TYPE-3
41	C	WATER SERVICE DETAILS
42	C	SEWER SERVICE DETAILS
43	C	SEWER LIFT STATION

APPROVAL

 Date _____

TOTAL NUMBER OF SHEETS 43

PLANNING & ZONING DIRECTOR

PATIO HOMES SUBDIVISION

16.45 ACRE DEVELOPMENT
 SECTION 8, T-13-S, R-21-E
 LULING, ST. CHARLES PARISH, LOUISIANA



PICCIOLA & ASSOCIATES, INC.
 CIVIL ENGINEERS NAVAL ARCHITECTS
 LAND SURVEYORS MARINE ENGINEERS

P.O. BOX 687
 CUT OFF, LOUISIANA 70345
 (985) 632-5786

APPROVED BY:
 DATE: 07/25/24
 JOSEPH C. PICCIOLA, II, P.E.
 CIVIL ENGINEERING
 LA. LICENSE NO. 25614

PLAN DATE: JULY 25, 2023

DATE:	REVISIONS:
08-03-2023	REV.A: MISCELLANEOUS REVISIONS AS PER OWNER'S COMMENTS.
09-11-2023	REV.B: MISCELLANEOUS REVISIONS AS PER ST. CHARLES PARISH DEPARTMENT OF PLANNING AND ZONING COMMENTS.
09-25-2024	REV.C: MISCELLANEOUS PLAN REVISIONS.

SCALE(S) SHOWN ARE BASED ON 22x34 FULL SIZE SHEET

GENERAL PROJECT NOTES:

- CONTRACTOR SHALL CONDUCT A FIELD VISIT TO THE SITE PRIOR TO SUBMITTING HIS BID FOR THIS PROJECT AND SHALL BECOME AWARE OF EXISTING SITE CONDITIONS AND OTHER EXISTING ITEMS WHICH MAY AFFECT THE SCOPE OF THIS PROJECT.
- THE 2016 EDITION OF THE LOUISIANA STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES, AS AMENDED BY THE PROJECT SPECIFICATIONS, SHALL GOVERN THIS PROJECT AND ALL WORK THEREIN.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE ST. CHARLES PARISH SUBDIVISION REGULATIONS OF 1981 (ORDINANCE NO. 81-B-2) AND ALL OTHER FEDERAL, STATE, AND LOCAL AUTHORITIES HAVING JURISDICTION.
- CONTRACTOR SHALL NOTIFY LOUISIANA ONE CALL 48 HOURS IN ADVANCE PRIOR TO DIGGING. COPIES OF ALL LOCATE TICKETS SHALL BE PROVIDED TO THE ENGINEER PRIOR TO COMMENCING THE WORK.
- ANY DISCREPANCIES DISCOVERED ON THE PLANS OR DRAWINGS, OR BETWEEN THE PLANS AND SPECIFICATIONS, SHALL BE REPORTED TO THE ENGINEER BEFORE ANY WORK BEGINS. FAILURE TO DO SO MAY RESULT IN THE REMOVAL OF RECENT WORK AT NO ADDITIONAL COST TO THE OWNER. IN CASE OF DISCREPANCY BETWEEN PLANS AND SPECIFICATIONS THEN SPECIFICATIONS SHALL GOVERN.
- CONTROL OF SEDIMENTATION AND EROSION SHALL BE THE CONTRACTOR'S RESPONSIBILITY. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR ALLOW SEDIMENTS TO LEAVE THE PROJECT SITE. THE CONTRACTOR IS RESPONSIBLE FOR ALL EROSION AND SEDIMENTS CONTROL MEASURES REQUIRED TO PREVENT EROSION AND SEDIMENTS FROM LEAVING THE PROJECT SITE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT THE PROJECT SITE EACH DAY TO IDENTIFY AREAS WHERE ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES MAY BE REQUIRED AND TO IMPLEMENT THESE ADDITIONAL MEASURES. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT A SEDIMENT AND EROSION CONTROL PLAN TO THE ENGINEER OF RECORD FOR APPROVAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINES IMPOSED AND MITIGATION REQUIREMENTS DUE TO EROSION OR SEDIMENTS LEAVING THE PROJECT SITE. ALL COSTS ASSOCIATED WITH EROSION AND SEDIMENT CONTROL ARE THE RESPONSIBILITY OF THE CONTRACTOR AT NO COST TO THE OWNER.
- CONTRACTOR SHALL GRADE AND SHAPE SUB-BASE MATERIAL WITHIN ±1/2" TOLERANCE OF SUB-BASE ELEVATIONS.
- BORROW MATERIAL SHALL BE INSTALLED AND COMPACTED IN LIFTS AS REQUIRED IN THE SPECIFICATIONS.
- CLEARING AND GRUBBING SHALL OCCUR IN ALL LOCATIONS WHERE TREES, SHRUBS AND OTHER VEGETATION ARE EXISTING WITHIN THE PROPOSED PROJECT FOOTPRINT.
- REQUIRED BORROW MATERIAL SHALL MEET REQUIRED SPECIFICATIONS. MATERIAL NOT MEETING REQUIRED SPECIFICATIONS WILL NOT BE ALLOWED WITHIN THE PROJECT FILL AREAS SECTION.
- CONTRACTOR SHALL DISPOSE OF BY HAULING AWAY ALL EXCESS AND UNSUITABLE EXCAVATION MATERIAL AT NO COST TO THE OWNER—NO DIRECT PAY.
- ALL EXISTING OBSTRUCTIONS NOT SPECIFICALLY NOTED AS BEING RELOCATED SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS—NO DIRECT PAY.
- THE CONTRACTOR'S BID SHALL CONTAIN ALL ITEMS NECESSARY TO CONSTRUCT THE PROJECT IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. ALL WORK REQUIRED BUT NOT SPECIFICALLY INCLUDED IN A BID ITEM SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- CONSTRUCTION SURVEY LAYOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, ALL INCLUSIVE UNDER THE BID ITEM CONSTRUCTION LAYOUT.
- ALL AREAS DISTURBED BY THE CONTRACTOR, HIS WORKERS, OR SUBCONTRACTORS, SHALL BE RETURNED TO PRE-CONSTRUCTION APPEARANCE. ANY GRASS AREAS DISTURBED DURING CONSTRUCTION WILL BE RE-SEEDED WITH A SIMILAR TURF UPON COMPLETION OF ACTIVITIES. SUFFICIENT PRE-CONSTRUCTION PHOTOS AND/OR VIDEOS OF ACCESS ROADS, LEVEE ACCESS, PROPERTIES, FACILITIES, UTILITIES AND SERVITUDES ARE TO BE FILED WITH THE OWNER AND ENGINEER DEPICTING CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DAMAGES TO EXISTING ACCESS ROUTES SHALL BE REPAIRED AT NO COST TO THE OWNER.
- CONTRACTOR SHALL KEEP ALL LOCAL STREETS, AND STATE AND FEDERAL HIGHWAYS CLEAN DURING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ENTIRE HIGHWAY RIGHT-OF-WAY THROUGHOUT TO LIMITS OF THE PROJECT, UNTIL THE PROJECT IS COMPLETE.
- ALL CONTRACTOR HAULING OPERATIONS SHALL ABIDE BY FEDERAL, STATE AND LOCAL LAWS AND ORDINANCES INCLUSIVE OF POSTED WEIGHT LIMITS.
- ALL NEW AND EXISTING DRAINAGE FEATURES WITHIN THE PROJECT LIMITS SHALL BE REQUIRED TO BE CLEANED AFTER CONSTRUCTION.
- THE CONTRACTOR SHALL TAKE REASONABLE MEASURES TO AVOID UNNECESSARY NOISE LEVELS ABOVE WHAT IS APPROPRIATE FOR THE CONSTRUCTION SITE AND SURROUNDING AREA.
- THE CONTRACTOR SHALL TAKE REASONABLE MEASURES TO PREVENT UNNECESSARY DUST FROM LEAVING THE CONSTRUCTION SITE.

PROJECT ACCESS:

- ACCESS TO PROJECT SHALL BE FROM LA HWY. 18 (RIVER ROAD), THENCE ASHTON PLANTATION BLVD. (CONCRETE). CONTRACTOR SHALL NOT USE PRIVATE PROPERTY TO STAGE MATERIAL OR ACCESS PROJECT UNLESS AS DIRECTED BY PROJECT ENGINEER.
- ALL CONSTRUCTION ACTIVITIES, INCLUDING PROJECT ACCESS, PARKING AND DELIVERY, HANDLING AND STORAGE OF MATERIALS AND EQUIPMENT SHALL REMAIN WITHIN THE APPROXIMATE PROJECT LIMITS. NO USE OF PRIVATE PROPERTY OUTSIDE THESE LIMITS SHALL BE PERMITTED.
- CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN ALL TRUCKS AND EQUIPMENT LEAVING THE PROJECT SITE FREE OF MUD AND DEBRIS. CONTRACTOR WILL BE RESPONSIBLE FOR ANY ADDITIONAL REQUIREMENTS TO PREVENT THE TRACKING OF MUD AND DEBRIS ONTO THE PROJECT ACCESS ROUTE. CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR ANY FINES IMPOSED BY DEQ OR ANY OTHER AGENCIES IN REGARD TO TRACKING MATERIAL ONTO PUBLIC ROADWAYS.

MONUMENTS & MARKINGS:

- PERMANENT CONTROL MONUMENTS OF MATERIALS SPECIFIED IN THESE REGULATIONS SHALL BE REQUIRED AT ALL OF THE FOLLOWING LOCATIONS AND SHALL BE SHOWN ON THE FINAL PLAT.
 - AT ALL CORNERS, CONTROL POINTS AND ANGLE POINTS ON THE BOUNDARY OF THE SUBDIVISION, BUT SPACED NO MORE THAN FIVE HUNDRED (500) FEET APART.
 - AT ALL POINTS WHERE THE BOUNDARY OF THE SUBDIVISION INTERSECTS STREET RIGHT-OF-WAY LINES.
 - AT ALL CORNERS FORMED BY THE INTERSECTION OF STREET RIGHT-OF-WAY LINES.
 - AT THE POINT OF CURVATURE AND THE POINT OF TANGENCY ON ALL HORIZONTAL CURVES.
- SUBDIVISION BOUNDARY CORNER MARKERS SHALL BE CONCRETE MONUMENTS A MINIMUM OF FOUR (4) INCHES IN DIAMETER EXTENDING THREE (3) FEET BELOW THE GROUND LINE OR A STEEL PIPE A MINIMUM OF ONE-HALF (1/2) INCH IN DIAMETER AND A MAXIMUM OF THREE-QUARTERS (3/4) INCH IN DIAMETER FIRMLY EMBEDDED IN CONCRETE WHICH EXTENDS THREE (3) FEET BELOW THE GROUND.
- LOT CORNER MARKERS SHALL BE A STEEL PIPE ONE-HALF (1/2) INCH TO THREE-QUARTERS (3/4) INCH IN DIAMETER EXTENDING TWO (2) FEET BELOW THE GROUND LINE. IF CONDITIONS PROHIBIT PLACEMENT OF THE MONUMENTS ON LINE, OFF-SET MARKING WILL BE PERMITTED PROVIDED THAT EXACT OFF-SET DISTANCES AND COURSES ARE SHOWN ON THE FINAL PLAT.
- BENCHMARKS SHALL BE ACCESSIBLY PLACED AND SHALL BE CONSTRUCTED OF A BRASS DISC SET IN FOUR (4) INCH DIAMETER BY THREE (3) FOOT LONG CONCRETE POST. THE DISC SHALL BE SET NOT MORE THAN SIX (6) INCHES ABOVE THE GROUND LINE AND SHALL HAVE ITS ELEVATION ABOVE MEAN SEA LEVEL STAMPED THEREON.
- ALL SERVITUDES IN FAVOR OF ST. CHARLES PARISH SHALL BE CLEARLY FIELD MARKED WITH STEEL PIPE ONE-HALF (1/2) INCH TO THREE-QUARTERS (3/4) INCH IN DIAMETER EXTENDING TWO (2) FEET BELOW THE GROUND LINE.

MANUFACTURER:

REFERENCE TO OR SPECIFICATION OF A PARTICULAR MANUFACTURER OF BRAND IS NOT INTENDED TO INDICATE A PREFERENCE FOR A SPECIFIED PRODUCT, BUT TO INDICATE A STANDARD OF QUALITY, STYLE, CHARACTER, AND PERFORMANCE. BIDDERS ARE NOT RESTRICTED TO THAT BRAND, MAKE, MANUFACTURER, OR PRODUCT BUT SHALL CONSIDER IT ONLY AS A STANDARD. REFER TO SPECIFICATIONS FOR REQUIREMENTS FOR EQUIVALENT PRODUCTS.

WATER LEVELS NOTE:



CONTRACTOR SHALL BE AWARE OF VARYING WATER LEVELS IN THE PROJECT AREA. WORK ON PORTIONS OF THE PROJECT MAY BE HINDERED DUE TO THESE VARYING WATER LEVELS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLETE THE WORK AS INDICATED ON THE PROJECT PLANS AND PLAN FOR ANY CIRCUMSTANCES RELATING TO SAID VARYING WATER LEVELS.

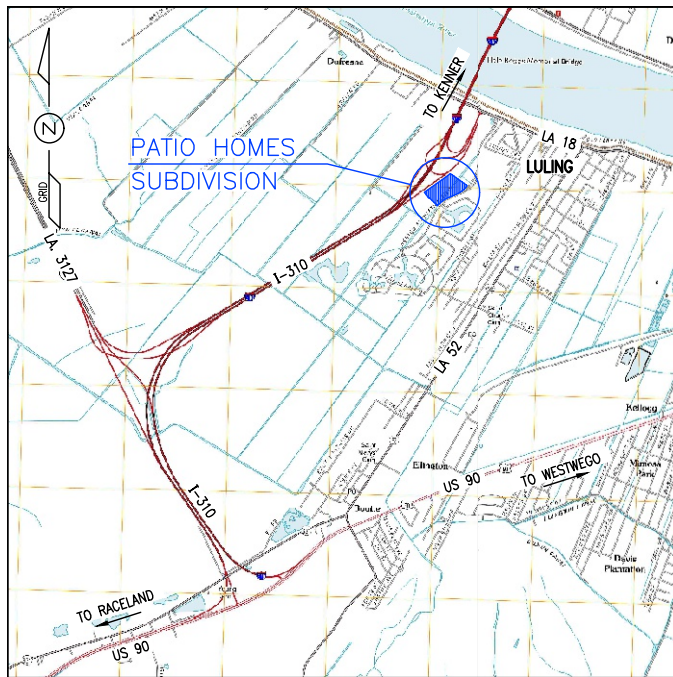
SUMMARY OF ESTIMATED QUANTITIES

ITEM NO.	PAY ITEM	UNIT	QUANTITY
201-01-00100	CLEARING AND GRUBBING	LUMP	1
202-01-00100	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	LUMP	1
203-05-00100	①EXCAVATION AND EMBANKMENT	LUMP	1
203-07-00100	BORROW (VEHICULAR MEASUREMENT)	CUYD	15,000
203-08-00100	GEOTEXTILE FABRIC	SQYD	11,340
203-10-00100	CLEANING EXISTING DITCHES	LNFT	1,526
204-05-00100	TEMPORARY SEDIMENT CHECK DAMS (HAY)	EACH	3
204-06-00100	TEMPORARY SILT FENCING	LNFT	4,450
204-07-00100	TEMPORARY STONE CONSTRUCTION ENTRANCE	EACH	1
601-01-00000	PORTLAND CEMENT CONCRETE PAVEMENT (7" THICK)	SQYD	9,300
701-01-00100	CROSS DRAIN PIPE (18" HP STORM PIPE DUAL-WALL, HIGH-PERFORMANCE POLYPROPYLENE)	LNFT	340
701-01-01000	CROSS DRAIN PIPE (24" HP STORM PIPE DUAL-WALL, HIGH-PERFORMANCE POLYPROPYLENE)	LNFT	178
701-01-01020	CROSS DRAIN PIPE (30" HP STORM PIPE DUAL-WALL, HIGH-PERFORMANCE POLYPROPYLENE)	LNFT	81
701-03-01020	STORM DRAIN PIPE (18" HP STORM PIPE DUAL-WALL, HIGH-PERFORMANCE POLYPROPYLENE)	LNFT	438
701-03-01040	STORM DRAIN PIPE (24" HP STORM PIPE DUAL-WALL, HIGH-PERFORMANCE POLYPROPYLENE)	LNFT	1,110
701-03-01060	STORM DRAIN PIPE (30" HP STORM PIPE DUAL-WALL, HIGH-PERFORMANCE POLYPROPYLENE)	LNFT	104
701-03-01080	STORM DRAIN PIPE (36" HP STORM PIPE DUAL-WALL, HIGH-PERFORMANCE POLYPROPYLENE)	LNFT	642
702-03-00100	CATCH BASINS (CB-01)	EACH	26
702-04-00200	ADJUSTING CATCH BASINS	EACH	1
706-01-00100	CONCRETE WALK (4" THICK)	SQYD	660
706-04-00100	HANDICAPPED CURB RAMPS (TYPE 7)	EACH	4
707-01-00100	CONCRETE CURB (ROLLOVER)	LNFT	5,420
707-01-00200	CONCRETE CURB (BARRIER)	LNFT	641
711-03-00300	RIPRAP (30 LB)	TON	60
713-01-00100	TEMPORARY SIGNS AND BARRICADES	LUMP	1
723-02-00100	GRANULAR MATERIAL (VEHICULAR MEASUREMENT)	CUYD	4,570
726-01-00100	BEDDING MATERIAL (STONE)	CUYD	305
727-01-00100	MOBILIZATION	LUMP	1
729-01-00100	SIGN (TYPE A)	SQFT	20.2
729-02-00100	SIGN (TYPE B)	SQFT	69.0
729-08-00100	MOUNTING (2 1/2" SIZE POST)	EACH	11
729-21-00100	DEAD END ROAD INSTALLATIONS (TYPE A)	EACH	1
731-02-00100	REFLECTORIZED RAISED PAVEMENT MARKERS (BLUE)	EACH	6
732-02-02000	PLASTIC PAVEMENT STRIPING (SOLID LINE) (4" WIDTH) THERMOPLASTIC 90 MIL)	MILE	0.1
736-11-00500	CONDUIT (4" HDPE, SCHEDULE 80)	LNFT	1,366
740-01-00100	CONSTRUCTION LAYOUT	LUMP	1
741-01-01100	WATER MAIN (8" PVC)	LNFT	2,570
741-02-00400	GATE VALVE (8")	EACH	10
741-03-00400	TAPPING SLEEVE AND VALVE ASSEMBLY (8")	EACH	1
741-04-00100	FIRE HYDRANT	EACH	6
741-15-00025	CASING (2.5") (WATER DISTRIBUTION SYSTEM)	LNFT	1,974
741-18-00001	VALVE BOX	EACH	10
742-01-00400	SANITARY SEWER PIPE (8")	LNFT	2,410
742-04-00100	CASING (8") (SANITARY SEWER SYSTEM)	LNFT	44
805-01-00900	CLASS A1 CONCRETE (LIGHT POLE FOUNDATIONS)	CUYD	85
806-01-00100	DEFORMED REINFORCING STEEL (LIGHT POLE FOUNDATIONS ONLY)	LB	767
822-01-00100	TRENCHING AND BACKFILLING	LNFT	5,430
822-02-00300	CONDUIT W/ CONDUCTORS (PVC/HDPE) (1 1/4") (2 #8, 1 #8 BARE SOLID GROUND)	LNFT	5,430
822-05-02100	LIGHT POLE (W/SINGLE ARM)	EACH	19
822-05-02100	LIGHT POLE (ARCHITECTURAL) (W/DOUBLE ARM)	EACH	4
822-07-02800	LUMINAIRE (LED) (SINGLE ARM)	EACH	19
822-07-02800	LUMINAIRE (LED) (DOUBLE ARM)	EACH	8
822-22-00300	UNDERGROUND MARKER TAPE (6") (DETECTABLE)	LNFT	5,430
NS-ENH-16020	PAVERS (CONCRETE)	SQFT	5,100
TS-728-37002	SERVICE CONNECTIONS (SEWER)	EACH	23
TS-741-37001	FORCE MAIN (4")	LNFT	330
TS-741-37055	FORCE MAIN TIE-INS	EACH	1
TS-742-37001	SANITARY SEWER MANHOLES	EACH	12
TS-821-00303	LIFT STATION	EACH	1
S-001	TEMPORARY INLET PROTECTION	EACH	63
S-002	TYPE-3 CATCH BASIN	EACH	28
S-003	TESTING	LUMP	1
S-004	PAYMENT AND PERFORMANCE BOND	LUMP	1

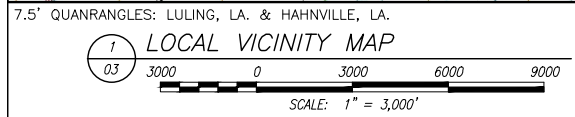
① ESTIMATED LAKE EXCAVATION VOLUME: 11,350 CUYD (NET)
ESTIMATED ROADBED EXCAVATION VOLUME: 4,450 CUYD (NET)

ISSUED FOR REVIEW

REVISIONS: DATE: 09-25-2024 REMARKS: REV.C: MISCELLANEOUS PLAN REVISIONS.		STAMP: 	 PICCIOLA & ASSOCIATES, INC. CIVIL ENGINEERS NAVAL ARCHITECTS LAND SURVEYORS MARINE ENGINEERS P.O. BOX 687 CUT OFF, LOUISIANA 70345 (985) 532-5786	DATE: 07/25/2023	ASHTON PLANTATION ESTATES, LLC PATIO HOMES SUBDIVISION. GENERAL NOTES & SUMMARY OF ESTIMATED QUANTITIES	SHEET NO. 2 OF 43
SCALE(S) SHOWN ARE BASED ON 22x34 FULL SIZE SHEET				SCALE: AS SHOWN		
		DESIGNED BY: J.C.P.	DRAWN BY: L.J.G.	CHECKED BY: J.C.P.		REV.C



16.45 ACRES
SUBDIVISION AREA
R-1A
ZONING
43
NUMBER OF LOTS
60' x 100' (6,000 SQFT)
MIN. LOT SIZE
100.00'
BLVD. R/W WIDTH
50.00'
STREET R/W WIDTH
405.37'
BLVD. LENGTH
2,361.92'
STREET LENGTH
SUB-SURFACE (SEE NOTE)
DRAINAGE SYSTEM



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	800.00'	420.24'	415.43'	S51°03'31"W
C2	1030.00'	434.78'	431.56'	S54°00'54"W
C3	10.00'	15.68'	14.13'	N00°11'10"E
C4	25.00'	35.47'	32.57'	N85°19'20"W
C5	2346.33'	182.74'	182.69'	N51°48'08"E
C6	2466.33'	220.98'	220.91'	N51°27'55"E
C7	775.00'	364.58'	361.22'	S52°37'51"W
C8	1055.00'	307.15'	306.07'	S57°46'24"W
C9	50.00'	26.42'	26.11'	N38°53'47"E
C10	60.00'	138.75'	109.84'	S89°59'29"E
C11	50.00'	26.42'	26.11'	S38°52'46"E
C12	50.00'	25.91'	25.62'	S68°51'41"E
C13	60.00'	177.75'	119.52'	S01°09'49"W
C14	50.00'	24.39'	24.15'	S72°03'30"W
C15	675.00'	94.52'	94.44'	S62°05'38"W
C16	1155.00'	343.43'	342.17'	S57°35'22"W
C17	25.00'	40.91'	36.49'	S02°11'49"W
C18	10.00'	15.14'	13.74'	S88°03'17"E
C19	25.00'	37.77'	34.28'	N87°57'20"W
C20	25.00'	43.07'	37.94'	N04°40'40"E
C21	25.00'	39.45'	35.48'	S80°45'58"E
C22	775.00'	152.44'	152.20'	S29°55'47"E
C23	25.00'	39.45'	35.48'	S20°54'23"W
C24	1205.00'	364.71'	363.32'	S57°26'13"W
C25	25.00'	39.12'	35.25'	N69°04'12"W
C26	825.00'	163.63'	163.37'	N29°55'47"W
C27	25.00'	39.12'	35.25'	N09°12'37"E
C28	25.00'	31.40'	29.37'	S89°59'29"E
C29	50.00'	100.34'	84.33'	S03°28'34"W
C30	625.00'	56.06'	56.04'	S63°32'15"W
C31	945.00'	199.15'	198.78'	N29°55'47"W
C32	1180.00'	429.19'	426.83'	N55°41'16"E
C33	650.00'	58.30'	58.29'	N63°32'15"E
C34	75.00'	77.56'	74.15'	N31°20'36"E
C35	75.00'	72.69'	70.11'	N26°08'55"W
C36	50.00'	62.79'	58.74'	N89°59'29"W
C37	800.00'	168.60'	168.28'	N29°55'47"W

GENERAL NOTES:

- NO TITLE RESEARCH WAS REQUESTED OR DONE FOR THE INVESTIGATION OF ANY RIGHT-OF-WAYS OR SERVICED LINES WHICH MAY AFFECT THE PROPERTY BEING SURVEYED. THEREFORE, EXISTING RIGHT-OF-WAYS OR SERVICED LINES MAY NOT BE SHOWN (IF ANY).
- THE SURVEY OF THIS PROPERTY MAY INCLUDE VISIBLE TOPOGRAPHIC FEATURES, SUB-SURFACE UTILITIES, PIPELINES AND STRUCTURES WERE NOT LOCATED AND ARE NOT SHOWN UNLESS REQUESTED BY THE CLIENT.
- BEARINGS AND COORDINATES ARE BASED ON LOUISIANA STATE PLANE, 1702 LOUISIANA SOUTH ZONE, U.S. SURVEY FEET, NAD 83 (2011) EPOCH 2010.00. VMS PROVIDER IS CAG.
- IF APPLICABLE, SHOWN COORDINATES INDICATE PROPERTY LINE CORNERS. THESE COORDINATES DO NOT INDICATE THE LOCATION OF THE ACTUAL SURVEY MARKER ITSELF. SURVEY MARKERS MAY BE SLIGHTLY OFF OF ACTUAL PROPERTY LINE CORNERS.
- AT THE TIME OF OUR SURVEY, UNLESS OTHERWISE INDICATED, THERE ARE NO BUILDINGS OR STRUCTURES SITUATED WITHIN THE SURVEYED PROPERTY LINES.

FLOOD ZONE:

THE PROPOSED PATIO HOMES SUBDIVISION IS LOCATED IN FLOOD ZONE "X". THIS AREA IS PROTECTED FROM THE 100 YEAR FLOOD BY LEVEE, DIKE OR OTHER STRUCTURE SUBJECT TO FAILURE OR OVERTOPPING OF LARGER FLOODING AND HAS NO DESIGNATED BASE FLOOD ELEVATION. COMMUNITY PANEL NO. 220160-0125C, EFFECTIVE DATE OF JUNE 16, 1992.

THE PROPERTY IS LOCATED OUTSIDE THE "LIMITS OF ABEF".

THE PROPOSED SUBDIVISION IS ALSO PARTIALLY LOCATED IN THE ST. CHARLES PARISH PRELIMINARY FIRM, FLOOD ZONE "X" WITH NO DESIGNATED BASE FLOOD ELEVATION AND PARTIALLY LOCATED IN FLOOD ZONE "AE" WITH A BASE FLOOD ELEVATION OF 44.0', COMMUNITY PANEL NO. 220160-0145 D, PRELIMINARY MAP DATED OCTOBER 30, 2008.

REFERENCE MAPS:

- SET OF DRAWINGS PREPARED BY KREBS, LASALLE, LEMELUX CONSULTANTS, INC. DATED JULY 12, 1999 WITH A LATEST REVISION DATE OF APRIL 10, 2000 AND TITLED "ASHTON PLANTATION, PHASE 1" BEING PARTIALLY IN SECTION 87 AND 97, T-13-S, R-20-E, AND SECTION 8, T-13-S, R-21-E, ST. CHARLES PARISH, LOUISIANA.
- SET OF DRAWINGS PREPARED BY DANIEL A. HEBERT, P.E. DATED MARCH 16, 2000 AND TITLED "ASHTON PLANTATION SPINE ROAD", SECTION 8, T-13-S, R-21-E, ST. CHARLES PARISH, LOUISIANA.
- SHEET 1 OF 2 OF A SET OF DRAWINGS PREPARED BY KREBS, LASALLE, LEMELUX CONSULTANTS, INC. DATED FEBRUARY 21, 2008 AND TITLED "ASHTON PLANTATION, PHASE 1-C", SECTION 8, T-13-S, R-21-E, ST. CHARLES PARISH, LOUISIANA.
- PLAT PREPARED BY KREBS, LASALLE, LEMELUX CONSULTANTS, INC. DATED JANUARY 24, 2010 AND TITLED "ACT OF CORRECTION FOR THE RESUBDIVISION OF A PORTION OF TRACT 11, ASHTON PLANTATION", SECTION 8, T-13-S, R-21-E, ST. CHARLES PARISH, LOUISIANA.
- PLAT PREPARED BY PICCIOLA & ASSOCIATES, INC. DATED MAY 12, 2016 AND TITLED "ASHTON PLANTATION ESTATES, LLC", SECTION 8, T-13-S, R-21-E, ST. CHARLES PARISH, LOUISIANA, J.N. 1201-1501.1.
- PLAT PREPARED BY LUCIEN C. GASSEN SURVEYING SERVICES DATED JUNE 4, 2018 AND TITLED "ASHTON PLANTATION PHASE 2-A" (FINAL PLAT), BEING IN SECTIONS 97 & 98, T-13-S, R-20-E, ST. CHARLES PARISH, LOUISIANA.
- SHEET 1 OF 4 OF A SET OF DRAWINGS PREPARED BY LUCIEN C. GASSEN SURVEYING SERVICES DATED JUNE 4, 2018 AND TITLED "ASHTON PLANTATION DRAINAGE SERVICED LINES", BEING IN SECTIONS 84, 85, 86, 87, 97, 98 AND 99, T-13-S, R-20-E, AND SECTION 8, T-13-S, R-21-E, ST. CHARLES PARISH, LOUISIANA.
- PLAT PREPARED BY PICCIOLA & ASSOCIATES, INC. DATED SEPTEMBER 28, 2022 WITH A LATEST REVISION DATE OF OCTOBER 10, 2022 AND TITLED "ASHTON PLANTATION ESTATES, LLC", RESUBDIVISION OF PARCEL TRACT 9 OF ASHTON PLANTATION INTO TRACT 9-1, TRACT 9-1A, TRACT 9-2, AND TRACT 9-2, BEING IN SECTION 8, T-13-S, R-21-E, J.N. 089-2202.

DRAINAGE NOTE:

THE STORM DRAINAGE RUN-OFF WILL BE HANDLED VIA SUBSURFACE DRAINAGE PIPES ALONG PROPOSED STREETS AND DRAINED INTO THE PROPOSED RESERVOIR (LAKE), THENCE INTO EXISTING DRAINAGE DITCHES WHICH ARE ULTIMATELY PUMPED INTO THE 80 ARPERT CANAL VIA THE 80 ARPERT PUMPING STATION.

SEWERAGE DISPOSAL:

SEWERAGE COLLECTION FROM THE PROPOSED PATIO HOMES SUBDIVISION WILL BE HANDLED VIA A LIFT STATION LOCATED WITHIN THE PROPOSED DEVELOPMENT. THE FORCE MAIN FROM SAID LIFT STATION SHALL BE INTO THE EXISTING 6" FORCE MAIN PARALLELING ASHTON PLANTATION BOULEVARD AND ULTIMATELY PUMPED INTO A SEWERAGE TREATMENT PLANT WHICH IS OWNED AND OPERATED BY ST. CHARLES PARISH, DEPARTMENT OF PUBLIC WORKS AND WASTEWATER.

SETBACK TABLE:

FRONT SETBACK = 20'
REAR SETBACK = 20'
SIDE SETBACK = 5'

SETBACK NOTE:

ST. CHARLES PARISH LAND USE REGULATIONS, INCLUDING SETBACK STANDARDS, SUPERSEDE PRIVATE SUBDIVISION COVENANTS WHERE PARISH REGULATIONS ARE MORE RESTRICTIVE.

SURVEY DATA:

HORIZONTAL CONTROL: LOUISIANA STATE PLANE, 1702 LOUISIANA SOUTH ZONE, NAD 83 (2011) EPOCH 2010.00. U.S. SURVEY FEET VMS PROVIDER IS CAG.

CORS STATION: LINES NAD 83(2011) POSITION 29 84 01.2584(N) 090 20 57.8336(W) NAD 83(2011) ELLIP. HT -15.71(METERS) NAD 83(2011) EPOCH 2010.00

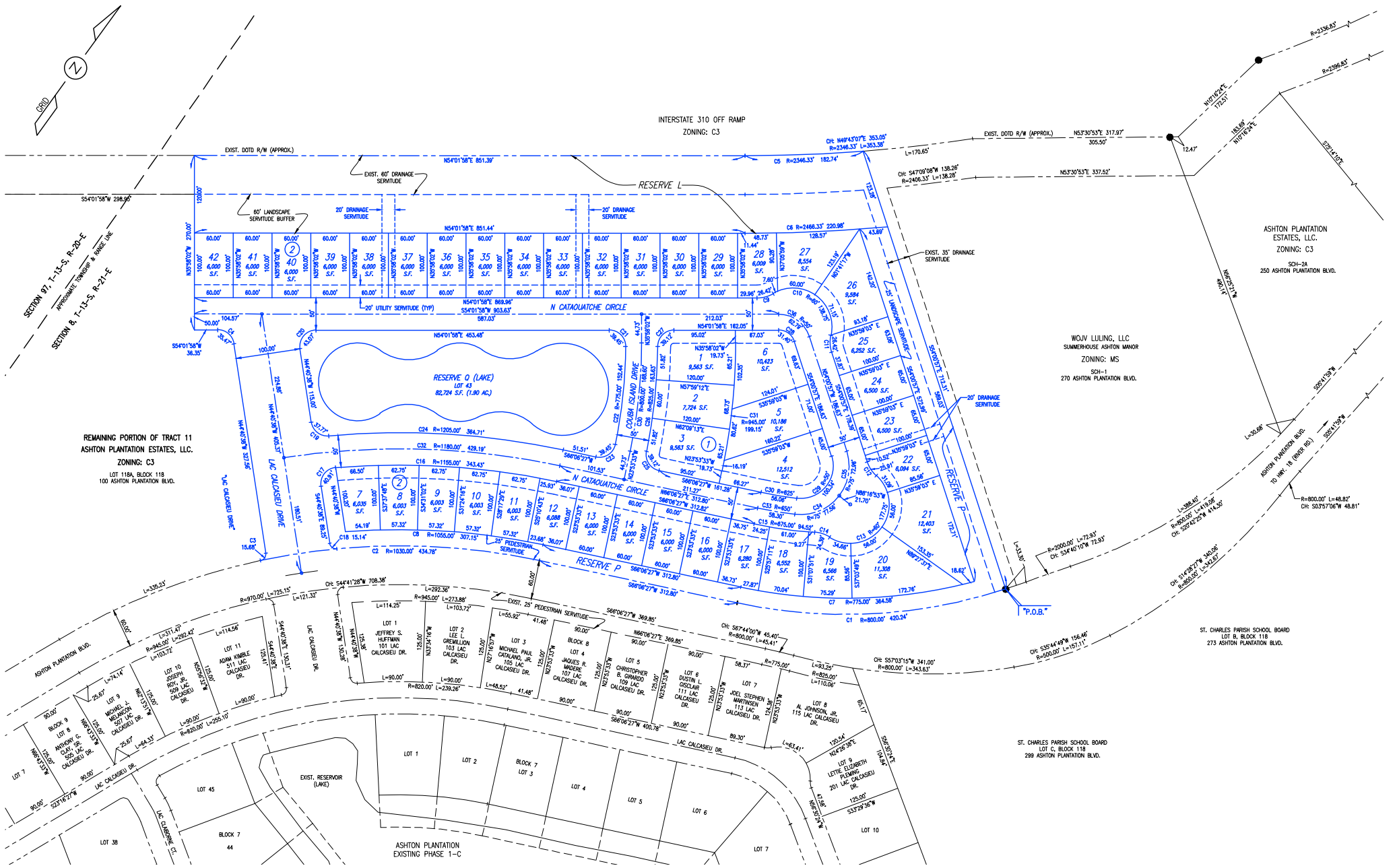
LEGEND:

- EX. IRON MARKERS
- ⓪ DENOTES SQUARE NUMBER
- 22 DENOTES LOT NUMBER

VERTICAL CONTROL:

NAVD 88 (GEOID 18, REV. 11/26/19)

J.N. 0705-2201



DEDICATION

A FINAL "ACT OF DEDICATION" SHALL BE SUBMITTED BY SUBDIVIDER PRIOR TO APPROVAL OF THE FINAL PLAT.

OWNERS

ASHTON PLANTATION ESTATES, LLC
P.O. BOX 157
HARVEY, LA 70059

ASHTON PLANTATION HOME OWNERS ASSOCIATION, INC.
P.O. BOX 157
HARVEY, LA 70059

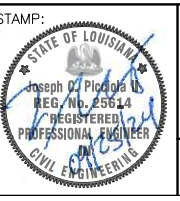
APPROVALS

CHAIR, PLANNING AND ZONING COMMISSION	DATE
CHAIR, ST. CHARLES PARISH COUNCIL	DATE
PARISH PRESIDENT	DATE

(PRELIMINARY PLAT)
PATIO HOMES SUBDIVISION
ASHTON PLANTATION
IN SECTION 8, T-13-S, R-21-E
LULING, ST. CHARLES PARISH, LOUISIANA

REVISIONS:

DATE	REMARKS
09-11-2023	REV.B: MISCELLANEOUS REVISIONS AS PER ST. CHARLES PARISH DEPARTMENT OF PLANNING AND ZONING COMMENTS.
09-25-2024	REV.C: MISCELLANEOUS PLAN REVISIONS.



PICCIOLA & ASSOCIATES, INC.
 CIVIL ENGINEERS LAND SURVEYORS
 NAVAL ARCHITECTS MARINE ENGINEERS

P.O. BOX 687
 CUT OFF, LOUISIANA 70345
 (985) 632-5786

DESIGNED BY: J.C.P.
 DRAWN BY: L.J.G.
 CHECKED BY: J.C.P.

DATE: 07/25/2023

SCALE: AS SHOWN

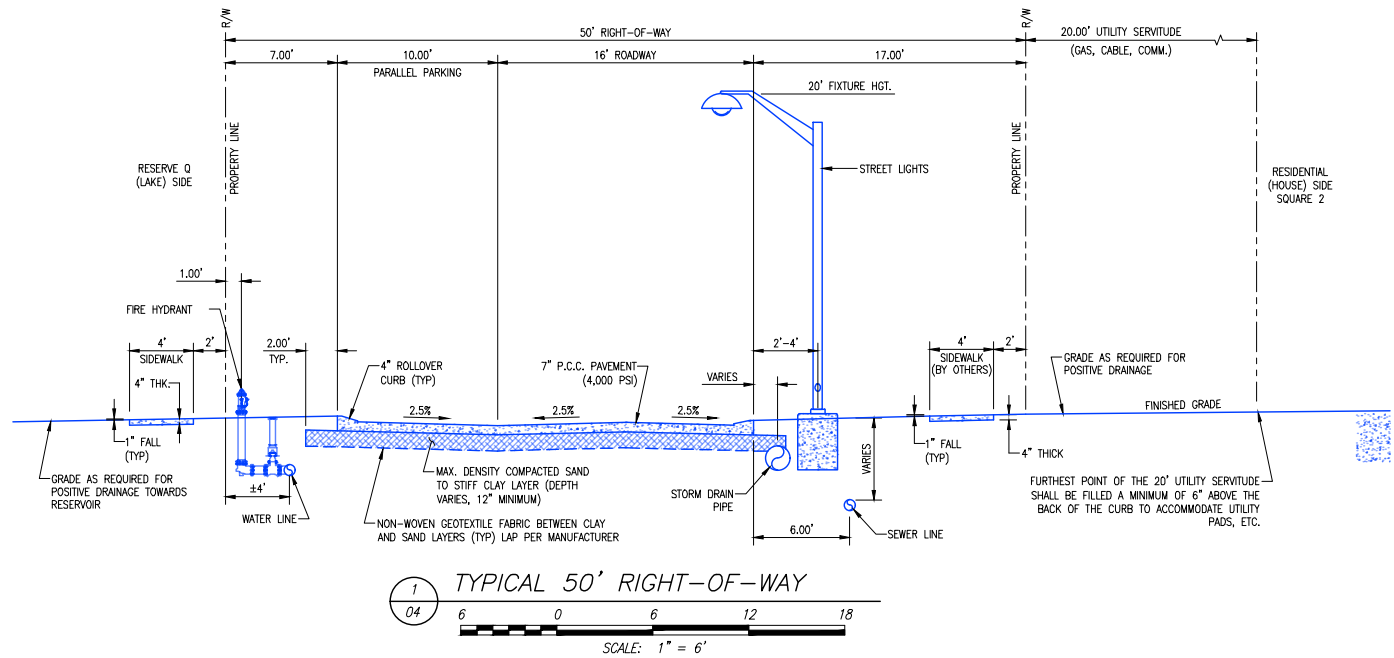
ASHTON PLANTATION ESTATES, LLC

PATIO HOMES SUBDIVISION.
 PRELIMINARY PLAT

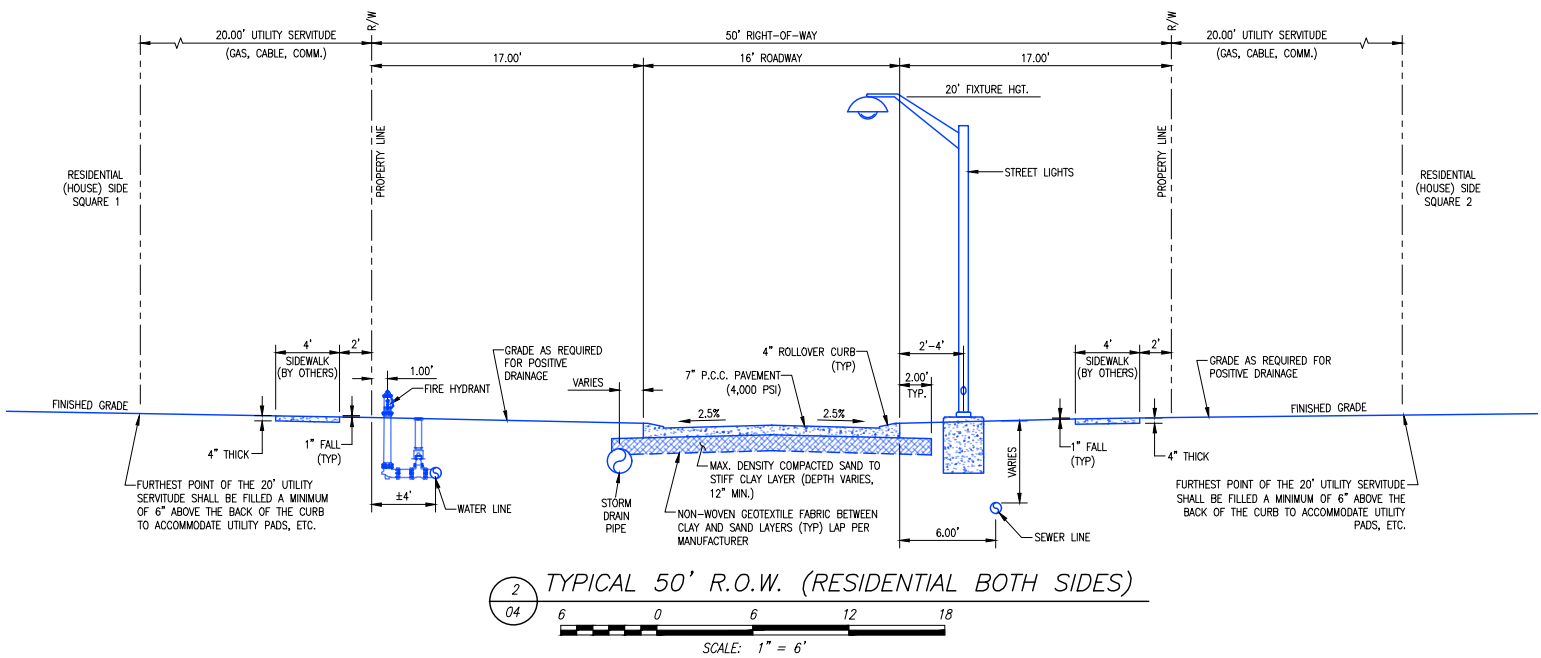
LULING, LOUISIANA ST. CHARLES PARISH, LOUISIANA

SHEET NO. 3 OF 43
 REV.C

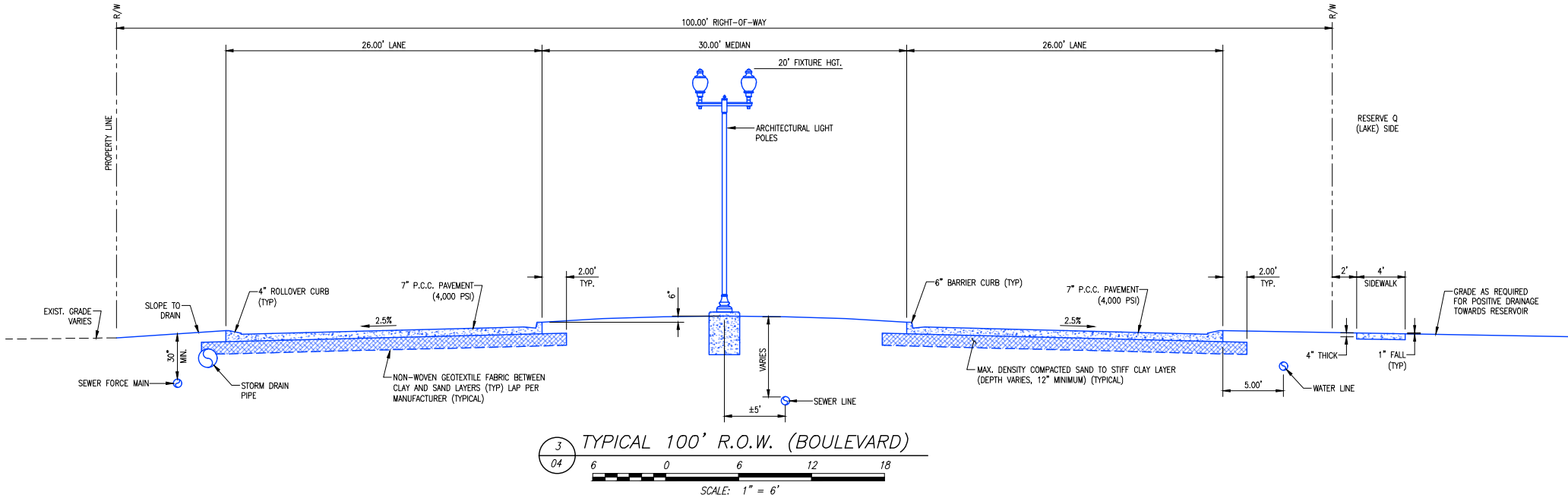
ISSUED FOR REVIEW



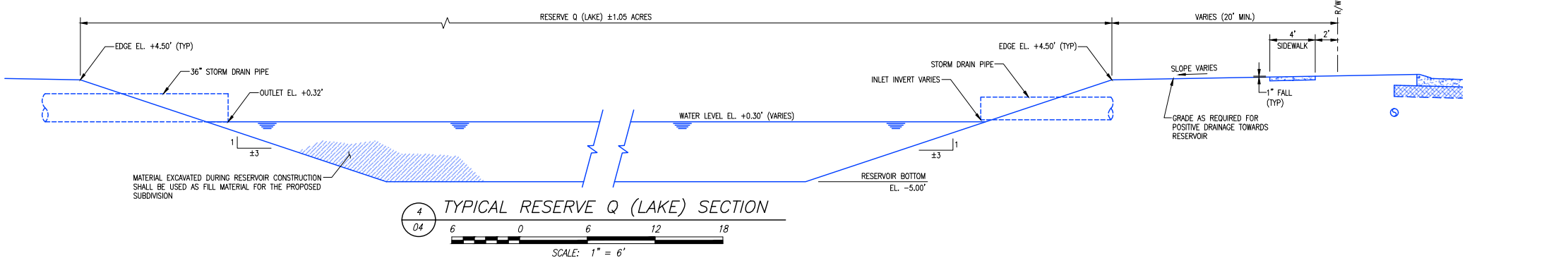
1
04
TYPICAL 50' RIGHT-OF-WAY
SCALE: 1" = 6'



2
04
TYPICAL 50' R.O.W. (RESIDENTIAL BOTH SIDES)
SCALE: 1" = 6'



3
04
TYPICAL 100' R.O.W. (BOULEVARD)
SCALE: 1" = 6'



4
04
TYPICAL RESERVE Q (LAKE) SECTION
SCALE: 1" = 6'

(PRELIMINARY PLAT)
PATIO HOMES SUBDIVISION
ASHTON PLANTATION
IN SECTION 8, T-13-S, R-21-E
LULING, ST. CHARLES PARISH, LOUISIANA

ISSUED FOR REVIEW

REVISIONS:	
DATE:	REMARKS:
08-03-2023	REV.A: MISCELLANEOUS REVISIONS AS PER OWNER'S COMMENTS.
09-11-2023	REV.B: MISCELLANEOUS REVISIONS AS PER ST. CHARLES PARISH DEPARTMENT OF PLANNING AND ZONING COMMENTS.
09-25-2024	REV.C: MISCELLANEOUS PLAN REVISIONS.



