

AREA ANALYSIS	
ROUSES TRACT	+/- 7.22 ACRES
OUTLOT 1	+/- 1.15 ACRES
OUTLOT 2	+/- 0.72 ACRES
TOTAL	+/- 9.09 ACRES

SITE ANALYSIS	
BUILDING	43,230 S.F.
PARKING (STANDARD)	167 SPACES
PARKING (COMPACT)	50 SPACES
PARKING (TOTAL)	217 SPACES
RATIO	5.02 / 1000 S.F.
VEHICLE USE AREA	118,619.86 S.F.
INTERIOR LANDSCAPING	25,765.62 S.F.

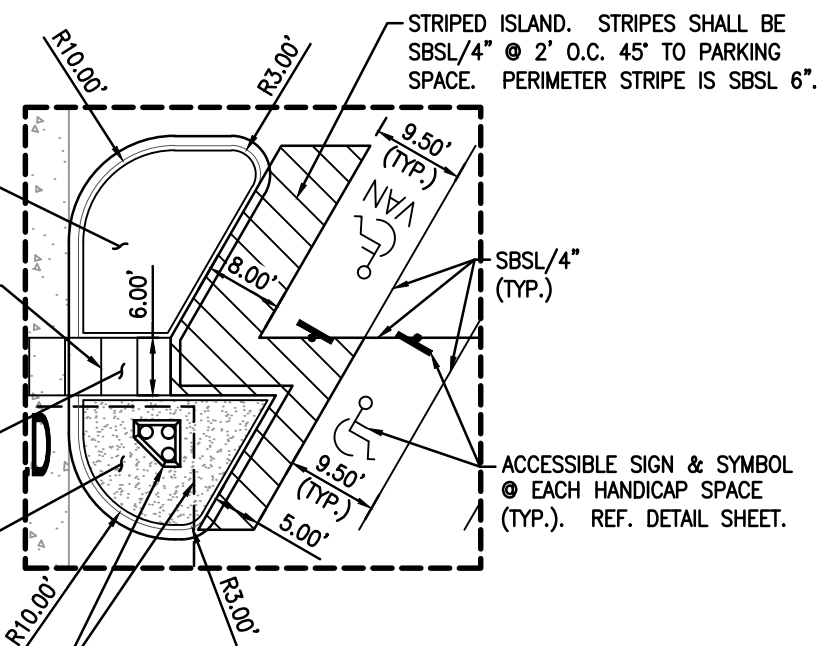
LEGEND - STRIPING	
SWSL/4"	SINGLE WHITE SOLID LINE / 4" WIDE
DYSL/4"	DOUBLE YELLOW SOLID LINE / 4" WIDE EACH
SYSL/4"	SINGLE YELLOW SOLID LINE / 4" WIDE
SWDL/4"	SINGLE WHITE DASHED LINE / 4" WIDE
SBSL/4"	SINGLE BLUE SOLID LINE / 4" WIDE
SWSL/24"	SINGLE WHITE SOLID LINE / 24" WIDE
SWSL/8"	SINGLE WHITE SOLID LINE / 8" WIDE

- SITE LAYOUT NOTES:**
1. SITE AREA = 9.09 ACRES.
 2. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 3. ALL RADII ARE 3.00' UNLESS OTHERWISE NOTED.
 4. SEE SHEET C-4 THROUGH C-7 FOR DETAILS.

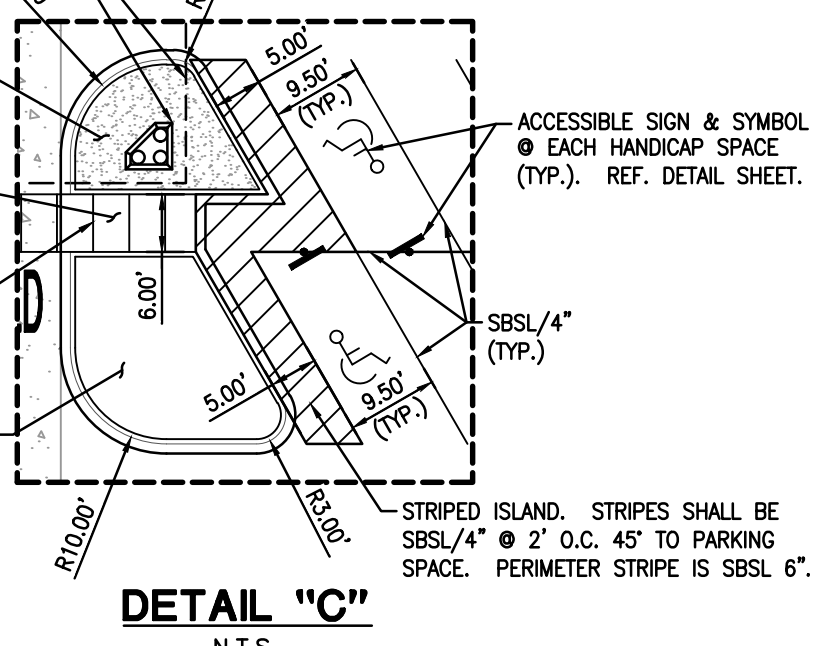
- SITE LIGHTING NOTES:**
1. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR THE SITE LIGHTING ELECTRICAL PLAN WITH CONDUIT LAYOUT & LIGHT POLE FOUNDATION DETAILS.

