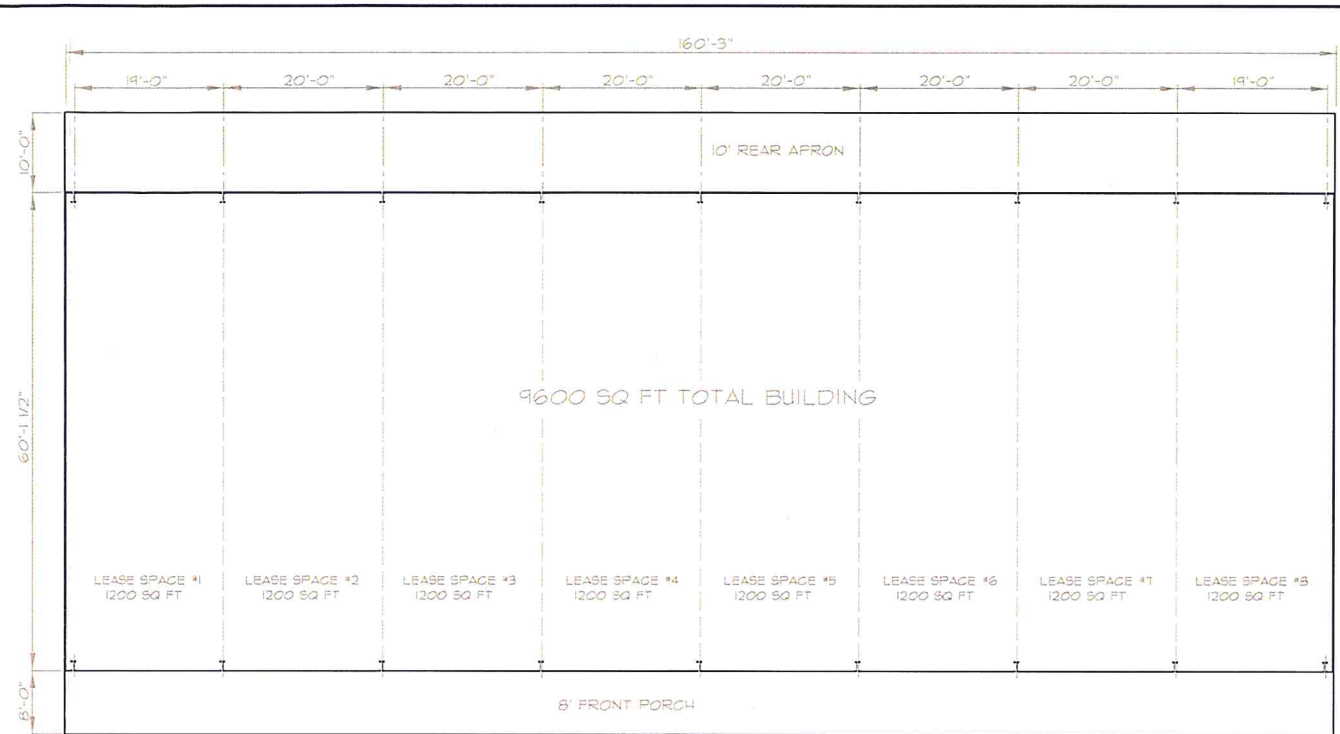
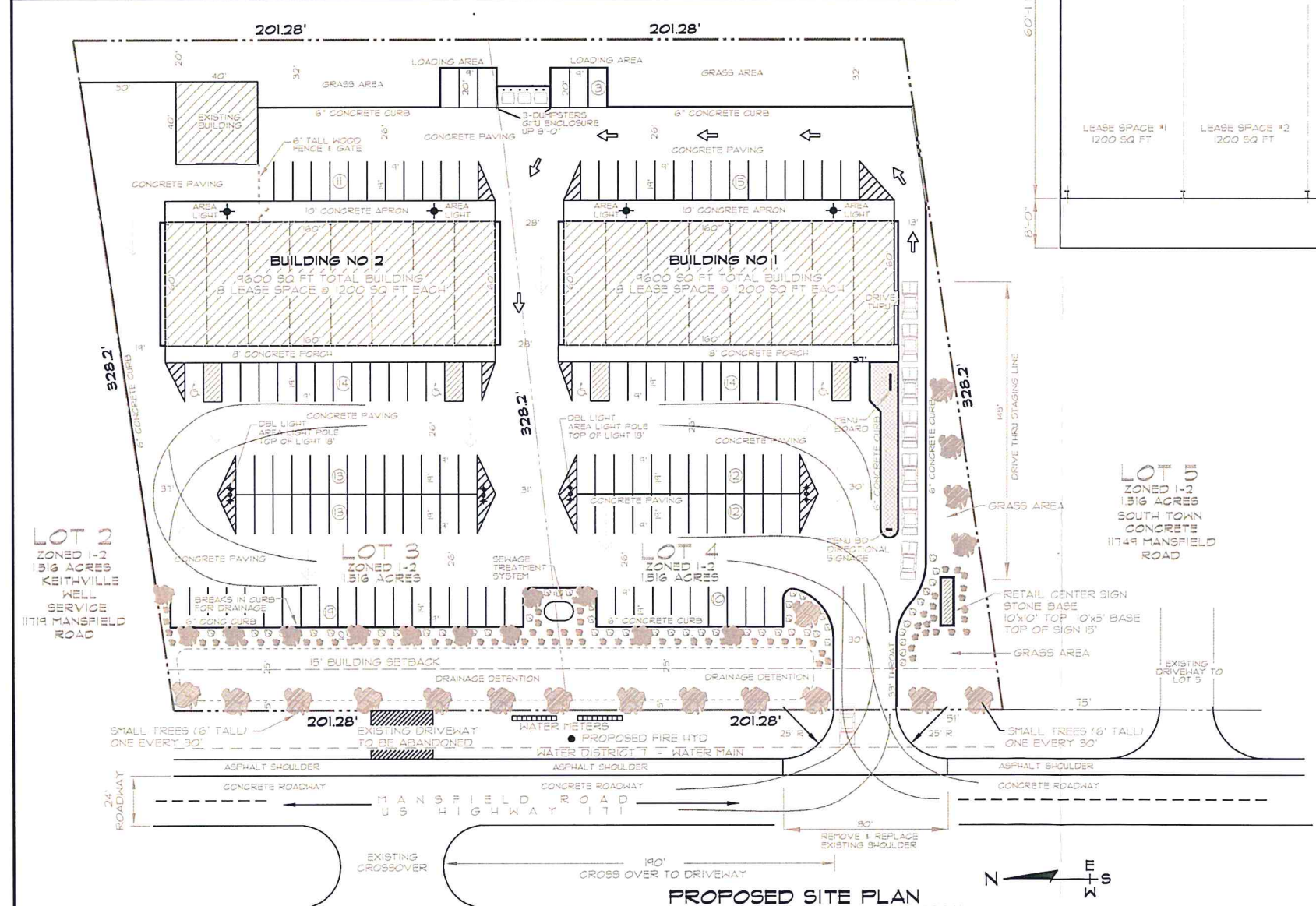


