

SITE INFORMATION

SITE 1.00 ACRES/43,599 SFT
 SUBDIVISION: HATFIELD-GORMAN INDUSTRIAL PARK UNIT NO.4
 ADDRESS: 231 MT ZION RD
 SHREVEPORT, LA 71106
 GEO# 161401-024-001-00
 ZONED: I-2
 EXISTING CONTOURS DO NOT VARY ENOUGH FOR CONTOUR LINES
 EXISTING SITE IS AT 201.7 FT ELEVATION
 SITE IS IN "ZONE X" FLOOD ZONE, CERTIFIED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

SITE UTILITIES

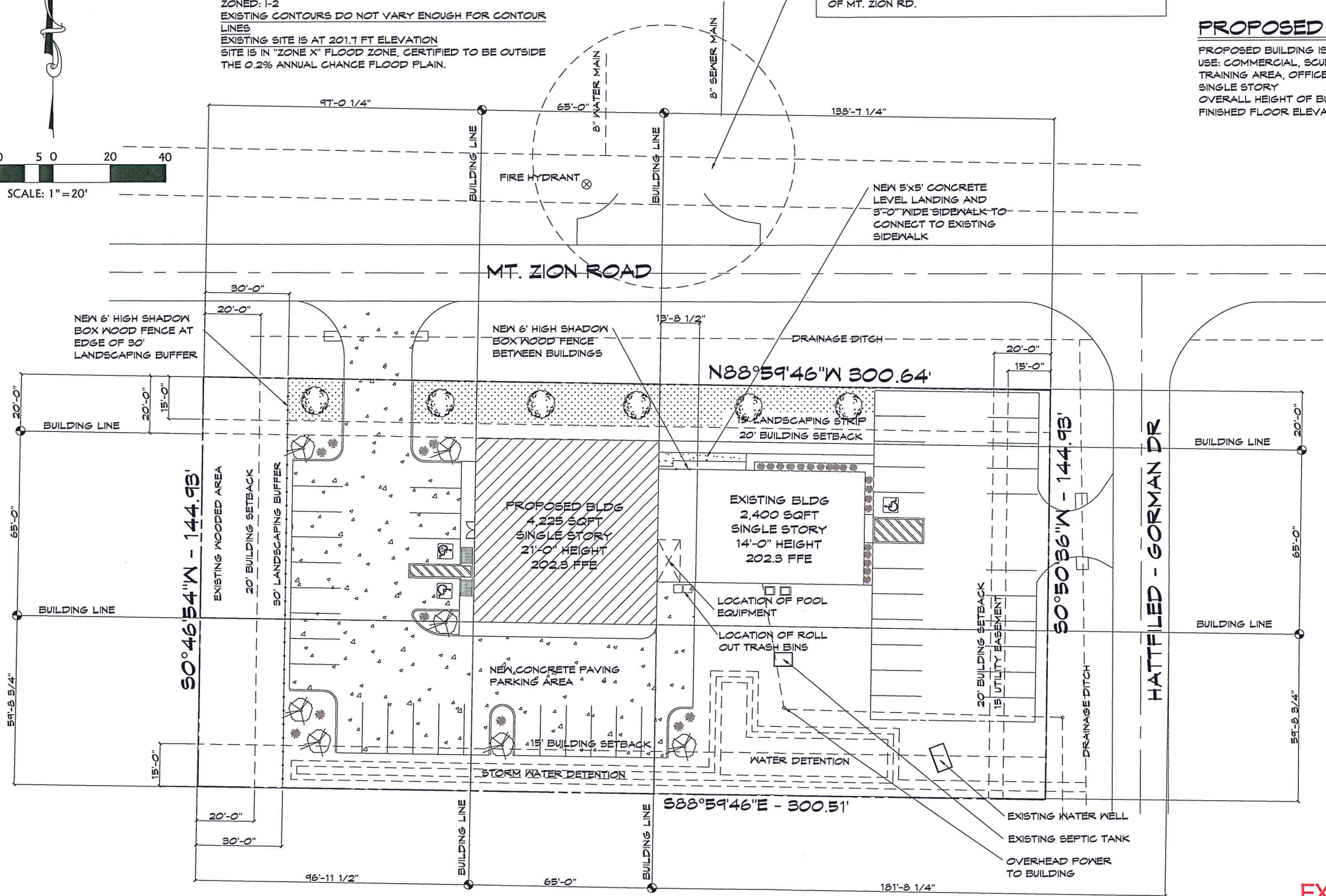
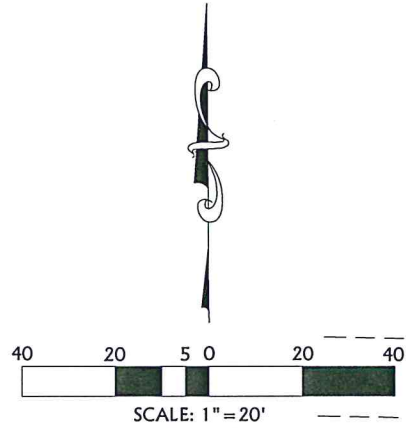
EXISTING BUILDING IS SERVICED BY ON SITE WELL AND SEPTIC TANK. THIS PROJECT PROPOSES FOR THE SITE TO BE PETITIONED TO BE ANNEXED TO THE CITY TO ALLOW THE NEW CONSTRUCTION TO TIE INTO THE EXISTING SEWER AND WATER LINES ON THE NORTH SIDE OF MT. ZION RD.

EXISTING BLDG. INFORMATION

EXISTING BUILDING IS 2,400 SQFT
 USE: COMMERCIAL, SCUBA VENTURES OFFICE
 SINGLE STORY
 OVERALL HEIGHT OF BUILDING 14'-0"
 FINISHED FLOOR ELEVATION 202'-3"

PROPOSED BLDG. INFORMATION

PROPOSED BUILDING IS 4,225 SQFT (65'X65')
 USE: COMMERCIAL, SCUBA VENTURES INDOOR POOL TRAINING AREA, OFFICES
 SINGLE STORY
 OVERALL HEIGHT OF BUILDING 21'-0"
 FINISHED FLOOR ELEVATION 202'-3" (SAME AS EXISTING BLDG.)



