

SITE PLAN FOR DISTRICT 225 APARTMENTS SP-15-21 LOT W-1-A-1-A-1

BEING A PORTION OF WOODDALE CENTER SEVENTH FILING
LOCATED IN SECTIONS 71 & 72, T-7-S, R-1-E,
GREENSBURG LAND DISTRICT,
EAST BATON ROUGE PARISH, LOUISIANA
CPPC PROPERTY ID # 1020300802

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PLANNING SUMMARY

EXISTING ZONING: A4 - GENERAL RESIDENTIAL
 COMPREHENSIVE PLAN EMPLOYMENT CENTER
 ADJACENT ZONING: M1- LIGHT INDUSTRIAL
 M2 - HEAVY INDUSTRIAL
 HC1 - HEAVY COMMERCIAL ONE
 C2 - HEAVY COMMERCIAL
 C-AB-1 - COMMERCIAL ALCOHOLIC BEVERAGE (RESTAURANT)

ACREAGE: 4.31 ACRES
 NO. OF BLDGS: 2
 DENSITY: 43.15 UNITS/ACRE

BUILDING INFO:

EXISTING BUILDING
 PROPOSED USE: 150 UNITS
 BLDG HEIGHT: 161.39' - 12 STORIES
 BLDG AREA: 101,193 SQ. FT

PROPOSED BUILDING
 PROPOSED USE: 36 UNITS
 BLDG HEIGHT: 3 STORIES MAX HEIGHT 45'
 BLDG AREA: 28,118 SQ. FT

SETBACKS: FRONT 10'
 SIDE 5'
 REAR 20'

UTILITIES: ELECTRIC - ENTERGY
 GAS - ENTERGY GAS
 WATER - BATON ROUGE WATER
 TELEPHONE - AT&T
 CABLE - COX

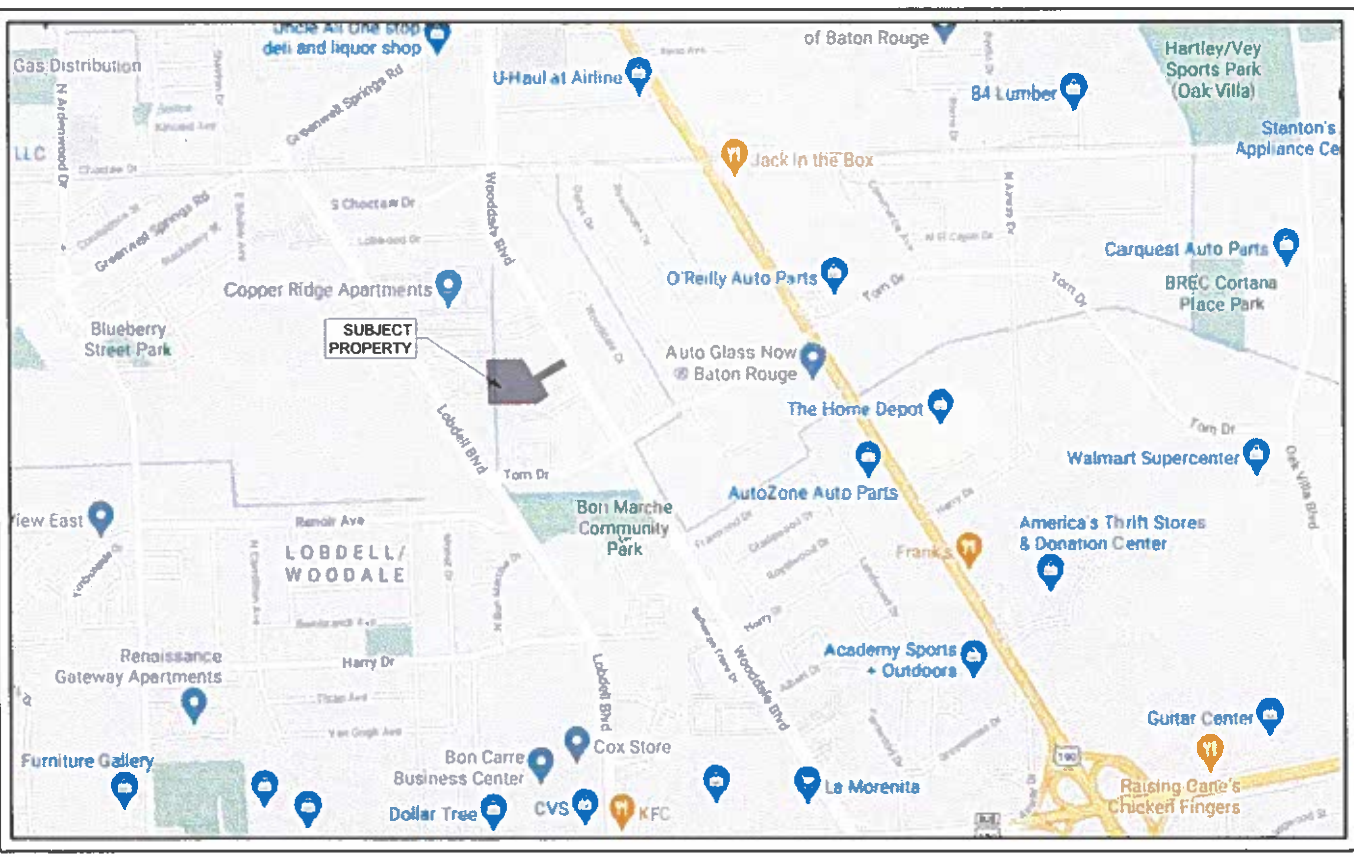
OWNER
RHINO INVESTMENT GROUP
 2200 PASEO VERDY PARKWAY
 HENDERSON, NV 89052
 tel: 209.573.0073

CIVIL ENGINEER
MONROE & CORIE, INC
 11325 PENNYWOOD AVENUE
 BATON ROUGE, LA 70809
 tel: 225.293.1905

ARCHITECT
SA GROUP, LLC
 1322 OLD RIVER ROAD
 CLEVELAND, OH 44113
 tel: 440.813.8468

SURVEYOR
LANDSOURCE, INC.
 6730 EXCHEQUER DRIVE
 BATON ROUGE, LA 70809
 tel: 225.752.0995

LANDSCAPE ARCHITECT
REICH LANDSCAPE ARCHITECTURE
 301 T. J. JEMISON BLVD.
 BATON ROUGE, LA 70802
 tel: 225.336.5890



VICINITY MAP
1" = 1000'



LOT & BLOCK
1" = 150'

COVER SHEET

DISTRICT 225 - BATON ROUGE, LOUISIANA



MONROE & CORIE, INC.
 CONSULTING ENGINEERS
 11325 Pennywood Avenue
 Baton Rouge, Louisiana 70809
 Tel: (225) 293-1905 Fax: (225) 293-1941

PROJ. NO.	1278
DATE	8/31/2021
DESIGN BY	CHC
DRAWN BY	CHC
SCALE	1" = 50'

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PC SET 9/28/2021

LANDSOURCE
INCORPORATED
2 Professional Surveying and Land Information Company
P.O. Box 1000
Baton Rouge, LA 70809
Tel: (225) 752-0995
Fax: (225) 752-0997
www.landsource.com



VICINITY MAP
NOT TO SCALE

LEGEND

- Property Line
- - - Right of Way Line
- - - Servitude Line
- - - Building Setback Line
- SS - - - Underground Sewer Line
- - - Underground Drain Line
- - - Fence Line
- - - Drip Line
- Found Iron Pipe/Rod
- Found Highway Monument
- Set 1/2" Iron Pipe
- Set "X" in Concrete
- Temporary Bench Mark
- ▲ Above Ground Level
- Canopy
- Pad Mounted Transformer
- Electrical Box
- Area Light
- Handicap Parking
- Sign
- Ballard
- Fire Hydrant
- Water Valve
- Telephone Manhole
- Sewer Manhole
- Sewer Cleanout
- Drain Inlet
- Drain Manhole
- Found
- IP Iron Pipe
- TOC Top of Curb
- B/L Building Setback Line
- CLF Chain Link Fence
- WDF Wood Fence
- IRF Iron Rod Fence
- Asphalt Pavement
- Concrete Pavement

STRUCTURE TABLE

STRUCTURE NUMBER	TYPE	TOP ELEV.	DIRECTION	INVERT	PIPE TYPE
01	GRAVE INLET	48.18	E (S2)	42.83	24" RCP
		48.20	E	42.83	24" RCP
02	GRAVE INLET	48.11	E (S2)	43.87	18" RCP
		48.13	E (S1)	42.37	24" RCP
03	MANHOLE	48.97	E (S1)	43.63	18" RCP
			E (S2)	43.83	18" RCP
04	GRAVE INLET	48.14	S (S2)	43.79	18" RCP
05	GRAVE INLET	49.03	SW	45.62	18" RCP
		50.54	E	43.20	24" RCP
			SW	43.34	24" RCP
01	SDPH	48.80	SE (S2)	44.64	8" PVC
			E	44.88	8" PVC
02	SDPH	47.34	SE (S2)	44.99	8" CLAY
			SW	44.64	8" CLAY
			SW (S1)	44.30	8" PVC
03	SDPH	48.21	SE (S4)	43.38	8" CLAY
			SE (S2)	43.38	8" CLAY
			SW	43.41	8" CLAY
			SE	43.41	8" CLAY
04	SDPH	48.00	SE	43.46	8" CLAY
			SE (S3)	43.46	8" CLAY



MAP SHOWING BOUNDARY & TOPOGRAPHIC SURVEY
OF
LOT W-1-A-1-A-1
BEING A PORTION OF WOODDALE CENTER
LOCATED IN SECTIONS 71 & 72 T-7-S, R-1 E
GREENSBURG LAND DISTRICT,
EAST BATON ROUGE PARISH, LOUISIANA
FOR
MONROE & CORIE

CERTIFICATION:
I hereby certify that I made a survey on the ground of the property shown and that this drawing accurately reflects the findings of said survey, and that this survey conforms to a Class B Survey in accordance with the State of Louisiana Standards of Practice for Boundary Surveys.
Printed on: **Aug. 27, 2021**
Date

ADVANCE ISSUE
David L. Patterson, P.L.S.
La. Registration No. 04784

DATE: 06/02/2021
JOB #: 20-1698-01
DWN. BY: DCS
CKD. BY: DLP
SHEET NO. 01
OF 01

MONROE & CORIE, INC.
CONSULTING ENGINEERS
11325 Pennington Avenue
Baton Rouge, Louisiana 70809
Tel: (225) 293-1905 Fax: (225) 293-1941

