



AREA ANALYSIS	
RETAIL TRACT	+/- 3.199 AC.

SITE ANALYSIS	
RETAIL CENTER	33,340 S.F.
PARKING REQUIRED*	153 SPACES
PARKING PROVIDED	132 SPACES
RATIO	3.96 / 1000 S.F.

\* PARISH PARKING REQUIREMENTS:  
 1/250 SPACES FOR RETAIL  
 1/150 SPACES FOR RESTAURANT

LANDSCAPE ANALYSIS	
TOTAL SITE AREA	139,348 S.F.
TOTAL SITE PAVEMENT AREA*	62,805 S.F.
GREEN & OPEN SPACE REQUIRED**	15,901 S.F.
GREEN & OPEN SPACE PROVIDED	32,305 S.F.
LANDSCAPE AREA REQUIRED**	10,495 S.F.
LANDSCAPE AREA PROVIDED	17,691 S.F.

\* TOTAL SITE PAVEMENT AREA IS TOTAL SITE AREA LESS BUILDING & INTERIOR LANDSCAPE ISLANDS / GRASS AREAS  
 \*\* CALCULATIONS FOR REQUIRED GREEN SPACE AND LANDSCAPE AREA  
 .15 (139,348 - 33,340) = 15,901 S.F. LEFT GREEN AND OPEN  
 .66 (15,901) = 10,495 S.F. LANDSCAPED

**CALL LOUISIANA ONE CALL - 1-800-272-3020**

LOUISIANA STATE LAW, SECTION R.S.40:1749.15, REQUIRES EXCAVATORS & DEMOLISHERS TO NOTIFY A REGIONAL NOTIFICATION CENTER BY TELEPHONE 96 HOURS TO 120 HOURS IN ADVANCE OF ANY EXCAVATION OR DEMOLITION ACTIVITY. THE OWNERS/OPERATORS OF ANY UNDERGROUND FACILITY MUST THEN MARK THE AREA OR PROVIDE INFORMATION THAT WILL ENABLE AN EXCAVATOR OR DEMOLISHER TO DETERMINE THE LOCATION OF UNDERGROUND FACILITIES.

**SITE PLAN NOTES:**

- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS & DIMENSIONS OF VESTIBULE, SLUPE PAVING, SIDEWALKS, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, & EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- ALL UNSURFACED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH, OR SOD, & SHALL BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
- THE TOPOGRAPHIC SURVEY WAS PREPARED BY LANDMARK SURVEYING, INC. DATED 11/01/06, REVISED 11/9/06 & 11/20/06.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING BENCHMARKS.
- ALL PARKING LOT LIGHTING POLES & FIXTURES WITH LAMPS & REQUIRED PAINT WILL BE PROVIDED & INSTALLED BY THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE DEVELOPER A ONE-YEAR WARRANTY CERTIFICATE. ALL INCURRED COSTS FOR RECEIVING, UNWRAPPING OF FACTORY PAINTED POLES, STORAGE, LIABILITY, & WARRANTY SHALL BE INCLUDED IN THE INSTALLATION CONTRACT PRICE.
- EXISTING UTILITY LINES SHOWN ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO ANY CONSTRUCTION. ANY DEVIATIONS FROM THE DESIGN LOCATIONS SHALL BE REPORTED TO THE OWNER OR ENGINEER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL REFER TO ARCHITECT'S PLANS & SPECIFICATIONS FOR ENTRY LOCATION OF ALL WATER, SEWER SERVICE, ELECTRICAL, TELEPHONE & GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS & ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO THE LOCATION & TIE-INS/CONNECTIONS TO THEIR FACILITIES.
- SEE COVER SHEET FOR LIST OF UTILITY COMPANIES & CONTACT PERSONS.
- ALL DIMENSIONS SHOWN TO BUILDING ARE TO OUTSIDE FACE OF BUILDING.
- ALL NECESSARY PERMITS & APPROVALS FROM AGENCIES GOVERNING THE CONSTRUCTION OF THIS WORK SHALL BE SECURED PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL AREAS INDICATED TO REMAIN UNDISTURBED OR TO REMAIN AS BUFFERS, ALL PROPERTY CORNERS, & REPLACING ALL PINS ELIMINATED OR DAMAGED DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRS OR DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC., REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
- THE SITE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UNDERGROUND UTILITIES WITH HIS WORK. ALL UNDERGROUND UTILITIES (WATER, SANITARY SEWER, STORM SEWER, ELECTRICAL CONDUIT, GAS, & ANY OTHER MISC. UTILITIES) SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF BASE COURSE MATERIAL, & THE PLACEMENT OF ANY APPROPRIATE SOIL STABILIZATION TECHNIQUE.
- CONTRACTOR SHALL PROVIDE 6" PIPE BOLLARDS FOR PROTECTION OF ALL ABOVE GROUND UTILITIES & APPURTENANCES ADJACENT TO DRIVE AREAS. REFER TO DETAIL SHEETS FOR PIPE BOLLARD DETAIL.
- CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE & ALIGNMENT.
- CONTRACTOR TO REMOVE OR RELOCATE WHEN APPLICABLE, ALL EXISTING BUILDINGS, FOUNDATIONS, BASEMENTS, & CONNECTING IMPROVEMENTS, DRAIN PIPES, SANITARY SEWER PIPE, POWER POLES & GUY WIRES, WATER METERS & WATER LINES, WELLS, SIDEWALKS, SIGN POLES, UNDERGROUND GAS, SEPTIC TANKS, & ASPHALT SHOWN WITHIN CONSTRUCTION LIMITS & WHERE NEEDED TO ALLOW FOR FILL MATERIAL CONTRACTOR TO REVIEW SITE AS IT RELATES TO DEMOLITION WORK TO INSURE ALL DEMOLITION ITEMS ARE INCLUDED IN THE BASE BID.
- CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES & BE CONSTRUCTED TO THE SAME.
- ALL WORK SHOWN SHALL BE DONE IN ACCORDANCE WITH THE PLANS.
- ALL STRIPING SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- ANY WORK IN THE RIGHT OF WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE ST. CHARLES PARISH & THE LOUISIANA DEPARTMENT OF TRANSPORTATION ENGINEERING STANDARDS & SPECIFICATIONS.
- FLOOD NOTE: THE SURVEYED TRACT IS LOCATED IN ZONE "AE" PER THE FEMA FLOOD INSURANCE RATE MAPS FOR ST. CHARLES PARISH, LOUISIANA, COMMUNITY PANEL NO. 220160 0150 C; MAP REVISED: JUNE 16, 1992, INDICATING A BASE FLOOD ELEVATION OF 4.00. BASED ON CONVERSATIONS WITH THE ST. CHARLES PARISH PLANNING DEPARTMENT, THE NEWLY ADOPTED BASE FLOOD ELEVATION IS 5.00.

