

# FINAL DEVELOPMENT PLAN FOR SOUTHGATE OUTPARCEL

BEING A PORTION OF SOUTHGATE - PHASE IV (PUD 3-00)

## TRACT 2-A-1-A-3-A

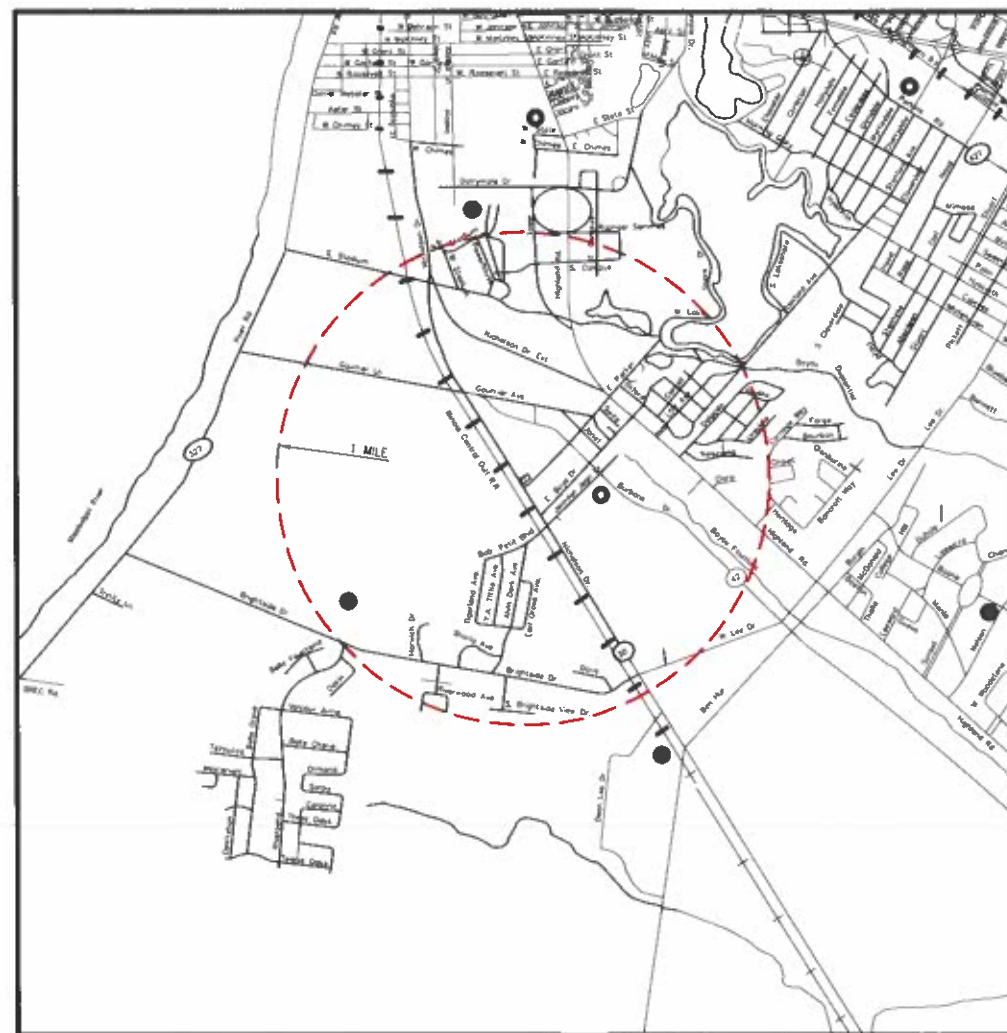
BEING A CERTAIN PARCEL OR PORTION OF GROUND, CONTAINING 27,708 SQUARE FEET OR 0.636 ACRES, SITUATED IN SECTION 66, TOWNSHIP 7 SOUTH, RANGE 1 WEST, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA

Sheet Number	Sheet Title
01	TITLE SHEET
02	EXISTING CONDITIONS
03	APPROVED CONCEPT PLAN
04	OVERALL DEVELOPMENT PLAN
05	FINAL DEVELOPMENT PLAN
06	APPROVED CIRCULATION PLAN
07	CIRCULATION PLAN
08	UTILITY SERVICE PLAN
09	LANDSCAPE PLAN
10	ARCHITECTURAL ELEVATIONS

CPPC PARCEL ID NUMBER
LOT ID #1330511144

GENERAL NOTES	
EXISTING ZONING:	PUD
EXISTING ZONING OF ADJACENT PARCELS:	PUD, C2, AND A1
ACREAGE:	0.63 ACRES (TRACT 2-A-A-3-A) 29.22 ACRES OVERALL
CHARACTER AREA:	URBAN / WALKABLE
EXISTING LAND USE:	UNDEVELOPED
PROPOSED USE:	COMMERCIAL / PUD
MAX. BUILDING HEIGHT:	23'-6" HEIGHT MAX.
BUILDING STORIES:	1
FUTURE LAND USE:	URBAN NEIGHBORHOOD (UN)
FLOOD ZONE:	"AE"
BASE FLOOD ELEVATION:	23' IN ZONE "AE"
NO. OF LOTS:	1
BUILDING AREA:	7,800 SF
INTENSITY:	7,800 SF / AC = 12,381 SF / AC
MINIMUM SETBACKS:	AS INDICATED ON DRAWING
SIDEWALKS:	4" THICK - 5' WIDE CONCRETE
FIRE DISTRICT:	BATON ROUGE FIRE DISTRICT
WASTE MANAGEMENT:	CURBSIDE PICKUP
SCHOOL DISTRICTS:	ELEMENTARY: BUCHANAN ELEMENTARY AND UNIVERSITY TERRACE ELEMENTARY MIDDLE: GLASGOW MIDDLE HIGH: MCKINLEY SENIOR HIGH
BREC CONSERVATION AREA:	BURBANK CONSERVATION AREA

UTILITY CONTACTS	
<b>WATER</b> BATON ROUGE WATER COMPANY 8755 GOODWOOD BLVD. BATON ROUGE, LA 70806 PHONE: (225) 925-2011	<b>SEWER</b> CITY OF BATON ROUGE ENVIRONMENTAL DIVISION 345 CHIPPEWA STREET BATON ROUGE, LA 70805 PHONE: (225) 389-5623 FAX: (225) 389-5775
<b>FIRE DEPARTMENT</b> BATON ROUGE CITY FIRE ED SMITH, FIRE CHIEF 8011 MERLE GUSTAFSON DR. BATON ROUGE, LA 70807 PHONE: (225) 345-1400 EMAIL: BRFDINFO@BRGOV.COM	<b>GAS</b> ENTERGY 5755 CHOCTAW DR. BATON ROUGE, LA 70805 PHONE: (225) 358-7809 FAX: (225) 726-6010
<b>ELECTRIC</b> ENTERGY 448 NORTH BLVD. BATON ROUGE, LA 70802 PHONE: (225) 339-3237	<b>TELEPHONE</b> AT&T 3111 S. SHERWOOD FOREST BLVD. BATON ROUGE, LA 70816 PHONE: (225) 293-4036



VICINITY MAP  
SCALE 1" = 2000'

- LEGEND:
- SHOPPING AREAS
  - SCHOOLS
  - ⊕ PARKS
  - ⊙ FIRE STATIONS

DESIGN PROFESSIONALS
QUALITY ENGINEERING AND SURVEYING, LLC
ENGINEER DERIC MURPHY, P.E.
LANDSCAPE ARCHITECT MICHAEL PETTY, PLA
18320 HIGHWAY 42 PORT VINCENT, LA 70726 PH: (225) 698-1600 FAX: (225) 698-3367 EMAIL: DMURPHY@QESLA.COM, MPETTY@QESLA.COM

DEVELOPER
SD-NICHOLSON, LLC 4075 NICHOLSON DR BATON ROUGE, LA 70808

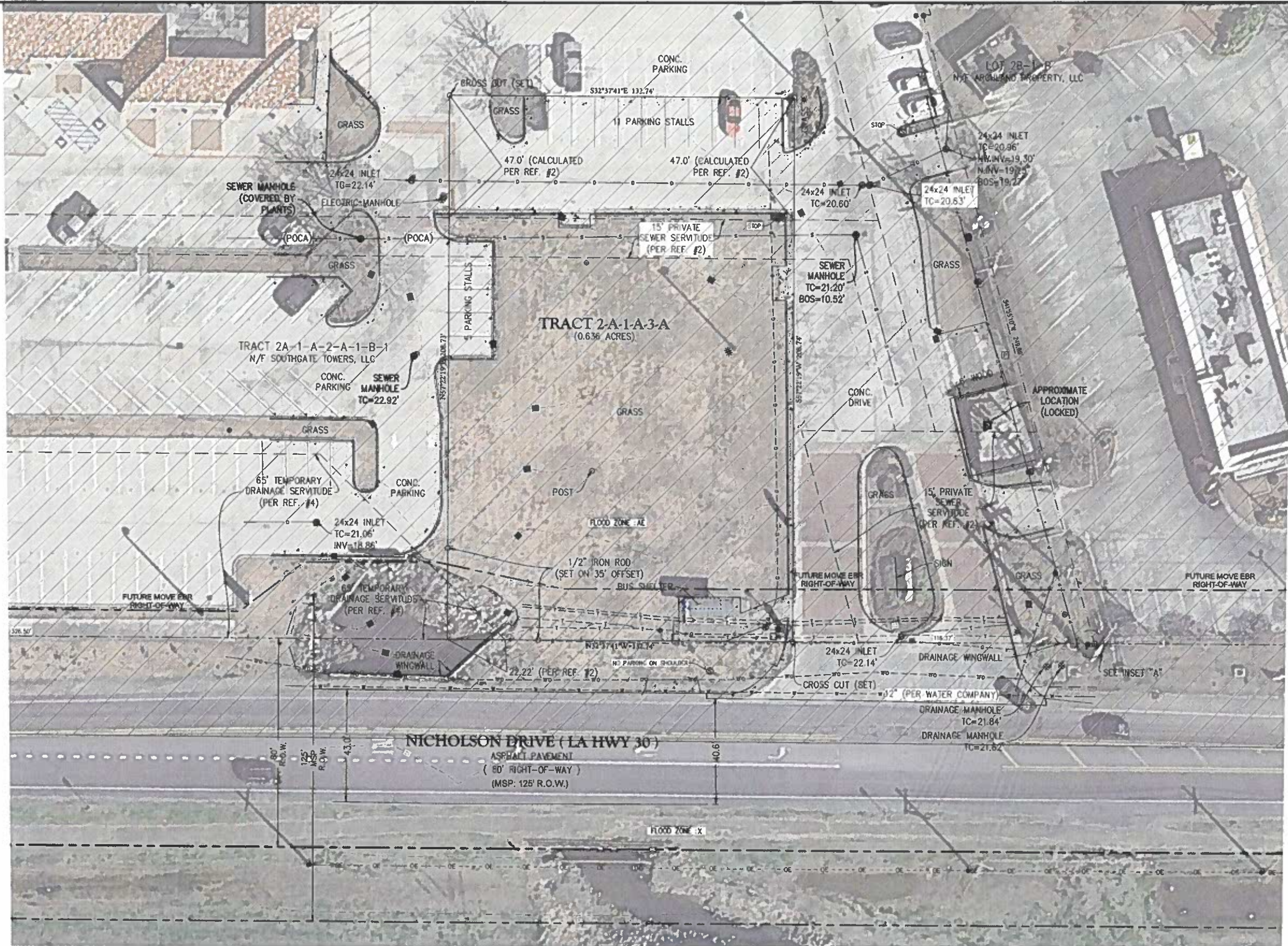
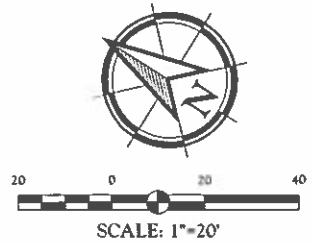
PLANS PREPARED AND RECOMMENDED FOR APPROVAL BY:	
MICHAEL PETTY, P.L.A. QUALITY ENGINEERING & SURVEYING, L.L.C.	
DATE:	9/27/21
<b>QUALITY</b> Engineering & Surveying, LLC	
18320 Hwy 42 Port Vincent, LA 70726 225.698.1600   www.qesla.com   info@qesla.com	
DWG Path: P:\2021 Projects\21-090 - Southgate Outparcel\1 - Engineering\Final Development Plan\01_TITLE SHEET.dwg	
Project No.: 21-090	Date: SEPTEMBER 2021
Checked By: MG	Drawn By: TT
Sheet 1 OF 10	

