

Addendum



Project:
Location:
Date:

Addm. #:

Subject:

To:

From:

Action Required:

Applicable Drawings/Specifications:

Date Required:

Cost Impact:

Schedule Impact:

Question:

Response Date:

Response By:

Response:



DUPLANTIS DESIGN GROUP, PC
THIBODAUX \ COVINGTON \ HOUSTON \ BATON ROUGE \ HOUMA

34 Louis Prima Drive Covington, LA 70433
PHONE 985.249.6180 \ FAX 985.249.6190

ADDENDUM 01

DATE: July 24, 2014
TO: Continental 294 Fund LLC
FROM: Scott Tabary
Duplantis Design Group, PC
SUBJECT: Spring at Fremaux Town Center
Slidell, LA

MISCELLANEOUS CHANGES, ADDITIONS AND CORRECTIONS TO DRAWINGS:

- A. Sheet C-0
 - 1. Updated Sheet Index.
- B. Sheet C-1
 - 1. Added note "I" to Utility Legend
- C. Sheet C-3.0
 - 1. Added area analysis and parking analysis tables to sheet
- D. Sheet C-3.1
 - 1. Revised communication box callout to read "Communication box. Coordinate with AT&T for box type (typ)."
 - 2. Revised fence callout to read "4' decorative fence (typ). Coordinate with owner for details."
 - 3. Added curb cut flumes at back of landscape islands. (Total of 2)
 - 4. Added 3' pedestrian access gate to pond area.
- E. Sheet C-3.2
 - 1. Revised fence callout to read "4' decorative fence (typ). Coordinate with owner for details."
 - 2. Revised fence callout to read "4' chain link fence. Coordinate with owner for details."
 - 3. Added curb cut flumes at back of landscape islands. (Total of 2)
- F. Sheet C-3.3
 - 1. Removed transformer pad callout in BLDG 6.
 - 2. Added Communication box callouts.

3. Added curb cut flumes at back of landscape islands. (Total of 2)
- G. Sheet C-3.4
1. Added Communication box callouts.
 2. Added water meter callout.
 3. Removed curb cut flumes at back of landscape islands. (Total of 2)
 4. Added Tree to Remain callout.
 5. Added Note for contractor to coordinate with owner on Proposed Pergola.
- H. Sheet C-3.5
1. Added 4 sided Dumpster enclose note.
 2. Added note stating, "Pool Deck and Surfacing(by Others)."
 3. Clarified 6' Fence note around pool area.
 4. Added propane tank location.
 5. Added Communication Box Note.
 6. Existing tree at SE corner of club house parking area to be removed.
 7. Added Limits of construction note and updated legend with note stating where site contractor's work ends along Town Center Pkwy.
 8. Added Telephone Cabinet coordination note.
- I. Sheet C-3.6
1. Added Communication Box Note.
 2. Removed curb cut flumes at back of Landscape Island. (Total of 1)
- J. Sheet C-4.0-C-4.6
1. Adjusted grades and contours around buildings, inlets, and pond areas
 2. Added labels on trunk lines picking up yard inlets and downs spouts.
 3. Updated structure and pipe charts.
- K. Sheets C-5.1-C5.3
1. Reissued for Clarification
- L. Sheet C-6.0-C-6.8
1. Utility Legend Notes "B", "G", and "I" have been updated.
- M. Sheet C-6.0
1. Typical water entry detail has been updated.
- N. Sheet C-6.1
1. Added typical water entry detail callout.
- O. Sheet C-6.3
1. Switched Structure 228 from Manhole to Cleanout
 2. Added typical water entry detail callouts.
 3. Moved Conflict Box callout to point to conflict box.

P. Sheet C-6.5

1. Added propane tank location and gas line to building outside of the southeast corner of the clubhouse.

Q. Sheets C-7.1-C7.2

1. Reissued for Clarification

R. Sheet C-8.1

1. Adjusted Limits of construction to encompass the pond area.
2. Added rip rap to Weir outfall from the pond

S. Sheet C-8.2

1. Shifted Erosion control along Town Center Parkway to west side of Roadway.
2. Added construction exit for temporary road area along north property line.
3. Removed tree protection from tree at southeast corner of clubhouse parking area, as the tree is being removed.
4. Added 2 inlet protections along southern most curb and gutter in parking lot.

T. Sheet D-1

1. Updated Special Details referring to Erosion Control Plans

U. Sheet D-4

1. Yard inlet detail updated.

V. Sheet D-5

1. Updated Special Detail referring to Erosion Control Plan.
2. Updated Outfall Weir Detail with 3" bleeder pipe.

W. Sheet D-7

1. New Sheet.

END OF ADDENDUM

SPRINGS AT FREMAUX TOWN CENTER

FREMAUX TOWN CENTER SLIDELL, LOUISIANA ST. TAMMANY PARISH

REVISION	BY
7-24-14 ADDENDUM 1	SMT

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DUPONTIS DESIGN GROUP, PC
 CIVIL ENGINEERING ARCHITECTURE
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 WWW.DDGPC.COM PHONE: 985-249-6860 FAX: 985-249-6190
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UTILITY AND GOVERNING AUTHORITIES CONTACT LIST:

TELEPHONE:

AT&T
 72337 Industry Park
 Covington, LA 70435
 Contact: Mr. Wayne Stein
 Telephone: (985)-867-1269
 e-mail: ws7675@bellsouth.com

ELECTRIC:

CLECO
 2900 E. Causeway Approach Suite C
 Mandeville, LA 70448
 Contact: Mr. John R. Murchison
 Telephone: (985)-624-3233
 e-mail: john.murchison@cleco.com

CABLE:

Charter Communications
 60097 Highway 11
 Slidell, LA 70458
 Contact: Mr. Kevin David
 Telephone: (985)-285-4702
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GAS:

Atmos
 663 Brownswitch Ste 1
 Slidell, LA 70458
 Contact: Mr. Joe Riehlmann
 Telephone: (985)-649-7188
 email: joseph.riehlmann@atmosenergy.com

WATER/SEWER:

City of Slidell, Public Operations Department
 1325 Bayou Lane
 Slidell, LA 70458
 Contact: Mr. Mike Noto
 Telephone: (985)-646-4330
 email: mnoto@cityofslidell.org

BUILDING INSPECTOR:

City of Slidell, Department of Building Safety
 2055 Second Street
 Slidell, LA 70458
 Contact: Mr. Joe France
 Telephone: (985)-646-4324
 email: jfrance@cityofslidell.org

DIRECTOR OF PLANNING:

City of Slidell, Planning Director
 250 Bouscaren Street, Suite 203
 Slidell, LA 70458
 Contact: Mrs. Tara Ingram-Hunter
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 email: t Ingram-hunter@cityofslidell.org

CITY ENGINEER:

City of Slidell, Engineering Department
 250 Bouscaren Street, Suite 203
 Slidell, LA 70458
 Contact: Mrs. Donna O'Dell, P.E.
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FIRE DEPARTMENT:

St. Tammany Fire Protection District #1
 Headquarters/Administration
 1358 Corporate Square
 Slidell, LA 70458
 Office: (985) 649-3665
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SITE LOCATION MAP
 N.T.S.

DDG PROJECT # 14-248

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PROJECT NOTES:

1. THIS PROJECT IS BEING CONSTRUCTED WITHIN THE BOUNDARIES OF THE CITY OF SLIDELL.
2. THE CONTRACTOR SHALL ENSURE THAT ALL GOVERNMENTAL REQUIRED INSPECTIONS, ALONG WITH THOSE REQUIRED BY PRIVATE UTILITIES, ARE PERFORMED PRIOR TO TURNING THE BUILDING OVER.
3. THE SITEWORK FOR THIS PROJECT SHALL MEET OR EXCEED SITEWORK RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORTS PREPARED BY STRATUM ENGINEERING, LLC OR THE SITEWORK SPECIFICATIONS FOR CITY OF SLIDELL, WHICHEVER IS MORE STRINGENT.

LA One Call
 CALL LOUISIANA ONE CALL -- 1-800-272-3020
 LOUISIANA STATE LAW, SECTION R.S.40:1749.15, REQUIRES EXCAVATORS AND DEMOLISHERS TO NOTIFY A REGIONAL NOTIFICATION CENTER BY TELEPHONE 48 HOURS IN ADVANCE OF ANY EXCAVATION OR DEMOLITION ACTIVITY. THE OWNERS/OPERATORS OF ANY UNDERGROUND FACILITY MUST THEN MARK THE AREA OR PROVIDE INFORMATION THAT WILL ENABLE AN EXCAVATOR OR DEMOLISHER TO DETERMINE THE LOCATION OF UNDERGROUND FACILITIES.

PROGRESS SET - FOR REVIEW ONLY
 Issued 07/24/14
 These documents are for Design Review and not intended for construction. They were prepared by, or under the supervision of, Douglas E. Barilleaux, P.E., #34541, Duplantis Design Group, PC.

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

DRAWN	DGS
CHECKED	DEB
ISSUED DATE	7/24/14
ISSUED FOR	PERMITTING
PROJECT NO.	14-248
FILE	14-248 C-0 COVER
SHEET	C-0

SITE PLAN NOTES:

- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS & DIMENSIONS OF SIDEWALKS, PRECISE BUILDING DIMENSIONS, & EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- ALL UNSURFACED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH, OR SOD, & WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED AS INDICATED ON THE LANDSCAPING PLAN.
- PROPERTY & TOPOGRAPHIC SURVEY WAS PREPARED ON 11-8-2013 BY ACADIA 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, 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 & GAS 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.
- THE EARTHWORK FOR ALL BUILDING FOUNDATIONS & SLABS SHALL BE IN ACCORDANCE WITH THE FOUNDATION SUBSURFACE PREPARATION NOTES.
- ALL NECESSARY PERMITS & APPROVALS 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, CURBS, 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 DIRT 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 & SITE WORK SPECIFICATIONS.
- 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 CITY OF SUDELL DEPARTMENT OF ENGINEERING'S STANDARDS & SPECIFICATIONS.
- THE PROPERTIES SHOWN HEREIN LIE WITHIN ZONE M4 AND ZONE B, ACCORDING TO FLOOD AREAS OF INSURANCE RATE MAPS PUBLISHED BY F.E.M.A. COMMUNITY PANEL NO. 2252050420E DATED APRIL 21, 1999.

SITE LAYOUT NOTES:

- SITE AREA = +/- 20.00 ACRES.
- DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL RADII ARE 4 FEET UNLESS NOTED OTHERWISE.
- SEE DRAWING D-1 THROUGH D-6 FOR DETAILS.

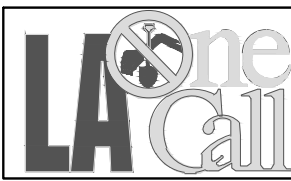
EROSION CONTROL NOTES:

- SEDIMENT & EROSION CONTROL FACILITIES & STORM DRAINAGE FACILITIES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN EROSION CONTROL FACILITIES DURING THE ENTIRE CONSTRUCTION PERIOD. FACILITIES ARE NOT TO BE REMOVED UNTIL COMPLETION OF THE PROJECT.
- ADDITIONAL DEVICES MAY BE REQUIRED AS DEEMED NECESSARY BY GOVERNING AUTHORITIES.
- SILT FENCES SHALL BE CLEANED OR REPLACED WHEN SILT BUILDS UP TO 1' FROM THE BOTTOM OF THE FENCE.
- EROSION CONTROL MEASURES ARE TO BE INSPECTED WEEKLY & AFTER EACH RAINFALL & REPAIRED AS NECESSARY.
- ALL GRADED AREAS SHALL BE STABILIZED WITH A PERMANENT FAST GROWING COVER &/OR MULCH UPON COMPLETION OF GRADING OPERATIONS. COMPLETION OF GRADING OPERATIONS DOES NOT MEAN AT THE END OF THE PROJECT. AS SOON AS FINAL GRADES ARE ESTABLISHED IN AN UNPAVED AREA, THE CONTRACTOR SHALL STABILIZE WITH A TEMPORARY GRASS OR PERMANENT SOD. IF A TEMPORARY GRASS IS APPLIED, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO APPLY A PERMANENT SEED OR SOD AT THE PROPER TIME OF YEAR.
- FILL SLOPES SHOULD BE PLANTED AS SOON AS AN AREA OF THE SITE IS BROUGHT TO FINAL GRADE. SURFACE RUNOFF SHALL BE INTERCEPTED AT THE TOP OF TEMPORARY & PERMANENT SLOPES DURING CONSTRUCTION SO THAT WATER IS NOT ALLOWED TO FLOW OVER THE SLOPE FACE.
- THE GENERAL CONTRACTOR & THE GRADING CONTRACTOR SHALL REVIEW THEIR GRADING SEQUENCE TO INSURE THAT THE LEAST AMOUNT OF LAND POSSIBLE AT ANY ONE TIME IS DISTURBED WITHOUT PERMANENT STABILIZATION.
- CONTRACTOR SHALL INSTALL TEMPORARY CONSTRUCTION ENTRANCES PRIOR TO ANY EARTHWORK OPERATIONS.
- CONTRACTOR SHALL MAINTAIN SILT FENCES FOR THE DURATION OF THE PROJECT UNTIL ACCEPTED BY THE OWNER AT NO EXPENSE TO OWNER.
- CONTRACTOR SHALL INSPECT ON A DAILY BASIS FOR NEEDED REMOVAL OF ANY ACCUMULATED SILTS, DEBRIS, OR REPAIR OF DAMAGED SILT FENCE AT NO ADDITIONAL EXPENSE TO OWNER.
- PRIOR TO CONSTRUCTION, THE EROSION & SEDIMENT CONTROL MEASURES SHOWN HEREON SHALL BE IN PLACE. CLEARING & GRUBBING OPERATIONS WILL BE ENGAGED IN ONLY AS NECESSARY TO ALLOW THE PLACEMENT OF EROSION & SEDIMENT CONTROL MEASURES AS SHOWN HEREON UNTIL ALL SUCH MEASURES ARE IN PLACE.
- LAND DISTURBING ACTIVITIES WILL BE KEPT TO A MINIMUM & WILL NOT EXTEND BEYOND THE LIMITS SHOWN.
- SEDIMENT & EROSION CONTROL MEASURES WILL BE INSPECTED ON A DAILY BASIS & WILL BE REPAIRED, ADJUSTED & MAINTAINED AS NEEDED OR REQUIRED BY GOVERNING AGENCIES AT NO ADDITIONAL EXPENSE TO THE OWNER TO PROVIDE EROSION & SEDIMENT CONTROL FOR THE DURATION OF CONSTRUCTION & UNTIL ALL DISTURBED AREAS ARE STABILIZED.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLETING THE "PRIME CONTRACTOR CERTIFICATION" & "THE MONTHLY INSPECTION REPORT & CERTIFICATION FORM FOR EROSION & SEDIMENT CONTROLS" LOCATED IN THE SITEMARK SPECIFICATIONS & SUBMITTING THE FORMS TO THE OFFICE OF POLLUTION CONTROL.
- THE CONTRACTOR SHALL ALSO CONSTRUCT THE SILT FENCING AS SHOWN AT THE PERIMETER OF THE SITE PLAN PRIOR TO LAND CLEARING ACTIVITIES.
- ALL EROSION CONTROL MEASURES EXCEPT THE REQUIRED RIP RAP ARE TEMPORARY DEVICES. THESE TEMPORARY DEVICES SHALL BE REMOVED PRIOR TO COMPLETION OF CONSTRUCTION ONCE STABILIZATION OF ALL GRASSED AREAS ARE COMPLETE.

BMP MAINTENANCE EROSION NOTES:

ALL MEASURES STATED ON THIS SITE MAP, & IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION & SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, & REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

- INLET PROTECTION DEVICES & BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
- ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, & RESEEDED AS NEEDED.
- SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
- THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
- THE TEMPORARY PARKING & STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING & STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
- OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITION AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
- PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS, ANY DEBRIS &/OR SEDIMENT REACHING THE PUBLIC STREET SHALL BE CLEANED IMMEDIATELY BY A METHOD OTHER THAN FLUSHING.



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GRADING NOTES:

- TOPOGRAPHIC INFORMATION WAS TAKEN FROM A TOPOGRAPHIC SURVEY BY ACADIA LAND SURVEYING DATED 11-6-2013. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR & SUBMIT IT TO THE OWNER FOR REVIEW.
- EXISTING GRADE CONTOURS INTERVAL SHOWN AT ONE FOOT (1').
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION &/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO THE LOCATION & TIE-INS/CONNECTIONS TO THEIR FACILITIES.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES & NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY HORIZONTAL & VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, & ALL UTILITIES PRIOR TO CONSTRUCTION.
- CLEARING & GRUBBING LIMITS SHALL INCLUDE ALL AREAS DISTURBED BY GRADING OPERATIONS. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UNDISTURBED AREAS, ALL PROPERTY CORNERS, & REPLACING ALL PINS ELIMINATED OR DAMAGED DURING CONSTRUCTION.
- THE EARTHWORK FOR ALL BUILDING FOUNDATIONS & SLABS SHALL BE IN ACCORDANCE WITH THE FOUNDATION SUBSURFACE PREPARATION NOTES.
- FINISHED GRADE CONTOUR INTERVALS SHOWN AT ONE FOOT (1').
- CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL PLANS, POWER COMPANY, & TELEPHONE COMPANY FOR ACTUAL ROUTING OF POWER & TELEPHONE SERVICE TO THE BUILDING.
- CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES & BE CONSTRUCTED TO THE SAME.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
- ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE SOD OR 4 INCHES OF TOPSOIL, SEED, MULCH, WATER, ETC. CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH LANDSCAPING PLAN UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
- THE GEOTECHNICAL REPORT NO. G14-038 BY STRATUM ENGINEERING, L.L.C. IS CONSIDERED A PART OF THIS DOCUMENT. THE CONTRACTOR MUST REVIEW IT FOR CONSTRUCTION REQUIREMENTS. IF DIFFERENCES ARE NOTED BETWEEN THESE PLANS AND THE GEOTECHNICAL REPORT, REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT WILL GOVERN. THE CONTRACTOR MUST CONTACT THE OWNER, CIVIL ENGINEER, AND GEOTECHNICAL ENGINEER FIRM AND INFORM THEM OF ALL DISCREPANCIES AND PLAN MODIFICATIONS.

STORM DRAINAGE NOTES:

- ALL PIPES ENTERING STORM SEWER STRUCTURES SHALL BE SEALED TO ASSURE CONNECTION AT STRUCTURE IS WATER TIGHT.
- ALL PIPES & STRUCTURES ON STREET RIGHT-OF-WAY SHALL BE PER CITY OF SUDELL ENGINEERING DEPARTMENT STANDARDS & SPECIFICATIONS.
- REFERENCE DETAIL SHEETS FOR CONSTRUCTION DETAILS.

SITE PREPARATION NOTES:

- ALL TOPSOIL WITH ORGANICS AND OTHER DELETERIOUS MATERIALS SHALL BE STRIPPED. ALL UNSUITABLE STOCKPILED MATERIALS SHALL BE REMOVED.
- CONTRACTOR SHALL STRIP A MINIMUM OF 10 INCHES OF THE SURFICIAL TOP SOIL WITH ORGANIC MATERIAL FROM THE BUILDING & PARKING AREAS. ACTUAL STRIPPING DEPTH MAY BE UP TO 18 INCHES AT ISOLATED LOCATIONS AND SHOULD BE DETERMINED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER AT THE TIME OF CONSTRUCTION.
- THE NEAR SURFACE SOILS ENCOUNTERED AT THE SITE CONSISTS OF MOISTURE SENSITIVE SILTY MATERIALS. THESE NEAR SURFACE SOILS WERE STABLE AT THE TIME OF THE FIELD EXPLORATION SINCE THE INVESTIGATION WAS CONDUCTED IN A PERIOD OF DRY WEATHER. SHOULD THE NEAR SURFACE SOILS BECOME WET, THEY COULD LOSE THEIR SUPPORT CAPABILITIES AND WILL HAVE TO BE REMOVED AND REPLACED WITH COMPACTED STRUCTURAL FILL.
- ANY LOOSELY BACKFILLED TREE STUMP EXCAVATIONS IN THE BUILDING AREAS SHALL BE UNDERCUT & REPLACED WITH COMPACTED STRUCTURAL FILL.
- THE EXPOSED SUBGRADE IN THE BUILDING AND PARKING AREAS SHOULD BE PROOFROLLED WITH A RUBBER Tired VEHICLE WEIGHING ABOUT 20 TONS. SOILS WHICH ARE OBSERVED TO RUT OR DEFLECT EXCESSIVELY UNDER THE MOVING LOAD, SHOULD BE UNDERCUT & REPLACED WITH COMPACTED STRUCTURAL FILL. THE PROOF-ROLLING AND UNDERCUTTING ACTIVITIES SHOULD BE WITNESSED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER AND SHOULD BE PERFORMED DURING A PERIOD OF DRY WEATHER.
- AFTER SUBGRADE PREPARATION AND OBSERVATION HAVE BEEN COMPLETED, THE INITIAL LAYER OF FILL SHOULD BE PLACED IN A RELATIVELY UNIFORM HORIZONTAL LIFT AND BE ADEQUATELY KEVED INTO THE STRIPPED AND SCARIFIED SUBGRADE SOILS. THE STRUCTURAL FILL SHOULD CONSIST OF SANDY CLAYS OR CLAYEY SANDS HAVING A MAXIMUM LIQUID OF 40 AND A MAXIMUM PLASTICITY INDEX OF 18 PERCENT.
- THE FILL SHOULD BE PLACED IN MAXIMUM LIFTS OF EIGHT (8) INCHES OF LOOSE MATERIALS AND SHOULD BE COMPACTED WITHIN ONE (1) PERCENTAGE POINT BELOW AND THREE (3) PERCENTAGE POINTS ABOVE THE OPTIMUM MOISTURE CONTENT. IF WATER MUST BE ADDED, IT SHOULD BE UNIFORMLY APPLIED AND THOROUGHLY MIXED INTO THE SOIL BY DISKING OR SCARIFYING. THE FILL PLACED IN THE BUILDING AREAS AND PARKING LOT SHOULD BE COMPACTED BY ASTM 099B.
- DETAILED DRAINAGE SHOULD BE PROVIDED PRIOR TO AND DURING SITE WORK. THE SITE SHOULD BE GRADED TO PROMOTE RAPID RUNOFF THROUGHOUT THE CONSTRUCTION PHASE.
- EACH LIFT OF COMPACTED STRUCTURAL FILL SHALL BE TESTED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF SUBSEQUENT LIFTS.
- THE EDGE OF COMPACTED FILL SHALL EXTEND AT LEAST TEN (10) FEET BEYOND THE EDGE OF THE BUILDINGS PRIOR TO SLOPING.
- THE SOIL SUPPORTED FLOOR SLABS FOR THE PROPOSED APARTMENT BUILDINGS SHOULD BEAR ON A MINIMUM OF TWO (2) FEET OF COMPACTED STRUCTURAL FILL. PLACEMENT OF THE NEW FILL AND PREPARATION OF THE SUBGRADE SHOULD BE PERFORMED IN ACCORDANCE WITH THE SITE PREPARATION SECTION OF THE GEOTECHNICAL REPORT TO IDENTIFY ANY SOFT OR UNSTABLE SOILS WHICH SHOULD BE REMOVED FROM THE FLOOR SLAB PRIOR TO ADDITIONAL FILL PLACEMENT AND/OR FLOOR SLAB CONSTRUCTION.
- POLYETHYLENE SHEETING SHOULD BE PLACED BETWEEN THE FILL AND THE FLOOR SLABS TO ACT AS A VAPOR BARRIER.
- WATER SHALL NOT BE ALLOWED TO COLLECT IN THE FOUNDATION EXCAVATION, FLOOR SLAB AREAS, OR ON PREPARED SUBGRADES IN THE CONSTRUCTION AREA EITHER DURING OR AFTER CONSTRUCTION. UNDERCUT OR EXCAVATED AREAS SHALL BE SLOPED TOWARD ONE CORNER TO FACILITATE REMOVAL OF ANY COLLECTED RAINWATER, GROUNDWATER, OR SURFACE RUNOFF. POSITIVE SITE SURFACE DRAINAGE SHALL BE PROVIDED TO REDUCE INFILTRATION OF SURFACE WATER AROUND THE PERIMETER OF THE BUILDINGS & BENEATH THE FLOOR SLABS.
- IT IS POSSIBLE THAT SEASONAL VARIATIONS WILL CAUSE FLUCTUATIONS OF THE WATER TABLE. ADDITIONALLY, PERCHED WATER MAY BE ENCOUNTERED IN DISCONTINUOUS ZONES WITHIN THE OVERBURDEN SILTY SANDY CLAY. ANY WATER ACCUMULATION SHALL BE REMOVED FROM EXCAVATION BY PUMPING. SHOULD EXCESSIVE & UNCONTROLLED AMOUNTS OF SEEPAGE OCCUR, THE GEOTECHNICAL ENGINEER SHALL BE CONSULTED.

UTILITY NOTES:

- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES & NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION &/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES & WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- CONTRACTOR SHALL VERIFY HORIZONTAL & VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, & ALL UTILITIES PRIOR TO CONSTRUCTION.
- CONTRACTOR TO REMOVE OR RELOCATE WHEN APPLICABLE, ALL EXISTING BUILDINGS, FOUNDATIONS, EASEMENTS, & CONNECTING IMPROVEMENTS, DRAIN PIPES, SANITARY SEWER PIPE, POWER POLES & GUY WIRES, WATER METERS & WATER LINES, WELLS, SIDEWALKS, SIGN POLES, UNDERGROUND GAS, SEPTIC TANKS, & ASPHALT, SHOWN & NOT SHOWN, WITHIN CONSTRUCTION LIMITS & WHERE NECESSARY, TO ALLOW FOR FILL MATERIAL, UNLESS OTHERWISE DENOTED, TO BE REMOVED AS UNCLASSIFIED EXCAVATION.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
- CONTRACTOR SHALL REFER TO ARCHITECT'S PLANS & SPECIFICATIONS FOR ACTUAL LOCATION OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER LATERALS, DOMESTIC & FIRE PROTECTION WATER SERVICE. CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL PLANS, POWER COMPANY, & TELEPHONE COMPANY FOR ACTUAL ROUTING OF POWER & TELEPHONE SERVICE TO BUILDING.
- CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES & BE CONSTRUCTED TO SAME.
- SEE SPECIFICATIONS & DETAIL SHEETS FOR BACKFILLING & COMPACTION REQUIREMENTS ON UTILITY.
- CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARD OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION & TRENCHING REQUIREMENTS. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, & OTHER MEANS OF PROTECTION. THIS TO INCLUDE BUT NOT LIMITED TO, ACCESS & EGRESS FROM ALL EXCAVATION & TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
- CONTRACTOR SHALL COORDINATE WITH OTHER UTILITIES TO ASSURE PROPER DEPTH & PREVENT ANY CONFLICT OF UTILITIES.
- THE MINIMUM HORIZONTAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF THE WATER & SEWER LINE IS TEN (10) FEET, OR MINIMUM VERTICAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF THE WATER & SEWER LINE IS EIGHTEEN (18) INCHES.
- CONTRACTOR SHALL GROUT AROUND ALL PIPE ENTRANCES TO SANITARY SEWER MANHOLES WITH NON-SHRINKING GROUT TO ASSURE CONNECTION IS WATER TIGHT.
- CONTRACTOR SHALL CONDUCT ALL REQUIRED TESTS TO THE SATISFACTION OF THE RESPECTIVE UTILITY COMPANIES & OWNERS INSPECTING AUTHORITIES.
- SITE CONTRACTOR TO COORDINATE PROPOSED RECONNECTION OF ALL UTILITIES WITH ARCHITECTURAL PLANS AS WELL AS UTILITY COMPANIES & BUILDING CONTRACTOR.
- ALL NECESSARY INSPECTIONS &/OR CERTIFICATIONS REQUIRED BY CODES &/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION & THE FINAL CONNECTION OF SERVICES.

WATER NOTES:

- ALL WORK SHALL BE DONE TO THE CITY OF SUDELL STANDARD SPECIFICATIONS.
- REFERENCE ARCHITECT'S PLANS FOR ALL BUILDING FIRE SERVICE & DOMESTIC SERVICE CONNECTION LOCATIONS.
- CONTRACTOR SHALL CONSTRUCT WATER SERVICES AS SHOWN, & CONSTRUCT METERS, PITS, & INSTALL CHECK VALVE.
- ALL SPRINKLER & DOMESTIC LEADS TO BUILDING SHALL END AT THE FACE OF BUILDING WALL, UNLESS NOTED, & SHALL BE PROVIDED WITH A TEMPORARY PLUG AT END (FOR OTHERS TO REMOVE & EXTEND AS NECESSARY).
- ALL VERTICAL BENDS ON WATER MAIN SHALL BE RESTRAINED WITH A MECHANICAL JOINT FITTING SUPPLIED WITH THE RETAINER GLANDS. ANY JOINTS 25 FEET OR LESS FROM EITHER SIDE OF VERTICAL BEND SHALL BE RESTRAINED WITH A RESTRAINED JOINT.
- DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTING.
- ALL VALVES SHALL BE INSTALLED IN A CAST IRON VALVE BOX WITH COVER.
- THROUST BLOCKS SHALL BE PROVIDED AT ALL HORIZONTAL BENDS, TEES, & FIRE HYDRANTS. SEE DETAIL.
- THE MINIMUM COVER ON WATER MAINS SHALL BE 3 FEET.
- PIPE SIZES 3" & SMALLER SHALL BE PVC. FITTINGS SHALL BE BRASS. SEE SPECIFICATIONS.
- PIPE SIZES 4" & LARGER SHALL BE PVC C-900 WATER PIPE. ALL FITTINGS 4" & LARGER SHALL BE CAST IRON CONFORMING TO ANSI & AWWA STANDARD SPECIFICATIONS.
- GATE VALVES 3/4" THROUGH 3" SHALL BE BRONZE WEDGE TYPE GATE VALVE. VALVES SHALL HAVE NON-RISING STEM WITH SOLID TEE HEAD OPERATING NUT UNLESS NOTED OTHERWISE.
- GATE VALVES 4" & LARGER SHALL BE CAST IRON GATE VALVE WITH PARALLEL DOUBLE DISC. VALVES SHALL HAVE MECHANICAL JOINT ENDS & NON-RISING STEM WITH SQUARE OPERATING NUT.

TELEPHONE NOTES:

- ALL PHONE LINE LOCATIONS ARE APPROXIMATE & SHOWN FOR COORDINATION PURPOSES ONLY. REFERENCE ARCHITECT'S PLANS FOR ALL BUILDING SERVICE CONNECTIONS.

SANITARY SEWER NOTES:

- ALL WORK SHALL BE DONE TO THE CITY OF SUDELL STANDARD SPECIFICATIONS.
- REFERENCE ARCHITECT'S PLANS FOR ALL BUILDING SERVICE CONNECTIONS.
- CONTRACTOR SHALL PAY ALL FEES & CHARGES PERTINENT TO SANITARY SEWER CONSTRUCTION & SHALL COORDINATE WITH CITY OF SUDELL PRIOR TO COMMENCING WITH CONSTRUCTION.
- ALL STUB-OUTS & WYE LATERALS SHALL BE PLUGGED WITH A STANDARD TYPE PLUG.
- SANITARY SEWER PIPE OF DIFFERENT MATERIAL SHALL BE JOINED BY A RUBBER SLEEVE WITH STAINLESS STEEL COUPLING, MADE FOR TRANSITIONS FROM ONE MATERIAL TO ANOTHER.
- DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR TO CENTERLINE OF MANHOLE.
- THE SANITARY SEWER PIPE MATERIAL SHALL BE PVC, SDR 35, SEWER PIPE UNLESS OTHERWISE NOTED ON PLAN.

POWER NOTES:

- REFERENCE ARCHITECT'S PLANS FOR ALL BUILDING SERVICE CONNECTIONS.
- ALL PRIMARY & SECONDARY SERVICE LOCATIONS ARE APPROXIMATE & ARE SHOWN FOR COORDINATION PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE POWER COMPANY, TO DETERMINE EXACT LOCATION & RESPONSIBILITIES INCLUDING COST.

NOTE:

10' SERVITUDE REQUIRED ON ALL SEWER OR WATER LINES WHERE SHOWN ADJACENT TO R.O.W. OR IN THE PARKING LOT. 15' SERVITUDE REQUIRED ON ALL SEWER OR WATER WITHIN MAIN STREET (BETWEEN BUILDINGS). WHERE SEWER AND WATER ARE ADJACENT TO ONE ANOTHER, A 20' EASMENT IS REQUIRED. EASEMENTS REQUIRED BUT NOT SHOWN FOR CLARITY.

UTILITY LEGEND

- 6" SANITARY SEWER LATERAL AT MINIMUM 1.00% SLOPE WITH CLEANOUT 3' OFF BUILDING. COORDINATE WITH ARCHITECTURAL PLANS FOR EXACT ENTRY LOCATION & ELEVATION.
- 2" DOMESTIC WATER ENTRY. CONTRACTOR TO COORDINATE WITH ARCHITECTURAL PLANS FOR EXACT ENTRY LOCATIONS INTO THE BUILDINGS. CONTRACTOR IS REQUIRED TO INSTALL AN RPZ BACKFLOW PREVENTER ON THE 2" DOMESTIC LINE INSIDE THE BUILDING. REFER TO ARCHITECTURAL PLANS FOR DETAILS. THE DOMESTIC WATER METER SHALL BE SET OUTSIDE THE BUILDING, AS SHOWN. CONTRACTOR TO COORDINATE WITH CITY OF SUDELL ON SIZE AND TYPE OF METER REQUIRED.
- 2" IRRIGATION METER. CONTRACTOR TO COORDINATE WITH LANDSCAPE PLANS FOR DETAILS. CONTRACTOR TO COORDINATE WITH CITY OF SUDELL FOR TYPE OF METER.
- 4" FIREWATER ENTRY. CONTRACTOR TO COORDINATE WITH ARCHITECTURAL PLANS FOR EXACT ENTRY LOCATION INTO BUILDING. CONTRACTOR IS REQUIRED TO INSTALL A DOUBLE DETECTOR CHECK BACKFLOW PREVENTER ON 4" FIRE LINE INSIDE THE BUILDING. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- UNDERGROUND ELECTRIC TO BE EXTENDED TO BUILDING BY THE ELECTRIC CONTRACTOR. CLECO WILL PROVIDE PAD MOUNTED TRANSFORMER. CONTRACTOR SHALL SUPPLY CONCRETE PAD AND CONDUIT FROM THE TIE-IN LOCATION AT THE RIGHT OF WAY TO THE TRANSFORMER. CONTRACTOR TO PROVIDE 1-5" CONDUIT FOR PRIMARY ROUTING OF ELECTRIC SERVICE. CONTRACTOR TO PROVIDE 1-4" SECONDARY CONDUIT TO THE BUILDING. CONTRACTOR TO COORDINATE WITH CLECO FOR SAID WORK. REFER TO ARCHITECTURAL PLANS FOR ENTRY LOCATION & METER DESIGN.
- UNDERGROUND TELEPHONE WRING TO BE EXTENDED TO BUILDING BY AT&T. CONTRACTOR SHALL INSTALL (2)-4" CONDUIT FOR UNDERGROUND TELEPHONE SERVICE. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY TRENCHING, BEDDING, BACK FILL WHICH MAY BE REQUIRED. CONTRACTOR SHALL COORDINATE WITH TELEPHONE COMPANY FOR SAID WORK. REFER TO ARCHITECTURAL PLANS FOR ENTRY LOCATION, PANEL SIZE, & GROUND.
- FIRE HYDRANT & ASSEMBLY. CONTRACTOR TO COORDINATE WITH CITY OF SUDELL FIRE DEPARTMENT FOR FIRE HYDRANT TYPE & ASSEMBLY, TYPICAL AS INDICATED. CONTRACTOR TO PROVIDE BOLLARD PROTECTION WHERE SHOWN.
- 2" SIGN CONDUIT SYSTEM. CONTRACTOR TO COORDINATE WITH THE DEVELOPER FOR INSTALLATION OF CONDUIT AND SIGN.
- UNDERGROUND GAS TO BE EXTENDED FROM PROPOSED PROPANE TANK TO BUILDING. CONTRACTOR TO EXTEND A 1/2" CONDUIT. COORDINATE WITH THE OWNER FOR DETAILS OF PROPANE TANK.

NOTES:

FOR ANY NEW FIRE HYDRANTS AND WATER LINES INSTALLED, A REPRESENTATIVE FROM THE SUDELL ENGINEERING DEPARTMENT MUST WITNESS THE PRESSURE TESTS. CONTACT THE ENGINEERING DEPARTMENT AT LEAST 24 HOURS PRIOR TO PRESSURE TEST. ALSO, A BACTERIOLOGICAL TEST IS REQUIRED FROM THE DIH FOR EACH LINE INSTALLED.

REVISION	BY
7-24-14 ADDENDUM 1	SMT

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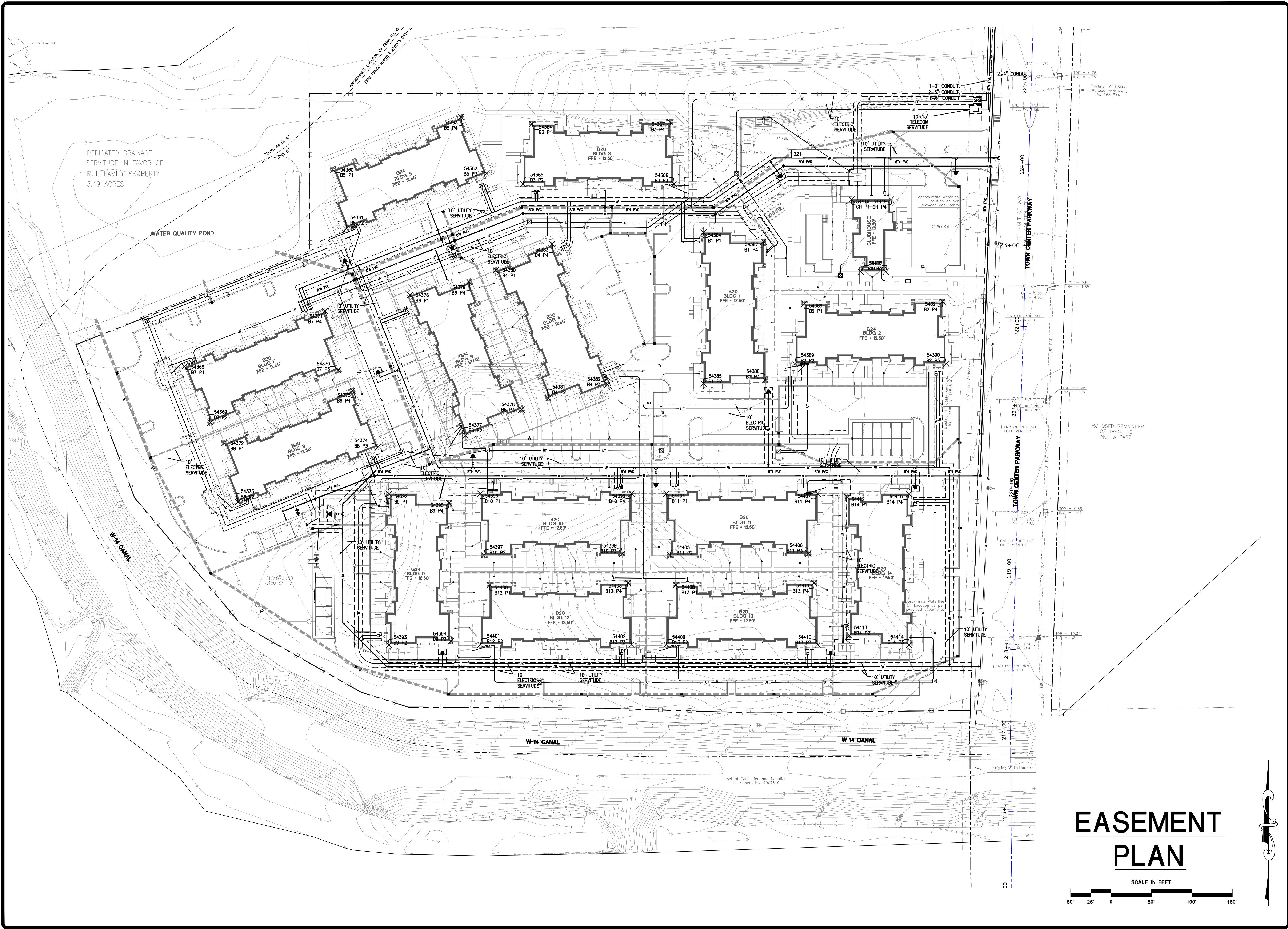
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SPRINGS AT FREMAUX TOWN CENTER
SLIDELL, LOUISIANA
ST. TAMMANY PARISH
FOR CONTINENTAL 294 FUND LLC
MEMONONIE FALLS, WI

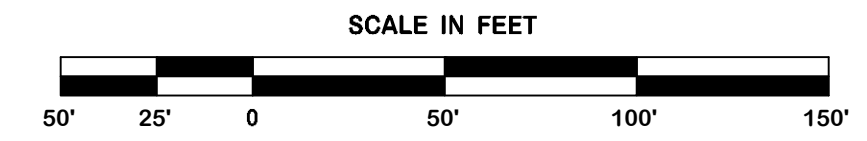
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ISSUED DATE
7/24/14
ISSUED FOR
PERMITTING
PROJECT NO.
14-248
FILE
14-248 C-1 GEN NOTES
SHEET
C-1

GENERAL NOTES

14-248 C-1 GEN NOTES.dwg



EASEMENT PLAN



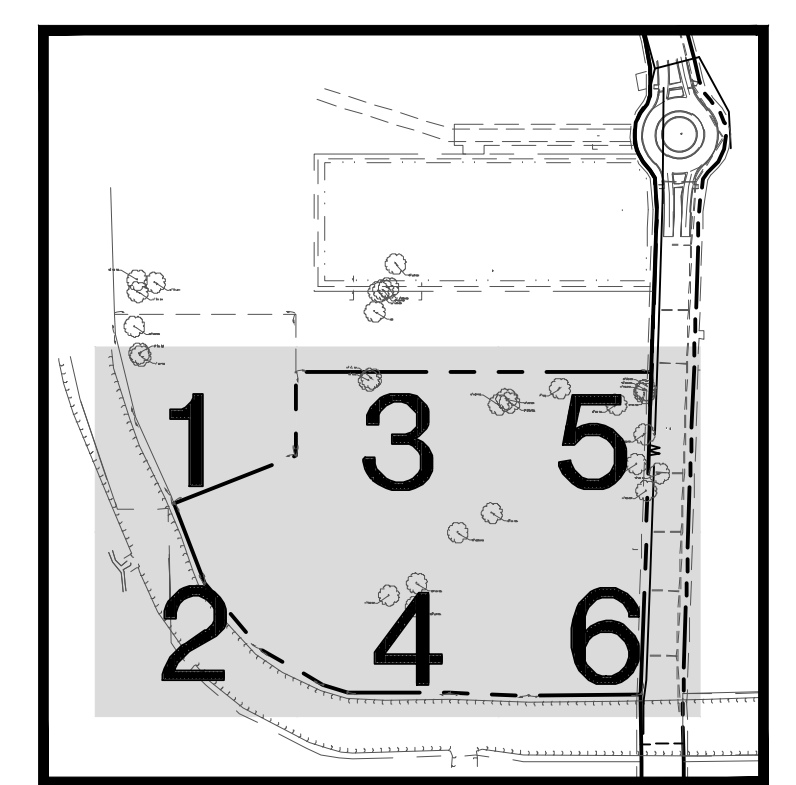
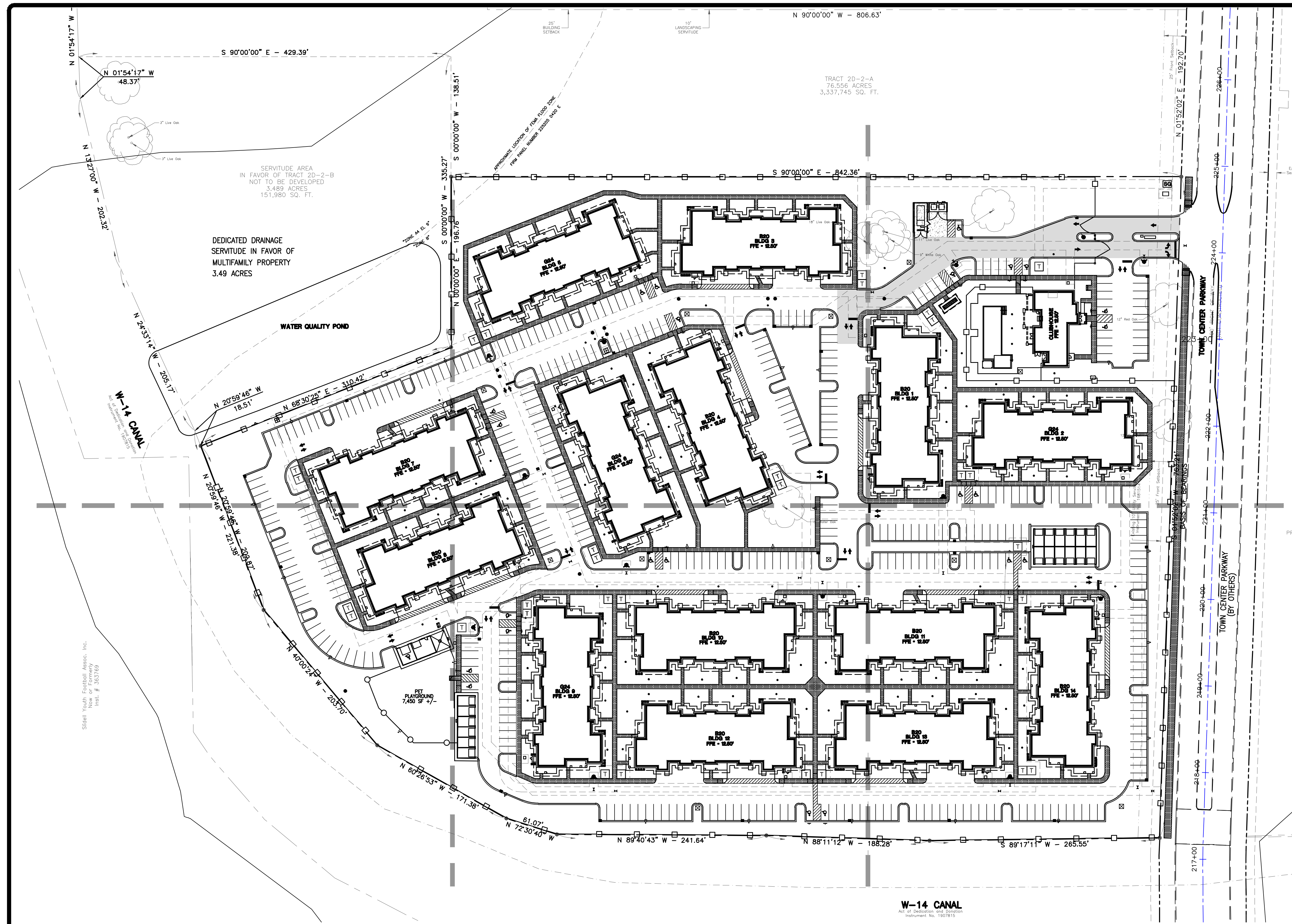
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SPRINGS AT FREMAUX TOWN CENTER
SLIDELL, LOUISIANA
ST. TAMMANY PARISH
FOR CONTINENTAL 294 FUND LLC
MEMONEE FALLS, WI

DRAWN DGS
 CHECKED DEB
 ISSUED DATE 7/24/14
 ISSUED FOR PERMITTING
 PROJECT NO. 14-248
 FILE 14-248 EASEMENT PLAN
 SHEET C-2.1



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
- ELEVATION 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

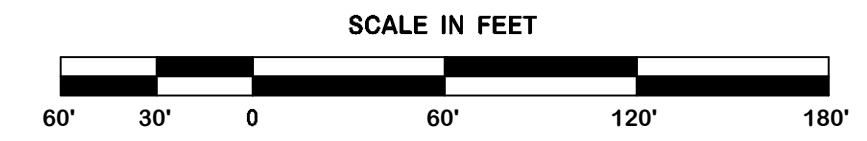
- BUILDING
- CONCRETE CURB AND GUTTER
- PARKING SPACES
- ADA RAMP
- HEAVY DUTY ASPHALT OR CONCRETE
- STANDARD DUTY PAVEMENT
- SITE LIGHTING POLES
- FIRE HYDRANT
- WATER VALVE
- DOWN SPOUT
- DIRECTIONAL ARROWS
- FLUME
- GARAGES
- SIDEWALK
- DECORATIVE FENCE
- CHAINLINK FENCE
- COMMUNICATIONS BOX
- ELECTRIC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

AREA ANALYSIS	
MULTIFAMILY TRACT	3.49 ACRES
DRAINAGE SERVITUDE	16.51 ACRES
TOTAL	20.00 ACRES

SITE ANALYSIS	
# OF UNITS	296 UNITS
PARKING	533 SPACES
RATIO	1.80/UNIT

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

OVERALL SITE PLAN



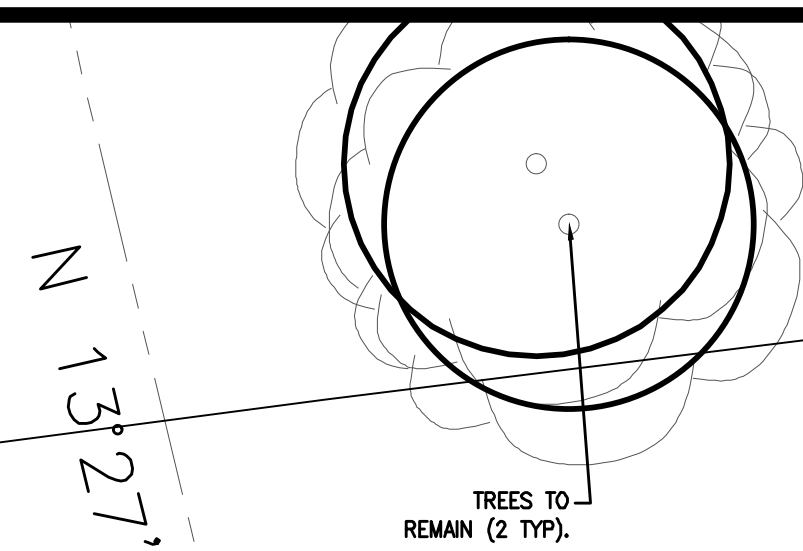
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DRAWN DGS
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PROJECT NO. 14-248
FILE 14-248 C-3 SITE
SHEET C-3.0



N 13°27'00" W - 202.32'

3" Live Oak

SERVITUDE AREA
IN FAVOR OF TRACT 2D-2-B
NOT TO BE DEVELOPED
3.489 ACRES
151,980 SQ. FT.

DEDICATED DRAINAGE
SERVITUDE IN FAVOR OF
MULTIFAMILY PROPERTY
3.49 ACRES

N 24°33'14" W - 205.17'

WATER QUALITY POND

S 00°00'00" W - 335.27'

N 00°00'00" F - 196.76'

MATCHLINE (SEE SHEET C-3.3)

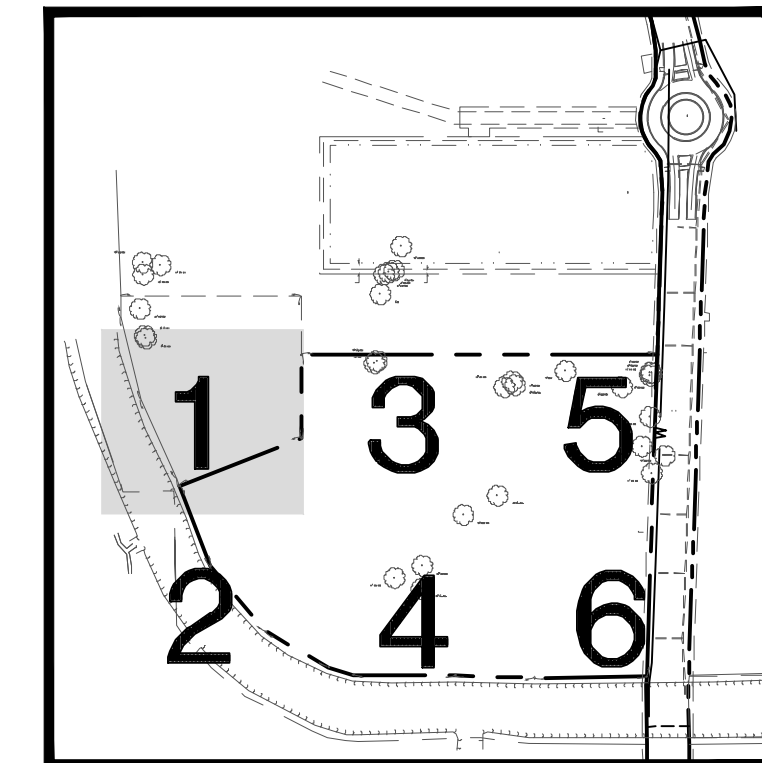
N 20°59'46" W
18.51'

N 68°30'25" E - 310.42'

N 20°59'46" W
24.00'

MATCHLINE 2 (SEE SHEET C-3.2)

B20
BLDG 7
FFE = 12.50'



KEY MAP
N.T.S.

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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 GM□
- EXISTING GAS VALVE ○
- EXISTING BARB WIRE FENCE LINE —X—
- EXISTING WIRE MESH FENCE LINE —○—
- EXISTING HIGH DENSITY POLYETHYLENE PIPE 12" HDPE ○
- EXISTING PIPE BOLLARD ○
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- EXISTING WATER METER WM○
- EXISTING WATER VALVE ○
- EXISTING WATER LINE W—
- EXISTING REINFORCED CONCRETE PIPE 18" RCP —
- EXISTING CORRUGATED METAL PIPE 24" CMP —

NOTE:

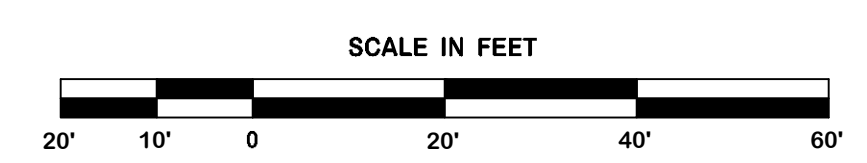
1. SEE SHEETS C-3.0 FOR OVERALL SITE PLAN.
2. SEE SHEETS C-4.0-C-4.6 FOR GRADING PLANS.
3. SEE SHEETS C-6.1-C-6.2 FOR UTILITY PLANS.
4. SEE SHEETS C-8.1-C-8.2 FOR EROSION CONTROL PLANS.
5. SEE SHEETS C-1 FOR GENERAL NOTES.
6. SEE SHEETS D-1-D-6 FOR DETAILS.
7. SEE SHEETS C-2 FOR BUILDING DIMENSIONAL CONTROL PLAN.



