

BM Nail in Power Pole

Md&M (TBM SET)

EDGE OF ASPHALT

EDGE OF ASPHALT

SITE LEGEND

- PROPERTY LINE
- UTILITY / EASEMENT LINE
- - - - - BUILDING SETBACK MINIMUM
- TRIANGULAR SITE LINE
- LANDSCAPE SETBACK MINIMUM AND BUFFER ZONE LIMITS AT REAR
- OPAQUE BUFFER FENCE
- BUILDING OUTLINE
- TRASH RECEPTACLE

NOTE
PAVEMENT IN ALL PARKING AREAS SHALL BE 5" THICK CONCRETE

LANDSCAPE REQUIREMENTS:

PERIMETER PLANTING AREA - A PERIMETER PLANTING AREA AT LEAST TEN (10) FEET IN WIDTH MUST BE PROVIDED OFF THE PUBLIC RIGHT-OF-WAY BETWEEN THE RIGHT-OF-WAY AND PARKING AREA OR STRUCTURES. PLANTING MATERIALS SHOULD ACHIEVE A BALANCE OF LOW-LYING HORIZONTAL SHRUBBERY AND VERTICAL TREES. TREES SHALL BE PLACED NO MORE THAN 20-25 FEET ON CENTER WITH A COMPLIMENT OF NO LESS THAN 10 SHRUBS PER TREE.

PARKING LOT PLANTING - PARKING LOT INTERIORS SHOULD BE DESIGNED TO PROVIDE AT LEAST ONE (1) TREE FOR EVERY TWELVE (12) PARKING SPACES. EACH TREE SHOULD BE LOCATED IN A LANDSCAPED ISLAND OF AT LEAST 200 S.F. TREES MUST BE DISTRIBUTED UNFORMALLY SO AS TO PROVIDE A CANOPY EFFECT.

PEDESTRIAN ACCESS PLANTING - LANDSCAPED AREAS MUST BE PROVIDED BETWEEN THE BUILDING FACES HAVING ACCESS AND THE PARKING LOT. FOUR (4) S.F. OF LANDSCAPED AREA SHOULD BE PROVIDED FOR EVERY LINEAR FOOT OF BUILDING FACE. NO PLANTING AREA SHOULD BE LESS THAN FIVE (5) FEET WIDE AND PLANTING MATERIALS SHOULD ACHIEVE A BALANCE BETWEEN LOW-LYING SHRUBBERY AND VERTICAL TREES.

SITE LIGHTING

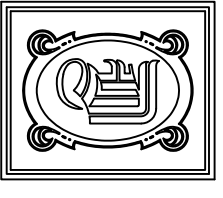
EXTERIOR LIGHTING SHALL BE SHADDED OR INWARDLY DIRECTED IN SUCH A MANNER SO THAT NO DIRECT LIGHTING OR GLARE BE CAST BEYOND THE PROPERTY LINE. THE INTENSITY OF SUCH LIGHTING SHALL NOT EXCEED ONE FOOT CANDLE AS MEASURED AT THE ADJUTING PROPERTY LINE.

SITE PLAN NOTES

1. ROOFING MATERIAL: METAL ROOFING PANEL.
2. SIDING MATERIAL: CONVENTIONAL STUCCO VENEER & METAL PANELS.
3. UTILITIES: ALL UTILITIES SHALL BE PLACED UNDERGROUND

CAR WASH PARKING REQUIREMENTS

2,190 BUILDING TOTAL FOR RETAIL SPACES REQUIRED
TOTAL PARKING REQUIRED =



DAMMON ENGINEERING, INC.
CHIEF ENGINEER
BAMWETT
DAMMON, P.E.

CHIEF ARCHITECT
ROBERT
WILTSE

1095 FLORIDA AVENUE
SUITE LL, LA 70458
OFFICE 985-649-5832
FAX 985-641-5950

WEBSITE: WWW.DAMMONENGINEERING.COM
EMAIL: DAMMONENG@BELLSOUTH.NET

ARCHITECTURE
ENGINEERING
STUDIOS
PLANNING
INVESTIGATION
EXPERT WITNESS

CECIL BOYD
CAR WASH
4TH ST & EAST HALL
LOT 1, 3, & 5

SITE PLAN

REV:

SCALE AS NOTED

JOB#: 2074

DATE: 08-13-10

SHEET

C-2

PRELIMINARY (NOT FOR CONSTRUCTION)

SITE PLAN
SCALE 1" = 10'



SQUARE 11

LOT 7

TOP OF MANHOLE
ELEV. 10.9'

EAST HALL AVENUE

TOP OF MANHOLE
ELEV. 10.2'

WEST 25'
OF 4th STREET

PROPERTY LINE

PROPERTY LINE

EXISTING ZORGUM

NEW SITE LIGHTING

NEW SITE LIGHTING

NEW SITE LIGHTING

NEW SITE LIGHTING

NEW SITE LIGHTING

NEW SITE LIGHTING

NEW SITE LIGHTING

NEW SITE LIGHTING

WIRE FENCE

METAL FENCE

SEWER CLEANOUT

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