# THE VUE ON PARKER
# (I-SPUD-6-19)

## INFILL SMALL PLANNED UNIT DEVELOPMENT

WEST PARKER BOULEVARD
CITY OF BATON ROUGE
EAST BATON ROUGE PARISH, LOUISIANA

**SHEET INDEX**


| SHEET NO. | DESCRIPTION |
|---|---|
| 1 | COVER SHEET |
| 2 | EXISTING SITE CONDITIONS MAP |
| 3 | DEVELOPMENT PLAN |
| 4 | CIRCULATION PLAN |
| 5 | UTILITY SERVICE PLAN |
| L-0 | LANDSCAPE PLAN |
| 7 | ARCHITECTURAL ELEVATIONS |
| 1-1 | PRELIMINARY PLAT |


DDG PROJECT # 19-115

LOTS 1-5 OF BLOCK 5 OF
UNIVERSITY VIEW HOMESITES SUBDIVISION
LOCATED IN SECTION 66, T7S-R1W
GREENSBURG LAND DISTRICT,
CITY OF BATON ROUGE
EAST BATON ROUGE PARISH, LOUISIANA

CPPC ID NUMBERS:
1330510265
1330510266
1330510267
1330510268
1330510269

**DEVELOPER:**


FOUNTAIN RESIDENTIAL PARTNERS
2626 COLE AVENUE, SUITE 620
DALLAS, TEXAS 75204
CONTACT: BRENT LITTLE
TELEPHONE: (972) 861-5080
EMAIL: BLITTLE@FOUNTAINRESIDENTIAL.COM


**DESIGN PROFESSIONALS & CONSULTANTS LIST:**

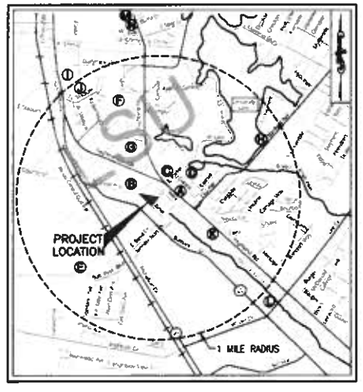

CIVIL ENGINEER
DUPLANTIS DESIGN GROUP, PC
8352 BLUEBONNET BOULEVARD
BATON ROUGE, LOUISIANA 70810
CONTACT: MICHAEL THOMASSIE, P.E.
TELEPHONE: (225) 751-4490
EMAIL: MTHOMASSIE@DDGPC.COM

LANDSCAPE ARCHITECT
DUPLANTIS DESIGN GROUP, PC
8352 BLUEBONNET BOULEVARD
BATON ROUGE, LOUISIANA 70810
CONTACT: CHAD DANOS, FASLA, PLA
TELEPHONE: (225) 751-4490
EMAIL: CDANOS@DDGPC.COM

ARCHITECT
STUART I. ROOSTH ARCHITECT
11615 FOREST CENTRAL DRIVE
DALLAS, TEXAS 75243
CONTACT: STUART ROOSTH
TELEPHONE: (972) 863-3882
EMAIL: STUART@ROOSTHARCH.COM

PARISH MAP
N.T.S.

QUAD MAP
N.T.S.




VICINITY MAP
SCALE: 1" = 2000'

**LEGEND**

- (A) LSU CHRISTIAN CENTER
- (B) TRANSPORTATION DEPARTMENT RESEARCH
- (C) LOUISIANA STATE UNIVERSITY AGRICULTURAL CENTER
- (D) COLLEGE TOWN PARK
- (E) LSU GOLF COURSE
- (F) LOUISIANA STATE UNIVERSITY
- (G) E.J. OURSO COLLEGE OF BUSINESS
- (H) MILFORD WAMPOLD MEMORIAL PARK
- (I) PETE MARAVICH ASSEMBLY CENTER
- (J) TIGER STADIUM
- (K) US POST OFFICE
- (L) WINN-DIXIE
- (M) BRTD STATION 11
- (N) MCKINLEY HIGH SCHOOL

| REVISION | BY |
|---|---|
| | |


DUPLANTIS DESIGN GROUP, PC
8352 Bluebonnet Blvd, Baton Rouge, La 70810
Phone:225-751-4490 | Fax: 225-751-4499
THIBODAUX | COVINGTON | HOUSTON
BATON ROUGE | LAFAYETTE
DDG
WWW.DDGPC.COM


STAMP

DATE: 6-21-2019

THE VUE ON PARKER
CITY OF BATON ROUGE
EAST BATON ROUGE PARISH, LOUISIANA

FOR: FOUNTAIN RESIDENTIAL PARTNERS
2626 COLE AVENUE - SUITE 620
DALLAS, TEXAS 75204

| | |
|---|---|
| DRAWN | JAB |
| CHECKED | CBM |
| ISSUED DATE | 06/20/2019 |
| ISSUED FOR | SUPUD |
| PROJECT NO. | 19-115 |
| FILE | 19-115 1 Cover Sheet (SUPUD) |
| SHEET | 1 |

N:\DWG\19-000\19-115\SUPUD\19-115 1 Cover Sheet (SUPUD).dwg

P.C. Set 6/24/19

AERIAL

SCALE: 1" = 400'

