

SITEWORK CONSTRUCTION PLANS

FOR

Briarwood Estates

SECTIONS 36, T21N-R5E
MOREHOUSE PARISH, LOUISIANA

DEVELOPED BY:

KWL Properties

109 East Madison Ave.
Bastrop, Louisiana 71220

List of Contacts

1. CITY OF BASTOP

MAIN OFFICE
202 EAST JEFFERSON AVE.
BASTROP, LOUISIANA 71220
PHONE: 318-283-0250

2. WATER

PEOPLE'S WATER
217 NORTH LIBERTY STREET
BASTROP, LA 71220
PHONE: 318-281-2160

3. SANITARY SEWER

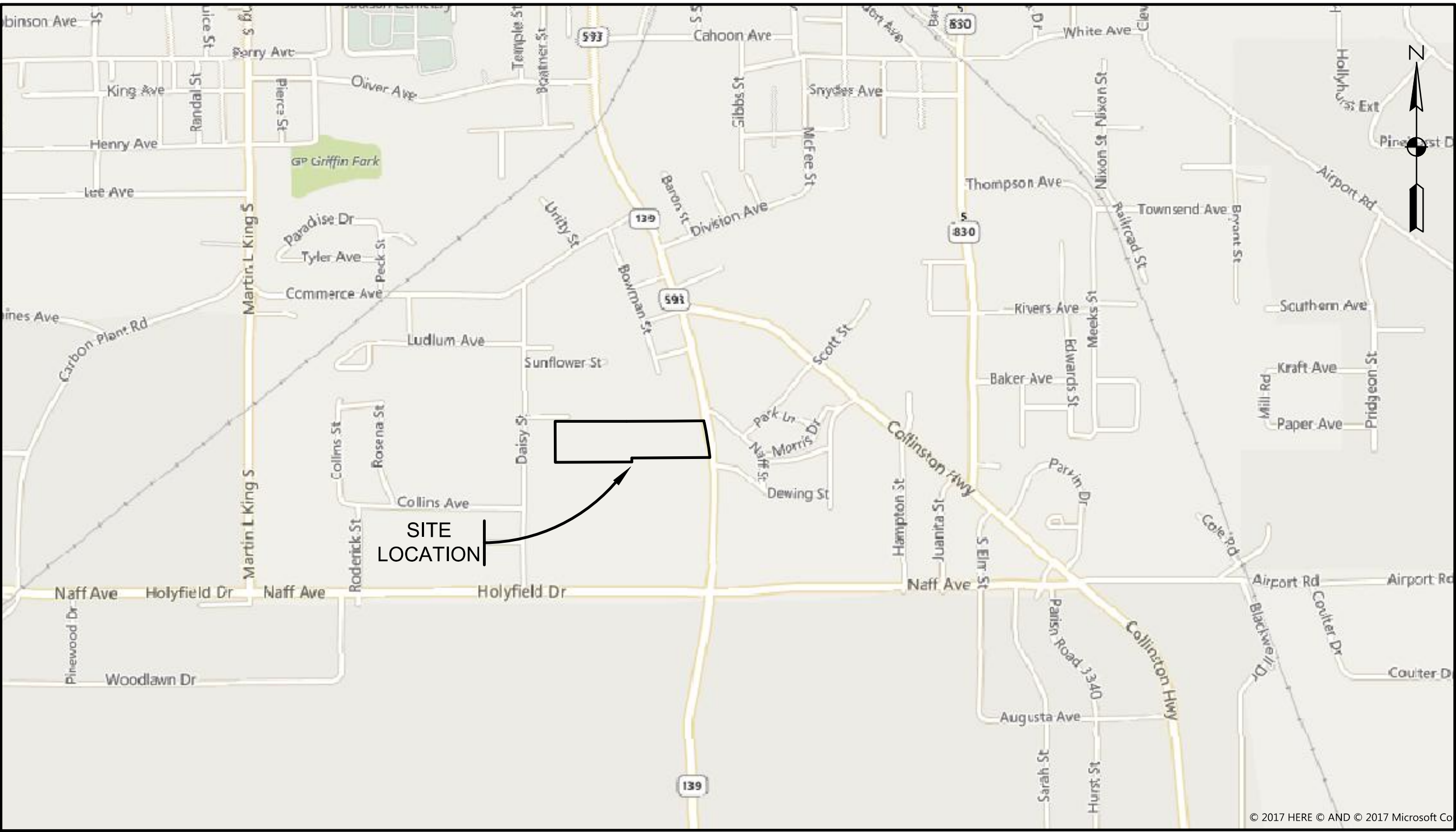
VEOLIA
202 EAST JEFFERSON AVE.
BASTROP, LOUISIANA 71220
PHONE: 318-283-0250

4. ELECTRICAL

ENTERGY
2901 CYPRESS STREET
WEST MONROE, LOUISIANA 71294
CALVIN JOHNSON
PHONE: 318-329-5504

5. TELEPHONE

BELL SOUTH
3115 DEE ST. ROOM 311
SHREVEPORT, LA 71105
DIANNA COMBS
PHONE: 1-800-661-3716 EXT. 7291



VICINITY MAP

SCALE: 1" = 1000'

SHEET INDEX

<u>DRAWING NO.</u>	<u>DRAWING TITLE</u>
168357-COVER	COVER SHEET
168357-1.00	EXISTING TOPOGRAPHY
168357-1.01	LOT LAYOUT
168357-1.02	DRAINAGE MAP
168357-1.03 thru 1.06	STREETS & DRAINAGE (PLAN & PROFILE SHTS.)
168357-1.07 thru 1.10	UTILITIES (PLAN & PROFILE SHTS.)
168357-1.11	OUTFALL DRAINAGE PIPE (PLAN & PROFILE)
168357-1.12	EROSION CONTROL PLAN
168357-2.01 thru 2.03	DETAIL SHEETS



S. E. Huey Co.

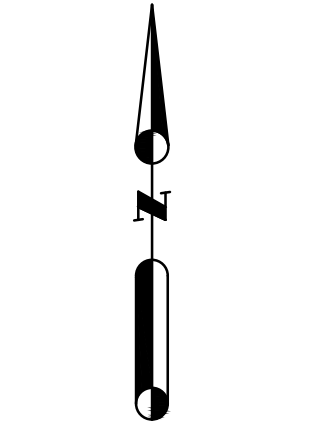
Engineering • Architecture • Surveying

1111 N. 19th ST. MONROE, LA. 71201 PH. 318-325-1791

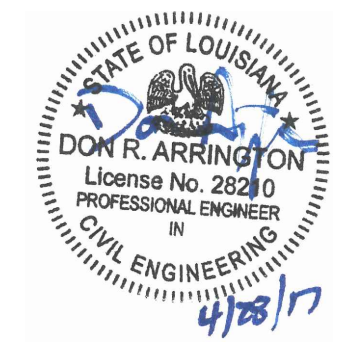




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PLAN
SCALE: 1" = 60'



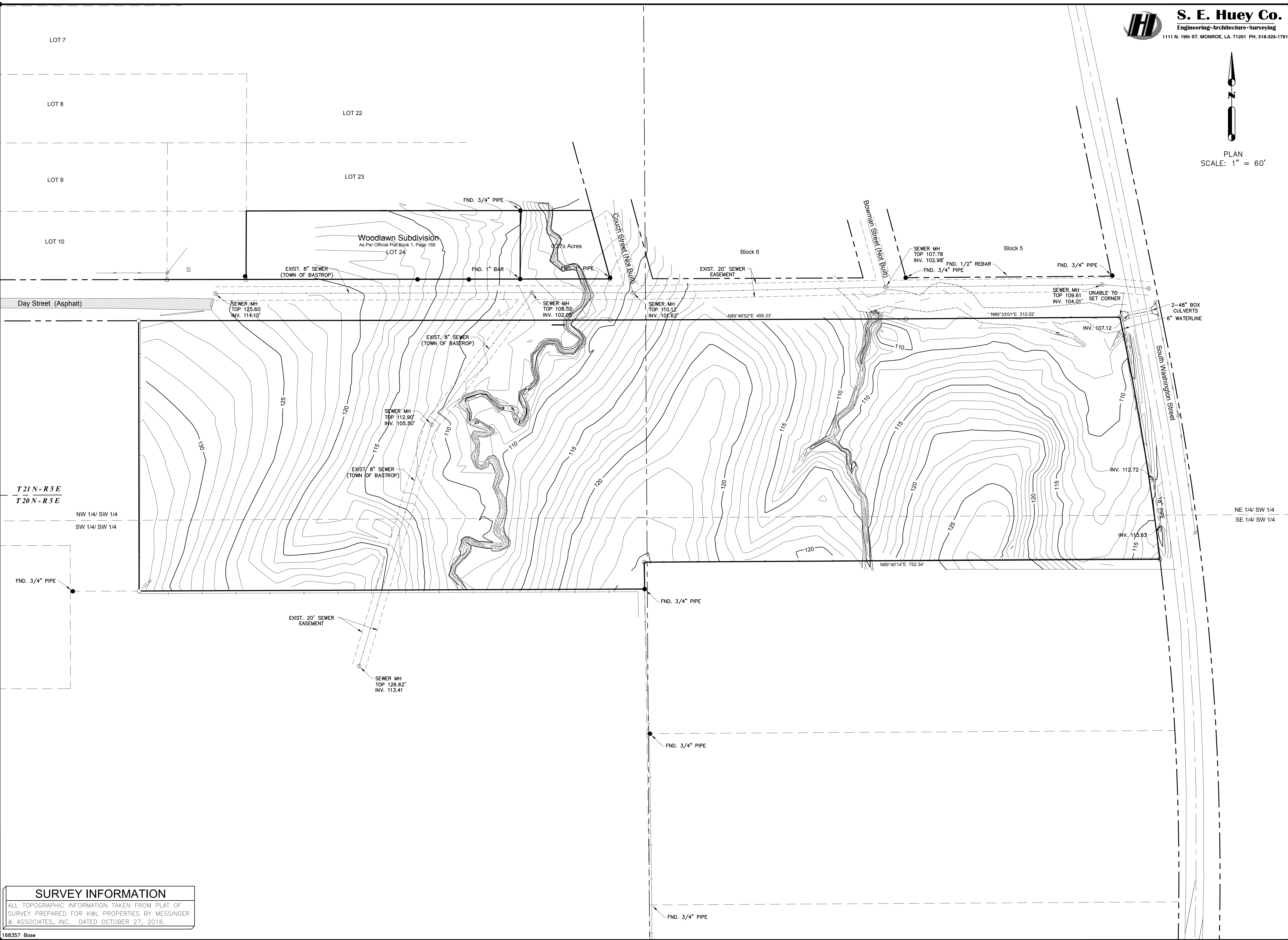
PROJECT: A NEW HOUSING DEVELOPMENT
BRIARWOOD ESTATES
A KWL PROPERTIES, LLC DEVELOPMENT
XXX SOUTH WASHINGTON STREET
BASTROP, LA 71221

DRAWING REVISIONS	
DATE	DESCRIPTION

Drawn By: DAH
Checked By: DRA
SHEET

C1.00

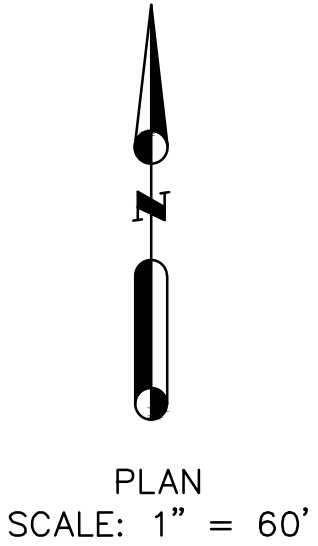
Date: 04.28.17
Project No.: 16-0025
File No.:
DESCRIPTION:
**EXISTING
TOPOGRAPHY**



SURVEY INFORMATION
ALL TOPOGRAPHIC INFORMATION TAKEN FROM PLAT OF
SURVEY PREPARED FOR KWL PROPERTIES BY MESSINGER
& ASSOCIATES, INC. DATED OCTOBER 27, 2016.



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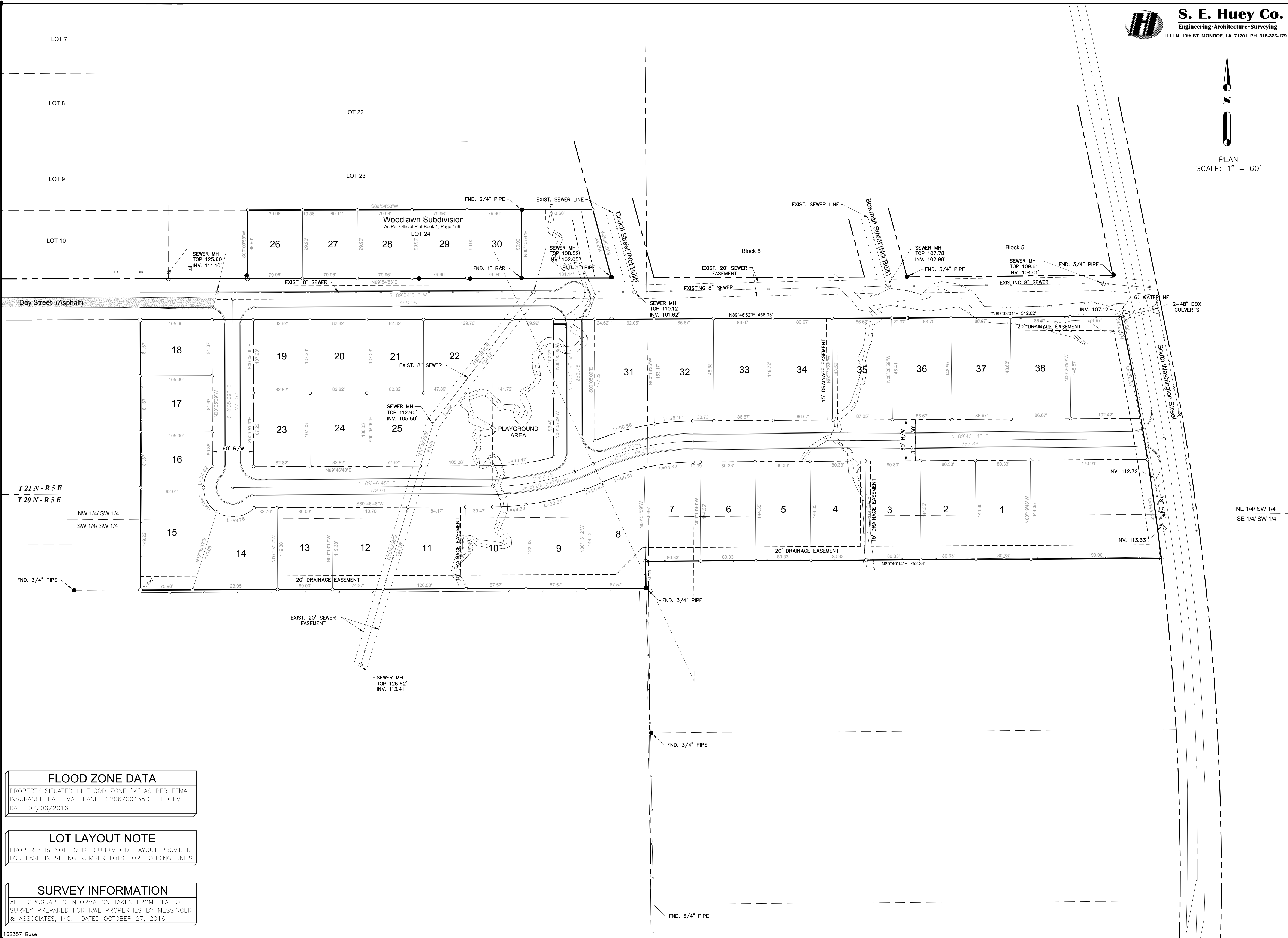
PROJECT: A NEW HOUSING DEVELOPMENT
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A KWL PROPERTIES, LLC DEVELOPMENT
XXX SOUTH WASHINGTON STREET
BASTROP, LA 71221

DRAWING REVISIONS	
DATE	DESCRIPTION

Drawn By: DAH
Checked By: DRA
SHEET

C1.01

Date: 04.28.17
Project No.: 16-0025
File No.:
DESCRIPTION:
LOT LAYOUT



FLOOD ZONE DATA

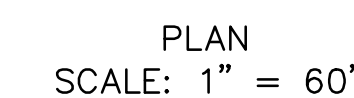
PROPERTY SITUATED IN FLOOD ZONE "X" AS PER FEMA INSURANCE RATE MAP PANEL 22067C0435C EFFECTIVE DATE 07/06/2016

LOT LAYOUT NOTE

PROPERTY IS NOT TO BE SUBDIVIDED. LAYOUT PROVIDED FOR EASE IN SEEING NUMBER LOTS FOR HOUSING UNITS

SURVEY INFORMATION

ALL TOPOGRAPHIC INFORMATION TAKEN FROM PLAT OF SURVEY PREPARED FOR KWL PROPERTIES BY MESSINGER & ASSOCIATES, INC. DATED OCTOBER 27, 2016.



