

PARKING ANALYSIS

TOTAL BUILDING AREA	+/- 9,973 S.F.
TOTAL PARKING PROVIDED:	43 SPACES
TOTAL REQUIRED (1 PER 300 S.F.):	33 SPACES
(Table 8-1 - Off-Street Vehicle and Bicycle Parking Requirements)	
RATIO:	4.31 / 1000 S.F.

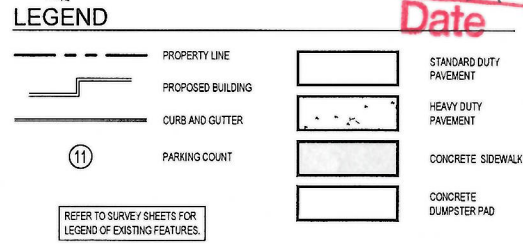
PLANNING SUMMARY

EXISTING ZONING	C-3
ADJOINING ZONING	
NORTH	R-1-7
EAST	R-1-7
SOUTH	C-2
WEST	C-2
FUTURE LAND USE	C-3
SITE ACREAGE	3.97 AC
NUMBER OF BUILDINGS	1
MAX. BUILDING HEIGHT PER UDC	50'
BUILDING SQUARE FOOTAGE	9,973 sf
BUILDING SETBACKS	
FRONT	20' (PER UDC)
INTERIOR SIDE	20' (PER UDC)
CORNER SIDE	20' (PER UDC)
REAR	20' (PER UDC)
MAX BLDG HEIGHT OF PROPOSED RETAIL IS APPROX. 28'.	

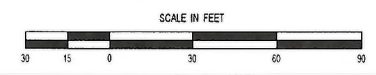
RECOMMEND APPROVAL: **EXECUTIVE DIRECTOR**
 EXECUTIVE DIRECTOR: **APPROVAL** DATE: **6-14-19**

PERMIT SET
 Not For Construction

- SITE NOTES**
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/PARISH REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
 - CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
 - ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
 - ALL CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
 - ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SCOPE AND SHALL BE APPROVED BY SUCH ALL COST SHALL BE INCLUDED IN BASE BID.
 - SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY MOHR AND ASSOCIATES, INC.
 - REFER TO SHEET C-3.1 FOR SITE LIGHTING PLAN.
 - CONTRACTOR SHALL SUBMIT PAVEMENT JOINT PLAN.