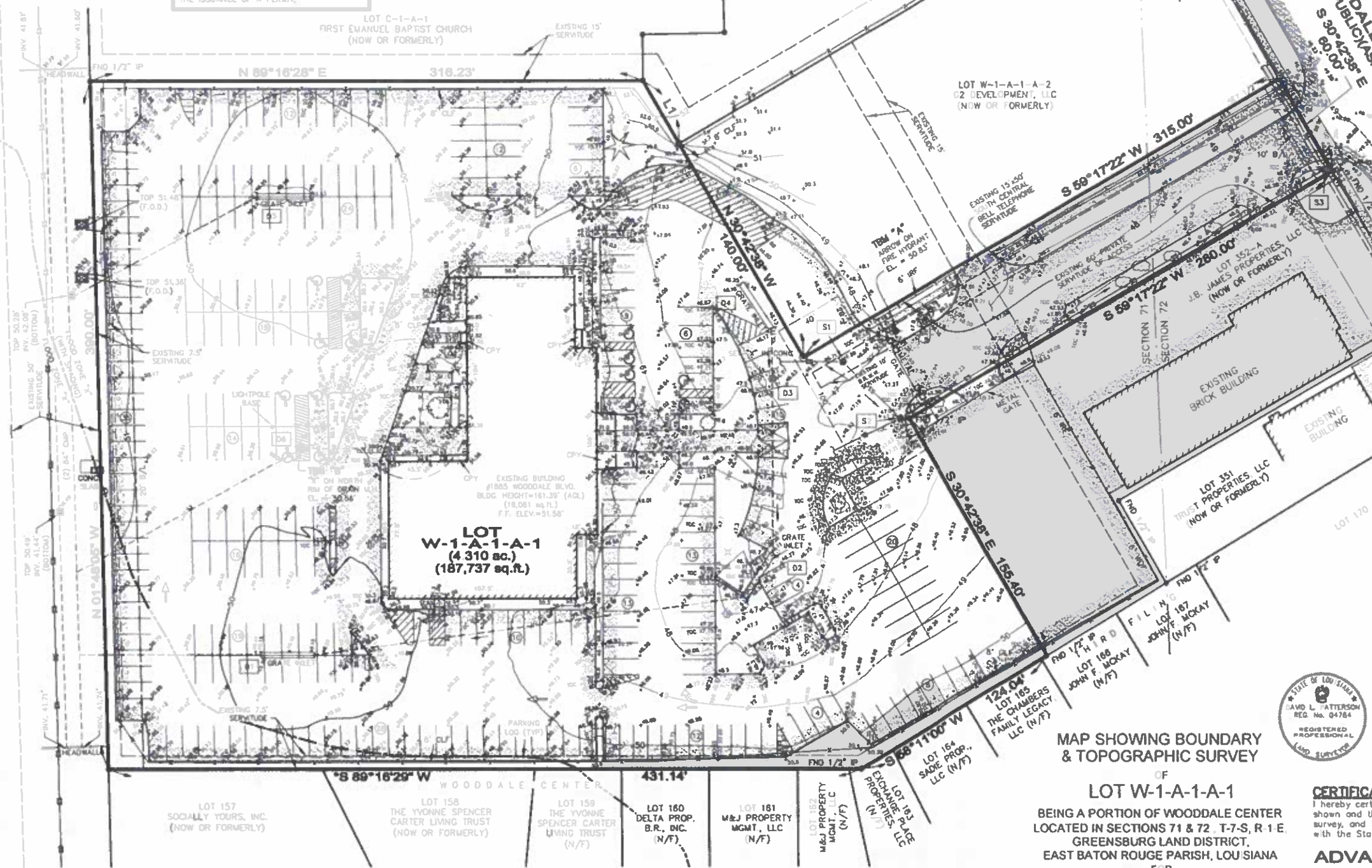
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DATE: 8/31/2021
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DRAWN BY: CHC
SCALE: 1" = 50'

GENERAL NOTES:

- Flood Water in accordance with FEMA Flood Insurance Rate Map Panel No. 22033C0255F for East Baton Rouge Parish Louisiana, last revised June 19, 2012, the property shown hereon is located in Flood Zones "X" & "X" (With Shading). The current base flood and inundation elevations are subject to change and should be verified with the Department of Development prior to issuance of building permits.
FLOOD AREAS DEFINED:
Zone "X": Areas determined to be outside the 0.2% annual chance flood plain.
Zone "X" (With Shading): 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.
Flood Insurance Rate Maps are revised frequently and can be found online at: mac.fema.gov
NOTE TO BE REMOVED UPON FINAL SIGNATURE.
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, GRADING, RECORDATION, CONVEYANCE, SALES OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.
- Zoning: HC1 (Heavy Commercial 1) (Ord. No. 18006)
Yard Requirements:
Minimum Front Yard: 10 feet
Minimum Rear Yard: 20 feet
Minimum Side Yard: 5 feet
Minimum Corner Side Yard: 10 feet
Zoning information should be verified with City/Parish Planning Commission.
- Reference Maps:
A. Map Showing Resubdivision of Lot W-1-A-1-A into Lots W-1-A-1-A-1 & W-1-A-1-A-2 Being A Portion Of Wooddale Center Located in Sections 71 & 72, T-7-S, R-1-E, Greensburg Land District, East Baton Rouge Parish, Louisiana For G2 Development, LLC by David L. Patterson P.L.S. dated 09/29/2020
- (*) represents the Basis of Bearings. Bearings are based on reference map "A" (above). Distances are U.S. Survey Feet
- No attempt has been made by LandSource, Inc., to verify title, actual legal ownerships, deed restrictions, servitudes, easements, or other burdens on the property other than that furnished by the client or his representative.
- Utilities: The underground utilities shown hereon have been located from visible utility features, and/or previous construction drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. The surveyor has not physically located the underground utilities, except for above ground visible utility features.
- Parking Summary:
Regular Spaces: 280
Handicap Spaces: 14
Total Spaces: 294

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S 30°42'38" E	41.03'



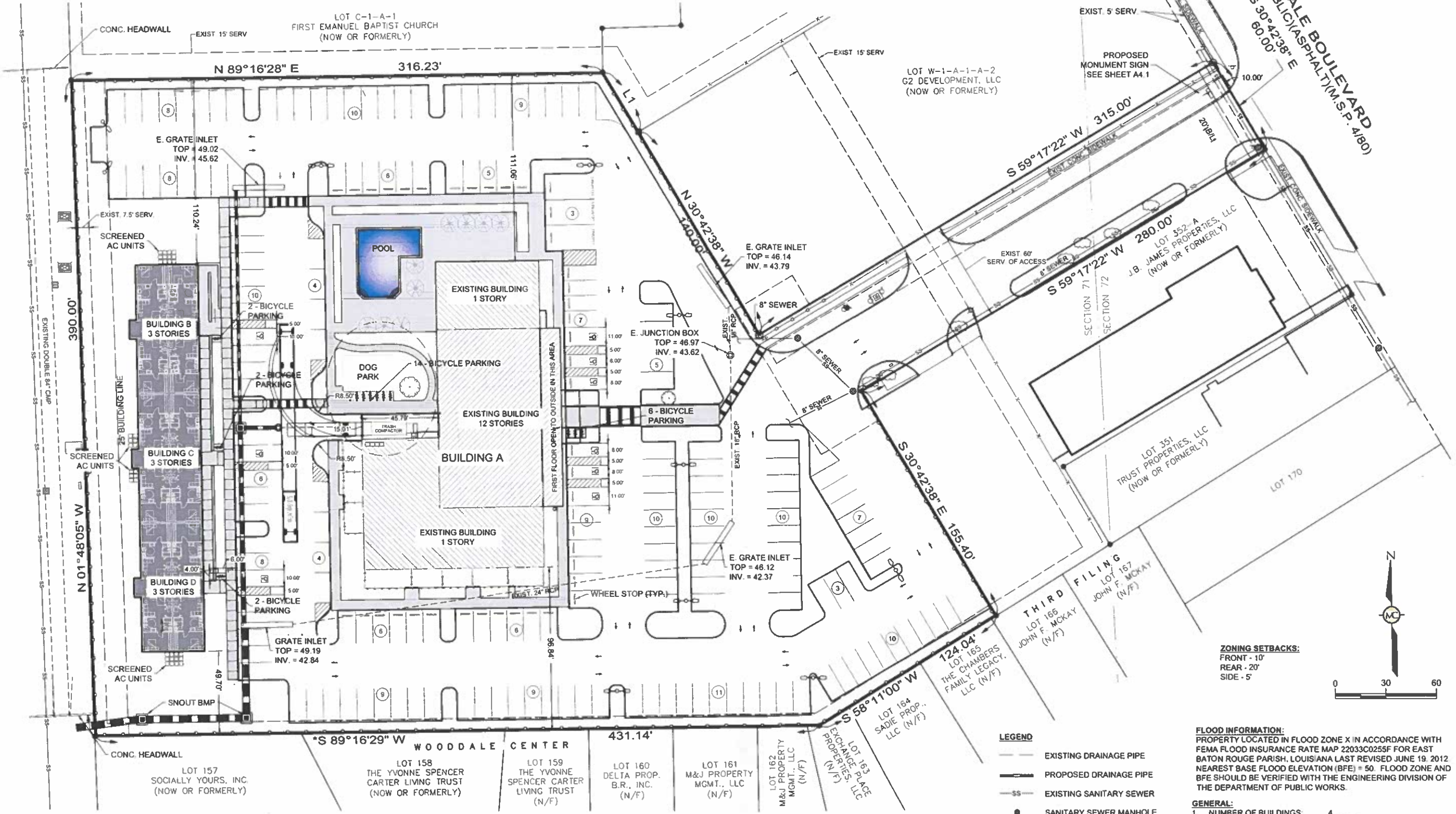


MONROE & CORIE, INC.
CONSULTING ENGINEERS
11325 Pennsylvania Avenue
Baton Rouge, Louisiana 70809
Tel. (225) 293-1905 Fax (225) 293-1941

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DESIGN BY: CHC
DRAWN BY: CHC
SCALE: 1" = 50'

UTILITY CONTACTS

WATER	ELECTRICITY	TELEPHONE	FIRE DEPARTMENT	SEWER	GAS
PARISH WATER MARGIE SWANSON PH. (225) 928-1000	ENERGY AARON LODGE PH. (225) 346-3928	AT&T SCOTT CAMPBELL PH. (225) 291-1860	BATON ROUGE FIRE DEPARTMENT (225)	EAST BATON ROUGE PARISH ENVIRONMENTAL DIVISION PH. (225) 389-5623	ENERGY GAS ABBY CAMPO PH. (225) 354-3139



TYPE	UDC RATIO	PROJECT UNITS	REQUIRED	PROPOSED
12 STORY BLDG.	1SPACE/UNIT	150	150	150
3 STORY BLDG B, C, & D	1SPACE/UNIT	36	36	39
TOTAL		186	186	190
ACCESSIBLE PARKING			6	9
BICYCLE PARKING	1BIKE SP/20 VEHICLE SP.	193	10	26

SEWER
PUBLIC SEWER EXIST AT THE SITE TO SERVE THE EXISTING BUILDING. A NEW PRIVATE SEWER COLLECTION LINE WILL BE EXTENDED TO THE PROPOSED BUILDING LOCATED ON THE WEST END OF THE SITE.

