

SITE STATISTICS		
LAND USE TYPE	AREA (ACRES)	% OF TOTAL
BUILDINGS	0.84	41.18%
PARKING/DRIVES	0.88	43.14%
(OFF-SITE PARKING SPACES)	(0.04)	
ON-SITE SIDEWALKS	0.08	3.92%
(OFF-SITE SIDEWALKS)	(0.08)	
COMMON OPEN SPACE	0.24	11.55%
(PLAZAS AND COURTYARDS)	(0.09)	(4.41%)
(ACTIVE RECREATION AREA)	(0.01)	(0.49%)
(ACTIVE RECREATION AREA)	(0.03)	(1.47%)
(ACTIVE RECREATION AREA)	(0.08)	(3.92%)
(GREEN OPEN SPACE)	(0.03)	(1.28%)
PROPOSED USE	RESIDENTIAL	
	RESIDENTIAL	
	PEDESTRIAN SIDEWALK FOR RESIDENTS	
	POOL/POOL DECK (UDC 12.3.1.E)	
	EXERCISE ROOM	
	BILLIARDS AREA	
	ON-SITE SIDEWALKS	
	LANDSCAPE AREA	

ADJACENT PROPERTY INFORMATION			
PROPERTY	LOCATION	ZONING	EXISTING LAND USE
RAVEN EXTENDED SERVICES	WEST	C2	INSTITUTIONAL (INST), VACANT (V)
GRACE-AS, LLC	NORTH	C2	UNDEVELOPED (UND)
FRIENDSHIP CHAPEL MISSIONARY B.C.	EAST	C2	VACANT (V), UNDEVELOPED (UND), INSTITUTIONAL (INST)
HEDGEHOG, LLC	SOUTH	C2	COMMERCIAL (C), VACANT (V)
			MIXED-USE (MU)

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LANDSCAPE PLANS	

**PROPERTY LEGAL DESCRIPTION**

AN APPLICATION FOR A COMBINATION OF LOTS HAS BEEN SUBMITTED TO THE EBR PLANNING COMMISSION FOR THIS PROPERTY. THE PROPERTY LINES SHOWN REFLECT TRACK "A" (PREVIOUSLY LOTS 1-10, 830340672-830340678 AND 830340696-830340698) OF SUBURB GRACE SUBDIVISION, LOCATED IN SECTION 71, T7S-R1W, G.L.D., EAST BATON ROUGE PARISH, LA. REFERENCE MAP NO.1 - FINAL PLAT OF GRACE SUBURB, BY F.F. PALLET, DATED OCTOBER 21, 1930.



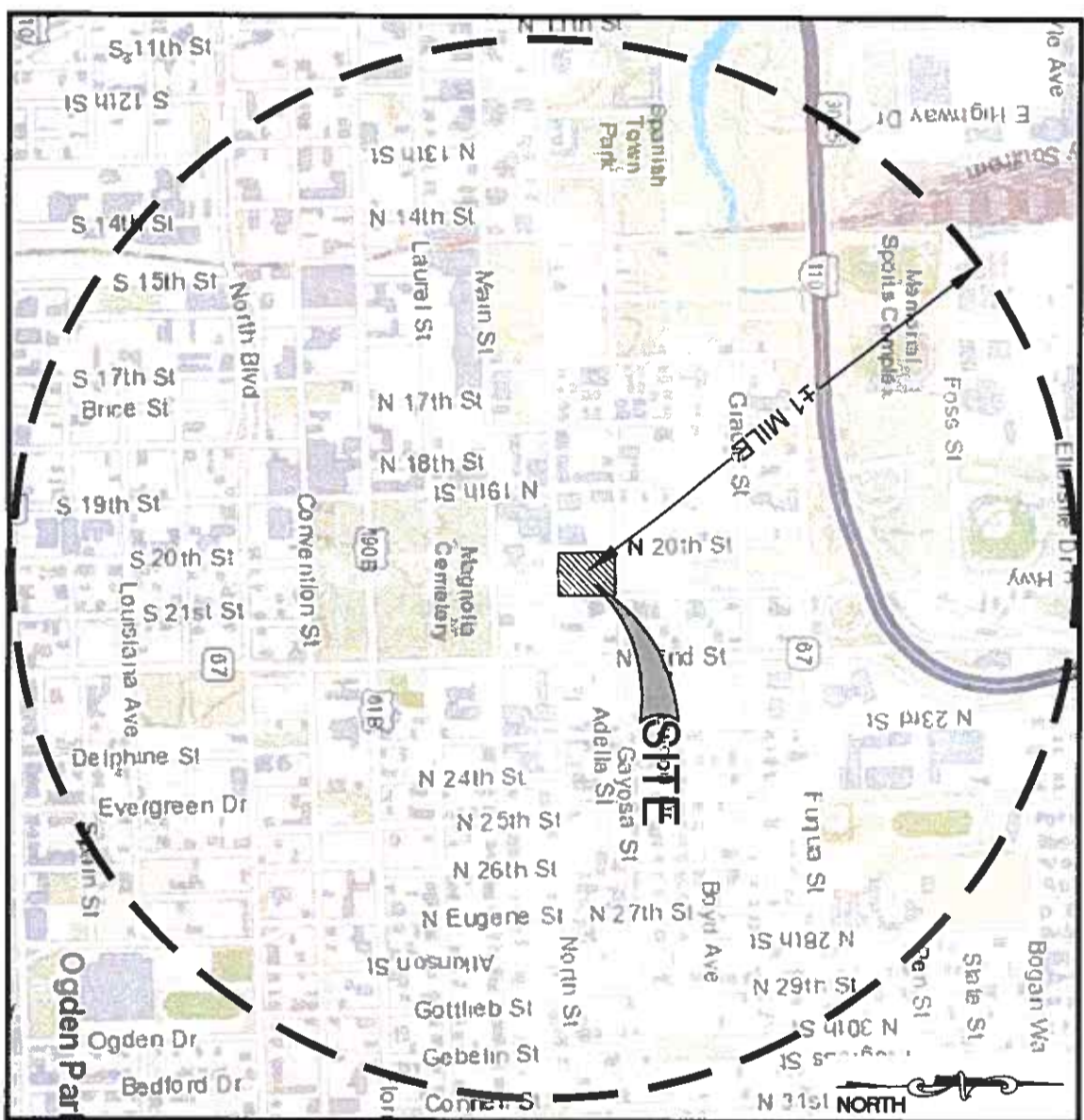
# MOTOR CITY APARTMENTS

## INFILL SMALL PLANNED UNIT DEVELOPMENT

LOCATED IN SECTION 71, T7S-R1W, G.L.D.  
EAST BATON ROUGE PARISH, LOUISIANA

SEPTEMBER 28, 2020

ISPUD-6-20



**PLANNING SUMMARY**

EXISTING ZONING: C2  
FUTURE LAND USE: MIXED-USE (MU)  
CHARACTER AREA: URBAN/WALKABLE  
EXISTING ZONING OF ADJOINING PARCELS:  
NORTH (C2), SOUTH (C2), EAST (C2), WEST (C2)  
TOTAL SITE ACREAGE: 2.04 ACRES  
TOTAL NUMBER OF UNITS: 110  
TOTAL BUILDING FOOTPRINT: 36,790 SF  
8,150 SF (EXIST. TO REMAIN)  
28,640 SF (PROPOSED)  
DENSITY: 53.92 UNITS/AC.  
BUILDING HEIGHT: 4-9'-9"  
BUILDING STORIES: 4  
PROPOSED USE: HIGH DENSITY MULTI-FAMILY RESIDENTIAL DEVELOPMENT

**PROPOSED DESIGN STANDARDS**

LOT AREA	2.04 AC.
FRONT YARD SETBACKS	
GAYOSA STREET	5'
SCENIC HWY	5'
NORTH STREET	2'
N. 20TH STREET	5'
REAR YARD SETBACK	N/A
SIDE YARD SETBACK	N/A
BUILDING HEIGHT	4'-9"

**ARCHITECT**

CHEWERT ARCHITECTS  
640 MAIN STREET, SUITE A  
BATON ROUGE, LOUISIANA 70801  
TEL: (225) 334-9807

**LANDSCAPE ARCHITECT**

REICH ASSOCIATES  
301 T. J. JEMISON BLVD.  
BATON ROUGE, LA 70802  
TEL: (225) 336-5980

**OWNER**

RICH MAJOR  
7555 BOYCE DRIVE  
BATON ROUGE, LA 70809  
TEL: (225) 978-8031

**DEVELOPER**

REHASSANCE NEIGHBORHOOD DEVELOPMENT CO.  
452 CANAL STREET  
NEW ORLEANS, LA 70119  
TEL: (504) 581-6125

**ENGINEER/SURVEYOR**

ALVIN FAIRBURN & ASSOCIATES, LLC  
1289 DEL ESTE AVE.  
DENHAM SPRINGS, LA 70726  
TEL: (225) 685-1515

**CERTIFICATION FOR DRAINAGE**

I HEREBY CERTIFY THAT I HAVE PERFORMED THE NECESSARY HYDRAULIC EVALUATIONS AND THAT THE PROPOSED MOTOR CITY APARTMENTS SITE IMPROVEMENTS WILL RESULT IN A HYDRAULICALLY INSIGNIFICANT INCREASE IN RUNOFF FOR THE 10-YEAR AND 25-YEAR DESIGN STORMS. A MAJORITY OF THE CURRENT SITE IS IMPERVIOUS AREA. REDEVELOPMENT OF THE PROPERTY WILL RESULT IN MINOR ADJUSTMENTS TO DRAINAGE CONDITIONS AND WILL NOT ADVERSELY IMPACT UP-STREAM OR DOWN-STREAM DRAINAGE AREAS.



ALVIN FAIRBURN & ASSOCIATES, LLC  
CONSULTING ENGINEERS - ARCHITECTS  
LAND SURVEYORS - DESIGNERS  
LAND DEVELOPMENT CONSULTANTS  
1289 DEL ESTE AVENUE  
DENHAM SPRINGS, LOUISIANA 70726 TEL: (225) 665-1515

JOB NO. E200187

PC SET

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2. ABSTRACT WAS OBTAINED TO VERIFY OWNERSHIP OF THIS PROPERTY. PROPERTY RESTRICTIONS, SERVITUDES, IMPROVEMENTS, AND/OR RIGHTS-OF-WAY OTHER THAN THOSE SHOWN MAY EXIST ON THIS PROPERTY AND OWNERS OR POTENTIAL BUYERS SHOULD BE AWARE THAT ABSTRACTING THE TITLE TO THIS PROPERTY TO SHOW ALL ENCUMBRANCES WAS NOT WITHIN THE SCOPE OF THIS SURVEY.
3. BEARING DEGREES ARE BASED ON REFERENCE NO. 1 AND WAS NOT INCLUDED AS PART OF THIS SURVEY.
4. PER THE PROPOSED MAJOR STREET PLAN FOR EAST BATON ROUGE PARISH, MSP IMPROVEMENTS HAVE BEEN COMPLETED FOR NORTH STREET AND THE MSP SETBACK LINE REFLECTED ON THIS DRAWING.
5. NO MOVEMENT PROJECTS ARE PROPOSED FOR STREETS ADJACENT TO THIS SITE (I.E. SITE IS NOT LOCATED ON STREET LOCATED ON THE MOVEMENT PROJECT).

