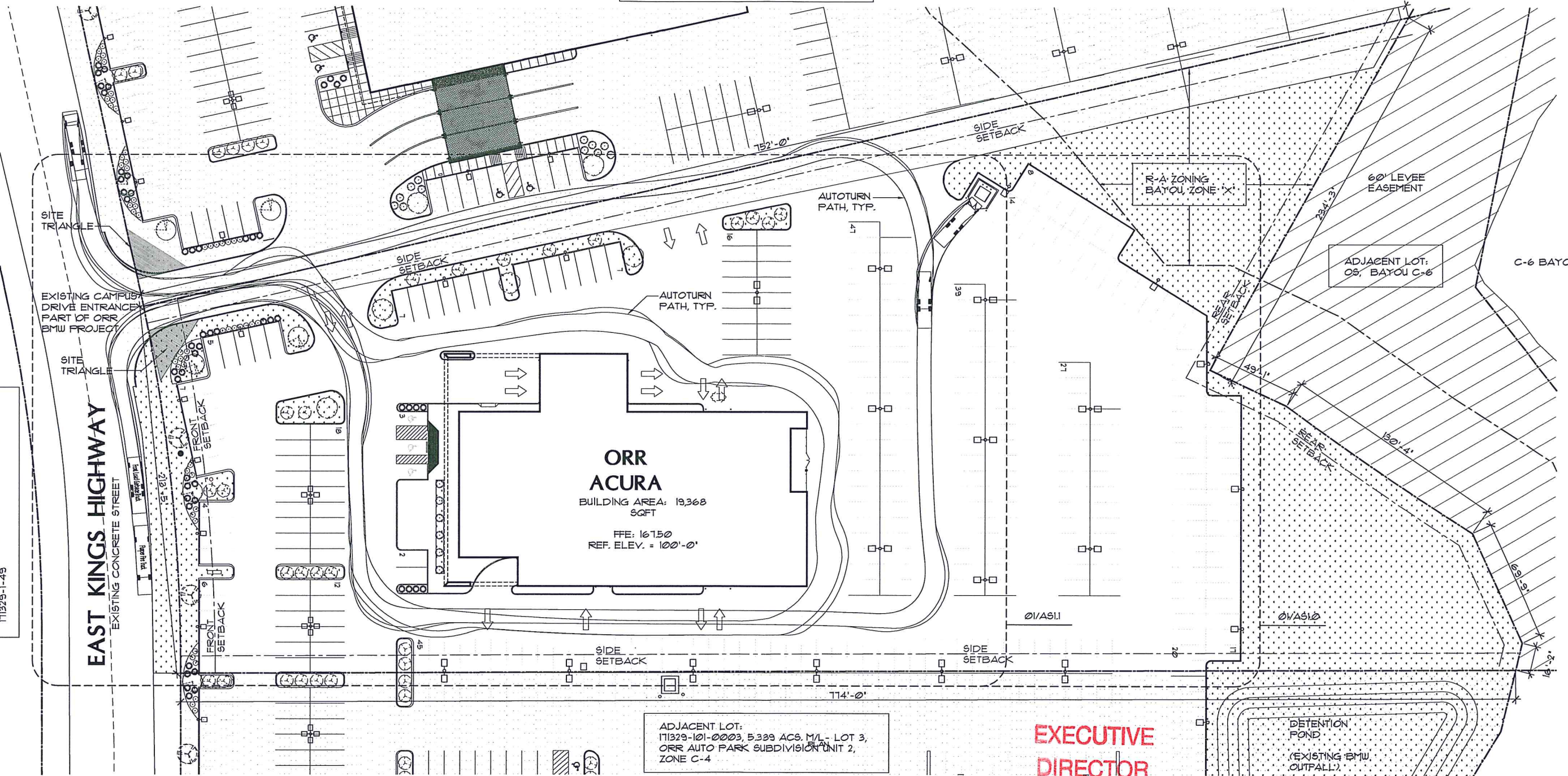


ADJACENT LOT:
111329-101-0001, 5,222 ACS. M/L-LOT 1, ORR
AUTO PARK SUBDIVISION UNIT 2, ZONE C-4

ADJACENT LOT:
111329021004900, R-A, 42,298 ACS. M/L -
A TRACT OF LAND IN LOT 1, HARTIS ISLAND
IN SEC. 37(11-13), LYING E. OF REGAL
CROSSING & W. OF EAST BERT KOUNS
INDUSTRIAL LOOP, PER ASSRS. PLAT,
111329-1-49

ADJACENT LOT:
08, BAYOU C-6

ADJACENT LOT:
111329-101-0003, 5,339 ACS. M/L- LOT 3,
ORR AUTO PARK SUBDIVISION UNIT 2,
ZONE C-4



PARKING SPOT
 INVENTORY DISPLAY
 LEEVE EASEMENT
 PREVIOUS PROJECT EXTENTS, NOT IN PROJECT

OVERALL SITE PLAN
 SCALE: 1/60
 TRUE

**EXECUTIVE
DIRECTOR
APPROVAL**

10-27-2021 *Dee*
 Date By

MPC EXECUTIVE DIRECTOR SIGNATURE _____ DATE _____



DESIGNER: Bledsoe Architects
 735 Robinhood St.
 Shreveport, LA 71106
 PHONE: 318-219-2295
 FAX: 318-219-2296

