

1/16/2019 1:56:45 PM

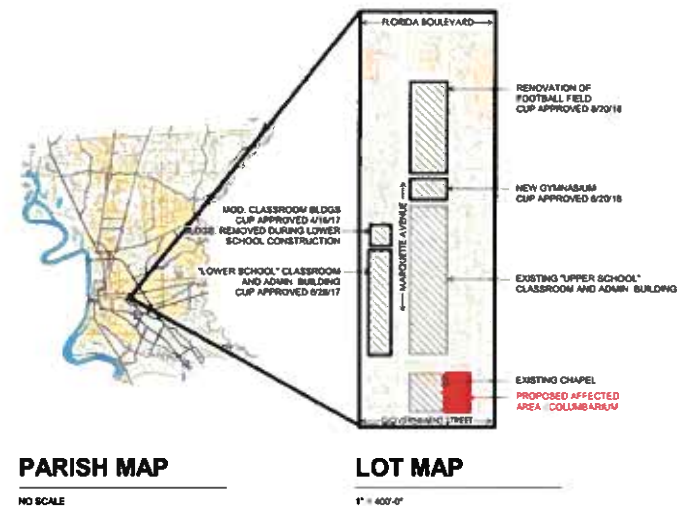


# CONDITIONAL USE PERMIT

## OUR LADY OF MERCY CATHOLIC SCHOOL - COLUMBARIUM - CUP-1-16

445 MARQUETTE AVENUE, BATON ROUGE, LA 70806

**NOTE:**  
THESE DRAWINGS ARE A RE-SUBMITTAL OF  
THE CUP-1-16 APPROVED CONDITIONAL USE  
APPLICATION DRAWINGS THAT WERE  
PREVIOUSLY APPROVED ON 9/26/2017



INDEX OF DRAWINGS		
T-1	TITLE PAGE	2019-1-28
C-1	SITE PLAN - EXISTING CONDITIONS	2019-1-28
C-2A	SITE PLAN - NEW WORK	2019-1-28
C-2B	UTILITY PLAN	2019-1-28
C-3	CIRCULATION PLAN	2019-1-28
C-3B	PARKING REQUIREMENT CLARIFICATIONS	2019-1-28
C-4	LANDSCAPE PLAN	2019-1-28
C-5	ARCHITECTURAL ELEVATIONS AND DETAILS	2019-1-28

**LAND SURVEYOR**  
CSRS, INC.  
6767 PERKINS ROAD, SUITE 200  
BATON ROUGE, LA 70808  
TEL: 225-769-0546  
FAX: 225-767-0060

**CIVIL ENGINEERING**  
LOUISIANA LAND ENGINEERING, LLC  
7924 WRENWOOD BOULEVARD, SUITE B  
BATON ROUGE, LA 70835  
TEL: 225-388-5389

**JANUARY 28, 2019**

**GENERAL INFORMATION**

**METES AND BOUNDS FORMAL LEGAL DESCRIPTION:**

LOT ID / PARCEL IDENTIFICATION NUMBER: 1030372401

**ENTIRE LOT 1-A DESCRIPTION:**

A CERTAIN MEASURED TRACT OF LAND LOCATED IN SECTION 82, T-7-S, R-1-E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA, DESIGNATED AS LOT 1 OF THE FRANK ALLELO TRACT, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, MCCA A PLACE SUBDIVISION AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY OF GOVERNMENT STREET AND THE WESTERLY RIGHT OF WAY OF MARQUETTE STREET; THENCE N87°49'15"E ALONG SAID NORTHERLY RIGHT OF WAY OF GOVERNMENT STREET A DISTANCE OF 310.10' (FEET) TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE COMMON CORNER OF THE J.H. MCCA A TRACT AND LOT 1-A OF THE FRANK ALLELO TRACT; THENCE N87°49'15"E ALONG SAID RIGHT OF WAY A DISTANCE OF 117.50' (FEET) TO THE WESTERLY RIGHT OF WAY OF APARTMENT COURT DRIVE; THENCE N02°19'45"W ALONG SAID WESTERLY RIGHT OF WAY A DISTANCE OF 532.29' (FEET); THENCE S87°49'15"W A DISTANCE OF 117.50' (FEET) TO THE COMMON LINE OF SAID MCCA A AND ALLELO TRACTS, RESPECTIVELY; THENCE S02°19'45"E ALONG SAID COMMON LINE A DISTANCE OF 532.29' (FEET) TO THE POINT OF BEGINNING, CONTAINING 62,545 SQUARE FEET OR 1.44 ACRES MORE OR LESS.

**AFFECTED AREA LOT DESCRIPTION:**

A CERTAIN MEASURED TRACT OF LAND LOCATED IN SECTION 82, T-7-S, R-1-E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA, DESIGNATED AS LOT 1 OF THE FRANK ALLELO TRACT, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, MCCA A PLACE SUBDIVISION AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY OF GOVERNMENT STREET AND THE WESTERLY RIGHT OF WAY OF MARQUETTE STREET; THENCE N87°49'15"E ALONG SAID NORTHERLY RIGHT OF WAY OF GOVERNMENT STREET A DISTANCE OF 310.10' (FEET) TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE COMMON CORNER OF THE J.H. MCCA A TRACT AND LOT 1-A OF THE FRANK ALLELO TRACT; THENCE N87°49'15"E ALONG SAID RIGHT OF WAY A DISTANCE OF 117.50' (FEET) TO THE WESTERLY RIGHT OF WAY OF APARTMENT COURT DRIVE; THENCE N02°19'45"W ALONG SAID WESTERLY RIGHT OF WAY A DISTANCE OF 275.00' (FEET); THENCE S87°49'15"W A DISTANCE OF 117.50' (FEET) TO THE COMMON LINE OF SAID MCCA A AND ALLELO TRACTS, RESPECTIVELY; THENCE S02°19'45"E ALONG SAID COMMON LINE A DISTANCE OF 275.00' (FEET) TO THE POINT OF BEGINNING, CONTAINING 32,313 SQUARE FEET OR .75 ACRES MORE OR LESS.

**FLOOD ZONE INFORMATION:**

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, PANEL NO. 220058 0235 E OF EAST BATON ROUGE PARISH, LOUISIANA, LAST REVISED MAY 02, 2008, THIS PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE X.

**OWNER / DEVELOPER**

OUR LADY OF MERCY CATHOLIC CHURCH

ADMINISTRATOR: RANDY ARABIE  
TEL: 225.924.1054  
FAX: 225.923.0448  
EMAIL: RANDY.ARABIE@OLOMCHURCH.ORG

**PLANNING SUMMARY**

EXISTING ZONING: A-4

COMPREHENSIVE PLAN LAND USE CATEGORY: COMPACT NEIGHBORHOOD

EXISTING ZONING OF ADJOINING PARCELS: A-1, A-4

ACREAGE:  
ENTIRE LOT: 1.44 ACRES  
AFFECTED AREA: +/-0.75 ACRES

NUMBER OF BUILDINGS: ONE BUILDING

BUILDING HEIGHT AND NUMBER OF STORIES: ONE STORY, 21'-0" HEIGHT

BUILDING SQUARE FOOTAGE: 11,500 SF (AREA WITHIN PERIMETER WALLS)

PROPOSED USE(S): COLUMBARIUM

RECEIVED 1/28/19

1/24/2019 1:53:29 PM



VICINITY MAP  
SCALE: 1" = 1000'

**STORM WATER MANAGEMENT NOTE:**  
AS A PART OF CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH THE STORM WATER MANAGEMENT AND DRAINAGE REQUIREMENTS SET FORTH IN SECTION 14.11 OF THE UNIFIED DEVELOPMENT CODE, LAST REVISION.

**NOTE:**  
THE APPROVAL OF THIS MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNER FROM COMPLYING WITH ALL APPLICABLE FEDERAL, STATE AND CITY ORDINANCES AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY. IN PARTICULAR, THE FILING OF THIS MAP SHALL BE CONSIDERED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.

LEGEND:

SYMBOL	DESCRIPTION
○	FOUND MONUMENT
●	SET MONUMENT
⊕	RIGHT OF WAY MON.
⊙	TEMP. BENCH MARK
⊖	DRAIN MANHOLE
⊗	DROP INLET
⊘	CATCH BASIN
⊙	DRAIN
⊙	SEWER MANHOLE
⊙	SEWER CLEANOUT
⊙	SEWER BLOWOUT VALVE
⊙	SEWER
⊙	POWER POLE
⊙	POWER POLE & GUY
⊙	POWER DROP
⊙	POWER TRANSFORMER
⊙	POWER JUNCTION BOX
⊙	POWER VAULT
⊙	POWER LINE
⊙	GAS METER
⊙	GAS VALVE
⊙	GAS VENT
⊙	GAS
⊙	TELEPHONE MANHOLE
⊙	TELEPHONE PEDESTAL
⊙	TELE. CROSS CON. BOX
⊙	TELEPHONE CABLE
⊙	WATER METER
⊙	WATER VALVE
⊙	WATER CLEANOUT
⊙	FIRE HYDRANT
⊙	WATER
⊙	TRAFFIC CONTROL BOX
⊙	TRAFFIC LIGHT POLE
⊙	TRAFFIC SIGN
⊙	SPOT ELEVATION
⊙	CONTOUR LINE
⊙	FENCE
⊙	FLAG POLE
⊙	MAILBOX
⊙	ORNAMENTAL LIGHT
⊙	SIGN
⊙	TREE



THESE SYMBOLS ARE USED TO INDICATE THE LOCATION OF THE MONUMENTS, BENCH MARKS, AND OTHER SURVEY POINTS. THE USER SHOULD BE AWARE THAT THE LOCATION OF THESE POINTS IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S FLOOD PLAIN ADMINISTRATOR BEFORE ANY IMPROVEMENTS TO THE PROPERTY ARE CONTEMPLATED.



