



# CITY OF ST. GEORGE MUNICIPAL SERVICES

*proudly served by* **IBTS**

Staff Report

## Case No. PD25-01-D

13646 Perkins Rd, 70810 | 225-228-3200 | [planning@stgeorgela.gov](mailto:planning@stgeorgela.gov) | [StGeorgeLA.gov](http://StGeorgeLA.gov)

**Location:** 10760 Industriplex Blvd

**Owner:** HBH Holding Company LLC, 760 Development LLC, 760 Industriplex LLC

**Applicant:** Mickey Robertson, MRES

**Site Area:** 8.53 acres

**Zoning:** A2.5 Town House

**Character Area:** Suburban

**Flood Zone:** X (protected by levee)

**Conveyance Zone:** Partial (CDFE)

**Existing Use:** Townhome subdivision in progress

**Request:** Small Planned Unit Development on Lots 1 thru 78 (inclusive) & Tract CA-1 of the A.J. KleinPeter Tract for eight (8) existing townhomes and 59 proposed zero-lot line lots with existing private streets, public sewer, and private detention ponds.

**Received:** February 27, 2025

**Zoning Commission:** April 7, 2025

**City Council:** May 13, 2025

**Staff Recommendation:** Deferral, see Findings #23 and #24

### Findings

1. The subject site is a combined property consisting of Lots 1 through 78 (inclusive) and Tract CA-1.
2. The subject site is located at the end of Industriplex Blvd, a Major Street Plan (MSP) street with 4 lanes and a planned 100 ft ROW, in proximity to Siegen Ln and transit stops.
3. The surrounding sites are zoned A2 Single Family Residential and C2 Heavy Commercial (Figure 1).
4. Surrounding land uses (Figure 2):
  - North: low density single family residential,
  - West: high density multi-family residential,
  - South: BREC Industriplex Park, retail sales, motor vehicle sales,
  - East: retail sales, health club, hotel, restaurant, undeveloped land

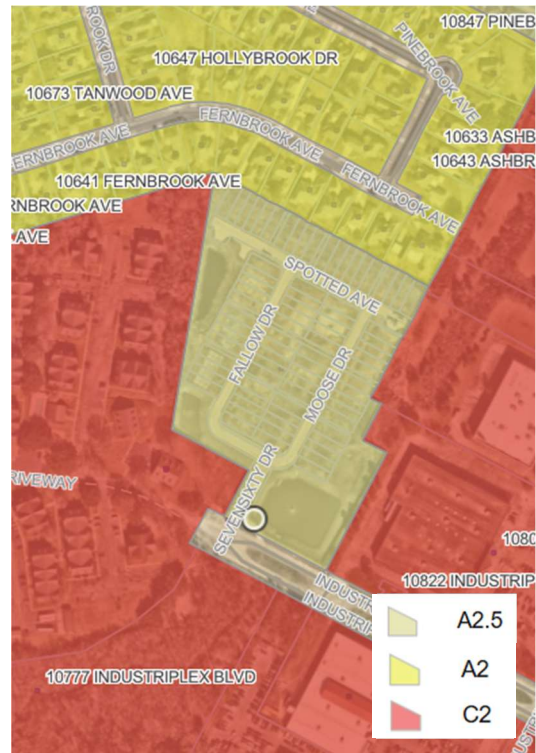


Figure 1: Current Zoning



Figure 2: Aerial view of the site and its surrounding (2025).

5. The subject site was rezoned from C2 to A2.5 Town House in 2022 (see Case History).
6. Following the zoning change, the subject site was approved for a townhome residential subdivision (see Case History) and has since been developed as 760@Industriplex.
7. With the exception of sewer wyes for some reconfigured lots, all infrastructure and physical improvements have been completed. These include private streets, underground utilities, three wet stormwater management ponds, street signs, partial sidewalks, streetlights, a mail kiosk, landscaping, fencing, gates, and an entry monument sign.
8. Existing internal streets consist of 24-ft private concrete streets (on a 30-ft private servitude of access) with 5-ft concrete sidewalks (on proposed private sidewalk servitude).

9. Eight (8) townhomes have been permitted and constructed on Lots 41 through 48.
10. This Small Planned Unit Development (SPUD) Final Development Plan (FDP) includes the 8 existing townhomes and 59 proposed zero lot-line lots, converted from 70 vacant townhome lots.
11. Compared to traditional zero-lot-line zoning districts (Table 1), the proposed lots maintain similar lot width but have smaller lot areas and a more restrictive buildable area (smallest being 25 ft x 45 ft along the northeast boundary).

**Table 1. Comparison of Zero-lot Line Development Standards**

Zoning District	Min. Lot Width (ft)	Min. Lot Area (sqft)	Minimum Yards (ft)				Max Height (ft)
			Front	Side	Corner Side	Rear	
A2.1	40	5,500	15	5	15	25	35
A2.6	30	3,800	15	5	15	20	35
Proposed in SPUD	30	2,760	24/27/28	5	Not Specified	10/15/20	35

12. The total number of lots is reduced from 78 to 67, lowering the gross residential density from 9.14 DU/ac to 7.85 DU/ac. This results in a land use change from medium density to low density residential, per UDC definitions.
13. The SPUD FDP includes 1.55 ac of common open space (18.2% of site), including green open space, a dry detention pond and 50% of a large wet pond (Table 2). These common open spaces are considered accessible and provide both passive recreational benefits and visual enjoyment to the future residents.

**Table 2. Common Open Space (Sec. 7:8.4.9.C.2b)**

	Standard	Proposed	% of COS	Meets?
Common Green Space	Min. 50% of COS	0.98 ac	63%	YES
Lake and ponds	With 20% accessible shoreline	0.34 ac	22%	YES
Dry pond	Up to 50% of COS	0.23 ac	15%	YES
<b>Total COS</b>	Min. 15% of site	1.55 ac	100%	YES

14. The green open space includes common areas between zero-lot line lots, intended by the applicant to “provide a greenbelt connection between ponds”.
15. Staff recommended reallocating less usable common space to adjacent lots for private use and maintenance. The applicant prefers to maintain all lots as zero-lot-line within this development and does not wish to further adjust the lot lines.

16. The applicant states that “the active/passive recreation areas shown are commensurate with a development of this size. They promote interaction at the community mail kiosk as well as around the ponds and greenspaces. They are all connected with sidewalks.”
17. No changes are proposed to previously approved infrastructure improvements, except a sidewalk extension to the mail kiosk and sewer service connections (see Finding#18 and #19 below).
18. Due to lot reconfiguration, existing sewer services do not align with the new lot layout, resulting in Lots 33, 51, 61, and 169 lacking a sewer wye.
19. EBR Subdivision Engineering Office requires the following stipulation:
  - Sewer wye permits with EBR are required to provide service to each proposed lot.
  - Any unused existing wyes shall be cut and capped per EBR specifications.
  - A new as-built wye record is required to reflect changes.
20. Planning and Zoning department requires that the final plat shall not be recorded until the sewer services for each proposed lot have been installed, inspected, and accepted. If the final plat is recorded before such time, all lots lacking sewer service shall be labeled as “not a building site”.
21. The proposed FDP satisfies the minimum development standards for SPUD (Table 2), with minor outstanding technical comments that can be resolved through staff-level adjustments (Sec.7:8.4.9.H.4).
22. The applicant has requested waivers for the required studies: Stormwater Management Plan, Drainage Impact Study, Water Quality Impact Study and Traffic Impact Study.
23. The Engineering Department reviewed previously EBR-approved studies for the townhome subdivision and requested additional details and explanations regarding the previous Drainage Impact Study.
24. The Engineering Department recommends deferral unless the applicant provides sufficient detail and explanation before the Zoning Commission meeting.

**Table 3. Summary of Minimum Development Standards for SPUD (Sec. 7:8.4.9.C)\***

Issue		Standard	Proposed	Meets?
Site Area		2 ½ - 10 ac	8.53 ac	YES
Prohibited Uses		Uses only in M2 and X, Residential with any industrial	Only Residential uses (zero-lot line lot and townhomes) proposed	YES
Maximum Density		Determined by FDP	7.85 DU/ac	N/A
Minimum Lot Width	Townhome	Determined by FDP	23.81 ft	N/A
	Zero-Lot Line		30 ft	N/A
Minimum Lot Area	Townhome	Determined by FDP	2,214 sq ft	N/A
	Zero-Lot Line		2,760 sq ft	N/A

Issue		Standard	Proposed	Meets?
Minimum Setbacks	Townhome	Determined by FDP	Front: 29 ft Side: 0 ft / 5 ft Rear: 20 ft	N/A
	Zero-Lot Line	Determined by FDP	Front: 24 ft / 27ft/ 28 ft Side: 5 ft on one side Rear 10 ft /15 ft /20 ft	N/A
Maximum Building Height		1.5x 35 ft (abutting zones) + 1ft per10 ft setback	35 ft	YES
Common Open Space (COS)		15% x 8.53ac (site) = 1.28 ac	1.55 ac (18.2% of site) (see detailed COS components in Table 2)	YES
Green Open Space		50% of COS	63%	YES
Utilities		Underground	Underground	YES
Signs		Development Plan	Existing monument sign and street signs	YES
<b>Parking [CH. 17]</b>				
Min. Parking, zero-lot line		2 per unit	2 spaces in the garage	YES
Min. Parking, Townhouse		2.25 per unit	1 in garage & 1 in driveway for each unit, + 2 guest parking	YES
Front loaded garage setback		As approved within PD	Same as building setback (at least 24 ft)	N/A
<b>Landscaping [CH. 18] (all plantings are already established)</b>				
Percentage [7:18.3.2]		Min. 10%	18%	YES
Buffer [7:18.3.3]		None	Buffer provided based on the standard for "medium density residential" use	YES
Street yard, trees, Industriplex Blvd [7:18.3.4]		Min. 8 Class A	8 Class A	YES
Parking Area Planting		Within 100 ft of Class A or B tree	2 public guest parking spaces within 100 ft of Class A or B tree	YES
Sight triangle [7:18.7.2]		Clear	Clear	YES

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

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## General Review Criteria [7:8.4.9.D]

Approval and recommendation of the Zoning Commission shall be accompanied by a written report stating the reasons for approval of the application, and specific evidence and facts showing that the proposed planned unit development will not adversely affect the immediate vicinity. The Zoning Commission in its review of proposed planned unit developments shall consider, where applicable:

1. The relation between the proposed development and surrounding uses, and the effect of the proposed planned unit development plan upon the comprehensive plan.

*Staff Comment: The proposed development converts from a previously approved townhome subdivision to a slightly lower-density zero-lot-line residential development. This change aligns with the surrounding land uses and is consistent with the RC future land use designation, which encourages urban residential options.*

2. The adequacy of existing and proposed streets, utilities, and other public services to serve the development; and the location with respect to the interstate, major highways and major arterial streets so as not to create adverse major shifts of traffic generation to intermediate collectors and/or minor streets; and access of every dwelling unit or other uses within the planned unit development to a public and/or private street via pedestrian ways, courts or other access related servitudes or easements;

*Staff Comment: The proposed development requires no major infrastructure modifications aside from minor sewer service adjustments. The Engineering Department has reviewed prior studies and determined that existing utilities and public services are sufficient to support the development without adverse traffic impacts.*

3. The character, design, and appropriateness of the proposed land uses and their adequacy to encourage desirable living conditions, to provide separation and screening between uses where desirable,... to provide adequate pedestrian circulation and access to mass transit if available;

*Staff Comment: The development incorporates common open spaces that provide passive recreational benefits, while the internal street network ensures safe pedestrian circulation. The proposed zero-lot-line lots are smaller than traditional zoning standards; staff would encourage thoughtful future building design to enhance on-site living conditions. The site's location near Industriplex Blvd and Siegen Ln offers access to transit and commercial amenities.*

4. The proposed location, arrangement density/intensity, and height of land uses shall be compatible to existing or proposed dwellings within the vicinity of the planned unit development or to the development of the neighborhoods;

*Staff Comment: See comment to 1 above, and the proposed maximum building height of 35 ft aligns with neighboring zoning districts.*

5. The suitability of the site for development in the manner proposed without hazard to persons or property adjacent to the site, the use of flood hazard areas if present for

recreational areas, and no contribution to erosion or other soil related damage. Soil conditions, drainage, vegetation cover and topography shall be maximally utilized to fit the intended design of the development;

*Staff Comment: Previously approved drainage studies by EBR confirm the site's suitability for townhome development. However, additional details on the Drainage Impact Study have been requested by the Engineering Department from the applicant to ensure stormwater management measures remain effective.*

6. The requirement of common open spaces within the planned unit development and the devotion of the development to active and passive recreational purposes;

*Staff Comment: The SPUD meets the common open space requirements. While staff believes a more efficient and effective open space allocation could be achieved, the existing infrastructure layout and the developer's model limit further modifications.*

7. The protection and preservation of any existing historic and archaeological structures or sites into the design of the Planned unit development;

*Staff Comment: Not Applicable.*

8. The greater protection and preservation of environmentally sensitive and natural amenities areas within the Planned unit development, if any, including, but not limited to, wetlands, problem soils, streams, creeks, old growth wooded areas, and areas containing protected species;

*Staff Comment: Not Applicable.*

9. The internal compatibility of the land uses within the plan;

*Staff Comment: The development consists entirely of low-density residential uses, integrating common open spaces and private streets.*

10. The external compatibility of the arrangement of the land uses within the planned unit developments;

*Staff Comment: See comment to 1 above.*

11. The proposed planned unit development is consistent with the spirit and intent of this section and represents an opportunity for improved or innovative development for the community that could not be achieved through conventional zoning; and,

*Staff Comment: The SPUD provides flexibility in lot design, creating opportunities for diverse residential options that align with market demand. Staff would encourage thoughtful future building design to ensure on-site living conditions.*

12. The promotion of the purposes set forth in Sec. 7:8.4.9.A., Purpose.

*Staff Comment: The proposal promotes the purposes of Planned Districts.*

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## Case History

- EBR Case No. 53406-S (S-4-22), Final Plat, approved by EBR CPPC on 4/12/2024.

- EBR Case No. 54577, Revocation for 80 ft Public Drainage Servitude, approved by Metro Council, Ordinance 19097 adopted on 1/17/2024.
- EBR Case No. S-4-22, Preliminary Plat, approved by EBR CPPC on 5/16/2022.
- EBR Case No. 20-22, Zoning Change from C2 to A2.5, approved by Metro Council on 07/20/2022.

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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 RC (Reginal Center).
- "...Compact or urban residential options ...can also be found in Regional Centers."
- Staff finds that the proposed SPUD is consistent with the RC future land use.

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### **Public Notification**

- BREC was notified by email on March 7, 2025.
- The subject property sign was posted on March 21, 2025.
- Letters were mailed to owners of property within 300 feet on March 21, 2025.
- Legal advertisement was published on March 21, 28, and April 4, 2025.

