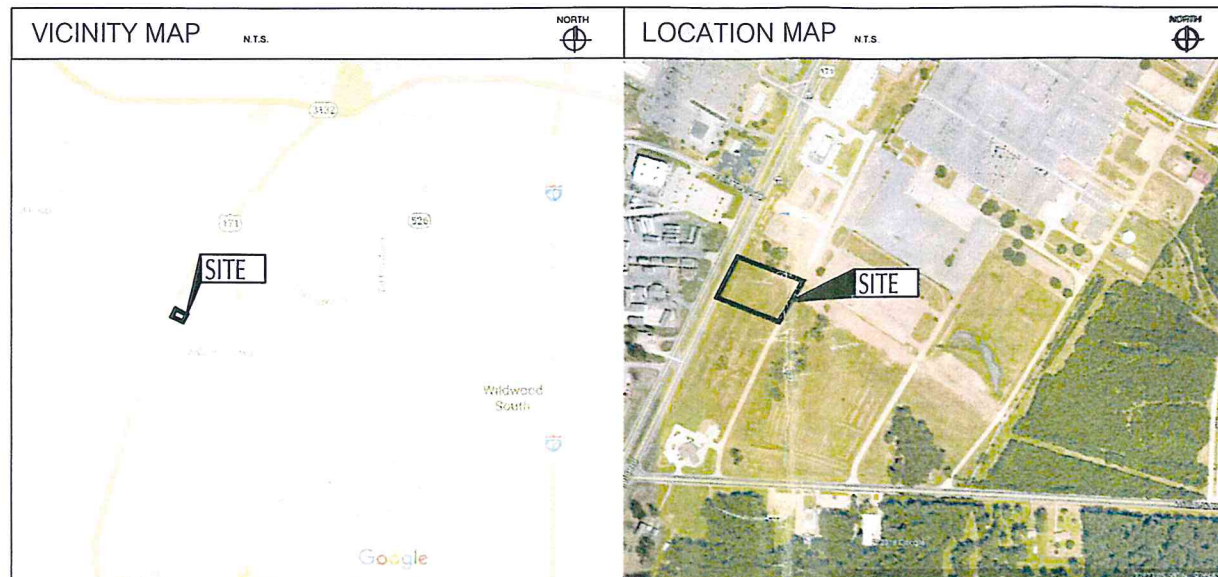


PIZZA HUT

MANSFIELD ROAD, LOT 2

SHREVEPORT, LA



INDEX OF DRAWINGS

T-001	TITLE SHEET
C-001	GENERAL NOTES
C-101	DEMOLITION PLAN
C-111	SITE PLAN
C-121	GRADING PLAN
C-131	SWPP PLAN AND NOTES
C-132	SWPP NOTES AND DETAILS
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C-141	UTILITY PLAN
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L-001	LANDSCAPE NOTES
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L-501	LANDSCAPE DETAILS
1 of 1	ALTA SURVEY

**EXECUTIVE
DIRECTOR
APPROVAL**

1/17/17 ruy
Date By

▲	ISSUED FOR PERMIT	11/02/16
▲	ISSUED FOR BID	11/09/16
▲		
▲		
▲		
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CONTRACT DATE: 07/01/16
 BUILDING TYPE: DBR 30F
 PLAN VERSION: 009.00.00
 SITE NUMBER: 311850 / 438113
 STORE NUMBER: 2016388.05

PIZZA HUT
 Mansfield Road, Lot 2
 Shreveport, LA 71118



DBR 30F

**TITLE
SHEET**

T-001

PLOT DATE:

Metropolitan Planning Commission

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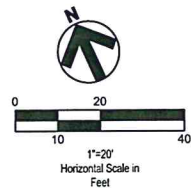
BENCHMARKS:
 1. BEARINGS AND COORDINATES ARE GRID, STATE PLANE, NAD 83, LA NORTH ZONE AS OBSERVED UTILIZING GPS REFERENCING THE C4-C4net VRS NETWORK.
 2. ELEVATIONS ARE RELATIVE TO N.A.V.D.
 TBM #1 - NAIL IN PP
 ELEVATION=187.00



Know what's below
 Call before you dig.