LEGEND - NEW IMPROVEMENTS	
BUILDING	[Symbol]
CURB & GUTTER	[Symbol]
PARKING SPACES	[Symbol]
DETAIL REFERENCE (THIS SHEET)	[Symbol]
SITE LIGHTING POLES	[Symbol]
DIRECTIONAL ARROW	[Symbol]
SIDEWALK/PAVED ISLAND	[Symbol]
ARCHITECTURAL PAVEMENT	[Symbol]
HEAVY DUTY CONCRETE PAVEMENT	[Symbol]
STANDARD DUTY CONCRETE PAVEMENT	[Symbol]
15' DRIVEWAY SIGHT TRIANGLE PER JEFFERSON PARISH REQUIREMENTS	[Symbol]

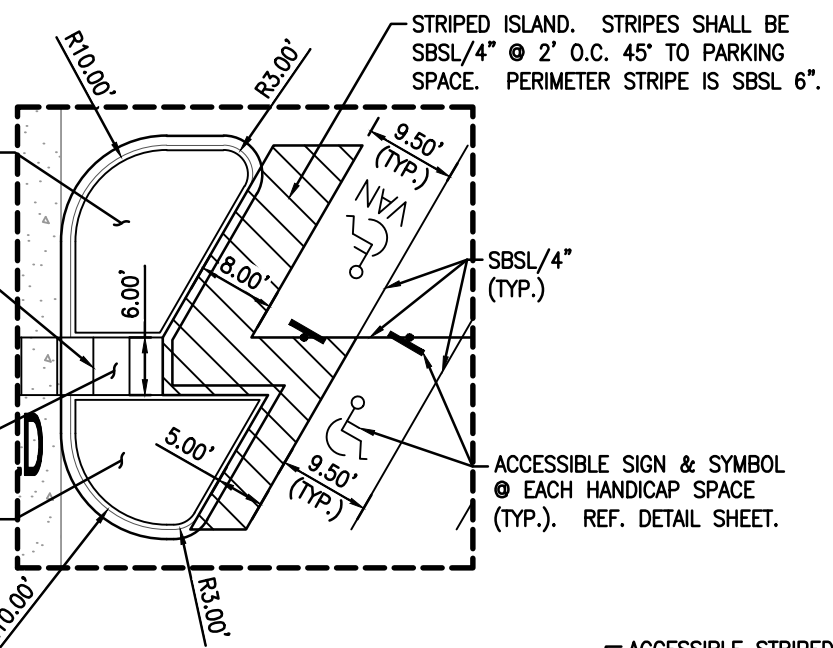
SECTION "A-A"
N.T.S.



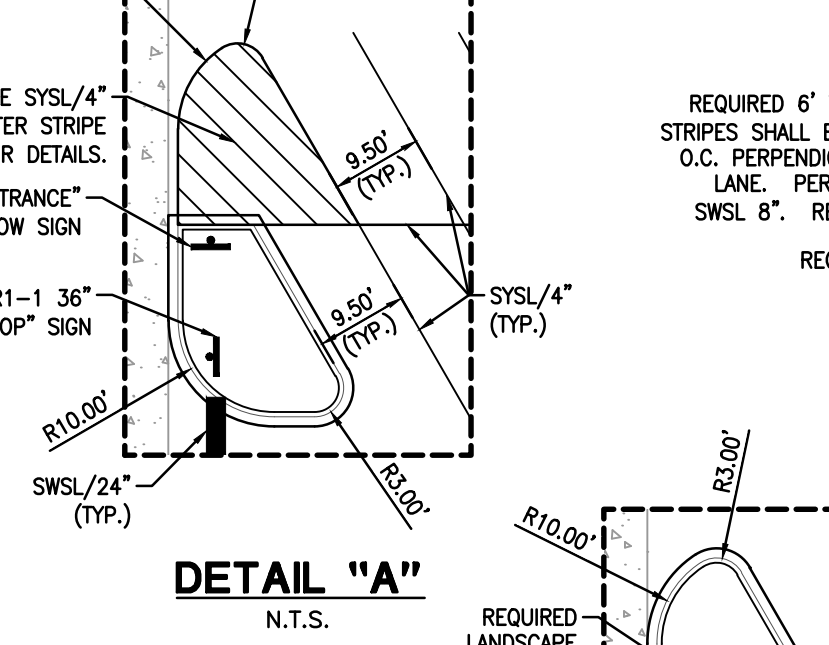
DETAIL "D"
N.T.S.



