



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

Location: 4505 Sherwood Common Blvd

Owner: Sherwood Commons, LLC

Applicant: Christopher Maestri, MRES

Site Area: 4.56 acres

Zoning: CW3 Commercial Warehousing Three

Character Area: Suburban

Flood Zone: X (protected by levee)

Conveyance Zone: No

Existing Use: Undeveloped

Request: Construct four new office/warehouse buildings totaling 75,600 sq. ft. and associated new parking areas in a single phase on an undeveloped site at Tract. Y-1-A-1-A-1-A-1, Sherwood Common Office Park property

Zoning Commission:

February 3, 2025

Staff Recommendation: Deferral (see Findings 7 and 8)

Findings

1. The subject property is an undeveloped lot, with street frontage on Sherwood Common Blvd. It consists of Tract Y-1-A-1-A-1-A-1 of the Sherwood Common Office Park property (Figure 1). The site was forested until 2019 when it was clear cut (per Google Earth Imagery).
2. The property is zoned CW3 Commercial Warehouse Three (Figure 2). Office/Warehouse is permitted use in this zoning district.
3. This request is for a new 75,600 sq. ft. non-residential project, triggering a Zoning Commission-level site plan approval [UDC 4.2.2].
4. The surrounding land uses include office and truck parking (zoned C2)

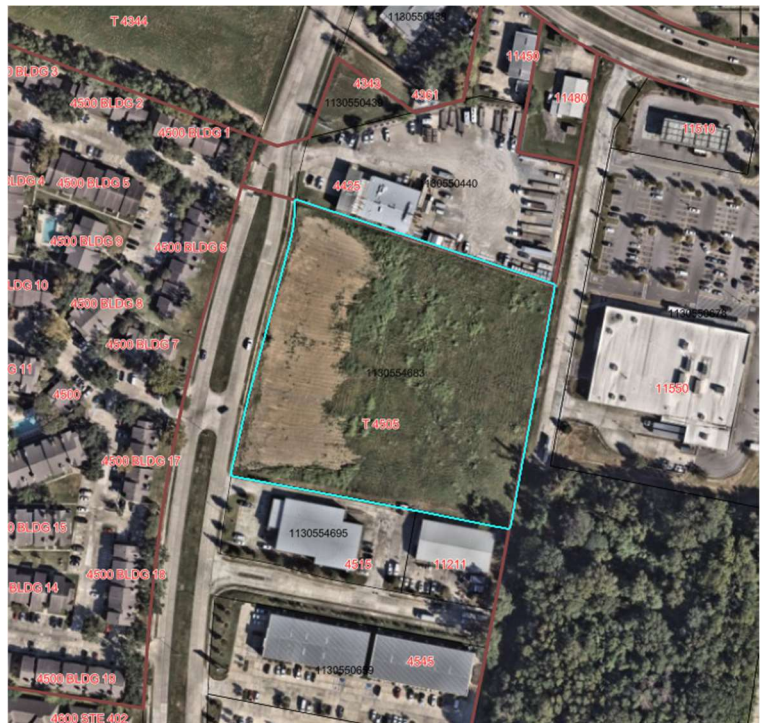


Figure 1: Aerial Photo of the Site and its surrounding area.

to the north, Walmart Neighborhood Market (zoned LC3) to the east, office/warehouse (zoned CW3) to the south, and high-density residential (zoned C2 in EBR jurisdiction) to the west across Sherwood Common Blvd (Figure 2).

5. The site plan proposes four identical single-story office/warehouse buildings, each with 18,900 sq. ft. GFA. Buildings 2, 3, and 4 are arranged parallel to each other near the street frontage, with two facing south and one facing north. Building 1 is situated at the back of the lot facing west near the east boundary.

6. A total of 121 parking spaces, including 10 ADA spaces, are provided. Bicycle parking racks are provided for 7 bicycles.

7. Two access driveways connect the development to Sherwood Common Blvd, facilitating vehicle circulation throughout the site. As of 1/27/2025, the EBR Transportation Department is still conducting a traffic review, and feedback on the proposed access drive tie-in locations from EBR is pending.

8. Two stormwater management ponds are proposed on-site to store water and regulate runoff flow from the buildings and parking lots to the public drainage system. As of 1/27/2025, outstanding comments remain regarding impervious cover and the drainage impact analysis calculations.

9. The Development Review Committee (DRC) reviewed the proposed site plan.

10. Under DRC comments, EBR Parish Subdivision Engineering Office requested to verify sewer capacity prior to approval of the construction plans. The applicant has submitted capacity request as application #1163.

11. The proposed site plan satisfies most technical requirements of the Unified Development Code (Table 1), with minor exceptions and with Findings 7 and 8 above outstanding.