**FLOOD INFORMATION**

ACCORDING TO THE FLOOD INSURANCE RATE MAP COMUNITARY PANEL NUMBERS 2203302025 E. FOR EAST BATON ROUGE PARISH, EFFECTIVE DATE MAY 2, 2008, THIS PROPERTY IS SITUATED IN FLOOD ZONE X (SHADED). THE ADJACENT BASE FLOOD ELEVATION (CHF(2)) = 39.0'. RECORD INDICATION FOR THE SITE = N/A.

BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE EAST BATON ROUGE PARISH DEPARTMENT OF DEVELOPMENT.

**UTILITY CONTACTS**

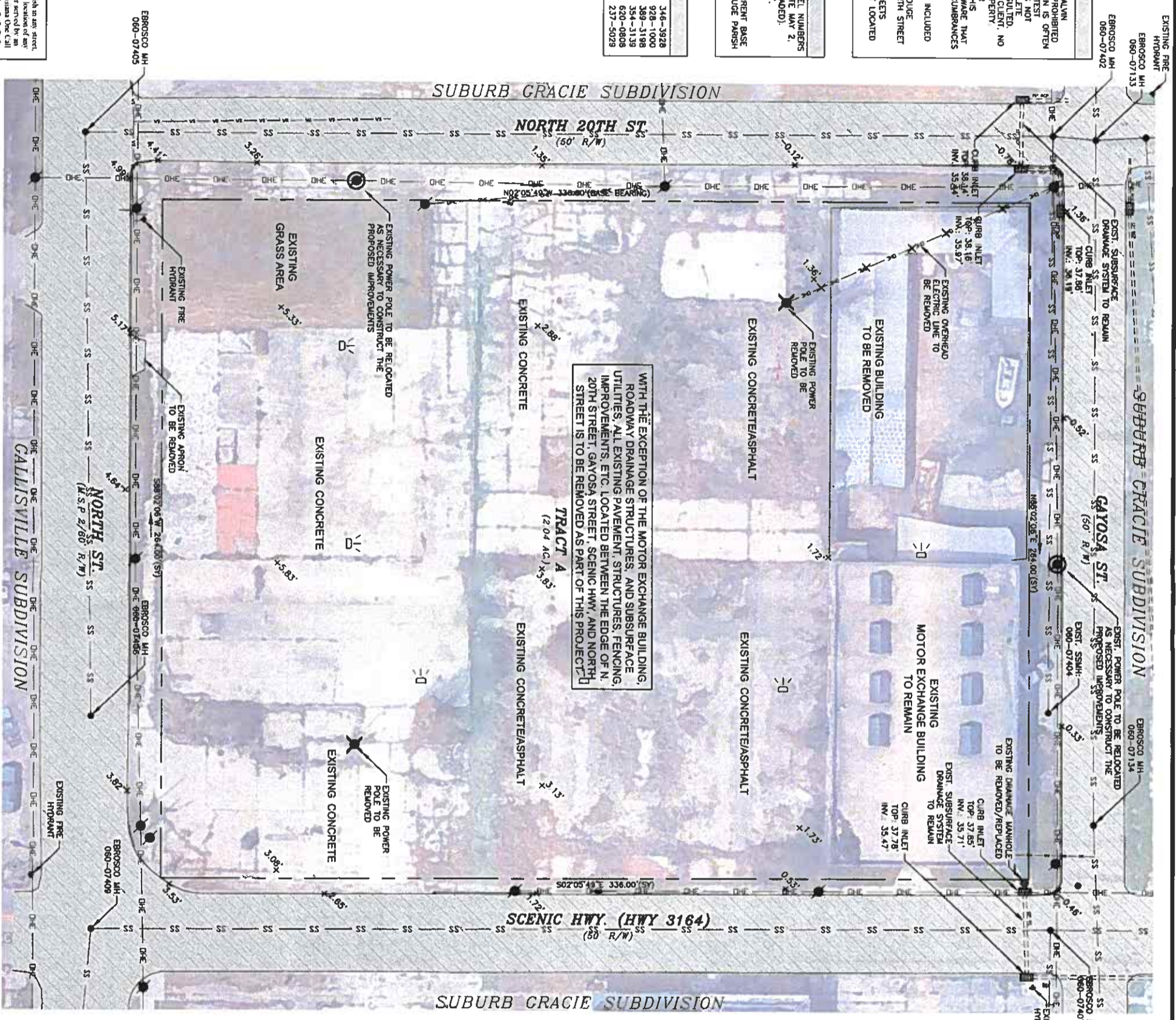
ELECTRIC	ENTERGY	BETH TRAHAN	(225) 346-3928
WATER	B.R. WATER CO.	MARGIE SWANSON	(225) 928-1000
SEWER	EBR PARISH - D.O.D.	ROBERT JOWNER	(225) 389-3188
GAS	ENTERGY GAS	ABBY CAMPO	(225) 354-3139
TELEPHONE	AIRTEL	JORDAN BEARB	(225) 620-0808
CABLE	COX COMMUNICATIONS	PAVY HERRITT	(225) 237-5029

**GENERAL SITE NOTES**

EXISTING ZONING: C2  
 PROPOSED ZONING: SPUD  
 EXISTING ZONING OF ADJACENT PARCELS:  
 NORTH (C2)  
 SOUTH (C2)  
 EAST (C2)  
 WEST (C2)

SUBDIVISION: SUBURB GRACIE  
 COMPREHENSIVE PLAN LAND CATEGORY: URBAN/WALKABLE  
 EXISTING LAND USE: COMMERCIAL (C)  
 FUTURE LAND USE: MIXED-USE (MU)

POWER LINE: 10' CLEARANCE  
 FIRE DISTRICT: BATON ROUGE CITY FIRE SCHOOL DISTRICT: EBR-5  
 ADJACENT STREETS: N. 20TH STREET (W), GAYOSA STREET (N), SCENIC HWY (E), AND NORTH STREET (S)  
 FLOOD ZONE: X (SHADED)  
 FRM#: 2203302025E  
 TOTAL SITE AREA: 2.04 ACRES



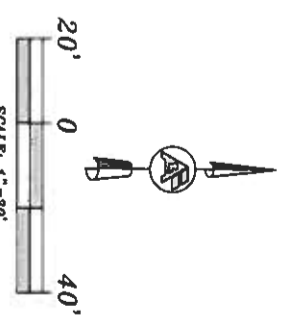
**LEGEND**

—	PROPERTY LINE
—	BUILDING LINE/SETBACK
—	PRE-DEV CONTIGUOUS
—	UNDERGROUND CABLE
—	OVERHEAD ELEC. LINE
—	WATER LINE
—	EXISTING ASPHALT STREET
+	EXISTING ELEVATION
X	EXISTING IMPROVEMENT TO BE REMOVED
○	EXISTING IMPROVEMENT TO BE RELOCATED
◆	EXISTING FIRE HYDRANT

THIS DRAWING IS NOT A BOUNDARY SURVEY AND SHALL NOT BE USED AS SUCH. INFORMATION PROVIDED WAS OBTAINED FROM INFORMATION COLLECTED IN THE FIELD AND IS PROVIDED TO PRESENT AN APPROXIMATE LAYOUT OF EXISTING AND PROPOSED SITE CONDITIONS.

PROPERTY LINES SHOWN PER MAP SHOWING COMBINATION OF LOTS 1-10, SQUARE 33, SUBURB GRACIE SUBDIVISION. THE FOUNDATION & ASSOCIATES AN APPLICATION FOR THE FOUNDATION & ASSOCIATES BEEN SUBMITTED TO THE EBR PLANNING COMMISSION FOR THIS PROPERTY.

THE SUBJECT SITE IS COMPRISED OF LOTS 1-10 OF SQUARE 33, CPMC LOT D/S 830340672-830340678 AND 830340688-830340688



**EXISTING SITE CONDITIONS MAP**

**One Call**

Pursuant to Louisiana Law, no person shall excavate or demolish in any street, highway, public place, or on the premises of a customer served by an underground utility or facility, or on the premises of a customer served by an underground utility or facility, without having notified the Louisiana One Call system. Notification must be made in 1-800-272-3020

**REVISIONS**


**ALVIN FAIRBURN & ASSOCIATES, LLC**  
 CONSULTING ENGINEERS - ARCHITECTS  
 LAND SURVEYORS - DESIGNERS  
 LAND DEVELOPMENT CONSULTANTS  
 1289 DEL ESTE AVENUE  
 DENHAM SPRINGS, LOUISIANA 70726 (225) 665-1515

**MOTOR CITY APARTMENTS**  
**ISPUD-6-20**  
 TRACT A (FORMERLY LOTS 1-10, 830340672-830340678 AND 830340696-830340698) OF SUBURB GRACIE SUBDIVISION  
 LOCATED IN SECTION 71, T7S-R1W, G.L.D.,  
 EAST BATON ROUGE PARISH, LOUISIANA

DATE: SEPTEMBER 23, 2020  
 JOB NUMBER: E200187  
**01**

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**TABLE OF USES**

LOW DENSITY RES.	MED. DENSITY RES.	HIGH DENSITY RES.	COMM./OFFICE	PUBLIC USE	INDUST.	COMMON SPACE	GREEN SPACE
-	-	110	N/A	N/A	N/A	N/A	N/A
-	-	54 UNITS/AC.	-	-	-	-	-
-	-	36,790	-	-	-	-	-
-	-	1.80	-	-	-	-	-
-	-	88.24%	-	-	-	-	-
-	-	-	-	-	-	-	0.03
-	-	-	-	-	-	-	1.26%

