

LIFE STORAGE - ESSEN LANE

5121 ESSEN LANE, BATON ROUGE, LA

4.73 ± ACRES, TRACT 3-A BEING A PORTION OF SILVERSIDE PLANTATION,
LOCATED IN SECTIONS 53 & 55, TOWNSHIP 7 SOUTH, RANGE 1 EAST
GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA

CPPC LOT ID#: 1420650167

FOR

BROOKWOOD-ESSEN, LLC
10202 JEFFERSON HWY, # B-2
BATON ROUGE, LA 70809

MAY 2019

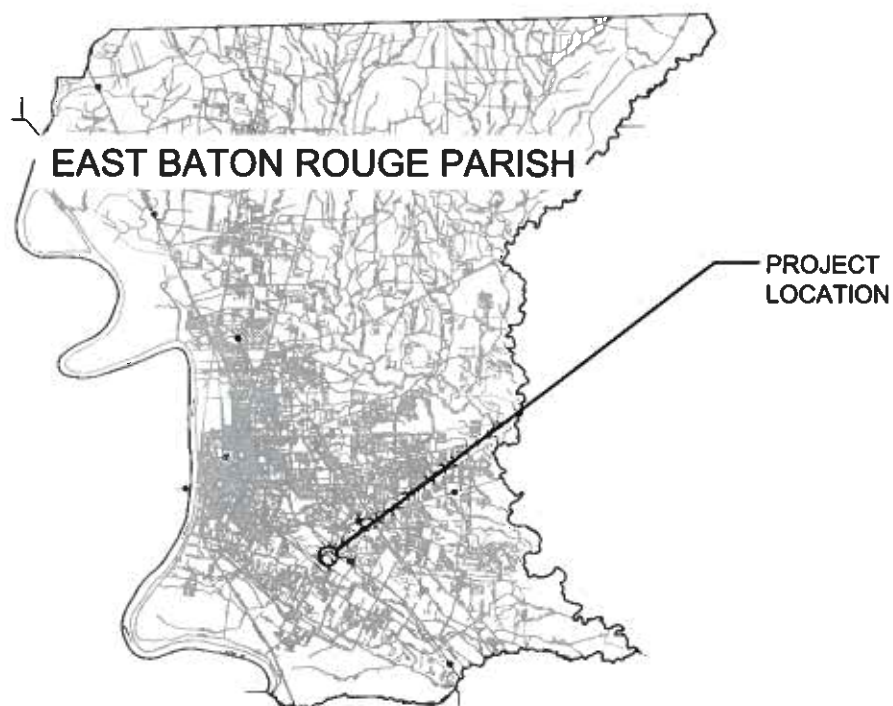
PROJECT NUMBER: 201802685

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C1.0	COVER SHEET
C2.0	EXISTING CONDITIONS MAP
C3.0	SITE PLAN
C4.0	CIRCULATION PLAN
LC-1	LANDSCAPE PLAN
A1 & A2	ARCHITECTURAL ELEVATIONS

PLANNING SUMMARY	
ACREAGE:	4.73 ± ACRES
EXISTING ZONING:	C2
ADJACENT ZONING:	C1, C2, HC1 & M1
EXISTING LAND USE:	C, COMMERCIAL
FUTURE LAND USE:	EC (EMPLOYMENT CENTER)
CHARACTER AREA:	URBAN WALKABLE
NUMBER OF BUILDINGS:	7 Total (2 New, 5 Existing)
BUILDING HEIGHT:	New Building A# 16' & New Building H# 40'
BUILDING # OF STORIES:	New Building A# 1 & New Building H# 3 Existing Buildings: C - G# 1
BUILDING SQ. FT. :	New Building A# 12,550 & New Building H# 14,700 Existing Buildings: C# 19,589, D# 19,587, E# 19,632, F# 11,593, & G# 34,536 Total# ±132,187
PROPOSED USE:	STORAGE FACILITY
FLOOD ZONE:	X & AE (BFE#30a)

*NOTE: ANY FUTURE PROPOSED SIGNAGE WILL BE SUBMITTED UNDER SEPARATE PERMIT.

CONSULTANTS/ CONTACTS	
OWNER/DEVELOPER:	Brookwood-Essen, LLC 10202 Jefferson Hwy, # B-2, Baton Rouge, LA 70809 T: 225-769-7950 slblanc@chestoragecenter.com
CIVIL ENGINEER:	Stantec Consulting Andre Rodrigue 500 Main Street Baton Rouge, LA 70801-1908 andre.rodrigue@stantec.com T: 225.765.7400 F: 225.785.7244
SURVEYOR:	LandSource Incorporated David L. Pallares 6730 Eschequer Drive, Baton Rouge, LA 70809 dlp@landsource.com T: 225.752.0995 F: 225.752.0997
ARCHITECT:	Kaufman Design Group, Inc. Sally Kaufman 12371 E. Lincoln Ct., Wichita, KS 67207 skaufman@cox.net T: 316.618.0448 F: 316.618.0048
LANDSCAPE ARCHITECT:	Ferris Land Design, L.L.C. Richard Hymel 11854 Brickstone Ave, Baton Rouge, LA 70818 rhymel@ferrisinc.com T: 225.765.7400 F: 225.785.7244



VICINITY MAP
1"=400'

CPPC#: 1420650167

Revision	By	Appd	YYYYMMDD
1	PC SUBMITAL	MSE	AMR 2019.05.01
Issued	By	Appd	YYYYMMDD
Permitted	By	Appd	YYYYMMDD
Final	By	Appd	YYYYMMDD

Permit/Seal



Client/Project Logo

Client/Project
BROOKWOOD-ESSEN, LLC

LIFE STORAGE
ESSEN LANE
Baton Rouge, LA

Title
COVER SHEET

Project No.
201802685

Scale

Revision Sheet

Drawing No.