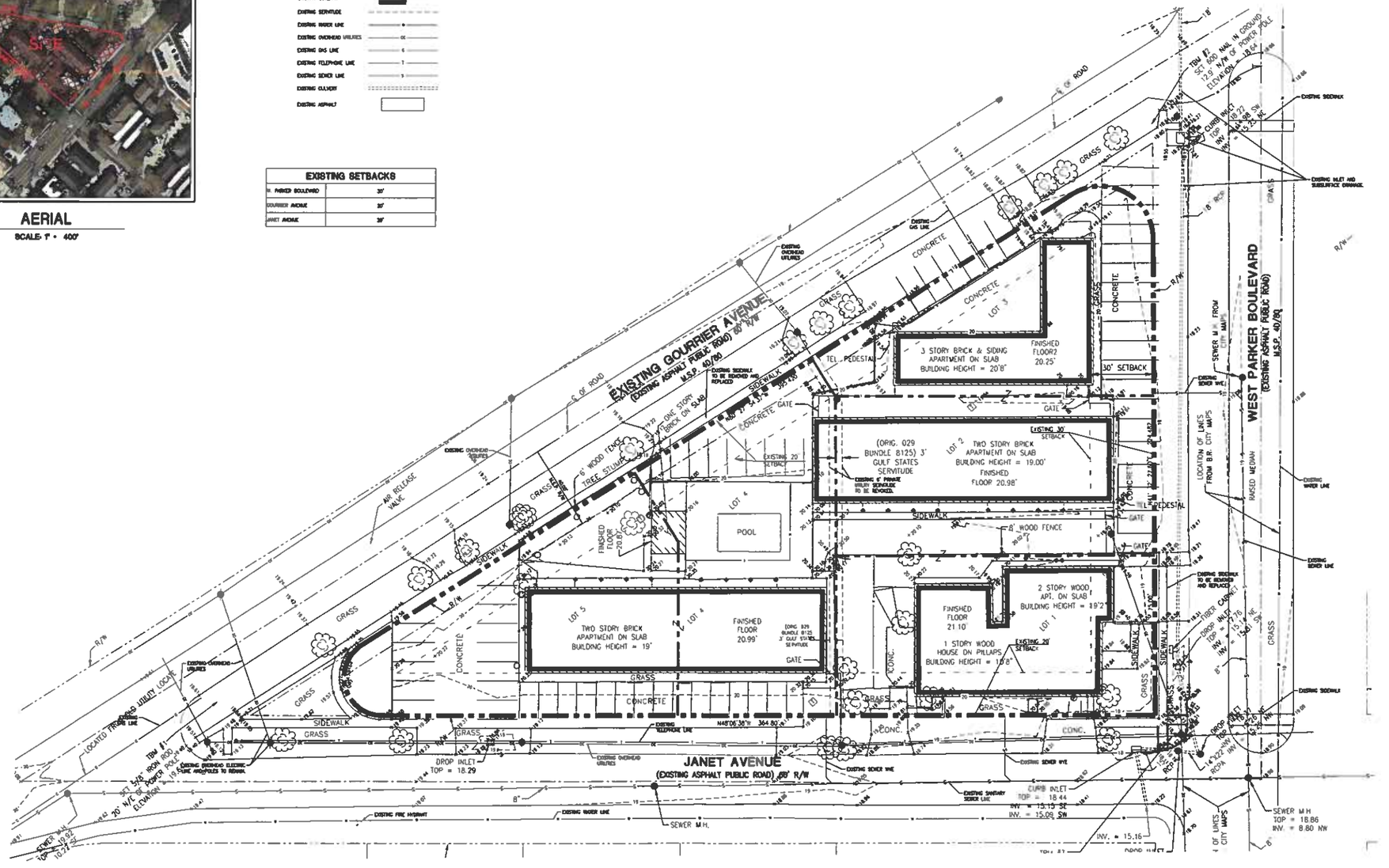
**LEGEND - IMPROVEMENTS**

ISPUD BOUNDARY LINE

**LEGEND - EXISTING**

EXISTING BUILDING
EXISTING SERVITUDE
EXISTING WATER LINE
EXISTING OVERHEAD UTILITIES
EXISTING GAS LINE
EXISTING TELEPHONE LINE
EXISTING SEWER LINE
EXISTING CULVERT
EXISTING ASPHALT

| EXISTING SETBACKS | |
|---|---|
| W. PARKER BOULEVARD | 30' |
| GOURRIER AVENUE | 30' |
| JANET AVENUE | 30' |




Not For Construction

# EXISTING CONDITIONS MAP

SCALE IN FEET

| REVISION | BY |
|---|---|
| | |

DUPLANTIS DESIGN GROUP, PC
8532 Bluebonnet Blvd., Baton Rouge, La 70810
Phone:225-751-4490 | Fax: 225-751-4495
THIBODAUX | COVINGTON | HOUSTON
BATON ROUGE | LAFAYETTE
WWW.DDGPC.COM

STAMP

SIGNATURE

DATE: 6-21-2019

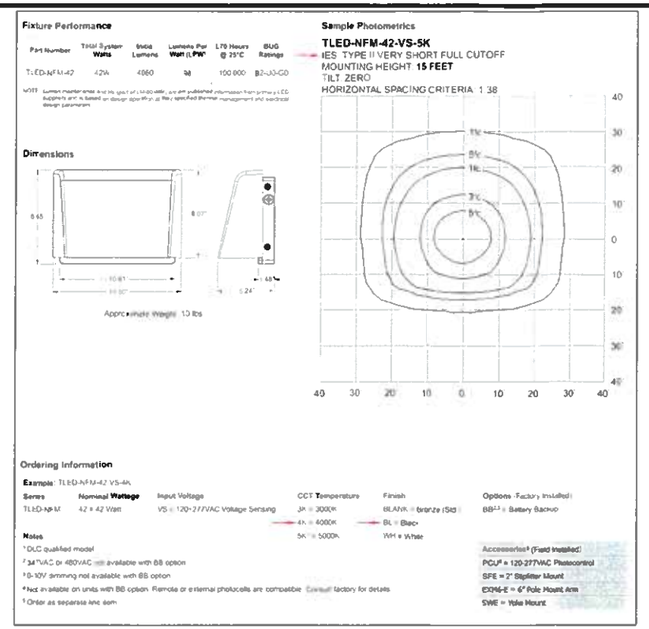
THE VUE ON PARKER
CITY OF BATON ROUGE
EAST BATON ROUGE PARISH, LOUISIANA

FOR: FOUNTAIN RESIDENTIAL PARTNERS
2626 COLE AVENUE - SUITE 620
DALLAS, TEXAS 75204

DRAWN JAB
CHECKED CBM
ISSUED DATE 06/21/2019
ISSUED FOR ISPUD
PROJECT NO. 19-115
FILE 19-115 2 Existing Conditions Map
SHEET 2

R:\DWG\19-000\19-115\ISPUD\19-115 2 Existing Conditions Map.dwg

LED GARDEN BOLLARD DETAIL
NTS




FULL CUTOFF WALL PACK LIGHTING DETAIL
NTS

## TABLE OF USES

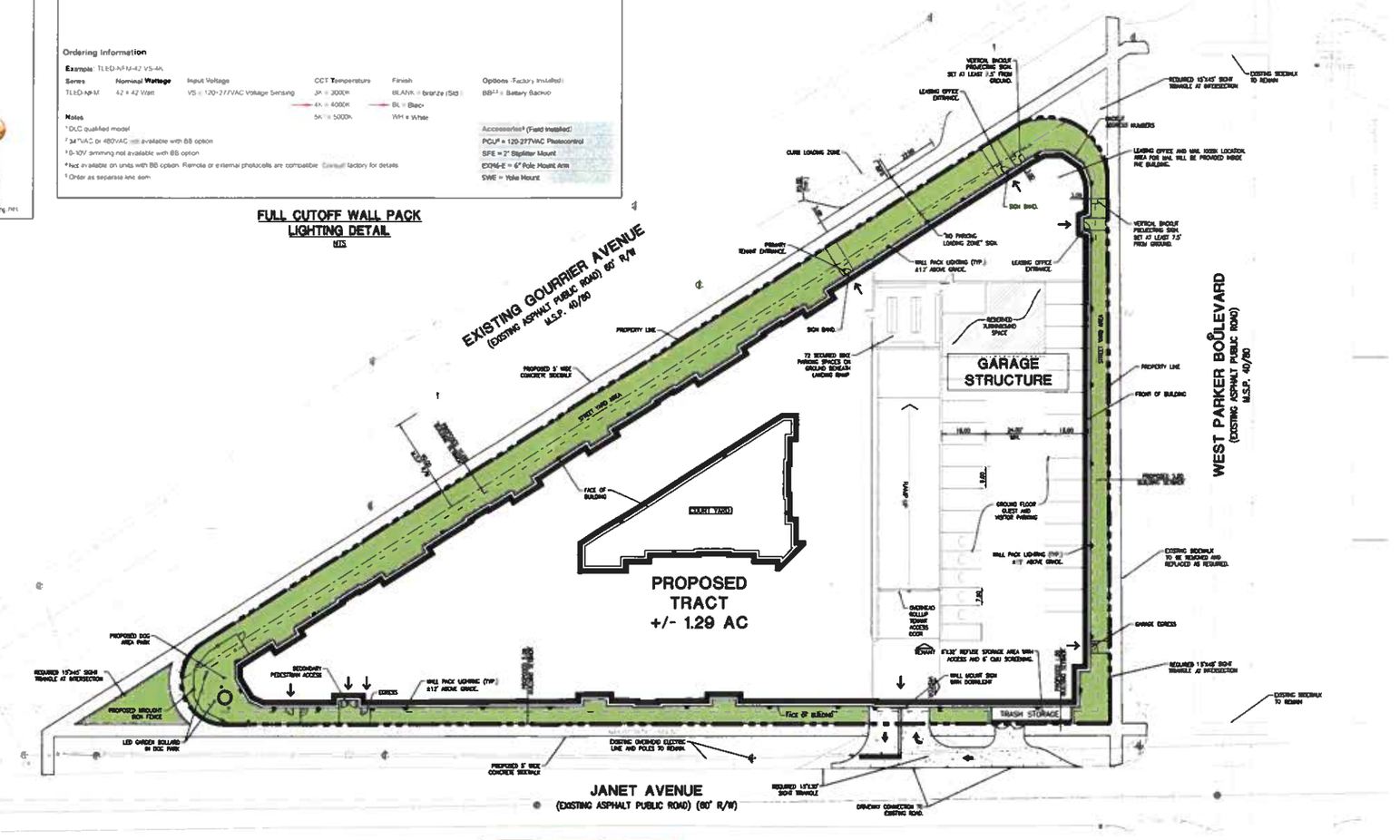
| | LOW DENSITY RESIDENTIAL | MEDIUM DENSITY RESIDENTIAL | HIGH DENSITY RESIDENTIAL | COMMERCIAL / OFFICE | PUBLIC AND SEMI-PUBLIC | INDUSTRIAL | OPEN SPACE |
|---|---|---|---|---|---|---|---|
| TOTAL # OF UNITS | N/A | N/A | 133 | N/A | N/A | N/A | N/A |
| TOTAL SQUARE FEET OF BUILDINGS | N/A | N/A | 53,570 | N/A | N/A | N/A | N/A |
| TOTAL ACREAGE | N/A | N/A | 1.23 | N/A | N/A | N/A | 0.06 |
| PERCENTAGE OF SITE | N/A | N/A | 95% | N/A | N/A | N/A | 5% |