LEGEND - NEW IMPROVEMENTS

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

SITE PLAN
SECTION 1



REVISION	BY
7-24-14 ADDENDUM 1	SMT

DDG
DUPLONTIS DESIGN GROUP, PC
CIVIL ENGINEERING + ARCHITECTURE
34 LOUIS PRIMA DRIVE COVINGTON, LA 70433
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SPRINGS AT FREMAUX TOWN CENTER
SLIDELL, LOUISIANA
ST. TAMMANY PARISH
FOR CONTINENTAL 294 FUND LLC
MEMONEE FALLS, WI

DRAWN DGS
CHECKED DEB
ISSUED DATE 7/24/14
ISSUED FOR PERMITTING
PROJECT NO. 14-248
FILE 14-248 C-3 SITE
SHEET C-3.1

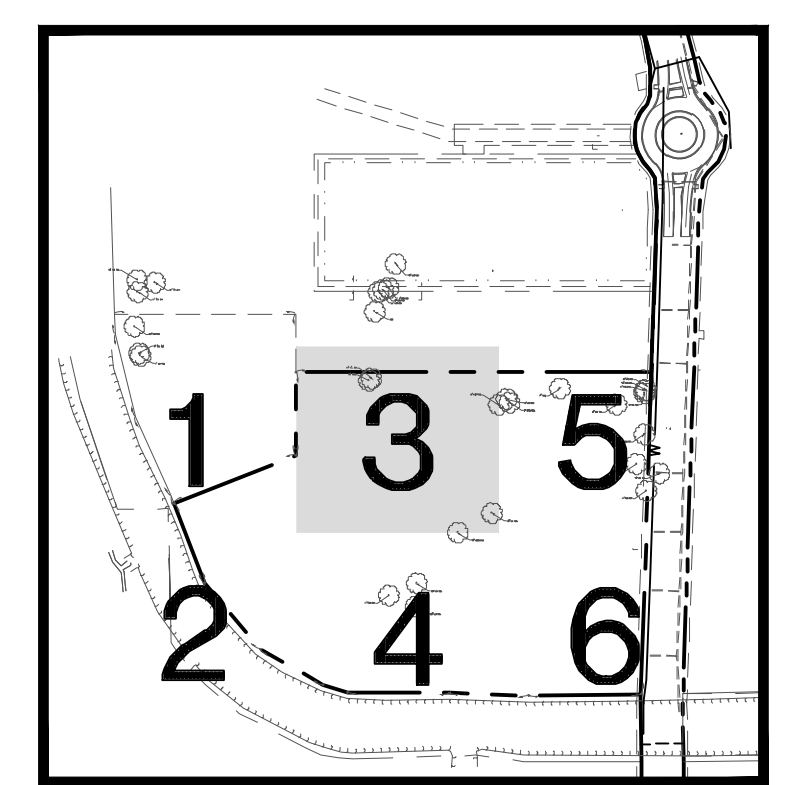
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PERMITTING
 PROJECT NO.
14-248
 FILE
14-248 C-3 SITE
 SHEET
C-3.3



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
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- 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
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- EXISTING CATCH BASIN/DROP INLET
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- EXISTING WATER VALVE
- EXISTING WATER LINE
- EXISTING REINFORCED CONCRETE PIPE 18" RCP
- EXISTING CORRUGATED METAL PIPE 24" CMP

NOTE:

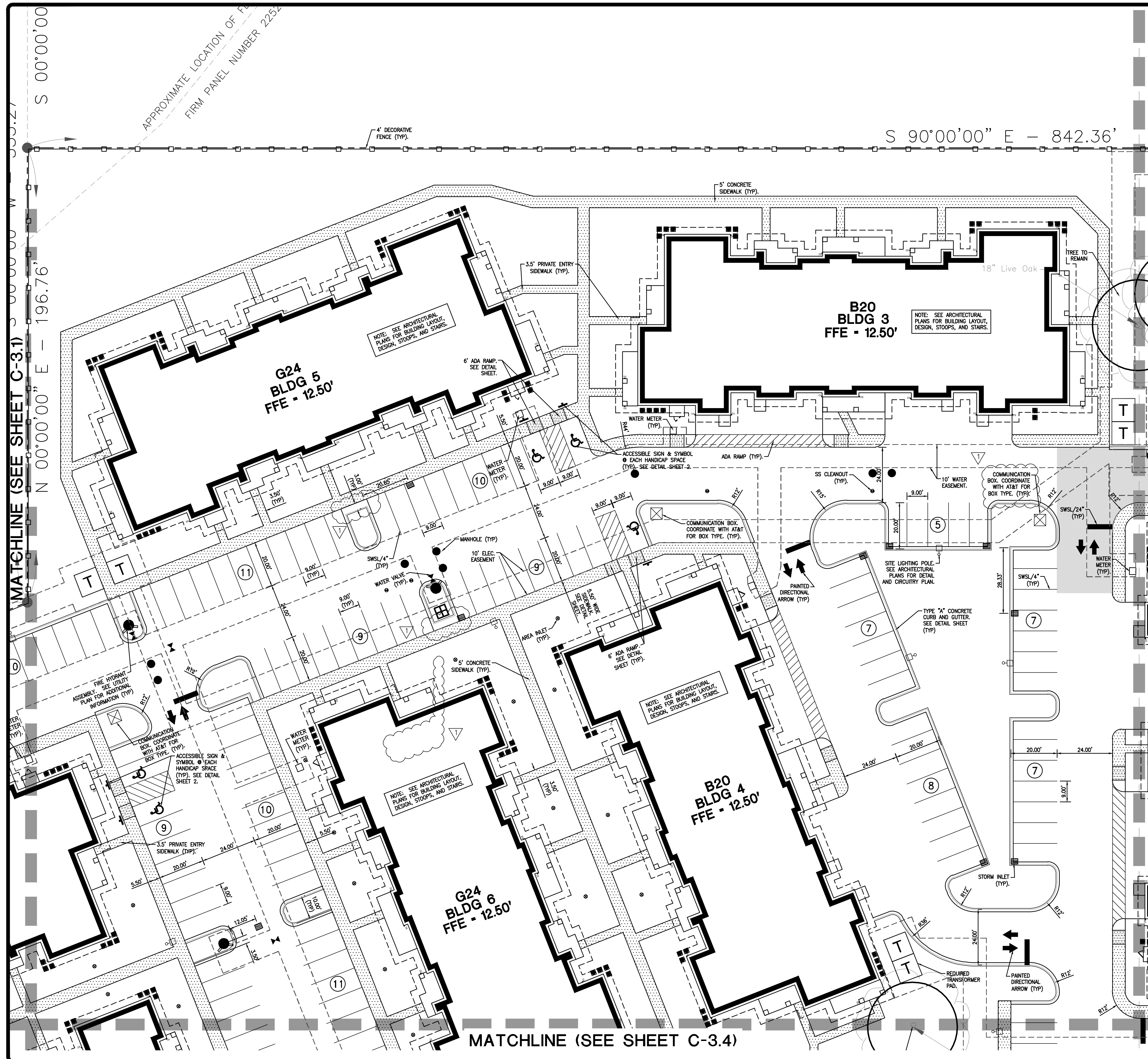
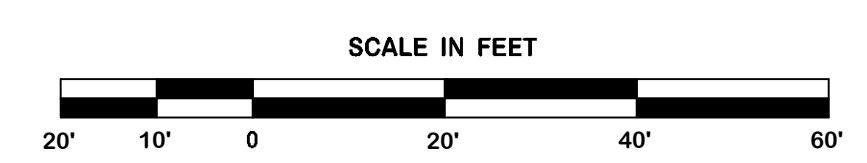
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5. SEE SHEETS C-1 FOR GENERAL NOTES.
6. SEE SHEETS D-1-D-6 FOR DETAILS.
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LEGEND - NEW IMPROVEMENTS

- 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
- ACCESSIBLE STRIPED ISLAND
- DIRECTIONAL ARROWS
- FLUME
- GARAGES
- SIDEWALK
- DECORATIVE FENCE
- CHAINLINK FENCE
- COMMUNICATIONS BOX
- ELECTRIC BOX
- TREE TO REMAIN

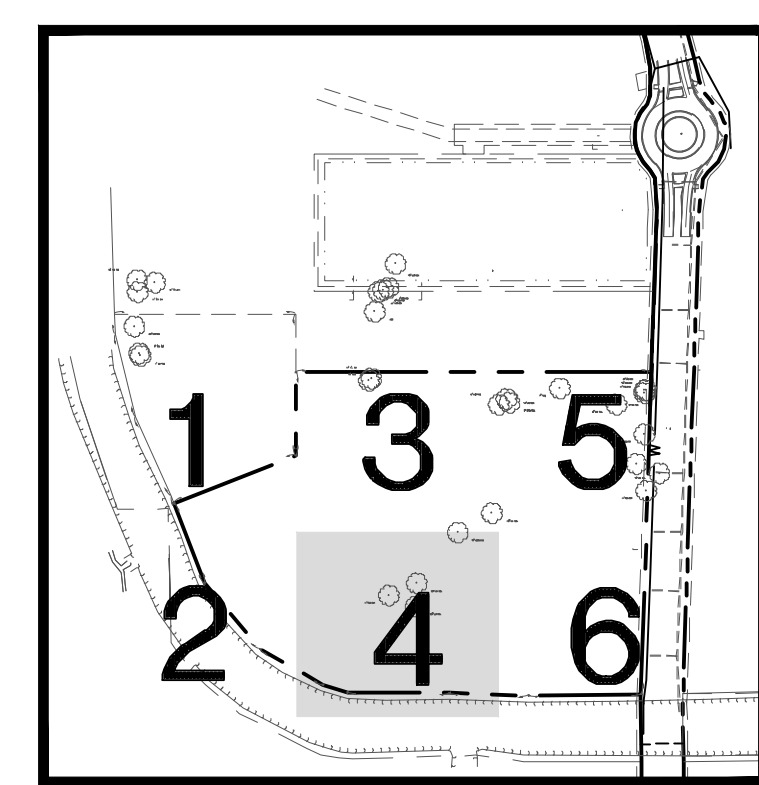
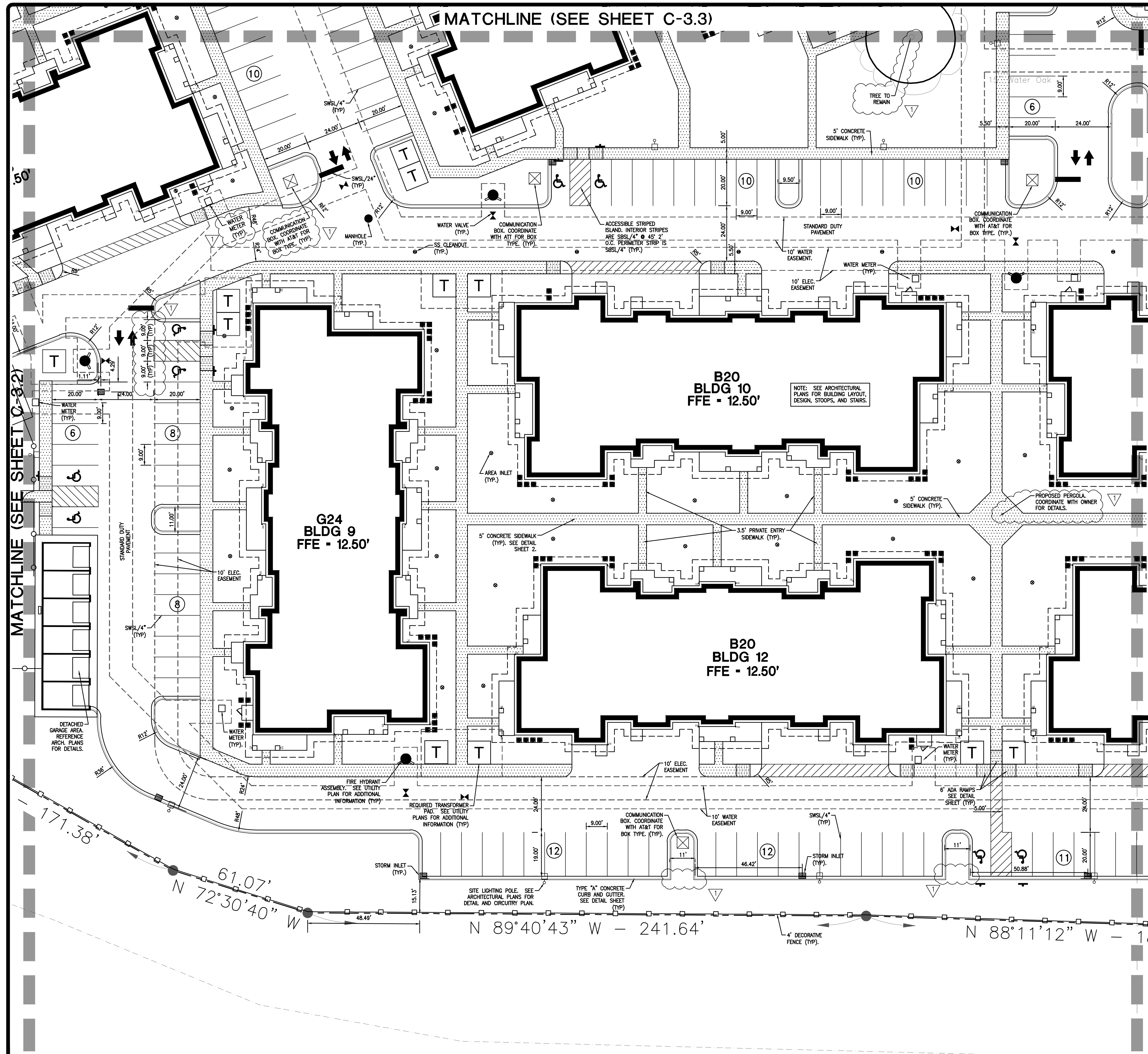
SITE PLAN
SECTION 3



MATCHLINE (SEE SHEET C-3.1)

MATCHLINE (SEE SHEET C-3.5)

MATCHLINE (SEE SHEET C-3.4)



KEY MAP
N.T.S.

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EXISTING LEGEND

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- EXISTING POWER POLE
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- EXISTING REINFORCED CONCRETE PIPE 18" RCP
- EXISTING CORRUGATED METAL PIPE 24" CMP

NOTE:

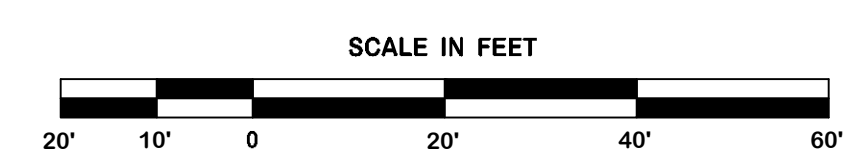
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- TREE TO REMAIN

SITE PLAN
SECTION 4



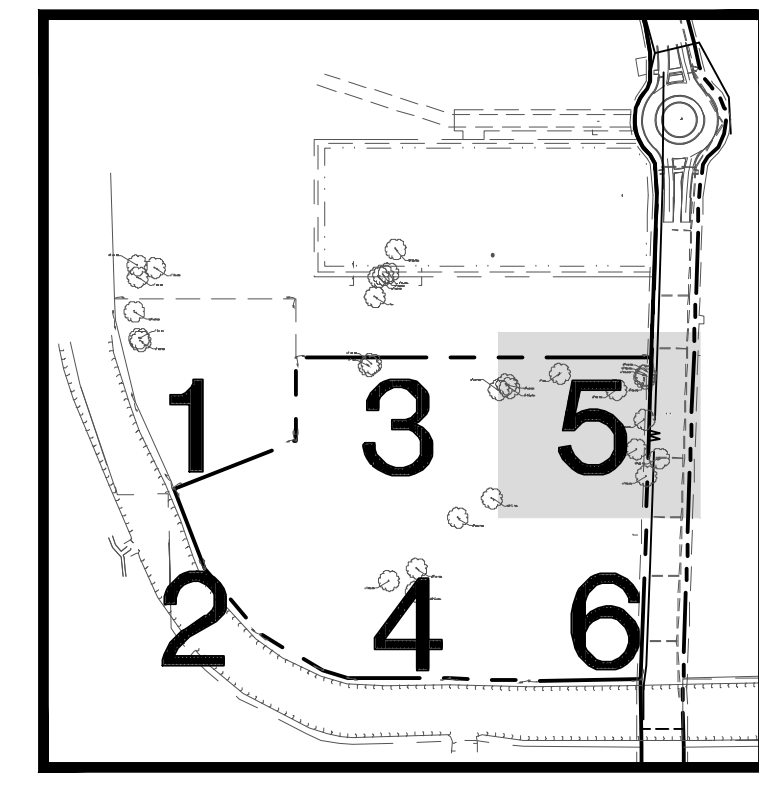
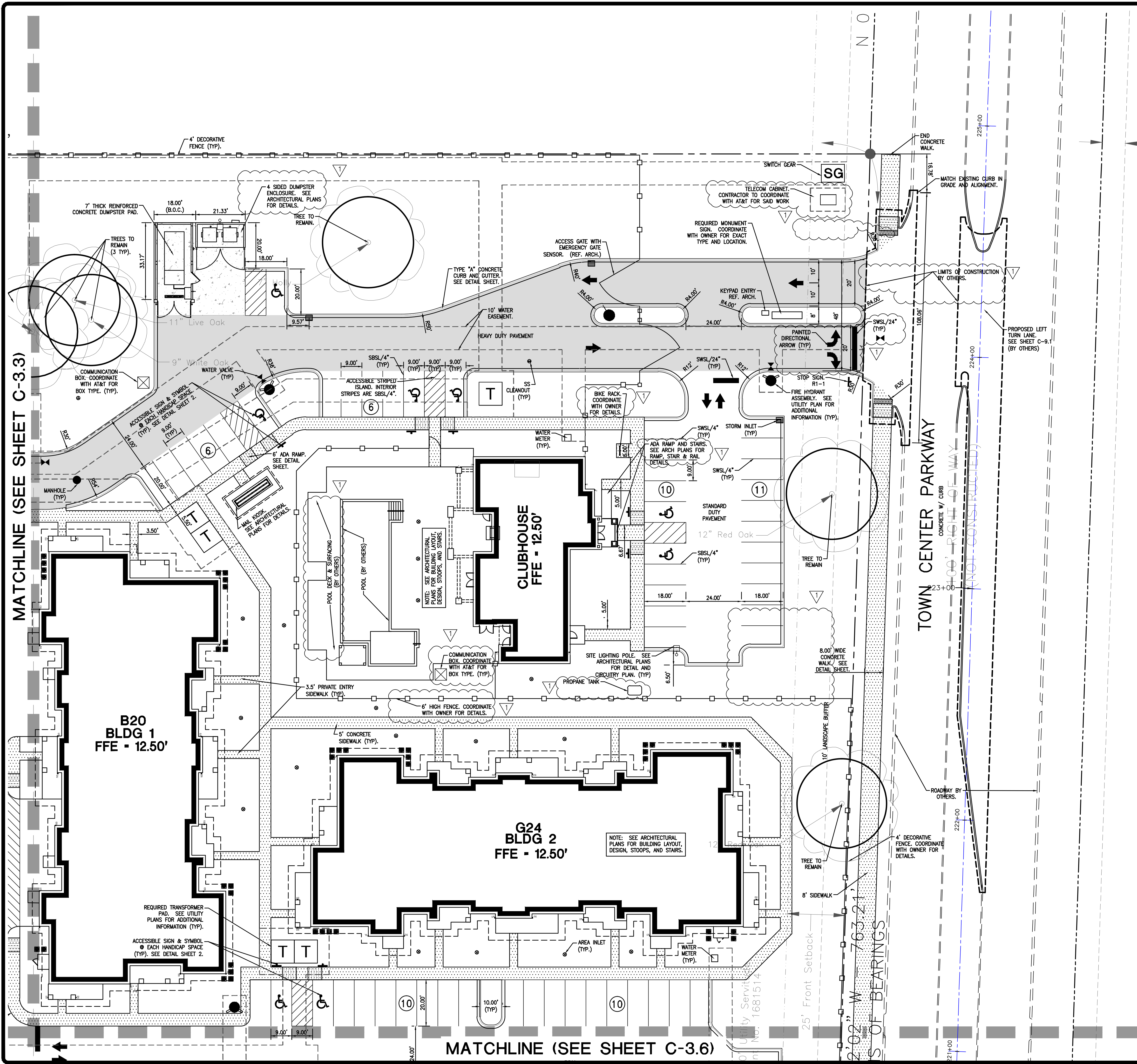
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 ST. TAMMANY PARISH
 FOR CONTINENTAL 294 FUND LLC
 MEMONEE FALLS, WI

DRAWN DGS
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ISSUED DATE 7/24/14
ISSUED FOR PERMITTING
PROJECT NO. 14-248
FILE 14-248 C-3 SITE
SHEET C-3.4



KEY MAP
N.T.S.

LEGEND - STRIPING

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EXISTING LEGEND

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- EXISTING REINFORCED CONCRETE PIPE 18" RCP [Symbol]
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NOTE:

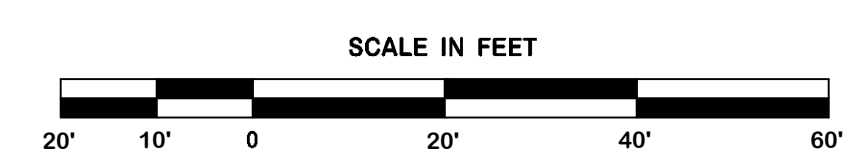
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LEGEND - NEW IMPROVEMENTS

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- SITE LIGHTING POLES [Symbol]
- FIRE HYDRANT [Symbol]
- WATER VALVE [Symbol]
- CONCRETE PAD [Symbol]
- DOWN SPOUT [Symbol]
- DIRECTIONAL ARROWS [Symbol]
- FLUME [Symbol]
- GARAGES [Symbol]
- SIDEWALK [Symbol]
- DECORATIVE FENCE [Symbol]
- CHAINLINK FENCE [Symbol]
- COMMUNICATIONS BOX [Symbol]
- ELECTRIC BOX [Symbol]
- TREE TO REMAIN [Symbol]

SITE PLAN
SECTION 5



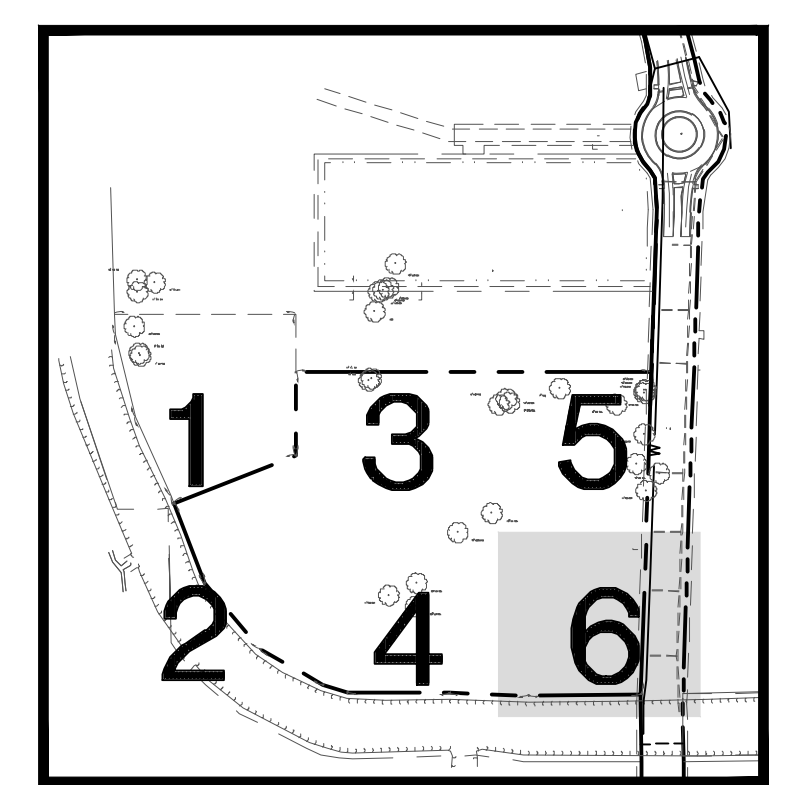
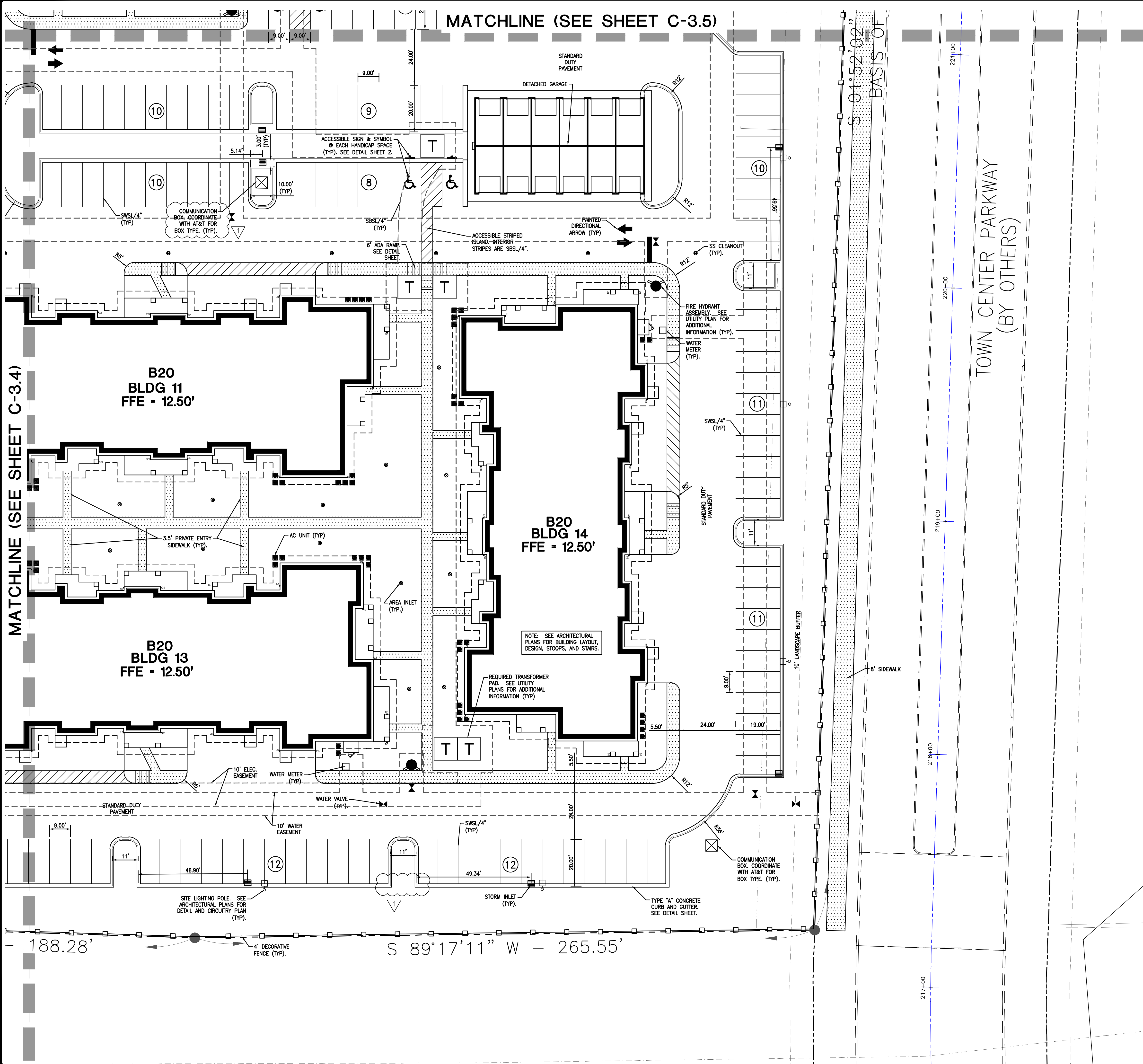
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 SLIDELL, LOUISIANA
 ST. TAMMANY PARISH
 FOR CONTINENTAL 294 FUND LLC
 MEMONEE FALLS, WI

DRAWN DGS
CHECKED DEB
ISSUED DATE 7/24/14
ISSUED FOR PERMITTING 14-248
FILE 14-248 C-3 SITE
SHEET C-3.5



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
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- EXISTING POWER POLE WITH LIGHT
- EXISTING PARKING LOT LIGHT
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- EXISTING PIPE BOLLARD
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- ELEVATION OF TOP OF STRUCTURE TOP = 18.00
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- EXISTING 'SPOT' ELEVATION
- ELEVATION OF TOP OF CURB 18.50 TC
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- EXISTING SEWER MANHOLE C.O.
- EXISTING SEWER CLEANOUT
- EXISTING DRAINAGE MANHOLE
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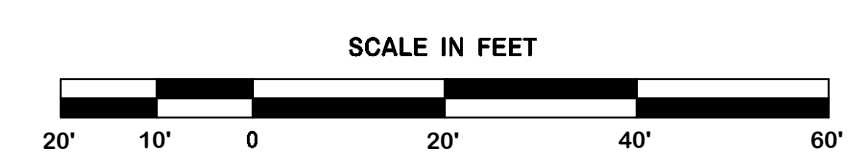
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LEGEND - NEW IMPROVEMENTS

- BUILDING
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- HEAVY DUTY ASPHALT OR CONCRETE
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- SITE LIGHTING POLES
- FIRE HYDRANT
- WATER VALVE
- DOWN SPOUT
- DIRECTIONAL ARROWS
- FLUME
- GARAGES
- SIDEWALK
- DECORATIVE FENCE
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- COMMUNICATIONS BOX
- ELECTRIC BOX
- TREE TO REMAIN

**SITE PLAN
SECTION 6**



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MEMONEE FALLS, WI

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FILE 14-248 C-3 SITE
SHEET C-3.6

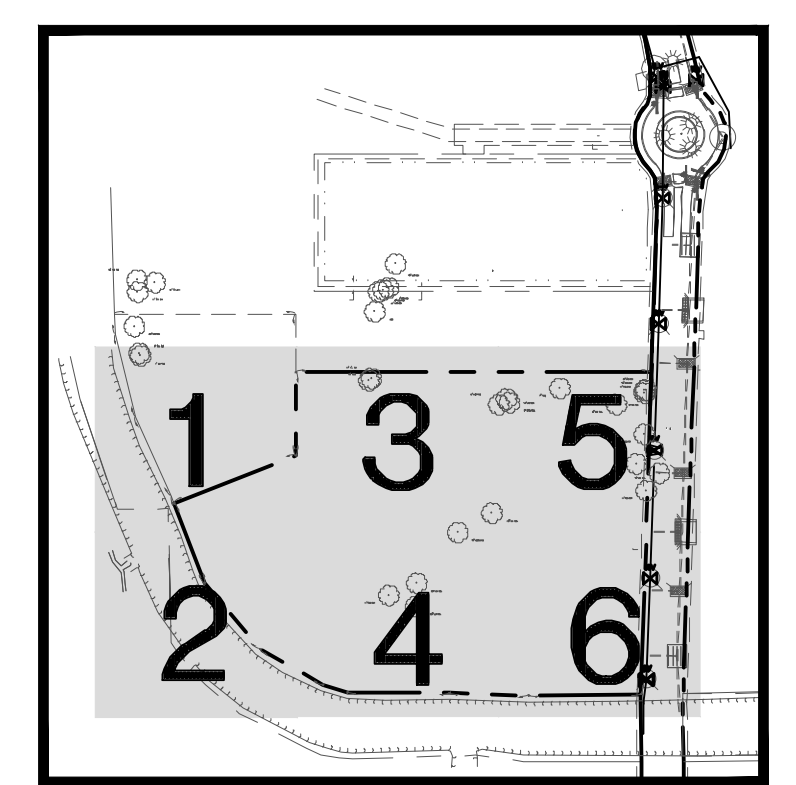
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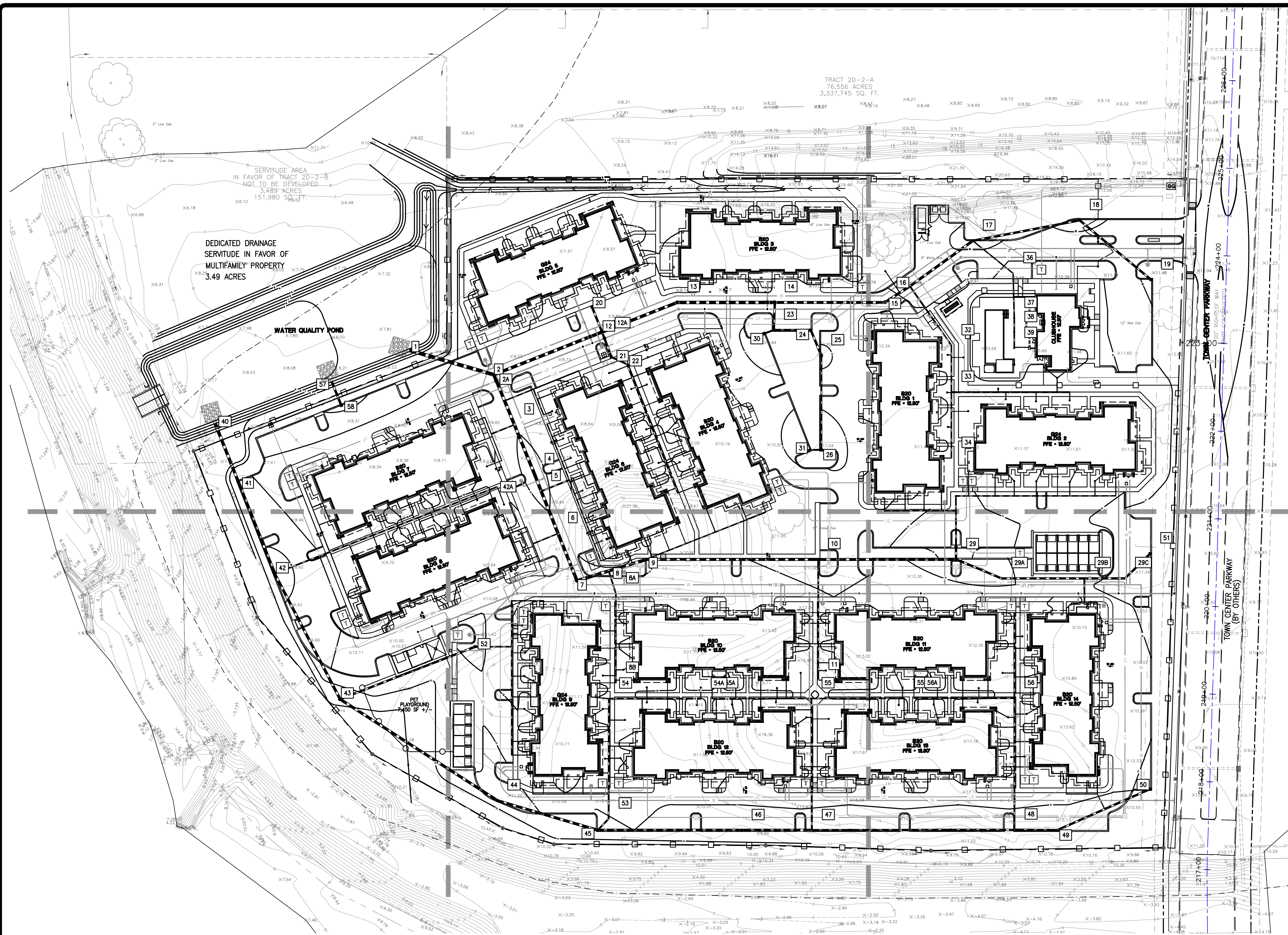
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PROJECT NO. 14-248
FILE 14-248 C-4 GRADING
SHEET C-4.0



KEY MAP
N.T.S.



PIPE NOTES:

- NOTES:**
1. PRIOR TO UTILIZING A PIPE OTHER THAN RCP, THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THAT THE PIPE HAS ADEQUATE COVER AND EMBEDMENT PER THE MANUFACTURER'S RECOMMENDATIONS.
 2. THE CONTRACTOR SHALL SUBMIT BUOYANCY CALCULATIONS ON ALL RUNS OF PIPE THAT DO NOT UTILIZE CONCRETE PIPE. BUOYANCY CALCULATIONS SHALL BE PREPARED, SIGNED, & SEALED BY A REGISTERED ENGINEER. SHALL REPRESENT ACTUAL FIELD CONDITIONS, & SHALL DEMONSTRATE THAT THE PIPE UTILIZED WILL NOT BECOME BUOYANT. THE CONTRACTOR MAY ELECT TO PROVIDE A RESTRAINING SYSTEM, DESIGNED BY A REGISTERED ENGINEER, ADEQUATE TO RESIST BUOYANT FORCES WHERE NECESSARY.

STRUCTURE TYPES:

DRAINAGE STRUCTURES SHALL BE PRECAST OR CAST-IN-PLACE CONCRETE IN ACCORDANCE WITH DOT REQUIREMENTS AS FOLLOWS:
 AREA INLETS CB-01 (PIPE SIZE 36" & SMALLER)
 CB-02 (PIPES LARGER THAN 36")
 MANHOLES RCB-11 MOD.
 MANHOLES FLUMES SEE DETAIL SHEET
 ALL INLET FRAMES & GRATES SHALL BE VULCAN FOUNDRY CORP. CATALOG #V-4863 OR EQUAL.

GRADING NOTES:

1. TOPOGRAPHIC INFORMATION WAS TAKEN FROM A TOPOGRAPHIC SURVEY PROVIDED BY ACADA LAND SURVEYING, INC. DATED 11/06/2013. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR & SUBMIT IT TO THE OWNER FOR REVIEW.
2. EXISTING GRADE CONTOURS INTERVAL SHOWN AT ONE FOOT (1').
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION &/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES & WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
4. CONTRACTOR SHALL VERIFY HORIZONTAL & VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, & ALL UTILITIES PRIOR TO CONSTRUCTION.
5. CLEARING & GRUBBING LIMITS SHALL INCLUDE ALL AREAS DISTURBED BY GRADING OPERATIONS. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UNDISTURBED AREAS, ALL PROPERTY CORNERS, & REPLACING ALL PINS ELIMINATED OR DAMAGED DURING CONSTRUCTION.
6. FINISHED GRADE CONTOUR INTERVALS SHOWN AT ONE FOOT (1').
7. CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL PLANS, POWER COMPANY, & TELEPHONE COMPANY FOR ACTUAL ROUTING OF POWER & TELEPHONE SERVICE TO THE BUILDING.
8. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES & BE CONSTRUCTED TO THE SAME.
9. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
10. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE SOO OR 4 INCHES OF TOPSOIL, SEED, MULCH, WATER, ETC. CONTRACTOR SHALL MAINTAIN UNDISTURBED AREAS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED IN ACCORDANCE WITH THE LANDSCAPE PLANS.
11. ALL SUBGRADE, BASE & PAVEMENT CONSTRUCTION OPERATIONS WITHIN THE CITY OF SLIDELL RIGHT OF WAY SHALL MEET MINIMUM REQUIREMENTS OF THE LOUISIANA DEPARTMENT OF TRANSPORTATION & DEVELOPMENT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
12. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES & NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.
13. THE GEOTECHNICAL REPORT NO. G14-036 DATED 06-02-2014 BY STRATUM ENGINEERING, LLC IS CONSIDERED A PART OF THIS DOCUMENT. THE CONTRACTOR MUST REVIEW IT FOR CONSTRUCTION REQUIREMENTS. IF DIFFERENCES ARE NOTED BETWEEN THESE PLANS AND THE GEOTECHNICAL REPORT, THE REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT WILL GOVERN. THE CONTRACTOR MUST CONTACT THE OWNER, CIVIL ENGINEER, AND GEOTECHNICAL FIRM AND INFORM THEM OF ALL DISCREPANCIES AND PLAN MODIFICATIONS.

LEGEND-EXISTING

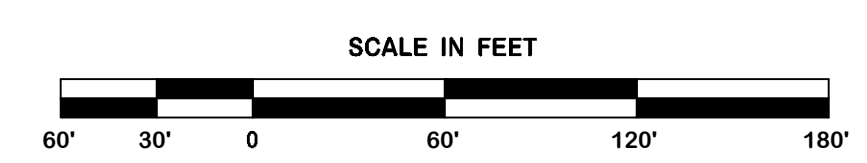
FOUND PROPERTY CORNER (AS NOTED)	○	ELEVATION OF TOP OF STRUCTURE	TOP = 18.00
EXISTING POWER POLE	⊗	ELEVATION OF BOTTOM OF STRUCTURE	INV. = 15.00
EXISTING POWER POLE WITH LIGHT	⊗*	EXISTING SPOT ELEVATION	x10.63
EXISTING PARKING LOT LIGHT	⊗*	ELEVATION OF TOP OF CURB	18.50 TC
EXISTING GUY ANCHOR	→	ELEVATION OF FACE OF CURB	18.00 FC
EXISTING TELEPHONE PEDESTAL	□	EXISTING SEWER MANHOLE	⊙
EXISTING CABLE TV PEDESTAL	□	EXISTING SEWER CLEANOUT	⊙
EXISTING UNDERGROUND POWER LINE	—UE—	EXISTING GRAVITY SEWER LINE	—S—
EXISTING OVERHEAD POWER LINE	—OE—	EXISTING SEWER FORCE MAIN	—SF—
EXISTING TELEPHONE LINE	—T—	EXISTING DRAINAGE MANHOLE	⊙
EXISTING CABLE TV LINE	—C—	EXISTING SUBSURFACE DRAINAGE	=====
EXISTING GAS METER	⊙M	EXISTING CATCH BASIN/DROP INLET	⊙
EXISTING GAS VALVE	⊙V	EXISTING FIRE HYDRANT	⊙
EXISTING GAS LINE	—G—	EXISTING WATER METER	WM
EXISTING BARB WIRE FENCE LINE	—X—	EXISTING WATER VALVE	⊙W
EXISTING CHAIN LINK LINE	—O—	EXISTING WATER LINE	—W—
EXISTING WOOD FENCE LINE	—□—	EXISTING TERRA-COTTA PIPE	8" TC
EXISTING HIGH DENSITY POLYETHYLENE PIPE	12" HDPE	EXISTING REINFORCED CONCRETE PIPE	18" RCP
EXISTING POLYVINYL CHLORIDE PIPE	12" PVC	EXISTING CORRUGATED METAL PIPE	24" CMP

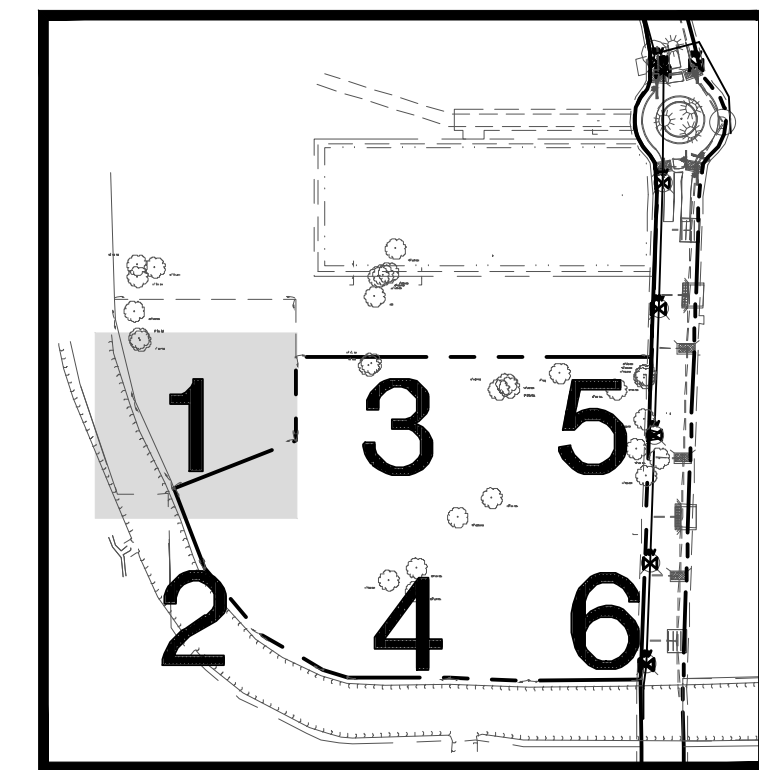
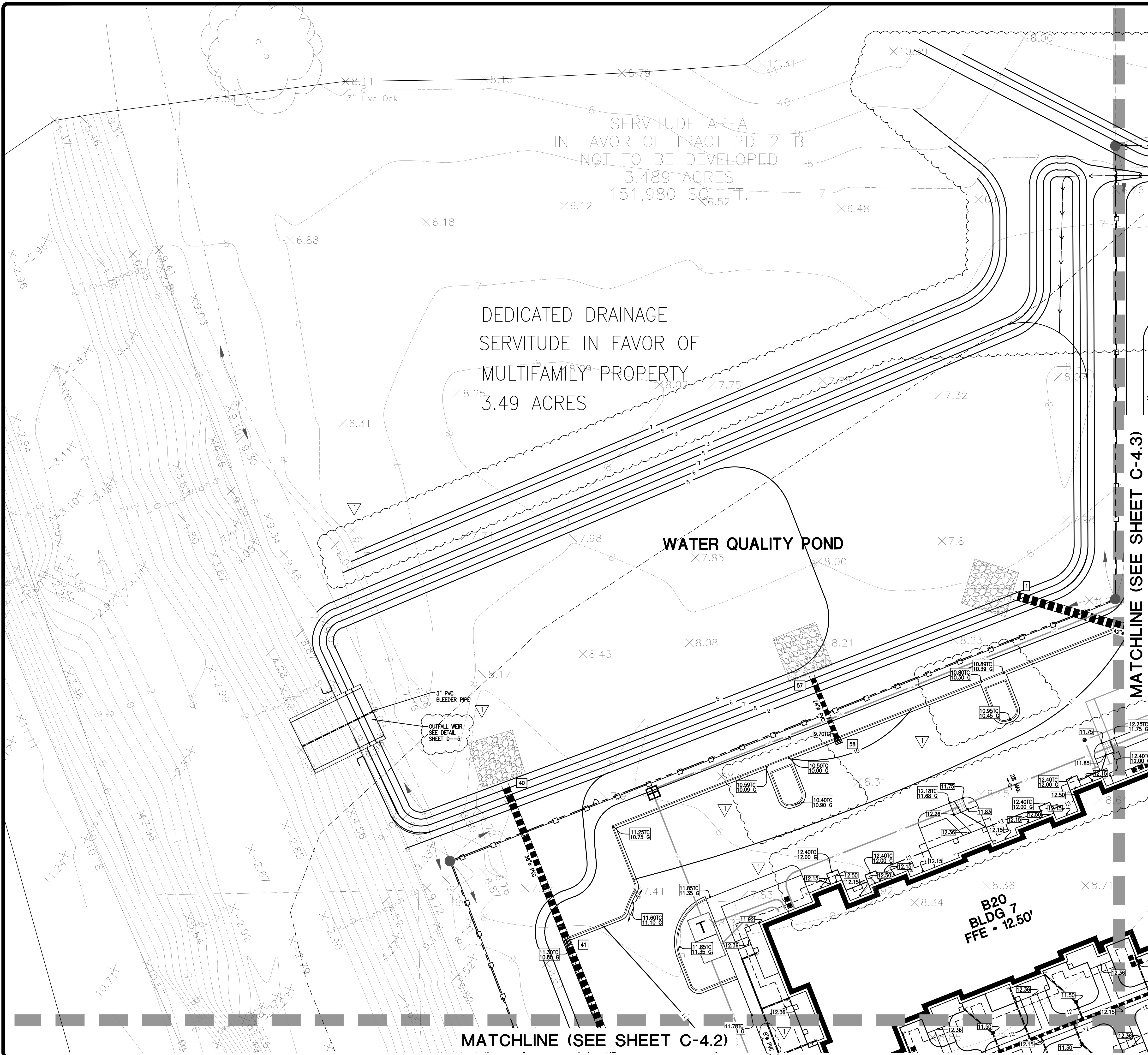
LEGEND - PROPOSED

SUBSURFACE DRAINAGE	—
MANHOLE	⊙
AREA INLET	⊙
CONTOUR	—10—
SPOT ELEVATION	⊙11.60
TOP OF CURB SPOT ELEVATION	⊙12.50TC
GUTTER SPOT ELEVATION	⊙12.00G
GRADE TO DRAW	—
RIP RAP	▒

NOTE:
SEE SHEET C-1.0 GENERAL NOTES FOR GRADING NOTES.
SEE DETAIL SHEETS D-1 THROUGH D-7 FOR DETAILS.

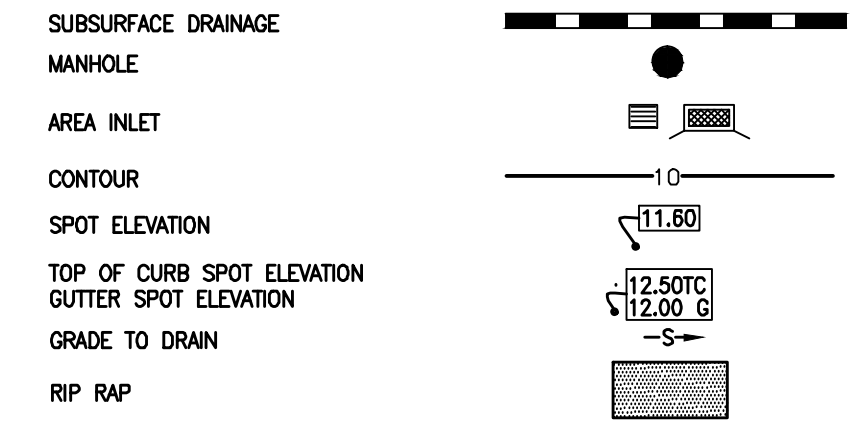
GRADING PLAN OVERALL





KEY MAP
N.T.S.

LEGEND - PROPOSED



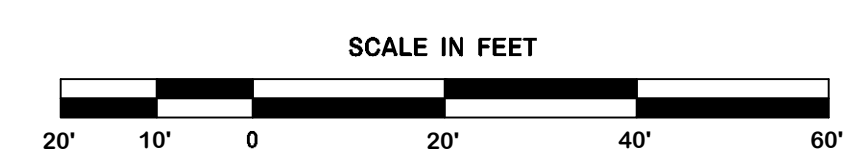
LEGEND-EXISTING

FOUND PROPERTY CORNER (AS NOTED)	o	ELEVATION OF TOP OF STRUCTURE	TOP = 18.00
EXISTING POWER POLE	⊗	ELEVATION OF BOTTOM OF STRUCTURE	INV. = 15.00
EXISTING POWER POLE WITH LIGHT	⊗*	EXISTING SPOT ELEVATION	x
EXISTING PARKING LOT LIGHT	⊗*	ELEVATION OF TOP OF CURB	18.50 TC
EXISTING GUY ANCHOR	⊗	ELEVATION OF FACE OF CURB	18.00 FC
EXISTING TELEPHONE PEDESTAL	⊠	EXISTING SEWER MANHOLE	o.c.o.
EXISTING CABLE TV PEDESTAL	⊠	EXISTING SEWER CLEANOUT	o.c.o.
EXISTING UNDERGROUND POWER LINE	—UE—	EXISTING GRAVITY SEWER LINE	—S—
EXISTING OVERHEAD POWER LINE	—OE—	EXISTING SEWER FORCE MAIN	—SFM—
EXISTING TELEPHONE LINE	—T—	EXISTING DRAINAGE MANHOLE	⊠
EXISTING CABLE TV LINE	—C—	EXISTING SUBSURFACE DRAINAGE	=====
EXISTING GAS METER	GM ⊠	EXISTING CATCH BASIN/DROP INLET	⊠
EXISTING GAS VALVE	⊗GV	EXISTING FIRE HYDRANT	⊗
EXISTING GAS LINE	—G—	EXISTING WATER METER	⊗WM
EXISTING BARB WIRE FENCE LINE	—X—	EXISTING WATER VALVE	⊗WV
EXISTING CHAIN LINK LINE	—O—	EXISTING WATER LINE	—W—
EXISTING WOOD FENCE LINE	—□—	EXISTING TERRA-COTTA PIPE	8" TC
EXISTING HIGH DENSITY POLYETHYLENE PIPE	—HDPE—	EXISTING REINFORCED CONCRETE PIPE	18" RCP
EXISTING POLYVINYL CHLORIDE PIPE	—PVC—	EXISTING CORRUGATED METAL PIPE	24" CMP

STRUCTURE TABLE

STRUCTURE NUMBER	TYPE	GUTTER/CASTING ELEV.	INVERT IN	ELEVATION OUT	PIPE LENGTH	PIPE TYPE	PIPE SLOPE
1	OPEN PIPE	11.99	5.00 (2)				
40	OPEN PIPE	9.45	5.00 (41)				
41	AREA INLET	10.80	5.19 (42)	5.19 (40)	73.56	36" PVC	0.26%
40-41							
57	OPEN PIPE	9.62	7.00 (58)				
58	AREA INLET	9.85		7.15 (57)	30.67	24" PVC	0.49%
57-58							

GRADING PLAN
SECTION 1



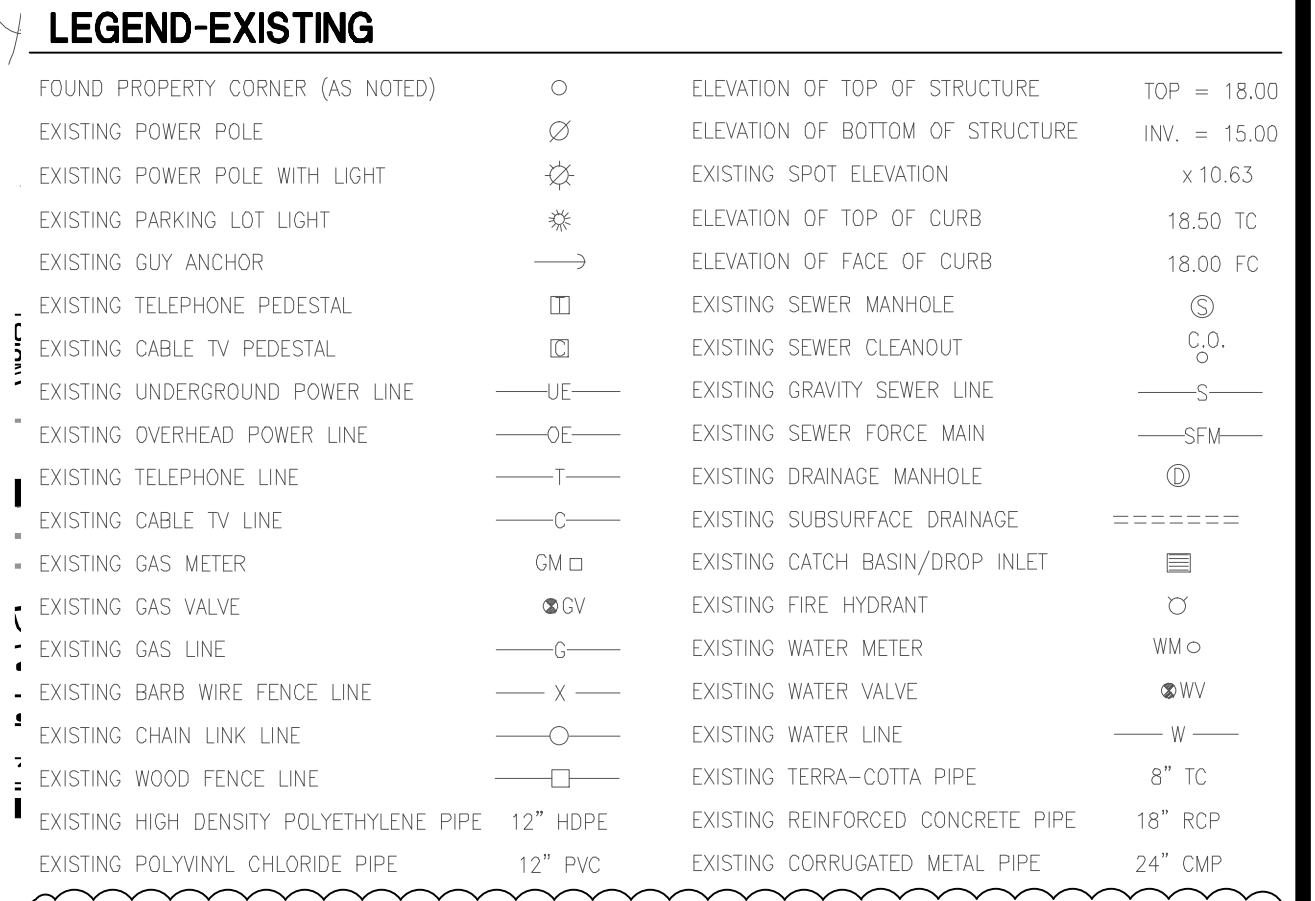
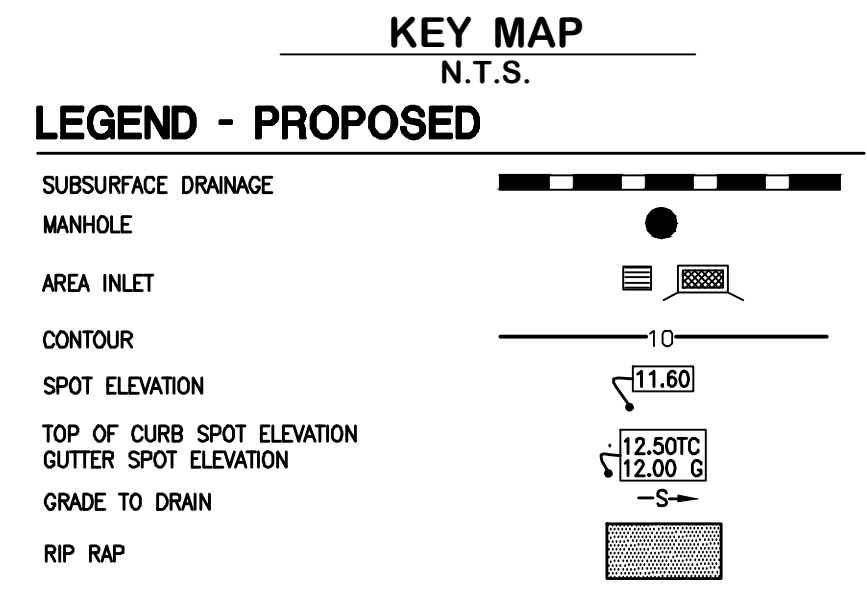
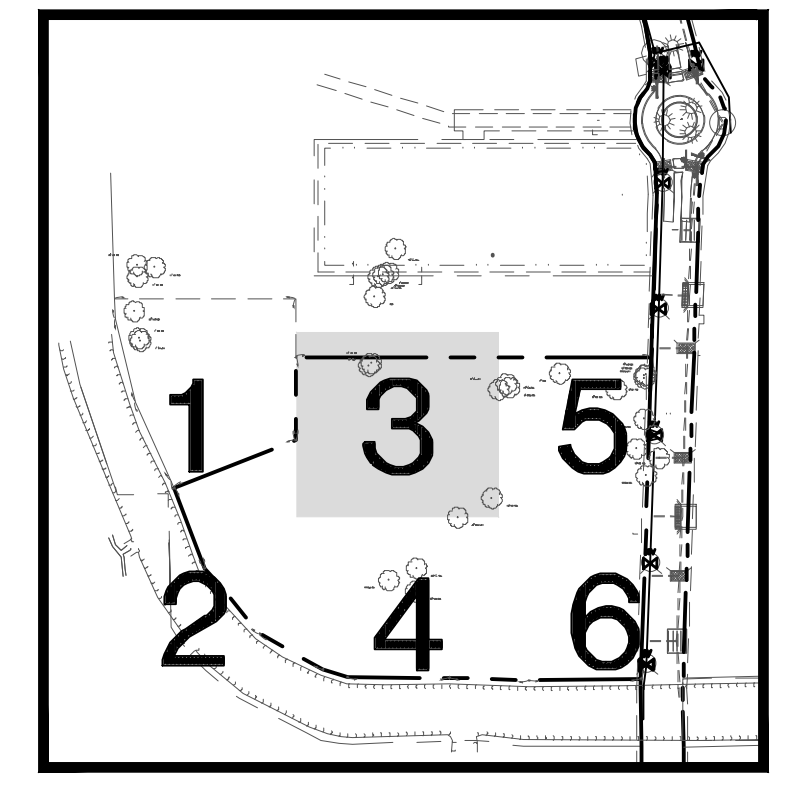
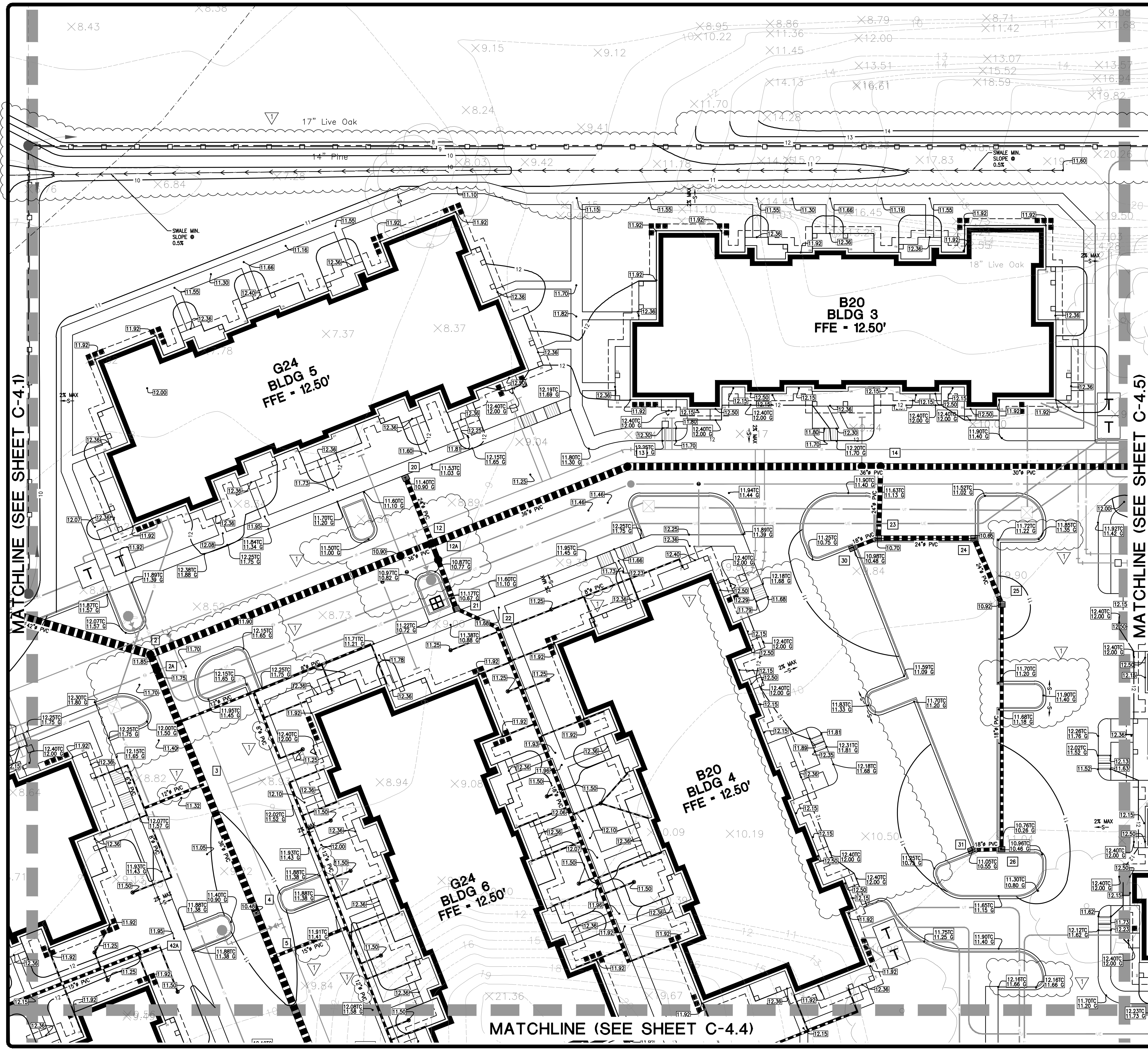
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7-24-14 ADDENDUM 1	SMT

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 DUPPLANTIS DESIGN GROUP, PC
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 WWW.DDGPC.COM PHONE: 985-249-6860 FAX: 985-249-6190
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SPRINGS AT FREMAUX TOWN CENTER
 SLIDELL, LOUISIANA
 ST. TAMMANY PARISH
 FOR CONTINENTAL 294 FUND LLC
 MEMONEE FALLS, WI

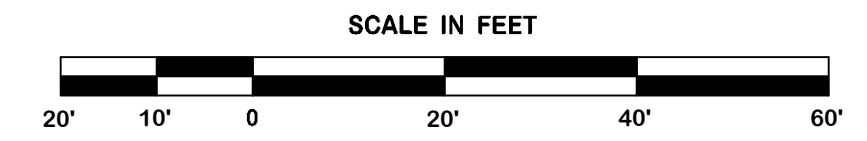
DRAWN
DGS
 CHECKED
DEB
 ISSUED DATE
7/24/14
 ISSUED FOR
PERMITTING
 PROJECT NO.
14-248
 FILE
14-248 C-4 GRADING
 SHEET
C-4.1



STRUCTURE TABLE

STRUCTURE NUMBER	TYPE	GUTTER/CASTING ELEV	INVERT IN	ELEVATION OUT	PIPE LENGTH	PIPE TYPE	PIPE SLOPE
2	MANHOLE	11.75	5.21 (2B) 5.21 (2A)	5.21 (1)	101.49	42" PVC	0.21%
2A	CONFLICT BOX	11.75	5.22 (3)	5.23 (2)	7.70	36" PVC	0.20%
3	TEE	9.85	5.33 (4) 6.09 (352)	5.33 (2A)	54.00	36" PVC	0.20%
4	AREA INLET	10.48	5.45 (5)	5.45 (3)	61.16	36" PVC	0.20%
5	TEE	9.85	5.49 (6) 5.86 (299)	5.49 (4)	20.55	36" PVC	0.19%
12	MANHOLE	11.00	5.48 (12A) 5.48 (20)	5.48 (2B)	14.76	36" PVC	0.20%
12A	CONFLICT BOX	10.65	5.51 (21)	5.51 (12)	7.71	24" PVC	0.39%
13	MANHOLE	11.60	5.66 (13A)	5.66 (1)	92.26	36" PVC	0.20%
14	MANHOLE	11.50	7.12 (23) 5.88 (15)	5.88 (13A)	8.38	36" PVC	0.20%
20	AREA INLET	10.90	5.64 (12)	5.64 (12)	31.06	24" PVC	0.52%
21	AREA INLET	9.65	5.63 (22)	5.63 (12A)	22.83	24" PVC	0.53%
22	45° BEND	9.65	5.73 (BEND)	5.73 (21)	19.61	18" PVC	0.51%
23	AREA INLET	10.38	7.17 (24) 7.17 (30)	7.18 (14)	31.49	24" PVC	0.19%
24	AREA INLET	10.46	7.25 (25)	7.25 (23)	42.01	24" PVC	0.19%
25	AREA INLET	10.92	7.31 (26)	7.31 (24)	31.54	24" PVC	0.19%
26	AREA INLET	10.14	7.52 (31)	7.52 (25)	107.43	18" PVC	0.20%
30	AREA INLET	9.65	7.20 (23)	7.20 (23)	12.17	18" PVC	0.25%
31	AREA INLET	9.94	7.55 (26)	7.55 (26)	13.27	18" PVC	0.23%

GRADING PLAN SECTION 3



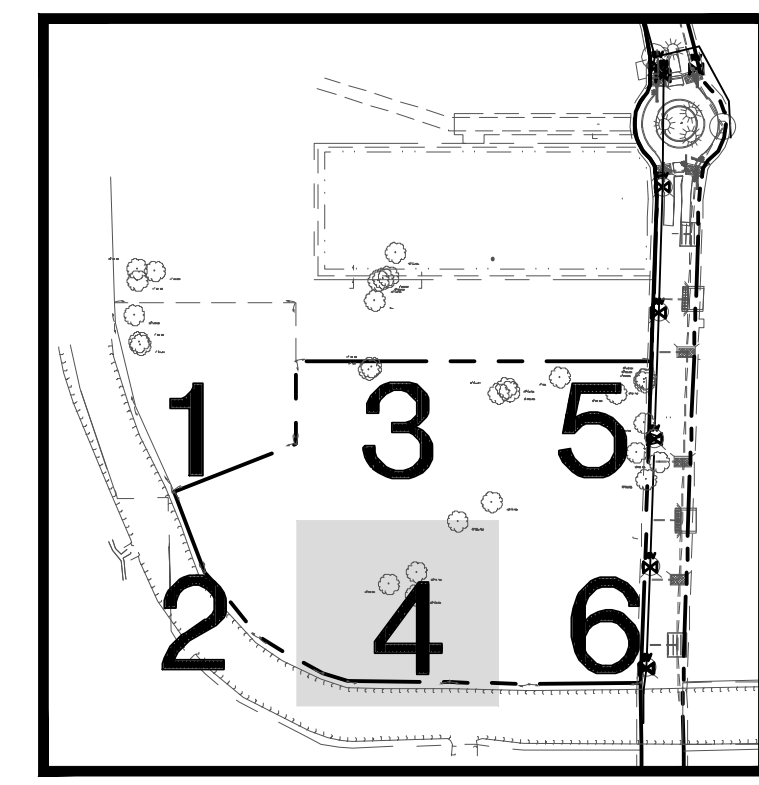
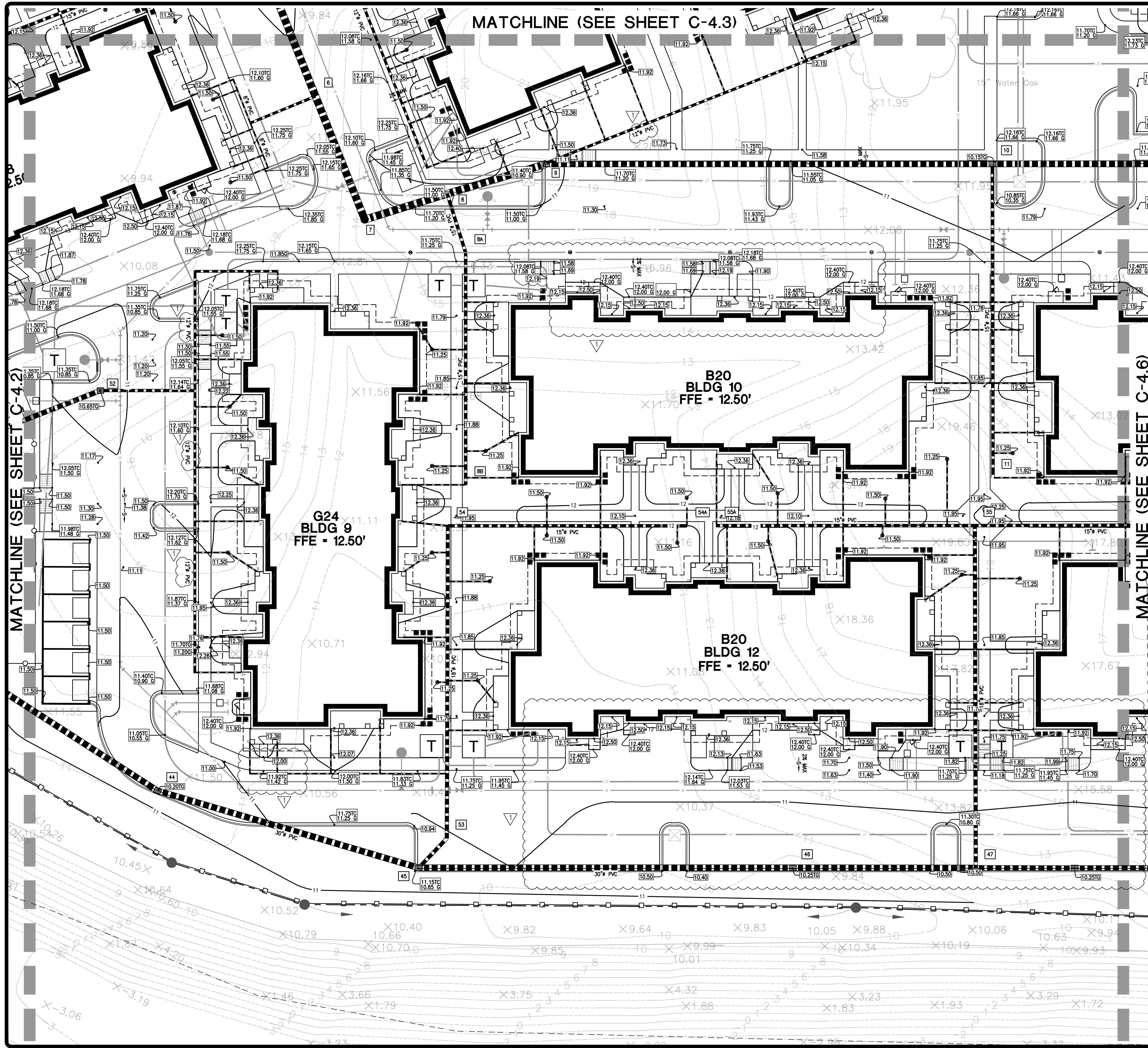
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7-24-14 ADDENDUM 1	SMT

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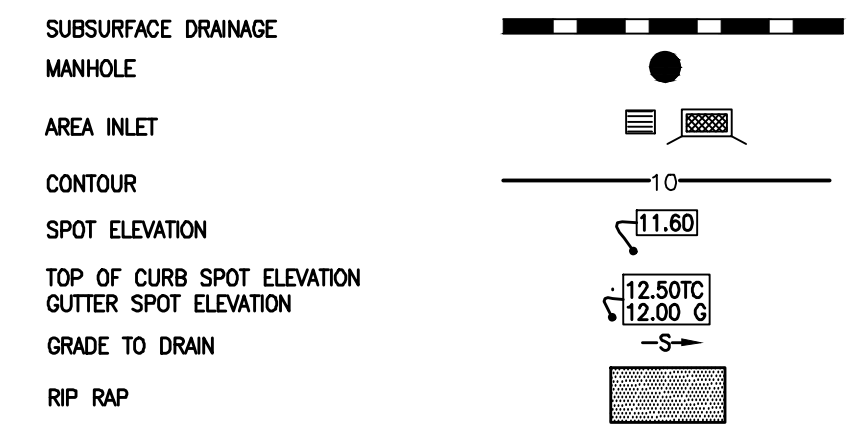
SPRINGS AT FREMAUX TOWN CENTER
 SLIDELL, LOUISIANA
 ST. TAMMANY PARISH
 FOR CONTINENTAL 294 FUND LLC
 MEMONEE FALLS, WI

DRAWN DGS
CHECKED DEB
ISSUED DATE 7/24/14
ISSUED FOR PERMITTING
PROJECT NO. 14-248
FILE 14-248 C-4 GRADING
SHEET C-4.3



KEY MAP
N.T.S.

