





LEGEND

— OHE —	OVERHEAD ELECTRIC
— S —	SEWER LINE
— W —	WATER LINE
— FW —	FIRE WATER LINE
— X —	FENCE
— [ ] —	DRAINAGE LINE
— [ ] —	DRAINAGE INLET
— [ ] —	POWER POLE
— [ ] —	FIRE HYDRANT
— [ ] —	POLE LIGHT

CPCC- 840354378

Revision \_\_\_\_\_ By \_\_\_\_\_ Appd \_\_\_\_\_ MDD \_\_\_\_\_

Issued \_\_\_\_\_ By \_\_\_\_\_ Appd \_\_\_\_\_ MDD \_\_\_\_\_

File Name: C33 DEVELOPMENT PLAN \_\_\_\_\_ Date \_\_\_\_\_ Day \_\_\_\_\_ Chg \_\_\_\_\_ MDD \_\_\_\_\_

Permit/Seal \_\_\_\_\_



Client/Project Logo

Client/Project

RIVER HOUSE PARTNERS, L.L.C.

RIVER HOUSE REZONING - ISPD

Baton Rouge, LA

Title

DEVELOPMENT PLAN

Project No. 215615075

Revision Sheet \_\_\_\_\_ Scale \_\_\_\_\_

Drawing No. C3.0

GENERAL NOTES:

- REFERENCE MAP:
  - MAP SHOWING ALTA/ NSPS LAND TITLE SURVEY OF TRACTS RH-1-A-1, RH-1-B-1 & RH-1-C-1 BEING A PORTION OF LOT N, MAGNOLIA PLANTATION LOCATED IN SECTION 51, T-7-S, R-1-W, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA FOR RIVERHOUSE PARTNERS, LLC BY DAVID PATTERSON DATED 8/31/2017
  - GEOMETRIC/STRIPING LAYOUT, RIVER HOUSE, BATON ROUGE, LOUISIANA, SHEET NUMBER C1 BY MONROE & CORIE, INC. STAMPED BY CRAIG H. CORIE, DATED APRIL 2013, REVISED 6/7/17 "CHANGES TO RETAIN BUILDING"
- ONLY THE ABOVE GROUND VISIBLE ENCROACHMENTS AND IMPROVEMENTS WERE FIELD LOCATED AND SHOWN HEREON, UNLESS OTHERWISE NOTED.
- THE INFORMATION AS SHOWN HEREON DOES NOT REFLECT OR DETERMINE OWNERSHIP.
- CITY-PARISH FLOOD ZONE DETERMINATION FORM INDICATES THE PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS OF EAST BATON ROUGE, LOUISIANA, COMMUNITY PANEL NUMBER 22033C0240E, DATED MAY 2, 2008. ADJACENT BFE IS 45' (NAVD 1988).
- NO TITLE SEARCH HAS BEEN PROVIDED TO STANTEC CONSULTING SERVICES, INC FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, RIGHTS-OF-WAY, EASEMENTS, SERVITUDES, BUILDING SETBACK REQUIREMENTS, RESTRICTIVE COVENANTS, GOVERNMENTAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH MAY AFFECT THE BOUNDARIES AND/OR USE OF THE SUBJECT PROPERTY.
- THE PROPERTY AS SHOWN HEREON LIES WITHIN THE CITY OF BATON ROUGE FIRE DISTRICT.
- THERE ARE NO APPARENT BRIDGES, LAKES, MARSHES, OR WETLANDS ON THIS TRACT OF LAND.
- THE METES AND BOUNDS ARE TAKEN FROM THE REFERENCE MAP LISTED ABOVE. THIS MAP DOES NOT REPRESENT A PROPERTY BOUNDARY SURVEY AS DEFINED BY LOUISIANA REVISED STATUTES 37:681 ET. SEQ., TITLE 48, PART LXI, CHAPTER 29. NO MOVEOVER PROJECTS LOCATED ALONG SITE FRONTAGE. NEAREST MOVEOVER PROJECTS TO SITE IS TERRACE STREET - IMPROVING EXISTING CORRIDORS.

PLANNING SUMMARY

EXISTING ZONING	C2 - HEAVY COMMERCIAL
EXISTING LAND USE	HR
FUTURE LAND USE	UN
CHARACTER AREA	URBAN WALKABLE
ADJACENT ZONING	C2
ACREAGE	±0.486 ACRES
NO OF UNITS	42 (41 - STUDIO/1 BEDROOM & 1 - 2 BEDROOM)
TOTAL BUILDING SQ FT	34,000
DENSITIES	86.4 UNITS/ACRE (RESIDENTIAL)
MAX BUILDING HEIGHT	54'-0"
BUILDING # OF STORIES	3 FLOORS
PROPOSED USE	HIGH DENSITY RESIDENTIAL
FIRE DISTRICT	BATON ROUGE CITY FIRE DEPT

DRAINAGE NOTES

DRAINAGE	SUBSURFACE DRAINAGE TO CORPORATION CANAL
B.F.E.:	27.5' (NEAREST ZONE AE)
INUNDATION ELEV.:	27.74' (CORPORATION CANAL)
FLOOD ZONE:	X (PER FIRM PANEL 22033C0240E)

UTILITY PROVIDERS

WATER:	BATON ROUGE WATER COMPANY (BRWC)
SEWER:	CITY-PARISH DEPT OF ENVIRONMENTAL SERVICES (DES)
GAS:	ENTERGY
ELECTRIC:	ENTERGY
COMMUNICATIONS:	AT&T COX COMMUNICATIONS, CENTURY LINK & LEVEL 3

