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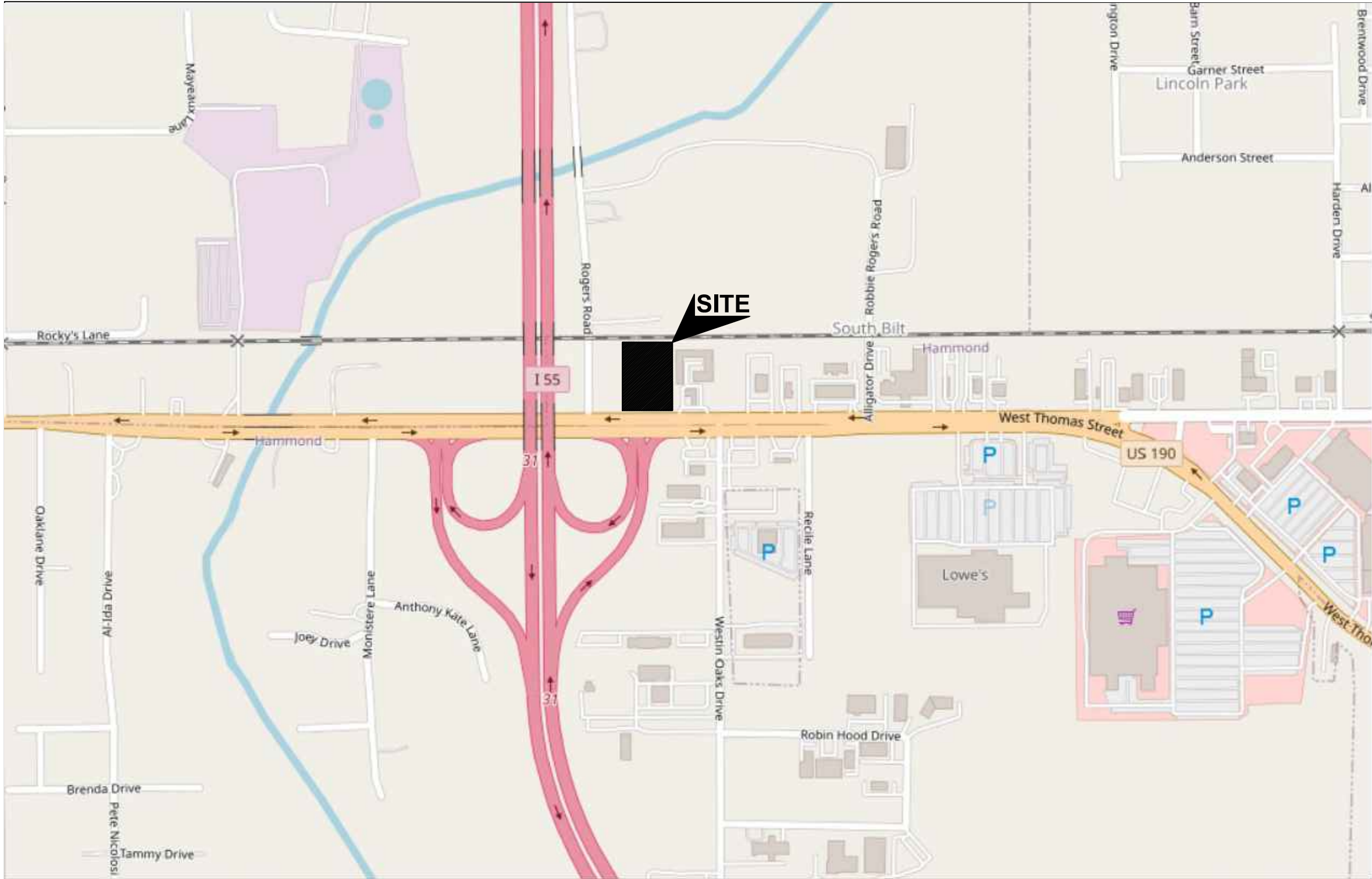
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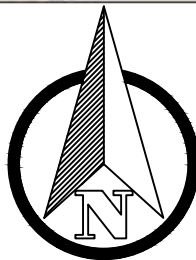
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2,501 SQUARE FOOT

HWY 55 - HAMMOND
US 190 & INTERSTATE 55
HAMMOND, TANGIPAHOA PARISH, LOUISIANA
PARCEL 26166-81-015.00



VICINITY MAP
NTS



REFERENCE LaDOTD PERMIT #62034676
ROW IMPROVEMENT PLANS
FOR DRIVEWAY AND WORK IN ROW

DESIGN CONTACTS

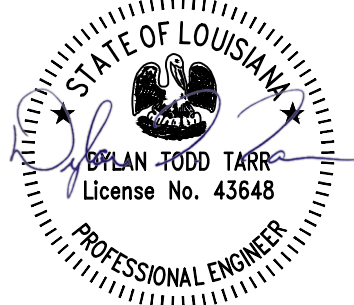
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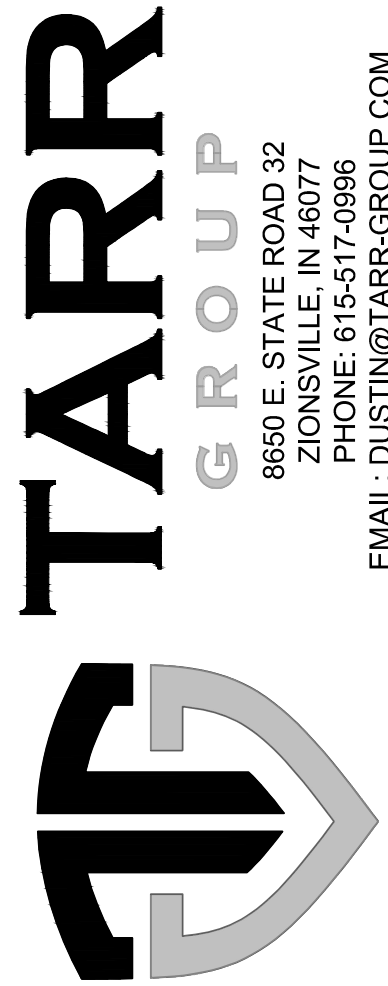
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DRAWING INDEX	
SHEET NO.	SHEET TITLE
C0.1	COVER SHEET
C0.2	NOTES SHEET
C1.1	EXISTING CONDITIONS
C1.2	DEMOLITION PLAN
C1.3	EROSION & SEDIMENT CONTROL PLAN
C1.4	EROSION & SEDIMENT CONTROL DETAILS
C2.1	SITE PLAN
C2.2	HORIZONTAL LAYOUT PLAN
C3.1	UTILITY PLAN
C4.1	GRADING PLAN
C4.2	DRAINAGE PLAN
C5.1	CIVIL DETAILS
C5.2	CIVIL DETAILS
L2.1	LANDSCAPE PLAN
PH2.1	PHOTOMETRIC PLAN



6/28/23



HWY 55 - HAMMOND
PCA 1 DEVELOPMENT, LLC
HWY 190
HAMMOND, TANGIPAHOA PARISH, LOUISIANA

ORIGINAL ISSUE DATE: 06/06/2023
REVISIONS:
FIRE MARSHAL REVIEW 06/28/2023

PROJ. NO.: 23008

CIVIL COVER SHEET

C0.1

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SELECTIVE DEMOLITION NOTES

- THE DEMOLITION PLAN IS BASED ON EXISTING CONDITION SITE INFORMATION OBTAINED FROM THE OWNER. TARR GROUP HAS NOT FIELD VERIFIED EXISTING CONDITIONS. REMOVAL ITEMS SHOWN ARE BASED ON BEST AVAILABLE INFORMATION AND ARE SHOWN SCHEMATICALLY. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BID TO BE FULLY FAMILIAR WITH THE EXTENT OF THE REMOVAL ITEMS. THE CONTRACTOR IS RESPONSIBLE FOR ALL REMOVALS NECESSARY TO COMPLETE CONSTRUCTION. QUESTIONS REGARDING ITEMS TO BE REMOVED SHALL BE DIRECTED TO TARR GROUP PRIOR TO DEMOLITION ACTIVITIES.
- CAREFULLY PRESERVE AND MAINTAIN EXISTING BENCHMARKS. HORIZONTAL/VERTICAL CONTROL MONUMENTS, PROPERTY LINE PIPES AND PINS AND OTHER REFERENCE POINTS. CONTRACTOR TO RESTORE OR REPLACE AT OWN EXPENSE.
- ONSITE BLASTING AND BURNING IS NOT ALLOWED. EMPLOY JACK HAMMERING AND OTHER LOUD NOISES AND METHODS SPARINGLY AND ONLY DURING TIME PERIODS APPROVED BY OWNER AND AUTHORITY HAVING JURISDICTION.
- CONTRACTOR SHALL ARRANGE FOR DISPOSAL OF REMOVAL ITEMS IN ACCORDANCE WITH LOCAL REQUIREMENTS. LOCATION OF DUMP, LENGTH OF HAUL, AND DISPOSAL EXPENSES ARE CONTRACTOR'S RESPONSIBILITY.
- MATERIALS ENCOUNTERED THAT ARE SUSPECTED OF CONTAINING HAZARDOUS MATERIALS SHALL NOT BE DISTURBED. CONTACT CIVIL ENGINEER OR OWNER IMMEDIATELY.
- SALVAGED ITEMS ARE TO BE CLEANED, PACKED OR CRATED IN CLEARLY IDENTIFIED CONTAINERS, AND STORED IN A SECURE AREA UNTIL DELIVERED TO OWNER. CONTRACTOR TO PROTECT ITEMS FROM DAMAGE DURING TRANSPORT AND STORAGE.
- THE CONTRACTOR SHALL CONTACT OWNER TO ARRANGE THE STORAGE OF ANY REMOVED SIGNS, LIGHTING, OR OTHER OBJECTS THAT ARE IDENTIFIED ON THE PLAN AS BEING RETURNED TO OWNER.
- REFER TO THE CIVIL DRAWINGS FOR UTILITY DEMOLITION INFORMATION (IF APPLICABLE).
- ALL EXISTING PLANTS TO REMAIN ARE TO BE PROTECTED FROM DAMAGE BY CONSTRUCTION OPERATIONS. DO NOT OPERATE EQUIPMENT, STORE, STOCKPILE, OR PARK WITHIN DRIP LINE OF PLANTS. REMOVE SOD OVER PROMINENT ROOTS BY HAND TO MINIMIZE DAMAGE TO ROOT SYSTEM. CONTRACTOR IS RESPONSIBLE FOR HEALTH AND LIFE OF ALL PLANTS TO REMAIN OR BE RELOCATED THROUGHOUT CONSTRUCTION AND WARRANTY PERIOD.
- THE CONTRACTOR SHALL LOCATE AND PROTECT EXISTING IRRIGATION MAINLINE PRIOR TO DEMOLITION ACTIVITIES. IRRIGATION TO EXISTING LANDSCAPE AREAS SHALL BE PROTECTED AND MAINTAINED DURING CONSTRUCTION.
- MINIMIZE DISTURBANCE IN CONSTRUCTION STAGING AREAS. REPLACE/RESTORE ALL LANDSCAPE, HARDSCAPE, IRRIGATION, LIGHTING, ETC. WHICH IS DISTURBED BY CONSTRUCTION.
- CONTRACTOR TO CONDUCT SELECTIVE DEMOLITION AND DEBRIS-REMOVAL OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, WALKWAYS, AND OTHER ADJACENT OCCUPIED AND USED FACILITIES.
- CONTRACTOR TO PROVIDE TEMPORARY BARRICADES AND OTHER PROTECTIONS REQUIRED TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN.
- CONTRACTOR SHALL NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE. CONTRACTOR TO REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
- CONTRACTOR TO COMPLY WITH ALL APPLICABLE LAWS FOR MATERIALS TRANSPORTATION DURING ONSITE AND OFFSITE HAULING.
- CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT, AND DEBRIS CAUSED BY SELECTIVE DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO EXISTING CONDITION BEFORE SELECTIVE DEMOLITION OPERATIONS BEGAN.
- THE LIMITS OF WORK DESCRIBED IN THE DRAWINGS ARE APPROXIMATE. WORK REQUIRED OUTSIDE THESE LIMITS WHICH IS NEEDED TO MEET THE INTENT OF THE DRAWING IS THE RESPONSIBILITY OF THE CONTRACTOR.

LAYOUT AND PAVING NOTES

- THE ENGINEER OR OWNER IS NOT RESPONSIBLE FOR THE SAFETY OF THE CONTRACTOR OR HIS CREW. ALL O.S.H.A. REGULATIONS SHALL BE STRICTLY ADHERED TO IN THE PERFORMANCE OF THE WORK.
- ALL EXISTING STRUCTURES, CONCRETE PADS/WALKS/DRIVES AND UTILITY SERVICES ON THE SITE SHALL BE REMOVED TO FULL DEPTH PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL PERMITS AND PAY ALL FEES PRIOR TO BEGINNING WORK.
- PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES AND IRRIGATION SLEEVES PRIOR TO INSTALLATION OF PAVEMENT.
- THE CONTRACTOR SHALL PROTECT ALL TREES TO REMAIN, IN ACCORDANCE WITH THE SPECIFICATIONS. DO NOT OPERATE OR STORE HEAVY EQUIPMENT OR STORE MATERIALS WITHIN THE DRIPLINES OF TREES OR OUTSIDE THE LIMIT OF GRADING.
- CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH WITH NO EXPOSED AGGREGATE ON ANY FACE. ALL CONCRETE TO BE MINIMUM 4,000 PSI COMPRESSIVE STRENGTH WITH 5%(+/-1%) AIR ENTRAINMENT. MIXTURES WITH WATER/CEMENT RATIOS AT 0.5 OR BELOW ARE RECOMMENDED. CURB RAMPS, SIDEWALK SLOPES, AND DRIVEWAY RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL CURRENT LOCAL REQUIREMENTS. IF APPLICABLE, THE CONTRACTOR SHALL REQUEST INSPECTION OF SIDEWALK AND RAMP FORMS PRIOR TO PLACEMENT OF CONCRETE. NO FLY ASH PERMITTED.
- CONSTRUCTION OF REINFORCED CONCRETE PAVEMENT SHALL BE IN ACCORDANCE WITH ACI 330 STANDARD SPECIFICATIONS. CURING COMPOUND SHALL BE APPLIED TO ALL CONCRETE SURFACES IMMEDIATELY AFTER BROOM. CONTRACTOR SHALL REJECT CONCRETE IF IT CANNOT BE PLACED WITHIN 90 MINUTES OF BATCH TIME OR WITHIN 75 MINUTES DURING SUMMER HIGH TEMPERATURE CONDITIONS.
- ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN RESULTING FROM NEW CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE.
- DIMENSIONS ARE TO THE FACE OF CURB, EXPOSED FACE OF WALL, EDGE OF CONCRETE OR TO THE FACE OF BUILDING, UNLESS OTHERWISE NOTED.
- SCREENED ITEMS INDICATE A PRE-CONSTRUCTION TOPOGRAPHIC SURVEY PROVIDED BY ANDREW FALLER SURVEYING, LLC (985-415-3727), DATED 03/10/2023.
- CONCRETE PAVEMENT CONTRACTION JOINTS SHALL BE CONSTRUCTED TO A DEPTH OF AT LEAST 1/4 THE CONCRETE THICKNESS, AND SHALL DIVIDE CONCRETE ROUGHLY INTO SQUARES WITH MAXIMUM 10' SEGMENTS. JOINTS CAN BE SAWCUT, FORMED, OR TOOLED.
- MAINTAIN ONE SET OF MARKED-UP AS-BUILT DRAWINGS ON THE JOB SITE FOR DISTRIBUTION TO THE ENGINEER UPON COMPLETION.
- CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY FOR COMPLETED SITE. CONSULT ENGINEER FOR SPECIFIC REQUIREMENTS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING POSTAL DELIVERY METHOD WITH THE LOCAL JURISDICTION. IF A PHYSICAL MAILBOX IS REQUIRED, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE PURCHASE, LOCATION PLACEMENT, AND INSTALLATION.
- ALL PAVEMENT MARKINGS, SIGNAGE, AND TRAFFIC CONTROL SHALL CONFORM TO THE LOCAL DEPARTMENT OF TRANSPORTATION AND THE MUTCD STANDARDS, CURRENT EDITION, UNLESS NOTED OTHERWISE.
- ALL CURBING CURB TO BE PAINTED YELLOW WHERE LESS THAN 6" (TYP)
- IF PAVEMENT IS CONCRETE, ADD 4" WIDE SAFETY YELLOW STRIPE AT EDGE OF ALL SIDEWALK BORDERING PAVEMENT.

GENERAL UTILITY NOTES

- WATER AND SEWER CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL CODES AND SPECIFICATIONS.
- THE CONTRACTOR SHALL PAY ALL FEES AND OBTAIN PERMITS.
- ALL EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND ARE BASED ON BEST INFORMATION AVAILABLE. ADDITIONAL UTILITIES MAY BE PRESENT. SHOULD UNCHARTED UTILITIES BE ENCOUNTERED DURING EXCAVATION OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE FOR INSTRUCTIONS.
- THE CONTRACTOR SHALL NOTIFY THE STATE ONE-CALL SYSTEM AT (811) AT LEAST THREE WORKING DAYS PRIOR TO ANY EXCAVATION AND/OR DEMOLITION.
- MAINTAIN 10-FOOT HORIZONTAL AND 24-INCH VERTICAL SEPARATIONS BETWEEN SANITARY SEWER AND WATER SUPPLY LINES.
- CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES WITHIN 14 DAYS OF MOBILIZATION. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTORS EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES AND UNDERGROUND ELECTRIC DO NOT CONFLICT WITH SANITARY SEWERS OR STORM INSTALL UTILITIES PRIOR TO FINAL PAVEMENT CONSTRUCTION.
- BACKFILL UTILITY TRENCHES UNDER PAVEMENT AREAS WITH CRUSHED STONE OR GRAVEL. BACKFILL UTILITY TRENCHES IN LAWN AREAS WITH SATISFACTORY FILL MATERIAL COMPACTED TO AT LEAST 95% OF MAXIMUM PER ASTM D698.
- ADJUST ALL EXISTING CASTINGS TO MATCH PROPOSED FINISH GRADE.
- ALL SANITARY SEWER PIPE SHALL BE SCHEDULE 40 PVC UNLESS NOTED OTHERWISE.
- WATER SERVICE PIPE SHALL BE SDR21 PVC PRESSURE RATING 200 PSI.
- CONTRACTOR IS RESPONSIBLE FOR ALL PUBLIC UTILITY CONNECTIONS (ELECTRIC, WATER, GAS, SEPTIC, SEWER) AS WELL AS PROVIDING ALL INFRASTRUCTURE REQUIRED BY UTILITY COMPANY.
- SANITARY SEWER CLEANOUT LIDS SHALL BE HEAVY-DUTY RATED WHEN LOCATED IN PAVEMENT AND WHEN ACCESSIBLE BY VEHICLE, AND MEDIUM-DUTY RATED WHEN IN LANDSCAPED AREAS.
- CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY FOR COMPLETED UTILITIES. CONSULT ENGINEER FOR SPECIFIC REQUIREMENTS. TOP OF PIPE ELEVATIONS WILL BE REQUIRED FOR WATER AND SEWER AT ALL BENDS, APPURTENANCES, FITTINGS, ETC. FOR AS-BUILT SURVEY.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ENGINEER FOR ALL PRECAST SANITARY STRUCTURES FOR APPROVAL, PRIOR TO PURCHASING.

EROSION AND SEDIMENT CONTROL NOTES

- CONSTRUCT TEMPORARY EROSION CONTROL AS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING GRADING OPERATIONS.
- ALL LOCATIONS OF TEMPORARY EROSION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DIRECTED BY THE ARCHITECT/ENGINEER.
- PROVIDE TEMPORARY SEEDING AND MULCH ON STOCKPILES AND ALL OTHER AREAS OF THE SITE THAT WILL REMAIN UNDISTURBED FOR 14 DAYS OR MORE.
- SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN APPROXIMATELY 50% FILLED.
- REPLACE DAMAGED AND WORN OUT SILT BARRIERS AS DIRECTED BY THE ENGINEER OR AS NECESSARY PER THE SWPPP NARRATIVE (IF APPLICABLE).
- WHEN THE TEMPORARY EROSION CONTROL DEVICES ARE NO LONGER REQUIRED FOR THE INTENDED PURPOSE (IN THE ENGINEER'S OPINION), THEY SHALL BE REMOVED.
- ALL DRAINAGE STRUCTURES, PIPES WITHIN THE LIMITS OF CONSTRUCTION AND DETENTION PONDS SHALL HAVE SEDIMENT REMOVED PRIOR TO FINAL ACCEPTANCE.
- THE CONTRACTOR SHALL PROVIDE BARRICADES, FENCING, AND OTHER DEVICES TO KEEP UNAUTHORIZED PERSONNEL FROM THE PROJECT SITE AND WORK ZONES AND TO DIRECT TRAFFIC TO EXISTING PARKING AS NEEDED.
- STAGING LOCATION FOR CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE COORDINATED WITH AND APPROVED BY THE OWNER.
- CONSTRUCTION TRAFFIC SHALL ONLY USE THE DESIGNATED CONSTRUCTION ENTRANCE TO ENTER AND EXIT THE PROJECT SITE.