P:\2021 PROJECTS\21-090 - SOUTHGATE OUTPARCEL\1 - ENGINEERING\FINAL DEVELOPMENT PLAN\01\_TITLE SHEET.DWG

Planning Commission SEP 27 2021

PC SET

SOUTHGATE OUTPARCEL, SEPTEMBER 2021



<b>CPPC PARCEL ID NUMBER</b>	
LOT ID #1330511144	

<b>GENERAL NOTES</b>	
EXISTING ZONING:	PUD
EXISTING ZONING OF ADJACENT PARCELS:	PUD, C2, AND A1
ACREAGE:	0.63 ACRES
CHARACTER AREA:	URBAN / WALKABLE
EXISTING LAND USE:	UNDEVELOPED
FLOOD ZONE:	"AE"
BASE FLOOD ELEVATION:	23' IN ZONE "AE"
FIRE DISTRICT:	BATON ROUGE FIRE DISTRICT
WASTE MANAGEMENT:	CURBSIDE PICKUP
SCHOOL DISTRICTS:	ELEMENTARY: BUCHANAN ELEMENTARY AND UNIVERSITY TERRACE ELEMENTARY MIDDLE: GLASGOW MIDDLE HIGH: MCKINLEY SENIOR HIGH
BREC CONSERVATION AREA:	BURBANK CONSERVATION AREA
NEAREST BUS STOP:	BUS STOP IS LOCATED AT THIS SITE
NEAREST PARK:	BREC BURBANK CONSERVATION AREA
NEAREST HOSPITAL:	OUR LADY OF THE LAKES HOSPITAL

TITLE:	EXISTING CONDITIONS PLAN
PROJECT:	SOUTHGATE OUTPARCEL FINAL DEVELOPMENT PLAN
DESCRIPTION:	TRACT 2-A-1-A-3-A BEING A CERTAIN PARCEL OR PORTION OF (GROUND) CONTAINING 37,738 SQUARE FEET OR 0.636 ACRES, SITUATED IN SECTION 06, TOWNSHIP 1 SOUTH, RANGE 1 WEST, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA
CLIENT:	SD-NICHOLSON, LLC 4075 NICHOLSON DR. BATON ROUGE, LA 70808

**QUALITY**  
Engineering & Surveying, LLC

18230 Hwy 43 Port Vincent, LA 70726  
225.688.1600 | www.quality.com | info@quality.com



<b>SITE SOILS</b>
THE SOILS LOCATED WITHIN THE SITE BOUNDARY ARE CLASSIFIED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE AS BEING 98.6% SCHREVER CLAY AND 1.4% THIBAULT SILTY CLAY. IT IS DESCRIBED AS HAVING A 0 TO 1 PERCENT SLOPE AND RARELY FLOODS.
<b>INUNDATION ELEVATION</b>
LEVEL OF RECORD: 22'
<b>BASE FLOOD ELEVATION</b>
BASE FLOOD ELEVATION: 23' FEMA FLOOD ZONE: AE

<b>WETLANDS</b>	THERE ARE NO WETLANDS ON THIS SITE.
<b>VEGETATION</b>	THE SITE IS CLEAR AND COVERED IN LAWN GRASS.
<b>LEGEND</b>	<div style="display: flex; align-items: center;"> <div style="width: 20px; height: 10px; border: 1px solid black; background-color: white; margin-right: 5px;"></div> <span>FLOOD ZONE: X</span> </div> <div style="display: flex; align-items: center; margin-top: 5px;"> <div style="width: 20px; height: 10px; border: 1px solid black; background: repeating-linear-gradient(45deg, transparent, transparent 2px, gray 2px, gray 4px); margin-right: 5px;"></div> <span>FLOOD ZONE: AE</span> </div>

**MOVEBR**  
THIS SITE IS LOCATED ON A ROAD WITH MOVEBR. CAPACITY IMPROVEMENTS ARE PROPOSED FOR THIS PORTION OF NICHOLSON DR.

**DESIGN PROFESSIONALS**

**CIVIL ENGINEER/LAND SURVEYOR:**

MR ENGINEERING & SURVEYING, LLC  
 MCKEY & ROBERTSON, P.C./P.L.L.C.  
 8131 INTERLINE AVENUE, SUITE 48  
 BATON ROUGE, LA 70809  
 PH: 225.228.7809  
 FAX: 225.218.3771

**DEVELOPER/OWNER:**

RW DAY & ASSOCIATES  
 ROBERT DAY  
 5075 NICHOLSON DR.  
 BATON ROUGE, LA 70820  
 (W) 225.709.5400

**PRIVATE MAINTENANCE NOTE:**

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

**GENERAL NOTES:**

SITE AREA: 29.22 ACRES TOTAL  
 EXISTING ZONING: PUD  
 COMPREHENSIVE LAND USE: COMPACT NEIGHBORHOOD  
 PROPOSED USE: COMMERCIAL/RETAIL/RESIDENTIAL  
 SETBACKS: FRONT: 15'  
 SIDES: 0'  
 REAR: 10'  
 MAXIMUM BUILDING HEIGHT: 18 STORES  
 PROPOSED RESIDENTIAL DENSITY = 83 UNITS/ACRE  
 GARBAGE COLLECTION: COMMUNITY COLLECTION UNITS  
 PEDESTRIAN ACCESS TO SIDEWALKS OCCURS AT ALL BUILDINGS  
 PARKING AREA/DRIVE: CONCRETE PAVEMENT (ALL DRIVES & WALKS ARE PRIVATE)  
 SEWER: TIE TO STN WA EXISTING PUMP STATION  
 (BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF PUBLIC WORKS).  
 ALL TURNING RADI ARE 25' UNLESS NOTED OTHERWISE  
 THE SITE IS CURRENTLY A COMBINATION OF FIELDS & EXISTING DEVELOPMENT.  
 ACCORDING TO THE FEDERAL EMERGENCY FLOOD INSURANCE RATE MAP NO. 22033C0245E DATED MAY 2, 2008, THIS PROPERTY IS LOCATED IN FLOOD ZONE AE & X.  
 LANDSCAPING AND BUFFERS TO BE DESIGNED IN ACCORDANCE WITH APPROPRIATE ORDINANCES.  
 WATER: BATON ROUGE WATER COMPANY  
 ELECTRICITY: ENTENRY  
 TELEPHONE: BELLSOUTH TELECOMMUNICATIONS  
 GAS: ENTENRY  
 CATV: COX CABLE

**SITE LIGHTING DATA:**  
 TYPE - METAL HALIDE, DECORATIVE STYLE, FULLY SHIELDED  
 WATTAGE - 250W  
 MOUNTED HEIGHT - 13'-14' (W/5' CONC. BASE)  
 PHOTOMETRICS - DRIVES=5.0 FC, EDGES OF DRIVES=1.0 FC, ENTRANCES=5.0 FC  
 ANGLE = 30° PAST HORIZONTAL  
 100 YEAR FLOOD ELEVATION: 24.0  
 10 YR. DNS: 23.2  
 FIRE DISTRICT: BATON ROUGE CITY FIRE

TRACTS 2A-1-A-1-C-4-A-1-B-1, A PORTION OF 2A-1-A-2-A-1-B-1 & 2A-1-A-1-C-2-B OF THE JAMES T. AMSS PROPERTY, LOCATED IN SECTION 05 & 06, TOWNSHIP 7 SOUTH, RANGE 1 WEST

**NOTE:**

THIS MAP IS SOLELY FOR THE PURPOSE OF IDENTIFYING A PRELIMINARY DEVELOPMENT PLAN AND IS NOT TO BE CONSIDERED AS BEING TOTALLY ENGINEERED AND DESIGNED. THE ELEMENTS OF DESIGN AS SHOWN HEREON ARE SUBJECT TO CHANGES AS REQUIRED FOR THE DETAILED ENGINEERING NECESSARY FOR THE ACTUAL CONSTRUCTION PLANS.

**NOTE:**


NO ATTEMPT HAS BEEN MADE BY MR ENGINEERING & SURVEYING, LLC TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.

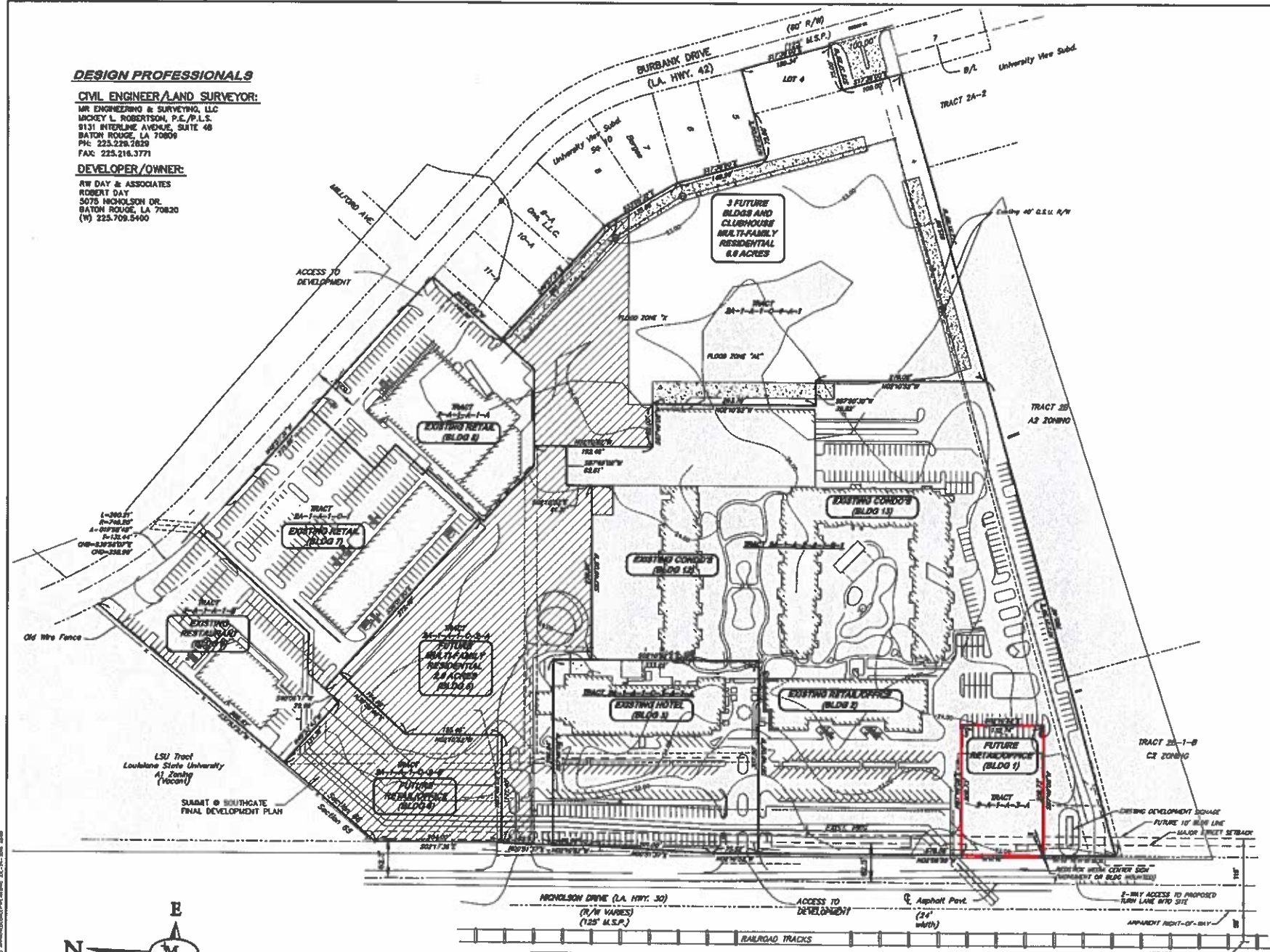
MR ENGINEERING & SURVEYING, LLC  
 5045 Interline Avenue, Baton Rouge, LA 70809 225.681.9562

THE SUMMIT @ SOUTHGATE  
 NICHOLSON DRIVE  
 BATON ROUGE, LOUISIANA  
 EAST BATON ROUGE PARISH  
 APPROVED CONCEPT PLAN

REVISION	DATE	BY

SHEET NUMBER 3

TITLE:	PREVIOUSLY APPROVED CONCEPT PLAN
PROJECT:	<b>SOUTHGATE OUTPARCEL FINAL DEVELOPMENT PLAN</b>
DESCRIPTION:	TRACT 2A-1-A-3-A BEING A CERTAIN PARCEL OR PORTION OF GROUND, CONTAINING 37,768 SQUARE FEET OR 0.636 ACRES, SITUATED IN SECTION 06, TOWNSHIP 7 SOUTH, RANGE 1 WEST, GREENSBORO LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA
CLIENT:	SD-NICHOLSON, LLC 4075 NICHOLSON DR. BATON ROUGE, LA 70808
	
ENVD P-10-201 Project 11-800 - Section 1-1-2017 - Engineering/Field Development Plan (VL Approved Concept Plan)	
Project No.	21-090
Date	SEPTEMBER 2021
Code	FDP
Drawn By	TT
3	OF 10

