



13646 Perkins Rd, 70810 | 225-228-3200 | planning@stgeorgela.gov | StGeorgeLA.gov

**Location:** 10051 Siegen Ln

**Owner:** Acacia Church

**Applicant:** Mickey L. Robertson,  
MR Engineering & Surveying, LLC

**Site Area:** 3.13 acres

**Zoning:** R Rural, A2 Single Family Residential, and A2.1 Zero Lot Line

**Character Area:** Suburban

**Flood Zone:** X

**Conveyance Zone:** No

**Existing Use:** Acacia Church and Undeveloped

**Request:** Conditional Use Permit to construct a new building and additional parking for an existing religious institution

**Zoning Commission:**

January 6, 2025

**City Council (tentative)**

**Introduction:** January 14, 2025

**Public Hearing:** January 28, 2025

**Staff Recommendation:** Approval, on the condition that all technical requirements and DRC comments are addressed before issuance of any permits

### Findings

1. The subject property is developed with a religious institution - Acacia Church. The subject property has been occupied by a nonresidential use in the same existing buildings since at least February 1998, with the smaller of the two existing buildings since at least December 1989 (Source: Google Earth).
2. The property is comprised of five lots - Tract C-1 and Lots 251-254 (Figure 1). The applicant has a concurrent application to combine the five lots into one (S24-06-F).
3. The property is split-zoned R, A2, and A2.1 (Figure 2). A religious institution requires a conditional use permit in these zoning districts.

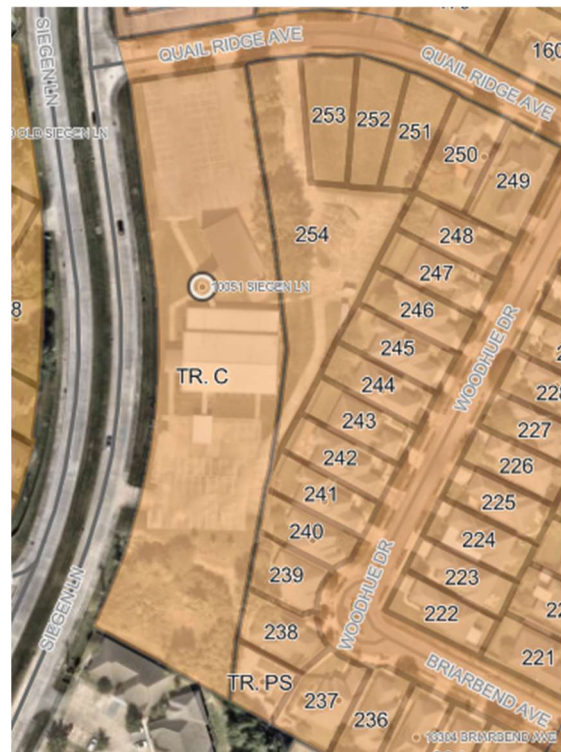


Figure 1. Subject properties

4. Tract C-1, where the existing buildings are located, is zoned R. In 2017, the R district was amended to restrict uses to those typical of a residential zoning district (EBR Ord. No. 16444). The existing buildings are nonconforming for use, likely due to the R district amendment.
5. The applicant requests a conditional use permit to construct a new 12,440sqft building and additional parking for the existing religious institution.
6. The applicant also proposes to demolish the smaller of the two existing buildings (3,328sqft); this doesn't require a conditional use permit.
7. The request will result in a net increase of 9,112sqft of building area to the 12,984sqft of building area already on the site - a 70.2% increase in gross floor area.

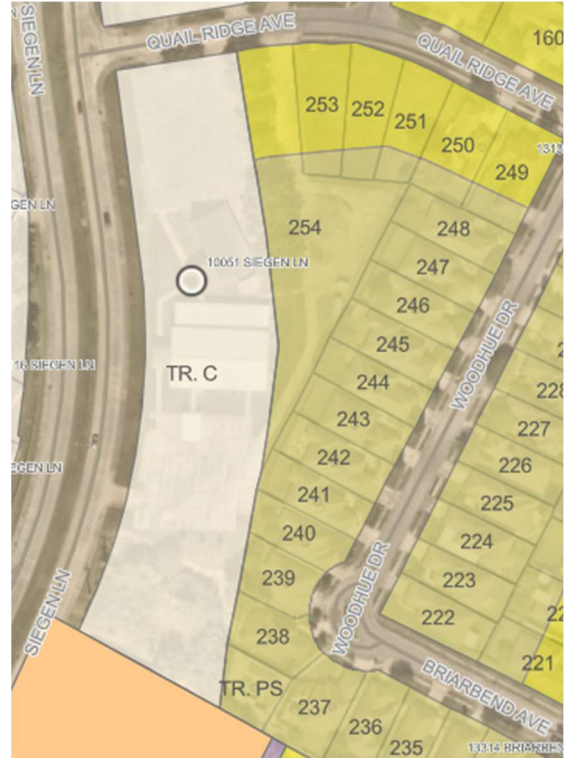


Figure 2. Zoning

8. The applicant states that the existing building to remain will serve as a "children's church being for 5<sup>th</sup> graders and below, therefore no more traffic is generated by this building." As a result, the required parking is calculated based on the square footage of the assembly area in the new building.
9. The proposed conditional use satisfies the technical requirements of the Unified Development Code (Table 1), with minor exceptions.
10. The Development Review Committee (DRC) reviewed the proposed conditional use.
11. Any technical requirements that have not been met or outstanding DRC comments can be addressed with staff-level adjustments (UDC Sec. 3.5.5).

**Table 1. Summary of Technical Requirements of the UDC\***

<b>Standard or Guideline (UDC Sec.)</b>	<b>Required</b>	<b>Proposed</b>	<b>Meets?</b>
<b>Suburban Design Standards (10.3.2.E)</b>			
Building design, street-facing wall	Transp. Windows or 5+ Other Elements	Transparent Windows (?%)	Likely Yes
Site design, pedestrian ways	Min. 8ft-wide to primary entrance	5-ft wide	NO
Site design, screening, mechanical	From all street frontages	Not addressed	Not yet
Site design, fences, materials	See Code	Wood	YES

<b>Standard or Guideline (UDC Sec.)</b>	<b>Required</b>	<b>Proposed</b>	<b>Meets?</b>
Site design, fences, structural support	Interior	Not addressed	Not yet
<b>Dimensional Regulations (11.2.8)</b>			
Setback, front (Quail Ridge Ave)	Min. 15 ft	100.41 ft	YES
Setback, side	Min. 25 ft	105.54 ft	YES
Setback, corner side	Min. 15 ft	31.75 ft	YES
Setback, rear	Min. 25 ft	200+ ft	YES
Height	Max. 35 ft	31'-4" 40'-0" for tower <sup>1</sup>	YES
<b>Drainage and Water Quality</b>			
Stormwater Management Plan (15.13)	Yes	Submitted	Likely Yes
Floodplain Conveyance Zone (15.24)	No	N/A	N/A
Stream Setbacks (15.25)	No	N/A	N/A
<b>Parking and Loading</b>			
Motor Vehicle Parking, number (17.4)	Min. 122 Max. 152	140	YES
Motor Vehicle Parking, location (17.5.2)	Not in required yard or buffer	Not in required yard or buffer	YES
Bicycle Parking, number (17.6.1)	Min. 7	8	YES
<b>Landscape and Trees</b>			
Percentage (18.3.2)	Min. 10%	39.6%	YES
Buffer to single-family (18.3.3)	L2	L2	YES
Street yard, trees, Siegen Ln (18.3.4)	Min. 15 Class B or C	15 Class B	YES
Street yard, trees, Quail Ridge (18.3.4)	Min. 10 Class	10 Class A	YES
Parking lot, spaces to a tree (18.3.5)	W/in 100ft	W/in 100ft	YES
Parking lot, interior islands (18.3.5)	Every 10 spaces	Every 10 spaces	YES
Parking lot, median islands (18.3.5)	Every 6 rows	N/A	YES
Screening, utilities (18.4.1)	Shrubs	Shrubs	YES
Sight triangle (18.7.2)	Clear	Clear	YES

*\*Any requirement not marked as YES will meet prior to issuance of any permits.*

<sup>1</sup> Towers are allowed to exceed height.

