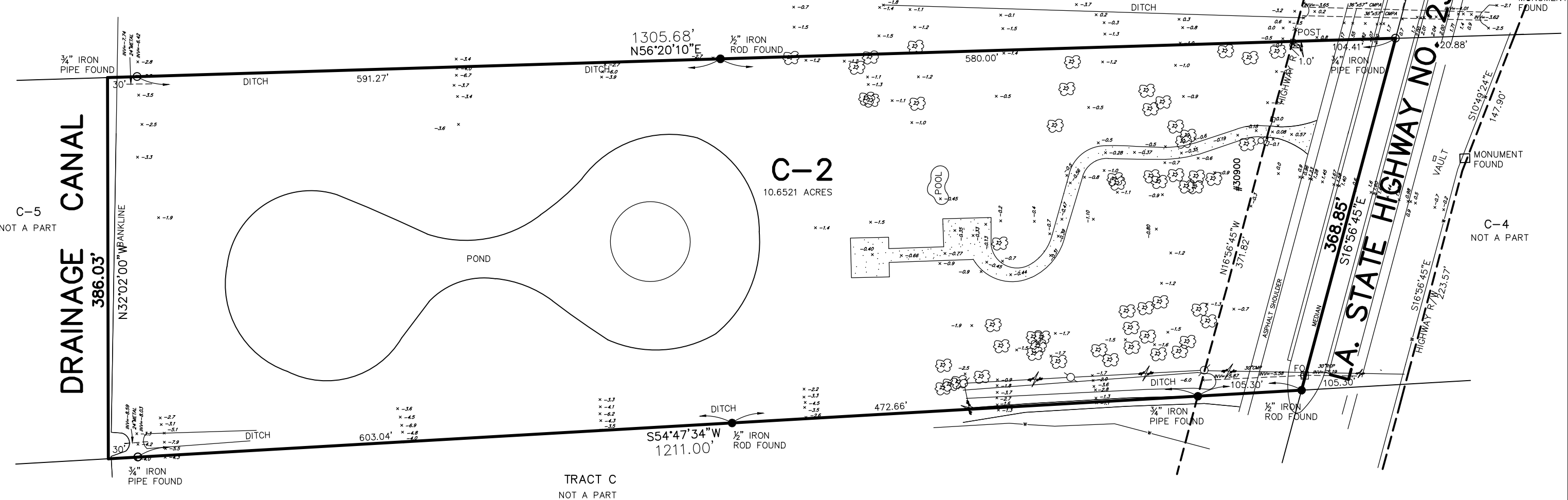


GRANT'S PLANTATION
(NAIRN PLANTATION)
SECTION 41, T19S, R28E
SOUTHEASTERN DISTRICT OF LOUISIANA
WEST OF THE MISSISSIPPI RIVER
PLAQUEMINES PARISH, LA



LEGEND

- OVERHEAD UTILITY LINES
- POWER POLE
- FIRE HYDRANT
- FIBER OPTIC POST
- ROUND FENCE POST
- SQUARE FENCE POST

100 50 0 100
SCALE IN FEET

ALL ELEVATIONS ARE IN FEET NAVD88 BASED
ON GPS OBSERVATIONS (GEIOD18)

BEARINGS ARE BASED ON THE LOUISIANA
COORDINATE SYSTEM OF 1983, SOUTH ZONE.
BASED ON GPS OBSERVATIONS.

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED
TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED TO US, AND THERE IS
NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS
ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR
PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

TBM: 60d NAIL SET IN POWER POLE AT
FRONT LEFT SIDE OF LOT C-2
ELEV.: 2.00' NAVD

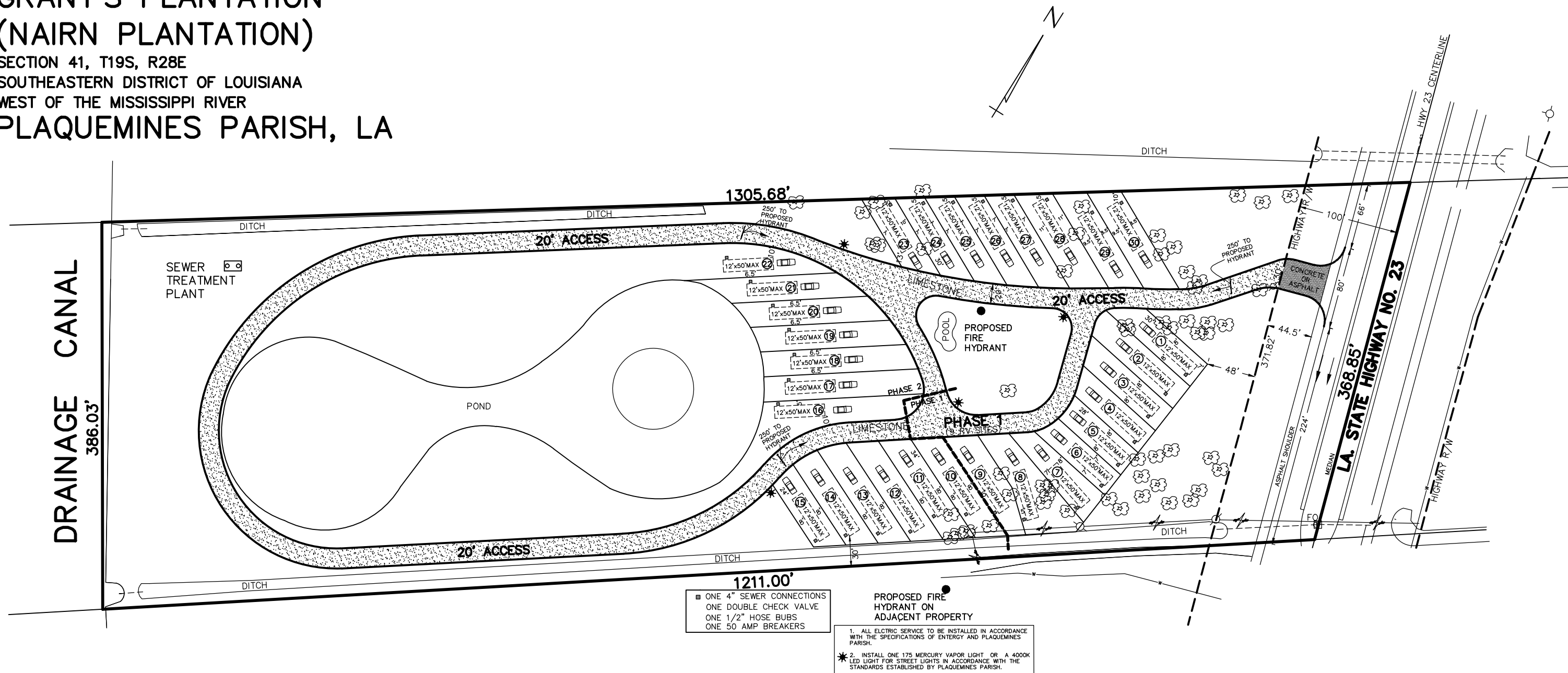
REFERENCE:
-RESUBDIVISION BY DUFRENE SURVEYING & ENGINEERING
INC. DATED JUNE 14, 2022
-SURVEY BY McCURDY DATED DECEMBER 31, 1971 FOR
DIVISION OF LOTS 1, 2, 3, 4 & 5 NAIRN PLANTATION
INTO TRACTS A, B AND C.
-RESUBDIVISION INTO LOTS MB1, MB2, MB3 AND MB4 BY
DUFRENE SURVEYING & ENGINEERING INC. DATED
FEBRUARY 21, 2022

