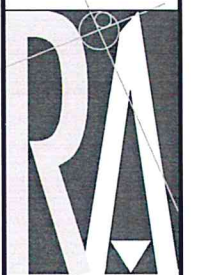


REVISIONS	BY

Dimensioned Site Plan  
River Cities Int Pain Specialist  
Shreveport, Louisiana



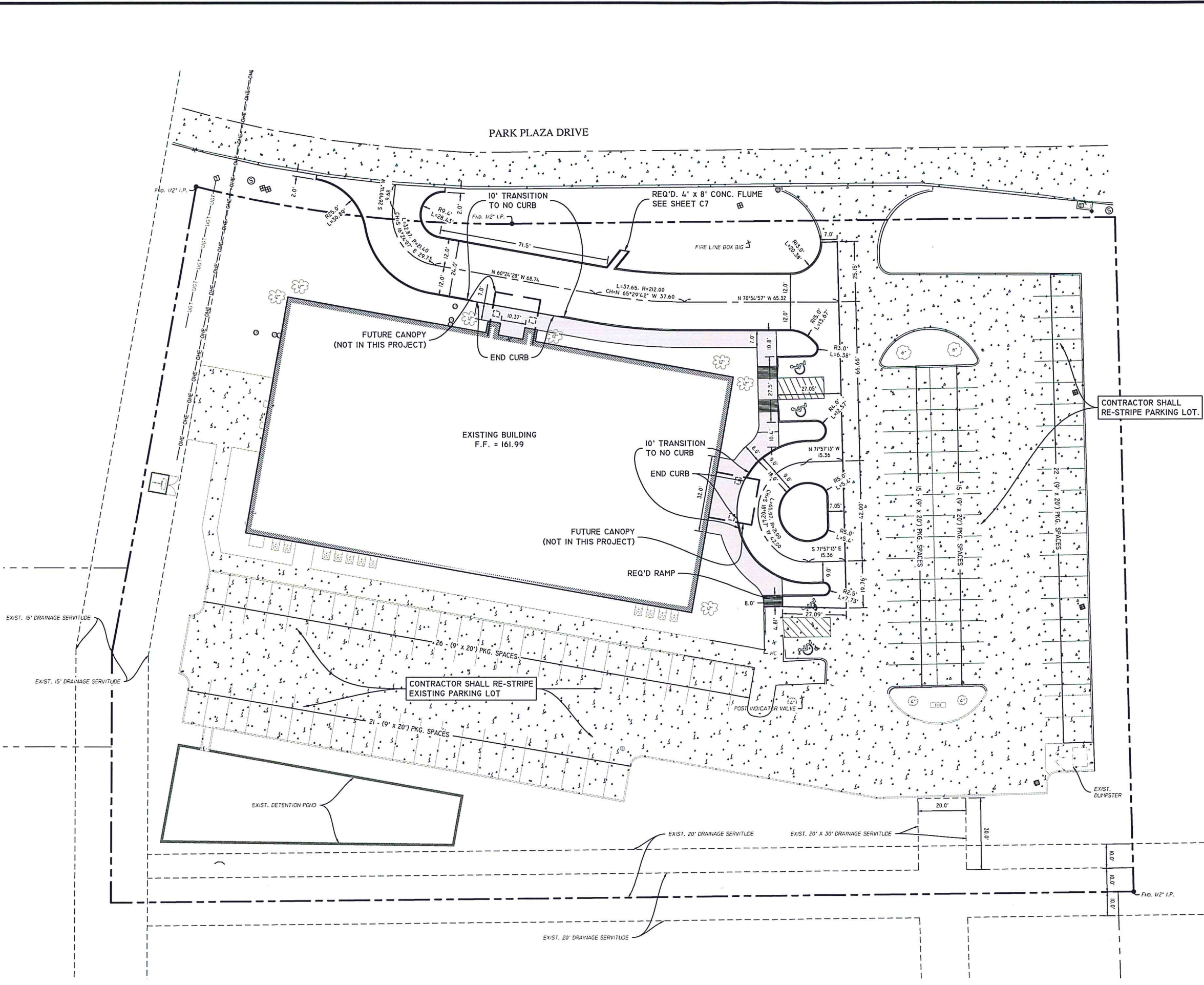
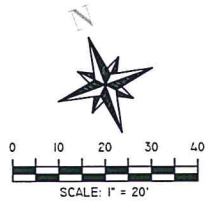
**RALEY AND ASSOCIATES, INC.**  
Civil & Structural  
Engineering,  
Surveying, Planning  
& Consulting

4913 Shed Road  
Bossier City, LA 71111

Phone 318.752-9023  
Fax 318.752-9025  
www.raleyandassociates.com



DATE:	3/25/18
SCALE:	1" = 20'
DRAWN:	NDV
CHECKED:	TRE
JOB:	19011
SHEET:	<b>C3</b>
OF - SHEET	19011_C3-C9.DWG



**NOTE:**

- VERIFY ALL SITE DIMENSIONS WITH ARCHITECTURAL PLAN.

