A New Development for:
Royal Palms Apartments

10245 AIRLINE HIGHWAY
Baton Rouge, Louisiana 70816

SHEET INDEX

TRACT "A" PROPERTY DETAILS		TRACT "A-1" PROPERTY DETAILS	
LOT ID#:	1130460433	LOT ID#:	1130460432
ADDRESS:	10245 AIRLINE HIGHWAY, BATON ROUGE, 70816	ADDRESS:	10259 AIRLINE HIGHWAY, BATON ROUGE, 70816
PLANNING DISTRICT:	11	PLANNING DISTRICT:	11
SUBAREA:	3	SUBAREA:	3
SUBDIVISION:	INNISWOLD ESTATES	SUBDIVISION:	INNISWOLD ESTATES
LOT & BLOCK MAP #:	46	LOT & BLOCK MAP #:	46
FILING:	N & E OF JEFF HWY	FILING:	N & E OF JEFF HWY
ZONING:	C2	ZONING:	C2
CHARACTER AREA:	SUBURBAN	CHARACTER AREA:	SUBURBAN
TOWNSHIP/RANGE/SECTION:	T7S R1E SECT 100	TOWNSHIP/RANGE/SECTION:	T7S R1E SECT 100
EXISTING LAND USE:	C	EXISTING LAND USE:	C
DOTD NUMBER:	157	DOTD NUMBER:	157
CENSUS TRACT:	39.10	CENSUS TRACT:	39.10
ENTERPRISE ZONE:	YES	ENTERPRISE ZONE:	YES
CENSUS BLOCK:	2	CENSUS BLOCK:	2
FIRE DISTRICT:	BATON ROUGE CITY FIRE	FIRE DISTRICT:	BATON ROUGE CITY FIRE

PLANNING SUMMARY

EXISTING ZONING:	C2
FUTURE LAND USE:	RC
RESIDENTIAL DENSITY:	28.8 UNITS/ACRE
EXISTING ZONING OF ADJACENT PROPERTIES:	C2, C2, M1
ACREAGE:	4.3654 ACRES
NUMBER OF BUILDINGS:	6
BUILDING HEIGHT & NUMBER OF STORIES:	36'± , 3
BUILDING SQUARE FOOT AND PROPOSED USE:	
BLDG.1 = 8,900 S.F. , APARTMENTS, R2	
BLDG.2 = 8,900 S.F. , APARTMENTS, R2	
BLDG.3 = 8,900 S.F. , APARTMENTS, R2	
BLDG.4 = 8,900 S.F. , APARTMENTS, R2	
BLDG.5 = 8,900 S.F. , APARTMENTS, R2	
BLDG.6 = 4,300 S.F. , GYM / OFFICE, A3 / B	
TOTAL = 48,800 S.F.	

EBRGIS VICINITY MAP - NOT TO SCALE

ENLARGED EBRGIS MAP - 1" = 400'

OWNER

NAME: DARREN ASCHAFFENBURG
DKA ELEVEN, LLC
ADDRESS: 9520 HATHAWAY STREET
DALLAS, TX 75220
PHONE: 500-400-0084
EMAIL: darren.dka@gmail.com

DEVELOPER

NAME: LAWRENCE TRUNK
LOUPE CONTRACTORS, INC
ADDRESS: 2223 QUAIL RUN DRIVE, STE. G
BATON ROUGE, LA 70808
PHONE: 504-453-0660
PHONE: 504-219-2196
EMAIL: ktjr44@yahoo.com

ARCHITECT

NAME: WILLIAM H. CRESS JR.
CRESS & LOPRESTO ARCHITECTS
ADDRESS: 10606 COURSEY BLVD., STE. A
BATON ROUGE, LA. 70816
PHONE: 225-930-6040
FAX: 225-930-6045
EMAIL: bill@cl-architects.com

CIVIL ENGINEER

NAME: JEFF COOK
LOUISIANA LAND ENGINEERING, LLC
ADDRESS: 7902 WRENWOOD BLVD., STE. A
BATON ROUGE, LA 70809
PHONE: 225-388-5389
EMAIL: jcook@lalandengr.com

ELECTRICAL ENGINEER

NAME: TIM VERKAIK
MERGE ENGINEERING
ADDRESS: 7423 PICARDY AVE. STE. E1
BATON ROUGE, LA 70808
PHONE: 225-478-2990
EMAIL: tim@mergeengineering.com

MECHANICAL / PLUMBING ENGINEER

NAME: FRANK THOMPSON
THOMPSON LUKE & ASSOCIATES, LLC
ADDRESS: 3071 TEDDY DRIVE
BATON ROUGE, LA 70809
PHONE: 225-293-9474
PHONE: 225-293-4174
EMAIL: frank@tlaengineering.com

SURVEYOR

NAME: RONALD CLEMENT, PLS
ADDRESS: 2330 EDENBORN AVE., NO. 112
METAIRIE, LA 70001
PHONE: 985-630-9942
EMAIL: clementronnie@aol.com

LANDSCAPE ARCHITECT

NAME: CHRIS BRAUD
PLANT TECH
ADDRESS: 15323 JEFFERSON HIGHWAY
BATON ROUGE, LA 70817
PHONE: 225-753-1765

CRESS & LOPRESTO ARCHITECTS L.L.C.
A PROFESSIONAL ARCHITECTURAL COMPANY
10606 COURSEY BLVD., STE. A
BATON ROUGE, LOUISIANA 70816
(225) 930-6040 FAX (225) 930-6045

REVISIONS
1 PLANNING COMMISSION REVISION 3-23-18

Job No:
Date: 2-20-18
Drawn: whc

A New Development for:
Royal Palms Apartments
10245 Airline Highway
Baton Rouge, LA. 70816

Sheet No.
A-1.1
Of

SP-5-18 P.C. Packet (APR '18 P.C. Mtg.)

ALTA/NSPS LAND TITLE SURVEY
TRACT A & TRACT A-1
INNISWOLD ESTATES, SECTION 1
SECTION 100, T7S-R1E
EAST BATON ROUGE PARISH, LA.

TRACT A-1

All that certain tract or parcel of land, lying, situated and being in East Baton Rouge, Louisiana, and being more particularly described as follows:

Beginning at a two inch iron pipe on the easterly right of way line of the Airline Highway, said point of beginning being the southwest corner of Lot 52, Section 1, Inniswold Estates; then proceed North 31 degrees, 54 minutes, 01 seconds West along the easterly right of way line of said Airline Highway for a distance of 185.00 feet to a two inch iron pipe and corner; then North 84 degrees, 10 minutes, 32 seconds East a distance of 167.00 feet to a two inch iron pipe and corner; then South 31 degrees, 54 minutes, 01 seconds East a distance of 185.00 feet to a two inch iron pipe on the south line of said Lot 52 and corner; then South 84 degrees, 10 minutes, 32 seconds West along said south line of Lot 52 a distance of 167.00 feet to a two inch iron pipe and the Point of Beginning; said Tract A-1 herein measuring 185.00 feet front on the Airline Highway by a depth of 167.00 feet between parallel lines; being a portion of the property acquired by Exxon Corporation (formerly Humble Oil & Refining Company) by act recorded at Original 22, Bundle 5602, official records of East Baton Rouge Parish, Louisiana, and being the same property by act recorded at Original 421, Bundle 10508 official records of East Baton Rouge Parish, Louisiana.

TRACT A

A CERTAIN TRACT OR PARCEL OF GROUND, together with all the buildings and improvements thereon, and component parts thereof, situated in the Parish of East Baton Rouge, State of Louisiana, on the east side of the Airline Highway and being a portion of a resubdivision of Lots Forty, Forty-one and Forty-two (Lots 40,41 and 42), of Inniswold Estates as shown on a survey prepared by J.E. Kleinpeter, dated October 27, 1941, on file and of record in the office of the Clerk and Recorder of said parish, as Original 81, Bundle 1472, and being a portion of the property shown on the map entitled "Map of proposed subdivision of that part of Inniswold Estates lying north and east of Jefferson Highway being part of Sections 70 and 100 of T-7-S, R-1-E, Greensburg Land District of Louisiana, for Mrs. Ella O. McInnis", of record in Plan Book 9, page 58, in the office of the Clerk and Recorder for said parish and state as Lots "52 W.T. Brown 9.96 acres being part of Lots 40,41, and 42, Inniswold Estates by J.E. Kleinpeter, October 27,1941," and further described, according to survey of J.J. Krebs & Sons, Inc., Surveyor, dated July 9, 1973, resurveyed December 17, 1974, April 6, 1978 and May 29, 1983, a copy of which is annexed to act of Collateral Mortgage dated June 27, 1983, and recorded as Original 602 Bundle 9583, official records of Clerk and Recorder in and for East Baton Rouge Parish as follows:

Beginning at an iron pipe in the southwest corner of Lot 52 on the east side of Airline Highway; thence proceed N 84°10'32" East a distance of 645.72 feet to a point, the POINT OF BEGINNING; thence proceed N 6°20'35" West a distance of 269.47 feet; thence proceed S 84°10'32" West a distance of 741.75 feet; thence proceed S 31°54'01" East a distance of 15.32 feet; thence proceed S 4°58'11" West a distance of 50 feet; thence proceed S 31°54'01" East a distance of 45 feet; thence proceed N 84°10'32" East a distance of 167 feet; thence proceed S 31°54'01" East a distance of 185 feet; thence proceed N 84°10'32" East a distance of 478.72 feet to a point, the point of beginning.

The above property bears the municipal address of 10245 Airline Highway, Baton Rouge, Louisiana.

EXCEPTIONS

The following exceptions from Schedule BII of the First American Title Insurance Company commitment, DKA Eleven, LLC (10245 Airline Highway) dated January 16, 2018 affect Tract A:

10. General Permit dated June 30, 1974 between Arnett Corporation and South Central Bell Telephone Company, recorded June 18, 1974 in Original 81, Bundle 8777 (platted hereon)

11. Multi-Unit Service Agreement dated March 11, 1991 between Dutt Corporation of LA and CableVision of Baton Rouge, Ltd., recorded October 11, 1991 in Original 471, Bundle 10257 (blanket in nature)

13. Cable Television Multiple-Unit Agreement dated September 5, 1995 between Dutt Corporation of Louisiana D/B/A Days Inn and TCI Cablevision of Georgia, Inc. D/B/A TCI, recorded April 16, 1996 in Original 491, Bundle 10680 (blanket in nature)

14. Right-of-Way dated February 26, 1997 by Dutt Corporation of Louisiana, Inc. and Entergy Gulf States, Inc. (Louisiana), recorded October 21, 1997 in Original 472, Bundle 10834 (platted hereon)

15. Plat of Inniswold Estates subdivision dated November 27, 1941, recorded June 4,1942 at Plan Book 9, Page 58 (reference plan)

16. Plat of W.T. Brown Tract dated October 27, 1941, recorded March 3, 1942 in Original 81, Bundle 1472 (reference plan)

17. Plat of Tract A Inniswold Estates subdivision dated July 9, 1973, recorded June 27,1983 in Original 602, Bundle 9583 (reference plan)

18. Plat attached to the act of sale by Tripper Realty Corp. to Interchange Investments, Inc. dated May 13, 1964, recorded May 15, 1964 in Original 21, Bundle 5602 with Cash Sale. (reference plan)

19. Plat attached to the act of sale by The Umet Trust to Ronald R. Anderson -Budget Luxury Inn of Baton Rouge dated May 1, 1978 recorded May 2, 1978 in Original 749, Bundle 9257 with Cash Sale. (reference plan)

20. Memorandum of Agreement by Airline Highway, LLC to Cox Communications Louisiana, LLC dated July 6,2007, recorded October 6, 2008 in Original 745, Bundle 12097 (blanket in nature)

