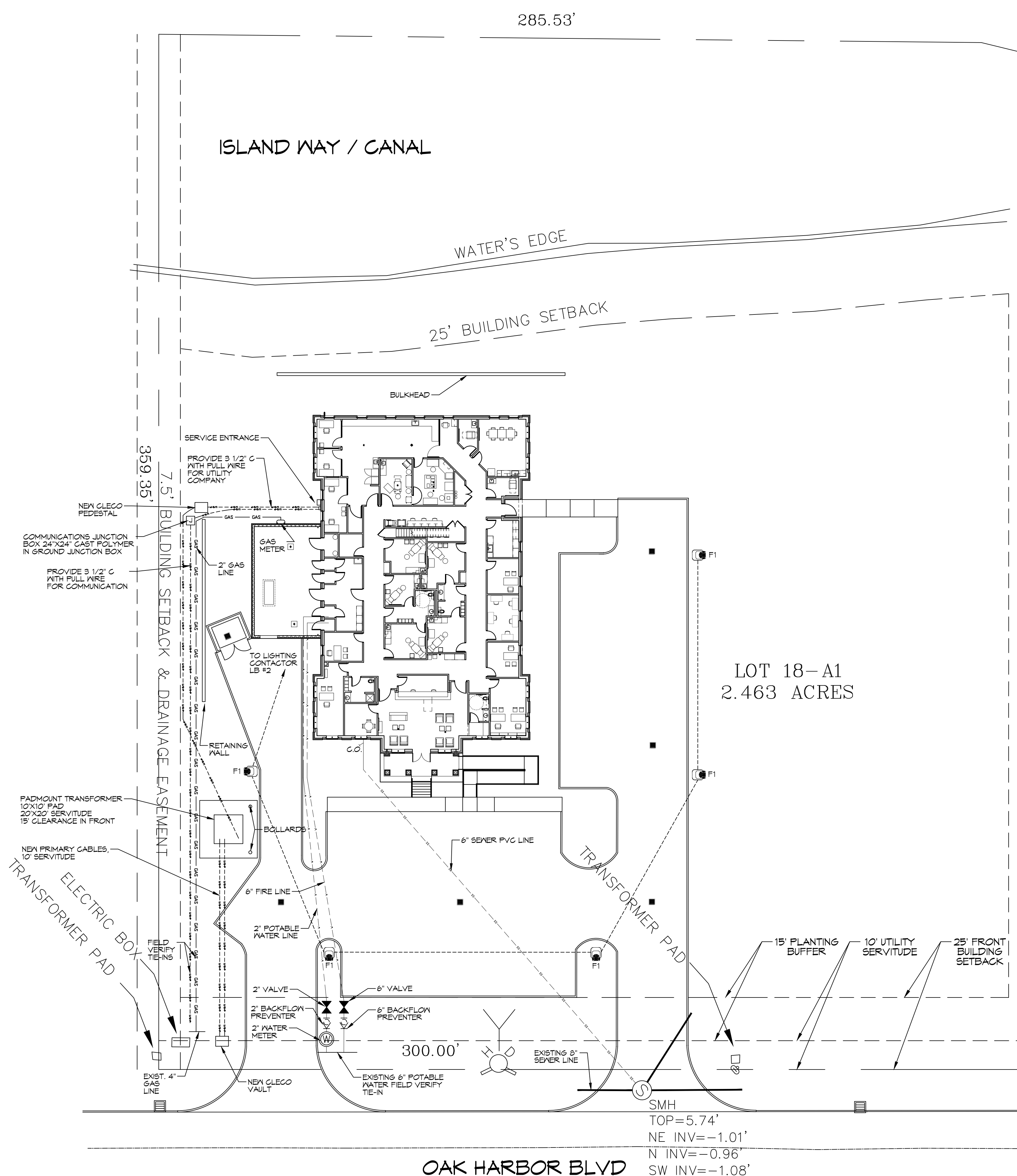


FILE NAME: J:\Projects\18-A1 - Diana Oak Harbor - Utility Site Plan.dwg
 PLOT DATE: 05/16/2025 10:34:32 AM
 PLOT SCALE: 1" = 20'-0"
 PLOT SHEET: 3 of 3



