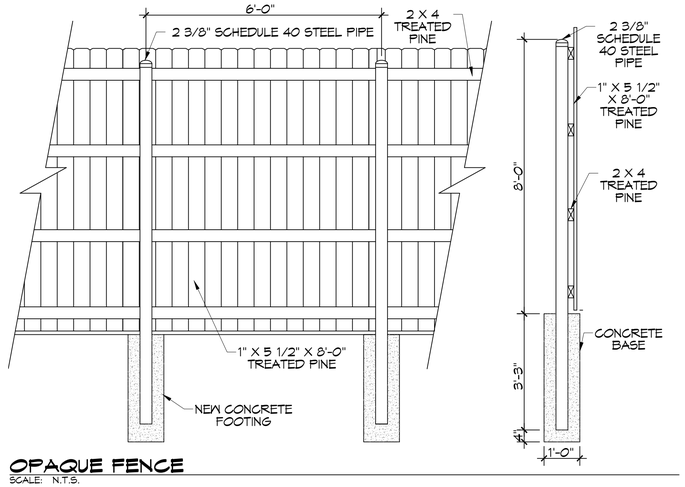
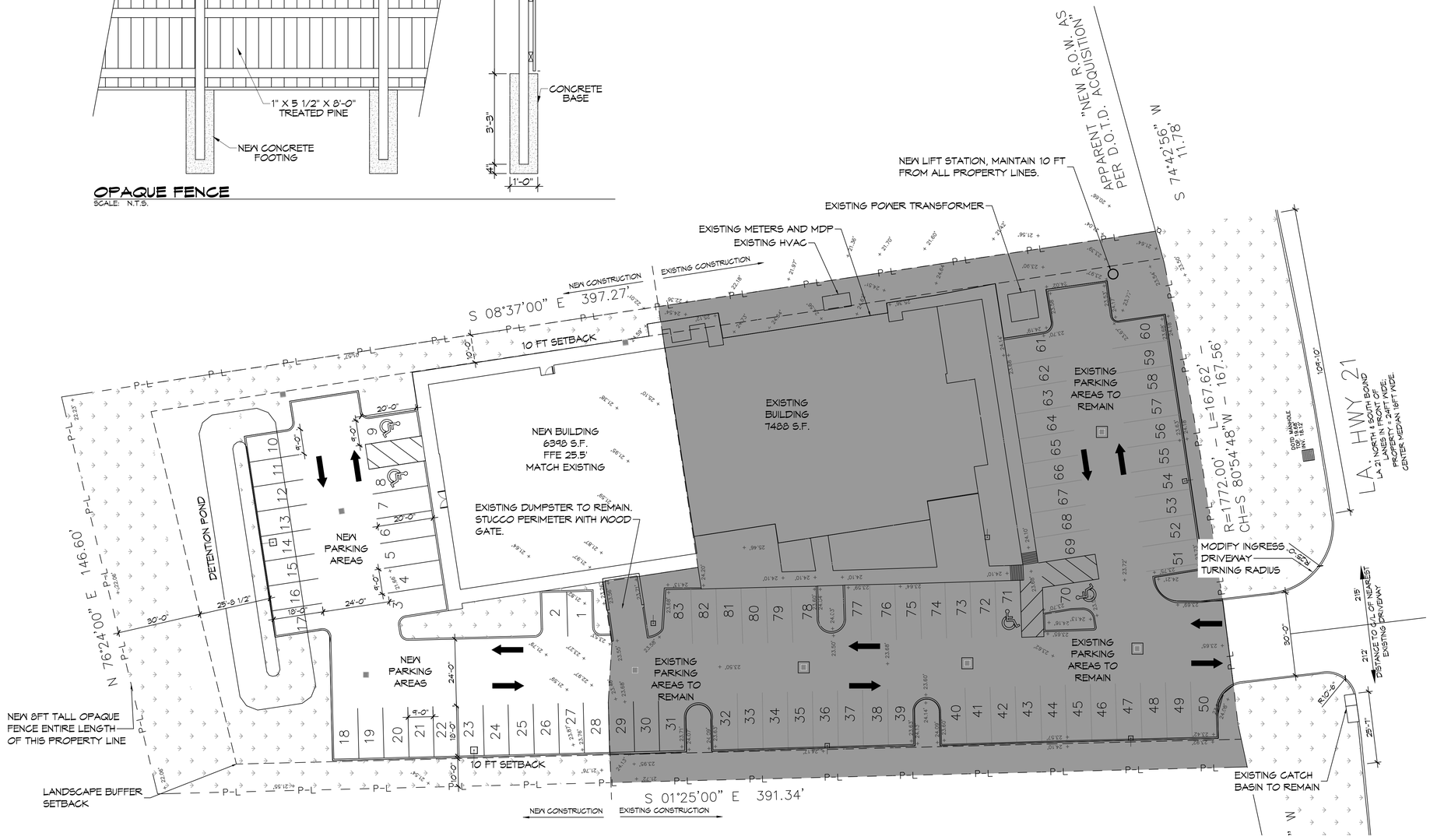
FILE NAME: J:*- Projects - Medical - Dental\3443 - Honea MOB Addition\Drawings\Current Drawings\C101-SITE PLAN.dwg PLOT DATE & TIME: Friday, June 24, 2022, 2:40:20 PM



OPAQUE FENCE
SCALE: N.T.S.



