

**GRADING DESCRIPTION:**  
 EXISTING SITE GRADING ON AREA TO BE DEVELOPED IS GENERALLY FLAT. HIGH SIDE OF SITE IS NORTH WEST CORNER (CLOSEST TO LINE AVE / LA 523) ACROSS SITE TO LOW SIDE AT SOUTH EAST CORNER (CLOSEST TO MILLICENT WAY). EXISTING GRADING DROPS APPROX. 1-2 FEET ACROSS SITE. FINAL GRADING WILL MAINTAIN SIMILAR CHARACTERISTICS. SUB-SURFACE DETENTION WILL BE IMPLEMENTED FOR STORM WATER DETENTION. EXACT SIZING AND LOCATION TO BE DETERMINED BY CIVIL ENGINEER.

| SITE DESIGN CRITERIA    |                |                 |
|-------------------------|----------------|-----------------|
| C-2 ZONING              | ALLOWED BY UDC | PROPOSED DESIGN |
| MIN. LOT AREA           | NONE           | N/A             |
| MIN. LOT WIDTH          | NONE           | N/A             |
| MAX GROSS RETAIL AREA   | NONE           | N/A             |
| MIN. BUILDING HEIGHT    | 14'            | 18'-6"          |
| MAX BUILDING HEIGHT     | 40'            |                 |
| MIN. FRONT YARD SETBACK | NONE           | N/A             |
| MIN. SIDE YARD SETBACK  | NONE           | N/A             |
| MIN. CORNER SETBACK     | NONE           | N/A             |
| MIN. REAR YARD SETBACK  | 15'            | 50'             |