OCTOBER 12, 2023
SURVEYED IN ACCORDANCE WITH THE LOUISIANA
STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A
CLASS C SURVEY, MADE AT THE REQUEST OF BRYAN ENGLE.

**DUFRENE SURVEYING
& ENGINEERING INC.**
1624 MANHATTAN BOULEVARD, HARVEY, LA 70058
504-368-6390 PH.
504-368-6394 FAX
dufrene@dufrenesurveying.com

STATE OF LOUISIANA
TILDON J. DUFRENE, JR.
License No. 04563
PROFESSIONAL
LAND SURVEYOR
T-6501-S2
23-0487 ks plaq/nairn/grant-ltC2.dwg

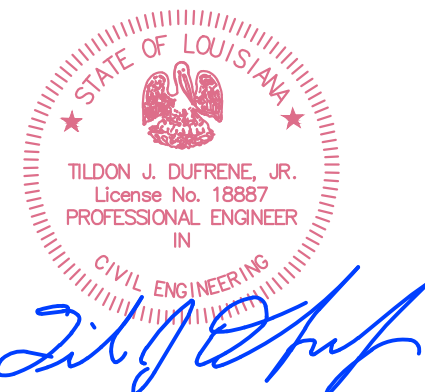
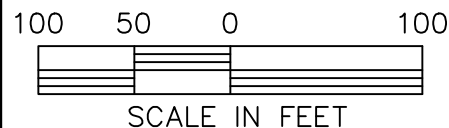
GRANT'S PLANTATION
(NAIRN PLANTATION)
SECTION 41, T19S, R28E
SOUTHEASTERN DISTRICT OF LOUISIANA
WEST OF THE MISSISSIPPI RIVER
PLAQUEMINES PARISH, LA



- ONE 4" SEWER CONNECTIONS
- ONE DOUBLE CHECK VALVE
- ONE 1/2" HOSE BUBS
- ONE 50 AMP BREAKERS

- PROPOSED FIRE HYDRANT ON ADJACENT PROPERTY
- ALL ELECTRIC SERVICE TO BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS OF ENTERGY AND PLAQUEMINES PARISH.
 - INSTALL ONE 175 MERCURY VAPOR LIGHT OR A 4000K LED LIGHT FOR STREET LIGHTS IN ACCORDANCE WITH THE STANDARDS ESTABLISHED BY PLAQUEMINES PARISH.

