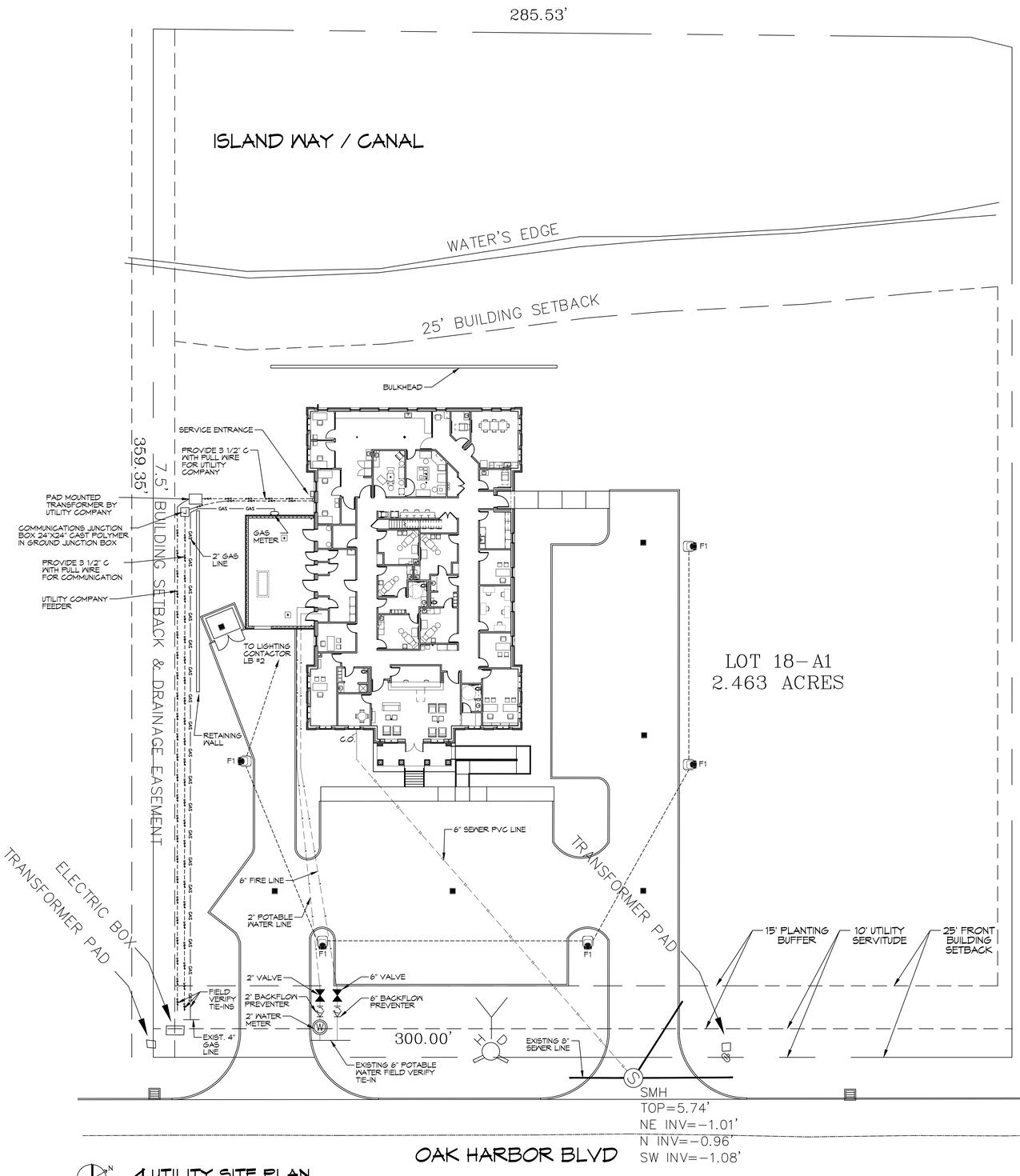
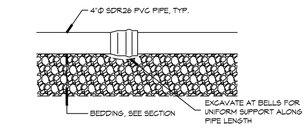
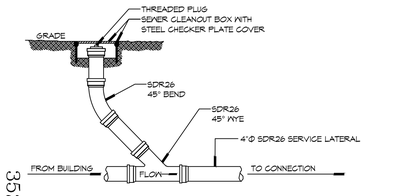