**ADJACENT PROPERTY INFORMATION**

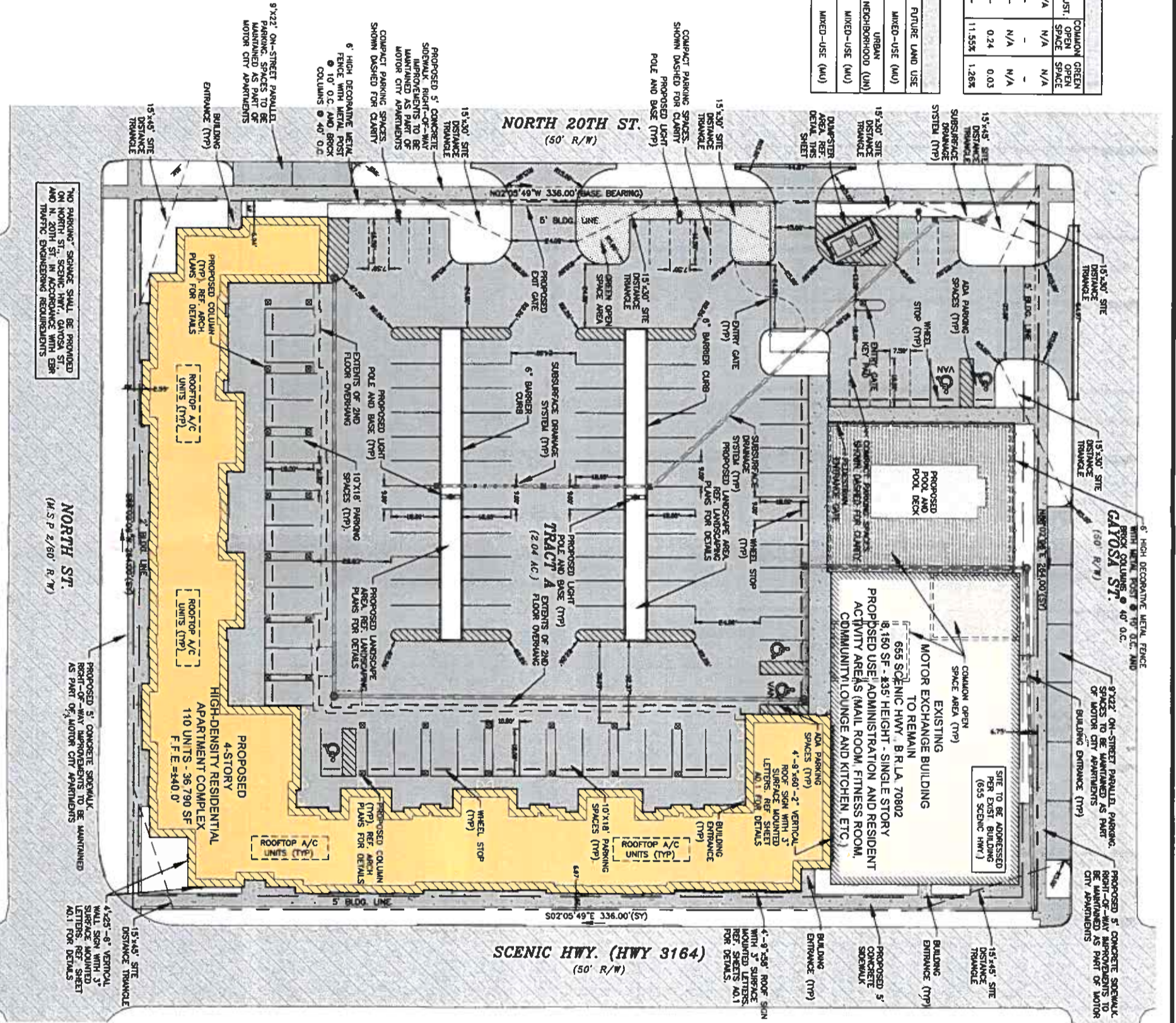
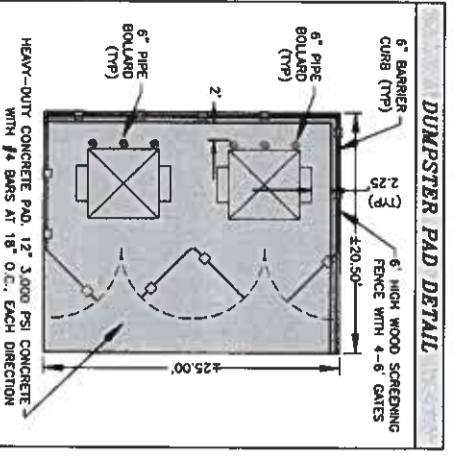
PROPERTY	LOCATION	ZONING	EXISTING LAND USE	FUTURE LAND USE
RAVEN EXTENDED SERVICES	WEST	C2	INSTITUTIONAL (INST), VACANT (V)	MIXED-USE (MU)
GRACIE-AS, LLC	NORTH	C2	UNDEVELOPED (UND)	URBAN MECH/INDUSTRIAL (UM)
FRENCHMAN CHAPEL MISSIONARY B.C.	EAST	C2	VACANT (V), UNDEVELOPED (UND), INSTITUTIONAL (INST)	MIXED-USE (MU)
HEIDEGG, LLC	SOUTH	C2	COMMERCIAL (C), VACANT (V)	MIXED-USE (MU)

**SITE STATISTICS**

LAND USE TYPE	AREA (ACRES)	% OF TOTAL	PROPOSED USE
BUILDINGS	0.84	41.18%	RESIDENTIAL
PARKING/DRIVES	0.88	43.14%	RESIDENTIAL
(OFF-SITE PARKING SPACES)	0.08	3.92%	PEDESTRIAN SIDEWALK FOR RESIDENTS
COMMON OPEN SPACE	0.24	11.55%	POOL/POOL DECK (ODC 12.3.1.E)
(PLAYS AND COURTYARDS)	(0.01)	(0.49%)	EXERCISE ROOM
(ACTIVE RECREATION AREA)	(0.03)	(1.47%)	BILLIARDS AREA
(ACTIVE RECREATION AREA)	(0.08)	(3.92%)	ON-SITE SIDEWALKS
(GREEN OPEN SPACE)	(0.03)	(1.26%)	LANDSCAPE AREA

**WASTE MANAGEMENT/REUSE NOTE**  
 WASTE TO BE HANDLED VIA SCREENED TRASH DUMPSTERS LOCATED AT THE NORTHWEST CORNER OF THE SITE, AS SHOWN. DUMPSTERS TO BE ACCESSED FROM N. 20TH STREET

**MAIL KIOSK NOTE**  
 MAIL KIOSK TO BE LOCATED INTERNALLY NEAR THE MAIN ENTRANCE TO THE BUILDING. REF. UTILITY PLAN FOR ADDITIONAL DETAILS



**SIDEWALK NOTES**  
 ON-SITE SIDEWALKS SHALL BE 4" THICK P.C. CONCRETE 5' IN WIDTH (MIN). ALL SIDEWALKS TO BE BUILT IN ACCORDANCE WITH OPS STD. DETAIL 907-01

**BUILDING SIGNAGE NOTE**  
 SIGNAGE WILL BE 3" THICK METAL FORGED LETTERS, BACKLIT, AND MOUNTED TO STRUCTURE AS SHOWN ON SHEET A.01. REFERENCE ARCHITECTURAL SHEET A.01 FOR ADDITIONAL SIGNAGE DETAILS

**REFERENCE EXTERIOR ELEVATIONS, SHEET A.01 FOR DETAILS ON THE PROPOSED SIGNAGE**

**LEGEND**

- PROPERTY LINE
- BUILDING LINE/SETBACK
- EXISTING CONCRETE PAVEMENT
- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- EXISTING BUILDING TO REMAIN
- PROPOSED BUILDING
- PROPOSED SIDEWALK
- 6 HIGH SECURITY FENCING
- PROPOSED CATCH BASIN AND DRAINAGE PIPE
- PROPOSED LIGHT POLE
- PROPOSED WHEEL STOP
- COMMON OPEN SPACE
- GREEN OPEN SPACE

**GENERAL SITE NOTES**

SITE ACREAGE: 2.04 AC.  
 EXISTING ZONING: C2 (SPUD)  
 EXISTING ZONING OF ADJACENT PARCELS: NORTH (C2), SOUTH (C2), EAST (C2), WEST (C2)  
 SUBDIVISION: SUBURB GRACIE  
 COMPREHENSIVE PLAN LAND CATEGORY: URBAN/WALKABLE  
 EXISTING LAND USE: COMMERCIAL (C)  
 FUTURE LAND USE: MIXED-USE (MU)  
 COUNCIL DISTRICT: 10  
 POLICE DISTRICT: 1A-2  
 FIRE DISTRICT: BATON ROUGE CITY FIRE SCHOOL DISTRICT: EBR-5  
 NORTH STREET (N), CATOSA STREET (N), SCENIC HWY (E), AND NORTH STREET (S)  
 ADJACENT STREETS: N. 20TH STREET (N), CATOSA STREET (N), SCENIC HWY (E), AND NORTH STREET (S)  
 TOTAL SITE ACREAGE: 2.04 ACRES  
 PROPOSED BUILDING SETBACKS: SCENIC HWY (S), NORTH ST. (2'), N. 20TH ST. (5'), CATOSA ST. (5')  
 BUILDING HEIGHT: 44'-9"  
 BUILDING STORIES: 4  
 BUILDING FOOTPRINT: 36,790 SF  
 8,150 SF (EXIST TO REMAIN)  
 28,640 SF (PROPOSED)  
 DENSITY: 53.92 UNITS/AC.  
 PROPOSED USE: HIGH DENSITY MULTI-FAMILY RESIDENTIAL  
 A/V UNITS TO BE LOCATED ON THE ROOF OF THE BUILDING AND WILL BE SHIELDED FROM VIEW FROM THE STREET

**EXAMPLE FENCE & GATE ELEVATION**

**DEVELOPMENT PLAN**

SCALE: 1"=20'

DATE: SEPTEMBER 28, 2020  
 JOB NUMBER: E200187

**MOTOR CITY APARTMENTS ISPUD-6-20**  
 TRACT A (FORMERLY LOTS 1-10, 830340672-830340678 AND 830340696-830340698) OF SUBURB GRACIE SUBDIVISION LOCATED IN SECTION 71, T7S-R1W, G.L.D., EAST BATON ROUGE PARISH, LOUISIANA

**ALVIN FAIRBURN & ASSOCIATES, LLC**  
 CONSULTING ENGINEERS - ARCHITECTS  
 LAND SURVEYORS - DESIGNERS  
 LAND DEVELOPMENT CONSULTANTS  
 1289 DEL ESTE AVENUE  
 DENHAM SPRINGS, LOUISIANA 70726 (225) 665-1515

