

INFILL/SMALL PLANNED UNIT DEVELOPMENT (ISPUD-1-19)

HIGHPOINTE OAK SUBDIVISION

FORMERLY
LOT A-1

**A 0.56 ACRE PORTION OF AN UNNUMBERED 0.95 ACRE TRACT
LOCATED IN
SECTION 68, T-7-S, R-1-W
GREENSBURG LAND DISTRICT
EAST BATON ROUGE PARISH, LOUISIANA**

DENSITY: 7.14 UNITS/ACRE

CPPC # 1320520542

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P-8.0	PRELIMINARY PLAT

OWNER/DEVELOPER
HIGHPOINTE DESIGN PARTNERS, LLC
7520 PERKINS RD
BATON ROUGE, LA 70808
225-907-4539
HIGHPOINTEDESIGNPARTNERS@GMAIL.COM

ARCHITECT
ERIN T. DEMMA, AIA
7926 WRENWOOD BLVD
SUITE C
BATON ROUGE, LA 70808
225-573-5979

ENGINEER
ESTOPINAL SURVEYING & ENGINEERING, LLC
MATT ESTOPINAL, PE, PLS
8170 HIGHLAND ROAD
BATON ROUGE, LA 70808
225-368-7037
MATTESTOPINAL@GMAIL.COM

LANDSCAPE ARCHITECT
ANDY K HURSEY
518 CORSAIR DR
BATON ROUGE, LA 70810
PHONE NUMBER
225-324-3639

BR

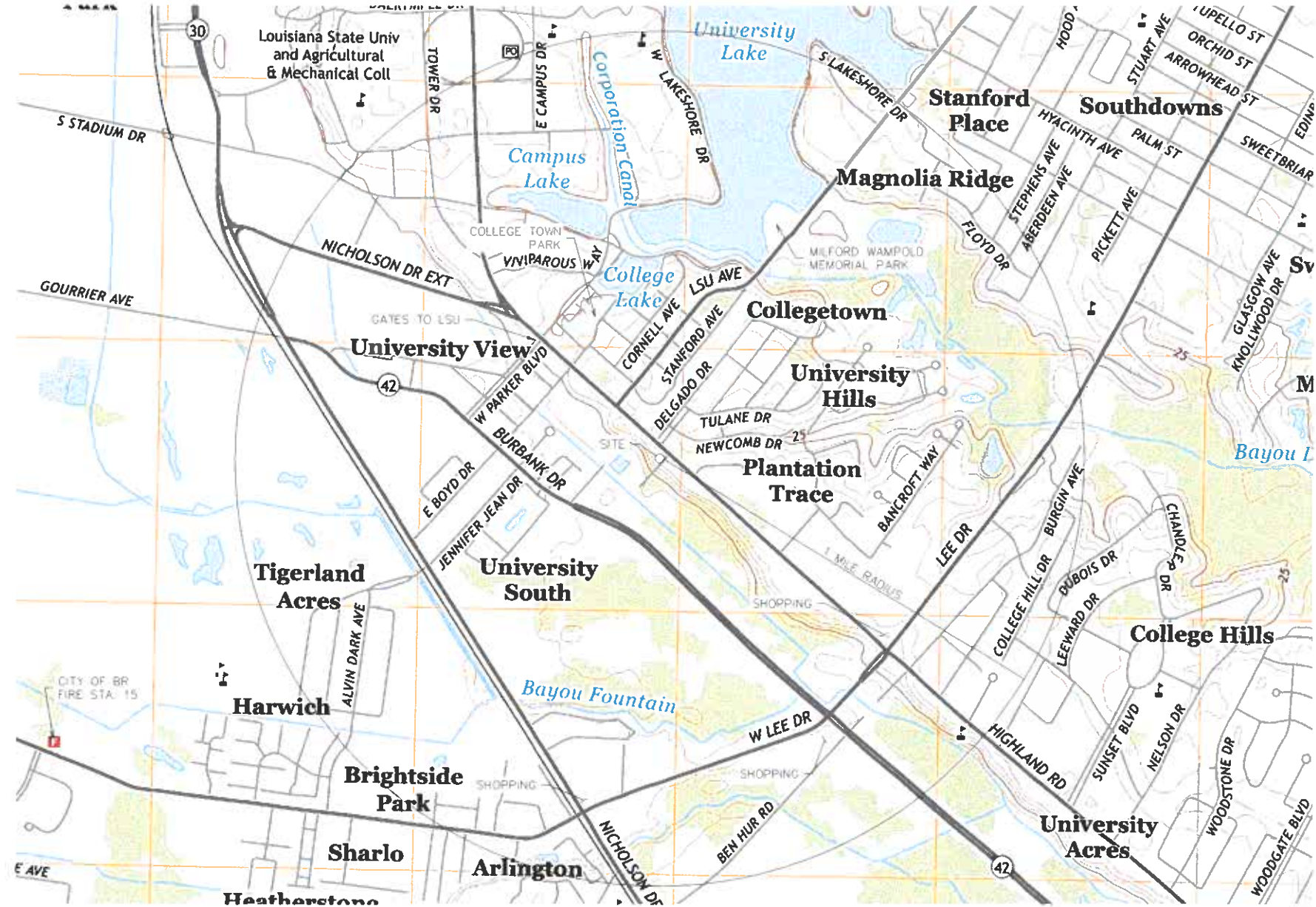
CLIENT: HIGHPOINTE DESIGN PARTNERS, LLC
7520 PERKINS ROAD
BATON ROUGE LOUISIANA 70808

PROJECT: HIGHPOINTE OAK SUBDIVISION
HIGHLAND ROAD & HENRY ADAMS ROAD
LOUISIANA
CPPC# 1320520542

STATE OF LOUISIANA
MATTHEW S. ESTOPINAL
PE 39151
REG. NO. 13915
EXPIRES 12/31/2021
SURVEYING & ENGINEERING

STAMP 01-22-2019

PRELIMINARY
NOT FOR CONSTRUCTION



USGS QUAD MAP "BATON ROUGE WEST, LA 2015"

ESTOPINAL
SURVEYING & ENGINEERING, LLC.
8170 HIGHLAND ROAD
BATON ROUGE, LA 70808
(225) 368-7037 MATTESTOPINAL@GMAIL.COM

REVISION:	DATE:	DESCRIPTION:

DRAWN: MSE CHECKED: JCS
SCALE: N.T.S. PROJ.: 001.01
SHEET NO.: 1 of 8
DRAWING NO.: T-1.0

TITLE SHEET

P.C review. 1/23/2019

NOTES

- THIS MAP IS INTENDED FOR THE SOLE AND EXCLUSIVE USE AS AN EXISTING CONDITIONS MAP. BOUNDARY LINES, BEARINGS AND DISTANCES SHOWN HEREON PER REFERENCE MAP "A", PURSUANT TO LOUISIANA ADMINISTRATIVE CODE, TITLE 46, PART LXI, CHAPTER 29. THIS EXISTING CONDITIONS MAP DOES NOT REPRESENT A PROPERTY BOUNDARY SURVEY. SUBSEQUENT TO THE APPROVAL OF I-SPUD-1-19, A PROPERTY BOUNDARY SURVEY WILL BE PERFORMED TO VERIFY BOUNDARY LINES SHOWN HEREON.
- TOPOGRAPHIC FEATURES WERE LOCATED IN THE FIELD OR WERE COMPILED FROM REFERENCE DOCUMENTS AND ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES ONLY.
- CONTOUR LINES DERIVED FROM THE GROUND SURVEY DATA. ELEVATIONS ARE IN NAVD '88.
- RIGHT-OF-WAY WIDTHS PER REFERENCE MAP "A".
- SUBSURFACE UTILITIES SHOWN BASED UPON OBSERVED ABOVE GROUND VISIBLE FEATURES, LA ONE CALL MARKINGS OR REFERENCE DOCUMENTS.
- THIS EXHIBIT DOES NOT DETERMINE OWNERSHIP. ADJACENT OWNERSHIP NAMES AND ADDRESSES SHOWN PER INFORMATION OBTAINED FROM EAST BATON ROUGE PARISH ASSESSOR'S WEBSITE.
- HIGHLAND HIDEAWAY TOWNHOMES. HIGHLAND HIDEAWAY TOWNHOMES, LLC DOMICILE ADDRESS OF 3524 16TH STREET, UNIT A, METAIRIE, LA 70002 (PER LA. SECRETARY OF STATE WEBSITE).
- LOT A-1 IS VACANT, PER OWNER, FORMER DUPLEX ON THE SITE WAS DEMOLISHED.
- SIZE, MATERIAL AND APPROXIMATE LOCATION OF EXISTING 10" CAST IRON WATER MAIN ON NORTH SIDE OF HIGHLAND ROAD SHOWN PER BATON ROUGE WATER COMPANY.
- A WETLAND DELINEATION WAS NOT A PART OF THIS WORK.