## STATEMENT OF OBJECTIVES:

1. DEVELOPMENT IS APPROXIMATELY 1.29 ACRES. THERE WILL BE A TOTAL OF 1 BUILDING FOR RESIDENTIAL USE WITH A MAX HEIGHT OF 75'-6" APPROXIMATELY 5(9) OR 1.23 ACRES IS DEVOTED TO HIGH DENSITY RESIDENTIAL, APPROXIMATELY 5% OR 0.06 ACRES IS DEVOTED TO OPEN SPACE AREAS. THE FINAL BUILDING CONFIGURATION WILL GENERALLY CONFORM TO THE DEVELOPMENT PLAN, HOWEVER THE EXACT LOCATION AND SIZE IS SUBJECT TO CHANGE PRIOR TO FINAL PERMIT SUBMITTAL. THE PROPOSED DEVELOPMENT IN ITS ENTIRETY IS INTENDED FOR RESIDENTIAL.
2. THE PROJECT WILL BE CONSTRUCTED IN A SINGLE PHASE. CONSTRUCTION IS SCHEDULED TO BEGIN IN 2019.
3. MAIL WILL BE COLLECTED AT A CENTRAL MAIL KIOSK AT THE LEASING OFFICE.
4. THE PROPOSED SITE IS LOCATED 1,230 ± FEET NORTH FROM AN EXISTING BASE TRANSIT ROUTE WHICH PROVIDES SEATING AND SHADE.
5. ALL DRIVEWAYS AND UTILITIES WITHIN THE ESPLD WILL BE PRIVATELY OWNED AND MAINTAINED.
6. TRASH AND RECYCLING WILL BE COLLECTED VIA DROP CHUTE IN PARKING STRUCTURE.

## LEGEND - IMPROVEMENTS

ESPLD BOUNDARY LINE
BUILDING
BUILDING ACCESS POINTS
DIRECTIONAL ARROW
CONCRETE SIDEWALK
CONCRETE DRIVES
COMMON OPEN SPACE
WROUGHT IRON FENCE




## PLANNING SUMMARY

EXISTING ZONING: A4
EXISTING PLAN LAND USE: MDR
FUTURE LAND USE: UR
OVERLAYS AREA: URBAN/WALKABLE
ADJACENT ZONING: NORTH: A1, EAST: A3, SOUTH: A4, WEST: A4
ACREAGE: 1.29 ACRES
DENSITY: 103.3 UNITS PER ACRE
NUMBER OF BUILDINGS: 1
NUMBER OF BUILDING STORIES: 6
BUILDING HEIGHT: 75'-6"

## LIGHTING NOTES:

1. THE PROPOSED DEVELOPMENT WILL COMPLY WITH ALL PROVISIONS OF THE LIGHTING ORDINANCE (SECTION 14.5 OF THE UNIFIED DEVELOPMENT CODE).
2. OUTDOOR LIGHTING WILL BE ATTACHED TO BUILDING/PARKING STRUCTURE AND BOLLARD LIGHTING WILL BE PROVIDED FOR DOG PARK.

## BUILDING SETBACKS

| | |
|---|---|
| W. PARKER BOULEVARD (FRONT OF BUILDING) | 5' |
| GOURRIER AVENUE | 10' |
| JANET AVENUE | 1' - 5' |

VERTICAL BACKLIT PROJECTING SIGN DETAIL
NTS

WROUGHT IRON FENCE DETAIL
NTS

BACKLIT ADDRESS NUMBER DETAIL
NTS

SIGN BAND DETAIL
NTS

WALL MOUNT SIGN W/DOWNLIGHT DETAIL
NTS

LA One Call CALL 811 BEFORE YOU DIG

Not For Construction

# DEVELOPMENT PLAN

SCALE IN FEET

| REVISION | BY |
|---|---|
| | |
| | |
| | |
| | |
| | |
| | |

DUPLANTIS DESIGN GROUP, PC
8551 Bluebonnet Blvd, Baton Rouge, LA 70810
Phone: 225-751-4490 | Fax: 225-751-4495
THIBODAUX | COVINGTON | HOUSTON
BATON ROUGE | LAFAYETTE
DDG
WWW.DDGPC.COM

SIGNATURE
DATE: 6-21-20-9
STAMP

THE VUE ON PARKER
CITY OF BATON ROUGE
EAST BATON ROUGE PARISH, LOUISIANA
FOR: FOUNTAIN RESIDENTIAL PARTNERS
2626 COLE AVENUE - SUITE 620
DALLAS, TEXAS 75204

| | |
|---|---|
| DRAWN | JAB |
| CHECKED | CBM |
| ISSUED DATE | 06/21/2019 |
| ISSUED FOR | RPUD |
| PROJECT NO. | 19-116 |
| FILE | 19-116 5 Development Plan |
| SHEET | 3 |

R:\DWG\19-0000\19-116\GPKG\19-116 5 Development Plan.dwg

| TABLE OF PARKING SPACES | | | | | |
|---|---|---|---|---|---|
| USE | FORMULA | NUMBER OF UNITS | NUMBER OF SPACES REQUIRED | TOTAL NUMBER OF SPACES PROPOSED | TYPE |
| MULTI FAMILY 1 BEDROOM | 1 SPACES/UNIT | 64 | 64 | | |
| MULTI FAMILY 2 BEDROOM | 1.5 SPACES/UNIT | 6 | 9 | | |
| MULTI FAMILY 4 BEDROOM | 4 SPACES/UNIT + HSE | 12 | 53 | | |
| MULTI FAMILY 5 BEDROOM | 5 SPACES/UNIT + HSE | 35 | 185 | | |
| OFFICE | 1 SPACE/400 S.F. | 1000 S.F. | 3 | | |
| TOTALS | | 132 | 314 | 214 * | OFFSTREET PARKING STRUCTURE |
| ADA SPACES | 201-300 | 214 | 7 | 7 | OFFSTREET PARKING STRUCTURE |
| BICYCLE PARKING | 1 BICYCLE SPACE/20 MOTOR VEHICLE SPACES | 214 | 11 | 72 | BICYCLE PARKING AREA RACKS |