**UTILITIES/CONTACTS**

**WATER SERVICE**  
 BATON ROUGE WATER COMPANY  
 P.O. BOX 96016  
 BATON ROUGE, LA 70896-9016  
 (225)928-1000  
 BUDDY PRICE

**SEWER SERVICE**  
 CITY OF BATON ROUGE – SEWER OPERATIONS  
 251 FLORIDA ST. – SUITE 407  
 BATON ROUGE, LA 70801  
 (225) 389-3154

**ELECTRICAL SERVICE**  
 ENTERGY ELECTRIC  
 BATON ROUGE, LOUISIANA 70895  
 GERARD KENNEDY

**TELEPHONE SERVICE**  
 BELLSOUTH TELECOMMUNICATIONS, INC.  
 5550 S. SHERWOOD FOREST BLVD. – ROOM 121  
 (255)291-1851  
 PAUL MATTSO

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

**CABLE SERVICE**  
 COX CABLE  
 5428 FLORIDA BLVD.  
 BATON ROUGE, LA 70806  
 (225)930-2207  
 GLEN RABALAIS

**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

**OWNER/ DEVELOPER:**  
 760 INDUSTRIPLEX, LLC.  
 ART LANCASTER  
 11800 INDUSTRIPLEX BLVD., SUITE 8  
 BATON ROUGE, LA. 70809  
 PH: 225.766.5112  
 EMAIL: ART@LANCASTERCOMPANY.COM

**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

**LANDSCAPE ARCHITECT:**  
 JON J. PULLIAM LANDSCAPE ARCHITECT, LLC  
 JON PULLIAM, L.S.A.  
 9345 INTERLINE AVENUE  
 BATON ROUGE, LA 70809  
 PH: 225.490.9592  
 FAX: 225.490.9504

# SMALL PLANNED UNIT DEVELOPMENT (PD25-01-D)

## FINAL DEVELOPMENT PLAN FOR

# 760 @ INDUSTRIPLEX

A SUBDIVISION OF LOTS 1-78 & TRACT CA-1 , 760 @INDUSTRIPLEX  
 A PORTION OF THE A. J. KLEINPETER TRACT  
 SECTION 38, T7S-R2E  
 EAST BATON ROUGE PARISH  
 CITY OF ST. GEORGE, LA.  
 MARCH 2025

**INDEX TO SHEETS:**

SHEET NO.	DESCRIPTION
01	TITLE SHEET
02	EXISTING SITE CONDITIONS
03	DEVELOPMENT PLAN
04	CIRCULATION PLAN
05	UTILITY PLAN
06	LANDSCAPE PLAN
07	BUILDING ELEVATIONS
08	REVISED FINAL PLAT

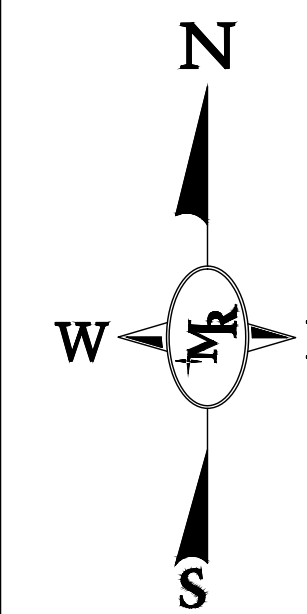
- (A) BETHANY CHURCH
- (B) ST. GEORGE CATHOLIC SCHOOL
- (C) JEFFERSON TERRACE PARK
- (D) INDUSTRIPLEX PARK



**AERIAL MAP**  
 SCALE 1" = 500'



**LOCATION MAP-QUAD**  
 SCALE 1" = 1000'



**PLANNING SUMMARY:**

EXISTING ZONING: A2.5 (SPUD REQUESTED)  
 EXISTING LAND USE: SINGLE-FAMILY RESIDENTIAL  
 FUTURE LAND USE: RC  
 CHARACTER AREA: SUBURBAN  
 EXISTING ZONING (ADJOINING PARCELS): A2, C2  
 ACREAGE: 8.53 ACRES  
 # OF UNITS: 67  
 DENSITY: 67/8.53 AC = 7.85 UNITS/ACRE  
 BUILDING HEIGHT: 35'  
 PROPOSED USE: ZERO LOT LINE SINGLE FAMILY RESIDENTIAL AND ATTACHED SINGLE FAMILY RESIDENTIAL –TOWNHOMES

**LEGAL DESCRIPTION:**

RESUB OF LOTS 1 THRU 78 (INCLUSIVE) & TRACT CA-1, 760 @ INDUSTRIPLEX, LOCATED IN SEC 38, T7S, R1E, THE CITY OF ST. GEORGE, EAST BATON ROUGE PARISH.

**NOTE:**

IN ADDITION TO THE PROJECT PLANS & SPECIFICATIONS, ALL ONSITE IMPROVEMENTS SHOWN HEREON SHALL CONFORM TO THE STANDARDS & SPECIFICATIONS OF THE CITY-PARISH OF EAST BATON ROUGE AND THE LA DOTD STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF ROADS AND BRIDGES, LATEST REVISIONS.

**STATEMENT OF OBJECTIVES:**

THIS APPLICATION IS BEING SUBMITTED TO ACCOMMODATE THE EXISTING 760 @ INDUSTRIPLEX SMALL PLANNED UNIT DEVELOPMENT BEING A SUBDIVISION OF TRACT 4-C-1-B A PORTION OF A.J. KLEINPETER TRACT. THE DEVELOPMENT WILL INCLUDE 67 SINGLE-FAMILY RESIDENTIAL HOMES ON 8.53 ACRES. THIS PROPERTY WAS PREVIOUSLY ZONED A2.5. CONSTRUCTION OF THE STREETS IS COMPLETED.

**MR ENGINEERING & SURVEYING, LLC**  
 9345 Interline Avenue, Baton Rouge, LA 70809 225.490.9592

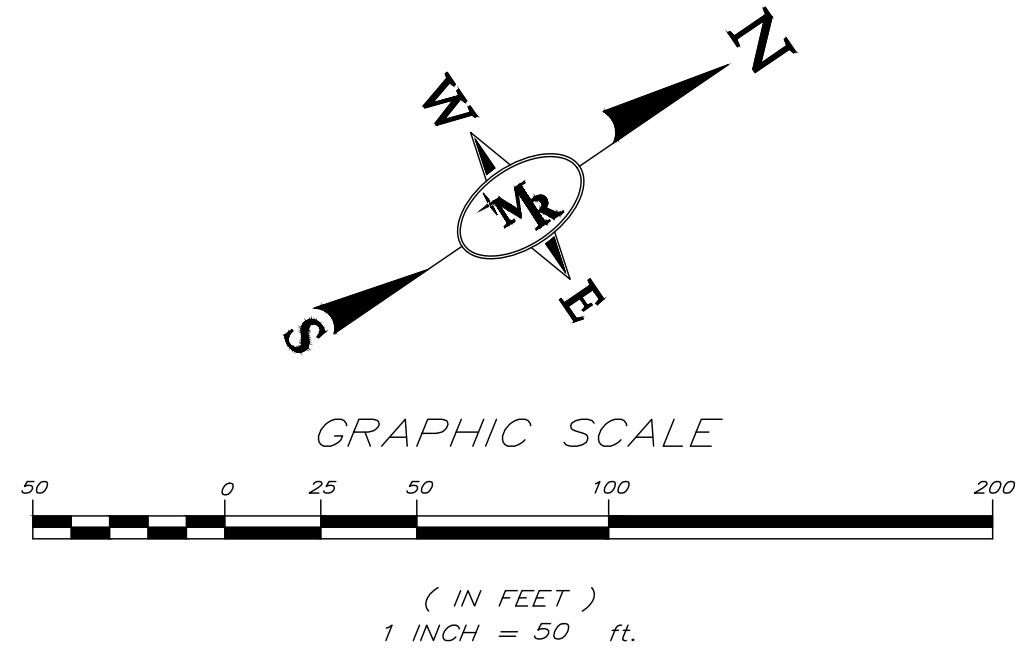


**760 @INDUSTRIPLEX**  
**INDUSTRIPLEX BLVD.**  
**CITY OF ST. GEORGE, LOUISIANA**  
**EAST BATON ROUGE PARISH**  
**TITLE SHEET**

DESIGNED	TRB	02/2025
CHECKED	MLR	1
DETAILED	TRB	1
CHECKED	MLR	1
DATE	SHEET	1 OF 8

REVISION NUMBER	REVISION DESCRIPTION	BY

D:\VARES PROJECTS\GROUP\PROJECTS\760 @ INDUSTRIPLEX\DWG\SPUD\01 TITLE SHEET.DWG MAR-20-2025 THOMAS

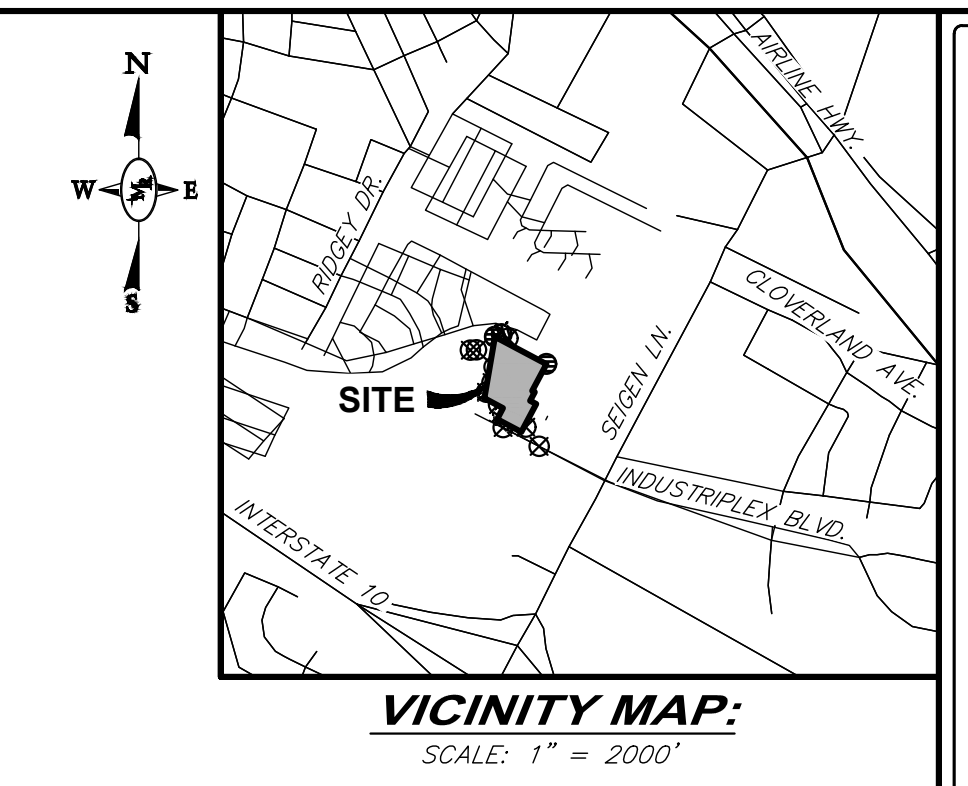


**BENCHMARKS:**

- TBM "A":**  
 SCRIBED "X" AT THE CENTER OF DBL. DROP INLET LOCATED AT THE INTERSECTION OF SEVENSIXTY DR. & BROCKET LN.  
 ELEV: 24.56'
- TBM "B":**  
 SCRIBED "X" N.W. CORNER OF DROP INLET LOCATED IN THE E. OF SPOTTED AVE. AT LOT 23  
 ELEV: 31.00'
- TBM "C":**  
 SCRIBED "X" AT THE CENTER OF DBL. DROP INLET LOCATED AT THE WEST END OF SPOTTED AVE. AT LOT 35  
 ELEV: 24.56'



**EXIST. SIGN**

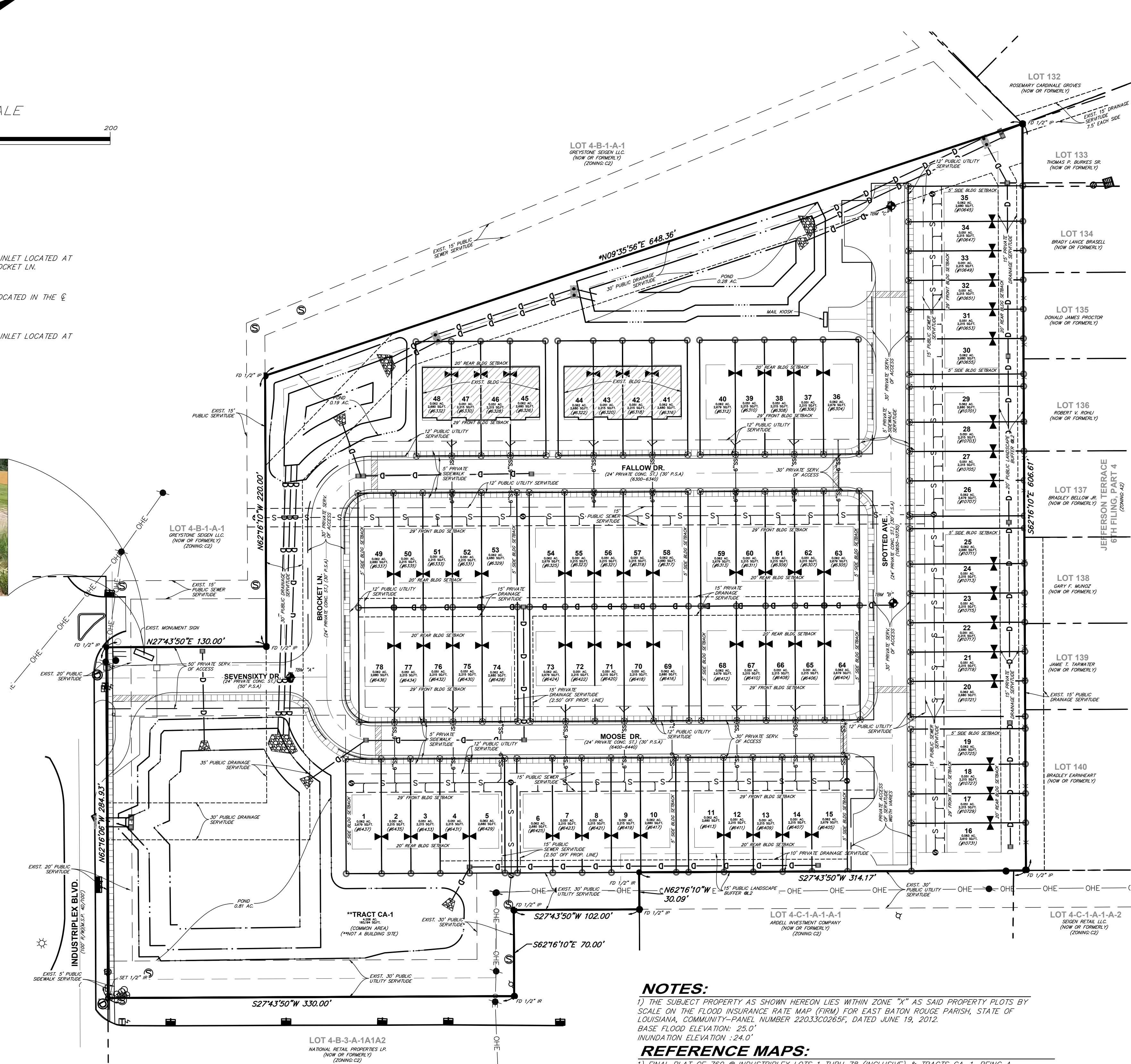


**VICINITY MAP:**  
SCALE: 1" = 2000'

**LEGEND:**

- FD SCRIBED "X" IN CONCRETE
- FD 1/2" IP
- FOUND 1/2" IP (UNLESS OTHERWISE NOTED)
- PROPERTY LINE
- ADJ. PROPERTY LINE
- SEWER SERVITUDE
- UTILITY SERVITUDE
- DRAINAGE SERVITUDE
- PRIVATE SERVITUDE OF ACCESS (PRIVATE STREET)
- LOT LINE
- CENTERLINE OF ROAD
- COMMON WALL LOT LINE