PICCIOLA & ASSOCIATES, INC.
CIVIL ENGINEERS
LAND SURVEYORS
NAVAL ARCHITECTS
MARINE ENGINEERS

P.O. BOX 687
CUT OFF, LOUISIANA 70345
(985) 532-5786

DESIGNED BY: J.C.P.
DRAWN BY: L.J.G.
CHECKED BY: J.C.P.

DATE: 07/25/2023
SCALE: AS SHOWN

ASHTON PLANTATION ESTATES, LLC
PATIO HOMES SUBDIVISION.
TYPICAL RIGHT-OF-WAY SECTIONS
LULING, LOUISIANA ST. CHARLES PARISH, LOUISIANA

SHEET NO. 4 OF 43
REV.C

SURVEY

HORIZONTAL CONTROL:
LOUISIANA STATE PLANE
1702 LOUISIANA SOUTH ZONE,
(NAD 83 (2011) EPOCH 2010.00).
U.S. SURVEY FEET
VRS PROVIDER IS C4G.

VERTICAL CONTROL:

NAVD 88 (GEOID 18, REV. 11/26/19)

GENERAL NOTES:

- EXISTING SITE FEATURES DERIVED FROM TOPOGRAPHIC SURVEYS CONDUCTED BY PICCIOLA & ASSOCIATES, INC. IN AUGUST, 2022 AND MAY, 2023.
- SITE PLAN IMAGE DERIVED FROM DRONE AERIAL PHOTOGRAPHY CONDUCTED BY PICCIOLA & ASSOCIATES, INC. ON NOVEMBER 11, 2022 AND JUNE 21, 2023.
- EXISTING DRAIN BASIN AND CULVERT LOCATIONS TO BE VERIFIED PRIOR TO BEGINNING CONSTRUCTION. EXIST. DRAINAGE FEATURES WERE NOT RECOVERABLE (BURIED) AT THE TIME OF INITIAL SURVEY.
- REFERENCE SHEET 6 FOR EXISTING SITE CONTOURS.

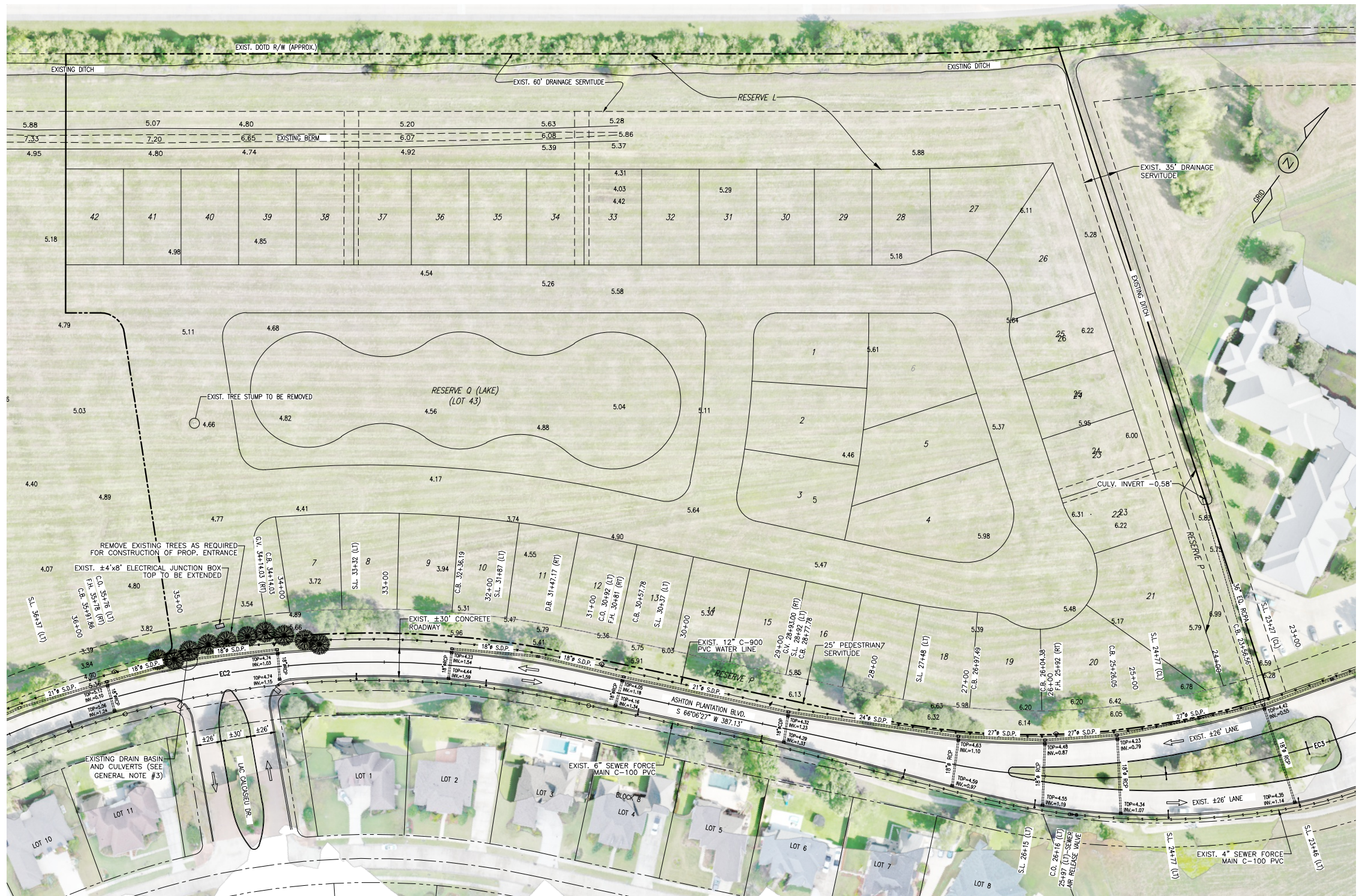
ELECTRICAL JUNCTION BOX:

- CONTRACTOR SHALL COORDINATE WITH ELECTRICAL SERVICE PROVIDER ON THE EXTENSION OF THE EXISTING ±4' x 8' ELECTRICAL JUNCTION BOX TO BRING THE TOP OF THE EXISTING JUNCTION BOX UP TO FINISHED GRADE ELEVATION AS REQUIRED.

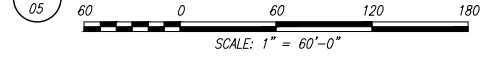
LEGEND:

- 4.56 EXISTING NATURAL GROUND ELEVATIONS
- EXISTING CULVERTS
- ☒ EXISTING CATCH BASINS (C.B.)
- ☐ EXISTING DRAIN BASINS (D.B.) (C.B. W/MANHOLE COVER)
- ⊙ EXISTING STREET LIGHTS (S.L.)
- W — EXISTING WATERLINE (12" C-900 PVC)
- ⊙ EXISTING FIRE HYDRANT (W.H.)
- ▲ EXISTING GATE VALVE (WATER) (G.V.)
- S — EXISTING SEWER FORCE MAIN (6" C-100 PVC)
- ⇒ EXISTING TRAFFIC FLOW

EXISTING ROADWAY C/L CURVE TABLE						
CURVE	RADIUS LNFT.	DC	DELTA	ARC LNFT.	TANGENT LNFT.	CHORD BEARING LNFT.
EC2	995.96	5°45'10.25"	42°58'37.61"	747.058	392.087	S44°34'45.36"W 729.667
EC3	1,000.00	5°43'46.48"	21°59'1.43"	383.688	194.233	S34°13'46.07"W 381.339



1 TOPOGRAPHIC SURVEY AND EXISTING FEATURES



ISSUED FOR REVIEW

REVISIONS: DATE: 09-11-2023 REMARKS: REV.B: MISCELLANEOUS REVISIONS AS PER ST. CHARLES PARISH DEPARTMENT OF PLANNING AND ZONING COMMENTS. DATE: 09-25-2024 REMARKS: REV.C: MISCELLANEOUS PLAN REVISIONS.		STAMP: STATE OF LOUISIANA Joseph P. Picciola REG. NO. 25514 REGISTERED PROFESSIONAL ENGINEER CIVIL ENGINEERING		PICCIOLA & ASSOCIATES, INC. CIVIL ENGINEERS LAND SURVEYORS NAVAL ARCHITECTS MARINE ENGINEERS P.O. BOX 687 CUT OFF, LOUISIANA 70345 (985) 532-5786		DATE: 07/25/2023 SCALE: 1" = 60'-0"		ASHTON PLANTATION ESTATES, LLC PATIO HOMES SUBDIVISION. TOPOGRAPHIC SURVEY AND EXISTING FEATURES LULING, LOUISIANA ST. CHARLES PARISH, LOUISIANA		SHEET NO. 5 OF 43 REV.C	
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SURVEY

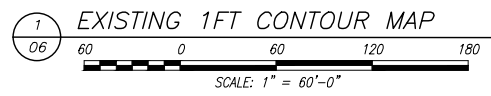
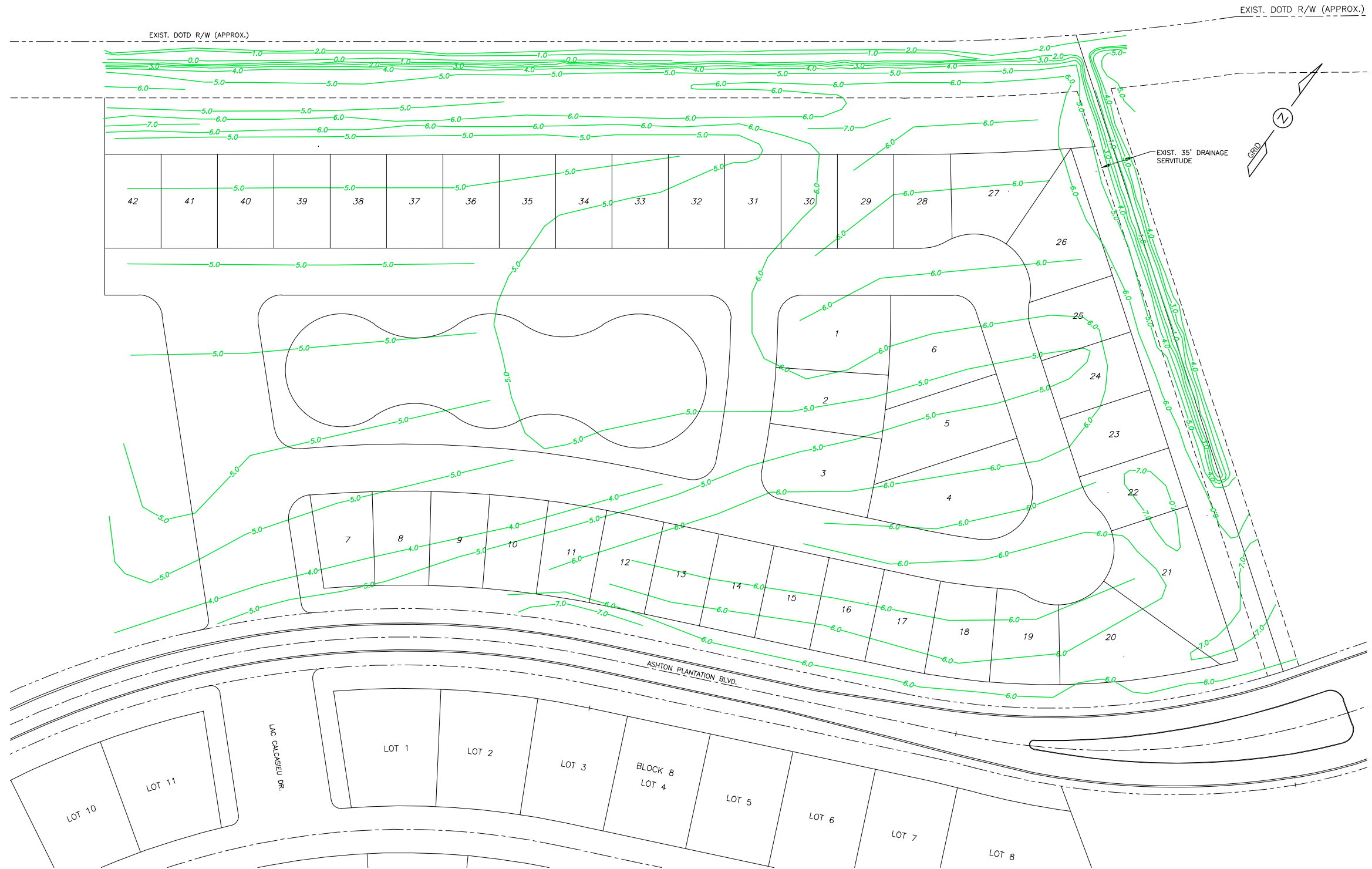
HORIZONTAL CONTROL:
 LOUISIANA STATE PLANE
 1702 LOUISIANA SOUTH ZONE,
 (NAD 83 (2011) EPOCH 2010.00).
 U.S. SURVEY FEET
 VRS PROVIDER IS C4G.

VERTICAL CONTROL:

NAVD 88 (GEOID 18, REV. 11/26/19)

SURVEY NOTES:

1. PROJECT SITE CONTOURS DERIVED FROM TOPOGRAPHIC SURVEYS CONDUCTED BY PICCIOLA & ASSOCIATES, INC. ON AND DRONE AERIAL SURVEY CONDUCTED BY PICCIOLA & ASSOCIATES, INC. ON JUNE 21, 2023.
2. PROJECT SITE IMAGE DERIVED FROM DRONE AERIAL PHOTOGRAPHY CONDUCTED BY PICCIOLA & ASSOCIATES, INC. ON NOVEMBER 11, 2022 AND JUNE 21, 2023.
3. CURRENT EXISTING SITE CONDITIONS MAY VARY FROM TIME OF INITIAL SURVEYS.



ISSUED FOR REVIEW

REVISIONS:	
DATE:	REMARKS:
09-11-2023	REV.B: MISCELLANEOUS REVISIONS AS PER ST. CHARLES PARISH DEPARTMENT OF PLANNING AND ZONING COMMENTS.
09-25-2024	REV.C: MISCELLANEOUS PLAN REVISIONS.



PICCIOLA & ASSOCIATES, INC.
 CIVIL ENGINEERS NAVAL ARCHITECTS
 LAND SURVEYORS MARINE ENGINEERS

P.O. BOX 687
 CUT OFF, LOUISIANA 70345
 (985) 532-5786

DESIGNED BY: J.C.P. DRAWN BY: L.J.G. CHECKED BY: J.C.P.

DATE: 07/25/2023

SCALE: 1" = 60'-0"

ASHTON PLANTATION ESTATES, LLC

PATIO HOMES SUBDIVISION
 EXISTING 1FT CONTOUR MAP

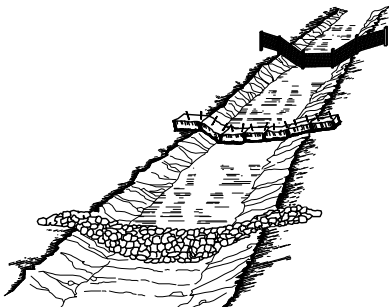
LULING, LOUISIANA ST. CHARLES PARISH, LOUISIANA

SHEET NO. 6 OF 43

REV.C

GENERAL NOTES:

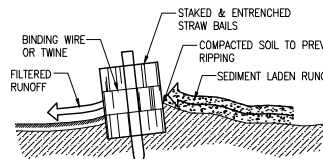
1. TO REDUCE SEDIMENT IN RUNOFF, EROSION CONTROL STRUCTURES SHALL BE INSTALLED PROMPTLY DURING ALL PHASES OF CONSTRUCTION.
2. TO INSURE EROSION CONTROL STRUCTURES WORK PROPERLY, IT IS IMPERATIVE THE SEDIMENT BE REMOVED. INSPECTION AND MAINTENANCE OF SAID STRUCTURES SHALL BE PERFORMED ON A REGULAR BASIS BY THE GENERAL CONTRACTOR.
3. DURING SEDIMENT REMOVAL, THE CONTRACTOR SHALL TAKE CARE TO ENSURE THAT STRUCTURAL COMPONENTS OF THE EROSION CONTROL STRUCTURES ARE NOT DAMAGED AND THUS MADE INEFFECTIVE. IF DAMAGE OCCURS, THE CONTRACTOR SHALL REPAIR THE STRUCTURES AT THE CONTRACTOR'S OWN EXPENSE.
4. SEDIMENT REMOVED FROM SEDIMENT CONTROL STRUCTURES SHALL BE PLACED AT A SITE APPROVED BY THE PROJECT ENGINEER. IT SHALL BE TREATED IN A MANNER SO THAT AREA AROUND THE DISPOSAL SITE WILL NOT BE CONTAMINATED OR DAMAGED BY THE SEDIMENT IN RUN-OFF.
5. ADDITIONAL PROTECTION: ON-SITE PROTECTION IN ADDITION TO THE ABOVE MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DUE TO UNSEEN CONDITIONS OR ACCIDENT.
6. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, FLUMES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT THE TIME OF ACCEPTANCE.
7. UPON COMPLETE REMOVAL OF EROSION CONTROL STRUCTURES, THE AREA WHERE THEY WERE CONSTRUCTED SHALL BE SEEDED AND MULCHED.
8. STOCKPILED TOPSOIL OR FILL MATERIAL IS TO BE TREATED SO THE SEDIMENT RUN-OFF WILL NOT CONTAMINATE SURROUNDING AREA OR ENTER NEARBY DRAINAGE STRUCTURES.
9. EXCAVATED AREAS WILL BE PROMPTLY STABILIZED AGAIN EROSION USING TEMPORARY SEEDING AND MULCH, HYDRO MULCH OR REVEGETATIVE MATING AS REQUIRED. SILTATION MEASURES SHALL BE IMPLEMENTED PROMPTLY TO REDUCE SEDIMENT IN RUNOFF FROM CONSTRUCTION INTO STREAMS OR DRAINAGE DITCHES BY THE USE OF EROSION CONTROL STRUCTURES.
10. ALL INLET GRATES FOR CATCH BASINS SHALL BE COVERED WITH GEOTEXTILE FABRIC TO PREVENT SITE SILTATION RUNOFF. REMOVE FABRIC AFTER TOPSOILS HAVE BEEN STABILIZED WITH VEGETATIVE GROWTH. DISPOSE OF SILT ON SITE AS DIRECTED BY PROJECT ENGINEER.



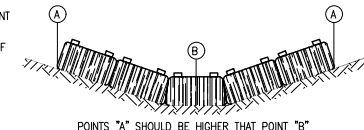
TYPICAL SEDIMENT BARRIER/TRAP SECTIONS
N.T.S.

NOTES:

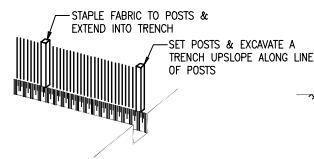
1. TEMPORARY SEDIMENT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING WORK IN THE AREA TO BE PROTECTED. FENCING SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND REMOVED IN CONJUNCTION WITH THE FINAL GRADING AND SITE STABILIZATION.
2. FILTER FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS 1 WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NON-WOVEN AND 50 FOR WOVEN.
3. SUPPORTS SHALL BE NO. 4 STEEL REINFORCING BAR.



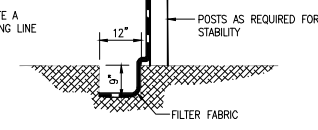
CROSS SECTION OF A PROPERLY INSTALLED STRAW BALE
N.T.S.



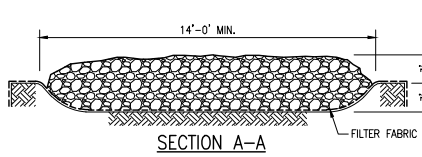
PROPER PLACEMENT OF STRAW BALE BARRIER IN DRAINAGE WAY
N.T.S.



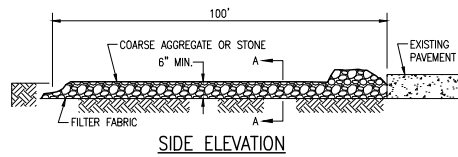
CONSTRUCTION OF A SILT FENCE
N.T.S.



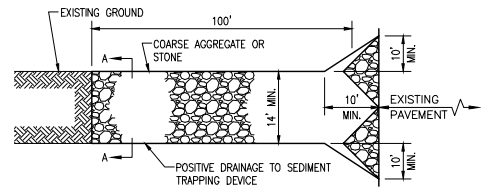
DETAILS OF PLACING SILT FENCE
N.T.S.



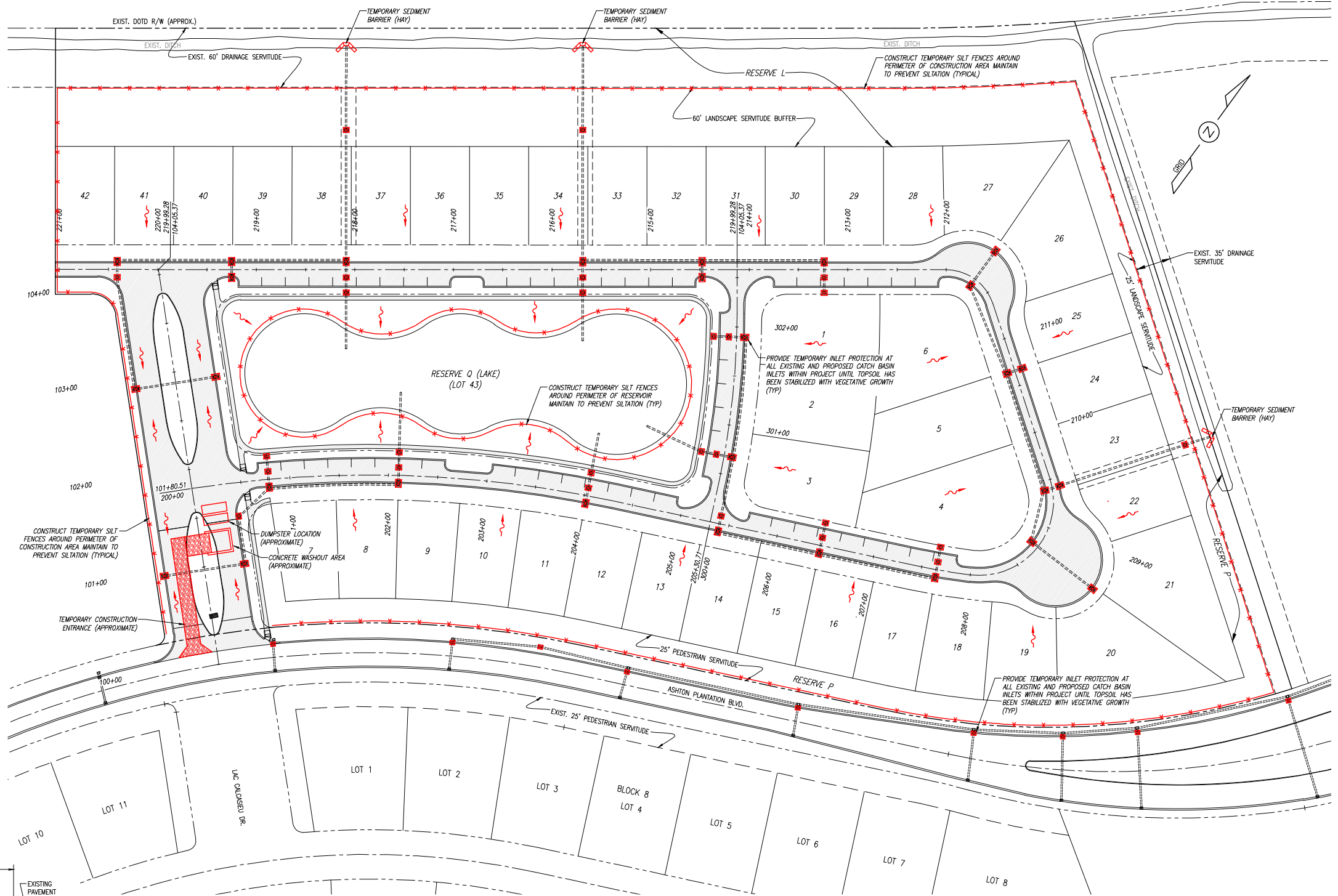
SECTION A-A



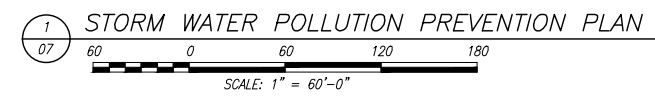
SIDE ELEVATION



STABILIZED CONSTRUCTION ENTRANCE PLAN
N.T.S.



- LEGEND:**
- EXISTING/PROPOSED CULVERTS
 - ☒ EXISTING/PROPOSED CATCH BASINS
 - ☐ EXISTING/PROPOSED DRAIN BASINS (D.B.) (C.B. W/MANHOLE COVER)
 - ☒ TEMPORARY INLET PROTECTION
 - TEMPORARY SILT FENCING
 - TEMPORARY SEDIMENT BARRIER (HAY)
 - APPROXIMATE DRAINAGE RUNOFF FLOW



STORM WATER POLLUTION PREVENTION PLAN

REVISIONS:	
DATE:	REMARKS:
09-11-2023	REV.B: MISCELLANEOUS REVISIONS AS PER ST. CHARLES PARISH DEPARTMENT OF PLANNING AND ZONING COMMENTS.
09-25-2024	REV.C: MISCELLANEOUS PLAN REVISIONS.



PICCIOLA & ASSOCIATES, INC.
CIVIL ENGINEERS
LAND SURVEYORS
NAVAL ARCHITECTS
MARINE ENGINEERS

P.O. BOX 687
CUT OFF, LOUISIANA 70345
(985) 632-5786

DESIGNED BY: J.C.P.
DRAWN BY: L.J.G.
CHECKED BY: J.C.P.

DATE:	07/25/2023
SCALE:	AS SHOWN

ASHTON PLANTATION ESTATES, LLC

PATIO HOMES SUBDIVISION.
STORM WATER POLLUTION PREVENTION PLAN

LULING, LOUISIANA ST. CHARLES PARISH, LOUISIANA




SHEET NO.
7 OF 43
REV.C

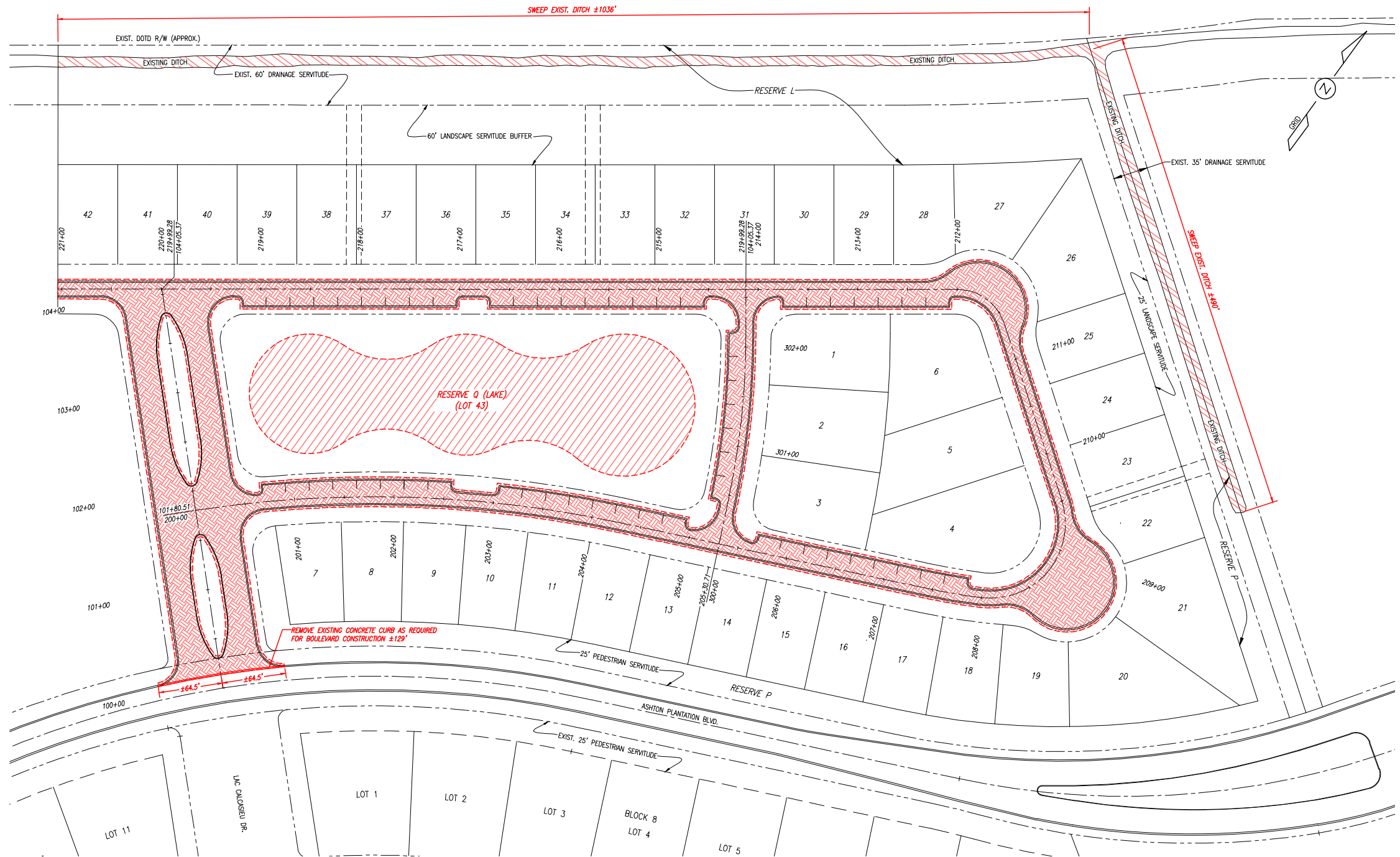
ISSUED FOR REVIEW

GENERAL DEMOLITION NOTES:

1. SUB-GRADE PREPARATION: THE EXISTING GROUND SURFACE IN THE DEMOLITION AREA SHOULD BE STRIPPED OF ALL ROOTS, VEGETATION, LOOSE TOPSOIL, DEBRIS, ORGANIC MATTER, AND ANY OTHER DELETERIOUS MATERIALS. STRIPPING SHOULD BE TO THE MINIMUM DEPTH NECESSARY, APPROXIMATELY 12", TO REACH FIRM UNDISTURBED SOIL. AFTER STRIPPING, THE AREAS SHALL BE COMPLETELY PROOF ROLLED (ENGINEER SHALL WITNESS) WITH AN EMPTY BED TANDEM TRUCK AS REQUIRED TO IDENTIFY ANY POTENTIAL "LOCAL" WEAK SPOTS. ANY WEAK AREAS IDENTIFIED BY THE ENGINEER, SHALL BE UNDERCUT WITH 18" OF COMPACTED CLAY/SAND. THIS PROOF ROLLING SHALL BE REPEATED WITH A "LOADED" TANDEM (±20 TONS) UNTIL ALL LOCAL WEAK SPOTS (IF ANY) ARE IDENTIFIED AND REPAIRED. ALL PROOF ROLLING SHALL OCCUR DURING DRY WEATHER/DRY GROUND CONDITIONS ONLY. AFTER PROOF ROLLING AND GRADING, AREAS SHALL BE COMPACTED TO ACHIEVE DESIGN GRADES IN 6" COMPACTED LIFTS USING PUMPED RIVER SAND. SAND SHALL BE COMPACTED TO 95% OF THE MAX. DENSITY AS DETERMINED BY A STANDARD PROCTOR TEST. SPREAD APPROVED BORROW MATERIAL ON-SITE AT A LOCATION APPROVED BY THE OWNER.
2. THE CONTRACTOR SHALL KEEP PREMISES CLEAN DURING CONSTRUCTION. TRASH SHALL NOT BE ALLOWED TO ACCUMULATE AT THE SITE DURING CONSTRUCTION.
3. PERFORM ALL WORK IN ACCORDANCE WITH APPLICABLE SAFETY CODES AND STANDARDS.
4. PERFORM ALL WORK IN A SAFE AND ORDERLY MANNER, AVOIDING HAZARDOUS CONDITIONS WHEREVER POSSIBLE.
5. REMOVE ANY OTHER ITEMS NOT INDICATED BUT WHICH MUST BE DEMOLISHED TO COMPLETE PROJECT AS DESIGNATED BY SITE PLAN.
6. BARRICADE OPEN EXCAVATIONS OCCURRING AS PART OF THIS WORK.
7. CONTRACTOR SHALL CONSULT ALL UTILITY COMPANIES AND VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DEMOLITION. REMOVAL AND RELOCATION OF ALL UTILITY LINES, METERS, VALVES ETC. SHALL BE PERFORMED PER THE REQUIREMENTS OF THE UTILITY COMPANIES AND PAID FOR BY THE CONTRACTOR. ANY DAMAGE TO PUBLIC UTILITIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT.
8. ON-SITE SOIL MAY BE CONSIDERED AS ACCEPTABLE FILL FOR THE MEDIANS ONLY IF ALL DEBRIS AND ORGANIC MATERIAL IS REMOVED.
9. ALL BORROW MATERIAL SHALL BE SPREAD ON SITE.
10. PROTECT VEGETATION, STRUCTURES, UTILITIES, PAVEMENTS AND OTHER FACILITIES TO REFRAIN FROM DAMAGE CAUSED BY SITE CLEARING, DEMOLITION AND NEW CONSTRUCTION.
11. REMOVE ALL WASTE MATERIALS AND DEBRIS FROM THE SITE AND LEGALLY DISPOSE OF IT.
12. DEMOLISH AND REMOVE ALL FOUNDATIONS, WALLS, CURBS, SIDEWALKS, PAVEMENT AND OTHER ITEMS NECESSARY FOR THE COMPLETION OF THE WORK AS INDICATED.
13. ALL DEMOLITION AND CONSTRUCTION TO BE KEPT WITHIN THE BOUNDARIES OF THE SITE OR AS DESIGNATED. ANY DAMAGE BY THE CONTRACTOR TO ADJOINING PROPERTIES OR ITEMS NOT IN THE DESIGNATED DEMOLITION AREA SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT.
14. PROTECT ALL EXISTING TREES, PLANTING AND LAWNS FROM DAMAGE. ALL STREET SIGNS, SIGNS, FENCES, SHRUBBERY, ETC. RELOCATED DURING CONSTRUCTION SHALL BE RETURNED TO THEIR ORIGINAL LOCATION AND IN ORIGINAL CONDITIONS.
15. EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE. CONTRACTOR SHALL MAKE PROVISIONS TO PROTECT EXISTING UTILITIES WHEN EXCAVATING IN THESE AREAS SO AS NOT TO DAMAGE OR DISRUPT THESE UTILITIES. CONTRACTOR SHALL FIELD VERIFY LOCATION OF UTILITIES PRIOR TO EXCAVATION.


LEGEND:

-  REMOVE 12" MINIMUM OF EXISTING TOPSOIL TO STIFF CLAY LAYER OR AS REQUIRED TO MEET THE PROPOSED STREET SUB-BASE ELEVATIONS AND SLOPE. EXCAVATION/GRADING SHALL EXTEND 24" FROM THE EDGE OF THE PROPOSED STREET. FILL WITH 12" MINIMUM OF COMPACTED PUMPED RIVER SAND. STREET SUB-BASE ELEVATIONS ARE 7" BELOW STREET FINISHED GRADE ELEVATIONS.
-  PROPOSED LAKE EXCAVATION. EXCAVATED MATERIAL TO BE USED AS ON-SITE FILL OUTSIDE THE ROADBED SECTION.
-  SWEEP AND CLEAN EXISTING DITCHES WITHIN THE PROJECT AREA.



DEMOLITION PLAN
 SCALE: 1" = 60'-0"
 0 60 120 180

ISSUED FOR REVIEW

REVISIONS: DATE: 09-25-2024 REMARKS: REV.C: MISCELLANEOUS PLAN REVISIONS.		STAMP:  PICCIOLA & ASSOCIATES, INC. CIVIL ENGINEERS LAND SURVEYORS NAVAL ARCHITECTS MARINE ENGINEERS P.O. BOX 687 CUT OFF, LOUISIANA 70345 (985) 632-5786	DATE: 07/25/2023	ASHTON PLANTATION ESTATES, LLC PATIO HOMES SUBDIVISION. DEMOLITION PLAN LULING, LOUISIANA ST. CHARLES PARISH, LOUISIANA	SHEET NO. 8 OF 43
SCALE(S) SHOWN ARE BASED ON 22x34 FULL SIZE SHEET			SCALE: 1" = 60'-0"		REV.C

PAVING NOTES:

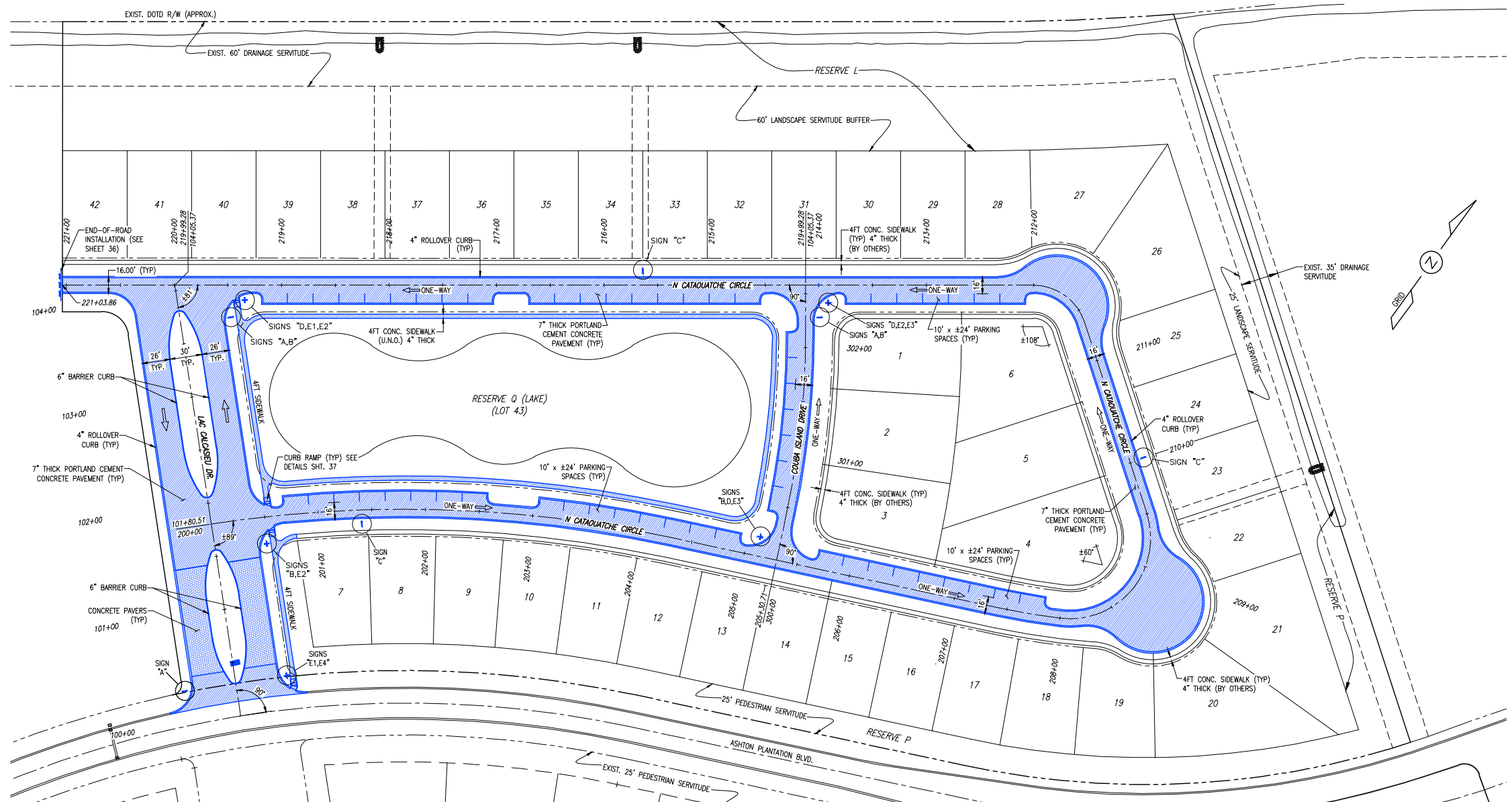
- ALL CONCRETE SHALL BE SEVEN (7) INCHES FOR STREETS.
- CONCRETE SHALL BE PROPORTIONED TO PRODUCE A MINIMUM COMPRESSIVE STRENGTH OF FOUR THOUSAND (4,000) P.S.I. AT TWENTY-EIGHT (28) DAYS. ALL CONCRETE STREETS SHALL BE REINFORCED. CONCRETE REINFORCEMENT SHALL BE ONE OF THE FOLLOWING: FIBER, REBAR OR HIGHWAY WIRE MESH. FIBER REINFORCEMENT IS PREFERRED. THE MINIMUM CEMENT CONTENT SHALL BE FIVE AND ONE-HALF (5½) BAGS NINETY-FOUR (94) LBS/BAG OF CEMENT PER CUBIC YARD WITH A MAXIMUM WATER-CEMENT RATIO OF SIX (6) GALLONS OF WATER PER BAG. SLUMP OF THE CONCRETE SHALL RANGE FROM TWO (2) INCHES TO FOUR (4) INCHES WHEN USING A VIBRATING SCREED AND FROM ONE (1) INCH TO TWO AND ONE-HALF (2½) INCHES WHEN USING A SLIP FORM PAVER.
- CONTRACTOR SHALL EXCAVATE BENEATH ROADWAY (PLUS 2" EACH SIDE). THE SUB-BASE COURSE SHALL BE TWELVE (12) INCHES OF A-3 MATERIAL COMPACTED TO NINETY-SEVEN (97) PERCENT STANDARD PROCTOR DENSITY.
- SUBGRADE. ALL SUBGRADE MATERIAL WHICH WILL NOT SATISFACTORILY COMPACT SHALL BE REMOVED AND REPLACED WITH MATERIAL THAT WILL COMPACT SATISFACTORILY. THE SUBGRADE SHALL BE BROUGHT TO LINE AND GRADE AND THE TOP SIX (6) INCHES COMPACTED TO NINETY-FIVE (95) PERCENT STANDARD PROCTOR DENSITY.
- WHERE THE SUBGRADE IS OF NONUNIFORM COMPACTED NATURE, IT SHALL BE SCARIFIED TO A DEPTH OF SIX (6) INCHES FOR ITS FULL WIDTH AND THE MATERIAL SPREAD AND BROUGHT TO LINE AND GRADE AND COMPACTED AS SPECIFIED ABOVE.
- LOAD TRANSFER DEVICES. LOAD TRANSFER DEVICES SHALL BE REQUIRED FOR ALL COMMERCIAL SUBDIVISIONS AND ARTERIAL STREETS. THE TYPE OF DEVICES USED SHALL BE EITHER DOWEL BARS OR CANTILEVER DEVICES AS APPROVED BY THE LOUISIANA OFFICE OF HIGHWAYS STANDARD SPECIFICATIONS.
- JOINTS. JOINTS SHALL BE DESIGNED IN ACCORDANCE WITH THE PORTLAND CEMENT ASSOCIATION RECOMMENDATIONS.
- TESTING. ONE SET OF THREE (3) CYLINDERS SHALL BE MADE FOR EACH FIFTY (50) CUBIC YARDS OF CONCRETE PLACED. CONCRETE CYLINDER SHALL BE MOIST CURED IN THE LABORATORY AFTER SUFFICIENT CURING TIME HAS ELAPSED TO TRANSPORT THE CYLINDERS. ONE (1) CYLINDER SHALL BE BROKEN AT SEVEN (7) DAYS AND THE OTHER TWO (2) SHALL BE BROKEN AT TWENTY-EIGHT (28) DAYS.
- ONE DENSITY TEST SHALL BE TAKEN FOR EACH TWO THOUSAND (2,000) SQUARE YARDS OF SUBBASE OR SUBGRADE. THE DENSITY TESTS SHALL BE TAKEN AT RANDOM LOCATIONS AND A MINIMUM OF ONE (1) TEST SHALL BE TAKEN ON ALL STREETS.
- TESTING LABORATORY SHALL BE SELECTED BY THE PARISH ENGINEER.
- PAVEMENT SHALL NOT BE OPENED TO TRAFFIC UNTIL 21 DAYS AFTER PLACEMENT WITHOUT THE APPROVAL OF THE ENGINEER.
- ALL DRAINAGE STRUCTURES WITHIN THE PAVEMENT AREA SHALL BE BOXED OUT.
- GRADES. THE MAXIMUM LONGITUDINAL GRADE SHALL BE FIVE (5) PERCENT AND THE MINIMUM LONGITUDINAL GRADE SHALL BE THREE-TENTHS OF ONE PERCENT.
- THE MINIMUM TRANSVERSE GRADE SHALL BE TWENTY-FIVE HUNDREDTHS OF ONE PERCENT.
- REFERENCE SHEETS 20 THRU 22 FOR MORE INFORMATION ON PAVEMENT LAYOUT AND DIMENSIONS.

SIDEWALKS:

- SIDEWALKS SHALL BE REQUIRED ALONG EACH SIDE OF ALL RESIDENTIAL SUBDIVISION STREETS (BY OTHERS).
- REQUIRED SIDEWALKS SHALL BE INSTALLED CONCURRENT WITH THE INITIAL DEVELOPMENT OF EACH LOT OF RECORD, AND SHALL BE THE RESPONSIBILITY OF THE OWNER-OF-RECORD AT THE TIME OF THAT INITIAL CONSTRUCTION OF PERMANENT RESIDENTIAL IMPROVEMENTS. (LOT OWNER TO CONSTRUCT SIDEWALK AT TIME OF HOME CONSTRUCTION).
- THE CONTRACTOR SHALL BE REQUIRED TO CONSTRUCT ONLY THE ENTRANCE AND RESERVE Q (LAKE) SIDEWALKS UNDER THIS PROJECT. ALL SIDEWALKS ADJACENT TO RESIDENTIAL LOTS SHALL BE CONSTRUCTION BY OTHERS.
- CONSTRUCTION SHALL BE OF PORTLAND CEMENT CONCRETE FOUR (4) INCHES THICK AND FOUR (4) FEET WIDE. CONCRETE SHALL BE PROPORTIONED TO PRODUCE A MIX HAVING A MINIMUM COMPRESSIVE STRENGTH OF THREE THOUSAND (3000) POUNDS PER SQUARE INCH, AT TWENTY-EIGHT (28) DAYS.
- CONCRETE SHALL BE DEPOSITED ON A SHAPED, COMPACTED SUBGRADE WHICH HAS BEEN THOROUGHLY MOISTENED IMMEDIATELY PRIOR TO PLACEMENT OF CONCRETE. THE CONCRETE SHALL BE PLACED BETWEEN STRAIGHT, CLEAN FORMS, STRUCK OFF TO THE REQUIRED THICKNESS AND TAMPED SUFFICIENTLY TO BRING THE MORTAR TO THE SURFACE. THE SURFACE SHALL BE FINISHED WITH A WOOD FLOAT OR STEEL TROWEL AND FINALLY BRUSHED TO LEAVE A SLIGHTLY ROUGH FINISH.
- EXPANSION JOINTS SHALL BE FORMED EVERY ONE HUNDRED (100) FEET WITH ONE-HALF (1/2) INCH THICK PREMOLDED FILLER. CONTRACTION JOINTS ONE (1) INCH DEEP SHALL BE SPACED EVERY FOUR (4) FEET.
- SIDEWALK JOINTS SHALL BE SET AT GRADES WHICH WILL NOT IMPEDE OVERLAND STORM DRAINAGE AND SHALL HAVE A TRANSVERSE SLOPE OF ONE (1) INCH FALL TOWARD THE STREET.