**GENERAL NOTES:**

- CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE ENGINEER / SURVEYOR DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES OR ALL UTILITY SERVICES AFFECTING THIS TRACT ARE SHOWN IN THEIR EXACT LOCATION. THEY HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION PROVIDED BY ONE CALL OR THE LOCAL UTILITY COMPANY. LOUISIANA ONE CALL 811 OR UTILITY COMPANY.
- CONTRACTOR SHALL INSTALL SILT FENCES, HAY BALES AND NECESSARY STORM WATER CONTROL MEASURES DURING CONSTRUCTION AS REQUIRED BY THE CITY.
- CONTRACTOR(S) SHALL KEEP EXISTING PAVING CLEAN OF MUD AND OTHER CONSTRUCTION DEBRIS.
- ALL TRENCH EXCAVATION SHALL BE PERFORMED IN STRICT ACCORDANCE WITH OSHA REGULATIONS AND APPLICABLE LOCAL CODES AND ORDINANCES.
- CONTRACTOR SHALL FIELD VERIFY ALIGNMENT AND GRADE OF ALL PAVING, DRAINAGE PIPES AND PROPOSED MAINS. CONFLICTS, DISCREPANCIES OR IRREGULARITIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER. FAILURE TO DO SO MAY RESULT IN ADDITIONAL COSTS TO THE CONTRACTOR FOR REMOVAL, REPLACEMENT, OR REVISIONS TO ITEMS INSTALLED WITHOUT VERIFICATION BY OWNER.
- CONTRACTOR SHALL REDISTRIBUTE TOPSOIL IN 4" LAYER AS PER OWNER.
- CONTRACTOR SHALL COORDINATE AND PROVIDE FOR ALL SAFEGUARDS, SAFETY DEVICES AND REQUIRED JOB SITE SAFETY REGULATIONS AS NEEDED.
- MATERIALS AND CONSTRUCTION SHALL BE IN STRICT COMPLIANCE WITH LOCAL SPECIFICATION STANDARDS AND/OR LOCAL BUILDING CODES.
- CONTRACTOR SHALL COORDINATE WITH CITY AND LOCAL UTILITY COMPANIES FOR TYING INTO EXISTING MAINS. ALL UTILITY SERVICES SHALL BE INSTALLED PER CITY CODE AND GOVERNING UTILITY CODE.
- ALL DISTURBED EARTH TO RECEIVE SLAB SOD UNLESS OTHERWISE DIRECTED BY OWNER/ENGINEER. POSITIVE DRAINAGE SHOULD BE MAINTAINED AT ALL TIMES.
- MAXIMUM SLOPE IN ANY DIRECTION IN HANDICAP SPACES TO BE 2%.
- ALL EXITS MUST HAVE A MINIMUM 5' x 5' LEVEL LANDING.
- MAX. CROSS-SLOPE OF ALL SIDEWALKS = 2%
- SIDEWALKS TO HAVE A MAXIMUM RISE ALONG PATH OF TRAVEL NOT TO EXCEED 1:20.
- MAXIMUM SLOPE OF CURB RAMPS NOT TO EXCEED 1:12.