**SPECIAL NOTE:**  
ALL INFRASTRUCTURE IS EXISTING.



**NOTES:**

- 1) 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 22033C0265F, DATED JUNE 19, 2012. BASE FLOOD ELEVATION: 25.0' INUNDATION ELEVATION: 24.0'
- REFERENCE MAPS:**
- 1) FINAL PLAT OF 760 @ INDUSTRIPLEX LOTS 1 THRU 78 (INCLUSIVE) & TRACTS CA-1, BEING A SUBDIVISION OF TRACT 4-C-1-B OF A.J. KLEINPETER TRACT FOR SEIGEN PLAZA POWER CENTER, LLC. BY GWS ENGINEERING, INC., DATED 10-17-1997.
- 2) EXISTING SITE CONDITIONS OF TRACT 4-C-1-B OF THE A.J. KLEINPETER TRACT FOR SEIGEN PLAZA POWER CENTER, LLC. BY GWS ENGINEERING, INC. DATED 06-06-2014.
- 3) MAP SHOWING RESUBDIVISION OF TRACT 4-B-1-A INTO TRACTS 4-B-1-A-1 & 4-B-1-A-2 THE DEDICATION OF THE EXTENSION OF INDUSTRIPLEX BLVD. RIGHT OF WAY, FOR AFFORDABLE HOUSING LSC. BY EVANS-GRAVES ENGINEERS, INC., DATED 11-02-1995. ORIGINAL: 267 BUNDLE: 10645
- 4) FINAL PLAT OF JEFFERSON TERRACE SIXTH FILING, PART IV BEING A PORTION OF TRACT 4-B-3-A-1-B OF THE A.J. KLEINPETER TRACT FOR RICK HARTLEY, INC. BY GWS ENGINEERING, INC., DATED 10-17-1997.

**REFERENCE BEARING: \*N09°35'56"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 NGS STATION "51B1" (PID DC4B19). 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.

**SURVEY NOTE:** THIS IS NOT A BOUNDARY SURVEY PER LOUISIANA REVISED STATUTES. BEARINGS AND DISTANCES SHOWN HEREON ARE FOR REFERENCE ONLY.

**MR ENGINEERING & SURVEYING, LLC**  
 9345 Interline Avenue, Baton Rouge, LA 70809 225.490.9592

**MICKY L. ROBERTS**  
 REGISTERED PROFESSIONAL ENGINEER  
 IN  
 CIVIL ENGINEERING  
 03-20-2025

760 @ INDUSTRIPLEX  
 INDUSTRIPLEX BLVD.  
 CITY OF ST. GEORGE, LOUISIANA  
 EAST BATON ROUGE PARISH

EXISTING CONDITIONS

DESIGNED	TRB	MLR	DATE	BY
CHECKED	TRB	MLR	02/2025	
DETAILED	TRB	MLR	02/2025	
CHECKED	TRB	MLR	02/2025	
SHEET				2 OF 8

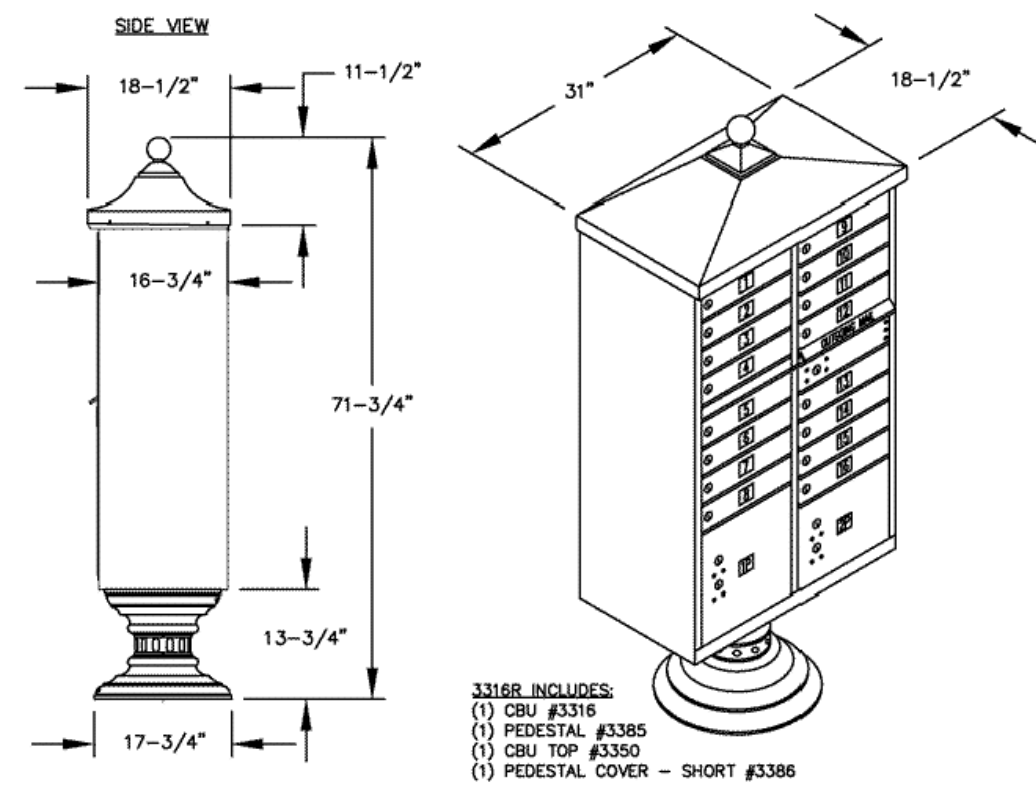
REVISION DESCRIPTION

REVISION	DATE	DESCRIPTION

SHEET NUMBER

2

D:\VARES PROJECTS\GROUPWORK\PROJECTS\760 @ INDUSTRIPLEX\DWG\PLANS\02 EXISTINGCONDITIONS.DWG - MAP-20-2025 - THOMAS



**EXIST. MAIL KIOSK DETAIL**  
N.T.S.

**FLOOD ELEVATION DATA:**

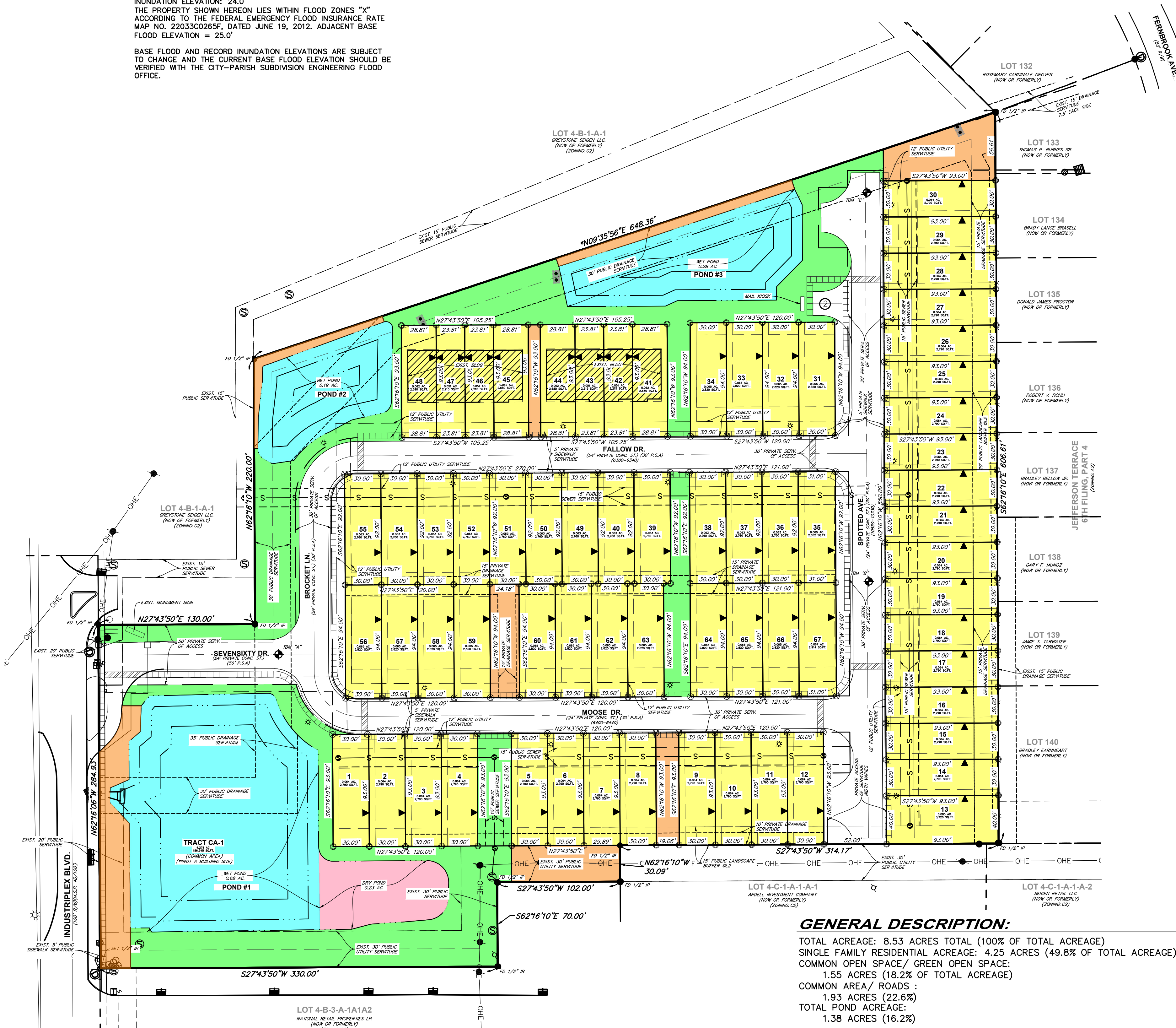
ADJACENT 100-YEAR FLOOD ELEVATION: 25.0  
(FURNISHED BY CITY-PARISH)  
INUNDATION ELEVATION: 24.0'  
THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONES "X"  
ACCORDING TO THE FEDERAL EMERGENCY FLOOD INSURANCE RATE  
MAP NO. 22033C0283F, DATED JUNE 19, 2012. ADJACENT BASE  
FLOOD ELEVATION = 25.0'  
BASE FLOOD AND RECORD INUNDATION ELEVATIONS ARE SUBJECT  
TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE  
VERIFIED WITH THE CITY-PARISH SUBDIVISION ENGINEERING FLOOD  
OFFICE.

**SPUD DEVELOPMENT TABLE:**

PROPOSED USE	AREA (AC.)	PERCENTAGE OF SITE
WET PONDS	1.15	13.47%
COMMON AREA	0.54	6.33%
COS	0.98	11.49%
PRIVATE STREETS	1.39	16.27%
SFR	4.25	49.77%
DRY POND	0.23	2.69%
TOTAL	8.53	100%

**LEGEND:**

- FD. SCRIBED "X" IN CONCRETE
- FD. 1/2" IP
- FD. 1/2" IP (UNLESS OTHERWISE NOTED)
- PROPERTY LINE
- ADJ. PROPERTY LINE
- SEWER SERVIDUTE
- UTILITY SERVIDUTE
- DRAINAGE SERVIDUTE
- PRIVATE SERVIDUTE OF ACCESS (PRIVATE STREET)
- PROPOSED LOT LINE
- CENTERLINE OF ROAD
- COMMON WALL LOT LINE
- 5' PRIVATE MAINT. SERV. ZERO LOT LINE



**LAND USE LEGEND:**

- EXISTING WET PONDS (1.15 ACRES)  
50% OF WET POND #1 TO BE USED AS COS  
(50% OF 0.68 AC. = 0.34 AC. COS)
- COMMON AREA ONLY - NOT A PART OF COS OR GOS  
(0.54 ACRES)
- COMMON OPEN SPACE (COS)  
0.98 ACRES PROVIDED (11.49%)
- EXISTING PRIVATE STREETS  
(1.39 ACRES)
- PROPOSED SINGLE-FAMILY RESIDENTIAL  
(4.25 ACRES)
- EXISTING DRY POND  
(0.23 ACRES - USED AS COS - 2.7%)

**SPECIAL NOTE:**  
ALL INFRASTRUCTURE IS EXISTING.

**GENERAL NOTES:**

- EXISTING ZONING: A2.5 (SPUD REQUESTED)
- FUTURE BR: RC
- PROPOSED USE:  
ZERO LOT LINE SINGLE FAMILY RESIDENTIAL  
& ATTACHED SINGLE FAMILY RESIDENTIAL TOWNHOMES
- NUMBER OF BLDG'S:  
2 TOWN HOUSE BUILDINGS (8 UNITS)  
& 59 ZERO LOT LINE SINGLE FAMILY RESIDENTIAL UNITS
- LOTS 1 THRU 40 & 49 THRU 67 ARE ZERO LOT LINE SINGLE FAMILY RESIDENTIAL UNITS  
LOTS 41 THRU 48 ARE SINGLE FAMILY RESIDENTIAL TOWN HOUSES
- SETBACKS: (SPUD)  
FRONT: 24'/27'/28'/29'  
SIDE: 0'/5'  
REAR: 10'/15'/20'
- MAXIMUM BUILDING HEIGHTS: 35'
- ABUTTING HEIGHT: 35'
- OVERALL RESIDENTIAL DENSITY: 67 UNITS/8.53 ACRES = 7.85 UNITS/ACRE.
- NET RESIDENTIAL DENSITY: 67 UNITS/4.25 ACRES = 15.76 UNITS/ACRE
- GARBAGE COLLECTION: STREET COLLECTION
- ALL TURNING RADII ARE 25' UNLESS NOTED OTHERWISE.
- ALL STREETS WITHIN THE DEVELOPMENT TO BE PRIVATE.
- THE SITE IS CURRENTLY AN EXISTING TOWNHOME COMMUNITY.
- AIR CONDITIONING UNITS TO BE LOCATED ON REAR OF BLDGS.
- LANDSCAPING AND BUFFERS TO BE DESIGNED IN ACCORDANCE WITH APPROPRIATE ORDINANCES (SEE LANDSCAPE PLAN).
- LANDSCAPE BUFFER WILL BE MAINTAINED BY PROPERTY OWNER INDIVIDUALLY OR HOA.
- SEWER: CITY OF BATON ROUGE- (WSTN)
- WATER: BATON ROUGE WATER COMPANY
- ELECTRICITY: ENTERGY
- GAS: ENTERGY
- LEGAL DESCRIPTION:  
RESUB OF LOTS 1-78 AND TRACT CA-1, 760 @ INDUSTRIPLEX LOCATED IN SEC 38, T7S, R1E, THE CITY OF ST. GEORGE, EAST BATON ROUGE PARISH.

