# SMALL PLANNED UNIT DEVELOPMENT (SPUD-2-20)

FOR

# THE COTTAGES AT O'NEAL

FORMERLY BEING

A SUBDIVISION OF TRACT "E", PLANTATION HOMES PROPERTY

SECTION 52, T7S-R2E

EAST BATON ROUGE PARISH

BATON ROUGE, LA.

APRIL 2020

## PLANNING SUMMARY:

EXISTING ZONING: C1, B
EXISTING LAND USE: LDR
FUTURE LAND USE: MIXED-USE (MU)
CHARACTER AREA: SUBURBAN
EXISTING ZONING (ADJOINING PARCELS): A2.6, B, C1 & LC2
ACREAGE: 6.79 ACRES
# OF UNITS: 62
TOTAL BUILDING SQ. FT: 3,250 SQ FT
DENSITY: 62/6.79 = 9.1 UNITS/ACRE
BUILDING HEIGHT: 35'
NUMBER OF STORIES: 2
PROPOSED USE: SEMI-DETACHED SINGLE-FAMILY RESIDENTIAL




LOCATION MAP-QUAD

SCALE 1" =1000'

## UTILITIES/CONTACTS

**WATER SERVICE**
BATON ROUGE WATER COMPANY
P.O. BOX 95016
BATON ROUGE, LA 70898-9016
(225)928-1000
BUDDY PRICE

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

**ELECTRICAL SERVICE**
ENTERGY ELECTRIC
BATON ROUGE, LOUISIANA 70895
GERARD KENNEDY

**TELEPHONE SERVICE**
BELLSOUTH TELECOMMUNICATIONS, INC.
5550 S. SHERWOOD FOREST BLVD. - ROOM 121
(255)291-1851
PAUL 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)930-2207
GLEN RABALAIS

## 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

**DEVELOPER:**
LANCASTER DEVELOPMENT, LLC.
ART LANCASTER
11800 INDUSTRIPLEX BLVD., STE 8
BATON ROUGE, LA. 70809
PH: 225.413.5250
FAX: 225.490.9504

**OWNER:**
LAMAR NOBLE COXE, JR.
2205 MYRTLE AVE.
BATON ROUGE, LA. 70808
PH: 225.610.5334

**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
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**LANDSCAPE ARCHITECT:**
MR ENGINEERING & SURVEYING, LLC
JON PULLIAM, L.S.A.
9345 INTERLINE AVENUE
BATON ROUGE, LA 70809
PH: 225.490.9592
FAX: 225.490.9504

## GENERAL DESCRIPTION:

TOTAL ACREAGE: 6.79 ACRES TOTAL (100% OF TOTAL ACREAGE)
SINGLE FAMILY RESIDENTIAL ACREAGE: 5.76 ACRES (85.0% OF TOTAL ACREAGE)
COMMON OPEN SPACE: 1.03 ACRES (15.0% OF TOTAL ACREAGE)

LOT SHAPE AND SIZE: SINGLE-FAMILY LOTS ARE 30'X122'.
ALL LOTS ARE RECTANGULAR IN SHAPE.

INTERNAL STREETS ARE 24' CONCRETE STREETS. SIDEWALKS ARE 5' CONCRETE.

COMMON AREAS PROVISIONS WILL INCLUDE THE DRY POND AND GREEN AREAS AROUND THE POND.

SIGNAGE: SUBDIVISION SIGN WILL BE AS SHOWN ON THE PRELIMINARY PLAT. IT WILL BE MADE OF BRICK AND STUCCO.

ARCHITECTURAL THEMES WILL BE AS SHOWN ON THE ELEVATIONS. ROOFS WILL BE SHINGLED AND HOMES/BUILDINGS WILL BE BRICK, STUCCO, EIFS AND SIDING.

VISUAL SCREENS AND LANDSCAPE BUFFERS WILL BE AS SHOWN ON THE LANDSCAPE PLAN.

## NOTE:

IN ADDITION TO THE PROJECT PLANS & SPECIFICATIONS, ALL ONSITE IMPROVEMENTS SHOWN HEREON SHALL CONFORM TO THE STANDARDS & SPECIFICATIONS OF THE CITY-PARISH OF EAST BATON ROUGE AND THE LA DOTD STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF ROADS AND BRIDGES, LATEST REVISIONS.

## STATEMENT OF OBJECTIVES:

THIS APPLICATION IS BEING SUBMITTED TO ACCOMMODATE THE PROPOSED COTTAGES AT O'NEAL SMALL PLANNED UNIT DEVELOPMENT GOING ON WHAT IS NOW TRACT "E" OF THE PLANTATION HOMES PROPERTY. THE DEVELOPMENT WILL INCLUDE 62 SINGLE-FAMILY RESIDENTIAL HOMES ON 6.79 ACRES. THIS PROPERTY WAS PREVIOUSLY A SINGLE-FAMILY RESIDENCE. CONSTRUCTION OF THE STREETS WILL BEGIN IN JUNE 2020 AND WILL END IN NOVEMBER 2020.

| LOT # | CPPC ID |
|---|---|
| TRACT E | 1510680360 |

| Sheet List Table | |
|---|---|
| Sheet Number | Sheet Title |
| 01 | COVER SHEET |
| 02 | EXISTING CONDITIONS MAP |
| 03 | DEVELOPMENT PLAN |
| 04 | LAND USE PLAN |
| 05 | CIRCULATION PLAN |
| 06 | UTILITY PLAN |
| 07 | LANDSCAPE PLAN |
| 08 | BUILDING ELEVATIONS |
| 09 | PRELIMINARY PLAT |

MR ENGINEERING & SURVEYING, LLC
9345 Interline Avenue, Baton Rouge, LA 70809 225.490.9592

