

/SOTIA/HARDWARE-104-1K_2021.TIF.DOC-GA SITE PLANS	
OWNER:	KELLY J. MICHIGAN & ASSOC., INC.
ADDRESS:	845 CALVIEZ ST LAND SURVEYORS LTD.
PHONE:	03-22-21
FAX:	03-22-21
EMAIL:	info@kellyj.com
DATE:	09-13-16
SCALE:	1" = .60'
DRAWN BY:	DBG
REVISION:	03-22-21
DESIGNER:	DBG
APPROVED:	03-22-21
ISSUED:	03-22-21

PROPERTY IN SECTION 18
TOWNSHIP 6 SOUTH RANGE 13 EAST
GLD, ST. TAMMANY PARISH, LA.

SITE PLAN

HC-3 Highway Commercial Zoning

HC-3 Highway Commercial Zoning

I-1 Industrial Zoning

A-1 Suburban District Zoning

HC-3 Highway Commercial Zoning

Property requires a 75' setback from centerline of Hwy 43 to potential expansion of the highway. Driveway setbacks to be determined by the parish engineer. Street buffer shall be adjacent to parking lot.

30' Street Street
Buffer
Required =
1 Class A 25' &
1 Class B 25' and 1
strip off
Street buffer shall be
adjacent to parking lot.

In an HC district where a side lot line coincides with a side or rear lot line of property in an adjacent residential district, a yard shall be required along the side lot line. Such a yard shall be the minimum dimension to the minimum side yard which would be required under this chapter for a residential use on the adjacent property in the residential district.
A-1 requires 15' side yard.
Landscape buffer shall be planted per City requirements. Class A 25' and Class B 25' and 1 strip off. Street buffer is required between residential and industrial zoning.

10' landscape buffer
required
1 Class A 25' &
1 Class B 25' and 1
strip off

EXISTING ACCESS TO WASTE TRANSFER STATION

35'

20.4'

21.1'

35'

21.2'

21.3'

22.6'

23.3'

23.3'

23.3'

23.3'

23.3'

23.3'

23.3'

23.3'

23.3'

HC-3 Highway Commercial Zoning

30' Street Street
Buffer
Required =
1 Class A 25' &
1 Class B 25' and 1
strip off

RIGHT IN

RIGHT OUT

292'

EXISTING I-12 EXIT RAMP

I-12 ON RAMP