STATEMENT OF OBJECTIVES:

**GENERAL DESCRIPTION:**  
THE RIVER HOUSE LOFTS ISPD DEVELOPMENT PLAN COMPRISES OF APPROXIMATELY 0.486 ACRES ALONG NICHOLSON DRIVE, SOUTH OF OKLAHOMA STREET IN THE CITY OF BATON ROUGE. THIS DEVELOPMENT IS A SINGLE PHASE AND CONVERTS AN EXISTING THREE STORY, 34,000 SQUARE FOOT BUILDING, PREVIOUSLY APPROVED FOR COMMERCIAL SPACE UNDER SP-4-09, INTO HIGH DENSITY RESIDENTIAL (HDR), 100% OF THE SITE AREA WILL BE DESIGNATED AS HDR WITH 3-STUDIOS, 38-ONE BEDROOMS, AND 1-TWO BEDROOM UNITS.

SPECIFIC USES FOR EACH CATEGORY ARE LISTED BELOW  
HIGH DENSITY RESIDENTIAL USE TO INCLUDE BUILDING, LANDSCAPING AND WALKS ON SUBJECT PROPERTY.

**DENSITIES**  
COMMERCIAL BUILDING = 86.4 UNITS/ACRE

**SEQUENCING**  
THE BUILDING SHELL AND EXTERIOR IMPROVEMENTS ARE EXISTING. INTERIOR CONSTRUCTION TO CONVERT TO RESIDENTIAL USE WILL BEGIN IN SPRING OF 2020 WITH A TARGET COMPLETION AT FALL OF 2020.

**ISPD DESIGN STANDARDS**

- SIZE OF PROPERTY SHALL REMAIN AS EXISTING CONDITIONS UNLESS RIGHT-OF-WAY ACQUISITION REQUIRED FOR PUBLIC IMPROVEMENTS
- NO DEDICATION OF INTERNAL STREETS OR PEDESTRIAN WAYS
- MINIMUM BUILDING SETBACKS AS INDICATED ON DEVELOPMENT PLAN
- NO COMMON AREAS
- PARKING FOR THE DEVELOPMENT WILL UTILIZE ADJACENT PARKING ON TRACT RH-1-A-1 AS PERMITTED UNDER UDC SECTION 17.4.5.A.1.b AND PARKING AGREEMENT RECORDED IN THE EAST BATON ROUGE CLERK OF COURT AS ORIGINAL 891, BUNDLE 12839 (DATED 9/14/2017)
- NO NEW SIGNS OR LIGHTS ARE PROPOSED FOR THIS DEVELOPMENT.
- ARCHITECTURAL THEME AS INDICATED ON ARCHITECTURAL SECTIONS
- NO VISUAL SCREENS OTHER THAN DUMPSTER ENCLOSURE AS INDICATED ON ARCHITECTURAL SECTIONS
- MINIMUM BUFFERS AS INDICATED ON DEVELOPMENT AND LANDSCAPE PLANS
- HVAC AND NOISY EQUIPMENT AS INDICATED ON DEVELOPMENT PLAN

BUILDING SETBACKS (PER C2 ZONING)

	REQUIRED	MIN. PROVIDED
FRONT (E):	10'	10'
SIDE (N,S):	NONE	13'
REAR (W):	NONE	3'