PROPOSED SITE PLAN

SCALE: 1" = 20'

REVISED:

EXECUTIVE DIRECTOR APPROVAL

EXECUTIVE DIRECTOR [Signature] DATE 11/28/18
 Date By

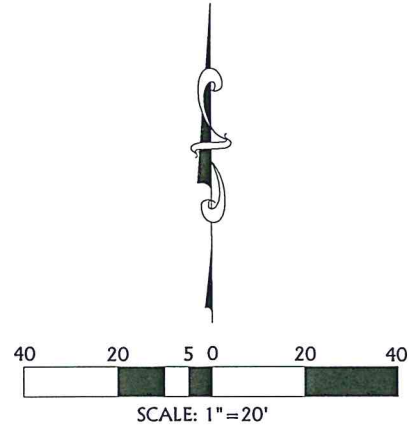
(Refer to Stipulation)

OWNER INFORMATION:	OWNER: JASON FELDT 231 MT ZION RD SHREVEPORT, LA 71106 PH: 318-222-3483
DRAWING INFORMATION:	PLANS PREPARED BY: WHITLOCK & SHELTON CONSTRUCTION, INC. WARD BRYANT 1055 LOUISIANA AVENUE SHREVEPORT, LOUISIANA 71101 PH: 318-215-1913
PROJECT INFORMATION:	PARISH: CADDO STATE: LOUISIANA 71106 LEGAL: 1.0 ACS. M/L - LOT 1, HATFIELD-GORMAN INDUSTRIAL PARK UNIT NO 4, 161401-24-1 GEO#: 161401-024-001-00
SHEET NO.	A-04
SHEETS IN SET	00

LANDSCAPED AREAS

LANDSCAPE AREAS	REQUIRED SQFT	PROVIDED SQFT	TREE-PAPER BIRCH BETULA PAPERIFERA	TREE-OAK, BLUEJACK QUERCUS INCANA	SHRUB-FOUNTAIN GRASS PENNISETUM ALOPECUROIDES
30' LANDSCAPED BUFFER	4,350 SQFT	4,350 SQFT	26 TREES LOCATED THROUGHOUT AREA (SEE NOTES)		
15' LANDSCAPING STRIP	3,008 SQFT	3,008 SQFT	3	4	
INTERIOR LANDSCAPING	980 SQFT	1,290 SQFT			
INTERIOR LANDSCAPING A		250 SQFT	1		3
INTERIOR LANDSCAPING B		250 SQFT	1		3
INTERIOR LANDSCAPING C		110 SQFT	1		1
INTERIOR LANDSCAPING D		360 SQFT	1	1	2
INTERIOR LANDSCAPING E		160 SQFT		1	1
INTERIOR LANDSCAPING F		160 SQFT		1	3
INTERIOR LANDSCAPING TOTAL		1,290 SQFT			

*ALL AREAS OF SITE NOT SHOWN AS BUILDINGS/PARKING ARE SPECIFICALLY DESIGNATED LANDSCAPED AREAS ARE TO BE COVERED WITH SOD OR GROUND COVER.



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LANDSCAPE INFORMATION

LANDSCAPING BUFFER

SITE REQUIRES A 30' WIDE LANDSCAPING BUFFER ALONG WEST SIDE OF PROPERTY ADJACENT TO RESIDENTIAL ZONED PROPERTY. SHOWN IS A NEW 6' HIGH SHADOW BOX FENCE ALONG LANDSCAPED BUFFER. SITE CONTAINS EXISTING TREES AND SHRUBS THAT ARE TO REMAIN LOCATED IN THE REQUIRED LANDSCAPED BUFFER. THIS IS TO BE USED AS AN ALTERNATE MEANS OF MEETING THE REQUIREMENTS.

LANDSCAPED BUFFER REQUIRES 1 SHADE TREE PER LINEAR FT AND ONE SHRUB AT 3' IN HEIGHT PER EVERY 3'. THIS REQUIRES 5 SHADE TREES AND 48 SHRUBS. EXISTING WOODED AREA CONTAINS OVER 25 SHADE TREES, RANGING IN 6"-20" CALIFER MADE OF MOSTLY PINE TREES (PINUS) AND OAK TREES (QUERCUS) AND A VARIETY OF SHRUBS IN SPECIES AND SIZE.

LANDSCAPING STRIP

SITE REQUIRES A 15' WIDE LANDSCAPING STRIP ALONG THE MT. ZION ROW SHOWN. REQUIRED ONE SHADE TREE PER 500 SQFT OF LANDSCAPED AREA ALONG ROW. 3,008 SQFT OF LANDSCAPED AREA ALONG ROW OUTSIDE OF 30' BUFFER ALONG WEST SIDE OF PROPERTY AND NON CONFORMING PARKING AREA ALONG EAST SIDE OF PROPERTY.

THIS REQUIRES 6.01 SHADE TREES, SHOWN ARE 7 SPACED EVENLY THROUGHOUT THE LANDSCAPED STRIP AREA. 2 SPECIES OF TREES ARE SHOWN WITH A PERCENTAGE OF 60/40% ON THE NUMBER OF EACH SPECIES.

INTERIOR PARKING LOT LANDSCAPING

PARKING AREA REQUIRES A LANDSCAPED ISLAND AT THE END OF EACH ROW OF PARKING AND INTERMEDIATE ISLAND IN ANY ROW OF 10 OR MORE PARKING SPACES SHOWN. ALL INTERIOR LANDSCAPING IS PROVIDED WITH 6" CONCRETE CURB WHERE IT IS ADJACENT TO CONCRETE PARKING AND CIRCULATION.

PROVIDED PARKING AND CIRCULATION IS 9,880 SQFT ON NEW CONCRETE, REQUIRED LANDSCAPED AREA IS 10% 988 SQFT, SHOWN IS 1,290 SQFT OD INTERIOR LANDSCAPING.

