FINAL DEVELOPMENT PLAN

ANDY'S FROZEN CUSTARD FDP -(PUD 2-00 BURBANK UNIVERSITY) TRACT A-2

SHEET INDEX						
Sheet Number Sheet Title						
1	TITLESHEET					
2	EXISTING CONDITIONS MAP					
3	APPROVED CONCEPT PLAN					
4	FINAL DEVELOPMENT PLAN					
5	CIRCULATION PLAN					
6	UTILITY SERVICE PLAN					
7	BLDG ELEVATIONS					
8	LANDSCAPE PLAN					
9	OVERALL/PHASE PLAN					

BEING A PORTION OF THE NELSON TRACT LOCATED IN SECTION 36, TOWNSHIP 7 SOUTH, RANGE 1 WEST BATON ROUGE, LA. **MARCH 2020**

LEGAL DESCRIPTION:

THAT PARTICULAR TRACT OF LAND BEING 1.241 ACRES BEING TRACT A-2 OF THE NELSON PROPERTY, LOCATED IN SECTION 36, TOWNSHIP 7 SOUTH- RANGE 1 WEST CITY OF BATON ROUGE, EAST BATON ROUGE PARISH, LOUISIANA. PARCEL NO.1320570082

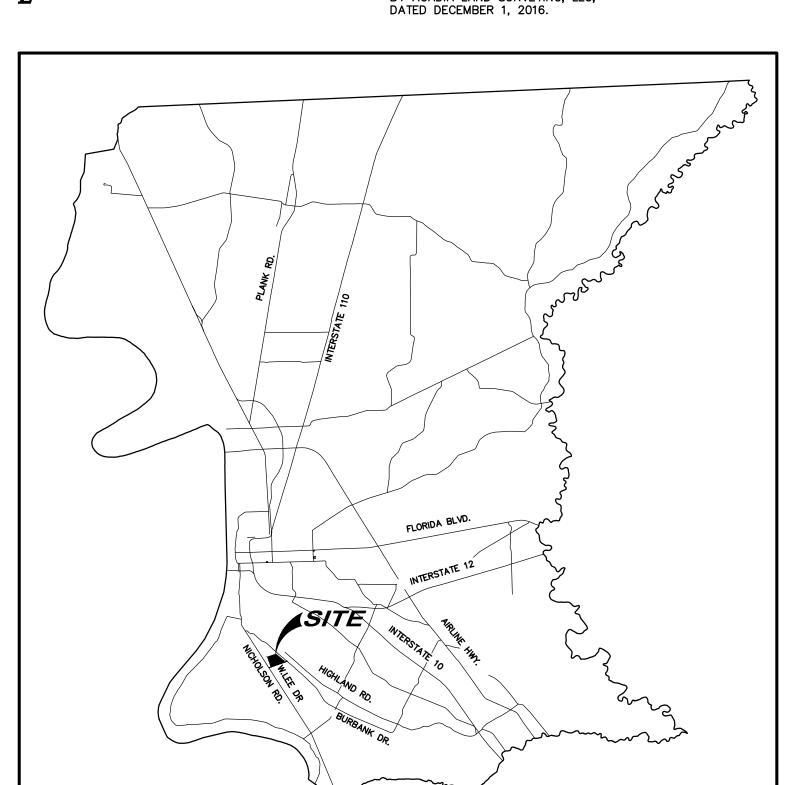
PLANNING SUMMARY:

EXISTING LAND USE: UNDEVELOPED FUTURE LAND USE: COMMERCIAL EXISTING ZONING (ADJOINING PARCELS): PUD LOT & BLOCK MAP NO.: 57 PROPERTY INFO: NELSON TRACT # OF UNITS: 1 SQ. FT: 1,225 SQ. FT DENSITY: 1,225/1.241= 987 SQ.FT/ACRE MAX BLDG HEIGHT: 30' (1 STORY) LOT SIZE: 54,070 SQ. FT

REFERENCE MAPS:

PLAT SHOWING SURVEY AND RE SUBDIVISION OF TRACT A OF NELSON PROPERTY INTO TRACTS A-1, A-2, A-3, AND A-4 OF THE NELSON PROPERTY LOCATED IN SECTIONS 1,35,& 37, TOWNSHIP 7, SOUTH -RANGE 1-WEST, CITY OF BATON ROUGE, EAST BATON ROUGE PARISH, LOUISIANA, BY: ACADIA LAND SURVEYING DATED: MAY

PLAT SHOWING SURVEY OF TRACTS A-1 AND A-2 OF THE NELSON PROPERTY, LOCATED IN SECTION 36, TOWNSHIP 7 SOUTH- RANGE 1 WEST CITY OF BATON ROUGE, EAST BATON ROUGE PARISH, FLOUISIANA BY ACADIA LAND SURVEYING, LLC,



PARISH MAP SCALE: 1'=20,000'

CONSULTANTS/CONTACTS

CIVIL ENGINEER: MR ENGINEERING & SURVEYING, LLC MICKEY L. ROBERTSON, P.E./P.L.S. 9345 INTERLINE AVENUE BATON ROUGE, LA 70809 PH: 225.490.9592 FAX: 225.490.9504 EMAIL: MICKEY@MRESMAIL.COM

DEVELOPER/OWNER:

M&M BUILDERS INC MICHAEL MCFERREN 966 HALL ROAD STONEWALL, LA 71078

LAND SURVEYOR:

MR ENGINEERING & SURVEYING, LLC MICKEY L. ROBERTSON, P.E./P.L.S. 9345 INTERLINE AVENUE BATON ROUGE, LA 70809 PH: 225.490.9592 FAX: 225.490.9504 EMAIL: MICKEY@MRESMAIL.COM

LANDSCAPE ARCHITECT:

MR ENGINEERING & SURVEYING, LLC JON PULLIAM, ASLA 9345 INTERLINE AVENUE BATON ROUGE, LA 70809 PH: 225.490.9592 FAX: 225.490.9504 EMAIL: MICKEY@MRESMAIL.COM

UTILITIES/CONTACTS

WATER SERVICE BATON ROUGE WATER COMPANY P.O. BOX 96016 BATON ROUGE, LA 70896-9016

CITY OF BATON ROUGE - SEWER OPERATIONS 251 FLORIDA ST. - SUITE 407

ELECTRICAL SERVICE

GERARD KENNEDY

ENTERGY ELECTRIC BATON ROUGE, LOUISIANA 70895

TELEPHONE SERVICE

S. SHERWOOD FOREST BLVD. - ROOM 121 (255)291 - 1851PAUL MATTSON

GAS SERVICE

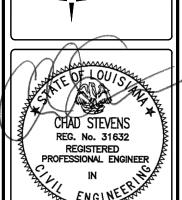
ENTERGY SOUTHERN FRANCHISE P.O. BOX 2431 BATON ROUGE, LA 70821 (225)351-3130 MIKE CREEL