MAIL NOTES

MAIL BOXES WILL BE INTERNAL

LEGEND

▼ BUILDING ENTRANCES

LIGHTING NOTES

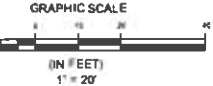
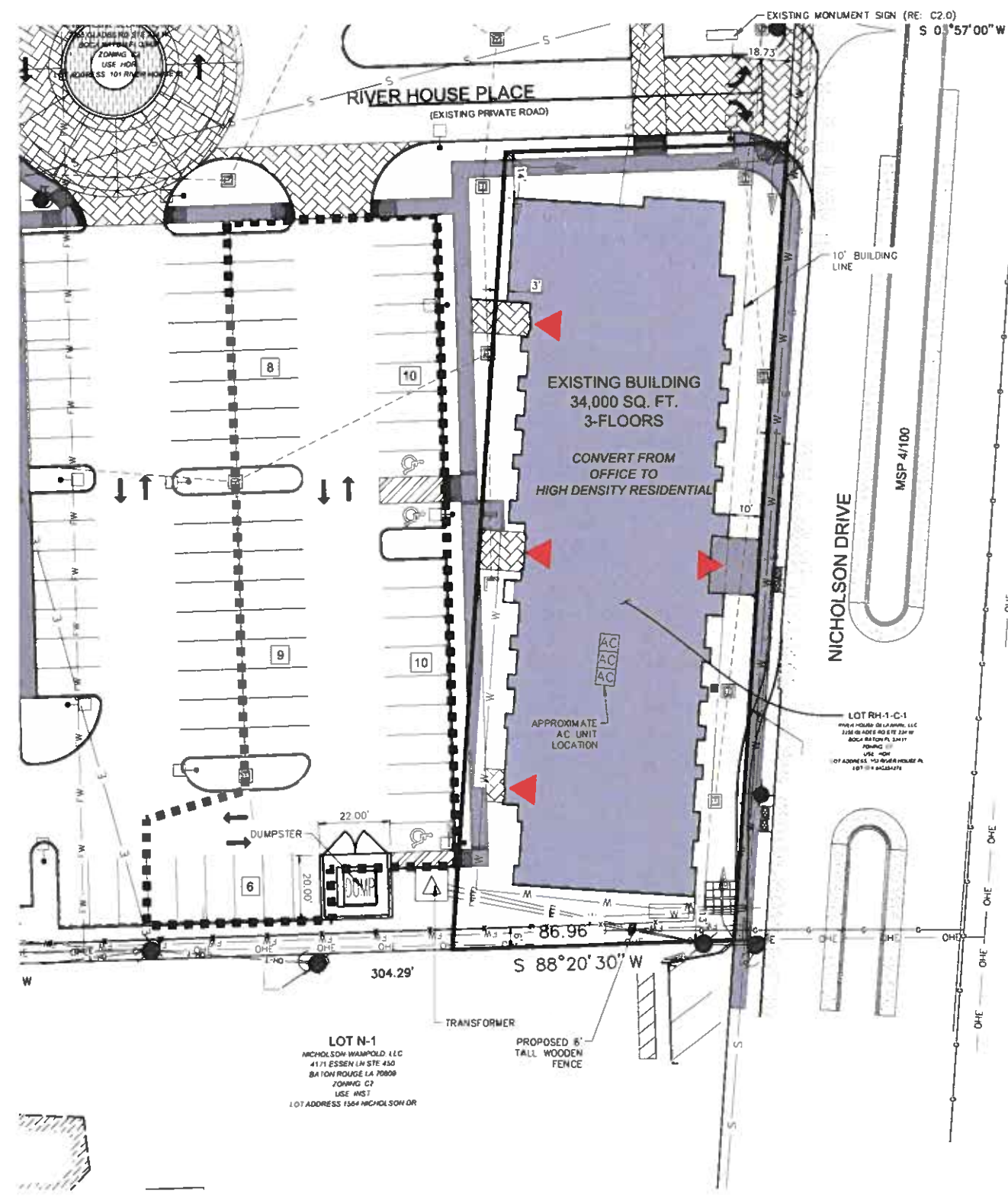
DETAIL OF UPLIGHT IS SHOWN ON 01/L7.03

REFUSE AREA NOTE:

DUMPSTER ENCLOSURE IS 20'x22' WITH 8' HIGH CMU BLOCK WALLS AND WOOD FENCE GATES

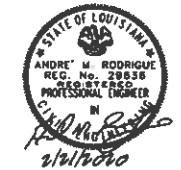
TABLE OF USES

	LOW DENSITY RESIDENTIAL	MEDIUM DENSITY RESIDENTIAL	HIGH DENSITY RESIDENTIAL	COMMERCIAL/OFFICE	PUBLIC AND SEMI-PUBLIC	INDUSTRIAL	OPEN SPACE
TOTAL UNITS	0	0	42	0	0	0	0
TOTAL SQUARE FEET OF BUILDING	0	0	34,000	0	0	0	0
TOTAL ACREAGE	0	0	0.486	0	0	0	0
PERCENT OF SITE	0%	0%	100%	0%	0%	0%	0%



LOT N-1  
NICHOLSON WAMPOLD, LLC  
4171 ESSEN LN STE 450  
BATON ROUGE LA 70809  
ZONING: C2  
USE: HR  
LOT ADDRESS: 1564 NICHOLSON DR

LOT RH-1-C-1  
MAGNOLIA PLANTATION, LLC  
1508 W. ADOBE RD STE 230 W  
BATON ROUGE LA 70817  
ZONING: C2  
USE: HR  
LOT ADDRESS: 1508 W. ADOBE RD



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  - NO STREETS ARE INCLUDED IN ONGOING MOVEBR PLAN PROJECT.
  - CLOSEST CATS BUS STOP IS HIGHLAND @ VETA.
  - RIVER HOUSE PLACE'S ENTRANCE AND PARKING TO BE PRIVATELY MAINTAINED.

PARKING NOTES:

- ISPUD UTILIZES OFF-SITE PARKING IN ACCORDANCE WITH UDC 17.4.5.A.1.b.
- PARKING AGREEMENT RECORDED AS ORIGINAL 891, BUNDLE 12839 ON SEPTEMBER 14, 2017 IN EAST BATON ROUGE PARISH CLERK OF COURT. DESIGNATED PARKING SHOWN ON THIS EXHIBIT IS CONCEPTUAL AND ALL PARKING BETWEEN THE PROPERTIES ARE ACCESSIBLE AS INDICATED IN THE RECORDED AGREEMENT.

UTILITY PROVIDERS

WATER	BATON ROUGE WATER COMPANY (BRWC)
SEWER	CITY-PARISH DEPT. OF ENVIRONMENTAL SERVICES (DES)
GAS	ENERGY
ELECTRIC	ENERGY
COMMUNICATIONS	AT&T, COX COMMUNICATIONS, CENTURY LINK & LEVEL 3