C1.0

SR-3-19 P.C. PACKET (JUNE 19 P.C. NTRA)



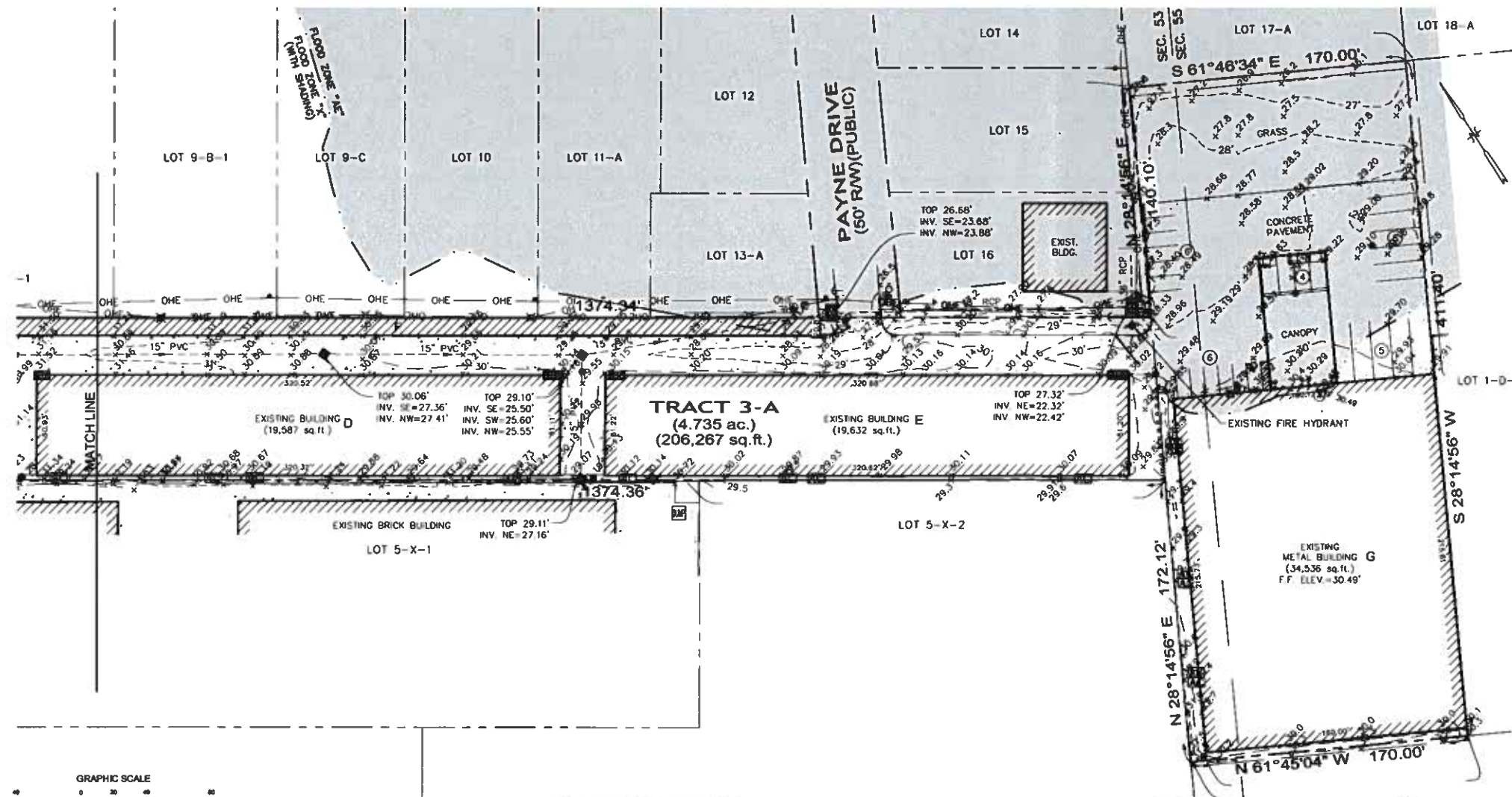
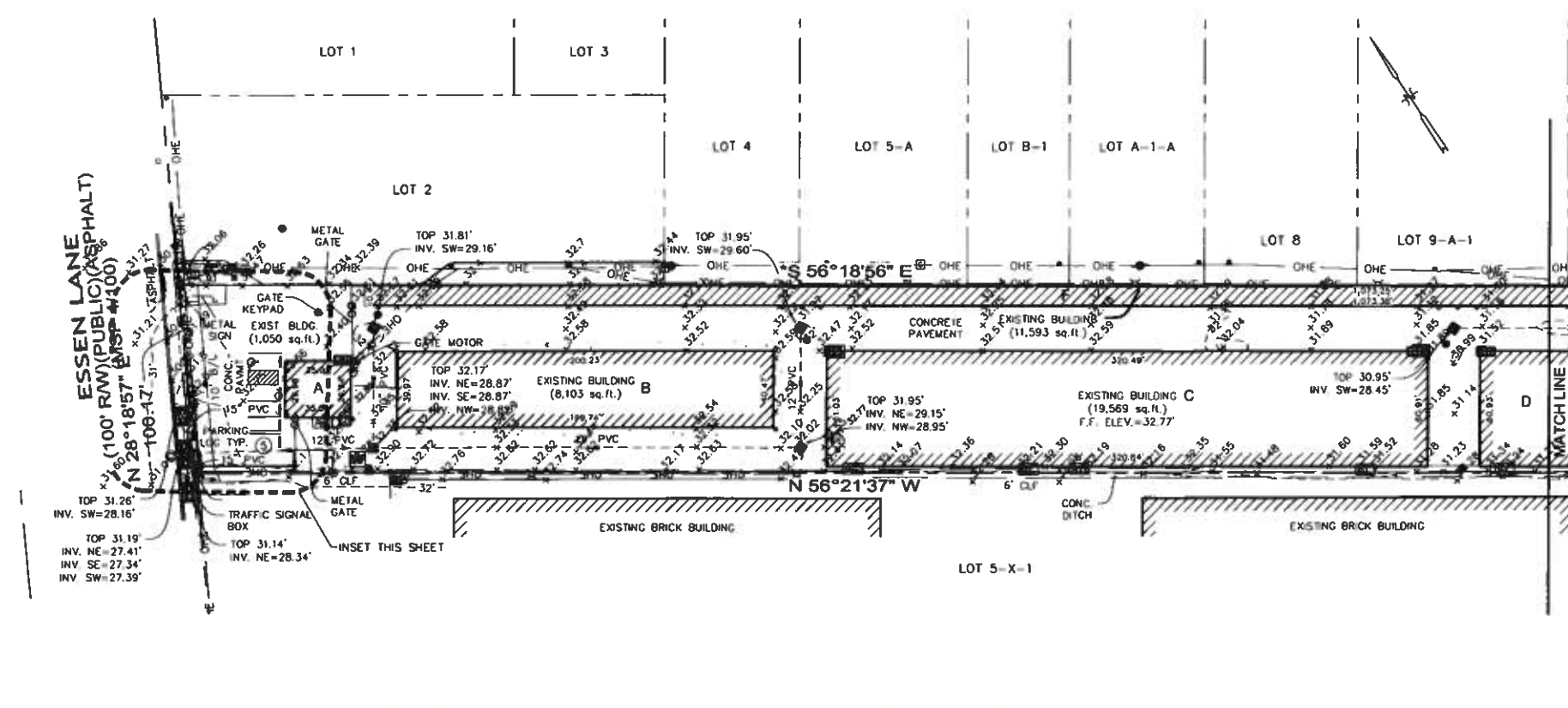
VICINITY MAP
(N.T.S.)

