CORBAN EARLY CHILDHOOD CENTER

## CONDITIONAL USE PERMIT (CUP - 4 - 19)

TRACT A-4-A-1 OF D. J. RICHARDSON TRACT LOCATED IN SECTION 40, T-8-S, R-2-E GREENSBURG LAND DISTRICT EAST BATON ROUGE PARISH, LA

## 0 Prairieville, LA 70769 Fax: (225) 673-3544

INDEX TO DRAWINGS: DESCRIPTION COVER

C1.00 C2.00 C3.00 C4.00 EXISTING LAYOUT SITE PLAN LAYOUT DRAINAGE LYAQUT LANDSCAPE PLAN BUILDING ELEVATIONS

### **GENERAL NOTES:**

CLASS ROOMS:

KIDS ENROLLED:

PLAYGROUND AREA: At Rear of Classrooms

UTILITIES: WATER: BATON ROUGE WATER CO. 8755 GOODWOOD BLVD 225-925-2011

ENTERGY 9585 PECUE LN BATON ROUGE, LA 70817

ENTERGY

SCHOOL DISTRICT:

2550 ROGAN WALK BATON ROUGE, LA 70802 225-922-5499

FIRE DISTRICT: ST. GEORGE FIRE DISTRICT #2 14100 AIRLINE HWY

BATON ROUGE, LA 70817

225-454-6661

WSTN

BATON ROUGE, LA 70802

### PLANNING SUMMARY:

SEWER-

EXISTING ZONING: RURAL

SETBACKS: FRONT- 15'

REAR-25

COMPREHENSIVE PLAN LAND USE CATEGORY: RESIDENTIAL NEIGHBORHOOD

EXISTING ZONING OF ADJACENT PARCELS: RURAL

ACREAGE: 1.860 ACRE

NUMBER OF BUILDINGS: 1

BUILDING HEIGHT: 30.0

NUMBER OF STORIES: 1 STORY

BUILDING SQUARE FOOTAGE: 12,000 SQ. FT.

PROPOSED USE: CONDITIONAL USE - CHILDHOOD CENTER

INTENSITY = 11 988 SO FT /1 857 ACRES

### LEGAL DESCRIPTION:

TRACT OR LOT NUMBER: LOT A-4-A-1

PROPERTY NAME: D. J. RICHARDSON TRACT

SECTION 40. T-8-S, R-2-E

CPPC PROPERTY ID: 1640867718

### OWNER/DEVELOPER INFORMATION:

ADDRESS: 37291 ENTERPRISE AVENUE PRAIRIEVILLE, LA 70769

TELEPHONE NUMBER: (225)-313-4341

### ENGINEER/SURVEYOR INFORMATION:

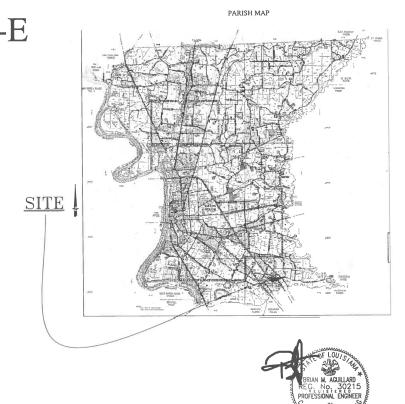
ENGINEER/SURVEYOR: BRIAN AGUILLARD

ADDRESS: PO BOX 1407 PRAIRIEVILLE LA 70769

TELEPHONE NUMBER: (225)-445-1894

FAX NUMBER: (225)-673-3544





FOR PERMIT ONLY

& Associates, LLC.

Aguillard

B.M.

P. O. Box 1407 none: (225) 445-1894

COVER

### GENERAL NOTES:

BASIS OF BEARING: \*S12°33'34"E, OBTAINED FROM REF. MAP 1.