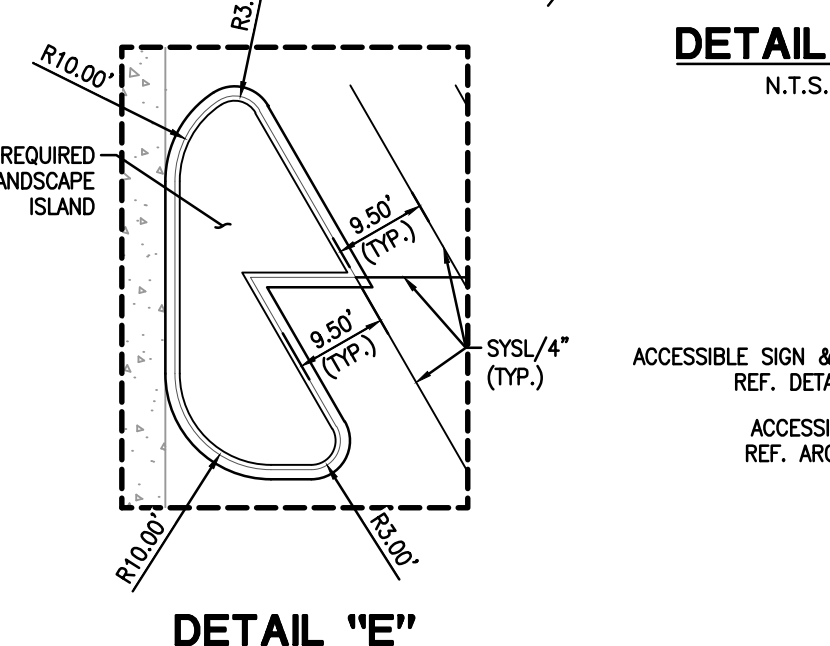
DETAIL "C"
N.T.S.



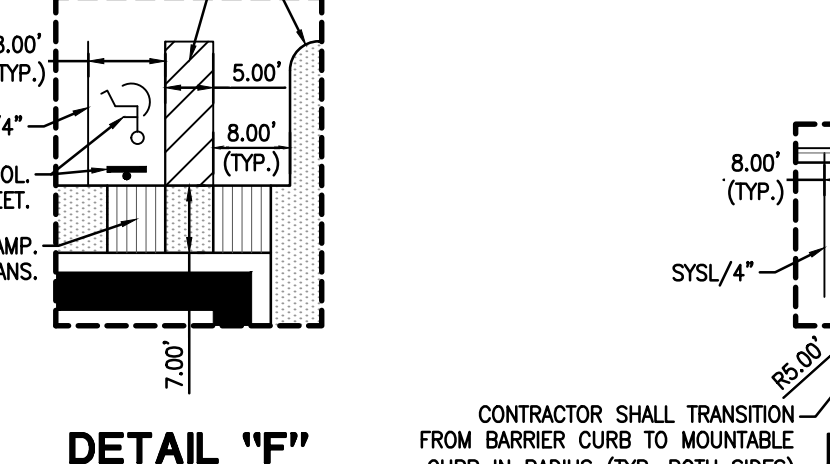
DETAIL "B"
N.T.S.



