

REFERENCE BEARING: *N20°39'31\"E
 BASED UPON GPS OBSERVATIONS, REFERENCE MAPS, AND FOUND MONUMENTS
 "A" & "B" BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE
 COORDINATE SYSTEM, LOUISIANA ZONE SOUTH (NAD 83)

REFERENCE BENCHMARK:
 THE HORIZONTAL POSITIONS AND GRID BEARINGS SHOWN ARE REFERENCED TO
 NCS STATION "S61" (PID 064818). THE HORIZONTAL POSITIONS AND GRID
 BEARINGS ARE REFERENCED TO THE NAD 83 DATUM AND ARE GIVEN IN
 VALUES CORRESPONDING TO THE STATE PLANE COORDINATE SYSTEM,
 LOUISIANA SOUTH ZONE.

PARKING REQUIREMENTS:
 REQUIRED SPACES = 2.25 PER UNIT 333
 REQUIRED CLUB HOUSE SPACES = 1 PER 300 SQ.FT. 10
 PROVIDED PARKING (3 SPACES PER UNIT): 444
 CLUB HOUSE PARKING: 12
 TOTAL SPACES PROVIDED: 456

COMMON AREA DEDICATION:
 THE COMMON AREAS SHOWN HEREON ARE DEDICATED FOR
 THE EXCLUSIVE USE AND ENJOYMENT OF THE RESIDENTS OF
 CEDAR GROVE. ALL MAINTENANCE SHALL BE BY THE
 PROPERTY OWNERS ASSOCIATION. DPW SHALL NOT BE
 RESPONSIBLE FOR THE MAINTENANCE OR UPKEEP OF ANY
 COMMON AREAS.

PRIVATE STREETS:

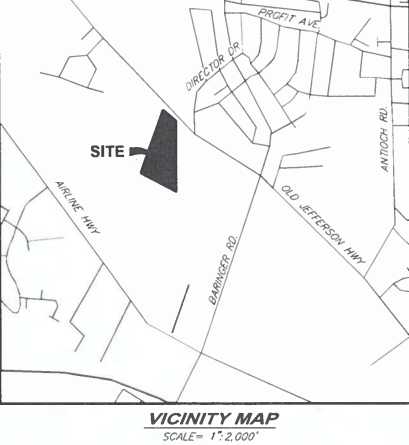
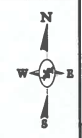
THE CITY OF BATON ROUGE/EAST BATON ROUGE PARISH SHALL NOT
 BE RESPONSIBLE FOR THE MAINTENANCE AND/OR UPKEEP OF THE
 PRIVATE STREETS. MAINTENANCE AND UPKEEP OF THE PRIVATE
 STREETS SHALL BE THE RESPONSIBILITY OF THE RESIDENTS OF
 CEDAR GROVE.

LEGEND:

- PROPERTY LINE
 - ADJ. PROPERTY LINE
 - SEWER SERVICE
 - UTILITY SERVICE
 - DRAINAGE SERVICE
 - PRIVATE SERVICE OF ACCESS
 - PROPOSED LOT LINE
 - SIDEWALK
 - CENTERLINE OF ROAD
 - SEWER LINE
-
- COMMON WALL LOT LINE
 - OPEN SPACE/ GREEN SPACE (5.31 ACRES PROVIDED) (DOES NOT INCLUDE POND)
 - POND (1.6 ACRES)
 - CROSSWALK
 - ① NUMBER OF PARKING SPOTS

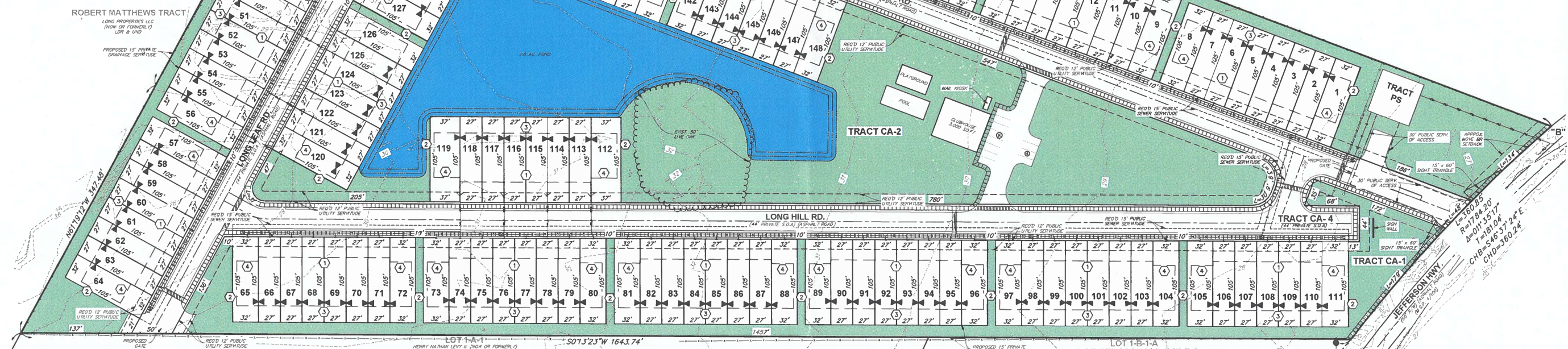
GENERAL NOTES:

- ZONED: R (A2.5 REQUESTED)
- SETBACKS: (PER A2.5)
- FRONT: 10'
- SIDE: 0' 5"
- REAR: 20'
- CORNER SIDE: 10'
- MIN. LOT WIDTH: 20'
- MIN. LOT AREA: 2,000 SF
- STREETS: 24' ASPHALT W/CURB & GUTTER
- PROPERTY INFO: ROBERT MATTHEWS TRACT
- ACREAGE: 21.0 AC
- # OF UNITS: 148
- DENSITY: 148/21.0 = 7.0 UNITS/ACRE (LDR)
- MAX. BLDG HEIGHT: 35' (2.5 STORIES)
- REQ'D OPEN SPACE: 3.2 AC (15%)
- PROVIDED OPEN SPACE: 5.31 AC (25%)
- PLANNING DISTRICT: 15
- EXISTING LAND USE: SFP
- FUTURE LAND USE: RM (ON REQUESTED)
- EXISTING ZONING (ADJOINING PARCELS): R
- SCHOOL DISTRICT: - EBR-6
- SEWER: - CITY OF BATON ROUGE (W/STN)
- ELECTRIC CO.: - ENTERGY
- GAS CO.: - ENTERGY
- FIRE DISTRICT: - ST. GEORGE FIRE DISTRICT #2
- CHARACTER AREA: - SUBURBAN
- CIPIC LOT ID #: 164070775
- OWNER: SIOBHAN S. BROOKS
- DEVELOPER: DANTIN BRUCE DEVELOPMENT, LLC
- ADJACENT BASE FLOOD ELEV. 29'
- NO BUS STOPS ON PROPERTY



KEY NOTES:

- ① REQ'D. 25' FRONT BUILDING SETBACK (MIN.)
- ② REQ'D. 5' SIDE BUILDING SETBACK (MIN.)
- ③ REQ'D. 20' REAR BUILDING SETBACK (MIN.)
- ④ REQ'D. 30' FRONT BUILDING SETBACK



REFERENCE MAP:

- 1) MAP SHOWING THE BOUNDARY OF THE ROBERT MATTHEWS TRACT FOR SENATOR RUSSELL LONG BY WSI CONSULTANTS INC. DATED 10-03-01
- 2) MAP SHOWING EXCHANGE OF PROPERTY BETWEEN LOT A BEING PORTION OF THE E.M. HENDEZ PROPERTY AND 2 UNDESIGNATED TRACTS BEING A PORTION OF THE E.F. HART PROPERTY INTO LOT A-1 & A-2 FOR LABARRIE ASSOCIATES, INC. & RELIGAN STATE CREDIT UNION. BY GWS ENGINEERING, INC. DATED 08-09-2015. ORIGINAL: 214 BUNDLE: 12572.

PRIVATE DEDICATION:

THE COMMON AREAS AND PRIVATE STREETS SHOWN HEREON ARE DEDICATED FOR THE EXCLUSIVE USE AND ENJOYMENT OF THE RESIDENTS OF CEDAR GROVE. ALL MAINTENANCE SHALL BE BY THE HOA. HOMEOWNERS' ASSOCIATION (HOW) SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OR UPKEEP OF THE LAKES, SHORELINE, OR ANY OTHER COMMON AREA'S.

PUBLIC DEDICATION:

THE RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED 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 UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT-OF-WAY IS GRANTED.

SEWAGE DISPOSAL:

NO PERSON SHALL PROVIDE 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 HEALTH UNIT OF EAST BATON ROUGE PARISH.