REFERENCE MAPS

A.) "MAP OF SUBDIVISION OF AN UNNUMBERED 0.95 ACRE TRACT LOCATED IN SECTION 68, T-7-S, R-1-W, CITY OF BATON ROUGE, LOUISIANA INTO LOTS "A-1" AND "A-2" FOR MRS. HAZEL L. KELLEY & MRS. NATHALIE L. FLOWERS" BY WILLIAM L. BOWMAN, PLS DATED FEBRUARY 11, 1971 AND RECORDED IN THE EAST BATON ROUGE PARISH CLERK OF COURT'S OFFICE AT ORIGINAL 80, BUNDLE 7509.

FLOOD ZONE

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" SHADED (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AS SHOWN ON FEMA FIRM FOR EAST BATON ROUGE PARISH, LOUISIANA 22033C0245E, EFFECTIVE DATE MAY 2, 2008. NEAREST BFE = 20.0' SOUTH OF SITE.

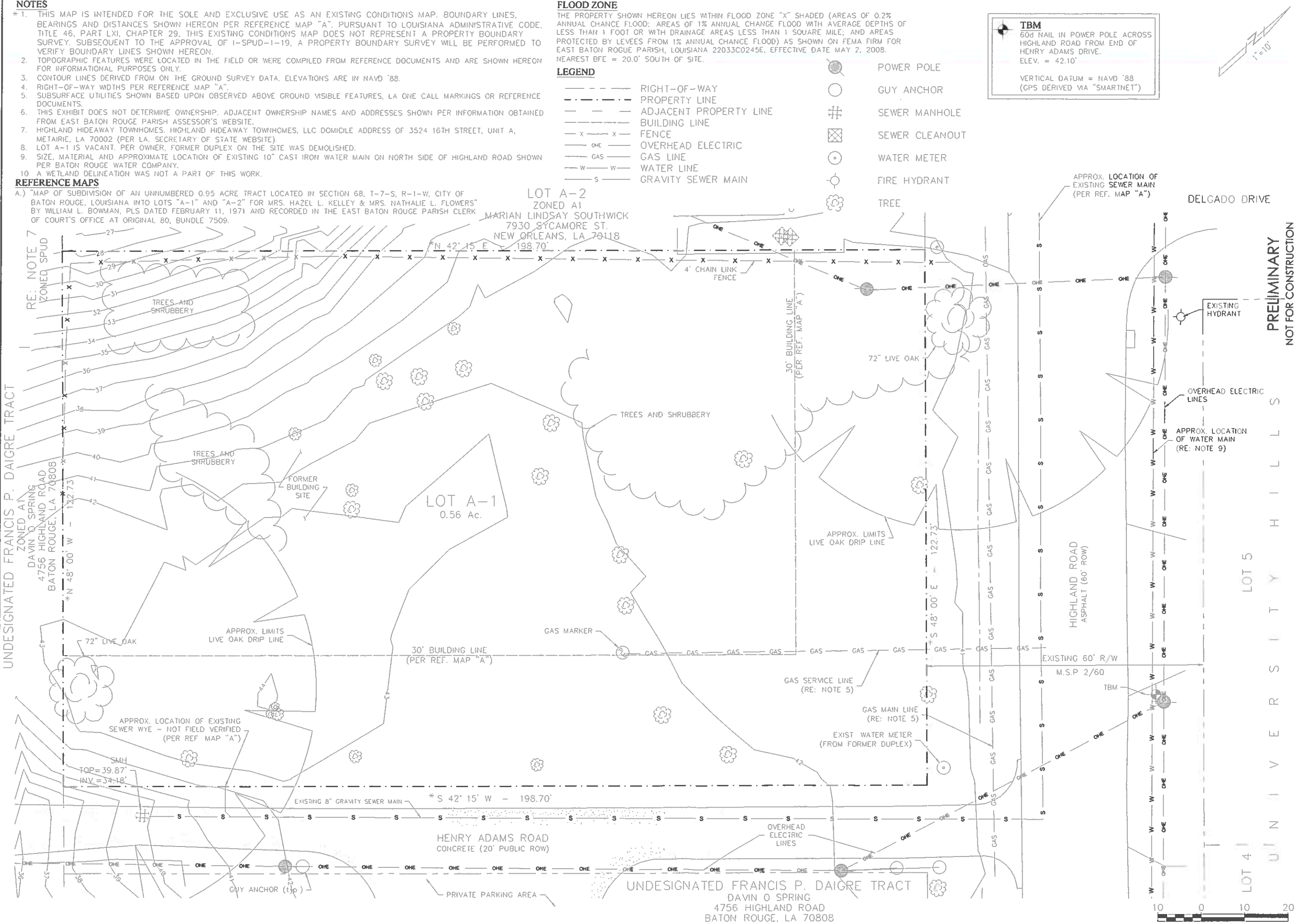
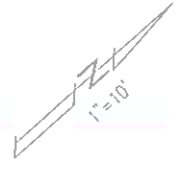
LEGEND

- RIGHT-OF-WAY
- - - PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- BUILDING LINE
- x - x - FENCE
- OHE — OVERHEAD ELECTRIC
- GAS — GAS LINE
- W — WATER LINE
- S — GRAVITY SEWER MAIN

- POWER POLE
- GUY ANCHOR
- ⊕ SEWER MANHOLE
- ⊗ SEWER CLEANOUT
- WATER METER
- FIRE HYDRANT
- ☼ TREE

TBM
60" NAIL IN POWER POLE ACROSS HIGHLAND ROAD FROM END OF HENRY ADAMS DRIVE.
ELEV. = 42.10'

VERTICAL DATUM = NAVD '88
(GPS DERIVED VIA "SMARTNET")



BR

CLIENT: HIGHPOINTE DESIGN PARTNERS, LLC
7520 PERKINS ROAD
BATON ROUGE, LOUISIANA 70808

PROJECT: HIGHPOINTE OAK SUBDIVISION
HIGHLAND ROAD & HENRY ADAMS ROAD
BATON ROUGE, LOUISIANA
CPLC# 1320520542

STATE OF LOUISIANA
MATTHEW S. ESTOPINAL
REG. NO. 39151
EXPIRES 12/31/2020
PE 39151
PE 39151
MATTHEW S. ESTOPINAL
REGISTERED PROFESSIONAL ENGINEER
No. 39151
EXPIRES 12/31/2020
STAMP 01-22-2019