6 SITE PLAN
SCALE: 1"= 20'

PLANNING

ZONED - HC-2

FLOOD ZONE

ZONE "X

BUILDING ELEVATION

BASE FLOOD ELEVATION = N/A
FINISHED FLOOR ELEVATION = 25.5'

PARKING CALCS

REQUIRED PARKING FOR MEDICAL OFFICE BUILDING =
5 PER 1,000 S.F. FLOOR AREA
AREAS = 7,488 S.F. + 6398 S.F. = 13,886 S.F.
13,886 / 1,000 = 1,388.6 X 5 = 69 SPACES REQUIRED
83 PROVIDED

SITE LIGHTING

WALL OR POLE MOUNTED EXTERIOR LIGHTING SHALL HAVE EITHER A FULL CUT-OFF FIXTURE OR A FULLY SHIELDED FIXTURE, 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 ABUTTING PROPERTY LINE.

SITE LEGEND

- UTILITY POLE
- POLE MOUNTED LIGHT
- CATCH BASIN
- DIRECTION OF TRAFFIC FLOW
- LANDSCAPING
+ 21.60' - EXISTING ELEVATIONS

TREE & STUMP REMOVAL NOTES:

1. GENERAL CONTRACTOR IS TO HIRE A LICENSED SUB-CONTRACTOR TO REMOVE EXISTING TREES. THIS SUB-CONTRACTOR SHALL FURNISH ALL LABOR, SUPERVISION, SUPPLIES, TOOLS, EQUIPMENT AND OTHER MEANS NECESSARY FOR PERFORMING AND COMPLETING THE WORK.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT LOUISIANA ONE CALL TO ENSURE THERE ARE NO UTILITIES IN THE AREA(S) WHERE TREES ARE TO BE REMOVED.
3. CONTRACTOR SHALL PROTECT ANY EXISTING FENCE, SIDEWALK, CURB, STREETS, MANHOLE COVERS AND CATCH BASINS NOT SHOWN ON THESE PLANS FOR REMOVAL.
4. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ALL DEBRIS FROM TREE REMOVAL OPERATIONS WITHIN TWENTY-FOUR (24) HOURS AFTER DEBRIS HAS BEEN PLACED. NO CITY OR PARISH PROPERTY WILL BE DESIGNATED AS LOG STORAGE AREAS. ADDITIONALLY, NO DEBRIS OR LOGS SHALL BE GIVEN TO RESIDENTS. UNDER NO CIRCUMSTANCE SHALL DEBRIS BE LEFT ON THE SIDE OF THE STREET OVER WEEKENDS OR HOLIDAYS.
5. CONTRACTOR SHALL REMOVE ALL TREE STUMPS AND BUTTRESS ROOTS TO A POINT THIRTY SIX (36") INCHES BELOW ADJACENT GROUND LEVEL. THE CONTRACTOR SHALL REMOVE ALL SURFACE AND ADJACENT SUBSURFACE ROOTS AS MAY BE NECESSARY TO ELIMINATE "HUMPS" OR MOUNDS IN THE AREA.
6. CONTRACTOR SHALL CLEANUP JOB SITE AND REMOVE ALL ASSOCIATED DEBRIS USED IN GRINDING (REMOVAL) OF TREE STUMPS WITHIN TWENTY-FOUR (24) HOURS OF COMPLETION OF GRINDING.
7. THE GENERAL CONTRACTOR SHALL BACKFILL THESE HOLES.
8. CONTRACTOR SHALL WARRANTY WORK AGAINST SUCKER GROWTH FOR A PERIOD OF ONE (1) YEAR.

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#	DESCRIPTION	DATE
REVISIONS		

STATE OF LOUISIANA
BRIAN A. MISTICH
License No. 30187
6/17/2022
PROFESSIONAL ENGINEER

NEW ADDITION
HONEA MOB
71211 LA HWY 21
COVINGTON, LA 70433

JOB No:	2443
DRAWN BY:	DPD
DATE:	6-15-2022
CHECKED BY:	CKD

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SHEET TITLE:
SITE PLAN

DRAWING NUMBER:
C101

SHEET No: 3 of 19