STORMWATER MANAGEMENT:

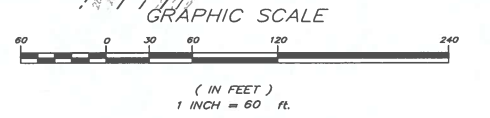
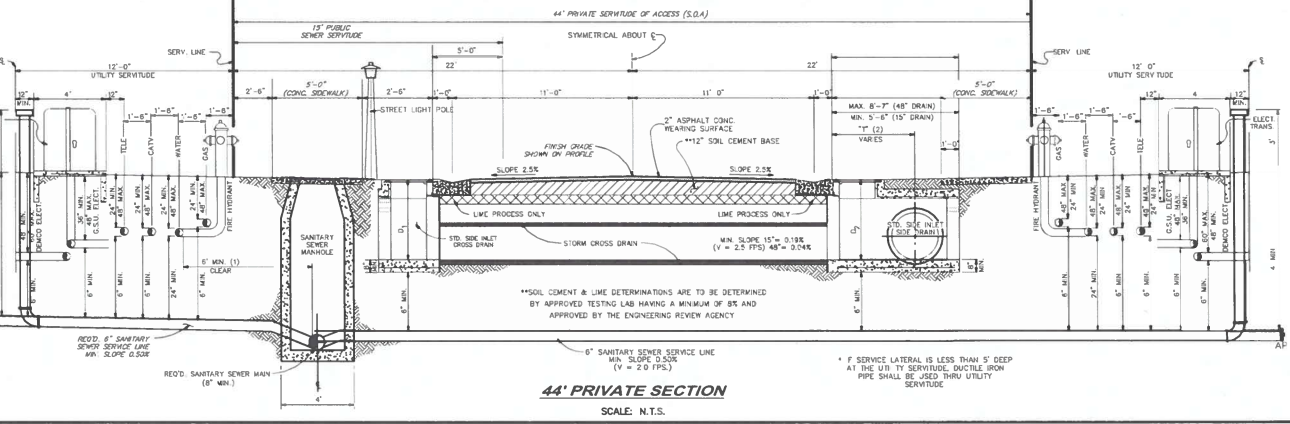
AS PART OF THE CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH STORM WATER MANAGEMENT AND DRAINAGE REQUIREMENTS SET FORTH IN SECTION 15.13 OF THE UNITED DEVELOPMENT CODE, LATEST REVISION.

NOTES:

- 1) NO ATTEMPT HAS BEEN MADE BY MR ENGINEERING & SURVEYING, LLC TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE OWNER OR THE OWNERS REPRESENTATIVE.
- 2) 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 FILING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNITED DEVELOPMENT CODE ARE ADDRESSED.
- 3) THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE 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.
- 4) THE CURRENT ADJACENT BASE FLOOD AND INUNDATION ELEVATIONS ARE SUBJECT TO CHANGE AND WILL BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
- 5) THE PROPOSED DEVELOPMENT STORMWATER MANAGEMENT PLAN INDICATES NO IMPACT TO UPSTREAM OR DOWNSTREAM PROPERTIES.
- 6) THE SUBJECT PROPERTY AS SHOWN HEREON LIES WITHIN ZONE "X" AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EAST BATON ROUGE PARISH, STATE OF LOUISIANA, COMMUNITY-PANEL NUMBER 22033C0270E, DATED MAY 2, 2008 & COMMUNITY-PANEL NUMBER 22033C0335E DATED MAY 2, 2008. REVISIONS TO FLOOD ZONES AND BRE'S ARE REFLECTED ON LDR#: 08-06-2505P.
- 7) BREC NOTE: SITE IS NOT PART OF A FUTURE BREC ROUTE.

CERTIFICATION:

I HEREBY CERTIFY THAT THE PLAT SHOWN WAS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051, ET. SEQ., AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND AND TO THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY AS ESTABLISHED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.



PRELIMINARY PLAT
 OF

CEDAR GROVE

(SINGLE-FAMILY RESIDENTIAL TOWNHOME DEVELOPMENT)
 LOTS 1 THRU 148 (INCLUSIVE)
 & TRACTS "CA-1" THRU "CA-4" & TRACT "PS"
 BEING A SUBDIVISION OF ROSE M. LONG TRACT
 A PORTION OF ROBERT MATTHEWS TRACT

LOCATED IN
 SECTION 5 & 51 T8S-R2E,
 GREENSBURG LAND DISTRICT,
 EAST BATON ROUGE PARISH,
 STATE OF LOUISIANA,
 FOR
 DANTIN BRUCE DEVELOPMENT, LLC



MR ENGINEERING & SURVEYING, LLC
 9345 Interline Avenue, Baton Rouge, LA 70809 225.690.9502

Louisiana 811
 CALL 811 TO REPORT A PROBLEM OR TO REQUEST A UTILITY LOCATED PRIOR TO CONSTRUCTION. CONTRACTORS ARE RESPONSIBLE FOR NOTIFYING 811 OF ANY UTILITIES TO BE LOCATED PRIOR TO CONSTRUCTION. CALL 811 AT LEAST 48 HOURS BEFORE ANY CONSTRUCTION. THE UTILITY COMPANIES FOR ALL AREAS OF CONSTRUCTION.