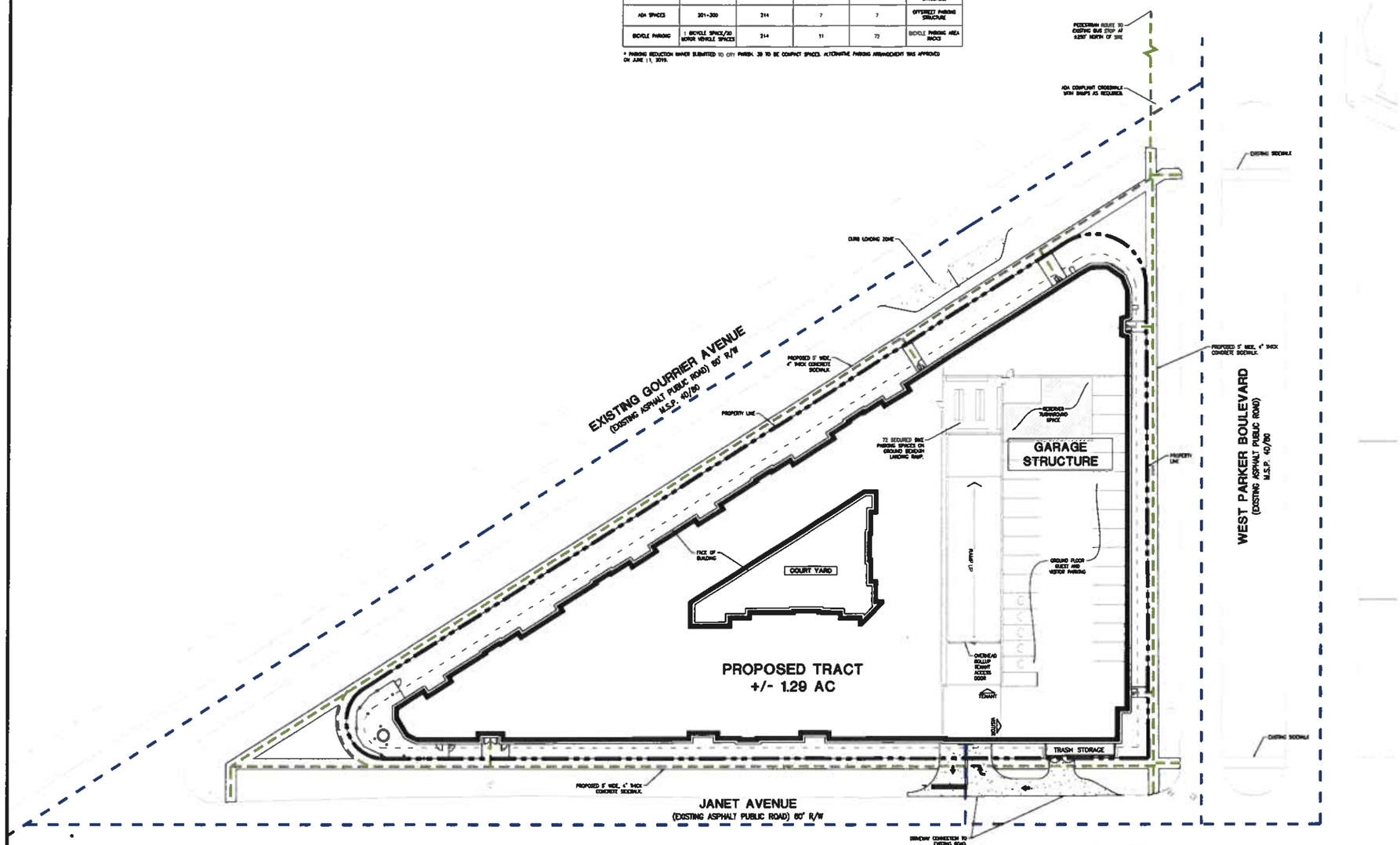
* PARKING REDUCTION WAIVER SUBMITTED TO CITY PARISH. 39 TO BE COMPACT SPACES. ALTERNATIVE PARKING ARRANGEMENT WAS APPROVED ON JUNE 11, 2019.

**NOTES:**

1. ALL PROPOSED STREETS OR PEDESTRIAN WAYS WITHIN THE ISPUD BOUNDARY ARE TO BE PRIVATELY OWN AND MAINTAINED.
2. EXISTING SIDEWALKS ALONG PERIMETER OF ISPUD SHALL REMAIN OR BE REMOVED AND REPLACED AS REQUIRED IN ORDER TO SEPARATE PEDESTRIAN TRAFFIC FROM VEHICULAR TRAFFIC

**LEGEND - IMPROVEMENTS**

ISPUD BOUNDARY LINE
VEHICULAR ROUTE
PEDESTRIAN ROUTE
BUILDING
CONCRETE SIDEWALK
CONCRETE CURBS
DOG PARK FENCE




Not For Construction

# CIRCULATION PLAN

SCALE IN FEET

| REVISION | BY |
|---|---|
| | |
| | |
| | |
| | |
| | |
| | |


DUPLANTIS DESIGN GROUP, PC
8550 Bluebonnet Blvd, Baton Rouge, LA 70810
Phone:225-751-4490 | Fax: 225-751-4495
THIBODAUX | COVINGTON | HOUSTON
BATON ROUGE | LAFAYETTE
DDG
WWW.DDGPC.COM


STAMP

DATE: 6-7-2019

THE VUE ON PARKER
CITY OF BATON ROUGE
EAST BATON ROUGE PARISH, LOUISIANA

FOR: FOUNTAIN RESIDENTIAL PARTNERS
2626 COLE AVENUE - SUITE 620
DALLAS, TEXAS 75204

| | |
|---|---|
| DRAWN | JAB |
| CHECKED | CBM |
| ISSUED DATE | 06/25/2019 |
| ISSUED FOR | ISPUD |
| PROJECT NO. | 19-115 |
| FILE | 19-115 4 Circulation Plan |
| SHEET | 4 |


