

# THE ELYSIAN III APARTMENTS ISPOD 8-19

## 750 CANAL STREET, BATON ROUGE, LA 70802



### SHEET LIST.

		ISSUE DATE	REVISION DATE
CP-101	EXISTING SITE CONDITIONS	08/01/19	08/26/19
CP-102	DEVELOPMENT PLAN	08/01/19	
CP-103	CIRCULATION PLAN	08/01/19	08/26/19
CP-104	LANDSCAPE PLAN	08/01/19	08/26/19
CP-105	ARCHITECTURAL ELEVATIONS	08/01/19	08/26/19
CP-106	UTILITY PLAN	08/01/19	08/26/19
CP-107	PRELIMINARY PLAT	08/01/19	08/26/19

### PLANNING SUMMARY

EXISTING ZONING: A4  
 EXISTING LAND USE: UND  
 FUTURE LAND USE: URBAN NEIGHBORHOOD  
 CHARACTER AREA: URBAN WALKABLE  
 ADJACENT ZONING: A4, ISPOD, B1  
 ACREAGE: 0.30 ACRES  
 PROPOSED NUMBER OF RESIDENTIAL UNITS: 12  
 BUILDING HEIGHT: 45'-0" MAXIMUM  
 MAX BUILDING STORIES: 3  
 PROPOSED USE: LOW DENSITY RESIDENTIAL

### CPPC PARCEL ID NUMBERS

LOT NUMBER	CPPC ID NUMBER
UND	830340741
UND	830340750
LOT NO. 52-A	830340742
LOT NO. 53-A	830340767
UND	830340743
UND	830340750

### PROJECT DIRECTORY

DEVELOPER/OWNER	ARCHITECT	CIVIL ENGINEER	LANDSCAPE ARCHITECT
GCHP - ELYSIAN III LLC 1628 ORETHA CASTLE HALEY BLVD, SUITE A NEW ORLEANS, LA 70113 PHONE: 504-525-2599 FAX: 504-625-2598 PROJECT CONTACT: VANN JONES jones@gchp.net	DYKE NELSON ARCHITECTURE, LLC 235 SOUTH 14TH STREET BATON ROUGE, LA 70802 PHONE: 225-224-3363 FAX: 225-448-6878 PROJECT CONTACT: DYKE NELSON Dyke@dna-workshop	BORREL ENGINEERING, LLC 8920 NORTH MERCHANT COURT MARKSVILLE, LA 71351 PHONE: 318-253-9198 FAX: 318-253-9157 PROJECT CONTACT: RENE BORREL, P.E./C.B.O. Rborrel@borrelingeering.com	MCKNIGHT LANDSCAPE ARCHITECTS, LLC 658 S. FOSTER DRIVE, SUITE 101 BATON ROUGE, LA 70808 PHONE: 225-624-1265 FAX: 225-709-0748 PROJECT CONTACT: WES WILKERSON, PLA, ASLA Wes@mcknight-la.com

### LEGAL DESCRIPTION

SUBURB NICARAGUA  
 BLOCK 34  
 UND,  
 UND,  
 UND,  
 UND,  
 LOCATED IN SECTION 71, TOWNSHIP 7 SOUTH,  
 RANGE 1 WEST, GREENSBURG LAND DISTRICT,  
 EAST BATON ROUGE PARISH, LOUISIANA

### UTILITY CONTACT LIST

SEWER	TELEPHONE	WATER	ELECTRIC
EBR PARISH DEPT. OF PUBLIC WORKS 1100 LAUREL ST. BATON ROUGE, LA 70802 225-388-5823 PROJECT CONTACT: ADAM SMITH	COX COMMUNICATIONS 1606 ERASTE LANDRY RD. LAFAYETTE, LOUISIANA 337-458-4378 PROJECT CONTACT: SHAWN PERRY	BATON ROUGE WATER COMPANY 8755 GOODWOOD BLVD BATON ROUGE, LA 70808 225-331-0004 PROJECT CONTACT: MARGIE SWANSON	ENTERGY ELECTRIC 448 NORTH BLVD. BATON ROUGE, LA 70802 225-346-3928 PROJECT CONTACT: BETH TRAHAN



**NOTES:**

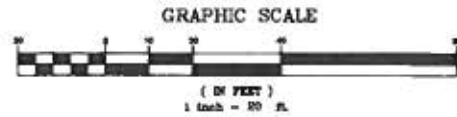
1. THIS MAP HAS BEEN COMPILED FROM FIELD MEASUREMENTS AND PREVIOUS SURVEYS AND CLOSELY REPRESENTS CURRENT FIELD CONDITIONS OF THE PROPERTY SHOWN HEREON.
2. THE PLAT SHOWN HEREON HAS BEEN PREPARED FOR THE PURPOSE OF IDENTIFYING, FOR APPROVAL, A PRELIMINARY PLAN FOR THE DEVELOPMENT OF A MULTIFAMILY AND LEASING OFFICE USE BUILDING. LOT DIMENSIONS SHOWN HEREON ARE APPROXIMATE AND ARE SUBJECT TO CHANGE AS DICTATED BY A DETAILED SURVEY AND DESIGN.
3. THE SYSTEMS SHOWN HEREON ARE FOR THE PURPOSE OF ESTABLISHING A CONCEPTUAL DESIGN ONLY. THE ENGINEER AND/OR DEVELOPER RESERVE THE RIGHT TO ALTER THESE PRELIMINARY DESIGNS AS DIRECTED BY PLANNING COMMISSION REGULATIONS AND DETAILED ENGINEERING DESIGN.
4. ALL SERVICEDS REQUIRED FOR THE CONFORMITY OF THE FINAL DEVELOPMENT PLAN SHALL BE DETERMINED DURING THE PREPARATION OF THE FINAL PLAT AND SHALL BE SHOWN THEREON.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH AND SIZE OF ALL UNDERGROUND UTILITIES AND STRUCTURES, AND SHALL BE LIABLE FOR ANY DAMAGE CAUSED BY THE FAILURE TO DO SO.
6. THE APPROVAL OF THIS PLAT DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNER FROM COMPLYING WITH ALL APPLICABLE FEDERAL, STATE AND CITY/PARISH LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY. IN PARTICULAR, NO FILLING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.

