PLANS OF PROPOSED PUBLIC SEWER,
PRIVATE STORM DRAINAGE AND PRIVATE STREET IMPROVEMENTS
FOR

CLARK'S FERRY SUBDIVISION

A RESIDENTIAL DEVELOPMENT

BEING A SUBDIVISION OF TRACT "D" & LOT 6-A
OF THE JOSEPH HEARD TRACT
SECTION 40, T8S-R2E
EAST BATON ROUGE PARISH, LOUISIANA

12/2018

CLARK'S FERRY DRIVE

APPLICABLE EAST BATON ROUGE PARISH STANDARD PLANS*

502–01	CONCRETE PAVEMENT (PAGE 1) (1–18–08)
502–01	CONCRETE PAVEMENT (PAGE 2) (1–18–08)
502–01	CONCRETE PAVEMENT (PAGE 3) (1–18–08)
701–01	BEDDING AND BACKFILL DETAILS FOR STORM DRAINAGE (2–8–08)
702–10	SINGLE RETICULINE INLET (12–6–10)
702–10	SINGLE RETICULINE INLET (12–6–10)
702–20	CAST IRON GRATE INLET AND JUNCTION BOX (12–6–10)
702–31	CONCRETE JUNCTION BOX (12–6–10)
702–99	FRAMES GRATES AND COVERS FOR INLETS AND MANHOLES (3 SHEETS) (8–11–08)
801–01	BEDDING AND BACKFILL DETAILS (4–17–15)
802–01	SANITARY SEWER CLEANOUT DETAILS (8–1–11)
803–01	SANITARY SEWER MANHOLE (3 SHEETS) (8–1–11)
903–01	STORMWATER POLLUTION PREVENTION (11 SHEETS) (2–25–08)
905–40	END OF ROAD INSTALLATIONS (5 SHEETS) (1–9–08)
907–01	SIDEWALK AND CURB RAMPS FOR THE HANDICAPPED (8–8–08)

NOTES

1) ALL WORK IN THIS CONTRACT SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, EAST BATON ROUGE CITY/PARISH DEPARTMENT OF PUBLIC WORKS, ENGINEERING DIVISION, LATEST EDITION. LATEST STANDARDS CAN BE FOUND AT WWW.BRPROJECTS.COM.

2) THE APPROVAL OF THESE PLANS APPLIES TO THE CONSTRUCTION FEATURES ONLY AS REQUIRED BY THE EAST BATON ROUGE CITY/PARISH UNIFIED DEVELOPMENT CODE (U.D.C.) AND THE CITY/PARISH DEPARTMENT OF DEVELOPMENT REGULATIONS.

3) THE DEVELOPER/CONTRACTOR SHALL BE REQUIRED TO MAINTAIN ALL IMPROVEMENTS SHOWN HEREIN FOR A PERIOD OF TWELVE (12) MONTHS AFTER APPROVAL BY THE CITY/PARISH DEPARTMENT OF DEVELOPMENT, AND A MAINTENANCE BOND WILL BE REQUIRED. (NO DIRECT PAY)

4) NO STREET IN THIS SUBDIVISION IS TO BE OPENED TO TRAFFIC UNTIL PROPER TRAFFIC CONTROL SIGNS HAVE BEEN INSTALLED BY THE DEVELOPER/CONTRACTOR. IT SHALL BE THE DEVELOPER/CONTRACTOR'S RESPONSIBILITY TO DENY ACCESS TO ALL STREETS PRIOR TO ACCEPTANCE BY THE CITY/PARISH DEPARTMENT OF DEVELOPMENT.

5) ALL TREES MUST BE REMOVED FROM ALL PUBLIC SERVITUDES AND RIGHTS–OF–WAY.

6) WHEN THE CONSTRUCTION PLANS HAVE BEEN APPROVED, THE OWNER/DEVELOPER SHALL APPLY FOR INCLUSION IN THE CONSOLIDATED ROAD LIGHTING DISTRICT IN ACCORDANCE WITH THE EAST BATON ROUGE CITY/PARISH UNIFIED DEVELOPMENT CODE (U.D.C.), SECTION 4.4(F)

7) PRIOR TO COMMENCEMENT OF ANY WORK HEREIN, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD TO REQUEST IN WRITING A PRE–CONSTRUCTION MEETING WITH THE DEPARTMENT OF DEVELOPMENT (PHONE: 225–389–3198). THE DEPARTMENT OF DEVELOPMENT WILL SCHEDULE THE PRE–CONSTRUCTION MEETING AT WHICH TIME A PROJECT PERMIT WILL BE ISSUED TO THE CONTRACTOR. THIS SAME PROCEDURE IS TO BE FOLLOWED TO REQUEST ANY AND ALL FIELD INSPECTIONS.

8) A U.S.C.O.E. NO. 404 PERMIT MAY BE REQUIRED FOR ANY ACTIVITY IN A DESIGNATED WETLAND AREA.

9) AN E.P.A. NOTICE OF INTENT (N.O.I.) FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER A N.P.D.E.S. GENERAL PERMIT (U.S.E.P.A. FORM 3510–9(8–98)), STORM WATER POLLUTION PREVENTION PLAN (S.W.P.P.P.), AN E.P.A. N.P.D.E.S. STORM WATER PROGRAM FORM, DEPARTMENT OF PUBLIC WORKS ENVIRONMENTAL DIVISION CERTIFICATE OF COMPLIANCE FORM, AND A SITE PLAN SHOWING SEDIMENTATION AND EROSIONAL CONTROL STRUCTURES AND PRACTICES WILL BE REQUIRED TO BE SUBMITTED TO THE DEPARTMENT OF PUBLIC WORKS ENVIRONMENTAL DIVISION (PHONE: 225–389–5456) BY THE CONTRACTOR (AT NO DIRECT PAY) COPIES OF THE N.O.I. AND THE PERMIT MUST BE GIVEN TO DPW REPRESENTATIVE AT THE PRE CONSTRUCTION MEETING. ADDITIONALLY, FORTY–EIGHT (48) HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST SUBMIT THE E.P.A. N.O.I. FORM TO THE U.S.E.P.A. VIA CERTIFIED MAIL.

10) POST INSTALLATION TEST FOR SEWER LINES AND MANHOLES ARE TO BE PERFORMED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN THE MASTER SPECIFICATIONS OF EAST BATON ROUGE PARISH PUBLIC WORKS CONSTRUCTION.

11) THE OWNER OF EACH LOT WILL FURNISH AN ELECTRICAL SERVITUDE FROM THE SOURCE OF SUPPLY TO HIS METER LOCATION FOR RECEIPT OF ELECTRIC SERVICE ON THE LOT.

12) THE CONTRACTOR SHALL INSTALL AND MAINTAIN ADEQUATE CONSTRUCTION SIGNAGE AND BARRICADES WHERE REQUIRED IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

13) AN LA DOTD PERMIT IS REQUIRED FOR ACTIVITY WITHIN A STATE RIGHT–OF–WAY.

14) ALL FEDERAL, STATE AND LOCAL PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION IS TO COMMENCE.

15) BASE FLOOD ELEV: 26.0'
INUNDATION ELEV: 25.5'
LOWEST STREET ELEV: 26.27'
PROPOSED SLAB ELEV: 27.0'

LOCATION MAP
SCALE 1" =1000'

SHEET SUMMARY	
Sheet Number	Sheet Title
1	TITLESHEET
2	TYPICAL SECTION & DETAILS
3	WATERSHED LAYOUT
4	DRAINAGE LAYOUT
5	SEWER LAYOUT
6	CLARK'S FERRY DR. PLAN & PROFILE
7	CLARK'S FERRY DR. PLAN & PROFILE
8	OUTFALL A PLAN & PROFILE
9	WEST DITCH PLAN & PROFILE
10	EAST DITCH PLAN & PROFILE
11	MISC. DRAINAGE PLAN & PROFILE
12	SEWER PLAN & PROFILE
13	DETAILED GRADING
14	TRAFFIC CONTROL LAYOUT
15	EROSION CONTROL LAYOUT
16	CROSS SECTIONS
17	CROSS SECTIONS
18	APPROVED PRELIMINARY PLAT

REFERENCE BENCHMARK:

North American Smart Network Reference Station "SJB1" (RTCM-2232)

PRELIMINARY PLAT APPROVAL: (S-11-18)

PLANNING COMMISSION:
NOVEMBER 13, 2018

PLANS PREPARED AND RECOMMENDED FOR APPROVAL BY:

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THE DESIGN OF THE GRADING, STREETS, DRAINAGE AND SANITARY SEWER FACILITIES, TO THE BEST OF MY KNOWLEDGE, CONFORMS TO THE CURRENT UNIFIED DEVELOPMENT CODE AND CONFORMS TO THE CURRENT DESIGN STANDARDS OF THE DEPARTMENT OF PUBLIC WORKS, UNLESS NOTED OTHERWISE.

1.3.2019

CHAD STEVENS, P.E., L.S.I. — DATE
MR ENGINEERING & SURVEYING, LLC.

EAST BATON ROUGE CITY/PARISH DEPARTMENT OF DEVELOPMENT:

RECOMMENDED FOR APPROVAL:

1-3-19

SHANNON DUPONT, P.E. — DATE
DEPT. OF DEVELOPMENT SUBDIVISION – ENGINEERING

APPROVED:

1/4/19

CAREY CHAUVIN — DATE
DEPARTMENT OF DEVELOPMENT DIRECTOR

MR ENGINEERING & SURVEYING, LLC
9345 Interline Avenue, Baton Rouge, LA 70809 225.490.9592

STATE OF LOUISIANA
CHAD STEVENS
REG. No. 31632
REGISTERED PROFESSIONAL ENGINEER IN CIVIL ENGINEERING
12-12-2018

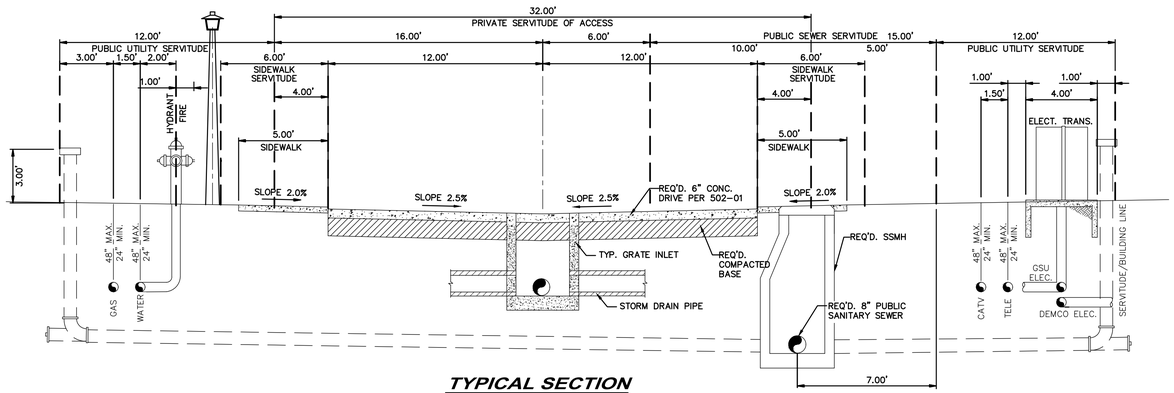
CLARK'S FERRY SUBDIVISION
HOO SHOO TOO RD.
BATON ROUGE
EAST BATON ROUGE PARISH
TITLESHEET

DESIGNED	JDB
CHECKED	CMS
DETAILED	JDB
CHECKED	CMS
DATE	12/2018
SHEET	1 OF 17

REVISION DATE	REVISION DESCRIPTION	BY

SHEET NUMBER 1

D:\MR DROPBOX\DROPBOX (MRES PROJECTS)\MRES PROJECTS\CLARK'S FERRY\DWG\DDS\TITLESHEET.DWG DEC-11-2018 JDB DRAFTING&DESIGN



TYPICAL SECTION

SCALE: N.T.S.

GENERAL NOTES:

1. EMBANKMENT, WHERE REQUIRED, SHALL BE PLACED IN 8" LOOSE LIFTS AND COMPACTED TO 95% MAXIMUM DENSITY AT OPTIMUM MOISTURE AS DETERMINED BY STANDARD PROCTOR TEST. ALL COSTS FOR EMBANKMENT CONSTRUCTION SHALL BE INCLUDED IN PAY ITEM FOR SAME.

2. BEFORE STARTING ANY EMBANKMENT CONSTRUCTION, REMOVE ALL VEGETATIVE MATTER AND THOROUGHLY SCARIFY AREA TO A MINIMUM DEPTH OF 6" AND RECOMPACT TO 95% MAXIMUM DENSITY (AS DETERMINED BY STANDARD PROCTOR) AT OPTIMUM MOISTURE (NO DIRECT PAY).

3. THE CONSTRUCTION FEATURES SHOWN HEREON (OTHER THAN STREETS, DRAINAGE AND SANITARY SEWERS) ARE NOT A PART OF THIS PROJECT. IF PROVIDED WITHIN THE DEVELOPMENT, EACH UTILITY SHALL BE INSTALLED IN THE SPACE INDICATED.

4. THIS SPACE ALLOCATION PLAN DOES NOT RELIEVE ANY UTILITY COMPANY FROM COMPLYING WITH ANY APPLICABLE CODES.

5. ALL ELECTRIC CABLES MUST HAVE A MINIMUM COVER OF 36".

6. PRIOR TO THE PLACEMENT OF PAVEMENT, THE CONTRACTOR SHALL PROVIDE A 12 C.Y. TANDEM DUMP TRUCK FULLY LOADED WITH SAND TO PROOF ROLL THE BASE. THE ENGINEER, THE TESTING LABORATORY AND THE CITY-PARISH OF EAST BATON ROUGE SHALL INSPECT THE PROOF ROLL OF THE BASE. NO PAVEMENT SHALL BE PLACED UPON THE BASE MATERIAL UNTIL SUCH TIME AS AS THE CONTRACTOR HAS OBTAINED WRITTEN APPROVAL FROM THE ENGINEER.

7. UNLESS OTHERWISE DIRECTED BY THE ENGINEER, ALL ROADWAY EXCAVATION SHALL BE DUMPED ON THE ADJACENT LOTS AND EVENLY SPREAD AND GRADED TO PROMOTE POSITIVE DRAINAGE.

8. THE CONTRACTOR SHALL NOTIFY THE CITY-PARISH OF EAST BATON ROUGE, THE TESTING LABORATORY AND THE ENGINEER, IN WRITING, PRIOR TO BEGINNING ANY CONSTRUCTION.

9. ALL TRENCHES FOR STORM DRAINAGE, SANITARY SEWER, SANITARY SEWER SERVICES, AND FORCE MAINS SHALL BE BACKFILLED WITH APPROVED BEDDING MATERIAL, FOR ADDITIONAL INFORMATION REFER TO 701-01 & 801-01.

10. ALL EXCESS EXCAVATION IS TO BE SPREAD ON-SITE AT THE DIRECTION OF THE PROJECT ENGINEER.

11. EXISTING UTILITIES SHOWN ON THE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO PERFORMING ANY EXCAVATION OR TRENCHING.

12. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ADEQUATE CONSTRUCTION SIGNAGE AND BARRICADES IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

13. ALL MANHOLE AND GRATE TOP ELEVATIONS LISTED ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR SETTING ALL TOP ELEVATIONS FLUSH WITH THE FINISHED GRADE FOR POSITIVE DRAINAGE.

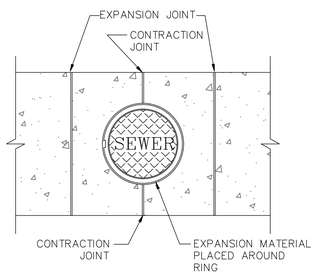
14. AFTER STREETS HAVE BEEN ROUGH GRADED, TESTING LAB SHALL TAKE SOIL SAMPLES AND RUN LABORATORY TEST TO DETERMINE PROPER % OF LIME TO ACHIEVE BASE COURSE STRENGTH AS REQUIRED BY STANDARD SPECIFICATIONS.

15. THE CONSTRUCTION MATERIALS AND PROCEDURES UTILIZED FOR THE PROPOSED STREETS SHALL MEET OR OR EXCEED THE MINIMUM REQUIREMENTS AS SET FORTH AND ESTABLISHED BY THE CITY-PARISH OF EAST BATON ROUGE.

