

PRELIMINARY
NOT FOR CONSTRUCTION



EXECUTIVE
DIRECTOR
APPROVAL

Date 3-5-24 By AC

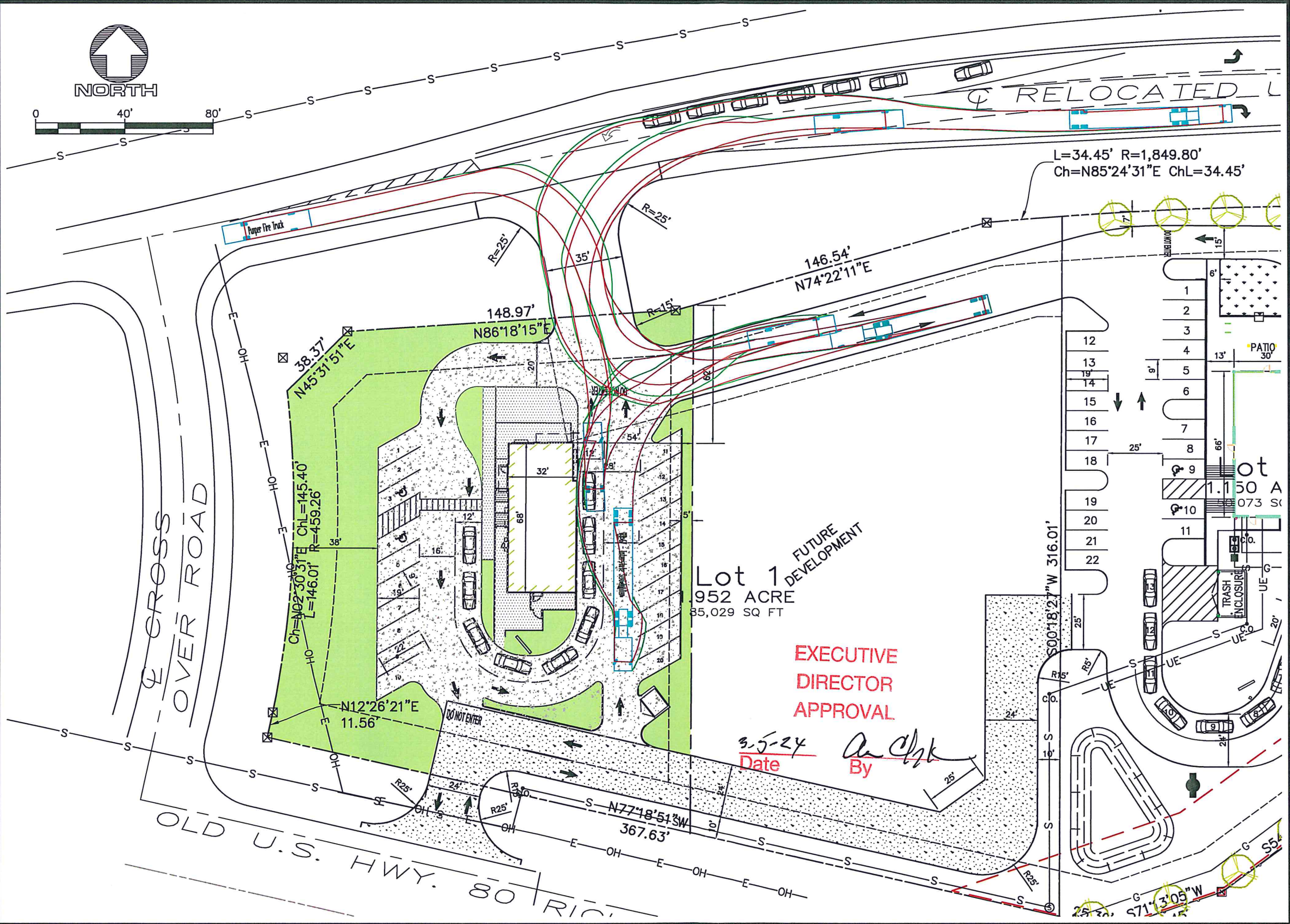
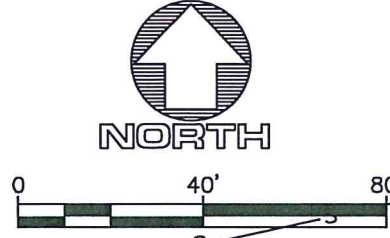
SUBJECT PROPERTY & ADJACENT PROPERTY ZONED C-3

LOT 1 & LOT 2 GREENWOOD PINES
COMMERCIAL SUBDIVISION 3.102 ACRES
SHREVEPORT, CADDO PARISH, LOUISIANA

<p>Mohr and Associates, Inc. Consulting Civil Engineers & Land Surveyors 1324 N. Hearne Ave., Ste 301 Phone: (318) 686-7190 Shreveport, Louisiana 71107 Fax: (318) 402-4400</p> <p style="text-align: center;"></p>	<p style="text-align: center;">GREENWOOD RD. @ PINES RD.</p> <p>Date 3-21-2022 Scale 1"=30' Job 38360 Drawn DBA Sheet 1 of 1 Sheets</p>
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2/29/2024 3:34:10 PM J:\ACTUAL SITE PLANS\THE WOODMONT COMPANY-STARBUCKS PINES & GREENWOOD\STUDY\GOLDEN CHECK\GOLDEN CHECK SITE PLAN.DWG