EXCEPTIONS

The following exceptions from Schedule BII of the First American Title Insurance Company commitment, DKA Eleven, LLC (10259 Airline Highway) dated January 30, 2018 affect Tract A-1:

10. Plat of Lots 40,41 & 42 containing 9.96 acres, Inniswold Estates Subdivision dated October 27, 1941, recorded March 3, 1942 in Original 81, Bundle 1472 of the East Baton Rouge Parish Records (reference plan)

11. Plat of Resubdivision of Inniswold Estates subdivision, Lying North & East of Jefferson dated November 27, 1941, recorded June 4, 1942 as Map 9, Page 58 of the East Baton Rouge Parish Records (reference plan)

12. Plat and cash sale from Interchange Investments, Inc. Humble Oil & Refining Co. dated May 13, 1964, recorded May 15, 1964 in Original 22, Bundle 5602, COB 1768, Page 445 of the East Baton Rouge Parish Records. (reference plan)

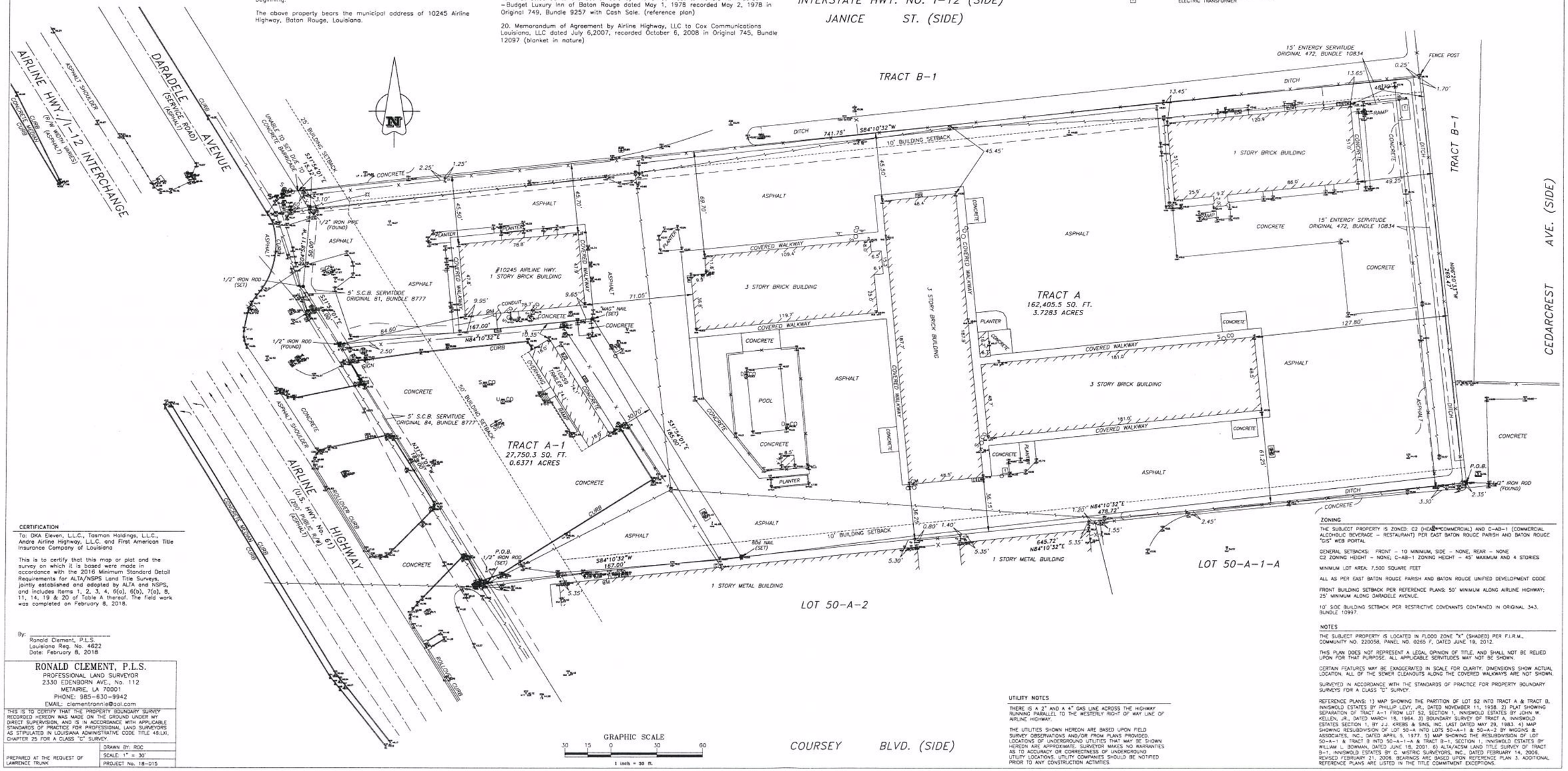
15. Permit by Exxon Corp. to South Central Bell Telephone Co. dated March 28, 1974 and recorded June 18, 1974 in Original 84, Bundle 8777, COB 2368, Page 313 of the East Baton Rouge Parish Records. (platted hereon)

16. Restrictions/Covenants for Inniswold Esates, Inc. dated April 1, 1999 and recorded April 12, 1999 in Original 343, Bundle 10997 of the East Baton Rouge Parish Records. (blanket in nature)

17. Plat attached to the act of sale by Tripper Realty Corp. to Interchange Investments, Inc. dated May 13, 1964, recorded May 15, 1964 in Original 21, Bundle 5602 with Cash Sale. (reference plan)

LEGEND

- CATCH BASIN
- DRAIN INLET
- SEWER MANHOLE
- UTILITY MANHOLE
- UTILITY INTERFACE
- CULVERT
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND WATER LINE
- UNDERGROUND GAS LINE
- UTILITY POLE/OVERHEAD UTILITIES
- ANCHOR
- TRAFFIC SIGNAL POLE
- GAS METER (ABANDONED ON SITE)
- DRAIN CLEANOUT
- SEWER CLEANOUT
- UTILITY CLEANOUT
- FIRE HYDRANT
- LIGHT POLE
- WATER VALVE
- WATER METER
- GUARD POST
- TALL POST
- SIGN
- GUARD RAIL
- CHAINLINK FENCE
- WOOD FENCE
- FATEL COMMUNICATIONS MARKER
- AT&T MARKER
- TRAFFIC VAULT
- ELECTRIC BOX (ABANDONED ON SITE)
- ELECTRIC METER (ABANDONED ON SITE)
- TELEPHONE BOX (ABANDONED ON SITE)
- COMMUNICATIONS VAULT
- AIR CONDITIONER
- CABLE TV BOX (ABANDONED ON SITE)
- ELECTRIC TRANSFORMER



GRAPHIC SCALE
30 15 0 30 60
1 inch = 30 ft.

CERTIFICATION

To: DKA Eleven, L.L.C., Tasman Holdings, L.L.C., Andre Airline Highway, L.L.C. and First American Title Insurance Company of Louisiana

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 8, 11, 14, 19 & 20 of Table A thereof. The field work was completed on February 8, 2018.

By: _____
Ronald Clement, P.L.S.
Louisiana Reg. No. 4622
Date: February 8, 2018

RONALD CLEMENT, P.L.S.
PROFESSIONAL LAND SURVEYOR
2330 EDENBORN AVE., No. 112
METAIRIE, LA 70001
PHONE: 985-630-9942
EMAIL: clementronnie@aol.com

THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS STIPULATED IN LOUISIANA ADMINISTRATIVE CODE TITLE 46:LXI, CHAPTER 25 FOR A CLASS "C" SURVEY.

PREPARED AT THE REQUEST OF LAWRENCE TRUNK	DRAWN BY: ROC
	SCALE: 1" = 30'
	PROJECT No. 18-015

ZONING

THE SUBJECT PROPERTY IS ZONED: C2 (HEAVY COMMERCIAL) AND C-AB-1 (COMMERCIAL ALCOHOLIC BEVERAGE - RESTAURANT) PER EAST BATON ROUGE PARISH AND BATON ROUGE "GIS" WEB PORTAL

GENERAL SETBACKS: FRONT - 10 MINIMUM, SIDE - NONE, REAR - NONE
C2 ZONING HEIGHT - NONE; C-AB-1 ZONING HEIGHT - 45' MAXIMUM AND 4 STORIES

MINIMUM LOT AREA: 7,500 SQUARE FEET

ALL AS PER EAST BATON ROUGE PARISH AND BATON ROUGE UNIFIED DEVELOPMENT CODE

FRONT BUILDING SETBACK PER REFERENCE PLANS: 50' MINIMUM ALONG AIRLINE HIGHWAY; 25' MINIMUM ALONG DARADELE AVENUE.

10' SIDE BUILDING SETBACK PER RESTRICTIVE COVENANTS CONTAINED IN ORIGINAL 343, BUNDLE 10997.

NOTES

THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" (SHADED) PER F.I.R.M., COMMUNITY NO. 220058, PANEL NO. 0265 F, DATED JUNE 19, 2012.

THIS PLAN DOES NOT REPRESENT A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. ALL APPLICABLE SERVITUDES MAY NOT BE SHOWN.

CERTAIN FEATURES MAY BE EXAGGERATED IN SCALE FOR CLARITY. DIMENSIONS SHOW ACTUAL LOCATION. ALL OF THE SEWER CLEANOUTS ALONG THE COVERED WALKWAYS ARE NOT SHOWN.

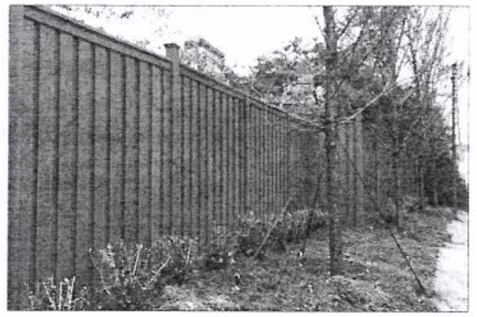
SURVEYED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY.

REFERENCE PLANS: 1) MAP SHOWING THE PARTITION OF LOT 52 INTO TRACT A & TRACT B, INNISWOLD ESTATES BY PHILLIP LEVY, JR., DATED NOVEMBER 11, 1958. 2) PLAT SHOWING SEPARATION OF TRACT A-1 FROM LOT 52, SECTION 1, INNISWOLD ESTATES BY JOHN W. KELLEN, JR., DATED MARCH 18, 1964. 3) BOUNDARY SURVEY OF TRACT A, INNISWOLD ESTATES SECTION 1, BY J.J. KREBS & SONS, INC. LAST DATED MAY 29, 1983. 4) MAP SHOWING RESUBDIVISION OF LOT 50-A INTO LOTS 50-A-1 & 50-A-2 BY WIGGINS & ASSOCIATES, INC., DATED APRIL 5, 1977. 5) MAP SHOWING THE RESUBDIVISION OF LOT 50-A-1 & TRACT B INTO 50-A-1-A & TRACT B-1, SECTION 1, INNISWOLD ESTATES BY WILLIAM L. BOWMAN, DATED JUNE 18, 2001. 6) ALTA/ACSM LAND TITLE SURVEY OF TRACT B-1, INNISWOLD ESTATES BY C. MISTRIC SURVEYORS, INC., DATED FEBRUARY 14, 2006, REVISED FEBRUARY 21, 2006. BEARINGS ARE BASED UPON REFERENCE PLAN 3. ADDITIONAL REFERENCE PLANS ARE LISTED IN THE TITLE COMMITMENT EXCEPTIONS.