DRAINAGE
THE STORM WATER RUNOFF FROM THIS SITE WILL BE COLLECTED INTO A SUBSURFACE COLLECTION SYSTEM AND DIRECTED INTO THE EXISTING STORMWATER COLLECTION SYSTEM LOCATED AT THE WEST PROPERTY LINE ON THE SITE PLAN. THIS PUBLIC STORM SYSTEM IS A LATERAL OF JONES CREEK.

EXTERIOR LIGHTING
THE SITE LIGHTING DESIGN FOR THIS DEVELOPMENT WILL ADHERE TO THE REQUIREMENTS OF CHAPTER 14.1.2 "SITE LIGHTING" OF THE UNIFIED DEVELOPMENT CODE.

ADDRESSES:
BUILDING A 1881 WOODDALE BLVD.
BUILDINGS B, C, & D 1887 WOODDALE BLVD.

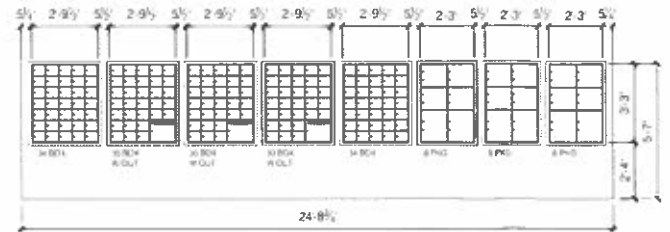
- LEGEND**
- EXISTING DRAINAGE PIPE
 - PROPOSED DRAINAGE PIPE
 - SS — EXISTING SANITARY SEWER
 - SANITARY SEWER MANHOLE
 - PROPOSED ALUMINUM FENCE
 - ◆ EXIST. FIRE HYDRANT
 - SITE LIGHTING

FLOOD INFORMATION:
PROPERTY LOCATED IN FLOOD ZONE X IN ACCORDANCE WITH FEMA FLOOD INSURANCE RATE MAP 22033C0255F FOR EAST BATON ROUGE PARISH, LOUISIANA LAST REVISED JUNE 19, 2012 NEAREST BASE FLOOD ELEVATION (BFE) = 50. FLOOD ZONE AND BFE SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF PUBLIC WORKS.

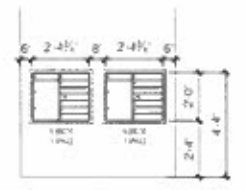
- GENERAL:**
- NUMBER OF BUILDINGS: 4
EXISTING BUILDING 12 STORIES - 161.39'
PROPOSED BUILDINGS 3 STORIES - 45' HEIGHT
 - PROPOSED DENSITY: 43.15 UNITS PER ACRE
 - MAX DENSITY: 43.6 UNITS PER ACRE
 - THE AC UNITS AND ANY NOISY EQUIPMENT WILL LOCATED ON THE ROOF OF THE 12 STORY BUILDING AND ADJACENT TO THE 3 STORY BUILDING.
 - THIS SITE PLAN IS FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY SURVEY.

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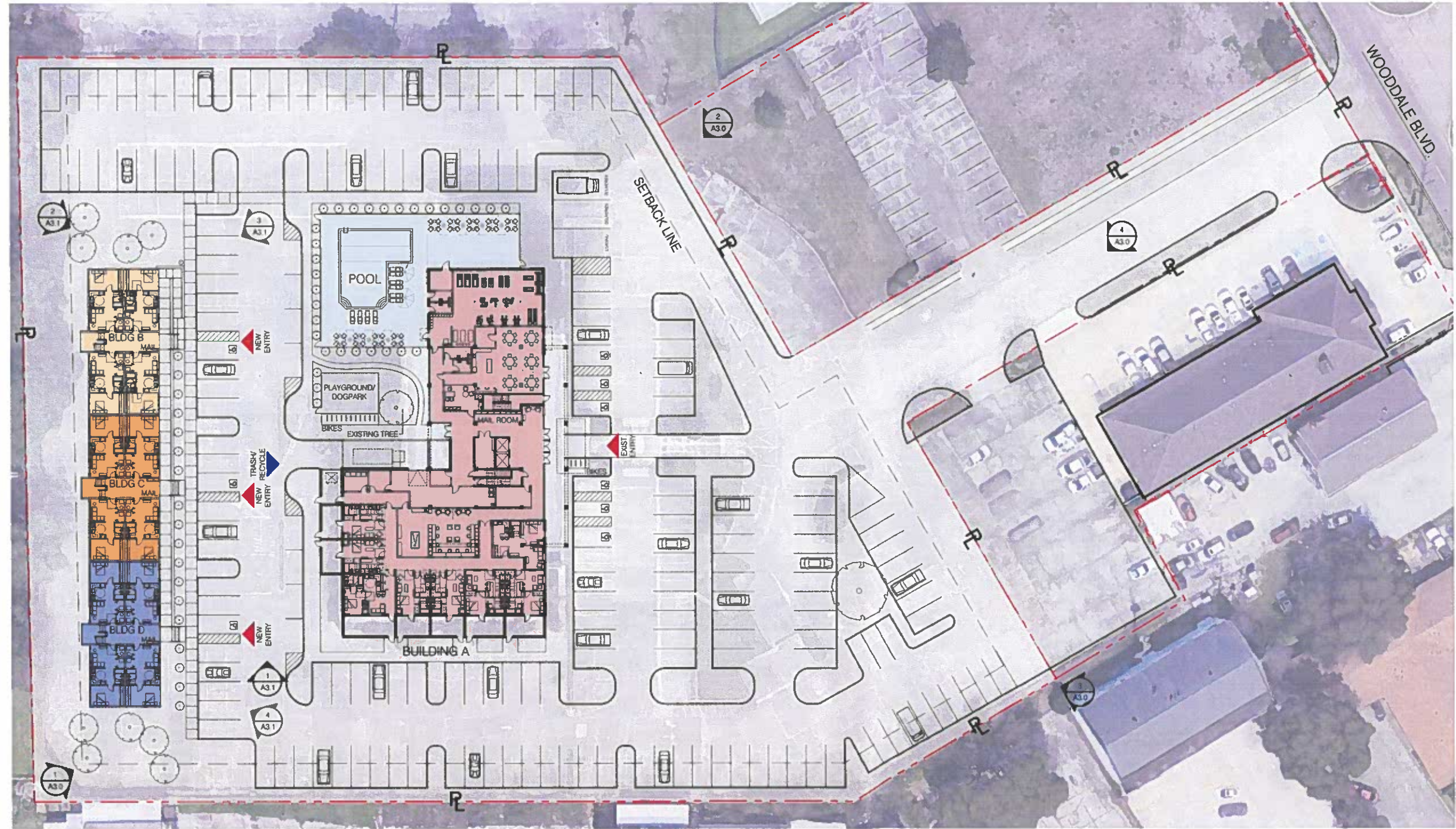
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2 BUILDING A MAILBOX ELEVATION
SCALE 1/2" = 1'-0"



3 B, C & D MAILBOX ELEVATION
SCALE 1/2" = 1'-0"



SITE DATA	
TOTAL SITE AREA	4.310 ACRES
MAX UNIT COUNT	187
PROGRAMMED UNITS	
BUILDING A	150
BUILDING B	12
BUILDING C	12
BUILDING D	12
TOTAL UNIT COUNT	186
TOTAL PARKING COUNT	193
ADA PARKING COUNT	6+3

1 PROPOSED SITE PLAN
SCALE 1" = 30'-0"



RHINO INVESTMENTS GROUP
 CLIENT: OWNER
 DISTRICT 225
 PROJECT NAME: 1885 WOODDALE BLVD
 LOCATION: BATON ROUGE, LA 70806

REVISION HISTORY		
NO.	PURPOSE OF CHANGE	DATE

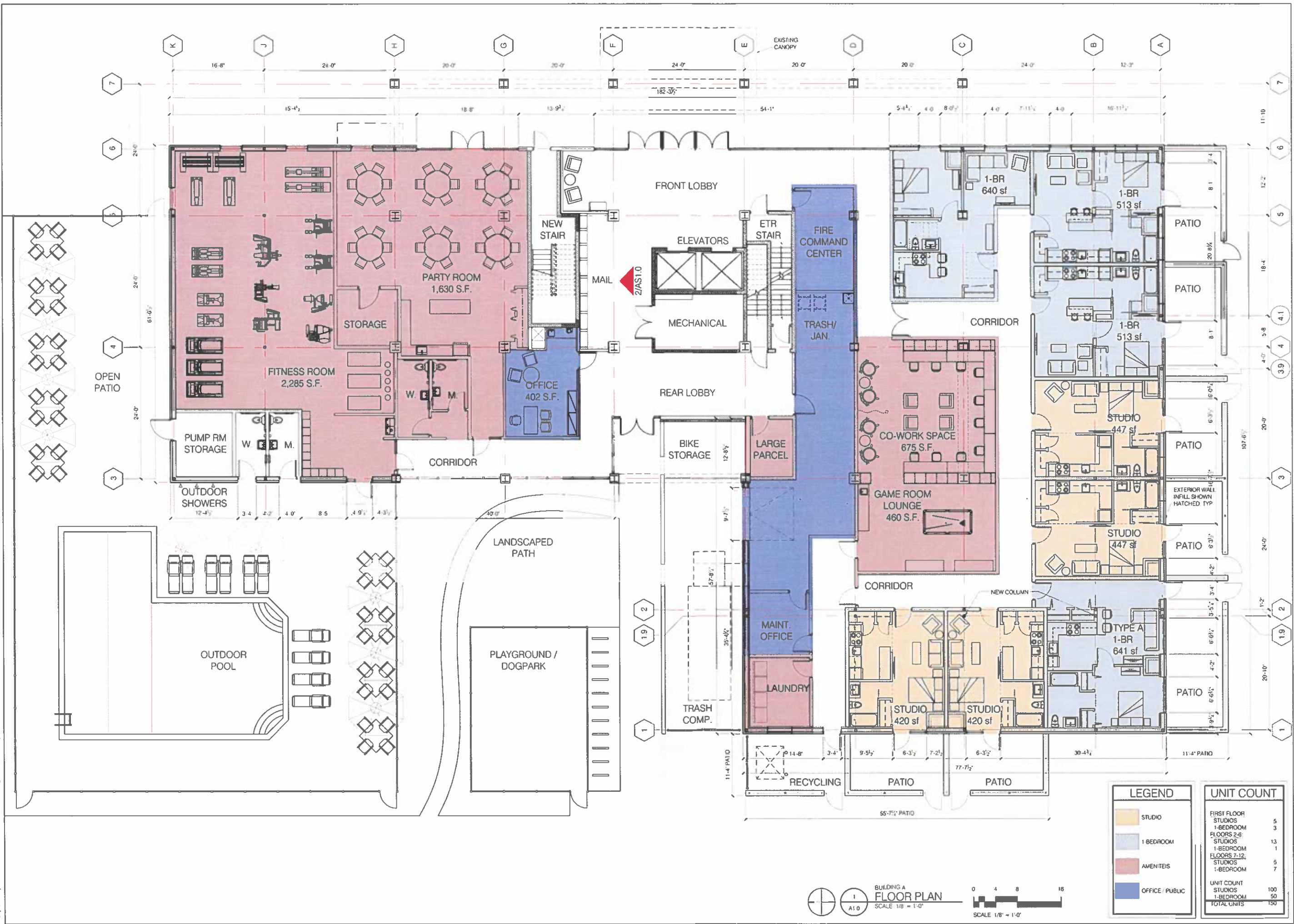
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CONCEPTUAL SITE PLAN