CABLE SERVICE

COX CABLE 5428 FLORIDA BLVD. BATON ROUGE, LA 70806 (225)930-2207GLEN RABALAIS

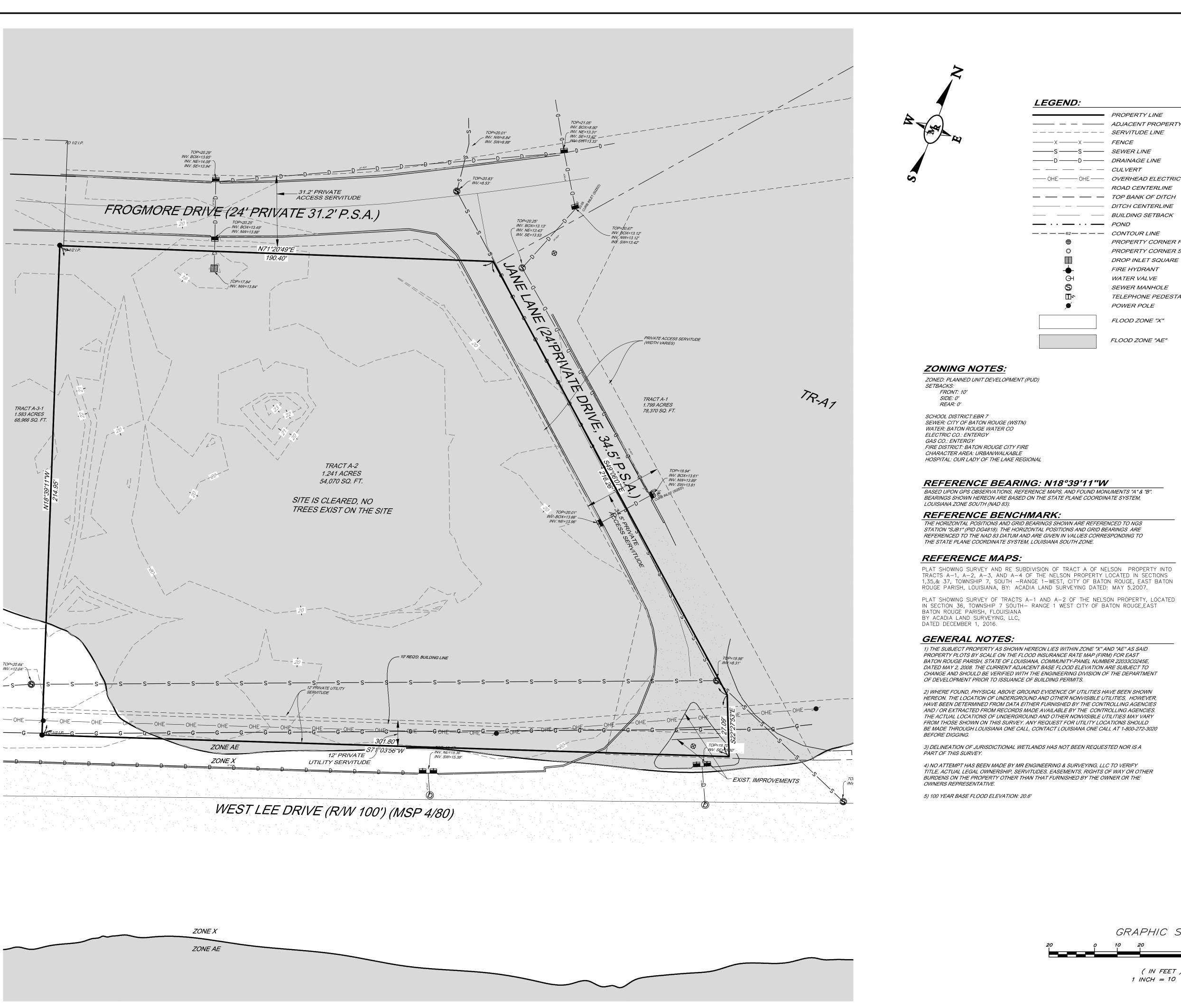
STATEMENT OF OBJECTIVES:

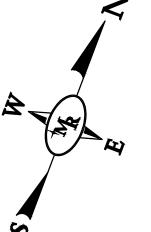
THIS APPLICATION IS BEING SUBMITTED TO ACCOMMODATE THE PROPOSED ANDY'S FROZEN CUSTARD ON TRACT A-2. A PORTION OF THE NELSON TRACT. THE RESTAURANT WILL BE APPROXIMATELY 1,225 SQUARE FEET. CONSTRUCTION OF THE INFRASTRUCTURE WILL BEGIN SEPTEMBER, 2020 AND END DECEMBER, 2020.



NUMBER

GENERAL LOCATION QUAD MAP SCALE: 1"=1000"





ZONING NOTES:

SETBACKS:

FRONT: 10' SIDE: 0'

SCHOOL DISTRICT:EBR 7

ELECTRIC CO.: ENTERGY GAS CO.: ENTERGY

REAR: 0'

ZONED: PLANNED UNIT DEVELOPMENT (PUD)

SEWER: CITY OF BATON ROUGE (WSTN)

FIRE DISTRICT: BATON ROUGE CITY FIRE

HOSPITAL: OUR LADY OF THE LAKE REGIONAL

REFERENCE BENCHMARK:

REFERENCE BEARING: N18°39'11"W

THE STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE.

OF DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.

BASED UPON GPS OBSERVATIONS, REFERENCE MAPS, AND FOUND MONUMENTS "A" & "B".

BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM,

STATION "SJB1" (PID DG4818). THE HORIZONTAL POSITIONS AND GRID BEARINGS ARE REFERENCED TO THE NAD 83 DATUM AND ARE GIVEN IN VALUES CORRESPONDING TO

ROUGE PARISH, LOUISIANA, BY: ACADIA LAND SURVEYING DATED: MAY 5,2007.

1) THE SUBJECT PROPERTY AS SHOWN HEREON LIES WITHIN ZONE "X" AND "AE" AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EAST

BATON ROUGE PARISH, STATE OF LOUISIANA, COMMUNITY-PANEL NUMBER 22033C0245E, DATED MAY 2, 2008. THE CURRENT ADJACENT BASE FLOOD ELEVATION ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT

2) WHERE FOUND, PHYSICAL ABOVE GROUND EVIDENCE OF UTILITIES HAVE BEEN SHOWN HEREON. THE LOCATION OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES, HOWEVER,

HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE CONTROLLING AGENCIES AND / OR EXTRACTED FROM RECORDS MADE AVAILABLE BY THE CONTROLLING AGENCIES. THE ACTUAL LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES MAY VARY FROM THOSE SHOWN ON THIS SURVEY. ANY REQUEST FOR UTILITY LOCATIONS SHOULD BE MADE THROUGH LOUISIANA ONE CALL, CONTACT LOUISIANA ONE CALL AT 1-800-272-3020

3) DELINEATION OF JURISDICTIONAL WETLANDS HAS NOT BEEN REQUESTED NOR IS A

4) NO ATTEMPT HAS BEEN MADE BY MR ENGINEERING & SURVEYING, LLC TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE OWNER OR THE

CHARACTER AREA: URBAN/WALKABLE

LOUISIANA ZONE SOUTH (NAD 83).

REFERENCE MAPS:

GENERAL NOTES:

BEFORE DIGGING.

OWNERS REPRESENTATIVE.