THE WORDS "CERTIFY": "CERTIFIES": OR "CERTIFICATION" AS USED 2. THE WORDS CENTIFY CENTERED, VALUE THROUGH AND THE SIN UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION, AND BELIEF, AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

- 3. B.M. AGUILLARD & ASSOCIATES, LLC. HAS NOT AND DOES NOT PROVIDE DELINEATION OF JURISDICTIONAL WETLANDS.
- NO ATTEMPT HAS BEEN MADE BY MYSELF TO VERIFY ACTUAL LEGAL OWNERSHIPS. SERVITUDES. EASEMENTS. RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT SHOWN ON REFERENCE MAP(S) OR FURNISHED BY THE CLIENT OR HIS
- 5. CPPC #-1640867718
- 6. EXISTING LAND USE-UND
- FUTURE LAND USE-RN
- 8. TOTAL ACREAGE- 1.860 ACRE
- 9. CHARACTER AREA-SUBURBAN

10. UTILITIES: WATER-BATON ROUGE WATER CO. ELECTRIC-ENTERGY GAS-ENTERGY SCHOOL DISTRICT-EBR-6 FIRE DISTRICT-ST. GEORGE FIRE DISTRICT #2

- 11. THERE ARE NO EXISTING OR PROPOSED SERVITUDES ON THIS SITE.
- 12. PUBLIC FACILITIES THAT SERVE THIS SITE:

SCHOOLS: -WOODLAWN ELEMENTARY 8160 ANTIOCH ROAD BATON ROUGE, LA 70817 -WOODLAWN MIDDLE SCHOOL 14939 TIGER BEND ROAD BATON ROUGE, LA 70817 -WOODLAWN HIGH SCHOOL 15755 JEFFERSON HWY BATON ROUGE, LA 70817 FIRE STATIONS: LT. MICHAEL SCOTT LAMANA. USN MEMORIAL FIRE STATION #61 HOSPITALS: ALL EBR HOSPITALS

MANCHAC PARK AIRLINE HWY PARK

### FLOOD NOTE:

1. PROPERTY LIES IN FLOOD ZONE X ACCORDING TO FIRM PANEL 22033C 0355E DATED: 05/02/2008. ADJ. B.F.E.=27.0'. INUNDATION=26.0'

### ZONING:

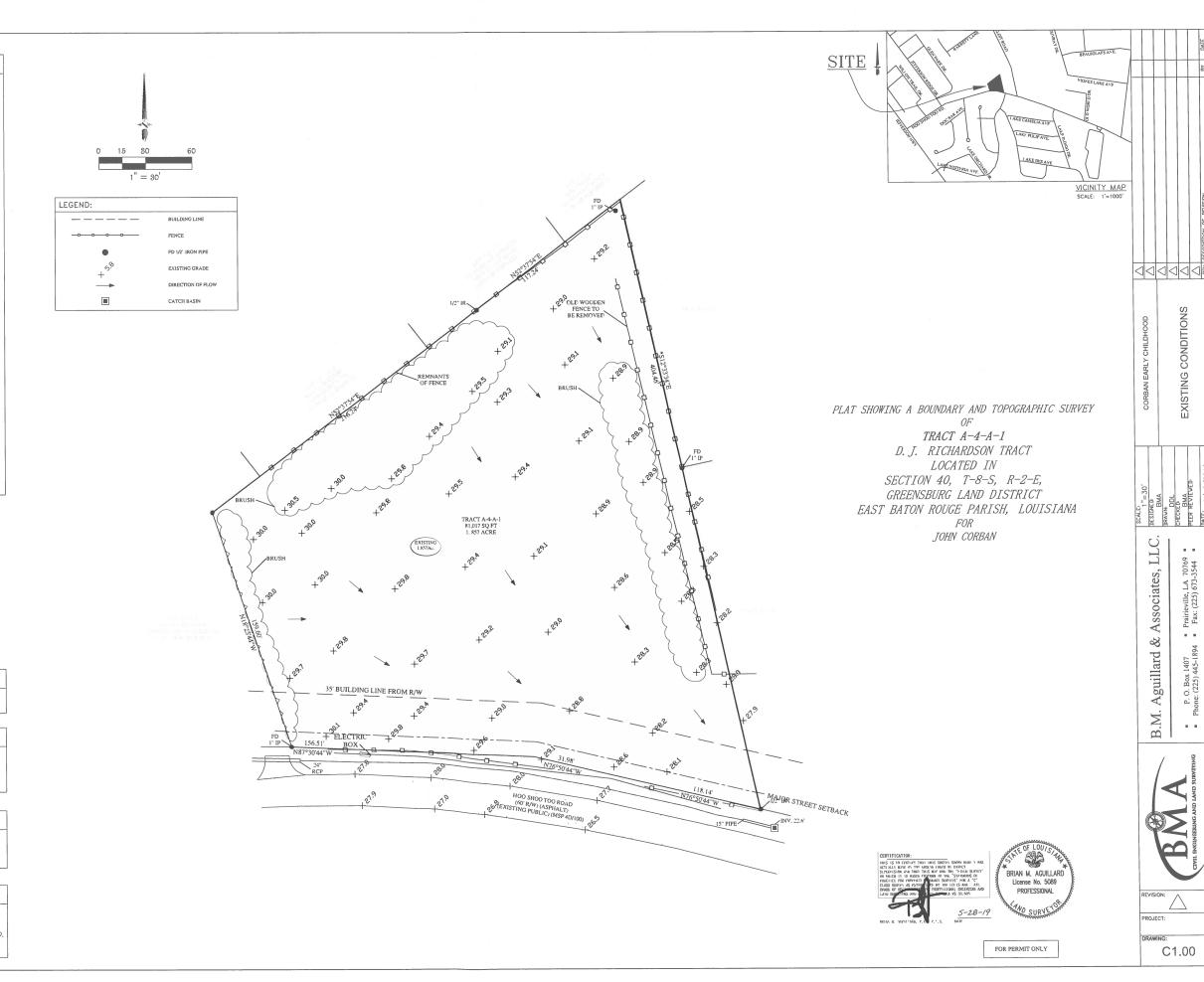
- 1. EXISTING ZONING: RURAL
- 2. SETBACKS: FRONT: 15' REAR: 25' SIDE: 5'