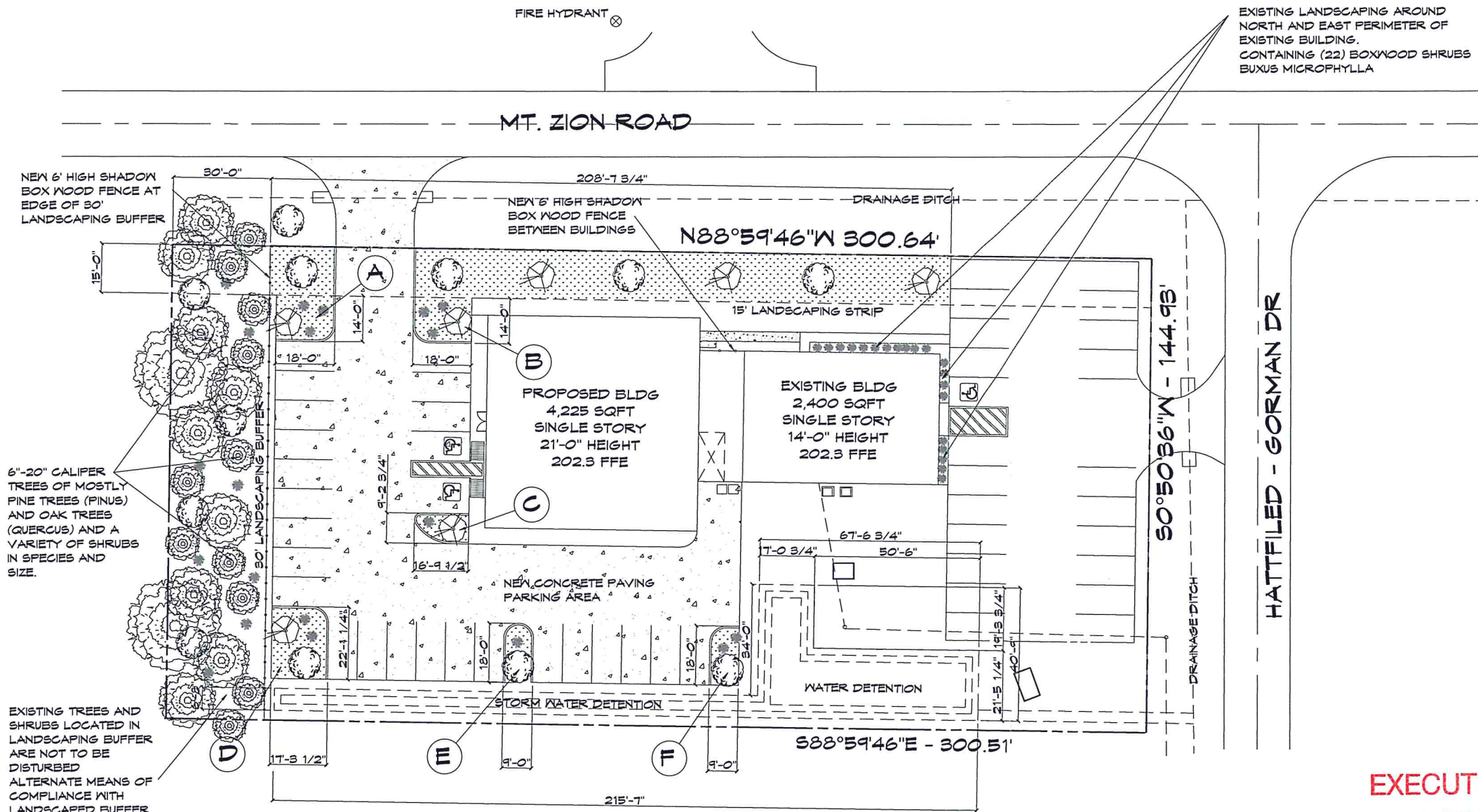
INTERIOR LANDSCAPING REQUIRES ONE SHADE TREE PER ISLAND, 6 ARE REQUIRED, 7 ARE SHOWN. 2 SPECIES OF TREES ARE SHOWN WITH A PERCENTAGE OF 60/40% ON THE AMOUNT OF EACH TREE.

IRRIGATION INFORMATION

AUTOMATIC IRRIGATION SYSTEM TO BE INSTALLED TO PROVIDE HEAD TO HEAD COVERAGE FOR THE PLANTING AREAS SHOWN IN THE LANDSCAPING PLAN.

COORDINATE WORK WITH LANDSCAPE CONTRACTOR. PLANT LOCATION TAKES PRIORITY OF PIPE LOCATION. COORDINATE CONTROLLER AND POWER SUPPLY WITH GENERAL CONTRACTOR. ALL WOK TO BE PREFORMED IN ACCORDANCE WITH LOCAL CODES. IRRIGATION PLAN TO BE PROVIDED TO ARCHITECT FOR APPROVAL BEFORE INSTALLATION.

IRRIGATION PLAN WILL BE PROVIDED BEFORE THE ISSUE OF PERMITS.



**EXECUTIVE
 DIRECTOR
 APPROVAL**

4/26/18
 Date

[Signature]
 EXECUTIVE DIRECTOR
 By

DATE

LANDSCAPING PLAN

SCALE: 1" = 20'

OWNER INFORMATION:

OWNER:
 JASON FELDT
 231 MT ZION RD
 SHREVEPORT, LA 71106
 PH: 518-222-5485

DRAWING INFORMATION:

PLANS PREPARED BY:
 WHITLOCK & SHELTON CONSTRUCTION, INC.
 NARD BRYANT
 1055 LOUISIANA AVENUE
 SHREVEPORT, LOUISIANA 71101
 PH: 518-219-7915

PROJECT INFORMATION:

PROJECT: A NEW FACILITY FOR SCUBA VENTURES
 PLAN TYPE: PROPOSED SITE PLAN
 SUBDIVISION: HATFIELD-GORMAN INDUSTRIAL PARK
 ACREAGE: 1.00 ACRES
 ADDRESS: 231 MT ZION RD
 CITY: SHREVEPORT