STATE OF LOUISIANA — MICKEY L. ROBERTSON — 29 — REGISTERED PROFESSIONAL ENGINEER — CIVIL ENGINEERING
5/23/2020

THE COTTAGES AT O'NEAL
GEORGE O'NEAL RD.
BATON ROUGE, LOUISIANA
EAST BATON ROUGE PARISH

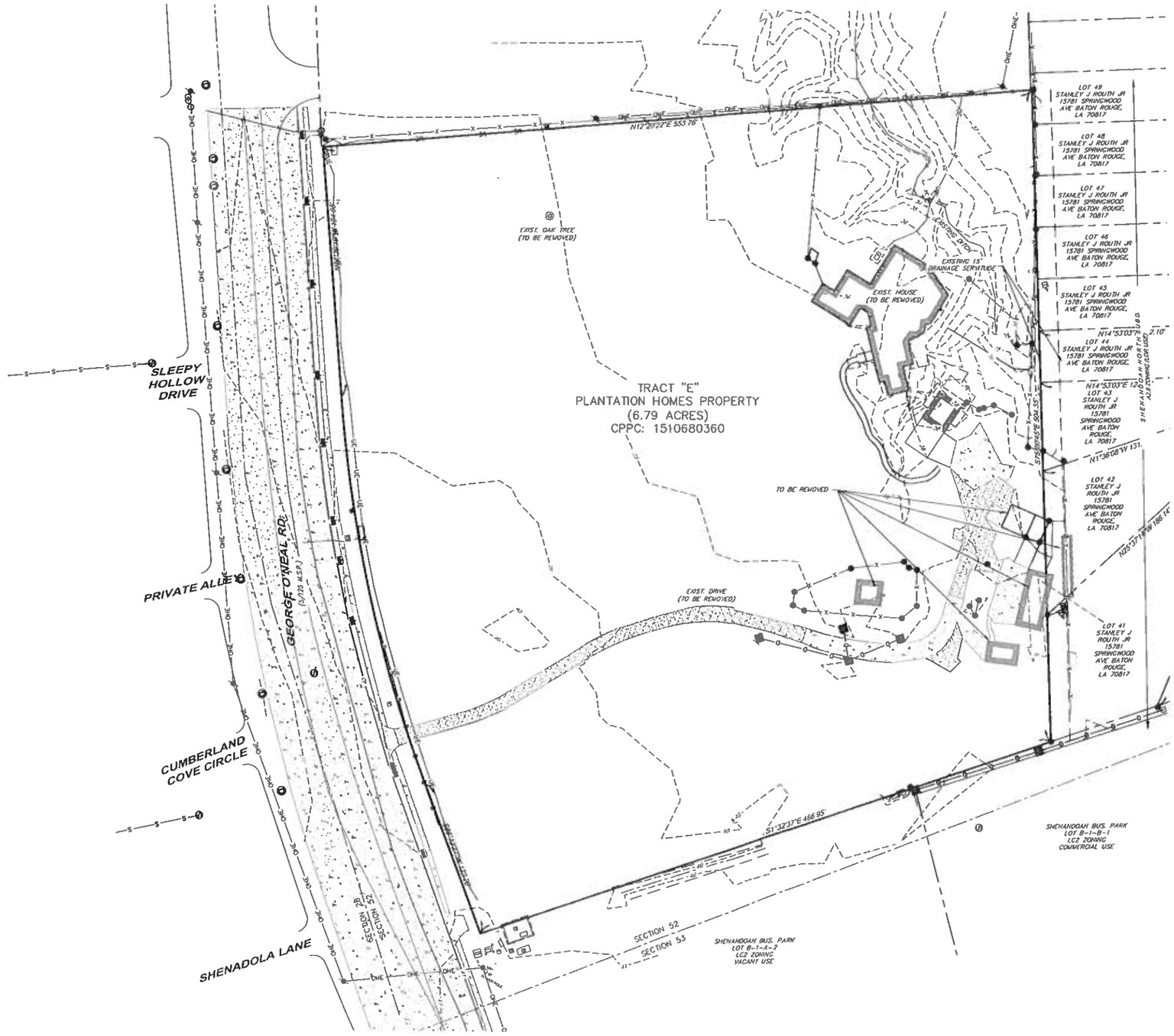
COVER SHEET

| DESIGNED | JOB |
|---|---|
| CHECKED | MLR |
| DETAILED | JOB |
| CHECKED | MLR |
| DATE | APRIL 2020 |
| SHEET | 01 OF 9 |

| REVISION DATE | REVISION DESCRIPTION | BY |
|---|---|---|

SHEET NUMBER 01

Planning Commission MAR 26 2020







VICINITY MAP:
SCALE: 1" = 2000'

GRAPHIC SCALE
40 0 20 40 80 160
( IN FEET )
1 INCH = 40 ft.

**LEGEND:**

- FENCE
- SEWER LINE
- CULVERT
- OVERHEAD POWER
- ROAD CENTERLINE
- CONTOUR LINE
- GAS LINE (LOCATED BY OTHERS)
- WATER LINE (LOCATED BY OTHERS)
- FIBER OPTIC LINE (LOCATED BY OTHERS)
- UNDERGROUND ELECTRIC (LOCATED BY OTHERS)
- TELEPHONE PEDESTAL
- POWER POLE
- SEWER MANHOLE
- FOUND 1/2" I.P.
- CURB INLET
- WATER VALVE
- WATER METER
- GAS VALVE

**NOTES:**

1. NO WETLANDS ON SITE.
2. SITE NOT LOCATED ON ROAD WITH MOVEBR.
3. THE SUBJECT PROPERTY AS SHOWN HEREON LIES WITHIN ZONE "A" AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EAST BATON ROUGE PARISH, STATE OF LOUISIANA, COMMUNITY-PANEL NUMBER 22033C0215E, DATED MAY 2, 2008. B.F.E. 34' (NAVD88) INUNDATION 32.5' (NAVD88)

MR ENGINEERING & SURVEYING, LLC
9345 Interline Avenue, Baton Rouge, LA 70809 225.490.9592

STATE OF LOUISIANA MICKEY L. ROBERTS 29869 REGISTERED LAND SURVEYOR
5/25/2020

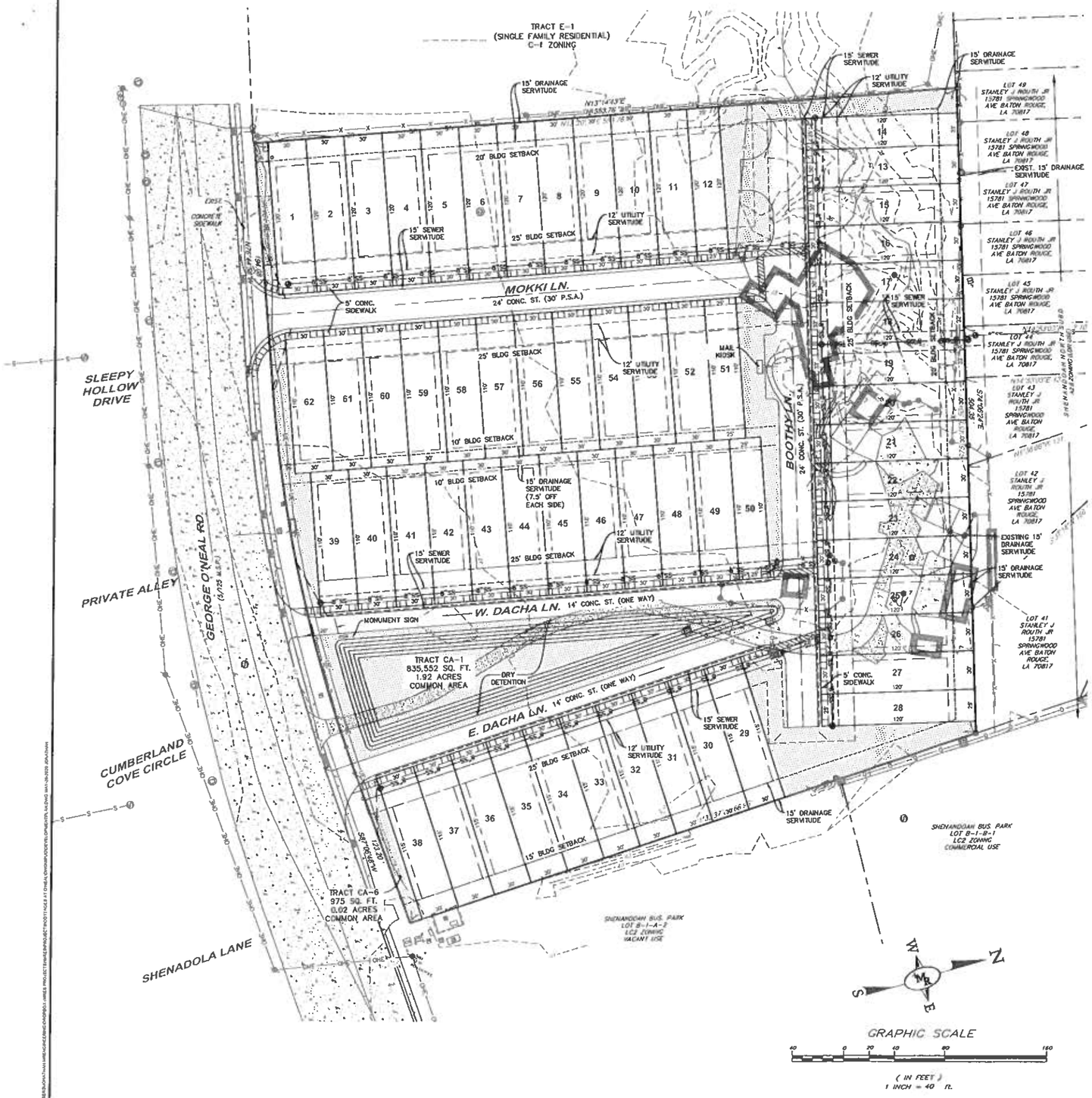
THE COTTAGES AT O'NEAL
GEORGE O'NEAL RD.
BATON ROUGE, LOUISIANA
EAST BATON ROUGE PARISH

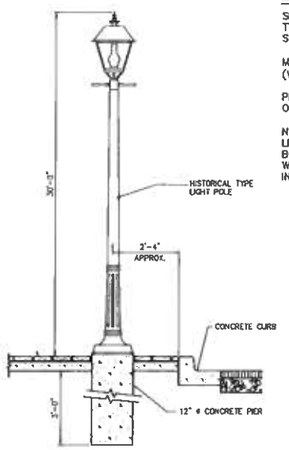
EXISTING CONDITIONS MAP

| DESIGNED | DG |
|---|---|
| CHECKED | MLR |
| DETAILED | JDS |
| CHECKED | MLR |
| DATE | APRIL 2020 |
| SHEET | 02 OF 8 |

| REVISION DATE | REVISION DESCRIPTION | BY |
|---|---|---|

SHEET NUMBER 02




TYP. SITE LIGHTING
N.T.S.