SITE PLAN



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DOLLAR TREE
 SHREVEPORT, LA

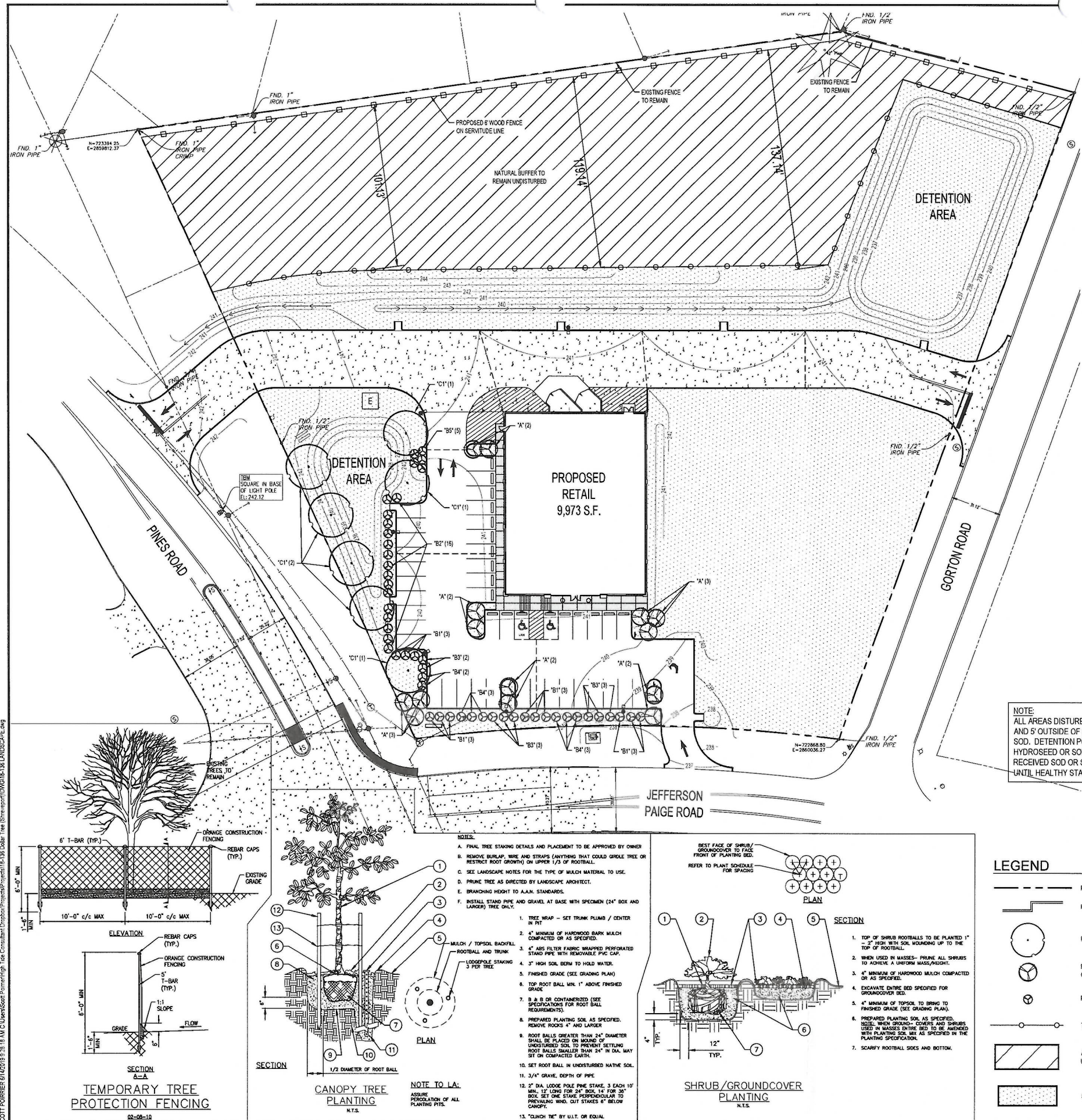
REV. NO.	DATE	DESCRIPTION	REVISION LOG
1	6/14/19	FOR PERMIT	

PROJECT NUMBER: 18-136
 DRAWN BY:
 CHECKED BY:
 ISSUE DATE: 5-31-19
 FOR PERMIT/ID

SHEET TITLE:
 SITE PLAN
 SHEET NUMBER:
C-1.0

SCOTT FORBRIER 6/14/2019 3:38 AM C:\Users\Scott\Documents\Projects\18-136 Dollar Tree (Shreveport)\DWG\18-136 SITE.DWG

19-358-C



- ### LANDSCAPE NOTES
- ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL.
 - ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
 - ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED AND BUR LAPPED AS INDICATED IN THE PLANT LIST.
 - ALL TREES SHALL HAVE A STRAIGHT TRUNK AND FULL HEAD AND MEET ALL REQUIREMENTS SPECIFIED.
 - ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE DURING AND AFTER INSTALLATION.
 - ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
 - ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA TO PROTECT ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD BY TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPLIANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE PERIOD OF TIME REQUIRED.
 - ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
 - AFTER BOND DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCUMULATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
 - STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
 - WHERE SHOWN ON THE PLANS AND DETAILS, PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH A HARDWOOD MULCH FROM A LOCAL SOURCE HARVESTED IN A SUSTAINABLE MANNER TO A MINIMUM DEPTH OF FOUR INCHES.
 - WEED MAT IS REQUIRED IN LANDSCAPED ISLANDS AS SPECIFIED.
 - ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
 - THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH EROSION CONTROL PLAN, AS NEEDED, TO MAXIMIZE THE EFFECTIVENESS OF THE EROSION CONTROL PLAN FOR THIS SITE.
 - THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING OR SOODING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING.
 - THIS PLAN DOES NOT PRESENT ANY TEMPORARY STABILIZATION REQUIRED AS PART OF EROSION CONTROL PLAN.

