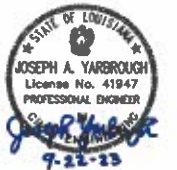


North Park
Subdivision
Baton Rouge, LA



Revisions:		
#	Date	Description

PC SET 9/25/23

Title Sheet

Date:	August 2023
Project Number:	222239
Drawn By:	ADA
Checked By:	JAY
Sheet:	

C1.0

SITE PLAN FOR NORTH PARK PHASE 1

A MIXED USE DEVELOPMENT

PROJECT NUMBER : SP-9-23 54445-SP 12827562

BATON ROUGE, LOUISIANA
AUGUST 2023

SHEET INDEX

Sheet No.	Description
C1.0	TITLE SHEET
C2.0	EXISTING CONDITIONS
C3.0	SITE PLAN
C3.1	SITE DETAILS
C4.0	CIRCULATION PLAN
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE DETAILS
A1.0 - A1.1	ARCHITECTURAL ELEVATIONS
A1.2	ARCHITECTURAL DETAILS

OWNER / DESIGN TEAM:

<p>OWNER</p> <p>DEVELOPERS:</p> <p>CIVIL ENGINEER:</p> <p>LANDSCAPE ARCHITECT:</p> <p>ARCHITECT:</p> <p>SURVEYOR:</p>	<p>TBF DEVELOPMENT, LLC 4509 PINE TREE CIRCLE VESTAVIA HILLS, AL 35243 TELE. (205) 623-6003 roots@tbf-inc.org</p> <p>EAST BATON ROUGE PARISH HOUSING AUTHORITY 4731 NORTH BOULEVARD BATON ROUGE, LA 70809 TELE. (225) 270-6631 jdaniels@ebrpha.org</p> <p>PARTNERS SOUTHEAST 4730 NORTH BOULEVARD BATON ROUGE, LA 70809 TELE. (225) 923-8112 jbrown@partnerssoutheast.com</p> <p>CSRS, INC. 8555 UNITED PLAZA BLVD. BATON ROUGE, LA. 70809 TELE. (833) 532-2526 JOSEPH YARBROUGH, PE joseph.yarbrough@csrsinc.com</p> <p>CSRS, INC. 8555 UNITED PLAZA BLVD BATON ROUGE, LA. 70809 TELE. (833) 532-2526 JEFF BELL, PLA jeff.bell@csrsinc.com</p> <p>COLEMAN PARTNERS ARCHITECTS, LLC 3377 NORTH BLVD. BATON ROUGE, LA. 70806 TELE. (225) 387-4414 JOSEPH SAFFIOTTI, AIA jsaffiotti@cparch.com</p> <p>LANDSOURCE, INC. 6730 EXCHEQUER DRIVE BATON ROUGE, LA. 70809 TELE. (225) 752-0995 SCOTT PATTERSON, PLS spatterson@landsource.com</p>
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PLANNING SUMMARY

LOT NUMBER:	CHARITY HOSPITAL AND LOT B
PROPERTY INFO:	EAST BATON ROUGE PARISH HOUSING AUTHORITY AND TBF DEVELOPMENT LLC.
ADDRESS:	5825 AIRLINE HWY & 5800-5900 AIRLINE HWY
EXISTING LAND USE:	VACANT & UNDEVELOPED
SCHOOL DISTRICT:	EBR-2
FLOOD ZONE:	X (SHADED)
EXISTING ZONING:	C2, C-AB-1
FUTURE LAND USE:	EC
ADJACENT ZONING:	C2,A2, SPUD
ACREAGE:	3.87 ACRES
NUMBER OF BUILDINGS:	1
BUILDING HEIGHT AND STORIES:	SENIOR LIVING: 4 STORIES, 44'-8", 113 UNITS COMMERCIAL RETAIL: 1 STORIES, 44'-8"
BUILDING SQUARE FOOTAGE:	RESIDENTIAL: 122,922 SF COMMERCIAL RETAIL: 8,374 SF
TOTAL:	131,296 SF
PROPOSED USE:	MIXED USE
LOT ID:	520132262 & 520132260
CHARACTER AREA:	SUBURBAN
DENSITY:	C2: 29.3 UNITS / ACRE C-AB-1: 29 UNITS/ACRE
TOWNSHIP / RANGE:	SECTION 41 T6S R1E
REQUIRED OPEN SPACE:	.27 AC (7% OF 3.87 AC)
PROPOSED OPEN SPACE:	1.56 AC (40% OF 3.87 AC)
SEWER CONNECTION:	CONNECT TO CITY STM



SITE LOCATION

EBR PARISH

SCALE: N.T.S.

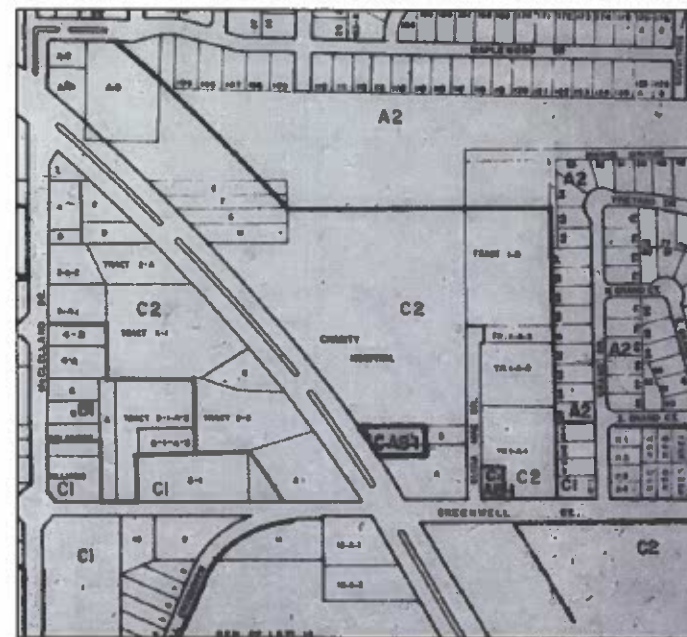
LEGAL DESCRIPTION

TRACT B-1 (FUTURE) BEING A PORTION OF THE 14.236 ACRE TRACT AND TRACT B OF MRS. ELLA KEENER TRACT, LOCATED IN SECTION 41, TOWNSHIP 6 SOUTH, RANGE 1 EAST, CITY OF BATON ROUGE, EAST BATON ROUGE PARISH, LOUISIANA CPPC# 520132262 & 520132260



VICINITY MAP

SCALE: 1"=1000'



LOT AND BLOCK MAP

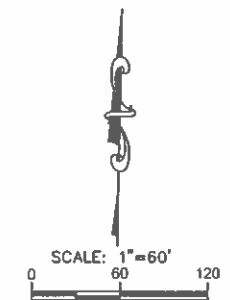
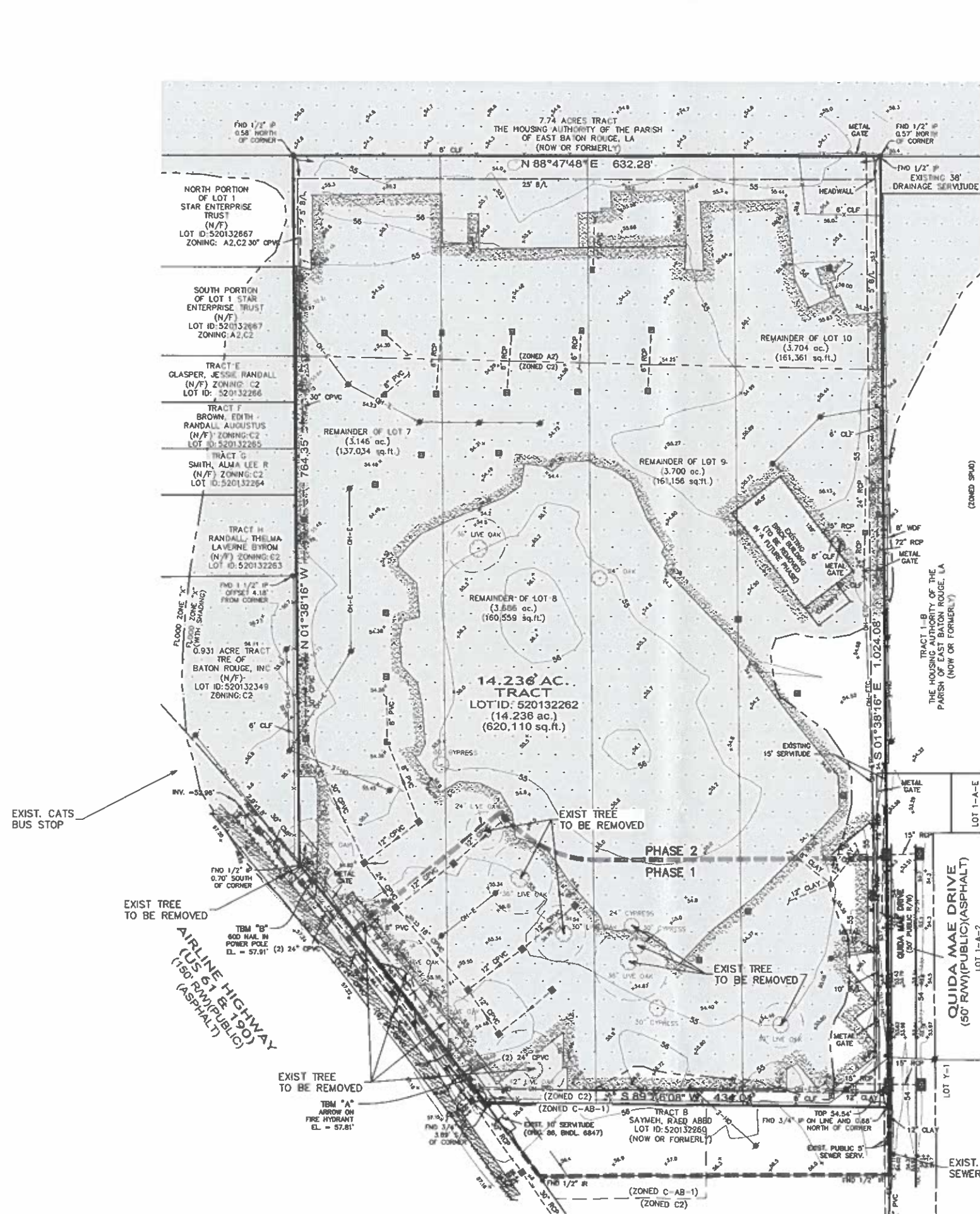
SCALE: 1"=400'