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UNIVERSITY HILLS
EXISTING CONDITIONS MAP

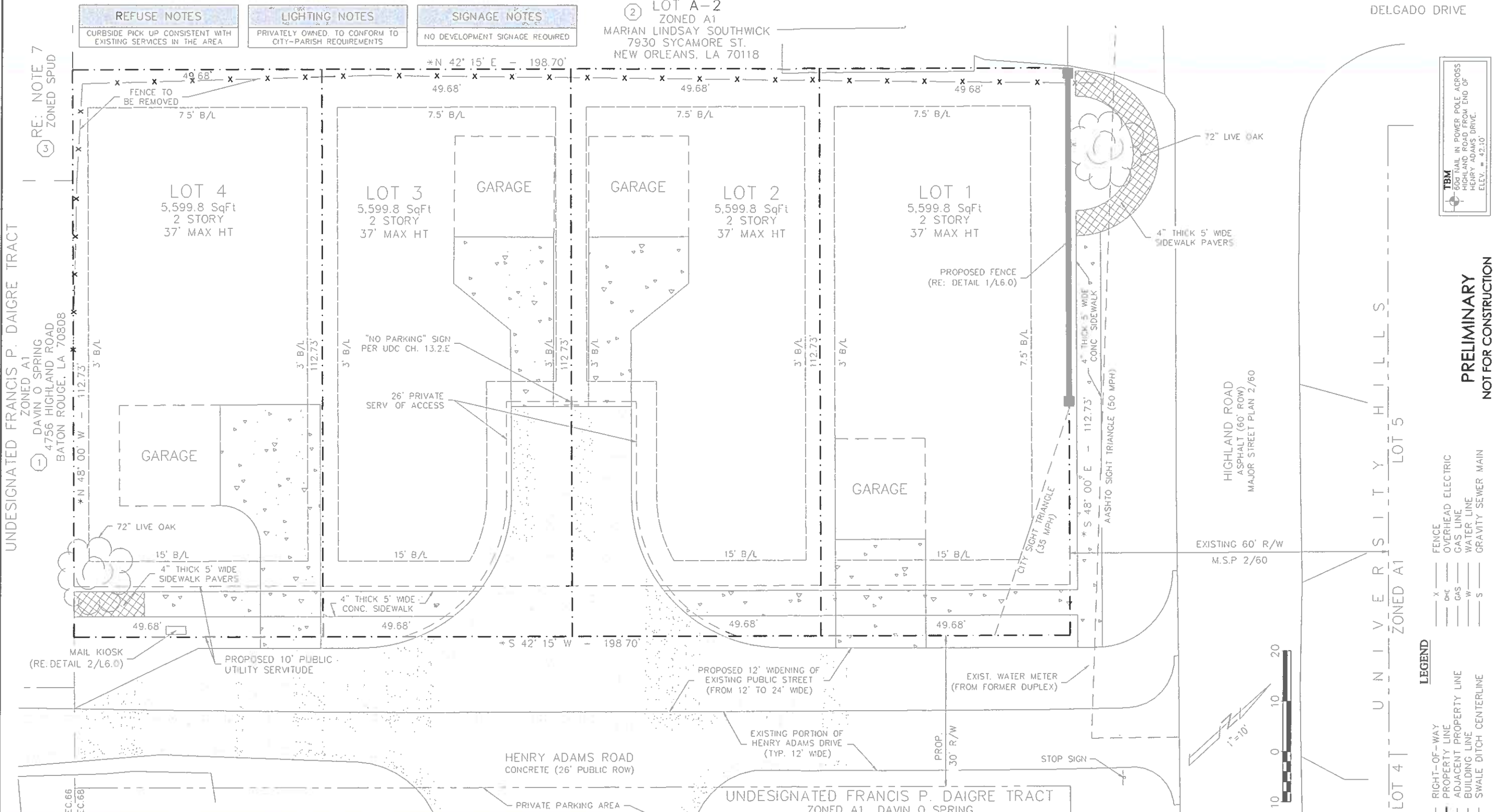
DRAWN: MSE CHECKED: JG
SCALE: 1"=10' PROJ. 001.01
SHEET NO. 2 of 8
DRAWING NO. E-2.0

LOT A-2
ZONED A1
MARIAN LINDSAY SOUTHWICK
7930 SYCAMORE ST.
NEW ORLEANS, LA 70118

REFUSE NOTES
CURBSIDE PICK UP CONSISTENT WITH EXISTING SERVICES IN THE AREA

LIGHTING NOTES
PRIVATELY OWNED. TO CONFORM TO CITY-PARISH REQUIREMENTS

SIGNAGE NOTES
NO DEVELOPMENT SIGNAGE REQUIRED



TBM
600' TRAIL IN POWER POLE ADDRESS
HIGHLAND ROAD FROM END OF
HENRY ADAMS DRIVE.
ELEV. = 42.10'

PRELIMINARY
NOT FOR CONSTRUCTION

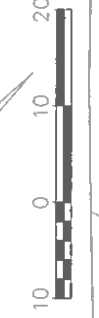
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HIGHLAND ROAD & HENRY ADAMS ROAD
LOUISIANA
CPPC# 1320520542

STATE OF LOUISIANA
REGISTERED PROFESSIONAL ENGINEER
MATTHEW S. ESTOPINAL
PE 39181
STAMP
01-22-2019

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LEGEND
RIGHT-OF-WAY
PROPERTY LINE
ADJACENT PROPERTY LINE
BUILDING LINE
SWALE DITCH CENTERLINE
FENCE
OVERHEAD ELECTRIC
GAS LINE
WATER LINE
GRAVITY SEWER MAIN



MAIL NOTES
PROPOSED MAIL KIOSK LOCATED AT SOUTH END OF SITE ALONG HENRY ADAMS RD

GENERAL DESCRIPTION
HIGHPOINTE OAK SUBDIVISION IS A PROPOSED 0.56 ACRE I-SPUD DEVELOPMENT LOCATED AT THE SOUTHWEST INTERSECTION OF HIGHLAND ROAD AND HENRY ADAMS ROAD IN BATON ROUGE, LA. THE PROPOSED USE FOR 100% OF THE SITE IS LOW DENSITY SINGLE FAMILY RESIDENTIAL. THERE ARE NO PROPOSED AREAS OF DEDICATED OPEN GREEN SPACE HOWEVER PORTIONS OF EACH PRIVATELY OWNED LOT WILL BE LANDSCAPED TO PROVIDE AESTHETICALLY PLEASING GREEN OPEN SPACES. HIGHPOINTE OAK SUBDIVISION FEATURES FOUR LOTS, EACH 5,599.8 SQUARE FEET IN SIZE. THERE ARE NO PROPOSED INTERNAL STREETS AS ALL LOTS FRONT EXISTING PUBLIC RIGHT-OF-WAYS. NEW SIDEWALKS ARE PROPOSED ALONG HIGHLAND ROAD AND HENRY ADAMS ROAD FOR PEDESTRIAN WAYS. THERE ARE NO COMMON AREAS. EACH LOT WILL PROVIDE A MINIMUM OF TWO OFF STREET PARKING SPACES. THERE IS NO PROPOSED SUBDIVISION SIGNAGE. THE HOUSES WILL FEATURE A COHESIVE MIXTURE OF CONTEMPORARY ARCHITECTURAL STYLE COMBINED WITH CLASSIC LOUISIANA DESIGN ELEMENTS. THE LANDSCAPE PLAN FEATURES BUCOLIC STREET VIEWS ALONG HENRY ADAMS ROAD. ADDITIONALLY, AN 8' TALL BRICK WALL, WITH ADJACENT LANDSCAPING AND STREET TREES, ALONG A PORTION OF HIGHLAND ROAD WILL PROVIDE A PLEASING VISUAL SCREEN

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225-907-4539
HIGHPOINTEDESIGNPARTNERS@GMAIL.COM

GENERAL NOTES

FIRM PANEL:	22033C0245E	LOT NO.:	A-1
FLOOD ZONE:	X SHADED	EXISTING ZONING:	A1
BFE:	20'	PROPOSED ZONING:	ISPUD
RECORD INUNDATION:	N/A	PROJECT ACREAGE:	0.56
ELECTRIC COMPANY:	ENTERGY	EXISTING LAND USE:	LDR
GAS COMPANY:	ENTERGY	FUTURE LAND USE:	RN
WATER COMPANY:	BR WATER CO.	CHARACTER AREA:	URBAN WALKABLE
ELEM. SCHOOL:	UNIVERSITY TERRACE	SEWER DISTRICT:	EBRP STN
MIDDLE SCHOOL:	GLASGOW	FIRE DISTRICT:	CITY OF BATON ROUGE
HIGH SCHOOL:	MCKINLEY	VERTICAL DATUM:	NAVD '88 GPS DERIVED (SMARTNET)
PROP. DENSITY:	7.14 UNITS/ACRE		