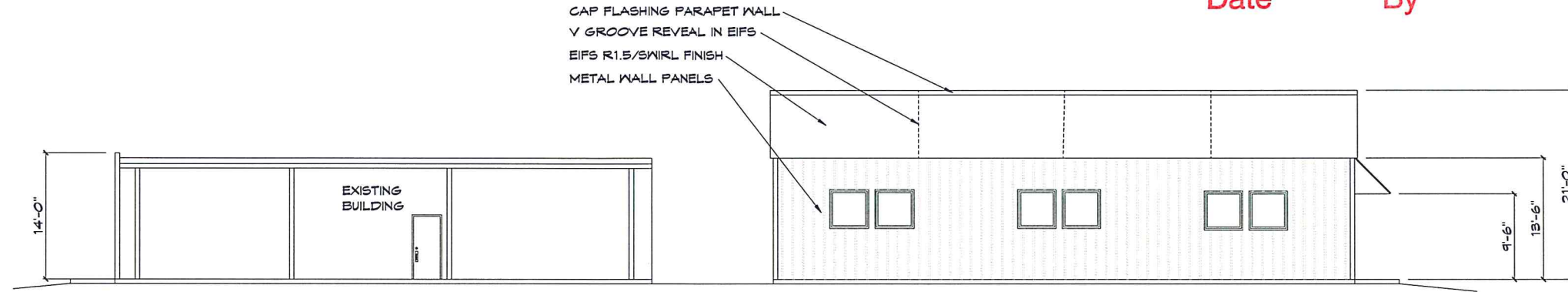
SHEET NO.

A-03

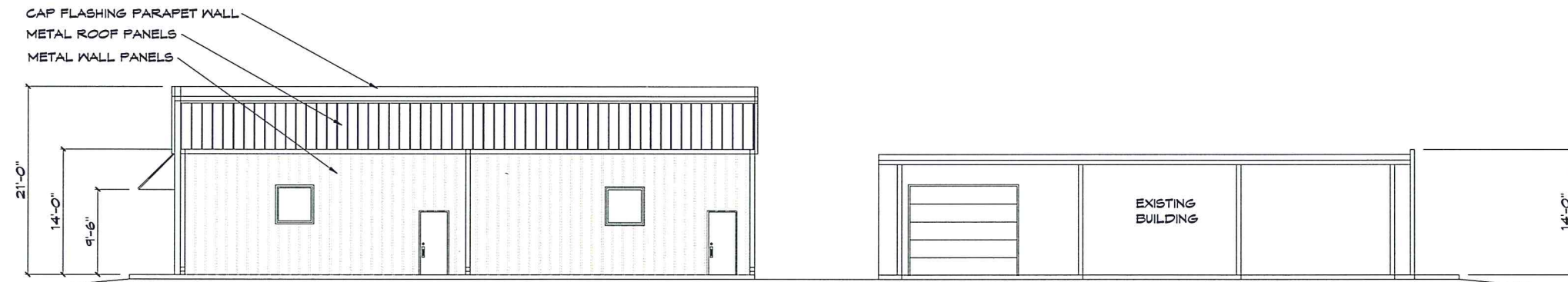
SHEETS IN SET 00

EXECUTIVE
DIRECTOR
APPROVAL

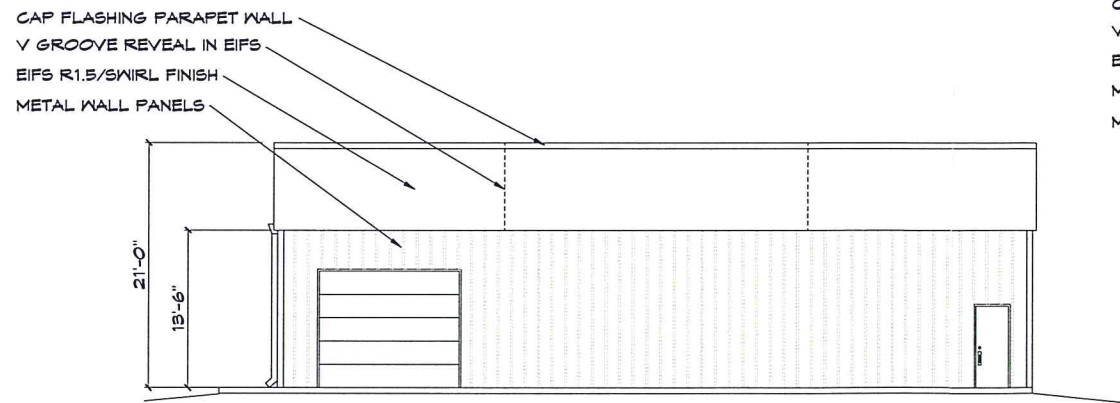
4/26/18
Date By *my*



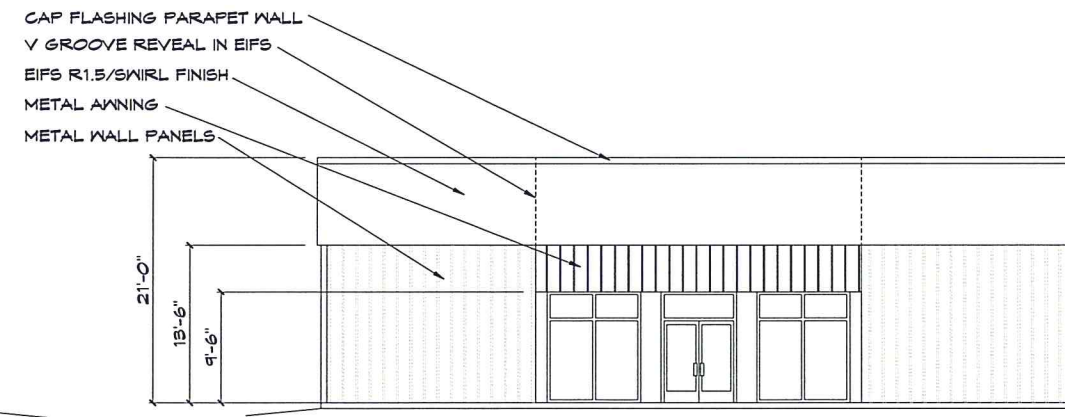
NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

OWNER INFORMATION:

OWNER:
JASON FELDT
231 MT ZION RD
SHREVEPORT, LA 71106
PH: 518-222-5455

DRAWING INFORMATION:

PLANS PREPARED BY:
WHITLOCK & SHELTON CONSTRUCTION, INC.
WARD BRYANT
1055 LOUISIANA AVENUE
SHREVEPORT, LOUISIANA 71101
PH: 518-219-7915

PROJECT INFORMATION:

PROJECT: A NEA FACILITY FOR SCUBA VENTURES
PLAN TYPE: EXTERIOR ELEVATIONS
SUBDIVISION: HATFIELD-GORMAN INDUSTRIAL PARK
ACREAGE: 1.00 ACRES
ADDRESS: 231 MT ZION RD
CITY: SHREVEPORT
PARISH: CADDO
STATE: LOUISIANA 71106
LEGAL: 1.0 ACS. M/L - LOT 1,
HATFIELD-GORMAN INDUSTRIAL PARK
UNIT NO.4, 161401-24-1
GEO#: 161401-024-001-00

SHEET NO.

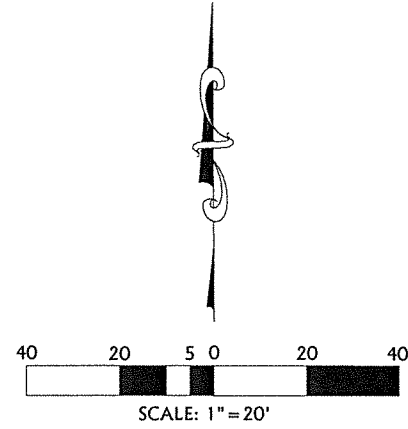
A-07

SHEETS IN SET 00

PARKING INFORMATION

BUILDING SQFT	OCCUPANCY	UDC - CODE	REQUIRED PARKING SPACES	PROPOSED PARKING SPACES
2400	OFFICE	1 PER 300 GFA	8	22
4225	EDUCATIONAL - VOCATIONAL	1 PER 500 GFA	9	26

*ADA ACCESSIBLE RAMP SHOWN BOTH SIDES OF ACCESS AISLE FOR HANDICAP PARKING TO 5'-0" WIDE CONCRETE SIDEWALK.
 *TWO ADA ACCESSIBLE PARKING SPACES SHOWN IN NEW PARKING AREA WITH 5'-0" WIDE ACCESS ISLE BETWEEN SPACES. ONE (1) ADA PARKING SPACE IS VAN ACCESSIBLE AS REQUIRED BY CODE.



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PARKING INFORMATION

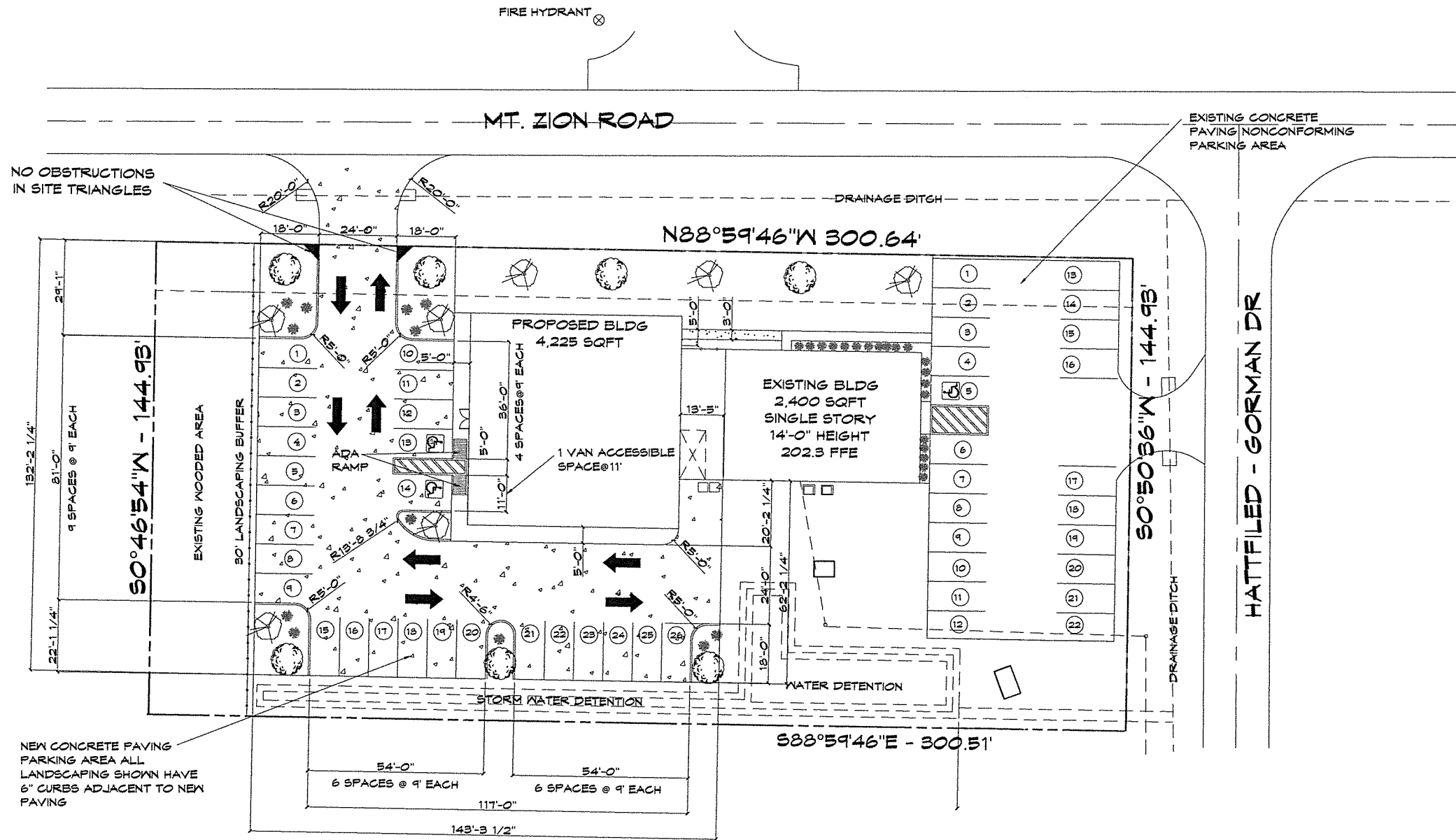
EXISTING BUILDING

EXISTING BUILDING IS 2,400 SQFT BEING USED AS OFFICE SPACE AND REQUIRES 8 PARKING SPACES 1 PER 300 GFA. 22 SPACES ARE SHOWN IN THE EXISTING CONCRETE NONCONFORMING PARKING AREA.