### SEWAGE DISPOSAL:

NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE LOCAL HEALTH AUTHORITY.

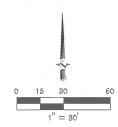
### REFERENCE MAP(S):

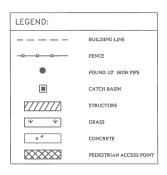
MAP SHOWING THE COMBINATION OF TRACT A-3-A AND TRACT 1. MAP SHOWING THE CUMBINALING OF IRACT A-3-A AND TRACT A-4-A INTO TRACT A-4-A IOF D.I. RICHARDSON TRACT LOCATED IN SECTION 40, T-8-S, R-2-E, GREENSBURG LAND DISTRICT. EAST BATON ROUGE PARISH. LOUISIANA BY BRIAN M. AGUILLARD. P.L.S. DATED 5-3-19. RECORDED ON 5-16-2019 AS ORIGINAL 867 BUNDLE 12957, P-2692863, 51503-EOP.



Prairieville, LA 7 Fax: (225) 673-3

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### GENERAL NOTES:

- SEWER TO BE TIED TO EBR PUBLIC TREATMENT.
- 2. BUILDING HEIGHT: 30.0°
- 3. NUMBER OF STORIES: 1 STORY
- 4. UTILITIES: WATER-BATON ROUGE WATER CO. (Underground)
  ELECTRIC-ENTERGY (Underground)
  GAS-NONE
  SCHOOL DISTRICT-EBR-6
  FIRE DISTRICT-ST. GEORGE FIRE DISTRICT #2
  SEWER-W.S.T.N

  5. THIS CONDITIONAL USE PERMIT IS NECESSARY TO PERMIT THE
  ESTABLISHMENT OF A BUILDING FOR EDUCATIONAL USE ON PROPERTY
  ZONED RURAL PER UDG SECTION 9.2.2.
- ZONED RURAL PER UDC SECTION 9.2.2.
- $6.\,$  This is not a legal boundary survey and shall not be used for sales. Recordation or conveyance.