**GENERAL DESCRIPTION:**

TOTAL ACREAGE: 8.53 ACRES TOTAL (100% OF TOTAL ACREAGE)  
SINGLE FAMILY RESIDENTIAL ACREAGE: 4.25 ACRES (49.8% OF TOTAL ACREAGE)  
COMMON OPEN SPACE/ GREEN OPEN SPACE:  
1.55 ACRES (18.2% OF TOTAL ACREAGE)  
COMMON AREA/ ROADS :  
1.93 ACRES (22.6%)  
TOTAL POND ACREAGE:  
1.38 ACRES (16.2%)

LOT SHAPE AND SIZE:  
ZERO LOT LINE SINGLE-FAMILY LOTS ARE 30' X 92'-94'.  
SINGLE-FAMILY ATTACHED LOTS ARE 28.81' X 93.00' & 23.81' X 93.00'  
ALL LOTS ARE RECTANGULAR IN SHAPE.

EXISTING INTERNAL STREETS ARE 24' PRIVATE CONCRETE STREETS(30' PRIVATE SERVIDUTE OF ACCESS). SIDEWALKS ARE 5' CONCRETE.

COMMON AREA WILL INCLUDE THE ROADS, THE POND AND GREEN AREAS AROUND THE POND.

SIGNAGE: SUBDIVISION SIGN WILL BE AS SHOWN ON THE REVISED FINAL PLAT. IT IS MADE OF BRICK AND STUCCO.

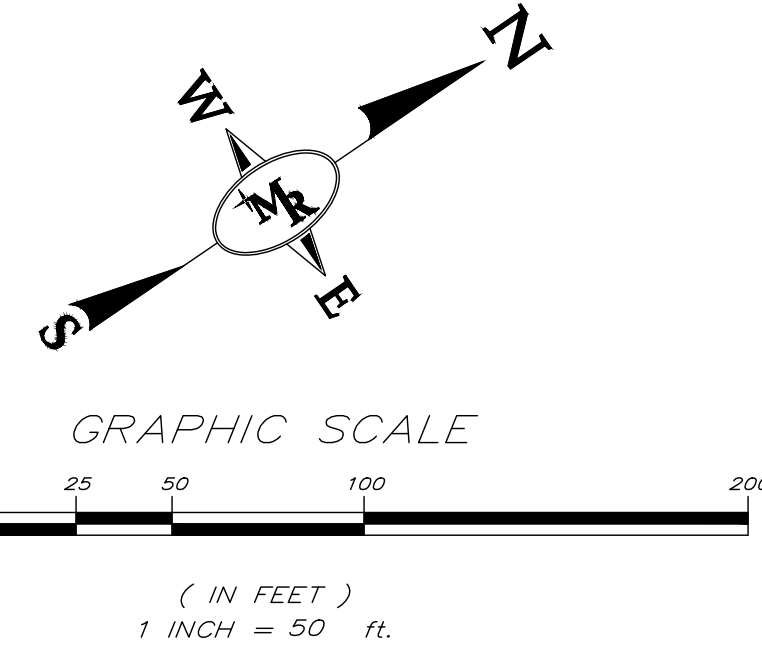
ARCHITECTURAL THEMES WILL BE AS SHOWN ON THE ELEVATIONS. ROOFS WILL BE SHINGLED AND HOMES/BUILDINGS WILL BE BRICK, STUCCO, EIFS AND SIDING.

VISUAL SCREENS AND LANDSCAPE BUFFERS WILL BE AS SHOWN ON THE LANDSCAPE PLAN.

ADJACENT ZONING: C2, A2

**TABLE OF USES**

	LOW DENSITY RESIDENTIAL	MEDIUM DENSITY RESIDENTIAL	HIGH DENSITY RESIDENTIAL	COMMERCIAL /OFFICE	PUBLIC & SEMI-PUBLIC	INDUSTRIAL	OPEN SPACE (COS/GOS)
TOTAL # OF UNITS	-	67	-	-	-	-	-
TOTAL SQ.FT. OF BLDG	-	-	-	-	-	-	-
TOTAL ACREAGE	-	4.25	-	-	2.73	-	1.55
PERCENTAGE OF SITE	-	49.8%	-	-	32.0%	-	18.2%



**MR ENGINEERING & SURVEYING, LLC**  
9345 Interline Avenue, Baton Rouge, LA 70809 225.490.9592

**MR**

STATE OF LOUISIANA  
**MICKY L. ROBERTSON**  
REGISTERED PROFESSIONAL ENGINEER  
IN  
CIVIL ENGINEERING  
03-20-2025

**760 @ INDUSTRIPLEX**  
INDUSTRIPLEX BLVD.  
CITY OF ST. GEORGE, LOUISIANA  
EAST BATON ROUGE PARISH  
DEVELOPMENT PLAN

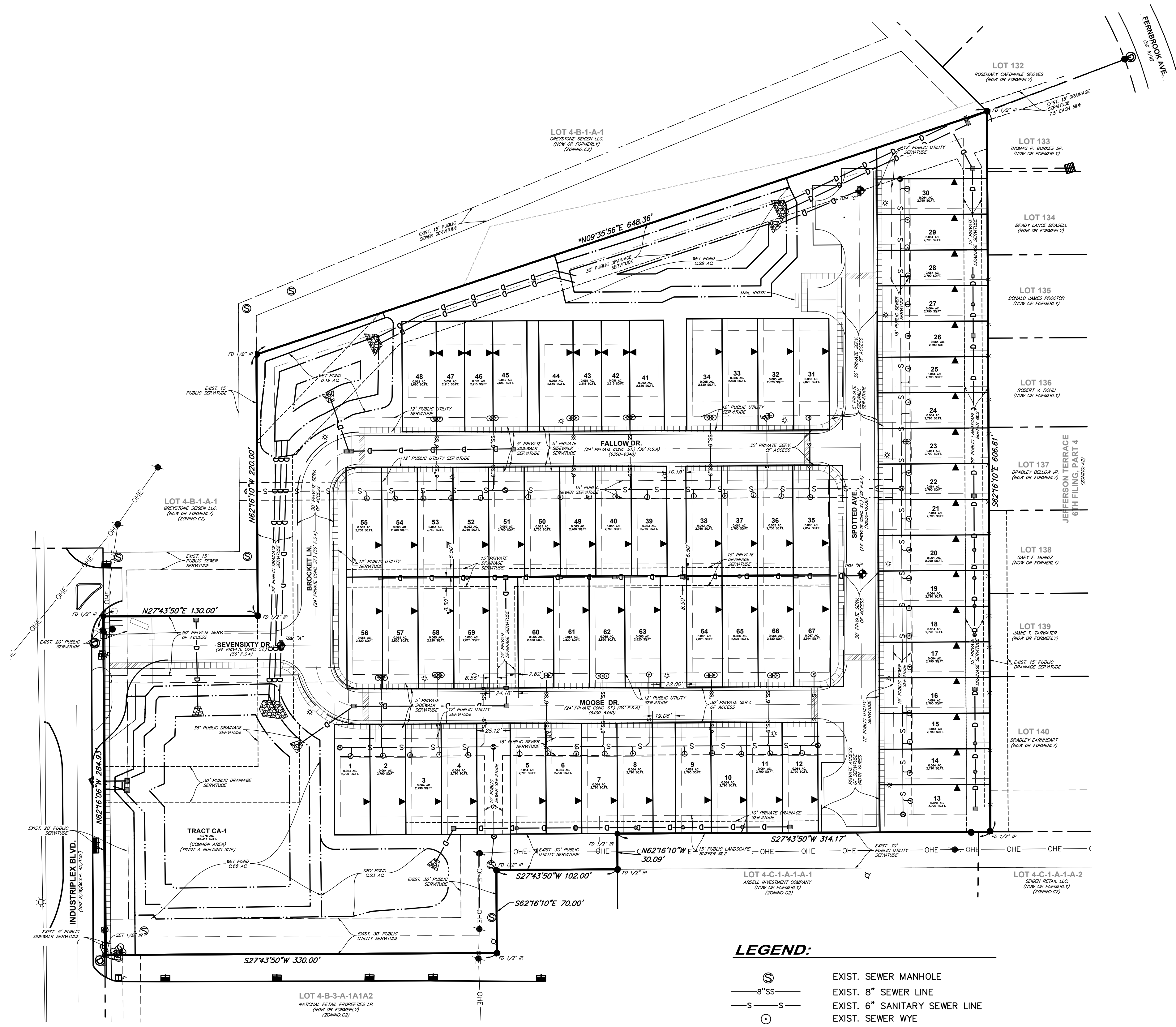
DESIGNED	TRB	02/2025
CHECKED	MLR	3 OF 8
DETAILED	TRB	
CHECKED	MLR	
DATE		
SHEET		

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

SHEET NUMBER **3**

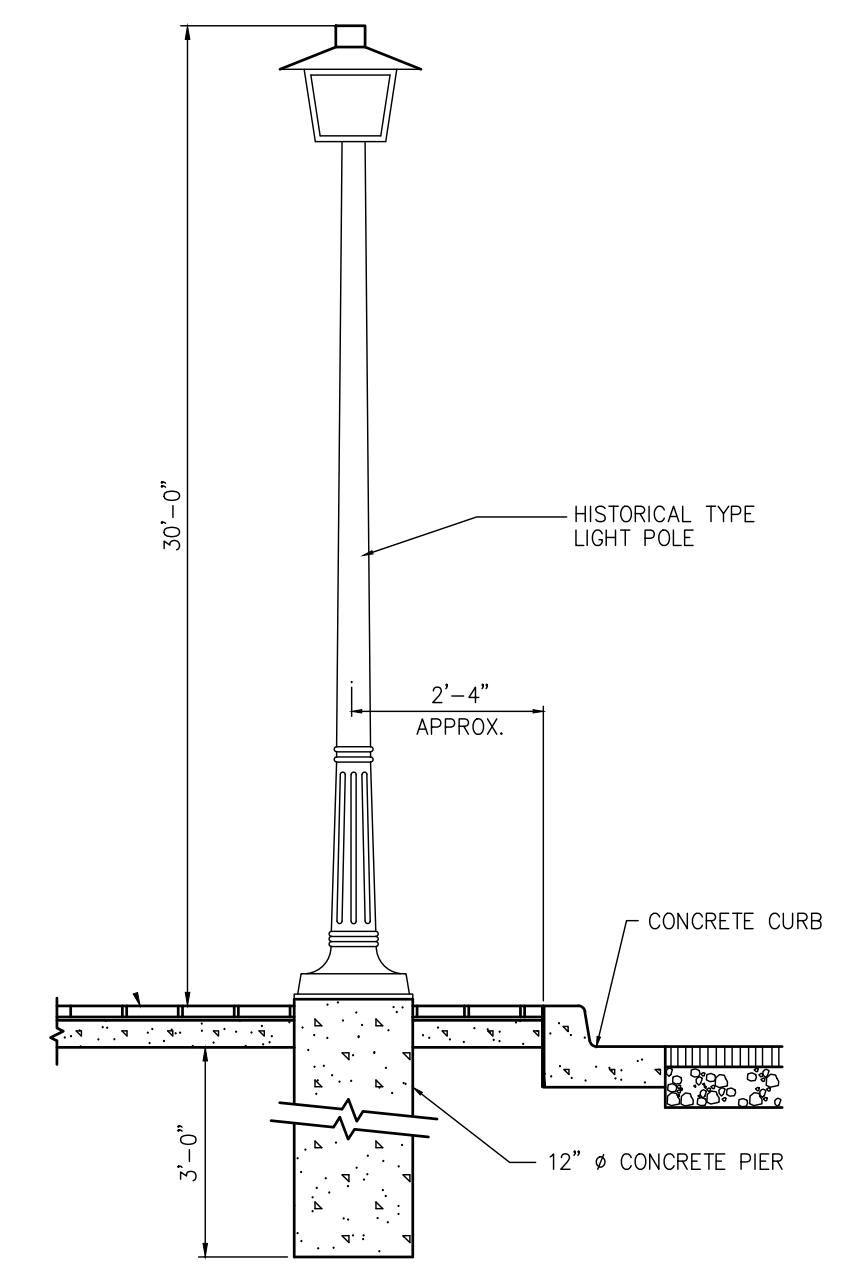


D:\VARES PROJECTS\GROFPOX\PROJECTS\760 @ INDUSTRIPLEX\INDUSTRIPLEX\UTILITYPLAN.DWG MAR-20-2025 THOMAS



**LEGEND:**

	EXIST. SEWER MANHOLE
	EXIST. 8" SEWER LINE
	EXIST. 6" SANITARY SEWER LINE
	EXIST. SEWER WYE
	EXIST. STORM DRAINAGE LINE
	EXIST. DROP INLET
	EXIST. JUNCTION BOX
	EXIST. DOUBLE GRATE INLET
	EXIST. REAR YARD CIRCLE GRATE INLET
	EXIST. STREET LIGHTS



**LIGHTING NOTE:**

SITE LIGHTING DATA:  
 TYPE - METAL HALIDE, DECORATIVE STYLE, FULLY SHIELDED  
 WATTAGE - 250W

MOUNTED HEIGHT - POLE HEIGHT=30' (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

- NOTES:**
- 1) SANITARY SEWER: CONNECTED TO WSTN
  - 2) STORM WATER: ROUTED THROUGH DETENTION POND
  - 3) POTABLE WATER: BRWC
  - 4) EXISTING SEWER WYES WILL BE RELOCATED TO SERVICE EACH LOT THAT DOES NOT HAVE A SERVICE CURRENTLY ON IT.