J:\CIVIL\SITE PLANS\THE WOODMONT COMPANY-STARBUCKS\PINES & GREENWOOD\STUDY\GOLDEN CHICK\GOLDEN CHICK TRUCK TURN.DWG



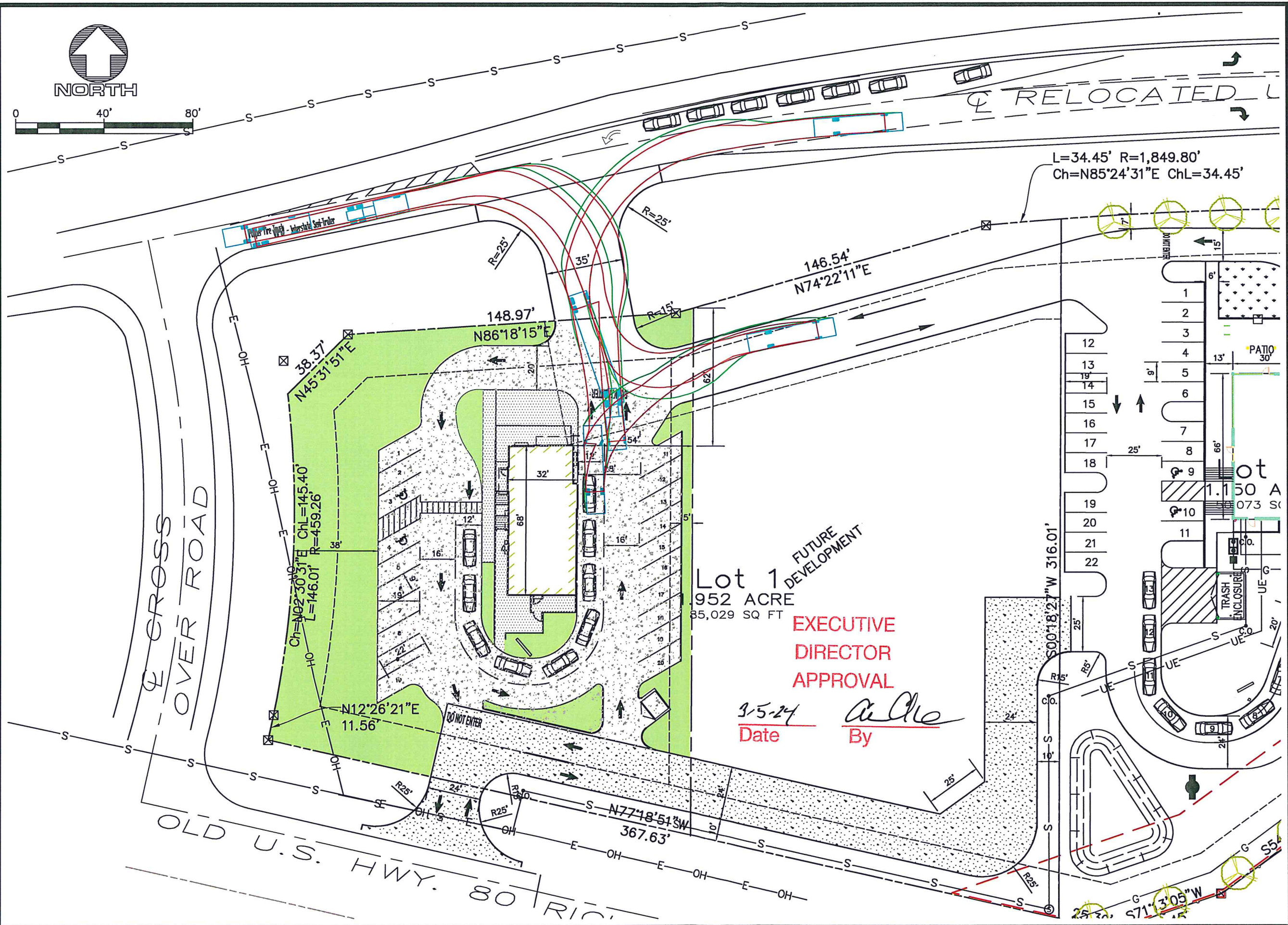
Date Feb. 21, 2024
Scale 1"=40'
Drawn
Job 39012

FOR:
GOLDEN CHICK
PINES ROAD
SHREVEPORT, LA
TRUCK TURN

Mohr and Associates, Inc.
Consulting Civil Engineers & Land Surveyors
1324 N. Hearne Ave., Ste 301 Phone : (318) 686-7190
Shreveport, Louisiana 71107 Fax : (318) 402-4400



2/21/2024 1:19:19 PM J:\CIVIL\SITE PLANS\THE WOODMONT COMPANY-STARBUCKS\PINES & GREENWOOD\STUDY\GOLDEN CHICK TRUCK TURN.DWG



Lot 1 FUTURE DEVELOPMENT
 952 ACRE
 85,029 SQ FT
EXECUTIVE DIRECTOR APPROVAL

3-5-24
 Date By *A. O. O.*

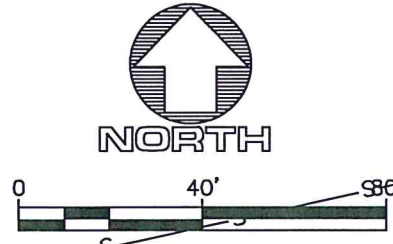
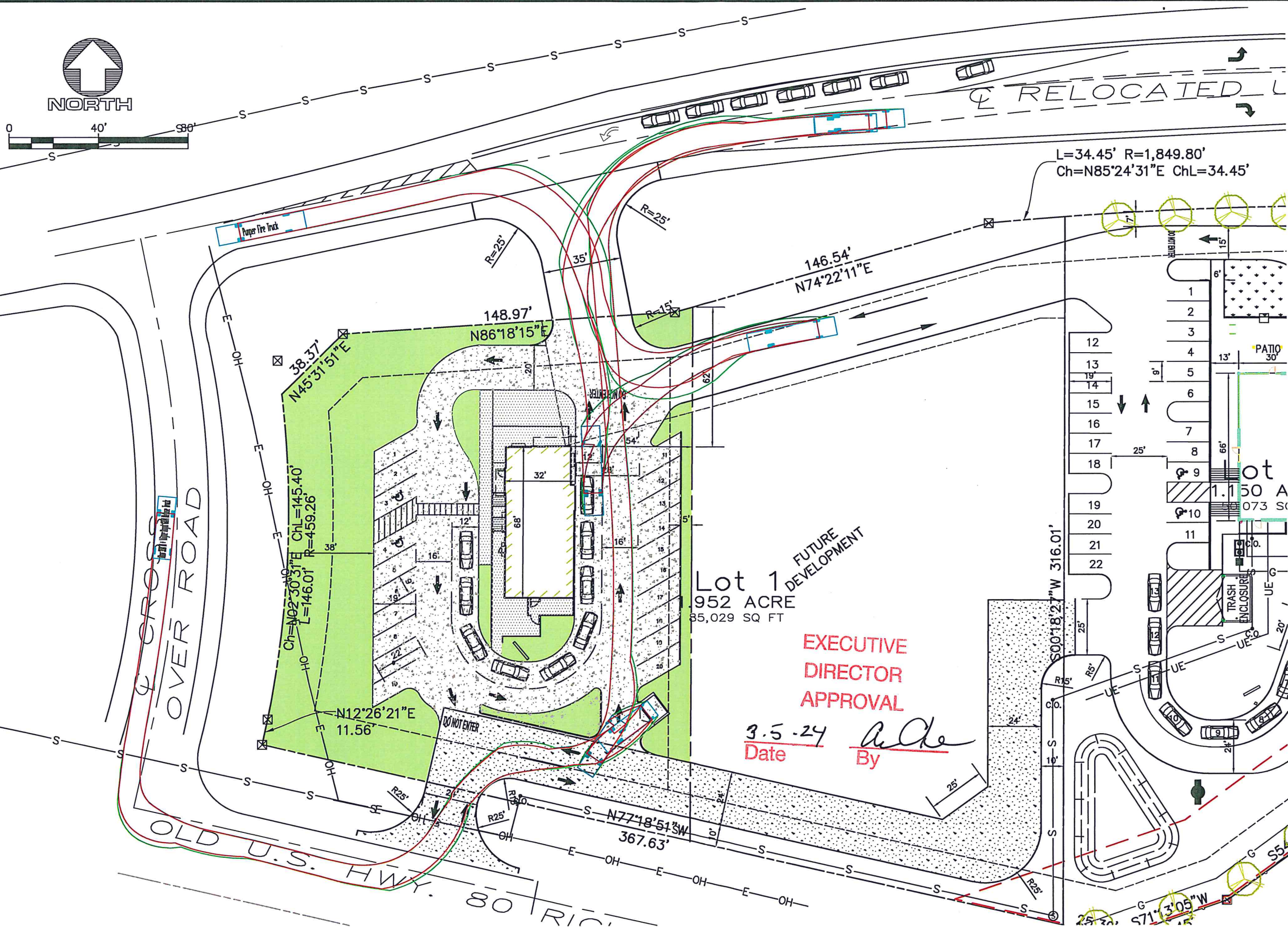
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Lot 1 FUTURE DEVELOPMENT
 952 ACRES
 85,029 SQ FT

