

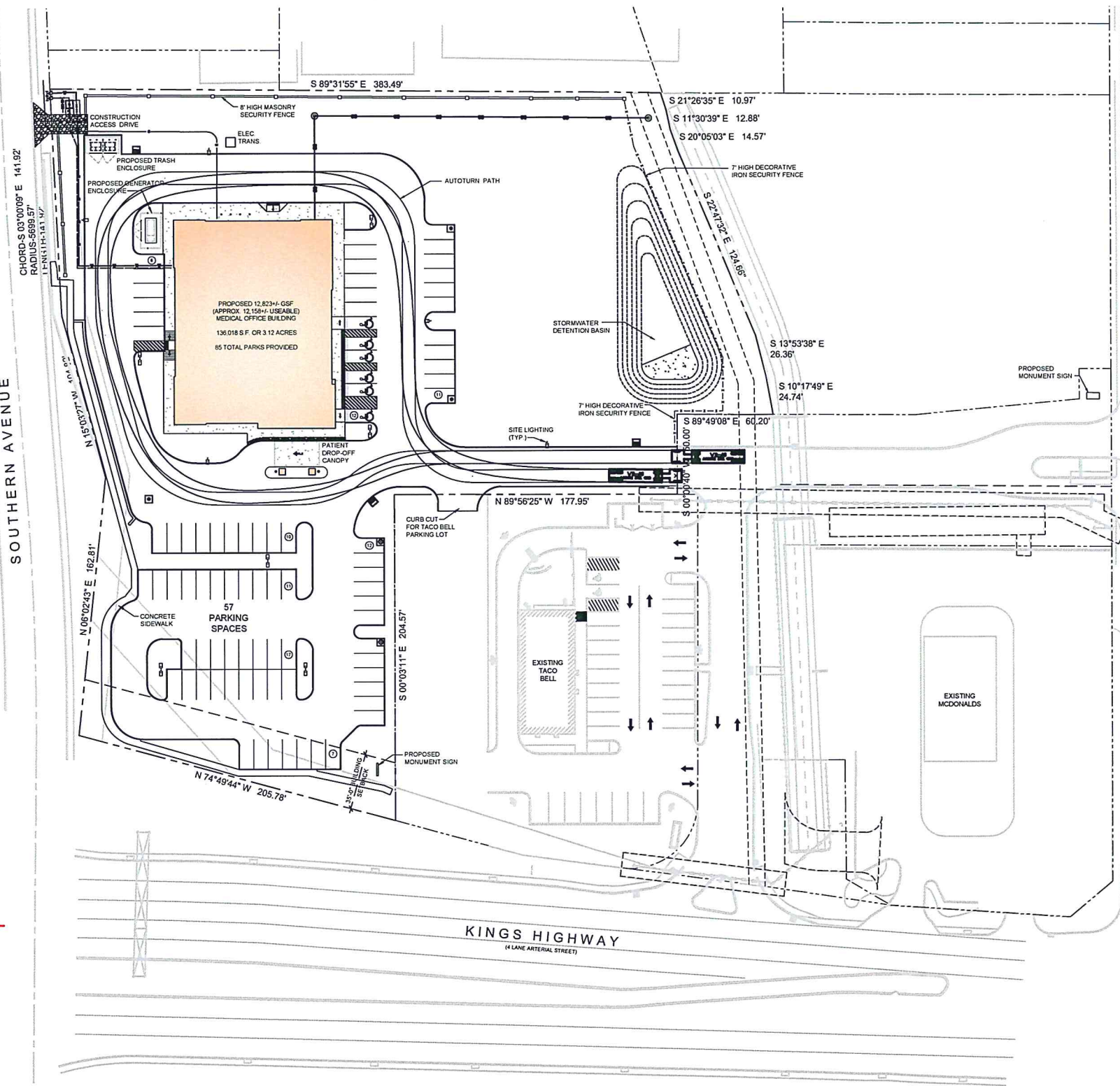
I-49 INTERSTATE HIGHWAY

SOUTHERN AVENUE

BARRET STREET

RUTHERFORD (LOCAL STREET)