16. ALL DRAINAGE & SEWER MANHOLE COVERS TO BE PLACED COMPLETELY IN OR COMPLETELY OUT OF SIDEWALK.

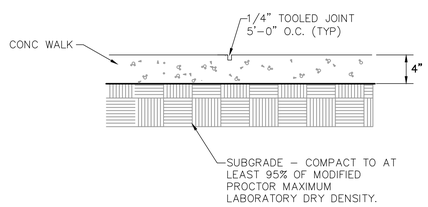
SIDEWALK NOTES:

1. ALL SIDEWALK SHALL BE INSTALLED 1.5" ABOVE THE BACK OF CURB.



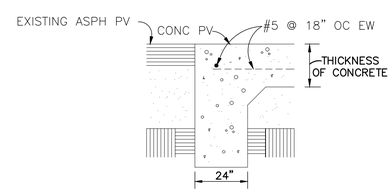
SIDEWALK JOINT DETAIL

SCALE: N.T.S.



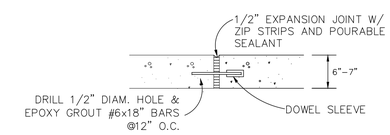
TYPICAL SIDEWALK

SCALE: N.T.S.



CONCRETE PAVEMENT & EXISTING ASPH PV CONNECTION

SCALE: N.T.S.



CONCRETE PV. & CONCRETE PV. CONNECTION

SCALE: NOT TO SCALE

MR ENGINEERING & SURVEYING, LLC
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STATE OF LOUISIANA
CHAD STEVENS
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12-12-2018

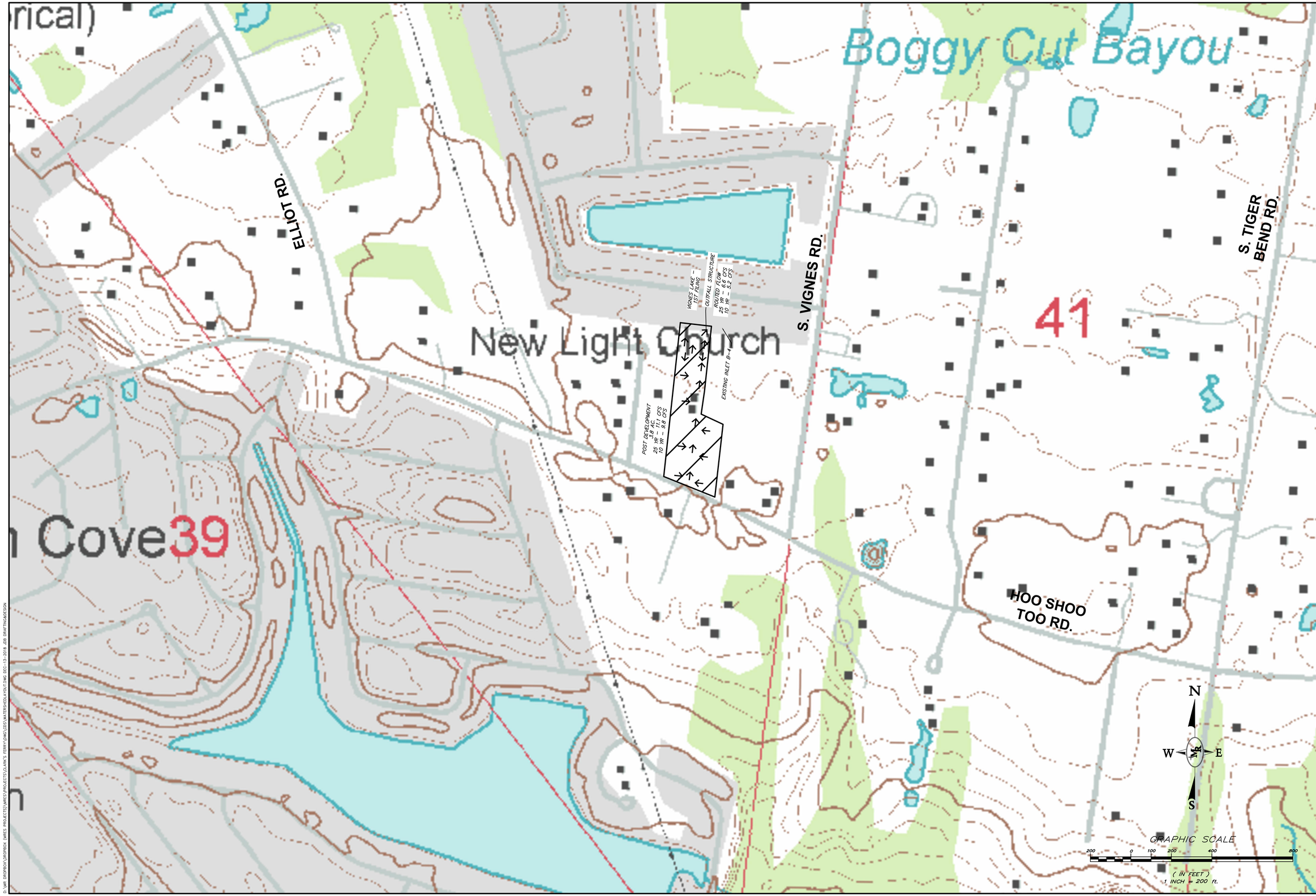
CLARK'S FERRY SUBDIVISION
HOO SHOO TOO RD.
BATON ROUGE
EAST BATON ROUGE PARISH
TYPICAL SECTION & DETAILS

DESIGNED CHECKED	JOB CMS
DETAILED CHECKED	JOB CMS
DATE SHEET	12/2018 2 OF 17

REVISION DATE	REVISION DESCRIPTION	BY

SHEET NUMBER 2

D:\MR DROPBOX\DROPBOX (MRES PROJECTS)\MRES\PROJECTS\CLARK'S FERRY\DWG\CDS\TYPICAL SECTION & DETAILS.DWG DEC-13-2018 JOB DRAFTING&DESIGN



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STATE OF LOUISIANA
CHAD STEVENS
REG. No. 31632
REGISTERED PROFESSIONAL ENGINEER IN CIVIL ENGINEERING
12-12-2018

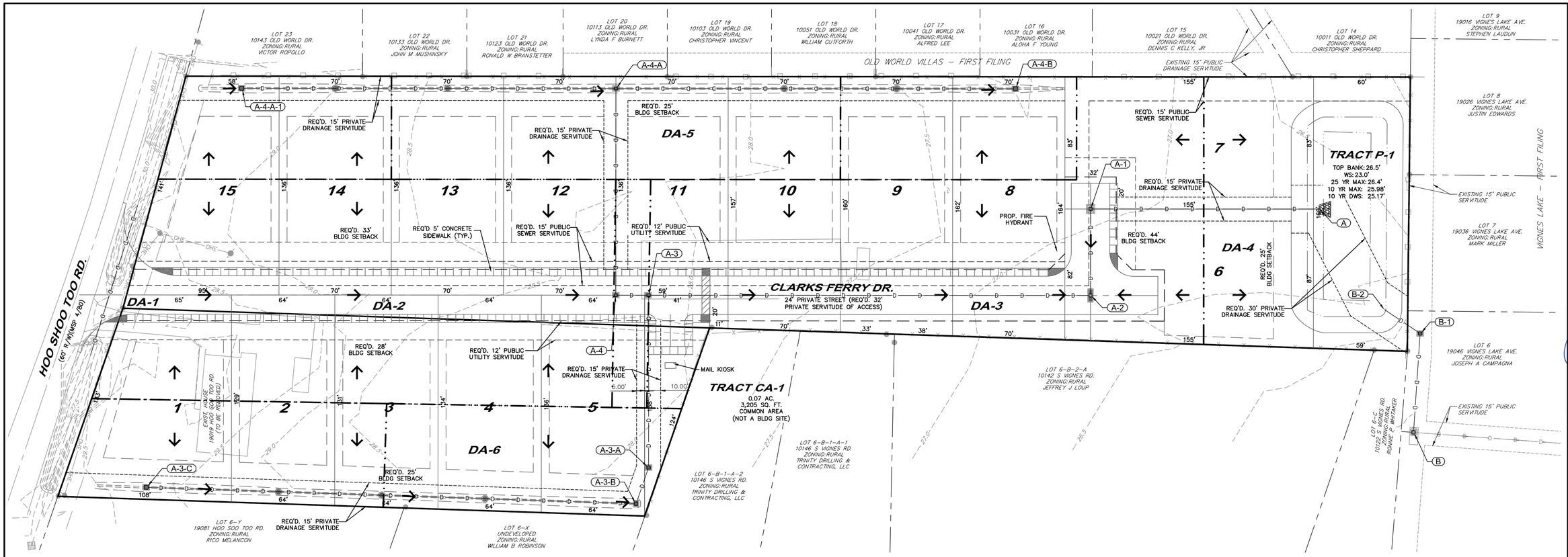
CLARK'S FERRY SUBDIVISION
HOO SHOO TOO RD.
BATON ROUGE
EAST BATON ROUGE PARISH
WATERSHED LAYOUT

DESIGNED	JDB
CHECKED	CWS
DETAILED	JDB
CHECKED	CWS
DATE	12/2018
SHEET	3 OF 17

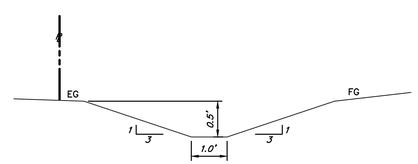
REVISION DATE	REVISION DESCRIPTION	BY

SHEET NUMBER 3

D:\MR DROPBOX\DROPBOX (MRES PROJECTS)\MRES\PROJECTS\CLARK'S FERRY\DWG\CDS\WATERSHEDLAYOUT.DWG DEC-13-2018 JDB DRAFTING&DESIGN

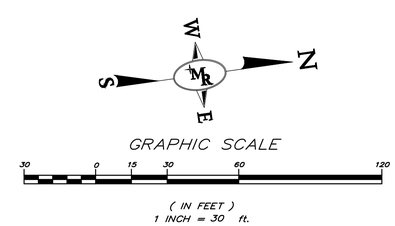


DRAINAGE TABLE									
UPPER STRUCT.	LOWER STRUCT.	SIZE	TYPE	LENGTH	SLOPE	UPPER INVERT	LOWER INVERT	UPPER STRUC. TOP	Q (CFS)
C–1	C	24"	R.C.P.	98'	–0.02%	27.04'	27.06	n/a	n/a
B–2	B–1	15"	R.C.P.	26'	0.14%	23.00'	22.96	n/a	6.00
B–1	B	18"	R.P.V.C.C.P.	60'	0.10%	22.96'	22.90	26.34'	6.00
A–4–B	A–4–A	15"	R.P.V.C.C.P.	247'	0.10%	23.72'	23.47	26.82'	0.44
A–4–A–1	A–4–A	15"	R.P.V.C.C.P.	232'	0.10%	23.70'	23.47	28.57'	0.40
A–4–A	A–4	15"	R.C.P.	128'	1.91%	23.47'	21.00	27.45'	1.67
A–4	A–3	18"	R.C.P.	19'	0.10%	20.49'	20.47	27.36'	3.22
A–3–C	A–3–B	15"	R.P.V.C.C.P.	304'	0.45%	24.69'	23.33	28.83'	0.56
A–3–B	A–3–A	15"	R.C.P.	22'	0.10%	23.31'	23.29	27.21'	0.96
A–3–A	A–3	15"	R.C.P.	106'	2.13%	23.29'	21.00	27.59'	1.08
A–3	A–2	18"	R.C.P.	274'	0.10%	20.47'	20.19	27.27'	4.61
A–2	A–1	18"	R.C.P.	52'	0.10%	20.19'	20.14	26.04'	6.67
A–1	A	18"	R.C.P.	142'	0.10%	20.14'	20.00	27.09'	6.67



TYP. SWALE SECTION

SCALE: N.T.S.



REAR YARD DRAINAGE NOTE:

ALL LOTS SHALL HAVE PRIVATE 12" YARD INLETS EXCEPT WHERE CITY–PARISH GRATE INLET IS PRESENT ON PROPERTY LINE. THIS INCLUDES LOTS 2–4, 9, 10, 13 & 14.

GRADING INSTRUCTIONS:

AS PART OF THE HOUSE CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE LAND OWNER OR HIS REPRESENTATIVE TO GRADE EACH LOT SO THAT THE STORM DRAINAGE RUNOFF CONFORMS TO THIS APPROVED DRAINAGE LAYOUT UNLESS OTHERWISE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS.

LEGEND:

- DOUBLE CURB INLET (702–06)
- GRATE INLET (702–20)
- JUNCTION BOX (702–31)
- SINGLE CURB INLET (702–05)
- PUBLIC DRAINAGE PIPE
- DRAINAGE LIMITS
- FLOW ARROW

DRAINAGE AREA	ACRES
1	0.06
2	0.98
3	0.92
4	0.50
5	0.83
6	0.54

NOTES:

1. EMBANKMENT WHERE REQUIRED, SHALL BE PLACED IN 8" LOOSE LIFTS AND COMPACTED TO 95% MAXIMUM DENSITY AT OPTIMUM MOISTURE AS DETERMINED BY STANDARD PROCTOR TEST. ALL COSTS FOR EMBANKMENT CONSTRUCTION SHALL BE INCLUDED IN PAY ITEM FOR SAME.

2. BEFORE STARTING ANY EMBANKMENT CONSTRUCTION, REMOVE ALL VEGETATIVE MATTER AND THOROUGHLY SCARIFY AREA TO A MINIMUM DEPTH OF 6" AND RECOMPACT TO 95% MAXIMUM DENSITY AT OPTIMUM MOISTURE (NO DIRECT PAY).

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH, AND SIZE OF ALL UNDERGROUND UTILITIES AND STRUCTURES AND SHALL BE LIABLE FOR ANY DAMAGE CAUSED BY THE FAILURE TO COMPLY WITH THESE INSTRUCTIONS.

4. ALL EXCESS EXCAVATION AND FILL MATERIAL IS TO BE PLACED AND GRADED AS DIRECTED BY THE PROJECT ENGINEER. THE MATERIAL SHALL BE REASONABLY FREE OF DEBRIS OR OTHER DETRIMENTAL MATERIAL AND SHALL HAVE REASONABLE MOISTURE CONTENT WHEN PLACED. ALL FILL SHALL BE PLACED IN LAYERS AND COMPACTED TO AT LEAST 93% OF THE MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D–698) TEST. (NO DIRECT PAY)

5. BASE FLOOD ELEVATION: 26.0'
INUNDATION ELEVATION: 25.5'
10–YEAR DESIGN WATER SURFACE: 25.17'

6. EXISTING DRAINAGE PATTERNS ON–SITE SHALL BE MAINTAINED DURING CONSTRUCTION UNTIL SUCH TIME THAT THE INSTALLED DRAINAGE CAN ADEQUATELY CONVEY THE RUNOFF TO THE PROPOSED OUTFALL.

7. THE PONDS SHALL BE PRIVATELY OWNED & MAINTAINED BY THE CLARK'S FERRY SUBDIVISION HOMEOWNERS ASSOCIATION. THE CITY PARISH DOES NOT OWN OR MAINTAIN PRIVATE PONDS. THIS NOTE SHALL BE REQUIRED ON THE FINAL PLAT.