UTILITY NOTES

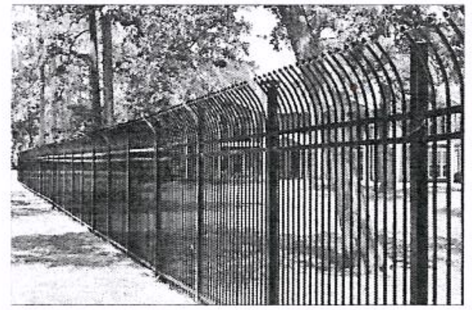
THERE IS A 2" AND A 4" GAS LINE ACROSS THE HIGHWAY RUNNING PARALLEL TO THE WESTERLY RIGHT OF WAY LINE OF AIRLINE HIGHWAY.

THE UTILITIES SHOWN HEREON ARE BASED UPON FIELD SURVEY OBSERVATIONS AND/OR PLANS PROVIDED. LOCATIONS OF UNDERGROUND UTILITIES THAT MAY BE SHOWN HEREON ARE APPROXIMATE. SURVEYOR MAKES NO WARRANTIES AS TO ACCURACY OR CORRECTNESS OF UNDERGROUND UTILITY LOCATIONS. UTILITY COMPANIES SHOULD BE NOTIFIED PRIOR TO ANY CONSTRUCTION ACTIVITIES.



LOCATED @ SIDE AND REAR PROPERTY LINES

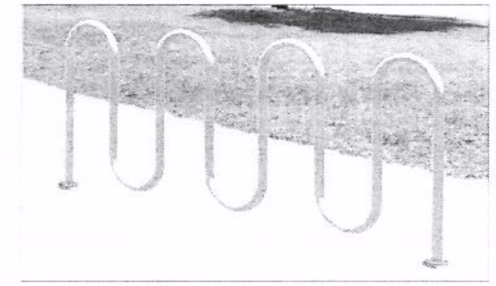
2 8' PRIVACY FENCE — NOT TO SCALE



LOCATED @ FRONT PROPERTY LINES

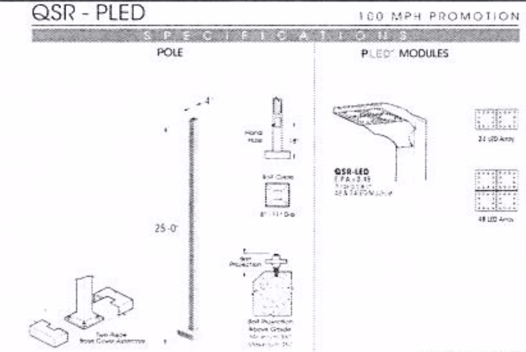
3 8' DECORATIVE FENCE — NOT TO SCALE

4 10' MAIL KIOSK — NOT TO SCALE



LOCATED @ MULTIPLE LOCATIONS

5 BIKE RACK — NOT TO SCALE

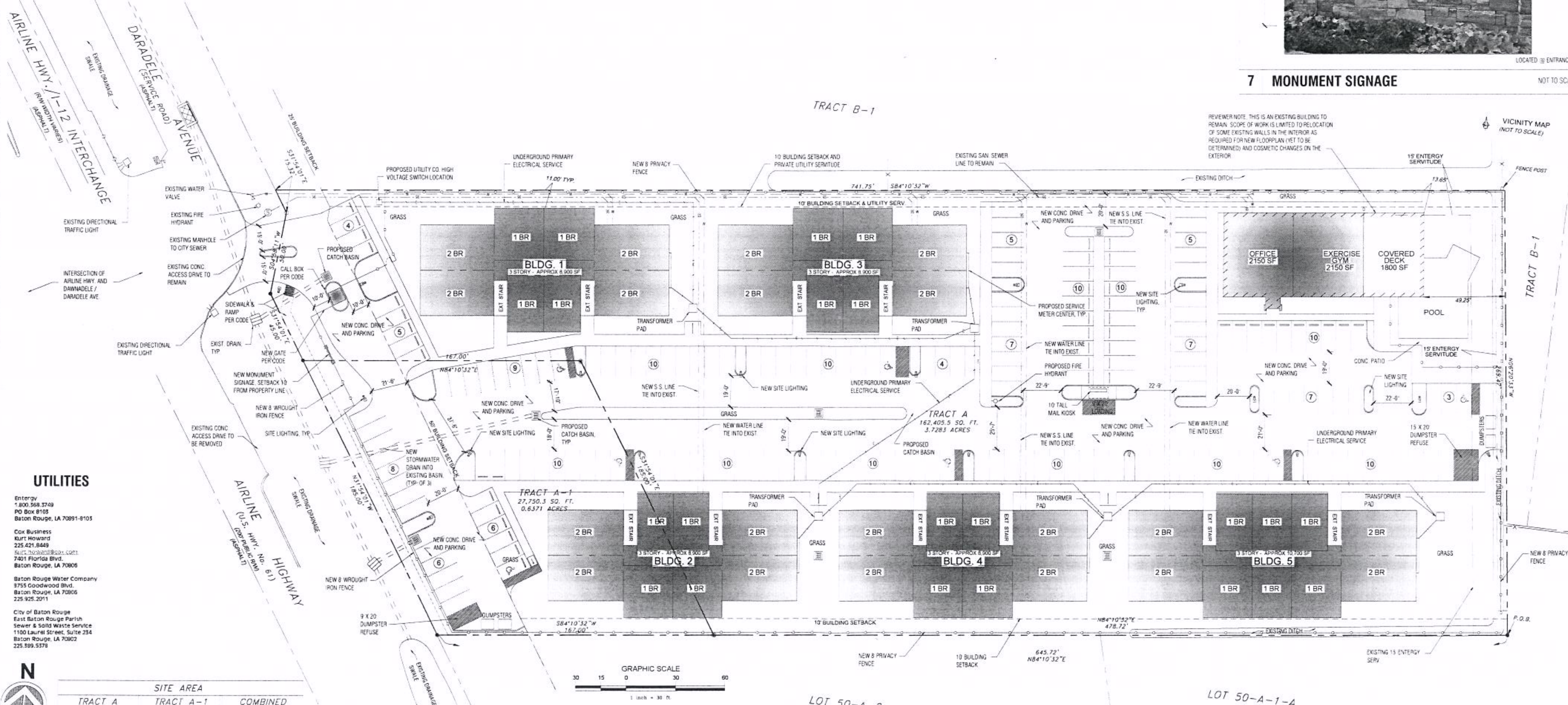


LOCATED @ MULTIPLE LOCATIONS

6 SITE LIGHTING — NOT TO SCALE

LOCATED @ ENTRANCE

7 MONUMENT SIGNAGE — NOT TO SCALE



UTILITIES

Entergy
1.800.368.3749
PO Box 8103
Baton Rouge, LA 70891-8103

Cox Business
Kurt Howard
225.421.8449
kurt.howard@cox.com
7401 Florida Blvd.
Baton Rouge, LA 70806

Baton Rouge Water Company
8755 Goodwood Blvd.
Baton Rouge, LA 70806
225.925.2011

City of Baton Rouge
East Baton Rouge Parish
Sewer & Solid Waste Service
1100 Laurel Street, Suite 234
Baton Rouge, LA 70802
225.389.5378

N

SITE AREA		
TRACT A	TRACT A-1	COMBINED
162,405.5 SQ. FT. 3.7283 ACRES	27,750.3 SQ. FT. 0.6371 ACRES	190,155.8 SQ. FT. 4.3654 ACRES

1 PROPOSED SITE PLAN — 1" = 30'-0"

WILLIAM H. CRESS, JR. — No. 4028 — STATE OF LOUISIANA — REGISTERED ARCHITECT

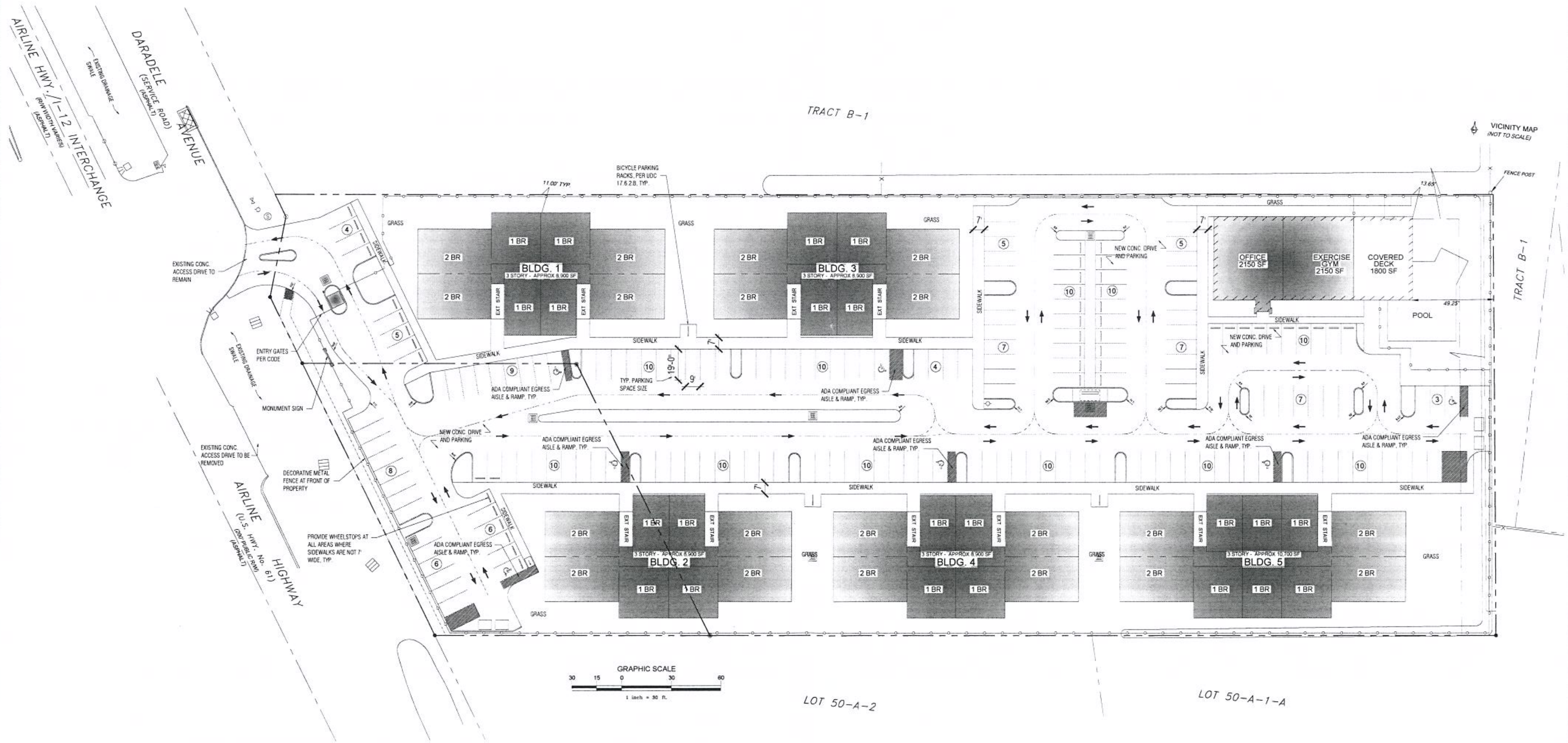
CRESS & LOPRESTO ARCHITECTS L.L.C.
A PROFESSIONAL ARCHITECTURAL COMPANY
10606 COURSEY BLVD., STE. A
BATON ROUGE, LOUISIANA 70816
(225) 930-6040 FAX (225) 930-6045

REVISIONS
1 PLANNING COMMISSION REVISION 3-23-18

Job No:
Date: 2-20-18
Drawn: whc

A New Development for:
Royal Palms Apartments
10245 Airline Highway
Baton Rouge, LA. 70816

Sheet No.____
A3.1
Of____



PARKING CHART			
USE	FORMULA	REQUIRED	PROPOSED
MULTI-FAMILY (1 BEDROOM)	(1 SPACE / UNIT) 66 PROPOSED UNITS	66	66
MULTI-FAMILY (2 BEDROOM)	(2 SPACES / UNIT) 60 PROPOSED UNITS	120	120
TOTALS		186	186
HANDICAP SPACES	151-200	6	7
BICYCLE PARKING	1 PER 20 VEHICULAR SPACES	10	15

N

1 **PROPOSED CIRCULATION PLAN**

1" = 30'-0"

CRESS & LOPRESTO ARCHITECTS L.L.C.
A PROFESSIONAL ARCHITECTURAL COMPANY
10606 COURSEY BLVD., STE. A
BATON ROUGE, LOUISIANA 70816
(225) 930-6040 FAX (225) 930-6045

REVISIONS
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A New Development for:
Royal Palms Apartments
10245 Airline Highway
Baton Rouge, LA. 70816

Sheet No.