### FLOOD NOTE:

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### ZONING:

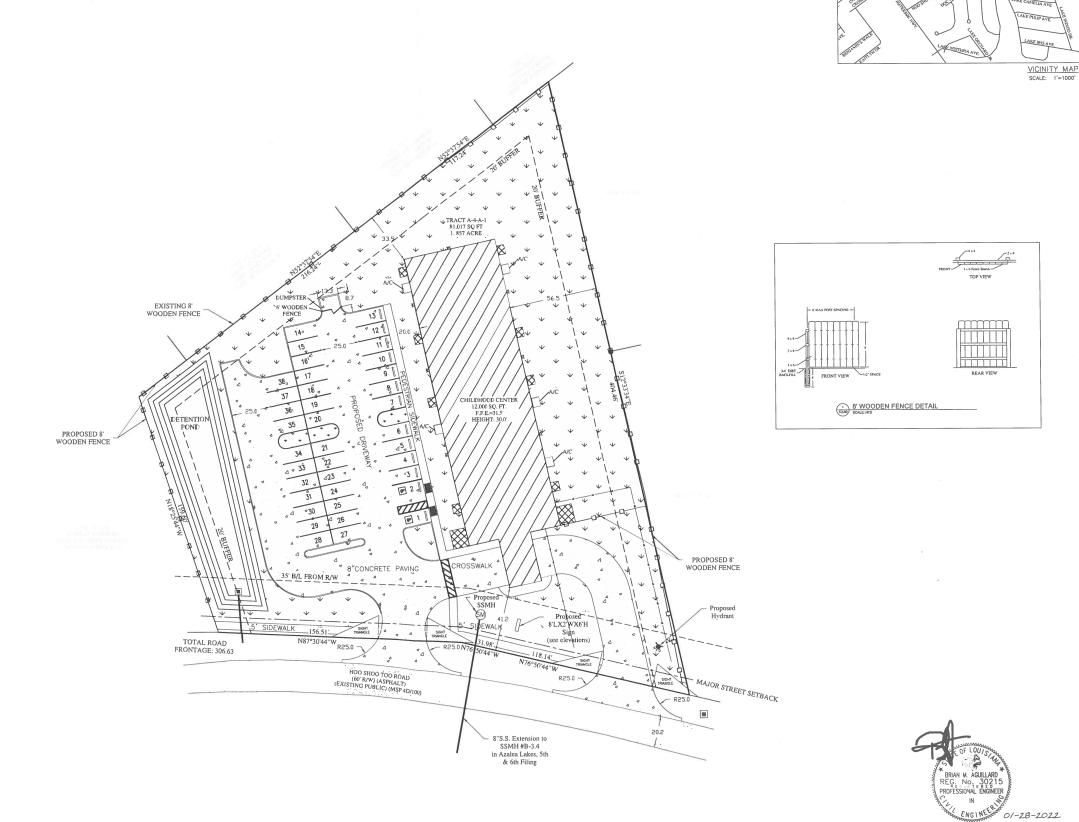
- EXISTING ZONING: RURAL SETBACKS: FRONT: 15' REAR: 25' SIDE: 5'

### A LIGHTING:

- 1. EXTERIOR WALL MOUNT WITH 50 WATT LED LAMP, 120 VOLT, COOPER CROSSTOUR OR EQUAL.
- 2. THIS SITE PLAN WILL COMPLY WITH ALL PROVISIONS OF THE LIGHTING ORDINANCE 14.6.



### XTOR Crosstour MAXX LED



SITE PLAN LAYOUT

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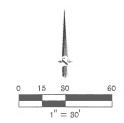
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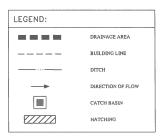
FOR PERMIT ONLY

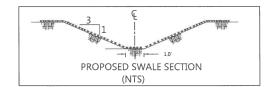
ieville, LA 70769 : (225) 673-3544

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### GENERAL NOTE:

1. THIS IS NOT A LEGAL BOUNDARY SURVEY AND SHALL NOT BE USED FOR SALES, RECORDATION OR CONVEYANCE.

### FLOOD NOTE:

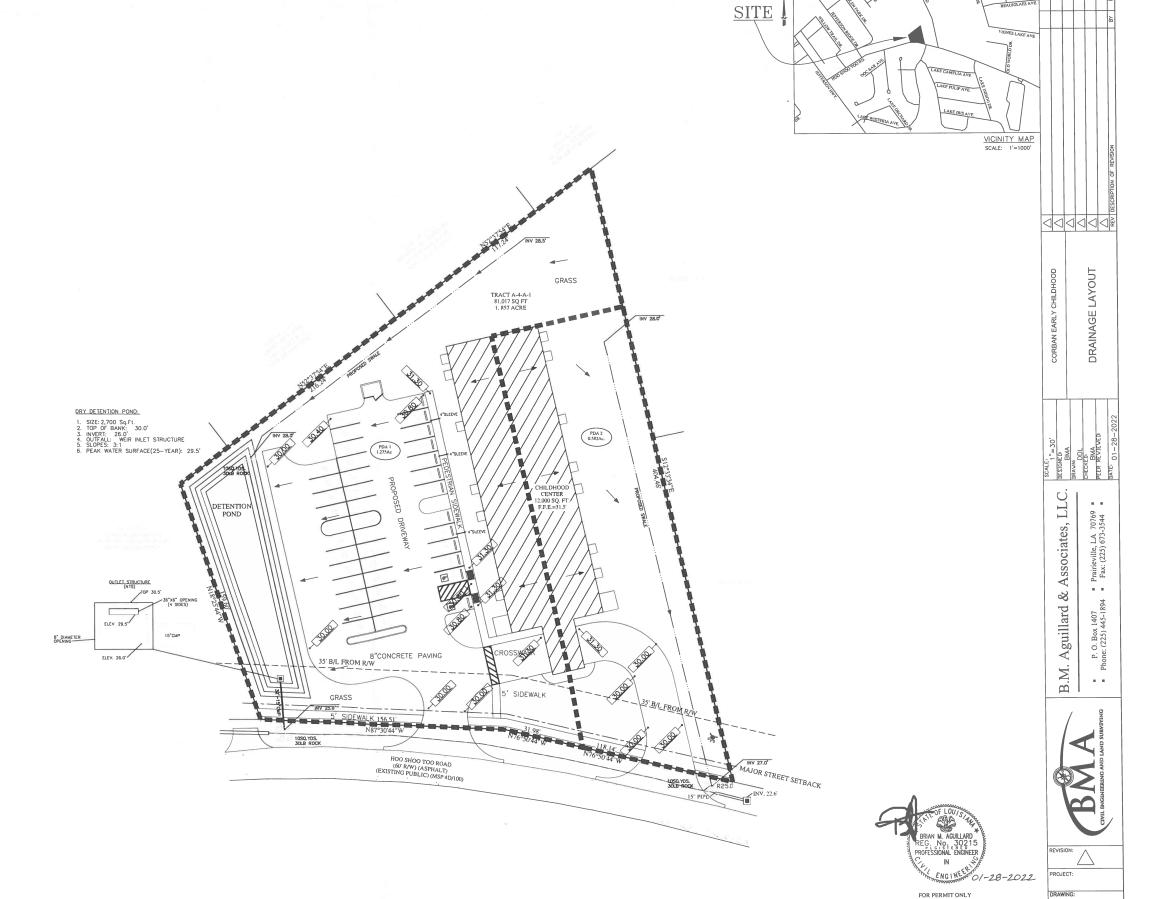
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### ZONING:

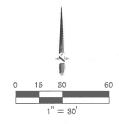
- EXISTING ZONING: RURAL
- 2. SETBACKS: FRONT: 15' REAR: 25' SIDE: 5'

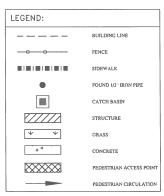
### EROSION AND SEDIMENT CONTROL (ESC) NOTES:

- 1. THIS PROJECT WILL DISTURB APPROXIMATELY 1.8 ACRES. AN LPDES GENERAL PERMIT MAY BE REQUIRED.
- ALL ESC ITEMS SPECIFIED SHALL BE INSTALLED PRIOR TO THE BEGINNING OF EARTH DISTURBING ACTIVITIES.
- A CONCRETE WASHOUT SHALL BE PROVIDED PRIOR TO ANY CONCRETE WORK ON SITE. THIS
  WASHOUT WILL BE FOR RINSING OF THE CONCRETE TRUCK CHUTES. WASHING OUT OF
  CONCRETE DRUMS WILL NOT BE ALLOWED ON SITE.
- 4. ALL ESC MEASURE SHALL BE IN ACCORDANCE WITH LA DOTD STANDARD PLAN EC-01.