APPROVED:

RYAN L. HOLCOMB, PLANNING DIRECTOR
OR HIS DESIGNEE
CITY-PARISH PLANNING COMMISSION

DATE

FILE #



LEGEND:

SYMBOL	DESCRIPTION
○	FOUND MONUMENT
⊕	SET MONUMENT
⊕	TEMPORARY BENCHMARK
⊕	CATCH BASIN
—	DRAINAGE PIPE
⊕	SEWER MANHOLE
⊕	DRAINAGE MANHOLE
⊕	SEWER BLOWOUT VALVE
—	SEWER LINE
—	POWER POLE
—	DROP
—	POWER TRANSFORMER
—	POWER JUNCTION BOX
—	POWER VAULT
—	POWER LINE
—	UNDERGROUND ELECTRIC
—	GAS METER
—	PIPELINE MARKER
—	GAS LINE
—	GAS VALVE
—	EXXON PIPE LINE
—	TELEPHONE PEDESTAL TELE.
—	CROSS CON. BOX
—	TELEPHONE LINE
—	CABLE LINE
—	WATER METER
—	WATER VALVE
—	WATER CLEANOUT
—	FIRE HYDRANT
—	WATER LINE
—	TRAFFIC CONTROL BOX
—	EXISTING SPOT ELEVATION
—	FENCE
—	PROJECT PROPERTY LINE
—	PHASE 1
—	EXISTING CONTOURS

- UTILITY PROVIDERS:**
- WATER:** BATON ROUGE WATER COMPANY
8755 GOODWOOD BLVD.
BATON ROUGE, LA. 70806
TELE. (225) 925-2011
 - SEWER:** BATON ROUGE SEWER DEPARTMENT
1100 LAUREL ST.
BATON ROUGE, LA. 70821
TELE. (225) 389-5378
 - ELECTRIC:** ENERGY ELECTRIC
446 NORTH BLVD.
BATON ROUGE, LA 70802
TELE. (800) 542-2668
 - COMMUNICATIONS:** AT&T
5550 S. SHERWOOD FOREST BLVD.
BATON ROUGE, LA
TELE. (225)-291-1878
 - GAS:** ENERGY GAS
577 CHOCTAW DR.
BATON ROUGE, LA 70805
TELE. (800) 368-3749

- GENERAL NOTES:**
- THE INFORMATION PRESENTED ON THIS PLAN HAS BEEN DERIVED FROM THE FOLLOWING REFERENCE DOCUMENTS PRODUCED BY DAVID L. PATTERSON, P.L.S.:
A. MAP SHOWING TOPOGRAPHIC & ALTA/NSPS LAND TITLE SURVEY OF 14.236 ACRE TRACT BEING A PORTION OF MRS. ELLA KENNER TRACT LOCATED IN SECTION 41, T-8-S, R-1-E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH LOUISIANA FOR PARTNERS SOUTHEAST, DATED JULY 6, 2022
B. MAP SHOWING ALTA/NSPS SURVEY OF TRACT B BEING A PORTION OF MRS. ELLA KENNER TRACT LOCATED IN SECTION 41, T-8-S, R-1-E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA FOR THE BANYAN FOUNDATION, DATED AUGUST 23, 2022
 - FLOOD NOTE: IN ACCORDANCE WITH FEMA FLOOD INSURANCE RATE MAP PANEL #22003C0170E FOR EAST BATON ROUGE PARISH, LOUISIANA, LAST REVISED MAY 2, 2006, THE PROPERTY IS HEREON IN FLOOD ZONE "X".
 - PROPERTY ZONING: C2=HEAVY COMMERCIAL
SETBACKS FOR NON RESIDENTIAL USE: FRONT: 10'
SIDE: N/A
CORNER SIDE: 10'
REAR: N/A
MAX HEIGHT: 45'
SETBACKS FOR MULTIFAMILY USE: FRONT: 10'
SIDE: N/A
CORNER SIDE: 10'
REAR: 20'
PROPERTY ZONING: C-AB-1 = COMMERCIAL ALCOHOLIC BEVERAGE (RESTAURANT)
SETBACKS FOR NON RESIDENTIAL USE: FRONT: 10'
SIDE: N/A
CORNER SIDE: 10'
REAR: N/A
FRONT: 10'
SIDE: 5'
CORNER SIDE: 10'
REAR: 20'
SETBACKS FOR MULTIFAMILY USE: FRONT: 10'
SIDE: 5'
CORNER SIDE: 10'
REAR: 20'
- ZONING INFORMATION WAS OBTAINED FROM EBR UDC TABLES 11.A THROUGH 11.G. ZONING IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S ZONING ADMINISTRATOR BEFORE ANY IMPROVEMENTS TO THE PROPERTY ARE CONTEMPLATED

Revisions:

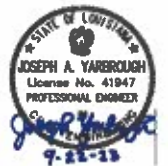
#	Date	Description

Key Plan:

Sheet Title:
Existing Conditions

Date:	August 2023
Project Number:	222239
Drawn By:	ADA
Checked By:	JAY
Sheet:	

**North Park Subdivision
Baton Rouge, LA**



Revisions

#	Date	Description

Key Plan

Key Plan

Sheet Title

Site Plan

Date August 2023

Project Number 222239

Drawn By ADA

Checked By JAY

Sheet

C3.0

PLANNING SUMMARY

LOT NUMBER:	CHARITY HOSPITAL AND LOT B	BUILDING HEIGHT AND STORIES:	SENIOR LIVING: 4 STORIES, 44'-8", 113 UNITS COMMERCIAL RETAIL: 1 STORIES, 44'-8"
PROPERTY INFO:	EAST BATON ROUGE PARISH HOUSING AUTHORITY AND T&F DEVELOPMENT LLC.	BUILDING SQUARE FOOTAGE:	RESIDENTIAL: 122,922 SF COMMERCIAL RETAIL: 8,374 SF TOTAL: 131,296 SF
ADDRESS:	5825 AIRLINE HWY & 5800-5900 AIRLINE HWY	PROPOSED USE:	MIXED USE
EXISTING LAND USE:	VACANT & UNDEVELOPED	LOT ID:	520132262 & 520132260
SCHOOL DISTRICT:	EBR-2	CHARACTER AREA:	SUBURBAN
FLOOD ZONE:	X	DENSITY:	C2: 29.3 UNITS / ACRE CAB-1: 29 UNITS/ACRE
EXISTING ZONING:	C2, CAB-1	TOWNSHIP / RANGE:	SECTION 41 T6S R1E
FUTURE LAND USE:	EC	REQUIRED OPEN SPACE:	27 AC (7% OF 3.87 AC)
ADJACENT ZONING:	C2A2, SPUD	PROPOSED OPEN SPACE:	1.60 AC (41% OF 3.87 AC)
ACREAGE:	3.87 ACRES	SEWER CONNECTION:	CONNECT TO CITY STM
NUMBER OF BUILDINGS:	1		

LEGEND

SYMBOL	DESCRIPTION
— 5' —	EXISTING CONTOURS
(12)	# OF PARKING STALLS
[Pattern]	PROPOSED ASPHALT/PAVEMENT
[Pattern]	PROPOSED GRASS
[Pattern]	PROPOSED CROSSWALK
[Pattern]	PROPOSED CONCRETE SIDEWALK
[Pattern]	WORK BY OTHERS (RE: NORTH POINT PH. 1 PRELIMINARY PLAT)
- - - -	PROPOSED DRAINAGE
—	PROPOSED GAS
—	PROPOSED WATER
—	PROPOSED FIRE-WATER
- - - -	EXISTING SANITARY SEWER
- - - -	PROPOSED SANITARY SEWER
- - - -	PROPOSED ELECTRICAL
- - - -	PROPOSED TELECOM
[Symbol]	PROPOSED GRADE INLET
[Symbol]	PROPOSED DOUBLE CURB INLET
[Symbol]	PROPOSED YARD DRAIN
[Symbol]	PROPOSED SEWER MANHOLE
[Symbol]	PROPOSED LIGHTING

BUILDING STRUCTURE

PROPOSED:
NUMBER OF BUILDINGS: 1
BUILDING HEIGHT: 44'-8" 113 UNITS
NUMBER OF STORIES: 4

NUMBER OF BEDROOMS PER UNIT/PER FLOOR

FLOOR	1BR	2BR	TOTAL
1	12	4	16
2	27	4	31
3	29	4	33
4	29	4	33
TOTAL	97	16	113

PUBLIC TRANSPORTATION

CATS BUS STOP LOCATION ALONG AIRLINE HIGHWAY PORTION OF TRACT 2

SETBACKS

FOR NON RESIDENTIAL USE: FRONT: 10'
SIDE: N/A
CORNER SIDE: 10'
REAR: N/A

FOR MULTIFAMILY USE: FRONT: 10'
SIDE: N/A
CORNER SIDE: 10'
REAR: 20'