REVISIONS

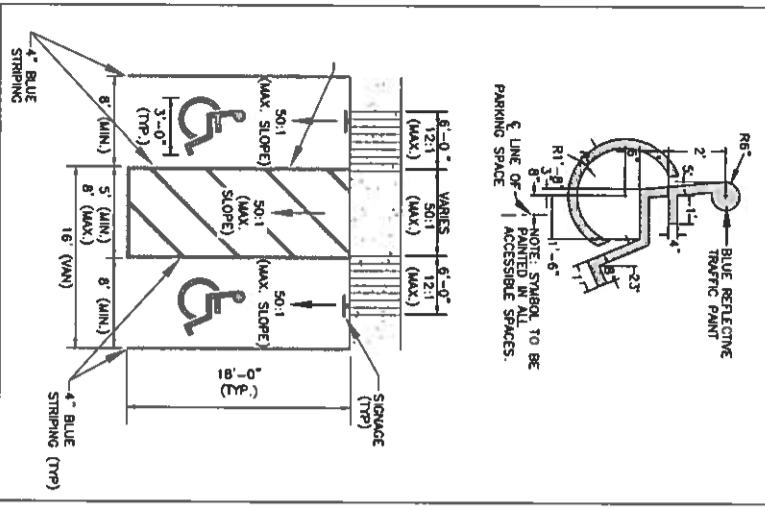
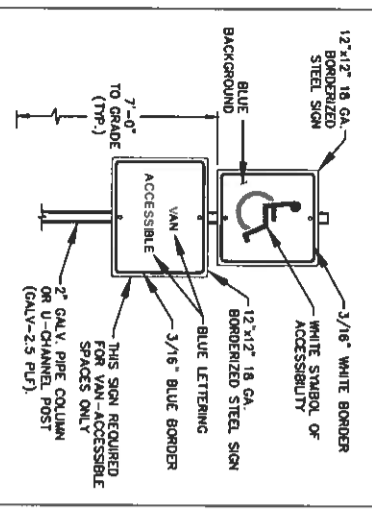
DATE: SEPTEMBER 28, 2020  
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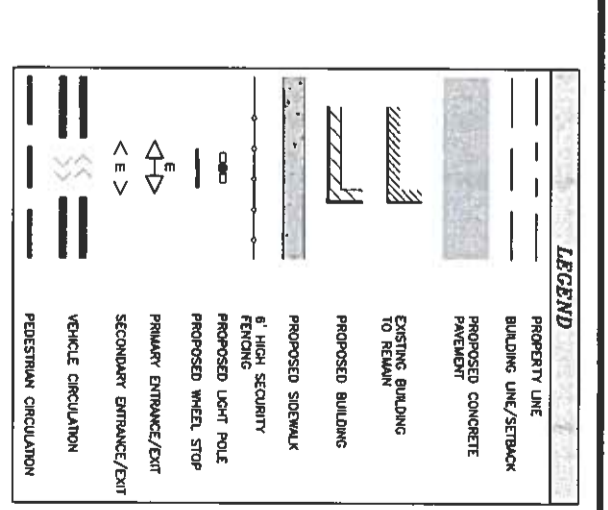
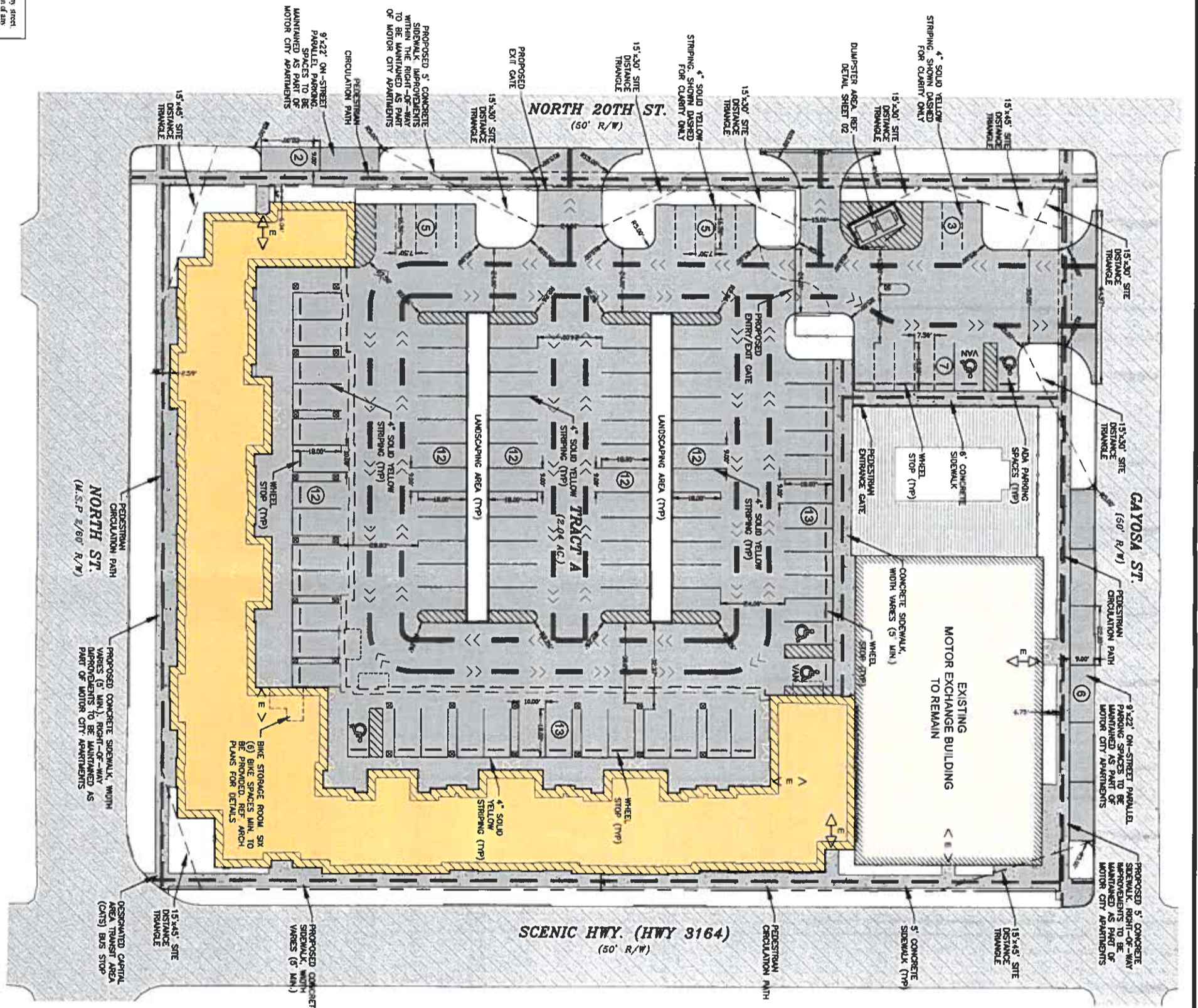
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4. BEARINGS SHOWN ARE BASED ON REFERENCE NO. 1.
5. METLAND DETERMINATION WAS NOT REQUESTED, AND WAS NOT INCLUDED AS PART OF THIS SURVEY.
6. PROPOSED ZONING: SUD (LOTS 1-5), C2 (LOTS 7-11)
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH, AND SIZE OF ALL UNDERGROUND UTILITIES AND STRUCTURES, AND SHALL BE LIABLE FOR ANY DAMAGE CAUSED BY THE FAILURE TO DO SO.
8. SHORT TRAVEL DIMENSIONS DEFINED IN EAST BATON ROUGE PARISH, LOUISIANA, SHALL APPLY TO THIS PROJECT UNLESS OTHERWISE STATED WITH SPEED LIMITS LESS THAN 35 MPH. A SIGHT TRIANGLE OF 15'x30' SHALL BE REQUIRED AT THE SOUTHEAST CORNER NEAREST CATS BUS STOP LOCATED AT THE CORNER OF THE SITE.

**ADA PARKING DETAILS**



Permanently in Louisiana Law, no person shall create or demolish any street, highway, public place or any mode of an operator, or near the location of an underground utility or facility, or on the premises of a customer served by an underground utility or facility, without having notified the Louisiana One-Call System. Notification must be made to 1-800-272-3020



**SIDEWALK NOTES**  
SIDEWALKS ALONG SCENIC HWY TO BE PUBLICLY OWNED/MAINTAINED. ALL OTHERS TO BE PRIVATELY OWNED/MAINTAINED. ALL SIDEWALKS TO BE CONSTRUCTED IN ACCORDANCE WITH CPS STANDARD DETAIL 807-01

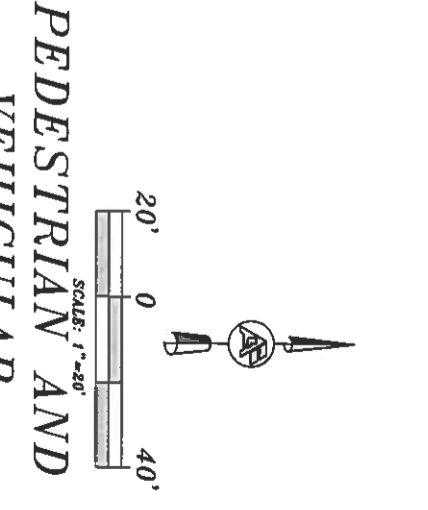
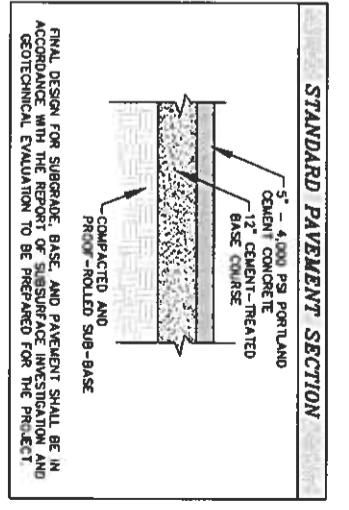
**PARKING SUMMARY**

MULTIFAMILY REQUIRED PARKING FOR URBAN AND WALKABLE CHARACTER AREAS - 1.5 SPACES PER ONE BEDROOM UNIT X 77 UNITS = 115 SPACES	TOTAL PARKING REQUIRED: 127 SPACES
ON-SITE PARKING PROPOSED: 107 SPACES	
ON-STREET PARKING PROPOSED: 8 SPACES	
TOTAL PARKING PROPOSED: 115 SPACES	

\* A PARKING WAIVER HAS BEEN REQUESTED FOR THIS PROJECT.

ADA REQUIRED H/C PARKING: 101-150 REGULAR SPACES REQUIRES 5 H/C SPACES (1 VAN) TOTAL SPACES PROPOSED: 5 (2 VAN SPACES)

UC REQUIRED BICYCLE PARKING: 20 VEHICLE SPACES PROVIDED = 6 BICYCLE PARKING SPACES PROPOSED: 6 (MIN.)