LA One Call
CALL 811
BEFORE YOU DIG
811

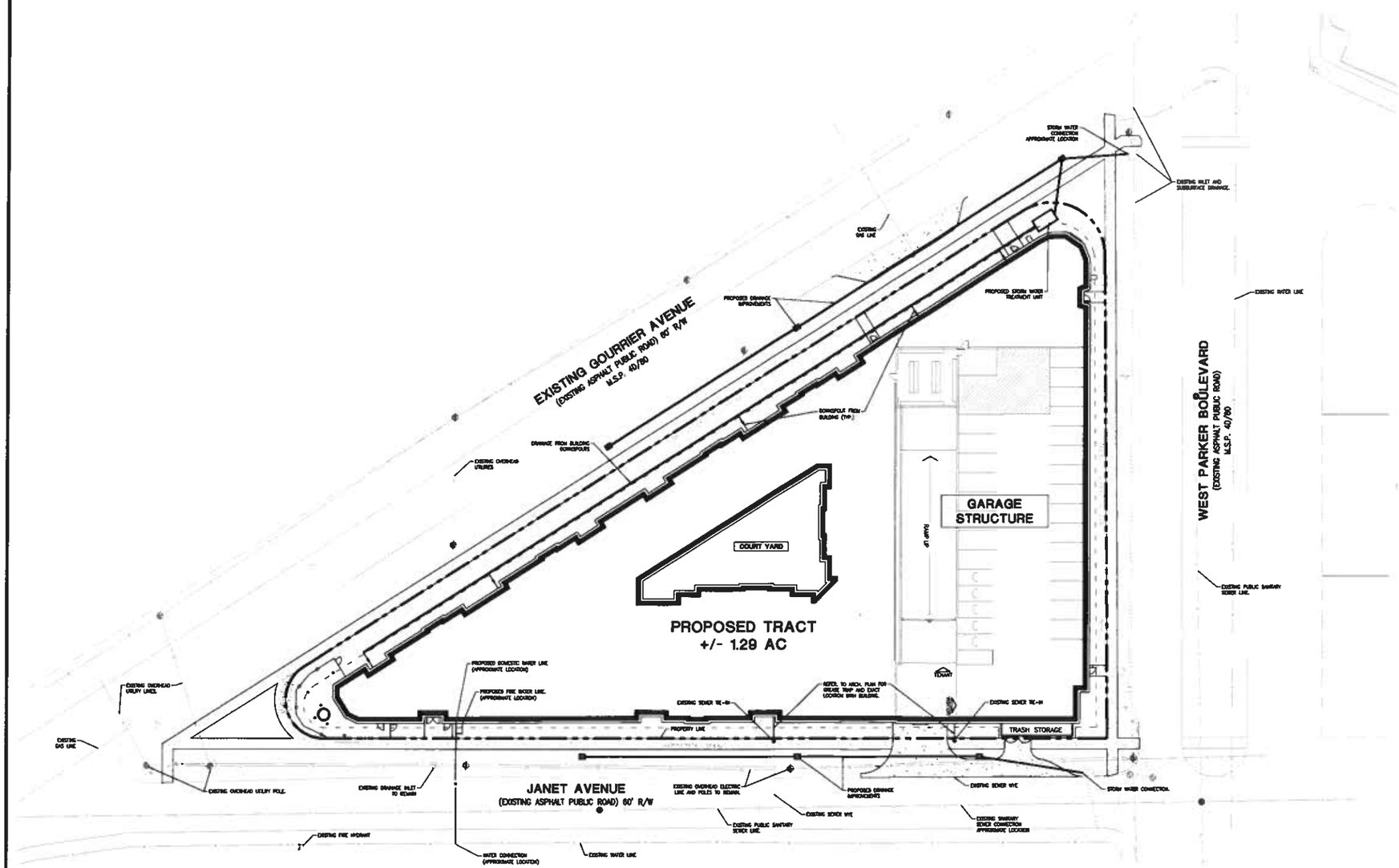

R:\Work\19-000\19-115\ISPUD\19-115 4 Circulation Plan.dwg

## GENERAL NOTES:

1. STATEMENT OF ARRANGEMENTS WITH UTILITY PROVIDERS.
   1.1 WATER SERVICE WILL BE PROVIDED BY BATON ROUGE WATER COMPANY.
   1.2. ELECTRIC SERVICE WILL BE PROVIDED BY ENTERGY.
   1.3. GAS SERVICE WILL BE PROVIDED BY ENTERGY.
   1.4. SEWER SERVICE IS EXISTING AND CONNECTS TO THE EXISTING EAST BATON ROUGE SEWER TRANSMISSION NETWORK.
   1.5. TELECOMMUNICATIONS SERVICE WILL BE PROVIDED BY AT&T AND COX.
   1.6. DRAINAGE: STORMWATER WILL BE COLLECTED SUB-SURFACE, ROUTED THROUGH THE ON-SITE STORMWATER SYSTEM, AND THEN DISCHARGE TO EXISTING SUBSURFACE DRAINAGE.

## LEGEND - NEW IMPROVEMENTS

- ISPUD BOUNDARY LINE
- SUBSURFACE DRAINAGE
- DOWNSPOUT
- DRAINAGE INLET
- WATER LINE
- SANITARY SEWER LINE




Not For Construction

# UTILITY SERVICE PLAN

SCALE IN FEET

LA One Call
CALL 811
BEFORE YOU DIG

| REVISION | BY |
|---|---|
| | |

DUPLANTIS DESIGN GROUP, PC
8252 Bluebonnet Blvd. Baton Rouge, La 70810
Phone:225-751-4490 | Fax: 225-751-4495
TH-BODAUX | COVINGTON | HOUSTON
BATON ROUGE | LAFAYETTE
WWW.DDGPC.COM

STAMP

SIGNATURE:

DATE:

THE VUE ON PARKER
CITY OF BATON ROUGE
EAST BATON ROUGE PARISH, LOUISIANA

FOR: FOUNTAIN RESIDENTIAL PARTNERS
2626 COLE AVENUE - SUITE 620
DALLAS, TEXAS 75204

| | |
|---|---|
| DRAWN | JAB |
| CHECKED | CBM |
| ISSUED DATE | 06/21/2019 |
| ISSUED FOR | ISPUD |
| PROJECT NO. | 19-115 |
| FILE | 19-115 5 Utility Service Plan |
| SHEET | 5 |

R:\DWG\19-000\19-115\ISPUD\19-115 5 Utility Service Plan.dwg

| REVISION | BY |
|---|---|
| | |

MAINTENANCE NOTES

1. Landscape beds should be weeded and plant health inspected monthly
2. Grass should be mowed to a height of 1 ½" tall once it reaches 2" or higher.
3. Irrigation system should be inspected for leaks or pressure problems monthly
4. Trim parking lot screen hedge once yearly or when needed

LANDSCAPE AND BUFFER MAINTENANCE NOTATION:

1. The owner, tenant or their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping
2. All plant materials shall be maintained in a healthy and growing condition as is appropriate for the season of the year
3. Plant materials which die shall be replaced with similar healthy plant materials
4. Landscape areas within sight triangles shall be maintained in an appropriate manner to insure that no plant material obstructs cross-visibility above three feet or below eight feet, measured from the ground
5. All landscaping shall be maintained in a neat and orderly manner at all times; this shall include mowing, edging, pruning, fertilizing, watering, weeding, and other such activities common to the maintenance of landscaping
6. Landscape areas shall be kept free of trash, litter, weeds, and other such materials or plants not part of the landscaping

LANDSCAPE NOTES

1. ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL
2. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE
3. ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST
4. ALL TREES SHALL HAVE A STRAIGHT TRUNK AND FULL HEAD AND MEET ALL REQUIREMENTS SPECIFIED
5. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING AND AFTER INSTALLATION
6. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS
7. ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED
8. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK
10. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS
11. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS
12. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION
13. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL
14. WHERE SHOWN ON THE PLANS AND DETAILS, PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH A HARDWOOD MULCH FROM A LOCAL SOURCE HARVESTED IN A SUSTAINABLE MANNER TO A MINIMUM DEPTH OF FOUR INCHES
15. WEED MAT IS REQUIRED IN LANDSCAPED ISLANDS AS SPECIFIED
16. ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN
17. THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING OR SODDING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING
18. QUANTITIES ARE GIVEN FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING AN INDEPENDENT TAKE-OFF TO DETERMINE QUANTITIES THAT MEET THE DESIGN INTENT
19. ALL QUESTIONS SHALL BE FORWARDED TO THE GENERAL CONTRACTOR IN THE FORM OF A RFI IN ORDER FOR LANDSCAPE ARCHITECT TO PROVIDE A RESPONSE. VERBAL COMMENTS BY LANDSCAPE ARCHITECT WILL NOT BE CONSIDERED BINDING AND MUST BE OFFERED IN WRITING
20. ALL PLANTING ISLANDS SHALL BE BACK-FILLED WITH FERTILE TOPSOIL. PROVIDE SAMPLE OF TOPSOIL, BED MATERIAL & MULCH TO LANDSCAPE ARCHITECT
21. FINISH GRADE OF SOD PANELS MUST BE FLUSH WITH TOP OF CURB OR EDGE OF PAVEMENT IN A STRAIGHT UNIFORM PATTERN FREE FROM ALL DEBRIS
22. ANY VARIANCE FROM SPECIFIED PLANT MATERIAL'S SIZE (CONTAINER, CALIPER, HEIGHT & SPREAD) AND SPECIE WILL BE REJECTED WITHOUT THE PRIOR WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT
23. THE CONTRACTOR SHALL SUBMIT PHOTOGRAPHS OF PLANT MATERIAL TO THE LANDSCAPE ARCHITECT PRIOR TO SELECTION AND DELIVERY. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO PRE-TAG TREES AT NURSERY SITE PRIOR TO DELIVERY, BUT WILL NOT RELINQUISH THE RIGHT TO REJECT ANY PLANT MATERIAL THAT IS DAMAGED OR DOES NOT MEET SPECIFICATIONS
24. ALL AREAS SHALL RECEIVE A FINISH GRADE THAT ALLOWS FOR POSITIVE DRAINAGE

LA

CALL LOUISIANA ONE CALL — 1-800-272-3020
LOUISIANA STATE LAW, SECTION R.S. 40:1749.15, REQUIRES EXCAVATORS & DEMOLISHERS TO NOTIFY A REGIONAL NOTIFICATION CENTER BY TELEPHONE 48 HOURS IN ADVANCE OF ANY EXCAVATION OR DEMOLITION ACTIVITY. THE OWNERS/OPERATORS OF ANY UNDERGROUND FACILITY MUST THEN MARK THE AREA OR PROVIDE INFORMATION THAT WILL ENABLE AN EXCAVATOR OR DEMOLISHER TO DETERMINE THE LOCATION OF UNDERGROUND FACILITIES.

