

INFILL/SMALL PLANNED UNIT DEVELOPMENT (I-SPUD-11-19)

APPROVALS: FUTURE LAND USE BY PLANNING COMMISSION ON SEPTEMBER 16, 2019
 FUTURE LAND USE BY METRO COUNCIL ON OCTOBER 16, 2019
 ISPD BY PLANNING COMMISSION ON NOVEMBER 18, 2019
 ISPD BY METRO COUNCIL ON DECEMBER 4, 2019



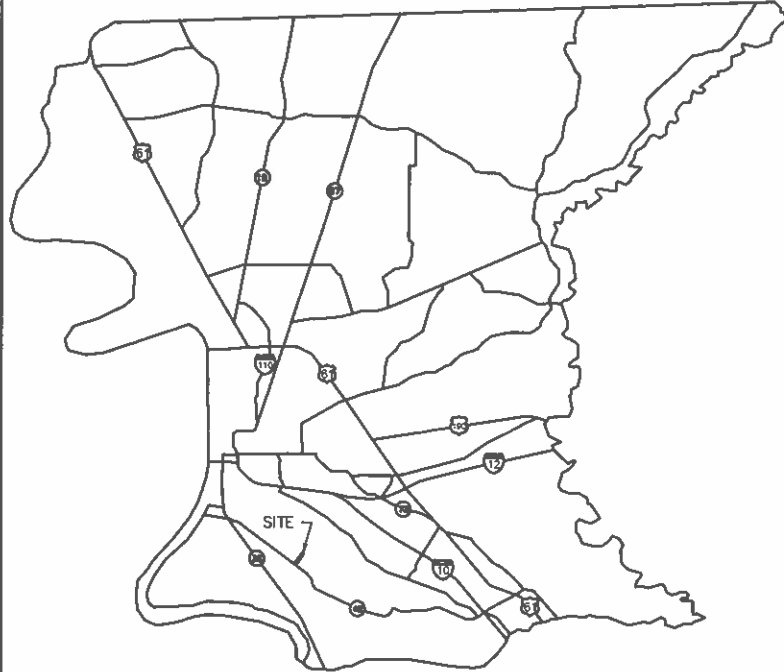
SHEET INDEX

T-1.0	▲	TITLE SHEET
*E-2.0		EXISTING CONDITIONS MAP
*D-3.0		PREVIOUSLY APPROVED DEVELOPMENT PLAN
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C-4.0		CIRCULATION PLAN
U-5.0		UTILITY PLAN
L-6.0		LANDSCAPE PLAN
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P-8.0		PRELIMINARY PLAT

*DENOTES PREVIOUSLY APPROVED AND UNCHANGED.

LAROSA

REVISION 1



LOTS 1-A & 2-A
 of the ROSARIO MARTINA PROPERTY
 COMPRISED OF 1.98 TOTAL ACRES

LOCATED IN
 SECTION 63, T-8-S, R-1-E
 GREENSBURG LAND DISTRICT
 EAST BATON ROUGE PARISH, LA

DENSITY: 11.11 UNITS/ACRE
 CPPC # 1430720203 & 1430720204

UTILITY CONTACT LIST

SEWER
 EBR PARISH DEPT. OF PUBLIC WORKS
 1100 LAUREL STREET
 BATON ROUGE, LA 70802
 CONTACT: ADAM SMITH
 PHONE: (225) 389-5623

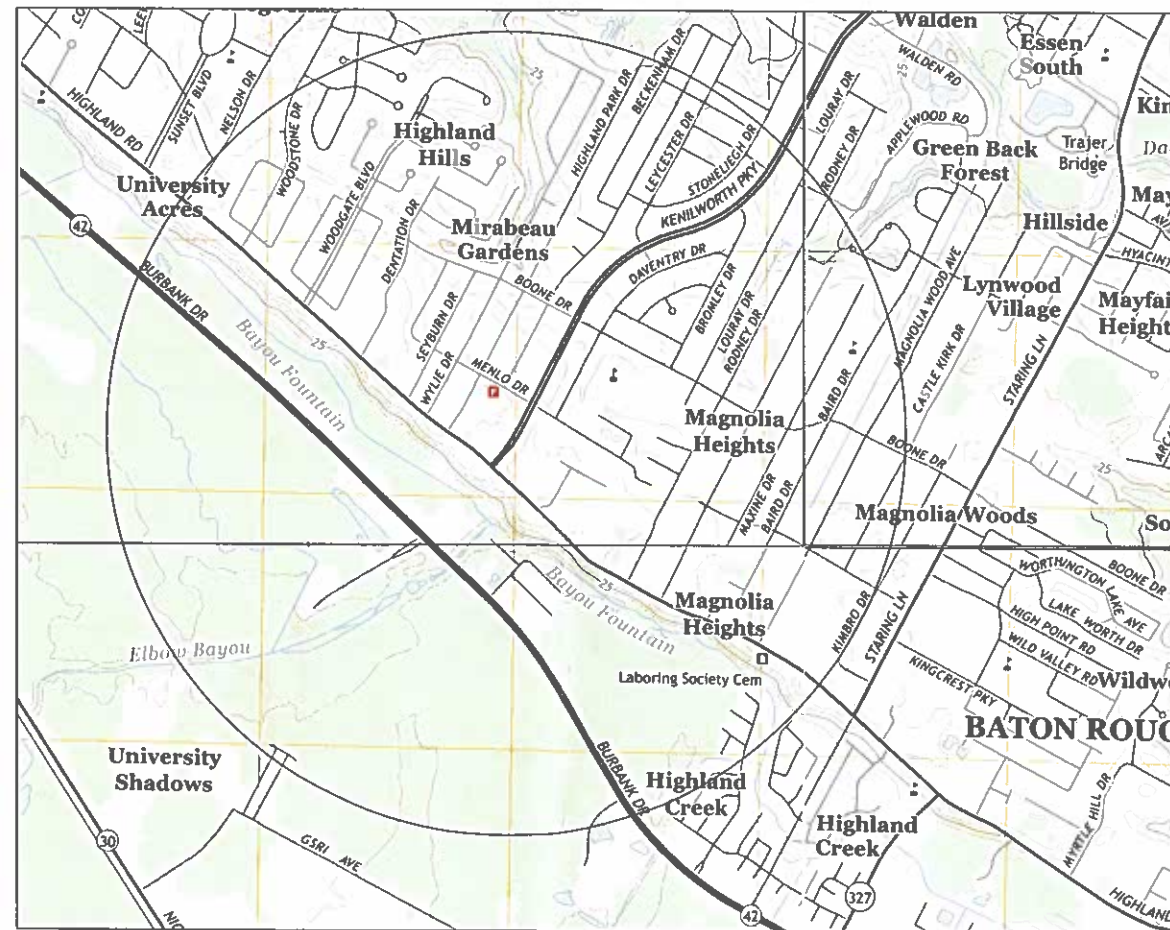
ELECTRIC
 ENERGY ELECTRIC
 446 NORTH BOULEVARD
 BATON ROUGE, LA 70802
 CONTACT: BETH TRAHAN
 PHONE: (225) 746-3928

WATER
 BATON ROUGE WATER COMPANY
 8755 GOODWOOD BOULEVARD
 BATON ROUGE, LA 70806
 CONTACT: MARGIE SWANSON
 PHONE: (225) 231-0304

TELEPHONE
 AT&T
 5550 S. SHERWOOD FOREST BLVD.
 ROOM 231
 BATON ROUGE, LA 70816
 CONTACT: JOEL HANBERRY
 PHONE: (225) 296-4930

TELEPHONE
 COX COMMUNICATIONS
 1906 ERASTE LANDRY ROAD
 LAFAYETTE, LA 70506
 CONTACT: SHAWN PERRY
 PHONE: (337) 456-4378

GAS
 ENERGY GAS
 446 NORTH BOULEVARD
 BATON ROUGE, LA 70802
 CONTACT: BETH TRAHAN
 PHONE: (225) 346-3928



USGS QUAD MAP "BATON ROUGE WEST, LA 2015"; "BATON ROUGE EAST, LA 2015"; "PLAQUEMINE, LA 2015"; & "SAINT GABRIEL, LA 2015"

REVISION #1: (MAY 6, 2021)

REVISION TO ISPD APPROVED BY PLANNING COMMISSION ON NOVEMBER 18, 2019 AND BY METRO COUNCIL ON DECEMBER 4, 2019 TO REVISE:

1. DECREASE IN TOTAL BUILDING SQUARE FOOTAGE ALLOCATED TO COMMERCIAL/RETAIL FROM 13,750 TO 5,000 SQFT.
2. INCREASE TOTAL RESIDENTIAL UNIT COUNT FROM 15 TO 22 UNITS.
3. INCREASE IN RESIDENTIAL DENSITY FROM 7.07 TO 11.11 UNITS/ACRE.
4. MODIFIED GENERAL NOTES ON ALL SHEETS TO REFLECT REVISION UPDATES.
5. DECREASED TREES IN STREET YARD FROM 3 TO 2 ALONG HIGHLAND ROAD AND MENLO DRIVE.
6. ADDED RESTAURANT CA-B-1 AND FITNESS CENTER TO LIST OF ALLOWABLE USES.
7. ADDED RIGHT IN/RIGHT OUT ISLAND AT ENTRANCE.
8. REVISED LANDSCAPE PLAN.
9. REVISED PRELIMINARY PLAT.

APPROVED:

RYAN L. HOLCOMB, AICP
 INTERIM PLANNING DIRECTOR

DATE
 51586-ISPUD
 FILE #

CITY-PARISH PLANNING COMMISSION

NOTE: IN COORDINATION WITH NEIGHBORING HOMEOWNERS ASSOCIATIONS, THE FOLLOWING ADDITIONAL CONDITIONS ARE HEREBY ADDED TO THE LAROSA DEVELOPMENT IN PERPETUITY.

1. MAXIMUM NUMBER OF RESIDENTIAL UNITS IS HEREBY FIXED AT 22.
2. MAXIMUM COMMERCIAL SPACE IS HEREBY FIXED AT 5,000 SQUARE FOOT HEATED AND COOLED.
3. NO RETAIL SPACE IS ALLOWED TO HAVE A VEHICULAR CONNECTION DIRECTLY TO MENLO DRIVE.

OWNER
 LAROSA INVESTMENTS, LLC
 7399 HIGHLAND ROAD
 BATON ROUGE, LA 70808
 225-769-1788
 MESTOPINAL@GWSENGR.COM

DEVELOPER
 CAVU DEVELOPMENT, LLC
 8170 HIGHLAND ROAD
 BATON ROUGE, LA 70808
 225-368-7037
 CAVUDEVELOPMENT@GMAIL.COM

LANDSCAPE ARCHITECT
 MARK GAUTHIER
 1477 COTTONWOOD DR.
 DENHAM SPRINGS, LA 70726
 225-276-7342
 MARK.GAUTHIER@ATT.NET

ENGINEER
 GWS ENGINEERING, INC.
 MATTHEW S. ESTOPINAL, PE
 8170 HIGHLAND ROAD
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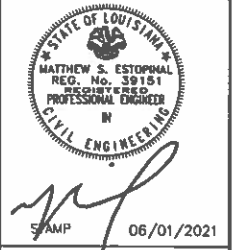
ARCHITECT
 TO BE DETERMINED

PRELIMINARY FOR REVIEW ONLY



CLIENT:
 CAVU DEVELOPMENT, LLC
 8170 HIGHLAND ROAD
 BATON ROUGE, LOUISIANA 70808

PROJECT:
 LAROSA
 HIGHLAND ROAD, WEST OF KENILWORTH
 BATON ROUGE, LOUISIANA
 CPPC # 1430720203 & 1430720204
 ISPD-11-19



GWS ENGINEERING, INC.
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 8170 Highland Road Baton Rouge, LA 70808
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 MESTOPINAL@GWSENGR.COM

REVISION:	DATE:	DESCRIPTION:	TITLE SHEET
DRAWN: MASE	CHECKED: TMB	SCALE: PROJ: 007.02	SHEET NO: 1 of 10
DRAWING NO: T-1.0			

PC SET (JUNE 7 2021)

- *1. THIS MAP IS INTENDED FOR THE SOLE AND EXCLUSIVE USE AS AN EXISTING CONDITIONS MAP AND DOES NOT REPRESENT A PROPERTY BOUNDARY SURVEY. LOT LINES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY. BEARINGS AND DISTANCES SHOWN PER REFERENCE MAP "A" LISTED BELOW.
2. TOPOGRAPHIC FEATURES WERE LOCATED IN THE FIELD BY LANDSOURCE, INC. OR WERE COMPILED FROM REFERENCE DOCUMENTS AND ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES ONLY.
3. CONTOUR LINES DERIVED FROM THE GROUND SURVEY DATA. ELEVATIONS ARE IN NAVD 88.
4. RIGHT-OF-WAY WIDTHS PER REFERENCE MAP "A".
5. SUBSURFACE UTILITIES SHOWN BASED UPON OBSERVED ABOVE GROUND VISIBLE FEATURES OR REFERENCE DOCUMENTS AND WERE NOT FIELD VERIFIED BY FORM, LLP.
6. THIS EXHIBIT DOES NOT DETERMINE OWNERSHIP, ADJACENT OWNERSHIP NAMES AND ADDRESSES SHOWN PER INFORMATION OBTAINED FROM EAST BATON ROUGE PARISH ASSESSOR'S WEBSITE.
7. A WETLAND DELINEATION WAS NOT A PART OF THIS WORK.
8. EXISTING 30' BUILDING LINES AT HIGHLAND ROAD AND MENDO DRIVE SHOWN PER REFERENCE MAP "A".
9. APPROXIMATE LOCATION OF WATERLINES PER BATON ROUGE WATER COMPANY.
10. APPROXIMATE LOCATION OF GAS LINE PER ENTREGY GAS.
- **11. PIPE SIZES AND CURB INLET ELEVATIONS SHOWN PER "HIGHLAND ROAD AT KENILWORTH PARKWAY INTERSECTION IMPROVEMENTS PROJECT NO. 04-TL-CI-0024" BY ABMB.