**NOTE:**

REFERENCING SURVEY CONDUCTED BY JAMES R. TATUM ON 7/31/19

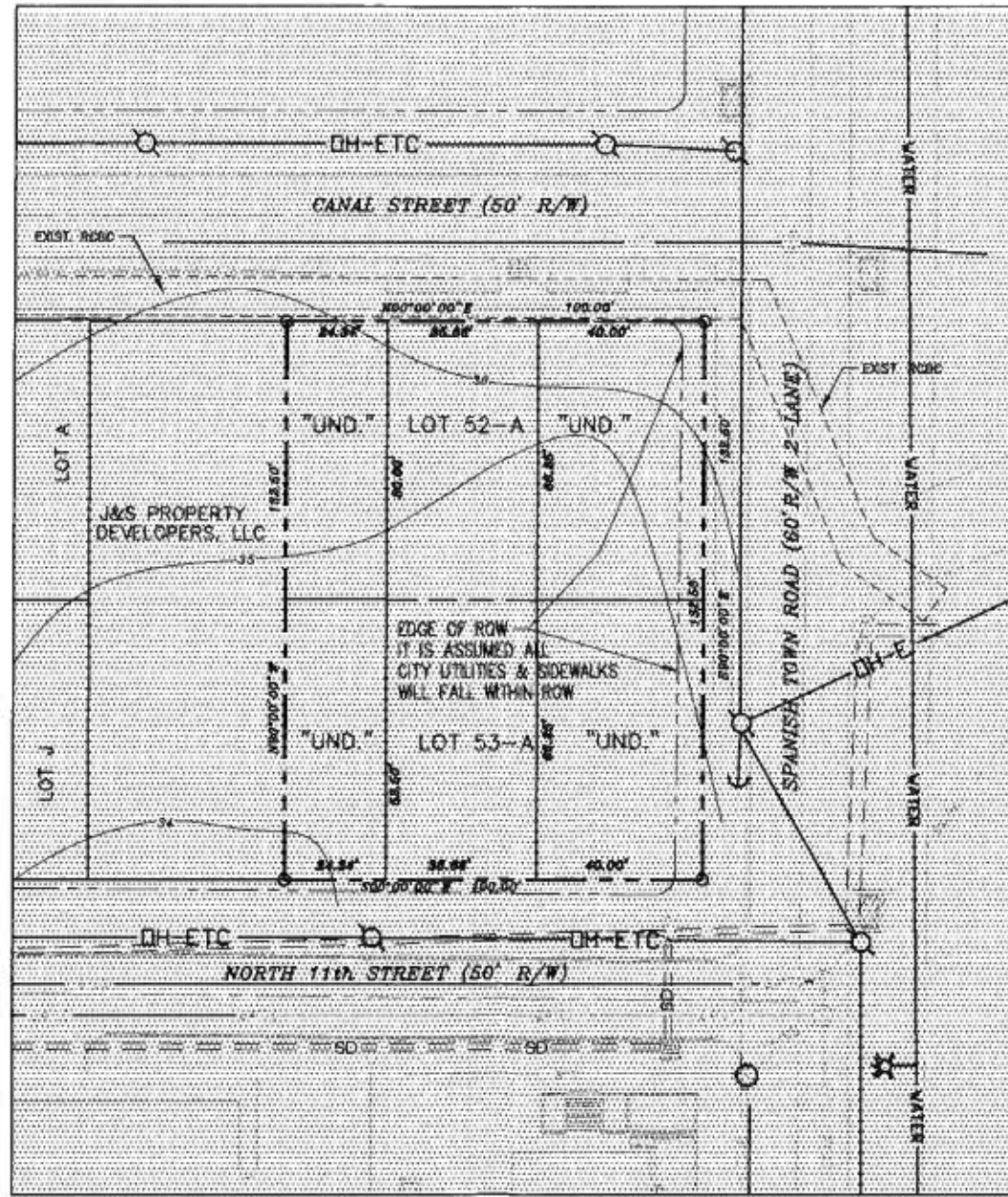
**LEGEND:**

- SS SANITARY SEWER MANHOLE
- SS SANITARY SEWER MAIN
- FH FIRE HYDRANT
- WM WATER MAIN
- SCB SINGLE CATCH BASIN
- SP STORM PIPE
- PP POWER POLE
- E OVERHEAD ELECTRIC LINE
- OE OVERHEAD ELECTRIC/ TELEPHONE LINE
- 36 EXISTING CONTOUR
- T.B.R. TO BE REMOVED
- UND. TR. UNDESIGNATED TRACT
- ETC ELEC - TEL - CATV
- DB DRAINAGE BOX



VICINITY MAP  
1" = 2000'

ADJACENT PROPERTY INFORMATION			
PROPERTY	ZONING	FUTURE LAND USE	EXISTING LAND USE
LOT 51	A-4	URBAN NEIGHBORHOODAL	UNDEVELOPED
LOT 39	B-1	OFFICE	OFFICE
LOT 7	A-4	URBAN NEIGHBORHOODAL	UNDEVELOPED
TRACT 84	A-4	URBAN NEIGHBORHOODAL	UNDEVELOPED
TRACT 0C	ISPUD	URBAN NEIGHBORHOODAL	HIGH DENSITY RESIDENTIAL



**GENERAL SITE NOTES:**

ZONING: EXISTING A4 - PROPOSED ISPUD  
 FUTURE LAND USE: UN (URBAN NEIGHBORHOOD)  
 EXISTING LAND USE: UNDEVELOPED  
 CHARACTER AREA: URBAN/WALKABLE  
 GROSS SITE AREA: 0.304 ACRES, EXISTING OVERLAY DISTRICT: OLD TOWN  
 DENSITY: 12 UNITS / 0.304 ACRES = 39.5 UNITS/ACRE HDR  
 SCHOOL DISTRICTS: EBR-5 SCHOOL DISTRICT  
 STREETS: SPANISH TOWN ROAD, CANAL ST & NORTH 11TH ST  
 ASPHALT W/ SUBSURFACE DRAINAGE  
 FIRE DISTRICT: BATON ROUGE FIRE DEPARTMENT  
 FLOOD ZONE: X (SHADED)  
 F.I.R.M.: 22033C-0235-E

**FLOOD NOTE:** IN ACCORDANCE WITH FEMA FLOOD INSURANCE RATE MAP PANEL 22003C-0235E FOR EAST BATON ROUGE PARISH LOUISIANA, LAST REVISED MAY 2, 2008, THE PROPERTY HEREON IS LOCATED IN FLOOD ZONE "X" WITH SHADING: AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. ZONE "X" WITHOUT SHADING: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.

**UTILITIES:**

ELECTRIC	ENTERGY	BETH TRAHAN	(225) 346.3928
WATER	BATON ROUGE WATER CO.	MARGIE SWANSON	(225) 926.1000
SEWER	E.B.R. PARISH - D.O.D.	SHANNON DUPONT	(225) 389.3198
GAS	ENERGY GAS	ABBY CAMPO	(225) 354.3138
TELEPHONE	AT&T	NETTA FREE	(225) 291.1865
CABLE	COX COMMUNICATIONS	PATSY MERRITT	(225) 237.5029

UNDERGROUND LOCATIONS  
 LOUISIANA ONE CALL 1.800.272.3020

EXISTING CONDITIONS PLAN  
 OF  
 NORTHERN PORTION OF LOTS 52 & 53  
 AND  
 LOT 52-A and LOT 53-A  
 AND  
 SOUTHERN PORTION OF LOTS 52 & 53  
 SUBURB NICARAGUA  
 BLOCK 34

