

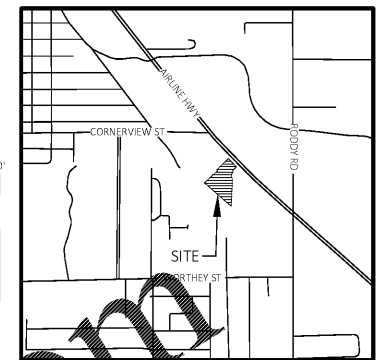
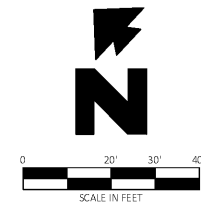
PROPERTY INFO		
PROPERTY AREA	212,725 SF	4.88 ACRES
BUILDING AREA	5,798 SF	0.13 ACRES
BUILDING COVERAGE	2.73%	
IMPERVIOUS AREA	33,391 SQ FT	0.9 ACRES (16%)
OPEN SPACE	179,312.5 SQ FT	4 ACRES (84%)
SETBACKS	BUILDING	LANDSCAPE
FRONT	20 FEET	10 FEET
SIDE	7 FEET	10 FEET (RIGHT)
REAR	10 FEET	0 FEET

	REQUIRED	PROVIDED
		3 SPACES PER BAY
STANDARD PARKING	24 SPACES	35 SPACES
ACCESSIBLE PARKING	1 SPACES	2 SPACES
TOTAL	24 SPACES	37 SPACES

SITE BENCHMARK
 TEMPORARY BENCHMARK "A" FULL ROAD SPIRE IN POWER POLE ON NORTH SIDE OF PROPERTY.
 ELEVATION 3.68'



Know what's below.
 Call before you dig.



Vicinity Map
 Not to Scale

NOTE: SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF POLES, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

**AIRLINE HWY (US HWY 61)
 (R/W VARIES)(PUBLIC)(ASPHALT)**

LEGEND

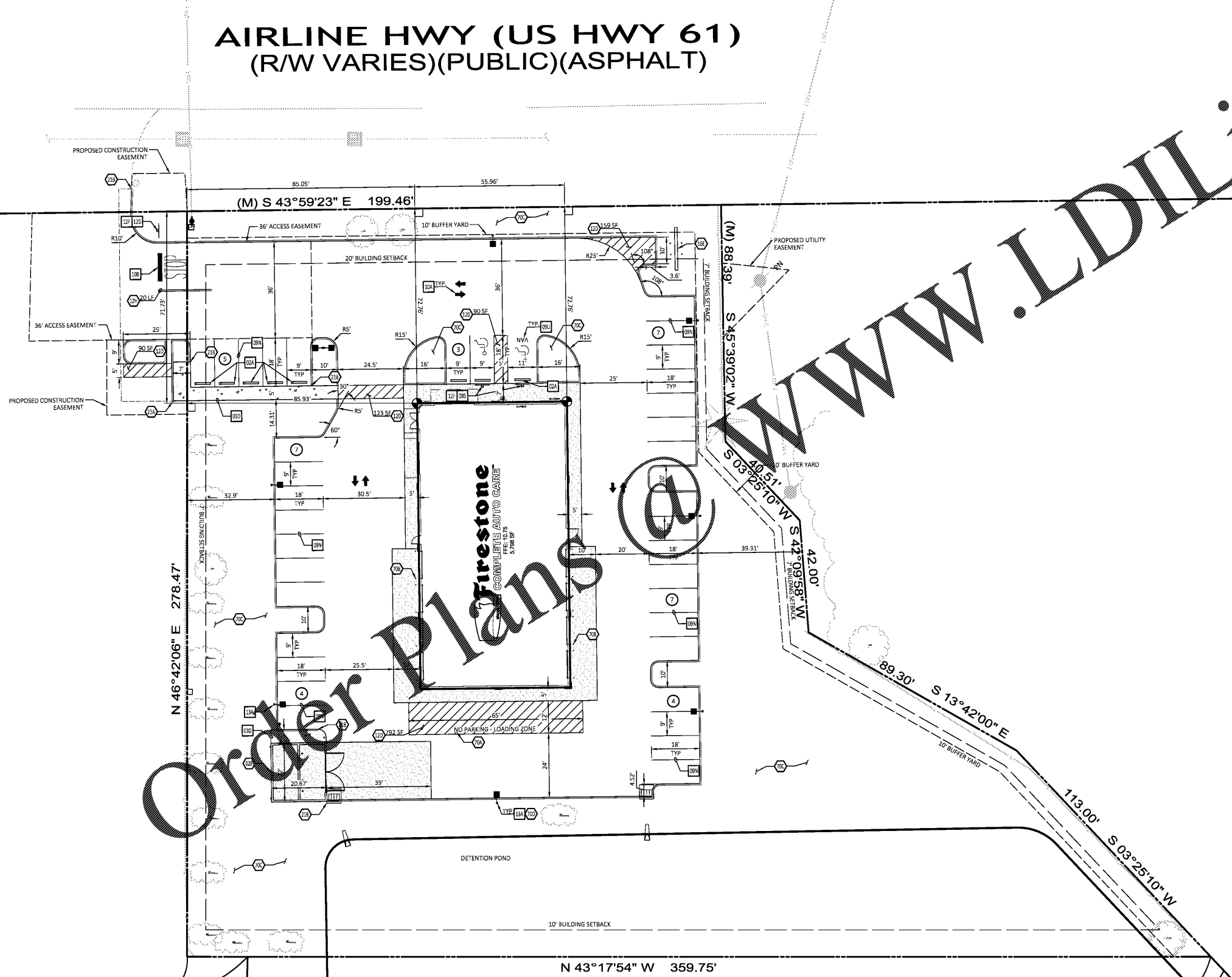
EXISTING	
PROPERTY LINE	REINFORCED CONCRETE PIPE
RIGHT OF WAY LINE	FOUND IRON PIPE/ROD
OVERHEAD ELECTRIC	SET 1/2" IRON PIPE
UNDERGROUND DRAIN LINE	POWER POLE
UNDERGROUND GAS LINE	GUY WIRE
VEGETATION LINE	POLE MOUNTED TRANSFORMER
DRIP LINE	ELECTRIC JUNCTION BOX
FENCE LINE	WATER FAUCET
ASPHALT PAVEMENT	TELEPHONE PEDESTAL
CONCRETE PAVEMENT	SEWER MANHOLE
TEMPORARY BENCH MARK	DRAIN INLET
FOUND IRON PIPE	AIR CONDITIONER UNIT
CHAIN LINK FENCE	AREA LIGHT