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## Consistency with Comprehensive Plan

*St. George has not adopted a comprehensive plan, but this section refers to FuturEBR, which is the Parish's comprehensive plan that covered St. George prior to its incorporation.*

- Future Land Use is Residential Neighborhood (RN)
- "This category includes predominantly single-family homes... Uses such as live-work units, neighborhood scale office and commercial at intersections or along primary streets, private schools, and religious institutions, should also be permitted subject to discretionary review."
- Staff finds that a religious institution as a conditional use is consistent with the RN future land use.

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## Standards Applicable to All Conditional Uses (UDC Sec. 3.5.3)

- A. The design of the proposed development minimizes adverse effects, including visual impacts, of the proposed use on adjacent properties.

*The proposed new building is in the same location as the existing building that is being demolished, is closer to Siegen Ln than to adjacent residential properties, and is screened from adjacent residential properties by existing and new trees. The proposed new parking lot is set back 20 feet from the adjacent residential properties and is screened by new trees, shrubs, and a fence.*

- B. The proposed use will not unduly burden essential public infrastructure and services including roadways, existing parking spaces, police and fire protection facilities, drainage systems, refuse disposal, water and sewers, and schools.

*The proposed use is a 70% expansion of an existing religious institution. Existing essential public infrastructure is adequate and the applicant proposes to add new parking spaces to accommodate the expansion.*

- C. The proposed use will not allow land or building usage that is incompatible with the existing character or usage of the neighborhood.

*The existing religious institution, and its expansion, is compatible with the existing character of the area, and serves as a buffer between Siegen Ln, a principal arterial road, and a residential neighborhood.*

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## Public Notification

- The subject property sign was posted on December 18, 2024.
- Letters were mailed to owners of property within 300 feet on December 20, 2024.
- Legal advertisement was published on December 22 and 29, 2024, and January 6, 2025.



# CONDITIONAL USE SITE PLAN FOR CU 24-02 ACACIA CHURCH

LOCATED ON SIEGEN LANE  
TRACT C-1 QUAIL RIDGE 1ST FILING & LOTS 251, 252,  
253, & 254 QUAIL RIDGE 3RD FILING  
LOCATED IN SECTION 38, T8S, R1E, GREENSBURG  
LAND DISTRICT, THE CITY OF ST. GEORGE  
EAST BATON ROUGE PARISH, LOUISIANA  
DECEMBER 2024

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
1	TITLE SHEET
2	EXISTING CONDITIONS
3	SITE PLAN
4	CIRCULATION PLAN
5	LANDSCAPE PLAN
6	BUILDING ELEVATIONS



**LOT AND BLOCK MAP**  
**SCALE: 1"=400'**



**PARISH MAP**  
**SCALE: 1"=20,000'**

**PLANNING SUMMARY:**

EXISTING ZONING: RURAL (R) & SINGLE FAMILY RESIDENTIAL (A2)  
& ZERO LOT LINE (A2.1)  
EXISTING LAND USE: INST & UND  
FUTURE LAND USE: RN  
CHARACTER AREA: SUBURBAN  
EXISTING ZONING (ADJOINING PARCELS): A2 & A2.1  
LOT & BLOCK MAP NO.: 81  
PROPERTY INFO:  
TRACT C-1 QUAIL RIDGE 1ST  
& LOTS 251, 252, 253 & 254 QUAIL RIDGE 3RD SEC 38 T8S-R1E  
ADDRESSES:  
10051 SIEGEN LN TRACT C-1 & LOT 254  
13054 QUAIL RIDGE AVE. LOT 253  
13106 QUAIL RIDGE AVE. LOT 252  
13116 QUAIL RIDGE AVE. LOT 251  
TOTAL ACREAGE: 3.13 AC.  
FLOOD ZONE: "X"  
PROPOSED INTENSITY: 7,060 SQ.FT./ACRE  
FEMA PANEL: 22033C0330E  
MIN LOT WIDTH/AREA: 50 FT/6,000 SF  
# OF BLDGS: 2  
MAX BLDG HEIGHT: 35' (1 STORY)  
TOTAL BLDG SQ.FT.: 22,096 SQ.FT.  
EXISTING BUILDING SQ.FT.: 9,565 SQ.FT.  
PROPOSED NEW BUILDING SQ. FT.: 12,440 SQ.FT.  
PROPOSED BLDG HEIGHT: 30'  
PROPOSED USE: NEW CHURCH BUILDING AND ADDITIONAL PARKING

**LEGAL DESCRIPTIONS:**

A PARTICULAR PIECES OF LAND BEING "TRACT C-1" & LOTS 251, 252, 253, & 254 BEING PART OF QUAIL RIDGE SUBDIVISION, LOCATED IN SECTION 38, TOWNSHIP 8 SOUTH-RANGE 1 EAST, CITY ST. GEORGE, EAST BATON ROUGE PARISH, LA.  
PARCEL ID #S:  
TRACT C-1: 16.30815685  
LOT 251: 16.30818891  
LOT 252: 16.30818892  
LOT 253: 16.30818893  
LOT 254: 16.30818894

**CONSULTANTS/CONTACTS**

**CIVIL ENGINEER:**

MR ENGINEERING & SURVEYING, LLC  
MICKEY L. ROBERTSON, P.E./P.L.S.  
9345 INTERLINE AVENUE  
BATON ROUGE, LA 70809  
PH: 225.490.9592  
FAX: 225.490.9504  
EMAIL: MICKEY@MRESMAIL.COM

**OWNER/ DEVELOPER**

ACACIA CHURCH  
PASTOR RUSS CRIPPS  
10051 SIEGEN LANE  
BATON ROUGE, LA  
PHONE: 225.937.8663  
EMAIL: RUSS@ACACHURCH.COM

**ARCHITECT**

LE ARCHITECT LLC.  
PHONG LE  
STREET: 7516 BLUEBONNET BLVD. #144  
CITY: BATON ROUGE, LA 70810  
EMAIL: PLE@LEARCHITECT.COM  
PHONE: 225.300.6009

**LAND SURVEYOR:**

MR ENGINEERING & SURVEYING, LLC  
MICKEY L. ROBERTSON, P.E./P.L.S.  
9345 INTERLINE AVENUE  
BATON ROUGE, LA 70809  
PH: 225.490.9592  
FAX: 225.490.9504  
EMAIL: MICKEY@MRESMAIL.COM

**LANDSCAPE ARCHITECT:**

MR ENGINEERING & SURVEYING, LLC  
JON PULLIAM, A.S.L.A.  
9345 INTERLINE AVENUE  
BATON ROUGE, LA 70809  
PH: 225.490.9592  
FAX: 225.490.9504  
EMAIL: MICKEY@MRESMAIL.COM

**UTILITIES/CONTACTS**

**WATER SERVICE**

BATON ROUGE WATER COMPANY  
P.O. BOX 96016  
BATON ROUGE, LA 70896-9016  
(225)231-0304  
MARGIE SWANSON

**SEWER SERVICE**

CITY OF BATON ROUGE - DES  
251 FLORIDA ST.  
BATON ROUGE, LA 70801  
(225) 389-3154

**ELECTRICAL SERVICE**

ENTERGY ELECTRIC  
BATON ROUGE, LOUISIANA 70895  
JUSTIN RETTSTATT  
(504) 654-9746

**TELEPHONE SERVICE**

AT&T  
S. SHERWOOD FOREST BLVD.  
(225)291-1851  
DERRICK RODRIGUE

**GAS SERVICE**

ENTERGY SOUTHERN FRANCHISE  
P.O. BOX 2431  
BATON ROUGE, LA 70821  
(225)351-3130  
MIKE CREEL

**CABLE SERVICE**

COX CABLE  
5428 FLORIDA BLVD.  
BATON ROUGE, LA 70806  
(225)930-2207  
LATONYA HUNT

**PROJECT NUMBERS**  
CU 24-02  
S24-06-F



ACACIA CHURCH  
SIEGEN LANE  
ST. GEORGE, LOUISIANA  
EAST BATON ROUGE PARISH  
TITLE SHEET

DESIGNED	CHECKED	DATE	SHEET
CMS	JAB	12/2024	1 OF 6
DESIGNED	CHECKED	DATE	SHEET
CMS	JAB	12/2024	1 OF 6

REVISION DATE	REVISION DESCRIPTION

C:\USERS\CHAD\MRES\PROJECTS\ACACIA CHURCH OF BATON ROUGE\DWG\CUP\01 TITLE SHEET.DWG DEC-19-2024 CHAD







**BUILDING TABLE:**

BUILDING	SQ.FT.	USE
1	9,656 SQ.FT.	KIDS CENTER
2	12,447 SQ.FT.	CHURCH/ ASSEMBLY
TOTAL	22,096 SQ.FT.	

