9. The existing and proposed stormwater management systems on the site and proposed linkage, if any, with existing or planned public stormwater management systems.

   SEE CONCEPT GRADING PLAN. AS HAS BEEN DISCUSSED WITH THE CITY, THE MAJORITY OF THE DRAINAGE SYSTEM FOR THE DEVELOPMENT WILL DISCHARGE IN THE LARGE LAKE EAST OF THE DEVELOPMENT. THE DEVELOPER OWNS 5 ACRES OF THIS LAKE. SOME STORMWATER WILL DISCHARGE TO ALLEN ROAD'S DRAINAGE SYSTEM. ANY IMPROVEMENTS NEEDED FOR THE ROADWAY DRAINAGE SYSTEM WILL BE COORDINATED WITH THE CITY.

10. Proposed location and sizing of potable water and wastewater facilities to serve the proposed development

    NO FACILITIES PLANNED AT THIS TIME. PROJECT WILL BE SERVED BY EXISTING CITY OWNED INFRASTRUCTURE.

11. Proposed open space areas on the development site and types of activities proposed to be permitted on such open space areas.

    NO PUBLIC SPACES ARE PLANNED.

12. Lands to be dedicated or transferred to a public or private entity and the purposes for which the lands will be held and used.

    NONE.

13. A description of how the plan mitigates or avoids potential conflicts between land uses including a compatibility review (if required) as provided in Article V Special Design Criteria.

    THE PROPOSED MEDICAL OFFICE DEVELOPMENT IS CONSISTENT WITH THE CURRENT ZONING AND THE COMPREHENSIVE PLAN'S INTENDED USE OF THE PROPERTY.

14. Architectural elevations of all building sufficient to convey the basic architectural intent of the proposed improvements

    SEE INCLUDED BUILDING ELEVATIONS.

15. A soils map of the site.

    SEE EXISTING CONDITIONS PLAN – C1.0

16. A recent aerial photograph encompassing the project area and identifying the project area and total land areas. The scale shall be no smaller than one inch equals 400 feet.

    SEE ATTACHED AERIAL EXHIBIT – EXH1.0

17. A map of vegetative cover including the location and identity, by common name, of all protected trees.

    SEE EXISTING CONDITIONS PLAN – C1.0

18. A topographic map of the site clearly showing the location, identification and elevation of benchmarks, including at least one benchmark for each major water control structure.

    SEE EXISTING CONDITIONS PLAN – C1.0

19. A map showing the locations of any soil borings or percolation tests as may be required by this Code.

    SOIL BORING INFORMATION PENDING. NO PERCOLATION TESTS PERFORMED.

20. The location of any underground or overhead utilities, culverts and drains on the property and within 100 feet of the proposed development boundary.

    SEE EXISTING CONDITIONS PLAN – C1.0

21. The 100-year flood elevation boundaries where appropriate.

    PROPERTY NOT LOCATED WITHIN THE 100-YEAR FLOOD BOUNDARY.

22. Total area calculation with percentage of total site to be covered by impervious surface(s) and landscaping.

    SEE SITE PLAN – C2.0

23. Grading plans specifically including perimeter grading

    SEE ATTACHED CONCEPT GRADING AND DRAINAGE PLAN – C3.0

24. Construction phase lines

    SEE SITE PLAN – C2.0

25. Building plans showing the location, dimensions, gross floor area, floor plan for multifamily residential structures including hotels and motels, and proposed use of buildings. For the purposes of this criteria, hotel and motel dwelling units are considered residential floor space.

    SEE ATTACHED ARCHITECTURAL BUILDING LAYOUT

26. Building setback distances from property lines, abutting rights-of-way and all adjacent buildings and structures.

    SEE SITE PLAN – C2.0

27. Minimum floor elevations of buildings within the 100-year floodplain, if any.

    SEE CONCEPT GRADING PLAN – C3.0, NOTE THAT PROPERTY NOT LOCATED IN FLOODPLAIN.

28. The location, dimensions, type, composition and intended use of all ancillary structures.

    NO ANCILLARY STRUCTURES PLANNED

29. The location and specifications of any proposed refuse dumpsters or containers.

SEE SITE PLAN – C2.0 ??? Where not found

30. Cross sections and specifications of all proposed pavement.

PAVEMENT SECTIONS ARE PENDING FINDINGS FROM GEOTECHNICAL INVESTIGATION. PROPOSED PAVEMENT

31. Typical and special roadway and drain sections and summaries of quantities.

NO ROADWAYS OTHER THAN DRIVES ARE PLANNED IN THIS PROJECT.