PROPOSED	
PROPERTY LINE/RIGHT OF WAY LINE	
CONCRETE CURB AND GUTTER. SEE PAVING PLAN.	
BUILDING CONTROL POINT	
PROPOSED PARKING SPACES	
LIMITS OF SIDEWALKS AND CONCRETE APRONS (PER ARCH. PLANS)	

- GENERAL SITE NOTES**
- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL CURB RETURN RADII SHALL BE 3' OR 10', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
 - UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS, ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER PAVING PLAN (SEE SHEET C6). ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER PAVING PLAN (SEE SHEET C6). PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL OBC OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES. ALL PARKING LOT STRIPING INCLUDING ACCESSIBLE AND VAN ACCESSIBLE SPACES SHALL BE PAINTED PER DETAIL: 09N.
 - ALL PARKING LOT SIGN BASE SUPPORTS SHALL BE INSTALLED PER DETAIL 12F, UNLESS OTHERWISE SPECIFIED.
 - ALL ACCESSIBLE PARKING STALLS SHALL HAVE SIGNAGE INSTALLED PER DETAIL 09S.
 - ALL BOLLARDS AND CURBING ADJACENT TO BUILDING SHALL BE PAINTED SAFETY YELLOW UNLESS OTHERWISE SPECIFIED HEREIN.

- SITE DETAILS**
- 02A PRECAST CONCRETE WHEEL STOP
 - 03D CONCRETE SIDEWALK
 - 09N 90 DEGREE PARKING
 - 09S ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN
 - 09U ACCESSIBLE PARKING SYMBOL
 - 10A TRAFFIC FLOW ARROW
 - 10B STOP BAR
 - 12F SIGN BASE
 - 12G STOP SIGN
 - 13A TYPICAL LIGHTING POLE BASE DETAIL

- SITE NOTES**
- 02E TRASH DUMPSTER ENCLOSURE (PER ARCH. PLANS)
 - 12D 4 INCH WIDE PAINTED YELLOW STRIPES, 2.0 FOOT O.C. @ 45 DEGREES (SEE SIZE INDICATED AT SYMBOL)
 - 12H 4 INCH DOUBLE TRAFFIC YELLOW LANE STRIPE (SEE LENGTH INDICATED AT SYMBOL)
 - 16E MONUMENT SIGN
 - 21A TAPER CURB TO MATCH EXISTING CURB
 - 21B TAPER CURB FROM 6 INCHES TO 0 INCHES OVER 2 FEET
 - 70A "NO PARKING - LOADING ZONE" PAINTED 12" HIGH LETTERS WITH 2" MINIMUM STROKE
 - 70B BOLLARDS AT EACH BAY (PER ARCH. PLANS)
 - 70C LANDSCAPE AREA
 - 70D LIGHTS PER PHOTOMETRIC PLAN



Order Plans

WWW.LDILine.com

Engineering Associates, Inc.
 COMPLETE AUTO CARE

Firestone
 COMPLETE AUTO CARE

NEW FCAC STORE
 8 BAY - FCAC - I RIGHT
 233 S. AIRLINES HWY
 GONZALES, LA



6 DIGIT NO.: 902556
 4 DIGIT NO.: 014W
 ENTITY ID NO.: 1392476
 SITE ID NO.: 2496
 PROPERTY NO.: 160013

FILE NAME: 31214 SP.dwg
 CEI PROJECT NUMBER: 31214
 REVISION: REV-1 DATE: 9/11/19
 REVISION #1 - 9/11/19
BID SET
 11.18.19
 TRCI

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C1

JOB # 31214 DRAWING: 31214 SP.dwg LAST SAVED BY: RHARTY