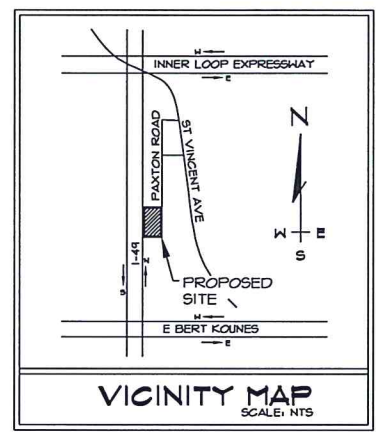
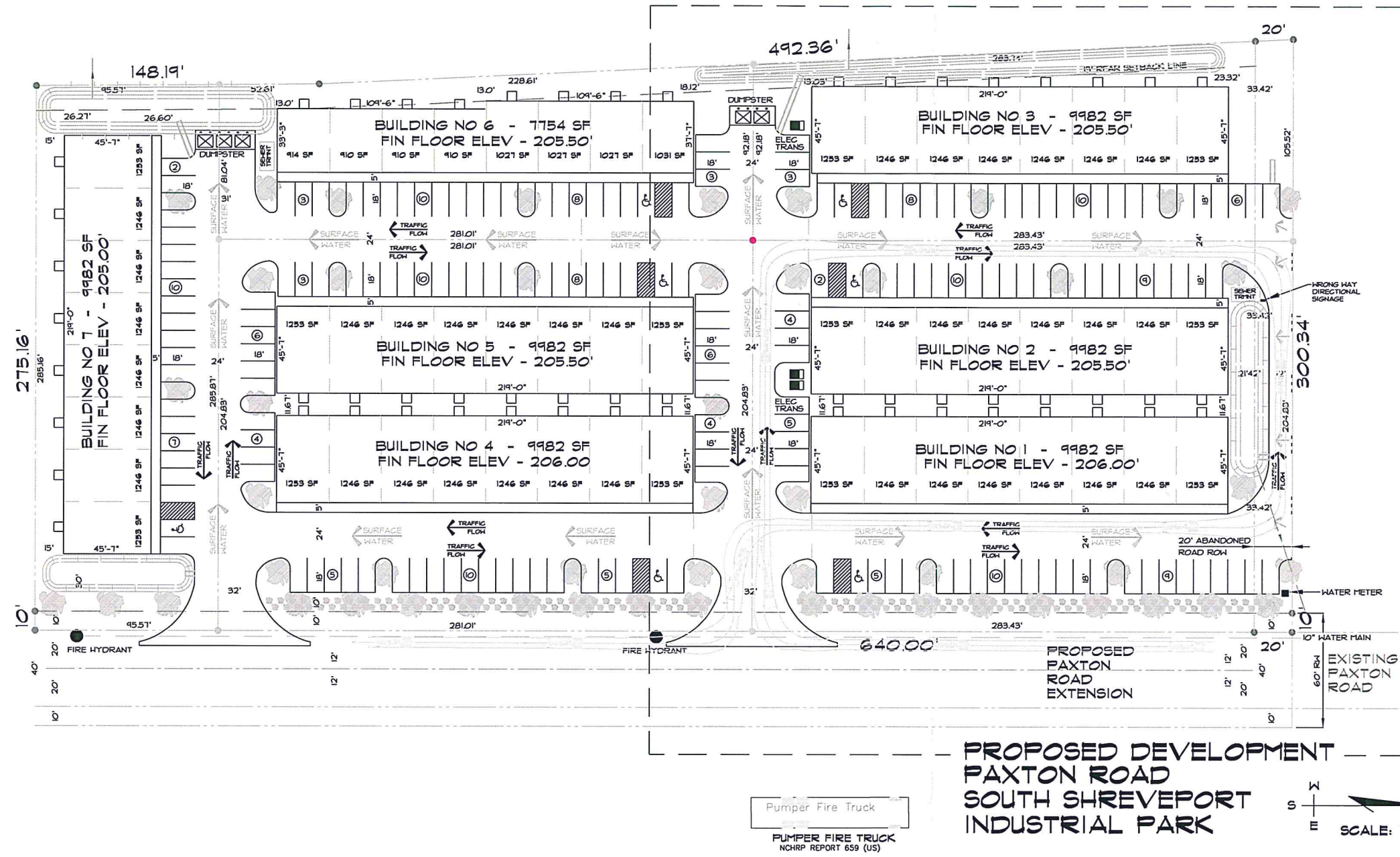