EXECUTIVE DIRECTOR APPROVAL

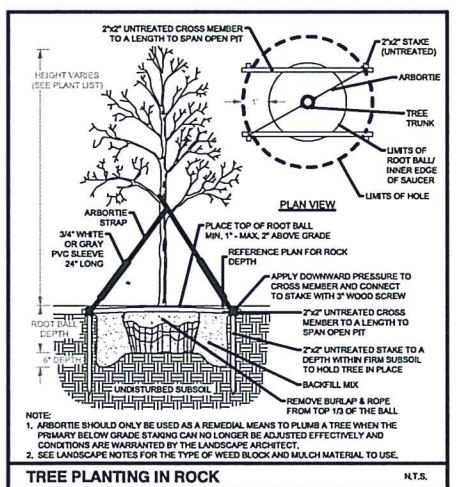
3.5.24 *Arche*
 Date By

Date Feb. 21, 2024
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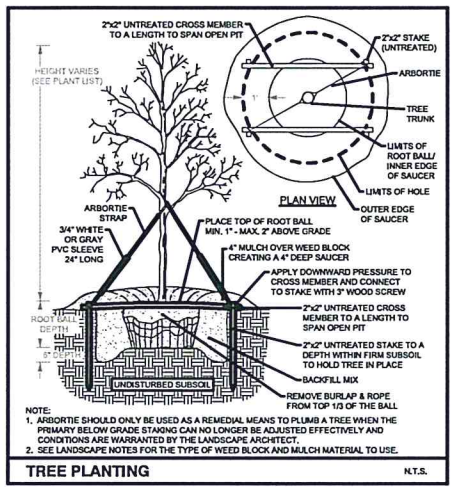
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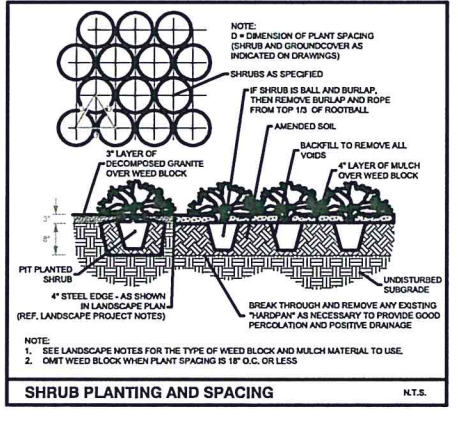




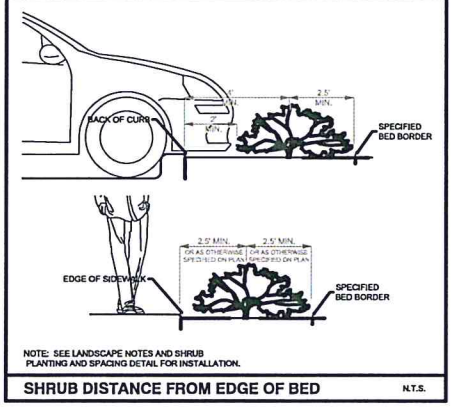
TREE PLANTING IN ROCK N.T.S.



TREE PLANTING N.T.S.



SHRUB PLANTING AND SPACING N.T.S.



SHRUB DISTANCE FROM EDGE OF BED N.T.S.

LANDSCAPE PROJECT NOTES

Refer to Stewwork Specifications for all information needed for landscape work.

Notify Landscape Architect or designated representative of any layout discrepancies or any condition which may prohibit the installation as shown.

Verify and locate all utilities and site lighting conduits before landscape construction begins. Protection of all utilities is the responsibility of the Contractor.

All landscape planting areas illustrated shall be graded smooth with three inches (3") of topsoil and three inches (3") of compost applied and consistently blended (blended) to a depth of nine inches (9"). If adequate or sufficient topsoil is not available on site, the Contractor shall provide topsoil per the specifications and approved by the Owner. To obtain final grade, excavation may be necessary to accept the required depth of topsoil/compost mix with surface dressing or mulch. All beds shall be crowned to anticipate settlement and ensure drainage without disrupting surrounding planned drainage paths. Any areas disturbed for any reason prior to final acceptance of the project shall be corrected by the Contractor at no additional expense to the Owner.

All landscaped areas will be irrigated with an underground automatic system.

Quantities shown on these plans are for reference only. Plant spacing is as indicated in the Plant Material List unless otherwise noted. The Contractor has full responsibility to provide coverage in all planting areas as specified.

All trees and shrubs shall be installed per planting details.

Trees shall be planted at least five feet (5') from any utility line or sidewalk, to the outside of utility easements with a clear ten feet (10') around fire hydrants and twenty feet (20') min. from all irrigation control zone meter boxes. Furthermore, planting within areas of turf shall give priority to location of irrigation. Trees, shall not be planted within five feet (5') of a spray head or ten feet (10') of a rotor. Remaining irrigation components shall respect the location of the illustrated landscape design. Shrubs, regardless of type, shall not be planted within thirty inches (30") of bed perimeters.

All plant material shall be maintained in a healthy and growing condition, and must be replaced with similar variety and size if damaged or removed. Container grown plant material is preferred, however ball and burlap material may be substituted as indicated in the plant material list.

All planting beds as designated shall be bordered by Owner approved four inch (4") steel edging w/ 3/4" min. thickness unless bed is bordered by concrete. Steel edging adjacent to river rock beds shall have a 1/2" min. thickness. Terminate edging flush with paved surface with no sharp corners exposed.

