

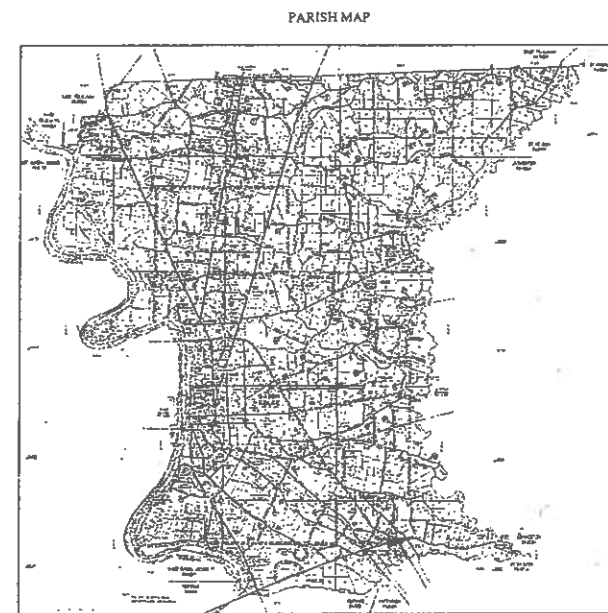
CORBAN EARLY CHILDHOOD CENTER

CONDITIONAL USE PERMIT (CUP - 4 - 19)

TRACT A-4-A-1 OF D. J. RICHARDSON TRACT LOCATED IN SECTION 40, T-8-S, R-2-E GREENSBURG LAND DISTRICT EAST BATON ROUGE PARISH, LA



VICINITY MAP
SCALE: 1"=1000'



PARISH MAP

INDEX TO DRAWINGS:	
SHEET	DESCRIPTION
COVER	COVER
C1.00	EXISTING LAYOUT
C2.00	SITE PLAN LAYOUT
C3.00	DRAINAGE LAYOUT
C4.00	CIRCULATION LAYOUT
L1.00	LANDSCAPE PLAN
A-2-A	BUILDING ELEVATIONS

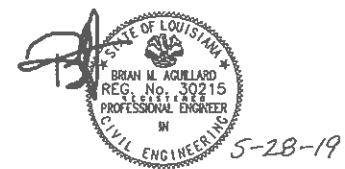
GENERAL NOTES:	
CLASS ROOMS:	8
KIDS ENROLLED:	180
PLAYGROUND AREA:	At Rear of Classrooms

PLANNING SUMMARY:	
EXISTING ZONING:	RURAL
SETBACKS: FRONT- 15'	
REAR-25'	
SIDE- 5'	
COMPREHENSIVE PLAN LAND USE CATEGORY:	RESIDENTIAL NEIGHBORHOOD
EXISTING ZONING OF ADJACENT PARCELS:	RURAL
ACREAGE:	1.860 ACRE
NUMBER OF BUILDINGS:	1
BUILDING HEIGHT:	30.0'
NUMBER OF STORIES:	1 STORY
BUILDING SQUARE FOOTAGE:	12,000 SQ. FT.
PROPOSED USE:	CONDITIONAL USE - CHILDHOOD CENTER

LEGAL DESCRIPTION:
TRACT OR LOT NUMBER: LOT A-4-A-1
PROPERTY NAME: D. J. RICHARDSON TRACT
SECTION 40, T-8-S, R-2-E
CPPC PROPERTY ID#S: 1640867713, 1640867714

ENGINEER/SURVEYOR INFORMATION:
ENGINEER/SURVEYOR: BRIAN AGUILLARD
ADDRESS: PO BOX 1407 PRAIRIEVILLE, LA 70769
TELEPHONE NUMBER: (225)-445-1894
FAX NUMBER: (225)-673-3544

OWNER/DEVELOPER INFORMATION:
OWNER: JOHN CORBAN
ADDRESS: 37291 ENTERPRISE AVENUE PRAIRIEVILLE, LA 70769
TELEPHONE NUMBER: (225)-313-4341



FOR PERMIT ONLY

NO.	DATE	BY	DESCRIPTION
1			COVER

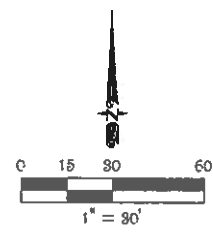
DESIGNED BY	BMA
DRAWN BY	BMA
CHECKED BY	BMA
DATE	05/19/2019

SCALE:	MTS
DESIGNER:	BMA
DRAWN BY:	BMA
CHECKED BY:	BMA
DATE:	05/19/2019

B.M. Aguillard & Associates, LLC.	
P. O. Box 1407	Prairieville, LA 70769
Phone: (225) 445-1894	Fax: (225) 673-3544

REVISION:	△
PROJECT:	
DRAWING:	COVER

PC SET 5/29/19



LEGEND:	
	BUILDING LINE
	FENCE
	FD 1/2" IRON PIPE
	EXISTING GRADE
	DIRECTION OF FLOW
	CATCH BASIN

- GENERAL NOTES:**
1. BASIS OF BEARING:
*S12°33'34"E, OBTAINED FROM REF. MAP 1.
 2. THE WORDS "CERTIFY", "CERTIFIES", OR "CERTIFICATION" AS USED HEREIN IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION, AND BELIEF. AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
 3. B.M. AGUILLARD & ASSOCIATES, LLC. HAS NOT AND DOES NOT PROVIDE DELINEATION OF JURISDICTIONAL WETLANDS.
 4. NO ATTEMPT HAS BEEN MADE BY MYSELF TO VERIFY ACTUAL LEGAL OWNERSHIPS, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT SHOWN ON REFERENCE MAP(S) OR FURNISHED BY THE CLIENT OR HIS REPRESENTATIVES
 5. FORMER CPPC #-1640867714, 1640867713
 6. EXISTING LAND USE-UND
 7. FUTURE LAND USE-RN
 8. TOTAL ACREAGE- 1.860 ACRE
 9. CHARACTER AREA-SUBURBAN
 10. UTILITIES: WATER-BATON ROUGE WATER CO.
ELECTRIC-ENTERGY
GAS-ENTERGY
SCHOOL DISTRICT-EBR-6
FIRE DISTRICT-ST. GEORGE FIRE DISTRICT #2
SEWER-W.S.T.N
 11. THERE ARE NO EXISTING OR PROPOSED SERVITUDES ON THIS SITE.