LEGEND - PROPOSED

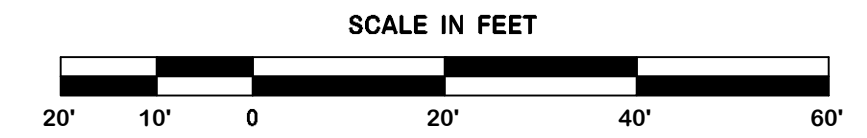


LEGEND-EXISTING

FOUND PROPERTY CORNER (AS NOTED)	○	ELEVATION OF TOP OF STRUCTURE	TOP = 18.00
EXISTING POWER POLE	⊗	ELEVATION OF BOTTOM OF STRUCTURE	INV. = 15.00
EXISTING POWER POLE WITH LIGHT	⊗*	EXISTING SPOT ELEVATION	x10.63
EXISTING PARKING LOT LIGHT	⊗*	ELEVATION OF TOP OF CURB	18.50 TC
EXISTING GUY ANCHOR	⊗*	ELEVATION OF FACE OF CURB	18.00 FC
EXISTING TELEPHONE PEDESTAL	⊗*	EXISTING SEWER MANHOLE	⊗
EXISTING CABLE TV PEDESTAL	⊗*	EXISTING SEWER CLEANOUT	C.O.
EXISTING UNDERGROUND POWER LINE	—UE—	EXISTING GRAVITY SEWER LINE	—S—
EXISTING OVERHEAD POWER LINE	—OE—	EXISTING SEWER FORCE MAIN	—SFM—
EXISTING TELEPHONE LINE	—T—	EXISTING DRAINAGE MANHOLE	⊗
EXISTING CABLE TV LINE	—C—	EXISTING SUBSURFACE DRAINAGE	—SD—
EXISTING GAS METER	GM	EXISTING CATCH BASIN/DROP INLET	⊗
EXISTING GAS VALVE	⊗GV	EXISTING FIRE HYDRANT	⊗
EXISTING GAS LINE	—G—	EXISTING WATER METER	WM
EXISTING BARB WIRE FENCE LINE	—X—	EXISTING WATER VALVE	⊗WV
EXISTING CHAIN LINK LINE	—C—	EXISTING WATER LINE	—W—
EXISTING WOOD FENCE LINE	—O—	EXISTING TERRA-COTTA PIPE	8" TC
EXISTING HIGH DENSITY POLYETHYLENE PIPE	12" HDPE	EXISTING REINFORCED CONCRETE PIPE	18" RCP
EXISTING POLYVINYL CHLORIDE PIPE	12" PVC	EXISTING CORRUGATED METAL PIPE	24" CMP

STRUCTURE NUMBER	TYPE	GUTTER/ CASTING ELEV	INVERT IN	ELEVATION OUT	PIPE LENGTH	PIPE TYPE	PIPE SLOPE
6	TEE	9.65	5.59 (7)	5.59 (5)	51.86	36" PVC	0.19%
5-6	TEE	9.65	6.09 (6A)	5.59 (5)	51.86	36" PVC	0.19%
7-7	MANHOLE	11.55	5.71 (8)	5.71 (6)	58.24	36" PVC	0.21%
8-8	TEE	9.65	5.79 (9)	5.79 (7)	37.87	36" PVC	0.21%
8A-8B	90' BEND	9.65	6.16 (8A)	5.79 (7)	37.87	36" PVC	0.21%
8B	90' BEND	9.65	6.44 (8A)	101.78	15" PVC	0.00%	
9	AREA INLET	10.40	5.88 (10)	5.88 (8)	45.34	36" PVC	0.20%
9-10	AREA INLET	10.15	7.80 (11)	6.27 (9)	195.54	30" PVC	0.20%
10	AREA INLET	10.15	6.27 (29)	6.27 (9)	195.54	30" PVC	0.20%
11	90' BEND	9.69	8.08 (10)	8.08 (10)	137.65	15" PVC	0.20%
43	MANHOLE	10.29	5.75 (44)	5.75 (42)	161.50	30" PVC	0.20%
42-43	MANHOLE	10.29	5.75 (52)	5.75 (42)	161.50	30" PVC	0.20%
44	AREA INLET	10.20	6.18 (45)	6.18 (43)	213.42	30" PVC	0.20%
43-44	AREA INLET	10.20	6.18 (45)	6.18 (43)	213.42	30" PVC	0.20%
45	AREA INLET	10.65	6.42 (46)	6.42 (44)	119.39	30" PVC	0.20%
44-45	AREA INLET	10.65	6.55 (53)	6.42 (44)	119.39	30" PVC	0.20%
46	AREA INLET	10.25	6.75 (47)	6.75 (45)	163.92	30" PVC	0.20%
45-46	AREA INLET	10.25	6.75 (47)	6.75 (45)	163.92	30" PVC	0.20%
47	TEE	10.95	6.91 (47A)	6.91 (46)	80.21	30" PVC	0.20%
46-47	TEE	10.95	7.52 (55)	6.91 (46)	80.21	30" PVC	0.20%
52	AREA INLET	10.65	6.08 (43)	6.08 (43)	165.61	24" PVC	0.20%
43-52	AREA INLET	10.65	6.08 (43)	6.08 (43)	165.61	24" PVC	0.20%
53	45' BEND	9.65	7.04 (54)	7.04 (45)	17.88	18" PVC	0.50%
45-53	45' BEND	9.65	7.04 (54)	7.04 (45)	17.88	18" PVC	0.50%
54	TEE	9.65	7.72 (54A)	7.72 (53)	136.99	18" PVC	0.50%
53-54	TEE	9.65	7.72 (54A)	7.72 (53)	136.99	18" PVC	0.50%
54A	90' BEND	10.03	8.24 (54)	8.24 (54)	104.72	15" PVC	0.50%
54-54A	90' BEND	10.03	8.24 (54)	8.24 (54)	104.72	15" PVC	0.50%
55	TEE	10.36	8.57 (55A)	8.27 (47)	150.15	18" PVC	0.50%
47-55	TEE	10.36	8.57 (55B)	8.27 (47)	150.15	18" PVC	0.50%
55A	OPEN PIPE	10.93	9.14 (55)	113.51	15" PVC	0.50%	
55A-55A	OPEN PIPE	10.93	9.14 (55)	113.51	15" PVC	0.50%	

GRADING PLAN SECTION 4



REVISION	BY
7-24-14 ADDENDUM 1	SMT

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CIVIL ENGINEERING - ARCHITECTURE
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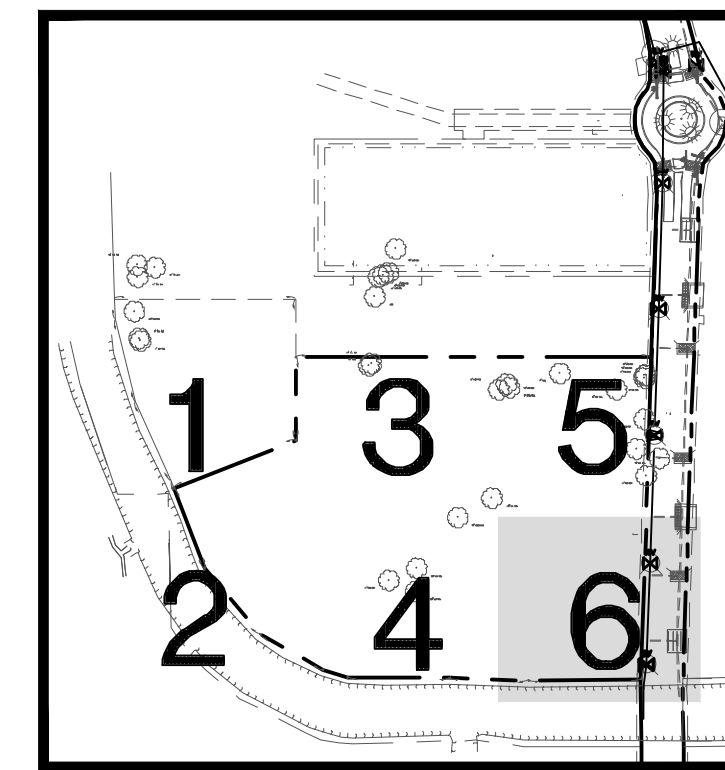
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SPRINGS AT FREMAUX TOWN CENTER
SLIDELL, LOUISIANA
ST. TAMMANY PARISH
FOR CONTINENTAL 294 FUND LLC
MEMONIEE FALLS, WI

DRAWN DGS
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PROJECT NO. 14-248
FILE 14-248 C-4 GRADING
SHEET C-4.4

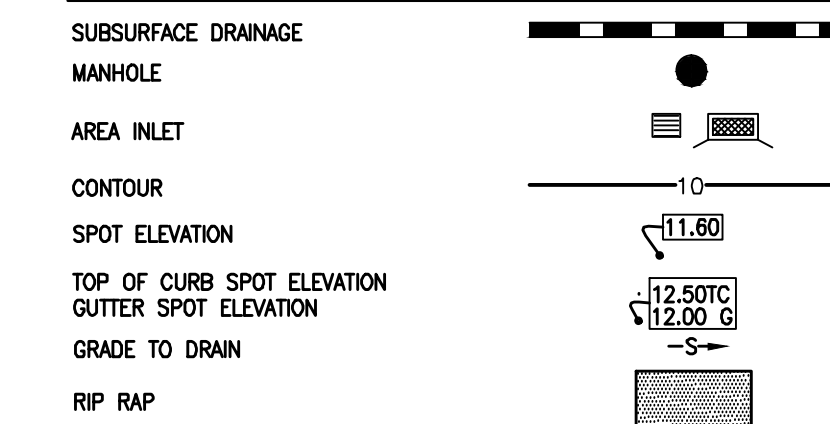
MATCHLINE (SEE SHEET C-4.5)

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KEY MAP
N.T.S.

LEGEND - PROPOSED

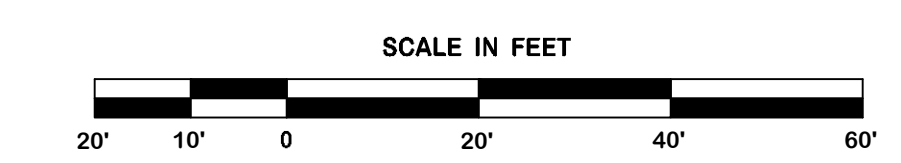


LEGEND-EXISTING

FOUND PROPERTY CORNER (AS NOTED)	○	ELEVATION OF TOP OF STRUCTURE	TOP = 18.00
EXISTING POWER POLE	⊗	ELEVATION OF BOTTOM OF STRUCTURE	INV. = 15.00
EXISTING POWER POLE WITH LIGHT	⊗*	EXISTING SPOT ELEVATION	x
EXISTING PARKING LOT LIGHT	⊗*	ELEVATION OF TOP OF CURB	18.50 TC
EXISTING GUY ANCHOR	→	ELEVATION OF FACE OF CURB	18.00 FC
EXISTING TELEPHONE PEDESTAL	⊞	EXISTING SEWER MANHOLE	⊙
EXISTING CABLE TV PEDESTAL	⊞	EXISTING SEWER CLEANOUT	⊙ C.O.
EXISTING UNDERGROUND POWER LINE	—U—	EXISTING GRAVITY SEWER LINE	—S—
EXISTING OVERHEAD POWER LINE	—O—	EXISTING SEWER FORCE MAIN	—SFM—
EXISTING TELEPHONE LINE	—T—	EXISTING DRAINAGE MANHOLE	⊙
EXISTING CABLE TV LINE	—C—	EXISTING SUBSURFACE DRAINAGE	—SD—
EXISTING GAS METER	GM	EXISTING CATCH BASIN/DROP INLET	⊞
EXISTING GAS VALVE	⊞GV	EXISTING FIRE HYDRANT	⊙
EXISTING GAS LINE	—G—	EXISTING WATER METER	WM
EXISTING BARB WIRE FENCE LINE	—X—	EXISTING WATER VALVE	⊞W
EXISTING CHAIN LINK LINE	—C—	EXISTING WATER LINE	—W—
EXISTING WOOD FENCE LINE	—W—	EXISTING TERRAZZO PIPE	8" TC
EXISTING HIGH DENSITY POLYETHYLENE PIPE 12" HDPE	—H—	EXISTING REINFORCED CONCRETE PIPE	18" RCP
EXISTING POLYVINYL CHLORIDE PIPE 12" PVC	—P—	EXISTING CORRUGATED METAL PIPE	24" CMP

STRUCTURE TABLE						
STRUCTURE NUMBER	TYPE	GUTTER/CASTING ELEV	INVERT IN	ELEVATION OUT	PIPE LENGTH	PIPE TYPE PIPE SLOPE
29	AREA INLET	10.25	6.58 (29A)	6.58 (10)	157.37	30" PVC 0.20%
29A	22.5' BEND	9.32	6.69 (29B)	6.69 (29)	55.81	24" PVC 0.20%
29B	OPEN PIPE	9.50	6.88 (29C)	6.88 (29A)	94.76	24" PVC 0.20%
29C	45' BEND	12.69	6.97 (51)	6.97 (29B)	46.33	24" PVC 0.19%
48	TEE	11.11	8.28 (56)	7.38 (47B)	72.84	24" PVC 0.20%
48-48	AREA INLET	10.25	7.48 (50)	7.48 (48)	48.61	24" PVC 0.20%
49	AREA INLET	10.65	7.71 (49)	7.71 (49)	116.09	24" PVC 0.20%
49-50	AREA INLET	10.00	7.05 (29C)	7.05 (29C)	40.20	24" PVC 0.20%
51	90° BEND	10.89	9.10 (55)	9.10 (55)	105.67	15" PVC 0.50%
55-55B	TEE	11.66	9.03 (56A)	9.03 (48)	149.94	18" PVC 0.50%
56	90° BEND	11.68	9.60 (56)	9.60 (56)	114.33	15" PVC 0.50%
56A						

**GRADING PLAN
SECTION 6**



MATCHLINE (SEE SHEET C-4.4)

B20
BLDG 11
FFE - 12.50'

B20
BLDG 14
FFE - 12.50'

B20
BLDG 13
FFE - 12.50'

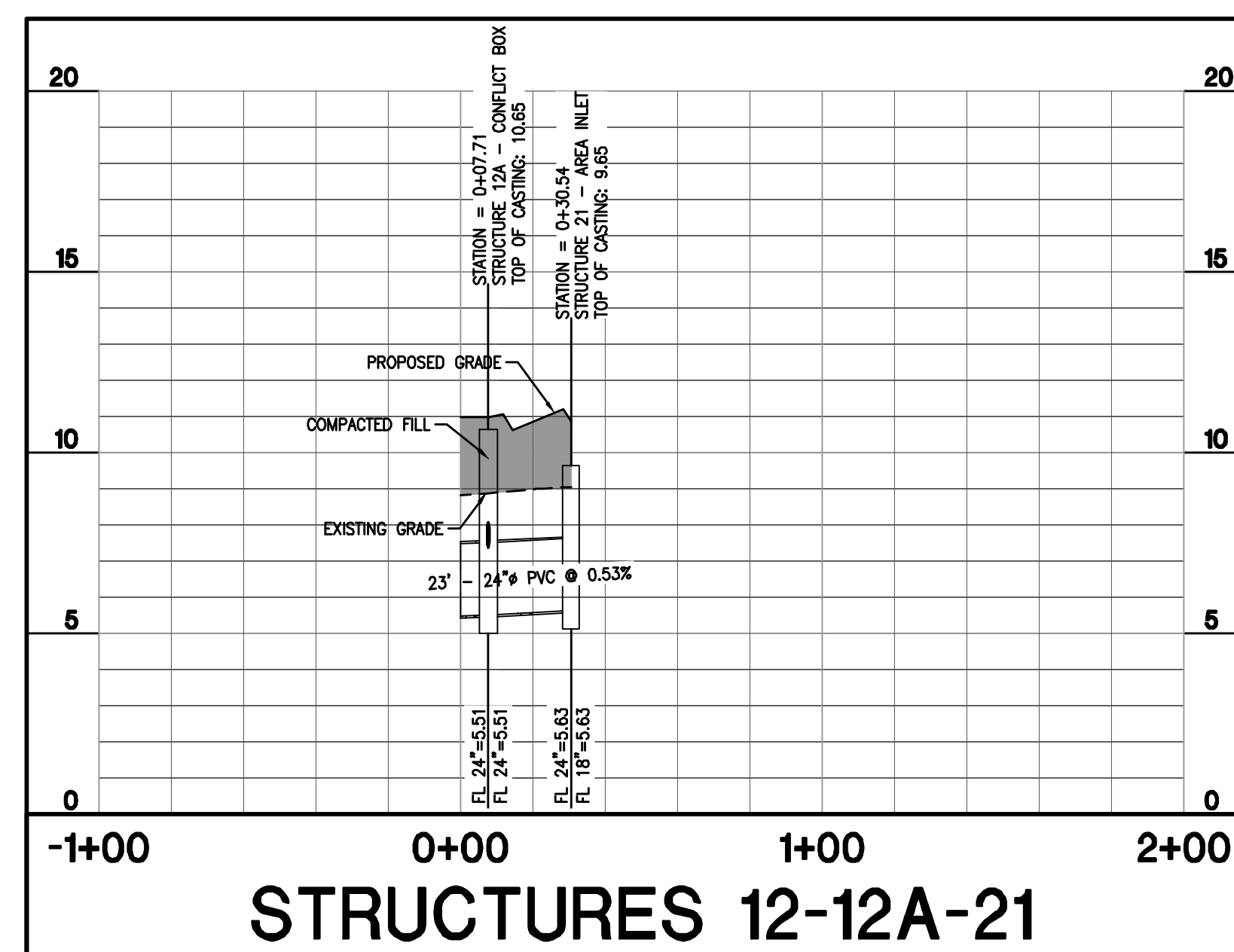
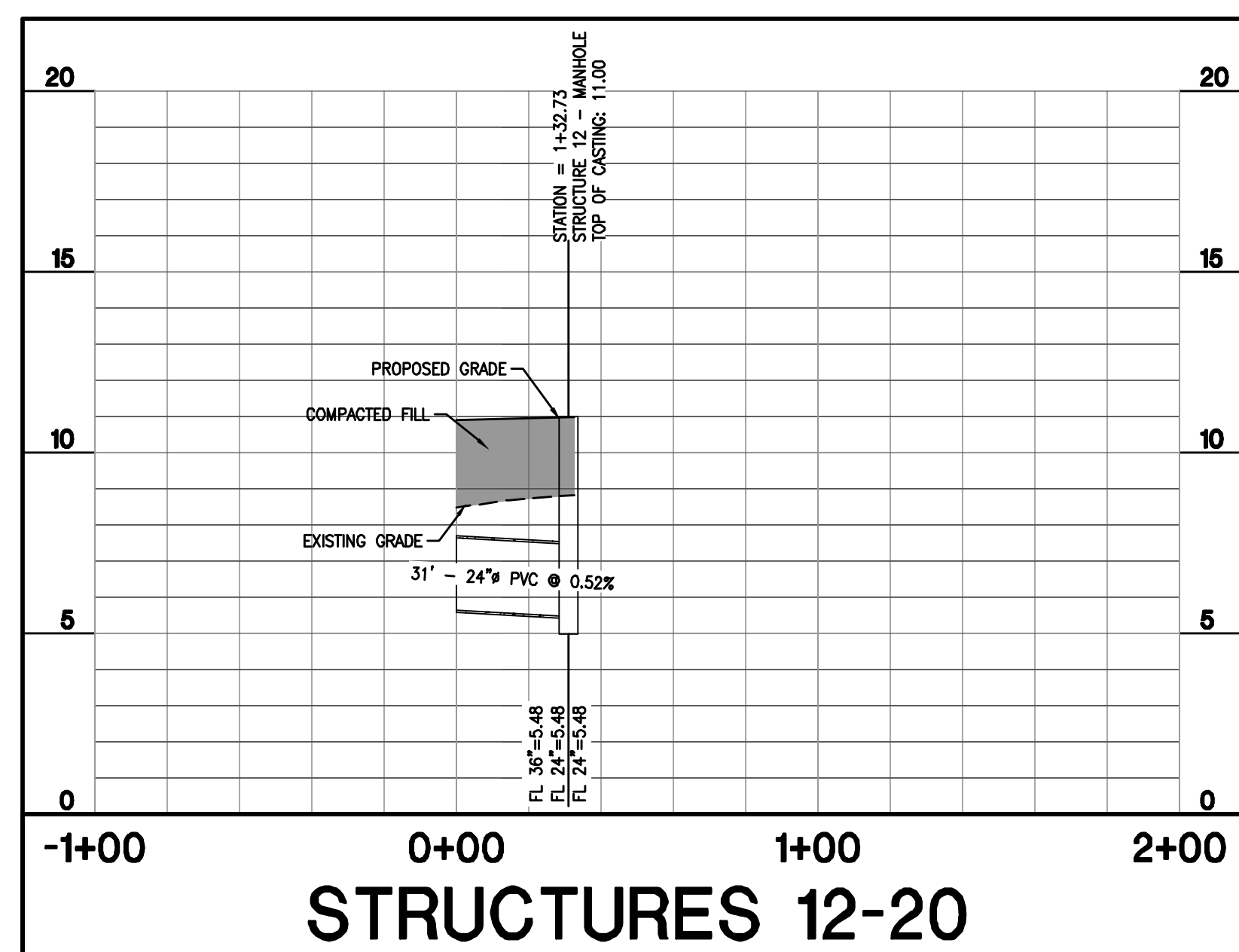
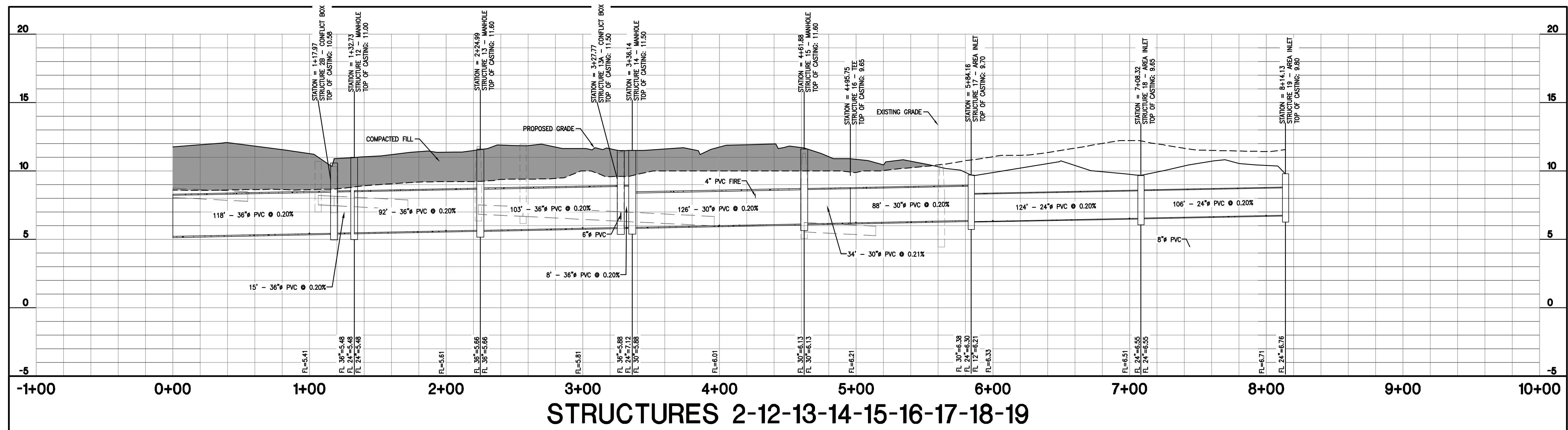
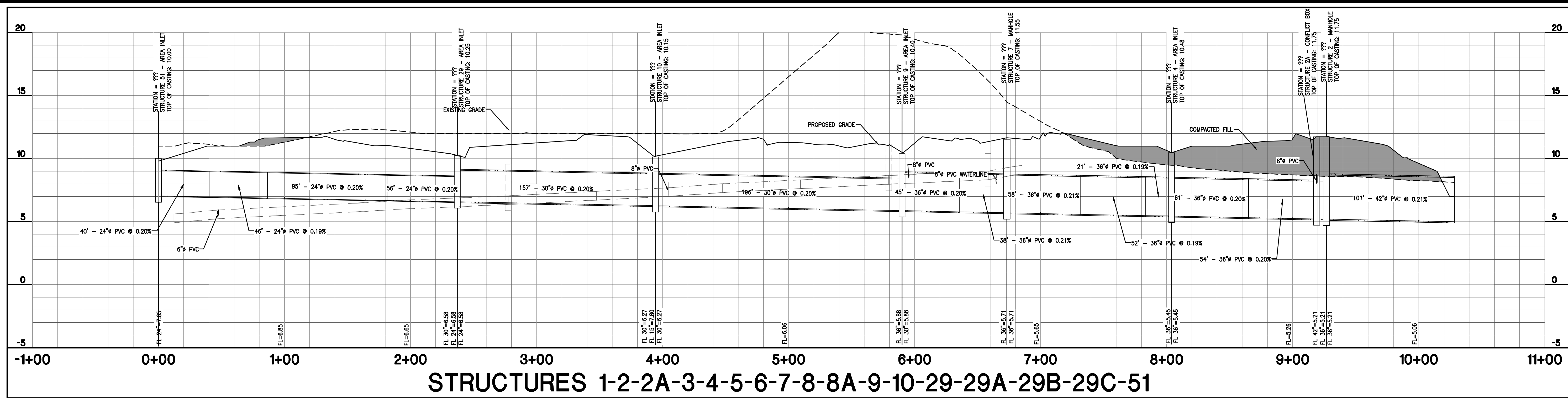
TOWN CENTER PARKWAY
(BY OTHERS)

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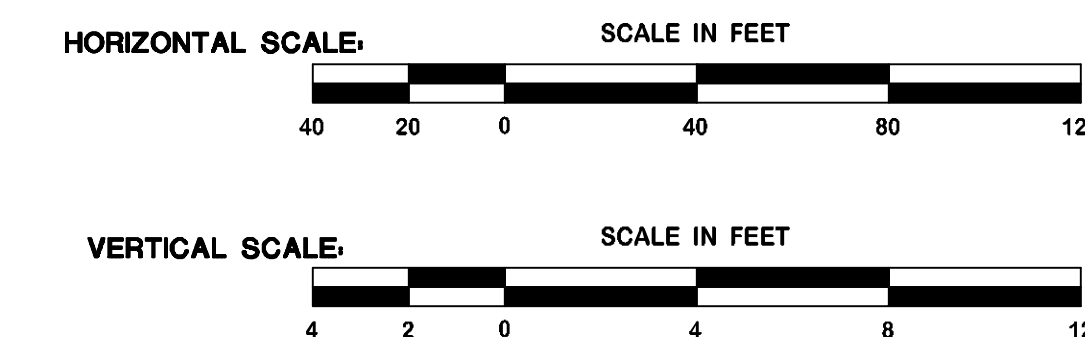
SPRINGS AT FREMAUX TOWN CENTER
SLIDELL, LOUISIANA
ST. TAMMANY PARISH
FOR CONTINENTAL 294 FUND LLC
MEMONEE FALLS, WI

DRAWN
DGS
CHECKED
DEB
ISSUED DATE
7/24/14
ISSUED FOR
PERMITTING
PROJECT NO.
14-248
FILE
14-248 C-4 GRADING
SHEET
C-4.6

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CIVIL ENGINEERING ARCHITECTURE
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STORM PROFILE SHEET 1



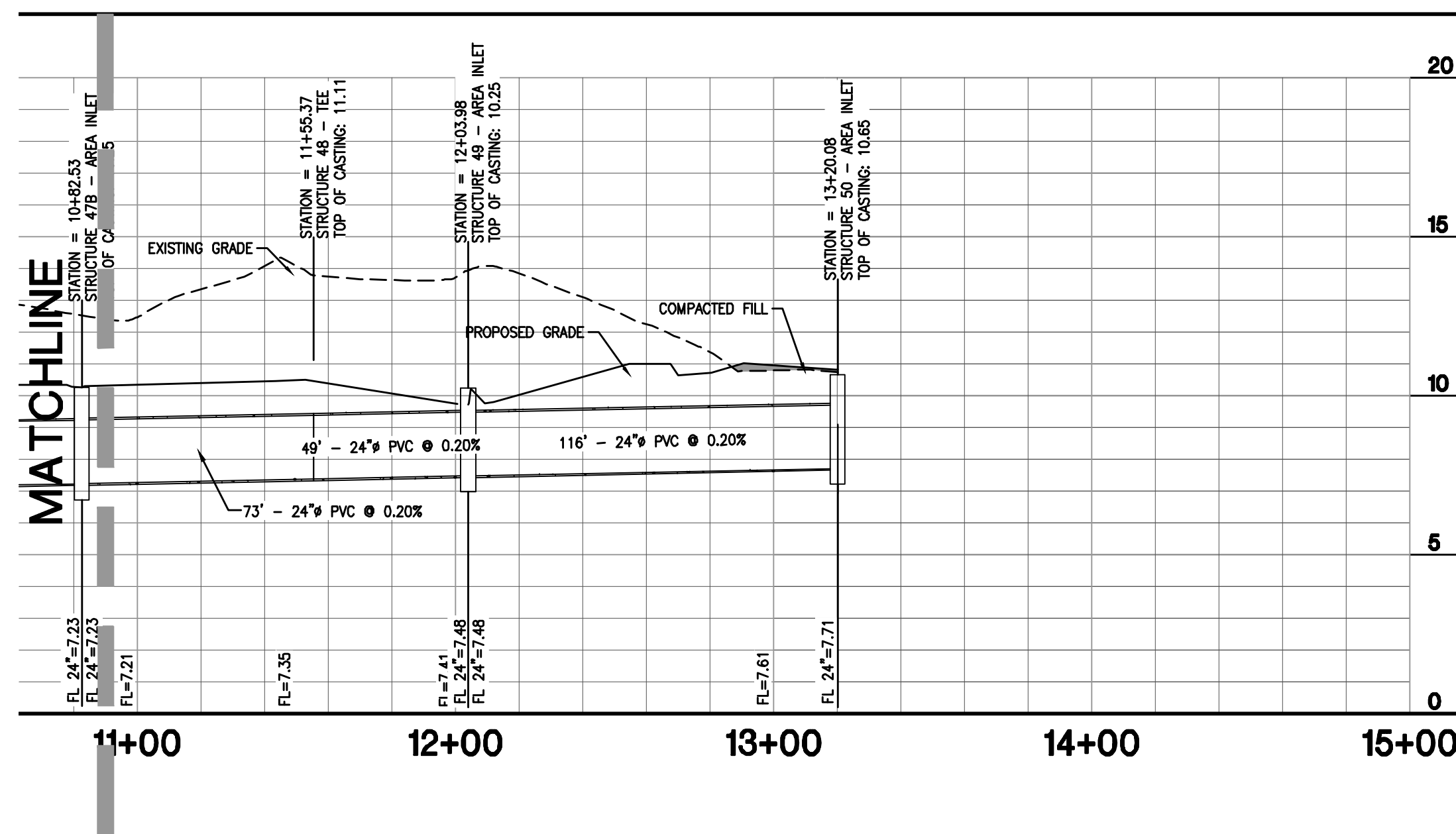
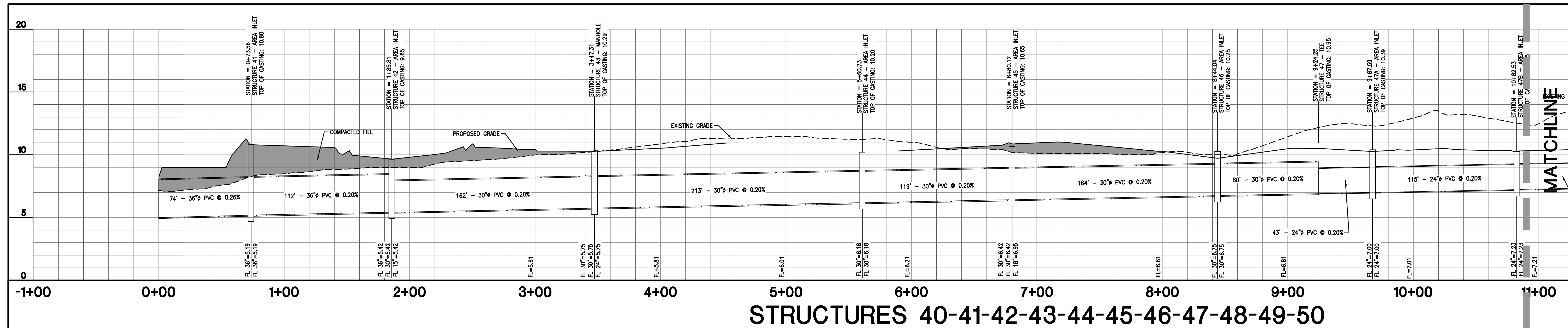
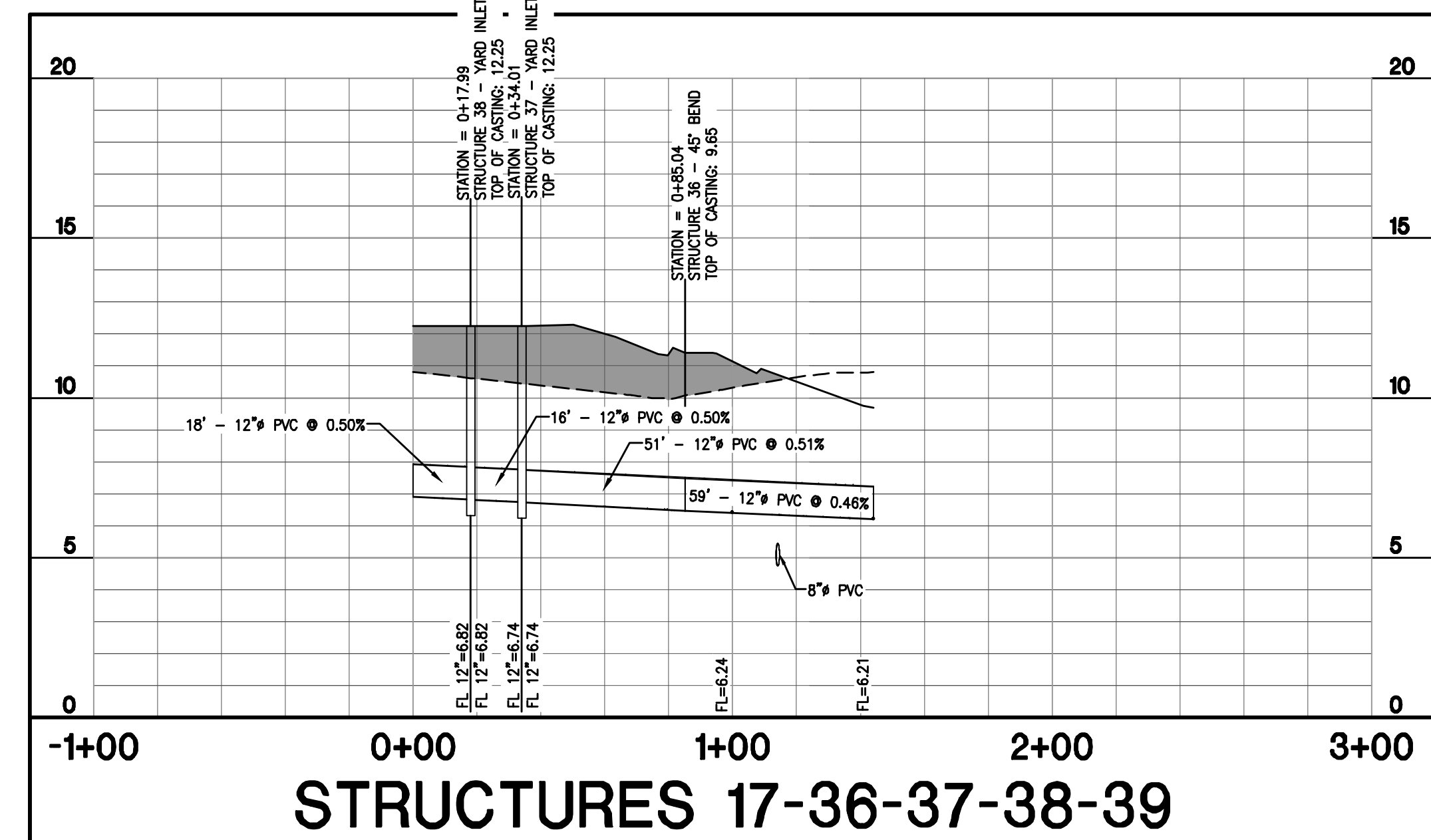
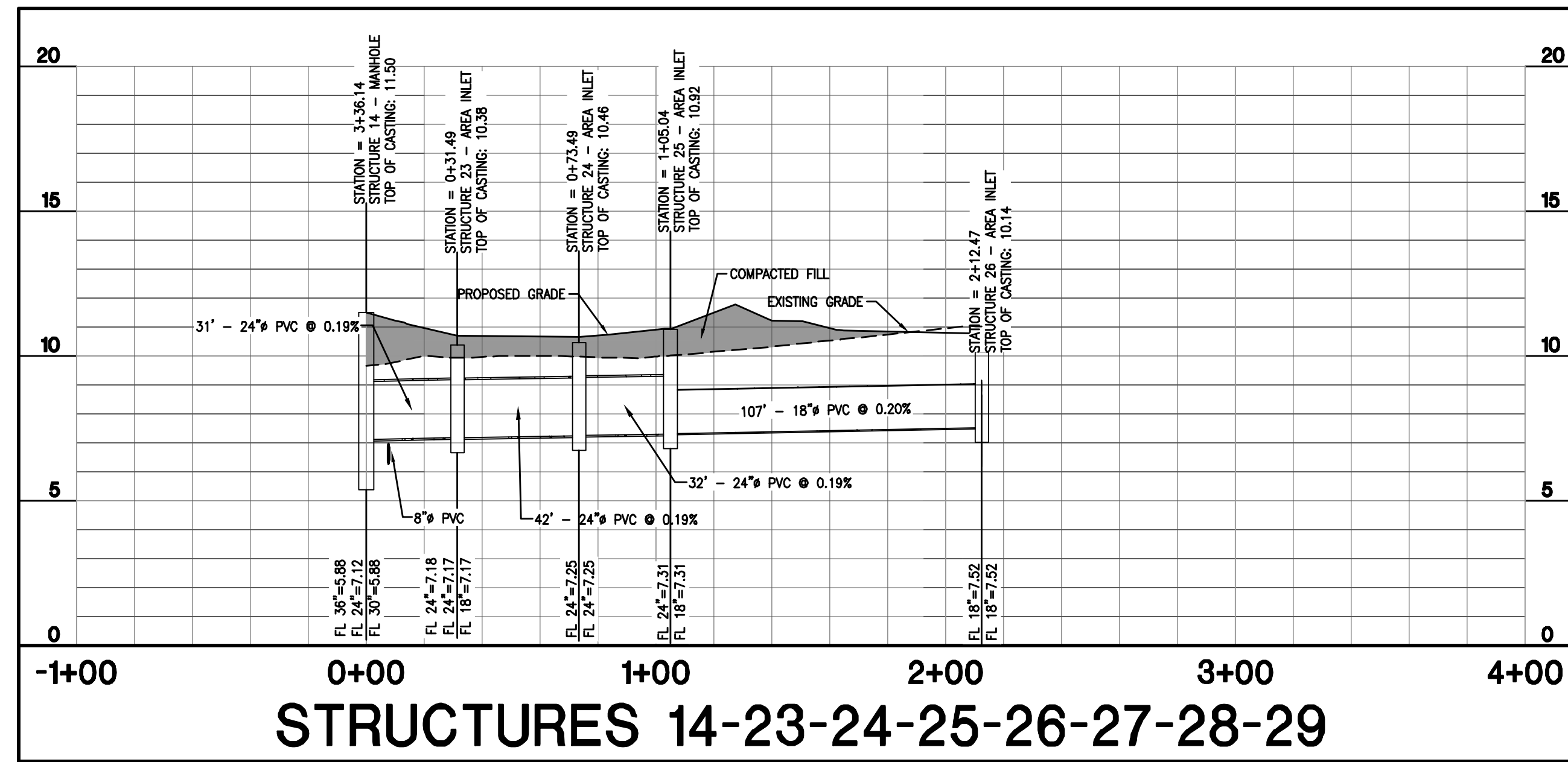
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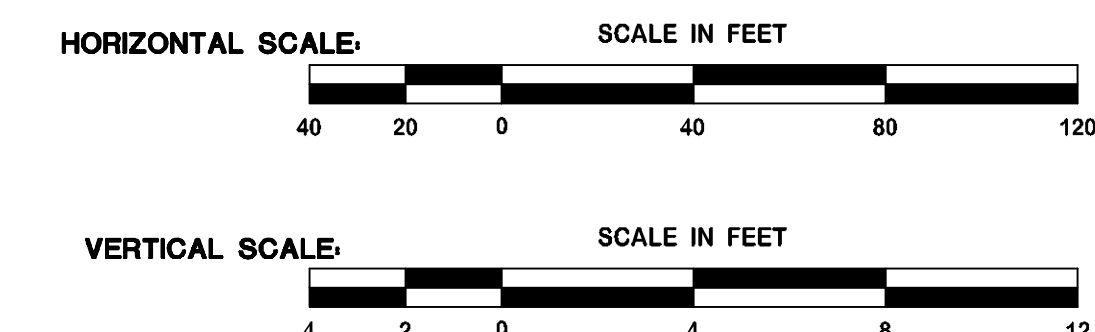
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SPRINGS AT FREMAUX TOWN CENTER
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 FOR CONTINENTAL 294 FUND LLC
 MEMONEE FALLS, WI

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FILE 4-248 C-5 STORM PROFILES
SHEET C-5.1



STORM PROFILE SHEET 2



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 FOR CONTINENTAL 294 FUND LLC
 MEMONEE FALLS, WI

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FILE 4-248 C-5 STORM PROFILES
SHEET C-5.2

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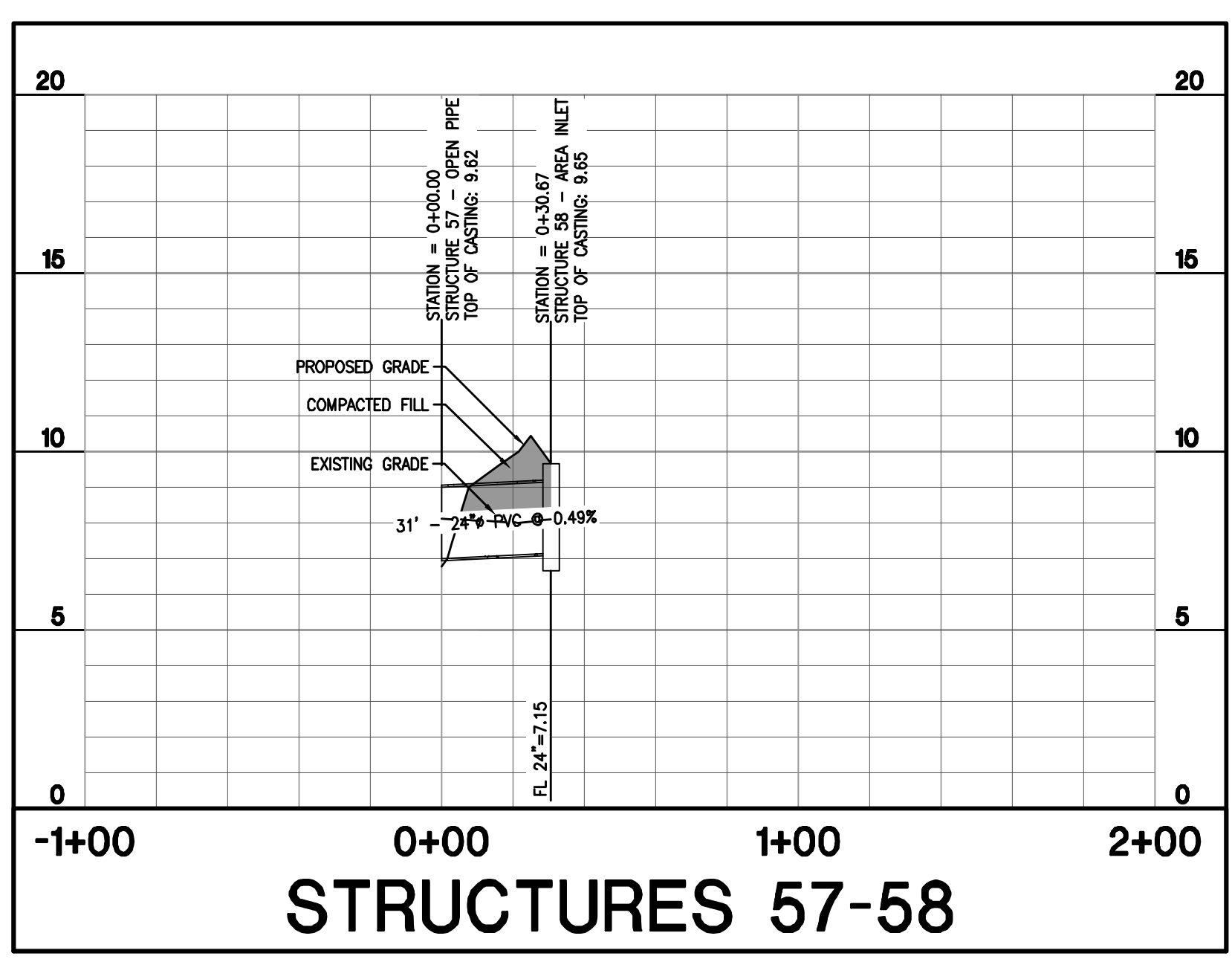
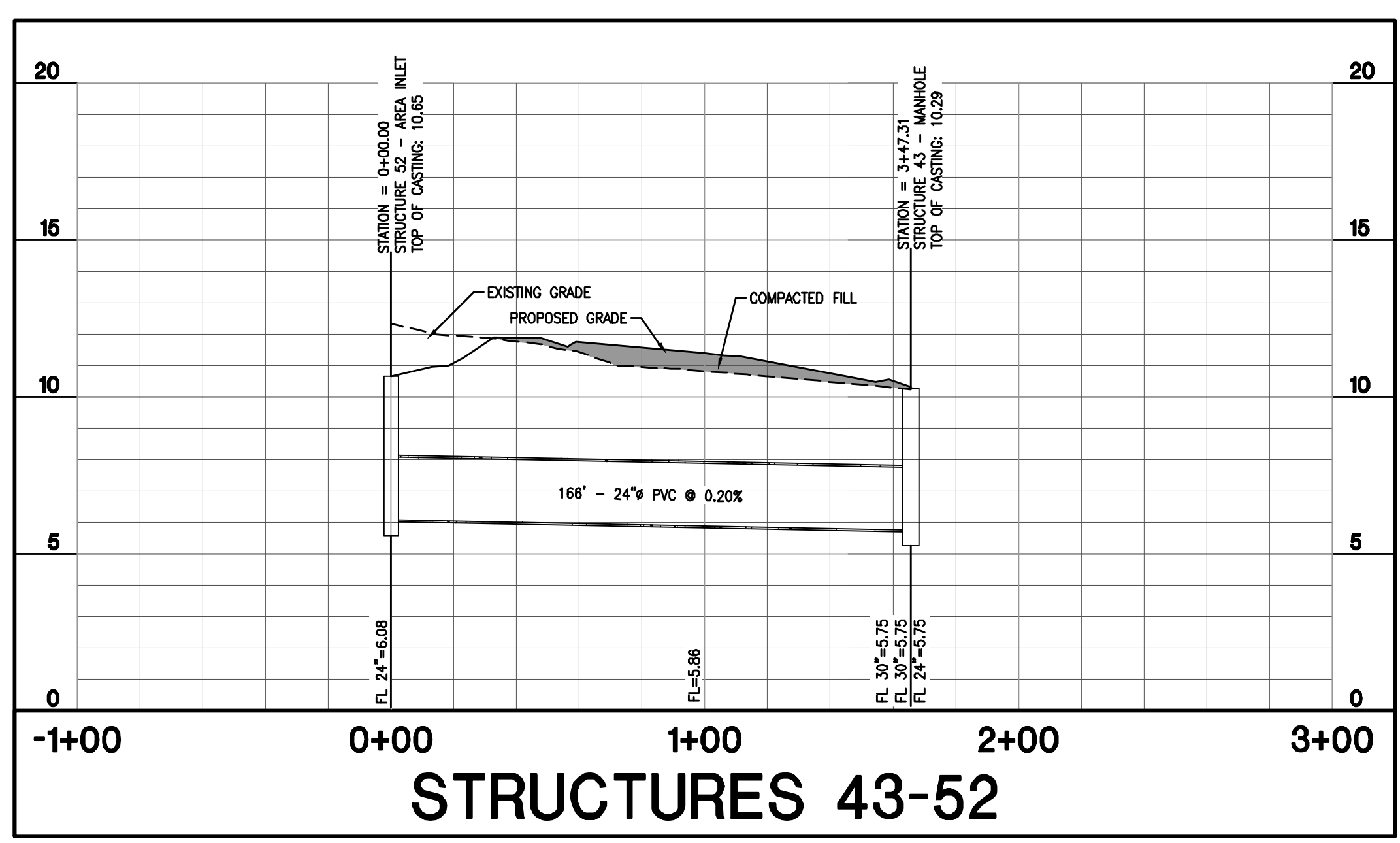
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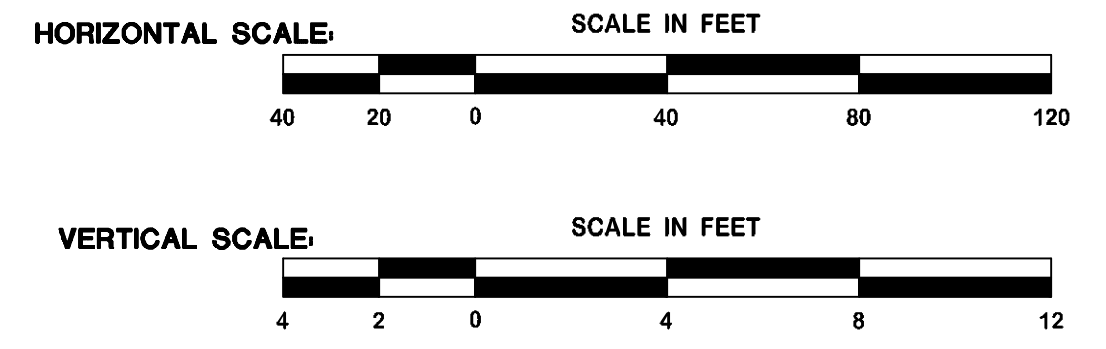
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FILE 4-248 C-5 STORM PROFILES
SHEET C-5.3



STORM PROFILE SHEET 3

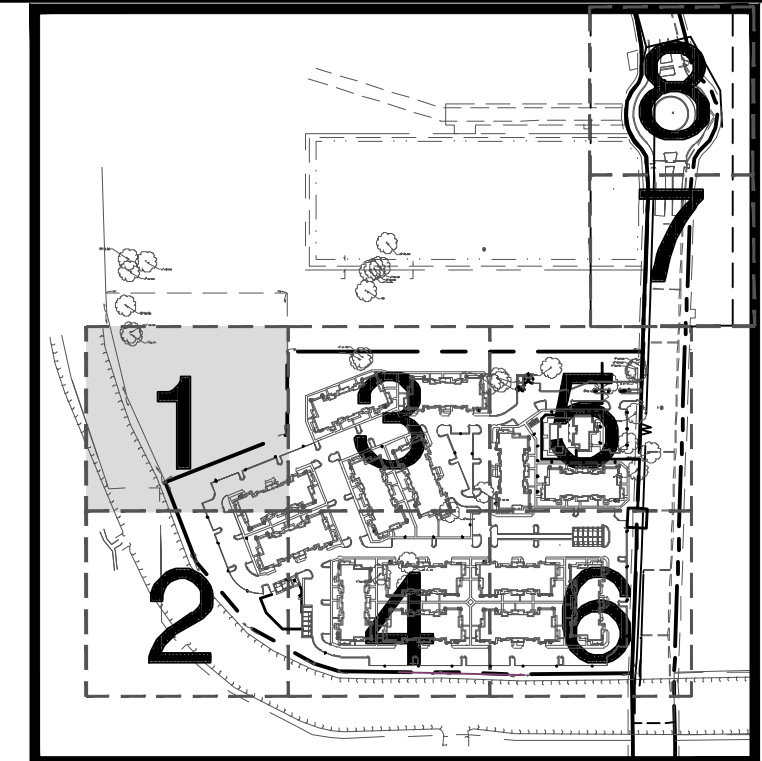


STRUCTURE TABLE						
STRUCTURE NUMBER	TYPE	GUTTER/CASTING ELEV	INVERT IN	ELEVATION OUT	PIPE LENGTH	PIPE TYPE PIPE SLOPE
EX 200	MANHOLE	10.69	0.95 (201)			

LEGEND-EXISTING

FOUND PROPERTY CORNER (AS NOTED)

- EXISTING POWER POLE
- EXISTING POWER POLE WITH LIGHT
- EXISTING PARKING LOT LIGHT
- EXISTING GUY ANCHOR
- EXISTING TELEPHONE PEDESTAL
- EXISTING CABLE TV PEDESTAL
- EXISTING UNDERGROUND POWER LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING TELEPHONE LINE
- EXISTING CABLE TV LINE
- EXISTING GAS METER
- EXISTING GAS VALVE
- EXISTING GAS LINE
- EXISTING BARB WIRE FENCE LINE
- EXISTING CHAIN LINK LINE
- EXISTING WOOD FENCE LINE
- EXISTING HIGH DENSITY POLYETHYLENE PIPE
- EXISTING POLYVINYL CHLORIDE PIPE
- 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 GRAVITY SEWER LINE
- EXISTING SEWER FORCE MAIN
- EXISTING DRAINAGE MANHOLE
- EXISTING SUBSURFACE DRAINAGE
- EXISTING CATCH BASIN/DROP INLET
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING WATER LINE
- EXISTING TERRA-COTTA PIPE
- EXISTING REINFORCED CONCRETE PIPE
- EXISTING CORRUGATED METAL PIPE



*SEE SHEET C-1 FOR GENERAL NOTES
*SEE SHEET D1-D7 FOR DETAILS

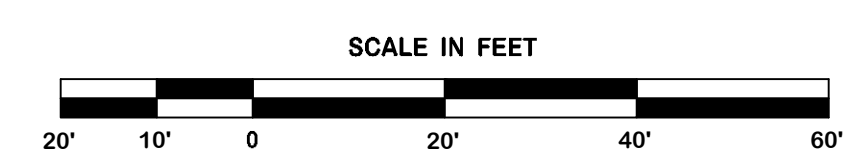
LEGEND - NEW IMPROVEMENTS

- WATERLINE
- SANITARY SEWERLINE
- GAS LINE
- UNDERGROUND ELECTRIC (5" TYP)
- UNDERGROUND TELEPHONE (2 - 4" TYP)
- STORM DRAIN SYSTEM
- POWER POLE
- SEWER MANHOLE AND STRUCTURE #
- FULL DEPTH SAWCUT AND PAVEMENT PATCHING
- TELEPHONE PEDESTAL
- CLEANOUT
- OIL/WATER SEPERATOR
- WATER VALVE
- WATER METER
- DOUBLE DETECTOR CHECK BACKFLOW PREVENTER
- FIRE HYDRANT
- AT&T HAND HOLE
- AT&T NEMA BOX (D-MARK)
- ELECTRICAL PULL BOXES
- TRANSFORMER PAD
- REFER TO SHEET C-6.0 FOR DETAIL

UTILITY LEGEND

- (A) 6" SANITARY SEWER LATERAL AT MINIMUM 1.00% SLOPE WITH CLEANOUT 3' OFF BUILDING. COORDINATE WITH ARCHITECTURAL PLANS FOR EXACT ENTRY LOCATION & ELEVATION.
- (B) 2" DOMESTIC WATER ENTRY. CONTRACTOR TO COORDINATE WITH ARCHITECTURAL PLANS FOR EXACT ENTRY LOCATIONS INTO THE BUILDINGS. CONTRACTOR IS REQUIRED TO INSTALL AN RPZ BACKFLOW PREVENTER ON THE 2" DOMESTIC LINE INSIDE THE BUILDING. REFER TO ARCHITECTURAL PLANS FOR DETAILS. THE DOMESTIC WATER METER SHALL BE SET OUTSIDE THE BUILDING, AS SHOWN. CONTRACTOR TO COORDINATE WITH CITY OF SLIDELL ON SIZE AND TYPE OF METER REQUIRED. SUB-METER SIZE AND TYPE TO COORDINATE WITH ARCHITECT AND OWNER.
- (C) 2" IRRIGATION METER. CONTRACTOR TO COORDINATE WITH LANDSCAPE PLANS FOR DETAILS. CONTRACTOR TO COORDINATE WITH CITY OF SLIDELL FOR TYPE OF METER.
- (D) 4" FIREWATER ENTRY. CONTRACTOR TO COORDINATE WITH ARCHITECTURAL PLANS FOR EXACT ENTRY LOCATION INTO BUILDING. CONTRACTOR IS REQUIRED TO INSTALL A DOUBLE DETECTOR CHECK BACKFLOW PREVENTER ON 4" FIRE LINE INSIDE THE BUILDING. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- (E) UNDERGROUND ELECTRIC TO BE EXTENDED TO BUILDING BY THE ELECTRIC CONTRACTOR. CLECO WILL PROVIDE PAD MOUNTED TRANSFORMER. CONTRACTOR SHALL SUPPLY CONCRETE PAD AND CONDUIT FROM THE TIE-IN LOCATION AT THE RIGHT OF WAY TO THE TRANSFORMER. CONTRACTOR TO PROVIDE 1-5" CONDUIT FOR PRIMARY ROUTING OF ELECTRIC SERVICE. CONTRACTOR TO PROVIDE 1-4" SECONDARY CONDUIT TO THE BUILDING. CONTRACTOR TO COORDINATE WITH CLECO FOR SAID WORK. REFER TO ARCHITECTURAL PLANS FOR ENTRY LOCATION & METER DESIGN.
- (F) UNDERGROUND TELEPHONE WIRING TO BE EXTENDED TO BUILDING BY AT&T. CONTRACTOR SHALL INSTALL (2)-4" CONDUIT FOR UNDERGROUND TELEPHONE SERVICE. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY TRENCHING, BEDDING, BACK FILL WHICH MAY BE REQUIRED. CONTRACTOR SHALL COORDINATE WITH TELEPHONE COMPANY FOR SAID WORK. REFER TO ARCHITECTURAL PLANS FOR ENTRY LOCATION, PANEL SIZE, & GROUND.
- (G) FIRE HYDRANT & ASSEMBLY. CONTRACTOR TO COORDINATE WITH CITY OF SLIDELL FIRE DEPARTMENT FOR FIRE HYDRANT TYPE & ASSEMBLY. TYPICAL AS INDICATED. CONTRACTOR TO PROVIDE BOLLARD PROTECTION WHERE SHOWN.
- (H) 2" SIGN CONDUIT SYSTEM. CONTRACTOR TO COORDINATE WITH THE DEVELOPER FOR INSTALLATION OF CONDUIT AND SIGN.
- (I) UNDERGROUND GAS TO BE EXTENDED FROM PROPOSED PROPANE TANK TO BUILDING. CONTRACTOR TO EXTEND A 1/2" CONDUIT. COORDINATE WITH THE OWNER FOR DETAILS OF PROPANE TANK.