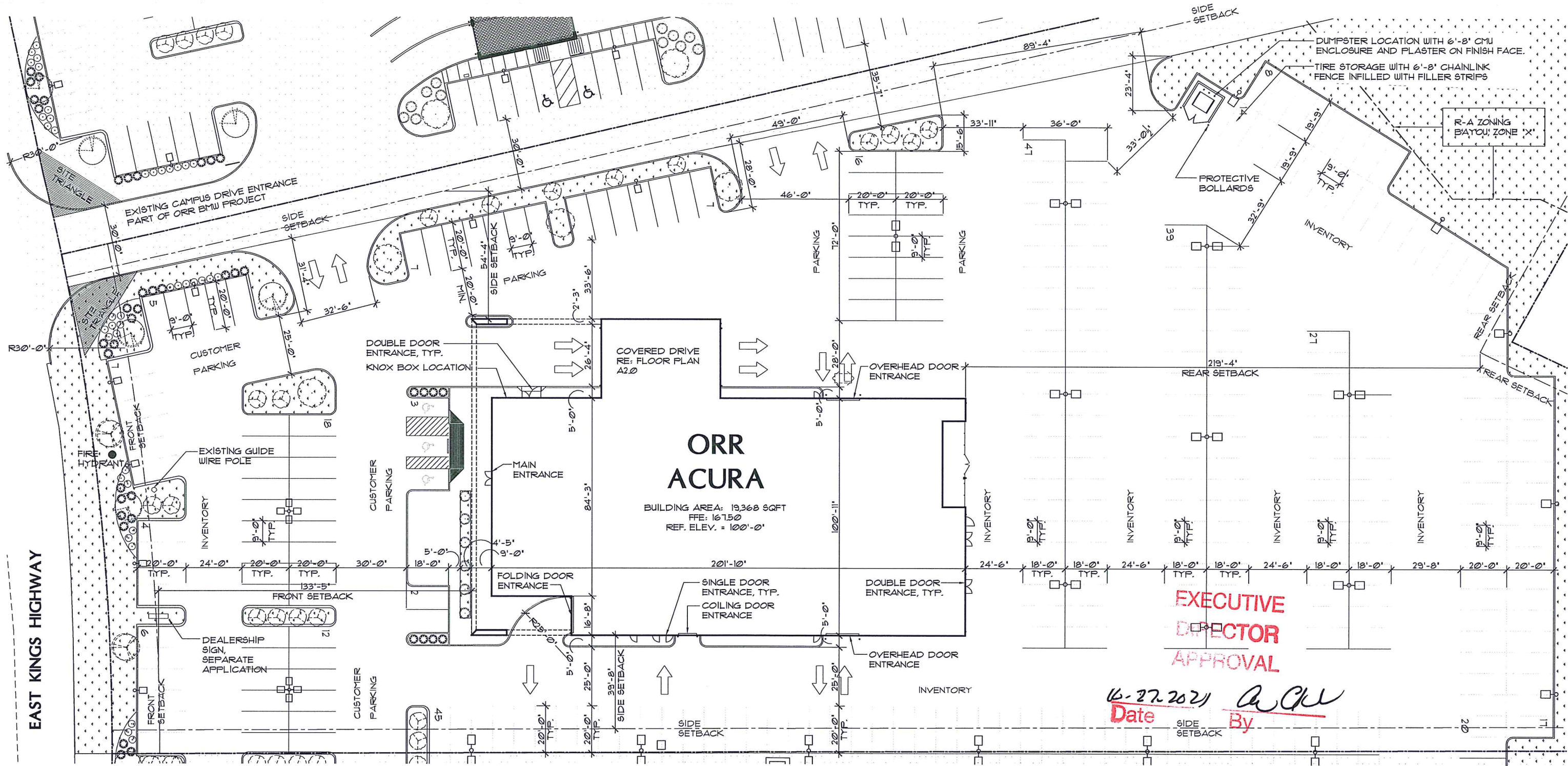
OWNER: Gregg Orr Auto
 3921 Mall Dr.
 Texarkana, TX 75501
 PHONE: 903-276-7053

PROJECT: Orr Acura
 7571 East Kings Highway
 Shreveport, Caddo Parish, LA 71115
 LOT DESCRIPTION: 171329-101-0002, 4,649 ACS. M/L-LOT 2, ORR AUTO PARK
 SUBDIVISION UNIT 2, ZONE C-4

31 AUG 2021

A0.0
Overall Site Plan

21-131-C



**EXECUTIVE
DIRECTOR
APPROVAL**

10-27-2021 *[Signature]*
Date By

SHREVEPORT UDC CALCULATIONS		
LOT DESCRIPTION:		
LOT TYPE:	INSIDE LOT	
ZONING:	C-4	
LOT SETBACK:		
FRONT	REQUIRED 20'-0"	MIN. PROVIDED 133'-5"
INTERIOR SIDE	10'-0"	33'-8"
INTERIOR SIDE	10'-0"	54'-4"
REAR	10'-0"	219'-4"
BUILDING AREA:		
SHOWROOM AND BUSINESS	7,712 SQ. FT.	
SERVICE DRIVE AND SHOP	11,656 SQ. FT.	
TOTAL NEW CONSTRUCTION	19,368 SQ. FT.	
BUILDING MAX. HEIGHT: 25'-0"		
• SEE FLOOR PLAN A2.0 FOR BUILDING DETAILS		
PARKING LOT REQUIREMENTS:		
OFFSTREET PARKING: 1 PER 500 SF OF GFA + 4 PER SERVICE BAY		
	7,712 SF / 500 = 16	12 BAYS x 4 = 48
	REQUIRED	PROVIDED
PARKING SPACES	64	68
ACCESSIBLE SPACES	3	3
LEGEND:		
	—	PARKING SPOT
	—	INVENTORY DISPLAY
	—	PREVIOUS PROJECT EXTENTS, NOT IN PROJECT