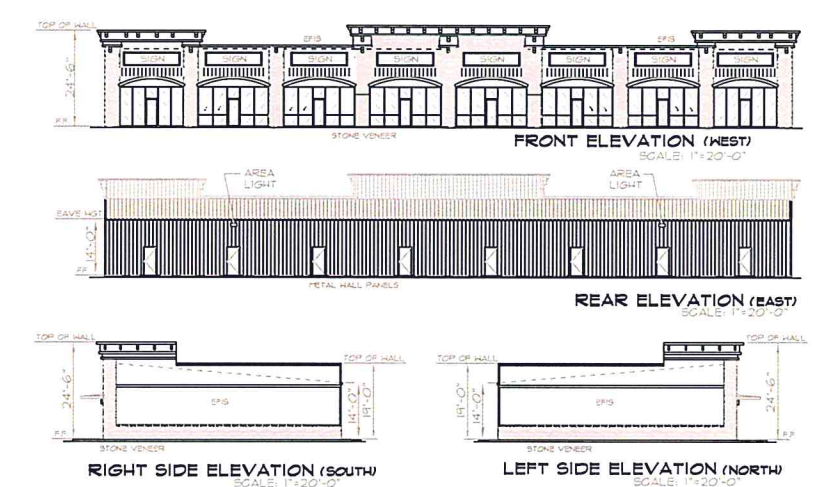
LOT 3 BUILDING NO 2		LOT 4 BUILDING NO 1	
LOT 3 201.28' X 328.2' 1.816 ACRES NOT LOCATED IN FLOOD ZONE	LANDSCAPING REQUIRED 23 SF PER PARKING SPACE 15 SF X 70 SPACES PROVIDED 230 SF	LOT 4 201.28' X 328.2' 1.816 ACRES NOT LOCATED IN FLOOD ZONE	LANDSCAPING REQUIRED 23 SF PER PARKING SPACE 15 SF X 66 SPACES PROVIDED 2215 SF
SETBACKS 5' FRONT 0' REAR, AND 0' EACH SIDE	SMALL CREPE MYRTLE TREES LOCATED 30' APART ACROSS FRONT 30' X 30' + 6.1 TREES 1 TREE REQUIRED	SETBACKS 5' FRONT 0' REAR, AND 0' EACH SIDE	SMALL CREPE MYRTLE TREES LOCATED 30' APART ACROSS FRONT 30' X 30' DRIVEWAY + 19' X 28' 19' X 28' + 30' X 5.1 TREES 4 TREES REQUIRED
UTILITIES ELECTRIC SERVICE - SWERGRO NATURAL GAS SERVICE - CENTERPOINT ENERGY WATER - WATER DISTRICT 1 SEWER - PRIVATE SYSTEM	SMALL CREPE MYRTLE TREES WITHIN LANDSCAPING AREAS 50 SPACES + 6' + 4.3 TREES 1 TREE REQUIRED	UTILITIES ELECTRIC SERVICE - SWERGRO NATURAL GAS SERVICE - CENTERPOINT ENERGY WATER - WATER DISTRICT 1 SEWER - PRIVATE SYSTEM	SMALL CREPE MYRTLE TREES WITHIN LANDSCAPING AREAS 48 SPACES + 6' + 9 TREES 9 TREES REQUIRED
PARKING 1600 SQ FT BUILDING - 8 LEASE SPACES @ 1200 SF FIXED USE STRUCTURES UNDER 25,000 SF USES REQUIRE ONE PARKING SPACE FOR EACH 200 SF OF BUILDING AREA	BOXWOOD LOW PROFILE HAWTHORNE LOW PROFILE	PARKING 1600 SQ FT BUILDING - 8 LEASE SPACES @ 1200 SF FIXED USE STRUCTURES UNDER 25,000 SF USES REQUIRE ONE PARKING SPACE FOR EACH 200 SF OF BUILDING AREA	BOXWOOD LOW PROFILE HAWTHORNE LOW PROFILE JASMINE GROUND COVER LOW PROFILE
PARKING CALCULATIONS EXISTING BUILDING 400 SF @ 200 SF PER SPACE = 2 CARS NEW BUILDING 1600 SF @ 200 SF PER SPACE = 8 CARS TOTAL PARKING SPACES REQUIRED = 10 SPACES TOTAL PARKING SPACES PROVIDED = 10 SPACES		PARKING CALCULATIONS NEW BLDG 1600 SF @ 200 SF PER SPACE = 8 CARS TOTAL PARKING SPACES REQUIRED = 8 SPACES TOTAL PARKING SPACES PROVIDED = 66 SPACES	



