

ADC ISPUD (ISPUD 2-19)

INFILL SMALL PLANNED UNIT DEVELOPMENT

ADELIA LANE

BATON ROUGE, LOUISIANA 70806

EAST BATON ROUGE PARISH

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS MAP
3	DEVELOPMENT PLAN
4	CIRCULATION PLAN
5	GRADING & UTILITY PLAN
6	LANDSCAPE PLAN
7	ARCHITECTURAL ELEVATIONS
8	ARCHITECTURAL ELEVATIONS
9	PRELIMINARY PLAT

LOTS 42, 47, 48, & A PORTION OF LOT CA-1
OF THE ADELIA AT OLD GOODWOOD SUBDIVISION
BEING A PORTION OF THE REMAINDER OF TRACT 19
LOCATED IN SECTION 82, T7S-R1E
GREENSBURG LAND DISTRICT,
CITY OF BATON ROUGE,
EAST BATON ROUGE PARISH, LOUISIANA

CPPC ID NUMBERS:
1030372393
1030372398
1030372399
1030372400



REVISION	BY

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PHONE: 225-751-4490 FAX: 225-751-4483
WWW.DDCPC.COM

THOMASSIE CONSULTANTS SOLUTION
BATON ROUGE, LOUISIANA
WWW.DDCPC.COM

ONSITE DESIGN

LOTS 42, 47, 48, &
A PORTION OF LOT CA-1
OF THE ADELIA AT OLD
GOODWOOD SUBDIVISION
BEING A PORTION OF THE REMAINDER
OF TRACT 19
LOCATED IN SECTION 82, T7S-R1E
GREENSBURG LAND DISTRICT,
CITY OF BATON ROUGE,
EAST BATON ROUGE PARISH, LOUISIANA

OWNER/ DEVELOPER:

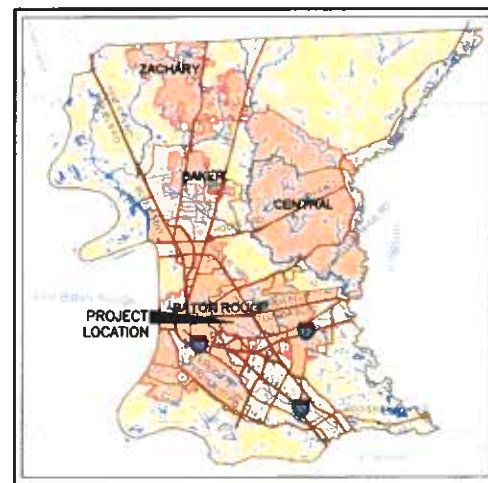
ADELIA DEVELOPMENT COMPANY, LLC
7924 WRENWOOD BOULEVARD, SUITE A
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CONTACT: MICHAEL HOGSTROM
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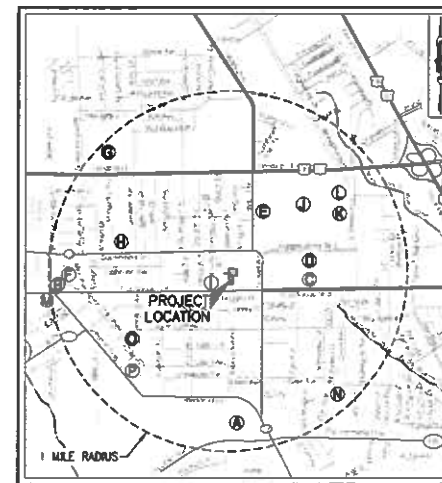
ARCHITECT
ONSITE DESIGN
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CONTACT: JOHN PORCIAU
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PARISH MAP
N.T.S.



QUAD MAP
N.T.S.



VICINITY MAP
SCALE: 1" = 2000'

- LEGEND**
- (A) TOWNE CENTER
 - (B) GOODWOOD VILLAGE SHOPPING CENTER
 - (C) EBR PARISH LIBRARY
 - (D) BOTANIC GARDENS
 - (E) BREC INDEPENDENCE COMMUNITY PARK
 - (F) BREC GOODWOOD PARK
 - (G) BREC MILTON J. HOWACK PARK
 - (H) OUR LADY OF MERCY CATHOLIC CHURCH
 - (I) TRINITY BAPTIST CHURCH
 - (J) LOUISIANA STATE POLICE HEADQUARTERS
 - (K) LOUISIANA STATE FIRE MARSHAL
 - (L) BATON ROUGE FIRE STATION 8
 - (M) BATON ROUGE FIRE STATION 7
 - (N) LA SALLE ELEMENTARY
 - (O) GOODWOOD ELEMENTARY
 - (P) RUMMELS PRESCHOOL

ADC ISPUD
A PROPOSED INFILL SMALL PLANNED UNIT DEVELOPMENT
BATON ROUGE, LOUISIANA 70808
EAST BATON ROUGE PARISH
ADELIA DEVELOPMENT COMPANY, LLC
7924 WRENWOOD BLVD., SUITE A
BATON ROUGE, LOUISIANA 70809

DRAWN	CDS
CHECKED	MT
ISSUED DATE	12/11/18
ISSUED FOR	ISPUD
PROJECT NO.	18-022
FILE	18-022 1 Cover Sheet 08PUD1
SHEET	1

1/30/2019 P.C. Homework Copy

LEGEND - IMPROVEMENTS

EXISTING 12" PUBLIC UTILITY SERVICE	---
BUILDING	

REVISION	BY

DUPLANTIS DESIGN GROUP, PC
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 THE SOCIETY OF PROFESSIONAL ENGINEERS
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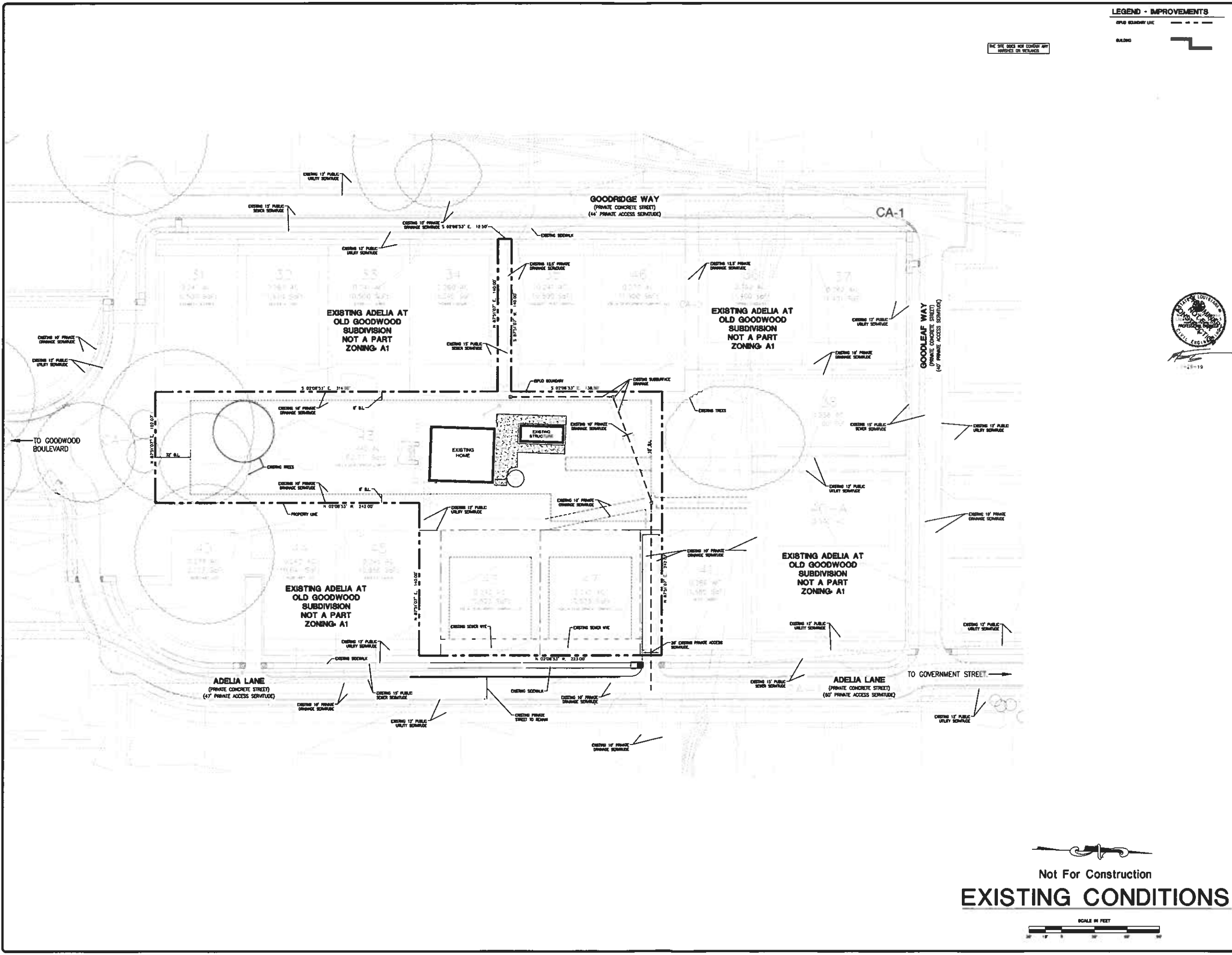
STEIN DESIGN