MR ENGINEERING & SURVEYING, LLC
9345 Interline Avenue, Baton Rouge, LA 70809 225.490.9592

LICENSED PROFESSIONAL ENGINEER STATE OF LOUISIANA
CHAD STEVENS
REG. No. 31632
REGISTERED PROFESSIONAL ENGINEER IN CIVIL ENGINEERING
12-12-2018

CLARK'S FERRY SUBDIVISION
HOO SHOO TOO RD.
BATON ROUGE
EAST BATON ROUGE PARISH

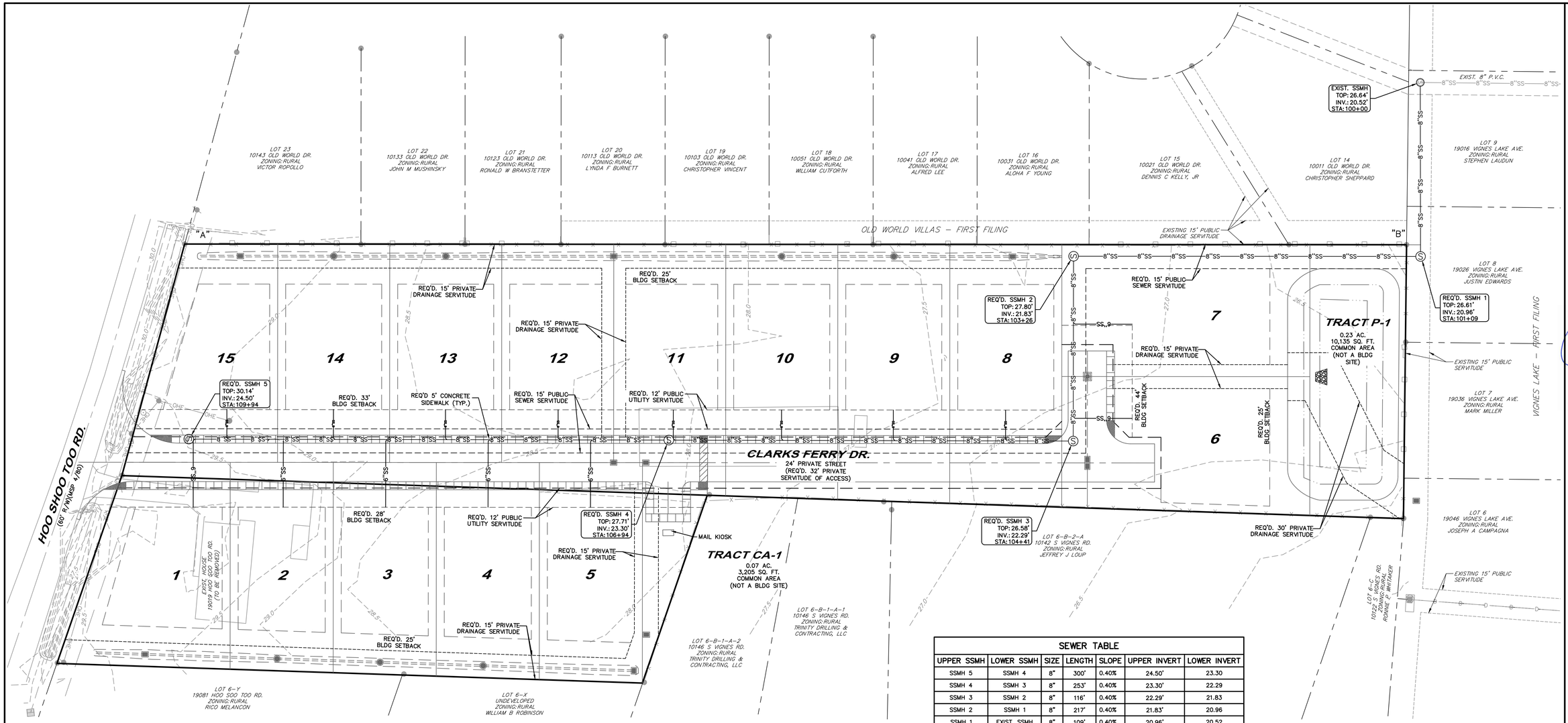
DRAINAGE LAYOUT

DESIGNED / CHECKED	JDB / CMS
DETAILED / CHECKED	JDB / CMS
DATE / SHEET	12/2018 / 4 OF 17

REVISION DATE	REVISION DESCRIPTION	BY

SHEET NUMBER 4

D:\MR DROPBOX\DROPBOX (MRES PROJECTS)\MRES\PROJECTS\CLARK'S FERRY\DWG\C03\DRAINAGELAYOUT.DWG DEC-13-2018 JDB DRAFTING&DESIGN



SEWER TABLE						
UPPER SSMH	LOWER SSMH	SIZE	LENGTH	SLOPE	UPPER INVERT	LOWER INVERT
SSMH 5	SSMH 4	8"	300'	0.40%	24.50'	23.30
SSMH 4	SSMH 3	8"	253'	0.40%	23.30'	22.29
SSMH 3	SSMH 2	8"	116'	0.40%	22.29'	21.83
SSMH 2	SSMH 1	8"	217'	0.40%	21.83'	20.96
SSMH 1	EXIST. SSMH	8"	109'	0.40%	20.96'	20.52

NOTES:

1. MINIMUM DEPTH OF HOUSE CONNECTIONS AT THE PROPERTY LINE SHALL BE 4 TO 6 FEET BELOW THE NATURAL GROUND AT THE R/W LINE. HOUSE CONNECTIONS FROM THE MAIN SEWER TO THE PROPERTY SHALL HAVE A MINIMUM SLOPE OF 1% AND 2% WHERE AVAILABLE DEPTH PERMITS. SERVICE LINES IN SERVITUDES MUST BE EXTENDED TO THE EDGE OF THE SERVITUDE. FOR INDIVIDUAL SANITARY SEWER SERVICE LINES THAT CANNOT DRAIN BY GRAVITY TO THE SANITARY SEWER COLLECTION SYSTEM, EITHER A LIFT STATION SHALL BE REQUIRED FOR THAT LOT OR A NOTE SHALL BE REQUIRED ON THE FINAL PLAT WHICH ADVICES THE FUTURE LOT OWNER.

2. SEWER MAINS SHALL BE LAID AT LEAST 6 FEET, MEASURED FROM EDGE TO EDGE, FROM EXISTING OR PROPOSED WATER MAIN. SEWER MAINS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER.

3. ALL PVC GRAVITY SEWER PIPE SHALL HAVE A MINIMUM SDR OF 35 & SHALL COMPLY WITH ASTMD 3034. JOINTS SHALL BE RUBBER GASKET BALL & SPIGOT OR COUPLING TYPE JOINTS.

4. ALL PVC FORCE MAIN SEWER PIPE SHALL BE AWWA C 900, SDR 18, CLASS 150. JOINTS SHALL BE RUBBER GASKETED INTEGRAL BELL AND SPIGOT JOINTS OR DOUBLE BELL COUPLING WITH PLAIN END SPIGOTS.

5. POST INSTALLATION TESTS FOR SEWER LINES AND MANHOLES SHALL INCLUDE A MANHOLE VACUUM TEST (VACUUM PRESSURE OF –5 PSIG APPLIED TO MANHOLE, ALLOWABLE DROP TO –4.5 PSIG IN ONE MINUTE), AN AIR PRESSURE TEST (IN ACCORDANCE WITH ASTM F 1417), A MANDREL TEST (MAXIMUM DEFLECTION 5%, TO BE TESTED AFTER PIPE HAS BEEN BACKFILLED 30 DAYS WITH A MANDREL SIZED 95% OF INSIDE PIPE DIAMETER PULLED BY HAND), AND A LAMP TEST (LIGHT SOURCE TO BE PLACED AT ONE END OF PIPE AND CIRCULAR SECTION SHALL BE VIEWED FROM OPPOSITE END).

6. POST INSTALLATION TEST FOR FORCE MAIN PIPE SHALL INCLUDE A MANDREL TEST (MAXIMUM DEFLECTION 5%, TO BE TESTED AFTER PIPE HAS BEEN INSTALLED 30 DAYS).

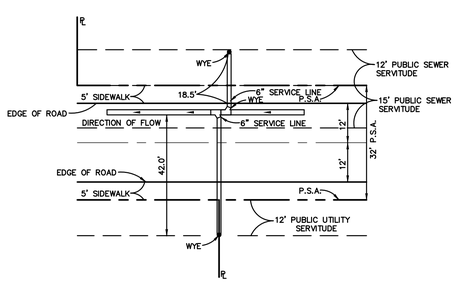
7. NO SURFACE WATER CROSSINGS EXIST ON THE PROJECT SITE.

8. ALL PAY ITEMS FOR SANITARY SEWER MANHOLES AND SANITARY SEWER LINES USE DEPTHS CALCULATED FROM FINISHED GRADE TO INVERT OF PIPE/MANHOLE.

9. NO WYES SHALL BE CONNECTED DIRECTLY TO A SEWER MANHOLE.

LEGEND:

- REQ'D. SEWER MANHOLE
- 8"SS — REQ'D. 8" SANITARY SEWER LINE
- 6"SS — REQ'D. 6" SANITARY SERVICE LINE



PROPOSED SEWER SERVICE DETAIL

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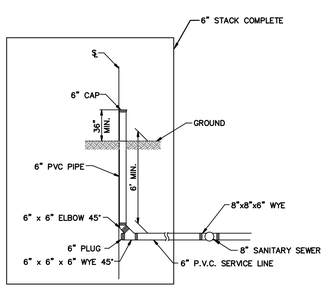

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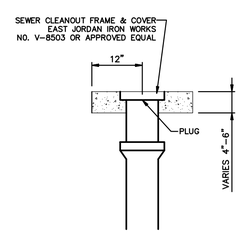

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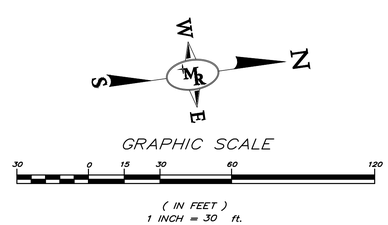


MR ENGINEERING & SURVEYING, LLC
9345 Interline Avenue, Baton Rouge, LA 70809 225.490.9592

STATE OF LOUISIANA
CHAD STEVENS
REG. No. 31632
REGISTERED PROFESSIONAL ENGINEER IN CIVIL ENGINEERING
12-12-2018

CLARK'S FERRY SUBDIVISION
HOO SHOO TOO RD.
BATON ROUGE
EAST BATON ROUGE PARISH

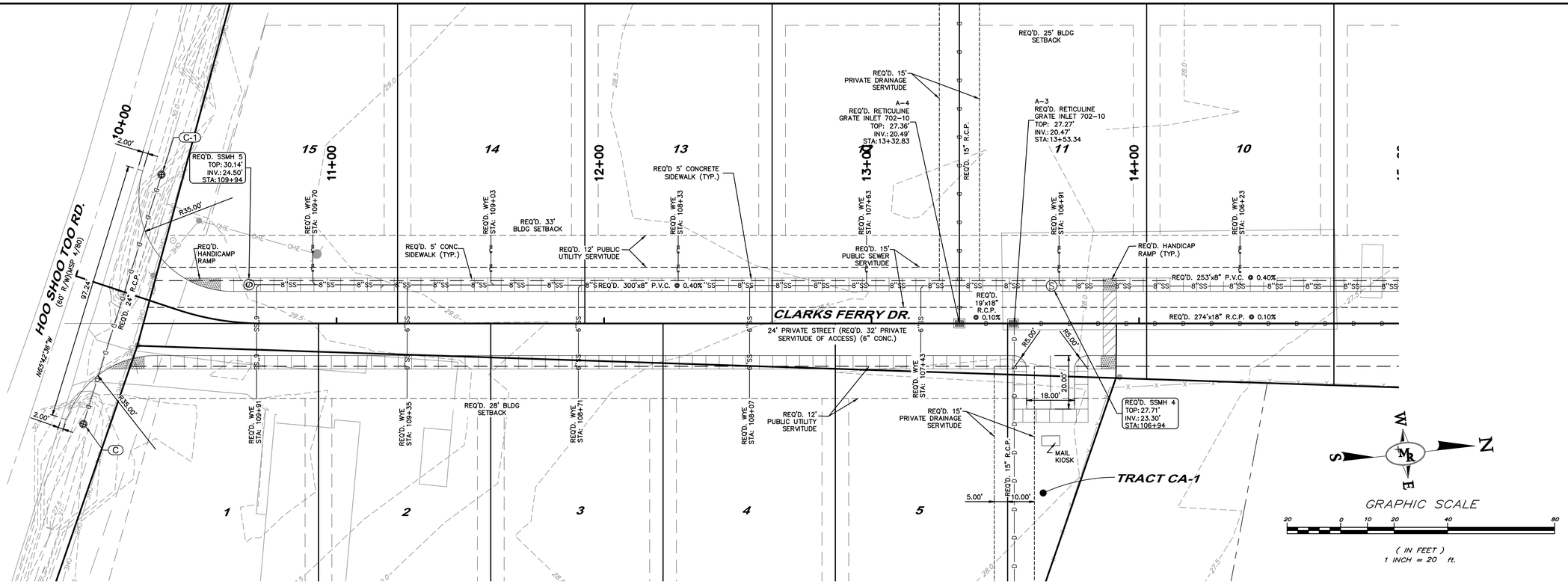
SEWER LAYOUT

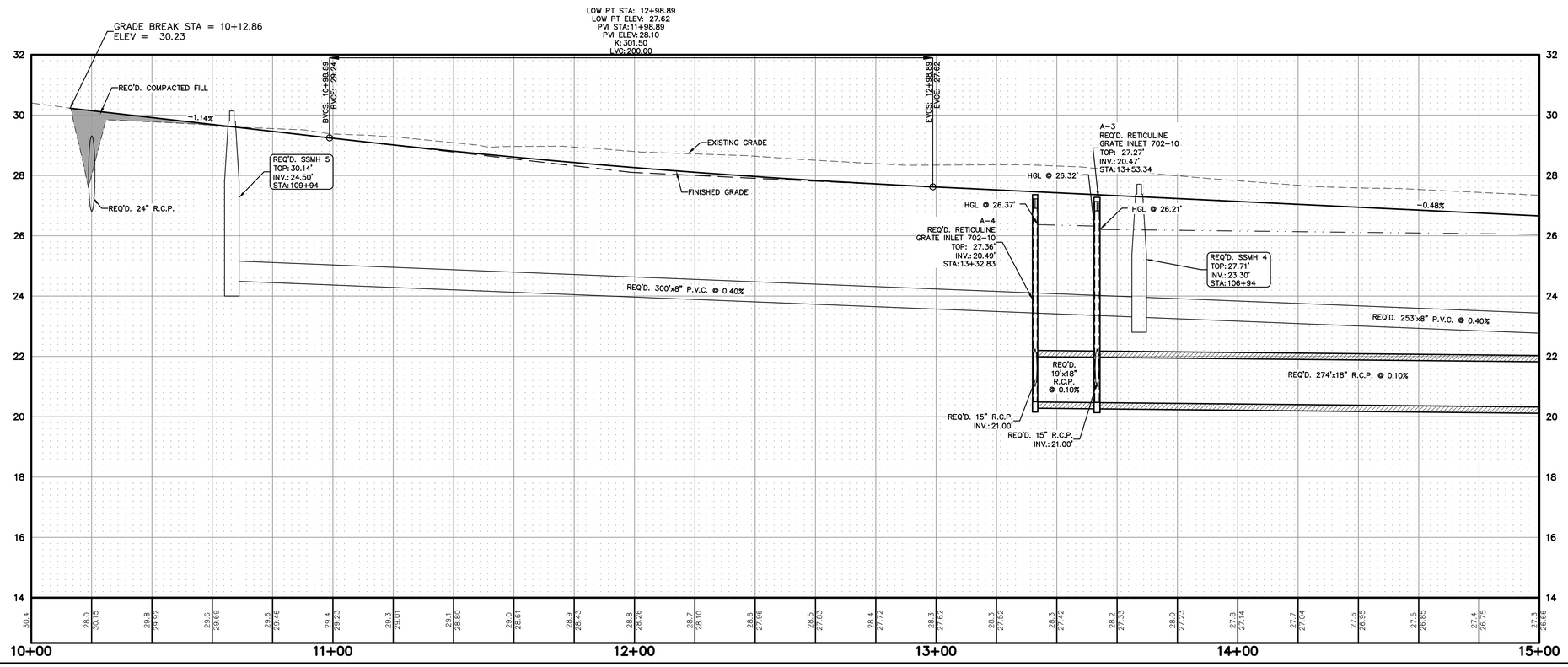
DESIGNED	JDB
CHECKED	CMS
DETAILED	JDB
CHECKED	CMS
DATE	12/2018
SHEET	5 OF 17

REVISION DATE	REVISION DESCRIPTION	BY

SHEET NUMBER 5

D:\MR DROPBOX\DROPBOX (MRES PROJECTS)\MRES\PROJECTS\CLARK'S FERRY\DWG\CFS\SEWERLAYOUT.DWG DEC-13-2018 JDB DRAFTING&DESIGN





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STATE OF LOUISIANA
CHAD STEVENS
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REGISTERED PROFESSIONAL ENGINEER IN CIVIL ENGINEERING
12-12-2018