LANDSCAPE REQUIREMENTS C-3 ZONING

UDC SECTION 10.9 (A)
ALTERNATIVE COMPLIANCE BASED ON THE EXISTING NATURAL BUFFER THAT WILL BE UNDISTURBED.

UDC SECTION 10.9 (B)
STREET R.O.W. AREA 2,415 S.F.
LANDSCAPE ALONG STREET R.O.W.: PROVIDED:
NUMBER OF SHADE TREES (5 REQ) 5
NUMBER OF SHRUBS (49 REQ) 49

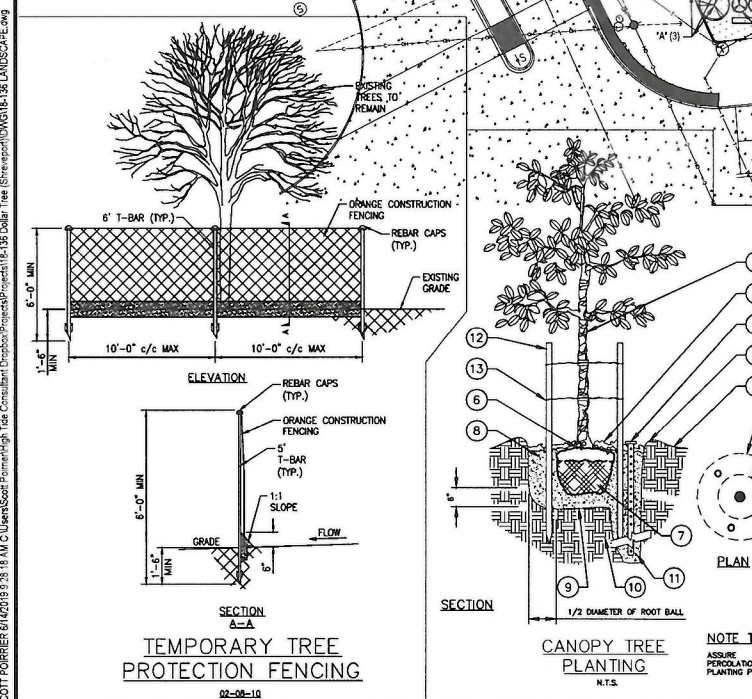
UDC SECTION 10.9 (C)
INTERIOR PARKING REQUIREMENTS:
TOTAL PARKING AREA +/- 17,473 S.F.
LANDSCAPE AREA +/- 2,296 S.F.
PERCENTAGE OF LANDSCAPE AREA +/- 13.1%

UDC SECTION 10.9 (C)
INTERIOR LANDSCAPE ISLAND/CAPS: PROVIDED:
SHADE TREES 2
ORNAMENTAL TREES 14

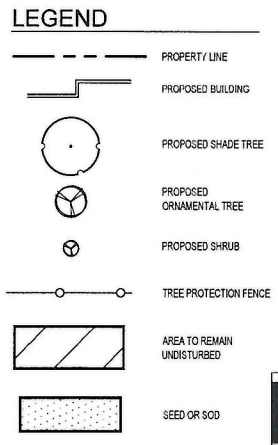
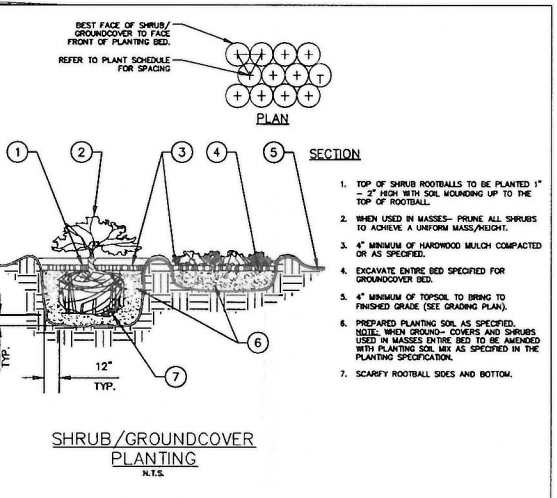
PLANT SCHEDULE