GRADING AND DRAINAGE NOTES

- TOPSOIL SHALL BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED AND REDISTRIBUTED OVER GRADED AREAS TO A MINIMUM DEPTH OF 6 INCHES. MAKE STOCKPILES FREE DRAINING AND PROVIDE EROSION AND SEDIMENTATION CONTROLS AROUND STOCKPILES.
- SATISFACTORY TOPSOIL IS DEFINED AS SOIL BEING FREE OF SUBSOIL, CLAY LUMPS, STONES, OTHER OBJECTS OVER 1 INCH IN DIAMETER, OR CONTAMINANTS.
- ALL GRADED AREAS SHALL BE HAVE STABILIZATION APPLIED WITHIN 15 DAYS AFTER GRADING IS COMPLETED.
- STABILIZED AREAS SHALL HAVE NO BARE SPOTS.
- ALL SITE OPEN SPACE NOT OTHERWISE PAVED TO BE STABILIZED PER LANDSCAPE PLAN L2.1.
- AFTER STRIPPING TOPSOIL, PROOFROLL SUBGRADE WITH A LOADED DUMP TRUCK WITH A MINIMUM WEIGHT OF 16 TONS.
- FINISH GRADE TOLERANCES ARE 0.10 FOOT ABOVE OR BELOW DESIGN ELEVATIONS.
- THE CONTRACTOR SHALL PROTECT ALL TREES DESIGNATE TO REMAIN. DO NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HANDLE/STORE MATERIALS WITHIN DRIPLINES OF TREES.
- TOP OF GRATE ELEVATIONS FOR CURB INLETS ARE GIVEN TO THE CENTER OF THE INLETS AT THE FACE OF CURB. THE GRATES SHALL SLOPE LONGITUDINALLY WITH THE PAVEMENT GRADE. ADJUST THE CASTING TO FALL ALONG THE CURB LINE.
- THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, PROTECT UTILITIES TO REMAIN, AND REPAIR CONTRACTOR-CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AT CONTRACTOR'S EXPENSE.
- NOTIFY LOCAL UTILITY LOCATOR SERVICE OF INTENDED EXCAVATION/UTILITY TRENCHING OPERATIONS. SEE GENERAL UTILITY NOTE #4 ON THIS SHEET FOR PHONE NUMBER.
- IN THE EVENT OF ANY DISCREPANCIES FOUND IN THE DRAWINGS OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS.
- SPOT ELEVATIONS AND CONTOURS REPRESENT PROPOSED FINISHED GRADE AND TOP OF FINISHED PAVEMENT.
- CONTRACTORS SHALL VERIFY EXISTING ELEVATIONS AND INVERTS PRIOR TO BEGINNING WORK.
- EXCESS MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR OFF THE OWNER'S PROPERTY AT NO ADDITIONAL COST IN AL LEGAL MANNER.
- CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF A DETAILED ENGINEERING GRADING DESIGN AND REFLECT THE PLANNED INTENT WITH REGARD TO DRAINAGE. SHOULD THE CONTRACTOR HAVE ANY QUESTION OF THIS INTENT OR ANY PROBLEMS WITH THE CONTINUITY OF GRADES, THE ENGINEER SHALL BE CONTACTED PRIOR TO BEGINNING WORK.
- ALL CURBS AND SIDEWALKS SHALL BE BACKFILLED FLUSH WITH TOPSOIL, AND SEEDED AND MULCHED UNLESS OTHERWISE NOTED.
- ALL PIPES UNDER PAVED AREAS SHALL BE BACKFILLED WITH CRUSHED STONE. ALL PIPES UNDER LAWN AREAS SHALL BE BACKFILLED WITH SATISFACTORY MATERIAL, COMPACTED TO 95% OF MAXIMUM PER ASTM D698.
- SCREENED EXISTING CONDITIONS ITEMS INDICATE A PRE-CONSTRUCTION TOPOGRAPHIC SURVEY PROVIDED BY ANDREW FALLER SURVEYING, LLC, DATED 03/10/2023. PLEASE SEE EXISTING CONDITIONS PLAN FOR ANY ITEMS THAT HAVE BEEN DEMOLISHED, IF APPLICABLE, THAT MAY NOT BE SHOWN ON GRADING AND DRAINAGE PLANS.
- MAXIMUM SLOPES IN ALL DIRECTIONS OF HANDICAP PARKING SPACES/AISLES SHALL NOT EXCEED 2%.
- EARTHWORK FILL SHALL INCLUDE STRIPPING TOPSOIL AND PLACING ENGINEERED FILL IN MAXIMUM 8" LOOSE MATERIAL LIFTS AND COMPACTED TO MAXIMUM DRY DENSITY OF 98% OF STANDARD PROCTOR DENSITY (ASTM D698).
- FINISHED GRADE AT EXTERIOR WALLS SHALL BE A MINIMUM OF 6 INCHES BELOW FINISHED FLOOR AT ALL NON PAVED AREAS.
- ALL HDPE STORM PIPE SHALL BE ADS N-12 ST IB OR APPROVED EQUAL.
- STORM CLEANOUT LIDS SHALL BE HEAVY-DUTY RATED WHEN LOCATED IN PAVEMENT AND WHEN ACCESSIBLE BY VEHICLE, AND MEDIUM-DUTY RATED WHEN IN LANDSCAPED AREAS.
- ALL SUBGRADE PREPARATION WITHIN THE CONSTRUCTION AREA SHALL BE COMPLETED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY ECS SOUTHEAST, LLP, PROJECT NO. 85-1349, DATED 4/21/2023.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ENGINEER FOR ALL PRECAST STORM STRUCTURES FOR APPROVAL, PRIOR TO PURCHASING.

CONSTRUCTION CLOSE-OUT

- MAINTAIN ONE SET OF MARKED-UP AS-BUILT DRAWINGS ON THE JOB SITE FOR DISTRIBUTION TO THE ENGINEER UPON COMPLETION.
- ANY PLAN SUBSTITUTIONS THAT ARE NOT PREVIOUSLY APPROVED AND FOUND TO BE UNACCEPTABLE BY CIVIL ENGINEER & / OR LANDSCAPE ARCHITECT ARE TO BE RECONSTRUCTED AT CONTRACTOR'S EXPENSE.
- ANY WORK REQUIRED TO COMPLETE THE SCOPE OF THIS PROJECT BUT NOT SPECIFICALLY CALLED OUT, SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED FOR THE COMPLETION OF THIS WORK.
- REPAIR OR REPLACE DAMAGE TO EXISTING FACILITIES (CURBS, PAVEMENT, UTILITIES, ETC.) DESIGNATED TO REMAIN, AT NO ADDITIONAL EXPENSE TO THE OWNER.
- WORK WHICH DOES NOT CONFORM TO THE REQUIREMENTS OF THE CONTRACT WILL BE CONSIDERED UNACCEPTABLE. UNACCEPTABLE WORK, WHETHER THE RESULT OF POOR WORKMANSHIP, USE OF DEFECTIVE MATERIALS, DAMAGE THROUGH CARELESSNESS OR ANY OTHER CAUSES, FOUND TO EXIST PRIOR TO THE FINAL ACCEPTANCE OF THE WORK, SHALL BE REMOVED AND REPLACED IN AN ACCEPTABLE MANNER, AS REQUIRED BY THE ENGINEER AND/OR LANDSCAPE ARCHITECT AT THE CONTRACTORS EXPENSE. WORK DONE CONTRARY TO THE INSTRUCTIONS OF THE ENGINEER AND/OR LANDSCAPE ARCHITECT, WORK DONE BEYOND THE LINES SHOWN ON THE PLANS, OR ANY EXTRA WORK DONE WITHOUT AUTHORITY WILL NOT BE PAID FOR.
- THE CONTRACTOR SHALL PRESERVE AND PROTECT FROM DAMAGE ALL EXISTING MONUMENTATION DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PAYING FOR THE REPLACEMENT OF ANY MONUMENTS DAMAGED OR REMOVED DURING CONSTRUCTION. NEW MONUMENT SHALL BE REESTABLISHED BY A LICENSED SURVEYOR IN THE STATE OF THE PROJECT.
- CONTRACTOR TO VERIFY UTILITY FINAL ACCEPTANCE PROCESS AND COORDINATE WITH THE APPROPRIATE PARTIES. THESE TASKS CAN INCLUDE, BUT ARE NOT LIMITED TO:
 - AS-BUILTS
 - INSPECTIONS
 - TESTING
 - CLEANING
 - EASEMENT RECORDATION
 - OPERATIONS AND MAINTENANCE AGREEMENT
- CONTRACTOR TO VERIFY GRADING AND DRAINAGE FINAL ACCEPTANCE PROCESS AND COORDINATE WITH THE APPROPRIATE PARTIES. THESE TASKS CAN INCLUDE, BUT ARE NOT LIMITED TO:
 - AS-BUILTS
 - INSPECTIONS
 - EASEMENT RECORDATION
 - OPERATIONS AND MAINTENANCE AGREEMENT
- CONTRACTOR TO VERIFY LANDSCAPE FINAL ACCEPTANCE PROCESS AND COORDINATE WITH THE APPROPRIATE PARTIES. THESE TASKS CAN INCLUDE, BUT ARE NOT LIMITED TO:
 - AS-BUILTS
 - INSPECTIONS
 - MATERIALS APPROVAL BY LANDSCAPE ARCHITECT.
 - PLANTING LOCATIONS IN REFERENCE TO AS-BUILT UTILITY LOCATIONS (NO TREE PLANTED WITH 10' OF ANY UTILITY LINES)

IRRIGATION NOTES

- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO CONFORM TO THE REQUIREMENTS OF THE CITY OF HAMMOND CODE OF ORDINANCES.
- THE IRRIGATION SYSTEM IS TO BE DESIGN BUILD BY THE CONTRACTOR AND WILL CONSIST OF DRIP IRRIGATION IN ALL PLANTING BEDS, UNLESS SPECIFIED OTHERWISE. ALL SOD AND NATIVE SEED AREAS SHALL BE IRRIGATED WITH POP-UP OR SPRAY HEADS.
- ALL LATERAL AND SUPPLY LINES SHALL BE CLASS 200 PVC, SIZED FOR FLOW VELOCITIES OF 5 FT./SEC. OR LESS.
- PROVIDE TWO 3/4" QUICK COUPLING VALVES ON SUPPLY LINE.
- PROVIDE AUTOMATIC DRAIN VALVES AT ALL LOW POINTS ON SUPPLY AND LATERAL LINES.
- PROVIDE TWO PLASTIC SUPPLY LINE MANUAL DRAIN VALVES.
- ACCEPTABLE SYSTEM COMPONENTS:
 - SYSTEM CONTROLLER: HUNTER X-CORE SERIES, TORO TMC-212 SERIES, RAIN BIRD RXZ SERIES. CONTROLLER SHALL BE LOCATED IN THE RECEIVING AREA NEXT TO THE ELECTRICAL PANEL.
 - ZONE CONTROL VALVES: HUNTER PGV SERIES, TORO 250/260 SERIES, RAIN BIRD D/DV/F SERIES
 - SPRINKLER HEADS: HUNTER SRM AND PRO SPRAY SERIES, TORO 570Z AND 300 SERIES, RAIN BIRD 1800 AND 3500 SERIES
 - RAIN/FREEZE SENSORS: HUNTER RAIN CLIK PLUS HUNTER FREEZE CLIK, TORO TWRFS RAIN/FREEZE SENSOR, OR RAIN BIRD WRZ WIRELESS RAIN/FREEZE SENSOR.

DATUM INFO

ELEVATIONS SHOWN REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV/D88). REFERENCE THE SURVEY ON THE EXISTING CONDITIONS SHEET, C1.1.

FLOOD MAP INFO

PER F.I.R.M. NO. 22105C0320F, EFFECTIVE 07/22/2010, THE PROJECT SITE IS LOCATED IN ZONE A.

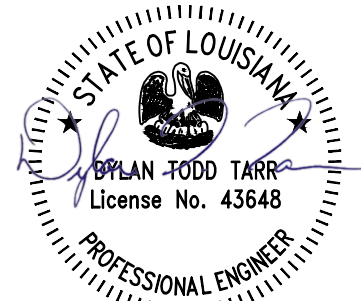
ABBREVIATIONS

@	AT
℄	CENTERLINE
℄	PROPERTY LINE
∅	DIAMETER
±	APPROXIMATE
AHJ	AUTHORITY HAVING JURISDICTION
APPROX	APPROXIMATE
ARCH	ARCHITECTURE
BC	BOTTOM OF CURB
BLDG	BUILDING
BTM	BOTTOM
CO	CLEANOUT
E	EAST
ELEV	ELEVATION
F	FLUSH
LADOTD	LOUISIANA DEPARTMENT OF TRANSPORTATION & DEVELOPMENT

FES	FLARED END SECTION
FM	FORCEMAIN
FT	FOOT
HDPE	HIGH-DENSITY POLYETHYLENE
IE	INVERT ELEVATION
IN	INCH
LF	LINEAR FEET
MEFG	MATCH EXISTING FINISHED GRADE
MH	MANHOLE
MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES

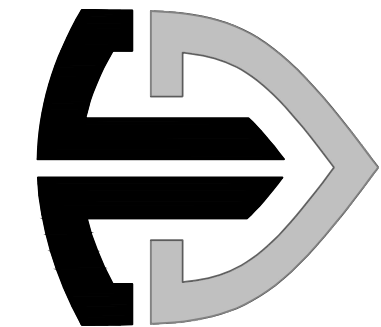
N	NORTH
OC	ON CENTER
POC	POINT OF CONNECTION
PVC	POLYVINYL CHLORIDE
R	RADIUS
S	SLOPE / SOUTH
SS	SANITARY SEWER/ STAINLESS STEEL
S/W	SIDEWALK
TC	TOP OF CURB
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
W	WEST
WQV	WATER QUALITY VOLUME
WSE	WATER SURFACE ELEVATION
WT	WATER

STRIPING LEGEND	
YELLOW CURBING AND BOLLARDS - PARKING LOT:	SURFACES SHOULD BE CLEAN, DRY AND METAL SURFACES FREE OF RUST. TWO COATS SHERWIN WILLIAMS - KEM4000 ACRYLIC ALKDY ENAMEL SAFETY YELLOW B55Y300
STRIPING - PARKING LOT:	SURFACES SHOULD BE CLEAN, DRY. TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT WHITE TM5712
HANDICAP STRIPING - PARKING LOT:	SURFACES SHOULD BE CLEAN, DRY. TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT "H.C." BLUE AND WHITE.
FIRE LANE STRIPING - PARKING LOT:	SURFACES SHOULD BE CLEAN, DRY. STRIPING TO BE PAINTED RED, AND "FIRE LANE NO PARKING" TO BE PAINTED RED OR WHITE. COORDINATE AND CONFIRM SPACING AND PAINT COLOR WITH CITY FIRE MARSHAL INSPECTOR, CALL FRANK DRAGO AT 985-277-5858



6/28/23

TARR GROUP



HWY 55 - HAMMOND
PCA 1 DEVELOPMENT, LLC
HWY 190
HAMMOND, TANGIPAHOA PARISH, LOUISIANA

ORIGINAL ISSUE DATE: 06/06/2023

REVISIONS:

△ FIRE MARSHAL REVIEW 06/28/2023

PROJ. NO.: 23008

NOTES SHEET

C0.2

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NORTHWEST CORNER
(LOOKING EAST)



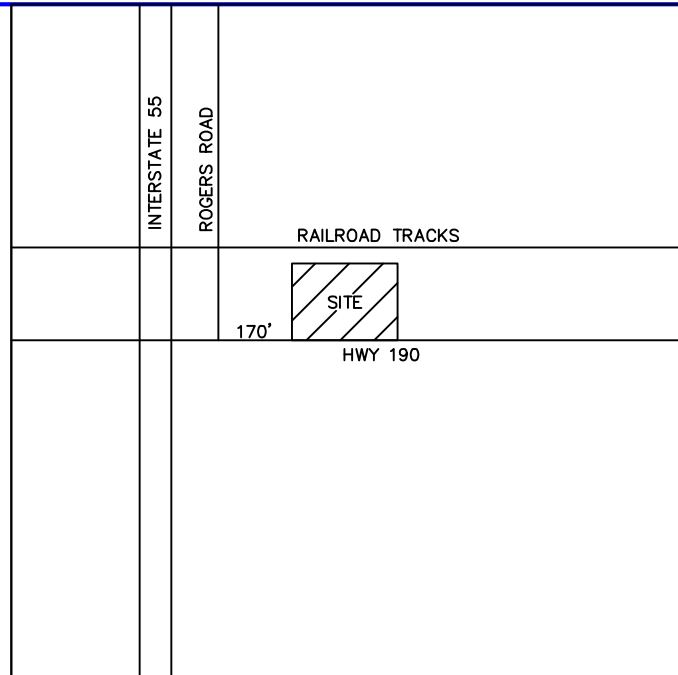
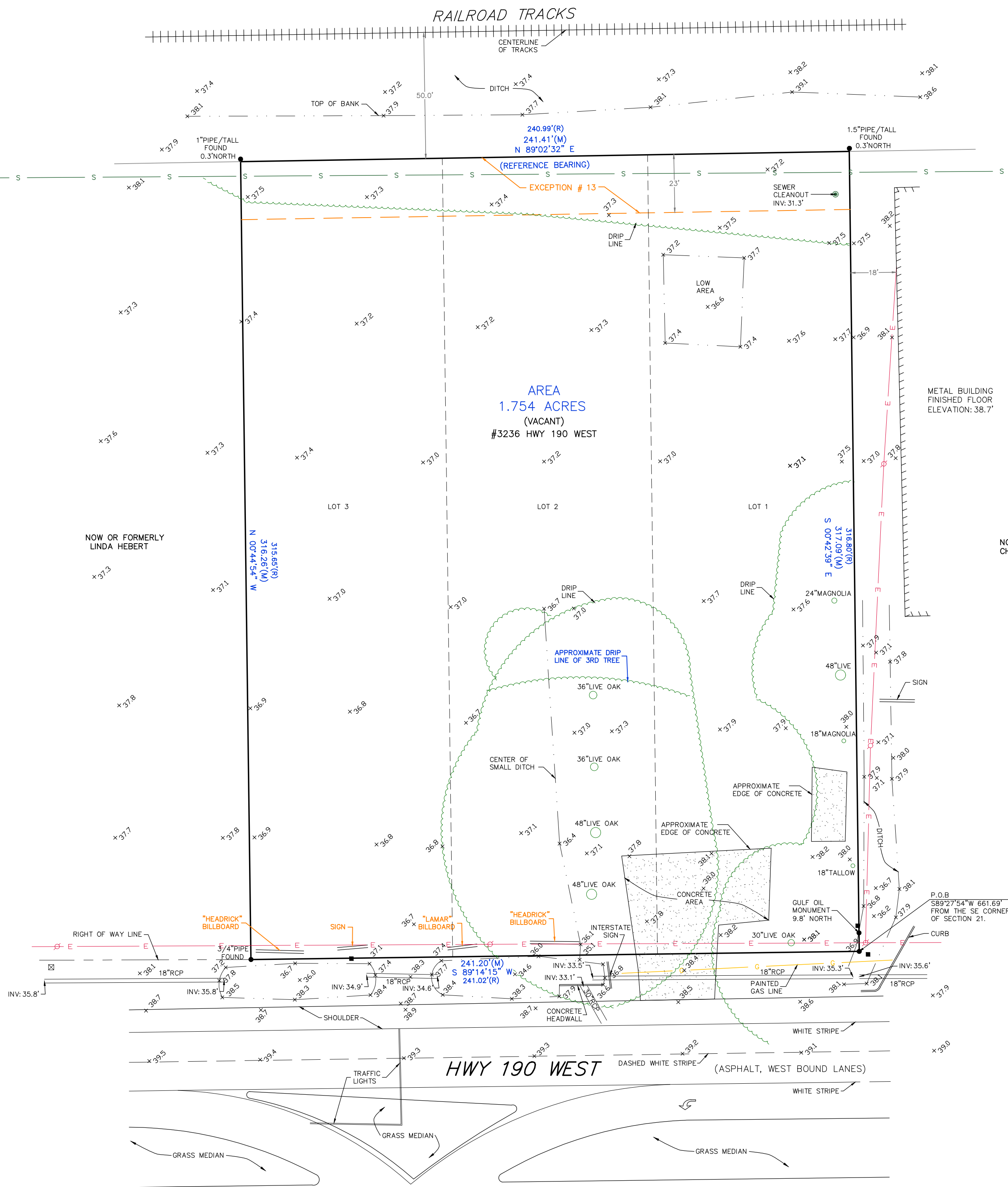
NORTHEAST CORNER
(LOOKING SOUTHWEST)



SOUTHWEST CORNER
(LOOKING NORTHEAST)



SOUTHEAST CORNER
(LOOKING NORTHWEST)



VICINITY MAP
NOT TO SCALE

LEGEND	
—E—E—E—	POWER POLE/POWER LINE
P.O.B	POINT OF BEGINNING
R.C.P	REINFORCED CONCRETE PIPE
(M)	MEASURED
(R)	REFERENCE
T.C	TOP OF CASTING
INV	INVERT
(S)	SEWER MANHOLE
(C)	SEWER CLEANOUT
■	CONCRETE RIGHT OF WAY MONUMENT
●	1/2" REBAR SET UNLESS NOTED

TITLE EXCEPTIONS:
FIRST AMERICAN TITLE COMPANY
COMMITMENT NUMBER: NCS-116649B-PHX1
FILE NUMBER: 23-005493-960
COMMITMENT DATE: FEBRUARY 15, 2023

SCHEDULE B-2
EXCEPTIONS

- 1) NOT A SURVEY MATTER
- 2) NONE PROVIDED
- 3) NONE PROVIDED
- 4) NOT A SURVEY MATTER
- 5) NONE APPARENT
- 6) NOT A SURVEY MATTER
- 7) DOES NOT AFFECT THE SURVEY, THERE ARE NO WATER BODIES NEAR THE PROPERTY
- 8) NOT A SURVEY MATTER
- 9) NONE APPARENT
- 10) NOT A SURVEY MATTER
- 11) SHOWN ON SURVEY
- 12) DOES NOT AFFECT PROPERTY; THIS APPEARS TO RUN DOWN ROGERS ROAD
- 13) AFFECTS PROPERTY AS SHOWN ON THE SURVEY
- 14) AFFECTS PROPERTY AS SHOWN ON THE SURVEY; THERE ARE 4 EXISTING SIGNS/BILLBOARDS ON THIS PROPERTY. ALL 4 ARE SHOWN ON THE SURVEY.
- 15) AFFECTS PROPERTY AS SHOWN ON THE SURVEY; THERE ARE 4 EXISTING SIGNS/BILLBOARDS ON THIS PROPERTY. ALL 4 ARE SHOWN ON THE SURVEY.

REFERENCE BEARING:
GPS-C4G-RTN (LA South Zone-NAD 83)

BENCHMARK:
TOP OF THE SEWER MANHOLE THAT IS SHOWN ON THE SURVEY. THE MANHOLE IS WEST OF THE NORTHWEST CORNER OF THE SITE.
ELEVATIONS SHOWN ARE N.A.V.D 88

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED TO US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAP AND FOUND THIS SITE IS IN A SPECIAL FLOOD HAZARD AREA.

FLOOD ZONE: "AE"
BASE FLOOD ELEVATION IS: 41'
COMMUNITY PANEL NO. 22105C0320F
EFFECTIVE DATED 7/22/10

ALTA CERTIFICATION
TO PCA1 DEVELOPMENT LLC; FIRST AMERICAN TITLE INSURANCE COMPANY OF LOUISIANA:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-7A, 8&C, 8-10, 11A, 13, 14, 16-18, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 03/10/23.