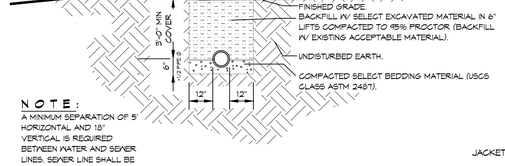
4 UTILITY SITE PLAN
SCALE: 1" = 20'-0"



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

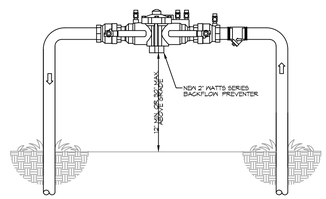


DETAIL
SCALE: N.T.S. SEWER CLEAN OUT

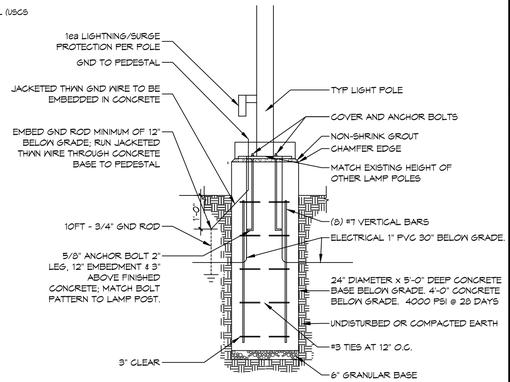


NOTE:
A MINIMUM SEPARATION OF 5' HORIZONTAL AND 18" VERTICAL IS REQUIRED BETWEEN WATER AND SEWER LINES. SEWER LINE SHALL BE A MINIMUM 18" BELOW THE WATER LINE.

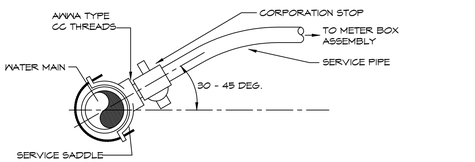
DETAIL
SCALE: N.T.S. SEWER AND WATER SEPERATION



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



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



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

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 ABUTTING 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) 406-7080 FOR TAPS. BLUCAS@CSNRGROUP.COM

SITE UTILITIES LEGEND

- —— v —— v —— NEW WATER LINE
- —— s —— s —— NEW SEWER LINE
- — — — — — UNDERGROUND POWER
- — GAS — GAS — UNDERGROUND GAS
- ▪▪▪▪▪▪▪▪▪▪ 2-#8 AWG, 12 AWG GND, IN 1" SCH 40 PVC; MINIMUM 30" BELOW GRADE.
- PARKING LOT LUMINAIRE SEE LIGHTING SCHEDULE

DAMMON ENGINEERING, INC.
LOUISIANA & MISSISSIPPI
www.dammonengineering.com
info@dammonengineering.com
PH: 985.649.5832
Chief Engineer: Brian Mistich, PE
554 Old Spanish Trail
Slidell, LA 70458

#	DESCRIPTION	DATE
	REVISIONS	

SEAL:
STATE OF LOUISIANA
BRIAN A. MISTICH
License No. 30187
PROFESSIONAL ENGINEER

NEW MEDICAL OFFICE
DIANA OAK HARBOR REAL ESTATE LLC
540 OAK HARBOR BLVD
SLIDELL, LA 70458

JOB No: 2513 | DATE: 05-16-2025
DRAWN BY: GKD | CHECKED BY: BAM

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SHEET TITLE:
UTILITY SITE PLAN

DRAWING NUMBER:
C3

SHEET No: 5 of 52

FILE NAME: J:\In Progress - Retired - Dwgs\2513 - Parish Store Facility Models\Current Drawings in Use\C3 - Site Utility.dwg PLOT DATE & TIME: Friday, May 16, 2025 9:57:26 AM