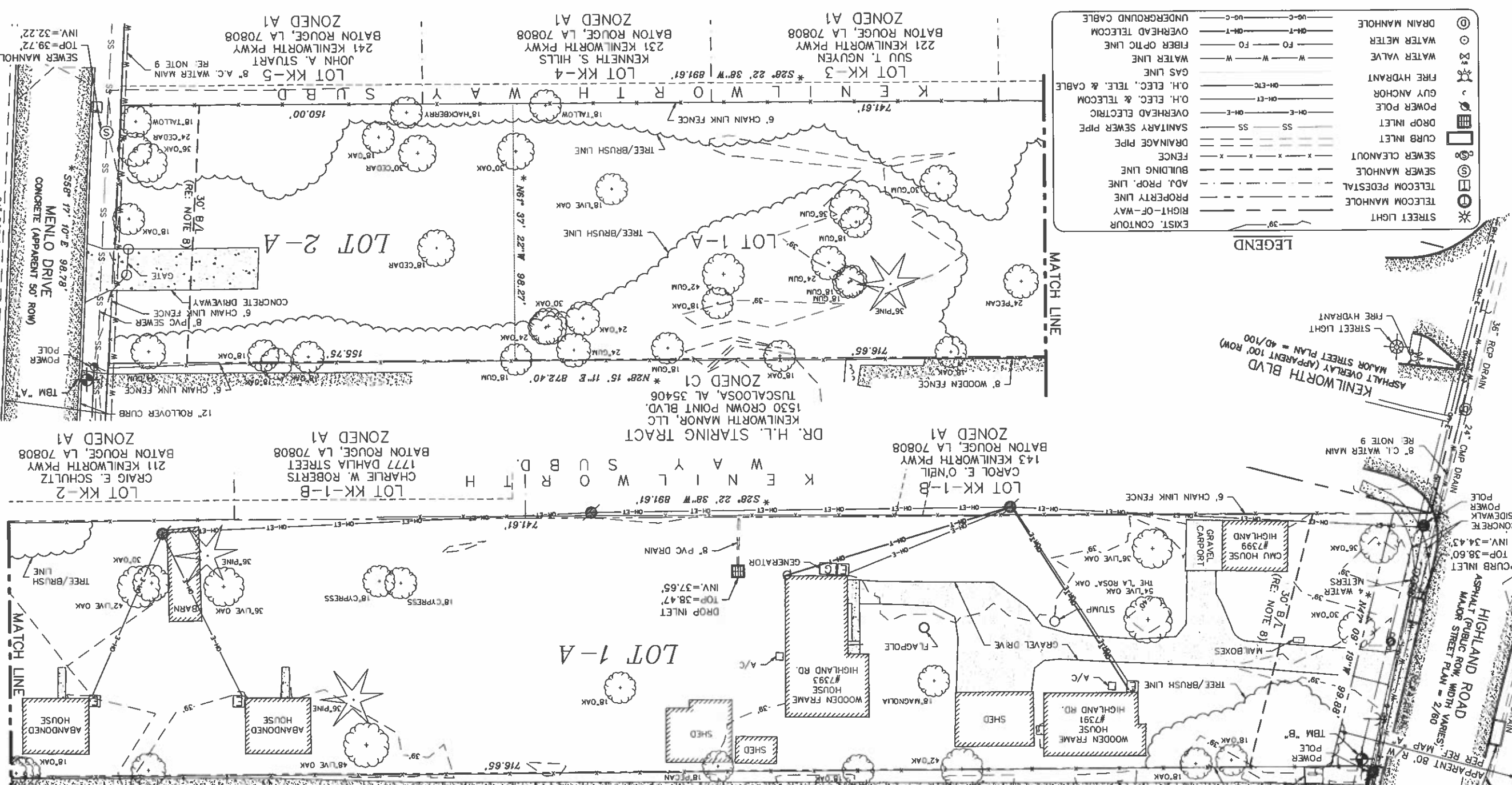
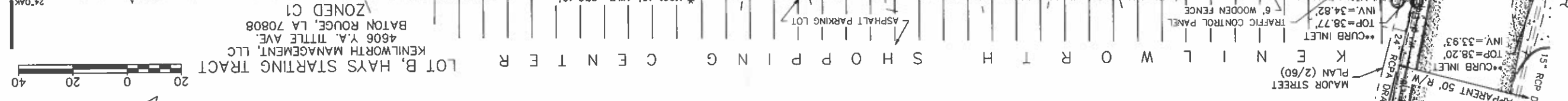
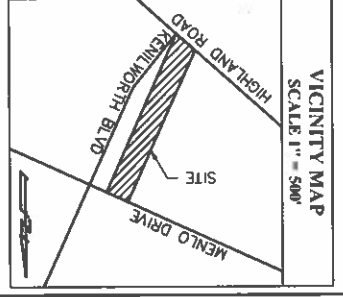
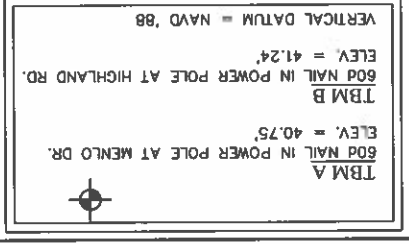
FLOOD ZONE

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 LEVELS FROM 1% ANNUAL CHANCE FLOOD) AS SHOWN ON FEMA FIRM FOR EAST BATON ROUGE PARISH, LOUISIANA 22033C0245E, EFFECTIVE DATE MAY 2, 2008.

ADJACENT BRE = 19.5' RECORD INUNDATION = 19.0' (PER EBRP DPW)

REFERENCE MAPS

A.) MAP SHOWING LOT 1 AND LOT 2 BEING THE RESUBDIVISION OF THE REMAINING PORTION OF THE ROSARIO MARTINA PROPERTY LOCATION IN SECTION 63, T-8-S, R-1-E OF THE GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA FOR ROSARIO MARTINA, BY JAMES D. MEARES, P.E., PLS. MEARES ENGINEERING, DATED NOVEMBER 2, 1990 AND REVISED MARCH 4, 1994 TO RESUBDIVIDE LOTS 1 & 2 INTO LOTS 1-A & 2-A.



- LEGEND**
- STREET LIGHT
 - TELECOM MANHOLE
 - TELECOM PEDESTAL
 - ADJ. PROP. LINE
 - PROPERTY LINE
 - RIGHT-OF-WAY
 - EXIST. CONTOUR
 - BUILDING LINE
 - FENCE
 - DRAINAGE PIPE
 - CURB INLET
 - DROP INLET
 - SANITARY SEWER PIPE
 - POWER POLE
 - GUY ANCHOR
 - O.H. ELEC. & TELECOM
 - O.H. ELEC., TELE. & CABLE
 - FIRE HYDRANT
 - WATER VALVE
 - WATER METER
 - DRAIN MANHOLE
 - STREET LIGHT
 - TELECOM MANHOLE
 - TELECOM PEDESTAL
 - ADJ. PROP. LINE
 - PROPERTY LINE
 - RIGHT-OF-WAY
 - EXIST. CONTOUR
 - BUILDING LINE
 - FENCE
 - DRAINAGE PIPE
 - CURB INLET
 - DROP INLET
 - SANITARY SEWER PIPE
 - POWER POLE
 - GUY ANCHOR
 - O.H. ELEC. & TELECOM
 - O.H. ELEC., TELE. & CABLE
 - FIRE HYDRANT
 - WATER VALVE
 - WATER METER
 - DRAIN MANHOLE
 - UNDERGROUND CABLE

BR

LO ROSA

PROJECT:
HIGHLAND ROAD, WEST OF KENILWORTH
BATON ROUGE, LOUISIANA
CPFC# 1430720203 & 1430720204
ISPD-11-19

CLIENT:
CAVU DEVELOPMENT, LLC
8170 HIGHLAND ROAD
BATON ROUGE, LOUISIANA 70808

05/06/2021

ENGINEERING, INC.

LAND SURVEYING • PLANNING • CIVIL

8170 Highland Road Baton Rouge, LA 70808
(225) 769-1788

MESTOPIN@GWISENGR.COM

EXISTING CONDITIONS MAP

REVISION:	DATE:	DESCRIPTION:

DRAWING NO.: E-2.0
SHEET NO.: 2 of 10
SCALE: 1"=20'
PROJ.: 007.02
DRAWN: MSE
CHECKED: TMB

- 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" (REL. SHEET E-2.0). PURSUANT TO LOUISIANA ADMINISTRATIVE CODE, TITLE 48, PART LXI, CHAPTER 28, THIS DEVELOPMENT PLAN DOES NOT REPRESENT A PROPERTY BOUNDARY SURVEY. SUBSEQUENT TO THE APPROVAL OF THIS IS-SPUD PACKAGE, 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.
 - SCHEMATIC SERVICITUDE LINE AND UTILITY ROUTING SHOWN, FINAL ALIGNMENT OF SERVICITUDES 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 FORM LLP TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVICITUDES, 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.
 - A WETLAND DELINEATION WAS NOT A PART OF THIS WORK.
 - MAJOR STREET PLAN DATED JULY 28, 2017.
 - TWO EXISTING LIVE OAK TREES ON THE PROPERTY TO BE PRESERVED (MINIMUM DIAMETER = 36") FOR 5% PARKING CREDIT.
 - EXISTING BUS STOP APPROXIMATELY 200' WEST OF THE SOUTHWEST CORNER OF THE SITE TO BE IMPROVED TO INCLUDE THE ADDITION OF COVERED SEATING FOR 5% PARKING CREDIT.
 - PLAN AMENDMENT TO CHANGE FUTURE LAND USE DESIGNATION FROM RN TO NC WAS APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 16, 2019 AND BY THE METRO COUNCIL ON OCTOBER 16, 2019.
 - ACCESSORY EQUIPMENT TO BUILDINGS TO BE LOCATED ON ROOF TOPS OR WITHIN SOUND DAMPENING ENCLOSURES.

- LEGEND**
- RIGHT-OF-WAY
 - PROPERTY BNDY LINE
 - PROPERTY LOT LINE
 - ADJACENT PROP. LINE
 - LANDSCAPE BUFFER
 - PROP. SEWER SERV.
 - PROP. DRAIN SERV.
 - PROP. UTILITY SERV.
 - ▶ BLDG ACCESS POINT
 - ⑦ STANDARD PARKING SPACE COUNT
 - ② ACCESSIBLE PARKING SPACE COUNT
 - * OUTDOOR LIGHTING (RE: UTILITY PLAN)

PARKING TABLE

	REQUIRED SPACES		PROPOSED	
	STANDARD	ACCESSIBLE	STANDARD	ACCESSIBLE
5 LIVE/WORK UNITS	10	10	-	10
9 TOWNHOUSE UNITS	21	24	-	24
COMMERCIAL/OFFICE	49	40	2	42
SUBTOTAL	80	76	-	-
5% TREE PRESERVATION	-4	-	-	-
TOTAL	76	74	2	76

IDENTIFIED TREES MUST BE PROTECTED TO RECEIVE 5% CREDIT PER UDC.

GENERAL NOTES

FIRM PANEL FLOOD ZONE: 22033C0245E X (SHADED)
 RECORD INUNDATION: 19' 5" (ADJACENT)
 ELECTRIC COMPANY: 19'
 GAS COMPANY: ENTERGY
 WATER COMPANY: BR WATER COMPANY
 CABLE COMPANY: COX COMMUNICATION
 ELEM. SCHOOL: MAGNOLIA WOODS
 MIDDLE SCHOOL: GLASGOW MIDDLE
 HIGH SCHOOL: MCKINLEY

LOT NUMBER: 1-A & 2-A
 EXISTING ZONING: A1
 PROPOSED ZONING: IS-SPUD
 PROJECT ACREAGE: 1.98
 PROPOSED DENSITY: 7.07 UNITS/ACRE
 EXISTING LAND USE: LDR
 FUTURE LAND USE: NC
 CHARACTER AREA: SUBURBAN
 SEWER DISTRICT: EBRP 5TH
 FIRE DISTRICT: BR CITY FIRE
 VERTICAL DATUM: NAVD'88

* BFE & RECORD INUNDATION PER EBRP DEPT. OF DEVELOPMENT.

BICYCLE SPACES	REQUIRED	PROVIDED
1 PER 20 VEHICLE SPACES	4	4

BKE RACK LOCATED ADJACENT TO BUILDING 1 APPROXIMATELY 100' FROM HIGHLAND ROAD ENTRANCE. RE: BR A-7.0 FOR DETAILS.