760 @ INDUSTRIPLEX  
 INDUSTRIPLEX BLVD.  
 CITY OF ST. GEORGE, LOUISIANA  
 EAST BATON ROUGE PARISH  
 UTILITY PLAN

DESIGNED	TRB	DATE	03/2025
CHECKED	MLR	SHEET	5 OF 8
DETAILED	TRB		
CHECKED	MLR		

REVISION DATE	REVISION DESCRIPTION	BY

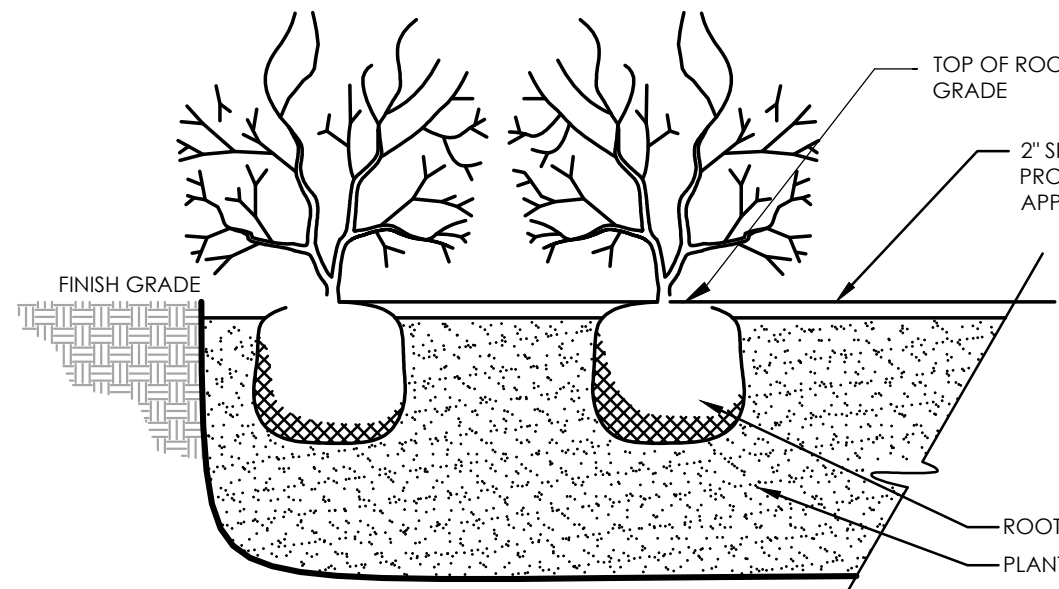
# LANDSCAPE STANDARDS

1. ALL PLANT 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 Z60 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 AN 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 LOOSENEED 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 TREES 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 20" IN HEIGHT IN A MINIMUM 3 GALLON CONTAINER UNLESS OTHERWISE SPECIFIED.
9. **GROUNDCOVER / 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" 4". 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 HEDGING.
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
 THE TYPE OF MULCH WILL VARY DEPENDING ON THE PLANTING CONDITIONS AND THE VARIETY.
12. **LAWNS:** 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 SEEDDED WITH COMMON BERBERIS/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 4". AVOID EROSION, PUDDLING, 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).
 

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.
20. 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.

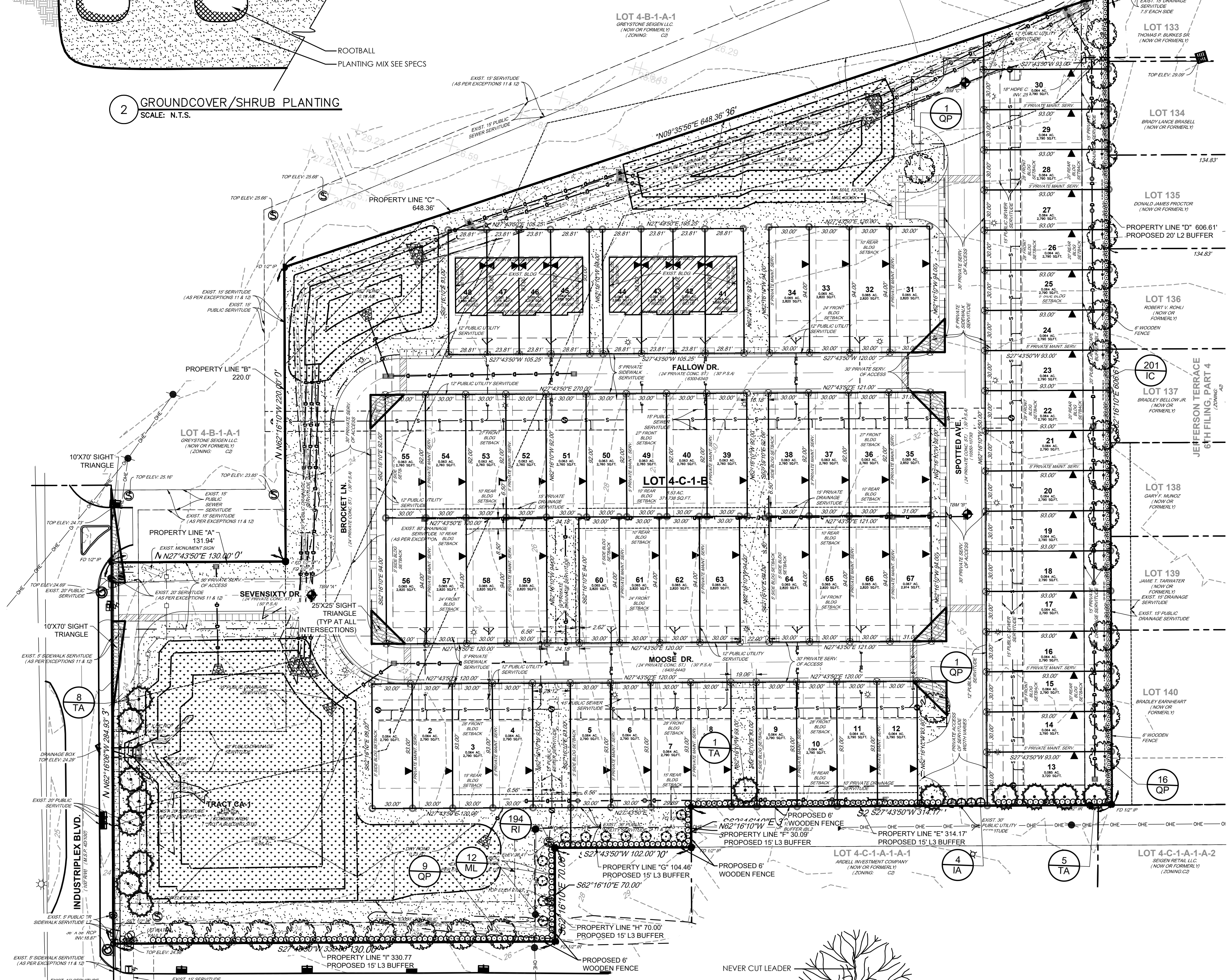
**SIGNAGE NOTE:**  
ALL SIGNS WILL MEET UDC REQUIREMENTS.

**FOR SITE PLAN SUBMITTAL ONLY**  
**NOT FOR CONSTRUCTION**



## GROUNDCOVER / SHRUB PLANTING

SCALE: N.T.S.

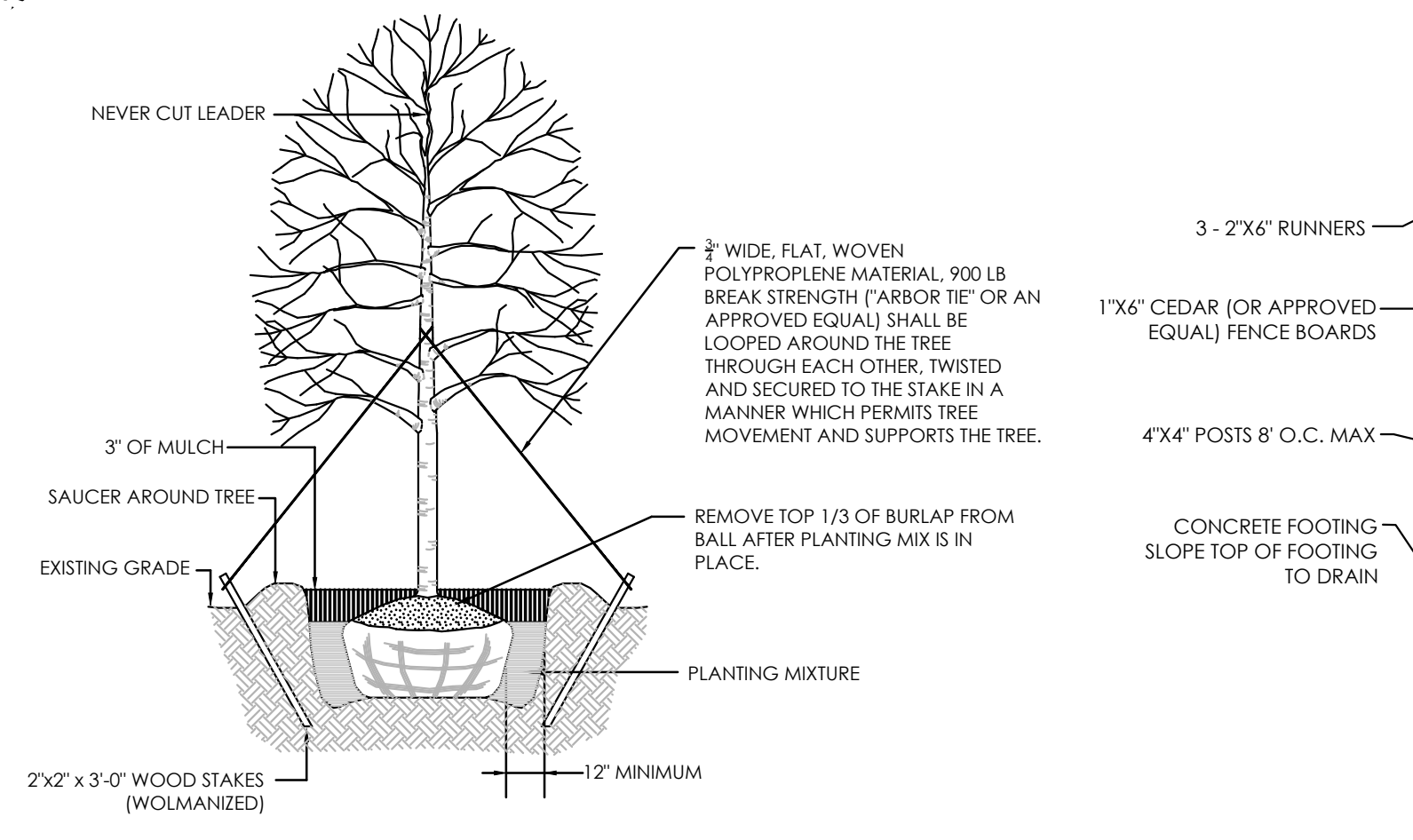


## PLANTING LEGEND

- QP CLASS 'A' DECIDUOUS TREE  
WILLOW OAK (27)  
(MIN. 2" CALIPER, 8FT HEIGHT)
- TA CLASS 'A' CONIFER TREE  
POND CYPRESS (14)  
(MIN. 2" CALIPER, 8FT HEIGHT)
- ML CLASS 'B' EVERGREEN TREE  
LITTLE OLEM MAGNOLIA (12)  
(MIN. 1.5" CALIPER, 8FT HEIGHT)
- IA CLASS 'B' EVERGREEN TREE  
SAVANNAH HOLLY (4)  
(MIN. 1.5" CALIPER, 8FT HEIGHT)
- IC EVERGREEN SHRUB  
Ilex cornuta 'Burford nana'  
DWARF BURFORD HOLLY (201)  
3 GALLON (MIN 20" HT)
- RI EVERGREEN SHRUB  
Rhododendrum indicum  
SOUTHERN INDIAN AZALEA (194)  
3 GALLON (MIN 20" HT)
- SOLID SOD (TYP.)
- HYDROSEED (TYP.)

## TREE PLANTING DETAIL

SCALE: N.T.S.