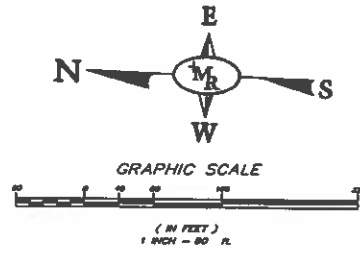


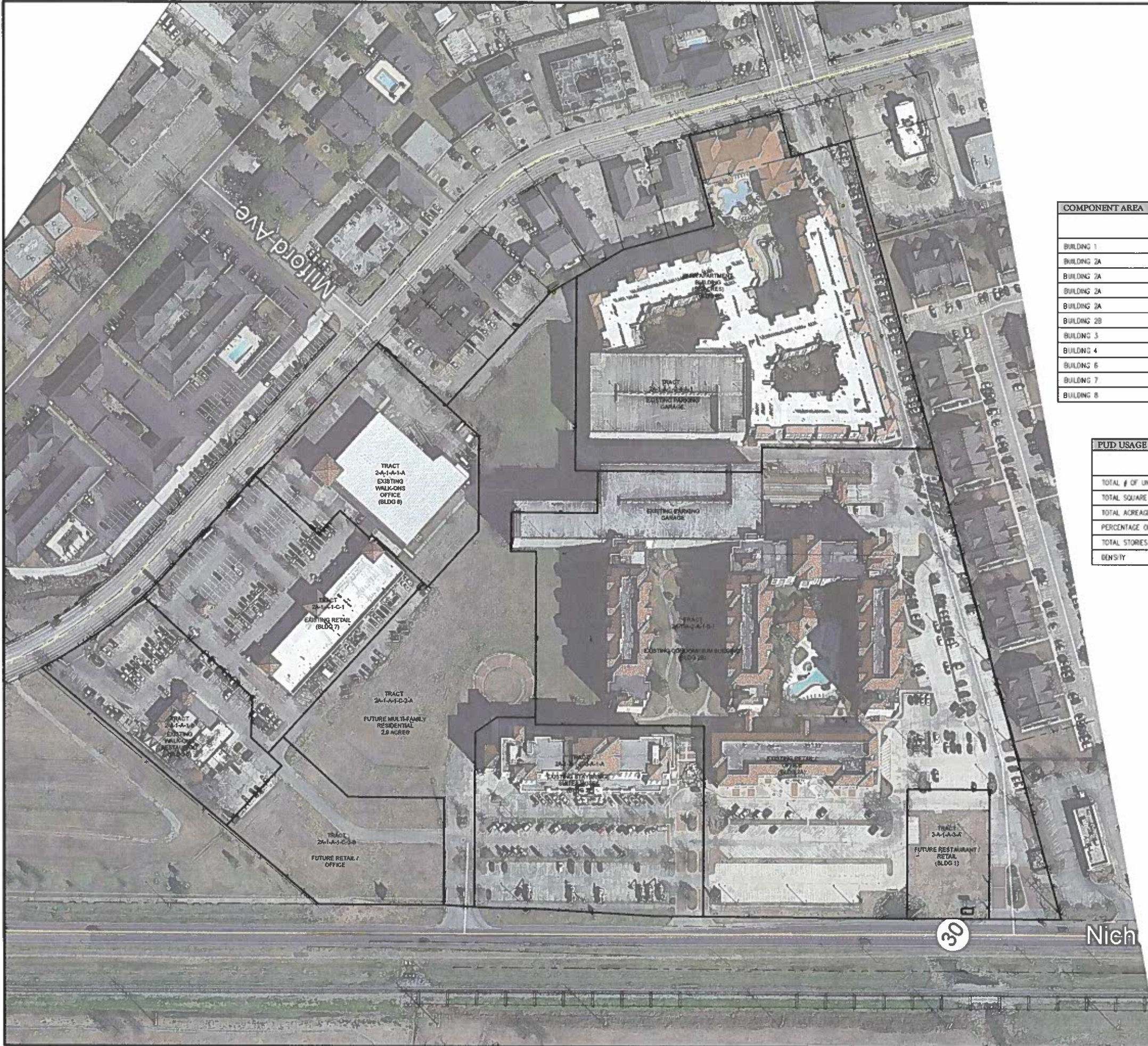
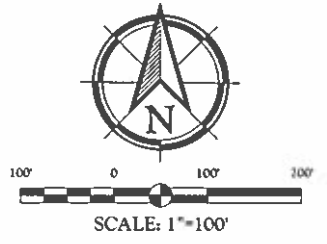
**TABLE OF USES**

	HIGH DENSITY RESIDENTIAL	COMMERCIAL/OFFICE	GREEN SPACE
TOTAL # OF UNITS	1,033	117 (hotel)	—
TOTAL SQUARE FEET OF BUILDINGS	—	280,000	—
TOTAL ACREAGE	12.4	12.4	4.4
PERCENTAGE OF SITE	42.5%	42.5%	15%
TOTAL STORES OF BUILDINGS	18 MAX.	8 MAX.	—
RATIO	83 UNITS/AC.	20,800 SF/AC.	—

**BUILDING SUMMARY**


NUMBER	13
MAXIMUM STORES	18
MAXIMUM BUILDING HEIGHT	220'





COMPONENT AREA					
	USE	ACREAGE	BUILDING AREA	DENSITY	COMMON SPACE
BUILDING 1	PROPOSED RESTAURANT / RETAIL	0.63 AC	7,800 SF	12,380 SF / AC	414 SF (0.0095 AC)
BUILDING 2A	OFFICE	9.96 AC	13,242 SF	1,329 SF / AC	123,349 SF (2.83 AC)
BUILDING 2A	RETAIL		4,748 SF	476 SF / AC	
BUILDING 2A	HEALTH CLUB		6,015 SF	604 SF / AC	
BUILDING 2A	RESTAURANT		995 SF	100 SF / AC	
BUILDING 2B	APARTMENTS		-		
BUILDING 3	STAYBROGE HOTEL	2.56 AC	86,265 SF	33,697 SF / AC	15,206 SF (0.34 AC)
BUILDING 4	LARK APARTMENTS	5.32 AC	98,355 SF	18,487 SF / AC	26,935 SF (0.61 AC)
BUILDING 6	WALK-ONS RESTAURANT	1.47 AC	11,113 SF	7,560 SF / AC	7,800 SF (0.17 AC)
BUILDING 7	RETAIL	2.22 ac	19,031 SF	8,572 SF / AC	5,930 SF (0.13 AC)
BUILDING 8	WALK-ONS OFFICE	1.80 AC	24,850 SF	13,805 SF / AC	12,100 SF (0.27 AC)

PUD USAGE CHART			
	HIGH DENSITY RESIDENTIAL	COMMERCIAL / OFFICE	GREEN SPACE
TOTAL # OF UNITS	1,033	117 (HOTEL)	N/A
TOTAL SQUARE FEET OF BUILDINGS	N/A	260,000	N/A
TOTAL ACREAGE	10.3	10.3	8.5
PERCENTAGE OF SITE	42%	29%	29%
TOTAL STORES OF BUILDINGS	16 MAX.	6 MAX.	N/A
DENSITY	83 UNITS/AC	20,800 SF / AC	N/A

TITLE:	OVERALL DEVELOPMENT PLAN
PROJECT:	SOUTHGATE OUTPARCEL FINAL DEVELOPMENT PLAN
DESCRIPTION:	TRACT 24-1-A-1-A BEING A CERTAIN PARCEL OR PORTION OF GROUND, CONTAINING 21,708 SQUARE FEET OR 0.50 ACRES, SITUATED IN SECTION 66, TOWNSHIP 7 SOUTH, RANGE 1 WEST, GREENSBORO LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA.
CLIENT:	SD-NICHOLSON, LLC 4075 NICHOLSON DR. BATON ROUGE, LA 70806
	
<small>18220 Hwy 48 Port Vincent, LA 70728 225-698-1600   www.qeds.com   info@qeds.com</small>	
DATE: 9/21/2021	PROJECT: Southgate Outparcel - Engineering (Final Development Plan), Land Development Plan
PROJECT NO: 21-090	DATE: SEPTEMBER 2021
CHECKED: FDP	DRAWN BY: TT
<span style="font-size: 2em;">4</span> OF <span style="font-size: 2em;">10</span>	



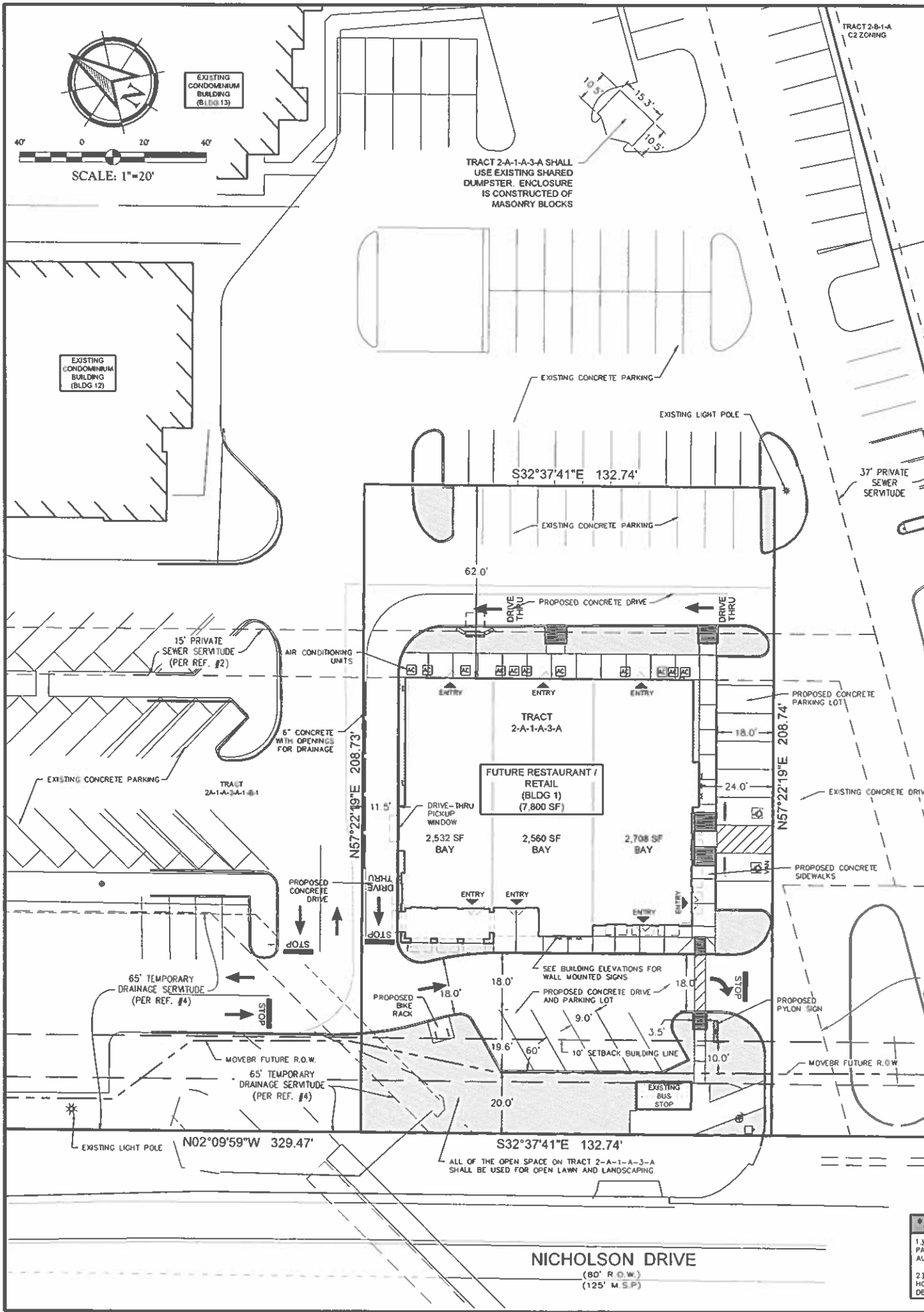


TABLE OF USES							
	LOW DENSITY RESIDENTIAL	MEDIUM DENSITY RESIDENTIAL	HIGH DENSITY RESIDENTIAL	COMMERCIAL / RESTAURANT	PUBLIC AND SEMI-PUBLIC	INDUSTRIAL	GREEN SPACE
TOTAL # OF UNITS	NA	NA	NA	1 BUILDING (3 BAYS)	NA	NA	N/A
TOTAL # OF LOTS	NA	NA	NA	1	NA	NA	N/A
TOTAL SQUARE FEET OF BUILDINGS	NA	NA	NA	7,800 SF	NA	NA	N/A
TOTAL ACREAGE	NA	NA	NA	0.63 AC (27,707.4 SF)	NA	NA	0.056 AC (2,476 SF) (SEE FOOTNOTE)
PERCENTAGE OF SITE	NA	NA	NA	91.1%	NA	NA	8.9% (SEE FOOTNOTE)
TOTAL STORES OF BUILDINGS	NA	NA	NA	1	NA	NA	N/A
DENSITY	NA	NA	NA	12,380 SF / AC	NA	NA	N/A

