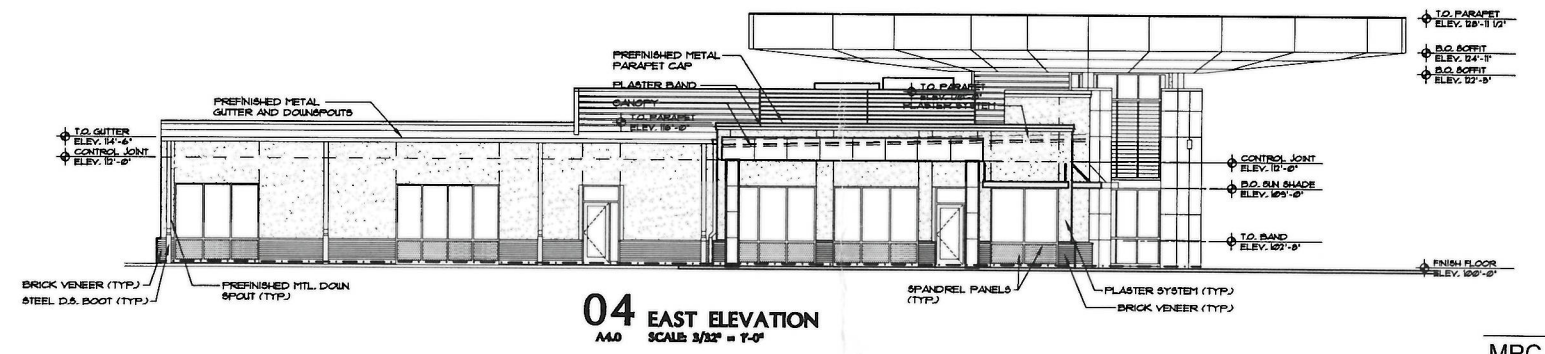
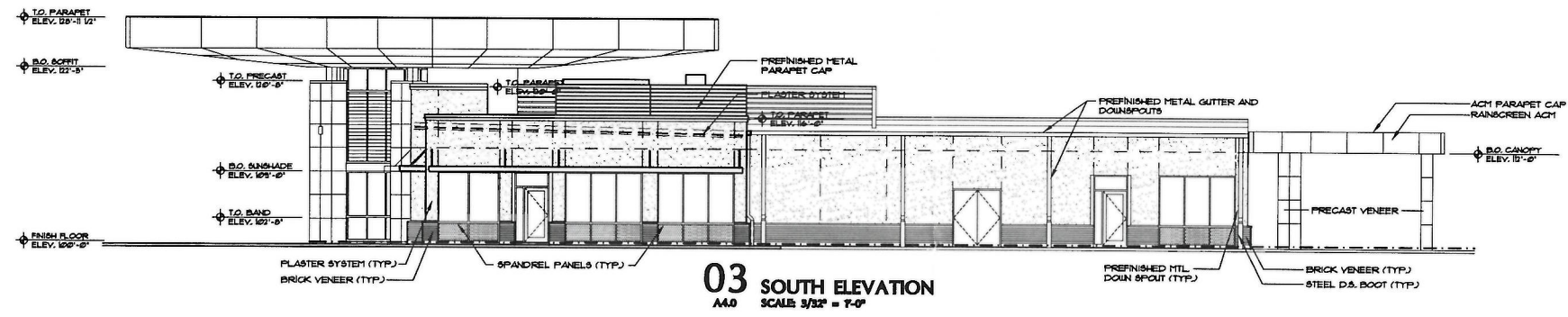