**PARKING REQUIRED @1:300 = 85.3 SPOTS**  
**MAX PARKING ALLOWED AT 115% OF REQUIRED = 98 SPACES**

SPACES SHOWN = 132 SPOTS  
 REQUEST VARIANCE FOR ADDITIONAL ON-SITE PARKING

**EXECUTIVE DIRECTOR APPROVAL**

10-10-18 *Arg*  
 Date By



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

MPC Executive Director Approval

**SITE PLAN**

LINE AVE INTEREST, LLC  
 SECTION 38, T17 N-R13W, CADDO PARISH, LOUISIANA  
 GROSS ACREAGE: 3.8± ACRES

SHREVEPORT  
 CADDO PARISH  
 LOUISIANA

PREPARED BY: SRM

Sheet: **A 1**  
 02 of 03 A Shts

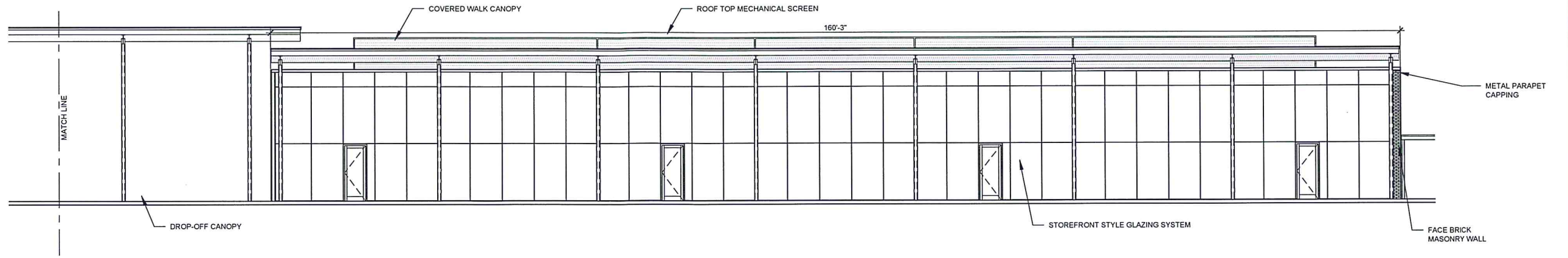
09/11/2018

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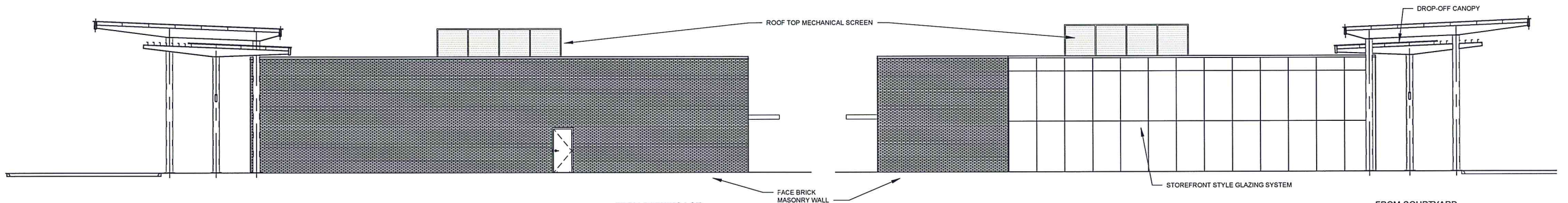
Plotted On: Tuesday, September 11, 2018 11:52:16 AM Plotted By: SPENCER MCCOY  
 File Location: F:\Active Projects\1769 Line Avenue MOBUS Reg Agency\5.01 Planning Dept\MPC Plan.dwg