SIGNAGE NOTES:

- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROL SIGNS AND DEVICES FOR ALL NEW STREETS WITHIN THE SUBDIVISION. ALL SIGNS, DEVICES, AND THEIR INSTALLATIONS SHALL CONFORM TO THE MOST RECENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND THE MOST RECENT EDITION OF THE LOUISIANA STANDARD SPECIFICATIONS FOR ROADS, AND BRIDGES.
- ALL STREET SIGNS MUST BE MANUFACTURED WITH ENGINEERING GRADE REFLECTIVE SHEETING APPLIED TO A MINIMUM OF 18 GAUGE STEEL.
- STREET SIGNS SHALL BE COMPRISED OF 8" TALL ALUMINUM PANELS WITH GREEN BACKGROUND, SHALL HAVE NO BORDER, SHALL HAVE 6" TALL WHITE LETTERS, AND SHALL BE MOUNTED ON STANDARD ROUND GALVANIZED STEEL PIPE SIGN POSTS.
- A BARRICADE SHALL BE PROVIDED AT ALL DEAD END STREETS WHICH DO NOT HAVE CUL-DE-SACS. REFERENCE END-OF-ROAD INSTALLATION DETAIL SHEET 36.
- ALL TRAFFIC CONTROL SIGNS AND DEVICES SHALL BE IN PLACE PRIOR TO DEDICATION OF THE CONSTRUCTION IMPROVEMENTS TO THE PARISH.

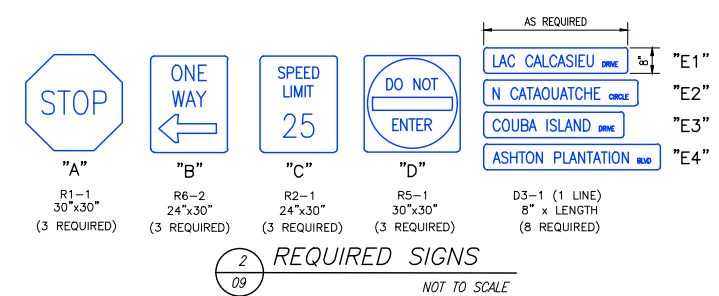


1
09 MASTER PAVING AND SIGNAGE PLAN
SCALE: 1" = 60'-0"

ALL STREETS 16FT WIDE UNLESS NOTED OTHERWISE
ALL SIDEWALKS 4FT WIDE UNLESS NOTED OTHERWISE
ALL PARKING SPACES 10' x ±24' UNLESS NOTED OTHERWISE

2.35 ACRES	9,300 SQYD
HARD SURFACE AREA	CONCRETE ROAD/PARKING
1.90 ACRES	660 SQYD
RESERVOIR	CONCRETE SIDEWALKS (CURRENT PROJECT)
6.81 ACRES	1,387 SQYD (BY OTHERS)
LOTS	
5.39 ACRES	
LANDSCAPE SERVITUDES/UNPAVED	

REQUIRED SIGNS			
STATION	SIDE OF CL	SIGNS	DESCRIPTION
100+30.50	±48' RT	E1,E4	(2)STREET
100+30.50	±48' LT	A	"STOP"
101+54.50	±48' RT	B,E2	"ONE WAY" W/RIGHT ARROW, (1)STREET
103+67.80	±47' RT	A,B	"STOP", "ONE WAY" W/LEFT ARROW
201+40.20	±13' RT	C	"SPEED LIMIT" 25 MPH
205+11.50	±18' LT	B,D,E3	"ONE WAY" W/LEFT ARROW, "DO NOT ENTER" (OPPOSITE APPROACH), (1)STREET
210+00.00	±13' RT	C	"SPEED LIMIT" 25 MPH
213+91.30	±16.5' LT	D,E2,E3	"DO NOT ENTER" (OPPOSITE APPROACH), (2)STREET
215+64.00	±13' RT	C	"SPEED LIMIT" 25 MPH
219+34.40	±14' LT	D,E1,E2	"DO NOT ENTER" (OPPOSITE APPROACH), (2)STREET
302+28.00	±13' RT	A,B	"STOP", "ONE WAY" W/LEFT ARROW



2
09 REQUIRED SIGNS
NOT TO SCALE

REVISIONS:	
DATE:	REMARKS:
08-03-2023	REV.A: MISCELLANEOUS REVISIONS AS PER OWNER'S COMMENTS.
09-11-2023	REV.B: MISCELLANEOUS REVISIONS AS PER ST. CHARLES PARISH DEPARTMENT OF PLANNING AND ZONING COMMENTS.
09-25-2024	REV.C: MISCELLANEOUS PLAN REVISIONS.



PICCIOLA & ASSOCIATES, INC.
CIVIL ENGINEERS LAND SURVEYORS NAVAL ARCHITECTS MARINE ENGINEERS
P.O. BOX 687
CUT OFF, LOUISIANA 70345
(985) 632-5786

DESIGNED BY: J.C.P. DRAWN BY: L.J.G. CHECKED BY: J.C.P.

DATE: 07/25/2023

SCALE: AS SHOWN

ASHTON PLANTATION ESTATES, LLC

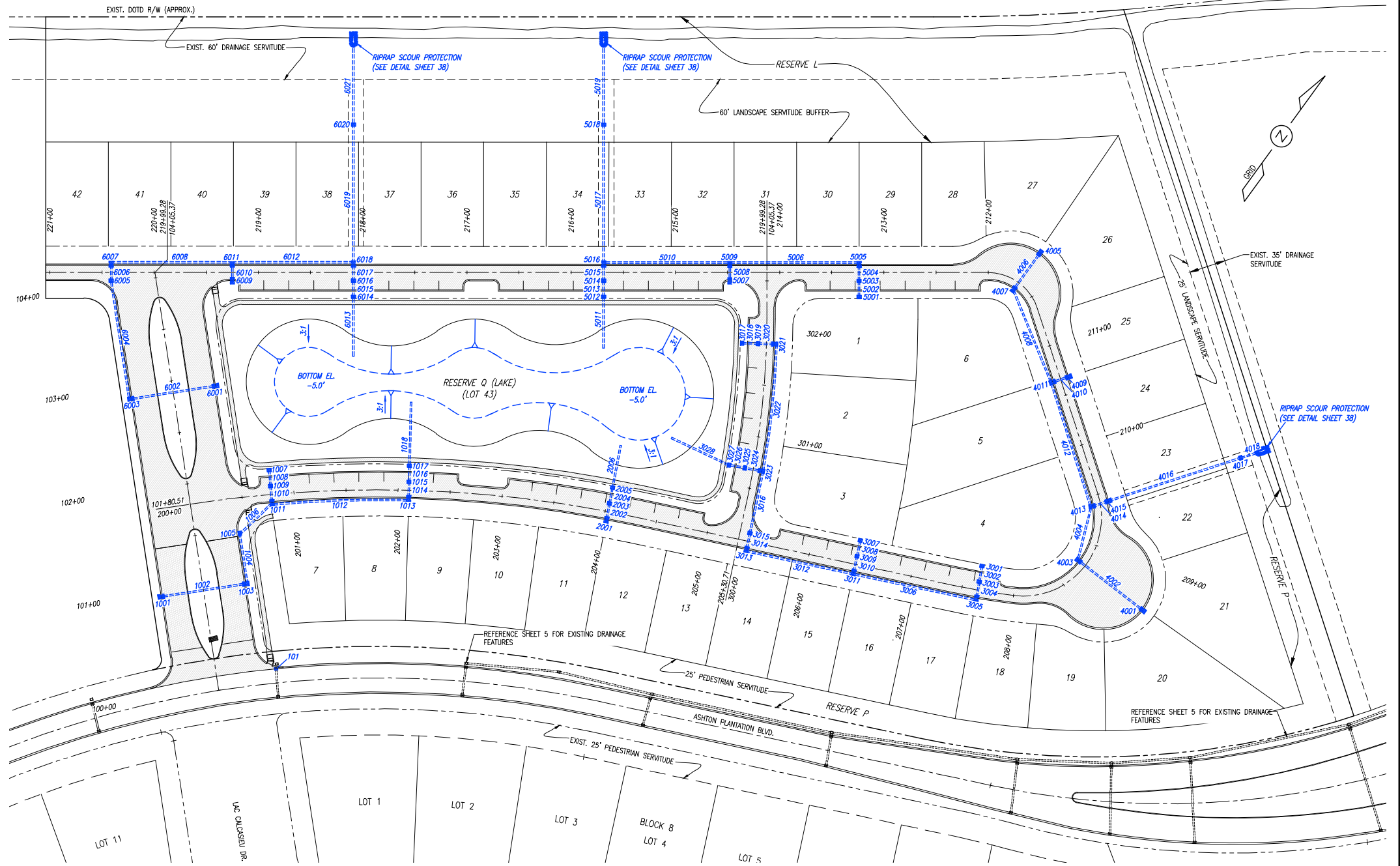
PATIO HOMES SUBDIVISION.
MASTER PAVING AND SIGNAGE PLAN

LULING, LOUISIANA ST. CHARLES PARISH, LOUISIANA

ISSUED FOR REVIEW

SUMMARY OF DRAINAGE STRUCTURES

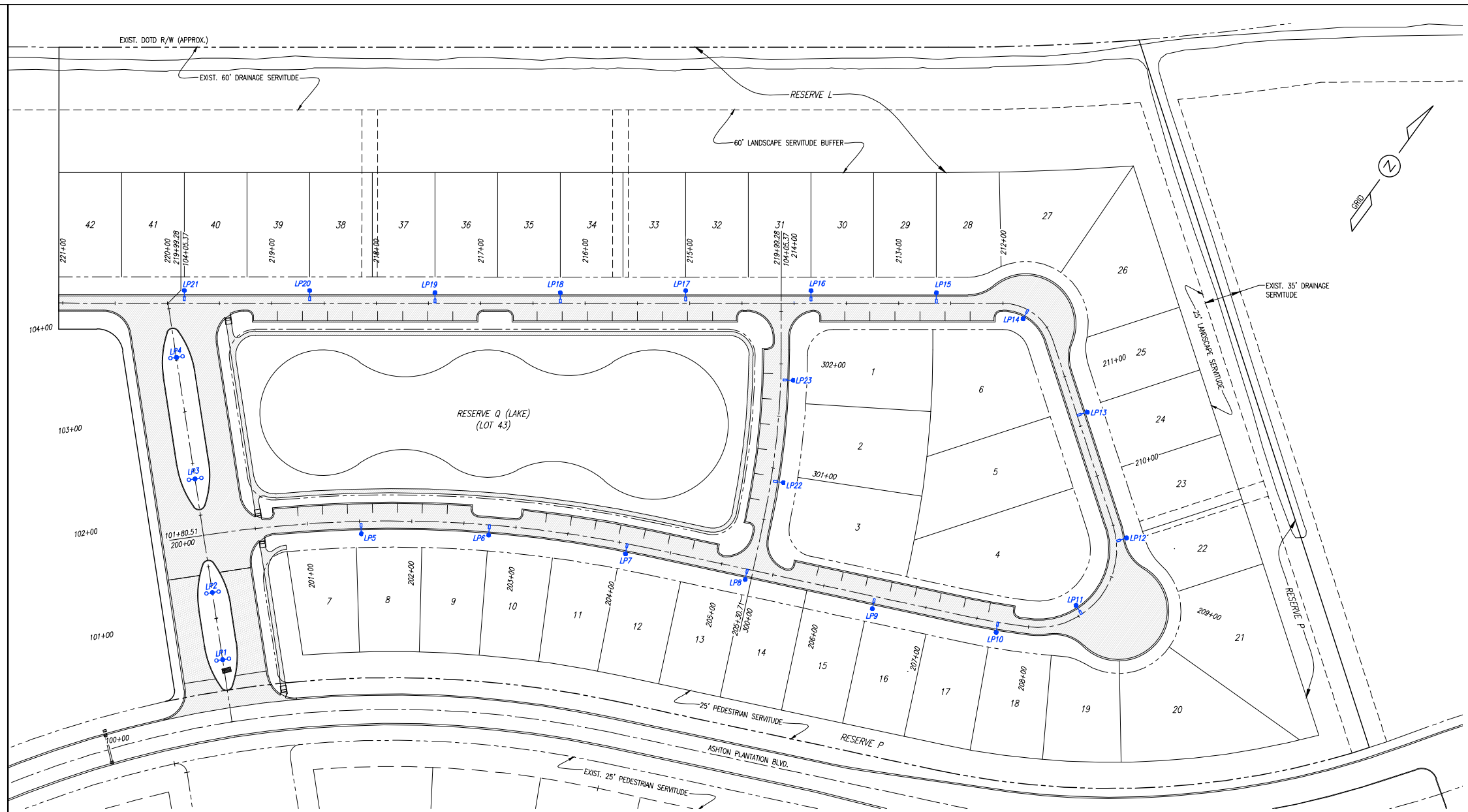
STR. NO.	STATION	SIDE	DESCRIPTION	LENGTH FT(±)	SLOPE %	INVERT (HIGH)	INVERT (LOW)	C.B. TOP	CURB INLET	C.B. BOT.
101	100+12.00	RT	ADJUST EXIST. C.B.					4.96		
1001	100+97.00	LT	CB TYPE-3					4.98	4.56	1.11
1002	100+97.00	CL	18" HP DUAL WALL C.D.P.	78	0.2	1.24	1.09	4.98	4.56	0.96
1003	100+97.00	RT	CB TYPE-3					4.98	4.56	0.96
1004	101+21.30	RT	18" HP DUAL WALL S.D.P.	46	0.2	1.09	1.00	5.60		0.87
1005	101+45.70	RT	CB-01					5.07		0.83
1006	200+61.06	RT	18" HP DUAL WALL S.D.P.	40	0.2	1.00	0.91	5.07		0.80
1007	200+78.30	LT	CB-01					4.65		0.78
1008	200+78.30	LT	18" HP DUAL WALL C.D.P.	14	0.2	0.96	0.94	4.65		0.49
1009	200+78.30	LT	CB-01					4.65		0.49
1010	200+78.30	CL	18" HP DUAL WALL C.D.P.	13	0.2	0.94	0.91	4.98	4.56	0.78
1011	200+78.30	RT	CB TYPE-3					4.98	4.56	0.49
1012	201+44.35	RT	18" HP DUAL WALL S.D.P.	128	0.2	0.91	0.65	4.98	4.56	0.49
1013	202+10.40	RT	CB TYPE-3					4.98	4.56	0.49
1014	202+10.40	CL	24" HP DUAL WALL C.D.P.	13	0.2	0.65	0.63	4.65		0.46
1015	202+10.40	LT	CB-01					4.65		0.46
1016	202+10.40	LT	24" HP DUAL WALL C.D.P.	14	0.2	0.63	0.60	5.07		0.44
1017	202+10.40	LT	CB-01					5.07		0.44
1018	202+10.40	LT	24" HP DUAL WALL S.D.P.	60	0.2	0.60	0.50	4.98	4.56	0.48
2001	204+02.70	RT	CB TYPE-3					4.98	4.56	0.48
2002	204+02.70	CL	24" HP DUAL WALL C.D.P.	13	0.2	0.64	0.61	4.65		0.45
2003	204+02.70	LT	CB-01					4.65		0.45
2004	204+02.70	LT	24" HP DUAL WALL C.D.P.	14	0.2	0.61	0.58	5.07		0.42
2005	204+02.70	LT	CB-01					5.07		0.42
2006	204+02.70	LT	24" HP DUAL WALL S.D.P.	40	0.2	0.58	0.50	5.07		1.00
3001	207+65.40	LT	CB-01					4.65		0.97
3002	207+65.40	LT	18" HP DUAL WALL C.D.P.	14	0.2	1.14	1.11	4.65		0.97
3003	207+65.40	LT	CB-01					4.65		0.97
3004	207+65.40	CL	18" HP DUAL WALL C.D.P.	13	0.2	1.11	1.08	4.98	4.56	0.95
3005	207+65.40	RT	CB TYPE-3					4.98	4.56	0.95
3006	207+05.50	RT	18" HP DUAL WALL S.D.P.	118	0.2	1.08	0.84	5.50		0.76
3007	206+45.30	LT	CB-01					4.65		0.73
3008	206+45.30	LT	18" HP DUAL WALL C.D.P.	14	0.2	0.80	0.87	4.65		0.73
3009	206+45.30	LT	CB-01					4.65		0.73
3010	206+45.30	CL	18" HP DUAL WALL C.D.P.	13	0.2	0.87	0.84	4.98	4.56	0.68
3011	206+45.30	RT	CB TYPE-3					4.98	4.56	0.68
3012	205+92.73	RT	24" HP DUAL WALL S.D.P.	102	0.2	0.84	0.64	4.98	4.56	0.48
3013	205+40.21	RT	CB TYPE-3					4.98	4.56	0.48
3014	205+40.21	CL	24" HP DUAL WALL C.D.P.	13	0.2	0.64	0.62	4.79		0.45
3015	205+40.21	RT	CB-01					5.07		0.66
3016	300+38.11	RT	24" HP DUAL WALL S.D.P.	58	0.2	0.62	0.50	5.07		0.66
3017	301+89.60	LT	CB-01					4.65		0.63
3018	301+89.60	LT	18" HP DUAL WALL C.D.P.	14	0.2	0.80	0.77	4.65		0.63
3019	301+89.60	LT	CB-01					4.98	4.56	0.57
3020	301+89.60	CL	18" HP DUAL WALL C.D.P.	13	0.2	0.77	0.74	4.98	4.56	0.57
3021	301+89.60	RT	CB TYPE-3					4.98	4.56	0.28
3022	301+29.03	RT	24" HP DUAL WALL S.D.P.	120	0.2	0.74	0.50	4.98	4.56	0.28
3023	300+68.40	RT	CB TYPE-3					4.98	4.56	0.28
3024	300+68.40	CL	30" HP DUAL WALL C.D.P.	13	0.2	0.50	0.47	4.65		0.25
3025	300+68.40	LT	CB-01					5.07		0.21
3026	300+68.40	LT	30" HP DUAL WALL C.D.P.	14	0.2	0.47	0.44	5.07		0.21
3027	300+68.40	LT	CB-01					4.98	4.56	0.36
3028	300+68.40	LT	36" HP DUAL WALL S.D.P.	60	0.2	0.44	0.32	4.98	4.56	0.36
4001	208+77.80	RT	CB TYPE-3					4.98	4.56	0.22
4002	208+77.80	RT	24" HP DUAL WALL C.D.P.	73	0.2	0.53	0.38	4.98	4.56	0.64
4003	208+77.80	LT	CB TYPE-3					4.98	4.56	0.64
4004	208+08.77	LT	24" HP DUAL WALL S.D.P.	50	0.2	0.38	0.28	4.98	4.56	0.64
4005	211+68.80	RT	CB TYPE-3					4.98	4.56	0.56
4006	211+68.80	RT	24" HP DUAL WALL C.D.P.	38	0.2	0.80	0.72	4.98	4.56	0.56
4007	211+68.80	LT	CB TYPE-3					4.98	4.56	0.56
4008	211+13.70	LT	24" HP DUAL WALL S.D.P.	93	0.2	0.72	0.52	4.98	4.56	0.41
4009	210+66.00	RT	CB TYPE-3					4.98	4.56	0.41
4010	210+66.00	CL	18" HP DUAL WALL C.D.P.	12	0.2	0.57	0.52	4.98	4.56	0.36
4011	210+66.00	LT	CB TYPE-3					4.98	4.56	0.36
4012	210+03.51	LT	24" HP DUAL WALL S.D.P.	122	0.2	0.52	0.28	4.98	4.56	0.06
4013	209+41.00	LT	CB TYPE-3					4.98	4.56	0.01
4014	209+41.00	CL	30" HP DUAL WALL C.D.P.	12	0.3	0.28	0.25	4.98	4.56	0.01
4015	209+41.00	RT	CB TYPE-3					4.98	4.56	-0.32
4016	209+41.00	RT	36" HP DUAL WALL S.D.P.	130	0.3	0.24	-0.09	5.50		-0.32
4017	209+41.00	RT	CB-01					5.50		-0.32
4018	209+41.00	RT	36" HP DUAL WALL S.D.P.	24	0.3	-0.09	-0.15	5.50		0.48
5001	213+24.00	LT	CB-01					4.65		0.45
5002	213+24.00	LT	18" HP DUAL WALL C.D.P.	14	0.2	0.61	0.59	4.65		0.45
5003	213+24.00	LT	CB-01					4.65		0.45
5004	213+24.00	CL	18" HP DUAL WALL C.D.P.	13	0.2	0.59	0.56	4.98	4.56	0.40
5005	213+24.00	RT	CB TYPE-3					4.98	4.56	0.40
5006	213+85.80	RT	24" HP DUAL WALL S.D.P.	121	0.2	0.56	0.32	4.98	4.56	0.21
5007	214+47.70	LT	CB TYPE-3					4.98	4.56	0.15
5008	214+47.70	CL	18" HP DUAL WALL C.D.P.	12	0.2	0.34	0.32	4.98	4.56	0.15
5009	214+47.70	RT	CB TYPE-3					4.98	4.56	0.15
5010	215+08.30	RT	24" HP DUAL WALL S.D.P.	118	0.2	0.32	0.08	5.07		-0.06
5011	215+08.30	LT	30" HP DUAL WALL S.D.P.	48	0.3	0.32	0.17	5.07		-0.06
5012	215+08.30	LT	CB-01					4.65		-0.11
5013	215+08.30	LT	30" HP DUAL WALL C.D.P.	14	0.3	0.17	0.12	4.65		-0.11
5014	215+08.30	LT	CB-01					4.65		-0.11
5015	215+08.30	CL	30" HP DUAL WALL C.D.P.	13	0.3	0.12	0.08	4.98	4.56	-0.16
5016	215+08.30	RT	CB TYPE-3					4.98	4.56	-0.16
5017	215+08.30	RT	36" HP DUAL WALL S.D.P.	130	0.3	0.06	-0.34	5.43		-0.57
5018	215+08.30	RT	CB-01					4.98	4.56	0.78
5019	215+08.30	RT	36" HP DUAL WALL S.D.P.	84	0.3	-0.34	-0.60	4.98	4.56	0.78
6001	102+89.00	RT	CB TYPE-3					4.98	4.56	0.63
6002	102+89.00	CL	18" HP DUAL WALL C.D.P.	78	0.2	0.92	0.76	4.98	4.56	0.63
6003	102+89.00	LT	CB TYPE-3					4.98	4.56	0.63
6004	103+46.60	LT	18" HP DUAL WALL S.D.P.	106	0.2	0.76	0.55	4.65		0.41
6005	220+41.10	LT	CB-01					4.98	4.56	0.36
6006	220+41.10	CL	18" HP DUAL WALL C.D.P.	13	0.2	0.55	0.52	4.98	4.56	0.36
6007	220+41.10	RT	CB TYPE-3					4.98	4.56	0.18
6008	219+83.10	RT	24" HP DUAL WALL S.D.P.	113	0.2	0.52	0.29	4.98	4.56	0.18
6009	219+25.00	LT	CB TYPE-3					4.98	4.56	0.12
6010	219+25.00	CL	18" HP DUAL WALL C.D.P.	12	0.2	0.31	0.29	4.98	4.56	0.12
6011	219+25.00	RT	CB TYPE-3					4.98	4.56	0.12
6012	218+66.92	RT	24" HP DUAL WALL S.D.P.	113	0.2	0.29	0.06	5.07		-0.07
6013	218+09.00	LT	30" HP DUAL WALL S.D.P.	56	0.3	0.32	0.15	4.65		-0.12
6014	218+09.00	LT	CB-01					4.65		-0.12
6015	218+09.00	LT	30" HP DUAL WALL C.D.P.	14	0.3	0.15	0.10	4.98	4.56	-0.18
6016	218+09.00	LT	CB-01					4.98	4.56	-0.18
6017	218+09.00	CL	30" HP DUAL WALL C.D.P.	13	0.3	0.10	0.06	4.98	4.56	-0.18
6018	218+09.00	RT	CB TYPE-3					4.98	4.56	-0.18
6019	218+09.00	RT	36" HP DUAL WALL S.D.P.	130	0.3	0.05	-0.35	5.43		-0.58
6020	218+09.00	RT	CB-01					5.43		-0.58
6021	218+09.00	RT	36" HP DUAL WALL S.D.P.	84	0.3	-0.35	-0.60	5.43		-0.58



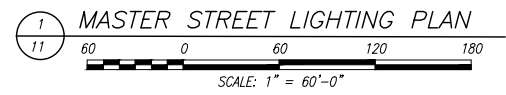
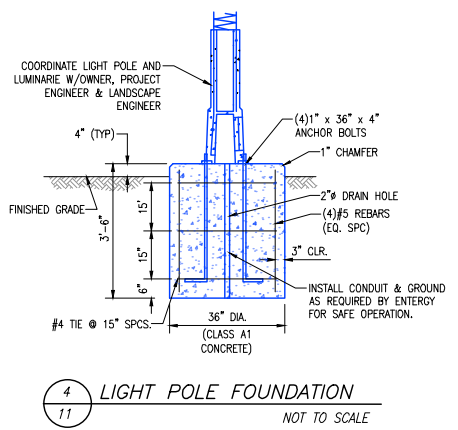
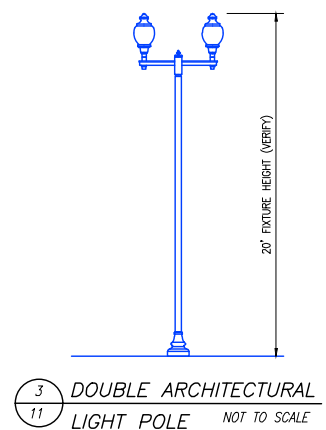
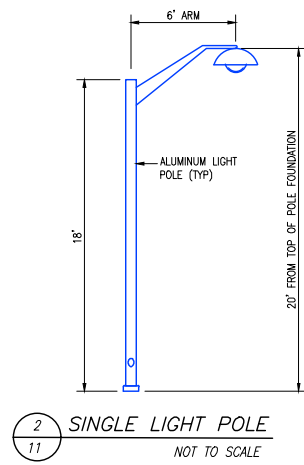
STREET LIGHTING NOTES:

1. THE STREET LIGHTING SYSTEM SHALL BE BASED ON THE "AMERICAN STANDARD PRACTICE FOR ROADWAY LIGHTING" PREPARED BY THE AMERICAN STANDARDS ASSOCIATION. THE STREET LIGHTING SYSTEM AND ELECTRICAL SERVICE SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL POWER COMPANY REGULATIONS. ALL GENERAL ELECTRICAL SERVICE AND STREET LIGHTING SYSTEMS WITHIN THE SUBDIVISION SHALL BE PROVIDED VIA UNDERGROUND FEEDER LINES. ALL NEW INSTALLATIONS OF BURIED WIRE SHALL BE ENCASED IN 1-INCH PVC CONDUIT. THE MINIMUM SIZE AND TYPE OF COPPER WIRE TO THE LIGHT POLES SHALL BE #8 THHN.
2. ALL WIRING, POLES, DUCT LINES, GUY ANCHORS, APPARATUS, DEVICES, FIXTURES, EQUIPMENT AND FOUNDATIONS SHALL CONFORM TO ST. CHARLES PARISH REQUIREMENTS AND THEIR STANDARD DETAILS FOR CONSTRUCTION OF THE SAME. ALL WIRING SHALL BE SUBSURFACE.
3. THE ELECTRICAL CONTRACTOR SHALL SECURE ALL PERMITS FOR HIS WORK AND ARRANGE FOR ALL INSPECTIONS REQUIRED UNDER PARISH REQUIREMENTS.
4. THE ELECTRICAL CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT REQUIRED TO CONSTRUCT A COMPLETE UNDERGROUND STREET LIGHTING SYSTEM AS SHOWN IN THE PLANS, AND COMPLY WITH PARISH REQUIREMENTS.
5. THE ELECTRICAL CONTRACTOR SHALL SECURE APPROVALS FOR HIS WORK IN WRITING FROM THE INSPECTING PARISH AGENCY AND PRESENT THE APPROVAL TO THE OWNER BEFORE FINAL PAYMENT.
6. THE ELECTRICAL CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND TAKE PRECAUTIONS TO PROTECT THE SAME.
7. STREET LIGHTS SHALL BE PLACED ON THE PROJECT OF THE PROPERTY LINES OR AS SHOWN ON THE SITE PLAN ON THIS SHEET.
8. FOUNDATIONS TO BE IN ACCORDANCE WITH THE TYPICAL FOUNDATION PLAN FOR STREET LIGHTS STANDARDS FOR ST. CHARLES PARISH.
9. ALL STREET LIGHT FIXTURES, INSTALLED BY DEVELOPERS WITHIN THE PARISH OF ST. CHARLES SHALL BE COOPER LUMARK, 29 WATT, 4000K LUMEN, 120 TO 270 VOLT AC 50/60 HERTZ FIXTURES OR APPROVED EQUAL.
10. IF STREETLIGHT STANDARDS AND FIXTURES ARE TO BE OF CUSTOM, SPECIALIZED, OR OTHERWISE ATYPICAL DESIGN, ADDITIONAL STREETLIGHT STANDARDS AND FIXTURES OF LIKE STYLE SHALL BE PROVIDED TO ST. CHARLES PARISH FOR REPLACEMENT OF STREETLIGHTS IN THE EVENT THAT INSTALLED STREETLIGHTS BECOME INOPERABLE OR DAMAGED BEYOND PRACTICAL USE OR REPAIR. THE TOTAL NUMBER OF STREETLIGHT STANDARDS AND FIXTURES TO BE PROVIDED SHALL EQUAL TEN (10) PERCENT OF THE TOTAL NUMBER OF STREETLIGHTS INSTALLED WITHIN THE SUBDIVISION. A MINIMUM OF TWO (2) AND A MAXIMUM OF TEN (10) COMPLETE STREETLIGHT STANDARD(S) AND FIXTURE(S) SHALL BE PROVIDED. IF THE TOTAL NUMBER OF STREETLIGHT INSTALLATIONS FALL WITHIN INCREMENTS OF TEN (10), THE TOTAL NUMBER OF REPLACEMENTS PROVIDED SHALL BE ROUNDED UP TO THE NEXT HIGHEST WHOLE NUMBER.
11. ANY STREETLIGHT STANDARD AND FIXTURE WHICH IS TO BE CUSTOMIZED, SPECIALIZED, OTHERWISE A TYPICAL DESIGN IS SUBJECT TO PRIOR APPROVAL BY THE DEPARTMENT OF PUBLIC WORKS.
12. PRIOR TO COMMENCEMENT OF CONSTRUCTION ON STREET LIGHT FACILITIES BY PRIVATE DEVELOPERS WITHIN THE PARISH OF ST. CHARLES, PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO SERVICE PROVIDER AND THE DEPARTMENT OF PUBLIC WORKS OF THE PARISH OF ST. CHARLES FOR APPROVAL OF SAID PLANS AND SPECIFICATIONS FOR CONSTRUCTION.
13. THE PARISH SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF A STREET LIGHT UNIT (POLE, ARM(S), FIXTURE(S), PHOTO CELL(S), FOUNDATION, CONDUIT, FUSES, AND ELECTRICAL WIRING) UNTIL EACH OF THE FOLLOWING HAVE OCCURRED WITH REGARDS TO EACH UNIT: 1) THE UNIT HAS BEEN ENERGIZED TO SERVE A PROPERTY UPON WHICH BUILDING RELATED CONSTRUCTION ACTIVITY HAS COMMENCED, AND 2) TWELVE (12) MONTHS HAVE ELAPSED FOLLOWING THE ENERGIZING OF THE UNIT. ADDITIONAL STREET LIGHT UNITS MAY BE ENERGIZED WHEN DEEMED NECESSARY AND IN THE PUBLIC'S BEST INTEREST BY THE PARISH PRESIDENT.
14. BEFORE FINAL ACCEPTANCE OF A SUBDIVISION'S STREET LIGHT UNITS, THE DEVELOPER MUST DEPOSIT THE CASH SUM OF FOUR HUNDRED AND FIFTY DOLLARS (\$450.00) PER STREET LIGHT WITH THE PARISH OF ST. CHARLES. 2.
15. THE CASH DEPOSIT HELD IN ESCROW WILL BE UTILIZED TO PAY FOR ANY DAMAGE TO STREET LIGHT UNITS, BY CONSTRUCTION, VANDALISM, OR ANY OTHER CAUSE OCCURRING PRIOR TO THE TIME OF OCCUPANCY AS REQUIRED IN SECTION IV.E.3.C. ABOVE.
16. WHEN ALL OF THE STREET LIGHT UNITS WITHIN A PROJECT HAVE BEEN ENERGIZED IN ACCORDANCE WITH IN SECTION IV.E.3.C. ABOVE, THE CASH DEPOSIT, LESS COST OF REPAIRS, IF ANY, SHALL BE REFUNDED TO THE DEVELOPER.

CONTRACTOR SHALL COORDINATE PROPOSED FIXTURES AND POLES WITH OWNER, PROJECT ENGINEER, AND LANDSCAPE ARCHITECT PRIOR TO BEGINNING CONSTRUCTION.



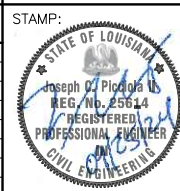
PROPOSED STREET LIGHTS				
LIGHT POLE	SIDE OF C/L	STATION	FIXTURE HEIGHT (FT)	FIXTURE
LP1	CL	100+60.00	20	ARCH. DOUBLE ARM
LP2	CL	101+25.00	20	ARCH. DOUBLE ARM
LP3	CL	102+35.00	20	ARCH. DOUBLE ARM
LP4	CL	103+53.00	20	ARCH. DOUBLE ARM
LP5	LT	201+51.30	20	SINGLE 6' ARM
LP6	RT	202+74.50	20	SINGLE 6' ARM
LP7	RT	204+07.70	20	SINGLE 6' ARM
LP8	RT	205+25.30	20	SINGLE 6' ARM
LP9	RT	206+50.00	20	SINGLE 6' ARM
LP10	RT	207+70.30	20	SINGLE 6' ARM
LP11	LT	208+53.40	20	SINGLE 6' ARM
LP12	RT	209+36.50	20	SINGLE 6' ARM
LP13	RT	210+61.00	20	SINGLE 6' ARM
LP14	LT	211+75.00	20	SINGLE 6' ARM
LP15	RT	212+64.00	20	SINGLE 6' ARM
LP16	RT	213+84.00	20	SINGLE 6' ARM
LP17	RT	215+04.00	20	SINGLE 6' ARM
LP18	RT	216+24.00	20	SINGLE 6' ARM
LP19	RT	217+44.00	20	SINGLE 6' ARM
LP20	RT	218+64.00	20	SINGLE 6' ARM
LP21	RT	219+84.00	20	SINGLE 6' ARM
LP22	RT	300+87.70	20	SINGLE 6' ARM
LP23	RT	301+84.70	20	SINGLE 6' ARM



- REQUIRED LIGHTS**
- 4 EACH (ARCHITECTURAL, DOUBLE ARM, ALUMINUM, 20' FIXTURE HEIGHT)
 - 19 EACH (SINGLE ARM, ALUMINUM, 20' FIXTURE HEIGHT)

ISSUED FOR REVIEW

REVISIONS:	
DATE:	REMARKS:
08-03-2023	REV.A: MISCELLANEOUS REVISIONS AS PER OWNER'S COMMENTS.
09-11-2023	REV.B: MISCELLANEOUS REVISIONS AS PER ST. CHARLES PARISH DEPARTMENT OF PLANNING AND ZONING COMMENTS.
09-25-2024	REV.C: MISCELLANEOUS PLAN REVISIONS.



PICCIOLA & ASSOCIATES, INC.
 CIVIL ENGINEERS LAND SURVEYORS NAVAL ARCHITECTS MARINE ENGINEERS
 P.O. BOX 687
 CUT OFF, LOUISIANA 70345
 (985) 532-5786

DESIGNED BY: J.C.P. DRAWN BY: L.J.G. CHECKED BY: J.C.P.

DATE:	07/25/2023
SCALE:	AS SHOWN

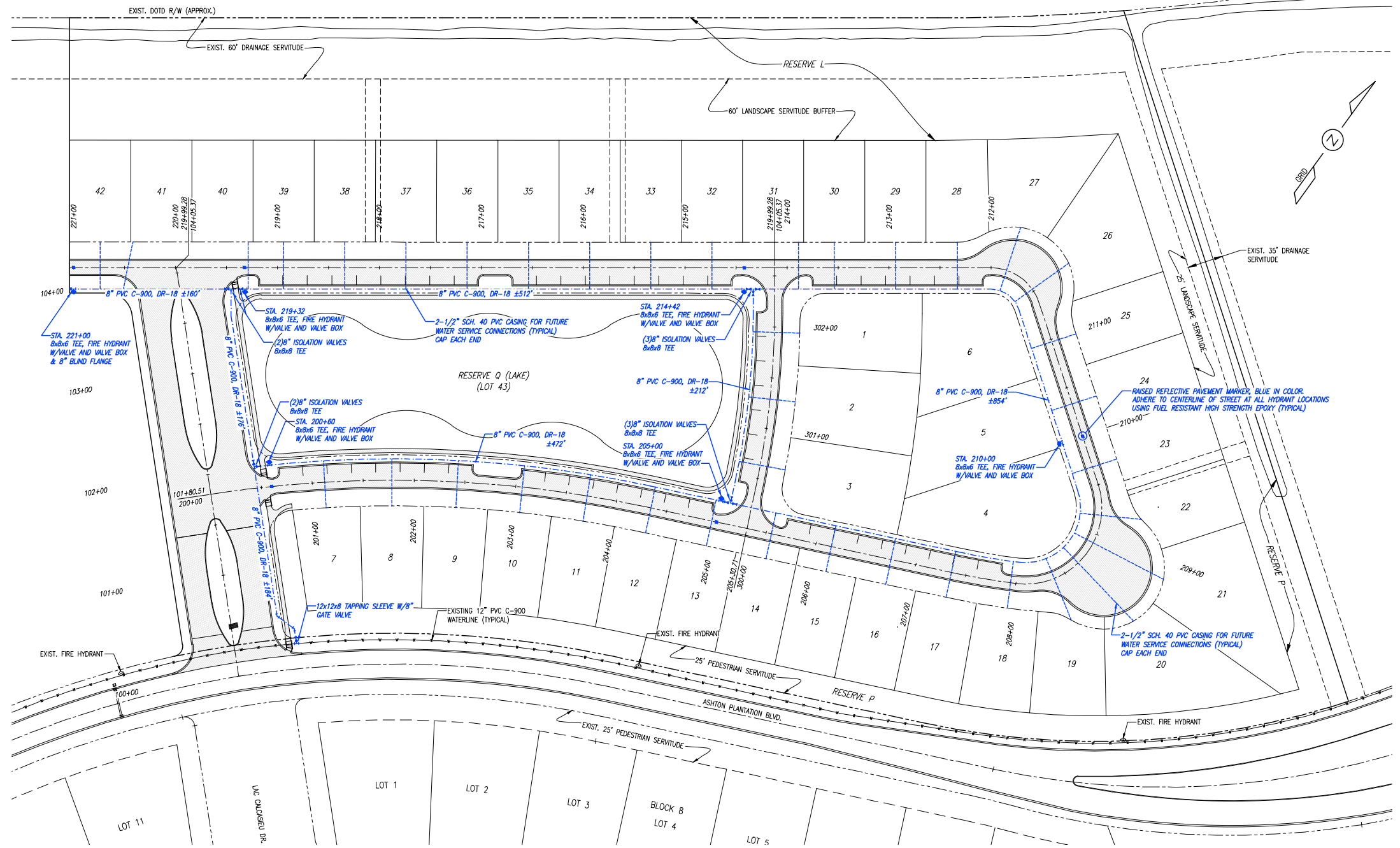
ASHTON PLANTATION ESTATES, LLC

PATIO HOMES SUBDIVISION.
 MASTER STREET LIGHTING PLAN

LULING, LOUISIANA ST. CHARLES PARISH, LOUISIANA

WATERLINE NOTES:

- ALL WATER MAINS AND SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH ST. CHARLES PARISH DEPARTMENT OF WATERWORKS STANDARDS.
- WATER MAINS SHALL BE A MINIMUM OF EIGHT (8) INCHES IN DIAMETER. WATER MAINS SHALL BE VALVED AT EACH INTERSECTION, AS REQUIRED AT TEES AND CROSSES AND AT A MINIMUM OF EVERY ONE THOUSAND (1,000) FEET. VALVES SHALL BE LOCATED AS SHOWN ON APPROVED PLANS AND SHALL BE SET WITH STEMS VERTICAL. LOCATION OF EACH VALVE SHALL BE INDICATED BY MEANS OF A "Y" SHAPED NOTCH CUT INTO THE CURBING AT THE VALVE SITE. EACH VALVE MUST HAVE A VALVE BOX CENTERED OVER THE VALVE STEM TO ALLOW FREE ACCESS OF A VALVE WRENCH. THE TOP SHALL BE SET LEVEL WITH THE FINISHED GRADE SURFACE. A PRECAST CONCRETE SLAB SHALL BE SET AROUND EACH VALVE BOX AND THE TOP LEVEL WITH THE FINISHED GRADE SURFACE. A TEE SHALL BE USED FOR NINETY (90) DEGREE BENDS.
- COVER OVER WATER LINES SHALL BE MAINTAINED AS FOLLOWS: EIGHT-INCH MAIN SHALL HAVE THIRTY-SIX (36) INCHES TO FORTY (40) INCHES OF COVER.
- MAINS WHICH CROSS UNDER DITCHES SHALL BE TWENTY-FOUR (24) TO TWENTY-EIGHT (28) INCHES BELOW THE INVERT OF THE DITCH.
- WATER MAIN LOOPING-EIGHT (8) INCH WATER MAINS OF ONE THOUSAND (1,000) FEET OR MORE, INCLUDING EXISTING MAINS, SHALL BE LOOPED WHERE PRACTICAL TO TWO (2) SEPARATE SOURCES OF WATER.
- FIRE HYDRANTS. FIRE HYDRANTS SHALL BE INSTALLED NOT MORE THAN FIVE HUNDRED (500) FEET APART ON THE PROPERTY LINE EXTENDED AND AT ENDS OF LINES TO ALLOW FOR FLUSHING. INSTALL ALL HYDRANTS IN AN EXACT VERTICAL POSITION. PUMPER NOZZLES SHALL FACE TOWARD THE STREET. HYDRANT SHALL HAVE PROPER BURY LENGTH SO THAT THE BOTTOM OF THE SAFETY FLANGE IS BETWEEN FIVE (5) INCHES AND EIGHT (8) INCHES ABOVE FINISHED GRADE LEVEL. EACH HYDRANT SHALL HAVE A SIX-INCH MAIN LEAD OF AT LEAST THREE (3) FEET. HYDRANTS SHALL BE ATTACHED WITH ROMAC GRIP RING PIPE RESTRAINTS. HYDRANT VALVES SHALL BE A MINIMUM OF THREE (3) FEET FROM HYDRANTS LOCATED ALONG A HIGHWAY OR THROUGHFARE AND SHALL BE VALVED. HYDRANTS THAT REQUIRE VALVES SHALL BE CONNECTED TO A MECHANICAL JOINT X FLANGED TEE. SEE DETAILED SPECIFICATIONS SECTION FOR HYDRANT INSTALLATION DETAILS. HYDRANT LOCATIONS SHALL BE INDICATED ON ALL ROADWAYS BY BLUE REFLECTIVE HYDRANT MARKERS.
- PIPE SHALL BE INSTALLED ACCORDING TO APPLICABLE AWWA STANDARDS.
- ALL PIPE SHALL BE LAID TRUE TO ALIGNMENT AND GRADE. REQUIRED HORIZONTAL OR VERTICAL DEFLECTION SHALL NOT EXCEED SEVENTY-FIVE (75) PERCENT OF THE MAXIMUM RECOMMENDED BY THE PIPE MANUFACTURER.
- HOT TAPS MADE BY THE CONTRACTOR ON EXISTING WATER MAINS SHALL BE MADE WITH A MUELLER CL 12 OR C1-36 TAPPING MACHINE OR BETTER QUALITY AS DETERMINED BY THE DIRECTOR OF WATERWORKS.
- ALL PLOWS, TEES, BENDS, AND HYDRANTS SHALL HAVE CELCURE TREATED LUMBER RATED FOR UNDERGROUND USE FOR THRUST BLOCKS AND FIXTURE FOUNDATION OF SUFFICIENT SIZE TO RESIST THE FORCE OF WATER ON OR THROUGH THE FITTING.
- ANY UNDERGROUND FACILITY INSTALLED ON A HIGHWAY RIGHT-OF-WAY THAT IS NON-CONDUCTIVE TO ELECTRIC CURRENT MUST BE INSTALLED WITH A NON-CORROSIVE TAPE PLACED DIRECTLY OVER AND ON THE CENTER OF THE FACILITY APPROXIMATELY TWENTY-FOUR (24) INCHES ABOVE THE PIPE. THE TAPE MUST BE CONNECTED TO ALL FIXTURES AND APPURTENANCES. A TRACER WIRE SHALL ALSO 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 DIRECT CONNECTION TO THE WIRE.
- RADIAL CLEARANCE BETWEEN PARALLEL WATER AND SEWER LINES SHALL BE NOT LESS THAN SIX (6) FEET RADIAL DISTANCE FROM WATER LINES. IN THE EVENT THAT SEWER LINES CROSS WATER MAINS, SEWER LINES MUST BE AT LEAST EIGHTEEN (18) INCHES BELOW WATER MAIN AT A 90-DEGREE CROSSING. NO UTILITIES SHALL BE INSTALLED DIRECTLY ABOVE THE WATER LINES RUNNING PARALLEL OR CLOSER THAN THREE (3) FEET TO THE CENTER OF THE WATER MAIN.
- METER SERVICE LINES. UNDERGROUND SERVICE LINE VALVES AND FITTINGS SHALL CONFORM TO AWWA C800. CORPORATION STOPS SHALL BE MUELLER H-15000, OR APPROVED EQUIVALENT. CURB STOPS SHALL BE MUELLER H-15166, OR APPROVED EQUIVALENT. COPPER TUBING CONFORMING TO AWWA C800 OR POLYETHYLENE TUBING OF TWO HUNDRED (200) POUNDS PER SQUARE INCH PS3048, OR APPROVED EQUAL CONFORMING TO AWWA C901 AND ASTM D2737, MAY BE USED FOR ONE (1) INCH SERVICE LINES.
- THE CONTRACTOR SHALL CONDUCT ALL WORK IN SUCH A MANNER THAT WILL NOT DISTURB EXISTING WATER LINES OR CONTAMINATE DRINKING WATER IN EXISTING DEPARTMENT OF WATERWORKS LINES. THE CONTRACTOR MUST TAKE EVERY PRECAUTION TO KEEP WATER MAINS CLEAN BEFORE AND DURING INSTALLATION TO AVOID UNNECESSARY DELAYS DUE TO BACTERIOLOGICAL CONTAMINATION. THE SUBDIVIDER SHALL NOT EXPOSE, CUT, TAP INTO, OR CONNECT TO EXISTING DEPARTMENT OF WATERWORKS LINES, AND SHALL NOT OPEN OR CLOSE ANY VALVES OR ANY FIRE HYDRANTS WITHOUT SECURING PERMISSION OF THE DEPARTMENT OF WATERWORKS. A DEPARTMENT REPRESENTATIVE MUST BE PRESENT DURING ANY SUCH ACTION. THE CONTRACTOR MUST PURCHASE WATER USED FOR ANY PURPOSE OTHER THAN FOR PRE-ARRANGED FLUSHING AND TESTING OF WATER LINES. ANY BREAKAGE OF EXISTING WATER LINES OR OTHER UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- MATERIAL SPECIFICATIONS SPECIFICATION REFERENCES TO STANDARD SPECIFICATIONS OF AWWA, ASTM, ANSI, AWWA, ETC. SHALL APPLY TO THE LATEST EDITION, REVISED OR ADDENDUM THERETO.
- POLYVINYL CHLORIDE (PVC) PLASTIC PIPE SHALL BE CLASS 150 WITH INTEGRAL BELL THAT MEETS THE REQUIREMENTS OF AWWA C-900 AND UNDERWRITER'S LABORATORIES (UL). THE PIPE SHALL MEET REQUIREMENTS OF WALL THICKNESS, OF DIMENSION RATIO DR18 AND SHALL BE MANUFACTURED TO DUCTILE IRON SIZE OUTSIDE DIMENSIONS. ONLY BLUE COLORED PVC PIPE SHALL BE USED FOR UNDERGROUND INSTALLATION. THE STANDARD LENGTH SHALL BE TWENTY (20) FEET. THE BELL SHALL CONSIST OF AN INTEGRAL WALL SECTION WITH REINFORCED RUBBER RING. MECHANICAL JOINT FITTINGS WILL BE USED WITH PVC PIPE.
- DUCTILE IRON MECHANICAL JOINT FITTINGS SHALL BE THE COMPACT TYPE CONFORMING TO AWWA C153 AND AWWA C110 RATED FOR THREE HUNDRED AND FIFTY (350) POUNDS PER SQUARE INCH WORKING PRESSURE, CEMENT LINED IN ACCORDANCE WITH AWWA C104 WITH JOINTS, RING TYPE GASKETS, LUBRICANT AND ACCESSORIES CONFORMING TO APPLICABLE REQUIREMENTS OF AWWA C111. USADLO, OR EQUAL, CORROSION RESISTANT BOLTS SHALL BE USED.
- GATE VALVES SHALL BE IRON BODIED, EPOXY COATED INTERIOR, FULLY SUPPORTED 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 TWO HUNDRED (200) POUNDS PER SQUARE INCH WORKING PRESSURE AND FOUR HUNDRED (400) POUNDS PER SQUARE INCH TEST PRESSURE. VALVES SHALL HAVE A NON-RISING STEM WITH A TWO (2) INCH SQUARE WRENCH NUT, SHALL OPEN BY TURNING COUNTER-CLOCKWISE AND SHALL BE EQUIPPED WITH O-RING STEM SEALS. VALVES SHALL BE MUELLER SERIES A2360-20 OR APPROVED EQUAL.
- TAPPING SLEEVE VALVES SHALL BE SIMILAR TO GATE VALVES SPECIFIED ABOVE AND SHALL BE MUELLER A2360-16 OR APPROVED EQUAL.
- TAPPING SLEEVES SHALL BE THE STAINLESS STEEL SLEEVE TYPE. THE BODY SHALL BE FULL CIRCLE BAND THAT MEETS OR EXCEEDS THE WATERWORKS SPECIFICATIONS FOR REPAIR CLAMPS, STAINLESS STEEL 18-8 TYPE 304 WITH GRIDDED OVERLAPPING VIRGIN NEOPRENE RUBBER GASKET. THE FLANGE SHALL BE 304(18-8) STAINLESS STEEL OR DUCTILE IRON AWWA C207 CLASS D ANSI ONE HUNDRED FIFTY-POUND DRILLING RECESSED TO ACCEPT A STANDARD TAPPING VALVE. TAPPING SLEEVES SHALL BE SMITH-BLAIR 662 OR 663, JCM 432 OR ROMAC SS.
- VALVE BOXES SHALL BE CONSTRUCTED OF CAST IRON FOR ROADWAY SERVICE, WITH A MINIMUM INSIDE DIAMETER OF FIVE AND ONE-QUARTER (5 1/4) INCHES. THE BOX SHALL BE THE ADJUSTABLE CREW TYPE CONSISTING OF TWO PIECES (A BASE AND A TOP SECTION) AND SHALL INCLUDE A COVER. THE COVER SHALL BE OF THE DEEP (TWO INCHES) SOCKET TYPE WITH THE WORD "WATER" CAST ON THE TOP. THE BOX SHALL BE TYLER 461-S/562-S OR APPROVED EQUAL.
- VALVE BOX RISERS SHALL BE MADE OF CAST IRON FOR ROADWAY SERVICE. THE RISER SHALL FIT INTO THE TOP SECTION OF TYLER 461-S/562-S VALVE BOXES AND SHALL ACCEPT THE LID. THE RISER SHALL BE A TRUMBULL 357 SERIES OR APPROVED EQUAL.
- FIRE HYDRANTS SHALL CONFORM TO AWWA SPECIFICATION C-502. MAIN VALVE SHALL BE FIVE AND ONE-QUARTER-INCH COMPRESSION TYPE WHICH CLOSURES WITH PRESSURE. HYDRANT SHALL HAVE TWO (2) NOZZLES AT A MEASUREMENT OF TWO AND ONE-HALF (2 1/2) INCHES AND ONE NOZZLE AT A MEASUREMENT OF FOUR AND ONE-HALF-INCH "PUMPER NOZZLE"; ALL NOZZLES SHALL HAVE NOZZLE CAPS AND CHAINS. ALL NOZZLES SHALL HAVE NATIONAL STANDARD THREADS. OPERATING NUT SHALL BE PENTAGONAL MEASURING ONE AND ONE-HALF (1 1/2) INCHES FROM POINT TO FLAT. HYDRANT SHALL OPEN BY TURNING COUNTER-CLOCKWISE. HYDRANT SHOE SHALL HAVE MECHANICAL JOINT CONNECTION FOR SIX-INCH PIPE. HYDRANT BARREL SHALL BE OF SUITABLE LENGTH TO SET BREAKAWAY FLANGE BETWEEN THREE (3) INCHES AND SIX (6) INCHES ABOVE FINISHED GRADE. FIRE HYDRANTS SHALL BE RED IN COLOR. HYDRANTS SHALL BE MUELLER A-423 SUPER CENTURION 200 OR EQUAL.
- ROMAC GRIP RING PIPE RESTRAINTS SHALL BE USED FOR THE INSTALLATION OF FIRE HYDRANTS, TEES, VALVES, AND ANY DIRECTIONAL CHANGE OF WATER MAIN.
- CONCRETE PRECAST SLABS AROUND VALVE BOXES SHALL BE TWO THOUSAND FIVE HUNDRED (2,500) POUND COMPRESSION STRENGTH AT TWENTY-EIGHT (28) DAYS, TWO (2) FEET SQUARE, AND FOUR (4) INCHES THICK. THE CIRCULAR OPENING IN THE CENTER OF THE SLAB SHALL BE APPROXIMATELY THREE-QUARTERS (3/4) INCH GREATER IN DIAMETER THAN THE OUTER DIAMETER OF THE VALVE BOX. LUMBER FOR THRUST BLOCKS OR FIXTURE FOUNDATION SHALL BE CELCURE PRESSURE TREATED SOUTHERN YELLOW PINE EITHER ROUGH SAWN OR DRESSED WITH NOT LESS THAN THREE-FOURTHS (0.75) LBS. RETENTION AND RATED FOR UNDERGROUND USE.
- CONCRETE POSTS SHALL BE NOT LESS THAN ONE AND ONE-HALF (1 1/2) INCHES SQUARE WITH A LENGTH OF SEVEN (7) FEET FOR VALVE MARKERS. EACH POST SHALL BE REINFORCED WITH TWO (2) NUMBER THREE (NO. 3) DEFORMED REINFORCING BARS.
- THE INSTALLATION OF WATER SYSTEMS SHALL BE INSPECTED BY THE DEPARTMENT OF WATERWORKS DESIGNATED INSPECTOR FOR COMPLIANCE WITH APPROVED PLANS AND SPECIFICATIONS AT THE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR SHALL EXTEND FULL COOPERATION TO THE INSPECTOR IN THE COURSE OF MAKING INSPECTIONS AND SHALL COMPLY WITH ALL REASONABLE REQUESTS TO OBSERVE WORK IN PROGRESS AND TO REVIEW WORK WHICH HAS ALREADY BEEN PERFORMED. THE INSPECTOR WILL BE ALLOWED AN OPPORTUNITY TO INSPECT ALL LINES, VALVES AND FITTINGS BEFORE BEING COVERED. REQUIRED PRESSURE AND LEAKAGE TESTS SHALL BE WITNESSED BY THE INSPECTOR AND BY DEPARTMENT OF WATERWORKS' PERSONNEL. THE DEPARTMENT OF WATERWORKS SHALL BE REIMBURSED FOR ALL FEES AND EXPENSES INCURRED BY THE INSPECTOR, PRIOR OR CONCURRENT WITH, REQUESTING THE DEPARTMENT OF WATERWORKS TO APPROVE THE INSTALLATION.
- ALL LEAK TESTING, DISINFECTING, FLUSHING, PRESSURE TESTING, ETC. SHALL BE DONE IN ACCORDANCE WITH ST. CHARLES PARISH DEPARTMENT OF WATERWORKS STANDARDS. ALL TESTING SHALL BE PERFORMED BY THE CONTRACTOR AS REQUIRED, AT NO DIRECT PAY. REFERENCE SHEET 41 FOR TYPICAL WATER SERVICE DETAILS.