SEE SHEET 2B



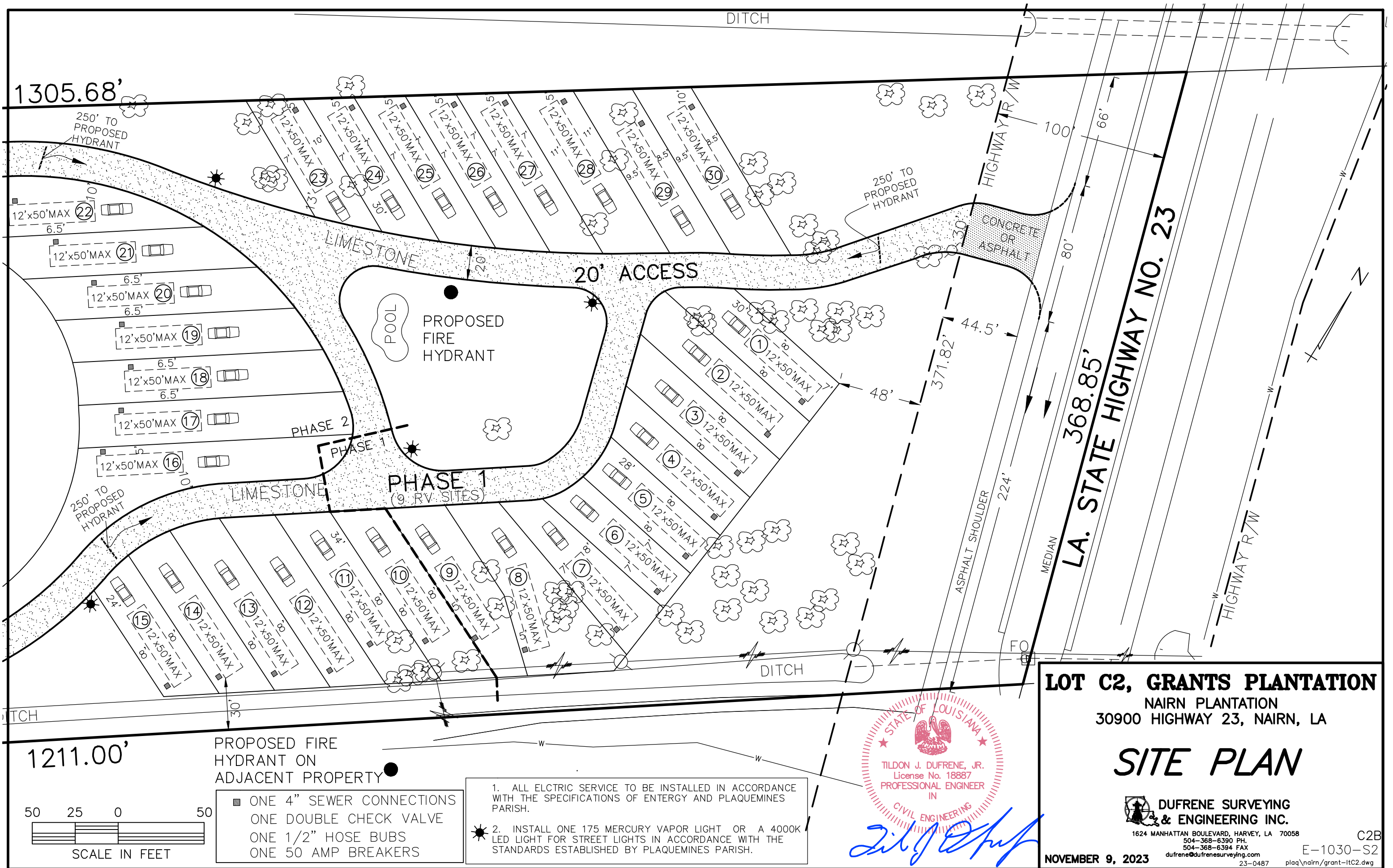
LOT C2, GRANTS PLANTATION
NAIRN PLANTATION
30900 HIGHWAY 23, NAIRN, LA

SITE PLAN

DUFRENE SURVEYING & ENGINEERING INC.
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NOVEMBER 9, 2023

E-1030
23-0487 ks plaq/nairn/grant-ltC2.dwg



ALL MATERIALS FOR WATER LINES WILL BE NSF 61 AND NSF 372 COMPLIANT.

WATER MAINS SHALL BE FLUSHED AT FLOW RATES SUFFICIENT TO PROVIDE A VELOCITY IN THE LINES OF AT LEAST 2.5 FEET PER SECOND. DISINFECTION SHALL COMPLY WITH AWWA STANDARD C651 "DISINFECTING WATER MAINS."

1305.68'

3" WATER SERVICE

SEWER MANHOLE
TC=-1.0
INV=-7.23

8" SEWER
L=204'
S=0.33%

3" VALVE

SEWER MANHOLE
TC=-1.0
INV=-6.55

8" SEWER L=224'
S=0.33%

4" SEWER
S=1.04%

4" SEWER
S=1.04%

SEWER MANHOLE
INV=-5.8

4" SEWER
S=1.04%

8" WATER C900
CLEANOUT
INV=-3.7

2" WATER METER & BACKFLOW PREVENTER

3" WATER SERVICE

8" C900 WATER

CAP END 8" TEE

ASPHALT SHOULDER

MEDIAN

LA. STATE HIGHWAY NO. 23

SEE DETAILS ON SHEET 5
SEE NOTES ON SHEET 6

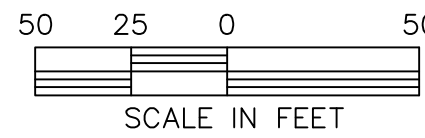
DITCH

1211.00'

PROPOSED 8" WATER LINE AND FIRE HYDRANT ON ADJACENT PROPERTY

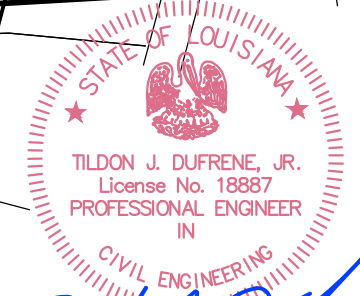
INSTALL 8" WATER LINE UNDER DRAIN WITH 2' VERTICAL CLEARANCE

CUT EXISTING 8" WATER LINE TO INSTALL 8" TEE AND TWO VALVES



- ONE 4" SEWER CONNECTIONS
- ONE DOUBLE CHECK VALVE
- ONE 1/2" HOSE BUBS
- ONE 50 AMP BREAKERS

COORDINATE WITH PLAQUEMINES PARISH FOR INSTALLATION OF 8" WATER LINE. CONTRACTOR TO VERIFY SIZE AND MATERIAL OF EXISTING LINE.



LOT C2, GRANTS PLANTATION

NAIRN PLANTATION
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UTILITY PLAN

DUFRENE SURVEYING & ENGINEERING INC.

