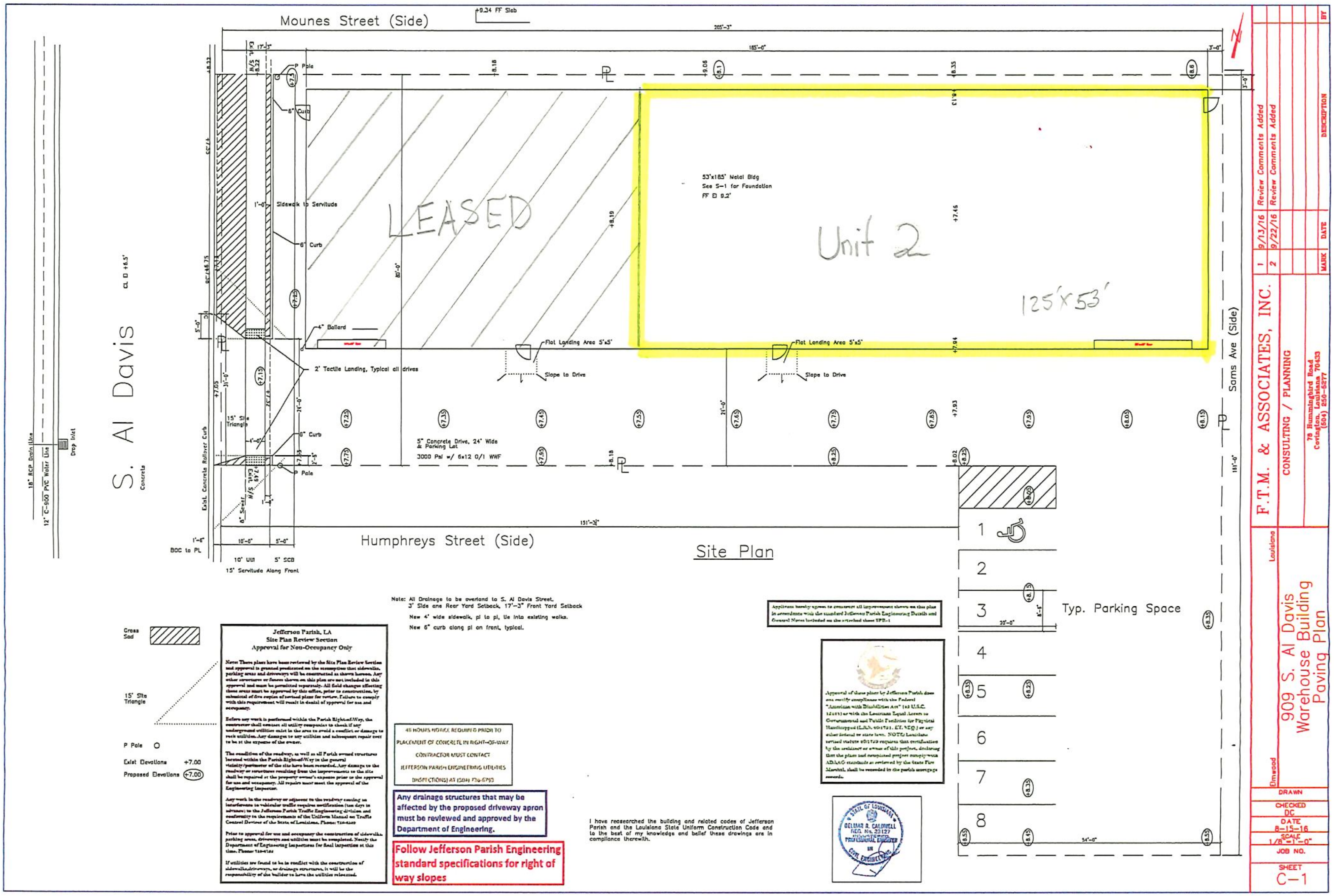

Mounes Street (Side)
+9.34 FF Slab
205'-3"
185'-0"
17'-3"
P Pole
6" Curb
1'-0" Sidewalk to Servitude
LEASED
53'x185' Metal Bldg
See S-1 for Foundation
FF @ 9.2'
Unit 2
125'x53'
80'-0"
4" Bollard
Flat Landing Area 5'x5'
2' Tactile Landing, Typical all drives
Slope to Drive
15' Site Triangle
5" Concrete Drive, 24' Wide & Parking Lot
3000 Psi w/ 6x12 0/1 WWF
Sams Ave (Side)
S. Al Davis
Concrete
Exist. Concrete Rollover Curb
18" RCP Drain Line
12" C-900 PVC Water Line
Drop Inlet
Humphreys Street (Side)
151'-3"
1'-6" BOC to PL
10' Util
5' SCB
15' Servitude Along Front
Site Plan
Typ. Parking Space
1 2 3 4 5 6 7 8
Grass Sod
P Pole
Exist Elevations +7.00
Proposed Elevations +7.00
Note: All Drainage to be overland to S. Al Davis Street.