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THE ISSUANCE OF A PERMIT

ANDREW N. FALLER P.L.S.; LA. REG. NO. 4980
REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEYORS NOTE:
"ONE CALL" TICKET #230169839. AT&T, ENTERGY, CHARTER COMMUNICATIONS, HAMMOND WATER AND SEWER, ATMOS, BROADBAND, CENTRY LINK, MCI, TANGIPAHOA PARISH WATER, UNITY FIBER, SPRINT/NEXTEL WERE TO BE CONTACTED.

SHEET	PLAT PREPARED FOR :
	DAVID CARPENTER; PCA 1 DEVELOPMENT LLC
	1
	06
1	ANDREW FALLER SURVEYING, LLC
06	PROFESSIONAL LAND SURVEYOR
1	P.O. BOX 4065
	HAMMOND, LOUISIANA 70404
	PHONE (985) 415-3727
	EMAIL: ANDREW@AFSURVEY.NET

REFERENCES:
1) COB 773 PAGE 351
2) SURVEY BY BARRILLEAUX & ASSOCIATES
DATED 7/5/06

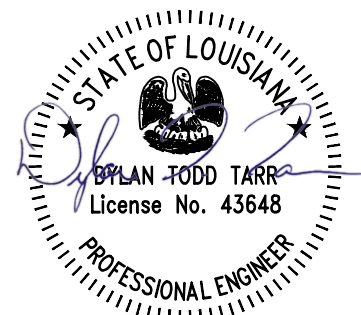


NOTE:
ZONING: C-H, COMMERCIAL HIGHWAY
PRIMARY STREET (MIN) 0'
SIDE STREET (MIN) 0'
SETBACK ABUTTING RS DISTRICTS (MIN) 15'
SETBACK ABUTTING ANY OTHER DISTRICTS (MIN) 0'
SETBACK ABUTTING ALLEY (MIN) 5'
PER THE CITY OF HAMMOND
BEFORE BUILDING CONSULT WITH THE
CITY OF HAMMOND BUILDING DEPARTMENT.

DATE: 03/10/23	
SCALE 1" = 30'	
JOB # 2523	
REVISIONS	DATE

ALTA SURVEY OF LOTS 1, 2 & 3
OF THE PETER VALENTI ESTATE
CITY OF HAMMOND
SECTION 21
TOWNSHIP 6 SOUTH-RANGE 7 EAST
GREENSBURG LAND DISTRICT
TANGIPAHOA PARISH, LOUISIANA

C-3



6/28/23



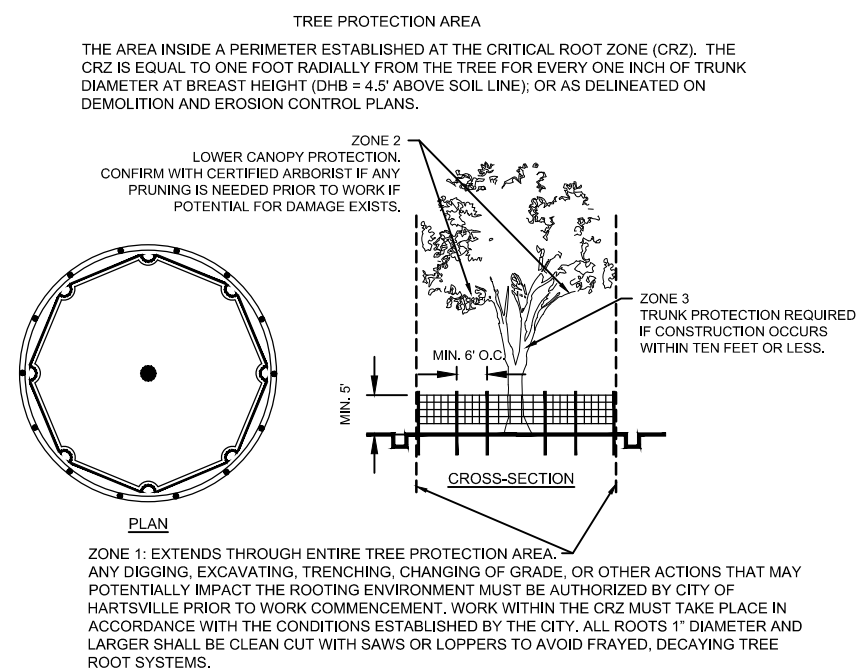
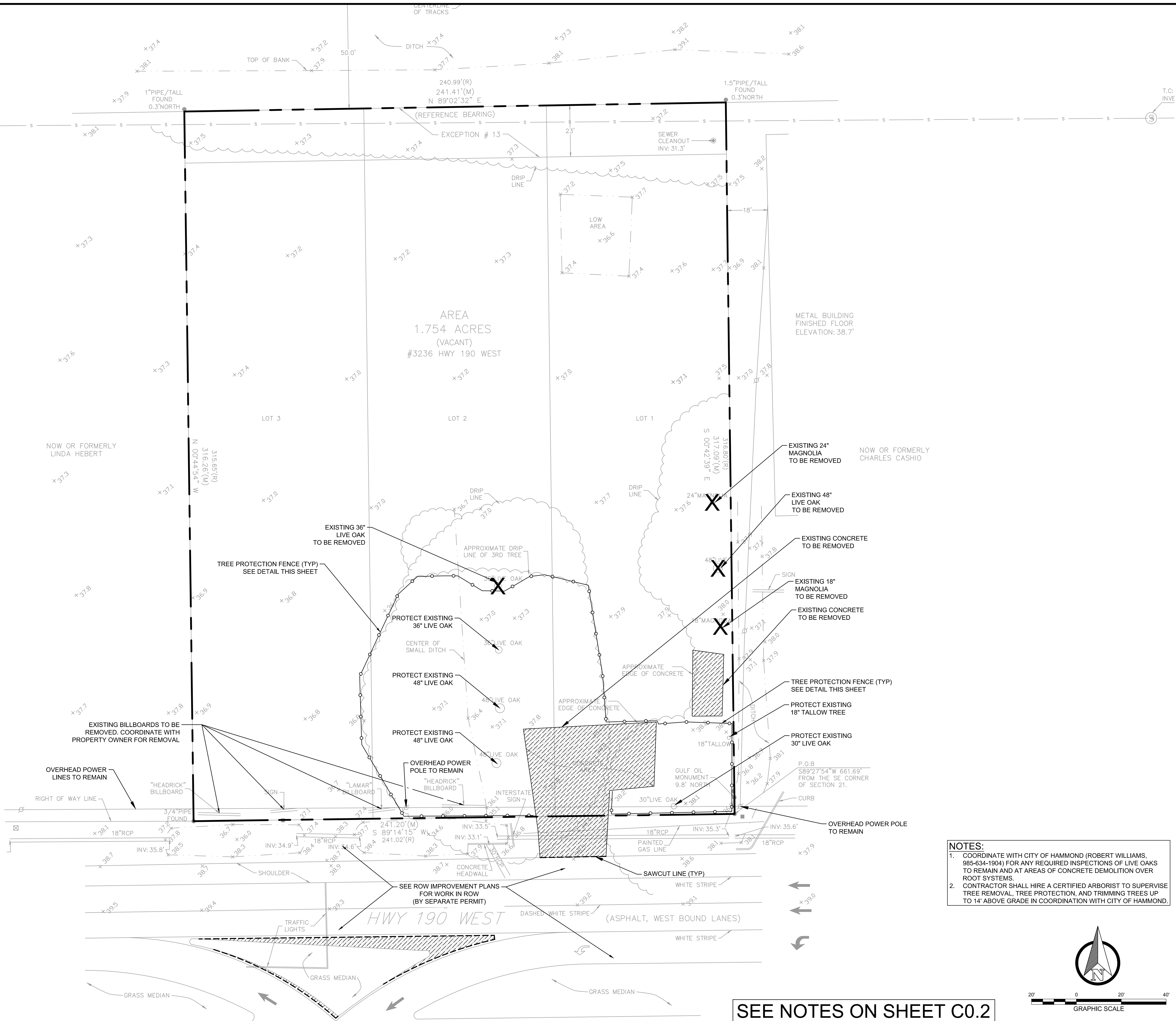
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HWY 190
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DEMOLITION PLAN

C1.2



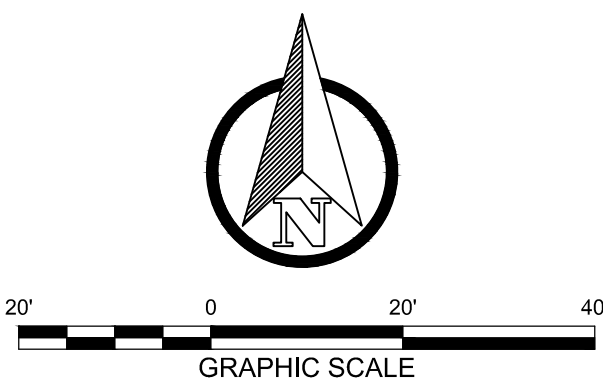
- NOTES:
1. SPACE STAKES AT INTERVALS SUFFICIENT TO MAINTAIN ALL FENCING OUT OF DRIP LINE OR AS SHOWN BY ENGINEER (SET STAKES NO GREATER THAN 6 FEET ON CENTER-REBAR IS NOT TO BE USED FOR STAKES).
 2. MAINTAIN FENCE BY REPAIRING AND/OR REPLACING DAMAGED FENCE. DO NOT REMOVE FENCING PRIOR TO LANDSCAPING OPERATIONS.
 3. THE TREE PROTECTION AREA SHALL NOT BE MODIFIED OR REMOVED PRIOR TO CONSENT OF THE CITY/COUNTY.
 4. DO NOT STORE OR STACK MATERIALS, EQUIPMENT, OR VEHICLES WITHIN FENCED AREA.
 5. FENCE SHALL BE ORANGE VINYL "SNOW FENCE" 4'0" HIGH MINIMUM.
 6. ALL ROOTS 1" DIAMETER AND LARGER ENCOUNTERED BEYOND LIMITS OF TREE PROTECTION FENCE SHALL BE CLEAN CUT WITH SAWS OR LOPPERS.
 7. PLACE WEATHER RESISTANT SIGN EVERY 50' ALONG THE BARRIER, WITH 6" MINIMUM TEXT HEIGHT, AND PROVIDE TEXT IN ENGLISH AND IN SPANISH. SIGN SHOULD READ "KEEP OUT TREE PROTECTION AREA".

TREE PROTECTION

LEGEND

- X REMOVE EXISTING TREE
- [Hatched Box] REMOVE EXISTING PAVEMENT
- TREE PROTECTION FENCE
- - - - PAVEMENT SAWCUT LINE

- NOTES:
1. COORDINATE WITH CITY OF HAMMOND (ROBERT WILLIAMS, 985-634-1904) FOR ANY REQUIRED INSPECTIONS OF LIVE OAKS TO REMAIN AND AT AREAS OF CONCRETE DEMOLITION OVER ROOT SYSTEMS.
 2. CONTRACTOR SHALL HIRE A CERTIFIED ARBORIST TO SUPERVISE TREE REMOVAL, TREE PROTECTION, AND TRIMMING TREES UP TO 14' ABOVE GRADE IN COORDINATION WITH CITY OF HAMMOND.



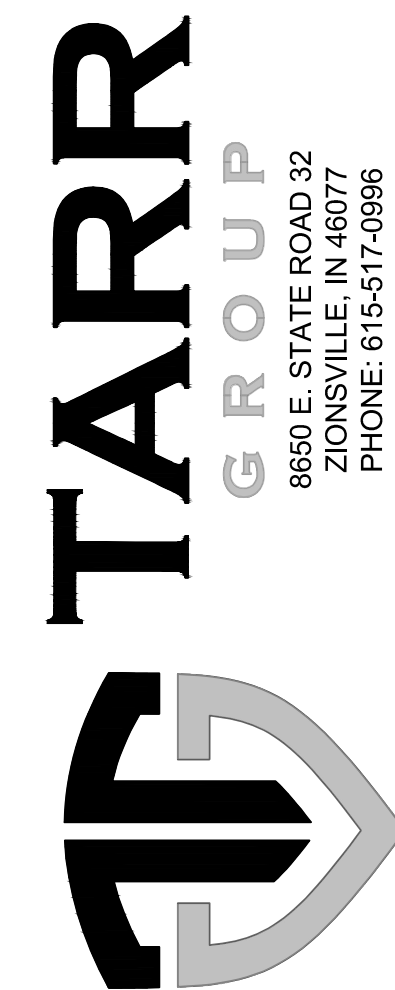
SEE NOTES ON SHEET C0.2

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6/28/23



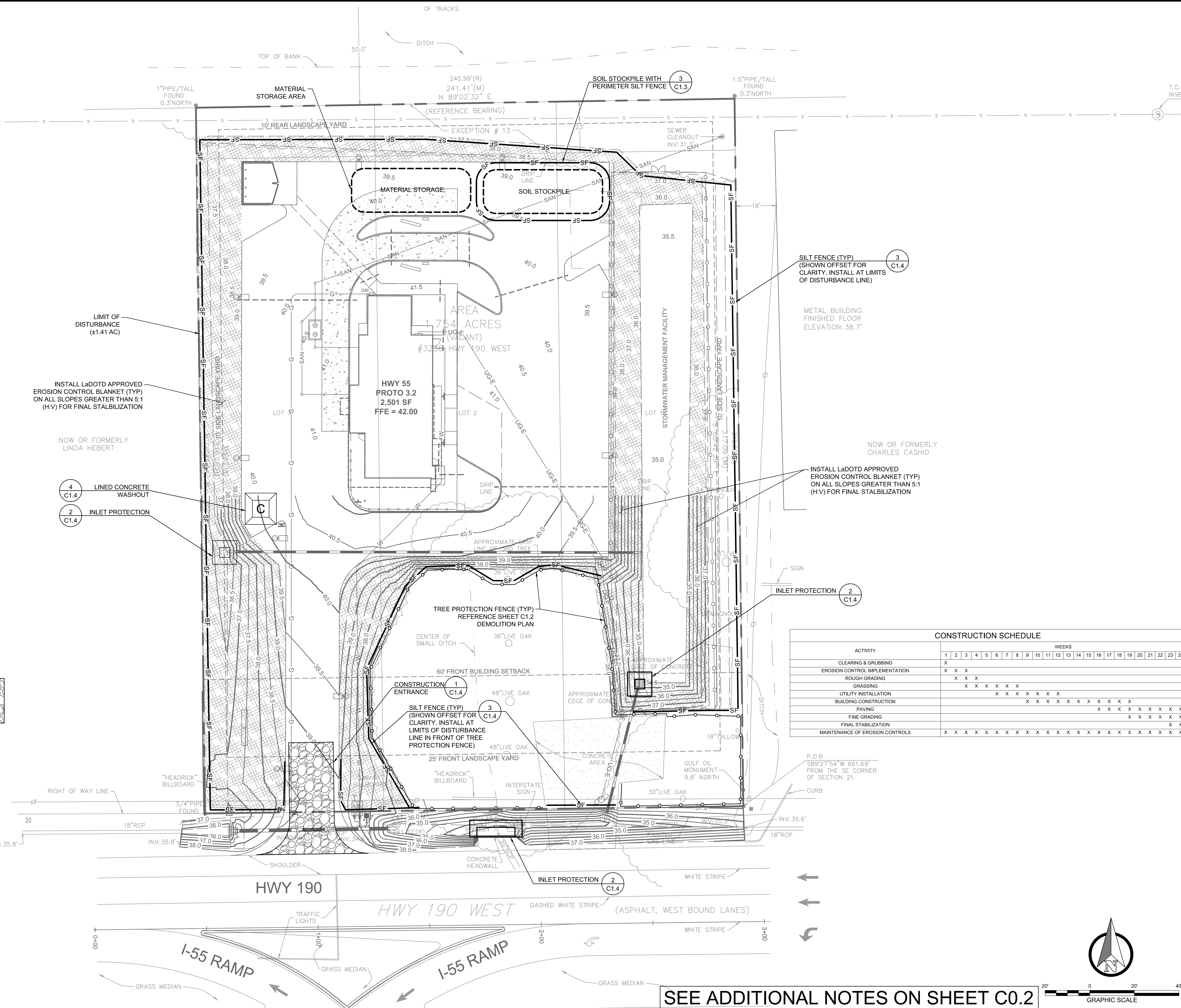
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PCA 1 DEVELOPMENT, LLC
HWY 190
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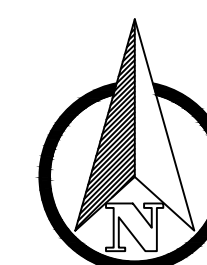
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EROSION & SEDIMENT
CONTROL PLAN

C1.3



SEE ADDITIONAL NOTES ON SHEET C0.2

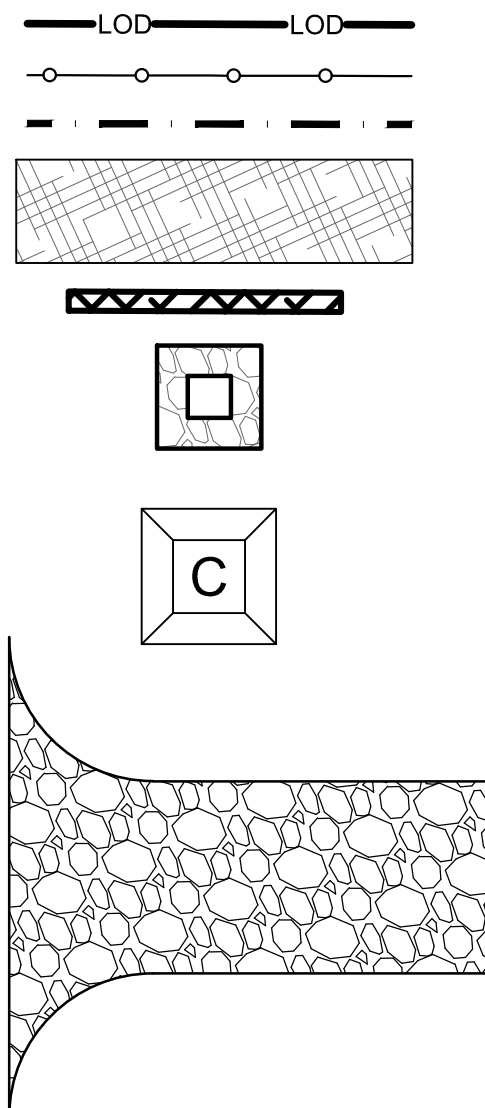


LEGEND

DESCRIPTION

- SEDIMENT FENCE
- TREE PROTECTION FENCE
- LIMITS OF DISTURBANCE:
- LaDOTD APPROVED EROSION CONTROL BLANKET:
- COMPOST FILTER SOCK:
- INLET PROTECTION:
- LINED CONCRETE WASHOUT:
- CONSTRUCTION ENTRANCE:

SYMBOL



ACTIVITY	WEEKS																							
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
CLEARING & GRUBBING	X																							
EROSION CONTROL IMPLEMENTATION	X	X	X																					
ROUGH GRADING		X	X	X																				
GRASSING			X	X	X	X	X	X																
UTILITY INSTALLATION						X	X	X	X	X	X													
BUILDING CONSTRUCTION										X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
PAVING																								
FINE GRADING																								
FINAL STABILIZATION																								
MAINTENANCE OF EROSION CONTROLS	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

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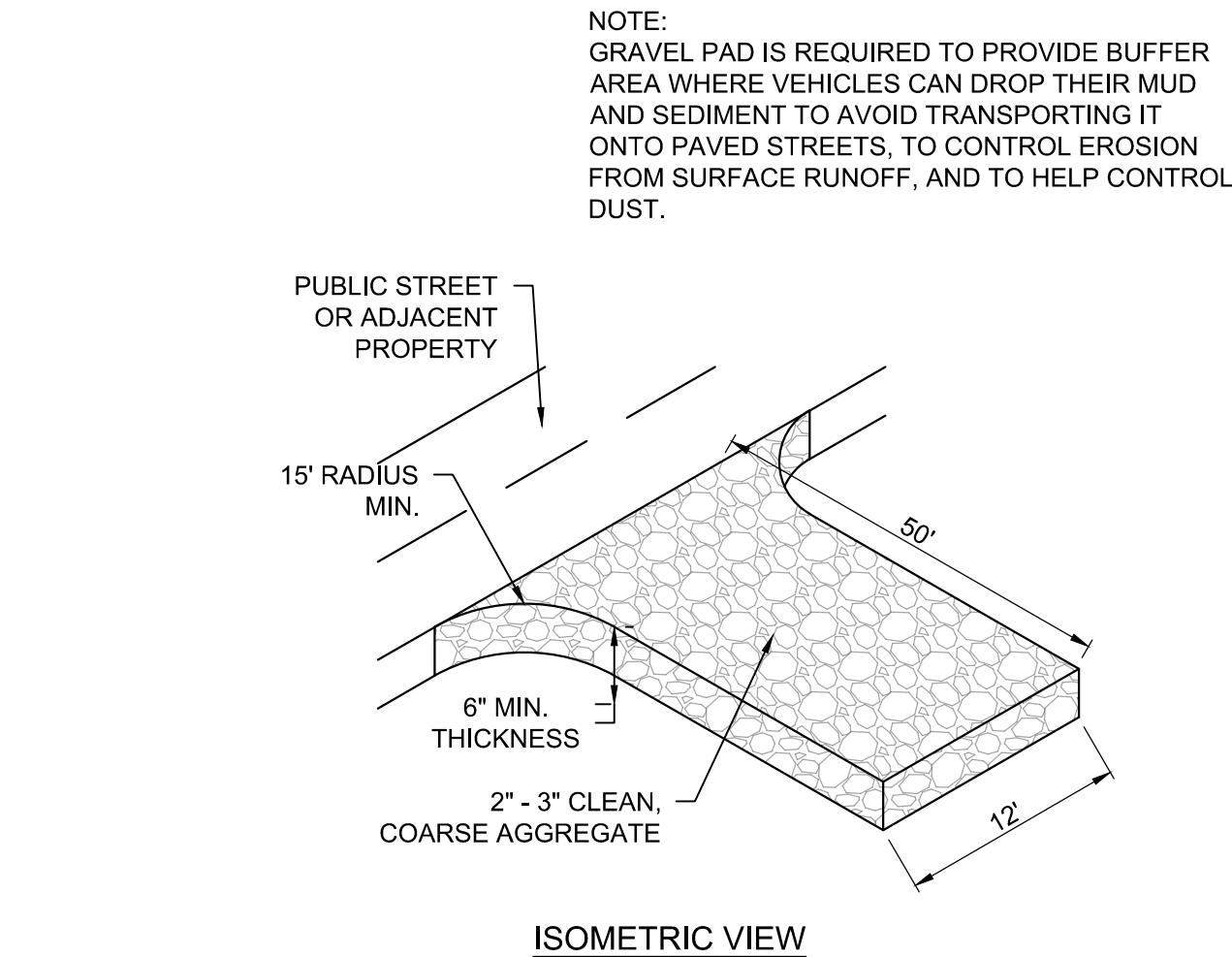
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1