LEGEND
 (SEE SHEET C-001 FOR GENERAL LEGEND)

- PROPOSED CONCRETE
- CONSTRUCTION KEYNOTE
- PROPOSED PARKING SPACE NUMBER
- PROPOSED DRIVE THRU STACK CAR AND NUMBER
- PROPOSED DETENTION BASIN



BUILDING SETBACKS		REQUIRED	PROVIDED
FRONT: MANSFIELD ROAD	30'	30'	64.0'
REAR: COLTRANE WAY	30'	30'	119.4'
SIDE: NORTH	5'	5'	25.5'
SIDE: SOUTH	5'	5'	56.7'

PARKING SETBACKS		REQUIRED	PROVIDED
FRONT: MANSFIELD ROAD	5'	5'	5'
REAR: COLTRANE WAY	5'	5'	33.9'
SIDE: NORTH	5'	5'	5'
SIDE: SOUTH	5'	5'	5.7'

LANDSCAPE SETBACKS		REQUIRED	PROVIDED
FRONT: MANSFIELD ROAD	5'	5'	5'
REAR: COLTRANE WAY	5'	5'	33.9'
SIDE: NORTH	5'	5'	5'
SIDE: SOUTH	5'	5'	5.7'

PARKING SPACES		REQUIRED	PROVIDED
NUMBER OF SPACES	75	75	32

PARKING REQUIREMENTS
 1 SPACE PER 1,000 S.F. OF BUILDING SERVICE AREA
 THEREFORE: 2434/1000 = 25 SPACES REQUIRED.

LAND USE DATA		PERCENTAGE OF SITE AREA	AREA PROVIDED
BUILDING	8.11%	0.0559 AC.	
PAVEMENT/IMPERVIOUS	69.86%	0.4811 AC.	
LANDSCAPING	22.03%	0.1517 AC.	
TOTAL	100%	0.6887 AC.	

