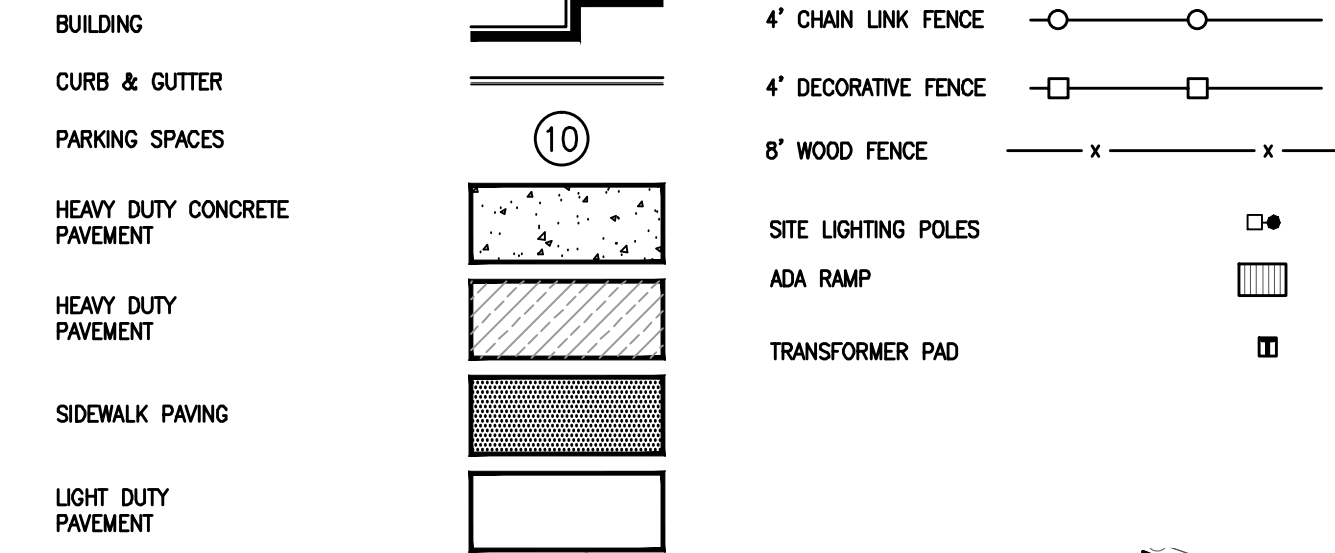
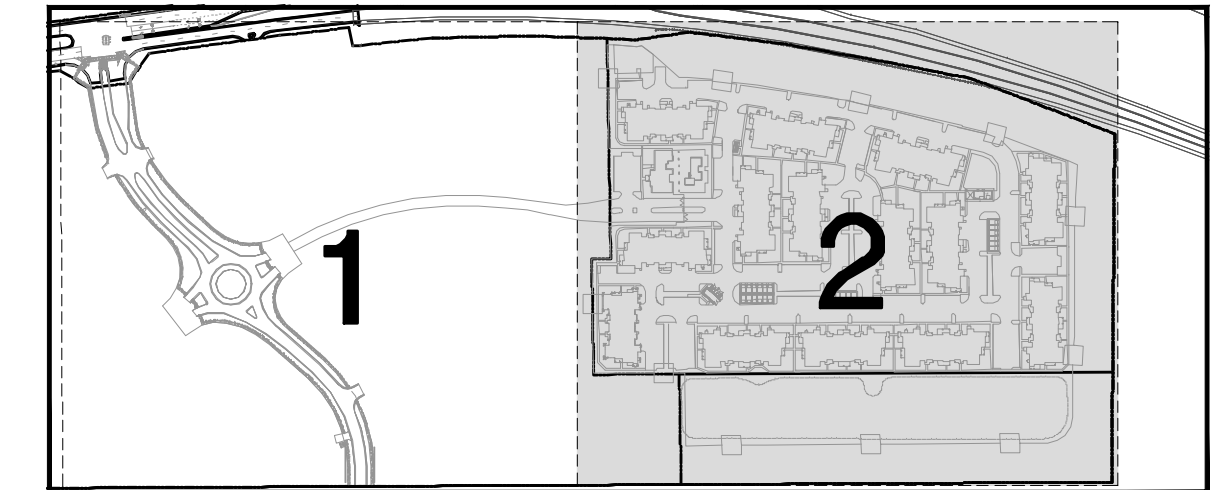
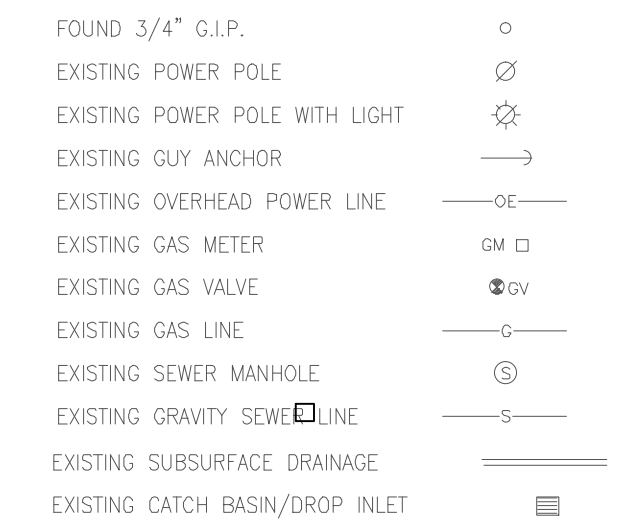