CONSTRUCTION ENTRANCE

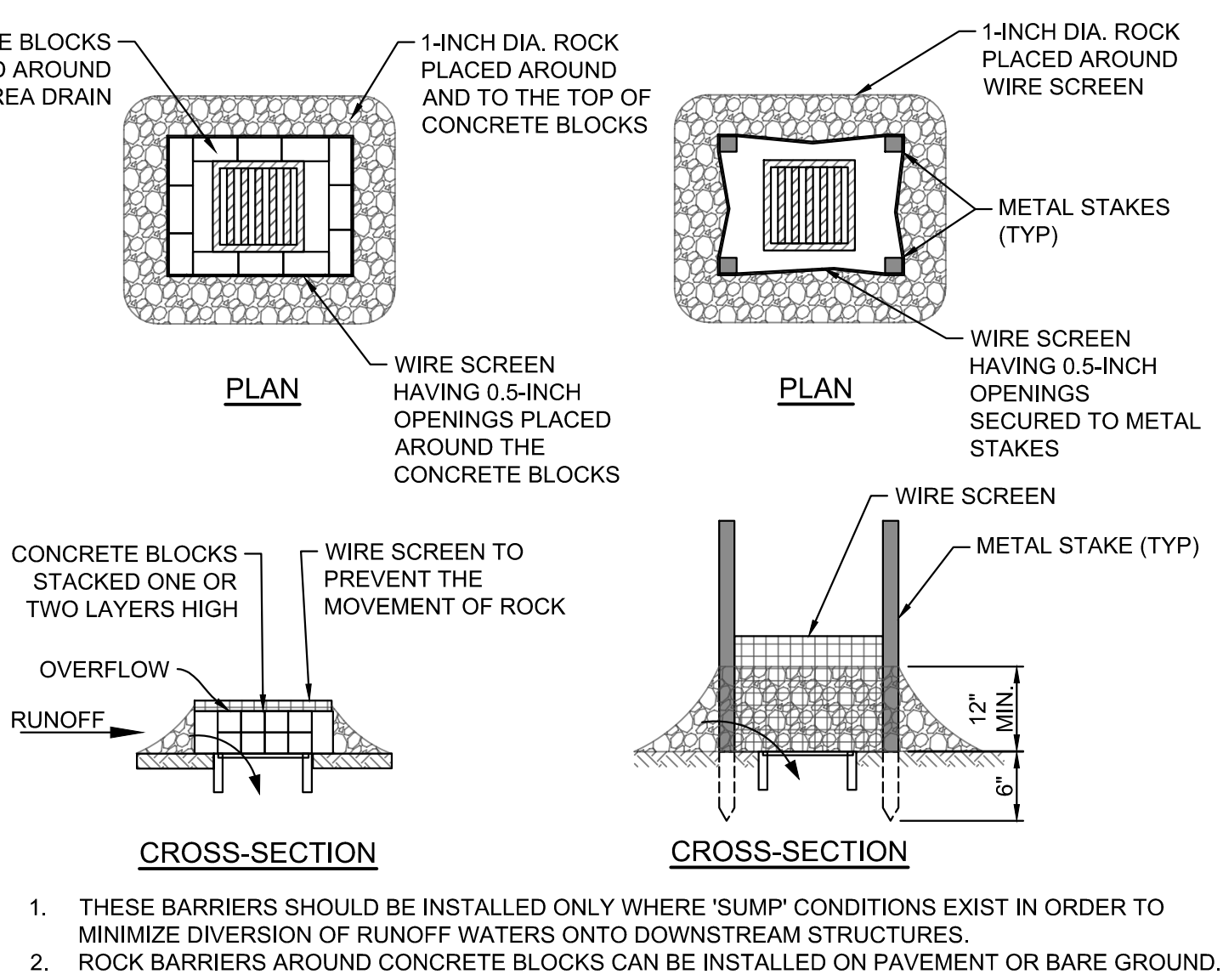
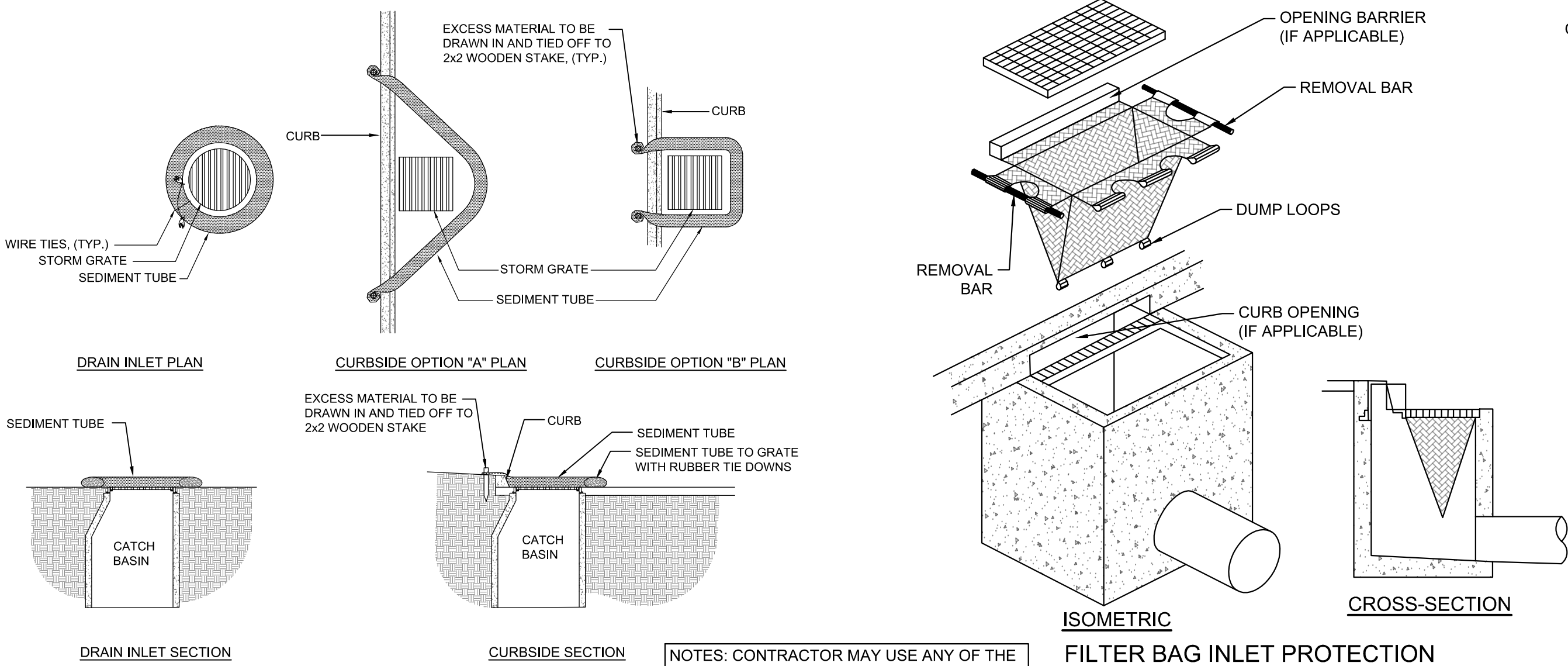
N.T.S.



2

INLET PROTECTION

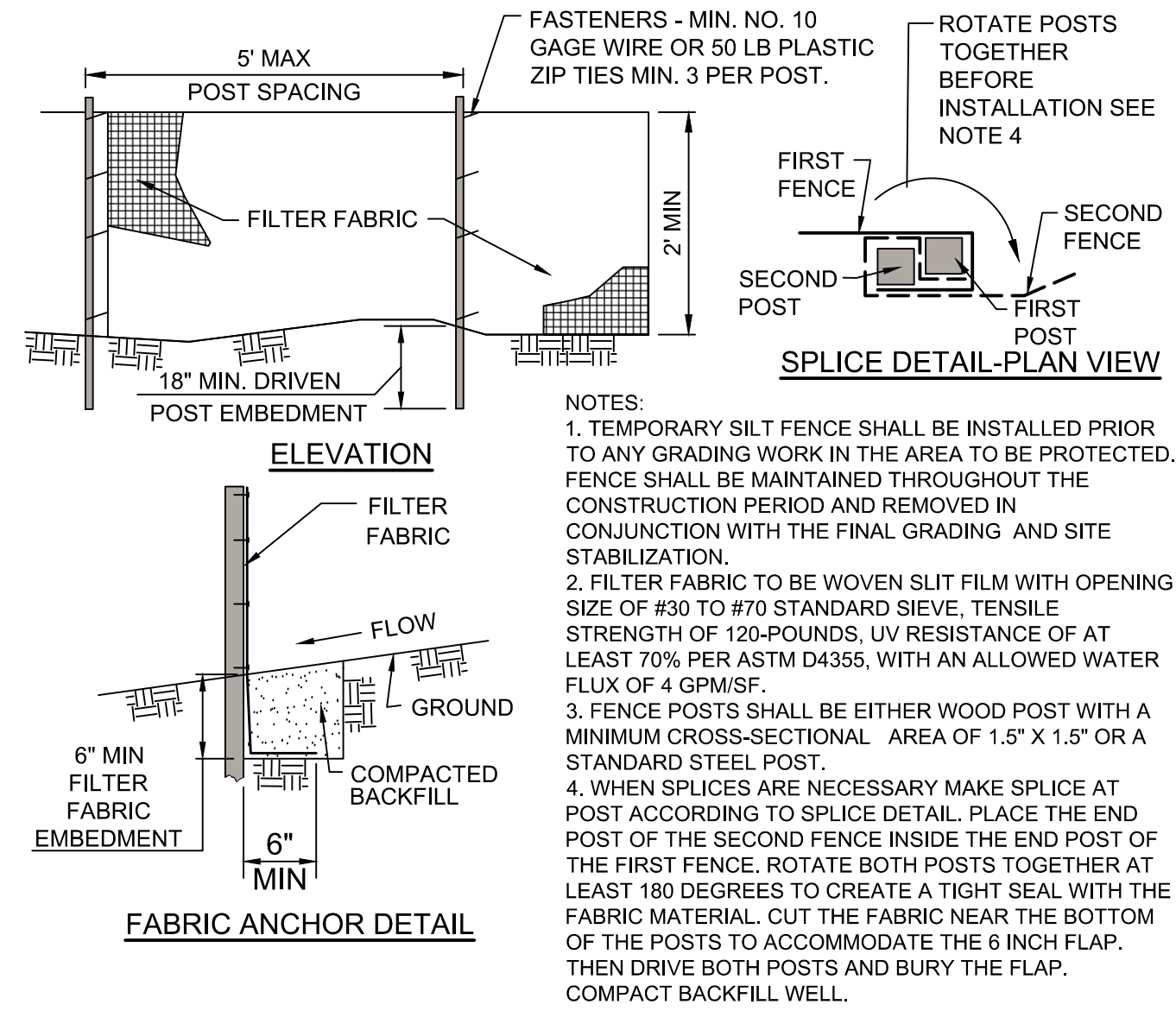
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3

SILT FENCE

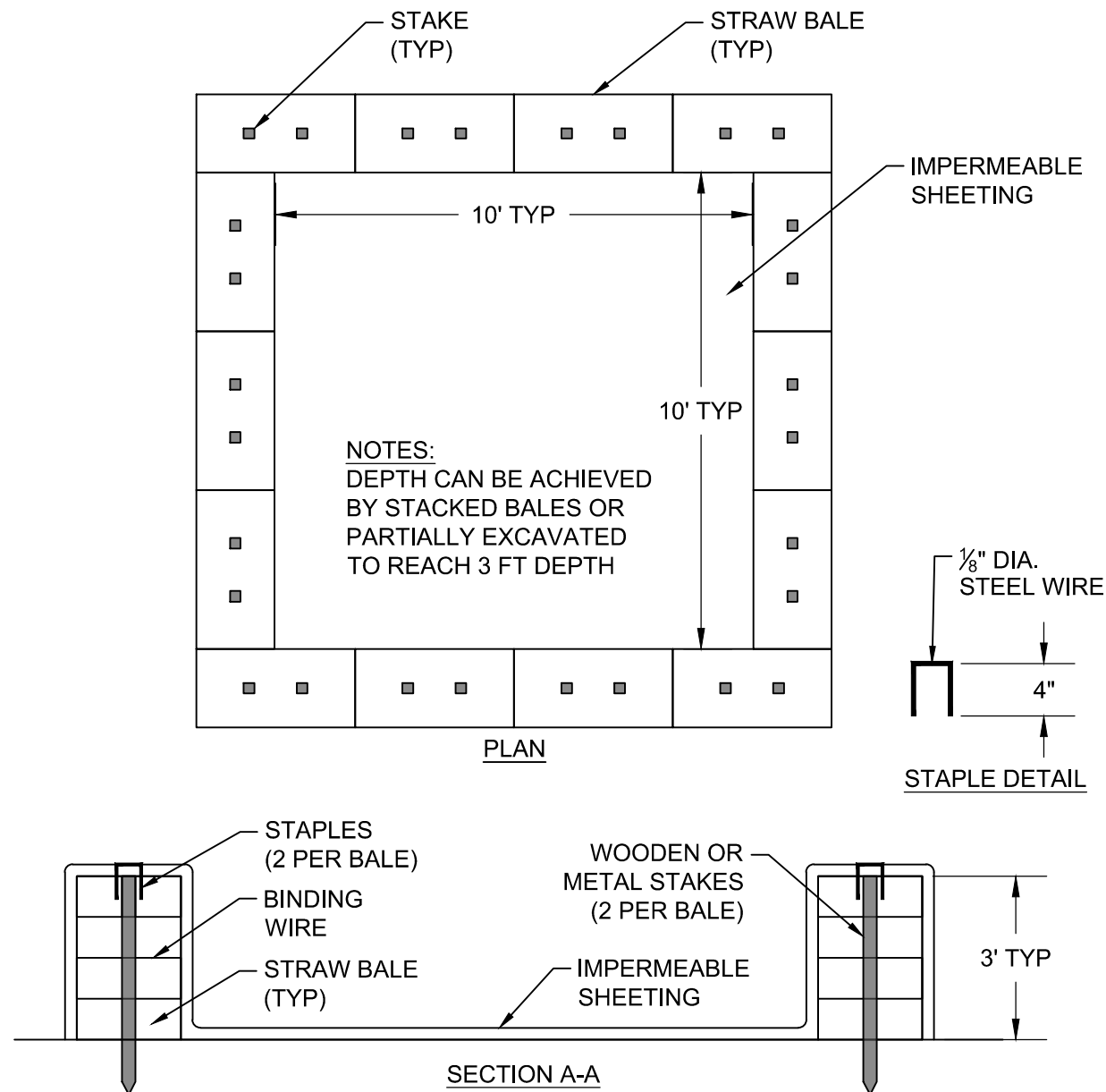
N.T.S.



4

CONCRETE WASHOUT STRUCTURE WITH STRAW BALES

N.T.S.



- CONCRETE WASHOUT CONSTRUCTION SPECIFICATIONS:
1. SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER AND SOLIDS AND MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10'x10'x3' DEEP.
 2. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. USE 10 MIL OR THICKER, UV RESISTANT, IMPERMEABLE SHEETING FOR LINER. LINER SHALL BE FREE OF HOLES AND TEARS AND OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
 3. PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
 4. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINE IF DAMAGED, EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75% FULL AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT MAY HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. PRIOR TO FORECASTED RAINSTORMS, REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

5

NOT USED

6

NOT USED

7

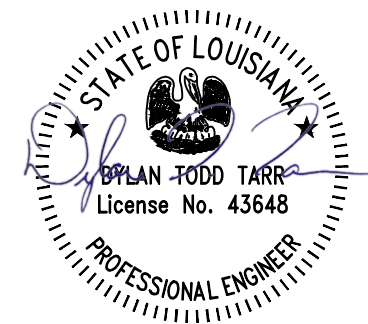
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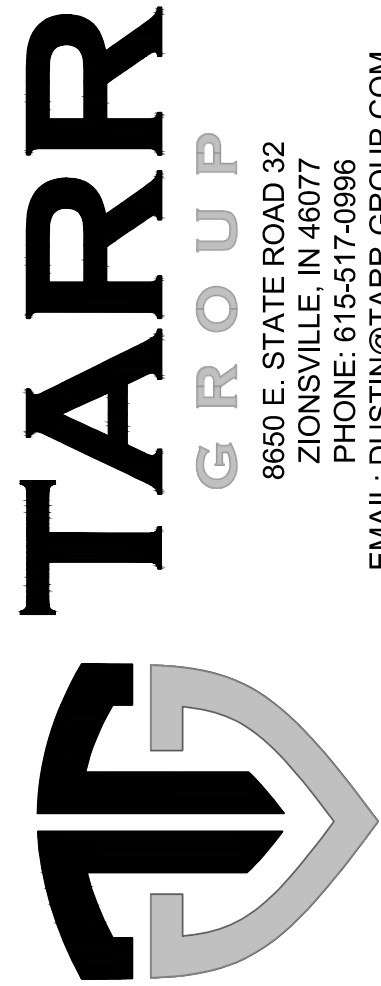
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9

NOT USED



6/28/23



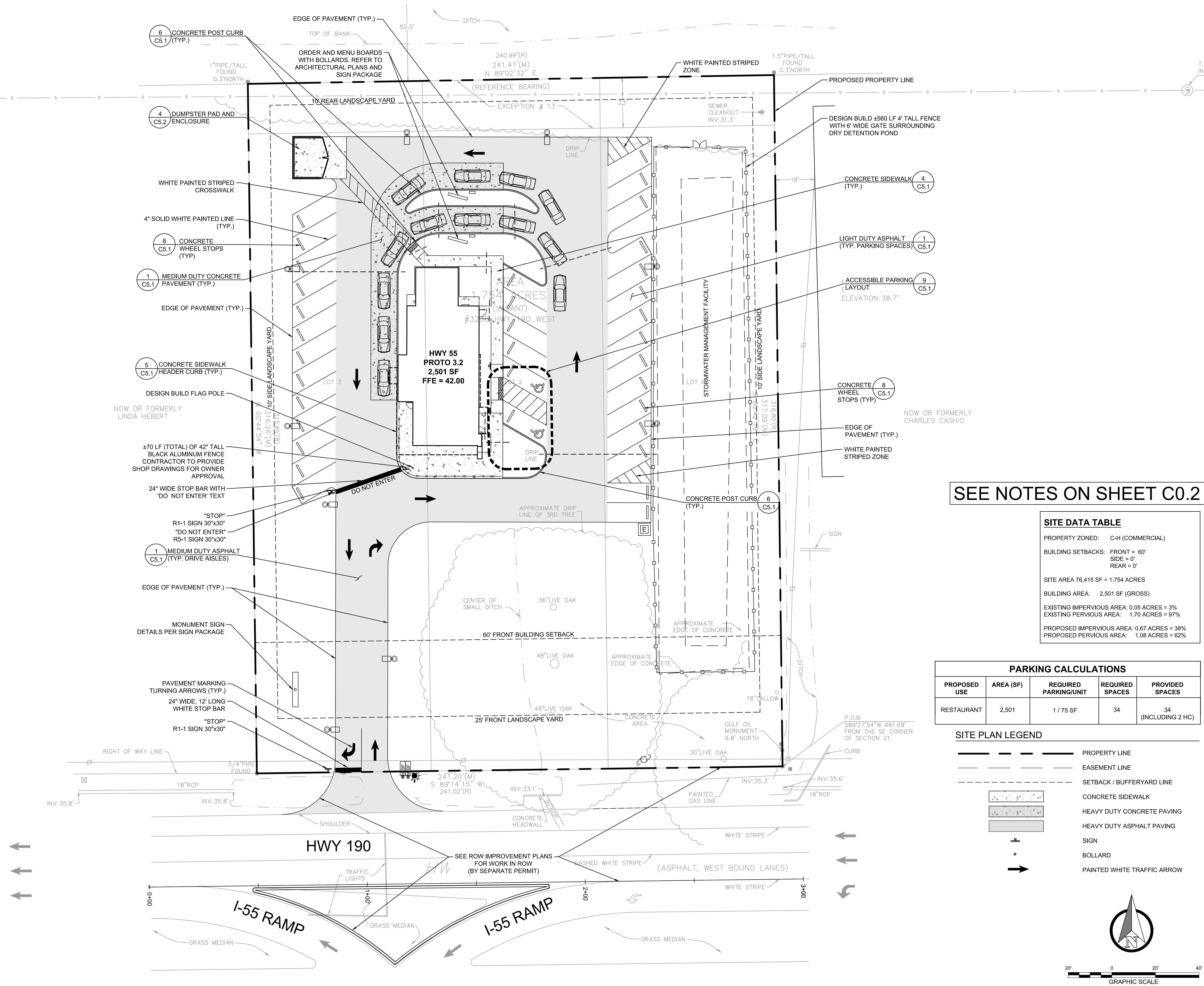
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HWY 190
HAMMOND, TANGIPAHOA PARISH, LOUISIANA

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EROSION AND
SEDIMENT CONTROL
DETAILS

C1.4



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HAMMOND, TANGIPAHOA PARISH, LOUISIANA