NOTES:

- THIS MAP IS INTENDED FOR THE SOLE AND EXCLUSIVE USE AS AN EXISTING CONDITIONS MAP AND DOES NOT REPRESENT A PROPERTY BOUNDARY SURVEY. FOR PROPERTY BOUNDARY INFORMATION, PLEASE REFER TO REFERENCE MAP "A".
- BEARINGS, DISTANCES AND PROPERTY LINES ARE SHOWN PER REFERENCE MAP "A".
- ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR EAST BATON ROUGE PARISH, PANEL NUMBER 2203300265F, REVISED JUNE 19, 2012, THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "AE" AND "X".
- THE SITE IS LOCATED APPROXIMATELY 1.3 MILES SOUTH OF THE BATON ROUGE FAULT AS SHOWN ON "THE SCOTLANDVILLE, DENHAM SPRINGS, AND BATON ROUGE FAULTS", PUBLIC INFORMATION SERIES NO. 13, PUBLISHED BY LOUISIANA GEOLOGICAL SURVEY, SUMMER 2008.

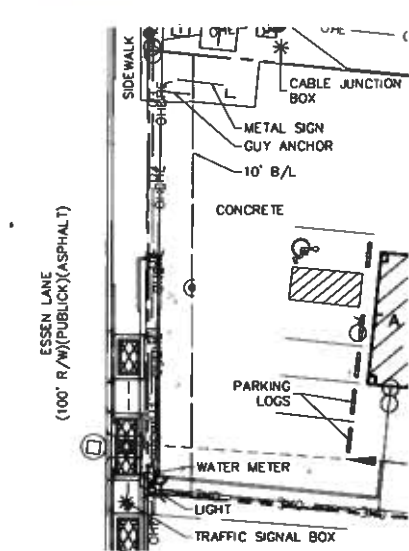
REFERENCE MAP:

- MAP SHOWING ALTA/ACSM TITLE SURVEY OF TRACT 3-A BEING A PORTION OF SILVERSIDE PLANTATION, LOCATED IN SECTIONS 53 & 55, T-7-S, R-7-E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE, LOUISIANA FOR STANTEC BY LANDSOURCE, DAVID PATTERSON, PLS. DATED 7/30/18.