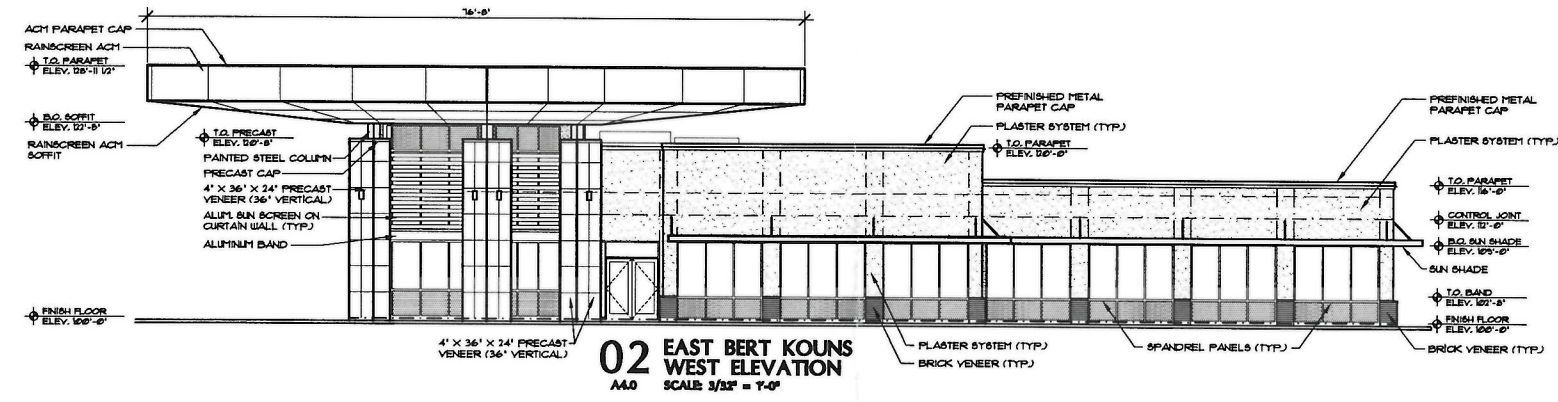
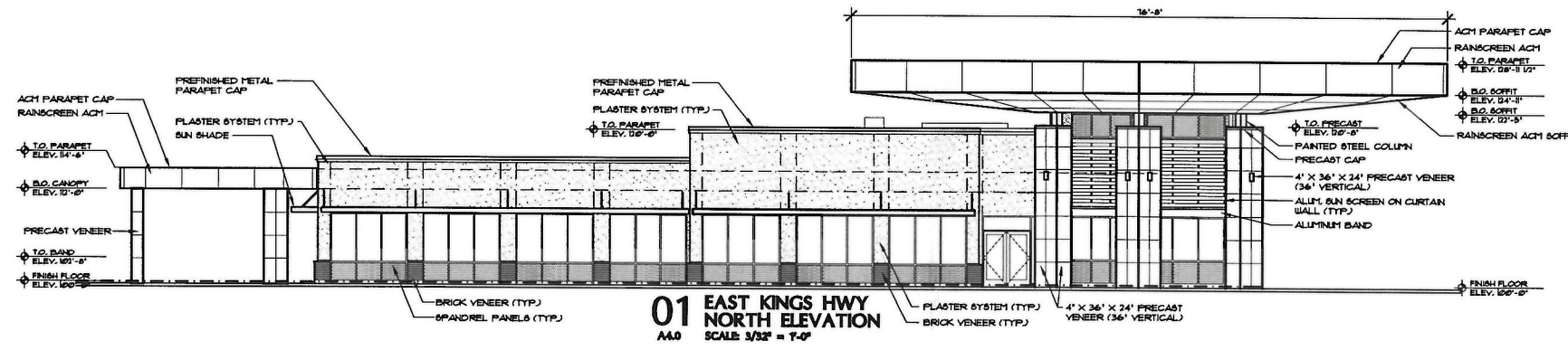