TREE	QTY.	COMMON NAME	BOTANICAL NAME	SIZE
"A"-ORNAMENTAL	14	CREPE MYRTLE	LAGERSTROEMIA INDICA	*
"B1"-SHRUB	12	INDIAN HAWTHORNE	RHAPHIOLEPS INDICA	*
"B2"-SHRUB	16	JAPANESE BOXWOOD	BUXUS MICROPHYLLA JAPONICA	*
"B3"-SHRUB	8	NANDINA	NANDINA DOMESTICA	*
"B4"-SHRUB	8	JAPANESE HOLLY	ILEX CRENATA	*
"B5"-SHRUB	5	DRIFT ROSES	ROSA MELISSO	*
"C1"-SHADE TREE	3	SHUMARD RED OAK	QUERCUS SHUMARDII	*
"C2"-SHADE TREE	4	BALD CYPRESS	TAXODIUM DISTICHUM	*

NOTE:
ALL AREAS DISTURBED WITHIN CURBED AREAS AND 5' OUTSIDE OF CURBED AREAS TO RECEIVE SOD. DETENTION POND BANKS TO RECEIVE HYDROSEED OR SOD. ALL OTHER AREAS TO RECEIVE SOD OR SEED (AS NECESSARY) UNTIL HEALTHY STAND OF GRASS IS ACHIEVED.



- ### NOTES:
- FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER
 - REMOVE BURGLAR WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.
 - SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
 - 4" HDPE FILTER FABRIC WRAPPED PRECASTER STAND PIPE WITH REMOVABLE PVC CAP.
 - 3" HIGH SOIL BERM TO HOLD WATER.
 - FINISHED GRADE (SEE GRADING PLAN)
 - TOP ROOT BALL W/ 1" ABOVE FINISHED GRADE
 - 8" B & B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS)
 - PREPARED PLANTING SOIL AS SPECIFIED. REMOVE ROCKS 4" AND LARGER
 - ROOT BALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOT BALLS SMALLER THAN 24" IN DIA. MAY SIT ON COMPACTED EARTH.
 - SET ROOT BALL IN UNDISTURBED NATIVE SOIL.
 - 3/4" GRAVE, DEPTH OF PIPE
 - 2" DIA. LODGE POLE PINE STAKE, 3 EACH 18" MIN. 1/2" LONG FOR 24" BOX, 14" FOR 36" BOX. SET ONE STAKE PERPENDICULAR TO PREVAILING WIND. CUT STAKES 6" BELOW CANOPY.
 - "CLONCH TIE" BY U.L.T. OR EQUAL



RECOMMEND APPROVAL
EXECUTIVE DIRECTOR
DATE: 6/14/19
PERMIT SET
By: Not For Construction