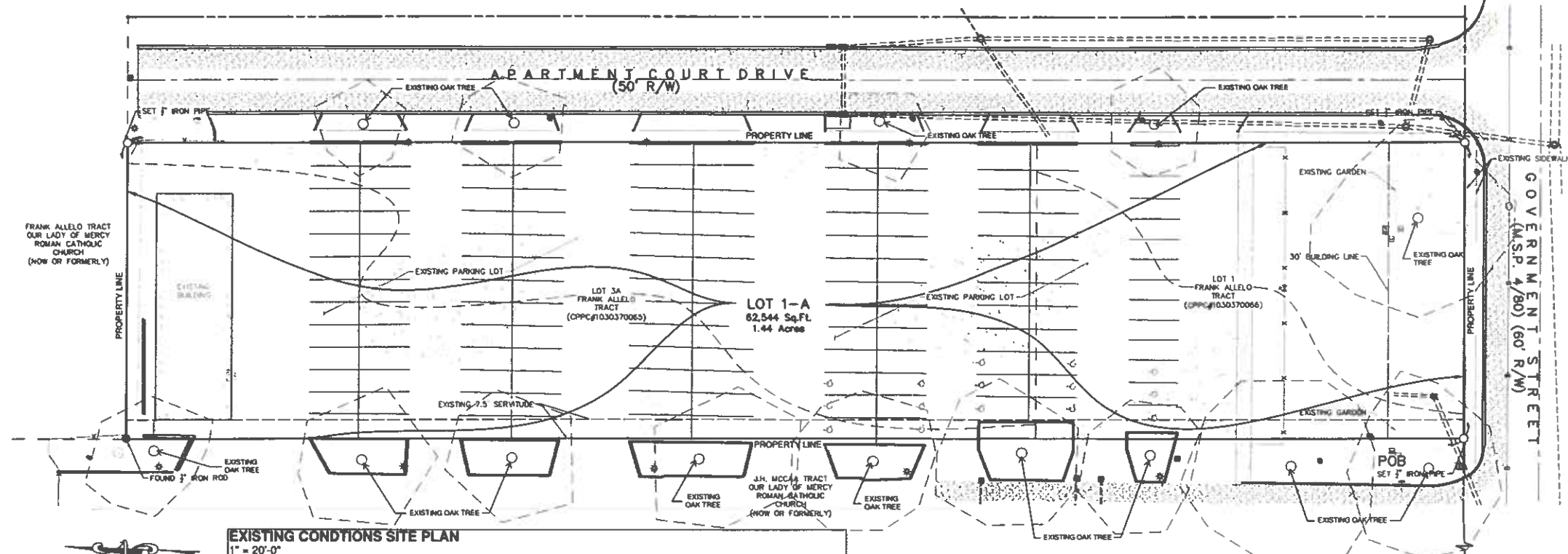
**COLEMAN PARTNERS**  
ARCHITECTS LLC  
www.cpcarch.com  
3377 NORTH BOULEVARD  
BATON ROUGE, LA 70806  
Tel: 225.383.4414 Fax: 225.214.1338  
3701 KIRBY DR. SUITE 908  
HOUSTON, TX 77058  
Tel: 832.841.1038 Fax: 282.214.5365  
835 ORAVER ST. SUITE 200  
NEW ORLEANS, LA 70112  
Tel: 504.322.3191 Fax: 225.214.5365

**OUR LADY OF MERCY CATHOLIC CHURCH -  
COLUMBARIUM**  
445 MARQUETTE AVE.  
BATON ROUGE, LA 70806

Project: 18066  
Date: 1-28-2019  
Project Architect: CBS

EXISTING CONDITIONS SITE PLAN

C-1



EXISTING CONDITIONS SITE PLAN  
1" = 20'-0"

This existing conditions map / site plan is based upon a survey by CSRS dated 5/25/2017, that survey map was created for the combination of Lot 1 and 3A of the Frank Allelo Tract into Lot 1-A located in Section 82 T-7-S R-1-E, Greensburg Land District, in the City of Baton Rouge, East Baton Rouge Parish for Our Lady of Mercy Roman Catholic Church.

GENERAL NOTES:

- ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, PANEL NO. 220302056F OF EAST BATON ROUGE PARISH, LOUISIANA, EFFECTIVE JUNE 18, 2012, THIS PROPERTY IS SITUATED IN FLOOD ZONE "X". THE FLOOD ZONE BOUNDARY SHOWN HEREON IS APPROXIMATE. BASE FLOOD ELEVATION IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S FLOOD PLAIN ADMINISTRATOR BEFORE ANY IMPROVEMENTS TO THE PROPERTY ARE CONTEMPLATED.
- FUTURE LAND USE: Compact Neighborhood
- ZONING: M4  
ZONING INFORMATION WAS OBTAINED FROM <http://www.brgov.com/m4>. ZONING IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S ZONING ADMINISTRATOR BEFORE ANY IMPROVEMENTS TO THE PROPERTY ARE CONTEMPLATED.  
BUILDING SETBACKS (M4 ZONING):  
FRONT: 20 FEET  
SIDE: 5 FEET  
REAR: 25 FEET
- REFERENCE DOCUMENTS  
A) MAP SHOWING FINAL PLAT OF MARQUETTE PLACE LOCATED IN SEC. 82, T-7-S R-1-E, GREENSBURG DISTRICT OF LA FOR HAROLD RYON & CO. ATTESTED BY MUNDINGER, DUPREE AND COOPER CIVIL ENGINEERS & SURVEYORS DATED OCTOBER 9, 1982.  
B) MAP SHOWING FINAL PLAT OF LOTS 1, 2 & 6 OF FRANK ALLELO PROP. LOCATED SEC. 82, T-7-S R-1-E, EAST BATON ROUGE PARISH, LOUISIANA, BY MCCAN AND ASSOCIATES DATED JANUARY 24, 1988.  
C) MAP SHOWING THE REBUDIVISION OF THE FRANK ALLELO PROPERTY, LOCATED SEC. 82, T-7-S R-1-E, EAST BATON ROUGE PARISH, LOUISIANA, BY MCCAN AND ASSOCIATES DATED May 24, 1988.  
D) REARINGS & DISTANCES SHOWN HEREON ARE BASED ON HAD 1983 GPS DERIVED DATA REFERENCED TO THE STATE PLANE COORDINATE SYSTEM - LOUISIANA SOUTH ZONE, U.S. SURVEY FEET.  
E) NO ATTEMPT HAS BEEN MADE BY CSRS, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, DEED RESTRICTIONS, SERVITUDES, EASEMENTS, OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.  
F) UTILITIES: LA ONE CALL WAS NOT CONTACTED TO MARK UTILITIES AS A PART OF THIS SURVEY. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM LA ONE CALL OR VISIBLE UTILITY FEATURES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, EXCEPT FOR ABOVE-GROUND VISIBLE UTILITY FEATURES.  
G) WETLANDS: A JURISDICTIONAL WETLAND DETERMINATION HAS NOT BEEN DONE BY CSRS, INC. AND IS NOT PART OF THIS SURVEY.

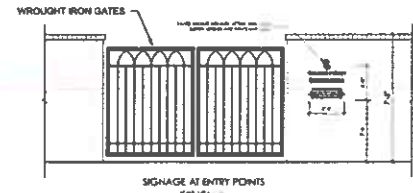
LEGAL DESCRIPTION:

A CERTAIN MEASURE TRACT OF LAND LOCATED IN SECTION 82 TOWNSHIP-7-SOUTH RANGE-1-EAST GREENSBURG LAND DISTRICT EAST BATON ROUGE PARISH, LOUISIANA, DESIGNATED AS LOT 1-A OF THE FRANK ALLELO TRACT, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, MCCAN PLACE SUBDIVISION AT THE INTERSECTION OF WESTERLY RIGHT OF WAY OF MARQUETTE STREET AND THE NORTHERLY RIGHT OF WAY OF GOVERNMENT STREET, THENCE NORTH 87 DEGREES 49 MINUTES 15 SECONDS EAST ALONG SAID RIGHT OF WAY A DISTANCE OF 117.50 FEET TO THE WESTERLY RIGHT OF WAY OF APARTMENT COURT DRIVE, THENCE NORTH 02 DEGREES 19 MINUTES 45 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY A DISTANCE OF 132.28 FEET TO A POINT ALSO BEING THE NORTHEAST CORNER OF LOT 3A OF THE FRANK ALLELO TRACT, THENCE SOUTH 87 DEGREES 49 MINUTES 15 SECONDS WEST A DISTANCE OF 117.50 FEET TO THE COMMON LINE OF SAID MCCAN AND ALLELO TRACTS, THENCE SOUTH 02 DEGREES 19 MINUTES 45 SECONDS EAST ALONG SAID COMMON LINE A DISTANCE OF 532.29 FEET TO THE POINT OF BEGINNING, CONTAINING 62,544 SQUARE FEET OR 1.44 ACRES MORE OR LESS.