PERMIT NOTE

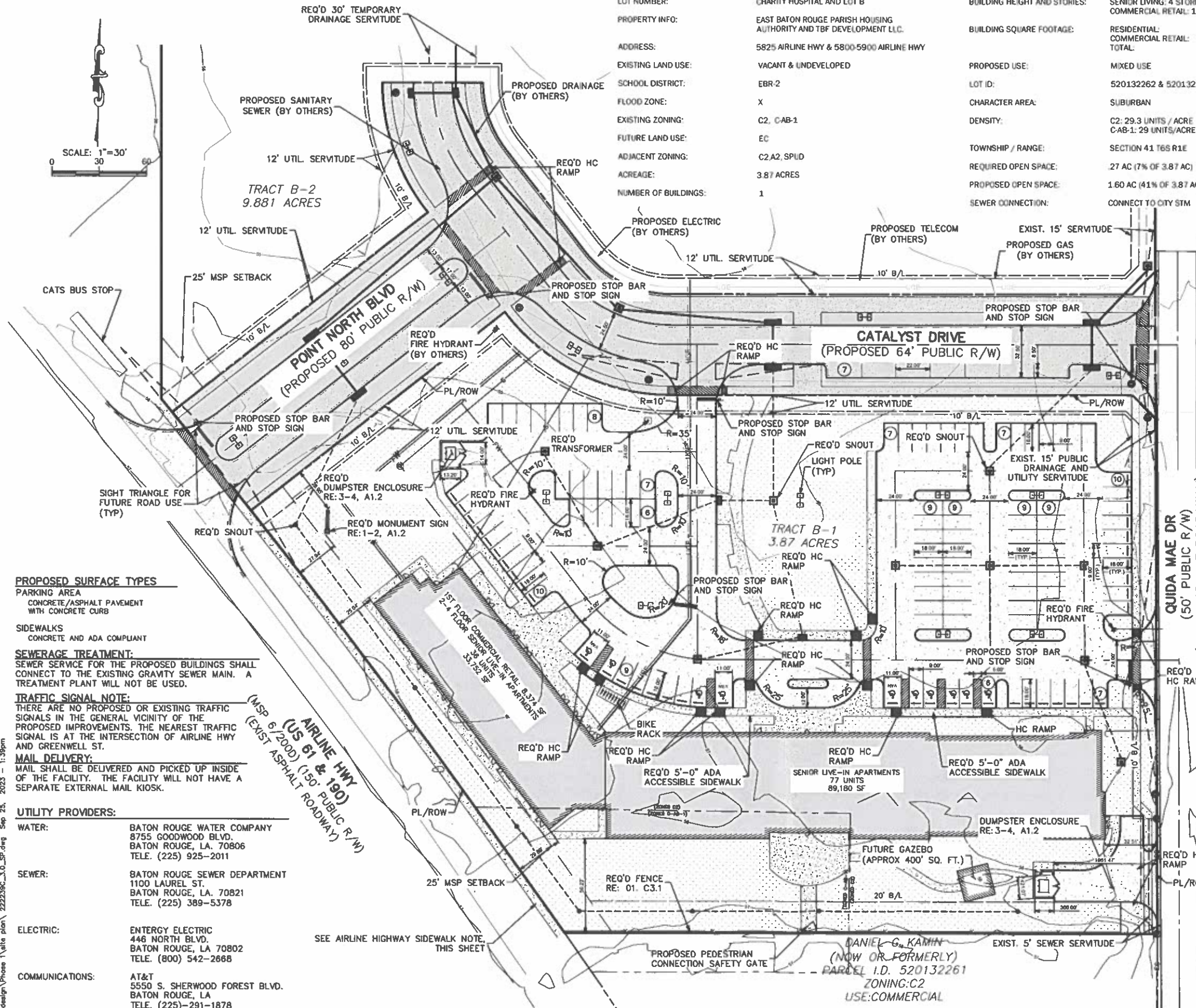
- CONTRACTOR SHALL APPLY FOR ALL NECESSARY SERVICIDE AND RIGHT-OF-WAY ENCROACHMENT PERMITS.
- CONTRACTOR SHALL CONTACT DPW MAINTENANCE LOT FOR SERVICIDE ENCROACHMENT APPROVAL LETTERS FOR PAVING OVER DRAINAGE SERVICIDE.

DRAINAGE NOTE

SITE DRAINAGE FEATURES ARE PRELIMINARY. FINAL STRUCTURE AND PIPE LAYOUTS WILL BE DETERMINED DURING FINAL DESIGN PROCESS.

MECHANICAL EQUIPMENT NOTE

- HVAC EQUIPMENT WILL BE LOCATED ON ROOF AND WITHIN MECHANICAL EQUIPMENT ROOMS. ROOF PARAPET WILL BE UTILIZED AS EQUIPMENT SCREENING
- FINAL LOCATIONS OF ALL GENERATORS, LIGHTING, AND TRANSFORMERS ARE PRELIMINARY AND WILL BE DETERMINED DURING FINAL DESIGN PROCESS.



PROPOSED SURFACE TYPES

PARKING AREA
CONCRETE/ASPHALT PAVEMENT WITH CONCRETE CURB

SIDEWALKS

CONCRETE AND ADA COMPLIANT

SEWERAGE TREATMENT:

SEWER SERVICE FOR THE PROPOSED BUILDINGS SHALL CONNECT TO THE EXISTING GRAVITY SEWER MAIN. A TREATMENT PLANT WILL NOT BE USED.

TRAFFIC SIGNAL NOTE:

THERE ARE NO PROPOSED OR EXISTING TRAFFIC SIGNALS IN THE GENERAL VICINITY OF THE PROPOSED IMPROVEMENTS. THE NEAREST TRAFFIC SIGNAL IS AT THE INTERSECTION OF AIRLINE HWY AND GREENWELL ST.

MAIL DELIVERY:

MAIL SHALL BE DELIVERED AND PICKED UP INSIDE OF THE FACILITY. THE FACILITY WILL NOT HAVE A SEPARATE EXTERNAL MAIL KIOSK.

UTILITY PROVIDERS:

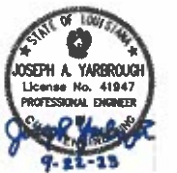
WATER:	BATON ROUGE WATER COMPANY 8755 GOODWOOD BLVD. BATON ROUGE, LA. 70806 TELE. (225) 925-2011
SEWER:	BATON ROUGE SEWER DEPARTMENT 1100 LAUREL ST. BATON ROUGE, LA. 70821 TELE. (225) 389-5378
ELECTRIC:	ENERGY ELECTRIC 446 NORTH BLVD. BATON ROUGE, LA 70802 TELE. (800) 542-2668
COMMUNICATIONS:	AT&T 5550 S. SHERWOOD FOREST BLVD. BATON ROUGE, LA TELE. (225)-291-1878
GAS	ENERGY GAS 577 CHOCTAW DR. BATON ROUGE, LA 70805 TELE. (800) 368-3749

AIRLINE HIGHWAY SIDEWALK NOTE:

CONSTRUCTION/LOCATION OF SIDEWALK ALONG AIRLINE HWY. MAY VARY IN CONJUNCTION WITH MOVEBR PROJECT - AIRLINE HIGHWAY NORTH (FLORIDA BOULEVARD - INTERSTATE 110) IN ACCORDANCE WITH UDC SECTION 13.8.C.2.

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DANIEL G. KAMIN
(NOW OR FORMERLY)
PARCEL I.D. 520132261
ZONING: C2
USE: COMMERCIAL



Revisions:

#	Date	Description

Key Plan:

Sheet Title:

Site Plan Details

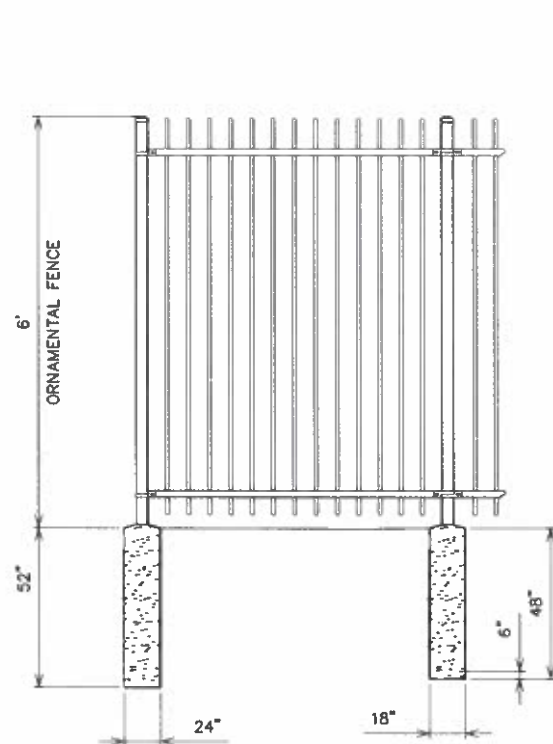
Date: August 2023

Project Number: 222239

Drawn By: ADA

Checked By: JAY

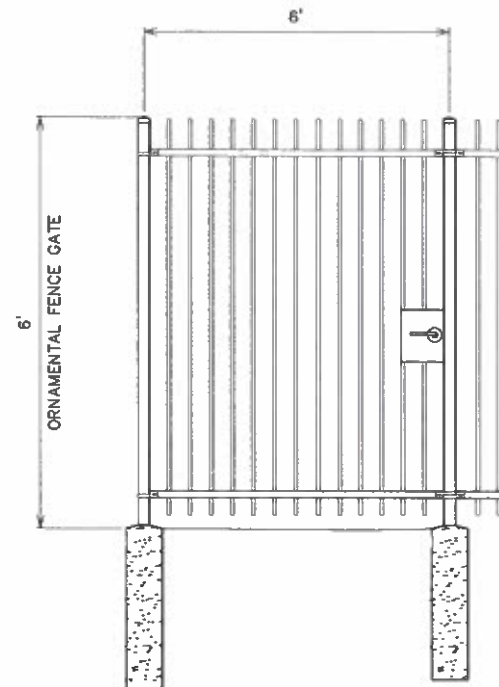
Sheet:



1 ORNAMENTAL FENCE

SCALE: N.T.S.
REF:

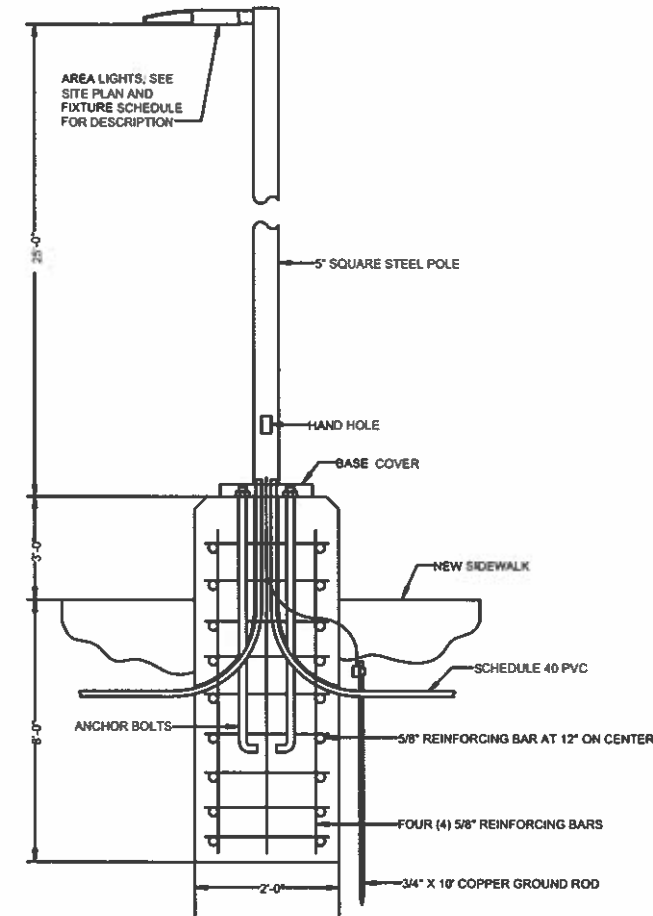
NOTE: ADJACENT TO LOT 92060458 & LOT 920360455



NOTES:

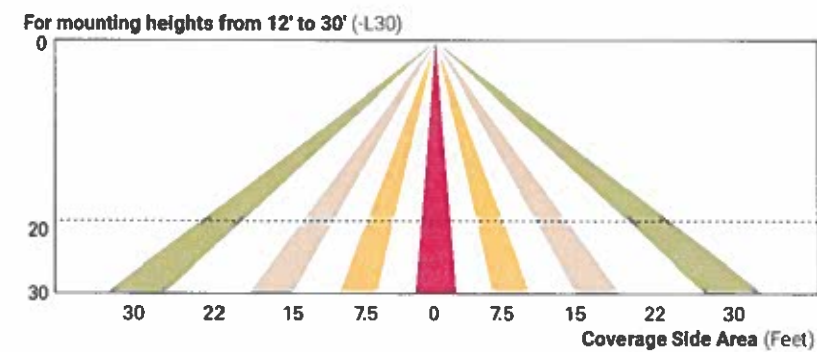
1. ORNAMENTAL FENCE TO BE AMERISTAR FENCE PRODUCTS - MONTAGE PLUS 3 RAIL GENESIS STYLE WITH UNIVERSAL BOULEVARD BRACKETS, CENTURION FENCING - CENTURION III, OR AN APPROVED SUBSTITUTION BY IDEA SCHOOLS.

2. SITE FENCING:
7' TALL ORNAMENTAL AND SECURITY FENCE



2 LIGHT POLE

SCALE: N.T.S.
REF:



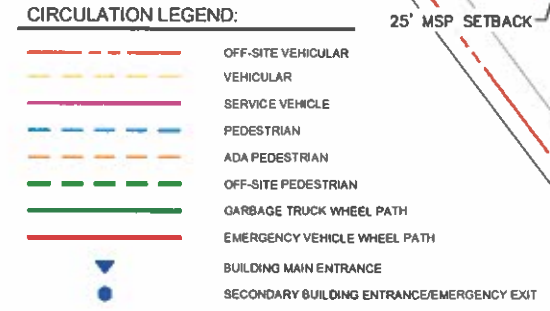
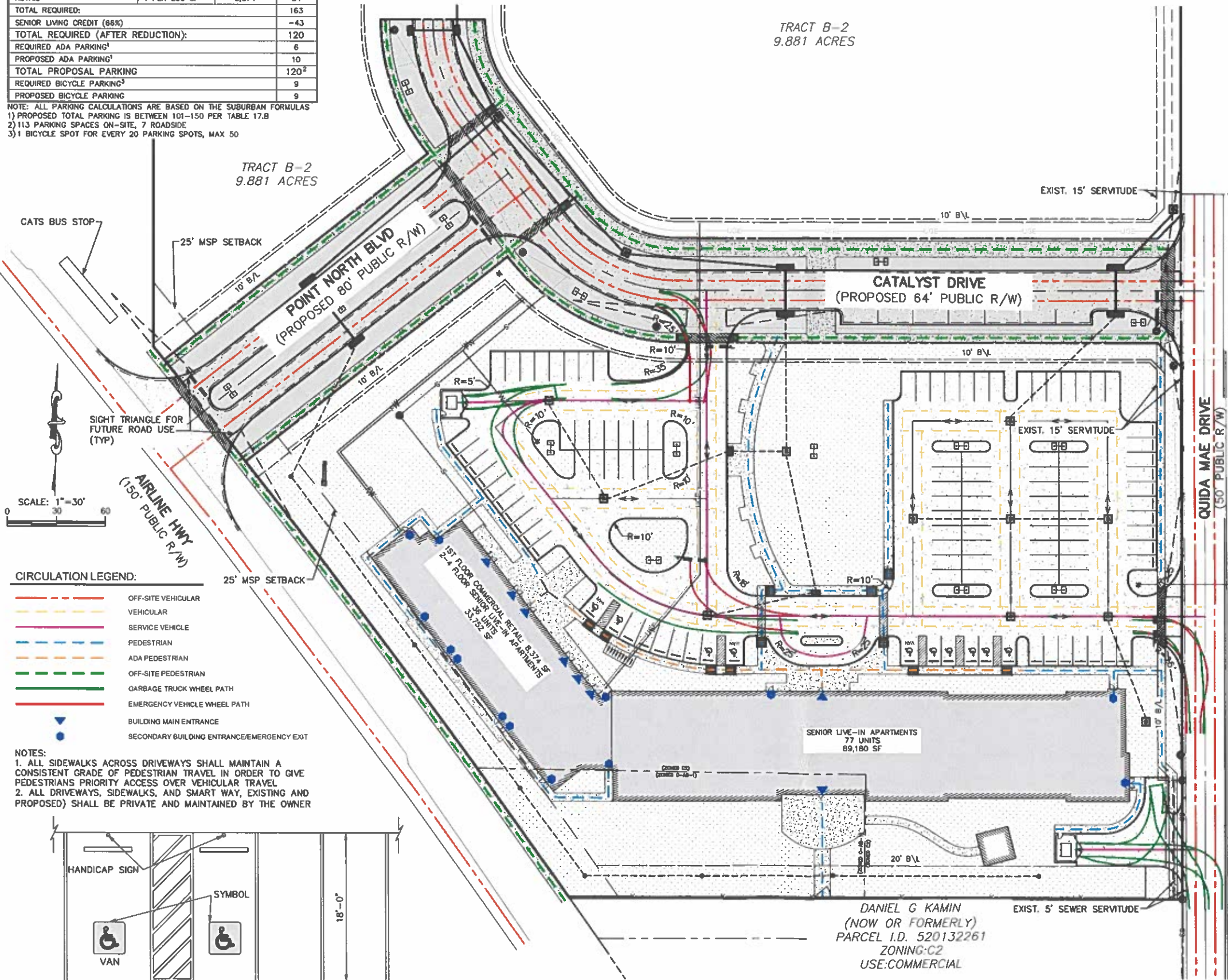
3 LIGHTING ANGLE OF SHINE

SCALE: N.T.S.
REF:

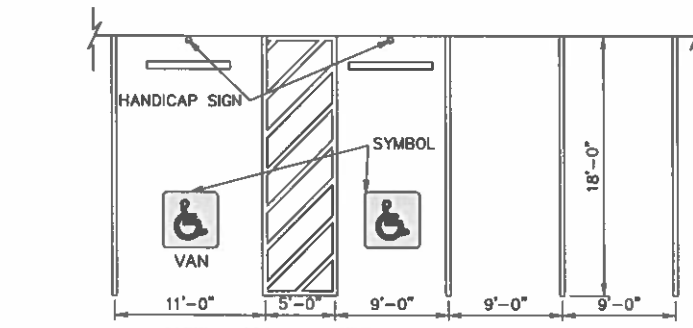
PARKING CALCULATION			
USE	FORMULA	SQ.FT./UNITS	SPACES
1 BEDROOM/STUDIO	1 PER UNIT	97	97
2 BEDROOM	2 PER UNIT	16	32
MULTI-FAMILY (TOTAL)		113	129
RETAIL	1 PER 250 SF	8,374	34
TOTAL REQUIRED:			163
SENIOR LIVING CREDIT (65%)			-43
TOTAL REQUIRED (AFTER REDUCTION):			120
REQUIRED ADA PARKING ¹			6
PROPOSED ADA PARKING ¹			10
TOTAL PROPOSAL PARKING			120 ²
REQUIRED BICYCLE PARKING ³			9
PROPOSED BICYCLE PARKING			9

NOTE: ALL PARKING CALCULATIONS ARE BASED ON THE SUBURBAN FORMULAS
 1) PROPOSED TOTAL PARKING IS BETWEEN 101-150 PER TABLE 17.B
 2) 113 PARKING SPACES ON-SITE, 7 ROADSIDE
 3) 1 BICYCLE SPOT FOR EVERY 20 PARKING SPOTS, MAX 50

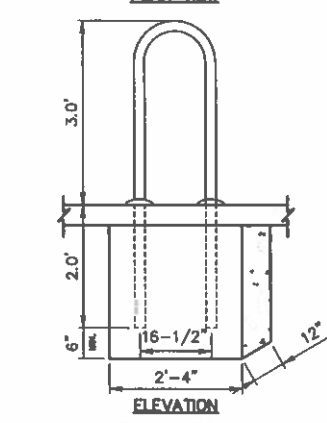
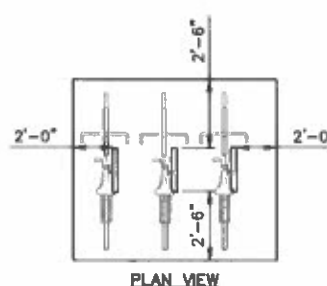
ALTERNATIVE PARKING STUDY NOTE:
 AN ALTERNATIVE PARKING STUDY WAS
 SUBMITTED WITH THIS SITE PLAN



NOTES:
 1. ALL SIDEWALKS ACROSS DRIVEWAYS SHALL MAINTAIN A CONSISTENT GRADE OF PEDESTRIAN TRAVEL IN ORDER TO GIVE PEDESTRIANS PRIORITY ACCESS OVER VEHICULAR TRAVEL
 2. ALL DRIVEWAYS, SIDEWALKS, AND SMART WAY, EXISTING AND PROPOSED) SHALL BE PRIVATE AND MAINTAINED BY THE OWNER



1 PARKING AND ACCESSIBLE SPACE LAYOUT
 SCALE: N.T.S.



2 BIKE RACK
 SCALE: N.T.S.

PUBLIC TRANSPORTATION
 CATS BUS STOP IS LOCATED 125' FROM SITE ALONG THE AIRLINE HIGHWAY PORTION OF TRACT B-2

PROPOSED SURFACE TYPES
PARKING AREA
 CONCRETE/ASPHALT PAVEMENT WITH CONCRETE CURB

SIDEWALKS
 5'-0" CONCRETE AND ADA COMPLIANT



North Park Subdivision
 Baton Rouge, LA



Revisions	
#	Description

Sheet Title
Circulation Plan

Date	August 2023
Project Number	222239
Drawn By	ADA
Checked By	JAY
Sheet	

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#	Date	Description

LANDSCAPE PLANTING NOTES:

- DISTURBED AREAS NOT PLANTED OR CONSTRUCTED UPON SHALL BE SODDED WITH ST. AGUSTINE SOD. THE GRADE PREPARED TO RECEIVE SOD SHALL BE 1" BELOW THE CURB ELEVATION AND PROPOSED GRADE. PROVIDE AND SPREAD CLEAN SAND AS A BASE FOR THE SOD, THEN THE SOD SHALL BE LAID, ROLLED, AND WATERED THOROUGHLY. THE SOD IS TO BE LAID WITHIN 8 HOURS OF THE DELIVERY TIME AT THE SITE.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A MINIMUM OF ONE FULL YEAR AND A COMPLETE GROWING SEASON, (APRIL THROUGH SEPTEMBER), BEGINNING AFTER WRITTEN ACCEPTANCE FROM THE OWNER OR OWNERS REPRESENTATIVE FOR THE INSTALLATION OF THE PLANT MATERIAL AT THE CONCLUSION OF THE GROWING SEASON, OR AS REQUESTED BY THE PROJECT ARCHITECT AND/OR OWNER. ALL PLANTS THAT ARE NOT VIGOROUS, HEALTHY, AND IN GOOD CONDITION SHALL BE REPLACED AT NO ADDITIONAL EXPENSE TO THE OWNER. THESE REPLACEMENT PLANTS SHALL MEET ALL SPECIFIED QUALITIES OF THE ORIGINAL PLANT MATERIALS AND CARRY THE SAME GUARANTEE FROM THE TIME OF REPLACEMENT.
- LOCATE ALL EXISTING UNDERGROUND UTILITIES, INCLUDING ALL RECENTLY INSTALLED UTILITIES PRIOR TO INSTALLATION OF ANY PLANT MATERIAL. NOTIFY THE OWNER/OWNER'S REPRESENTATIVE OF ANY CONFLICTS WITH UTILITIES PRIOR TO PROCEEDING WITH INSTALLATION OF PLANT MATERIAL. ANY UTILITIES DAMAGED AS A RESULT OF PLANTING ACTIVITIES SHALL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL EXPENSE TO THE OWNER.
- COORDINATE WORK WITH ALL OTHER TRADES ON SITE. ANY PLANTING AREA DISTURBED AS A RESULT OF GENERAL CONSTRUCTION ACTIVITY SHALL BE IMMEDIATELY REPAIRED/REPLACED AT NO ADDITIONAL EXPENSE TO THE OWNER.
- EXCAVATE ALL PROPOSED PLANTING BEDS 6" BELOW THE ADJACENT CURB ELEVATIONS. INSTALL A PLANTING SOIL MIXTURE. SOIL MIXTURE SHALL BE A BLEND OF COMPOST, SANDY LOAM TOPSOIL, AGED PINE BARK, AND #1 SCREENED SAND. ALL MATERIALS ARE TO BE SCREENED TO PROVIDE A 99% 1" MINUS AND THEN BLENDED TO ASSURE A UNIFORM MIXTURE. A MINIMUM OF 40% COMPOSITE OF ORGANICS ARE TO BE INCORPORATED. SOIL IS TO BE WEED FREE AND FREE OF REPRODUCTIVE PARTS OF NUTGRASS.
- A PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL SHRUB BEDS PRIOR TO THE INSTALLATION OF PLANT MATERIAL. THE HERBICIDE TO BE APPLIED PER MANUFACTURER'S SPECIFICATIONS AND ALL APPLICABLE STATE AND LOCAL CODES. ADVISE THE OWNER/OWNER'S REPRESENTATIVE OF THE HERBICIDE TYPE AND QUALITY PRIOR TO APPLICATION.
- ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (LATEST EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. NO SUBSTITUTION OF PLANT SIZE IS PERMITTED.
- STAKE AND SECURE ALL TREES IMMEDIATELY AFTER INSTALLATION AND PRIOR TO ACCEPTANCE. WHEN HIGH WINDS OR OTHER CONDITIONS OCCUR, TAKE WHATEVER PRECAUTIONS NECESSARY TO PROTECT THE SURVIVAL AND APPEARANCE OF THE PLANTS.
- MULCH TREE AND SHRUB PLANTING AREAS 3" DEEP IMMEDIATELY AFTER PLANTING. THOROUGHLY WATER MULCHED AFTER WATERING. RAKE MULCH TO PROVIDE A UNIFORM FINISHED SURFACE. MULCH SHALL BE HARD WOOD HAMMER MILLED, AND THEN SCREENED TO PROVIDE A BLEND OF TINES AND 1" MINUS SIZING. ALL BEDS AND TREES SHALL BE MULCHED TO A 3" DEPTH UNLESS OTHERWISE NOTED.
- THE INSTALLATION OF ALL PLANT MATERIALS SHALL CONFORM TO THE PRACTICES ILLUSTRATED IN THE PLANTING DETAILS. VARIATION FROM THESE PRACTICES REQUIRE THE WRITTEN APPROVAL FROM THE OWNER/OWNER'S REPRESENTATIVE.
- ALL TREES, SHRUBS, AND GROUND COVERS INDICATED ON THE LANDSCAPE PLAN SHALL BE INSTALLED AS SPECIFIED IN THE PLANT SCHEDULE UNLESS REQUESTED IN WRITING BY THE OWNER. THE OWNER RESERVES THE RIGHT TO SUBSTITUTE SIMILAR PLANT MATERIALS.

IRRIGATION ALLOCATIONS

A DESIGN BUILD PLAN FOR AN AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED FOR THE ENTIRE SITE.