LANDSCAPE PLAN
SCALE IN FEET
0 15 30 60 90

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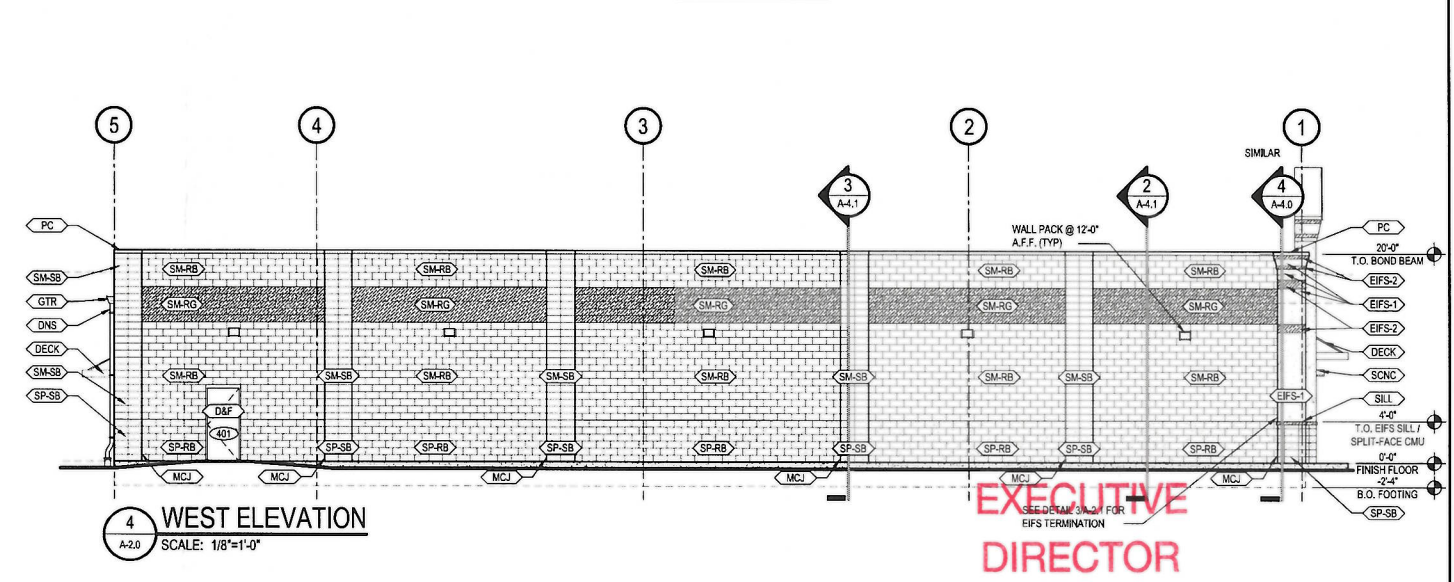