G:\18066 OLM Columbarium\Drawings\Plan\18066\_OLM\_Columbarium\_CENTRAL\_117.rvt

SETBACK REQUIREMENTS	
DISTANCE	LOCATION
20'-0"	FRONT
5'-0"	SIDE
25'-0"	REAR

ADDITIONAL INFORMATION	
NO WETLANDS ON SITE	
NO MODIFICATIONS TO SEWER	
NO REFUSE AREA	
NO SERVITUDES, EASEMENTS	



**2 ADDITIONAL INFO**  
1/4" = 1'-0"

**3 PROPOSE SIGNAGE**  
1/4" = 1'-0"

**LEGEND**

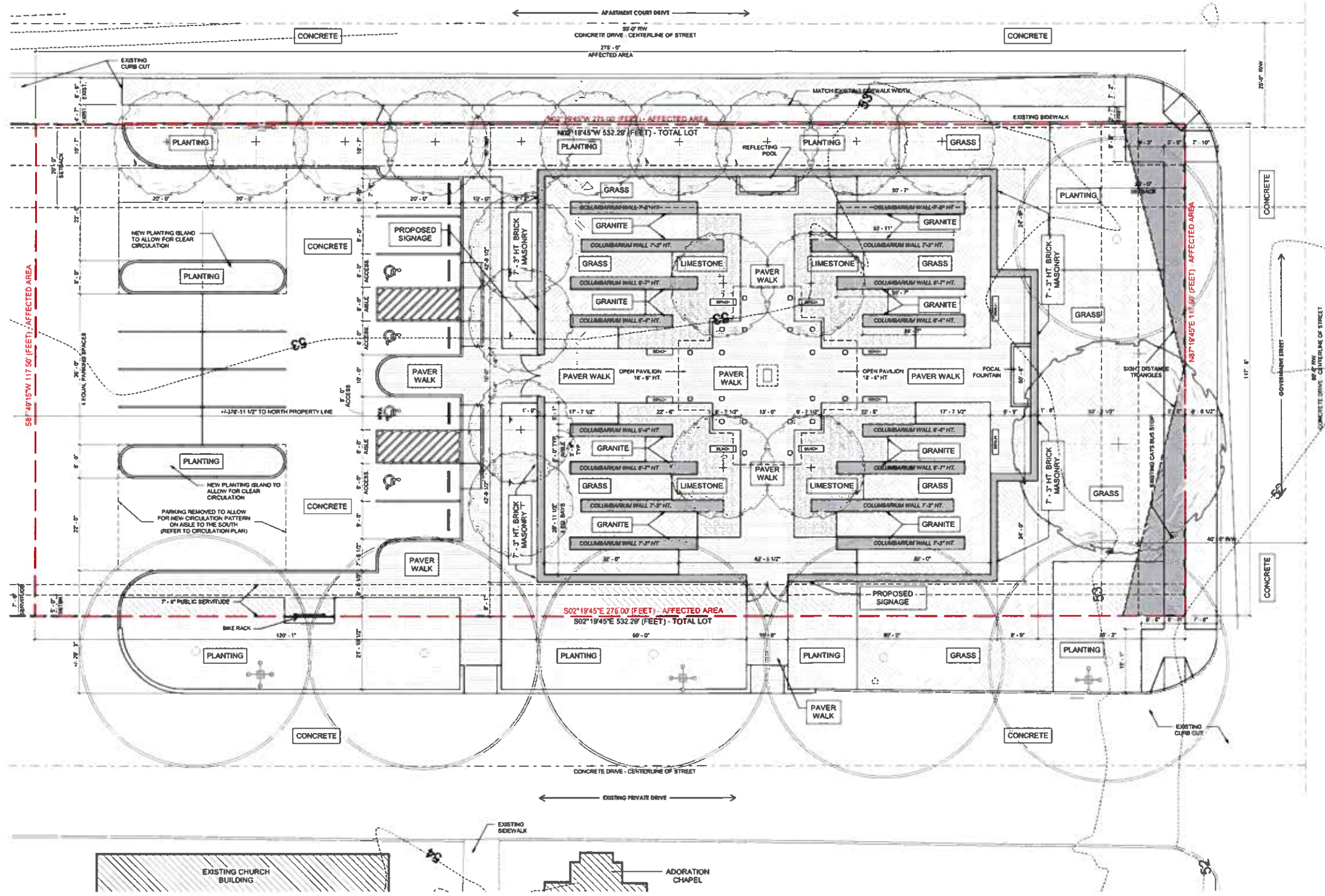
- SERVITUDE
- SIGHT TRIANGLES
- PLANTING
- GRASS
- CRUSHED LIMESTONE
- CONCRETE
- PAVER
- AFFECTED AREA
- PROPERTY LINES
- SETBACK REQUIREMENT
- NEW TREE
- EXISTING TREE
- CONTOUR LINE



NO OTHER SPECIFICATIONS ARE OTHER SPECIFICATIONS...  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES...  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES...  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES...



**COLEMAN PARTNERS**  
 ARCHITECTS LLC  
 www.colemanpartners.com  
 3377 NORTH BOULEVARD  
 BATON ROUGE, LA 70806  
 504.225.3874 FAX 504.225.2143  
 3701 KIRBY DR. SUITE 608  
 HOUSTON, TX 77098  
 504.632.8956 FAX 504.225.2143  
 635 ORAVER ST. SUITE 600  
 NEW ORLEANS, LA 70112  
 504.582.3181 FAX 504.225.2143



**1 PARTIAL SITE PLAN**  
1" = 10'-0"

NOTE: REFER TO SHEET C-4 - LANDSCAPE PLAN FOR PLANTING TYPES, LOCATIONS, AND INFORMATION

**OUR LADY OF MERCY CATHOLIC CHURCH -  
 COLUMBARIUM**  
 445 MARQUETTE AVE., BATON ROUGE, LA 70806

Project	10096
Revision	
Date	1-28-2019
Project Architect	GB

SITE PLAN  
**C-2A**

12/17/2018 8:34:47 AM

C:\Users\whb\OneDrive\Desktop\Draws\_Local\16056\_OLOM\_Columbarium\_CENTRAL.rvt\_wfbad.rvt

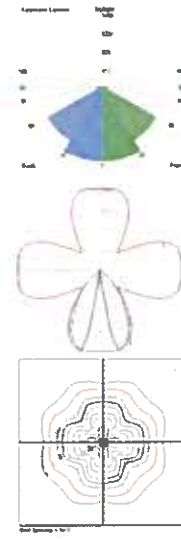
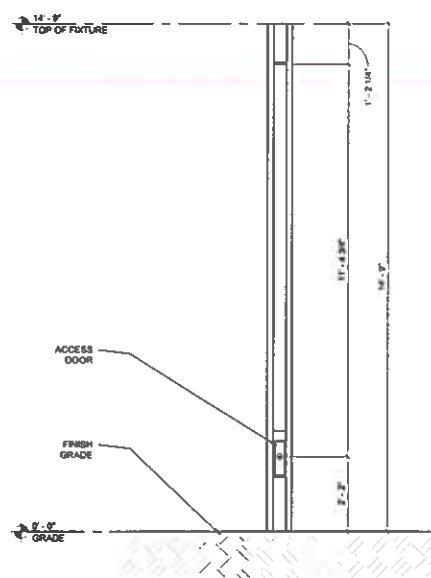
12/17/2018 8:36:59 AM

LEGEND:

- | SYMBOL | DESCRIPTION         |
|--------|---------------------|
| ○      | SET MONUMENT        |
| ●      | FOUND MONUMENT      |
| ⊕      | RIGHT OF WAY MON.   |
| ⊙      | SITE BENCH MARK     |
| ⊖      | DRAIN MANHOLE       |
| ⊗      | DROP INLET          |
| ⊠      | CATCH BASIN         |
| ---    | DRAIN               |
| ⊖      | SEWER MANHOLE       |
| ⊗      | SEWER CLEANOUT      |
| —      | SEWER               |
| ⊕      | POWER POLE          |
| ⊖      | POWER TRANSFORMER   |
| —      | POWER LINE          |
| ⊕      | GAS METER           |
| ⊖      | GAS VALVE           |
| —      | GAS                 |
| ⊕      | TELEPHONE MANHOLE   |
| ⊖      | TELEPHONE PEDESTAL  |
| ⊗      | TELE. CROSS COM BOX |
| —      | TELEPHONE           |
| ⊕      | CABLE               |
| ⊖      | WATER METER         |
| ⊗      | WATER VALVE         |
| ⊕      | FIRE HYDRANT        |
| ⊖      | WATER               |
| x 52.7 | SPOT ELEVATION      |
| ---    | CONTOUR LINE        |
| —      | FENCE               |
| ⊕      | LIGHT               |
| ⊖      | TREE                |

UTILITY COMPANY INFORMATION

ELECTRIC: ENTERGY  
 GAS: ENTERGY  
 WATER: BATON ROUGE WATER COMPANY  
 SEWER: BATON ROUGE PARISH  
 CABLE: COX



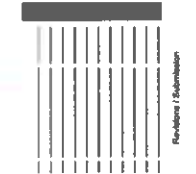
CHARACTERISTICS	
IES CLASSIFICATION	TYPE VS
LONGITUDINAL CLASSIFICATION	VERY SHORT
LUMENS PER LAMP	14000 (1 LAMP)
TOTAL LAMP LUMENS	14000
LUMINAIRE LUMENS	8338
DOWNWARD TOTAL EFFICIENCY	45%
TOTAL LUMINAIRE EFFICIENCY	45%
LUMINAIRE EFFICACY RATING (LER)	37
TOTAL LUMINAIRE WATTS	170
BALLAST FACTOR	1.00
UPWARD WASTE LIGHT RATIO	0.00
MAX. CD	8300 4 (80H, 12.5V)
MAX. CD. (<90 VERT.)	36300 4 (80H, 12.5V)
MAX. CD. (AT 90 DEG. VERT.)	0 (0.0% LAMP)
MAX. CD. (80 TP. <90 DEG. VERT.)	100 814 (0.7% LAMP)
CUTOFF CLASSIFICATION (REPEATED)	FULL CUT OFF