- NOTES
- THIS MAP IS INTENDED FOR THE SOLE AND EXCLUSIVE USE AS A DEVELOPMENT PLAN FOR I-SPUD APPROVAL. BOUNDARY LINES, BEARINGS AND DISTANCES SHOWN HEREON PER REFERENCE MAP "A" (RE. SHEET E-2.0) PURSUANT TO LOUISIANA ADMINISTRATIVE CODE, TITLE 46, PART LXI, CHAPTER 29. THIS DEVELOPMENT PLAN DOES NOT REPRESENT A PROPERTY BOUNDARY SURVEY. SUBSEQUENT TO THE APPROVAL OF I-SPUD-1-19, A PROPERTY BOUNDARY SURVEY WILL BE PERFORMED TO VERIFY BOUNDARY LINES SHOWN HEREON.
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 - NO ATTEMPT HAS BEEN MADE BY ESTOPINAL SURVEYING & ENGINEERING TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT WHICH WAS PROVIDED BY THE CLIENT. ADJACENT OWNERSHIP NAMES AND ADDRESSES SHOWN PER INFORMATION OBTAINED FROM EAST BATON ROUGE PARISH ASSESSOR'S WEBSITE.
 - HIGHLAND HIDEAWAY TOWNHOMES, HIGHLAND HIDEAWAY TOWNHOMES, LLC DOMICILE ADDRESS OF 3524 16TH STREET, UNIT A, METAIRIE, LA 70002 (PER LA SECRETARY OF STATE WEBSITE).
 - LOT A-1 IS VACANT. PER OWNER, FORMER DUPLEX ON THE SITE WAS DEMOLISHED. FORMER ADDRESS WAS 4826 HIGHLAND ROAD, BATON ROUGE, LA 70808.
 - SIZE, MATERIAL AND APPROXIMATE LOCATION OF EXISTING 10" CAST IRON WATER MAIN ON NORTH SIDE OF HIGHLAND ROAD SHOWN PER BATON ROUGE WATER COMPANY. A WETLAND DELINEATION WAS NOT A PART OF THIS WORK.
 - MAJOR STREET PLAN DATED JULY 26, 2017.
 - SECTION LINE SKETCH FROM P.L.S.S. MAP OF EAST BATON ROUGE PARISH.
 - SUBJECT PROPERTY LIES APPROX. 1.5 MILES SOUTH OF THE BATON ROUGE FAULT PER "THE SCOTLANDVILLE, DENHAM SPRINGS AND BATON ROUGE FAULTS", PUBLIC INFORMATION SERIES NO. 13, PUBLISHED SUMMER OF 2008

ABUTTING PROPERTY OWNERS

OWNER	LOT NAME	ADDRESS	ZONING
1 DAWN O SPRING	UNDESIGNATED TRACT	4756 HIGHLAND RD. BATON ROUGE, LA	A-1
2 MARIAN LINDSAY SOUTHWICK	A-2	7930 SYCAMORE ST. NEW ORLEANS, LA	A-1
3 HIGHLAND HIDEAWAY TOWNHOMES	HIGHLAND HIDEAWAY TOWNHOMES	3524 16TH ST., UNIT A METAIRIE, LA	SPUD

TABLE OF USES

	LDR	MDR	HDR	COMM OFF	PUB/SEMI-PUB	IND	OPEN SPACE
TOTAL UNITS	4	-	-	-	-	-	-
TOTAL BLDG SF	12,000±	-	-	-	-	-	-
TOTAL ACREAGE	0.56	-	-	-	-	-	-
PERCENT OF SITE	100	-	-	-	-	-	-

UNDESIGNATED FRANCIS P. DAIGRE TRACT
ZONED A1

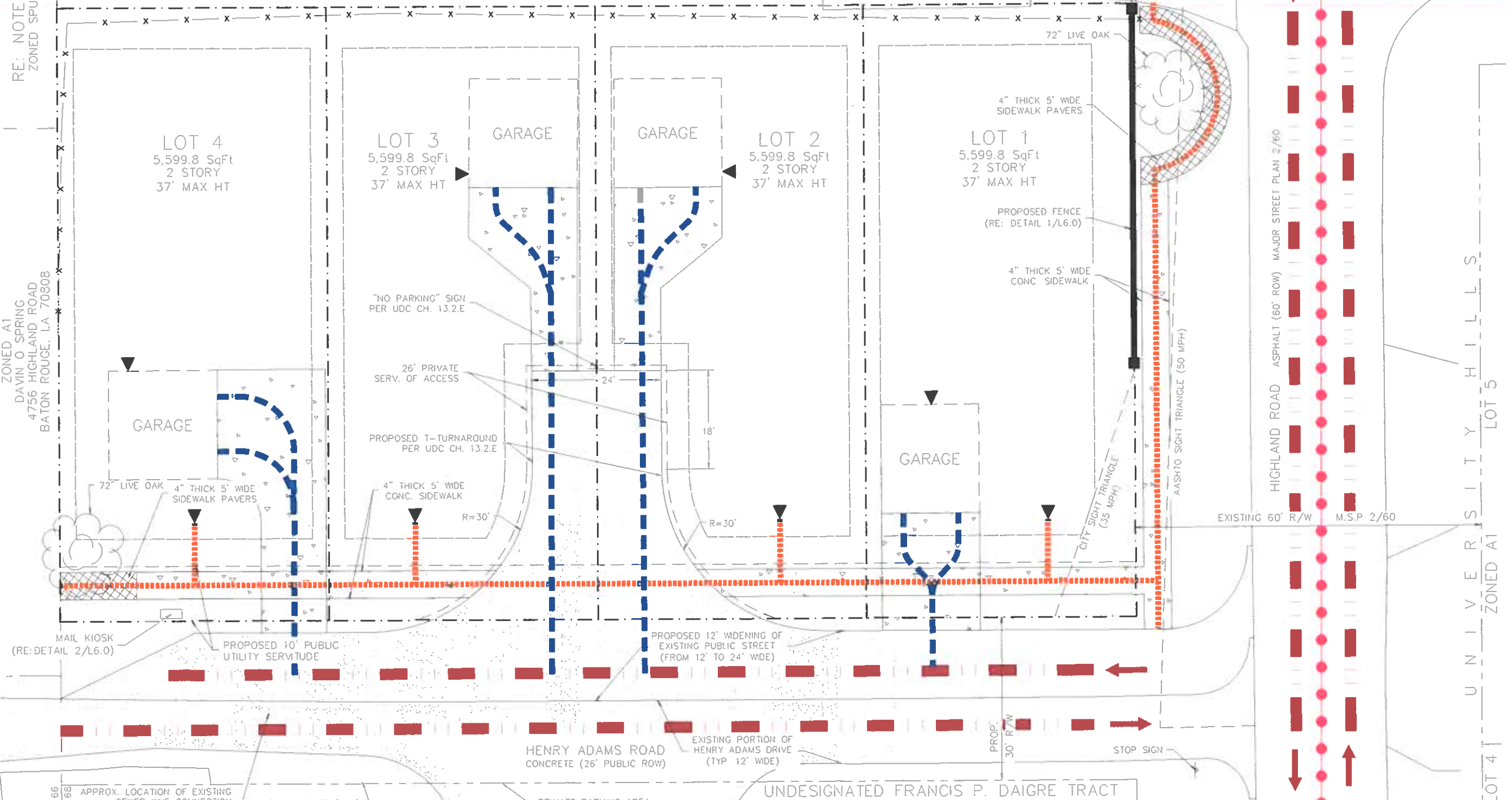
DAVIN O SPRING
4756 HIGHLAND ROAD
BATON ROUGE, LA 70808

RE: NOTE 7
ZONED SPUD

LOT A-2
ZONED A1
MARIAN LINDSAY SOUTHWICK
7930 SYCAMORE ST.
NEW ORLEANS, LA 70118

DELGADO DRIVE

BR



TBM
600' NAIL IN POWER POLE ACROSS
HIGHLAND ROAD FROM END OF
HENRY ADAMS DRIVE
ELEV. = 42.10'

PRELIMINARY
NOT FOR CONSTRUCTION



CLIENT:
HIGHPOINTE DESIGN PARTNERS, LLC
7520 PERKINS ROAD
BATON ROUGE, LOUISIANA 70808

PROJECT:
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HIGHLAND ROAD & HENRY ADAMS ROAD
LOUISIANA
CPC# 1320520542

MATTHEW S. ESTOPINAL
PE 39151
STAMP
01-22-2019

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BATON ROUGE, LA 70808
(225) 368-7037 MATTESTOPINAL@GMAIL.COM

LEGEND

X	FENCE
---	OVERHEAD ELECTRIC
---	GAS LINE
---	WATER LINE
---	GRAVITY SEWER MAIN
---	RIGHT-OF-WAY
---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	BUILDING LINE
---	SWALE DITCH CENTERLINE



MAINTENANCE NOTE

PEDESTRIAN WAYS TO BE PRIVATELY OWNED AND MAINTAINED.
HENRY ADAMS ROAD TO BE PUBLICLY OWNED AND MAINTAINED.