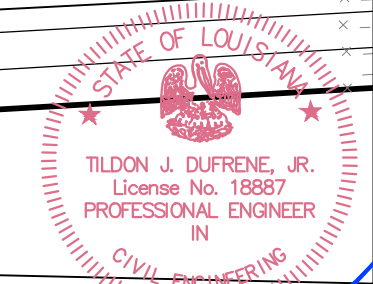
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NOVEMBER 9, 2023

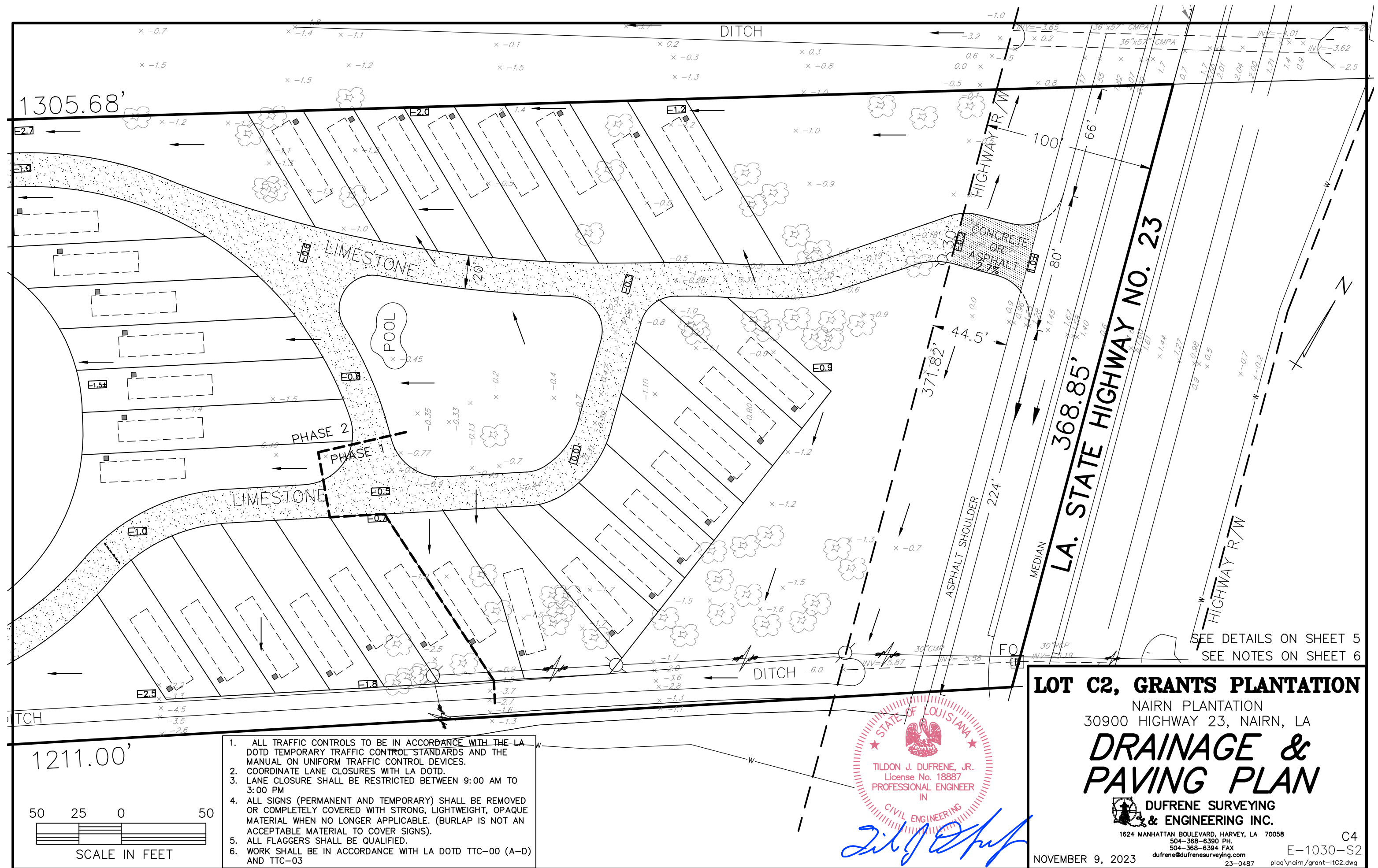
