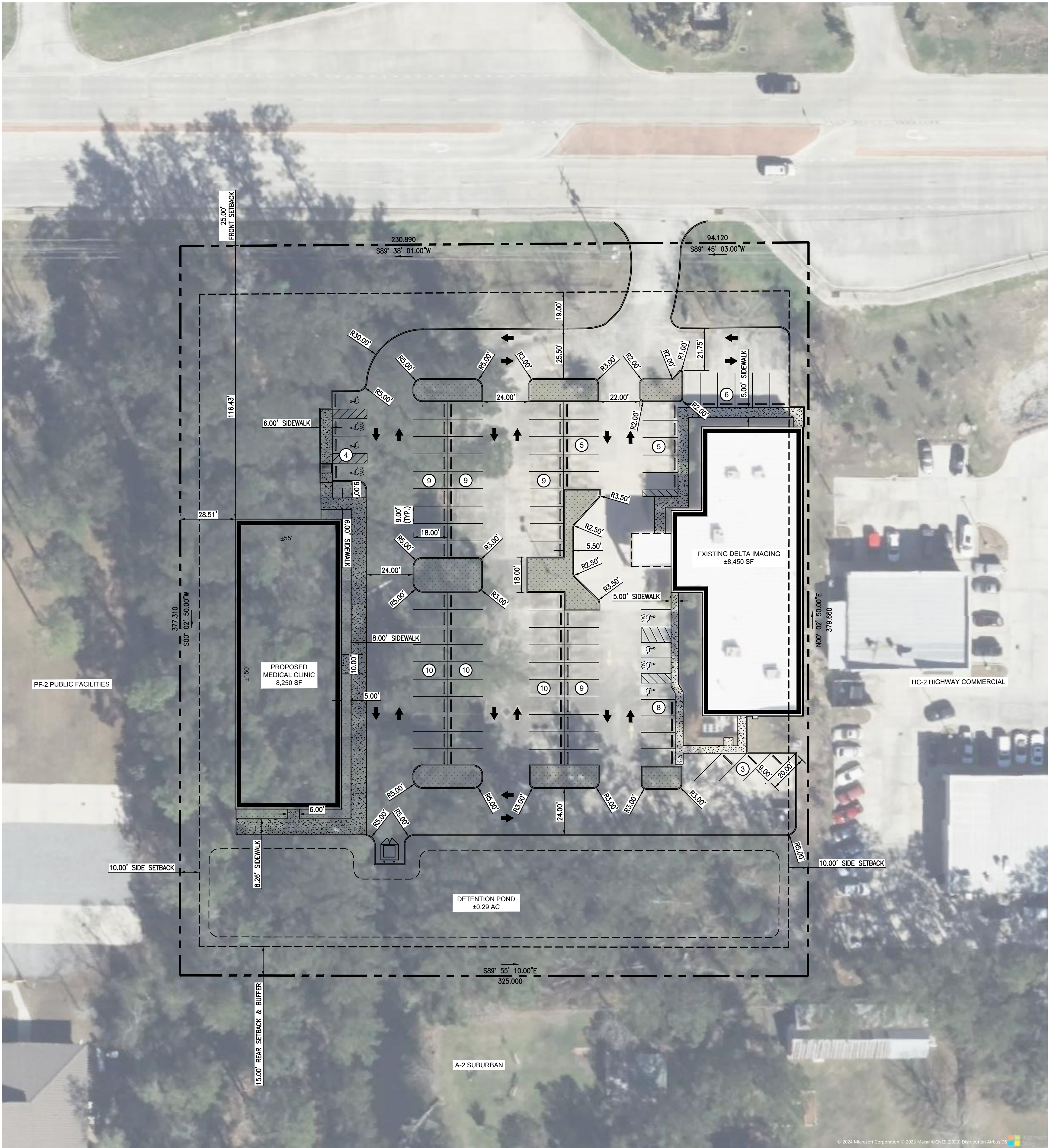




AREA ANALYSIS	
LOT B-1A	+/-2.83 AC.