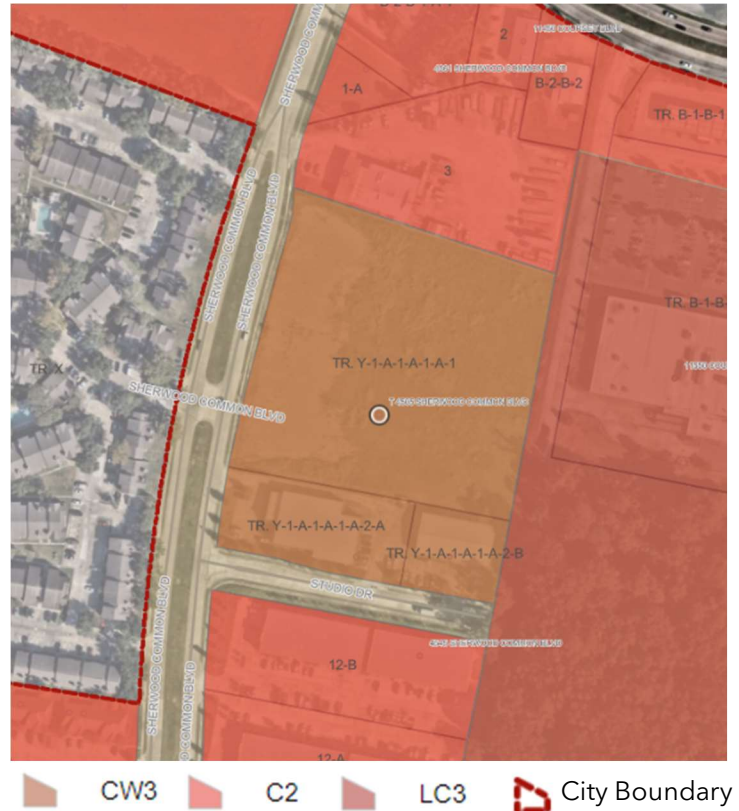


Figure 2: Current Zoning

Table 1. Summary of Technical Requirements of the UDC*

Standard or Guideline [UDC Sec.]	Required	Proposed	Meets?
Suburban Design Standards [10.3.2.E]			
Building design, street-facing wall	Transp. Windows or 5+ Other Elements	Three 70 ft street-facing walls, each with elements: metal wall panel, ribbed metal panel, wall mtd light, storefront glass, metal awning	YES
Site design, pedestrian ways	Min. 8ft-wide to primary entrance	N/A, no primary entrance	N/A
	Sidewalk connection	1 sidewalk connection proposed	Likely YES
Site design, screening, mechanical	From all street frontages	N/A	N/A
Site design, fences, materials	See Code	6 ft. chain-link	YES
Dimensional Regulations [11.2.8]			
Setback, front (Sherwood Common Blvd)	Min. 25 ft	25 ft	YES
Setback, corner side	Min. 10 ft	N/A	N/A
Height	Max. 45 ft	23'-5"	YES
Drainage and Water Quality			
Stormwater Management Plan [15.13]	Yes	Submitted	Not yet
Drainage Impact Study [15.15]	Yes	Submitted	Not yet
Water Quality Impact Study [15.17]	Yes	Submitted	Not yet
Floodplain Conveyance Zone [15.24]	No	N/A	N/A
Stream Setbacks [15.25]	No	N/A	N/A
Signage [16.5.5.B]			
Monument Sign, area	Max 64 sq ft	50 sq ft (10 ft x 5 ft)	YES
Monument Sign, height	Max 20 ft	5 ft	YES

Monument Sign, planting	2 ft from the base on sides	2 ft from the base on sides	YES
Parking and Loading			
Motor Vehicle Parking, number [17.4]	Min. 97 Max. 121	121	YES
Motor Vehicle Parking, location, size [17.5.2.B.1]	Stall Width 9ft, Stall Depth 18 ft, Aisle Width 24 ft	Stall Width 10ft, Stall Depth 20 ft, Aisle Width 24 ft	YES
Motor Vehicle Parking, location, suburban [17.5.2.B.2]	Not in required yard or buffer	Not in required yard or buffer	YES
Bicycle Parking, number [17.6.1]	Min. 6	7	YES
Off-Street Loading, number [17.8.2]	2	2	YES
Buffers and Landscaping			
Percentage [18.3.2]	Min. 10%	11.4%	YES
Buffer to Light Commercial [18.3.3]	N/A	N/A	N/A
Street yard, trees, Sherwood Common Blvd [18.3.4]	Min. 12 Class A or Replace with Class B/C where overhead utilities exist	11 Class A and 3 Class B	YES
Street yard, screen between parking and sidewalk [18.3.4.B.5]	3 ft tall screen	Solid evergreen 3 ft tall shrubs	YES
Street yard, landscape strip [18.3.4.C]	Min. 10 ft	25 ft	YES
Parking lot, spaces to a tree [18.3.5]	W/in 100 ft	W/in 100 ft	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	N/A
Screening, utilities [18.4.1]	Shrub	N/A, HVAC on top of buildings	N/A
Sight triangle [18.7.2]	Clear	Clear, but not marked correctly	Likely YES