**NOTES:**

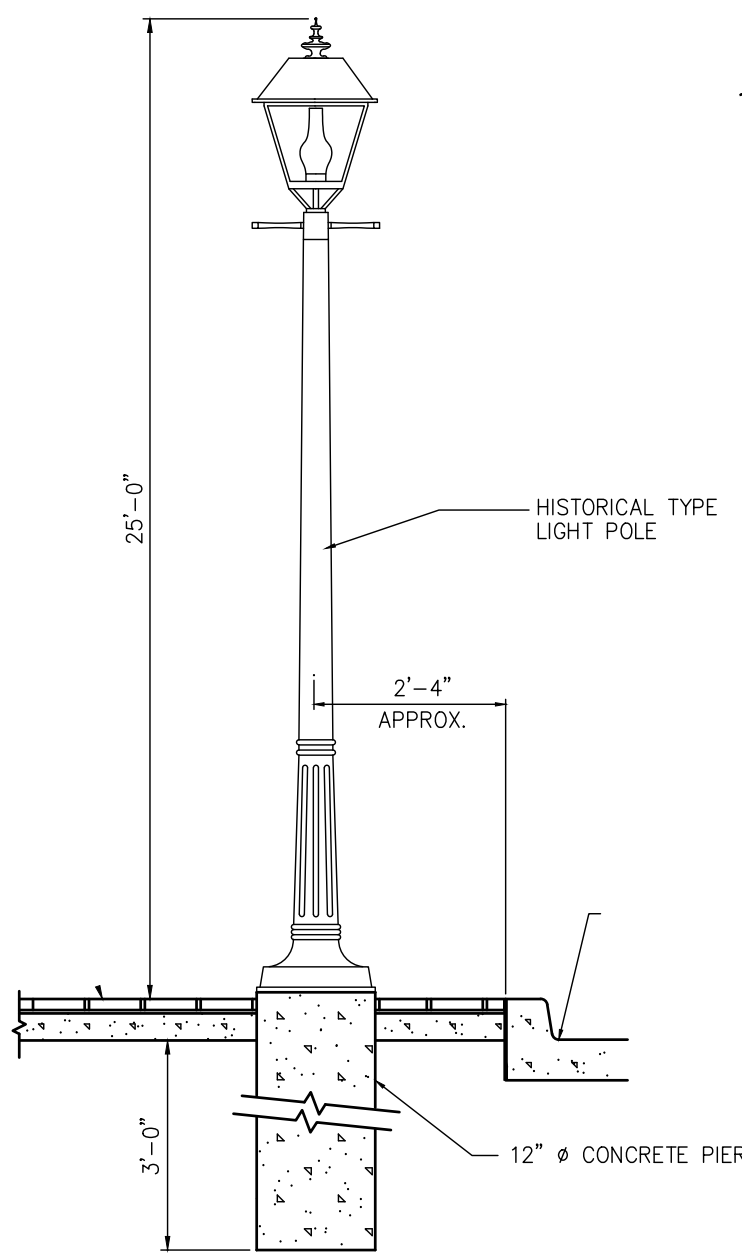
- SEWER IS BEING PROVIDED BY A CONNECTION TO THE EXISTING PUBLIC GRAVITY SYSTEM.
- MAIL DELIVERY IS INSIDE THE BUILDING. NO KIOSK REQUIRED.
- SIEGEN LANE IS NOT IN THE MOVE BR PLAN.
- THERE WILL BE NO NEW SIGNAGE FOR THIS DEVELOPMENT.
- EXISTING BUILDING TO REMAIN WILL BE CHILDREN'S CHURCH BEING FOR 5TH GRADERS AND BELOW. THEREFOR NO MORE TRAFFIC IS GENERATED BY THIS BUILDING.
- NO ADDITIONAL SIGNAGE WILL BE REQUIRED.

**KEY NOTES:**

- (A) STANDARD DUTY CONCRETE PAVING
- (B) CONCRETE DRIVE APRON
- (C) HANDICAP PARKING SIGN
- (D) HANDICAP PARKING SYMBOL
- (E) HANDICAP ACCESS UNLOADING ZONE
- (F) LIMITS OF NEW PAVING
- (G) STRIPING: PROVIDE 4" WIDE PARKING LOT STRIPING AS SHOWN.
- (H) CONCRETE SIDEWALK
- (I) BICYCLE PARKING
- (J) ADA DETECTABLE WARNING PER ADA STANDARDS
- (K) PARKING LOT LIGHTING
- (L) PROPOSED DUMPSTER PAD WITH SCREENING

**LEGEND:**

- (4) PARKING COUNT
- (C) COMPACT PARKING
- EXISTING CONTOURS
- VEHICULAR DIRECTION OF TRAVEL
- PROPERTY LINE
- X-X- ADJACENT PROPERTY LINE
- S-S- FENCE
- OHE-OHE- SEWER LINE
- EXISTING OVERHEAD ELECTRIC
- PARKING STRIPES
- ROAD CENTERLINE
- TOP BANK OF DITCH
- DITCH CENTERLINE
- DRAINAGE SERVITUDE
- SEWER SERVITUDE
- UTILITY SERVITUDE
- BUILDING SETBACK
- PROPERTY CORNER FOUND
- RIGHT OF WAY MARKER
- CURB INLET
- DROP INLET CIRCLE
- DRAINAGE MANHOLE
- WATER METER
- FIRE HYDRANT
- GAS VALVE
- GAS METER
- PIPELINE MARKER
- SEWER MANHOLE
- SEWER CLEANOUT
- AIR RELEASE VALVE
- SIGN POST
- TELEPHONE PEDESTAL
- POWER JUNCTION BOX
- TRANSFORMER
- POWER POLE
- LIGHT POLE
- ELECTRIC CONTROL BOX
- AIR CONDITIONING UNIT
- GUY WIRE WITH ANCHOR



**TYP. SITE LIGHTING**  
N.T.S.

**LIGHTING NOTE:**

SITE LIGHTING DATA:  
TYPE - METAL HALIDE, DECORATIVE STYLE, FULLY SHIELDED WATTAGE - 250W  
MOUNTED HEIGHT - POLE HEIGHT=25' (W/3' CONC. BASE), WALL PACK=10'  
PHOTOMETRICS - DRIVES=5.0 FC, EDGES OF DRIVES=1.0 FC, ENTRANCES=5.0 FC  
NO MORE THAN TWO (2) FOOTCANDLES OF LIGHT SHALL FALL OUTSIDE THE BOUNDARIES OF THE PROPERTY UPON WHICH THE OUTDOOR LUMINAIRE IS INSTALLED  
SHINE ANGLE - 90°

**GENERAL UTILITY NOTES:**

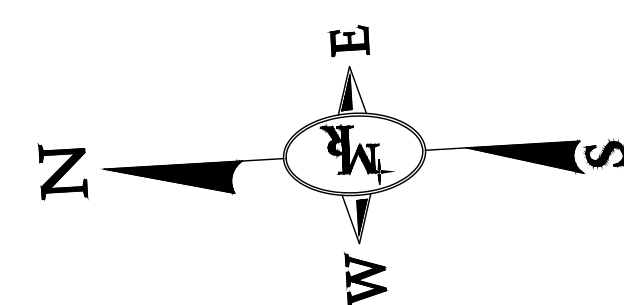
STATEMENT OF ARRANGEMENTS WITH UTILITY PROVIDERS.  
1. WATER: SERVICE WILL BE EXTENDED TO THE SITE AND PROVIDED BY BATON ROUGE WATER COMPANY.  
2. ELECTRIC: SERVICE EXISTS AT THE SITE AND WILL BE ALTERED BY ENTERGY FOR THE PROPOSED USE.  
3. GAS: SERVICE WILL BE EXTENDED AND PROVIDED TO THE SITE BY ENTERGY.  
4. SEWER: SERVICE WILL BE INSTALLED BY THE DEVELOPER AND CONNECT TO THE EXISTING EBR PUBLIC SEWER SYSTEM.  
5. TELECOMMUNICATIONS: SERVICE WILL BE INSTALLED AND PROVIDED BY AT&T AND/OR COX.  
6. DRAINAGE: STORMWATER WILL BE COLLECTED AND ROUTED TO SIEGEN LANE SUB-SURFACE SYSTEM AS WELL AS THE BAYOU FOUNTAIN LATERAL.