32. Information sufficient to determine compliance with the landscape and tree protection regulations of this Code.

SITE IMPROVEMENTS REQUIRE REMOVAL OF SOME PROTECTED TREES. MITIGATION TREE PLANTING IS BEING INCLUDED IN THE LANDSCAPE PLANS. WE PLAN TO WORK WITH THE CITY IN CONSIDERING SOME OFF SITE LANDSCAPING AS PART OF THE MITIGATION. THIS COORDINATION COULD OCCUR DURING FUTURE PHASES DEPENDING ON WHAT PORTIONS OF THE SITE ARE CLEARED IN PHASE 1.

33. The location, accompanied by all necessary drawings, construction plans, wiring plans, etc., of all proposed signs.

INFORMATION REGARDING THE PROJECT SIGN IS PENDING. AT SUCH TIME AS THE OWNER HAS ESTABLISHED THEIR SIGNAGE DEMANDS, THOSE PLANS WILL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL.

34. The proposed number, minimum area and location of lots, if the development involves a subdivision of land.

NOT APPLICABLE

35. All lots shall be numbered either by progressive numbers or in blocks progressively numbered or lettered except that blocks in numbered editions bearing the same name may be numbered consecutively throughout several editions.

NOT APPLICABLE

36. All interior excluded parcels shall be indicated and labeled accordingly.

NOT APPLICABLE

37. All contiguous property shall be identified by development title, plat book and page, or if the land is unplatted it shall be so designated.

NOT APPLICABLE

38. Total number and type of residential units categorized according to number of bedrooms. The total number of residential units per gross acre shall be given.

NOT APPLICABLE

39. Location of on-site potable water wells, if any, and potable water wells within 200 feet of any property line, if any.

AN EXISTING RESIDENTIAL WATER WELL IS LOCATED ON THE PROPERTY. THAT WELL WILL BE CAPPED AND ABANDONED.

40. Restrictions pertaining to the type and use of existing or proposed improvements, waterways, open spaces, buffer strips and the like shall require the establishment of restrictive covenants and such covenants shall be submitted with the final development plan for recordation.

NOT APPLICABLE

41. If the development includes private streets, an ownership and maintenance association document shall be submitted with the final development plan and the dedication contained on the development plan shall clearly indicate the roads and maintenance responsibility to the association without recourse to the City or any other public agency.

NOT APPLICABLE

42. If the development is to be phased for any reason, a master plan for the entire project shall be submitted with the development plan for the first phase or phases for which approval is sought. In addition, a schedule indicating approximate development phasing, including the sequence for each phase, shall be included.

THE SITE PLAN-C2.0 PROVIDES THE PHASING PLAN.

PHASE 1 SHOULD COMMENCE IN THE NEXT SEVERAL MONTHS, WITH THE BALANCE OF THE INDICATED SITE IMPROVEMENTS CONTINGENT UPON DEMAND OF ADDITIONAL FACILITIES. THESE IMPROVEMENTS ARE ANTICIPATED TO BE MADE WITHIN THE NEXT 5 YEARS.

43. The manner in which historic and archeological sites on or near the site will be protected.

NOT APPLICABLE

FROM: BUILDING AND ZONING ADMINISTRATOR

July 26, 2012 – TRC meeting / Bienville Medical Complex

August 7, 2012 – Revisions

4.6.1 General Plan Requirements

All preliminary and final development plans submitted pursuant to this code shall conform to the following standards:

A. All plans shall be drawn to a scale of one-inch equals 20 feet, unless the City Manager, or his designee, determines that a different scale is sufficient or necessary for proper review of the proposal.
Staff finding: must be drawn to a scale of 1" 20'
Revised: Incomplete

B. For all multifamily residential and all nonresidential development proposals, the trimline sheet size shall be 24 inches by 36 inches. A one-half-inch margin shall be provided on all sides except for the left binding side(s) where a two-inch margin shall be provided if multiple sheets are used.
Staff finding: N/A

C. If multiple sheets are used, the sheet number and total number of sheets must be clearly indicated on each.
Staff finding: does not have total number on each sheet.
Revised: incomplete

D. The front cover sheet of each plan shall include:

1. A general vicinity or location map drawn to scale showing the position of the proposed development in the section, township and range, together with the principal roads, City limits, and any other pertinent orientation information.
Staff finding: incomplete
Revised: complies

2. A complete legal description of the property.
STAFF FINDING: incomplete
Revised: complies

3. The name(s), address(es) and telephone number(s) of the owner(s) of the property. Where a corporation or company is the owner of the property, the name and address of the president and secretary of the entity shall be shown.
Staff finding: must have new address and telephone number of owner and have President and secretary of the entity shown on front cover sheet.
Revised: incomplete

4. The name, business address and telephone number of those individuals responsible for the preparation of the drawing(s).