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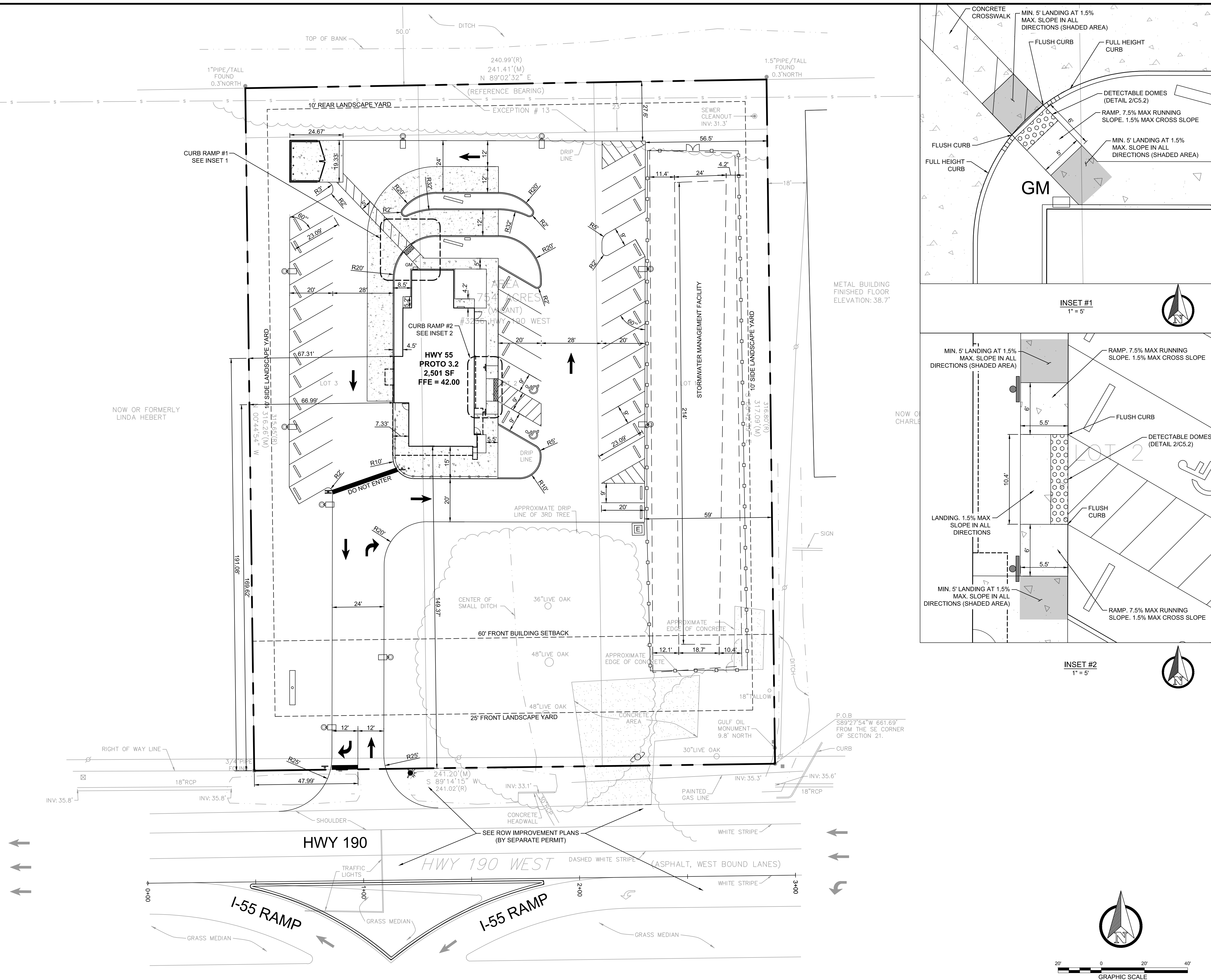
REVISIONS

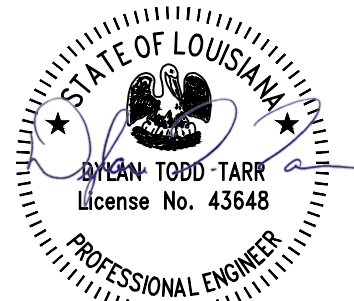
1 FIRE MARSHAL REVIEW 06/28/2023

PROJ. NO.: 23008

HORIZONTAL LAYOUT PLAN

C2.2





6/28/23



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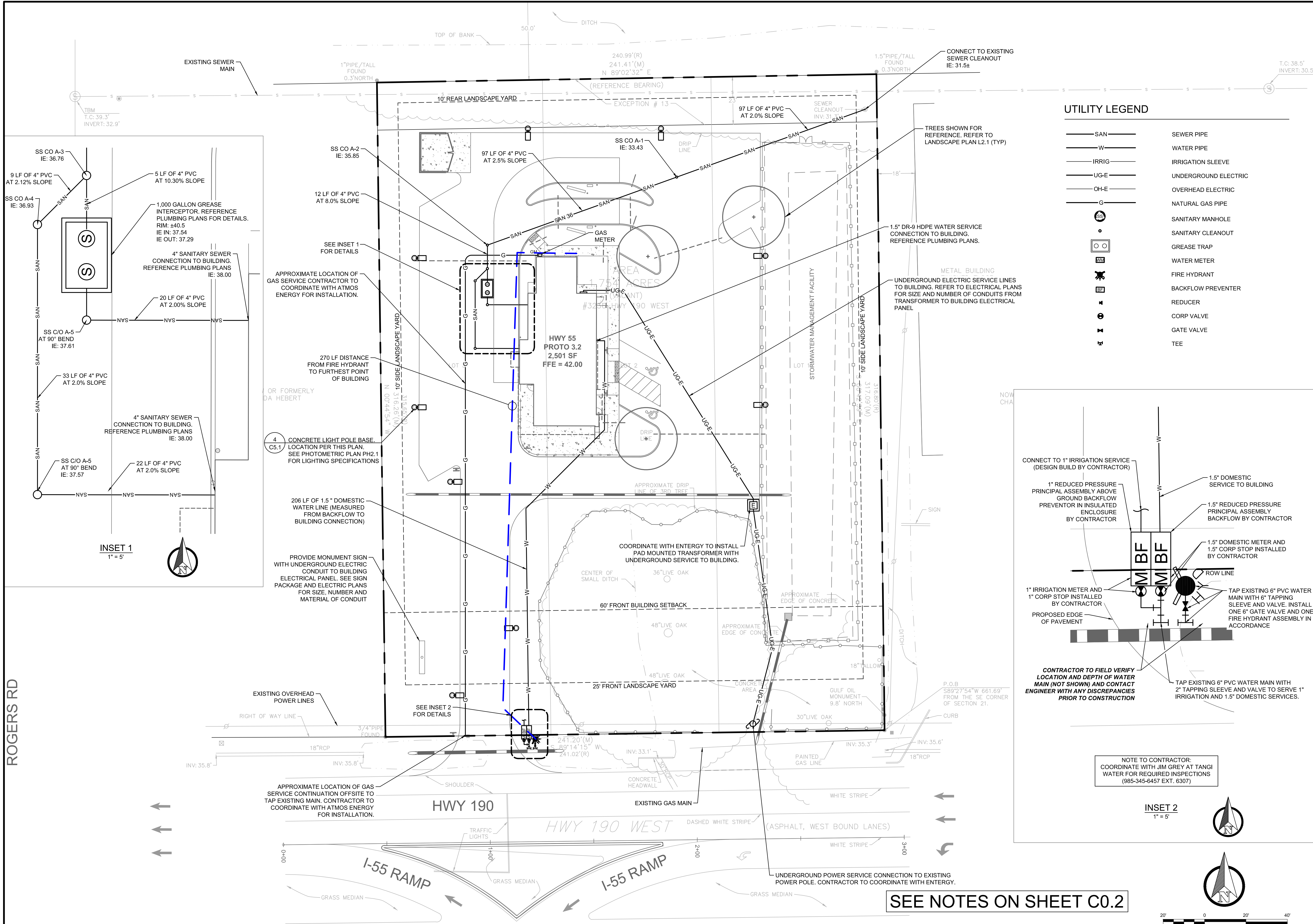
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UTILITY PLAN

C3.1

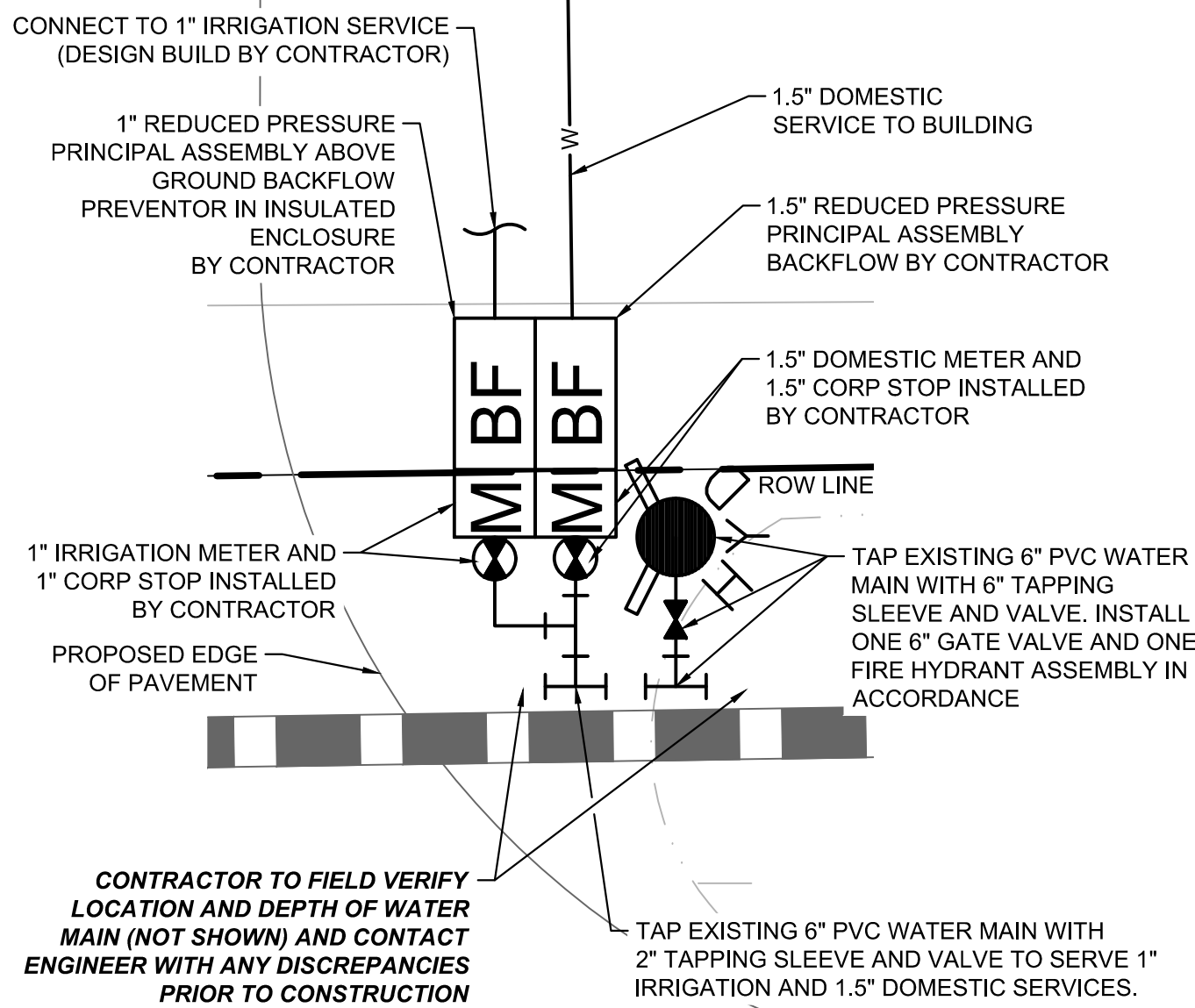
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ROGERS RD



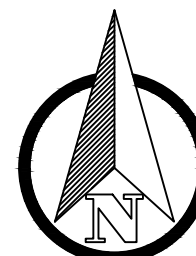
UTILITY LEGEND

	SEWER PIPE
	WATER PIPE
	IRRIGATION SLEEVE
	UNDERGROUND ELECTRIC
	OVERHEAD ELECTRIC
	NATURAL GAS PIPE
	SANITARY MANHOLE
	SANITARY CLEANOUT
	GREASE TRAP
	WATER METER
	FIRE HYDRANT
	BACKFLOW PREVENTER
	REDUCER
	CORP VALVE
	GATE VALVE
	TEE



NOTE TO CONTRACTOR:
COORDINATE WITH JIM GREY AT TANGI
WATER FOR REQUIRED INSPECTIONS
(985-345-6457 EXT. 6307)

INSET 2
1" = 5'



SEE NOTES ON SHEET C0.2

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FLOOD PLAIN INFORMATION

THIS SITE IS IN A SPECIAL FLOOD HAZARD AREA

FLOOD ZONE: "A"
BASE FLOOD ELEVATION: 41'
FLOOD INSURANCE RATE MAP PANEL NO. 22105C0320F
EFFECTIVE DATE 7/22/2010

BUILDING PAD PREPARATION

REFER TO GEOTECHNICAL REPORT (ECS PROJECT NO. 65-1349) PREPARED BY ECS SOUTHEAST, LLP FOR BUILDING PAD PREPARATION REQUIREMENTS INCLUDING BUT NOT LIMITED TO SURCHARE PROGRAM

GRADING LEGEND

69.5

70

101.00

101.00 (FFE)

101.00 (F)

101.0± (MEFG)

101.00 (HP)

101.00 (LP)

101.50

101.00

-1.0%

LIMIT OF DISTURBANCE LINE

MINOR CONTOUR

MAJOR CONTOUR

SPOT ELEVATION (FINISHED SURFACE)

SPOT ELEVATION (FINISHED FLOOR ELEVATION)

SPOT ELEVATION (FLUSH)

SPOT ELEVATION (MATCH EXISTING FINISHED GRADE)

SPOT ELEVATION (HIGH POINT)

SPOT ELEVATION (LOW POINT)

SPOT ELEVATION (TOP OF CURB / BOTTOM FACE OF CURB)

SLOPE (DOWNHILL)

BENCHMARK

DATUM INFORMATION

ELEVATIONS SHOWN REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

RAW EARTHWORK SUMMARY

(NO CUT/FILL FACTORS. VOLUMES REPRESENT FINAL FINISHED GRADE SURFACE VS. EXISTING GRADE SURFACE. TOPSOIL STRIPPING, PAVEMENT SECTION VOLUME, UTILITY TRENCHES, ETC. WAS NOT ACCOUNTED FOR)

CUT VOLUME (UNADJUSTED) = 900 CY
FILL VOLUME (UNADJUSTED) = 4,300 CY
NET VOLUME = 3,400 CY (FILL)

SEE NOTES ON SHEET C0.2

6/28/23

TARR GROUP

8650 E. STATE ROAD 32
ZIONSVILLE, IN 46077
PHONE: 616-517-4396
EMAIL: DUSTIN@TARR-GROUP.COM

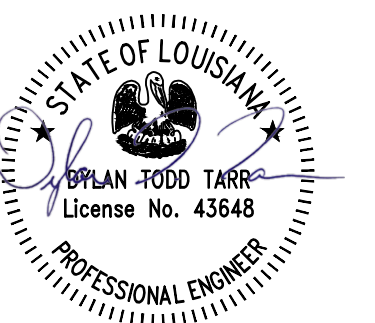
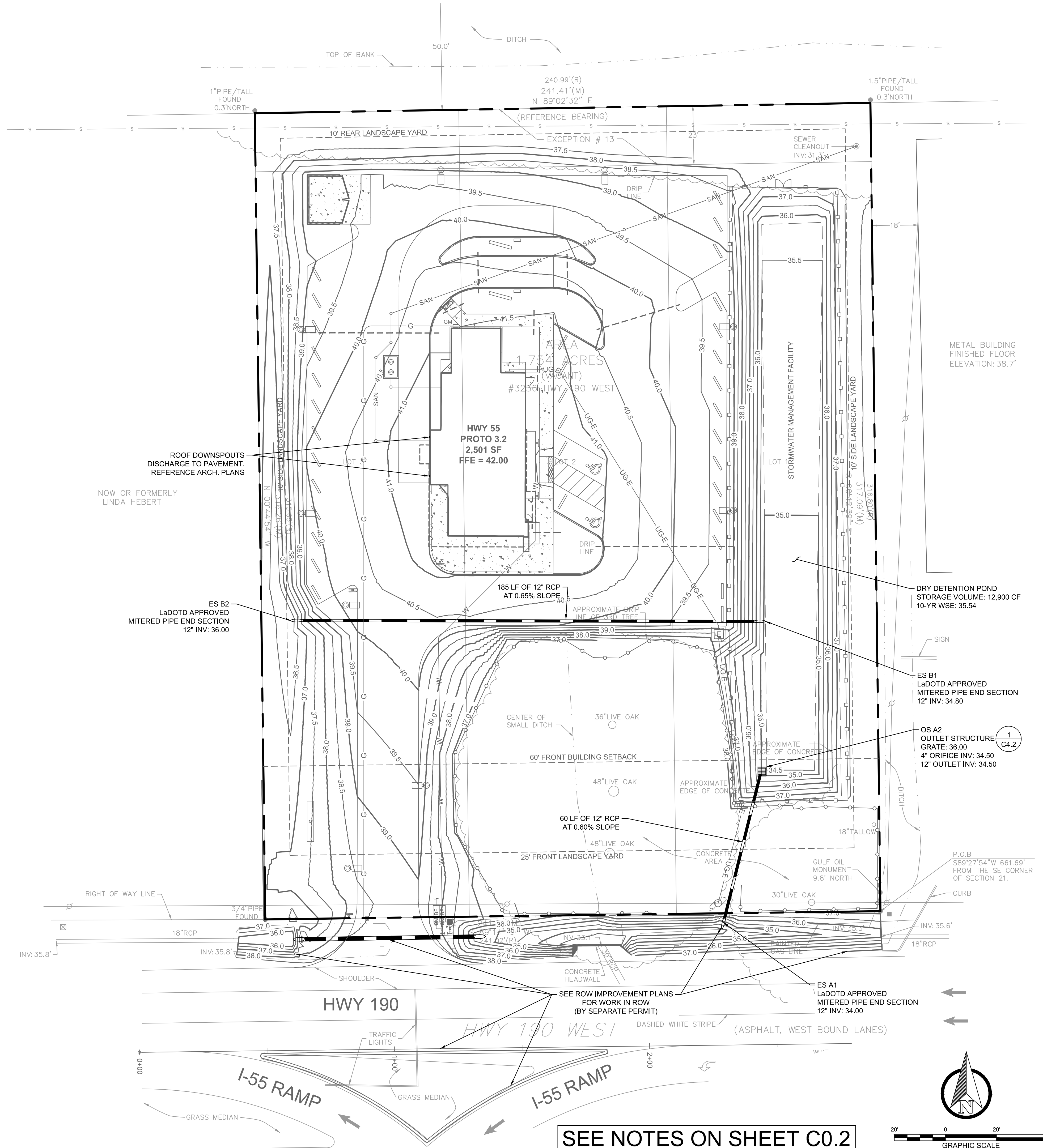
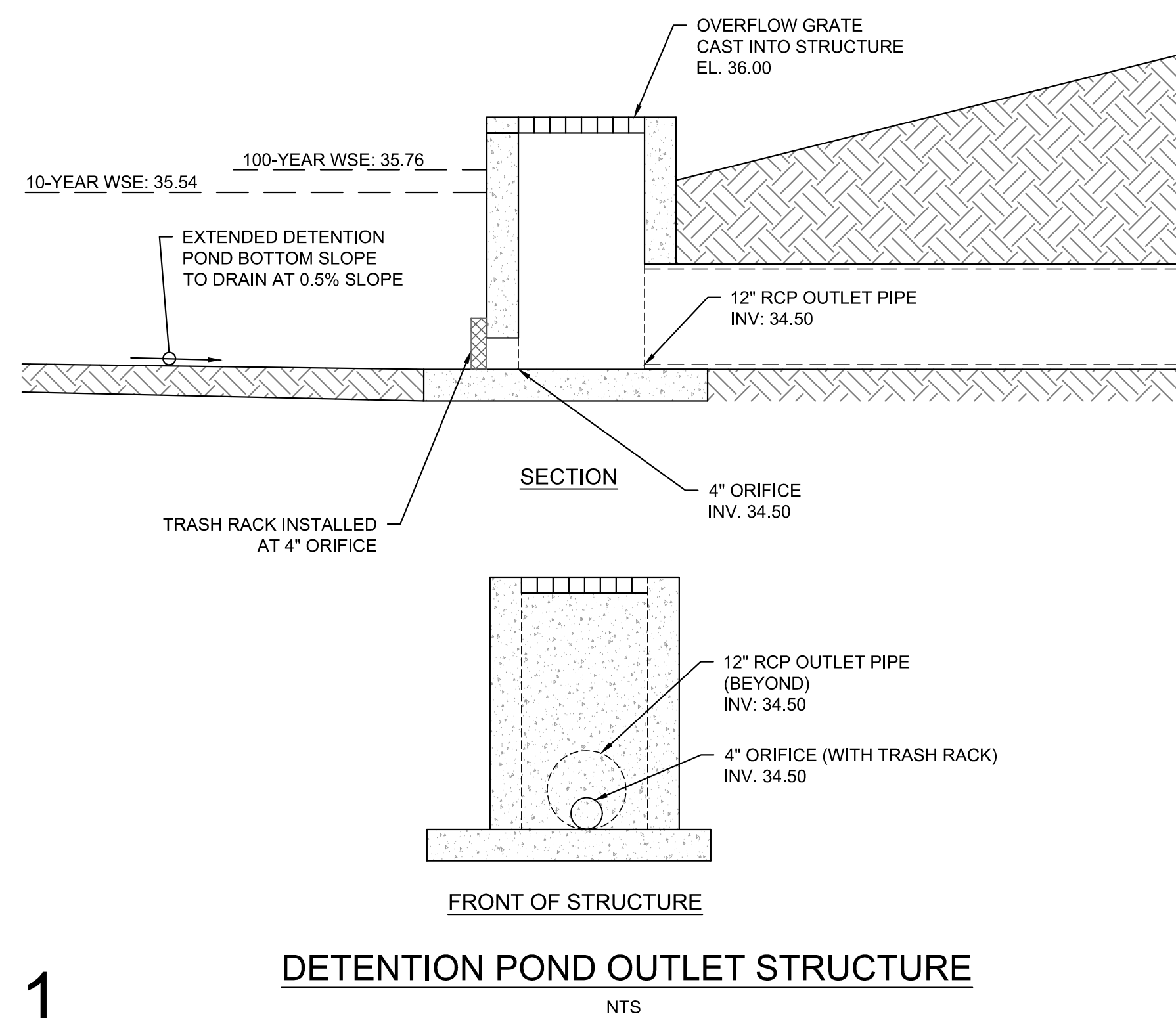
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FIRE MARSHAL REVIEW 06/28/2023