## LANDSCAPE REQUIREMENTS

PROPERTY LINE	PROPOSED BUFFERYARD PLANTINGS
PROPERTY LINE "A": 131.94' Proposed land use = Med Density Residential Existing Adjacent land use = Med Density Residential Required Bufferyard = N/A	PROPERTY LINE "A": 131.94' Proposed land use = Med Density Residential Existing Adjacent land use = Med Density Residential Required Bufferyard = N/A
PROPERTY LINE "B": 220.00' Proposed land use = Med Density Residential Existing Adjacent land use = Med Density Residential Required Bufferyard = N/A	PROPERTY LINE "B": 220.00' Proposed land use = Med Density Residential Existing Adjacent land use = Med Density Residential Required Bufferyard = N/A
PROPERTY LINE "C": 648.36' Proposed land use = Med Density Residential Existing Adjacent land use = Med Density Residential Required Bufferyard = N/A	PROPERTY LINE "C": 648.36' Proposed land use = Med Density Residential Existing Adjacent land use = Med Density Residential Required Bufferyard = N/A
PROPERTY LINE "D": 606.61' Proposed land use = Med Density Residential Existing Adjacent land use = Low Density Residential Required Bufferyard = 20' L3 bufferyard 3' HT SCREEN • 1 CLASS A TREE PER 40 LF OR 1 CLASS B TREE PER 20 LF • MULCH MAX 40% OF GROUNDCOVER AREA • OTHER GROUNDCOVER MAX 60% OF GROUNDCOVER AREA	PROPERTY LINE "D": 606.61' Proposed land use = Med Density Residential Existing Adjacent land use = Low Density Residential Required Bufferyard = 20' L3 bufferyard 606.61' LF TOTAL • FULL LENGTH 6' HT SCREEN • 16 CLASS A TREES • GROUNDCOVER AREAS CONSIST OF MIX OF MULCH, SOD, AND SHRUBS
PROPERTY LINE "E": 314.17' Proposed land use = Med Density Residential Existing Adjacent land use = Heavy Commercial Required Bufferyard = 15' L3 bufferyard • 6 HT SCREEN • 1 CLASS A TREE PER 40 LF OR 1 CLASS B TREE PER 20 LF • MULCH MAX 40% OF GROUNDCOVER AREA • OTHER GROUNDCOVER MAX 60% OF GROUNDCOVER AREA	PROPERTY LINE "E": 314.17' Proposed land use = Med Density Residential Existing Adjacent land use = Heavy Commercial Required Bufferyard = 15' L3 bufferyard • FULL LENGTH 6' HT SCREEN • 6 CLASS A TREES & 4 CLASS B TREES • GROUNDCOVER AREAS CONSIST OF MIX OF MULCH, SOD, AND SHRUBS
PROPERTY LINE "F": 30.02' Proposed land use = Med Density Residential Existing Adjacent land use = Heavy Commercial Required Bufferyard = 15' L3 bufferyard • 6 HT SCREEN • 1 CLASS A TREE PER 40 LF OR 1 CLASS B TREE PER 20 LF • MULCH MAX 40% OF GROUNDCOVER AREA • OTHER GROUNDCOVER MAX 60% OF GROUNDCOVER AREA	PROPERTY LINE "F": 30.02' Proposed land use = Med Density Residential Existing Adjacent land use = Heavy Commercial Required Bufferyard = 15' L3 bufferyard • FULL LENGTH 6' HT SCREEN • 4 CLASS B TREES • GROUNDCOVER AREAS CONSIST OF MIX OF MULCH, SOD, AND SHRUBS
PROPERTY LINE "G": 104.46' Proposed land use = Med Density Residential Existing Adjacent land use = Heavy Commercial Required Bufferyard = 15' L3 bufferyard • 6 HT SCREEN • 1 CLASS A TREE PER 40 LF OR 1 CLASS B TREE PER 20 LF • MULCH MAX 40% OF GROUNDCOVER AREA • OTHER GROUNDCOVER MAX 60% OF GROUNDCOVER AREA	PROPERTY LINE "G": 104.46' Proposed land use = Med Density Residential Existing Adjacent land use = Heavy Commercial Required Bufferyard = 15' L3 bufferyard • FULL LENGTH 6' HT SCREEN • 4 CLASS B TREES • GROUNDCOVER AREAS CONSIST OF MIX OF MULCH, SOD, AND SHRUBS
PROPERTY LINE "H": 70.00' Proposed land use = Med Density Residential Existing Adjacent land use = Heavy Commercial Required Bufferyard = 15' L3 bufferyard • 6 HT SCREEN • 1 CLASS A TREE PER 40 LF OR 1 CLASS B TREE PER 20 LF • MULCH MAX 40% OF GROUNDCOVER AREA • OTHER GROUNDCOVER MAX 60% OF GROUNDCOVER AREA	PROPERTY LINE "H": 70.00' Proposed land use = Med Density Residential Existing Adjacent land use = Heavy Commercial Required Bufferyard = 15' L3 bufferyard • FULL LENGTH 6' HT SCREEN • 2 CLASS B TREES • GROUNDCOVER AREAS CONSIST OF MIX OF MULCH, SOD, AND SHRUBS
PROPERTY LINE "I": 330.77' Proposed land use = Med Density Residential Existing Adjacent land use = Heavy Commercial Required Bufferyard = 15' L3 bufferyard • 6 HT SCREEN • 1 CLASS A TREE PER 40 LF OR 1 CLASS B TREE PER 20 LF • MULCH MAX 40% OF GROUNDCOVER AREA • OTHER GROUNDCOVER MAX 60% OF GROUNDCOVER AREA	PROPERTY LINE "I": 330.77' Proposed land use = Med Density Residential Existing Adjacent land use = Heavy Commercial Required Bufferyard = 15' L3 bufferyard • FULL LENGTH 6' HT SCREEN • 9 CLASS A TREES • GROUNDCOVER AREAS CONSIST OF MIX OF MULCH, SOD, AND SHRUBS
STREETYARD PLANTING REQUIREMENT	PROPOSED STREETYARD PLANTINGS
1 CLASS 'A' TREE PER 40 LF INDUSTRIEX BLVD FRONTAGE = 286 LF 8 CLASS A TREES REQUIRED	286 LF TOTAL STREETYARD 8 CLASS A TREES PROPOSED
COMMON OPEN SPACE REQUIREMENTS	PROPOSED OPEN GREENSPACE
AT LEAST 15% OF GROSS SITE AREA SHALL BE DEVOTED TO COMMON OPEN SPACE AREA. AT LEAST 50% OF THE COMMON OPEN SPACE REQUIREMENT SHALL BE DEVOTED TO AND MAINTAINED AS GREEN OPEN SPACE.	8.53 AC. = DEVELOPED SITE AREA 1.55 AC. = COMMON OPEN SPACE +18.2% COMMON OPEN SPACE
PARKING AREA PLANTING REQUIREMENT	PROPOSED PARKING AREA PLANTINGS
• ALL PARKING SPACES SHALL BE WITHIN 100' OF A CLASS 'A' OR 'B' TREE. • AN INTERIOR ISLAND SHALL BE PROVIDED FOR EVERY 10 PARKING SPACES IN A ROW.	DEVELOPMENT INCLUDES 2 PUBLIC PARKING SPACES WITHIN 100' OF A CLASS 'A' OR 'B' TREE.
IRRIGATION REQUIREMENT	PROPOSED IRRIGATION REQUIREMENTS
A WATER SOURCE SHALL BE SUPPLIED WITHIN 200 FEET OF ANY PLANTING REQUIRING WATERING TO BECOME ESTABLISHED.	ALL PLANTINGS ARE ALREADY ESTABLISHED.

1. ALL TREES WILL BE INSPECTED TO ENSURE THEY MEET THE REQUIREMENTS AFTER THE SPUD HAS BEEN APPROVED.
2. LANDSCAPE ARCHITECT WILL INSPECT LANDSCAPING FOR COMPLIANCE WITH APPROVED PLANS AFTER INSTALLATION, PER SECTION 18.3.1.B

- NOTES:
1. ALL WOOD TO BE CEDAR UNLESS OTHERWISE NOTED.
  2. ALL FASTENERS TO BE GALVANIZED.
  3. CONCRETE TO BE 3000 PSI MIN.

## 6' WOODEN FENCE ELEVATION

SCALE: N.T.S.