LOTS 42, 43, 45 & 46
 A PORTION OF LOT CA-1
 OF THE ADELIA AT OLD
 GOODWOOD SUBDIVISION
 BEING A PORTION OF THE REMAINDER
 OF TRACT 19
 LOCATED IN SECTION 82, T7S-R1E
 GREENSBURG LAND DISTRICT,
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 EAST BATON ROUGE PARISH, LOUISIANA

ADC ISFUD
 A PROPOSED INFILL SMALL PLANNED UNIT DEVELOPMENT
 BATON ROUGE, LOUISIANA 70806
 EAST BATON ROUGE PARISH
 ADELIA DEVELOPMENT COMPANY, LLC
 7824 WRENWOOD BLVD., SUITE A
 BATON ROUGE, LOUISIANA 70809

DRAWN
 CDS
 CHECKED
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 ISSUED DATE
 02/16/16
 ISSUED FOR
 ISFUD
 PROJECT NO.
 16-022
 FILE
 16-022 2 Existing Conditions
 SHEET
2

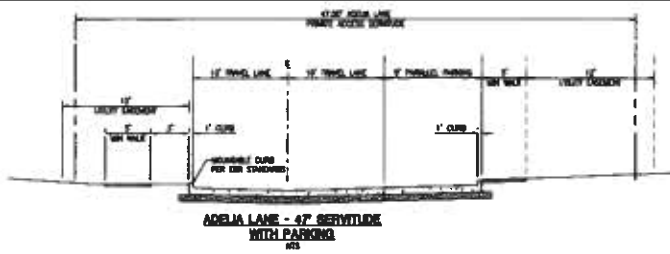
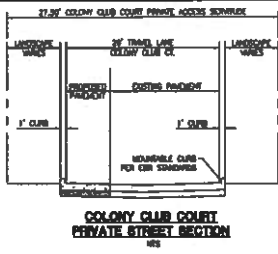
THE SITE DOES NOT CONTAIN ANY
 HAZARDOUS WASTE



Not For Construction
EXISTING CONDITIONS



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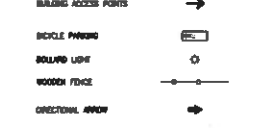


USE	FORMULA	REQUIRED	PROVIDED
COMMERCIAL (OFFICE)	1 SPACE/200 SQ. FT. GROSS FLOOR AREA	12	
OFFICE	1 SPACE/200 SQ. FT. GROSS FLOOR AREA	14	
RESIDENTIAL (SINGLE-FAMILY)	1 SPACE/1-OR UNIT	8	
TOTAL		31	31
HANDICAP SPACES	1-OR SPACES	1	1
BICYCLE PARKING	1 BICYCLE SPACE/750 VEHICULAR SPACES	2	2

OPEN SPACE CALCULATIONS	
PROVIDED COMMON OPEN SPACE	0.63 ACRES
PROVIDED GREEN OPEN SPACE	0.63 ACRES

RESIDENTIAL DENSITY CALCULATIONS	
TOTAL ACREAGE	1.88 ACRES
TOTAL RESIDENTIAL UNITS	8 LOTS & 8 UNITS
DENSITY	4.26 UNITS PER ACRE

COMMERCIAL/OFFICE DENSITY	
BUILDING SF/ACRE	8,757 SF/ACRE



LAND USE		
LANDSCAPE AREA	0.67 AC.	36%
BUILDING AREA	0.44 AC.	24%
RESIDENTIAL LOT AREA	0.23 AC.	12%
PAVEMENT AREA	0.51 AC.	28%
TOTAL AREA	1.88 AC.	100%

SITE LAYOUT NOTES:
 1. SET AREA = 4.7 - 1.88 ACRES.
 2. ALL NEW ARE 5 FEET WIDER THAN EXISTING.



SETBACKS	
MINIMUM SETBACK	FRONT: 1'-0"
SIDE/FREY SETBACK	SIDE: 5'
REAR SETBACK	REAR: 5'
BUILDING OVERHANG	FRONT: 3'
REAR	REAR: 1'