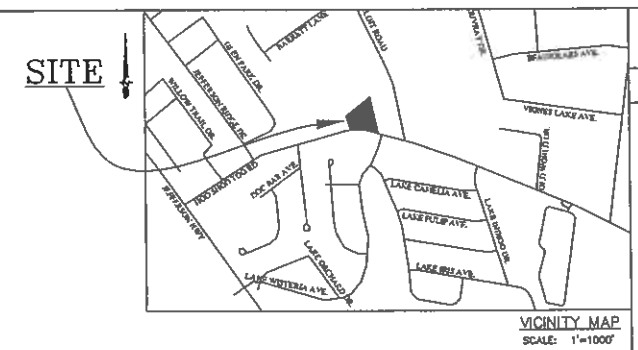
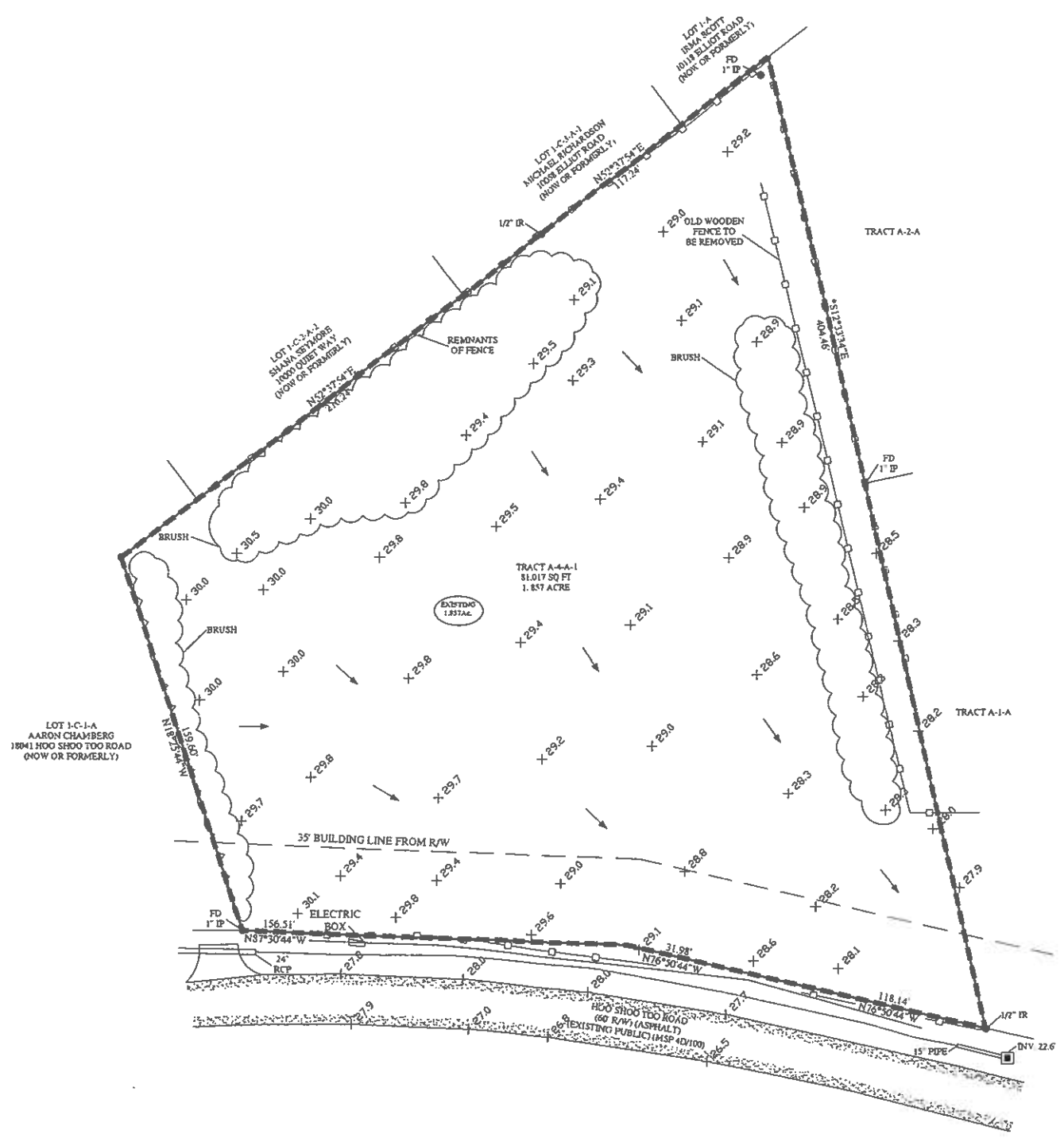
- FLOOD NOTE:**
1. PROPERTY LIES IN FLOOD ZONE X ACCORDING TO FIRM PANEL 22033C 0355E DATED: 05/02/2008. ADI. B.F.E.=27.0'

- ZONING:**
1. EXISTING ZONING: RURAL
 2. SETBACKS: FRONT: 15'
REAR: 25'
SIDE: 5'

SEWAGE DISPOSAL:

NO PERSON SHALL PROVIDE OR INSTALL 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 LOCAL HEALTH AUTHORITY.

- REFERENCE MAP(S):**
1. MAP SHOWING SURVEY OF TRACT A-1-A, TRACT A-2-A, TRACT A-3-A, AND TRACT A-4-A, BEING THE SUBDIVISION OF TRACT A-1, TRACT A-2, TRACT A-3, AND TRACT A-4, LOCATED IN SECTION 40, T-5-S, R-2-E, GREENSBURG LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER, EAST BATON ROUGE PARISH, LOUISIANA, FOR JAMES A. GRAHAM, JR. BY: JAMES W. FALGOUT P.L.S. DATED: 02-13-2018.



FOR PERMIT ONLY

REV	DESCRIPTION OF REVISION
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	
41	
42	
43	
44	
45	
46	
47	
48	
49	
50	
51	
52	
53	
54	
55	
56	
57	
58	
59	
60	
61	
62	
63	
64	
65	
66	
67	
68	
69	
70	
71	
72	
73	
74	
75	
76	
77	
78	
79	
80	
81	
82	
83	
84	
85	
86	
87	
88	
89	
90	
91	
92	
93	
94	
95	
96	
97	
98	
99	
100	

CORBAN EARLY CHILDHOOD

EXISTING CONDITIONS

SCALE: 1"=30'

DATE: 05/15/2019

B.M. Aguilard & Associates, LLC.

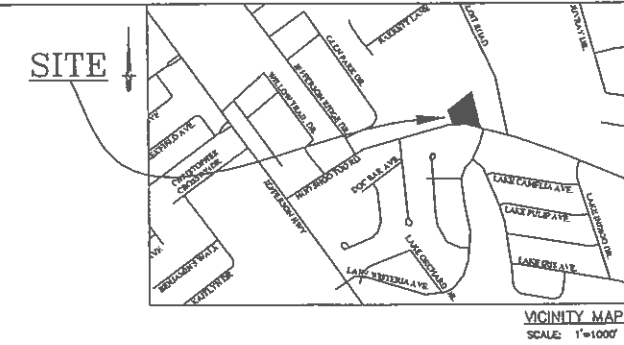
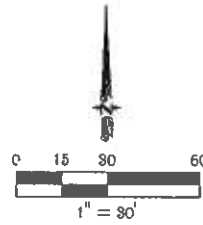
P. O. Box 1407 • Prairieville, LA 70769 •
Phone: (225) 445-1894 • Fax: (225) 673-3544 •

BMA
CIVIL ENGINEERING AND LAND SURVEYING

REVISION:

PROJECT:

DRAWN: C1.00



LEGEND:	
	BUILDING LINE
	FENCE
	ROUND 1/2" IRON PIPE
	CATCH BASIN
	STRUCTURE
	GRASS
	CONCRETE
	PEDESTRIAN ACCESS POINT

- GENERAL NOTES:**
- SEWER TO BE TIED TO EBR PUBLIC TREATMENT.
 - BUILDING HEIGHT: 30.0'
 - NUMBER OF STORIES: 1 STORY
 - UTILITIES: WATER-BATON ROUGE WATER CO. (Underground)
ELECTRIC-ENTERGY (Underground)
GAS-ENTERGY (Underground)
SCHOOL DISTRICT-EBR-6
FIRE DISTRICT-ST. GEORGE FIRE DISTRICT #2
SEWER-W.S.T.N

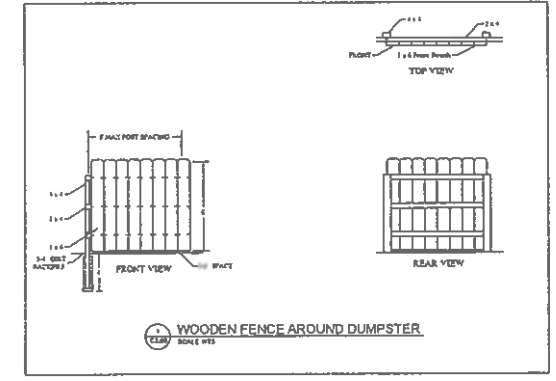
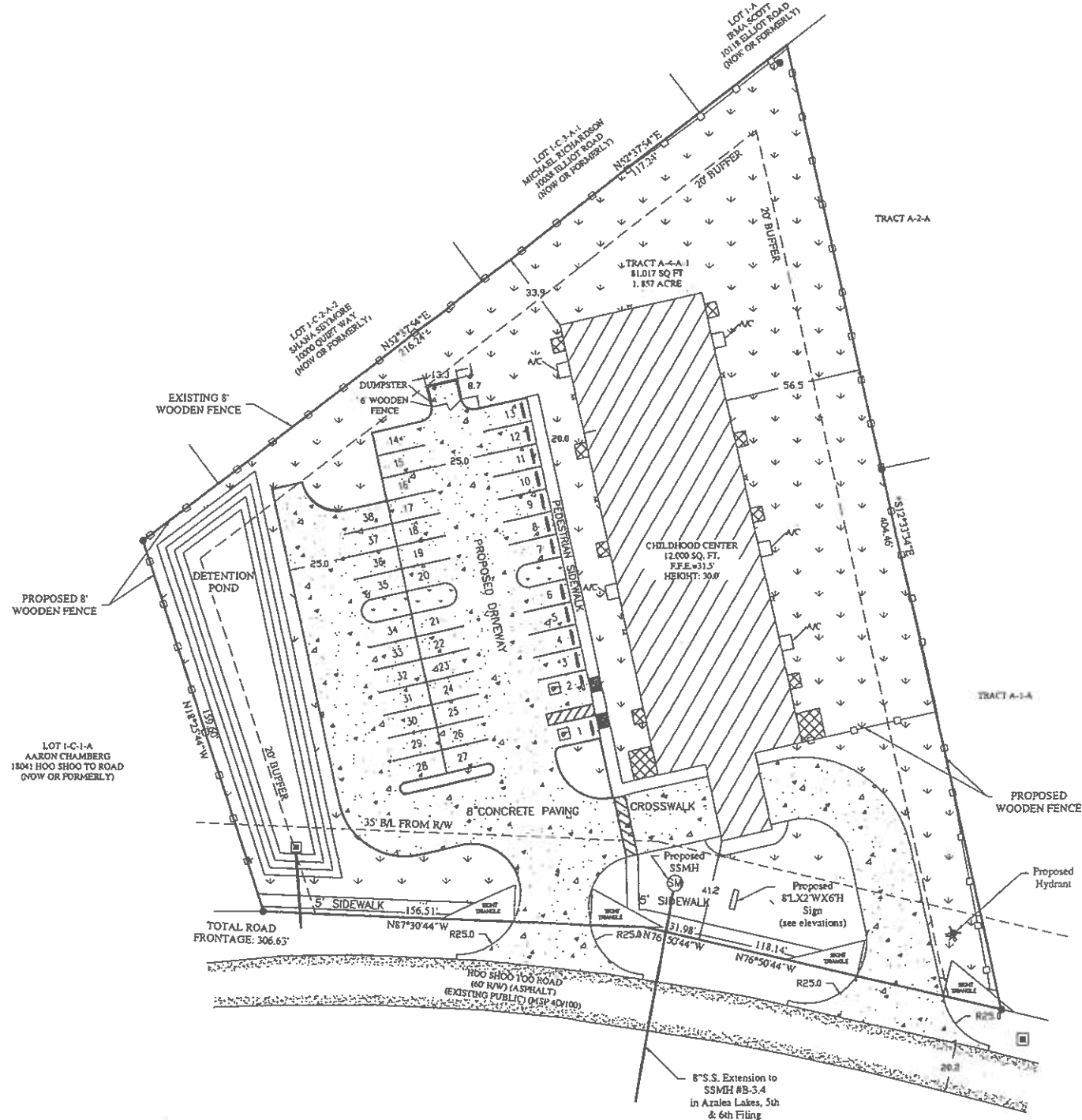
- FLOOD NOTE:**
- PROPERTY LIES IN FLOOD ZONE X ACCORDING TO FIRM PANEL 22033C 0355E DATED: 05/02/2008, ADJ. B.F.E.=27.0'

- ZONING:**
- EXISTING ZONING: RURAL
 - SETBACKS: FRONT: 15'
REAR: 25'
SIDE: 5'

- LIGHTING:**
- EXTERIOR WALL MOUNT WITH 50 WATT LED LAMP, 120 VOLT, COOPER CROSSTOUR OR EQUAL.
 - THIS SITE PLAN WILL COMPLY WITH ALL PROVISIONS OF THE LIGHTING ORDINANCE 14.6.