## CONCEPT PLANT SCHEDULE

STREET YARD | CLASS A — 12
2" CAL MIN, 8FT HT
Acer rubrum / Red Maple
Liriodendron tulipifera / Tulip Tree
Quercus alba / White Oak
Quercus nuttallii / Nuttall Oak
Quercus virginiana 'High Rise' / High Rise Live Oak
Taxodium distichum / Bald Cypress

STREET YARD | CLASS B — 33
1.5" CAL MIN, 6FT HT
Cercis canadensis / Eastern Redbud
Ilex x attenuata 'Savannah' / Savannah Holly
Lagerstroemia indica / Crape Myrtle
Lagerstroemia x 'Natchez' / White Crape Myrtle Multi-Trunk
Magnolia x soulangeana / Saucer Magnolia
Prunus angustifolia / Chickasaw Plum
Vitex agnus-castus / Chaste Tree

STREET YARD PLANTING AREA — 4,24[illegible] sf
Dietes bicolor / Fortnight Lily
Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper
Juniperus horizontalis plumosa 'Andorra' / Andorra Juniper
Muhlenbergia capillaris / Pink Muhly
Nandina domestica 'Fire Power' / Firepower Nandina
Rhododendron azalea 'Formosa' / Azalea
Rosa Drift / Drift Roses

TURF — 6,364 sf
Cynodon dactylon / Bermuda Grass
Cynodon dactylon 'Celebration' / Celebration Bermuda Grass

TURF RE-ESTABLISHMENT — [illegible] sf
Cynodon dactylon / Bermuda Grass
Cynodon dactylon 'Celebration' / Celebration Bermuda Grass

BATON ROUGE, LA CODE MATRIX FOR

**The Vue on Parker**

| CHARACTER AREA: URBAN/WALKABLE | | | | |
|---|---|---|---|---|
| **STREET YARD REQUIREMENTS** | | | [illegible] | [illegible] |
| **Frontage Distance: Gourrier Ave** | 445 | LF | | |
| Class A Trees (1/40LF) OR | | = | 12 Trees Required | 12 |
| Class B Trees (1/20LF) | | = | 23 Trees Required | 0 |
| **Frontage Distance: W. Parker** | 248 | LF | | |
| Class A Trees (1/40LF) OR | | = | 7 Trees Required | 0 |
| Class B Trees (1/20LF) | | = | 13 Trees Required | 13 |
| **Frontage Distance: Janet Ave** | 390 | LF | | |
| Class A Trees (1/40LF) OR | | = | 10 Trees Required | 0 |
| Class B Trees (1/20LF) | | = | 20 Trees Required | 20 |
| **Planting Area** | 9806 | SF | | 42% |
| Shrub Bed Area (40% of Planting Area) | | = | 3922 SF Required | 4154 |
| Is a continuous three-foot screen provided between the parking lot and the sidewalk? | | | | n/a |
| **SCREENING REQUIREMENTS** | | | [illegible] | [illegible] |
| Are all above ground utilities and installations screened by a continuous shrub hedge? | | | | Yes |
| Are all drive-thru, access, and stacking lanes screened by a continuous 3ft shrub hedge? | | | | N/A |
| **PERCENTAGE OF LANDSCAPE AREA REQUIREMENTS** | | | [illegible] | [illegible] |
| Developed Area | 56,158 | SF | | 17% |
| Landscaped Area (10%) | | = | 5616 SF Required | 9785 |

THE LANDSCAPE ARCHITECT SIGNED HEREIN AGREES THAT AN APPROPRIATELY LICENSED PROFESSIONAL WITH DUPLANTIS DESIGN GROUP WILL INSPECT THE LANDSCAPE FOLLOWING INSTALLATION, CERTIFYING THAT THE LANDSCAPE WAS INSTALLED IN COMPLIANCE WITH THE APPROVED PLAN, AS REQUIRED IN UDC SECTION 18.3.1(B)

NAME [signature]

DATE 6/21/2019

SCHEDULE NOTE:
PLANT SPECIE LISTED IN SCHEDULE UNDER PARTICULAR PLANT TYPE, MAY BE SELECTED BY THE LANDSCAPE ARCHITECT IN THE FINAL DESIGN, BUT IS NOT A COMPLETE LISTING OF POSSIBLE SELECTIONS.

AUTOMATIC IRRIGATION SYSTEM AND/OR HOSE BIBS FOR IRRIGATION PURPOSED WILL BE LOCATED WITHIN 200' OF ALL PLANT MATERIAL PER CODE REQUIREMENTS.

MIN. SPEC PLANT SIZE SHALL BE MET REGARDLESS OF CONTAINER SIZE NEEDED

CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY DISTURBED AREAS ARE RE-SODDED

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.

SCALE 1" = 20'

NORTH

**Not For Construction**

# LANDSCAPE PLAN

DUPLANTIS DESIGN GROUP, PC
8252 Bluebonnet Blvd, Baton Rouge, La 70810
Phone 225-751-4490 | Fax 225-751-4496
THIBODAUX | COVINGTON | HOUSTON
BATON ROUGE | LAFAYETTE
DDG
WWW.DDGPC.COM

SIGNATURE: [signature]
DATE 6/21/2019

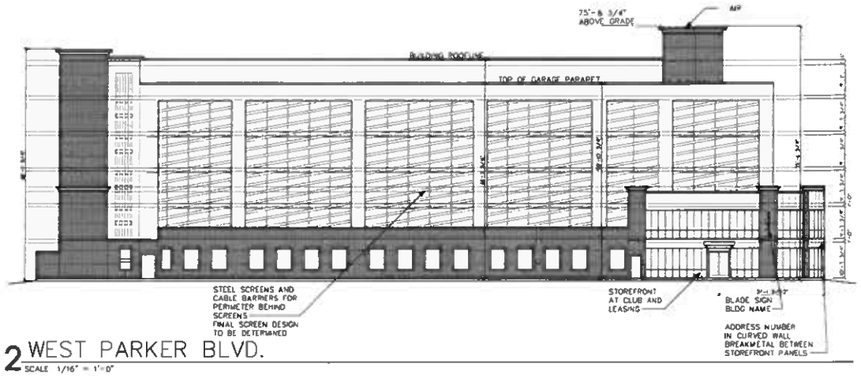
STAMP
STATE OF LOUISIANA — CHAD D. DUPLANTIS — LICENSED LANDSCAPE ARCHITECT

THE VUE ON PARKER
CITY OF BATON ROUGE
EAST BATON ROUGE PARISH, LOUISIANA

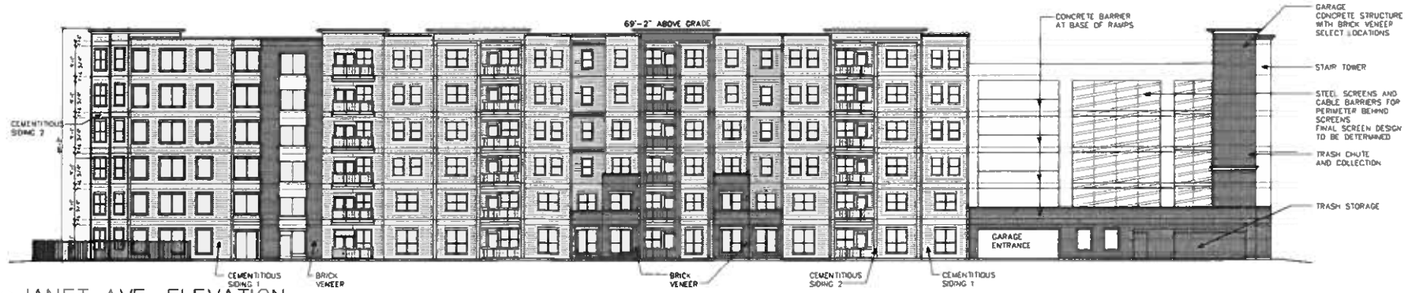
FOR: FOUNTAIN RESIDENTIAL PARTNERS
2626 COLE AVENUE - SUITE 620
DALLAS, TEXAS 75204

| |
|---|
| DRAWN AMR |
| CHECKED CDD |
| ISSUED DATE 6/21/2019 |
| ISSUED FOR 1SPUD |
| PROJECT NO. 19-115 |
| FILE 19-115 L-0 Concept Landscape Plan.dwg |
| SHEET L-0 |