\*WHEN MOVE-RIGHT-OF-WAY IS ACQUIRED BY EAST BATON ROUGE PARISH, GREEN SPACE WILL BE REDUCED BY 2,206 SF.  
 \*\*SITE HAS A TOTAL OF 4,712 SF GREEN SPACE (17.0%) BUT DUE TO THE ISLAND SIZES, ONLY 2,476 SF (8.9%) CAN BE COUNTED

BUILDING SUMMARY	
NUMBER OF BUILDINGS	1
MAXIMUM STORES	1
MAXIMUM BUILDING HEIGHT	23'-6"
RESIDENTIAL UNITS	0
COMMERCIAL UNITS	1

BUILDING SETBACKS				
	WEST FRONT	NORTH SIDE	SOUTH SIDE	EAST REAR
REQUIRED	10'	NONE	NONE	NONE
PROVIDED	65.8'	11.5'	24.0'	62.0'

**LEGEND**  
 LAWN / LANDSCAPE AREA: 0.10 AC (17.0%)

**PROJECT SCHEDULE**  
 THE PROPOSED TRACT 2-A-1-A-3-A PROJECT SHALL BE CONSTRUCTED IN ONE SINGLE PHASE

**MAIL DELIVERY**  
 THE PROPOSED BUSINESSES SHALL RECEIVE MAIL EITHER INSIDE THE BUSINESS OR AT AN OFF-SITE ADDRESS.

**PLYON SIGN**  
  
 PROPOSED PLYON SIGN SHALL HAVE A MAXIMUM TOTAL AREA OF 150 SF, MAXIMUM HEIGHT OF 35'

**SITE FENCING**  
 THERE ARE NO FENCES PROPOSED FOR THIS SITE

**OPEN SPACE MAINTENANCE**  
 THE OPEN SPACE WITHIN THE DEVELOPMENT SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

**DESIGN PROFESSIONALS**  
 QUALITY ENGINEERING AND SURVEYING, LLC  
 ENGINEER: DERIC MURPHY, P.E.  
 LANDSCAPE ARCHITECT: MICHAEL PETTY, PLA  
 18320 HIGHWAY 42, PORT VINCENT, LA 70728  
 PH: (225) 698-1800  
 FAX: (225) 698-3367  
 EMAIL: DMURPHY@QESLA.COM, MPETTY@QESLA.COM

**DEVELOPER**  
 SD-NICHOLSON, LLC  
 4075 NICHOLSON DR, BATON ROUGE, LA 70808

**LIGHT POLE NOTE**  
 THERE ARE EXISTING LIGHT POLES AT THE DEVELOPMENT THAT WILL REMAIN. THE LIGHTING FROM THESE POLES IS SUFFICIENT TO LIGHT THE COMMERCIAL TRACT 2-A-1-A-3-A SO NO NEW LIGHT POLES WILL BE ADDED.

- UTILITY AND DRAINAGE NOTES**
1. WATER SERVICE SHALL BE PROVIDED BY BATON ROUGE WATER.
  2. ELECTRICAL SERVICE SHALL BE PROVIDED BY ENTERGY.
  3. SEWER SERVICE SHALL BE A GRAVITY SYSTEM THAT SHALL CONNECT TO THE EAST BATON ROUGE PARISH SEWER SYSTEM.
  4. GAS SERVICE SHALL BE PROVIDED BY ENTERGY.
  5. THE PROPOSED STORM DRAINAGE SYSTEM SHALL CONNECT TO THE EXISTING DRAINAGE SYSTEM ON THE ADJACENT PROPERTY. THE EXISTING SYSTEM WAS MASTER PLANNED TO ACCEPT THIS WATER.
  6. COMMUNICATIONS SHALL BE THROUGH A LOCAL PROVIDER SUCH AS AT&T OR COX.

**NOTE**  
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**NOTE**  
 NO ATTEMPT HAS BEEN MADE BY MR ENGINEERING & SURVEYING, LLC TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT.

**COMMON OPEN SPACE USE**  
 ALL OF THE OPEN SPACE ON TRACT 2-A-1-A-3-A SHALL BE USED FOR OPEN LAWN AND LANDSCAPING.

**MATERIAL NOTES:**  
 PROPOSED DRIVEWAYS TO BE MADE OF CONCRETE  
 PROPOSED SIDEWALKS TO BE MADE OF CONCRETE

**GARBAGE DISPOSAL NOTE:**  
 THE GARBAGE FOR THE DEVELOPMENT SHALL BE COLLECTED BY THE EAST BATON ROUGE GARBAGE COLLECTION SERVICE IN THE PROVIDED DUMPSTER. THERE IS AN EXISTING DUMPSTER ENCLOSURE THAT IS SHARED IN THE OVER ALL DEVELOPMENT.

**\*SHARED PARKING AND SITE FEATURES NOTES:**  
 1.) A DECLARATION OF PRELIMINARY PARKING SERVITUDE IS IN PLACE TO ALLOW FOR SHARED PARKING WITHIN THE OVERALL 300' TRACT DEVELOPMENT. THE SERVITUDE WAS RECORDED ON AUGUST 19, 2003 IN THE EAST BATON ROUGE CLERK OF COURT.  
 2.) IN THE SAME SERVITUDE ABOVE, THE EXISTING DUMPSTER ENCLOSURE, WHICH INCLUDED HOT-WATER AND CONNECTION TO GREASE WASTE, IS TO BE SHARED WITH THIS DEVELOPMENT.

**DRAINAGE NOTE:**  
 THE STORM DRAINAGE SHALL BE DESIGNED IN ACCORDANCE WITH SECTION 15.14 OF THE UNIFIED DEVELOPMENT CODE FOR THE PARISH OF EAST BATON ROUGE AND COMMON ENGINEERING PRACTICE. THE STORM WATER SHALL BE COLLECTED BY NEW DRAINS AND UNDERGROUND PIPES AND TRANSPORTED EXISTING DRAINAGE SYSTEM IN THE PUD AREA.

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

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

**SITE LIGHTING DATA**

TYPE: METAL HALIDE, DECORATIVE STYLE, FULLY SHIELDED  
 WATTAGE: 250W  
 MOUNTED HEIGHT: 12' - 14' (WITH 3" CONC. BASE)  
 PHOTOMETRICS: DRIVES = 5.0 FC, EDGES OF DRIVES = 1.0 FC  
 PROPOSED USE: COMMERCIAL / PUD  
 FC ENTRANCE: 5.0 FC  
 ANGLE: 30° PAST HORIZONTAL  
 100 YEAR FLOOD ELEVATION: 23.0'  
 10 YEAR DWS: 23.2'  
 FIRE DISTRICT: BATON ROUGE CITY FIRE

**GENERAL NOTES**

EXISTING ZONING: PUD  
 EXISTING ZONING OF ADJACENT PARCELS: PUD, C2, AND A1  
 ACREAGE: 0.63 ACRES (TRACT 2-A-1-A-3-A). (29.22 ACRES OVERALL PUD)  
 CHARACTER AREA: URBAN / WALKABLE  
 EXISTING LAND USE: UNDEVELOPED  
 PROPOSED USE: COMMERCIAL / PUD  
 MAX. BUILDING HEIGHT: 23'-6" HEIGHT MAX.  
 FUTURE LAND USE: URBAN NEIGHBORHOOD (UN)  
 FLOOD ZONE: "AE"  
 BASE FLOOD ELEVATION: 23' IN ZONE "AE"  
 NO. OF LOTS: 1  
 NO. OF BUILDINGS: 1  
 BUILDING SIZE: 7,800 SF  
 COMMON OPEN SPACE: 4,712 SF (0.10 AC - 17.0%)  
 INTENSITY: 7,800 SF / 0.63 AC = 12,381 SF / AC  
 MINIMUM SETBACKS: AS INDICATED ON DRAWING  
 SIDEWALKS: 4" THICK - 5' WIDE CONCRETE  
 FIRE DISTRICT: BATON ROUGE FIRE DISTRICT  
 WASTE MANAGEMENT: CURBSIDE PICKUP  
 PERMISSIBLE USES: COMMERCIAL (RESTAURANT, RETAIL, OFFICE)  
 SCHOOL DISTRICTS: ELEMENTARY: BUCHANAN ELEMENTARY AND UNIVERSITY TERRACE ELEMENTARY  
 MIDDLE: GLASGOW MIDDLE  
 HIGH: MCKINLEY SENIOR HIGH  
 BREC CONSERVATION AREA: BURBANK CONSERVATION AREA

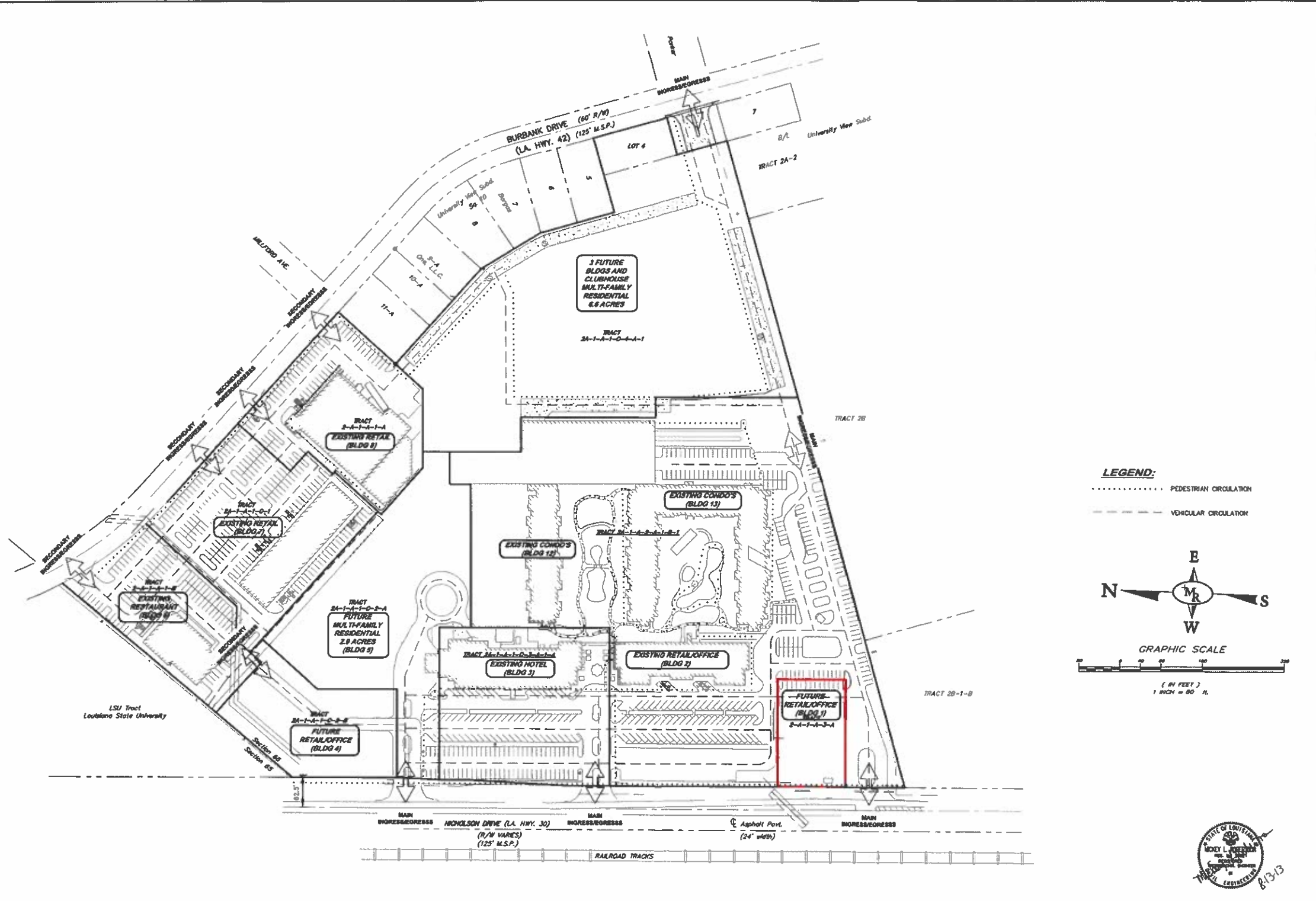
TITLE: FINAL DEVELOPMENT PLAN  
 PROJECT: SOUTHGATE OUTPARCEL FINAL DEVELOPMENT PLAN

DESCRIPTION: TRACT 2-A-1-A-3-A BEING A CERTAIN PARCEL OR PORTION OF GROUND, CONTAINING 27,708 SQUARE FEET OR 0.63 ACRES, SITUATED IN SECTION 66, TOWNSHIP 7 SOUTH, RANGE 1 WEST, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA

CLIENT: SD-NICHOLSON, LLC  
 4075 NICHOLSON DR.  
 BATON ROUGE, LA 70808

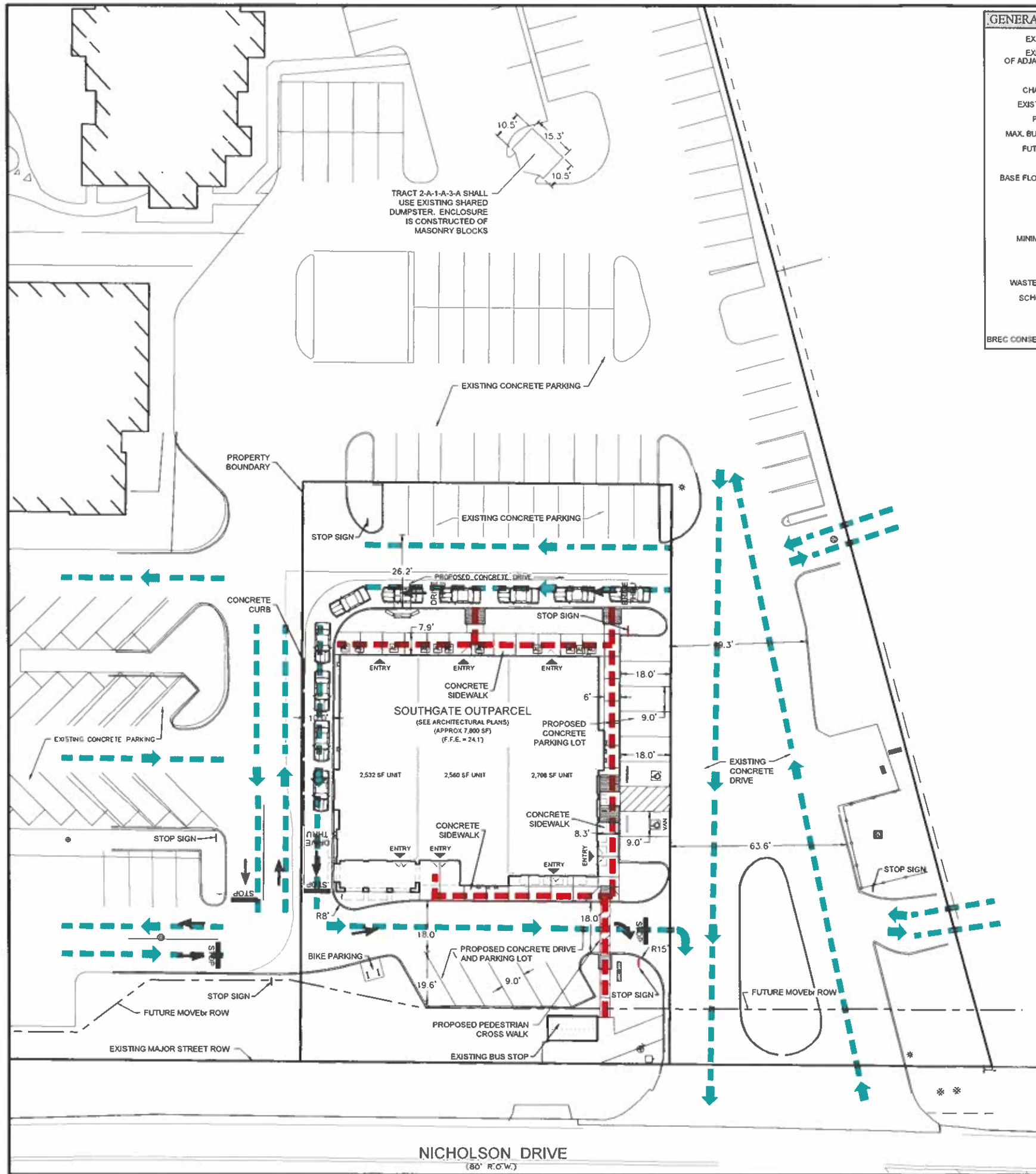
**QUALITY**  
 Engineering & Surveying, LLC  
 18320 Hwy 42 Port Vincent, LA 70728  
 225-698-1800 | www.qesla.com | info@qesla.com





MR MR ENGINEERING & SURVEYING, LLC 625 Highway 404, Suite 301, Baton Rouge, LA 70808 225.493.8200	
PARISH	EAST BATON ROUGE
COUNTY	BATON ROUGE
CITY	SOUTHGATE PUD
PROJECT	SOUTHGATE PUD
SOUTHGATE PUD SOUTHGATE PUD BATON ROUGE, LOUISIANA CIRCULATION PLAN	
DATE	09/21/21
BY	04

TITLE: PREVIOUSLY APPROVED CIRCULATION PLAN	
PROJECT: SOUTHGATE OUTPARCEL FINAL DEVELOPMENT PLAN	
DESCRIPTION: TRACT 2A-1-A-3A BEING A CERTAIN PARCEL OR PORTION OF GROUND, CONTAINING 27,708 SQUARE FEET OR 0.636 ACRES, SITUATED IN SECTION 06, TOWNSHIP 7 SOUTH, RANGE 1 WEST, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA	
CLIENT: SD-NICHOLSON, LLC 4075 NICHOLSON DR. BATON ROUGE, LA 70808	
16326 Hwy 43 Port Vincent, LA 70736 225.696.1000   www.quality.com   info@quality.com	
DWG No. P-201-090-000 - Southgate Outparcel - Engineering & Surveying, LLC Approved Circulation Plan	
Project No.	21-090
Date	SEPTEMBER 2021
Sheet No.	6 OF 10



**GENERAL NOTES**

EXISTING ZONING: PUD  
 EXISTING ZONING OF ADJACENT PARCELS: PUD, C2, AND A1  
 ACREAGE: 0.83 ACRES (TRACT 2-A-A-3-A). 29.22 ACRES OVERALL  
 CHARACTER AREA: URBAN / WALKABLE  
 EXISTING LAND USE: UNDEVELOPED  
 PROPOSED USE: COMMERCIAL / PUD  
 MAX. BUILDING HEIGHT: 23'-6" HEIGHT MAX.  
 FUTURE LAND USE: URBAN NEIGHBORHOOD (UN)  
 FLOOD ZONE: "AE"  
 BASE FLOOD ELEVATION: 23' IN ZONE "AE"  
 NO. OF LOTS: 1  
 BUILDING AREA: 7,800 SF  
 LOT DENSITY: 1 UNIT PER ACRE  
 MINIMUM SETBACKS: AS INDICATED ON DRAWING  
 SIDEWALKS: 4" THICK - 5' WIDE CONCRETE  
 FIRE DISTRICT: BATON ROUGE FIRE DISTRICT  
 WASTE MANAGEMENT: CURBSIDE PICKUP  
 SCHOOL DISTRICTS: ELEMENTARY: BUCHANAN ELEMENTARY AND UNIVERSITY TERRACE ELEMENTARY  
 MIDDLE: GLASGOW MIDDLE  
 HIGH: MCKINLEY SENIOR HIGH  
 BREC CONSERVATION AREA: URBAN CONSERVATION AREA

**TABLE OF PARKING SPACES**

	NUMBER OF SPACES REQUIRED	NUMBER OF SPACES PROVIDED
RESTAURANT	1 PER 150 SF = 17	
RETAIL	1 PER 250 SF = 21	
TOTAL ON SITE	38	25
HANDICAP SPACES	2	2
SHARED PARKING SPACES*	NA	13
GRAND TOTAL	38	38
BICYCLE PARKING	1 PER 20 SPACES	4

**SHARED FACILITIES AGREEMENT**

**FIFTH AMENDMENT TO DECLARATION OF ESTABLISHMENT OF PREDIAL SERVICEDS AND RESTRICTIONS (Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 13)**

BE IT KNOWN that on the dates set forth below, before the undersigned Notaries Public, and in the presence of the undersigned competent witnesses, personally came and appeared:

**SOUTHGATE TOWERS LLC**, a Louisiana limited liability company ("Southgate Towers") domiciled in East Baton Rouge Parish, Louisiana, whose principal mailing address is 4005 Nicholson Drive, Second Floor, Baton Rouge, Louisiana 70808, represented herein by Robert W. Day, its duly authorized Managing Member,

who declared as follows:

**RECITALS**

A Southgate Towers LLC, as Declarant, executed Southgate Towers LLC Declaration of Establishment of Predial Servitudes and Restrictions (Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, and 13 as described in that Declaration), on October 9, 2002 which was recorded with the Clerk and Recorder of Mortgages for East Baton Rouge Parish, Louisiana as Original 699, Bundle 11399 ("Declaration")

B Pursuant to Section 13 of the Declaration, Declarant has the right to amend the Declaration as provided herein.

C The Declarant desires to amend the Declaration to provide as follows:

**AGREEMENTS**

NOW, THEREFORE, in consideration of the foregoing, the parties do hereby amend the Declaration as follows:

1. **Definition of Common Facilities** Section 23 of the Declaration is amended and retained to provide as follows:

2.3 **Common Facilities** "Common Facilities" shall mean those drainage areas and the hold-over water tap area located on Lot 8 indicated on the GWS Plan, as it may be amended from time to time, and those parking areas, access drives, and service drives on the Lots indicated on the GWS Plan, as it may be amended from time to time, designated for the primary use and benefit of all of the Owners of the Lots, or as in the case of the Access Services and the Parking Services, certain Lots, including the buildings on such Lots, as the Common Facilities may be designated and reallocated from time to time. It is stipulated that the design of each Lot provide a uniform and integrated means of ingress and egress. Lot 8 is also known as legal Tract 2A-1-A-2-A-1-B-1.

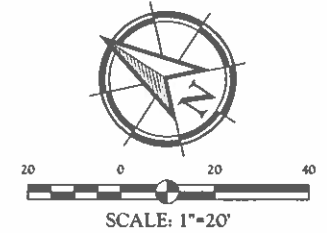
2. **Defined Terms** Terms defined in the Declaration shall have their defined meanings when used herein, except as otherwise provided for herein.

3. **Continuing Effect** Except as amended and modified herein, the Declaration shall continue to be and shall remain in full force and effect in accordance with the terms of the Declaration.

4. **Counterparts and Signatures** This Fifth Amendment may be executed in any number of identical counterparts, and each counterpart hereof shall be deemed to be an original instrument, but all counterparts hereof taken together shall constitute but a single instrument. The transmission or receipt of a facsimile or similar communication bearing a reproduction of a party's signature or initial shall produce the same legal result as the transmission or receipt of an original signature or initial.

**TABLE OF DRIVE THRU STACKING**

	NUMBER OF SPACES REQUIRED	NUMBER OF SPACES PROVIDED
FROM PICK UP WINDOW TO ORDER BOX	6	6
BEYOND ORDER BOX	4	4
TOTAL	10	10



**MOVEBR**

THIS SITE IS LOCATED ON A ROAD WITH MOVEBR CAPACITY IMPROVEMENTS ARE PROPOSED FOR THIS PORTION OF NICHOLSON DR.

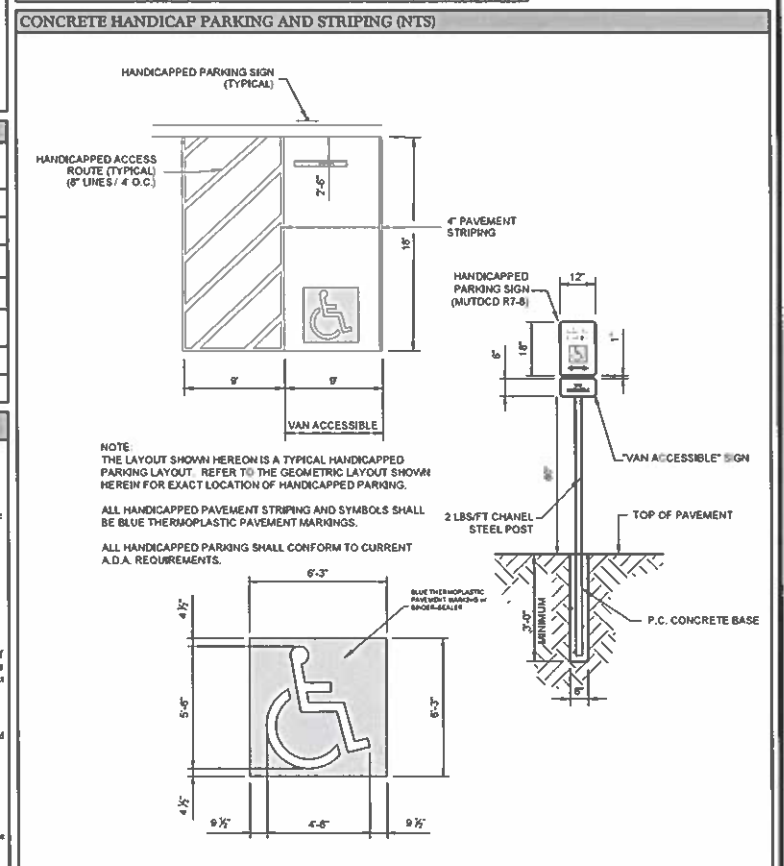
**\*SHARED PARKING AND SITE FEATURES NOTES:**

1.) A DECLARATION OF PREDIAL PARKING SERVIDUTE IS IN PLACE TO ALLOW FOR SHARED PARKING WITHIN THE OVERALL SOUTHGATE DEVELOPMENT. THE SERVIDUTE WAS RECORDED ON AUGUST 19, 2003 IN THE EAST BATON ROUGE CLERK OF COURT.