285.53'

ISLAND WAY / CANAL

WATER'S EDGE

25' BUILDING SETBACK

LOT 18-A1
2.463 ACRES

OAK HARBOR BLVD

SITE LIGHTING

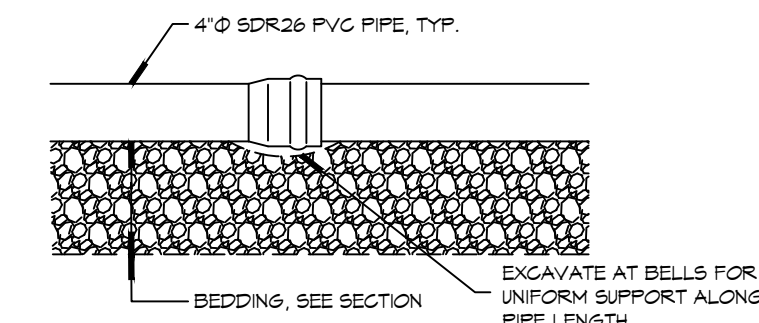
EXTERIOR LIGHTING SHALL BE SHADED OR INWARDLY DIRECTED IN SUCH A MANNER SO THAT NO DIRECT LIGHTING OR GLARE BE CAST BEYOND THE PROPERTY LINE. THE INTENSITY OF SUCH LIGHTING SHALL NOT EXCEED ONE FOOT CANDLE AS MEASURED AT THE ADJUTING PROPERTY LINE.

GENERAL SITE NOTES

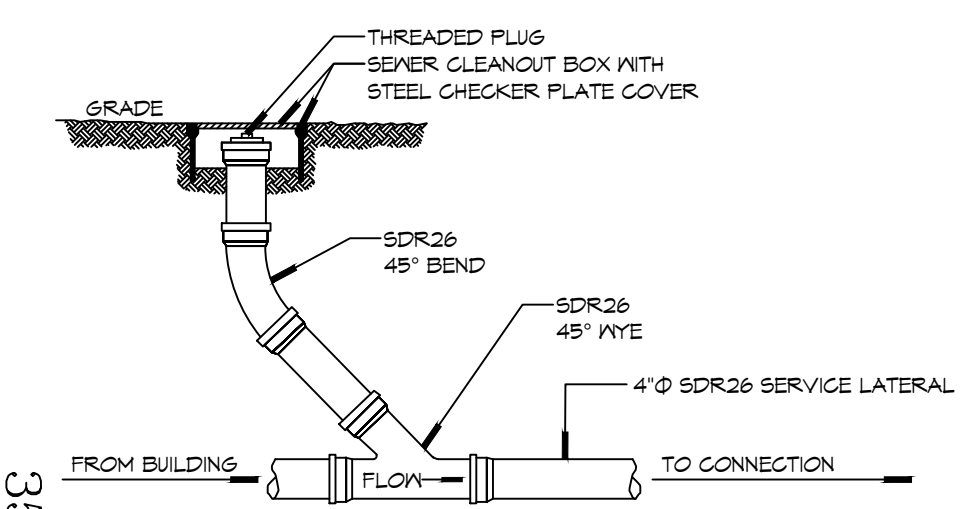
1. PROVIDE ALL LABOR, MATERIAL AND EQUIPMENT FOR A COMPLETE OPERATING SYSTEM. CONTRACTOR IS TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS, ELEVATIONS, AND INVERTS PRIOR TO COMMENCING ANY WORK. CONTRACTOR SHALL PAY NECESSARY FEES FOR THE UTILITIES CONNECTIONS.
2. CONTRACTOR TO BE RESPONSIBLE TO VERIFY ANY INVERTS AND SET NEW INVERTS OF SEWAGE AND DRAINAGE PIPES.
3. ALL WORK AND MATERIAL TO COMPLY STRICTLY TO THE LATEST LOCAL CITY PARISH, STATE, AND NATIONAL GOVERNING CODES.
4. SEWAGE LINES 3" AND SMALLER SHALL BE SLOPED 1/4" PER FOOT AND LINES THAT ARE 4" AND LARGER SHALL BE SLOPED 1/8" PER FOOT.
5. CONTRACTOR SHALL CONTACT LOUISIANA ONE CALL PRIOR TO COMMENCEMENT OF SITE EXCAVATION.
6. CONTACT BENJAMIN LUCAS WITH THE MAGNOLIA WATER UTILITY DEPARTMENT AT (314) 406-1080 FOR TAPS. BLUCAS@CSWRGROUP.COM