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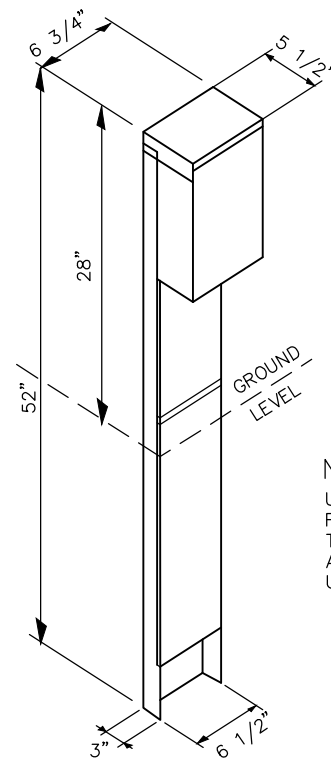
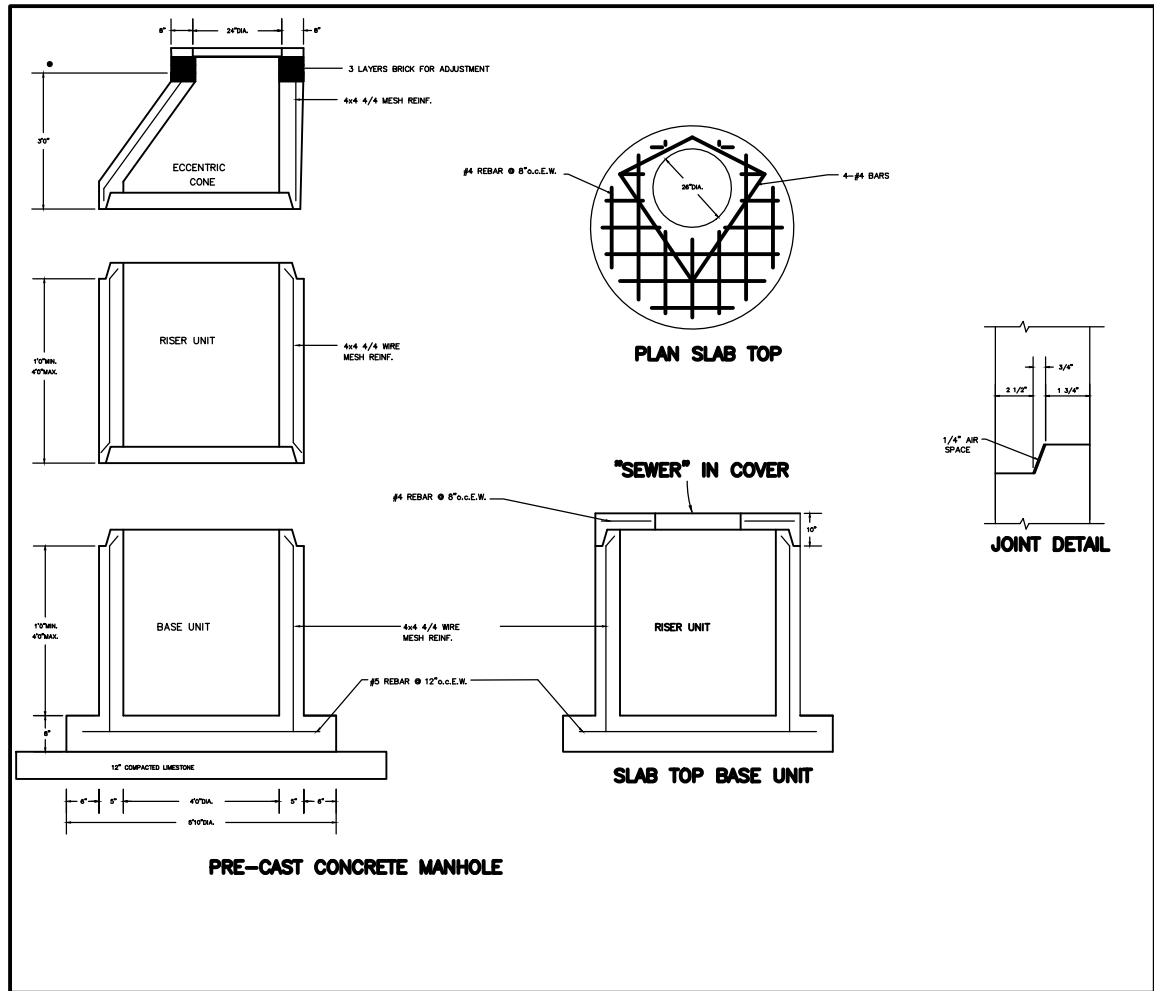
C3A