**MPC SITE PLAN NOTES:**

TOTAL ACREAGE: 2.7 AC.  
SETBACKS: FRONT - 20  
SIDE - 10  
REAR - 10

ZONING: C3  
HEIGHT: N/A  
PROPERTY DESCRIPTION: LOT 1, UNIT 3 BUSINESS PARK PLAZA

**GEOMETRIC NOTES:**

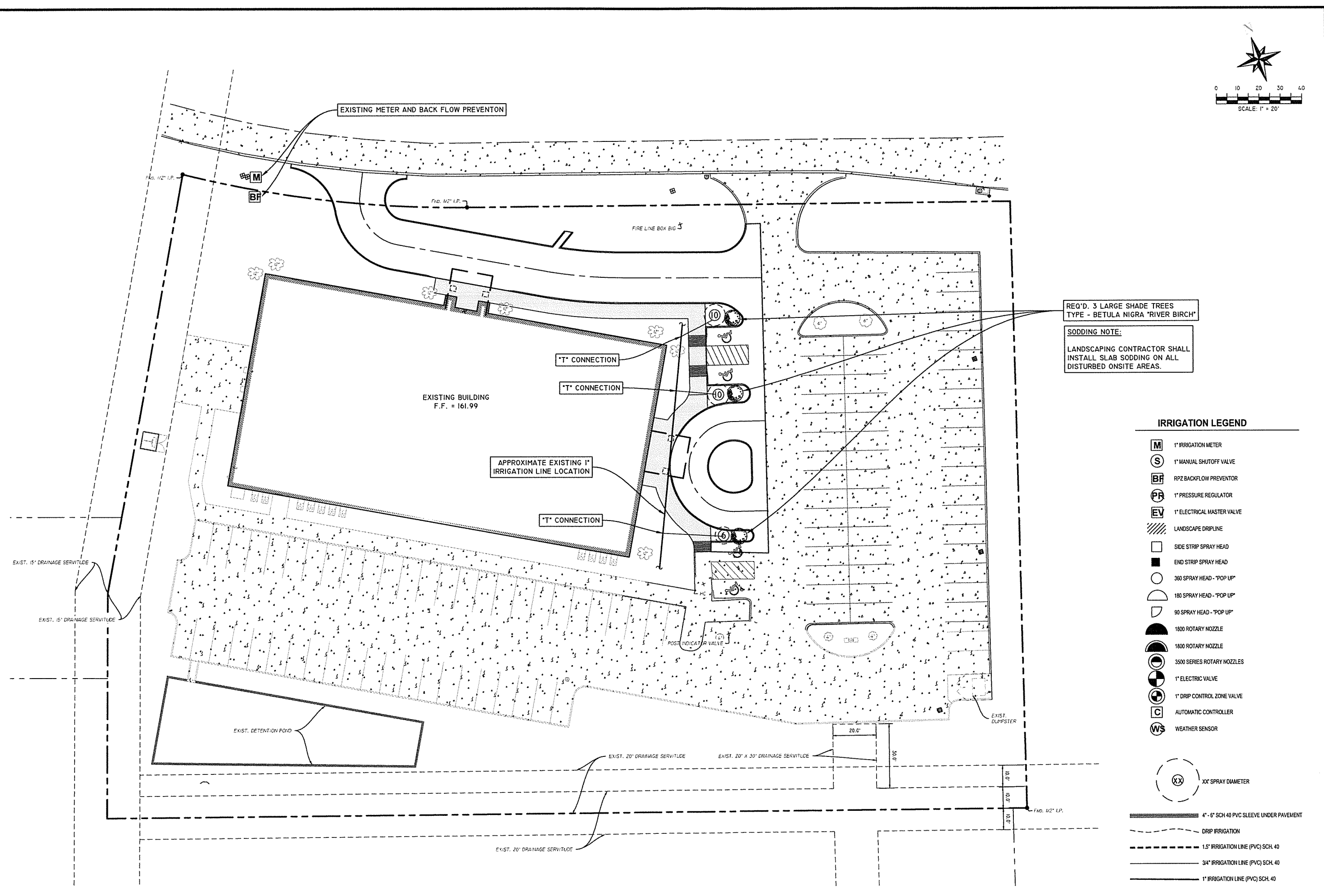
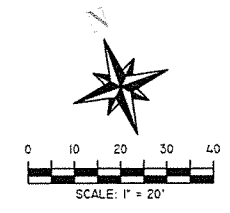
- ALL PAVEMENT STRIPING SHALL BE 4-INCH-WIDE WHITE UNLESS OTHERWISE NOTED OR SHOWN.
- PAINT SHALL BE APPLIED TO PAVEMENT BY SPRAYING WITH A MECHANICAL SPRAYER DEVELOPED FOR SUCH PURPOSES TO ASSURE UNIFORM STRAIGHT LINES.
- ALL DIMENSIONS FOR PAVEMENT SHOWN HEREIN, UNLESS OTHERWISE NOTED, ARE TAKEN AT THE BACK OF CURB.
- ALL CURBING UNLESS OTHERWISE NOTED SHALL BE 6" BARRIER CURB.

**EXECUTIVE DIRECTOR APPROVAL**

APPROVED: \_\_\_\_\_

4-1-19 Date By *anclb*

19-307-C



REQ'D. 3 LARGE SHADE TREES  
TYPE - BETULA NIGRA "RIVER BIRCH"

SODDING NOTE:  
LANDSCAPING CONTRACTOR SHALL  
INSTALL SLAB SODDING ON ALL  
DISTURBED ONSITE AREAS.

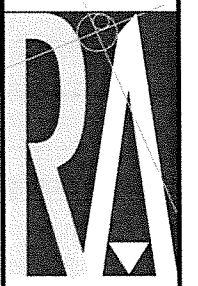
**IRRIGATION LEGEND**

- 1" IRRIGATION METER
- 1" MANUAL SHUTOFF VALVE
- RPZ BACKFLOW PREVENTOR
- 1" PRESSURE REGULATOR
- 1" ELECTRICAL MASTER VALVE
- LANDSCAPE DRIPLINE
- SIDE STRIP SPRAY HEAD
- END STRIP SPRAY HEAD
- 360 SPRAY HEAD - "POP UP"
- 180 SPRAY HEAD - "POP UP"
- 90 SPRAY HEAD - "POP UP"
- 1800 ROTARY NOZZLE
- 1800 ROTARY NOZZLE
- 3500 SERIES ROTARY NOZZLES
- 1" ELECTRIC VALVE
- 1" DRIP CONTROL ZONE VALVE
- AUTOMATIC CONTROLLER
- WEATHER SENSOR

- XX" SPRAY DIAMETER
- 4" - 6" SCH 40 PVC SLEEVE UNDER PAVEMENT
- DRIP IRRIGATION
- 1.5" IRRIGATION LINE (PVC) SCH. 40
- 3/4" IRRIGATION LINE (PVC) SCH. 40
- 1" IRRIGATION LINE (PVC) SCH. 40

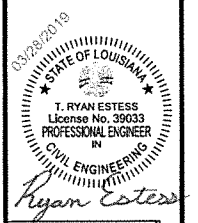
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Landscaping and Irrigation Plan  
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