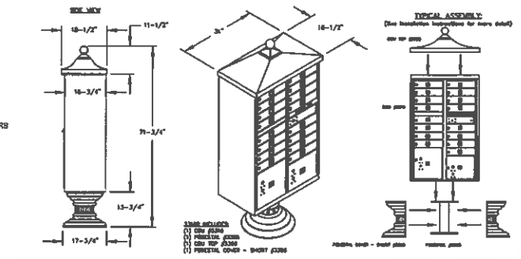
## LIGHTING NOTE:

SITE LIGHTING DATA:
TYPE – METAL HAUDE, DECORATIVE
STYLE, FULLY SHIELDED WATTAGE – 250W

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

PHOTOMETRICS – DRIVES=5.0 FC, EDGES
OF DRIVES=1.0 FC, ENTRANCES=5.0 FC

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




MAIL KIOSK DETAIL
N.T.S.

## TABLE OF USES

| | LOW DENSITY RESIDENTIAL | MEDIUM DENSITY RESIDENTIAL | HIGH DENSITY RESIDENTIAL | COMMERCIAL /OFFICE | PUBLIC & SEMI-PUBLIC | INDUSTRIAL | OPEN SPACE |
|---|---|---|---|---|---|---|---|
| TOTAL # OF UNITS | – | 62 | – | – | – | – | – |
| TOTAL SQ.FT. OF BLDG | – | 116,250± | – | – | – | – | – |
| TOTAL ACREAGE | – | 5.76 | – | – | – | | 1.03 |
| PERCENTAGE OF SITE | – | 85.0% | – | – | – | | 15.0% |

## SPUD DEVELOPMENT TABLE:

| PROPOSED USE | AREA (AC.) | PERCENTAGE OF SITE |
|---|---|---|
| | | |
| GREEN SPACE | 1.03 | 15% |
| SFR LOT | 5.76 | 85% |
| TOTAL | 6.79 | 100% |

## GENERAL NOTES:

EXISTING ZONING: B & C1 (SPUD REQUESTED)
FUTURE BR: MIXED-USE (MU)
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
NUMBER OF BLDG'S: 31
SETBACKS: FRONT: 25'
SIDES: 5'/0'
REAR: 10'/15'/20'
MAXIMUM BUILDING HEIGHTS: 35'
ABUTTING HEIGHT: 35'
BUILDING SIZE: 3,250± SQ. FT.
OVERALL RESIDENTIAL DENSITY: 62 UNITS/6.79 ACRES = 9.13 UNITS/ACRE
GARBAGE COLLECTION: STREET COLLECTION
SEWER: TIE TO EXISTING SEWER LINES (WSTN)
(BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF DEVELOPMENT).
ALL TURNING RADII ARE 25' UNLESS NOTED OTHERWISE
ALL STREETS WITHIN THE DEVELOPMENT TO BE PRIVATE.
THE SITE IS CURRENTLY A COMBINATION OF GRASS LAWN & SPARSE WOODS.
THE SUBJECT PROPERTY AS SHOWN HEREON LIES IN FEMA FLOOD ZONE "X".
AIR CONDITIONING UNITS TO BE LOCATED ON SIDE OF BLDG
LANDSCAPING AND BUFFERS TO BE DESIGNED IN ACCORDANCE WITH APPROPRIATE ORDINANCES (SEE LANDSCAPE PLAN).
WATER: BATON ROUGE WATER COMPANY
ELECTRICITY: ENTERGY
TELEPHONE: BELLSOUTH TELECOMMUNICATIONS
GAS: ENTERGY
CATV: COX CABLE
LEGAL DESCRIPTION: FORMERLY BEING A SUBDIVISION OF TRACT "E", PLANTATION HOMES PROPERTY.

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SIGNAGE: SUBDIVISION SIGN WILL BE AS SHOWN ON THE LANDSCAPE PLAN. IT WILL BE MADE OF BRICK AND STUCCO.

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VISUAL SCREENS AND LANDSCAPE BUFFERS WILL BE AS SHOWN ON THE LANDSCAPE PLAN.

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STATE OF LOUISIANA
MICKEY L. ROBICHAUX
REG. NO. 25006
PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING
5/23/2020

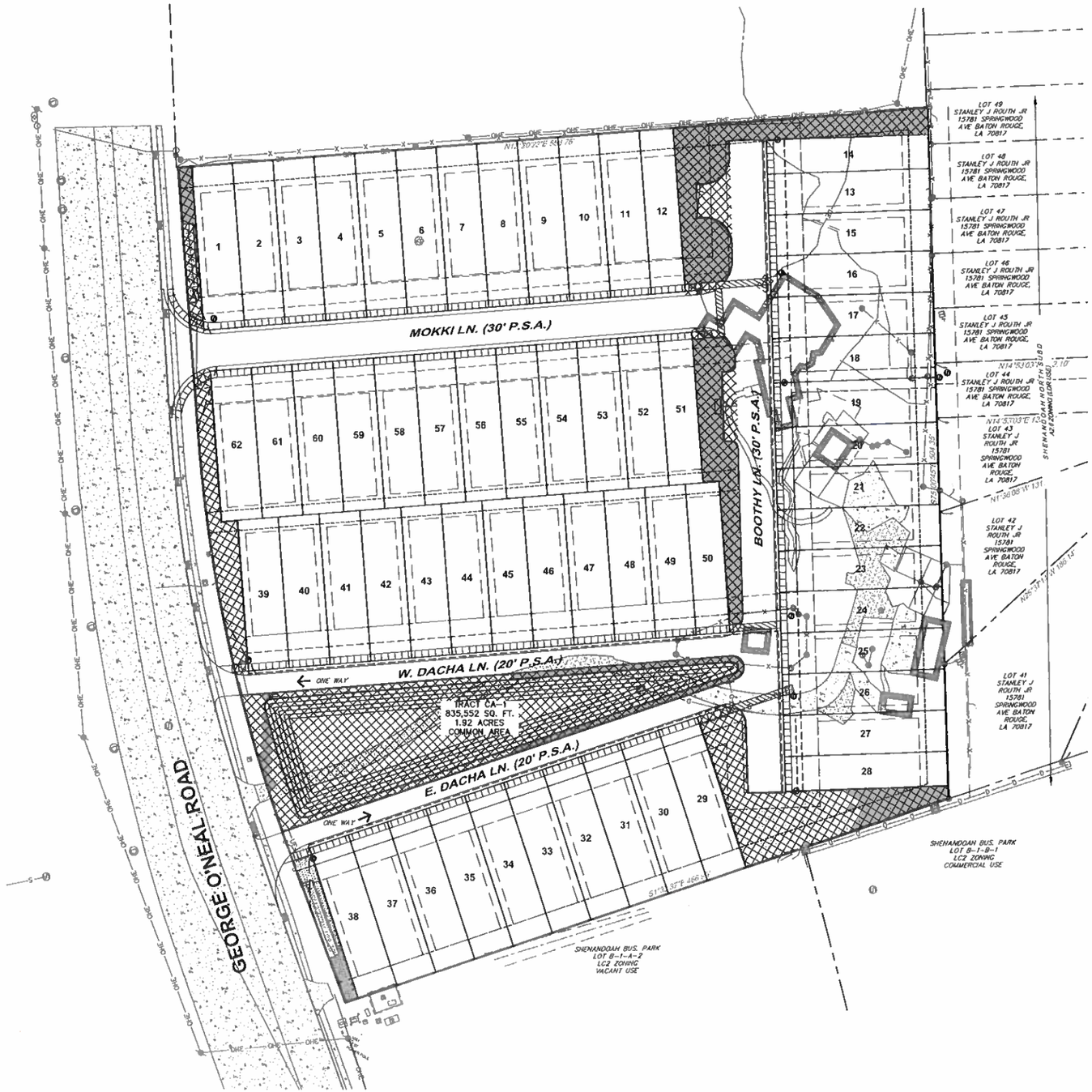
THE COTTAGES AT O'NEAL
GEORGE O'NEAL RD.
BATON ROUGE, LOUISIANA
EAST BATON ROUGE PARISH

