

# SMALL PLANNED UNIT DEVELOPMENT (SPUD-1-22)

PROJECT NO.	SHEET NO.
BRIGHTSIDE COVER SHEET	1

FOR

# BRIGHTSIDE NORTH II

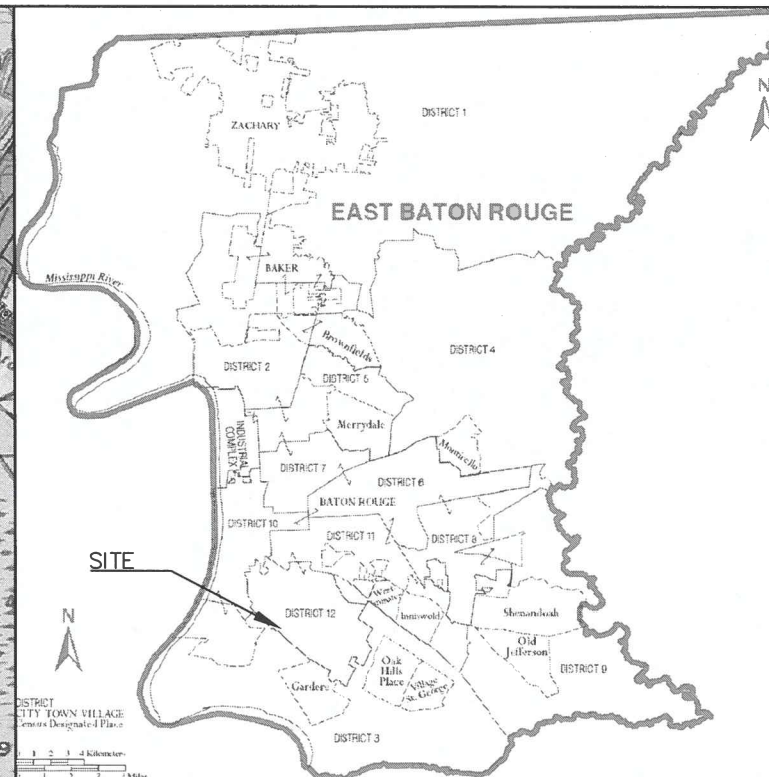
DESIGN TEAM:	
<b>CIVIL ENGINEER</b> GEOFF WILSON ENGINEERING, LLC GEOFFREY WILSON, PE 2297 PORT HUDSON-PRIDE ROAD ZACHARY, LA 70791 (225) 205-6869	<b>LANDSCAPE ARCHITECTURE</b> MCKNIGHT LANDSCAPE ARCHITECTS WES WILKERSON, PLA, ASLA 868 S. FOSTER DRIVE, SUITE 101 BATON ROUGE, LA 70806 (225) 924-1265
OWNER/DEVELOPER:	
KYLE KENT BRIGHTSIDE ESTATES NORTH, LLC 1875 HIGHWAY 59 MANDEVILLE, LA 70448	
UTILITY:	
<b>SEWER</b> DEPARTMENT OF ENVIRONMENTAL SERVICES ADAM SMITH, PE 1100 LAUREL STREET BATON ROUGE, LA 70802 (225) 389-5623	<b>WATER</b> BATON ROUGE WATER MARGIE SWANSON P.O. BOX 96016 BATON ROUGE, LA 70896 (225) 231-0304
<b>ELECTRIC</b> ENTERGY AARON LODGE 446 NORTH BOULEVARD BATON ROUGE, LA 70802 (225) 346-3928	<b>GAS</b> ENTERGY AARON LODGE 446 NORTH BOULEVARD BATON ROUGE, LA 70802 (225) 346-3928
<b>COMMUNICATIONS</b> AT&T JOEL HANBERRY 5550 S. SHERWOOD FOREST BLVD. ROOM 231 BATON ROUGE, LA 70816 (225) 296-4930	
COX COMMUNICATIONS BYRON VENTRESS 1906 ERASTE LANDRY ROAD LAFAYETTE, LOUISIANA 70506 (225) 268-0600	

INDEX TO DRAWINGS:	
SHEET NO.	DESCRIPTION
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2	EXISTING SITE CONDITIONS MAP
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4	CIRCULATION PLAN
5	UTILITY PLAN
6	LANDSCAPE PLAN (BY OTHERS)
7	CONCEPTUAL BUILDING ELEVATIONS
8	PRELIMINARY PLAT

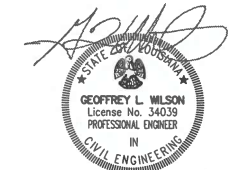
PLANNING SUMMARY:	
EXISTING ZONING: A3.3	
FUTURE LAND USE: UN	
CHARACTER AREA: URBAN/WALKABLE	
ADJOINING ZONING: A1 & A4	
ACREAGE: 5.23	
NUMBER OF UNITS: 40	
TOTAL BUILDING S.F.: 1,900 S.F. TO 2,200 S.F. PER BUILDING	
DENSITY: 7.7 UNITS/ACRE	
BUILDING HEIGHT: 35 FEET (MAX.)	
NUMBER OF STORIES FOR ALL BUILDINGS: 2.5	
PROPOSED USE: SEMI-DETACHED SINGLE-FAMILY	



QUAD VICINITY MAP (N.T.S.)



PARISH LOCATION MAP (N.T.S.)



January 27, 2022

**BRIGHTSIDE NORTH II**  
 LOTS 27-A, 28, 29 AND LOT 5, BLOCK E  
 BEING A PORTION OF ARLINGTON PLANTATION  
 LOCATED IN SECTION 65, T7S-R1W,  
 GREENSBURG LAND DISTRICT,  
 EAST BATON ROUGE PARISH, LOUISIANA  
 CPPC LOT ID#: 1330570629, 1330570635, 1330570636, 1330570637



