

**RALEY AND  
ASSOCIATES, INC.**

December 1, 2023

Re: New Convenience Store  
Walker Road at Mackey Lane

Dear Neighbors:

Please find attached the site plan and building renderings for a new Convenience store at the corner of Walker Road and Mackey Lane. As required by Unified Development Code, this letter is to serve as a notification of our plans, intent to rezone the property, and to invite you to a Neighborhood Participation Meeting.

The Neighborhood Participation Meeting will take place at:

Date: December 18<sup>th</sup>, 2023

Time: 3:00 p.m.

Location: Onsite near 3312 Mackey Lane, Shreveport LA 71118

At the meeting, I'll provide a sign-in sheet to obtain email addresses, so that I can keep you updated if there are any changes to the project. If you are unable to attend this meeting, you can still voice your concerns at the regular Metropolitan Planning Commission's public hearing regarding this case of which you will be notified.

Sincerely,

A handwritten signature in blue ink that reads "Ryan Estess".

T. Ryan Estess, P.E., P.L.S.  
Raley & Associates  
ryan@raleyardassociates.com  
318-752-9023

*sme*  
*enclosures*

Professional Engineers Licensed in:

Alabama, Arizona, Arkansas, Colorado, Connecticut, District of Columbia, Florida, Georgia, Idaho, Indiana, Iowa, Kentucky, Louisiana, Maine, Maryland, Massachusetts, Michigan, Minnesota, Mississippi, Missouri, Nevada, New Mexico, North Carolina, Ohio, Oklahoma, Oregon, Pennsylvania, Rhode Island, South Carolina, Tennessee, Texas, Vermont, Virginia, Washington, West Virginia, Wisconsin

DIMENSIONED SITE PLAN  
**C-STORE WALKER ROAD**  
 PROJECT LOCATION



Civil & Structural  
 Engineering,  
 Surveying, Planning  
 & Consulting

4913 Shed Road  
 Bossier City, LA 71111

Phone 318.752-9023

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**PRELIMINARY**  
 THIS DOCUMENT IS FOR  
 THE PURPOSE OF REVIEW  
 ONLY AND IS NOT TO BE  
 USED FOR  
 CONSTRUCTION, BIDDING,  
 RECORDATION,  
 CONVEYANCE SALES OR  
 FOR THE BASIS FOR THE  
 ISSUANCE OF A PERMIT.  
 DOCUMENT PREPARED  
 UNDER THE DIRECT  
 SUPERVISION OF FRANK J.  
 RALEY, REG. NO. 22831,  
 DATE: 11/03/23.

DATE: 11-03-2023

SCALE: 1" = 20'

DRAWN: NDV

CHECKED: TRE

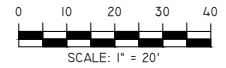
JOB: 23339

SHEET:

**C1**

OF - SHEET

23339 SITE PLAN.DWG



**GENERAL NOTES:**

- CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE ENGINEER / SURVEYOR DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES OR ALL UTILITY SERVICEDS 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.
- THE ENGINEER, AS REPRESENTATIVE OF THE OWNER, SHALL NOT GUARANTEE THE WORK OF ANY CONTRACTOR OR SUBCONTRACTOR, SHALL HAVE NO AUTHORITY TO STOP WORK, SHALL HAVE NO SUPERVISION OR CONTROL AS TO THE WORK OR PERSONS DOING THE WORK, SHALL NOT HAVE CHARGE OF THE WORK, SHALL NOT BE RESPONSIBLE FOR SAFETY IN, ON, OR ABOUT THE JOB SITE OR HAVE ANY CONTROL OF THE SAFETY OR ADEQUACY OF ANY EQUIPMENT, BUILDING COMPONENT, SCAFFOLDING, SUPPORTS, FORMS, OR OTHER WORK AIDS, AND SHALL HAVE NO DUTIES OR RESPONSIBILITIES IMPOSED BY THE STRUCTURAL WORK ACT.
- 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 RAMP NOT TO EXCEED 1:12.

**UTILITY NOTES:**

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH AND SIZE OF ALL UNDERGROUND UTILITIES AND STRUCTURES, AND SHALL BE LIABLE FOR ANY DAMAGE CAUSED BY FAILURE TO COMPLY WITH THESE INSTRUCTIONS.

**GEOMETRIC NOTES:**

- ALL PAVEMENT STRIPING SHALL BE 4-INCH-WIDE YELLOW 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.





