PROPOSED BUILDING

PROPOSED BUILDING IS 4,225 SQFT TO BE FOR EDUCATIONAL FACILITY -VOCATIONAL (SCUBA DIVING TRAINING) REQUIRING 9 SPACES 1 PER 500 GFA. 26 ARE SHOWN

ALL PARKING SPACES IN NEW PARKING AREA ARE 9' WIDE AND 18' DEEP WITH 24' ACCESS ISLE. PARKING AREA IS PROVIDED WITH TWO (2) HANDICAP ADA ACCESSIBLE PARKING SPACES ONE (1) BEING VAN ACCESSIBLE AS REQUIRED BY CODE.



PAVING/CIRCULATION PLAN

SCALE: 1" = 20'

OWNER INFORMATION:
 OWNER:
 JASON FELDT
 231 MT ZION RD
 SHREVEPORT, LA 71106
 PH: 318-222-9489

DRAWING INFORMATION:
 PLANS PREPARED BY:
 WHITLOCK & SHELTON CONSTRUCTION, INC.
 MARD BRYANT
 1055 LOUISIANA AVENUE
 SHREVEPORT, LOUISIANA 71101
 PH: 318-219-1913

PROJECT INFORMATION:
 PROJECT: A NEW FACILITY FOR SCUBA VENTURES
 PLAN TYPE: PAVING/PARKING/CIRCULATION PLAN
 SUBDIVISION: HATFIELD-GORMAN INDUSTRIAL PARK
 ACREAGE: 1.00 ACRES
 ADDRESS: 231 MT ZION RD
 CITY: SHREVEPORT
 PARISH: CADDO
 STATE: LOUISIANA 71106
 LEGAL: 1.0 ACS. M/L - LOT 1
 HATFIELD-GORMAN INDUSTRIAL PARK
 UNIT NO.4, 161401-24-1
 GEO#: 161401-024-001-00

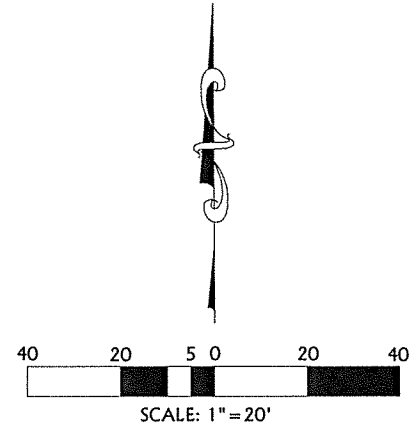
SHEET NO.