CIRCULATION LEGEND

- OFF-SITE VEHICULAR CIRCULATION
- ON-SITE VEHICULAR CIRCULATION
- PEDESTRIAN CIRCULATION
- BUILDING ENTRY

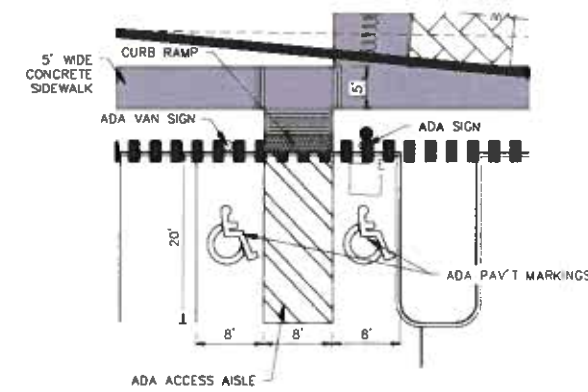
PARKING SUMMARY

USE	FORMULA	QUANTITY	REQUIRED	PROVIDED
STUDIO, 1BR	1/UNIT	41	41	41
2BR	1.5/UNIT	1	2	2

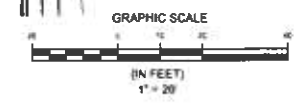
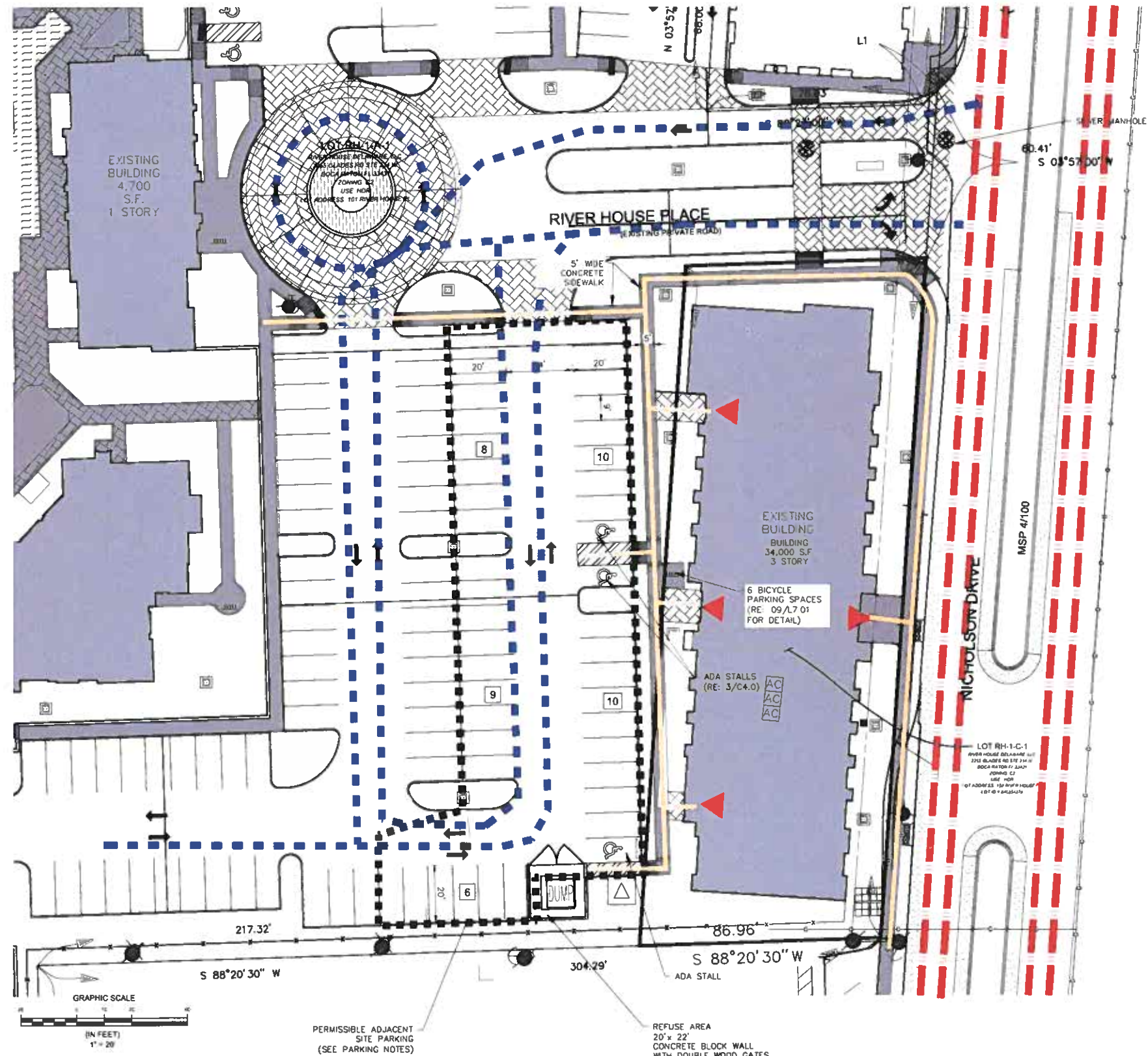
HANDICAP SPACES	25-50 SPACES	43	25+1V	25+1V

BICYCLE PARKING	1/20 SPACES	43	3	6

STD PARKING: 8' x 20'  
ADA PARKING: 8' x 20' WITH 5' ACCESS AISLE  
ADA VAN PARKING: 11' x 20' W 5' ACCESS AISLE



1 ADA PARKING TYPICAL  
SCALE: N.T.S.



PERMISSIBLE ADJACENT SITE PARKING (SEE PARKING NOTES)

REFUSE AREA 20' x 22' CONCRETE BLOCK WALL WITH DOUBLE WOOD GATES

13 11/17/2017 10:45:33 AM 10/17/2017 10:45:33 AM 10/17/2017 10:45:33 AM 10/17/2017 10:45:33 AM  
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Notes

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CPPC= 840354378

Revision: \_\_\_\_\_ By: \_\_\_\_\_ Add: \_\_\_\_\_

Issued: \_\_\_\_\_ By: \_\_\_\_\_ Add: \_\_\_\_\_

File Name: C3-2 UTILITY PLAN Date: \_\_\_\_\_ Des: \_\_\_\_\_ C/P: \_\_\_\_\_ 2023.01.31

Permit/Seal



Client/Project Logo

Client/Project  
RIVER HOUSE PARTNERS, L.L.C.