# PHASE ONE



EXISTING ZONING - R/A  
 PROPOSED ZONING - I-1



NO.	COMMENTS	BY	DATE

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CUSTOMER: OWNER - SCOTT WILLMES  
 4.335 ACRES, PORTION OF LOT 56  
 SUBURBAN ACRES  
 SECT 1, TOWNSHIP 16 N, RANGE 14 W  
 9700 PAXTON RD, CADDO PARISH  
 SHEET DESCRIPTION:  
**PROPOSED DEVELOPMENT  
 OVERALL SITE PLAN**

PRELIMINARY	
REVIEW	
BIDDING	
PERMIT	
CONSTRUCTION	
DATE:	09/30/2018
SET #	
PROJECT #	
CIVIL PLANS	DRAWN BY:
	CHECKED BY:
ARCH PLANS	DRAWN BY:
	CHECKED BY:
SHEET	

PARKING CALCULATIONS		
<b>PARKING CALCULATIONS FACTORS</b>	<b>BUILDING NO 1 - 9982 SF</b> 50% OFFICE & 50% LIGHT INDUSTRIAL	<b>BUILDING NO 5 - 9982 SF</b> 50% OFFICE & 50% LIGHT INDUSTRIAL
CONTRACTOR'S OFFICE // 300 SF	PARKING SPACES REQUIRED - 21	PARKING SPACES REQUIRED - 21
GOVERNMENT OFFICE // 300 SF	PARKING SPACES PROVIDED - 21	PARKING SPACES PROVIDED - 21
OFFICE // 300 SF	<b>BUILDING NO 2 - 9982 SF</b> 50% OFFICE & 50% LIGHT INDUSTRIAL	<b>BUILDING NO 6 - 7754 SF</b> 50% OFFICE & 50% LIGHT INDUSTRIAL
PERSONAL SERVICES // 300 SF	PARKING SPACES REQUIRED - 21	PARKING SPACES REQUIRED - 21
RETAILS GOODS // 300 SF	PARKING SPACES PROVIDED - 21	PARKING SPACES PROVIDED - 24
LIGHT INDUSTRIAL // 500 SF	<b>BUILDING NO 3 - 9982 SF</b> 50% OFFICE & 50% LIGHT INDUSTRIAL	<b>BUILDING NO 7 - 9982 SF</b> 50% OFFICE & 50% LIGHT INDUSTRIAL
WAREHOUSE // 20,000 SF	PARKING SPACES REQUIRED - 21	PARKING SPACES REQUIRED - 21
WHOLESALE // 20,000 SF	PARKING SPACES PROVIDED - 21	PARKING SPACES PROVIDED - 26
<b>PARKING CALCULATIONS</b>	<b>BUILDING NO 4 - 9982 SF</b> 50% OFFICE & 50% LIGHT INDUSTRIAL	
TOTAL DEVELOPMENT	PARKING SPACES REQUIRED - 21	
183 PARKING SPACES REQUIRED	PARKING SPACES PROVIDED - 21	
TOTAL DEVELOPMENT		
185 PARKING SPACES PROVIDED		