NOTE: ONLY ONE BUILDING IS SHOWN FOR CLARIFY. OTHER BUILDING TO BE MIRROR OF THIS ALONG MATCH LINE

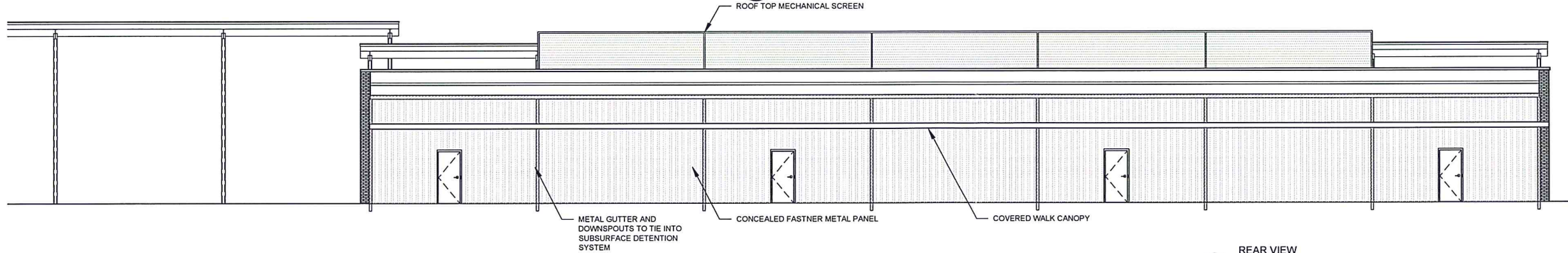


1 FRONT - STREET VIEW  
EXT. ELEVATION  
SCALE: 1/8" = 1'-0"

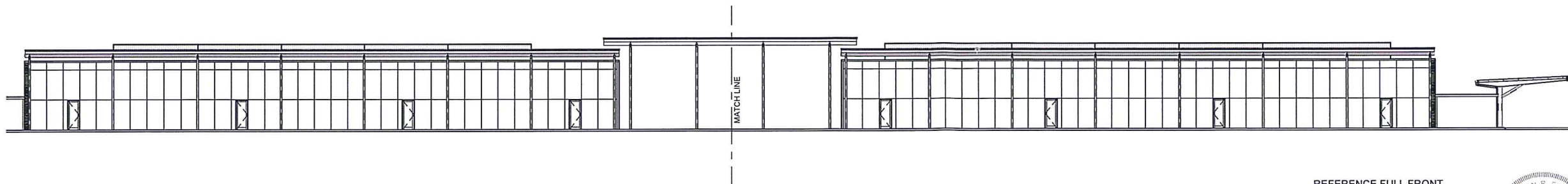


2 FROM PARKING LOT  
EXT. ELEVATION  
SCALE: 1/8" = 1'-0"

3 FROM COURTYARD  
EXT. ELEVATION  
SCALE: 1/8" = 1'-0"



4 REAR VIEW  
EXT. ELEVATION  
SCALE: 1/8" = 1'-0"



5 REFERENCE FULL FRONT  
EXT. ELEVATION  
SCALE: 1/16" = 1'-0"  
0 4' 8' 16'  
SCALE: 1/8" = 1'-0"



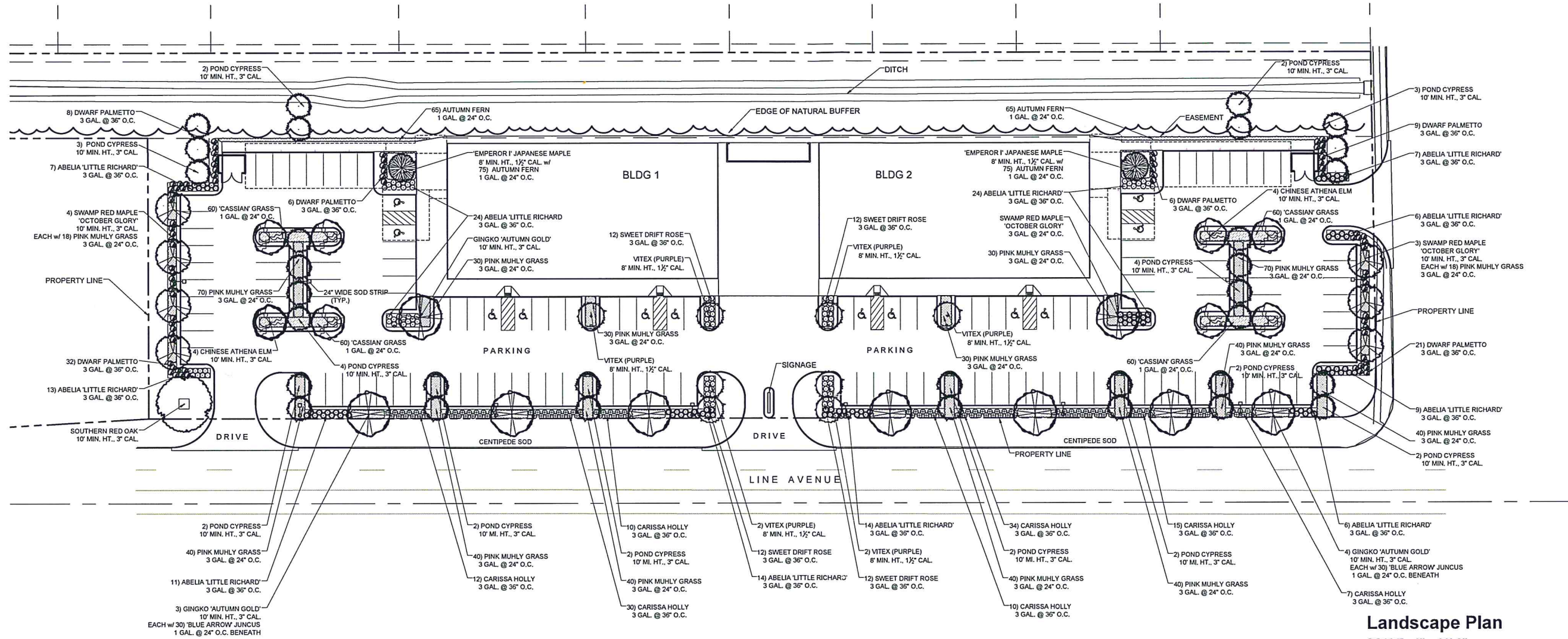
EXECUTIVE  
DIRECTOR  
APPROVAL

10-10-18 Date  
By *Chp*

|  |  |
|--|--|
| MPC Executive Director Approval  |  |
| <b>SITE PLAN</b>   |  |
| LINE AVE INTEREST, LLC<br>SECTION 38, T17 N-R13W, CADDO PARISH, LOUISIANA<br>GROSS ACREAGE: 3.8± ACRES | Sheet:<br><b>A 2</b><br>03 of 03 A Shets |
| SHREVEPORT<br>CADDO PARISH<br>LOUISIANA  | PREPARED BY: SRM<br>09/11/2018           |

C-73-18





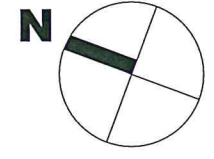
**Landscape Plan**  
SCALE : 1" = 30'-0"