1 MASTER WATER SERVICE PLAN
 SCALE: 1" = 60'-0"

- LEGEND:**
- PROPOSED WATER LINE
 - PROPOSED WATER SERVICE CASINGS
 - PROPOSED DUCTILE IRON MECHANICAL JOINT GATE VALVE W/ DUCTILE IRON VALVE BOX
 - PROPOSED DUCTILE IRON MECHANICAL JOINT TEE
 - PROPOSED FIRE HYDRANT, 6" M.J. FLANGED GATE VALVE (BOLTED DIRECTLY TO TEE), 8x8x6 TEE (HYDRANT TO BE PLACED ON PROPERTY LINE FACING STREET (TYPICAL))
 - PROPOSED RAISED REFLECTIVE PAVEMENT MARKER, BLUE IN COLOR
 - EXISTING WATER LINE
 - EXISTING FIRE HYDRANTS

ISSUED FOR REVIEW

REVISIONS:	
DATE:	REMARKS:
09-11-2023	REV.B: MISCELLANEOUS REVISIONS AS PER ST. CHARLES PARISH DEPARTMENT OF PLANNING AND ZONING COMMENTS.
09-25-2024	REV.C: MISCELLANEOUS PLAN REVISIONS.



PICCIOLA & ASSOCIATES, INC.
 CIVIL ENGINEERS LAND SURVEYORS NAVAL ARCHITECTS MARINE ENGINEERS
 P.O. BOX 687
 CUT OFF, LOUISIANA 70345
 (985) 532-5786

DESIGNED BY: J.C.P. DRAWN BY: L.J.G. CHECKED BY: J.C.P.

DATE:	07/25/2023
SCALE:	AS SHOWN

ASHTON PLANTATION ESTATES, LLC
 PATIO HOMES SUBDIVISION.
 MASTER WATER SERVICE PLAN
 LULING, LOUISIANA ST. CHARLES PARISH, LOUISIANA

SHEET NO.
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 REV.C

PROPOSED SEWER MANHOLES				
SEWER MANHOLE	SIDE OF C/L	STATION	INVERT	TYPE
SM1	±14' RT	201+45.32	-5.34'	48" FIBERGLASS
SM2	±14' RT	202+79.54	-4.83'	48" FIBERGLASS
SM3	±14' RT	205+39.35	-3.83'	48" FIBERGLASS
SM4	±14' RT	208+34.74	-2.60'	48" FIBERGLASS
SM5	±14' RT	209+21.91	-2.19'	48" FIBERGLASS
SM6	±14' RT	211+13.92	-1.34'	48" FIBERGLASS
SM7	±14' RT	212+22.40	-0.95'	48" FIBERGLASS
SM8	±14' RT	213+98.25	-1.66'	48" FIBERGLASS
SM9	±14' RT	217+33.85	-3.00'	48" FIBERGLASS
SM10	±14' RT	219+96.60	-4.03'	48" FIBERGLASS
SM11	±14' RT	221+00.00	-3.64'	48" FIBERGLASS
SM12	±14' RT	300+94.55	-0.97'	48" FIBERGLASS

NOTE:
 1. ALL INVERTS SHOWN REPRESENT SEWER FLOW LINE ELEVATIONS.
 2. APPROVED PRECAST CONCRETE MANHOLES OPTIONAL.

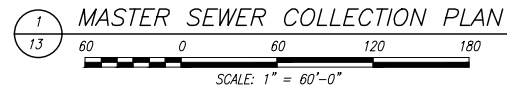
PROPOSED SEWER LIFT STATION				
35,000 GPD SEWER LIFT STATION	SIDE OF C/L	STATION	INVERT	TYPE
	MEDIAN	102+60.00	T.B.D.	72" CONCRETE

SANITARY SEWER NOTES:

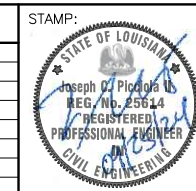
- SANITARY SEWERAGE COLLECTION AND TREATMENT FACILITIES CONSTRUCTED IN THE PARISH SHALL BE APPROVED IN WRITING BY THE LOUISIANA STATE BOARD OF HEALTH [SIC]. ALL SEWER SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE SANITARY CODE OF THE STATE OF LOUISIANA. NEW AND REPLACEMENT SANITARY SEWER SYSTEMS SHALL BE DESIGNED TO MINIMIZE OR ELIMINATE INFILTRATION OF FLOOD WATERS WITH THE SYSTEMS AND DISCHARGE FROM THE SYSTEM INTO FLOOD WATERS; AND ON-SITE WASTE DISPOSAL SYSTEMS SHALL BE LOCATED TO AVOID IMPAIRMENT TO THEM OR CONTAMINATION FROM THEM DURING FLOODING.
- LIFT STATIONS SHALL BE DESIGNED WITH A MINIMUM OF TWO (2) PUMPS AND EACH PUMP SHALL BE CAPABLE OF PUMPING THREE (3) TIMES THE AVERAGE FLOW OF ONE HUNDRED (100) GALLONS PER CAPITA PER DAY. ALL SEWER LIFT STATIONS SHALL BE THREE (3) PHASE 230-VOLT DESIGN.
- HOUSE CONNECTIONS SHALL BE A MINIMUM OF SIX (6) INCHES IN DIAMETER AND SHALL BE INSTALLED BY FROM THE COLLECTION LINE TO THE PROPERTY LINE OF EACH LOT. INDIVIDUAL SERVICE LINES SEALED WITH A PLUG SHALL BE PROVIDED FOR EACH LOT LOCATED ON THE SIDE OF THE STREET UPON WHICH THE SEWER MAIN IS LOCATED AND A SINGLE LINE CROSSING THE STREET WITH THE USE OF A WYE IS PERMITTED TO SERVICE TWO LOTS. THE MINIMUM COVER AT THE END OF EACH SEWER SERVICE LINE SHALL BE THIRTY (30) INCHES WITH A MAXIMUM OF FORTY-EIGHT (48) INCHES ABOVE THE EDGE OF THE ROADWAY OR TOP OF CURB WHERE CURBS ARE PROPOSED (UNLESS APPROVED OTHERWISE IN WRITING ON A CASE BY CASE BASIS BY THE DIRECTOR OF PUBLIC WORKS/WASTEWATER TO ADDRESS SPECIAL SITUATIONS). "H/C" SHALL BE STAMPED IN CURBS AND SEWERMARKERS (WHICH SHALL BE SUBMITTED TO THE PARISH FOR REVIEW AND APPROVAL) SHALL BE PLACED 12 INCHES OFF THE EDGE OF ROADWAYS WITHOUT CURBS, AND SHALL BE LOCATED PERPENDICULAR TO THE LOTS SEWER HOUSE CONNECTION IN STRAIGHT ROADWAYS AND RADIAL TO THE LOTS SEWER HOUSE CONNECTION IN CURVED ROADWAYS.
- A MAGNETIC IDENTIFICATION DISK PLACED DIRECTLY ABOVE EACH HOUSE CONNECTION WHICH CAN BE LOCATED WITH PARISH-OWNED EQUIPMENT. A 4" MINIMUM DIAMETER SCHEDULE 40 WHITE PVC PIPE SHALL BE INSTALLED IMMEDIATELY IN FRONT OF THE HOUSE CONNECTION PLUG AND SHALL EXTEND NO LESS THAN TWENTY-FOUR (24) INCHES AND NO MORE THAN FORTY-EIGHT (48) INCHES ABOVE THE NEAREST EDGE OF THE ROADWAY WHEN CURBS ARE NOT TO BE UTILIZED OR THE NEAREST TOP OF CURB WHEN CURBS ARE TO BE CONSTRUCTED.
- THE DEVELOPER SHALL FORWARD THE APPLICABLE STATE HEALTH PERMITS TO THE ST. CHARLES PARISH SEWERAGE DEPARTMENT AS REQUIRED.
- AS-BUILT DRAWINGS SHALL BE PRESENTED UPON COMPLETION OF APPROPRIATE TESTING (AS PER SUBSECTION IV.B.3.A). THE LOCATION OF ALL HOUSE CONNECTIONS SHALL BE NOTED ON THE AS-BUILT DRAWINGS USING STATIONING MEASURED FROM THE CENTER OF SEWER MANHOLE COVERS.
- SEWER PIPE SHALL BE PVC PIPE AND SHALL CONFORM TO ASTM D-3034.
- FORCE MAINS SHALL BE CAST IRON, DUCTILE IRON, OR PVC. CAST IRON SHALL CONFORM TO ASA A21.6 AND ANNA C106 AND SHALL BE CLASS 24. FITTINGS SHALL BE CLASS D.
- DUCTILE IRON SHALL CONFORM TO ANNA SPECIFICATION C-151 AND SHALL BE CLASS 52.
- PVC SHALL CONFORM TO ASTM D-1785.
- LIFT STATIONS SHALL BE OF THE TYPE SPECIFIED BY THE PARISH.
- LIFT STATIONS SHALL BE APPROVED BY THE PARISH ENGINEER PRIOR TO INSTALLATION.
- MISCELLANEOUS SEWER MATERIALS SHALL BE STANDARD SEWER MATERIALS AND SHALL BE APPROVED BY THE PARISH ENGINEER.
- NO INFILTRATION IS ALLOWED WITHIN THE GRAVITY SANITARY SEWER SYSTEM (MANHOLES, MAINS, AND SERVICE CONNECTIONS).
- A FIVE (5) PERCENT DEFLECTION MANDREL SHALL BE USED TO PERFORM THE DEFLECTION TESTING FOR ALL NEW SEWER GRAVITY LINES.
- DEFLECTION TESTING SHALL BE PERFORMED NO SOONER THAN THIRTY-ONE (31) DAYS AFTER THE PIPE HAS BEEN INSTALLED AND ALL BACKFILL OPERATIONS COMPLETED.
- DEFLECTION TESTING SHALL BE PERFORMED AFTER ALL INFRASTRUCTURES, INCLUDING THE COMPACTED ROADWAY FOUNDATION, HAVE BEEN INSTALLED.
- DEFLECTION TESTING OF ALL GRAVITY LINES AND SUBMITTAL OF A DEFLECTION TESTING REPORT BY AN APPROVED LAB IS REQUIRED PRIOR TO FINAL INSPECTION.
- THE OWNER, HIS AGENT OR THE CONTRACTOR SHALL CONTACT THE DEPARTMENT OF PUBLIC WORKS/WASTEWATER FORTY-EIGHT (48) HOURS IN ADVANCE FOR THE INSPECTION OF THE DEFLECTION MANDREL TEST.
- THE MANDREL SHALL BE PULLED THROUGH THE PIPE BY HAND TO ENSURE THAT MAXIMUM ALLOWABLE DEFLECTION HAVE NOT BEEN EXCEEDED.
- LAMP TEST OF ALL SEWER GRAVITY LINES SHALL BE PERFORMED BY THE DEPARTMENT OF PUBLIC WORKS/WASTEWATER DURING FINAL INSPECTION.
- THE CONTRACTOR SHALL PERFORM CLEANING AND VIDEO INSPECTIONS OF ALL NEW SEWER GRAVITY LINES (MAINS AND SERVICE CONNECTIONS) INSTALLED AS PART OF FINAL INSPECTION. SEWER LINE CLEANING AND VIDEO INSPECTION SHALL BE PERFORMED AFTER ALL INFRASTRUCTURE, INCLUDING THE COMPACTED ROADWAY FOUNDATION, HAS BEEN INSTALLED. SEWER LINE CLEANING AND VIDEO INSPECTION SHALL BE DONE AS PER DEPARTMENT OF PUBLIC WORKS/WASTEWATER LATEST "VIDEO INSPECTION" SPECIFICATIONS. COPIES OF THESE VIDEO INSPECTIONS SHALL BE SENT TO THE DEPARTMENT OF PUBLIC WORKS/WASTEWATER.
- ALL REQUIRED TESTING SHALL BE PERFORMED BY THE CONTRACTOR, UNLESS OTHERWISE NOTED, AT NO DIRECT PAY.
- REFERENCE SHEETS 23 THRU 32 FOR PLAN/PROFILE VIEWS.
- REFERENCE SHEETS 42 AND 43 FOR TYPICAL SEWER SERVICE DETAILS.



- LEGEND:**
- PROPOSED SEWER LINE
 - PROPOSED HOUSE CONNECTION—DOUBLE
 - PROPOSED HOUSE CONNECTION—SINGLE
 - PROPOSED SEWER MANHOLES



REVISIONS:	
DATE:	REMARKS:
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09-25-2024	REV.C: MISCELLANEOUS PLAN REVISIONS.



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 P.O. BOX 687
 CUT OFF, LOUISIANA 70345
 (985) 632-5786

DESIGNED BY: J.C.P. DRAWN BY: L.J.G. CHECKED BY: J.C.P.

DATE:	07/25/2023
SCALE:	AS SHOWN

ISSUED FOR REVIEW

ASHTON PLANTATION ESTATES, LLC

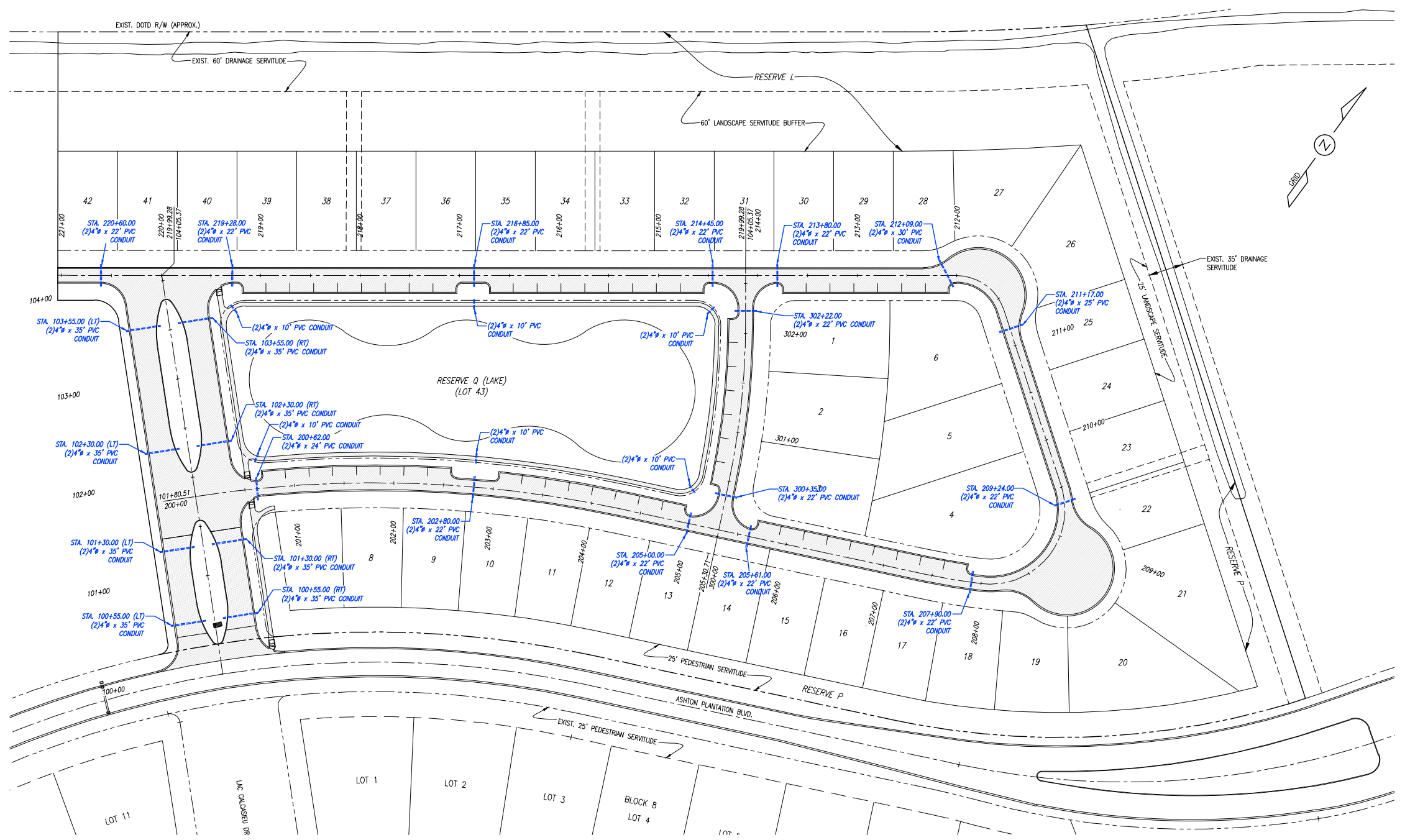
PATIO HOMES SUBDIVISION.
 MASTER SEWER COLLECTION PLAN

LULING, LOUISIANA ST. CHARLES PARISH, LOUISIANA

SHEET NO. 13 OF 43
 REV.C

NOTES:

1. ALL CONDUITS SHALL BE 4" DIA. SCHEDULE 80 HDPE WITH A MINIMUM COVER OF 24" AND CAPPED ON EACH END.
2. CONDUITS SHALL BE INSTALLED STRAIGHT FROM ONE SIDE OF PAVEMENT TO THE OTHER WITH NO BENDS.
3. ALL CONDUITS TO BE PLACED BENEATH ROAD BASE AND EXTENDED A MINIMUM OF 36" BEYOND THE EDGE OF PAVEMENT.
4. ALL CONDUITS LOCATED BELOW ROADWAY SHALL BE PERMANENTLY MARKED IN ROADWAY OR CURB BY USE OF BRASS TAG LOCATORS.



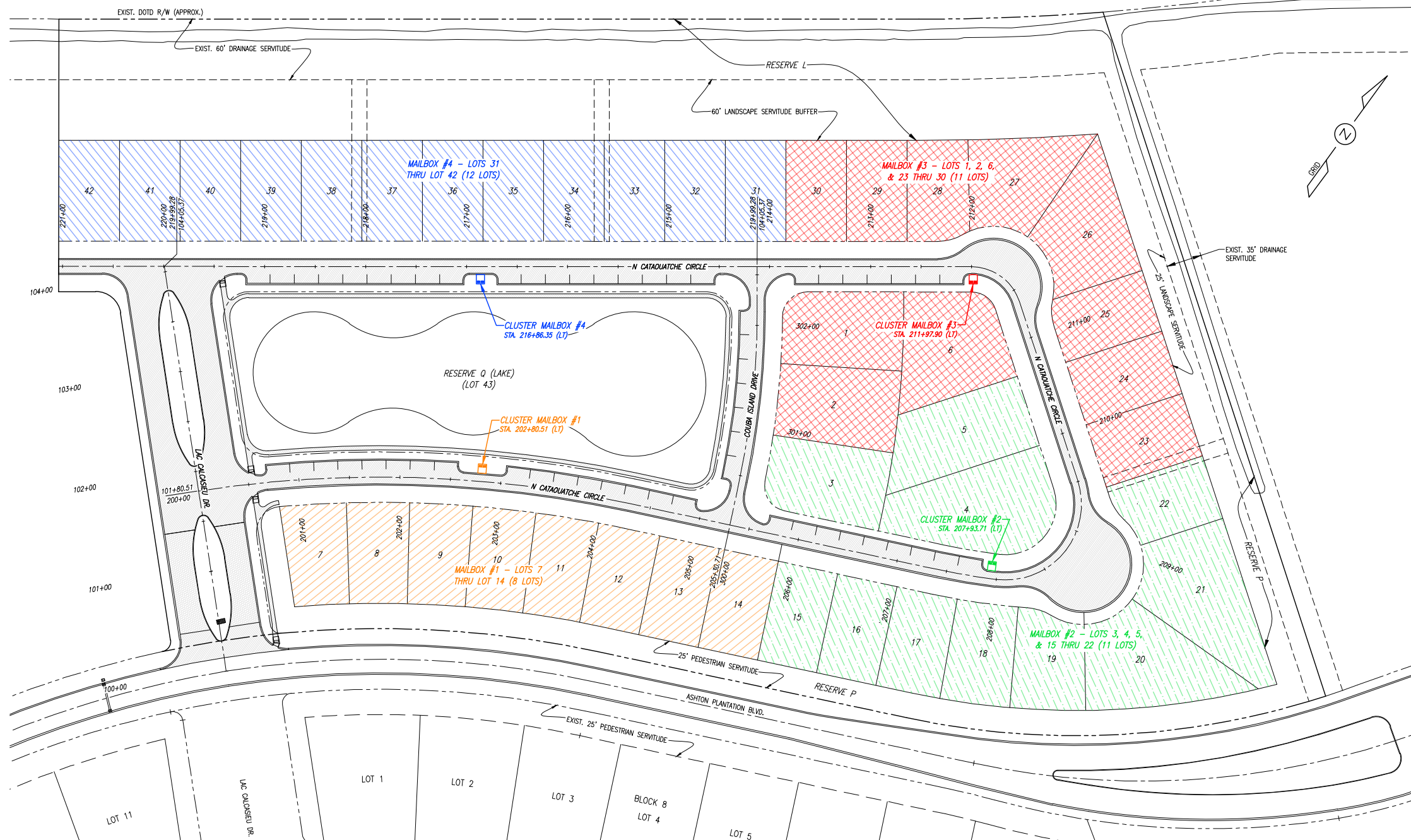
1 MISCELLANEOUS UTILITIES PLAN
 14
 SCALE: 1" = 60'-0"

ISSUED FOR REVIEW

REVISIONS: DATE: 09-25-2024 REMARKS: REV.C: MISCELLANEOUS PLAN REVISIONS.		STAMP: PICCIOLA & ASSOCIATES, INC. CIVIL ENGINEERS LAND SURVEYORS NAVAL ARCHITECTS MARINE ENGINEERS P.O. BOX 687 CUT OFF, LOUISIANA 70345 (985) 532-5786	DATE: 07/25/2023	ASHTON PLANTATION ESTATES, LLC PATIO HOMES SUBDIVISION. MISCELLANEOUS UTILITIES PLAN LULING, LOUISIANA ST. CHARLES PARISH, LOUISIANA	SHEET NO. 14 OF 43
SCALE(S) SHOWN ARE BASED ON 22x34 FULL SIZE SHEET			SCALE: 1" = 60'-0"		REV.C

NOTES:

1. CLUSTER MAILBOX UNITS SHALL BE INSTALLED IN ACCORDANCE WITH THE UNITED STATES POSTAL SERVICE NATIONAL DELIVERY PLANNING STANDARDS, A GUIDE FOR BUILDERS AND DEVELOPERS.
2. CLUSTER MAILBOX UNITS SHALL BE USPSB118, POSTAL SERVICE SPECIFICATION WITH SECURED PARCEL LOCKERS.
3. MAILBOX CLUSTER UNITS, INSTALLATION, AND INCIDENTAL PAVING SHALL BE PERFORMED BY OTHERS. LAYOUT SHOWN IS FOR INFORMATION PURPOSES ONLY.



1 MASTER MAILBOX PLAN
 15 60 0 60 120 180
 SCALE: 1" = 60'-0"

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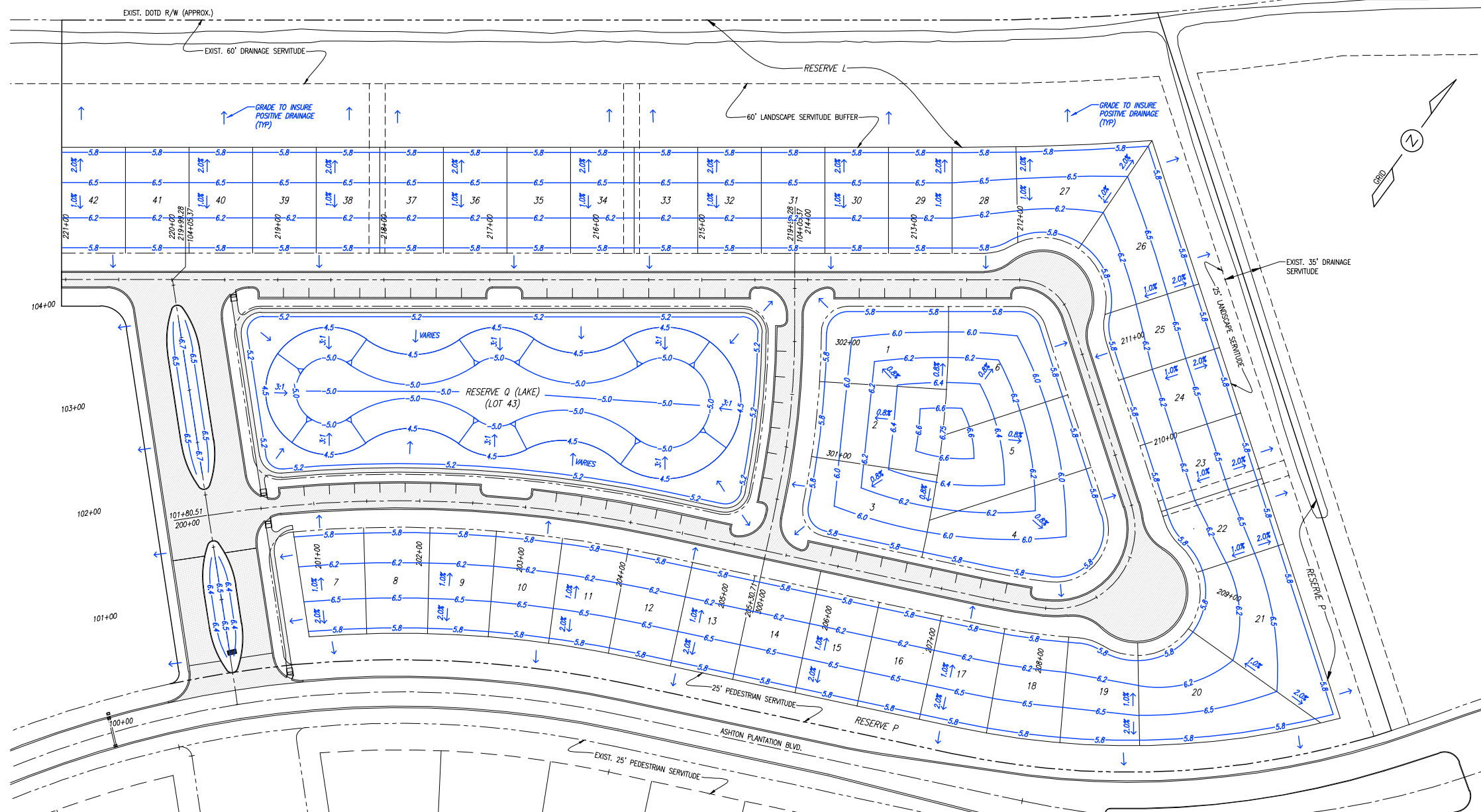
DATE:	07/25/2023
SCALE:	1" = 60'-0"

ASHTON PLANTATION ESTATES, LLC
 PATIO HOMES SUBDIVISION.
 MASTER MAILBOX PLAN
 LULING, LOUISIANA ST. CHARLES PARISH, LOUISIANA

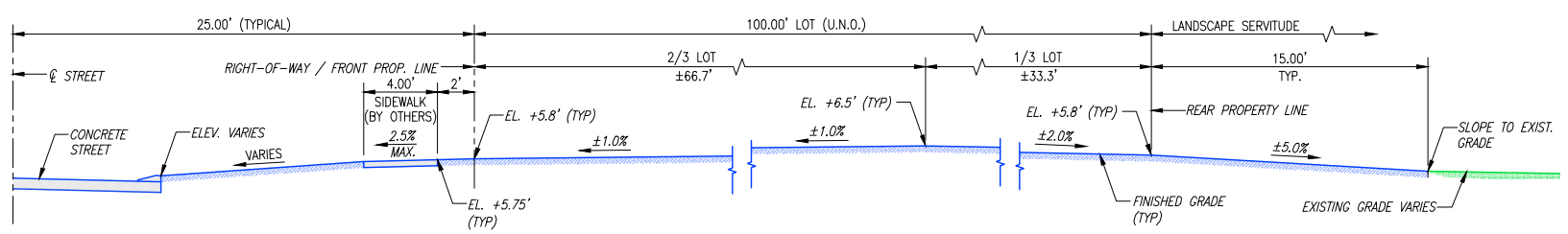
SHEET NO.
 15 OF 43
 REV.C

GRADING NOTES:

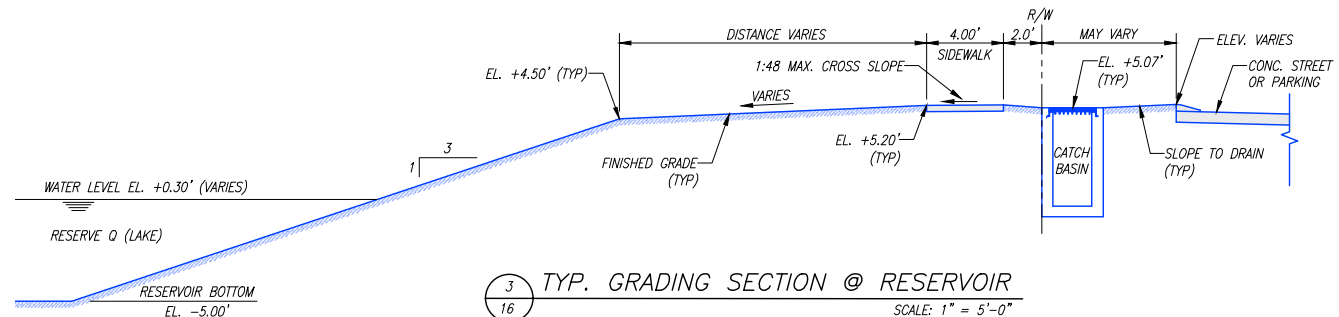
- CONTRACTOR SHALL CHOP ALL FILL AREAS TO A DEPTH OF 4" PRIOR TO THE PLACEMENT OF FILL MATERIAL.
- ALL SUITABLE MATERIAL GENERATED FROM THE EXCAVATION OF THE PROPOSED LAKE (RESERVE Q) MAY BE USED AS ON-SITE FILL OUTSIDE THE ROADBED SECTION.
- ALL CUT MATERIAL GENERATED FROM THE EXCAVATION OF THE ROADBED SECTION MAY BE USED AS ON-SITE FILL OUTSIDE THE ROADBED SECTION.
- ALL LOTS ARE REQUIRED TO BE SLOPED TOWARD THE FRONT (STREET) SIDE UNLESS OTHERWISE NOTED.
- BORROW MATERIAL SHALL BE INSTALLED AND COMPACTED IN LIFTS AS REQUIRED IN THE SPECIFICATIONS.
- CLEARING AND GRUBBING SHALL OCCUR IN ALL LOCATIONS WHERE TREES, SHRUBS AND OTHER VEGETATION ARE EXISTING WITHIN THE PROPOSED PROJECT FOOTPRINT.
- ADDITIONAL REQUIRED BORROW MATERIAL SHALL MEET REQUIRED SPECIFICATIONS. MATERIAL NOT MEETING REQUIRED SPECIFICATIONS WILL NOT BE ALLOWED WITHIN THE PROJECT FILL AREAS SECTION.
- CONTRACTOR SHALL GRADE AND SHAPE PROJECT SITE TO ENSURE POSITIVE DRAINAGE. ADJUSTMENTS TO FINISHED GRADE ELEVATIONS SHOWN MAY BE REQUIRED TO ACHIEVE POSITIVE DRAINAGE.
- REFERENCE SHEETS 17 THRU 19 FOR MORE INFORMATION ON PROPOSED STREET FINISHED GRADE.
- REFERENCE SHEETS 10 AND 23 THRU 32 FOR MORE INFORMATION ON PROPOSED DRAINAGE STRUCTURES.
- ALL SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 1:48 OR 1/4" PER FOOT.
- REFERENCE SHEET 2 FOR ESTIMATED EXCAVATION AND FILL MATERIAL QUANTITIES.



1 MASTER GRADING PLAN
SCALE: 1" = 60'-0"



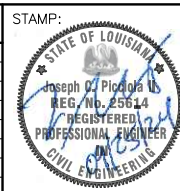
2 TYPICAL LOT GRADING SECTION
SCALE: 1" = 5'-0"



3 TYP. GRADING SECTION @ RESERVOIR
SCALE: 1" = 5'-0"

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09-25-2024	REV.C: MISCELLANEOUS PLAN REVISIONS.



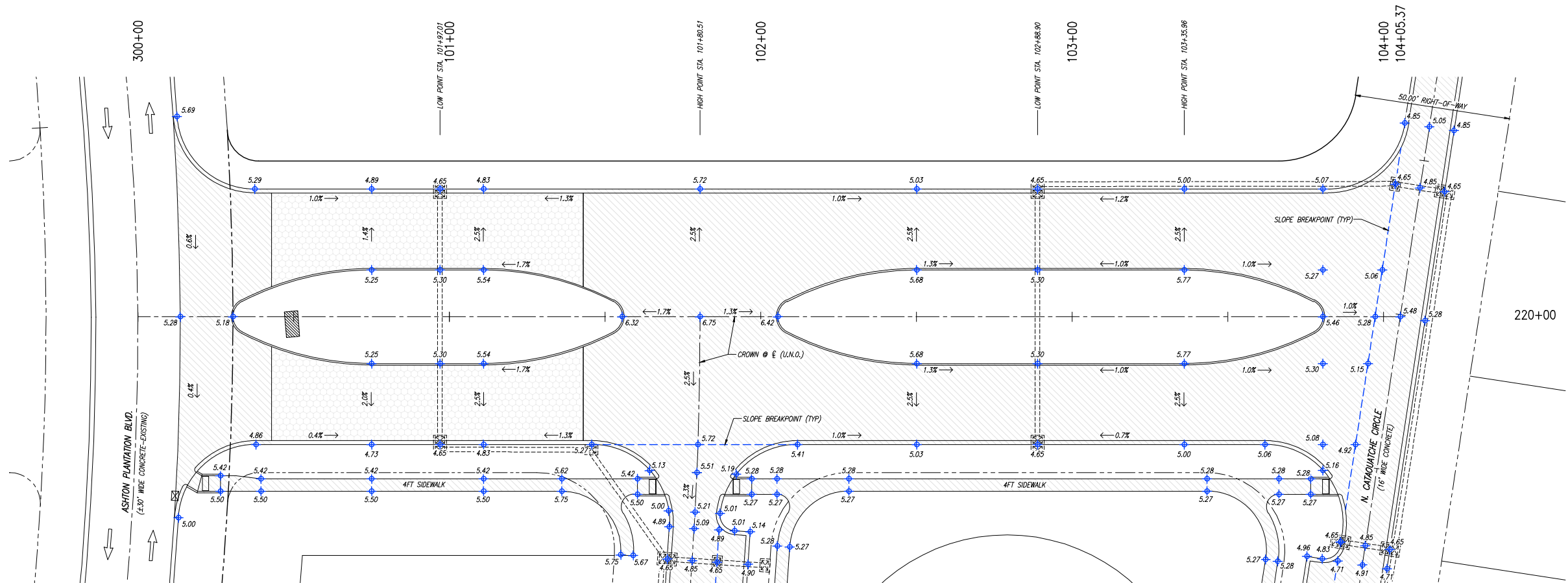
PICCIOLA & ASSOCIATES, INC.
CIVIL ENGINEERS LAND SURVEYORS NAVAL ARCHITECTS MARINE ENGINEERS
P.O. BOX 687
CUT OFF, LOUISIANA 70345
(985) 532-5786

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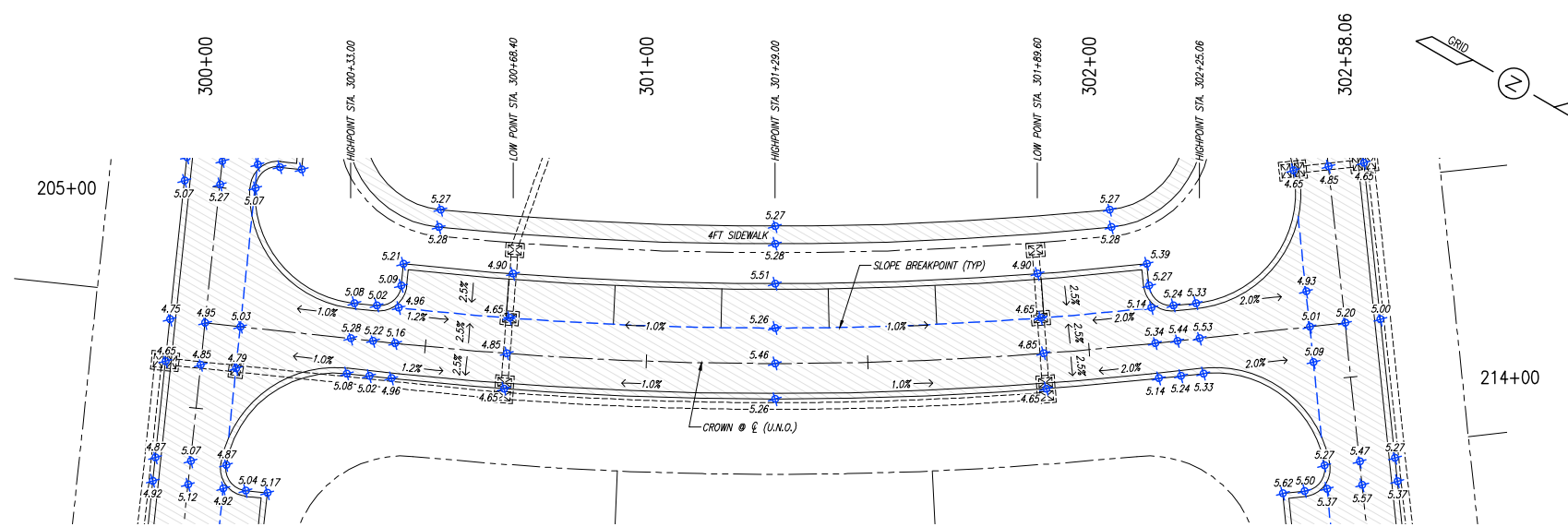
DATE:	07/25/2023
SCALE:	AS SHOWN

ASHTON PLANTATION ESTATES, LLC
PATIO HOMES SUBDIVISION.
MASTER GRADING PLAN
LULING, LOUISIANA ST. CHARLES PARISH, LOUISIANA

SHEET NO.
16 OF 43
REV.C



1 PAVEMENT ELEVATIONS, LAC CALCASIEU DRIVE
 STA. 100+00 TO 104+05.37 SCALE: 1" = 20'-0"



2 PAVEMENT ELEVATIONS, COUBA ISLAND DRIVE
 STA. 300+00 TO 302+58.06 SCALE: 1" = 20'-0"

- NOTES:**
- ELEVATIONS SHOWN REPRESENT FINISHED STREET ELEVATIONS.
 - FINISHED CURB ELEVATIONS ARE 4" HIGHER FOR ROLLOVER CURBS AND 6" HIGHER FOR BARRIER CURBS.
 - ROADBED ELEVATIONS ARE 7" BELOW FINISHED STREET ELEVATIONS SHOWN.
 - REFERENCE TYPICAL PAVEMENT DETAIL SHEETS FOR MORE INFORMATION ON FINISHED STREET SECTIONS.
 - REFERENCE DRAINAGE STRUCTURE DETAILS FOR MORE INFORMATION ON CATCH BASIN PLACEMENT AND CURB INLET ELEVATIONS.