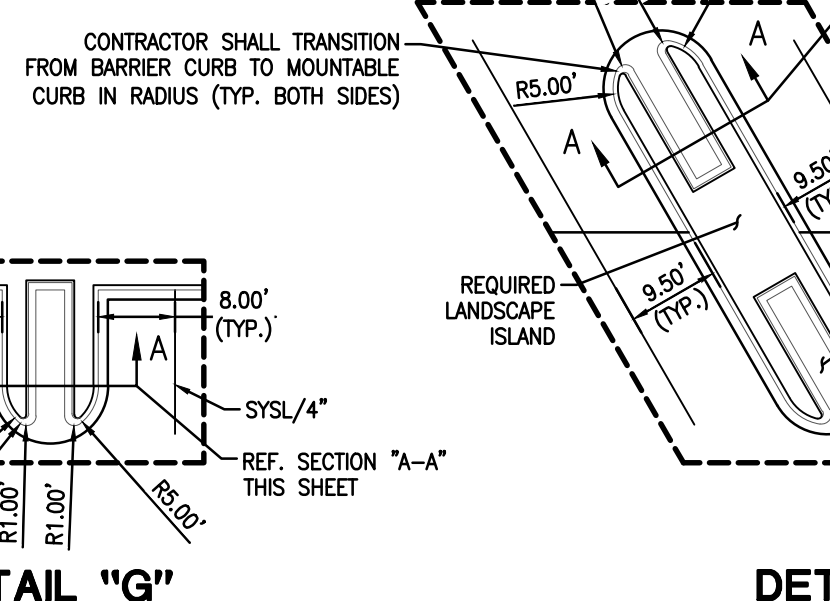
DETAIL "A"
N.T.S.



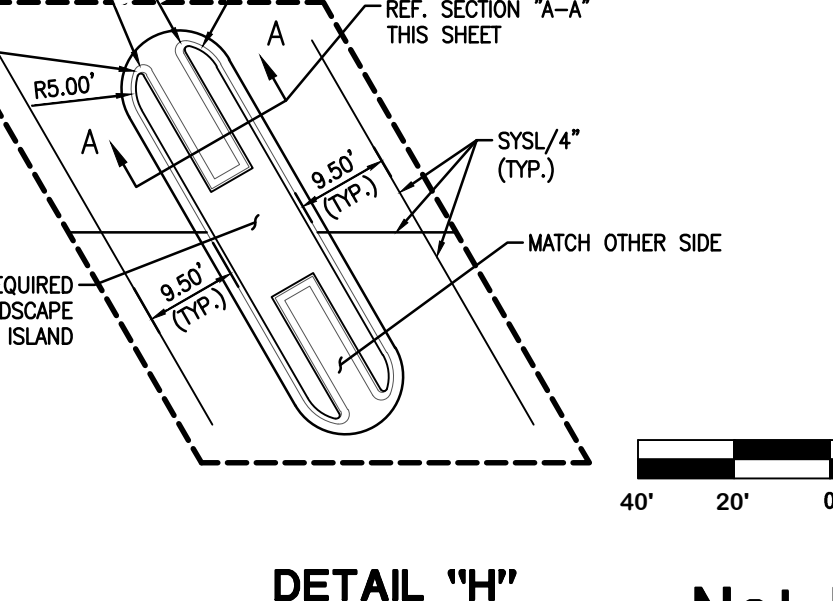
DETAIL "E"
N.T.S.



DETAIL "F"
N.T.S.

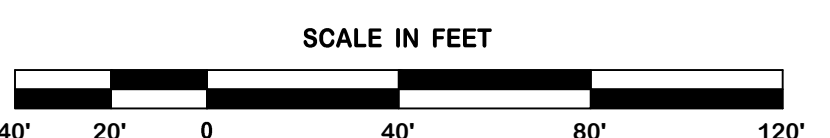


DETAIL "G"
N.T.S.



DETAIL "H"
N.T.S.

SITE PLAN



Not For Construction



MUCD PLANNING DEPARTMENT CERTIFICATION

Docket No./Name _____

Location _____

Based on review comments from the Land Use Review Technical Committee, the Planning Director has determined that this site plan meets the requirements and intent of the Mixed Use Corridor District (MUCD).

Planning Director _____ Date _____

Owner(s): _____

REVISION	BY

DUPLANTIS DESIGN GROUP, PC
314 E. Bayou Road Thibodaux, LA 70301
Phone: 985.447.0090 \ Fax: 985.447.7009
THIBODAUX, LOUISIANA
HOUSTON \ BATON ROUGE

DDG
WWW.DDGPC.COM

SIGNATURE: _____ DATE: _____

STAMP

PROPOSED ROUSES SUPERMARKET
MARRERO, LOUISIANA
JEFFERSON PARISH

FOR ROUSES ENTERPRISES, LLC
THIBODAUX, LOUISIANA

DRAWN GJP
CHECKED KTL
ISSUED DATE 06-18-18
ISSUED FOR SITE PLAN APPROVAL
PROJECT NO. 17-374
FILE 18-298 C-1 SITE SPA
SHEET
C-1

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