LEGEND - NEW IMPROVEMENTS



LEGEND - EXISTING



KEY MAP
NTS

AREA ANALYSIS

TOTAL PROPERTY **+/-24.12 AC.**

SITE ANALYSIS

UNITS **296**
PARKING REQUIRED 489 SPACES
PARKING PROVIDED 539 SPACES

*ST TAMMANY PARISH PARKING REQUIREMENTS:
 MULTI-FAMILY (1 BD RM) - 1.5 PER DWELLING UNIT
 MULTI-FAMILY (2 BD RM) - 1.75 PER DWELLING UNIT
 MULTI-FAMILY (3 + BD RM) - 2.0 PER DWELLING UNIT
 *96 GARAGE PARKING SPOTS: 72 ATTACHED GARAGE SPACES, 24 DETACHED GARAGE SPACES

SITE PLAN NOTES:

- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS & DIMENSIONS OF SIDEWALKS, PRECISE BUILDING DIMENSIONS, & EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- ALL UNIMPROVED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH, OR SOIL, & WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED AS INDICATED ON THE LANDSCAPING PLAN.
- EXISTING TOPOGRAPHIC SURVEY WAS PREPARED ON 07-15-2015 BY ACADA LAND SURVEYING.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING BENCHMARK.
- ALL PARKING LOT LIGHTING POLES & FIXTURES WITH LAMPS & REQUIRED PAINT WILL BE PROVIDED & INSTALLED BY THE ELECTRICAL CONTRACTOR. THE ELECTRICAL CONTRACTOR SHALL PROVIDE CLECO A ONE-YEAR WARRANTY CERTIFICATE. ALL INCURRED COSTS FOR RECEIVING, UNWRAPPING OF FACTORY PAINTED POLES, STORAGE, LIABILITY, & WARRANTY SHALL BE INCLUDED IN THE INSTALLATION CONTRACT PRICE.
- EXISTING UTILITY LINES SHOWN ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO ANY CONSTRUCTION. ANY DEVIATIONS FROM THE DESIGN LOCATIONS SHALL BE REPORTED TO THE OWNER OR ENGINEER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL REFER TO ARCHITECT'S PLANS & SPECIFICATIONS FOR ENTRY LOCATION OF ALL WATER, SEWER SERVICE, ELECTRICAL, & TELEPHONE SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS & ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO THE LOCATION & TIE-INS/CONNECTIONS TO THEIR FACILITIES.
- SEE C-0 FOR LIST OF UTILITY COMPANIES & CONTACT PERSONS.
- ALL DIMENSIONS SHOWN TO BUILDING ARE TO OUTSIDE FACE OF BUILDING.
- WITH THE GEOTECHNICAL REPORT.
- ALL NECESSARY PERMITS & APPROVALS FROM AGENCIES GOVERNING THE CONSTRUCTION OF THIS WORK SHALL BE SECURED PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL AREAS INDICATED TO REMAIN UNDISTURBED OR TO REMAIN AS BUFFERS. ALL PROPERTY CORNERS, & REPLACING ALL PINS ELIMINATED OR DAMAGED DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRS OR DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC., REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
- THE SITE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UNDERGROUND UTILITIES WITH HIS WORK. ALL UNDERGROUND UTILITIES (WATER, SANITARY SEWER, STORM SEWER, ELECTRICAL CONDUIT, IRRIGATION SYSTEMS, & ANY OTHER MISC. UTILITIES) SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF BASE COURSE MATERIAL, & THE PLACEMENT OF ANY APPROPRIATE SOIL STABILIZATION TECHNIQUE.
- CONTRACTOR SHALL PROVIDE BOLLARDS FOR PROTECTION OF ALL ABOVE GROUND UTILITIES & APPURTENANCES ADJACENT TO DRIVE AREAS.
- CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE & ALIGNMENT.
- CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES & BE CONSTRUCTED TO THE SAME.
- ALL WORK SHOWN SHALL BE DONE IN ACCORDANCE WITH THE PLANS.
- ALL STRIPING SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION.
- ANY WORK IN THE RIGHT OF WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE ST. TAMMANY PARISH DEPARTMENT OF ENGINEERING'S STANDARDS & SPECIFICATIONS.
- THE PROPERTIES SHOWN HEREIN ARE WITHIN ZONE C, ACCORDING TO FLOOD AREAS OF INSURANCE RATE MAPS PUBLISHED BY F.E.M.A. COMMUNITY PANEL NO. 2252050210C AND 2252050230C DATED OCTOBER 17, 1989.