**PLANNING SUMMARY:**

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EXISTING LAND USE: INST & UND  
FUTURE LAND USE: RN  
CHARACTER AREA: SUBURBAN  
EXISTING ZONING (ADJOINING PARCELS): A2 & A2.1  
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EXISTING BLDG SQ.FT.: 9,656 SQ.FT.  
PROPOSED NEW BUILDING SQ. FT.: 12,440 SQ.FT.  
PROPOSED BLDG HEIGHT: 30'  
PROPOSED USE: NEW CHURCH BUILDING AND ADDITIONAL PARKING

**GENERAL NOTES:**

ZONED: R, A2 & A2.1  
SETBACKS:  
R & A2 & A2.1  
FRONT: 15'  
SIDE: 5'  
CORNER SIDE: 15'  
REAR: 25'  
EXISTING LAND USE: INST & UND  
FUTURE LAND USE: RN  
SEWER: CITY OF BATON ROUGE (WSTN)  
WATER: BATON ROUGE WATER CO.  
ELECTRIC: ENTERGY  
GAS: ENTERGY  
FIRE DISTRICT: ST. GEORGE FIRE DISTRICT #2  
PARKS:  
-HIGHLAND ROAD COMMUNITY PARK  
-RUE LEBOUFE PARK  
HOSPITAL:  
-BATON ROUGE GENERAL  
-OUR LADY OF THE LAKE REGIONAL CENTER  
SCHOOL DISTRICT: EBR-8  
PARCEL ID #S:  
TRACT C-1: 16.30815685  
LOT 251: 16.30818891  
LOT 252: 16.30818892  
LOT 253: 16.30818893  
LOT 254: 16.30818894



**UTILITIES/CONTACTS**

DESIGNED	CHECKED	DATE	BY	REVISION	DESCRIPTION
TRB	JAB	12/2024	3	OF 6	
DETAILED	TRB				
CHECKED	JAB				

WATER SERVICE	GAS SERVICE
BATON ROUGE WATER COMPANY P.O. BOX 98016 BATON ROUGE, LA 70896-9016 (225)231-0304 MARGIE SWANSON	ENTERGY SOUTHERN FRANCHISE P.O. BOX 2431 BATON ROUGE, LA 70821 (225)351-3130 MIKE CREEL
SEWER SERVICE	CABLE SERVICE
CITY OF BATON ROUGE - DES 251 FLORIDA ST. BATON ROUGE, LA 70801 (225) 389-3154	COX CABLE 5428 FLORIDA BLVD. BATON ROUGE, LA 70806 (225) 930-2207 LATONYA HUNT
ELECTRICAL SERVICE	TELEPHONE SERVICE
ENTERGY ELECTRIC BATON ROUGE, LOUISIANA 70895 (504) 654-9746 JUSTIN RETTSTATT	AT&T S. SHERWOOD FOREST BLVD. (255)291-1851 DERRICK RODRIGUE