SCALE: 1"=20'

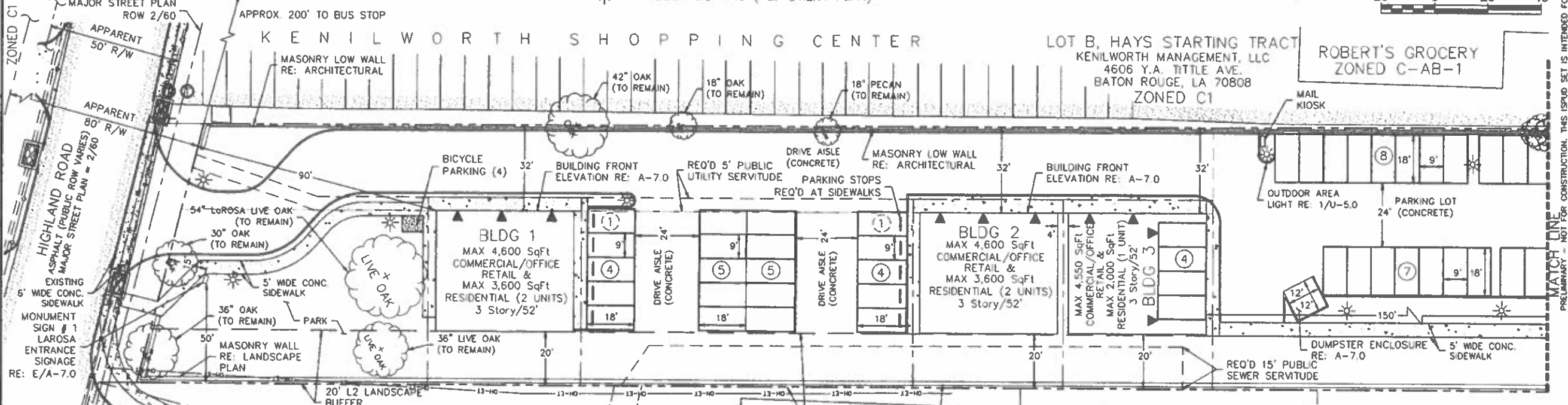


TABLE OF USES

	LDR	MDR & HDR	RETAIL	OFFICE	PUBLIC SEMI-PUB	IND	OPEN SPACE	TOTALS
TOTAL UNITS	15	-	-	-	-	-	-	15
TOTAL BLDG SF	27,000	-	4,750	9,000	-	-	-	40,750
TOTAL ACREAGE	0.39	-	0.20	0.79	-	0.60	1.98	
PERCENT OF SITE	20	-	10	40	-	30	100	

BUILDING COUNT

12

SETBACK TABLE

LIVE/WORK TOWNHOMES

FRONT:	5'	20'
SIDE:	5'	0'
REAR:	20'	30'

LIVE/WORK USES

COMMERCIAL, RETAIL, OFFICES, ANTIQUE STORE, ART GALLERY, DAY CARE FACILITY.

SIGN NOTES

BUILDING MOUNTED SPECIFIC RETAIL/OFFICE SIGNS TO BE PERMITTED DURING BUILDING PERMIT PROCESS AND INSTALLED ON BUILDINGS AND WILL DEPEND ON ACTUAL TENANTS. MAX 30 SQUARE FOOT PER SIGN.

RESIDENTIAL SIGN TO BE MOUNTED TO PROPOSED MASONRY PEDIMENT MONUMENT FACING MENLO DRIVE. WHITE WASHED BACKGROUND 2.5'x5' (12.5 SqFt). 18" TALL METAL LETTERS, BRONZE COLOR, PIN-MOUNTED TO WALL AND BACKLIT.

RE: A-7.0 FOR SIGN DETAILS.

MAIL NOTES

PROPOSED MAIL KIOSKS LOCATED AT MENLO DRIVE NEAR BLDG THREE. RE: LANDSCAPE PLAN FOR DETAILS.

REFUSE NOTES

DUMPSTER LOCATIONS AS SHOWN. RE: A-7.0 FOR SCREENING.

LIGHTING NOTES

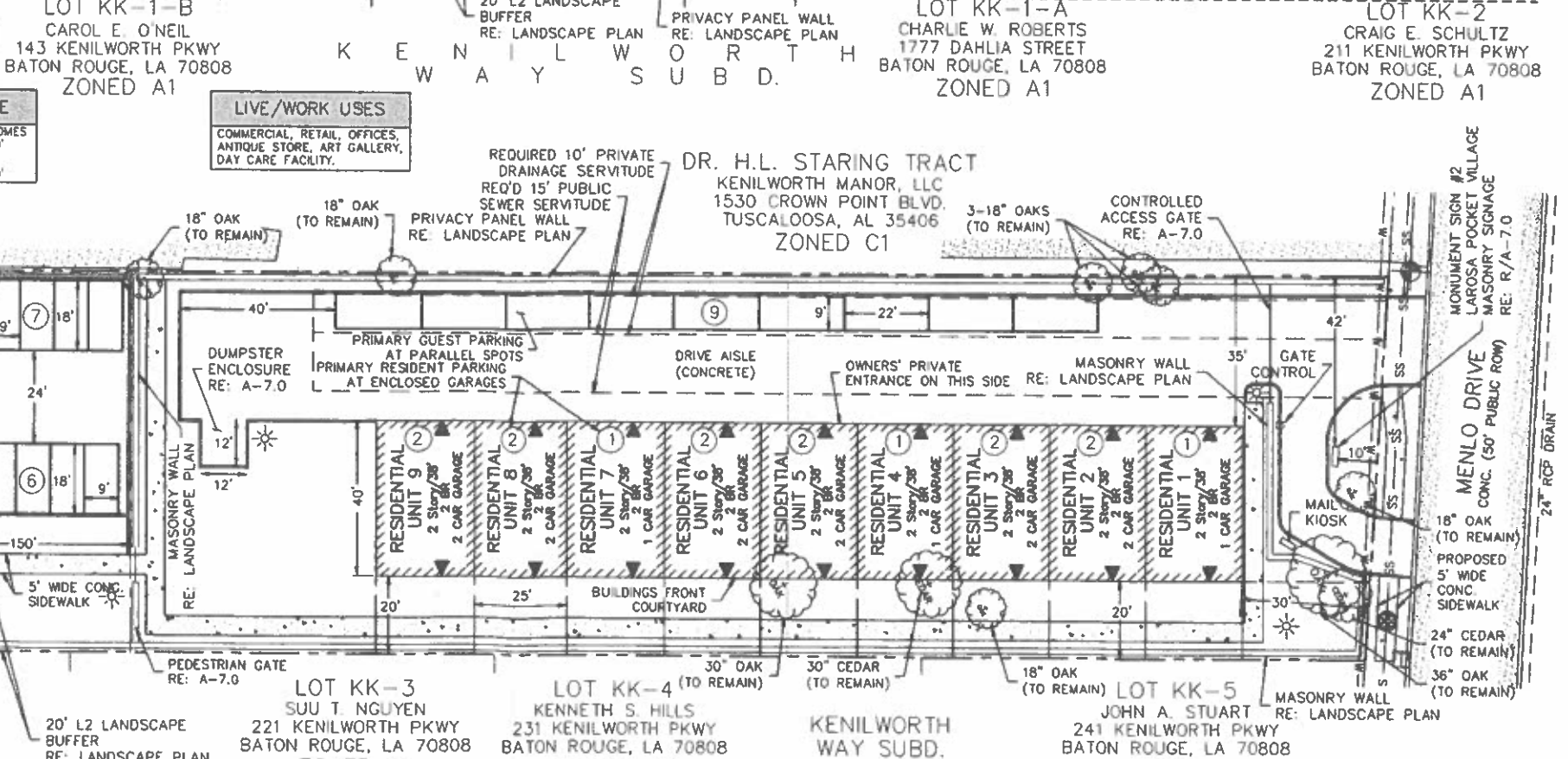
PRIVATELY OWNED. TO CONFORM TO CITY-PARISH REQUIREMENTS.

GENERAL DESCRIPTION

LO ROSA IS A PEDESTRIAN FRIENDLY WALKABLE NEIGHBORHOOD THAT IS IN LINE WITH THE VISION OF FUTUREBR. THIS PROPOSED 1.98 ACRE IS-SPUD DEVELOPMENT IS LOCATED ON THE NORTH SIDE OF HIGHLAND ROAD, JUST WEST OF KENILWORTH PARKWAY AND ADJACENT TO THE EXISTING KENILWORTH SHOPPING CENTER IN BATON ROUGE, LA. THE PROPOSED USE FOR 0.39 ACRE (20%) OF THE SITE IS RESIDENTIAL AND 0.20 ACRE (10%) IS MIXED-USE LIVE/WORK COMMERCIAL OFFICE OR RETAIL SPACES. PUBLIC/SEMI-PUBLIC SPACES ACCOUNT FOR 0.79 ACRE (40%). THE REMAINING 0.60 ACRE (30%) IS RETAINED FOR DEDICATED OPEN GREEN SPACE FEATURING A PARK AND GENEROUS LANDSCAPE BUFFER.

THE MIXED USE PORTION OF LO ROSA WILL FEATURE CLASSICAL LIVE/WORK DESIGN FEATURING A MIXTURE OF BRICK AND METAL MATERIALS AND WILL FRONT AN INTERNAL ACCESS DRIVE AISLE. SEVENTY-SIX OFF-STREET PARKING SPACES WILL BE PROVIDED EXCLUSIVELY FOR COMMERCIAL VISITORS AND RESIDENTS. THE LOW-DENSITY RESIDENTIAL PORTION OF LO ROSA WILL FEATURE CONTEMPORARY BUILDINGS USING A MIXTURE OF MODERN MATERIALS SUCH AS METALS AND GLASS WITH INTIMATE PRIVATE AND SEMI-PRIVATE COURTYARDS. THESE RESIDENCES WILL BE ACCESSED ONLY FROM MENLO DRIVE BY MEANS OF A 24' PRIVATELY OWNED CONCRETE DRIVEWAY. OFF-STREET (GARAGE) PARKING SPACES WILL BE PROVIDED EXCLUSIVELY FOR RESIDENTS. NINE PARALLEL PARKING SPOTS ARE ALSO PROPOSED FOR RESIDENTS OR GUESTS.

THE GREEN OPEN SPACE OF LO ROSA IS DESIGNED TO ENVELOPE AND PRESERVE TWO EXISTING MATURE LIVE OAKS, INCLUDING THE IMPRESSIVE 54" DIAMETER LO ROSA OAK. NEW SIDEWALKS ARE PROPOSED TO CONNECT TO EXISTING EXISTING SIDEWALK ALONG HIGHLAND ROAD AND INTO THE INTERIOR OF THE DEVELOPMENT FOR PEDESTRIAN WAYS. COMMON AREAS ARE TO BE PRIVATELY OWNED AND MAINTAINED. THE PROPOSED SIGNAGE WILL UTILIZE MASONRY ARCHITECTURAL FEATURES, LANDSCAPING AND LIGHTING TO CREATE AN INVITING PUBLIC VISTA. AN EXTENSIVE LANDSCAPED BUFFER BETWEEN LO ROSA AND THE ADJOINING RESIDENTIAL NEIGHBORHOOD ALONG KENILWORTH PARKWAY WILL PROVIDE A VISUAL SCREEN, ADJOINING PARCELS TO THE EAST, WHICH FRONT KENILWORTH PARKWAY, ARE ZONED A1 WHILE THOSE TO THE WEST, WHICH COMPRISE THE EXISTING KENILWORTH SHOPPING CENTER, ARE ZONED C1.



BR

Lo ROSA

CAVU DEVELOPMENT, LLC
 8170 HIGHLAND ROAD
 BATON ROUGE, LOUISIANA 70808

PROJECT: Lo ROSA
 HIGHLAND ROAD, WEST OF KENILWORTH BLVD.
 BATON ROUGE, LOUISIANA
 CDP# 1430720203 & 1430720204 IS-SPUD-19

STATE OF LOUISIANA
 JOHN C. SAVOIE
 REGISTERED PROFESSIONAL ENGINEER
 NO. 10444

STAMP 11/01/2019

FORM LLP

DEVELOPMENT PLAN

REVISION	DATE	DESCRIPTION

DRAWN: MSE CHECKED: JCS
 SCALE: 1"=20' PROJ.: 007.02
 SHEET NO: 3 of 8
 DRAWING NO: D-3.0

THIS MAP IS INTENDED FOR THE SOLE AND EXCLUSIVE USE AS A DEVELOPMENT PLAN FOR 1-SPUD APPROVAL. BOUNDARY LINES, BEARINGS AND DISTANCES SHOWN HEREON PER REFERENCE MAP "A" (RE: SHEET E-20), PURSUANT TO LOUISIANA ADMINISTRATIVE CODE TITLE 46, PART 101, CHAPTER 28. THIS DEVELOPMENT PLAN DOES NOT REPRESENT A PROPERTY BOUNDARY SURVEY, SUBSEQUENT TO THE APPROVAL OF THIS SPUD PACKAGE. A PROPERTY BOUNDARY SURVEY WILL BE PERFORMED TO VERIFY BOUNDARY LINES SHOWN HEREON AND ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES ONLY.

OTHER FEATURES WERE LOCATED IN THE FIELD OR WERE COPIED FROM REFERENCE DOCUMENTS AND ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES ONLY.

3. SCHEMATIC SERVICED LINE AND UTILITY ROUTING SHOWN, FINAL ALIGNMENT OF SERVICED AND LAYOUT OF UTILITIES TO BE SHOWN ON CONSTRUCTION DOCUMENTS.

4. RIGHT-OF-WAY WIDTHS PER REFERENCE MAP "A".

5. SUBSURFACE UTILITIES SHOWN BASED UPON OBSERVED ABOVE GROUND VISIBLE FEATURES, LA ONE CALL MARKINGS OR REFERENCE DOCUMENTS. NO ATTEMPT HAS BEEN MADE BY THE ENGINEERING FIRM THAT WHICH WAS PROVIDED BY THE CLIENT, ADJACENT OWNERSHIP NAMES AND ADDRESSES SHOWN PER REFERENCE MAP OBTAINED FROM EAST BAYOU PARISH PARISH ASSESSOR'S WEBSITE.

7. A WETLAND DELINEATION WAS NOT A PART OF THIS WORK.

8. MAJOR STREET PLAN DATED JULY 28, 2017.

9. TWO EXISTING LIVE OAK TREES ON THE PROPERTY TO BE PRESERVED (MINIMUM DIAMETER = 36") FOR 5% PARKING CREDIT.

10. PLAN AMENDMENT TO CHANGE FUTURE LAND USE DESIGNATION FROM R-1 TO NC WAS APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 18, 2016 AND BY THE METRO COUNCIL ON OCTOBER 16, 2016.

11. ACCESSORY EQUIPMENT TO BE LOCATED ON ROOF TOPS OR WITHIN SOUND DAMPENING ENCLOSURES.

12. LAROSA (SPUD-11-18) WAS PASSED BY PLANNING COMMISSION ON 11/18/19 AND BY METRO COUNCIL ON 12/4/19 (ORDINANCE 17207).

13. TREE PRESERVATION PARKING CREDIT SUBJECT TO REVOCATION BY EBRCP LANDSCAPE DEPARTMENT IF IDENTIFIED TREE ISN'T PROPERLY PRESERVED.