5) 100 YEAR BASE FLOOD ELEVATION: 20.6'

WATER: BATON ROUGE WATER CO

LEGEND: ——— — ADJACENT PROPERTY LINE ---- SERVITUDE LINE ____X ___X ____ FENCE -----OHE------OHE-----OVERHEAD ELECTRIC

— — TOP BANK OF DITCH --- BUILDING SETBACK ————62———— CONTOUR LINE PROPERTY CORNER FOUND PROPERTY CORNER SET DROP INLET SQUARE

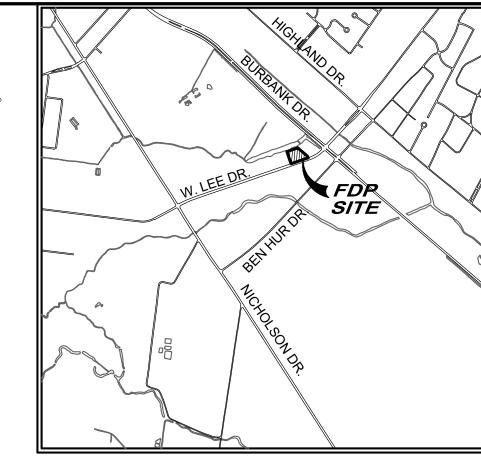
PROPERTY LINE

TELEPHONE PEDESTAL POWER POLE

FLOOD ZONE "X"

FIRE HYDRANT WATER VALVE SEWER MANHOLE

FLOOD ZONE "AE"



VICINITY MAP



PLANNING SUMMARY:

EXISTING ZONING: PUD EXISTING LAND USE: UNDEVELOPED FUTURE LAND USE: C CHARACTER AREA: URBAN/WALKABLE LOT & BLOCK MAP NO.: 57 PROPERTY INFO: NELSON TRACT ACREAGE: 1.241 SQ. FOOTAGE: 1,225 SQ. FT DENSITY:987 SQ FT/ACRE MAX BLDG HEIGHT: 30' LOT SIZE:54,070 SQ. FT PROPOSED USE: COMMERCIAL

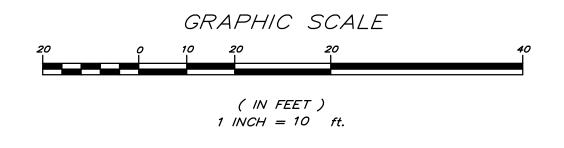
NOTES:

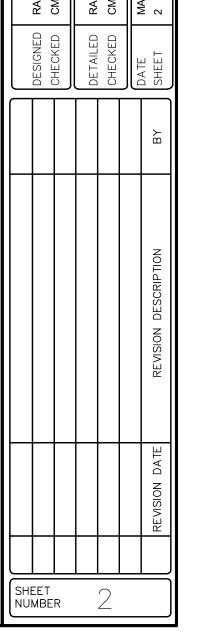
1) SOIL TYPE: THIBAUT SILT CLAY 2) EXISTING VEGETATION: GRASS

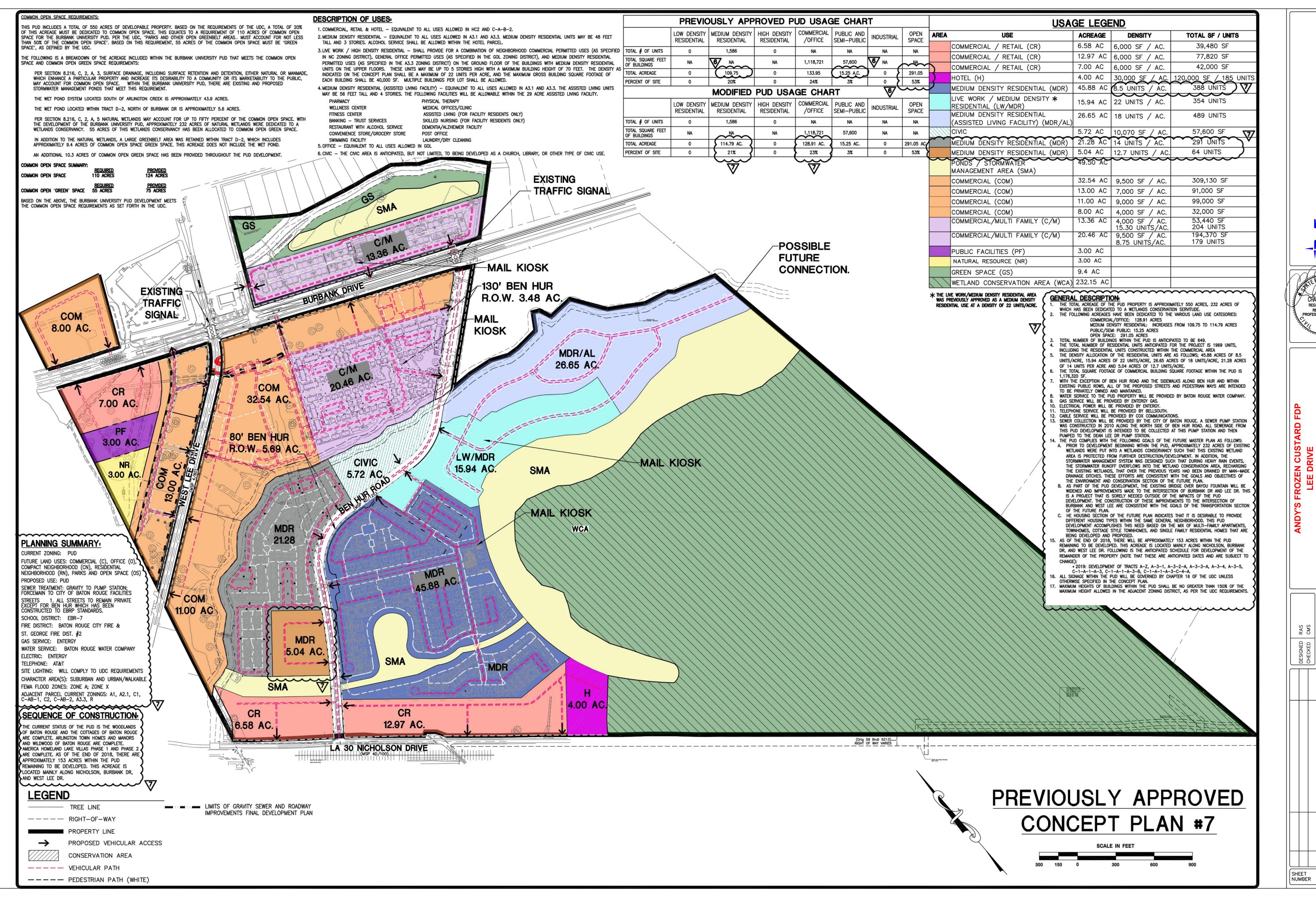
NOTE: THIS IS NOT A

EXISTING ZONING (ADJOINING PARCELS): PUD

BOUNDARY SURVEY PER LA REVISED STATUES.