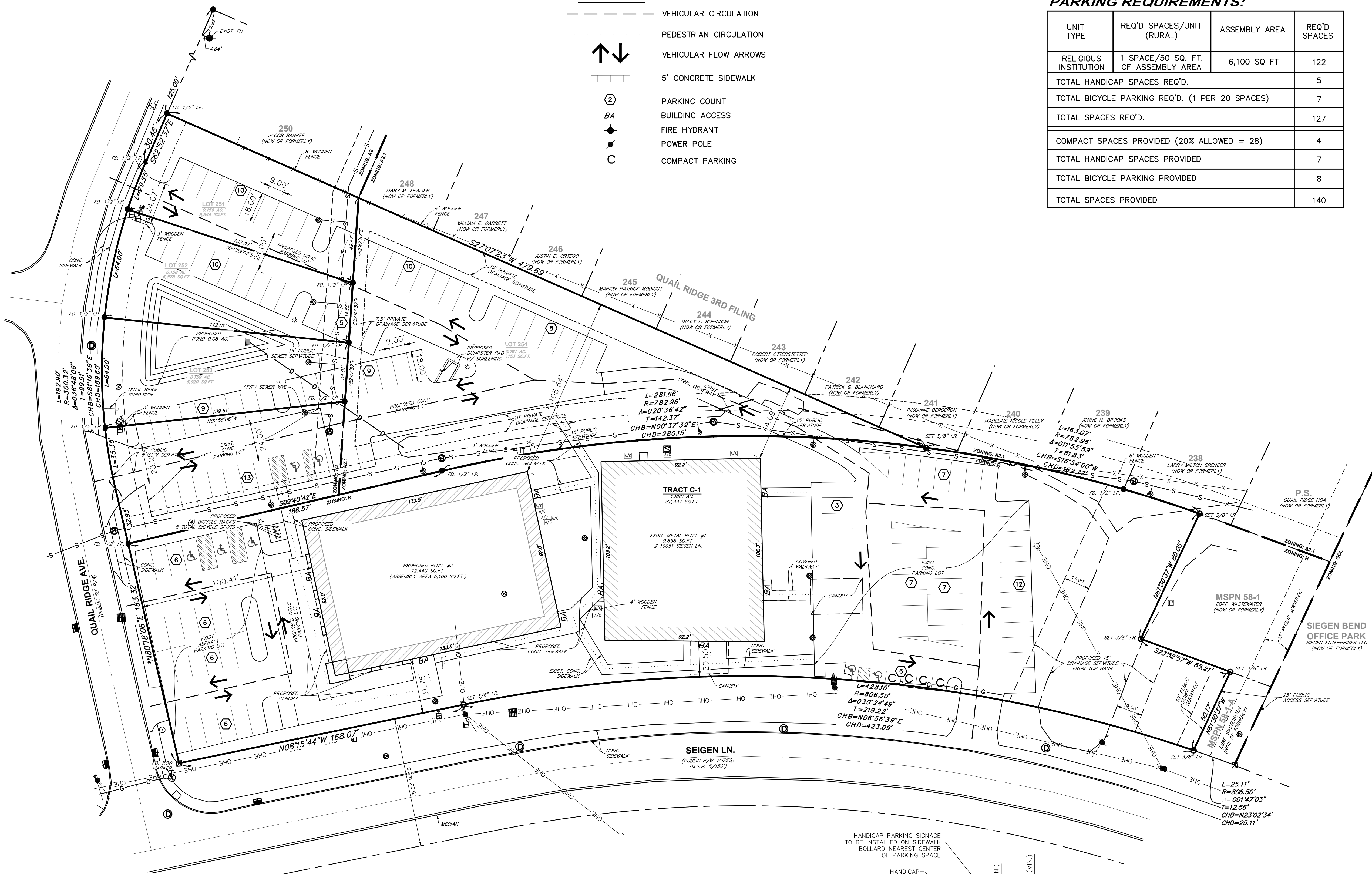


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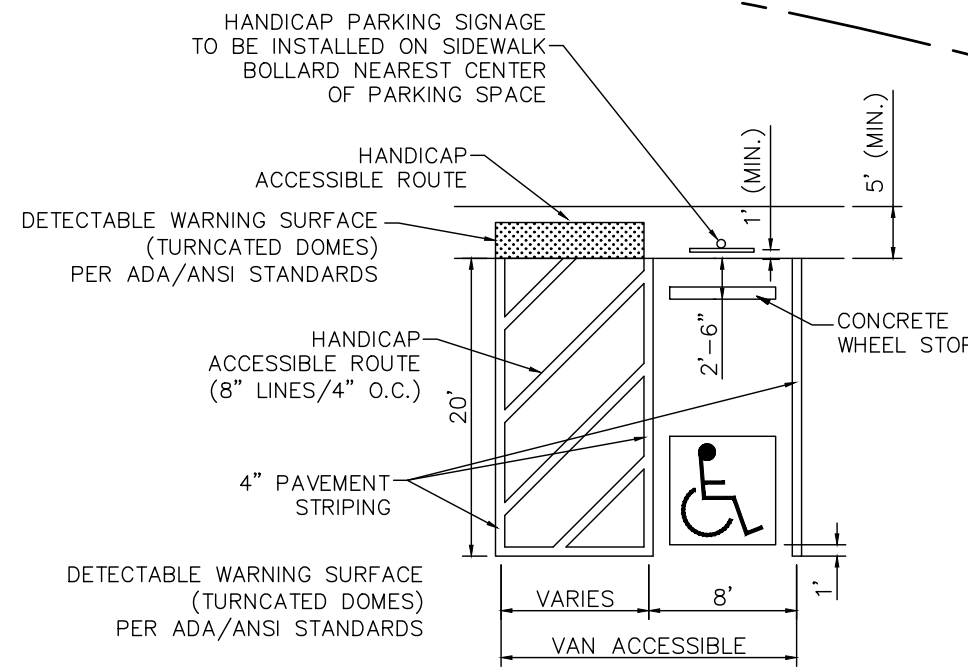
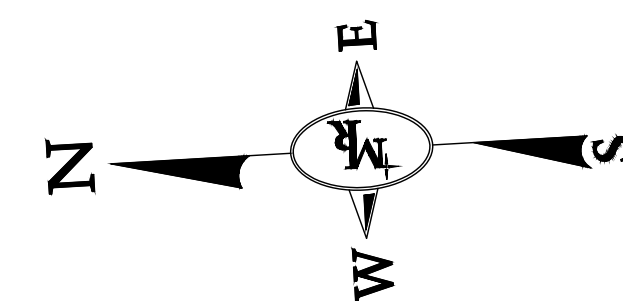
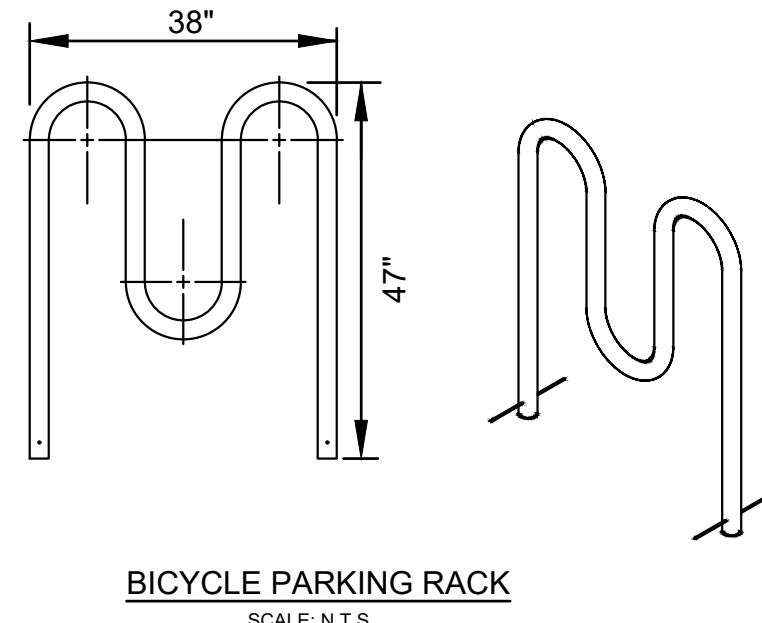
- VEHICULAR CIRCULATION
- PEDESTRIAN CIRCULATION
- ↑ ↓ VEHICULAR FLOW ARROWS
- 5' CONCRETE SIDEWALK
- ⊙ PARKING COUNT
- BA BUILDING ACCESS
- FIRE HYDRANT
- POWER POLE
- C COMPACT PARKING

**PARKING REQUIREMENTS:**

UNIT TYPE	REQ'D SPACES/UNIT (RURAL)	ASSEMBLY AREA	REQ'D SPACES
RELIGIOUS INSTITUTION	1 SPACE/50 SQ. FT. OF ASSEMBLY AREA	6,100 SQ FT	122
TOTAL HANDICAP SPACES REQ'D.			5
TOTAL BICYCLE PARKING REQ'D. (1 PER 20 SPACES)			7
TOTAL SPACES REQ'D.			127
COMPACT SPACES PROVIDED (20% ALLOWED = 28)			4
TOTAL HANDICAP SPACES PROVIDED			7
TOTAL BICYCLE PARKING PROVIDED			8
TOTAL SPACES PROVIDED			140



- NOTES:**
- ALL SIDEWALKS, DRIVES AND PARKING LOTS ARE PRIVATE AND PRIVATELY MAINTAINED. ALL PAVING IS CONCRETE. ALL RADII 5' UNLESS OTHERWISE NOTED.
  - ALL PARKING STALLS ARE 9' X 18' UNLESS OTHERWISE NOTED.
  - ALL SIDEWALKS ARE MINIMUM OF 5' WIDE UNLESS NOTED OTHERWISE.
  - THE SITE IS NOT ON A CATS BUS ROUTE.
  - THE SITE IS NOT LOCATED ON A MOVEBR CORRIDOR AND NO NEW DRIVES ARE PROPOSED THAT ARE PART OF MOVEBR.



- NOTES:**
- THE LAYOUT SHOWN HEREON IS A TYPICAL HANDICAPPED PARKING LAYOUT. REFER TO THE GEOMETRIC LAYOUT SHOWN HEREIN FOR EXACT LOCATION OF HANDICAPPED PARKING.
  - ALL HANDICAPPED PAVEMENT STRIPING AND SYMBOLS SHALL BE BLUE THERMOPLASTIC PAVEMENT MARKINGS.
  - ALL HANDICAPPED PARKING SHALL CONFORM TO CURRENT A.D.A. REQUIREMENTS. NOT TO SCALE.

**UTILITIES/CONTACTS**

- |  |   |
|--|---|
| <p><b>WATER SERVICE</b><br/>BATON ROUGE WATER COMPANY<br/>P.O. BOX 98016<br/>BATON ROUGE, LA 70896-9016<br/>(225)231-0304<br/>MARGIE SWANSON</p> | <p><b>GAS SERVICE</b><br/>ENTERGY SOUTHERN FRANCHISE<br/>P.O. BOX 2431<br/>BATON ROUGE, LA 70821<br/>(225)351-3130<br/>MIKE CREEL</p> |
| <p><b>SEWER SERVICE</b><br/>CITY OF BATON ROUGE - DES<br/>251 FLORIDA ST.<br/>BATON ROUGE, LA 70801<br/>(225) 389-3154</p>                       | <p><b>CABLE SERVICE</b><br/>COX CABLE<br/>5428 FLORIDA BLVD.<br/>BATON ROUGE, LA 70806<br/>(225) 930-2207<br/>LATONYA HUNT</p>        |
| <p><b>ELECTRICAL SERVICE</b><br/>ENTERGY ELECTRIC<br/>BATON ROUGE, LOUISIANA 70895<br/>(504) 654-9746<br/>JUSTIN RETTSTATT</p>                   | <p><b>TELEPHONE SERVICE</b><br/>AT&amp;T<br/>S. SHERWOOD FOREST BLVD.<br/>(255)291-1851<br/>DERRICK RODRIGUE</p>                      |

MR ENGINEERING & SURVEYING, LLC  
3945 Infield Avenue, Baton Rouge, LA 70809 225-490-9592