SITE LAYOUT NOTES:

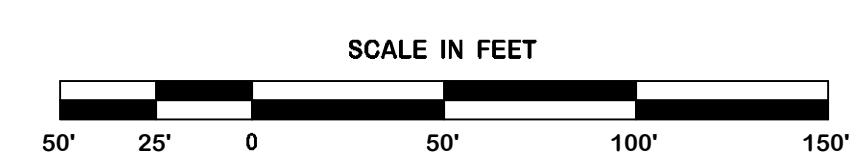
- SITE AREA = +/- 24.12 ACRES.
- DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL RADI ARE 4 FEET UNLESS NOTED OTHERWISE.
- SEE DRAWING C-5.0 THROUGH C-5.4 FOR DETAILS.

LEGEND - STRIPING

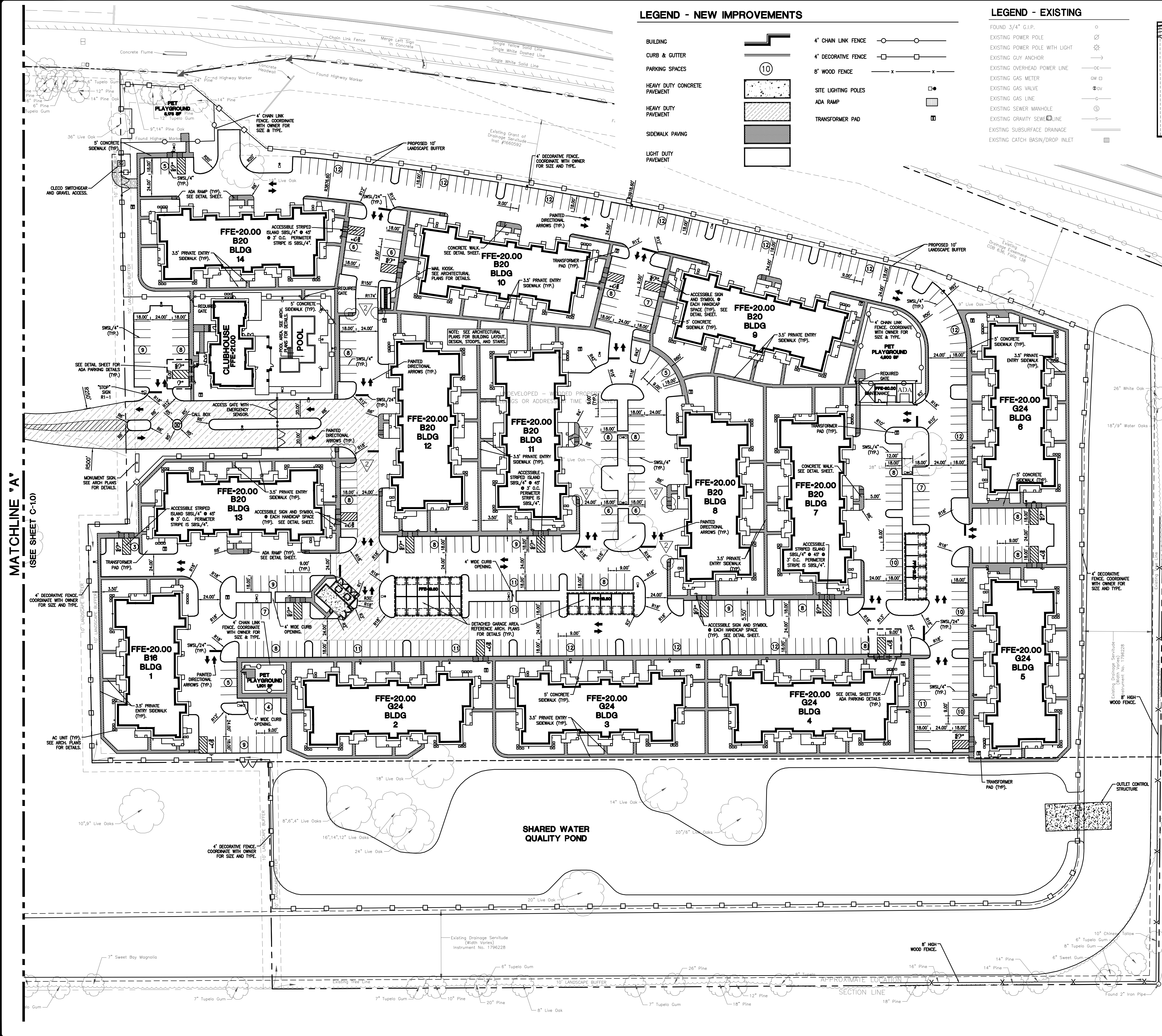
SWSL/4" - SINGLE WHITE SOLID LINE / 4" WIDE
 DYSL/4" - DOUBLE YELLOW SOLID LINE / 4" WIDE EACH
 SYSL/4" - SINGLE YELLOW SOLID LINE / 4" WIDE
 SWDL/4" - SINGLE WHITE DASHED LINE / 4" WIDE
 SBSL/4" - SINGLE BLUE SOLID LINE / 4" WIDE
 SWSL/24" - SINGLE WHITE SOLID LINE / 24" WIDE
 SWSL/8" - SINGLE WHITE SOLID LINE / 8" WIDE



SITE PLAN 2



MATCHLINE "A"
(SEE SHEET C-10)



REVISION	BY
10-28-2015 CONSTRUCTION SET	SMT

DDG
 DUPLANTIS DESIGN GROUP, PC
 CIVIL ENGINEERING - ARCHITECTURE
 34 LOUIS PRIMA DRIVE COVINGTON, LA 70433
 WWW.DDGPC.COM PHONE: 985-249-6868 || FAX: 985-249-6190
 THIBODAUX | COVINGTON | HOUSTON | BATON ROUGE | HOUMA | DALLAS

THOMAS H. BUCKEL
 CIVIL ENGINEER
 PROFESSIONAL IN CHARGE
 10/28/2015
 DATE

SPRINGS @ RIVER CHASE
 COVINGTON, LA
 ST. TAMMANY PARISH
 FOR CONTINENTAL 339 FUND LLC
 COVINGTON, LA

DRAWN
 DJG
 CHECKED
 THB
 ISSUED DATE
 10/28/2015
 ISSUED FOR
 CONSTRUCTION
 PROJECT NO.
 14-597
 FILE
 SITE
 SHEET
C-1.1

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