MPC EXECUTIVE DIRECTOR SIGNATURE _____ DATE _____



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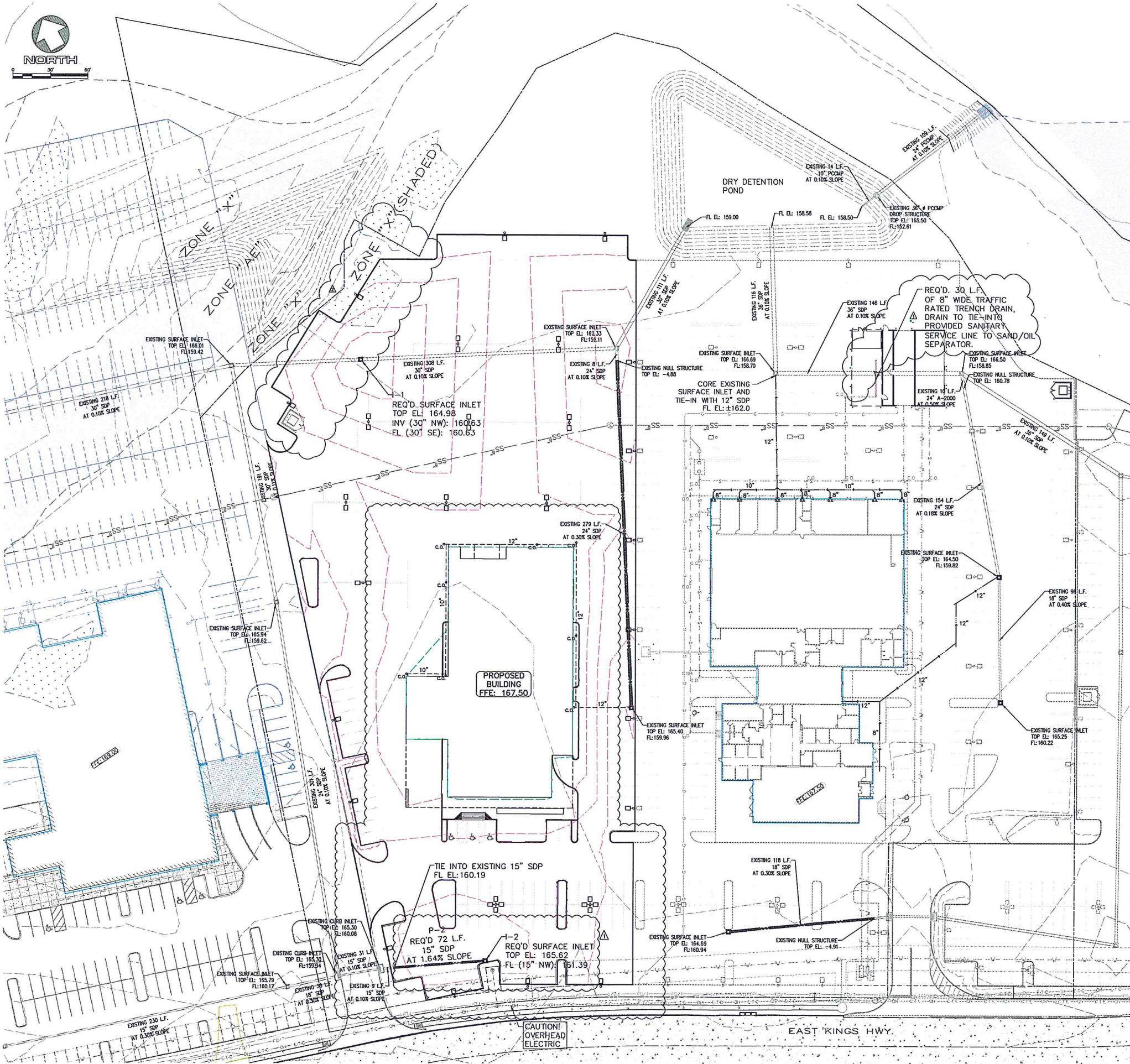
PROJECT:

Orr Acura
7571 East Kings Highway
Shreveport, Caddo Parish, LA 71115
LOT DESCRIPTION: 171329-101-0002, 4.649 ACS. M/L-LOT 2, ORR AUTO PARK
SUBDIVISION UNIT 2, ZONE C-4

31 AUG 2021

A1.0
Site Plan

21-131-C



GRADING AND EROSION CONTROL:

1. EARTHWORK SHALL BE IN ACCORDANCE WITH THE LOUISIANA DOTD "STANDARD SPECIFICATIONS FOR ROADS & BRIDGES" 2006 EDITION.
 2. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES BEFORE CONSTRUCTION.
 3. REFERENCE GEOTECHNICAL ENGINEERING REPORT FOR EXISTING SOILS INFORMATION AND SITE PREPARATION REQUIREMENTS.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING INCLUDING EXCAVATION, EMBANKMENT, AND BACK FILLING AS NECESSARY TO CONSTRUCT ALL PAVEMENT AND SIDEWALKS TO THE ELEVATIONS SHOWN ON THE PLANS.
 5. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE DONE TO EXISTING FENCING, EXISTING RETAINING WALLS, EXISTING STORM OR SANITARY MANHOLES, OR OTHER EXISTING UTILITIES DURING GRADING.
 6. EXISTING VEGETATION AND TOPSOIL SHALL BE REMOVED TO A DEPTH AS NEEDED TO REMOVE ALL ORGANIC MATERIAL.
 7. EMBANKMENT WITHIN THE PROPOSED PAVEMENT AND BUILDING SITE AREAS SHALL BE COMPACTED TO NOT LESS THAN 95% (STANDARD PROCTOR).
 8. ALL EROSION CONTROL FEATURES SHALL BE IN PLACE BEFORE CONSTRUCTION BEGINS. REFER TO EROSION CONTROL PLAN FOR SPECIFICS.
 9. STORM DRAIN PIPE (SDP) MATERIAL SHALL BE OF THE FOLLOWING:
 1. CONTECH A-2000
 2. ADS HP STORM
 3. REINFORCED CONCRETE PIPE
 4. PVC SDR-35 (FOR PIPE SIZES LESS THAN 12")
- PIPE SHALL BE INSTALLED ACCORDING TO THE PLANS AS STATED AND TO THE MANUFACTURER'S SPECIFICATIONS.
10. ALL EXCESS MATERIAL SHALL BE INCORPORATED IN THE EMBANKMENT ON SITE AS DIRECTED BY THE OWNER'S REPRESENTATIVE OR HAULED AWAY AT THE CONTRACTOR'S EXPENSE. ALL TRENCHING OPERATIONS WITHIN A PREPARED SUB GRADE SHALL BE BACK FILLED IN SUCH A MANNER THAT THE SUB GRADE WILL REMAIN IN THE CONDITION EXISTING BEFORE CONSTRUCTION OPERATIONS BEGAN. THE CONTRACTOR WILL BE HELD LIABLE FOR THE COST OF ANY GRADING OPERATIONS NECESSARY TO CORRECT FAULTY BACK FILLING OR CLEANUP PROCEDURES.
 11. TRENCH (SELECT) BACK FILL WILL BE PROVIDED WHEN THE INNER EDGE OF TRENCH OR MANHOLE EXCAVATION IS WITHIN 2 FEET OF ANY PROPOSED OR EXISTING PAVEMENT, CURB, OR SIDEWALK. NO EXTRA COMPENSATION WILL BE ALLOWED FOR COORDINATION OF THIS WORK.