ACACIA CHURCH  
SIEGEN LANE  
ST. GEORGE, LOUISIANA  
EAST BATON ROUGE PARISH

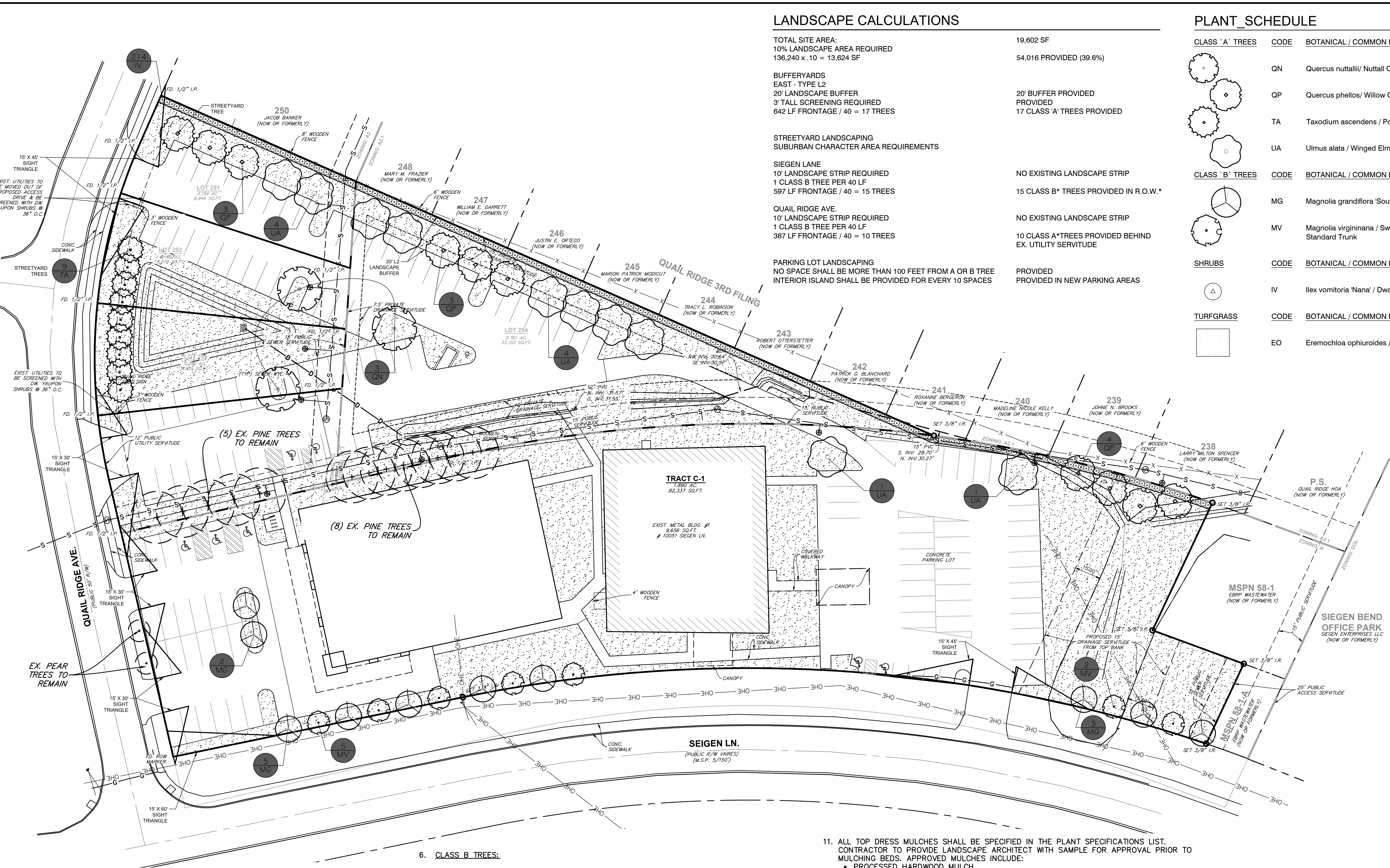
CIRCULATION PLAN

DESIGNED	CHECKED	DATE	BY
TRB	JAB	12/2024	4 OF 6
DETAILED	TRB	CHECKED	
DATE			
		REVISION	DESCRIPTION

SHEET NUMBER

4





**LANDSCAPE STANDARDS**

- 1. ALL PLANTS MATERIALS SHALL BE TRUE TO NAME, VARIETY, AND SIZE. PLANTS SHALL BE SPECIMEN QUALITY, FULL POT AND HEAD, SYMMETRICAL FOLIAGE AND BRANCHING STRUCTURE. ALL PLANT MATERIALS TO MEET ANSI Z.60 STANDARDS, LATEST EDITION.
- 2. THE LANDSCAPE CONTRACTOR SHALL MEET OR EXCEED BOTH THE CONTAINER SIZE AS WELL AS HEIGHT AND SPREAD SPECIFICATIONS ON ALL PLANT MATERIAL. CALIPER SIZES SHALL BE MEASURED SIX INCHES (6") ABOVE GROUND LEVEL.
- 3. PLANT MATERIAL OF THE SAME SPECIES SHALL BE MATCHING IN CHARACTER AND SIZE, AND OBTAINED FROM THE SAME SOURCE.
- 4. 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.
- 5. CLASS A TREES:
  - 5.1. SINGLE TRUNK CLASS A TREES: ALL SINGLE TRUNK CLASS A TREES SHALL HAVE A MINIMUM 2" CALIPER IMMEDIATELY AFTER PLANTING. SINGLE TRUNK TREES MUST MEASURE A MINIMUM HEIGHT OF 8' TALL IMMEDIATELY AFTER PLANTING. ALL TREE HEIGHTS SHOULD BE MEASURED FROM TOP OF ROOTBALL TO TIP OF HIGHEST BRANCH.
  - 5.2. MULTI-TRUNK CLASS A TREES: ALL MULTI TRUNK CLASS A TREES SHALL HAVE MAIN STEMS WITH A MINIMUM OF 1-1/2" CALIPER PER TRUNK, A MINIMUM OF 3 MAIN STEMS, AND MEASURE A MINIMUM OF 10' TALL AT TIME OF PLANTING. ALL TREE HEIGHTS SHOULD BE MEASURED FROM TOP OF ROOTBALL TO TIP OF HIGHEST BRANCH.

- 6. CLASS B TREES:
  - 6.1. SINGLE TRUNK CLASS B TREES: ALL SINGLE TRUNK CLASS B TREES SHALL HAVE A MINIMUM 1-1/2" CALIPER IMMEDIATELY AFTER PLANTING. SINGLE TRUNK CLASS B TREES MUST MEASURE A MINIMUM HEIGHT OF 8' TALL IMMEDIATELY AFTER PLANTING. ALL TREE HEIGHTS SHOULD BE MEASURED FROM TOP OF ROOTBALL TO TIP OF HIGHEST BRANCH.
  - 6.2. MULTI-TRUNK CLASS B TREES: ALL MULTI TRUNK CLASS B TREES SHALL HAVE MAIN STEMS WITH A MINIMUM OF 1" CALIPER PER TRUNK, A MINIMUM OF 3 MAIN STEMS, AND MEASURE A MINIMUM OF 8' TALL AT TIME OF PLANTING. ALL TREE HEIGHTS SHOULD BE MEASURED FROM TOP OF ROOTBALL TO TIP OF HIGHEST BRANCH.
- 7. TREE PLANTING: EXCAVATE 3 TIMES GREATER THAN BALL DIAMETER. ALL TREE PITS MUST BE LOOSENED TO A DEPTH THAT ANY HARDPAN HAS BEEN BROKEN AND MOISTURE IS ALLOWED TO MOVE THROUGH FREELY. THE TREE MUST BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS TREE'S ORIGINAL GRADE IN NURSERY OR BE SLIGHTLY ABOVE (NO MORE THAN 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. BACK FILL THE HOLE WITH A MIX OF 1/2 TOPSOIL AND 1/2 NATIVE SOIL FROM THE HOLE AND FERTILIZE. PROVIDE A 4" WATERING RING AND ADD A 4" LAYER OF SHREDDED PINE BARK MULCH OR PROCESSED HARDWOOD MULCH AND STAKE OR GUY AS SHOWN IF REQUIRED. (SEE DETAIL) WATER TREE TO THE POINT OF SATURATION.
- 8. SHRUB PLANTING: ALL SHRUBS SHALL BE A MINIMUM OF 24" IN HEIGHT IN A MINIMUM 3 GALLON CONTAINER UNLESS OTHERWISE SPECIFIED.
- 9. GROUND COVER / SHRUB BEDS: MIX 1/2 TOP SOIL AND 1/2 APPROVED GARDEN SOIL TO A DEPTH OF 8"-10", WITH A GENERAL (SLOW RELEASE PREFERRED), (14/14/14) FERTILIZER, (OR APPROVED EQUAL), AT A RECOMMENDED RATE AND TILL TO A MIN. DEPTH OF 10"-14". PROVIDE L.A. SAMPLE OF SOIL MIX FOR APPROVAL BEFORE STARTING BED PREP.
- 10. HEDGES: PLANTS SHALL BE PLANTED ON CENTER AS CALL FOR ON THE PLAN. TRIMMING INTO HEDGE SHAPE SHALL OCCUR FOLLOWING PLANTING. PLANTS SHALL HAVE BRANCHES TOUCHING SO AS TO FORM A HEDGE.