2.) IN THE SAME SERVIDUTE ABOVE, THE EXISTING DUMPSTER ENCLOSURE WHICH INCLUDED HOT/COLD WATER AND CONNECTION TO GREASE WASTE, IS TO BE SHARED WITH THIS DEVELOPMENT.

**ROADWAY DEDICATION NOTE:**

NO PROPOSED DRIVEWAYS, PEDESTRIAN PATHS OR PARKING AREAS WITHIN THE DEVELOPMENT ARE TO BE DEDICATED FOR PUBLIC OWNERSHIP OR MAINTENANCE.



**TITLE: CIRCULATION PLAN**

**PROJECT: SOUTHGATE OUTPARCEL FINAL DEVELOPMENT PLAN**

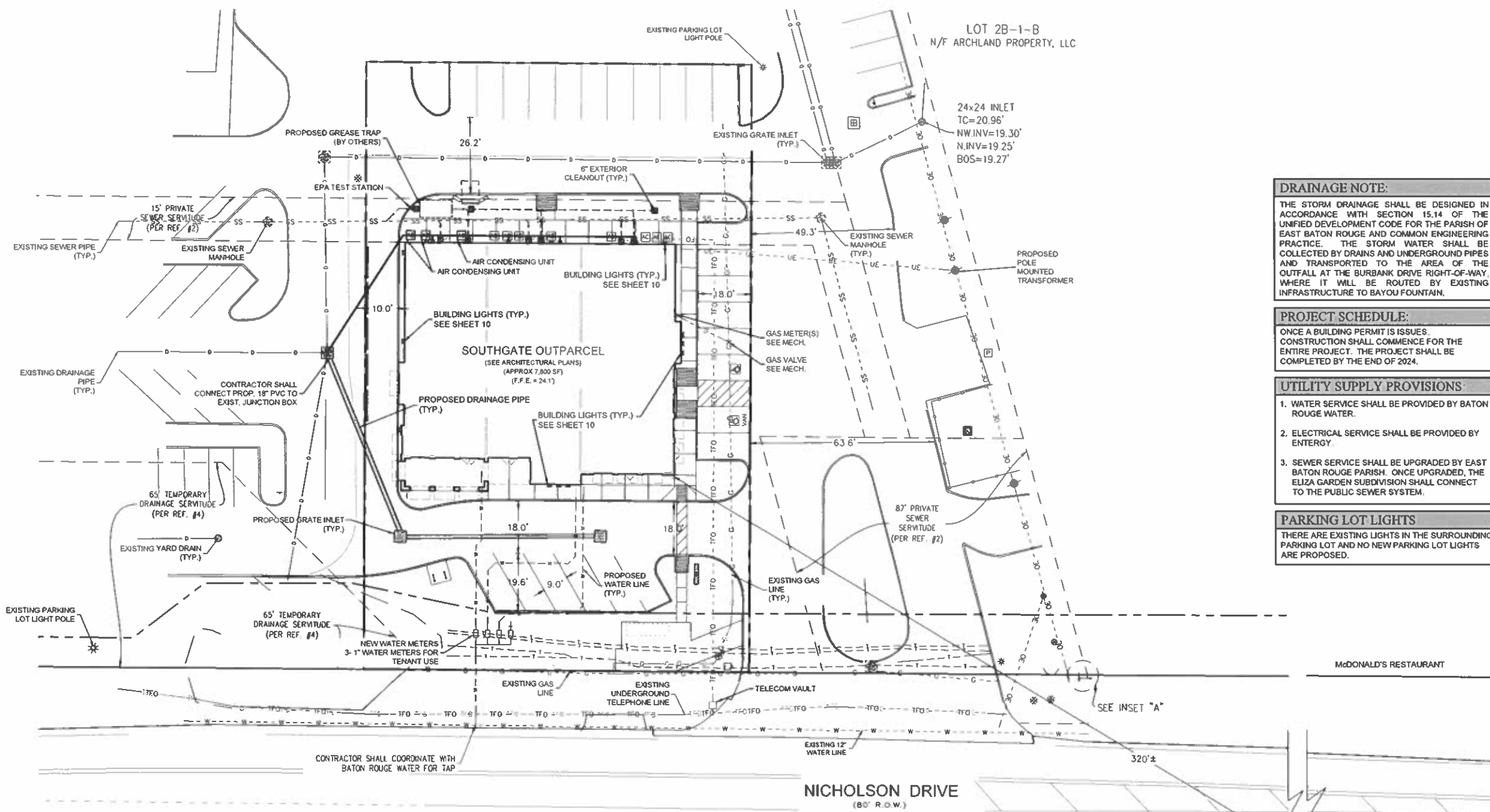
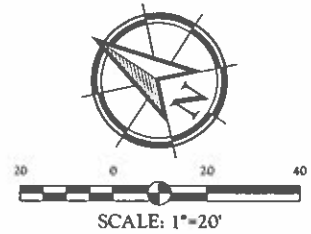
**DESCRIPTION:** TRACT 2-A-1-A-3-A BEING A CERTAIN PARCEL OR PORTION OF GROUND, CONTAINING 0.7704 SQUARE FEET OR 0.636 ACRES, SITUATED IN SECTION 66, TOWNSHIP 7 SOUTH, RANGE 1 WEST, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA

**CLIENT:** SD-NICHOLSON, LLC  
 4075 NICHOLSON DR.  
 BATON ROUGE, LA 70808

**QUALITY**  
 Engineering & Surveying, LLC

1820 Hwy 43 Port Vincent, LA 70736  
 225.666.1600 | www.quality.com | info@quality.com





**DRAINAGE NOTE:**  
 THE STORM DRAINAGE SHALL BE DESIGNED IN ACCORDANCE WITH SECTION 15.14 OF THE UNIFIED DEVELOPMENT CODE FOR THE PARISH OF EAST BATON ROUGE AND COMMON ENGINEERING PRACTICE. THE STORM WATER SHALL BE COLLECTED BY DRAINS AND UNDERGROUND PIPES AND TRANSPORTED TO THE AREA OF THE OUTFALL AT THE BURBANK DRIVE RIGHT-OF-WAY, WHERE IT WILL BE ROUTED BY EXISTING INFRASTRUCTURE TO BAYOU FOUNTAIN.

**PROJECT SCHEDULE:**  
 ONCE A BUILDING PERMIT IS ISSUED, CONSTRUCTION SHALL COMMENCE FOR THE ENTIRE PROJECT. THE PROJECT SHALL BE COMPLETED BY THE END OF 2024.

**UTILITY SUPPLY PROVISIONS**  
 1. WATER SERVICE SHALL BE PROVIDED BY BATON ROUGE WATER.  
 2. ELECTRICAL SERVICE SHALL BE PROVIDED BY ENTERGY.  
 3. SEWER SERVICE SHALL BE UPGRADED BY EAST BATON ROUGE PARISH. ONCE UPGRADED, THE ELIZA GARDEN SUBDIVISION SHALL CONNECT TO THE PUBLIC SEWER SYSTEM.

**PARKING LOT LIGHTS**  
 THERE ARE EXISTING LIGHTS IN THE SURROUNDING PARKING LOT AND NO NEW PARKING LOT LIGHTS ARE PROPOSED.

**WATER NOTES**  
 1) CONTRACTOR SHALL COORDINATE ALL WATER TIES WITH LOCAL WATER CO.  
 2) SEE MECH. PLANS TO VERIFY WATERLINE SIZES. MECH. PLANS GOVERN WATERLINE SIZES.  
 3) BACK FLOW PREVENTORS AND DOUBLE DETECTOR CHECK VALVES SHALL HAVE THERMAL PROTECTION AND MUST MEET LOUISIANA STATE PLUMBING CODE REQUIREMENTS  
 4) BACK FLOW PREVENTION TO BE PRESSURE TYPE VACUUM BREAKER (LSPC 2000-TABLE D105)

**UTILITY NOTES**  
 1) THE CONTRACTOR SHALL VERIFY THE LOCATIONS AND FLOW LINES OF ALL EXISTING SANITARY SEWERS AND WATER LINES PRIOR TO CONNECTION. ALL CONNECTIONS SHALL COMPLY WITH ALL LOCAL CODES AND/OR UTILITY COMPANY REQUIREMENTS.  
 2) CONTRACTOR SHALL COORDINATE INSTALLATION OF WATER IMPROVEMENTS WITH BATON ROUGE WATER CO. AND NOTIFY CIVIL ENGINEER BEFORE WORK IS DONE TO ALLOW REQUIRED PRE-CONSTRUCTION MEETING TO BE CONDUCTED BY ENGINEER. A PRE-CONSTRUCTION MEETING SHALL BE HELD PRIOR TO ANY UTILITY WORK BEING DONE. CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ALL RECORDS AND AS-BUILTS REQUIRED BY THE PARISH. ALL UTILITIES ARE TO BE INSTALLED ACCORDING TO ALL APPLICABLE STANDARDS AND REQUIREMENTS.

3) ALL WATER PIPES SHALL CONFORM TO AWWA C-900 CLASS 150 WITH A SDR OF 18 OR THICKER. PIPE SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF LOUISIANA HEALTH DEPARTMENT, AND EAST BATON ROUGE PARISH. ALL PIPE SHALL BE MARKED WITH SOLID CORE DETECTION WIRE AND WARNING TAPE IN ACCORDANCE WITH LUS REQUIREMENTS. ALL WATER LINES SHALL BE TESTED AT 150 PSI.  
 4) ALL SEWER LINES AND MANHOLES TO BE TESTED AFTER BUILDING CONSTRUCTION IS COMPLETE TO ASSURE SOUNDNESS AND SHALL BE RETESTED AND VIDEOED IN ACCORDANCE WITH EAST BATON ROUGE PARISH REQUIREMENTS AFTER ALL CONSTRUCTION IS COMPLETED TO ASSURE NO DAMAGE OCCURRED DURING CONSTRUCTION. ANY DAMAGES SHALL BE REPAIRED PRIOR TO ACCEPTANCE. CONTRACTOR TO VERIFY LOCATION OF SEWER SERVICE AT BUILDING WITH ARCHITECTURAL PLANS. ALL LINES WITHOUT A MANHOLE ON BOTH ENDS WILL BE INSTALLED WITH A CLEANOUT AT ALL BENDS, WYES, CONNECTIONS AND AT A MAXIMUM SPACING OF 75 FEET. ALL SEWER PIPE SHALL BE ASTM D3034 SDR35 PVC PIPE AND INSTALLED PER MANUFACTURERS REQUIREMENTS. ALL PIPE SHALL BE TESTED IN ACCORDANCE WITH EAST BATON ROUGE PARISH REQUIREMENTS AT NO ADDITIONAL COST TO THE OWNER. ALL MANHOLES SHALL BE CONSTRUCTED AND INSTALLED AS REQUIRED BY EAST BATON PARISH REQUIREMENTS.  
 5) TOP ELEVATIONS OF ALL STRUCTURES WITHIN LIMITS OF PAVEMENT SHALL, UNLESS OTHERWISE NOTED, MATCH THE PROPOSED PAVEMENT ELEVATIONS.  
 6) CONTRACTOR SHALL POTHOLE AND VERIFY DEPTHS FOR SEWER CONNECTION.  
 7) FOR DETAIL ON SEWER WYE TIE IN TO SEWER SEE EBR STARDARD PLAN 801-01.

