

NO.	DATE	DESCRIPTION

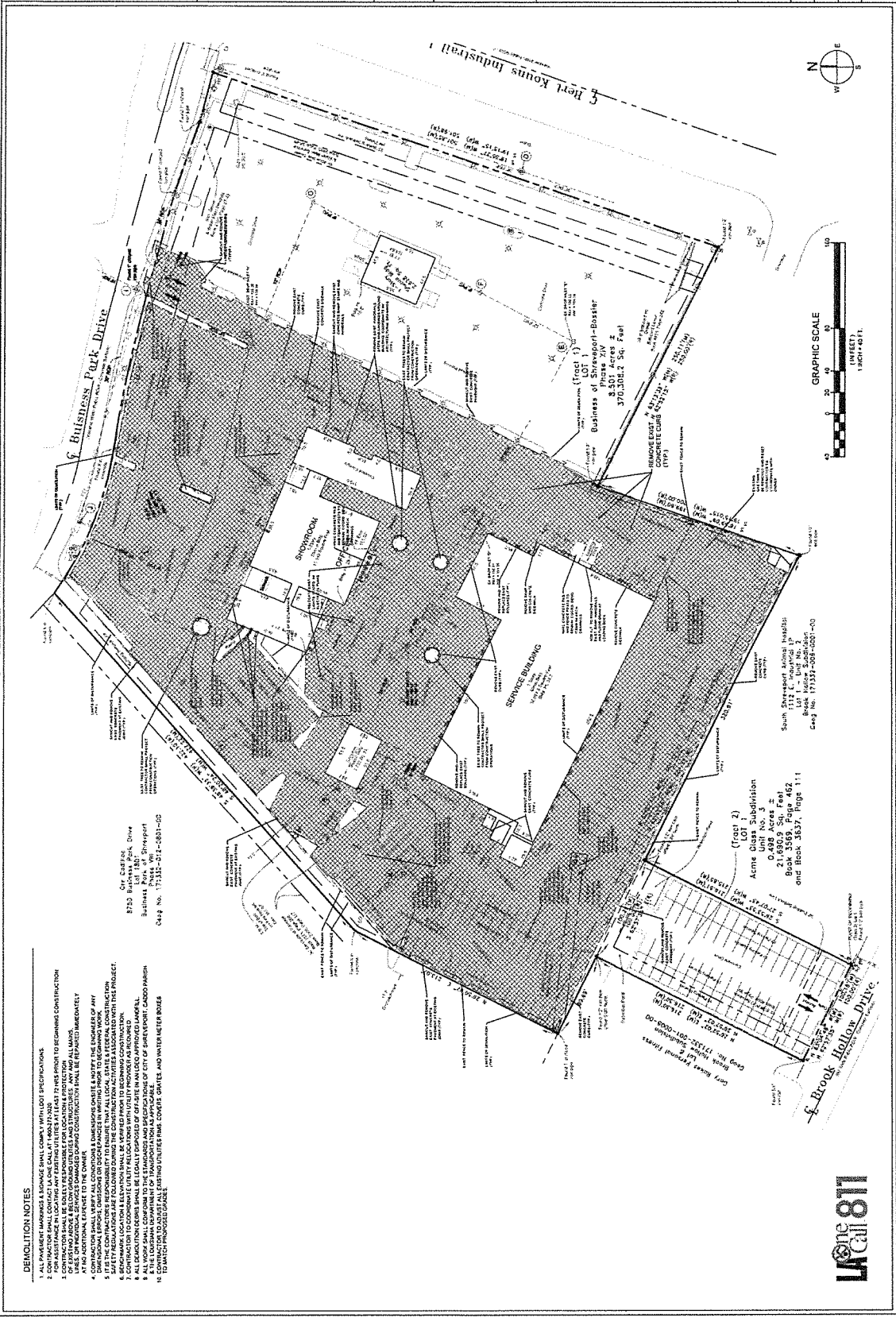
AYER DESIGN GROUP
 PROFESSIONAL ENGINEERING SERVICES
 215 Johnson Street
 Rock Hill, SC 29730
 Phone: 803-328-5858

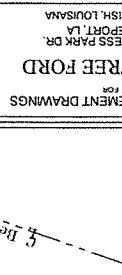
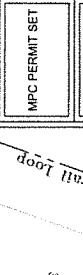
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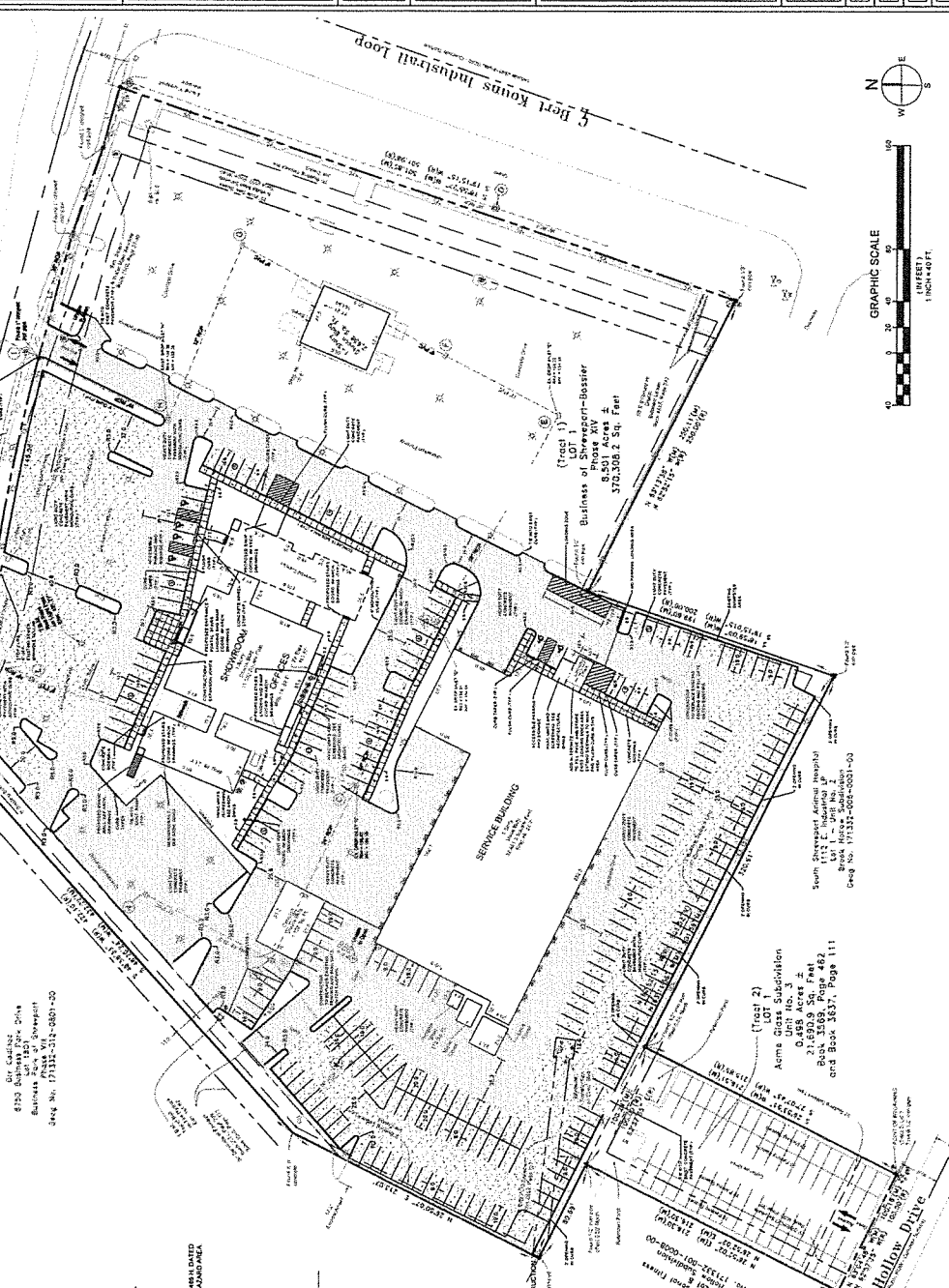
ROUNTEE FORD
 SITE IMPROVEMENT DRAWINGS
 FROM
 8779 BUSINESS PARK DR.
 SHREVEPORT, LA
 CADDO PARISH, LOUISIANA