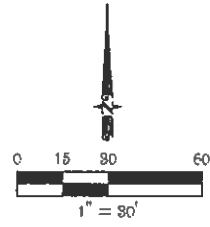
XTOR Crosstour MAXX LED

- 50 Watt LED Lamp
- 120 Volt
- 120 Degree Beam Angle
- 15000 Lumens
- 5 Year Warranty
- 15000 Hours Life
- 15000 Lumens
- 15000 Hours Life

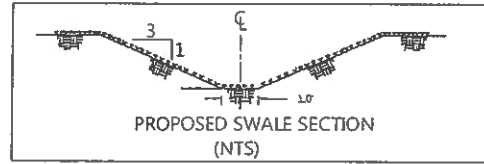


FOR PERMIT ONLY

CORBAN EARLY CHILDHOOD	
SITE PLAN LAYOUT	
SCALE: 1"=30'	DATE: 05/15/2019
DESIGNED BY: BMA	CHECKED BY: PETER REVELETT
DRAWN BY: BMA	DATE: 05/15/2019
B.M. Aguilard & Associates, LLC.	
P. O. Box 1407 • Prairieville, LA 70769 •	
Phone: (225) 445-1894 • Fax: (225) 673-3544 •	
REVISION:	△
PROJECT:	
DRAWING:	C2.00



LEGEND:	
	DRAINAGE AREA
	BUILDING LINE
	DITCH
	DIRECTION OF FLOW
	CATCH BASIN
	HATCHING



FLOOD NOTE:

1. PROPERTY LIES IN FLOOD ZONE X ACCORDING TO FIRM PANEL 22033C 0355E DATED: 05/02/2008. ADJ. B.F.E.=27.0'

ZONING:

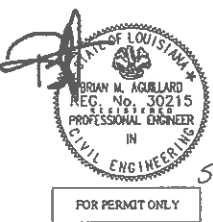
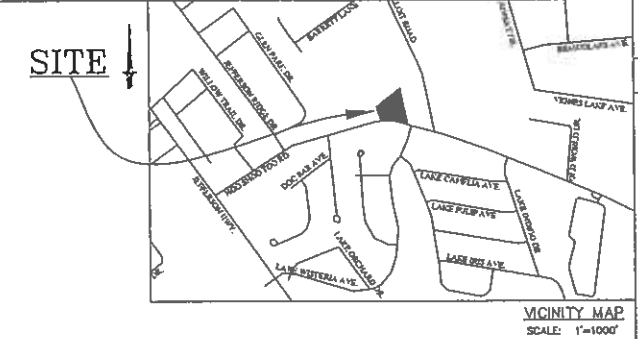
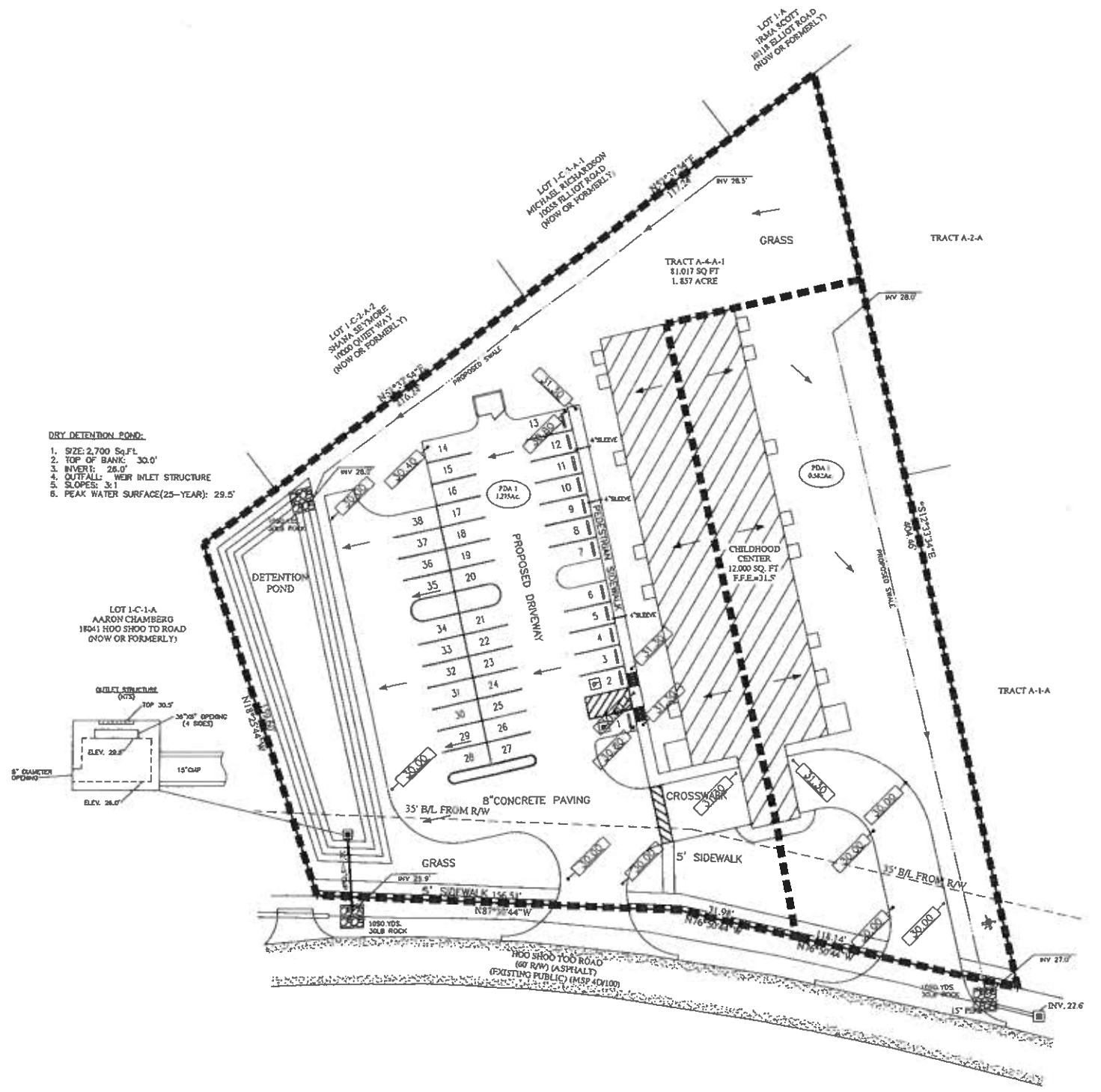
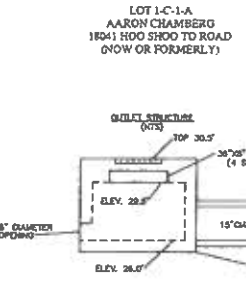
1. EXISTING ZONING: RURAL
2. SETBACKS: FRONT: 15'
REAR: 25'
SIDE: 5'

EROSION AND SEDIMENT CONTROL (ESC) NOTES:

1. THIS PROJECT WILL DISTURB APPROXIMATELY 1.8 ACRES. AN LPDES GENERAL PERMIT MAY BE REQUIRED.
2. ALL ESC ITEMS SPECIFIED SHALL BE INSTALLED PRIOR TO THE BEGINNING OF EARTH DISTURBING ACTIVITIES.
3. A CONCRETE WASHOUT SHALL BE PROVIDED PRIOR TO ANY CONCRETE WORK ON SITE. THIS WASHOUT WILL BE FOR RINSING OF THE CONCRETE TRUCK CHUTES. WASHING OUT OF CONCRETE DRUMS WILL NOT BE ALLOWED ON SITE.
4. ALL ESC MEASURE SHALL BE IN ACCORDANCE WITH LA DOTD STANDARD PLAN EC-01.

