

KEY MAP  
N.T.S.

LEGEND - STRIPING

- SWSL/4" - SINGLE WHITE SOLID LINE / 4" WIDE
- DYSL/4" - DOUBLE YELLOW SOLID LINE / 4" WIDE EACH
- SYSL/4" - SINGLE YELLOW SOLID LINE / 4" WIDE
- SWDL/4" - SINGLE WHITE DASHED LINE / 4" WIDE
- SBSL/4" - SINGLE BLUE SOLID LINE / 4" WIDE
- SWSL/24" - SINGLE WHITE SOLID LINE / 24" 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 METER
- EXISTING GAS VALVE
- EXISTING BARB WIRE FENCE LINE
- EXISTING WIRE MESH FENCE LINE
- EXISTING HIGH DENSITY POLYETHYLENE PIPE 12" HDPE
- EXISTING PIPE BOLLARD
- EXISTING MAILBOX
- ELEVATION OF TOP OF STRUCTURE TOP = 18.00
- ELEVATION OF BOTTOM OF STRUCTURE INV. = 15.00
- EXISTING SPOT ELEVATION
- ELEVATION OF TOP OF CURB 18.50 TC
- ELEVATION OF FACE OF CURB 18.00 FC
- 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 18" RCP
- EXISTING CORRUGATED METAL PIPE 24" CMP

LEGEND - NEW IMPROVEMENTS

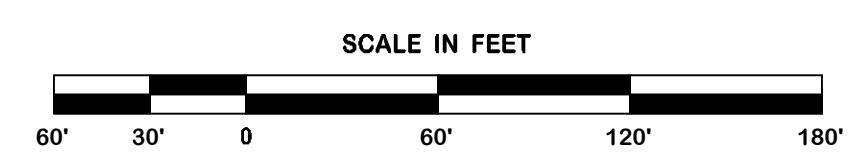
- BUILDING
- CONCRETE CURB AND GUTTER
- PARKING SPACES
- ADA RAMP
- HEAVY DUTY ASPHALT OR CONCRETE
- STANDARD DUTY PAVEMENT
- SITE LIGHTING POLES
- FIRE HYDRANT
- WATER VALVE
- DOWN SPOUT
- DIRECTIONAL ARROWS
- FLUME
- GARAGES
- SIDEWALK
- DECORATIVE FENCE
- CHAINLINK FENCE
- COMMUNICATIONS BOX
- ELECTRIC BOX
- TREE TO REMAIN
- ACCESSIBLE STRIPED ISLAND

AREA ANALYSIS	
MULTIFAMILY TRACT	3.49 ACRES
DRAINAGE SERVITUDE	16.51 ACRES
<b>TOTAL</b>	<b>20.00 ACRES</b>

SITE ANALYSIS	
• OF UNITS	296 UNITS
PARKING	533 SPACES
<b>RATIO</b>	<b>1.80/UNIT</b>

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

# OVERALL SITE PLAN



REVISION	BY
7-24-14 ADDENDUM 1	SMT
8-13-14 CITY COMMENTS	SMT
10/09/14 BUILDING UPDATE	SMT

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*André E. Blouin*  
 SIGNATURE: 10-09-2014 DATE:  
 STATE OF LOUISIANA  
 DOUGLAS E. BARRILLEAUX  
 License No. 34541  
 PROFESSIONAL ENGINEER

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

DRAWN	DGS
CHECKED	DEB
ISSUED DATE	10/09/2014
ISSUED FOR	PERMITTING
PROJECT NO.	14-248
FILE	14-248 C-3 SITE
SHEET	C-3.0