PROJ. NO.: 23008

GRADING PLAN

C4.1



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HWY 55 - HAMMOND
PCA 1 DEVELOPMENT, LLC
HWY 190
HAMMOND, TANGIPAHOA PARISH, LOUISIANA

ORIGINAL ISSUE DATE: 06/06/2023

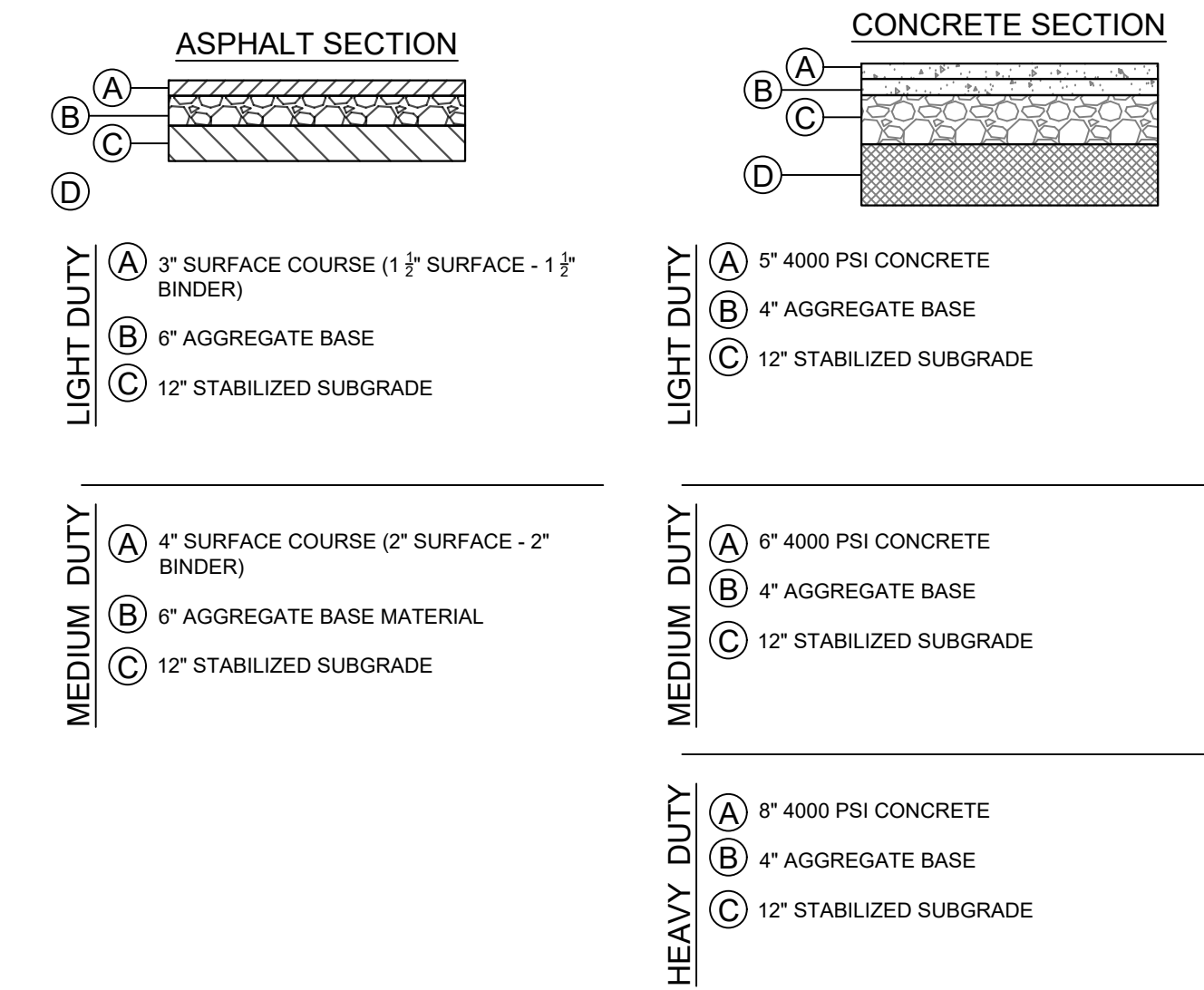
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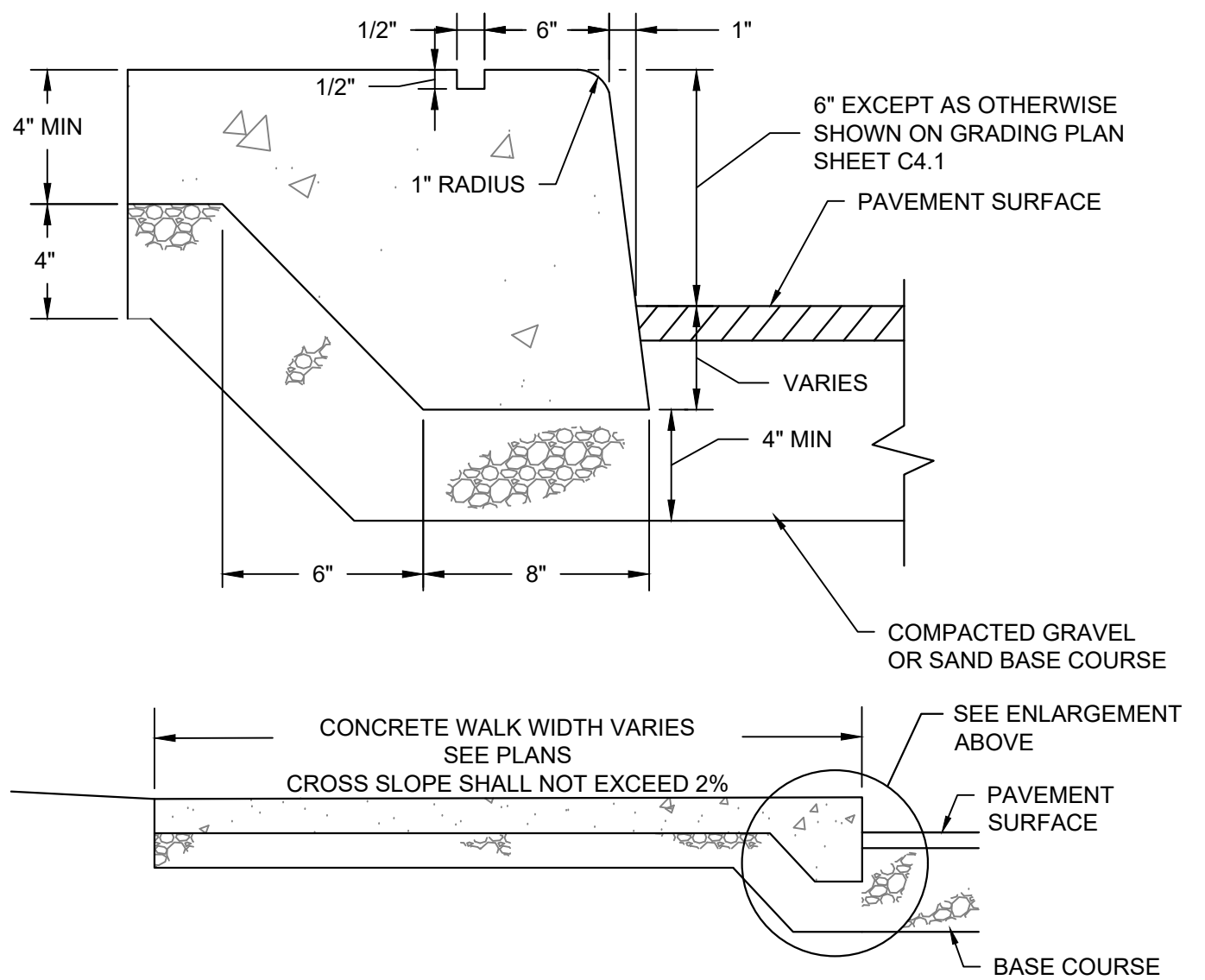
DRAINAGE PLAN

C4.2

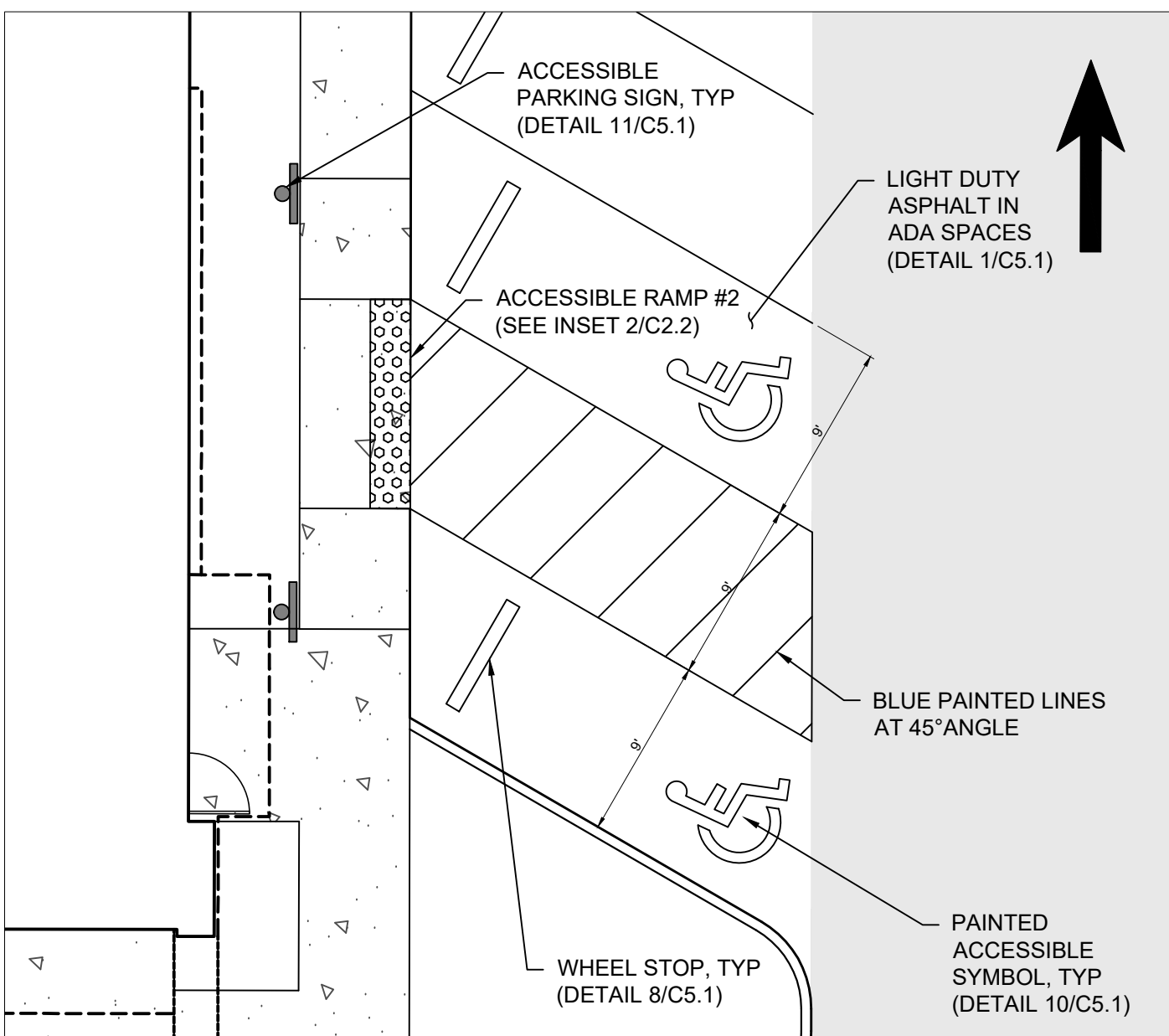


- NOTES:
- REFER TO GEOTECHNICAL INVESTIGATION PREPARED BY ECS SOUTHEAST, LLP, PROJECT #65.1349, DATED APRIL 21, 2023.
 - PAVEMENT CONSTRUCTION AND COMPONENTS SHOULD MEET LADOT SPECIFICATIONS.

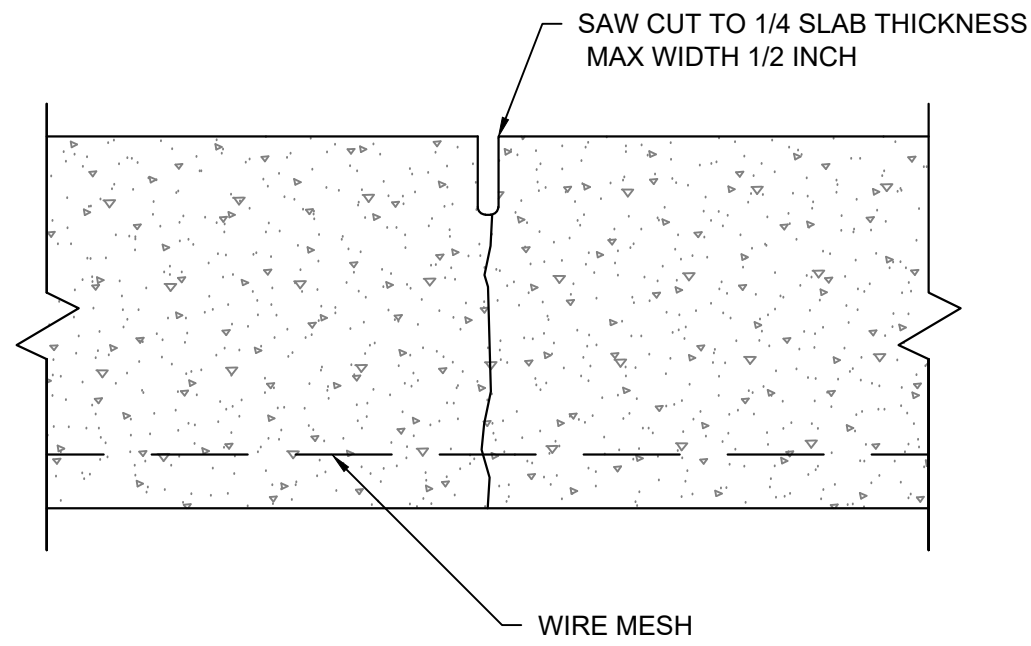
1 PAVEMENT SECTIONS
NTS



5 CONCRETE SIDEWALK HEADER SECTION
NTS

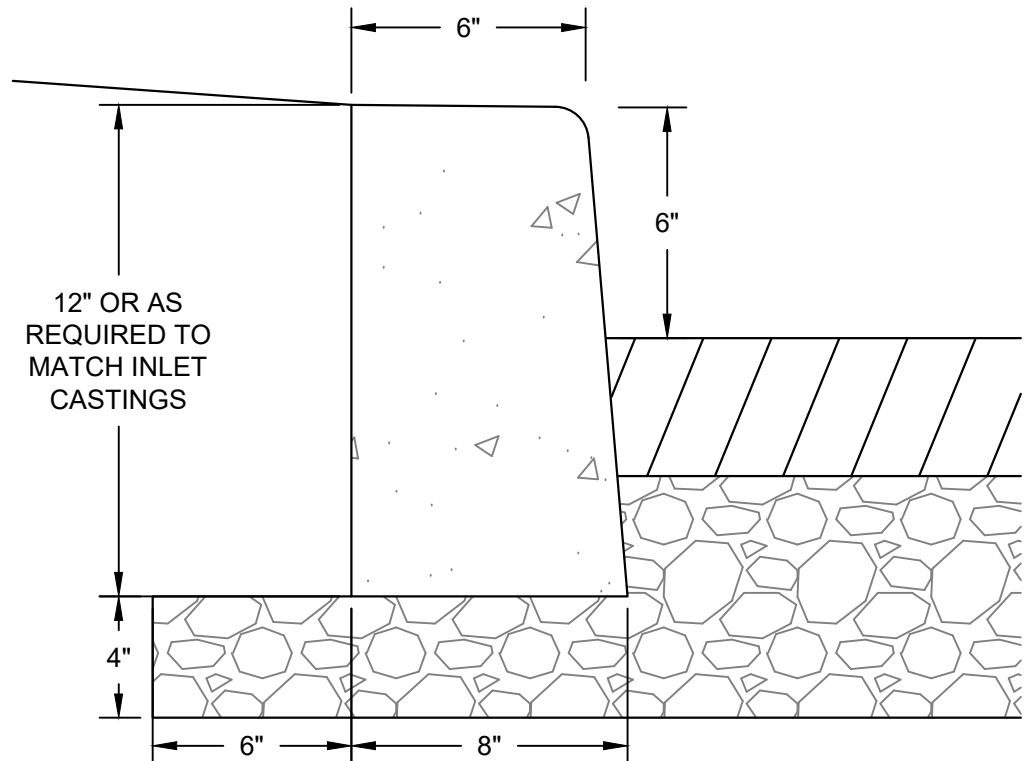


9 ACCESSIBLE PARKING LAYOUT
NTS



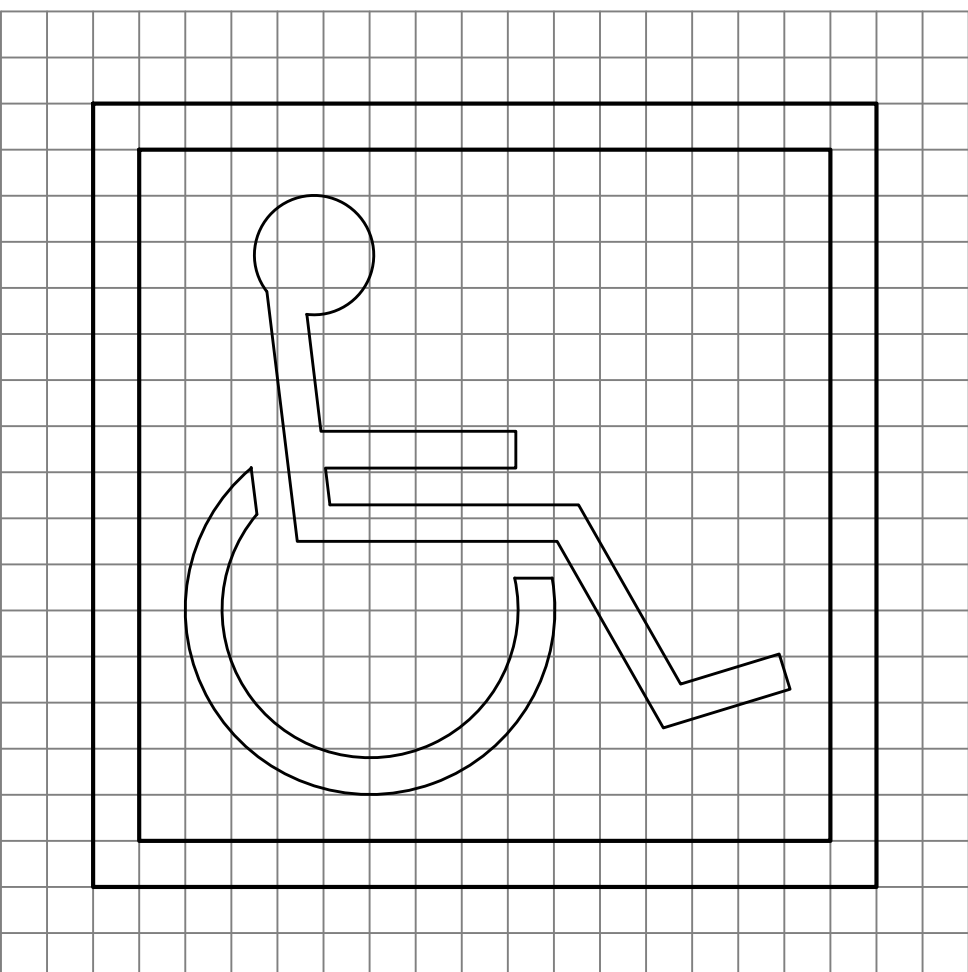
NOTE: CONTRACTION JOINTS TO BE SPACED EVERY 10'

2 CONTRACTION JOINTS IN CONCRETE
NTS

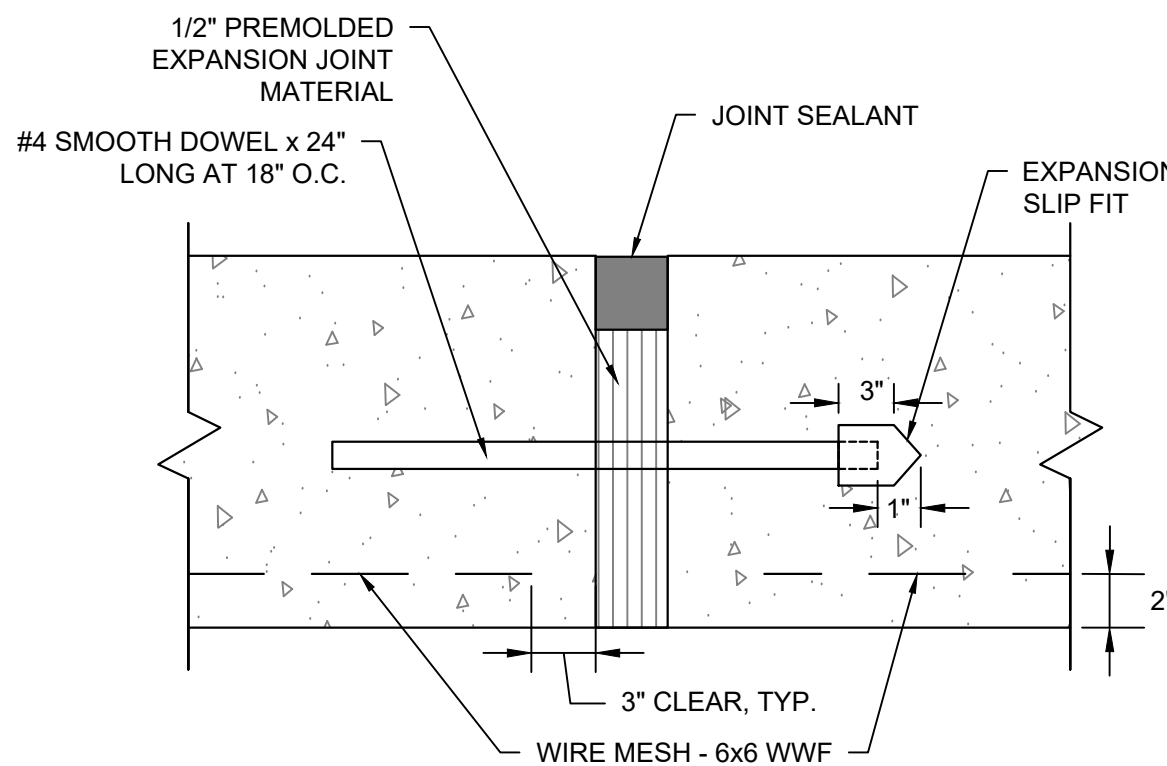


- NOTES:
- CURB SHALL BE CONSTRUCTION IN 10-FOOT LENGTHS, OR EXTRUDED AND THEN SAWCUT AT 10-FOOT INTERVALS TO A DEPTH OF 1-3/4 INCHES.
 - 1/2-INCH EXPANSION JOINTS SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 50 FEET, AT THE ENDS OF RETURNS AND AT ALL POINTS WHERE THE NEW CURB ABUTS OTHER CONCRETE STRUCTURES OR INLET CASTINGS.
 - ALL CONCRETE SHALL BE 4000 PSI (TYP.)
 - CURB HEIGHT TO BE 6 INCHES UNLESS OTHERWISE NOTED ON GRADING PLAN, SHEET C4.1