CLARK'S FERRY SUBDIVISION
HOO SHOO TOO RD.
BATON ROUGE
EAST BATON ROUGE PARISH

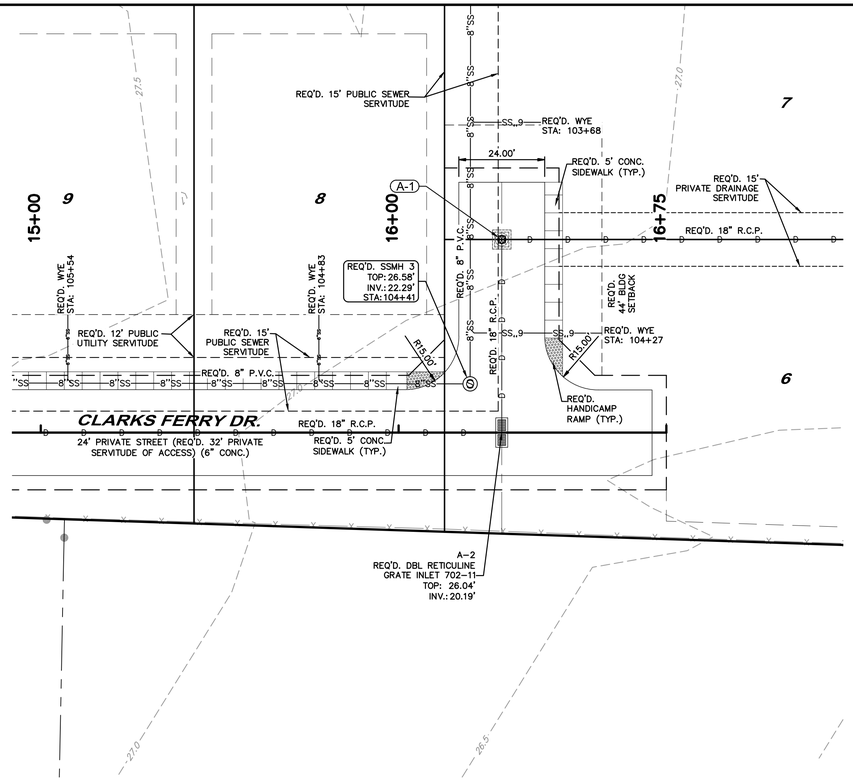
CLARK'S FERRY DR. PLAN & PROFILE

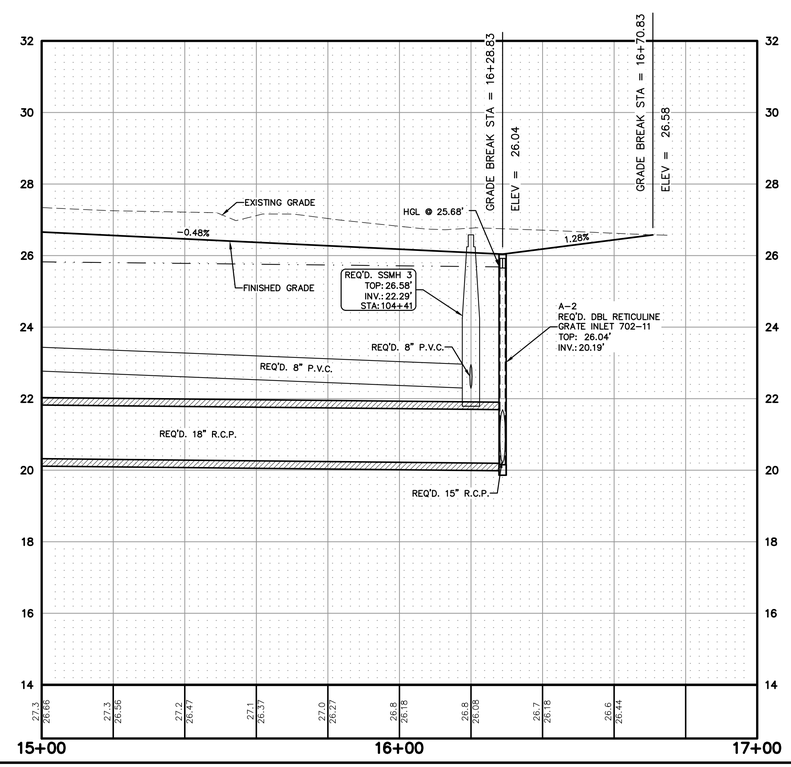
DESIGNED	JDB
CHECKED	CMS
DETAILED	JDB
CHECKED	CMS
DATE	12/2018
SHEET	6 OF 17

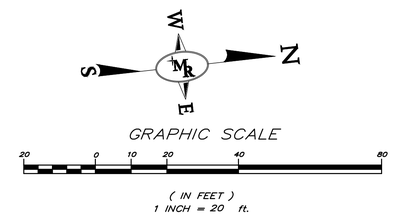
REVISION DATE	REVISION DESCRIPTION	BY

SHEET NUMBER 6

D:\MR DROPBOX\DROPBOX (MRES PROJECTS)\MRES\PROJECTS\CLARK'S FERRY\DWG\CDS\CLARKSFERRYPLANPROD.DWG DEC-13-2018 JDB DRAFTING&DESIGN







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STATE OF LOUISIANA
CHAD STEVENS
REG. No. 31632
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12-12-2018

CLARK'S FERRY SUBDIVISION
HOO SHOO TOO RD.
BATON ROUGE
EAST BATON ROUGE PARISH

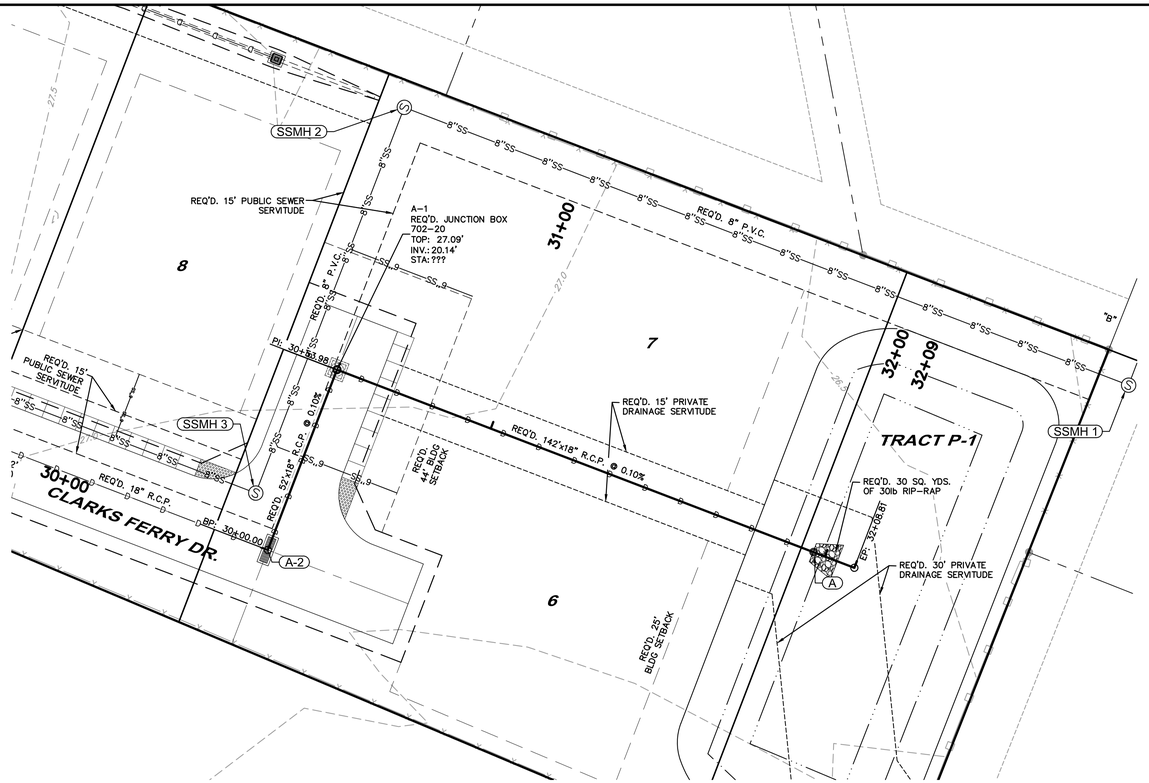
CLARK'S FERRY DR. PLAN & PROFILE

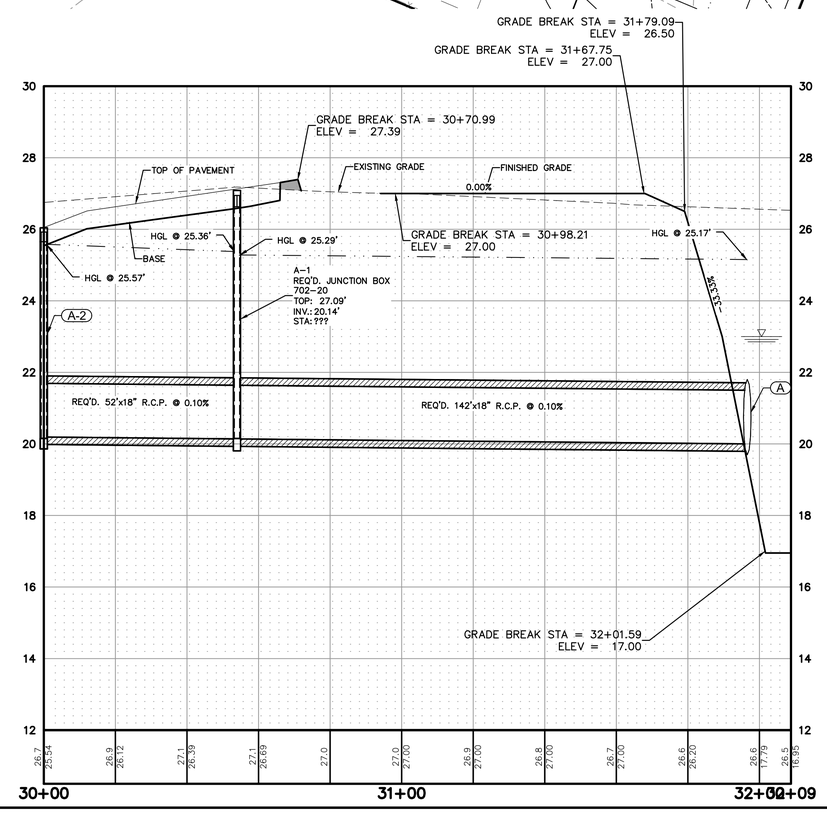
DESIGNED	JDB
CHECKED	CMS
DETAILED	JDB
CHECKED	CMS
DATE	12/2018
SHEET	7 OF 17

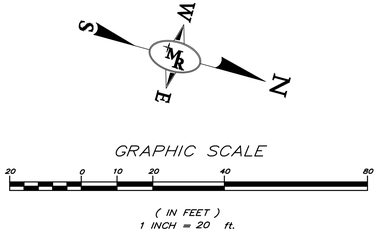
REVISION DATE	REVISION DESCRIPTION	BY

SHEET NUMBER 7

D:\MR DROPBOX\DROPBOX (MRES PROJECTS)\MRES\PROJECTS\CLARK'S FERRY\DWG\CDS\CLARKSFERRYPLANPROZ.DWG DEC-13-2018 JDB DRAFTING&DESIGN







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STATE OF LOUISIANA
CHAD STEVENS
REG. No. 31632
REGISTERED PROFESSIONAL ENGINEER IN CIVIL ENGINEERING
12-12-2018

CLARK'S FERRY SUBDIVISION
HOO SHOO TOO RD.
BATON ROUGE
EAST BATON ROUGE PARISH

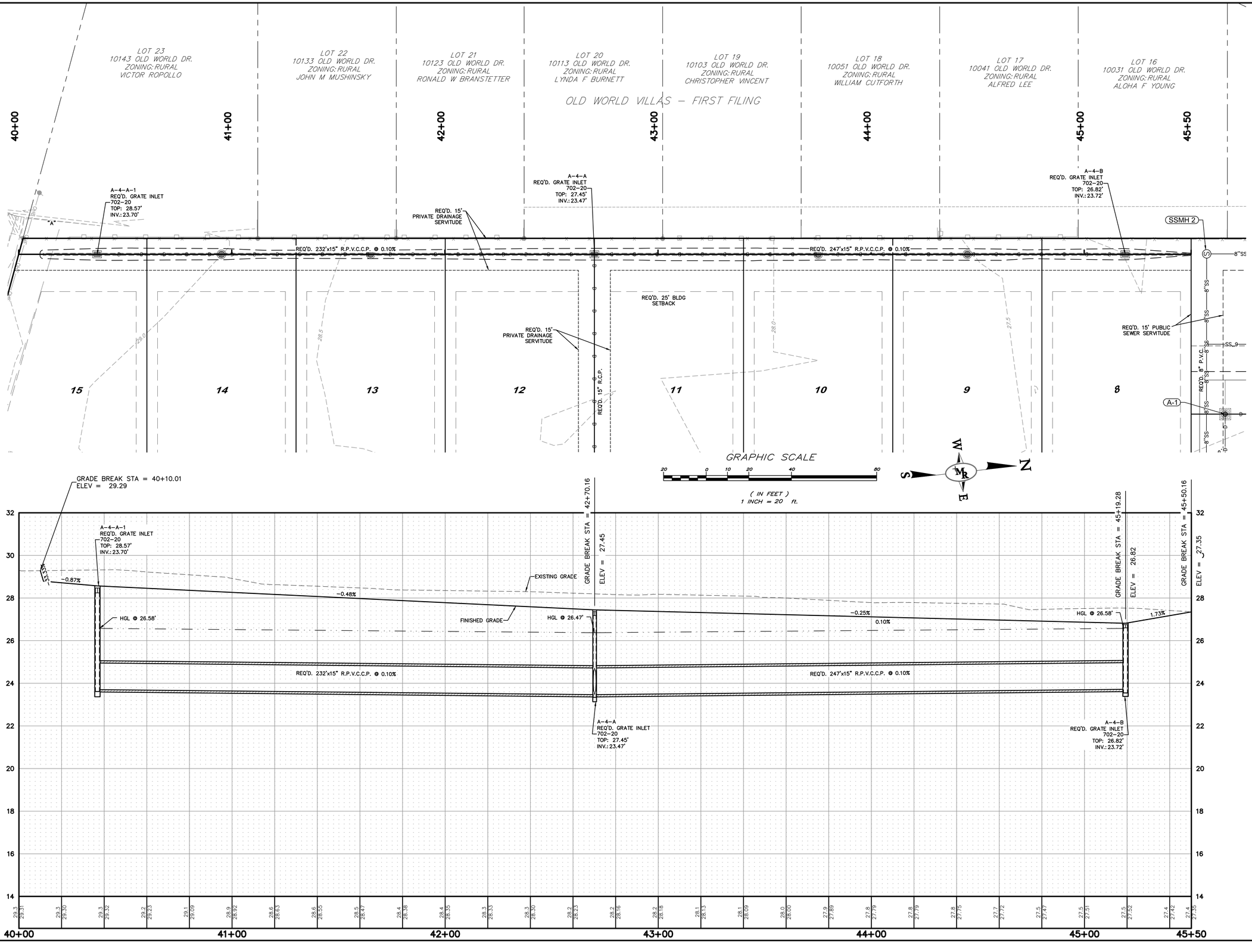
OUTFALL A PLAN & PROFILE

DESIGNED	JDB
CHECKED	CMS
DETAILED	JDB
CHECKED	CMS
DATE	12/2018
SHEET	8 OF 17

REVISION DATE	REVISION DESCRIPTION	BY

SHEET NUMBER 8

D:\MR DROPBOX\DROPBOX (MRES PROJECTS)\MRES\PROJECTS\CLARK'S FERRY\DWG\CDS\OUTFALLAPLANPROD.DWG DEC-13-2018 JDB DRAFTING&DESIGN



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STATE OF LOUISIANA
CHAD STEVENS
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12-12-2018