TJB

103 Cypress Street
West Monroe, Louisiana 71291
Tel. 318.340.1550
Fax 318.340.1551



PROJECT: A NEW HOUSING DEVELOPMENT

BRIARWOOD ESTATES

A KWL PROPERTIES, LLC DEVELOPMENT
XXX SOUTH WASHINGTON STREET
RASTROP, IA 51221

DRAWING REVISIONS

DATE	DESCRIPTION

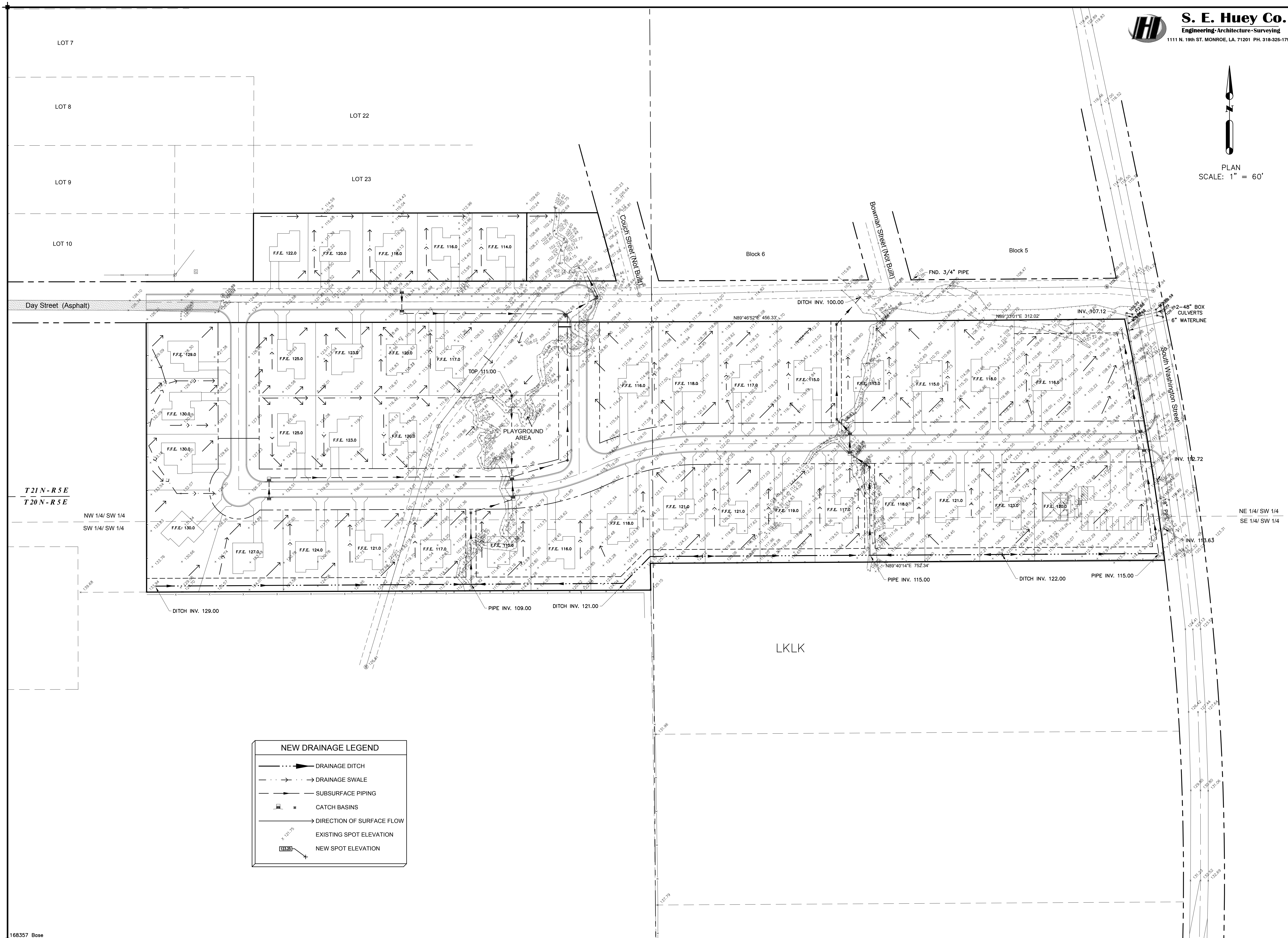
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Checked By: _____ DRA
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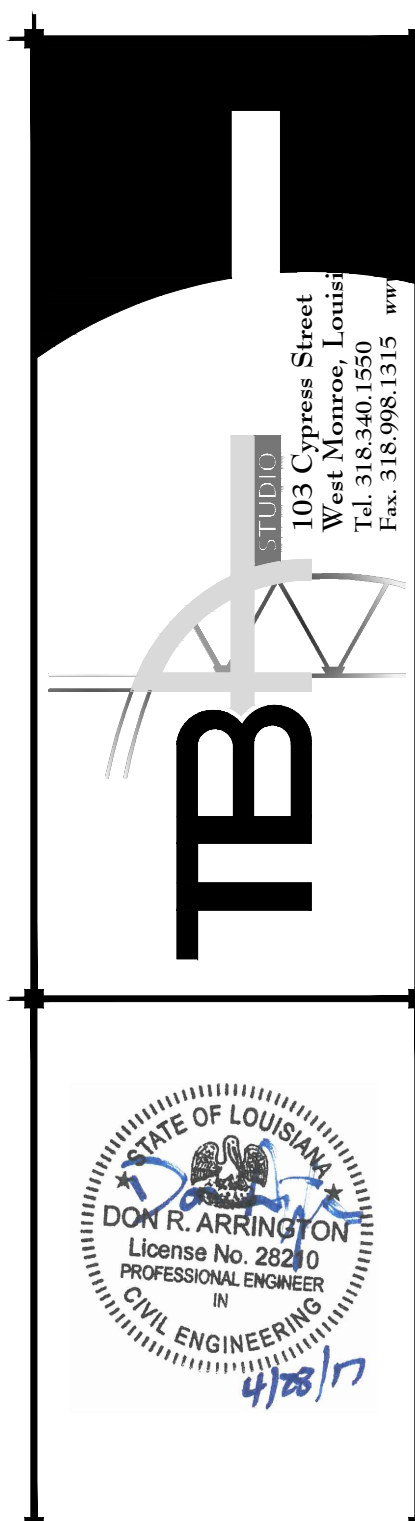
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Date:	04.28.11
Project No.:	16-0023

DESCRIPTION:

DRAINAGE MAP





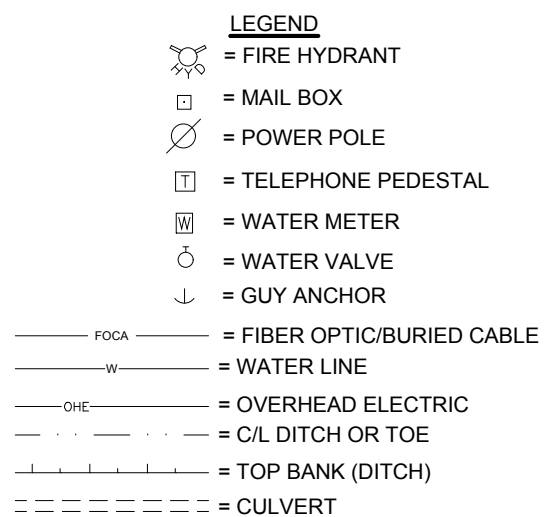
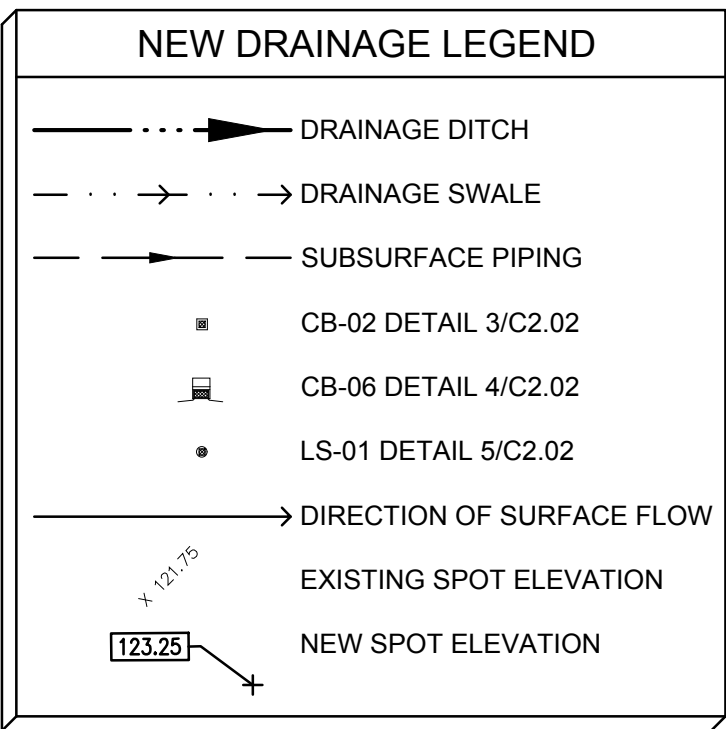
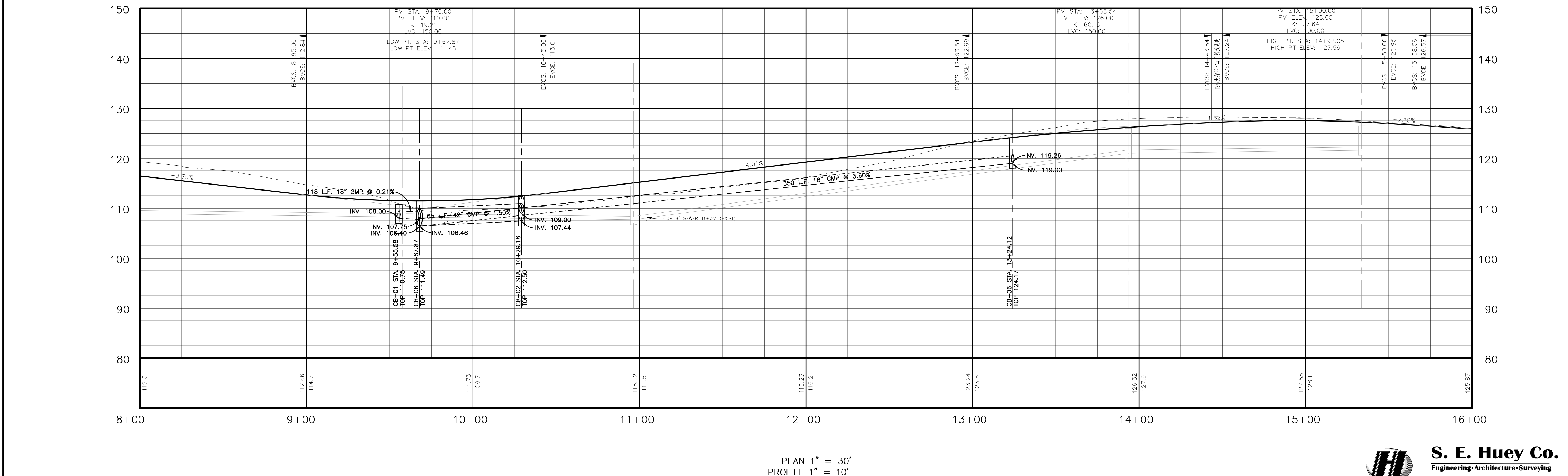
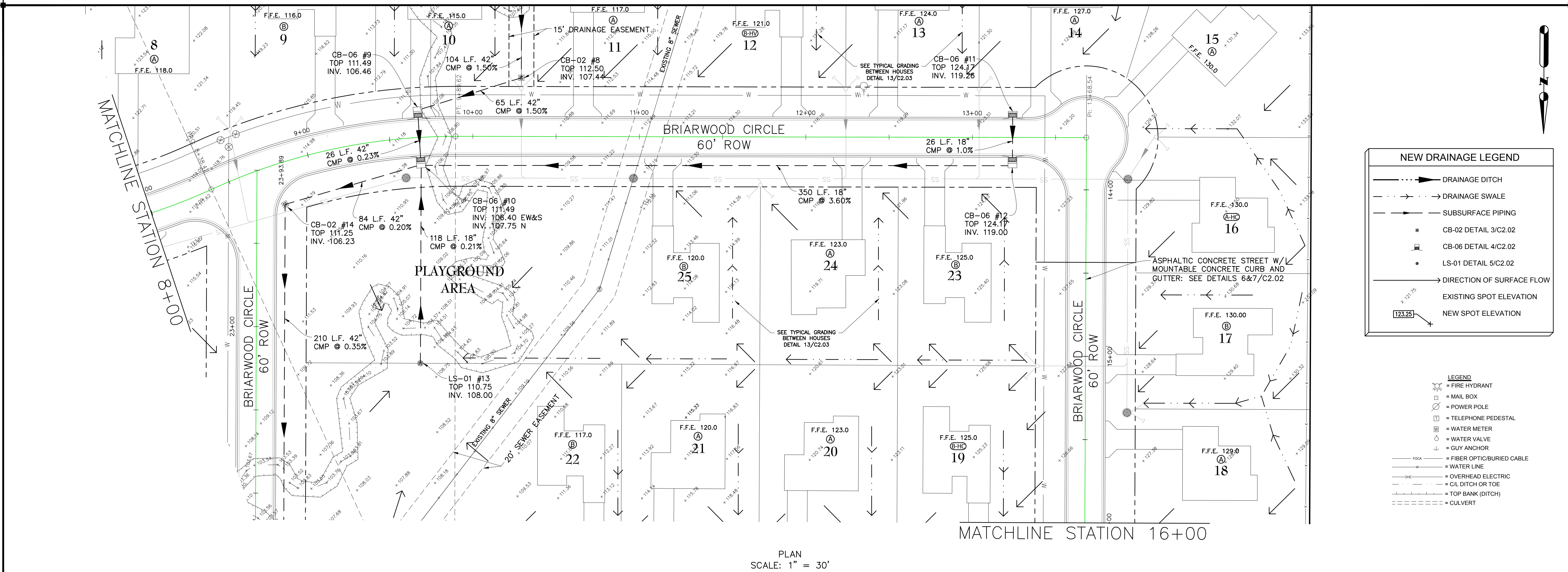
Drawn By: DAH
Checked By: DRA
SHEET