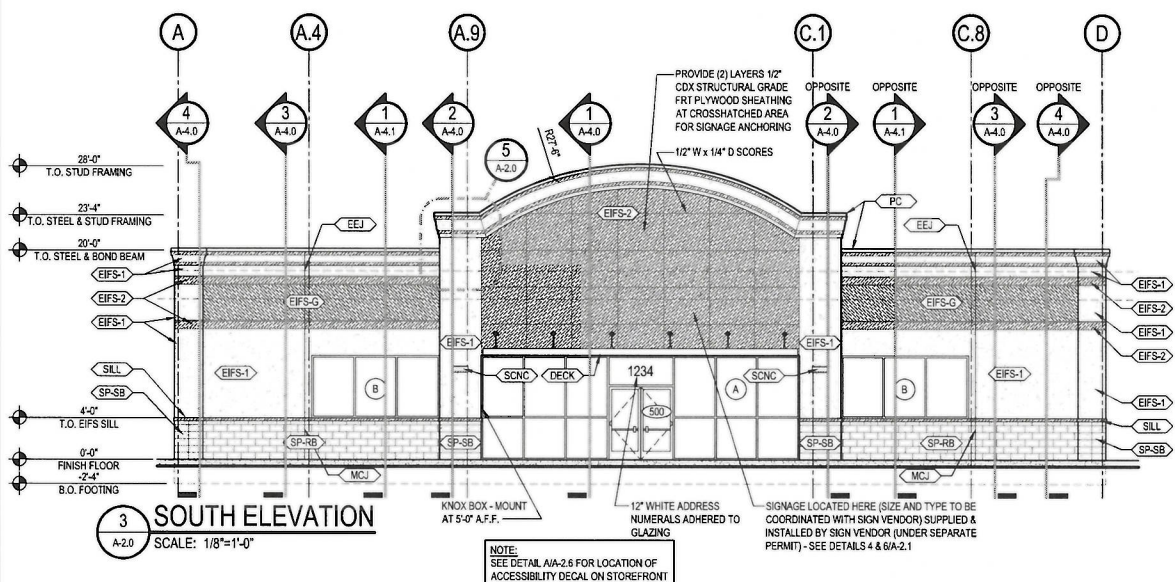
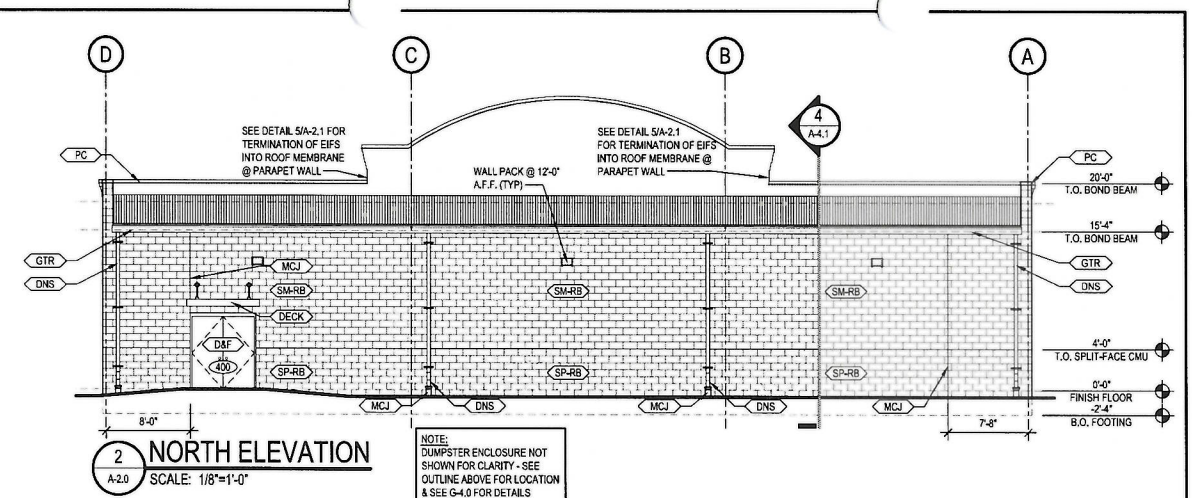
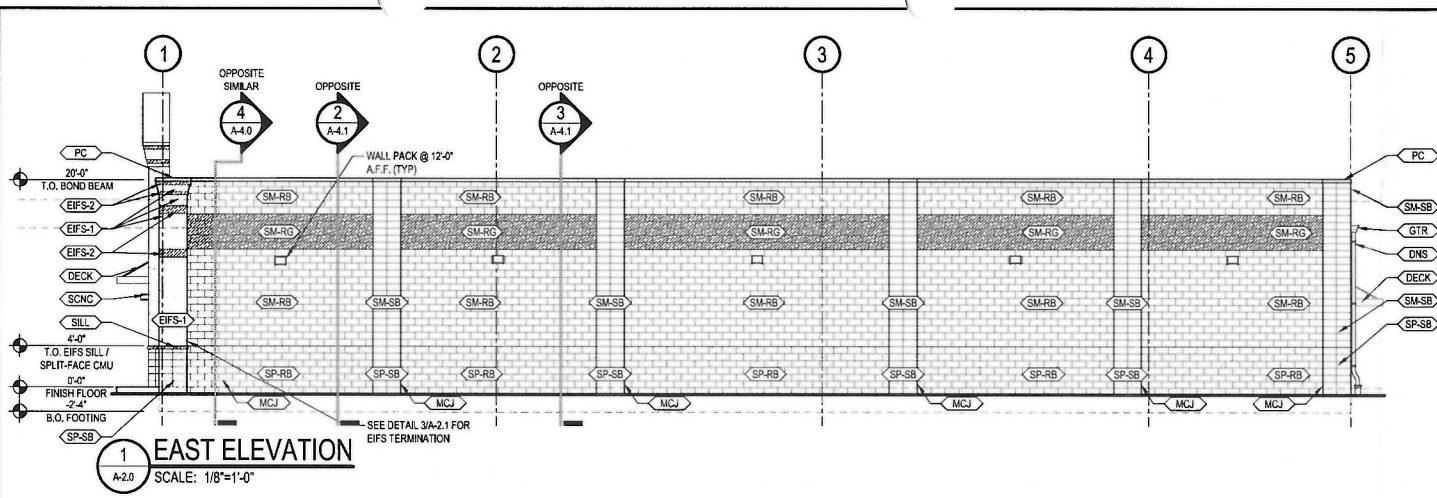
DOLLAR TREE
SHREVEPORT, LA