FLOOD ZONE INFORMATION:

SUBJECT TRACT IS LOCATED IN ZONE "X", "AE" AND FLOODWAY AS PER FLOOD INSURANCE RATE MAP PANEL NUMBER 22017C0479H DATED MAY 19, 2014.

**EXECUTIVE
DIRECTOR
APPROVAL**

10-27-2021 Date *ac* By

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

**CONTRACTOR TO CALL LA. ONE
CALL, 811, FOR LOCATION OF ALL
UNDERGROUND UTILITIES PRIOR
TO COMMENCEMENT OF
CONSTRUCTION.**



735 ROBINHOOD STREET
SHREVEPORT, LA 71106
PHONE: (318) 219-2295
FAX: (318) 219-2296



ORR ACURA
 7571 East Kings Highway
 Shreveport, Louisiana 71105

DRAINAGE PLAN

JOB NO. 2103

REVISIONS:
 UPDATE TO DRAINAGE
 7/30/2021

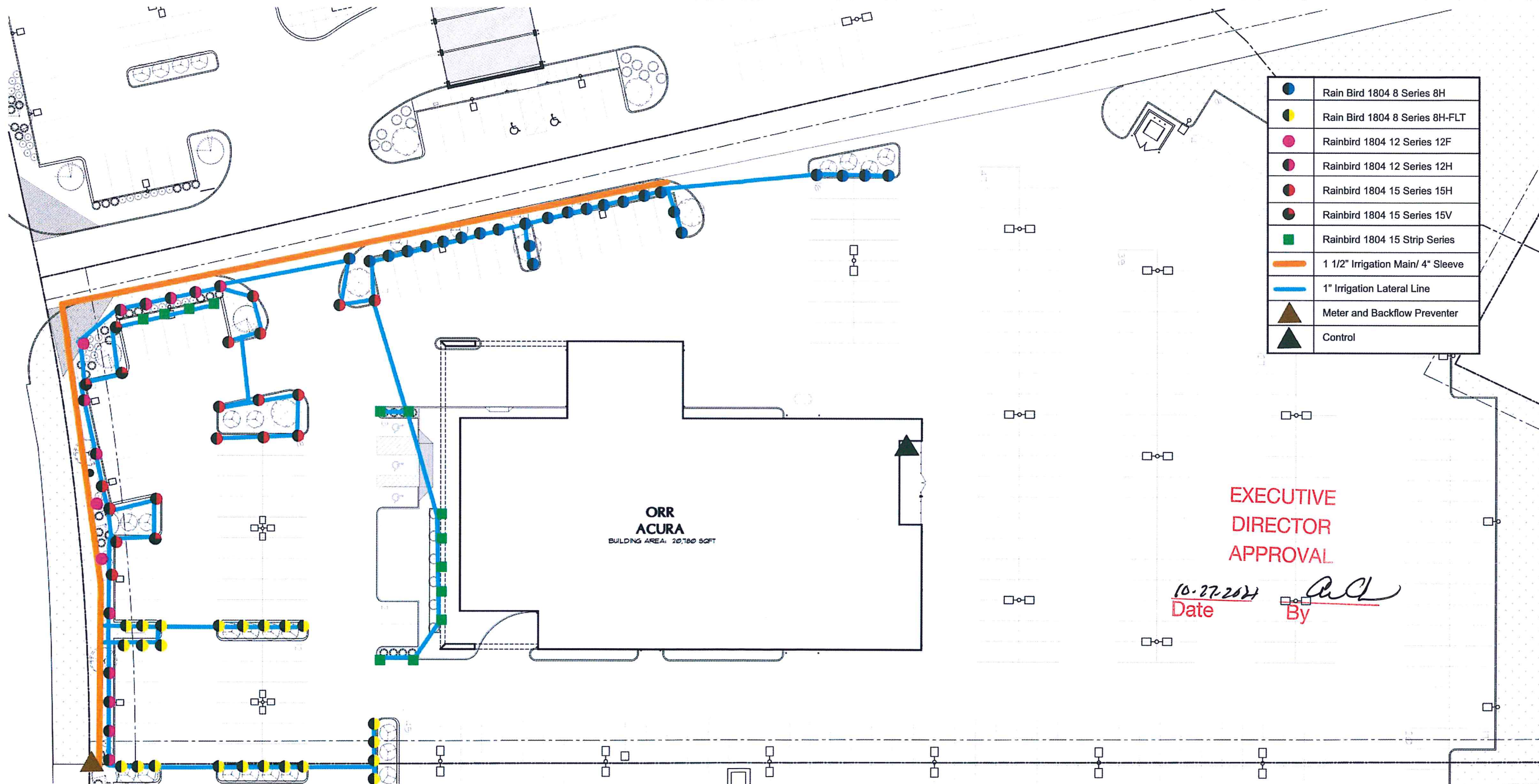
August 11, 2021

SHEET

C-5

SEQ. OF

21-131-C



	Rain Bird 1804 8 Series 8H
	Rain Bird 1804 8 Series 8H-FLT
	Rainbird 1804 12 Series 12F
	Rainbird 1804 12 Series 12H
	Rainbird 1804 15 Series 15H
	Rainbird 1804 15 Series 15V
	Rainbird 1804 15 Strip Series
	1 1/2" Irrigation Main/ 4" Sleeve
	1" Irrigation Lateral Line
	Meter and Backflow Preventer
	Control