Date: 04.28.17

Project No.: 16-0025

File No.:

STREETS &
DRAINAGE
SHEET 1 OF 4



TBA STUDIO
103 Cypress Street
West Monroe, Louisiana
Tel: 318.340.1550
Fax: 318.396.1315

STATE OF LOUISIANA
DON R. ARRINGTON
License No. 26210
PROFESSIONAL ENGINEER
CIVIL ENGINEERING
4/18/17

PROJECT: A NEW HOUSING DEVELOPMENT

BRIARWOOD ESTATES

A KWL PROPERTIES, LLC DEVELOPMENT
XXX SOUTH WASHINGTON STREET
BASTROP, LA 71221

DRAWING REVISIONS

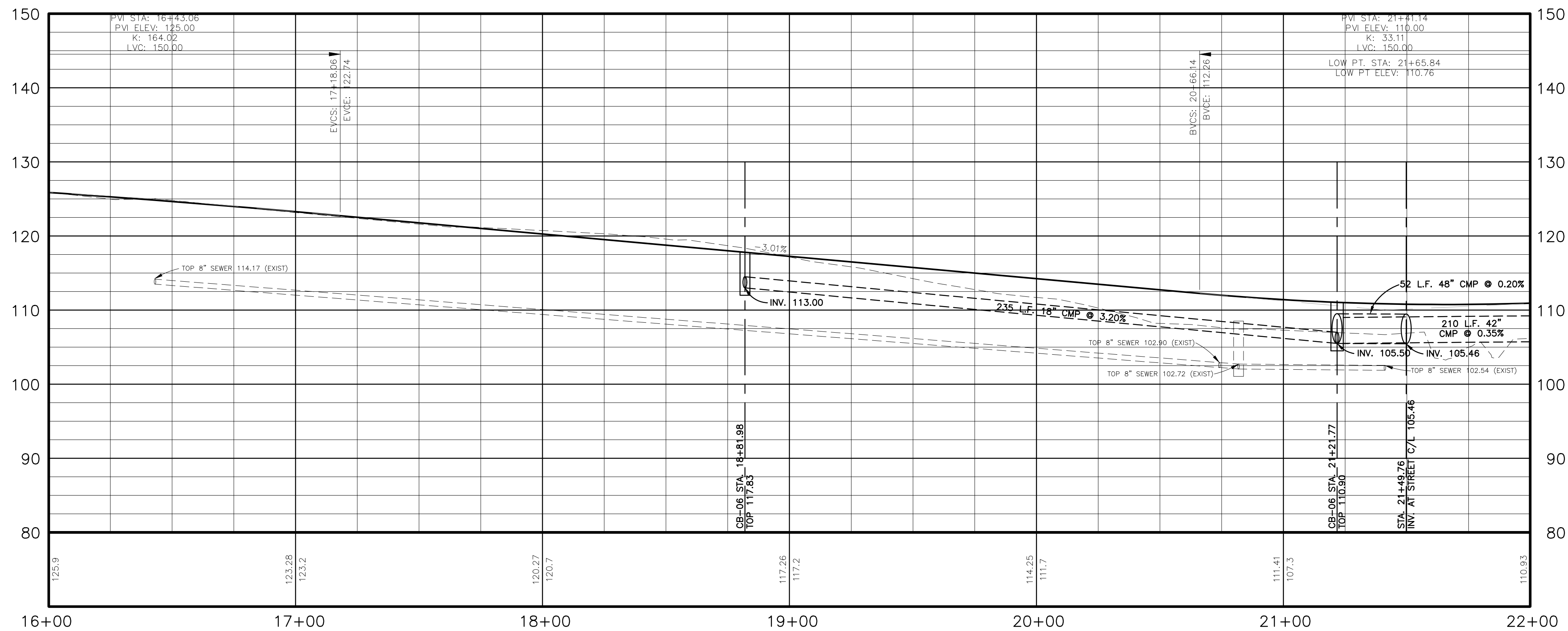
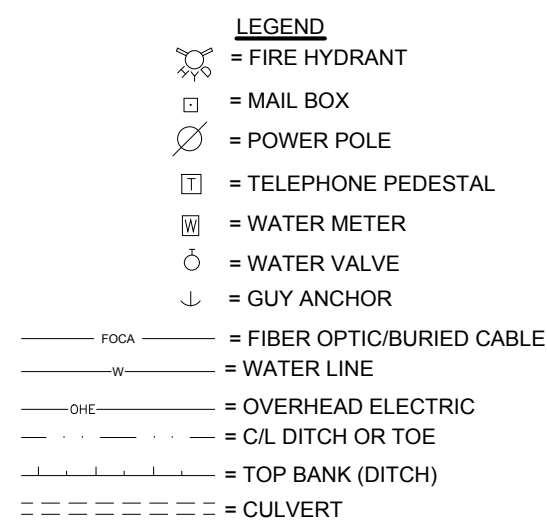
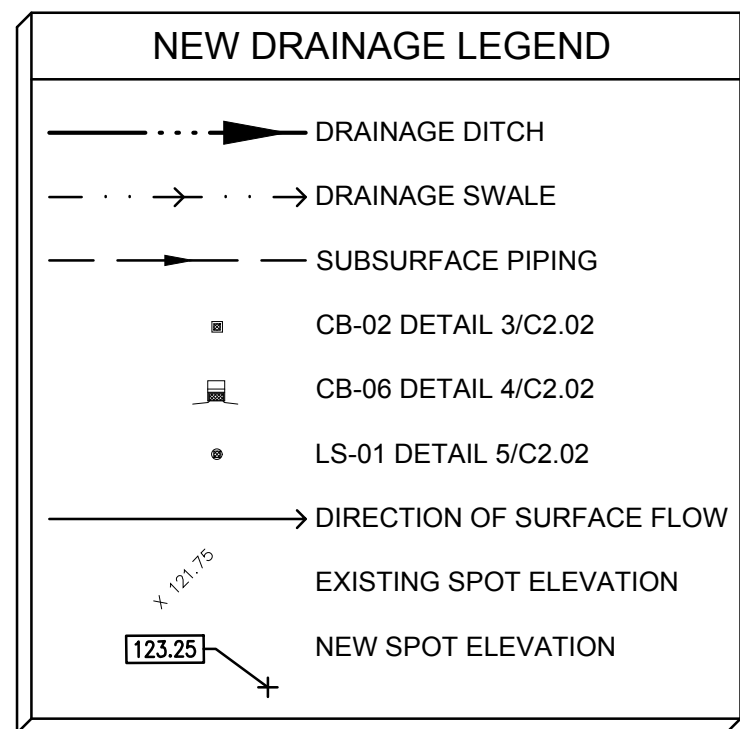
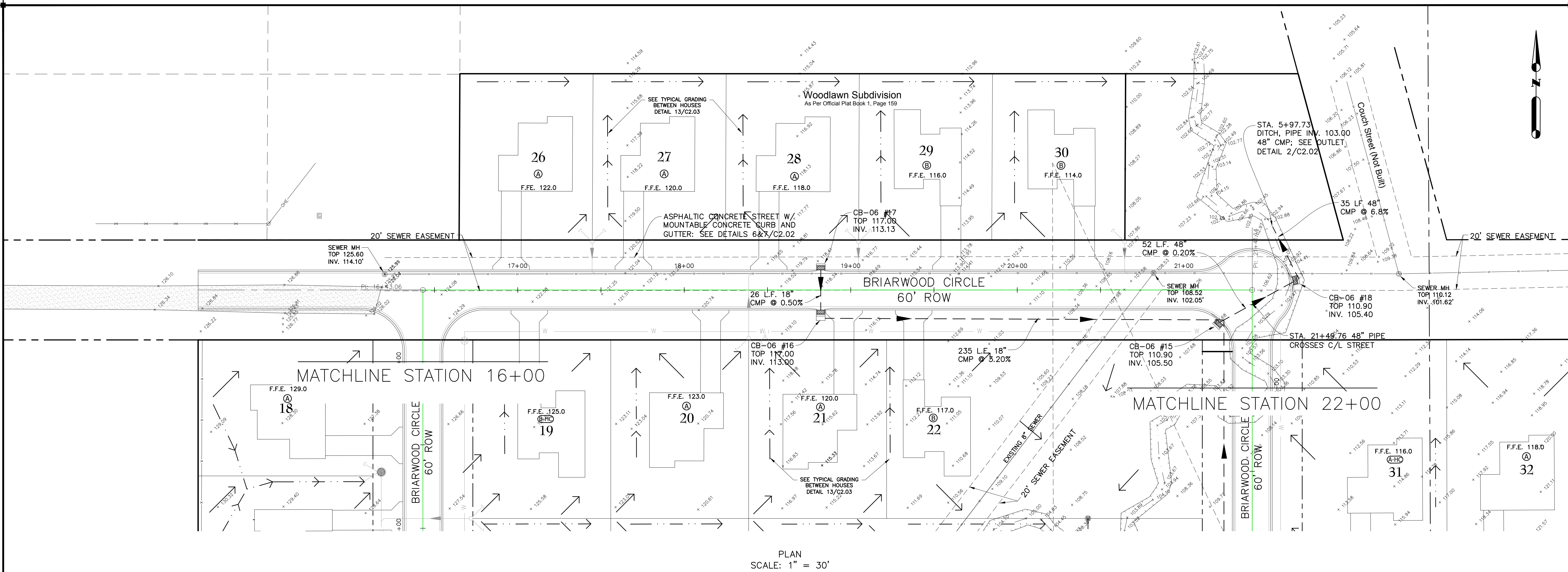
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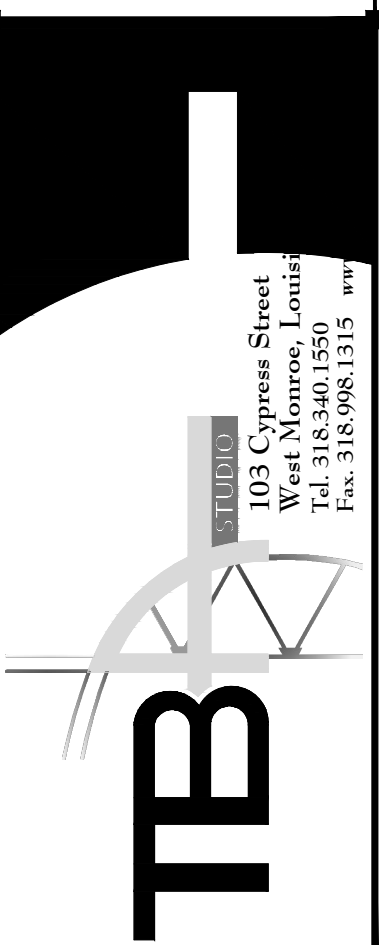
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Date: 04.28.17
Project No.: 16-0025
File No.:
DESCRIPTION:
STREETS & DRAINAGE
SHEET 2 OF 4

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A KWL PROPERTIES, LLC DEVELOPMENT
XXX SOUTH WASHINGTON STREET
BASTROP, LA 71221

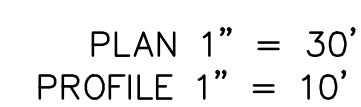
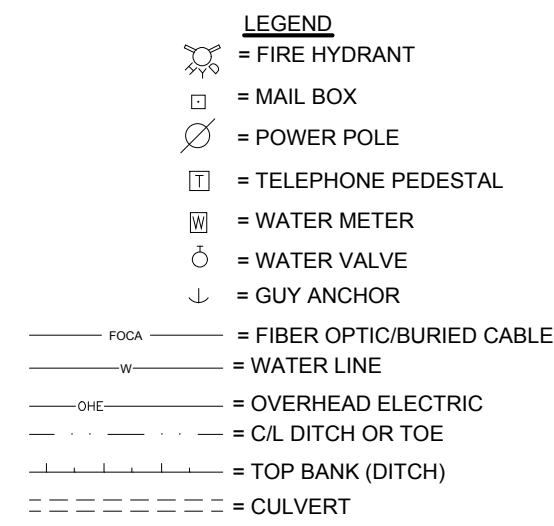
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DATE	DESCRIPTION

Drawn By: DAH
Checked By: DRA
SHEET

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Date: 04.28.17
Project No.: 16-0025
File No.:
DESCRIPTION:

STREETS & DRAINAGE
SHEET 3 OF 4



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11 N. 19th ST. MONROE, LA. 71201 PH. 318-325-1791