LEGEND

FO	FENCE
FO	FIBER OPTIC LINE
OHE	OVERHEAD ELECTRIC LINE
GL	GAS LINE
W	WATER LINE
DP	DRAINAGE PIPE
PL	PROPERTY LINE
APL	ADJACENT PROPERTY LINE
SL	SECTION LINE
FLZ	FLOOD ZONE LINE
FH	FIRE HYDRANT
EB	ELECTRIC JUNCTION BOX
EM	ELECTRIC METER
PT	POLE MOUNTED TRANSFORMER
LP	LIGHT
PP	POWER POLE
TE	TELEPHONE PEDESTAL
CE	CABLE PEDESTAL
ACU	AIR CONDITION UNIT
FLZ AE	FLOOD ZONE "AE"



1 INSET
SCALE: 1" = 20'

CPPC#: 1420650167

Revision	By	Appd	DATE		
1	PC SUBMITAL	MSE	AMR	2019.05.01	
Issued		By	Appd	YYYY.MM.DD	
	File Name: C-2.0 SURVEY	SwB	MSE	AMR	2019.05.01
		Dwn	Djgr	Chk	YYYY.MM.DD

Perm/Seal



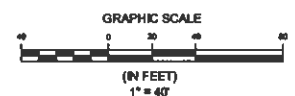
Client/Project Logo

Client/Project
BROOKWOOD-ESSEN, LLC

LIFE STORAGE
ESSEN LANE
Baton Rouge, LA

Title
EXISTING CONDITIONS MAP

Project No.	201802685	Scale	1" = 40'
Revision	Sheet	Drawing No.	C2.0



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 2019.05.01 08:51 AM
 ORIGINAL 9407-A001

Notes

- THIS EXISTING SITE PLAN HAS BEEN COMPILED FROM REFERENCE DOCUMENTS AND TOPOGRAPHIC DATA COLLECTED IN THE FIELD FOR THE SOLE AND EXCLUSIVE USE AS A SITE PLAN AND DOES NOT REPRESENT A PROPERTY BOUNDARY SURVEY AS DEFINED BY LOUISIANA REVISED STATUTES 37.681 ET. SEQ., TITLE 48, PART LXI, CHAPTER 29. FOR BOUNDARY INFORMATION REFER TO REFERENCE MAP "A" LISTED BELOW.
- ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR EAST BATON ROUGE PARISH, PANEL NUMBER 22033C0265F, REVISED JUNE 19, 2012, THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "AE" AND "X".
- SURVEY DATA:
 - THE ELEVATIONS AND TBW'S WERE DERIVED FROM THE LEICA NETWORK SYSTEM USING TRIMBLE R8 DUAL FREQUENCY GPS UNITS. NAVD 1988 DATUM, GEOID 12B PER REFERENCE MAP.
 - THE NORTH ARROW AND BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE STATE OF LOUISIANA STATE PLANE COORDINATE SYSTEM (LOUISIANA SOUTH ZONE - NAD 83)
- REFERENCE MAP:
 - A.) "MAP SHOWING ALTA/ACSM TITLE SURVEY OF TRACT 3-A BEING A PORTION OF SILVERSIDE PLANTATION LOCATED IN SECTIONS 53 & 55, T-7-S, R-1-E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA FOR STANTEC" BY LANDSOURCE INCORPORATED.

CPCC#: 1420650167

Revision	By	Appr	YYYYMMDD		
1	PC SUBMITAL	MSE	AMR	2019.05.01	
2	ISSUED	By	Appr	YYYYMMDD	
	FILE HOME C-30 SITE PLAN	SMR	MSE	AMR	2019.05.01
		Dwn	Diagn	Chck	YYYYMMDD

Permit/Seal



Client/Project Logo

Client/Project
BROOKWOOD-ESSEN, LLC

LIFE STORAGE
ESSEN LANE
Baton Rouge, LA

Title
SITE PLAN

Project No. 201802685	Scale 1"=40'
Revision Sheet	Drawing No. C3.0

PLANNING SUMMARY	
ACREAGE:	4.73 ± ACRES
EXISTING ZONING:	C2
ADJACENT ZONING:	C1, C2, HC1 & M1
EXISTING LAND USE:	C, COMMERCIAL
FUTURE LAND USE:	EC (EMPLOYMENT CENTER)
CHARACTER AREA:	URBAN WALKABLE
NUMBER OF BUILDINGS:	7 Total (2 New, 5 Existing)
BUILDING HEIGHT:	New Building A# 18' & New Building H# 40'
BUILDING # OF STORIES:	New Building A# 1 & New Building H# 3 Existing Buildings: C - G# 1
BUILDING SQ. FT.:	New Building A# 12,550 & New Building H# 14,700 Existing Buildings: C# 19,589, D# 19,587, E# 19,832, F# 11,593, & G# 34,536 Total# =132,167
PROPOSED USE:	STORAGE FACILITY
FLOOD ZONE:	X & AE (BFE#30a)

SEWER TREATMENT NOTE:
EXISTING SEWER LINE RUNS ALONG ESSEN LANE; UTILIZE EXISTING SERVICE WYE.