MR ENGINEERING & SURVEYING, LLO

Z OF LOU/S

CHAD STEVENS
REG. No. 31632
REGISTERED
PROFESSIONAL ENGINEER
IN
ENGINEER
3/27/2020

LEE DRIVE BATON ROUGE, LA EAST BATON ROUGE

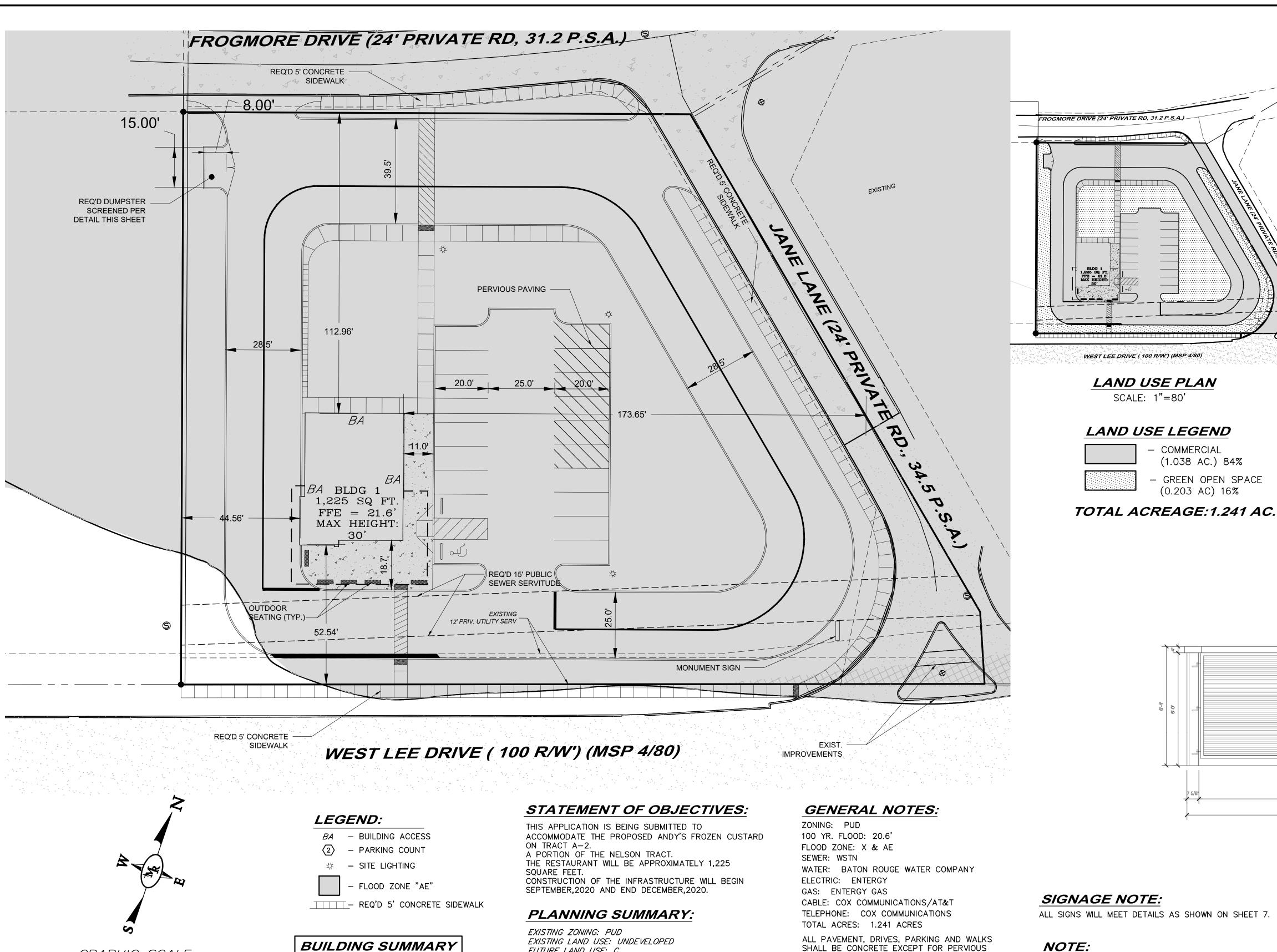
CHECKED CMS

DETAILED RAS
CHECKED CMS

CHECKED CMS

DATE
MARCH 2020
SHEET 3 OF 9

REVISION DATE REVISION DESCRIPTION BY



BUILDING SUMMARY				
NUMBER	1			
MAXIMUM STORIES	1			
MAXIMUM HEIGHT	30'			
BLDG. SQ. FT.	1,225			

EXISTING LAND USE: UNDEVELOPED FUTURE LAND USE: C CHARACTER AREA: URBAN/WALKABLE LOT & BLOCK MAP NO.: 57 PROPERTY INFO: NELSON TRACT ACREAGE: 1.241 SQ. FOOTAGE: 1,225 SQ. FT DENSITY: 987 SQ FT/ACRE MAX BLDG HEIGHT : 30' LOT SIZE: 54,070 SQ. FT

PROPOSED USE: COMMERCIAL

TABLE OF ALLOWABLE USES

GRAPHIC SCALE

(IN FEET)

1 INCH = 20 ft.

	LOW DENSITY RESIDENTIAL	MEDIUM DENSITY RESIDENTIAL	HIGH DENSITY RESIDENTIAL	COMMERCIAL/ OFFICE	PUBLIC AND SEMI-PUBLIC	INDUSTRIAL	COMMON OPEN SPACE	GREEN OPEN SPACE
TOTAL # OF UNITS	_	_	-	1	-	_	_	_
TOTAL SQUARE FEET OF BUILDINGS	_	_	1	1,225	-	_	_	_
TOTAL ACREAGE	_	_	1	1.038	1		_	0.201
PERCENTAGE OF SITE	_	_	1	83.8%	-	_	_	16.2%
DENSITY	_	-	_	987 SQ. FT.	1	_	_	_
				PER ACRE				

EXISTING ZONING (ADJOINING PARCELS): PUD

FRONT: 10' SIDE: 0' REAR: 0'

SHALL BE CONCRETE EXCEPT FOR PERVIOUS PARKING AS NOTED. ALL SIDEWALKS 5' WIDE UNLESS OTHERWISE NOTED.

A/C UNITS ARE LOCATED ON THE TOP OF THE BUILDING.

MAIL DELIVERY OCCURS AT A P.O. BOX

2. THE SUBJECT PROPERTY AS SHOWN HEREON LIES WITHIN ZONE "AE" (AREAS DETERMINED TO BE INSIDE 100 THE USE, MAINTENANCE AND PROTECTION OF YEAR FLOODPLAIN) AS SAID PROPERTY PLOTS BY SCALE THE COMMON AREAS AND COMMUNITY ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EAST SERVING FACILITIES SHALL BE GOVERNED BY BATON ROUGE PARISH, LOUISIANA, COMMUNITY-PANEL ANDY'S FROZEN CUSTARD OR IT'S ASIGNEE NUMBER 22033C0310E, DATED MAY 2, 2008. BASE FLOOD SETBACKS: (PER PUD) ELEVATION = 20.6', RECORD INUNDATION: 19.2'

> 3. BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF PUBLIC WORKS.

1. NO ATTEMPT HAS BEEN MADE BY MR ENGINEERING &

OWNERSHIPS, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY

THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.

OR OTHER BURDENS ON THE PROPERTY, OTHER THAN

SURVEYING, LLC TO VERIFY TITLE, ACTUAL LEGAL

WEST LEE DRIVE (100 R/W') (MSP 4/80)

LAND USE PLAN

LAND USE LEGEND

COMMERCIAL

(1.038 AC.) 84%

(0.203 AC) 16%

GREEN OPEN SPACE

SCALE: 1"=80'

LOCATED IN SECTION 36, T-7-S, R-1-W GREENSBURG LAND DISTRICT,

FOR

BOLLARD – PAINTED TO MATCH CAST CONCRETE CAP – TOP 4"

GRADE PLANE ----

HEAVY DUTY DOUBLE
GATE SENTRY LATCH

-- DROP ROD AT EACH LEAF

20'-1 1/2" HOLD CLEAR

FRONT ELEVATION

DUMPSTER SCREENING DETAIL

£ 22'-0"

M&M BUILDERS INC.