CATS ROUTE

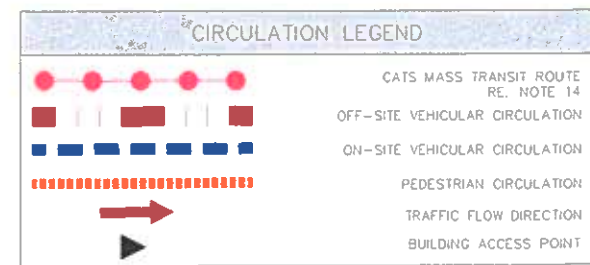
SITE IS ON CATS ROUTE, EXISTING STOPS NEAR SITE ALONG HIGHLAND RD

PARKING TABLE

	SPACES REQUIRED	SPACES PROPOSED	HCAP SPACES PROPOSED	TOTAL SPACES PROPOSED
SECTION, PHASE OR FILING	8	8	0	8
TOTAL	8	8	0	8

ENGINEER
ESTOPINAL SURVEYING & ENGINEERING, LLC
MATT ESTOPINAL, PE, PLS
8170 HIGHLAND ROAD
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225-907-4539
HIGHPOINTEDESIGNPARTNERS@GMAIL.COM



GENERAL NOTES

FIRM PANEL:	22033C0245E	LOT NO.:	A-1
FLOOD ZONE:	X SHADED	EXISTING ZONING:	A1
BFE:	20'	PROPOSED ZONING:	ISPUD
RECORD INUNDATION:	N.A.	PROJECT ACREAGE:	0.56
ELECTRIC COMPANY:	ENTERGY	EXISTING LAND USE:	LDR
GAS COMPANY:	ENTERGY	FUTURE LAND USE:	RN
WATER COMPANY:	BR WATER CO.	CHARACTER AREA:	URBAN WALKABLE
ELEM. SCHOOL:	UNIVERSITY TERRACE	SEWER DISTRICT:	EBRP STN
MIDDLE SCHOOL:	GLASGOW	FIRE DISTRICT:	CITY OF BATON ROUGE
HIGH SCHOOL:	MCKINLEY	VERTICAL DATUM:	NAV8 '88 GPS DERIVED (SMARTNET)
PROP. DENSITY:	7.14 UNITS/ACRE		

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 - A WELAND DELINEATION WAS NOT A PART OF THIS WORK.
 - MAJOR STREET PLAN DATED JULY 26, 2017.
 - SECTION LINE SKETCH FROM P.L.S.S. MAP OF EAST BATON ROUGE PARISH.
 - SUBJECT PROPERTY LIES APPROX 1.5 MILES SOUTH OF THE BATON ROUGE FAULT PER "THE SCOTLANDVILLE, DENHAM SPRINGS AND BATON ROUGE FAULTS", PUBLIC INFORMATION SERIES NO 13, PUBLISHED SUMMER OF 2008.
 - CATS ROUTE "47 HIGHLAND ROAD" PROVIDES DAILY SERVICE FOR SCHEDULED TIMES, RE: WWW.BRCATS.COM/PAGE/ROUTE-47-HIGHLAND-RD

DESCRIPTION:

DATE:	
REVISION:	
DRAWN:	MSE
CHECKED:	JCS
SCALE:	1"=10'
PROD.:	001.01
SHEET NO.:	4 of 8
DRAWING NO.:	C-4.0

CIRCULATION PLAN

UNDESIGNATED FRANCIS P. DAIGRE TRACT
ZONED A1

DAVIN O SPRING
4756 HIGHLAND ROAD
BATON ROUGE, LA 70808

RE: NOTE 7
ZONED SPUD



LOT A-2
ZONED A1
MARIAN LINDSAY SOUTHWICK
7930 SYCAMORE ST.
NEW ORLEANS, LA 70118

DELGADO DRIVE

BR

LOT 4
5,599.8 SqFt
2 STORY
37' MAX HT

LOT 3
5,599.8 SqFt
2 STORY
37' MAX HT

LOT 2
5,599.8 SqFt
2 STORY
37' MAX HT

LOT 1
5,599.8 SqFt
2 STORY
37' MAX HT

26' PRIVATE
SERV. OF ACCESS

PROPOSED FENCE
(RE: DETAIL 1/L6.0)

HIGHLAND ROAD
ASPHALT (60' ROW)
MAJOR STREET PLAN 2/60

EXISTING 60' R/W
M.S.P 2/60

APPROX. LOCATION OF
EXIS. SEWER WYE
CONNECTION
(PER REF. MAP "A")

UNIVERSITY HILLS
LOT 5
LOT 4

MAIL KIOSK
(RE: DETAIL 2/L6.0)

PROPOSED 10' PUBLIC
UTILITY SERVITUDE

PROPOSED 12' WIDENING OF
EXISTING PUBLIC STREET
(FROM 12' TO 24' WDE)

EXIST WATER METER
(FROM FORMER DUPLEX)

HENRY ADAMS ROAD
CONCRETE (26' PUBLIC ROW)

UNDESIGNATED FRANCIS P. DAIGRE TRACT
ZONED A1 DAVIN O SPRING
4756 HIGHLAND ROAD, BATON ROUGE, LA 70808

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GENERAL NOTES

FIRM PANEL:	22033C0245E	LOT NO.:	A-1
FLOOD ZONE:	X SHADED	EXISTING ZONING:	A1
BFE:	20'	PROPOSED ZONING:	ISPUD
RECORD INUNDATION:	N.A.	PROJECT ACREAGE:	0.56
ELECTRIC COMPANY:	ENTERGY	EXISTING LAND USE:	LDR
GAS COMPANY:	ENTERGY	FUTURE LAND USE:	RN
WATER COMPANY:	BR WATER CO.	CHARACTER AREA:	URBAN WALKABLE
ELEM. SCHOOL:	UNIVERSITY TERRACE	SEWER DISTRICT:	EBRP STM
MIDDLE SCHOOL:	GLASGOW	FIRE DISTRICT:	CITY OF BATON ROUGE
HIGH SCHOOL:	MCKINLEY	VERTICAL DATUM:	NAVD '88 GPS DERIVED (SMARTNET)
PROP. DENSITY:	7.14 UNITS/ACRE		

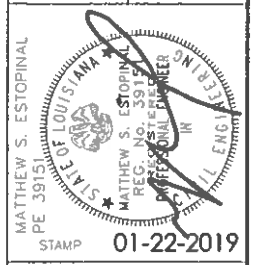
NOTES

- THIS MAP IS INTENDED FOR THE SOLE AND EXCLUSIVE USE AS A UTILITY PLAN FOR I-SPUD APPROVAL. BOUNDARY LINES, BEARINGS AND DISTANCES SHOWN HEREON PER REFERENCE MAP "A" (RE: SHEET E-2.0). PURSUANT TO LOUISIANA ADMINISTRATIVE CODE, TITLE 46, PART LXI, CHAPTER 29, THIS UTILITY PLAN DOES NOT REPRESENT A PROPERTY BOUNDARY SURVEY. SUBSEQUENT TO THE APPROVAL OF I-SPUD-1-19, A PROPERTY BOUNDARY SURVEY WILL BE PERFORMED TO VERIFY BOUNDARY LINES SHOWN HERE.
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- SCHEMATIC SERVITUDE LINE AND UTILITY ROUTING SHOWN, FINAL ALIGNMENT OF SERVITUDES AND LAYOUT OF UTILITIES TO BE SHOWN ON CONSTRUCTION DOCUMENTS.
- RIGHT-OF-WAY WIDTHS PER REFERENCE MAP "A"
- SUBSURFACE UTILITIES SHOWN BASED UPON OBSERVED ABOVE GROUND VISIBLE FEATURES, LA ONE CALL MARKINGS OR REFERENCE DOCUMENTS.
- NO ATTEMPT HAS BEEN MADE BY ESTOPINAL SURVEYING & ENGINEERING TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT WHICH WAS PROVIDED BY THE CLIENT, ADJACENT OWNERSHIP NAMES AND ADDRESSES SHOWN PER INFORMATION OBTAINED FROM EAST BATON ROUGE PARISH ASSESSOR'S WEBSITE
- HIGHLAND HIDEAWAY TOWNHOMES, HIGHLAND HIDEAWAY TOWNHOMES, LLC DOMICILE ADDRESS OF 3524 16TH STREET, UNIT A, METAIRIE, LA 70002 (PER LA. SECRETARY OF STATE WEBSITE).
- LOT A-1 IS VACANT PER OWNER, FORMER DUPLEX ON THE SITE WAS DEMOLISHED FORMER ADDRESS WAS 4626 HIGHLAND ROAD, BATON ROUGE, LA 70808.
- SIZE, MATERIAL AND APPROXIMATE LOCATION OF EXISTING 10" CAST IRON WATER MAIN ON NORTH SIDE OF HIGHLAND ROAD SHOWN PER BATON ROUGE WATER COMPANY.
- A WETLAND DELINEATION WAS NOT A PART OF THIS WORK
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- SECTION LINE SKETCH FROM P.L.S.S. MAP OF EAST BATON ROUGE PARISH
- SUBJECT PROPERTY LIES APPROX 1.5 MILES SOUTH OF THE BATON ROUGE FAULT PER "THE SCOTLANDVILLE, DENHAM SPRINGS AND BATON ROUGE FAULTS", PUBLIC INFORMATION SERIES NO. 13. PUBLISHED SUMMER OF 2008