DEVELOPMENT PLAN

| DESIGNED | JOB |
|---|---|
| CHECKED | MLR |
| DETAILED | JOB |
| CHECKED | MLR |
| DATE | APRIL 2020 |
| SHEET | 03 OF 8 |

| REVISION DATE | REVISION DESCRIPTION | BY |
|---|---|---|

SHEET NUMBER 03




**LEGEND:**

| | |
|---|---|
| | SINGLE FAMILY RESIDENTIAL - 5.76 AC. |
| | COMMON OPEN SPACE - 1.03 AC. (INCLUDES 0.65 ACRES OF GREEN OPEN SPACE) (DRY DETENTION POND =0.38 ACRES AT TOP BANK, POND IS LESS THAN 50% OF THE OPEN SPACE) |
| | GREEN OPEN SPACE- 0.65 ACRES |
| **TOTAL** | 6.79 AC. |

## COMMON OPEN SPACE CALCULATIONS:

REQ'D. COMMON OPEN SPACE (COS): 6.79 AC.x15%=1.02 AC.
PROVIDED COMMON OPEN SPACE: 1.03 AC.
REQ'D. GREEN OPEN SPACE: 0.51 AC. (50% OF COS)
PROVIDED GREEN OPEN SPACE: 0.65 AC.

GRAPHIC SCALE

40 0 20 40 80 160

( IN FEET )
1 INCH = 40 ft.

MR ENGINEERING & SURVEYING, LLC
9345 Interline Avenue, Baton Rouge, LA 70809 225.490.9592

STATE OF LOUISIANA
MICKEY L. ROUTH JR.
REGISTERED PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING
5/23/2020

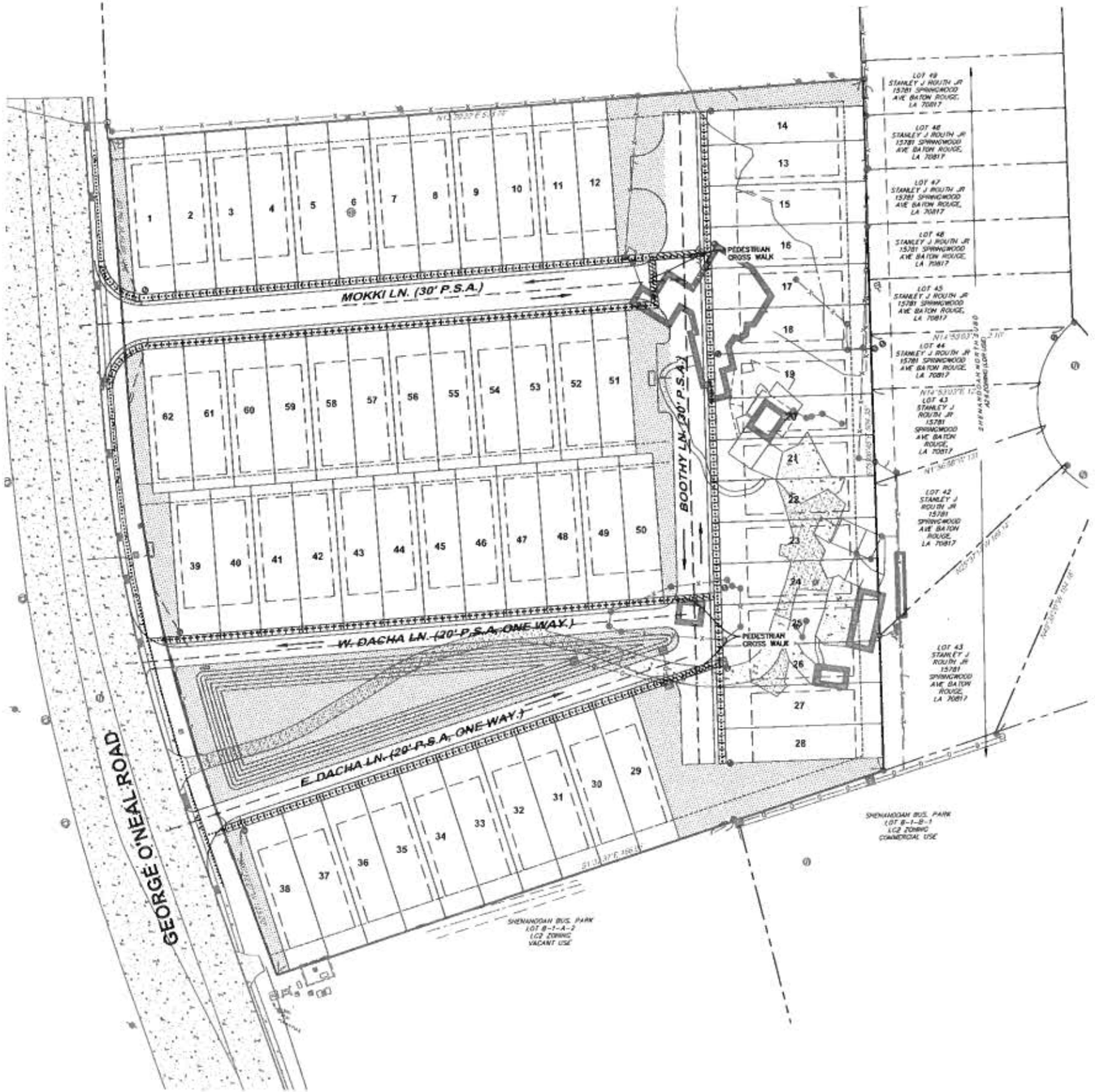
THE COTTAGES AT O'NEAL
GEORGE O'NEAL RD.
BATON ROUGE, LOUISIANA
EAST BATON ROUGE PARISH

LAND USE PLAN

| | |
|---|---|
| DESIGNED | JDB |
| CHECKED | MLR |
| DETAILED | JDB |
| CHECKED | MLR |
| DATE | APRIL 2020 |
| SHEET | 04 OF 9 |

| REVISION DATE | REVISION DESCRIPTION | BY |
|---|---|---|

SHEET NUMBER 04




***LEGEND:***

——— VEHICULAR CIRCULATION

..... PEDESTRIAN CIRCULATION

***NOTES:***

1. ALL SIDEWALKS AND ROADWAYS ARE PRIVATE.
2. SITE NOT LOCATED ON ROAD WITH MOVEBR.
3. ALL STREETS & SIDEWALKS TO BE PRIVATELY OWNED & MAINTAINED BY THE H.O.A.
4. THERE IS AN EXISTING CATS BUS STOP APPROXIMATELY 300' TO THE EAST OF THE SITE ON THE NORTH SIDE OF GEORGE O'NEAL RD.

***PARKING REQUIREMENTS:***

| USE TYPE | REQ'D SPACES/SQ. FT. | # OF SQ. FT. | REQ'D SPACES |
|---|---|---|---|
| SFR | 2 SP./LOT | 62 | 124 |
| TOTAL SPACES REQ'D | | | 124 |
| TOTAL HC SPACES REQ'D | | | 0 |
| | | | |
| TOTAL SPACES PROVIDED | | | 124 |
| TOTAL HC SPACES PROVIDED | | | 0 |

GRAPHIC SCALE

( IN FEET )
1 INCH = 40 ft.