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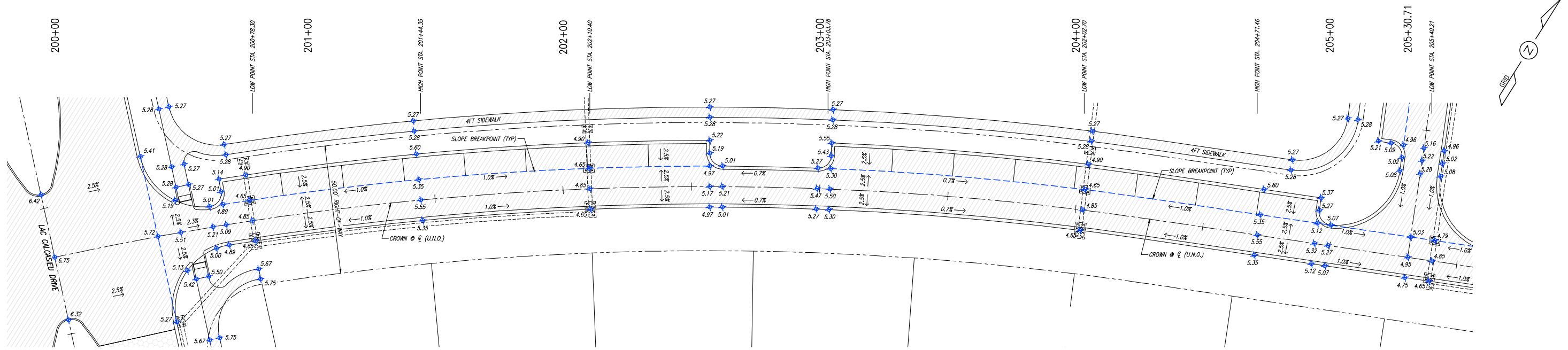
DATE:	07/25/2023
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ASHTON PLANTATION ESTATES, LLC

PATIO HOMES SUBDIVISION.
 PAVEMENT ELEVATIONS

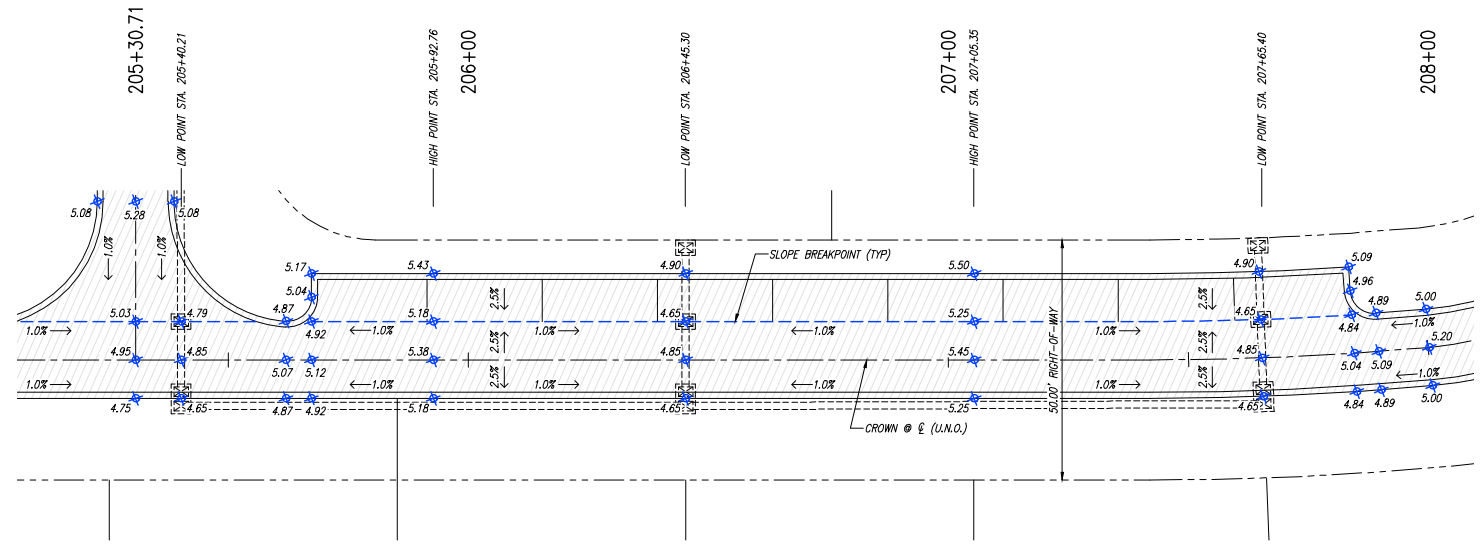
LULING, LOUISIANA ST. CHARLES PARISH, LOUISIANA

SHEET NO.
 17 OF 43
 REV.C

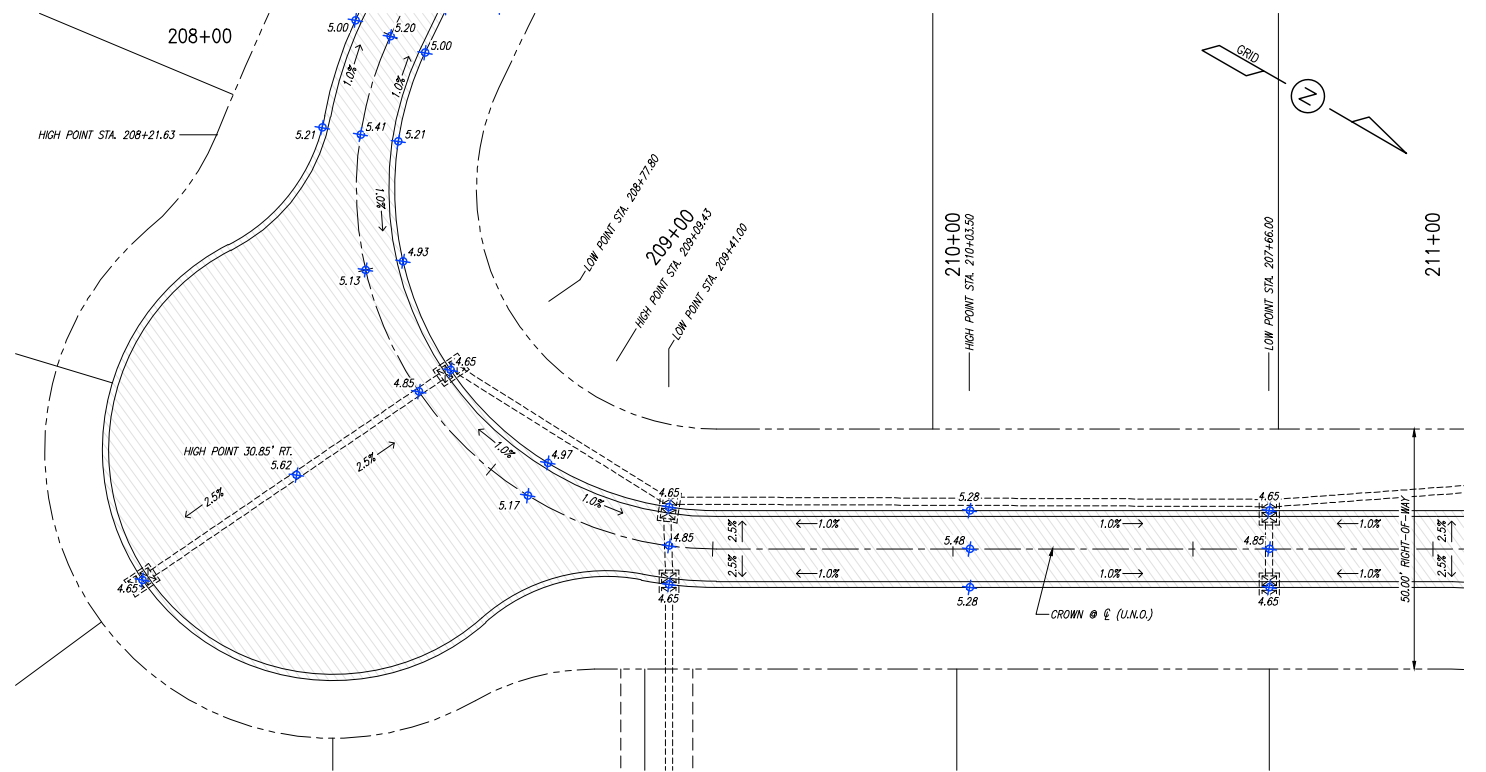


1 PAVEMENT ELEVATIONS, N. CATAOUATCHE DRIVE
 STA. 200+00 TO 205+30.71 SCALE: 1" = 20'-0"

- NOTES:**
- ELEVATIONS SHOWN REPRESENT FINISHED STREET ELEVATIONS.
 - FINISHED CURB ELEVATIONS ARE 4" HIGHER FOR ROLLOVER CURBS AND 6" HIGHER FOR BARRIER CURBS.
 - ROADBED ELEVATIONS ARE 7" BELOW FINISHED STREET ELEVATIONS SHOWN.
 - REFERENCE TYPICAL PAVEMENT DETAIL SHEETS FOR MORE INFORMATION ON FINISHED STREET SECTIONS.
 - REFERENCE DRAINAGE STRUCTURE DETAILS FOR MORE INFORMATION ON CATCH BASIN PLACEMENT AND CURB INLET ELEVATIONS.



2 PAVEMENT ELEVATIONS, N. CATAOUATCHE DRIVE
 STA. 205+30.71 TO 208+00 SCALE: 1" = 20'-0"



3 PAVEMENT ELEVATIONS, N. CATAOUATCHE DRIVE
 STA. 208+00 TO 211+00 SCALE: 1" = 20'-0"

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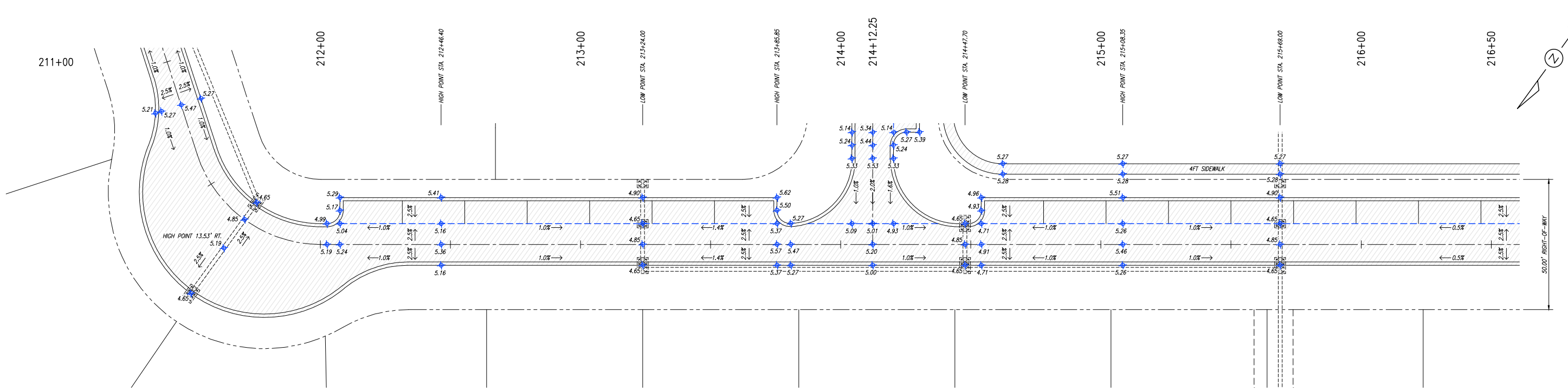
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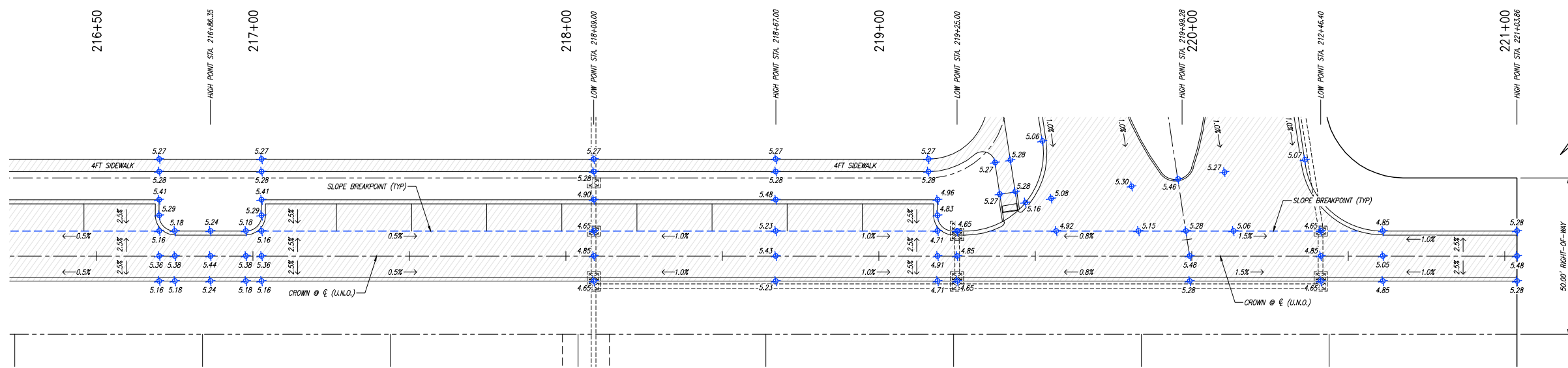
ASHTON PLANTATION ESTATES, LLC
 PATIO HOMES SUBDIVISION.
 PAVEMENT ELEVATIONS
 LULING, LOUISIANA ST. CHARLES PARISH, LOUISIANA

SHEET NO.
 18 OF 43
 REV.C



1 PAVEMENT ELEVATIONS, N. CATAOUATCHE DRIVE
 STA. 211+00 TO 216+50 SCALE: 1" = 20'-0"

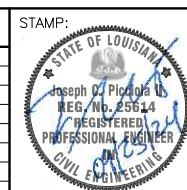
- NOTES:**
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 - REFERENCE TYPICAL PAVEMENT DETAIL SHEETS FOR MORE INFORMATION ON FINISHED STREET SECTIONS.
 - REFERENCE DRAINAGE STRUCTURE DETAILS FOR MORE INFORMATION ON CATCH BASIN PLACEMENT AND CURB INLET ELEVATIONS.



2 PAVEMENT ELEVATIONS, N. CATAOUATCHE DRIVE
 STA. 216+50 TO 221+03.85 SCALE: 1" = 20'-0"

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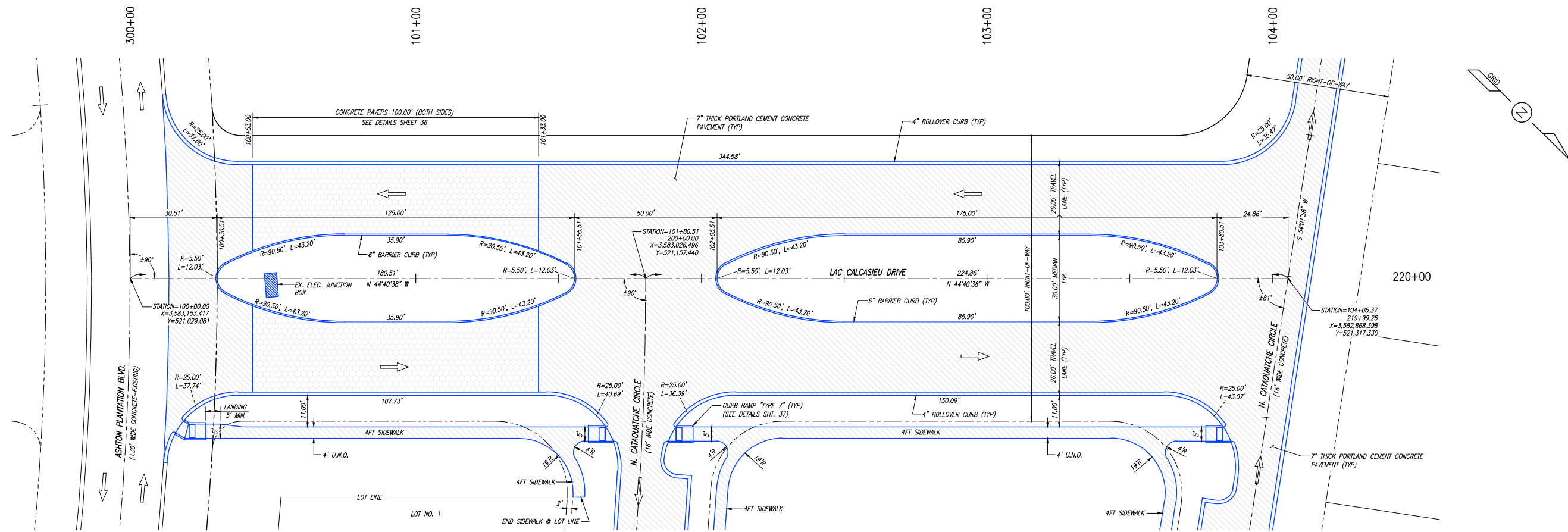
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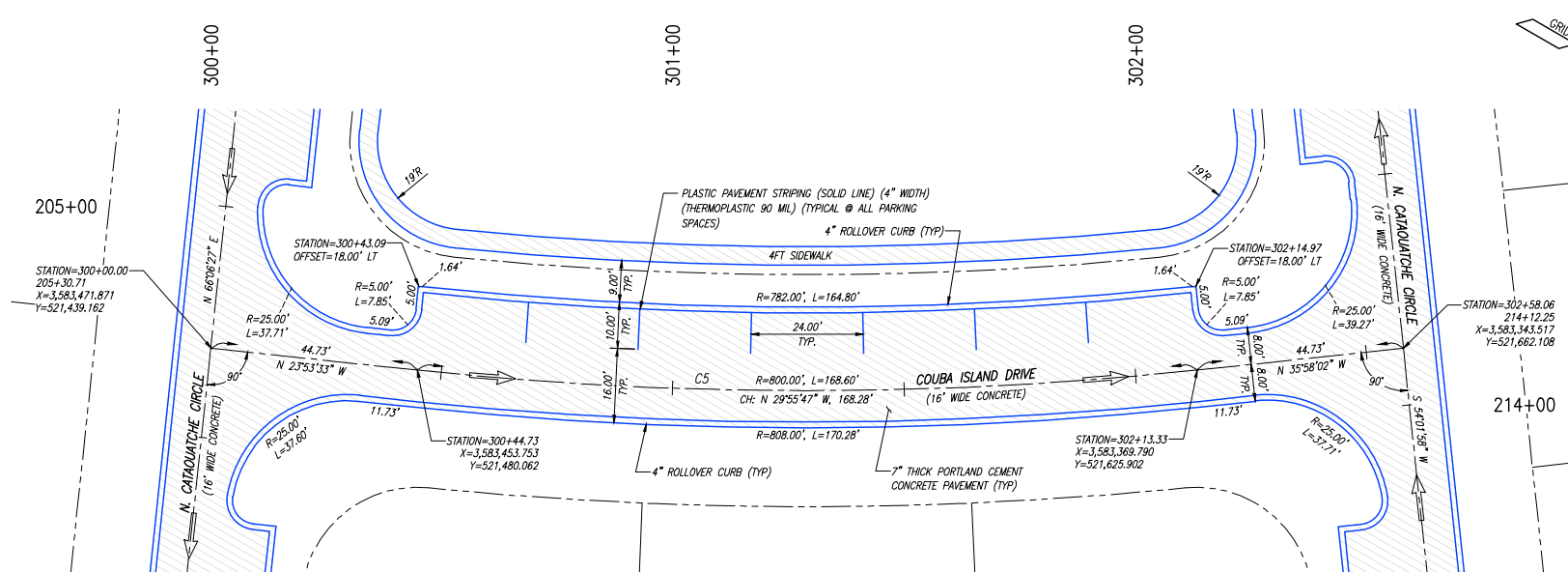
DATE: 07/25/2023
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ASHTON PLANTATION ESTATES, LLC
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 PAVEMENT ELEVATIONS
 LULING, LOUISIANA ST. CHARLES PARISH, LOUISIANA

SHEET NO.
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 REV.C



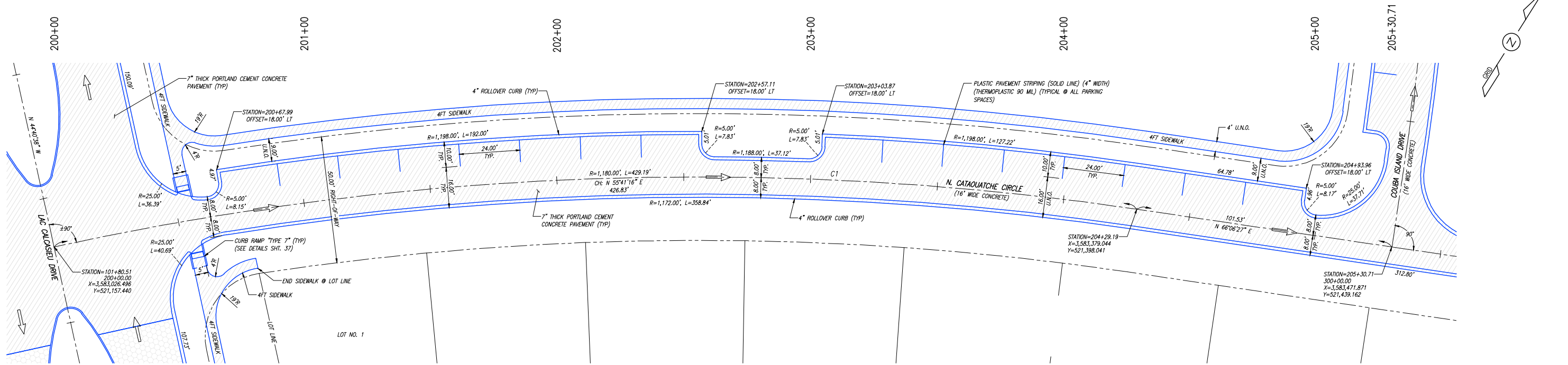
1 GEOMETRIC DETAILS, LAC CALCASIEU DRIVE
 STA. 100+00 TO 104+05.37 SCALE: 1" = 20'-0"



2 GEOMETRIC DETAILS, COUBA ISLAND DRIVE
 STA. 300+00 TO 302+58.06 SCALE: 1" = 20'-0"

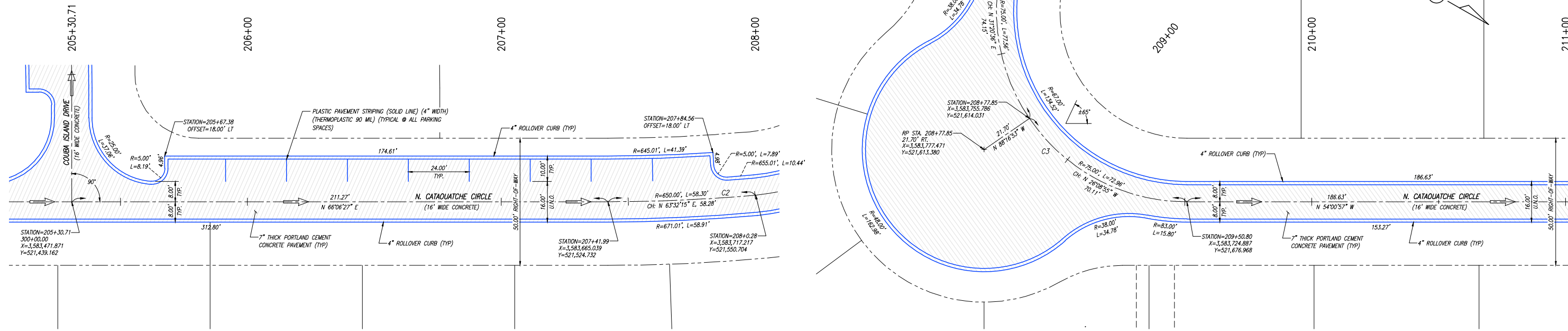
CURVE TABLE								
CURVE	RADIUS POINT	RADIUS	ARC LENGTH	ARC DEGREE OF CURVE	DELTA	TANGENT LENGTH	CHORD LENGTH	CHORD BEARING
C5	X=3,582,722.307 Y=521,156.045	800.00'	168.59'	07°09'43.10"	12°04'29.00"	84.61'	168.28'	N29°55'47.27"W

REVISIONS: DATE: 09-25-2024 REMARKS: REV.C: MISCELLANEOUS PLAN REVISIONS.		STAMP: 		DATE: 07/25/2023		SHEET NO. 20 OF 43	
				SCALE: 1" = 20'-0"		ASHTON PLANTATION ESTATES, LLC PATIO HOMES SUBDIVISION.	
		DESIGNED BY: J.C.P. DRAWN BY: L.J.G. CHECKED BY: J.C.P.				PAVEMENT GEOMETRIC DETAILS LULING, LOUISIANA ST. CHARLES PARISH, LOUISIANA	
						REV.C	



1 GEOMETRIC DETAILS, N. CATAOUATCHE DRIVE
 STA. 200+00 TO 205+30.71 SCALE: 1" = 20'-0"

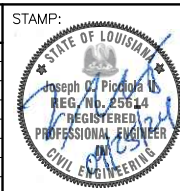
CURVE TABLE							
CURVE	RADIUS POINT	RADIUS	ARC LENGTH	ARC DEGREE OF CURVE	DELTA	TANGENT	CHORD LENGTH
C1	X=3,583,856.969 Y=520,319.159	1180.00'	429.19'	04°51'20.07"	20°50'22.08"	216.99'	426.83'
C2	X=3,583,401.773 Y=522,119.030	650.00'	58.30'	08°48'53.05"	05°08'21.67"	29.17'	58.28'
C3	X=3,583,680.820 Y=521,616.280	75.00'	150.51'	76°23'38.74"	114°59'01.38"	117.69'	126.50'



2 GEOMETRIC DETAILS, N. CATAOUATCHE DRIVE
 STA. 205+30.71 TO 208+00 SCALE: 1" = 20'-0"

3 GEOMETRIC DETAILS, N. CATAOUATCHE DRIVE
 STA. 208+00 TO 211+00 SCALE: 1" = 20'-0"

REVISIONS:	
DATE:	REMARKS:
09-25-2024	REV.C: MISCELLANEOUS PLAN REVISIONS.



PICCIOLA & ASSOCIATES, INC.
 CIVIL ENGINEERS LAND SURVEYORS NAVAL ARCHITECTS MARINE ENGINEERS

P.O. BOX 687
 CUT OFF, LOUISIANA 70345
 (985) 632-5786

DESIGNED BY: J.C.P. DRAWN BY: L.J.G. CHECKED BY: J.C.P.

DATE: 07/25/2023

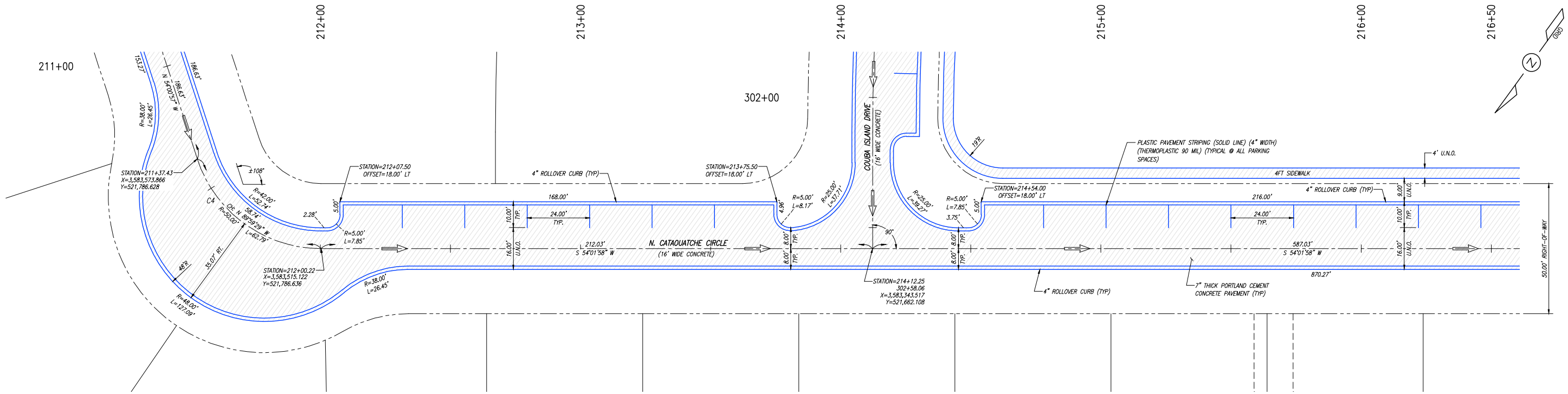
SCALE: 1" = 20'-0"

ASHTON PLANTATION ESTATES, LLC

PATIO HOMES SUBDIVISION.
 PAVEMENT GEOMETRIC DETAILS

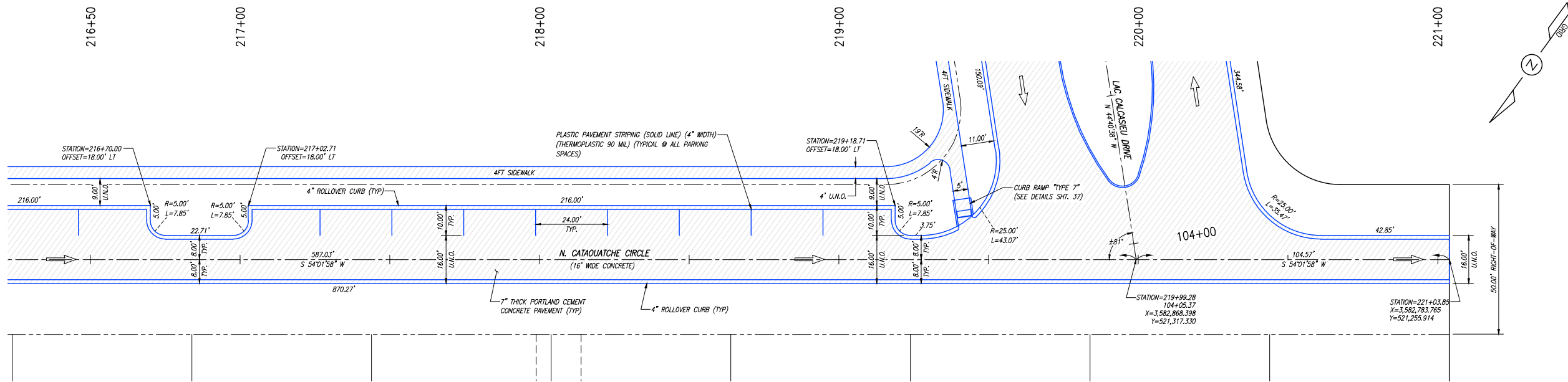
LULING, LOUISIANA ST. CHARLES PARISH, LOUISIANA

SHEET NO. 21 OF 43
 REV.C



CURVE TABLE								
CURVE	RADIUS POINT	RADIUS	ARC LENGTH	ARC DEGREE OF CURVE	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C4	X=3,583,544.488 Y=521,746.169	50.00'	62.79'	144°35'29.61"	71°57'5.00"	36.29'	58.74'	N89°39'29.27"W

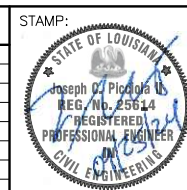
1 GEOMETRIC DETAILS, N. CATAOUCHE DRIVE
 22 STA. 211+00 TO 216+50 SCALE: 1" = 20'-0"



2 GEOMETRIC DETAILS, N. CATAOUCHE DRIVE
 22 STA. 216+50 TO 221+03.85 SCALE: 1" = 20'-0"

ISSUED FOR REVIEW

REVISIONS:	
DATE:	REMARKS:
09-25-2024	REV.C: MISCELLANEOUS PLAN REVISIONS.

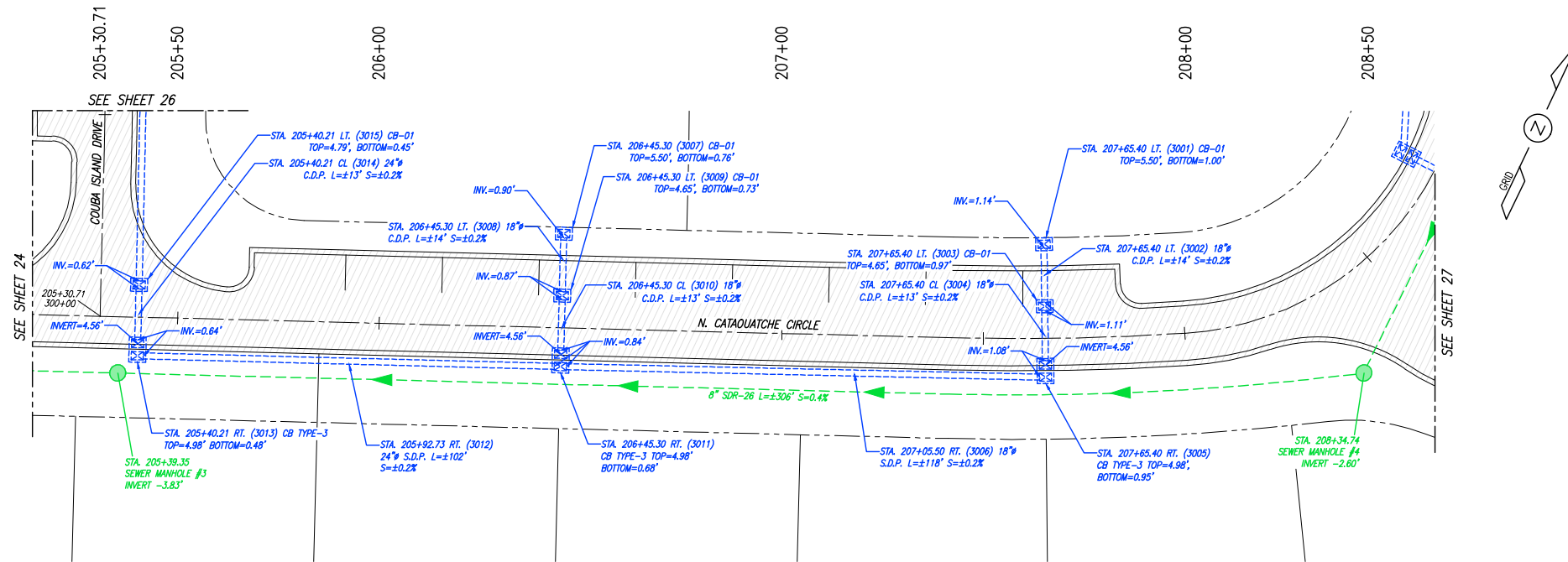


STAMP: **PICCIOLA & ASSOCIATES, INC.**
 CIVIL ENGINEERS LAND SURVEYORS NAVAL ARCHITECTS MARINE ENGINEERS
 P.O. BOX 687
 CUT OFF, LOUISIANA 70345
 (985) 632-5786
 DESIGNED BY: J.C.P. DRAWN BY: L.J.G. CHECKED BY: J.C.P.

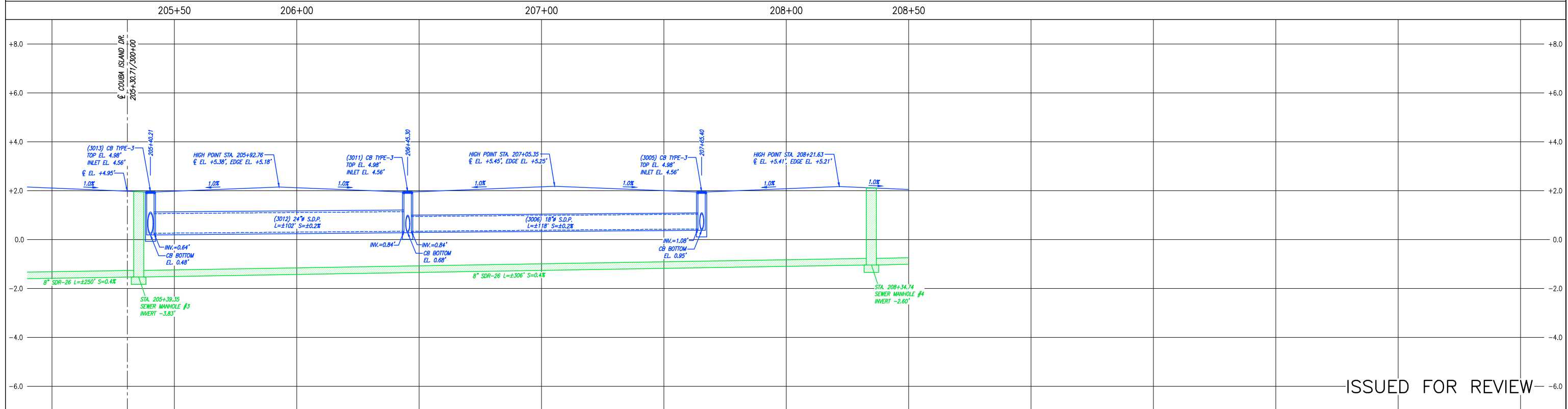
DATE: 07/25/2023
 SCALE: 1" = 20'-0"

ASHTON PLANTATION ESTATES, LLC
 PATIO HOMES SUBDIVISION.
 PAVEMENT GEOMETRIC DETAILS
 LULING, LOUISIANA ST. CHARLES PARISH, LOUISIANA

SHEET NO. 22 OF 43
 REV.C



- DRAINAGE LEGEND:**
- PROPOSED CULVERTS
 - ☒ PROPOSED CATCH BASIN: TYPE-3
 - ☒ PROPOSED CATCH BASIN: CB-01
- SEWER LEGEND:**
- PROPOSED SEWER COLLECTION LINES
 - PROPOSED SEWER MANHOLES
- SEWER HOUSE CONNECTIONS NOT SHOWN FOR CLARITY. SEE SHEET 13.



ISSUED FOR REVIEW

REVISIONS:

DATE:	REVISIONS:
09-11-2023	REV.B: MISCELLANEOUS REVISIONS AS PER ST. CHARLES PARISH DEPARTMENT OF PLANNING AND ZONING COMMENTS.
09-25-2024	REV.C: MISCELLANEOUS PLAN REVISIONS.

SCALE(S) SHOWN ARE BASED ON 22x34 FULL SIZE SHEET

STAMP:

STATE OF LOUISIANA
 Joseph D. Picciola
 REG. NO. 25514
 REGISTERED
 PROFESSIONAL ENGINEER
 CIVIL ENGINEERING

PICCIOLA & ASSOCIATES, INC.
 CIVIL ENGINEERS LAND SURVEYORS NAVAL ARCHITECTS MARINE ENGINEERS

P.O. BOX 687
 CUT OFF, LOUISIANA 70345
 (985) 532-5786

DESIGNED BY: J.C.P.
 DRAWN BY: L.J.G.
 CHECKED BY: J.C.P.

DATE: 07/25/2023

SCALE:
 HORZ: 1" = 20'-0"
 VERT: 1" = 5'-0"

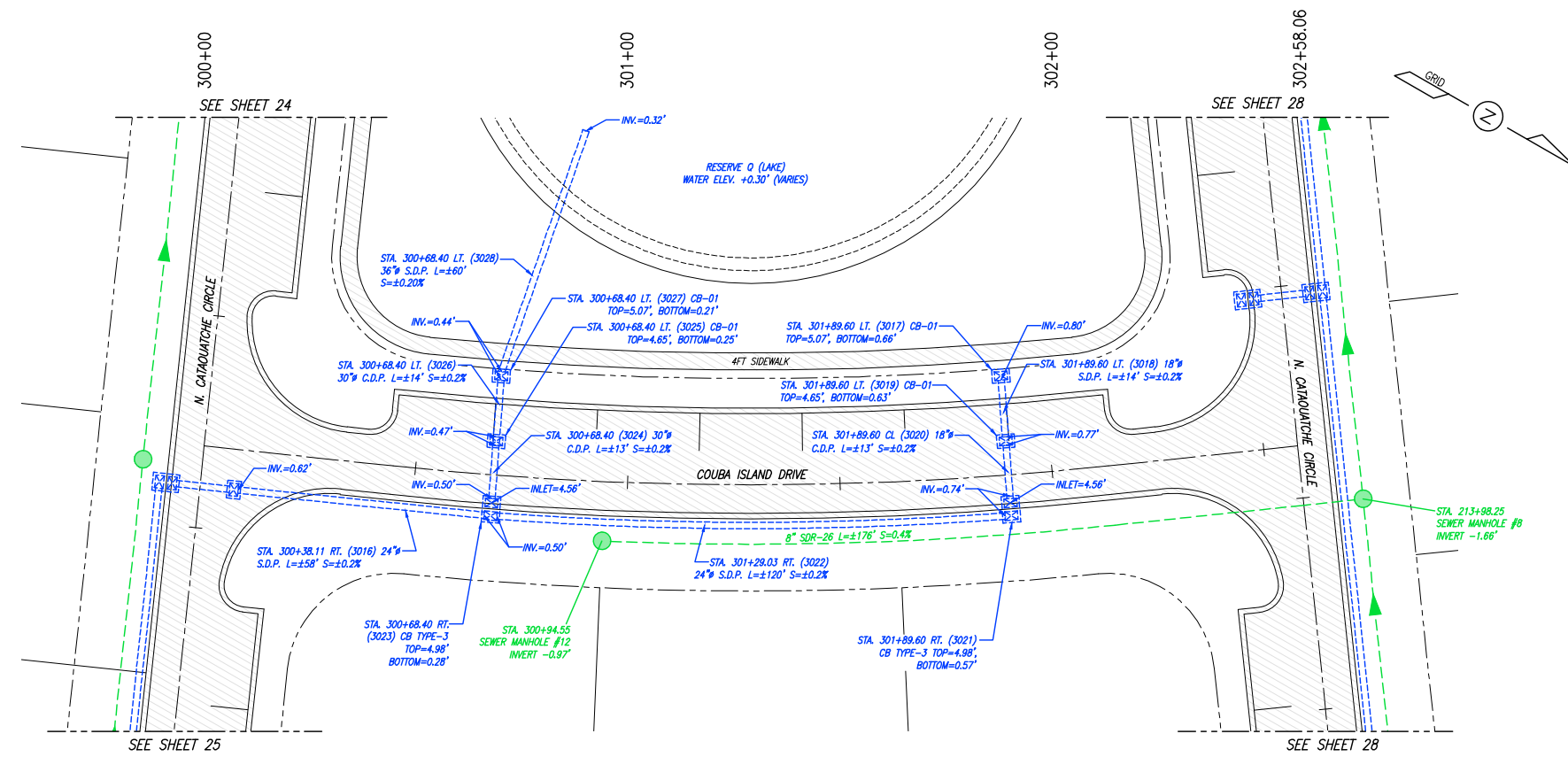
ASHTON PLANTATION ESTATES, LLC

PATIO HOMES SUBDIVISION.
 PLAN/PROFILE-STA. 205+50 TO 208+50

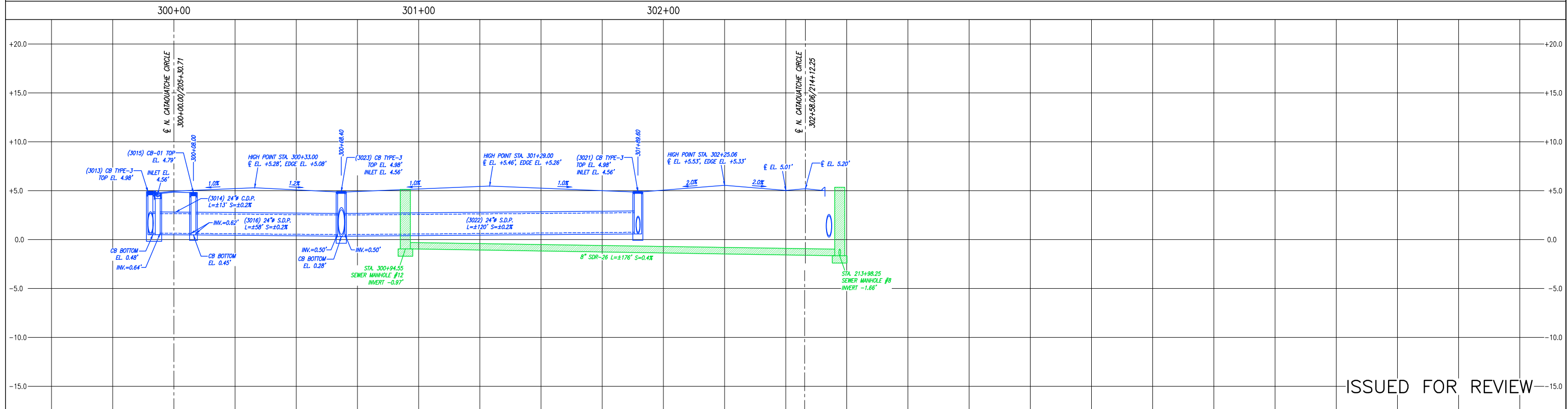
LULING, LOUISIANA ST. CHARLES PARISH, LOUISIANA

SHEET NO. 25 OF 43

REV.C



- DRAINAGE LEGEND:**
- PROPOSED CULVERTS
 - PROPOSED CATCH BASIN: TYPE-3
 - PROPOSED CATCH BASIN: CB-01
- SEWER LEGEND:**
- PROPOSED SEWER COLLECTION LINES
 - PROPOSED SEWER MANHOLES
- SEWER HOUSE CONNECTIONS NOT SHOWN FOR CLARITY. SEE SHEET 13.



ISSUED FOR REVIEW

SCALE(S) SHOWN ARE BASED ON 22x34 FULL SIZE SHEET

REVISIONS:	
DATE:	REMARKS:
09-11-2023	REV.B: MISCELLANEOUS REVISIONS AS PER ST. CHARLES PARISH DEPARTMENT OF PLANNING AND ZONING COMMENTS.
09-25-2024	REV.C: MISCELLANEOUS PLAN REVISIONS.



PICCIOLA & ASSOCIATES, INC.
 CIVIL ENGINEERS LAND SURVEYORS
 NAVAL ARCHITECTS MARINE ENGINEERS

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DESIGNED BY: J.C.P.
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DATE: 07/25/2023

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 HORZ: 1" = 20'-0"
 VERT: 1" = 5'-0"

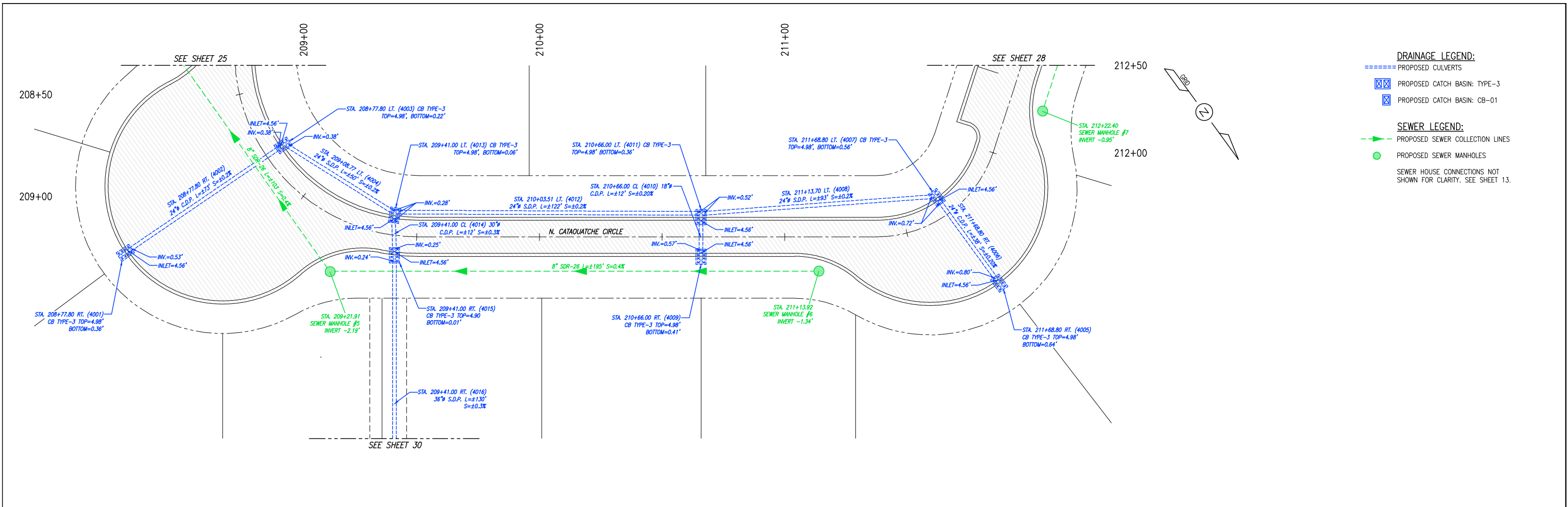
ASHTON PLANTATION ESTATES, LLC

PATIO HOMES SUBDIVISION.
 PLAN/PROFILE-STA. 300+00 TO 302+58.06

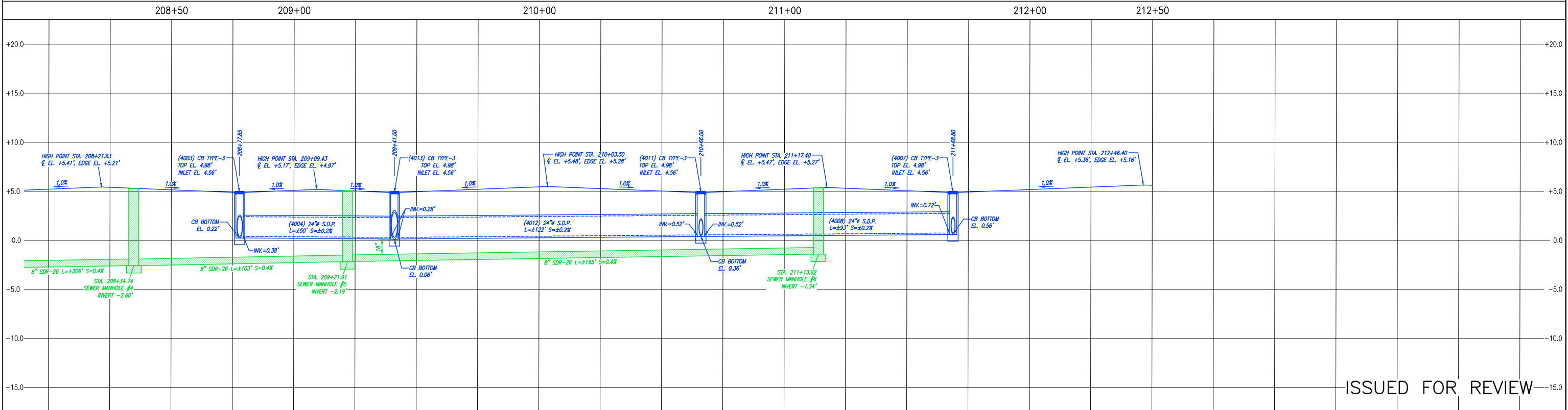
LULING, LOUISIANA ST. CHARLES PARISH, LOUISIANA

SHEET NO. 26 OF 43

REV.C

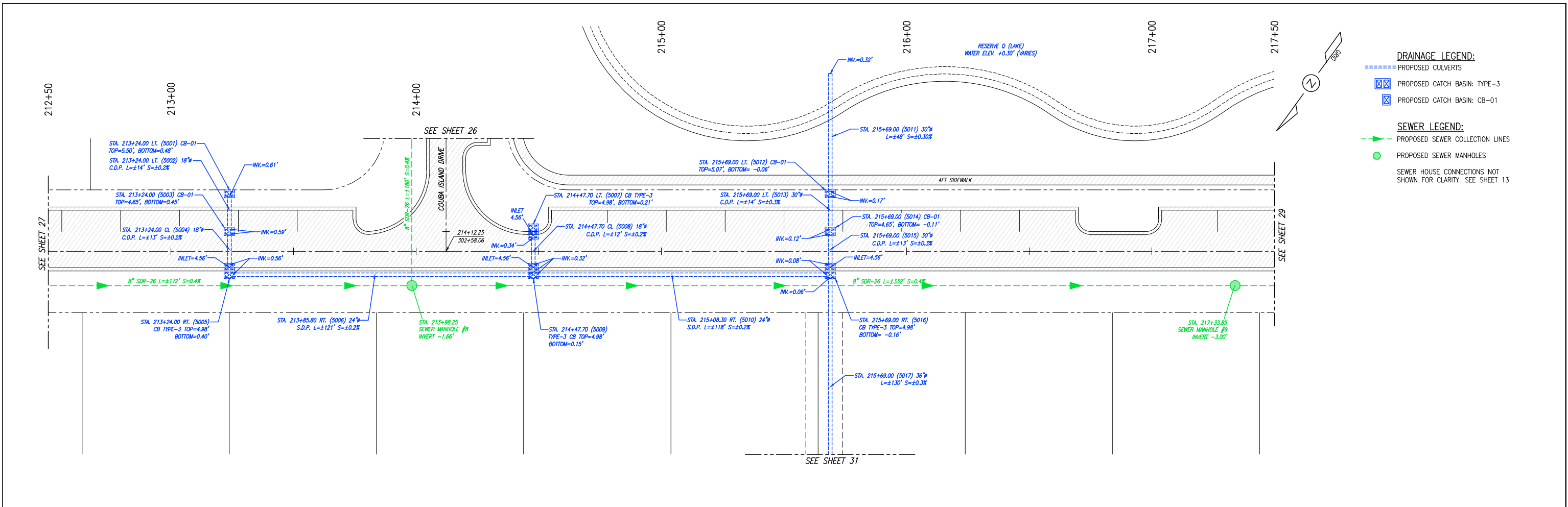


- DRAINAGE LEGEND:**
- PROPOSED CULVERTS
 - PROPOSED CATCH BASIN: TYPE-3
 - PROPOSED CATCH BASIN: CB-01
- SEWER LEGEND:**
- PROPOSED SEWER COLLECTION LINES
 - PROPOSED SEWER MANHOLES
- SEWER HOUSE CONNECTIONS NOT SHOWN FOR CLARITY. SEE SHEET 13.