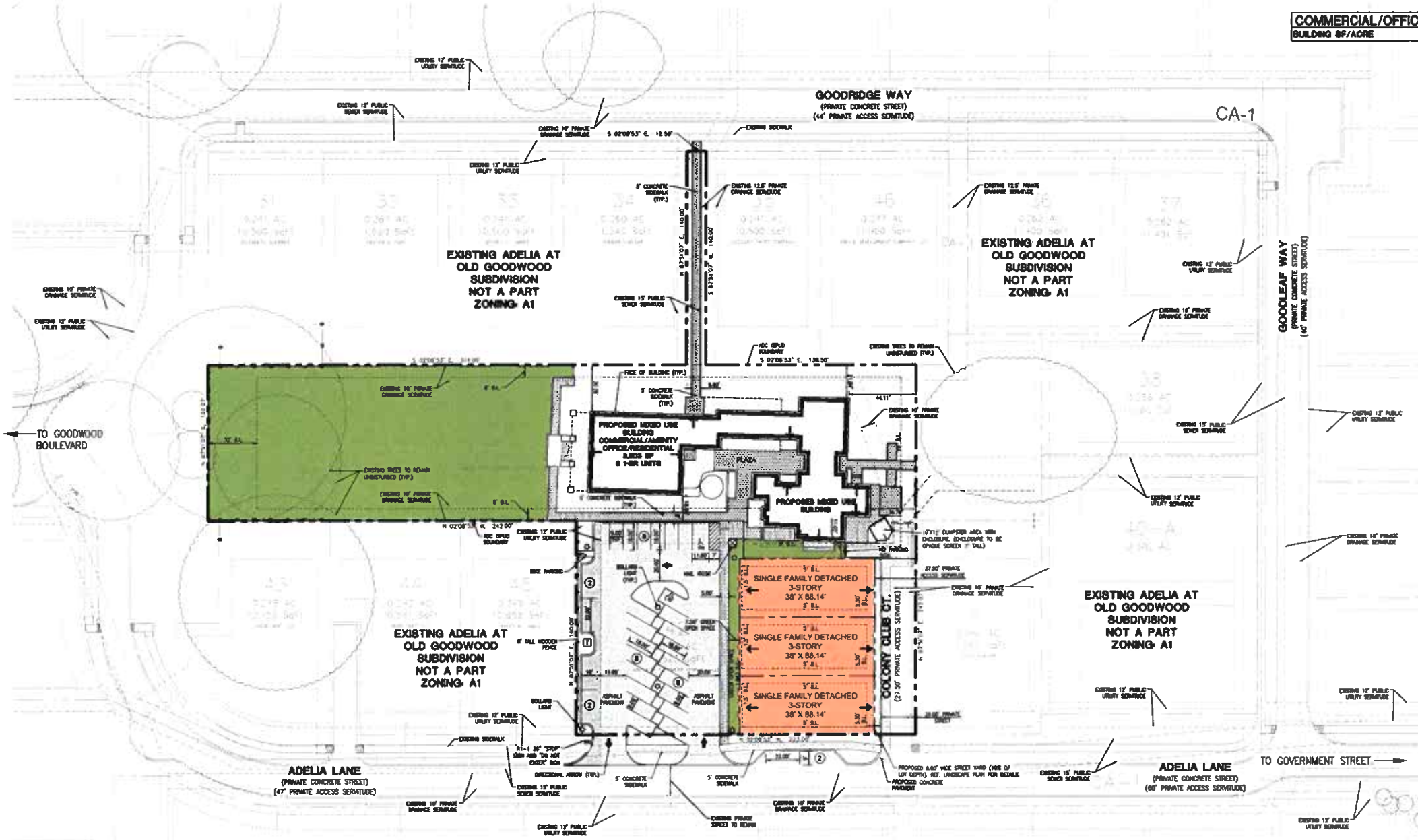


TABLE OF USE							
	LOW DENSITY RESIDENTIAL	MEDIUM DENSITY RESIDENTIAL	HIGH DENSITY RESIDENTIAL	COMMERCIAL / OFFICE	PUBLIC AND SEMIPUBLIC	INDUSTRIAL	OPEN SPACE
TOTAL # OF UNITS	8	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL # OF LOTS	5	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL SQUARE FOOT OF BUILDINGS	N/A	N/A	N/A	COMM: 3,750 OFFICE: 4,200	N/A	N/A	N/A
TOTAL ACRES	N/A	N/A	N/A	N/A	N/A	N/A	0.5300
PERCENTAGE OF SITE	N/A	N/A	N/A	N/A	N/A	N/A	28%

- STATEMENT OF OBJECTIVES:**
- ADC ISPID DEVELOPMENT IS APPROXIMATELY 1.25 ACRES OF DEVELOPMENT. THE PROPOSED DEVELOPMENT WILL CONSIST OF A MIXED USE DEVELOPMENT. THERE WILL BE A TOTAL OF 8 BUILDINGS FOR COMMERCIAL/OFFICE/RESIDENTIAL USE. ALL OF THE PROPOSED BUILDINGS WILL BE 3 STORY WITH A MAX HEIGHT OF 48 FEET-0 INCHES OF THE 1.5M HEIGHT OF PROPOSED DEVELOPMENT. APPROXIMATELY 200 TO 250 ACRES IS DESIGNATED AS OPEN SPACE AREA. THE FINAL BUILDING CONFIGURATION WILL GENERALLY CONFORM TO THE DEVELOPMENT PLAN HOWEVER THE EXACT LOCATION AND SIZE OF INDIVIDUAL BUILDINGS IS SUBJECT TO CHANGE BEFORE FINAL PERMITS. THE PROPOSED DEVELOPMENT IN ITS ENTIRETY IS INTENDED FOR MIXED USE. CONSTRUCTION OF ADC ISPID DEVELOPMENT WILL BE CONSTRUCTED IN ONE PHASE.
 - ALL DRIVEWAYS AND UTILITIES WITHIN THE DEVELOPMENT WILL BE PRIVATELY OWNED AND MAINTAINED.
 - CONSTRUCTION OF ADELIA ISPID DEVELOPMENT IS SET TO BEGIN IN SPRING OF 2019 AND WILL BE COMPLETED IN 2021. THE DEVELOPMENT WILL BE CONSTRUCTED IN ONE PHASE.
 - WATER WILL BE COLLECTED AT A CENTRAL WASTE TREATMENT.
 - THE PROPOSED SITE IS NOT LOCATED ON AN EXISTING WASTE TREATMENT ROUTE.
 - THE SALES AND CONSUMPTION OF ALCOHOLIC BEVERAGES IS ALLOWABLE FOR THIS DEVELOPMENT.
 - ANY SERVICE PROVIDED AS PART OF THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH CHAPTER 16 OF THE UNITED DEVELOPMENT CODE.

- LIGHTING NOTES:**
- THE PROPOSED DEVELOPMENT WILL COMPLY WITH ALL PROVISIONS OF THE LIGHTING ORDINANCE (SECTION 14.8 OF THE UNITED DEVELOPMENT CODE).
 - MINIMUM MOUNTING HEIGHT TO BE 12 FEET.
 - WALLS OF SHADE 30'

THE DEVELOPER/OWNER IS RESPONSIBLE FOR OBTAINING THE USE, REGULAR MAINTENANCE AND PROTECTION OF THE COMMON AREA AND COMMUNITY FACILITIES FOR THE DEVELOPMENT.

THE PROPOSED DEVELOPMENT WILL COMPLY WITH ALL PROVISIONS OF THE LIGHTING ORDINANCE (SECTION 14.8 OF THE UNITED DEVELOPMENT CODE).

Not For Construction
DEVELOPMENT PLAN



REVISION	BY

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ENGINEERING
DESIGN

LOTS 42, 47, 48 & 49
 A PORTION OF LOT CA-1
 OF THE ADELIA AT OLD
 GOODWOOD SUBDIVISION
 BEING A PORTION OF THE REMAINDER
 OF SECTION 82, T7S-R1E
 LOCATED IN SECTION 82, T7S-R1E
 GREENSBURG LAND DISTRICT,
 CITY OF BATON ROUGE
 EAST BATON ROUGE PARISH, LOUISIANA

ADC ISPID
 SMALL PLANNED UNIT DEVELOPMENT
 BATON ROUGE, LOUISIANA 70808
 EAST BATON ROUGE PARISH
 ADELIA DEVELOPMENT COMPANY, LLC
 7824 WRENWOOD BLVD., SUITE A
 BATON ROUGE, LOUISIANA 70809

DRAWN	CSB
CHECKED	MLT
ISSUED DATE	12/19/18
ISSUED FOR	ISPID
PROJECT NO.	18-022
FILE	18-022 3 Development Plan
SHEET	3

PARKING CALCULATIONS			
USE	FORMULA	REQUIRED	PROVIDED
COMMERCIAL (PER 100 SQ. FT. GROSS FLOOR AREA)	1 SPACE/200 SQ. FT. GROSS FLOOR AREA	12	
OFFICE (PER 100 SQ. FT. GROSS FLOOR AREA)	1 SPACE/200 SQ. FT. GROSS FLOOR AREA	14	
RESIDENTIAL (PER 1-2 UNIT)	1 SPACE/1-2 UNIT	6	
TOTAL		31	31
HANDICAP SPACES	1-50 SPACES	1	1
BICYCLE PARKING	1 BICYCLE SPACE/50 VEHICULAR SPACES	2	2

* SINGLE FAMILY DETACHED RESIDENTIAL PARKING REQUIRES 2 PARKING SPACES, 1 SPACE TO BE PROVIDED AT EACH DWELLING IN GARAGE.
 ** RESIDENTIAL UNITS IN THIS BUILDING TO BE RESIDENTIAL UNITS OVER OFFICE.