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BRIARWOOD ESTATES

XXX SOUTH WASHINGTON STREET
BASTROP, LA 71221

DRAWING REVISIONS	
DATE	DESCRIPTION

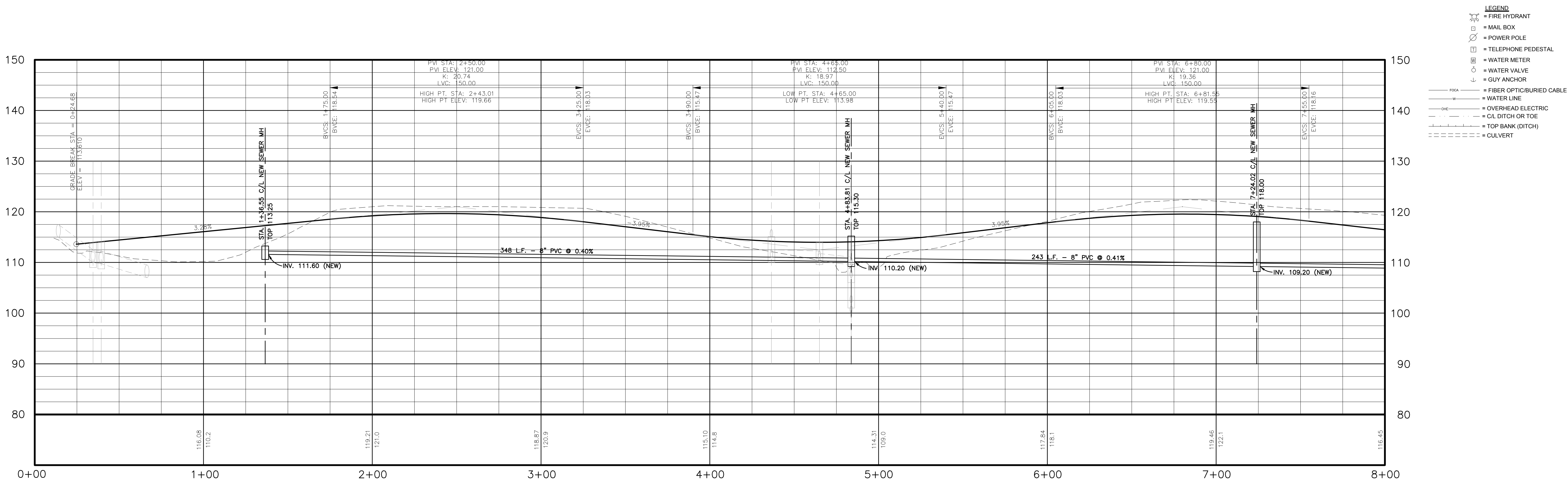
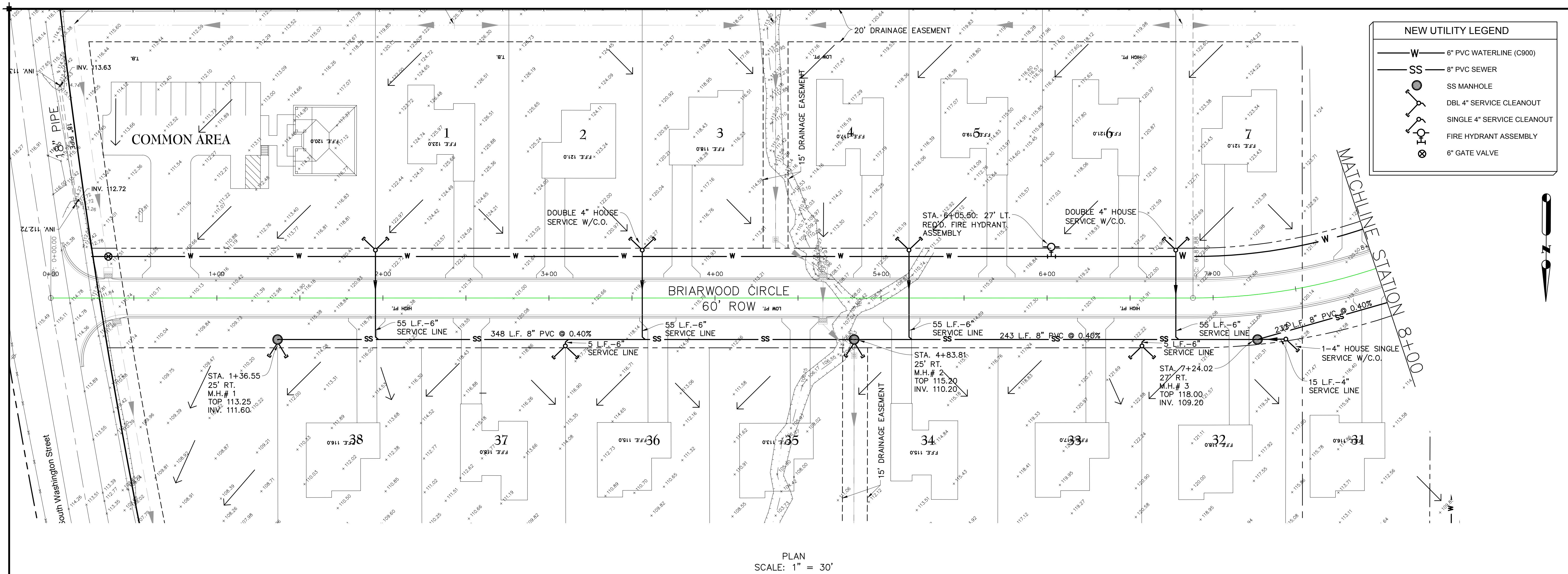
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Checked By: DRA
SHEET

C1.06

Date:	04.28.17
Project No.:	16-0025
File No.:	

DESCRIPTION:

STREETS &
DRAINAGES
HEET 4 OF 4



PLAN 1" = 30'
PROFILE 1" = 10'



S. E. Huey Co.
Engineering-Architecture-Surveying
1111 N. 19th ST. MONROE, LA. 71201 PH. 318-325-1791

PROJECT: A NEW HOUSING DEVELOPMENT

BRIARWOOD ESTATES

A KWL PROPERTIES, LLC DEVELOPMENT
XXX SOUTH WASHINGTON STREET
BASTROP, LA 71221

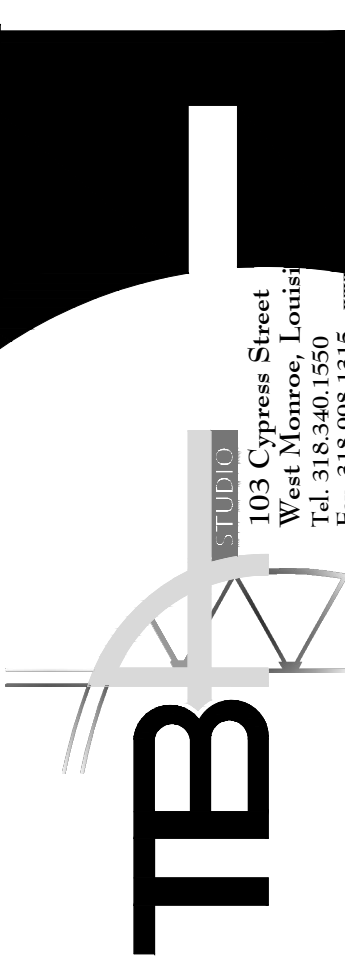
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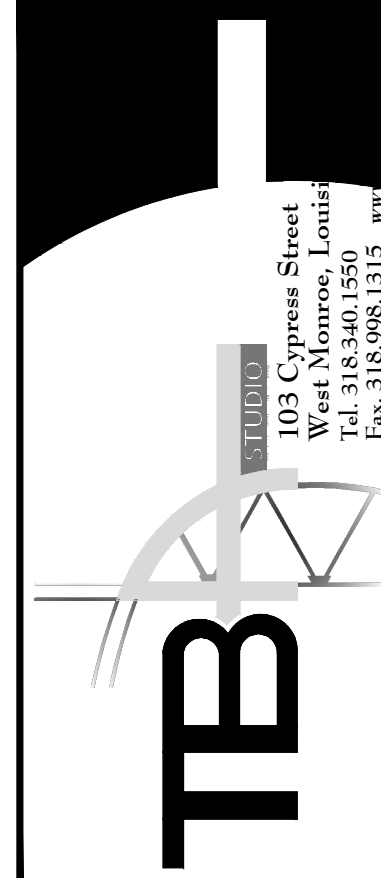
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Checked By: DRA
SHEET

C1.07

Date: 04.28.17
Project No.: 16-0025
File No.:
DESCRIPTION:
UTILITIES
SHEET 1 OF 4





PROJECT: A NEW HOUSING DEVELOPMENT
BRIARWOOD ESTATES
A KWL PROPERTIES, LLC DEVELOPMENT
XXX SOUTH WASHINGTON STREET
BASTROP, LA 71221

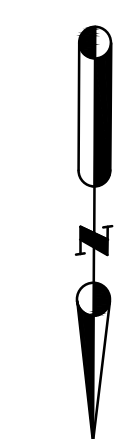
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C1.08

Date: 04.28.17
Project No.: 16-0025
File No.:

DESCRIPTION:
**UTILITIES
SHEET 2 OF 4**

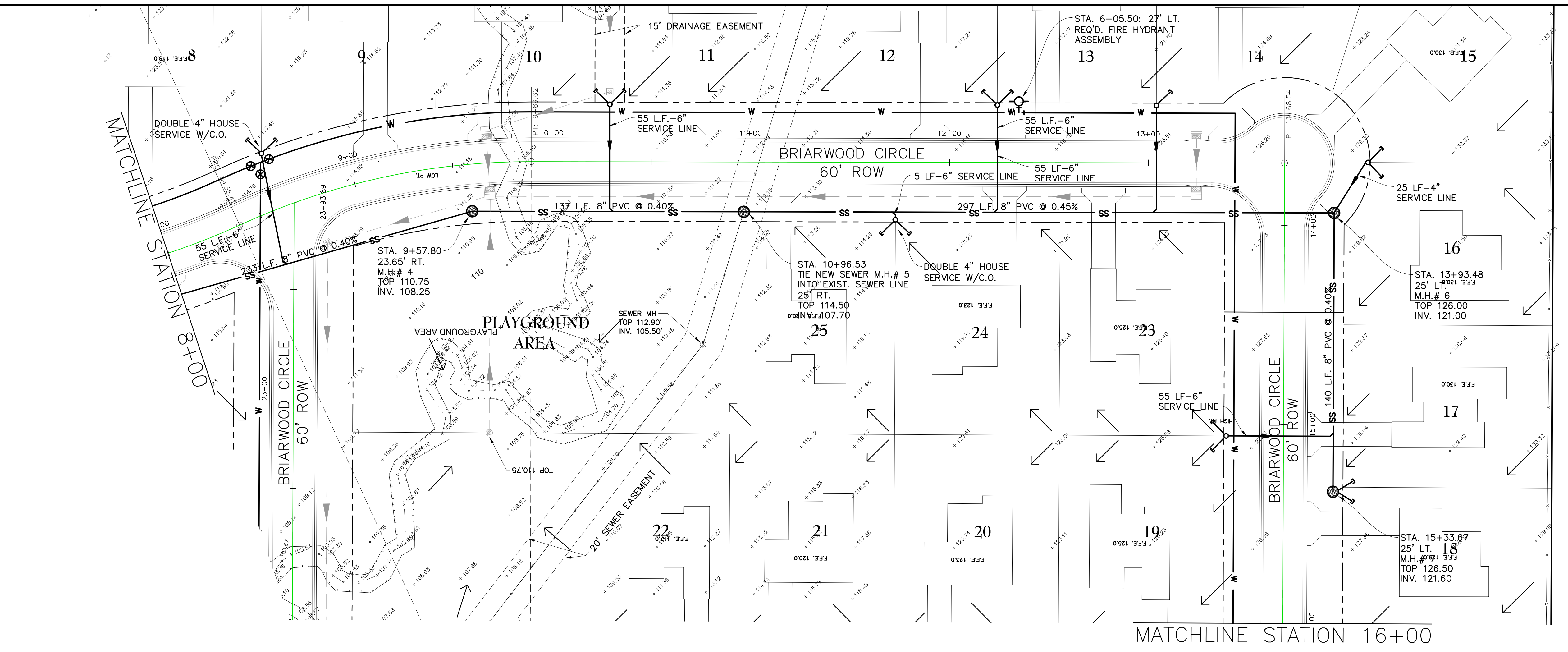


NEW UTILITY LEGEND

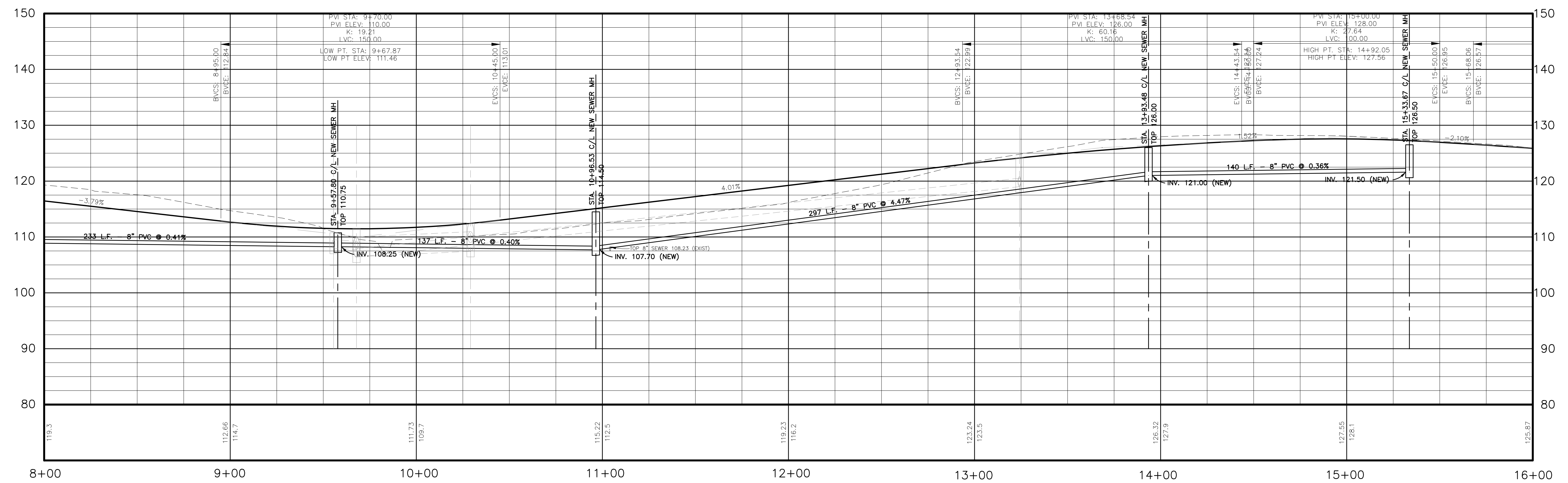
- W 6" PVC WATERLINE (C900)
- SS 8" PVC SEWER
- SS MANHOLE
- DBL 4" SERVICE CLEANOUT
- SINGLE 4" SERVICE CLEANOUT
- FIRE HYDRANT ASSEMBLY
- 6" GATE VALVE

LEGEND

- FIRE HYDRANT
- MAIL BOX
- POWER POLE
- TELEPHONE PEDESTAL
- WATER METER
- WATER VALVE
- GUY ANCHOR
- FIBER OPTIC/BURIED CABLE
- WATER LINE
- OVERHEAD ELECTRIC
- CIL DITCH OR TOE
- TOP BANK (DITCH)
- CULVERT



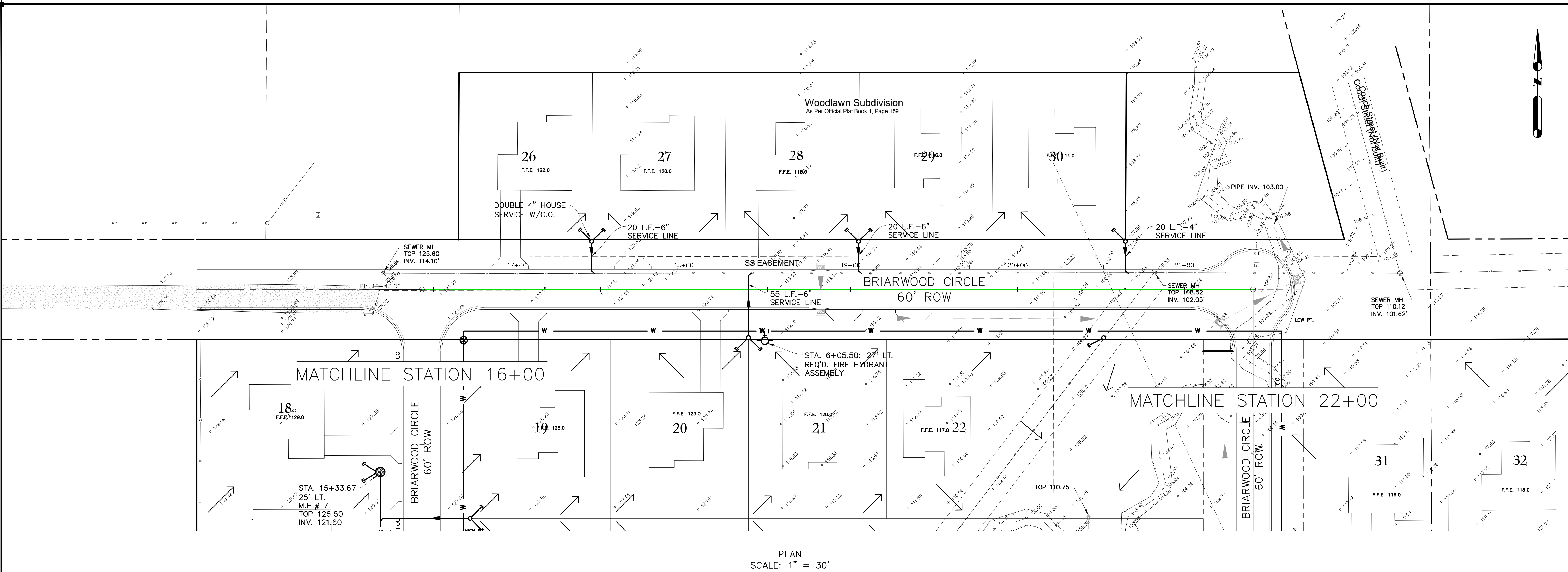
PLAN
SCALE: 1" = 30'