- 11. ALL TOP DRESS MULCHES SHALL BE SPECIFIED IN THE PLANT SPECIFICATIONS LIST. CONTRACTOR TO PROVIDE LANDSCAPE ARCHITECT WITH SAMPLE FOR APPROVAL PRIOR TO MULCHING BEDS. APPROVED MULCHES INCLUDE:
  - PROCESSED HARDWOOD MULCH
  - SHREDDED PINE BARK MULCH
  - CRUSHED PINE NEEDLES--LANDSCAPE SHRUB BEDS
  - BALED PINE STRAW--STAND ALONE TREES
- 12. LAWN: AREAS TO BE SODDED SHALL BE RAKED OF STONES AND DEBRIS. DEBRIS AND STONES OVER 1" IN DIAMETER SHALL BE REMOVED FROM THE SITE. ALL DAMAGED SOD WILL BE REJECTED. ALL SOD MUST BE PLACED WITH STAGGERED JOINTS, TIGHTLY BUTTED, WITH NO INEQUALITIES IN GRADE. PLACE ALL SOD IN ROWS AT RIGHT ANGLES TO SLOPES. ROLLS OF SOD ARE ACCEPTABLE. (WHERE APPLICABLE).
- 13. SEEDED AREA: ALL AREA DISTURBED BY CONSTRUCTION SHALL BE SEEDED WITH COMMON BERMUDA/RYE GRASS MIX. FOLLOW MANUFACTURERS RECOMMENDATIONS FOR RATES, ETC.
- 14. ALL LAWN AREAS THAT DO NOT SHOW SATISFACTORY GROWTH WITHIN 2 WEEKS OF HYDROMULCHING SHALL BE RE-HYDROMULCHED AS DIRECTED UNTIL A SATISFACTORY LAWN HAS BEEN ESTABLISHED.
- 15. FERTILIZER: FERTILIZER SHALL BE A SLOW RELEASE 14-14-14 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 NOT BE ACCEPTED.
- 16. WATERING AT TIME OF PLANTING: INITIALLY, WATER THE PLANT MATERIAL TO DEVELOP UNIFORM COVERAGE AND DEEP WATER PENETRATION OF AT LEAST 6". AVOID EROSION, PULLING, AND WASHING SOIL AWAY FROM PLANT ROOTS.
- 17. IRRIGATION AND WATERING: HOSE BIBS SHALL BE PLACED WITHIN 200' OF ALL PLANTING BEDS OR A PERMANENT IN-GROUND IRRIGATION SYSTEM SHALL BE PROVIDED.
- 18. FINAL ACCEPTANCE: ALL TREES BY LANDSCAPE ARCHITECT WILL BE MADE ONLY IF ALL TREES ARE IN PLACE, LIVING AND ARE IN CONFORMANCE WITH THE DRAWING, PLANT LIST AND NOTES.

- 19. EXISTING TREE AND VEGETATION PROTECTION: THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION (WITH PHYSICAL BARRIERS) AND MAINTENANCE OF EXISTING AND TRANSPLANTED TREES DURING CONSTRUCTION (WHERE APPLICABLE, SEE TREE PROTECTION PLAN AND/OR DETAILS).
- 20. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL PLANTS AND LANDSCAPE MATERIALS ON SITE THAT ARE NOT DESIGNATED FOR REMOVAL. CONTRACTOR SHALL REPLACE ANY DAMAGED LANDSCAPING TO MATCH EXISTING IN SIZE AND SPECIES UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT.
- 21. ALTHOUGH EVERY EFFORT HAS BEEN MADE TO ENSURE THESE PLANS ARE CORRECT, THE OWNER/CONTRACTOR IS TO VERIFY ALL DETAILS AND DIMENSIONS. ON-SITE SUPERVISION IS UNABLE TO BE PROVIDED BY THE LANDSCAPE ARCHITECT/DESIGNER AND AS SUCH THE LANDSCAPE ARCHITECT/DESIGNER HAS NO CONTROL OVER THE INTERPRETATION AND CONSTRUCTION OF THE PROJECT. THEREFORE THERE IS NO WARRANTY WRITTEN, IMPLIED OR PROVIDED FOR THE USE OF THESE PLANS.

**LANDSCAPE CALCULATIONS**

TOTAL SITE AREA: 19,602 SF  
 10% LANDSCAPE AREA REQUIRED: 1,960 SF  
 136,240 x .10 = 13,624 SF  
 54,016 PROVIDED (39.6%)

BUFFERYARDS  
 EAST - TYPE L2  
 20' LANDSCAPE BUFFER  
 3' TALL SCREENING REQUIRED  
 642 LF FRONTAGE / 40 = 17 TREES

STREETYARD LANDSCAPING  
 SUBURBAN CHARACTER AREA REQUIREMENTS

SIEGEN LANE  
 10' LANDSCAPE STRIP REQUIRED  
 1 CLASS B TREE PER 40 LF  
 597 LF FRONTAGE / 40 = 15 TREES

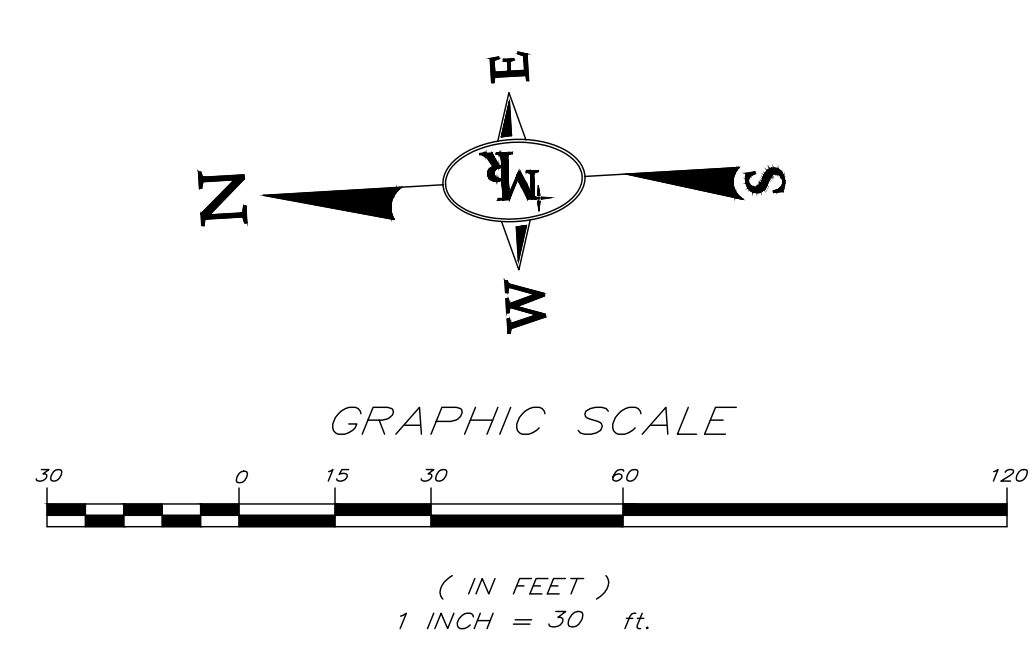
QUAIL RIDGE AVE.  
 10' LANDSCAPE STRIP REQUIRED  
 1 CLASS B TREE PER 40 LF  
 387 LF FRONTAGE / 40 = 10 TREES

PARKING LOT LANDSCAPING  
 NO SPACE SHALL BE MORE THAN 100 FEET FROM A OR B TREE  
 INTERIOR ISLAND SHALL BE PROVIDED FOR EVERY 10 SPACES

PROVIDED  
 PROVIDED IN NEW PARKING AREAS

**PLANT SCHEDULE**

CLASS 'A' TREES	CODE	BOTANICAL / COMMON NAME	CALIPER	ROOT	HEIGHT	QTY
QN		Quercus nuttallii/ Nuttall Oak	2" Cal.	B&B or Cont.	8'-10'	3
QP		Quercus phellos/ Willow Oak	2" Cal.	B&B or Cont.	8'-10'	10
TA		Taxodium ascendens / Pond Cypress	2" Cal.	B&B or Cont.	8'-10'	9
UA		Ulmus alata / Winged Elm	2" Cal.	B&B or Cont.	8'-10'	10
CLASS 'B' TREES	CODE	BOTANICAL / COMMON NAME	CALIPER	ROOT	HEIGHT	QTY
MG		Magnolia grandiflora 'Southern Charm' / Teddy Bear Magnolia	1.5" Cal.	B&B or Cont.	8' min.	10
MV		Magnolia virginiana / Sweetbay Magnolia Standard Trunk	1.5" Cal.	B&B or Cont.	8' min.	7
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY	
IV		Ilex vomitoria 'Nana' / Dwarf Yaupon	3 Gal.	FULL	214	
TURFGRASS	CODE	BOTANICAL / COMMON NAME	QTY			
EO		Eremochloa ophiuroides / Centipede Grass Sod	Apply to disturbed areas			



**MR ENGINEERING & SURVEYING, LLC**  
 9345 Infield Avenue, Baton Rouge, LA 70809 225-490-9892

LA ONE CALL - CALL BEFORE YOU DIG. THE MISSISSIPPI DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE HAS A ONE CALL CENTER (800) 368-8888. CALL BEFORE YOU DIG. THE MISSISSIPPI DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE HAS A ONE CALL CENTER (800) 368-8888. CALL BEFORE YOU DIG. THE MISSISSIPPI DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE HAS A ONE CALL CENTER (800) 368-8888.