**MR ENGINEERING & SURVEYING, LLC**  
3945 Ithaca Avenue, Baton Rouge, LA 70809 225-490-9892

**MR**

STATE OF LOUISIANA  
Professional Engineer  
No. 10888  
Exp. 12/31/2025

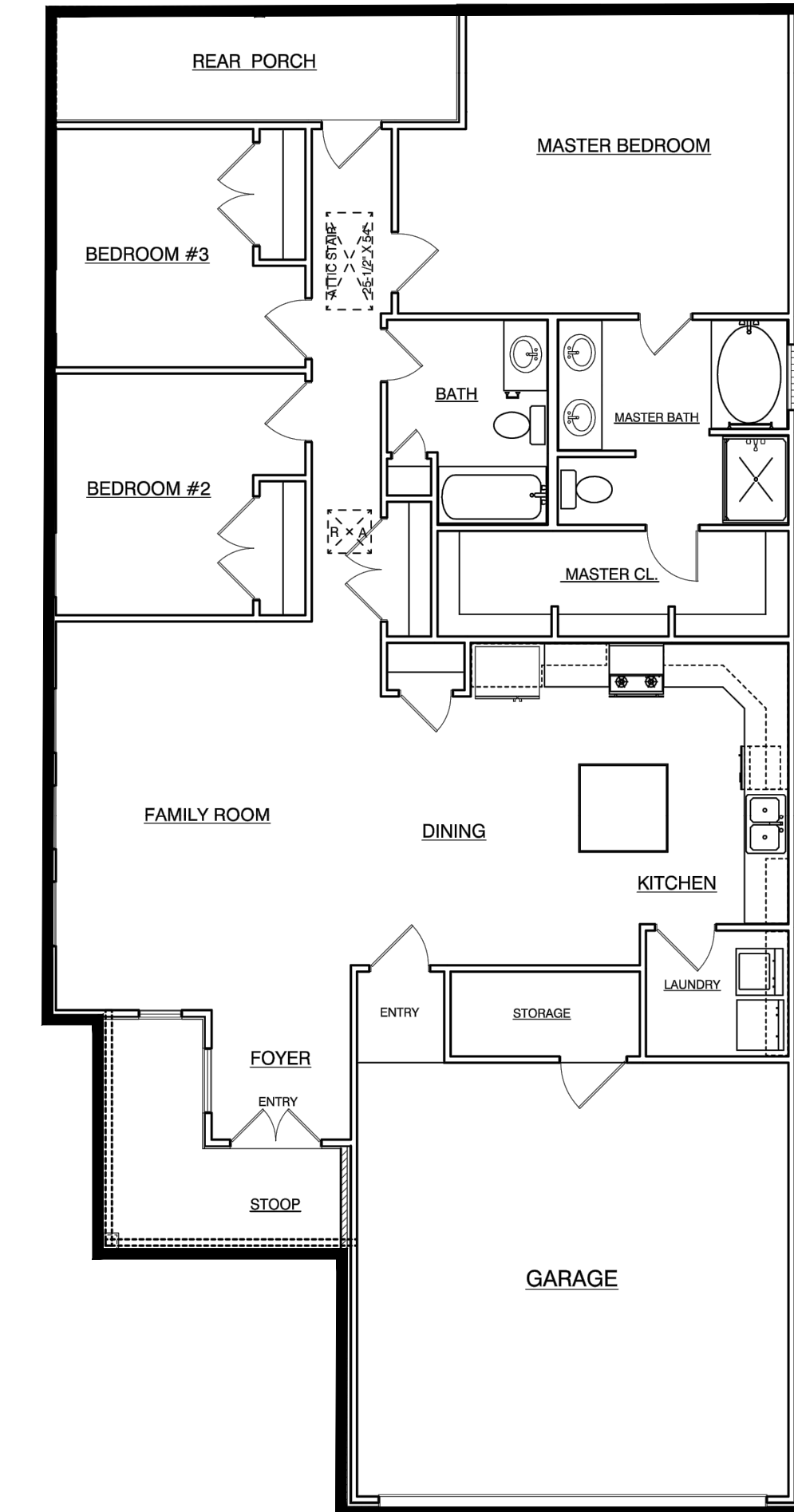
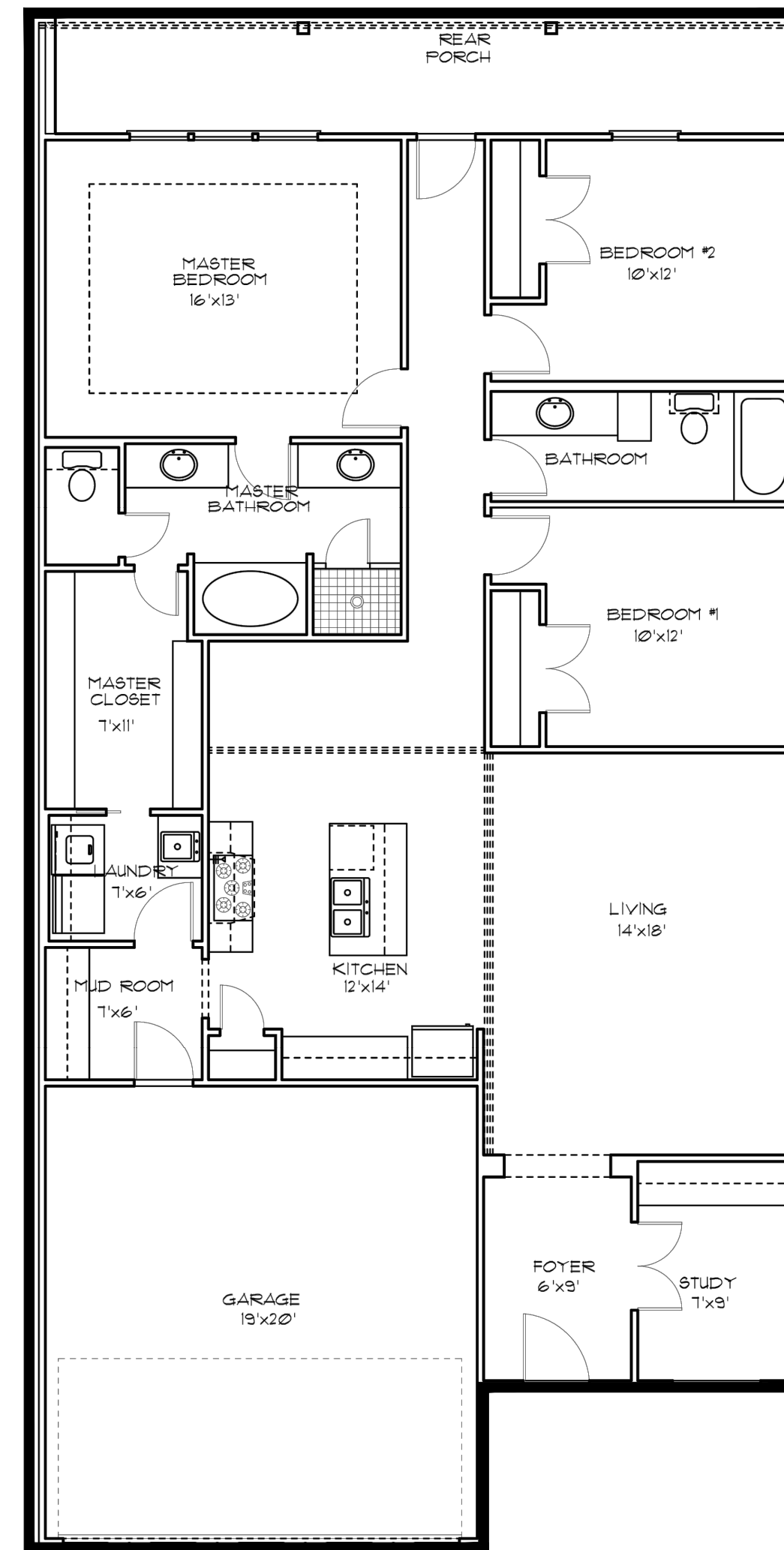
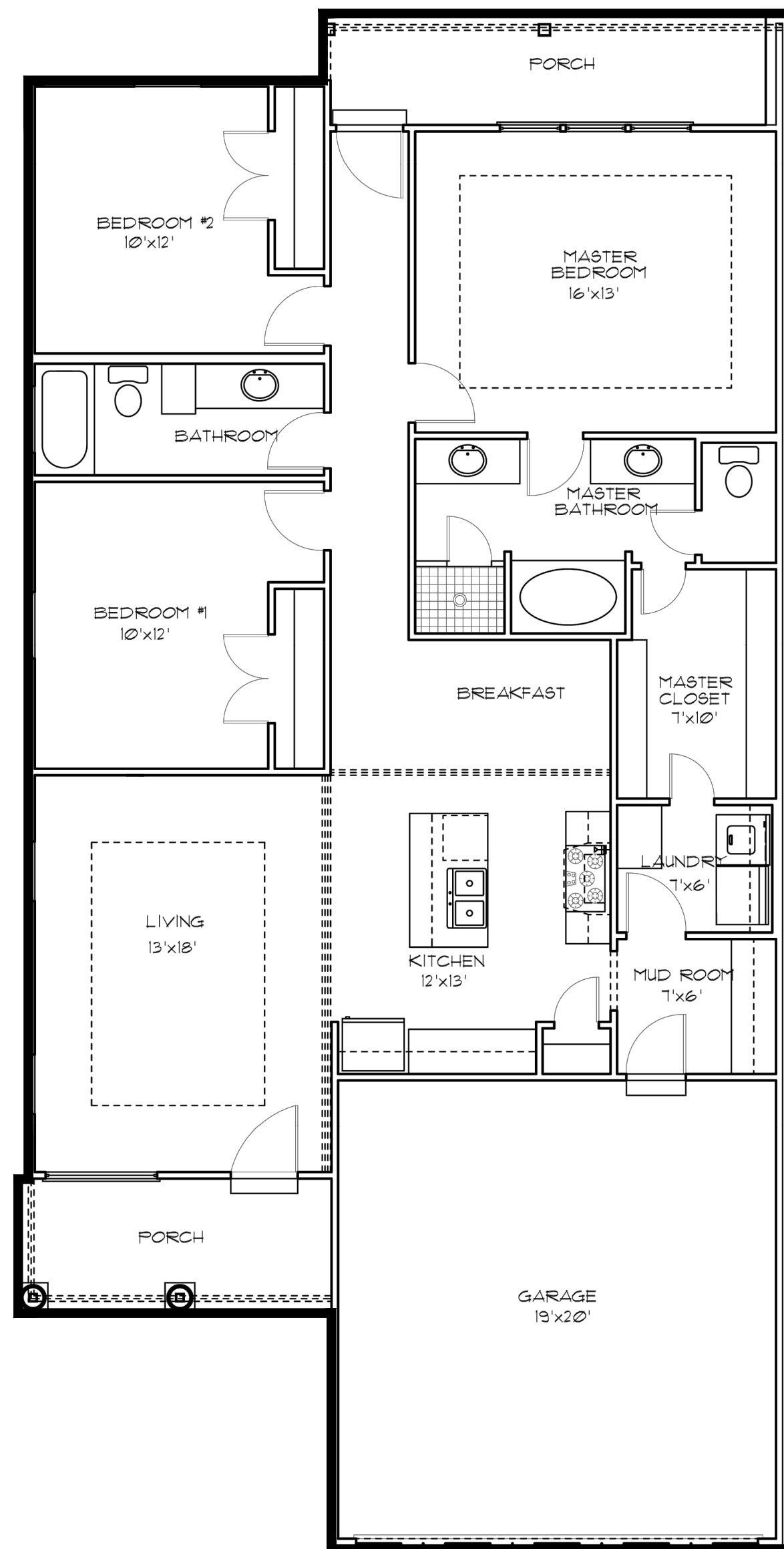
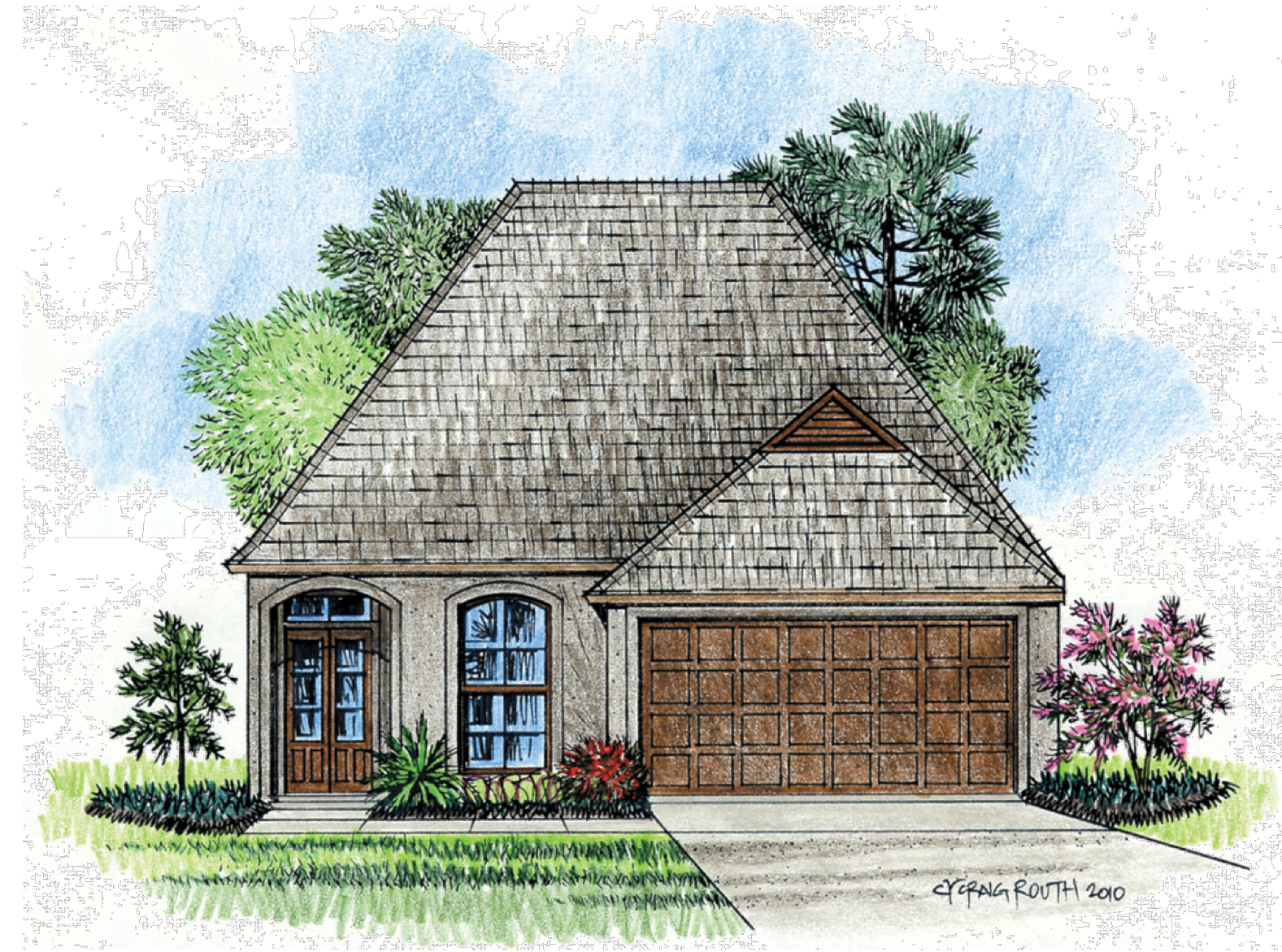
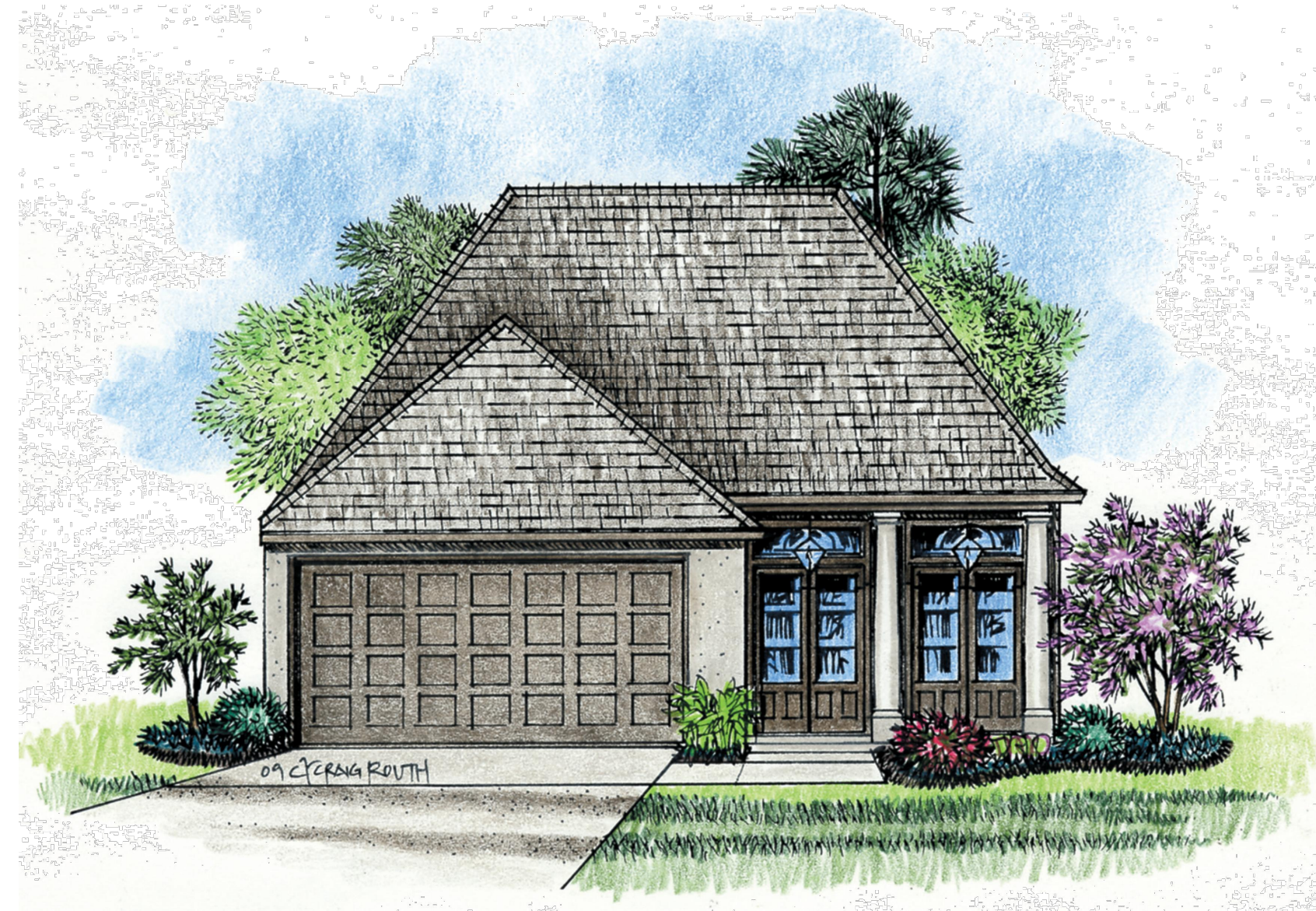
03/20/2025

**Louisiana 811**  
LA ONE CALL CALL BEFORE YOU DIG  
FOR YOUR COMMUNITY TO HAVE UTILITIES LOCATED PRIOR TO CONSTRUCTION, OF THE UTILITIES INFORMATION FROM THESE PANS, CONSTRUCTION SHALL COORDINATE WITH THE UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION.

**760 @ INDUSTRIPLEX**  
INDUSTRIPLEX BLVD.  
CITY OF ST. GEORGE.  
EAST BATON ROUGE PARISH

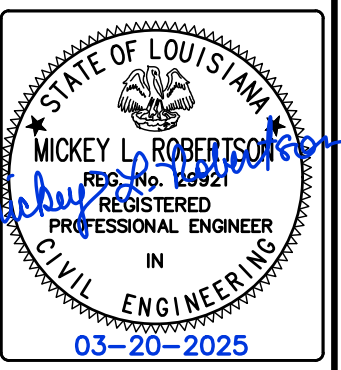
**LANDSCAPE PLAN**

DESIGNED	J/P	M/R	03/20/25	BY
CHECKED	J/P	M/R	03/20/25	REVISION DESCRIPTION
DETAILED	J/P	M/R	03/20/25	
CHECKED	J/P	M/R	03/20/25	
SHEET NUMBER	6	SHEET	6	OF 8



THESE PLANS AND ELEVATIONS ARE CONCEPTUAL AND ONLY SHOW GENERAL ARCHITECTURAL THEMES. PLANS OF ACTUAL BUILDINGS WILL BE SUBMITTED FOR PERMITTING

D:\VARES PROJECTS\GROPOX\PROJECTS\760 @ INDUSTRIPLEX\INDU\760 BLDG PLANS.DWG MAR-20-2025 THOMAS



760 @INDUSTRIPLEX  
 INDUSTRIPLEX BLVD.  
 CITY OF ST. GEORGE, LOUISIANA  
 EAST BATON ROUGE PARISH  
 BUILDING ELEVATIONS

DESIGNED	TRB
CHECKED	MLR
DETAILED	TRB
CHECKED	MLR
DATE	03/2025
SHEET	7 OF 8

REVISION NUMBER	REVISION DATE	REVISION DESCRIPTION	BY
SHEET NUMBER	7		

**LEGEND:**

- SET SCRIBED "X" IN CONCRETE
- SET 1/2" IP
- FOUND 1/2" IP (UNLESS OTHERWISE NOTED)
- PROPERTY LINE
- ADJ. PROPERTY LINE
- SEWER SERVITUDE
- UTILITY SERVITUDE
- DRAINAGE SERVITUDE
- PRIVATE SERVITUDE OF ACCESS (PRIVATE STREET)
- PROPOSED LOT LINE
- CENTERLINE OF ROAD
- COMMON WALL LOT LINE

**REFERENCE MAPS:**

- EXISTING SITE CONDITIONS OF TRACT 4-C-1-B OF THE A.J. KLEINPETER TRACT FOR SEIGEN PLAZA POWER CENTER, LLC. BY GWS ENGINEERING LLC DATED 06-06-2014
- MAP SHOWING RESUBDIVISION OF TRACT 4-B-1-A INTO TRACTS 4-B-1-A-1 & 4-B-1-A-2 THE DEDICATION OF THE EXTENSION OF INDUSTRIPLEX BLVD. RIGHT OF WAY, FOR AFFORDABLE HOUSING LSC. BY EVANS-GRAVES ENGINEERS, INC., DATED 11-02-1995. ORIGINAL: 267 BUNDLE: 10645
- FINAL PLAT OF JEFFERSON TERRACE SIXTH FILING, PART IV BEING A PORTION OF TRACT 4-B-3-A-1-B OF THE A.J. KLEINPETER TRACT, FOR RICK HARTLEY, INC., BY GWS ENGINEERING, INC., DATED 10-17-1997

**REFERENCE BEARING: \*N09°35'56"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 NGS STATION "S181" (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 ZONE SOUTH.

