SITE SPECS

LOT
ZONING I-2
SURROUNDING ZONING - I-2
TRACT 1 - 0.582 ACRES
TRACT 2 - 0.056 ACRES

SETBACKS
MIN FRONT 20'
MIN REAR 15'
MIN SIDE 15'

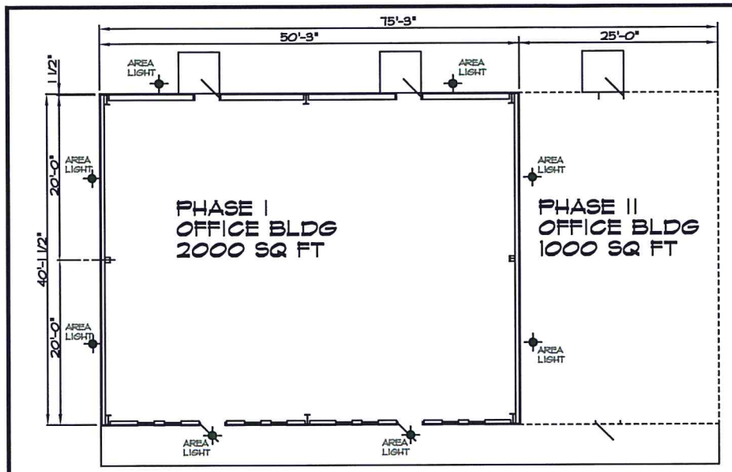
UTILITIES
ELECTRIC SERVICE - SHEPCO
NATURAL GAS SERVICE - CENTERPOINT ENERGY
WATER - CITY OF SHREVEPORT
SEWER - CITY OF SHREVEPORT

BUILDING
PHASE I - 2000 SQ FT - 50' x 40'
PHASE II - 1000 SQ FT - 25' x 40'

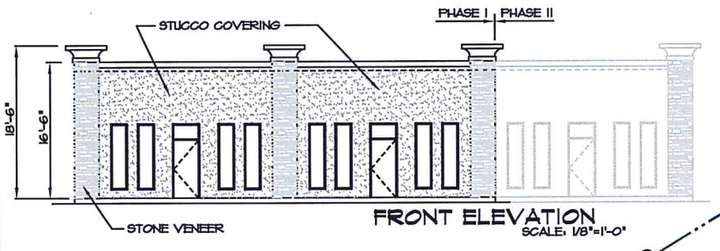
PARKING
PARKING CALCULATIONS
OFFICE OCCUPANCY - 1 FOR 300 SQ FT
PHASE I - 2000/300 = 7 SPACES
PHASE II - 1000/300 = 3 SPACES
TOTAL PARKING SPACES PROVIDED 10 SPACES

LANDSCAPING
TREES
LANDSCAPE BUFFER SIZE - 3825 SQ FT
1 TREE FOR EVERY 500 SQ FT - 8 REQUIRED
TREES AT END OF PARKING AREAS - 2 REQUIRED
TREES REQUIRED - 10 TREES
TREES PROVIDED - 10 TREES
DIVERSITY REQUIREMENTS
4 TREES REQUIRES 2 SPECIES
BRADFORD PAIR
SAWTOOTH OAK

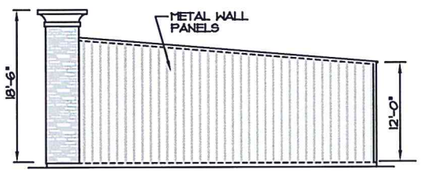
EXECUTIVE DIRECTOR APPROVAL
4-9-19 Date
By



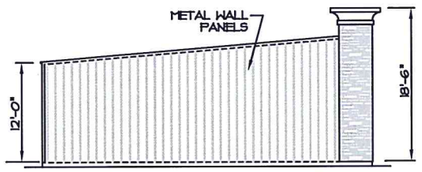
BUILDING FLOOR PLAN
SCALE: 1/8"=1'-0"



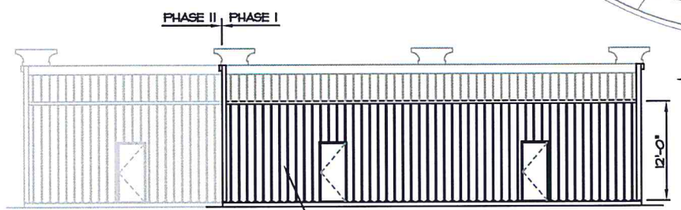
FRONT ELEVATION
SCALE: 1/8"=1'-0"