E-1030-S2



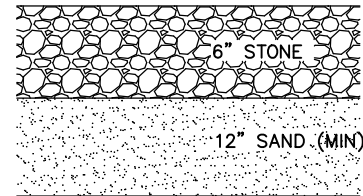
C3B



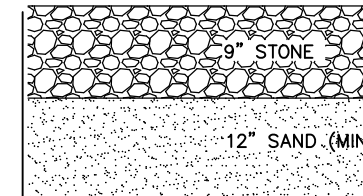


NOTE:
UNDERCOAT THE METAL FROM 3" ABOVE GRADE TO THE BOTTOM WITH AUTOMOTIVE PETROLEUM UNDERCOATING

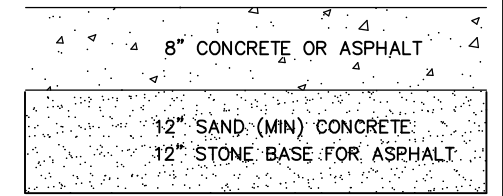
POWER PEDESTAL DETAIL



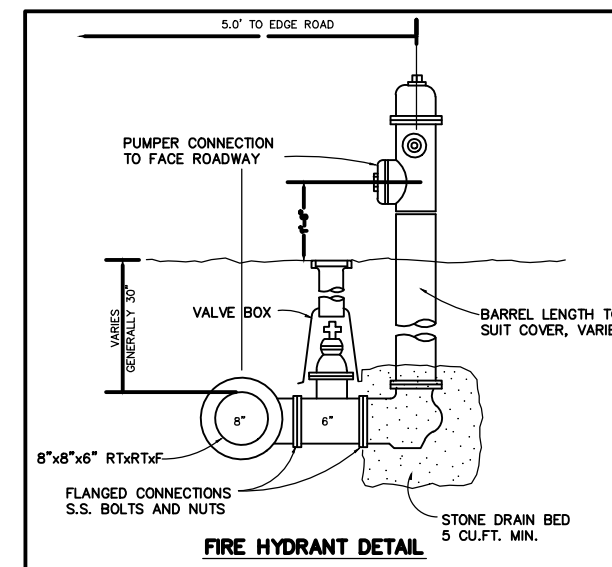
PARKING PADS



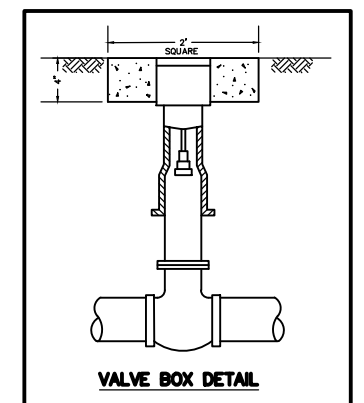
STONE DRIVEWAY



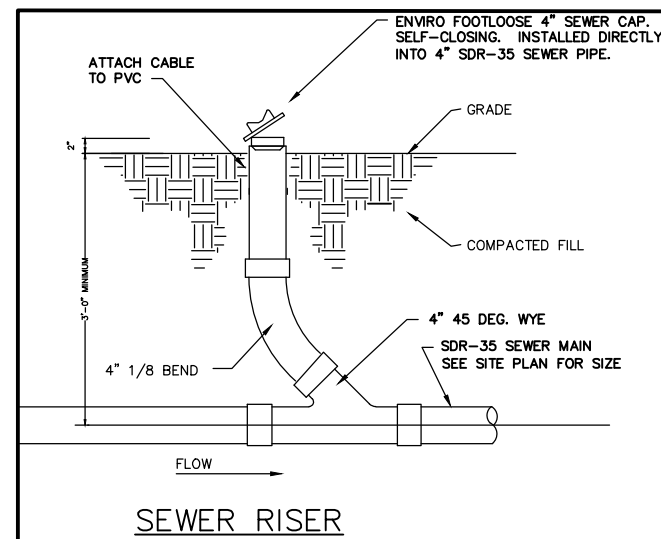
CONCRETE DRIVEWAY



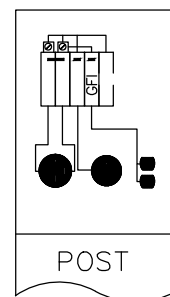
FIRE HYDRANT DETAIL



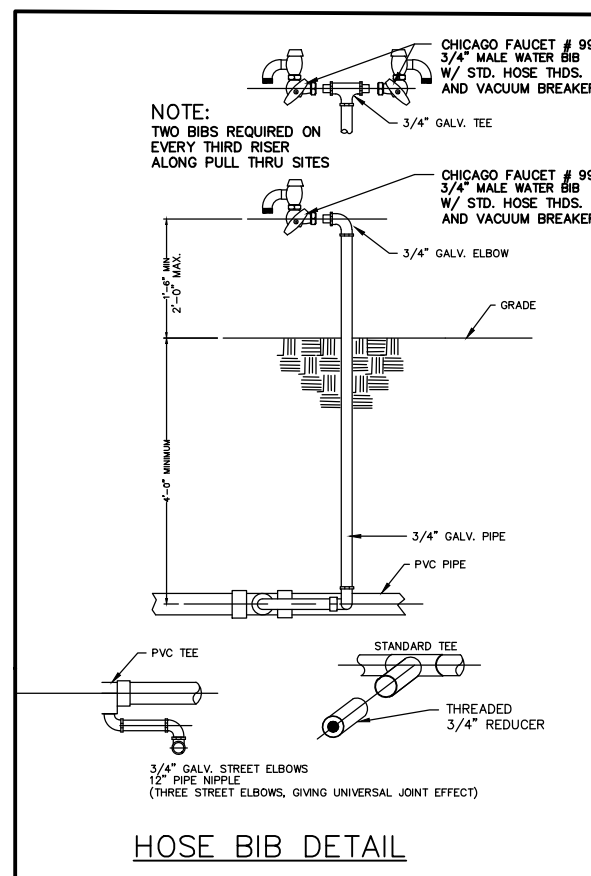
VALVE BOX DETAIL



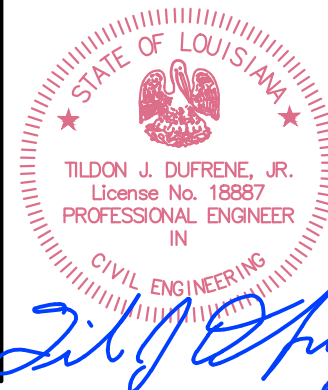
SEWER RISER



50 AMP SITE



HOSE BIB DETAIL



LOT C2, GRANTS PLANTATION

NAIRN PLANTATION
30900 HIGHWAY 23, NAIRN, LA

DETAILS

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ROADWAY NOTES

(1) CONTRACTOR TO NOTIFY THE PLAQUEMINES PARISH ENGINEERING OFFICE PRIOR TO COMMENCEMENT OF EACH PHASE OF THE WORK. CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE PARISH OFFICE TO ASSURE THAT ALL REQUIRED INSPECTIONS ARE COMPLETE PRIOR TO ANY BACKFILL OPERATION. COORDINATE WITH LA DOTD FOR WORK WITHIN HIGHWAY R/W

(2) MATERIAL AND CONSTRUCTION METHODS SHALL CONFORM TO THE REQUIREMENTS AND GENERAL SPECIFICATIONS OF LOUISIANA STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES, LATEST EDITION.

(3) EXISTING VEGETATION AND SOFT SPOTS SHALL BE REMOVED FROM SITE. ANY FILL PROVIDED SHALL BE COMPACTED AASHO A-4 OR BETTER (COMMON RIVER SAND). SUBGRADE SHALL BE COMPACTED TO 97% DENSITY. SAND BASE THICKNESS SHALL BE AS INDICATED IN DETAILS.

(4) CRUSHED STONE SHALL CONFORM TO MATERIAL REQUIREMENTS OF SECTION 1003.03(b) OR (c) OF THE LA DOTD STANDARDS SPECIFICATIONS FOR ROADWAYS AND BRIDGES. MATERIAL SHALL BE PLACED IN ACCORDANCE WITH SECTION 302 FOR A CLASS II BASE COURSE.