SETBACKS:	
REQD	PROPOSED
FRONT: 10'	10'
SDIES: 0'	0'
REAR: 0'	0'

UTILITY PROVIDERS:	
WATER:	BATON ROUGE WATER
ELECTRIC:	ENERGY
GAS:	ENERGY
SEWER:	CITY OF BATON ROUGE
CABLE:	COX COMMUNICATIONS
TELECOM:	AT&T

REFUSE AREA:
TRASH CARTS LOCATED IN FIRST 10'x10' UNIT IN EXISTING BUILDING F.

FENCE:
EXISTING 6' CHAIN LINK PERIMETER FENCING TO REMAIN OR BE REPLACED IF DAMAGED. NEW DECORATIVE STEEL PICKET FENCE AT FRONTAGE. NEW ENTRY GATE AT FRONTAGE.

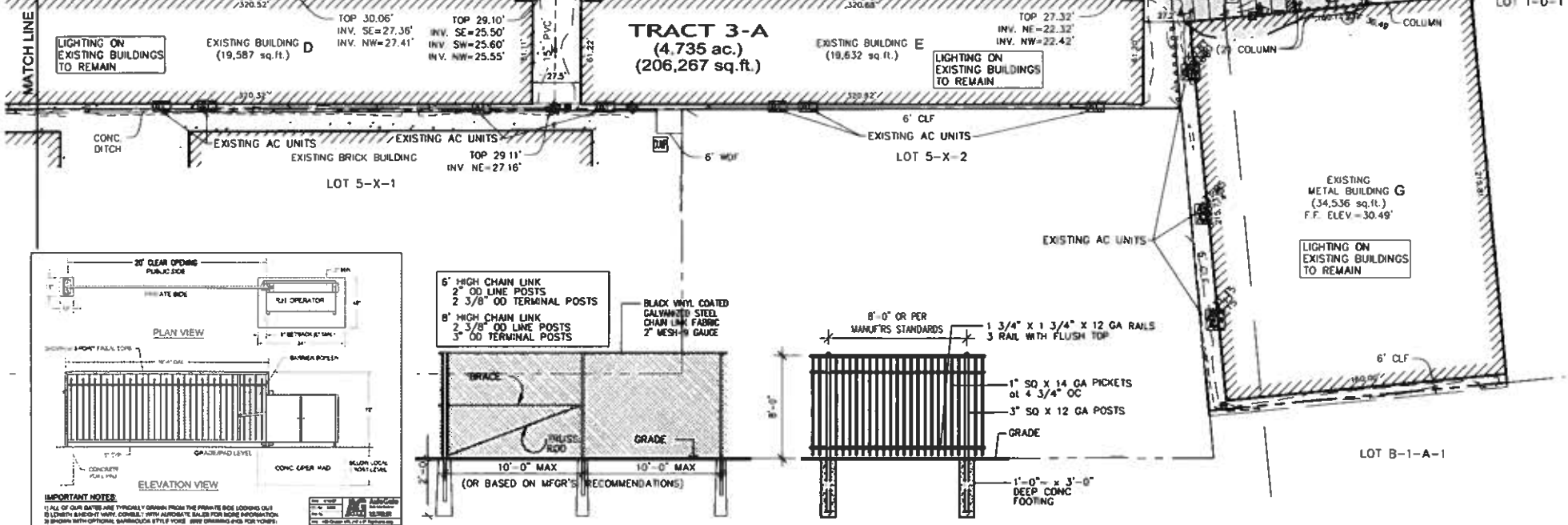
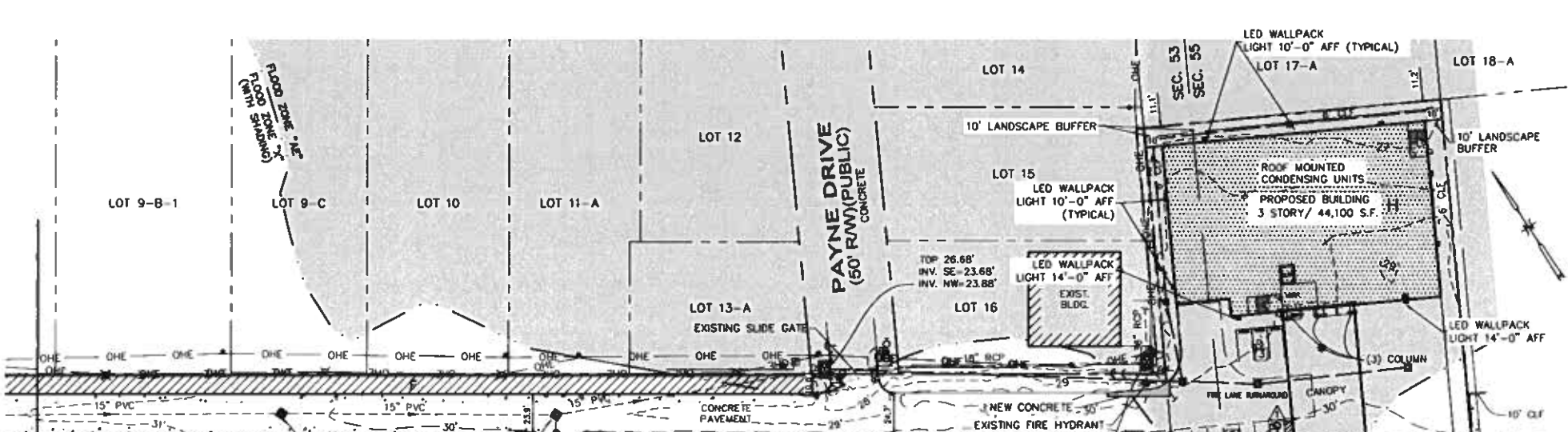
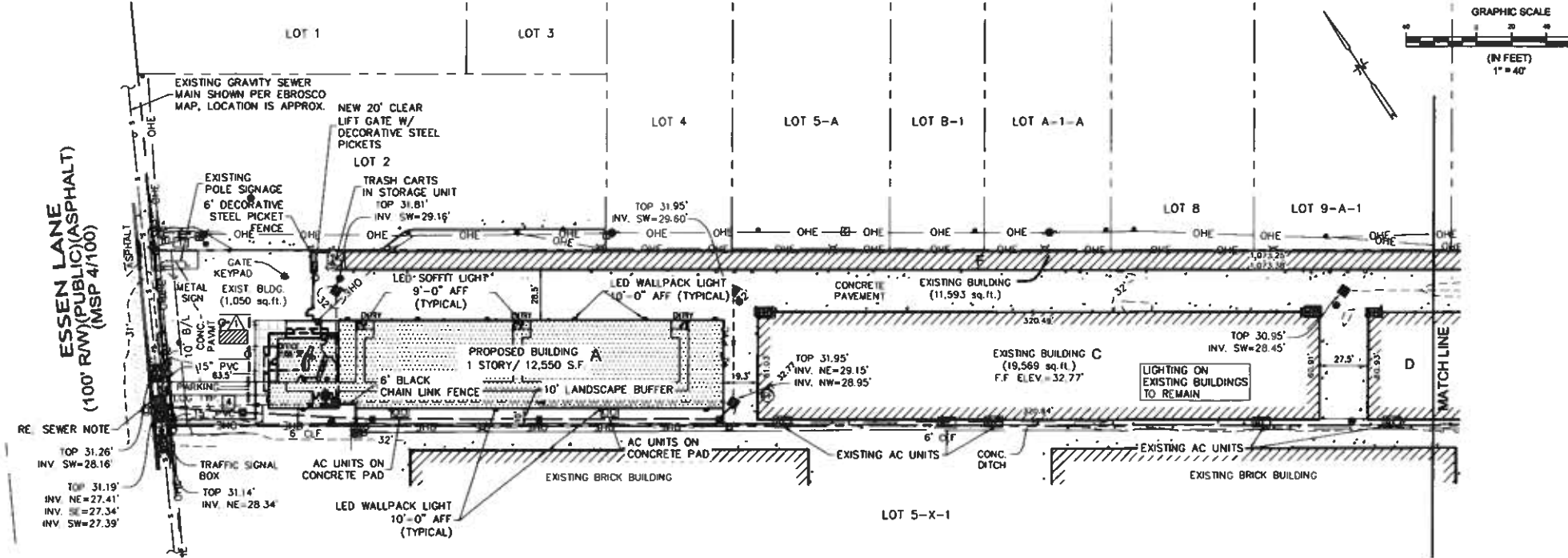
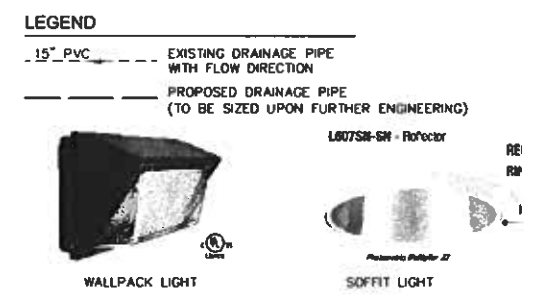
SIGNAGE:
EXISTING POLE SIGNAGE WILL REMAIN. ANY FUTURE PROPOSED SIGNAGE WILL BE SUBMITTED UNDER SEPARATE PERMIT.

MAIL KIOSK:
CENTRALIZED MAIL KIOSK NOT REQUIRED. MAIL COLLECTION AT OFFICE.

DRAINAGE NOTES:
ALL STORMWATER WILL MAINTAIN EXISTING DRAINAGE PATTERNS AS IDENTIFIED IN SMP DATED 05/01/2019. CONCEPTUAL DRAINAGE LOCATIONS & ROUTING SHOWN ON PLAN. FINAL DRAINAGE LOCATIONS & ROUTING TO BE DETERMINED AFTER DETAILED ENGINEERING DESIGN.

SEWER NOTES:
PROPOSED BUILDING A TO RE-USE EXISTING SEWER WYE CONNECTION. LOCATION OF EXISTING WYE CONNECTION SHOWN IS APPROXIMATE. CONTRACTOR TO RECOVER AND VERIFY EXISTING WYE AND REPORT ANY ISSUES TO PROJECT ENGINEER. NO SEWER CONNECTION REQUIRED FOR PROPOSED BUILDING H.