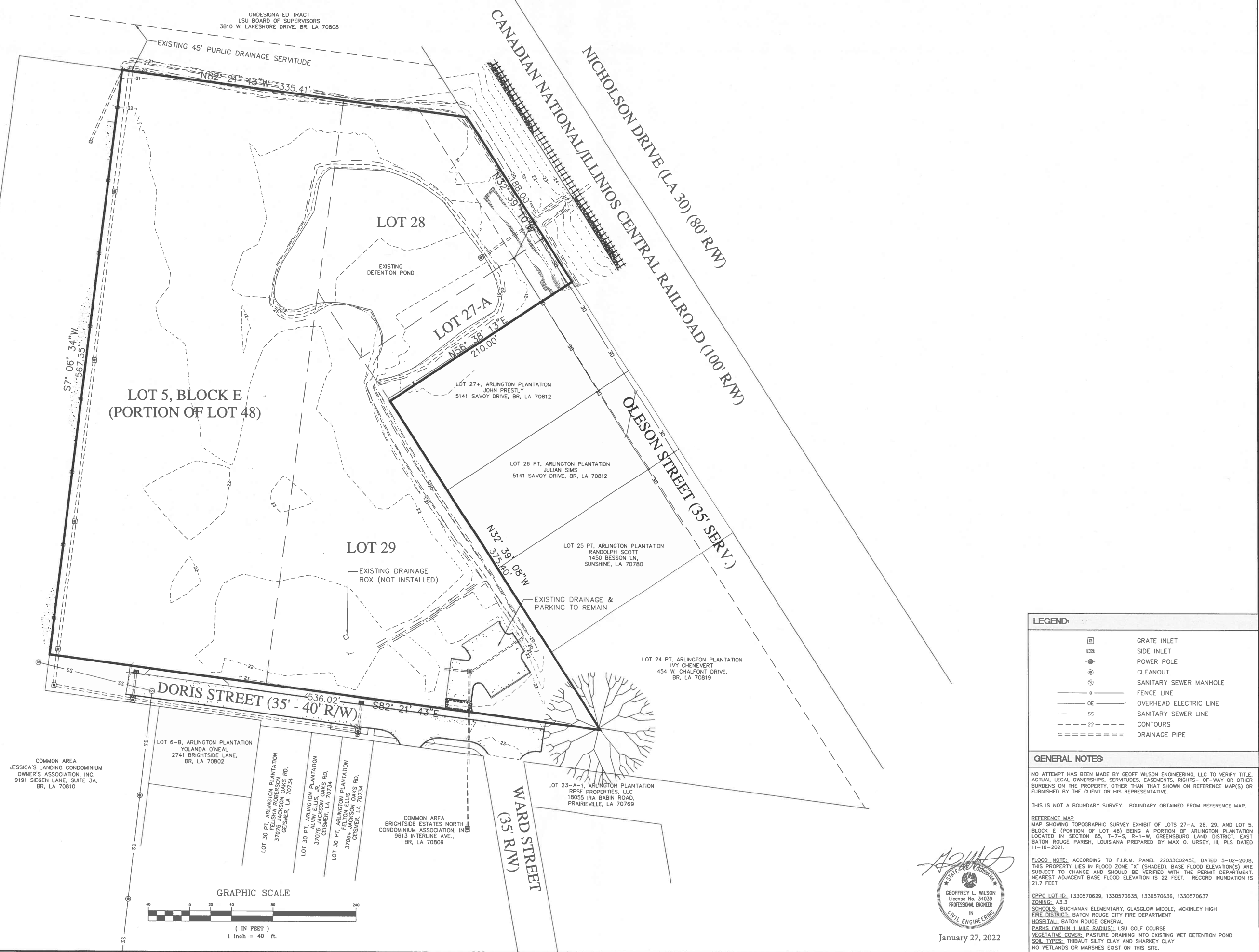
DATE	DESCRIPTION	BY

PC Set 1/31/2022

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UNDESIGNATED TRACT  
LSU BOARD OF SUPERVISORS  
3810 W. LAKEHORE DRIVE, BR, LA 70808



COMMON AREA  
JESSICA'S LANDING CONDOMINIUM  
OWNER'S ASSOCIATION, INC.  
9191 SIEDEN LANE, SUITE 3A,  
BR, LA 70810

LOT 6-B, ARLINGTON PLANTATION  
YOLANDA O'NEAL  
2741 BRIGHTSIDE LANE,  
BR, LA 70802

LOT 30 PT. ARLINGTON PLANTATION  
FELTON JACOBSON  
37076 JACKSON OAKS RD,  
GEISMER, LA 70734

LOT 30 PT. ARLINGTON PLANTATION  
ALVIN JACOBSON, JR.  
37076 JACKSON OAKS RD,  
GEISMER, LA 70734

LOT 30 PT. ARLINGTON PLANTATION  
FELTON JACOBSON  
37074 JACKSON OAKS RD,  
GEISMER, LA 70734

COMMON AREA  
BRIGHTSIDE ESTATES NORTH II  
CONDOMINIUM ASSOCIATION, INC.  
9613 INTERLINE AVE.,  
BR, LA 70809

LOT 23-A-1, ARLINGTON PLANTATION  
RPSF PROPERTIES, LLC  
18055 IRA BABIN ROAD,  
PRAIRIEVILLE, LA 70769

LOT 24 PT. ARLINGTON PLANTATION  
IVY CHEVERT  
454 W. CHALFONT DRIVE,  
BR, LA 70819

LOT 25 PT. ARLINGTON PLANTATION  
RANDOLPH SCOTT  
1450 BESSON LN,  
SUNSHINE, LA 70780

LOT 26 PT. ARLINGTON PLANTATION  
JULIAN SIMS  
5141 SAVOY DRIVE, BR, LA 70812

LOT 27-A, ARLINGTON PLANTATION  
JOHN PRESTLY  
5141 SAVOY DRIVE, BR, LA 70812

LOT 5, BLOCK E  
(PORTION OF LOT 48)

LOT 28

LOT 27-A

LOT 29

EXISTING DETENTION POND

EXISTING DRAINAGE BOX (NOT INSTALLED)

EXISTING DRAINAGE & PARKING TO REMAIN

GRAPHIC SCALE  
( IN FEET )  
1 inch = 40 ft.

LEGEND:	
□	GRATE INLET
▣	SIDE INLET
●	POWER POLE
○	CLEANOUT
⊙	SANITARY SEWER MANHOLE
— 0 —	FENCE LINE
— 0E —	OVERHEAD ELECTRIC LINE
— SS —	SANITARY SEWER LINE
— 22 —	CONTOURS
=====	DRAINAGE PIPE

**GENERAL NOTES:**

NO ATTEMPT HAS BEEN MADE BY GEOFF WILSON ENGINEERING, LLC TO VERIFY TITLE, 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 REPRESENTATIVE.

THIS IS NOT A BOUNDARY SURVEY. BOUNDARY OBTAINED FROM REFERENCE MAP.

**REFERENCE MAP:**  
MAP SHOWING TOPOGRAPHIC SURVEY EXHIBIT OF LOTS 27-A, 28, 29, AND LOT 5, BLOCK E (PORTION OF LOT 48) BEING A PORTION OF ARLINGTON PLANTATION LOCATED IN SECTION 65, T-7-S, R-1-W, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA PREPARED BY MAX O. URSEY, III, PLS DATED 11-16-2021.

**FLOOD NOTE:** ACCORDING TO F.I.R.M. PANEL 22033C0245E, DATED 5-02-2008, THIS PROPERTY LIES IN FLOOD ZONE "X" (SHADED). BASE FLOOD ELEVATION(S) ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE PERMIT DEPARTMENT, NEAREST ADJACENT BASE FLOOD ELEVATION IS 22 FEET. RECORD INUNDATION IS 21.7 FEET.

**COPY LOT ID:** 1330570629, 1330570635, 1330570636, 1330570637  
**ZONING:** A3.3  
**SCHOOLS:** BUCHANAN ELEMENTARY, GLASGOW MIDDLE, MCKINLEY HIGH  
**FIRE DISTRICT:** BATON ROUGE CITY FIRE DEPARTMENT  
**HOSPITAL:** BATON ROUGE GENERAL  
**PARKS (WITHIN 1 MILE RADIUS):** LSU GOLF COURSE  
**VEGETATIVE COVER:** PASTURE DRAINING INTO EXISTING WET DETENTION POND  
**SOIL TYPES:** TIBHAULT SILTY CLAY AND SHARKEY CLAY  
NO WETLANDS OR MARSHES EXIST ON THIS SITE.