14. NO VEHICULAR CONNECTION BETWEEN HIGHLAND ROAD AND MENDO DRIVE.

15. HVAC SYSTEMS TO BE ROOF MOUNTED OR ENCLOSED WITHIN NOISE ABATEMENT BARRIERS.

GENERAL DESCRIPTION

LAROSA IS A PEDESTRIAN FRIENDLY WALKABLE NEIGHBORHOOD THAT IS IN LINE WITH THE VISION OF FUTUREBAY. THIS PROPOSED 1.98 ACRE SPUD DEVELOPMENT IS LOCATED ON THE NORTH SIDE OF HIGHLAND ROAD, JUST WEST OF KENILWORTH PARKWAY AND ADJACENT TO THE EXISTING KENILWORTH SHOPPING CENTER IN BATON ROUGE, LA. THE KENILWORTH PARKWAY AND ADJACENT TO THE EXISTING KENILWORTH SHOPPING CENTER IN BATON ROUGE, LA. THE PROPOSED USE OF THE SITE IS RESIDENTIAL AND COMMERCIAL OFFICE, RETAIL, FITNESS CENTER OR RESTAURANT SPACE. THE REMAINING 0.61 ACRE (31%) IS RETAINED FOR OPEN GREEN SPACE AND FEATURES A DEDICATED PARK AND GENUINE LANDSCAPE BUFFERS.

METAL MATERIALS AND WILL FRONT HIGHLAND ROAD.

THE COMMERCIAL PORTION OF LAROSA WILL FEATURE CLASSICAL LIVE/WORK DESIGN FEATURING A MIXTURE OF BRICK AND COMMON AREAS ARE TO BE PRIVATELY OWNED AND MAINTAINED. THE PROPOSED SQUARE WILL UTILIZE MASONRY ARCHITECTURAL FEATURES, LANDSCAPING AND LIGHTING TO CREATE AN INVITING PUBLIC VISTA. AN EXTENSIVE LANDSCAPED BUFFER BETWEEN LAROSA AND THE ADJACENT RESIDENTIAL NEIGHBORHOOD ALONG KENILWORTH PARKWAY WILL PROVIDE A VISUAL SCREEN ADDING PARCELS TO THE EAST. HATCH KENILWORTH PARKWAY ARE ZONED A1 WHILE THOSE TO THE WEST, WHICH COMPRISE THE EXISTING KENILWORTH SHOPPING CENTER, ARE ZONED C1.

RIGHT-THREE TOTAL PARKING SPACES WILL BE PROVIDED.

SIDEWALK ALONG HIGHLAND RD & MENDO DR INTO THE INTERIOR OF THE DEVELOPMENT FOR PEDESTRIAN WAYS.

INCLUDING THE IMPRESSIVE 54" DIAMETER LAROSA OAK, NEW SIDEWALKS ARE PROPOSED TO CONNECT TO THE EXISTING GREEN OPEN SPACE OF LAROSA AND ACCENTUATE THREE EXISTING MATURE LIVE OAKS.

THE GREEN OPEN SPACE OF LAROSA IS DESIGNED TO ENVELOPE AND ACCENTUATE THREE EXISTING MATURE LIVE OAKS, OFF-STREET (GARAGE) PARKING SPACES WILL BE PROVIDED EXCLUSIVELY FOR ALL RESIDENTS.

RESIDENTS WILL BE ACCESSIBLE FROM AN INTERNAL ACCESS DRIVE WITH ACCESS TO MENDO ST.

MODERN MATERIALS SUCH AS METALS AND GLASS WITH MINIMAL PRIVATE AND SEMI-PRIVATE COURTYARDS. THESE COMMON AREAS ARE TO BE PRIVATELY OWNED AND MAINTAINED. THE PROPOSED SQUARE WILL UTILIZE MASONRY ARCHITECTURAL FEATURES, LANDSCAPING AND LIGHTING TO CREATE AN INVITING PUBLIC VISTA. AN EXTENSIVE LANDSCAPED BUFFER BETWEEN LAROSA AND THE ADJACENT RESIDENTIAL NEIGHBORHOOD ALONG KENILWORTH PARKWAY WILL PROVIDE A VISUAL SCREEN ADDING PARCELS TO THE EAST. HATCH KENILWORTH PARKWAY ARE ZONED A1 WHILE THOSE TO THE WEST, WHICH COMPRISE THE EXISTING KENILWORTH SHOPPING CENTER, ARE ZONED C1.

TABLE OF USES

COMMERCIAL USES	LDR	MDR	OFFICE SPACE	RETAIL AND RESTAURANT AND FITNESS CENTER	PUBLIC AND SEMI-PUBLIC IND SPACE	OPEN SPACE	TOTALS
TOTAL UNITS	22	-	-	-	-	-	22
TOTAL BLDG SQFT	-	-	-	3,200	-	-	3,200
TOTAL ACREAGE	-	-	-	0.29 ac	-	-	0.29 ac
PERCENT OF SITE	-	-	-	55%	-	-	55%
*INCLUDES UP TO 750 SQFT OF OUTDOOR FLEX SPACE	-	-	-	14%	-	-	14%

GENERAL NOTES

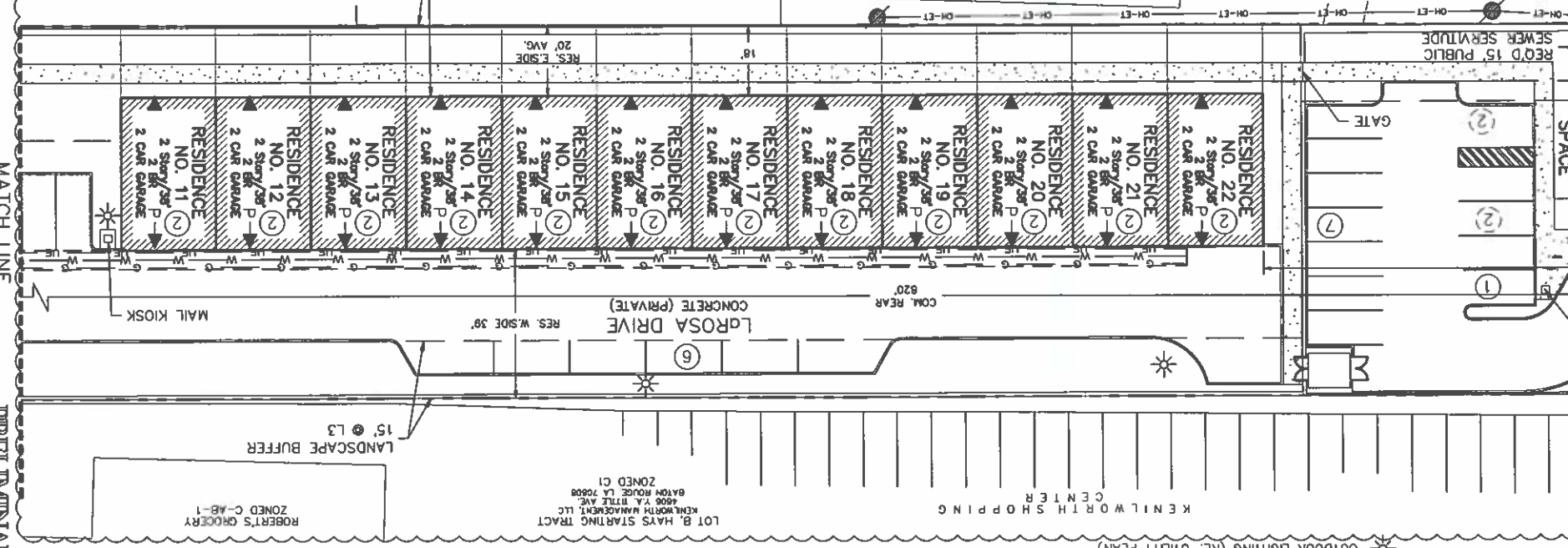
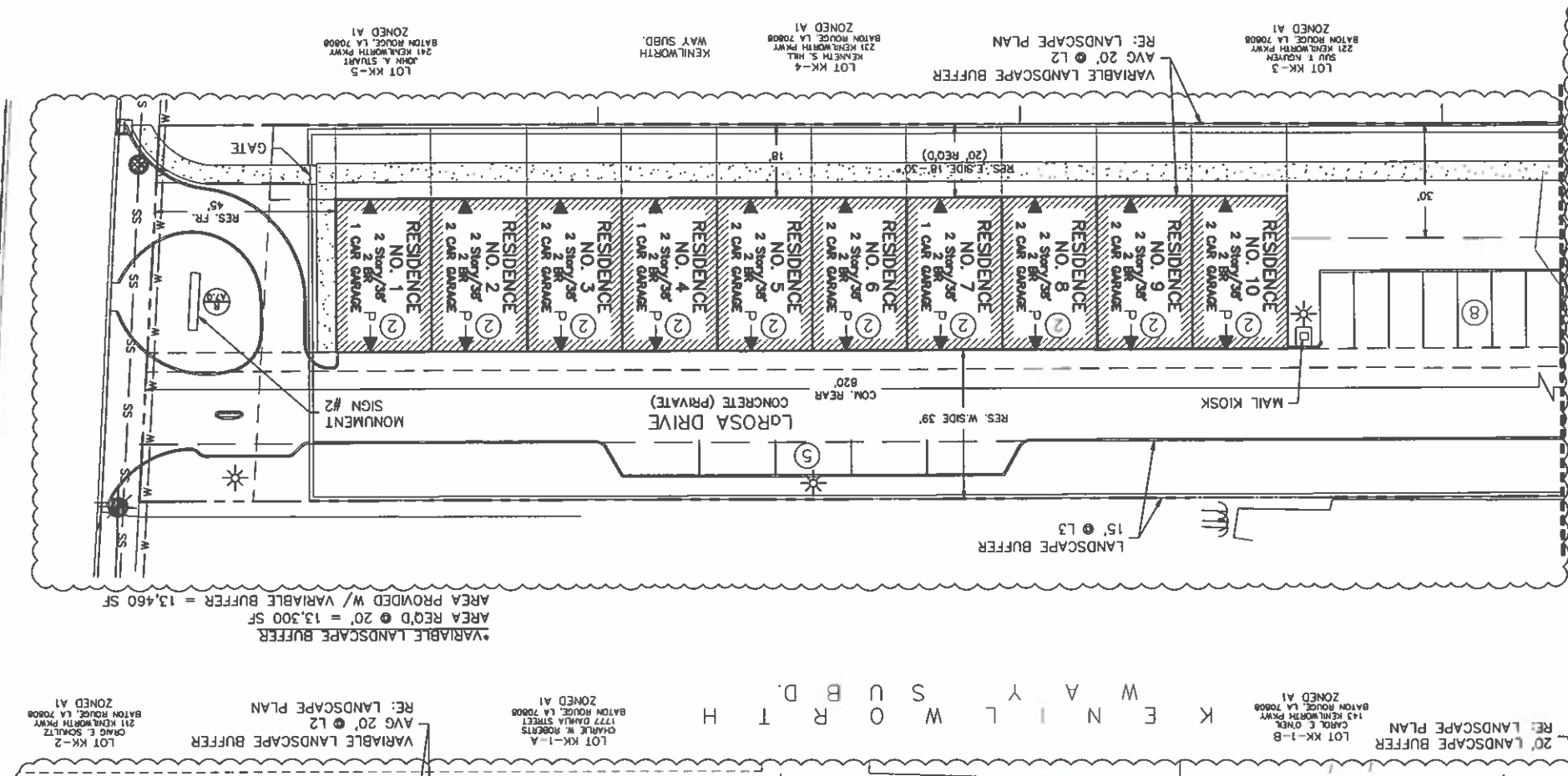
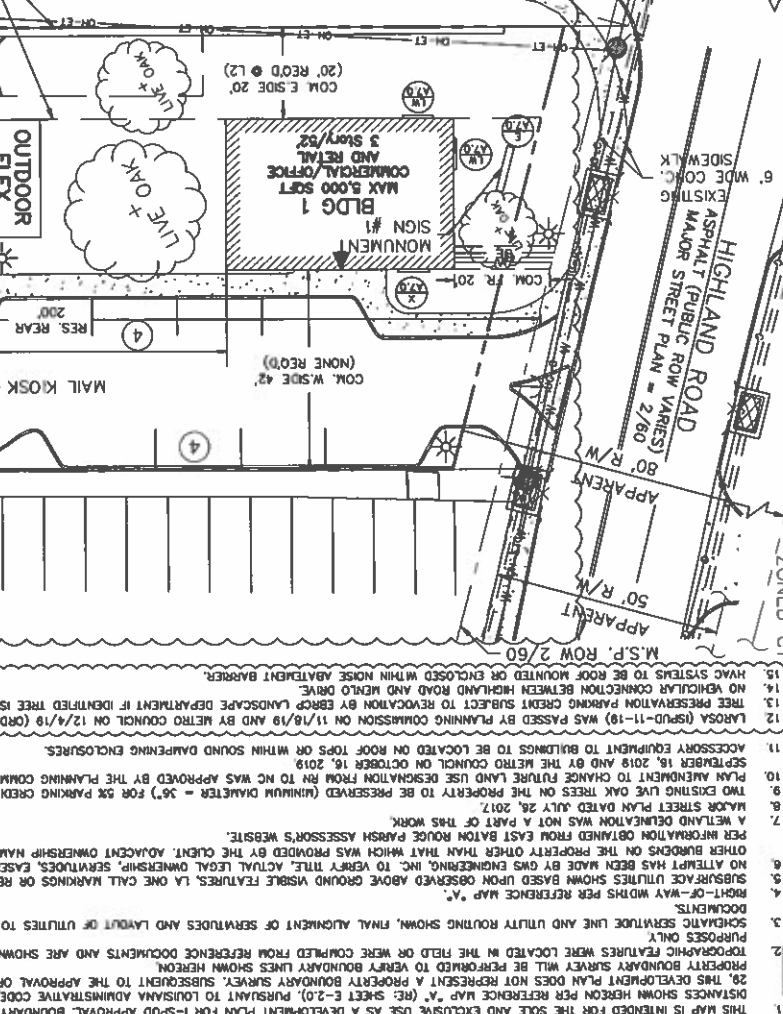
1. SIGN NOTES

SPECIFIC RETAIL/OFFICE WALL SIGNS TO BE PERMITTED DURING BUILDING PERMIT PROCESS AND INSTALLED ON SOUTH AND/OR EAST FACADE OF BUILDING AND WILL DEPEND ON ACTUAL TENANTS. MAX TWO SIGNS PER TENANT WITH 30 SQUARE FOOT SIGN (RE: W/SHEET A-7.0).