RIVER HOUSE REZONING - ISPD

Baton Rouge LA

Title  
UTILITY PLAN

Project No. 215615075 Scale

Revision Sheet Drawing No.

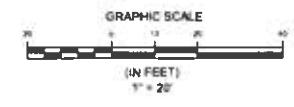
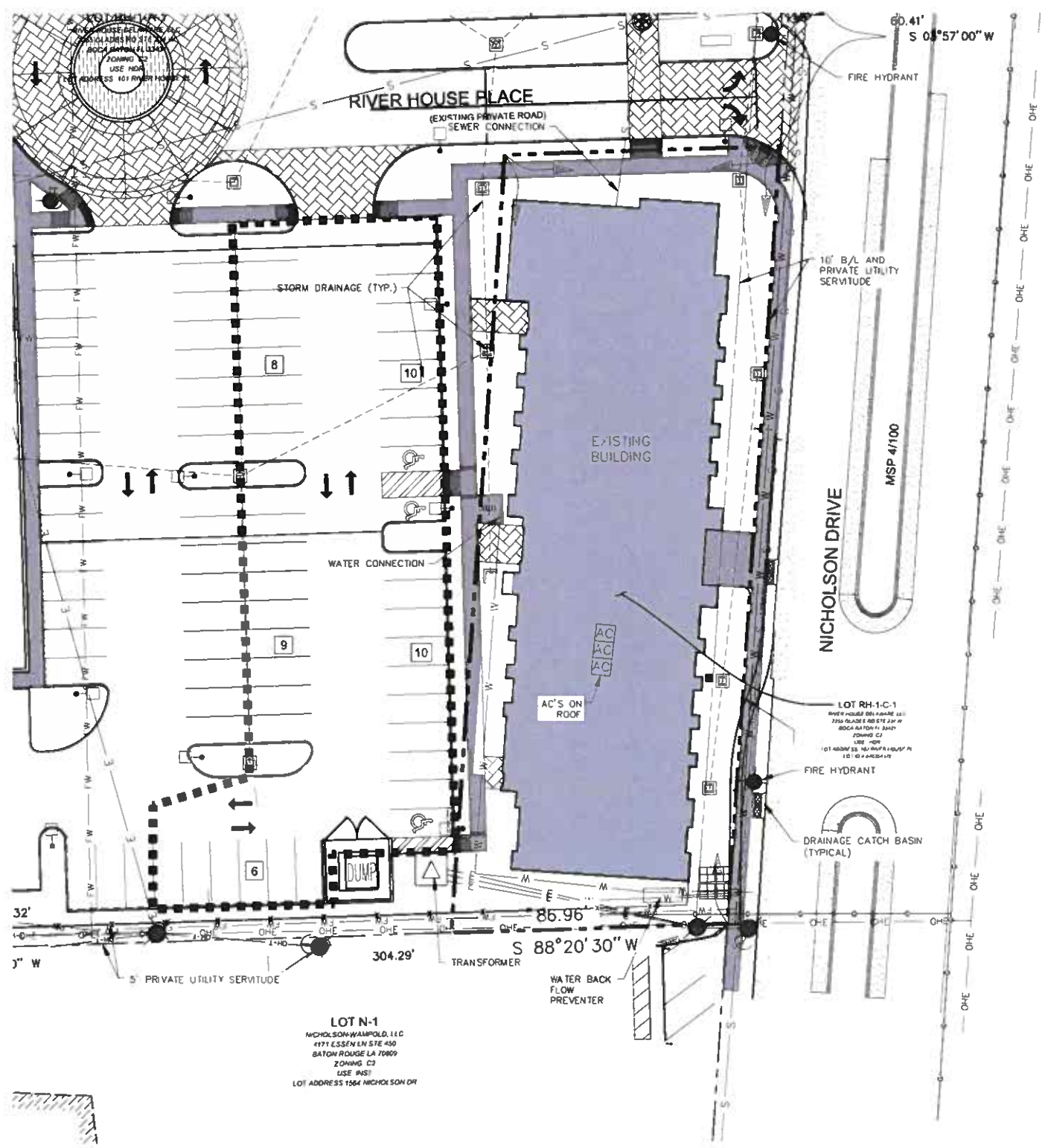
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**STORM WATER NOTE:**  
STORM WATER COLLECTION TO BE MAINTAINED BY CURRENT PROPERTY OWNER



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# 01 GENERAL NOTES:

SCALE: N.T.S.