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

Criteria for Approval [UDC 4.2.5]

- A. Meet all of the requirements of the Unified Development Code, including the requirements for:
1. The provisions of any overlay district after review by the Zoning Commission, as described in Chapter 10, Overlay Districts;
Staff Comment: Meets all Design Standards for Suburban Design Overlay (Table 1).
 2. The dimensions of all aspects of the development, as described in Chapter 11, Dimensions;
Staff Comment: Meets all dimensional regulations (Table 1).
 3. Open space, as described in Chapter 12, Open Space;
Staff Comment: Not applicable.
 4. Sidewalks, as described in Chapter 13, Streets and Sidewalks;
Staff Comment: Not applicable.
 5. Drainage, as described in Chapter 15, Floodways, Floodplains, Drainage and Water Quality;
Staff Comment: As of 1/27/2025, outstanding comments remain regarding impervious cover and the drainage impact analysis.
 6. Signage, as described in Chapter 16, Signs;
Staff Comment: The proposed monument sign meets applicable standards (Table 1).
 7. Parking, as required in Chapter 17, Parking;
Staff Comment: Meets all standards for parking and loading.
 8. Buffers and landscaping, as required in Chapter 18, Landscape;
Staff Comment: Meets all standards for buffers and landscaping.
 9. With regard to utilities, adequate facilities, including treatment and disposal facilities for sanitary waste.
Staff Comment: Essential public infrastructure and facilities are adequate (refer to General Utility Notes on Sheet #3). A screened refuse facility and adequate number of parking spaces are proposed on site.

Staff certifies that the proposed site plan complies with the Unified Development Code requirements, except for #5 drainage which is still in review.

B. Be in the public interest by not resulting in:

1. Undue congestion of streets and traffic access;

Staff Comment: The current plan has considered circulation with two access points and sufficient parking spaces. The Engineering Department reviewed the traffic impact of the project, particularly during peak hours. The EBR Transportation Department is also conducting a traffic review, and feedback on the proposed access drive tie-in locations from EBR is pending.

2. Overcrowding of land;

Staff Comment: The site layout provides clear separation between the buildings and includes adequate space for circulation, parking and stormwater management. Overcrowding of the land is not anticipated as the buildings are appropriately scaled for the lot.

3. Overburdening of public facilities including, among others, sewage, solid waste, drainage, schools, and parks;

Staff Comment: Water, electricity, gas services will be extended to the site. Sewer service will be installed by the developer and connect to the existing public sewer system. Sewer capacity will be verified with EBR. Stormwater will be collected and routed to public drainage system.

4. Impairment of water quality.

Staff Comment: The water quality impacts of this development will be offset by the proposed detention ponds and snout inserts being employed on the site, provided they are properly designed and maintained.

Staff certifies that the proposed site plan is in the public interest, except for #1, which is still in review.

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 Commercial (C).
- "Commercial areas primarily function as service and job destinations...Buildings in these areas typically stand one to five stories with offices...Parking is plentiful in these areas because uses are predominately car-oriented"
- Staff finds that the proposed site plan is consistent with the C future land use.

Public Notification

- The subject property sign was posted on January 17, 2025.
- Letters were mailed to owners of property within 300 feet on January 17, 2025.
- Legal advertisement was published on January 17, 24, and 31, 2025.

SITE PLAN
FOR

SCOP WAREHOUSES

LOCATED ON SHERWOOD COMMON BOULEVARD
SHERWOOD COMMON OFFICE PARK, FIRST FILING
SECTION 50, T7S, R2E, GREENSBURG LAND DISTRICT,
THE CITY OF ST. GEORGE
EAST BATON ROUGE PARISH, LOUISIANA

JANUARY 2025

CITY OF ST. GEORGE CASE NUMBER

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
1	TITLE SHEET
2	EXISTING CONDITIONS
3	SITE PLAN
4	GRADING & DRAINAGE PLAN
5-6	LANDSCAPE PLAN
A100	BUILDING ELEVATIONS

PLANNING SUMMARY:

ACREAGE: 4.61 ACRES
EXISTING ZONING: COMMERCIAL WAREHOUSE THREE (CW3)
EXISTING LAND USE: UNDEVELOPED
FUTURE LAND USE: COMMERCIAL
CHARACTER AREA: SUBURBAN
PROPERTY INFO:
TRACT Y-1-A-1-A-1-A-1
FLOOD ZONE: "X"
FEMA PANEL: 22033 C 0270 E
OF BUILDINGS: 4
MAX. BUILDING HEIGHT: 35' (1 STORY)
TOTAL BUILDING SQ. FT.: 75,600 SQ.FT.
PROPOSED NEW BUILDING SQ. FT.: 18,900 SQ.FT.
PROPOSED BUILDING HEIGHT: 24'
PROPOSED USE: OFFICE/WAREHOUSE
CPPC ID: 1130554683
ADJACENT ZONING: LC3, CW3, C2