THE OWNER/DEVELOPER IS RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND PROVISIONS OF THE CODES AND ORDINANCES APPLICABLE TO THE DEVELOPMENT.

THE PROPOSED DEVELOPMENT WILL COMPLY WITH ALL REQUIREMENTS OF THE LATEST ORDINANCE SECTION 14.8 OF THE UNIFIED DEVELOPMENT CODE.

SITE LAYOUT NOTES:

1. SITE AREA = 17,120 ACRES.
2. ALL PAVS ARE 2 FEET UNLESS NOTED OTHERWISE.

LEGEND - IMPROVEMENTS

- EXISTING PUBLIC UTILITY SERVICE
- PAVING
- PARKING SPACE CURB
- ACCESS POINT
- BICYCLE PARKING
- SEE LUMP PALE
- 5" CONCRETE SIDEWALK
- SEWER
- VEHICULAR ROUTE
- PEDESTRIAN ROUTE

REVISION	BY

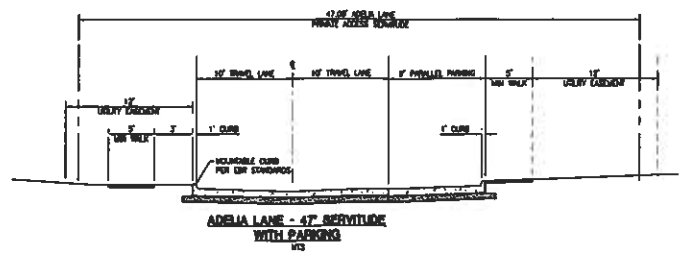
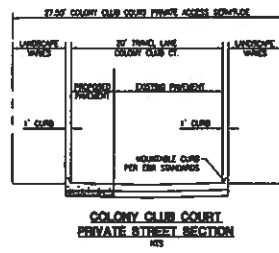
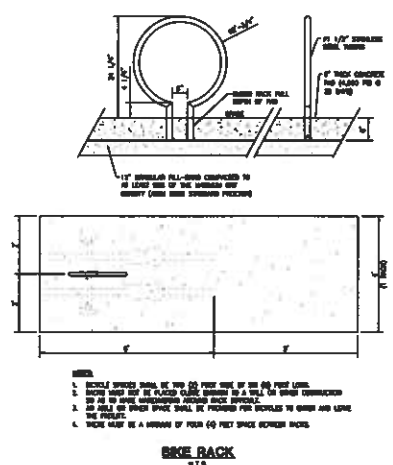
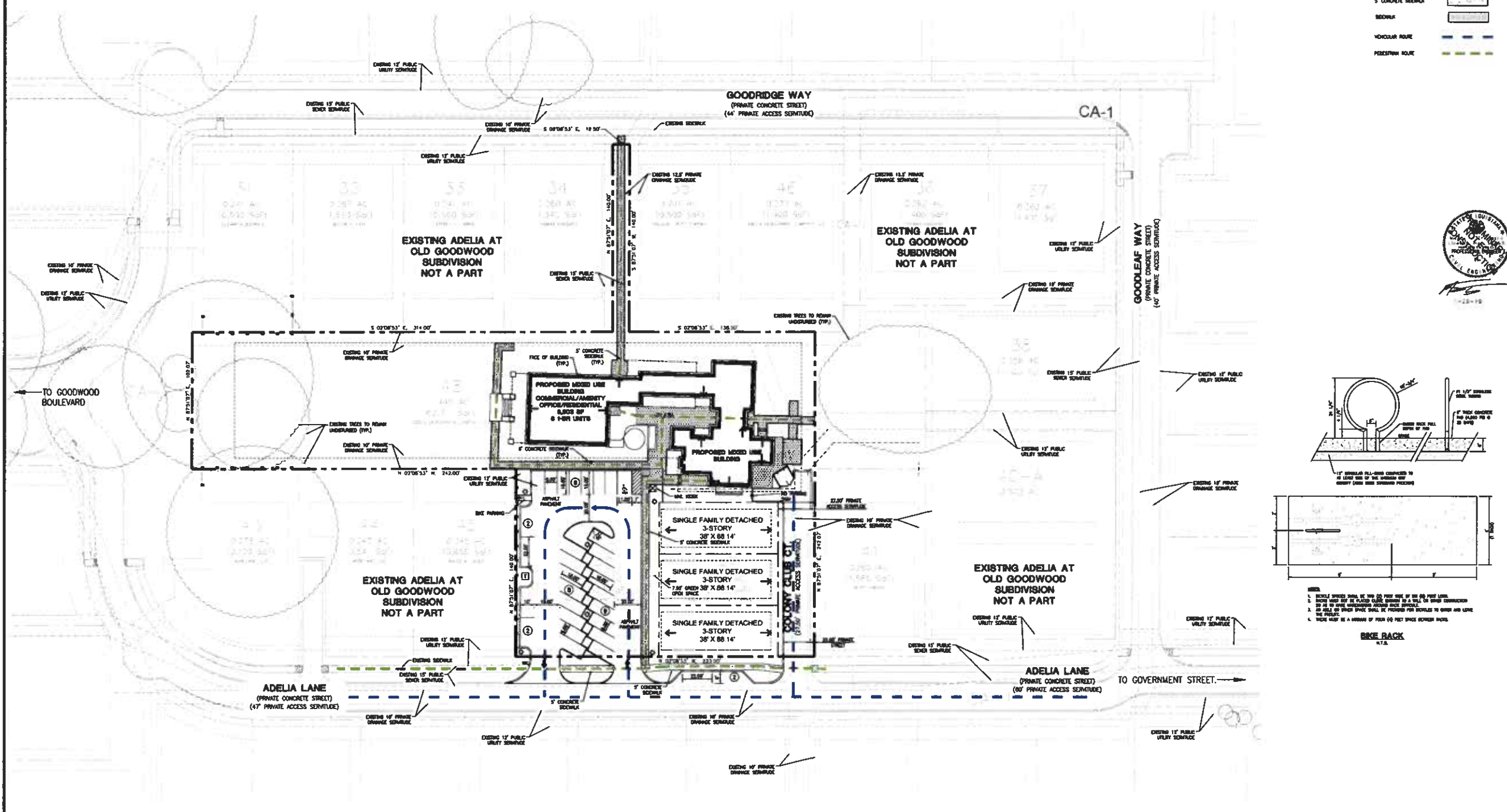
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 THEODORE A. DUPLANTIS, P.E.
 CIVIL ENGINEER
 LICENSE NO. 10000