KINGS HIGHWAY (4 LANE ARTERIAL STREET)



SITE SUMMARY	
ZONING	
B-1-E - BUFFER BUSINESS EXTENDED USE DISTRICT MEDICAL OFFICE USE IS PERMITTED HOURS OF OPERATION LIMITED TO 7AM TO 7PM UNLESS AUTHORIZED BY THE ZBA OR PLANNING COMMISSION	
SURROUNDING ZONES	
NORTH - R-3 (URBAN/MULTI-FAMILY RESIDENTIAL) EAST - BARRET STREET & R-3-E (URBAN/MULTI-FAMILY EXTENDED USE RESIDENTIAL DISTRICT) SOUTH - KINGS HIGHWAY & B-1-E (BUFFER BUSINESS EXTENDED USE DISTRICT) WEST - SP-4 (B-2) (NEIGHBORHOOD BUSINESS) HIGHWAY I-49	
BARRET IS A LOCAL STREET, KINGS IS A MAJOR ARTERIAL	
AREAS	
LOT COVERAGE	136,018 S.F. OR 3.12 ACRES
TOTAL BUILDING AREA	12,823 G.S.F.
BUILDING COVERAGE	9.4%
MAX. BUILDING COVERAGE	20%
LOT COVERAGE	57%
MAX. LOT COVERAGE	85%
PARKING	
TOTAL PARKING NEEDED PER CITY:	85
(1/1500SF FOR CLINICS, 1/2500SF FOR OFFICE)	
NEED 1-12'X50' LOADING AREA	
TOTAL PARKING REQUIRED BY CLIENT (4/1000):	51
10% HANDICAP	
PROVIDED STANDARD STALLS:	79
PROVIDED ACCESSIBLE STALLS:	6
TOTAL PARKING PROVIDED:	85
PARKING STALL SIZE PER CODE, 50':	9'X19'
aisle width, 90':	25'
SETBACKS	
STREET: 35' - CAN PARK TO 5'	
SIDE: 5' - 10' TO AVOID FIREWALLS - CAN PARK WITHIN	
REAR: 25' AT RESIDENTIAL WITH FENCE - CAN PARK WITHIN	
HEIGHT: 30' IF ADJACENT TO RESIDENTIAL BUILDING SHALL NOT EXCEED 8' OF STORIES OF HOME WITHOUT PLAN COMMISSION APPROVAL	
LANDSCAPING	
<ul style="list-style-type: none"> FENCES SHALL BE 6' MIN TO 8' MAX MADE OF WOOD, MASONRY OR CONCRETE 5' OF BUFFER MUST BE PROVIDED FROM FRONTAGE NEED 25SF OF LANDSCAPING PER PARKING SPACE WITHIN 10' OF PARKING AREA, ONE LARGE TREE REQUIRED PER 10 SPACES ONE LARGE TREE REQUIRED PER 60 LF OF FRONTAGE 	