TENANT REGISTRY SIGN TO BE PERMITTED DURING BUILDING PERMIT PROCESS AND INSTALLED ON WEST FACADE OF BUILDING AND WILL DEPEND ON ACTUAL TENANTS. MAX ONE SIGN PER TENANT WITH 0.5 SQUARE FOOT PER TENANT (RE: X/SHEET A-7.0).

MONUMENT SIGNS #1 & #2 TO BE MOUNTED TO PROPOSED MASONRY PERMITMENT MONUMENT FACING HIGHLAND ROAD AND MENDO DRIVE. WHITE WASHED BACKGROUND 2.5'X5' (12.5 SQFT), 18" TALL METAL LETTERS, BRONZE COLOR, PIN-MOUNTED TO WALL AND BACKUP.

RE: A-7.0 FOR SIGN DETAILS.



LEGEND

- RIGHT-OF-WAY
- PROPERTY BNDY LINE
- PROPERTY LOT LINE
- ADJACENT PROP LINE
- LANDSCAPE BUFFER
- PROP SEWER SERV
- PROP DRAIN SERV
- PROP UTILITY SERV
- BLDG ACCESS POINT
- BLDG ACCESS GARAGE
- STANDARD PARKING SPACE COUNT
- ACCESSIBLE PARKING SPACE COUNT
- OUTDOOR LIGHTING (RE: UTILITY PLAN)

MAIL NOTES

PROPOSED MAIL KIOSKS LOCATED IN GREENSPACE ADJACENT TO RESIDENCE NO. 10 AND RESIDENCE NO. 11 (RE: LANDSCAPE PLAN FOR DETAILS).

SETBACK TABLE

COMMERICAL RESIDENTIAL	FRONT	REAR	SIDE
	20'	20'/42'	18'/39'
	45'	820'	200'

LIVE/WORK USES

COMMERCIAL, RETAIL, OFFICES, ART GALLERY, DAY CARE, ANTIQUE STORE, RESTAURANT, FACILITY, FITNESS CENTER.

REFUSE NOTES

DUMPER LOCATIONS AS SHOWN. RE: A-7.0 FOR SCREENING.

LIGHTING NOTES

PRIVATELY OWNED, TO CONFORM TO CITY-PARISH REQUIREMENTS.

GENERAL NOTES

1-A & 2-A LOT NUMBER: 1-11 UNITS/ACRE

EXISTING ZONING: (SPUD) 1.98

PROPOSED ZONING: (SPUD) 1.98

PROJECT AREA: 10.11 UNITS/ACRE

RECORD INUNDATION: 19' (SHADED)

*FIRM PANEL: 220330245E

FLOOD ZONE: X (SHADED)

*RE: 19.5' (ADJACENT)

ELECTRIC COMPANY: ENERGY

GAS COMPANY: ENERGY

WATER COMPANY: ENERGY

CABLE COMPANY: ENERGY

SCHOOL DISTRICT: EBR-6

PROPOSED INTENSITY: 2.525 SOFT/AC

*BFE & RECORD INUNDATION PER EBRP DEPT. OF DEVELOPMENT.

PRELIMINARY FOR REVIEW ONLY

AREA PROVIDED W/ VARIABLE BUFFER = 13,300 SF

VARIABLE LANDSCAPE BUFFER

AREA PROVIDED W/ VARIABLE BUFFER = 13,460 SF

VARIABLE LANDSCAPE BUFFER

D-3.0

DRAWING NO. 4 of 10

SHEET NO. 4 of 10

SCALE: 1"=20'

PROJ: 007.02

CHECKED: TAB

REVISION: DATE: DESCRIPTION:

2" ROR DRAIN

DEVELOPMENT PLAN

GWS ENGINEERING, INC.

LAND SURVEYING • PLANNING • CIVIL

8170 Highland Road, Baton Rouge, LA 70808

(225) 769-1788

MESTOPINAL@GWSENGINEER.COM

06/01/2021

MATTHEW S. ESTOPINAL

PROFESSIONAL ENGINEER

STATE OF LOUISIANA

REG. NO. 59151

CAVU DEVELOPMENT, LLC

8170 HIGHLAND ROAD

BATON ROUGE, LOUISIANA 70808

PROJECT

LAROSA

HIGHLAND ROAD, WEST OF KENILWORTH

BATON ROUGE, LOUISIANA

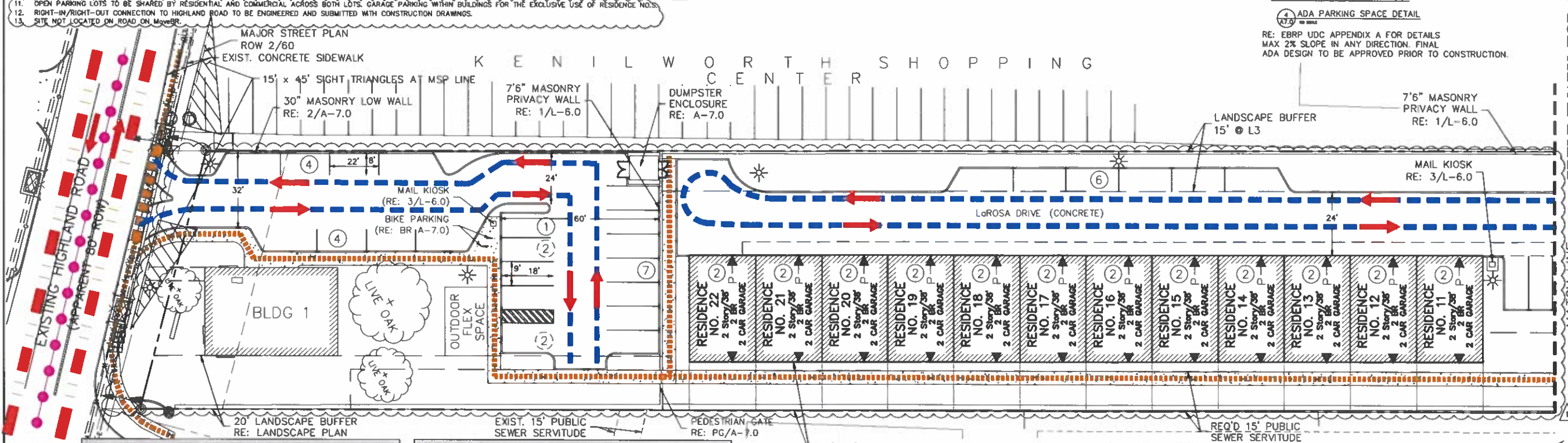
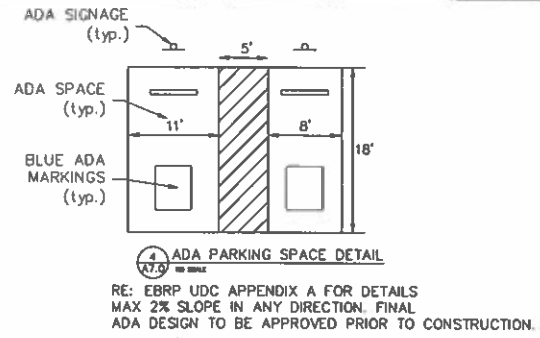
CPIC # 1430720203 & 1430720204

ISPUD-11-19

BR

- NOTES**
- THIS MAP IS INTENDED FOR THE SOLE AND EXCLUSIVE USE AS A CIRCULATION PLAN FOR 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 130, CHAPTER 20. THIS CIRCULATION 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.
 - TOPOGRAPHIC FEATURES WERE LOCATED IN THE FIELD OR WERE COMPILED FROM REFERENCE DOCUMENTS AND ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES ONLY.
 - 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 GWS ENGINEERING, INC. 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.
 - A WETLAND DELINEATION WAS NOT A PART OF THIS WORK.
 - MAJOR STREET PLAN DATED JULY 28, 2017.
 - SUBJECT PROPERTY LIES APPROX. 3.5 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.
 - OPEN PARKING LOTS TO BE SHARED BY RESIDENTIAL AND COMMERCIAL ACROSS BOTH LOTS. GARAGE PARKING WITHIN BUILDINGS FOR THE EXCLUSIVE USE OF RESIDENCE NOS.
 - RIGHT-IN/RIGHT-OUT CONNECTION TO HIGHLAND ROAD TO BE ENGINEERED AND SUBMITTED WITH CONSTRUCTION DRAWINGS.
 - SITE NOT LOCATED ON ROAD ON MAP.

GENERAL NOTES	FIRM PANEL: 22033C0245E	LOT NUMBER: 1-A & 2-A
	FLOOD ZONE: X (SHADED)	EXISTING ZONING: (IS)PUD
	*BFE: 19.5' (ADJACENT)	PROPOSED ZONING: (IS)PUD
	RECORD INUNDATION: 19'	PROJECT ACREAGE: 1.98
	ELECTRIC COMPANY: ENERGY	PROPOSED DENSITY: 11.11 UNITS/ACRE
GAS COMPANY: ENERGY	EXISTING LAND USE: LDR	FUTURE LAND USE: NC
WATER COMPANY: BR WATER COMPANY	CHARACTER AREA: SUBURBAN	SEWER DISTRICT: EBRP STN
CABLE COMPANY: COX COMMUNICATION	FIRE DISTRICT: BR CITY FIRE	VERTICAL DATUM: NAVD'88
SCHOOL DISTRICT: EBR-8	PROPOSED INTENSITY: 2,525 SQFT/AC.	



CIRCULATION LEGEND

- EXISTING CATS MASS TRANSIT, ROUTE 47
- EXISTING OFF-SITE VEHICULAR CIRCULATION
- PROPOSED ON-SITE VEHICULAR CIRCULATION
- PROPOSED PEDESTRIAN CIRCULATION
- PROPOSED PEDESTRIAN CROSSWALK
- TRAFFIC FLOW DIRECTION
- BUILDING ACCESS POINT
- BUILDING ACCESS POINT TO GARAGE SPACE
- PROPOSED STANDARD PARKING SPACES
- PROPOSED ACCESSIBLE PARKING SPACES

CATS ROUTE

SITE IS ON CATS ROUTE; EXISTING STOP APPROX. 200' WEST FROM SITE ON NORTH SIDE OF HIGHLAND ROAD.

MAINTENANCE NOTE

PEDESTRIAN WAYS TO BE PRIVATELY OWNED AND MAINTAINED.
INTERNAL DRIVE AISLES TO BE PRIVATELY OWNED AND MAINTAINED.

BICYCLE SPACES	REQUIRED	PROVIDED
1 PER 20 VEHICLE SPACES	4	4

BIKE RACK LOCATED ADJACENT TO BUILDING 1 APPROXIMATELY 90' FROM HIGHLAND ROAD ENTRANCE. RE: BR A-7.0 FOR DETAILS.

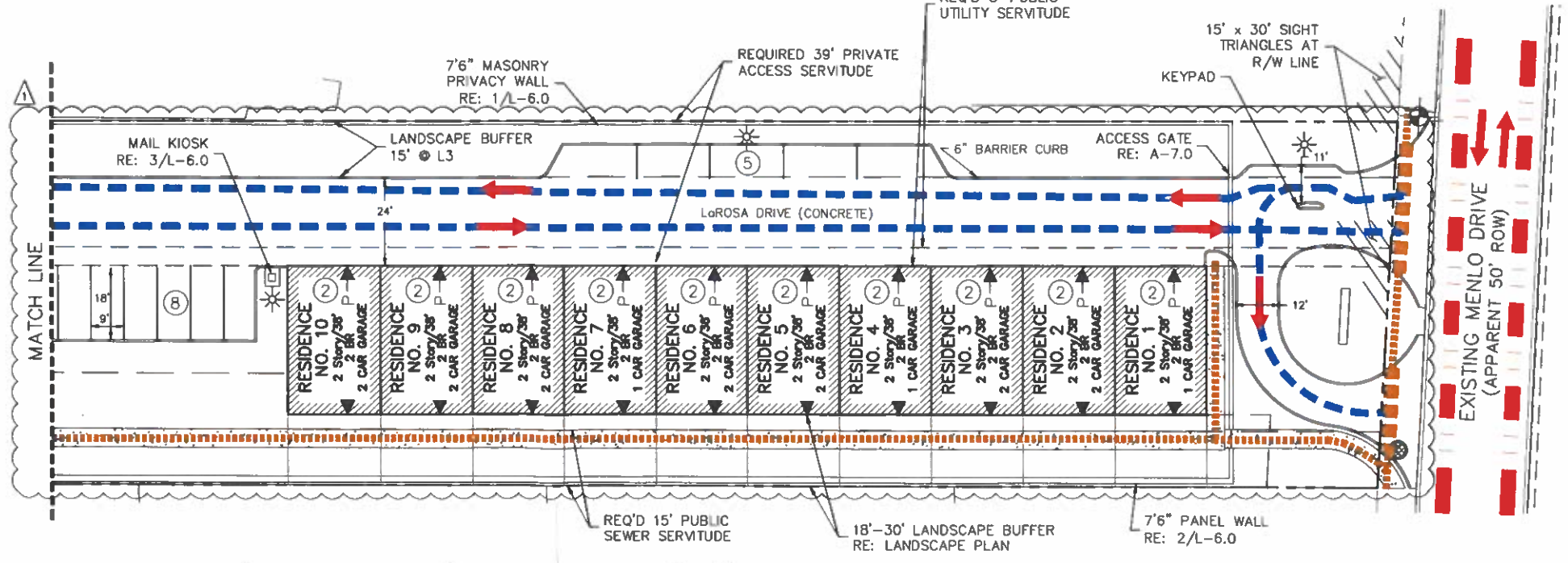
PARKING TABLE

	REQUIRED SPACES	PROPOSED		TOTAL
		STANDARD	ACCESSIBLE	
22 TOWNHOME UNITS	50			
OFFICE/RETAIL	13	79	4	83
RESTAURANT/FITNESS	12			
SUBTOTAL	75	79	4	83
5% TREE PRESERVATION	-4			
TOTAL	71	79	4	83

IDENTIFIED TREES MUST BE PROTECTED TO RECEIVE 5% CREDIT PER UDC.
5% TREE CREDIT FOR 36" LIVE OAK (> 24" DIAMETER) TO BE REVOKED IF SUFFICIENT PERMANENT TREE PROTECTION METHODS ARE NOT PROVIDED BY THE DEVELOPER.