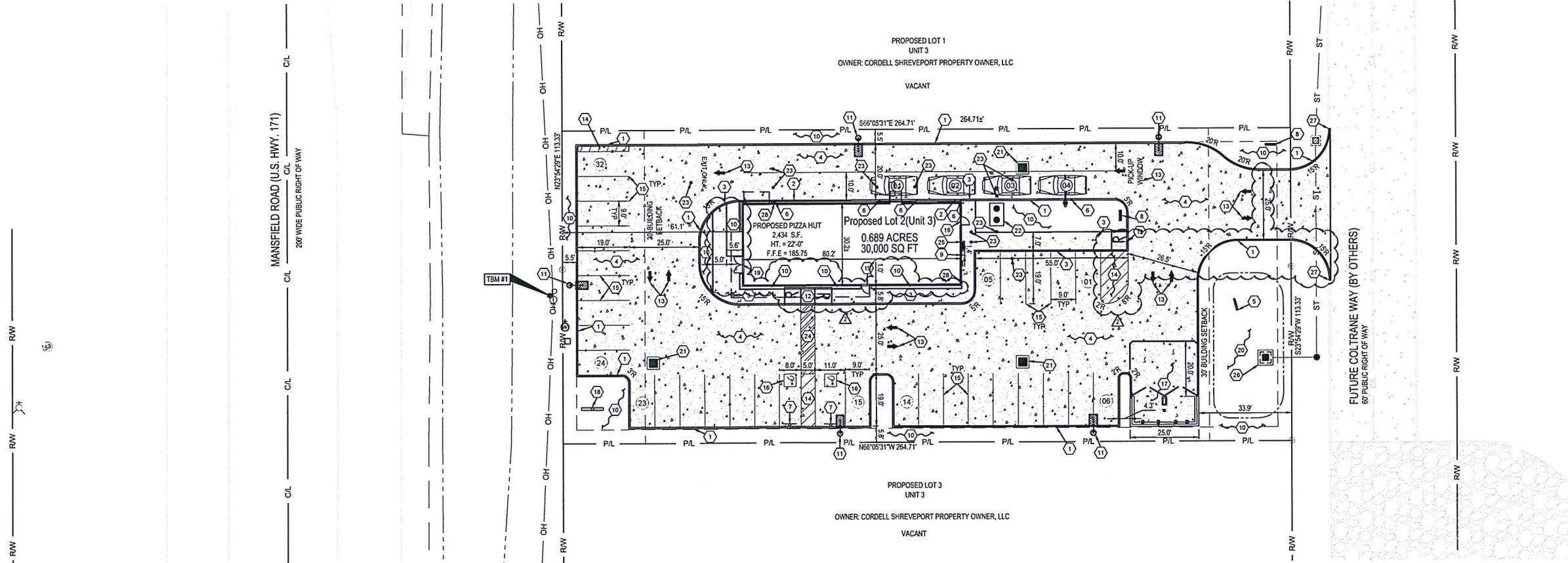
CURRENT ZONING: B-3: COMMUNITY BUSINESS DISTRICT

CONSTRUCTION KEYNOTES

1. PROPOSED P.C.C. CURB PER DETAIL 2, SHEET C-501.
2. PROPOSED CURB AT DRIVE THRU PER DETAIL 3, SHEET C-501.
3. PROPOSED P.C.C. CURBED WALK PER DETAIL 5, SHEET C-501.
4. PROPOSED 7" P.C.C. PAVEMENT W/ W.V.F. 6" x 6" W2.9 x W2.9 (CONTROL JTS. 12'-0" O.C.) OVER 12" CRUSHED AGGREGATE OR GRAVEL BASE. APPLY LIQUID ASPHALT AT ALL JOINTS BETWEEN CONCRETE AND ASPHALT.
5. PROPOSED HEADWALL. SEE SHEET C-141.
6. PROPOSED BOLLARD PER DETAIL 9, SHEET C-501.
7. PROPOSED ADA PARKING SIGN PER DETAIL 10, SHEET C-501.
8. PROPOSED DIRECTIONAL SIGN PER SIGN SUPPLIER SPECIFICATIONS. G.C. SHALL LAYOUT FOUNDATION PER SIGN SUPPLIER DESIGN. SIGN FACES AS NOTED ON THIS SHEET.
9. PROPOSED GAS METER PER GAS COMPANY SPECIFICATIONS. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION.
10. PROPOSED LANDSCAPING AREA. SOO ALL DISTURBED AREAS EXCEPT WHERE PLANTING BEDS ARE INDICATED. SEE SHEET L-101.
11. PROPOSED LIGHT POLE PER DETAIL 16, SHEET C-501. SEE ELECTRICAL DRAWINGS FOR SPECIFICATIONS.
12. PROPOSED ADA ACCESSIBLE RAMP PER ADA SPECIFICATIONS AND DETAIL 2, SHEET C-502.
13. PROPOSED DIRECTIONAL PAVEMENT MARKINGS - WHITE ON ASPHALT, YELLOW ON CONCRETE - PER DETAIL 4, SHEET C-502.
14. PROPOSED PAINTED TRANSVERSE STRIPING PER DETAIL 7, SHEET C-502.
15. PROPOSED PAINTED 4" WIDE SOLID STRIPE - WHITE ON ASPHALT, YELLOW ON CONCRETE.
16. PROPOSED PAINTED INTERNATIONAL ADA SYMBOL PER ADA SPECIFICATIONS.
17. PROPOSED 8" TALL WOODEN DUMPSTER ENCLOSURE ON 7" P.C.C. PAD OVER 12" CRUSHED AGGREGATE OR GRAVEL BASE PER DETAIL 12, SHEET C-502. CONTRACTOR SHALL FINISH CONCRETE WITHIN ENCLOSURE TO HAVE POSITIVE DRAINAGE TOWARD DRAIN. FINISH CONCRETE OUTSIDE OF ENCLOSURE TO SLOPE TOWARD CATCH BASIN.
18. PROPOSED 45" O.A.H., 135 S.F. PYLON SIGN PER SIGN SUPPLIER SPECIFICATIONS.
19. PROPOSED FROST SLAB AT DOOR. SEE STRUCTURAL DRAWINGS.
20. PROPOSED ABOVE GROUND DETENTION. SEE SHEET C-121.
21. PROPOSED CATCH BASIN PER LADOTD SPECIFICATIONS AND DETAIL 1, SHEET C-503.
22. PROPOSED 1,000 GALLON EXTERIOR GREASE INTERCEPTOR PER DETAIL 4, SHEET C-503.
23. PROPOSED CLEANOUT PER DETAIL 7 & 8, SHEET C-503.
24. PROPOSED CROSSWALK STRIPING PER DETAIL 8, SHEET C-502.
25. PROPOSED ELECTRIC METER PER ELECTRIC COMPANY SPECIFICATIONS. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION.
26. PROPOSED STORMWATER CONTROL STRUCTURE. SEE SHEET C-141.
27. PROPOSED CONNECTION TO EXISTING CURB ON COLTRANE WAY. CONTRACTOR TO TRANSITION FROM 6" BARRIER CURB TO MOUNTABLE CURB (MATCH EXISTING) OVER A 10' LENGTH IMMEDIATELY ADJACENT TO EXISTING MOUNTABLE CURB.
28. PROPOSED HOSE BIB.