LOCATED IN SECTION 71, TOWNSHIP 7 SOUTH, RANGE 1 WEST,  
 GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA

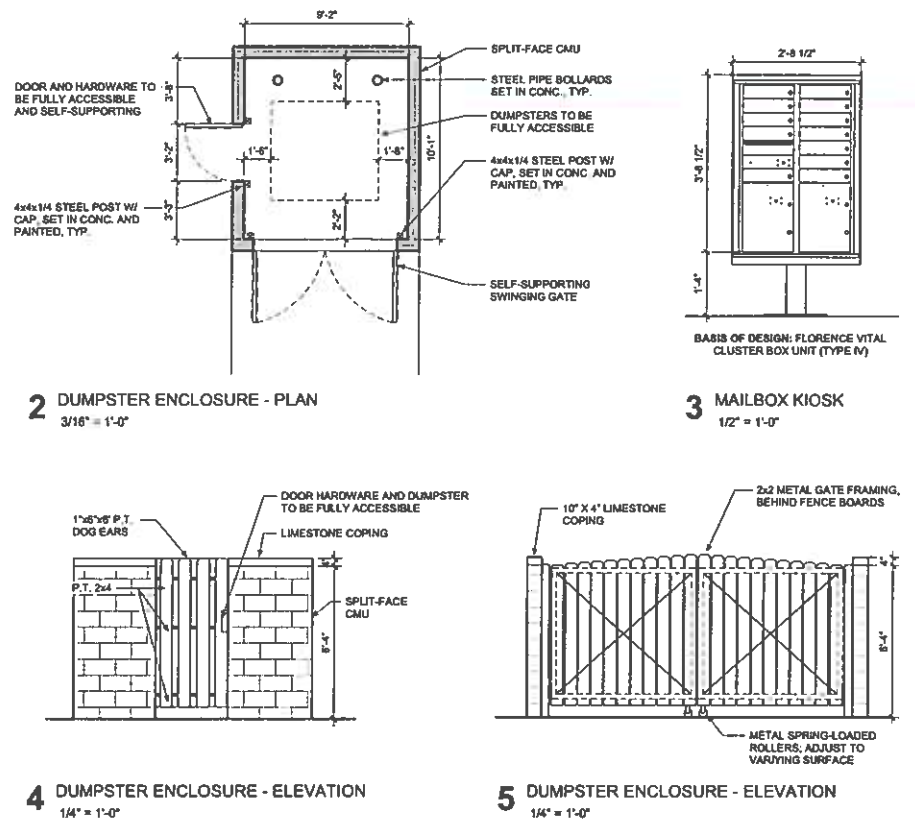
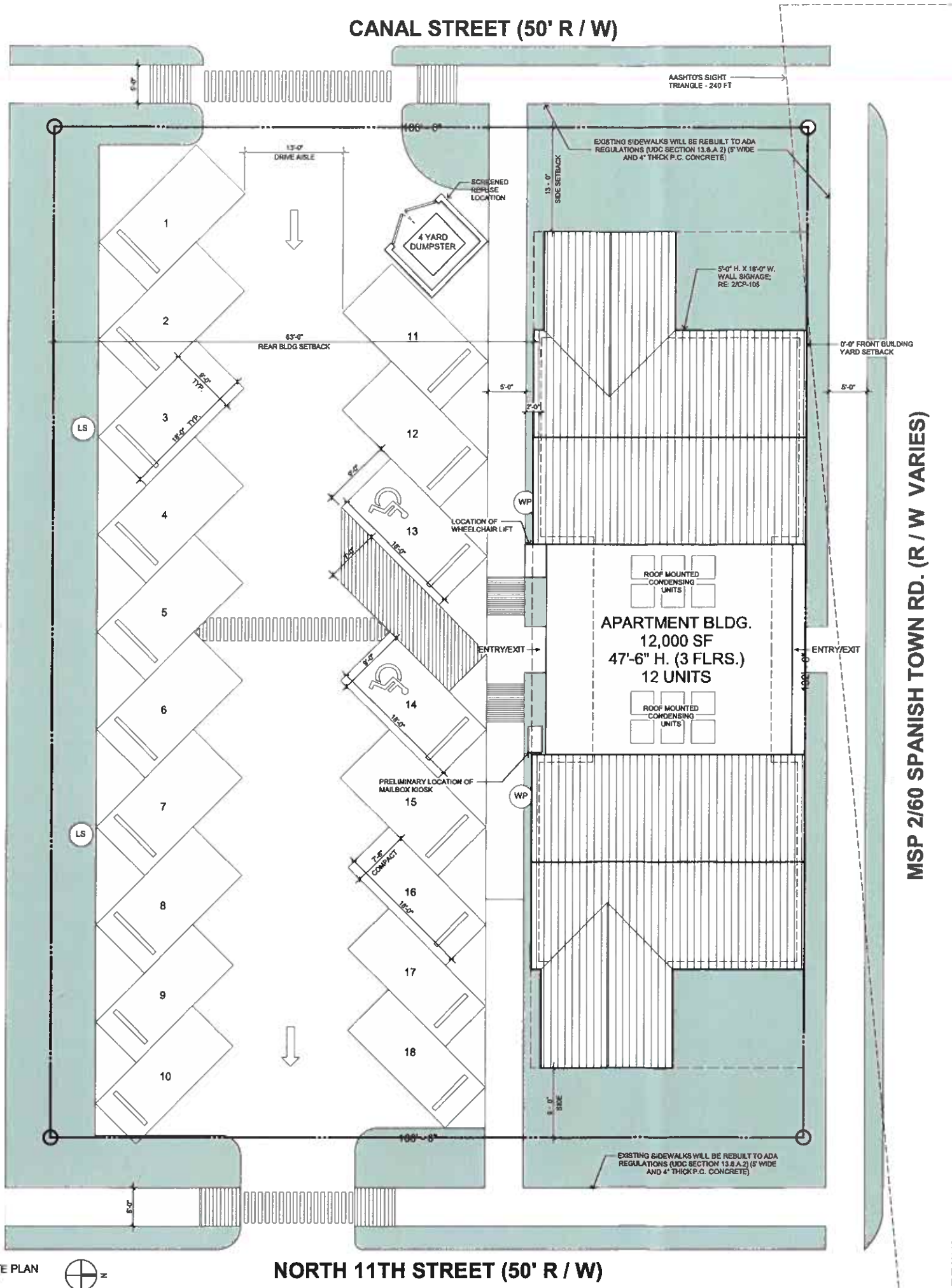
FOR  
 GCHP - ELYSIAN III, L.L.C.

EXISTING CONDITIONS PLAN		SHEET SHT. 2
LOCATION: SPANISH TOWN ROAD / NORTH 11th STREET / CANAL STREET	SCALE: 1"=20'	
DRAWN BY:	DATE: JULY 31, 2019	
CHECKED BY:	W.O. # 219-034	
COGO: 01-21-VL-ISPUD-21-0000-01.dwg		

REVISION: 01-21-VL-ISPUD-21-0000-01.dwg, 07/31/2019, AT 16:47:00, BY: RUT

ZONING: A4  
RIDDICK INVESTMENTS, LLC

**1 NEW SITE PLAN**  
1/8" = 1'-0"



**TABLE OF USES:**

	LOW DENSITY RESIDENTIAL	MEDIUM DENSITY RESIDENTIAL	HIGH DENSITY RESIDENTIAL	COMMERCIAL/OFFICE	PUBLIC & SEMI-PUBLIC	INDUSTRIAL	OPEN SPACE
TOTAL # OF UNITS	---	---	12	---	---	---	---
TOTAL SQ' OF BLDGS.	---	---	12,000	---	---	---	---
TOTAL ACREAGE	---	---	0.3	---	---	---	---
% OF SITE	---	---	30.6%	---	---	---	---

**LIGHTING LEGEND**

SYMBOL	CATALOG NUMBER	VOLT	LAMPS	HEIGHT	ANGLE
(LS)	POLE MOUNTED EXTERIOR LIGHT FIXTURE LITHONIA #KAD-175M-120-LP1-DMB	120	(1) 175W-AH	20'	360°
(WP)	WALL MOUNTED EXTERIOR LIGHT FIXTURE LITHONIA #TWH-175M-120-LP1-DMB	120	(1) 175W-AH	N/A	N/A

**Savaria M2lift VPI**  
AFFORDABLE EASY ACCESS

**EXTERIOR ADA WHEELCHAIR LIFT INFORMATION**

**PWS PureForm LED wall sconce**

**EXTERIOR LIGHTING FIXTURE INFORMATION**



**ELYSIAN III APARTMENTS - SITE B**  
750 CANAL STREET, BATON ROUGE, LA 70802

DYKE NELSON ARCHITECTURE 235 SOUTH 14TH ST. BATON ROUGE, LA 70802 DNA-WORKSHOP.COM (225) 224-3363

REVISIONS

JOB NUMBER: 19-024  
ISSUED: 08/01/19

**PLANNING COMMISSION**

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DEVELOPMENT PLAN  
CP-102  
PHASE: DD

SUBURB NICARAGUA, BLOCK 34, LAND AND LAND, LOCATED IN SECTOR 71, TOWNSHIP 7 SOUTH, RANGE 1 WEST GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA