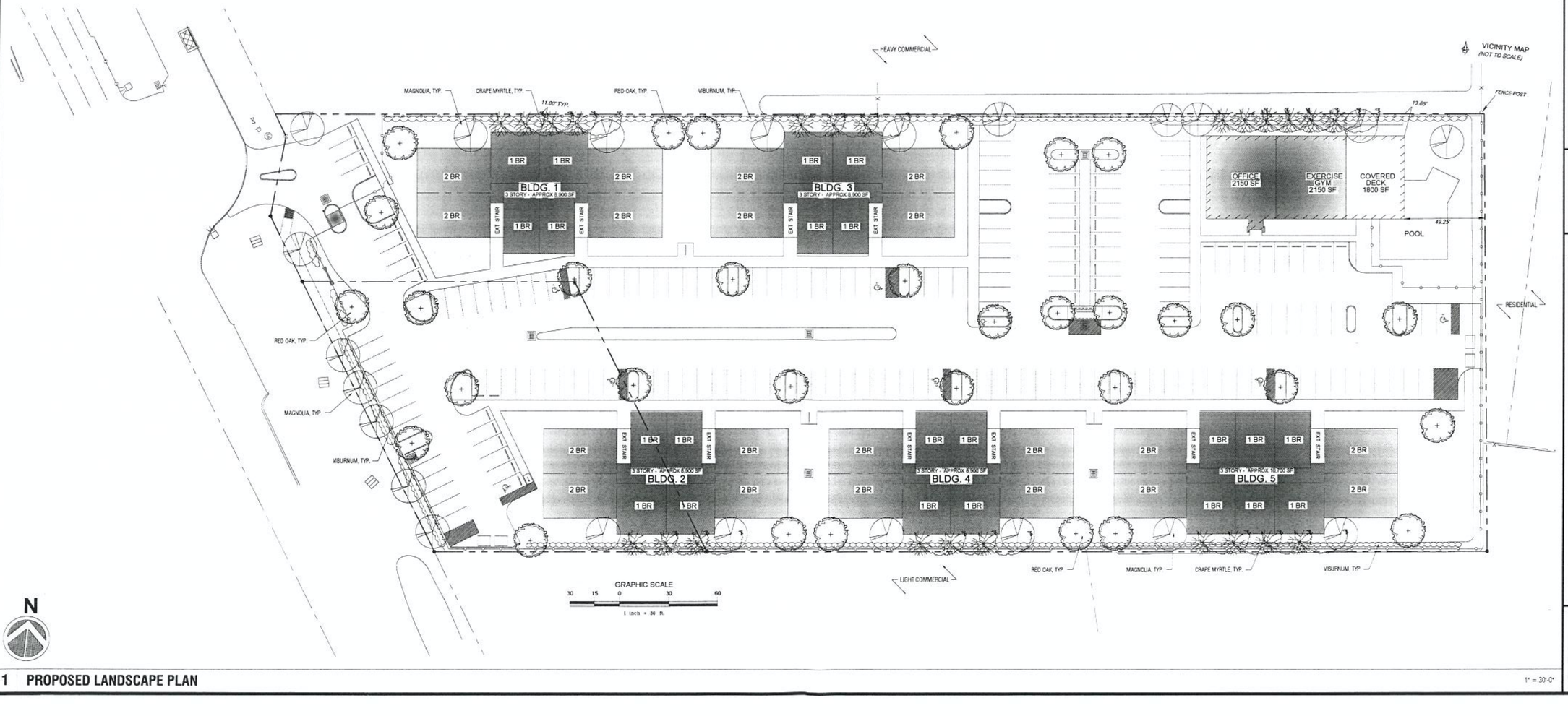
A4.1

Of

- RED OAK (CLASS "A")
- MAGNOLIA (CLASS "A")
- CRAPE MYRTLE
- VIBURNUM

REQUIREMENTS

HEAVY COMMERCIAL BUFFER:	247 VIBURNUM, 13 CRAPE MYRTLES, 6 RED OAKS, 8 MAGNOLIA,	3' O.C. 20' O.C. 40' O.C. 40' O.C.
LIGHT COMMERCIAL BUFFER:	215 VIBURNUM, 10 CRAPE MYRTLES, 7 RED OAKS, 6 MAGNOLIA,	3' O.C. (645') 20' O.C. 40' O.C. 40' O.C.
STREET YARD: ~230 L.F. :	58 HAWTHORNE, 6 MAGNOLIA,	3' O.C. CLASS "A"
PARKING:	21 RED OAKS,	CLASS "A"



1 **PROPOSED LANDSCAPE PLAN** 1" = 30'-0"

STATE OF LOUISIANA
CHRIS A. BROUD
REG. NO. B-348
LICENSED LANDSCAPE ARCHITECT

CRESS & LOPRESTO ARCHITECTS L.L.C.
A PROFESSIONAL ARCHITECTURAL COMPANY
10606 COURSEY BLVD., STE. A
BATON ROUGE, LOUISIANA 70816
(225) 930-6040 FAX (225) 930-6045

REVISIONS
1 PLANNING COMMISSION REVISION 3-23-18

Job No:
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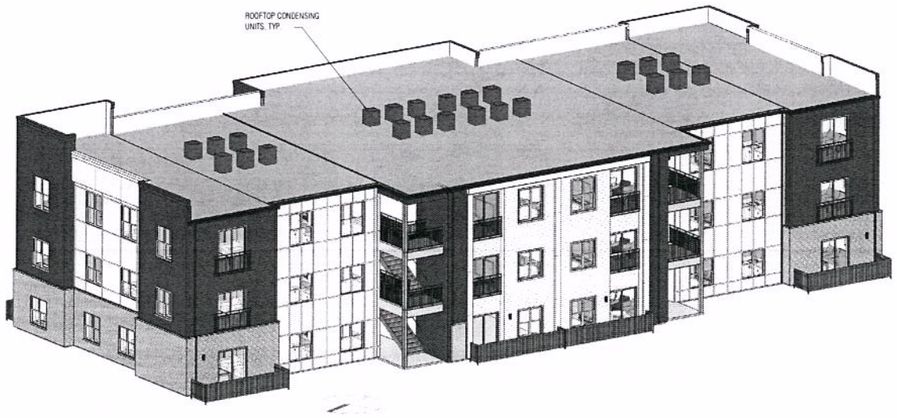
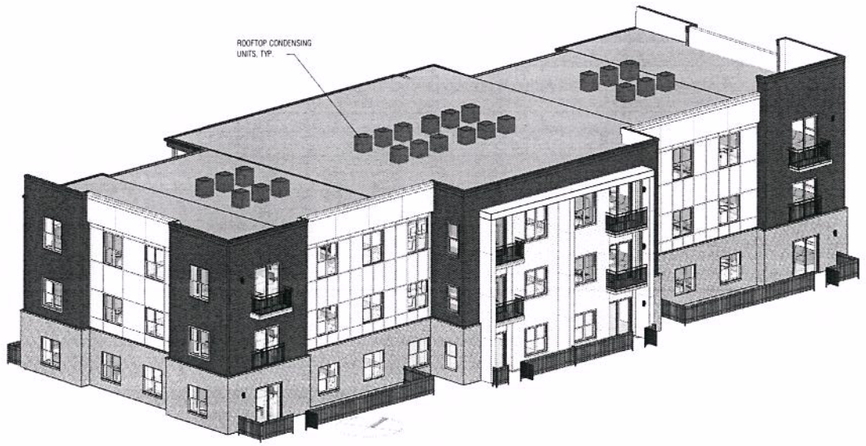
Drawn: whc

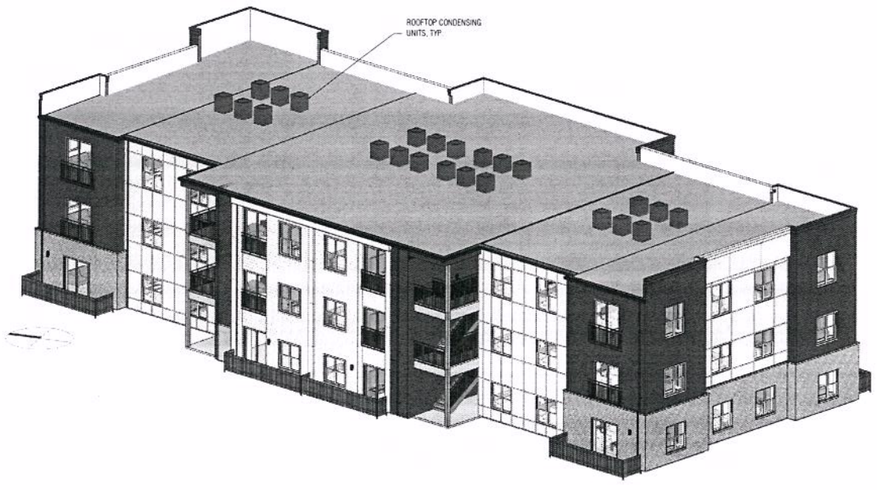
A New Development for:
Royal Palms Apartments
10245 Airline Highway
Baton Rouge, LA. 70816

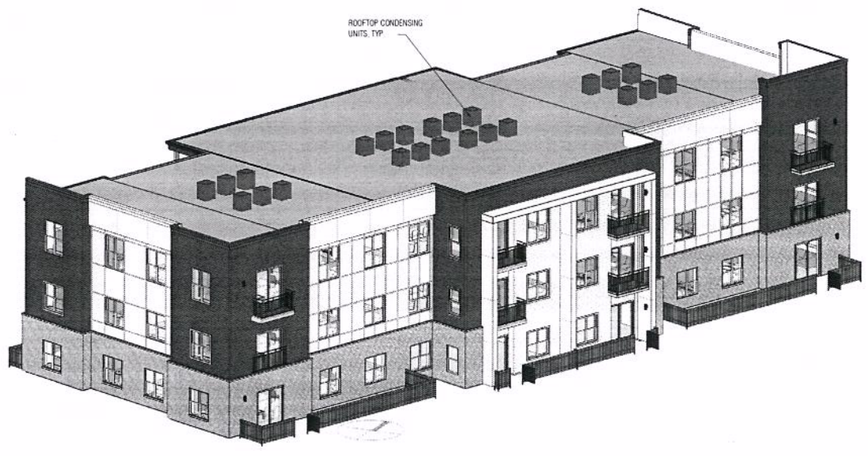
Sheet No.___
A5.1
Of___

Plotted: 3/2/18 AM on 03/23/2018 by Trod









1 PRELIMINARY ISOMETRIC EXTERIOR ELEVATIONS NO SCALE

CRESS & LOPRESTO ARCHITECTS L.L.C.
A PROFESSIONAL ARCHITECTURAL COMPANY
10606 COURSEY BLVD., STE. A
BATON ROUGE, LOUISIANA 70816
(225) 930-6040 FAX (225) 930-6045