UTILITY PLAN SECTION 1



MATCHLINE (SEE SHEET 6.3)

MATCHLINE (SEE SHEET 6.2)

DEDICATED DRAINAGE
SERVITUDE IN FAVOR OF
MULTIFAMILY PROPERTY
3.49 ACRES

WATER QUALITY POND

W-14 CANAL
Instrument of Dedication and Donation
No. 1907815

B20
BLDG 7
FFE = 12.50'

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7-24-14 ADDENDUM 1	SMT

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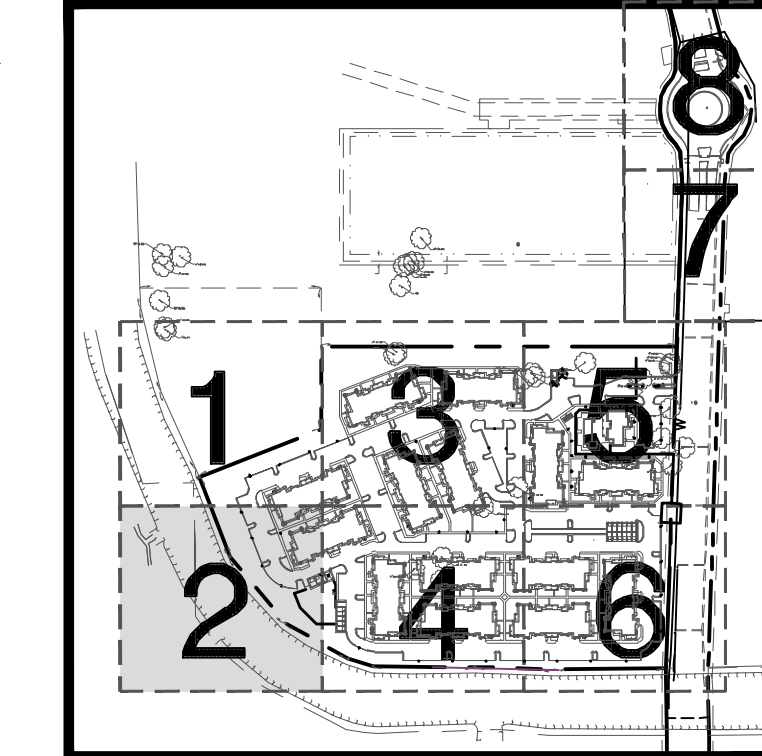
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SLIDELL, LOUISIANA
ST. TAMMANY PARISH
FOR CONTINENTAL 294 FUND LLC
MEMONEE FALLS, WI

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PROJECT NO. 14-248
FILE 14-248 C-6 UTILITY
SHEET C-6.1

MATCHLINE (SEE SHEET C-6.1)

LEGEND-EXISTING

- FOUND PROPERTY CORNER (AS NOTED)
- EXISTING POWER POLE
- EXISTING POWER POLE WITH LIGHT
- EXISTING PARKING LOT LIGHT
- EXISTING GUY ANCHOR
- EXISTING TELEPHONE PEDESTAL
- EXISTING CABLE TV PEDESTAL
- EXISTING UNDERGROUND POWER LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING TELEPHONE LINE
- EXISTING CABLE TV LINE
- EXISTING GAS METER
- EXISTING GAS VALVE
- EXISTING GAS LINE
- EXISTING BARR WIRE FENCE LINE
- EXISTING CHAIN LINK LINE
- EXISTING WOOD FENCE LINE
- EXISTING HIGH DENSITY POLYETHYLENE PIPE
- EXISTING POLYVINYL CHLORIDE PIPE
- 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 GRAVITY SEWER LINE
- EXISTING SEWER FORCE MAIN
- EXISTING DRAINAGE MANHOLE
- EXISTING SUBSURFACE DRAINAGE
- EXISTING CATCH BASIN/DROP INLET
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING WATER LINE
- EXISTING TERRA-COTTA PIPE
- EXISTING REINFORCED CONCRETE PIPE
- EXISTING CORRUGATED METAL PIPE



KEY MAP
N.T.S.

*SEE SHEET C-1 FOR GENERAL NOTES
*SEE SHEET D1-D7 FOR DETAILS

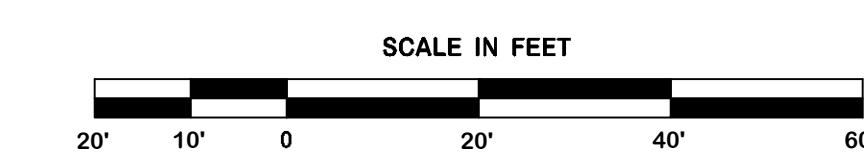
LEGEND - NEW IMPROVEMENTS

- WATERLINE
- SANITARY SEWERLINE
- GAS LINE
- UNDERGROUND ELECTRIC (5" TYP)
- UNDERGROUND TELEPHONE (2 - 4" TYP)
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- FULL DEPTH SAWCUT AND PAVEMENT PATCHING
- TELEPHONE PEDESTAL
- CLEANOUT
- OIL/WATER SEPERATOR
- WATER VALVE
- WATER METER
- DOUBLE DETECTOR CHECK BACKFLOW PREVENTER
- FIRE HYDRANT
- AT&T HAND HOLE
- AT&T NEMA BOX (D-MARK)
- ELECTRICAL PULL BOXES
- TRANSFORMER PAD
- REFER TO SHEET C-6.0 FOR DETAIL

UTILITY LEGEND

- (A) 6" SANITARY SEWER LATERAL AT MINIMUM 1.00% SLOPE WITH CLEANOUT 3' OFF BUILDING. COORDINATE WITH ARCHITECTURAL PLANS FOR EXACT ENTRY LOCATION & ELEVATION.
- (B) 2" DOMESTIC WATER ENTRY. CONTRACTOR TO COORDINATE WITH ARCHITECTURAL PLANS FOR EXACT ENTRY LOCATIONS INTO THE BUILDINGS. CONTRACTOR IS REQUIRED TO INSTALL AN RPZ BACKFLOW PREVENTER ON THE 2" DOMESTIC LINE INSIDE THE BUILDING. REFER TO ARCHITECTURAL PLANS FOR DETAILS. THE DOMESTIC WATER METER SHALL BE SET OUTSIDE THE BUILDING, AS SHOWN. CONTRACTOR TO COORDINATE WITH CITY OF SLIDELL ON SIZE AND TYPE OF METER REQUIRED. SUB-METER SIZE AND TYPE TO COORDINATE WITH ARCHITECT AND OWNER.
- (C) IRRIGATION METER. CONTRACTOR TO COORDINATE WITH LANDSCAPE PLANS FOR DETAILS. CONTRACTOR TO COORDINATE WITH CITY OF SLIDELL FOR TYPE OF METER.
- (D) 4" FIREWATER ENTRY. CONTRACTOR TO COORDINATE WITH ARCHITECTURAL PLANS FOR EXACT ENTRY LOCATION INTO BUILDING. CONTRACTOR IS REQUIRED TO INSTALL A DOUBLE DETECTOR CHECK BACKFLOW PREVENTER ON 4" FIRE LINE INSIDE THE BUILDING. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- (E) UNDERGROUND ELECTRIC TO BE EXTENDED TO BUILDING BY THE ELECTRIC CONTRACTOR. CLECO WILL PROVIDE PAD MOUNTED TRANSFORMER. CONTRACTOR SHALL SUPPLY CONCRETE PAD AND CONDUIT FROM THE TIE-IN LOCATION AT THE RIGHT OF WAY TO THE TRANSFORMER. CONTRACTOR TO PROVIDE 1-5" CONDUIT FOR PRIMARY ROUTING OF ELECTRIC SERVICE. CONTRACTOR TO PROVIDE 1-4" SECONDARY CONDUIT TO THE BUILDING. CONTRACTOR TO COORDINATE WITH CLECO FOR SAID WORK. REFER TO ARCHITECTURAL PLANS FOR ENTRY LOCATION & METER DESIGN.
- (F) UNDERGROUND TELEPHONE WIRING TO BE EXTENDED TO BUILDING BY AT&T. CONTRACTOR SHALL INSTALL (2)-4" CONDUIT FOR UNDERGROUND TELEPHONE SERVICE. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY TRENCHING, BEDDING, BACK FILL WHICH MAY BE REQUIRED. CONTRACTOR SHALL COORDINATE WITH TELEPHONE COMPANY FOR SAID WORK. REFER TO ARCHITECTURAL PLANS FOR ENTRY LOCATION, PANEL SIZE, & GROUND.
- (G) FIRE HYDRANT & ASSEMBLY. CONTRACTOR TO COORDINATE WITH CITY OF SLIDELL FIRE DEPARTMENT FOR FIRE HYDRANT TYPE & ASSEMBLY. TYPICAL AS INDICATED. CONTRACTOR TO PROVIDE BOLLARD PROTECTION WHERE SHOWN.
- (H) 2" SIGN CONDUIT SYSTEM. CONTRACTOR TO COORDINATE WITH THE DEVELOPER FOR INSTALLATION OF CONDUIT AND SIGN.
- (I) UNDERGROUND GAS TO BE EXTENDED FROM PROPOSED PROPANE TANK TO BUILDING. CONTRACTOR TO EXTEND A 1/2" CONDUIT. COORDINATE WITH THE OWNER FOR DETAILS OF PROPANE TANK.

UTILITY PLAN
SECTION 2



STRUCTURE TABLE						
STRUCTURE NUMBER	TYPE	CUTTER/CASTING ELEV	INVERT IN	ELEVATION OUT	PIPE LENGTH	PIPE TYPE PIPE SLOPE
219A 219-219A	CLEANOUT	11.47	9.52 ()	9.39 (219)	16.93	8" PVC 0.50%
220 204-220	CLEANOUT	11.07	4.40 (220A) 6.04 ()	4.40 (207)	75.03	8" PVC 0.30%

B20 BLDG 8
FFE = 12.50'

PET PLAYGROUND
7,450 SF +X-

W-14 CANAL

MATCHLINE (SEE SHEET C-6.4)

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7-24-14 ADDENDUM 1	SMT

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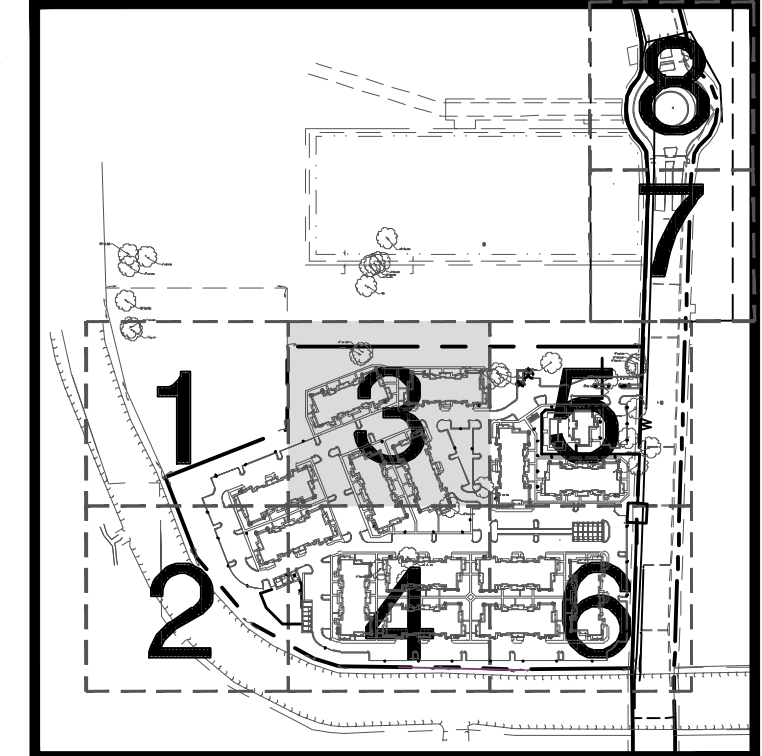
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SLIDELL, LOUISIANA
ST. TAMMANY PARISH
FOR CONTINENTAL 294 FUND LLC
MEMONEE FALLS, WI

DRAWN DGS
CHECKED DEB
ISSUED DATE 7/24/14
ISSUED FOR PERMITTING
PROJECT NO. 14-248
FILE 14-248 C-6 UTILITY
SHEET C-6.2

STRUCTURE TABLE							
STRUCTURE NUMBER	TYPE	GUTTER/CASTING ELEV	INVERT IN	ELEVATION OUT	PIPE LENGTH	PIPE TYPE	PIPE SLOPE
224	CLEANOUT	11.96	6.69 (225)	6.69 (223)	71.50	8" PVC	0.50%
223-224			6.74 ()	6.69 (224)	29.78	8" PVC	0.50%
225	MANHOLE	11.81	6.94 (225A)	6.84 (224)	29.78	8" PVC	0.50%
224-225			7.47 (227)	7.47 (225A)	53.98	8" PVC	0.50%
226	CLEANOUT	10.32	7.53 (227A)	7.53 (226)	11.56	8" PVC	0.50%
225-226			7.57 ()	7.53 (227A)	60.58	8" PVC	0.50%
227	CLEANOUT	11.70	8.09 (229)	8.09 (227A)	60.58	8" PVC	0.50%
226-227			8.19 (229)	8.09 (227A)	60.58	8" PVC	0.50%
228	CLEANOUT	11.70	8.19 (229)	8.09 (227A)	60.58	8" PVC	0.50%
227-228			8.19 (229)	8.09 (227A)	60.58	8" PVC	0.50%

LEGEND-EXISTING

- FOUND PROPERTY CORNER (AS NOTED)
- EXISTING POWER POLE
- EXISTING POWER POLE WITH LIGHT
- EXISTING PARKING LOT LIGHT
- EXISTING CUY ANCHOR
- EXISTING TELEPHONE PEDESTAL
- EXISTING CABLE TV PEDESTAL
- EXISTING UNDERGROUND POWER LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING TELEPHONE LINE
- EXISTING CABLE TV LINE
- EXISTING GAS METER
- EXISTING GAS VALVE
- EXISTING GAS LINE
- EXISTING BARB WIRE FENCE LINE
- EXISTING CHAIN LINK LINE
- EXISTING WOOD FENCE LINE
- EXISTING HIGH DENSITY POLYETHYLENE PIPE
- EXISTING POLYVINYL CHLORIDE PIPE
- 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 GRAVITY SEWER LINE
- EXISTING SEWER FORCE MAIN
- EXISTING DRAINAGE MANHOLE
- EXISTING SUBSURFACE DRAINAGE
- EXISTING CATCH BASIN/DROP INLET
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING WATER LINE
- EXISTING TERRA-COTTA PIPE
- EXISTING REINFORCED CONCRETE PIPE
- EXISTING CORRUGATED METAL PIPE



KEY MAP
N.T.S.

*SEE SHEET C-1 FOR GENERAL NOTES
*SEE SHEET D1-D7 FOR DETAILS

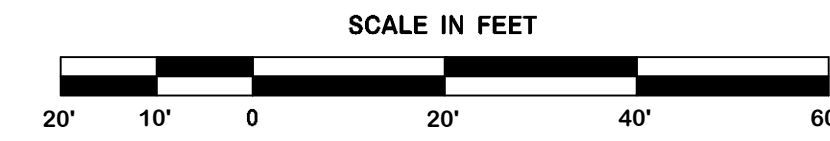
LEGEND - NEW IMPROVEMENTS

- WATERLINE
- SANITARY SEWERLINE
- GAS LINE
- UNDERGROUND ELECTRIC (5" TYP)
- UNDERGROUND TELEPHONE (2 - 4" TYP)
- STORM DRAIN SYSTEM
- POWER POLE
- SEWER MANHOLE AND STRUCTURE #
- FULL DEPTH SAWCUT AND PAVEMENT PATCHING
- TELEPHONE PEDESTAL
- CLEANOUT
- OIL/WATER SEPARATOR
- WATER VALVE
- WATER METER
- DOUBLE DETECTOR CHECK BACKFLOW PREVENTER
- FIRE HYDRANT
- AT&T HAND HOLE
- AT&T NEMA BOX (D-MARK)
- ELECTRICAL PULL BOXES
- TRANSFORMER PAD
- REFER TO SHEET C-6.0 FOR DETAIL

UTILITY LEGEND

- (A) 6" SANITARY SEWER LATERAL AT MINIMUM 1.00% SLOPE WITH CLEANOUT 3' OFF BUILDING. COORDINATE WITH ARCHITECTURAL PLANS FOR EXACT ENTRY LOCATION & ELEVATION.
- (B) 2" DOMESTIC WATER ENTRY. CONTRACTOR TO COORDINATE WITH ARCHITECTURAL PLANS FOR EXACT ENTRY LOCATIONS INTO THE BUILDINGS. CONTRACTOR IS REQUIRED TO INSTALL AN RPZ BACKFLOW PREVENTER ON THE 2" DOMESTIC LINE INSIDE THE BUILDING. REFER TO ARCHITECTURAL PLANS FOR DETAILS. THE DOMESTIC WATER METER SHALL BE SET OUTSIDE THE BUILDING, AS SHOWN. CONTRACTOR TO COORDINATE WITH CITY OF SLIDELL ON SIZE AND TYPE OF METER REQUIRED. SUB-METER SIZE AND TYPE TO COORDINATE WITH ARCHITECT AND OWNER.
- (C) 2" IRRIGATION METER. CONTRACTOR TO COORDINATE WITH LANDSCAPE PLANS FOR DETAILS. CONTRACTOR TO COORDINATE WITH CITY OF SLIDELL FOR TYPE OF METER.
- (D) 4" FIREWATER ENTRY. CONTRACTOR TO COORDINATE WITH ARCHITECTURAL PLANS FOR EXACT ENTRY LOCATION INTO BUILDING. CONTRACTOR IS REQUIRED TO INSTALL A DOUBLE DETECTOR CHECK BACKFLOW PREVENTER ON 4" FIRE LINE INSIDE THE BUILDING. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- (E) UNDERGROUND ELECTRIC TO BE EXTENDED TO BUILDING BY THE ELECTRIC CONTRACTOR. CLECO WILL PROVIDE PAD MOUNTED TRANSFORMER. CONTRACTOR SHALL SUPPLY CONCRETE PAD AND CONDUIT FROM THE TIE-IN LOCATION AT THE RIGHT OF WAY TO THE TRANSFORMER. CONTRACTOR TO PROVIDE 1-5" CONDUIT FOR PRIMARY ROUTING OF ELECTRIC SERVICE. CONTRACTOR TO PROVIDE 1-4" SECONDARY CONDUIT TO THE BUILDING. CONTRACTOR TO COORDINATE WITH CLECO FOR SAID WORK. REFER TO ARCHITECTURAL PLANS FOR ENTRY LOCATION & METER DESIGN.
- (F) UNDERGROUND TELEPHONE WIRING TO BE EXTENDED TO BUILDING BY AT&T. CONTRACTOR SHALL INSTALL (2)-4" CONDUIT FOR UNDERGROUND TELEPHONE SERVICE. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY TRENCHING, BEDDING, BACK FILL WHICH MAY BE REQUIRED. CONTRACTOR SHALL COORDINATE WITH TELEPHONE COMPANY FOR SAID WORK. REFER TO ARCHITECTURAL PLANS FOR ENTRY LOCATION, PANEL SIZE, & GROUND.
- (G) FIRE HYDRANT & ASSEMBLY. CONTRACTOR TO COORDINATE WITH CITY OF SLIDELL FIRE DEPARTMENT FOR FIRE HYDRANT TYPE & ASSEMBLY TYPICAL AS INDICATED. CONTRACTOR TO PROVIDE BOLLARD PROTECTION WHERE SHOWN.
- (H) 2" SIGN CONDUIT SYSTEM. CONTRACTOR TO COORDINATE WITH THE DEVELOPER FOR INSTALLATION OF CONDUIT AND SIGN.
- (I) UNDERGROUND GAS TO BE EXTENDED FROM PROPOSED PROPANE TANK TO BUILDING. CONTRACTOR TO EXTEND A 1/2" CONDUIT. COORDINATE WITH THE OWNER FOR DETAILS OF PROPANE TANK.

UTILITY PLAN SECTION 3



MATCHLINE (SEE SHEET C-6.1)

MATCHLINE (SEE SHEET C-6.5)

MATCHLINE (SEE SHEET C-6.4)

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Dupontis Design Group, PC

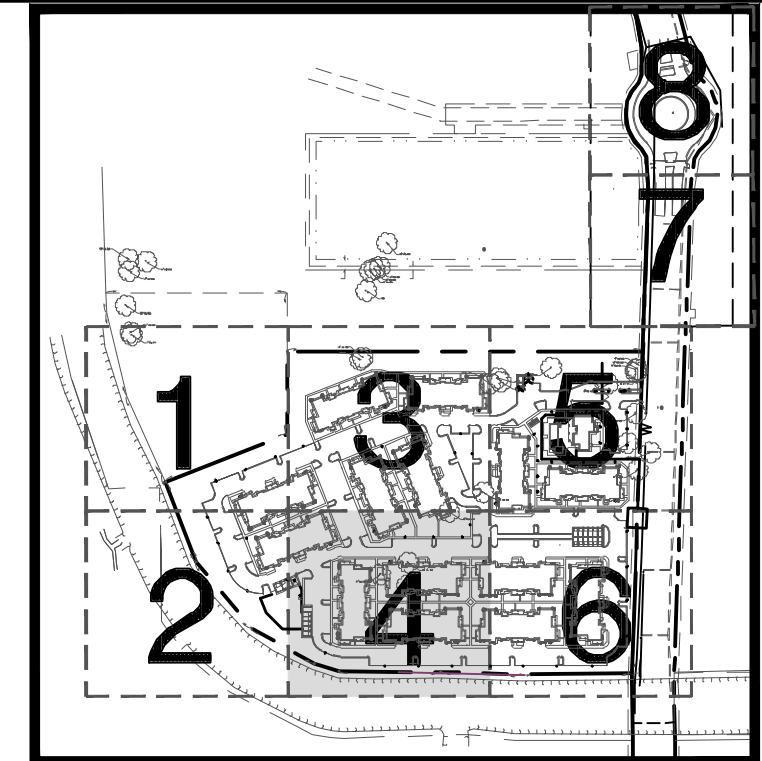
SPRINGS AT FREMAUX TOWN CENTER
SLIDELL, LOUISIANA
ST. TAMMANY PARISH
FOR CONTINENTAL 294 FUND LLC
MEMONEE FALLS, WI

DRAWN DGS
CHECKED DEB
ISSUED DATE 7/24/14
ISSUED FOR PERMITTING
PROJECT NO. 14-248
FILE 14-248 C-6 UTILITY
SHEET C-6.3

MATCHLINE (SEE SHEET C-6.3)

LEGEND-EXISTING

- FOUND PROPERTY CORNER (AS NOTED)
- EXISTING POWER POLE
- EXISTING POWER POLE WITH LIGHT
- EXISTING PARKING LOT LIGHT
- EXISTING CUY ANCHOR
- EXISTING TELEPHONE PEDESTAL
- EXISTING CABLE TV PEDESTAL
- EXISTING UNDERGROUND POWER LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING TELEPHONE LINE
- EXISTING CABLE TV LINE
- EXISTING GAS METER
- EXISTING GAS VALVE
- EXISTING GAS LINE
- EXISTING BARR WIRE FENCE LINE
- EXISTING CHAIN LINK LINE
- EXISTING WOOD FENCE LINE
- EXISTING HIGH DENSITY POLYETHYLENE PIPE 12" HDPE
- EXISTING POLYVINYL CHLORIDE PIPE 12" PVC
- ELEVATION OF TOP OF STRUCTURE TOP = 18.00
- ELEVATION OF BOTTOM OF STRUCTURE INV. = 15.00
- EXISTING SPOT ELEVATION -10.63
- ELEVATION OF TOP OF CURB 18.50 TC
- ELEVATION OF FACE OF CURB 18.00 FC
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEANOUT
- EXISTING GRAVITY SEWER LINE
- EXISTING SEWER FORCE MAIN
- EXISTING DRAINAGE MANHOLE
- EXISTING SUBSURFACE DRAINAGE
- EXISTING CATCH BASIN/DROP INLET
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING WATER LINE
- EXISTING TERRA-COTTA PIPE
- EXISTING REINFORCED CONCRETE PIPE 18" RCP
- EXISTING CORRUGATED METAL PIPE 24" CMP



*SEE SHEET C-1 FOR GENERAL NOTES
*SEE SHEET D1-D7 FOR DETAILS

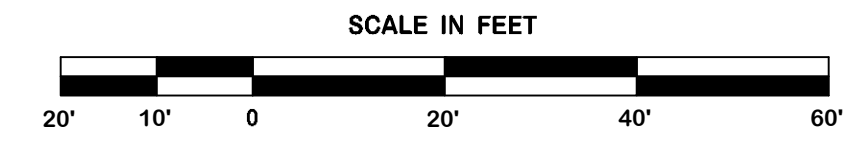
LEGEND - NEW IMPROVEMENTS

- WATERLINE
- SANITARY SEWERLINE
- GAS LINE
- UNDERGROUND ELECTRIC (5" TYP)
- UNDERGROUND TELEPHONE (2 - 4" TYP)
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- POWER POLE
- SEWER MANHOLE AND STRUCTURE #
- FULL DEPTH SAWCUT AND PAVEMENT PATCHING
- TELEPHONE PEDESTAL
- CLEANOUT
- OIL/WATER SEPARATOR
- WATER VALVE
- WATER METER
- DOUBLE DETECTOR CHECK BACKFLOW PREVENTER
- FIRE HYDRANT
- AT&T HAND HOLE
- AT&T NEMA BOX (D-MARK)
- ELECTRICAL PULL BOXES
- TRANSFORMER PAD
- REFER TO SHEET C-6.0 FOR DETAIL

UTILITY LEGEND

- (A) 6" SANITARY SEWER LATERAL AT MINIMUM 1.00% SLOPE WITH CLEANOUT 3' OFF BUILDING. COORDINATE WITH ARCHITECTURAL PLANS FOR EXACT ENTRY LOCATION & ELEVATION.
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- (C) "IRRIGATION" METER. CONTRACTOR TO COORDINATE WITH LANDSCAPE PLANS FOR DETAILS. CONTRACTOR TO COORDINATE WITH CITY OF SLIDELL FOR TYPE OF METER.
- (D) 4" FIREWATER ENTRY. CONTRACTOR TO COORDINATE WITH ARCHITECTURAL PLANS FOR EXACT ENTRY LOCATION INTO BUILDING. CONTRACTOR IS REQUIRED TO INSTALL A DOUBLE DETECTOR CHECK BACKFLOW PREVENTER ON 4" FIRE LINE INSIDE THE BUILDING. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
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- (H) 2" SIGN CONDUIT SYSTEM. CONTRACTOR TO COORDINATE WITH THE DEVELOPER FOR INSTALLATION OF CONDUIT AND SIGN.
- (I) UNDERGROUND GAS TO BE EXTENDED FROM PROPOSED PROPANE TANK TO BUILDING. CONTRACTOR TO EXTEND A 1/2" CONDUIT. COORDINATE WITH THE OWNER FOR DETAILS OF PROPANE TANK.

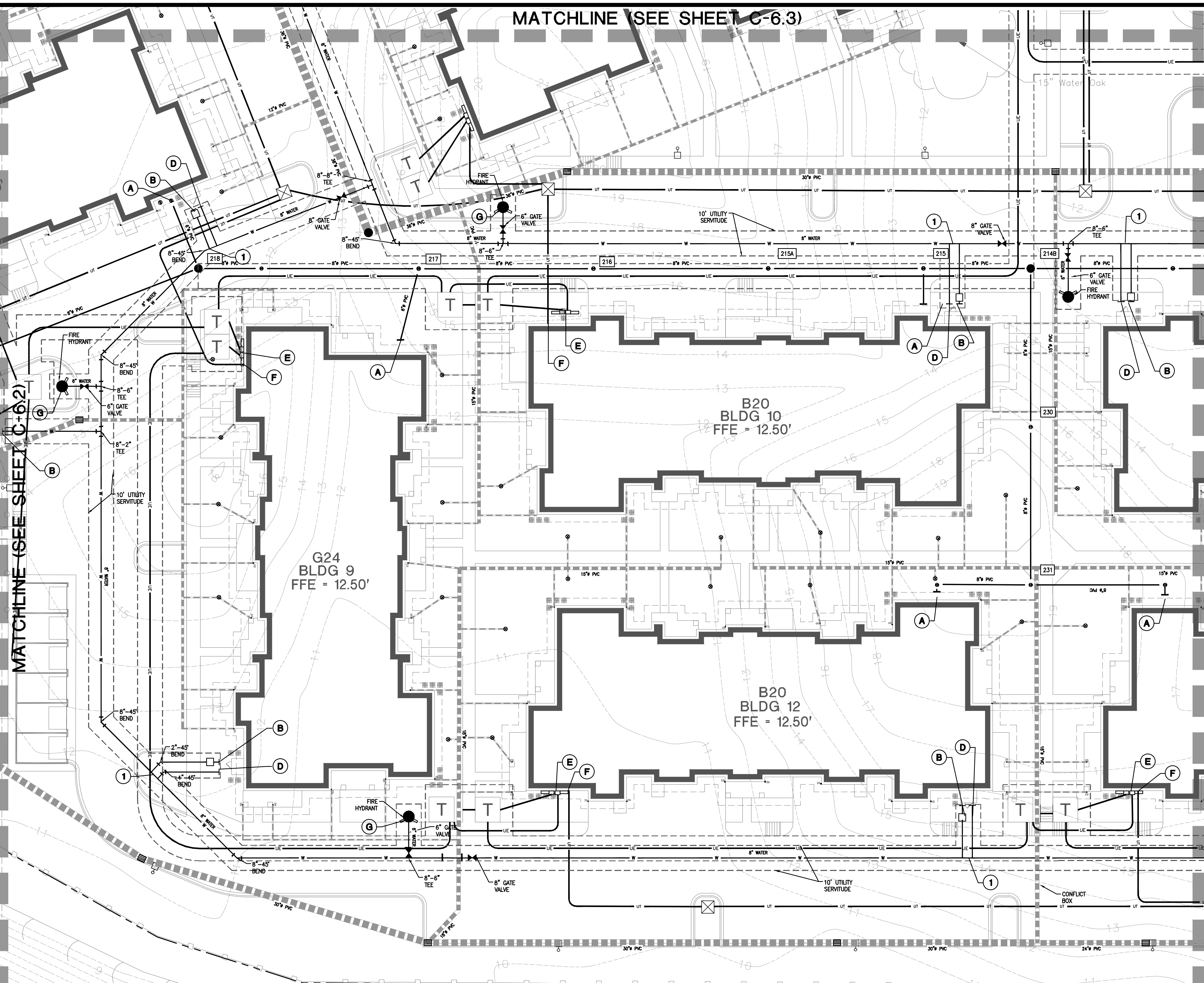
UTILITY PLAN SECTION 4



STRUCTURE TABLE						
STRUCTURE NUMBER	TYPE	GUTTER/CASTING ELEV	INVERT IN	ELEVATION OUT	PIPE LENGTH	PIPE TYPE PIPE SLOPE
216 (193)	CLEANOUT	11.16	7.99 (217)	7.99 (215A)	70.00	8" PVC 0.50%
217	CLEANOUT	10.42	8.53 ()	8.34 (216)	70.00	8" PVC 0.50%
217-217	CLEANOUT	10.42	8.34 (217A)	8.34 (216)	70.00	8" PVC 0.50%
218	MANHOLE	12.21	8.79 (219)	8.79 (217A)	25.23	8" PVC 0.50%
217A-218	MANHOLE	12.21	8.92 (396)	8.79 (217A)	25.23	8" PVC 0.50%
219	CLEANOUT	11.53	9.44 ()	9.31 (218)	104.34	8" PVC 0.50%
218-219	CLEANOUT	11.53	9.31 (219A)	9.31 (218)	104.34	8" PVC 0.50%

MATCHLINE (SEE SHEET C-6.2)

MATCHLINE (SEE SHEET C-6.6)



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

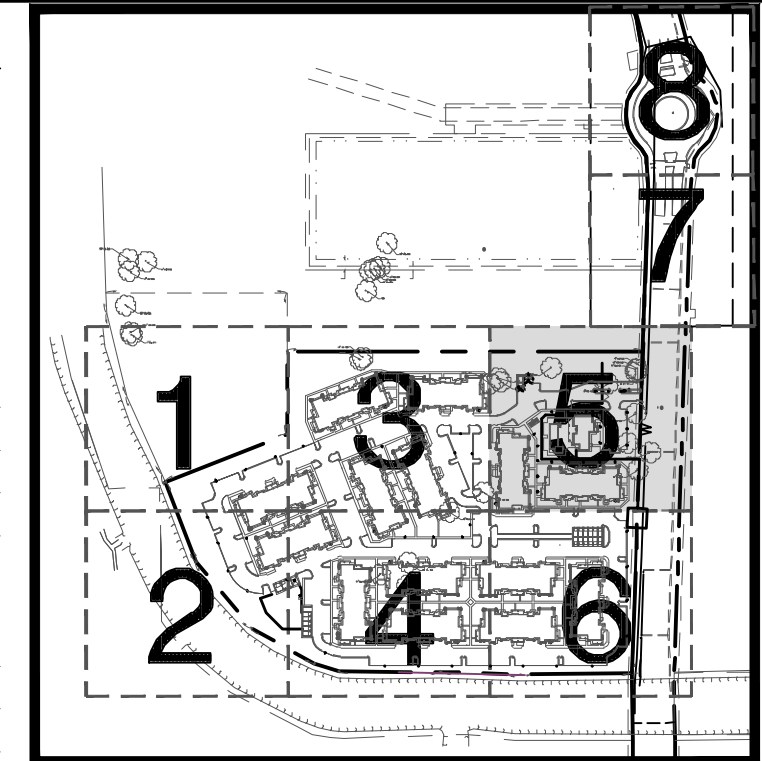
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ISSUED DATE 7/24/14
ISSUED FOR PERMITTING
PROJECT NO. 14-248
FILE 14-248 C-6 UTILITY
SHEET C-6.4

MATCHLINE (SEE SHEET C-6.7)

MATCHLINE (SEE SHEET C-6.3)

LEGEND-EXISTING

- FOUND PROPERTY CORNER (AS NOTED)
- EXISTING POWER POLE
- EXISTING POWER POLE WITH LIGHT
- EXISTING PARKING LOT LIGHT
- EXISTING CUY ANCHOR
- EXISTING TELEPHONE PEDESTAL
- EXISTING CABLE TV PEDESTAL
- EXISTING UNDERGROUND POWER LINE
- EXISTING OVERHEAD POWER LINE
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- EXISTING WOOD FENCE LINE
- EXISTING HIGH DENSITY POLYETHYLENE PIPE
- EXISTING POLYVINYL CHLORIDE PIPE
- 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 GRAVITY SEWER LINE
- EXISTING SEWER FORCE MAIN
- EXISTING DRAINAGE MANHOLE
- EXISTING SUBSURFACE DRAINAGE
- EXISTING CATCH BASIN/DROP INLET
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING WATER LINE
- EXISTING TERRA-COTTA PIPE
- EXISTING REINFORCED CONCRETE PIPE
- EXISTING CORRUGATED METAL PIPE



LEGEND - NEW IMPROVEMENTS

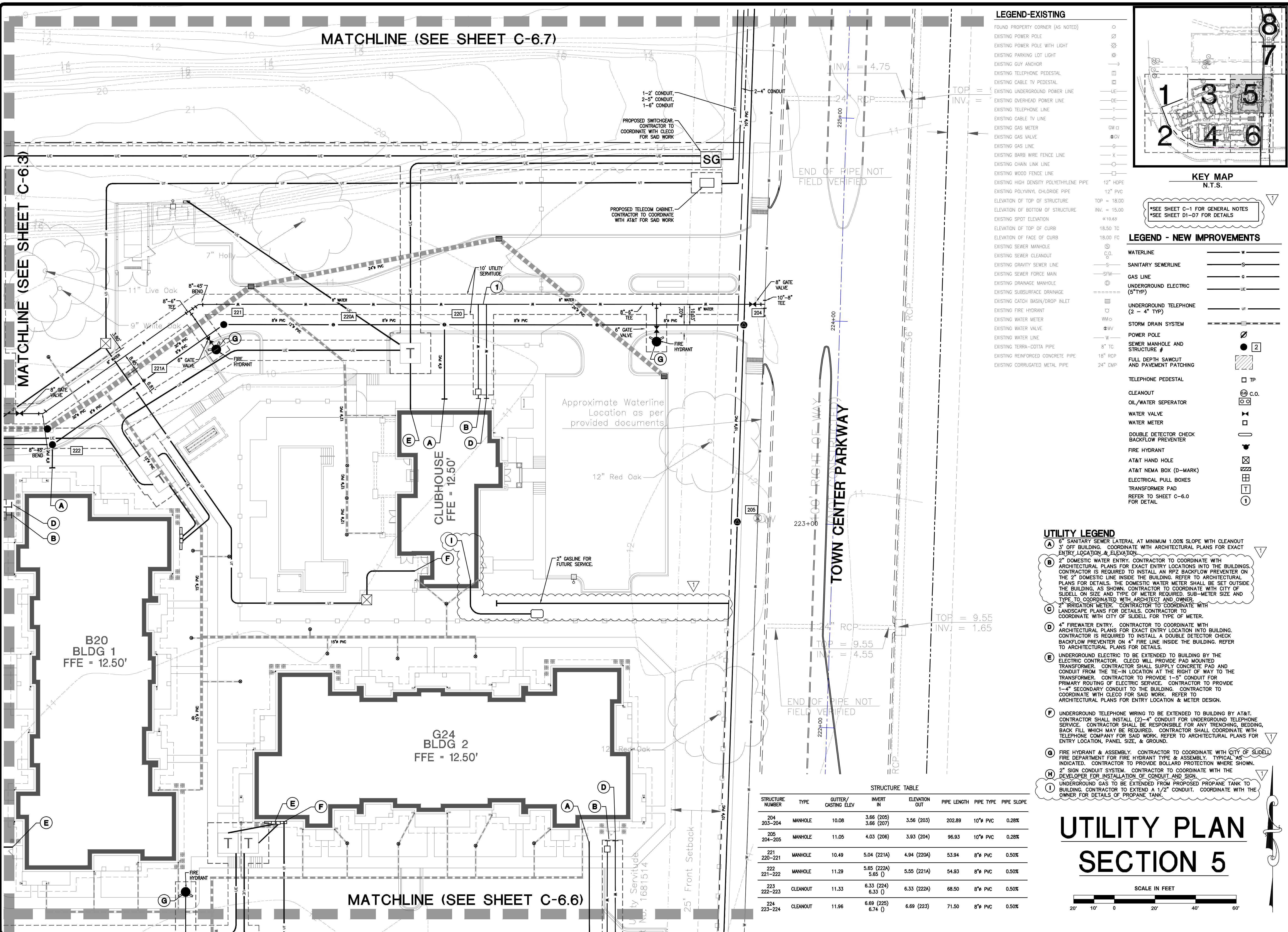
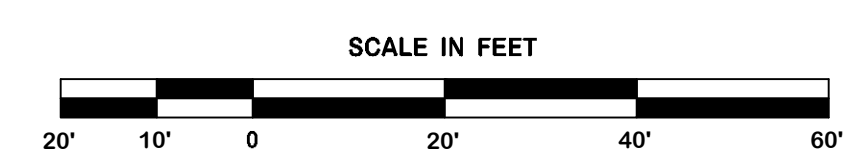
- WATERLINE
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- AT&T HAND HOLE
- AT&T NEMA BOX (D-MARK)
- ELECTRICAL PULL BOXES
- TRANSFORMER PAD
- REFER TO SHEET C-6.0 FOR DETAIL

UTILITY LEGEND

- (A) 6" SANITARY SEWER LATERAL AT MINIMUM 1.00% SLOPE WITH CLEANOUT 3' OFF BUILDING. COORDINATE WITH ARCHITECTURAL PLANS FOR EXACT ENTRY LOCATION & ELEVATION.
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- (H) 2" SIGN CONDUIT SYSTEM. CONTRACTOR TO COORDINATE WITH THE DEVELOPER FOR INSTALLATION OF CONDUIT AND SIGN.
- (I) UNDERGROUND GAS TO BE EXTENDED FROM PROPOSED PROPANE TANK TO BUILDING. CONTRACTOR TO EXTEND A 1/2" CONDUIT. COORDINATE WITH THE OWNER FOR DETAILS OF PROPANE TANK.

STRUCTURE NUMBER	TYPE	GUTTER/CASTING ELEV	INVERT IN	ELEVATION OUT	PIPE LENGTH	PIPE TYPE	PIPE SLOPE
204	MANHOLE	10.08	3.66 (205)	3.56 (203)	202.89	10" PVC	0.28%
203-204			3.66 (207)				
205	MANHOLE	11.05	4.03 (206)	3.93 (204)	96.93	10" PVC	0.28%
204-205							
221	MANHOLE	10.49	5.04 (221A)	4.94 (220A)	53.94	8" PVC	0.50%
220-221							
222	MANHOLE	11.29	5.65 (222A)	5.55 (221A)	54.93	8" PVC	0.50%
221-222			5.65 ()				
223	CLEANOUT	11.33	6.33 (224)	6.33 (222A)	68.50	8" PVC	0.50%
222-223			6.33 ()				
224	CLEANOUT	11.96	6.69 (225)	6.69 (223)	71.50	8" PVC	0.50%
223-224			6.74 ()				

UTILITY PLAN SECTION 5



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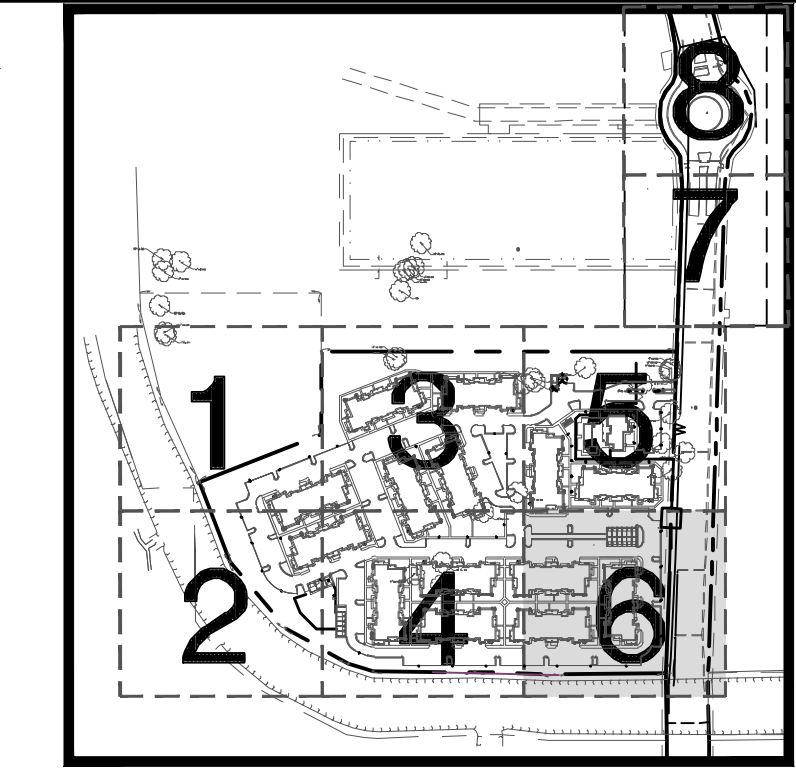
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 PROJECT NO. 14-248
 FILE 14-248 C-6 UTILITY
 SHEET C-6.5

MATCHLINE (SEE SHEET C-6.5)

LEGEND-EXISTING

- FOUND PROPERTY CORNER (AS NOTED)
- EXISTING POWER POLE
- EXISTING POWER POLE WITH LIGHT
- EXISTING PARKING LOT LIGHT
- EXISTING CUY ANCHOR
- EXISTING TELEPHONE PEDESTAL
- EXISTING CABLE TV PEDESTAL
- EXISTING UNDERGROUND POWER LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING TELEPHONE LINE
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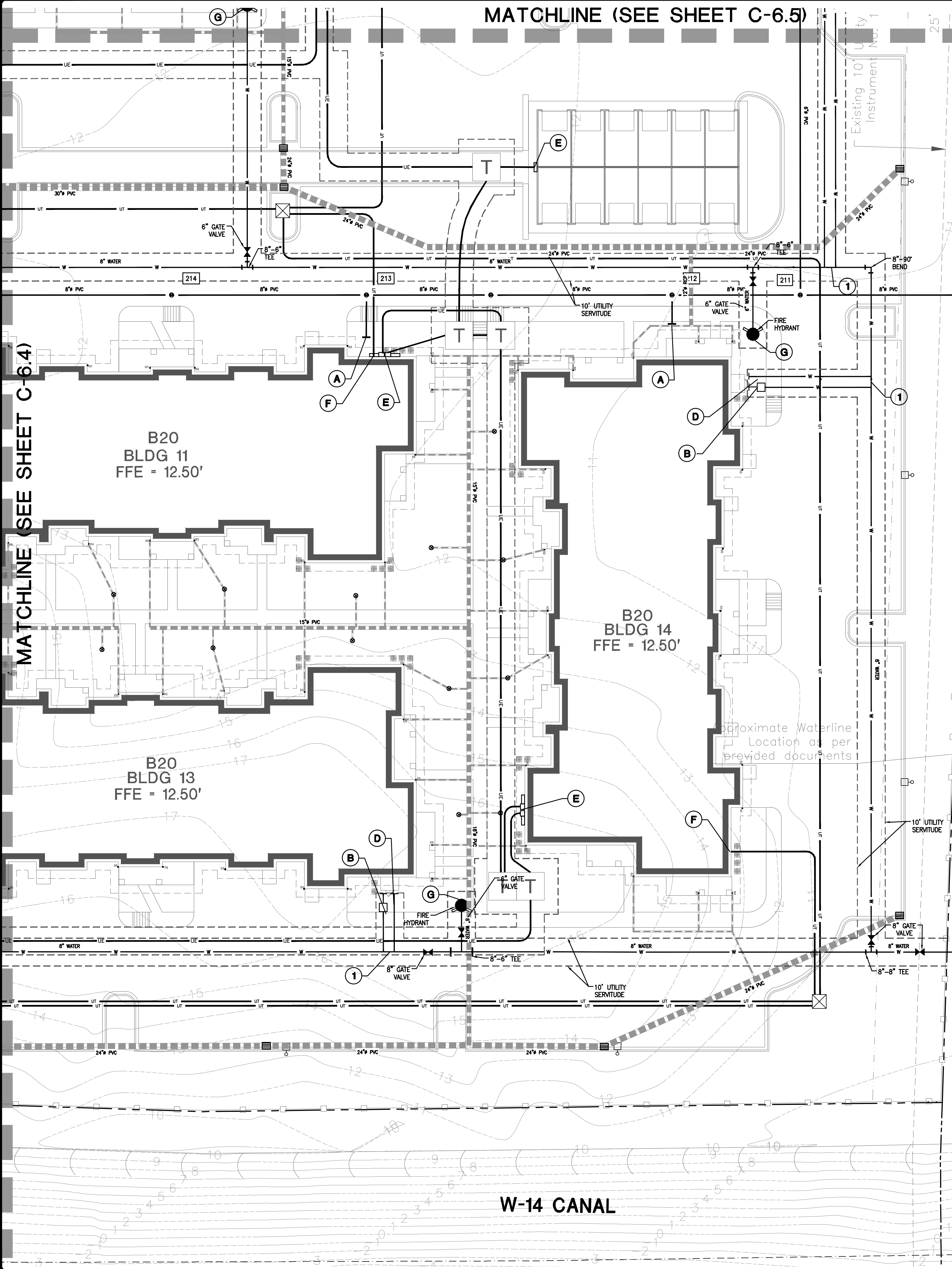


KEY MAP
N.T.S.