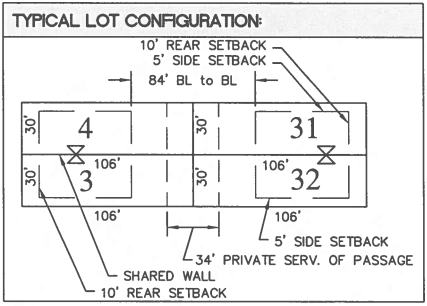
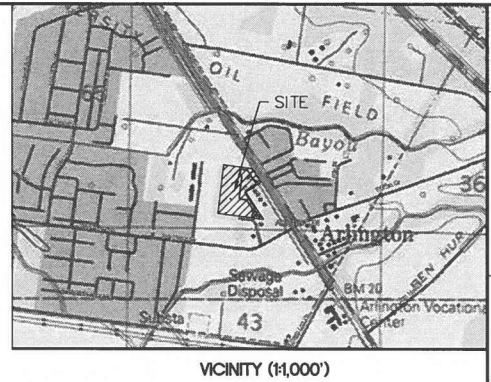
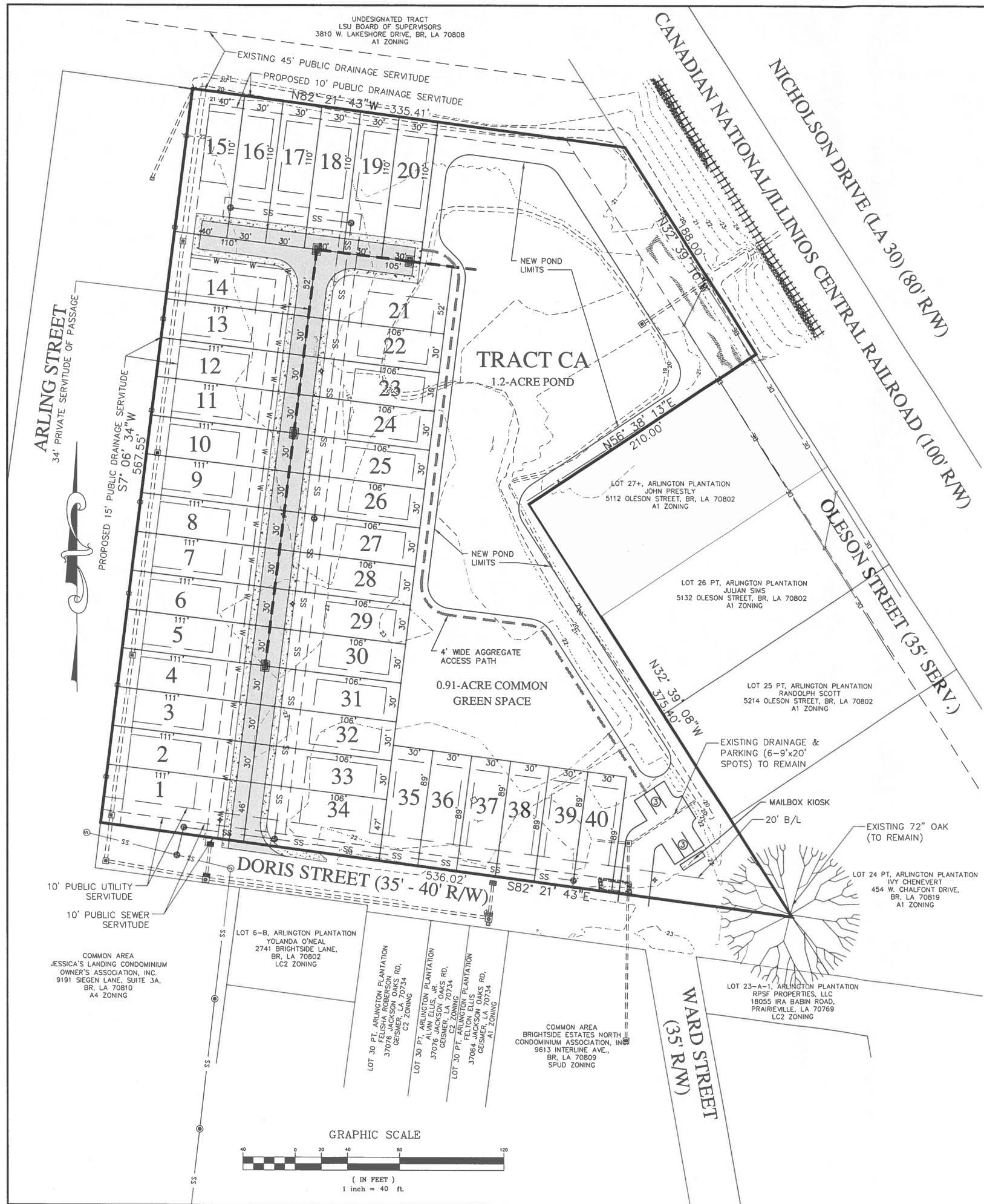
January 27, 2022

SHEET NAME	BRIGHTSIDE NORTH II
SHEET NO.	2
EXISTING CONDITIONS	

BEING THE SUBDIVISION OF LOTS 27-A, 28, 29, AND LOT 5, BLOCK E (PORTION OF LOT 48) BEING A PORTION OF ARLINGTON PLANTATION LOCATED IN SECTION 65, T-7-S, R-1-W, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA  
FOR BRIGHTSIDE ESTATES NORTH II, LLC  
1875 HIGHWAY 59, MANDEVILLE, LA 70448

**GEOFF WILSON ENGINEERING, LLC**  
2287 FORT HUDSON-PRIDE ROAD, ZACHARY, LA 70791 / Phone: 225-206-8889  
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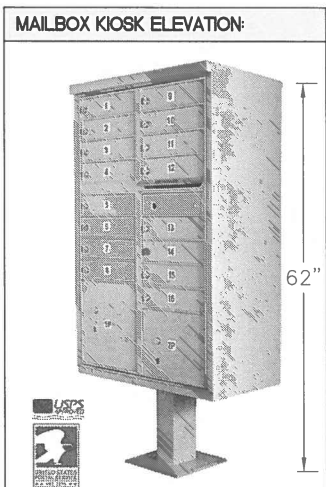


January 27, 2022

Geoffrey L. Wilson  
Professional Engineer  
Civil Engineering

LEGEND:

- DRAINAGE PIPE
- SS 8" SANITARY SEWER
- DRAINAGE CATCH BASIN
- ⊕ SANITARY SEWER MANHOLE
- ⊙ STREET LIGHT



UTILITY NOTES:  
SEWER: NEW GRAVITY MAINS SHALL BE CONSTRUCTED TO CONNECT TO EXISTING WATER MAINS.  
WATER: NEW WATER SYSTEM SHALL BE CONSTRUCTED TO CONNECT TO EXISTING BATON ROUGE WATER SYSTEM NETWORK.  
ELECTRIC: NEW ELECTRICAL SYSTEM SHALL BE CONSTRUCTED TO CONNECT TO EXISTING ENTERGY ELECTRICAL NETWORK.  
STORM DRAINAGE: SUBSURFACE COLLECTION SYSTEM SHALL BE CONSTRUCTED TO TIE INTO EXISTING WET DETENTION BASIN.

SIGHT TRIANGLE NOTE:  
NO PLANTINGS, FENCES, OR PARKING AREAS ARE TO BE CONSTRUCTED WITHIN THE SIGHT TRIANGLES SO AS TO INTERFERE WITH THE SIGHT DISTANCE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.

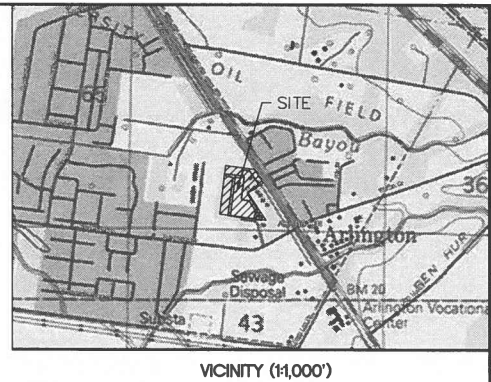
SIDEWALK NOTE:  
IT SHALL BE THE DUTY OF EACH INDIVIDUAL LOT OWNER TO MAINTAIN THAT PORTION OF SIDEWALK, WHICH IS ON OR ADJACENT TO HIS/HER PROPERTY. THE CITY-PARISH SHALL HAVE NO RESPONSIBILITY FOR LIABILITY OR MAINTENANCE OF THE SIDEWALKS.

STORMWATER MANAGEMENT:  
AS PART OF 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 UNIFIED DEVELOPMENT CODE, LATEST EDITION.

TABLE OF USES:

	LOW DENSITY RESIDENTIAL	GREEN SPACE	POND
TOTAL # OF LOTS	40		
TOTAL ACREAGE	3.12	0.91	1.20
PERCENTAGE OF SITE	60%	18%	22%

PROJECT NOTES:  
EXISTING ZONING: A3.3  
EXISTING LAND USE: UNDEVELOPED (UND)  
FUTURE LAND USE: URBAN NEIGHBORHOOD (UN)  
PROPOSED ZONING: SPUD  
PROPOSED USE: SEMI-DETACHED HOMES  
CHARACTER AREA: URBAN/WALKABLE  
ACREAGE: 5.23 ACRES  
DENSITY: 7.7 UNITS/ACRE  
MAXIMUM BLDG. HEIGHT: 35' (2.5 STORIES)  
TOTAL BLDG. S.F.: 1,900 S.F. TO 2,200 S.F. PER BUILDING  
MINIMUM LOT SIZE: 2,670 SQ. FT.  
LOT SIZE: 30'x89' OR 30'x105' OR 30'x110'  
MINIMUM SETBACKS:  
FRONT: 25' FROM SERVITUDE OF PASSAGE  
SIDE: 0'/5'  
SIDE CORNER: 10' FROM SERVITUDE OF PASSAGE  
REAR: 10'  
CPCC LOT ID#: 1330570629, 1330570635, 1330570636, 1330570637  
STREET: 22' WIDE CONCRETE PAVEMENT (PRIVATE TWO-WAY STREET)  
REFUSE COLLECTION, CURBSIDE PICKUP  
COMMON AREA: 2.11 ACRES (SEE TABLE ABOVE FOR USES)  
UDC COMPLIANCE: PROJECT SHALL COMPLY WITH UDC SECTION 17.5.2.3 SUCH THAT FRONT LOADED GARAGE OR CARPORT FACE SHALL BE SET BACK A MINIMUM OF 25 FEET FROM THE STREET RIGHT-OF-WAY, PRIVATE SERVITUDE OF ACCESS, BACK OF SIDEWALK, PRIVATE STREET OR LOT; WHICHEVER IS LESS.