INSPECTION

LANDSCAPE ARCHITECT OR REPRESENTATIVE WILL COMPLETE FINAL INSPECTION POST INSTALLATION TO CERTIFY THAT LANDSCAPE WAS COMPLETED ACCORDING TO APPROVED PLANS. LANDSCAPE CERTIFICATION OF COMPLETION TO BE SUBMITTED TO CITY AFTER INSPECTION.

LEGEND:

- CLASS A TREE
- CLASS B TREE(S)
- LANDSCAPE AREAS
- GRASS

U.D.C. LANDSCAPE CALCULATIONS: SUBURBAN CHARACTER AREA

LANDSCAPE REQUIREMENTS	REQUIRED			PROVIDED ¹			
	ORDINANCE	SIDE	LENGTH	CLASS 'A' or CLASS 'B'	CLASS 'A' and CLASS 'B'		
STREET YARD ¹	18.3.4.D	QUIDA MAE DR	331 LF	8.3	16.6	0	9
		AIRLINE HWY	332 LF	8.3	16.6	0	20
		CATALYST DR	431 LF	10.8	21.6	11	0
		POINT NORTH BLVD	205 LF	5.2	10.4	6	0
PROPERTY BUFFER	REQUIRED L3 @ 15, PROVIDED L3 @ 15' WITH 6' PRIVACY FENCE						
1 PROPERTY LINE 1	18.3.3.E.3	SOUTH	378 LF	9.5	18.9	0	27

¹CALCULATIONS ARE BASED ON UDC CHAPTER 18 (LAST UPDATED APRIL 2019)

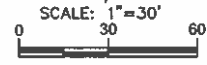
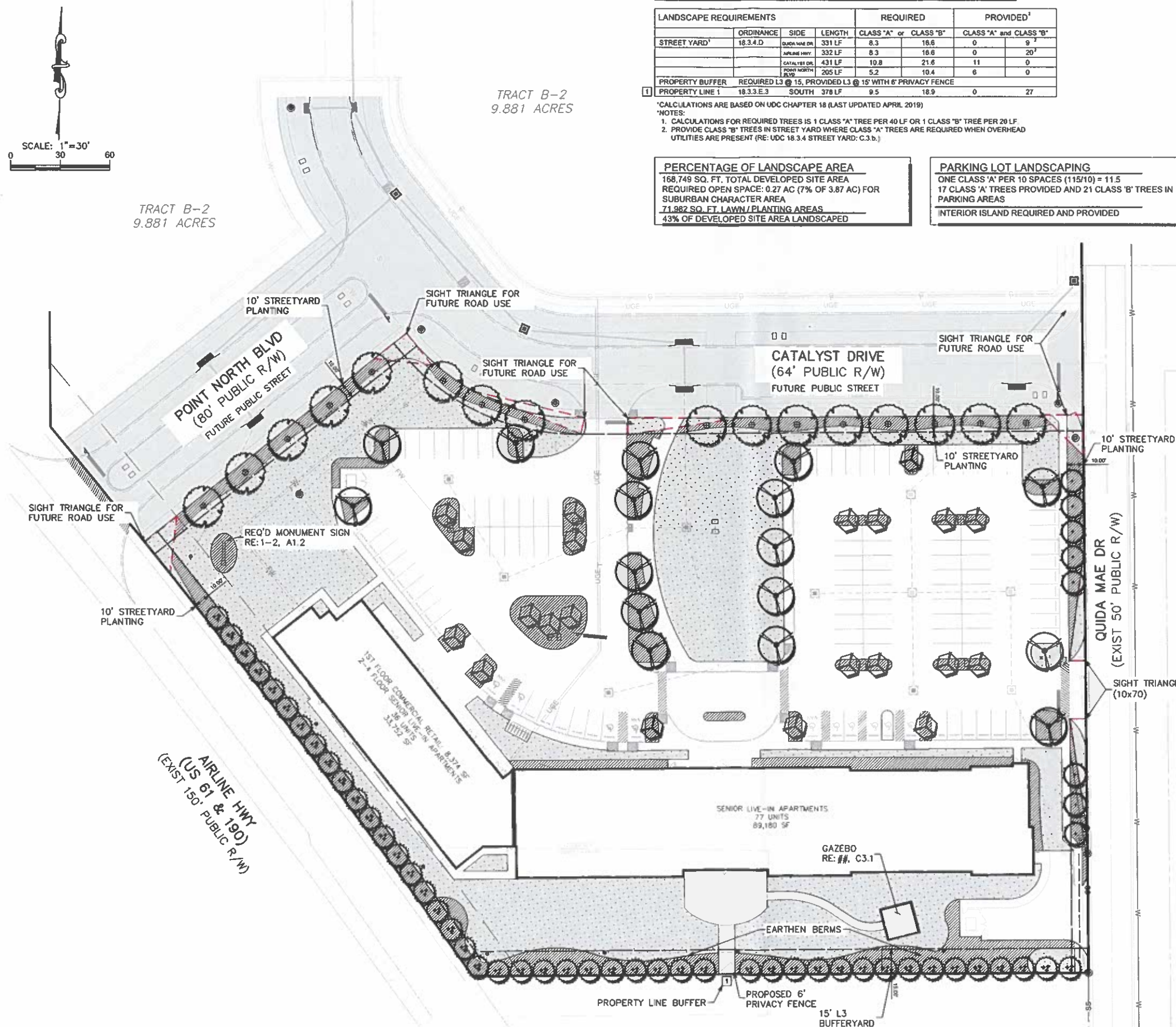
- *NOTES:
- CALCULATIONS FOR REQUIRED TREES IS 1 CLASS 'A' TREE PER 40 LF OR 1 CLASS 'B' TREE PER 20 LF
 - PROVIDE CLASS 'B' TREES IN STREET YARD WHERE CLASS 'A' TREES ARE REQUIRED WHEN OVERHEAD UTILITIES ARE PRESENT (RE: UDC 18.3.4 STREET YARD: C.3.b.)

PERCENTAGE OF LANDSCAPE AREA

168,749 SQ. FT. TOTAL DEVELOPED SITE AREA
REQUIRED OPEN SPACE: 0.27 AC (7% OF 3.87 AC) FOR SUBURBAN CHARACTER AREA
71,982 SQ. FT. LAWN/PLANTING AREAS
43% OF DEVELOPED SITE AREA LANDSCAPED

PARKING LOT LANDSCAPING

ONE CLASS 'A' PER 10 SPACES (115/10) = 11.5
17 CLASS 'A' TREES PROVIDED AND 21 CLASS 'B' TREES IN PARKING AREAS
INTERIOR ISLAND REQUIRED AND PROVIDED