STANDARD PARKING SPACES ARE 9' x 18'.
ACCESSIBLE SPACES ARE 9' x 18' WITH 5' LOADING AREA.
VAN ACCESSIBLE SPACE IS 11' x 18' WITH 5' LOADING AREA.

COMMERCIAL/OFFICE PARKING RATIOS:
COMMERCIAL/OFFICE/RETAIL 1 SPACE PER 250 SqFt
RESTAURANT/FITNESS 1 SPACE PER 150 SqFt
DAY CARE FACILITY 1 SPACE PER 300 SqFt



PRELIMINARY FOR REVIEW ONLY

BR

LaROSA

CLIENT: CAVU DEVELOPMENT, LLC
8170 HIGHLAND ROAD
BATON ROUGE, LOUISIANA 70808

PROJECT: LaROSA
HIGHLAND ROAD, WEST OF KENILWORTH
BATON ROUGE, LOUISIANA
CPPC# 1430720203 & 1430720204
SPUD-11-19

STATE OF LOUISIANA
MATTHEW S. ESTOPINAL
REG. NO. 39151
REGISTERED PROFESSIONAL ENGINEER
CIVIL ENGINEERING

STAMP 06/01/2021

GWS ENGINEERING, INC.
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8170 Highland Road Baton Rouge, LA 70808
(225) 769-1788
MESTOPINAL@GWSENGR.COM

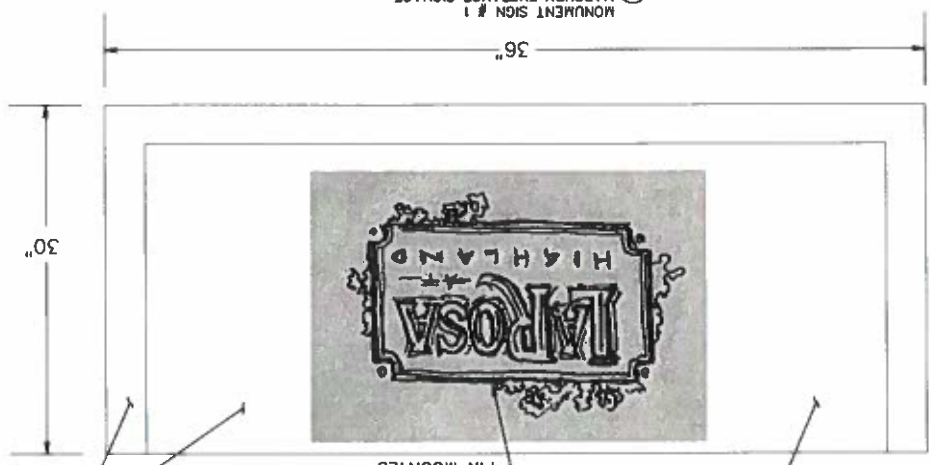
REVISION	DATE	DESCRIPTION

DRAWN: MSE CHECKED: TMB
SCALE: 1"=20' PROJ.: 007.02
SHEET NO: 5 of 10
DRAWING NO: C-4.0

CIRCULATION PLAN

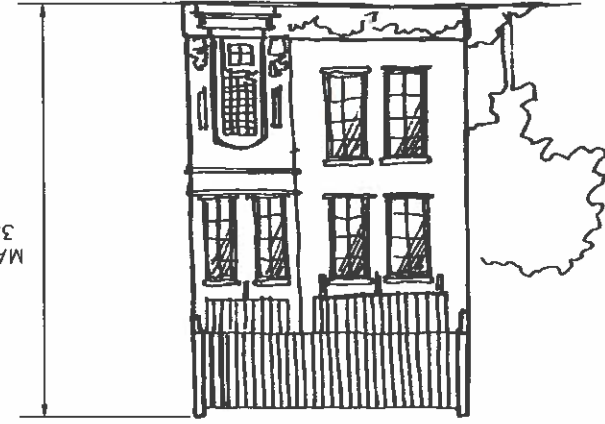
NOTES
1. CONCEPTUAL ELEVATIONS SHOWN TO ILLUSTRATE MOOD AND FEEL OF LAROSA.

MONUMENT SIGN # 1
LOCATED AT HIGHLAND ROAD (RE: D-3.0)
WITH LANDSCAPE LIGHTING



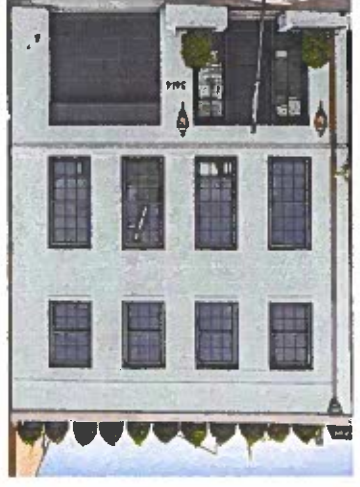
INSET MASONRY FIELD (WHITE WASHED)
BRONZE PLACARD
PIN MOUNTED
MASONRY COLUMN & PLINTH (WHITE WASHED)

19. LAROSA TOWNHOUSE COURTYARD ELEVATION

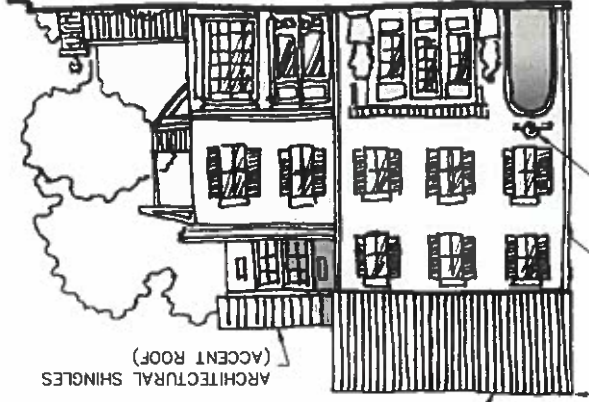


MAX. 35'

20. LAROSA TOWNHOUSE GARAGE ELEVATION



21. LAROSA BUILDING OPTION A



STANDING SEAM
METAL ROOF (TYP.)

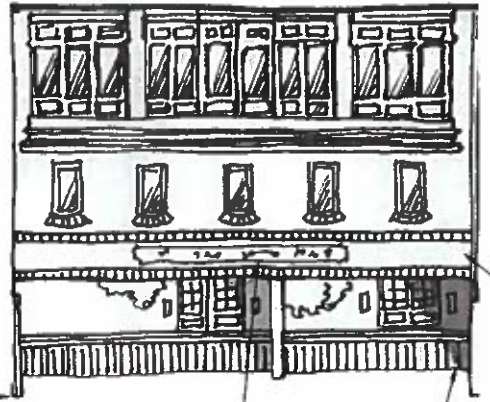
TENANT (MAX 30 SQFT.)
SIGN PER FINAL

BRICK & SIDING
WITH STUCCO
ACCENTS

ARCHITECTURAL SHINGLES
(ACCENT ROOF)

MAX 52'

22. LAROSA BUILDING OPTION B



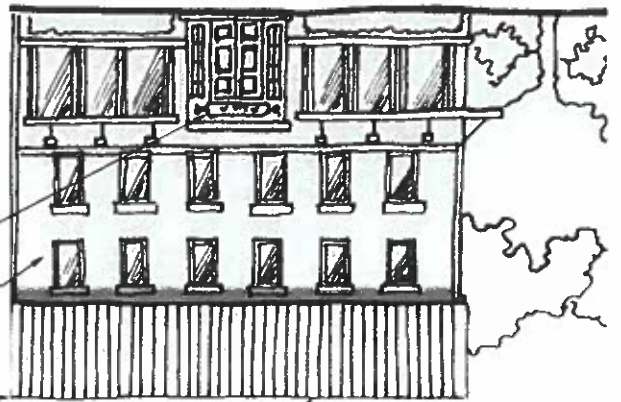
STANDING SEAM
METAL ROOF (TYP.)

BRICK & SIDING
WITH STUCCO
ACCENTS

TENANT (MAX 30 SQFT.)
SIGN PER FINAL

MAX 52'

23. LAROSA BUILDING OPTION C



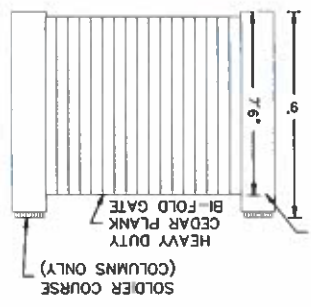
STANDING SEAM
METAL ROOF (TYP.)

BRICK & SIDING
WITH STUCCO
ACCENTS

TENANT (MAX 30 SQFT.)
SIGN PER FINAL

MAX 52'

24. DUMPSTER ENCLOSURE



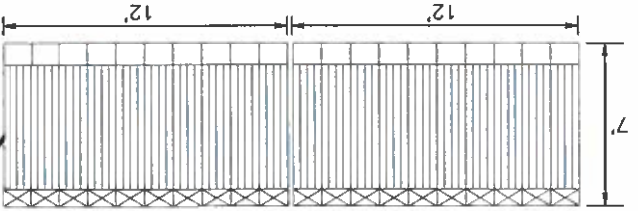
TYPICAL COLUMN
WHITE WASH BRICK
FINISH TO MATCH
ENTRANCE

SOLDER COURSE
(COLUMNS ONLY)
CEDAR PLANK
BI-FOLD GATE

MASONRY WALL
RE: 1/L-6.0
FOR DETAILS
WHITE WASH BRICK
FINISH TO MATCH
ENTRANCE

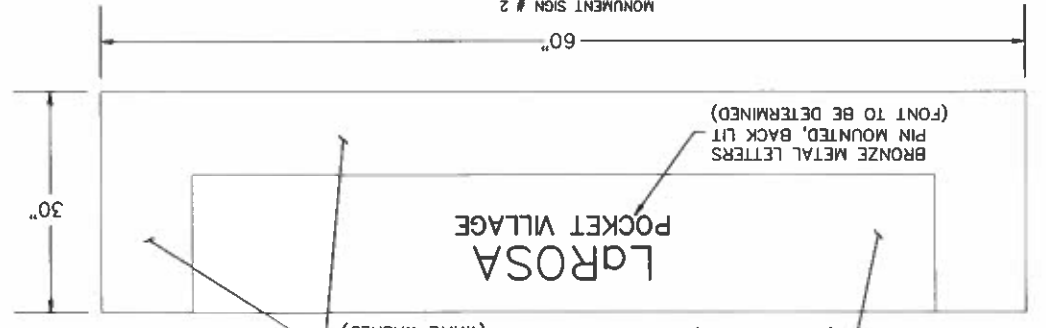
HEAVY DUTY
CEDAR PLANK
BI-FOLD GATE

25. ACCESS GATE (MENLO DR)



METAL FRAMEWORK
AND BARS

26. MASONRY SIGN # 2
LOCATED AT MENLO DRIVE (RE: D-3.0)

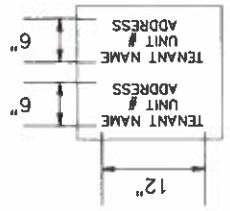


INSET MASONRY FIELD (WHITE WASHED)

MASONRY COLUMN & PLINTH (WHITE WASHED)

BRONZE METAL LETTERS
PIN MOUNTED, BACK LIT
(FONT TO BE DETERMINED)

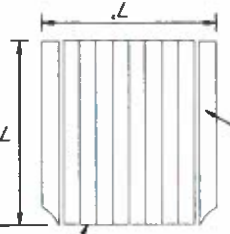
27. TENANT REGISTRY SIGN



RING TYPE BIKE RACK
PER UDC APPENDIX A
(OR APPROVED EQUIV.)