6 CONCRETE POST CURB
NTS

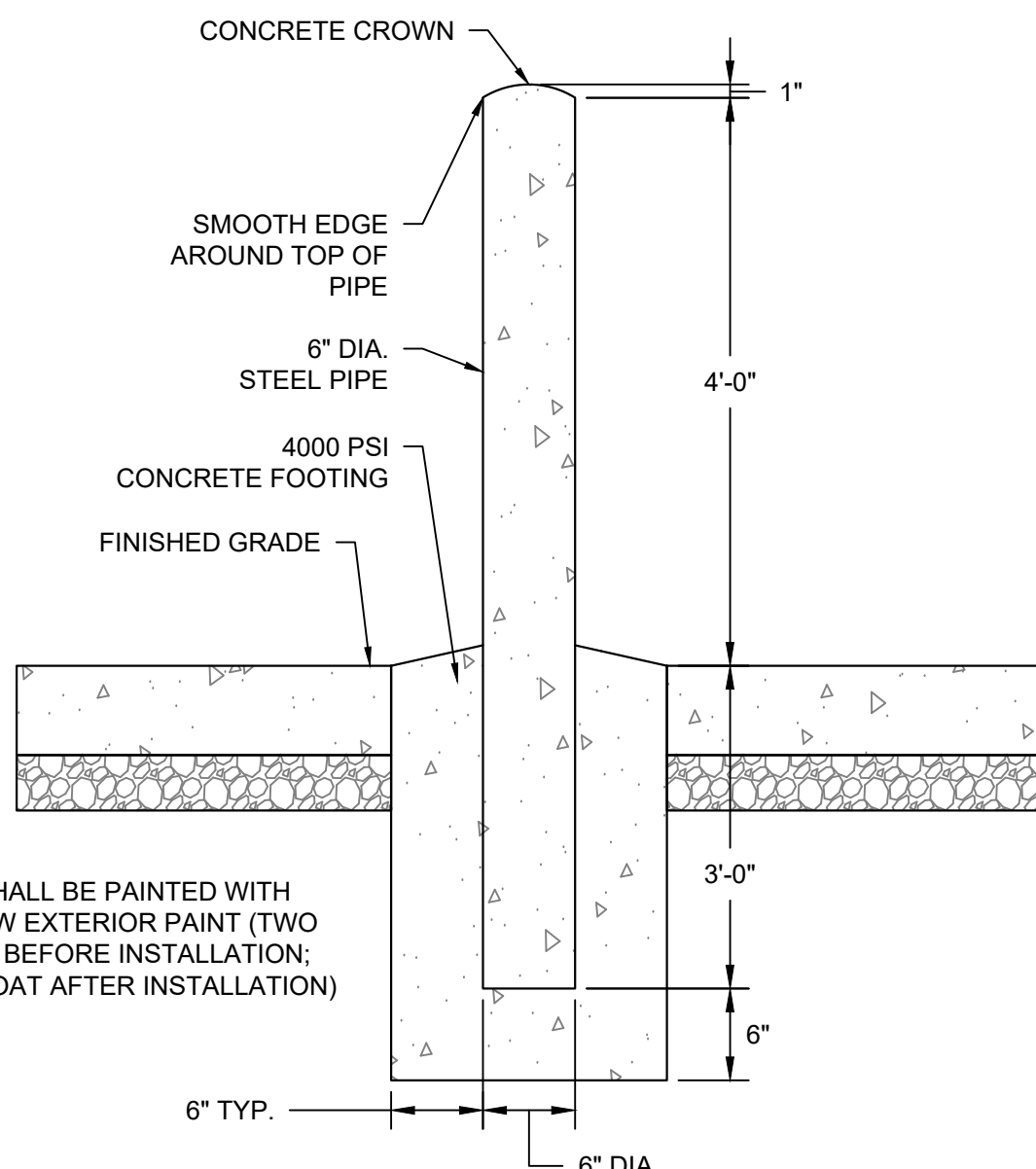


10 PAINTED ACCESSIBLE SYMBOL FOR PAVEMENT
NTS



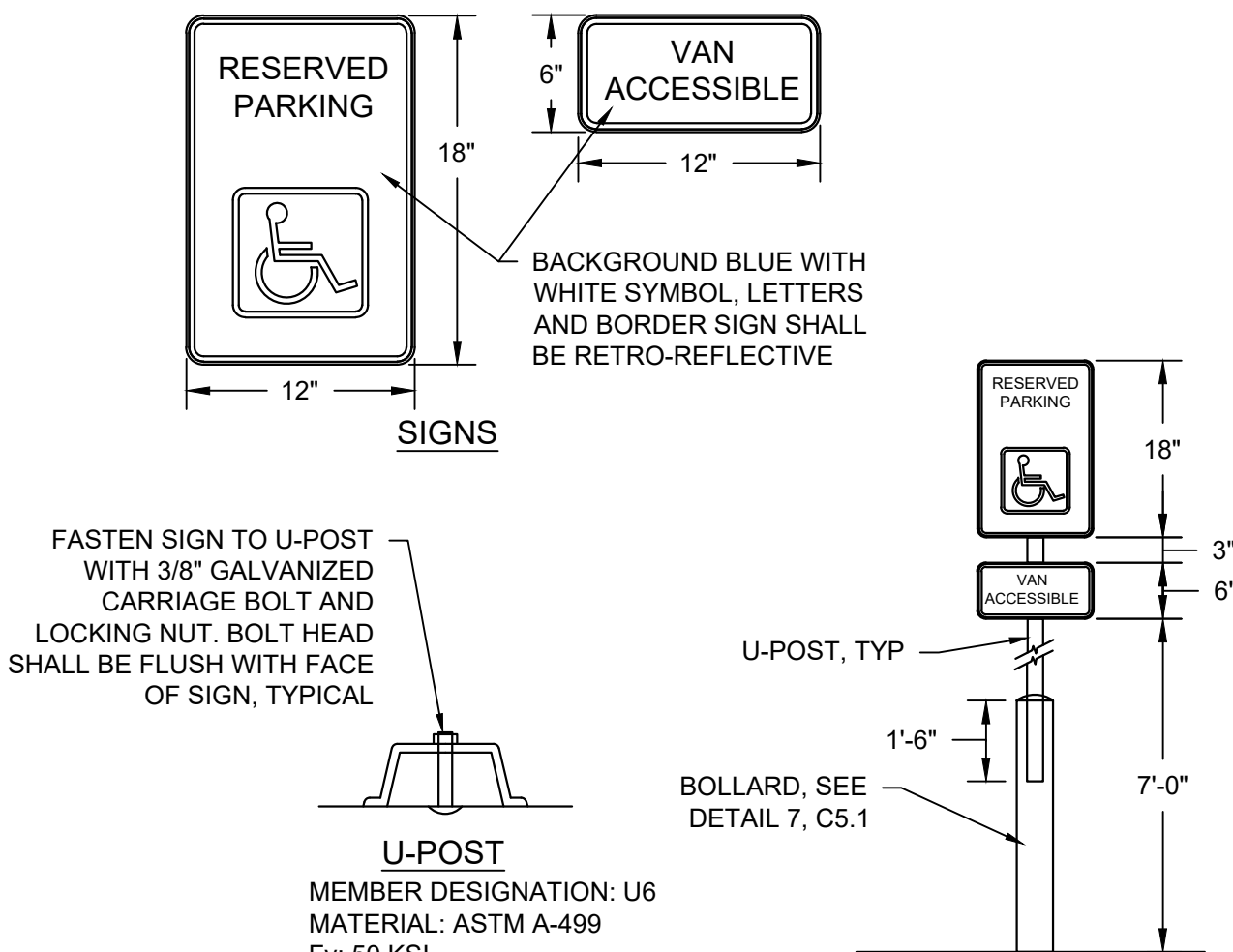
- PARKING LOT EXPANSION JOINTS TO BE INSTALLED IN 3 LOCATIONS:
- IN THE PARKING LOT LIMITS ALONG A LINE EXTENDED FROM THE FACE OF THE BUILDING.
 - ALONG THE PERIMETER OF THE DUMPSTER WHERE IT ABUTS CONCRETE PAVEMENT.
 - ALONG CONNECTION OF PARKING LOT TO ANY CONCRETE DRIVEWAY RAMPS.

3 EXPANSION JOINT FOR CONCRETE PAVEMENT
NTS

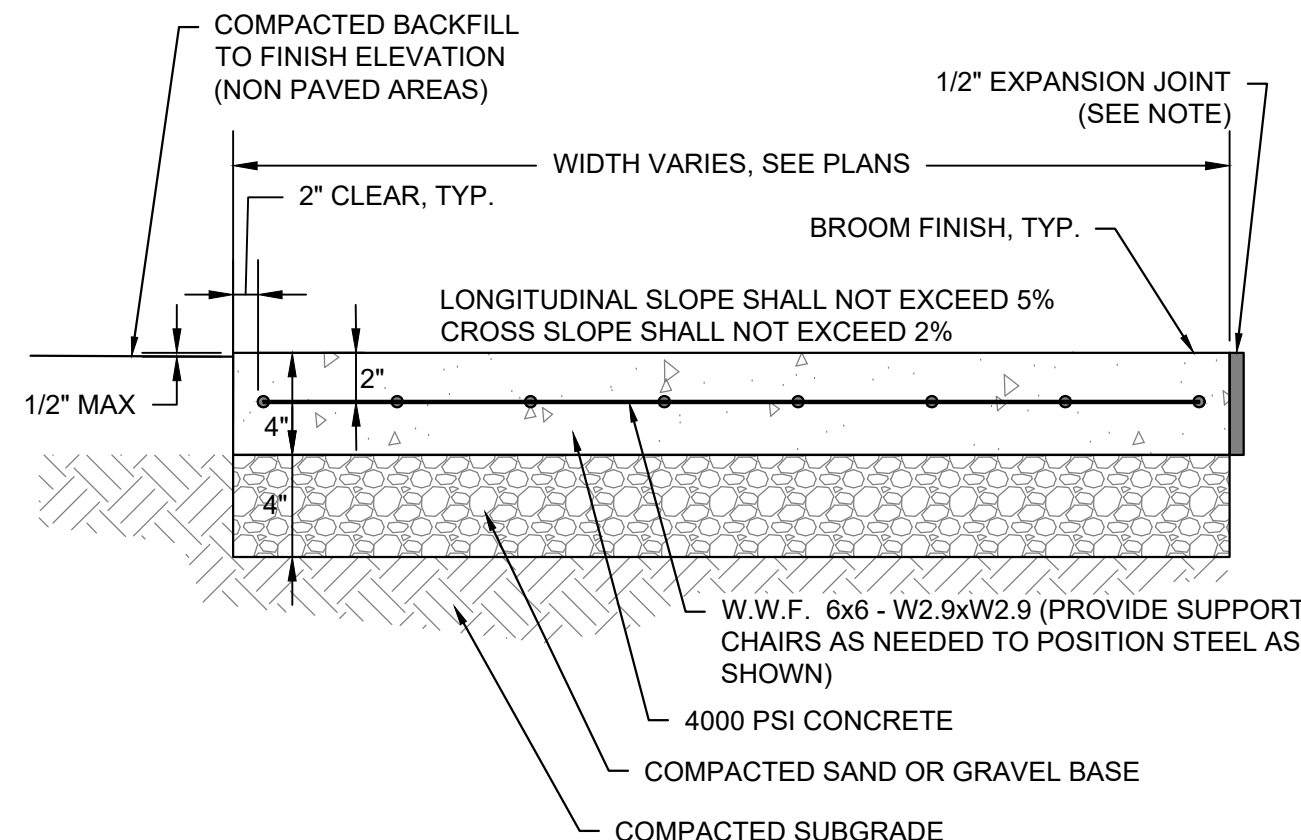


PIPE SHALL BE PAINTED WITH YELLOW EXTERIOR PAINT (TWO COATS BEFORE INSTALLATION; ONE COAT AFTER INSTALLATION)

7 BOLLARD
NTS

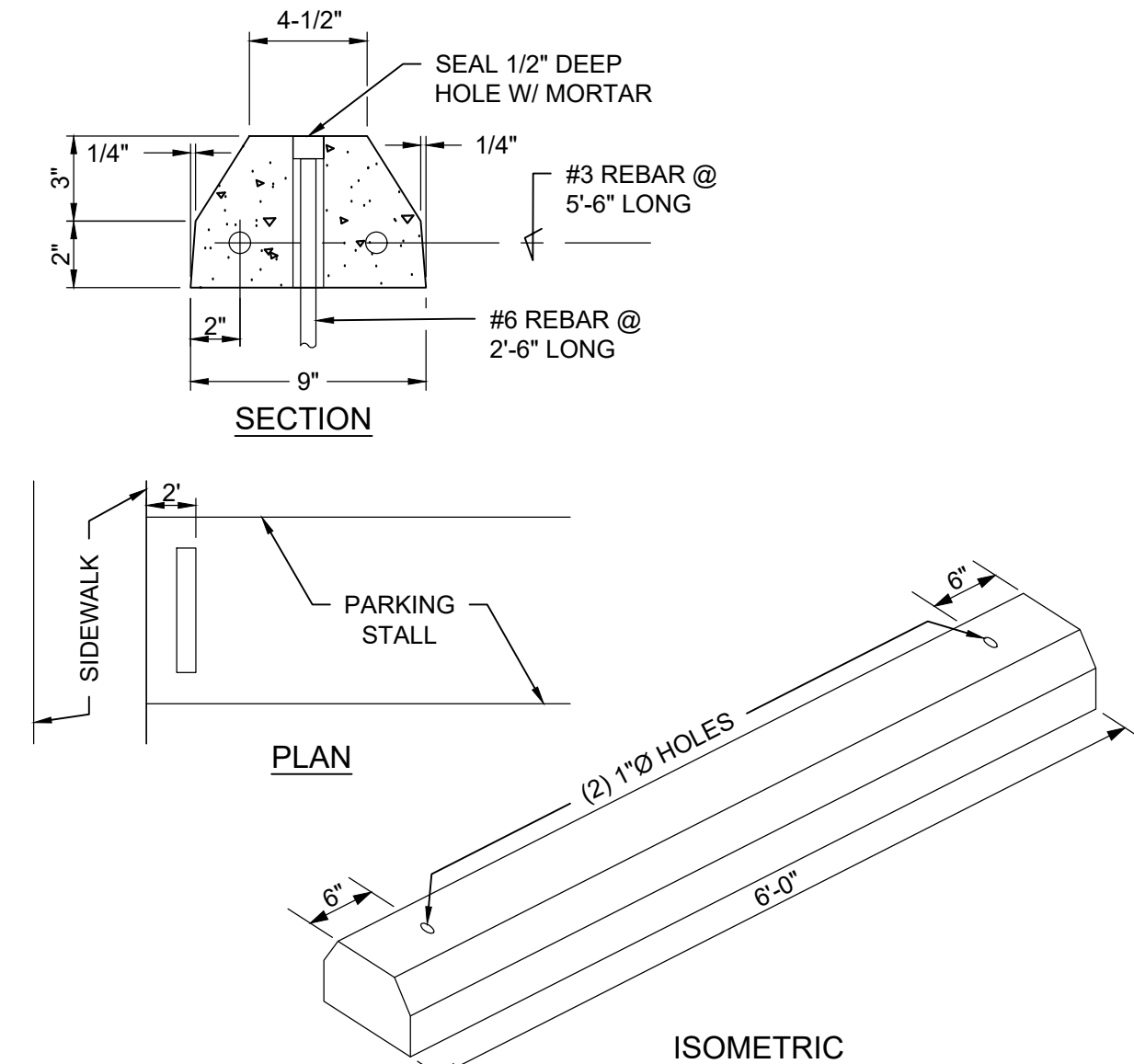


11 ACCESSIBLE PARKING SIGN
NTS



- NOTES:
- PROVIDE WEAKENED PLANE (SAW CUT OR TOOLED) CONTROL JOINTS AT 5'-0" ON CENTER.
 - PROVIDE EXPANSION JOINTS AT 50'-0" (MAX) ON CENTER AND CONTINUOUSLY BETWEEN SIDEWALK AND WALLS OR OTHER STRUCTURES

4 CONCRETE SIDEWALK SECTION
NTS



8 PRECAST CONCRETE WHEEL STOP
NTS



6/28/23



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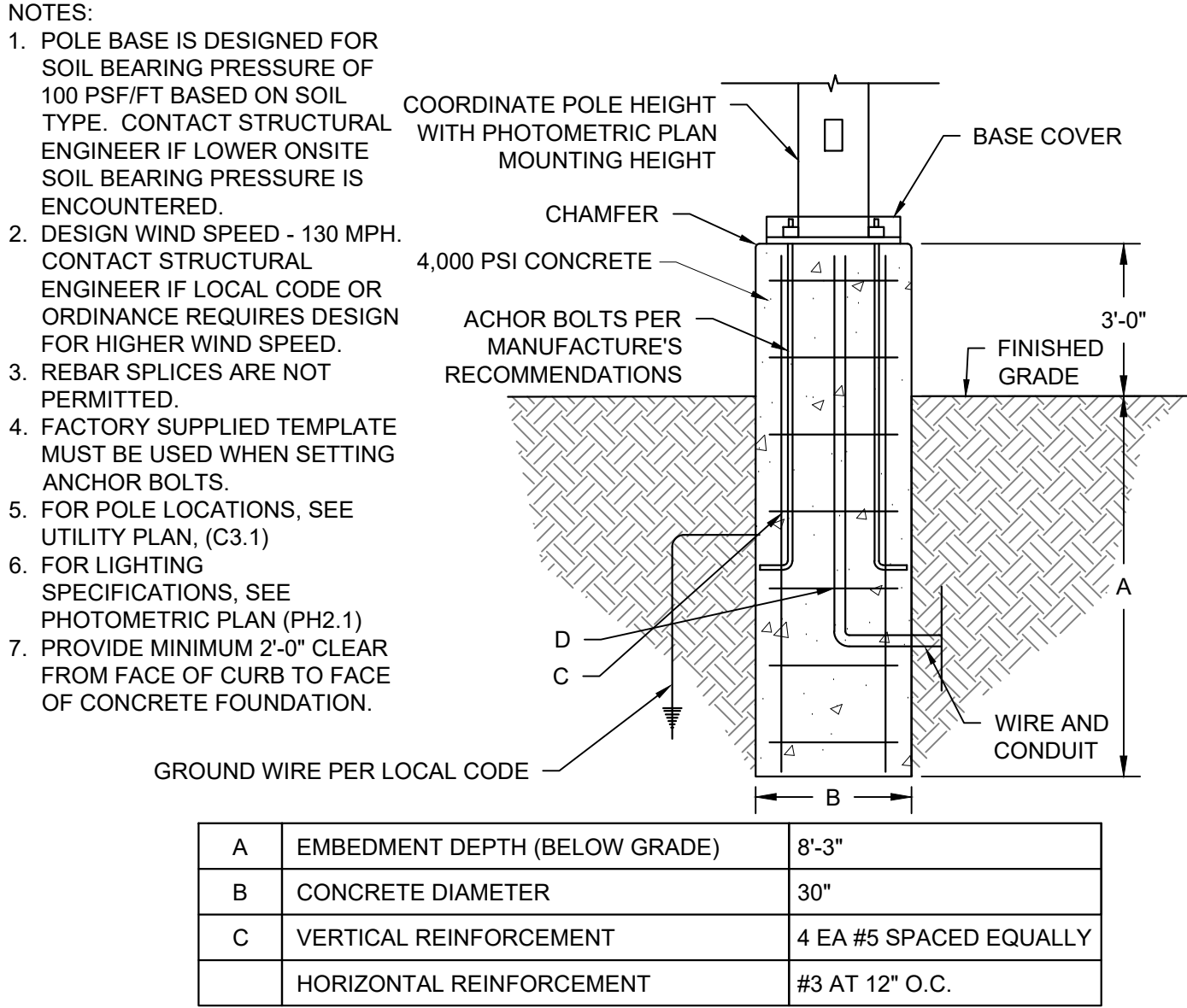
PROJ. NO.: 23008