**ZERO LOT LINE NOTE:**

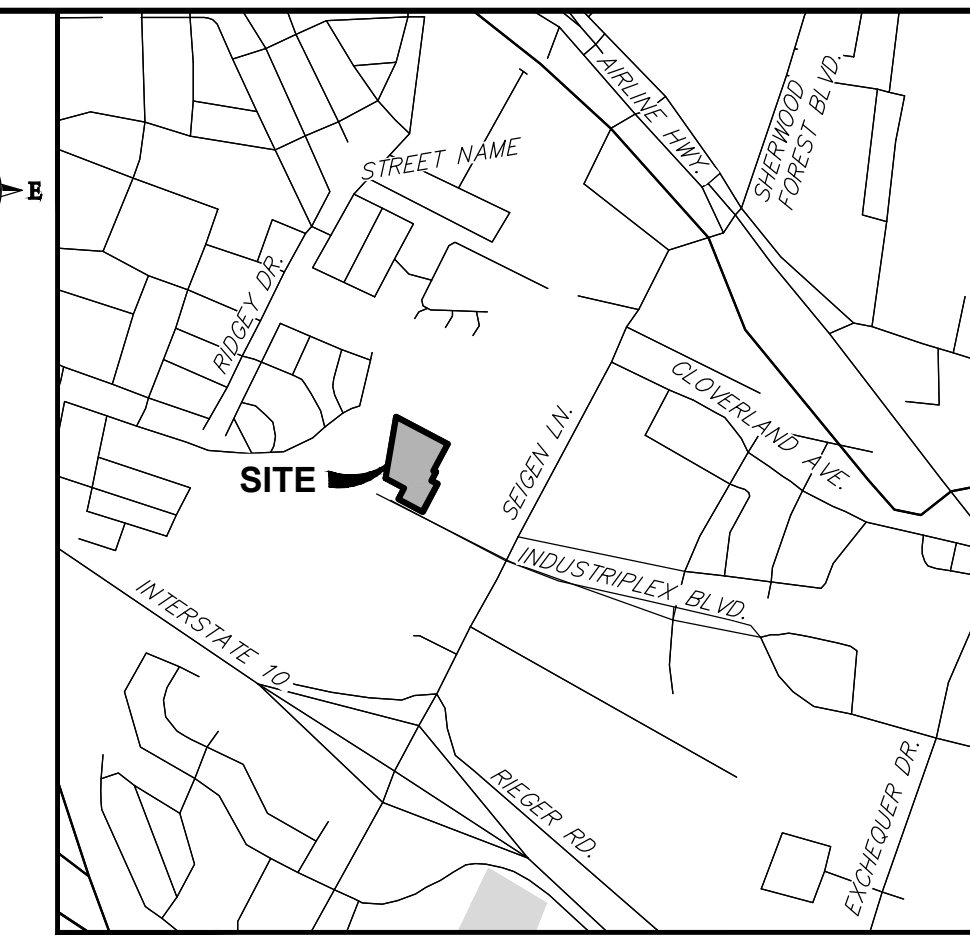
1) THE ZERO LOT LINE SHALL BE DESIGNATED ON THE APPROVED SUBDIVISION PLAT. A FIVE FOOT PRIVATE CONSTRUCTION AND MAINTENANCE EASEMENT SHALL BE PROVIDED ON THE LOT ADJACENT FOR CONSTRUCTION AND MAINTENANCE OF THE ZERO LOT LINE WALL. THIS SHALL BE NOTED ON THE APPROVED SUBDIVISION PLAT.

**FLOOD ELEVATION DATA:**

ADJACENT 100-YEAR FLOOD ELEVATION: 25.0 (FURNISHED BY CITY-PARISH)  
INUNDATION ELEVATION: 24.0'  
THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONES "X" ACCORDING TO THE FEDERAL EMERGENCY FLOOD INSURANCE RATE MAP NO. 22033C0265F, DATED JUNE 19, 2012. ADJACENT BASE FLOOD ELEVATION = 25.0'  
BASE FLOOD AND RECORD INUNDATION ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE CITY-PARISH SUBDIVISION ENGINEERING FLOOR OFFICE.

**GENERAL NOTES:**

- ZONED: A2.5 REQUESTED SPUD SETBACKS:
- FRONT: 24'/27'/28'/29'
- SIDE: 0'7.5'
- REAR: 10'15'/20'
- SIDE CORNER: 10'
- STREETS: 24' CONCRETE PAVEMENT
- PROPERTY INFO: A.J. KLEINPETER TRACT
- ACRES: 2.85
- NO. OF UNITS: 67
- DENSITY: 67/8.53=7.85 UNITS/ACRE (MOR USE)
- MIN. LOT WIDTH: 20'
- MAX. LOT AREA: 2,000 SQ.FT.
- MAX. BLDG HEIGHT: 35' (2.5 STORES)
- PLANNING DISTRICT: 16
- EXISTING LAND USE: UND
- FUTURE LAND USE: RC
- EXISTING ZONING (ADJOINING PARCELS): C2 & A2
- SCHOOL DISTRICT: - EBR 9
- SEWER: - CITY OF BATON ROUGE (WSTN)
- WATER: - BATON ROUGE WATER CO
- ELECTRIC CO.: - ENTERGY
- GAS CO.: - ENTERGY
- STREET LIGHT MAINTENANCE: -ENTERGY
- FIRE DISTRICT: - ST. GEORGE FIRE DISTRICT #2
- CHARACTER AREA: -SUBURBAN



**BENCHMARKS:**

- TBM "A": SCRIBED "X" AT THE CENTER OF DBL. DROP INLET LOCATED AT THE INTERSECTION OF SEVENSIXTY DR. & BROCKET LN. ELEV.: 24.56'
- TBM "B": SCRIBED "X" N.W. CORNER OF DROP INLET LOCATED IN THE W. END OF SPOTTED AVE. AT LOT 23. ELEV.: 31.00'
- TBM "C": SCRIBED "X" AT THE CENTER OF DBL. DROP INLET LOCATED AT THE WEST END OF SPOTTED AVE. AT LOT 35. ELEV.: 24.56'

**STORMWATER MANAGEMENT:**

AS PART OF CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH STORMWATER MANAGEMENT AND DRAINAGE REQUIREMENTS SET FORTH IN THE UNIFIED DEVELOPMENT CODE, LATEST REVISION.

**UTILITY SERVICE SERVITUDE NOTE:**

WHERE UNDERGROUND ELECTRICAL UTILITY SERVICE IS PROVIDED FOR THE SUBDIVISION, RESTRICTIONS SHALL INCLUDE A REQUIREMENT THAT THE OWNER OF EACH LOT SHALL FURNISH AN ELECTRICAL SERVITUDE FROM THE SOURCE OF SUPPLY TO HIS METER LOCATION FOR RECEIPT OF ELECTRIC SERVICE ON THE LOT.

**MAJOR STREET SETBACK NOTE:**

CITY-PARISH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OR REPLACEMENT OF ANY FENCE OR ENTRANCE STRUCTURES LOCATED WITHIN THE MAJOR STREET SETBACK. A HOLD HARMLESS HAS BEEN FILED AND RECORDED WITH THE CLERK OF COURTS OFFICE.

**SIDEWALK NOTE (BONDED):**

ALL SIDEWALK IMPROVEMENTS ARE TO BE BUILT BY THE APPROVED MUNICIPAL LICENSED CONTRACTOR, WITHIN THE TIME PERIOD STATED ON THE BOND AGREEMENT. IT SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER TO REPAIR SIDEWALK DAMAGES INCURRED DURING BUILDING CONSTRUCTION, PRIOR TO FINAL INSPECTION APPROVAL ON THE LOT.

**SIDEWALK NOTE (STANDARD):**

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 OR MAINTENANCE OF THE SIDEWALKS. (CODE OF ORDINANCES)

**RESTRICTIONS NOTE:**

ALL LOTS ARE SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FILED AS AN ADJUNCT HERETO. THE CITY-PARISH DOES NOT RELEASE 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.

**SIGHT TRIANGLE NOTE:**

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

**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.

**FILL NOTE:**

VARIOUS LOTS WITHIN 760 @ INDUSTRIPLEX SUBDIVISION 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:**

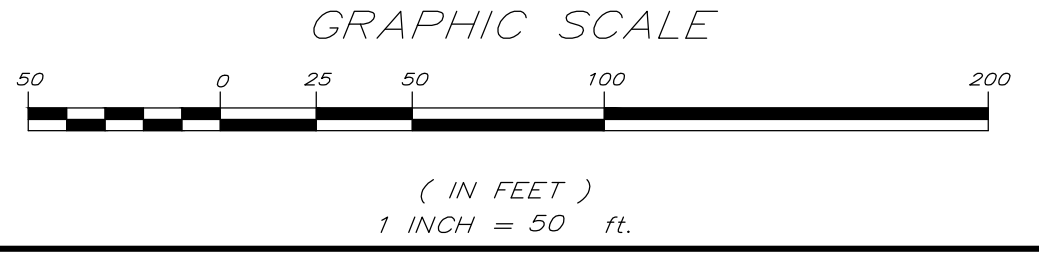
AS PART OF THE HOUSE CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER, HIS CONTRACTOR OR HIS REPRESENTATIVE TO GRADE EACH LOT SO THAT THE STORM DRAINAGE RUNOFF CONFORMS TO THE APPROVED DRAINAGE LAYOUT, UNLESS OTHERWISE APPROVED BY THE CITY-PARISH.

**PRIVATE DEDICATION:**

THE SERVITUDES DESIGNATED HEREON AS "PRIVATE SERVITUDES" ARE HEREBY RESERVED FOR THE USE OF 760 @ INDUSTRIPLEX HOMEOWNER'S ASSOCIATION, ITS SUCCESSORS AND ASSIGNS PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF 760 @ INDUSTRIPLEX. THE CITY-PARISH SHALL HAVE THE RIGHT OF ENTRY INTO THE "PRIVATE SERVITUDES" FOR ACCESS TO THE PUBLIC (DRAINAGE OR SEWER) SERVITUDES. THE SALE OF ANY PROPERTY SHOWN HEREON BY REFERENCE TO THIS PLAT SHALL NOT CONSTITUTE A DEDICATION TO THE PUBLIC OF ANY "PRIVATE SERVITUDE" SHOWN HEREON. FURTHERMORE, THE PUBLIC SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY IMPROVEMENTS LOCATED WITHIN THE "PRIVATE SERVITUDES." THE "PRIVATE SERVITUDES" ARE FURTHER GRANTED FOR THE NON-EXCLUSIVE USE OF ALL PUBLIC UTILITY COMPANIES WHICH PROVIDE PUBLIC UTILITIES TO 760 @ INDUSTRIPLEX AND THE USE OF SAID "PRIVATE SERVITUDES" BY SAID UTILITY COMPANIES SHALL BE LIMITED TO THOSE "PRIVATE SERVITUDES" IN WHICH THE RESPECTIVE PUBLIC UTILITY COMPANIES' FACILITIES ARE LOCATED. FURTHER, INSTALLATION OF ANY NEW FACILITIES (EXCLUDING ADDITIONAL TIE-INS TO EXISTING FACILITIES WITHIN ANY NEW OR EXISTING "PRIVATE SERVITUDE") BY ANY PUBLIC COMPANY SHALL BE SUBJECT TO PRIOR WRITTEN APPROVAL OF 760 @ INDUSTRIPLEX HOMEOWNER'S ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. THE CITY-PARISH IS NOT RESPONSIBLE FOR MAINTENANCE OF PRIVATE FACILITIES. THE MAINTENANCE AND UP-KEEP OF PRIVATE STREETS ARE THE RESPONSIBILITY OF THE PROPERTY OWNERS ADJOINING SUCH PRIVATE STREETS.

Table with columns for Name, Title, and Date. Includes ART LANCASTER, STEPHEN N BINNING, and LEE HART.

REVISED: 03/20/2025. APPROVED: MELISSA GUILBEAU, AICP PLANNING DIRECTOR CITY OF ST. GEORGE PLANNING COMMISSION. Includes a date field and signature line.



**WASTEWATER IMPACT FEE APPROVAL:**

THIS IS TO CERTIFY THAT THE DEVELOPER OF LOTS 1 THRU 78 HAS PAID THE WASTEWATER IMPACT FEE CREDITS FROM BILLOW CROWE AGGREGA, LLC IN THE AMOUNT OF \$ 83,850.00. IN WASTEWATER IMPACT FEES IN ACCORDANCE WITH ORDINANCE 10043, E.B.R.O.S.C.O. ORDINANCE 1242 AS AMENDED, ADOPTED SEPTEMBER 28, 1994, BY THE METROPOLITAN COUNCIL. ADDITIONALLY, ALL LOTS FOR WHICH A BUILDING PERMIT WILL BE ISSUED FOR IMPROVEMENTS TO THE LOT WILL REQUIRE A PAYMENT OF THE REMAINING PORTION OF THE WASTEWATER IMPACT FEE IN ACCORDANCE WITH THE AFORESAID ORDINANCE. THIS SUBDIVISION IS LOCATED IN THE SOUTH SEWER DISTRICT.

APPROVED: /S/TRINA C. HALL, EAST BATON ROUGE PARISH DIRECTOR OF DEVELOPMENT. DATE: 04/11/2024.

**TRAFFIC IMPACT FEE CERTIFICATION:**

THIS IS TO CERTIFY THAT THE DEVELOPER OF LOTS 1 THROUGH 78 HAS PURCHASED TRAFFIC IMPACT FEE CREDITS FROM BILLOW CROWE AGGREGA, LLC IN THE AMOUNT OF \$ 423.00 PER LOT, FOR A TOTAL OF \$ 28,994. IN ACCORDANCE WITH THE EAST BATON ROUGE PARISH TRAFFIC IMPACT FEE POLICY, THE CREDITS PURCHASED WERE BASED ON A TOWHOM LAND USE TYPE.

APPROVED: /S/TRINA C. HALL, EAST BATON ROUGE PARISH DIRECTOR OF DEVELOPMENT. DATE: 04/11/2024.

NOTE: A PRIVATE WATER QUALITY MAINTENANCE COVENANT HAS BEEN EXECUTED AND RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF THE PARISH AS ORIGINAL 834 AND BUNDLE 13302.

**RECOMMENDED FOR APPROVAL:**

/S/TRINA C. HALL, EAST BATON ROUGE PARISH DIRECTOR OF DEVELOPMENT. DATE: 04/11/2024.

**APPROVED:**

/S/BLANCA TELERA, RYAN L. HOLCOMB, AICP PLANNING COMMISSION DIRECTOR OR HIS DESIGNEE. DATE: 04/12/2024. P-13080353.

**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 "B" SURVEY AS ESTABLISHED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

FOR REVIEW AND COMMENTS: MICKEY L. ROBERTSON. DATE: 03-20-2025. MR ENGINEERING & SURVEYING, LLC.

REVISED FINAL PLAT OF 760 @ INDUSTRIPLEX

(A RESIDENTIAL TOWNHOME DEVELOPMENT) & (A SINGLE-FAMILY ZERO LOT LINE DEVELOPMENT) LOTS 1 THRU 67 (INCLUSIVE) & TRACT CA-1 BEING A SUBDIVISION OF LOTS 1 THRU 78 & TRACT CA-1 OF 760 @ INDUSTRIPLEX

LOCATED IN SECTION 38, T7S-R1E-E1W, GREENSBURG LAND DISTRICT, PARISH OF ST. GEORGE, EAST BATON ROUGE PARISH, STATE OF LOUISIANA, FOR 760 INDUSTRIPLEX, LLC. Includes professional seals for MICKEY L. ROBERTSON and RYAN L. HOLCOMB.

MR ENGINEERING & SURVEYING, LLC. 9345 Interline Avenue, Baton Rouge, LA 70809 225.490.9592

Table with columns: CAD ORIGINAL, SCALE: 1"=50', DRAWN: TRB, DATE: 04/2024, CHECKED: MLR.