**One Call**  
1-800-272-3020

**REVISIONS**

NO.	DATE	DESCRIPTION

**ALVIN FAIRBURN & ASSOCIATES, LLC**  
CONSULTING ENGINEERS - ARCHITECTS  
LAND SURVEYORS - DESIGNERS  
LAND DEVELOPMENT CONSULTANTS  
1289 DEL ESTE AVENUE  
DENHAM SPRINGS, LOUISIANA 70726 (225) 665-1515

**MOTOR CITY APARTMENTS**  
ISPUD-6-20  
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LOCATED IN SECTION 71, T7S-R1W, G.L.D.,  
EAST BATON ROUGE PARISH, LOUISIANA

DATE: SEPTEMBER 28, 2020  
JOB NUMBER: E200187  
**03**

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**CONTACTS**

**WATER**  
 BATON ROUGE WATER COMPANY  
 8755 ROYAL BLVD.  
 BATON ROUGE, LA 70806-7916  
 PHONE: (225) 925-2011

**SEWER**  
 CITY OF BATON ROUGE  
 1415 CHERRY STREET  
 BATON ROUGE, LA 70805  
 PHONE: (225) 389-5823  
 FAX: (225) 389-5775

**DESIGN PROFESSIONAL**  
 ALVIN FAIRBURN AND ASSOCIATES, LLC  
 1289 DEL ESTE AVENUE  
 DENHAM SPRINGS, LA 70726  
 PHONE: (225) 665-1513  
 FAX: (225) 665-1523

**ENERGY**  
 5755 CHOCTAW DR.  
 BATON ROUGE, LA 70805  
 PHONE: (225) 356-7809  
 FAX: (972) 726-8010

**ELECTRIC**  
 446 NORTH BLVD.  
 BATON ROUGE, LA 70802  
 PHONE: (225) 339-3237

**TELEPHONE**  
 3111 S. SHERWOOD FOREST BLVD  
 BATON ROUGE, LA 70816  
 PHONE: (225) 293-4036

**FLOOD INFORMATION**

ACCORDING TO THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 220330235, E. FOR EAST BATON ROUGE PARISH, EFFECTIVE DATE MAY 2, 2008, THIS PROPERTY IS SITUATED IN FLOOD ZONE "X" (SHADED). THE ADJACENT BASE FLOOD ELEVATION = 39.0'. RECORD INFORMATION FOR THE SITE = N/A.

BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE EAST BATON ROUGE PARISH DEPARTMENT OF DEVELOPMENT.

**UTILITY NOTE**

ALL EXISTING UTILITIES ARE SHOWN BASED ON AVAILABLE REFERENCE INFORMATION AND, WHERE POSSIBLE, INFORMATION GATHERED IN THE FIELD. A COMPLETE SURVEY AND UTILITY LOCATION SHALL BE COMPLETED PRIOR TO CONSTRUCTION. PLAN PREPARATION REFERENCE EXISTING SITE PLAN FOR LOCATION OF EXISTING UTILITIES AND DRAINAGE FEATURES. PRIVATE UTILITY SERVICES TO BE PROVIDED AS NECESSARY IN ACCORDANCE WITH UTILITY CO. REQUIREMENTS.

**STORMWATER MANAGEMENT NOTE**

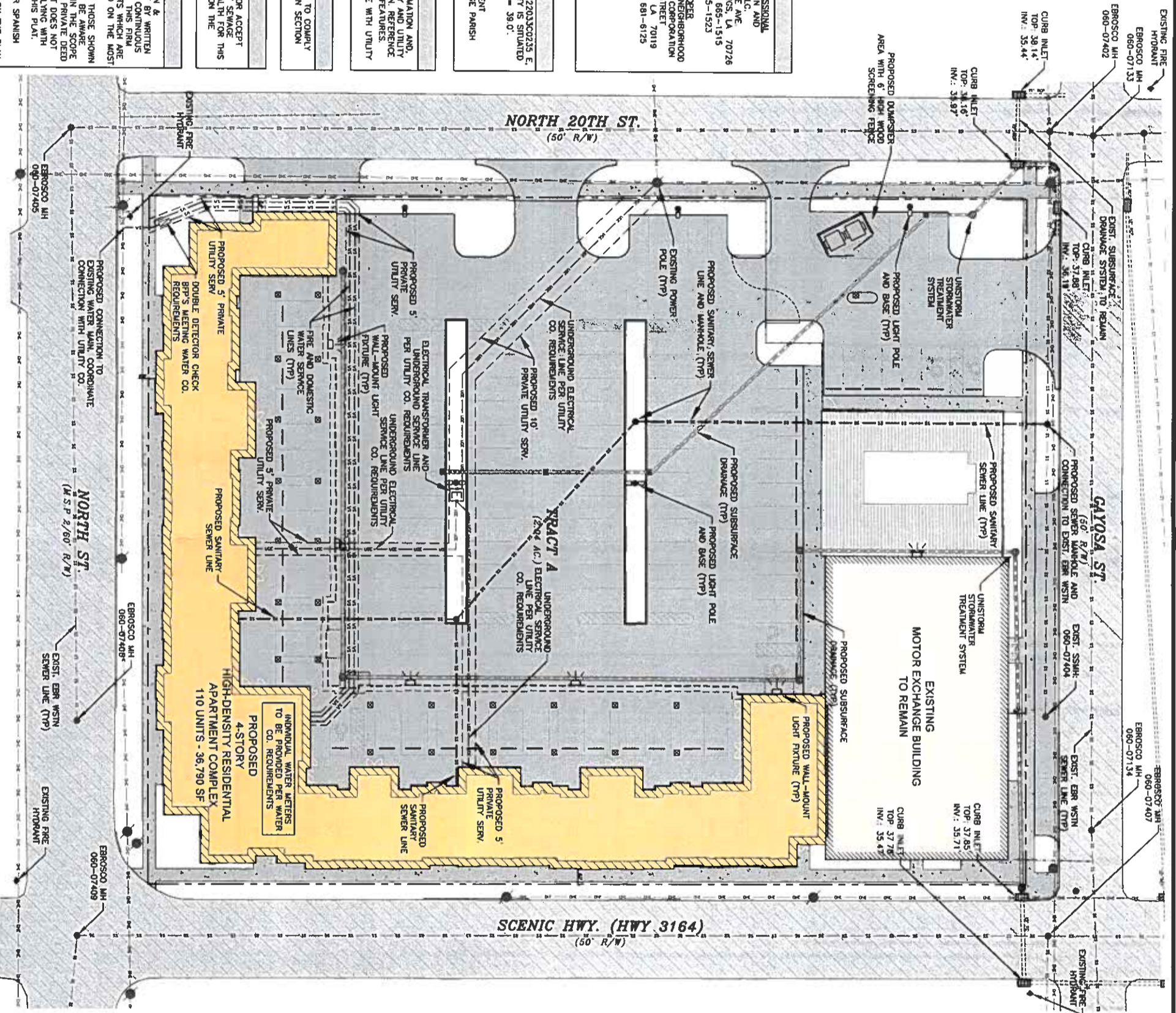
AS PART OF CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH STORM WATER MANAGEMENT AND DRAINAGE REQUIREMENTS SET FORTH IN SECTION 13.13 OF THE UNIFIED DEVELOPMENT CODE, LATEST VERSION.

**SANITARY SEWER NOTE**

NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWAGE DISPOSAL OR ACCEPT CONNECTION TO AN APPROVED SANITARY SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT OR DISPOSAL HAS BEEN APPROVED BY THE STATE BOARD OF HEALTH FOR THIS SITE. PROPOSED SEWER CONNECTION IS TO EXISTING WSTN AS SHOWN ON THE CONSTRUCTION DRAWINGS.

**GENERAL NOTES**

1. THE ORIGINAL DRAWING OF THIS WORK IS THE PROPERTY OF ALVIN FAIRBURN & ASSOCIATES, LLC. ANY REPRODUCTION OF THIS PRINT IS PROHIBITED EXCEPT BY WRITTEN PERMISSION OF THIS FIRM. ADDITIONAL INFORMATION IS OFTEN ADDED IN A CONTINUOUS UPDATING PROCESS WITHOUT RECORDING CHANGES IN THE PUBLIC RECORDS. THIS FIRM CANNOT BE RESPONSIBLE FOR SURVEYS, LEGAL TRANSACTIONS, OR PROJECTS WHICH ARE NOT BASED ON AN UPDATED PLAN WHICH IS MADE BY THIS FIRM AND BASED ON THE MOST RECENT INFORMATION AVAILABLE.
2. PROPERTY RESTRICTIONS, EASEMENTS, OR OTHER RIGHTS OTHER THAN THOSE SHOWN MAY EXIST ON THIS PROPERTY AND OWNER OR POTENTIAL BUYERS SHOULD BE RESPONSIBLE FOR OBTAINING ALL ENCUMBRANCES AND RECORDS WITHIN THE SCOPE OF THIS SURVEY. THE PARISH OF EAST BATON ROUGE DOES NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS. HOWEVER, THE APPROVAL OF THIS PLAN DOES NOT RELEASE THE RESTRICTIONS WHICH MAY BE ATTACHED TO THE PROPERTY ON THIS PLAN.
3. SUBJECT PROPERTY DRAWS TO EXISTING SUBSURFACE DRAINAGE SYSTEM FOR SPANISH ISLAND.
4. ALL PROPOSED SERVICES SHOWN ARE PRIVATE UNLESS OTHERWISE NOTED ON THE PLAN.
5. ALL PROPOSED SERVICES SHOWN ARE PRIVATE UNLESS OTHERWISE NOTED ON THE PLAN.
6. ALL PROPOSED SERVICES SHOWN ARE PRIVATE UNLESS OTHERWISE NOTED ON THE PLAN.