DRY DETENTION POND:

1. SIZE: 2,700 SQ.FT.
2. TOP OF BANK: 30.0'
3. INVERT: 26.0'
4. OUTFALL WEIR INLET STRUCTURE
5. SLOPES: 3:1
6. PEAK WATER SURFACE(25-YEAR): 29.5'



NO.	DESCRIPTION OF REVISION	DATE

CORBAN EARLY CHILDHOOD
DRAINAGE LAYOUT

SCALE: 1"=30'	DESIGNER: BMA
DRAWN: BMA	CHECKED: BMA
DATE: 05/15/2019	DATE: 05/15/2019

B.M. Aguillard & Associates, LLC.

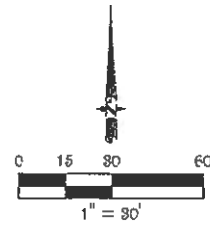
P. O. Box 1407 • Prairieville, LA 70769 •
Phone: (225) 445-1894 • Fax: (225) 673-3544

BMA
CIVIL ENGINEERING AND LAND SURVEYING

REVISION:

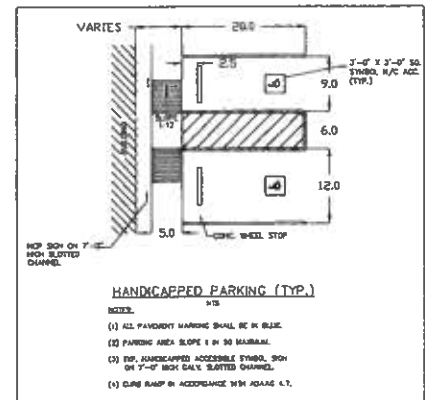
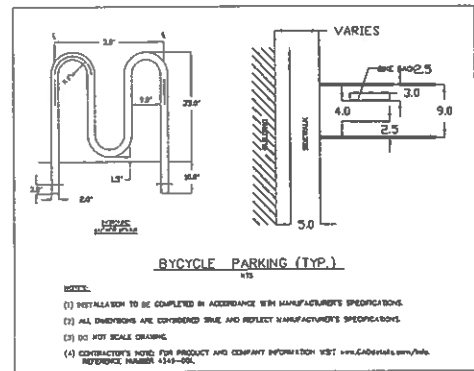
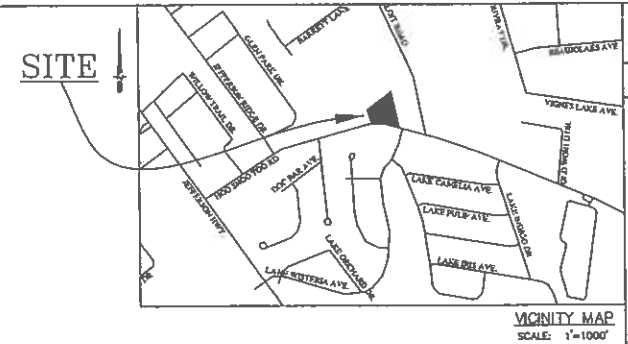
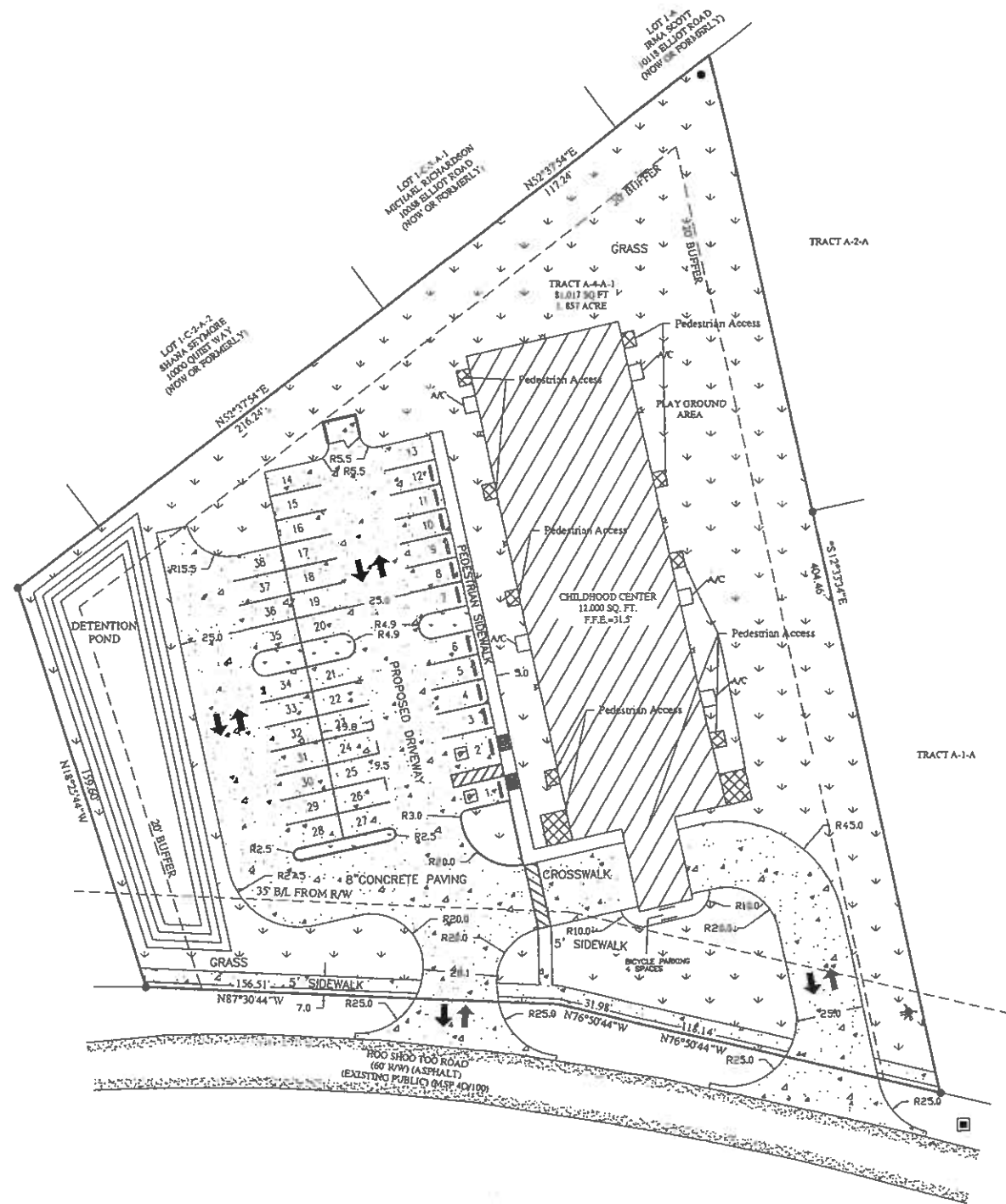
PROJECT:

DRAWING: C3.00



LEGEND:

	BUILDING LINE
	FENCE
	SIDEWALK
	FOUNDED 1/2" IRON PIPE
	CATCH BASIN
	STRUCTURE
	GRASS
	CONCRETE
	PEDESTRIAN ACCESS POINT



CHARACTER AREA: SUBURBAN	FORMULA	REQUIRED	PROPOSED
PARKING	N/A	BY PLANNING DIRECTOR	38
COMMERCIAL HANDICAPPED	26-50 SPACES	2	2
BICYCLE	N/A	BY PLANNING DIRECTOR	4

GENERAL NOTES:

- THERE ARE NO CATS ROUTE.