SITE UTILITIES LEGEND

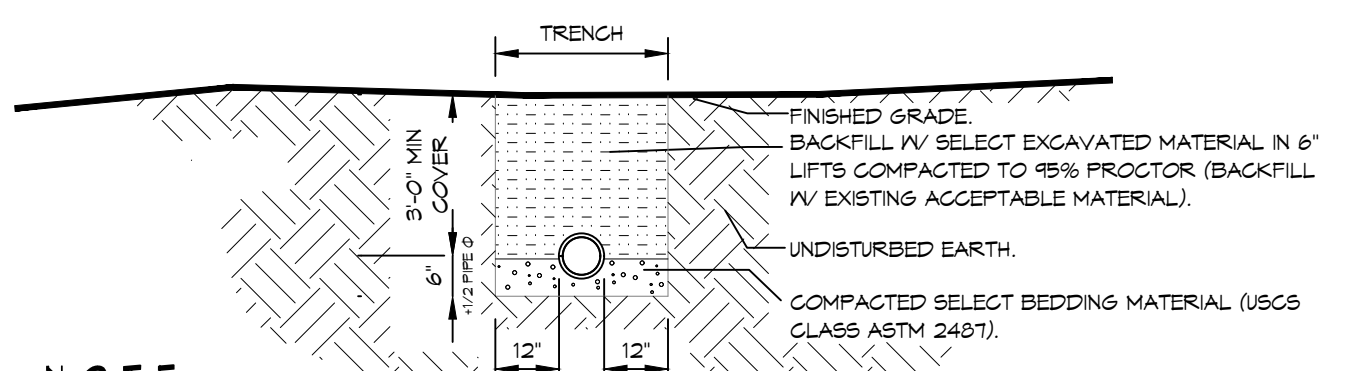
- - - - - NEW WATER LINE
- - - - - NEW SEWER LINE
- - - - - UNDERGROUND POWER
- - - - - UNDERGROUND GAS
- 2-18 AWG, 12 AWG GND, IN 1" SCH 40 PVC, MINIMUM 30" BELOW GRADE.
- ☑ PARKING LOT LUMINAIRE SEE LIGHTING SCHEDULE