STENSON DESIGN

LOTS 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, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

ADC ISPLUD
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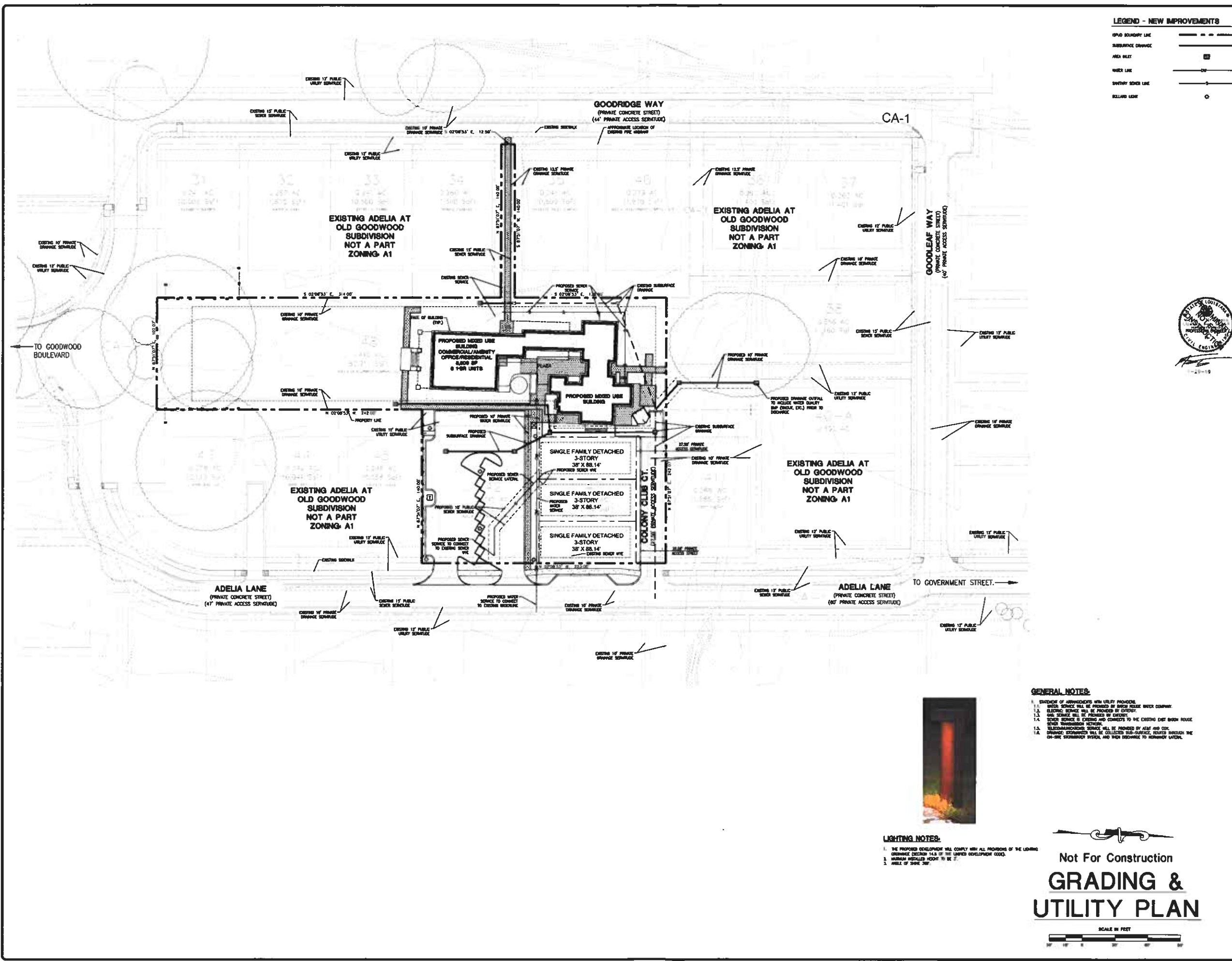
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 CHECKED: SMT
 ISSUED DATE: 12/15/18
 ISSUED FOR: ISPLUD
 PROJECT NO.: 18-022
 FILE: 18-022 - Circulation Plan
 SHEET: 4



Not For Construction
CIRCULATION PLAN



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LEGEND - NEW IMPROVEMENTS

SPUD BOUNDARY LINE	---
SUBSURFACE DRAINAGE	---
AREA BUILT	■
WATER LINE	—W—
SEWER SERVICE LINE	—S—
ROLLING LEAD	○

REVISION	BY

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 BATON ROUGE, LOUISIANA

DESIGN
 ENGINEERS

LOTS 42, 43, 44 & 45
 A PORTION OF LOT CA-1
 OF THE ADELIA AT OLD
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 BEING A PORTION OF THE REMAINDER
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 CITY OF BATON ROUGE,
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 EAST BATON ROUGE PARISH
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 BATON ROUGE, LOUISIANA 70809

- GENERAL NOTES:**
1. EXISTENCE OF APPROPRIATE UTILITY PROVIDERS.
 2. WATER SERVICE WILL BE PROVIDED BY WRENS FLEXIBLE WATER COMPANY.
 3. ELECTRIC SERVICE WILL BE PROVIDED BY GTE/STC.
 4. GAS SERVICE WILL BE PROVIDED BY COUNTRY.
 5. SEWER SERVICE IS EXISTING AND CONNECTS TO THE EXISTING EAST BATON ROUGE SEWER TREATMENT PLANT.
 6. TELECOMMUNICATIONS SERVICE WILL BE PROVIDED BY AT&T AND COX.
 7. DRAINAGE ENGINEER WILL BE COLLECTED AND DISCHARGED THROUGH THE ON-SITE SEWERSHED SYSTEM, AND THEN DISCHARGE TO NEAREST WATERWAY.



- LIGHTING NOTES:**
1. THE PROPOSED DEVELOPMENT WILL COMPLY WITH ALL PROVISIONS OF THE LIGHTING ORDINANCE EXCEPT 14.8 OF THE LIGHTING DEVELOPMENT CODE.
 2. WIREMAN SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE LIGHTING.
 3. SCALE OF 3/4" = 1'-0".

Not For Construction
GRADING & UTILITY PLAN

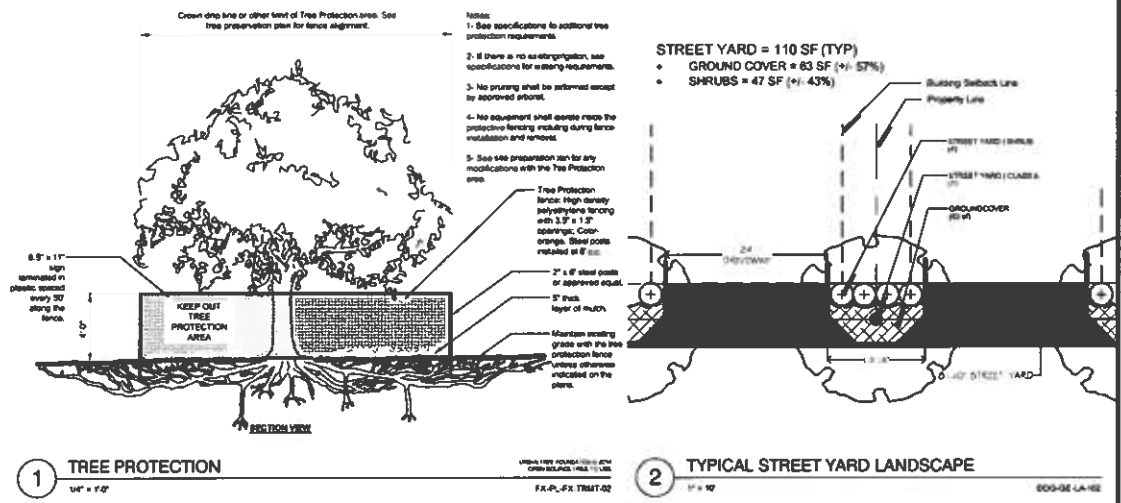


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PROJECT NO.	
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10-002 5 Grading & Utility	
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BAYOU ROUGE, LA CODE MANDATORY FOR ADELIA DEVELOPMENT