FACADE	TRANSPARENCY PERCENTAGE
NORTH	49% TRANSPARENCY
WEST	49% TRANSPARENCY
SOUTH	25% TRANSPARENCY
EAST	40% TRANSPARENCY



EXECUTIVE  
DIRECTOR  
APPROVAL

2-24-2020  
Date By *ACB*

MPC EXECUTIVE DIRECTOR SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



**DESIGNER:** Bledsoe Architects  
735 Robinhood St.  
Shreveport, LA 71106  
PHONE: 318-219-2295  
FAX: 318-219-2296

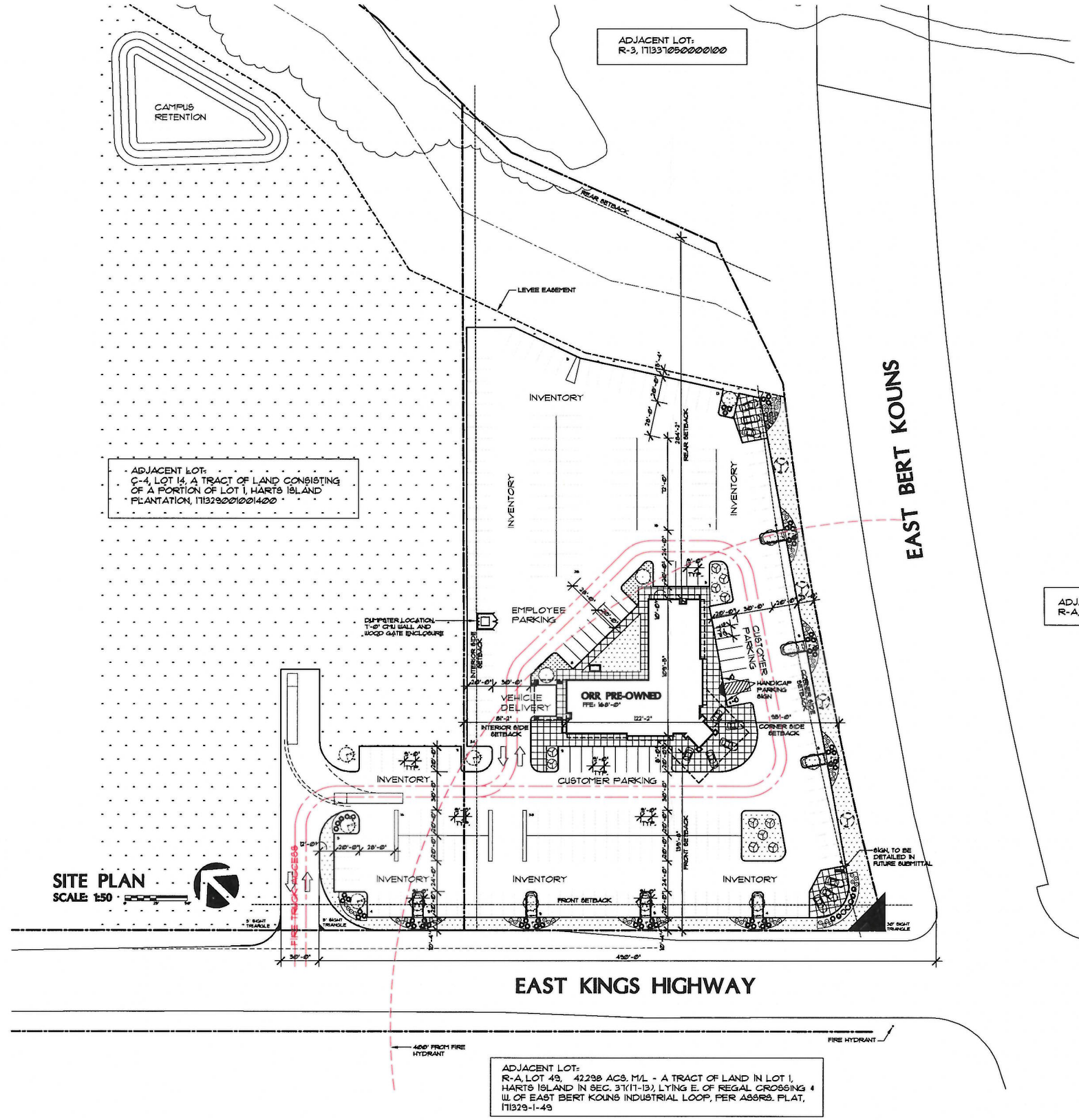
**OWNER:** Gregg Orr Auto  
3921 Mall Dr.  
Texarkana, TX 75501  
PHONE: 903-276-7053

**PROJECT:** Orr Pre-Owned  
7600 East Kings Highway  
Shreveport, LA 71115  
LOT DESCRIPTION: 171329001001400  
C-4, 3.7 ACRES, FLOOD ZONE "X" AND "AE"

24 JAN. 2020

**A4.0**  
Elevations

20-27-C



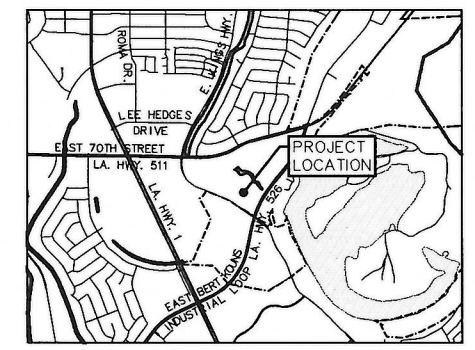
ADJACENT LOT:  
C-4, LOT 14, A TRACT OF LAND CONSISTING  
OF A PORTION OF LOT 1, HARTS ISLAND  
PLANTATION, 11132901001400