SITE SPECS	
<b>PORTION OF LOT 56</b> 4.335 ACRES NOT LOCATED IN FLOOD ZONE	<b>LANDSCAPING</b>
<b>I-1 DIMENSIONAL STANDARDS</b>	<b>TREES</b> LOCATED 30' APART ACROSS FRONT EVERY ISLAND THROUGHOUT DEVELOPMENT
BULK	TREES REQUIRED - 53 TREES
MIN LOT AREA 10,000 SF	TREES PROVIDED - 53 TREES
MAX BLDG HGT 60'	<b>DIVERSITY REQUIREMENTS</b> 53 TREES REQUIRES 1 SPECIES
SETBACKS	POND CYPRESS WHITE OAK
MIN FRONT 20'	RIVER BIRCH TULIP POPULAR
MIN INT SIDE NONE	SOUTHERN MAGNOLIA LIVE OAK
MIN CORNER SIDE 20'	SAKTOOTH OAK
MIN REAR 15'	<b>SHRUBS</b> LOCATED 3' APART ACROSS FRONT AT PARKING AREAS
<b>UTILITIES</b>	207 LF + 243 LF = 450 LF
ELECTRIC SERVICE - SNEPCO	450 ÷ 3 = 150 SHRUBS
NATURAL GAS SERVICE - CENTERPOINT ENERGY	<b>DIVERSITY REQUIREMENTS</b> 150 SHRUBS REQUIRES 1 SPECIES
WATER - CITY OF SHREVEPORT	INDIAN HAWTHORN DWARF OLEANDER
SEWER - PRIVATE SYSTEM	BURFORD HOLLY FROST PROOF GARDINIA
	FIRE POWER NANDINA SWEET OLIVE
	DWARF YAUFRON

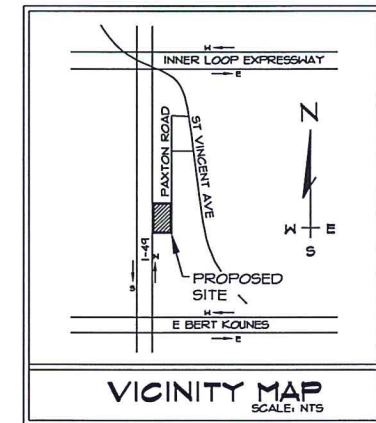
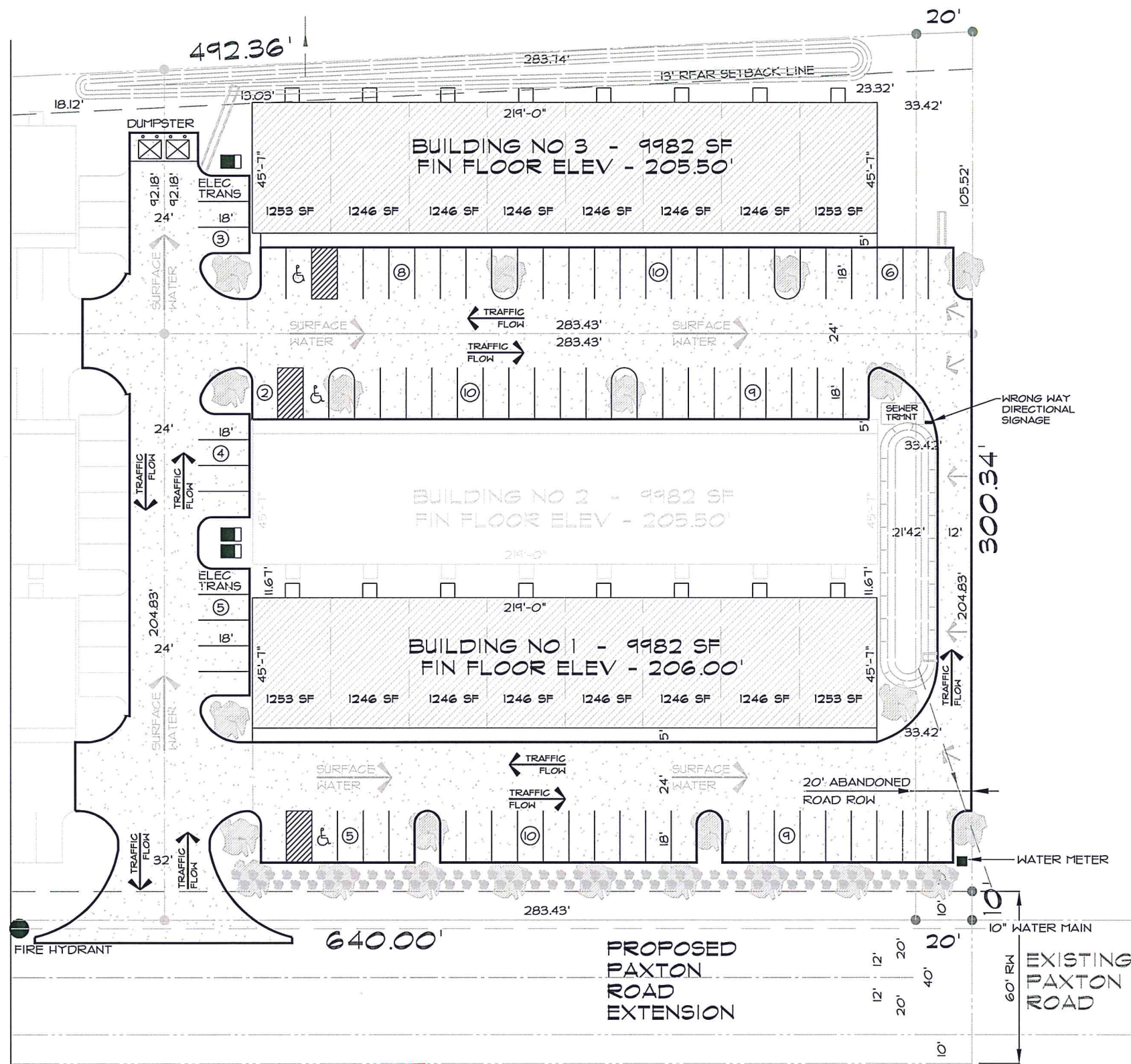
**EXECUTIVE  
 DIRECTOR  
 APPROVAL**