EXECUTIVE
DIRECTOR
APPROVAL

10-27-2021
Date By *[Signature]*

IRRIGATION PLAN
SCALE 1"=40'

MPC EXECUTIVE DIRECTOR SIGNATURE _____ DATE _____



DESIGNER: Bledsoe Architects
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Shreveport, LA 71106
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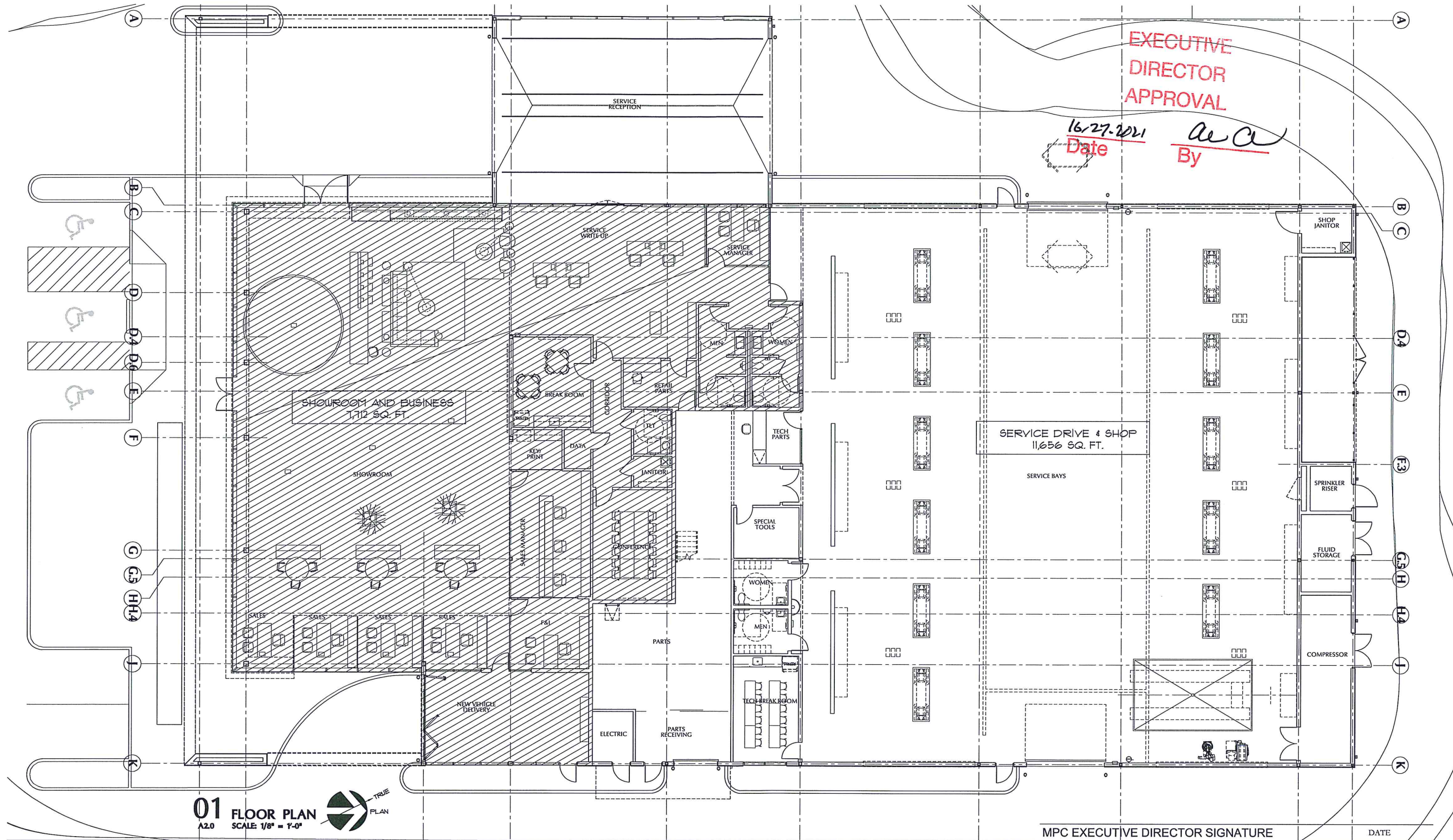
OWNER: Gregg Orr Auto
3921 Mall Dr.
Texarkana, TX 75501
PHONE: 903-276-7053

PROJECT: Orr Acura
7571 East Kings Highway
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LOT DESCRIPTION: 171329-101-0002, 4.649 ACS. M/L-LOT 2, ORR AUTO PARK
SUBDIVISION UNIT 2, ZONE C-4

31 AUG 2021

A1.2
Irrigation Plan

21-131-C



EXECUTIVE
DIRECTOR
APPROVAL

16/27-2021
Date By
a c c

01 FLOOR PLAN
A2.0 SCALE: 1/8" = 1'-0"
TRUE PLAN

MPC EXECUTIVE DIRECTOR SIGNATURE _____ DATE _____



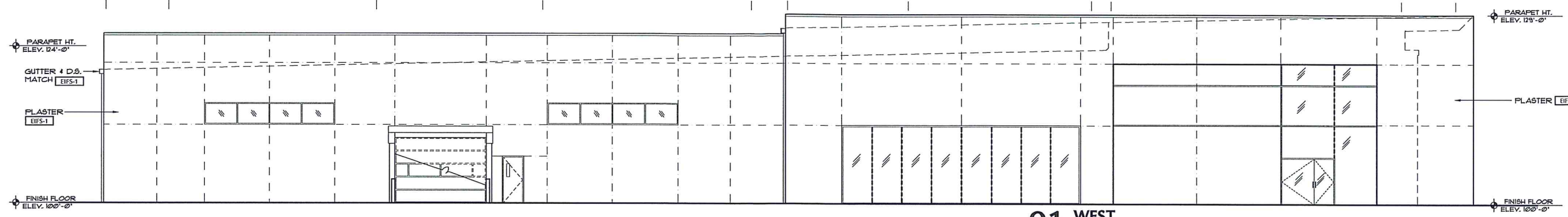
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04 AUG 2021