CEDAR GROVE TOWNHOMES
 OLD JEFFERSON HWY
 BATON ROUGE
 EAST BATON ROUGE PARISH
 PRELIMINARY PLAT

DESIGNED	TRB	03/2022
CHECKED	M.R.	1 OF 1
DATE	TRB	
	CHECKED	
	M.R.	
	DATE	
	BY	
	REVISION DESCRIPTION	
	REVISION DATE	
	SHEET NUMBER	1

PC SET 3/30/22

LANDSCAPE ORDINANCE CALCULATIONS

BATON ROUGE UNIFIED DEVELOPMENT CODE - CHAPTER 18
TRACT CA-1, 2, 3. LAND USE - LOW DENSITY RESIDENTIAL
SUBURBAN CHARACTER

BUFFERYARD: N/A
3 SIDES ADJACENT TO RESIDENTIAL

STREET YARD
A. LANDSCAPE STRIP - 10 FT
B. (1) CLASS A TREE PER 40 LINEAR FEET OR EQUIVALENT
360 LINEAR FEET @ 1 CLASS A TREE PER 40 LF OR EQUIVALENT =

REQUIRED: 9 CLASS A TREES
PROVIDED: 9 CLASS A TREES OR EQUIVALENT

EXAMPLE TREES TO BE PLANTED:

CLASS A: EASTERN RED CEDAR, NUTTALL OAK, WILLOW OAK, LOBLOLLY PINE, SPRUCE PINE, TULIP TREE

CLASS B: SAVANNAH HOLLY, FRINGE TREE, SWEETBAY MAGNOLIA

THIS PLAN IS FOR PLANNING COMMISSION REVIEW ONLY; NOT INTENDED FOR PRICING OR CONSTRUCTION. DETAILED PLANTING PLAN FOLLOWING THESE GUIDELINES TO BE COMPLETED PRIOR TO BIDDING OR CONSTRUCTION.

GENERAL PLANTING NOTES

- LOCATE ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. ANY DAMAGE DONE TO EXISTING OR NEW UTILITIES SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO OWNER.
- 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 THE LANDSCAPE ARCHITECT.
- STAKE OUT ALL TREE LOCATIONS FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. LOCATE ALL TREES AS SHOWN ON PLAN.
- COORDINATE WORK WITH THE WORK OF OTHER TRADES ON THE SITE.
- ENTIRE SITE SHALL BE GRADED TO FINISH GRADE PRIOR TO SCHEDULING PLANTING INSTALLATION.
- PLANTS SHALL BE SPECIMEN QUALITY, FULL POT AND HEAD, SYMMETRICAL FOLIAGE AND BRANCHING STRUCTURE. SHRUBS SHALL BE FULL TO GROUND.
- PLANT MATERIAL OF THE SAME SPECIES SHALL BE MATCHING IN CHARACTER AND SIZE, OBTAINED FROM THE SAME SOURCE.
- ANY CHANGES IN PLANT MATERIAL SIZE, QUANTITY, SPECIES OR VARIETY MUST BE APPROVED BY THE OWNER AND/OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- INSTALLATION MUST BE COMPLIANT WITH LANDSCAPE ORDINANCE STANDARDS.

LANDSCAPE ARCHITECT



658 S. FOSTER DRIVE, SUITE 101
BATON ROUGE, LOUISIANA 70805
815.924.1795 | 225.709.0148
McKnight-LA.com

CORBATANT

KEY PLAN

CLIENT PROJECT NO.