FLOOD NOTE:

- PROPERTY LIES IN FLOOD ZONE X ACCORDING TO FIRM PANEL 22033C 0355E DATED: 05/02/2008. AD1, B.F.E.=27.0'

ZONING:

- EXISTING ZONING: RURAL
- SETBACKS: FRONT: 15'
REAR: 25'
SIDE: 5'



FOR PERMIT ONLY

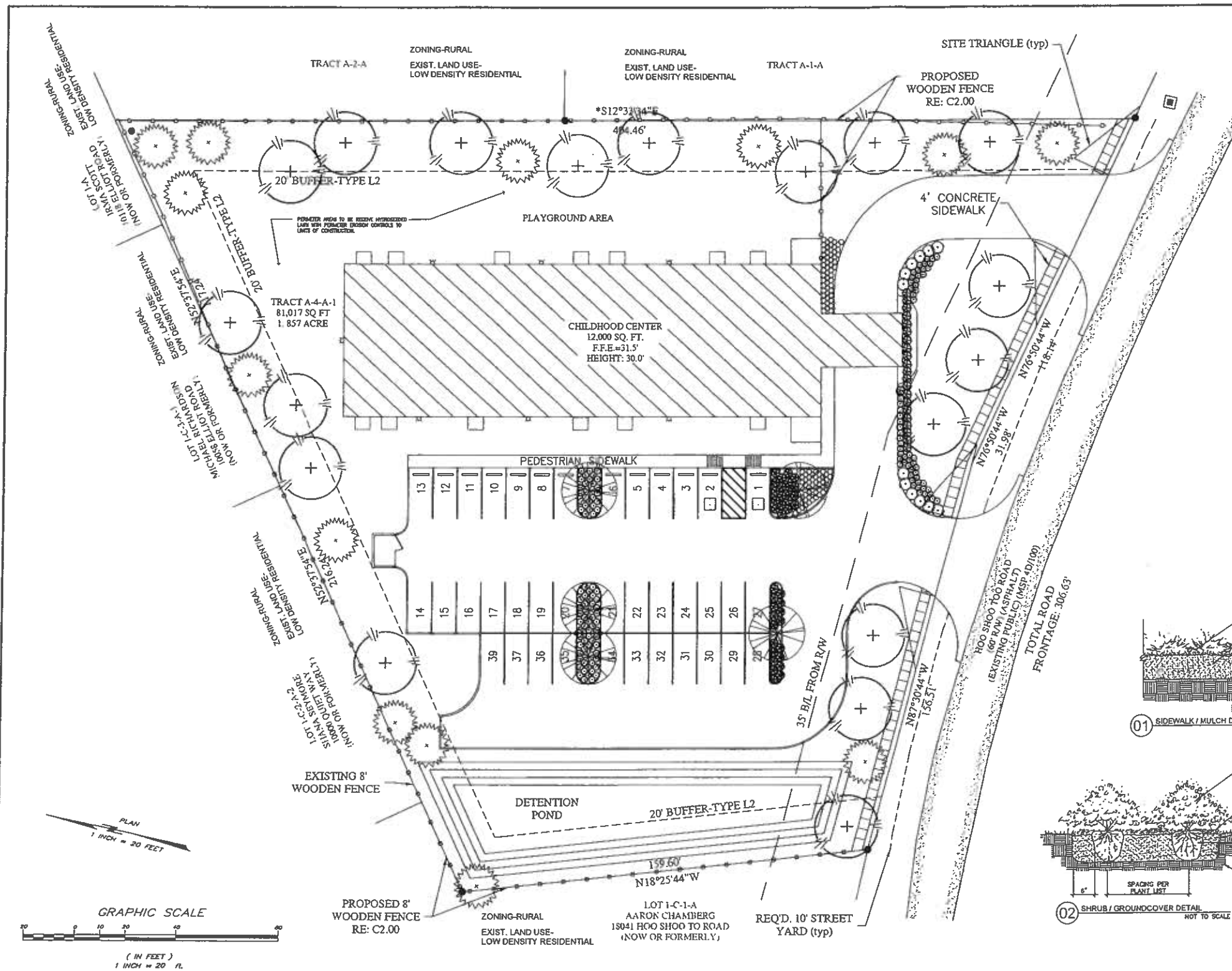
REV	DESCRIPTION OF REVISION	BY	DATE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

SCALE: 1" = 30'	DATE: 05/15/2019
DESIGNED: BMA	
DRAWN: BMA	
CHECKED: BMA	
PER REVIEWED: BMA	

PROJECT: CORBAN EARLY CHILDHOOD	DATE: 05/15/2019
DRAWING: CIRCULATION LAYOUT	

B.M. Aguilard & Associates, LLC.	
P. O. Box 1407	Phone: (225) 445-1894
Franklinville, LA 70769	Fax: (225) 673-3544

REVISION:	△
PROJECT:	
DRAWING:	C4.00

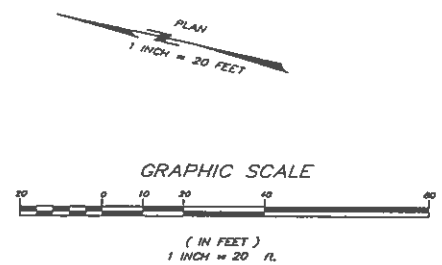
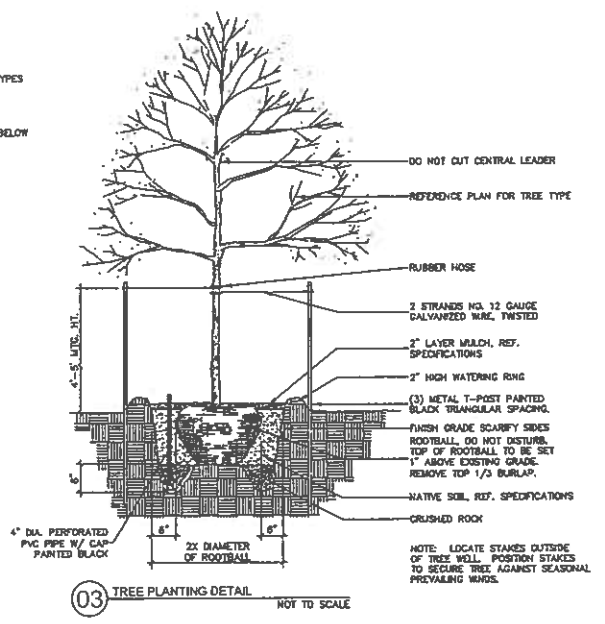
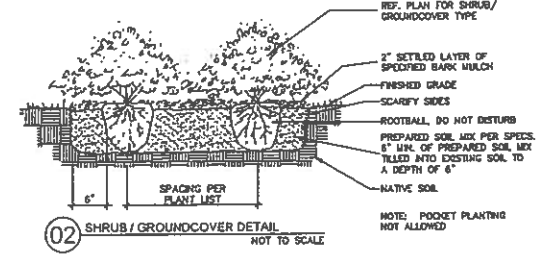
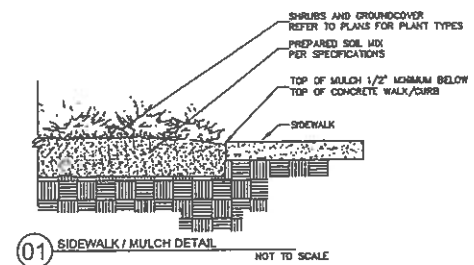