Demolition Plan C101
 DATE: 8/18/17
 SCALE: 1" = 40'
 JOB NO: 201618
 PAGE: 3 OF 17





811
One
Call



SITE DESIGN DATA

1. TOTAL SITE AREAS 131 ACRES (TRACT 1)
 2. PROPERTY CL LOCATED IN:
 1. TRACT 1 LOT 1, THE BUSINESS PARK OF SHREVEPORT HOUSERS PARK PHASE III
 2. ACRES SUBDIVISION, PAR. NO. 5
 3. CURRENT ZONING: C-3
 4. EMBODIMENT: AUTOMOBILE SALES AND SERVICE
 5. COMMUNITY BUSINESS DISTRICT
- DR. GARLISE
\$150 Business Park Drive
Business Park of Shreveport
Jacobs No. 171331-0212-2807-00
6. MAINMAN LOT COVERAGE: HOME
 7. SIDE WALKING BEST ROUND LOOP: 30 FT
 8. BUILDING TOTAL: 120,000 SQ FT (IN PART OF EXISTING)
 9. SIDE WALKING TOTAL: 120,000 SQ FT (IN PART OF EXISTING)
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GENERAL NOTES

1. ALL PARALLEL MARKINGS & SPACING SHALL COMPLY WITH THE LOUISIANA MOTOR VEHICLE TRANSPORTATION CONTROL CODE FOR STREETS & HIGHWAYS.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS & LOCATIONS OF EXISTING UTILITIES AT ALL LOCATIONS PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATION & PROTECTION OF ALL UTILITIES. CONTRACTOR SHALL VERIFY ALL DIMENSIONS & LOCATIONS OF EXISTING UTILITIES AT ALL LOCATIONS PRIOR TO CONSTRUCTION.
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1. ALL DIMENSION BEINGS SHALL BE LEGALLY DISPOSED OF BY SITE IN AN APPROVAL FROM TO COMMENCE CONSTRUCTION WITHIN THE RIGHT OF WAY.

2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS & LOCATIONS OF EXISTING UTILITIES AT ALL LOCATIONS PRIOR TO CONSTRUCTION.

3. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATION & PROTECTION OF ALL UTILITIES. CONTRACTOR SHALL VERIFY ALL DIMENSIONS & LOCATIONS OF EXISTING UTILITIES AT ALL LOCATIONS PRIOR TO CONSTRUCTION.

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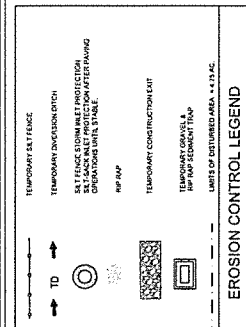
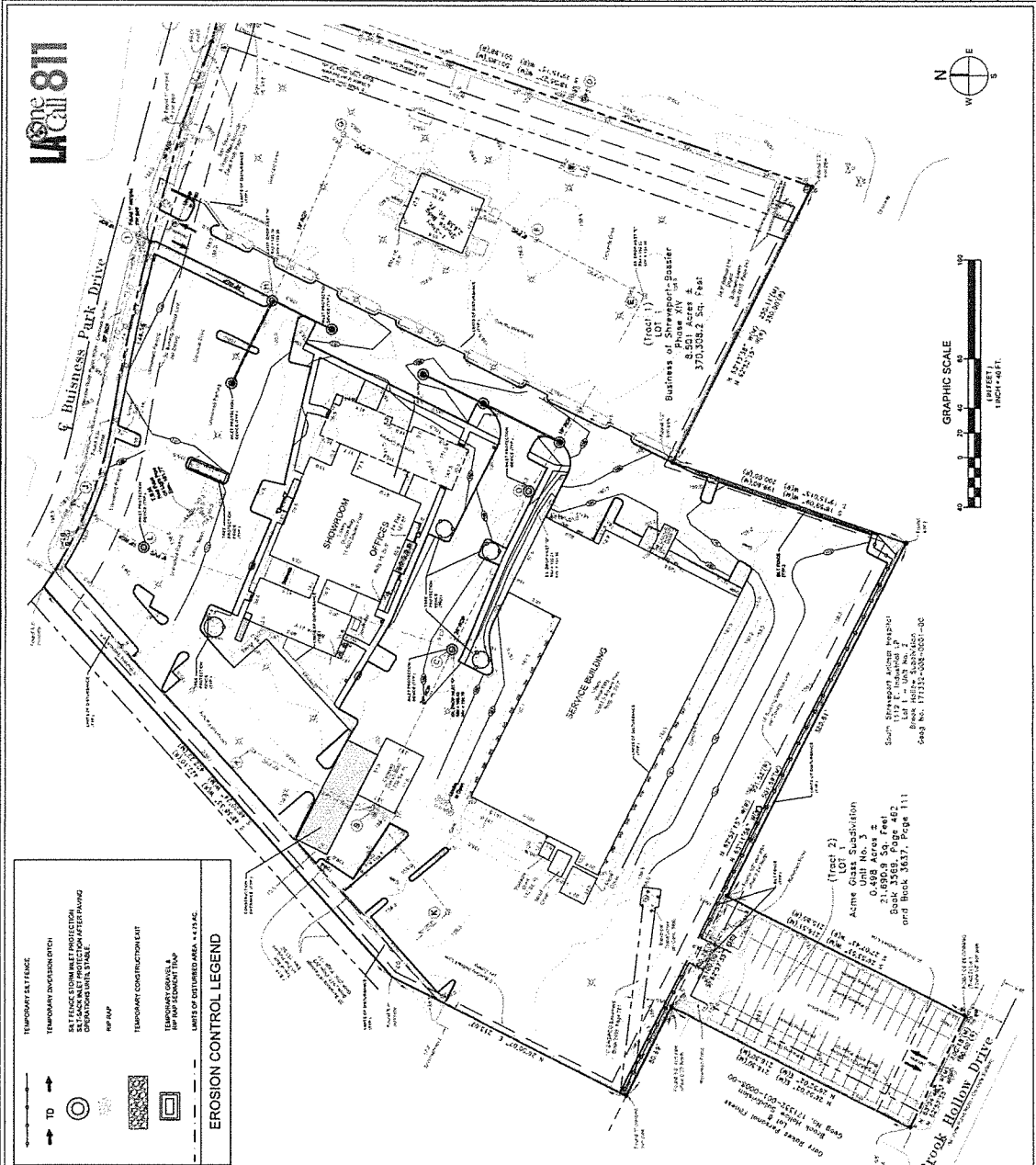
NO.	DATE	DESCRIPTION

AYER DESIGN GROUP
 PROFESSIONAL ENGINEERING SERVICES
 Rock Hill, SC 29710
 Phone 803-328-3555

MPC PERMIT SET

SITE IMPROVEMENT DRAWINGS
ROUNTREE FORD
 FOR
Erosion Control Plan
C301

DATE: 8-15-17
 SCALE: 1" = 40'
 JOB NO.: 2015-18
 PAGE: 5 of 17



EROSION CONTROL NOTES

1. WHERE STABILIZATION BY THE METHOD IS INCLUDED BY SHOW COVER OR PROTECTIVE MATS, THE CONTRACTOR SHALL MAINTAIN THE STABILIZED AREA UNTIL THE STABILIZATION MEASURES DO NOT HAVE TO BE INSTALLED ON THAT PORTION OF THE SITE.
2. ALL SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES AS SHOWN ON THIS PLAN.
3. ALL SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES AS SHOWN ON THIS PLAN.
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GRADING NOTES

1. ALL GRADING SHALL BE ACCORDING TO THE GRADING PLAN.
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CONCRETE NOTES