**Plant List**

|         |  |
|---------|--|
| 1       | SOUTHERN RED OAK / <i>QUERCUS FALCATA</i>  |
| 3       | 3" CALIPER, 10' MIN. HT., FULL CANOPY, STRAIGHT TRUNK                                |
| 9       | GINGKO 'AUTUMN GOLD' / <i>GINGKO BILOBA 'AUTUMN GOLD'</i>                            |
| 3       | 3" CALIPER, 10' MIN. HT., FULL CANOPY, STRAIGHT TRUNK, MATCHING SPECIMEN             |
| 7       | SWAMP RED MAPLE 'OCTOBER GLORY' / <i>ACER RUBRUM 'OCTOBER GLORY'</i>                 |
| 3       | 3" CALIPER, 10' MIN. HT., FULL CANOPY, STRAIGHT TRUNK, MATCHING SPECIMEN             |
| 32      | POND CYPRESS / <i>TAXODIUM DISTICHUM 'NUTANS'</i>                                    |
| 3       | 3" CALIPER, 10' MIN. HT., FULL CANOPY, STRAIGHT TRUNK, MATCHING SPECIMEN             |
| 8       | CHINESE ATHENA ELM / <i>ULMUS PARVIFOLIA 'ATHENA'</i>                                |
| 3       | 3" CALIPER, 10' MIN. HT., FULL CANOPY, STRAIGHT TRUNK, MATCHING SPECIMEN             |
| 2       | 'EMPEROR I' JAPANESE MAPLE / <i>ACER PALMATUM 'EMPEROR I'</i>                        |
| 1       | 1 1/2" CALIPER, 8' MIN. HT., FULL CANOPY, SINGLE TRUNK, MATCHING SPECIMEN            |
| 8       | (PURPLE) VITEX / <i>VITEX ADONIS-CASTUS</i>  |
| 1       | 1 1/2" CALIPER, 8' MIN. HT., MULTI TRUNK (3-5 CANES), FULL CANOPY, MATCHING SPECIMEN |
| 225     | CARISSA HOLLY / <i>ILEX CORNUTA 'CARISSA'</i>  |
| 3       | 3 GAL., 18" MIN. HT., FULL PLANT @ 36" O.C.  |
| 144     | ABELIA 'LITTLE RICHARD' / <i>ABELIA GRANDIFLORA 'LITTLE RICHARD'</i>                 |
| 3       | 3 GAL., 18" MIN. HT., FULL PLANT @ 36" O.C.  |
| 88      | DWARF PALMETTO / <i>SAGAL MINOR</i>  |
| 3       | 3 GAL., 18" MIN. HT., FULL PLANT @ 36" O.C.  |
| 48      | SWEET DRIFT ROSE / <i>ROSA 'SWEETWEDD'</i>   |
| 3       | 3 GAL., 18" MIN. HT., FULL PLANT @ 36" O.C.  |
| 548     | PINK MUHLY GRASS / <i>MUHLENBERGIA CAPILLARIS</i>                                    |
| 3       | 3 GAL., 18" MIN. HT., FULL PLANT @ 24" O.C.  |
| 240     | CASSIAN GRASS / <i>PERNISETUM ALOPECUROIDES 'CASSIAN'</i>                            |
| 1       | 1 GAL., 18" MIN. HT., FULL PLANT @ 24" O.C.  |
| 210     | 'BLUE ARROW' JUNCUS / <i>JUNCUS INFLEXUS 'BLUE ARROW'</i>                            |
| 1       | 1 GAL., 18" MIN. HT., FULL PLANT @ 24" O.C.  |
| 280     | AUTUMN FERN / <i>DRYOPTERIS ERYTHROSORA</i>  |
| 1       | 1 GAL., 18" MIN. HT., FULL PLANT @ 24" O.C.  |
| 30      | CENTPEDE SOD / <i>EREMOCHELOA QUAEROIDES</i>   |
|         | CONTRACTOR TO VERIFY QUANTITIES  |
| PALLETS |  |
| 9100    | LANDSCAPE BED PREPARATION  |
| 5F      | SEE PLANTING NOTES, CONTRACTOR TO VERIFY QUANTITIES                                  |
|         | PINE STRAW TOPDRESSING   |
|         | 3" - 4" DEPTH, CONTRACTOR TO VERIFY QUANTITIES                                       |