GENERAL NOTES

1. ANY DISCREPANCY BETWEEN THIS SHEET AND OTHERS, AS THEY MAY RELATE TO MATERIALS, QUANTITIES, AND SPECIFICATIONS SHOULD BE REFERRED TO OWNERS REPRESENTATIVE FOR CLARIFICATION.
2. THE CONTRACTOR IS ADVISED OF THE PRESENCE OF UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF SAME PRIOR TO COMMENCING DIGGING OR FINISH GRADING OPERATIONS.
3. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY DAMAGE TO EXISTING UTILITIES, TRUNKS, PAVING, OR OTHER ELEMENTS IN PLACE AT THE COMMENCEMENT OF HIS WORK, AT NO ADDITIONAL COST TO THE OWNER.
4. ANY ADJUSTMENT TO THE PLAN REQUIRED, DUE TO EXISTING CONDITIONS NOT REFLECTED ON THIS PLAN, SHALL BE RESOLVED BY THE CONTRACTOR AT THE TIME OF INSTALLATION.
5. FINISH GRADES FOR ALL PLANTING, SOO AND SEED AREAS SHALL BE ESTABLISHED AND APPROVED PRIOR TO PLANTING AND SOODING.
6. CENTERPIECE SOO SHALL BE PLACED A MINIMUM OF 5' FROM ALL PAVEMENT AND BUILDING EDGES UNLESS OTHERWISE NOTED.
7. ALL TRASH AND CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE SITE PRIOR TO ESTABLISHMENT OF FINISH GRADES.
8. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ACCEPTED HORTICULTURAL PRACTICES. THIS SHALL INCLUDE PROPER PLANTING SOIL MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING, STAKING OR CUYING, FERTILIZATION, AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE BY OWNER.
9. ALL PLANT MATERIAL SHALL CONFORM TO SIZES SPECIFIED AND AS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. IN ADDITION, ALL PLANT MATERIAL SHALL BE FREE FROM INSECT AND DISEASE.
10. ALL SHRUB AND GROUNDCOVER AREAS SHALL BE MULCHED TO PROVIDE A UNIFORM AND CONTINUOUS COVER WITH A MINIMUM DEPTH OF THREE INCHES (3").
11. ALL CLASS "A" TREES ARE TO BE SINGLE TRUNK SPECIMENS WITH A MINIMUM 2" CALIPER SIZE & 8' HEIGHT.
12. ALL CLASS "B" TREES ARE TO BE SINGLE TRUNK SPECIMENS WITH AN 8' HEIGHT, MINIMUM 1-1/2" CALIPER SIZE.
13. ALL QUANTITIES PROVIDED ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR COMPLETE COVERAGE AS DESIGNED.
14. HOSE BIBBS WILL BE AVAILABLE AT THE BUILDING AND WILL BE WITHIN 200' OF ALL PLANTING BEDS AND TREES TO PROVIDE WATER FOR NEW PLANT MATERIALS.

PLANT LEGEND

*CLASS "A" TREES	QTY.	SIZE (AT PLANTING)	SHRUBS	QTY.	SIZE (AT PLANTING)
	5	2" Cal., MIN. 8' HT.		12	7 GALLON
	16	2" Cal., MIN. 8' HT.		22	7 GALLON
	13	2" Cal., MIN. 8' HT.		31	7 GALLON
				133	3 GALLON
				103	1 GALLON



CORBAN DAYCARE

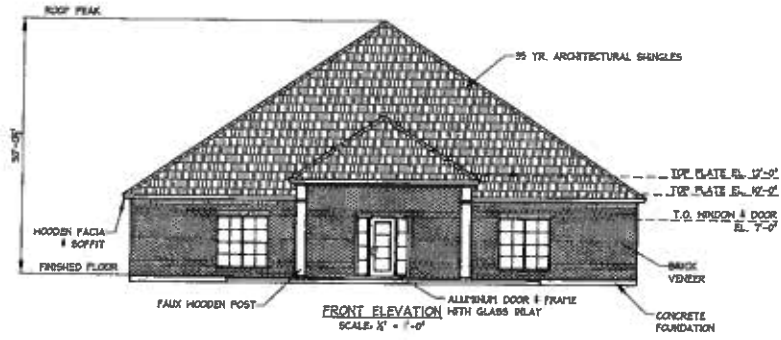
AREA	LANDSCAPE ORDINANCE REQUIREMENTS	AVAILABLE	REQUIRED		PROVIDED		TREE CREDITS
			CLASS "A"	CLASS "B"	CLASS "A"	CLASS "B"	
STREET	1 CLASS "A" TREE PER 40' LINEAR FEET	307 L.F.	8		8		
VEHICULAR	1 CLASS "A" TREE PER 10 PARKING SPACES	39 SPACES	5		4		
BUFFERYARD	20' @ 12'	900 L.F.					
	1 CLASS "A" TREE PER 40' LINEAR FEET OR		23		23		
	1 CLASS "B" TREE PER 20' LINEAR FEET AND			46			
	CONTINUOUS 3' TALL SCREEN VS. PROPERTY LINE						
	TOTAL		36	46	35		