JOB# | DRAWN BY | REVIEWED BY:
 21-852 | DKS | DJS

DRAWING NUMBER
AS1.0
 DATE
 9/27/21

PRELIMINARY: NOT FOR CONSTRUCTION

File: [Y:\11-Projects\21-852 Rhino Wooddale - Drawings\Fit Plans\Rhino-Baton Rouge-Floor Plans Building A.dwg] Plotted On: [09/27/2021 04:20:50 PM]



RHINO INVESTMENTS GROUP
 CLIENT OWNER
DISTRICT 225
 PROJECT NAME
1885 WOODDALE BLVD
 LOCATION
BATON ROUGE, LA 70806
 LOCATION

REVISION HISTORY

NO.	PURPOSE OF ISSUE	DATE

DRAWING FILE #
CONCEPTUAL FIRST FLOOR PLAN
 JOB # DRAWN BY REVIEWED BY
 21-8521 DKS DJS

DRAWING NUMBER
A1.0
 DATE
9/27/21

PRELIMINARY: NOT FOR CONSTRUCTION



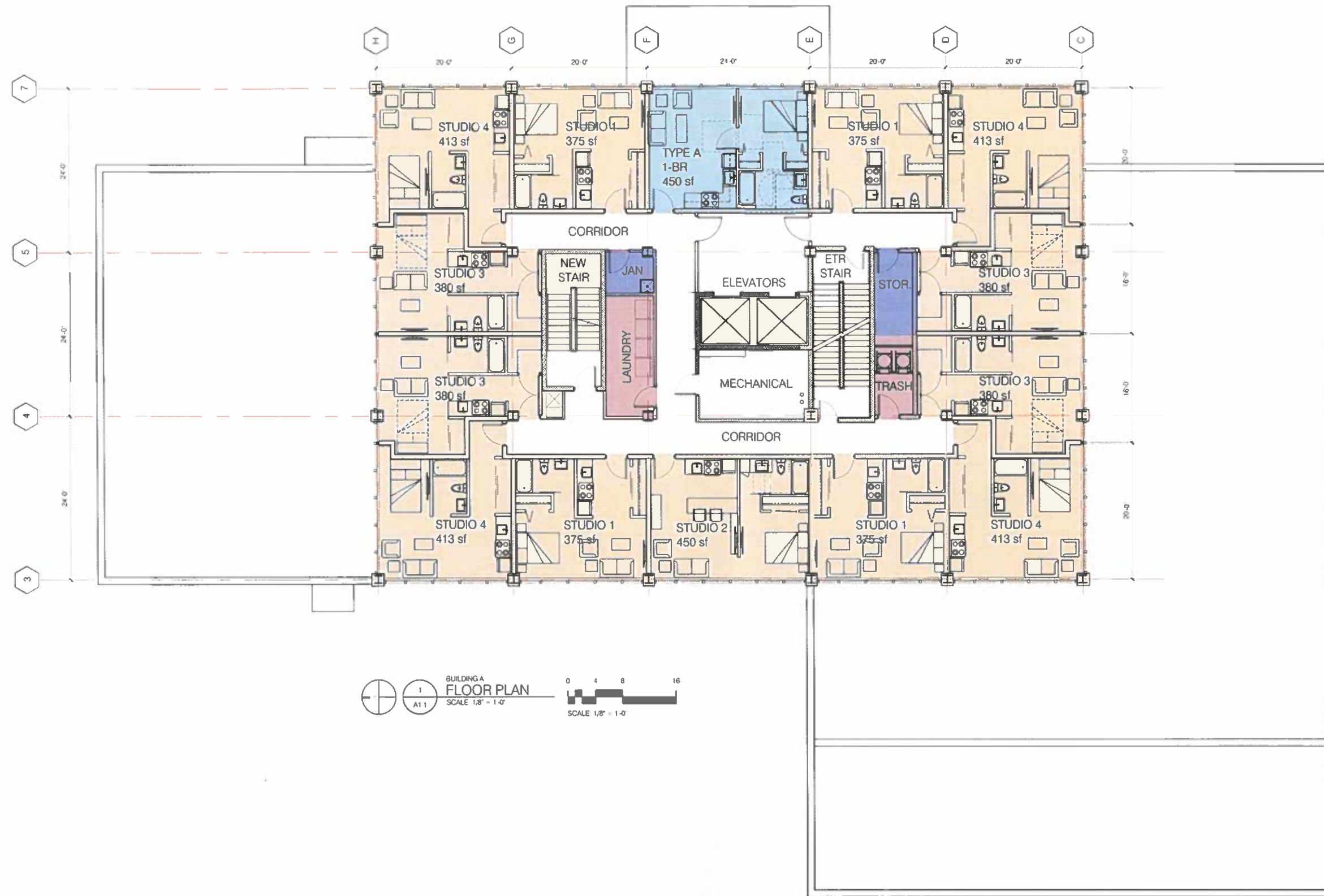
LEGEND

- STUDIO
- 1-BEDROOM
- AMENITIES
- OFFICE / PUBLIC

UNIT COUNT

UNIT COUNT	STUDIOS	1-BEDROOM	TOTAL UNITS
FIRST FLOOR	5	3	8
FLOORS 2-6	13	1	14
FLOORS 7-12	5	7	12
UNIT COUNT	100	50	150

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BUILDING A
FLOOR PLAN
SCALE 1/8" = 1'-0"
0 4 8 16
SCALE 1/8" = 1'-0"

UNIT COUNT	
FIRST FLOOR	
STUDIOS	5
1-BEDROOM	3
FLOORS 2-6:	
STUDIOS	13
1-BEDROOM	1
FLOORS 7-12:	
STUDIOS	5
1-BEDROOM	7
UNIT COUNT	
STUDIOS	100
1-BEDROOM	50
TOTAL UNITS	150

LEGEND	
	STUDIO
	1-BEDROOM
	AMENITIES
	OFFICE / PUBLIC



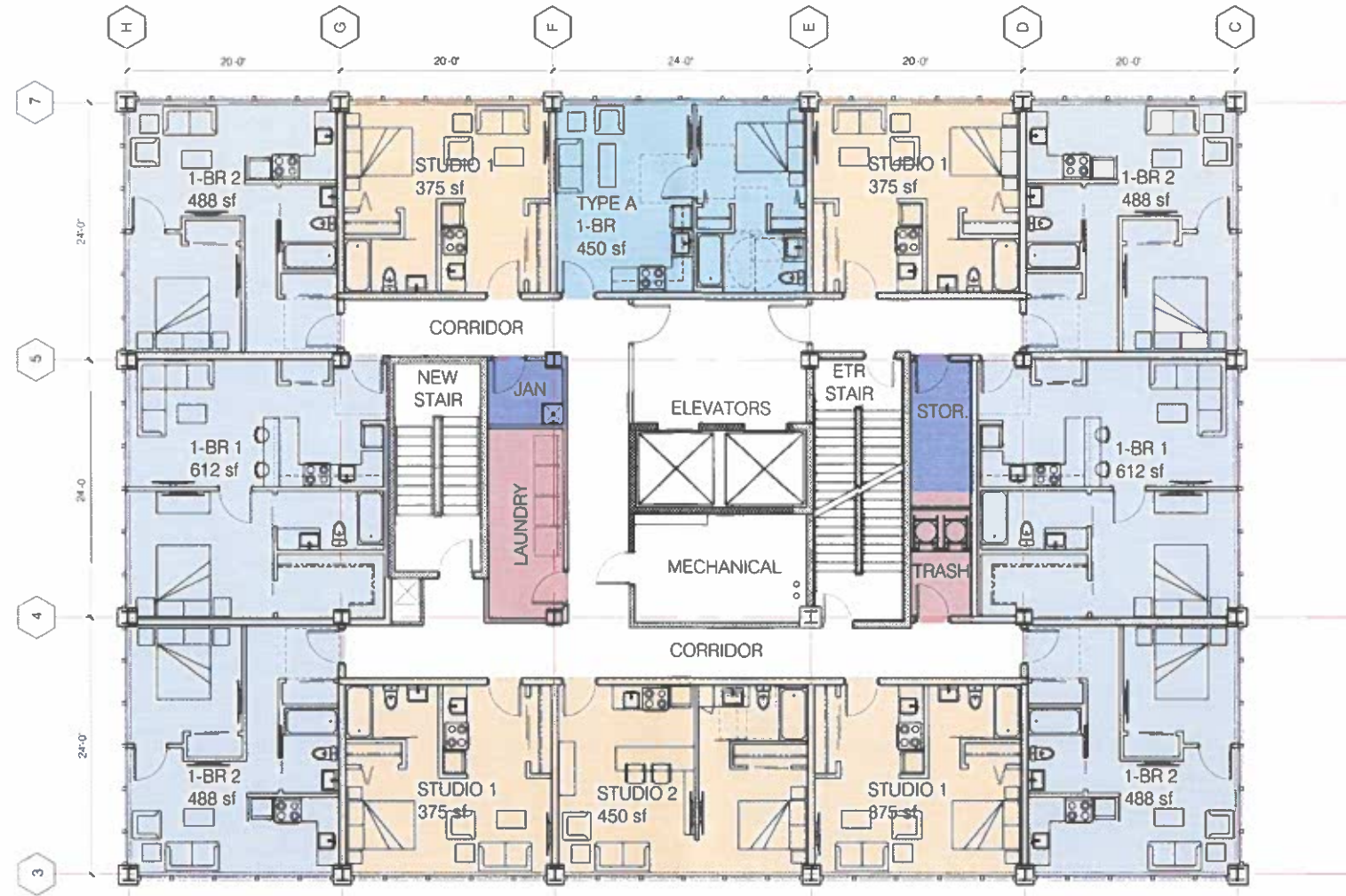
RHINO INVESTMENTS GROUP
 CLIENT OWNER
DISTRICT 225
 PROJECT NAME
1885 WOODDALE BLVD
 LOCATION
BATON ROUGE, LA 70806
 LOCATION