CONSULTANTS/CONTACTS

CIVIL ENGINEER:

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

OWNER:

SHERWOOD COMMONS, LLC
MIKE LEGGETT
29811 WALKER RD SOUTH
WALKER, LA 70785
PH: 225-978-9393
EMAIL: RPHMKL@GMAIL.COM

DEVELOPER:

BERNHARD - NORMAND CONSTRUCTION LLC
TODD NORMAND
PO BOX 80632
BATON ROUGE, LA 70898
PH: 225-755-8110
EMAIL: TODDNORMAND@GMAIL.COM

ARCHITECT:

ONSITE MPH
JOHN POURCIAU
STREET: 7225 ADELAI LANE
CITY: BATON ROUGE, LA 70806
EMAIL: JOHN@ONSTEDD.COM
PHONE: 225.921.8005

LAND SURVEYOR:

MR ENGINEERING & SURVEYING, LLC
CHRISTOPHER B. MAESTRI, P.E./P.L.S.
9345 INTERLINE AVENUE
BATON ROUGE, LA 70809
PH: 225.490.9592
FAX: 225.490.9504
EMAIL: CHRIS@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: JON@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
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

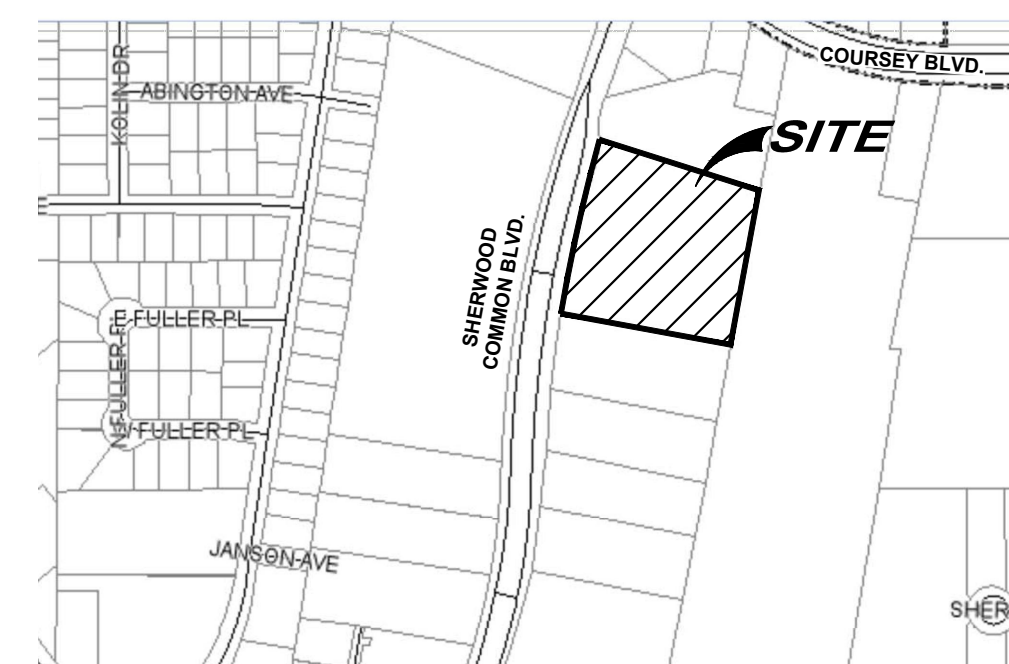
AT&T
S. SHERWOOD FOREST BLVD.
(255)291-1851
DERRICK RODRIGUE

GAS SERVICE

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

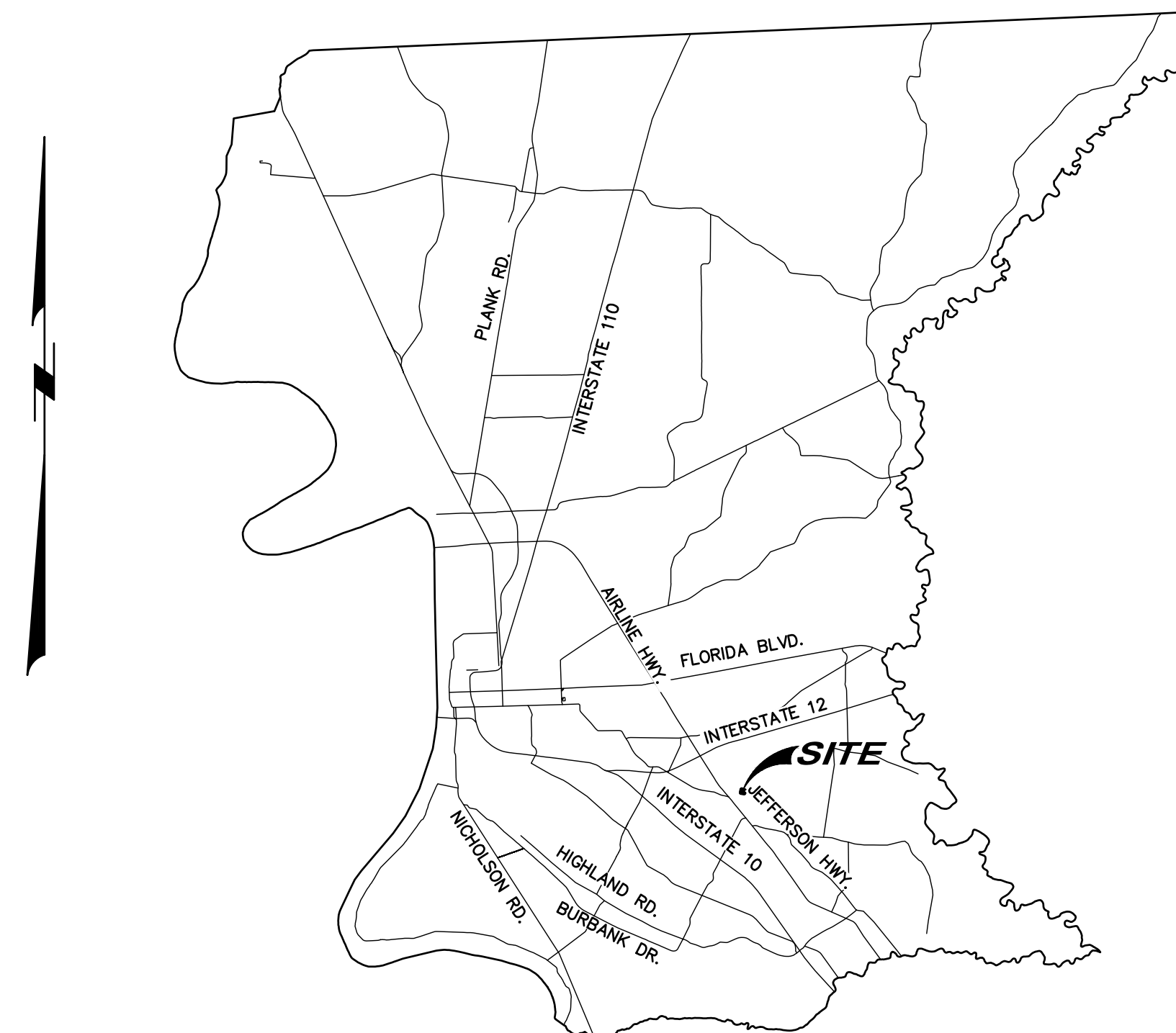
CABLE SERVICE

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



LOT AND BLOCK MAP

SCALE: 1"=400'



PARISH MAP

SCALE: 1"=20,000'