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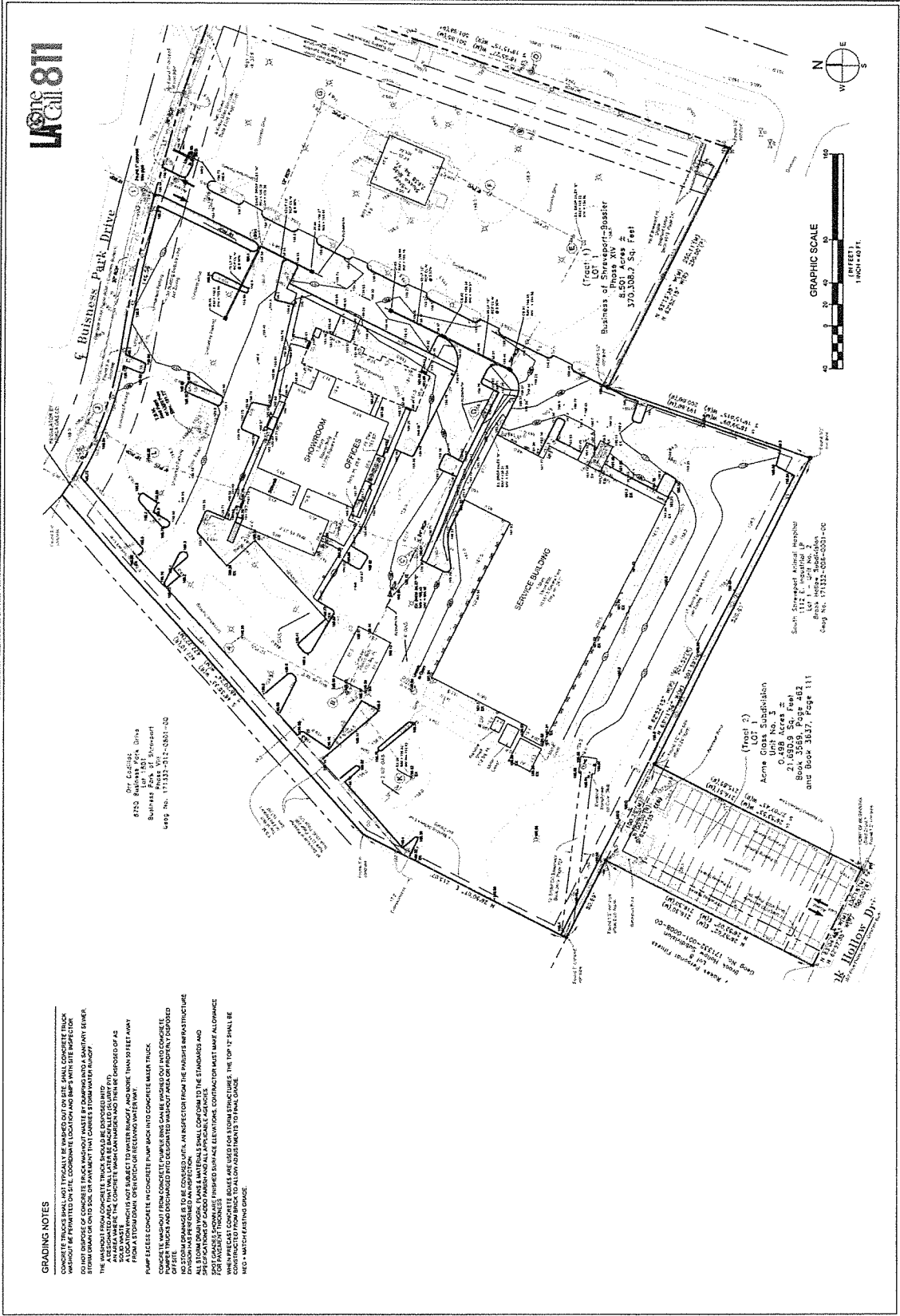
NO.	DATE	DESCRIPTION

AYER DESIGN GROUP
 PROFESSIONAL ENGINEERING SERVICES
 215 Johnson Street
 Rock Hill, SC 29730
 Phone: 803-328-5858



SITE IMPROVEMENT DRAWINGS
ROUNTREE FORD
 OR
Grading Plan C401
 8770 BUSINESS PARK DR.
 CADDO PARISH, LOUISIANA
 SHREVEPORT, LA

DATE: 8/15/17
 SCALE: 1" = 40'
 JOB NO.: 2017-18
 PAGE: 6 OF 17



GRADING NOTES

CONCRETE TRUCKS SHALL NOT TYPICALLY BE WASHED ON SITE. SMALL CONCRETE TRUCK WASHOUT BE PERMITTED ON SITE. COORDINATE LOCATION AND SLOPE WITH SITE INSPECTOR. STORM DRAINAGE ON TO SIDE OR PAVEMENT THAT CARRIES AT LEAST 10% SLOPE.

THE WASHOUT FROM CONCRETE TRUCKS SHOULD BE DEPOSITED INTO AN AREA WHERE THE CONCRETE WASH CAN BE REUSED OR RECYCLED. A LOCATION SHOULD NOT BE SUBJECT TO WATER RUNOFF, AND MORE THAN 50 FEET AWAY FROM A STORM DRAIN, OPEN DITCH OR RECEIVING WATERWAY.

PUMP EXCESS CONCRETE BY CONCRETE PUMP BACK INTO CONCRETE MIXER TRUCK.

CONCRETE TRUCKS SHALL BE EQUIPPED WITH AN INSPECTOR FROM THE INSURANCE STRUCTURE DIVISIONS PREPARED AND INSPECTION.

CONCRETE TRUCKS AND DISCHARGE INTO DESIGNATED WASHOUT AREA ON INDIVIDUALLY GUIDED SLOPE OF AT LEAST 10%.

FOR WASHOUT TRUCKS, FINISHED SURFACE ELEVATIONS, CONTRACTOR MUST MAKE ALLOWANCE WHEN PRECAST CONCRETE ROADS ARE USED FOR STORM STRUCTURES. THE TOP OF SHALL BE 10% HIGHER THAN FINISHED GRADE.

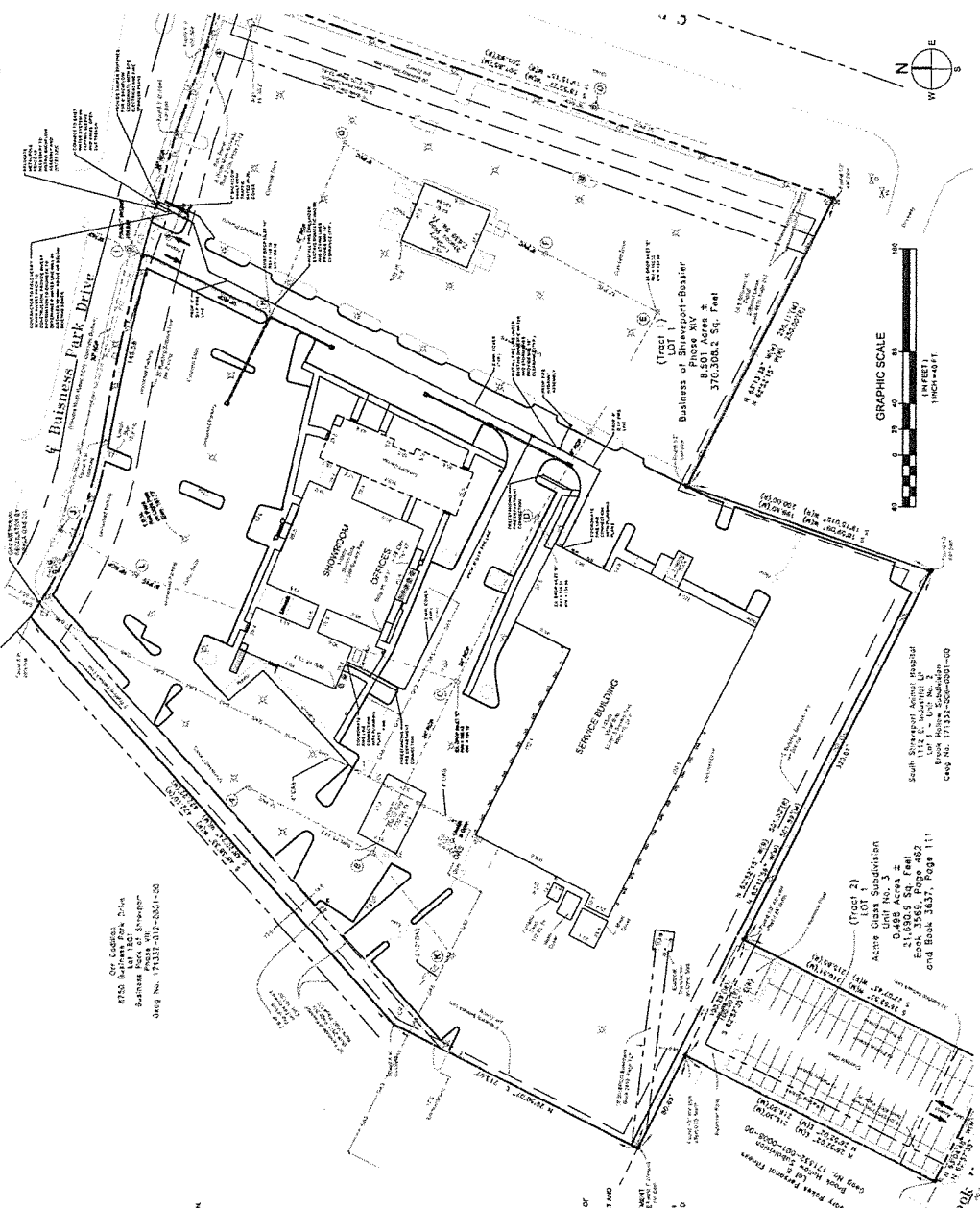
NOTES - MATCH EXISTING GRADE.