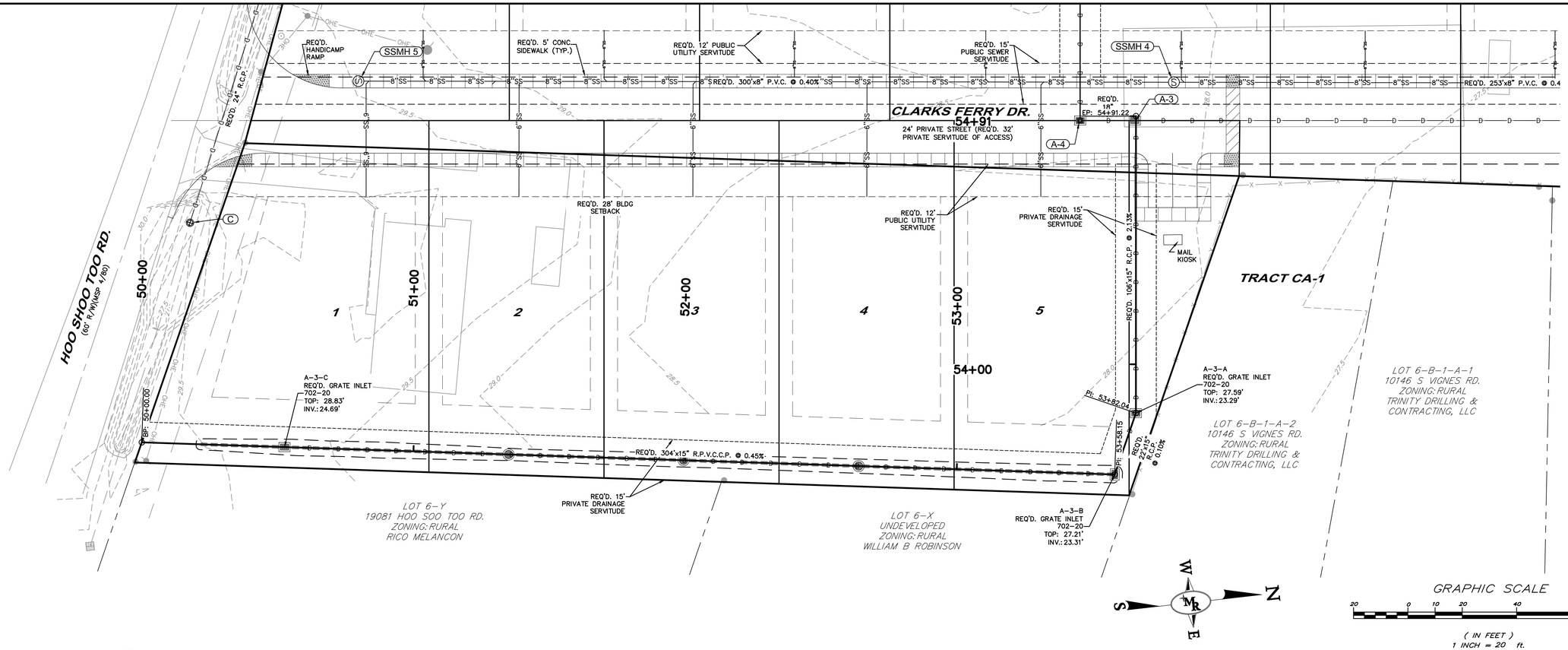
CLARK'S FERRY SUBDIVISION
HOO SHOO TOO RD.
BATON ROUGE
EAST BATON ROUGE PARISH
MISC. DRAINAGE PLAN & PROFILE

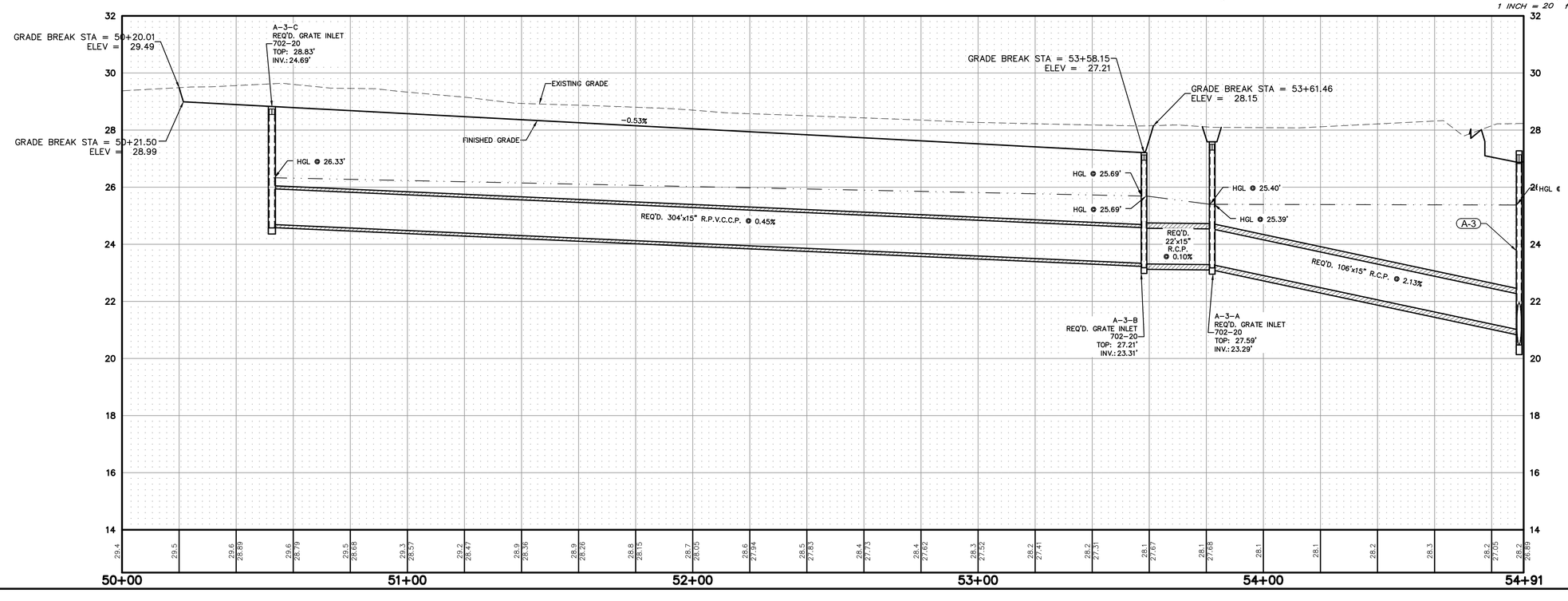
DESIGNED	JDB
CHECKED	CMS
DETAILED	JDB
CHECKED	CMS
DATE	12/2018
SHEET	9 OF 17

REVISION DATE	REVISION DESCRIPTION	BY

SHEET NUMBER 9

D:\MR DROPBOX\DROPBOX (MRES PROJECTS)\MRES\PROJECTS\CLARK'S FERRY\DWG\CDS\WESTDITCHPLANPROF.DWG DEC-13-2018 JDB DRAFTING&DESIGN





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STATE OF LOUISIANA
CHAD STEVENS
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12-12-2018

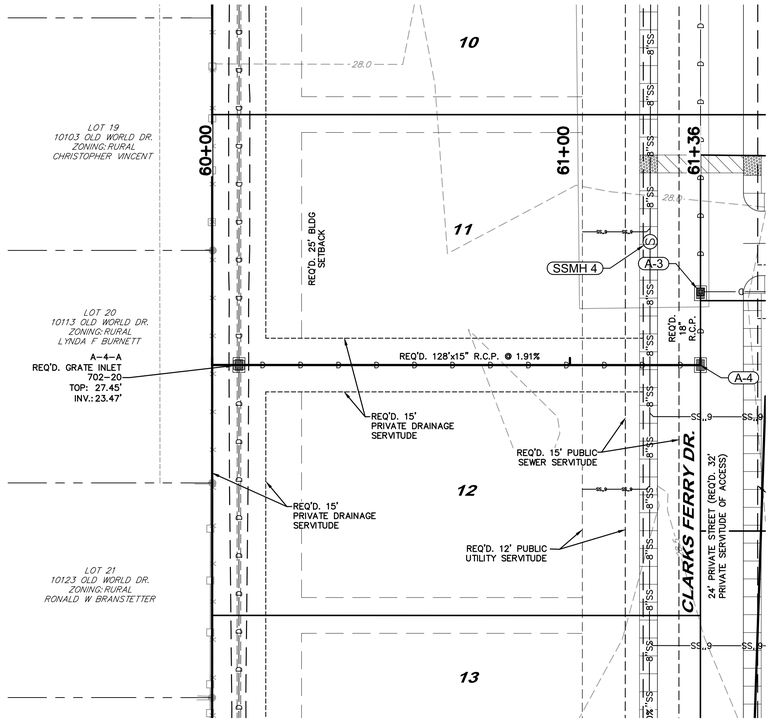
CLARK'S FERRY SUBDIVISION
HOO SHOO TOO RD.
BATON ROUGE
EAST BATON ROUGE PARISH
MISC. DRAINAGE PLAN & PROFILE

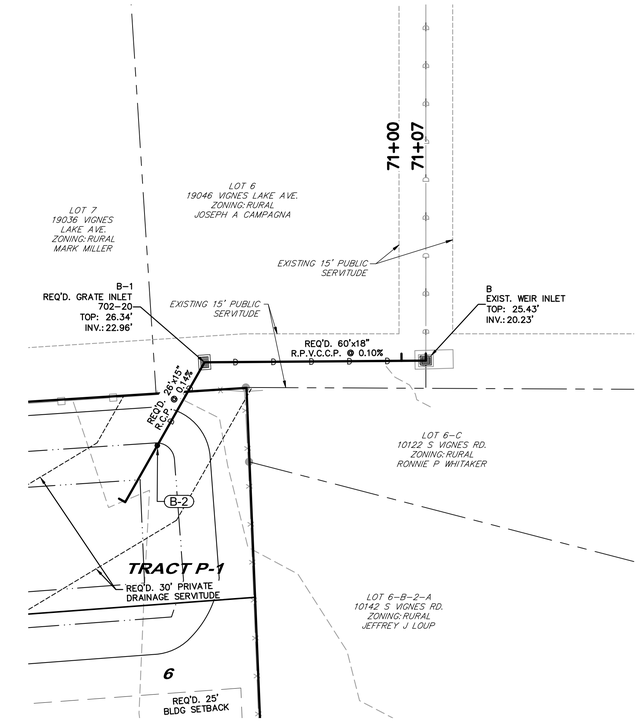
DESIGNED CHECKED	JDB CMS
DETAILED CHECKED	JDB CMS
DATE SHEET	12/2018 10 OF 17

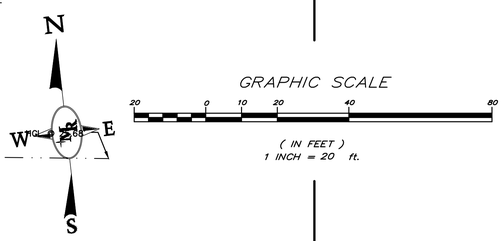
REVISION DATE	REVISION DESCRIPTION	BY

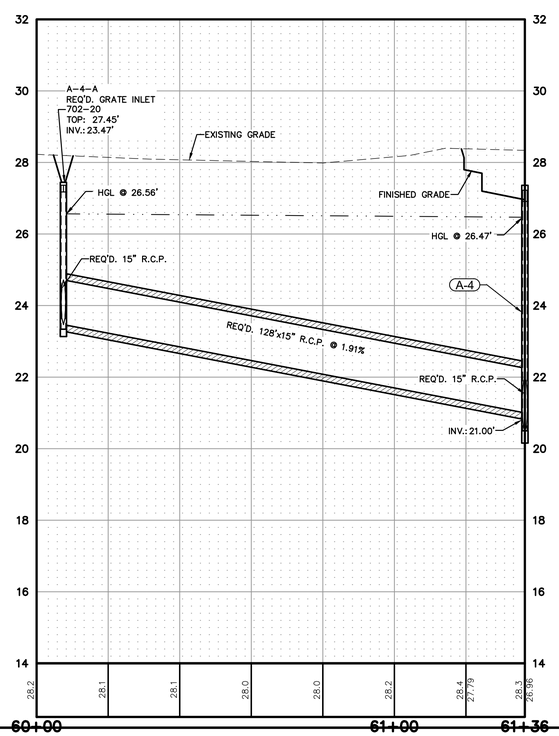
SHEET NUMBER 10

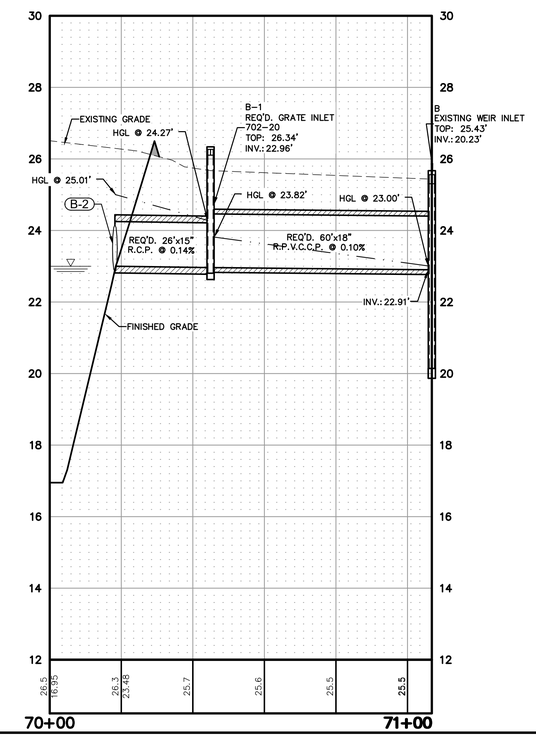
D:\MR DROPBOX\DROPBOX (MRES PROJECTS)\MRES\PROJECTS\CLARK'S FERRY\DWG\CDS\EASTB\TOPPLANPROD.DWG DEC-13-2018 JDB DRAFTING&DESIGN











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STATE OF LOUISIANA
CHAD STEVENS
REG. No. 31632
REGISTERED PROFESSIONAL ENGINEER IN CIVIL ENGINEERING
12-12-2018

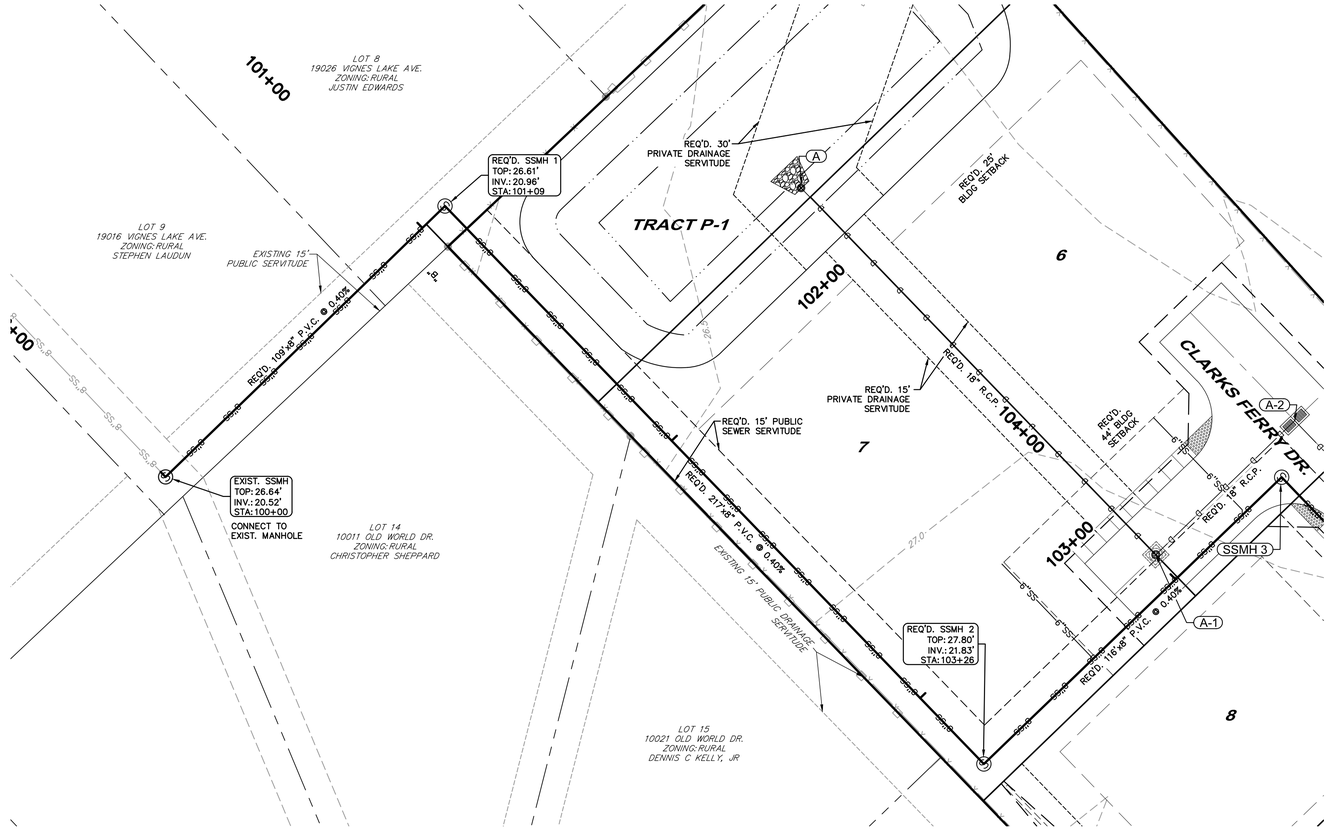
CLARK'S FERRY SUBDIVISION
HOO SHOO TOO RD.
BATON ROUGE
EAST BATON ROUGE PARISH
MISC. DRAINAGE PLAN & PROFILE