CONTACT AREA (SCHEDULE)

BUFFER REQUIREMENTS			
Required Buffer Type: L2	Required Buffer Depth: 20FT		
Buffer Distance	390 LF (232' + 20' + 138.75')		9
Class A Trees (1.42/1) OR		10 Trees Required	3
Class B Trees (1.20/1)		20 Trees Required	3
Is there a continuous three-foot tall screen along the property line?			
			Yes
STREET YARD REQUIREMENTS			
Street Yard Distance (ADJACENT LANE)	195.5 LF	5 Trees Required OR	3
Class A Trees (1.42/1) OR		5 Trees Required	3
Class B Trees		5 Trees Required	3
Planting Area (10FT Minimum Depth)	1,955 SF Required		2,033
Shrub Bed Area (Prohibit Landscaping Strip along entire street frontage, adjacent to driveway)			
			Yes
Is a continuous three-foot screen provided between the parking lot and the sidewalk?			
			Yes
PARKING LOT REQUIREMENTS			
Planting Island Plantings			
Provided Islands	8 Islands	8 Trees Required OR	8
Class A or B Trees (1/2/1) OR		8 Plants Required	8
Shrub & Groundcover			8
Median Islands		0 Rows Required	0
Is every parking spot within 1,000' of a Class A or Class B Tree?			
			Yes
PERCENTAGE OF LANDSCAPE AREA REQUIREMENTS			
Developed Area	67,815 SF	6,782 SF Required	3%
Landscaped Area (10%)			26,035
TREE CREDITS (MINIMUM REQUIRED)			
Planting Trees (Planted Trees are Above and Beyond)			
Live Oak #1	36' DBH =	36 Tree Credits	General
Live Oak #2	48' DBH =	48 Tree Credits	General
Is a Tree Preservation Plan included with tree preservation methodology per ANSI A3007?			
			YES



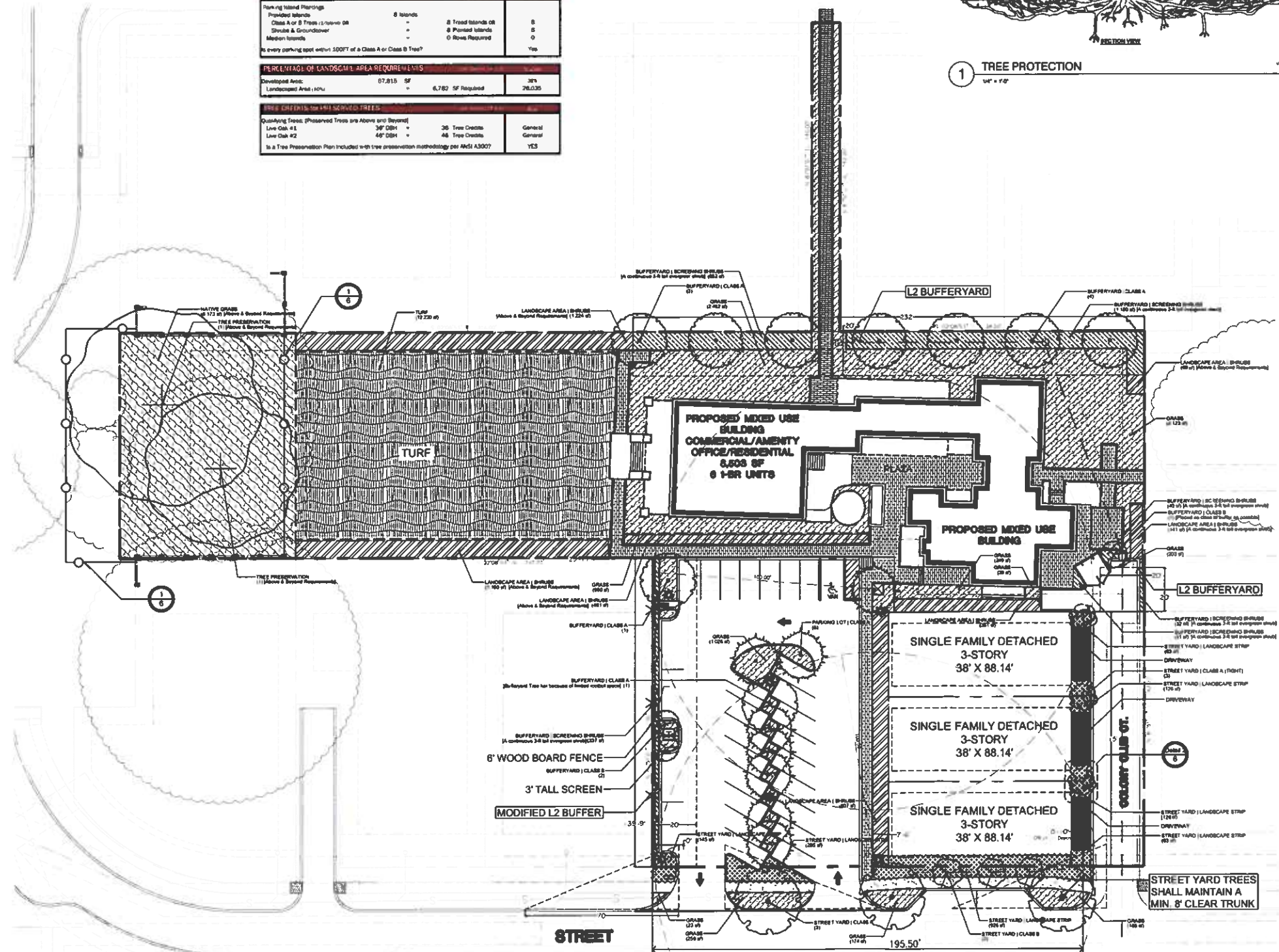
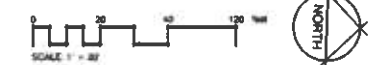
CONCEPT PLANT SCHEDULE

STREET YARD (CLASS A) (100' SEC. 10.3.4)	3
FRONT YARD (CLASS B) (100' SEC. 10.3.4)	3
LANDSCAPE AREA (SHRUBS) (100' SEC. 10.3.4)	4,244 sf
STREET YARD (CLASS A) (100' SEC. 10.3.4)	1,734 sf
LANDSCAPE AREA (SHRUBS) (100' SEC. 10.3.4)	2,273 sf
STREET YARD (CLASS B) (100' SEC. 10.3.4)	3,124 sf
LANDSCAPE AREA (SHRUBS) (100' SEC. 10.3.4)	1,220 sf
STREET YARD (CLASS A) (100' SEC. 10.3.4)	6,173 sf

SCHEDULE NOTE:
PLANT SPECIES LISTED IN SCHEDULE UNDER PARTICULAR PLANT TYPE, MAY BE SELECTED BY THE LANDSCAPE ARCHITECT IN THE FINAL DESIGN, BUT IS NOT A COMPLETE LISTING OF POSSIBLE SELECTIONS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.