ACACIA CHURCH  
 SIEGEN LANE  
 ST. GEORGE, LOUISIANA  
 EAST BATON ROUGE PARISH  
 LANDSCAPE PLAN

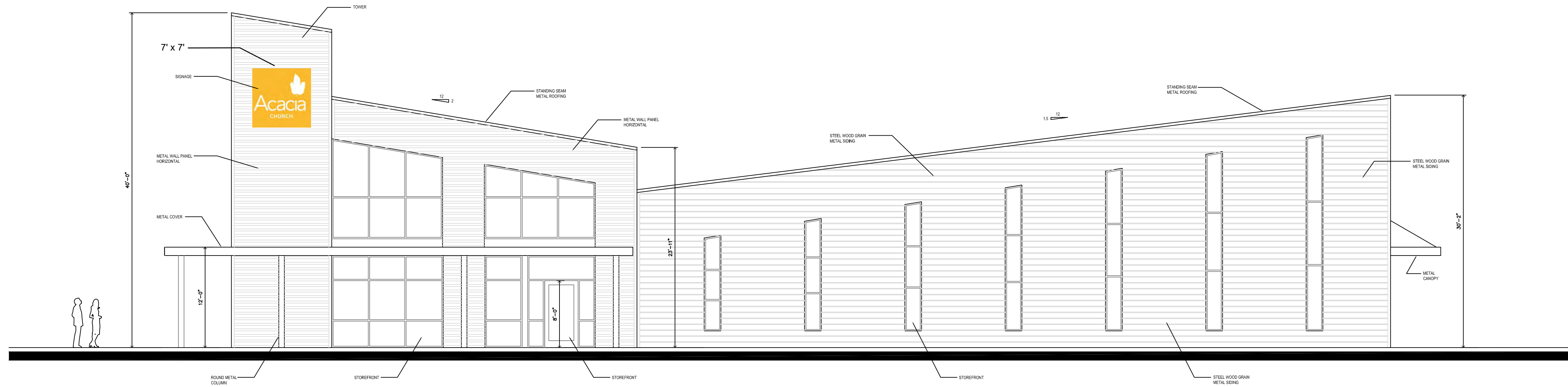
DESIGNED: TRB  
 CHECKED: JAB  
 DETAILED: TRB  
 CHECKED: JAB  
 DATE: 12/2024  
 SHEET: 5 OF 6

REVISION DATE: \_\_\_\_\_ BY: \_\_\_\_\_ REVISION DESCRIPTION: \_\_\_\_\_

SHEET NUMBER: 5

**FOR SITE PLAN REVIEW ONLY  
 NOT FOR CONSTRUCTION**

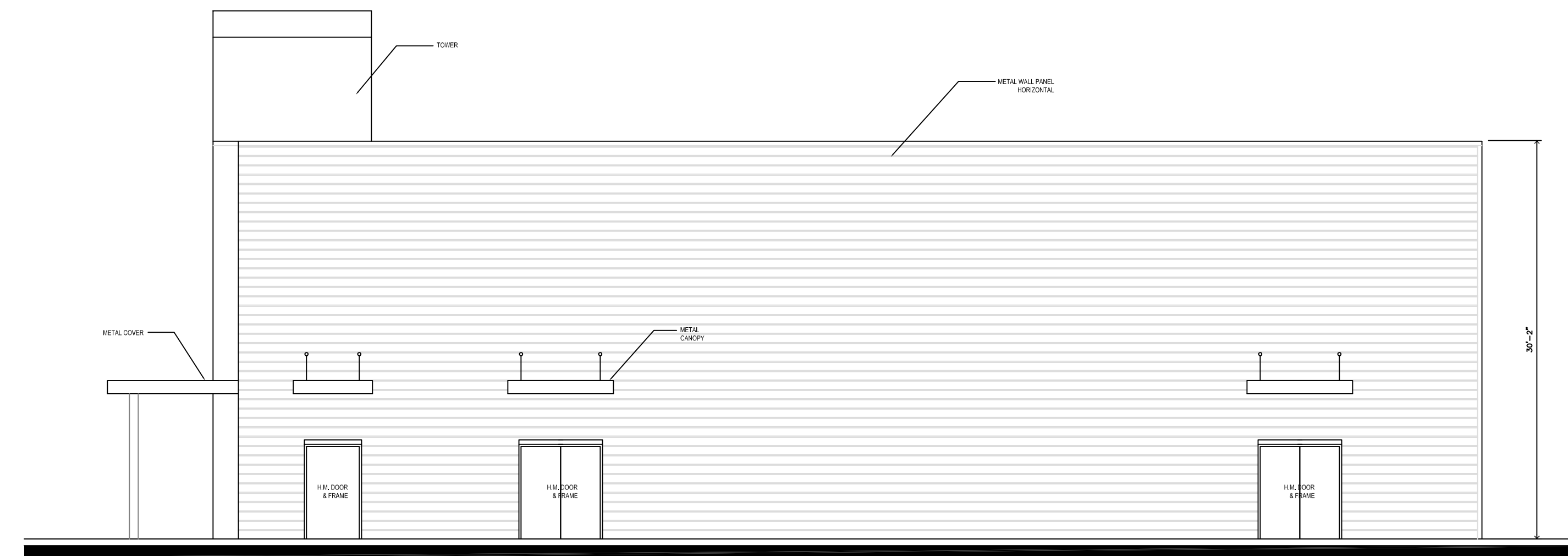




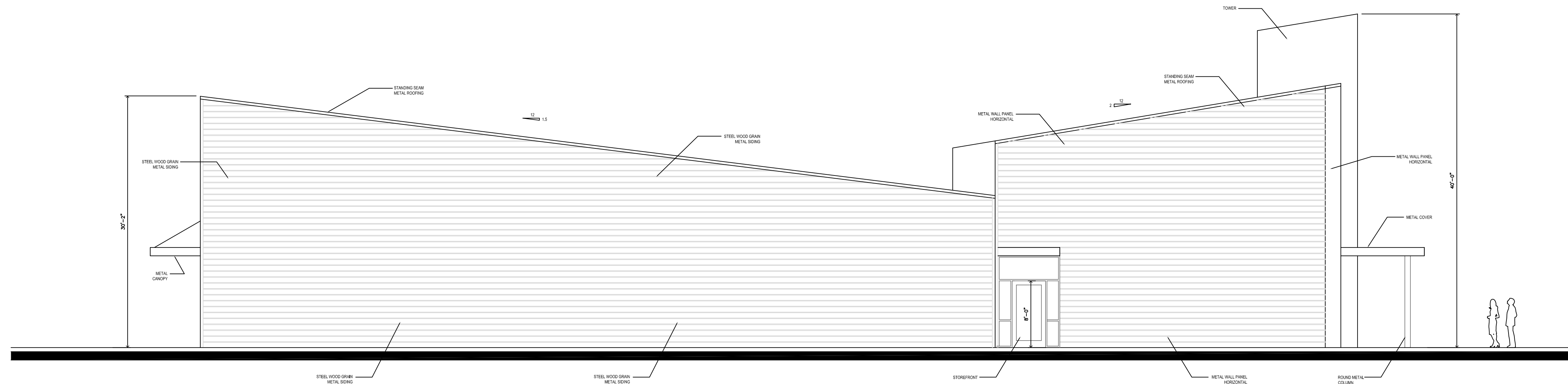
**1 WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**2 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**3 SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**4 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

Notes

Date  
NOVEMBER 2024  
Drawn

Job Number

Sheet