SITE ANALYSIS	
NEW MEDICAL OFFICE BUILDING	8,250 S.F.
EXISTING DIS BUILDING	8,450 S.F.
PARKING PROVIDED	97 SPACES
PARKING REQUIRED	84 SPACES
RATIO	5.81/ 1000 S.F.

PARKING REQUIREMENTS:
5 SPACES FOR EVERY 1000SF OF COMMERCIAL MEDICAL CLINIC FLOOR AREA
PARKING REQUIRED CALCULATION:
[(8450+8250)/1000]*5 = 83.50 SPACES

CONCEPTUAL SITE PLAN NOTES & ASSUMPTIONS:

1. THE ACCESS POINTS, TRAFFIC SIGNALS, TURN LANES, ETC. REFLECTED ON THIS PLAN HAVE NOT BEEN DISCUSSED WITH OR APPROVED BY ANY GOVERNMENT AGENCIES.
2. THIS PLAN IS A CONCEPTUAL LAYOUT ONLY & SHOULD NOT BE USED FOR CONSTRUCTION, PERMITTING, OR SPECIFIC REAL ESTATE NEGOTIATIONS.
3. THIS PROPERTY IS ZONED HC-2 BASED ON (INFORMATION PROVIDED BY SELLER/BROKER, MAPS ACQUIRED FROM AIA/ONLINE, ETC).
4. THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF: SURVEY, WETLANDS DELINEATION, GEOTECHNICAL INVESTIGATION, PHASE I ENVIRONMENTAL SITE ASSESSMENT, TRAFFIC IMPACT ANALYSIS, ETC.
5. THIS SITE PLAN ASSUMES ALL UTILITIES ARE AVAILABLE TO THE PROPERTY WITH ADEQUATE PRESSURES & CAPACITIES.
6. BOUNDARY INFORMATION IS FROM A TAX PLAT.
7. DETENTION WILL BE REQUIRED. AREA SHOWN FOR DETENTION IS APPROXIMATE. DETENTION REQUIREMENTS HAVE NOT BEEN VERIFIED WITH AHJ.
8. PARKING REQUIREMENTS HAVE NOT BEEN VERIFIED WITH THE AHJ.
9. LANDSCAPING REQUIREMENTS HAVE NOT BEEN VERIFIED WITH AHJ.
10. THE PROPERTY IS NOT LOCATED IN A FLOOD ZONE.
11. THIS SITE IS LOCATED WITHIN ST. TAMMANY PARISH JURISDICTION.

LEGEND - NEW IMPROVEMENTS

SIDEWALK

GRASS/LANDSCAPE AREA

BUILDING

CURB & GUTTER

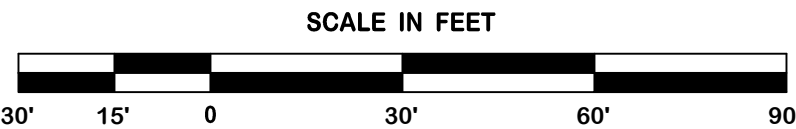
PARKING SPACES

ADA RAMPS

DIRECTIONAL ARROWS

**** NOTE ****
THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. DESIGN MAY VARY DEPENDING ON ACTUAL TOPOGRAPHIC & BOUNDARY SURVEY, DRAINAGE, ETC. THIS ADDITIONAL INFORMATION COULD CAUSE CHANGES IN TOTAL SITE AREA REQUIRED DUE TO SLOPES, PARKING, ETC.

CONCEPTUAL
SITE PLAN



PROJECT NO. 24-1004
CONCEPTUAL SITE PLAN
2/12/2024

CHECKED EHS
DRAWN BY JAM

SHEET

P-1

LOT B-1A CONCEPTUAL SITE PLAN
COVINGTON, LA
ST. TAMMANY PARISH
STIRLING PROPERTIES

DDG
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COVINGTON, LA
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