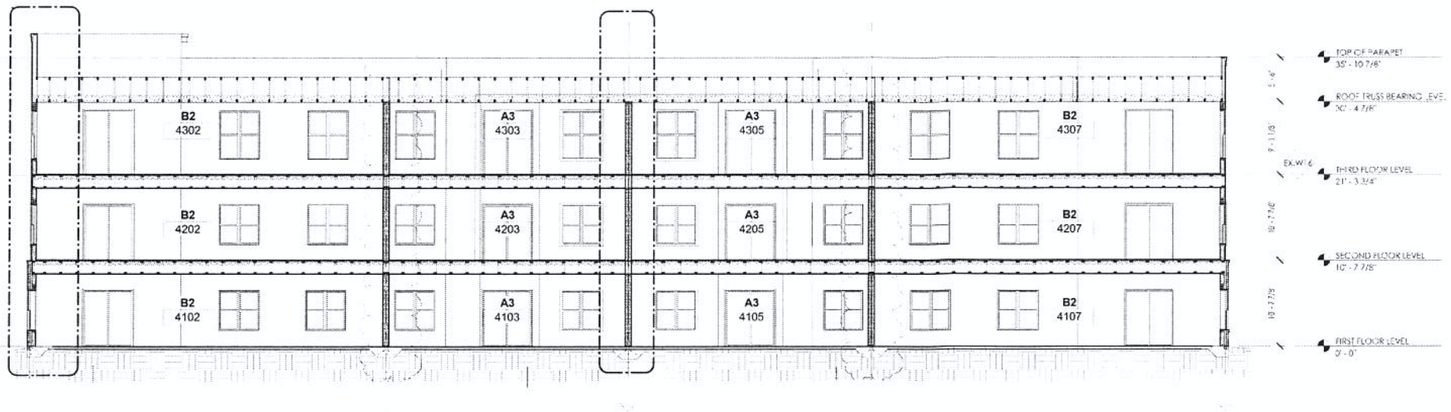
REVISIONS
1 PLANNING COMMISSION REVISION 3-23-18

Job No:
Date: 2-20-18
Drawn: whc

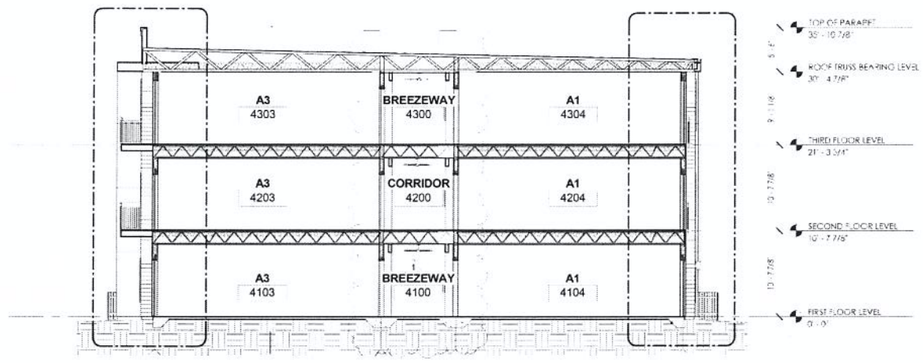
A New Development for:
Royal Palms Apartments
10245 Airline Highway
Baton Rouge, LA. 70816

Sheet No.___
A-6.1
Of___

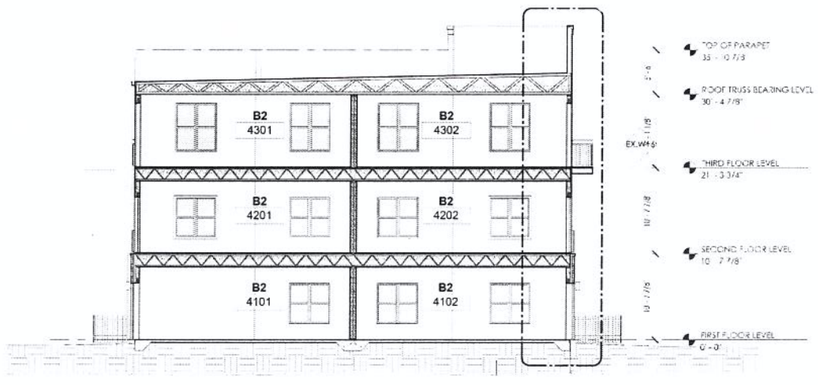
Plotted at 9:13:41 AM on 03/22/2018 by Host



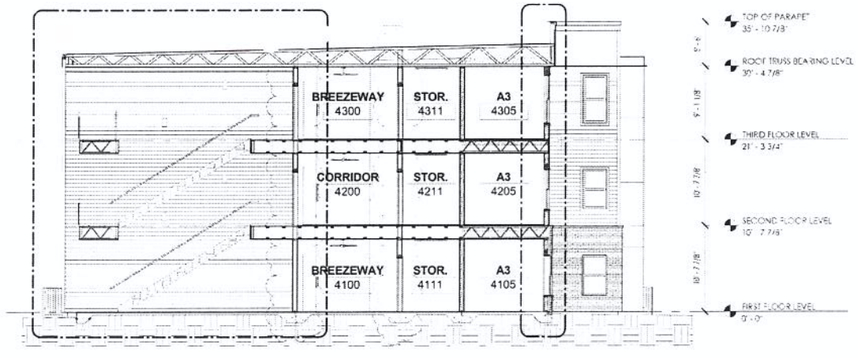
1 PRELIMINARY SCHEMATIC SECTION - LONGITUDINAL NO SCALE



2 PRELIMINARY SCHEMATIC SECTION - TRANSVERSE, TYP. NO SCALE



3 PRELIMINARY SCHEMATIC SECTION - THROUGH BALCONY NO SCALE



4 PRELIMINARY SCHEMATIC SECTION - THROUGH STAIRS NO SCALE

H. CRESS, JR. NO. 4028 REGISTERED LOUISIANA ARCHITECT
CRESS & LOPRESTO ARCHITECTS L.L.C.
A PROFESSIONAL ARCHITECTURAL COMPANY
10606 COURSEY BLVD., STE. A
BATON ROUGE, LOUISIANA 70816
(225) 930-6040 FAX (225) 930-6045

REVISIONS
1 PLANNING COMMISSION REVISION 3-23-18

Job No:
Date: 2-20-18
Drawn: whc

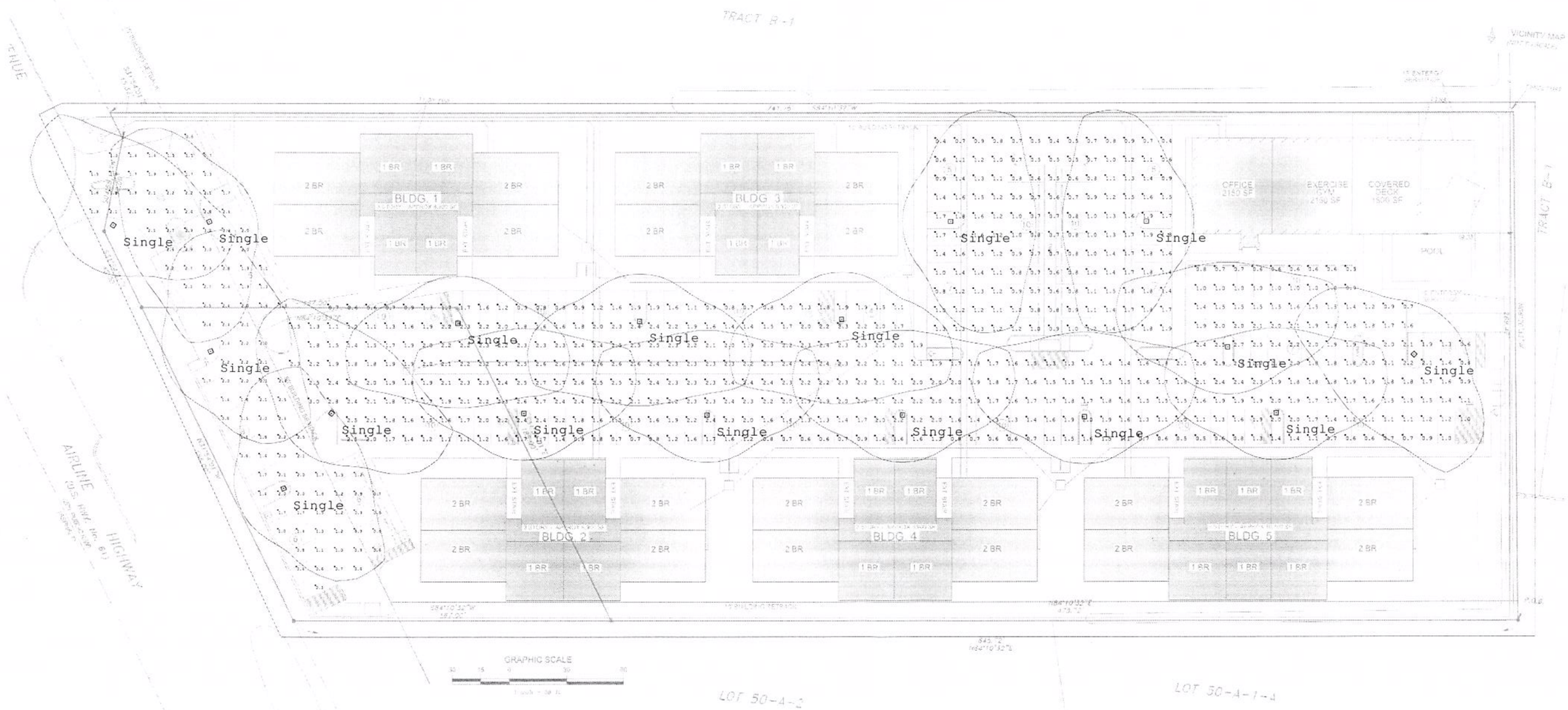
A New Development for:
Royal Palms Apartments
10245 Airline Highway
Baton Rouge, LA. 70816

Sheet No.
A-7.1
Of

Luminaire Schedule							
Symbol	Qty	LLF	Description	Lum. Watts	Lum. Lumens	Tag	Total Watts
+	17	0.950	QSR-LED-4850-PLED-III	81	9323	Single	1377

NOTES:
27.5ft Mounting Height
4000K
.95 LLF
10x10 Point Spacing

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
Airline Side	1.78	3.2	0.3	5.93	10.67
Center	1.73	3.0	0.5	3.46	6.00
Plan North	1.12	1.9	0.4	2.80	4.75



CURTIS STOUT
Lighting/Utility/Electrical
Automation/Audio/Visual
10611 Plaza Americana Dr.
Baton Rouge, LA. 70816
P: (225) 291-5709
F: (225) 291-5713

Drawn By: Michael Palmer

Date:3/22/2018

PROJECT: Royal Palms Apartment REV 1

EXPEDITED AVAILABILITY

Q S R - P L E D

S P E C I F I C A T I O N S

PROJECT NAME:

PROJECT TYPE:

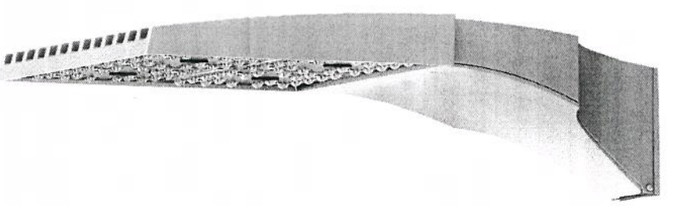
OPTICAL HOUSING
Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly with integral cooling fins. The Optical Panel mounting surface is milled flat (surface variance <± .003") to facilitate thermal transfer of heat to housing and cooling fins. Solid barrier wall separates optical and electrical compartments. The optical and electrical compartments are integrated to create one assembly. Minimum wall thickness is .188".