*Am*  
 10-25-18  
 Date

P-34-18

MPC SIGNATURE LINE:

**A-01**



NO.	REVISIONS	COMMENTS	BY	DATE

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LIME TREATED TO A DEPTH OF 8" TO BRING P.I. TO ALLOWABLE LIMITS. LIME TREATMENT SHALL BE A MIN. OF 6% BY VOLUME.

PHASE ONE - PARKING CALCULATIONS	
<b>PARKING CALCULATIONS FACTORS</b>	<b>BUILDING NO 1 - 9982 SF</b> 50% OFFICE & 50% LIGHT INDUSTRIAL
CONTRACTOR'S OFFICE	1 / 300 SF
GOVERNMENT OFFICE	1 / 300 SF
OFFICE	1 / 300 SF
PERSONAL SERVICES	1 / 300 SF
RETAILS GOODS	1 / 300 SF
LIGHT INDUSTRIAL	1 / 500 SF
WAREHOUSE	1 / 20,000 SF
WHOLESALE	1 / 20,000 SF
	PARKING SPACES REQUIRED - 21
	PARKING SPACES PROVIDED - 24
	<b>BUILDING NO 3 - 9982 SF</b> 50% OFFICE & 50% LIGHT INDUSTRIAL
	PARKING SPACES REQUIRED - 21
	PARKING SPACES PROVIDED - 51
<b>PARKING CALCULATIONS</b>	
PHASE ONE DEVELOPMENT	
54 PARKING SPACES REQUIRED	
PHASE ONE DEVELOPMENT	
80 PARKING SPACES PROVIDED	

PHASE ONE - SITE SPECS	
<b>I-1 DIMENSIONAL STANDARDS</b>	<b>LANDSCAPING</b>
BULK	TREES
MIN LOT AREA 10,000 SF	LOCATED 30' APART ACROSS FRONT
MAX BLDG HGT 60'	EVERY ISLAND THROUGHOUT DEVELOPMENT
SETBACKS	TREES REQUIRED - 23 TREES
MIN FRONT 20'	TREES PROVIDED - 23 TREES
MIN INT SIDE NONE	DIVERSITY REQUIREMENTS
MIN CORNER SIDE 20'	23 TREES REQUIRES 5 SPECIES
MIN REAR 15'	POND CYPRESS WHITE OAK
<b>UTILITIES</b>	RIVER BIRCH TULIP POPULAR
ELECTRIC SERVICE - SHEPCO	SOUTHERN MAGNOLIA LIVE OAK
NATURAL GAS SERVICE - CENTERPOINT ENERGY	SAWTOOTH OAK
WATER - CITY OF SHREVEPORT	SHRUBS
SEWER - PRIVATE SYSTEM	LOCATED 3' APART ACROSS FRONT AT PARKING AREAS
	243 LF ÷ 3 = 81 SHRUBS
	SHRUBS REQUIRED - 81 SHRUBS
	SHRUBS PROVIDED - 85 SHRUBS
	DIVERSITY REQUIREMENTS
	81 SHRUBS REQUIRES 1 SPECIES
	INDIAN HAWTHORN DWARF OLEANDER
	BURFORD HOLLY FROST PROOF GARDINIA
	FIRE POWER NANDINA SHEET OILVE
	DWARF YAUPOIN