MR ENGINEERING & SURVEYING, LLC
9345 Interline Avenue, Baton Rouge, LA 70809 225.490.9592

5/23/2020

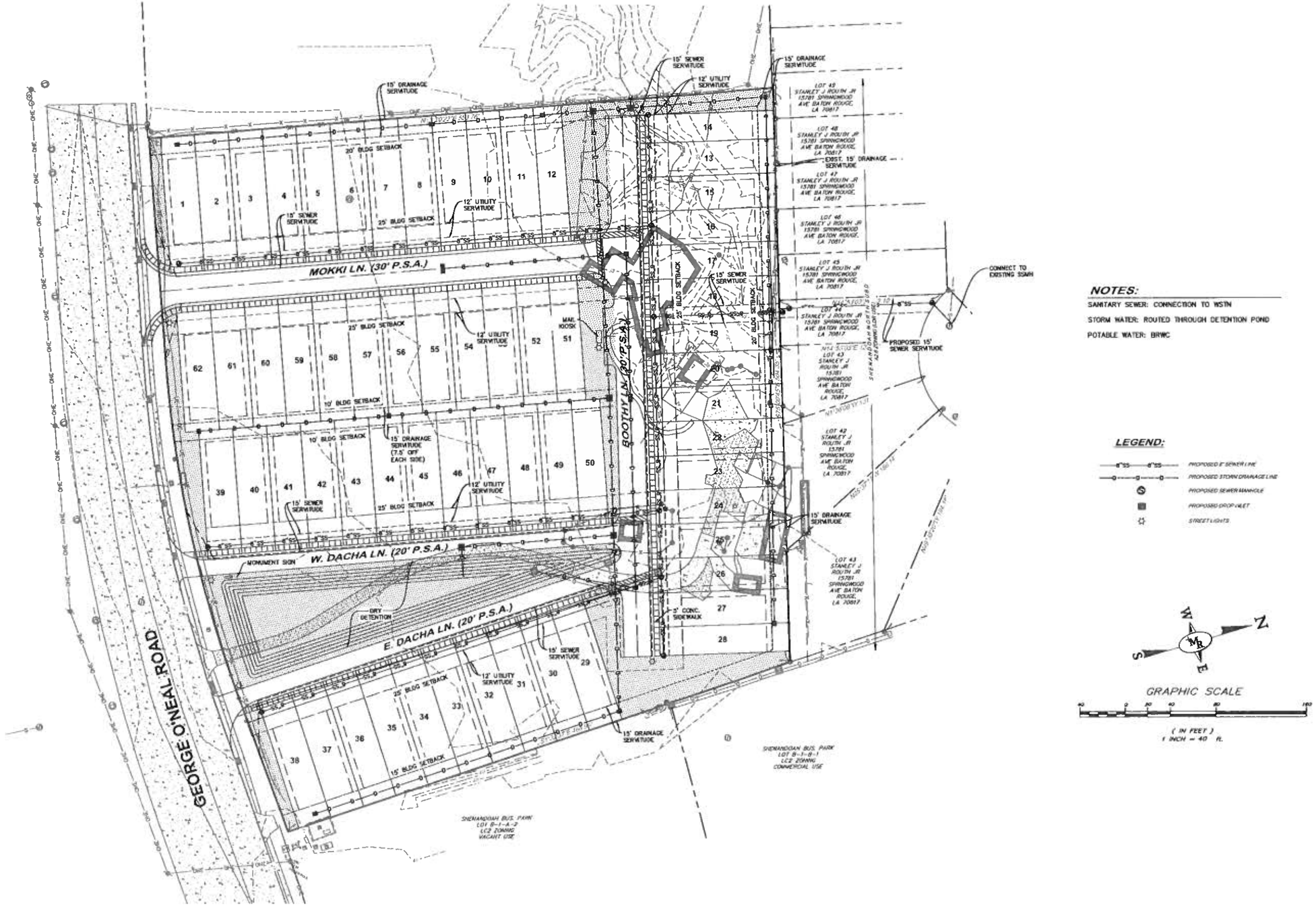
THE COTTAGES AT O'NEAL
GEORGE O'NEAL RD.
BATON ROUGE, LOUISIANA
EAST BATON ROUGE PARISH

CIRCULATION PLAN

| DESIGNED | JDB |
|---|---|
| CHECKED | MJR |
| DETAILED | JDB |
| CHECKED | MJR |
| DATE | APRIL 2020 |
| SHEET | 05 OF 8 |

| REVISION DATE | REVISION DESCRIPTION | BY |
|---|---|---|

SHEET NUMBER 05




**NOTES:**

SANITARY SEWER: CONNECTION TO WSTN

STORM WATER: ROUTED THROUGH DETENTION POND

POTABLE WATER: BRWC

**LEGEND:**

- PROPOSED 8" SEWER LINE
- PROPOSED STORM DRAINAGE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED DROP INLET
- STREET LIGHTS

GRAPHIC SCALE

( IN FEET )
1 INCH = 40 ft.

MR ENGINEERING & SURVEYING, LLC
8345 Interline Avenue, Baton Rouge, LA 70809 225.490.9592

STATE OF LOUISIANA
RICKEY L. MOREAU
NO. 31911
CIVIL ENGINEER

5/23/2020

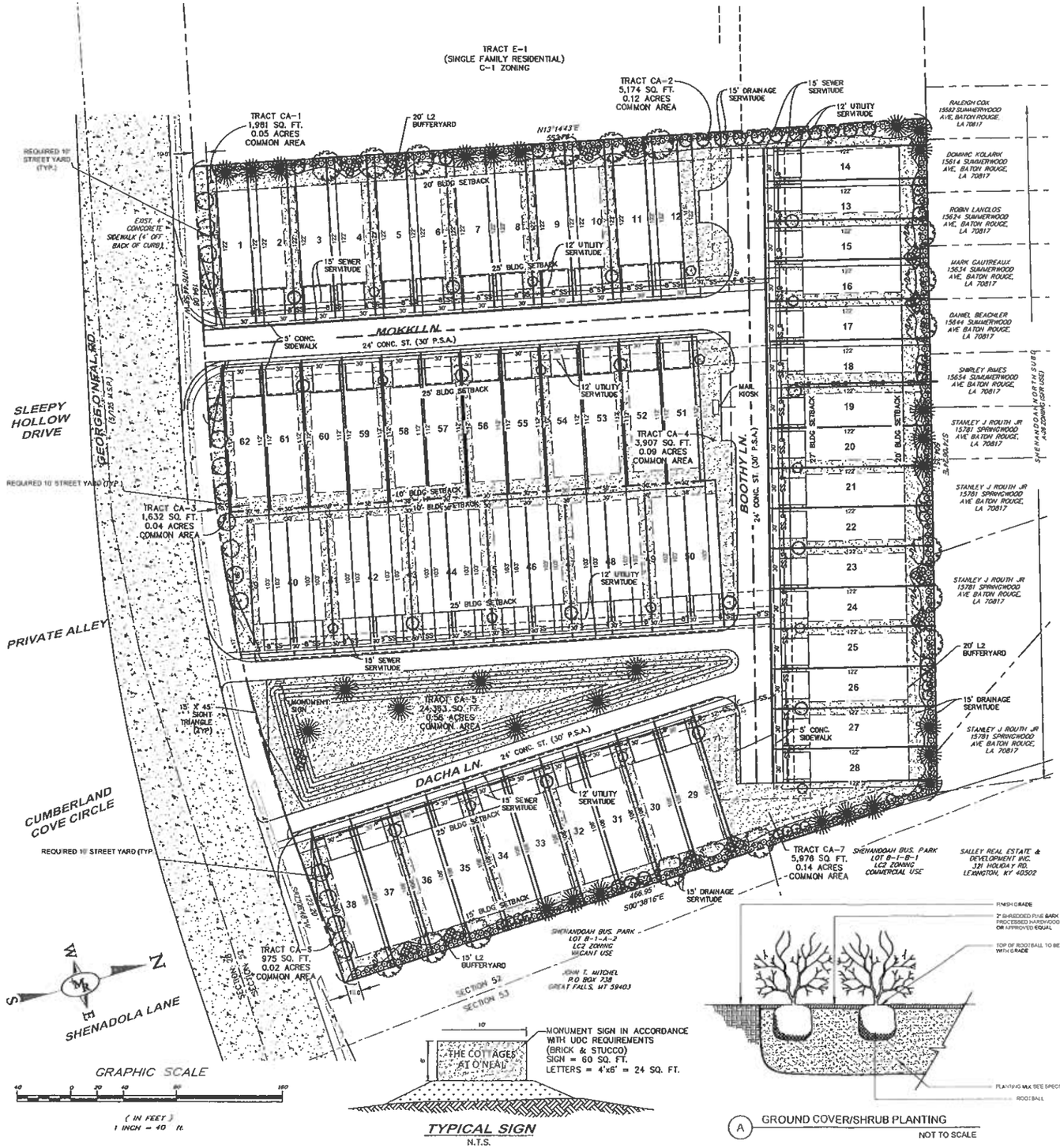
THE COTTAGES AT O'NEAL
GEORGE O'NEAL RD.
BATON ROUGE, LOUISIANA
EAST BATON ROUGE PARISH