**REVISIONS**  
 1 08/26/19 PC REV

**JOB NUMBER:** 19-024  
**ISSUED:** 08/01/19

**PLANNING COMMISSION**

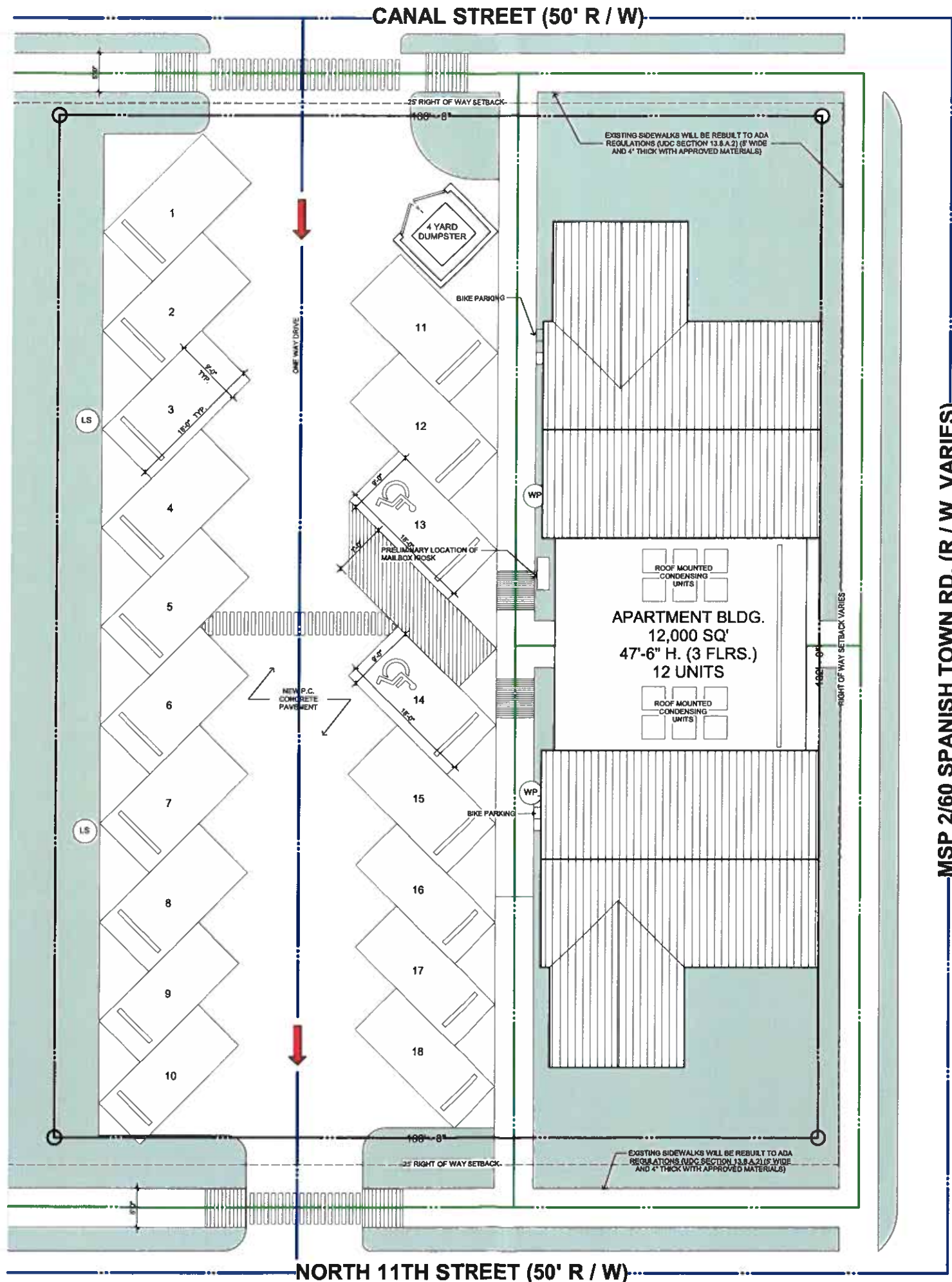
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CIRCULATION PLAN

CP-103

PHASE: DD



ZONING: A4  
 RIDDICK INVESTMENTS, LLC

**GENERAL DESCRIPTION**  
 TOTAL ACREAGE = 0.30 ACRES  
 OPEN GREEN SPACE = 0.068 ACRES

PERCENTAGE OF PARKING/TRASH = 45%  
 PERCENTAGE OF GREEN SPACE = 28%  
 PERCENTAGE OF WALKWAYS = 5%  
 PERCENTAGE OF APARTMENT BLDG. = 24%

TABLE OF PARKING SPACES:

SPACES REQUIRED	SPACES PROPOSED	HANDICAP SPACES	TOTAL SPACES
18	18	2	18

TABLE OF PARKING SPACES:

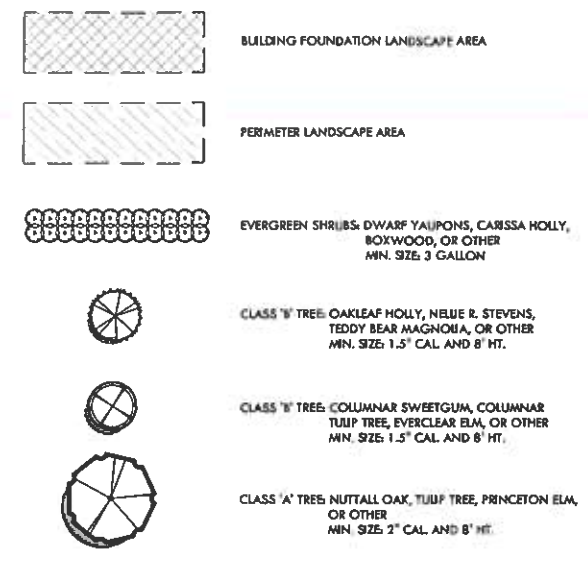
USE	FORMULA	USE QUANTITY	REQUIRED	PROPOSED
MULTI-FAMILY (1 BEDROOM)	1 SPACE/UNIT	3	3	3
MULTI-FAMILY (2 BEDROOM)	1.5 SPACES/UNIT	6	9	9
MULTI-FAMILY (3 BEDROOM)	2 SPACES/UNIT	3	6	6
<b>TOTALS</b>		<b>12</b>	<b>18</b>	<b>18</b>
HANDICAP PARKING SPACES	1-25 SPACES		1	2
BICYCLE PARKING	1 BIKE SPACE/ 20 VEHICLE SPACES		1	6
RESIDENTIAL DENSITY	DWELLING UNIT/ACRE	12 DWELLING UNITS	12 DWELLING UNITS	12 DWELLING UNITS
GREEN SPACE PERCENTAGE	SEE SHEET L1.0			