CIVIL DETAILS

C5.1

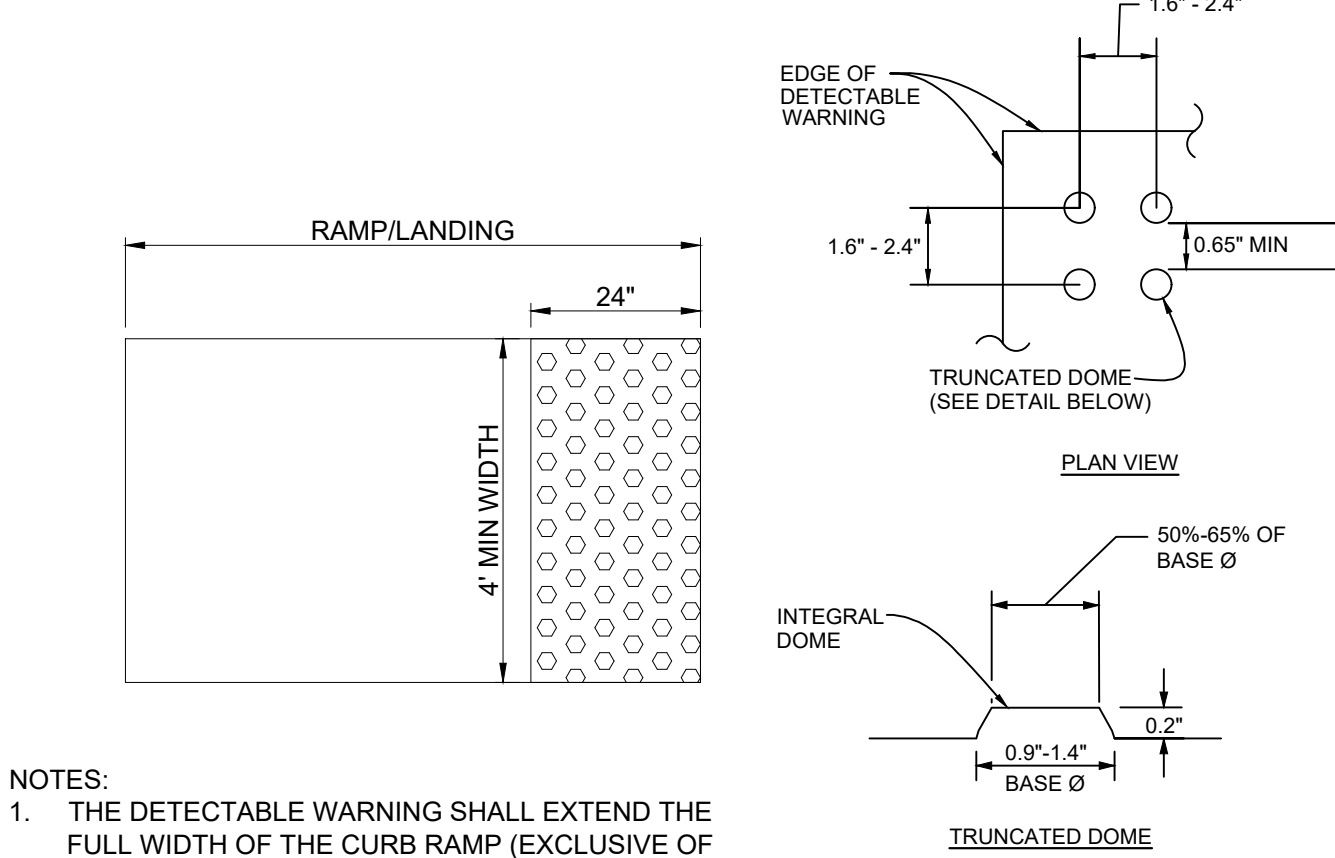
NOT USED

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1 CONCRETE LIGHT POLE BASE
NTS

2 NOT USED



3 DETECTABLE WARNING
NTS

4 NOT USED

5 NOT USED

6 NOT USED

NOT USED

NOT USED

8 NOT USED

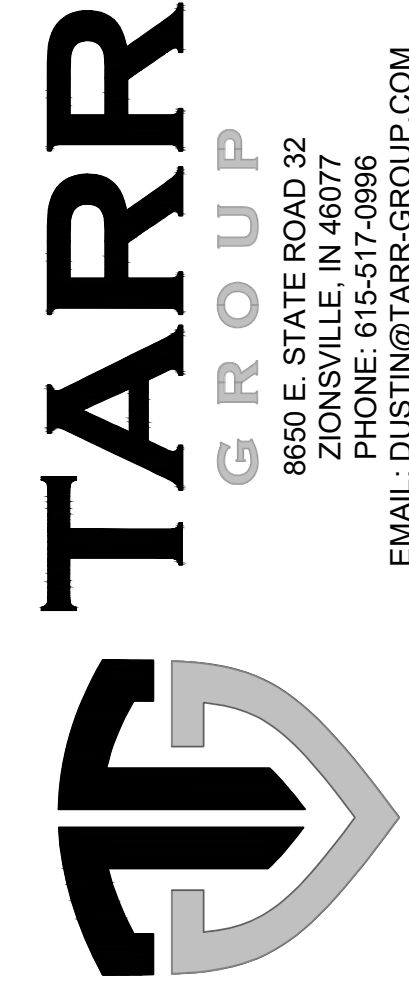
9 NOT USED

10 NOT USED

11 NOT USED



6/28/23



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CIVIL DETAILS

C5.2

GENERAL NOTES - PLANTING

- LANDSCAPE CONTRACTOR IS TO VERIFY LOCATIONS OF ALL UTILITIES WITH THE OWNER, OWNER'S REPRESENTATIVE, GENERAL CONTRACTOR, CONSTRUCTION MANAGER OR DESIGN BUILDER AND UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING IN THE FIELD ACTUAL LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES, WHETHER INDICATED ON PLANS OR NOT. LANDSCAPE CONTRACTOR MUST CALL THE UTILITIES PROTECTION SERVICE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. LANDSCAPE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR DAMAGE OF UTILITY LINES, WHICH IS CAUSED BY THEIR ACTIONS OR THE ACTIONS OF THEIR CONSULTANTS.
- LANDSCAPE CONTRACTOR TO EXAMINE FINISH SURFACE, GRADE ACCURACY AND TOPSOIL FOR DEPTH AND QUALITY; REFER TO SPECIFICATIONS (IF APPLICABLE); IF CONDITIONS ARE UNSATISFACTORY, NOTIFY OWNER, OWNER'S REPRESENTATIVE, GENERAL CONTRACTOR, CONSTRUCTION MANAGER OR DESIGN BUILDER AND DO NOT BEGIN WORK UNTIL CONDITIONS HAVE BEEN CORRECTED.
- AFTER INSTALLATION, REPAIR ALL DAMAGES MADE TO EXISTING CONDITIONS TO OWNER'S REPRESENTATIVE'S SATISFACTION.
- PLANT MATERIALS SHALL CONFORM TO THE STANDARDS OF THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION AND SHALL HAVE PASSED INSPECTION REQUIRED UNDER STATE REGULATIONS.
- NURSERY STOCK IDENTIFICATION TAGS SHALL NOT BE REMOVED FROM ANY PLANTING PRIOR TO INSPECTION AND APPROVAL OF INSTALLATION BY THE OWNER'S REPRESENTATIVE.
- A GRANULAR PRE-EMERGENT HERBICIDE SHOULD BE APPLIED TO LANDSCAPE BEDS PER MANUFACTURER RECOMMENDATIONS PRIOR TO COVERING WITH MULCH.
- ALL PLANTINGS TO BE CONTAINED WITHIN BARK MULCHED BED. ALL TREES LOCATED WITHIN LAWN AREAS TO BE CONTAINED WITH A 6" MULCH RING. BARK MULCH SHALL BE FINELY SHREDDED HARDWOOD, DARK IN COLOR.
- SEED ALL DISTURBED LAWN AREAS THAT ARE NOT LANDSCAPED. SEED WITH PREMIUM TURF GRASS, COMMERCIAL GRADE & LOCALLY SOURCED BETWEEN APRIL 1 AND JULY 30. USE A TEMPORARY STABILIZATION OR ANNUAL RYE SEEDING AT THE RATE OF 4 LBS. PER 1,000 S.F. AT ALL OTHER TIMES. TEMPORARY RYE LAWN SHALL BE SCARIFIED AND OVER SEEDING AS SPECIFIED ABOVE BETWEEN APRIL 1 AND JUNE 1. SEED TYPE MUST MEET WEST CHESTER TOWNSHIP REGULATIONS & SPECIFICATIONS.
- EROSION CONTROL & SEED GERMINATION BLANKET REQUIRED ON ALL SLOPES GREATER THAN 5:1.
- LANDSCAPE CONTRACTOR, GENERAL CONTRACTOR, CONSTRUCTION MANAGER OR DESIGN BUILDER IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE IN LAWN AREAS. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PLANT'S LIVABILITY. REFER TO FRONT END SPECIFICATIONS IF APPLICABLE.
- ANY LANDSCAPE CONTRACTOR RECOMMENDED SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT. UNAPPROVED SUBSTITUTIONS SHALL BE REMOVED AND REPLACED WITH APPROPRIATE PLANTS.
- A COMPLETE LIST OF PLANTS, INCLUDING A SCHEDULE OF SIZES, QUANTITIES, AND OTHER COMMENTS IS SHOWN ON THE DRAWINGS (IF REQUIRED), IN THE EVENT THAT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANT SCHEDULE, THE PLANTING PLANS SHALL GOVERN.
- GENERAL CONTRACTOR, CONSTRUCTION MANAGER, DESIGN BUILDER OR LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL ORDINANCES AND SHALL MAKE CONSULTANTS AWARE OF THESE ORDINANCES.
- GENERAL CONTRACTOR, CONSTRUCTION MANAGER, DESIGN BUILDER OR LANDSCAPE CONTRACTOR TO COORDINATE CONSTRUCTION STAGING AND MATERIAL STOCKPILING WITH THE OWNER OR OWNER'S REPRESENTATIVE.
- DURING ALL PHASES OF CONSTRUCTION ACTIVITY, IF THE LANDSCAPE CONTRACTOR OR THEIR SUBS ENCOUNTER ANY "SOLID WASTE MATERIAL" (EXCLUDING CLEAN HARD FILL) THE GENERAL CONTRACTOR, CONSTRUCTION MANAGER, DESIGN BUILDER, OWNER OR OWNER'S REPRESENTATIVE SHALL BE CONTACTED IMMEDIATELY FOR FURTHER DIRECTION.
- LANDSCAPE CONTRACTOR SHALL CLEAN STREETS OF MUD AND DEBRIS GENERATED BY THEIR CONSTRUCTION ACTIVITIES OR THEIR SUB'S CONSTRUCTION ACTIVITIES, PURSUANT WITH LOCAL CODE REQUIREMENTS.
- LANDSCAPE CONTRACTOR TO COORDINATE WITH THE GENERAL CONTRACTOR, CONSTRUCTION MANAGER, DESIGN BUILDER, OWNER OR OWNER'S REPRESENTATIVE TO PROVIDE FOR APPROPRIATE CARE OF EXISTING PLANT MATERIAL AND NEWLY LANDSCAPED AREAS DURING CONSTRUCTION.
- STREET TREE LOCATIONS TO BE COORDINATED WITH DRIVEWAY, FIRE HYDRANT, STREET LIGHT LOCATIONS AND OTHER UTILITIES AS REQUIRED

GENERAL NOTES - PLANT MIX

TOPSOIL: FERTILE, FRIABLE NATURAL TOPSOIL OF LOAMY CHARACTER, WITHOUT ADMXTURE OF SUBSOIL MATERIAL, OBTAINED FROM A WELL-DRAINED ARABLE SITE, REASONABLY FREE FROM CLAY, LUMPS, COARSE SANDS, STONES, PLANTS, ROOTS, STICKS, AND OTHER FOREIGN MATERIALS, WITH ACIDITY RANGE BETWEEN PH 6.0 AND 6.8.

A. IDENTIFY SOURCE LOCATION OF TOPSOIL PROPOSED FOR USE ON THE PROJECT.

B. PROVIDE TOPSOIL FREE OF SUBSTANCES HARMFUL TO THE PLANTS, WHICH WILL BE GROWN IN THE SOIL.

PEAT MOSS: SHREDDED, LOOSE, SPHAGNUM MOSS; FREE OF LUMPS, ROOTS, INORGANIC MATERIAL OR ACIDIC MATERIALS; MINIMUM OF (95) NINETY-FIVE PERCENT ORGANIC MATERIAL MEASURED BY OVEN DRY WEIGHT, A PH RANGE OF (4 TO 5) FOUR TO FIVE; AND A MOISTURE CONTENT OF (30) THIRTY PERCENT.

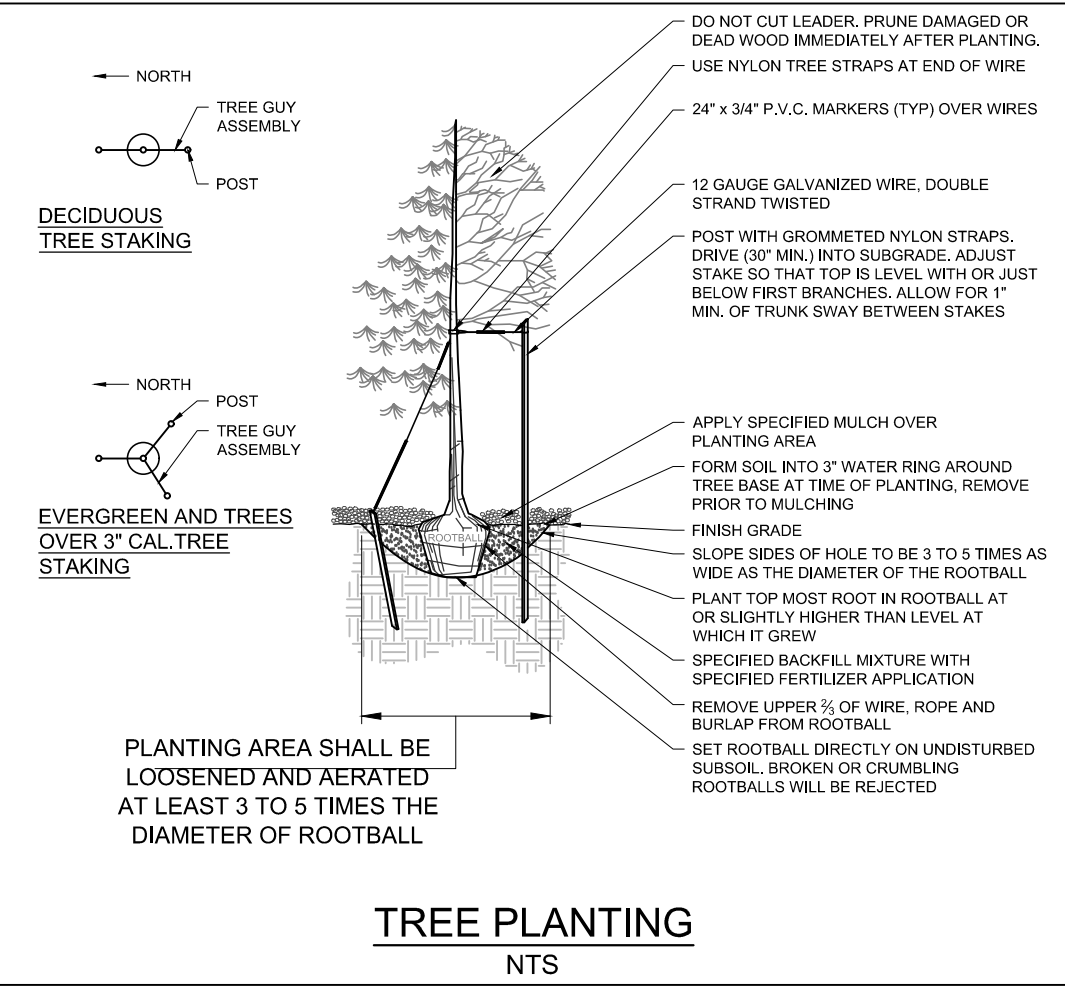
MANURE: STERILIZED COW OR DEHYDRATED HORSE MANURE, SHREDDED, WEED AND SEED FREE. FURNISH IN BAGS OR BULK.

BONE MEAL: RAW, FINELY GROUND, COMMERCIAL GRADE, MINIMUM 3% NITROGEN, 20% PHOSPHOROUS.

FERTILIZER: COMMERCIALY APPROVED 12-12-12 (12% NITROGEN, 12% PHOSPHORIC ACID, AND 12% POTASH BY WEIGHT). 1/4 OF NITROGEN IN THE FORM OF NITRATES; 1/4 IN THE FORM OF AMMONIA SALT, AND 1/2 IN THE FORM OF ORGANIC NITROGEN.

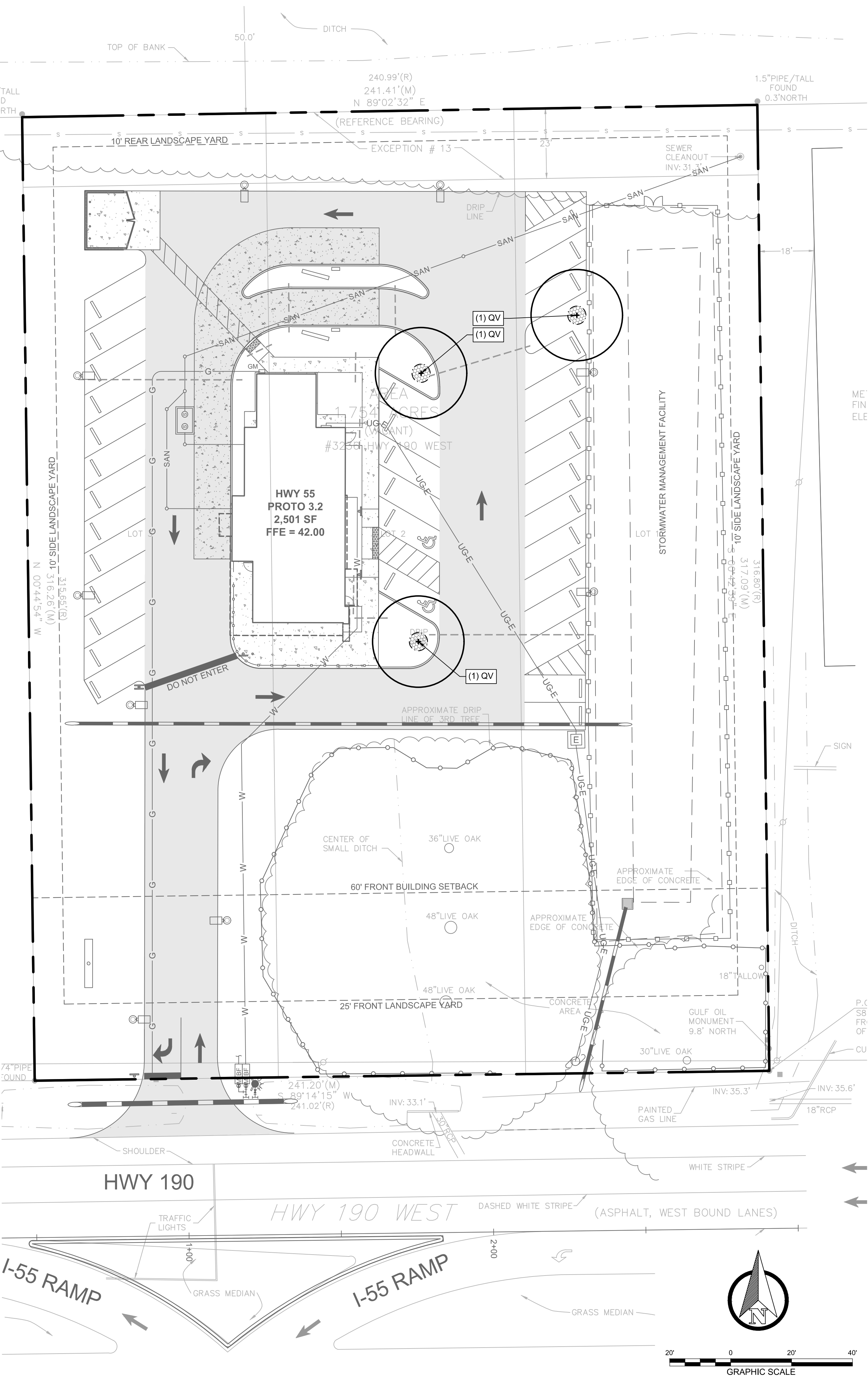
PROVIDE PRE-MIXED PLANTING MIXTURE FOR USE AROUND THE ROOT BALL/ROOTS OF THE PLANTS CONSISTING OF 5 PARTS TOPSOIL, 1 PART PEAT MOSS, 1 PART MANURE, 10 LBS. FERTILIZER (PER CUBIC YARD) AND 2 1/3 LBS. OF BONE MEAL (PER CUBIC YARD).

PLANTLIST				
CANOPY TREES				
SYM	BOTANICAL NAME	COMMON NAME	CAL.	NOTES
QV	Quercus virginiana	Southern Live Oak	2"	B&B

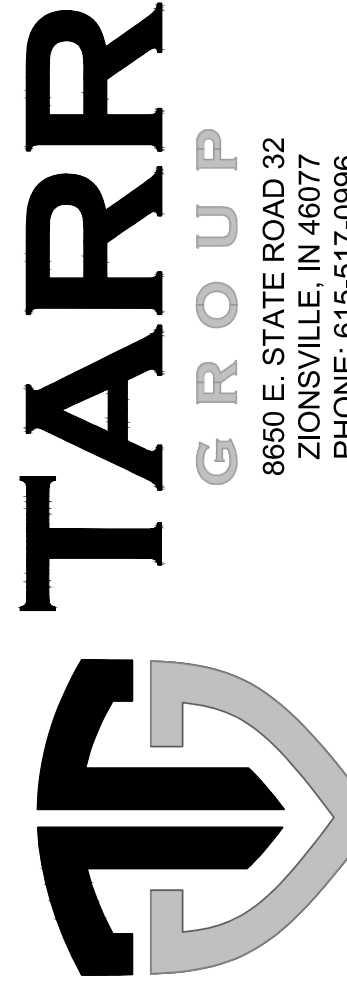


STREET YARD PLANTING AREA CALCULATION
6,024 SF / 100 = 10.04 x 100 =1,004
EXISTING TO REMAIN:
48 = 100 + (46X50) = 2400
30 = 100 + (28X50) = 1500
TOTAL: 3,900

DEVELOPED SITE AREA CALCULATION
76,416 / 5,000 = 15.28
15.28 X 200 = 3,057
PROPOSED:
(3) 2" CAL. TREE = 300
EXISTING TO REMAIN:
48 = 100 + (46X50) = 2400
36 = 100 + (34X50) = 1800
30 = 100 + (28X50) = 1500
18 = 100 + (16X50) = 900
48 = 100 + (46X50) = 2400
TOTAL: 9,300



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LANDSCAPE PLAN

L2.1



Luminaire Location Summary					
		Insertion Point			
LumNo	Label	X	Y	Z	Orient
1	G6C-T4FT	68.849	293.987	33	270
2	G6C-T4FT	133.149	293.987	33	270
3	G6C-T4FT	184.349	232.487	33	180
4	G6C-T4FT	13.149	231.387	33	0
5	G6C-T4FT	184.349	160.487	33	180
6	G6C-T4FT	13.149	159.287	33	0
7	G6C-T4FT	33.849	116.487	33	0
8	G6C-T4FT	63.149	52.587	33	180
9	G6C-T4FT	33.849	20.087	33	0

RP-8-21 Recommended Maintained Illuminance Values
Parking Lots (basic requirements, not for security lighting)

Applications, tasks, or viewing specifics encountered on any given project may be different than these and may necessitate different criteria.

Table 17-2 RP-8-21

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