

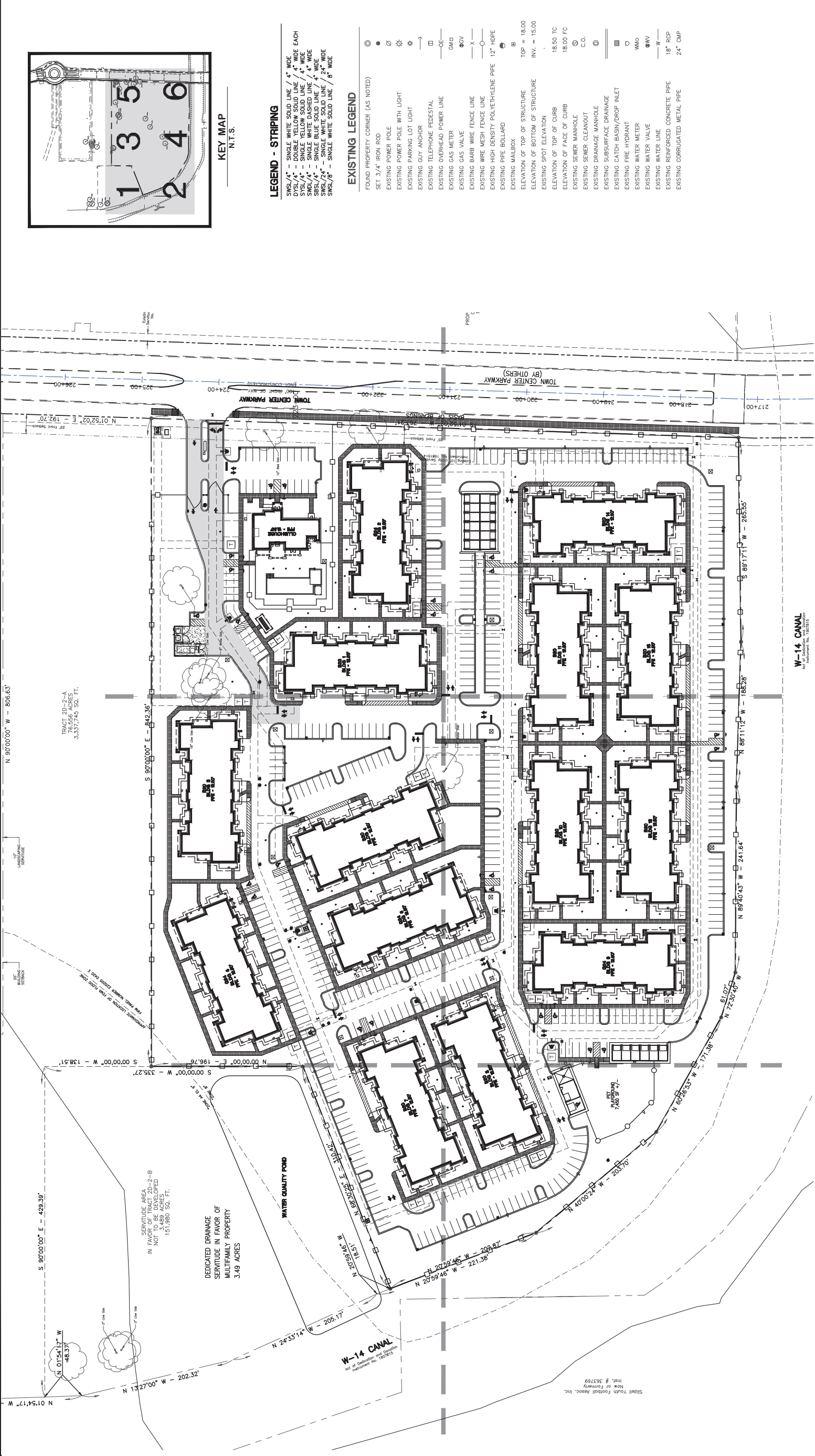
REVISION	BY

**DDG**  
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PROGRESS SET - FOR REVIEW ONLY  
 Issued 07/24/14  
 These documents are for Design Review and not intended for Construction, Bidding, Recordation, Conveyance, or as the basis for the issuance of a permit.  
 They were prepared by, or under the supervision of, Douglas E. Bortolillo, P.E., #34541  
 Duplantis Design Group, PC

**SPRINGS AT FREMAUX TOWN CENTER**  
 SLIDELL, LOUISIANA  
 ST. TAMMANY PARISH  
 FOR CONTINENTAL 294 FUND LLC  
 MEMMONEE FALLS, WI