- LOCATE ALL UTILITIES ON THE SITE PRIOR TO COMMENCING ANY WORK. ANY DAMAGE DONE TO EXISTING OR NEW UTILITIES SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- COORDINATE WORK WITH THE WORK OF OTHER TRADES ON THE SITE.
- ENTIRE SITE SHALL BE GRADED TO FINISH GRADE PRIOR TO SCHEDULING PLANTING INSTALLATION.
- CONTRACTOR SHALL APPLY FOR AND PROCURE ALL REQUIRED PERMITS PRIOR TO COMMENCING WORK.
- STAKE OUT ALL TREE LOCATIONS FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- PLANTS SHALL BE SPECIMEN QUALITY, FULL POT AND HEAD, SYMMETRICAL FOLIAGE AND BRANCHING STRUCTURE.
- PROVIDE PHOTOGRAPHS WITH SCALE FIGURES FOR TREES AND LARGE SHRUBS OR SAMPLE TREES FROM NURSERY FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO THE SITE.
- PLANT MATERIAL OF THE SAME SPECIES SHALL BE MATCHING IN CHARACTER AND SIZE, AND OBTAINED FROM THE SAME SOURCE.
- LANDSCAPE CONTRACTOR SHALL FINE GRADE AND SOD ALL AREAS DAMAGED BY CONSTRUCTION. SEE PLANT LIST FOR OTHER SOD REQUIREMENTS.
- ALL TREES ARE TO BE STAKED AND PLANTED AS SHOWN IN DETAILS.
- TREES SPECIFIED TO BE CONTAINER GROWN, TREES WHICH HAVE BEEN GROWN IN FIELD CONDITIONS AND PLACED IN CONTAINERS WILL BE NOT ACCEPTED. TREES GROWN IN GROW BAGS WILL BE NOT ACCEPTED.
- PLANTS SHALL BE WELL FORMED, NO. 1 GRADE OR BETTER NURSERY STOCK AND SHALL MEET THE APPLICABLE STANDARDS NOTED HEREIN AND SHALL BE SUBJECT TO REJECTION BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
- THE LANDSCAPE ARCHITECT MAY REJECT ANY MATERIALS THAT DO NOT MEET THE REQUIREMENTS OF THE PLANT LIST, DRAWINGS OR NOTES. REJECTED MATERIALS SHALL BE REMOVED BY THE CONTRACTOR AT NO COST TO THE OWNER. IN THE EVENT THAT THE MATERIALS ARE REJECTED, THE CONTRACTOR SHALL PURSUE AND EXAMINE OTHER SOURCES OF MATERIALS UNTIL ACCEPTABLE SPECIMENS ARE FOUND. SUCH A CHANGE WILL NOT CONSTITUTE AND INCREASE IN COST TO THE OWNER.
- CONTRACTOR SHALL EXCAVATE ALL CONTAMINATED OR STRUCTURALLY ENGINEERED SOILS PRIOR TO PLANTING (CONCRETE, REBAR, DEBRIS, ETC.).
- ALL TREES SHALL EQUAL OR EXCEED THE MEASUREMENTS SPECIFIED IN THE PLANT LIST AND ARE MINIMUM ACCEPTABLE SIZE. DIMENSIONS FOR HEIGHT AND SPREAD IN THE PLANT LIST REFER TO THE MAIN BODY OF THE TREE AND NOT FROM THE BRANCH TIP TO BRANCH TIP.
- CALIPER SIZES SHALL BE MEASURED SIX INCHES (6") ABOVE GROUND LEVEL.
- PLANTS MEETING THE REQUIREMENTS IN THE PLANT LIST, BUT NOT POSSESSING NORMAL BALANCE BETWEEN HEIGHT AND SPREAD, HAVE DAMAGED BARK AND DAMAGED LIMBS WILL BE NOT ACCEPTED.
- ALL TREES SHALL BE MULCHED 3" THICK USING A HARDWOOD MULCH CONSISTING OF COMPOSTED AND RECYCLED TREE AND BRUSH TRIMMINGS AND SHALL BE 95% HARDWOOD MATERIAL. THE MULCH SHALL INCLUDE PARTICLE SIZES WHICH ARE BETWEEN 1/4" AND 4" CYPRESS BARK WILL NOT BE ACCEPTED.
- WATER MANAGEMENT GEL SHALL BE MIXED WITH SOIL FOR EACH TREE AS PER MANUFACTURER'S RECOMMENDATIONS. THE GEL SHALL CONSIST OF A POLYMER WITH THE ABILITY TO RETAIN AND RELEASE AVAILABLE WATER TO THE ROOT ZONE.
- FERTILIZER SHALL BE 10-12-12 OR OTHER APPROVED BLEND, APPLIED AT THE RATE RECOMMENDED BY THE MANUFACTURER. ANY FERTILIZER THAT BECOMES WET, CAKED OR OTHERWISE DAMAGED, MAKING IT UNSUITABLE FOR USE WILL BE NOT ACCEPTED.
- ALL TREE PITS MUST BE LOOSENED TO A DEPTH THAT ANY HARDPAN HAS BEEN BROKEN AND MOISTURE IS ALLOWED TO MOVE THROUGH FREELY. ALL TREES SHALL BE SET PLUMB ON UNDISTURBED SUB GRADE. THE TREE MUST BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS TREE'S ORIGINAL GRADE IN NURSERY OR BE SLIGHTLY ABOVE (NO MORE THEN ONE AND ONE HALF INCHES) FINISHED GRADE. TREE SHALL SET ON UNDISTURBED SUBGRADE. TREES THAT ARE PLANTED TOO LOW OR THAT SETTLE BELOW FINISHED GRADE OR THAT ARE PLANTED TOO HIGH SHALL BE REPLANTED AT CONTRACTOR'S EXPENSE. ALL TREES MUST BE WATERED AT TIME OF PLANTING TO POINT OF SATURATION. BACKFILL AROUND ROOTBALL IN LAYERS TO PREVENT AIR POCKETS. DO NOT PACK THE SOIL TIGHTLY. USE LIGHT FOOT PRESSURE AND WATER TO GENTLY PACK THE SOIL. COMPLETELY REMOVE ALL WIRE BINDINGS AND TIES. COMPLETELY REMOVE BURLAP OR PEEL PACK BURLAP ON TOP 1/3 OF ROOT BALL AND CUT SIX 5 TO 10 INCH SLICES IN BURLAP, EVENLY SPACED AROUND ROOTBALL. PRUNE LOWER BRANCHES OF TREES WITH 1 1/2" TRUNK CALIPER OR GREATER, TO A MIN. HEIGHT OF 4'-0" ABOVE GROUND. NOTIFY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE IMMEDIATELY OF ALL SUBSURFACE DRAINAGE OR SOIL CONDITIONS WHICH THE CONTRACTOR CONSIDERS TO BE DETRIMENTAL TO THE GROWTH OR SURVIVAL OF THE PLANT MATERIAL.
- ALL LAWN AREAS THAT DO NOT SHOW SATISFACTORY GROWTH WITHIN 1 MONTH OF SODDING SHALL BE RE-SODDED AS DIRECTED UNTIL A SATISFACTORY LAWN HAS BEEN ESTABLISHED.
- ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE LANDSCAPE CONTRACTOR FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION OF THE WORK.
- FINAL ACCEPTANCE OF ALL TREES BY THE LANDSCAPE ARCHITECT WILL BE MADE ONLY IF ALL TREES ARE IN PLACE, LIVING AND ARE IN CONFORMANCE WITH THE DRAWING, PLANT LIST AND NOTES.