LUM. CLASSIFICATION SYSTEM (LCS)			
LCS ZONE	LUMENS	% LAMP	% LUMEN
FL (0-30)	1848.9	11.8	28.0
FL (30-60)	1373.0	8.8	21.8
FL (60-90)	122.9	0.9	1.9
FVH (0-90)	29.3	0.2	0.5
FL (0-30)	1848.9	11.8	28.0
FL (30-60)	1373.0	8.8	21.8
FL (60-90)	122.9	0.9	1.9
FVH (0-90)	29.3	0.2	0.5
LA (90-180)	0.0	0.0	0.0
LH (100-180)	0.0	0.0	0.0
TOTAL	6348.4	43.4	100.0

BUG RATIO B3-05-01

LEGEND

- |     |                     |
|-----|---------------------|
| ▬   | SERVITUDE           |
| ▬   | RIGHT TRIANGLES     |
| ▬   | PLANTING            |
| ▬   | GRASS               |
| ▬   | CRUSHED LIMESTONE   |
| ▬   | CONCRETE            |
| ▬   | PAVER               |
| --- | AFFECTED AREA       |
| --- | PROPERTY LINES      |
| --- | SETBACK REQUIREMENT |
| ○   | NEW TREE            |
| ○   | EXISTING TREE       |
| --- | CONTOUR LINE        |



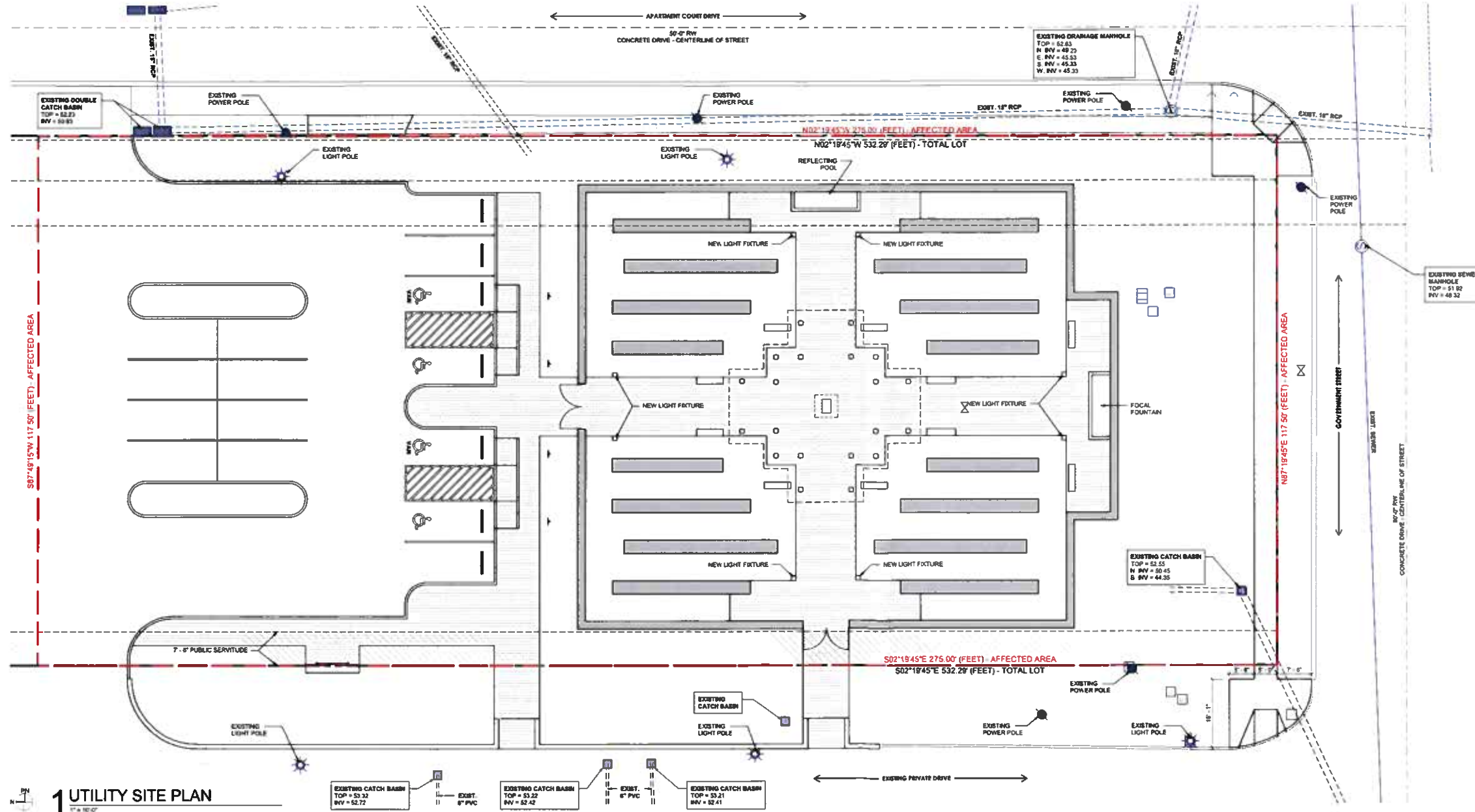
COLEMAN PARTNERS ARCHITECTS LLC  
 1377 NORTH BOLLIVARD  
 BATON ROUGE, LA 70806  
 TEL 225.387.4414 FAX 225.214.5365

3701 KREBY DR. SUITE 808  
 HOUSTON, TX 77058  
 TEL 632.947.1036 FAX 225.214.5365

925 ORAVIER ST. SUITE 800  
 NEW ORLEANS, LA 70112  
 TEL 504.322.3181 FAX 225.214.5365

OUR LADY OF MERCY CATHOLIC CHURCH -  
 COLUMBARIUM  
 445 MARQUETTE AVE., BATON ROUGE, LA 70806

2 COND USE - MEP ITEMS  
 1/2" = 1'-0"



1 UTILITY SITE PLAN  
 1" = 10'-0"

Project: 18054  
 Date: 1-25-2018  
 Project Architect: OBE

UTILITY PLAN  
 C-2B

C:\Users\whb\OneDrive\Desktop\Revit Local\18056\_OLOM\_Columbarium\_CENTRAL\_r17\_vb\ba4.m

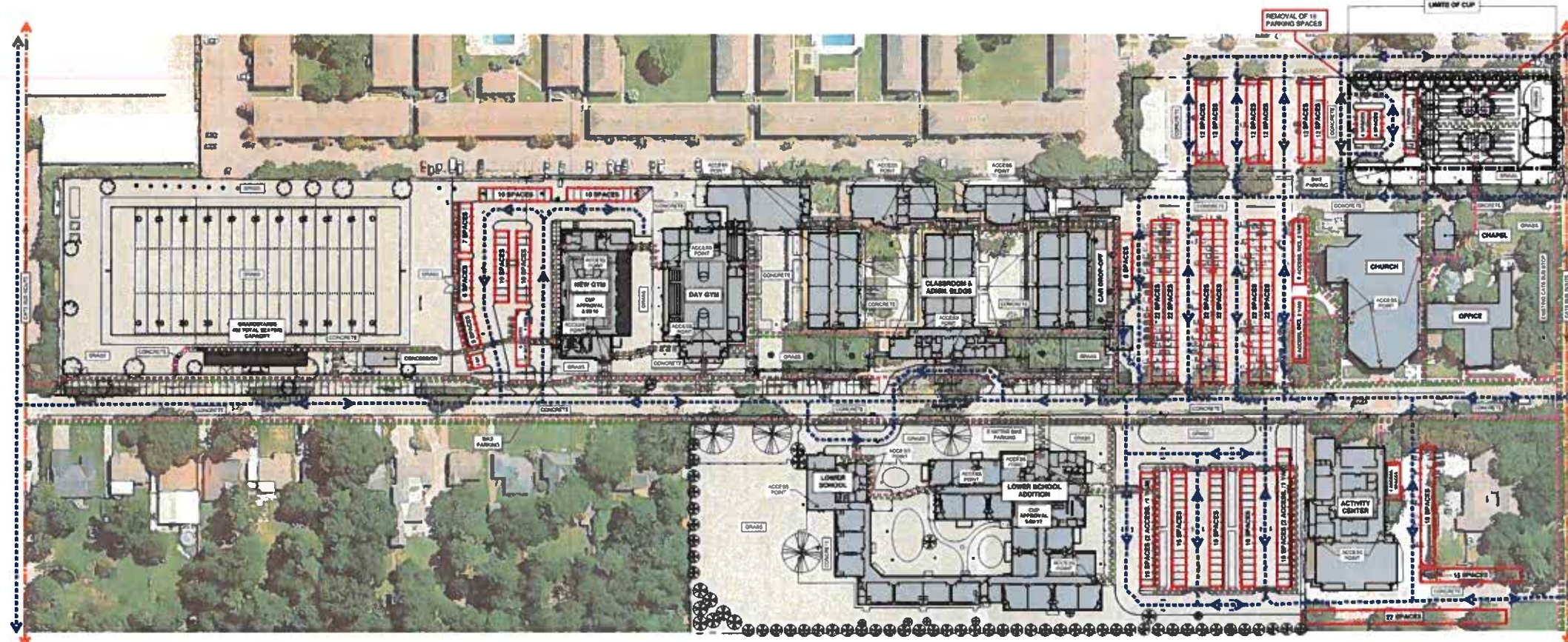
**LEGEND**

- VEHICULAR CIRCULATION
- CATS BUS ROUTE
- PEDESTRIAN CIRCULATION
- ADA PEDESTRIAN CIRCULATION
- CONDITIONAL USE AFFECTED AREA
- PARKING SPOTS
- EXISTING / PROPOSED BUILDING

THE DESIGNER HAS CONDUCTED VISUAL ANALYSIS OF THE PROPOSED PROJECT FOR THE PURPOSE OF IDENTIFYING POTENTIAL VISUAL IMPACTS. VISUAL IMPACTS ARE THE CHANGES IN THE VISUAL ENVIRONMENT THAT RESULT FROM THE CONSTRUCTION AND OPERATION OF THE PROJECT. VISUAL IMPACTS ARE THE CHANGES IN THE VISUAL ENVIRONMENT THAT RESULT FROM THE CONSTRUCTION AND OPERATION OF THE PROJECT. VISUAL IMPACTS ARE THE CHANGES IN THE VISUAL ENVIRONMENT THAT RESULT FROM THE CONSTRUCTION AND OPERATION OF THE PROJECT.