A four inch (4") dressing of Shredded hardwood mulch over a 4.1 oz. woven polypropylene, needle-punched fabric or equal weed barrier shall be used in all plant beds and around all trees and shrubs at all bed perimeter spacing 18" o.c. or greater. Single trees or shrubs shall be mulched to the outside edge of the saucer or landscape island (See planting details).

Fertilize all plants at the time of planting with 10-10-10 time release fertilizer.

All areas of river rock as designated shall be locally available and of an average diameter of one and one-half inches (1 1/2") minimum to three inches (3") maximum. Contractor shall install to a depth of three inches (3"). Rock should be compacted and staked under foot when applied in a pedestrian area.

LOUISIANA SOD PROJECT NOTES

EROSION CONTROL:
Throughout the project and the maintenance period for turfgrass, it is the Contractor's responsibility to maintain the topsoil in place at specified grades. Topsoil and turfgrass losses due to erosion or any other construction activities will be replaced by the Contractor until ESTABLISHMENT and ACCEPTANCE is achieved.

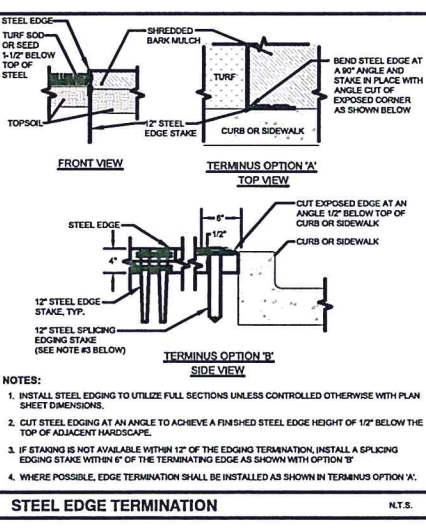
SOIL PREPARATION:
All slopes and areas disturbed by construction, except those occupied by buildings, structures, or paving shall be graded, smoothed and four (4") inches of topsoil applied, if adequate topsoil is not available onsite, the Contractor shall provide topsoil as approved by the Owner. The area shall be dressed to typical sections and plowed to a depth of five (5") inches. Soil shall be further prepared by the removal of debris, weeds and stones larger than 3/4 inch in diameter. After Slope and clearing, all areas to receive turf shall be leveled, fine graded, and drup with a weighted spike harrow or float drup.

GRASS SOD:
At a minimum, three feet (3') of solid, Class A sod of a type to be specified by the plan, shall be installed along all improve edges. This includes, but is not limited to: curbing, sidewalks, building foundation, storm water inlets, manholes, and planting bed perimeter treatments. Additional areas of sod installation will be as indicated on the design plans. Sods shall be installed between November and March, and shall include an over-seed of Annual Ryegrass for a green-in appearance. Contractor shall ensure conformance to §115.D of Title 7, Part XXX, Horticulture Commission Chapter 1, and all forms required therein.

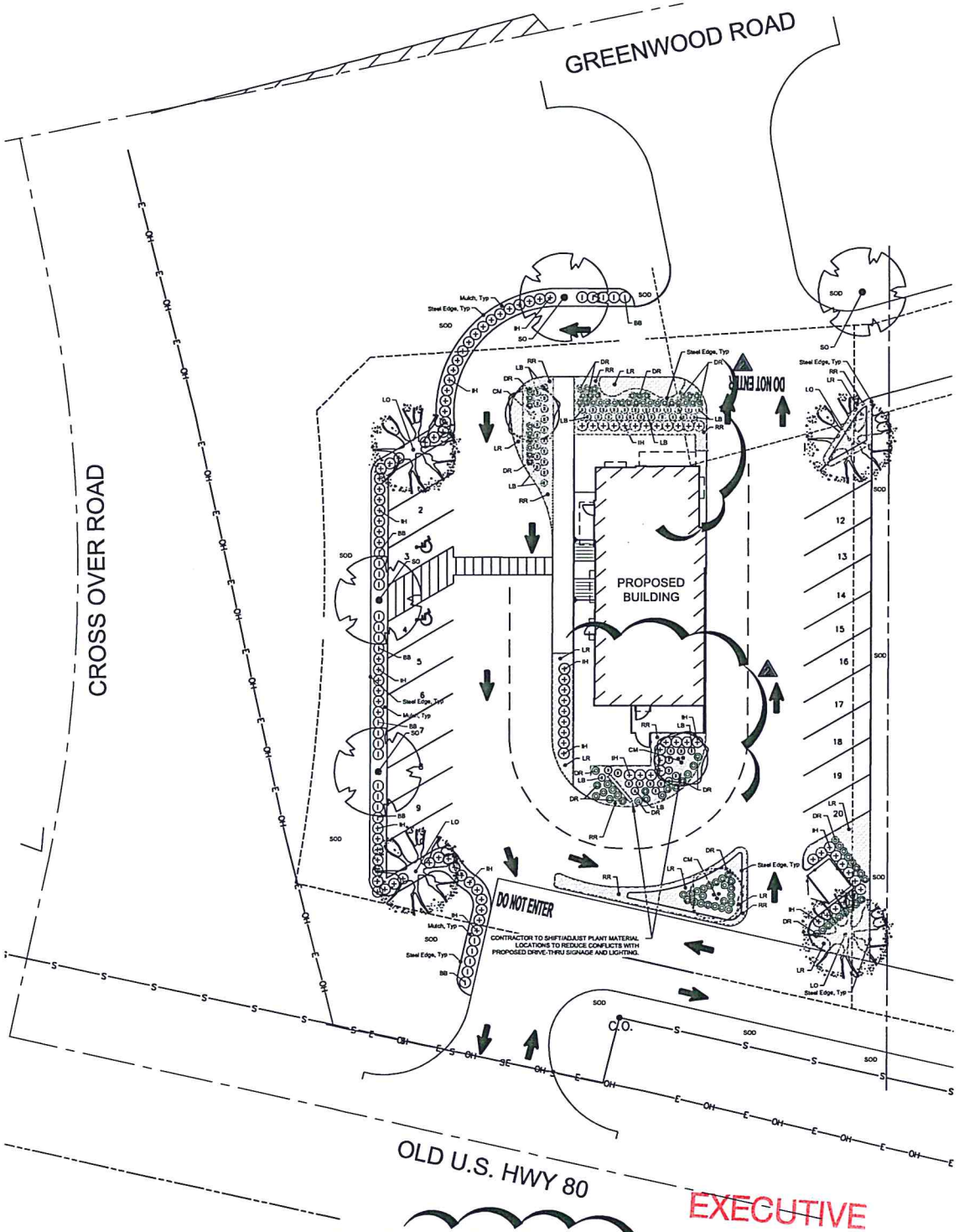
IRRIGATION:
In the absence of an irrigation system or areas beyond the coverage limits of a permanent irrigation system, Contractor shall water sod temporarily to develop adequate growth and establishment before regular maintenance begins. Turf shall be watered until firmly established.