THUR

TR. B-2-A-1-A-2-A

TR. B-2-A-1-A-1

LOT & BLOCK MAP SCALE: N.T.S.

PUD

13'-5 5/8"

HEAVY DUTY DOUBLE GATE SENTRY LATCH

NOT TO SCALE

-PRECAST CONCRETE CAP TO MATCH CMU COLOR

— 6" Ø CONCRETE FILLED BOLLARD – PAINTED TO MATCH CAST CONCRETE CAP – TOP 4" TO BE PAINTED SAFETY YELLOW - TYP. BOTH SIDES

- CORRUGATED METAL GATES - TYP.

---- 2" x 2" GALVANIZED STEEL ANGLE

GRADE PLANE

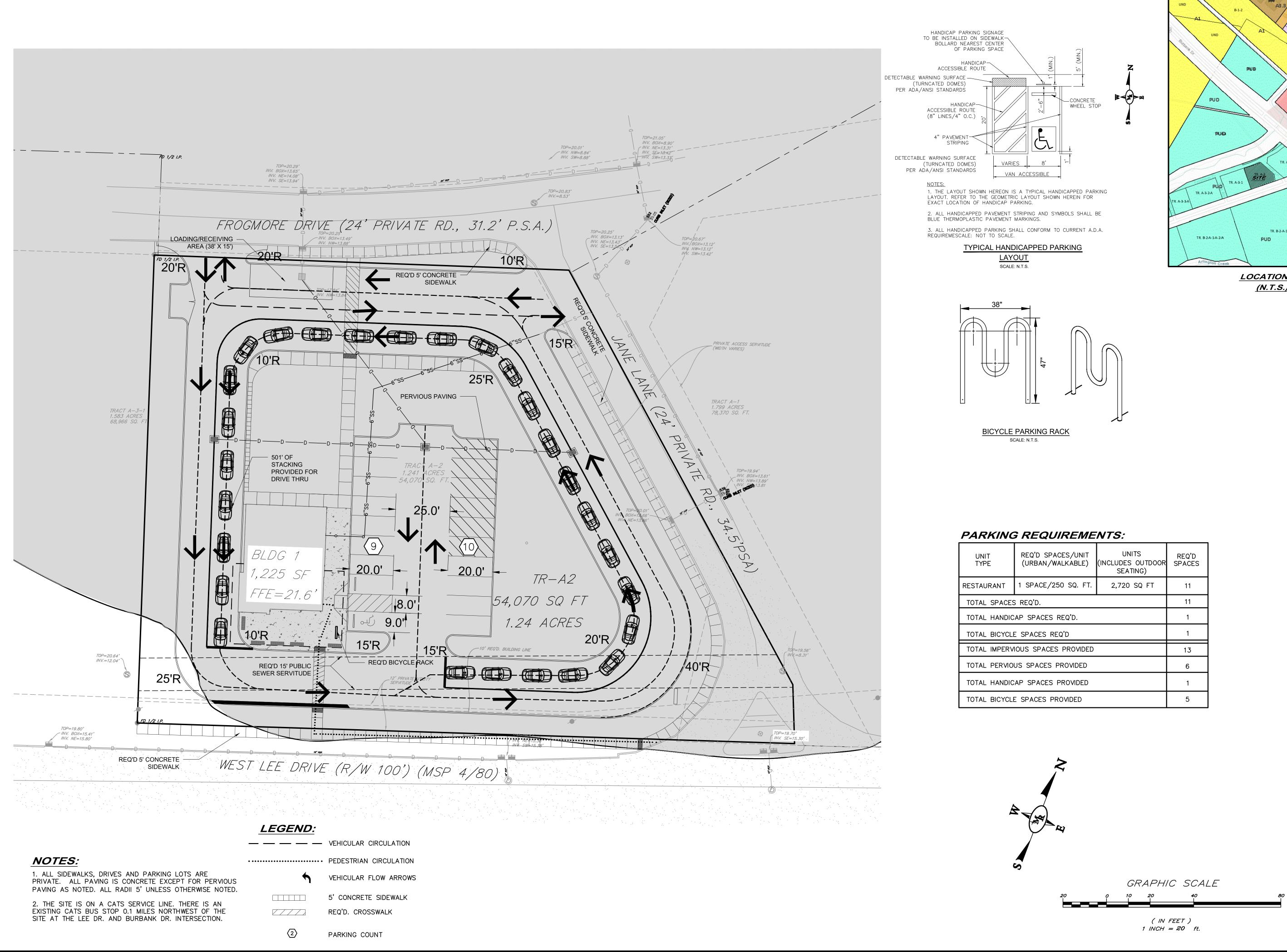
SIDE ELEVATION

FINAL DEVELOPMENT PLAN **ANDY'S FROZEN CUSTARD** BEING A PORTION OF THE NELSON TRACT EAST BATON ROUGE PARISH, LOUISIANA

SHEET

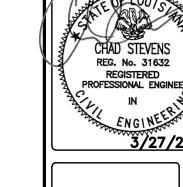
NUMBER

* NOTE: ALL REQUIRED GREEN & OPEN SPACE HAS BEEN TAKEN CARE OF WITH THE ARILINGTON CREEK SOUTH PUD. ALL GREEN OPEN SPACE PROVIDED IS ADDITIONAL GREEN SPACE THAT IS NOT REQUIRED.



TR. B-2-A-1-A-1

LOCATION MAP (N.T.S.)



SHEET NUMBER 5

SHEET NUMBER

_____X ____X ____ FENCE -----S-----S SEWER LINE ----D ----D DRAINAGE LINE ————62———— CONTOUR LINE POWER POLE

PRIVATE ACCESS SERVITUDE (WIDTH VARIES)

TRACT A-1 1.799 ACRES 78,370 SQ. FT.

EXISTING LEGEND:

----- - ADJACENT PROPERTY LINE

----OHE-----OHE----OVERHEAD ELECTRIC

PROPERTY CORNER FOUND PROPERTY CORNER SET DROP INLET SQUARE FIRE HYDRANT WATER VALVE

SEWER MANHOLE TELEPHONE PEDESTAL

PROPOSED LEGEND:

——D——D—— – PROPOSED STORM DRAINAGE - PROPOSED DRAINAGE INLET

- PROPOSED LIGHTING

UTILITIES/CONTACTS

WATER SERVICE

BATON ROUGE WATER COMPANY P.O. BOX 96016 BATON ROUGE, LA 70896-9016 (225)928-1000 MARGIE SWANSON

SEWER SERVICE

CITY OF BATON ROUGE - SEWER OPERATIONS ENTERGY SOUTHERN FRANCHISE 251 FLORIDA ST. - SUITE 407 BATON ROUGE, LA 70801 (225) 389-3154

ELECTRICAL SERVICE

ENTERGY P.O. BOX 2431 BATON ROUGE, LOUISIANA 70895 (225)354.3066 KIRK KEES

TELEPHONE SERVICE

5550 S. SHERWOOD FOREST BLVD. — ROOM 121

(255)291-1851 PAUL MATTSON GAS SERVICE

P.O. BOX 2431 BATON ROUGE, LA 70821 (225)351 - 3130MIKE CREEL

> CABLE SERVICE COX CABLE 5428 FLORIDA BLVD.