LEGEND - NEW IMPROVEMENTS

- WATERLINE
- SANITARY SEWERLINE
- GAS LINE
- UNDERGROUND ELECTRIC (5" TYP)
- UNDERGROUND TELEPHONE (2 - 4" TYP)
- STORM DRAIN SYSTEM
- POWER POLE
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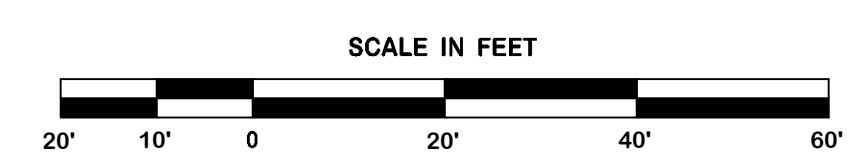
MATCHLINE (SEE SHEET C-6.4)



STRUCTURE TABLE

STRUCTURE NUMBER	TYPE	OUTLET/CASTING ELEV	INVERT IN	ELEVATION OUT	PIPE LENGTH	PIPE TYPE	PIPE SLOPE
206	MANHOLE	10.80	4.93 (211)	4.83 (205)	286.28	10" PVC	0.28%
211	CLEANOUT	10.88	5.29 () 5.25 (212)	5.25 (206)	63.37	8" PVC	0.50%
212	CLEANOUT	11.64	5.48 (212A) 5.52 ()	5.48 (211)	46.02	8" PVC	0.50%
213	CLEANOUT	11.28	6.03 (214) 6.07 ()	6.03 (212A)	44.70	8" PVC	0.50%
214	CLEANOUT	9.56	6.38 (214A)	6.38 (213)	70.00	8" PVC	0.50%

**UTILITY PLAN
SECTION 6**



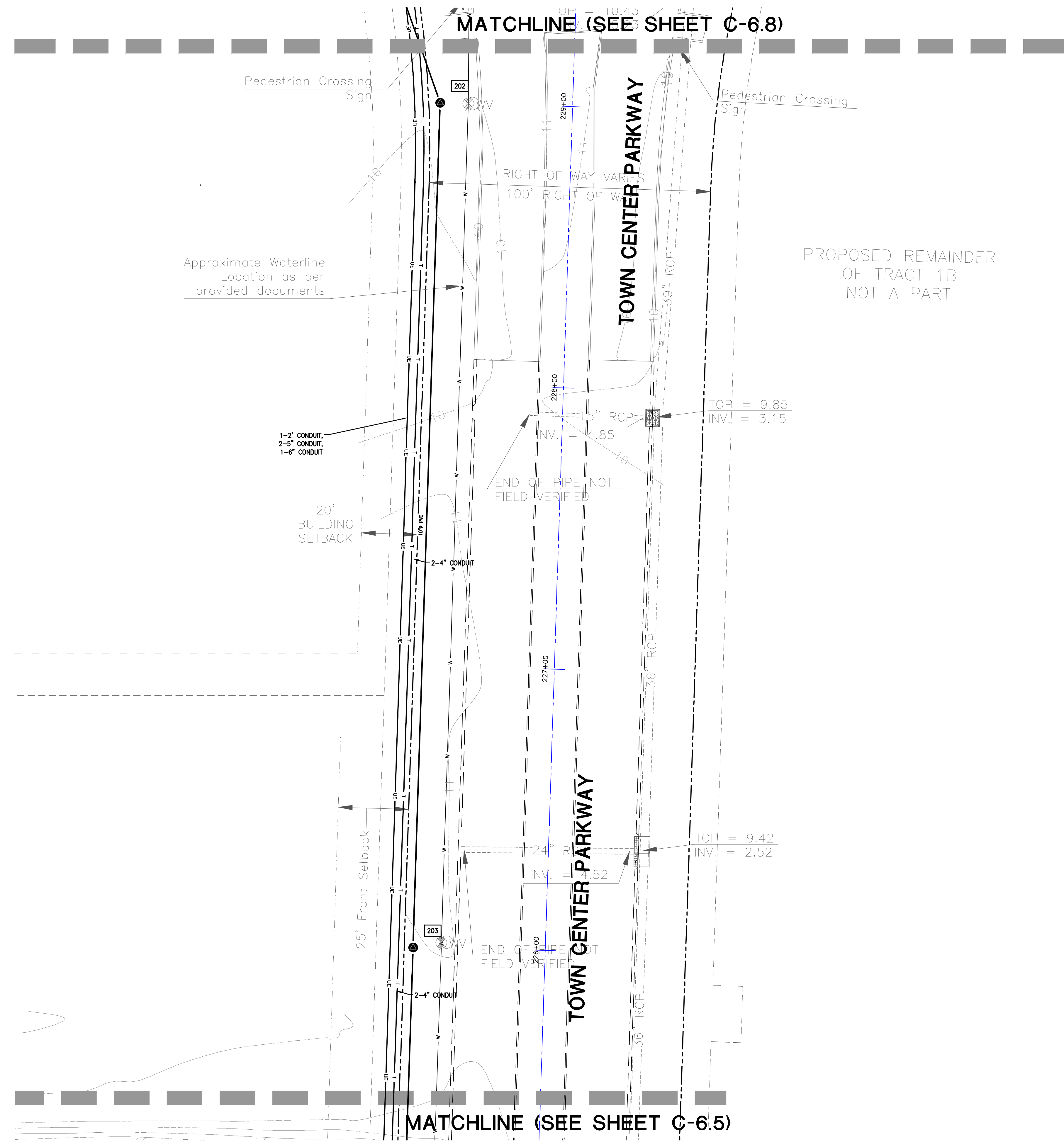
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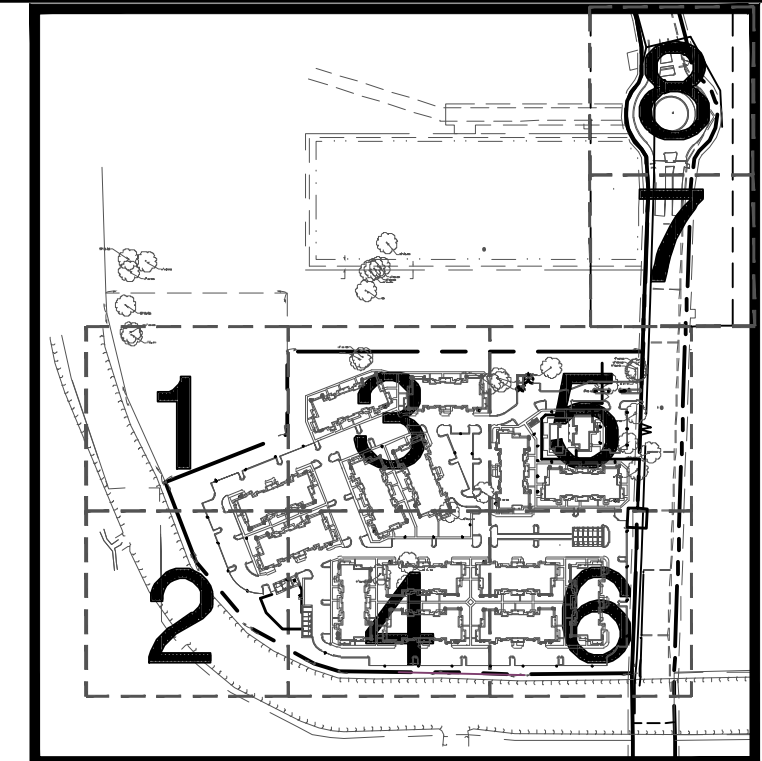
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ST. TAMMANY PARISH
FOR CONTINENTAL 294 FUND LLC
MEMONEE FALLS, WI

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PROJECT NO. 14-248
FILE 14-248 C-6 UTILITY
SHEET C-6.6



LEGEND-EXISTING

- FOUND PROPERTY CORNER (AS NOTED) ○
- EXISTING POWER POLE ○
- EXISTING POWER POLE WITH LIGHT ○
- EXISTING PARKING LOT LIGHT ○
- EXISTING GUY ANCHOR ○
- EXISTING TELEPHONE PEDESTAL ○
- EXISTING CABLE TV PEDESTAL ○
- EXISTING UNDERGROUND POWER LINE ○
- EXISTING OVERHEAD POWER LINE ○
- EXISTING TELEPHONE LINE ○
- EXISTING CABLE TV LINE ○
- EXISTING GAS METER ○
- EXISTING GAS VALVE ○
- EXISTING GAS LINE ○
- EXISTING BARR WIRE FENCE LINE ○
- EXISTING CHAIN LINK LINE ○
- EXISTING WOOD FENCE LINE ○
- EXISTING HIGH DENSITY POLYETHYLENE PIPE 12" HDPE
- EXISTING POLYVINYL CHLORIDE PIPE 12" PVC
- ELEVATION OF TOP OF STRUCTURE TOP = 18.00
- ELEVATION OF BOTTOM OF STRUCTURE INV. = 15.00
- EXISTING SPOT ELEVATION -10.63
- ELEVATION OF TOP OF CURB 18.50 TC
- ELEVATION OF FACE OF CURB 18.00 FC
- EXISTING SEWER MANHOLE ○
- EXISTING SEWER CLEANOUT ○
- EXISTING GRAVITY SEWER LINE ○
- EXISTING SEWER FORCE MAIN ○
- EXISTING DRAINAGE MANHOLE ○
- EXISTING SUBSURFACE DRAINAGE ○
- EXISTING CATCH BASIN/DROP INLET ○
- EXISTING FIRE HYDRANT ○
- EXISTING WATER METER ○
- EXISTING WATER VALVE ○
- EXISTING WATER LINE ○
- EXISTING TERRA-COTTA PIPE 8" TC
- EXISTING REINFORCED CONCRETE PIPE 18" RCP
- EXISTING CORRUGATED METAL PIPE 24" CMP



*SEE SHEET C-1 FOR GENERAL NOTES
*SEE SHEET D1-D7 FOR DETAILS

LEGEND - NEW IMPROVEMENTS

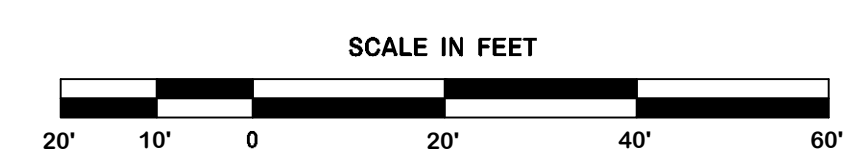
- WATERLINE W
- SANITARY SEWERLINE S
- GAS LINE G
- UNDERGROUND ELECTRIC (5" TYP) UE
- UNDERGROUND TELEPHONE (2 - 4" TYP) UT
- STORM DRAIN SYSTEM SD
- POWER POLE P
- SEWER MANHOLE AND STRUCTURE #
- FULL DEPTH SAWCUT AND PAVEMENT PATCHING
- TELEPHONE PEDESTAL TP
- CLEANOUT C.O.
- OIL/WATER SEPERATOR
- WATER VALVE
- WATER METER
- DOUBLE DETECTOR CHECK BACKFLOW PREVENTER
- FIRE HYDRANT
- AT&T HAND HOLE
- AT&T NEMA BOX (D-MARK)
- ELECTRICAL PULL BOXES
- TRANSFORMER PAD
- REFER TO SHEET C-6.0 FOR DETAIL

PROPOSED REMAINDER OF TRACT 1B NOT A PART

UTILITY LEGEND

- (A) 6" SANITARY SEWER LATERAL AT MINIMUM 1.00% SLOPE WITH CLEANOUT 3' OFF BUILDING. COORDINATE WITH ARCHITECTURAL PLANS FOR EXACT ENTRY LOCATION & ELEVATION.
- (B) 2" DOMESTIC WATER ENTRY. CONTRACTOR TO COORDINATE WITH ARCHITECTURAL PLANS FOR EXACT ENTRY LOCATIONS INTO THE BUILDINGS. CONTRACTOR IS REQUIRED TO INSTALL AN RPZ BACKFLOW PREVENTER ON THE 2" DOMESTIC LINE INSIDE THE BUILDING. REFER TO ARCHITECTURAL PLANS FOR DETAIL. THE DOMESTIC WATER METER SHALL BE SET OUTSIDE THE BUILDING, AS SHOWN. CONTRACTOR TO COORDINATE WITH CITY OF SLIDELL ON SIZE AND TYPE OF METER REQUIRED. SUB-METER SIZE AND TYPE TO COORDINATE WITH ARCHITECT AND OWNER.
- (C) 2" IRRIGATION METER. CONTRACTOR TO COORDINATE WITH LANDSCAPE PLANS FOR DETAILS. CONTRACTOR TO COORDINATE WITH CITY OF SLIDELL FOR TYPE OF METER.
- (D) 4" FIREWATER ENTRY. CONTRACTOR TO COORDINATE WITH ARCHITECTURAL PLANS FOR EXACT ENTRY LOCATION INTO BUILDING. CONTRACTOR IS REQUIRED TO INSTALL A DOUBLE DETECTOR CHECK BACKFLOW PREVENTER ON 4" FIRE LINE INSIDE THE BUILDING. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- (E) UNDERGROUND ELECTRIC TO BE EXTENDED TO BUILDING BY THE ELECTRIC CONTRACTOR. CLECO WILL PROVIDE PAD MOUNTED TRANSFORMER. CONTRACTOR SHALL SUPPLY CONCRETE PAD AND CONDUIT FROM THE TIE-IN LOCATION AT THE RIGHT OF WAY TO THE TRANSFORMER. CONTRACTOR TO PROVIDE 1-5" CONDUIT FOR PRIMARY ROUTING OF ELECTRIC SERVICE. CONTRACTOR TO PROVIDE 1-4" SECONDARY CONDUIT TO THE BUILDING. CONTRACTOR TO COORDINATE WITH CLECO FOR SAID WORK. REFER TO ARCHITECTURAL PLANS FOR ENTRY LOCATION & METER DESIGN.
- (F) UNDERGROUND TELEPHONE WIRING TO BE EXTENDED TO BUILDING BY AT&T. CONTRACTOR SHALL INSTALL (2)-4" CONDUIT FOR UNDERGROUND TELEPHONE SERVICE. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY TRENCHING, BEDDING, BACK FILL WHICH MAY BE REQUIRED. CONTRACTOR SHALL COORDINATE WITH TELEPHONE COMPANY FOR SAID WORK. REFER TO ARCHITECTURAL PLANS FOR ENTRY LOCATION, PANEL SIZE, & GROUND.
- (G) FIRE HYDRANT & ASSEMBLY. CONTRACTOR TO COORDINATE WITH CITY OF SLIDELL FIRE DEPARTMENT FOR FIRE HYDRANT TYPE & ASSEMBLY. TYPICAL AS INDICATED. CONTRACTOR TO PROVIDE BOLLARD PROTECTION WHERE SHOWN.
- (H) 2" SIGN CONDUIT SYSTEM. CONTRACTOR TO COORDINATE WITH THE DEVELOPER FOR INSTALLATION OF CONDUIT AND SIGN.
- (I) UNDERGROUND GAS TO BE EXTENDED FROM PROPOSED PROPANE TANK TO BUILDING. CONTRACTOR TO EXTEND A 1/2" CONDUIT. COORDINATE WITH THE OWNER FOR DETAILS OF PROPANE TANK.

UTILITY PLAN SECTION 7



STRUCTURE TABLE

STRUCTURE NUMBER	TYPE	GUTTER/CASTING ELEV	INVERT IN	ELEVATION OUT	PIPE LENGTH	PIPE TYPE	PIPE SLOPE
202	MANHOLE	10.50	2.05 (203)	1.95 (201)	148.18	10" PVC	0.28%
203	MANHOLE	10.30	2.99 (204)	2.89 (202)	300.29	10" PVC	0.28%

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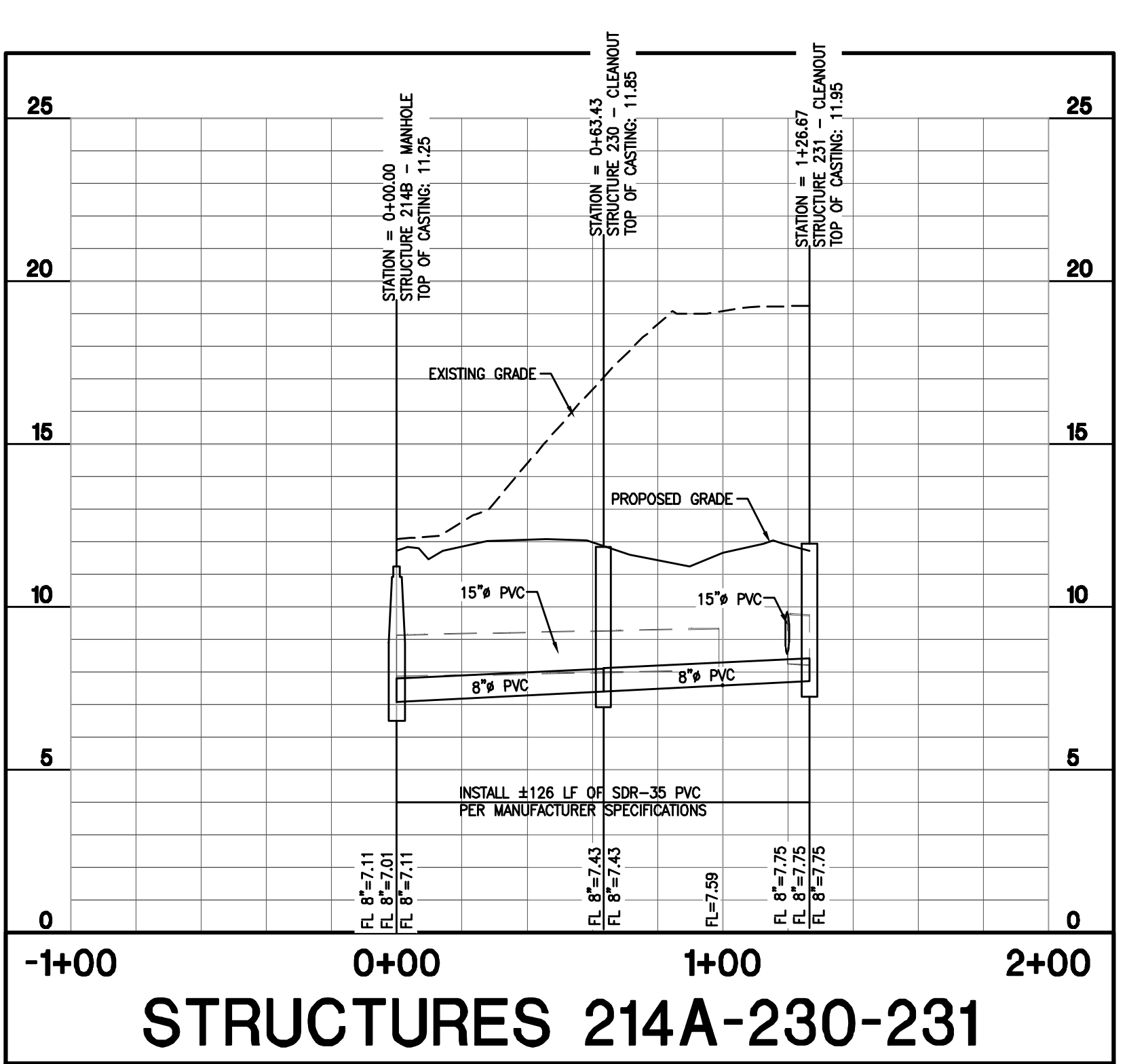
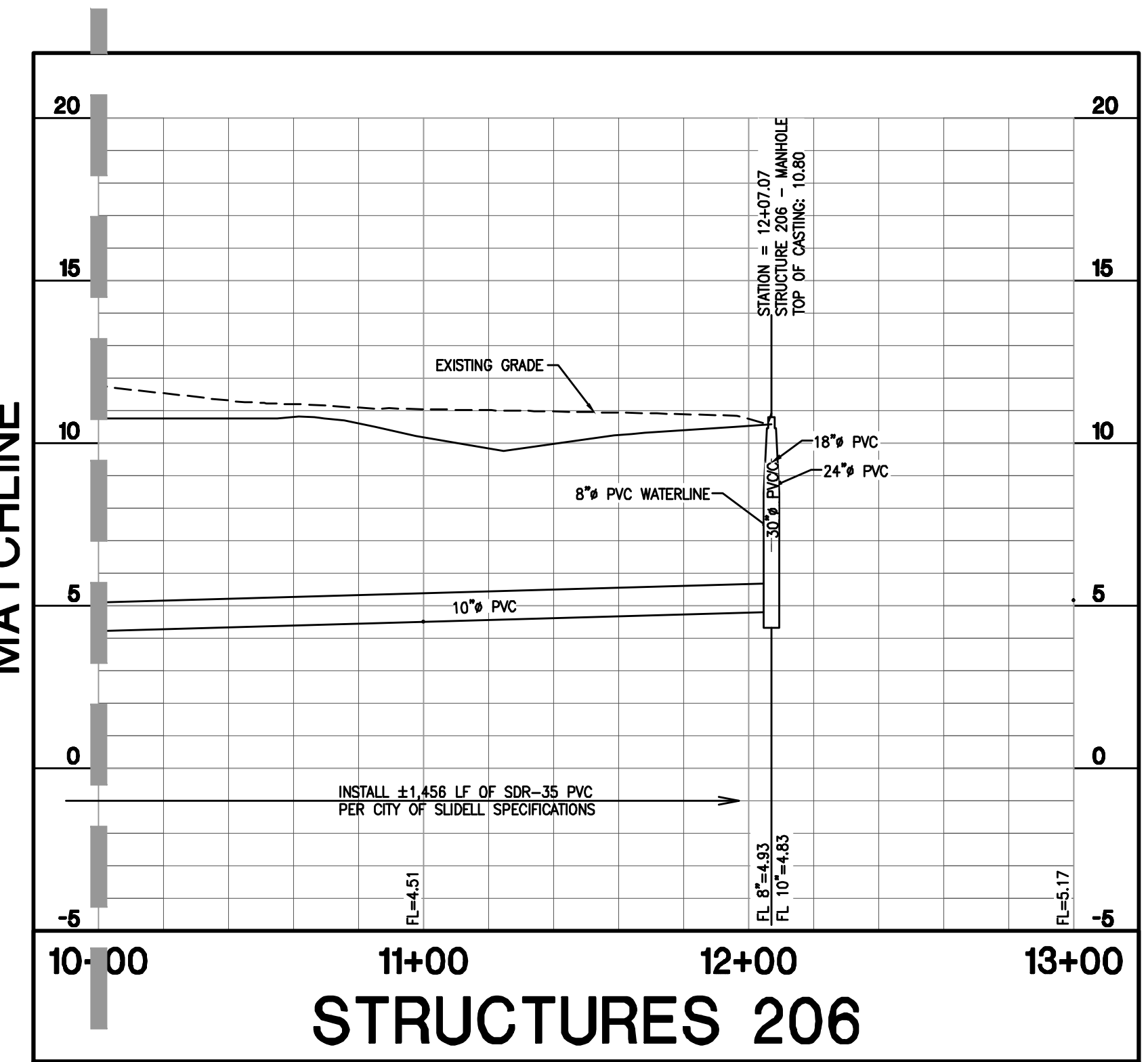
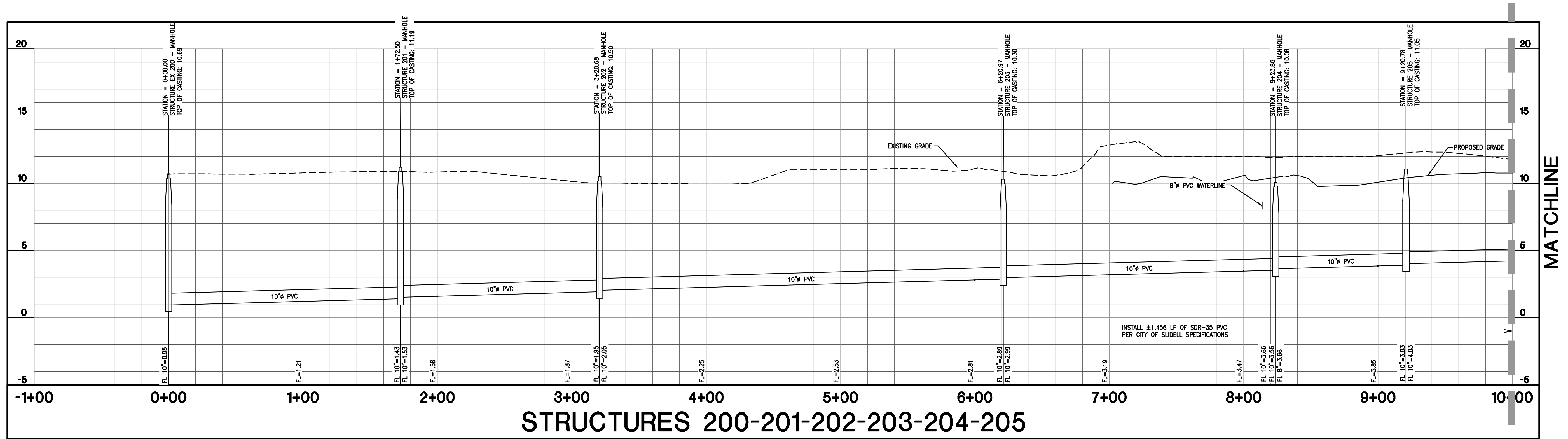
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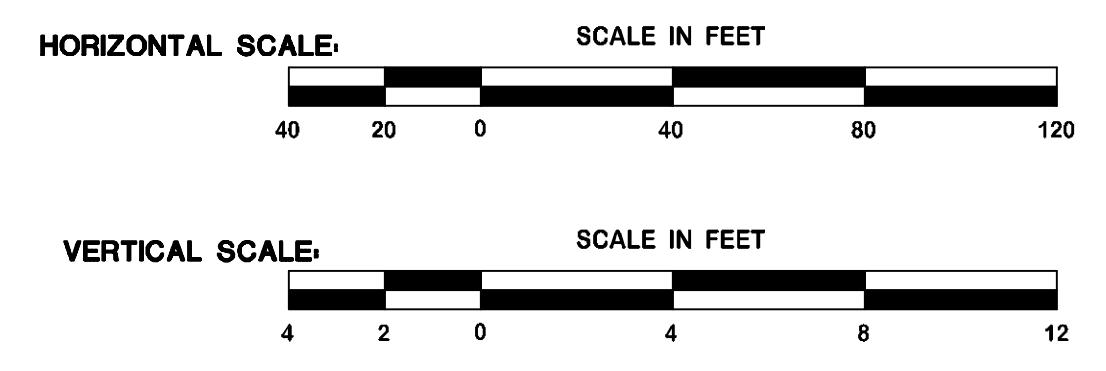
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SANITARY SEWER PROFILE SHEET 1



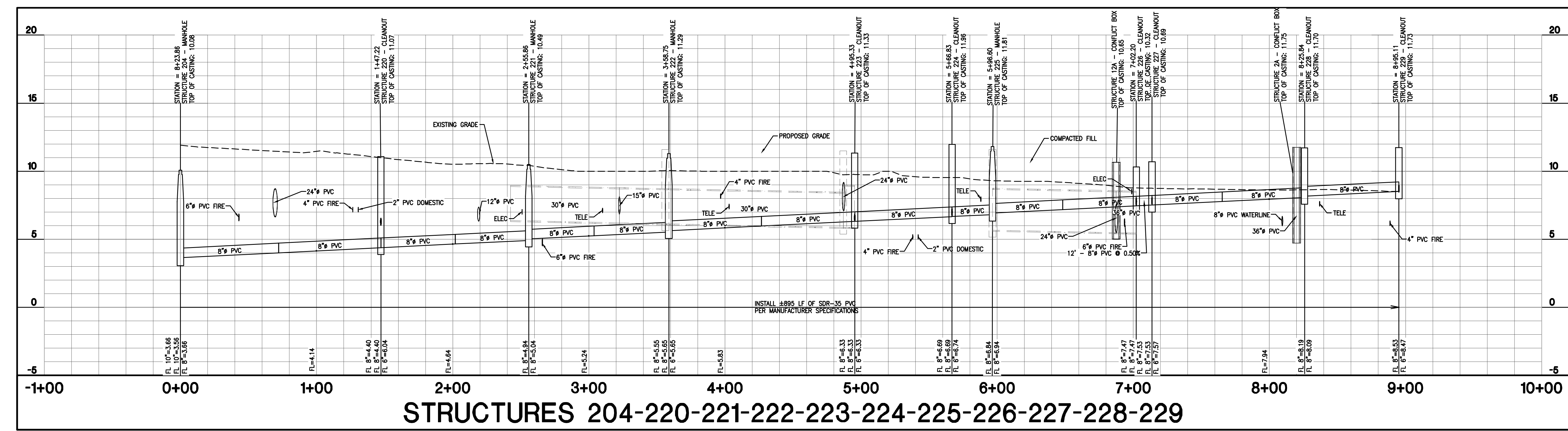
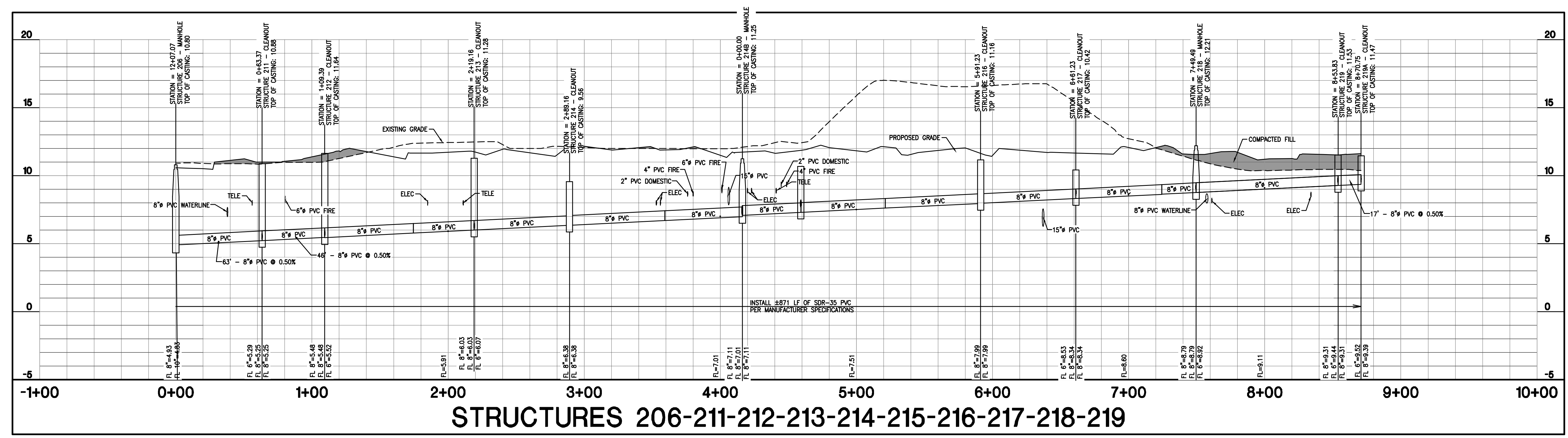
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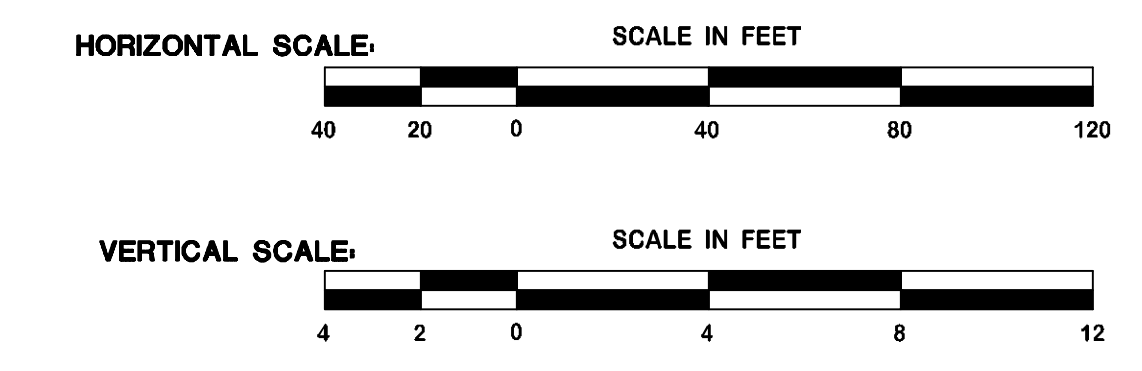
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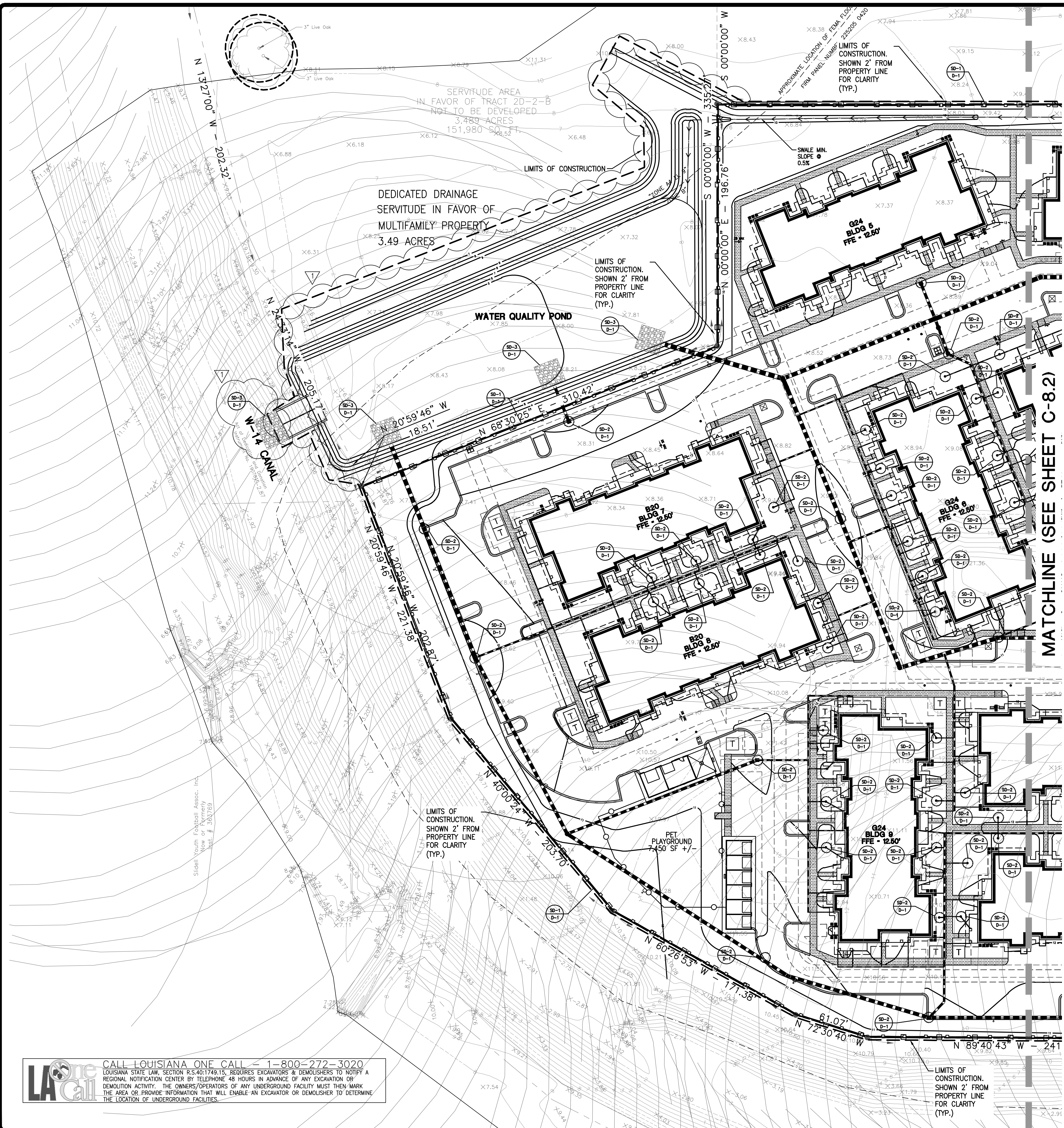
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SHEET C-7.2



SANITARY SEWER PROFILE SHEET 2





EROSION CONTROL NOTES:

1. SEDIMENT & EROSION CONTROL FACILITIES & STORM DRAINAGE FACILITIES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.
2. CONTRACTOR SHALL MAINTAIN EROSION CONTROL FACILITIES DURING THE ENTIRE CONSTRUCTION PERIOD. FACILITIES ARE NOT TO BE REMOVED UNTIL COMPLETION OF THE PROJECT.
3. ADDITIONAL DEVICES MAY BE REQUIRED AS DEEMED NECESSARY BY GOVERNING AUTHORITIES.
4. SILT FENCES SHALL BE CLEANED OR REPLACED WHEN SILT BUILDS UP TO 1" FROM THE BOTTOM OF THE FENCE.
5. EROSION CONTROL MEASURES ARE TO BE INSPECTED WEEKLY & AFTER EACH RAINFALL & REPAIRED AS NECESSARY.
6. ALL GRADED AREAS SHALL BE STABILIZED WITH A PERMANENT FAST GROWING COVER &/OR MULCH UPON COMPLETION OF GRADING OPERATIONS. COMPLETION OF GRADING OPERATIONS DOES NOT MEAN AT THE END OF THE PROJECT. AS SOON AS FINAL GRADES ARE ESTABLISHED IN AN UNPAVED AREA, THE CONTRACTOR SHALL STABILIZE WITH A TEMPORARY GRASS OR PERMANENT SOD. IF A TEMPORARY GRASS IS APPLIED, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO APPLY A PERMANENT SEED OR SOD AT THE PROPER TIME OF YEAR.
7. FILL SLOPES SHOULD BE PLANTED AS SOON AS AN AREA OF THE SITE IS BROUGHT TO FINAL GRADE. SURFACE RUNOFF SHALL BE INTERCEPTED AT THE TOP OF TEMPORARY & PERMANENT SLOPES DURING CONSTRUCTION SO THAT WATER IS NOT ALLOWED TO FLOW OVER THE SLOPE FACE.
8. THE GENERAL CONTRACTOR & THE GRADING CONTRACTOR SHALL REVIEW THEIR GRADING SEQUENCE TO INSURE THAT THE LEAST AMOUNT OF LAND POSSIBLE AT ANY ONE TIME IS DISTURBED WITHOUT PERMANENT STABILIZATION.
9. CONTRACTOR SHALL INSTALL TEMPORARY CONSTRUCTION ENTRANCES PRIOR TO ANY EARTHWORK OPERATIONS.
10. CONTRACTOR SHALL MAINTAIN SILT FENCES FOR THE DURATION OF THE PROJECT UNTIL ACCEPTED BY THE OWNER AT NO EXPENSE TO OWNER.
11. CONTRACTOR SHALL INSPECT ON A DAILY BASIS FOR NEEDED REMOVAL OF ANY ACCUMULATED SLITS, DEBRIS, OR REPAIR OF DAMAGED SILT FENCE AT NO ADDITIONAL EXPENSE TO OWNER.
12. PRIOR TO CONSTRUCTION, THE EROSION & SEDIMENT CONTROL MEASURES SHOWN HEREON SHALL BE IN PLACE. CLEARING & GRUBBING OPERATIONS WILL BE ENGAGED IN ONLY AS NECESSARY ALLOW THE PLACEMENT OF EROSION & SEDIMENT CONTROL MEASURES AS SHOWN HEREON UNTIL ALL SUCH MEASURES ARE IN PLACE.
13. LAND DISTURBING ACTIVITIES WILL BE KEPT TO A MINIMUM & WILL NOT EXTEND BEYOND THE LIMITS SHOWN.
14. SEDIMENT & EROSION CONTROL MEASURES WILL BE INSPECTED ON A DAILY BASIS & WILL BE REPAIRED, ADJUSTED & MAINTAINED AS NEEDED OR REQUIRED BY GOVERNING AGENCIES AT NO ADDITIONAL EXPENSE TO THE OWNER TO PROVIDE EROSION & SEDIMENT CONTROL FOR THE DURATION OF CONSTRUCTION & UNTIL ALL DISTURBED AREAS ARE STABILIZED.
15. THE CONTRACTOR IS RESPONSIBLE FOR COMPLETING THE "PRIME CONTRACTOR CERTIFICATION" & "THE MONTHLY INSPECTION REPORT & CERTIFICATION FORM FOR EROSION & SEDIMENT CONTROLS" LOCATED IN THE STORM WATER POLLUTION PREVENTION PLAN.
16. THE CONTRACTOR SHALL ALSO CONSTRUCT THE SILT FENCING AS SHOWN AT THE PERIMETER OF THE SITE PLAN PRIOR TO LAND CLEARING ACTIVITIES.
17. ALL EROSION CONTROL MEASURES EXCEPT THE REQUIRED RIP RAP ARE TEMPORARY DEVICES. THESE TEMPORARY DEVICES SHALL BE REMOVED PRIOR TO COMPLETION OF CONSTRUCTION ONCE STABILIZATION OF ALL GRADED AREAS ARE COMPLETE.
18. WATER THE CONSTRUCTION AREA FOR DUST CONTROL.
19. SEE SHEET C-1 FOR PROPERTY LINE BEARING AND DISTANCES.
20. CONCRETE WASHED AREA CAN BE RELOCATED DURING CONSTRUCTION AS NECESSARY.

BMP MAINTENANCE EROSION NOTES:

1. ALL MEASURES STATED ON THIS SITE MAP, & IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION & SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, & REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
1. INLET PROTECTION DEVICES & BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, & RESEED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES 1" FROM BOTTOM OF THE SILT FENCE.
4. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING & STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING & STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITION AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
7. PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS, ANY DEBRIS &/OR SEDIMENT REACHING THE PUBLIC STREET SHALL BE CLEANED IMMEDIATELY BY A METHOD OTHER THAN FLUSHING.

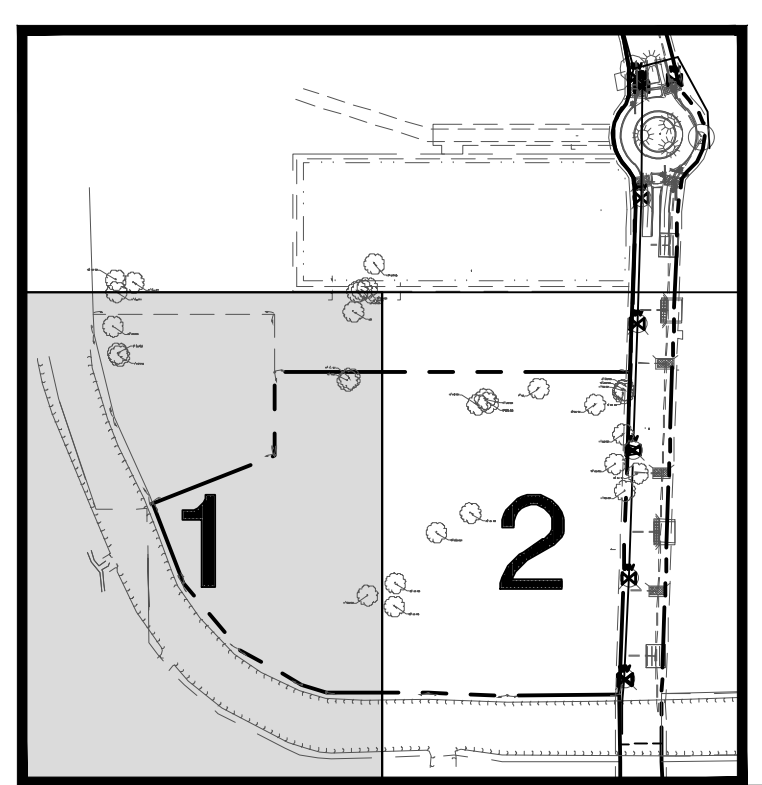
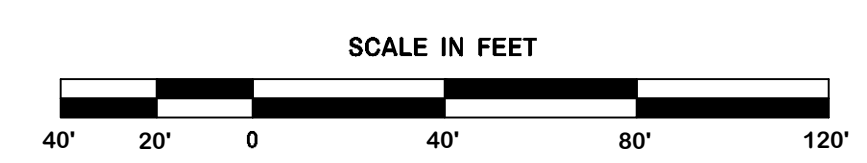
EXISTING LEGEND

<ul style="list-style-type: none"> ○ WATER METER ○ WATER VALVE ○ FIRE HYDRANT ○ SEWER MANHOLE ○ SEWER CLEAN OUT ○ POWER POLE ○ STREET LIGHT ○ GUY ANCHOR ○ TELE. PED. ○ MONITOR WELL ○ GAS RISER ○ GAS METER ○ PIPELINE MARKER ○ STOP SIGN ○ MAIL BOX ○ SPRINKLER VALVE ○ PAY PHONE ○ GREASE TRAP ○ GAS MANHOLE ○ BOLLARD 	<ul style="list-style-type: none"> ○ GAS LID ○ FUEL PORT ○ FUEL LEVEL PORT ○ PIPE LINE VENT ○ TYPED BRASS DISK ○ PARKING BOLLARD ○ A/C PAD ○ FOUND 1/2" LR. W/CAP UNLESS OTHERWISE NOTED ○ SET 1/2" LR. W/CAP UNLESS OTHERWISE NOTED ○ BENCH MARK ○ SAW CUT "X" ○ WATER WELL ○ ATMOS MARKER ○ EXISTING CONCRETE ○ EXISTING PAVEMENT ○ EXISTING FENCE ○ EXISTING FIBER OPTIC ○ EXISTING FIRE LINE ○ EXISTING FORCE MAIN 	<ul style="list-style-type: none"> — EXISTING GAS LINE — EXISTING IRRIGATION/SPRINKLER — EXISTING OVERHEAD ELECTRIC — EXISTING PHONE LINE — EXISTING PIPE LINE — EXISTING RAW WATER LINE — EXISTING REUSE LINE — EXISTING SEWER LINE — EXISTING STORM DRAIN — EXISTING UNDERGROUND CABLE — EXISTING UNDERGROUND POWER — EXISTING WATER LINE
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ACREAGE SUMMARY

TOTAL PROJECT AREA	+/- 20.00 ACRES
LIMITS OF CONSTRUCTION	+/- 20.00 ACRES
IMPERVIOUS AREA	+/- 8.80 ACRES
PERVIOUS AREA	+/- 11.20 ACRES

EROSION CONTROL PLAN SECTION 1



KEY MAP
N.T.S.

LEGEND (PROPOSED)

○ SD-1	SILT FENCE
○ SD-2	INLET PROTECTION
○ SD-3	RIP RAP
○ SD-4	GRAVEL CURB INLET SEDIMENT FILTER
— S	DIRECTION OF OVERLAND FLOW
— 17' —	PROPOSED CONTOUR
— — —	PROPERTY LINE
— — — —	LIMITS OF DISTURBANCE
▨	8" THICK CONSTRUCTION ACCESS SURFACE & STAGING AREA
○ SD-1	REFERENCES LEGEND
○ C-8	REFERENCES SHEET FOR DETAIL
○	TREE PROTECTION FENCE

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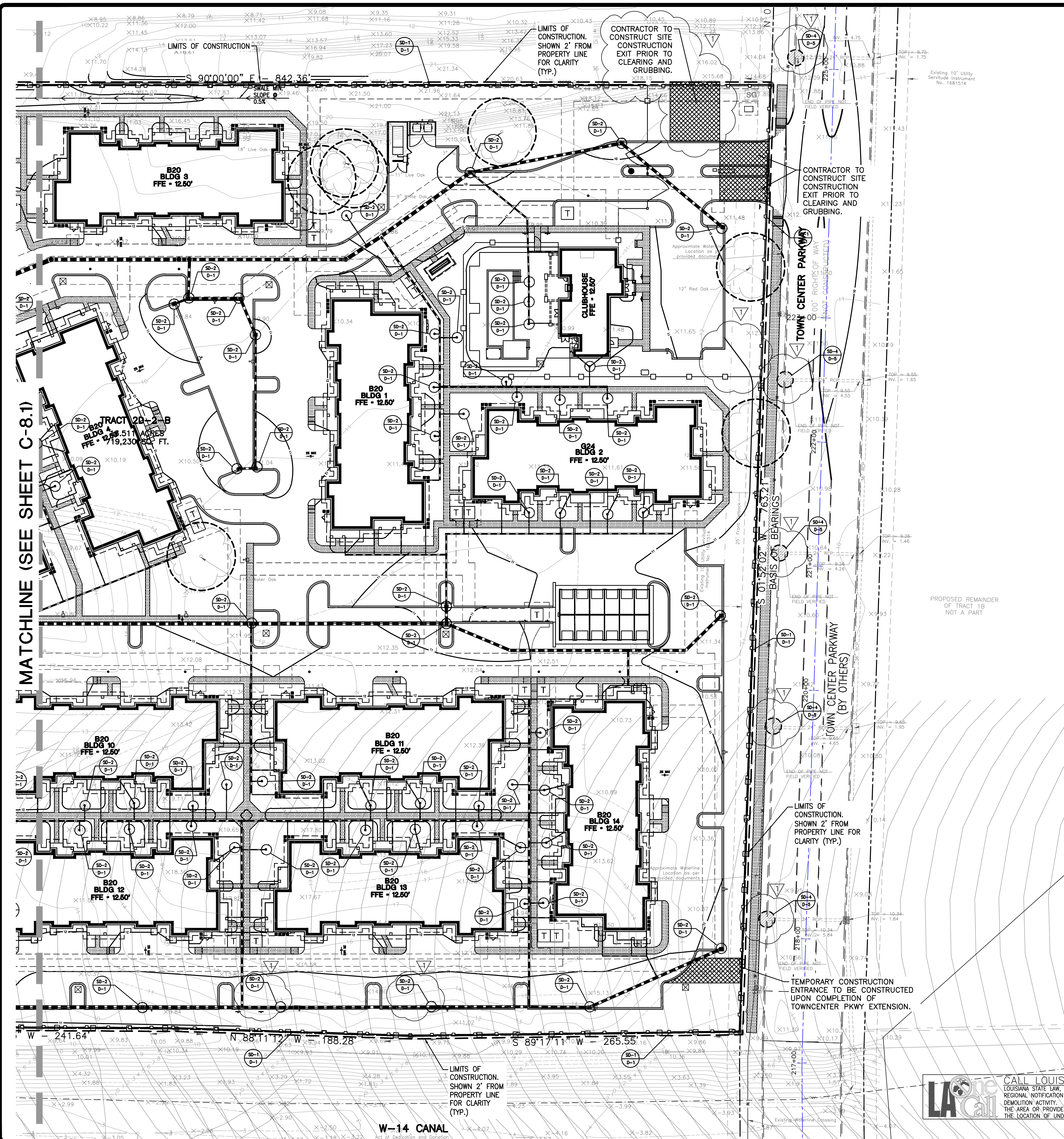
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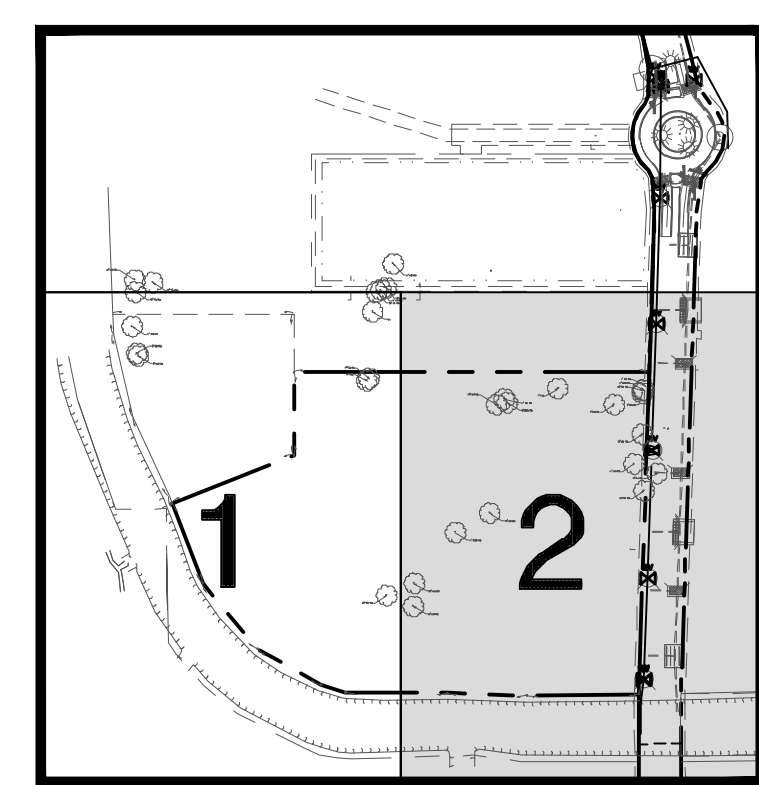
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FILE
14-248 C-8 PH2 EROSION
SHEET
C-8.1

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LOUISIANA STATE LAW, SECTION R.S.40:1749.15, REQUIRES EXCAVATORS & DEMOLISHERS TO NOTIFY A REGIONAL NOTIFICATION CENTER BY TELEPHONE 48 HOURS IN ADVANCE OF ANY EXCAVATION OR DEMOLITION ACTIVITY. THE OWNERS/OPERATORS OF ANY UNDERGROUND FACILITY MUST THEN MARK THE AREA OR PROVIDE INFORMATION THAT WILL ENABLE AN EXCAVATOR OR DEMOLISHER TO DETERMINE THE LOCATION OF UNDERGROUND FACILITIES.



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3. ADDITIONAL DEVICES MAY BE REQUIRED AS DEEMED NECESSARY BY GOVERNING AUTHORITIES.
4. SILT FENCES SHALL BE CLEANED OR REPLACED WHEN SILT BUILDS UP TO 1' FROM THE BOTTOM OF THE FENCE.
5. EROSION CONTROL MEASURES ARE TO BE INSPECTED WEEKLY & AFTER EACH RAINFALL & REPAIRED AS NECESSARY.
6. ALL GRADED AREAS SHALL BE STABILIZED WITH A PERMANENT FAST GROWING COVER &/OR MULCH UPON COMPLETION OF GRADING OPERATIONS. COMPLETION OF GRADING OPERATIONS DOES NOT MEAN AT THE END OF THE PROJECT. AS SOON AS FINAL GRADES ARE ESTABLISHED IN AN UNPAVED AREA, THE CONTRACTOR SHALL STABILIZE WITH A TEMPORARY GRASS OR PERMANENT SOO. IF A TEMPORARY GRASS IS APPLIED, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO APPLY A PERMANENT SEED OR SOO AT THE PROPER TIME OF YEAR.
7. FILL SLOPES SHOULD BE PLANTED AS SOON AS AN AREA OF THE SITE IS BROUGHT TO FINAL GRADE. SURFACE RUNOFF SHALL BE INTERCEPTED AT THE TOP OF TEMPORARY & PERMANENT SLOPES DURING CONSTRUCTION SO THAT WATER IS NOT ALLOWED TO FLOW OVER THE SLOPE FACE.
8. THE GENERAL CONTRACTOR & THE GRADING CONTRACTOR SHALL REVIEW THEIR GRADING SEQUENCE TO INSURE THAT THE LEAST AMOUNT OF LAND POSSIBLE AT ANY ONE TIME IS DISTURBED WITHOUT PERMANENT STABILIZATION.
9. CONTRACTOR SHALL INSTALL TEMPORARY CONSTRUCTION ENTRANCES PRIOR TO ANY EARTHWORK OPERATIONS.
10. CONTRACTOR SHALL MAINTAIN SILT FENCES FOR THE DURATION OF THE PROJECT UNTIL ACCEPTED BY THE OWNER AT NO EXPENSE TO OWNER.
11. CONTRACTOR SHALL INSPECT ON A DAILY BASIS FOR NEEDED REMOVAL OF ANY ACCUMULATED SILTS, DEBRIS, OR REPAIR OF DAMAGED SILT FENCE AT NO ADDITIONAL EXPENSE TO OWNER.
12. PRIOR TO CONSTRUCTION, THE EROSION & SEDIMENT CONTROL MEASURES SHOWN HEREON SHALL BE IN PLACE. CLEARING & GRUBBING OPERATIONS WILL BE ENGAGED IN ONLY AS NECESSARY TO ALLOW THE PLACEMENT OF EROSION & SEDIMENT CONTROL MEASURES AS SHOWN HEREON UNTIL ALL SUCH MEASURES ARE IN PLACE.
13. LAND DISTURBING ACTIVITIES WILL BE KEPT TO A MINIMUM & WILL NOT EXTEND BEYOND THE LIMITS SHOWN.
14. SEDIMENT & EROSION CONTROL MEASURES WILL BE INSPECTED ON A DAILY BASIS & WILL BE REPAIRED, ADJUSTED & MAINTAINED AS PROVIDED OR REQUIRED BY GOVERNING AGENCIES AT NO ADDITIONAL EXPENSE TO THE OWNER TO PREVENT EROSION & SEDIMENT CONTROL FOR THE DURATION OF CONSTRUCTION & UNTIL ALL DISTURBED AREAS ARE STABILIZED.
15. THE CONTRACTOR IS RESPONSIBLE FOR COMPLETING THE "PRIME CONTRACTOR CERTIFICATION" & "THE MONTHLY INSPECTION REPORT & CERTIFICATION FORM FOR EROSION & SEDIMENT CONTROL" LOCATED IN THE STORM WATER POLLUTION PREVENTION PLAN.
16. THE CONTRACTOR SHALL ALSO CONSTRUCT THE SILT FENCING AS SHOWN AT THE PERIMETER OF THE SITE PLAN PRIOR TO LAND CLEARING ACTIVITIES.
17. ALL EROSION CONTROL MEASURES EXCEPT THE REQUIRED RIP RAP ARE TEMPORARY DEVICES. THESE TEMPORARY DEVICES SHALL BE REMOVED PRIOR TO COMPLETION OF CONSTRUCTION ONCE STABILIZATION OF ALL GRASSED AREAS ARE COMPLETE.
18. WATER THE CONSTRUCTION AREA FOR DUST CONTROL.
19. SEE SHEET C-1 FOR PROPERTY LINE BEARING AND DISTANCES AS NECESSARY.
20. CONCRETE WASHED AREA CAN BE RELOCATED DURING CONSTRUCTION AS NECESSARY.



KEY MAP
N.T.S.

LEGEND (PROPOSED)

- SD-1 SILT FENCE
- SD-2 INLET PROTECTION
- SD-3 RIP RAP
- SD-4 GRAVEL CURB INLET SEDIMENT FILTER
- S DIRECTION OF OVERLAND FLOW
- 17- PROPOSED CONTOUR
- PROPERTY LINE
- LIMITS OF DISTURBANCE
- 8" THICK CONSTRUCTION ACCESS SURFACE & STAGING AREA
- SD-1 REFERENCES LEGEND
- C-8 REFERENCES SHEET FOR DETAIL
- TREE PROTECTION FENCE

BMP MAINTENANCE EROSION NOTES:

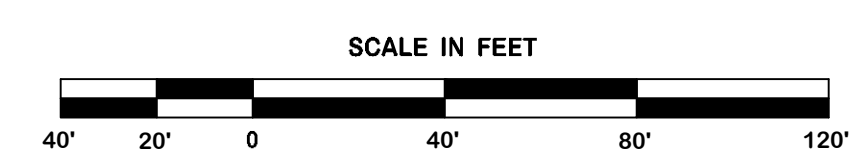
- ALL MEASURES STATED ON THIS MAP, & IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION & SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, & REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
1. INLET PROTECTION DEVICES & BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
 2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, & RESEED AS NEEDED.
 3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES 1' FROM BOTTOM OF THE SILT FENCE.
 4. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
 5. THE TEMPORARY PARKING & STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING & STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
 6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITION AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
 7. PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS. ANY DEBRIS A/OR SEDIMENT REACHING THE PUBLIC STREET SHALL BE CLEANED IMMEDIATELY BY A METHOD OTHER THAN FLUSHING.

EXISTING LEGEND

- WATER METER
- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- SEWER CLEAN OUT
- POWER POLE
- STREET LIGHT
- GUY ANCHOR
- TELE. PED.
- MONITOR WELL
- GAS RISER
- GAS METER
- PIPELINE MARKER
- STOP SIGN
- MAIL BOX
- SPRINKLER VALVE
- PAY PHONE
- GREASE TRAP
- GAS MANHOLE
- BOLLARD
- GAS LID
- FUEL PORT
- FUEL LEVEL PORT
- PIPE LINE VENT
- TXDOT BRASS DISK
- PARKING BOLLARD
- A/C PAD
- FOUND 1/2" I.R. W/CAP UNLESS OTHERWISE NOTED
- SET 1/2" I.R. W/CAP UNLESS OTHERWISE NOTED
- BENCH MARK
- SAW CUT "X"
- WATER WELL
- ATMOS MARKER
- EXISTING CONCRETE
- EXISTING PAVEMENT
- EXISTING FENCE
- EXISTING FIBER OPTIC
- EXISTING FIRE LINE
- EXISTING FORCE MAIN
- EXISTING GAS LINE
- EXISTING IRRIGATION/SPRINKLER
- EXISTING OVERHEAD ELECTRIC
- EXISTING PHONE LINE
- EXISTING PIPE LINE
- EXISTING RAW WATER LINE
- EXISTING REUSE LINE
- EXISTING SEWER LINE
- EXISTING STORM DRAIN
- EXISTING UNDERGROUND CABLE
- EXISTING UNDERGROUND POWER
- EXISTING WATER LINE

ACREAGE SUMMARY	
TOTAL PROJECT AREA	+/- 20.00 ACRES
LIMITS OF CONSTRUCTION	+/- 20.00 ACRES
IMPREVIOUS AREA	+/- 8.80 ACRES
PERVIOUS AREA	+/- 11.20 ACRES

EROSION CONTROL PLAN SECTION 2



CALL LOUISIANA ONE CALL - 1-800-272-3020
LOUISIANA STATE LAW, SECTION R.S. 40:1749.15, REQUIRES EXCAVATORS & DEMOLISHERS TO NOTIFY A REGIONAL NOTIFICATION CENTER BY TELEPHONE 48 HOURS IN ADVANCE OF ANY EXCAVATION OR DEMOLITION ACTIVITY. THE OWNERS/OPERATORS OF ANY UNDERGROUND FACILITY MUST THEN MARK THE AREA OR PROVIDE INFORMATION THAT WILL ENABLE AN EXCAVATOR OR DEMOLISHER TO DETERMINE THE LOCATION OF UNDERGROUND FACILITIES.