CLIENT NAME AND ADDRESS

CEDAR GROVE TOWNHOMES
OLD JEFFERSON HIGHWAY

PROJECT NAME

CEDAR GROVE TOWNHOMES
JEFFERSON HWY
BATON ROUGE, LA 70817

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SEAL



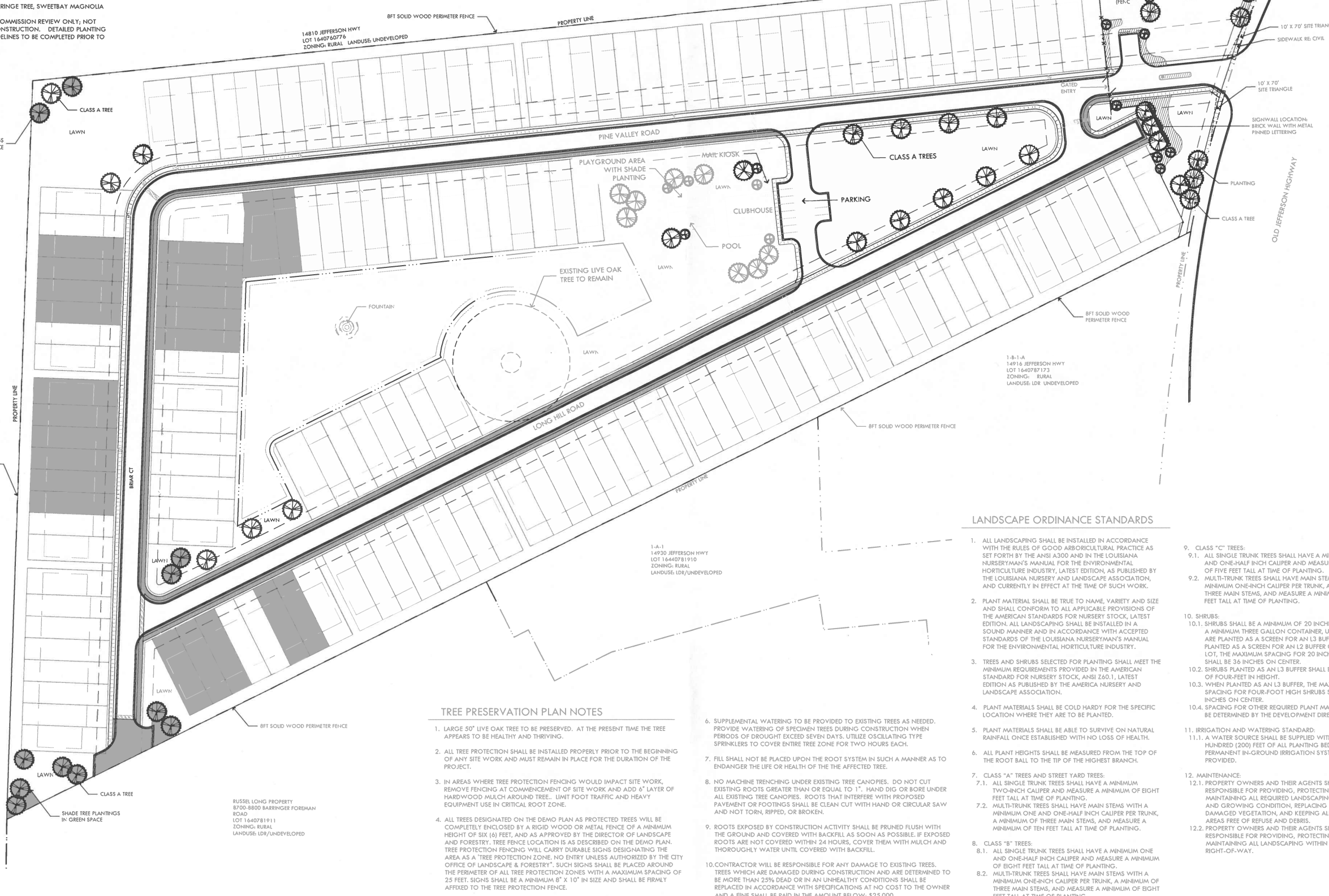
DATE	REVISION
03.03.2022	FOR FC REVIEW ONLY
03.25.2022	REVISED - FC COMMENTS

PROJECT NO.: 22.12
DRAWN BY: WFC
CHECKED BY: JWA
SHEET TITLE: LANDSCAPE ORDINANCE PLAN

LANDSCAPE ORDINANCE PLAN

SHEET NO.