UTILITY PLAN

| | | | |
|---|---|---|---|
| DESIGNED: MLH | CHECKED: | JOB: MLH | APRIL 2020 |
| DETAILED: | CHECKED: | JOB: MLH | DATE: |
| | | | SHEET: 06 OF 9 |

| REVISION DATE | REVISION DESCRIPTION | BY |
|---|---|---|

SHEET NUMBER 06







## LANDSCAPE REQUIREMENTS

| BUFFERYARD REQUIREMENTS | PROPOSED BUFFERYARD PLANTINGS |
|---|---|
| WEST PROPERTY LINE<br>Proposed land use = Med Density Residential<br>Existing Adjacent land use = Low Density Residential<br>Required Bufferyard = 20' L2 bufferyard<br>• 3' HT SCREEN<br>• 1 CLASS A TREE PER 40 LF<br>• 1 CLASS B TREE PER 20 LF<br>• MULCH MAX 40% OF GROUNDCOVER AREA<br>• OTHER GROUNDCOVER MAX 60% OF GROUNDCOVER AREA | WEST PROPERTY LINE<br>Proposed land use = Med Density Residential<br>Existing Adjacent land use = Low Density Residential<br>Proposed Bufferyard = 20' L2 bufferyard 554 LF TOTAL<br>• FULL LENGTH 3' HT SCREEN<br>• 14 CLASS A TREES<br>• 28 CLASS B TREES<br>• GROUNDCOVER AREAS CONSIST OF MIX OF MULCH, SOD, AND SHRUBS |
| NORTH PROPERTY LINE<br>Proposed land use = Med Density Residential<br>Existing Adjacent land use = Low Density Residential<br>Required Bufferyard = 20' L2 bufferyard<br>• 3' HT SCREEN<br>• 1 CLASS A TREE PER 40 LF<br>• 1 CLASS B TREE PER 20 LF<br>• MULCH MAX 40% OF GROUNDCOVER AREA<br>• OTHER GROUNDCOVER MAX 60% OF GROUNDCOVER AREA | NORTH PROPERTY LINE<br>Proposed land use = Med Density Residential<br>Existing Adjacent land use = Low Density Residential<br>Proposed Bufferyard = 20' L2 bufferyard 505 LF TOTAL<br>• FULL LENGTH 3' HT SCREEN<br>• 13 CLASS A TREES<br>• 26 CLASS B TREES<br>• GROUNDCOVER AREAS CONSIST OF MIX OF MULCH, SOD, AND SHRUBS |
| EAST PROPERTY LINE<br>Proposed land use = Med Density Residential<br>Existing Adjacent land use = Light Commercial<br>Required Bufferyard = 15' L2 bufferyard<br>• 3' HT SCREEN<br>• 1 CLASS A TREE PER 40 LF<br>• 1 CLASS B TREE PER 20 LF<br>• MULCH MAX 40% OF GROUNDCOVER AREA<br>• OTHER GROUNDCOVER MAX 60% OF GROUNDCOVER AREA | EAST PROPERTY LINE<br>Proposed land use = Med Density Residential<br>Existing Adjacent land use = Light Commercial<br>Proposed Bufferyard = 15' L2 bufferyard 487 LF TOTAL<br>• FULL LENGTH 3' HT SCREEN<br>• 12 CLASS A TREES<br>• 24 CLASS B TREES<br>• GROUNDCOVER AREAS CONSIST OF MIX OF MULCH, SOD, AND SHRUBS |

| STREETYARD PLANTING REQUIREMENT | PROPOSED STREETYARD PLANTINGS |
|---|---|
| 1 CLASS "A" TREE PER 40 LF — FRONTAGE STREETYARD = 624.75 LF; 16 CLASS A OR B TREES REQUIRED | 624.75 LF TOTAL<br>16 CLASS A TREES PROPOSED |
| **OPEN GREENSPACE REQUIREMENTS** | **PROPOSED OPEN GREENSPACE** |
| AT LEAST 10% OF AREA SHALL BE LANDSCAPED AREA | 5.78 AC. = DEVELOPED SITE AREA<br>1.03 AC. = COMMON OPEN SPACE (INCLUDES 0.65 ACRES OF OPEN GREEN SPACE<br>0.85 AC. = OPEN GREEN SPACE<br>0.5% OPEN GREENSPACE, 13% COMMON OPEN SPACE |
| **PARKING AREA PLANTING REQUIREMENT** | **PROPOSED PARKING AREA PLANTINGS** |
| • ALL PARKING SPACES SHALL BE WITHIN 40 LF OF A CLASS A TREE.<br>• AN INTERIOR ISLAND SHALL BE PROVIDED FOR EVERY 10 PARKING SPACES IN A ROW. | DEVELOPMENT DOES NOT INCLUDE PUBLIC PARKING SPACES |
| **IRRIGATION REQUIREMENT** | |
| ALL PLANTING AREAS WITHIN 200' OF A WATER SPIGOT | |

## PLANTING LEGEND

- CLASS 'A' DECIDUOUS TREE — NUTTALL OAK (18) (MIN. 2" CALIPER)
- CLASS 'A' CONIFER TREE — COMMON BALD CYPRESS (28) (MIN. 2" CALIPER)
- CLASS 'A' EVERGREEN TREE — SWEETBAY MAGNOLIA var. 'Australis' (16) (MIN. 1.5" CALIPER)
- CLASS 'B' EVERGREEN TREE — SWEETBAY MAGNOLIA (35) (MIN. 1.5" CALIPER)
- CLASS 'B' EVERGREEN TREE — SAVANNAH HOLLY (39) (MIN. 1.5" CALIPER)
- CLASS 'B' DECIDUOUS TREE — HERITAGE RIVER BIRCH (35) (MIN. 1.5" CALIPER)
- EVERGREEN SHRUB — Rhododendron indicum "FORMOSA" (428) (MIN. 36" HT)
- SOLID SOD (TYP.)

### GENERAL NOTES

1. Any modifications to planting layout, plant materials, etc. shall be approved by the Landscape Architect prior to execution.
2. If any existing trees are over 12" in diameter and in an area where no structures are proposed, the trees must be noted as "retained", "removed", or "relocated".

### LANDSCAPE NOTES

1. 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.
2. 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.
3. Contractor is responsible for obtaining all required landscape and irrigation permits.
4. Contractor to provide a minimum 2% slope away from all structures.
5. All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
6. All landscape areas to be maintained per city's landscape code.
7. All lawn areas to be Solid Sod Centipede, unless otherwise noted on the drawings.

### GENERAL LAWN NOTES

1. 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.
2. 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

1. 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.
2. 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. Contractor to coordinate with on-site Construction Manager for availability of existing topsoil.
5. 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.

MR ENGINEERING & SURVEYING, LLC
9345 Interline Avenue, Baton Rouge, LA 70809 225.490.9592

STATE OF LOUISIANA — REGISTERED LANDSCAPE ARCHITECT — LICENSED — 5/23/2020

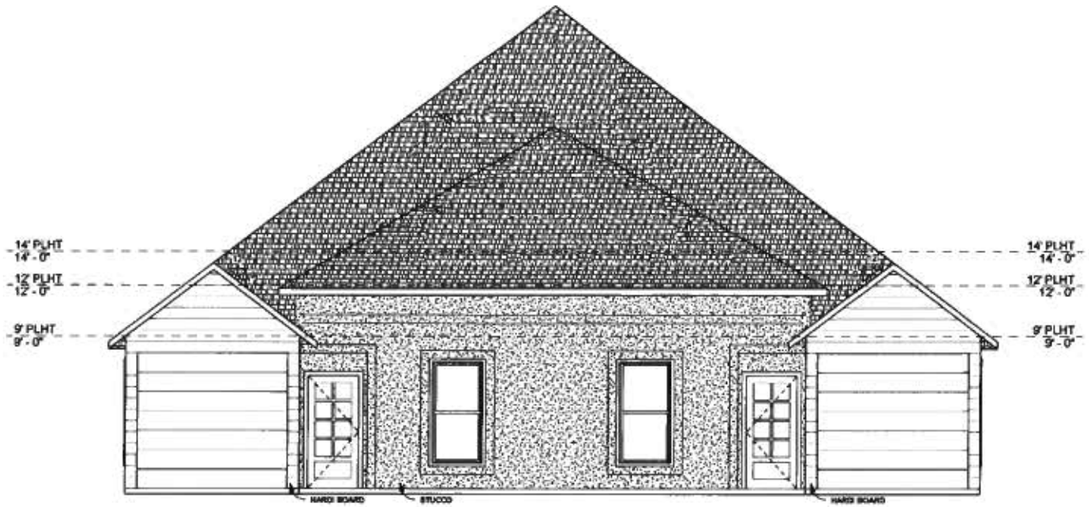
THE COTTAGES AT O'NEAL
GEORGE O'NEAL RD.
BATON ROUGE, LOUISIANA
EAST BATON ROUGE PARISH