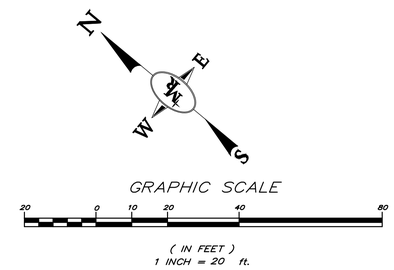
DESIGNED	JDB
CHECKED	CMS
DETAILED	JDB
CHECKED	CMS
DATE	12/2018
SHEET	11 OF 17

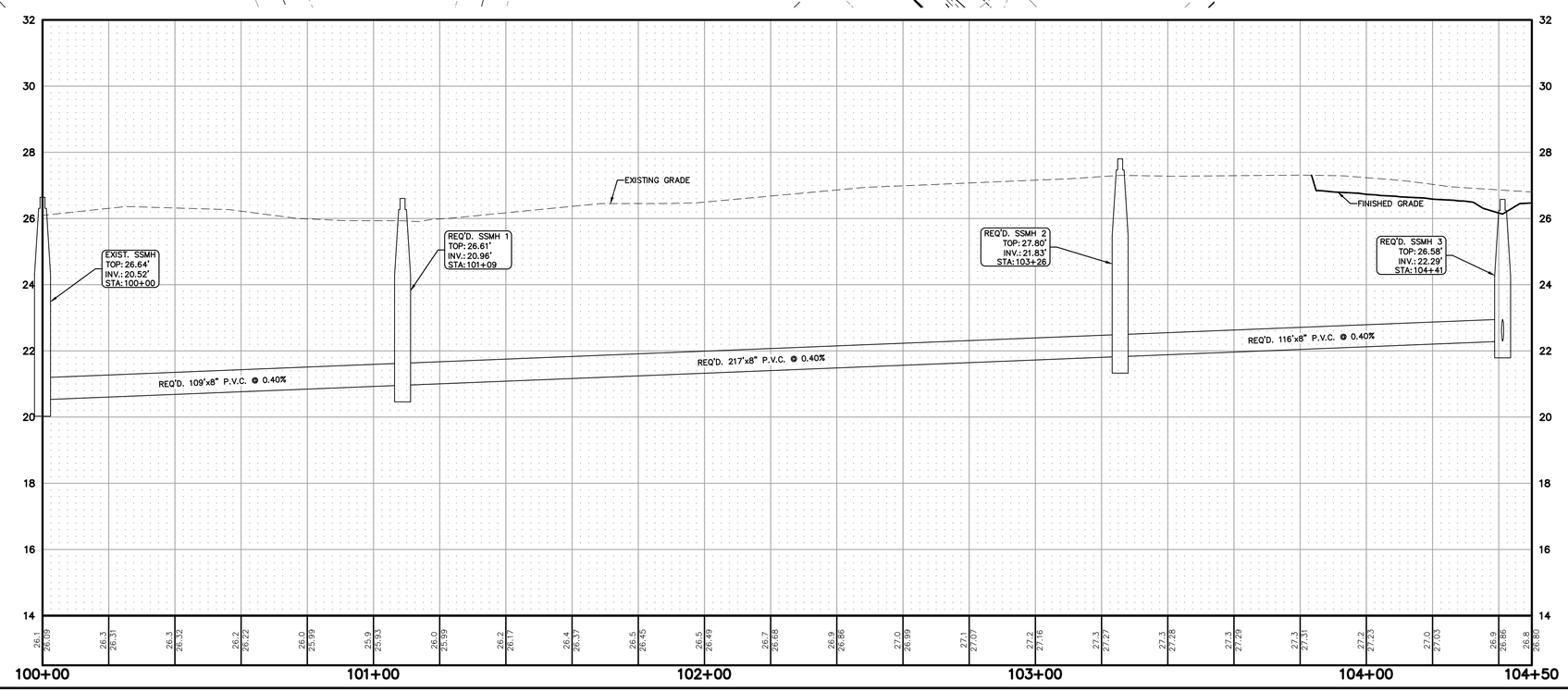
REVISION DATE	REVISION DESCRIPTION	BY

SHEET NUMBER 11

D:\MR DROPBOX\DROPBOX (MRES PROJECTS)\MRES\PROJECTS\CLARK'S FERRY\DWG\DPS\MISCDRAINAGEPLANPROD.DWG DEC-13-2018 JDB DRAFTING&DESIGN







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STATE OF LOUISIANA
CHAD STEVENS
REG. No. 31632
REGISTERED PROFESSIONAL ENGINEER IN CIVIL ENGINEERING
12-12-2018

CLARK'S FERRY SUBDIVISION
HOO SHOO TOO RD.
BATON ROUGE
EAST BATON ROUGE PARISH

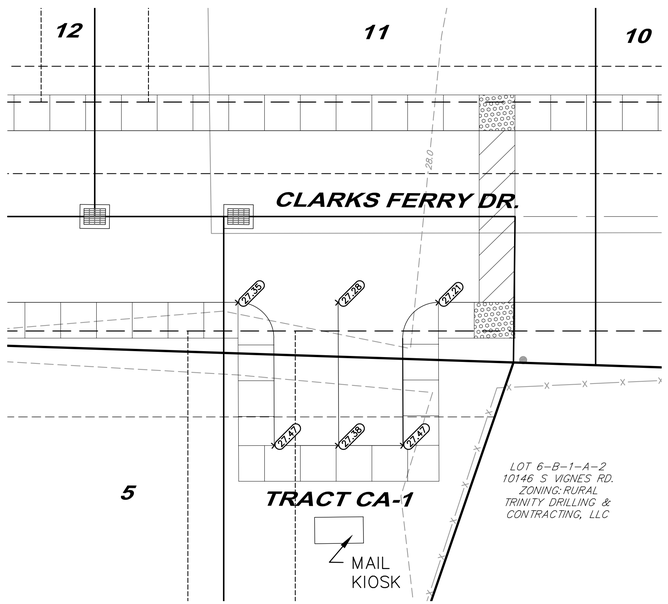
SEWER PLAN & PROFILE

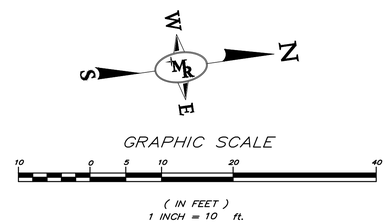
DESIGNED	JDB
CHECKED	CMS
DETAILED	JDB
CHECKED	CMS
DATE	12/2018
SHEET	12 OF 17

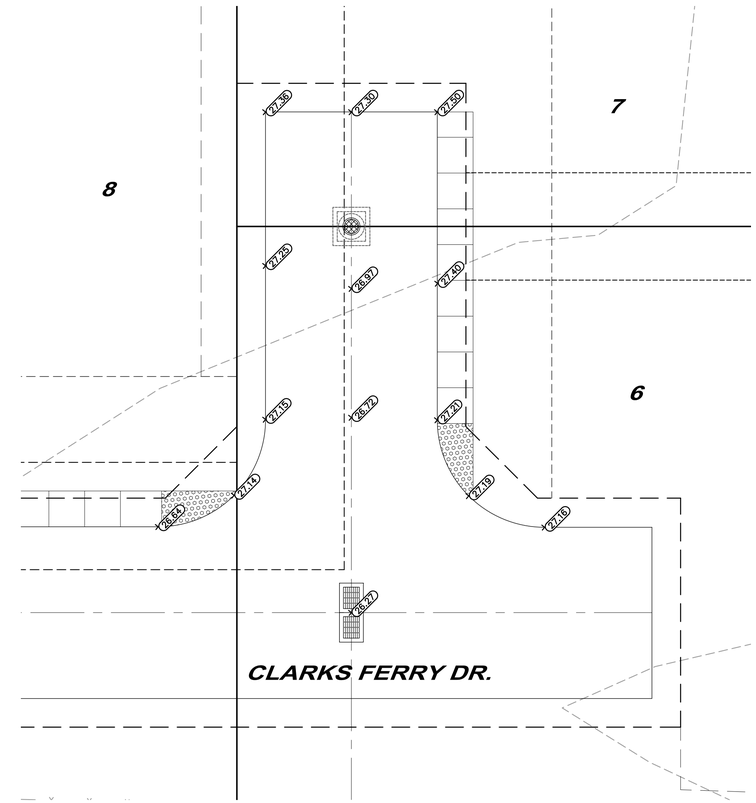
REVISION DATE	REVISION DESCRIPTION	BY

SHEET NUMBER 12

D:\MR DROPBOX\DROPBOX (MRES PROJECTS)\MRES\PROJECTS\CLARK'S FERRY\DWG\CDS\SEWERPLANPROF.DWG DEC-13-2018 JDB DRAFTING&DESIGN







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STATE OF LOUISIANA
CHAD STEVENS
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REGISTERED
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IN
CIVIL ENGINEERING
12-12-2018

CLARK'S FERRY SUBDIVISION
HOO SHOO TOO RD.
BATON ROUGE
EAST BATON ROUGE PARISH

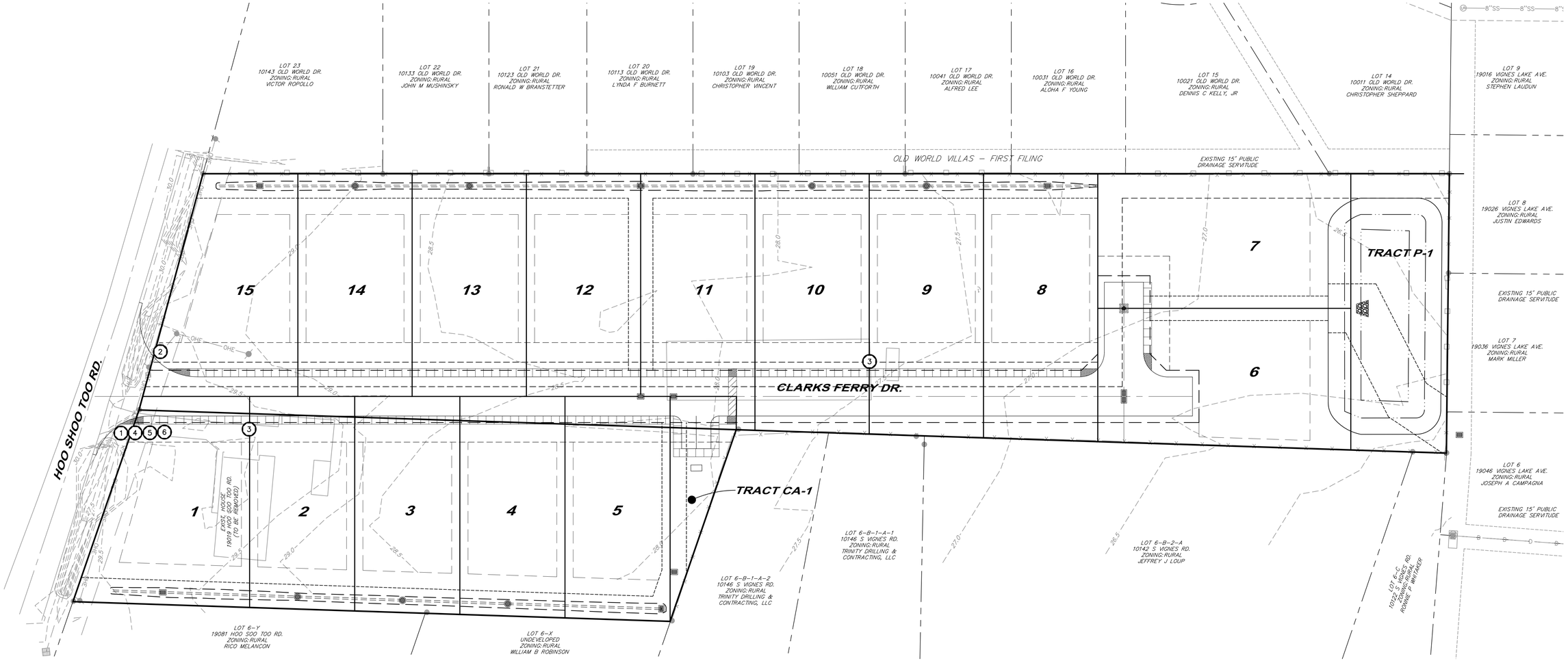
DETAILED GRADING

DESIGNED	JDB
CHECKED	CMS
DETAILED	JDB
CHECKED	CMS
DATE	12/2018
SHEET	13 OF 17

REVISION DATE	REVISION DESCRIPTION	BY

SHEET NUMBER 13

D:\MR DROPBOX\DROPBOX (MRES PROJECTS)\MRES\PROJECTS\CLARK'S FERRY\DWG\CD3\DETAILEDGRADING.DWG DEC-13-2018 JDB DRAFTING&DESIGN



SIGNING LEGEND:

1. STREET SIGN (WHITE ON BLUE STREET NAME SIGNS WITH BLOCK NUMBERS/LETTERS PER CITY/PARISH STANDARDS) TYPE 8 SHEETING

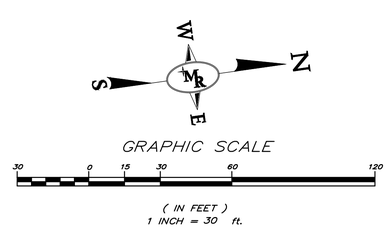
2. STOP
(R1–1)
30"x30"
TYPE III SHEETING

3. SPEED LIMIT 25
(R2–1)
24"x30"
TYPE III SHEETING

4. PRIVATE STREET / NO PUBLIC MAINTENANCE
24"x30"
TYPE III SHEETING

5. NO PARKING ON STREET
12"x18"
TYPE III SHEETING

6. NO OUTLET
12"x18"
TYPE III SHEETING



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STATE OF LOUISIANA
CHAD STEVENS
REG. No. 31632
REGISTERED PROFESSIONAL ENGINEER IN CIVIL ENGINEERING
12-12-2018

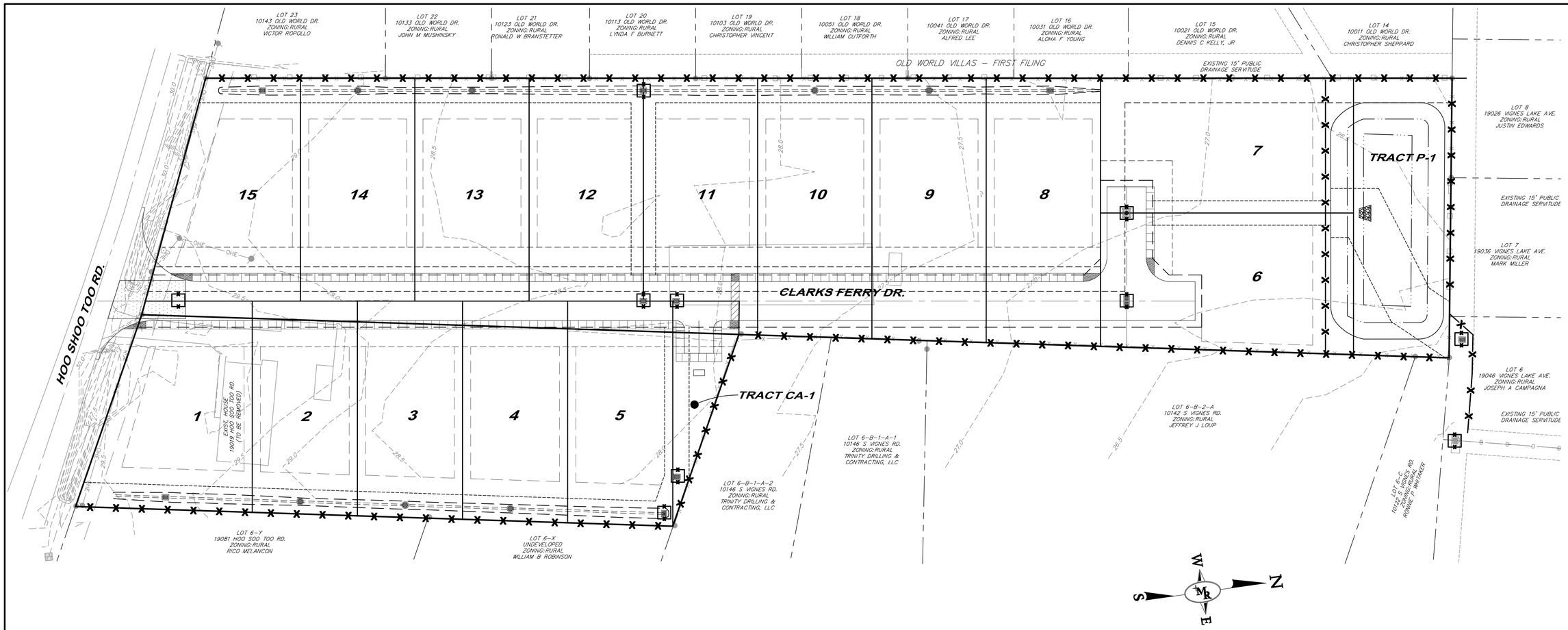
CLARK'S FERRY SUBDIVISION
HOO SHOO TOO RD.
BATON ROUGE
EAST BATON ROUGE PARISH
TRAFFIC CONTROL LAYOUT