DR. COLLIER
 8753 Industrial Drive
 Business Park of Shreveport
 70604
 504-938-1111

Acme Class Subdivision
 (Lot 1)
 0.488 Acres ±
 21-650.9 Sq. Feet
 Book 3581, Page 482
 and Book 3547, Page 111

South Shreveport Animal Hospital
 112 E. Industrial Dr.
 Book Notes Subdivision
 Comp No. 17132-028-0031-00

LA call 877



NO.	DATE	DESCRIPTION

AYER DESIGN GROUP
 PROFESSIONAL ENGINEERING SERVICES
 Rock Hill, SC 29730
 Phone: 803-338-8858

MPC PERMIT SET



SITE IMPROVEMENT DRAWINGS
 FROM
ROUNDTREE FORD
 8770 BUSINESS PARK DR.
 SHREVEPORT, LA
 CADD0 PARISH, LOUISIANA

Utility Plan
C501

DATE: 8/15/17
 SCALE: 1"=40'
 JOB NO.: 191616
 PAGE: 7 of 17

GENERAL NOTES

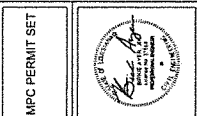
1. ALL PAVEMENT MARKINGS & SIGNAGE SHALL COMPLY WITH THE LOUISIANA STATE TRAFFIC CODE, TITLE 48, CHAPTER 111.
2. CONTRACTOR SHALL CONTACT "LOUISIANA ONE CALL" AT 800-368-5848 PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SHREVEPORT AND THE STATE OF LOUISIANA.
4. CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS, DATE, ELEVATION, AND DEPTH PRIOR TO BEGINNING WORK.
5. MINIMUM CROSS-SLOPE SHALL NOT BE LESS THAN 1/4%.
6. PRELIMINARY DESIGN SHALL BE MADE AS NECESSARY TO ENSURE A SMOOTH AND PROPERLY DRAINING SURFACE.
7. ALL UTILITIES SHALL BE INSTALLED IN SUCH A MANNER AS TO PROVIDE PROPER CLEARANCES AND PROTECT EXISTING UTILITIES.
8. UTILITIES & PAVING SHALL BE INSTALLED IN SUCH A MANNER AS TO PROVIDE PROPER CLEARANCES AND PROTECT EXISTING UTILITIES.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL LOCAL, STATE, AND FEDERAL CONSTRUCTION SAFETY REGULATIONS ARE FOLLOWED DURING THE CONSTRUCTION OF THIS PROJECT.
10. ELEVATION, LOCATION & ELEVATION SHALL BE VERIFIED PRIOR TO BEGINNING CONSTRUCTION.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SHREVEPORT AND THE STATE OF LOUISIANA.
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WATER NOTES

1. ALL NEW WATER MAINS TO BE 12" OR LARGER UNLESS OTHERWISE NOTED.
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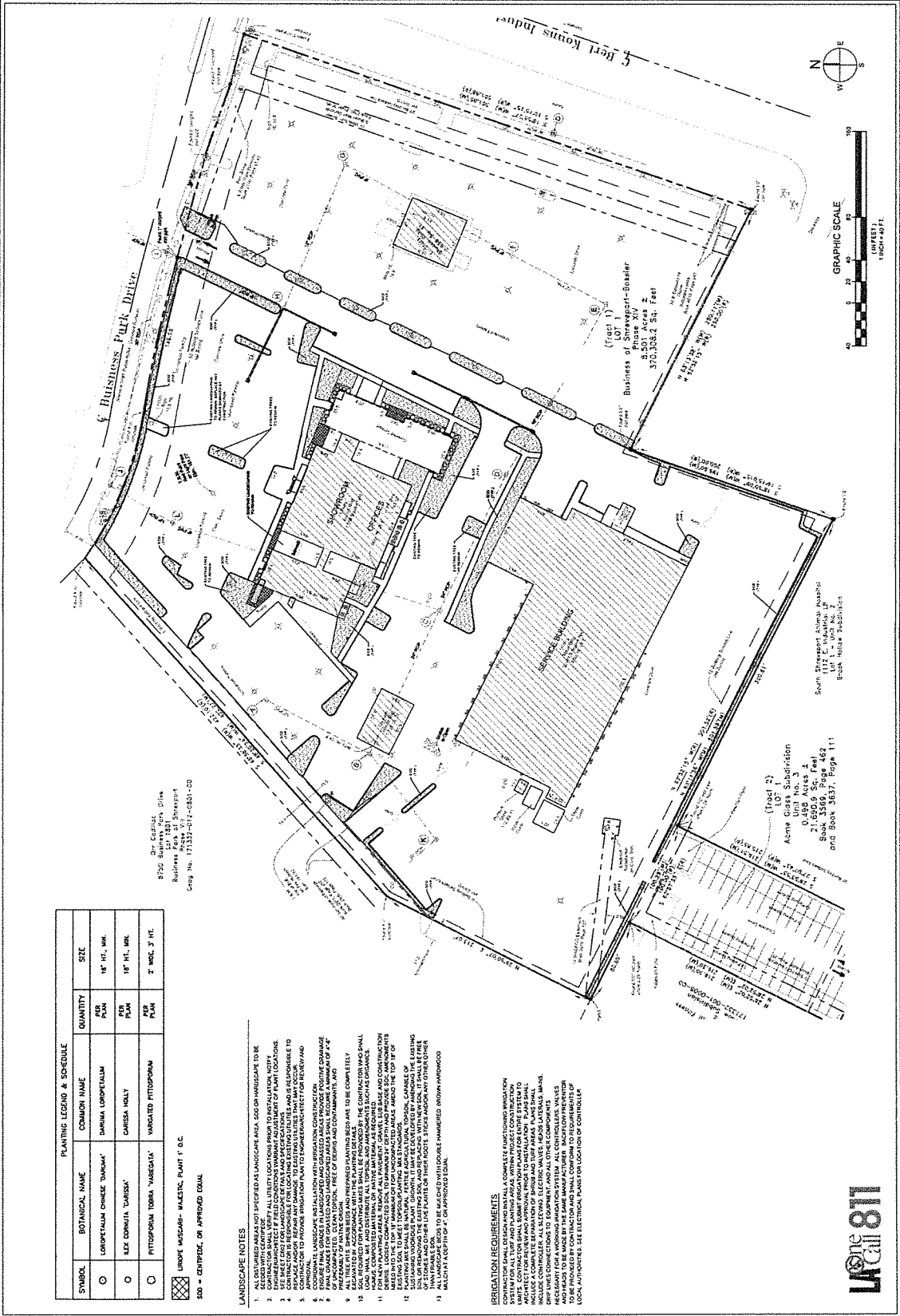
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 PROFESSIONAL ENGINEERING SERVICES
 215 Johnson Street
 Rock Hill, SC 29730
 Phone: 803-328-8588



MPG PERMIT SET

LANDSCAPE PLAN C601
 DATE: 8/15/17
 SCALE: 1" = 40'
 JOB NO.: 2016-16
 PAGE: 8 OF 17



PLANTING LEGEND & SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE
○	LORET PALM CHINESE VARIETY	DWARF LORPEL PALM	PER PLAN	18" HT. MIN.
○	ELK CORNUS VARIETY	CORNUS HOLLY	PER PLAN	18" HT. MIN.
○	PITTOSPORA TORBA VARIETY	VARGATED PITTOSPORA	PER PLAN	2" WIDE, 3' HT.