REVISION	BY
7-24-14 ADDENDUM 1	SMT

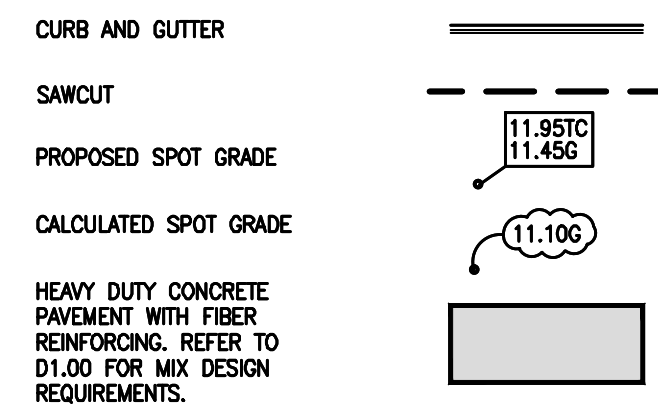
DDG
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CIVIL ENGINEERING ARCHITECTURE
34 LOUIS PRIMA DRIVE COVINGTON, LA 70433
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SPRINGS AT FREMAUX TOWN CENTER
SLIDELL, LOUISIANA
ST. TAMMANY PARISH
FOR CONTINENTAL 294 FUND LLC
MEMONIEE FALLS, WI

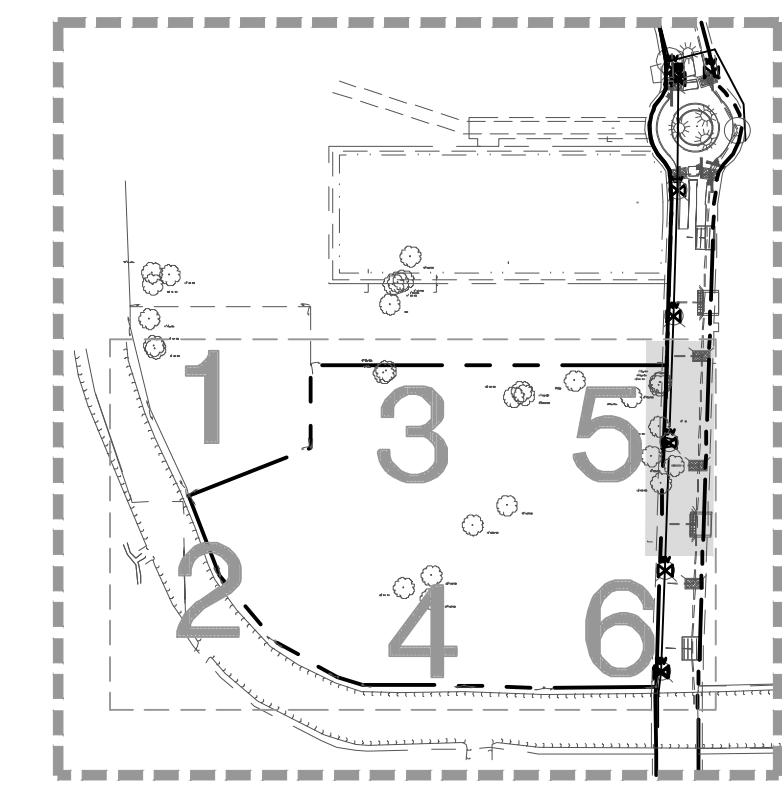
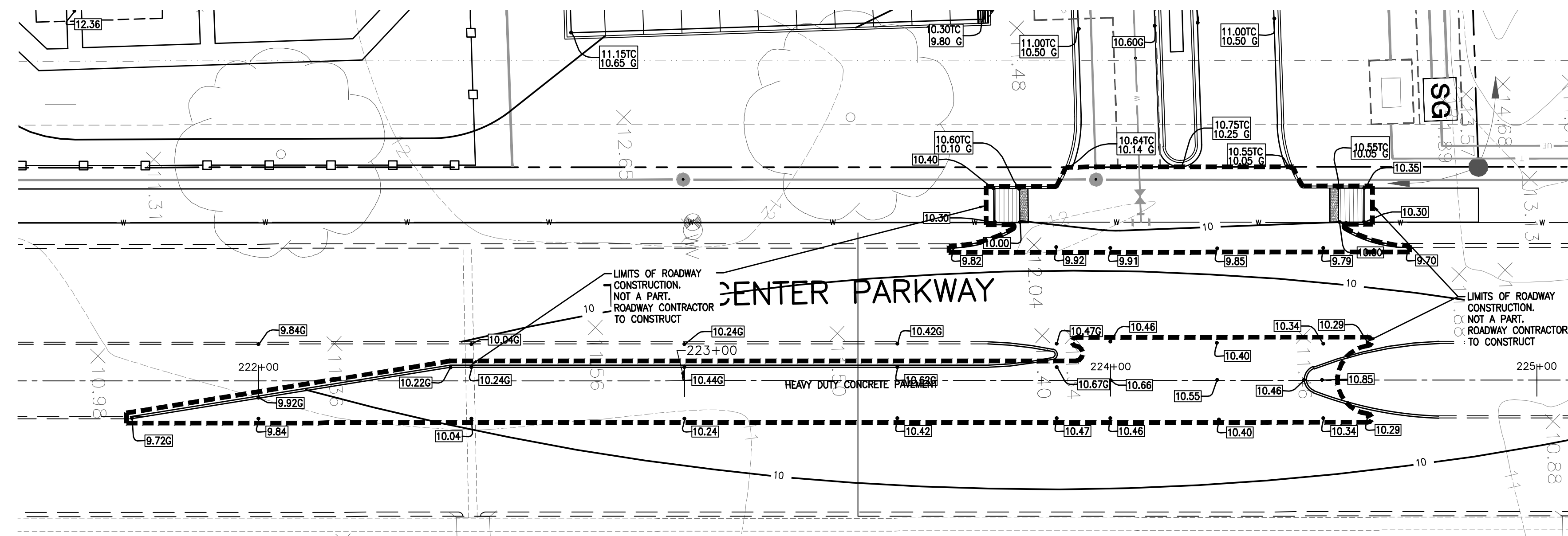
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CHECKED DEB
ISSUED DATE 7/24/14
ISSUED FOR PERMITTING
PROJECT NO. 14-248
FILE 14-248 C-8 PH2 EROSION
SHEET C-8.2

LEGEND - NEW IMPROVEMENTS



LEGEND-EXISTING

FOUND PROPERTY CORNER (AS NOTED)	○	ELEVATION OF TOP OF STRUCTURE	TOP = 18.00
EXISTING POWER POLE	⊗	ELEVATION OF BOTTOM OF STRUCTURE	INV. = 15.00
EXISTING POWER POLE WITH LIGHT	⊗*	EXISTING SPOT ELEVATION	*10.03
EXISTING PARKING LOT LIGHT	⊗*	ELEVATION OF TOP OF CURB	18.50 TC
EXISTING GUY ANCHOR	→	ELEVATION OF FACE OF CURB	18.00 FC
EXISTING TELEPHONE PEDESTAL	⊞	EXISTING SEWER MANHOLE	⊞
EXISTING CABLE TV PEDESTAL	⊞	EXISTING SEWER CLEANOUT	⊞
EXISTING UNDERGROUND POWER LINE	—UE—	EXISTING GRAVITY SEWER LINE	—S—
EXISTING OVERHEAD POWER LINE	—OE—	EXISTING SEWER FORCE MAIN	—SFM—
EXISTING TELEPHONE LINE	—T—	EXISTING DRAINAGE MANHOLE	⊞
EXISTING CABLE TV LINE	—C—	EXISTING SUBSURFACE DRAINAGE	====
EXISTING GAS METER	⊞	EXISTING CATCH BASIN/DROP INLET	⊞
EXISTING GAS VALVE	⊞	EXISTING FIRE HYDRANT	⊞
EXISTING GAS LINE	—G—	EXISTING WATER METER	WM
EXISTING BARB WIRE FENCE LINE	—X—	EXISTING WATER VALVE	⊞
EXISTING CHAIN LINK LINE	—O—	EXISTING WATER LINE	—W—
EXISTING WOOD FENCE LINE	—□—	EXISTING TERRA-COTTA PIPE	8" TC
EXISTING HIGH DENSITY POLYETHYLENE PIPE	12" HDPE	EXISTING REINFORCED CONCRETE PIPE	18" RCP
EXISTING POLYVINYL CHLORIDE PIPE	12" PVC	EXISTING CORRUGATED METAL PIPE	24" CMP



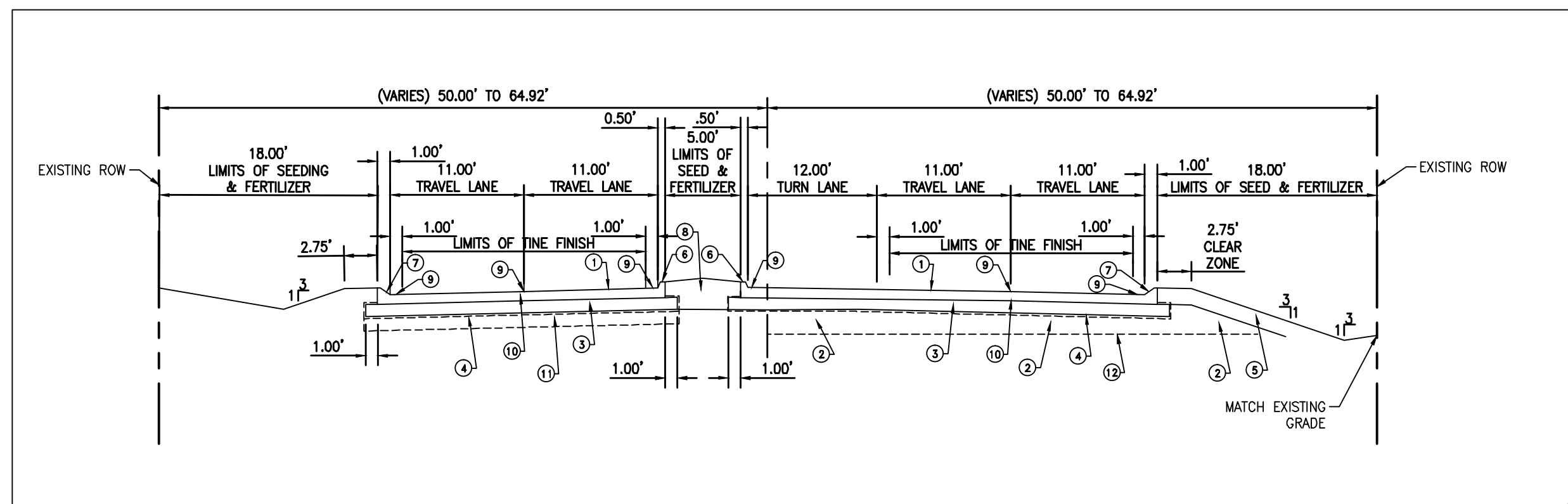
KEY MAP
N.T.S.

PAVING AND GRADING

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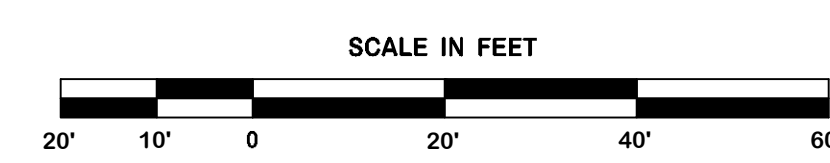
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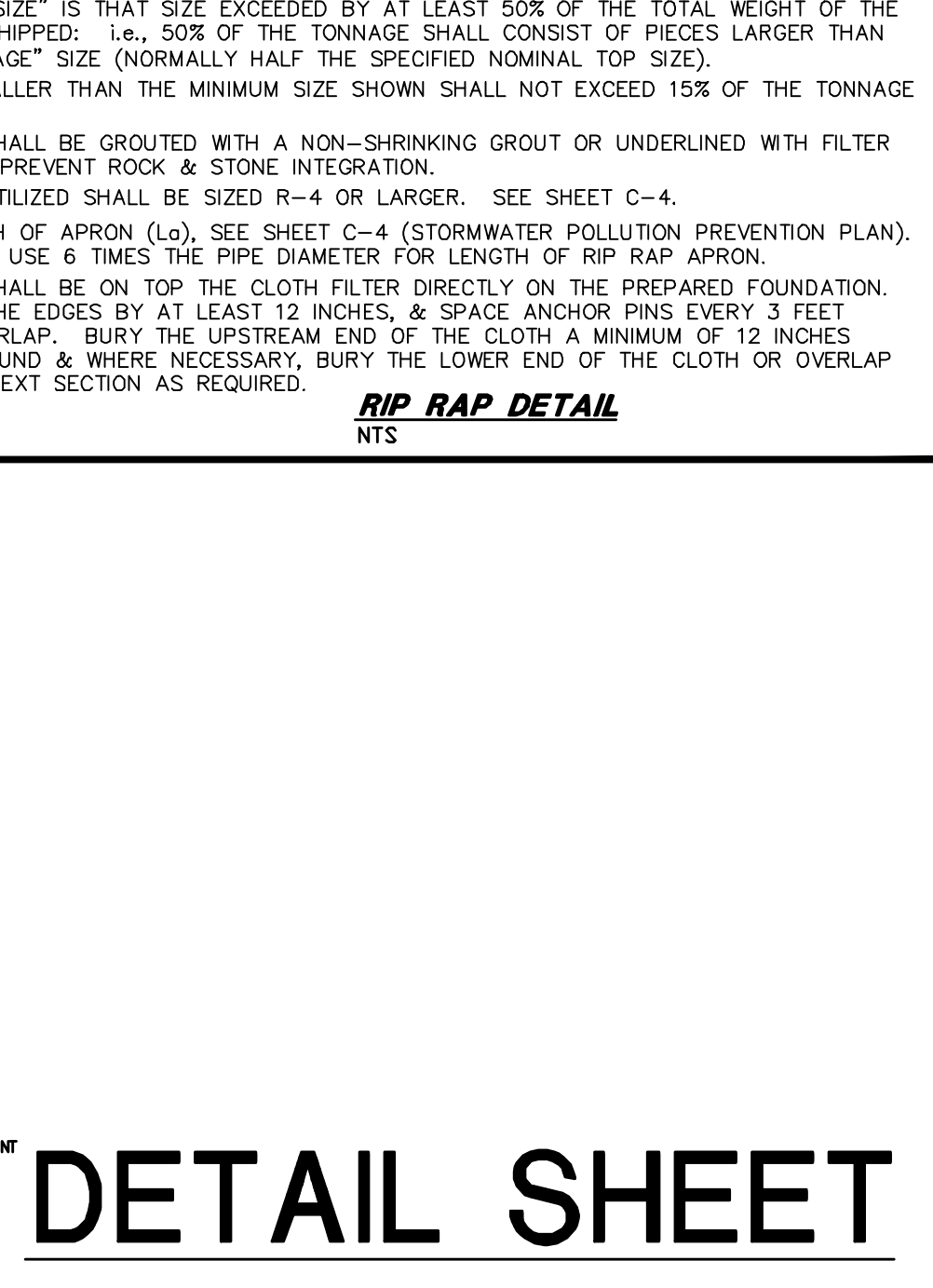
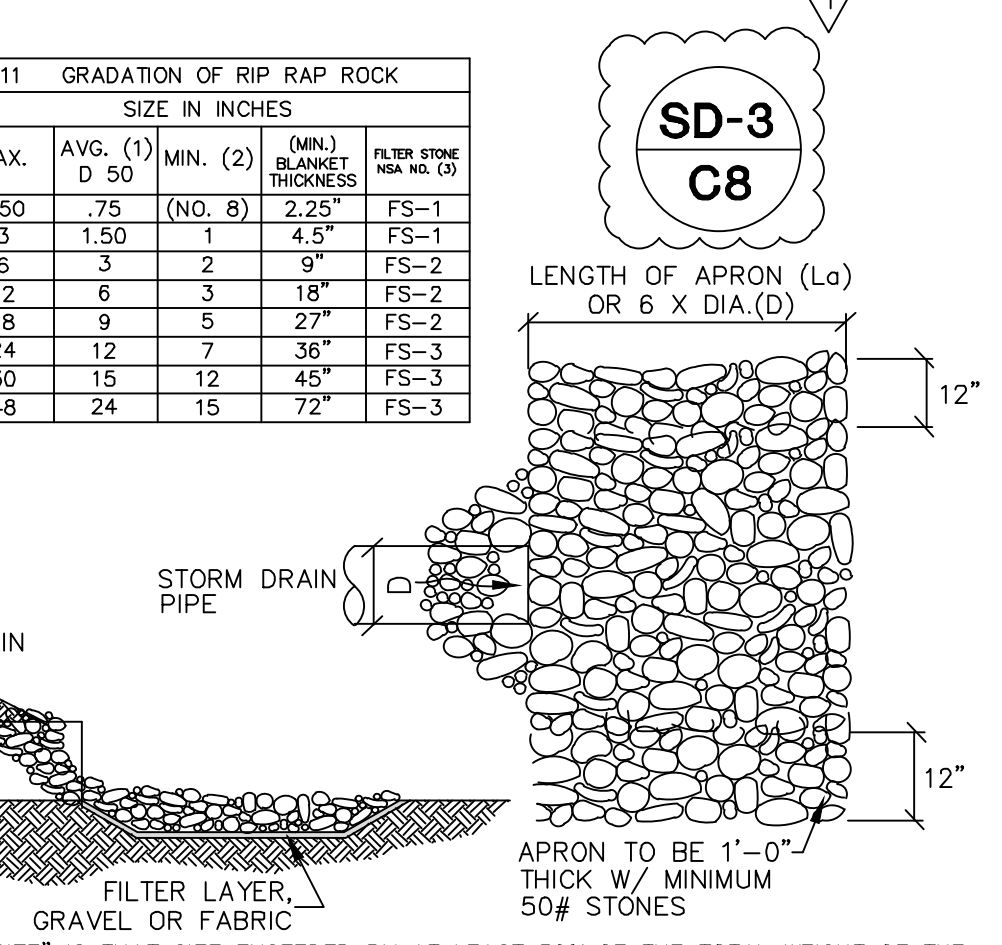
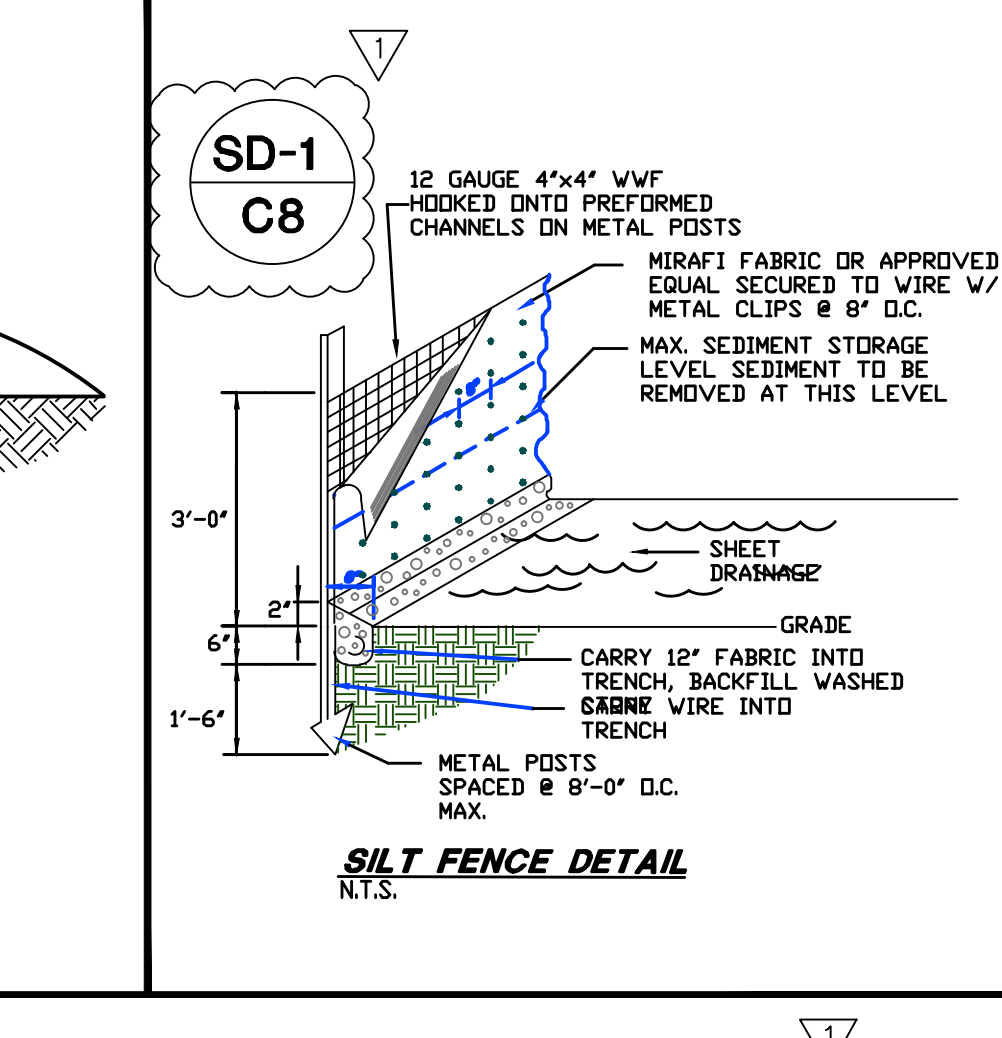
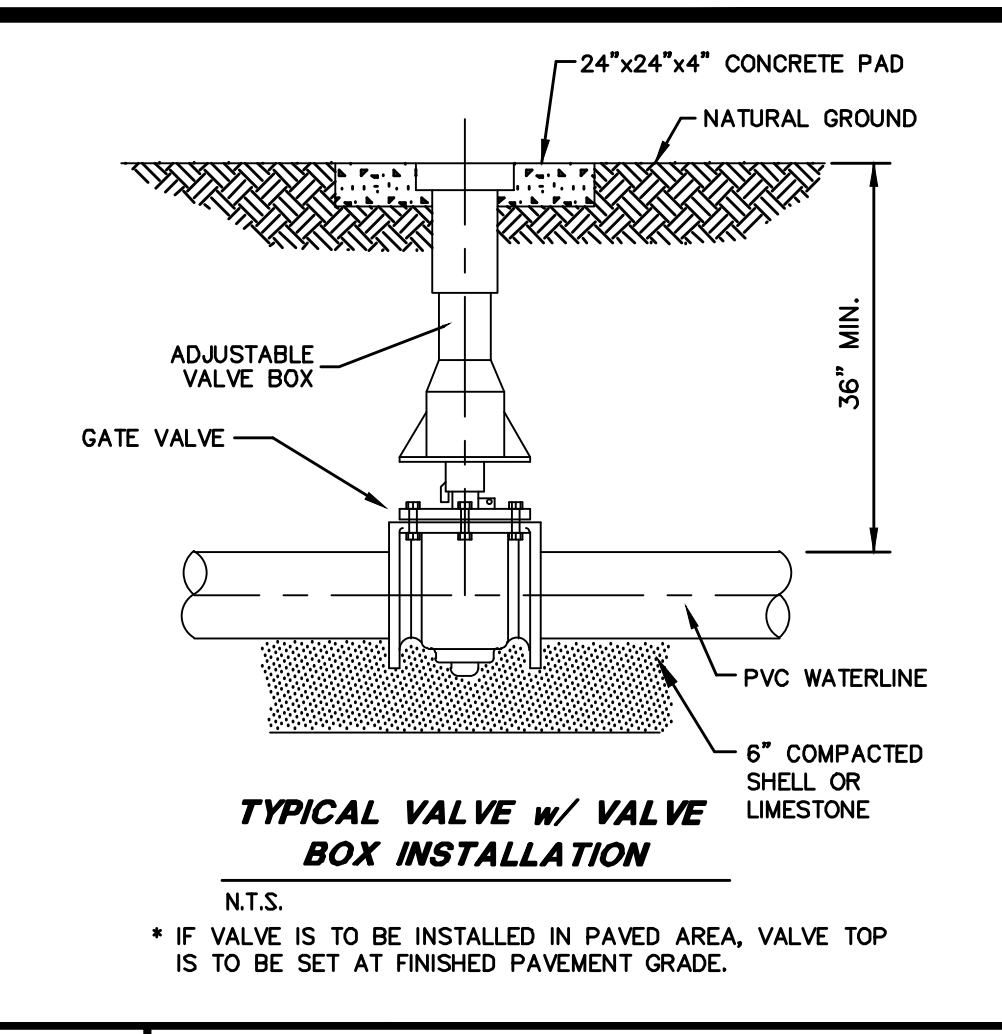
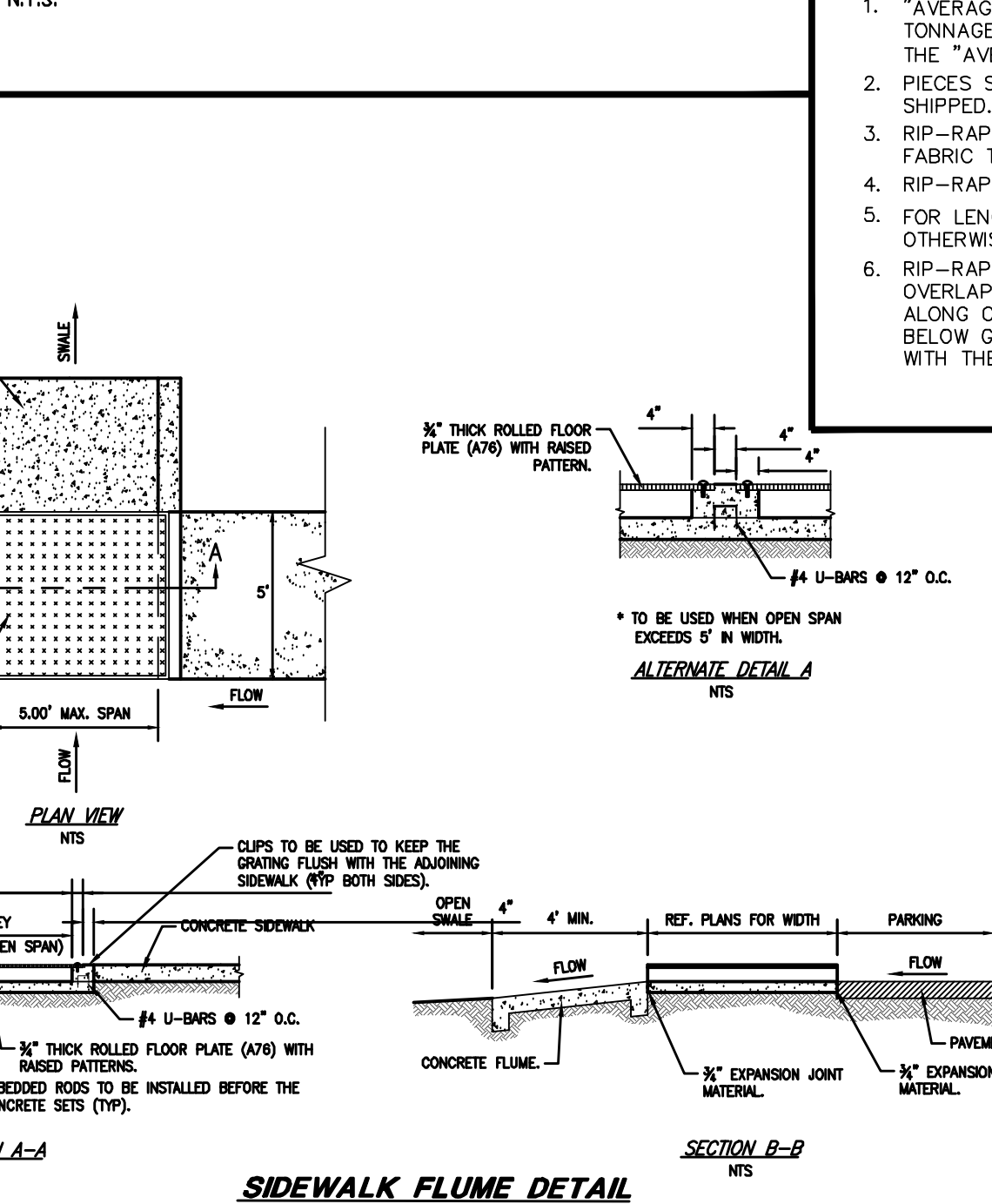
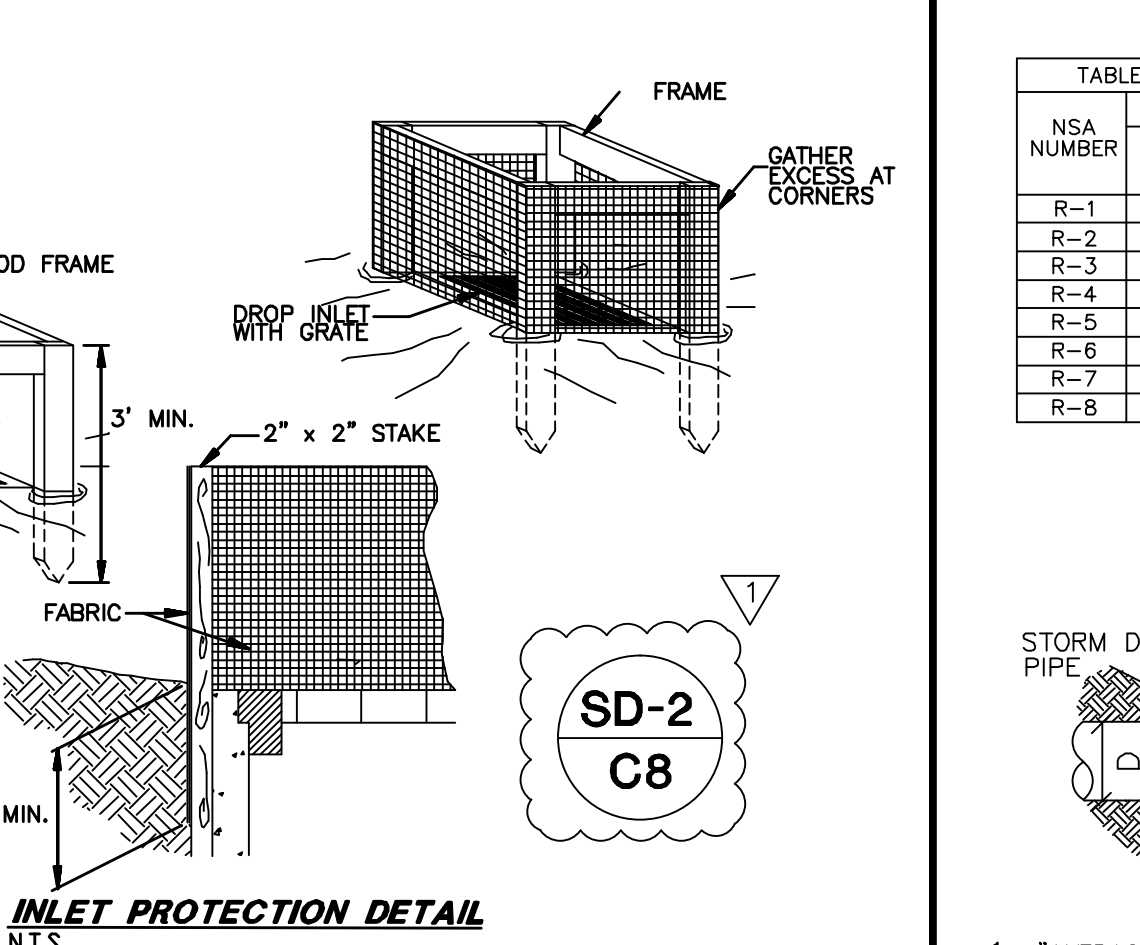
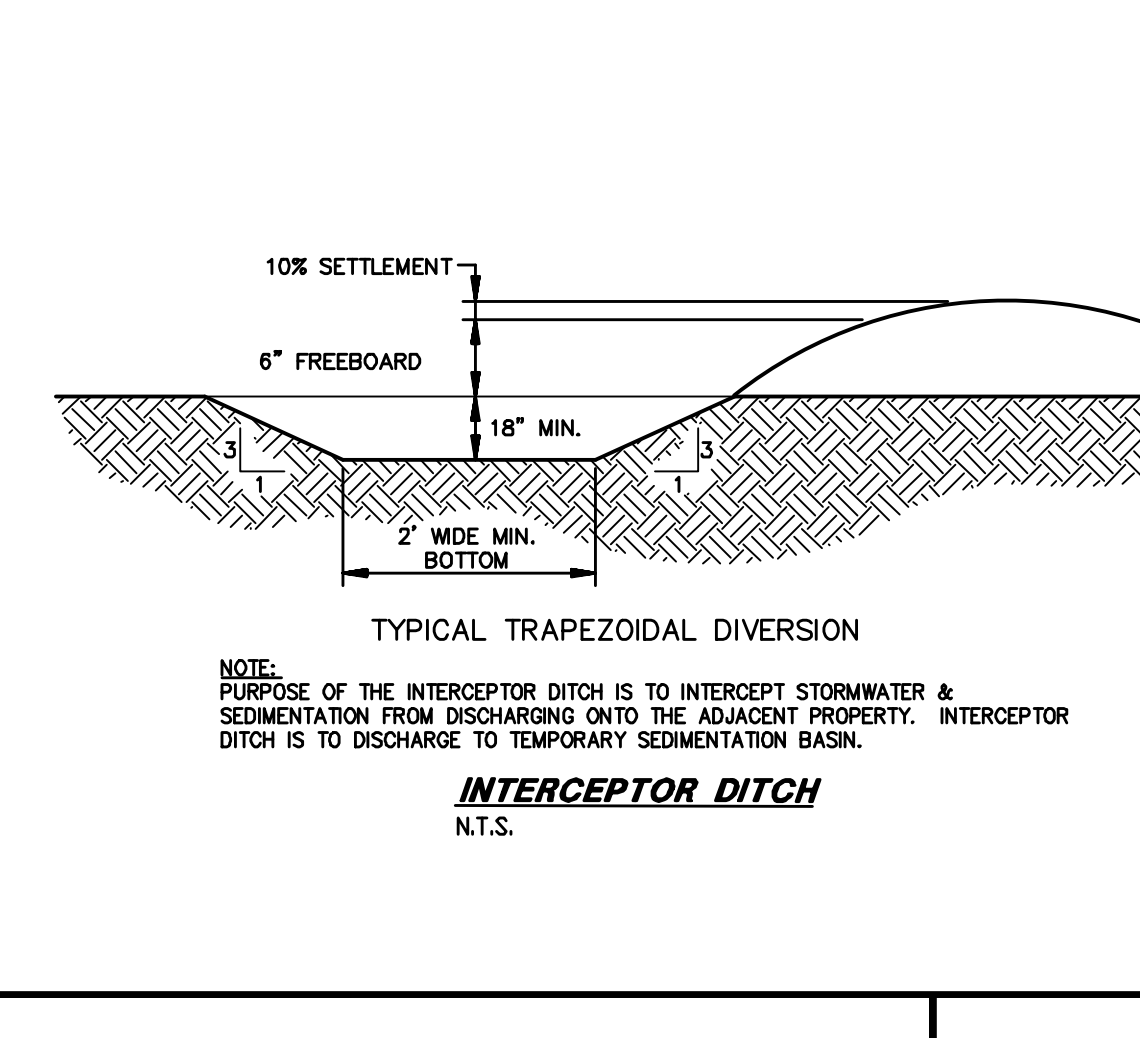
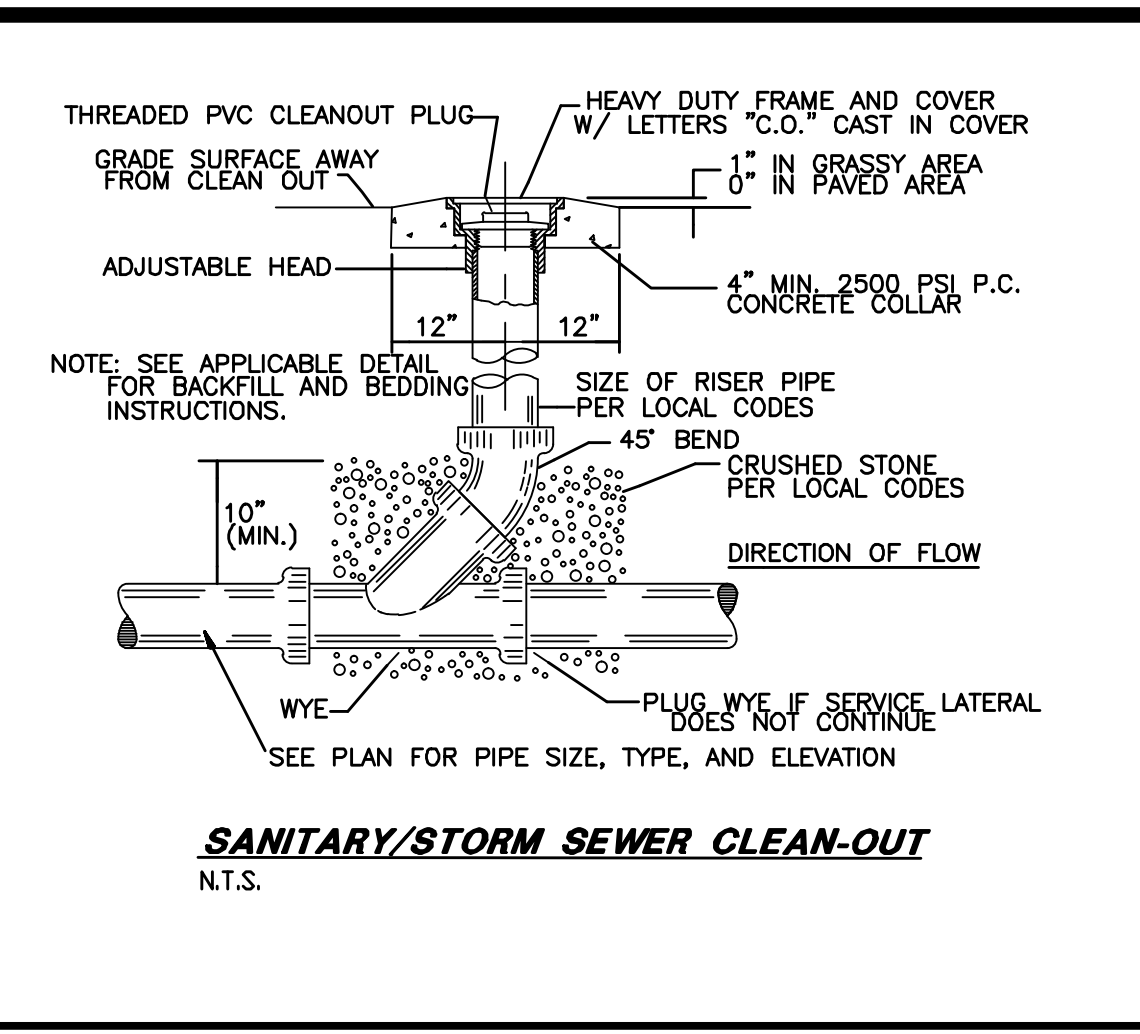
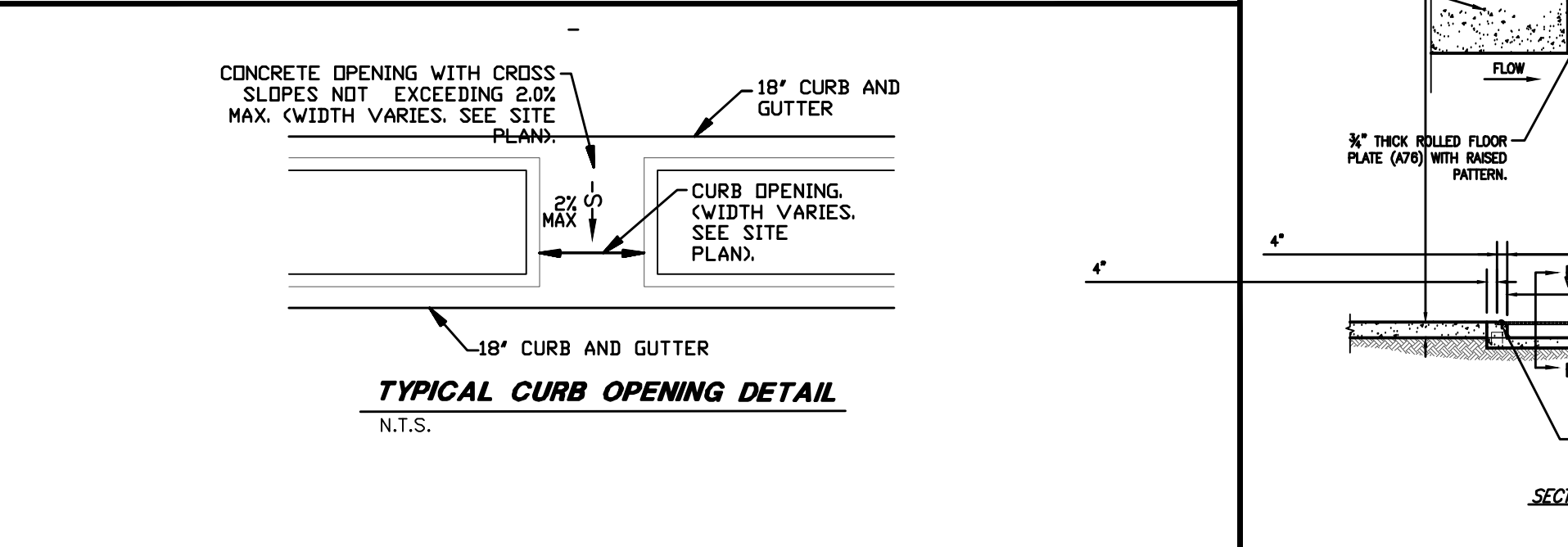
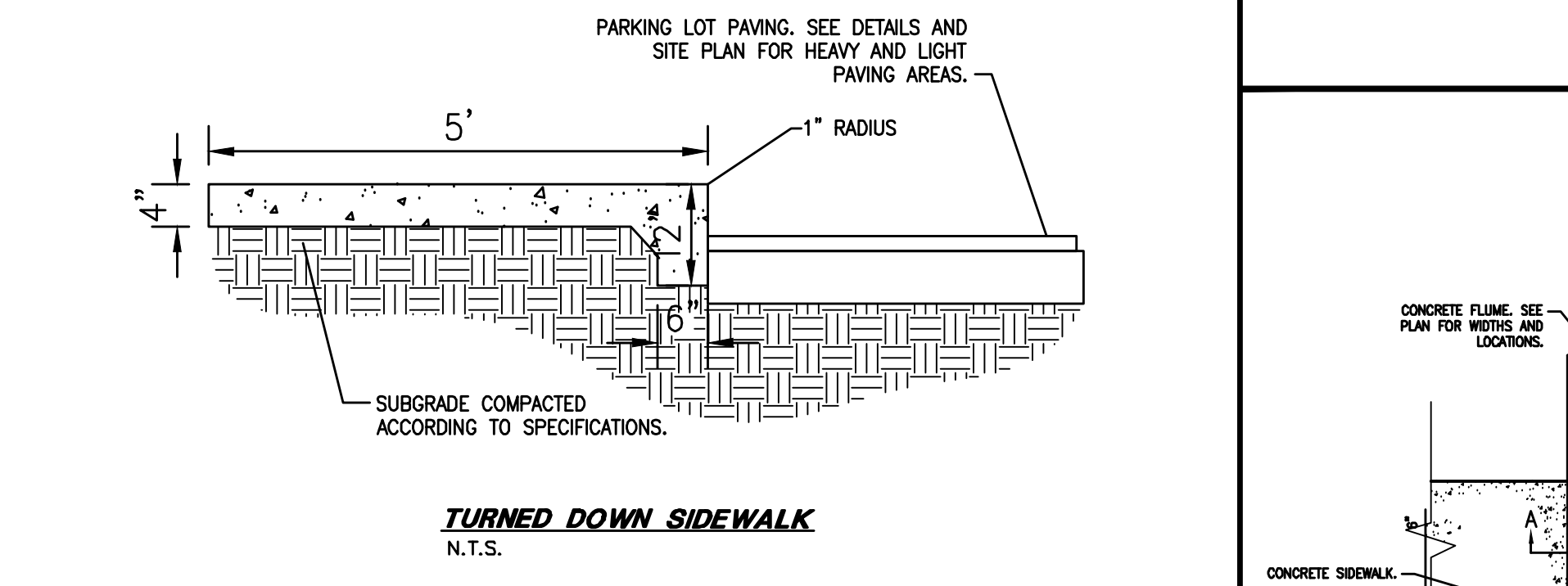
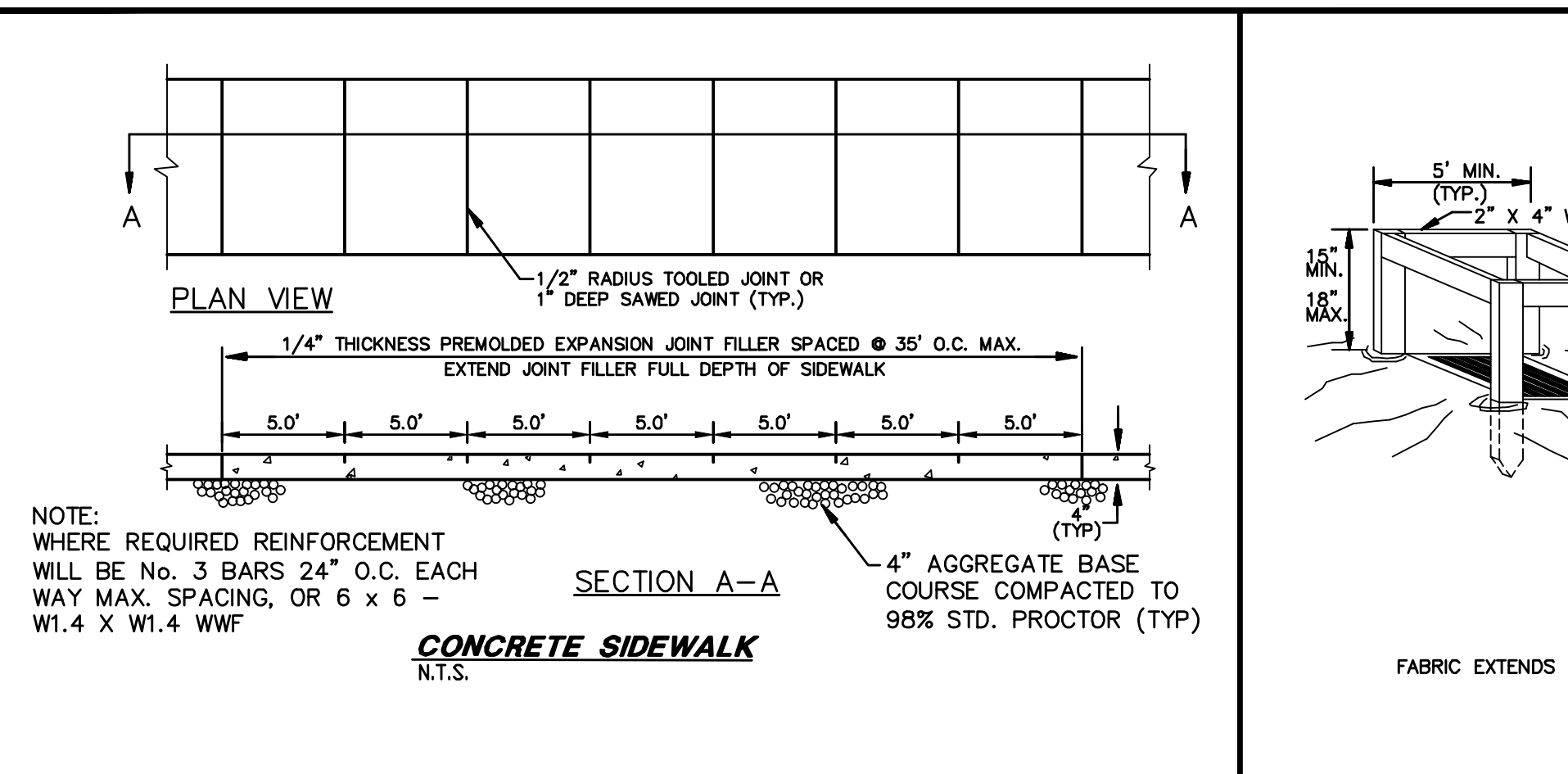
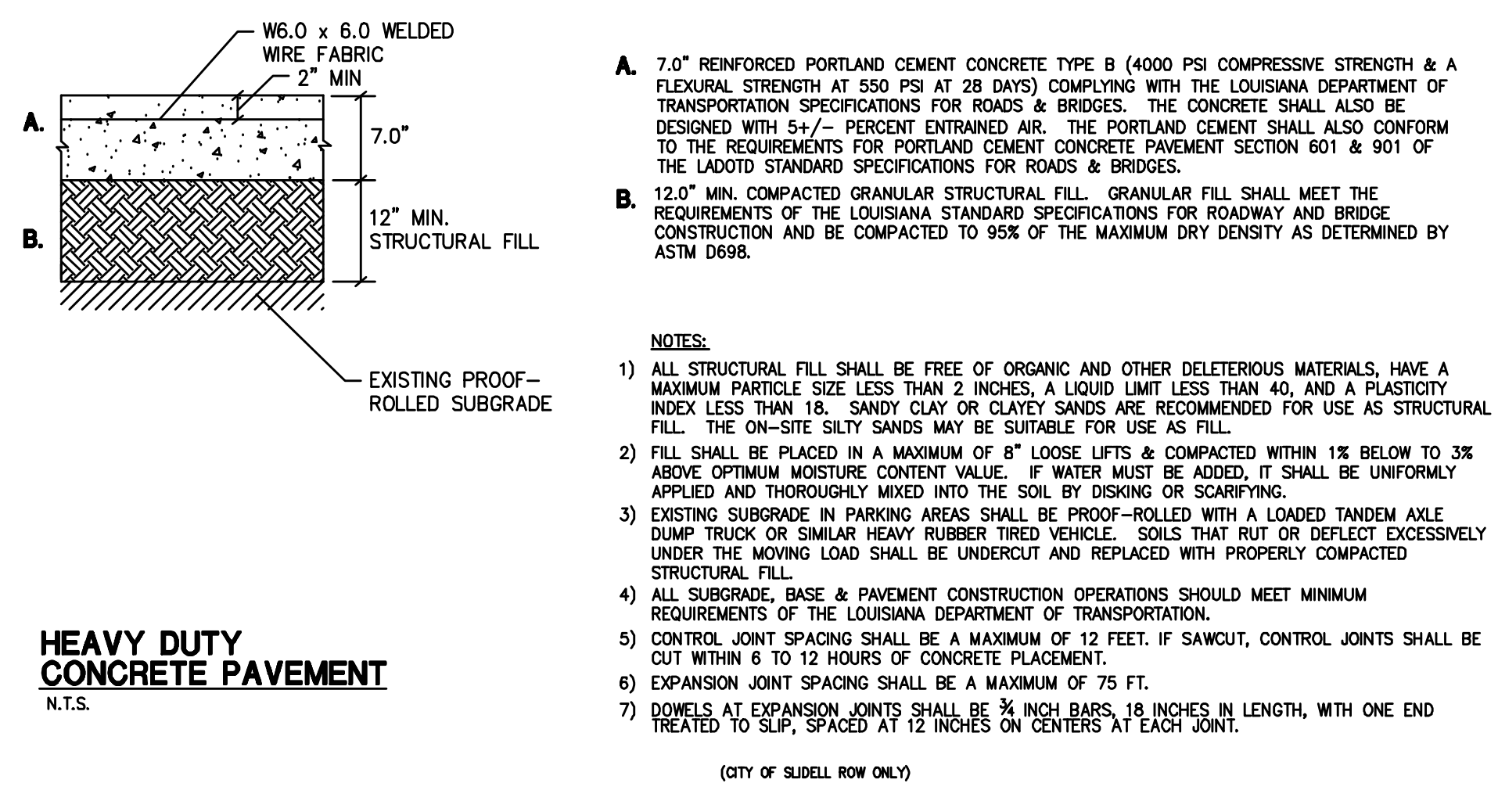
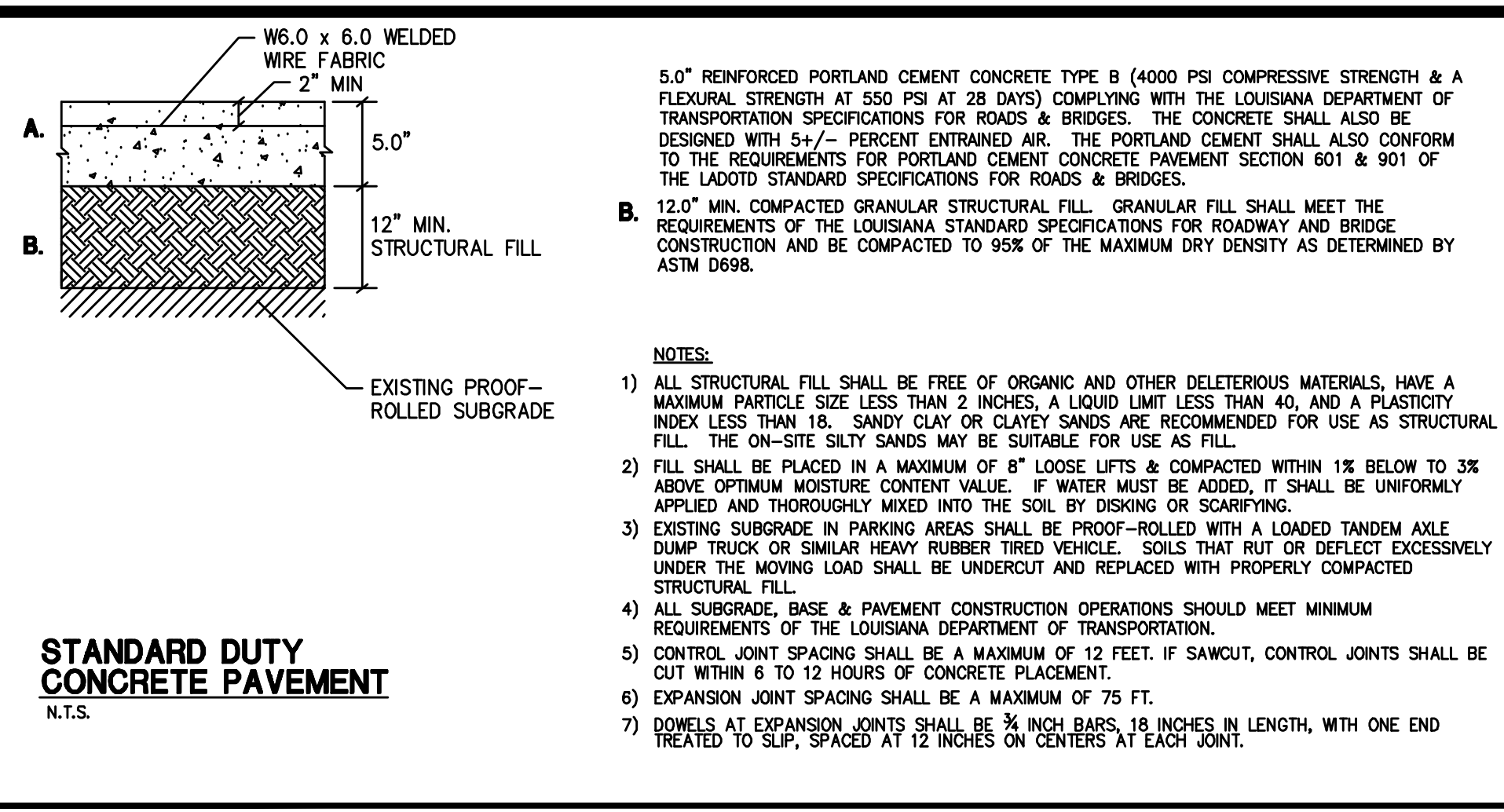
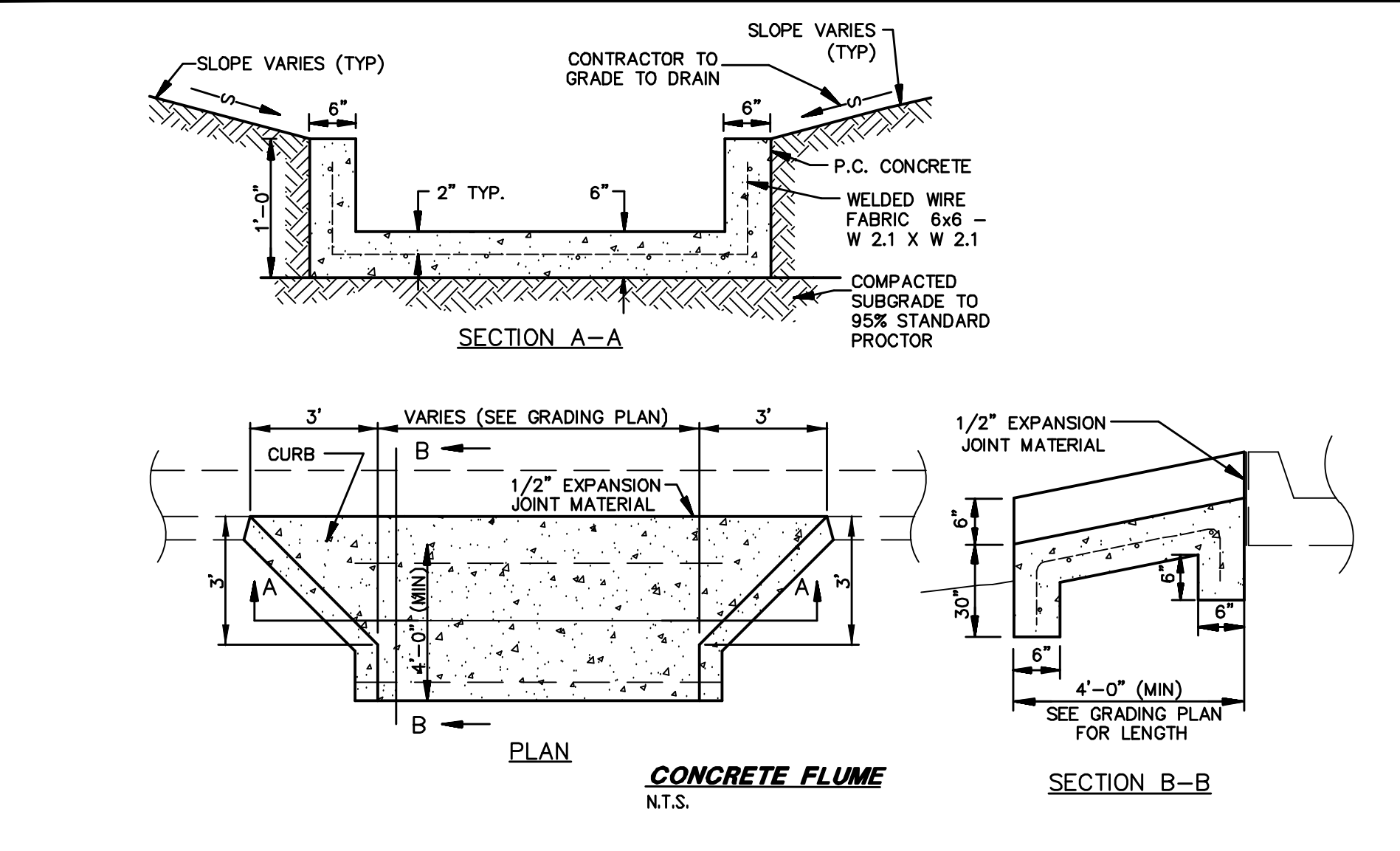
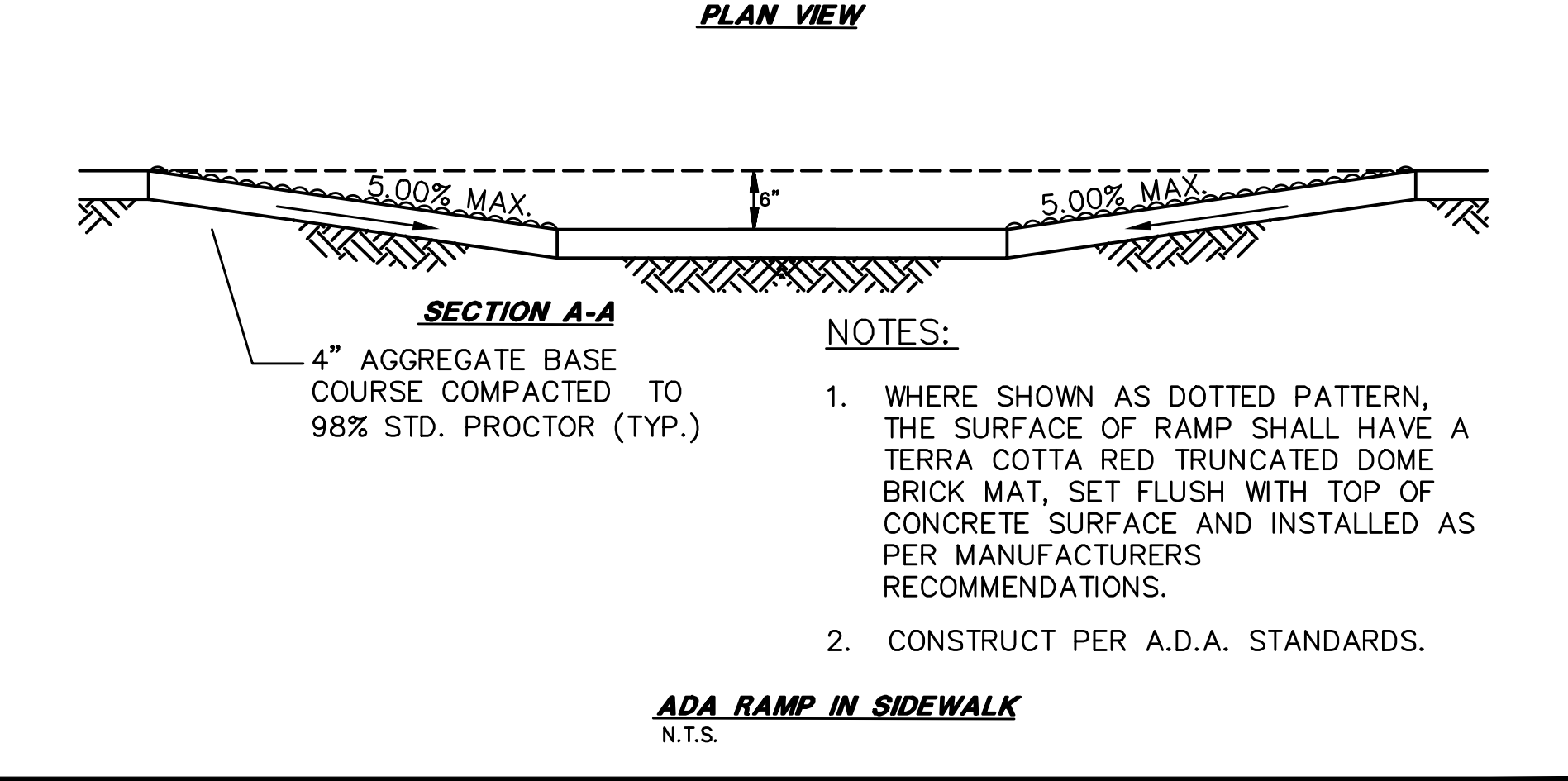
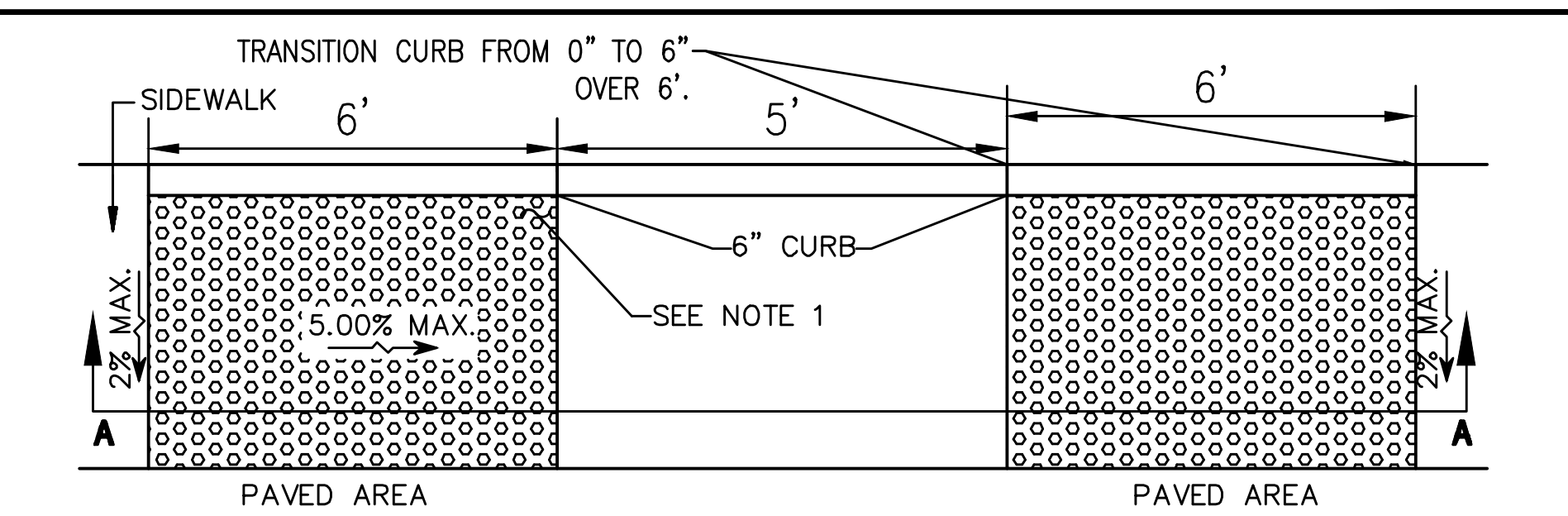
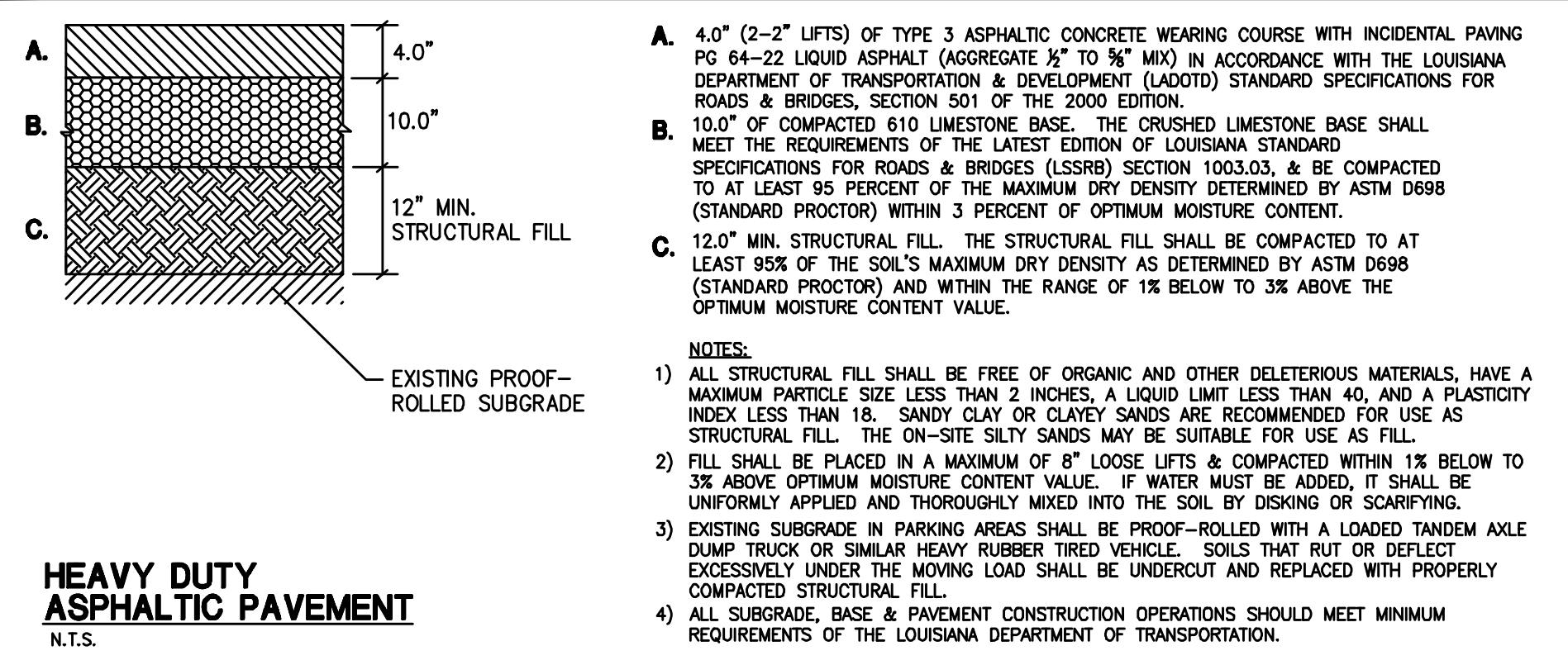
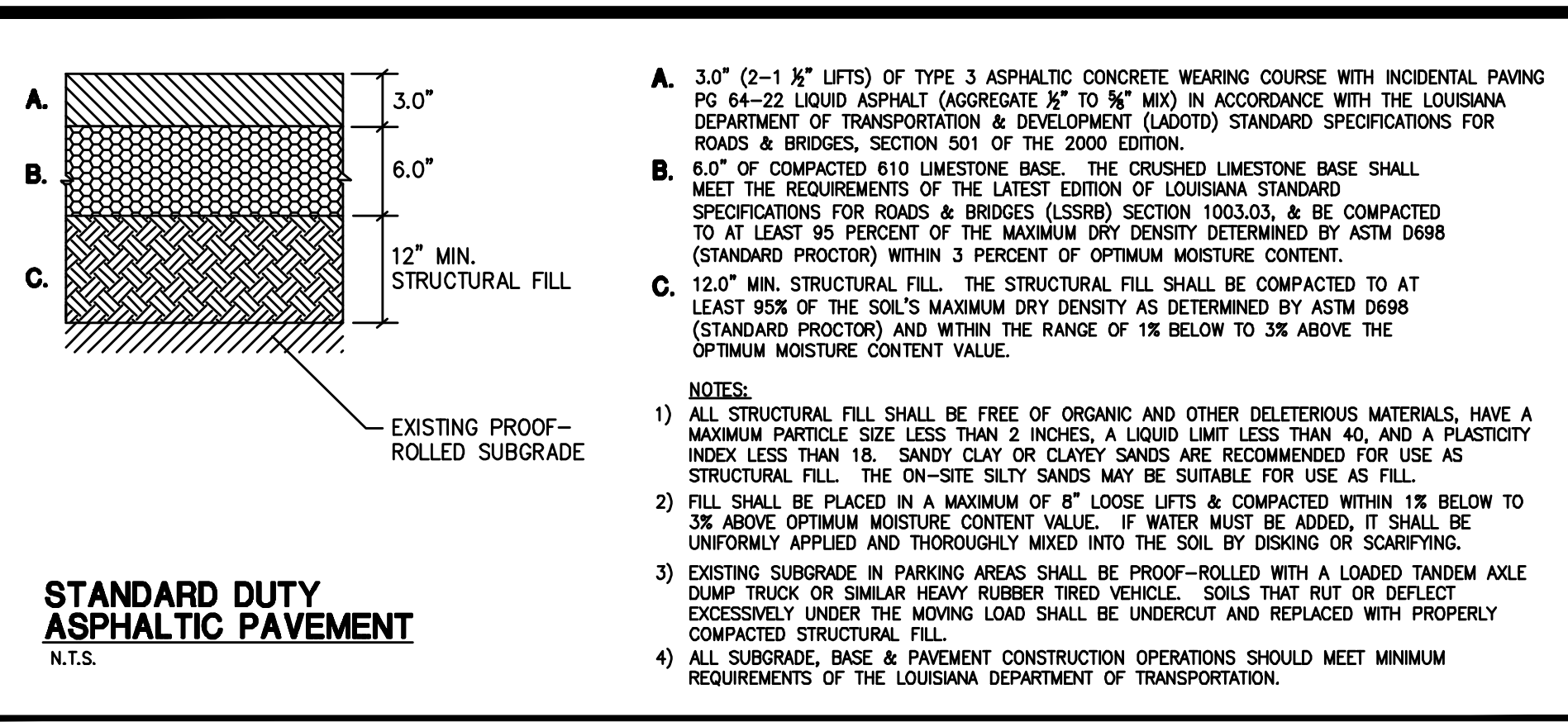
- 1 PORTLAND CEMENT CONCRETE PAVEMENT (9" THICK), TRANSVERSE TINE FINISH
- 2 NONPLASTIC EMBANKMENT
- 3 CLASS II BASE COURSE (12" THICK). SEE NOTES FOR ALLOWABLE MATERIALS.
- 4 GEOTEXTILE FABRIC FOR CLASS II BASE. QUANTITY NOT MEASURED FOR PAYMENT.
- 5 PLASTIC SOIL BLANKET (12" THICK). QUANTITY IS INCLUDED IN VOLUME FOR NONPLASTIC EMBANKMENT.
- 6 CONCRETE INTEGRAL BARRIER CURB
- 7 CONCRETE INTEGRAL MOUNTABLE CURB
- 8 BORROW (27" THICK)
- 9 PAVEMENT MARKINGS
- 10 LONGITUDINAL CONSTRUCTION JOINT
- 11 LIME TREATMENT (TYPE D)
- 12 GEOTEXTILE FABRIC