**EXECUTIVE  
DIRECTOR  
APPROVAL**

By Cyb  
Date 6-10-18



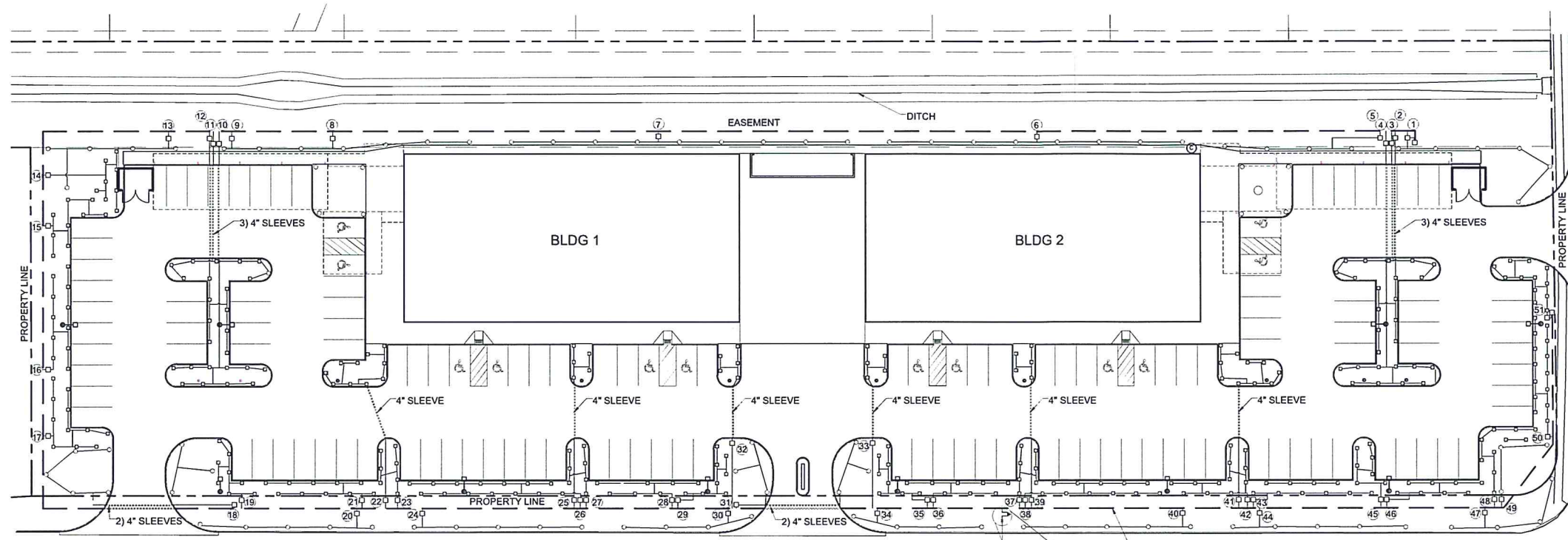
Revisions: 9/20/2018  
Revisions: 10/2/2018  
Date: 9/5/2018  
Drawn By: LO  
Checked By: L-1.1  
Sheet No. L-1.1

**1769 Line Avenue**  
Shreveport, Louisiana

**Lloyd Overdyke** Landscape Architect LLC  
lloydoverdyke@gmail.com 318.550.6055  
Landscape Plan

1-73-18





**IRRIGATION LEGEND**

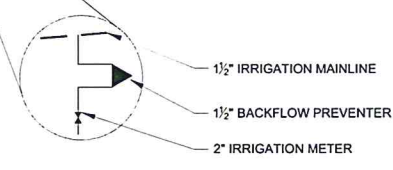
- HUNTER PRO 12
- MP ROTOR
- 1" VALVE
- 1 1/2" BACK FLOW PREVENTER
- 2" METER
- HUNTER CONTROLLER
- PVC LINE
- 1 1/2" CLASS 200 MAINLINE