SHEET NO.	4
SHEET NAME	CIRCULATION PLAN

BEING THE SUBDIVISION OF LOTS 27-A, 28, 29, AND LOT 5, BLOCK E (PORTION OF LOT 48) BEING A PORTION OF ARLINGTON PLANTATION LOCATED IN PARISH OF ORLEANS, LOUISIANA, FOR BRIGHTSIDE ESTATES NORTH II, LLC 1875 HIGHWAY 59, MANDEVILLE, LA 70448

NO.	DATE	DESCRIPTION REVISIONS

**GEOFF WILSON ENGINEERING, LLC**  
 2297 FORT HUDSON-PRIDE ROAD, ZACHARY, LA 70791 / Phone: 225-205-8869  
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**PARKING SUMMARY**

AREA DESCRIPTION	VEHICLE PARKING	
	REQUIRED	PROVIDED
SINGLE FAMILY (40 UNITS)	80	80
MAIL KIOSK	2	6
TOTALS	80	86

PARKING SHALL COMPLY WITH UDC SECTION 17.5.2.

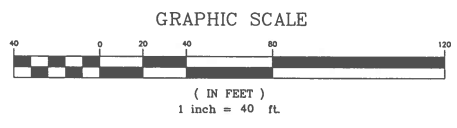
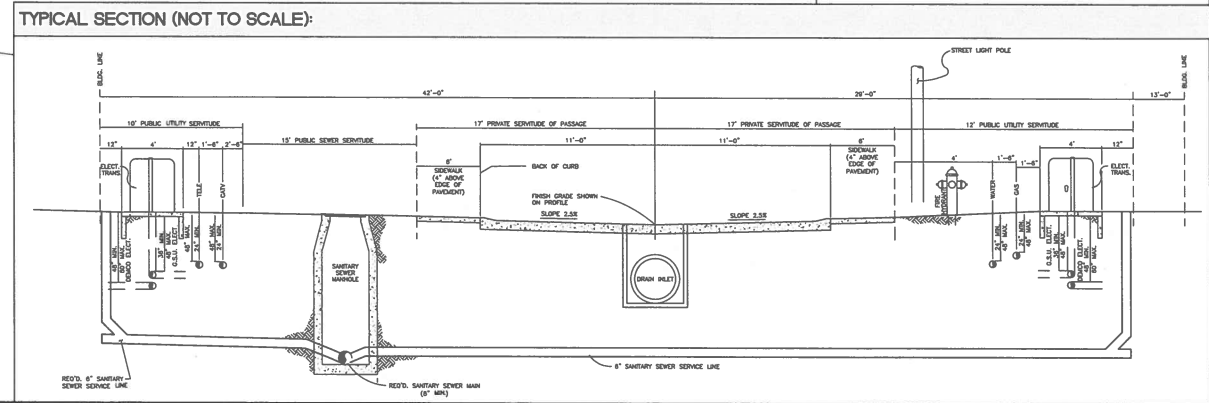
**OWNERSHIP/MAINTENANCE NOTE:**  
 ALL STREETS, DRIVES, AND PEDESTRIAN WAYS SHALL BE PRIVATELY OWNED AND MAINTAINED. NO PUBLIC MAINTENANCE.

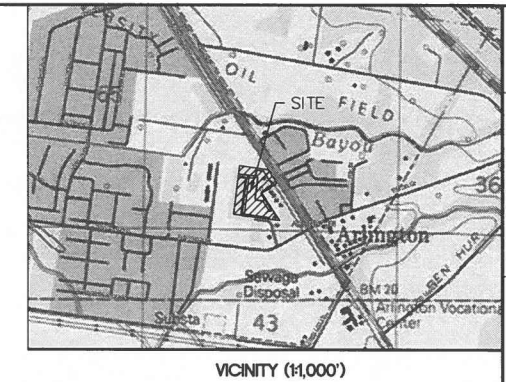
**MASS TRANSIT ROUTE:**  
 NEAREST MASS TRANSIT ROUTE IS LOCATED ALONG BRIGHTSIDE DRIVE.

**MOVEBR NOTE:**  
 PROJECT IS NOT LOCATED ON A MOVEBR PROJECT ROUTE.

**LEGEND:**

	PEDESTRIAN CIRCULATION (6 FT. WIDE)
	TWO-WAY VEHICULAR CIRCULATION (22 FT. WIDE)

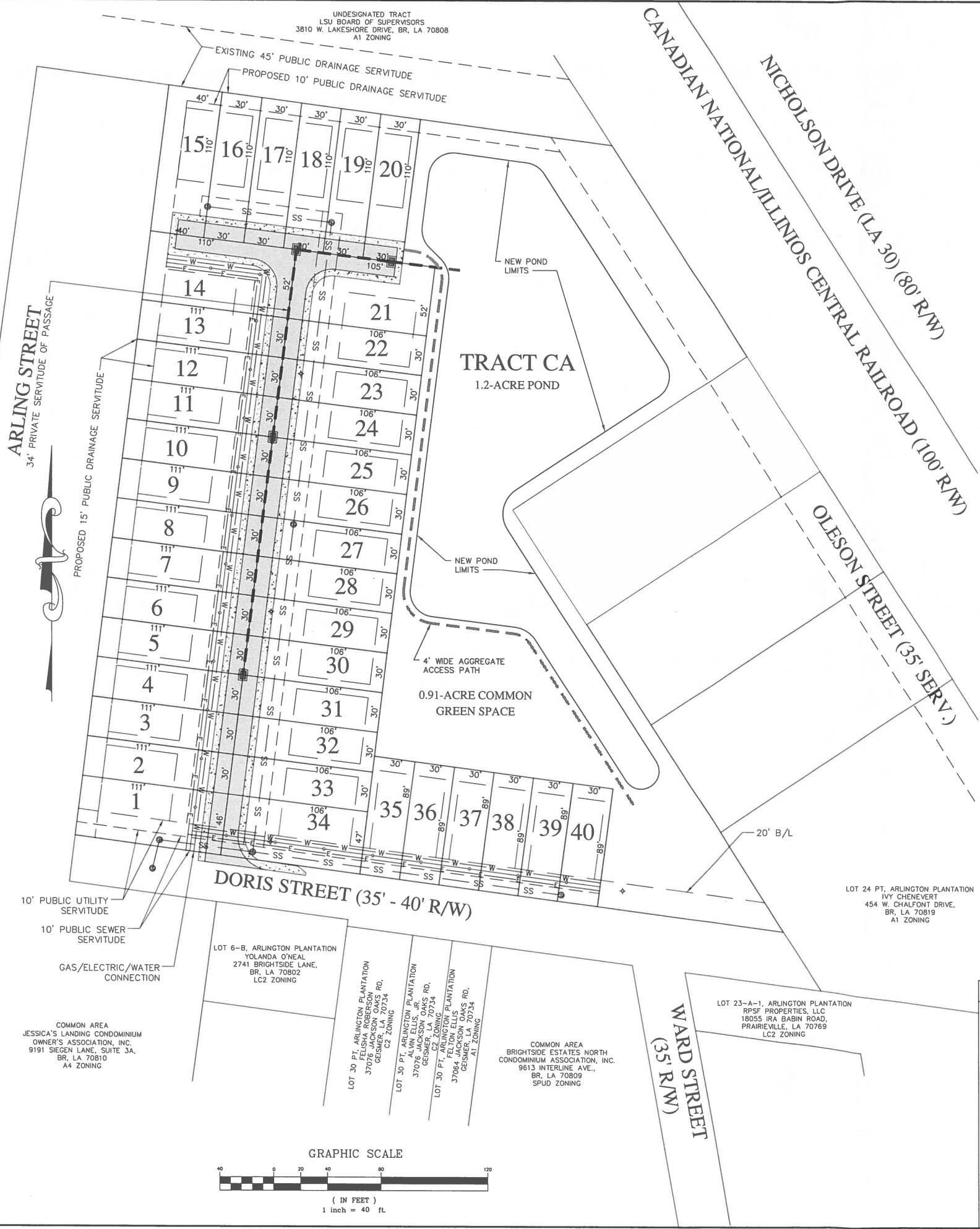




SHEET NO.  
5

SHEET NAME  
UTILITY PLAN

BRIGHTSIDE NORTH II  
BEING THE SUBDIVISION OF LOTS 21-A, 28, 29, AND LOT 5, BLOCK E (PORTION OF LOT 48) BEING A PORTION OF ARLINGTON PLANTATION LOCATED IN SECTION 85, T-2-S, R-1-W, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA  
FOR BRIGHTSIDE ESTATES NORTH III, LLC  
1875 HIGHWAY 59, MANDEVILLE, LA 70448