Water shall be furnished by the Contractor with means and methods available to achieve acceptable turf. The water source shall be clean and free of industrial wastes or other substances harmful to the growth of the turf.

MAINTENANCE REQUIREMENTS:
Vegetation should be inspected regularly to ensure that plant material is established properly and remains healthy. Mowing, trimming and supervision of water applications shall be the responsibility of the Contractor until the Owner or Owner's Representative accepts and assumes regular maintenance.



STEEL EDGE TERMINATION N.T.S.



Plant Material List

SYM.	KEY	QTY.	COMMON NAME SCIENTIFIC NAME	O.C.	ROOT	SIZE	HEIGHT	SPREAD	COMMENT
LO	4	Live Oak	Quercus virginiana	N/A	B&B	3' cal.	12' min.	8' min.	Full Canopy, Healthy, Good Form Strong Central Leader
SO	4	Shumard Oak	Quercus shumardi	N/A	B&B	3' cal.	12' min.	5' min.	Full Canopy, Healthy, Good Form Strong Central Leader
CM	3	Delta Moonlight™ Crapemyrtle	Lagerstroemia indica 'Delta'	N/A	Cont.	30 gal.	8' min.	4' min.	Full, Good Form, Healthy, 3 cane min.
IH	102	Indian Hawthorn 'Snow'	Rhodaphysa indica	36"	Cont.	5 gal.	24" min.	24" min.	Full, Healthy, Even Growth
BB	26	Crymson Pigmy Barbary	Berberis thunbergii	24"	Cont.	5 gal.	20" min.	18" min.	Full, Healthy, Even Growth
LB	56	Little Bunny Dwarf Fountain Grass	Pennisetum setosourides 'Little Bunny'	24"	Cont.	3 gal.	10" min.	10" min.	Full, Healthy
DR	97	Red Drib Rose	Rosa 'Meigajapo'	24"	Cont.	3 gal.	12" min.	18" min.	Full, Healthy, Red Bloom
LR	805 ft	Lilippe muscari	Lilippe muscari	12"	Cont.	1 gal.	8" min.	8" min.	Full, Healthy
RR	830 ft	River Rock	-	-	-	-	-	-	Locally Available Stabilize in Pedestrian walk areas

In accordance to the Current Edition of The American Standard for Nursery Stock

EXECUTIVE DIRECTOR APPROVAL

Date: 3.5.24

By: [Signature]

LANDSCAPE REQUIREMENTS for the City of Shreveport

ARTICLE 10 - LANDSCAPE AND TREE PRESERVATION

10.8 - LANDSCAPE REQUIREMENTS IN ALL DISTRICTS
All portions of a lot not covered by structures or paved surfaces must be landscaped with trees, shrubs, grass, live groundcover, and other plantings. The landscape design may also include the use of stone, mulch beds, or other previous landscaping materials.

10.9 - NON-RESIDENTIAL DISTRICT AND USE LANDSCAPE REQUIREMENTS

A. Landscape Buffer
Buffer yards are located within rear and interior side yards, including the required rear or interior side setbacks, and must be reserved for the planting of material and installation of screening as required by this section. No parking spaces or accessory structures are permitted within the required buffer yard.

B. Landscape Along Street Rights-of-Way
1. Applicability All parking lots, whether accessory or principal, require landscaping along that portion of the parking lot that abuts a street right-of-way. Street right-of-way does not include alleys. All portions of a lot not covered by structures or paved surfaces must be landscaped with trees, shrubs, grass, live groundcover, and other plantings. The landscape design may also include the use of stone, mulch beds, or other previous landscaping materials. This excludes all or a portion of such areas when it is used for outdoor seating. This does not apply to the OS or NA Districts or to any public park use.

2. Planting Area Size
a. The landscape planting area in the OR, I-1, I-2, and IC Districts must be a minimum of 15 feet in width. In all other districts, the landscape planting area must be a minimum of seven feet in width. The number of required trees is calculated solely on the area of the planting area.

b. Landscape areas outside of required plantings must be planted with live groundcover, perennials, or grass. Any permeable surface not occupied by trees, shrubs, planting beds, signs, or other permitted features must be planted with grass or other living groundcover. The landscape design may also include the use of stone, mulch beds, or other previous landscaping materials.

c. No site developed prior to the effective date of this Code is required to conform to the requirements of this Section unless the site is being redeveloped. Redevelopment is considered to occur when a building is increased by 25% or more of the existing gross floor area and/or the addition of 20 or more parking spaces to an existing parking lot.

4. Parking Lot Edge Planting Requirements
In addition to the general requirements of Item 3 above, parking lot edges that abut street rights-of-way are required to meet these requirements:
a. The planting area of a parking lot edge that abuts a street right-of-way requires ten shrubs per 500 square feet of planting area. The number of required shrubs is calculated solely on the area of the planting area. The shrub requirement is encouraged to be supplemented by an open fence of a maximum of five feet in height.
b. Interior Parking Lot Landscaping
Parking lots that abut street right-of-way, excluding alleys, of ten or more spaces must provide interior landscaping per this Section. Parking lots that do not abut street right-of-way and are not visible from the street right-of-way of 20 or more spaces must provide interior landscaping per this Section. Building sites that are less than one-half acre in size are exempt from the interior parking lot landscaping requirements. When the calculation of interior parking lot landscaping requirements results in a fraction, said fraction is rounded up to the nearest whole number.
1. The minimum total landscape area of a parking lot, including parking lot islands, must be 10% of the total parking lot. The number of required shrubs is calculated solely on the area of the planting area. The shrub requirement is encouraged to be supplemented by an open fence of a maximum of five feet in height.
2. One parking lot island is required between every ten parking spaces and all rows of parking spaces must terminate in a landscape area.
D. Landscaping for Below-Grade Open Parking Structures
Below-grade open parking structures located in the front setback must provide the following landscape:
1. An 18 foot wide planting area must be provided between the below-grade parking structure and the street right-of-way. The landscape edge is exclusive of street rights-of-way.
2. The planting area must include a minimum three foot tall berm, measured from the lot line after grading. The berm cannot exceed a 3:1 slope. One shade tree or an ornamental tree must be provided per 50 feet of street frontage within the landscape edge between the below-grade open parking and the street right-of-way. Berms must be planted with grass or groundcover. Additional plantings are encouraged to provide visual interest and may be required by the Executive Director.