520 South Main Street, Suite 2531
 Abbeville, OH 44111
 330.572.2100 Fax: 330.572.2102



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▲ CITY COMMENTS	12/15/16
▲	
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BUILDING TYPE:	DBR 30F
PLAN VERSION:	009.00.00
SITE NUMBER:	311850 / 438113
STORE NUMBER:	2016388.05

PIZZA HUT
 Mansfield Road, Lot 2
 Shreveport, LA 71118



DBR 30F
SITE PLAN

C-111

EXECUTIVE DIRECTOR _____ DATE _____

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LANDSCAPE CODE REQUIREMENTS

INTERIOR PARKING AREA
 OFF-STREET PARKING REQUIREMENT:
 A MINIMUM OF 25 SQUARE FEET OF LANDSCAPE AREA SHALL BE PROVIDED FOR EACH REQUIRED OFF-STREET PARKING SPACE
 REQUIRED: 33 PARKING SPACES = 825 SQ. FT. OF LANDSCAPE AREA
 PROPOSED: 1,155 SQ. FT. OF LANDSCAPE AREA

CANOPY TREE REQUIREMENTS:
 1 TREE FOR EACH 10 REQUIRED PARKING SPACES
 REQUIRED: 33 PARKING SPACES = 3.3 TREES
 PROPOSED: 4 TREES

LANDSCAPE STRIP
 LANDSCAPE STRIP TREE REQUIREMENTS:
 1 LARGE TREE FOR EVERY 60 LINEAL FEET OF THE REQUIRED LANDSCAPING STRIP--MANSFIELD ROAD
 REQUIRED: 113 LINEAL FEET = 3.7 SMALL TREES
 PROPOSED: 4 SMALL TREES

LANDSCAPING STRIP--COLTRANE WAY
 REQUIRED: 82 LINEAL FEET = 1.3 LARGE TREES
 PROPOSED: 2 LARGE TREES

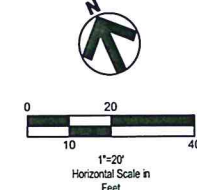
PLANT MATERIALS
 PLANT MATERIAL CATEGORIES:
 REQUIRED: LANDSCAPING SHALL CONSIST OF A COMBINATION OF: GRASSES/GROUND COVERS/VINES, SHRUBS/HEDGES, AND TREES
 PROPOSED: TREES, SHRUBS/HEDGES, AND GROUND COVER

PLANT LIST

Symbol	Botanical Name	Common Name	Qty.	Min. Size	Condition	Remarks
Ab	Abelia x grandiflora	Glossy Abelia	15	24" H Min.	Cont.	3' o/c
Ac	Acer rubrum var. drummondii	Drummond Red Maple	2	2" Cal., 10' H Min.	B&B	Specimen
Bx	Bonus sinica var. insularis 'Wintergreen'	Wintergreen Korean Boxwood	14	24" H Min.	Cont.	3' o/c
Cm	Crataegus marshallii	Parsley Hawthorn	4	1.5" Cal., 10' H Min.	B&B	Matching
Hr	Hemerocallis 'Rosy Returns'	Rosy Return Daylily	49	No. 1	Cont.	2' o/c
Nd	Nandina domestica 'Nana'	Dwarf Heavenly Bamboo	24	No. 3	Cont.	2' o/c
Op	Ophiopogon planiscapus 'Nigrescens'	Black Mondo Grass	218	No. 1	Cont.	1' o/c
Sb	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	16	24" H Min.	Cont.	3' o/c
To	Thuja occidentalis 'Techny'	Techny Arborvitae	1	4" H Min.	B&B	4' o/c
Ua	Ulmus alata	Winged Elm	4	2" Cal., 10' H Min.	B&B	Specimen