January 27, 2022

**UTILITY PROVIDERS:**

<b>SEWER</b> DEPARTMENT OF ENVIRONMENTAL SERVICES ADAM SMITH, PE 1100 LAUREL STREET BATON ROUGE, LA 70802 (225) 389-5623	<b>WATER</b> BATON ROUGE WATER MARGIE SWANSON P.O. BOX 96016 BATON ROUGE, LA 70896 (225) 231-0304
<b>ELECTRIC</b> ENTERGY AARON LODGE 446 NORTH BOULEVARD BATON ROUGE, LA 70802 (225) 346-3928	<b>GAS</b> ENTERGY AARON LODGE 446 NORTH BOULEVARD BATON ROUGE, LA 70802 (225) 346-3928
<b>COMMUNICATIONS</b> AT&T JOEL HANBERRY 5550 S. SHERWOOD FOREST BLVD. ROOM 231 BATON ROUGE, LA 70816 (225) 296-4930	<b>COX COMMUNICATIONS</b> BYRON VENTRESS 1906 ERASTE LANDRY ROAD LAFAYETTE, LOUISIANA 70506 (225) 268-0600

**LEGEND:**

	DRAINAGE PIPE
	8" SANITARY SEWER
	DRAINAGE CATCH BASIN
	SANITARY SEWER MANHOLE
	STREET LIGHT
	FIRE HYDRANT (4 PROVIDED)
	8" WATER MAIN

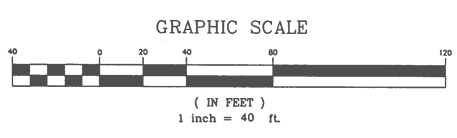
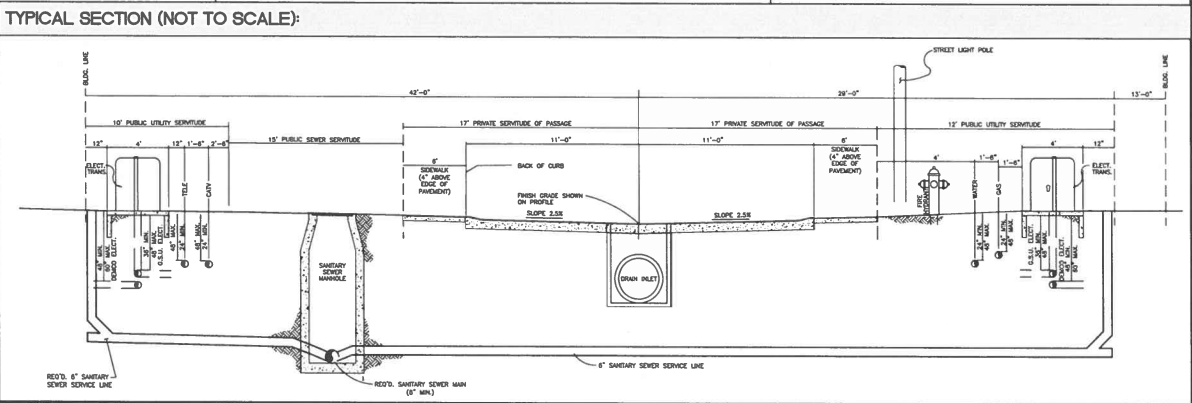
**UTILITY NOTES:**

SEWER: NEW GRAVITY MAINS SHALL BE CONSTRUCTED TO CONNECT TO EXISTING GRAVITY MAINS CONNECTED TO PUMP STATION 439.

WATER: NEW WATER SYSTEM SHALL BE CONSTRUCTED TO CONNECT TO EXISTING BATON ROUGE WATER SYSTEM NETWORK.

ELECTRIC: NEW ELECTRICAL SYSTEM SHALL BE CONSTRUCTED TO CONNECT TO EXISTING ENTERGY ELECTRICAL NETWORK.

STORM DRAINAGE: SUBSURFACE COLLECTION SYSTEM SHALL BE CONSTRUCTED TO THE INTO EXISTING WET DETENTION BASIN.



REVISIONS

NO.	DATE	DESCRIPTION



LANDSCAPE MATERIALS AND PLANTS LIST		
CLASS	QUANTITY	PLANT / MATERIAL NAME AND DESCRIPTION
'A'	11	Allée Elm ( <i>Ulmus parvifolia</i> 'Emer II') 45 gallon container, 10'-11" height, 5'-6" spread, 2"-2 1/2" caliper, heavily branched
'A'	7	Bald Cypress ( <i>Taxodium distichum</i> ) 45 gallon container, 10'-12" height 4'-5" spread, 2 1/2"-3" caliper, heavily branched, full canopy
'A'	3	Nuttall Oak ( <i>Quercus nuttallii</i> ) 45 gallon container, 10'-12" height, 4'-5" spread, 2 1/2"-3" caliper, straight trunk, single leader, heavily branched, heavy canopy
		Azalea 'G.G. Gerbing' ( <i>Azalea indicum</i> 'G.G. Gerbing') 7 gallon container, 24"-30" height and spread, dense and compact growth habit
		Holly 'Dwarf Burford' ( <i>Ilex cornuta</i> 'Burfordii Nana') 3 gallon container, 15"-18" height and spread, dense and compact growth habit

**LANDSCAPE ORDINANCE CALCULATIONS**  
 BATON ROUGE UNIFIED DEVELOPMENT CODE - CHAPTER 18  
 LAND USE - SEMI DETACHED MULTI-FAMILY RESIDENTIAL (MEDIUM  
 DENSITY)  
**BUFFER YARD SCREEN (TYPE L2)**  
 REQUIRED BUFFERS:  
 EAST PROPERTY LINE ADJACENT TO LOW DENSITY RESIDENTIAL  
 LAND USE:  
 A. 10' WIDTH TYPE L2 BUFFER  
 B. 3' HEIGHT SCREEN  
 C. (1) CLASS A TREE PER 40 LF OR EQUIVALENT  
 374 LINEAR FEET @ 1 CLASS A PER 40 LF = 9.35 TREES  
 REQUIRED: 10 CLASS A TREES  
 PROVIDED: 10 CLASS A TREES PLUS EXISTING TREES

**STREET YARD**  
 A. (1) CLASS A TREE PER 40 LINEAR FEET OR EQUIVALENT  
 405 LINEAR FEET @ 1 CLASS A TREE PER 40 LF = 10.13 TREES  
 REQUIRED: 11 CLASS A TREES  
 PROVIDED: 11 CLASS A TREES