DESIGNED / CHECKED	JDB / CMS
DETAILED / CHECKED	JDB / CMS
DATE / SHEET	12/2018 / 14 OF 17

REVISION DATE	REVISION DESCRIPTION	BY

SHEET NUMBER 14

D:\MR DROPBOX\DROPBOX (MRES PROJECTS)\MRES\PROJECTS\CLARK'S FERRY\DWG\CES\TRAFFICCONTROLLAYOUT.DWG DEC-13-2018 JDB DRAFTING&DESIGN



STORMWATER POLLUTION PREVENTION

1. TO REDUCE SEDIMENT IN RUNOFF, EROSION CONTROL STRUCTURES SHALL BE INSTALLED PROMPTLY DURING ALL CONSTRUCTION PHASES.
2. TO INSURE EROSION CONTROL STRUCTURES WORK PROPERLY, IT IS IMPERATIVE THE SEDIMENT BE REMOVED; THEREFORE, "INSPECTION" AND "MAINTENANCE" OF STRUCTURES IS TO BE PERFORMED ON A REGULAR BASIS.
3. DURING SEDIMENT REMOVAL, THE CONTRACTOR SHALL TAKE CARE TO INSURE THAT STRUCTURAL COMPONENTS OF EROSION CONTROL STRUCTURES ARE NOT DAMAGED AND THUS MADE INEFFECTIVE. IF DAMAGE DOES OCCUR, THE CONTRACTOR SHALL REPAIR THE STRUCTURES AT THE CONTRACTOR'S OWN EXPENSE.
4. SEDIMENT REMOVED FROM SEDIMENT CONTROL STRUCTURES IS TO BE PLACED AT A SITE APPROVED BY THE ENGINEER. IT SHALL BE TREATED IN A MANNER SO THAT THE 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. AGGREGATE SURFACING MEETING LADOTD STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES, SECTION 1003.01(D)STONE.
8. UPON COMPLETE REMOVAL OF EROSION CONTROL STRUCTURES, THE AREA WHERE THEY WERE CONSTRUCTED IS TO BE SEEDED, AND MULCHED.
9. STOCKPILED TOPSOIL OR FILL MATERIAL IS TO BE TREATED SO THE SEDIMENT RUN-OFF WILL NOT CONTAMINATE SURROUNDING AREA OR ENTER NEARBY DRAINAGE STRUCTURES.
10. WATER IS NOT TO BE PUMPED DIRECTLY INTO EXISTING DRAINAGE STRUCTURES BUT IS TO BE PUMPED INTO SEDIMENT TRAPS ONLY.
11. EXCAVATED AREAS WILL BE PROMPTLY STABILIZED AGAINST EROSION USING TEMPORARY SEEDING AND MULCH, HYDROMULCH OR REVEGATATIVE MATTING. 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.
12. SECONDARY CONTAINMENT OF HAZARDOUS MATERIALS USED BY CONTRACTOR (FUEL, OIL, GREASE, ETC.) IN COMPLIANCE WITH REGULATORY AGENCIES IS REQUIRED.
13. WEEKLY REPORTS OF EROSION CONTROL STRUCTURES AND INCIDENT REPORTS (RAINFALL OF 0.5 INCHES OR GREATER) ARE TO BE KEPT ON FILE BY THE CONTRACTOR AT A DESIGNATED FACILITY (I.E. HOME OFFICE).
14. ALL CONSTRUCTION VEHICLES EXISTING SITE SHALL USE STABILIZED CONSTRUCTION ENTRANCE.
15. A CONCRETE WASHOUT SHALL BE PROVIDED PRIOR TO ANY CONCRETE WORK ON SITE. THIS WASHOUT WILL BE FOR RINSING OF CONCRETE TRUCK CHUTES ONLY. THE WASHING OUT OF THE CONCRETE DRUMS WILL NOT BE ALLOWED ON SITE.
16. ALL EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH LADOTD STANDARD PLAN EC-01.

CERTIFICATION OF COMPLIANCE

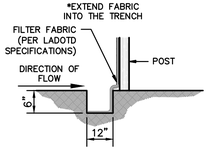
WE, THE UNDERSIGNED CONTRACTOR(S) AND/OR SUB-CONTRACTOR(S), DO HEREBY AGREE TO THE EROSION AND SEDIMENTATION CONTROL PLAN AS OUTLINED BY THE SITE DEVELOPMENT FIRM AND AGREE TO MAINTAIN SUCH COMPLIANCE WITH CITY-PARISH ORDINANCE#10966 AS ADOPTED SEPTEMBER 10,1997 BY THE METROPOLITAN COUNCIL. THE EROSION AND SEDIMENTATION CONTROL PLAN ELEMENTS SHALL INCLUDE, BUT ARE NOT LIMITED TO:

1. NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES AND STRUCTURES HAVE BEEN INSTALLED AND/OR IN PLACE.
2. ALL EXPOSED AREAS SHALL BE SEEDED AS SPECIFIED WITHIN 14 DAYS OF FINAL GRADING.
3. MAINTAIN EROSION AND SEDIMENTATION CONTROL MEASURES/STRUCTURES AFTER EACH RAINFALL EVENT AND AT LEAST ONCE PER WEEK.
4. ALL NECESSARY MEASURES SHALL BE TAKEN TO THE EXTENT PRACTICABLE TO PREVENT SEDIMENT FROM LEAVING THE SITE(S).
5. ADDDITIONAL EROSION AND SEDIMENT CONTRAL MEASURES WILL BE PRACTICED IF DEEMED NECESSARY BY ON-SITE INSPECTIONS.
6. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL HAS BEEN RECEIVED BY GOVERNING AUTHORITIES.
7. CONTRACTOR(S) AND SUB-CONTRACTOR(S) SHALL AGREE TO COMPLY WITH ALL STATE AND LOCAL ORDINANCES WHICH APPLY.

SITE DEVELOPER

CONTRACTOR/SUB-CONTRACTOR

NOTE:
SILT FENCING SHALL BE REQUIRED ALONG EACH SIDE OF ALL STREETS AFTER CONSTRUCTION IS COMPLETE. SLIT FENCES SHALL BE PLACED ON THE FRONT PROPERTY LINE/ROW LINE.



CONSTRUCTION OF A SILT FENCE

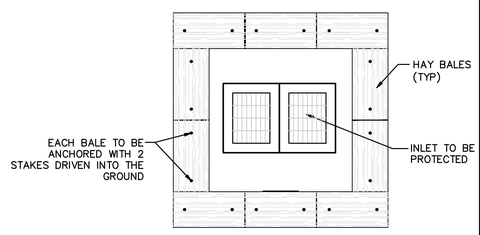
SCALE: N.T.S.

NPDES STORMWATER SOIL EROSION CONTROL BMP'S

MINIMUM REQ'D BMP'S	BMP NUMBER	BMP NAME
	1	MULCHING
	2	EROSION CONTROL MATS
REQUIRED	3	VEGETATION/SEEDING
REQUIRED	4	SILT FENCE
	5	STRAW BALE DIKE
	6	TRIANGULAR SEDIMENT FILTER DIKE
	7	DIVERSION DIKE
	8	INTERCEPTOR SWALE
REQUIRED	9	STABILIZED CONSTRUCTION ENTRANCE
REQUIRED	10	CHECK DAMS
	11	DUST CONTROL
REQUIRED	12	INLET PROTECTION
	13	DEWATERING OPERATIONS
	14	MATERIAL DELIVERY AND STORAGE
	15	SPILL PREVENTION AND CONTROL
	16	LIME STABILIZATION
	17	SAND BAG BERM
	18	SEDIMENT BASIN
	19	STONE OUTLET SEDIMENT TRAP
	20	VEHICLE AND EQUIPMENT CLEANING
	21	VEHICLE AND EQUIPMENT FUELING
	22	SOLID WASTE MANAGEMENT
	23	HAZARDOUS WASTE MANAGEMENT
	24	CONCRETE WASTE MANAGEMENT
	25	SANDBLASTING WASTE MANAGEMENT
	26	CONTAMINATED SOIL MANAGEMENT
	27	SANITARY/SEPTIC WASTE MANAGEMENT
	28	PIPE SLOPE DRAIN
	29	PERMANENT STRUCTURE CONTROLS
	30	TEMPORY SEDIMENT TANK
	31	TOP SOILING

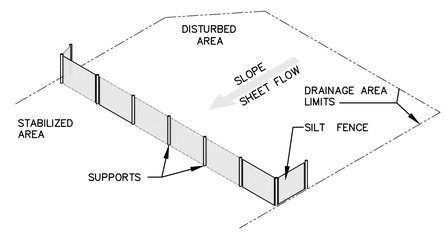
LEGEND:

- SILT FENCE
- SEDIMENT BARRIER
- EXISTING CONTOURS
- STABILIZED CONSTRUCTION ENTRANCE



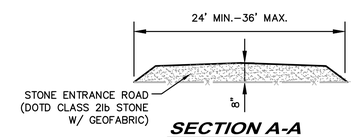
HAY BALE DETAIL

SCALE: N.T.S.



DETAILS OF PLACING SILT FENCE

SCALE: N.T.S.



SECTION A-A

SCALE: N.T.S.

MR ENGINEERING & SURVEYING, LLC
9345 Interline Avenue, Baton Rouge, LA 70809 225.490.9592

STATE OF LOUISIANA
CHAD STEVENS
REG. No. 31632
REGISTERED PROFESSIONAL ENGINEER IN CIVIL ENGINEERING
12-12-2018

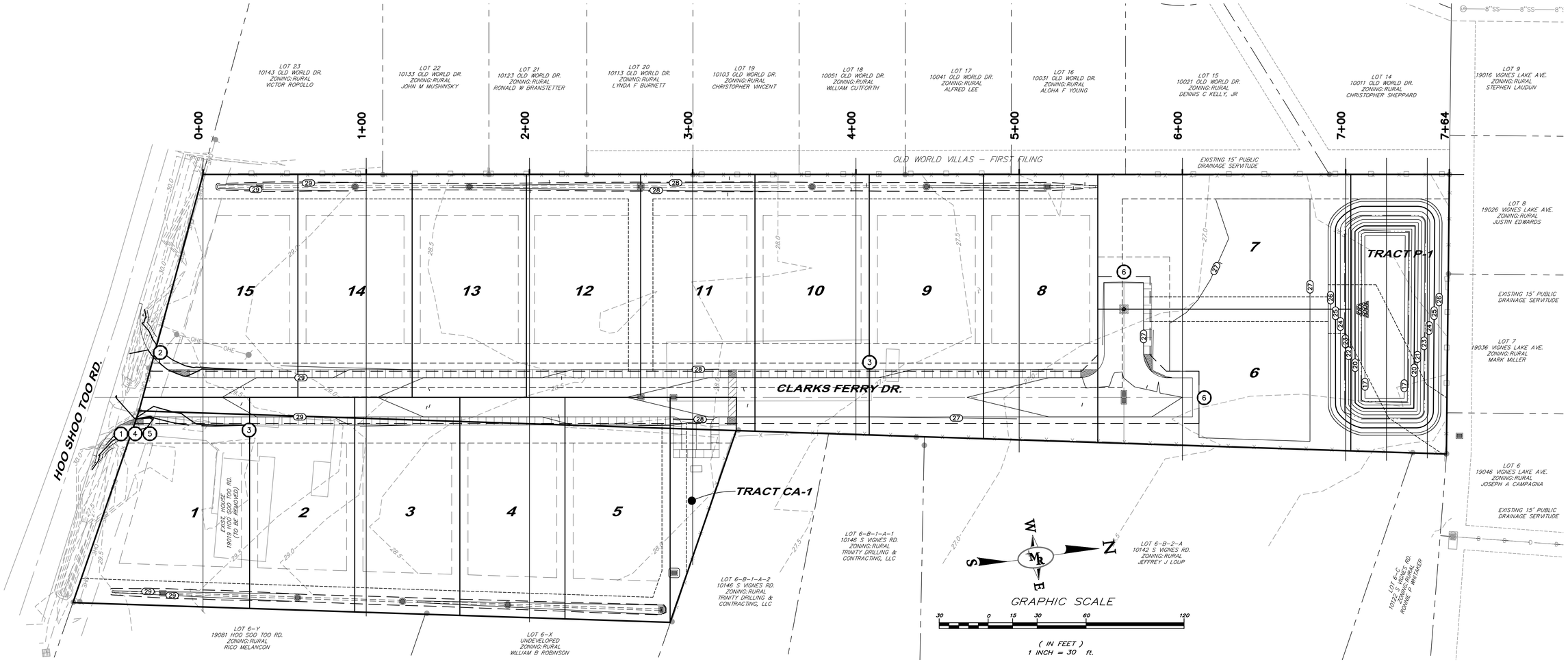
CLARK'S FERRY SUBDIVISION
HOO SHOO TOO RD.
BATON ROUGE
EAST BATON ROUGE PARISH
EROSION CONTROL LAYOUT

DESIGNED	JDB
CHECKED	CWS
DETAILED	JDB
CHECKED	CWS
DATE	12/2018
SHEET	15 OF 17

REVISION DATE	REVISION DESCRIPTION	BY

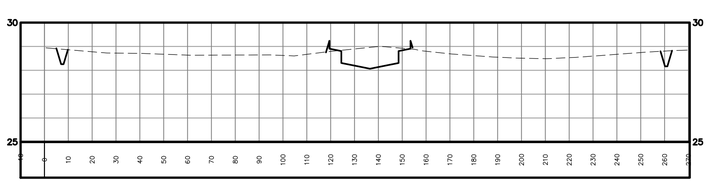
SHEET NUMBER 15

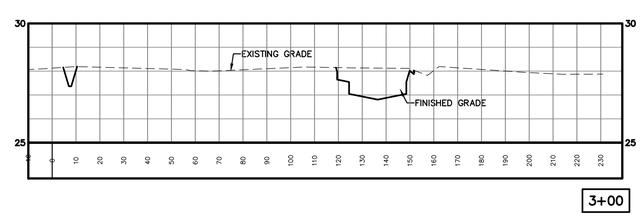
D:\MR DROPBOX\DROPBOX (MRES PROJECTS)\MRES\PROJECTS\CLARK'S FERRY\DWG\DES\EROSIONCONTROLLAYOUT.DWG DEC-13-2018 JDB DRAFTING&DESIGN

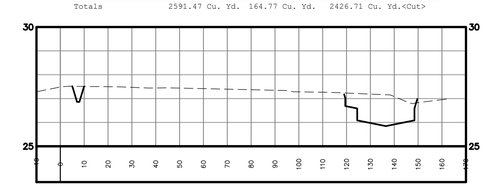


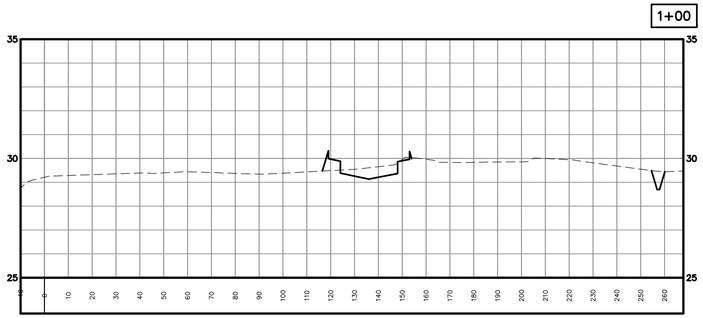
Cut/Fill Summary

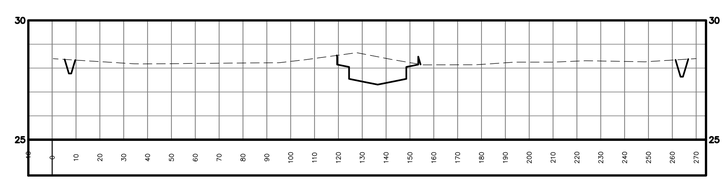
Name	Cut	Fill	Net
site volumes	2591.47 Cu. Yd.	164.77 Cu. Yd.	2426.71 Cu. Yd.<Cut>
Totals	2591.47 Cu. Yd.	164.77 Cu. Yd.	2426.71 Cu. Yd.<Cut>