LEGEND

X	FENCE
—O—	OVERHEAD ELECTRIC
—G—	GAS LINE
—W—	WATER LINE
—S—	GRAVITY SEWER MAIN
---	RIGHT-OF-WAY
---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	BUILDING LINE
---	SWALE DITCH CENTERLINE

PRELIMINARY
NOT FOR CONSTRUCTION






CLIENT:
HIGHPOINTE DESIGN PARTNERS, LLC
7520 PERKINS ROAD
BATON ROUGE, LOUISIANA 70808

PROJECT:
HIGHPOINTE OAK SUBDIVISION
HIGHLAND ROAD & HENRY ADAMS ROAD
BATON ROUGE, LOUISIANA
CPPC# 1320520542

ESTOPINAL
SURVEYING & ENGINEERING, LLC.
8170 HIGHLAND ROAD
BATON ROUGE, LA 70808
(225) 368-7037 MATTESTOPINAL@GMAIL.COM

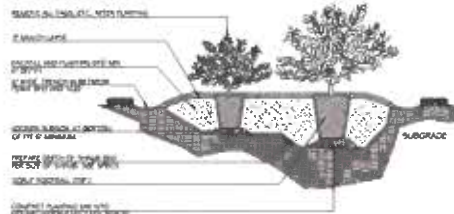
DATE:	
REVISION:	
DRAWN:	MSE
CHECKED:	JCS
SCALE:	1"=10'
PROJ.:	001.01
SHEET NO.:	5 of 8
DRAWING NO.:	U-5.0

PLANT LEGEND / QUANTITIES

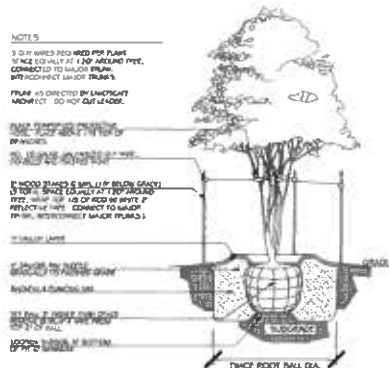
PLANT SYMBOL	COMMON NAME	MINIMUM/SIZE/HEIGHT/SPREAD	SPACING	QTY.
	CLASS "A" TREES	3" CAL. MIN 12' HT. WELL BRANCHED	PER PLAN	4
	CLASS "B" TREES	2" CAL. MIN 10' HT. WELL BRANCHED	PER PLAN	6
	STREET YARD PLANTING AREA	UNDERSTORY PLANT MATERIAL	PER PLAN	1,374 SF

GENERAL NOTES

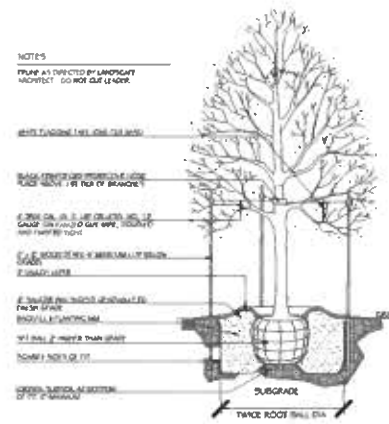
- All tree, shrub, and bed locations are to be laid out in the field by the Contractor and approved by the landscape architect prior to installation. Give the landscape architect 72 hours notice.
- The contractor shall be responsible in determining quantities that meet the design intent.
- All plant material shall be container grown unless noted otherwise.
- Apply a pre-emergent herbicide to all bed prep areas.
- All organic mulches and pine straw shall be free of deleterious materials, insect larvae, weed seed, and animal pathogens. Mulch shall be more than 95% hardwood, composted a minimum of 100 days. Size of mulch shavings shall not exceed 1-1/2".
- Remove waste materials, including grass, vegetation, and turf, and legally dispose of it off of owner's property.
- Totally grub areas to receive beds and/or sod by chemically eradicating emerging vegetation, removing existing vegetation after vegetation is dead, then proceeding with proper bed and sod installation in accordance with the Planting Plan. Remove roots, plants, sods, stones, clay lumps, and other extraneous materials harmful to plant growth.
- Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod; DO NOT OVERLAP OR STRETCH. Stagger sod strips or pads to offset joints in adjacent courses. Avoid damage to subgrade or sod during installation. Tamp and roll lightly to ensure contact with subgrade, eliminate air pockets, and form a smooth surface.
- Grade lawn and grass areas to a smooth, even surface with loose, uniform fine texture. Roll and rake, remove ridges, and fill in depressions to meet finish grades and ensure positive drainage.
- Any and all soil mixes must be free of biological contaminants and weeds.
- Irrigation zones for landscape beds and sod areas should be kept separate, irrigation optional.
- For UDC 18.3.4.C.2, the "required landscape strip shall have a minimum width of 10 feet or 10 percent of the lot depth, whichever is less". The lot depth of Lot 1 along Highland Road is 49.60', therefore, only a 5' street yard along Highland Road is required, and a 7.5' street yard is being provided.