STREETS:
NO EXISTING INTERIOR STREETS. NO PROPOSED INTERIOR STREETS.

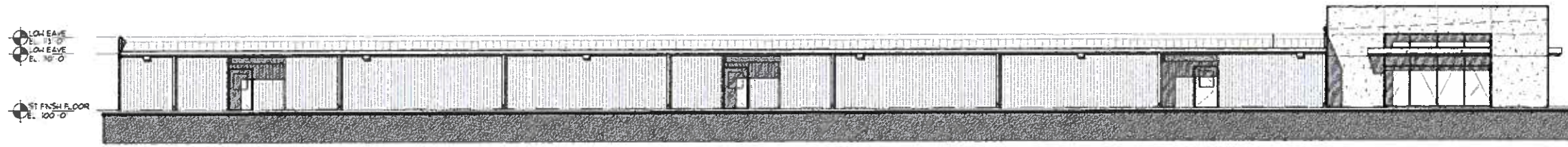


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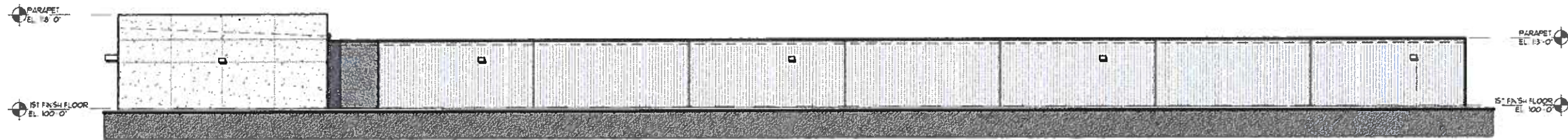
SIGNAGE IS CONCEPTUAL ONLY
AND TO COMPLY WITH LOCAL CODE



A1 WEST FRONTAGE ELEVATION BUILDING A
SCALE 3/32" = 1'-0"



A2 NORTH ELEVATION BUILDING A
SCALE 3/32" = 1'-0"



A3 SOUTH ELEVATION BUILDING A
SCALE 3/32" = 1'-0"



A4 EAST ELEVATION BUILDING A
SCALE 3/32" = 1'-0"