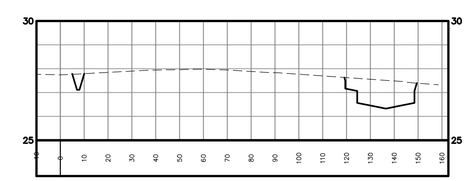












MR ENGINEERING & SURVEYING, LLC
9345 Interline Avenue, Baton Rouge, LA 70809 225.490.9592

STATE OF LOUISIANA
CHAD STEVENS
REG. No. 31632
REGISTERED PROFESSIONAL ENGINEER IN CIVIL ENGINEERING
12-12-2018

CLARK'S FERRY SUBDIVISION
HOO SHOO TOO RD.
BATON ROUGE
EAST BATON ROUGE PARISH

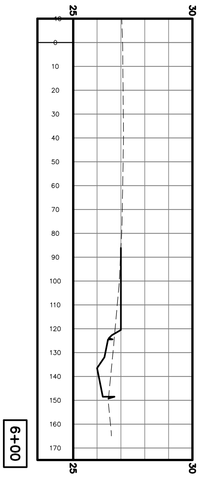
CROSS SECTIONS

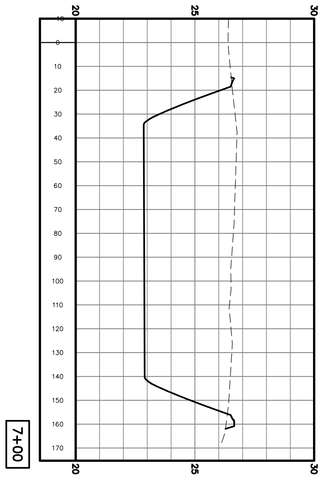
DESIGNED	JDB
CHECKED	CMS
DETAILED	JDB
CHECKED	CMS
DATE	12/2018
SHEET	16 OF 17

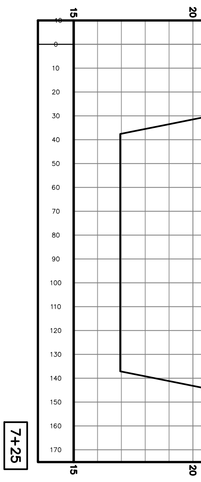
REVISION DATE	REVISION DESCRIPTION	BY

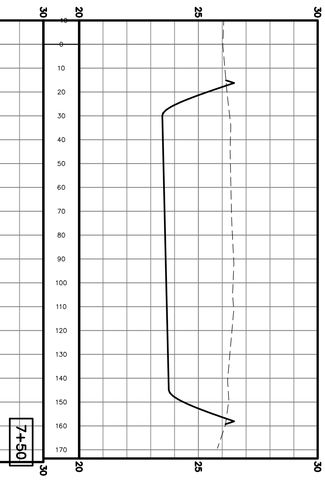
SHEET NUMBER 16

D:\MR DROPBOX\DROPBOX (MRES PROJECTS)\MRES\PROJECTS\CLARK'S FERRY\DWG\DTS\V-SECTIONS1.DWG DEC-13-2018 JDB DRAFTING&DESIGN









SHEET NUMBER	REVISION DATE	REVISION DESCRIPTION	BY
17			

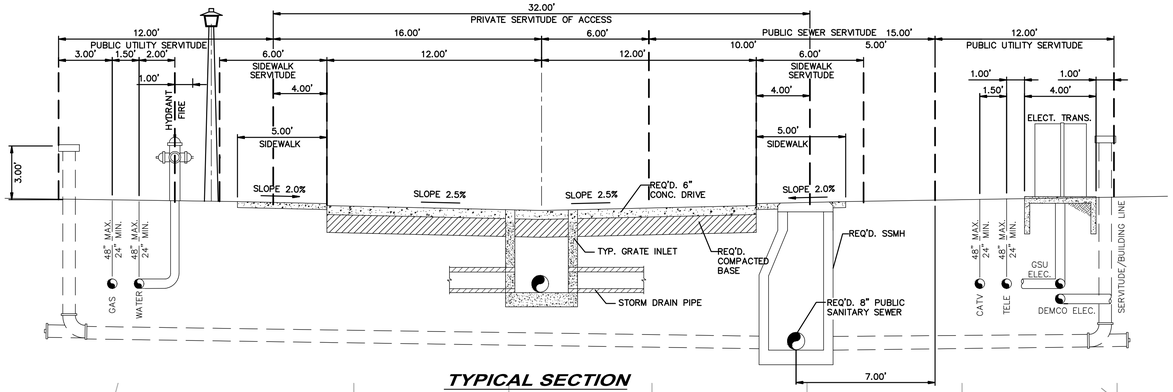
DESIGNED	JDB
CHECKED	CMS
DETAILED	JDB
CHECKED	CMS
DATE	12/2018
SHEET	17 OF 17

CLARK'S FERRY SUBDIVISION
HOO SHOO TOO RD.
BATON ROUGE
EAST BATON ROUGE PARISH

CROSS SECTIONS

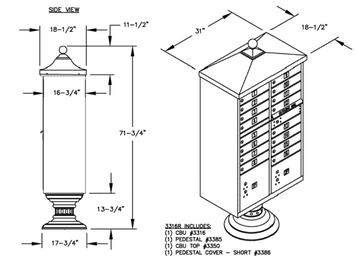
STATE OF LOUISIANA
CHO STEVEN SMITH
REGISTERED PROFESSIONAL ENGINEER
CIVIL
12-12-2018

MR ENGINEERING & SURVEYING, LLC
9345 Interline Avenue, Baton Rouge, LA 70809 225.490.9592



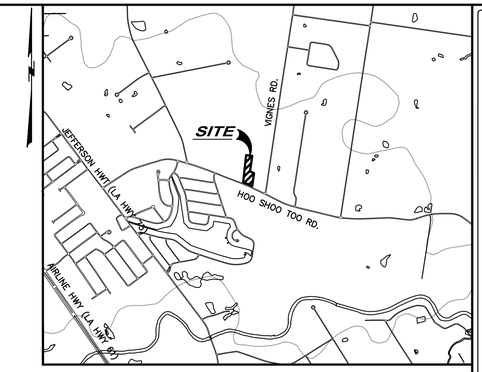
TYPICAL SECTION

SCALE: N.T.S.



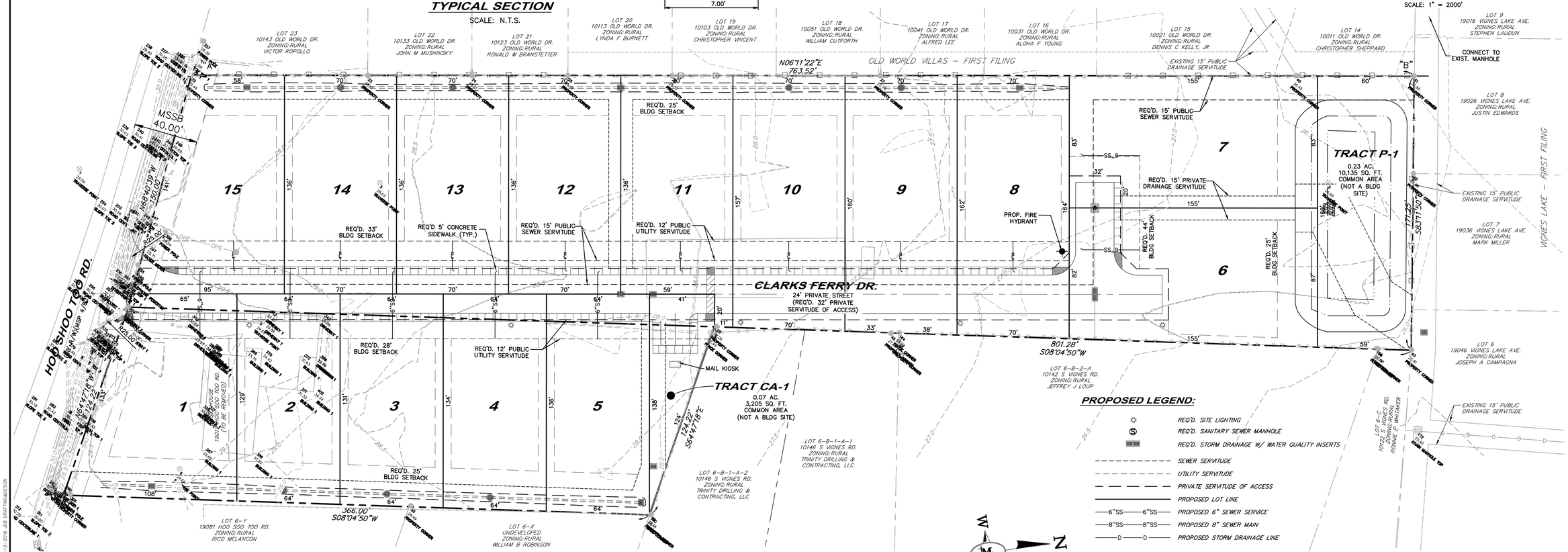
MAIL KIOSK DETAIL

SCALE: N.T.S.



VICINITY MAP

SCALE: 1" = 2000'



PROPOSED LEGEND:

- REQ'D. SITE LIGHTING
- REQ'D. SANITARY SEWER MANHOLE
- REQ'D. STORM DRAINAGE W/ WATER QUALITY INSERTS
- SEWER SERVITUDE
- UTILITY SERVITUDE
- PRIVATE SERVITUDE OF ACCESS
- PROPOSED LOT LINE
- 6"SS — PROPOSED 6" SEWER SERVICE
- 8"SS — PROPOSED 8" SEWER MAIN
- D — PROPOSED STORM DRAINAGE LINE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 INCH = 30 ft.

NOTES:

1) NO ATTEMPT HAS BEEN MADE BY MR ENGINEERING & SURVEYING, LLC TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE OWNER OR THE OWNERS REPRESENTATIVE.

2) THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNER FROM COMPLYING WITH ALL APPLICABLE FEDERAL, STATE, AND CITY-PARISH LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY. IN PARTICULAR, NO FILLING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.

3) THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE DOES NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS. HOWEVER, THE APPROVAL OF THIS PLAT DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.

4) BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF PUBLIC WORKS.

5) THE PROPOSED DEVELOPMENT STORMWATER MANAGEMENT PLAN INDICATES NO IMPACT TO UPSTREAM OR DOWNSTREAM PROPERTIES. EXISTING DRAINAGE PATTERN IS TO CLAYCUT BAYOU.

6) ALL LOTS HAVE A 28'/33' FRONT BUILDING LINE AND 12' UTILITY SERVITUDE ON THE FRONT OF THE LOT (UNLESS OTHERWISE NOTED). ALL SIDE SETBACKS AND REAR SETBACKS SHALL CONFORM WITH THE UDC REQUIREMENTS FOR THE ZONING.

7) THE SUBJECT PROPERTY AS SHOWN HEREON LIES WITHIN ZONE "X" AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EAST BATON ROUGE PARISH, STATE OF LOUISIANA, COMMUNITY-PANEL NUMBER 220058-0355E, DATED MAY 2, 2008.

STORMWATER MANAGEMENT:

AS PART OF THE CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH STORM WATER MANAGEMENT AND DRAINAGE REQUIREMENTS SET FORTH IN SECTION 15.13 OF THE UNIFIED DEVELOPMENT CODE, LATEST REVISION.

SEWAGE DISPOSAL:

NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF EAST BATON ROUGE PARISH.

PRIVATE STREETS:

THE CITY OF BATON ROUGE/EAST BATON ROUGE PARISH SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND/OR UPKEEP OF THE PRIVATE STREETS. MAINTENANCE AND UPKEEP OF THE PRIVATE STREETS SHALL BE THE RESPONSIBILITY OF THE RESIDENTS OF CLARK'S FERRY..

GENERAL NOTES:

ZONING DISTRICT: RURAL
EXISTING FUTURE LAND USE: AG/RU
PROPOSED FUTURE LAND USE: RN
CHARACTER AREA: SUBURBAN
STREETS: 24' CONCRETE (32' PSA)
TYPE: PRIVATE
DESIGN WATER SURFACE: 26.4'
WATER: BATON ROUGE WATER WORKS
ACREAGE: 3.84 ± ACRES
EXISTING LAND USE: SINGLE FAMILY RESIDENTIAL
SCHOOL DISTRICT: EBR-6
CPPC LOT ID#'S: 1651310990, 1651310989

SEWER: EXISTING PUBLIC GRAVITY
BASE FLOOD ELEV.: 26.0'
INUNDATION LEVEL: 25.5'
ELECTRIC CO.: ENTERGY
GAS CO.: ENTERGY
FEMA FLOOD ZONE: X
FIRE DISTRICT: ST. GEORGE #2
SETBACKS:
FRONT = 33'/28'
REAR = 25'
SIDE = 5'

PUBLIC DEDICATION:

THE RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS, OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVITUDE OR RIGHT-OF-WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT-OF-WAY IS GRANTED.

BASIS OF BEARING: *N06°21'21"E

WEST PROPERTY LINE BASED ON G.P.S. OBSERVATION, "A" TO "B"

REFERENCE MAPS:

1) SURVEY MAP OF THE RESUBDIVISION OF A 11.918 AC TRACT BEING A PORTION OF LOT 5 AND LOT 6 OF THE JOSEPH HEARD TRACT, BY JOFFRION & ASSOCIATES, INC, DATED MARCH 31, 1978.

2) SURVEY MAP OF THE RESUBDIVISION OF A 3.5 AC TRACT BEING A PORTION OF LOT 6 OF THE JOSEPH HEARD TRACT, BY JOFFRION & ASSOCIATES, INC, DATED MARCH 31, 1978.

PRIVATE DEDICATION:

THE COMMON AREAS AND PRIVATE STREETS SHOWN HEREON ARE DEDICATED FOR THE EXCLUSIVE USE AND ENJOYMENT OF THE RESIDENTS OF CLARK'S FERRY. ALL MAINTENANCE SHALL BE BY THE CLARK'S FERRY HOMEOWNERS ASSOCIATION. DPW SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OR UPKEEP OF THE LAKES, SHORELINE, OR ANY OTHER COMMON AREA'S.

CERTIFICATION:

I HEREBY CERTIFY THAT THE PLAT SHOWN WAS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051, ET. SEQ., AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND AND TO THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "B" SURVEY AS ESTABLISHED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

Mickey L. Robertson
MICKEY L. ROBERTSON, P.E., P.L.S.
MR ENGINEERING & SURVEYING, LLC

10-17-2018
DATE

STATE OF LOUISIANA
MICKEY L. ROBERTSON
REG. No. 29921
REGISTERED PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING

STATE OF LOUISIANA
MICKEY L. ROBERTSON
REG. No. 4869
REGISTERED PROFESSIONAL
LAND SURVEYOR

PRELIMINARY PLAT
OF
CLARK'S FERRY SUBDIVISION

A PRIVATE RESIDENTIAL DEVELOPMENT
LOTS 1 THRU 15 (INCLUSIVE), TRACT "CA-1" & "P-1"
BEING A SUBDIVISION TRACT "D" & LOT 6-A
OF THE JOSEPH HEARD TRACT
LOCATED IN
SECTION 40, T8S-R2E,
GREENSBURG LAND DISTRICT,
EAST BATON ROUGE PARISH,
STATE OF LOUISIANA,
FOR
NARROW WAY PROPERTY LLC
(W) 225.931.6981

MR ENGINEERING & SURVEYING, LLC
9345 Interline Avenue, Baton Rouge, LA 70809 225.490.9592

CLARK'S FERRY SUBDIVISION
HOO SHOO TOO RD.
BATON ROUGE, LOUISIANA
EAST BATON ROUGE PARISH

PRELIMINARY PLAT

DESIGNED	JOB	DATE	09/2018
CHECKED	MLR	SHEET	1 OF 1
DETAILED	JOB		
CHECKED	MLR		

REVISION DATE	REVISION DESCRIPTION	BY

SHEET NUMBER 1

D:\MR DROPBOX\DROPBOX (MRES PROJECTS)\MRES\PROJECTS\CLARK'S FERRY\DWG\PRELIMPLAT.DWG DEC-13-2018 JOB DRAFTING&DESIGN