**LEGEND**

- PROPERTY LINE
- EXIST. SEWER LINE
- EXIST. OVERHEAD ELECTRIC LINE
- EXIST. UNDERGROUND ELECTRIC LINE
- EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- PROPOSED BUILDING
- PROPOSED SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED CATCH BASIN AND DRAINAGE PIPE
- PROPOSED SANITARY SEWER SERVICE LINE
- PROPOSED WATER LINE
- PROPOSED UNDERGROUND ELECTRIC SERVICE LINE
- PROPOSED SERVICE LINE
- PROPOSED WALL-MOUNT LIGHT FIXTURE

**SIGHT LIGHTING DETAILS**

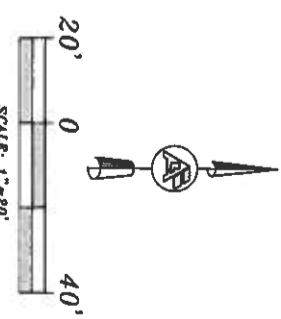
SITE LIGHTING TO BE PROVIDED BY WALL-MOUNTED WALL-MOUNTED FIXTURES TO BE IMPACT ELITE WALL MOUNTED FIXTURES BY CORNELL-EDISON MODEL # S1200-ED-EL-82-8030 ANGLE OF SHINE=45°



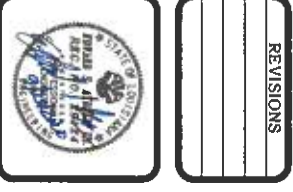
POLE MOUNTED FIXTURES TO BE IP SERIES PARKING/ROADWAY FLOODLIGHTS BY SIMKOR CORP. FIXTURES TO UTILIZE 16" HOUSING AND BE MOUNTED ON 20" FIBERGLASS LIGHT POLES, ANGLE OF SHINE=45°



FINAL LIGHTING DESIGN TO COMPLY WITH ALL PROVISIONS OF THE LIGHTING ORDINANCE REF. 14.60 UDC



**UTILITY PLAN**



**ALVIN FAIRBURN & ASSOCIATES, LLC**  
 CONSULTING ENGINEERS - ARCHITECTS  
 LAND SURVEYORS - DESIGNERS  
 LAND DEVELOPMENT CONSULTANTS  
 1289 DEL ESTE AVENUE  
 DENHAM SPRINGS, LOUISIANA 70726 (225) 665-1515

**MOTOR CITY APARTMENTS**  
 ISPUD-6-20  
 TRACT A (FORMERLY LOTS 1-10, 830340672-830340678 AND 830340696-830340698) OF SUBURB GRACIE SUBDIVISION  
 LOCATED IN SECTION 71, T7S-R1W, G.L.D.,  
 EAST BATON ROUGE PARISH, LOUISIANA

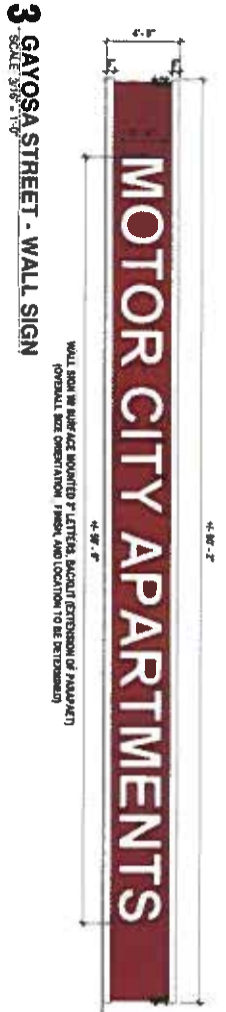
DATE: SEPTEMBER 23, 2020  
 JOB NUMBER: E200187  
**04**



**1 EXTERIOR ELEVATION - SCENIC HIGHWAY**  
SCALE: 3/8" = 1'-0"



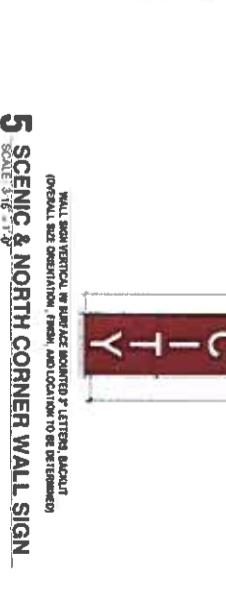
**2 EXTERIOR ELEVATION - GAYOSA STREET**  
SCALE: 3/8" = 1'-0"



**3 GAYOSA STREET - WALL SIGN**  
SCALE: 3/8" = 1'-0"



**4 SCENIC HWY ELEVATION - WALL SIGN**  
SCALE: 3/8" = 1'-0"



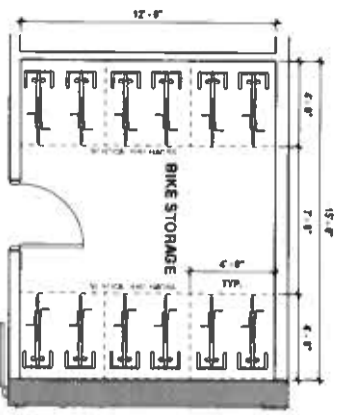
**5 SCENIC & NORTH CORNER WALL SIGN**  
SCALE: 3/8" = 1'-0"

**RENAISSANCE**  
NEIGHBORHOOD DEVELOPMENT CORPORATION

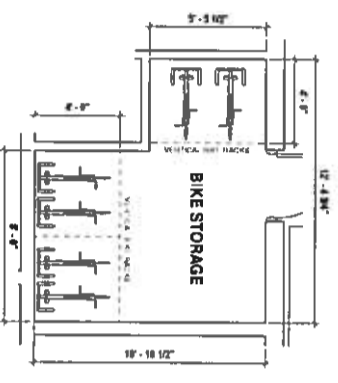
**MOTOR CITY APARTMENTS**  
655 SCENIC HWY, BATON ROUGE, LA  
EXTERIOR ELEVATIONS  
09/28/2020

**Chenevert ARCHITECTS**  
**HA HOLDEN ARCHITECTS**  
A.01

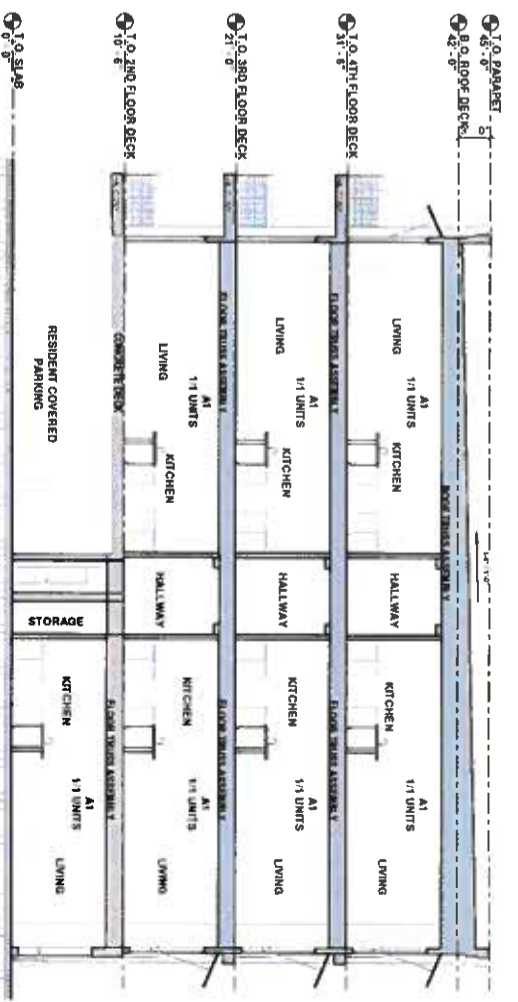




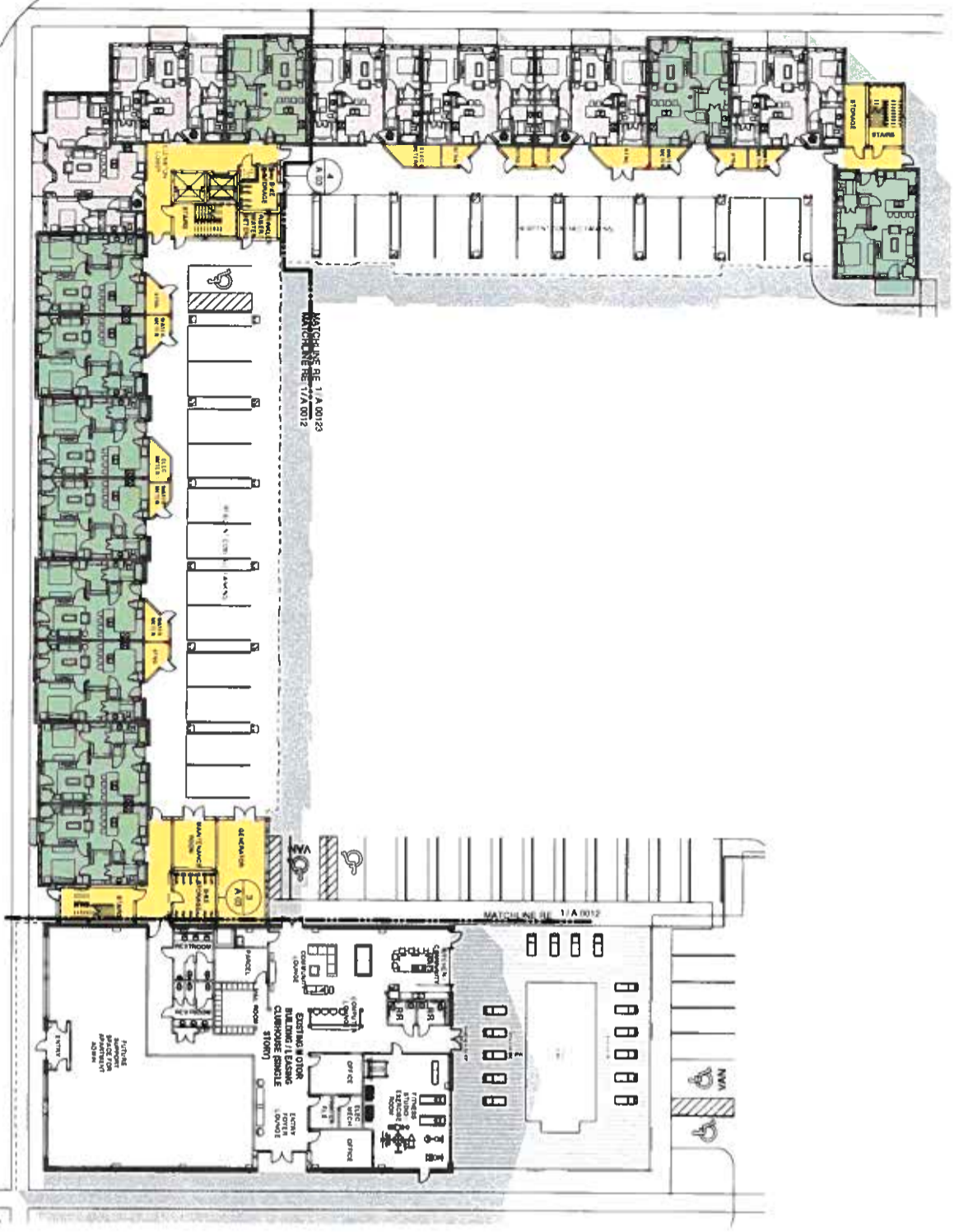
**3 ENLARGED PLAN - BIKE STORAGE 1**  
SCALE: 1/8" = 1'-0"