ELECTRICAL HOUSING w/ INTEGRATED ARM
Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly with integral cooling ribs surrounding the electrical compartment and a flat surface on the top of the arm to accommodate a photocell receptacle. Solid barrier wall separates optical and electrical compartments. The optical compartment and electrical compartment with the integrated support arm combine to create one assembly. Minimum wall thickness is .188". Cast and hinged driver assembly cover is integrated with wiring compartment cover.

PLED™ OPTICS
Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. A micro-reflector inside the refractor re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce Type III and Type IV site/area distributions. Panels are field replaceable and field rotatable in 90° increments. LED's are 4000K CCT.

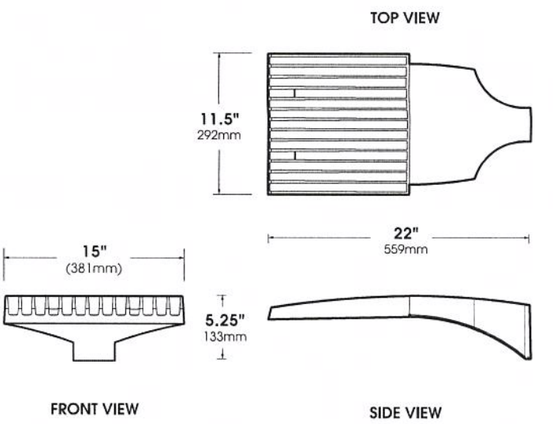
LED DRIVER(S)
Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F. Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer, held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V, 50/60Hz or 347V-480V, 50,60Hz. (0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection.

FINISH
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step media blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.



QSR-LED*

*UNIVERSAL POLE MOUNTING BRACKET INCLUDED PATENT PENDING



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DLC

MADE IN THE USA

2017296

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www.usaltg.com

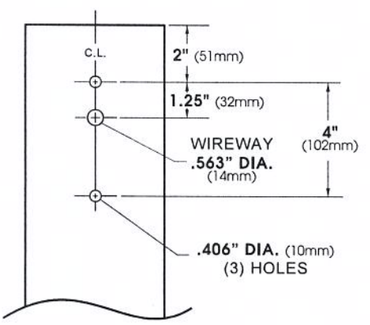
U.S. ARCHITECTURAL LIGHTING

QSR - PLED

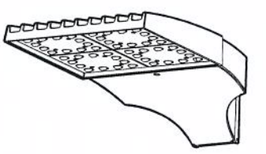
PROMOTION

SPECIFICATIONS

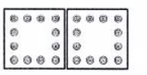
POLE DRILLING TEMPLATE



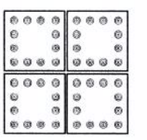
PLED™ MODULES



QSR-LED
E.P.A.= 0.45
Available in:
48 & 24LED Module

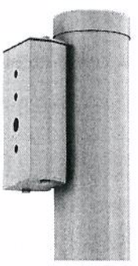


24 LED Array

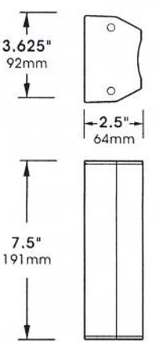


48 LED Array

UNIVERSAL POLE MOUNTING BRACKET
(INCLUDED)



FITS ROUND OR SQUARE POLES.



SPEC / ORDERING INFORMATION

CATALOG #	LED COUNT	VOLTAGE	WATTS	LUMENS	REPLACES HID	OPTIONS
		* = Specify Voltage				
☐ QSR/2480/PLED-III/*/RAL-8019/DBZ	24	☐ 120	68	7548	150W	☐ SURGE PROTECTOR. . . . **SP**
☐ QSR/2480/PLED-IV/*/RAL-8019/DBZ	24	☐ 208	68	7480	150W	
		☐ 240				
☐ QSR/4850/PLED-III/*/RAL-8019/DBZ	48	☐ 277	79	10349	250W	☐ HOUSE SIDE SHIELD . . . . **.HS-PLED**
☐ QSR/4850/PLED-IV/*/RAL-8019/DBZ	48		79	10270	250W	
☐ QSR/4810/PLED-III/*/RAL-8019/DBZ	48		160	18240	400W	
☐ QSR/4810/PLED-IV/*/RAL-8019/DBZ	48		160	18040	400W	
		* = Specify Voltage				
☐ QSR/2480/PLED-III/*/RAL-8019/DBZ	24	☐ 347	68	7548	150W	
☐ QSR/2480/PLED-IV/*/RAL-8019/DBZ	24	☐ 480	68	7480	150W	
☐ QSR/4850/PLED-III/*/RAL-8019/DBZ	48		79	10349	250W	
☐ QSR/4850/PLED-IV/*/RAL-8019/DBZ	48		79	10270	250W	
☐ QSR/4810/PLED-III/*/RAL-8019/DBZ	48		160	18240	400W	
☐ QSR/4810/PLED-IV/*/RAL-8019/DBZ	48		160	18040	400W	

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U.S. ARCHITECTURAL LIGHTING

EXPEDITED AVAILABILITY

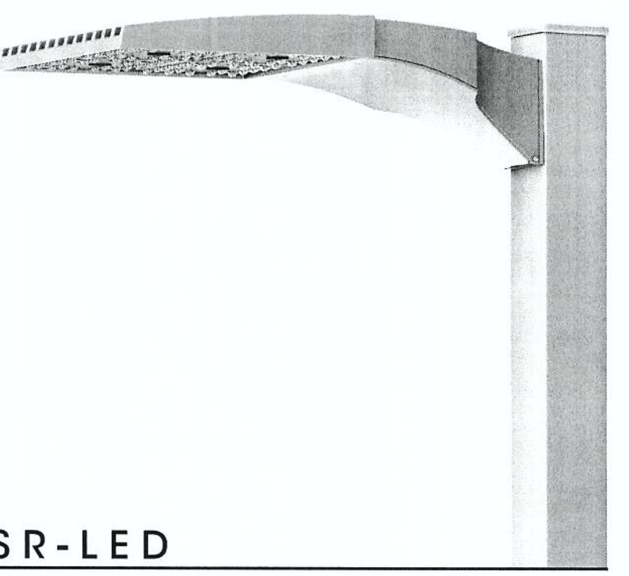
Q S R - P L E D

w/ POLE RATED* FOR 100MPH (*AASHTO 2000)

S P E C I F I C A T I O N S

PROJECT NAME: _____

FIXTURE TYPE: _____



QSR-LED

PATENT PENDING

FIXTURE

HOUSING

Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly with integral cooling fins. The Optical Panel mounting surface is milled flat (surface variance <± .003") to facilitate thermal transfer of heat to housing and cooling fins. Solid barrier wall separates optical and electrical compartments. The optical and electrical compartments are integrated to create one assembly. Minimum wall thickness is .188".

ARM MOUNTING

Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly with integral cooling ribs surrounding the electrical compartment and a flat surface on the top of the arm to accommodate a photocell receptacle. Solid barrier wall separates optical and electrical compartments. The optical compartment and electrical compartment with the integrated support arm combine to create one assembly. Minimum wall thickness is .188". Cast and hinged driver assembly cover is integrated with wiring compartment cover.

PLED™ OPTICS

Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. A micro-reflector inside the refractor re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce Type III and Type IV site/area distributions. Panels are field replaceable and field rotatable in 90° increments. LED's are 4000K CCT.

LED DRIVERS

Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F. Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer, held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V, 50/60Hz or 347V-480V, 50,60Hz.

POLE

SHAFT

4" square, fabricated from high grade structural steel tube. Shaft conforms to ASTM-A-501 - 68 specifications. Meets or exceeds minimum yield strength of 46,000 p.s.i. Wall thickness 11 Ga. (.120 wall). Reinforced hand hole is furnished with cover, shaft is furnished with ground lug located inside pole on wall opposite hand hole.

BASE PLATE

Fabricated from structural quality hot rolled steel. Meets or exceeds minimum yield strength of 36,000 p.s.i. base telescopes and is circumferentially welded to pole shaft. Slotted bolt holes provide 1 " flexibility on either side of bolt circle centerline.

ANCHORAGE

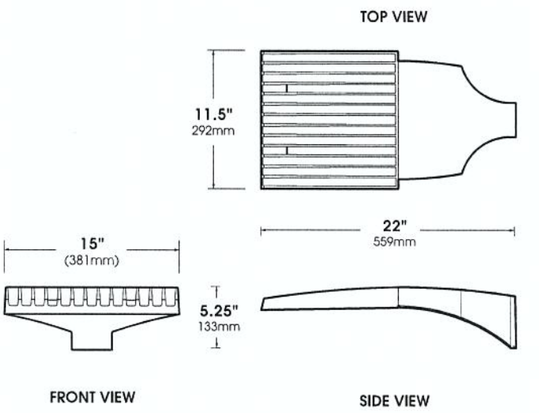
(4) anchor bolts fabricated from hot rolled steel bar, minimum yield strength of 50,000 p.s.i. bolts have "L" bend on one end and are threaded on the other end. Bolts are fully galvanized and are furnished with two nuts and two washers.

BASE COVER

Fabricated from heavy gauge quality carbon steel. Two piece cover conceals base.

FINISH (Applies to Luminaire and Pole)

Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step sand blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability. Smooth finish is standard.



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MADE IN THE USA

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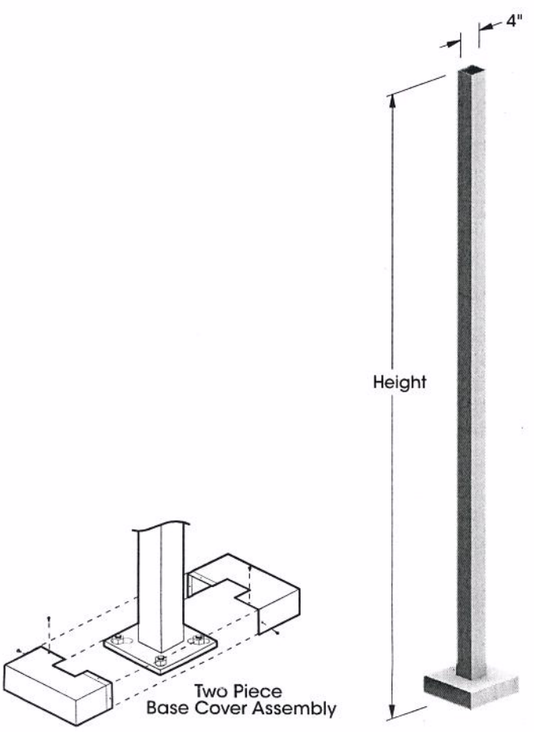
U.S. ARCHITECTURAL LIGHTING

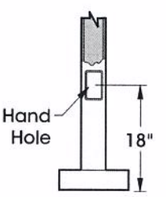
QSR - PLED

100 MPH PROMOTION

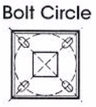
SPECIFICATIONS

POLE

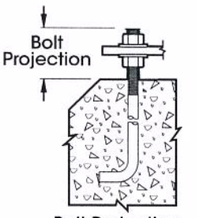




Bolt Circle

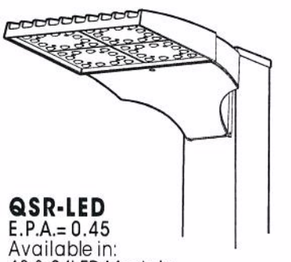


8" - 11" Dia.