1 NEW SITE PLAN  
 1/8" = 1'-0"

**LANDSCAPE ORDINANCE STANDARDS**

- ALL LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH THE RULES OF GOOD ARBORICULTURAL PRACTICE AS SET FORTH BY THE ANSI A300 AND IN THE LOUISIANA NURSERYMAN'S MANUAL FOR THE ENVIRONMENTAL HORTICULTURE INDUSTRY, LATEST EDITION, AS PUBLISHED BY THE LOUISIANA NURSERY AND LANDSCAPE ASSOCIATION, AND CURRENTLY IN EFFECT AT THE TIME OF SUCH WORK.
- PLANT MATERIAL SHALL BE TRUE TO NAME, VARIETY AND SIZE AND SHALL CONFORM TO ALL APPLICABLE PROVISIONS OF THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION. ALL LANDSCAPING SHALL BE INSTALLED IN A SOUND MANNER AND IN ACCORDANCE WITH ACCEPTED STANDARDS OF THE LOUISIANA NURSERYMAN'S MANUAL FOR THE ENVIRONMENTAL HORTICULTURE INDUSTRY.
- TREES AND SHRUBS SELECTED FOR PLANTING SHALL MEET THE MINIMUM REQUIREMENTS PROVIDED IN THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1, LATEST EDITION AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- PLANT MATERIALS SHALL BE COLD HARDY FOR THE SPECIFIC LOCATION WHERE THEY ARE TO BE PLANTED.
- PLANT MATERIALS SHALL BE ABLE TO SURVIVE ON NATURAL RAINFALL ONCE ESTABLISHED WITH NO LOSS OF HEALTH.
- ALL PLANT HEIGHTS SHALL BE MEASURED FROM THE TOP OF THE ROOT BALL TO THE TIP OF THE HIGHEST BRANCH.
- CLASS "A" TREES AND STREET YARD TREES:
  - ALL SINGLE TRUNK TREES SHALL HAVE A MINIMUM TWO-INCH CALIPER AND MEASURE A MINIMUM OF EIGHT FEET TALL AT TIME OF PLANTING.
  - MULTI-TRUNK TREES SHALL HAVE MAIN STEMS WITH A MINIMUM ONE AND ONE-HALF INCH CALIPER PER TRUNK, A MINIMUM OF THREE MAIN STEMS, AND MEASURE A MINIMUM OF TEN FEET TALL AT TIME OF PLANTING.
- CLASS "B" TREES:
  - ALL SINGLE TRUNK TREES SHALL HAVE A MINIMUM ONE AND ONE-HALF INCH CALIPER AND MEASURE A MINIMUM OF EIGHT FEET TALL AT TIME OF PLANTING.
  - MULTI-TRUNK TREES SHALL HAVE MAIN STEMS WITH A MINIMUM ONE-INCH CALIPER PER TRUNK, A MINIMUM OF THREE MAIN STEMS, AND MEASURE A MINIMUM OF EIGHT FEET TALL AT TIME OF PLANTING.
- CLASS "C" TREES:
  - ALL SINGLE TRUNK TREES SHALL HAVE A MINIMUM ONE AND ONE-HALF INCH CALIPER AND MEASURE A MINIMUM OF FIVE FEET TALL AT TIME OF PLANTING.
  - MULTI-TRUNK TREES SHALL HAVE MAIN STEMS WITH A MINIMUM ONE-INCH CALIPER PER TRUNK, A MINIMUM OF THREE MAIN STEMS, AND MEASURE A MINIMUM OF FIVE FEET TALL AT TIME OF PLANTING.
- SHRUBS:
  - SHRUBS SHALL BE A MINIMUM OF 20 INCHES IN HEIGHT IN A MINIMUM THREE GALLON CONTAINER, UNLESS THEY ARE PLANTED AS A SCREEN FOR AN L3 BUFFER. WHEN PLANTED AS A SCREEN FOR AN L2 BUFFER OR A PARKING LOT, THE MAXIMUM SPACING FOR 20 INCH HIGH SHRUBS SHALL BE 36 INCHES ON CENTER.
  - SHRUBS PLANTED AS AN L3 BUFFER SHALL BE A MINIMUM OF FOUR-FEET IN HEIGHT.
  - WHEN PLANTED AS AN L3 BUFFER, THE MAXIMUM SPACING FOR FOUR-FOOT HIGH SHRUBS SHALL BE 36 INCHES ON CENTER.
  - SPACING FOR OTHER REQUIRED PLANT MATERIAL SHALL BE DETERMINED BY THE DEVELOPMENT DIRECTOR.
- IRRIGATION AND WATERING STANDARD:
  - A WATER SOURCE SHALL BE SUPPLIED WITHIN TWO HUNDRED (200) FEET OF ALL PLANTING BEDS OR A PERMANENT IN-GROUND IRRIGATION SYSTEM SHALL BE PROVIDED.
- MAINTENANCE:
  - PROPERTY OWNERS AND THEIR AGENTS SHALL BE RESPONSIBLE FOR PROVIDING, PROTECTING, AND MAINTAINING ALL REQUIRED LANDSCAPING IN A HEALTHY AND GROWING CONDITION, REPLACING DEAD OR DAMAGED VEGETATION, AND KEEPING ALL LANDSCAPED AREAS FREE OF REFUSE AND DEBRIS.
  - PROPERTY OWNERS AND THEIR AGENTS SHALL BE RESPONSIBLE FOR PROVIDING, PROTECTING, AND MAINTAINING ALL LANDSCAPING WITHIN THE ADJUTING RIGHT-OF-WAY.



**EXAMPLE PLANT VARIETIES BEING USED:**  
 MINIMUM SIZE AND CALIPER AS PER CALCULATIONS AND LANDSCAPE STANDARDS

**CLASS A PRELIMINARY TREE OPTIONS:**  
 RED MAPLE, NUTTALL OAK, TULIP POPLAR, PRINCETON ELM  
 CLASS B TREES (UNDER OVERHEAD UTILITY LINES): NELLY STEVENS OR OAKLEAF HOLLY, COLUMNAR SWEETGUM, TEDDY BEAR MAGNOIA

**SHRUBS:** PARKING LOT EVERGREEN SCREEN HEDGE 30" MAX. DUE TO SIGHT TRIANGLE

ALL LANDSCAPE AREAS TO BE FINE GRADED TO RECEIVE SOO, PLANTING, AND ANY AREAS DISTURBED BY CONSTRUCTION AS NOTED ON PERM PLAN SUBMITTAL

LOW FLOW, DRIP IRRIGATION SYSTEM TO BE PROVIDED FOR PLANTING BED AREAS  
 -OR- HOSE BIBS TO BE PROVIDED PER CODE FOR VALVE ENGINEERING OPTION

**LANDSCAPE ORDINANCE CALCULATIONS**

BATON ROUGE UNIFIED DEVELOPMENT CODE - CHAPTER 18  
 LOT GF-1-B-1, LAND USE: MULTI-FAMILY RESIDENTIAL (\$SPUD)

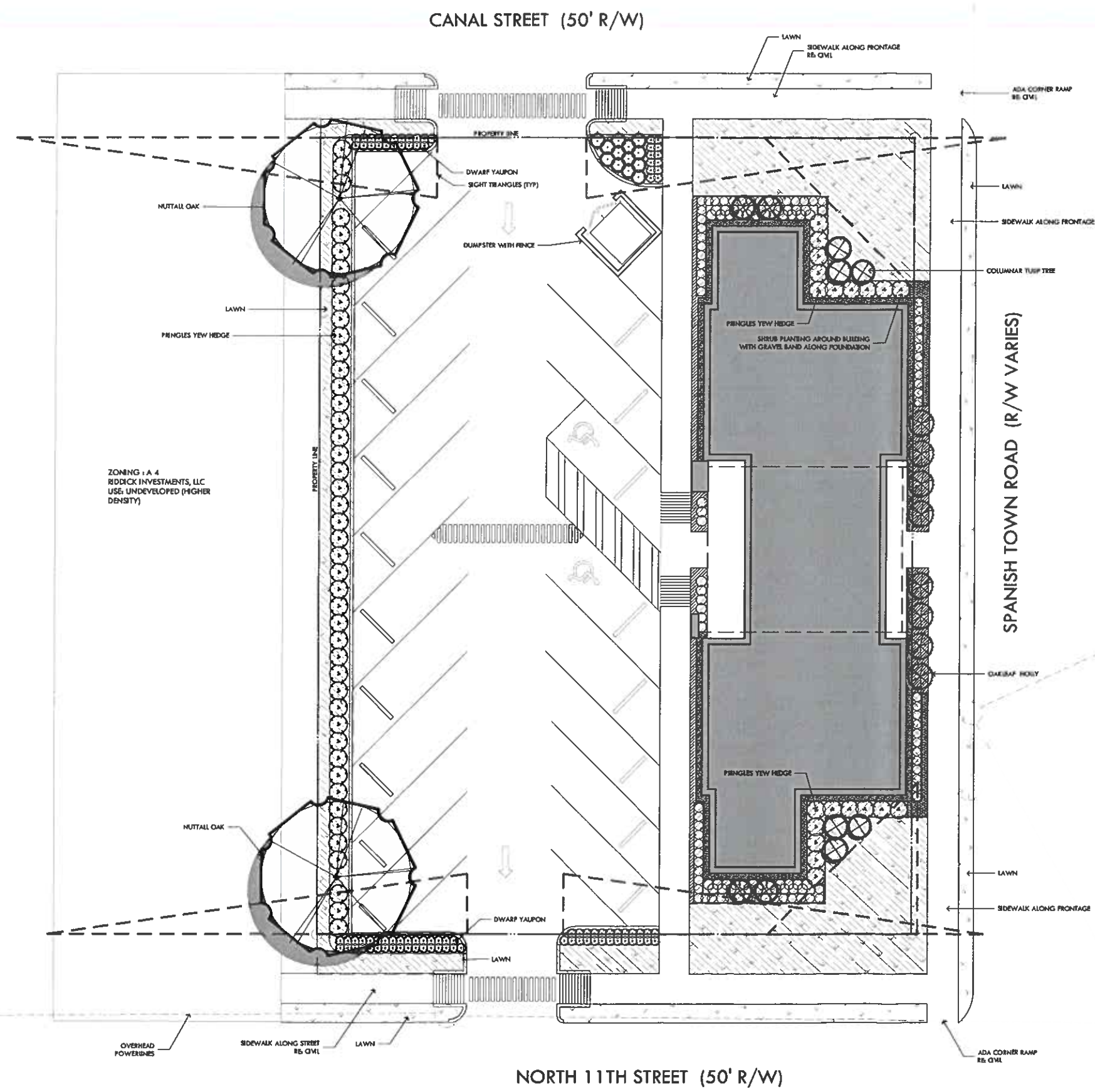
**LANDSCAPE AREA**  
 10% OF THE DEVELOPED SITE AREA SHALL BE LANDSCAPE AREA.  
 DEVELOPED SITE AREA = 13,200 SF x 10%  
 REQUIRED: 1,320 SF LANDSCAPE AREA  
 PROVIDED: 3,430 SF LANDSCAPE AREA