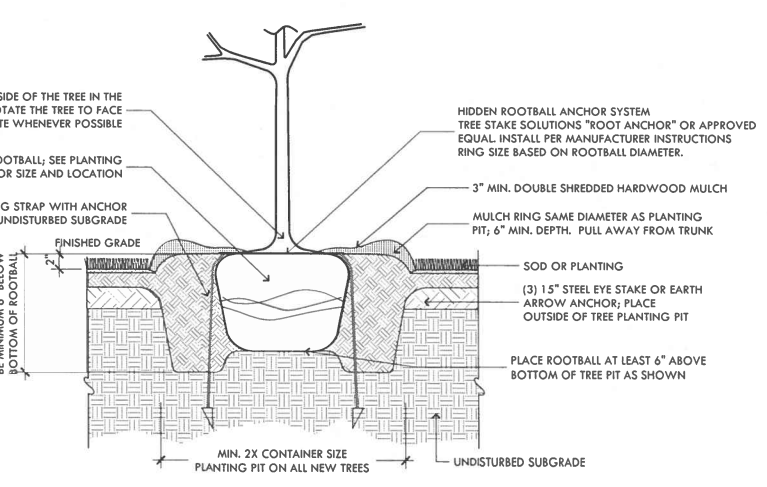
**LANDSCAPE ORDINANCE STANDARDS**

- 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:  
 7.1. ALL SINGLE TRUNK TREES SHALL HAVE A MINIMUM TWO-INCH CALIPER AND MEASURE A MINIMUM OF EIGHT FEET TALL AT TIME OF PLANTING UNLESS NOTED OTHERWISE.  
 7.2. 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, IF NECESSARY:  
 8.1. 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.  
 8.2. 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 EIGHT FEET TALL AT TIME OF PLANTING.
- CLASS "C" TREES, IF NECESSARY:  
 9.1. 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.  
 9.2. 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, IF NECESSARY:  
 10.1. 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.  
 10.2. SHRUBS PLANTED AS AN L2 BUFFER SHALL BE A MINIMUM OF THREE FEET IN HEIGHT.  
 10.3. WHEN PLANTED AS AN L2 BUFFER, THE MAXIMUM SPACING FOR THREE-FOOT HIGH SHRUBS SHALL BE 36 INCHES ON CENTER.  
 10.4. SPACING FOR OTHER REQUIRED PLANT MATERIAL SHALL BE DETERMINED BY THE DEVELOPMENT DIRECTOR.
- IRRIGATION AND WATERING STANDARD:  
 11.1. 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:  
 12.1. 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.  
 12.2. PROPERTY OWNERS AND THEIR AGENTS SHALL BE RESPONSIBLE FOR PROVIDING, PROTECTING, AND MAINTAINING ALL LANDSCAPING WITHIN THE ABUTTING RIGHT-OF-WAY.

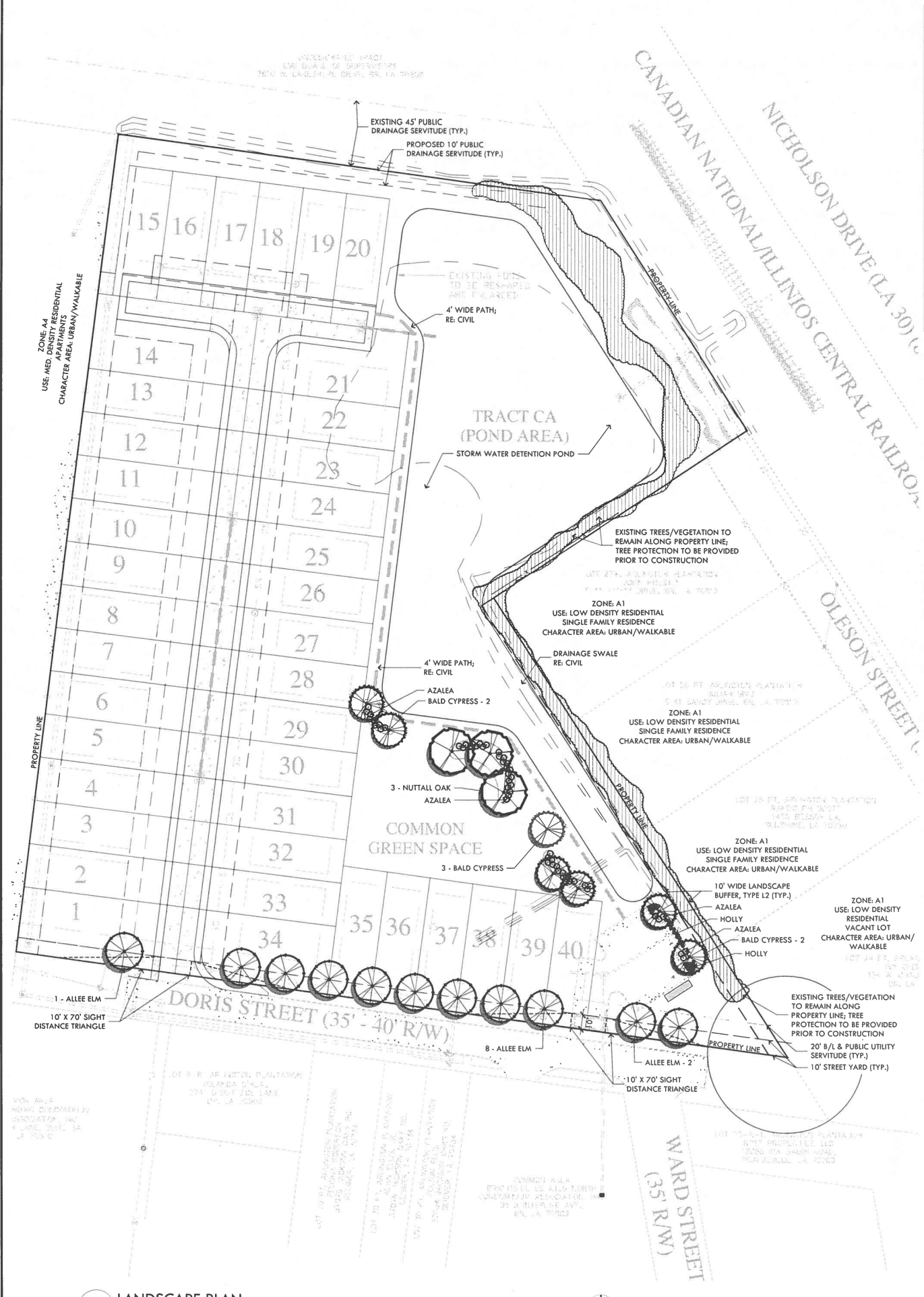
**GENERAL PLANTING NOTES**

- 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.

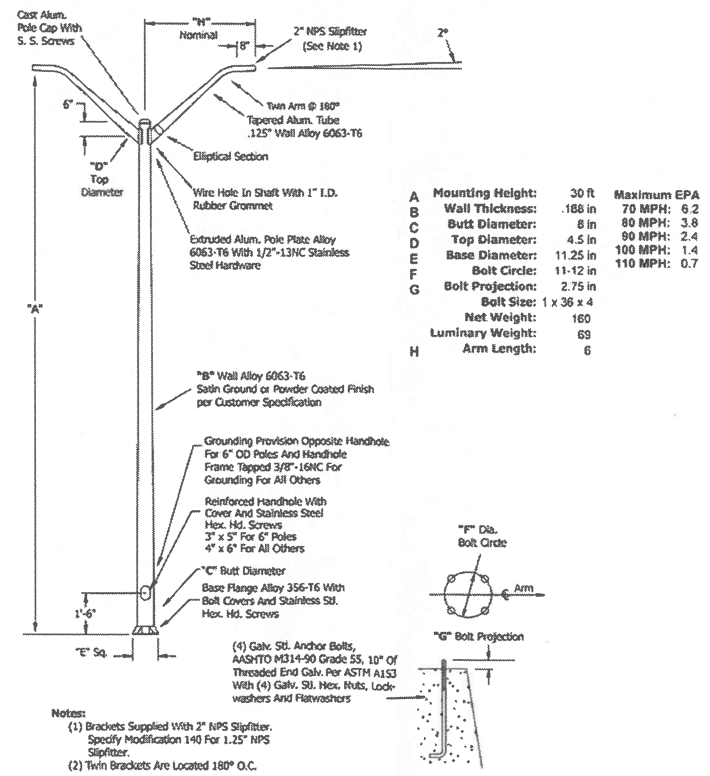
**NOTE:**  
 LANDSCAPE ARCHITECT SHALL INSPECT LANDSCAPING FOLLOWING INSTALLATION TO CERTIFY COMPLIANCE WITH APPROVED PLAN.