Dr. Eugene Dine
 8700 Lightfoot Road
 Business Park of Shreveport
 Greg No. 17337-01-0301-00

LANDSCAPE NOTES

- ALL DISTURBED AREAS NOT SPECIFIED AS LANDSCAPE AREA, SOO ON THIS DRAWING TO BE RESTORED TO ORIGINAL CONDITION PRIOR TO INSTALLATION. NOTIFY CONTRACTOR IMMEDIATELY UPON COMPLETION OF ALL UTILITY LOCATIONS PRIOR TO INSTALLATION. NOTIFY CONTRACTOR IMMEDIATELY UPON COMPLETION OF ALL UTILITY LOCATIONS PRIOR TO INSTALLATION.
- SEE SHEET C602 FOR LANDSCAPE DETAILS AND SPECIFICATIONS OF PLANT LOCATIONS.
- PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION AND MAINTENANCE.
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IRRIGATION REQUIREMENTS

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF AN IRRIGATION SYSTEM FOR ALL PLANTING AREAS. WITHIN PROJECT CONSTRUCTION PERIODS, THE CONTRACTOR SHALL PROVIDE A COMPLETE SCHEDULE OF IRRIGATION REQUIREMENTS FOR ALL PLANTING AREAS. THIS SCHEDULE SHALL INCLUDE A COMPLETE SCHEDULE OF IRRIGATION REQUIREMENTS FOR ALL PLANTING AREAS. THIS SCHEDULE SHALL INCLUDE A COMPLETE SCHEDULE OF IRRIGATION REQUIREMENTS FOR ALL PLANTING AREAS. THIS SCHEDULE SHALL INCLUDE A COMPLETE SCHEDULE OF IRRIGATION REQUIREMENTS FOR ALL PLANTING AREAS.



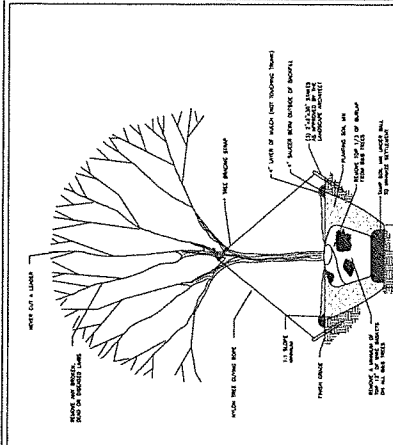
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 Phone: 803-358-9588
 Rock Hill, SC 29730
 215 Johnson Street

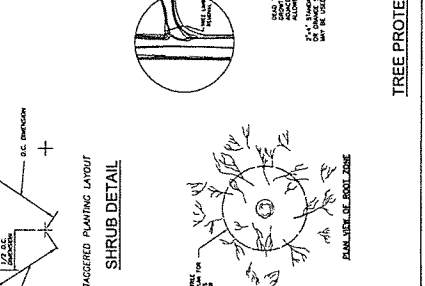
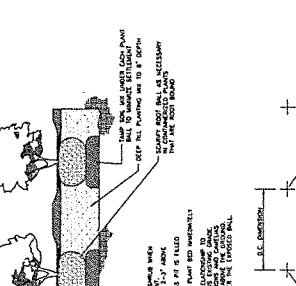
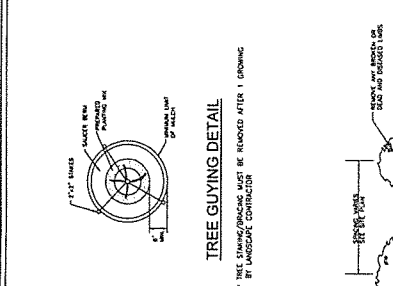
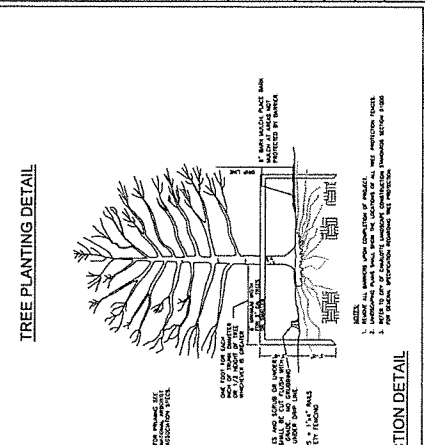
MPC PERMIT SET



SITE IMPROVEMENT DRAWINGS
FOR
ROUNTREE FORD
 8770 BUSINESS PARK DR.
 CADDO PARISH, LOUISIANA
DATE: 9-15-17
SCALE: N.T.S.
JOB NO.: 2018-18
PAGE: 9 OF 17



- ALL TREES TO BE GROWN IN A RECORDED MANSION IN ACCORDANCE WITH RECOMMENDATIONS AND REQUIREMENTS OF ANY ZED STANDARD FOR MANSION STOCK.
- ALL TREES TO BE PLANTED IN A RECORDED MANSION IN ACCORDANCE WITH ANY ZED STANDARD FOR MANSION STOCK. PLANTING SHALL BE COMPLETED BY THE END OF THE CONSTRUCTION PERIOD.
- INITIAL TOP OF PLANT BALL EVEN WITH OR 1" ABOVE FINISH GRADE.
- ALL TREES TO BE PLANTED WITH A MINIMUM OF 12" CLEARANCE FROM ANY STRUCTURE OR UTILITY.
- TREE PLANTING STOPS ARE OPTIONAL. USE POLYPROPYLENE WRAPPING ONLY. AND THIN WRAP AFTER ONE GROWING SEASON. REMOVE ALL TREE STOPS APPROVED IN ADVANCE BY THE CITY STREET AS TO SPECIES, SIZE AND LOCATION.
- DO NOT MISCUT AND POINTED IN STREET RIGHT-OF-WAY.
- NO MISCUTS ALLOWED ON TOP OF ROOT BALL.
- BEFORE INSTALLATION.
- ALL TREES TO BE PLANTED WITH A MINIMUM OF 12" CLEARANCE FROM ANY STRUCTURE OR UTILITY.
- ALL TREES TO BE PLANTED WITH A MINIMUM OF 12" CLEARANCE FROM ANY STRUCTURE OR UTILITY.
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ADJUSTMENT: When grading, it is recommended that the Landscape Architect will, upon request, monitor grading areas for not less than 90 days after substantial completion, and shall make adjustments to the grading as necessary to ensure proper drainage and to ensure the location of any structures, utility lines, and other features is as shown on the drawings. The contractor shall be responsible for ensuring that the grading is as shown on the drawings. The contractor shall be responsible for ensuring that the grading is as shown on the drawings. The contractor shall be responsible for ensuring that the grading is as shown on the drawings.

ADDITIONAL ADJUSTMENT: When grading, it is recommended that the Landscape Architect will, upon request, monitor grading areas for not less than 90 days after substantial completion, and shall make adjustments to the grading as necessary to ensure proper drainage and to ensure the location of any structures, utility lines, and other features is as shown on the drawings. The contractor shall be responsible for ensuring that the grading is as shown on the drawings. The contractor shall be responsible for ensuring that the grading is as shown on the drawings. The contractor shall be responsible for ensuring that the grading is as shown on the drawings.