ADJACENT LOT:  
R-3, 11133100000100

ADJACENT LOT:  
R-A, BAYOU

ADJACENT LOT:  
R-A, LOT 43, 42298 ACS, M/L - A TRACT OF LAND IN LOT 1,  
HARTS ISLAND IN SEC. 31(11-13), LYING E. OF REGAL CROSSING &  
W. OF EAST BERT KOUNS INDUSTRIAL LOOP, PER ASSR. PLAT,  
111329-1-43

SITE PLAN  
SCALE: 1/80



VICINITY PLAN  
1" = 1/2 MILE

SHREVEPORT UDC CALCULATIONS		
LOT DESCRIPTION:		
LOT TYPE:	CORNER LOT	
ZONING:	C-4	
LOT SETBACK:		
	REQUIRED	MIN. PROVIDED
FRONT	20'-0"	19'-0"
INTERIOR SIDE	10'-0"	21'-2"
CORNER SIDE	20'-0"	95'-0"
REAR	10'-0"	284'-2"
BUILDING AREA:		
NEW CONSTRUCTION	1,500 SQ. FT.	
BUILDING MAX. HEIGHT:	29'-0"	
PARKING LOT REQUIREMENTS:		
OFFSTREET PARKING: 1 PER 500 SF OF GFA		
	REQUIRED	PROVIDED
CUSTOMER PARKING (1 PER 500 SF OF GFA)	15	31
ACCESSIBLE SPACES	2	2
——— PARKING SPOT ——— INVENTORY DISPLAY		

EXECUTIVE  
DIRECTOR  
APPROVAL

2-24-2020  
Date By *[Signature]*

MPC EXECUTIVE DIRECTOR SIGNATURE DATE



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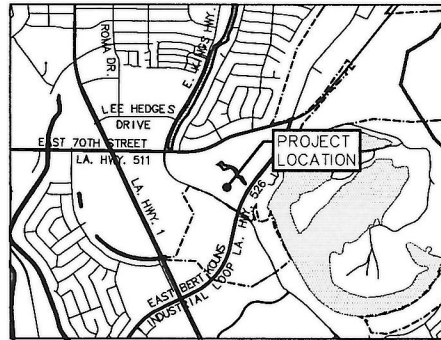
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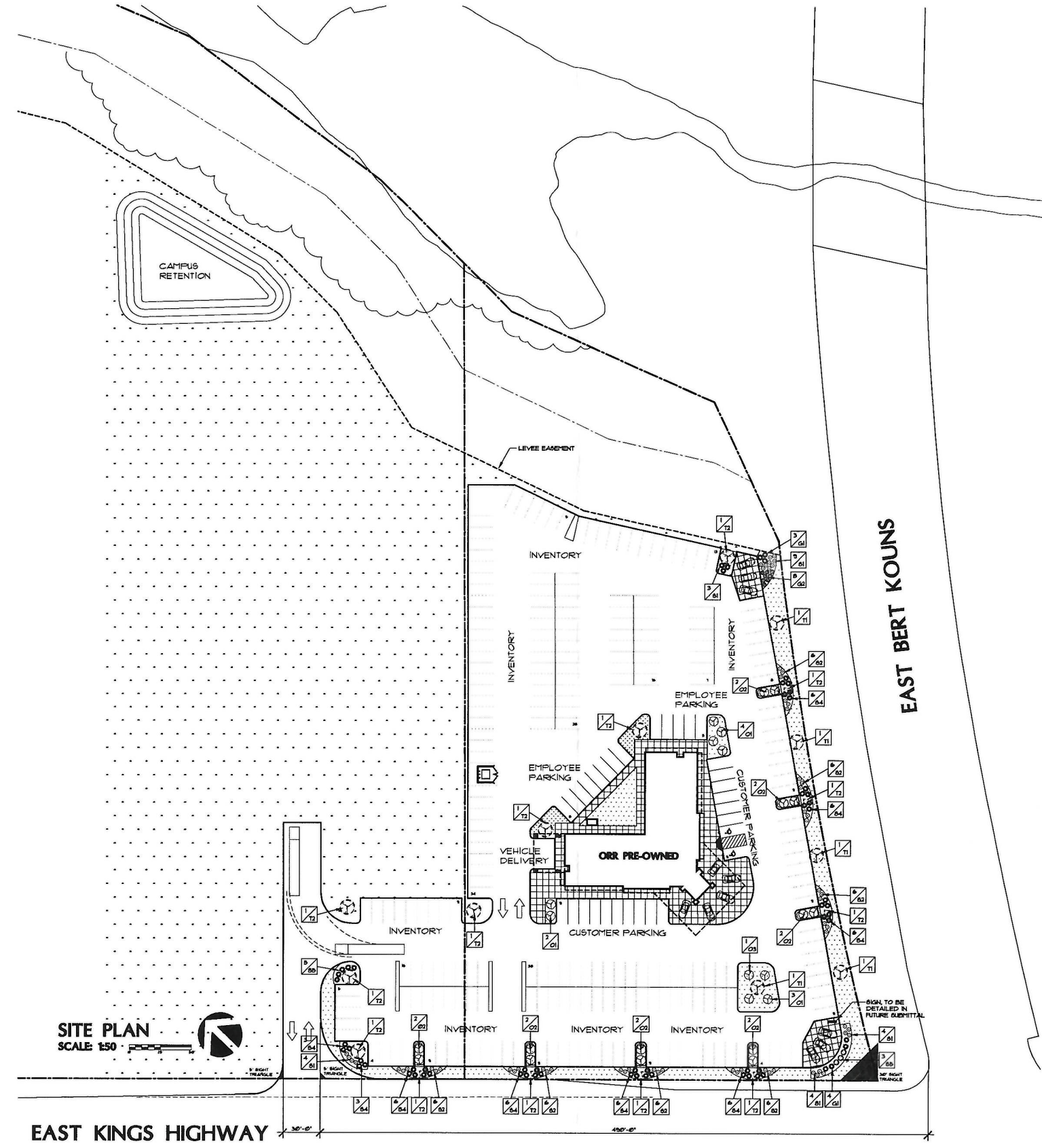
24 JAN. 2020