**NOTE:**

THE PAVEMENT SECTIONS SHALL BE ASPHALT. CONTRACTOR SHALL PROVIDE AN ALTERNATE BID FOR HEAVY DUTY & STANDARD DUTY CONCRETE PAVEMENT SECTIONS. DETAILS OF BOTH HEAVY & STANDARD DUTY ASPHALT & CONCRETE PAVEMENT SECTIONS ARE PROVIDED ON THE DETAIL SHEETS. THOSE AREAS DENOTED AS HEAVY DUTY CONCRETE SHALL BE HEAVY DUTY CONCRETE.

**LEGEND FOR PROPOSED IMPROVEMENTS**

	BUILDING
	CURB & GUTTER
	PARKING SPACES
	STANDARD DUTY PAVEMENT
	HEAVY DUTY PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	PAVEMENT TO BE MILLED AND OVERLAY 1.5" (HWY. 90) (OFFSITE)
	HEAVY DUTY PAVEMENT (HWY. 90) (OFFSITE)
	PAVEMENT TO BE REMOVED (HWY. 90) (OFFSITE)
	TEMPORARY ALL WEATHERED PAVEMENT
	SITE LIGHTING POLES
	LEASE LOT LINE
	6' HIGH WOODEN FENCE
	GUARD RAIL

**LEGEND - EXISTING**

	SEWER MANHOLE		GAS MANHOLE
	SEWER CLEANOUT		GAS METER
	SEWER LINE		GAS VALVE
	DRAIN MANHOLE		GAS LINE
	DRAIN INLET ROUND		TELEPHONE MANHOLE
	DRAIN INLET SQUARE		TELEPHONE PEDESTAL
	DRAIN CLEANOUT		UNDERGROUND TELEPHONE
	CATCH BASIN		OVERHEAD TELEPHONE
	DRAIN LINE		ELECTRIC MANHOLE
	WATER MANHOLE		WOOD POLE
	WATER METER		OVERHEAD ELECTRIC
	WATER VALVE		UNDERGROUND ELECTRIC
	FIRE HYDRANT		LIGHT STANDARD
	WATER LINE		SIGN
			TREE

NO.	DATE	DESCRIPTION	BY
02/20/08		OWNER'S COMMENTS	NMO
08/29/07		OWNER'S COMMENTS	NMO

**DDG DUPLANTIS DESIGN GROUP PC**  
 Respect • Integrity • Client Satisfaction • Excellence  
 THIBODAUX • LOUISIANA  
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THOMAS H. BUCKEL  
 License No. 10088  
 CIVIL ENGINEER  
 STATE OF LOUISIANA

Signature: *Thomas H. Buckel*  
 Date: 2/20/08

PROPOSED RETAIL DEVELOPMENT  
 CITY OF BOUTTE  
 ST. CHARLES PARISH, LOUISIANA  
 FOR THE SPECTRA GROUP, INC.  
 MEMPHIS, TENNESSEE

DRAWN	NMO
CHECKED	THB
DATE	8-13-07
SCALE	AS SHOWN
PROJECT NO.	07-205
FILE:	07-205 V7
SHEET	

**C-1**

**SITE PLAN**

SCALE IN FEET

OWNER: THE SPECTRA GROUP  
 5851 RIDGE BEND ROAD  
 MEMPHIS, TN 38120  
 PHONE: 901-685-2300

ENGINEER: DUPLANTIS DESIGN GROUP, P.C.  
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