C3.00





### GENERAL NOTES:

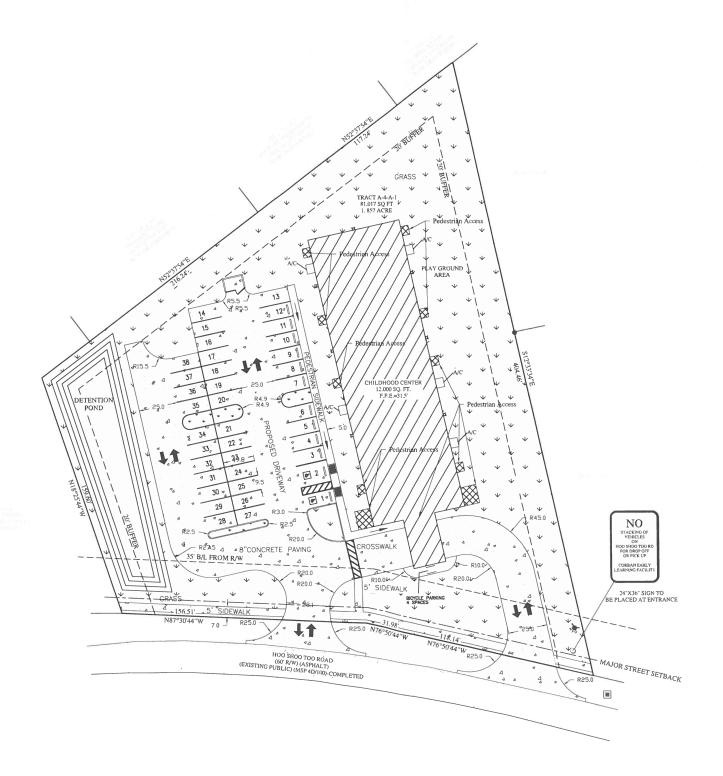
- 1. THERE ARE NO CATS ROUTE.
  2. SITE LOCATED ON ROAD ON MOVEBR HOO SHOO TOO RD.
  3. UNDER NO CIRCUMSTANCES SHALL VEHICLES BE ALLOWED TO STACK INTO THE RW OF HOO SHOO TOO ROAD. STAGGERED CARPOOL TIMES MUST BE PRESENTED AND APPROVED BY THE TRAFFIC ENGINEERING DEPARTMENT.
  4. THIS IS NOT A LEGAL BOUNDARY SURVEY AND SHALL NOT BE USED FOR SALES. RECORDATION OR CONVEYANCE.

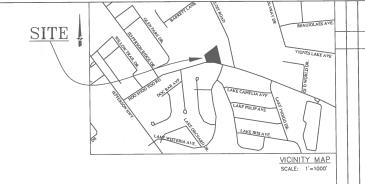
### FLOOD NOTE:

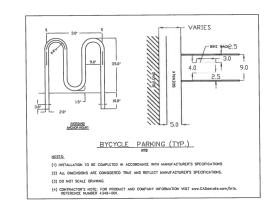
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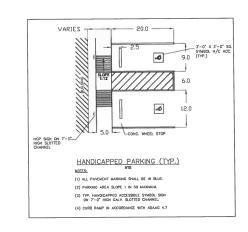
### ZONING:

- EXISTING ZONING: RURAL
- 2. SETBACKS: FRONT: 15' REAR: 25' SIDE: 5'









CHARACTER AREA: SUBURBAN	FORMULA	REQUIRED	PROPOSED		
PARKING	N/A	BY PLANNING DIRECTOR	38		
COMMERCIAL HANDICAPPED	26-50 SPACES	2	2		
BICYCLE	N/A	BY PLANNING DIRECTOR	4		





