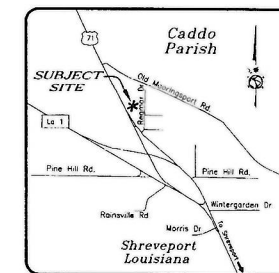
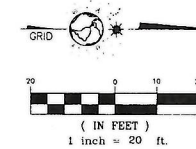
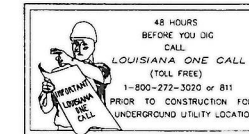


LANDSCAPING AREAS			
AREA NAME	PARKING AREA	DESCRIPTION	OTHER AREAS
A		PROPERTY LINE BUFFER	3,640
B		PROPERTY LINE BUFFER	150
C		PROPERTY LINE BUFFER	1,530
D		PROPERTY LINE BUFFER	2,300
E		PROPERTY LINE BUFFER	5,460
F		ALONG DRIVEWAY	265
G		ALONG DRIVEWAY	230
H	429	INTERNAL ISLAND	
I	202	ALONG PARKING AREA	
J	251	INTERNAL ISLAND	
K		ALONG BUILDING	140
L		ALONG BUILDING	200
M		ALONG BUILDING	130
N		ALONG TRASH BINS	175
O	121	INTERNAL ISLAND	
P	179	ALONG PARKING AREA	
Q	158	INTERNAL ISLAND	
R		ALONG DRIVEWAY	135
S		ALONG DRIVEWAY	700
TOTAL			15,055

(Reported in Square Feet-SF)

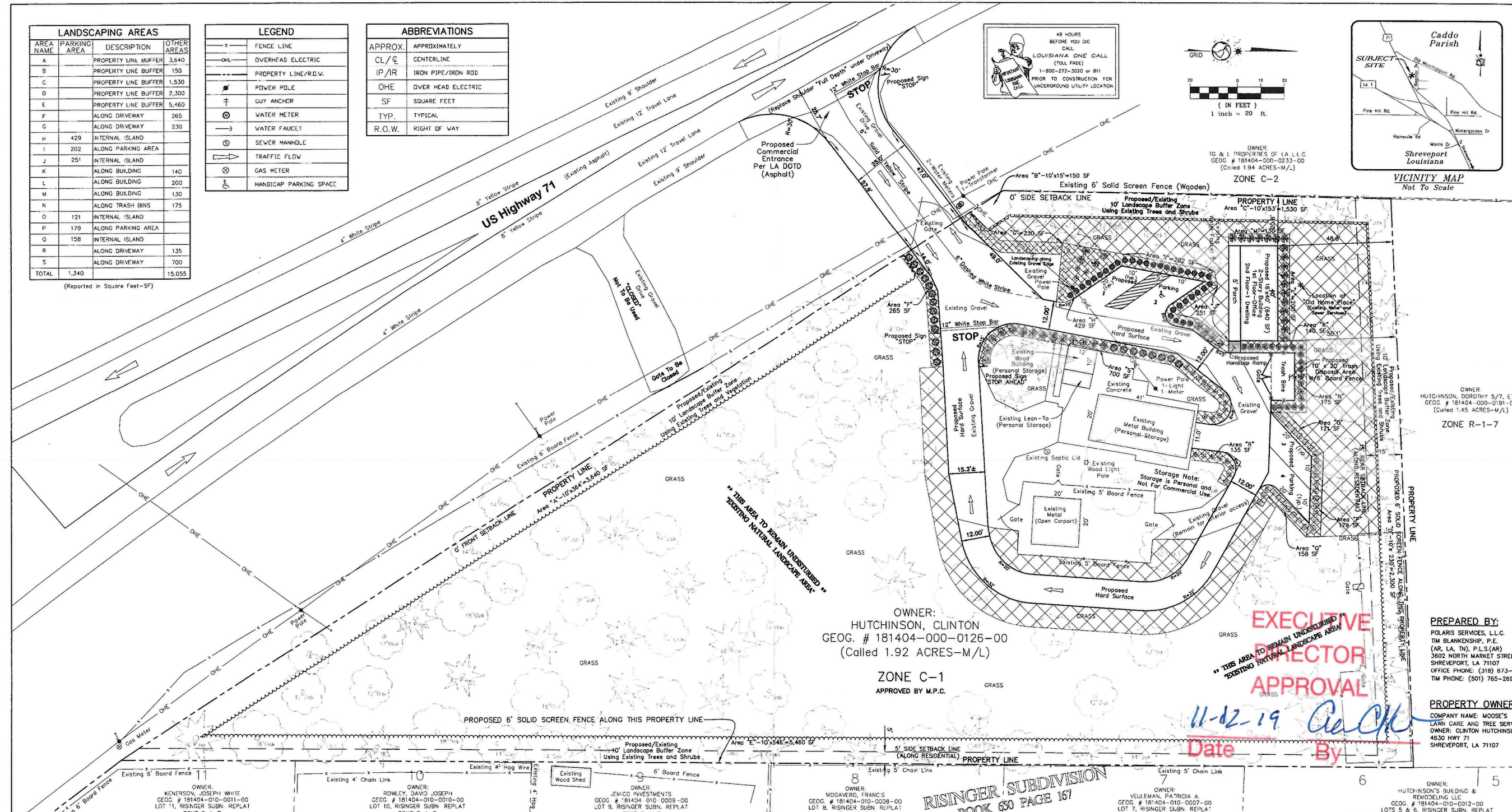
LEGEND	
---	FENCE LINE
—OHL—	OVERHEAD ELECTRIC
---	PROPERTY LINE/R.O.W.
—P—	POWER POLE
+	GUY ANCHOR
⊕	WATER METER
⊕	WATER FAUCET
⊕	SEWER MANHOLE
→	TRAFFIC FLOW
⊕	GAS METER
♿	HANDICAP PARKING SPACE

