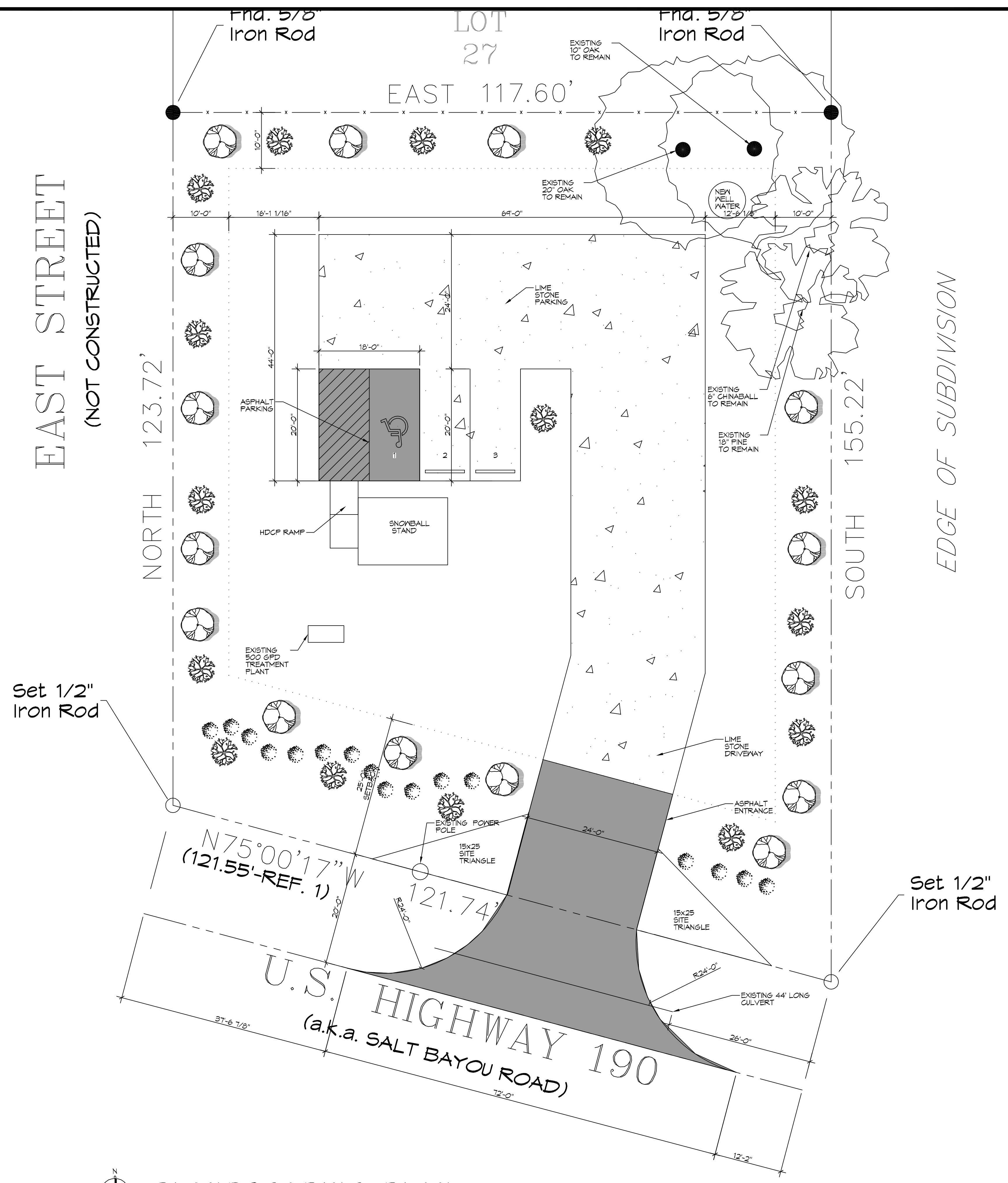


DATE: 05-02-2019 10:58:10 AM PROJECT: 23922 - LANDSCAPING PLAN - 23922 - LANDSCAPING PLAN - 23922 - LANDSCAPING PLAN



EAST STREET
(NOT CONSTRUCTED)

EDGE OF SUBDIVISION

LANDSCAPING PLAN
SCALE: 1" = 10'-0"