**GENERAL NOTES:**  
 1) THE BASE FLOOD ELEVATION SHOWN HEREON IS SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE ENGINEERING DEPARTMENT OF THE ASCENSION PARISH DEPARTMENT OF PUBLIC WORKS.  
 2) THE CONTRACTOR SHALL BE COGNIZANT OF THE EXISTENCE OF UTILITIES WITHIN THE PROJECT AREA AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THAT NO DAMAGE AND/OR SERVICE INTERRUPTION SHALL BE INFLICTED UPON THESE FACILITIES. THE CONTRACTOR SHALL COORDINATE DIRECTLY WITH THE UTILITY COMPANIES AND BE RESPONSIBLE FOR ANY FEES NECESSARY IN MOVING SUCH UTILITIES AND SHALL NOTIFY THE ENGINEER AND UTILITY COMPANY PRIOR TO PERFORMING WORK IN THESE AREAS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE CAUSED BY HIS FAILURE TO FOLLOW THESE DIRECTIONS OR TO PERFORM HIS WORK IN A SAFE AND RESPONSIBLE MANNER.  
 3) ELEVATION AND CONTOUR INFORMATION SHOWN HEREON IS BASED ON AN ACTUAL TOPOGRAPHIC SURVEY PERFORMED BY A REPRESENTATIVE OF THIS FIRM PRIOR TO CONSTRUCTION. HOWEVER, DETAIL AND ACCURACY OF SAME IS NOT SUFFICIENT FOR MORE DETAILED LOT DESIGN. LOT OWNERS AND/OR DESIGNERS SHOULD SECURE A MORE DETAILED TOPOGRAPHIC SURVEY AND SHOULD NOT RELY ON THE INFORMATION SHOWN HEREON.  
 4) ALL STRUCTURES LOCATED WITHIN STREET PAVING SHALL HAVE TOPS THAT MATCH THE FINISHED GRADES.  
 5) ALL STRUCTURES SHALL BE CONSTRUCTED A MINIMUM OF ONE FOOT ABOVE FEMA B.F.E. AND TOP ELEVATION OF NEAREST ADJACENT SANITARY SEWER MANHOLE ON THE SEWER COLLECTION SYSTEM SERVICING THE PROPOSED STRUCTURE.  
 6) ALL WORK PERFORMED SHALL CONFORM TO STANDARD SPECIFICATIONS OF THE EAST BATON ROUGE PARISH DEPARTMENT OF PUBLIC WORKS.  
 7) CONTRACTOR SHALL COVER ALL UTILITY TAPPING AND TIE-IN FEES.  
 8) CONTRACTOR SHALL COORDINATE WITH ALL LOCAL UTILITY COMPANIES FOR UTILITY CONNECTIONS.  
 9) SEE MEP FOR ALL POWER AND ELECTRICAL.

**LEGEND:**

OC	EXISTING OVERHEAD ELECTRIC LINE
W	EXISTING WATER LINE
G	EXISTING GAS LINE
TFO	EXISTING UNDERGROUND TELEPHONE FIBER OPTIC LINE
D	EXISTING DRAINAGE PIPE
SS	EXISTING SEWER PIPE
(Symbol)	DRAINAGE PIPE
(Symbol)	PROPOSED GRATE INLET
(Symbol)	EXISTING YARD DRAIN
(Symbol)	EXISTING SEWER MANHOLE

**UTILITY CONTACTS**

**WATER**  
 BATON ROUGE WATER COMPANY  
 8755 GOODWOOD BLVD.  
 BATON ROUGE, LA 70806  
 PHONE: (225) 389-2011

**SEWER**  
 CITY OF BATON ROUGE ENVIRONMENTAL DIVISION  
 345 CHIPPEWA STREET  
 BATON ROUGE, LA 70805  
 PHONE: (225) 389-5623  
 FAX: (225) 389-5775

**FIRE DEPARTMENT**  
 BATON ROUGE CITY FIRE  
 ED SMITH, FIRE CHIEF  
 8011 MERLE GUSTAFSON DR.  
 BATON ROUGE, LA 70807  
 PHONE: (225) 345-1400  
 EMAIL: BRFDINFO@BRGOV.COM

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

**GAS**  
 ENTERGY  
 5755 CHOCTAW DR.,  
 BATON ROUGE, LA 70805  
 PHONE: (225) 358-7809  
 FAX: (225) 728-6010

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

**UTILITY NOTE:**  
 ALL THE PUBLIC UTILITIES AND SERVICES WILL BE PROVIDED WITHIN THE STREET RIGHT OF WAY, FRONT AND REAR SERVICED.

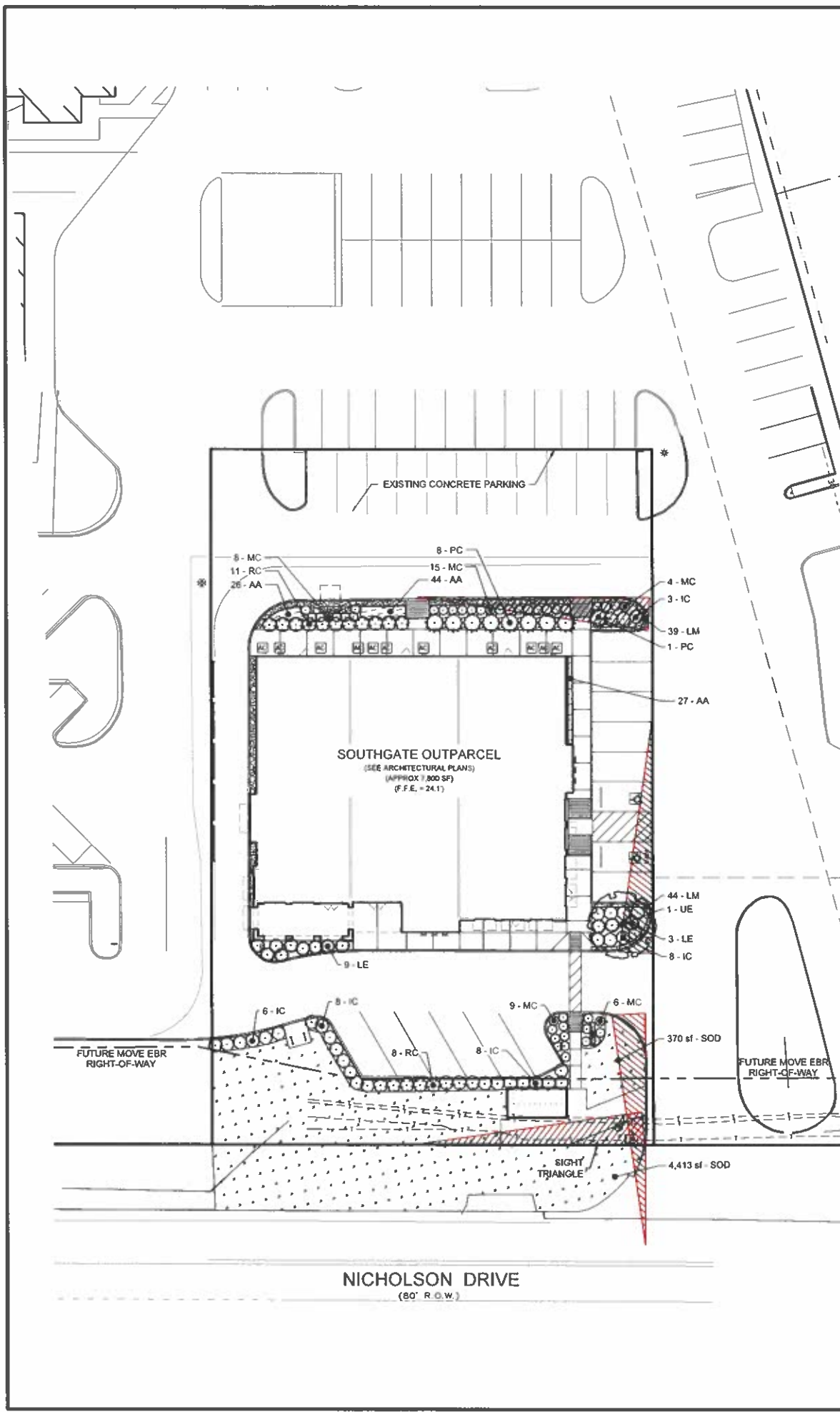
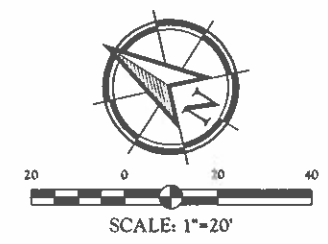
**SEWER NOTE:**  
 NO PERSON SHALL PROVIDE A METHOD OF SEWER DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF EAST BATON ROUGE PARISH.

**FILL NOTE:**  
 THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNER FROM COMPLYING WITH ALL APPLICABLE FEDERAL, STATE, AND CITY/PARISH LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY. IN PARTICULAR, NO FILLING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.

<b>TITLE</b>		UTILITY AND DRAINAGE PLAN	
<b>PROJECT</b>		SOUTHGATE OUTPARCEL FINAL DEVELOPMENT PLAN	
<b>DESCRIPTION</b>		TRACT 2-A-1-A-3-A BEING A CERTAIN PARCEL OR PORTION OF GROUND, CONTAINING 27,700 SQUARE FEET OR 0.63 ACRES, SITUATED IN SECTION 66, TOWNSHIP 7 SOUTH, RANGE 1 WEST, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA	
<b>CLIENT</b>		SD-NICHOLSON, LLC 4075 NICHOLSON DR. BATON ROUGE, LA 70808	
<b>QUALITY</b> Engineering & Surveying, LLC			
18338 Hwy 43 Port Vincent, LA 70728 225.686.1600   www.quality.com   info@quality.com			
<small>DESIGN: P. J. SMITH, P.E. (P) - SHELLEY G. GIBSON, P.E. (P) - ENGINEERING/PLANNING/DESIGN/CONSTRUCTION AND DRAINAGE PLAN DIV.</small>			
Project No.	21-090	Date	SEPTEMBER 2021
Scale	FDP	Drawn By	TT
			8 OF 10







PLANT SCHEDULE								
<b>TREES</b>	<b>CODE</b>	<b>QTY</b>	<b>BOTANICAL NAME</b>	<b>COMMON NAME</b>	<b>CONT</b>	<b>CAL</b>	<b>SIZE</b>	<b>CLASS</b>
	UE	1	Ulmus parvifolia 'Everclear'	Everclear Lacebark Elm	30 gal	2" Min.	8' Min.	CLASS A
<b>SHRUBS</b>	<b>CODE</b>	<b>QTY</b>	<b>BOTANICAL NAME</b>	<b>COMMON NAME</b>	<b>CONT</b>	<b>SIZE</b>		
	IC	33	Ilex cornuta 'Carissa'	Carissa Holly	3 gal	24"-30" H, 18"-20" SP		
	LE	12	Loropetalum chinense 'Emerald Snow'	Emerald Snow Loropetalum	3 gal	24"-30" H, 20"-24" SP.		
	MC	42	Muhlenbergia capillaris	Pink Muhly	3 gal	12"-14" H, 12"-14" SP.		
	PC	9	Prunus caroliniana 'Compacta'	Carolina Cherry	7 gal	40"-45" H, 22"-24" SP.		
	RC	19	Raphiolepis indica 'Clara'	Indian Hawthorn	3 gal	24"-30" H, 18"-20" SP		
<b>GROUND COVERS</b>	<b>CODE</b>	<b>QTY</b>	<b>BOTANICAL NAME</b>	<b>COMMON NAME</b>	<b>CONT</b>	<b>SIZE</b>	<b>SPACING</b>	
	AA	97	Agapanthus africanus albus	Lily of the Nile	1 gal.	10"-12" H., 18"-20" SP.		
	SOD	4,783 sf	Cynodon dactylon 'Celebration'	Celebration Bermuda Sod	Sod			
	LM	83	Liriope muscari 'Monroe White'	Monroe White Liriope	1 gal.	6"-8" H, 12"-14" SP.		
	MULCH	1,544 sf	Mulch	Mulch	MULCH			
	STN	288 sf	River Flats	River Flat Stone	1/2" - 1"			

**2 ORDINANCE CALCULATIONS**

PLANTING AREA REQUIREMENTS	REQUIRED LANDSCAPE	PROPOSED LANDSCAPE
<b>BUFFER</b>		
NOT APPLICABLE THIS SITE	NOT APPLICABLE	NOT APPLICABLE
<b>STREET YARD</b>		
URBAN WALKABLE CHARACTER AREA	133 L.F. OF STREET YARD	0 CLASS "A" TREES (PER DISCUSSIONS WITH PLANNING STAFF. NO TREES REQUIRED DUE TO FUTURE ROAD WIDENING)
1 CLASS "A" PER 40 L.F.	4 CLASS "A" TREES	30 SHRUBS IN CONTINUOUS ROW
3' TALL CONTINUOUS SHRUB ROW @ PARKING LOT EDGE	3' TALL CONTINUOUS SHRUB ROW @ PARKING LOT EDGE	
<b>PARKING LOT</b>		
1 INTERIOR ISLAND PER 10 SPACES IN A SINGLE ROW WITH TERMINAL ISLANDS	1 CLASS "A" TREE, PLUS STREET YARD TREES	1 CLASS "A" TREE
1 TREE WITHIN 100' OF ANY SPACE		
<b>TOTALS</b>	3' TALL CONTINUOUS SHRUB ROW AT STREET YARD	30 SHRUBS @ STREET YARD