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NO.	DATE	DESCRIPTION

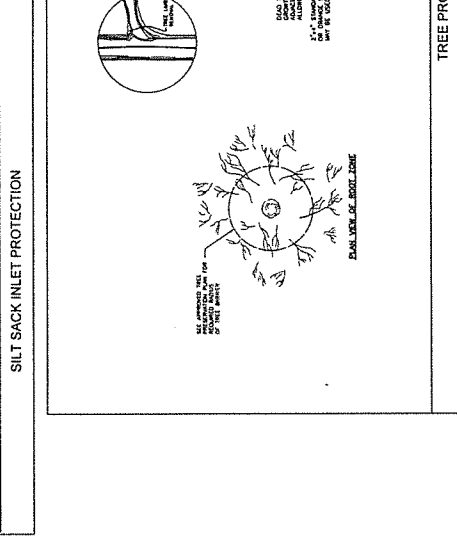
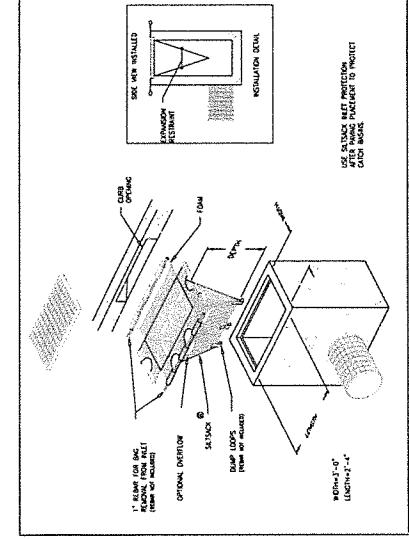
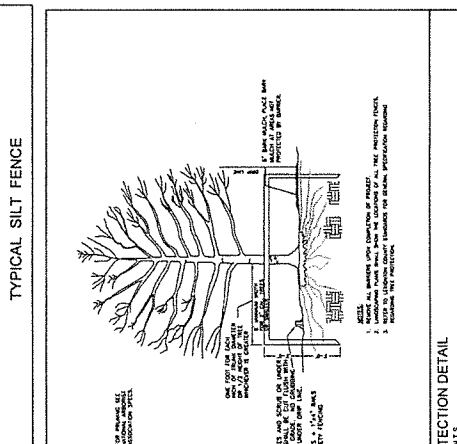
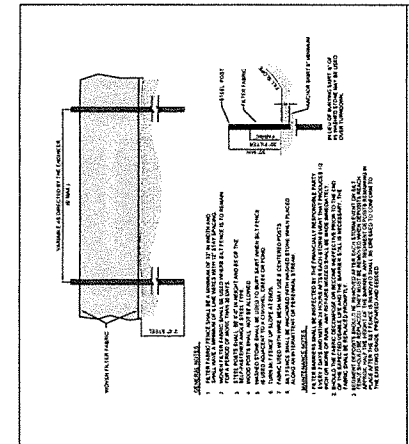
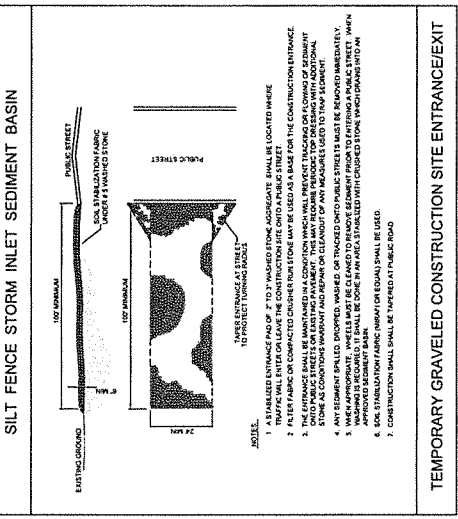
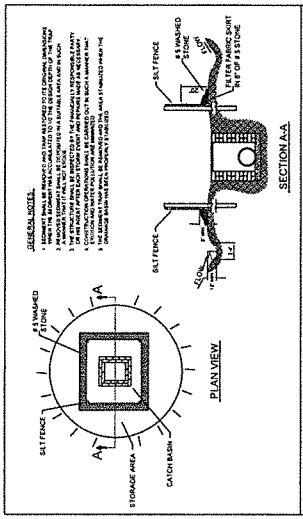
AYER DESIGN GROUP
 REGISTERED PROFESSIONAL ENGINEERS
 215 Johnson Street
 Rock Hill, SC 29733
 Phone 803-228-5858

MFC PERMIT SET



SITE IMPROVEMENT DRAWINGS
 FOR
ROUNTFREE FORD
 8770 BUSINESS PARK DR.
 SHREVEPORT, LA
 CALDO PARISH, LOUISIANA

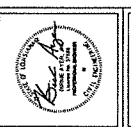
Erosion Control Details
C701.1
 DATE: 8/14/17
 SCALE: N.T.S.
 JOB NO.: 2115-18
 PAGE: 11 of 17



NO.	DATE	DESCRIPTION

AYER DESIGN GROUP
 PROFESSIONAL ENGINEERING SERVICES
 215 PROGRESS STREET
 ROCK HILL, SC 29730
 Phone: 803-328-5588

MFC PERMIT SET



SITE IMPROVEMENT DRAWINGS
 FOR
ROUNTREE FORD
 8770 BUSINESS PARK DR.
 SHREVEPORT, LA
 CALDOO PARISH, LOUISIANA

Site Details
C702.0
 DATE: 8/14/17
 SCALE: N.T.S.
 JOB NO: 2015-18
 PAGE: 12 OF 17

509-11
 TYPICAL PAVEMENT REPAIR

NOTES:
 1. CONCRETE FINISH SHALL MATCH EXISTING PAVEMENT FINISH.
 2. FINISH SHALL BE A 1/8" FINISH.
 3. FINISH SHALL BE A 1/8" FINISH.
 4. FINISH SHALL BE A 1/8" FINISH.

605-5
 TYPICAL SIDEWALK DETAIL

NOTES:
 1. CONCRETE SHALL BE 4000 PSI.
 2. FINISH SHALL BE A 1/8" FINISH.
 3. FINISH SHALL BE A 1/8" FINISH.

509-10
 PAVEMENT PATCH

NOTES:
 1. CONCRETE FINISH SHALL MATCH EXISTING PAVEMENT FINISH.
 2. FINISH SHALL BE A 1/8" FINISH.
 3. FINISH SHALL BE A 1/8" FINISH.

605-4
 CONCRETE SIDEWALK DETAIL

NOTES:
 1. CONCRETE SHALL BE 4000 PSI.
 2. FINISH SHALL BE A 1/8" FINISH.
 3. FINISH SHALL BE A 1/8" FINISH.

509-8
 LONGITUDINAL JOINT TYPE L-2

NOTES:
 1. CONCRETE FINISH SHALL MATCH EXISTING PAVEMENT FINISH.
 2. FINISH SHALL BE A 1/8" FINISH.
 3. FINISH SHALL BE A 1/8" FINISH.

605-3
 CONCRETE SIDEWALK DETAIL

NOTES:
 1. CONCRETE SHALL BE 4000 PSI.
 2. FINISH SHALL BE A 1/8" FINISH.
 3. FINISH SHALL BE A 1/8" FINISH.

509-4
 TYPICAL JOINT DETAIL

NOTES:
 1. CONCRETE FINISH SHALL MATCH EXISTING PAVEMENT FINISH.
 2. FINISH SHALL BE A 1/8" FINISH.
 3. FINISH SHALL BE A 1/8" FINISH.

605-2
 2 FT. CURB AND GUTTER

NOTES:
 1. CONCRETE SHALL BE 4000 PSI.
 2. FINISH SHALL BE A 1/8" FINISH.
 3. FINISH SHALL BE A 1/8" FINISH.

NO.	DATE	DESCRIPTION

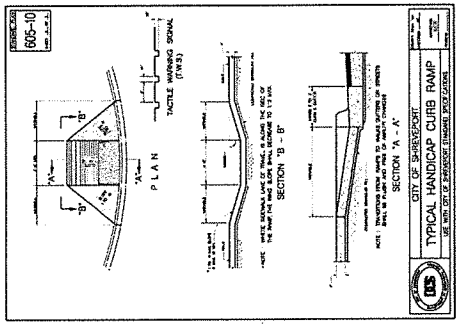
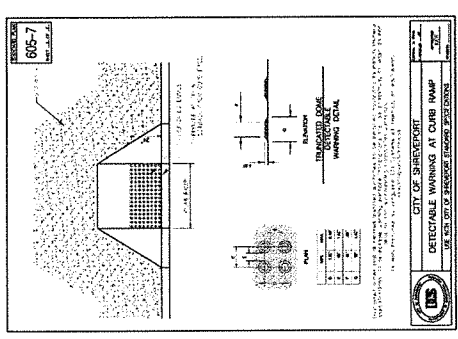
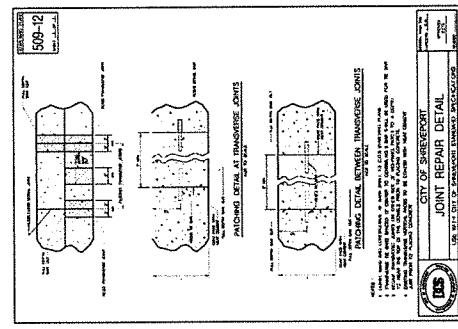
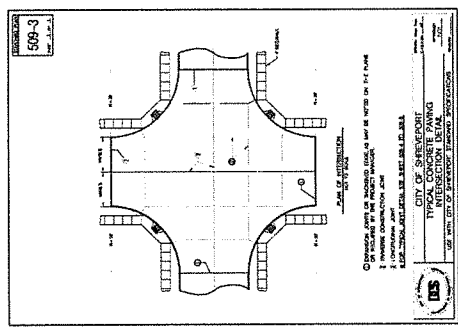
AYER DESIGN GROUP
 PROFESSIONAL ENGINEERING SERVICES
 215 Johnston Street
 Rock Hill, SC 29730
 Phone: 803-238-5858