Not For Construction
CONCEPTUAL
LANDSCAPE PLAN



REVISION	BY
PC Comments 12/28/2018	COO
PC Comments 1/24/2019	COO
PC Comments 1/29/2019	COO

DUPLOIN DESIGN GROUP, PC
2501 Bluebonnet Blvd. Baton Rouge, LA 70818
Phone: 225-781-4400 Fax: 225-781-4488

DDG
WWW.DDGPC.COM

THIBODAUX, COVINGTON, HOUSTON
BATON ROUGE / LAFALETTE

SEAL AND SIGNATURE OF LANDSCAPE ARCHITECT

CLAUDE

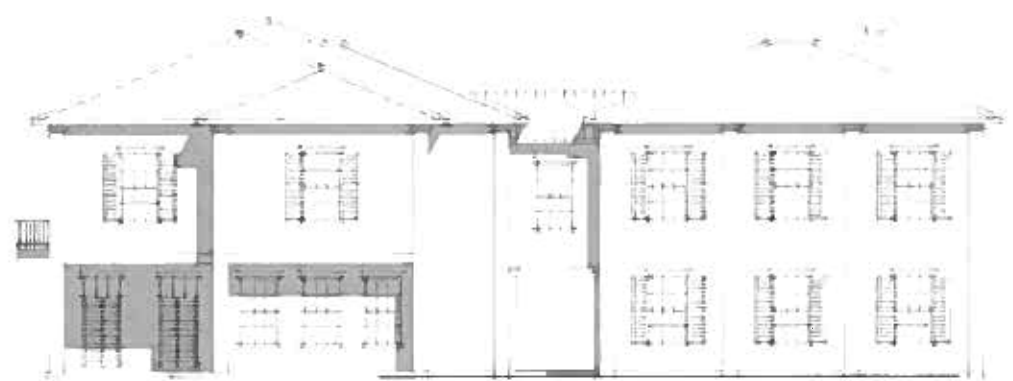
LANDSCAPE ARCHITECT

Professional Seal of the Louisiana Board of Landscape Architecture, License No. 1030372396

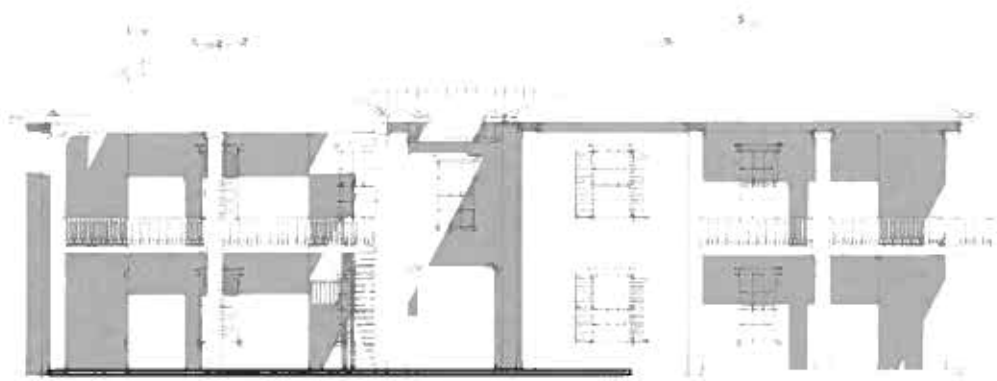
ADELIA AT OLD GOODWOOD
LOTS 42, 47, 48, & CA-1
BEING A PORTION OF THE REMAINDER
OF TRACT 19
LOCATED IN SECTION 82, 17S-11E
EAST BAYOU ROUGE PARISH, LOUISIANA
(OPPC ID'S: 1030372393, 1030372396,
1030372399, & 1030372400)

AGC IPUD
A PROPOSED SMALL, SMALL PLANNED UNIT DEVELOPMENT
BATON ROUGE, LOUISIANA, TRACT 19
EAST BAYOU ROUGE PARISH

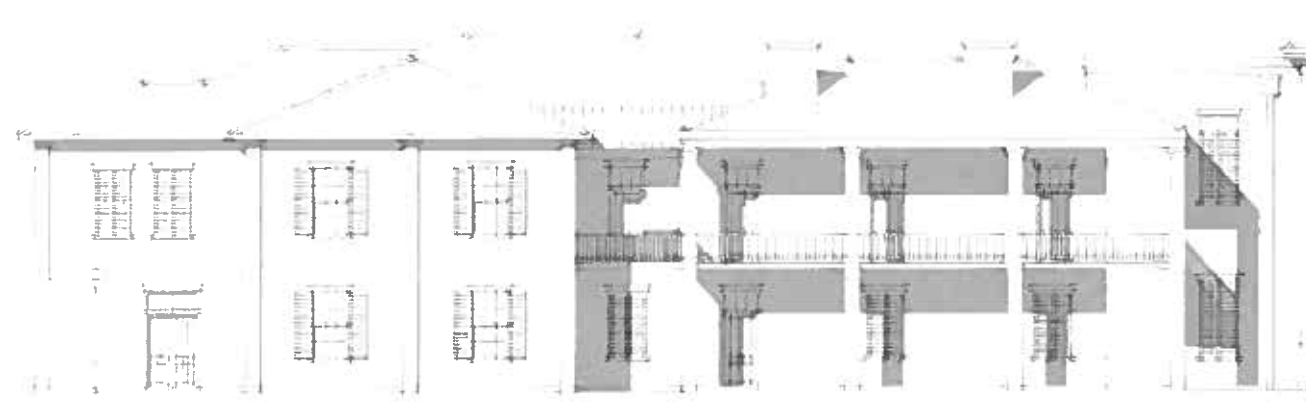
DELIA DEVELOPMENT COMPANY, L.L.C.
2801 WINDWOOD BLVD., SUITE A
BATON ROUGE, LOUISIANA 70805



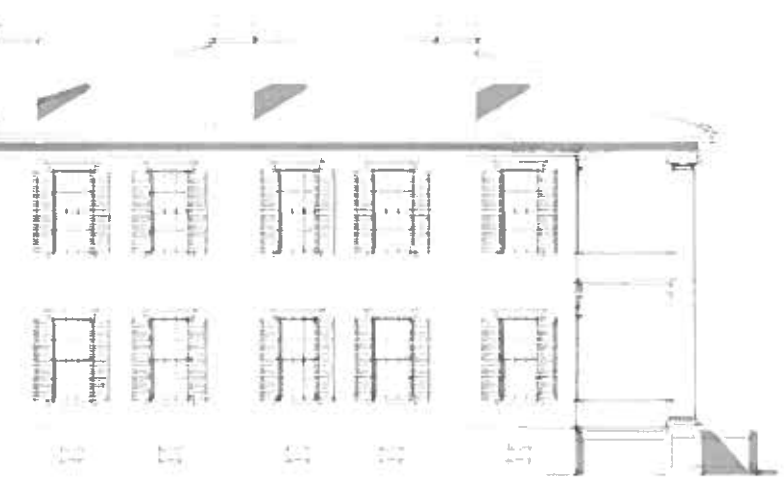
FRONT ELEVATION **4**
N.T.S.



