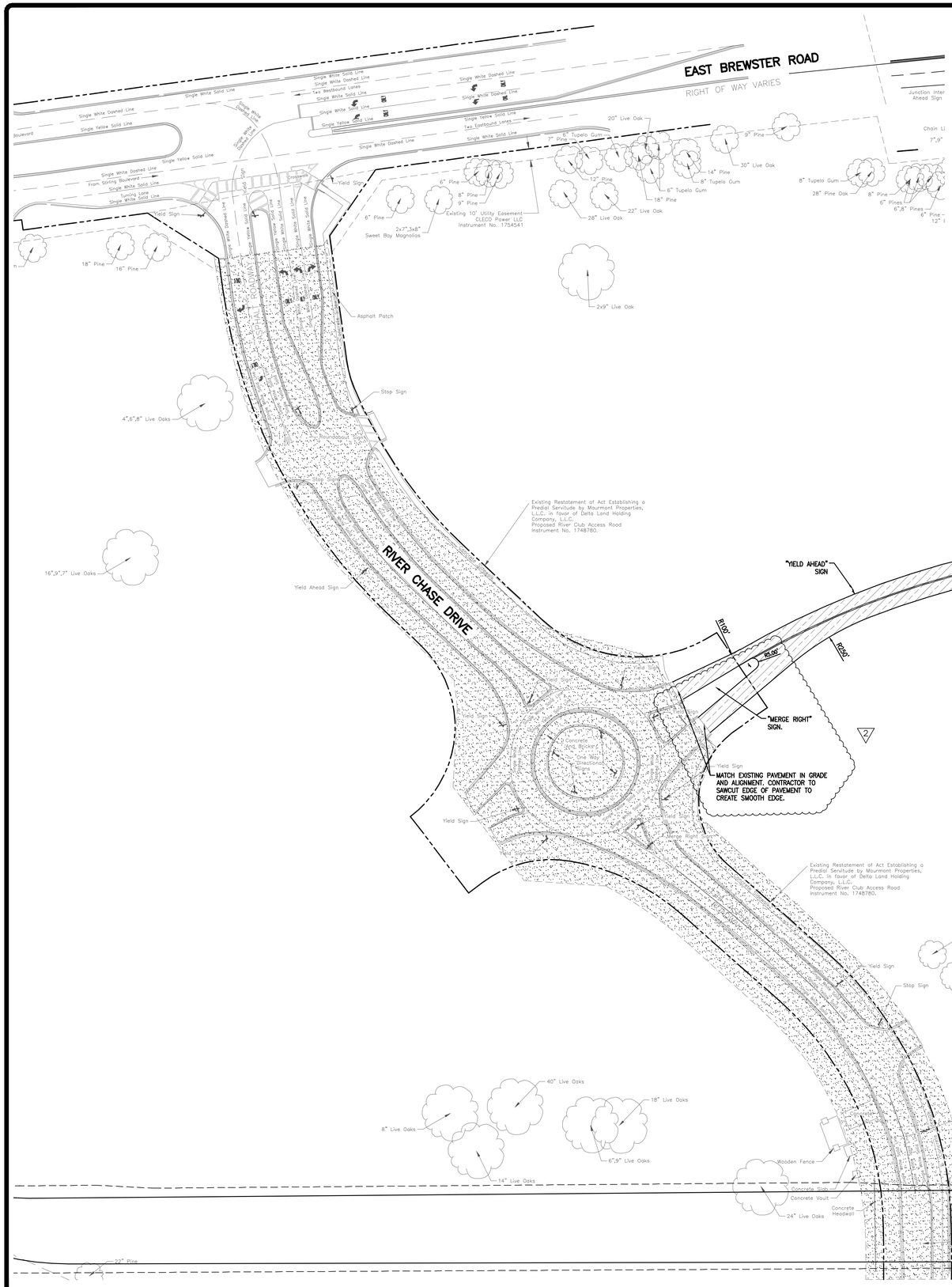
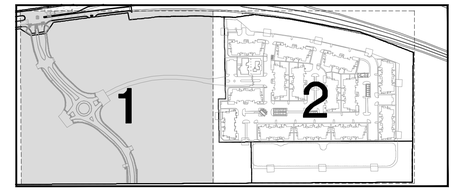


LEGEND - NEW IMPROVEMENTS

- BUILDING
- CURB & GUTTER
- PARKING SPACES (10)
- HEAVY DUTY CONCRETE PAVEMENT
- HEAVY DUTY PAVEMENT
- SIDEWALK PAVING
- LIGHT DUTY PAVEMENT
- 4' CHAIN LINK FENCE
- 4' DECORATIVE FENCE
- 8' WOOD FENCE
- SITE LIGHTING POLES
- ADA RAMP
- TRANSFORMER PAD

LEGEND - EXISTING

- FOUND 3/4" G.I.P.
- EXISTING POWER POLE
- EXISTING POWER POLE WITH LIGHT
- EXISTING GUY ANCHOR
- EXISTING OVERHEAD POWER LINE — OE —
- EXISTING GAS METER GM
- EXISTING GAS VALVE GV
- EXISTING GAS LINE — G —
- EXISTING SEWER MANHOLE S
- EXISTING GRAVITY SEWER LINE — S —
- EXISTING SUBSURFACE DRAINAGE
- EXISTING CATCH BASIN/DROP INLET



KEY MAP
NTS

AREA ANALYSIS

TOTAL PROPERTY	+/-24.12 AC.