(5) PORTLAND CEMENT CONCRETE SHALL ATTAIN A MINIMUM STRENGTH OF 3,000 PSI IN 7 DAYS, AND 4,000 PSI IN 28 DAYS, USING A MINIMUM OF 5-3/4 SACKS OF CEMENT PER CUBIC YARD OF CONCRETE. THE FINAL CONCRETE FINISH AND TEXTURE SHALL BE OBTAINED BY USING A FABRIC DRAG FINISH, IN ACCORDANCE WITH THE LA DOTD STANDARD SPECIFICATIONS FOR ROADWAYS AND BRIDGES. AFTER FINISHING OPERATIONS HAVE BEEN COMPLETED, THE NEWLY LAID CONCRETE SHALL BE PROTECTED AND CURBED BY AN APPROVED MEMBRANE CURING COMPOUND, IN ACCORDANCE WITH THE LA DOTD STANDARD SPECIFICATIONS FOR ROADWAYS AND BRIDGES

(6) SUBGRADE SHALL CONSIST OF AASHO A-4 OR BETTER (COMMON RIVER SAND) 97% DENSITY AND EXTEND 2' PAST EDGE OF PAVEMENT BY A MINIMUM THICKNESS OF 12 INCHES. SUBGRADE SHALL BE INSTALLED IN 6" LIFTS. LAST LIFT TO BE COMPACTED TO 97% DENSITY. COMPLETED SUBGRADE TO BE TESTED BY A REPUTABLE TESTING LABORATORY IN ACCORDANCE WITH STANDARD PRACTICES. A COPY OF ALL TEST RESULTS SHALL BE FURNISHED TO THE SUPERVISOR OF ENGINEERING AND PUBLIC WORKS FOR THE PARISH OF PLAQUEMINES.

(7) CENTER JOINT OF ROADWAY SHALL BE STANDARD 8" METAL DEFORMED LONGITUDINAL JOINT WITH 1/2" DIAMETER BY 24" LONG DEFORMED TIE BARS SPACED 2'6" ON CENTERS.

(8) EXPANSION JOINTS SHALL BE PLACED ACROSS ROADWAY AT 80' INTERVALS. THEY SHALL BE FORMED BY 1" THICK PREMOLDED BITUMINOUS MATERIAL AND BE RECESSED 1/2" BELOW FINISHED SURFACE OF PAVEMENT. THE JOINTS SHALL HAVE 3/4" DIAMETER BY 24" LONG SMOOTH GREASED DOWEL BARS SPACED 12" ON CENTERS WITH METAL EXPANSION CAPS COVERING ONE END TO ALLOW FOR 1" EXPANSION.

(9) TRANSVERSE DUMMY OR CONTRACTION JOINTS SHALL BE PLACED ACROSS ROADWAY AT 20 FOOT INTERVALS. THE JOINTS SHALL HAVE 3/4" DIAMETER BY 24" LONG SMOOTH GREASED DOWEL BARS SPACED 12" ON CENTERS. CUTS ARE TO BE A FULL 1/2" WIDE AND A FULL 2-1/2" DEEP. CUTS SHALL BE FILLED WITH AN APPLICATION OF SILICONE SEALANT

WATER NOTES

(1) WATER LINE SHALL BE CONSTRUCTED OF 8" PVC PIPE IN ACCORDANCE WITH AWWA SPECIFICATIONS C-900, CLASS 150.

(2) FIRE HYDRANTS SHALL BE M & H FIRE HYDRANTS.

(3) ALL FIRE HYDRANTS SHALL BE INSTALLED AT LOCATIONS SHOWN SO THEY DO NOT INTERFERE WITH THE ROAD OR THE TRAILER PLACEMENT.

(4) COORDINATE WITH PARISH WATER DEPARTMENT FOR THE TIE TO THE EXISTING WATER MAIN. CONTRACTOR SHALL PROVIDE EXCAVATION AND BACKFILL. OWNER SHALL PAY PARISH FEES FOR MATERIAL, LABOR, EQUIPMENT AND OTHER COSTS ASSOCIATED WITH TIE-IN. CHLORINATION AND EXFILTRATION OR PRESSURE TESTING SHALL BE DONE BY THE CONTRACTOR TO THE SATISFACTION OF THE PARISH WATER DEPARTMENT.

(5) SPECIFICATIONS FOR CONSTRUCTION SHALL BE THE PLAQUEMINES PARISH STANDARD SPECIFICATIONS FOR WATER CONSTRUCTION.

(6) CONTRACTOR SHALL INSTALL BENDS AND OTHER FIXTURES IN WATER LINES SO THAT OBSTRUCTIONS AT PLAN GRADE ARE BYPASSED.

(7) WATER MAIN SHALL BE INSTALLED WITH A COVER OF 30" MEASURED FROM FINISHED GRADE TO THE TOP OF THE PIPE. THE WATER MAIN SHALL HAVE A MINIMUM OF 18" COVER BELOW THE PLAN GRADE OF DRAINAGE FACILITIES AT THEIR CROSSINGS.

(8) ALL POLYETHYLENE (PE) PLASTIC TUBING 3/4 THROUGH 2 INCHES SHALL BE PE 3408 CONFORMING TO ASTM D2737. USE APPROPRIATE BRASS FITTINGS FOR CONNECTIONS.

(9) TAPPING SLEEVES FOR PVC, AC, AND DUCTILE IRON SHALL BE MANUFACTURED OF 18-8, 304 STAINLESS STEEL WITH A STAINLESS STEEL FLANGE. TAPPING SLEEVES FOR PRE-STRESSED CONCRETE CYLINDER PIPE SHALL BE IN ACCORDANCE WITH AWWA MANUAL M-2. ALL NUTS AND BOLTS SHALL BE STAINLESS STEEL WITH ANTI-SEIZE COMPOUND.

(10) TAPPING VALVES SHALL BE MANUFACTURED BY MUELLER, CLOW, M&H OR KENNEDY. VALVES SHALL HAVE AN OUTLET END CONNECTION SUITABLE FOR MAKE UP TAPPING SLEEVE AND ADJACENT PIPE.