LANDSCAPE PLAN

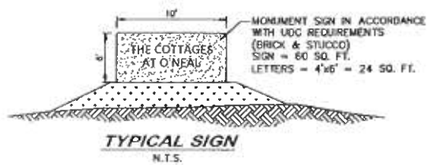
| DESIGNED | JJP |
|---|---|
| CHECKED | MLR |
| DETAILED | JJP |
| CHECKED | MLR |
| DATE | APRIL 2020 |
| SHEET | L1 OF 9 |

| REVISION DATE | REVISION DESCRIPTION | BY |
|---|---|---|

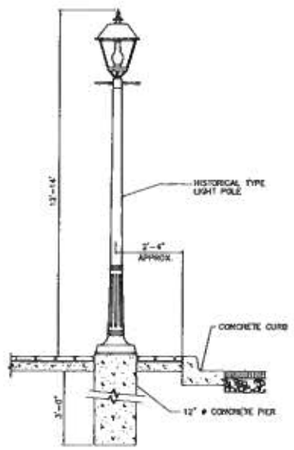
SHEET NUMBER L1




① FRONT ELEVATION
1/4" = 1'-0"




TYPICAL SIGN
N.T.S.




TYP. SITE LIGHTING
N.T.S.

MR ENGINEERING & SURVEYING, LLC
9345 Interline Avenue, Baton Rouge, LA 70809 225.490.9592

THE COTTAGES AT O'NEAL
GEORGE O'NEAL RD.
BATON ROUGE, LOUISIANA
EAST BATON ROUGE PARISH

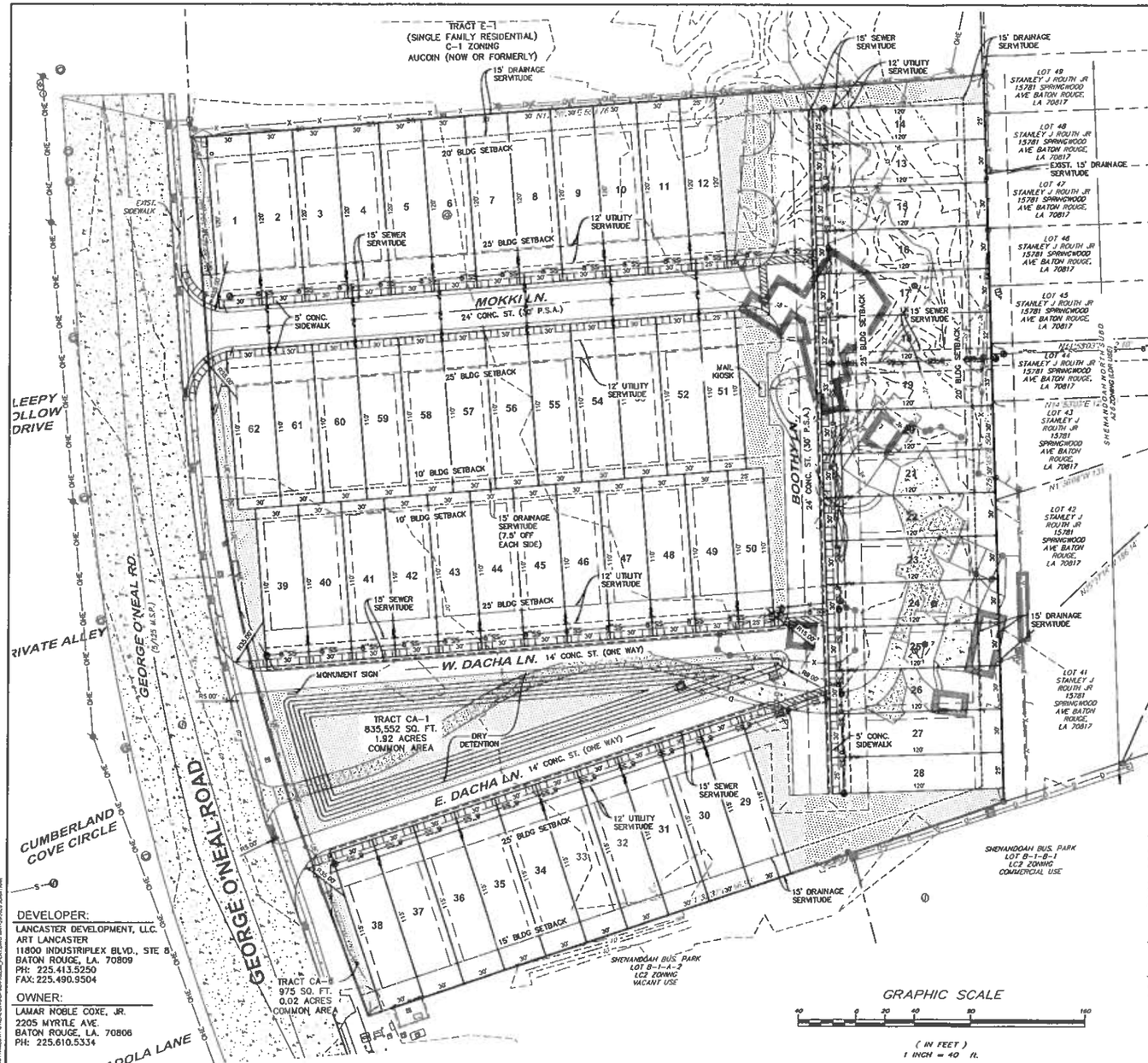
BUILDING ELEVATIONS

| | |
|---|---|
| DESIGNED | JDB |
| CHECKED | MJR |
| DETAILED | JDB |
| CHECKED | MJR |
| DATE | APRIL 2020 |
| SHEET | 08 OF 9 |

| REVISION DATE | REVISION DESCRIPTION | BY |
|---|---|---|

SHEET NUMBER 08

I:\MR ENGINEERING\PROJECTS\PROJECTS\2020\PROJECTS\COTTAGES AT O'NEAL\Civil\Plan\BUILDELEVATIONS.dwg, 4/23/2020 8:08:09 AM, Jeff Hutchinson




DEVELOPER:
LANCASTER DEVELOPMENT, LLC.
ART LANCASTER
11800 INDUSTRIPLEX BLVD., STE 8
BATON ROUGE, LA. 70809
PH: 225.413.5250
FAX: 225.490.9504

OWNER:
LAMAR NOBLE COXE, JR.
2205 MYRTLE AVE.
BATON ROUGE, LA. 70806
PH: 225.610.5334

## NOTES:

1.) 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 OWNERS REPRESENTATIVE.

2.) THE APPROVAL OF THIS PLAT OR MAP 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.

3.) THE CITY OF BATON ROUGE AND 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.

4.) 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.

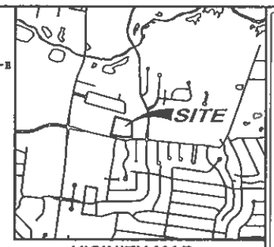
5.) THE PROPOSED DEVELOPMENT STORMWATER MANAGEMENT PLAN INDICATES NO IMPACT TO UPSTREAM OR DOWNSTREAM PROPERTIES. EXISTING DRAINAGE PATTERN IS TO BAYOU FOUNTAIN.