MP3 PERMIT SET



SITE IMPROVEMENT DRAWINGS
 FOR
ROUNTREE FORD
 8770 BUSINESS PARK DR.
 SHREVEPORT, LA
 CADDO PARISH, LOUISIANA

Site Details
C702.1
 DATE: 8-14-17
 SCALE: N.T.S.
 JOB NO. 2016-18
 PAGE 13 OF 17



NO.	DATE	DESCRIPTION

AYER DESIGN GROUP
PROFESSIONAL ENGINEERING SERVICES
Rock Hill, SC 29730
Phone: 803-328-5555

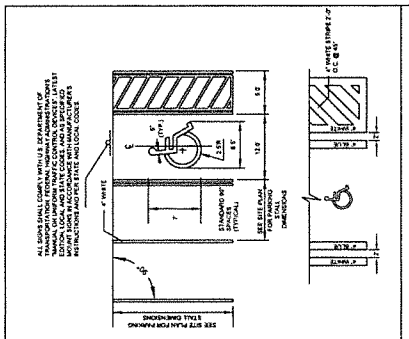
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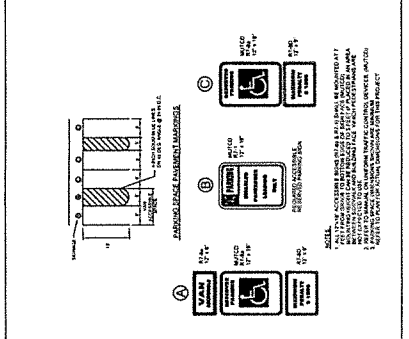
SITE IMPROVEMENT DRAWINGS
FOR
ROUNTREE FORD
8770 BUSINESS PARK DR.
SHREVEPORT, LA
CALDO PARISH, LOUISIANA

Site Details
C703

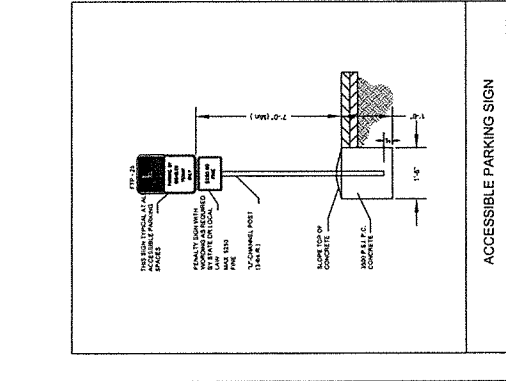
DATE: 9-15-17
SCALE: N.T.S.
JOB NO.: 2115-18
PAGE: **14 of 17**



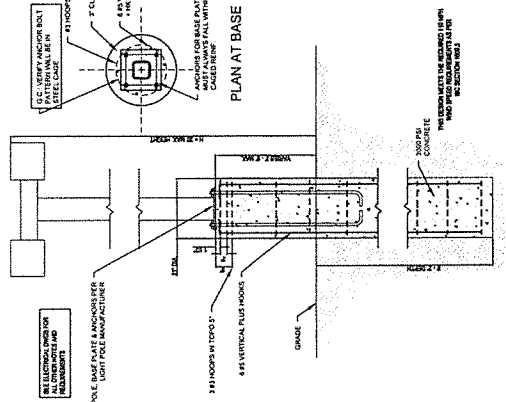
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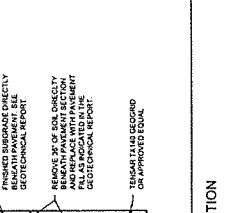
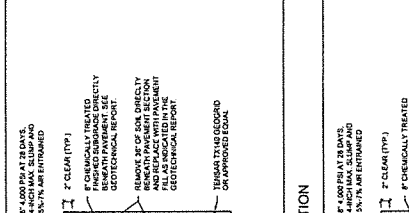
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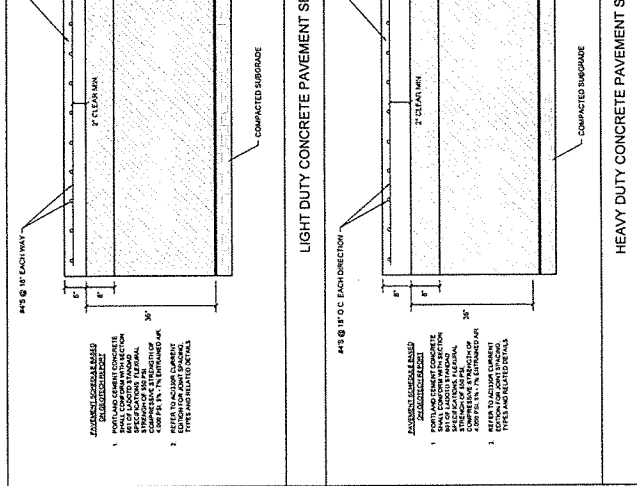
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30' LIGHT POLE BASE



HEAVY DUTY CONCRETE PAVEMENT SECTION



CONCRETE WHEELSTOP

NO.	DATE	DESCRIPTION

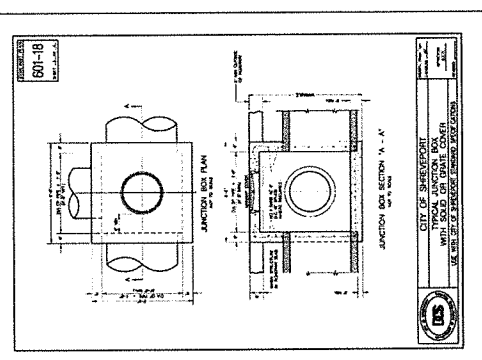
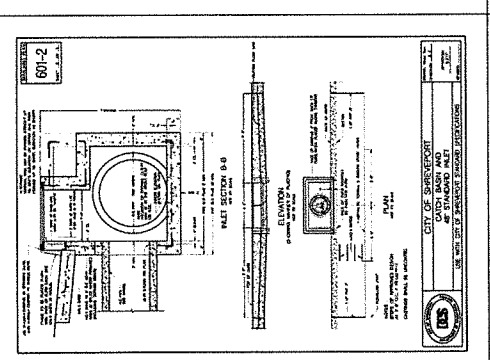
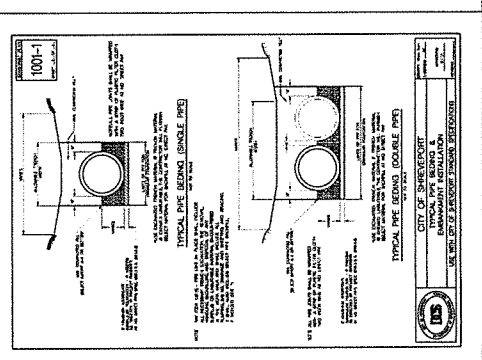
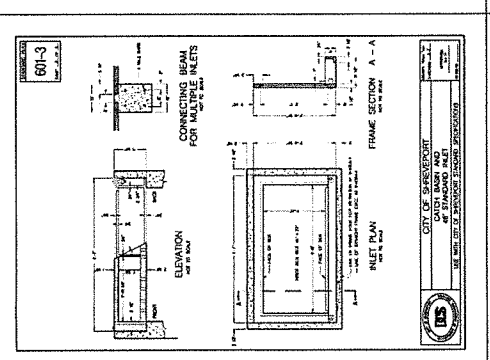
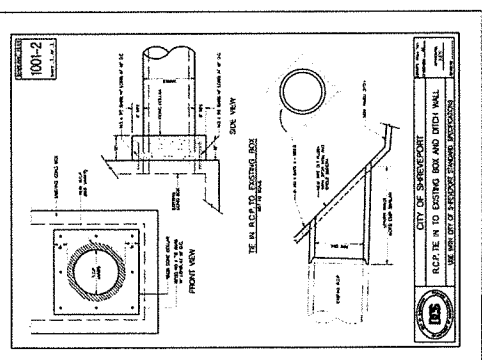
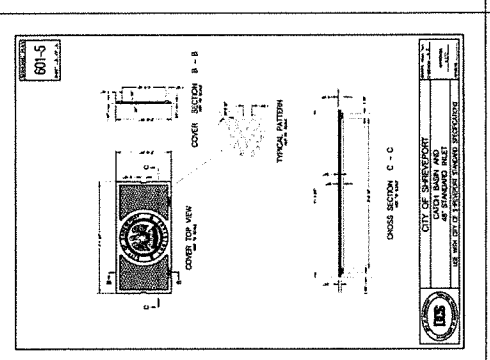
AYER DESIGN GROUP
 PROFESSIONAL ENGINEERING FIRM
 215 Johnson Street
 Rock Hill, SC 29730
 Phone: 803-328-5555