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01-28-2022

C4.00

# GRAPHIC SCALE ( IN FEET ) 1 INCH = 30 ft.

### CORRAN DAYCARE

LANDSCAPE REQUIREMENTS		REQUIRED		PROVIDED		TREE		
AREA	LANDSCAPE ORDINANCE REQUIREMENTS	AVAILABLE	CLASS "A"	CLASS "B"	CLASS "A"	CLASS "B"	CREDITS	
STREET	1 CLASS 'A' TREE PER 40' LINEAR FEET	307 L.F.	8		8			
VEHICULAR	1 CLASS 'A' TREE PER 10 PARKING SPACES	38 SPACES	4		5			
BUFFERYARD	20' • 'L2'	900 LF.						
,	1 CLASS 'A' TREE PER 40' LINEAR FEET OR		23		25			
	1 CLASS 'B' TREE PER 20' LINEAR FEET AND			46				
	CONTINUOUS 3' TALL SCREEN VS. PROPERTY LINE							
		TOTAL	35	46	38	T		

### **GENERAL NOTES**

1. ANY DISCREPANCY BETWEEN THIS SHEET AND OTHERS, AS THEY MAY RELATE TO MATERIALS, QUANTITIES, AND SPECIFICATIONS SHOULD BE REFERRED TO OWNERS REPRESENTATIVE FOR CLARIFICATION.

5. FINISH GRADES FOR ALL PLANTING, SOD AND SEED AREAS SHALL BE ESTABLISHED AND APPROVED PRIOR TO PLANTING AND SODDING

7. ALL TRASH AND CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE SITE PRIOR TO ESTABLISHMENT OF FINISH GRADES.

10. ALL SHRUB AND CROUNDCOVER AREAS SHALL BE MULCHED TO PROVIDE A UNIFORM AND CONTINUOUS COVER WITH A MINIMUM DEPTH OF THREE INCHES (3").

11. ALL CLASS 'A' TREES ARE TO BE SINGLE TRUNK SPECIMENS WITH A MINIMUM 2" CALIPER SIZE & 8' HEIGHT.

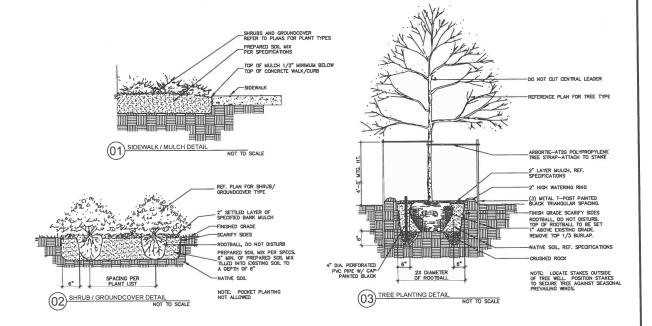
12. ALL CLASS 'B' TREES ARE TO BE SINGLE TRUNK SPECIMENS WITH AN 8' HEIGHT. MINIMUM 1-1/2" CALIPER SIZE.

13. ALL QUANTITIES PROVIDED ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR COMPLETE COVERAGE AS DESIGNED.

14. HOSE BIBBS WILL BE AVAILABLE AT THE BUILDING AND WILL BE WITHIN 200' OF ALL PLANTING BEDS AND TREES TO PROVIDE WATER FOR NEW PLANT MATERIALS.

### PLANT LEGEND

"CLASS A" TREES	QTY.	SIZE (AT PLANTING)	SHRUBS	c	QTY.	SIZE (AT PLANTING
CDAOO A INCLO	4111	OLLE (FITTE STITTE)	~			
SHUMARD OA	к 5	2" Col., MIN. 8" HT.		PETALUM PLE DIAMOND'	12	7 GALLON
SHUMARU CAR				CARPUS IGLES DWARF'	22	7 GALLON
			<b>⊗</b> NEED	DLEPOINT HOLLY	37	7 GALLON
+ ) NUTTALL OAK	18	2" Cal., MIN. 8' HT.	and the same of th	MUHLY GRASS	133	3 GALLON
			O LIRIO	PE 'BIG BLUE'	103	1 GALLON
RED MAPLE	15	2" Cal., MIN. 8' HT.				







### LANDSCAPE PLAN - SHT. L-1.0

SHEET: 1 OF 1 ATE: 01-28-2022 1"=30' CHECKED: EMP

### B.M. Aguillard & Associates, LLC

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