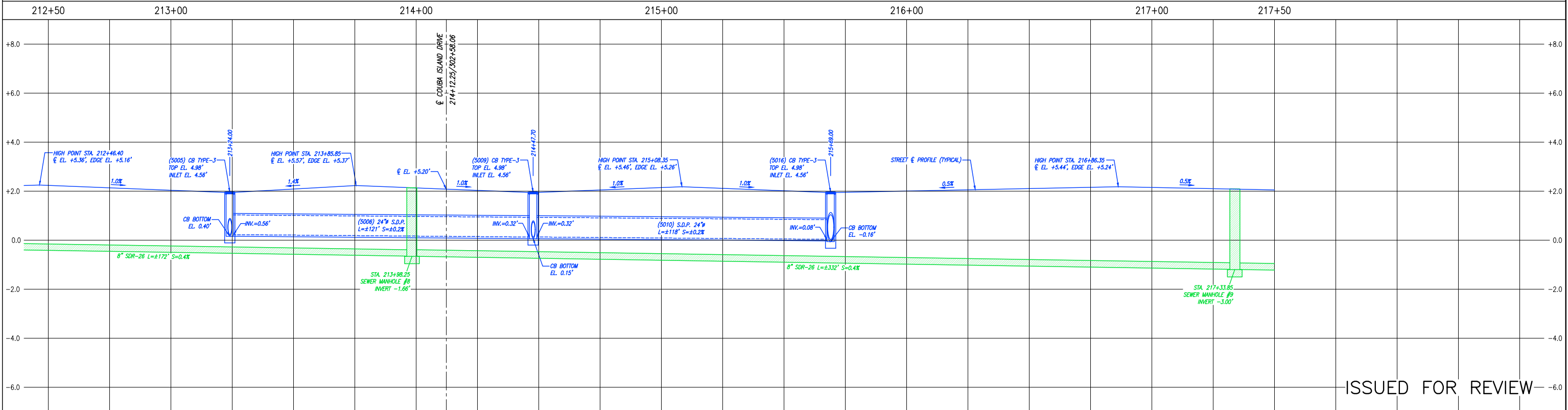


ISSUED FOR REVIEW


<p>REVISIONS:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 15%;">DATE:</th> <th>REMARKS:</th> </tr> <tr> <td>08-03-2023</td> <td>REV.A: MISCELLANEOUS REVISIONS AS PER OWNER'S COMMENTS.</td> </tr> <tr> <td>09-11-2023</td> <td>REV.B: MISCELLANEOUS REVISIONS AS PER ST. CHARLES PARISH DEPARTMENT OF PLANNING AND ZONING COMMENTS.</td> </tr> <tr> <td>09-25-2024</td> <td>REV.C: MISCELLANEOUS PLAN REVISIONS.</td> </tr> </table>	DATE:	REMARKS:	08-03-2023	REV.A: MISCELLANEOUS REVISIONS AS PER OWNER'S COMMENTS.	09-11-2023	REV.B: MISCELLANEOUS REVISIONS AS PER ST. CHARLES PARISH DEPARTMENT OF PLANNING AND ZONING COMMENTS.	09-25-2024	REV.C: MISCELLANEOUS PLAN REVISIONS.	<p>STAMP:</p>	<p>PICCIOLA & ASSOCIATES, INC. CIVIL ENGINEERS NAVAL ARCHITECTS LAND SURVEYORS MARINE ENGINEERS</p> <p>P.O. BOX 687 CUT OFF, LOUISIANA 70345 (985) 632-5786</p>	<p>DATE: 07/25/2023</p>	<p>ASHTON PLANTATION ESTATES, LLC</p> <p>PATIO HOMES SUBDIVISION.</p> <p>PLAN/PROFILE-STA. 208+50 TO 212+50</p> <p>LULING, LOUISIANA ST. CHARLES PARISH, LOUISIANA</p>	<p>SHEET NO. 27 OF 43</p>
	DATE:	REMARKS:											
08-03-2023	REV.A: MISCELLANEOUS REVISIONS AS PER OWNER'S COMMENTS.												
09-11-2023	REV.B: MISCELLANEOUS REVISIONS AS PER ST. CHARLES PARISH DEPARTMENT OF PLANNING AND ZONING COMMENTS.												
09-25-2024	REV.C: MISCELLANEOUS PLAN REVISIONS.												
<p>SCALE(S) SHOWN ARE BASED ON 22x34 FULL SIZE SHEET</p>	<p>DESIGNED BY: J.C.P.</p> <p>DRAWN BY: L.J.G.</p> <p>CHECKED BY: J.C.P.</p>	<p>SCALE: HORIZ: 1" = 20'-0" VERT: 1" = 5'-0"</p>	<p>REV.C</p>										

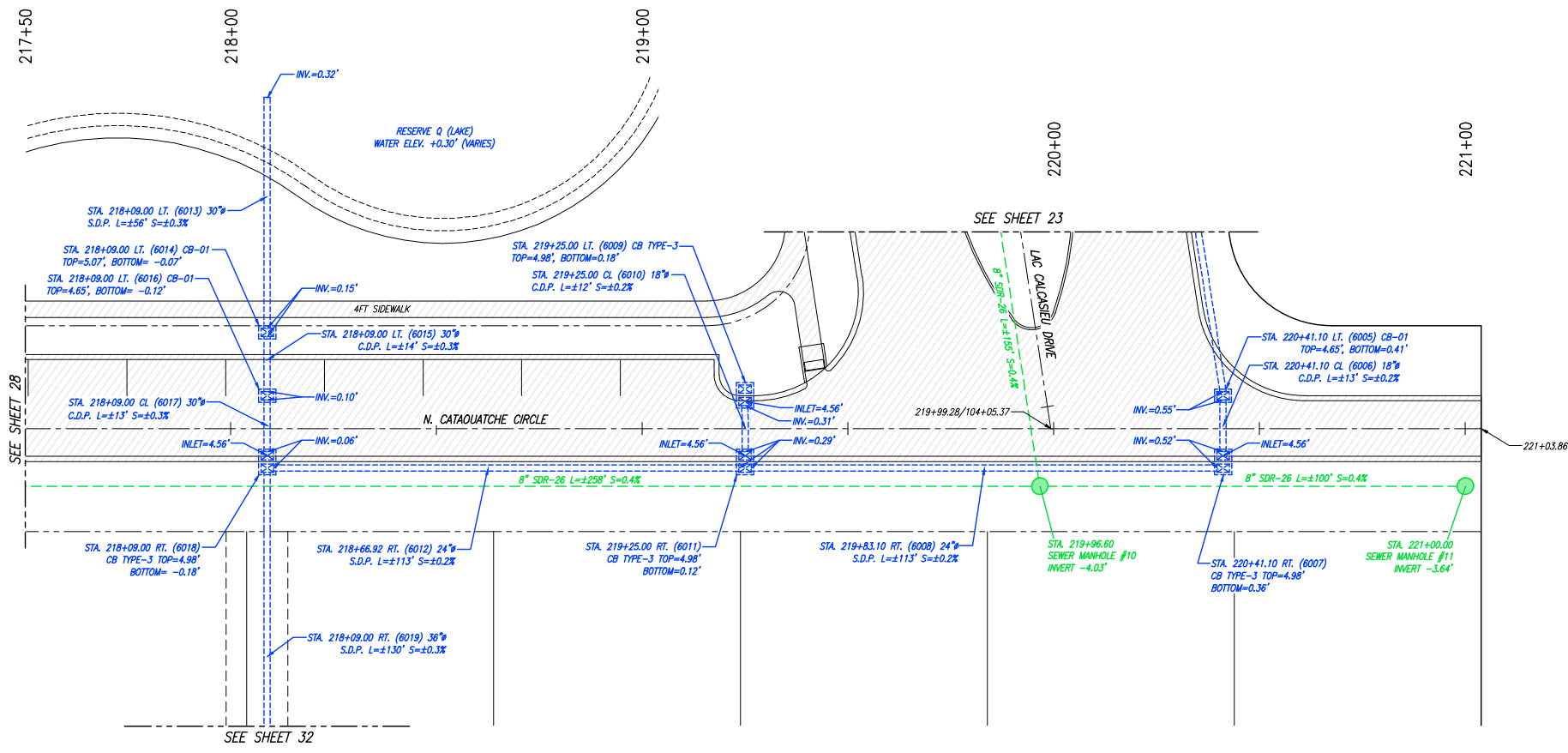


- DRAINAGE LEGEND:**
- PROPOSED CULVERTS
 - PROPOSED CATCH BASIN: TYPE-3
 - PROPOSED CATCH BASIN: CB-01
- SEWER LEGEND:**
- PROPOSED SEWER COLLECTION LINES
 - PROPOSED SEWER MANHOLES
- SEWER HOUSE CONNECTIONS NOT SHOWN FOR CLARITY. SEE SHEET 13.

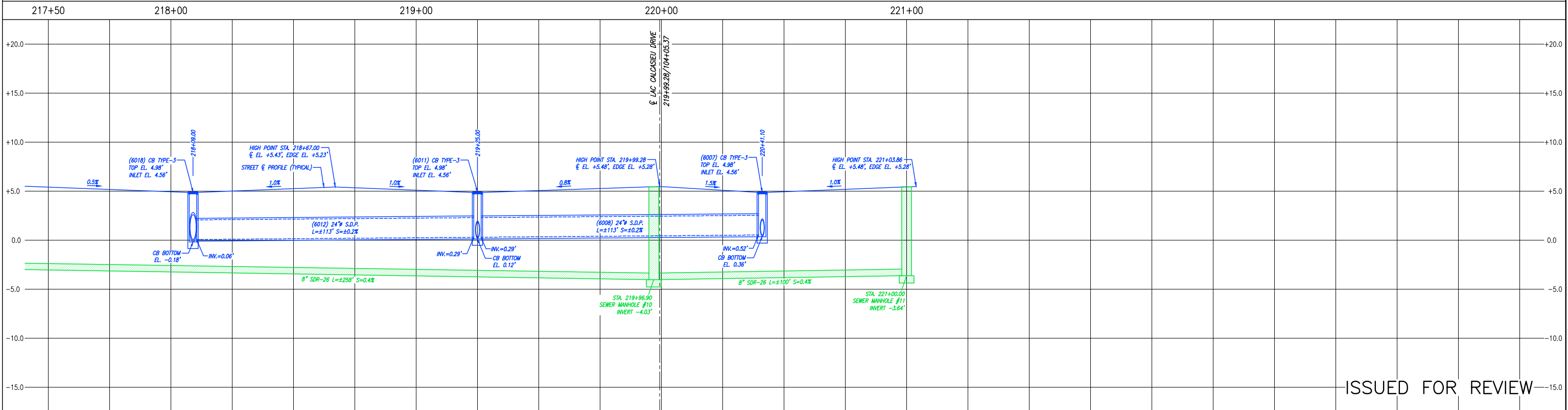


ISSUED FOR REVIEW

J.N. 0705-2201 SCALE(S) SHOWN ARE BASED ON 22x34 FULL SIZE SHEET	REVISIONS: DATE: 08-03-2023 REV.A: MISCELLANEOUS REVISIONS AS PER OWNER'S COMMENTS. DATE: 09-11-2023 REV.B: MISCELLANEOUS REVISIONS AS PER ST. CHARLES PARISH DEPARTMENT OF PLANNING AND ZONING COMMENTS. DATE: 09-25-2024 REV.C: MISCELLANEOUS OUT PLAN REVISIONS.	STAMP:  PICCIOLA & ASSOCIATES, INC. CIVIL ENGINEERS LAND SURVEYORS NAVAL ARCHITECTS MARINE ENGINEERS P.O. BOX 687 CUT OFF, LOUISIANA 70345 (985) 532-5786	DATE: 07/25/2023 SCALE: HORZ: 1" = 20'-0" VERT: 1" = 5'-0"	SHEET NO. 28 OF 43 ASHTON PLANTATION ESTATES, LLC PATIO HOMES SUBDIVISION. PLAN/PROFILE-STA. 212+50 TO 217+50 LULING, LOUISIANA ST. CHARLES PARISH, LOUISIANA REV.C
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- DRAINAGE LEGEND:**
- PROPOSED CULVERTS
 - ☒ PROPOSED CATCH BASIN: TYPE-3
 - ☒ PROPOSED CATCH BASIN: CB-01
- SEWER LEGEND:**
- PROPOSED SEWER COLLECTION LINES
 - PROPOSED SEWER MANHOLES
- SEWER HOUSE CONNECTIONS NOT SHOWN FOR CLARITY. SEE SHEET 13.

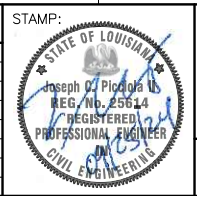


ISSUED FOR REVIEW

J.N. 0705-2201

SCALE(S) SHOWN ARE BASED ON 22x34 FULL SIZE SHEET

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09-25-2024	REV.C: MISCELLANEOUS PLAN REVISIONS.



PICCIOLA & ASSOCIATES, INC.
 CIVIL ENGINEERS NAVAL ARCHITECTS
 LAND SURVEYORS MARINE ENGINEERS

P.O. BOX 687
 CUT OFF, LOUISIANA 70345
 (985) 532-5786

DESIGNED BY: J.C.P. DRAWN BY: L.J.G. CHECKED BY: J.C.P.

DATE:	07/25/2023
SCALE:	HORZ: 1" = 20'-0" VERT: 1" = 5'-0"

ASHTON PLANTATION ESTATES, LLC

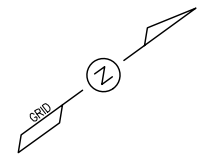
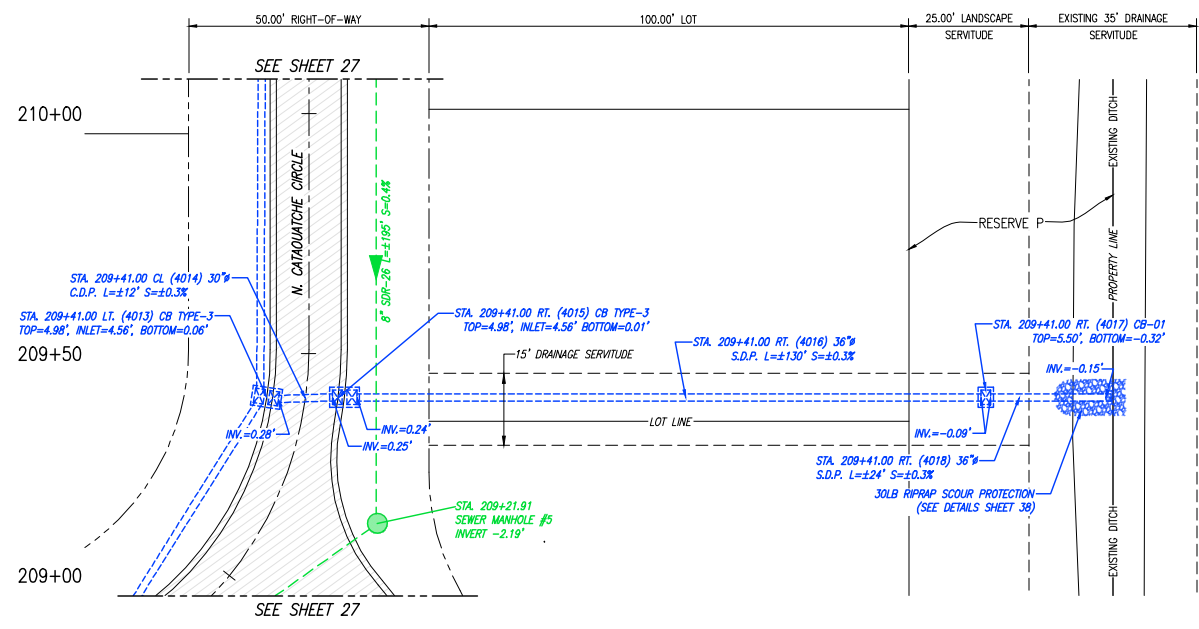
PATIO HOMES SUBDIVISION.

PLAN/PROFILE-STA. 217+50 TO 221+03.86

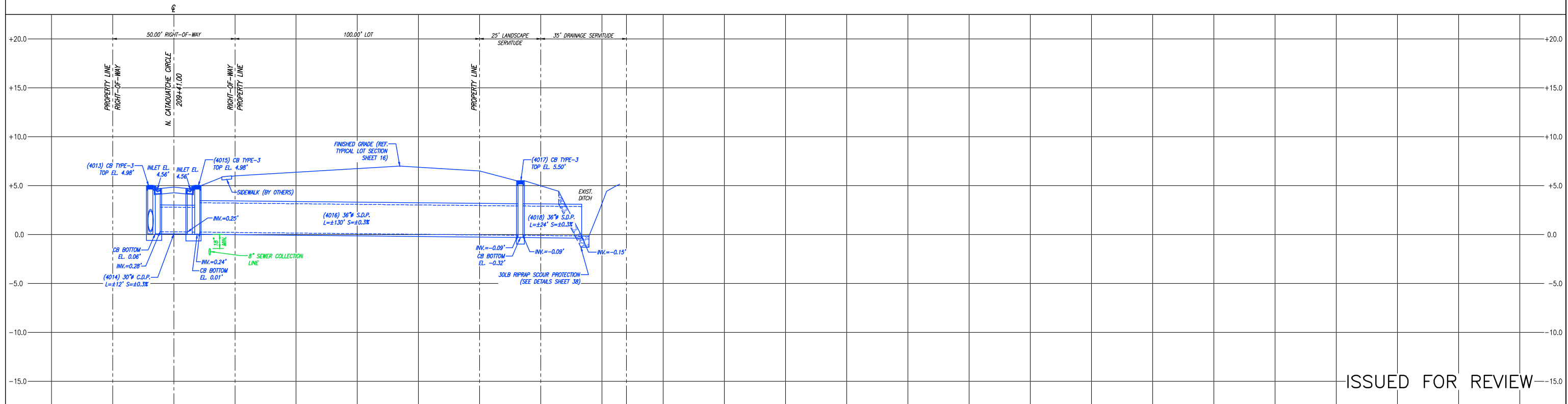
LULING, LOUISIANA ST. CHARLES PARISH, LOUISIANA

SHEET NO. 29 OF 43

REV.C



- DRAINAGE LEGEND:**
- PROPOSED CULVERTS
 - ☒ PROPOSED CATCH BASIN: TYPE-3
 - ☒ PROPOSED CATCH BASIN: CB-01
- SEWER LEGEND:**
- PROPOSED SEWER COLLECTION LINES
 - PROPOSED SEWER MANHOLES
- SEWER HOUSE CONNECTIONS NOT SHOWN FOR CLARITY. SEE SHEET 13.

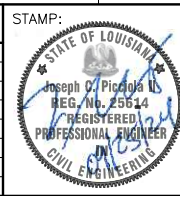


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J.N. 0705-2201

SCALE(S) SHOWN ARE BASED ON 22x34 FULL SIZE SHEET

REVISIONS:	
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PICCIOLA & ASSOCIATES, INC.
 CIVIL ENGINEERS LAND SURVEYORS
 NAVAL ARCHITECTS MARINE ENGINEERS

P.O. BOX 687
 CUT OFF, LOUISIANA 70345
 (985) 532-5766

DESIGNED BY: J.C.P.
 DRAWN BY: L.J.G.
 CHECKED BY: J.C.P.

DATE: 07/25/2023

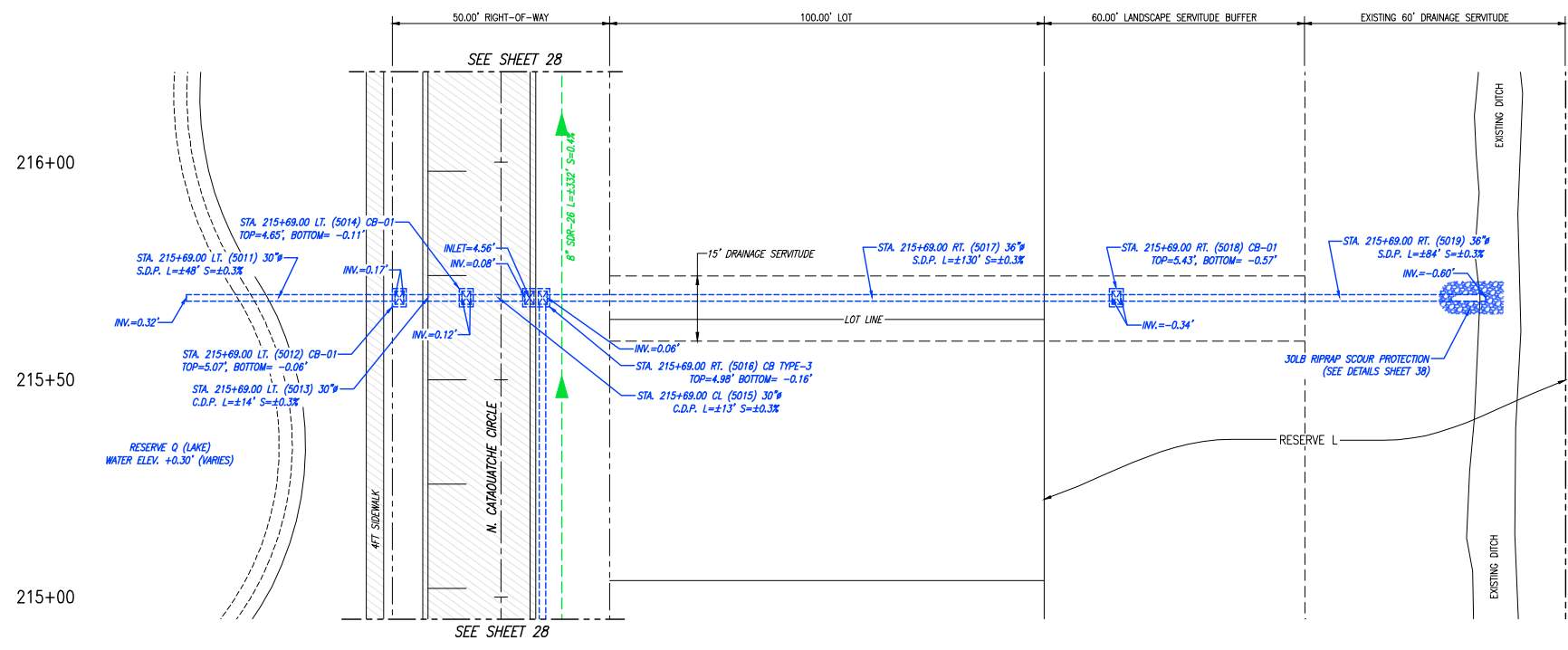
SCALE:
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 VERT: 1" = 5'-0"

ASHTON PLANTATION ESTATES, LLC

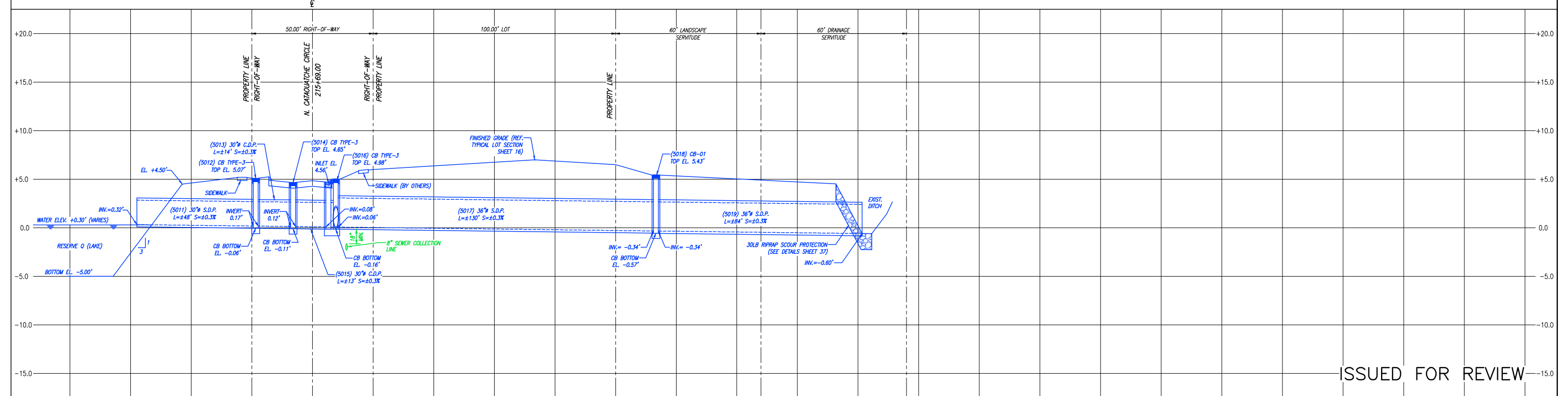
PATIO HOMES SUBDIVISION.
 PLAN/PROFILE-OUTFALL @ STA. 209+41.00

LULING, LOUISIANA ST. CHARLES PARISH, LOUISIANA

SHEET NO. 30 OF 43
 REV.C



- DRAINAGE LEGEND:**
- PROPOSED CULVERTS
 - ▣ PROPOSED CATCH BASIN: TYPE-3
 - ▣ PROPOSED CATCH BASIN: CB-01
- SEWER LEGEND:**
- PROPOSED SEWER COLLECTION LINES
 - PROPOSED SEWER MANHOLES
- SEWER HOUSE CONNECTIONS NOT SHOWN FOR CLARITY. SEE SHEET 13.



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J.N. 0705-2201

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STAMP:

PICCIOLA & ASSOCIATES, INC.
 CIVIL ENGINEERS LAND SURVEYORS
 NAVAL ARCHITECTS MARINE ENGINEERS

P.O. BOX 687
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 (985) 632-5786

DESIGNED BY: J.C.P.
 DRAWN BY: L.J.G.
 CHECKED BY: J.C.P.

DATE: 07/25/2023

SCALE:
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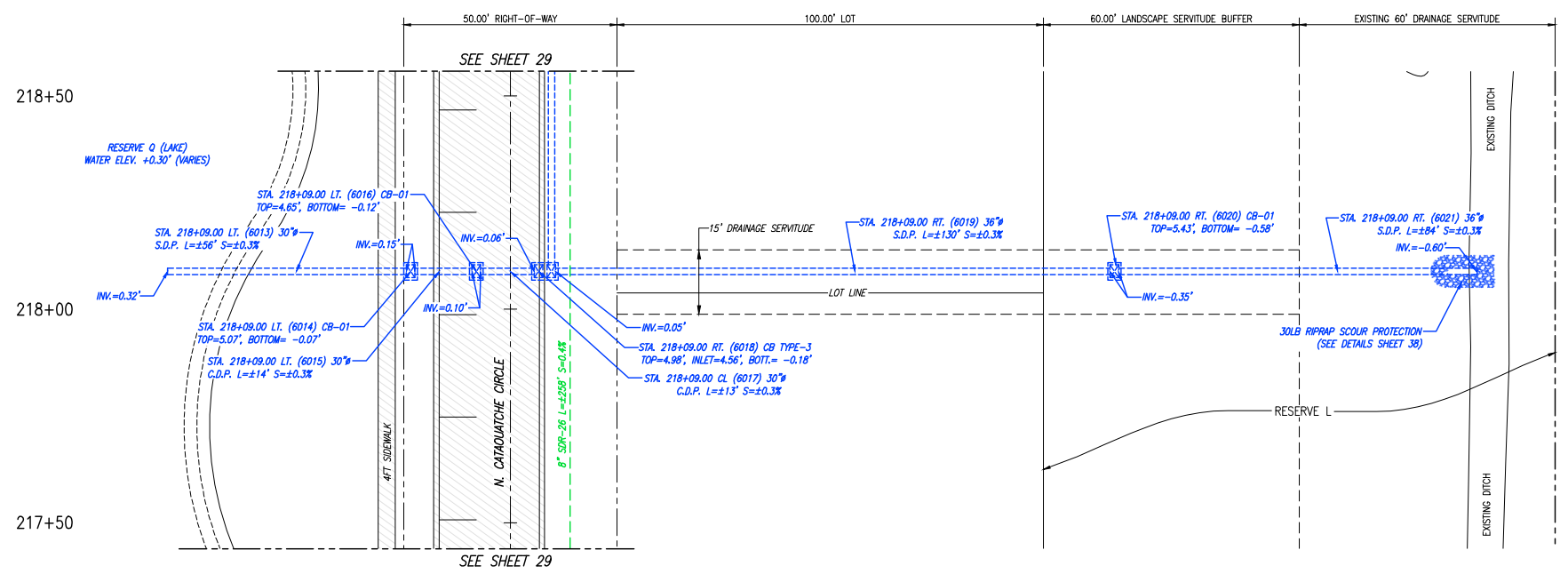
ASHTON PLANTATION ESTATES, LLC

PATIO HOMES SUBDIVISION.
 PLAN/PROFILE-OUTFALL @ STA. 215+69.00

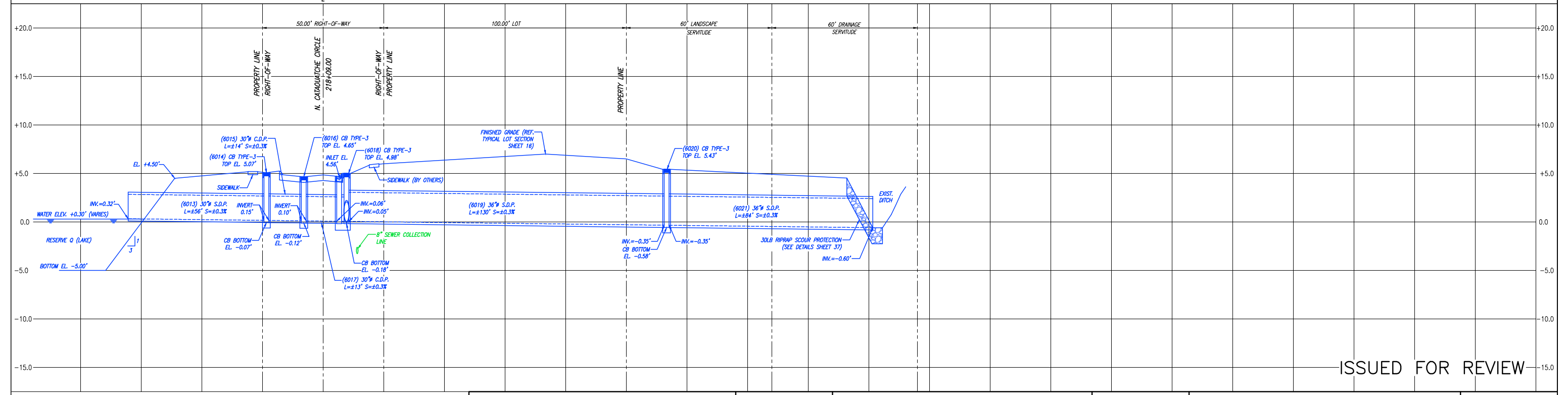
LULING, LOUISIANA ST. CHARLES PARISH, LOUISIANA

SHEET NO. 31 OF 43

REV.C



- DRAINAGE LEGEND:**
- PROPOSED CULVERTS
 - ☒ PROPOSED CATCH BASIN: TYPE-3
 - ☒ PROPOSED CATCH BASIN: CB-01
- SEWER LEGEND:**
- PROPOSED SEWER COLLECTION LINES
 - PROPOSED SEWER MANHOLES
- SEWER HOUSE CONNECTIONS NOT SHOWN FOR CLARITY. SEE SHEET 13.



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J.N. 0705-2201

SCALE(S) SHOWN ARE BASED ON 22x34 FULL SIZE SHEET

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PICCIOLA & ASSOCIATES, INC.
 CIVIL ENGINEERS LAND SURVEYORS NAVAL ARCHITECTS MARINE ENGINEERS

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 VERT: 1" = 5'-0"

ASHTON PLANTATION ESTATES, LLC

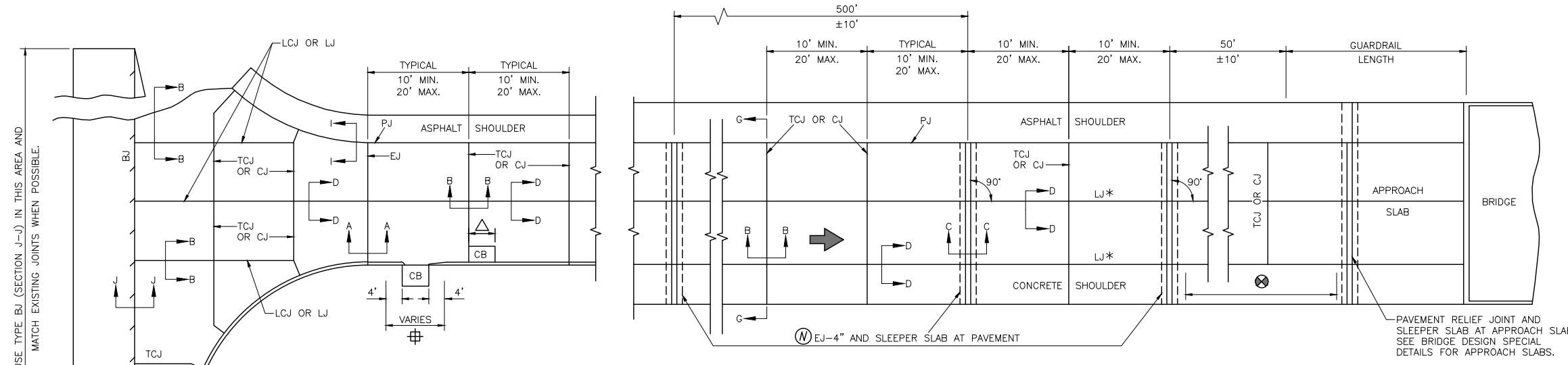
PATIO HOMES SUBDIVISION.
 PLAN/PROFILE-OUTFALL @ STA. 218+09.00

LULING, LOUISIANA ST. CHARLES PARISH, LOUISIANA

SHEET NO. 32 OF 43

REV.C

PLAN VIEW
ROADWAY SHOWING JOINTS



- JOINT ABBREVIATIONS:**
- LJ - LONGITUDINAL JOINT
 - EJ - TRANSVERSE EXPANSION JOINT
 - TCJ - TRANSVERSE CONTRACTION JOINT
 - CJ - CONSTRUCTION JOINT
 - LCJ - LONGITUDINAL CONSTRUCTION JOINT
 - LBJ - LONGITUDINAL BUTT JOINT
 - BJ - TRANSVERSE BUTT JOINT
 - PJ - PAVEMENT EDGE SEAL JOINT

JOINT SEALANT: DOW 890 SL (OR APPROVED EQUAL)

TABLE 1 - SCHEDULE OF DIMENSIONS
(ALL DIMENSIONS ARE IN INCHES)

SLAB THICKNESS	SMOOTH DOWEL BARS			DEFORMED TIE BARS			KEYWAY	
	SIZE (DIA.)	LENGTH	SPACING	SIZE (DIA.)	LENGTH	SPACING	A ±1/4"	B ±1/4"
8	1/4	18	12	1/2	24	24	2 1/2	1 1/4
9	1/4	18	12	1/2	24	24	2 1/2	1 1/4
10	1/2	18	12	1/2	24	24	2 1/2	1 1/4
11	1/2	18	12	5/8	30	24	2 1/2	1 1/4
12	1/2	18	12	5/8	30	24	3	1 1/2
13	1/2	18	12	5/8	30	24	3	1 1/2
14	1/2	18	12	5/8	30	24	3	1 1/2

- * USE TYPE LCJ JOINT WITH SPLIT SLAB CONSTRUCTION.
- ⊕ WHEN POSSIBLE, AT CATCH BASINS NO JOINTS SHALL BE PLACED IN LIMITS SHOWN.
- △ TRANSVERSE JOINTS NEAR CATCH BASIN (CB-07, 08 & 09) THAT EXTEND INTO THE PAVEMENT SHALL BE ADJUSTED TO COINCIDE WITH ONE EDGE OF THE CATCH BASIN OR THE CENTER OF THE CATCH BASIN. SEE DETAIL E (SHEET 35).
- Ⓝ SEE SECTION C-C (SHEET 34) AND DETAIL "G" (SHEET 35) FOR EJ-4" JOINT, SLEEPER SLAB AND DRAINAGE DETAILS. (REQUIRED (3) PLACES.)
- ⊗ CJ OR TCJ JOINTS AT 20' MAX. CTRS.

NOTES: MAXIMUM JOINT SPACING AT 18' WHEN PAVEMENT IS PLACED ON PERMEABLE BASE. (SEE SECTION 307).

NOTES:

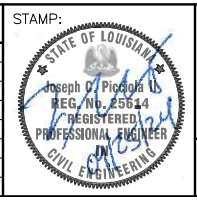
- 1 PAVEMENT EDGES SHALL BE SLIGHTLY ROUNDED (1/4" APPROX.).
- 2 ASPHALT CONCRETE SHOULDER: THE SHOULDER JOINTS SHALL BE SAW CUT AND CONSTRUCTED IN ACCORDANCE WITH SECTION I-I (SHEET 34).
- 3 FOR SECTIONS A-A THROUGH J-J (SEE SHEET 34).
- 4 ALL JOINTS TO BE USED WHERE SHOWN ON THIS SHEET OR AS SHOWN ELSEWHERE IN THE PLANS OR AS OTHERWISE DIRECTED BY THE ENGINEER.
- 5 ON TYPE EJ ALTERNATE JOINTS, SPOT WELD ALTERNATE ENDS OF DOWEL BARS TO DOWEL BASKETS AND PLACE EXPANSION TUBES ON FREE ENDS OF DOWEL BARS.
- 6 FOR DESIGN SPEEDS GREATER THAN 45 MPH: SAW CUT AND CONSTRUCT THE TYPE LJ, TCJ, AND CJ JOINTS AS IN DETAILS "A, B OR C" TO A DEPTH OF T/3 INCHES. THOROUGHLY CLEAN THE JOINTS FACES BY SANDBLASTING; FOLLOWED BY AN OIL-FREE AIR JET IMMEDIATELY PRIOR TO SEALING WITH A POURED OR EXTRUDED SEALANT CONFORMING TO SECTION 1005.
- 7 FOR DESIGN SPEEDS OF 45 MPH OR LESS:
 - A. SAW CUT AND SEAL TYPE LJ JOINTS AS DESCRIBED IN NOTE 6.
 - B. CONSTRUCT TYPE TCJ OR CJ JOINTS AS DESCRIBED IN NOTE 6 OR CONSTRUCT WITH A REMOVABLE FORMING DEVICE AS SPECIFIED IN DETAIL "C" (SHEET 35). THOROUGHLY CLEAN THE JOINT FACES BY SAND-BLASTING; FOLLOWED BY AN OIL-FREE AIR JET IMMEDIATELY PRIOR TO SEALING WITH A POURED OR EXTRUDED SEALANT CONFORMING TO SECTIONS 601 AND 1005. WITH A COMBINATION JOINT FORMER/SEALER AS SHOWN IN DETAIL "D" (SHEET 35). THE SEALER SHALL CONFORM TO SECTION 1005 AND BE INSTALLED IN ACCORDANCE WITH SECTION 601 AND NO ADDITIONAL SEALANT IS REQUIRED.
- 8 EXCEPT AS NOTED BELOW, DOWEL BARS & TIE BARS SHALL BE HELD IN PLACE BY SUPPORTS SIMILAR TO THE ONES SHOWN, OR APPROVED EQUALS. APPROVED MECHANICAL PLACEMENT OF DOWELS BARS AND TIE BARS WILL BE ALLOWED WITH ALL PAVING METHODS.
- 9 INSTALL GEOTEXTILE FABRIC (TYPE B, C, OR D) UNDER ALL TCJ, CJ, AND EJ ALTERNATE JOINTS WHEN CONCRETE PAVEMENT IS PLACED ON PERMEABLE BASE. WHEN DOWEL BARS ARE MECHANICALLY IMPLANTED, THE GEOTEXTILE FABRIC SHALL BE ANCHORED TO THE BASE COURSE WITH PINS.
- 10 WHEN CONSTRUCTING CONCRETE CURB AND GUTTER ADJACENT TO NEW P.C.C. PAVEMENT, USE TYPE LCJ JOINT. WHEN ADJACENT TO EXISTING P.C.C. PAVEMENT, USE TYPE LBJ JOINT. THE FIRST LOAD TRANSFER DEVICE SHALL BE INSTALLED 18" FROM THE PAVEMENT EDGE.
- 11 TRANSVERSE EXPANSION JOINTS ARE NOT TO BE USED FOR CONSTRUCTION JOINTS.
- 12 CONCRETE SHOULDERS:
 - A. CONSTRUCT TCJ JOINTS IN ACCORDANCE WITH SECTION B-B (SHEET 34)
 - B. CONSTRUCT LCJ JOINTS IN ACCORDANCE WITH TYPE LCJ DETAIL AND LJ JOINTS IN ACCORDANCE WITH TYPE LJ DETAIL. SEE SECTION D-D (SHEET 34).
 - C. USE THE MAXIMUM SHOULDER THICKNESS WHEN DETERMINING DOWEL BAR AND TIE BAR SIZES IN TABLE 1.
 - D. WHEN SKEWED JOINTS ARE USED ON MAINLINE PAVING THE SHOULDER TCJ JOINTS MAY BE SKEWED OR CONSTRUCTED AT 90°.
 - E. SHOULDER JOINTS AND JOINT MATERIAL SHALL MATCH THE MAINLINE.
 - F. HEIGHT OF DOWEL BASKET SHALL BE BASED ON THE THINNEST SHOULDER THICKNESS. VARYING HEIGHT DOWEL BASKETS WILL BE ALLOWED TO KEEP THE DOWEL BAR LOCATED WITHIN TOLERANCE.
- 13 TIE BARS SHALL NOT BE PLACED WITHIN 18" OF CONTRACTION OR EXPANSION JOINTS.

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SCALE(S) SHOWN ARE BASED ON 22x34 FULL SIZE SHEET

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P.O. BOX 687
CUT OFF, LOUISIANA 70345
(985) 532-5785

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DATE: 07/25/2023
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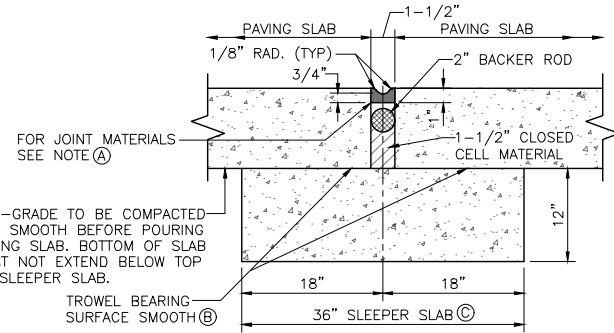
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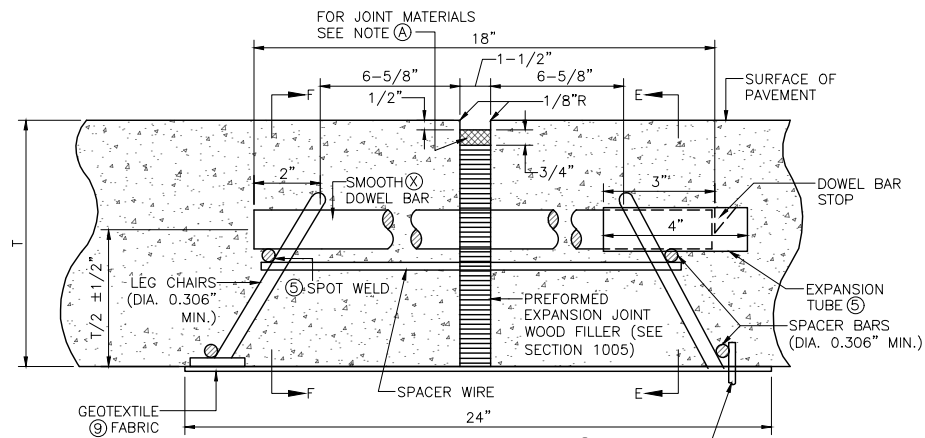
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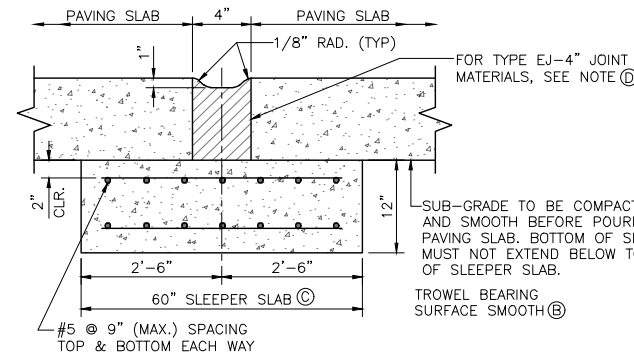
- (A) ONE OR TWO COMPONENT SILICONE CONFORMING TO SECTION 1005.
- (B) TAR PAPER EQUIVALENT TO 30LBS./100FT² SHALL BE PLACED BETWEEN THE SLEEPER SLAB AND THE PAVING SLAB.
- (C) SLEEPER SLAB SHALL BE CONSTRUCTED OF CLASS "A1" OR PAVEMENT TYPE CONCRETE AND INCLUDE IN THE COST OF THE PAVEMENT. PROVIDE DEFORMED GRADE 60 REINFORCING STEEL.
- (D) JOINT SHALL BE FILLED WITH A PREFORMED POLYURETHANE FOAM TYPE FILLER CONFORMING TO SECTION 1005.
- (E) SEE DETAIL "G" - EJ-4" BASE DRAIN OUTLET FOR UNDERDRAIN DETAILS (SHEET 35).