LANDSCAPE CALCULATIONS for the City of Shreveport, LA

	REQUIRED	PROPOSED
Greenwood Rd. ROW Landscape: 1 Tree/ 500 SF of Planting Area @ 637.20 SF	1.27 Trees	2 Trees
Cross Over Rd. ROW Landscape: 1 Tree/ 500 SF of Planting Area @ 1,669.93 SF	3.34 Trees	4 Trees
Parking Lot Landscape: min. of 10% of Total Parking Lot Area @ 20,224.64 SF = 2,022.46 SF	10% (2,022.46 SF)	13.7% (2,777.06 SF)
Phg Lot LA: 10 shrubs/ 500 SF of Planting Area @ 2,022.46 SF	40.45 Shrubs	216 Shrubs
Phg Lot LA: 2 Trees/ 1 acre of Total Lot Area @ 0.884 acres	2 Trees	2 Trees

LOT 1 & LOT 2 GREENWOOD PINES
COMMERCIAL SUBDIVISION 3.102 ACRES
SHREVEPORT, CADDO PARISH, LOUISIANA

COJAX designs

STATE OF LOUISIANA
JAMANDA W. RICHARDSON
LICENSED LANDSCAPE ARCHITECT
P.O. Box 8232 Greenville, TX 75404
Direct: 972.670.9407
Email: Jill@cojaxdesigns.com

L1.0 PLANTING PLAN

GOLDEN CHICK

PINES ROAD & GREENWOOD ROAD

SHREVEPORT, LOUISIANA

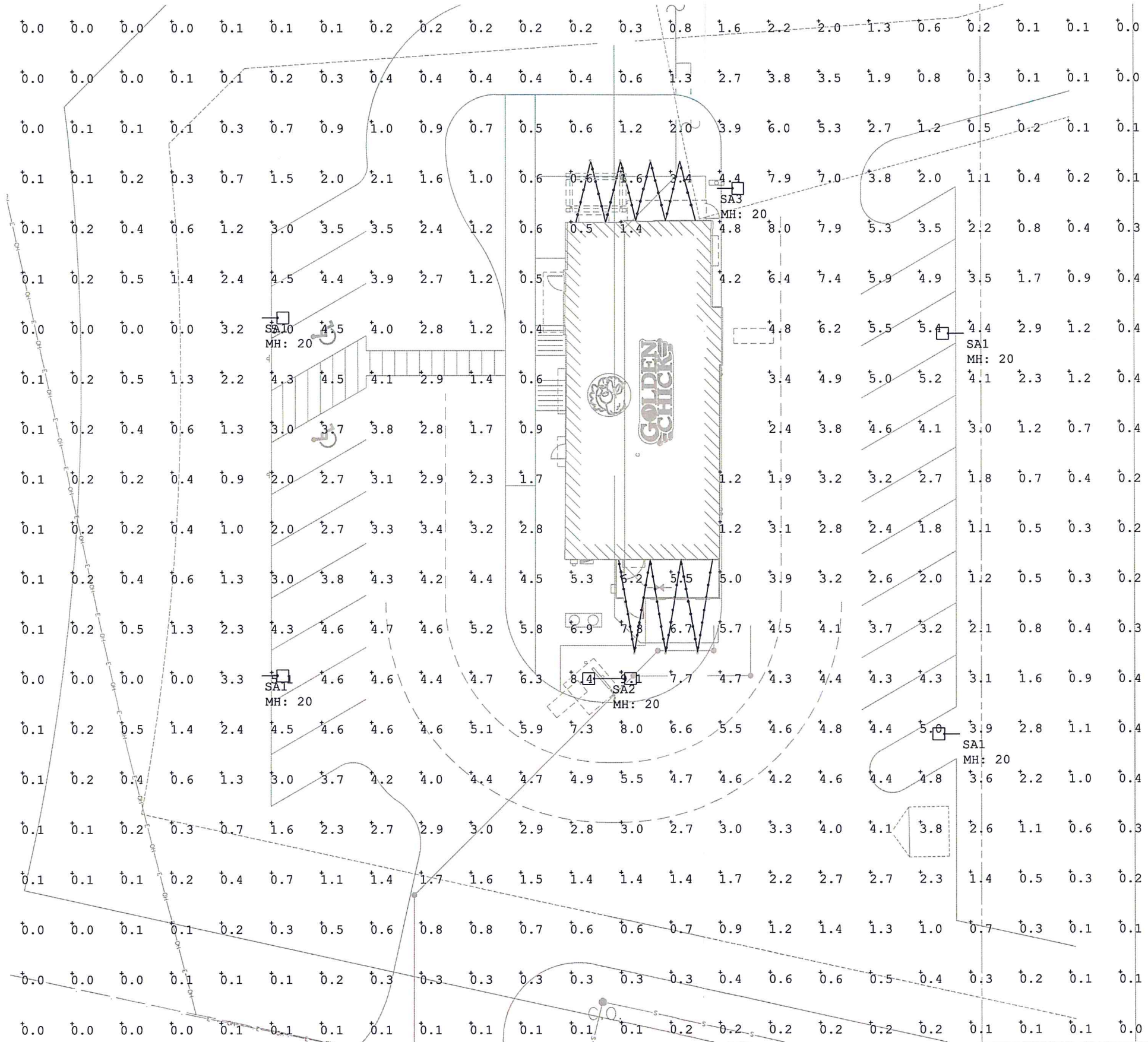
REV	DATE	DESCRIPTION	BY	APPR
1	12/19/23	REVISED PER SITE CHANGES	MJR	
2	02/26/24	REVISED PER CITY COMMENTS	MJR	

PLAN APPROVALS	DATE

DRAWN BY: MJR
CHECKED BY: AWR
DATE: OCT 13, 2023
SHEET NO. 01 OF 03
FILE NO. COJAX23.0135

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE Planar	Illuminance	Fc	1.45	9.1	0.0	N.A.	N.A.

Luminaire Schedule													
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height			
	4	SA1	Single	MRS-LED-15L-SIL-FT-40-70CRI		0.900	15297	111	444	20			
	1	SA2	Back-Back	MRS-LED-15L-SIL-FT-40-70CRI		0.900	15297	111	222	20			
	1	SA3	Single	MRS-LED-15L-SIL-3-40-70CRI		0.900	15933	111	111	20			



GENERAL NOTES

A. THE INFORMATION PRESENTED HERE IS PROVIDED FOR REFERENCE ONLY AND WAS NOT PREPARED BY ID STUDIO 4, LLC. AS SUCH, ID STUDIO 4, LLC ASSUMES NO RESPONSIBILITY FOR ERRORS, OMISSIONS, OR CODE COMPLIANCE ISSUES IN THE PHOTOMETRIC STUDY DOCUMENTS.