MPC PERMIT SET



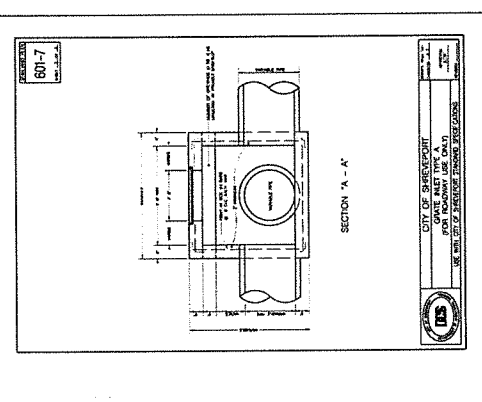
SITE IMPROVEMENT DRAWINGS
 FOR
ROUNTREE FORD
 8770 BUSINESS PARK DR.
 SHREVEPORT, LA
 CALDO PARISH, LOUISIANA

Storm Details C704.0
 DATE: 8/15/17
 SCALE: N.T.S.
 JOB NO.: 2015-18
 PAGE: 15 of 17



GENERAL NOTES

1. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
2. ALL MATERIALS SHALL BE AS SHOWN OR APPROVED BY THE ENGINEER.
3. ALL MATERIALS SHALL BE TESTED AND APPROVED BY THE ENGINEER.
4. ALL MATERIALS SHALL BE TESTED AND APPROVED BY THE ENGINEER.
5. ALL MATERIALS SHALL BE TESTED AND APPROVED BY THE ENGINEER.
6. ALL MATERIALS SHALL BE TESTED AND APPROVED BY THE ENGINEER.
7. ALL MATERIALS SHALL BE TESTED AND APPROVED BY THE ENGINEER.
8. ALL MATERIALS SHALL BE TESTED AND APPROVED BY THE ENGINEER.
9. ALL MATERIALS SHALL BE TESTED AND APPROVED BY THE ENGINEER.
10. ALL MATERIALS SHALL BE TESTED AND APPROVED BY THE ENGINEER.



NO.	DATE	DESCRIPTION

AYER DESIGN GROUP
 PROFESSIONAL ENGINEERING SERVICES
 215 Parkers Street
 Rock Hill, SC 29730
 Phone: 803-278-9858

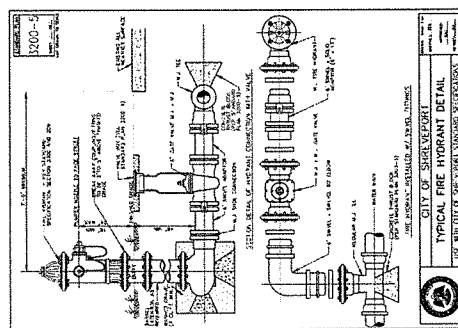
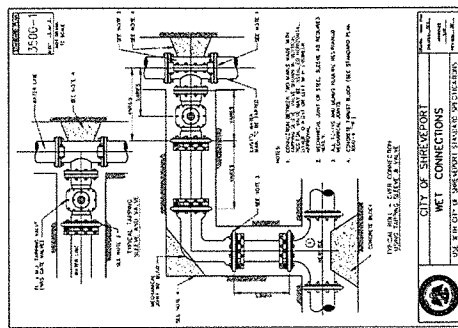
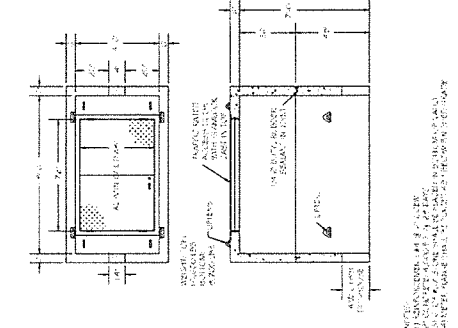
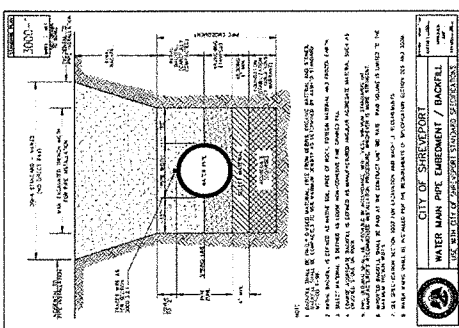
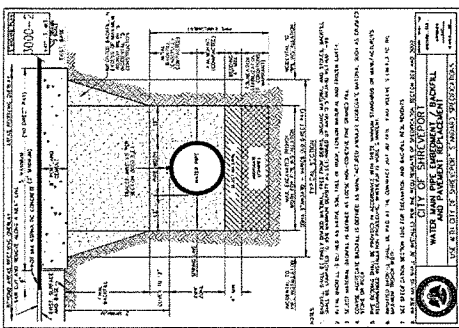
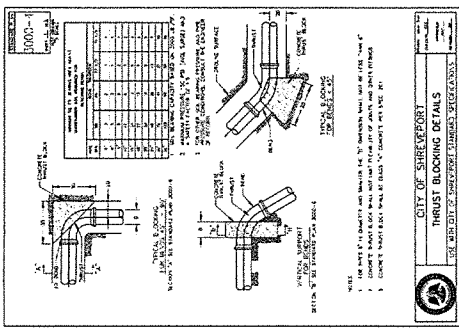
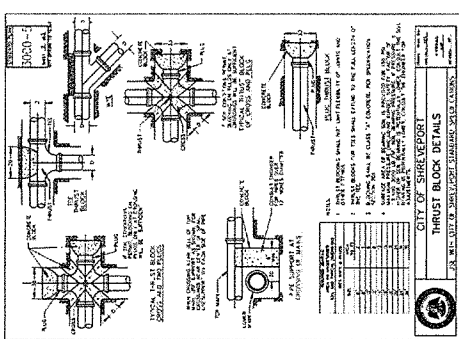
MPC PERMIT SET



SITE IMPROVEMENT DRAWINGS
 FOR
ROUNTREE FORD
 8770 BUSINESS PARK DR.
 SHREVEPORT, LA
 CADDO PARISH, LOUISIANA

Utility
Details
C705.0

DATE: 8/31/17
 SCALE: N.T.S.
 JOB NO: 2181-18
 PAGE: 16 OF 17



6" BACKFLOW VAULT

NO.	DATE	DESCRIPTION

AYER DESIGN GROUP
 PROFESSIONAL ENGINEERING SERVICES
 215 Johnson Street
 Rock Hill, SC 29730
 Phone: 803-328-5558

MPC PERMIT SET



ROUNTREE FORD
 FOR
 SITE IMPROVEMENT DRAWINGS
 8720 BUSINESS PARK DR.
 SHREVEPORT, LA
 CADDO PARISH, LOUISIANA

Utility Details
C705.1

DATE: 9-15-17
 SCALE: N.T.S.
 JOB NO: 2015-15
 PAGE: 17 of 17