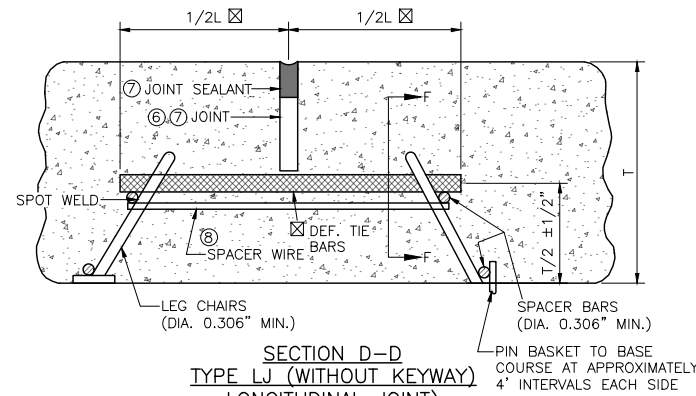
SECTION A-A TYPE EJ-1-1/2"



TYPE EJ ALTERNATE (TRANSVERSE EXPANSION JOINT)
(NOT ALLOWED FOR DESIGN SPEED > 45 MPH)
SEE TABLE I (SHEET 34)

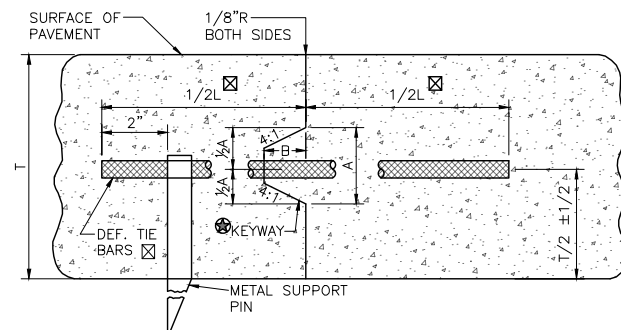


SECTION C-C TYPE EJ-4" JOINT AND SLEEPER SLAB



SECTION D-D TYPE LJ (WITHOUT KEYWAY) LONGITUDINAL JOINT
(REQUIRED WHEN PAVEMENT WIDTH EXCEEDS 15') (SEE NOTE (E))
SEE TABLE I (SHEET 34)

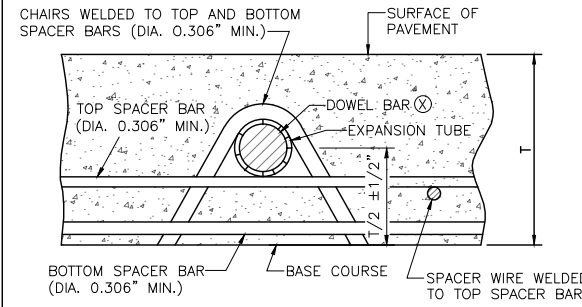
JOINT SEALANT: DOW 890 SL (OR APPROVED EQUAL)



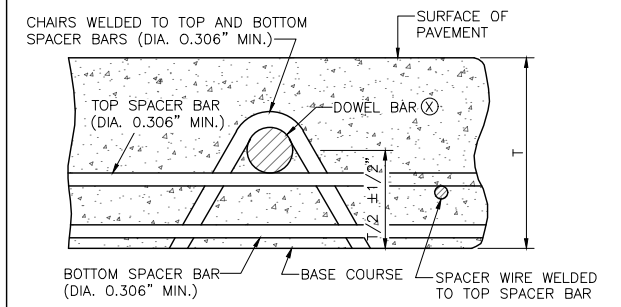
SECTION D-D TYPE LCJ (WITH KEYWAY) LONGITUDINAL CONSTRUCTION JOINT

- FOR KEYWAY DIMENSIONS A & B SEE TABLE I. IN LIEU OF THE KEYWAY, ONE OF THE FOLLOWING OPTIONS WILL BE ALLOWED:
 - A. INSTALL TIE BARS OF THE SIZE SHOWN IN TABLE 1, AT 1/2 THE SPACING.
 - B. INSTALL TIE BARS 1/4" LARGER THAN THE TIE BAR DIAMETER SHOWN IN TABLE 1, AT THE SAME SPACING.

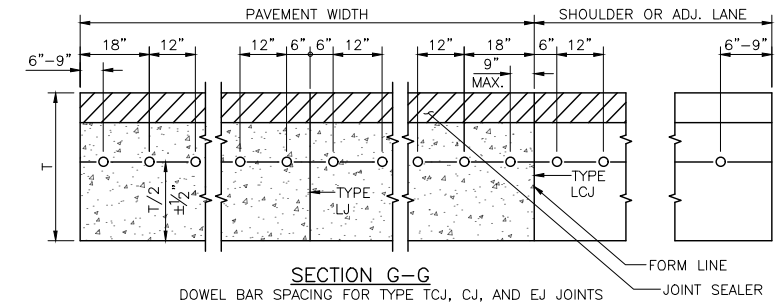
SEE TABLE I (SHEET 34)



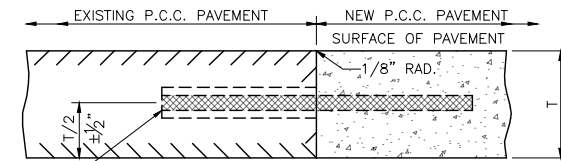
SECTION E-E
SEE TABLE I (SHEET 34)



SECTION F-F
SEE TABLE I (SHEET 34)

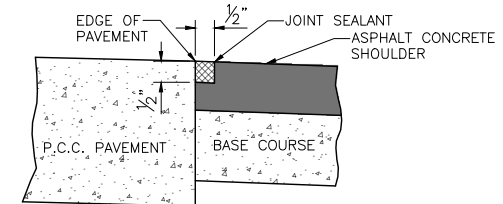


SECTION G-G
DOWEL BAR SPACING FOR TYPE TCJ, CJ, AND EJ JOINTS

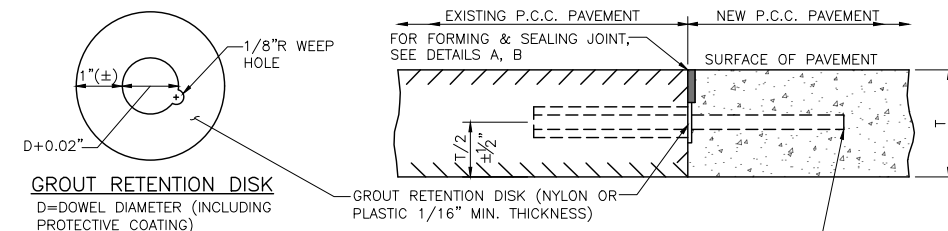


SECTION H-H TYPE LBJ (LONGITUDINAL BUTT JOINT)

DEFORMED TIE BARS OF THE SIZE, LENGTH AND ONE HALF THE SPACING SPECIFIED IN TABLE I SHALL BE USED. THE BARS SHALL BE INSTALLED IN EXISTING PAVEMENT BY DRILLING HOLES 1/8" LARGER THAN THE BAR DIAMETER TO A REQUIRED DEPTH OF 1/2 THE BAR LENGTH. THE HOLES SHALL BE DRILLED AND FILLED IN ACCORDANCE WITH SECTION 601 BEFORE INSERTION OF THE TIE BARS.



SECTION I-I TYPE PJ (HOT POURED SEALANT SECTION 1005)



SECTION J-J TYPE BJ (TRANSVERSE BUTT JOINT)

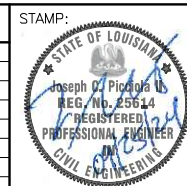
SMOOTH DOWEL BARS OF THE SIZE, LENGTH AND SPACING SPECIFIED IN TABLE I SHALL BE USED. THE BARS SHALL BE INSTALLED IN EXISTING PAVEMENT BY DRILLING HOLES 1/8" LARGER THAN THE BAR DIAMETER TO A REQUIRED DEPTH OF 1/2 THE BAR LENGTH. THE HOLES SHALL BE DRILLED AND FILLED IN ACCORDANCE WITH SECTION 601 BEFORE INSERTION OF THE DOWEL BARS.

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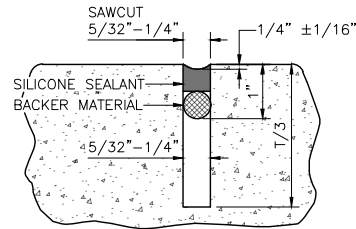
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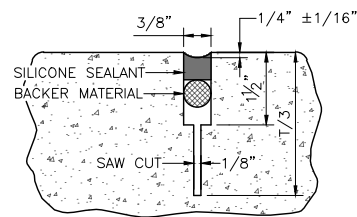
SHEET NO.
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DETAILS "A-F"



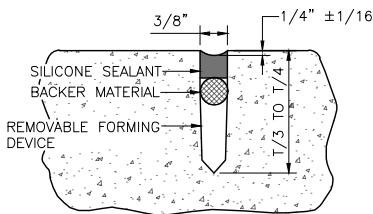
DETAIL "A"

USE THIS DETAIL IN CONJUNCTION WITH TYPE TCJ (SECTION B-B) AND TYPE LJ JOINT (SECTION D-D) AND NOTES 6 & 7 ON SHEET 34.



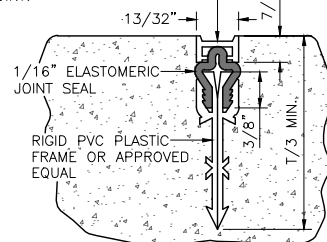
DETAIL "B"

REMOVE CAP AFTER CONCRETE HAS HARDENED SUFFICIENTLY TO PERMIT REMOVAL WITHOUT DAMAGE TO THE JOINT.



DETAIL "C"

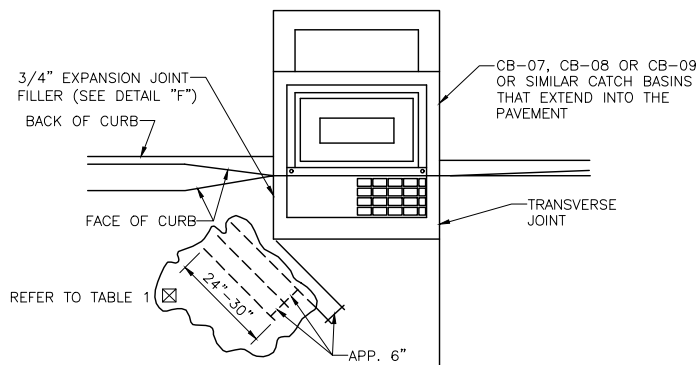
NOT ALLOWED FOR DESIGN SPEEDS GREATER THAN 45 MPH



DETAIL "D"

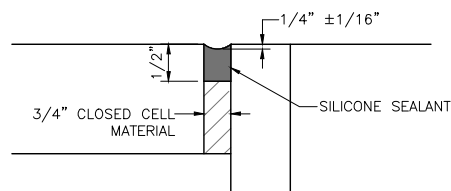
NOT ALLOWED WHEN THE PAVEMENT IS PLACED ON PERMEABLE BASES.
NOT ALLOWED FOR DESIGN SPEEDS GREATER THAN 45 MPH.

JOINT SEALANT: DOW 890 SL (OR APPROVED EQUAL)



DETAIL "E"

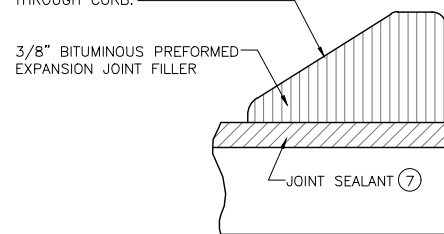
TRANSVERSE JOINT AT CATCH BASIN



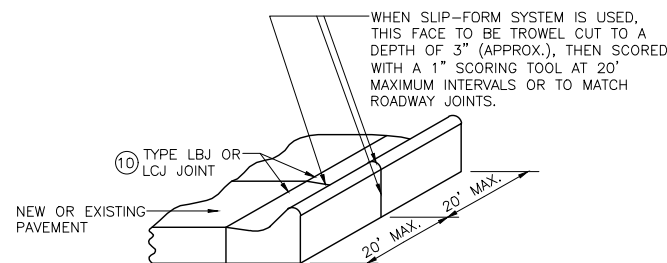
DETAIL "F"

AFTER CATCH BASIN TOP IS POURED, THE TOP OF THE 3/4" JOINT FILLER IS TO BE REMOVED TO THE DEPTH SHOWN PRIOR TO SEALING. THE CURB FACES ADJACENT TO THE BASIN SHALL ALSO BE SEALED. JOINT FACES SHALL BE CLEANED IN ACCORDANCE WITH SECTION 601.

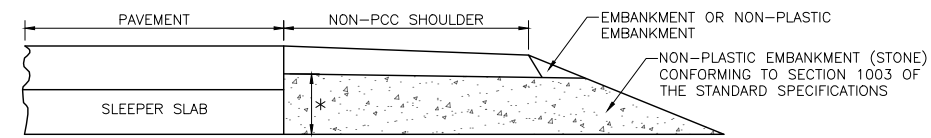
NOTE:
WHEN CURB IS POURED MONOLITHICALLY WITH PAVEMENT, THE BITUMINOUS PREFORMED EXPANSION JOINT FILLER SHALL EXTEND TO THE TOP OF JOINT INSERT. WHEN TRANSVERSE JOINTS ARE CONSTRUCTED BY SAWING, THE INITIAL SAW CUT SHALL EXTEND THROUGH THE CURBED SECTION (CURB AND UNDERLYING PAVEMENT). THE SUBSEQUENT WIDENING CUT FOR THE JOINT SEALANT RESERVOIR SHALL EXTEND INTO THE CURB FOR A DISTANCE NECESSARY TO ENSURE THE SPECIFIED RESERVOIR DEPTH IS BEING MAINTAINED AT THE GUTTER LINE. ALL CURB FACES REGARDLESS OF CURB TYPE SHALL BE SEALED WHEN TRANSVERSE JOINT IS SAWS THROUGH CURB.



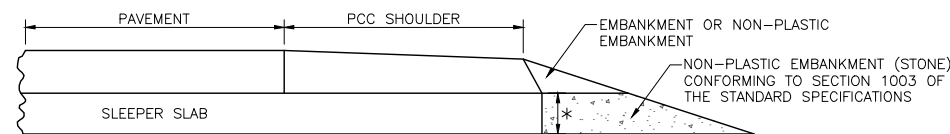
JOINT FILLER DETAIL FOR INTERGRAL CONCRETE CURB (MOUNTABLE OR BARRIER TYPE)



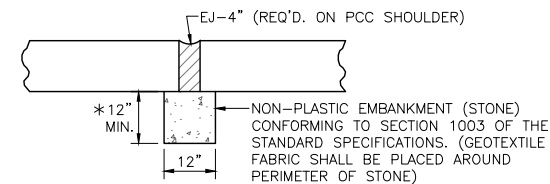
DETAIL SHOWING JOINTS IN CONCRETE CURB AND GUTTER (EXTEND ALL TCJ THROUGH CURB & GUTTER)



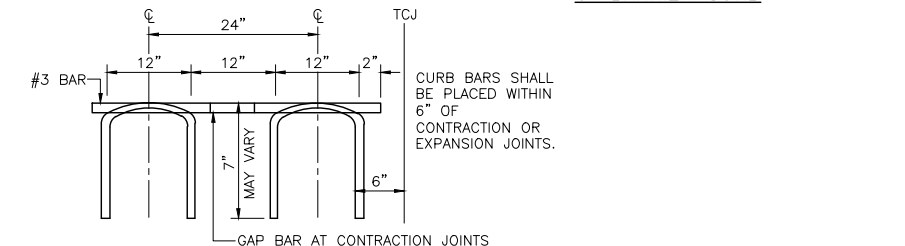
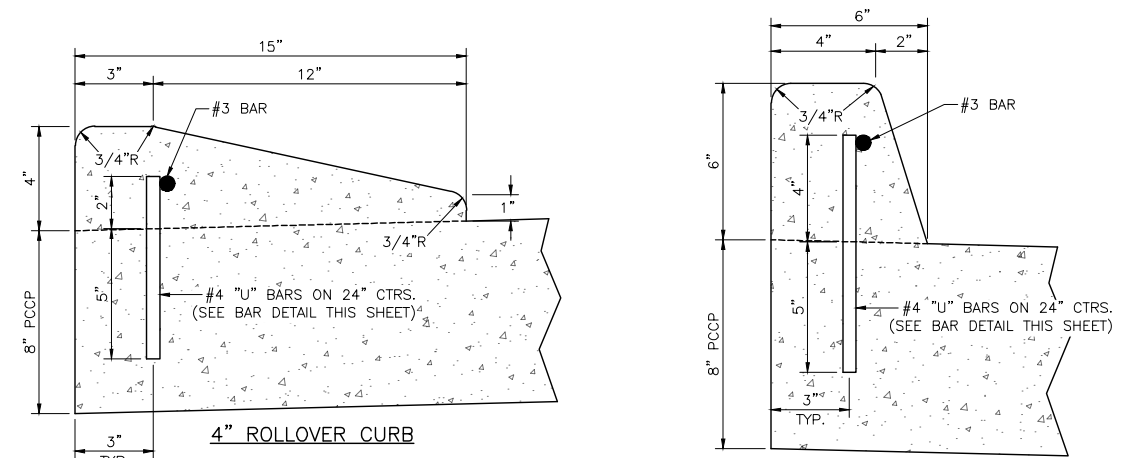
SECTION K-K



SECTION L-L (WITH CONCRETE SHOULDER)



SECTION M-M (SLEEPER SLAB NOT SHOWN)



BAR DETAIL

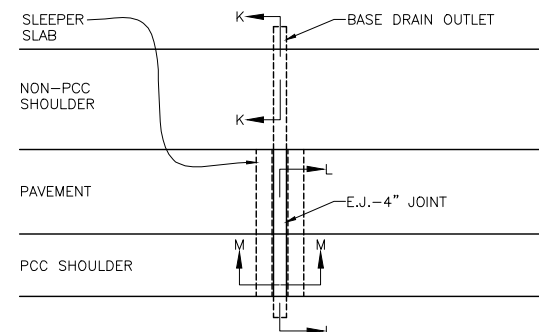
SHOWING DIMENSIONS AND SPACING OF #4 "U" BARS AND LONGITUDINAL BARS FOR CONCRETE CURB.

CURB DETAILS

NOTES:

- POUR CURB INTEGRAL WITH PCC PAVEMENT OR GUTTER TO INSURE MONOLITHIC CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE ENGINEER. CURB BARS ARE NOT REQUIRED WHERE CURB IS CONSTRUCTED MONOLITHIC WITH THE PAVEMENT.
- ALL BARS SHOWN SHALL BE DEFORMED REINFORCING STEEL.
- WHEN REPLACING OR ADDING CONCRETE CURB TO EXISTING PAVEMENT, CONNECT THE NEW CONCRETE CURB TO THE PAVEMENT WITH THE DEFORMED REINFORCING STEEL SHOWN BY DRILLING HOLES INTO THE EXISTING PAVEMENT 1/8" LARGER THAN THE BAR DIAMETER. ANCHOR THE BARS WITH AN APPROVED EPOXY RESIN SYSTEM FROM THE DOTD AML. APPLY EPOXY ADHESIVE, COMPLYING WITH AASHTO M235, TYPE V, TO THE SURFACE AREA WHERE THE CONCRETE CURB WILL BE PLACED. INCLUDE ALL COST RELATED TO THE CONSTRUCTION OF THE CURB, INCLUDING THE DRILLED HOLES, DEFORMED REINFORCING BARS, AND EPOXY, IN THE UNIT PRICE FOR THE CURB ITEM.

A BASE DRAIN OUTLET WILL BE REQUIRED AT E.J.-4" JOINTS UNLESS A SHOULDER UNDER DRAIN SYSTEM IS SPECIFIED ON THE PLANS, IN WHICH CASE, THE SHOULDER UNDER DRAIN FOR THE E.J. JOINT SHALL BE CONNECTED TO THE NEAREST STORM SEWER OR DISCHARGED THROUGH A HEADWALL. THE COST FOR THE BASE DRAIN OUTLET FOR THE E.J. JOINT IS TO BE INCLUDED IN THE COST OF THE PAVEMENT.



**PLAN - BASE DRAIN OUTLET AT 4" E.J. EJ-4" JOINTS
DETAIL "G" - EJ-4" BASE DRAIN OUTLET**

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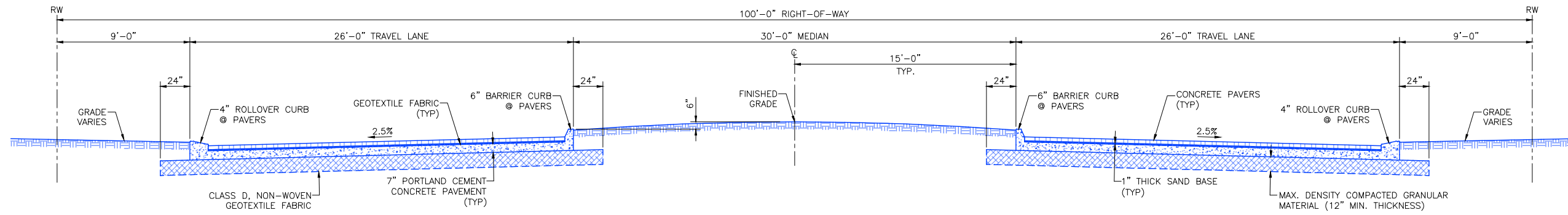
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(985) 532-5785

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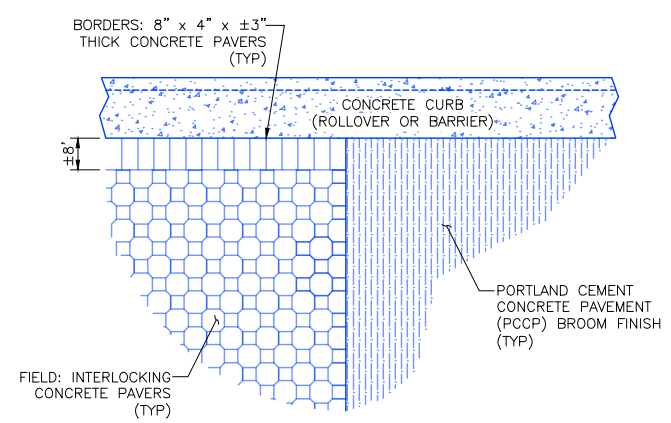
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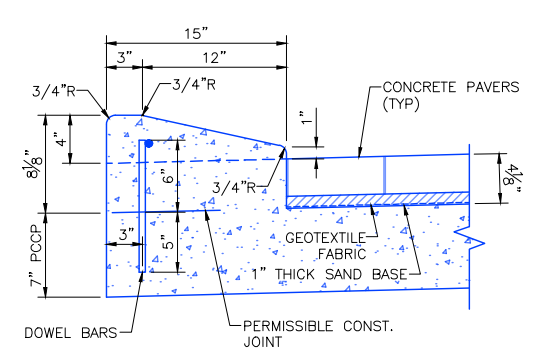
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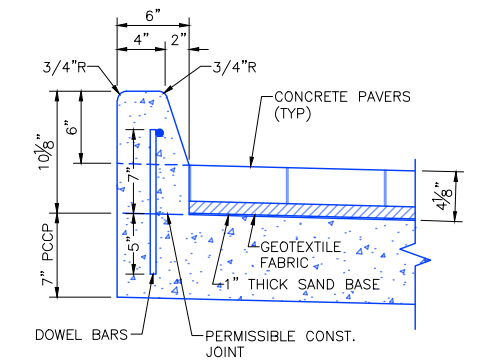
1
36 TYPICAL SECTION - BOULEVARD ENTRANCE @ CONCRETE PAVERS
SCALE: 1/4" = 1'-0"



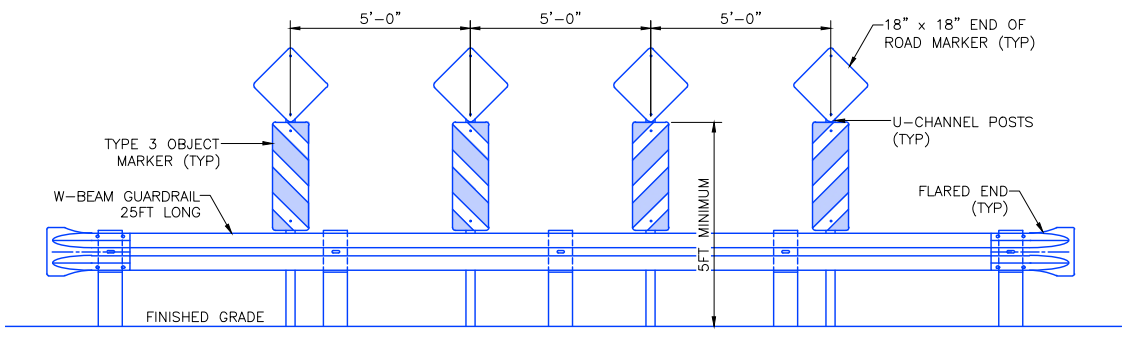
2
36 ENTRANCE PAVER PATTERN
NOT TO SCALE



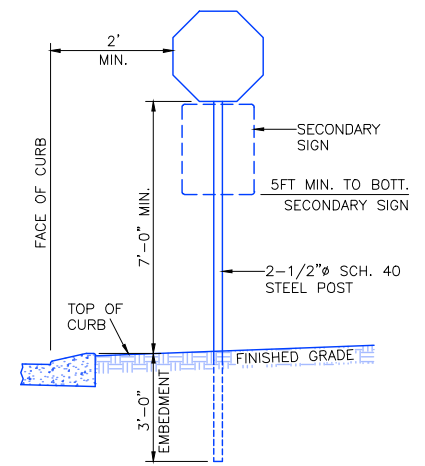
3
36 4" ROLLOVER CURB @ PAVERS
SCALE: 1-1/2" = 1'-0"



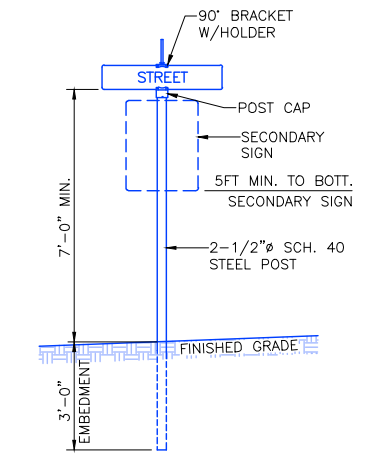
4
36 6" BARRIER CURB @ PAVERS
SCALE: 1-1/2" = 1'-0"



5
36 END-OF-ROADWAY INSTALLATION
TYPE A W/GUARD RAIL
SCALE: 3/8" = 1'-0"



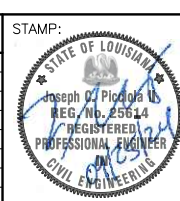
6
36 TYPICAL SIGN INSTALLATION
SCALE: 3/8" = 1'-0"



7
36 TYPICAL STREET SIGN
SCALE: 3/8" = 1'-0"

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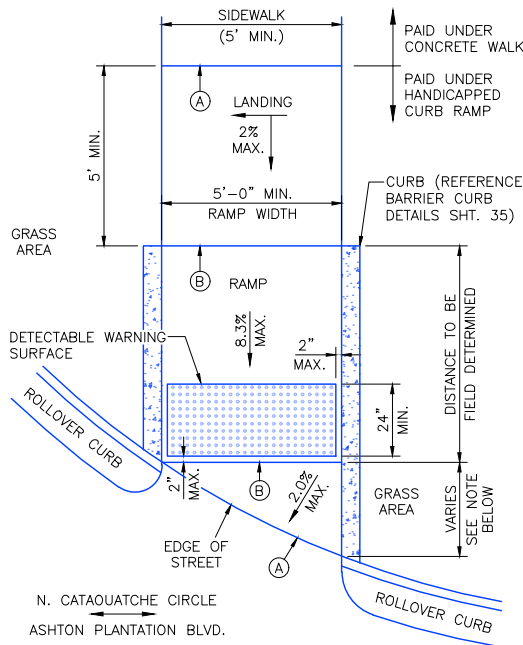
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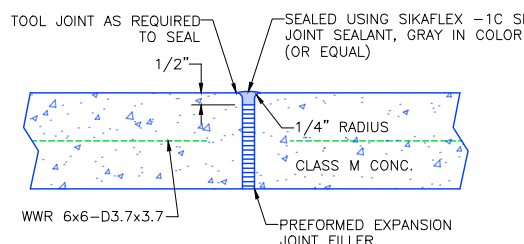
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 36 OF 43
 REV.C

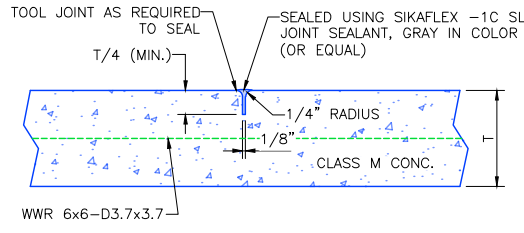


1 CURB RAMP "TYPE 7"
NOT TO SCALE

- NOTES:**
- WHERE THE GRADE BREAK IS LESS THAN OR EQUAL TO 5' FROM THE BACK OF THE CURB, PLACE DETECTABLE WARNING SURFACE AS SHOWN IN "TYPE 7" CURB RAMP. WHERE GRADE BREAK IS GREATER THAN 5' FROM THE BACK OF THE CURB, PLACE DETECTABLE WARNING SURFACE ADJACENT TO THE EDGE OF THE PAVEMENT (STREET).
 - ITEM 706-04-00100 "HANDICAPPED CURB RAMPS (TYPE 7)" SHALL INCLUDE, BUT NOT BE LIMITED TO, RAMP, CURB TRANSITIONS, DETECTABLE WARNING SYSTEM, LANDING, AND BASE.



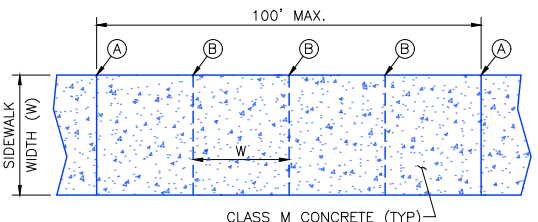
A 1/2" EXPANSION JOINTS



B 1/8" WEAKENED PLANE JOINT

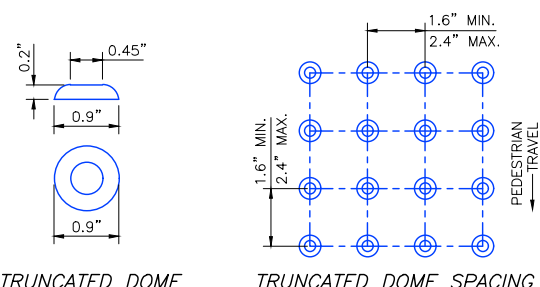
3 SIDEWALK JOINT DETAILS
NOT TO SCALE

- JOINT NOTES:**
- WEAKENED PLANE JOINTS ARE REQUIRED AT ALL SIDEWALK RAMPS OR SLOPE BREAK LINES.
 - SEPARATE CURB RAMPS AND LANDING FROM ADJACENT SIDEWALK WITH PREFORMED JOINT FILLER OF 1/2"



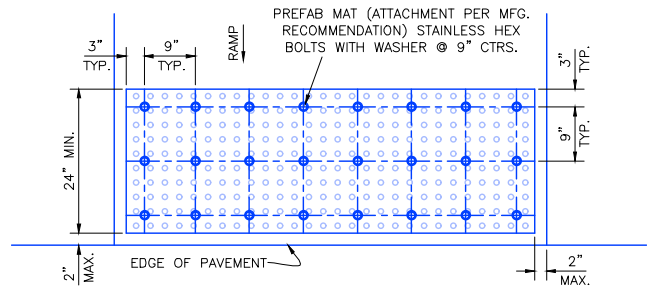
2 SIDEWALK JOINT LAYOUT
TYPICAL
NOT TO SCALE

- NOTES:**
- EXCAVATION, BACKFILL, BASE, LEVELING SAND, REINFORCING, AND JOINT MATERIALS SHALL BE AT NO DIRECT PAY FOR CONCRETE SIDEWALK CONSTRUCTION.

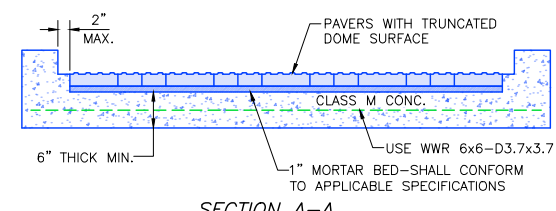


4 TRUNCATED DOME DETAILS
NOT TO SCALE

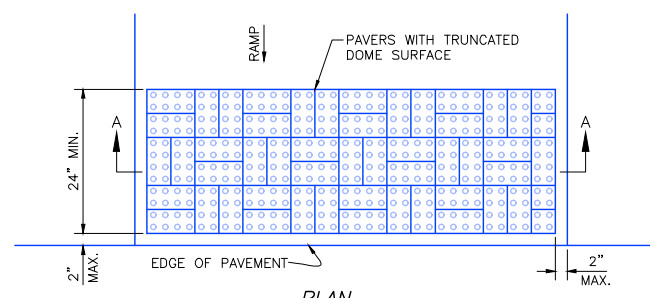
- NOTES:**
- DOMES SHALL BE ARRANGED IN A SQUARE IN-LINE PATTERN OR RADIAL PATTERN.
 - COLOR FASTNESS: PAVER'S COMPOSITE COLORING AND ULTRA-VIOLET STABILIZATION MUST BE HOMOGENEOUS THROUGH THE PRODUCT.



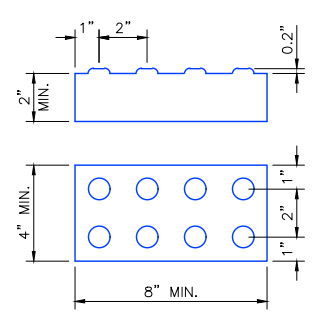
5 PREFABRICATED MAT OPTION
INLAID
NOT TO SCALE



SECTION A-A



6 DETECTABLE WARNING SURFACE
PAVER OPTION
NOT TO SCALE



7 PAVER W/TRUNCATED DOME SURFACE
NOT TO SCALE

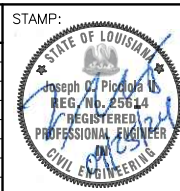
- CURB RAMPS:**
- GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN.
 - THE LANDING DIMENSIONS ARE 5'x5' WITH A MAXIMUM 2% SLOPE IN ANY DIRECTION. THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE WIDEST RAMP RUN LEADING TO THE LANDING.
 - SMALL RAISED CHANNELIZATION ISLANDS, WHICH CANNOT PROVIDE A MINIMUM OF 5'x5' LANDING AT THE TOP OF RAMPS, SHALL BE CUT THROUGH LEVEL WITH THE SURFACE OF THE STREET.
 - SLOPES OF ADJOINING GUTTERS AND ROADWAY SURFACES IMMEDIATELY ADJACENT TO THE CURB RAMP SHALL NOT EXCEED 5%. CURB RAMPS SHOULD BE ALIGNED WITH THE DIRECTION OF PEDESTRIAN TRAVEL ON THE CROSSWALK OR THEORETICAL CROSSWALK.
 - CURB RAMPS SHALL INCLUDE DETECTABLE WARNING SURFACES.
 - ALL SLOPES SHOWN ARE MAXIMUM ALLOWABLE. THE LEAST POSSIBLE SLOPE THAT WILL DRAIN PROPERLY SHOULD BE USED.
 - CURB RAMPS SHALL BE PLACED AND DESIGNED WHERE PONDING DOES NOT OCCUR AT THE BOTTOM OR ON THE CURB RAMP.

- DETECTABLE WARNING SURFACES:**
- FOR ADA COMPLIANCE, DETECTABLE WARNING SURFACES MUST BE PROVIDED ON ALL PEDESTRIAN CURB RAMPS, MEDIANS AND PEDESTRIAN REFUGE ISLANDS (WIDTH 6' OR GREATER), RAILROAD CROSSINGS AND AT-GRADE SIDEWALK AND SHARED-USE PATHS INTERSECTING WITH ROADWAYS.
 - CURB RAMPS MUST CONTAIN A DETECTABLE WARNING SURFACE THAT CONSISTS OF RAISED TRUNCATED DOMES COMPLYING WITH ADA GUIDELINES. THE SURFACE MUST CONTRAST VISUALLY WITH ADJOINING SURFACES, INCLUDING SIDE FLARES, IN ACCORDANCE WITH SECTION 706 OF THE STANDARD SPECIFICATIONS. COLOR FOR DETECTABLE WARNING SURFACE SHALL CONTRAST VISUALLY ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.
 - DETECTABLE WARNING SURFACES MUST BE SLIP RESISTANT AND NOT ALLOW WATER TO ACCUMULATE.
 - TRUNCATED DOMES SHOULD BE ALIGNED PERPENDICULAR OR RADIAL TO THE GRADE BREAK BETWEEN THE CURB RAMP OR AT-GRADE SIDEWALK AND THE STREET.
 - DETECTABLE WARNING SURFACE SHALL BE A MINIMUM OF 24" IN DEPTH IN DIRECTION OF PEDESTRIAN TRAVEL AND EXTEND THE FULL WIDTH OF THE RAMP RUN OR LANDING WHERE THE PEDESTRIAN ACCESS ROUTE ENTERS THE STREET. SOME DETECTABLE WARNING PRODUCTS MAY REQUIRE A CONCRETE BORDER. THE CONCRETE BORDER SHOULD NOT EXCEED 2".
 - DETECTABLE WARNING SURFACES SHALL BE PLACED AT THE BACK OF THE CURB OR NO GRATER THAT 5' FROM THE BACK OF CURB. DETECTABLE WARNING SURFACES MAY BE CURVED ALONG THE CORNER RADIUS.
 - DETECTABLE WARNING SURFACE MAY BE STAMPED, CONSTRUCTED OF BRICK PAVERS OR INLAID PREFABRICATED MATS ATTACHED BY EPOXY ADHESIVE AND MECHANICAL ATTACHMENT. OTHER DETECTABLE WARNING INSTALLATIONS MAY BE INSTALLED WITH APPROVAL FROM THE PROJECT ENGINEER, PROVIDED THAT THE DETECTABLE WARNING SURFACE MEETS ADA GUIDELINES. NO PAINTED SURFACES WILL BE ALLOWED.
 - CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE DETECTABLE WARNING SURFACE TYPE AND COLOR WITH PROJECT ENGINEER, OWNER AND LANDSCAPE ENGINEER.

- DETECTABLE WARNING SURFACES, PAVER OPTION:**
- PAVER UNITS SHALL MEET ALL REQUIREMENTS OF THE APPLICABLE ASTM STANDARDS.
 - LAYOUT PATTERN SHALL BE APPROPRIATE FOR SIZE OF PAVER USED. 4"x8" PAVERS SHALL BE LAID OUT IN A 2x2 BASKET WEAVE PATTERN. 12"x12" PAVERS SHALL BE LAID OUT IN A BLOCK PATTERN.
 - PAVER UNITS SHALL BE SAW CUT ONLY AND ANY CUT SHALL NOT BE LESS THAN 25% OF A FULL UNIT.
 - INSTALLATION SHOULD MEET COMPLIANCE WITH DRAFT PROWAG R302.7.2 (VERTICAL SURFACE DISCONTINUITIES).
 - VERTICAL SURFACE DISCONTINUITIES SHALL BE 1/2" MAXIMUM. DISCONTINUITIES BETWEEN 1/4" AND 1/2" SHALL BE BEVELED AT A 1:2 MAXIMUM SLOPE.

ISSUED FOR REVIEW

REVISIONS:	
DATE:	REMARKS:
09-25-2024	REV.C: MISCELLANEOUS PLAN REVISIONS.



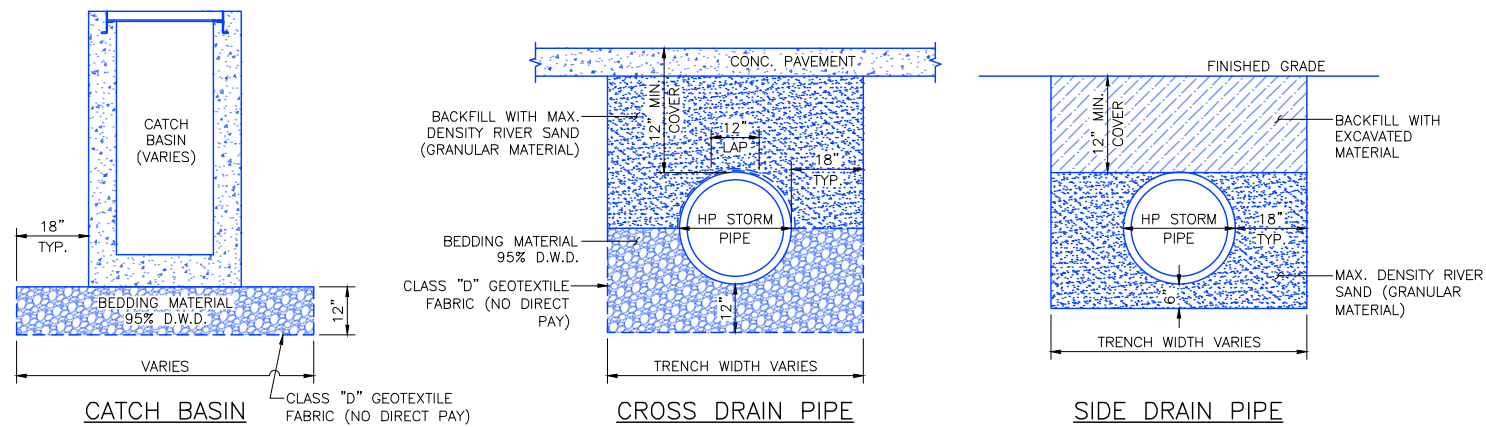
PICCIOLA & ASSOCIATES, INC.
CIVIL ENGINEERS LAND SURVEYORS NAVAL ARCHITECTS MARINE ENGINEERS
P.O. BOX 687
CUT OFF, LOUISIANA 70345
(985) 532-5786

DESIGNED BY: J.C.P. DRAWN BY: L.J.G. CHECKED BY: J.C.P.

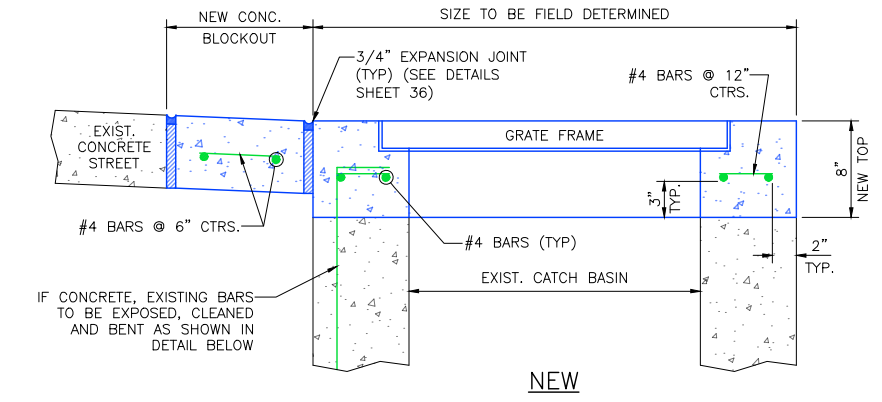
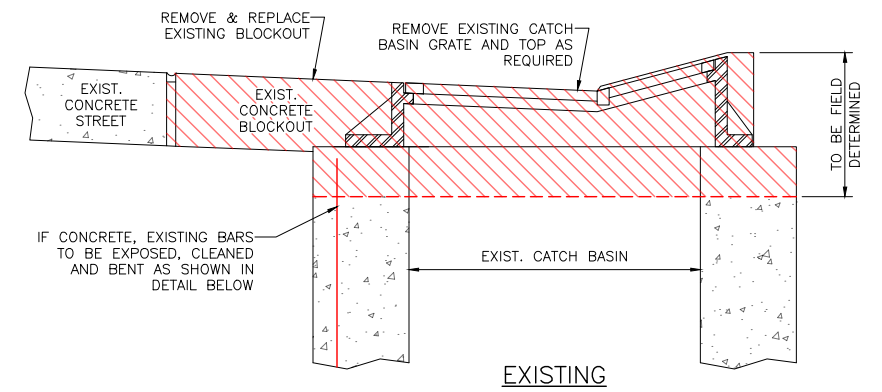
DATE:	07/25/2023
SCALE:	AS SHOWN

ASHTON PLANTATION ESTATES, LLC	
PATIO HOMES SUBDIVISION.	
CURB RAMP DETAILS	
LULING, LOUISIANA	ST. CHARLES PARISH, LOUISIANA

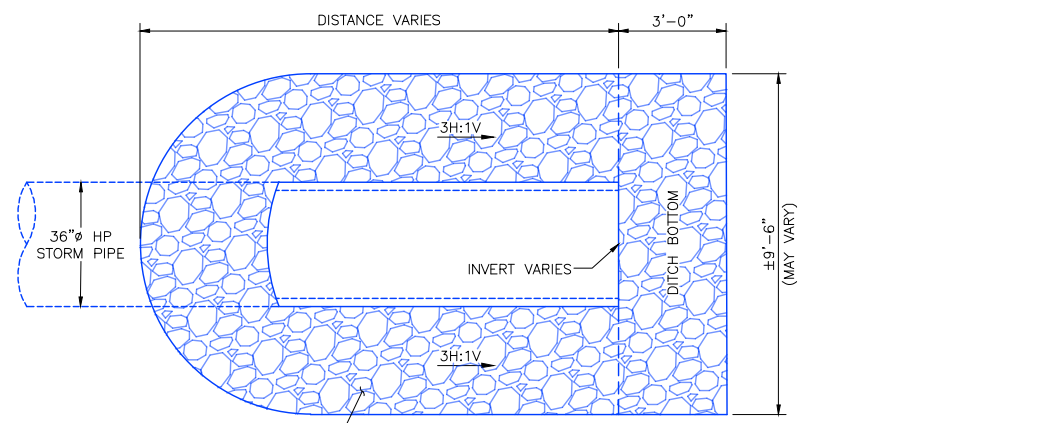
SHEET NO.	37 OF 43
REV.C	



1 TYPICAL BEDDING DETAILS
 38 SCALE: 1/2" = 1'-0"

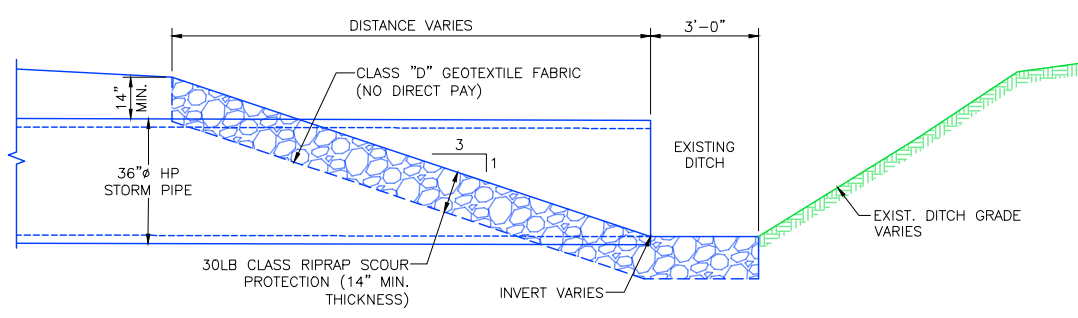


3 ADJUST EXISTING CATCH BASIN
 38 NOT TO SCALE



30LB CLASS RIPRAP SCOUR PROTECTION (14" MIN. THICKNESS) OVER CLASS "D" GEOTEXTILE FABRIC (FABRIC @ NO DIRECT PAY)

PLAN



PROFILE

2 RIPRAP SCOUR PROTECTION
 38 SCALE: 3/8" = 1'-0"

DRAINAGE NOTES:

1. REFERENCE SHEETS 10 AND 23 THRU 32 FOR MORE INFORMATION ON DRAINAGE STRUCTURES, PIPE SIZES, INVERTS, ETC.
2. REFERENCE TYPICAL CONCRETE PAVEMENT DETAILS SHEETS 33 THRU 35 FOR MORE INFORMATION ON CATCH BASIN BLOCKOUTS.
3. ALL CATCH BASINS AND MANHOLES SHALL BE BEDDED ON A MINIMUM OF 12" THICK CRUSHED STONE COMPACTED TO 95% DRY WEIGHT DENSITY OVER CLASS "D" GEOTEXTILE FABRIC.
4. BEDDING MATERIAL SHALL EXTEND A MINIMUM OF 18" BEYOND OUTSIDE FACE OF DRAINAGE STRUCTURE OR MANHOLE.
5. ANY EXISTING MATERIAL EXCAVATED FOR INSTALLATION OF RIPRAP SCOUR PROTECTION SHALL BE DISPERSED ADJACENT TO OUTFALL CULVERT LOCATIONS AND GRADED TO DRAIN.