DETAIL
SCALE: N.T.S. TYPICAL PIPE BEDDING

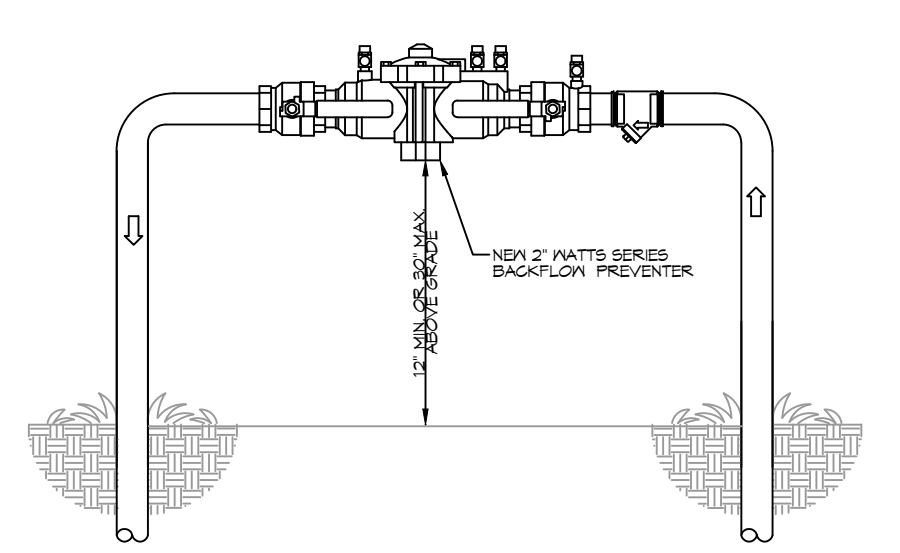


DETAIL
SCALE: N.T.S. SEWER CLEAN OUT

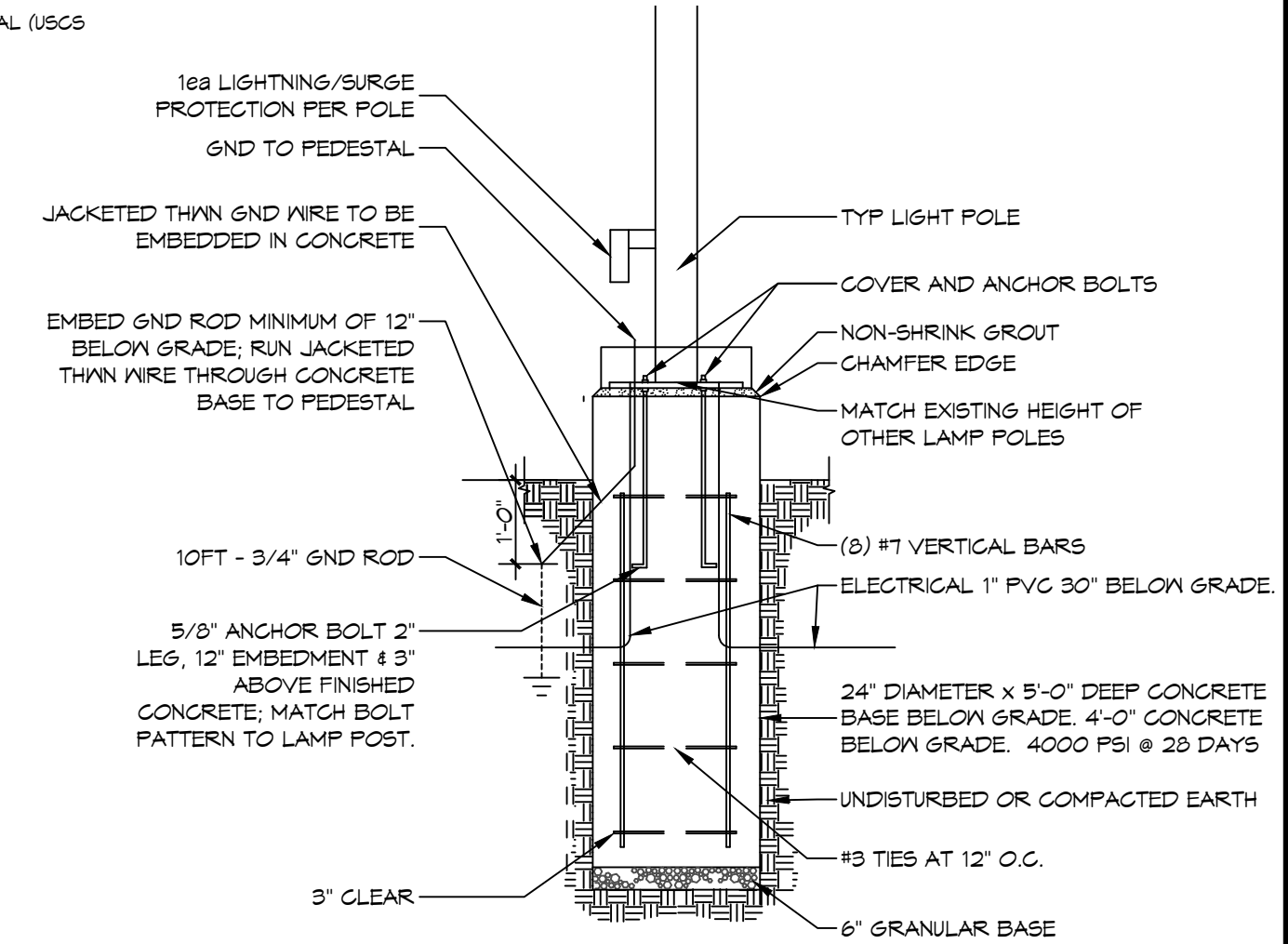


NOTE:
A MINIMUM SEPERATION OF 9" HORIZONTAL AND 18" VERTICAL IS REQUIRED BETWEEN WATER AND SEWER LINES. SEWER LINE SHALL BE A MINIMUM 18" BELOW THE WATER LINE.

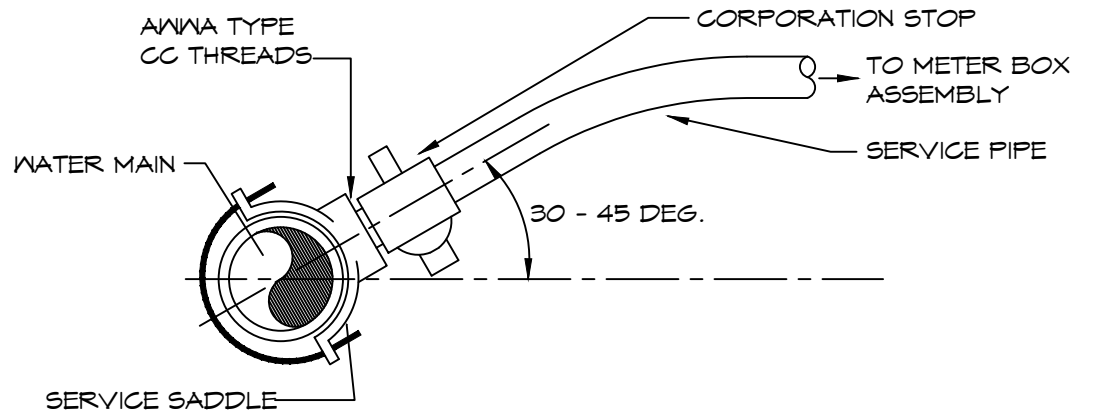
DETAIL
SCALE: N.T.S. SEWER AND WATER SEPERATION



TYPICAL RISER DETAIL
SCALE: N.T.S. TYPICAL



LIGHT POLE DETAIL
SCALE: N.T.S. TYPICAL



WATER SERVICE CONNECTION
SCALE: N.T.S. TYPICAL

DAMMON ENGINEERING, INC.
 LOUISIANA & MISSISSIPPI
 Chief Engineer: Brian Mistich, PE
 554 Old Spanish Trail
 Slidell, LA 70468
 www.dammonengineering.com
 info@dammonengineering.com
 PH: 985.649.9832

#	DESCRIPTION	DATE



NEW MEDICAL OFFICE
DIANA OAK HARBOR REAL ESTATE LLC
 540 OAK HARBOR BLVD
 SLIDELL, LA 70468
 JOB No: 2519 | DATE: 05-16-2025
 DRAWN BY: BAW | CHECKED BY: C&D

SHEET TITLE:
 UTILITY SITE PLAN
 DRAWING NUMBER:
C3
 SHEET No: 5 of 52