STAFF FINDING: incomplete
Revised: complies

E. Each sheet shall contain a title block with the name of the development, stated and graphic scale, a north arrow and date.
STAFF FINDING: incomplete
Revised: complies

F. The plan shall show the boundaries of the property with a metes and bounds description referenced to a section, township and range and tied to a section or quarter section or subdivision name and lot numbers.
STAFF FINDING: incomplete
Revised: complies

G. The area of the property shown in square feet and acres.
STAFF FINDING: COMPLIES

H. The applicant shall submit a sufficient number of copies of the proposed plans, as determined by the ED Department, necessary to complete the review.
STAFF FINDING: COMPLIES

I. Applicants for all developments shall submit sufficient documentation which clearly conveys the required information. It is the responsibility of the developer (applicant) to submit sufficient information in a form that allows ready determination of whether the requirements of this code have been met.
STAFF FINDING: INCOMPLETE
Revised: Preliminary check list

J. Unless otherwise noted, plans for all development projects shall contain:

1. The location of existing property or right-of-way lines, both for private and public property, streets, buildings, transmission lines, sewers, sidewalks, airports, bridges, culverts, drainpipes, water mains, fire hydrants, and any other public or private easements.
STAFF FINDING: COMPLIES

2. Any land rendered unusable for development purposes by deed restrictions or other legally enforceable covenants or limitations.
STAFF FINDING: Complies

3. All watercourses, water bodies, floodplains, wetlands, important natural features, wildlife areas, soil types and vegetative cover on or adjacent to the site.
STAFF FINDING: COMPLIES

4. The location of environmentally sensitive lands designated by the Army Corps of Engineers, if any.
STAFF FINDING: COMPLIES

5. Existing land use, the zoning district of the subject site, and the land use category under the comprehensive plan
STAFF FINDING: Complies

6. The location and intensity or density of the proposed development.
STAFF FINDING: N/A

7. A general parking and circulation plan.
STAFF FINDING: Complies

8. Points of ingress and egress and any planned public or private roads, rights-of-way, pedestrian ways, bicycle paths or transportation facilities.
STAFF FINDING: COMPLIES

9. The existing and proposed stormwater management systems on the site and proposed linkage, if any, with existing or planned public stormwater management systems.
PUBLIC WORKS TO REVIEW

10. Proposed location and sizing of potable water and wastewater facilities to serve the proposed development.
PUBLIC WORKS TO REVIEW

11. Proposed open space areas on the development site and types of activities proposed to be permitted on such open space areas.
STAFF FINDING: N/A

12. Lands to be dedicated or transferred to a public or private entity and the purposes for which the lands will be held and used.
STAFF FINDING: N/A

13. A description of how the plan mitigates or avoids potential conflicts between land uses including a compatibility review (if required) as provided in Article V Special Design Criteria.
STAFF FINDING: Complies

14. Architectural elevations of all buildings sufficient to convey the basic architectural intent of the proposed improvements.
STAFF FINDING: Complies

15. A soils map of the site.
STAFF FINDING: COMPLIES

16. A recent aerial photograph encompassing the project area and identifying the project area and total land areas. The scale shall be no smaller than one inch equals 400 feet.
STAFF FINDING: COMPLIES

17. A map of vegetative cover including the location and identity, by common name, of all protected trees.
STAFF FINDING: INCOMPLETE
Revised: Landscape notes

18. A topographic map of the site clearly showing the location, identification and elevation of benchmarks, including at least one benchmark for each major water control structure.
STAFF FINDING: Complies

19. A map showing the locations of any soil borings or percolation tests as may be required by this Code.
STAFF FINDING: N/A

20. The location of any underground or overhead utilities, culverts and drains on the property and within 100 feet of the proposed development boundary.
STAFF FINDING: COMPLIES

21. The 100-year flood elevation boundaries where appropriate.
STAFF FINDING: COMPLIES

22. Total area calculation with percentage of total site to be covered by impervious surface(s) and landscaping.
STAFF FINDING: Complies

23. Grading plans specifically including perimeter grading.
STAFF FINDING: Complies

24. Construction phase lines.
STAFF FINDING: Complies

25. Building plans showing the location, dimensions, gross floor area, floor plan for multifamily residential structures including hotels and motels, and proposed use of buildings. For the purposes of this criteria, hotel and motel dwelling units are considered residential floor space.
STAFF FINDING: Complies

26. Building setback distances from property lines, abutting rights-of-way and all adjacent buildings and structures.
STAFF FINDING: Incomplete
Revised: Complies