L0.0



TREE PRESERVATION PLAN NOTES

- LARGE 50' LIVE OAK TREE TO BE PRESERVED. AT THE PRESENT TIME THE TREE APPEARS TO BE HEALTHY AND THRIVING.
- ALL TREE PROTECTION SHALL BE INSTALLED PROPERLY PRIOR TO THE BEGINNING OF ANY SITE WORK AND MUST REMAIN IN PLACE FOR THE DURATION OF THE PROJECT.
- IN AREAS WHERE TREE PROTECTION FENCING WOULD IMPACT SITE WORK, REMOVE FENCING AT COMMENCEMENT OF SITE WORK AND ADD 6" LAYER OF HARDWOOD MULCH AROUND TREE. LIMIT FOOT TRAFFIC AND HEAVY EQUIPMENT USE IN CRITICAL ROOT ZONE.
- ALL TREES DESIGNATED ON THE DEMO PLAN AS PROTECTED TREES WILL BE COMPLETELY ENCLOSED BY A RIGID WOOD OR METAL FENCE OF A MINIMUM HEIGHT OF SIX (6) FEET, AND AS APPROVED BY THE DIRECTOR OF LANDSCAPE AND FORESTRY. TREE FENCE LOCATION IS AS DESCRIBED ON THE DEMO PLAN. TREE PROTECTION FENCING WILL CARRY DURABLE SIGNS DESIGNATING THE AREA AS A "TREE PROTECTION ZONE, NO ENTRY UNLESS AUTHORIZED BY THE CITY OFFICE OF LANDSCAPE & FORESTRY". SUCH SIGNS SHALL BE PLACED AROUND THE PERIMETER OF ALL TREE PROTECTION ZONES WITH A MAXIMUM SPACING OF 25 FEET. SIGNS SHALL BE A MINIMUM 6" X 10" IN SIZE AND SHALL BE FIRMLY AFFIXED TO THE TREE PROTECTION FENCE.
- THERE SHALL BE MINIMAL PRUNING TO THE EXISTING TREES SO AS TO PRESERVE THEIR OVERALL NATURAL FORM, CHARACTER AND OVERALL HEALTH.
- SUPPLEMENTAL WATERING TO BE PROVIDED TO EXISTING TREES AS NEEDED. PROVIDE WATERING OF SPECIMEN TREES DURING CONSTRUCTION WHEN PERIODS OF DROUGHT EXCEED SEVEN DAYS. UTILIZE OSCILLATING TYPE SPRINKLERS TO COVER ENTIRE TREE ZONE FOR TWO HOURS EACH.
- FILL SHALL NOT BE PLACED UPON THE ROOT SYSTEM IN SUCH A MANNER AS TO ENDANGER THE LIFE OR HEALTH OF THE AFFECTED TREE.
- NO MACHINE TRENCHING UNDER EXISTING TREE CANOPIES. DO NOT CUT EXISTING ROOTS GREATER THAN OR EQUAL TO 1". HAND DIG OR BORE UNDER ALL EXISTING TREE CANOPIES. ROOTS THAT INTERFERE WITH PROPOSED PAVEMENT OR FOOTINGS SHALL BE CLEAN CUT WITH HAND OR CIRCULAR SAW AND NOT TORN, RIPPED, OR BROKEN.
- ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE GROUND AND COVERED WITH BACKFILL AS SOON AS POSSIBLE. IF EXPOSED ROOTS ARE NOT COVERED WITHIN 24 HOURS, COVER THEM WITH MULCH AND THOROUGHLY WATER UNTIL COVERED WITH BACKFILL.
- CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING TREES. TREES WHICH ARE DAMAGED DURING CONSTRUCTION AND ARE DETERMINED TO BE MORE THAN 25% DEAD OR IN AN UNHEALTHY CONDITIONS SHALL BE REPLACED IN ACCORDANCE WITH SPECIFICATIONS AT NO COST TO THE OWNER AND A FINE SHALL BE PAID IN THE AMOUNT BELOW: \$25,000