**COLEMAN PARTNERS ARCHITECTS LLC**  
 337 NORTH BOULEVARD  
 BATON ROUGE, LA 70806  
 504.225.3874 FAX 504.225.2143  
 3701 KIRBY DR, SUITE 908  
 HOUSTON, TX 77056  
 504.632.8471 FAX 504.225.2143  
 636 GRAVER ST SUITE 830  
 NEW ORLEANS, LA 70112  
 504.504.3223 FAX 504.225.2143



**1 CIRCULATION PLAN**  
 1/8" = 1'-0"

REQUIRED PARKING FROM UDC, (REFER TO 2/C-3, 3/C-3, AND 4/C-3 FOR PARKING SPACE DIMENSIONAL REQUIREMENTS)	REQUIRED
INSTITUTIONAL: TO BE DETERMINED BY PLANNING DIRECTOR (PREVIOUS UDC FORMULA USED TO ESTIMATE NEEDS - SEE BELOW)	
MIDDLE SCHOOL: 1.5 PER CLASSROOM + 20 VISITOR + 1 PER 10% OF BLEACHER CAPACITY OR SEATING CAPACITY OF AUDITORIUM	
OFFICE SPACE: 1 / 300 SQ. FT. OF TOTAL BUILDING AREA	
CHURCHES: 1 SPACE / 50 SF ASSEMBLY SPACE	
COLUMBARIUM: N/A (EXTENSION OF CHURCH SERVICES, NO ADDITIONAL LOAD WILL RESULT)	
<b>TOTAL REQUIRED FOR ENTIRE OUR LADY OF MERCY CAMPUS PER UDC:</b>	
MIDDLE SCHOOL: 28 SPACES (52 CLASSROOMS) + 20 VISITOR SPACES + 28 SPACES (2 BLEACHER CAPACITIES @ 436 GROSS SEATS EACH) = 106 TOTAL REQUIRED PARKING SPACES	
OFFICE BUILDING: 28 SPACES (17,638 SQ. FT. OFFICE SPACE) = 28 TOTAL REQUIRED PARKING SPACES	
CHURCH: 106 SPACES (5300 ASSEMBLY SF) = 106 TOTAL REQUIRED PARKING SPACES	
TOTAL REQUIRED PARKING: 411 SPACES	
TOTAL REQUIRED ACCESSIBLE PARKING: 8 ACCESS. SPACES	

EXISTING CONDITIONS:	EXISTING
EXISTING: 158 (INCL. 18 ACCESS, 13 VAN) SPACES NORTH AND 132 (INCL. 15 ACCESS) SPACES EAST OF OLOM CATHOLIC CHURCH AND 84 (INCL. 4 ACCESS) LOCATED IN THE OFFICE AREA ADJACENT TO GOVERNMENT STREET	
PROPOSED GYMNASIUM (IN CONSTRUCTION - CUP APPROVAL 06/20/18): 58 (INCL. 4 ACCESS, 1 VAN) SPACES TO THE NORTH OF THE NEW GYMNASIUM	
LOWER SCHOOL (CUP OF LOWER SCHOOL ADDITION APPROVED 8/28/17): 79 (INCL. 4 ACCESS, 2 VAN) SPACES TO THE SOUTH OF THE LOWER SCHOOL ADDITION	
TOTAL EXISTING PARKING: 497 SPACES	
TOTAL EXISTING ACCESSIBLE PARKING: 43 ACCESS. SPACES (7 VAN ACCESSIBLE INCLUDED)	

NET DEMOLITION PARKING (DEMO+NEW):	REMOVED
EXISTING PARKING DEMOLISHED: 60 SPACES (15 HC / 0 VAN)	
NEW PARKING ADDED: 15 SPACES (4 ACCESS, 2 VAN)	
TOTAL NET PARKING REMOVED: -45 SPACES (11 ACCESS, 0 VAN)	

**SUMMARY TOTALS**  
 TOTAL PROVIDED PARKING (NEW + EXISTING+DEMO): 452 SPACES  
 TOTAL PROVIDED ACCESSIBLE PARKING (NEW + EXISTING): 32 SPACES (8 VAN ACCESSIBLE)

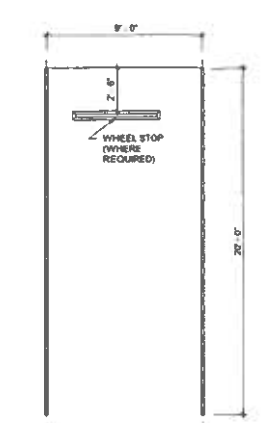
**PARKING CHART (UDC)**

NOTES: AMOUNT OF PROVIDED PARKING EXCEEDS THE REQUIREMENT INCLUDES 7 BIKE PARKING SPACES CURRENTLY IN CONSTRUCTION AT NEW GYMNASIUM (EXPECTED COMPLETION DATE AUGUST 2019)

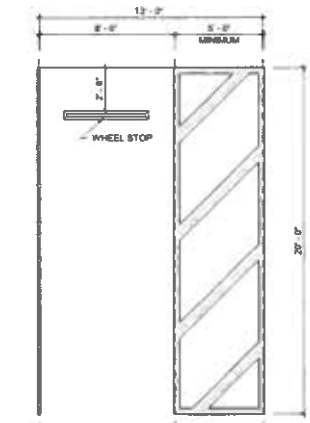
USE	FORMULA	REQUIRED	EXISTING	REMOVED	NEW	TOTAL PROVIDED
MIDDLE SCHOOL	1.5 PER CLASSROOM + 20 VISITOR + 1 PER 10% OF BLEACHER CAPACITY OR SEATING CAPACITY OF AUDITORIUM	186 SPACES				
CHURCHES	1 SPACE / 50 SF ASSEMBLY	166 SPACES		-60	15	
OFFICES	1 / 300 SQ. FT. FOR BUILDINGS OVER 10,000 SQ. FT.	59 SPACES				
<b>TOTALS</b>		<b>411 SPACES</b>	<b>497 SPACES</b>	<b>-60 SPACES</b>	<b>15 SPACES</b>	<b>452 SPACES*</b>

ACCESSIBLE SPACES	401 - 500 (9 SPACES)	9 SPACES	43 SPACES	-15 SPACES	4 SPACES	32 SPACES* (8 VAN)
-------------------	----------------------	----------	-----------	------------	----------	--------------------

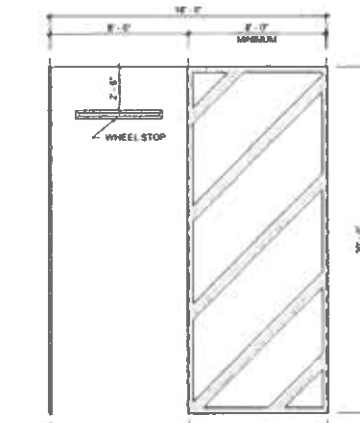
USE	FORMULA	REQUIRED	EXISTING	NEW	TOTAL PROVIDED
BIICYCLE	1 PER 20 VEHICULAR SPACES	23 SPACES	14 SPACES**	9 SPACES	23 SPACES*
<b>TOTALS</b>		<b>23 SPACES</b>	<b>14 SPACES**</b>	<b>9 SPACES</b>	<b>23 SPACES*</b>