EXECUTIVE
DIRECTOR
APPROVAL

By
Date 3-5-24

DNC DEVELOPMENT GROUP

01/26/24

DAVID BONAVENTURE
License No. 71064

CORPORATE:
GFC LEASING CORPORATION, LLC
1131 ROCKINGHAM DRIVE, SUITE 250
RICHARDSON, TX 75080

GREENWOOD RD & PINES RD SHREVEPORT, LA

CLIENT: GFC LEASING CORPORATION, LLC
1131 ROCKINGHAM DRIVE
RICHARDSON, TX 75080

GOLDEN CHICKS

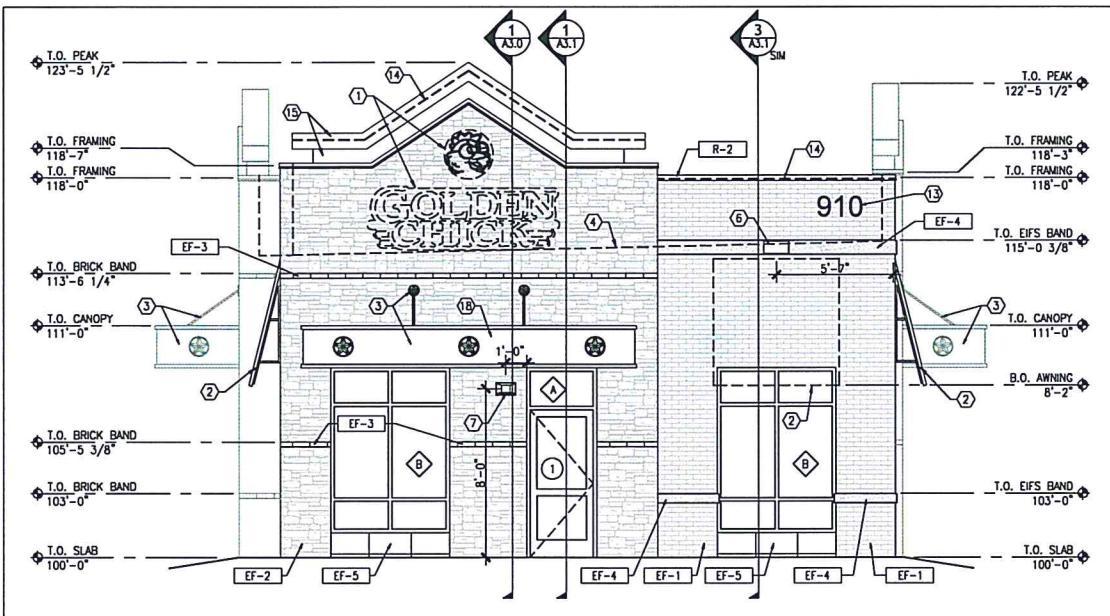
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11/29/23	ISSUE FOR PERMIT

DATE	DESCRIPTION
1	3/10/2024 REVISION 1

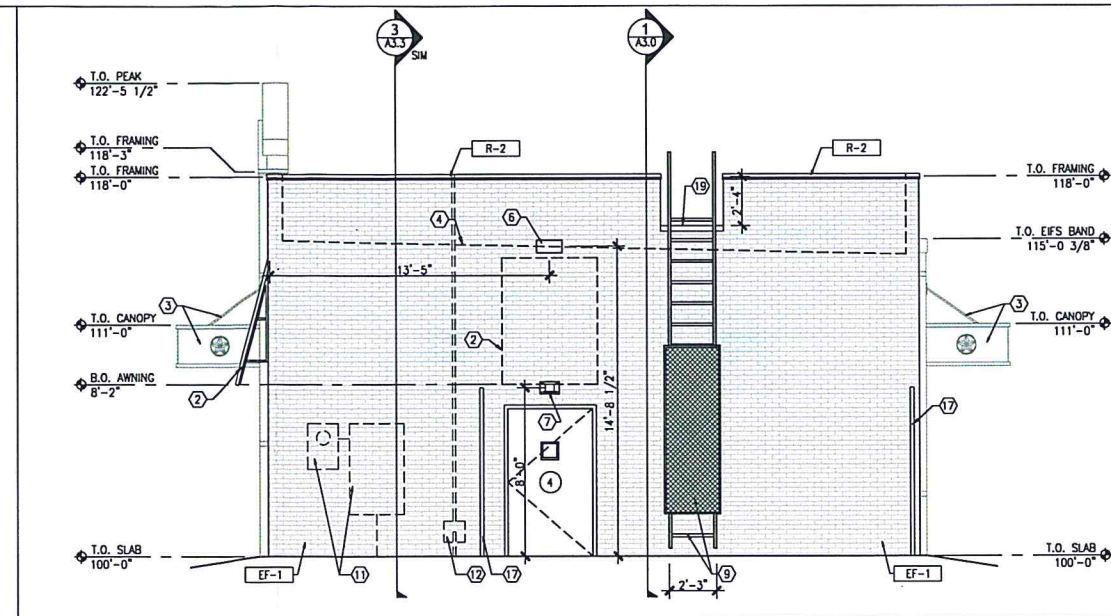
SHEET TITLE:
PHOTOMETRIC SITE PLAN

SHEET NUMBER:
E0.2

PROJECT NUMBER:
23-130



FRONT ELEVATION
1/4"=1'-0" 1



REAR ELEVATION
1/4"=1'-0" 2

GENERAL NOTES

- ALL HORIZONTAL DIMENSIONS ARE SHOWN TO FACE OF STUD WALL.
- KEY NOTES:**
- BUILDING SIGNAGE; FOR REVIEW UNDER SEPARATE PERMIT, RE: ELECTRICAL, GC TO PROVIDE WIRING
- PRE-FABRICATED ALUMINUM AWNING BY SIGNAGE VENDOR.
- PRE-FABRICATED ALUMINUM CANOPY AND TURNBUCKLES BY SIGNAGE VENDOR.
- DASHED LINE INDICATES ROOF LINE BEYOND
- PRE-FINISHED DOWNSPOUT AND COLLECTION BOX, AND OVERFLOW SCUPPER, RE: 5/A3.4 AND 15/A3.4.
- WALL MOUNTED SCONCES, RE: ELECTRICAL
- EMERGENCY LIGHTING FOR EGRESS DOOR, RE: ELECTRICAL
- KNOX BOX, MOUNT NO LOWER THAN 5'-0" AND NO HIGHER THAN 6'-0" A.F.F., VERIFY FINAL LOCATION WITH FIRE MARSHAL PRIOR TO INSTALL
- STEEL LADDER MOUNTED TO THE BUILDING FOR ROOF ACCESS, PAINT [EP-1], RE: 1/A3.4
- STAINLESS STEEL TRANSACION EDGE.
- ELECTRICAL SWITCH GEAR, METER AND C.T. PAINT [EP-1]
- GAS METER, RE: PLUMBING, PAINT [EP-1]
- G.C. TO PROVIDE CODE COMPLIANT STREET ADDRESS SIGNAGE
- LED STRIP LIGHT ON PARAPET CAP BY SIGNAGE VENDOR, RE: ELEC.
- BUILDING ROOF PEAK PROVIDED BY SIGNAGE VENDOR, RE: WALL SECTIONS FOR LIMITS OF BUILDING ROOF PEAK AND INSTALLATION.
- METAL DECOR FRAME.
- WOODEN SERVICE YARD FENCE WITH CUSTOM STEEL GATE, RE: 13/A1.7 & A4.0
- REF. TO SIGNAGE PACKAGE FOR WALL LEAVE OUT.
- FLASH AND CAP THE ROOF LADDER OPENING. CAP FLASHING PROVIDED AS A PART OF THE DURULAST SYSTEM