REVISION HISTORY			
NO.	PURPOSE OF ISSUE	DATE	

DRAWING STYLE
CONCEPTUAL FLOORS 2-6 PLAN
 JOB NO. 21-8521 DRAWN BY: DKS REVISIONS BY: DJS

DRAWING NUMBER
A1.1
 ISSUE
9/27/21

PRELIMINARY: NOT FOR CONSTRUCTION



BUILDING A
FLOOR PLAN
SCALE 1/8" = 1'-0"
0 4 8 16
SCALE 1/8" = 1'-0"

UNIT COUNT	
FIRST FLOOR	
STUDIOS	5
1-BEDROOM	3
FLOORS 2-6:	
STUDIOS	13
1-BEDROOM	1
FLOORS 7-12:	
STUDIOS	5
1-BEDROOM	7
UNIT COUNT	
STUDIOS	100
1-BEDROOM	50
TOTAL UNITS	150

LEGEND	
	STUDIO
	1-BEDROOM
	AMENITIES
	OFFICE / PUBLIC



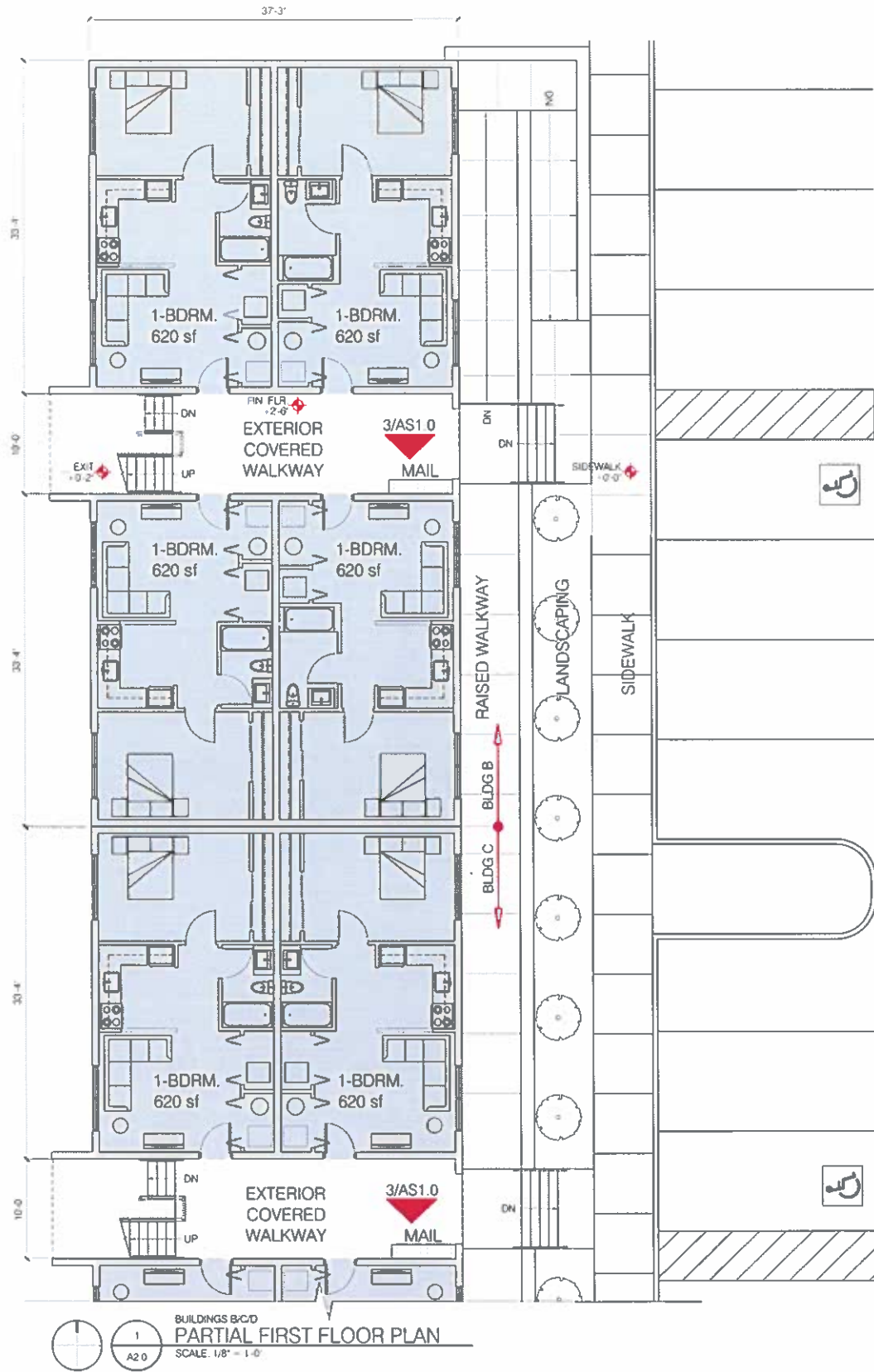
RHINO INVESTMENTS GROUP
CLIENT / OWNER
DISTRICT 225
PROJECT NAME
1885 WOODDALE BLVD
LOCATION
BATON ROUGE, LA 70806
LOCATION

REVISION HISTORY		
NO.	PURPOSE OF ISSUE	DATE

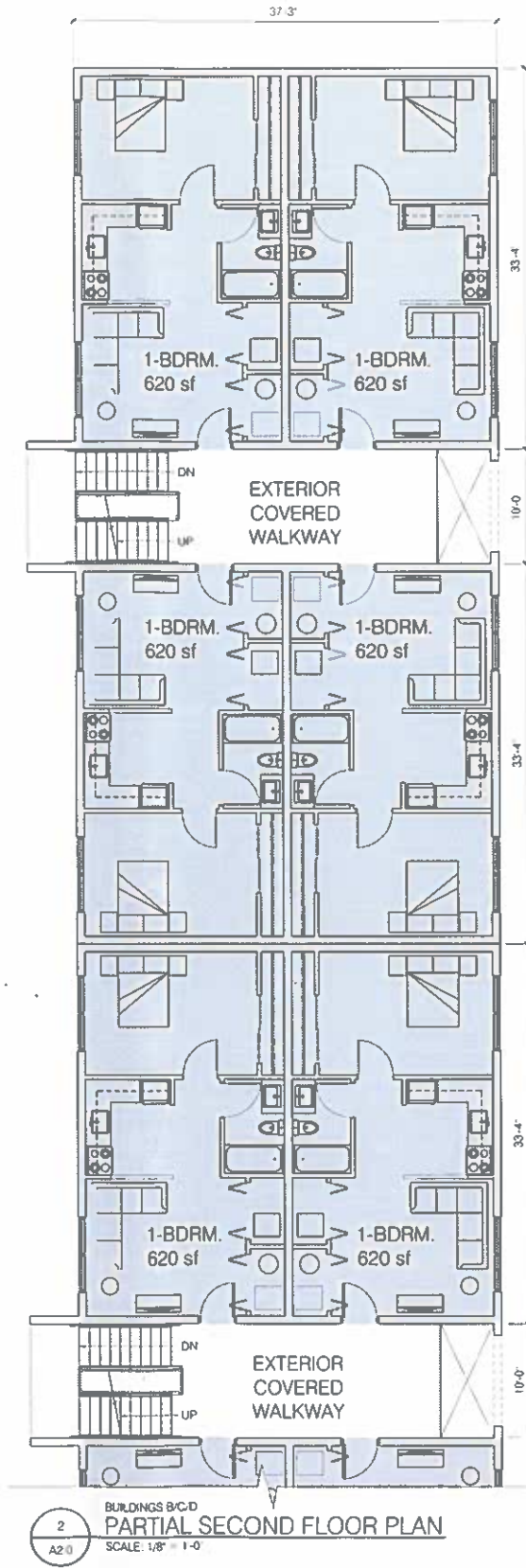
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JOB # 21-4821 DRAWN BY DKS REVIEWED BY DJS