1 GOURRIER AVE. ELEVATION
SCALE 1/16" = 1'-0"




2 WEST PARKER BLVD.
SCALE 1/16" = 1'-0"




3 JANET AVE. ELEVATION
SCALE 1/16" = 1'-0"

| REVISION | BY |
|---|---|
| | |
| | |
| | |
| | |
| | |
| | |
| | |

STUART ROOSTH
ARCHITECT
11815 FOREST CENTRAL DR #104 DALLAS, TX 75243
TEL 214-799-0120 CELL 214-888-9858

STUART L. ROOSTH
REG. NO 7878
STATE OF LOUISIANA
REGISTERED ARCHITECT

05-29-2019

THE VUE ON PARKER
CITY OF BATON ROUGE
EAST BATON ROUGE PARISH, LOUISIANA

FOR: FOUNTAIN RESIDENTIAL PARTNERS
2626 COLE AVENUE - SUITE 620
DALLAS, TEXAS 75204

| | |
|---|---|
| DRAWN | SJR |
| CHECKED | RRK |
| ISSUED DATE | 05/30/19 |
| ISSUED FOR | ISPUD |
| PROJECT NO | 19115 |
| FILE | ARCH ELEVATION |
| SHEET | 7 |

SECTION 66,
TOWNSHIP 7 SOUTH, RANGE 1 WEST
GREENSBURG DISTRICT
EAST BATON ROUGE PARISH, LOUISIANA

VICINITY MAP

SCALE IN FEET

500 250 0 500

**LEGEND:**

EXISTING RIGHT OF WAY
WATER LINE
OVERHEAD ELECTRIC LINE
GAS LINE
FIBER OPTIC LINE
TELEPHONE LINE
FENCE
CULVERT
TREE
ELECTRIC JUNCTION BOX
POWER POLE
SEWER MANHOLE
CLEAN OUT
SEWER PUMP
GAS METER
GUY WIRE POLE
WATER VALVE
WATER METER
SIGN POST
FIRE HYDRANT
LIGHT POLE
DRAINAGE MH
SIGN
CANOPY SUPPORT
TELEPHONE UTILITY MARKER
TELE CROSS CONNECT BOX
TELEPHONE PEDESTAL
TELEVISION PEDESTAL
CALLED
FOUND PROPERTY CORNER
SET 5/8" IRON ROD (UNLESS OTHERWISE NOTED)
BLOCK NUMBER
20' CONTOUR OR LESS

**GENERAL NOTES:**

1.) BEARINGS ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM SOUTH ZONE 1702, NAD 83 AS DERIVED FROM G.P.S. STATIC OBSERVATIONS.

2.) ELEVATIONS ARE BASED ON NAVD 88, GEOID 12B AS DERIVED FROM G.P.S. STATIC OBSERVATIONS.

3.) NO ATTEMPT HAS BEEN MADE BY DDG TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHT-OF-WAYS OR OTHER BURDENS ON THE PROPERTY SHOWN, OTHER THAN THAT, FURNISHED TO THIS OFFICE BY THE CLIENT OR HIS REPRESENTATIVE. NO RESEARCH OR INVESTIGATION OF SERVITUDES WAS REQUESTED OR REQUIRED BY THE CLIENT FOR THIS SURVEY. NO REPRESENTATION IS MADE THAT ALL BURDENS ON THIS PROPERTY ARE SHOWN HEREON.

4.) OWNERS, POTENTIAL BUYERS OR OTHER INTERESTED PARTIES SHOULD BE AWARE THAT A TITLE ABSTRACT OF THIS PROPERTY SHOWING ALL ENCUMBRANCES WAS NOT IN THE SCOPE OF THIS SURVEY.

5.) WETLANDS DETERMINATION IS NOT WITHIN THE SCOPE OF THIS SURVEY. THEREFORE, NO WETLANDS DETERMINATION WAS MADE FOR THE PROPERTY SHOWN ON THIS PLAT.

6.) ADJACENT PROPERTY INFORMATION OBTAINED FROM THE EAST BATON ROUGE PARISH ASSESSOR'S GEOPORTAL WEBSITE IS SHOWN FOR REFERENCE PURPOSES ONLY AND DOES NOT IMPLY ANY TITLE, WARRANTY OR GUARANTEE TO ANY ENTITY OR INDIVIDUAL. NO SURVEY SERVICES WERE REQUESTED NOR PERFORMED ON ADJACENT PROPERTIES.

7.) IN AN EFFORT TO ENHANCE CLARITY, SOME OBJECTS/SYMBOLS SHOWN ON THIS PLAT MAY BE SHOWN NOT TO SCALE.

8.) NO TITLE SEARCH OR LAND EXCAVATION FOR BURIED OBJECTS/NON-VISIBLE BURDENS/OBJECTS WERE REQUESTED NOR PERFORMED BY DDG.

9.) DUPLANTIS DESIGN GROUP, PC CONTACTED LA ONE CALL TO PERFORM A UTILITY LOCATE. THIS FIRM WILL ONLY CERTIFY TO THE UTILITY LINES THAT WERE MARKED ON SITE AT THE TIME THE SURVEY WAS DONE. TICKET 'A' NUMBER 190111586 & TICKET 'B' NUMBER 190111587

10.) INTERIOR LOT DIMENSIONS OF SUBDIVISION TAKEN FROM RECORDED DOCUMENT PLAT BOOK 5 PAGE 10, DATED APRIL 14, 1925.

11.) ALL SEWER WYE CONNECTIONS SHOWN ON THIS PLAT ARE TAKEN FROM AS-BUILT WYE RECORD DRAWING NO. 3320902 SHEET NO. 5 OF 5.

**UTILITY COMPANIES:**
BATON ROUGE WATER
AT&T DISTRIBUTION
EAST BATON ROUGE CITY/PARISH SEWER
SOUTHERN LIGHT
ENTERGY GULF STATES
COX COMMUNICATION
LA STATE UNIVERSITY

**STREET ACCESS:**
LOT 1 – PUBLIC ACCESS TO WEST PARKER BOULEVARD AND JANET AVENUE
LOT 2 – PUBLIC ACCESS TO WEST PARKER BOULEVARD
LOT 3 – PUBLIC ACCESS TO WEST PARKER BOULEVARD AND GOURRIER AVENUE
LOTS 4 & 5 – PUBLIC ACCESS TO GOURRIER AVENUE AND JANET AVENUE

**FLOOD ZONE:**

BY SCALE ONLY. THIS PROPERTY IS LOCATED IN FLOOD ZONE "AE" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NO. 22033C0245E, EAST BATON ROUGE PARISH, LA., HAVING A FIRM EFFECTIVE DATE OF MAY 2, 2008. THE FLOOD ZONES SHOWN ON THE MAP ARE APPROXIMATE. THEY ARE SHOWN FOR REFERENCE PURPOSES ONLY. NO FIELD VERIFICATION. BASE FLOOD ELEVATION 20 FEET FROM LA FLOOD MAPS.

**REFERENCE PLATS:**

1.) UNIVERSITY VIEW HOMESITES BATON ROUGE – LOUISIANA LAID OUT FOR UNIVERSITY VIEW REALTY CO., BY SEIFRIED & TROEGER LANDSCAPE ARCHITECTS, DATED APRIL 14, 1925, PLAT BOOK 5 PAGE 10.

2.) MAP SHOWING THE SURVEY OF LOT 2,3,4, & 5, BLOCK 5, UNIVERSITY VIEW HOMESITES FOR UNIVERSITY VIEW PARTNERSHIP, BY R.L. BENNETT, P.L.S., DATED JUNE 11, 1991.

3.) SKETCH SHOWING A 3 FOOT GULF STATES SERVITUDE FILE ON RECORD ORIGINAL 029 BUNDLE 8125, OCTOBER 6, 1972. SKETCH IN POOR CONDITION. SURVEYOR'S NAME AND THE DATE OF THE SKETCH UNKNOWN.

DEDICATION:
THE STREETS AND RIGHT-OF-WAYS (AND PUMP STATION TRACT*) SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDES, OTHER THAN THOSE LABELED AS PRIVATE SERVITUDES, ARE GRANTED TO THE PUBLIC FOR THE PURPOSES INDICATED ON THE PLAT, INCLUDING UTILITIES, DRAINAGE, SEWER REMOVAL, OR OTHER PROPER PURPOSES FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING , FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVITUDE OR RIGHT-OF-WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT-OF-WAY IS GRANTED.