(11) ALL PLUGS, TEES, CROSSES, BENDS, AND HYDRANT TEES SHALL BE RESTRAINED WITH SOCKET CLAMPS, 3/4" RODS (STAINLESS STEEL), OR RESTRAINED FITTINGS AND INSTALLED WITH ADEQUATE THRUST BLOCKS.

(12) ALL BOLTS AND NUTS SHALL BE STAINLESS STEEL WITH ANTI-SEIZE COMPOUND.

(13) ALL VERTICAL AND HORIZONTAL ADJUSTMENTS LESS THAN 2'- 0" ARE TO BE ACCOMPLISHED WITH THE USE OF EPOXY COATED CAST IRON/DUCTILE IRON BENDS OR OFFSETS; AND ADJUSTMENTS GREATER THAN 2'- 0" ARE TO BE ACCOMPLISHED WITH EPOXY COATED RESTRAINED JOINTS AND FITTINGS.

(14) BENDS SHALL BE USED WHERE DEEMED NECESSARY OR AS DIRECTED BY PARISH/ENGINEER. WHEN FIELD CUTTING EXISTING PIPES THERE SHALL BE A MINIMUM OF 1'- 6" OF STRAIGHT PIPE PRECEDING VALVES, FITTINGS, ETC. USE NECESSARY FITTINGS TO AVOID CONFLICT WITH SEWERAGE, DRAINAGE AND OTHER UTILITIES.

(15) ALL GATE VALVES 4" - 12" SHALL BE IRON BODY, BRONZE MOUNTED, RESILIENT SEAT TYPE WITH A 200 P.S.I. WORKING PRESSURE. VALVES SHALL CONFORM TO AWWA C509 HAVE A NON-RISING STEM, 2" OPERATING NUT AND OPEN IN A COUNTER-CLOCKWISE DIRECTION. GATE VALVES SHALL HAVE A FACTORY APPLIED EPOXY COAT AND HAVE STAINLESS STEEL OR HEAT TREATED TEFLON COATED CORE TEN BOLTS. NO CADMIUM PLATED NUTS AND BOLTS ARE PERMITTED. VALVES SHALL BE AS MANUFACTURED BY MUELLER, KENNEDY, M&H OR CLOW ONLY.

(16) ALL NEW WATERLINES SHALL BE TESTED TO 100 P.S.I. FOR 30 MIN. AND CHLORINATED BY THE CONTRACTOR UNDER THE DIRECT SUPERVISION OF THE PLAQUEMINES PARISH ENGINEERING DEPARTMENT. THE EQUIPMENT, CHEMICALS AND METHOD USED SHALL BE APPROVED BY THAT DEPARTMENT. NEW WATERLINES SHALL BE SUCCESSFULLY TESTED AND SATISFACTORILY CHLORINATED BEFORE IT CAN TIE INTO THE EXISTING WATER SYSTEM. ALL COSTS ASSOCIATED WITH THE TESTING AND CHLORINATION PROCEDURE SHALL BE BORNE BY THE CONTRACTOR.

(17) THE CONTRACTOR WILL BE REQUIRED TO FURNISH AN "AS-BUILT" WATER PLAN TO THE ENGINEER AND THE DEPARTMENT OF ENGINEERING, PRIOR TO TESTING AND CHLORINATION OF THE WATERLINE.

(18) BACKFILL ALL TRENCHES WITHIN STREET RIGHT-OF-WAY WITH RIVER SAND

WASTEWATER LINE SPECIFICATIONS

- 1) The Plaquemines Parish Government Engineering Department shall be contacted prior to construction of any wastewater lines.
- 2) All wastewater lines and appurtenances shall be designed and constructed in accordance with the requirements of Plaquemines Parish as approved by the Parish.
- 3) The contractor/developer/owner shall warranty all aspects of the project for one year from the time of final acceptance.
- 4) The contractor shall properly shore all excavations and trenches in order to provide safe working conditions according to OSHA Standards.
- 5) All wastewater lines shall be PVC pipe conforming in all respects to ASTM specification D-30-34, SDR-35, thick wall extra heavy series, or approved equal. Pipe section and fittings shall be integral cast bell and elastomeric gasket as recommended by manufacturer. and ASTM D-3212.
- 6) The contractor is responsible for locating all utilities. The contractor shall verify same and shall take the necessary precautions to protect them.
- 7) Installation of wastewater pipe shall conform to ASTM specifications D-2321.
- 8) Infiltration shall not exceed 15 gal/inch of diameter/mile of pipe/24 hours.
- 9) Contractor shall verify elevations of existing wastewater lines.
- 10) The contractor shall furnish the Plaquemines Parish Government Engineer with a Five 5 copies and a digital copy in pdf format of as-built plans showing the distance from the nearest manhole to each house connection and the depth of each manhole and the center to center distance between them. The contractor shall verify the depth and location of all house connections upon completion of the project and before approval.
- 11) 6" thick limestone bedding shall be installed under the wastewater mains.
- 12) The RV hookups shall be 4" diameter PVC pipe installed as shown on the plan. A minimum slope of 0.25" per foot shall be maintained.
- 13) All manholes shall be installed with standard manhole stoppers.
- 14) All manholes shall be precast concrete (impregnated with Zypex) or fiberglass with appropriate seals for connections.
- 15) Drop manhole connections are prohibited.
- 16) Contractor to perform rigid ball or mandrel defection tests. No pipe shall exceed a deflection of 5%. The rigid ball or mandrel used for the deflection test shall have a diameter not less than 95% of the inside diameter. Test shall be monitored by testing lab.

LOT C2, GRANTS PLANTATION

NAIRN PLANTATION
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NOTES



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