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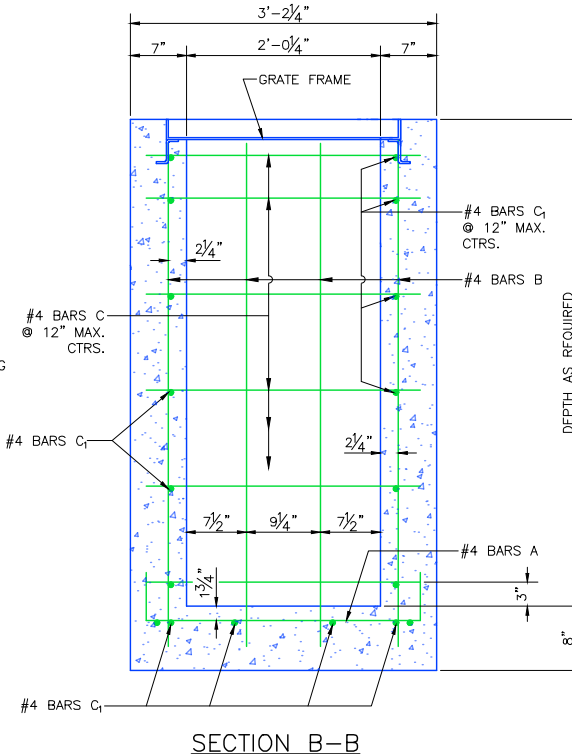
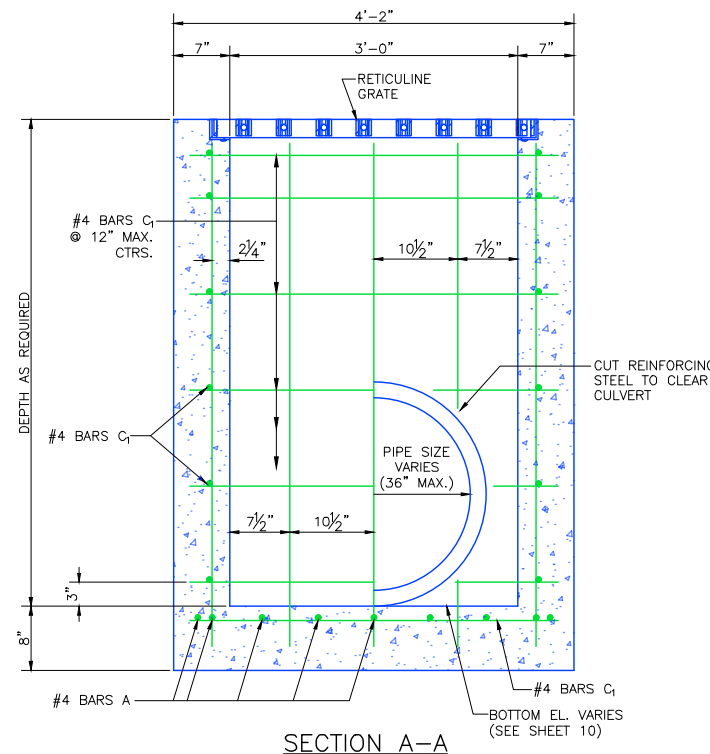
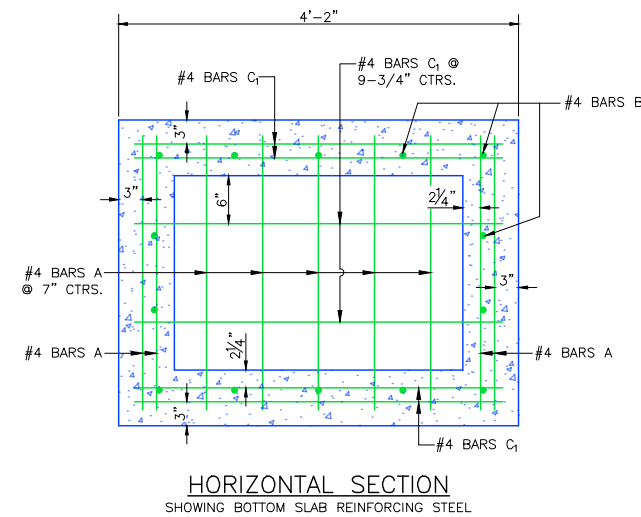
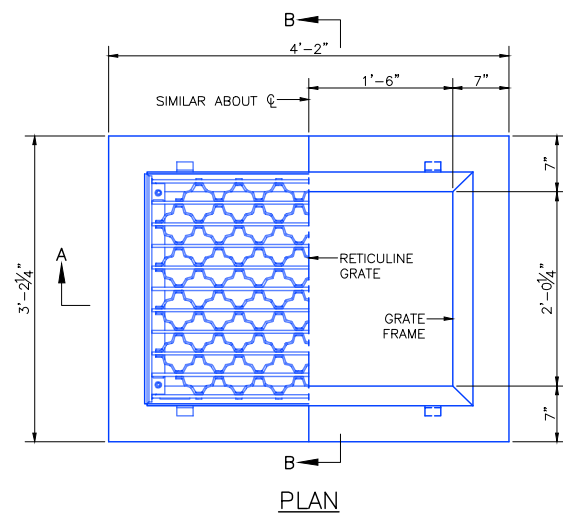
PICCIOLA & ASSOCIATES, INC.
 CIVIL ENGINEERS LAND SURVEYORS NAVAL ARCHITECTS MARINE ENGINEERS
 P.O. BOX 687
 CUT OFF, LOUISIANA 70345
 (985) 532-5785

DESIGNED BY: J.C.P. DRAWN BY: L.J.G. CHECKED BY: J.C.P.

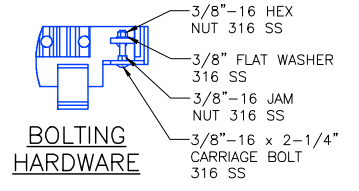
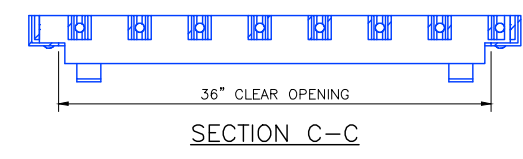
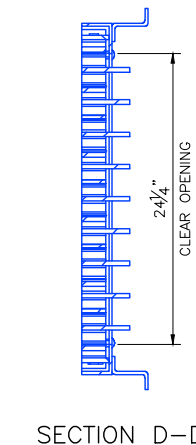
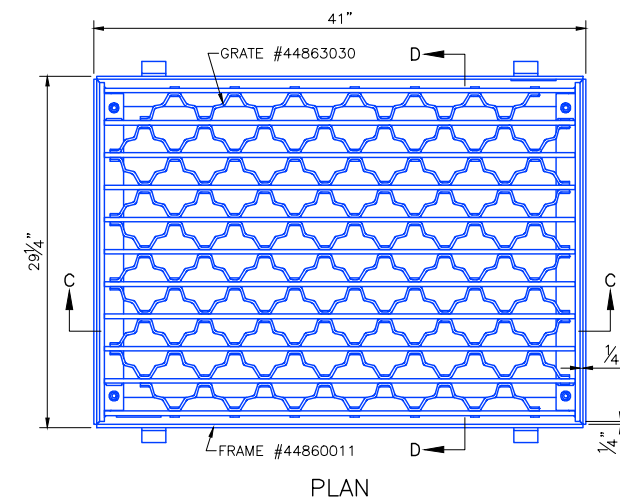
DATE: 07/25/2023
 SCALE: AS SHOWN

ASHTON PLANTATION ESTATES, LLC
 PATIO HOMES SUBDIVISION.
 ADJUST EXISTING CATCH BASIN, DRAINAGE STRUCTURE BEDDING, AND RIPRAP SCOUR PROTECTION DETAILS
 LULING, LOUISIANA ST. CHARLES PARISH, LOUISIANA

SHEET NO. 38 OF 43
 REV.C

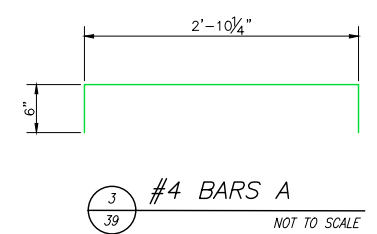


1 CATCH BASIN "CB-01"
SCALE: 1" = 1'-0"



2 RETICULINE GRATE & FRAME
SCALE: 1-1/2" = 1'-0"

GRATE AND FRAME:
EAST JORDAN IRON WORKS
PRODUCT NUMBER 44863062
LADOTD MC-01 TYPE "E1" & "C" FRAME AND GRATE ASSEMBLY,
GALVANIZED STEEL, 642 SQ. IN. OPEN AREA, H2O DESIGN LOAD
(GRATE #44863030, FRAME #44860011)

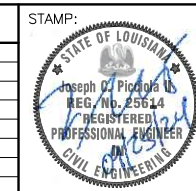


3 #4 BARS A
NOT TO SCALE

- GENERAL NOTES:**
- SECTION 702 OF THE CURRENT DOTD STANDARD SPECIFICATIONS SHALL APPLY.
 - CONCRETE STRENGTH SHALL BE 4000 PSI (MIN) AT 28 DAYS.
 - 12" THICK CRUSHED STONE BEDDING FOUNDATION SHALL BE REQUIRED UNDER ALL CATCH BASINS.
 - ALL CATCH BASINS GREATER THAN 4'-0" DEEP ARE REQUIRED TO HAVE IRON STEPS.
 - DIMENSIONS RELATING TO REINFORCING STEEL ARE TO BAR CENTERS.
 - VERTICAL REINFORCING STEEL MAY BE SPLICED. SPLICE LENGTH IS 35 DIAMETERS.
 - CATCH BASINS MAY BE SUBSTITUTED WITH ENGINEER APPROVED "PRECAST CONCRETE" CATCH BASINS.

ISSUED FOR REVIEW

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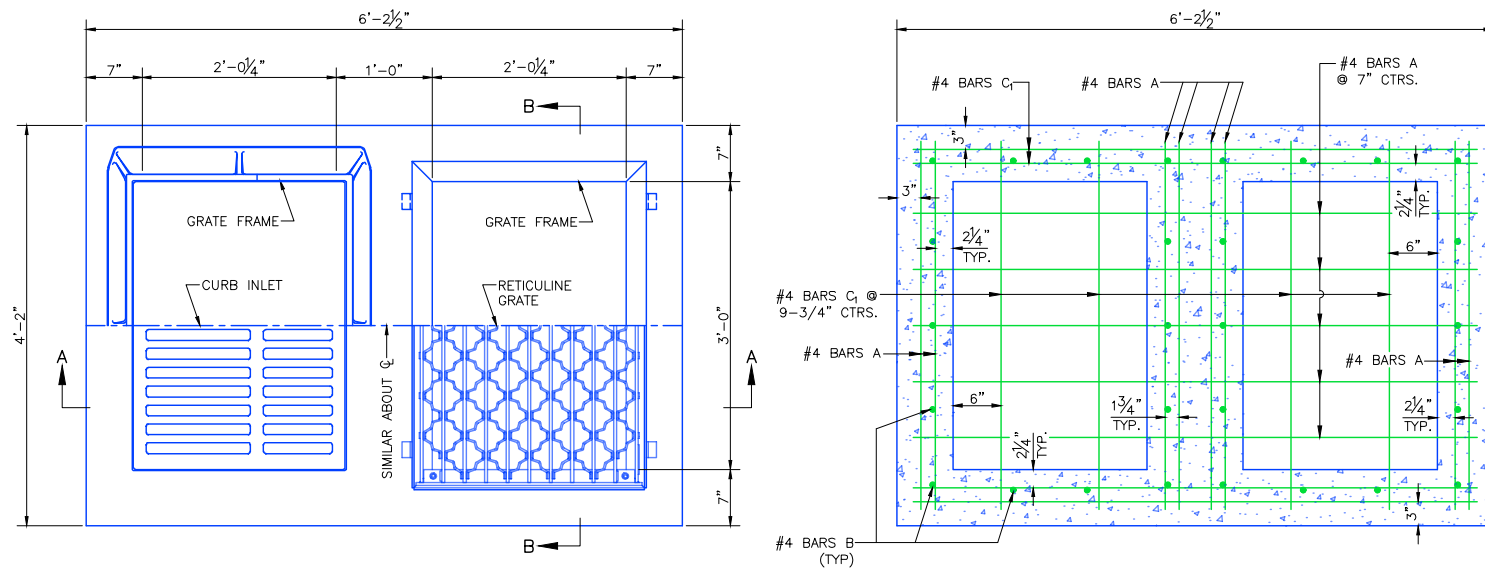
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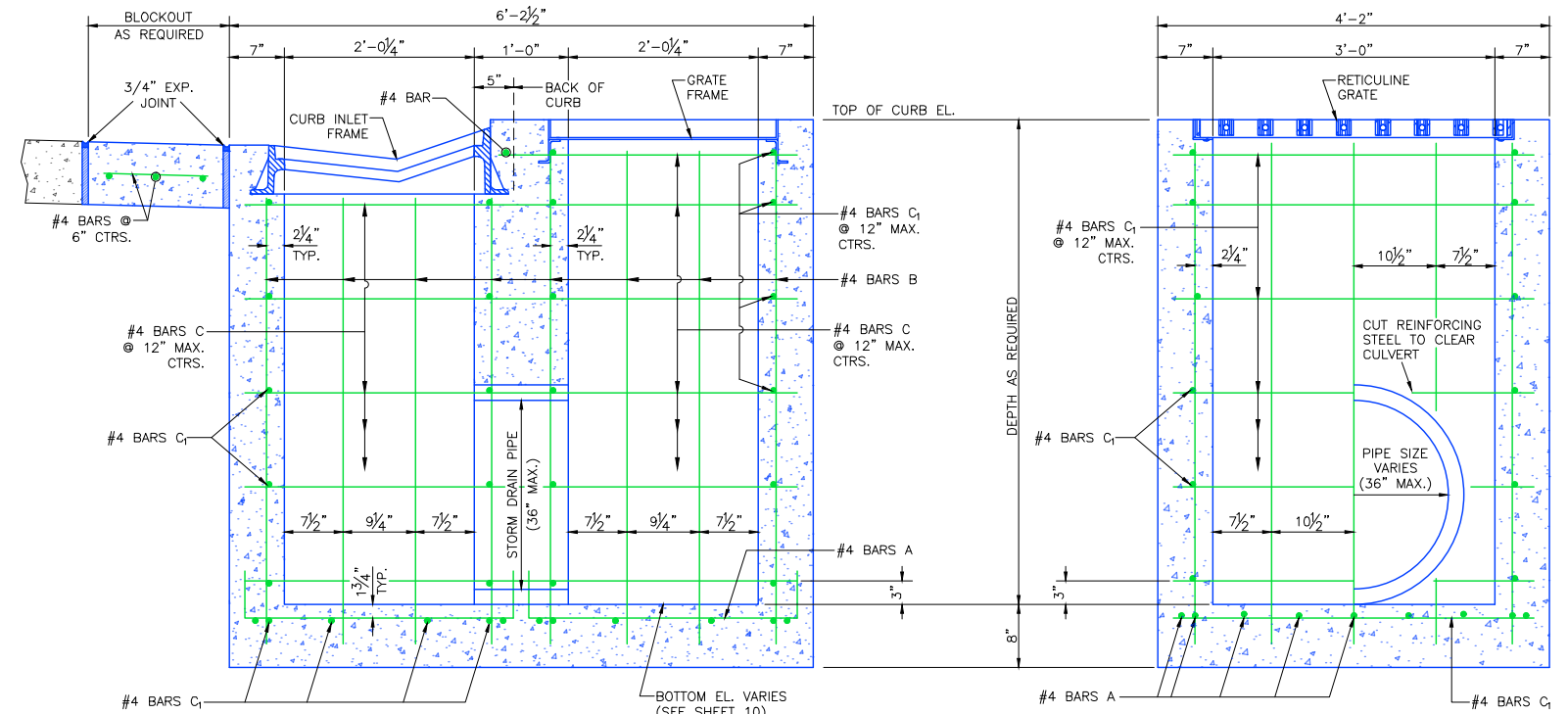
ASHTON PLANTATION ESTATES, LLC
PATIO HOMES SUBDIVISION.
CATCH BASIN, CB-01
LULING, LOUISIANA ST. CHARLES PARISH, LOUISIANA

SHEET NO.
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REV.C



PLAN

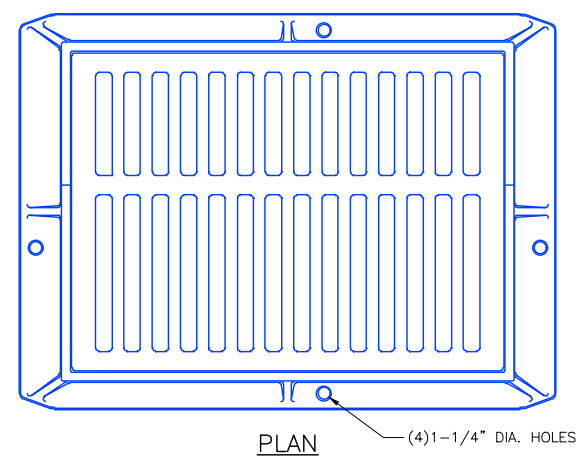
HORIZONTAL SECTION
SHOWING BOTTOM SLAB REINFORCING STEEL



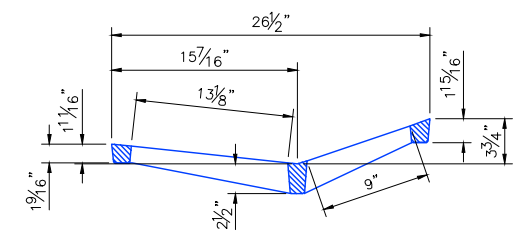
SECTION A-A

SECTION B-B

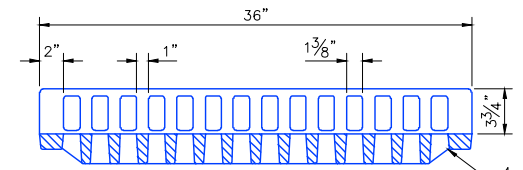
1
40 CATCH BASIN "TYPE-3"
SCALE: 1" = 1'-0"



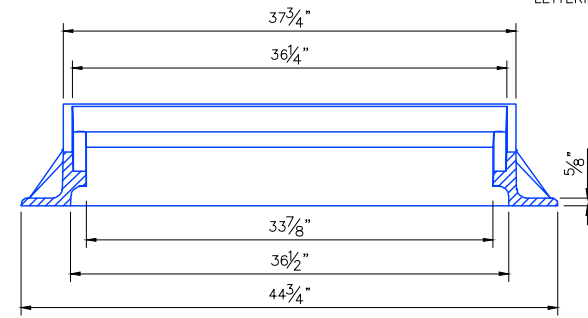
PLAN (4) 1-1/4" DIA. HOLES



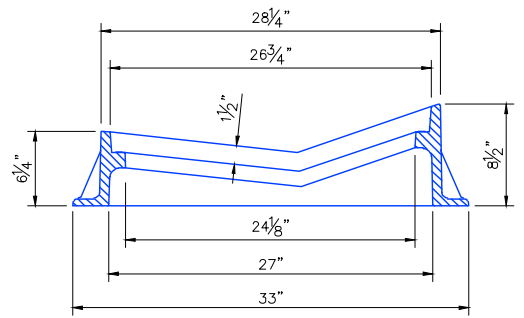
GRATE SECTION



GRATE SECTION

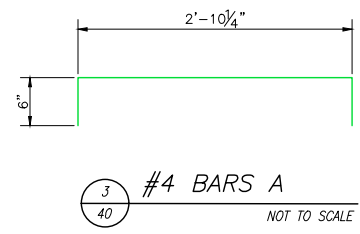


FRAME SECTION



FRAME SECTION

2
40 CURB INLET GRATE & FRAME
SCALE: 1-1/2" = 1'-0"



3
40 #4 BARS A
NOT TO SCALE

CURB INLET GRATE AND FRAME:
EAST JORDAN IRON WORKS
PRODUCT NUMBER 44520001
V4520 V4520-1 FRAME AND GRATE ASSEMBLY,
GRAY IRON (CL35B), 416 SQ. IN. OPEN AREA,
DESIGN LOAD: H20
(GRATE #44520010, FRAME #44520130)
REFERENCE SHEET 39 FOR MORE INFORMATION ON
RETICULINE GRATE AND FRAME.

- GENERAL NOTES:**
- SECTION 702 OF THE CURRENT DOTD STANDARD SPECIFICATIONS SHALL APPLY.
 - CONCRETE STRENGTH SHALL BE 4000 PSI (MIN) AT 28 DAYS.
 - 12" THICK CRUSHED STONE BEDDING FOUNDATION SHALL BE REQUIRED UNDER ALL CATCH BASINS.
 - ALL CATCH BASINS GREATER THAN 4'-0" DEEP ARE REQUIRED TO HAVE IRON STEPS.
 - DIMENSIONS RELATING TO REINFORCING STEEL ARE TO BAR CENTERS.
 - VERTICAL REINFORCING STEEL MAY BE SPLICED. SPLICE LENGTH IS 35 DIAMETERS.
 - CATCH BASINS MAY BE SUBSTITUTED WITH ENGINEER APPROVED "PRECAST CONCRETE" CATCH BASINS.

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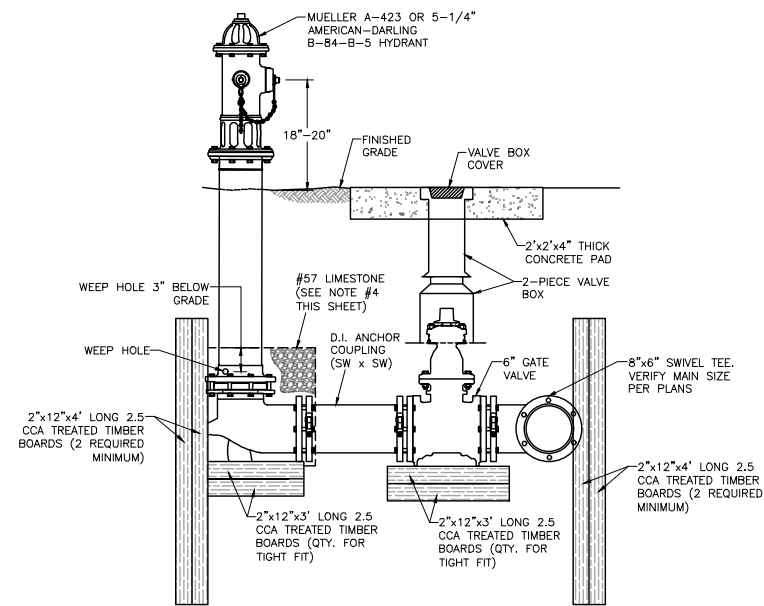
PICCIOLA & ASSOCIATES, INC.
CIVIL ENGINEERS LAND SURVEYORS
NAVAL ARCHITECTS MARINE ENGINEERS
P.O. BOX 687
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(985) 532-5765

DESIGNED BY: J.C.P.
DRAWN BY: L.J.G.
CHECKED BY: J.C.P.

DATE:	07/25/2023
SCALE:	AS SHOWN

ASHTON PLANTATION ESTATES, LLC
PATIO HOMES SUBDIVISION.
CATCH BASIN, TYPE-3
LULING, LOUISIANA ST. CHARLES PARISH, LOUISIANA

SHEET NO.
40 OF 43
REV.C

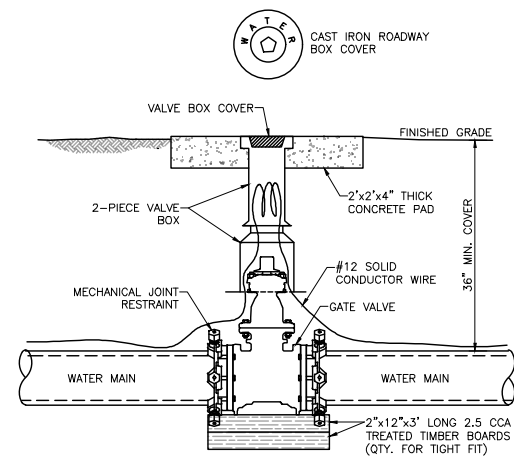


WATERLINE OFFSET NOTES:
CONTRACTOR SHALL MAINTAIN A MINIMUM CLEARANCE OF 1'-6" BETWEEN NEWLY INSTALLED PIPE AND OBSTRUCTION ALONG ENTIRE ALIGNMENT OF NEWLY INSTALLED WATERLINE.

TYPICAL HYDRANT SETTING
NOT TO SCALE

HYDRANT NOTES:

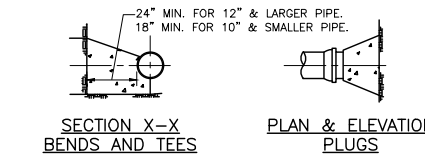
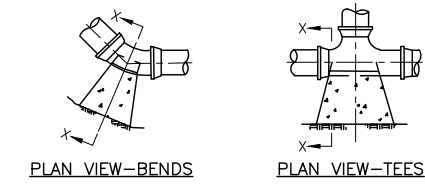
- PUMPER CONNECTION SHALL BE SET PERPENDICULAR TO THE EDGE OF PAVEMENT, UNLESS SPECIFICALLY STATED OTHERWISE.
- HYDRANTS SHALL BE PLUMB AND LEVEL.
- PRIOR TO BACKFILLING TRENCH, WRAP VALVE AND HYDRANT WITH 8 MIL POLYETHYLENE FILM. PUNCH HOLES IN FILM TO DRAIN GROUND WATER.
- #57 STONE SHALL BE PLACED FROM BOTTOM OF HYDRANT SHOE TO 3" ABOVE WEEP HOLE TO ENSURE PROPER DRAINAGE.
- CORTEN BOLTS TO BE USED ON ALL MECHANICAL JOINTS.
- 18-8 STAINLESS STEEL SHALL BE USED FOR ALL EXPOSED NUTS AND BOLTS, EXCEPT ON MECHANICAL JOINTS.
- PAY ITEM FOR FIRE HYDRANT ASSEMBLY SHALL INCLUDE INSTALLATION OF ALL FITTINGS AND APPURTENANCES SHOWN ON THIS DETAIL.
- VALVE BOX SHOULD NOT CONTACT MAIN OR VALVE.



TYPICAL DIRECT BURIAL VALVE SETTING
NOT TO SCALE

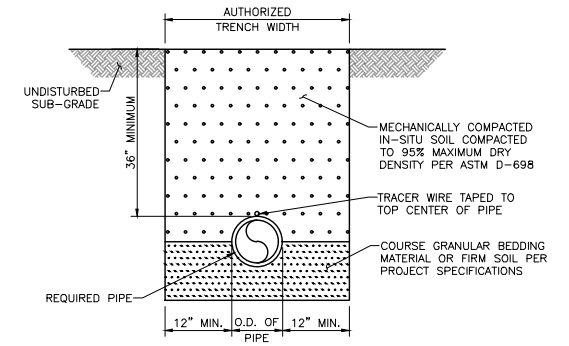
HYDRANT NOTES:

- (1) NO. 12 GAUGE SOLID CONDUCTOR WIRE SHALL BE INSTALLED W/ ALL PLASTIC PIPE AND SHALL BE COILED AT THE TOP OF EACH VALVE. TRACER WIRE TO BE BLUE FOR ALL WATER PIPE. COST OF TRACER WIRE SHOULD BE INCLUDED IN CONTRACTOR'S UNIT PRICE PER FOOT OF PIPE. CONTRACTOR SHALL TEST CONTINUITY PRIOR TO FINAL ACCEPTANCE. ANY DAMAGED AREAS SHALL BE CORRECTED UNTIL FULL CONTINUITY IS ACHIEVED.
- CONCRETE PAD NOT REQUIRED WHEN VALVE BOX IS LOCATED IN ROADWAY, SIDEWALK, OR DRIVEWAY.
- GATE VALVE SHALL BE CAST IRON, RESILIENT SEATED, AWWA C509 OR D.I. BODY, RESILIENT SEATED, AWWA C515 VALVE, RATED FOR 250 PSIG WORKING PRESSURE.
- DIRECT BURIAL VALVES (AS SHOWN BELOW) SHALL HAVE MECHANICAL JOINTS ENDS, NON-RISING STEM, O-RINGS SEALS, AND SQUARE WRENCH OPERATING NUT.
- VERIFY REQUIRED DEPTH OF EACH VALVE BOX AND VALVE PAD WITH DEPARTMENT OF PUBLIC WORKS PERSONNEL.



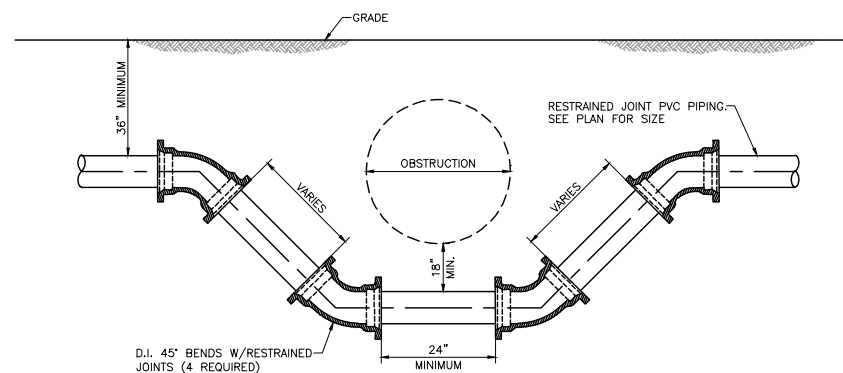
CONCRETE THRUST BLOCK DETAILS
NOT TO SCALE

PIPE SIZE	THRUST BLOCK MIN. SURFACE BEARING AREA (FT ²)		VALVES, TEES, DEAD ENDS
	90° BEND	45° BEND	
4" & SMALLER	2.60	1.42	1.85
6"	5.40	2.90	3.80
8"	9.30	5.00	6.50
10"	13.90	7.55	10.85
12"	19.70	10.80	13.90
16"	34.00	18.60	24.20
20"	52.20	28.40	37.00
24"	74.30	40.40	52.70
30"	114.10	62.00	80.80
36"	163.40	88.70	115.60



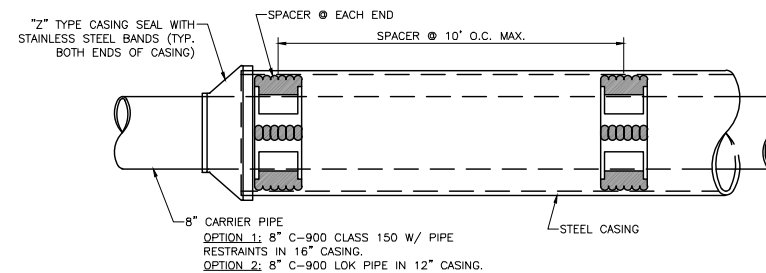
TYPICAL WATERLINE TRENCH SECTION
NOT TO SCALE

TRENCHING NOTES:
TRENCH SHORING TO BE IN COMPLIANCE WITH OSHA 29 CFR PART 1926.



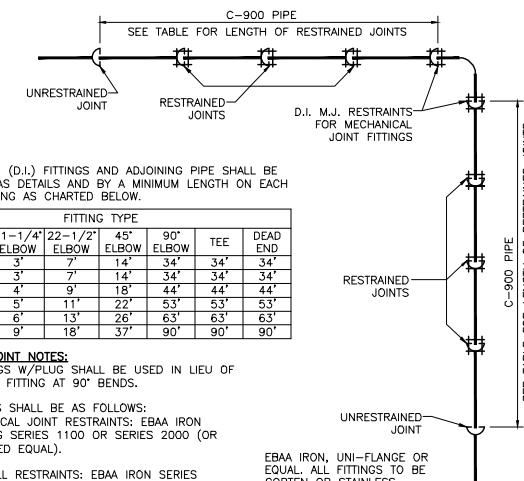
WATERLINE OFFSET NOTES:
CONTRACTOR SHALL MAINTAIN A MINIMUM CLEARANCE OF 1'-6" BETWEEN NEWLY INSTALLED PIPE AND OBSTRUCTION ALONG ENTIRE ALIGNMENT OF NEWLY INSTALLED WATERLINE.

WATERLINE OFFSET DETAIL
NOT TO SCALE



TYPICAL CASING DETAIL
NOT TO SCALE

CASING NOTES:
1. CASING SPACERS, SEALS, RESTRAINTS, ETC. SHALL BE INCLUDED IN LINEAR FEET PRICE FOR ITEM "TUNNELING WITH CASING".



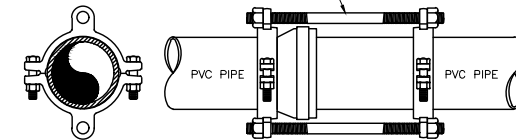
RESTRAINED PIPE/FITTING DETAIL
NOT TO SCALE

DUCTILE IRON (D.I.) FITTINGS AND ADJOINING PIPE SHALL BE RESTRAINED AS DETAILS AND BY A MINIMUM LENGTH ON EACH SIDE OF FITTING AS CHARTED BELOW.

NOMINAL PIPE SIZE	FITTING TYPE				
	11-1/4" ELBOW	22-1/2" ELBOW	45° ELBOW	90° TEE	DEAD END
4"	3'	7'	14'	34'	34'
6"	3'	7'	14'	34'	34'
8"	4'	9'	18'	44'	44'
10"	5'	11'	22'	53'	53'
12"	6'	13'	26'	63'	63'
18"	9'	18'	37'	90'	90'

RESTRAINED JOINT NOTES:

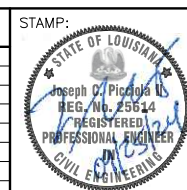
- TEE FITTINGS W/PLUG SHALL BE USED IN LIEU OF 90° ELBOW FITTING AT 90° BENDS.
- RESTRAINTS SHALL BE AS FOLLOWS:
MECHANICAL JOINT RESTRAINTS: EBAA IRON MEGALUG SERIES 1100 OR SERIES 2000 (OR APPROVED EQUAL).
PVC BELL RESTRAINTS: EBAA IRON SERIES 1500 (OR APPROVED EQUAL).



NOTES:

- THIS SHEET DEPICTS TYPICAL WATER SERVICE AND INSTALLATION DETAILS AND INFORMATION.
- SOME DETAILS AND INFORMATION SHOWN MAY NOT APPLY TO THE CURRENT PROJECT.

REVISIONS:	
DATE:	REMARKS:
09-25-2024	REV.C: MISCELLANEOUS PLAN REVISIONS.



PICCIOLA & ASSOCIATES, INC.
CIVIL ENGINEERS LAND SURVEYORS
NAVAL ARCHITECTS MARINE ENGINEERS

P.O. BOX 687
CUT OFF, LOUISIANA 70345
(985) 532-5786

DESIGNED BY: J.C.P.
DRAWN BY: L.J.G.
CHECKED BY: J.C.P.

DATE:	07/25/2023
SCALE:	NOT TO SCALE

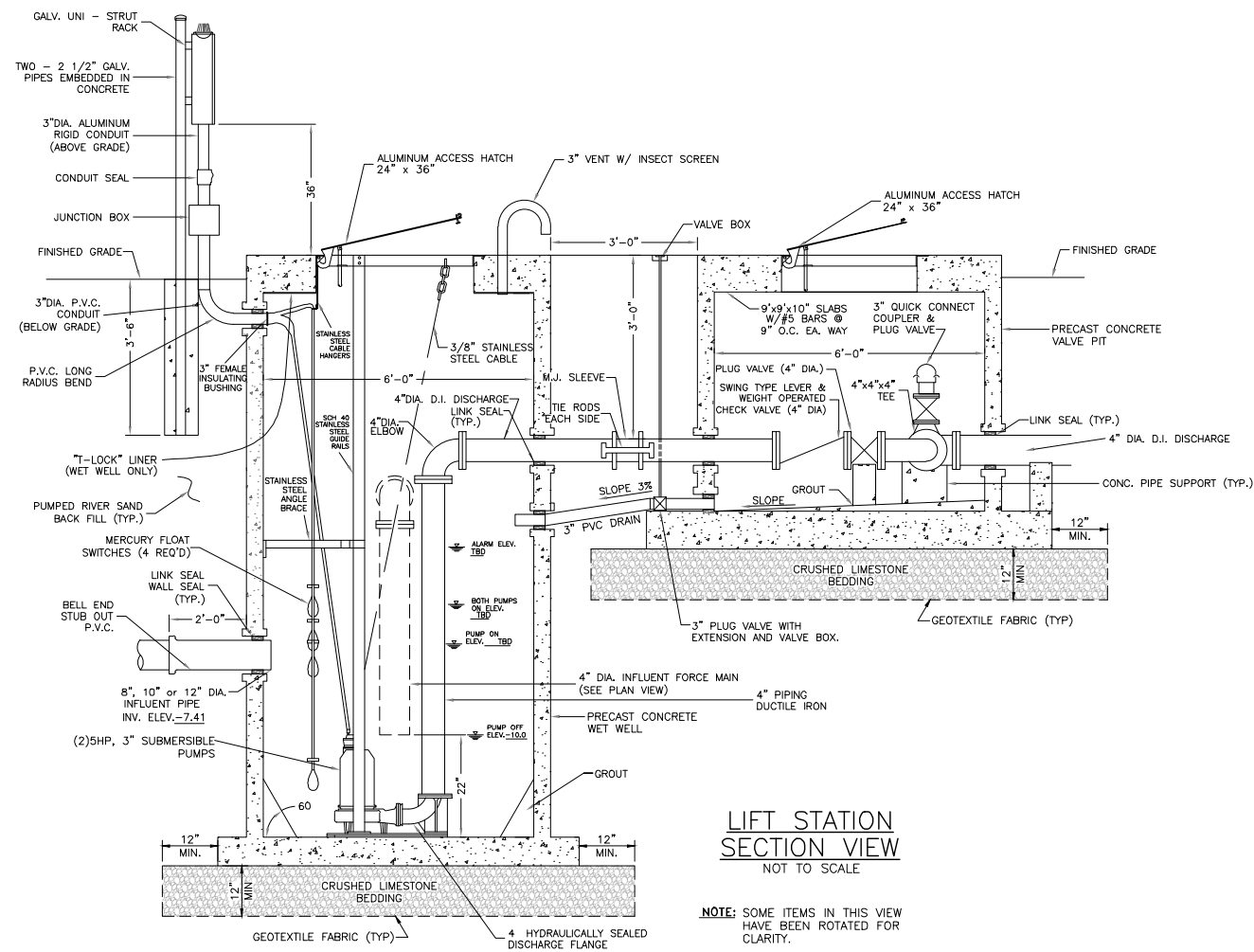
ASHTON PLANTATION ESTATES, LLC

PATIO HOMES SUBDIVISION.
WATER SERVICE DETAILS

LULING, LOUISIANA ST. CHARLES PARISH, LOUISIANA

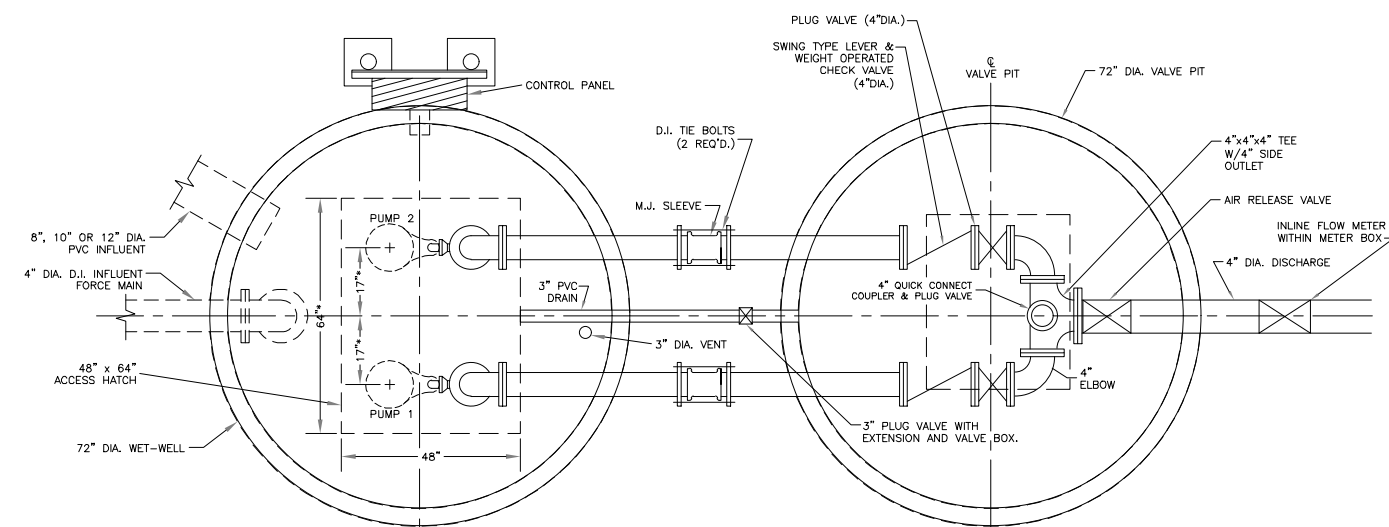
SHEET NO.	41 OF 43
REV.C	

ISSUED FOR REVIEW

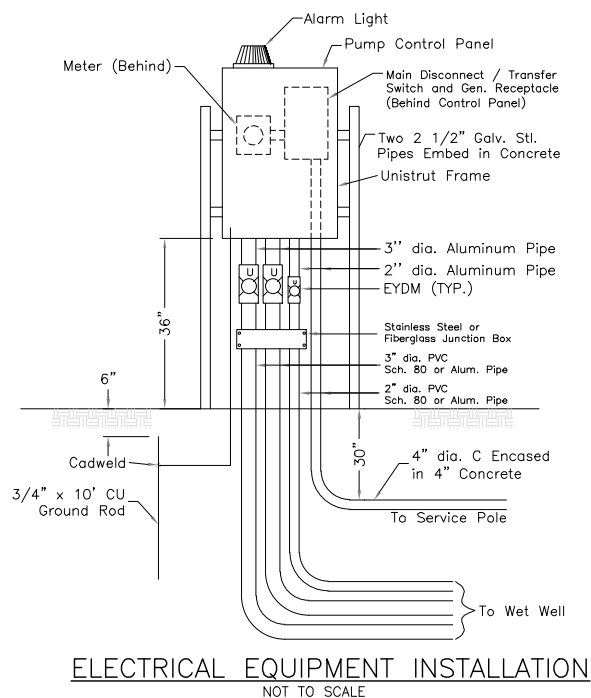


LIFT STATION SECTION VIEW
NOT TO SCALE

NOTE: SOME ITEMS IN THIS VIEW HAVE BEEN ROTATED FOR CLARITY.



LIFT STATION-PLAN VIEW
NOT TO SCALE



ELECTRICAL EQUIPMENT INSTALLATION
NOT TO SCALE

ELECTRICAL NOTES:

1. ALL CONDUITS ABOVE GRADE SHALL BE SCHEDULE 40 ALUMINUM OR SCHEDULE 80 PVC. CONDUITS TO BE PACKED AND SEALED TO PREVENT SEWER GASSES FROM ENTERING THE CONTROL PANEL.
2. MOUNT EQUIPMENT ON GALVANIZED STEEL POLES AND UNI-STRUT FRAME. FASTENERS AND UNI-STRUT TO BE STAINLESS STEEL.
3. ENCLOSURE FOR TRANSFER SWITCH / DISCONNECT SHALL BE NEMA 4X, STAINLESS STEEL. PROVIDE ENGRAVED PLASTIC NAMEPLATES TO DENOTE "NORMAL POWER", "EMERGENCY POWER", AND "VOLTAGE".
4. ALL EQUIPMENT SHALL BE NEMA RATED.
5. ALL ELECTRICAL WORK SHALL COMPLY WITH NATIONAL AND LOCAL CODES AND STANDARDS.
6. CONTRACTOR SHALL PROVIDE NECESSARY TRANSFORMER TO SUPPLY VOLTAGE REQUIRED FROM UNDERGROUND FEED.
7. AN ALARM LIGHT SHALL BE INSTALLED FOR THE LIFT STATION PANEL WHICH ILLUMINATES UNDER THE FOLLOWING CONDITIONS: EITHER BREAKER TRIPS, PUMP SEAL FAILURE, OVER TEMPERATURE, TRIP ON OVERLOAD BLOCK, & WET WELL HIGH LEVEL.
8. STAINLESS STEEL SHALL BE 316 STAINLESS STEEL.
9. CONCRETE THAT WILL BE EXPOSED IN THE WET WELL SHALL BE COATED WITH EPOXY.

GENERAL NOTES:

1. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 5,000 PSI AT 28 DAYS. MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI TO BE ATTAINED PRIOR TO SHIPMENT.
2. TYPE I/II PORTLAND CEMENT TO BE USED (SUITABLE FOR TYPE II CEMENT PER ASTM C-150).
3. REINFORCING BARS TO BE IN ACCORDANCE WITH ASTM C478, GRADE 60 MINIMUM.
4. COMPLETED WET WELL AND VALVE PIT INSTALLATION SHALL BE COMPLETELY WATERTIGHT.
5. ALL INTERNAL PIPING SHALL BE FLANGED DUCTILE IRON. DUCTILE IRON PIPING OUTSIDE THE WET WELL SHALL HAVE MECHANICAL JOINTS WITH RESTRAINER GLANDS. CONNECT TO FORCE MAINS USING MECHANICAL JOINTS AND RESTRAINER GLANDS (EBAA IRON OR UNIFLANGE).
6. ALL FASTENERS, BRACKETS, PLATES, HANGERS, ETC. (INCLUDING FLANGE BOLTS) IN THE WET WELL SHALL BE STAINLESS STEEL.
7. DISCHARGE CHECK VALVES SHALL BE SWING TYPE WITH OUTSIDE LEVER AND WEIGHT. PLUG VALVES SHALL BE FULL PORTED, ECCENTRIC, NON-LUBRICATED PLUG VALVES WITH GEARED OPERATORS.
8. LIFT STATIONS SHALL BE DESIGNED WITH A MINIMUM OF TWO (2) PUMPS AND EACH PUMP SHALL BE CAPABLE OF PUMPING THREE (3) TIMES THE AVERAGE FLOW OF ONE HUNDRED (100) GALLONS PER CAPITA PER DAY.
9. DETAILS SHOWN ON THIS SHEET ARE FOR INFORMATION PURPOSES ONLY. ACTUAL LIFT STATION CONSTRUCTION MAY VARY.

LIFT STATION COMPONENTS:

- (2) 3" x 3" DISCHARGE BASE ELBOWS
- 2" STAINLESS STEEL GUIDE RAIL SYSTEM
- STAINLESS STEEL CHAIN/SHACKLES FOR PUMP PLACEMENT & PULLING
- 24" x 36" ALUMINUM ACCESS HATCH (HALLIDAY S1R2436)
- (2) BARNES SH 3" SUBMERSIBLE PUMPS
MODEL 3SHVR50N4
5 HP FOR 3/60/240V ELECTRICAL SERVICE
INCLUDES 30FT POWER CORDS
- DUPLEX, ALTERNATING PUMP CONTROL PANEL
NEMA 4X STAINLESS STEEL ENCLOSURE
(2) EXTERNAL NEMA 4X DANFOSS VFD'S FOR ELECTRICAL PHASE CONVERSION
(4) 30FT FLOAT SWITCHES AND MOUNTING BRACKET FOR LEVEL CONTROL

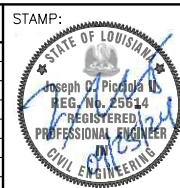
REFERENCE ATTACHED DESIGN SUMMARY PACKAGE FOR MORE INFORMATION ON SEWER LIFT STATION

GAINEY'S CONCRETE
28021 COKER-VAIL ROAD
HOLDEN, LA 70744
PH: 225-567-2700
WWW.GAINEYSCONCRETE.COM

DELTA PROCESS EQUIPMENT
3017 21ST STREET
SUITE 209
METAIRIE, LA 70002
PH: 504-833-7867
WWW.DELTAPROCESS.COM

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REVISIONS:	
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DESIGNED BY: J.C.P. DRAWN BY: L.J.G. CHECKED BY: J.C.P.

DATE:	07/25/2023
SCALE:	AS SHOWN

ASHTON PLANTATION ESTATES, LLC	
PATIO HOMES SUBDIVISION.	
SEWER LIFT STATION	
LULING, LOUISIANA	ST. CHARLES PARISH, LOUISIANA

SHEET NO.	43 OF 43
REV.C	