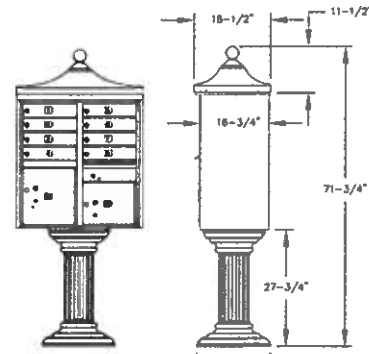
SHRUB BED DETAIL NO. 10-14



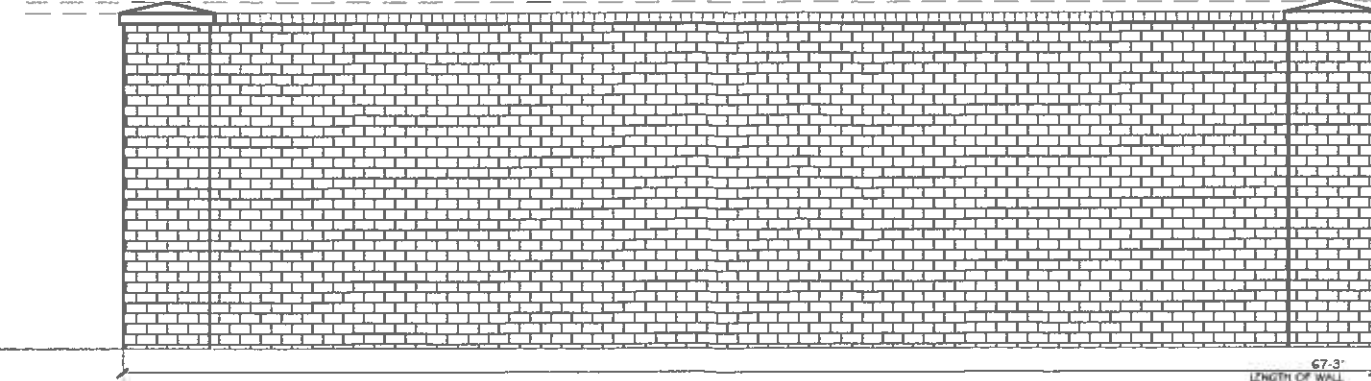
MULTI-TRUNK TREE DETAIL NO. 10-15



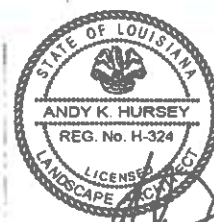
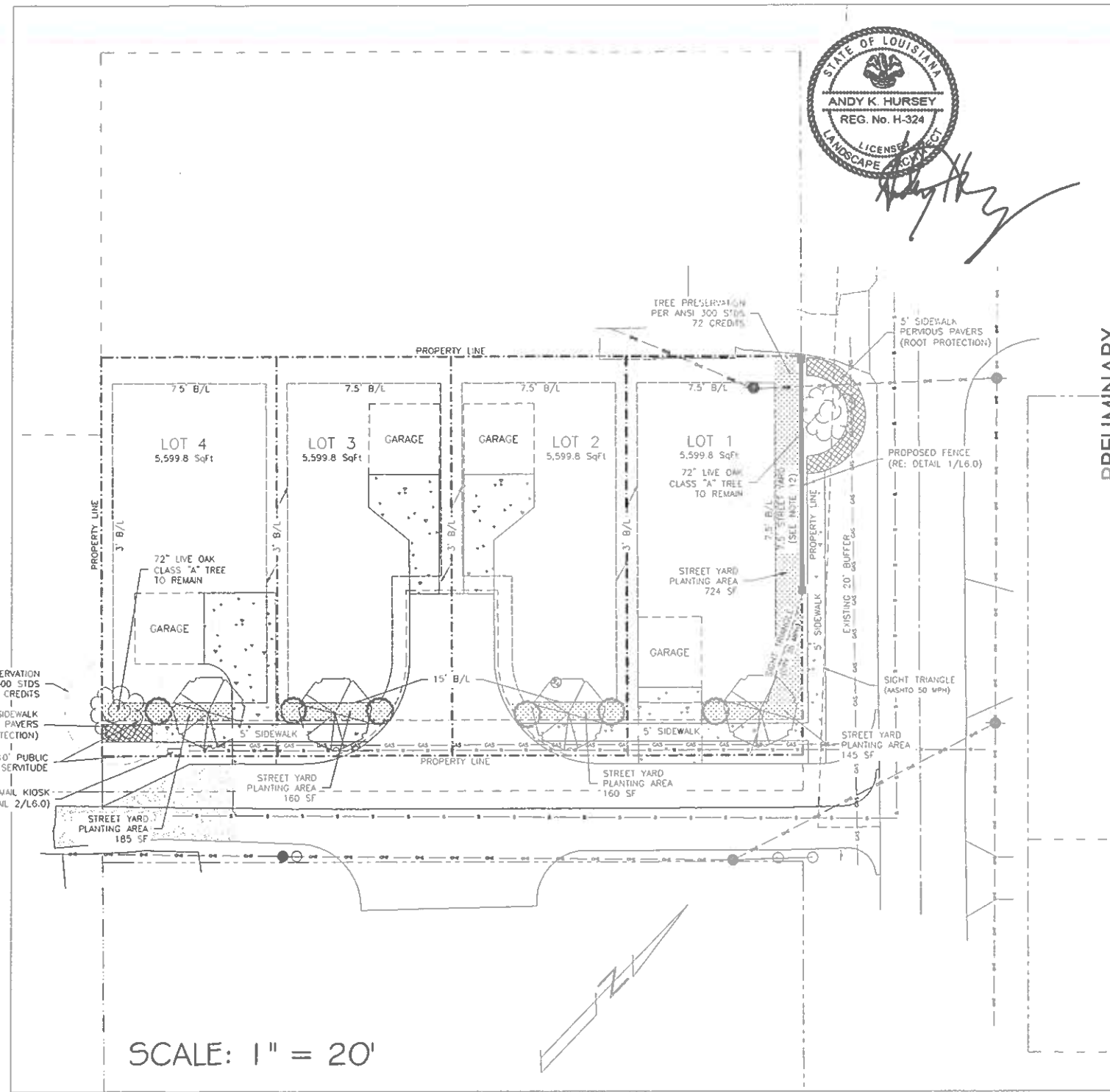
SINGLE TRUNK TREE DETAIL NO. 10-16



MAIL KIOSK DETAIL NO. 10-17



FENCE DETAIL - BRICK (ALONG HIGHLAND RD) NO. 10-18



Andy K. Hursey

PRELIMINARY
NOT FOR CONSTRUCTION

CLIENT:
HIGHPOINTE DESIGN PARTNERS, LLC
7520 PERKINS ROAD
BATON ROUGE, LOUISIANA 70808

PROJECT:
HIGHPOINTE SUBDIVISION
HIGHLAND ROAD & HENRY ADAMS ROAD
BATON ROUGE, LOUISIANA
CPFC# 1320520542

ANDY K. HURSEY
REG. NO. H-324

REFERENCE
STAMP
ON PLAN

STAMP
01-22-2019

ESTOPINAL
SURVEYING & ENGINEERING, LLC.
8170 HIGHLAND ROAD
BATON ROUGE, LA 70808
(225) 368-7037 MATTESTOPINAL@GMAIL.COM

REVISION:	DATE:	DESCRIPTION:

DRAWN: AKH
SCALE: 1"=20'
SHEET NO.: 6 of 8
DRAWING NO.: L-6.0

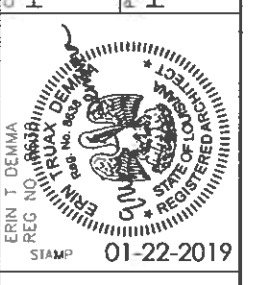
CHECKED: JCS
PROJ.: 001.01

LANDSCAPE PLAN





PRELIMINARY
NOT FOR CONSTRUCTION



ESTOPINAL
SURVEYING & ENGINEERING, LLC.
8170 HIGHLAND ROAD
BATON ROUGE, LA 70808
(225) 368-7037 MATT@ESTOPINAL.COM

REVISION	DATE	DESCRIPTION

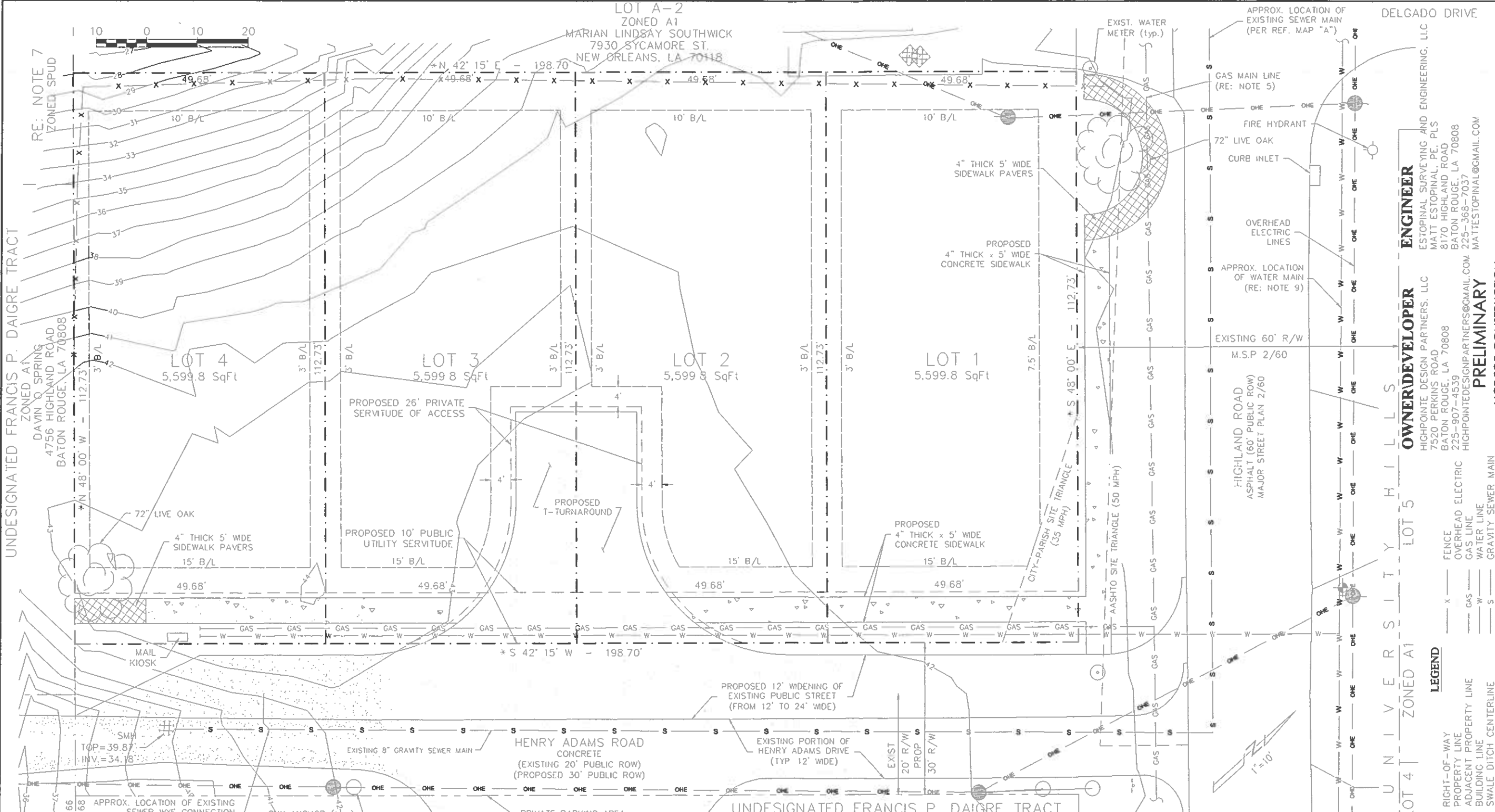
ARCHITECTURAL ELEVATIONS

DRAWN: ETD CHECKED: JCS
SCALE: N.T.S. PROJ: 001.01
SHEET NO: 7 of 8
DRAWING NO: A-7.0

BR

CLIENT
HIGHPOINTE DESIGN PARTNERS, LLC
7520 PERKINS ROAD
BATON ROUGE, LOUISIANA 70808

PROJECT
HIGHPOINTE SUBDIVISION
HIGHLAND ROAD & HENRY ADAMS ROAD
BATON ROUGE, LOUISIANA
CPPC# 1320520542



NOTES

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- CONTOUR LINES DERIVED FROM ON THE GROUND SURVEY DATA. ELEVATIONS SHOWN ARE NAVD '88
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FLOOD ZONE THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" SHADED (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AS SHOWN ON FEMA FIRM FOR EAST BATON ROUGE PARISH, LOUISIANA 22033C0245E. EFFECTIVE DATE MAY 2, 2008. NEAREST BFE = 20.0' SOUTH OF SITE

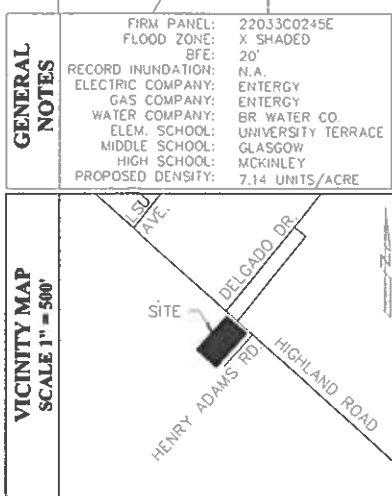
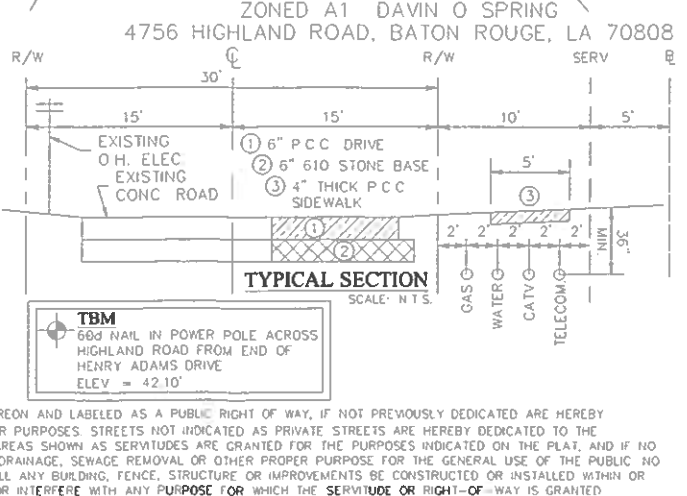
STORMWATER MANAGEMENT NOTE: AS A PART OF CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH STORMWATER MANAGEMENT AND DRAINAGE REQUIREMENTS SET FORTH IN SECTION 15.13 OF THE UNIFIED DEVELOPMENT CODE, LATEST REVISION.

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

FILL NOTE: VARIOUS LOTS WITHIN THE SUBDIVISION MAY RECEIVE FILL DURING THE CONSTRUCTION PHASE OF THE PROJECT. EACH BUILDER/OWNER SHALL INDEPENDENTLY INVESTIGATE EXISTING SOIL CONDITIONS PRIOR TO CONSTRUCTION TO ENSURE APPROPRIATE FOUNDATION/SLAB DESIGN.

DEED RESTRICTION NOTE: THE CITY-PARISH 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

DEDICATION - PUBLIC: RIGHTS OF WAY SHOWN HEREON AND LABELED AS A PUBLIC RIGHT OF WAY, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. STREETS NOT INDICATED AS PRIVATE STREETS ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED FOR THE PURPOSES INDICATED ON THE PLAT, AND IF NO PURPOSE IS INDICATED, 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 INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT-OF-WAY IS GRANTED



GENERAL NOTES

FIRM PANEL: 22033C0245E
 FLOOD ZONE: X SHADED
 BFE: 20'
 RECORD INUNDATION: N.A.
 ELECTRIC COMPANY: ENTERGY
 GAS COMPANY: ENTERGY
 WATER COMPANY: BR WATER CO.
 ELEM. SCHOOL: UNIVERSITY TERRACE
 MIDDLE SCHOOL: GLASGOW
 HIGH SCHOOL: MCKINLEY
 PROPOSED DENSITY: 7.14 UNITS/ACRE

LOT NUMBER: A-1
 EXISTING ZONING: A1
 PROPOSED ZONING: ISPUD
 PROJECT ACREAGE: 0.56
 EXISTING LAND USE: LDR
 FUTURE LAND USE: RM
 CHARACTER AREA: URBAN WALKABLE
 SEWER DISTRICT: EBRP STN
 FIRE DISTRICT: CITY OF BATON ROUGE
 VERTICAL DATUM: NAVD '88 GPS DERIVED (SMARTNET)

**PRELIMINARY PLAT OF
 HIGHPONTE OAK
 SUBDIVISION
 LOTS 1 THROUGH 4
 BEING A PORTION OF AN
 UNNUMBERED 0.95 ACRE TRACT
 (CPPC # 1320520542) LOCATED IN
 SECTION 68, T-7-S, R-1-W
 GREENSBURG LAND DISTRICT EAST
 BATON ROUGE PARISH, LA FOR
 HIGHPONTE DESIGN PARTNERS, LLC**

BR

CLIENT: **HIGHPONTE DESIGN PARTNERS, LLC**
 7520 PERKINS ROAD
 BATON ROUGE, LOUISIANA 70808

PROJECT: **HIGHPONTE SUBDIVISION**
 HIGHLAND ROAD & HENRY ADAMS ROAD
 BATON ROUGE, LOUISIANA
 CPCC# 1320520542

ENGINEER: **ESTOPINAL SURVEYING AND ENGINEERING, LLC**
 MATT ESTOPINAL, PE, PLS
 8170 HIGHLAND ROAD
 BATON ROUGE, LA 70808
 225-368-7037
 MATTESTOPINAL@GMAIL.COM

OWNER/DEVELOPER: **HIGHPONTE DESIGN PARTNERS, LLC**
 7520 PERKINS ROAD
 BATON ROUGE, LA 70808
 225-907-4539
 HIGHPONTEDESIGNPARTNERS@GMAIL.COM

PRELIMINARY

NOT FOR CONSTRUCTION

STATE OF LOUISIANA
 PROFESSIONAL ENGINEER
 MATT ESTOPINAL
 REG. NO. 10000
 EXPIRES 12/31/2024
 STAMP 01-22-2019

ESTOPINAL
 SURVEYING & ENGINEERING, LLC.
 8170 HIGHLAND ROAD
 BATON ROUGE, LA 70808
 (225) 368-7037 MATTESTOPINAL@GMAIL.COM

DESCRIPTION: PRELIMINARY PLAT

DATE: _____
 REVISION: _____
 DRAWN: MSE CHECKED: JCS
 SCALE: 1"=10' PROJ.: 001.01
 SHEET NO: 8 of 8
 DRAWING NO: P-8.0