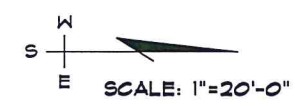
BEFORE BEGINNING CONSTRUCTION CONTACT "LOUISIANA ONE CALL" 1-800-272-3020

**EXECUTIVE DIRECTOR APPROVAL**

10-25-18 Date By *AKG*

**PROPOSED DEVELOPMENT PHASE ONE PAXTON ROAD SOUTH SHREVEPORT INDUSTRIAL PARK**

EXISTING ZONING - R/A  
PROPOSED ZONING - I-1

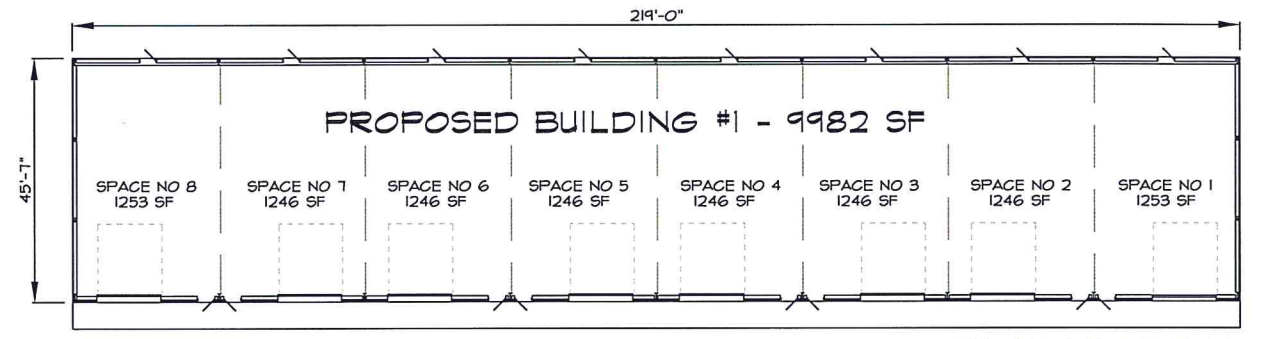


P-34-18  
MPC SIGNATURE LINE:

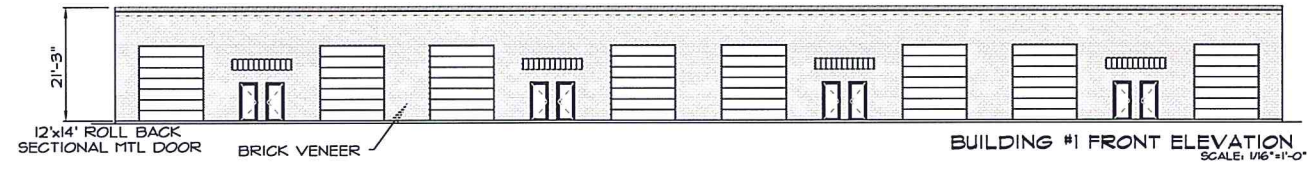
CUSTOMER: OWNER - SCOTT WILLMES OF LOT 56  
4.335 ACRES PORTION OF LOT 56  
SUBURBAN ACRES  
SECT 1, TOWNSHIP 16 N, RANGE 14 W  
9700 PAXTON RD, CADD0 PARISH