LANDSCAPING NOTES

- ALL LANDSCAPING INDICATED ON THIS SHEET WILL BE INSTALLED UNDER SEPARATE CONTRACT BY OTHERS AND NOT IN CONTRACT "N/C" AND ARE SHOWN FOR COORDINATION AND PERMITTING PURPOSES ONLY.
- ALL LANDSCAPING SHALL BE DESIGNED AND INSTALLED BY A LANDSCAPING COMPANY LICENSED IN THE STATE OF LOUISIANA.
- CONTACT LOCAL UNDERGROUND UTILITY SERVICES FOR UTILITY LOCATION AND IDENTIFICATION, PRIOR TO COMMENCING WORK.
- PERFORM EXCAVATIONS IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND BY HAND, IF NECESSARY. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE TO UTILITIES AND SHALL BE IMMEDIATELY REPAIRED AND AT NO EXPENSE TO THE OWNER.
- ITEMS ENCOUNTERED BELOW GRADE AND NOT SHOWN ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR.
- CONTACT THE LOCAL UNDERGROUND SERVICE UPDATE FOR UTILITY LOCATION AND IDENTIFICATION PRIOR TO DEMOLITION.

LEGEND

- DD BLANCHARD MAGNOLIA
ALL CLASS 'A' TREES, AT THE TIME OF PLANTING, SHALL HAVE A MINIMUM CALIPER OF AT LEAST ONE AND ONE-HALF (1-1/2) TO TWO (2) INCHES, MEASURED SIX (6) INCHES ABOVE THE ROOT BALL, AND A MINIMUM HEIGHT OF 6-8 FEET AT TIME OF PLANTING AND A MATURE AVERAGE CROWN SPREAD OF 15 FEET.
- HOLLY
ALL CLASS 'B' TREES AND ALL TREES, OTHER THAN CLASS 'A' TREES, AT THE TIME OF PLANTING, SHALL HAVE A MINIMUM CALIPER OF AT LEAST ONE AND ONE-HALF (1-1/2) INCHES MEASURED (6") SIX INCHES ABOVE THE ROOT BALL AND A MINIMUM HEIGHT OF 6 FEET.
- AZALEA
SHRUB; A RELATIVELY LOW-GROWING BUSHY PLANT, USUALLY WITH WOODY STEMS. FOR THE PURPOSE OF THIS DEFINITION, GROUND COVER, TREES AND ANNUALS ARE NOT CONSIDERED SHRUBS. ALL SHRUBS, AT THE TIME OF PLANTING, SHALL HAVE A MINIMUM HEIGHT OF TWO (2) FEET.

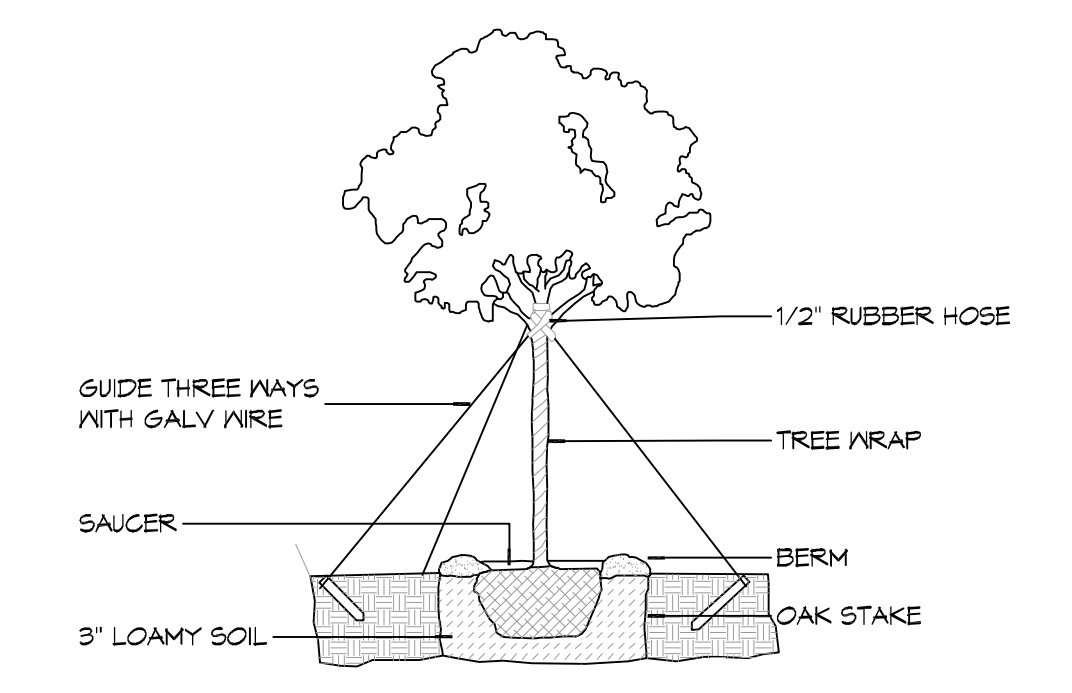
NOTE: ALL TREES & SHRUBS TO BE MULCHED 1/3" DEPTH, ALL OTHER AREAS TO BE COVERED IN LIVE GROUND COVER OR SOD.