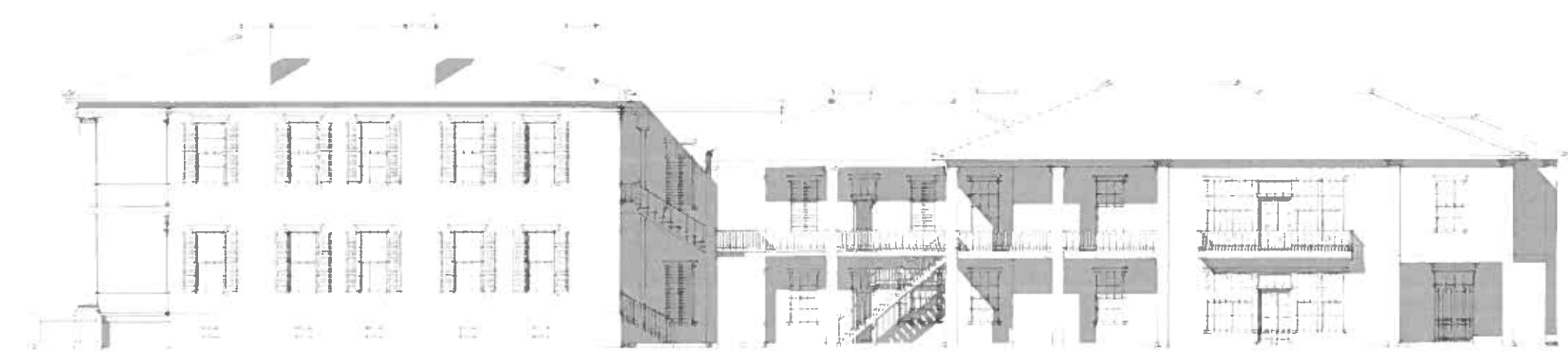
REAR ELEVATION **3**
N.T.S.



LEFT ELEVATION **2**
N.T.S.



RIGHT ELEVATION **1**
N.T.S.



REVISION	BY

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WWW.DDGPC.COM
DUPLANTIS DESIGN GROUP, PC
833 Bluebonnet Blvd. Baton Rouge, LA 70810
Phone: 225-751-4400 Fax: 225-751-4406
THEODORE L. DUPLANTIS, ARCHITECT
BATON ROUGE, LOUISIANA

ONSIGN
DESIGN

ADELIA AT OLD GOODWOOD
LOTS 42, 47, 48, & CA-1
BEING A PORTION OF TRACT 15
LOCATED IN SECTION 82, 17S-17E
GREENSBURG LAND DISTRICT,
EAST BATON ROUGE PARISH, LOUISIANA
(OPPC ID'S: 1030372383, 1030372388,
1030372389, & 1030372400)

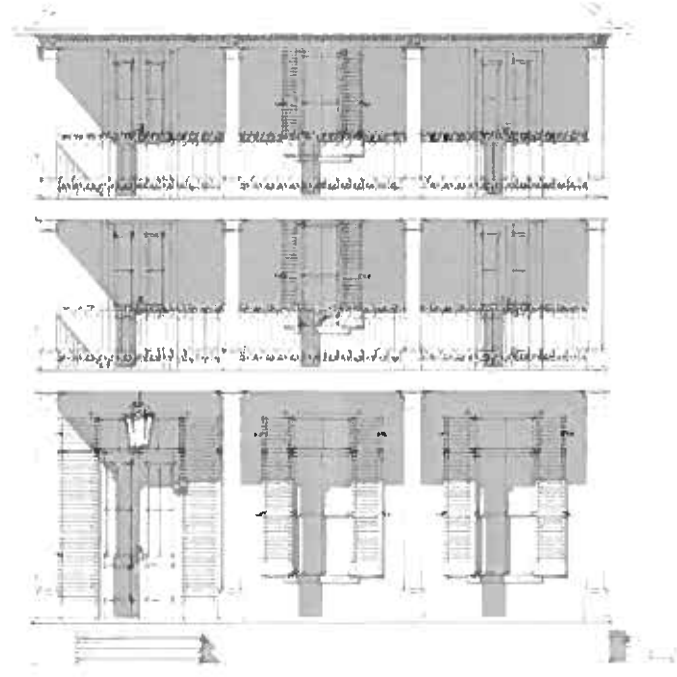
ADC ISPUD
A PROPOSED INFILL SMALL PLANNED UNIT DEVELOPMENT
BATON ROUGE, LOUISIANA, 70806
EAST BATON ROUGE PARISH
ADELIA DEVELOPMENT COMPANY, LLC
7924 WRENWOOD BLVD., SUITE A
BATON ROUGE, LOUISIANA, 70809

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ISSUED FOR	ISPUD
PROJECT NO.	18-022
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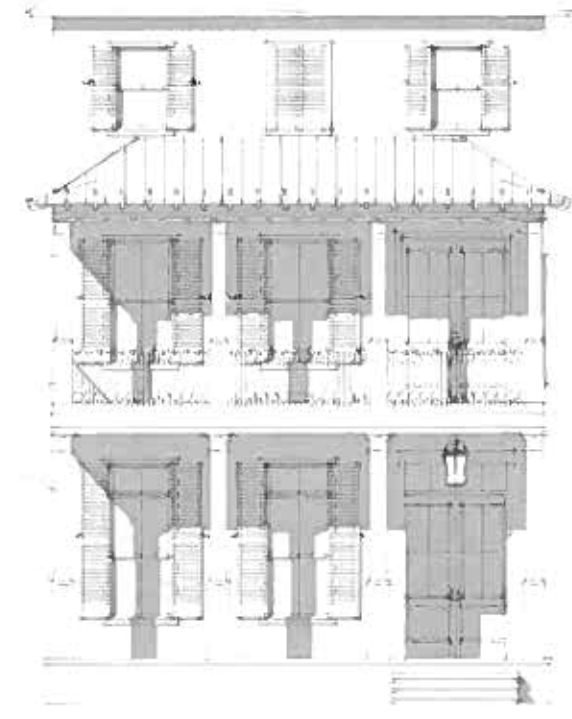
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OPTION A



OPTION B



OPTION C

REVISION	BY

DDG
 DUPLANTIS DESIGN GROUP, PC
 6322 Westchase Blvd. Suite 200, Houston, TX 77057
 Phone: 281-791-4488 Fax: 281-791-4489
 WWW.DDGPC.COM THEWOODS | CONROCK | HOUSTON | BATON ROUGE | LOUISIANA

**ONSITE
 DESIGN**

ADELA AT OLD GOODWOOD
 LOTS 42, 47, 48, & CA-1
 BEING A PORTION OF THE REMAINDER
 LOCATED IN SEC 19 TRACT 19
 GREENSBURG LAND DISTRICT
 EAST BATON ROUGE PARISH, LOUISIANA
 (COPPC 10'S 1030372393, 1030372398,
 1030372399, & 1030372400)

ADC ISPUID
 A PROPOSED INFILL SMALL PLANNED UNIT DEVELOPMENT
 BATON ROUGE, LOUISIANA 70806
 EAST BATON ROUGE PARISH
 ADELA DEVELOPMENT COMPANY, LLC
 7924 WRENWOOD BLVD, SUITE A
 BATON ROUGE, LOUISIANA 70809

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ISSUED DATE	12/6/18
ISSUED FOR	ISPUID
PROJECT NO.	18-622
FILE	ADC ISPUID ELEVATIONS
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