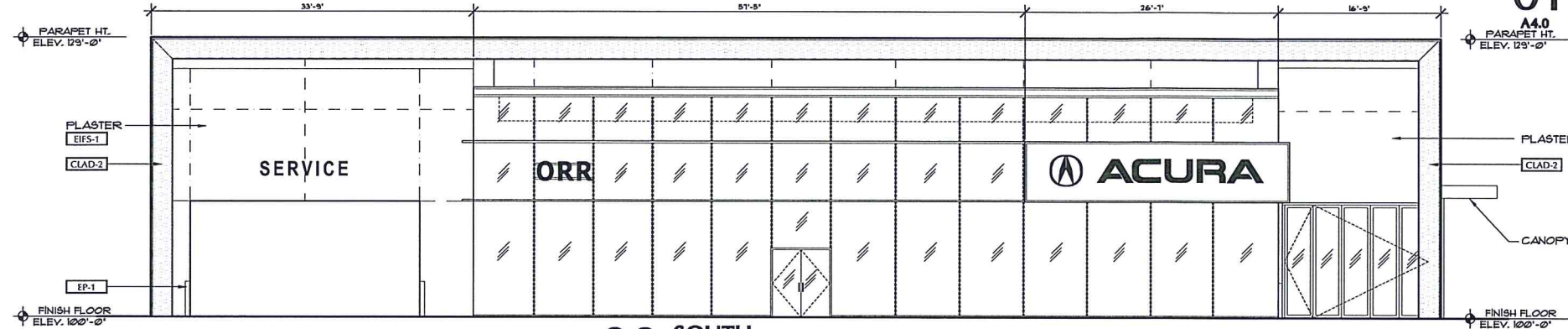
A2.0
Floor Plan
21-131-C



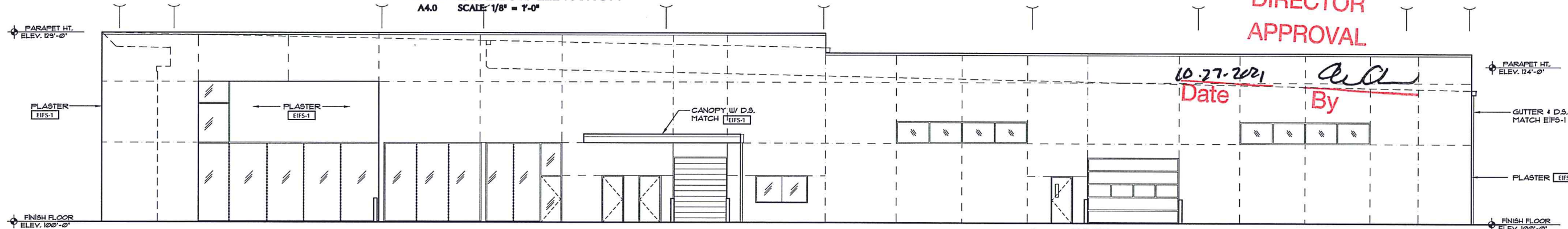
01 WEST EXTERIOR ELEVATION
A4.0
SCALE: 1/8" = 1'-0"

FINISH LEGEND				
CODE	MATERIAL	MANUFACTURER	PRODUCT	PATTERN/ NAME/ COLOR
CLAD-1	CLADDING	KRION	PRODUCT: SOLID SURFACE SHEETS	COLOR: 1100 SMOU WHITE EAST
CLAD-2	CLADDING	KRION	PRODUCT: SOLID SURFACE SHEETS	COLOR: 4102 EXTREME LIGHT
EIFS-1	ACRYLIC FINISH SYSTEM OVER PLASTER SUBSTRATE	DRYVIT	PRODUCT: ACRYLIC FINISH SYSTEM OVER CEMENT PLASTER	FINISH: HDP LYMESTONE - AUC237145ST COLOR: 121 SUPER WHITE
EP-1	EXTERIOR PAINT	SHERWIN WILLIAMS	PRODUCT: ALKYD ENAMEL PAINT OVER RUST INHIBITIVE PRIMER	COLOR: MATCH EIFS-1

EXECUTIVE DIRECTOR APPROVAL



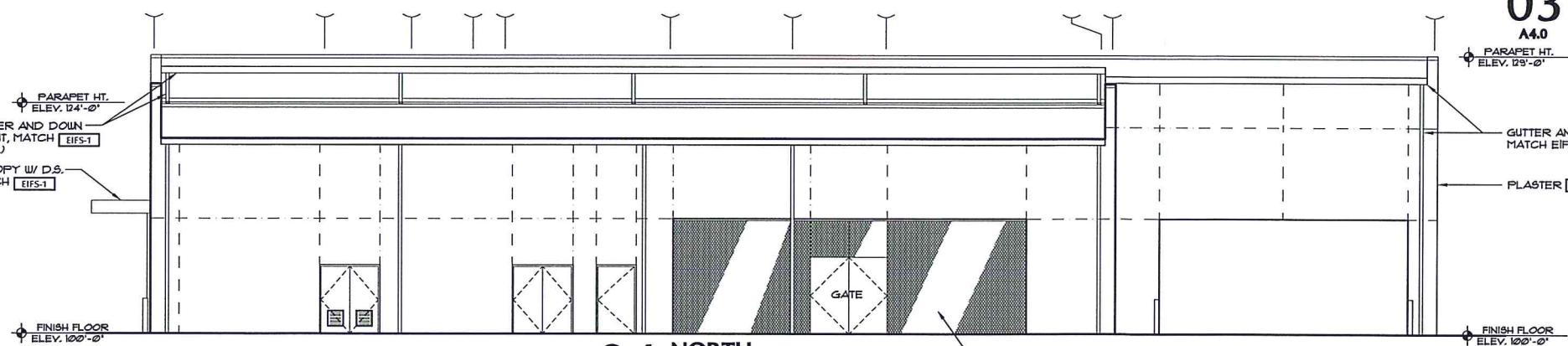
02 SOUTH EXTERIOR ELEVATION
A4.0
SCALE: 1/8" = 1'-0"