- GENERAL NOTES**
- THIS PLAN IS PRELIMINARY IN NATURE. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES. PROPERTY BOUNDARIES AND EXISTING WERE GENERATED USING AERIAL PHOTOGRAPHS AND FIELD INFORMATION. SITE ACCURACY CANNOT BE VERIFIED UNTIL LAYED OUT IN RELATION TO A CURRENT SURVEY OF THE PROPERTY.
 - ZONING AND PLAN REVIEW FEES AND APPLICATIONS SHALL BE VERIFIED WITH THE LOCAL MUNICIPALITY.
 - ALL SITE UTILITY LOCATIONS SHALL BE VERIFIED VIA CURRENT ALTA/ARCHITECTURAL SURVEY FOR THE PROPERTY IN QUESTION. THE ARCHITECT SHALL NOT ASSUME RESPONSIBILITY FOR UTILITIES NEEDED THAT ARE NOT IMMEDIATELY ADJACENT TO THE SITE.
 - UTILITY PERMITS, TAP FEES AND STORM WATER FEES INCLUDING WATER MODEL CALCULATIONS SHALL BE VERIFIED WITH THE LOCAL MUNICIPALITY.
 - STORMWATER MANAGEMENT REQUIREMENTS SHALL BE VERIFIED WITH THE LOCAL MUNICIPALITY.
 - CURRENT STATUS OF PROPERTY WITH REGARD TO LOCATION IN A FLOOD PLAIN MUST BE VERIFIED WITH THE LOCAL MUNICIPALITY. WETLAND BOUNDARIES AND SETBACKS SHALL BE VERIFIED BY A WETLAND SURVEYOR.
 - LANDSCAPING SHOWN, IF ANY, IS FOR REFERENCE ONLY.

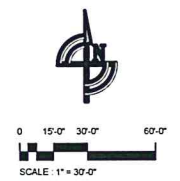
DRAWING LEGEND

	INDICATES EXISTING PROPERTY LINE
	INDICATES REQUIRED SETBACKS AND EASEMENTS
	INDICATES NEW CONCRETE SURFACE FOR PERMANENT USE
	INDICATES PEDESTRIAN OR ACCESSIBLE AISLE STRIPING

APPROVED:

MPC EXECUTIVE DIRECTOR

DATE



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NO.	DATE	REVISION DESCRIPTION
1	10/19/16	ISSUE FOR PERMIT REVIEW

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Proposed Medical Clinic for:
FMC NW Louisiana (Shell)

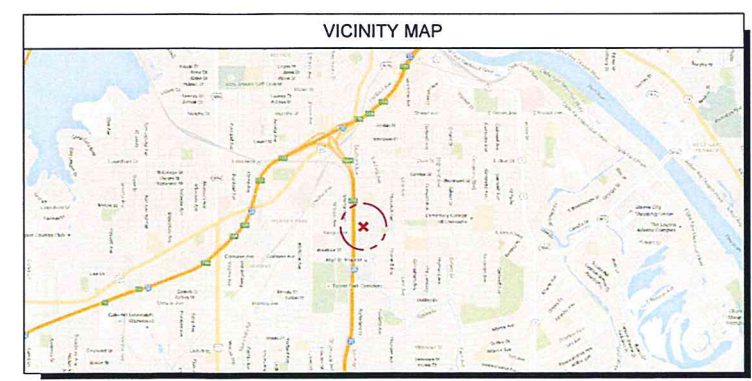
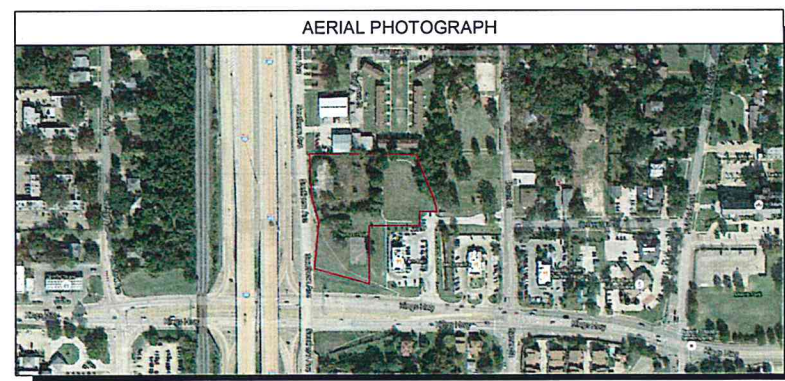
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Drafted By: MSR
Checked By: DCS
Date Drafted: 10/19/2016
Project #: 15093-01

A100
ARCHITECTURAL
SITE PLAN
(FOR REFERENCE ONLY)

**EXECUTIVE
DIRECTOR
APPROVAL**

Date 12/5/16 By Ray



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