REV. DATE	DESCRIPTION	REVISION LOG
6/14/19	PERMIT REVISIONS	

PROJECT NUMBER: 18-136
DRAWN BY:
CHECKED BY:
ISSUE DATE: 5-31-19
FOR PERMIT/BID
STATE OF LOUISIANA
Scott Michael Poirier
License No. 37251
PROFESSIONAL ENGINEER
6/14/19

SHEET TITLE:
LANDSCAPE PLAN
SHEET NUMBER:
C-6.0

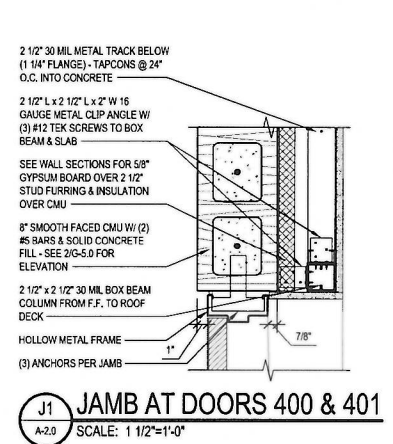
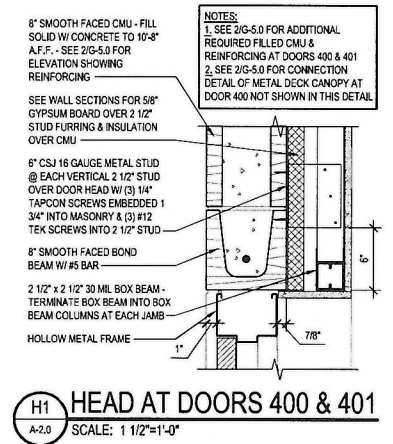
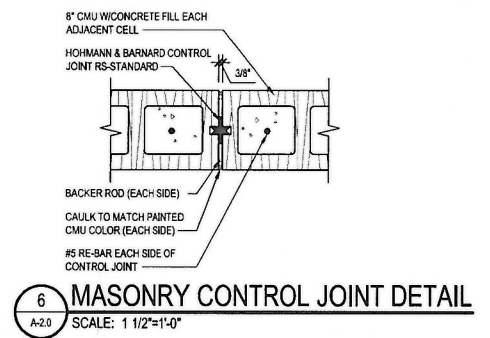
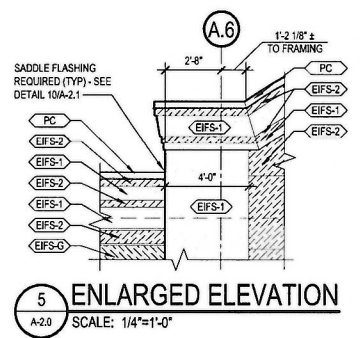
19-358-C