# 02 SODDING NOTES:

SCALE: N.T.S.

- CONTRACTOR SHALL FINE GRADE AND SOD ALL DISTURBED AREAS ON SITE DEPENDING ON TREATMENT/MATERIAL SURROUNDING.
- GRASS SOD SHALL BE BERMUDA SOD AND SHALL BE FULL MATTED WITH GRASS ROOTS. THE SOD SHALL BE TAKEN UP IN RECTANGLES, PREFERABLY 12" x 14", SHALL BE A MINIMUM OF 2" IN THICKNESS, AND SHALL BE FREE OF WEEDS AND OTHER GRASSES AND SHALL HAVE A SOIL MAT OF SUFFICIENT THICKNESS ADHERING FIRMLY TO THE ROOTS TO WITHSTAND ALL NECESSARY HANDLING. ALL SOD SHALL BE SHADED AND KEPT MOIST UNTIL PLANTED. REPLANTING SHALL BE DONE WITHIN 48 HOURS OF HARVESTING.
- SODDING SCHEDULE: a) SOFT SPOTS AND INEQUALITIES IN GRADE SHALL BE CORRECTED BEFORE STARTING SOD WORK. b) GROUND SHALL BE SUFFICIENTLY MOISTENED PRIOR TO LAYING OF SOD. c) LAY SOD WITHOUT VOIDS, TAMP OR ROLL. SOD SHALL BE THOROUGHLY WATERED. THE SURFACE SHALL BE TRUE TO FINISHED GRADE. LINES EVEN AND FIRM AT ALL POINTS. d) PLACE SOD WITH STAGGERED JOINTS CLOSELY BUTTED, TAMPED OR ROLLED TO AN EVEN SURFACE TO THE REQUIRED FINISH GRADE. AVOID CONTINUOUS SEAM ALONG LINE OF WATER FLOW IN SWALES OR DEPRESSED AREAS. PLACE SOD IN ROWS AT RIGHT ANGLES TO SLOPE. e) FERTILIZE WITH A BALANCED FERTILIZER PER APPLICATION INSTRUCTIONS.
- ALL SURFACES SHALL BE SLOPED FOR POSITIVE DRAINAGE. THERE SHALL BE NO STANDING WATER ON SITE.
- GRADE ENTIRE SITE PRIOR TO SODDING.
- ALL PLANT MATERIAL (INCLUDING SOD) SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE BY OWNER.

# 03 IRRIGATION NOTES:

SCALE: N.T.S.

- ALL PLANTING AND SOD AREAS SHALL BE IRRIGATED FOR COMPLETE COVERAGE.
- ALL DRIP IRRIGATION TUBING SHALL BE SECURED WITH SOIL STAPLES.
- EXCEPT AS OTHERWISE PROVIDED, THE CONTRACTOR SHALL PROCURE ALL PERMITS AND LICENSES, PAY ALL CHARGES & FEES AND GIVE ALL NOTICE NECESSARY & INCIDENTAL TO THE DUE LAWFUL PROSECUTION OF THE WORK.
- CONTRACTOR SHALL NOTIFY PERTINENT UTILITY COMPANIES 48 HOURS PRIOR TO CONSTRUCTION FOR CURRENT UTILITY LOCATIONS. EXTREME CARE SHALL BE EXERCISED IN EXCAVATING AND WORKING NEAR EXISTING UTILITIES. CONTRACTOR SHALL VERIFY THE LOCATION & CONDITION OF ALL UTILITIES & BE RESPONSIBLE FOR DAMAGE TO ANY UTILITIES.
- THE CONTRACTOR SHALL AT ALL TIMES PROTECT HIS WORK FROM DAMAGE & THEFT & REPLACE ALL DAMAGED OR STOLEN PARTS UNTIL THE WORK IS ACCEPTED IN WRITING BY OWNER.
- THE CONTRACTOR SHALL NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREAS DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY. CONTRACTOR SHALL CLEARLY MARK ALL EXPOSED EXCAVATIONS, MATERIALS AND EQUIPMENT. COVER ALL BARRICADE TRENCHES WHEN CONTRACTOR IS NOT ON SITE.
- CONTRACTOR SHALL ZONE PLANTING BED AREAS, AND SOD BEDS SEPARATELY.
- CONTRACTOR SHALL COORDINATE WITH THE LANDSCAPE ARCHITECT FOR CONTROLLER LOCATION. CONTROLLER SHALL BE CONNECTED TO POWER AS PART OF THIS CONTRACT.
- CONTRACTOR TO PROVIDE COMPLETE AS-BUILT DOCUMENTS FROM MANUFACTURER.
- CONTRACTOR TO PROVIDE IRRIGATION CUT SHEETS ON ALL IRRIGATION COMPONENTS INCLUDING WIRE VALVES, CONTROLLER, PVC PIPE, FITTINGS, VALVE BOXES, WIRE CONNECTORS, ETC. TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