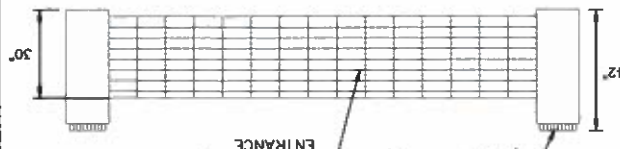


28. PEDESTRIAN GATE



METAL FRAMEWORK
AND BARS

29. MASONRY LOW WALL



(COLUMNS ONLY)
SOLDER COURSE
WHITE WASH BRICK
FINISH TO MATCH
ENTRANCE

TYPICAL COLUMN

DRAWING NO.	A-7.0
SHEET NO.	8 of 10
SCALE	N/A
PROJ.	00702
CHECKED	TAB
DRAWN	MSE
DATE	
DESCRIPTION	ARCHITECTURAL ELEVATIONS

GWS
ENGINEERING, INC.
LAND SURVEYING • PLANNING • CIVIL
8170 Highland Road, Baton Rouge, LA 70808
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06/01/2021
STATE OF LOUISIANA
REGISTERED PROFESSIONAL ENGINEER
MATHREW S. ESTOPINAL
REG. NO. 38151
CIVIL ENGINEER

CLIENT: CAVU DEVELOPMENT, LLC
8170 HIGHLAND ROAD
BATON ROUGE, LOUISIANA 70808
PROJECT: LAROSA
HIGHLAND ROAD, WEST OF KENILWORTH
BATON ROUGE, LOUISIANA
C/P/C # 1430720203 & 1430720204
ISPUD-11-19

LAROSA
BR

NOTES

- THIS MAP IS INTENDED FOR THE SOLE AND EXCLUSIVE USE AS A PRELIMINARY PLAT. BOUNDARY LINES, BEARINGS AND DISTANCES SHOWN HEREON PER REFERENCE MAP "A", PURSUANT TO LOUISIANA ADMINISTRATIVE CODE, TITLE 48, PART 13, CHAPTER 28, THIS PRELIMINARY PLAT DOES NOT REPRESENT A PROPERTY BOUNDARY SURVEY. SUBSEQUENT TO THE APPROVAL OF THIS 1-SPUD, 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 ON THE GROUND SURVEY DATA. ELEVATIONS SHOWN ARE 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. NO ATTEMPT HAS BEEN MADE BY GWS ENGINEERING, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVICED, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT WHICH WAS PROVIDED BY THE CLIENT.
- APPROXIMATE LOCATION OF WATERLINE ON NORTH SIDE OF HIGHLAND ROAD - LOCATION, SIZE AND MATERIAL PER BATON ROUGE WATER COMPANY.
- APPROXIMATE LOCATION OF GAS LINE ON SOUTH SIDE OF HIGHLAND ROAD. APPROXIMATE LOCATION OF 3/4" STEEL GAS SERVICE LINE - LOCATION, SIZE AND MATERIAL PER ENTERGY GAS.
- A WETLAND DELINEATION WAS NOT A PART OF THIS WORK.
- MAJOR STREET PLAN DATED JULY 26, 2017.
- SUBJECT PROPERTY LIES APPROX. 3.5 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.
- EXISTING BUILDINGS SHOWN WITHIN THE LIMITS OF THE FORMER LOT 1-A TO BE DEMOLISHED UPON APPROVAL AND CONSTRUCTION OF LAROSA.
- CATS ROUTE "47 HIGHLAND ROAD" PROVIDES DAILY SERVICE. FOR SCHEDULED TIMES, RE: WWW.BRCATS.COM/PAGE/ROUTE-47-HIGHLAND-RD.
- PROPOSED UTILITY ROUTINGS SHOWN FOR ELECTRIC, POTABLE WATER, GAS, SANITARY SEWER AND DRAINAGE. FINAL UTILITY ROUTING TO BE DETERMINED SUBSEQUENT TO COMPLETE ENGINEERING DESIGN WITH ROUTING DETERMINED BY UTILITY SERVICE PROVIDERS.

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. ADJACENT BFE = 19.5'. RECORD INUNDATION = 19' (per DPW)

REFERENCE MAPS

A.) "MAP SHOWING LOT 1 AND LOT 2 BEING THE RESUBDIVISION OF THE REMAINING PORTION OF THE ROSARIO MARTINA PROPERTY LOCATION IN SECTION 63, T-8-S, R-1-E OF THE GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA FOR ROSARIO MARTINA", BY JAMES D. MEARES, PE, PLS, MEARES ENGINEERING, DATED NOVEMBER 2, 1990 AND REVISED MARCH 4, 1994 TO RESUBDIVIDE LOTS 1 & 2 INTO LOTS 1-A & 2-A.

MAINTENANCE NOTE

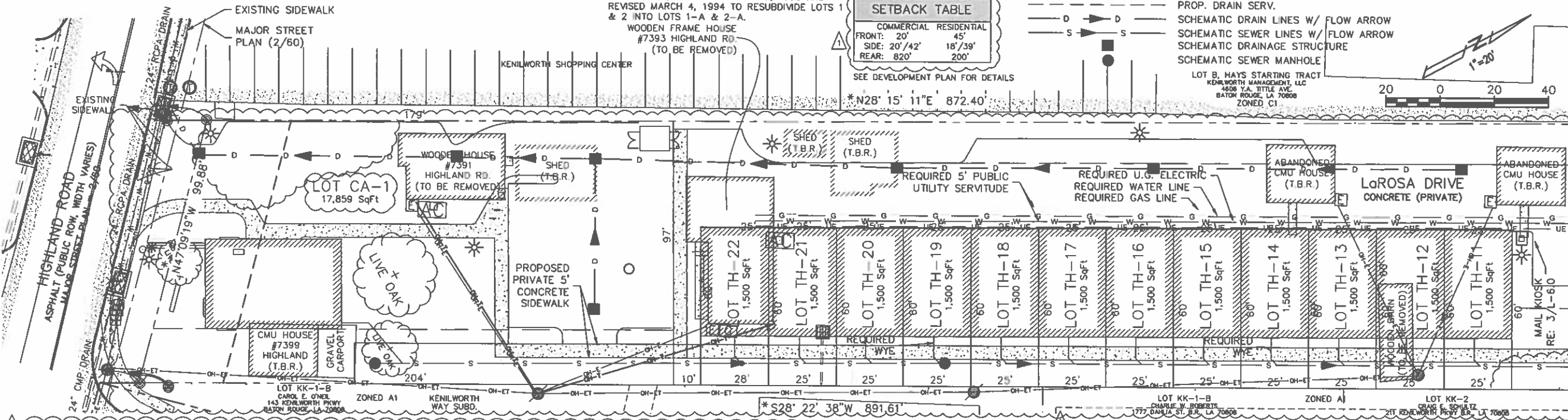
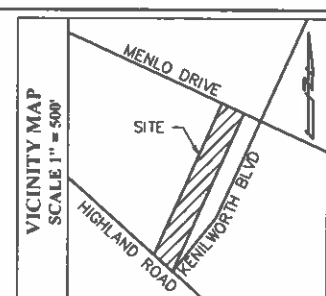
THE CITY OF BATON ROUGE/EAST BATON ROUGE PARISH IS NOT RESPONSIBLE FOR THE MAINTENANCE AND/OR UPKEEP OF PRIVATE STREETS.

SETBACK TABLE

COMMERCIAL	RESIDENTIAL
FRONT: 20'	FRONT: 45'
SIDE: 20'/42'	SIDE: 18'/39'
REAR: 820'	REAR: 200'

SEE DEVELOPMENT PLAN FOR DETAILS

GENERAL NOTES	FIRM PANEL: 22033C0245E FLOOD ZONE: X (SHADED) BFE: 19.5' (ADJACENT) RECORD INUNDATION: 19' ELECTRIC COMPANY: ENTERGY GAS COMPANY: ENTERGY WATER COMPANY: BR WATER COMPANY CABLE COMPANY: COX COMMUNICATION SCHOOL DISTRICT: EBR-8 PROPOSED INTENSITY: 2,525 SQFT/AC	LOT NUMBER: 1-A & 2-A EXISTING ZONING: (SPUD) PROPOSED ZONING: (SPUD) PROJECT ACREAGE: 1.98 PROPOSED DENSITY: 11.11 UNITS/ACRE EXISTING LAND USE: LDR FUTURE LAND USE: NC CHARACTER AREA: SUBURBAN SEWER DISTRICT: EBRP STN FIRE DISTRICT: BR CITY FIRE VERTICAL DATUM: NAVD'88
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PRELIMINARY FOR REVIEW ONLY

BR
LaROSA

CLIENT: CAVU DEVELOPMENT, LLC
8170 HIGHLAND ROAD
BATON ROUGE, LOUISIANA 70808

PROJECT: LaROSA
HIGHLAND ROAD, WEST OF KENILWORTH
BATON ROUGE, LOUISIANA
CPCC# 1430720203 & 1430720204
SPUD-11-19

STATE OF LOUISIANA
MATTHEW S. ESTOPINAL
REG. NO. 39151
REGISTERED PROFESSIONAL ENGINEER
IN CIVIL ENGINEERING

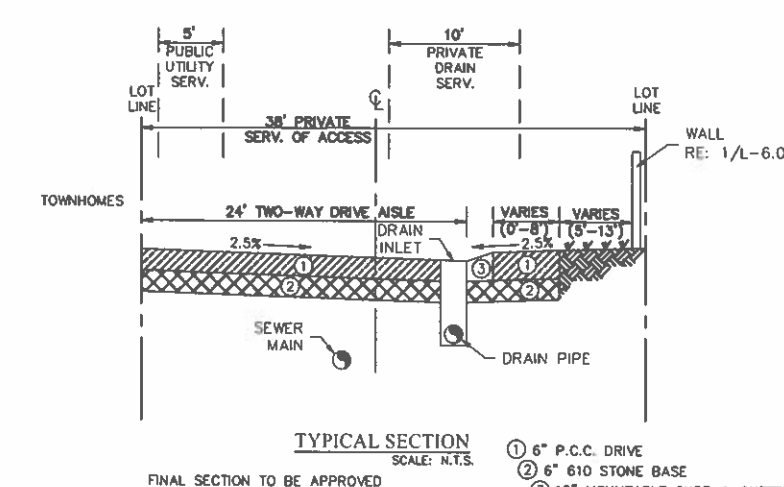
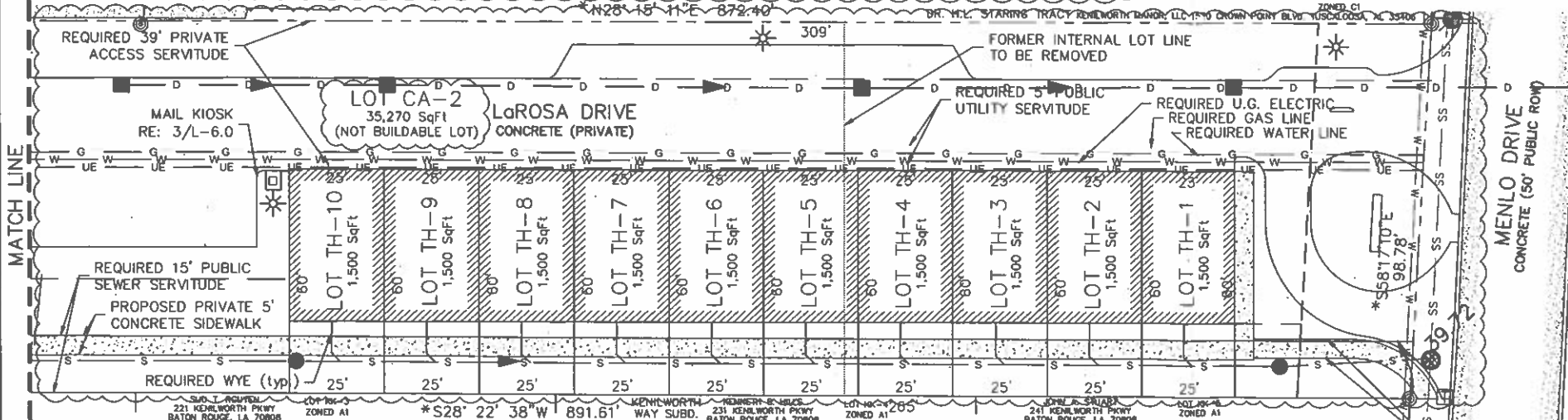
STAMP 06/01/2021

- REVISION #1: (MAY 6, 2021)
- REVISION TO ISPUD APPROVED BY PLANNING COMMISSION ON 11/18/2019 AND BY METRO COUNCIL ON 12/04/2019:
- DECREASE IN TOTAL BUILDING SQUARE FOOTAGE ALLOCATED TO COMMERCIAL/RETAIL FROM 13,750 TO 5,000 SQFT.
 - INCREASE TOTAL RESIDENTIAL UNIT COUNT FROM 15 TO 22 UNITS.
 - INCREASE IN RESIDENTIAL DENSITY FROM 7.07 TO 11.11 UNITS/ACRE.
 - MODIFIED GENERAL NOTES ON ALL SHEETS TO REFLECT REVISION UPDATES.
 - DECREASED TREES IN STREET YARD FROM 3 TO 2 ALONG HIGHLAND ROAD AND MENLO DRIVE.
 - ADDED RESTAURANT AND FITNESS CENTER TO LIST OF ALLOWABLE USES.
 - REVISED LANDSCAPE PLAN.
 - REVISED PRELIMINARY PLAT.

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.

OWNER LaRosa INVESTMENTS 7399 HIGHLAND ROAD BATON ROUGE, LA 70808 225-769-1788 MATTESTOPINAL@GMAIL.COM	DEVELOPER CAVU DEVELOPMENT, LLC 8170 HIGHLAND ROAD BATON ROUGE, LA 70808 225-368-7037 CAVUDEVELOPMENT@GMAIL.COM	ENGINEER GWS ENGINEERING, INC. 8170 HIGHLAND ROAD BATON ROUGE, LA 70808 225-769-1788 MESTOPINAL@GWSENGR.COM
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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 SERVICED 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.