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

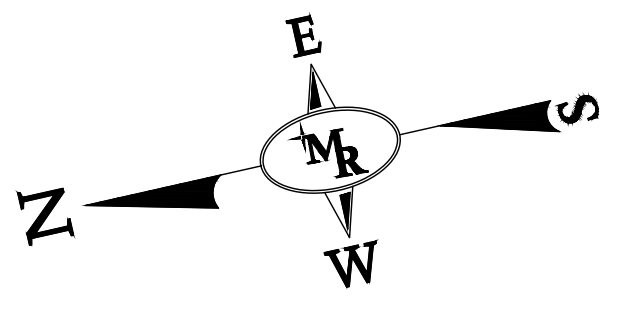


SCOP WAREHOUSES
SHERWOOD COMMON BLVD.
ST. GEORGE, LOUISIANA
EAST BATON ROUGE PARISH
TITLE SHEET

DESIGNED	CMS	12/2024
CHECKED	CBM	01 OF 6
DETAILED	CMS	
CHECKED	CBM	

REVISION NUMBER	REVISION DATE	REVISION DESCRIPTION	BY

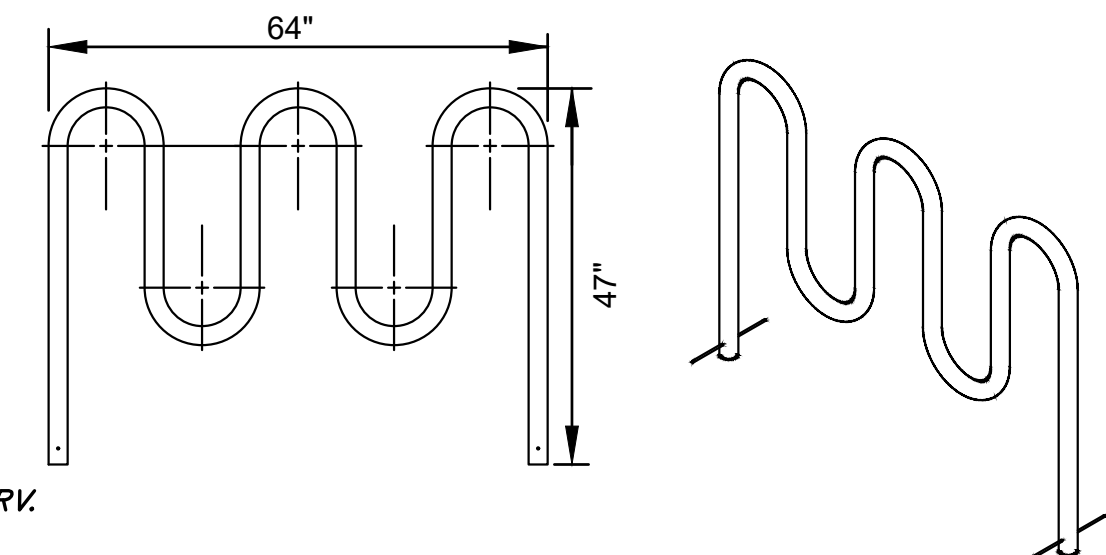
SHEET NUMBER 01



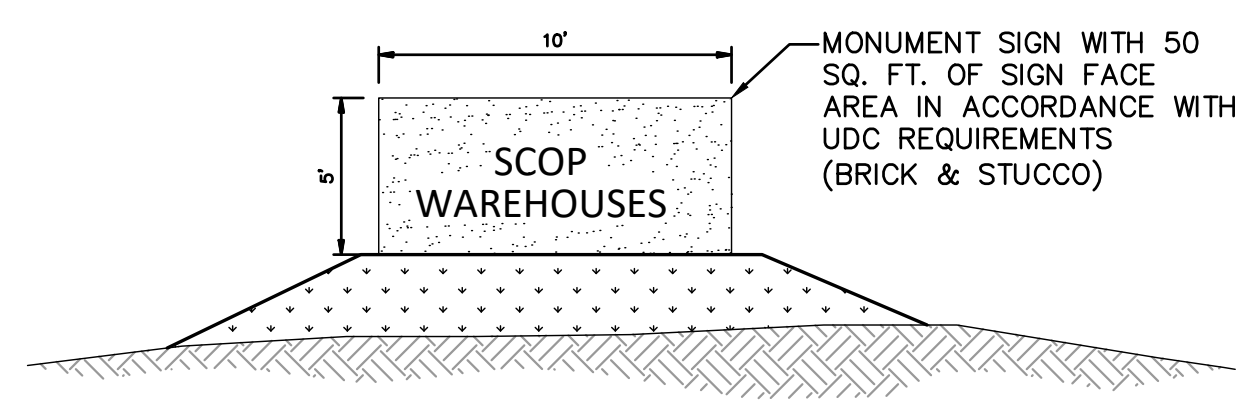
TRACT B-1-B-2
WAL-MART REAL ESTATE
BUSINESS TRUST
(NOW OR FORMERLY)
(LC3-LIGHT COMMERCIAL)

TRACT B-1-B-3
SIX G'S, LLC
(NOW OR FORMERLY)
(LC3-LIGHT COMMERCIAL)

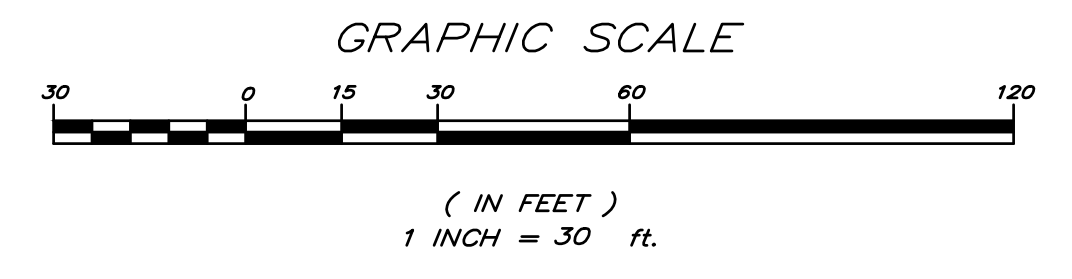
EXIST. 15' PUBLIC DRAINAGE SERV.
(ORIG. 944 E-04 BNDL. 12622)



BICYCLE PARKING RACK
SCALE: N.T.S.



TYPICAL SIGN
N.T.S.



UTILITIES/CONTACTS

WATER SERVICE
BATON ROUGE WATER COMPANY
P.O. BOX 96016
BATON ROUGE, LA 70896-9016
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251 FLORIDA ST.
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DERRICK RODRIGUE

GAS SERVICE
ENERGY 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

LOT 3
CROSS STREET SERVICE,
INC.
(NOW OR FORMERLY)
(C2-HEAVY COMMERCIAL)

COMMERCIAL OFFICE/WAREHOUSE BUILDING 2
SINGLE STORY:
23.5' HEIGHT
18,900 S.F.

COMMERCIAL OFFICE/WAREHOUSE BUILDING 3
SINGLE STORY:
23.5' HEIGHT
18,900 S.F.