**FENCES AND WALLS**  
THERE ARE NOT PROPOSED FENCES OR WALLS ON THE SITE

**LEGEND**

SIGHT TRIANGLE

- LANDSCAPE PLANTING NOTES**
- Contractor shall bear full responsibility in verifying locations of existing site utilities and shall be responsible for any damage to said utilities during construction.
  - All tree, shrub, and bed locations are to be laid out in the field by the Contractor and approved by the landscape architect prior to installation. Give the landscape architect 72 hours notice.
  - The contractor shall be responsible in determining quantities that meet the design intent.
  - All plant material shall be container grown unless noted otherwise.
  - Apply a pre-emergent herbicide to all bed prep areas.
  - All organic mulches and pine straw shall be free of deleterious materials, insect larvae, weed seed, and animal pathogens. Mulch shall be more than 95% hardwood, composted a minimum of 100 days. Size of mulch shavings shall not exceed 1-3/8".
  - Existing trees, shrubs, and sod not designed for removal shall be replaced if damaged during construction.
  - Remove waste materials, including grass, vegetation, and turf, and legally dispose of it off of Owner's property.
  - Totally grub areas to receive beds and/ or sod by chemically eradicating emerging vegetation, removing existing vegetation after vegetation is dead, then proceeding with proper bed and sod installation in accordance with the Planting Plan. Remove roots, plants, sods, stones, clay lumps, and other extraneous materials harmful to plant growth.
  - Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod, DO NOT OVERLAP OR STRETCH. Stagger sod strips or pads to offset joints in adjacent courses. Avoid damage to subgrade or sod during installation. Tamp and roll lightly to ensure contact with subgrade, eliminate air pockets, and form a smooth surface.
  - Grade lawn and grass areas to a smooth, even surface with loose, uniformly fine texture. Roll and rake, remove ridges, and fill in depressions to meet finish grades and ensure positive drainage.
  - Any and all soil mixes must be free of biological contaminants and weeds.
  - Contractor shall ensure positive drainage away from buildings for all work.
  - Provide protection to all finished work until accepted by owner.
  - Warranty Period:  
Trees, Shrubs, Vines, and Ornamental Grasses: 12 months  
Groundcovers, Biennials, Perennials, and Other Plants: 12 months  
Annuals: 3 months
  - All plant beds to be 100% irrigated.
  - Contractor is to insure that all disturbed areas on site are to be sodded and/or seeded. This may be areas in addition to what is indicated on the plan.

**TITLE: LANDSCAPE PLAN**

**PROJECT: SOUTHGATE OUTPARCEL FINAL DEVELOPMENT PLAN**

**DESCRIPTION:** TRACT 2A 1A 3A BEING A CERTAIN PARCEL OR PORTION OF GROUND, CONTAINING 23,108 SQUARE FEET OR 0.636 ACRES, SITUATED IN SECTION 66, TOWNSHIP 7 SOUTH, RANGE 1 WEST, GREENSBORO LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA

**CLIENT:** SD-NICHOLSON, LLC  
4075 NICHOLSON DR.  
BATON ROUGE, LA 70806

**QUALITY**  
Engineering & Surveying, LLC  
18830 Hwy 43, Port Sulphur, LA 70376  
225.686.1000 | www.quality.com | info@quality.com

**PROFESSIONAL SEAL:** MICHAEL L. PETTY, LICENSED LANDSCAPE ARCHITECT, STATE OF LOUISIANA, NO. 12721

**PROJECT INFO:** Project No. 21-090, Date: SEPTEMBER 2021, Sheet: 11 OF 10



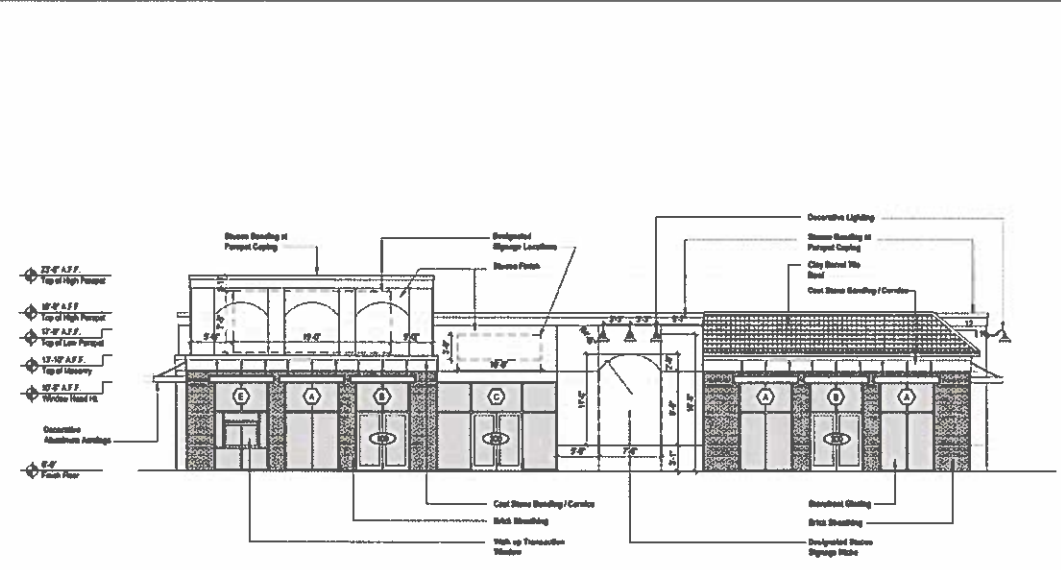
WTD ARCHITECTURE  
10025 Parkside Road, Suite D  
Baton Rouge, Louisiana 70810  
Phone: 225-413-4888  
www.wtd-architecture.com

Consultants:

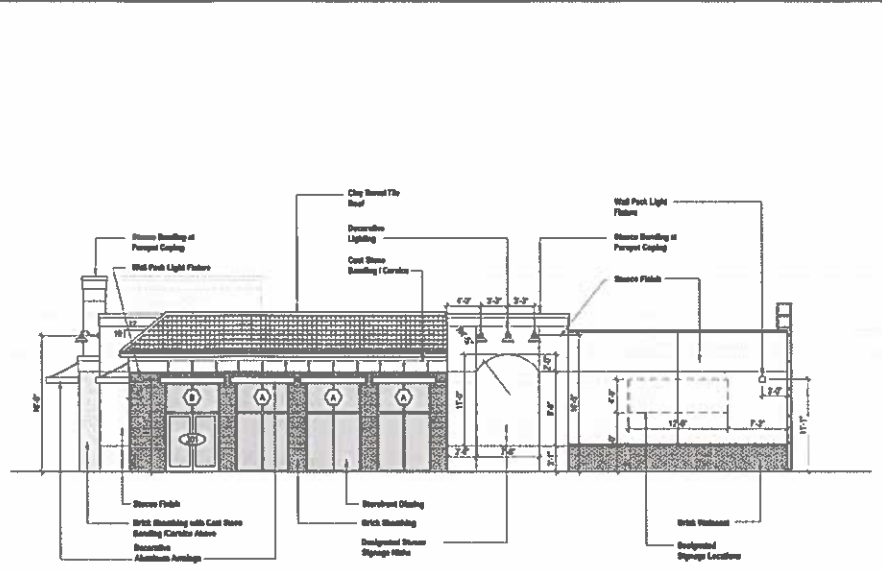
**Southgate Outparcel**  
4075 Nicholson Dr.  
Baton Rouge, LA

Phase: Construction Documents  
Date: 04.28.2021  
Revised:  
REVISION 7.28.21  
REVISION 8.27.21

Prepared For:  
Scale: 1/8" = 1'-0"  
Sht. Description:  
Elevations  
A2.01R2

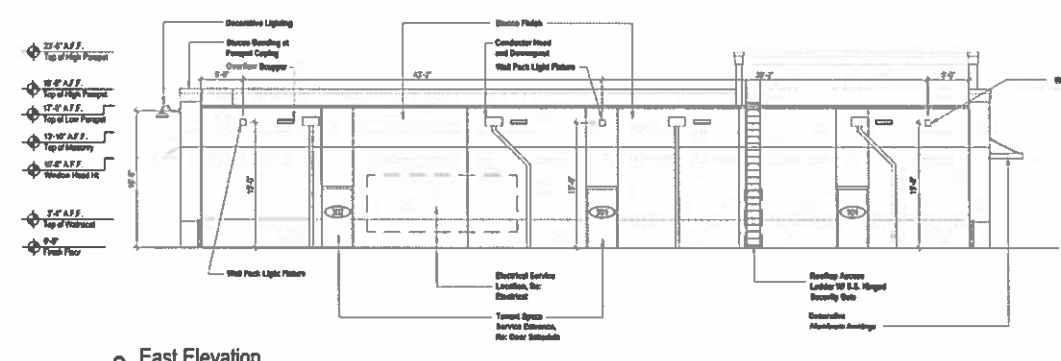
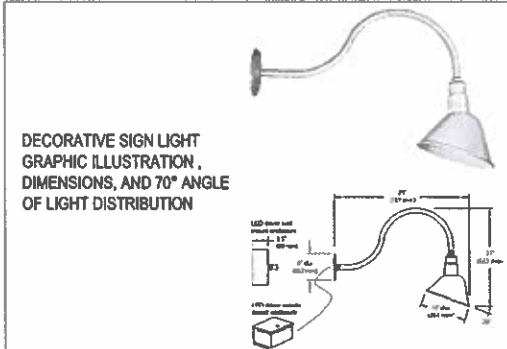
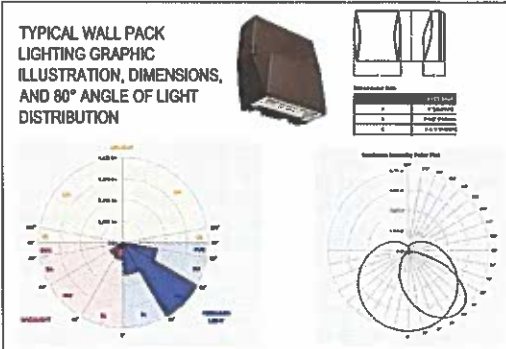


**1 West Elevation**  
Scale: 1/8" = 1'-0"

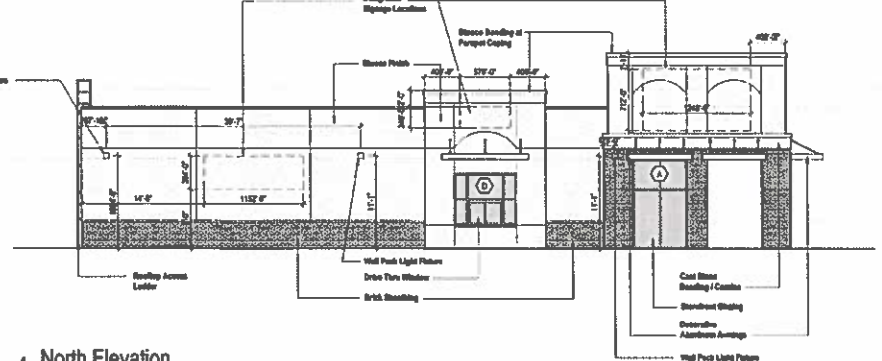


**2 South Elevation**  
Scale: 1/8" = 1'-0"

- ELEVATION GENERAL NOTES**
- STUCCO CONTROL JOINT PATTERN TO BE COORDINATED / VERIFIED WITH ARCHITECT PRIOR TO CONSTRUCTION
  - COORDINATE DOWNSPOUT LOCATIONS WITH CIVIL FOR SUBSURFACE DRAINAGE TIE-IN
  - EXTERIOR BUILDING SIGNAGE SHALL BE PERMITTED TO BE OF THE FOLLOWING MATERIALS:
    - ALUMINUM
    - POLYCARBONATE
    - STEEL
    - BRASS
    - VINYL
    - ALUMINITE
    - DURA-WOOD
    - ACRYLIC
    - PVC
  - BUILDING SIGNAGE MAY BE INTERNALLY OR EXTERNALLY LIT



**3 East Elevation**  
Scale: 1/8" = 1'-0"



**4 North Elevation**  
Scale: 1/8" = 1'-0"

**ARCHITECTURAL ELEVATIONS**

**PROJECT: SOUTHGATE OUTPARCEL FINAL DEVELOPMENT PLAN**

**DESCRIPTION:** TRACT 2A-1-A-3-A BEING A CERTAIN PARCEL OR PORTION OF GROUND, CONTAINING 27.104 SQUARE FEET OR 0.646 ACRES, SITUATED IN SECTION 66, TOWNSHIP 7 SOUTH, RANGE 1 WEST, GREENSBORO LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA

**CLIENT:** SD-NICHOLSON, LLC  
4075 NICHOLSON DR.  
BATON ROUGE, LA 70808

**QUALITY**  
Engineering & Surveying, LLC  
10220 Hwy 43 Port Vincent, LA 70726  
225.696.1400 | www.quality.com | info@quality.com

DRWG Path: P:\222 Projects\21-090 - Southgate Outparcel\Engineering\Final Development Plan\A2\_ARCH PLANS.dwg  
Project No.: 21-090 Date: SEPTEMBER 2021  
Cadd: FDP Drawn By: IT 10 OF 10