> > (225)930-2207GLEN RABALAIS

BATON ROUGE, LA 70806

GENERAL UTILITY NOTES:

STATEMENT OF ARRANGEMENTS WITH UTILITY PROVIDERS.

1. WATER: SERVICE WILL BE EXTENDED TO THE SITE AND PROVIDED BY

BATON ROUGE WATER COMPANY.

2. ELECTRIC: SERVICE WILL BE EXTENDED TO THE SITE AND PROVIDED BY ENTERGY. 3. GAS: SERVICE WILL BE EXTENDED

AND PROVIDED TO THE SITE BY 4. SEWER: SERVICE WILL BE INSTALLED BY THE DEVELOPER AND CONNECT

TO THE EXISTING EBR PUBLIC SEWER 5. TELECOMMUNICATIONS: SERVICE WILL BE INSTALLED AND PROVIDED BY

AT&T AND/OR COX.
6. DRAINAGE: STORMWATER WILL BE COLLECTED SUB-SURFACE AND ROUTED THROUGH THE EXISTING STORMWATER MANAGEMENT SYSTEM

MOUNTED HEIGHT - POLE HEIGHT=30' (W/3' CONC. BASE), WALL PACK=10'

PHOTOMETRICS - DRIVES=5.0 FC, EDGES

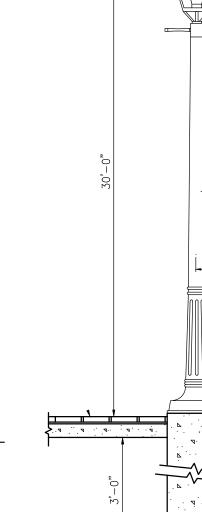
NO MORE THAN TWO (2) FOOTCANDLES OF LIGHT SHALL FALL OUTSIDE THE BOUNDARIES OF THE PROPERTY UPON WHICH THE OUTDOOR LUMINAIRE IS INSTALLED



LIGHTING NOTE:

SITE LIGHTING DATA: TYPE — METAL HALIDE, DECORATIVE STYLE, FULLY SHIELDED WATTAGE — 250W

OF DRIVES=1.0 FC, ENTRANCES=5.0 FC



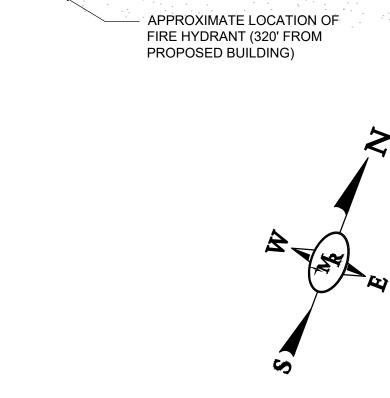
TYP. SITE LIGHTING

— HISTORICAL TYPE LIGHT POLE

CONCRETE CURB

- 12" Ø CONCRETE PIER

2'-4" APPROX.



REQ'D DUMPSTER

SCREENED BY

WOOD FENCE

TRACT A-3-1.583 ACRES 68,966 SQ.

/NV.=12.04'

REQ'D 5' CONCRETE

SIDEWALK

TOP=19.80' - INV_BOX=15.47' -INV. NE=15.80'

GRAPHIC SCALE

(IN FEET) 1 INCH = 20 ft.

WEST LEE DRIVE (R/W 100')

FROGMORE DRIVE (24TOP=2PSRIVATE ROAD 31.2 PSA))

PROP. STORM

INTO EXISTING

TRACT A-2

1.241 ACRES

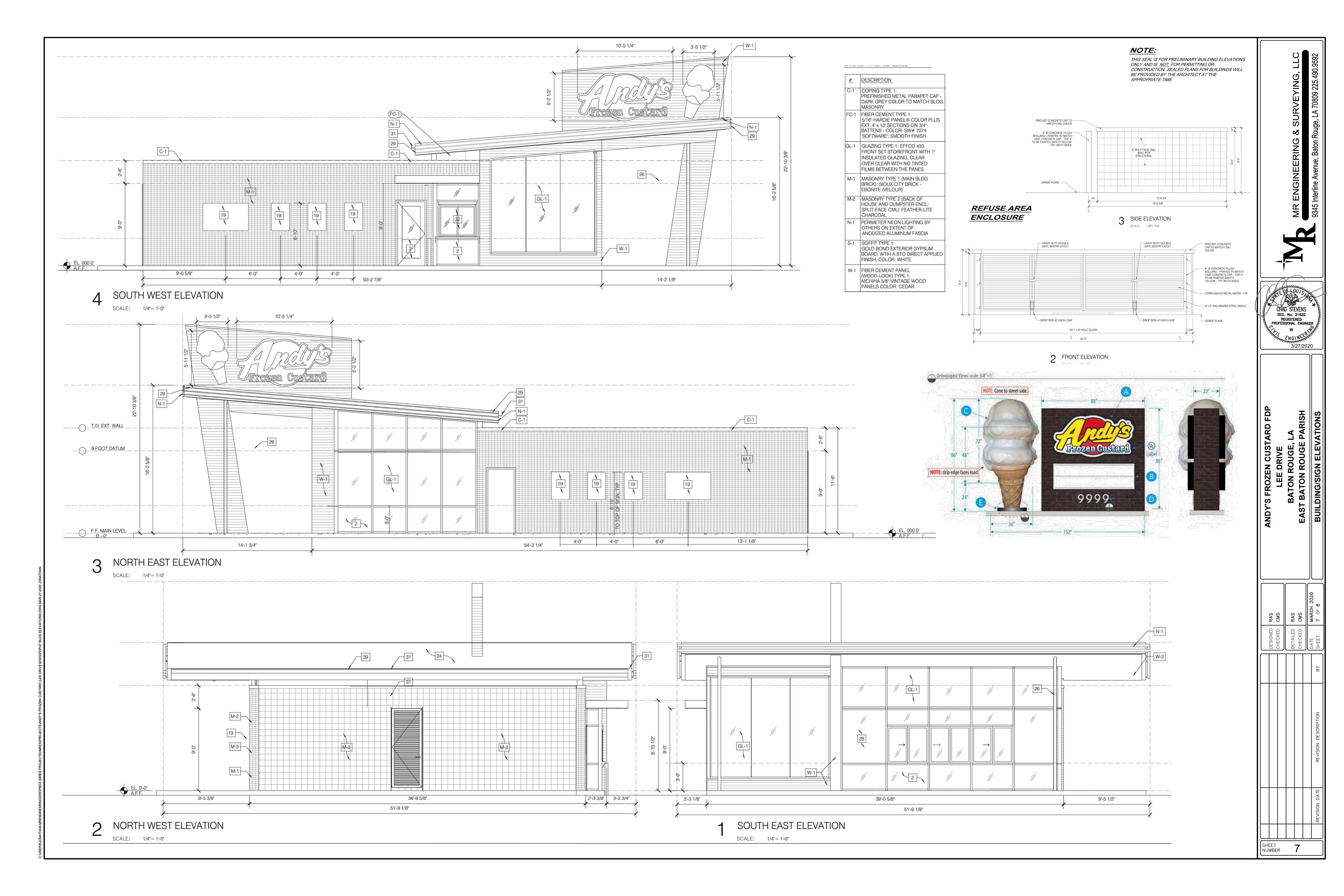
54,070 SQ.