3' Side and Rear Yard Setback, 17'-3" Front Yard Setback
New 4' wide sidewalk, pl to pl, tie into existing walks.
New 6" curb along pl on front, typical.
Jefferson Parish, LA
Site Plan Review Section
Approval for Non-Occupancy Only
Note: These plans have been reviewed by the Site Plan Review Section and approval is granted predicated on the assumption that sidewalks, parking areas and driveways will be constructed as shown hereon. Any other structures or fences shown on this plan are not included in this approval and must be permitted separately. All field changes affecting these areas must be approved by this office, prior to construction, by submittal of five copies of revised plans for review. Failure to comply with this requirement will result in denial of approval for use and occupancy.
Before any work is performed within the Parish Right-of-Way, the contractor shall contact all utility companies to check if any underground utilities exist in the area to avoid a conflict or damage to such utilities. Any damages to any utilities and subsequent repair cost to be at the expense of the owner.
The condition of the roadway, as well as all Parish owned structures located within the Parish Right-of-Way in the general vicinity/perimeter of the site have been recorded. Any damage to the roadway or structures resulting from the improvements to the site shall be repaired at the property owner's expense prior to the approval for use and occupancy. All repairs must meet the approval of the Engineering Inspector.
Any work in the roadway or adjacent to the roadway causing an interference to vehicular traffic requires notification (ten days in advance) to the Jefferson Parish Traffic Engineering division and conformity to the requirements of the Uniform Manual on Traffic Control Devices of the State of Louisiana.
Prior to approval for use and occupancy the construction of sidewalks, parking areas, driveways and utilities must be completed. Notify the Department of Engineering Inspections for final inspection at this time.
If utilities are found to be in conflict with the construction of sidewalks, driveways, or drainage structures, it will be the responsibility of the builder to have the utilities relocated.
48 HOURS NOTICE REQUIRED PRIOR TO PLACEMENT OF CONCRETE IN RIGHT-OF-WAY
CONTRACTOR MUST CONTACT
JEFFERSON PARISH ENGINEERING UTILITIES
INSPECTIONS AT (504) 736-6793
Any drainage structures that may be affected by the proposed driveway apron must be reviewed and approved by the Department of Engineering.
Follow Jefferson Parish Engineering standard specifications for right of way slopes
I have researched the building and related codes of Jefferson Parish and the Louisiana State Uniform Construction Code and to the best of my knowledge and belief these drawings are in compliance therewith.
Applicant hereby agrees to construct all improvements shown on this plan in accordance with the standard Jefferson Parish Engineering Details and General Notes included on the attached sheet SPD-1
DELMAR R. CALDWELL
REG. No. 23127
PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING
F.T.M. & ASSOCIATES, INC.
CONSULTING / PLANNING
78 Hummingbird Road
Covington, Louisiana 70433
(504) 250-5277
909 S. Al Davis
Warehouse Building
Paving Plan
Elmwood Louisiana
1 9/13/16 Review Comments Added
2 9/22/16 Review Comments Added
MARK DATE DESCRIPTION BY
DRAWN
CHECKED DC
DATE 8-15-16
SCALE 1/8"=1'-0"
JOB NO.
SHEET C-1