**EXECUTIVE
DIRECTOR
APPROVAL**

6-14-19 *Ar Clark*
Date By

ELEVATION LEGEND			
KEYNOTE	HATCH	DESCRIPTION	COLOR
SM-RB	[Hatch]	SMOOTH-FACE CMU - RUNNING BOND	SHERWIN WILLIAMS - 'BALANCED BEIGE' - SW7037
SM-SB	[Hatch]	SMOOTH-FACE CMU - STACK BOND	SHERWIN WILLIAMS - 'BALANCED BEIGE' - SW7037
SM-RG	[Hatch]	SMOOTH-FACE CMU - RUNNING BOND - ACCENT COLOR	SHERWIN WILLIAMS - 'ENVY' - SW8925
SP-RB	[Hatch]	SPLIT-FACE CMU - RUNNING BOND	SHERWIN WILLIAMS - 'VIRTUAL TAUPE' - SW7039
SP-SB	[Hatch]	SPLIT-FACE CMU - STACK BOND	SHERWIN WILLIAMS - 'VIRTUAL TAUPE' - SW7039
EFS-1	[Hatch]	EIFS - COLOR 1 (FINISH - PRODUCT STO 310)	STO 'SANDSTONE' 93860 (NA10-0052)
EFS-2	[Hatch]	EIFS - COLOR 2 (FINISH - PRODUCT STO 310)	STO 'SMOKED PUTTY' 93240 (NA10-0053)
EFS-G	[Hatch]	EIFS - ACCENT COLOR (FINISH - PRODUCT STOLT 138D)	STO SW 'ENVY' SW8925 (NA10-0054)
SILL	[Hatch]	1" x 3 5/8" EIFS SILL W/ BEVEL - SEE DETAIL 5/A-2.1	STO 'SMOKED PUTTY' 93240 (NA10-0053)
PC	[Hatch]	24 GAUGE GALVANIZED METAL PARAPET CAP PER ANSIPRI ES-1 ASSEMBLY U1-12A	SHERWIN WILLIAMS - 'ENVY' - SW8925
DNS	[Hatch]	4"x4" GALVANIZED METAL DOWNSPOUT W/ 3 STRAPS	PAINT TO MATCH ADJACENT CMU - USE: 'BALANCED BEIGE' - SW7037 OVER 'SM-RB' & 'VIRTUAL TAUPE' - SW7039 OVER 'SP-SB'
GTR	[Hatch]	8" GALVANIZED METAL GUTTER	SHERWIN WILLIAMS 'BALANCED BEIGE' SW7037
DECK	[Hatch]	3"x2" METAL DECK CANOPY - HANGER ROD SUPPORTED W/ 8" FASCIA - SUPPLIED & INSTALLED BY SIGN VENDOR - GC TO PROVIDE & INSTALL WALL BOLTS (SEE SPECS) (SEE A-1.0 FOR LENGTHS & APPLICABLE DETAILS)	SHERWIN WILLIAMS - 'ENVY' - SW8925
SCNC	[Hatch]	NEL LED WALL SCONCE @ 8'-6" A.F.F. (SEE ELECTRICAL)	DARK BRONZE
D&F	[Hatch]	STEEL DOOR & HOLLOW METAL FRAME	SHERWIN WILLIAMS 'BALANCED BEIGE' SW7037
A	[Hatch]	STOREFRONT TYPE (REFER TO SHEET A-3.0)	PAINTING NOTES: (1) COAT OF S-W LONOX BLOCK SURFACER A24M200 (OR EQUAL). (2) COATS OF S-W COMPLEX XL ELASTOMERIC HIGH BUILD COATING, A5-400 SERIES (OR EQUAL).
SD	[Hatch]	DOOR NUMBER (REFER TO SHEET A-3.1)	
MCJ	[Hatch]	MASONRY CONTROL JOINT (REFER TO DETAIL 6/A-2.0)	(2) COATS OF S-W METALTEX ACRYLIC SEMI-GLOSS (B42 SERIES)
EEJ	[Hatch]	EIFS EXPANSION JOINT (REFER TO DETAIL 2/A-2.1)	PAINT STOREFRONT LINTELS PER 'METAL' NOTE ABOVE WITH SHERWIN WILLIAMS 'BALANCED BEIGE' SW7037 AFTER PRIMING WITH (1) COAT OF S-W PRO INDUSTRIAL PRO-CRYL UNIVERSAL PRIMER (866-310 SERIES)



REVISION	DATE	BY	DESCRIPTION

PROJECT NUMBER	1805-29
DRAWN BY	MEP
CHECKED BY	LGS
ISSUE DATE	5-31-19
ISSUED FOR BIDS AND PERMITS	

SHEET TITLE	EXTERIOR ELEVATIONS
SHEET NUMBER	A-2.0

19-358-C