**BUFFER YARD (ADJUTS UNDEVELOPED PROPERTY)**  
 REQUIRED BUFFERS:  
 A. NONE  
 REQUIRED: NONE  
 PROVIDED: NONE

**STREET YARD**  
 A. CONTINUOUS 3' HT. SCREEN REQUIRED BETWEEN SIDEWALK AND PARKING  
 B. (1) CLASS A TREE PER 40 LINEAR FEET OR (1) CLASS B TREE PER 20 LINEAR FEET

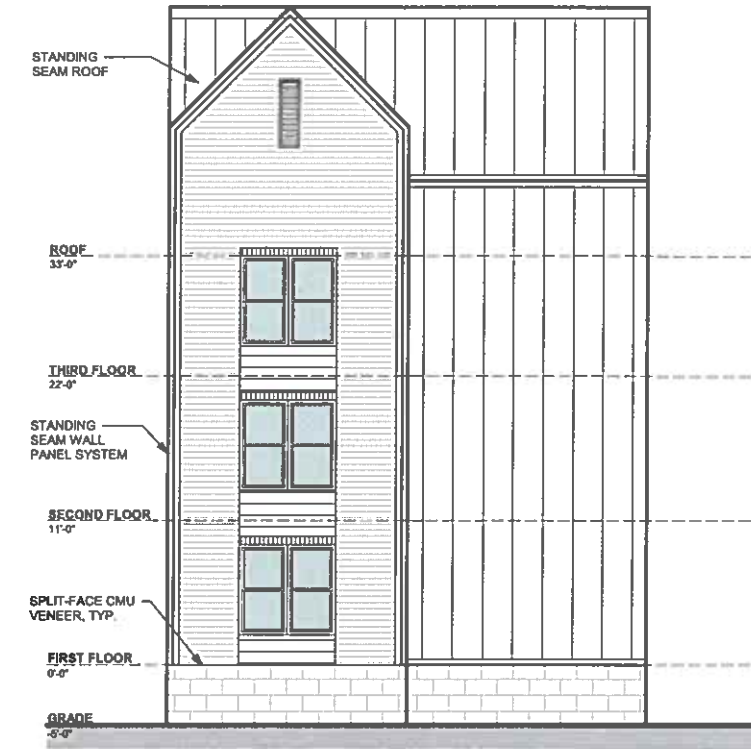
100 LF ALONG N. 11TH ST. @ 1 CLASS B TREE PER 20 LF = 5  
 100 LF ALONG CANAL ST. @ 1 CLASS B TREE PER 20 LF = 5  
 132 LF ALONG SPANISH TOWN RD. @ 1 CLASS B TREE PER 20 LF = 7

REQUIRED: 17 CLASS B TREES  
 PROVIDED: 18 CLASS B TREES (SEE PLAN)





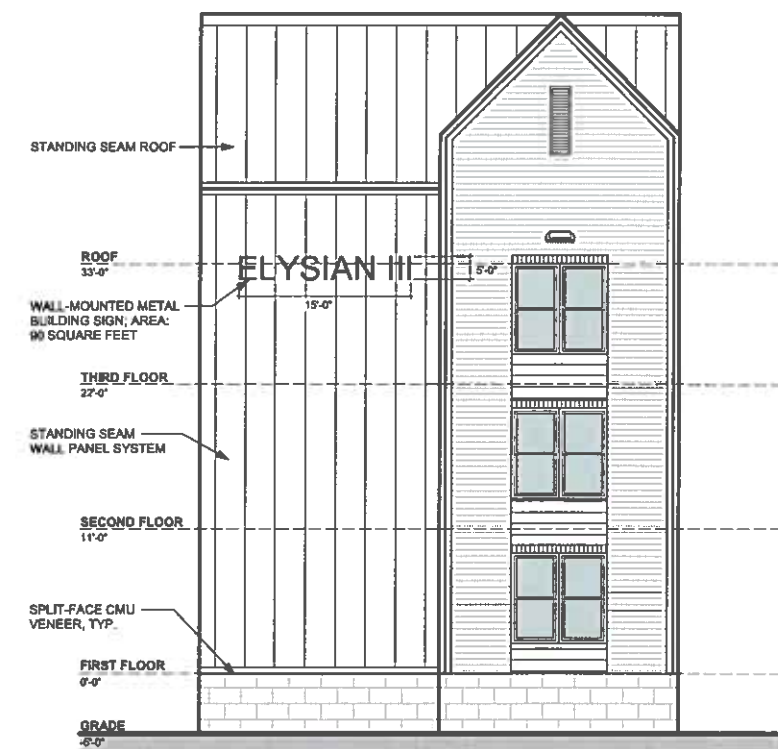
**1** ENLARGED EXTERIOR ELEVATION - SPANISH TOWN RD  
1/8" = 1'-0"



**2** ENLARGED EXTERIOR ELEVATION - NORTH 11TH ST  
1/8" = 1'-0"



**3** ENLARGED EXTERIOR ELEVATION - PARKING LOT  
1/8" = 1'-0"



**4** ENLARGED EXTERIOR ELEVATION - CANAL ST  
1/8" = 1'-0"

08/2019 1:27:25 PM © COPYRIGHT 2019 DYKE NELSON ARCHITECTURE, LLC



**DNAworkshop**

**ELYSIAN III APARTMENTS - SITE B**  
750 CANAL STREET, BATON ROUGE, LA 70802

DYKE NELSON ARCHITECTURE 235 SOUTH 14TH ST. BATON ROUGE, LA 70802 DNA-WORKSHOP.COM (225) 224 3363

SUBMITTAL: PARCEL 24, UND. LIND. LIND. LOCATED IN SECTOR 71, TOWNSHIP 7 SOUTH, RANGE 1 WEST GREENBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA.