____________________ ____________________

UNIVERSITY VIEW, LLC DATE

WASTEWATER IMPACT FEE CERTIFICATION

"THIS IS TO CERTIFY THAT THE APPLICANT OF (LOTS/TRACT) 1 THROUGH 5 HAS PAID $__________ PER (LOT/TRACT) __________ FOR A TOTAL OF $__________ (CHECK NO.__________) IN WASTEWATER IMPACT FEES IN ACCORDANCE WITH ORDINANCE 10043, EBROSCO ORDINANCE 1242 AS AMENDED, ADOPTED SEPTEMBER 28, 1994, BY THE METROPOLITAN COUNCIL. ADDITIONALLY, ALL (LOTS/TRACT) __________ FOR WHICH A BUILDING PERMIT WILL BE ISSUED FOR IMPROVEMENTS TO THE (LOT/TRACT) __________ WILL REQUIRE PAYMENT OF THE REMAINING PORTION OF THE WASTEWATER IMPACT FEE IN ACCORDANCE WITH THE AFOREMENTIONED ORDINANCE. THIS SUBDIVISION IS LOCATED IN THE EAST BATON ROUGE SEWER DISTRICT."

SEWAGE DISPOSAL:
NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF EAST BATON ROUGE PARISH.

**LEGAL DESCRIPTION – LOTS 1-5**

COMMENCING AT A POINT (P.O.C.) AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY OF WEST PARKER BOULEVARD AND THE EASTERLY RIGHT OF WAY OF JANET AVENUE, BEING A FOUND 1/2" IRON PIPE, SAID POINT BEING THE MOST SOUTHERLY CORNER OF SAID PARCEL, SAID POINT BEING THE POINT OF BEGINNING (P.O.B.); THENCE ALONG THE EASTERLY RIGHT OF WAY OF JANET AVENUE A BEARING OF NORTH 48 DEGREES 06 MINUTES 38 SECONDS WEST A DISTANCE OF 384.80 FEET TO A POINT BEING A FOUND ½" IRON PIPE, THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 18.00 FEET, AN ARC LENGTH OF 45.22 (CALL=46.29') FEET, A CHORD BEARING OF NORTH 25 DEGREES 49 MINUTES 29 SECONDS EAST A CHORD DISTANCE OF 34.23 FEET TO A POINT INTERSECTING WITH THE SOUTHERLY RIGHT OF WAY OF GOURRIER AVENUE, SAID POINT BEING A FOUND ½" IRON PIPE; THENCE ALONG THE SOUTHERLY RIGHT OF WAY OF GOURRIER AVENUE A BEARING OF SOUTH 80 DEGREES 27 MINUTES 54 SECONDS EAST A DISTANCE OF 395.42 FEET TO A POINT BEING A SET "X" MARK IN CONCRETE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 54.45 (CALL=53.51') FEET, A CHORD BEARING OF SOUTH 19 DEGREES 27 MINUTES 43 SECONDS EAST A CHORD DISTANCE OF 44.31 FEET TO A POINT INTERSECTING WITH THE WESTERLY RIGHT OF WAY OF WEST PARKER BOULEVARD, SAID POINT BEING A SET "X" MARK IN CONCRETE, THENCE ALONG THE WESTERLY RIGHT OF WAY OF WEST PARKER BOULEVARD A BEARING OF SOUTH 41 DEGREES 32 MINUTES 28 SECONDS WEST A DISTANCE OF 223.27 (CALL=224.30') FEET TO A POINT BEING THE POINT OF BEGINNING (P.O.B.).

LOTS 1-5 OF SQUARE 5 OF UNIVERSITY VIEW, LLC LOCATED IN SECTION 66, TOWNSHIP 7 SOUTH, RANGE 1 WEST, GREENSBURG DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA CONTAINING 56,156.40 SQUARE FEET AND 1.289 ACRES AS SHOWN ON A ALTA/NSPS LAND TITLE SURVEY SHOWING UNIVERSITY VIEW HOMSITES FOR UNIVERSITY VIEW, LLC, BY DOUGLAS A. DOMINGUE, P.L.S., DATED 04/25/19.

"THE FOREGOING LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS SHOWN IN THE VESTING DEED, RECORDED AT THE OFFICE OF THE CLERK AND RECORDER FOR THE PARISH OF EAST BATON ROUGE, STATE OF LOUISIANA AND IS THE SAME PROPERTY DESCRIBED IN SCHEDULE A OF TITLE COMMITMENT NO. LA251901062J/47118152 BEARING AN EFFECTIVE DATE OF JANUARY 17, 2019 AS PREPARED BY DOUGLAS A. DOMINGUE."

Revision #1: Detailed note describing proposed change(s)

APPROVED

Frank M. Duke, FAICP Planning Director Date
or his designee
City-Parish Planning Commission File #

SCALE IN FEET

30' 15' 0 30' 60' 90'

**OWNER:**
BRENT LITTLE, PRESIDENT
FOUNTAIN RESIDENTIAL PARTNERS
2626 COLE AVENUE, SUITE 620
DALLAS, TX 75204

**PARCEL ID NO.:**
LOT 1/BLOCK 5 – 640565
LOT 2/BLOCK 5 – 505528
LOT 3/BLOCK 5 – 505552
LOT 4/BLOCK 5 – 505536
LOT 5/BLOCK 5 – 505544

**OWNERSHIP OF ADJACENT PROPERTIES:**
LOT 1/BLOCK 5 – BAOTIAN (BARRY) WANG

**ZONING DISTRICT:**

A4 (GENERAL RESIDENTIAL)
(TAKEN FROM THE BATON ROUGE ZONING MAPS)

**EXISTING LAND USE:** MDR
**FUTURE LAND USE:** UN

**CHARACTER AREA:**
URBAN/WALKABLE

**FIRE DISTRICT:**
BATON ROUGE CITY FIRE

**SCHOOL DISTRICT:**
EAST BATON ROUGE – 7

**SEWER DISTRICT:**
EAST BATON ROUGE CITY/PARISH

**WATER DISTRICT:**
EAST BATON ROUGE CITY/PARISH

# PRELIMINARY COMBINATION OF LOTS
SHOWING
## LOTS 1- 5 OF BLOCK 5 OF UNIVERSITY VIEW HOMESITES TO LOT FRP-1
FOR
## FOUNTAIN RESIDENTIAL PARTNERS
LOCATED IN
SECTION 66, T7S-R1W
EAST BATON ROUGE
PARISH, LOUISIANA

THIS SURVEY WAS PERFORMED ON THE GROUND, BY ME OR UNDER MY DIRECT SUPERVISION AND CONFORMS TO CURRENT STANDARDS OF PRACTICE AS DEFINED IN SUBPART §2905, TITLE 46, CHAPTER 29 OF PROFESSIONAL & OCCUPATIONAL STANDARDS FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "B" SURVEY.

DATE OF PLAT OR MAP: (05/30/2019)

DOUGLAS A. DOMINGUE REG. NO. 4832

| REVISION | BY |
|---|---|


DDG
DUPLANTIS DESIGN GROUP, PC
314 E. Bayou Road Thibodaux, LA 70301
Phone: 985.447.0090 \\ Fax: 985.447.7009
THIBODAUX \ COVINGTON \ HOUSTON
BATON ROUGE \ LAFAYETTE
WWW.DDGPC.COM


PRELIMINARY

SIGNATURE:

05/30/19

DATE:

PRELIMINARY COMBINATION OF LOTS SHOWING LOTS 1-5 OF BLOCK 5 OF UNIVERSITY VIEW HOMESITES TO LOT FRP-1 FOR FOUNTAIN RESIDENTIAL PARTNERS

DRAWN
CJP

CHECKED
DAD

ISSUED DATE
05/30/19

ISSUED FOR
—

PROJECT NO.
19-115

FILE
19-115 Resub

SHEET
1-1

K:\surv\19-000\19-115\DWG\19-115 Resub.dwg