# 04 DRAINAGE NOTES:

SCALE: N.T.S.

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO SET ALL NEW CATCH BASIN ELEVATIONS AND SLOPES ON NEW DRAIN LINES SO THAT POSITIVE DRAINAGE WILL OCCUR.
- ALL PERFORATED SUBSURFACE DRAIN LINES SHALL BE WRAPPED WITH GEOTEXTILE FABRIC IN ACCORDANCE WITH DETAILS IN THESE PLANS.
- CONTRACTOR SHALL NOT WILLFULLY INSTALL DRAINAGE AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN AREAS DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE DRAINAGE THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY.

# 05 PLANT SCHEDULE:

SCALE: N.T.S.

Trees	Botanical/Common	Class	Cont	Size	Quantity
Ta	<i>Taxodium ascendens</i> / Pond Cypress	Class A	30 gal	2' 5" Cal. 8-10 H x 4-6 W	4
UP	<i>Ulmus parvifolius</i> Everclear / Everclear Lacebark Elm	Class A	45 gal	2' 5" Cal. 8-10 H x 4-6 W	10
Shrubs	Botanical/Common	Cont	Size	Quantity	
AA	<i>Agapanthus africanus</i> / Agapanthus	1 gal	8"-10" H x 10-12" W Full Pot Well Rooted	68	
CC	<i>Calistemon cernuus</i> Little John / Dwarf Bottle Brush	3 gal	12"-15" H x 10-12" W Full Pot Well Rooted	18	
CS	<i>Camelia sasanqua</i> Shishi Gashira / Shishi Gashira Camellia	3 gal	15"-18" H x 15-18" W Full Pot Well Rooted	39	
DV	<i>Distylium verticillatum</i> Jade / Vintage Jade Distylium	3 gal	12"-15" H x 10-12" W Full Pot Well Rooted	80	
DT	<i>Dianella tasmanica</i> / Rex Lily	1 gal	10"-12" H x 10-12" W Full Pot Well Rooted	38	
IV	<i>Ilex virginica</i> Henry's Garnet / Henry's Garnet Sweetspire	3 gal	12"-15" H x 15-18" W Full Pot Well Rooted	14	
MW	<i>Muhlenbergia capillaris</i> White Cloud / White Cloud Muhly	3 gal	15"-18" H x 12-15" W Full Pot Well Rooted	24	
OF	<i>Osmundus fragrans</i> / Sweet Olive	1 gal	15"-18" H x 15-18" W Full Pot Well Rooted	3	
RR	<i>Rhododendron x Roblem</i> / Autumn Starlike Encore Azalea	3 gal	15"-18" H x 15-18" W Full Pot Well Rooted	80	
RM	<i>Rosa Merlot</i> PPE17877 / Red Drift Rose	3 gal	10"-12" H x 10-12" W Full Pot Well Rooted	56	
SM	<i>Sabal minor</i> / Dwarf Palmetto	3 gal	15"-18" H x 15-18" W Full Pot Well Rooted	23	
SS	<i>Stylidium scoparium</i> / Little Bluestem Grass	3 gal	15"-18" H x 15-18" W Full Pot Well Rooted	22	
VO	<i>Viburnum odoratissimum</i> / Sweet Viburnum	3 gal	15"-18" H x 15-18" W Full Pot Well Rooted	50	
				Ground Covers	Area (SF)
				Bed Prep	4,271
				Bermuda Sod	1,667

**REICH**  
 LANDSCAPE ARCHITECTURE  
 1011 Livingston Road, Baton Rouge, LA 70802  
 (504) 388-3800 | www.reich.com

**RIVER HOUSE**  
**BATON ROUGE, LA**

REVISION DATE



FEBRUARY 26, 2020

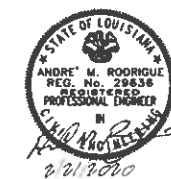
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FOR PERMIT

SHEET TITLE  
GENERAL NOTES AND  
PLANT SCHEDULE

SHEET NO.  
L2.01







BUILDING ELEVATIONS ARE REFERENCED FROM SHEET A-9 413 OF RIVER HOUSE PLANS AS ISSUED BY TANYA A. DeSANDRO OF HUMPHREYS & PARTNERS ARCHITECTS, L.P. AND LAST DATED 7/21/2016.



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