**EXECUTIVE  
DIRECTOR  
APPROVAL**

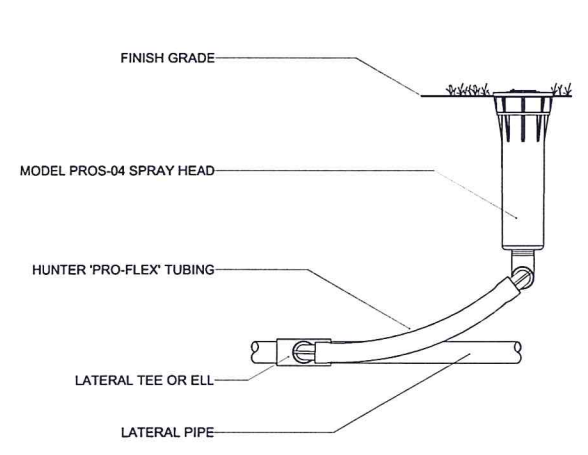
*Call* By  
*10-10-18* Date

LINE AVENUE

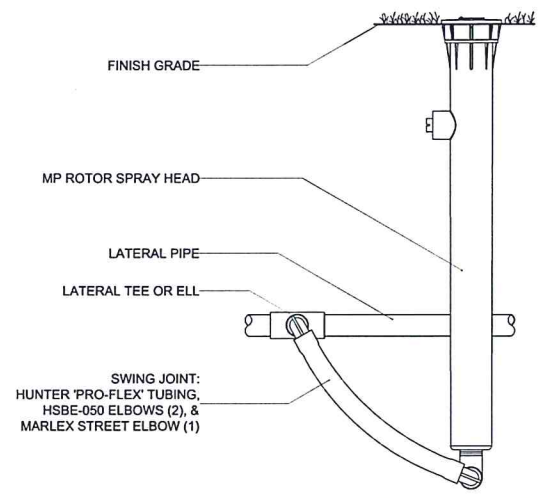
ATTACHMENT LOCATION TO WATERLINE TO BE DETERMINED



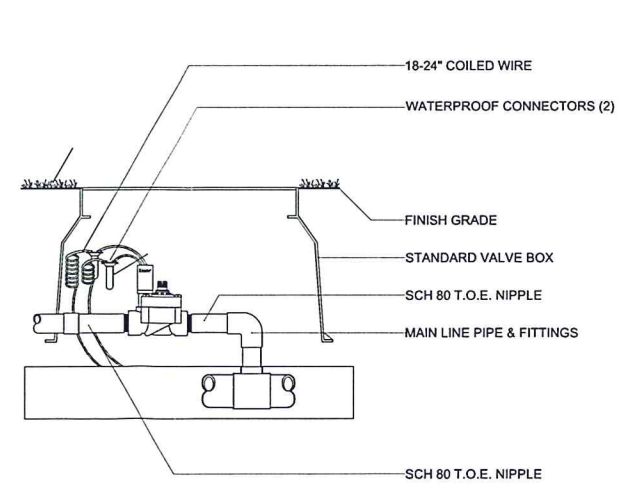
**IRRIGATION PLAN**  
SCALE : 1" = 30'-0"



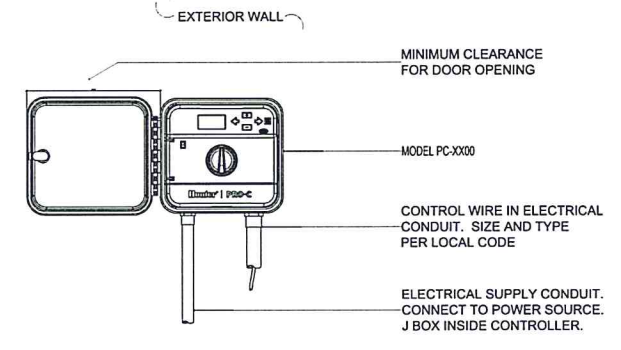
**PROS-04 SPRAY HEAD**  
SCALE : NTS



**MP ROTOR SPRAY HEAD**  
SCALE : NTS

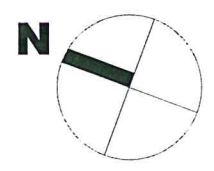


**PGV GLOBE VALVE**  
SCALE : NTS



**PRO-C CONTROLLER**  
SCALE : NTS

\*NOTE\* SPECIFY 4, 7, 10, 13, 16 STATION MODEL CONTROLLER. MOUNT CONTROLLER WITH LCD SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 VAC SOURCE.



|            |            |             |            |
|------------|------------|-------------|------------|
| Revisions: | Revisions: | Revisions:  | Revisions: |
| 9/5/2018   | LO         | L-2.1       |            |
| Date:      | Drawn By:  | Checked By: | Sheet No.  |

**1769 Line Avenue**  
Shreveport, Louisiana

NOTE:  
1769 = file#, not address.  
address not assigned.

**Lloyd Overdyke** Landscape Architect LLC  
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**Irrigation Plan & Details**

C-73-18