DRAWING NUMBER
A1.2
DATE
9/27/21

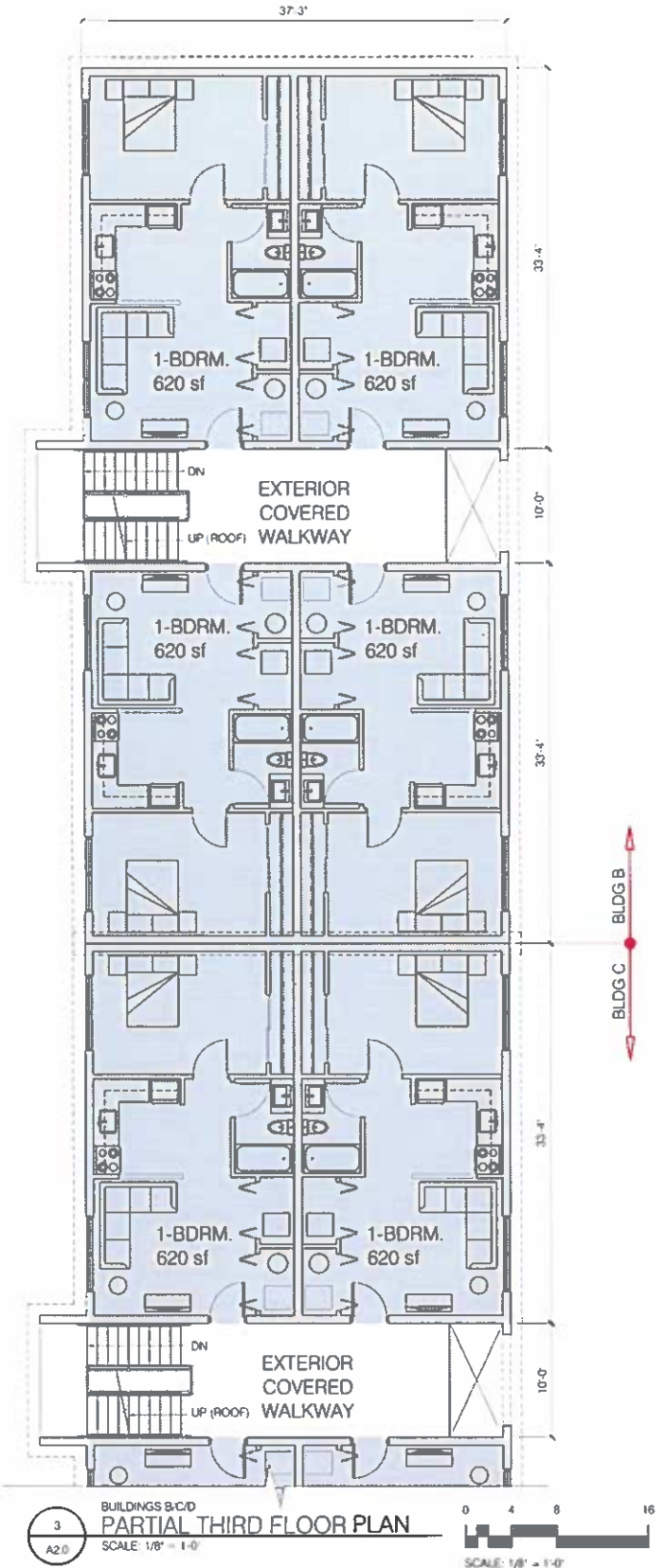
PRELIMINARY: NOT FOR CONSTRUCTION



1 BUILDINGS B/C/D
PARTIAL FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 BUILDINGS B/C/D
PARTIAL SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



3 BUILDINGS B/C/D
PARTIAL THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

UNIT COUNT	
FIRST FLOOR	
STUDIOS	0
1-BEDROOM	12
SECOND FLOOR	
STUDIOS	0
1-BEDROOM	12
THIRD FLOOR	
STUDIOS	0
1-BEDROOM	12
UNIT COUNT	
STUDIOS	0
1-BEDROOM	36
TOTAL UNITS	36

LEGEND	
[Blue Box]	1 BEDROOM
BUILDING AREA	
EACH BUILDING	
FIRST FLOOR	2902 S F
SECOND FLOOR	2902 S F
THIRD FLOOR	2902 S F
TOTAL	8706 S F
TOTAL COMBINED	26,118 S F



RHINO INVESTMENTS GROUP
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DISTRICT 225
PROJECT NAME
1885 WOODDALE BLVD
LOCATION
BATON ROUGE, LA 70806
LOCATION

REVISION HISTORY		
NO.	PURPOSE OF ISSUE	DATE

CONCEPTUAL PARTIAL FLOOR PLANS
JOB# | DRAWN BY | REVIEWED BY
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DRAWING NUMBER
A2.0
ISSUE
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4 EAST PROPOSED RENDERING
SCALE: NTS
A3 0



3 SOUTHEAST PROPOSED RENDERING
SCALE: NTS
A3 0



2 NORTHEAST PROPOSED RENDERING
SCALE: NTS
A3 0



1 SOUTHWEST PROPOSED RENDERING
SCALE: NTS
A3 0



RHINO INVESTMENTS GROUP
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1885 WOODDALE BLVD
LOCATION
BATON ROUGE, LA 70806
LOCATION

REVISION HISTORY		
NO	PURPOSE OF ISSUE	DATE

DRAWING TITLE
CONCEPTUAL BUILDING A IMAGES
JOB# | DRAWN BY | REVIEWED BY
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DRAWING NUMBER
A3.0
ISSUE
9/27/21

PRELIMINARY: NOT FOR CONSTRUCTION



4
A3.1
SOUTHWEST
PROPOSED RENDERING
SCALE: NTS



3
A3.1
NORTHWEST
PROPOSED RENDERING
SCALE: NTS



2
A3.1
NORTHWEST
PROPOSED RENDERING
SCALE: NTS



1
A3.1
SOUTH
PROPOSED RENDERING
SCALE: NTS



RHINO INVESTMENTS GROUP
 CLIENT / OWNER
 DISTRICT 225
 PROJECT NAME
 1885 WOODDALE BLVD
 LOCATION
 BATON ROUGE, LA 70806
 LOCATION

REVISION HISTORY		
NO.	PURPOSE OF ISSUE	DATE

DRAWING TITLE
**CONCEPTUAL
 BLDGS B,C,D
 IMAGES**
 JOB# | DRAWN BY | REVIEWED BY
 21-492 | DKS | DJS

DRAWING NUMBER
A3.1
 ISSUE
 9/27/21

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4 WEST PROPOSED ELEVATION SCALE NTS



3 NORTH PROPOSED ELEVATION SCALE NTS



2 EAST PROPOSED ELEVATION SCALE NTS



1 SOUTH PROPOSED ELEVATION SCALE NTS



RHINO INVESTMENTS GROUP
 CLIENT / OWNER: DISTRICT 225
 PROJECT NAME: 1885 WOODDALE BLVD
 LOCATION: BATON ROUGE, LA 70806

REVISION HISTORY

NO.	PURPOSE OF ISSUE	DATE

DRAWING TITLE: **CONCEPTUAL BUILDING A ELEVATIONS**
 DATE: 9/27/21
 DRAWN BY: DKS
 REVISION BY: DJS

DRAWING NUMBER: **A4.0**
 ISSUE: 9/27/21

PRELIMINARY. NOT FOR CONSTRUCTION

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5 SITE SIGNAGE
SCALE NTS



4 WEST PROPOSED ELEVATION
SCALE NTS



3 NORTH PROPOSED ELEVATION
SCALE NTS



2 EAST PROPOSED ELEVATION
SCALE NTS



1 SOUTH PROPOSED ELEVATION
SCALE NTS



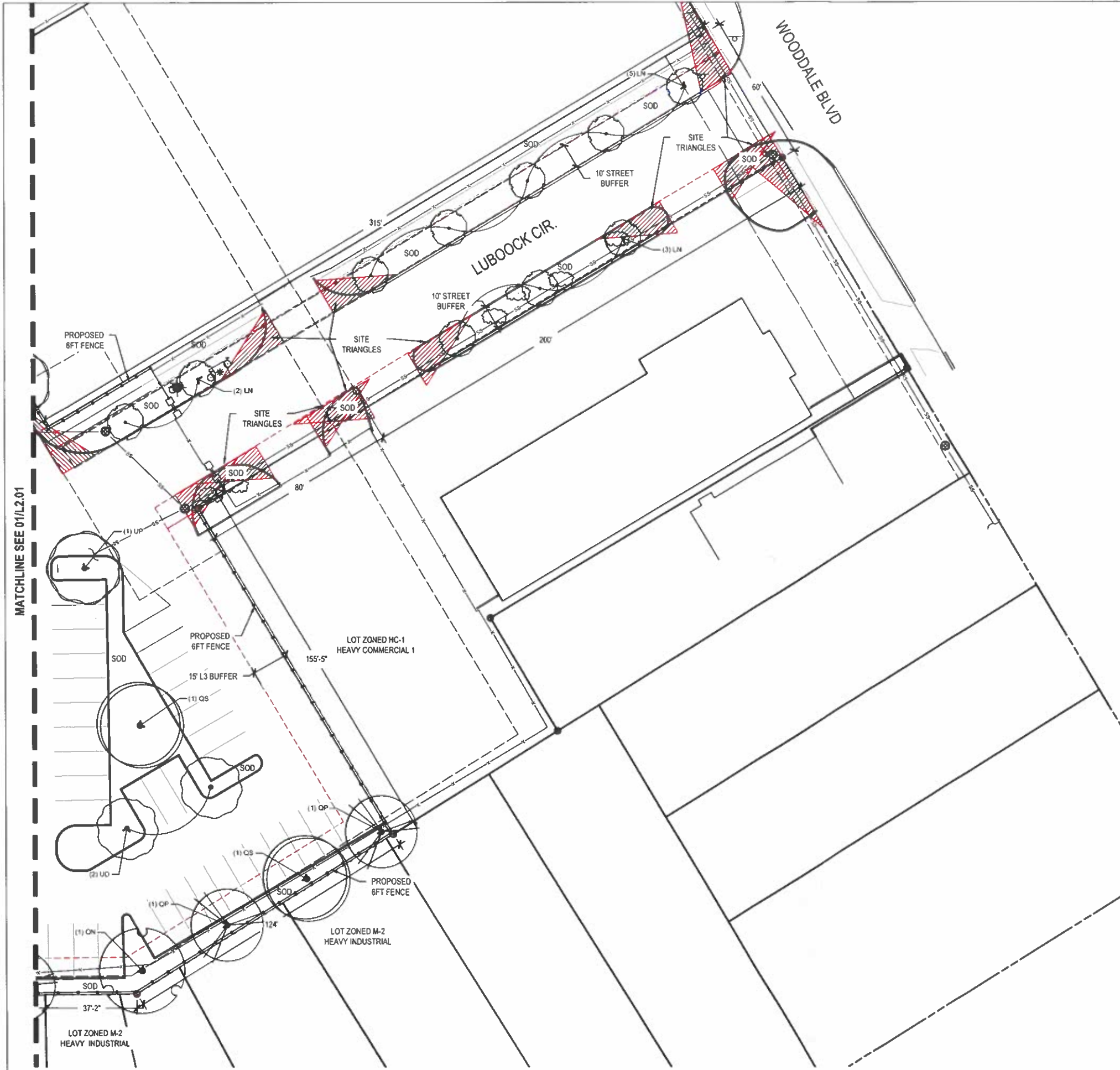
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 CLIENT OWNER
DISTRICT 225
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1885 WOODDALE BLVD
 LOCATION
BATON ROUGE, LA 70806

REVISION HISTORY		
NO.	PURPOSE OF ISSUE	DATE

DRAWING TITLE
CONCEPTUAL BLDGS B,C,D ELEVATIONS
 JOB# DRAWN BY REVISION BY
 11-852 DKS DJS

DRAWING NUMBER
A4.1
 ISSUE
 9/27/21

PRELIMINARY: NOT FOR CONSTRUCTION



01 LANDSCAPE ORDINANCE PLAN
SCALE: 1"=20'-0"

02 PLANTING SCHEDULE
SCALE: NTS

CLASS A	CODE	BOTANICAL / COMMON NAME
	LS	Liquidambar styraciflua 'Slender Silhouette' / Slender Silhouette Sweet Gum
	OP	Quercus phellos / Willow Oak
	OS	Quercus shumardii / Shumard Oak
	UP	Ulmus americana 'Princeton' / Princeton American Elm
CLASS B	CODE	BOTANICAL / COMMON NAME
	IS2	Ilex x attenuata 'Savannah' / Savannah Holly
	LN	Lagerstroemia x Natchez / Natchez Crape Myrtle
	ML	Magnolia grandiflora 'Little Gem' / Little Gem Magnolia
	UD	Ulmus parvifolia 'Drake' / Drake Elm

03 LANDSCAPE ORDINANCE REQUIREMENTS
SCALE: NTS

PER 18.3.3 BUFFERS BETWEEN ABUTTING PROPERTIES - SUBURBAN CHARACTER
THIS PROPERTY IS ZONED M-2. BUFFERS REQUIRE 1 CLASS A TREE PER 40 LF OR 1 CLASS B TREE PER 20 LF AND A CONTINUOUS SIX-FOOT TALL SCREEN ALONG THE PROPERTY LINE CONSISTING OF A CONTINUOUS EVERGREEN HEDGE OR A SOLID WALL OR FENCE.