**A TREE PLANTING (TYP.) SECTION**  
 1/2" = 1'-0"



**1 LANDSCAPE PLAN**  
 1" = 40'-0"

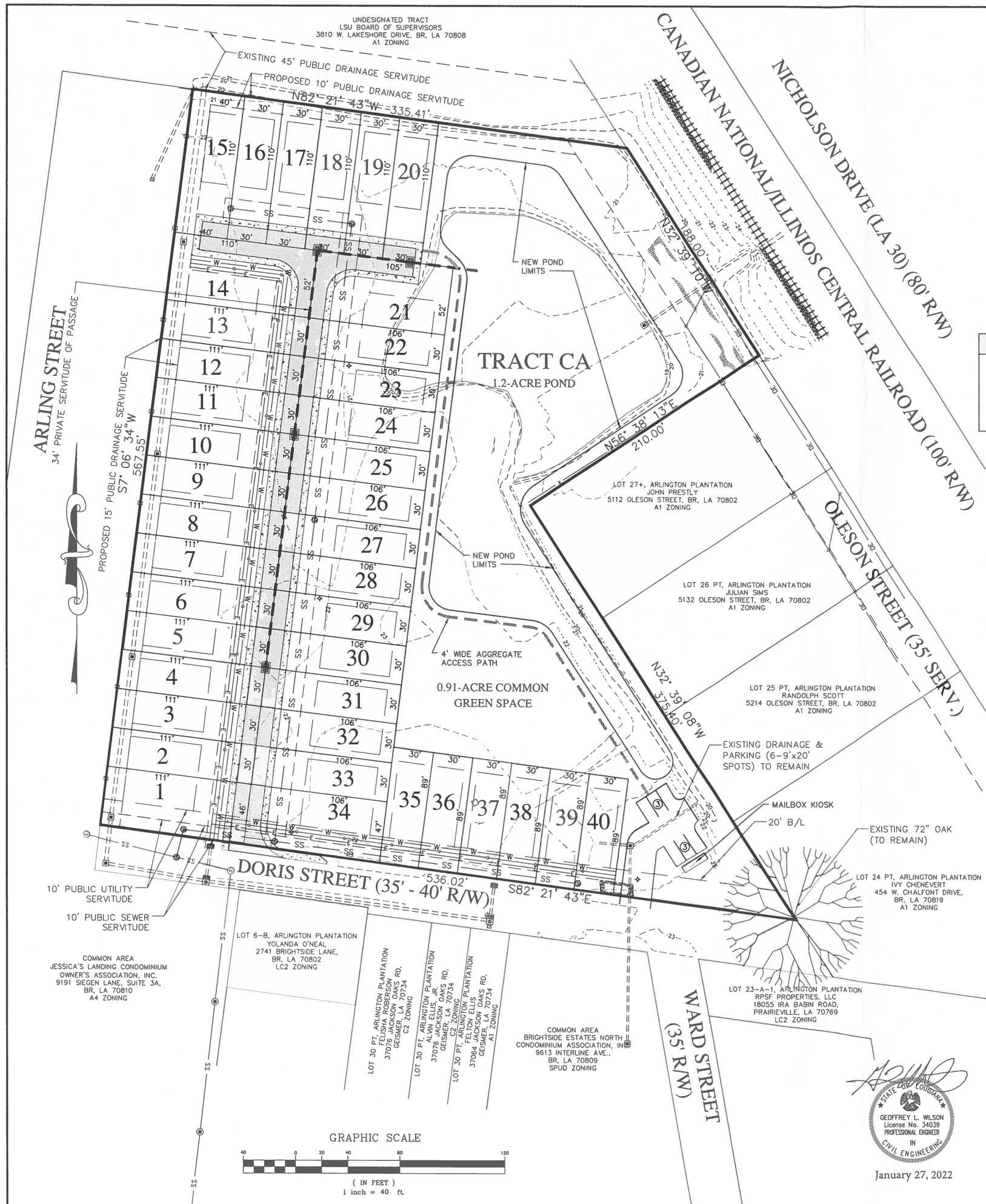


Notes:  
 (1) Brackets Supplied With 2" NPS Slipfilter. Specify Modification 140 For 1.25" NPS Slipfilter.  
 (2) Twin Brackets Are Located 180° O.C.

STREET LIGHT: ANGLE DOWN AND SPACED EVERY 180°

**DRAWING NOTE:**  
 IMAGES ARE PROVIDED COURTESY OF OSDL HOMES AND ARE REPRESENTATIVE ELEVATIONS OF THE HOMES PROPOSED TO BE CONSTRUCTED WITHIN THIS DEVELOPMENT. THIS IS NOT AN ENGINEERED DRAWING.





**UTILITY PROVIDERS:**

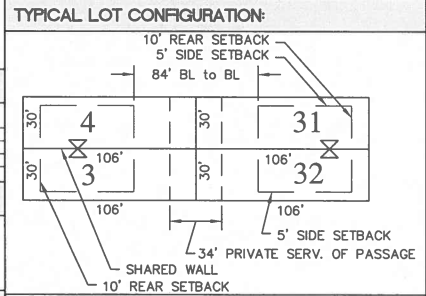
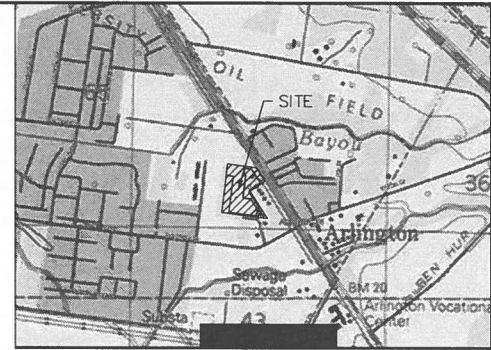
**SEWER:**  
DEPARTMENT OF ENVIRONMENTAL SERVICES  
ADAM SMITH, PE  
1100 LAUREL STREET  
BATON ROUGE, LA 70802  
(225) 389-5623

**ELECTRIC:**  
ENERGY  
AARON LODGE  
446 NORTH BOULEVARD  
BATON ROUGE, LA 70802  
(225) 346-3928

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

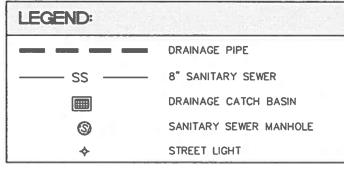
**WATER:**  
BATON ROUGE WATER  
MARGIE SWANSON  
P.O. BOX 96016  
BATON ROUGE, LA 70896  
(225) 231-0304

**GAS:**  
ENERGY  
AARON LODGE  
446 NORTH BOULEVARD  
BATON ROUGE, LA 70802  
(225) 346-3928



**TABLE OF USES:**

	LOW DENSITY RESIDENTIAL	GREEN SPACE	POND
TOTAL # OF LOTS	40		
TOTAL ACRES	3.12	0.91	1.20
PERCENTAGE OF SITE	60%	18%	22%



**FLOOD NOTES:**  
ACCORDING TO F.I.R.M. PANEL 2203C0245E, DATED 5-02-2008, THIS PROPERTY LIES IN FLOOD ZONE "X" (SHADED). BASE FLOOD ELEVATION(S) ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE PERMIT DEPARTMENT. NEAREST ADJACENT BASE FLOOD ELEVATION IS 22 FEET. RECORD INUNDATION IS 21.7 FEET.

**UTILITY NOTES:**  
SEWER: NEW GRAVITY MAINS SHALL BE CONSTRUCTED TO CONNECT TO EXISTING GRAVITY MAINS.  
WATER: NEW WATER SYSTEM SHALL BE CONSTRUCTED TO CONNECT TO EXISTING BATON ROUGE WATER SYSTEM NETWORK.  
ELECTRIC: NEW ELECTRICAL SYSTEM SHALL BE CONSTRUCTED TO CONNECT TO EXISTING ENERGY ELECTRICAL NETWORK.  
STORM DRAINAGE: SUBSURFACE COLLECTION SYSTEM SHALL BE CONSTRUCTED TO TIE INTO EXISTING WET DETENTION BASIN.

**FILL NOTE:**  
VARIOUS LOTS WITHIN BRIGHTSIDE NORTH HAVE RECEIVED FILL DURING THE SUBDIVISION CONSTRUCTION PHASE OF THE PROJECT. EACH BUILDER/OWNER SHALL BE RESPONSIBLE FOR INDEPENDENTLY INVESTIGATING THE SOIL CONDITIONS OF THE LOT AND SHALL FURNISH COMPACTION DATA TO THE PERMIT OFFICE PRIOR TO COMMENCING CONSTRUCTION TO ENSURE BUILDING CODE COMPLIANCE FOR APPROPRIATE FOUNDATIONS/SLAB DESIGN.

**GRADING INSTRUCTIONS:**  
AS PART OF THE HOUSE CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER, HIS CONTRACTOR OR HIS REPRESENTATIVE TO GRADE EACH LOT SO THAT THE STORM DRAINAGE RUNOFF CONFORMS TO THE APPROVED DRAINAGE LAYOUT, UNLESS OTHERWISE APPROVED BY THE CITY-PARISH (METRO LOT, 11135).