LEFT TURN LANE PLAN



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

DRAWN DGS
CHECKED DEB
ISSUED DATE 7/24/14
ISSUED FOR PERMITTING
PROJECT NO. 14-248
FILE 14-248 C-9 TURN LANE
SHEET C-9.1



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7-24-14 ADDENDUM 1	SMT

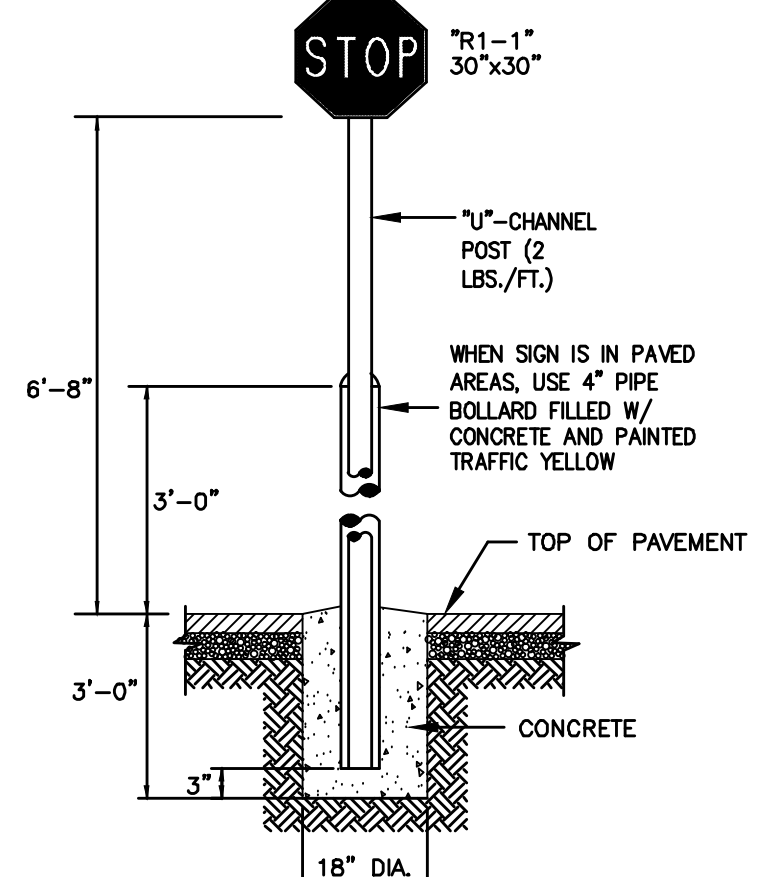
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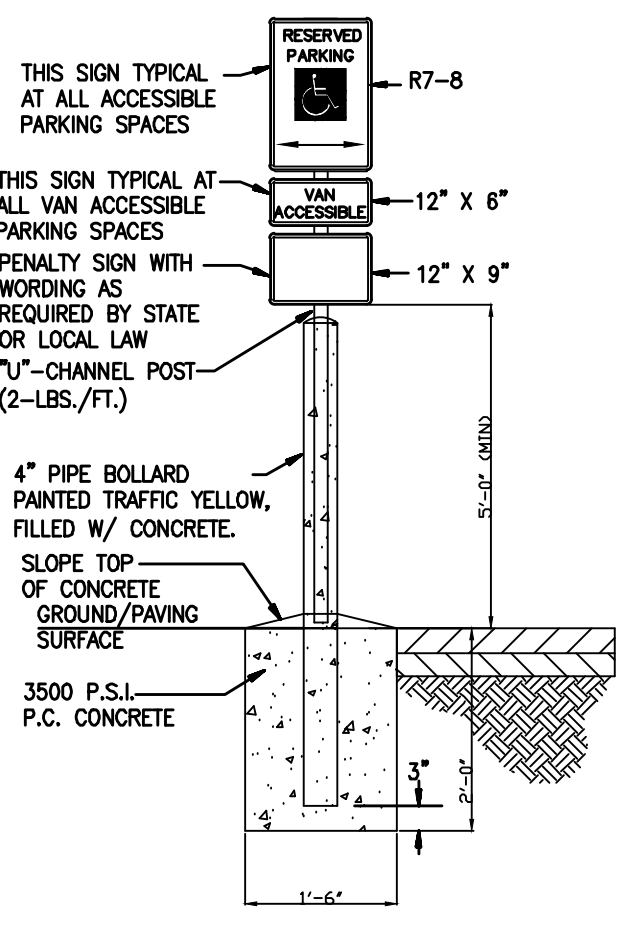
SPRINGS AT FREMAUX TOWN CENTER
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ISSUED DATE 7/24/14
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PROJECT NO. 14-248
FILE 14-248 DETAILS
SHEET D-1

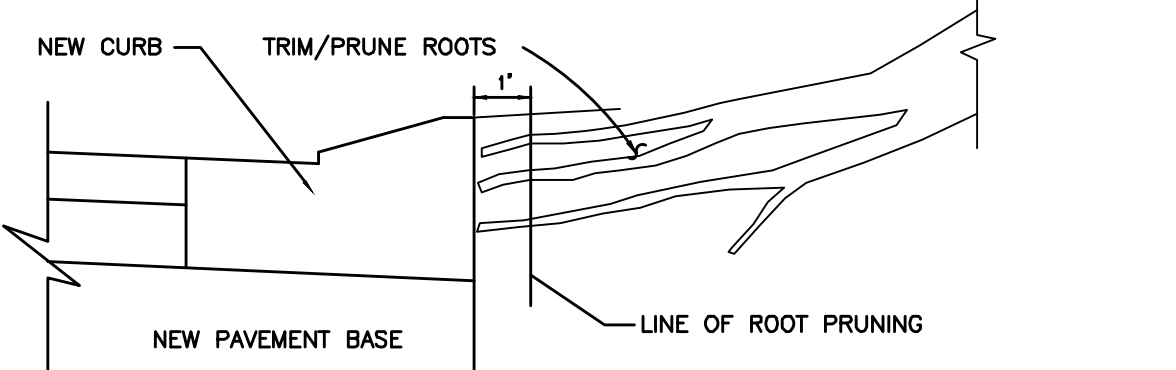
ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.



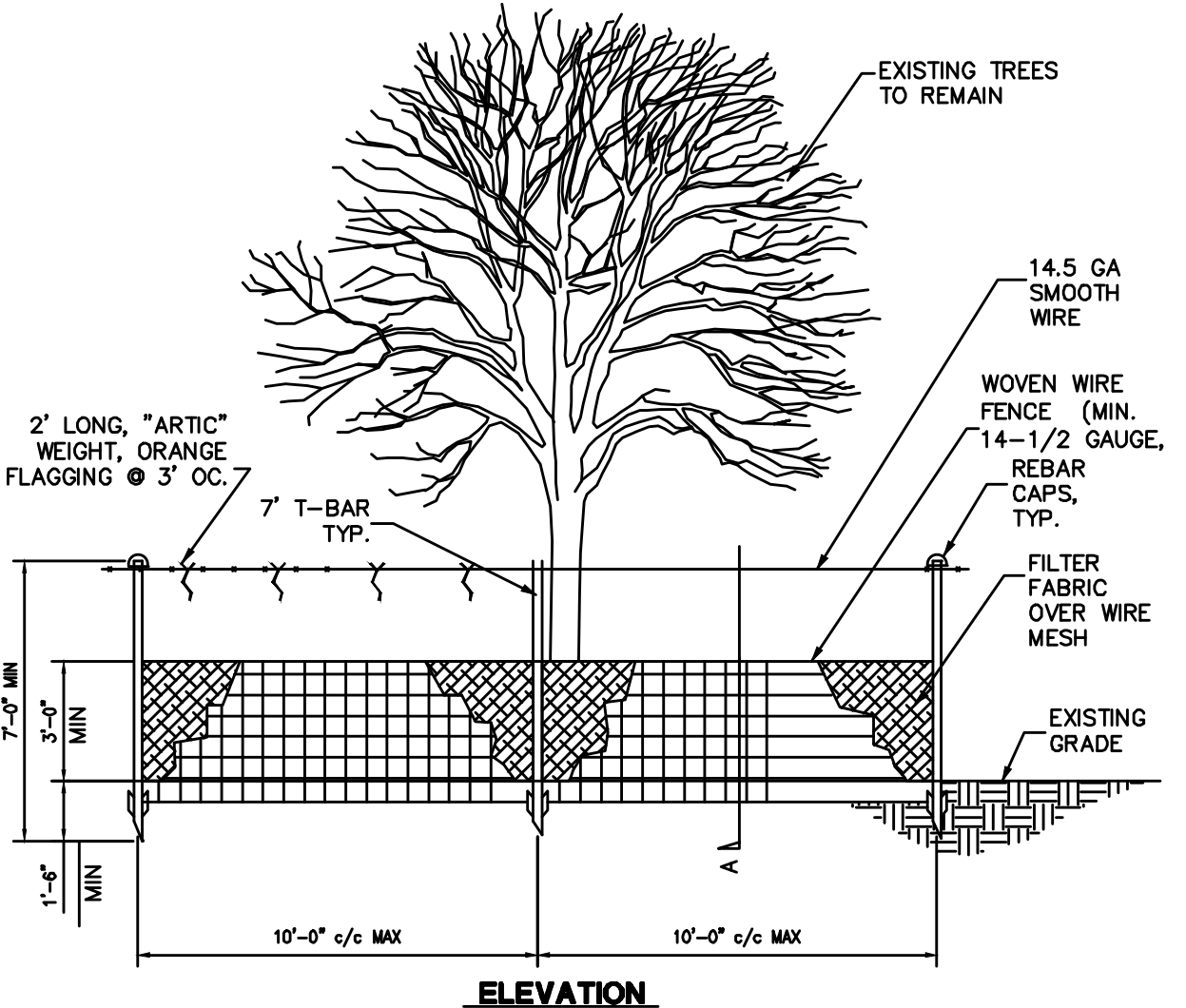
STOP SIGN W/ PIPE BOLLARD
N.T.S.



ACCESSIBLE PARKING SIGN
N.T.S.

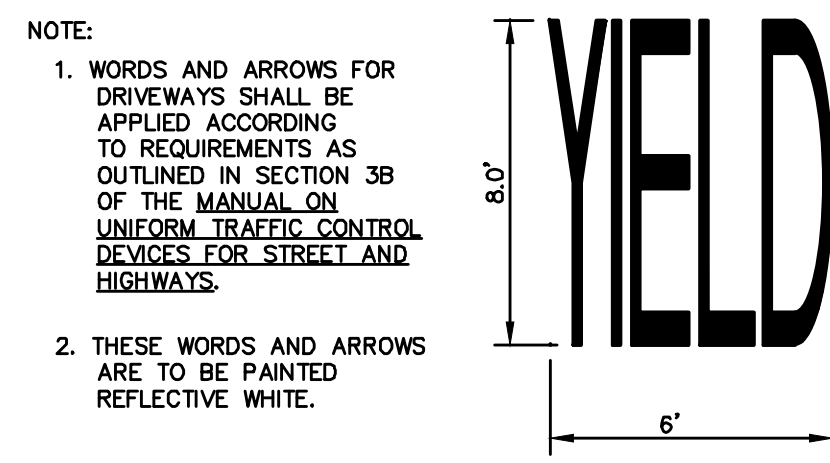


ROOT PRUNING AT CURBS DETAIL
N.T.S.

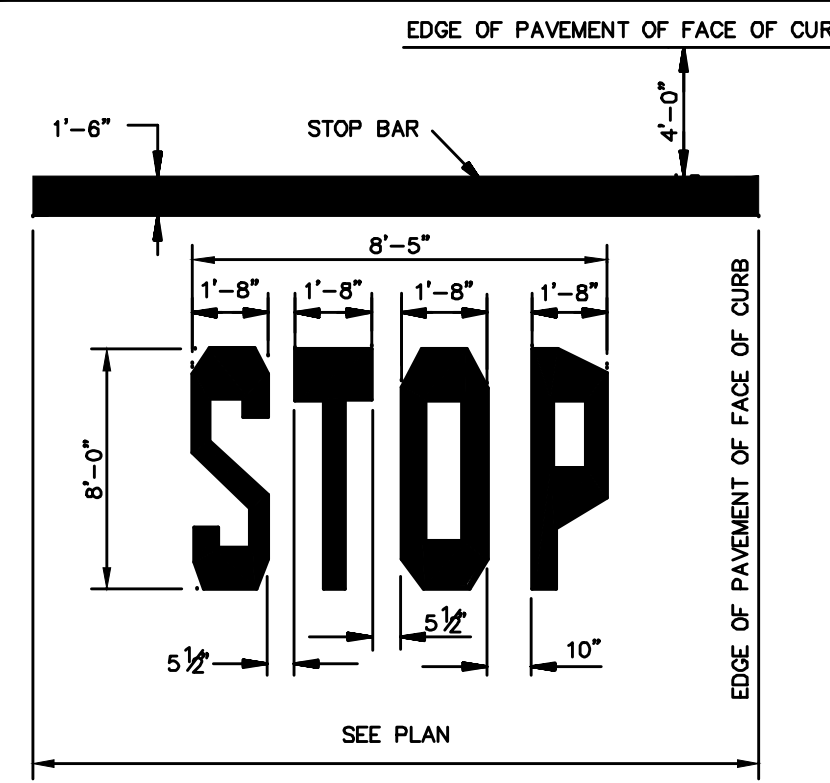


COMBINATION SILT & TREE PROTECTION FENCE
N.T.S.

* DUE TO SIGHT CONSTRAINTS SPECIAL CARE SHOULD BE TAKEN WHEN INSTALLING TREE PROTECTION AS NOT TO DISTURB THE ROOT ZONE.

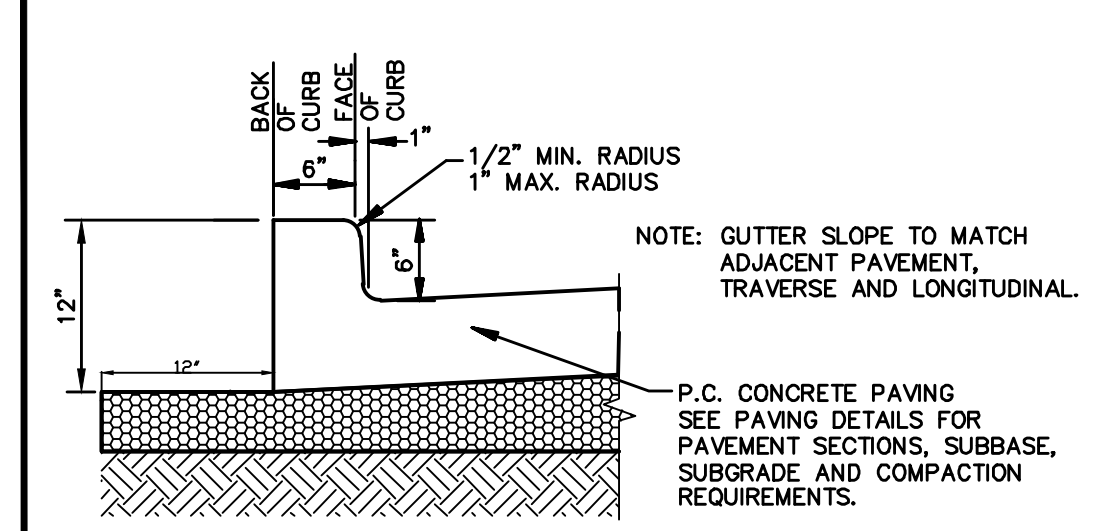


"YIELD PAVEMENT MARKING
N.T.S.

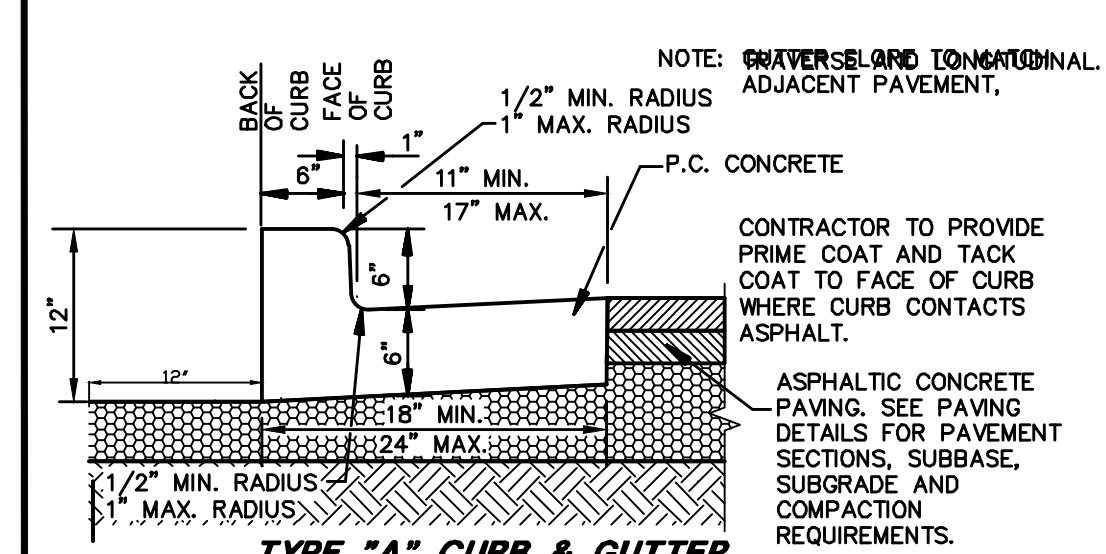


STOP BAR
N.T.S.

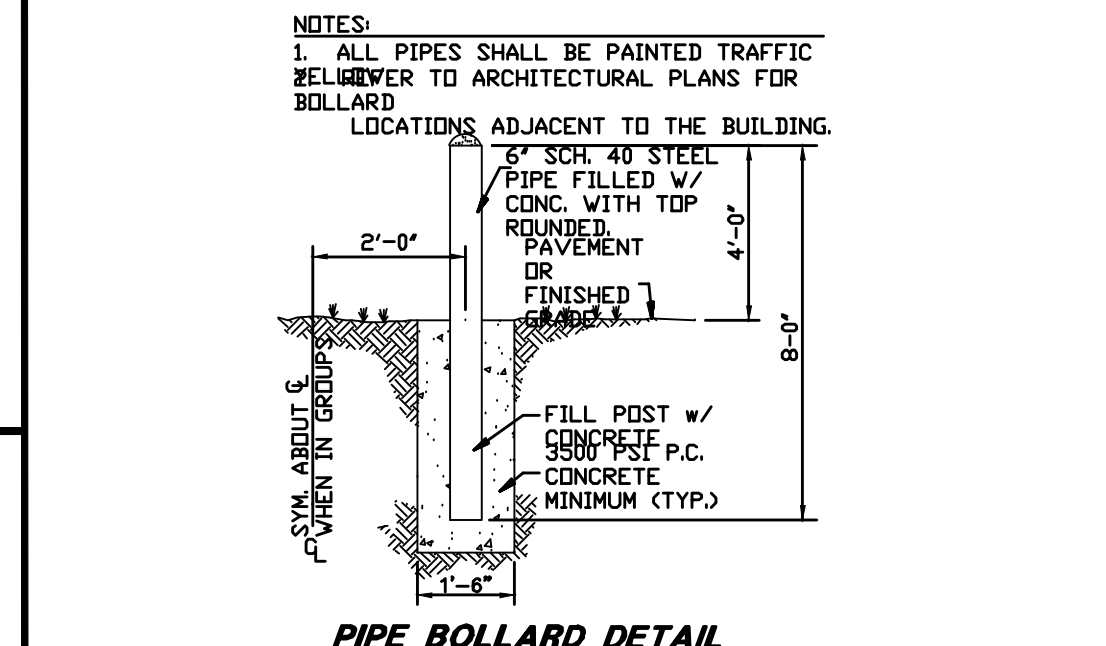
NOTE: WORDS AND ARROWS FOR DRIVEWAYS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 3B OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.



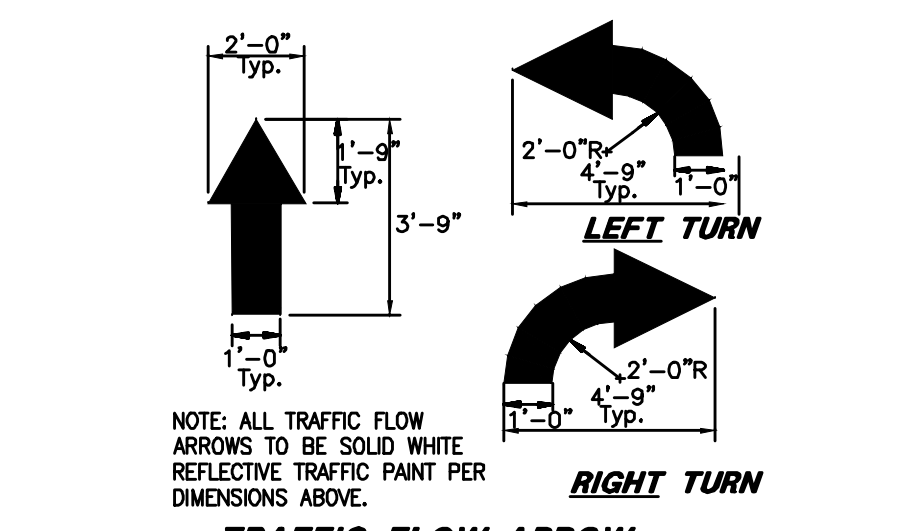
TYPE "B" CURB & GUTTER
(FOR USE EXCLUSIVELY WITH CONCRETE PAVEMENT)
N.T.S.



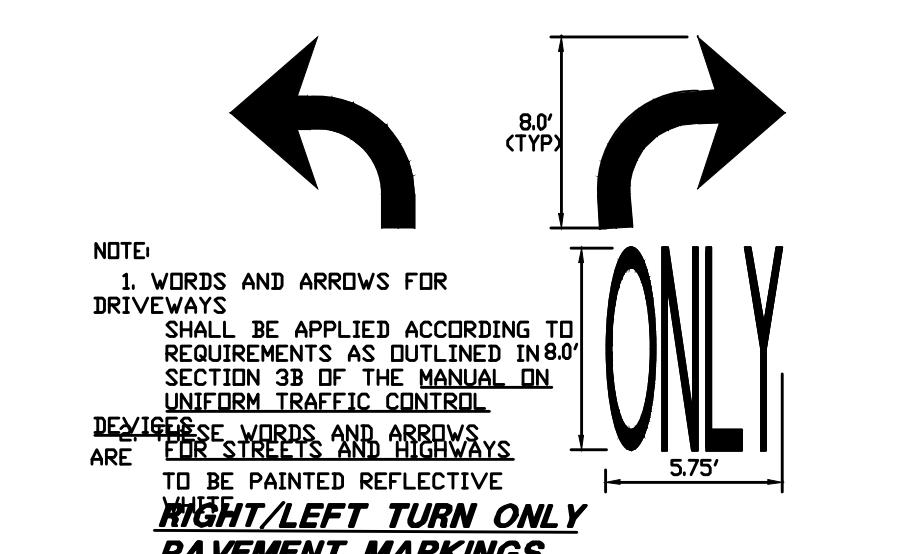
TYPE "A" CURB & GUTTER
(FOR USE EXCLUSIVELY WITH ASPHALTIC PAVEMENT)
N.T.S.



PIPE BOLLARD DETAIL
N.T.S.

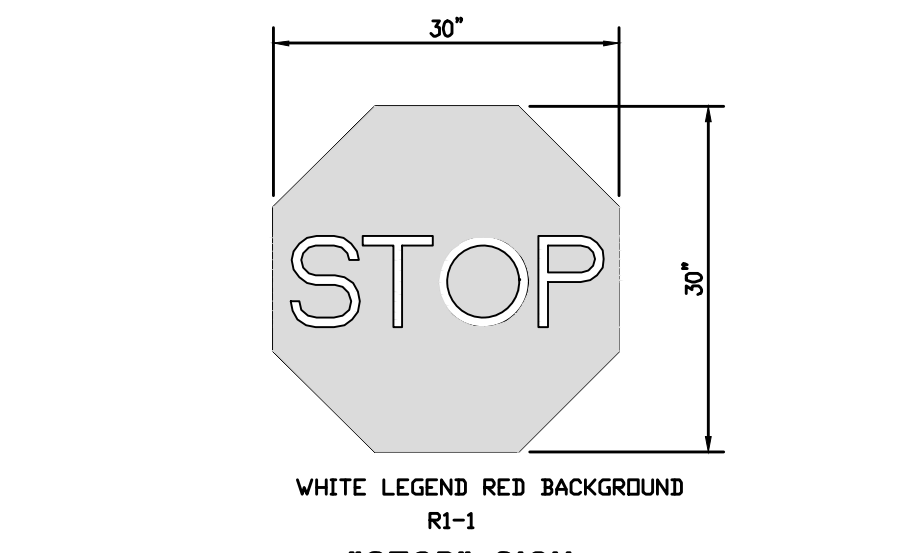


TRAFFIC FLOW ARROW
N.T.S.

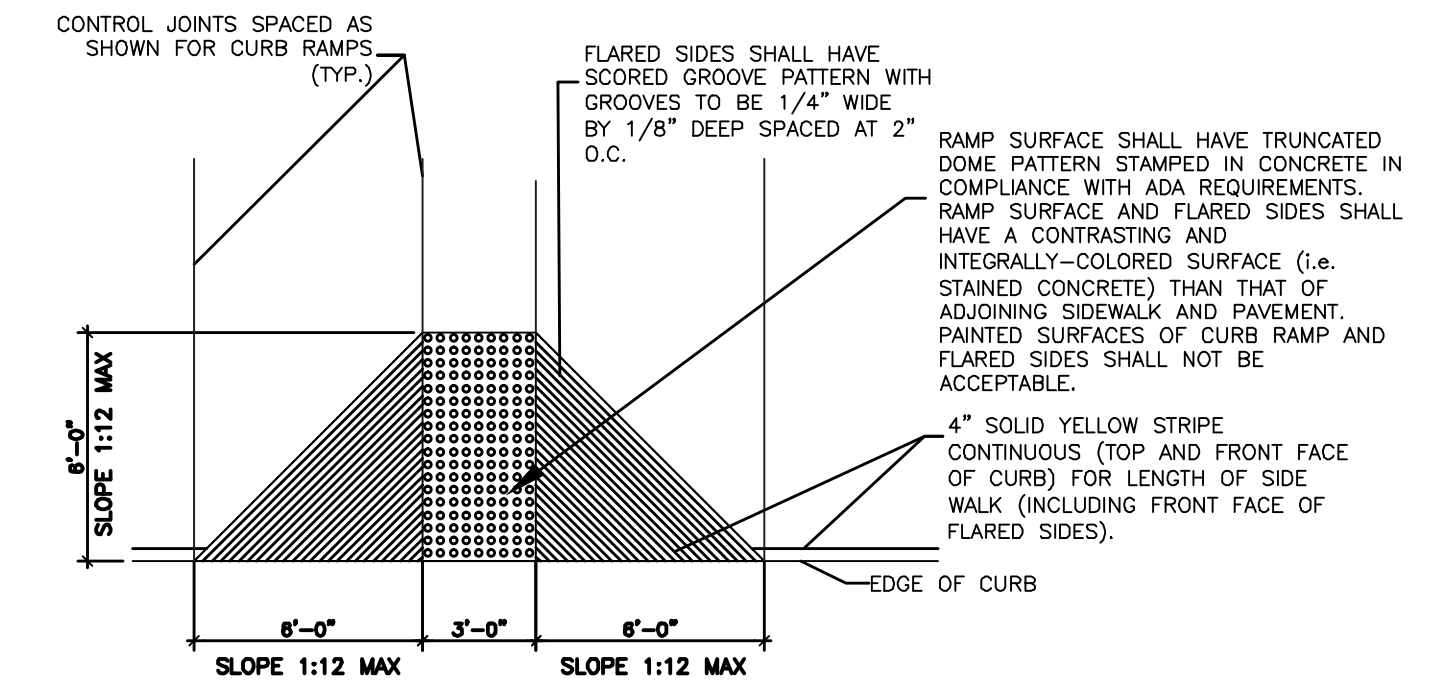


RIGHT/LEFT TURN ONLY PAVEMENT MARKINGS
N.T.S.

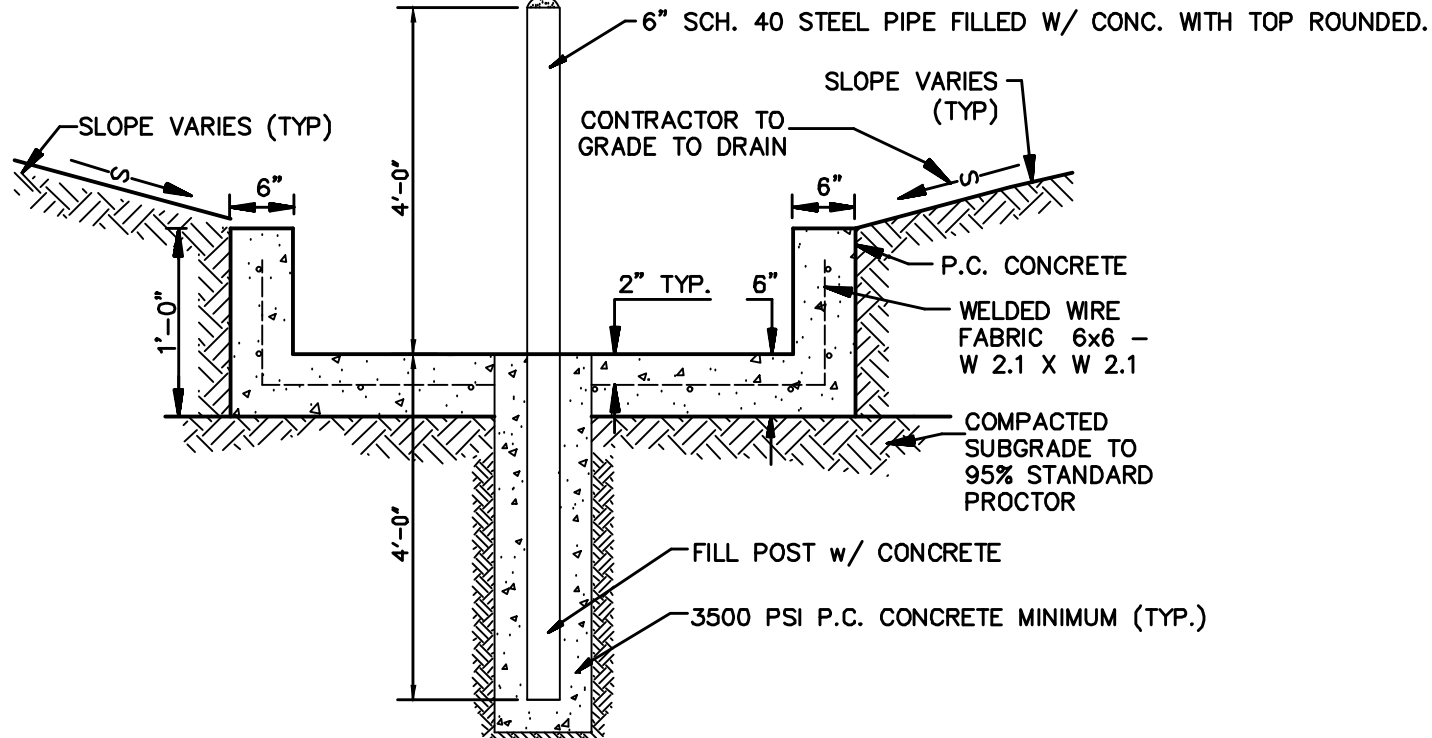
ALL SIGNS REFLECTIVE ALUMINUM



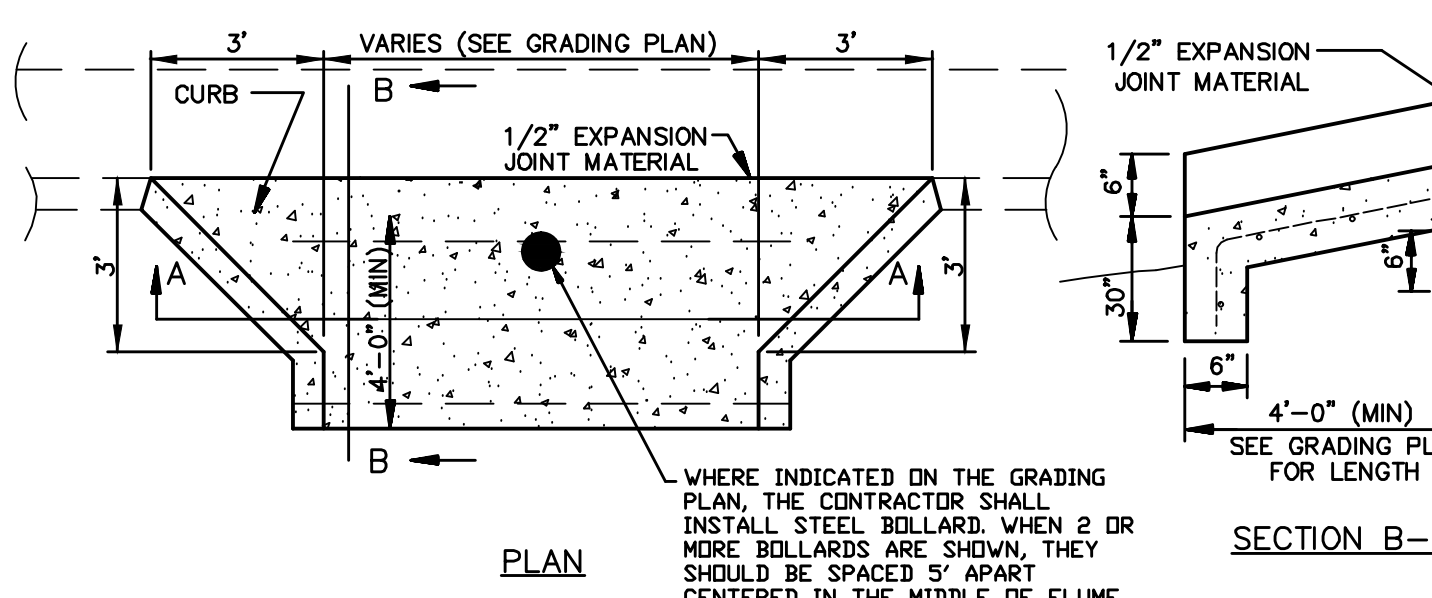
"STOP" SIGN
N.T.S.



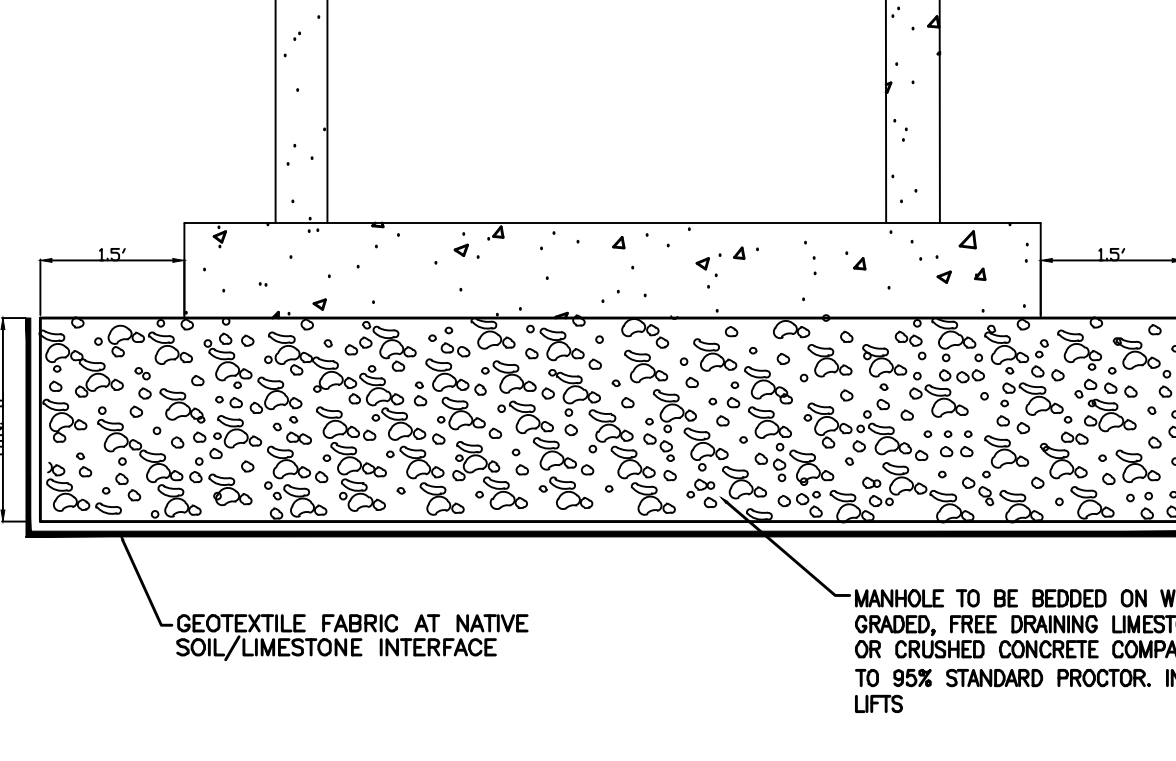
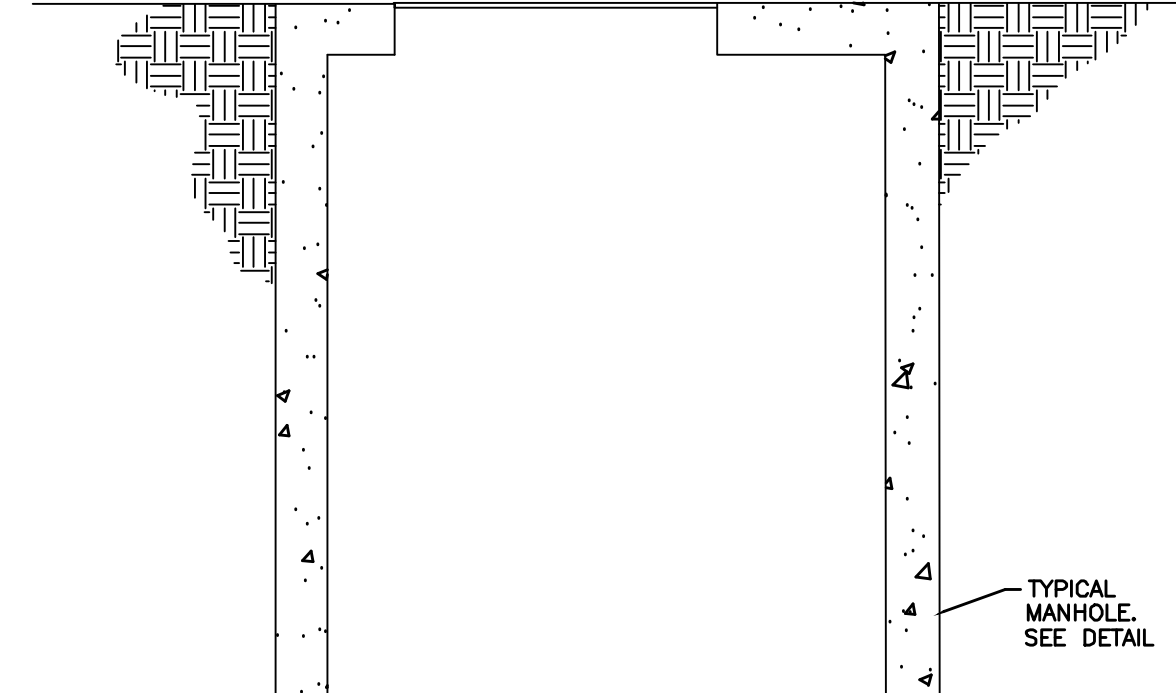
RAMP
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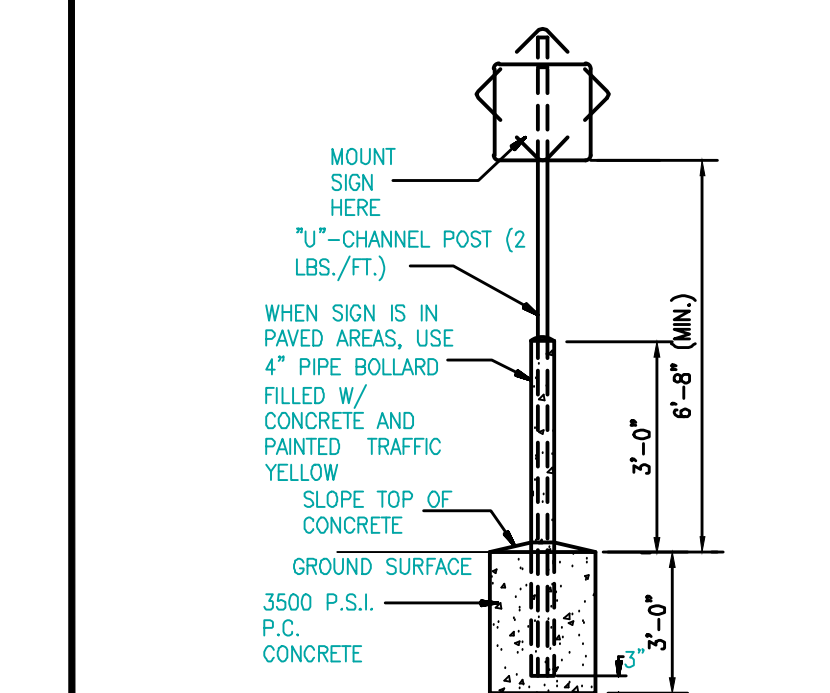
SECTION A-A



CONCRETE FLUME W/ PIPE BOLLARD
N.T.S.

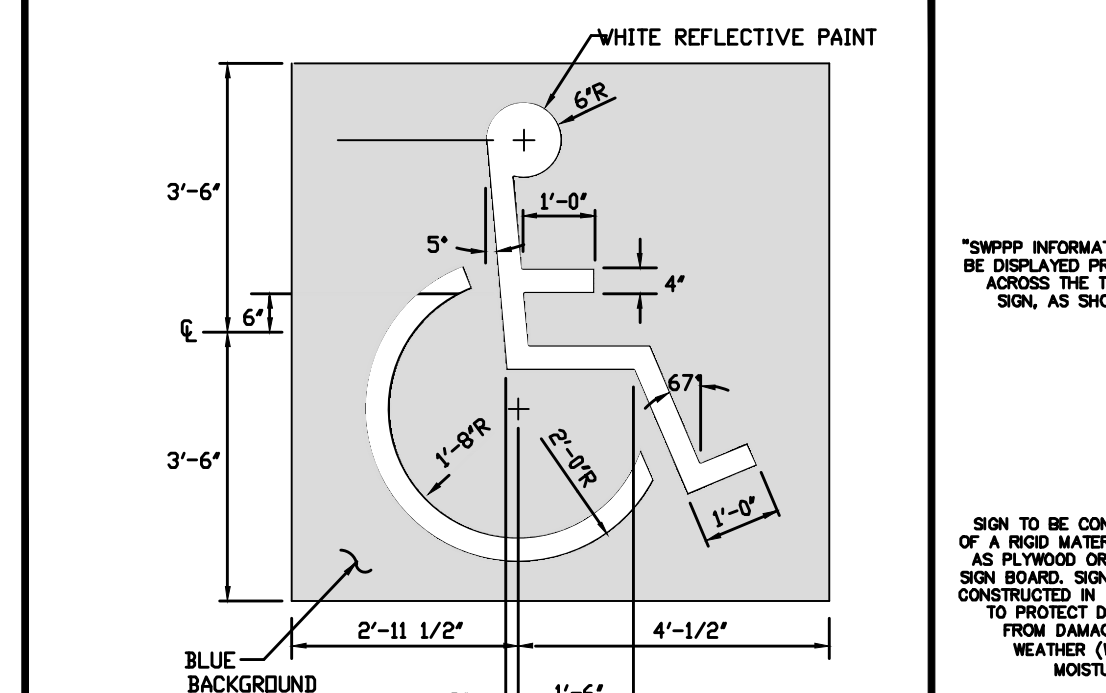


STORM AND SANITARY SEWER MANHOLE BEDDING DETAIL
N.T.S.

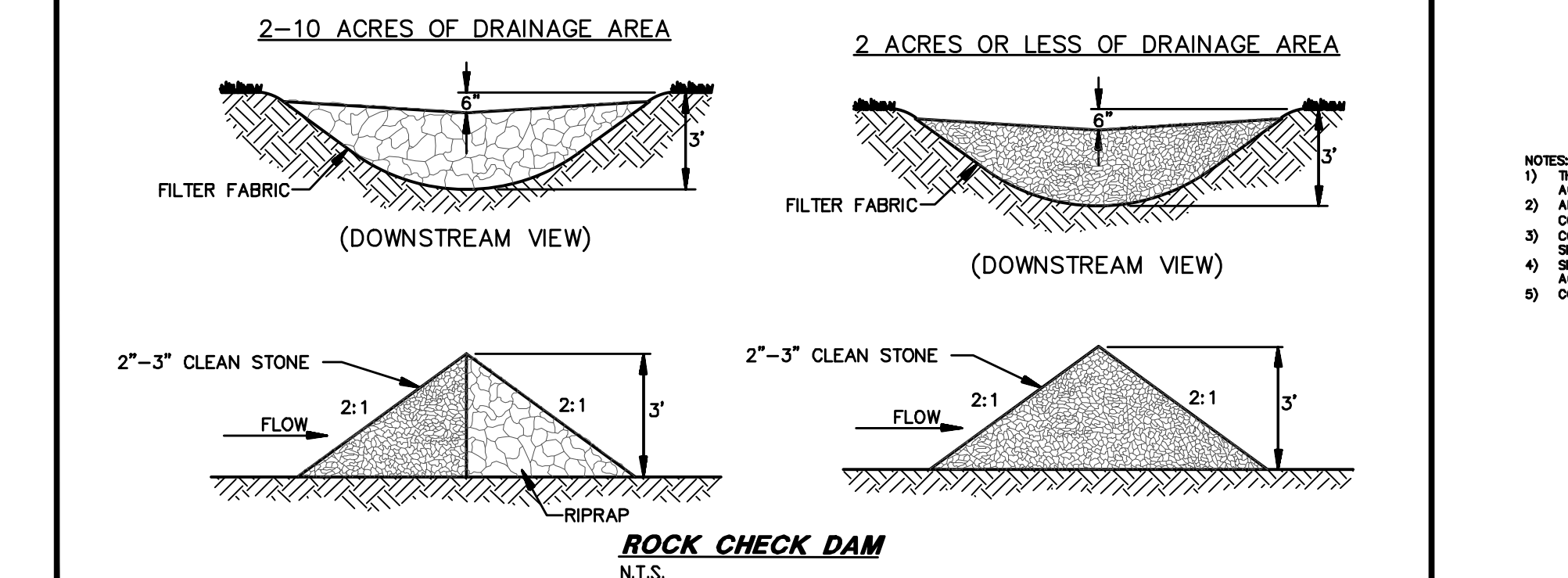


STANDARD SIGN BASE
N.T.S.

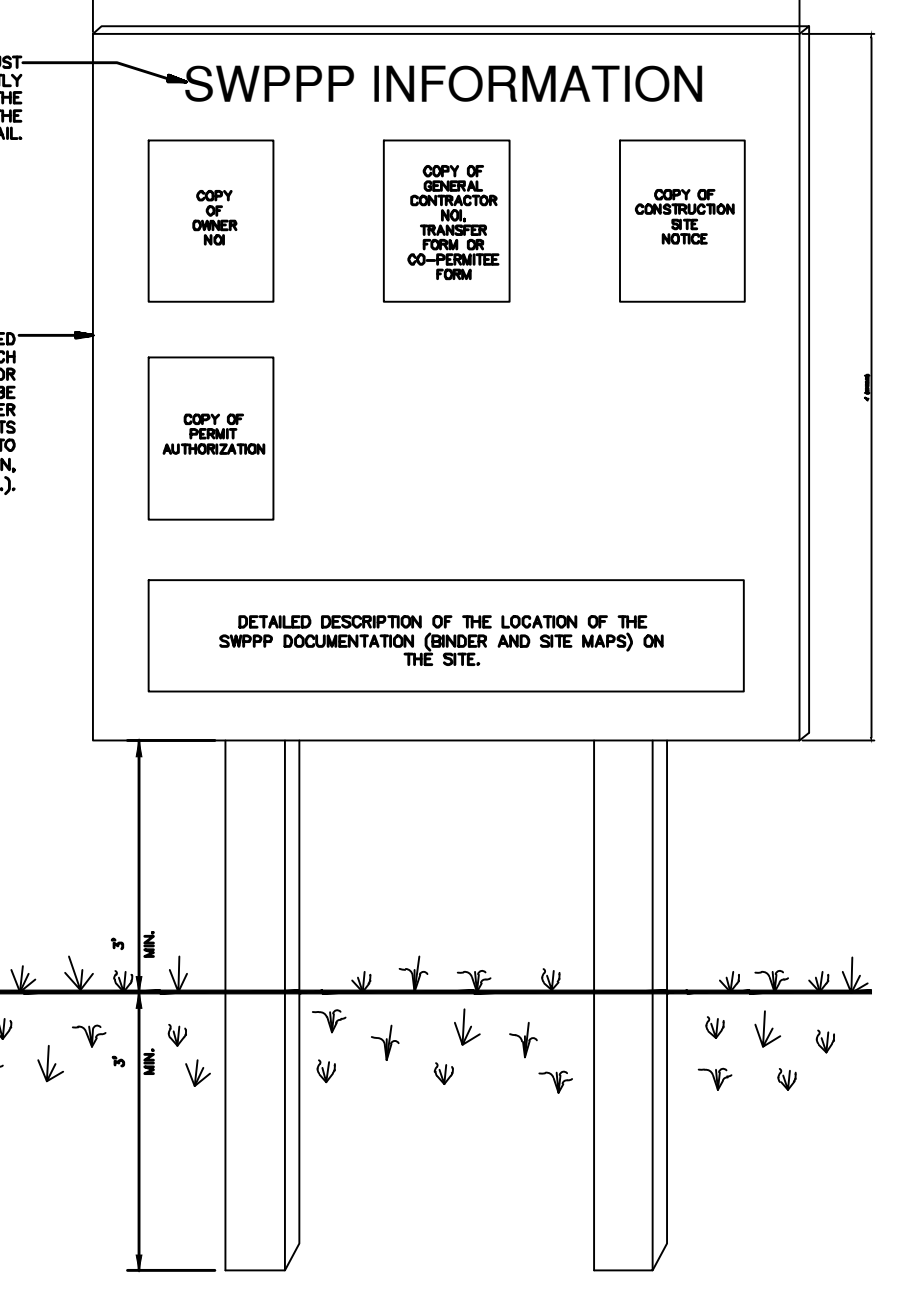
NOTE: ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.



ACCESSIBLE SYMBOL
N.T.S.



ROCK CHECK DAM
N.T.S.



SWPPP INFORMATION SIGN
N.T.S.

NOTES:
1) THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE CONSTRUCTION EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE AND VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEW AS TO CAUSE A SAFETY HAZARD.
2) ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE OF TERMINATION (NOT) IS FILED FOR THE PROJECT.
3) CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE GOVERNING AGENCY.
4) SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
5) CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THE SWPPP INFORMATION SIGN.