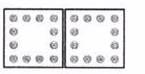


Bolt Projection Above Grade:
Minimum 3¼"
Maximum 3¾"

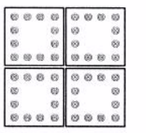
PLED™ MODULES



QSR-LED
E.P.A.= 0.45
Available in:
48 & 24LED Module



24 LED Array



48 LED Array

SPEC / ORDERING INFORMATION

POLE	CATALOG #	VOLTAGE	WATTS	LUMENS	REPLACES HID	LED COUNT	OPTIONS
		* = Specify Voltage					
15'0"- 4" Sq - 11Ga	☐ SNTS-154-11/QSR/2480/PLED-III/*/RAL-8019/DBZ	☐ 120	68	7548	150W	24	☐ SURGE PROTECTOR ..... SP
15'0"- 4" Sq - 11Ga	☐ SNTS-154-11/QSR/2480/PLED-IV/*/RAL-8019/DBZ	☐ 208	68	7480	150W	24	
		☐ 240					☐ HOUSE SIDE SHIELD ..... HS-PLED
20'0"- 4" Sq - 11Ga	☐ SNTS-204-11/QSR/4850/PLED-III/*/RAL-8019/DBZ	☐ 277	79	10349	250W	48	
20'0"- 4" Sq - 11Ga	☐ SNTS-204-11/QSR/4850/PLED-IV/*/RAL-8019/DBZ		79	10270	250W	48	
25'0"- 4" Sq - 11Ga	☐ SNTS-254-11/QSR/4810/PLED-III/*/RAL-8019/DBZ		160	18240	400W	48	
25'0"- 4" Sq - 11Ga	☐ SNTS-254-11/QSR/4810/PLED-IV/*/RAL-8019/DBZ		160	18040	400W	48	
		* = Specify Voltage					
15'0"- 4" Sq - 11Ga	☐ SNTS-154-11/QSR/2480/PLED-III/*/RAL-8019/DBZ	☐ 347	68	7548	150W	24	
15'0"- 4" Sq - 11Ga	☐ SNTS-154-11/QSR/2480/PLED-IV/*/RAL-8019/DBZ	☐ 480	68	7480	150W	24	
20'0"- 4" Sq - 11Ga	☐ SNTS-204-11/QSR/4850/PLED-III/*/RAL-8019/DBZ		79	10349	250W	48	
20'0"- 4" Sq - 11Ga	☐ SNTS-204-11/QSR/4850/PLED-IV/*/RAL-8019/DBZ		79	10270	250W	48	
25'0"- 4" Sq - 11Ga	☐ SNTS-254-11/QSR/4810/PLED-III/*/RAL-8019/DBZ		160	18240	400W	48	
25'0"- 4" Sq - 11Ga	☐ SNTS-254-11/QSR/4810/PLED-IV/*/RAL-8019/DBZ		160	18040	400W	48	

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U.S. ARCHITECTURAL LIGHTING

EXPEDITED AVAILABILITY

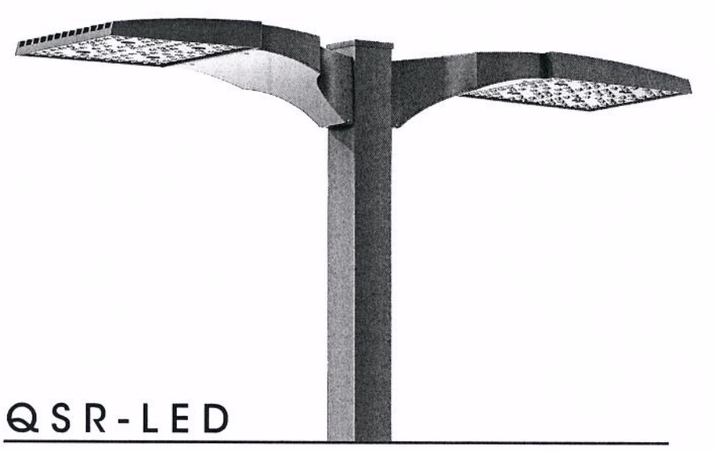
QSR-PLED TWIN ASSEMBLY

w/ POLE RATED* FOR 100MPH (*AASHTO 2000)

S P E C I F I C A T I O N S

PROJECT NAME: _____

FIXTURE TYPE: _____



PATENT PENDING

FIXTURE

HOUSING

Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly with integral cooling fins. The Optical Panel mounting surface is milled flat (surface variance <± .003") to facilitate thermal transfer of heat to housing and cooling fins. Solid barrier wall separates optical and electrical compartments. The optical and electrical compartments are integrated to create one assembly. Minimum wall thickness is .188".

ARM MOUNTING

Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly with integral cooling ribs surrounding the electrical compartment and a flat surface on the top of the arm to accommodate a photocell receptacle. Solid barrier wall separates optical and electrical compartments. The optical compartment and electrical compartment with the integrated support arm combine to create one assembly. Minimum wall thickness is .188". Cast and hinged driver assembly cover is integrated with wiring compartment cover.

PLED™ OPTICS

Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. A micro-reflector inside the refractor re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce Type III and Type IV site/area distributions. Panels are field replaceable and field rotatable in 90° increments. LED's are 4000K CCT.

LED DRIVERS

Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F. Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer, held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V, 50/60Hz or 347V-480V, 50,60Hz.

POLE

SHAFT

4" square, fabricated from high grade structural steel tube. Shaft conforms to ASTM-A-501 - 68 specifications. Meets or exceeds minimum yield strength of 46,000 p.s.i. Wall thickness 11 Ga. (.120 wall). Reinforced hand hole is furnished with cover, shaft is furnished with ground lug located inside pole on wall opposite hand hole.

BASE PLATE

Fabricated from structural quality hot rolled steel. Meets or exceeds minimum yield strength of 36,000 p.s.i. base telescopes and is circumferentially welded to pole shaft. Slotted bolt holes provide 1 " flexibility on either side of bolt circle centerline.

ANCHORAGE

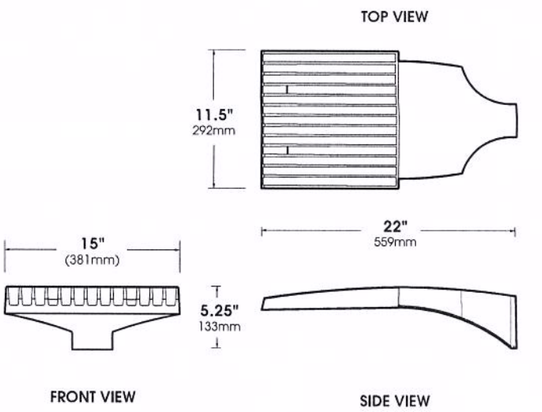
(4) anchor bolts fabricated from hot rolled steel bar, minimum yield strength of 50,000 p.s.i. bolts have "L" bend on one end and are threaded on the other end. Bolts are fully galvanized and are furnished with two nuts and two washers.

BASE COVER

Fabricated from heavy gauge quality carbon steel. Two piece cover conceals base.

FINISH (Applies to Luminaire and Pole)

Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step sand blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability. Smooth finish is standard.



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DLC PREMIUM

MADE IN THE USA

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U.S. Architectural Lighting

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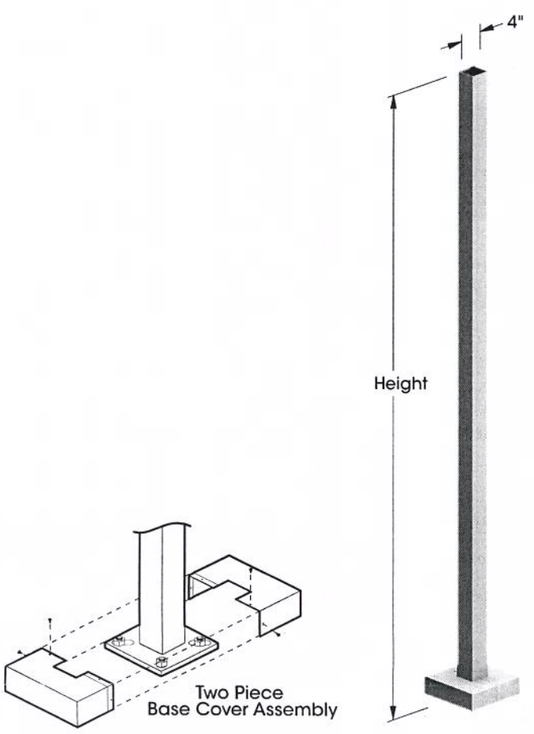
U.S. ARCHITECTURAL LIGHTING

QSR - PLED TWIN ASSEMBLY

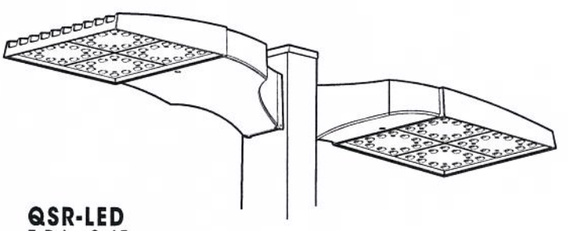
100 MPH PROMOTION

SPECIFICATIONS

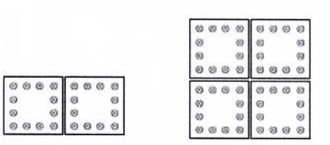
POLE



PLED™ MODULES



QSR-LED
E.P.A.= 0.45
Available in:
48 & 24LED Module



SPEC / ORDERING INFORMATION

POLE	CATALOG #	VOLTAGE	WATTS	LUMENS	REPLACES HID	LED COUNT	OPTIONS
		* = Specify Voltage		Lumens Per Fixture			
15'0"- 4" Sq - 11Ga	☐ SNTS-154-11-2180/QSR/2480/PLED-III/*/RAL-8019/DBZ	☐ 120	68	7548	150W	24	☐ SURGE PROTECTOR ..... SP
15'0"- 4" Sq - 11Ga	☐ SNTS-154-11-2180/QSR/2480/PLED-IV/*/RAL-8019/DBZ	☐ 208	68	7480	150W	24	
20'0"- 4" Sq - 11Ga	☐ SNTS-204-11-2180/QSR/4850/PLED-III/*/RAL-8019/DBZ	☐ 240 ☐ 277	79	10349	250W	48	☐ HOUSE SIDE SHIELD ..... HS-PLED
20'0"- 4" Sq - 11Ga	☐ SNTS-204-11-2180/QSR/4850/PLED-IV/*/RAL-8019/DBZ		79	10270	250W	48	
25'0"- 4" Sq - 11Ga	☐ SNTS-254-11-2180/QSR/4810/PLED-III/*/RAL-8019/DBZ		160	18240	400W	48	
25'0"- 4" Sq - 11Ga	☐ SNTS-254-11-2180/QSR/4810/PLED-IV/*/RAL-8019/DBZ		160	18040	400W	48	
		* = Specify Voltage					
15'0"- 4" Sq - 11Ga	☐ SNTS-154-11-2180/QSR/2480/PLED-III/*/RAL-8019/DBZ	☐ 347	68	7548	150W	24	
15'0"- 4" Sq - 11Ga	☐ SNTS-154-11-2180/QSR/2480/PLED-IV/*/RAL-8019/DBZ	☐ 480	68	7480	150W	24	
20'0"- 4" Sq - 11Ga	☐ SNTS-204-11-2180/QSR/4850/PLED-III/*/RAL-8019/DBZ		79	10349	250W	48	
20'0"- 4" Sq - 11Ga	☐ SNTS-204-11-2180/QSR/4850/PLED-IV/*/RAL-8019/DBZ		79	10270	250W	48	
25'0"- 4" Sq - 11Ga	☐ SNTS-254-11-2180/QSR/4810/PLED-III/*/RAL-8019/DBZ		160	18240	400W	48	
25'0"- 4" Sq - 11Ga	☐ SNTS-254-11-2180/QSR/4810/PLED-IV/*/RAL-8019/DBZ		160	18040	400W	48	