PROPERTY LINE	ABUTTING PROPERTY USE	BUFFER TYPE REQUIRED	LENGTH (FT)	CLASS A TREES		CLASS B TREES		SCREEN		TREE CLASS TYPE & SIZE
				REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	
SOUTH	LIGHT COMMERCIAL & LIGHT INDUSTRIAL	15' T @ L3	710.56	18	18	YES 6' T	YES 6' T	EPHRAUE FENCE	YES 6' T	CLASS A TREES 7" CALIPER, CLASS B TREE 1.5" CALIPER
NORTH	COMMERCIAL & LIGHT INDUSTRIAL	15' T @ L3	487.28	12	12	YES 6' T	YES 6' T	EPHRAUE FENCE	YES 6' T	CLASS A TREES 7" CALIPER, CLASS B TREE 1.5" CALIPER

NOTES:
VISIBILITY TRIANGLES ARE SHOWN PER SECTION 18.7.2 OF THE UDC. NO TREES OR SHRUBS ABOVE 2 1/2' ARE SHOWN IN THESE TRIANGLE CLEAR ZONES.

PER 18.3.4 STREET YARD - SUBURBAN CHARACTER
10-FT WIDE LANDSCAPE STRIP REQUIRED BETWEEN BACK OF CURB AND SIDEWALK, EXCLUSIVE OF DRIVEWAYS AND ACCESS WAYS AT POINTS OF INGRESS AND EGRESS TO THE LOT. 1 CLASS A TREE PER 40 LINEAR FEET. TREE WELLS MAY BE USED AT 25 FEET MINIMUM IN AREA WHERE OVERHEAD UTILITIES ARE PRESENT. 1 CLASS B OR C TREE MAY REPLACE A CLASS A AT A RATE OF 1 CLASS B OR C EVERY 40 LINEAR FEET (PONER LINES ABOVE STREET YARD BUFFER).

STREET NAME	LENGTH OF ROAD (FT)	STREET TREES REQUIRED	STREET TREES PROVIDED	NOTES
WOODDALE BLVD	80	2	0	SITE TRIANGLES TAKE UP ENTIRE STREET YARD AREA
LUBBOCK CIR NORTH	315	8	7	SITE TRIANGLES TAKE UP MUCH OF THE STREET YARD AREA
LUBBOCK CIR SOUTH	280	7	3	SITE TRIANGLES TAKE UP MUCH OF THE STREET YARD AREA

PER 18.3.5 PARKING LOT LANDSCAPING - SUBURBAN 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 50% OF THE AREA. LANDSCAPED INTERIOR ISLANDS FOR EVERY 10 PARKING SPACES. ALL ISLANDS OF SPACES SHALL TERMINATE IN A CURBED LANDSCAPE ISLAND. TERMINAL ISLANDS SHALL HAVE A MINIMUM OF 5 FEET WIDE AND HAVE A LENGTH NO SHORTER THAN 3 FEET LESS THAN THE ADJACENT PARKING SPACE. A CURBED MEDIAN ISLAND WITH A MAXIMUM WIDTH OF 6 FEET INSIDE THE CURB SHALL BE PROVIDED BETWEEN EVERY 5 SINGLE PARKING ROWS AND ALONG PRIMARY INTERNAL AND EXTERNAL ACCESS DRIVES.

LANDSCAPED ISLAND	REQUIRED	PROVIDED
INTERIOR ISLANDS FOR EVERY 10 SPACES	YES	YES
TERMINAL ISLANDS	YES	YES
MEDIAN ISLANDS	YES	YES
CLASS A OR B TREES AT MIN. 100 FT OF PARKING SPACES	YES	YES

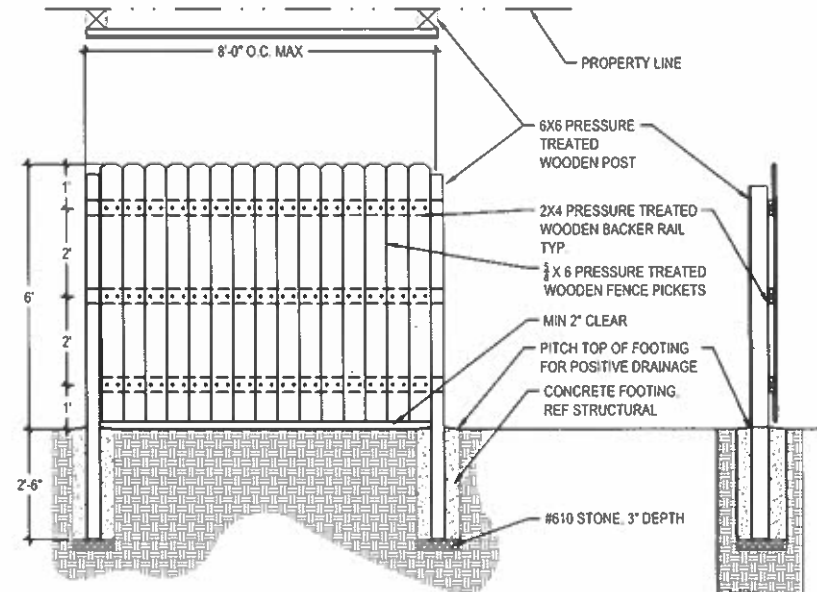
REVISION _____ DATE _____
PERMIT COMMENTS 09/23/21



01 PLANT SCHEDULE

SCALE: N.T.S.

CLASS A	CODE	BOTANICAL / COMMON NAME	CONT.	CAL.	SIZE	QTY
	QN	Quercus nuttallii / Nuttall Oak	30 gal	2"	8-10' H x 4-6' W	4
	QP	Quercus phellos / Willow Oak	30 gal	2"	8-10' H x 4-6' W	8
	QS	Quercus shumardii / Shumard Oak	30 gal	2"	8-10' H x 4-6' W	7
	UP	Ulmus americana / Princeton / Princeton American Elm	30 gal	2"	8-10' H x 4-8' W	14
CLASS B	CODE	BOTANICAL / COMMON NAME	CONT.	CAL.	SIZE	QTY
	IS2	Ilex attenuata / Savannah / Savannah Holly	30 gal	2"	8-10' H x 4-6' W	8
	LN	Lagerstroemia x Natchez / Natchez Crape Myrtle	30 gal	2"	7-8' H x 3-4' W	10
	ML	Magnolia grandiflora / Little Gem / Little Gem Magnolia	30 gal	2"	6-8' H x 4-6' W	2
	UD	Ulmus parviflora / Drake / Drake Elm	30 gal	2"	8-10' H x 4-8' W	17



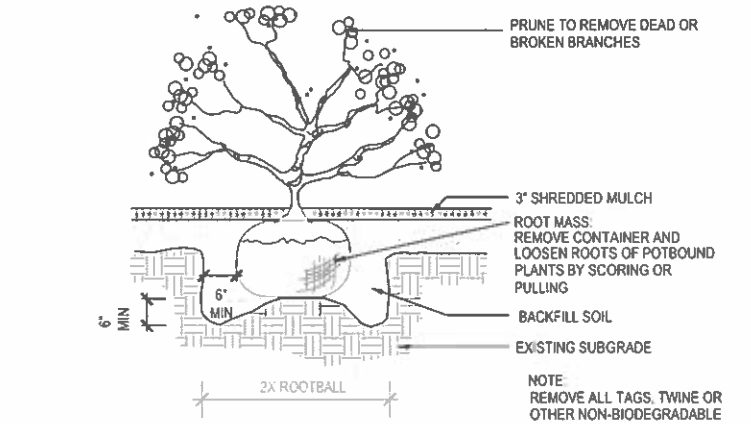
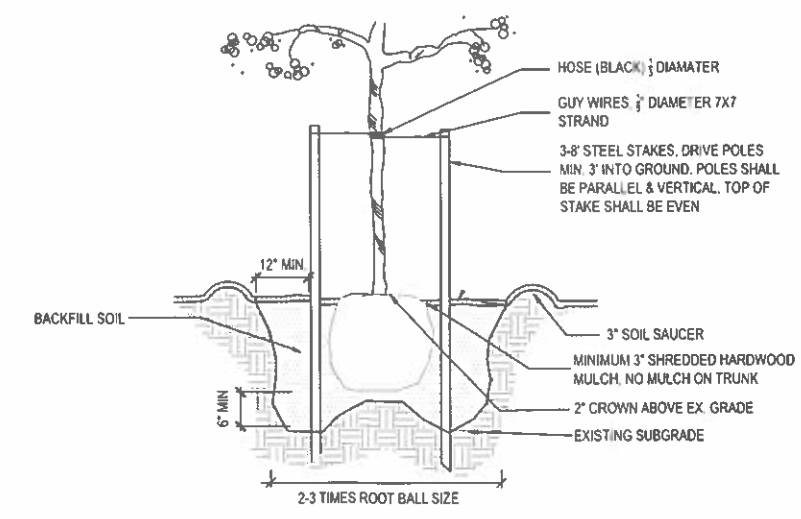
NOTES:
 1. TOP OF FENCE SHALL BE LEVEL
 2. ALL WOOD TO BE STAINED AND SEALED

02 6FT PRESSURE TREATED WOOD FENCE

SCALE: 1/2"=1'-0"

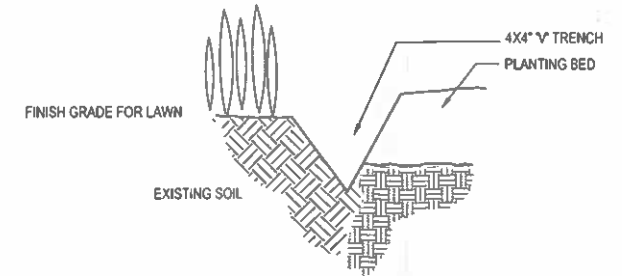
03 TREE STAKING

SCALE: N.T.S.