REVISIONS	
1	08/26/19 PC REV

JOB NUMBER: 19-024  
ISSUED: 08/01/19

**PLANNING COMMISSION**

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ARCHITECTURAL ELEVATIONS

**CP-105**

PHASE: 00



# ELYSIAN III APARTMENTS - SITE B

750 CANAL STREET, BATON ROUGE, LA 70802

SUBSIDIARY: BLOCK 14, UNIT 14, LOCATED IN WITNESS TO, TOWNSHIP 7 SOUTH, RANGE 1 WEST, ORLEANS PARISH, LOUISIANA

REVISIONS	
1	08/26/19 PC REV

JOB NUMBER: 19-024  
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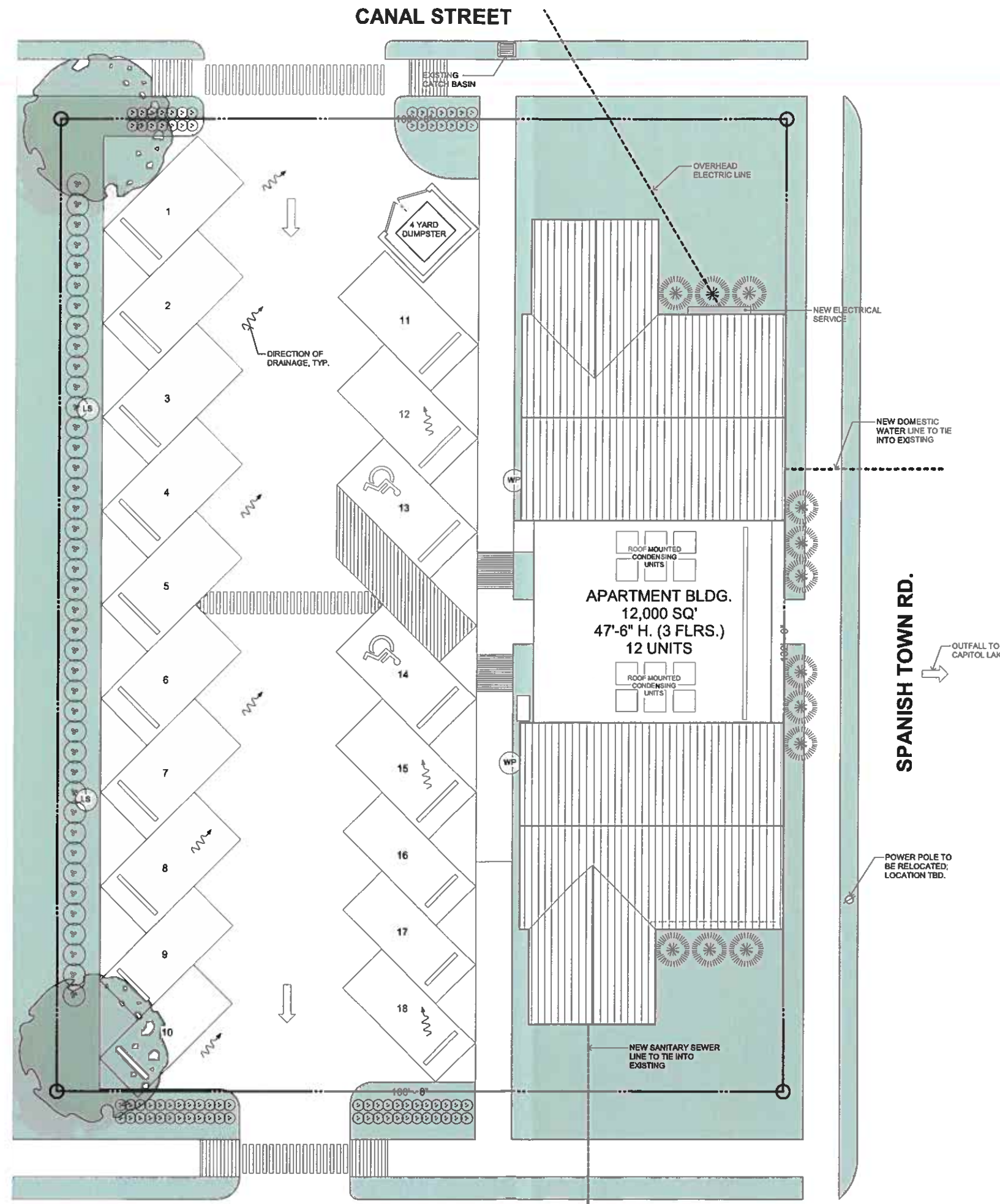
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### UTILITY CONTACT LIST

SEWER	TELEPHONE
EBR PARISH DEPT. OF PUBLIC WORKS 1100 LAUREL ST. BATON ROUGE, LA 70802 225-389-5823 PROJECT CONTACT: ADAM SMITH	COX COMMUNICATIONS 1906 ERASTE LAUDRY RD. LAFAYETTE, LOUISIANA 337-456-4378 PROJECT CONTACT: SHAWN PERRY
WATER	ELECTRIC
BATON ROUGE WATER COMPANY 8755 GOODWOOD BLVD. BATON ROUGE, LA 70896 225-231-0304 PROJECT CONTACT: MARGIE SWANSON	ENERGY ELECTRIC 448 NORTH BLVD. BATON ROUGE, LA 70802 225-346-3828 PROJECT CONTACT: BETH TRAHAN



ZONING: A4  
 RIDDICK INVESTMENTS, LLC

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DYKE NELSON ARCHITECTURE 235 SOUTH 14TH ST. BATON ROUGE, LA 70802 DINA-WORKSHOP.COM (225) 224-3363

**LEGEND:**

- SANITARY SEWER MANHOLE
- SS— SANITARY SEWER MAIN
- ⊕ FIRE HYDRANT
- W— WATER MAIN
- SINGLE CATCH BASIN
- S— STORM PIPE
- POWER POLE
- E— OVERHEAD ELECTRIC LINE
- OHE— OVERHEAD ELECTRIC/ TELEPHONE LINE
- 36— EXISTING CONTOUR
- T.B.R. TO BE REMOVED
- UND. TR. UNDESIGNATED TRACT
- ETC. ELEC - TEL - CATV
- ⊕ DRAINAGE BOX
- FOUND 1/2" I.P.
- SET 1/2" I.P.
- UND. TR. UNDESIGNATED TRACT



NO SERVITUDES REQUESTED  
UTILITIES WILL BE CONNECTED ON PROPERTY SIDE  
OF CURRENT CITY R.O.W'S

**PUBLIC DEDICATION:**  
THE STREETS AND RIGHT-OF-WAYS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSE.  
ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR THE USE OF UTILITIES, DRAINAGE, SEWERAGE REMOVAL OR OTHER PROPER PURPOSE 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 RIGHT-OF-WAY OR SERVITUDE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE RIGHT-OF-WAY OR SERVITUDE IS GRANTED.

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

KATHLEEN F. LABORDE, MANAGING MEM. DATE  
GCHP - ELYSIAN III, L.L.C.