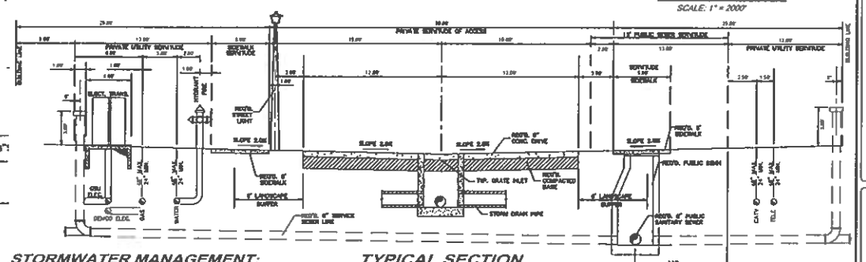
6.) ALL LOTS HAVE A 15' FRONT BUILDING LINE AND 12' UTILITY SERVITUDE ON THE FRONT OF THE LOT (UNLESS OTHERWISE NOTED). ALL SIDE SETBACKS AND REAR SETBACKS SHALL CONFORM WITH THE UDC REQUIREMENTS FOR THE ZONING.

7.) THE SUBJECT PROPERTY AS SHOWN HEREON LIES WITHIN ZONE "X" AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EAST BATON ROUGE PARISH, STATE OF LOUISIANA, COMMUNITY-PANEL NUMBER 22033C0270, DATED 5/02/2008.

## VICINITY MAP:

SCALE: 1" = 2000'




## TYPICAL SECTION

SCALE: N.T.S.

## STORMWATER MANAGEMENT:

AS PART OF THE CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH STORMWATER MANAGEMENT AND DRAINAGE REQUIREMENTS SET FORTH IN SECTION 15.13 OF THE UNIFIED DEVELOPMENT CODE, LATEST REVISION.

## SEWAGE DISPOSAL:

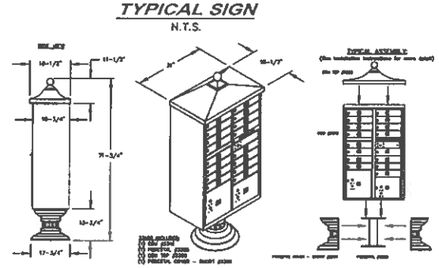
NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF EAST BATON ROUGE PARISH.

## GENERAL NOTES:

ZONING DISTRICT: B-A C1 (SPUD REQUESTED)
STREETS: 24' CONCRETE (30' PSA)
TYPE: PRIVATE
CHARACTER: SUB.
WATER: BATON ROUGE WATER WORKS
ACREAGE: 6.79 ± ACRES
EXISTING LAND USE: VAC
FUTURE LAND USE: MIXED-USE (MU)
SCHOOL DISTRICT: EBR-1
CPPC LOT ID#: 1510680360
SEWER: CONNECTION TO WSTN
F.I.R.M. PANEL: 22033C0327E (DATED MAY 2 2008)
BASE FLOOD ELEV.: 34.0'
INUNDATION LEVEL: 33.5'
ELECTRIC CO.: ENTERGY
GAS CO.: ENTERGY
FEMA FLOOD ZONE: "X" (AREA WITH REDUCED FLOOD RISK DUE TO LEVEE)
FIRE DISTRICT: ST. GEORGE FIRE DISTRICT #2
SETBACKS:
FRONT = 25'
REAR = 10'/15'/20'
SIDE = 0'/5'

## TYPICAL SIGN

N.T.S.




## PUBLIC DEDICATION:

THE RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE 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 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.

## MAIL KIOSK DETAIL

SCALE: N.T.S.



## REFERENCE MAPS:

1.) MAP SHOWING BOUNDARY SURVEY OF A 48.55 ACRE TRACT BEING A PORTION OF THE ORIGINAL AUCOIN & BABIN & IDA RHEAMS BABIN ESTATE PREPARED BY: LANDEDUCE, INC. DATED: 10-13-2003.

2.) RESUBDIVISION OF TR. 1, 2 & 3 OF THE MARION BEAUCHAMP PROPERTY INTO TR. 1-A, 1-B, 1-C, 3-A, 3-B & 3-C FOR THE BEAUCHAMP HEIRS PREPARED BY: JOHN M. BAMSTON, DATED: 8-5-1985.

## PRIVATE DEDICATION:

THE COMMON AREAS AND PRIVATE STREETS SHOWN HEREON ARE DEDICATED FOR THE EXCLUSIVE USE AND ENJOYMENT OF THE RESIDENTS OF THE COTTAGES AT O'NEAL. ALL MAINTENANCE SHALL BE BY THE CAO, HOMEOWNERS ASSOCIATION. DPW SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OR UPKEEP OF THE LAKES, SHORELINE, OR ANY OTHER COMMON AREA'S.

## PRIVATE STREETS:

THE CITY OF BATON ROUGE/EAST BATON ROUGE PARISH SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OR UPKEEP OF THE PRIVATE STREETS. MAINTENANCE AND UPKEEP OF THE PRIVATE STREETS SHALL BE THE RESPONSIBILITY OF THE RESIDENTS OF THE COTTAGES AT O'NEAL.

## NOTE:

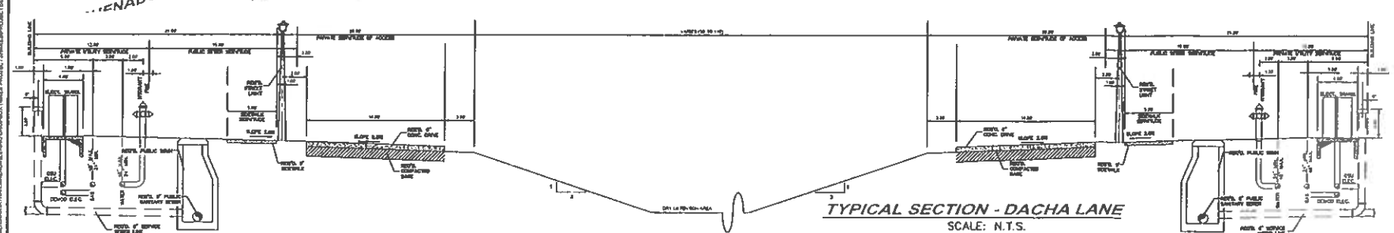
SITE IS LOCATED ON ROAD WITH EAST BATON ROUGE PEDESTRIAN AND BICYCLE MASTER PLAN PROPOSED SIDE PATH.

## BASIS OF BEARING: "N13°14'43"E

WEST PROPERTY LINE BASED ON G.P.S. OBSERVATION

## DEVELOPMENT AREAS:

| | |
|---|---|
| OVERALL DEVELOPMENT AREA: | 6.79 ACRES (65%) |
| OPEN SPACE: | 1.9 ACRES (15%) |




## TYPICAL SECTION - DACHA LANE

SCALE: N.T.S.

## CERTIFICATION:

I HEREBY CERTIFY THAT THE PLAT SHOWN WAS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051, ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND AND TO THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY AS ESTABLISHED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

STATE OF LOUISIANA — MICKEY L. ROBERTSON — REG. No. 29921 — REGISTERED PROFESSIONAL ENGINEER — CIVIL ENGINEERING

STATE OF LOUISIANA — MICKEY L. ROBERTSON — REG. No. 4869 — REGISTERED PROFESSIONAL LAND SURVEYOR

MICKEY L. ROBERTSON, P.E., P.L.S.
MR ENGINEERING & SURVEYING, LLC

5/23/2020
DATE

PRELIMINARY PLAT
OF
# THE COTTAGES AT O'NEAL

LOTS 1 THRU 62 (INCLUSIVE) & TRACT CA-1
BEING A SUBDIVISION OF TRACT "E", PLANTATION HOMES PROPERTY
LOCATED IN
SECTION 52, T7S-R2E,
GREENSBURG LAND DISTRICT,
EAST BATON ROUGE PARISH,
STATE OF LOUISIANA,
FOR
LANCASTER DEVELOPMENT, LLC
(W) 225.413.5250 (F) 225.490.9504

MR ENGINEERING & SURVEYING, LLC
9345 Interline Avenue, Baton Rouge, LA 70809 225.490.9592

THE COTTAGES AT O'NEAL
GEORGE O'NEAL RD.
BATON ROUGE, LOUISIANA
EAST BATON ROUGE PARISH

PRELIMINARY PLAT

| DESIGNED | JDB |
|---|---|
| CHECKED | MLR |
| DETAILED | JDB |
| CHECKED | MLR |
| DATE: | APRIL 2020 |
| SHEET | 08 OF 9 |

| REVISION DESCRIPTION | REVISION DATE | BY |
|---|---|---|

SHEET NUMBER 09