ISSUE DATE
OWNER REVIEW SUBMITAL 4/2/2018 5/2/2018 5/10/2018

BROOKWOOD-ESSEN, LLC
REMODEL/ADDITION
Life Storage
5121 ESSEN LANE
BATON ROUGE, LOUISIANA

**Kaufman
Design
Group**

ARCHITECTURE

12371 E. LINCOLN CT.
WICHITA, KS 67207
(316) 618-0448
(316) 618-0048 fax
skaufman@cox.net

SHEET TITLE
BUILDING ELEVATIONS

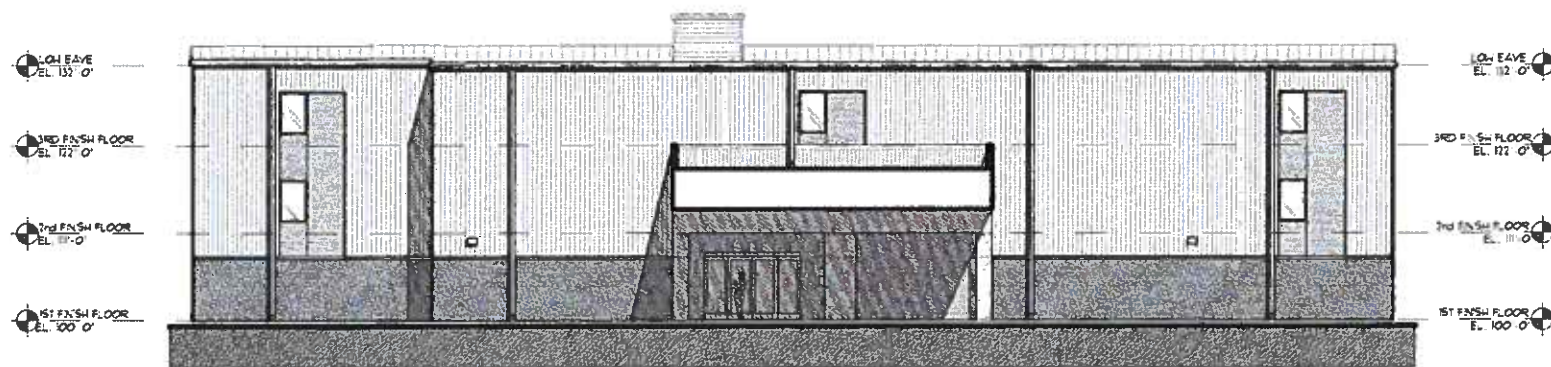
SHEET NUMBER

A1

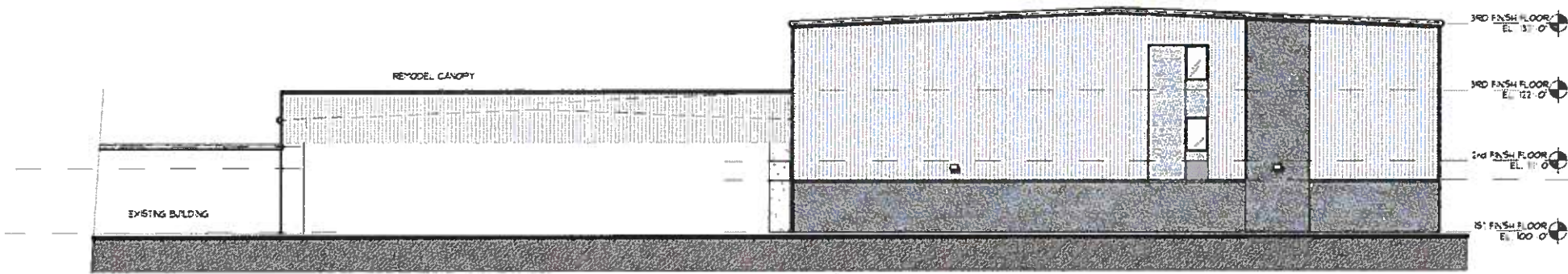
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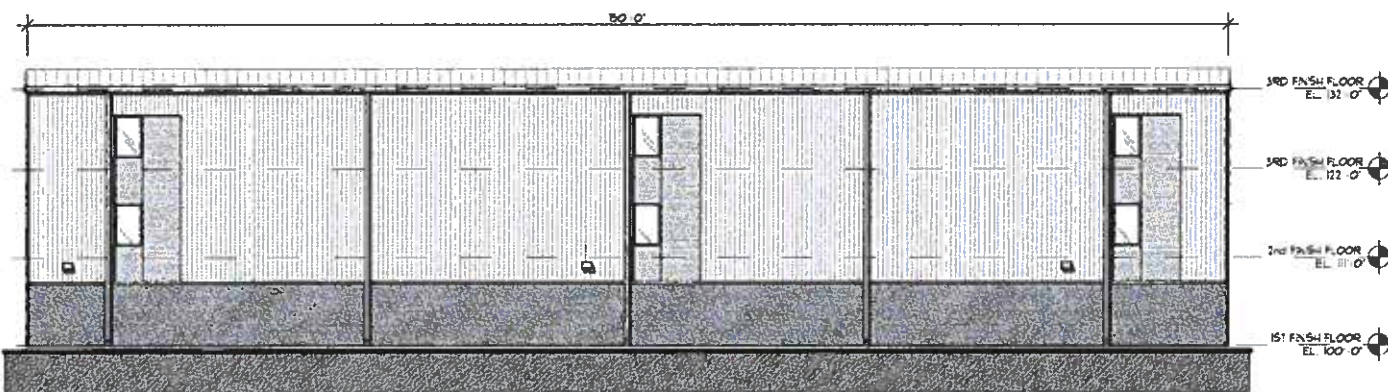
ISSUE	DATE
OWNER REVIEW	4/2/2014
SUBMITAL	3/1/2014
	3/20/2014



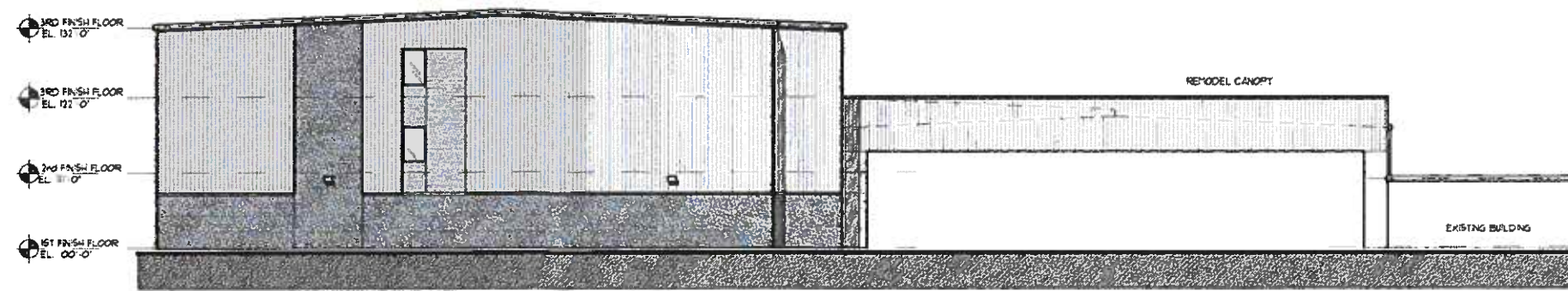
H1 SOUTH ELEVATION BUILDING H
SCALE 3/32" = 1'-0"



H2 EAST ELEVATION BUILDING H
SCALE 3/32" = 1'-0"



H3 NORTH ELEVATION BUILDING H
SCALE 3/32" = 1'-0"



H4 WEST ELEVATION BUILDING H
SCALE 3/32" = 1'-0"

BROOKWOOD-ESSEN, LLC
REMODEL/ADDITION
Life Storage
5121 ESSEN LANE
BATON ROUGE, LOUISIANA

**Kaufman
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SHEET TITLE
BUILDING ELEVATIONS

SHEET NUMBER

A2

OF SHEETS