BUILDING FLOOR PLAN
SCALE: 1"=10'-0"



PROPOSED SITE PLAN
SCALE: 1"=30'-0"



**EXECUTIVE
DIRECTOR
APPROVAL**

MPC SIGNATURE LINE: _____
Date: 1/19/18 By: _____

DESIGNED BY: CAROL K. FRENCH	JOB NO.
CHECKED BY: E.J. FRENCH, JR.	SUBMITTED: NOV 27, 2017
DRAWN BY: CAROL K. FRENCH	FILE NAME:
APPROVED BY: E.J. FRENCH, JR.	PLOT DATE: NOV 27, 2017
REVISED:	DATE: NOV 27, 2017

FRENCH ENGINEERING, INC.
 CIVIL ENGINEERING • LAND SURVEYING
 P.O. Box 8727, Bossier City, LA 71113
 (318) 746-2263 Fax (888) 242-4841

PROPOSED RETAIL CENTER
 LOTS 3 & 4
 IBLING INDUSTRIAL PARK
 11734 MANSFIELD RD, KEITHVILLE, LA
 N W 1/4 OF SECTION 20, T16N-R14W
 AUGUST 14, 1986
PROPOSED SITE PLAN

OWNER:
 JEFFERY C. TALLEY
 11719 MANSFIELD RD
 KEITHVILLE, LA. 71046
 DEVELOPER:
 CASEY HO
 10090 SOMERSET LANE
 SHREVEPORT, LA. 71106



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