SHEET DESCRIPTION:  
**PROPOSED DEVELOPMENT PHASE ONE SITE PLAN**

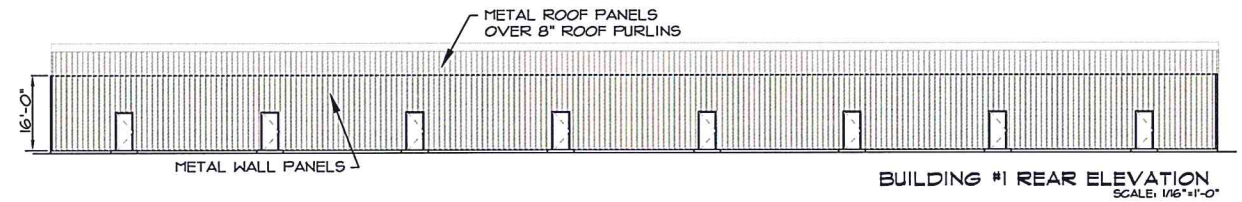
PRELIMINARY	
REVIEW	
BIDDING	
PERMIT	
CONSTRUCTION	
DATE:	09/30/2018
SET #	
PROJECT #	
CIVIL PLANS	DRAWN BY:
	CHECKED BY:
ARCH PLANS	DRAWN BY:
	CHECKED BY:
SHEET	<b>A-02</b>



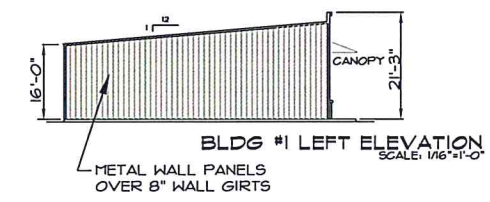
BUILDING #1 FLOOR PLAN  
SCALE: 1/16"=1'-0"



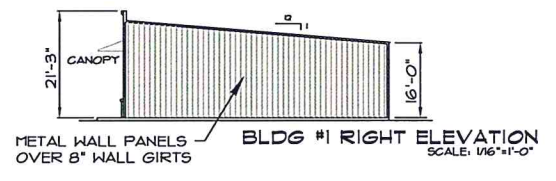
BUILDING #1 FRONT ELEVATION  
SCALE: 1/16"=1'-0"



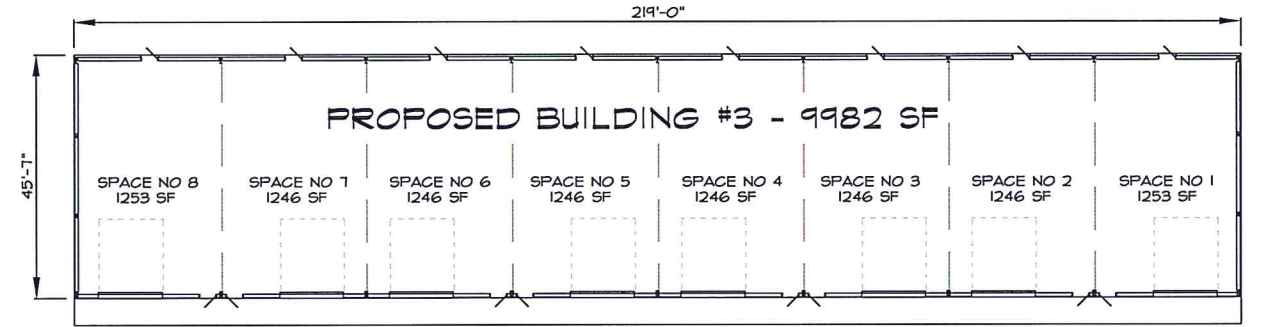
BUILDING #1 REAR ELEVATION  
SCALE: 1/16"=1'-0"