LANDSCAPE ORDINANCE STANDARDS

- ALL LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH THE RULES OF GOOD ARBORICULTURAL PRACTICE AS SET FORTH BY THE ANSI A300 AND IN THE LOUISIANA NURSERYMAN'S MANUAL FOR THE ENVIRONMENTAL HORTICULTURE INDUSTRY, LATEST EDITION, AS PUBLISHED BY THE LOUISIANA NURSERY AND LANDSCAPE ASSOCIATION, AND CURRENTLY IN EFFECT AT THE TIME OF SUCH WORK.
- PLANT MATERIAL SHALL BE TRUE TO NAME, VARIETY AND SIZE AND SHALL CONFORM TO ALL APPLICABLE PROVISIONS OF THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION. ALL LANDSCAPING SHALL BE INSTALLED IN A SOUND MANNER AND IN ACCORDANCE WITH ACCEPTED STANDARDS OF THE LOUISIANA NURSERYMAN'S MANUAL FOR THE ENVIRONMENTAL HORTICULTURE INDUSTRY.
- TREES AND SHRUBS SELECTED FOR PLANTING SHALL MEET THE MINIMUM REQUIREMENTS PROVIDED IN THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1, LATEST EDITION AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- PLANT MATERIALS SHALL BE COLD HARDY FOR THE SPECIFIC LOCATION WHERE THEY ARE TO BE PLANTED.
- PLANT MATERIALS SHALL BE ABLE TO SURVIVE ON NATURAL RAINFALL ONCE ESTABLISHED WITH NO LOSS OF HEALTH.
- ALL PLANT HEIGHTS SHALL BE MEASURED FROM THE TOP OF THE ROOT BALL TO THE TIP OF THE HIGHEST BRANCH.
- CLASS "A" TREES AND STREET YARD TREES:**
 - ALL SINGLE TRUNK TREES SHALL HAVE A MINIMUM TWO-INCH CALIPER AND MEASURE A MINIMUM OF EIGHT FEET TALL AT TIME OF PLANTING.
 - MULTI-TRUNK TREES SHALL HAVE MAIN STEMS WITH A MINIMUM ONE AND ONE-HALF INCH CALIPER PER TRUNK, A MINIMUM OF THREE MAIN STEMS, AND MEASURE A MINIMUM OF TEN FEET TALL AT TIME OF PLANTING.
- CLASS "B" TREES:**
 - ALL SINGLE TRUNK TREES SHALL HAVE A MINIMUM ONE AND ONE-HALF INCH CALIPER AND MEASURE A MINIMUM OF EIGHT FEET TALL AT TIME OF PLANTING.
 - MULTI-TRUNK TREES SHALL HAVE MAIN STEMS WITH A MINIMUM ONE-INCH CALIPER PER TRUNK, A MINIMUM OF THREE MAIN STEMS, AND MEASURE A MINIMUM OF TEN FEET TALL AT TIME OF PLANTING.
- CLASS "C" TREES:**
 - ALL SINGLE TRUNK TREES SHALL HAVE A MINIMUM ONE AND ONE-HALF INCH CALIPER AND MEASURE A MINIMUM OF FIVE FEET TALL AT TIME OF PLANTING.
 - MULTI-TRUNK TREES SHALL HAVE MAIN STEMS WITH A MINIMUM ONE-INCH CALIPER PER TRUNK, A MINIMUM OF THREE MAIN STEMS, AND MEASURE A MINIMUM OF FIVE FEET TALL AT TIME OF PLANTING.
- SHRUBS**
 - SHRUBS SHALL BE A MINIMUM OF 20 INCHES IN HEIGHT IN A MINIMUM THREE GALLON CONTAINER, UNLESS THEY ARE PLANTED AS A SCREEN FOR AN L3 BUFFER, WHEN PLANTED AS A SCREEN FOR AN L2 BUFFER OR A PARKING LOT, THE MAXIMUM SPACING FOR 20 INCH HIGH SHRUBS SHALL BE 36 INCHES ON CENTER.
 - SHRUBS PLANTED AS AN L3 BUFFER SHALL BE A MINIMUM OF FOUR FEET IN HEIGHT.
 - WHEN PLANTED AS AN L3 BUFFER, THE MAXIMUM SPACING FOR FOUR-FOOT HIGH SHRUBS SHALL BE 36 INCHES ON CENTER.
 - SPACING FOR OTHER REQUIRED PLANT MATERIAL SHALL BE DETERMINED BY THE DEVELOPMENT DIRECTOR.
- IRRIGATION AND WATERING STANDARD:**
 - A WATER SOURCE SHALL BE SUPPLIED WITHIN TWO HUNDRED (200) FEET OF ALL PLANTING BEDS OR A PERMANENT IN-GROUND IRRIGATION SYSTEM SHALL BE PROVIDED.
- MAINTENANCE:**
 - PROPERTY OWNERS AND THEIR AGENTS SHALL BE RESPONSIBLE FOR PROVIDING, PROTECTING, AND MAINTAINING ALL REQUIRED LANDSCAPING IN A HEALTHY AND GROWING CONDITION, REPLACING DEAD OR DAMAGED VEGETATION, AND KEEPING ALL LANDSCAPED AREAS FREE OF REFUSE AND DEBRIS.
 - PROPERTY OWNERS AND THEIR AGENTS SHALL BE RESPONSIBLE FOR PROVIDING, PROTECTING, AND MAINTAINING ALL LANDSCAPING WITHIN THE ABUTTING RIGHT-OF-WAY.

1"=60'-0"

CONSULTANT

KEY PLAN

CLIENT PROJECT NO.

