

LA 3073  
(AMBASSADOR CAFFERY PKWY)

CONTRACTOR SHALL REPAIR ANY DAMAGES TO EXISTING ROADS, IMPROVEMENTS & INFRASTRUCTURE, SUCH AS, BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. CAUSED BY CONSTRUCTION ACTIVITIES. REPAIR SHALL BE EQUAL OR BETTER THAN EXISTING CONDITIONS.

ALL EXISTING TREES, SHRUBS, OR ANY OTHER VEGETATION INDICATED FOR REMOVAL ON SITE SHALL BE REMOVED TO FULL DEPTH. ANY ON-SITE TREE THAT IS NOT SHOWN SHALL ALSO BE REMOVED EXCEPT FOR AREAS CALLED OUT TO REMAIN UNDISTURBED.

REFER TO SURVEY FOR LEGEND OF EXISTING FEATURES.

ALL EXISTING SUB-SURFACE DRAINAGE PIPE AND UTILITIES TO REMAIN IN PLACE UNLESS OTHERWISE NOTED.

CONTRACTOR SHALL USE NECESSARY MEANS TO KEEP ROAD FREE OF MUD AND DEBRIS TO PREVENT OFFSITE TRACKING.

**SITE ANALYSIS**

BUILDING	±13,815 S.F.
PARKING REQUIRED (1/200 S.F.)	70 SPACES
PARKING PROVIDED	74 SPACES
ADA PARKING REQUIRED	7 SPACES
ADA PARKING PROVIDED	8 SPACES

**LEGEND - STRIPING**

SYSL4" - SINGLE YELLOW SOLID LINE / 4" WIDE  
SYSL8" - SINGLE YELLOW SOLID LINE / 8" WIDE  
SBSL4" - SINGLE BLUE SOLID LINE / 4" WIDE  
SWSL24" - SINGLE WHITE SOLID LINE / 24" WIDE

**SIGN KEYNOTE LEGEND**

- (A) R1-1 30" STOP SIGN, REF. DETAILS.
- (B) R3-5 RIGHT TURN ONLY SIGN, REF. DETAILS.

**LEGEND - NEW IMPROVEMENTS**

- CONCRETE SIDEWALK
- PROPOSED GREEN SPACE
- FUTURE WORK (BY OTHERS)
- PERMANENT RIPRAP
- PROPOSED GRAVEL
- COMMERCIAL DRIVEWAY
- PROPOSED RIGHT TURN LANE
- PROPERTY LINE
- EASEMENT LINE
- BUILDING
- BARRIER CURB
- PARKING SPACES
- SIGN
- ADA RAMP
- DIRECTIONAL ARROWS
- LIGHT POLE
- WHEEL STOP
- DRAINAGE SWALE

REMAINING BUILDABLE AREA  
±32,075 S.F.

CONTRACTOR SHALL USE CAUTION WHEN EXCAVATING IN THE VICINITY OF THE EXISTING UNDERGROUND UTILITY LINES

OLG FREE-STANDING ED  
±14,000 S.F.  
F.F.E. = 27.30'

Z:\2025\25-1129\CIVIL\CAD\EXHIBITS\2025-1129 SITE PLAN EXHIBIT TO PECOT\_2025-02-26.DWG

ST. ETIENNE RD. AT  
AMBASSADOR CAFFERY PKWY  
BROUSSARD, LA 70518  
STIRLING PROPERTIES

**DDG**  
1308 CAMELLIA BLVD. | SUITE 200  
LAFAYETTE, LA 70508  
337.233.9914

PRELIMINARY  
NOT FOR  
CONSTRUCTION

PROJECT NO. 25-1129

ISSUE FOR REVIEW  
02/23/2025

CHECKED  
DRAWN BY

DM  
MM

SHEET

C-1



**SITE PLAN**

HORIZONTAL SCALE IN FEET