EXTERIOR FINISH SCHEDULE

EXTERIOR FINISH

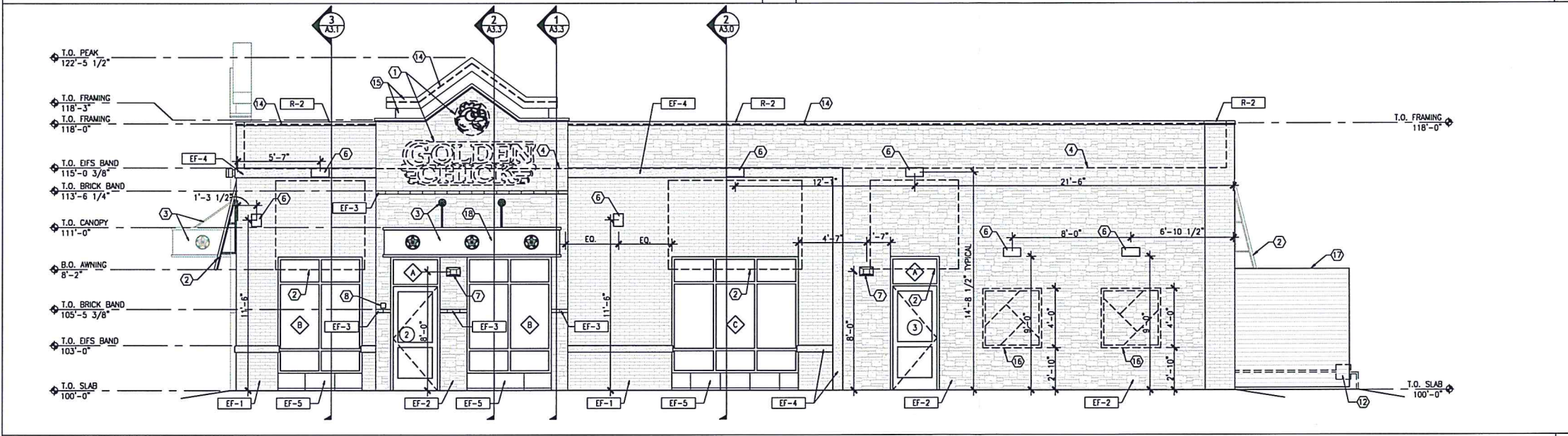
- EF-1 KING SIZE THIN BRICK
- EF-2 THIN STONE
- EF-3 KING SIZE BLACK GLAZED FULL BRICK (FACED IN FIELD)
- EF-4 8" WIDE INTEGRAL COLOR EIFS BAND
- EF-5 BLACK WALL TILE

EXTERIOR PAINT

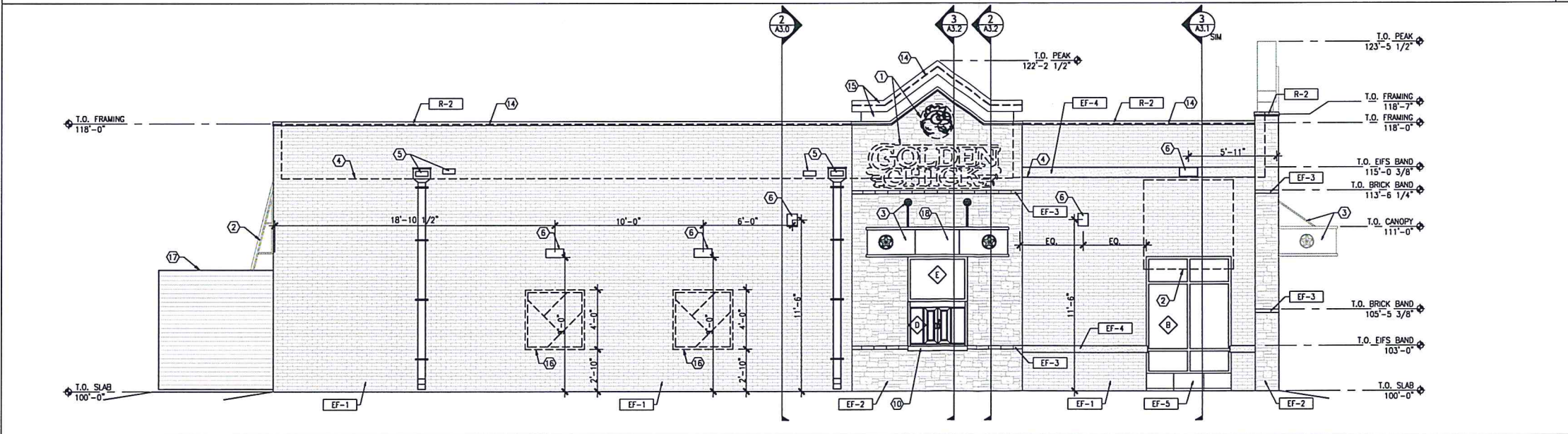
- EP-1 OIL BASED PAINT PAPRIKA

ROOFING

- R-1 SINGLE PLY MEMBRANE
- R-2 PREFINISHED METAL PARAPET CAP



ENTRY SIDE ELEVATION
1/4"=1'-0" 3



DRIVE-THROUGH SIDE ELEVATION
1/4"=1'-0" 4

**EXECUTIVE
DIRECTOR
APPROVAL**

[Signature]
By

3-5-24
Date

DNC DEVELOPMENT GROUP

CORPORATE:
GFC LEASING CORPORATION, LLC
1131 ROCKINGHAM DRIVE, SUITE 250
RICHARDSON, TX 75080



GREENWOOD RD & PINES RD SHREVEPORT, LA

CLIENT: GFC LEASING CORPORATION, LLC
1131 ROCKINGHAM DRIVE
RICHARDSON, TX 75080



DATE	DESCRIPTION

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A2.0

PROJECT NUMBER:
23-130