**UTILITY SERVICE SERVITUDE NOTE:**  
WHERE UNDERGROUND ELECTRICAL SERVICE, UTILITY SERVICE IS PROVIDED FOR THE SUBDIVISION, RESTRICTIONS SHALL INCLUDE A REQUIREMENT THAT THE OWNER OF EACH LOT SHALL FURNISH AN ELECTRIC SERVITUDE FROM THE SOURCE OF SUPPLY TO HIS METER LOCATION FOR RECEIPT OF ELECTRICAL SERVICE ON THE LOT. (UDC SEC. 4.3.5.E.1)

**RESTRICTIONS NOTE:**  
ALL LOTS ARE SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FILED AS AN ADJUNCT HERETO. THE CITY-PARISH DOES NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS. HOWEVER, THE APPROVAL OF THIS PLAT DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTION THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.

**SIGHT TRIANGLE NOTE:**  
NO PLANTINGS, FENCES, OR PARKING AREAS ARE TO BE CONSTRUCTED WITHIN THE SIGHT TRIANGLES SO AS TO INTERFERE WITH THE SIGHT DISTANCE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.

**SIDEWALK NOTE:**  
IT SHALL BE THE DUTY OF EACH INDIVIDUAL LOT OWNER TO MAINTAIN THAT PORTION OF SIDEWALK, WHICH IS ON OR ADJACENT TO HIS/HER PROPERTY. THE CITY-PARISH SHALL HAVE NO RESPONSIBILITY FOR LIABILITY OR MAINTENANCE OF THE SIDEWALKS.

**STORMWATER MANAGEMENT:**  
AS PART OF 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 UNIFIED DEVELOPMENT CODE, LATEST EDITION.

**DEDICATION NOTES:**

**PUBLIC DEDICATION NOTE:**  
THE STREETS, 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, OTHER THAN THOSE LABELED AS PRIVATE SERVITUDES, ARE GRANTED TO THE PUBLIC FOR THE PURPOSES INDICATED ON THE PLAT, INCLUDING UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSES FOR THE GENERAL USE BY 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.

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

**COMMON AREA DEDICATION:**  
THE AREA SHOWN ON THIS PLAT AND DESIGNATED AS "COMMON AREA" IS HEREBY DEDICATED FOR RECREATIONAL PURPOSES FOR THE COMMON ENJOYMENT OF BRIGHTSIDE NORTH HOMEOWNERS, AND IS NOT DEDICATED FOR THE GENERAL USE OF THE PUBLIC. MAINTENANCE OF THE COMMON AREA WILL BE BY THE BRIGHTSIDE NORTH HOMEOWNERS ASSOCIATION, EXCEPT THOSE PUBLIC SERVITUDES WHICH ARE DULY DEDICATED FOR PUBLIC USE.

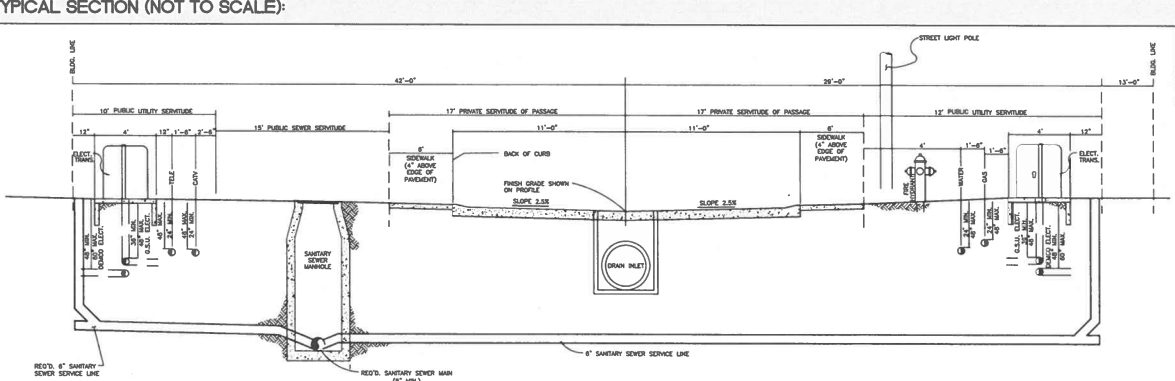
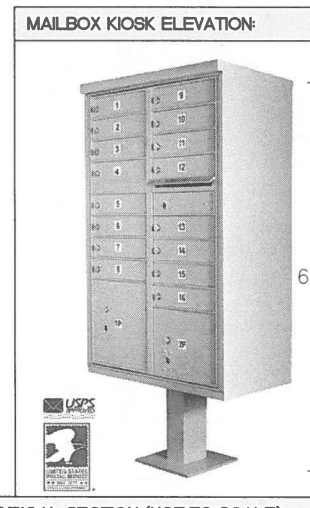
**SEWAGE DISPOSAL NOTE:**  
NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE EAST BATON ROUGE PARISH HEALTH UNIT.

**PROJECT NOTES:**

EXISTING ZONING: A3.3  
EXISTING LAND USE: UNDEVELOPED (UN)  
FUTURE LAND USE: URBAN NEIGHBORHOOD (UN)  
PROPOSED ZONING: SPUD  
PROPOSED USE: SEMI-DETACHED HOMES  
CHARACTER AREA: URBAN/WALKABLE  
ACREAGE: 5.23 ACRES  
DENSITY: 7.7 UNITS/ACRE  
MAXIMUM BLDG HEIGHT: 35' (2.5 STORIES)  
TOTAL BLDG S.F.: 1,900 S.F. TO 2,200 S.F. PER BUILDING  
MINIMUM LOT SIZE: 2,670 SQ. FT.  
LOT SIZE: 30'X89' OR 30'X105' OR 30'X110'  
MINIMUM SETBACKS:  
FRONT: 25' FROM SERVITUDE OF PASSAGE  
SIDE: 0' / 5'  
SIDE CORNER: 10' FROM SERVITUDE OF PASSAGE  
SIDE: 10'

CPCC LOT ID#: 1330570629, 1330570635, 1330570636, 1330570637  
22' WIDE CONCRETE PAVEMENT (PRIVATE TWO-WAY STREET)  
CURBSIDE COLLECTION: CURBSIDE PICKUP  
COMMON AREA: 2.11 ACRES (SEE TABLE ABOVE FOR USES)  
SCHOOLS: BUCHANAN ELEMENTARY (PRE-K THRU 1ST)  
UNIVERSITY TERRACE ELEMENTARY (2ND THRU 5TH)  
GLASGOW MIDDLE SCHOOL  
MCKINLEY SENIOR HIGH SCHOOL

**FIRE DISTRICT:** BATON ROUGE FIRE  
**UDC COMPLIANCE:** PROJECT SHALL COMPLY WITH UDC SECTION 17.5.2.3 SUCH THAT FRONT LOADED GARAGE OR CARPORT FACE SHALL BE SET BACK A MINIMUM OF 25 FEET FROM THE STREET RIGHT-OF-WAY, PRIVATE SERVITUDE OF ACCESS, BACK OF SIDEWALK, PRIVATE STREET OR LOT, WHICHEVER IS LESS.



SHEET NO. 8

SHEET NAME PRELIMINARY PLAT

DESCRIPTION REVISIONS

NO. DATE

NO. DATE

**GEOFF WILSON ENGINEERING, LLC**  
2297 PORT HUDSON-PRIDE ROAD, ZACHARY, LA 70791 / Phone: 225-905-6889

**BRIGHTSIDE NORTH II**  
BEING THE SUBDIVISION OF LOTS 27-A, 28, 29, AND LOT 5, BLOCK E (PORTION OF LOT 48) BEING A PORTION OF ARRLINGTON PLANTATION LOCATED IN SECTION 65, T-7-S, R-1-W, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA  
FOR BRIGHTSIDE NORTH II, LLC  
1875 HIGHWAY 59, MANDEVILLE, LA 70448  
C:\p\Documents\Kyrle\Kyrle\BrightsideNorthII\BrightsideNorthII\_PreliminaryPlan.dwg (P\147) Jan 28, 2022 - 2:48pm

Geoffrey L. Wilson  
License No. 34039  
Professional Engineer  
IN  
Civil Engineering

January 27, 2022