CLIENT NAME AND ADDRESS

CEDAR GROVE TOWNHOMES
 OLD JEFFERSON HIGHWAY

PROJECT NAME

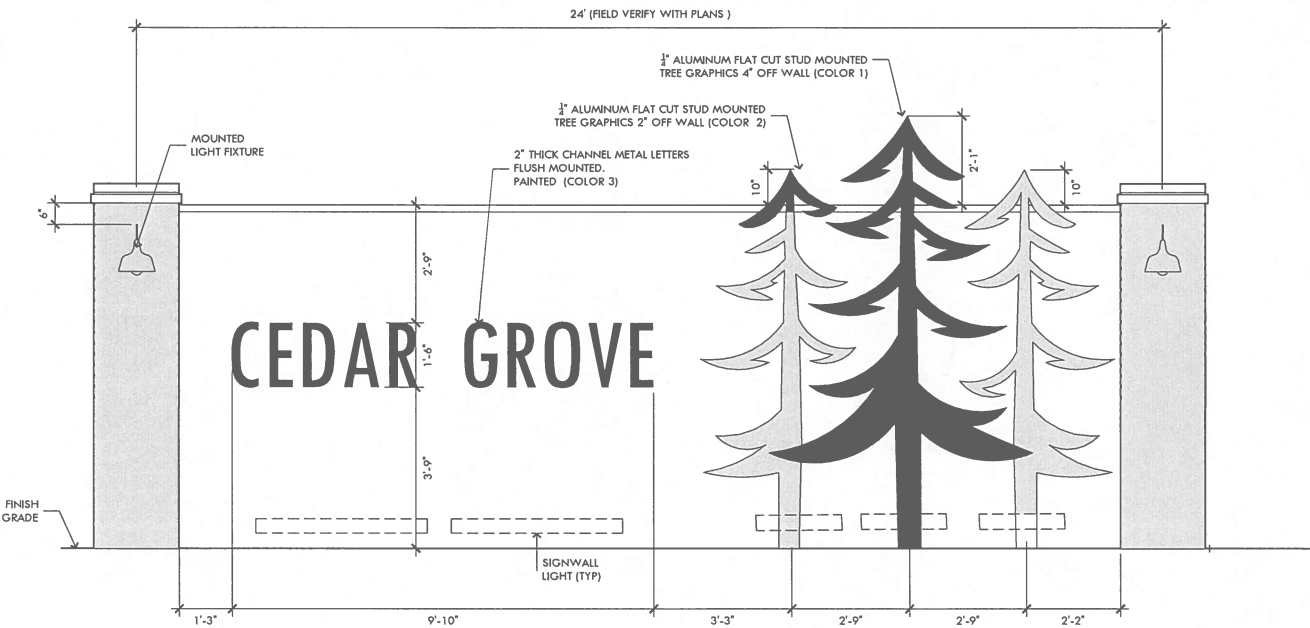
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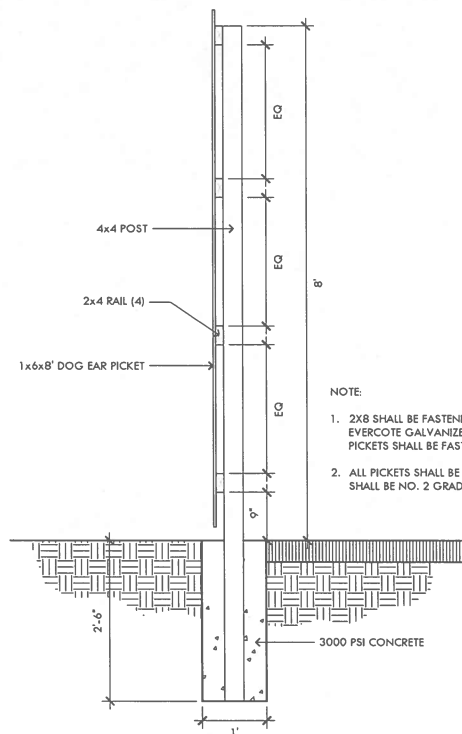
SEAL



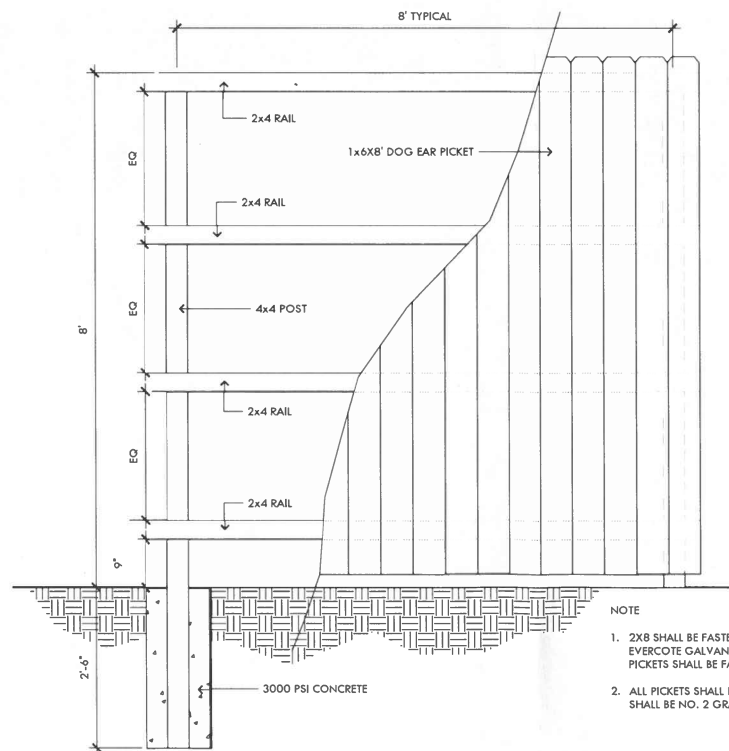
DATE	DESCRIPTION
03.23.2022	FOR PC REVIEW ONLY
03.25.2022	REVISED - PC COMMENTS
MKA PROJECT NO.	22-12
DRAWN BY	WBC
CHECKED BY	JHA
SHEET TITLE	



A SIGNWALL ELEVATION 1/2" = 1'-0"



B 8' WOODEN FENCE SECTION 3/4" = 1'-0"



C 8' WOODEN FENCE ELEVATION 3/4" = 1'-0"

LANDSCAPE ORDINANCE DETAILS

SHEET NO.

L0.1