COMMERCIAL OFFICE/WAREHOUSE BUILDING 4
SINGLE STORY:
23.5' HEIGHT
18,900 S.F.

COMMERCIAL OFFICE/WAREHOUSE BUILDING 1
SINGLE STORY: 23.5' HEIGHT
18,900 S.F.

TRACT Y-1-A-1-A-1-A-2-B
SIX G'S, LLC
(NOW OR FORMERLY)
(CW3-COMMERCIAL WAREHOUSING)

LOT Y-1-A-1-A-1-A-1
4.61 ACRES
200,804 SQ. FT.

PARKING REQUIREMENTS:

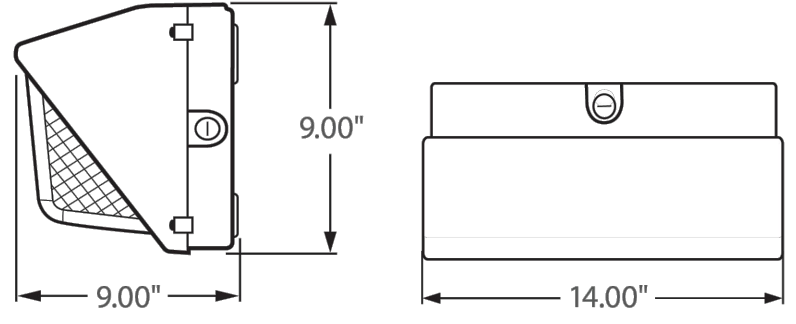
CATEGORY	FORMULA	# OF UNITS	REQ'D SPACES
OFFICE/WAREHOUSE	1/300 GFA OFFICE/SALES	25,200	84
OFFICE/WAREHOUSE	1/4,000 GFA STORAGE SPACE	50,400	13
BICYCLE	1/20 MOTOR VEHICLE SPACES	121	6
TOTAL SPACES REQUIRED			97
TOTAL SPACES PROVIDED			121
TOTAL ADA SPACES PROVIDED			10
TOTAL BIKE SPACES PROVIDED			7

BUILDING TABLE:

BUILDING	SQ. FT.	USE
1	18,900	OFFICE/WAREHOUSE
2	18,900	OFFICE/WAREHOUSE
3	18,900	OFFICE/WAREHOUSE
4	18,900	OFFICE/WAREHOUSE
TOTAL	75,600 SQ.FT.	OFFICE/WAREHOUSE

TYPICAL WALL PACK LIGHTING

N.T.S.
MOUNTING HEIGHT: 19'
ANGLE: FULL CUTOFF



TRACT Y-1-A-1-A-1-A-2-A
SIX G'S, LLC
(NOW OR FORMERLY)
(CW3-COMMERCIAL WAREHOUSING)

NOTES:

- MAIL DELIVERY IS INSIDE THE BUILDINGS. NO MAIL KIOSKS REQUIRED.
- ALL RADII 5' UNLESS OTHERWISE NOTED.
- HVAC EQUIPMENT IS ON TOP OF THE BUILDINGS.

GENERAL UTILITY NOTES:

- STATEMENT OF ARRANGEMENTS WITH UTILITY PROVIDERS.
- WATER: SERVICE WILL BE EXTENDED TO THE SITE AND PROVIDED BY BATON ROUGE WATER COMPANY.
 - ELECTRIC: SERVICE WILL BE EXTENDED TO THE SITE AND PROVIDED BY ENERGENCY.
 - GAS: SERVICE WILL BE EXTENDED AND PROVIDED TO THE SITE BY ENERGENCY.
 - SEWER: SERVICE WILL BE INSTALLED BY THE DEVELOPER AND CONNECT TO THE EXISTING EBR PUBLIC SEWER SYSTEM.
 - TELECOMMUNICATIONS: SERVICE WILL BE INSTALLED AND PROVIDED BY AT&T AND/OR COX.
 - DRAINAGE: STORMWATER WILL BE COLLECTED AND ROUTED TO PUBLIC DRAINAGE SYSTEM.

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

LEGEND:

- (4) PARKING COUNT
- - - - - EXISTING CONTOURS
- VEHICULAR DIRECTION OF TRAVEL
- — — — — PROPERTY LINE
- - - - - ADJACENT PROPERTY LINE
- - - - - FENCE
- - - - - SEWER LINE
- - - - - PARKING STRIPES
- - - - - CULVERT
- - - - - ROAD CENTERLINE
- - - - - TOP BANK OF DITCH
- - - - - DITCH CENTERLINE
- - - - - DRAINAGE SERVITUDE
- - - - - SEWER SERVITUDE
- - - - - UTILITY SERVITUDE
- - - - - BUILDING SETBACK
- PROPERTY CORNER FOUND
- CURB INLET
- DROP INLET SQUARE
- DRAINAGE MANHOLE
- SEWER MANHOLE
- SIGN POST
- TELEPHONE PEDESTAL
- POWER JUNCTION BOX
- TRANSFORMER
- LIGHT POLE
- PEDESTRIAN DOOR
- ROLL-UP DOOR
- WALL PACK
- — — — — VEHICULAR CIRCULATION
- — — — — PEDESTRIAN CIRCULATION