A-06

SHEETS IN SET 00

EXECUTIVE DIRECTOR

DATE

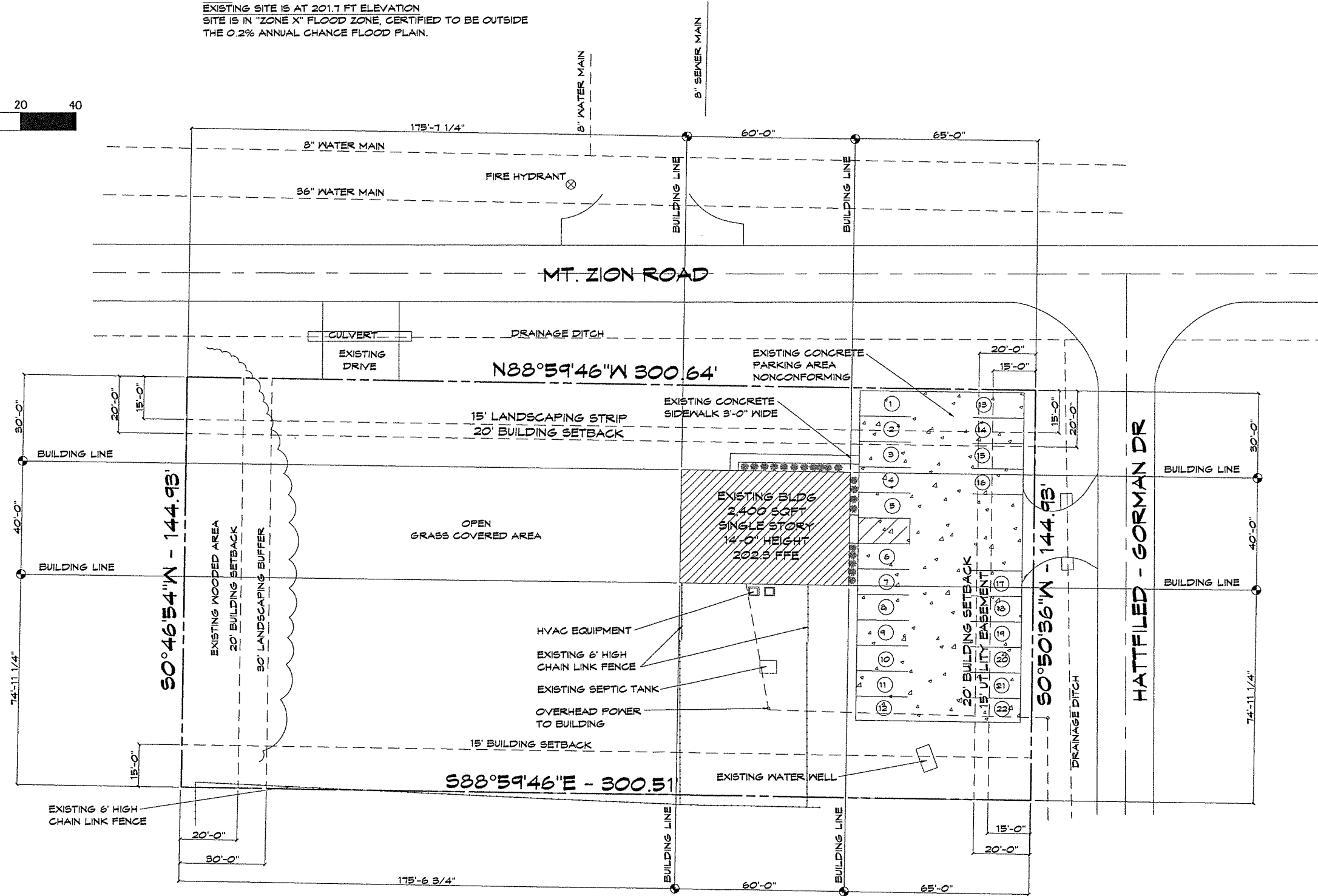


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 SHREVEPORT, LA 71106
 GEO# 161401-024-001-00
 ZONED: I-2
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EXISTING BLDG. INFORMATION

EXISTING BUILDING IS 2,400 SQFT
 USE: COMMERCIAL, SCUBA VENTURES OFFICE
 SINGLE STORY
 OVERALL HEIGHT OF BUILDING 14'-0"
 FINISHED FLOOR ELEVATION 202'-3"



EXISTING SITE PLAN

SCALE: 1" = 20'

EXECUTIVE DIRECTOR _____

DATE _____

PROJECT INFORMATION:

PROJECT: A NEW FACILITY FOR SCUBA VENTURES
 PLAN TYPE: EXISTING SITE PLAN
 SUBDIVISION: HATFIELD-GORMAN INDUSTRIAL PARK
 ADDRESS: 1.00 ACRES
 ADDRESS: 231 MT ZION RD
 CITY: SHREVEPORT

DRAWING INFORMATION:

PLANS PREPARED BY:
 WHITLOCK & SHELTON CONSTRUCTION, INC.
 WARD BRYANT
 1055 LOUISIANA AVENUE
 SHREVEPORT, LOUISIANA 71101
 PH: 518-219-1913

OWNER INFORMATION:

OWNER:
 JASON FELDT
 231 MT ZION RD
 SHREVEPORT, LA 71106
 PH: 518-222-3483

SHEET NO.

A-03

SHEETS IN SET 00

A NEW FACILITY FOR
SCUBA VENTURES

LOCATED 231 MOUNT ZION RD
 SHREVEPORT, LOUISIANA 71106

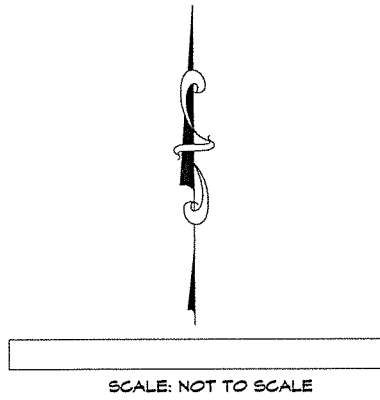
INDEX TO DRAWINGS

- A-01 COVER PAGE/INDEX TO DRAWINGS
- A-02 VICINITY MAP/ADJ. PROPERTY
- A-03 EXISTING SITE PLAN
- A-04 PROPOSED SITE PLAN
- A-05 LANDSCAPING PLAN
- A-06 PAVING/PARKING/CIRCULATION PLAN
- A-07 EXTERIOR ELEVATIONS

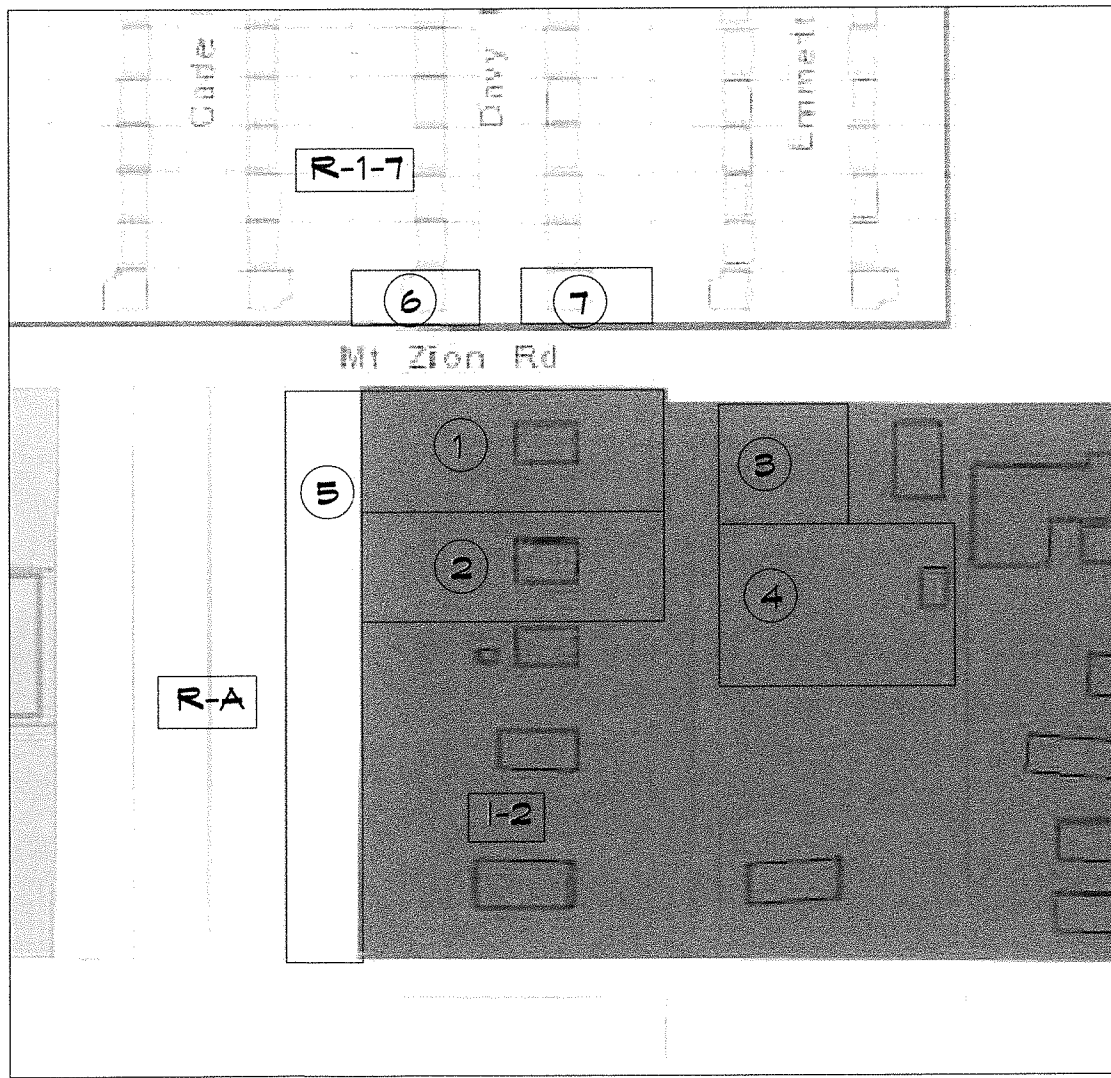
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SHEET NO. A-01		SHEETS IN SET 00	