SITE ANALYSIS

UNITS	296
•PARKING REQUIRED	489 SPACES
PARKING PROVIDED	539 SPACES

*ST TAMMANY PARISH PARKING REQUIREMENTS:

MULTI-FAMILY (1 BD RM) – 1.5 PER DWELLING UNIT

MULTI-FAMILY (2 BD RM) – 1.75 PER DWELLING UNIT

MULTI-FAMILY (3 + BD RM) – 2.0 PER DWELLING UNIT

**96 GARAGE PARKING SPOTS: 72 ATTACHED GARAGE SPACES, 24 DETACHED GARAGE SPACES

SITE PLAN NOTES:

1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS & DIMENSIONS OF SIDEWALKS, PRECISE BUILDING DIMENSIONS, & EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
2. 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.
3. PROPERTY & TOPOGRAPHIC SURVEY WAS PREPARED ON 07-15-2015 BY ACADIA LAND SURVEYING.
4. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING BENCHMARK.
5. ALL PARKING LOT LIGHTING POLES & FIXTURES WITH LAMPS & REQUIRED PAINT WILL BE PROVIDED & INSTALLED BY THE ELECTRICAL CONTRACTOR. THE ELECTRICAL CONTRACTOR SHALL PROVIDE CLECO A ONE-YEAR WARRANTY CERTIFICATE. ALL INCURRED COSTS FOR RECEIVING, UNWRAPPING OF FACTORY PAINTED POLES, STORAGE, LIABILITY, & WARRANTY SHALL BE INCLUDED IN THE INSTALLATION CONTRACT PRICE.
6. 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.
7. CONTRACTOR SHALL REFER TO ARCHITECT'S PLANS & SPECIFICATIONS FOR ENTRY LOCATION OF ALL WATER, SEWER SERVICE, ELECTRICAL, & TELEPHONE SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS & ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO THE LOCATION & TIE-INS/CONNECTIONS TO THEIR FACILITIES.
8. SEE C-0 FOR LIST OF UTILITY COMPANIES & CONTACT PERSONS.
9. ALL DIMENSIONS SHOWN TO BUILDING ARE TO OUTSIDE FACE OF BUILDING.
10. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS & SLABS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
11. ALL NECESSARY PERMITS & APPROVALS FROM AGENCIES GOVERNING THE CONSTRUCTION OF THIS WORK SHALL BE SECURED PRIOR TO BEGINNING CONSTRUCTION.
12. 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.
13. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OR DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC., REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
14. THE SITE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UNDERGROUND UTILITIES WITH HIS WORK. ALL UNDERGROUND UTILITIES (WATER, SANITARY SEWER, STORM SEWER, ELECTRICAL CONDUIT, IRRIGATION SYSTEMS, & ANY OTHER MISC. UTILITIES) SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF BASE COURSE MATERIAL, & THE PLACEMENT OF ANY APPROPRIATE SOIL STABILIZATION TECHNIQUE.
15. CONTRACTOR SHALL PROVIDE BOLLARDS FOR PROTECTION OF ALL ABOVE GROUND UTILITIES & APPURTENANCES ADJACENT TO DRIVE AREAS.
16. CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE & ALIGNMENT.
17. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES & BE CONSTRUCTED TO THE SAME.
18. ALL WORK SHOWN SHALL BE DONE IN ACCORDANCE WITH THE PLANS.
19. ALL STRIPING SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION.
20. ANY WORK IN THE RIGHT OF WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE ST. TAMMANY PARISH DEPARTMENT OF ENGINEERING'S STANDARDS & SPECIFICATIONS.
21. THE PROPERTIES SHOWN HEREIN LIE WITHIN ZONE C, ACCORDING TO FLOOD AREAS OF INSURANCE RATE MAPS PUBLISHED BY F.E.M.A. COMMUNITY PANEL NO. 2252050210C AND 2252050230C DATED OCTOBER 17, 1989.

SITE LAYOUT NOTES:

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

LEGEND - STRIPING

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

LA One Call CALL 811 BEFORE YOU DIG 800/272-3020

SITE PLAN 1

SCALE IN FEET
50' 25' 0 50' 100' 150'

REVISION	BY
2 10-28-2015 CONSTRUCTION SET	SMT

DUPLANTIS DESIGN GROUP, PC
CIVIL ENGINEERING • ARCHITECTURE
34 LOUIS PRIMA DRIVE COVINGTON, LA 70433
PHONE: 985.249.6180 \\ FAX: 985.249.6190
WWW.DDGPC.COM
THIBODAUX \ COVINGTON \ HOUSTON \ BATON ROUGE \ HOUMA \ DALLAS

SIGNATURE: Thomas H. Buckel
DATE: 10/28/2015

STAMP: STATE OF LOUISIANA — THOMAS H. BUCKEL — License No. 31622 — PROFESSIONAL ENGINEER — IN — CIVIL ENGINEERING

SPRINGS @ RIVER CHASE
COVINGTON, LA
ST. TAMMANY PARISH

FOR CONTINENTAL 339 FUND LLC
COVINGTON, LA

DRAWN	DJG
CHECKED	THB
ISSUED DATE	10/28/2016
ISSUED FOR	CONSTRUCTION
PROJECT NO.	14-597
FILE	SITE
SHEET	C-1.0

M:\CAD\Dwg\14-000\14-597\DWG\SITE.dwg