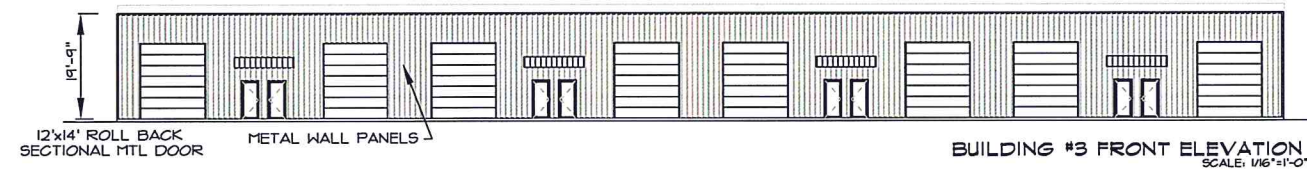
BLDG #1 LEFT ELEVATION  
SCALE: 1/16"=1'-0"



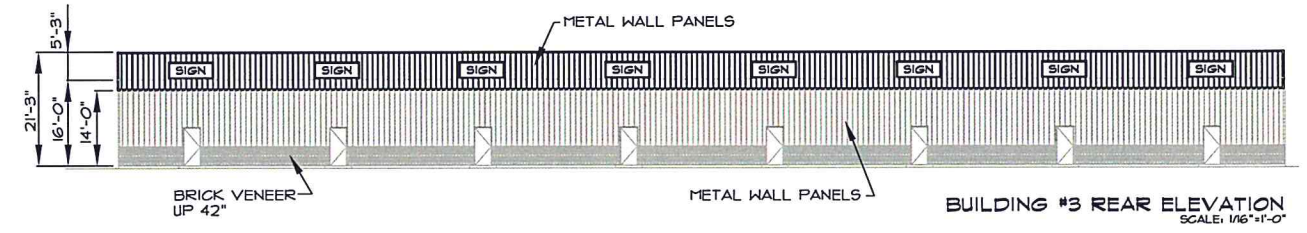
BLDG #1 RIGHT ELEVATION  
SCALE: 1/16"=1'-0"



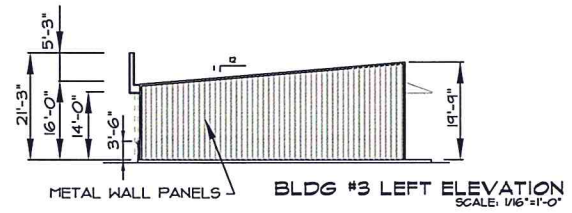
BUILDING #3 FLOOR PLAN  
SCALE: 1/16"=1'-0"



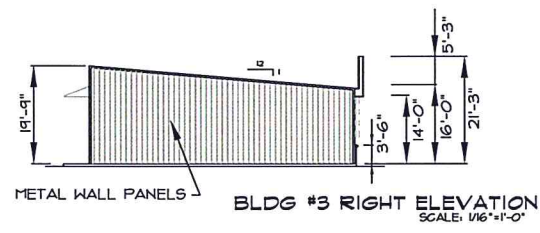
BUILDING #3 FRONT ELEVATION  
SCALE: 1/16"=1'-0"



BUILDING #3 REAR ELEVATION  
SCALE: 1/16"=1'-0"



BLDG #3 LEFT ELEVATION  
SCALE: 1/16"=1'-0"



BLDG #3 RIGHT ELEVATION  
SCALE: 1/16"=1'-0"

**EXECUTIVE  
DIRECTOR  
APPROVAL**

*10-25-18*  
Date By

P-34-18

MPC SIGNATURE LINE:

NO.	COMMENTS	BY	DATE

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CUSTOMER: SCOTT WILLMES  
OWNER - 4.335 ACRES PORTION OF LOT 56  
SUBURBAN ACRES  
SECT 1, TOWNSHIP 16 N, RANGE 14 W  
9700 PAXTON RD, CADDOPARISH  
SHEET DESCRIPTION:  
**PROPOSED BUILDINGS 1 & 3  
FLOOR PLAN & ELEVATIONS**

PRELIMINARY	
REVIEW	
BIDDING	
PERMIT	
CONSTRUCTION	
DATE:	09/30/2018
SET #	
PROJECT #	
CIVIL PLANS	DRAWN BY:
	CHECKED BY:
ARCH PLANS	DRAWN BY:
	CHECKED BY:
SHEET	<b>A-03</b>