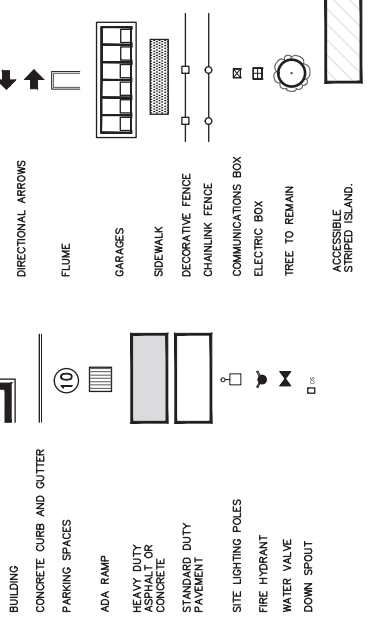
DRAWN	DBS
CHECKED	DEB
ISSUED DATE	7/24/14
ISSUED FOR PERMITTING	
PROJECT NO.	14-248
FILE	14-248 C-3 SITE
SHEET	C-3.0



**LEGEND - STRIPING**  
 SWSL/4" - SINGLE WHITE SOLID LINE / 4" WIDE  
 DWSL/4" - DOUBLE WHITE SOLID LINE / 4" WIDE EACH  
 SYSL/4" - SINGLE YELLOW SOLID LINE / 4" WIDE  
 SDWSL/4" - SINGLE WHITE DASHED LINE / 4" WIDE  
 SWSL/2" - SINGLE WHITE SOLID LINE / 2" WIDE  
 SWSL/8" - SINGLE WHITE SOLID LINE / 8" WIDE

**EXISTING LEGEND**  
 FOUND PROPERTY CORNER (AS NOTED)  
 SET 3/4" IRON ROD  
 EXISTING POWER POLE  
 EXISTING POWER POLE WITH LIGHT  
 EXISTING PARKING LOT LIGHT  
 EXISTING GUY ANCHOR  
 EXISTING TELEPHONE PEDESTAL  
 EXISTING OVERHEAD POWER LINE  
 EXISTING GAS VALVE  
 EXISTING GAS METER  
 EXISTING BARB WIRE FENCE LINE  
 EXISTING WIRE MESH FENCE LINE  
 EXISTING HIGH DENSITY POLYETHYLENE PIPE 12" HDPE  
 EXISTING PIPE BOLLARD  
 EXISTING MALEBOX  
 ELEVATION OF TOP OF STRUCTURE  
 ELEVATION OF BOTTOM OF STRUCTURE  
 EXISTING SPOT ELEVATION  
 ELEVATION OF TOP OF CURB  
 ELEVATION OF FACE OF CURB  
 EXISTING SEWER MANHOLE  
 EXISTING SEWER CLEANOUT  
 EXISTING DRAINAGE MANHOLE  
 EXISTING SUBSURFACE DRAINAGE  
 EXISTING CATCH BASIN/DROP INLET  
 EXISTING FIRE HYDRANT  
 EXISTING WATER METER  
 EXISTING WATER VALVE  
 EXISTING WATER LINE  
 EXISTING REINFORCED CONCRETE PIPE  
 EXISTING CORRUGATED METAL PIPE

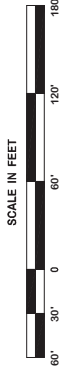
**LEGEND - NEW IMPROVEMENTS**



<b>AREA ANALYSIS</b>	
MULTIFAMILY TRACT	3.49 ACRES
DRAINAGE SERVIDUTE	16.51 ACRES
<b>TOTAL</b>	<b>20.00 ACRES</b>
<b>SITE ANALYSIS</b>	
# OF UNITS	296 UNITS
PARKING	533 SPACES
<b>RATIO</b>	<b>180/UNIT</b>

\* PARKING REQ. - 2.0 SPACES PER UNIT  
 \*\* PARKING VARIANCE HAS BEEN APPROVED FOR THE PROPOSED PARKING RATIO.

**OVERALL SITE PLAN**



TRACT 2D-2-A  
 3,337,745 SQ. FT.  
 SERVIDUTE AREA 2-B  
 NOT TO BE DEVELOPED  
 3,489 ACRES  
 151,960 SQ. FT.  
 DEDICATED DRAINAGE SERVIDUTE IN FAVOR OF MULTIFAMILY PROPERTY  
 3.49 ACRES  
 WATER QUALITY POND  
 W-14 CANAL  
 151,960 SQ. FT.  
 151,960 SQ. FT.

W-14 CANAL  
 151,960 SQ. FT.

Slidell Youth Football Assoc. Inc.  
 11111 Hwy. # 363769