ADJACENT PROPERTY

- 1** 231 MOUNT ZION RD
OWNER: JASON FELDT
231 MOUNT ZION RD
SHREVEPORT, LOUISIANA 71108
SUB: HATFIELD-GORMAN INDUSTRIAL PARK
ZONED: I-2
USE: COMMERCIAL
1.00 ACS. M/L - LOT 1, HATFIELD GORMAN INDUSTRIAL PARK UNIT NO.4 161401-24-1
GEO# 161401-024-0001-00
- 3** 225 MOUNT ZION RD
OWNER: HATFIELD GORMAN DEVELOPMENT COMPANY LLC
10305 ELLERBE RD
SHREVEPORT, LOUISIANA 71106
SUB: HATFIELD-GORMAN INDUSTRIAL PARK
ZONED: I-2
USE: COMMERCIAL
0.911 AC. M/L N. 132 FT. HATFIELD GORMAN INDUSTRIAL PARK UNIT NO. 3
GEO# 161401-025-0005-00
- 5** OWNER: CBM SOUTH LLC
PO BOX 1154
SHREVEPORT, LOUISIANA 71163
SUB: SUBURBAN ACRES (4TH FILING)
ZONED: R-A
USE: RAW LAND UNUSED
E/2 OF E/2 OF LOT 189, SUBURBAN ACRES SUBN, LESS N. 30FT FOR MT ZION RD
GEO# 161401-007-0204-00
- 7** 9221 DAVY DR
OWNER: FAIRFIELD DEVELOPMENT COMPANY
PO BOX 1795
SHREVEPORT, LOUISIANA 71166-1795
SUB: BROWN PARK ESTATES
ZONED: R-1-7
USE: RESIDENTIAL
LOT 23, BROWN PARK ESTATES, 171436-44
GEO# 171436-029-0023-00
- 2** 8510 HATFIELD GORMAN RD
OWNER: HATFIELD GORMAN DEVELOPMENT COMPANY, LLC
10305 ELLERBE RD
SHREVEPORT, LOUISIANA 71106
SUB: HATFIELD-GORMAN INDUSTRIAL PARK
ZONED: I-2
USE: COMMERCIAL
0.825 ACS M/L - LOT 2, HATFIELD-GORMAN INDUSTRIAL PARK, UNIT NO.4, 161401-24-2
GEO# 161401-024-0002-00
- 4** 8521 HATFIELD GORMAN RD
OWNER: HATFIELD GORMAN DEVELOPMENT COMPANY, LLC
10305 ELLERBE RD
SHREVEPORT, LOUISIANA 71106
SUB: HATFIELD-GORMAN INDUSTRIAL PARK
ZONED: I-2
USE: COMMERCIAL
1.138 ACS M/L - LOT 2, HATFIELD-GORMAN INDUSTRIAL PARK, UNIT NO.3, 161401-25-2
GEO# 161401-025-0002-00
- 6** 9220 DAVY DR
OWNER: FAIRFIELD DEVELOPMENT COMPANY
PO BOX 1795
SHREVEPORT, LOUISIANA 71166-1795
SUB: BROWN PARK ESTATES
ZONED: R-1-7
USE: RESIDENTIAL
LOT 44, BROWN PARK ESTATES, 171436-44
GEO# 171436-029-0044-00



AERIAL VICINITY MAP
SCALE: NOT TO SCALE



ZONING VICINITY MAP
SCALE: NOT TO SCALE

<p>PROJECT INFORMATION: PROJECT: A NEW FACILITY FOR SCUBA VENTURES PLAN TYPE: VICINITY MAP/ADJ. PROPERTY INFO. SUBDIVISION: HATFIELD-GORMAN INDUSTRIAL PARK ACREAGE: 1.00 ACRES ADDRESS: 231 MT ZION RD CITY: SHREVEPORT</p>	<p>PARISH: CADDO STATE: LOUISIANA 71106 LEGAL: 1.0 ACS. M/L - LOT 1, HATFIELD-GORMAN INDUSTRIAL PARK UNIT NO.4, 161401-24-1 GEO#: 161401-024-001-00</p>	<p>OWNER INFORMATION: OWNER: JASON FELDT 231 MT ZION RD SHREVEPORT, LA 71106 PH: 318-222-3483</p>
<p>DRAWING INFORMATION: PLANS PREPARED BY: WHITLOCK & SHELTON CONSTRUCTION, INC. WARD BRYANT 1055 LOUISIANA AVENUE SHREVEPORT, LOUISIANA 71101 PH: 318-215-1913</p>		<p>OWNER INFORMATION: OWNER: JASON FELDT 231 MT ZION RD SHREVEPORT, LA 71106 PH: 318-222-3483</p>
<p>SHEET NO. A-02</p>		
<p>SHEETS IN SET 00</p>		

EXECUTIVE DIRECTOR _____

DATE _____