ERIC M. POCHÉ, RLA
LANDSCAPE ARCHITECT

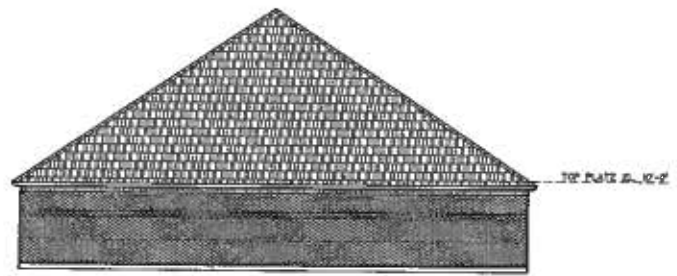


LANDSCAPE PLAN - SHT. L-1.0

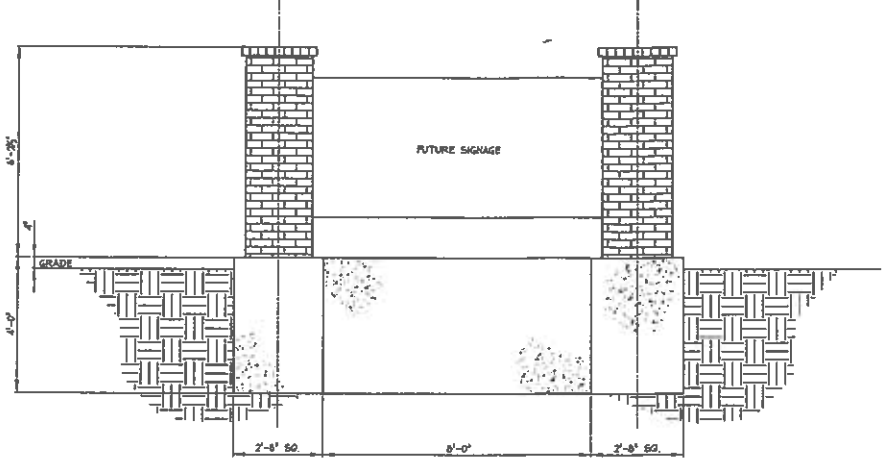
SCALE: 1"=20'	DATE: 03-15-2019	SHEET: 1 OF 1
DRAWN BY: EMP	CHECKED: EMP	PROJECT:
B.M. Aguillard & Associates, LLC P. O. Box 1407 Prairieville, LA 70769 Phone: (225) 445-1894 Fax: (225) 673-3544		



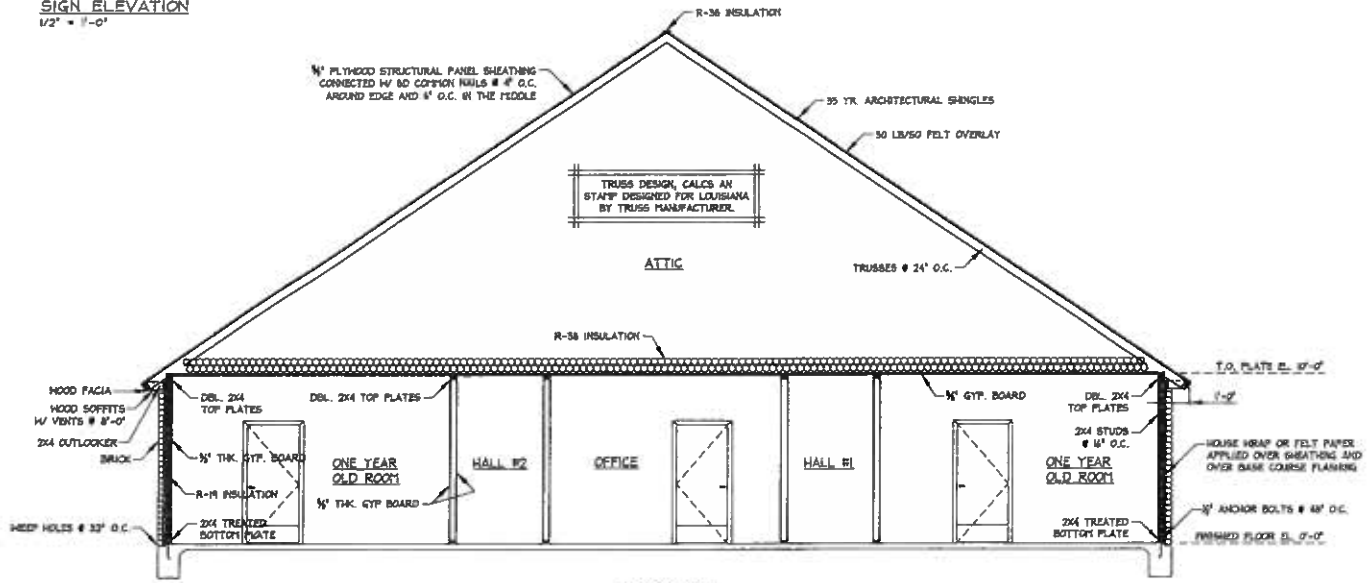
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



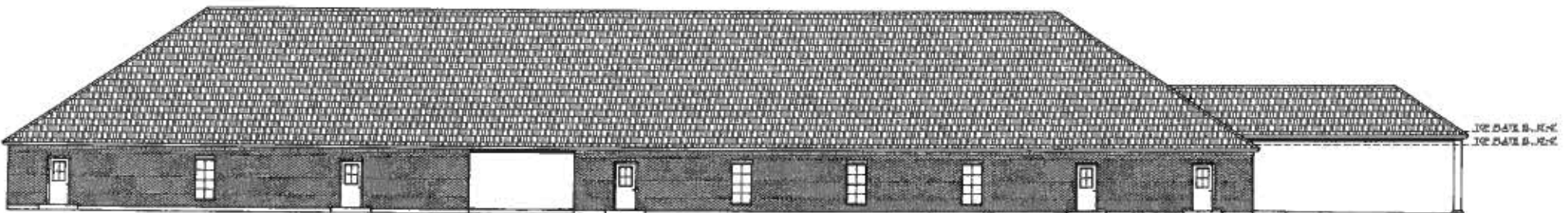
REAR ELEVATION
SCALE: 1/4" = 1'-0"



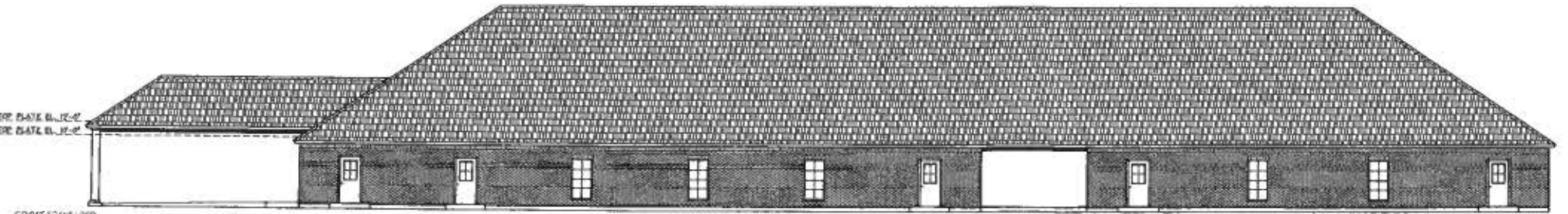
SIGN ELEVATION
1/2" = 1'-0"



SECTION 'A-A'
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

NO.	DATE	REVISION DESCRIPTION	BY	CHKD. APPR.
1	03/16/19	DESIGN FOR APPROVAL	BAC	

**PROPOSED BUILDING FOR
CORBAN EARLY LEARNING CENTER**
TRACT A-4-A
BATON ROUGE, LA 70817
EAST BATON ROUGE PARISH

B.M. Aguilard & Assoc.
• 100 Bm 1487 • Baton Rouge, LA 70809 •
• Phone: (225) 445-1864 • Fax: (225) 445-1344 •

SHEET NO:	A2-A
PROJECT NO:	201998
DRAWN BY:	BAC
REV. NO:	A

CONSULT THE L&D
WHEN YOU BUILD AND
YOUR PLANS WILL SUCCEED.
REVISED 6-7