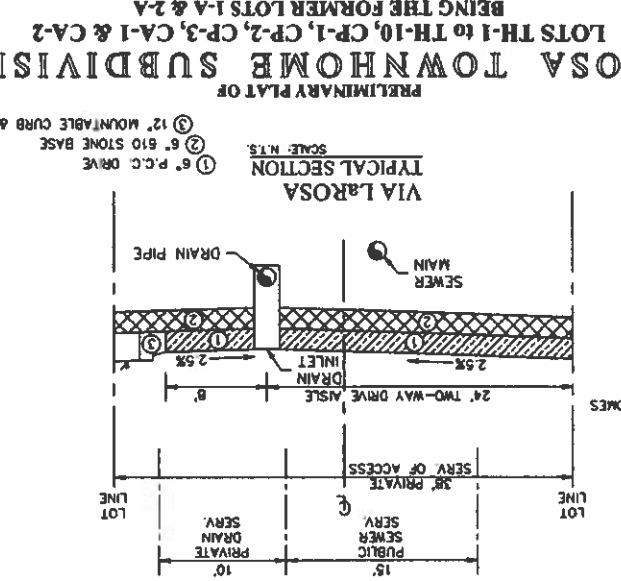
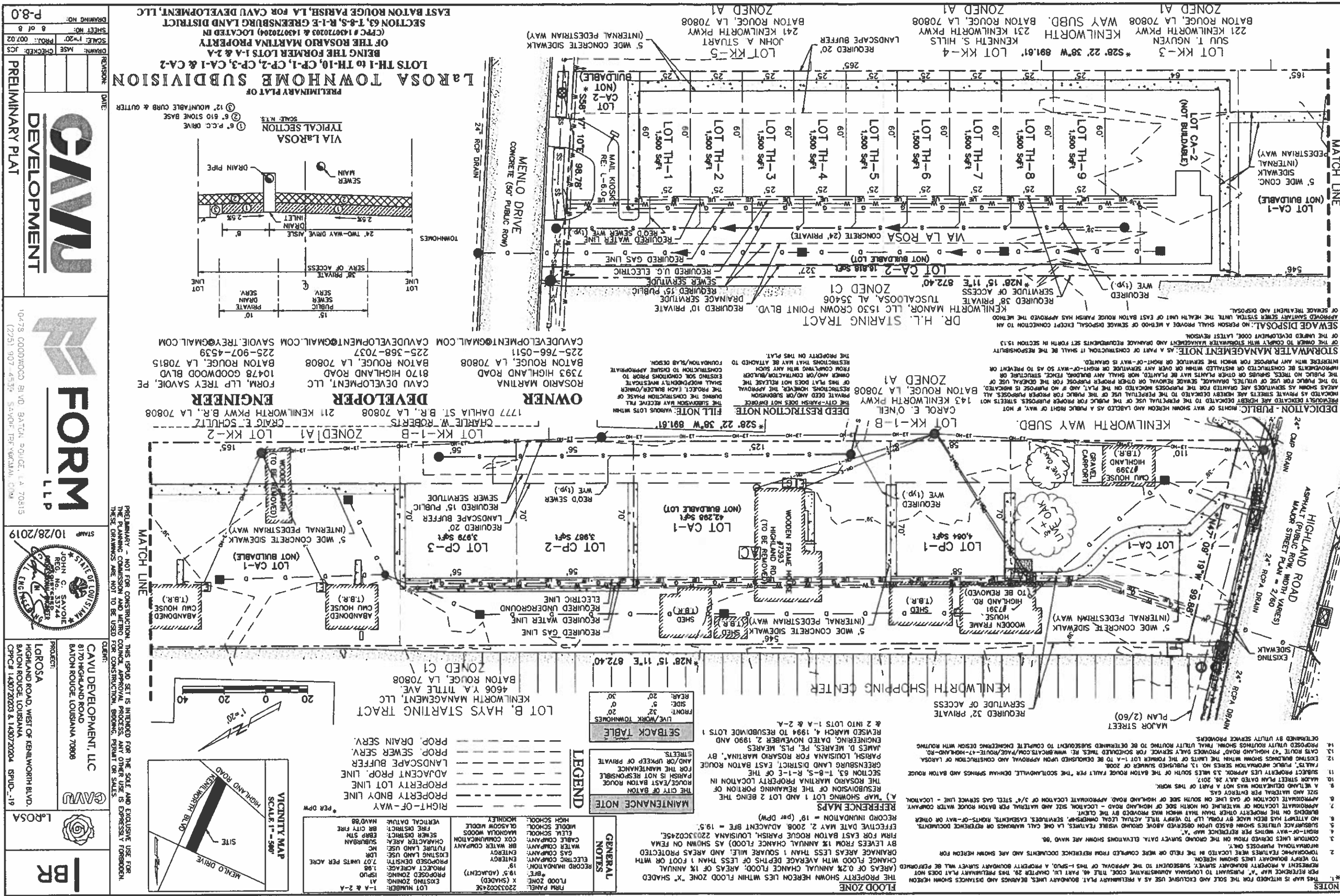
STORMWATER MANAGEMENT NOTE: AS A PART OF CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH STORMWATER MANAGEMENT AND DRAINAGE REQUIREMENTS SET FORTH IN SECTION 15.13 OF THE UNIFIED DEVELOPMENT CODE, LATEST REVISION.

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.

PRELIMINARY PLAT OF
LaROSA SUBDIVISION
LOTS 1-A-1 & 1-A-2
BEING THE FORMER LOTS 1-A & 2-A
OF THE ROSARIO MARTINA PROPERTY
(CPCC # 1430720203 & 1430720204) LOCATED IN
SECTION 63, T-8-S, R-1-E GREENSBURG LAND DISTRICT
EAST BATON ROUGE PARISH, LA FOR CAVU DEVELOPMENT, LLC

CAVU DEVELOPMENT
PRELIMINARY PLAT

REVISION:	DATE:
DRAWN: MSE	CHECKED: TMB
SCALE: 1"=20'	PROJ: 00702
SHEET NO: 10	OF 10
DRAWING NO: P-8.0	



OWNER
 CAROL E. O'NEIL
 143 KENILWORTH PKWY
 BATON ROUGE, LA 70808

DEVELOPER
 ROSARIO MARTINA
 7393 HIGHLAND ROAD
 BATON ROUGE, LA 70808

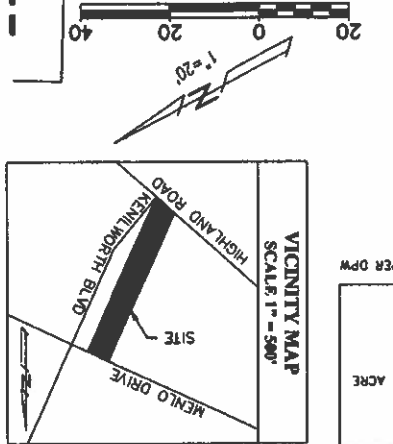
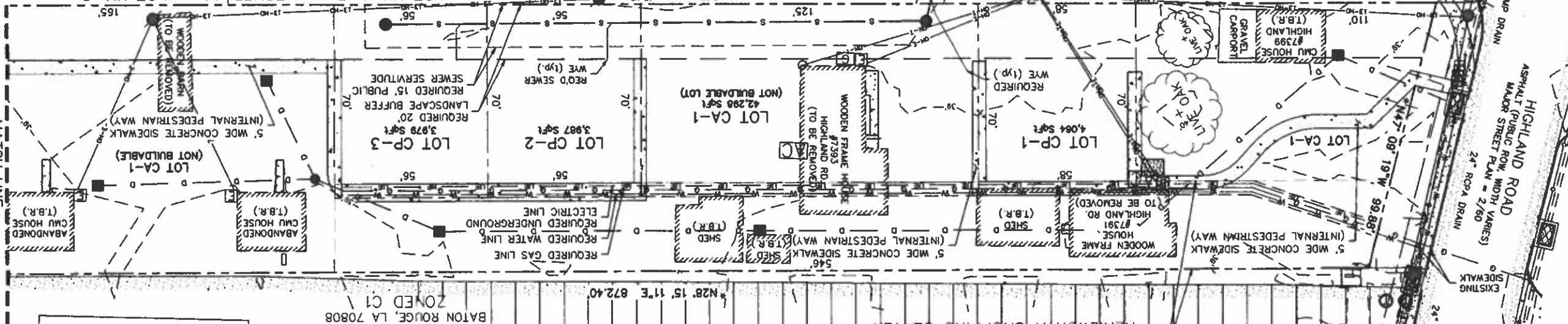
ENGINEER
 CAVU DEVELOPMENT, LLC
 10478 GOODWOOD BLVD
 BATON ROUGE, LA 70815

DEED RESTRICTION NOTE
 THE CITY-PARISH DOES NOT ENDORSE PRIVATE DEED AND/OR SUBDIVISION DURING THE CONSTRUCTION PHASE OF THE PROJECT. THE BUYER/OBTEE OF THE PLAT DOES NOT RELY ON THE ENGINEER OR ARCHITECT FOR THE ACCURACY OF THE RESTRICTIONS OR FOR THE COMPLETION OF ANY SUCH CONSTRUCTION TO ENSURE APPROPRIATE FOUNDATION/SLAB DESIGN.

FILL NOTE: VARIOUS LOTS WITHIN THE PROPERTY ON THIS PLAT.

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 LATEST DEVELOPMENT CODE, LATEST REVISION.

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



SETBACK TABLE

FRONT:	32'	0'	20'
SIDE:	5'	0'	20'
REAR:	20'	0'	30'

LEGEND

RIGHT-OF-WAY	PER DPW
PROPERTY BNDY LINE	
ROUTE/EAST BATON ROUTE	
THE CITY OF BATON ROUGE/ST. CHARLES	
STREETS	
AND/OR UNKEEP OF PRIVATE	
RESTRICTIONS	

MAINTENANCE NOTE

FIRM PANEL:	220330245E
RECORD INUNDATION:	19' (per DPW)
EFFECTIVE DATE:	MAY 2, 2008
ADJACENT BFE:	19.5'
CHANGE FLOOD WITH AVERAGE DEPTH:	OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LETEES FROM 1% ANNUAL CHANCE FLOOD) AS SHOWN ON FEMA FIRM FOR EAST BATON ROUTE PARISH, LOUISIANA 220330245E.
RECORD INUNDATION:	19' (per DPW)
EFFECTIVE DATE:	MAY 2, 2008
ADJACENT BFE:	19.5'
CHANGE FLOOD WITH AVERAGE DEPTH:	OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LETEES FROM 1% ANNUAL CHANCE FLOOD) AS SHOWN ON FEMA FIRM FOR EAST BATON ROUTE PARISH, LOUISIANA 220330245E.
RECORD INUNDATION:	19' (per DPW)
EFFECTIVE DATE:	MAY 2, 2008
ADJACENT BFE:	19.5'
CHANGE FLOOD WITH AVERAGE DEPTH:	OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LETEES FROM 1% ANNUAL CHANCE FLOOD) AS SHOWN ON FEMA FIRM FOR EAST BATON ROUTE PARISH, LOUISIANA 220330245E.

GENERAL NOTES

- PER REFERENCE MAP "A", PURSUANT TO LOUISIANA ADMINISTRATIVE CODE, TITLE 46, PART 141, CHAPTER 28, THIS PRELIMINARY PLAT DOES NOT REPRESENT A PROPERTY BOUNDARY SURVEY SUBSEQUENT TO THE APPROVAL OF THIS PLAT. A PROPERTY BOUNDARY SURVEY WILL BE PERFORMED TO VERIFY BOUNDARY LINES SHOWN HEREON.
- TOPOGRAHY 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 SHOWN ARE NAVD 83.
- RIGHT-OF-WAY 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 TO REVEAL ALL UTILITIES, SERVICES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY OTHER THAN THOSE WHICH WERE PROVIDED BY THE CLIENT.
- APPROXIMATE LOCATION OF WATERLINE PER BATON ROUTE WATER COMPANY.
- APPROXIMATE LOCATION OF GAS LINE ON SOUTH SIDE OF HIGHLAND ROAD, APPROXIMATE LOCATION OF 3/4" STEEL GAS SERVICE LINE - LOCATION.
- SIZE AND MATERIAL PER ENERGY GAS.
- A WETLAND DELINEATION WAS NOT A PART OF THIS WORK.
- MAJOR STREET PLAN DATED JULY 28, 2017.
- SUBJECT PROPERTY LIES NORTH OF THE BATON ROUTE FAULT PER THE SCOTTLANDVILLE, DENHAM SPRINGS AND BATON ROUTE EXISTING BUILDINGS SHOWN WITHIN THE LIMITS OF THE FORMER LOT 1-A TO BE DEMOLISHED UPON APPROVAL AND CONSTRUCTION OF LAROSA.
- EXISTING BUILDINGS SHOWN WITHIN THE LIMITS OF THE FORMER LOT 1-A TO BE DEMOLISHED SUMMER OF 2008.
- PLAT LOTS 1-9, 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.
- CATS ROUTE "A" HIGHLAND ROAD" PROPOSED DAILY SERVICE FOR SCHEDULED TRIPS. SEE: WWW.BREXCATS.COM/PAGE/ROUTE-A1-HIGHLAND-RO.
- PROPOSED UTILITY ROUTINGS SHOWN. FINAL UTILITY ROUTING TO BE DETERMINED SUBSEQUENT TO COMPLETE ENGINEERING DESIGN WITH ROUTINGS DETERMINED BY UTILITY SERVICE PROVIDERS.

BR | CAVU | LAROSA

CAVU DEVELOPMENT, LLC
 8170 HIGHLAND ROAD
 BATON ROUGE, LOUISIANA 70808

10478 GOODWOOD BLVD, BATON ROUGE, LA 70815
 (225) 907-4539 SAVOIE.TREY@CAVU.COM

10/28/2019 STAMP

JOHN G. SAVOIE
 REGISTERED PROFESSIONAL ENGINEER

PRELIMINARY - NOT FOR CONSTRUCTION. THIS STUDY SET IS INTENDED FOR THE SOLE AND EXCLUSIVE USE FOR THE PLANNING COMMISSION AND PERIODIC REVIEW FOR CONSTRUCTION, BIDDING, PERMIT OR SALES. THESE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PURPOSE.

REASON: PRELIMINARY PLAT DEVELOPMENT

DATE: _____

DRAWN: MSE
 CHECKED: JCS

SCALE: 1"=20'
 SHEET NO.: 8 OF 8
 DRAWING NO.: P-8.0