**2 PARKING STALL**  
 1/4" = 1'-0"



**3 ACCESSIBLE SPACE**  
 1/4" = 1'-0"



**4 VAN ACCESSIBLE SPACE**  
 1/4" = 1'-0"

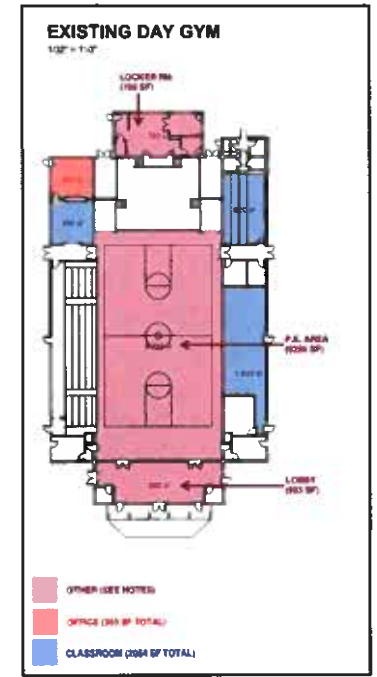
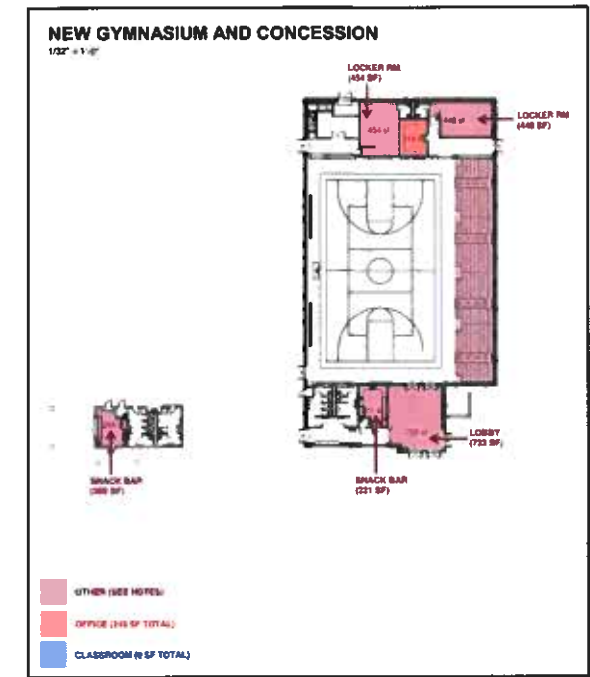
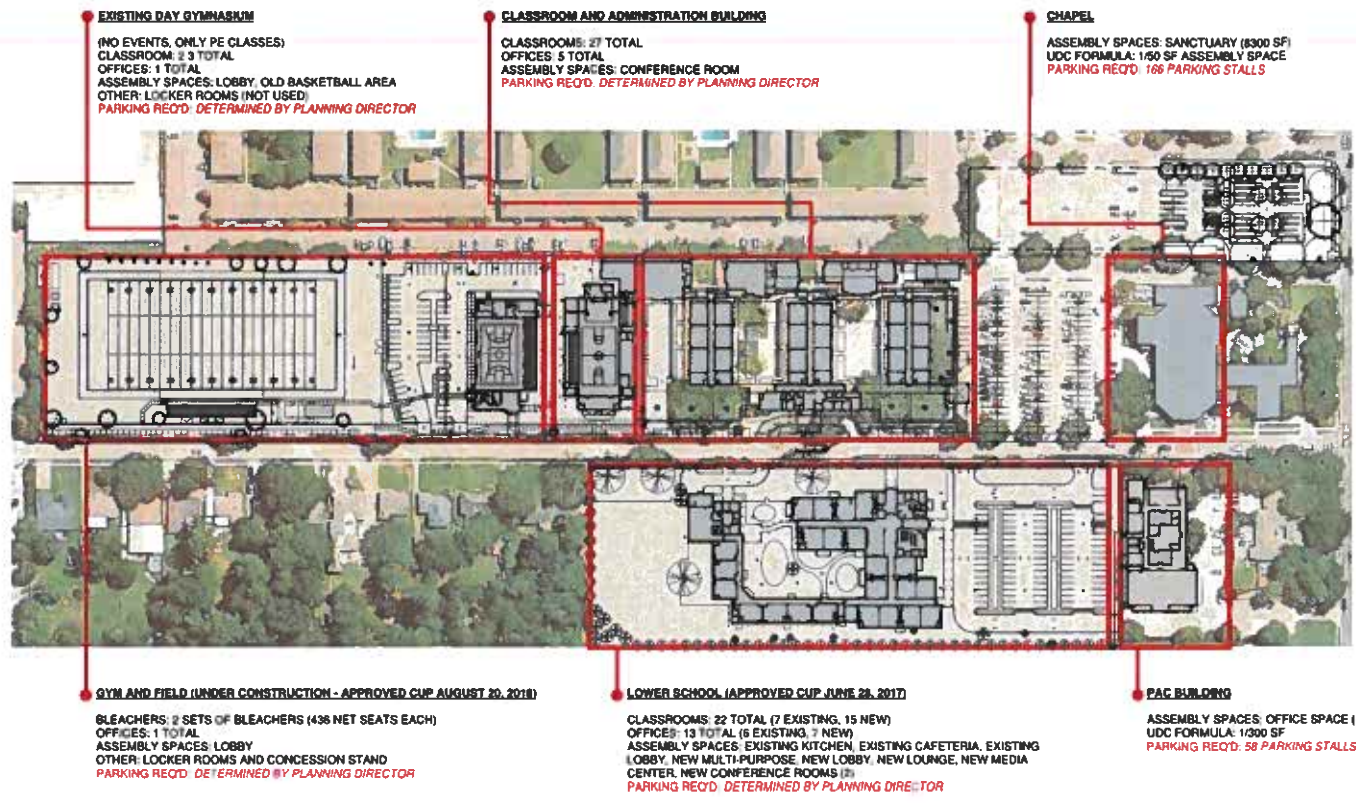
**OUR LADY OF MERCY CATHOLIC CHURCH - COLUMBARIUM**  
 445 MARQUETTE AVE., BATON ROUGE, LA 70806

Project: 16066  
 Date: 1-28-2019  
 Project Architect: GBS

CIRCULATION

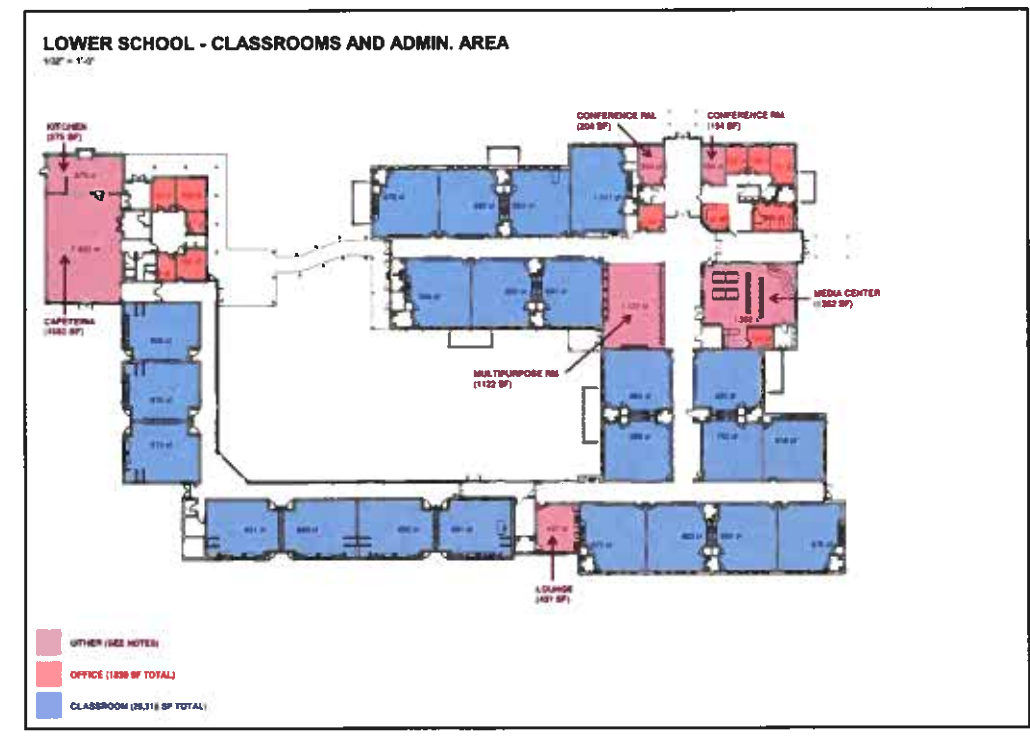
12/17/2018 8:38:08 AM  
 C:\Users\whbut\Desktop\Revit\16066\_OLOM\_Columbarium\_CENTRAL\_r17\_without.rvt

12/17/2018 8:39:21 AM



THE PROPOSED ARCHITECTURE AND ENGINEERING SERVICES FOR THE RECONSTRUCTION OF THE MARY CATHOLIC CHURCH COLUMBARIUM...  
 COLEMAN PARTNERS ARCHITECTS LLC  
 3377 NORTH BOULEVARD, SUITE 400  
 BATON ROUGE, LA 70806  
 TEL: 225.387.4414 FAX: 225.214.5365  
 3701 KIRBY DR., SUITE 908  
 HOUSTON, TX 77058  
 TEL: 632.947.1039 FAX: 225.214.5365  
 835 GRAVER ST., SUITE 630  
 NEW ORLEANS, LA 70112  
 TEL: 504.322.3181 FAX: 225.214.5365

C:\Users\whbaw\Desktop\Revit Local\18056\_OLOM\_Columbarium\_CENTRAL\_r17\_vbbaud.rvt



OUR LADY OF MERCY CATHOLIC CHURCH -  
 COLUMBARIUM  
 445 MARQUETTE AVE., BATON ROUGE, LA 70806

Project: 18056  
 Date: 1-28-2018  
 Project Architect: OCB

PARKING DETAILS  
**C-3B**

12/17/2010 8:41:14 AM

**LANDSCAPE ORDINANCE CALCULATIONS**

**PERCENTAGE OF LANDSCAPE AREA**

32,317 SQ. FT. TOTAL DEVELOPED SITE AREA: 275' X 117.5'  
 2895' SQ. FT. LAWN AREA  
 7033' SQ. FT. PLANTING AREA  
 1789' SQ. FT. LANDSCAPE AREA  
 1% OF DEVELOPED SITE AREA LANDSCAPE