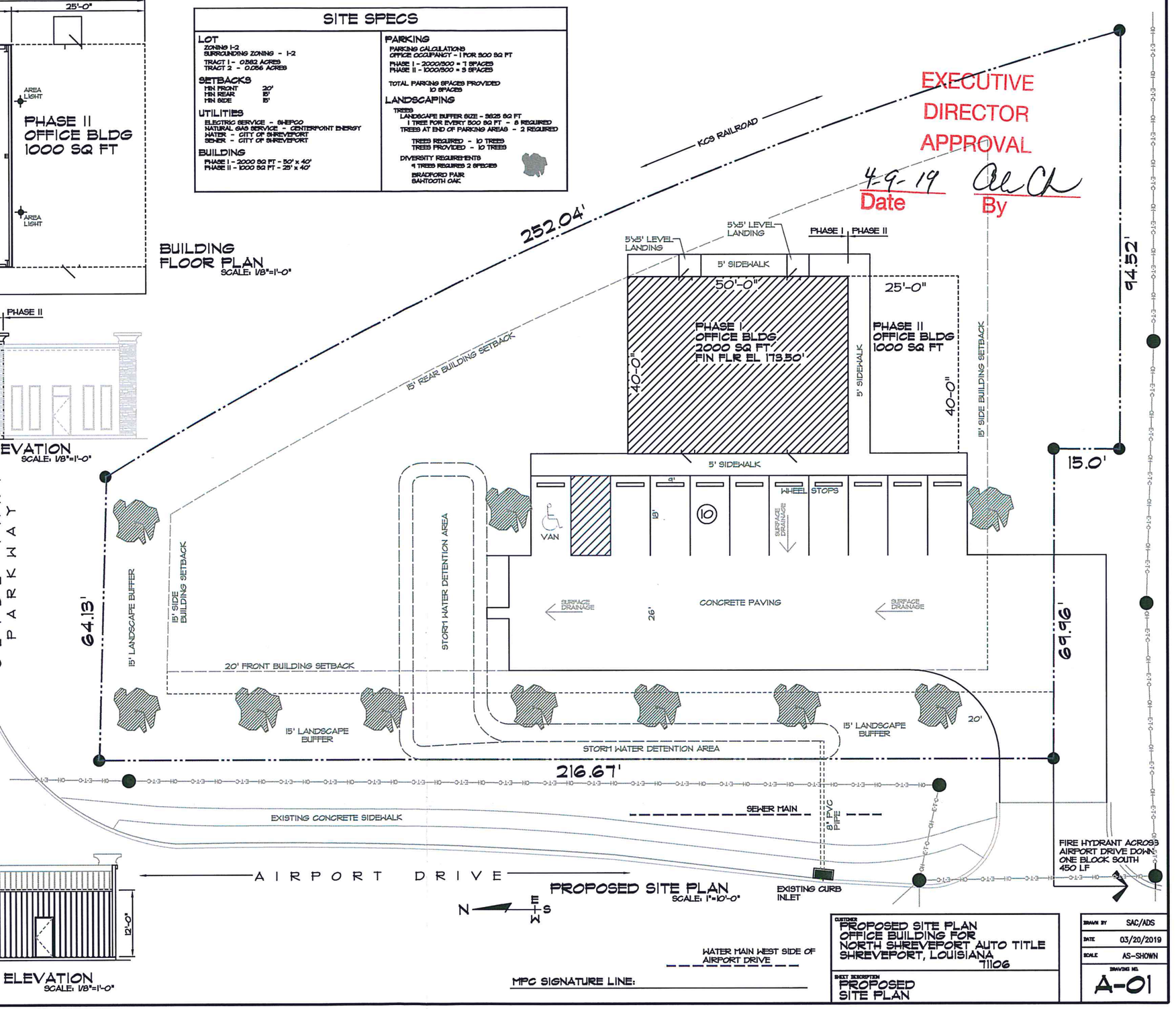
RIGHT SIDE ELEVATION
SCALE: 1/8"=1'-0"



LEFT SIDE ELEVATION
SCALE: 1/8"=1'-0"



REAR ELEVATION
SCALE: 1/8"=1'-0"



PROPOSED SITE PLAN
SCALE: 1"=10'-0"

WATER MAIN WEST SIDE OF AIRPORT DRIVE

MPC SIGNATURE LINE: _____

CUSTOMER
PROPOSED SITE PLAN
OFFICE BUILDING FOR
NORTH SHREVEPORT AUTO TITLE
SHREVEPORT, LOUISIANA
71106

SHEET DESCRIPTION
PROPOSED SITE PLAN

DRAWN BY	SAC/ADS
DATE	03/20/2019
SCALE	AS-SHOWN
DRAWING NO.	A-01

19-309-C