PLAN 1" = 30'
PROFILE 1" = 10'

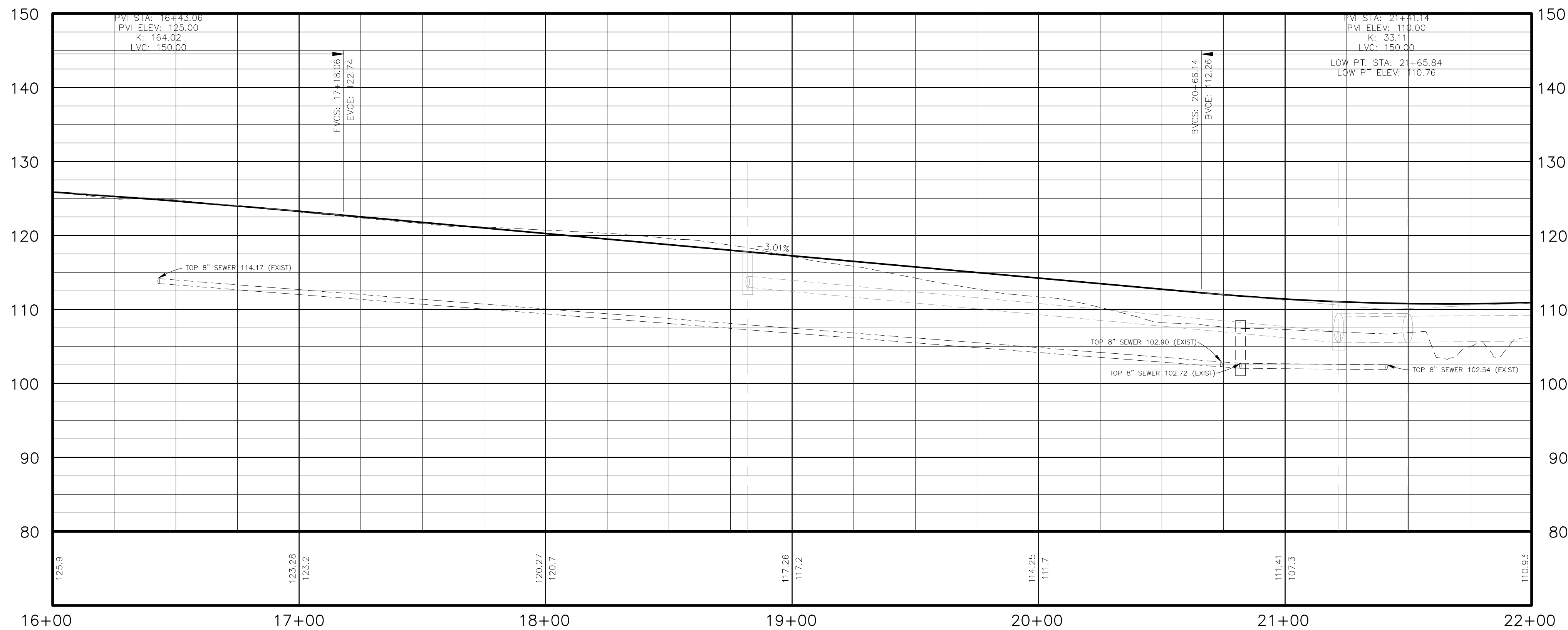


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NEW UTILITY LEGEND	
—W—	6" PVC WATERLINE (C900)
—SS—	8" PVC SEWER
	SS MANHOLE
	DBL 4" SERVICE CLEANOUT
	SINGLE 4" SERVICE CLEANOUT
	FIRE HYDRANT ASSEMBLY
	6" GATE VALVE

LEGEND	
	FIRE HYDRANT
	MAIL BOX
	POWER POLE
	TELEPHONE PEDESTAL
	WATER METER
	WATER VALVE
	GUY ANCHOR
	FIBER OPTIC/BURIED CABLE
	WATER LINE
	OVERHEAD ELECTRIC
	CIL DITCH OR TOE
	TOP BANK (DITCH)
	CULVERT



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A KWL PROPERTIES, LLC DEVELOPMENT
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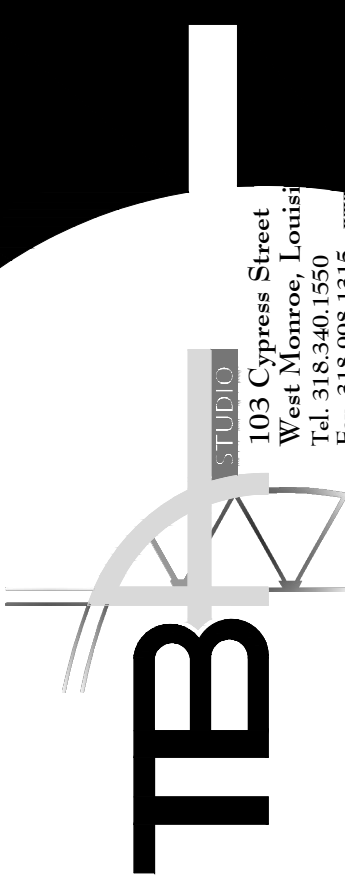
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DATE	DESCRIPTION

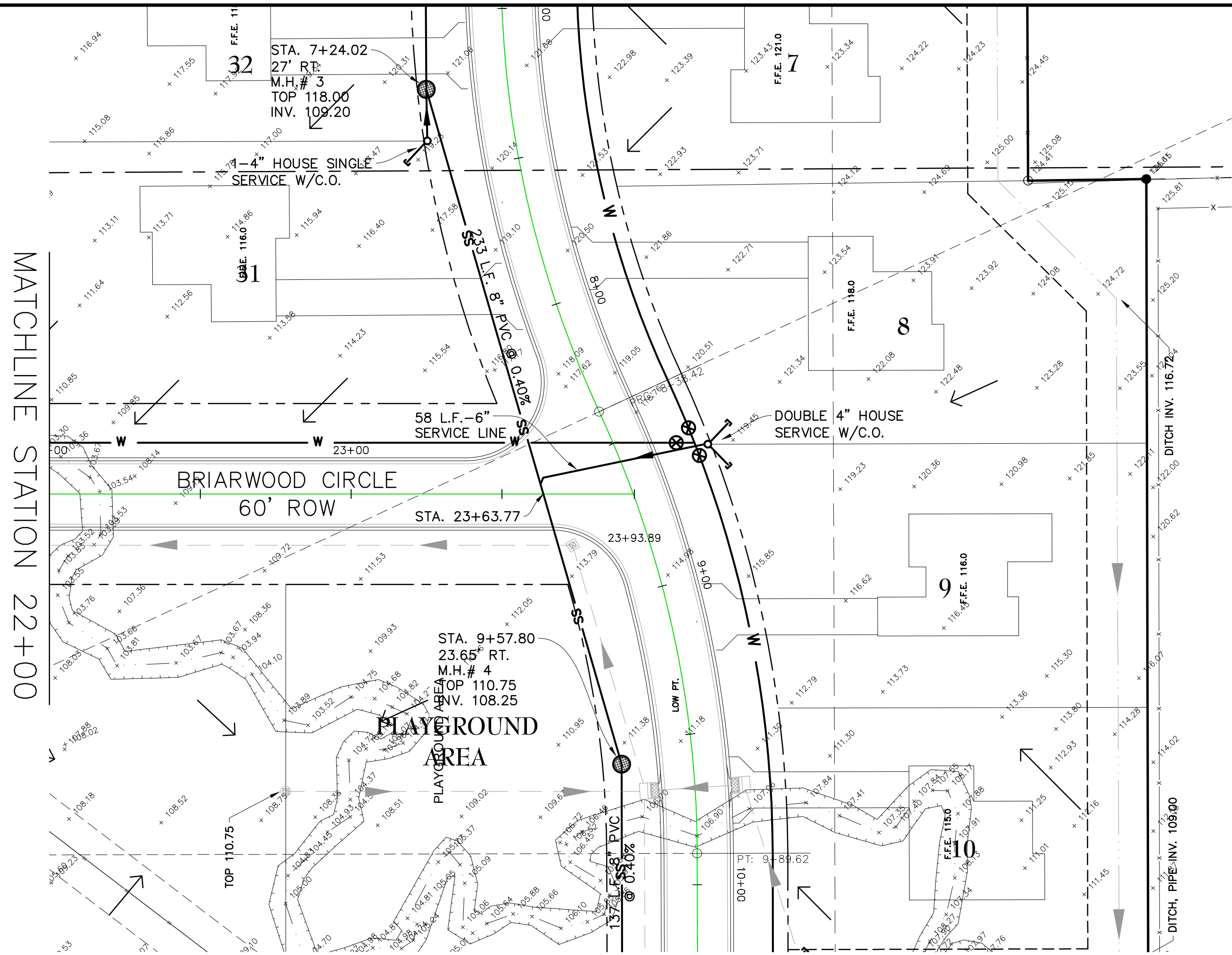
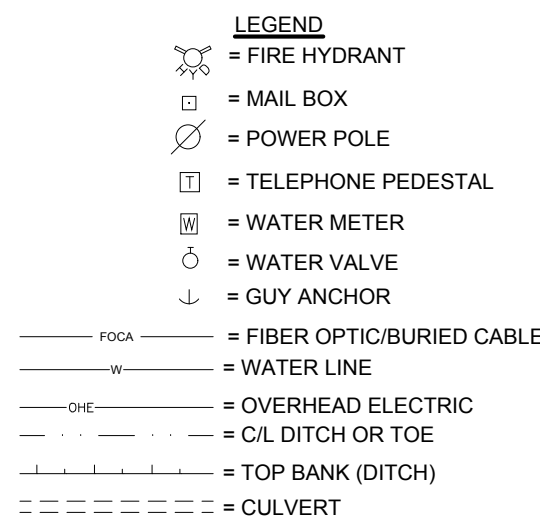
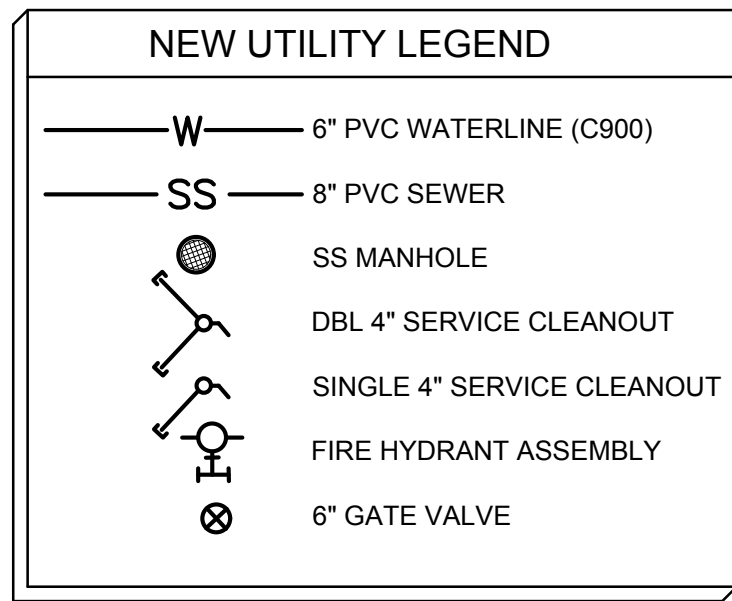
Drawn By: DAH
Checked By: DRA
SHEET

C1.09

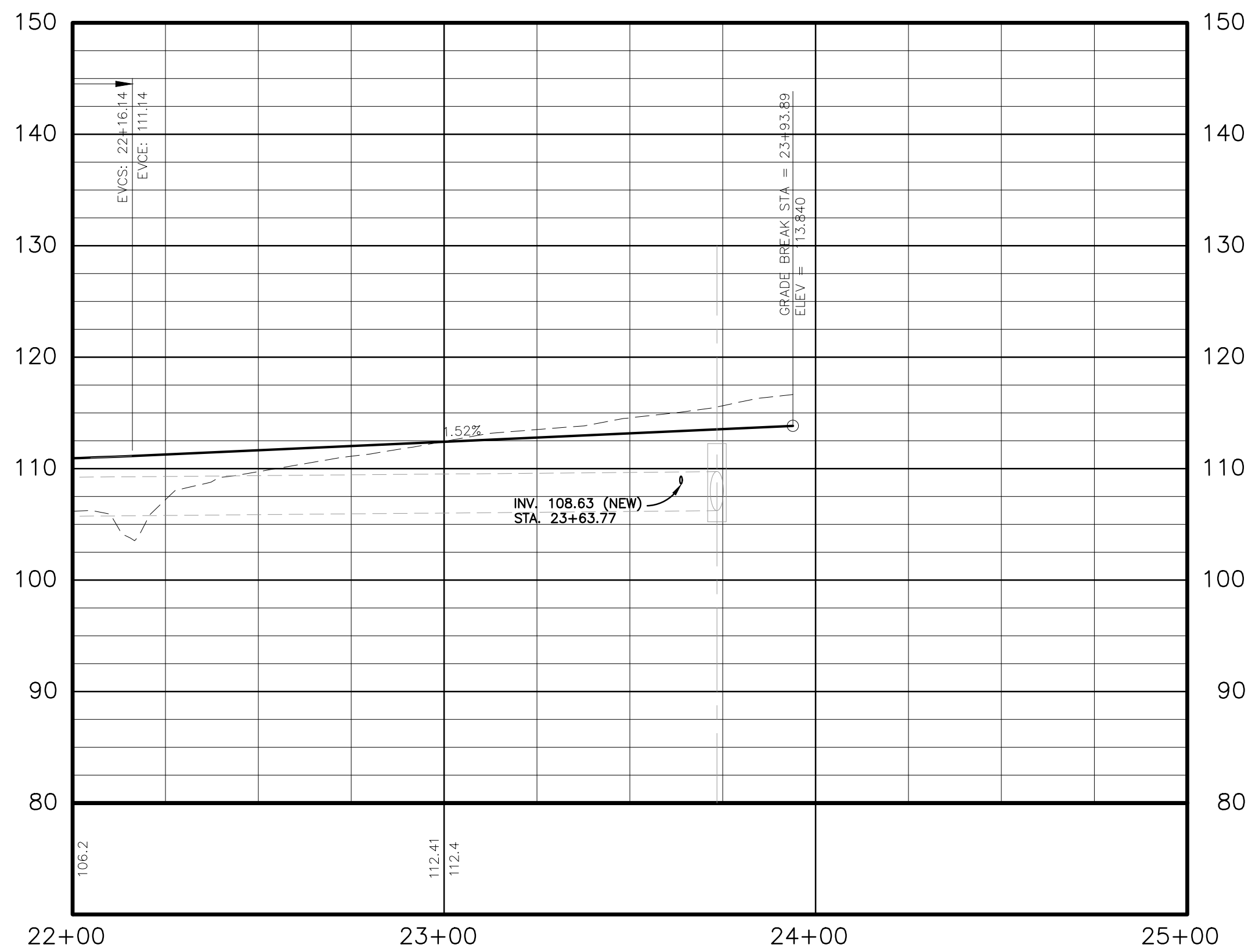
Date: 04.28.17
Project No.: 16-0025
File No.:
DESCRIPTION:

UTILITIES
SHEET 3 OF 4





PLAN
SCALE: 1" = 30'



PLAN 1" = 30'
PROFILE 1" = 10'



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PROJECT: A NEW HOUSING DEVELOPMENT

BRIARWOOD ESTATES

A KWL PROPERTIES, LLC DEVELOPMENT
XXX SOUTH WASHINGTON STREET
BASTROP, LA 71221

DRAWING REVISIONS

DATE	DESCRIPTION

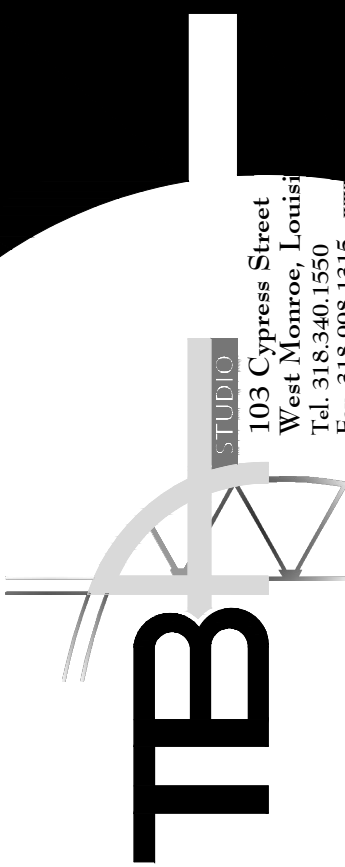
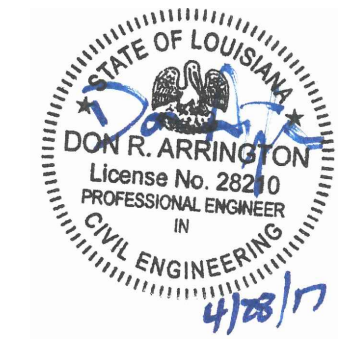
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SHEET

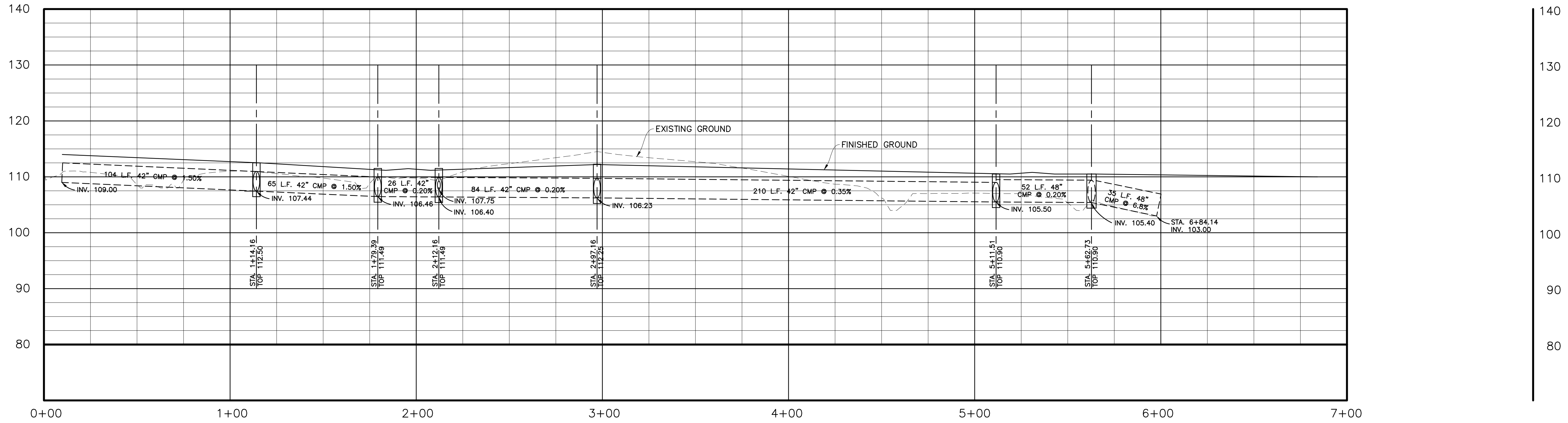
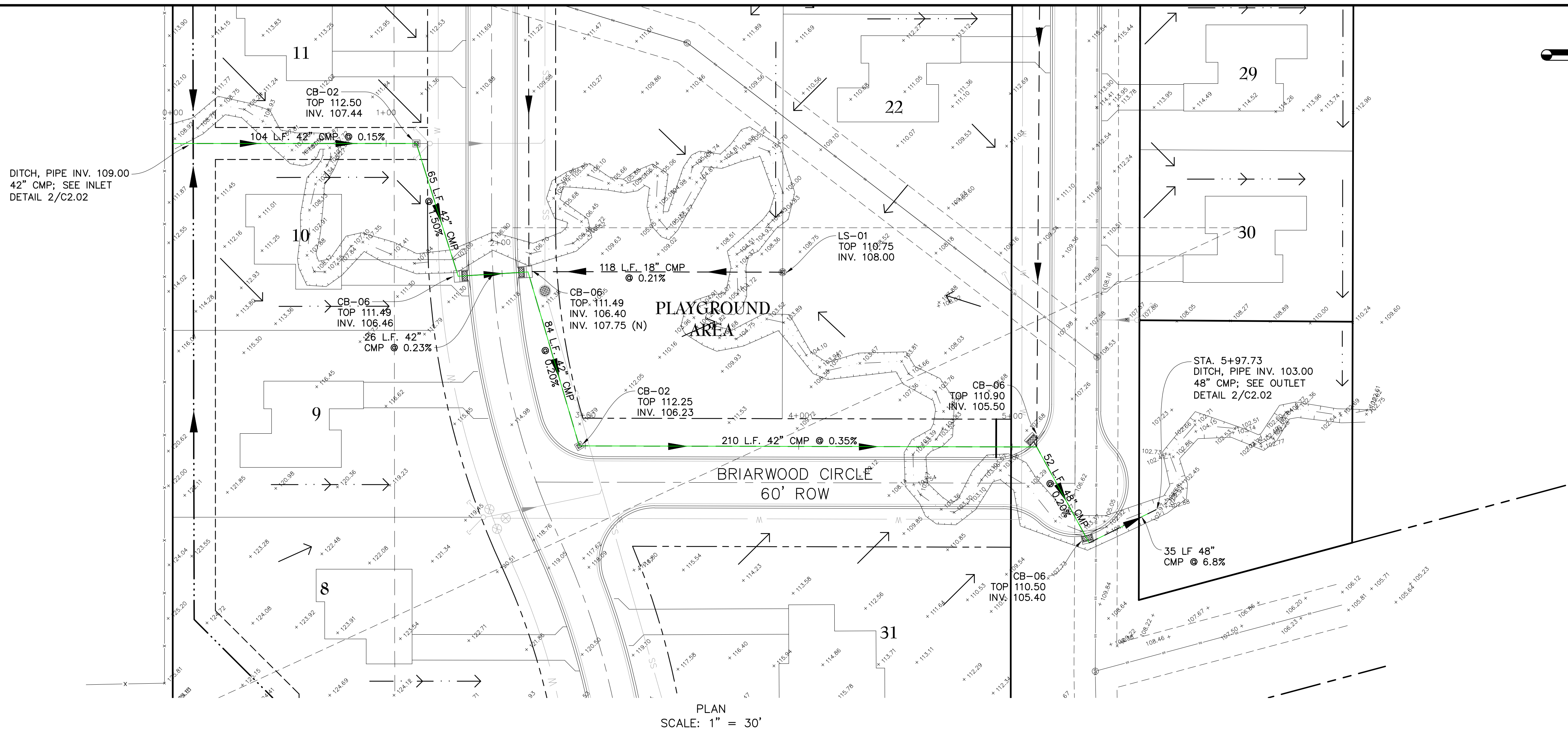
C1.10

Date: 04.28.17
Project No.: 16-0025
File No.:

DESCRIPTION:

UTILITIES
SHEET 4 OF 4





PLAN 1" = 30'
PROFILE 1" = 10'

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103 Cypress Street
West Monroe, Louisiana
Tel. 318.340.1550
Fax. 318.396.1315

4/18/17

PROJECT: A NEW HOUSING DEVELOPMENT

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BASTROP, LA 71221

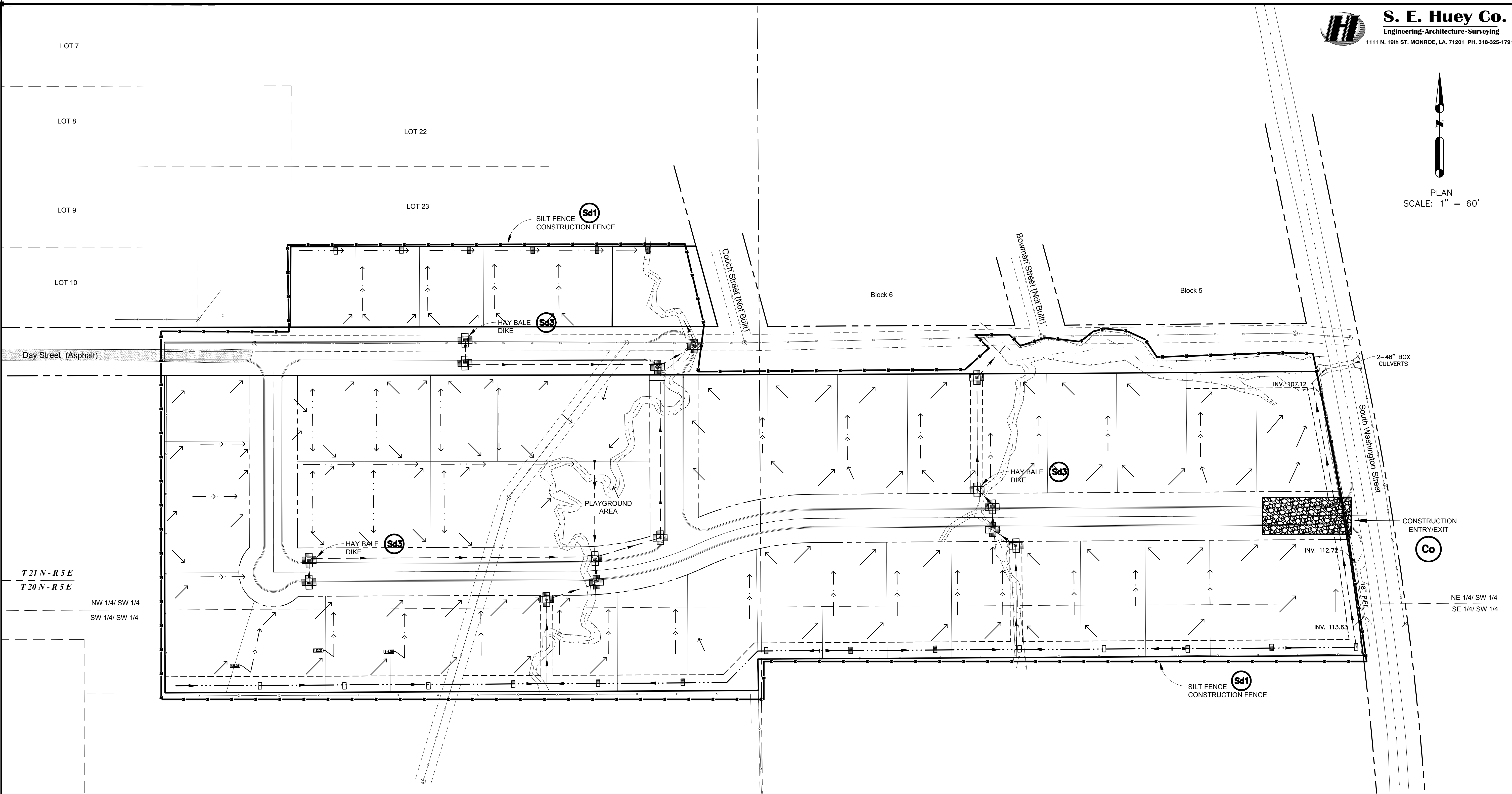
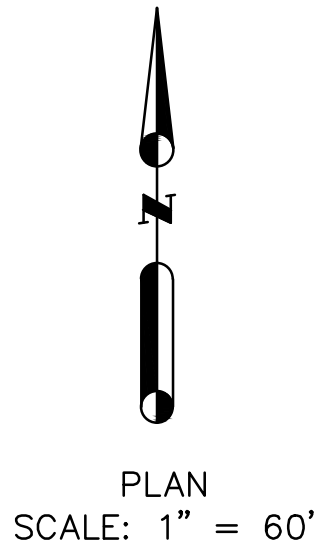
DRAWING REVISIONS

