SITE ANALYSIS

EXISTING RESTAURANT	3,065 S.F.
PROPOSED EXPANSION	635 S.F.
PARKING PROVIDED	40 SPACES
RATIO	10.81 / 1000 S.F.

- Existing 3,065 SF Building
- Proposed 365 SF Expansion
- Proposed Drive-Thru
- Existing Parcel Boundaries

PARCEL 6-B
+/-0.159 AC.

PARCEL 6-A
+/-0.766 AC.

OWNER TO SEEK VARIANCE FOR ENCROACHMENT INTO LANDSCAPE SETBACK

10' LANDSCAPE SETBACK

PATIO

BUILDING EXPSANSION 635 S.F.

10.00'

3,065 SF FFE-21.40'

9.75'

5.00'

Approximate Location 20'x20' CLECO POWER Underground Servitude Instrument 1965364

20'x20' CLECO POWER Proposed New Position

Approximate Location 10' CLECO POWER Underground Servitude Instrument 1965364

ROOMS TO GO
PARCEL 6-B-1
+/-3.252 AC.

Single Yellow Dashed Line

STOP STOP

ONLY

VAN

T

10' LANDSCAPE SETBACK

** 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.

LOUISIANA ECONOMIC DEVELOPMENT CERTIFIED SITE

River Chase
www.river-chase.com

RIVER CHASE-OFFICE

SCALE IN FEET
20' 10' 0 20' 40' 60'

REVISION	BY

16564 E. Brewster Road, Suite 101
Covington, LA 70433
Office: 985.249.6180
Fax: 985.249.6190
www.ddgpc.com
DDG DUPLANTIS DESIGN GROUP

SIGNATURE:

DATE:

STAMP

PROPOSED RESTAURANT EXPANSION
COVINGTON, LA
ST TAMMANY PARISH

FOR STIRLING PROPERTIES
COVINGTON, LA

DRAWN	DTS
CHECKED	THB
ISSUED DATE	7-20-20
ISSUED FOR	---
PROJECT NO.	10-353
FILE	10-353 V68 ZOE'S EXPANSION
SHEET	V68

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