**BUFFERYARD CALCULATIONS**

**BUFFERYARD 'A' BETWEEN CHURCH AND 372 LHM. FT. (AFFECTED AREA)**

PUBLIC: SEAR PUBLIC TO PUBLIC: SEAR PUBLIC: 20' @ L2 REQUIRED

(1) CLASS A TREE PER 40 LHM. FT.: 117.5' @ 1 CLASS A TREE OR

(1) CLASS B TREE PER 20 LHM. FT.: 235' @ 2 CLASS B TREES

THREE FOOT TALL SCREEN ALONG PROPERTY LINE

**BUFFERYARD 'B' BETWEEN CHURCH PARKING AND 372 LHM. FT.**

PUBLIC: SEAR PUBLIC TO PARKING: 20' @ L2 REQUIRED

(1) CLASS A TREE PER 40 LHM. FT.: 117.5' @ 1 CLASS A TREE OR

(1) CLASS B TREE PER 20 LHM. FT.: 235' @ 2 CLASS B TREES

THREE FOOT TALL SCREEN ALONG PROPERTY LINE

**BUFFERYARD 'C' BETWEEN CHURCH PARKING AND 372 LHM. FT.**

PUBLIC: SEAR PUBLIC TO PARKING: 20' @ L2 REQUIRED

(1) CLASS A TREE PER 40 LHM. FT.: 117.5' @ 1 CLASS A TREE OR

(1) CLASS B TREE PER 20 LHM. FT.: 235' @ 2 CLASS B TREES

THREE FOOT TALL SCREEN ALONG PROPERTY LINE

**STREET YARD CALCULATIONS**

**STREETYARD SUBSTRAN 'A' APARTMENT COURT 372 LHM. FT. GOVERNMENT STREET**

(1) CLASS A TREE PER 40 LHM. FT.: 117.5' @ 1 CLASS A TREE

**STREETYARD SUBSTRAN 'B' GOVERNMENT STREET 117.5 LHM. FT. GOVERNMENT STREET**

(1) CLASS A TREE PER 40 LHM. FT.: 117.5' @ 1 CLASS A TREE

**LANDSCAPE ORDINANCE ALLOCATIONS**

**BUFFERYARD ALLOCATIONS**

**BUFFERYARD 'A' BETWEEN CHURCH AND 372 LHM. FT.**

PUBLIC: SEAR PUBLIC TO PUBLIC: SEAR PUBLIC: 20' @ L2 REQUIRED

(1) 4" CAL. LIVE OAK TO BE PRESERVED

7'-2" H. BRICK MASONRY WALL TO MATCH CHURCH

**BUFFERYARD 'B' BETWEEN CHURCH PARKING AND 372 LHM. FT.**

PUBLIC: SEAR PUBLIC TO PARKING: 20' @ L2 REQUIRED

(1) 4" CAL. LIVE OAK TO BE PRESERVED

7'-2" H. BRICK MASONRY WALL TO MATCH CHURCH

**BUFFERYARD 'C' BETWEEN CHURCH PARKING AND 372 LHM. FT.**

PUBLIC: SEAR PUBLIC TO PARKING: 20' @ L2 REQUIRED

(1) 4" CAL. LIVE OAK TO BE PRESERVED

7'-2" H. BRICK MASONRY WALL TO MATCH CHURCH

**STREET YARD ALLOCATIONS**

**STREETYARD SUBSTRAN 'A' APARTMENT COURT 372 LHM. FT. GOVERNMENT STREET**

(1) 4" CAL. LIVE OAK TO BE PRESERVED

**STREETYARD SUBSTRAN 'B' GOVERNMENT STREET 117.5 LHM. FT. GOVERNMENT STREET**

(1) 4" CAL. LIVE OAK TO BE PRESERVED

**STREET YARD ALLOCATIONS**

(1) 4" CAL. LIVE OAK TO BE PRESERVED

**STREET YARD ALLOCATIONS**

(1) 4" CAL. LIVE OAK TO BE PRESERVED

**STREET YARD ALLOCATIONS**

(1) 4" CAL. LIVE OAK TO BE PRESERVED

**STREET YARD ALLOCATIONS**

(1) 4" CAL. LIVE OAK TO BE PRESERVED

**TREE PRESERVATION NOTES**

TREES DESIGNATED ON THE TREE PROTECTION PLAN AS PROTECTED TREES MUST BE COMPLETELY PROTECTED BY A HOOD WOOD OF METAL FINISH OF A MINIMUM HEIGHT OF 36" IN TREE AND AS APPROVED BY THE DIRECTOR OF LANDSCAPE AND GROUNDWORK. TREE PROTECTION HOODS MUST BE 42" DEEPER ON THE TREE PROTECTION PLAN. PLANTS OR HOOD WOOD (S) OR TREES WILL NOT BE ALLOWED.

THE PROTECTION HOODING MUST CARRY BURDEN LOADS INCLUDING THE AREA AS THE PROTECTION ZONE AND DIRT WASHES THROUGH THE CURB AND OFFICE OF LANDSCAPE AND GROUNDWORK. SUCH HOODS SHALL BE BRICK AND NOT CONCRETE OR METAL. ALL HOOD WOODS SHALL BE MAINTAINED THROUGHOUT THE PROJECT. TREE PROTECTION HOODS SHALL BE 42" DEEP AND 36" HIGH AND SHALL BE INSTALLED TO THE TREE PROTECTION ZONE.

ANY VIOLATION OF A TREE PROTECTION ZONE WILL SUBJECT THE OWNER TO THE LOSS OF THE PROTECTION CREDITS AND WILL REQUIRE THE SUBMISSION OF AN ALTERNATE PROTECTION PLAN AS APPROVED FOR THE PROJECT.

THE PROTECTION ZONE SHALL REPLACE IT FOLLOW THE REVISIONS AND CONDITIONS OF THE APPROVED TREE PROTECTION PLAN. IN THE EVENT OF THE APPROVED TREE PROTECTION PLAN RECEIVING THE APPROVAL OF THE DIRECTOR OF LANDSCAPE AND GROUNDWORK.

ADDITIONAL TREE PROTECTION MEASURES MAY BE REQUIRED BY THE DIRECTOR OF LANDSCAPE AND GROUNDWORK AT HIS DISCRETION.

**GENERAL NOTES**

CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH AND SIZE OF ALL UNDERGROUND UTILITIES AND STRUCTURES.

NO ATTEMPT HAS BEEN MADE BY NEWTON LANDSCAPE GROUP INC. TO VERIFY THE ACTUAL LEGAL OWNERS, SERVICES, EASEMENTS, RIGHTS OF WAY, OR OTHER MATTERS ON THE PROPERTY OTHER THAN THAT SHOWN BY THE CITY OF NEWTON OR THE REPRESENTATIVE.

THE LOCATION OF PROPERTY LINES, SERVICES AND UTILITIES ARE APPROXIMATE AND HAVE BEEN PROVIDED BY ORIGINATED INFORMATION. NEWTON LANDSCAPE GROUP DOES NOT WARRANT THE EXACT LOCATION OF ANY AND ALL INFORMATION SHOWN HEREON.

FOR LANDSCAPE AND GROUNDWORK CONSULTATION CONTACT: NEWTON LANDSCAPE GROUP INC. 1800 272 3000  
 LANDSCAPE ARCHITECT: PETER W. NEWTON OR CRAIG WISSE  
 225-754-4321

PREPARED BY:



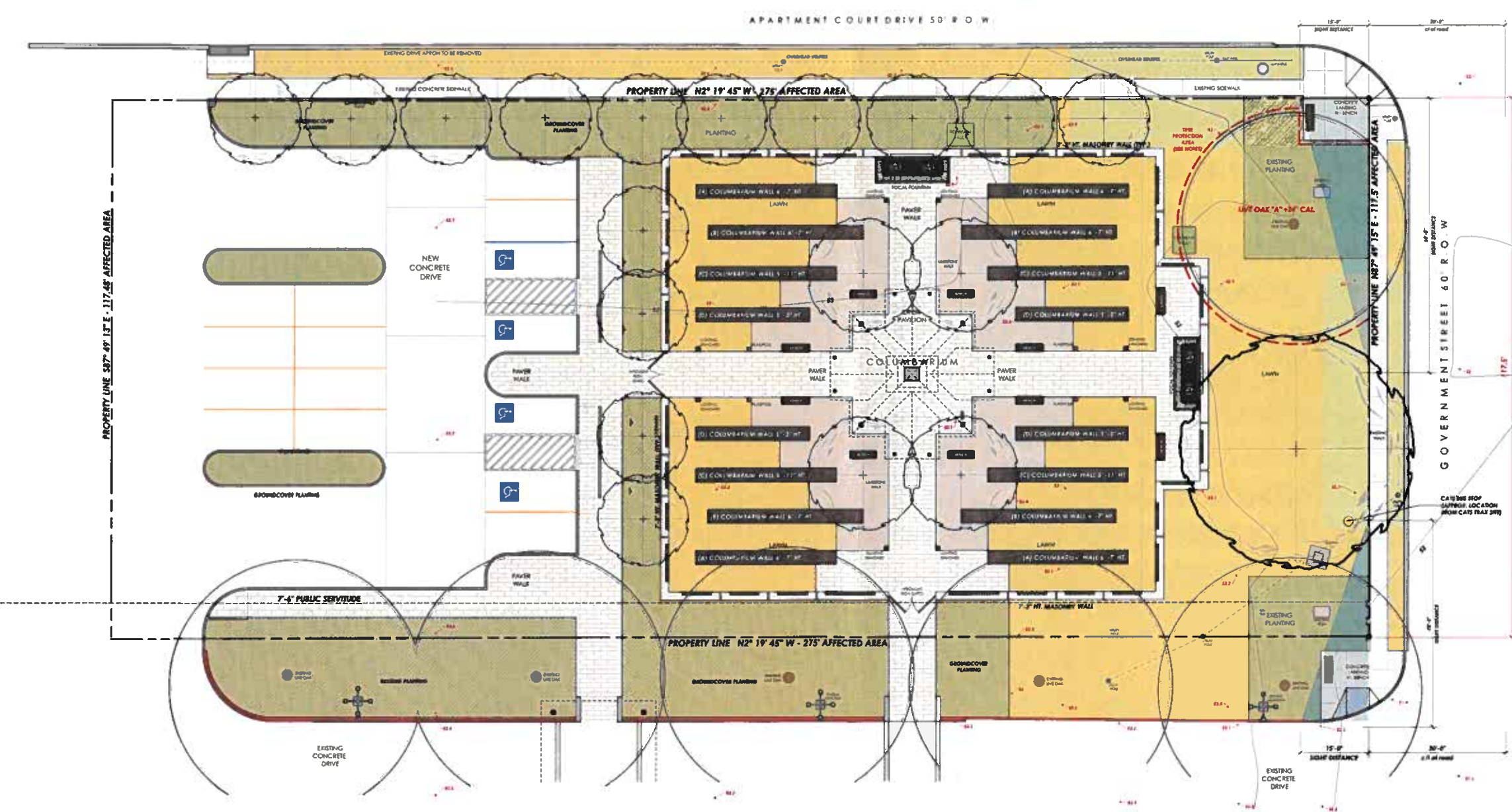
**COLEMAN PARTNERS ARCHITECTS LLC**  
 www.colemanpartners.com  
 3277 NORTH BOULEVARD  
 BATON ROUGE, LA 70806  
 MO 225 387 4414 fax 225 214 5385  
 3701 KIRBY DR. SUITE 908  
 HOUSTON, TX 77058  
 MO 281 867 1056 fax 281 214 5365  
 855 ORAVER ST SUITE 430  
 NEW ORLEANS, LA 70112  
 MO 504 322 3191 fax 225 214 5385