TRACT B-2
9.881 ACRES

TRACT B-2
9.881 ACRES

North Park Subdivision Baton Rouge, LA



#	Date	Description

Landscape Details

Date: August 2023

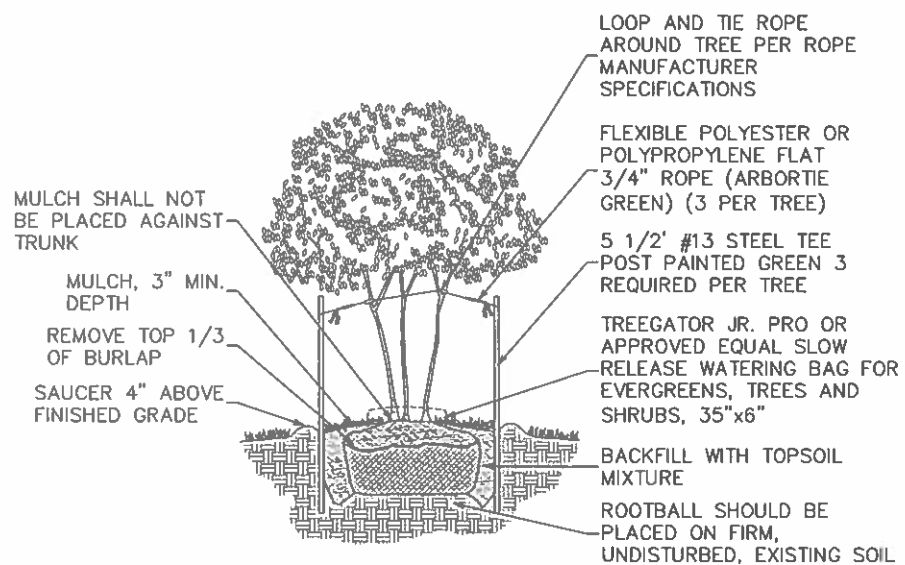
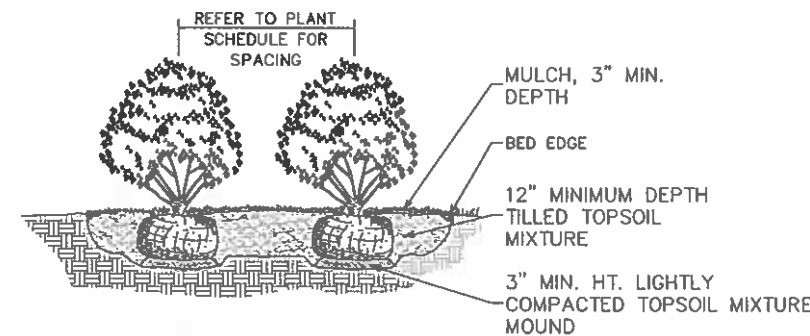
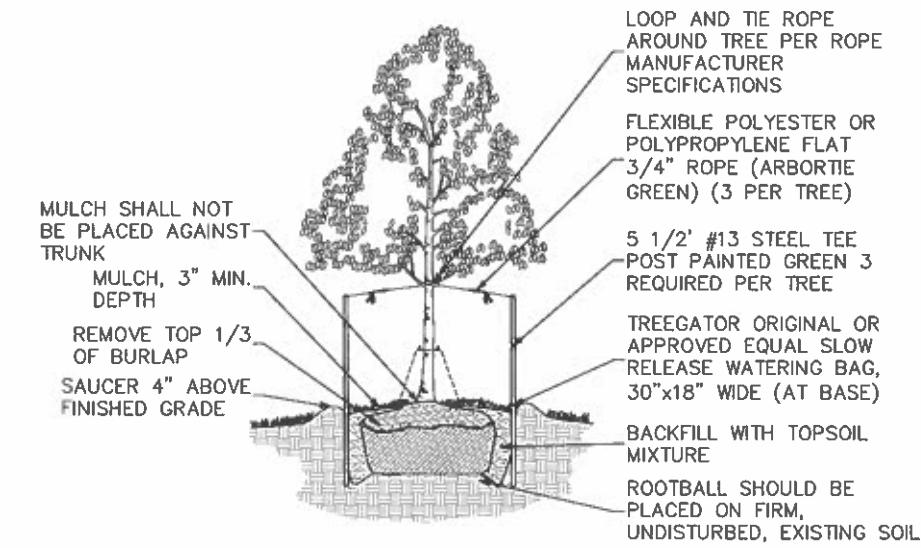
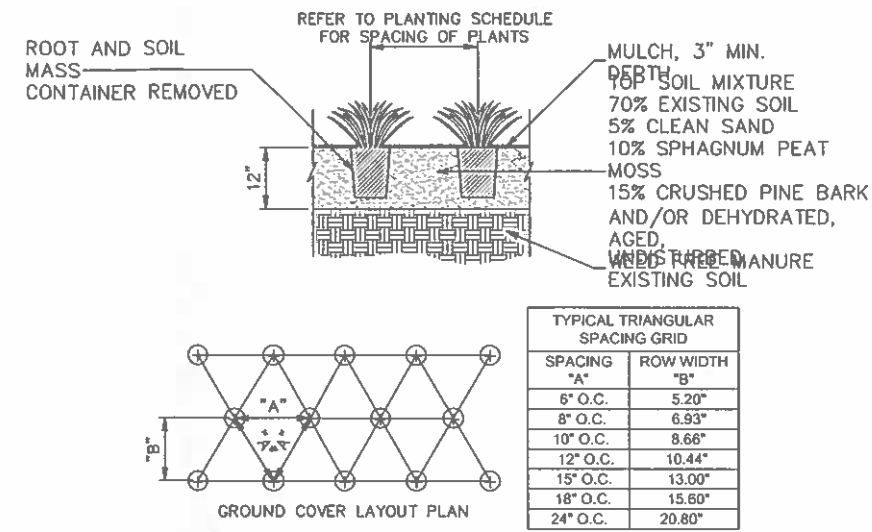
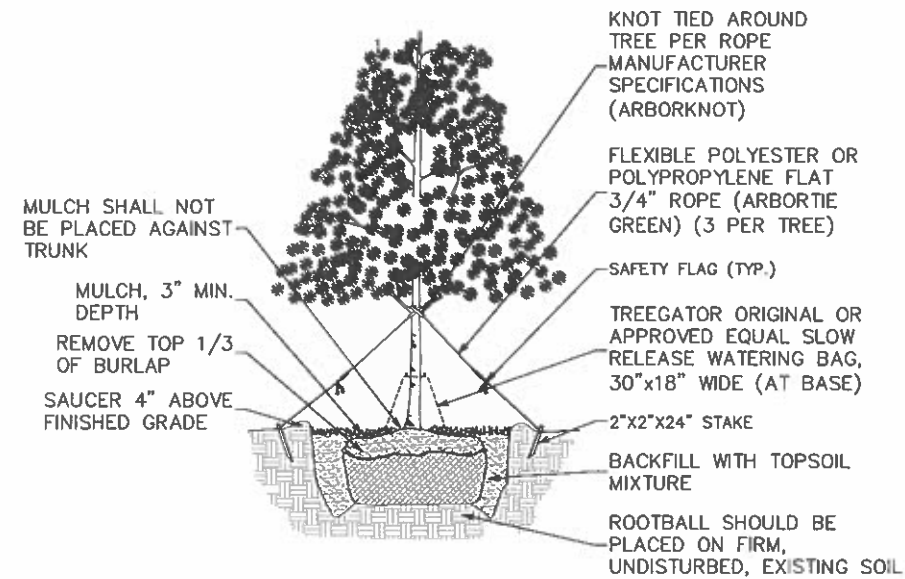
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Key Plan:

Sheet Title:

Architectural
Elevations

Date: August 2023

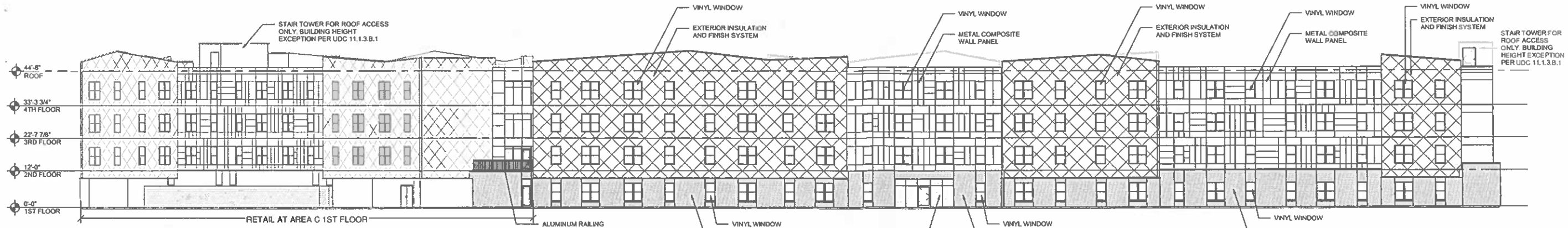
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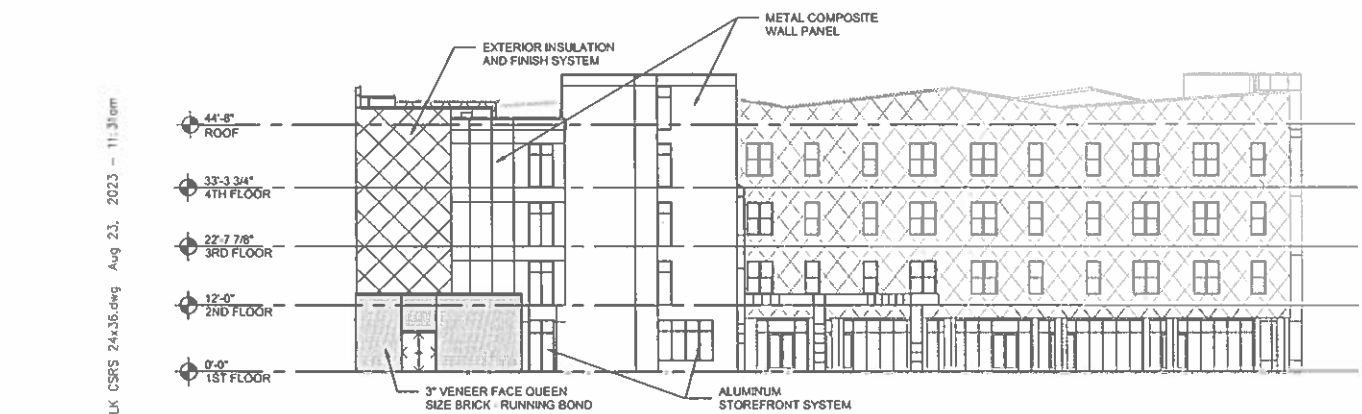
1 EXTERIOR ELEVATION - WEST

1/16" = 1'-0"



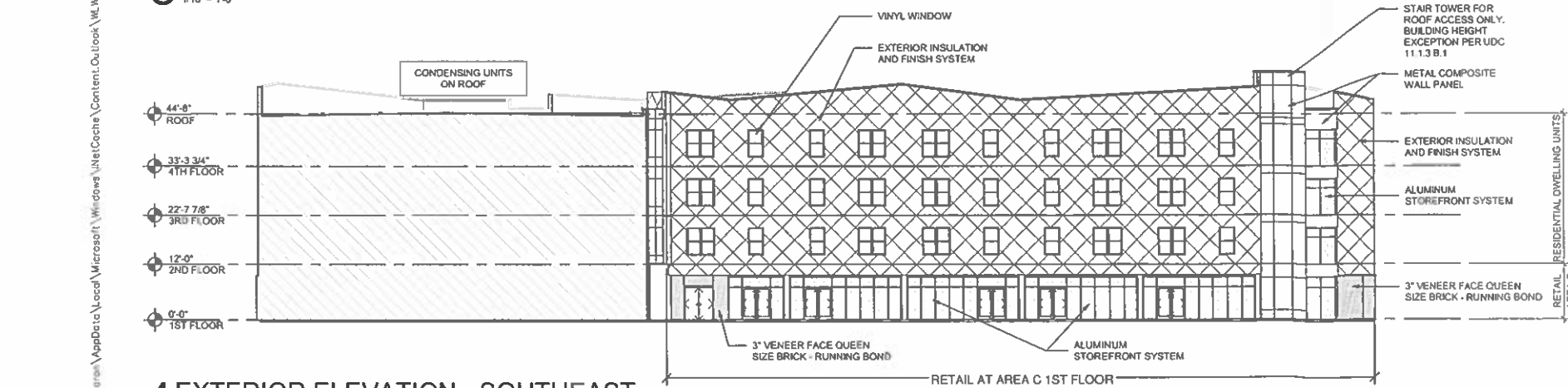
2 EXTERIOR ELEVATION - EAST

1/16" = 1'-0"