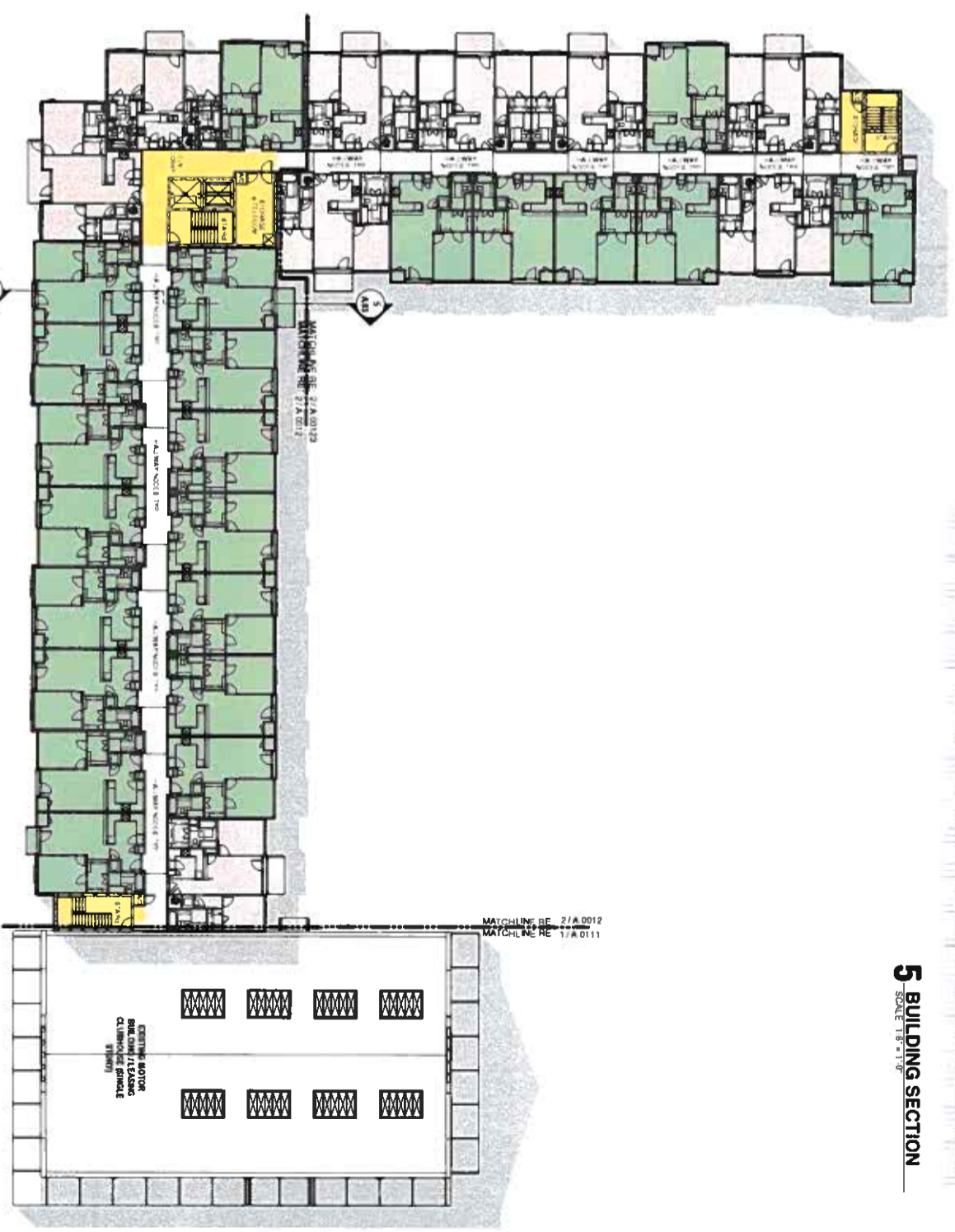
**4 ENLARGED PLAN - BIKE STORAGE 2**  
SCALE: 1/8" = 1'-0"



**5 BUILDING SECTION**  
SCALE: 1/8" = 1'-0"



**1 OVERALL FIRST FLOOR PLAN**  
SCALE: 1" = 20'-0"



**2 OVERALL TYPICAL 2ND-4TH FLOOR PLAN**  
SCALE: 1" = 20'-0"



**RENAISSANCE**  
NEIGHBORHOOD DEVELOPMENT CORPORATION

**MOTOR CITY APARTMENTS**

655 SCENIC HWY. BATON ROUGE, LA

1ST & TYP. 2ND-4TH FLOOR PLANS, BUILDING SECTION, ENLARGED PLANS

09/28/2020



**Chenever ARCHITECTS**  
**HM HOLDEN ARCHITECTS**  
**A.03**





**PER 18.3.2 PERCENTAGE OF LANDSCAPE AREA**

AT LEAST TEN PERCENT OF THE DEVELOPED SITE AREA WHICH IS INCLUSIVE OF THE BUILDING FOOTPRINT, PARKING AREAS, DRIVEWAYS AND SIDEWALKS SHALL BE LANDSCAPE AREA. LANDSCAPE AREA SHALL INCLUDE REQUIRED AND OPTIONAL PLANT MATERIALS AS WELL AS OPEN AREAS COVERED WITH GRASS AND/OR GROUND COVER.

DEVELOPED SITE AREA (SF)	88,852	LANDSCAPE AREA REQUIRED	14,084 SF	PROVIDED
	10%	8,886		

**PER 18.3.4 STREET YARD - URBAN/WALKABLE CHARACTER**

1. CLASS A TREE PER 40 LINEAR FEET WHERE OVERHEAD UTILITIES EXIST. 1. CLASS B OR C TREE SHALL REPLACE CLASS A TREES AT THE RATE OF 1 CLASS B OR C TREE EVERY 20 LINEAR FEET.

STREET NAME	LENGTH OF FRONTAGE (FT)	STREET TREES		TREE CLASS TYPE & SIZE
		REQUIRED	PROPOSED	
NORTH STREET	264	13	13	9 CLASS B AND 4 CLASS C TREES. 1" CALIPER PER MULTITRUNK OR 1.5" CAL SINGLE TRUNK IN BEDS WITH SHRUB PLANTINGS
N. 20TH STREET	336	17	17	8-CLASS A TREES, 2" CALIPER IN BEDS WITH SHRUB PLANTINGS. 7-CLASS A TREES, 2" CALIPER SINGLE TRUNK IN BEDS WITH SHRUB PLANTINGS
GAYOSA STREET	264	13	14 EQUIV	16-CLASS B TREES, 1" CALIPER PER MULTITRUNK OR 1.5" CAL SINGLE TRUNK IN BEDS WITH SHRUB PLANTINGS.
SCENIC HWY	336	17	16	

**PER 18.3.5 PARKING LOT LANDSCAPING - URBAN/WALKABLE CHARACTER**

NO PARKING SPACE SHALL BE LOCATED FURTHER THAN 100 FEET FROM A CLASS A OR B TREE. TREE WELLS FOR CLASS A SHALL BE 36 SF AND 25 SF FOR CLASS B. TREES MAY NOT BE PLANTED CLOSER THAN 2-1/2 FEET FROM PAVEMENT. ISLANDS PROVIDED WITHOUT TREES SHALL PROVIDE PLANT MATERIAL. NO SINGLE TYPE OF MATERIAL MAY BE USED MORE THAN 60% OF THE AREA.

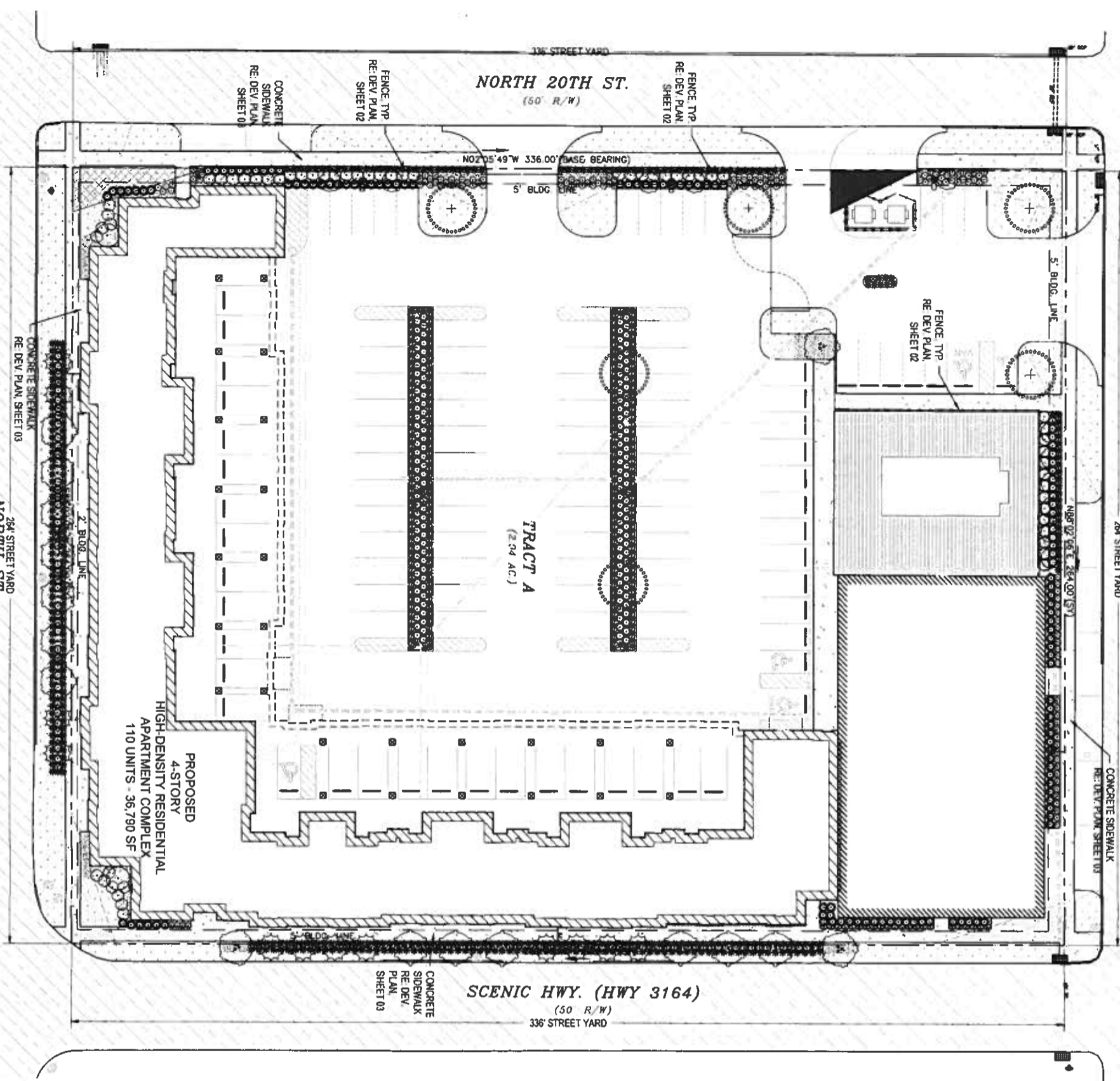
LANDSCAPED ISLAND	REQUIRED		COMMENT
	REQUIRED	PROVIDED	
INTERIOR ISLANDS FOR EVERY 10 SPACES	N/A		
TERMINAL ISLANDS	N/A	YES	
MEDIAN ISLANDS	N/A	YES	
CLASS A OR B TREES WITHIN 100 FT OF PARKING SPACES	YES	YES	