ABBREVIATIONS	
APPROX.	APPROXIMATELY
CL/C	CENTERLINE
IP/IR	IRON PIPE/IRON ROD
OHE	OVER HEAD ELECTRIC
SF	SQUARE FEET
TYP.	TYPICAL
R.O.W.	RIGHT OF WAY



OWNER: TG & L PROPERTIES OF LA LLC
GEOC # 181404-000-0233-00
(Called 1.94 ACRES-M/L)

VICINITY MAP
Not To Scale



OWNER:
HUTCHINSON, CLINTON
GEOC. # 181404-000-0126-00
(Called 1.92 ACRES-M/L)

ZONE C-1
APPROVED BY M.P.C.

EXECUTIVE DIRECTOR APPROVAL
11-12-19
Date By

OWNER:
HUTCHINSON, DOROTHY S/7, ETAL
GEOC # 181404-000-0191-00
(Called 1.45 ACRES-M/L)

ZONE R-1-7

PREPARED BY:
POLARIS SERVICES, L.L.C.
TIM BLANKENSHIP, P.E.
(AR, LA, TN, P.L.S.(AR))
3602 NORTH MARKET STREET
SHREVEPORT, LA 71107
OFFICE PHONE: (318) 673-9985
TIM PHONE: (501) 765-2697

PROPERTY OWNER:
COMPANY NAME: MOOSE'S
LAWN CARE AND TREE SERVICE
OWNER: CLINTON HUTCHINSON
4630 HWY 71
SHREVEPORT, LA 71107

PLANTING SCHEDULE - SHRUBS AND GROUND COVER

Qty	Symbol	Scientific Name	Common Name	Size Required
33	●	Buxus sempervirens	Boxwood	3-Gal., 18" Min. Ht.
20	✱	Ilex opaca	Holly, American	3-Gal., 18" Min. Ht.
28	⊕	Hibiscus syriacus	Althea	3-Gal., 18" Min. Ht.
23	✱	Photinia fraseri	Red Leaf Photinia	3-Gal., 18" Min. Ht.
20	⊕	Ligustrum spp.	Privet	3-Gal., 18" Min. Ht.
22	⊕	Hydrangea macrophylla	Garden Hydrangea	3-Gal., 18" Min. Ht.
21	⊕	Ternstroemia gymnanthera	Cleyera	3-Gal., 18" Min. Ht.
21	⊕	Elaeagnus pungens	Elaeagnus, Thorny	3-Gal., 18" Min. Ht.
As needed	✱ ✱ ✱	Cynodon dactylon '419'	Class 'A' 419 Bermuda Sod	SF, Squares/Rolls
3,315± SF	⊕	N/A	Pine Straw Mulch	SF
9,236± SF	⊕	DISTURBED AREAS	Bermuda Seed or Equal	SF

WATER AND SEWER NOTE:

A pier & beam house was previously located on this property, as indicated by the "Old Home Place" note. Therefore, Water and Sewer services are currently in place to service this new building.

PROPOSED PARKING PROVIDED	
Regular Parking Spaces (10' x 20')	3 spaces
Handicap Parking Spaces (15' x 20')	1 space
Total Parking Spaces	4 spaces

C-1 NEIGHBORHOOD COMMERCIAL DISTRICT

BUILDING SETBACKS BY ZONING
FRONT BUILDING SETBACK=0 FEET
REAR BUILDING SETBACK=15' AT RESIDENTIAL
SIDE BUILDING SETBACK=5 FEET AT RESIDENTIAL

FLOOD CERTIFICATION:

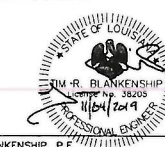
BY GRAPHIC PLOTTING ONLY AND ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 22017 C 0358 H, EFFECTIVE DATE MAY 19, 2014, THIS PROPERTY IS IN ZONE "X". NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION.

TOTAL PROPOSED PARKING (TABLE 8-1):

1 SPACE PER 300 SF OFFICE SPACE=(2.13 spaces) 3 provided
1 PER DWELLING UNIT ABOVE GROUND FLOOR=1 provided
REQUIRED=4 SPACES

APPROVED BY:

MPC EXECUTIVE DIRECTOR



11/04/2019

DATE

SHEET 1 OF 1

POLARIS SERVICES, L.L.C.
CONSULTING ENGINEERS - LAND SURVEYORS
3602 NORTH MARKET ST, SHREVEPORT, LA 71107
TELEPHONE 318-673-9985 FAX 318-673-9986

SCALE: 1" = 20'
DATE: November 04, 2019
JOB # 2989 | DRAWN BY: DRW | DWG NAME: 2989SitePlan
Site Plan
1.964(1.92) acres, NW/4 of NE/4, Section 4, T-18-N, R-14-W
Address: 4630 US Highway 71
Caddo Parish, Louisiana

19-323-P