3 EXTERIOR ELEVATION - SOUTH

1/16" = 1'-0"



4 EXTERIOR ELEVATION - SOUTHEAST

1/16" = 1'-0"

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North Park
Subdivision
Baton Rouge, LA



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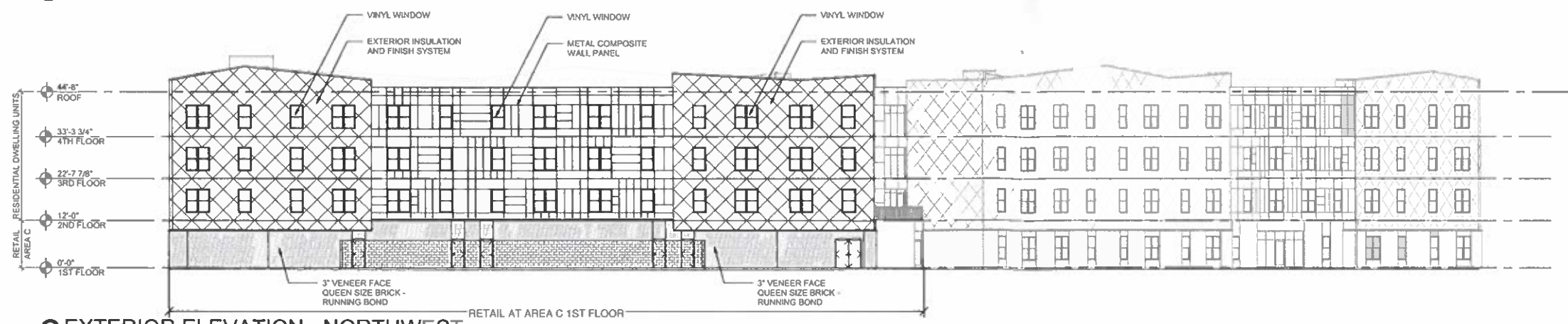
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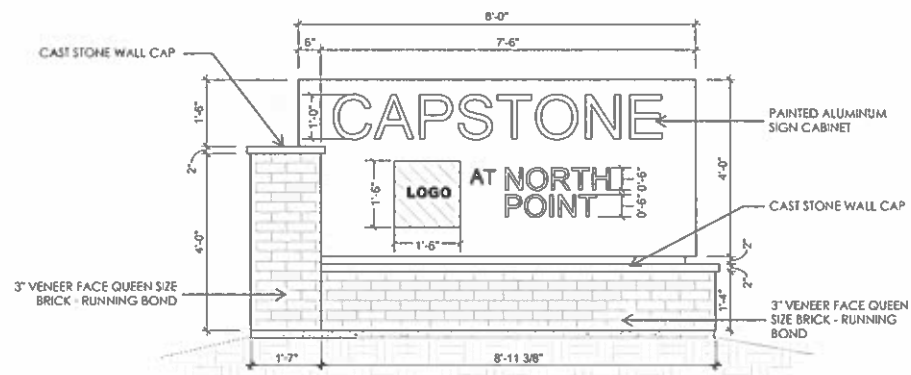
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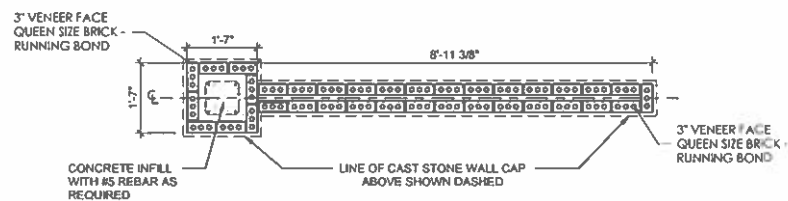
5 EXTERIOR ELEVATION - NORTHEAST
1/16" = 1'-0"



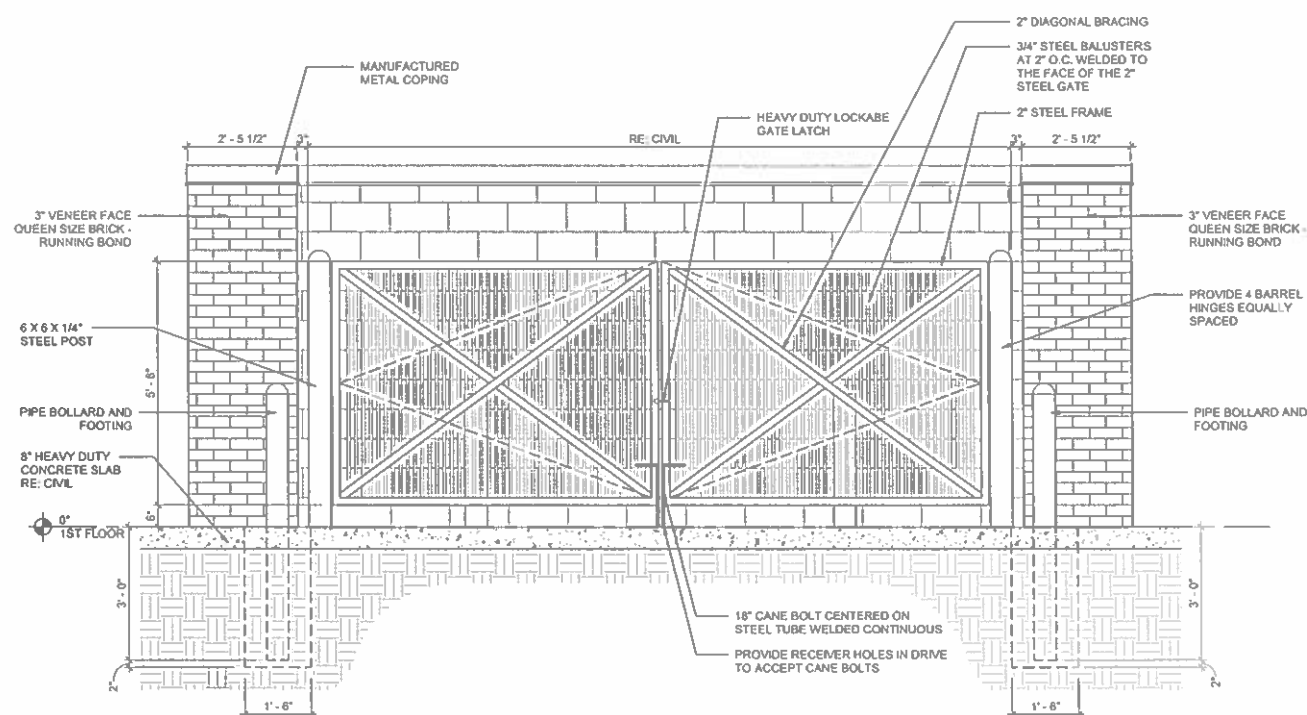
6 EXTERIOR ELEVATION - NORTHWEST
1/16" = 1'-0"



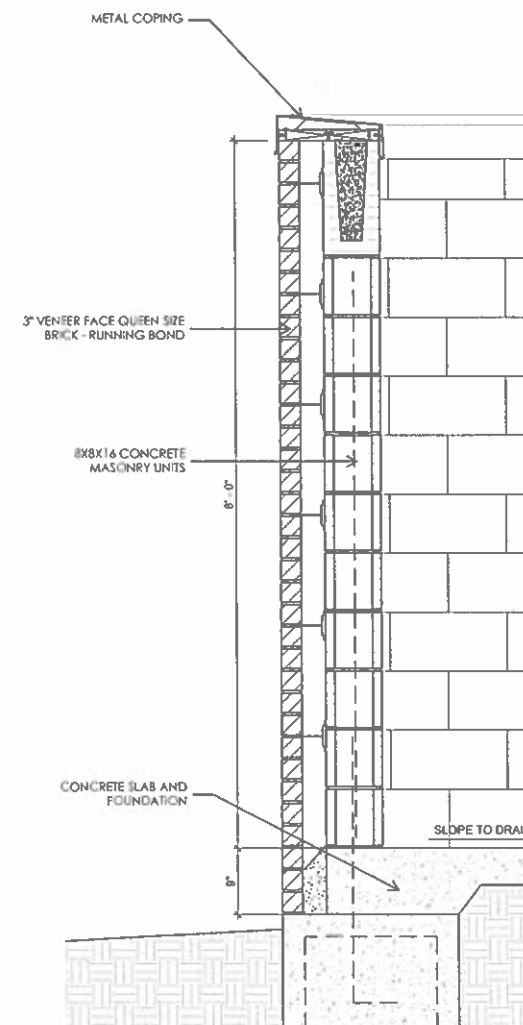
1 ENLARGED ELEVATION- MONUMENT SIGN
1/2" = 1'-0"



2 MONUMENT SIGN PLAN DETAIL
1/2" = 1'-0"



3 DUMPSTER GATE ELEVATION
1/2" = 1'-0"



4 DUMPSTER WALL SECTION
1" = 1'-0"



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DATE: 08/23/23

Revisions:

#	Date	Description

Key Plan:

Sheet Title:

Architectural
Details

Date: August 2023

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Sheet:

A1.2