**18.3.1 PLANT MATERIAL**

1. ALL LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH THE RULES OF GOOD AGRICULTURAL PRACTICE AS SET FORTH BY THE PRACTICES MANUAL FOR THE LOUISIANA NURSERY AND LANDSCAPE ASSOCIATION, AND CURRENTLY IN EFFECT AT THE TIME OF SUCH WORK.  
2. PLANT MATERIAL SHALL BE TRUE TO NAME, VARIETY AND SIZE AND SHALL CONFORM TO ALL APPLICABLE PROVISIONS OF THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.  
3. PLANT MATERIALS SHALL BE COLD-HARDY FOR THE SPECIFIC LOCATION WHERE THEY ARE TO BE PLANTED.  
4. PLANT MATERIALS SHALL BE ABLE TO SURVIVE ON NATURAL RAINFALL ONCE ESTABLISHED WITH NO LOSS OF HEALTH.  
5. ALL PLANT HEIGHTS SHALL BE MEASURED FROM THE TOP OF THE ROOT BALL TO THE TIP OF THE HIGHEST BRANCH.  
6. CLASS "A" TREES AND STREET YARD TREES:  
ALL SINGLE TRUNK TREES SHALL HAVE A MINIMUM TWO-INCH CALIPER AND MEASURE A MINIMUM OF EIGHT FEET TALL AT TIME OF PLANTING.  
MULTITRUNK TREES SHALL HAVE MAIN STEMS WITH A MINIMUM ONE AND ONE-HALF INCH CALIPER PER TRUNK, A MINIMUM OF THREE MAIN STEMS, AND MEASURE A MINIMUM OF TEN FEET TALL AT TIME OF PLANTING.  
7. CLASS "B" TREES:  
ALL SINGLE TRUNK TREES SHALL HAVE A MINIMUM ONE AND ONE-HALF INCH CALIPER AND MEASURE A MINIMUM OF EIGHT FEET TALL AT TIME OF PLANTING.  
MULTITRUNK TREES SHALL HAVE MAIN STEMS WITH A MINIMUM ONE INCH CALIPER PER TRUNK, A MINIMUM OF THREE MAIN STEMS, AND MEASURE A MINIMUM OF EIGHT FEET TALL AT TIME OF PLANTING.  
8. CLASS "C" TREES:  
ALL SINGLE TRUNK TREES SHALL HAVE A MINIMUM ONE AND ONE-HALF INCH CALIPER AND MEASURE A MINIMUM OF FIVE FEET TALL AT TIME OF PLANTING.  
MULTITRUNK TREES SHALL HAVE MAIN STEMS WITH A MINIMUM ONE INCH CALIPER PER TRUNK, A MINIMUM OF THREE MAIN STEMS, AND MEASURE A MINIMUM OF FIVE FEET TALL AT TIME OF PLANTING.  
9. SHRUBS SHALL BE A MINIMUM OF 20 INCHES IN HEIGHT IN A MINIMUM THREE-GALLON CONTAINER, UNLESS THEY ARE PLANTED AS A SCREEN FOR AN ISLAND BUFFER OR PLANTED AS A SCREEN FOR AN ISLAND BUFFER ON A PARKING LOT. THE MAXIMUM SPACING FOR AN ISLAND BUFFER SHALL BE 36 INCHES ON CENTER. SHRUBS AS FOUR TO FIVE FEET HIGH SHOULD BE 36 INCHES ON CENTER. SHRUBS LESS THAN 36 INCHES HIGH SHOULD BE 24 INCHES ON CENTER. SHRUBS MORE THAN 5 FEET HIGH SHOULD BE 36 INCHES ON CENTER.  
10. GROUND COVER SHALL BE OF A TYPE THAT WILL PROVIDE 80 PERCENT COVERAGE WITHIN FIVE YEARS OF PLANTING.

**02 PLANT KEY:**

TREES	BOTANICAL / COMMON NAME	BOTANICAL / COMMON NAME
	lik cassine / Dahoon Holly	Macranthus sinensis / 'Adagio' /
	Liquidambar styraciflua / Slender Sycamore /	Adagio Madras Grass
	Coumner Sweet Gum	Pedocarpus macrophylla / Japanese Yew
	Magnolia grandiflora / Little Gem /	Rhododendron x 'Conversation Piece' /
	Dwarf Sourthern Magnolia	Conversation Piece Azalea
	Magnolia x 'Jane' / Jane Magnolia	Rosa x 'Melawalden' / Sweet Drift Rose
	Ornithus fragrans / Sweet Olive	
	Taxodium ascendens / Pond Cypress	
		Bermuda Sod
		Cynops hystericoides / Mexican Heather
		Variagated Flax Lily
		Gravel Maintenance Strip



**01 LANDSCAPE ORDINANCE PLAN**

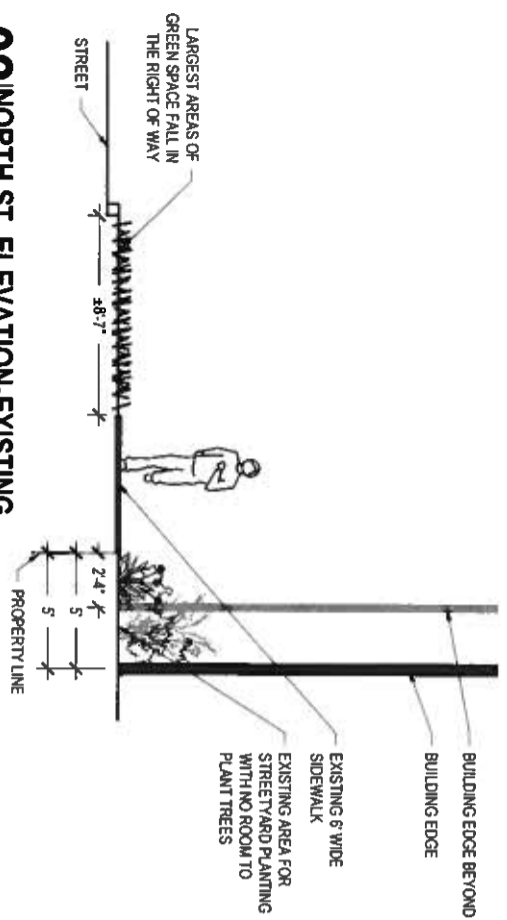


SCALE: 1"=20'-0"  
ALTERNATE COMPLIANCE REQUESTED AND APPROVED BY STEVE SHURTZ VIA EMAIL OF 9-23-20 REASON FOR REQUEST IS LIMITED AREA FOR TREES IN STREET YARDS DUE TO MANY OVERHEAD STRUCTURES TO REMAIN ON SITE.

# 01 PLANT SCHEDULE

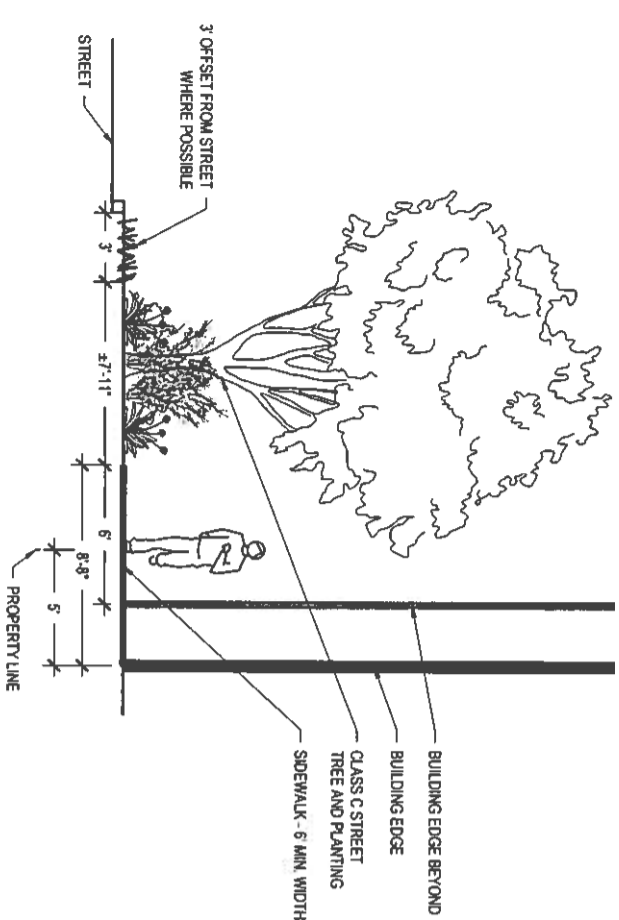
SCALE: N.T.S.

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
12	Ilex cassine / Dahoon Holly	30 gal.	1.5" cal.	8-10' H, x 4-6' W.
11	Liquidambar styraciflua 'Slender Silhouette' / Columnar Sweet Gum	30 gal	2"	8-10' H X 2-4' W
41	Magnolia grandiflora 'Little Gem' / Dwarf Southern Magnolia	45 gal.	1.5" cal.	8-10' H, x 4-6' W.
5	Magnolia x 'Jane' / Jane Magnolia	30 gal.	1.5" cal.	8-10' H, x 4-6' W.
2	Osmanthus fragrans / Sweet Olive	30 gal	1" per trunk	5-6' H x 3-4' W
17	Taxodium ascendens / Pond Cypress	30 gal	2"	8-10' H, x 4-6' W.
SHRUBS	BOTANICAL / COMMON NAME	CONT	SIZE	
567	Dianella tasmanica 'Variegata' / Variegated Flax Lily	1 gal.	8-10" H x 8-10" W	
102	Lomandra longifolia 'Breeze' TM / Breeze Mat Rush	1 gal.	8-10" H x 8-10" W	
277	Miscanthus sinensis 'Adagio' / Adagio Maiden Grass	3 gal.	15-18" H x 15-18" W	
14	Podocarpus macrophyllus / Japanese Yew	7 gal.	30" H x 30" W	
42	Rhododendron x 'Conversation Piece' / Conversation Piece Azalea	3 gal.	15-18" H x 15-18" W	
155	Rosa x 'Meisweddom' TM / Sweet Drift Rose	3 gal.	12-15" H x 12-15" W	
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	
74	Cuphea hyssopifolia / Mexican Heather	1 gal.	24" o.c.	
6,074 sf	Bed Prep			
8,351 sf	Bermuda Sod			
417 sf	Gravel Maintenance Strip			



## 02 NORTH ST. ELEVATION-EXISTING

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



## 03 NORTH ST. AND SCENIC HWY. ELEVATIONS-PROPOSED

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