03 EAST EXTERIOR ELEVATION
A4.0
SCALE: 1/8" = 1'-0"

FACADE	TRANSPARENCY PERCENTAGE
WEST	15% TRANSPARENCY
SOUTH	58% TRANSPARENCY
EAST	15% TRANSPARENCY
NORTH	8% TRANSPARENCY

10-27-2021
Date By



04 NORTH EXTERIOR ELEVATION
A4.0
SCALE: 1/8" = 1'-0"

MPC EXECUTIVE DIRECTOR SIGNATURE _____ DATE _____



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04 AUG 2021

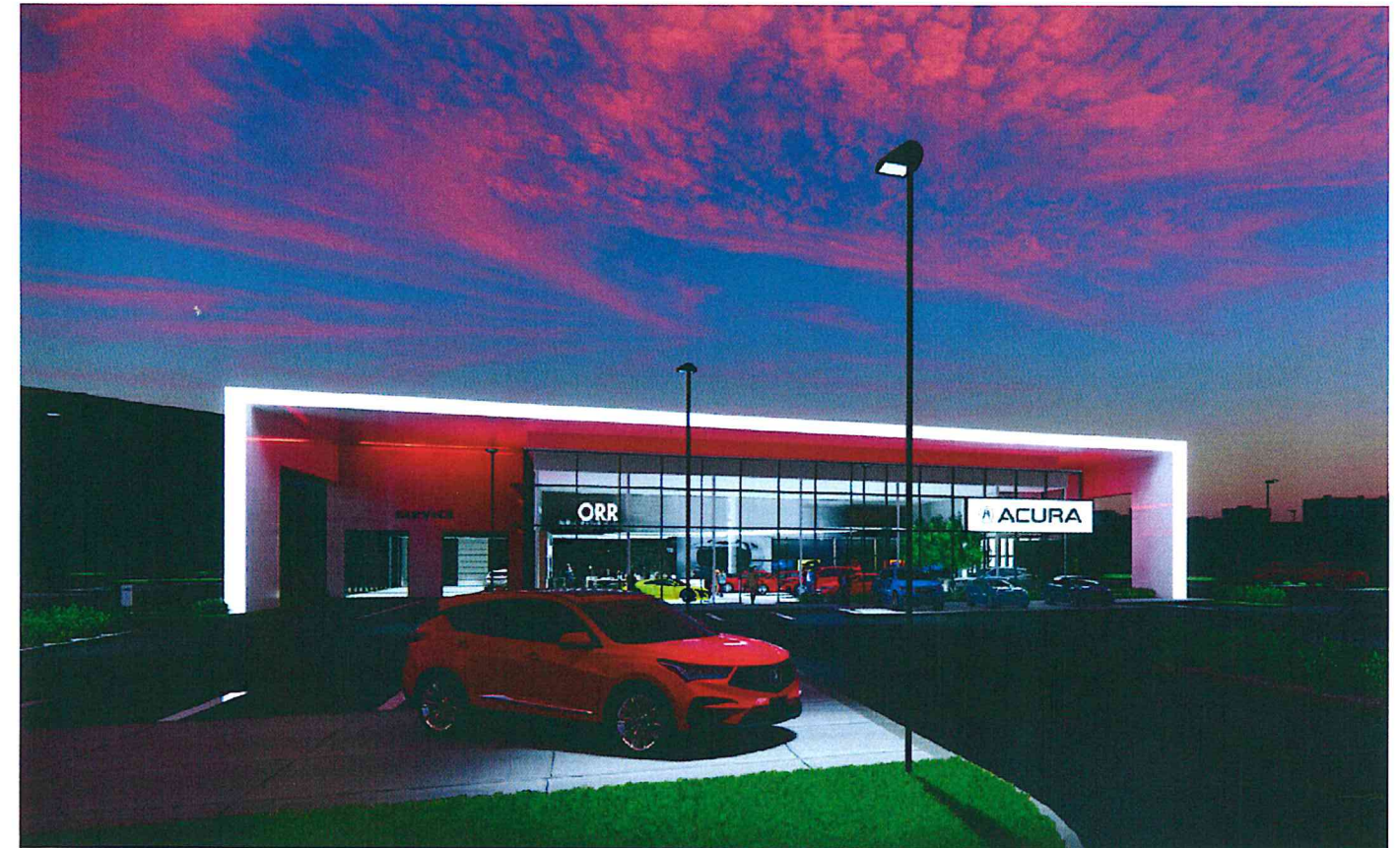
A4.0
Elevations

21-131-C

EXECUTIVE
DIRECTOR
APPROVAL
16-27-2021
Date By *Acc*



CONCEPTUAL RENDERING - DAY

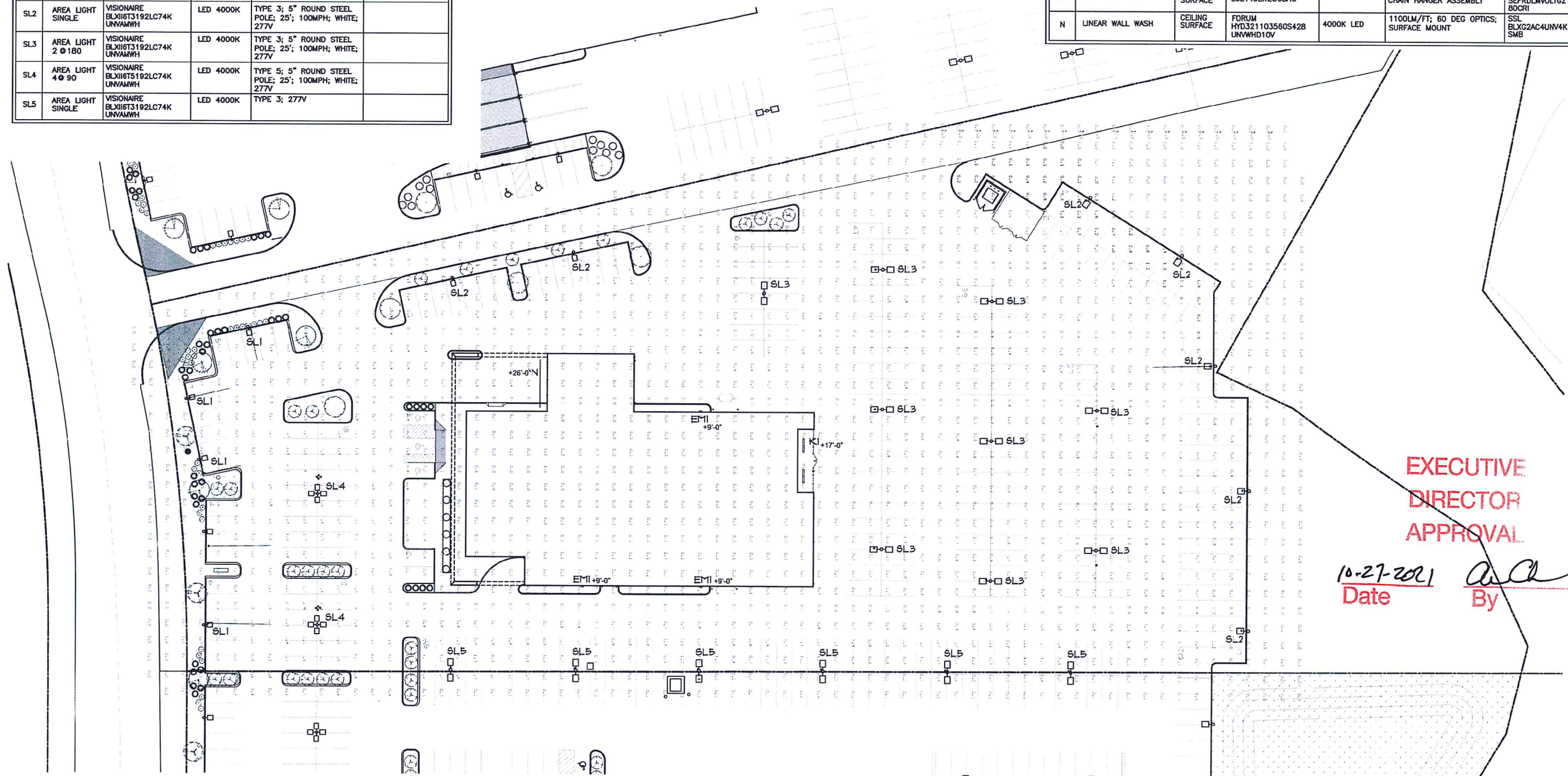


CONCEPTUAL RENDERING - NIGHT

21-131-C

LIGHTING FIXTURE SCHEDULE - SITE					
MARK	TYPE	MANUFACTURER CATALOG NO.	LAMPS QTY & TYPE	DESCRIPTION	ALTERNATE MANUFACTURER
SL1	AREA LIGHT SINGLE	VISIONAIRE BLXII674A192LC104K UNVAMWH	LED 4000K	AUTOMOBILE FRONT ROW; 5" ROUND STEEL POLE-22"; 100MPH; WHITE; 277V	
SL2	AREA LIGHT SINGLE	VISIONAIRE BLXII673192LC74K UNVAMWH	LED 4000K	TYPE 3; 5" ROUND STEEL POLE; 25'; 100MPH; WHITE; 277V	
SL3	AREA LIGHT 2 @ 180	VISIONAIRE BLXII673192LC74K UNVAMWH	LED 4000K	TYPE 3; 5" ROUND STEEL POLE; 25'; 100MPH; WHITE; 277V	