**APPROVED:**  
THIS MAP REPRESENTS A COMBINATION OF LOTS AND NO NEW LOTS ARE BEING CREATED.

FRANK M. DUKE, PLANNING DIRECTOR  
OR HIS DESIGNEE  
EAST BATON ROUGE PARISH  
PLANNING COMMISSION

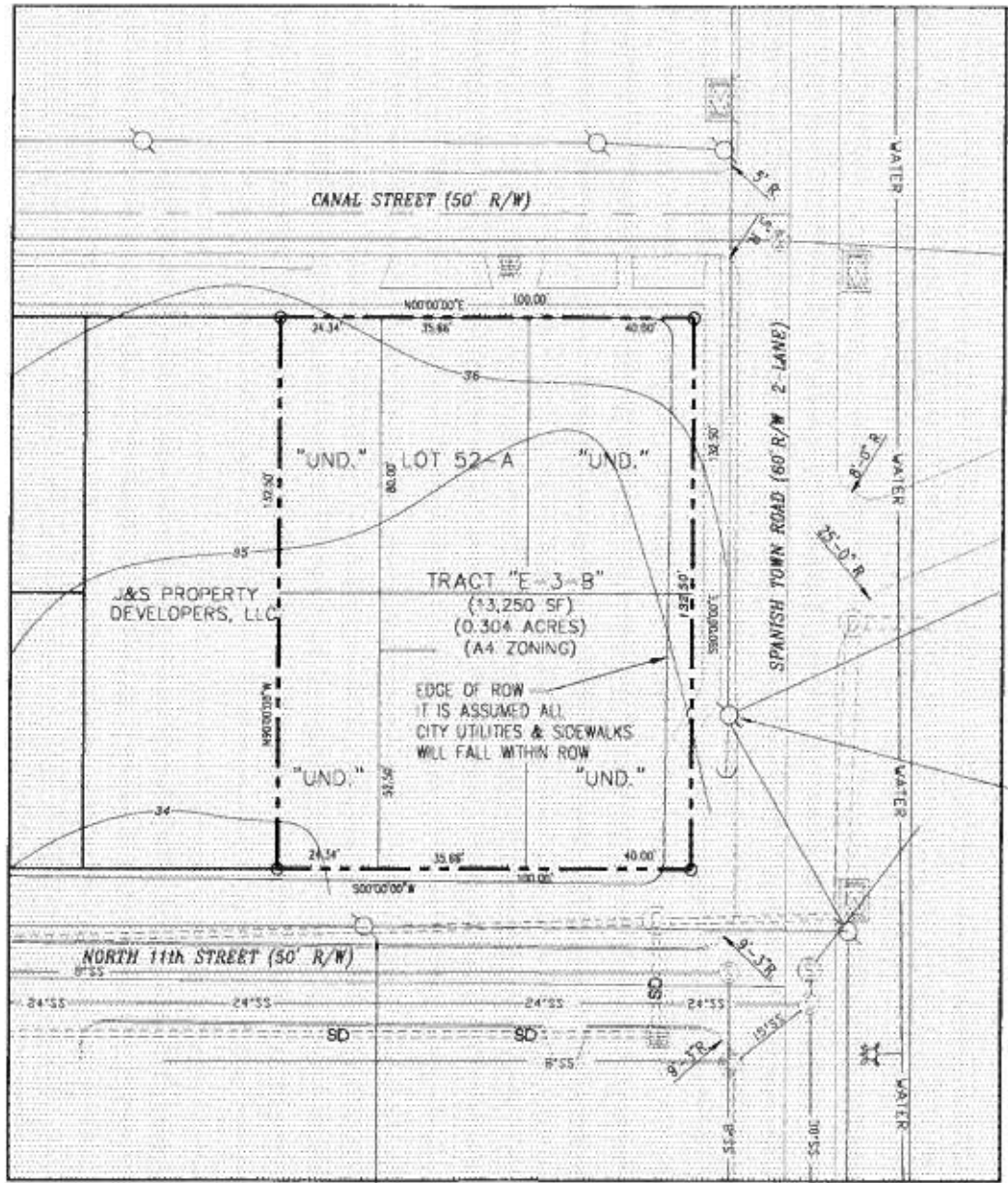
DATE: \_\_\_\_\_ C- \_\_\_\_\_

**CPPC PROPERTY ID#s**

SUBURB NICARAGUA - BLOCK 34	
"UND."	830340741
"UND."	830340756
EXISTING LOT 52-A	830340742
EXISTING LOT 53-A	830340757
"UND."	830340743
"UND."	830340738

**CERTIFICATION:**  
I CERTIFY THAT THIS SURVEY WAS ACTUALLY MADE ON THE GROUND, AS PER RECORD DESCRIPTIONS, AND THAT THERE ARE NO VISIBLE ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES, UNLESS OTHERWISE NOTED. I ALSO CERTIFY THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE APPLICABLE PROFESSIONAL AND OCCUPATIONAL STANDARDS OF PRACTICE FOR A CLASS "B" SURVEY AS PER LOUISIANA ADMINISTRATIVE CODE, TITLE 46, PART LXI, CHAPTER 25.  
THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LA. REVISED STATUTES 33:5051 ET SEQ. AND ALSO CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

PRELIMINARY - FOR REVIEW ONLY



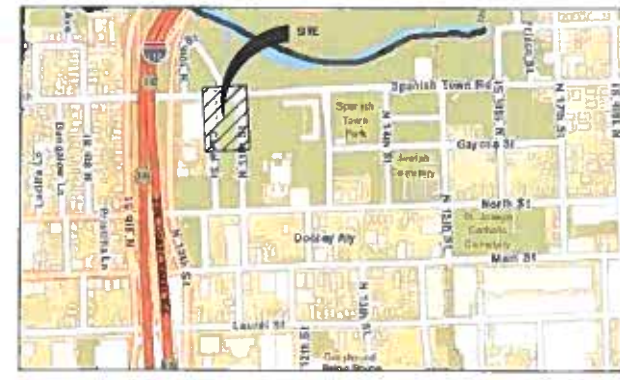
REQUEST EXISTING  
ELECTRIC POWER POLE  
BE RELOCATED ACROSS  
SPANISH TOWN ROAD

REQUEST EXISTING  
ELECTRIC POWER POLE  
BE RELOCATED SOUTH  
TO PROPERTY LINE

**NOTE:**  
REFERENCING SURVEY CONDUCTED BY JAMES R. TATUM ON 7/31/19

**STORM WATER MANAGEMENT NOTE:**  
AS PART OF CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH STORM WATER MANAGEMENT AND DRAINAGE REQUIREMENTS SET FORTH IN SECTION 15.13 OF THE UNIFIED DEVELOPMENT CODE, LATEST VERSION.

**REFERENCE MAPS:**  
1. MAP SHOWING RESUBDIVISION OF LOTS 52 AND 53, FOR ST. OZIER, BY TUDIE DRAFT, DATED FEBRUARY 28, 1999.  
2. PLAT SHOWING PARTITION OF LOTS 42 & 43, FOR ESTATE OF J.T. GORON, BY MINDRICK, DUNREE & COOPER, DATED JANUARY 20, 1954.



VICINITY MAP  
1" = 2000'

**BASIS OF BEARING:** \*\*S90°00'00"E  
BEING THE SOUTHERN RIGHT OF WAY LINE OF SPANISH TOWN ROAD, AS SHOWN ON REFERENCE MAP 1.

**GENERAL SITE NOTES:**

ZONING:	AA (GENERAL RESIDENTIAL)
FUTURE LAND USE:	UN (URBAN NEIGHBORHOODS)
STREETS:	SPANISH TOWN ROAD, CANAL ST & NORTH 13TH ST
ADDITIONAL R/W OPEN DATA:	
EXISTING LAND USE:	UNDEVELOPED
CHARACTER AREA:	URBAN/WALKABLE
EXISTING OVERLAY DISTRICT:	OLD TOWN
SCHOOL DISTRICTS:	UN-3 SCHOOL DISTRICT
SEWER:	EAST BATON ROUGE PARISH - D.G.D.
WATER:	BATON ROUGE WATER CO.
ELECTRIC:	ENERGY
GAS:	ENERGY
TELEPHONE:	AT&T
FIRE DISTRICT:	BATON ROUGE FIRE DEPARTMENT
FLOOD ZONE:	X (SHADED)
F.I.R.M.:	22033C-0235-E
BASE FLOOD ELEV.:	39 (ADJ)
RECORD INUNDATION:	N/A
FLOOD ZONE "X" WITH SHADING PER FIRM 22033C-0235-E	

**FLOOD NOTE:** IN ACCORDANCE WITH FEMA FLOOD INSURANCE RATE MAP PANEL 22033C-0235-E FOR EAST BATON ROUGE PARISH LOUISIANA, LAST REVISED MAY 2, 2008, THE PROPERTY HEREON IS LOCATED IN FLOOD ZONE "X" WITH SHADING. AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AN AVERAGE DEPTH LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD ZONE "X" WITHOUT SHADING; AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.

THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE, AND WERE FURNISHED BY THE RESPECTIVE UTILITY COMPANIES. TATUM ENGINEERING DOES NOT WARRANT THE EXACT LOCATION OF ANY AND/OR ALL UNDERGROUND UTILITIES SHOWN HEREON.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH AND SIZE OF ALL UNDERGROUND UTILITIES AND STRUCTURES AND SHALL BE LIABLE FOR ANY DAMAGE CAUSED BY THE FAILURE TO DO SO.

THE FENCES SHOWN HEREON REPRESENT GENERAL LOCATIONS. THIS SURVEY DOES NOT WARRANT THE FENCES AS TRUE AND LEGAL BOUNDARIES BETWEEN CONTIGUOUS PARCELS OF LAND. REFER TO THE PROPERTY LINE METES AND SOLIDS DESCRIPTIONS FOR TRUE BOUNDARIES.

THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNERS FROM COMPLYING WITH ALL APPLICABLE FEDERAL, STATE AND CITY PARISH LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY. IN PARTICULAR, NO FILING OF THE PROPERTY SHALL BE COMPLETED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ACKNOWLEDGED.

THE CITY OF BATON ROUGE AND THE PARISH OF EAST BATON ROUGE DOES NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS. HOWEVER, THE APPROVAL OF THIS PLAT DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.

**SITE NOTES:**  
NO GEOLOGICAL HAZARDS NOTED IN THE SITE AREA

"PRELIMINARY PLAT"  
OF  
"UND."  
LOT 52-A, "UND."  
"UND.", LOT 53-A AND  
"UND."  
INTO  
TRACT E-3-B"

SUBURB NICARAGUA - BLOCK 34

LOCATED IN SECTION 21, TOWNSHIP 7 SOUTH,  
RANGE 1 WEST, GREENSBURG LAND DISTRICT,  
EAST BATON ROUGE PARISH, LOUISIANA  
FOR  
GCHP - ELYSIAN III, L.L.C...

BORREL ENGINEERING, LLC

SHEET  
SHT. 1

REVISED: 8-2-19 BY BORREL ENGINEERING, LLC. DATE: 07/31/2019 AT 15:58:00 BY: RUT