LICENSED LANDSCAPER

BILL BROWN JR.
LUXURY LANDSCAPE SERVICES 985-774-5211
HORT. #2371

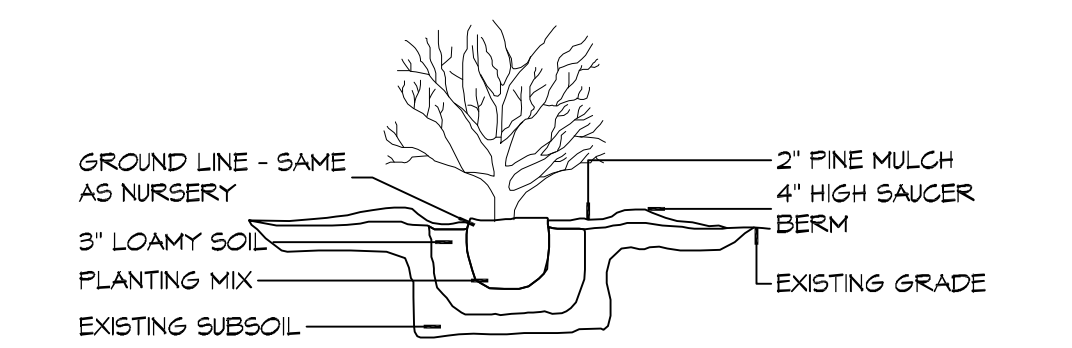
PARKING

RETAIL - 1 SPACE PER EACH 950 SQ. FT. OF GROSS FLOOR AREA EXCLUDING STORAGE AREAS WHICH SHALL NOT EXCEED 15 PERCENT OF THE GROSS SQUARE FOOTAGE
AREA: 192 / 950 = 1 REQUIRED
TOTAL OF 3 PARKING SPACES PROVIDED

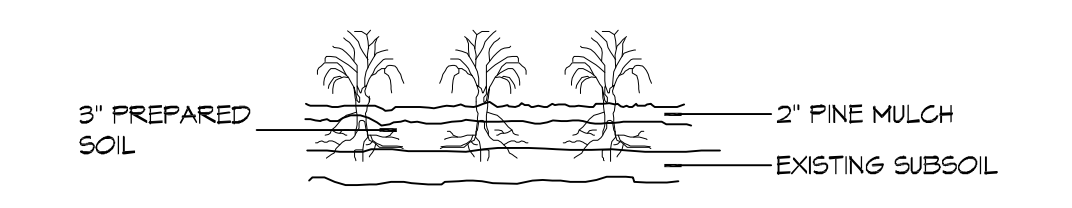


NOTE:
ALWAYS PLANT EQUAL TO OR 1" - 2" ABOVE GROUND.

TYPICAL TREE PLANTING



TYPICAL SHRUB PLANTING



GROUND COVER

3 DETAILS
SCALE: NTS

DAMMON ENGINEERING, INC.
LOUISIANA & MISSISSIPPI
www.dammonengineering.com
info@dammonengineering.com
PH: 985-677-2828
Chief Engineer: Brian Matich, PE
Site: Old Spanish Trail
Bossier, LA 70608

| REVISIONS | DATE |
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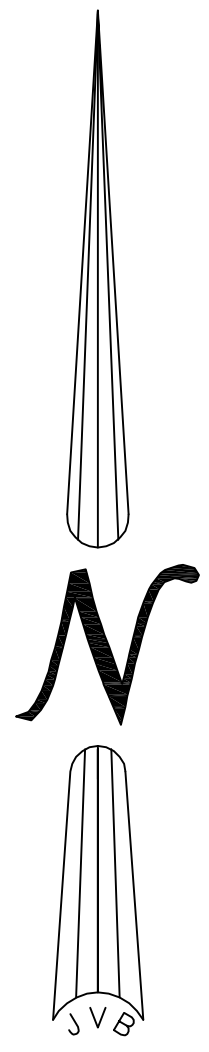
SEAL:

ZACK'S SNACKS SNOWBALL STAND
MISCIOTTA
LOTS 21-31
U.S. HWY 190
SLPELL, LA
JOB NO: 23922 DATE: 05-02-2019
DRAWN BY: CACD CHECKED BY: BMM

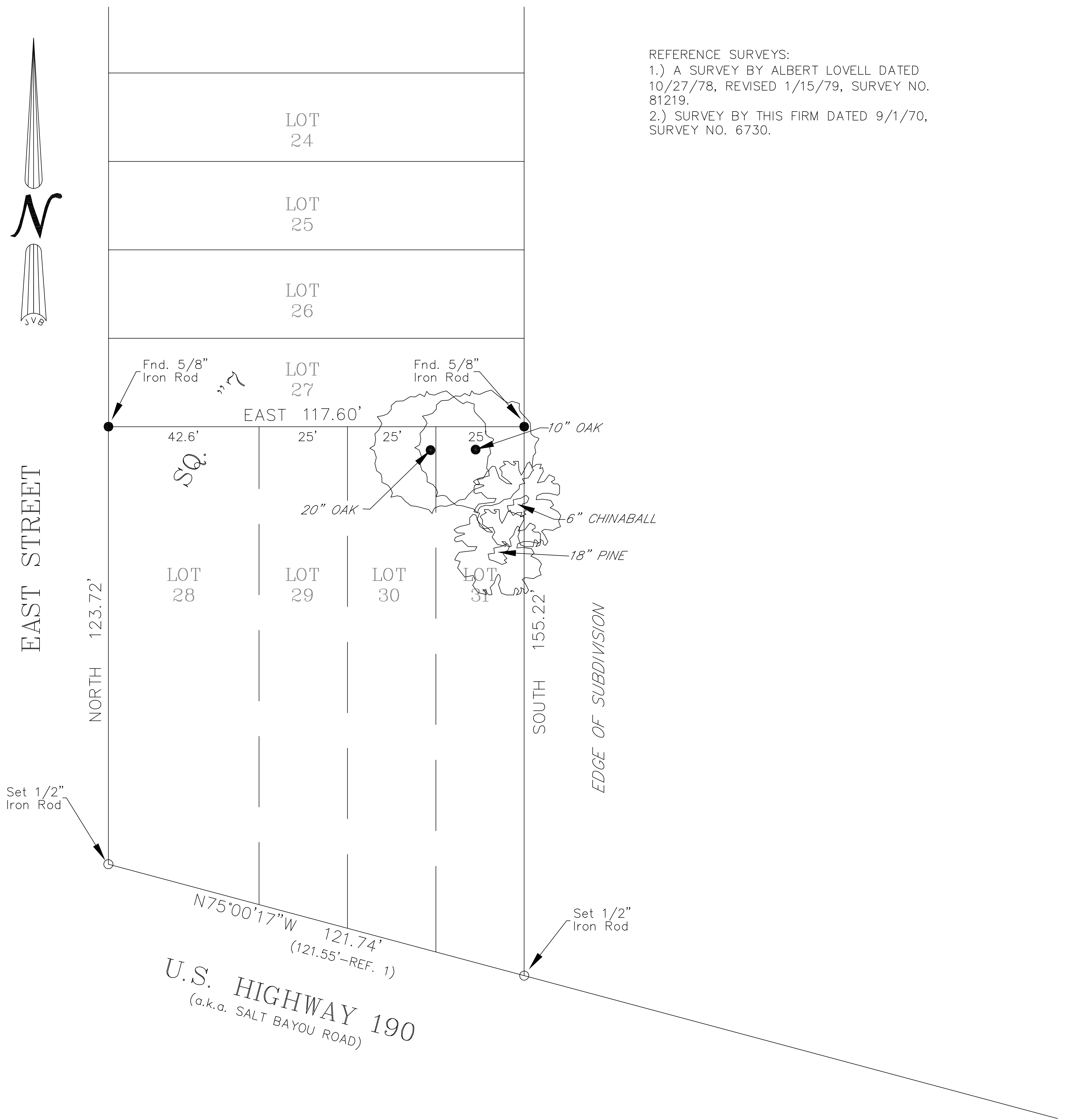
SHEET TITLE:
LANDSCAPING PLAN

DRAWING NUMBER:

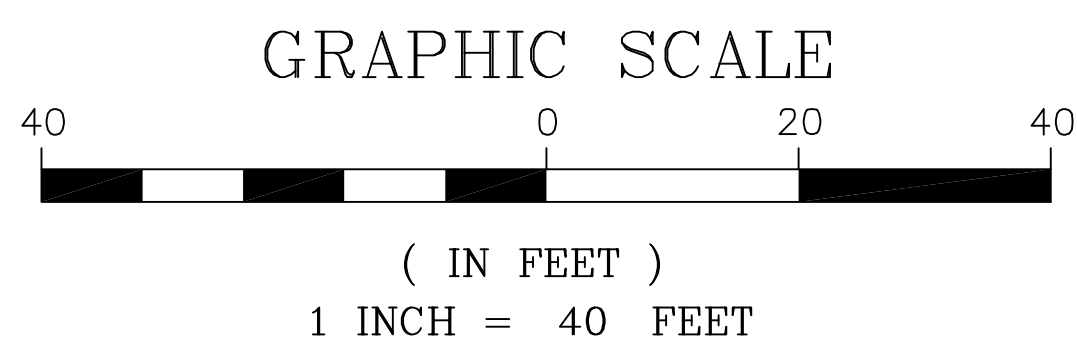
L101



REFERENCE SURVEYS:
 1.) A SURVEY BY ALBERT LOVELL DATED 10/27/78, REVISED 1/15/79, SURVEY NO. 81219.
 2.) SURVEY BY THIS FIRM DATED 9/1/70, SURVEY NO. 6730.



LEGEND
 ○ 1/2" Iron Rod Set
 ● 1/2" Iron Rod Found
 ⊕ Cross



BUILDING SETBACKS
 (* Verify Prior to Construction)
 Front Setback.....*
 Side Setback.....*
 Rear Setback.....*

ADDRESS: U.S. HWY. 190

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

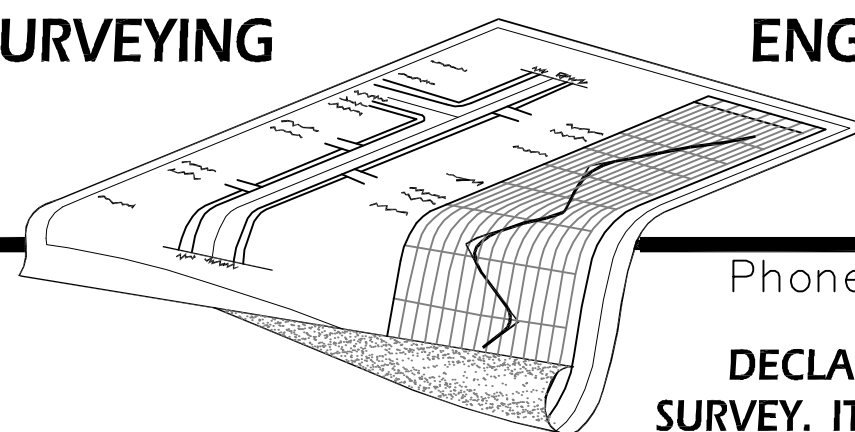
F.I.R.M. No. 225205 0440 D
 F.I.R.M. Date 4/21/99
 ZN: C B.F.E. N/A
 * Verify prior to construction with Local Governing Body.

DRAWING NO.
 20160491

DATE:
 7/21/16

J.V. Burkes & Associates, Inc.

SURVEYING ENGINEERING • ENVIRONMENTAL



1805 Shortcut Highway
 Slidell, Louisiana 70458
 E-mail: jvbassoc@jvburkes.com

DRAWN BY: JDL
 CHECKED BY: JCR

SCALE:
 1" = 40'

REVISED: 4/15/19 ADDED TREES

Phone: 985-649-0075 Fax: 985-649-0154

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

A SURVEY MAP OF
 LOTS 28-31, SQ. 7,
 BEVERLY HEIGHTS MANOR
 IN SEC. 13, T-9-S, R-14-E, GLD,
 ST. TAMMANY PARISH, LOUISIANA

SURVEYED BY:

CERTIFIED TO: MICHAEL PISCIOTTA

SEAN M. BURKES
 LA REG. No. 4785