REVISION	BY
7/24/14 ADDENDUM 1	SMT

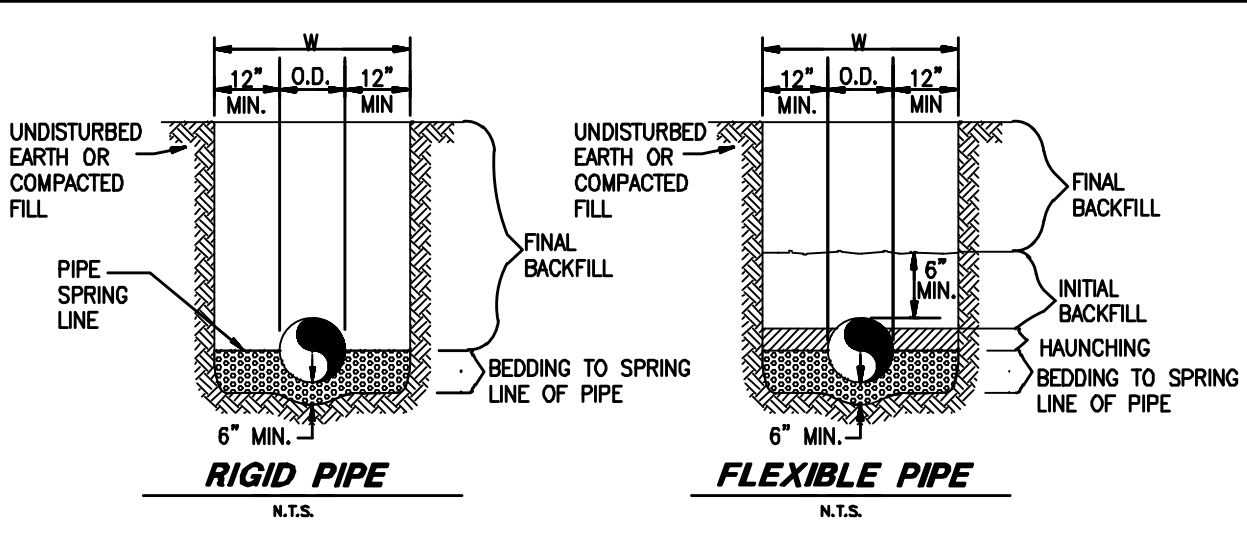
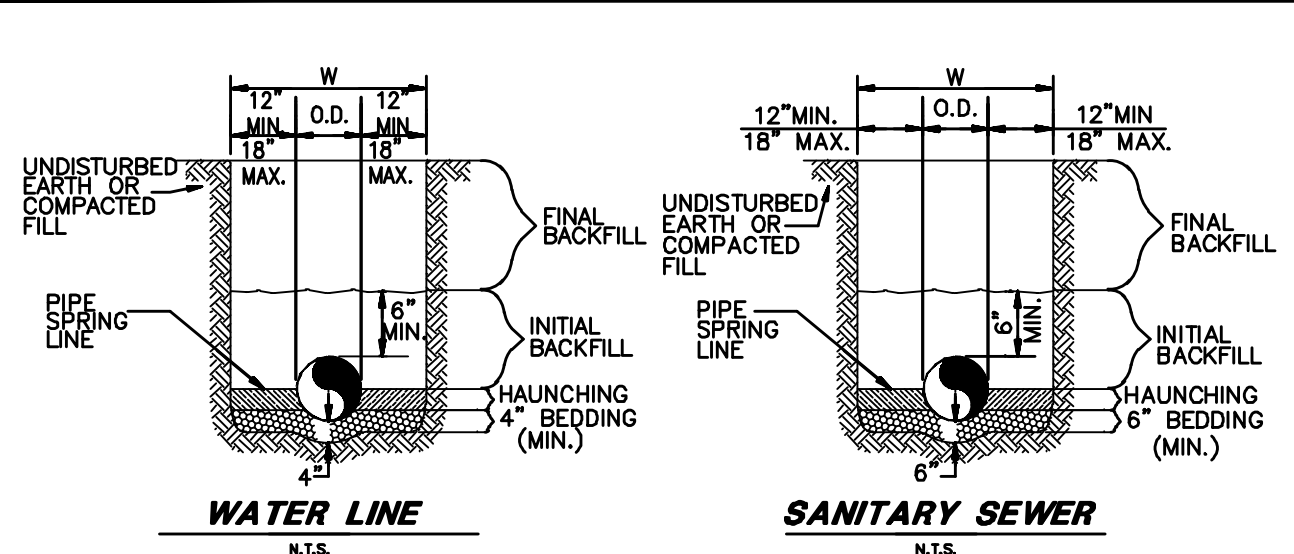
DDG
DUPLANTIS DESIGN GROUP, PC
CIVIL ENGINEERING ARCHITECTURE
34 LOUIS PRIMA DRIVE COVINGTON, LA 70433
WWW.DDGPC.COM PHONE: 985-249-6800 FAX: 985-249-6990
THIBODAUX | COVINGTON | HOUSTON | BATON ROUGE | LOUISIANA

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Douglas E. Barillieux, P.E., #34541
Duplantis Design Group, PC

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

DRAWN DGS
CHECKED DEB
ISSUED DATE 7/24/14
ISSUED FOR PERMITTING
PROJECT NO. 14-248
FILE 14-248 DETAILS
SHEET D-2

DETAIL SHEET



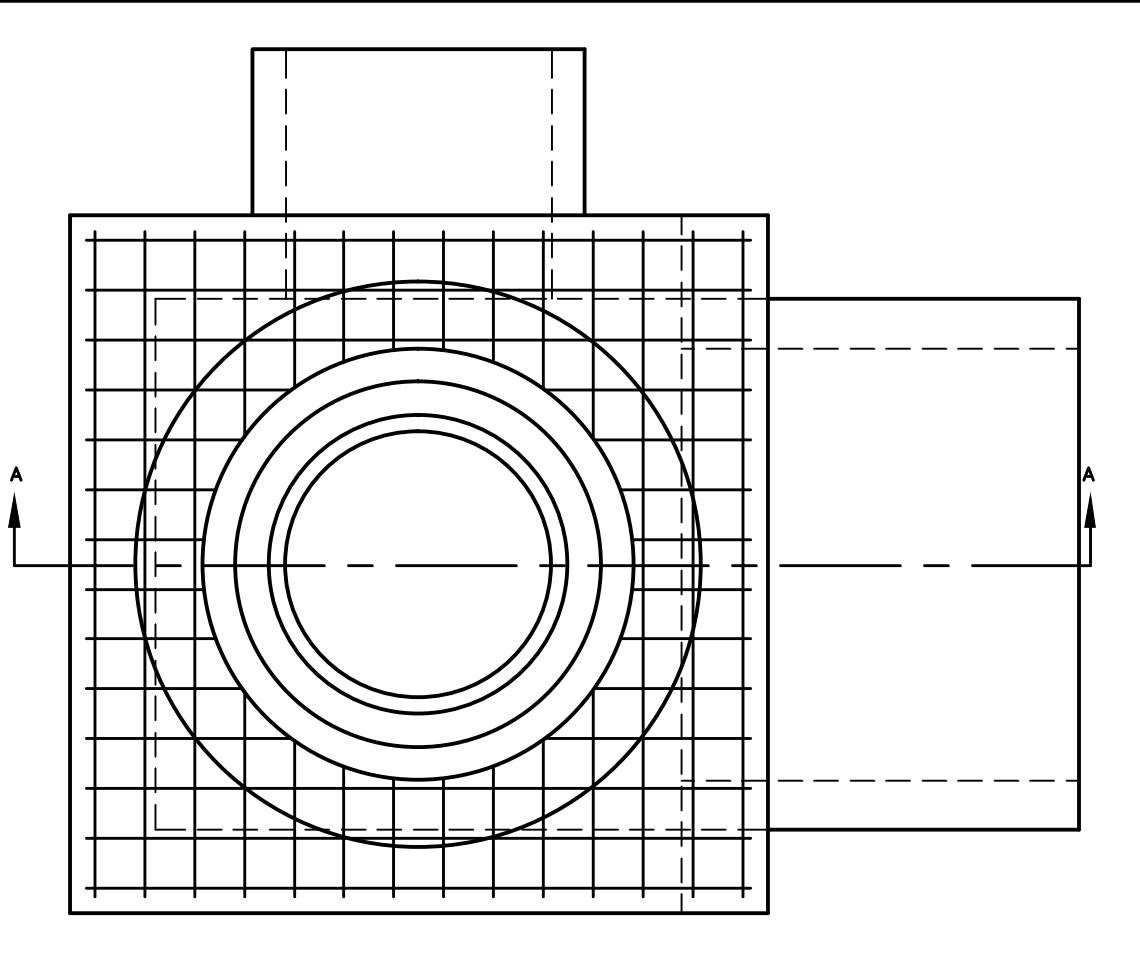
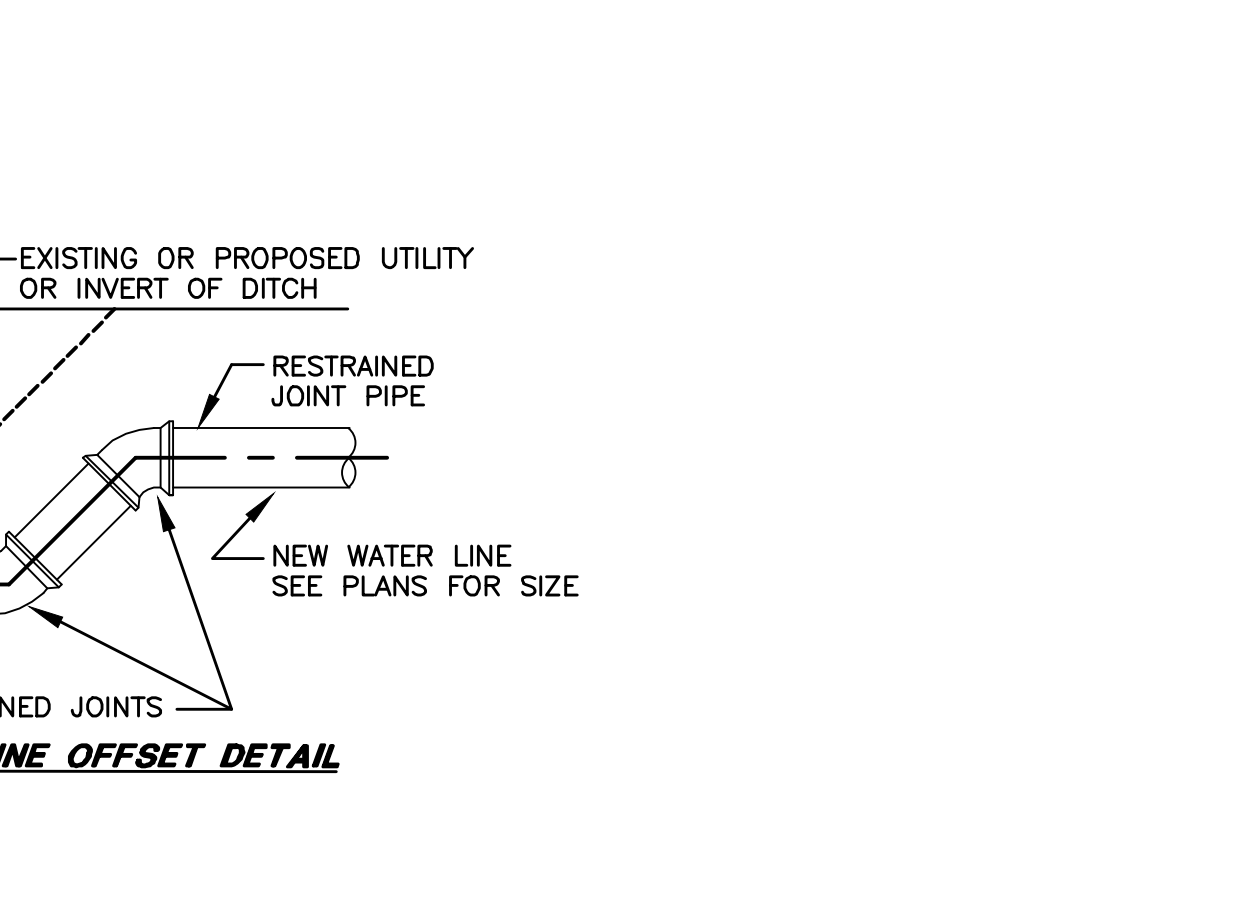
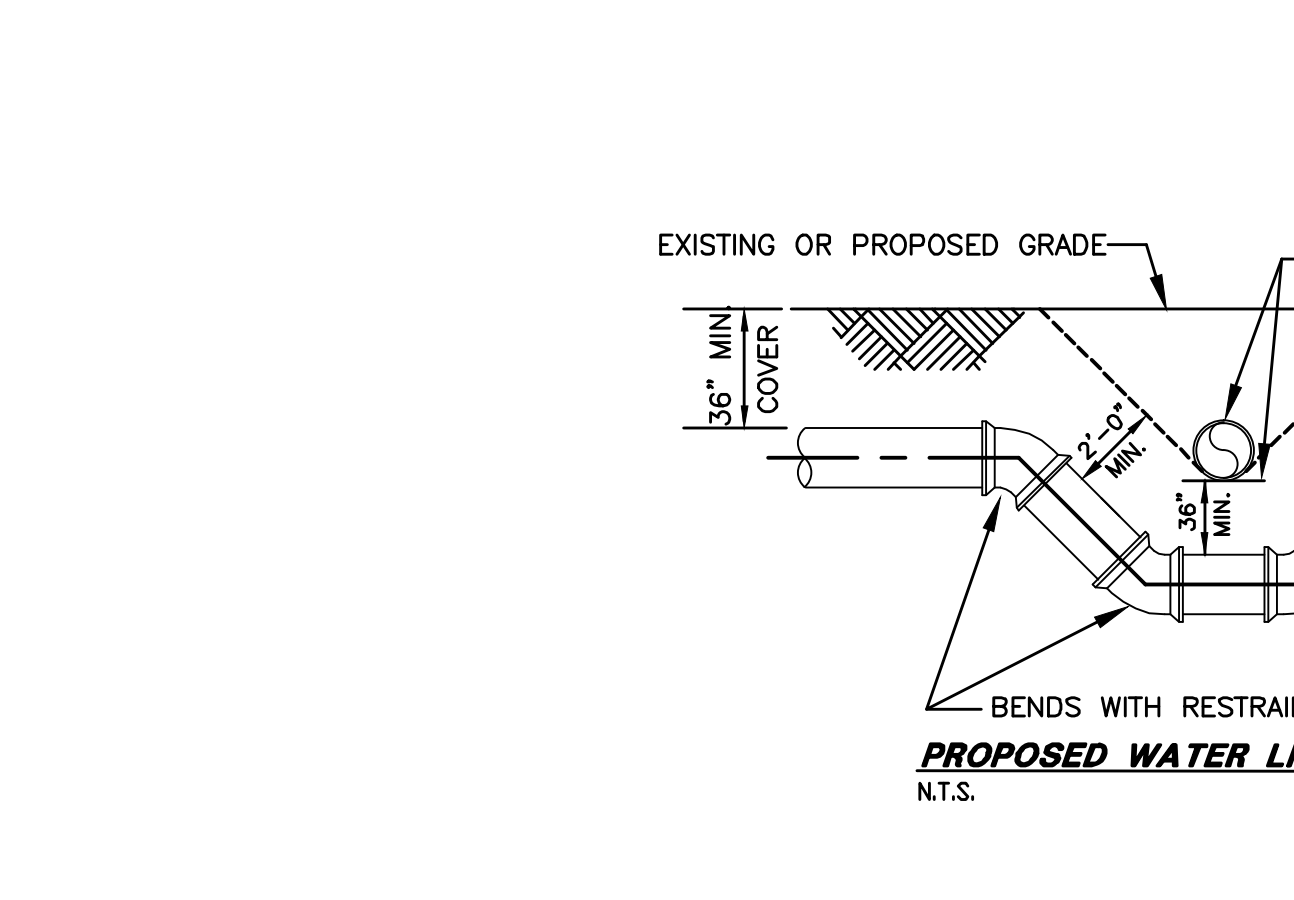
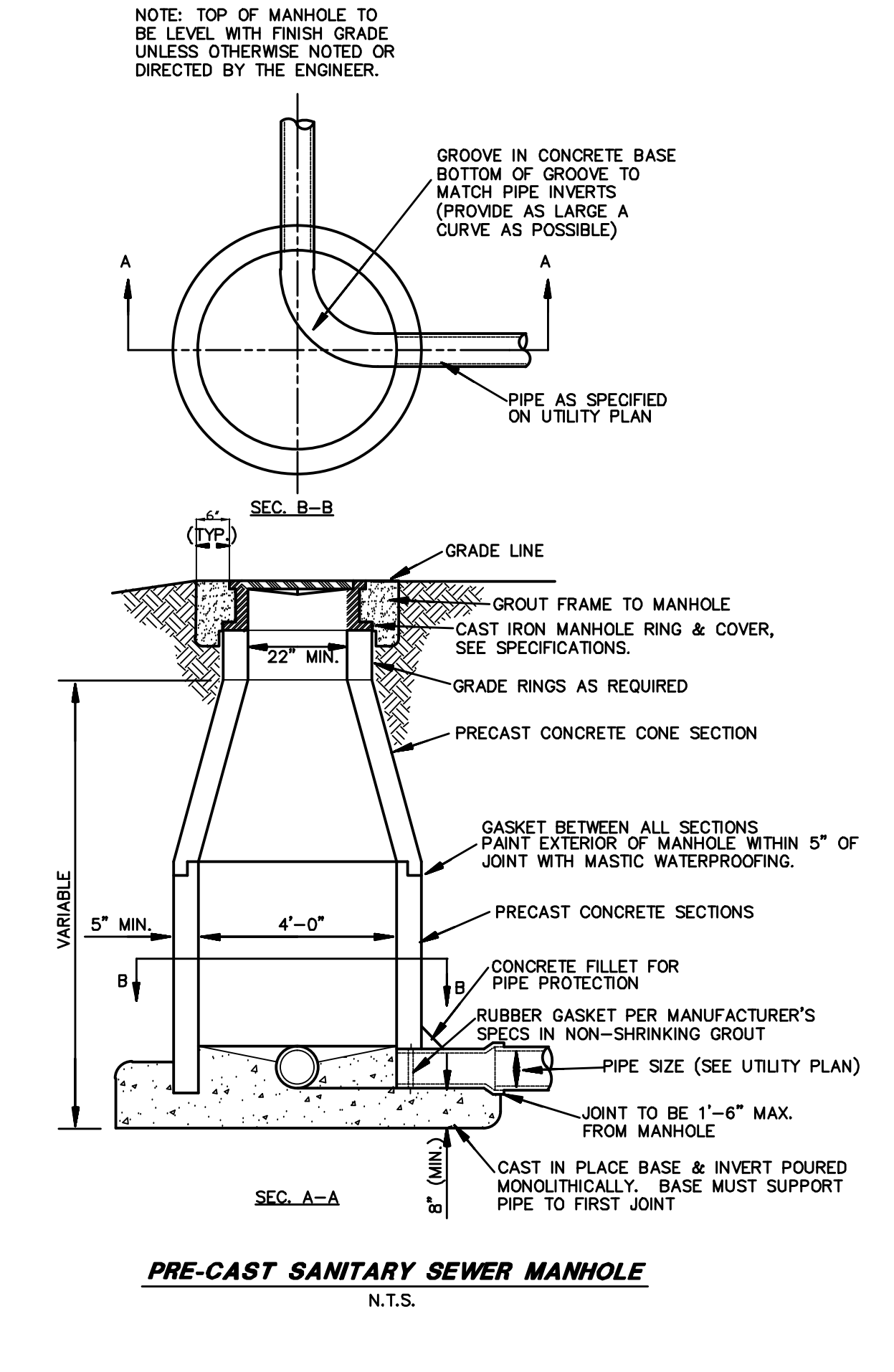
- GENERAL NOTES**
- BEDDING SHALL BE CLASS I-A WORKED BY HAND. IF GROUNDWATER IS ANTICIPATED, THEN BEDDING SHALL BE CLASS I-B COMPACTED TO 95% STANDARD PROCTOR.
 - HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE CLASS I-A OR CLASS I-B OR CLASS II COMPACTED TO 95% PROCTOR.
 - INITIAL BACKFILL SHALL BE CLASS I-A WORKED BY HAND, OR CLASS I-B OR CLASS II COMPACTED TO 95% STANDARD PROCTOR.
 - INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS II COMPACTED TO 90% STANDARD PROCTOR.
 - FINAL BACKFILL SHALL BE CLASS I, II, OR III COMPACTED AS NOTED IN NOTES 3, AND 4.
 - FINAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS IV-A COMPACTED TO 95% STANDARD PROCTOR.
 - ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321-LATEST EDITION.
 - ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D 698. CLASS III AND IV-A MATERIALS SHALL BE COMPACTED NEAR OPTIMUM MOISTURE CONTENT.
 - FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
 - ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES.

- GENERAL NOTES**
- BEDDING SHALL BE CLASS I-A WORKED BY HAND. IF GROUNDWATER IS ANTICIPATED, THEN BEDDING SHALL BE CLASS I-B COMPACTED TO 95% STANDARD PROCTOR.
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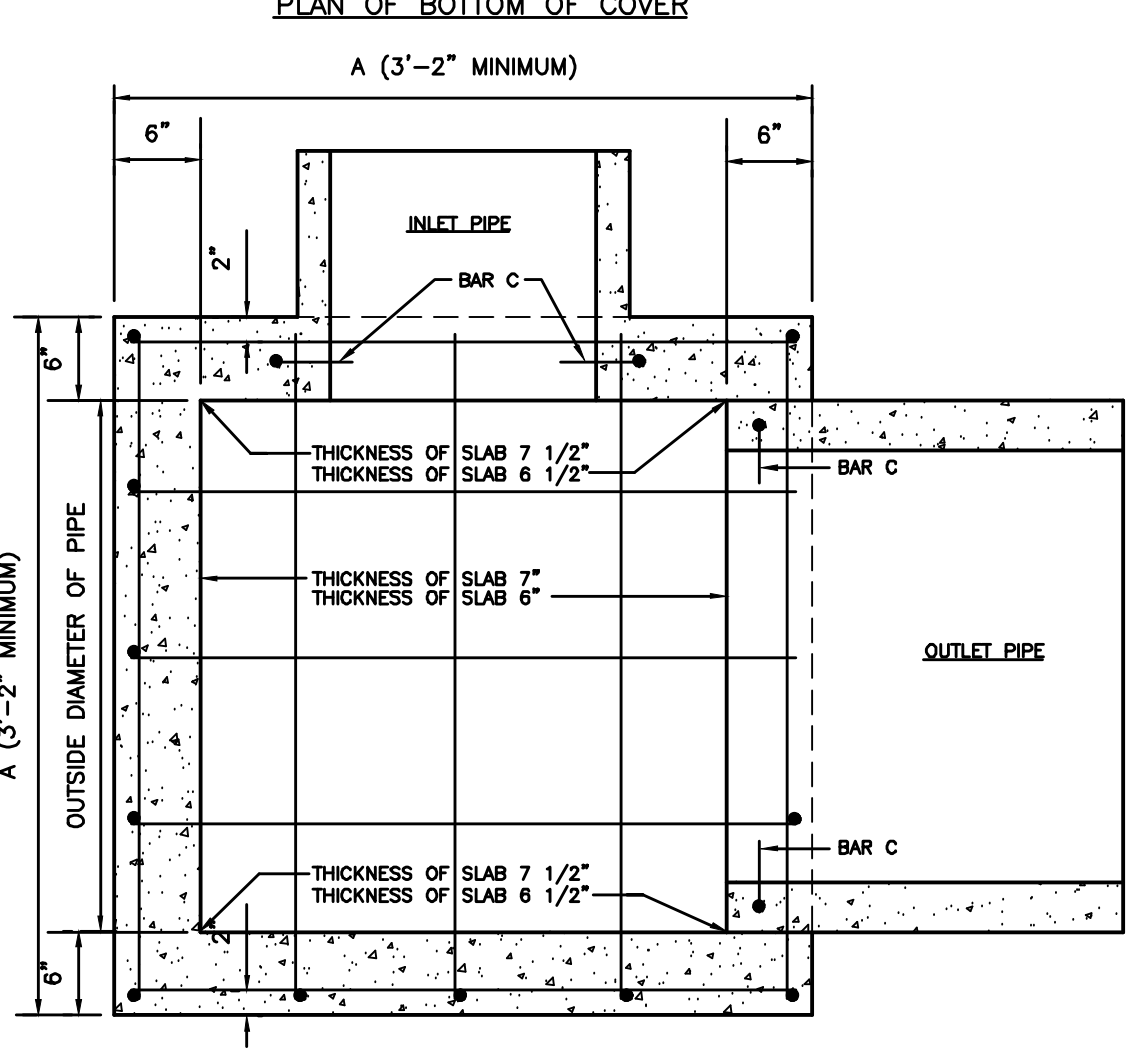
UTILITY TRENCH AND BEDDING
N.T.S.

STORM SEWER TRENCH AND BEDDING
N.T.S.

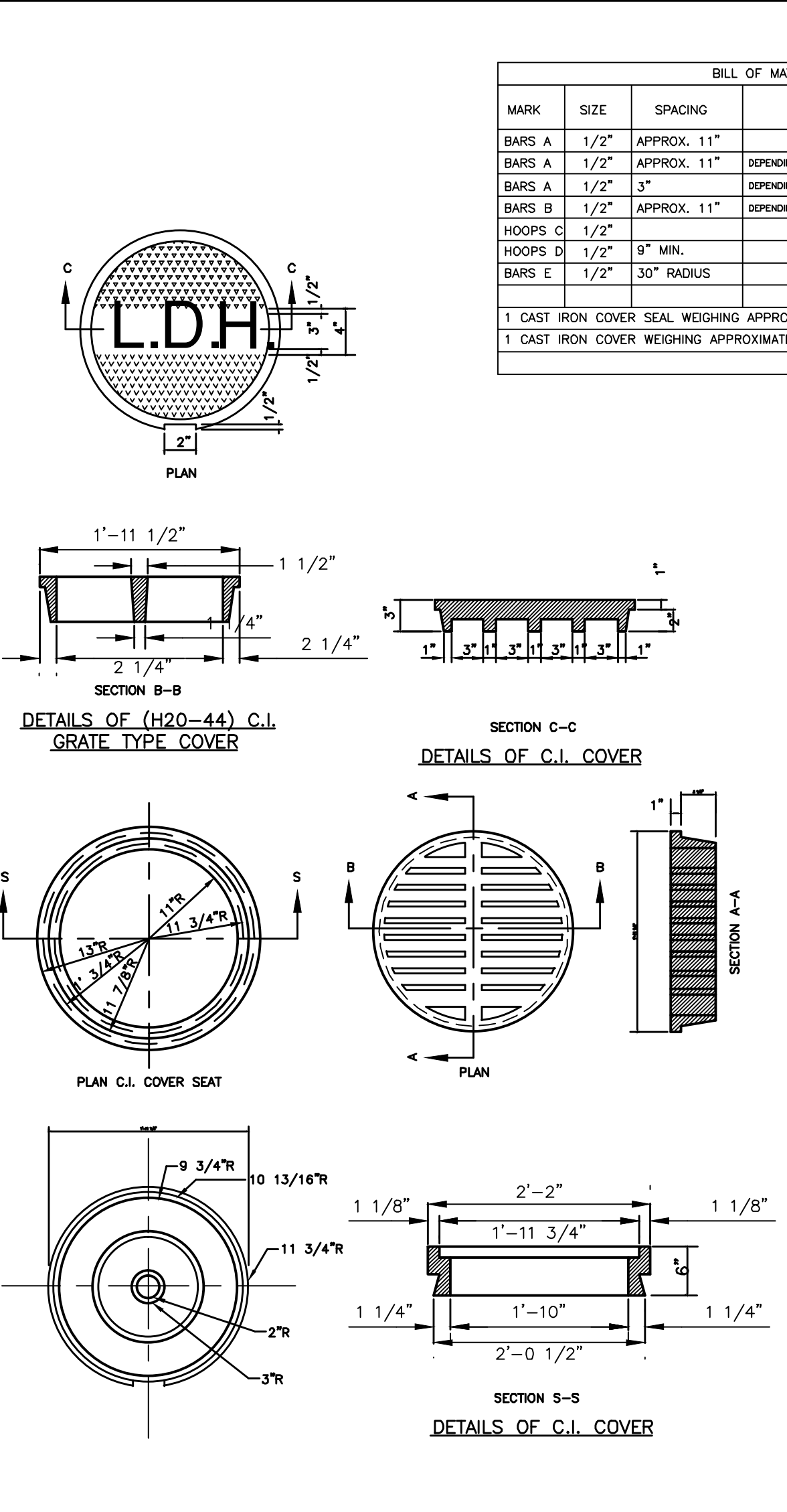
CLASS	TYPE	SOIL GROUP SYMBOL	DESCRIPTION
1A	MANUFACTURED AGGREGATES; OPEN-GRADED, CLEAN	NONE	ANGULAR, CRUSHED STONE OR ROCK, CRUSHED GRAVEL, BROKEN CORAL, CRUSHED SLAG, CINDERS OR SHELLS; LARGE VOID CONTENT, CONTAIN LITTLE OR NO FINES
1B	MANUFACTURED, PROCESSED AGGREGATES; DENSE-GRADED, CLEAN	NONE	ANGULAR, CRUSHED STONE (OR OTHER CLASS 1A MATERIALS) AND STONE/SAND MIXTURES WITH GRADATIONS SELECTED TO MINIMIZE MIGRATION OF ADJACENT SOILS; CONTAIN LITTLE OR NO FINES (SEE X1.8)
II	COARSE-GRAINED SOILS CLEAN	GW	WELL-GRADED GRAVELS AND GRAVEL-SAND MIXTURES; LITTLE OR NO FINES
		GP	POORLY-GRADED GRAVELS AND GRAVEL-SAND MIXTURES; LITTLE OR NO FINES
		SW	WELL-GRADED SANDS AND GRAVELY SANDS; LITTLE OR NO FINES
		SP	POORLY-GRADED SANDS AND GRAVELY SANDS; LITTLE OR NO FINES
III	COARSE-GRAINED SOILS WITH FINES	e.g. GW-GC, SP-SM	SANDS AND GRAVELS WHICH ARE BORDERLINE BETWEEN CLEAN AND WITH FINES
		GM	SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES
		GC	CLAYEY GRAVELS, GRAVEL-SAND-CLAY MIXTURES
		SM	SILTY SANDS, SAND-SILT MIXTURES
IV-A	FINE-GRAINED SOILS (INORGANIC)	ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS, SILTS WITH SLIGHT PLASTICITY
		CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
		OH	INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS
IV-B	FINE-GRAINED SOILS (INORGANIC)	MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SANDY OR SILTY SOILS, ELASTIC SILTS
		OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS
V	ORGANIC SOILS HIGHLY ORGANIC	OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY
		PT	PEAT AND OTHER HIGH ORGANIC SOILS



PLAN SHOWING REINFORCING IN TOP OF MANHOLE
PAVEMENT NOT SHOWN



SECTION SHOWING REINFORCING IN BOTTOM OF SLAB

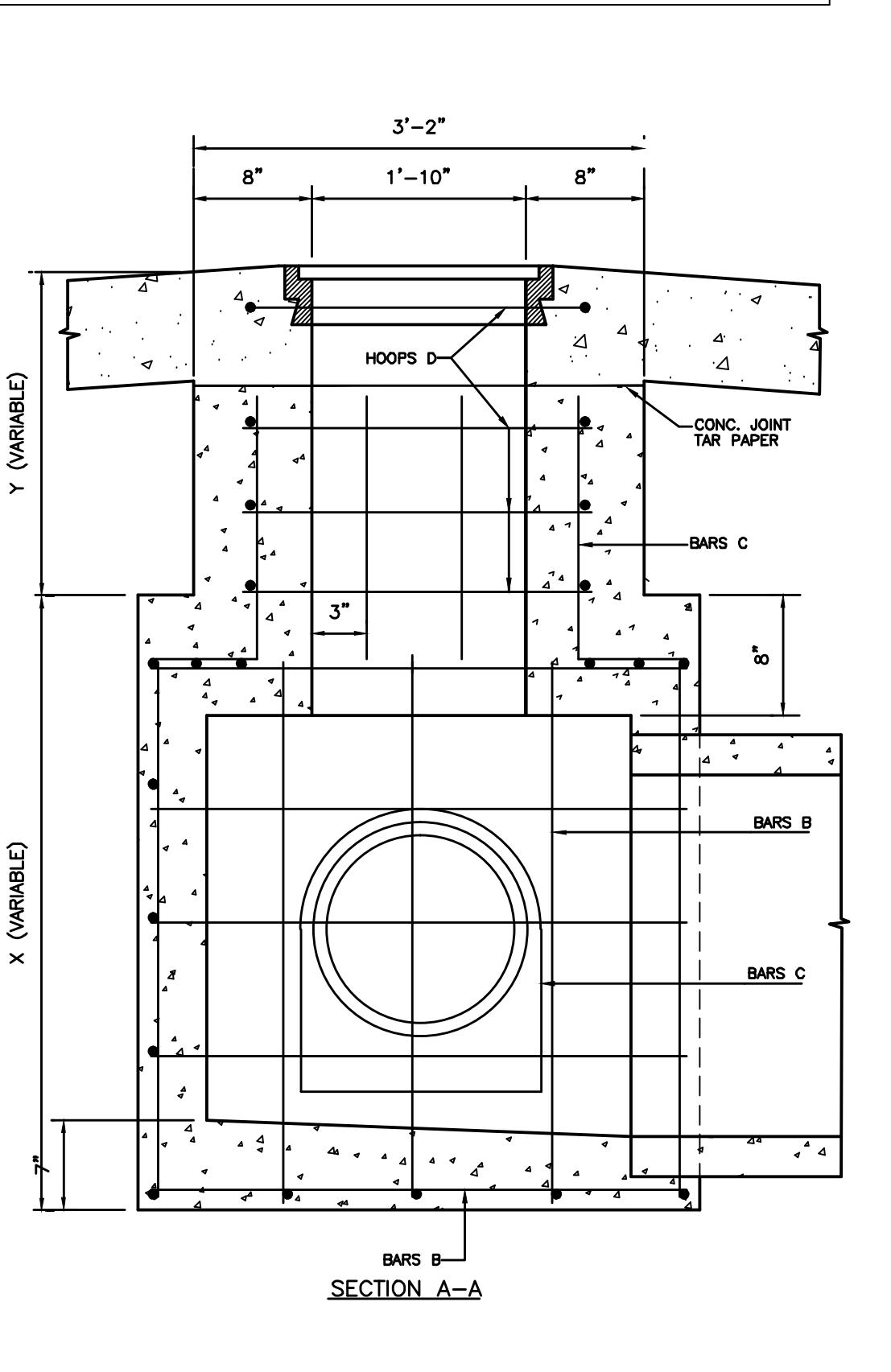


STANDARD PLAN RC MANHOLES L.D.O.T.D. R-CB-11
N.T.S. 36\"/>

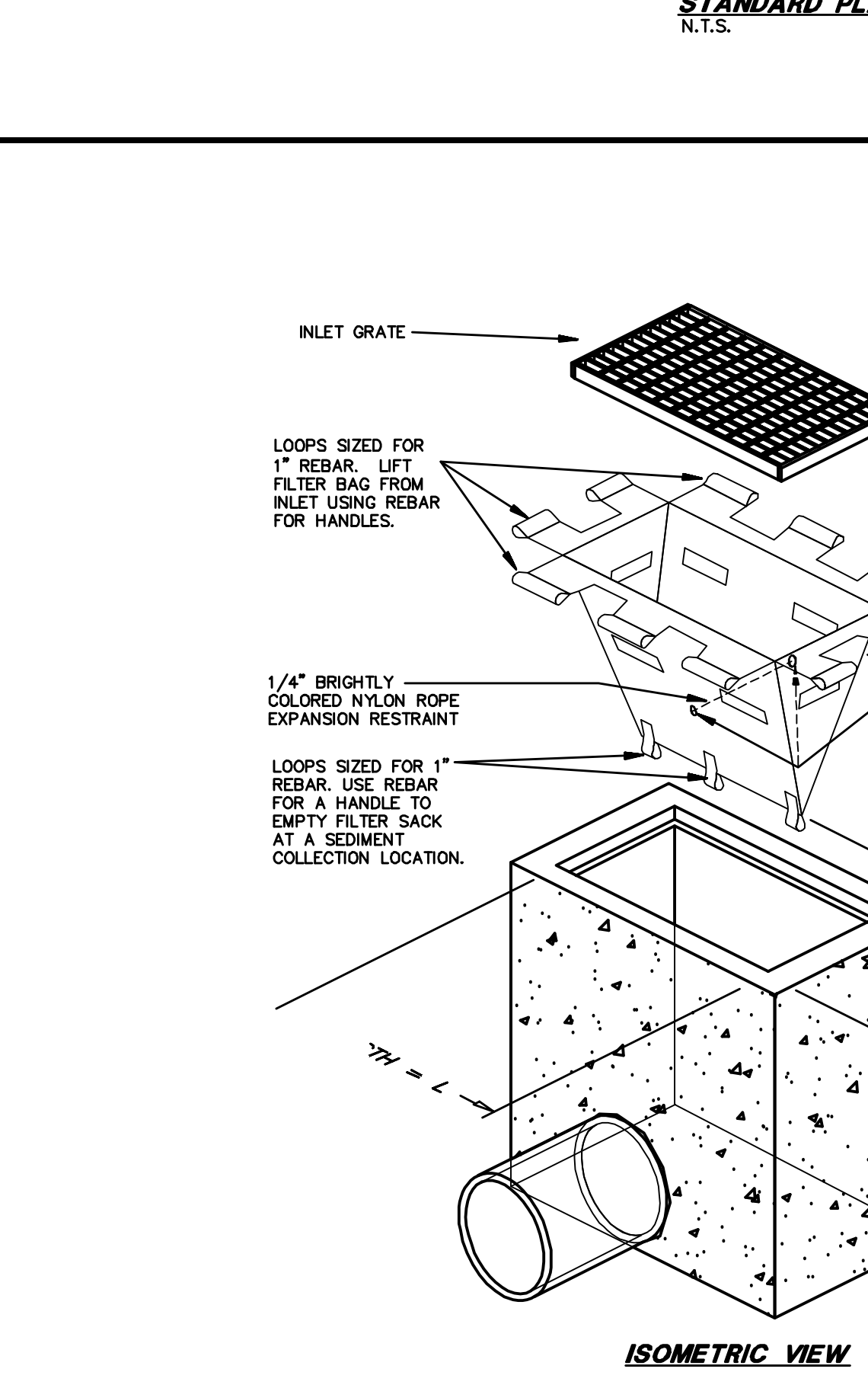
BILL OF MATERIALS FOR ONE MANHOLE

MARK	SIZE	SPACING	NO. REQUIRED	UNIT LENGTH	UNIT LENGTH
BAR A	1/2"	APPROX. 11"	10	A-3"	LONGITUDINAL AND TRANSVERSE IN BOTTOM SLAB
BAR B	1/2"	APPROX. 11"	DEPENDENT ON WIDTH & SIZE OF PIPES	A-3"	LONGITUDINAL AND TRANSVERSE IN WALLS OF BOX
BAR C	1/2"	3"	DEPENDENT ON WIDTH & SIZE OF PIPES	A-3"	LONGITUDINAL AND TRANSVERSE IN TOP SLAB OF BOX
BAR D	1/2"	APPROX. 11"	DEPENDENT ON WIDTH & SIZE OF PIPES	SEE BENDING DIAGRAM	VERTICAL IN WALLS OF BOX
HOOPS C	1/2"		1 EACH PIPE	SEE BENDING DIAGRAM	AROUND EACH PIPE AS SHOWN
HOOPS D	1/2"	9" MIN.	9 MIN.	3'-2"	HOOPS IN WALLS OF CYLINDER
BAR E	1/2"	30" RADIUS	12	V + 4 1/2" - P.W. THICKNESS	VERTICAL IN WALLS OF CYLINDER

1 CAST IRON COVER SEAL WEIGHING APPROXIMATELY 161 POUNDS
1 CAST IRON COVER WEIGHING APPROXIMATELY 205 POUNDS



SECTION A-A



LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE

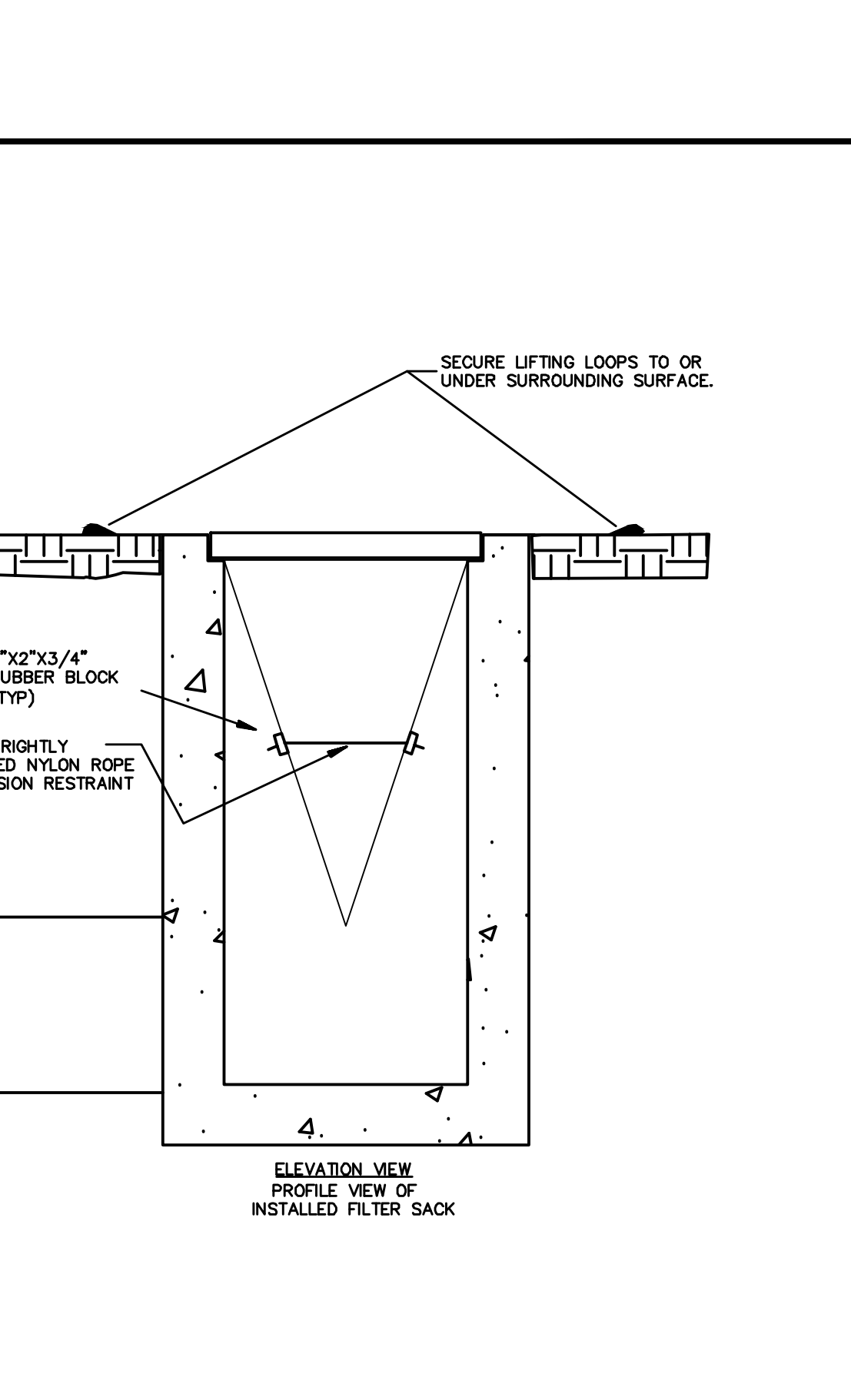
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	80 %
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.55 SEC -1

MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	80 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC -1

FILTER SACKS (GRADED INLETS)
N.T.S.

DO NOT USE ON ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.



ELEVATION VIEW PROFILE VIEW OF INSTALLED FILTER SACK

REVISION	BY
7/24/14	SMT
ADDENDUM 1	

DDG
DUPLANTIS DESIGN GROUP, PC
CIVIL ENGINEERING ARCHITECTURE
34 LOUIS PRIMA DRIVE COVINGTON, LA 70433
WWW.DDGP.COM PHONE: 985-249-6880 FAX: 985-249-6190
THIBODAUX | COVINGTON | HOUSTON | BATON ROUGE | LOUISIANA

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

DRAWN DGS
CHECKED DEB
ISSUED DATE 7/24/14
ISSUED FOR PERMITTING
PROJECT NO. 14-248
FILE 14-248 DETAILS
SHEET D-3

DETAIL SHEET

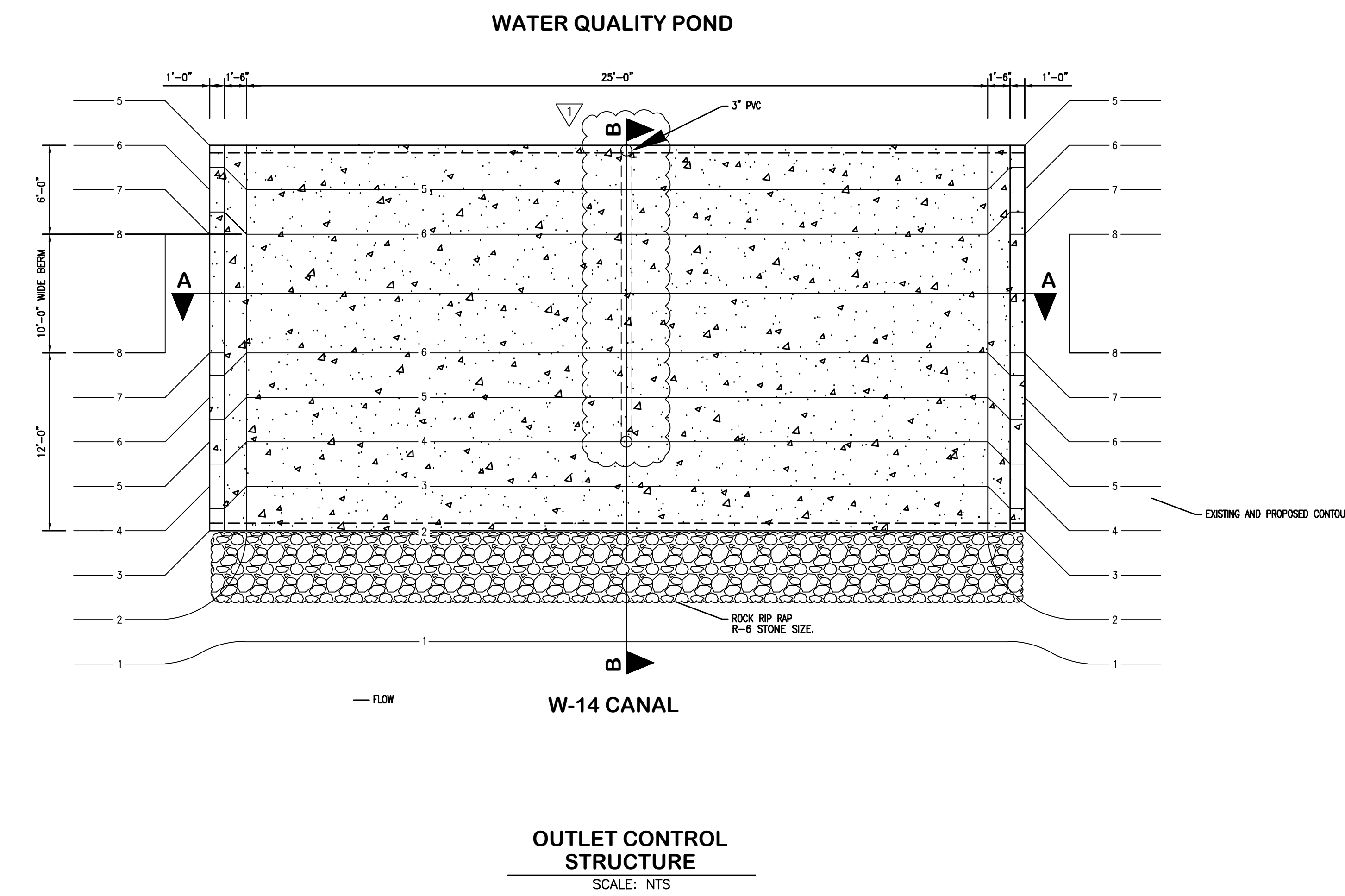
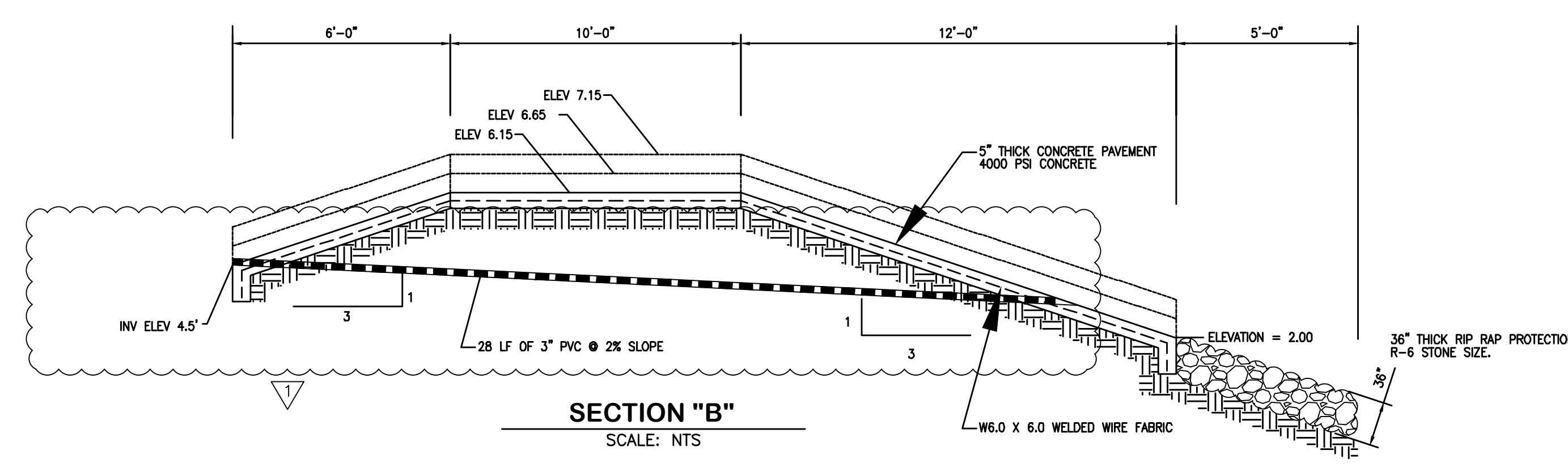
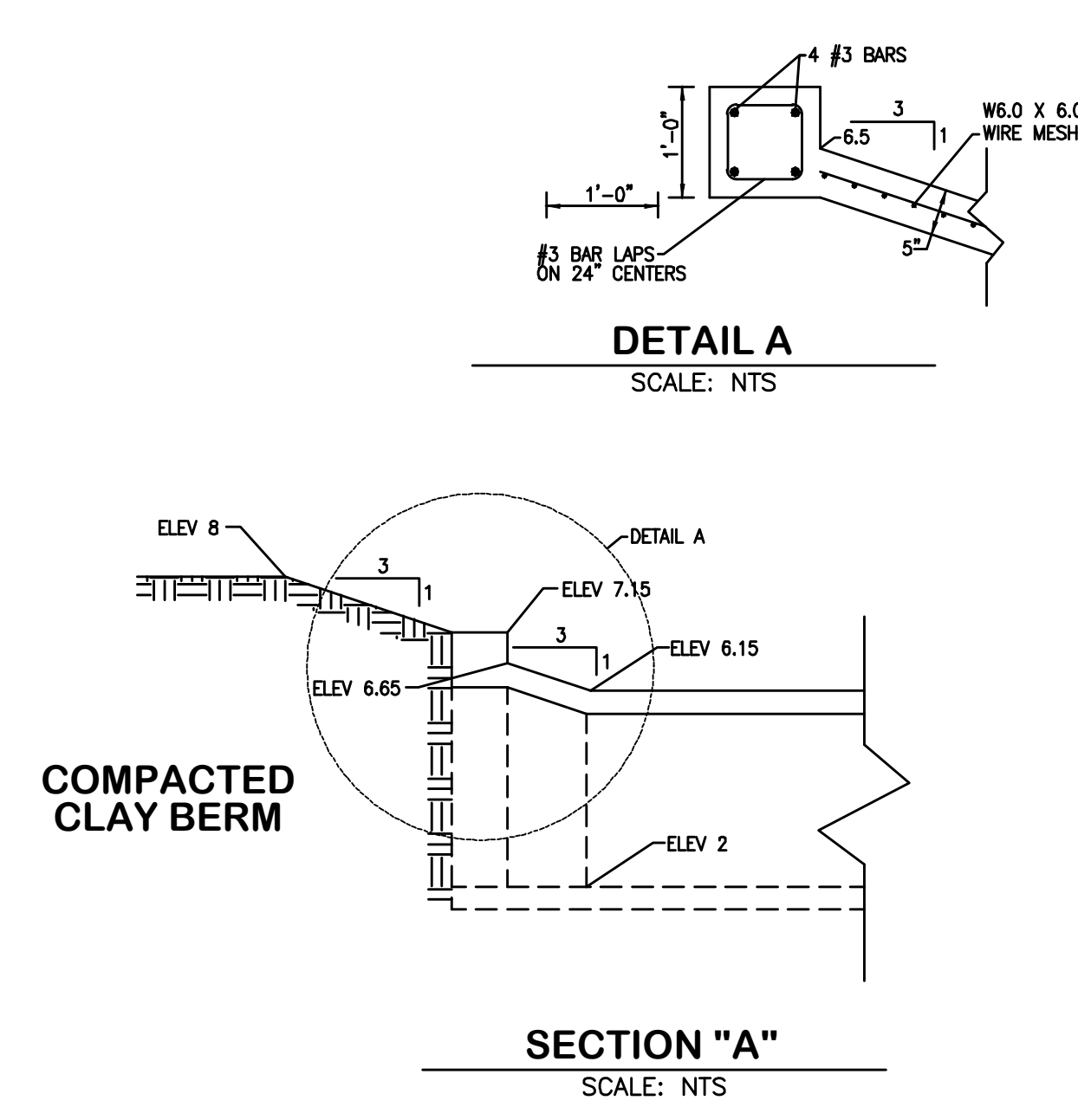
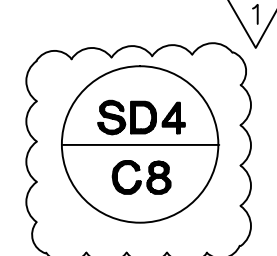
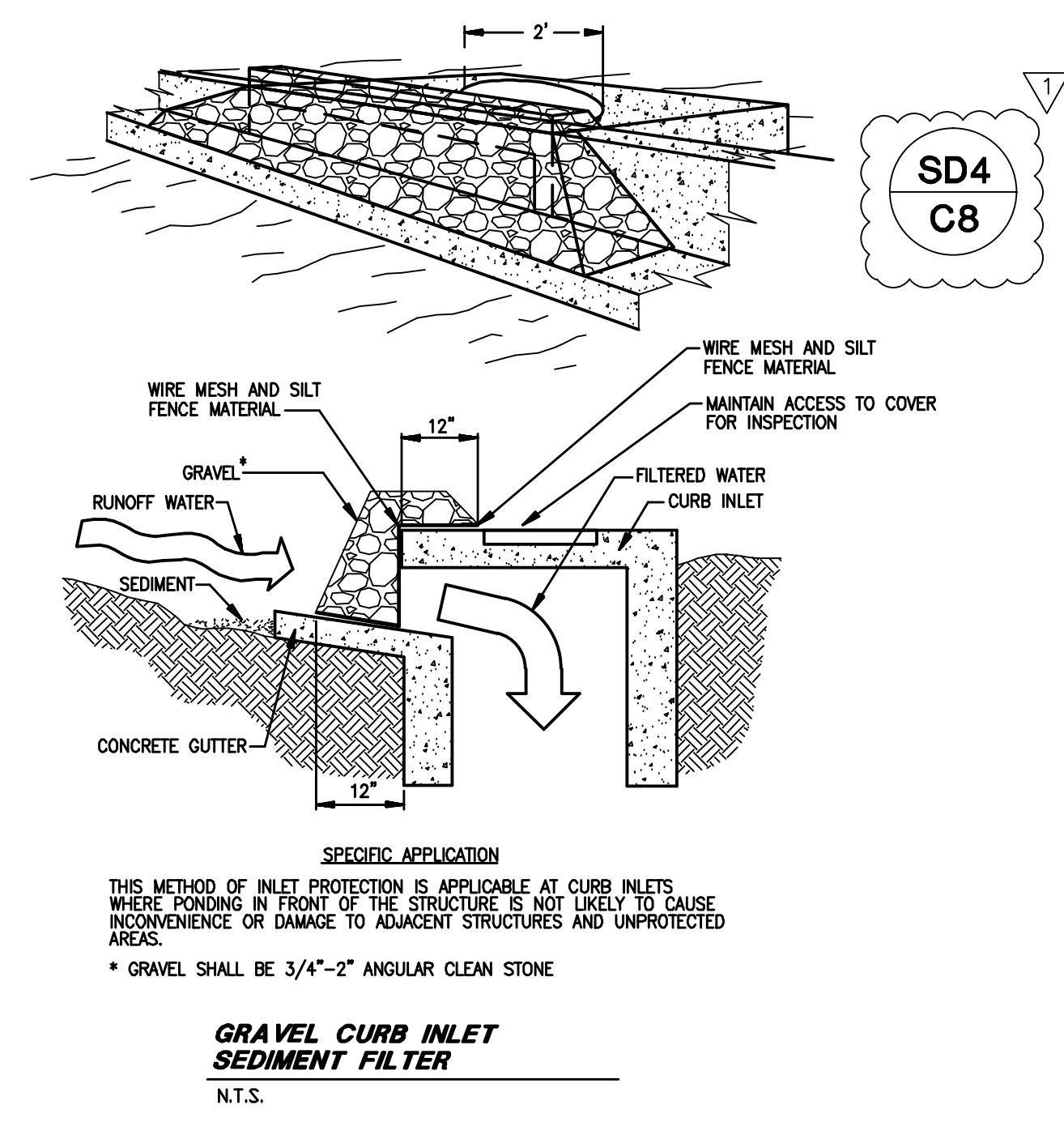
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7-24-14 ADDENDUM 1	SMT

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 ST. TAMMANY PARISH
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 MEMONEE FALLS, WI

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SHEET D-5



DETAIL SHEET

REVISION	BY
7/24/14 ADDENDUM 1	SMT

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 Douglas E. Barillieux, P.E., #34541
 Dupontis Design Group, PC

SPRINGS AT FREMAUX TOWN CENTER
 SLIDELL, LOUISIANA
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 FOR CONTINENTAL 294 FUND LLC
 MEMONIEE FALLS, WI

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SHEET D-6

TABLE 1
 (All dimensions are in inches.)

Joint Type	Depth of Joint		Width of Joint	Spacing
	Top	Bottom		
Transverse	1/2"	1/2"	1/2"	12'
Longitudinal	1/2"	1/2"	1/2"	12'

NOTES:

- Formwork shall be rigidly braced to prevent deflection.
- Formwork shall be true and uniform in elevation and shall be braced to prevent deflection.
- Formwork shall be braced to prevent deflection.
- Formwork shall be braced to prevent deflection.
- Formwork shall be braced to prevent deflection.
- Formwork shall be braced to prevent deflection.
- Formwork shall be braced to prevent deflection.
- Formwork shall be braced to prevent deflection.
- Formwork shall be braced to prevent deflection.
- Formwork shall be braced to prevent deflection.

PORTLAND CEMENT CONCRETE PAVEMENT DETAILS
 STANDARD PLAN NO. CP-01
 STATE OF LOUISIANA
 DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

SECTION E-E
SECTION F-F
SECTION G-G
SECTION H-H
SECTION I-I
SECTION J-J
SECTION K-K

PORTLAND CEMENT CONCRETE PAVEMENT DETAILS
 STANDARD PLAN NO. CP-01
 STATE OF LOUISIANA
 DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

NOTES

- THE 2 CONDUITS FOR CLECO'S PRIMARY CONDUCTORS ARE TO BE POSITIONED IN HIGH VOLTAGE WINDOW OPENING AS SHOWN.
- CONDUITS FOR SECONDARY CONDUCTORS ARE TO BE POSITIONED AS REQUIRED IN 24" BY 24" LOW VOLTAGE WINDOW OPENING.
- GROUND LOOP CONDUCTOR IS TO BE CONTINUOUS WITH 3' TAILS EXPOSED ABOVE SLAB. INTERWEAVE GROUND CONDUCTOR WITH RE-BARS.
- HAVE CLECO INSPECT AFTER FORMING BUT BEFORE POURING.
- ALL CONCRETE SHALL BE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
- PROVIDE A MINIMUM OF TEN FEET CLEAR SPACE BETWEEN SIDES AND REAR OF CONCRETE PAD AND ANY STRUCTURE OPENING OR STRUCTURES NOT HAVING THREE HOUR FIRE RATED CONSTRUCTION.
- PROVIDE A MINIMUM OF FIVE FOOT CLEAR SPACE BETWEEN SIDES AND REAR OF CONCRETE PAD AND ANY FENCE OR STRUCTURE HAVING THREE HOUR FIRE RATED CONSTRUCTION.
- PROVIDE SUITABLE ACCESS AND EGRESS FOR CLECO PERSONNEL AND EQUIPMENT TO INSTALL, OPERATE, AND MAINTAIN THE TRANSFORMER FROM THE FRONT OF THE CONCRETE PAD.
- PROVIDE FOUR, SIX INCH, CONCRETE FILLED, STEEL PIPE BOLLARDS, WHEN PAD IS IN AN AREA EXPOSED TO VEHICLES TRAFFIC. BOLLARDS ARE TO BE 10 FOOT IN TOTAL LENGTH WITH 6 FOOT BURIAL DEPTH.

**CONCRETE TRANSFORMER PAD 35KV 3Ø
 LOOP FEED 500-2500 KVA**
 Cleco Corporation
 PINEVILLE, LOUISIANA

**FILE NAME: N-14A
 SCALE: SH. 2 OF 2 SHEETS**

PLAN VIEW
FRONT ELEVATION
SECTION A-A

**CONCRETE TRANSFORMER PAD 35KV 3Ø
 LOOP FEED 500 - 2500 KVA**
 Cleco Corporation
 PINEVILLE, LOUISIANA

**FILE NAME: N-14
 SCALE: SH. 1 OF 2 SHEETS**

FIRE HYDRANT ASSEMBLY
 N.T.S.

WOOD THRUST BLOCK DETAIL
 N.T.S.

NOTE:
 BOARD SHALL BE CYPRESS, PRESSURE TREATED TIMBER OR OAK DUNNAGE.

DETAIL SHEET