04 SHRUB PLANTING DETAIL

SCALE: N.T.S.



05 TRENCH EDGING DETAIL

SCALE: N.T.S.

06 GENERAL NOTES:

SCALE: N.T.S.

- LOCATE ALL UTILITIES ON THE SITE PRIOR TO COMMENCING ANY WORK. ANY DAMAGE DONE TO EXISTING OR NEW UTILITIES SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- COORDINATE WORK WITH THE WORK OF OTHER TRADES ON THE SITE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO SET ALL NEW CATCH BASIN ELEVATIONS AND SLOPES ON NEW DRAIN LINES SO THAT POSITIVE DRAINAGE WILL OCCUR.
- ENTIRE SITE SHALL BE GRADED TO FINISH GRADE PRIOR TO SCHEDULING PLANTING INSTALLATION.
- CONTRACTOR SHALL APPLY FOR AND PROCURE ALL REQUIRED PERMITS PRIOR TO COMMENCING WORK.
- STAKE OUT ALL TREE LOCATIONS FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- PLANTS SHALL BE SPECIMEN QUALITY, FULL POT AND HEAD, SYMMETRICAL FOLIAGE AND BRANCHING STRUCTURE.
- PROVIDE PHOTOGRAPHS WITH SCALE FIGURES FOR TREES AND LARGE SHRUBS OR SAMPLE TREES FROM NURSERY FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO THE SITE.
- PLANT MATERIAL OF THE SAME SPECIES SHALL BE MATCHING IN CHARACTER AND SIZE, AND OBTAINED FROM THE SAME SOURCE.
- LANDSCAPE CONTRACTOR SHALL FINE GRADE AND SOD ALL AREAS DAMAGED BY CONSTRUCTION. SEE PLANT LIST FOR OTHER SOD REQUIREMENTS.
- ALL TREES ARE TO BE STAKED AND PLANTED AS SHOWN IN DETAILS.
- TREES SPECIFIED TO BE CONTAINER GROWN, TREES WHICH HAVE BEEN GROWN IN FIELD CONDITIONS AND PLACED IN CONTAINERS WILL BE **NOT ACCEPTED**. TREES GROWN IN GROW BAGS WILL BE **NOT ACCEPTED**.
- PLANTS SHALL BE WELL FORMED, NO. 1 GRADE OR BETTER NURSERY STOCK AND SHALL MEET THE APPLICABLE STANDARDS NOTED HEREIN AND SHALL BE SUBJECT TO REJECTION BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
- THE LANDSCAPE ARCHITECT MAY REJECT ANY MATERIALS THAT DO NOT MEET THE REQUIREMENTS OF THE PLANT LIST, DRAWINGS OR NOTES. REJECTED MATERIALS SHALL BE REMOVED BY THE CONTRACTOR AT NO COST TO THE OWNER. IN THE EVENT THAT THE MATERIALS ARE REJECTED, THE CONTRACTOR SHALL PURSUE AND EXAMINE OTHER SOURCES OF MATERIALS UNTIL ACCEPTABLE SPECIMENS ARE FOUND. SUCH A CHANGE WILL NOT CONSTITUTE AND INCREASE IN COST TO THE OWNER.
- CONTRACTOR SHALL EXCAVATE ALL CONTAMINATED OR STRUCTURALLY ENGINEERED SOILS PRIOR TO PLANTING (CONCRETE, REBAR, DEBRIS, ETC.)
- ALL TREES SHALL EQUAL OR EXCEED THE MEASUREMENTS SPECIFIED IN THE PLANT LIST AND ARE MINIMUM ACCEPTABLE SIZE. DIMENSIONS FOR HEIGHT AND SPREAD IN THE PLANT LIST REFER TO THE MAIN BODY OF THE TREE AND NOT FROM THE BRANCH TIP TO BRANCH TIP.
- CALIPER SIZES SHALL BE MEASURED SIX INCHES (6") ABOVE GROUND LEVEL.
- PLANTS MEETING THE REQUIREMENTS IN THE PLANT LIST, BUT NOT POSSESSING NORMAL BALANCE BETWEEN HEIGHT AND SPREAD, HAVE DAMAGED BARK AND DAMAGED LIMBS WILL BE **NOT ACCEPTED**.
- ALL TREES SHALL BE MULCHED 3" THICK USING PINE STRAW.
- WATER MANAGEMENT GEL SHALL BE MIXED WITH SOIL FOR EACH TREE AS PER MANUFACTURER'S RECOMMENDATIONS. THE GEL SHALL CONSIST OF A POLYMER WITH THE ABILITY TO RETAIN AND RELEASE AVAILABLE WATER TO THE ROOT ZONE.
- FERTILIZER SHALL BE 10-12-12 OR OTHER APPROVED BLEND, APPLIED AT THE RATE RECOMMENDED BY THE MANUFACTURER. ANY FERTILIZER THAT BECOMES WET, CAKED OR OTHERWISE DAMAGED, MAKING IT UNSUITABLE FOR USE WILL BE **NOT ACCEPTED**.
- ALL TREE PITS MUST BE LOOSENEED TO A DEPTH THAT ANY HARDPAN HAS BEEN BROKEN AND MOISTURE IS ALLOWED TO MOVE THROUGH FREELY. ALL TREES SHALL BE SET PLUMB ON UNDISTURBED SUB GRADE. THE TREE MUST BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS TREE'S ORIGINAL GRADE IN NURSERY OR BE SLIGHTLY ABOVE (NO MORE THEN ONE AND ONE HALF INCHES) FINISHED GRADE. TREE SHALL SET ON UNDISTURBED SUBGRADE. TREES THAT ARE PLANTED TOO LOW OR THAT SETTLE BELOW FINISHED GRADE OR THAT ARE PLANTED TOO HIGH SHALL BE REPLANTED AT CONTRACTOR'S EXPENSE. ALL TREES MUST BE WATERED AT TIME OF PLANTING TO POINT OF SATURATION. BACKFILL AROUND ROOTBALL IN LAYERS TO PREVENT AIR POCKETS. DO NOT PACK THE SOIL TIGHTLY. USE LIGHT FOOT PRESSURE AND WATER TO GENTLY PACK THE SOIL. COMPLETELY REMOVE ALL WIRE BINDINGS AND TIES. COMPLETELY REMOVE BURLAP OR PEEL PACK BURLAP ON TOP 1/3 OF ROOT BALL AND CUT SIX 5 TO 10 INCH SLICES IN BURLAP. EVENLY SPACED AROUND ROOTBALL. PRUNE LOWER BRANCHES OF TREES WITH 1.5" TRUNK CALIPER OR GREATER, TO A MIN. HEIGHT OF 4'-0" ABOVE GROUND. NOTIFY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE IMMEDIATELY OF ALL SUBSURFACE DRAINAGE OR SOIL CONDITIONS WHICH THE CONTRACTOR CONSIDERS TO BE DETRIMENTAL TO THE GROWTH OR SURVIVAL OF THE PLANT MATERIAL.
- ALL LAWN AREAS THAT DO NOT SHOW SATISFACTORY GROWTH WITHIN 1 MONTH OF SODDING SHALL BE RE-SODDED AS DIRECTED UNTIL A SATISFACTORY LAWN HAS BEEN ESTABLISHED.
- ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE LANDSCAPE CONTRACTOR FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION OF THE WORK.
- FINAL ACCEPTANCE OF ALL TREES BY THE LANDSCAPE ARCHITECT WILL BE MADE ONLY IF ALL TREES ARE IN PLACE, LIVING AND ARE IN CONFORMANCE WITH THE DRAWING, PLANT LIST AND NOTES.

07 SODDING NOTES:

SCALE: N.T.S.

- SOD TO BE INSTALLED ON ALL OPEN AREAS OF SITE NOT OCCUPIED BY CONCRETE OR BUILDINGS.
- CONTRACTOR SHALL FINE GRADE AND SOD ALL DISTURBED AREAS ON SITE DEPENDING ON TREATMENT MATERIAL SURROUNDING.
- GRASS SOD SHALL BE BEREMUDA SOD AND SHALL BE FULL MATTED WITH GRASS ROOTS. THE SOD SHALL BE TAKEN UP IN RECTANGLES, PREFERABLY 12" x 14", SHALL BE A MINIMUM OF 2" IN THICKNESS, AND SHALL BE FREE OF WEEDS AND OTHER GRASSES AND SHALL HAVE A SOIL MAT OF SUFFICIENT THICKNESS ADHERING FIRMLY TO THE ROOTS TO WITHSTAND ALL NECESSARY HANDLING. ALL SOD SHALL BE SHADED AND KEPT MOIST UNTIL PLANTED. REPLANTING SHALL BE DONE WITHIN 48 HOURS OF HARVESTING.
- SODDING SCHEDULE. a) SOFT SPOTS AND INEQUALITIES IN GRADE SHALL BE CORRECTED BEFORE STARTING SOD WORK. b) GROUND SHALL BE SUFFICIENTLY MOISTENED PRIOR TO LAYING OF SOD. c) LAY SOD WITHOUT VOIDS, TAMP OR ROLL. SOD SHALL BE THOROUGHLY WATERED. THE SURFACE SHALL BE TRUE TO FINISHED GRADE. LINES EVEN AND FIRM AT ALL POINTS. d) PLACE SOD WITH STAGGERED JOINTS CLOSELY BUTTED, TAMPED OR ROLLED TO AN EVEN SURFACE TO THE REQUIRED FINISH GRADE. AVOID CONTINUOUS SEAM ALONG LINE OF WATER FLOW IN SWALES OR DEPRESSED AREAS. PLACE SOD IN ROWS AT RIGHT ANGLES TO SLOPE. e) FERTILIZE WITH A BALANCED FERTILIZER PER APPLICATION INSTRUCTIONS.
- ALL SURFACES SHALL BE SLOPED FOR POSITIVE DRAINAGE. THERE SHALL BE NO STANDING WATER ON SITE.
- GRADE ENTIRE SITE PRIOR TO SODDING.
- ALL PLANT MATERIAL (INCLUDING TURF GRASSES) SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE BY OWNER.

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 BATON ROUGE, LA 70806

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