LEGEND

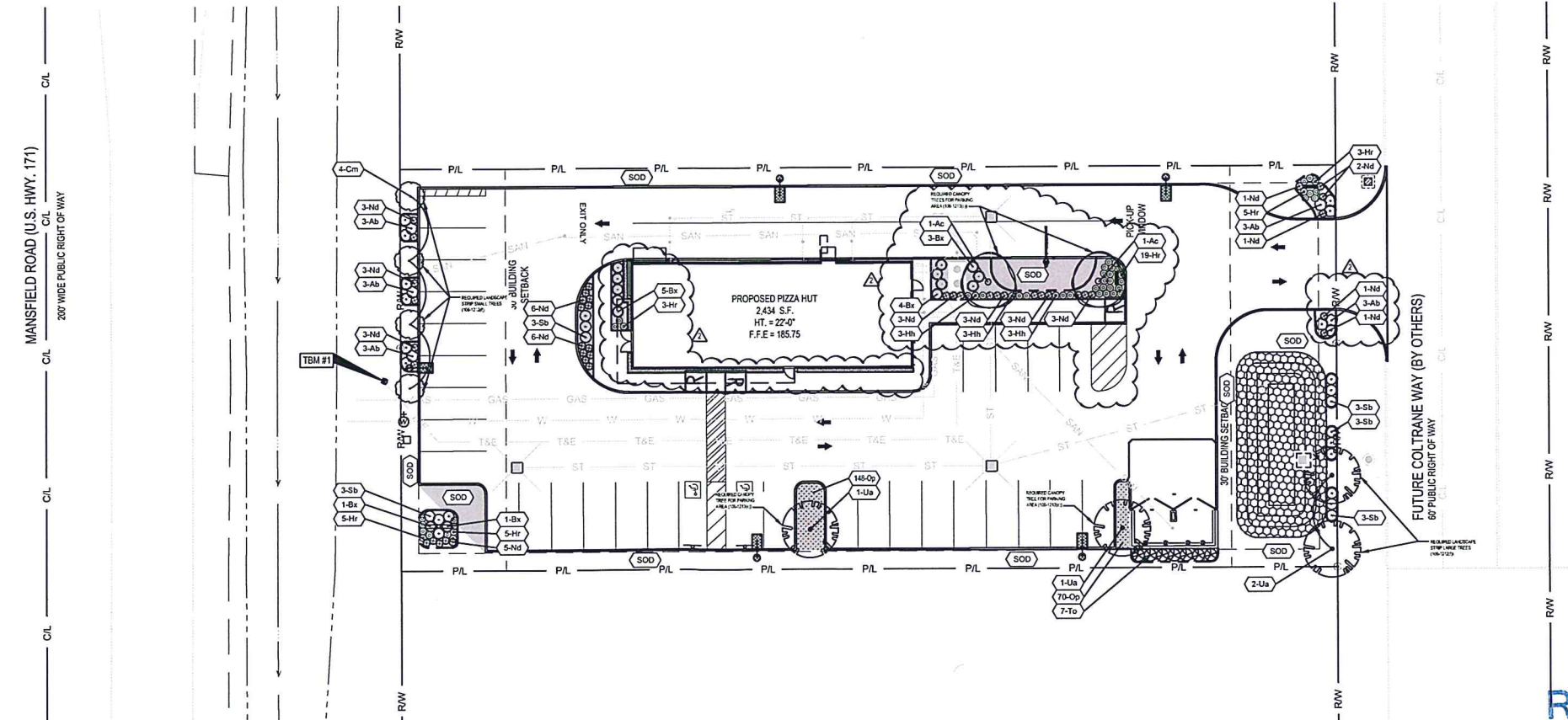
- PROPOSED TRENCHED EDGE
- PROPOSED TREE/SHRUB
- INTERIOR PARKING LOT LANDSCAPING AREAS
- PROPOSED GROUND COVER
- PROPOSED DETENTION SEED, SEE SHEET L-001.
- PROPOSED RIVER ROCK GRAVEL BANDING, SEE SHEET L-001.
- PROPOSED PLANT QUANTITY AND SYMBOL
- PROPOSED LAWN AREA



Know what's below
 Call before you dig.

NOTE

ALL DISTURBED AREA THAT ARE NOT TO BE PAVED OR MULCHED SHALL BE GRADED TO MATCH EXISTING CONDITIONS AND SODDED PER SHEET L-001.



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LANDSCAPE PLAN

L-101
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