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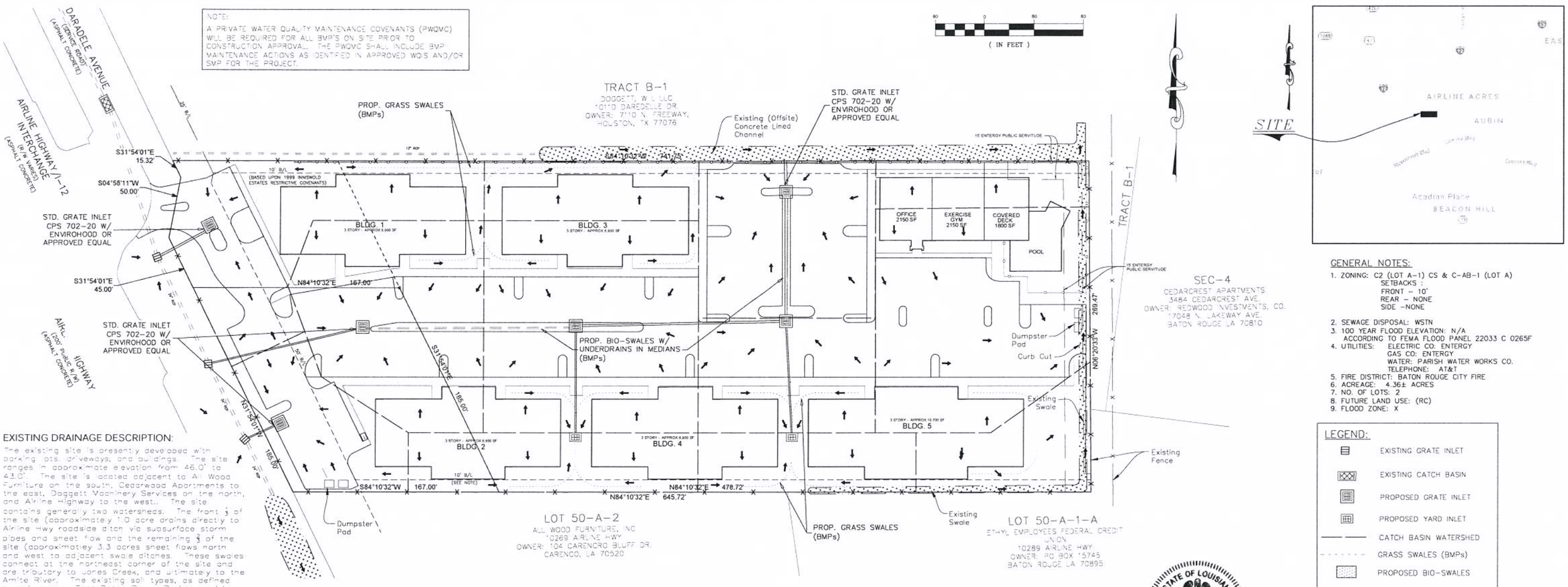
NOTE:
A PRIVATE WATER QUALITY MAINTENANCE COVENANTS (PWQMC) WILL BE REQUIRED FOR ALL BMP'S ON SITE PRIOR TO CONSTRUCTION APPROVAL. THE PWQMC SHALL INCLUDE BMP MAINTENANCE ACTIONS AS IDENTIFIED IN APPROVED WQIS AND/OR SMP FOR THE PROJECT.



EXISTING DRAINAGE DESCRIPTION:

The existing site is presently developed with parking lots, driveways, and buildings. The site ranges in approximate elevation from 46.0' to 43.0'. The site is located adjacent to All Wood Furniture on the south, Cedarwood Apartments to the east, Daggett Machinery Services on the north, and Airline Highway to the west. The site contains generally two watersheds. The front ⅓ of the site (approximately 1.0 acre drains directly to Airline Hwy roadside ditch via subsurface storm pipes and sheet flow and the remaining ⅔ of the site (approximately 3.3 acres sheet flows north and west to adjacent swale ditches. These swales connect at the northeast corner of the site and are tributary to Jones Creek, and ultimately to the Amite River. The existing soil types, as defined by soil survey, East Baton Rouge Parish, Louisiana, are Calhoun and Deerford-Verdun. the Louisiana hydraulic classification for Cobrille silt loam is D.

PROPOSED DRAINAGE DESCRIPTION

The proposed development will continue to drain to the existing subsurface drainage systems along Airline Highway and the existing ditch / swales located along the northerly and easterly perimeters of the site. Runoff in excess of the proposed subsurface drainage system will sheet flow in similar manner as existing conditions via overland flow to the existing described outlets. The development may produce a number of pollutants found in the site stormwater runoff report. Paving makes up a majority of the developed land area and therefore produces a large portion of the pollutants collected on the site such as oil, grease, freon, heavy metals, and other chemicals. Lawn and landscape maintenance produces oil and grease from machinery. Pesticides, herbicides, nutrients, and other chemicals used to maintain the manicured landscape are commonly seen on most developed sites. Runoff from buildings roofs and gutters collect pollutants such as organic material, roofing materials, coatings, and heavy metals. All the pollutants are carried through stormwater runoff to the best management practices (smps) through which they will be filtered and cleaned before they reach the existing drainage system.

To permanently protect the existing systems from potential pollutants, Enviro-Hoods will be installed in all catch basins located upstream of pipe outfalls exiting the site. The hoods will trap debris and promote the filtration and settlement of pollutants within the catch basin sumps. These inserts, or an approved equal, shall be constructed and maintained per the manufacturer's recommendations. Proper maintenance of BMPs will be imperative for effective operation and to minimize future costs. Maintenance actions include but are not limited to keeping the site free of litter and debris as well as regular cleaning of structures and surfaces to remove oil and grease.

NOTE:

1. ALL WORK SHALL CONFORM TO LATEST SPECIFICATIONS OF EAST BATON ROUGE PARISH, DEPARTMENT OF PUBLIC WORKS, UNLESS OTHERWISE SPECIFIED HEREIN.
2. ALL DRAIN PIPE SHALL CONFORM TO THE LATEST SPECIFICATIONS OF EAST BATON ROUGE. HDPE AND PE ARE NOT ACCEPTABLE UNLESS OTHERWISE APPROVED.
3. POSITIVE SITE SURFACE DRAINAGE SHALL BE PROVIDED TO REDUCE INFILTRATION OF SURFACE WATER AROUND THE PERIMETER OF THE BUILDING AND BENEATH FLOOR SLABS.
4. PRIOR TO UNDERGROUND CONSTRUCTION ALL UTILITIES SHALL BE "POTHOLED" AND ALL CONFLICTS RESOLVED.
5. ALL STRUCTURES WITHIN LIMITS OF PAVEMENT SHALL HAVE EXPANSION MATERIAL ADJACENT TO EDGE.
6. CONTRACTOR SHALL REMOVE ALL TREES AND OTHER OBSTRUCTIONS NECESSARY TO FACILITATE HIS WORK. ANY TREE LOCATED IN A STATE RIGHT OF WAY WILL REQUIRE A LADOTD PERMIT TO BE REMOVED.

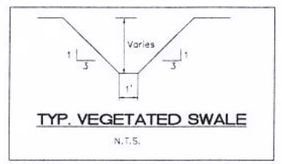
NOTES:

1. FRONT BUILDING SETBACK PER REFERENCE PLANS: 50' MINIMUM ALONG AIRLINE HIGHWAY; 25' MINIMUM ALONG DARADELE AVENUE.
2. 10' SIDE BUILDING SETBACKS PER RESTRICTIVE COVENANTS IN ORIGINAL 343, BUNDLE 10997.

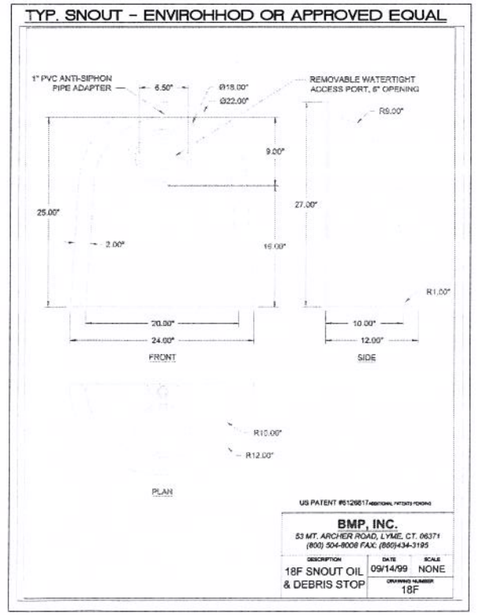
REFERENCED MAPS:

1. PRELIMINARY SITE PLAN PROVIDED BY CRESS & LOPRESTO ARCHITECTS, LLC, SIGNED BY WILLIAM H. CRESS, REGISTERED ARCHITECT, DATED March 23, 2018.
2. MAP SHOWING AN ALTA/NSPS LAND TITLE SURVEY OF TRACT A & TRACT A-1 INNISWOLD ESTATES, LOCATED IN SECTION 100, 7TS-R1E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA... BY: RONALD CLEMENT, P.L.S. REG. NO. 4622. DATED: FEB. 8, 2018

BIO-SWALE (TYPICAL)



TYP. SNOUT - ENVIROHHOD OR APPROVED EQUAL



GENERAL NOTES:

1. ZONING: C2 (LOT A-1) CS & C-AB-1 (LOT A)
   SETBACKS :
   FRONT – 10'
   REAR – NONE
   SIDE –NONE
2. SEWAGE DISPOSAL: WSTN
3. 100 YEAR FLOOD ELEVATION: N/A
   ACCORDING TO FEMA FLOOD PANEL 22033 C 0265F
4. UTILITIES: ELECTRIC CO: ENTERGY
   GAS CO: ENTERGY
   WATER: PARISH WATER WORKS CO.
   TELEPHONE: AT&T
5. FIRE DISTRICT: BATON ROUGE CITY FIRE
6. ACREAGE: 4.36± ACRES
7. NO. OF LOTS: 2
8. FUTURE LAND USE: (RC)
9. FLOOD ZONE: X

LEGEND:

- EXISTING GRATE INLET
- EXISTING CATCH BASIN
- PROPOSED GRATE INLET
- PROPOSED YARD INLET
- CATCH BASIN WATERSHED
- GRASS SWALES (BMPs)
- PROPOSED BIO-SWALES
- DRAINAGE FLOW ARROWS
- EXISTING CULVERT
- EXISTING SWALES / DITCHES
- 45 EXISTING GROUND CONTOUR

STATE OF LOUISIANA
ERIC J. GRANRUD
License No. 40927
PROFESSIONAL ENGINEER
3-23-18

STORMWATER MANAGEMENT PLAN
FOR
ROYAL PALMS APARTMENTS
TRACTS
A & A-1

LOCATED IN SECTION 100, T-7-S, R-1-E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA

FOR

CRESS & LOPRESTO ARCHITECTS, L.L.C.
10606 COURSEY BLVD., SUITE A
BATON ROUGE, LA 70816
PHONE: (225) 930-6040
FAX: (225) 930-6045

DESIGNED: EJG
DETAILED: SHA
CHECKED: EJG
CADFILE: 18-13BASEMAP
DATE: 3/23/18
SHEET NO: 1

LOUISIANA LAND ENGINEERING LLC
Civil Engineering Consultants
Baton Rouge, LA