GRATE INLET

DRAINAGE TO TIE

EXISTING SEWER

-10' REQ'D. BUILDING LINE



(IN FEET)

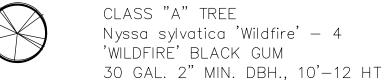
1 INCH = 20 ft.

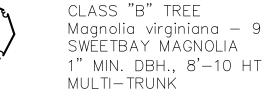
STREETYARD PLANTING REQUIREMENT		PROPOSED STREETYARD PLANTINGS		
URBAN/WALKABLE CHARACTER AREA: 1 CLASS "A" TREE PER 40 LF OR 1 CLASS "B" TREE PER 20 LF	301.82 LF TOTAL 8 CLASS A OR 16 CLASS B TREES REQUIRED	301.82 LF TOTAL 9 CLASS B TREES PROPOSED (EXISTING O/H & U/G UTILITIES ALONG STREETYARD LIMIT PLANTING CAPACITY.)		
REQUIRED DEVELOPED SITE AREA LANDSC	APING	PROPOSED DEVELOPED SITE AREA LANDSCAPING		
AT LEAST 10% OF AREA SHALL BE LANDSCAPED (GREEN) AREA		49,288.72 SF = DEVELOPED SITE AREA 17,102.04 SF = LANDSCAPED AREA		
		34.70 % LANDSCAPED (GREEN) AREA		
PARKING AREA PLANTING REQUIREMENT		PROPOSED PARKING AREA PLANTINGS		
ALL PARKING SPACES SHALL BE WITH AN INTERIOR ISLAND SHALL BE PROVING SPACES IN A ROW.		19 PUBLIC SPACES PROVIDED WITHIN 100' OF CLASS A TREE.		
3' SCREEN REQUIRED FOR DRIVE THR STACKING LANES, AND THE STREET (3' SHRUB SCREEN PROVIDED FOR DRIVE THRU AND STACKING LANES.		
BUFFERYARD PLANTING REQUIREMENT		PROPOSED BUFFERYARD PLANTINGS		
A PERIMETER LANDSCAPED BUFFER YARD SCREEN OFF-STREET PARKING AREA AND STREETS ABUTTING STREETS AND RESIDE	BUILDING SERVICE AREAS FROM	4 CLASS A TREES 58 EVERGREEN 3' HT SHRUBS		
IRRIGATION REQUIREMENT				

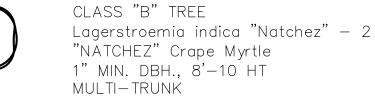
LANDSCAPE PLANTS

A WANTER OF THE PARTY OF THE PA

CLASS "A" TREE
Taxodium ascendens — 6
POND CYPRESS
45 Gal. 2" MIN. DBH., 10'-12 HT









EVERGREEN SHRUB

Podocarpus macrophyllus "Pringles Dwarf" - 156

PRINGLES DWARF PODOCARPUS

3 GAL.

SOLID SOD (TYP.) APPROX. 9,605 SF

GENERAL NOTES

 Any modifications to planting layout, plant materials, etc. shall be approved by the Landscape Architect prior to

LANDSCAPE NOTES

- Contractor shall verify all existing and proposed site elements and notify Landscape Architect of any discrepancies. Survey data of existing conditions was supplied by others.
- Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
- Contractor is responsible for obtaining all required landscape and irrigation permits.
- 4. Contractor to provide a minimum 2% slope away from all
- 5. All planting beds and lawn areas to be separated by steel
- edging. No steel to be installed adjacent to sidewalks or curbs.
- 7. All lawn areas to be Solid Sod Centipede, unless otherwise noted on the drawings.

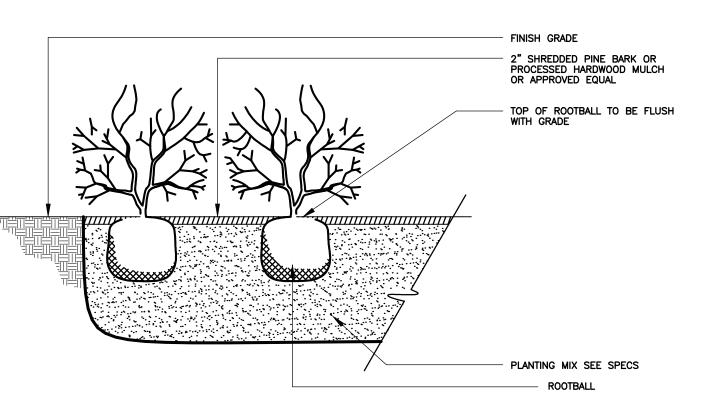
6. All landscape areas to be maintained per city's landscape

GENERAL LAWN NOTES

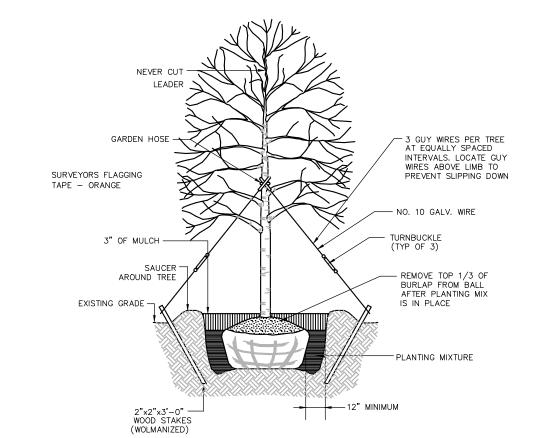
- Fine grade areas to achieve final contours indicated.
 Leave areas to receive topsoil 3" below final desired grade in planting areas and 1" below final grade in turf areas.
- Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
- 3. All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on—site Construction Manager.
- 4. Imported topsoil shall be natural, friable soil from the region, known as bottom land soil, free from lumps, clay, toxic substances, roots, debris, vegetation, stones, containing no salt and black to brown in color.
- 5. Contractor shall provide (2") two inches of imported topsoil on all areas to receive lawn.
- 6. All lawn areas to be fine graded, irrigation trenches completely settled, and finish approved by the Architect prior to installation.

SOLID SOD NOTES

- Fine grade areas to achieve final contours indicated.
 Leave areas to receive topsoil 3" below final desired grade in planting areas and 1" below final grade in turf areas.
- Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
- All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on—site Construction Manager.
- 4. Contractor to coordinate with on—site Construction Manager for availability of existing topsoil.
- Plant sod by hand to cover indicated area completely. Insure edges of sod are touching. Top dress joints by hand with compost to fill voids.
- 6. Roll grass areas to achieve a smooth, even surface, free from unnatural undulations.
- 7. Water sod thoroughly as sod operation progresses.
- 8. Contractor shall maintain all lawn areas until final acceptance. This shall include, but not limited to: mowing, watering, weeding, cultivating, cleaning and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
- 9. Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.
- 10. If installation occurs between September 1 and March 1, all sod areas to be over—seeded with Winter Ryegrass, at a rate of (4) pounds per one thousand (1000) square feet.