DATE	DESCRIPTION

Drawn By: DAH
Checked By: DRA
SHEET

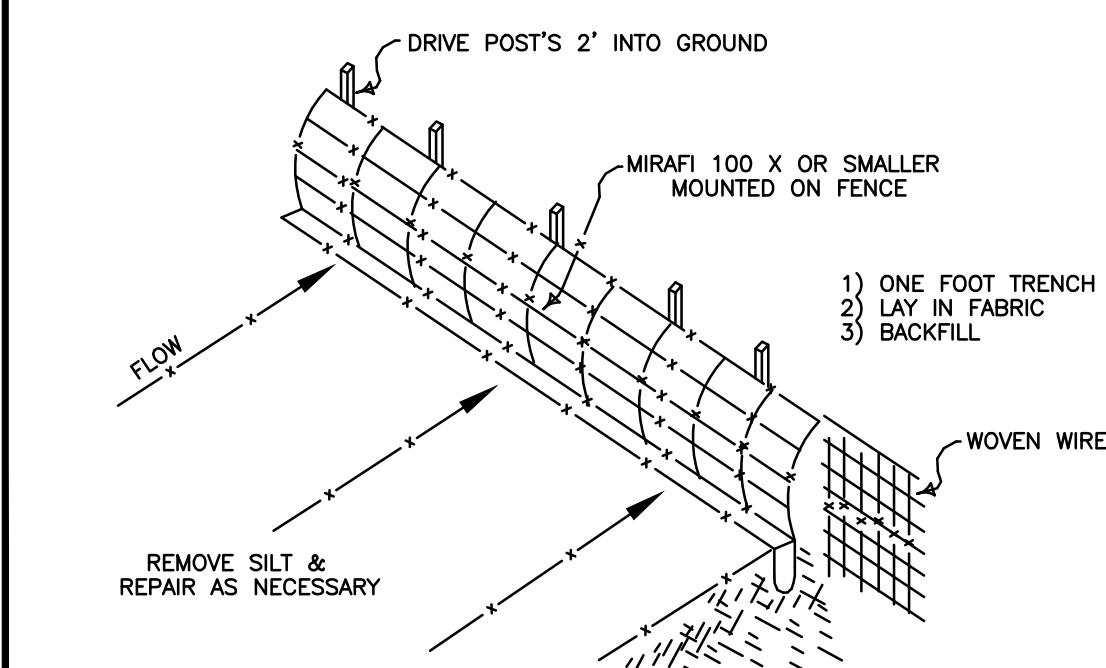
C1.11

Date: 04.28.17
Project No.: 16-0025
File No.:
DESCRIPTION:
OUTFALL DRAINAGE PIPE

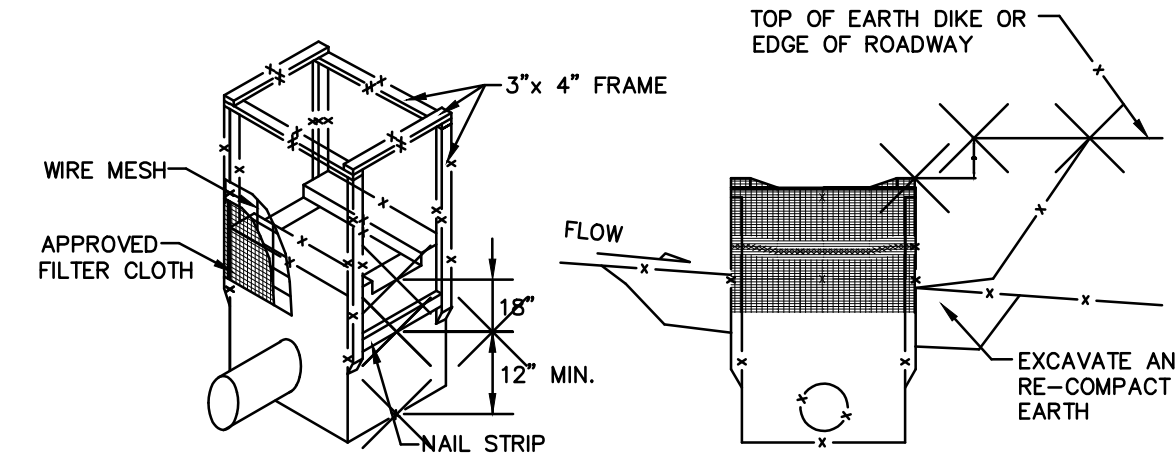


T 21 N - R 5 E
T 20 N - R 5 E

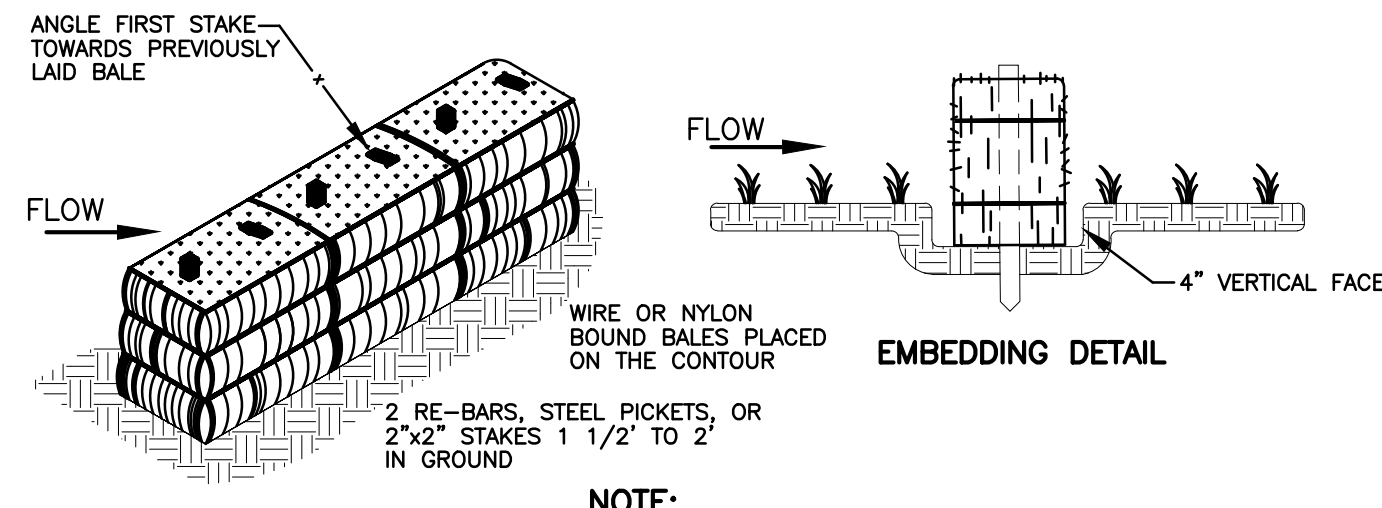
NE 1/4 SW 1/4
SE 1/4 SW 1/4



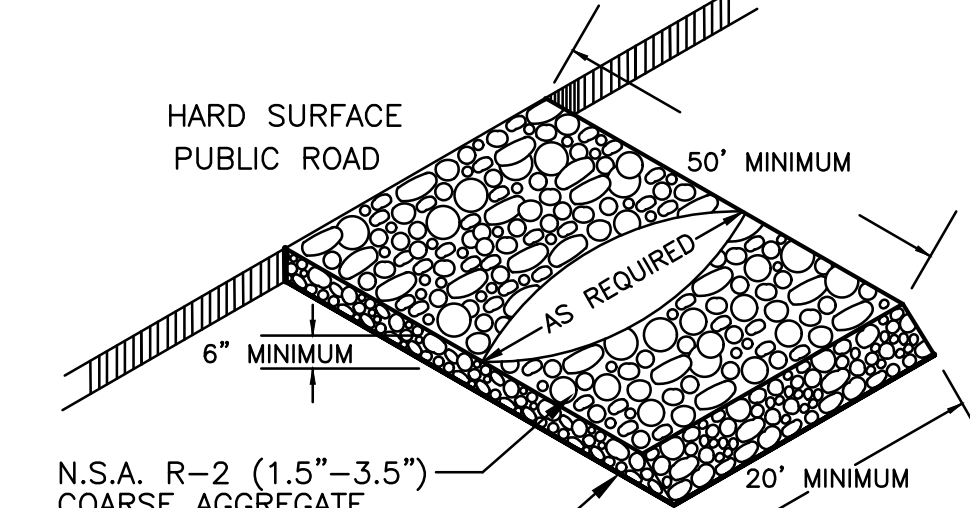
Sd1 PROVIDE SILT FENCE (AS INDICATED) UNTIL CONSTRUCTION IS COMPLETE.



Sd3 PROVIDE FILTER CLOTH EROSION CONTROL AS INDICATED OR STACKED & STAKED HAY BALES AS INDICATED ABOVE AROUND ALL NEW DRAINAGE STRUCTURES.



NTS STAKED HAYBALE BARRIERS
Figure 6-13.2

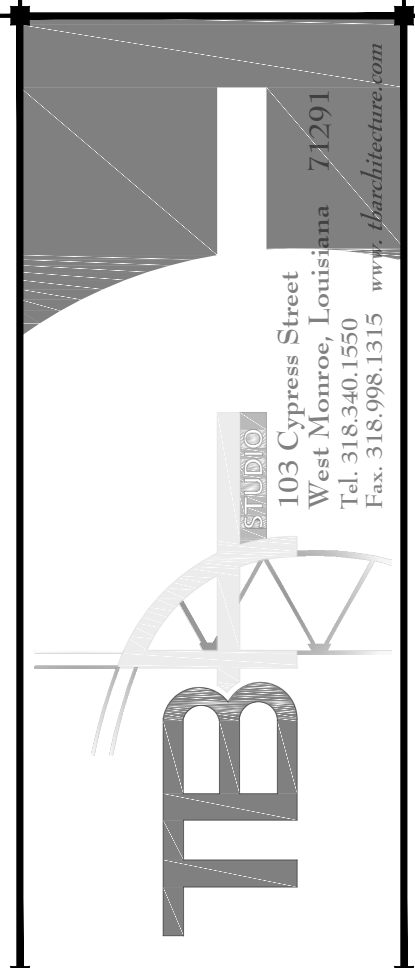


Co CRUSHED STONE CONSTRUCTION EXIT

EROSION CONTROL KEY:

Sd1		SILT FENCE OR C.O.A. AND DEBRIS FENCE
Sd3		SILT FILTER/BARRIER
Co		TEMP. CONSTRUCTION EXIT
St1		RIP RAP W/ STONE SIZE
St2		STORM WATER DETENTION STRUCTURE
Dk1		DIVERSION DIKE
Dn2		DOWNDRAIN STRC.

E778.58
NOTE:
REFERENCE LOUISIANA DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT STANDARD PLANS AND DETAILS SHEET EC01 FOR TEMPORARY EROSION CONTROL SPECIFICATIONS.



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BRIARWOOD ESTATES
A KWL PROPERTIES, LLC DEVELOPMENT
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BASTROP, LA 71221

DRAWING REVISIONS	
DATE	DESCRIPTION

Drawn By: DAH
Checked By: DRA
SHEET

C1.12

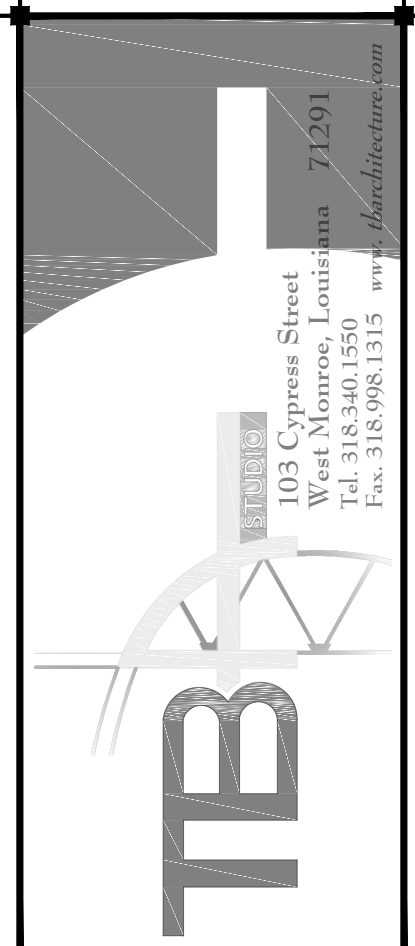
Date: 04.28.17
Project No.: 16-0025
File No.:
DESCRIPTION:

EROSION CONTROL MAP



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PLAN
SCALE: 1" = 30'



PROJECT: A NEW HOUSING DEVELOPMENT
BRIARWOOD ESTATES
A KWL PROPERTIES, LLC DEVELOPMENT
XXX SOUTH WASHINGTON STREET
BASTROP, LA 71221

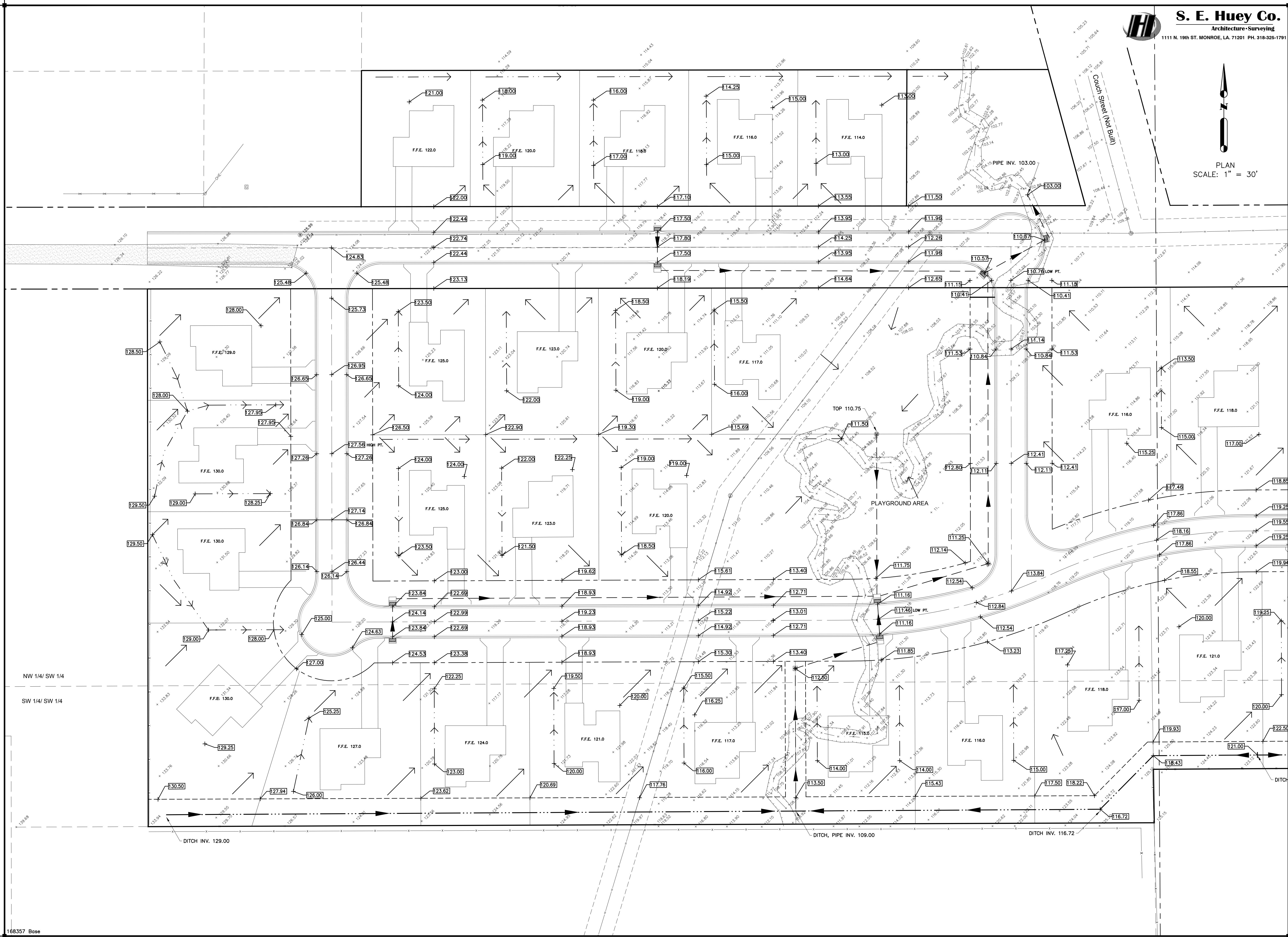
DRAWING REVISIONS	
DATE	DESCRIPTION

Drawn By: DAH
Checked By: DRA
SHEET

C1.13

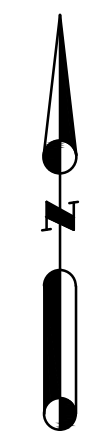
Date: 05.02.17
Project No.: 16-0025
File No.:
DESCRIPTION:

GRADING MAP
SHEET 1 OF 2

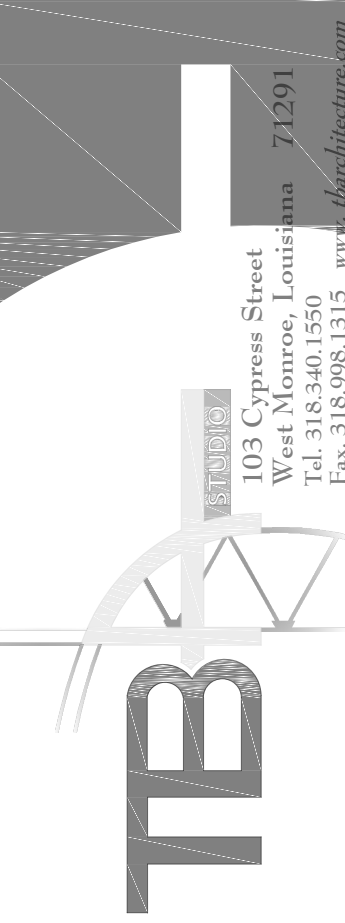




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PLAN
SCALE: 1" = 30'



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Fax. 318.698.1313
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IN
CIVIL ENGINEERING
4/18/17

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BRIARWOOD ESTATES

A KWL PROPERTIES, LLC DEVELOPMENT
XXX SOUTH WASHINGTON STREET
BASTROP, LA 71221

DRAWING REVISIONS	
DATE	DESCRIPTION

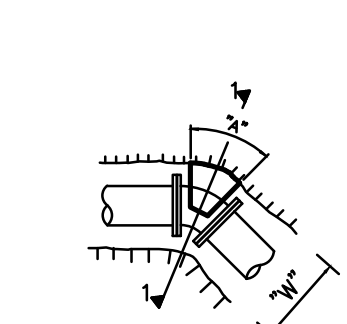
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Checked By: DRA
SHEET

C1.14

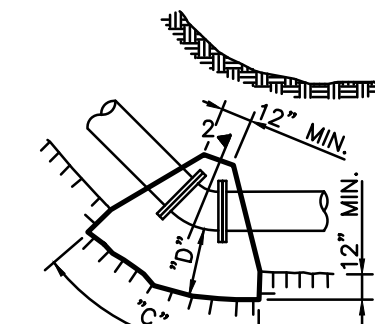
Date: 05.02.17
Project No.: 16-0025
File No.:
DESCRIPTION:
GRADING MAP
SHEET 2 OF 2

1. VOLUME OF CONC. FOR VERTICAL OVERBENDS SHALL BE SIZED FOR THE MAXIMUM DESIGN PRESSURE +100 P.S.I. SURGE BY THE RESIDENT ENGINEER.
2. NO SPECIAL PAYMENT FOR REINF. RODS REQ'D IN OVERBENDS.
3. SIZE OF TEE REFERS TO BRANCH SIZE.

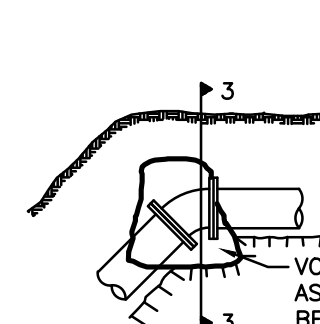
SCHEDULE OF DIMENSIONS FOR MASS CONCRETE THRUST BLOCKS FOR 2,000 P.S.F. SOIL																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
TYPE OF FITTING		HORIZONTAL BENDS												VERTICAL UNDERBENDS												VERTICAL OVERBENDS												TEES & DEAD ENDS				REDUCERS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
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PIPE SIZE	TYPICAL DIM.	FT.-IN.	FT.-IN.	FT.-IN.	FT.-IN.	FT.-IN.	FT.-IN.	FT.-IN.	FT.-IN.	FT.-IN.	FT.-IN.	FT.-IN.	FT.-IN.	FT.-IN.	FT.-IN.	FT.-IN.	FT.-IN.	FT.-IN.	FT.-IN.	FT.-IN.	FT.-IN.	FT.-IN.	FT.-IN.	FT.-IN.	FT.-IN.	FT.-IN.	FT.-IN.	FT.-IN.	FT.-IN.	FT.-IN.	FT.-IN.	FT.-IN.	FT.-IN.	FT.-IN.	FT.-IN.	FT.-IN.	FT.-IN.	FT.-IN.	FT.-IN.	FT.-IN.	FT.-IN.	FT.-IN.	FT.-IN.	FT.-IN.	FT.-IN.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
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4" & 6"		2-6	1-0	2-0	1-0	1-0	1-0	1-0	1-0	1-0	1-0	1-0	1-0	2-6	1-0	2-0	1-0	1-9	1-0	1-6	1-0	1-6	1-0	1-6	1-0	1.5	4	2 1/4	1	2	1 1/4	5	1	1 1/4	25	1	1 1/4	25	1	1 1/4	2-6	1-0	6" x 4"	1-0	D=6																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
8"		3-6	2-0	2-6	1-6	2-0	1-0	1-0	1-0	1-0	1-0	1-0	1-0	3-0	1-0	2-6	1-0	2-0	1-0	1-9	1-0	1-9	1-0	1-9	1-0	3	6	4 1/4	2	4 2/4	1	2	1 1/4	5	1	1 1/4	25	1	1 1/4	3-6	2-0	10" x 6"	2-0	1-0																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
10"		4-0	2-6	3-0	2-0	2-0	1-6	1-0	1-6	1-0	1-6	3-6	1-0	3-0	1-0	3-0	1-0	2-3	1-0	2-0	1-0	1-9	1-0	1-9	1-0	5	10	5 1/4	3	6	3 1/4	1.5	3	1 1/4	75	2	1 1/4	5	1	1 1/4	4-0	2-6	12" x 6"	2-0	1-0																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
12"		5-0	3-0	4-0	2-0	2-0	2-0	1-0	2-0	1-0	2-0	4-0	1-0	3-6	1-0	3-6	1-0	2-6	1-0	2-0	1-0	1-9	1-0	1-9	1-0	7	14	5 1/4	4	4	2 1/4	1	2	1 1/4	5	1	1 1/4	5-0	3-0	12" x 10"	2-0	1-0																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
16"		6-0	4-6	4-6	3-0	3-6	2-0	1-6	2-0	1-6	2-0	7-6	1-0	6-0	1-0	4-6	1-0	3-6	1-0	2-9	1-0	2-9	1-0	2-9	1-0	13	26	6 1/4	7	14	5 1/4	4	4	2 1/4	1	2	1 1/4	5	1	1 1/4	6-0	5-0	16" x 6"	3-0	2-6																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
20"		6-6	6-0	5-0	4-6	4-0	3-0	2-0	2-6	2-0	2-6	6-6	1-0	5-0	1-0	3-6	1-0	2-3	1-0	2-0	1-0	2-0	1-0	2-0	1-0	20	40	9 1/4	11	23	5 1/4	5.12	3 1/4	3	6	2 1/4	3	6	2 1/4	6-0	5-0	16" x 10"	2-6	2-0																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
24"		8-6	7-6	6-6	5-6	4-6	3-6	2-0	3-9	2-0	3-9	7-9	1-6	6-0	1-6	4-0	1-6	2-9	1-6	2-6	1-6	2-6	1-6	2-6	1-6	30	60	9 1/4	17	18	6 1/4	8	16	4 1/4	4	8	3 1/4	4	8	3 1/4	7-0	6-0	20" x 12"	4-0	2-6																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
30"		10-0	9-0	8-6	7-6	6-9	5-6	4-6	2-6	5-0	2-0	5-0	8-9	1-6	7-0	1-6	5-0	1-6	3-6	1-6	3-3	1-6	3-3	1-6	44	90	9 1/4	25	50	8 1/4	12	25	5 1/4	6	13	4 1/4	6	13	4 1/4	8-6	7-9	30" x 12"	6-0	3-6																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										



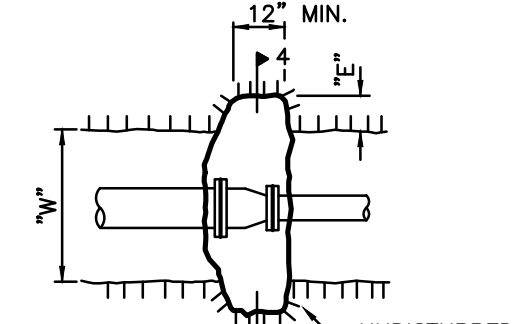
PLAN
HORIZONTAL BEND
THRUST BLOCKING



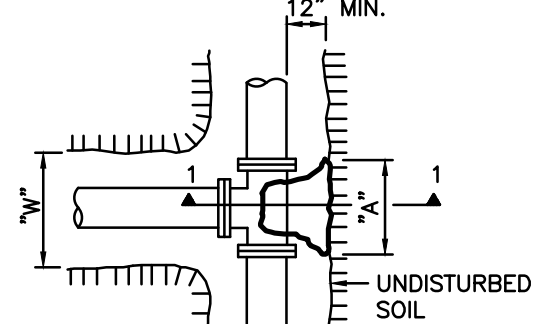
ELEV.
VERTICAL UNDERBEND
THRUST BLOCKING



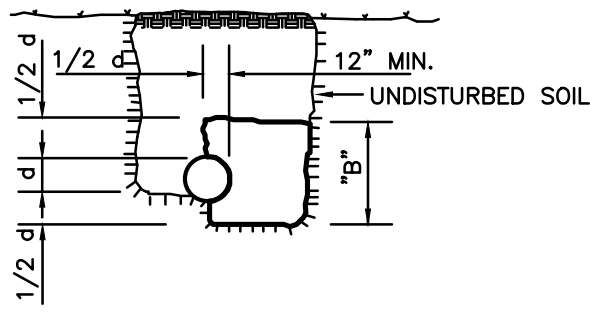
ELEV.
VERTICAL OVERBEND
THRUST BLOCKING



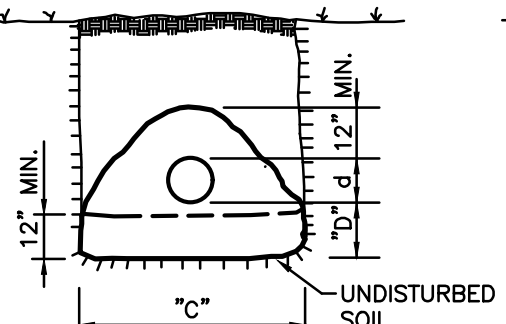
PLAN
REDUCER
THRUST BLOCKING



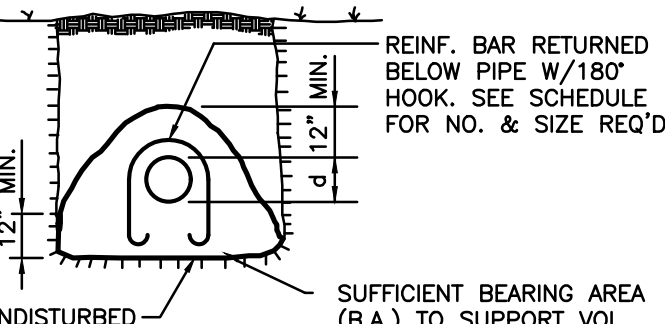
PLAN
TEE
THRUST BLOCKING



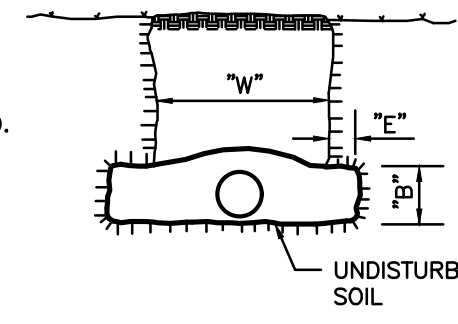
SECTION 1-1



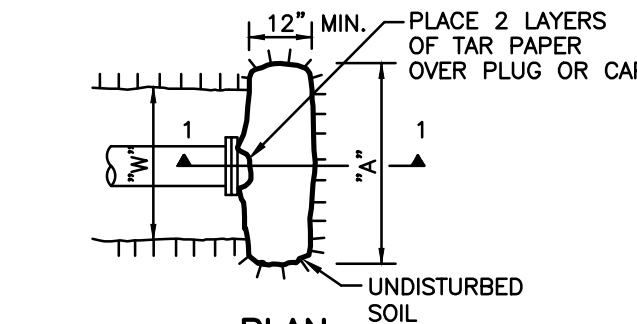
SECTION 2-2



SECTION 3-3



SECTION 4-4



PLAN
DEAD END THRUST BLOCKING

TRENCH JACKS MAY BE USED IN LIEU OF, OR IN COMBINATION WITH, CROSS BRACES. SHORING IS NOT REQUIRED IN SOLID ROCK, HARD SHALE, OR HARD SLAG. WHERE DESIRABLE, STEEL SHEET PILING AND BRACING OF EQUAL STRENGTH MAY BE SUBSTITUTED FOR WOOD.

MOVABLE TRENCH BOX MAY BE USED IN LIEU OF TRENCH SHORING.



SCALE: NONE

NOTE: FOR ADDITIONAL INFORMATION SEE LA. DOTD STANDARD
PLAN FOR "B-1", OR "B-2"



4 SCALE: NONE

NOTE: FOR ADDITIONAL INFORMATION SEE I.A. DOTD STANDARD

NOTE: STANDARD CURB INLET PER LDOT STANDARDS MAY BE USED
SUBMIT FOR APPROVAL BY ENGINEER.



NOTE:
FOR TRENCH SHORING DETAILS AND MINIMUM REQUIREMENTS
SEE DETAILS THIS SHEET



SCALE: NONE



5 SCALE: NONE



- ☒ SEEDING AND FERTILIZING IS TO BE APPLIED TO LIMITS OF R/W AND ANY OTHER DISTURBED AREAS AS DIRECTED IN THE FIELD.

1. CEMENT STABILIZED BASE SHALL MEET LDOTD SECTION 303 W/ MAX. 7% CEMENT. FULL DEPTH OF CEMENT STABILIZATION SHALL BE SELECTED MATERIAL PLACED ON PREPARED SUBGRADE. MATERIAL PLACED ON PREPARED SUBGRADE.
2. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE DURING CONSTRUCTION AS DIRECTED BY THE PROJECT ENGINEER. THIS WORK SHOULD BE CONSIDERED INCIDENTAL AND PROVIDED AT NO DIRECT PAY.



7) _____ SCALE: NONE

PROJECT: A NEW HOUSING DEVELOPMENT
BRIARWOOD ES
A KWL PROPERTIES, LLC DEVELOPMENT
XXXX SOUTH WASHINGTON STREET
ASTROP | A 71221

DRAWING REVISIONS	
DATE	DESCRIPTION

Drawn By: _____ DAH
Checked By: _____ DRA
SHEET

C2.02

Date:	04.28.17
Project No.:	16-0025

File No.: _____

DESCRIPTION:

DETAILS
SHEET 2 OF 3