A1.0  
Site Plan

20-27-C



VICINITY PLAN  
1" = 1/2 MILE



SITE PLAN  
SCALE: 1"=50'

### SHREVEPORT UDC CALCULATIONS

LANDSCAPING REQUIREMENTS:			
<b>TREE CREDIT:</b>			
REQUIRED SHADE TREES: (2 TREES PER ACRE)	REQUIRED 6	PROVIDED 12 NEW	N/A
<b>LANDSCAPE BUFFER:</b>			
NOT REQUIRED			
<b>LANDSCAPE ALONG STREET ROW:</b>			
LANDSCAPE FRONTAGE	840'-0"	840'-0" X 1'-0" = 5,880 SF	
WIDTH	1'-0"	10'-0" MIN.	
TREES (1 PER 500 SF)	12	12	
SHRUBS (10 PER 500 SF)	18	21	
<b>INTERIOR PARKING LOT LANDSCAPING:</b>			
PARKING LOT AREA: 31 SPACES @ 180 SF EA.	= 5,580 SF		
CIRCULATION @ 15%	= 4,185 SF		
TOTAL PARKING AREA	= 9,765 SF		
10% TOTAL PARKING AREA	REQUIRED 977 SF	PROVIDED 3,150 SF	
TOTAL SITE AREA:	150,893 SF		
IMPERVIOUS SITE AREA:	111,813 SF		
PERVIOUS SITE AREA:	47,080 SF (29% PERVIOUS)		

### LANDSCAPE LEGEND

QUANTITY  
TYPE

SYM:	COMMON NAME:	SCIENTIFIC NAME:	QTY:
01	AZALEA	RHODODENDRON SPP.	24
02	BOXWOOD	BUXUS SEMPERVIRENS	42
03	CAMELIA	CAMELIA JAPONICA	0
04	DRIFT ROSE	ROSA 'MEIJOCOS'	48
05	INDIAN HAWTHORNE	RHAPHIOLEPIS INDICA	8
G1	FOUNTAIN GRASS	FENNISETUM ALOPECUROIDES SPP.	7
G2	VARIEGATED LIRIOPE	LIRIOPE MUSCARI 'VARIEGATA'	8
01	HOLLY AMERICAN	ILEX OPACA	9
02	GRAPE MYRTLE	LAGERSTROEMIA INDICA	14
03	JAPANESE MAPLE	ACER PALMATUM	1
T1	DRAKE ELM	ULMUS PARVIFOLA 'DRAKE'	5
T2	WILLOW OAK	QUERCUS PHELLOS	14

NOTES:  
- GROUNDCOVER, SOD, AND SEASONAL COLOR TO BE SELECTED FROM MPC APPROVED LIST

EXECUTIVE  
DIRECTOR  
APPROVAL

2-27-2020 *[Signature]*  
Date By

MPC EXECUTIVE DIRECTOR SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



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24 JAN. 2020

A1.1

Landscape Plan

20-27-C