A GROUND COVER/SHRUB PLANTING
NOT TO SCALE



NOT TO SCALE

ORIVE
ROUGE, LA
FON ROUGE
APE PLAN

WISION DATE

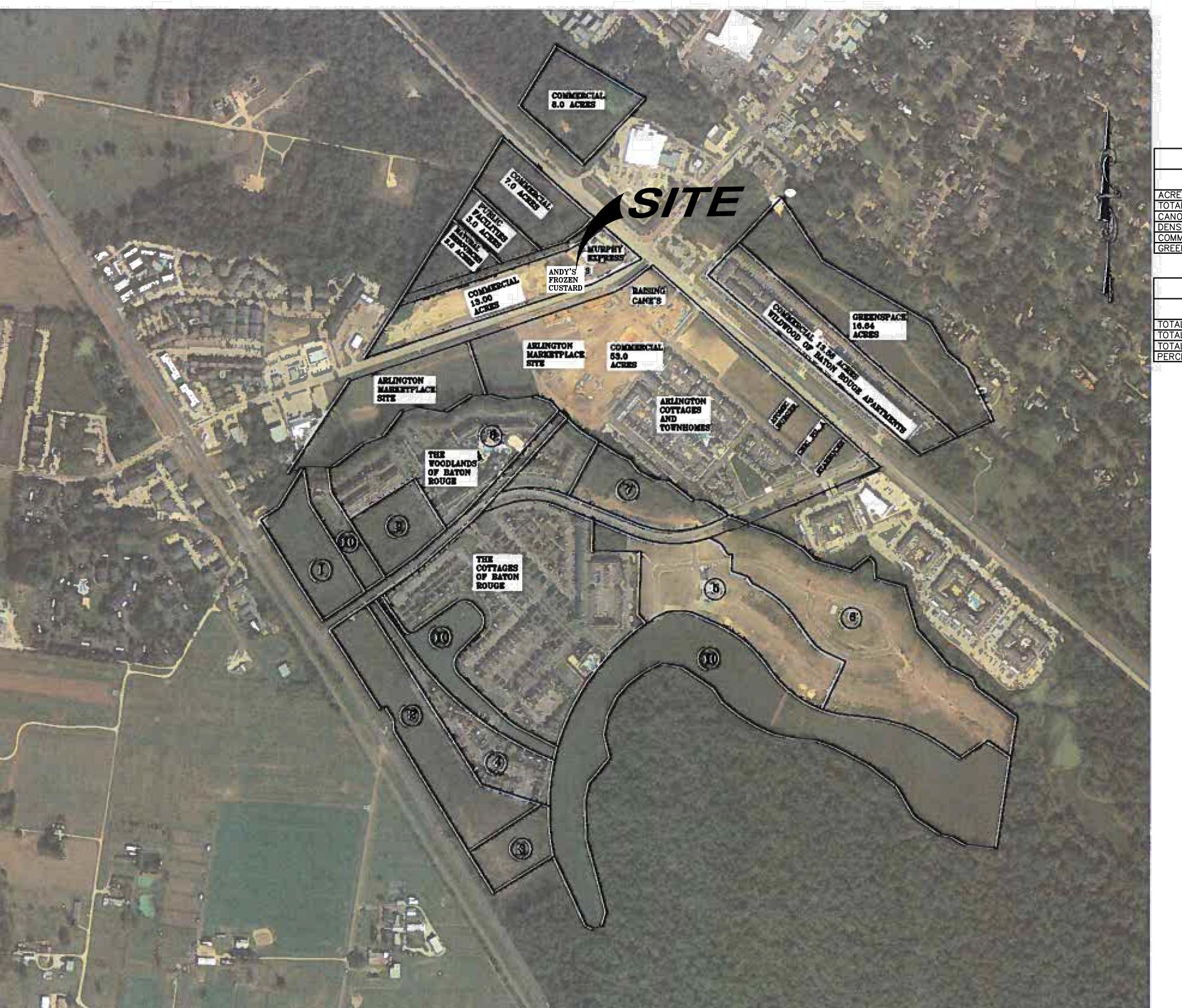
REVISION DESCRIPTION

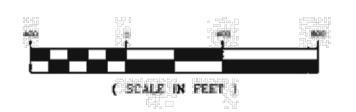
BY

DESIGNE
CHECKEI
CHECKEI
CHECKEI
DATE
DATE
DATE
SHEET

SHEET L1

TREE PLANTING DETAIL



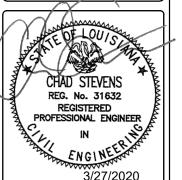


		USAGE L	EGEND	
	USE	ACREAGE	DENSITY (SF OR UNITS/ACRE)	TOTAL SF/UNITS
1	COMMERCIAL/RETAIL	6.56	6,000	39,480
2	COMMERCIAL/RETAIL	12.97	6,000	77,821
3	HOTEL	4	30,000	120K SF/185 UN
4	MEDIUM DENSIT RES.	45.66	9	413
5	LIVE WORK/MDR	16.1	22	354
6	MDR (ASSISTED LIVING)	27.14	18	489
7	CIVIC	5.72	10,070	57,600
8	MEDIUM DENSITY RES.	21.28	15.5	300
9	OFFICE	5.04	12,000	60,480
10	POND/SWMA	43.19	9	39,480

		(13.00 A	COMPONENT AREA	TRACT)			
	ALLOWED	ANDY'S FROZEN CUSTARD	MURPHYS EXPRESS	BENNYS	CHICKEN SALAD SHACK	TOTAL	REMAINING
ACREAGE	13	1.24	1.6	1.96	1.00	5.80	7.20
TOTAL BUILDING SQ. FT.	91,000	1,225	3,445	2,935	3,025	10,630	80,370
CANOPY SQ. FT.	N/A	N/A	6,057	7,726	N/A	13,783	N/A
DENSITY (SF/ACRE)	7,000	987	1,914	1,497	3,019	1,832	11,162
COMMON OPEN SPACE	N/A	N/A	N/A	N/A	N/A	N/A	N/A
GREEN OPEN SPACE	N/A	0.20	0.63	0.18	0.19	1.20	N/A
I Th							

PUD USAGE CHART							
	LOW DENSITY RESIDENTIAL	MEDIUM DENSITY RESIDENTIAL	HIGH DENSITY RESIDENTIAL	COMMERCIAL/ OFFICE	PUBLIC AND SEMI-PUBLIC	INDUSTRIAL	GREEN OPEN SPACE
TOTAL # OF UNITS	_	1,586	_	N/A	N/A	_	_
TOTAL SQ. FT. OF BUILDINGS	_	N/A		1,118,721	57,600	_	_
TOTAL ACREAGE	_	110.4	_	133.95	11.72	_	290.38
PERCENTAGE OF SITE	_	20%	_	24%	2%	_	53%
5 0 5 N			·		·		





LEE DRIVE BATON ROUGE, LA EAST BATON ROUGE

CHECKED CMS

DETAILED RAS

CHECKED CMS

CHECKED CMS

DATE MARCH 2020

SHEET 3 OF 9

			ВҮ	
			REVISION DESCRIPTION	
			REVISION DATE	
CI 11		_		П

SHEET 9