SL4	AREA LIGHT 4 @ 90	VISIONAIRE BLXII675192LC74K UNVAMWH	LED 4000K	TYPE 5; 5" ROUND STEEL POLE; 25'; 100MPH; WHITE; 277V	
SL5	AREA LIGHT SINGLE	VISIONAIRE BLXII673192LC74K UNVAMWH	LED 4000K	TYPE 3; 277V	

LIGHTING FIXTURE SCHEDULE						
MARK	TYPE	MOUNTING	MANUFACTURER CATALOG NO.	LAMPS QTY & TYPE	DESCRIPTION	ALTERNATE MANUFACTURER
EM1	EMERGENCY LIGHT ARCHITECTURAL	WALL	MULE MAKOLED6MX	5000K LED	NICAD BATTERY; WET LOCATION	EELP: DEMLEDWHACEM
K1	4' ARCHITECTURAL	CEILING SURFACE	COLUMBIA LCL440LWEUCSHC	4000K LED	2,500 LUMENS; CURVED LENS; CHAIN HANGER ASSEMBLY	LITHONIA: CLXL483000LM SEFRDLMVOLT6Z1040K 80CRI
N	LINEAR WALL WASH	CEILING SURFACE	FORUM HYD321103560S428 UNVWH10V	4000K LED	1100LM/FT; 60 DEG OPTICS; SURFACE MOUNT	SSL BLXG2AC4UNV4K10X40 SMB



EXECUTIVE DIRECTOR APPROVAL

10-27-2021
Date By

ILLUMINATION PLAN
SCALE: 1/60



MPC EXECUTIVE DIRECTOR SIGNATURE

DATE



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735 Robinhood St.
Shreveport, LA 71106
PHONE: 318-219-2295
FAX: 318-219-2296

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SUBDIVISION UNIT 2, ZONE C.4

31 AUG 2021

A1.3
Illumination Plan

21-131-C