**OUR LADY OF MERCY CATHOLIC CHURCH - COLUMBARIUM**  
 445 MARQUETTE AVE., BATON ROUGE, LA 70806

Project: 18052  
 Date: 1-28-2010  
 Project Architect: GBS

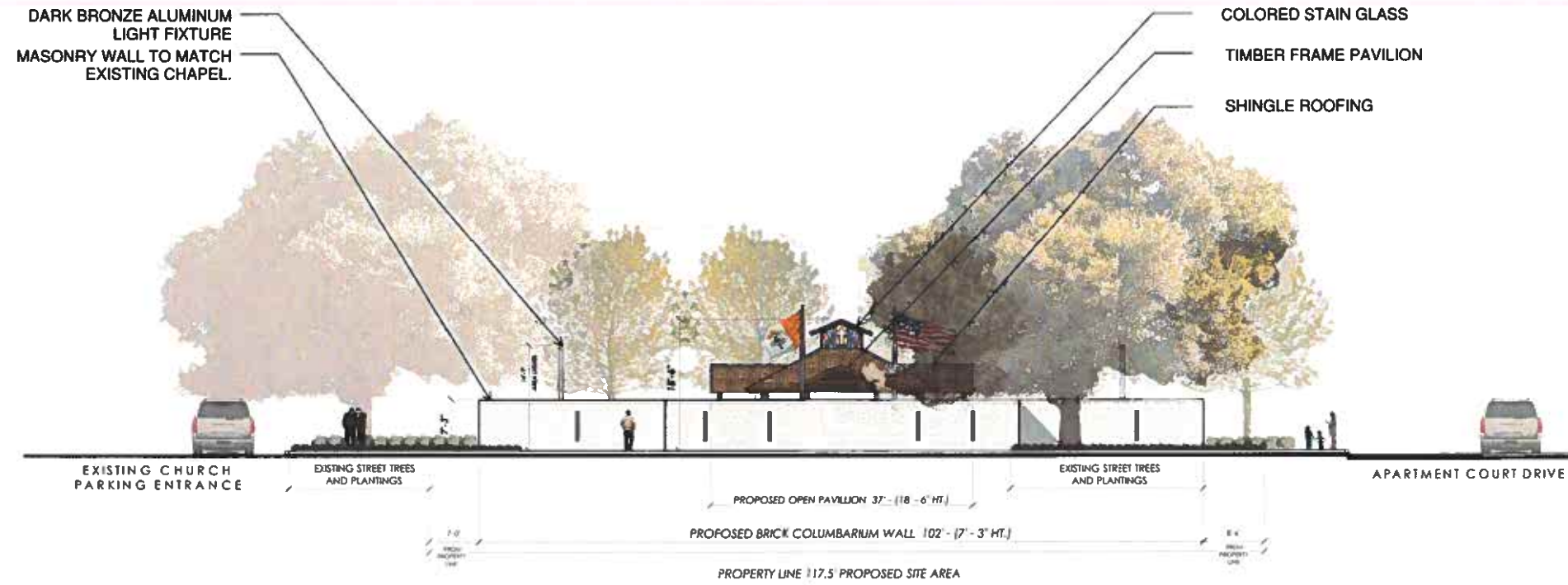
LANDSCAPE PLAN

C-4

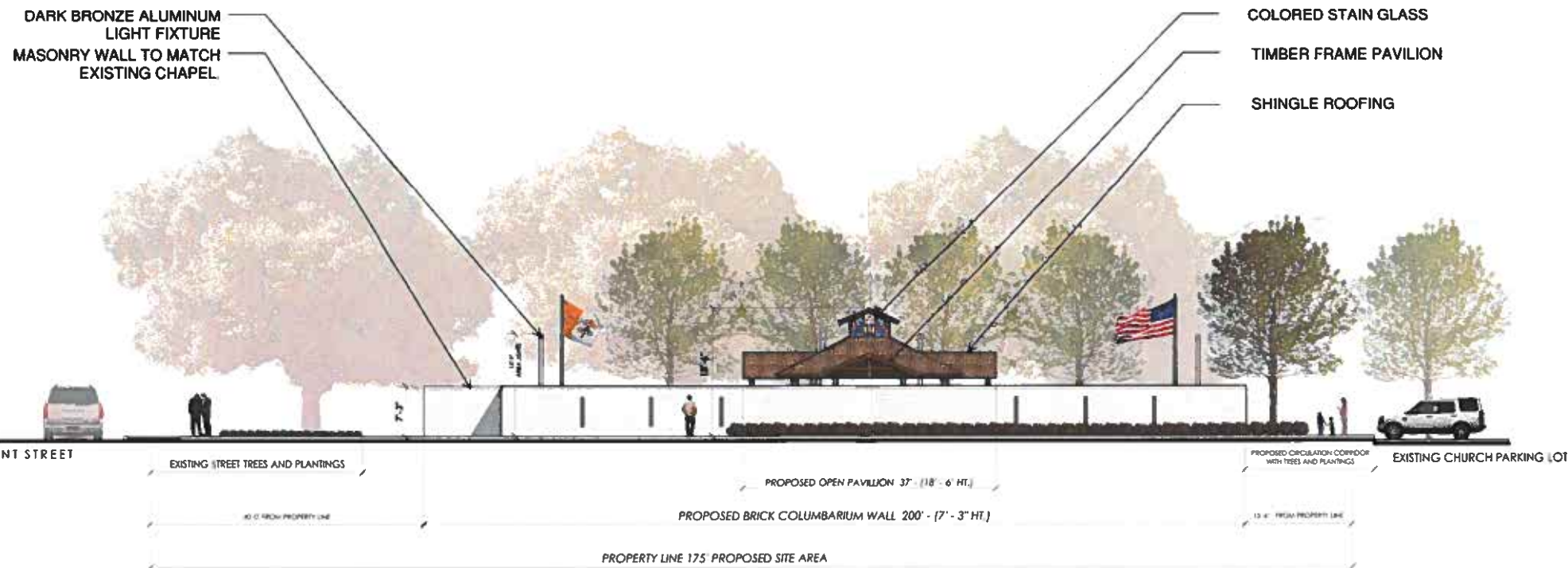


C:\Users\whb\OneDrive\Draws Local\18052\_OLOM\_Columbarium\_CENTRAL\_r17\_wbbaud.rvt

12/17/2018 8:43:53 AM



COLUMBARIUM SECTION / ELEVATION  
VIEW FROM GOVERNMENT STREET - NORTH



COLUMBARIUM SECTION / ELEVATION  
VIEW FROM APARTMENT COURT DRIVE - WEST



THE ARCHITECT HAS PREPARED THESE ARCHITECTURAL ELEVATIONS FOR THE ARCHITECT'S USE ONLY. THE ARCHITECT HAS NOT CONDUCTED A VISUAL QUALITY ANALYSIS OR VISUAL IMPACT STUDY. THE ARCHITECT HAS NOT CONDUCTED A VISUAL QUALITY ANALYSIS OR VISUAL IMPACT STUDY. THE ARCHITECT HAS NOT CONDUCTED A VISUAL QUALITY ANALYSIS OR VISUAL IMPACT STUDY.



**COLEMAN PARTNERS ARCHITECTS LLC**  
www.coleman.com  
3277 NORTH BOULEVARD  
BATON ROUGE, LA 70806  
Tel 225.387.4414 Fax 225.214.3388  
3701 HURRY DR. SUITE 508  
HOUSTON, TX 77066  
Tel 632.947.1036 Fax 225.214.5385  
855 GRAVER ST SUITE 800  
NEW ORLEANS, LA 70112  
Tel 504.322.3191 Fax 225.214.5385

OUR LADY OF MERCY CATHOLIC CHURCH -  
COLUMBARIUM  
445 MARQUETTE AVE., BATON ROUGE, LA 70806

Project: \_\_\_\_\_  
Date: 1-20-2018  
Project Architect: \_\_\_\_\_

ARCHITECTURAL ELEVATIONS

C-5

C:\Users\whb\OneDrive\Desktop\Revit Local\16066\_OLOM\_Columbarium\_CENTRAL\_r17\_wfb\bas.dwg