SHERWOOD COMMON BLVD
(R/W VARIES) (MSP 4D/100)

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

STATE OF LOUISIANA
CHRISTOPHER MAESTRI
LICENSED PROFESSIONAL ENGINEER
NO. 44643
EXPIRES 1/15/2025
CIVIL ENGINEERING

Louisiana 811
LA ONE CALL - CALL BEFORE YOU DIG
FOR A LIST OF PARTICIPATING UTILITIES, VISIT
WWW.LAONECALL.COM OR CALL 1-800-368-5848
FOR FINAL VERIFICATION OF THE LOCATION OF THE UTILITIES WITHIN
THE UTILITY COMPANIES' TOP ALL AREAS OF CONSTRUCTION.

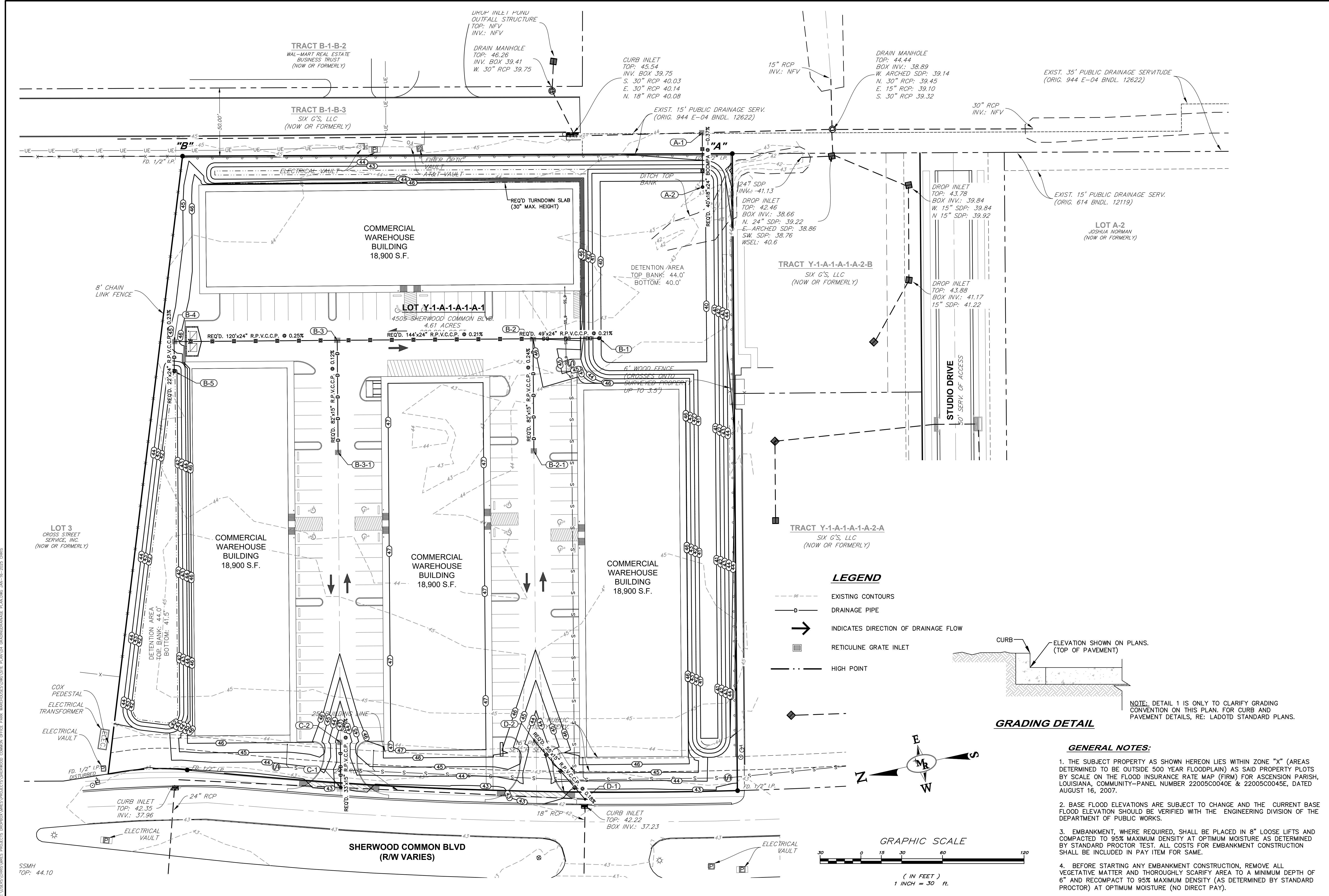
SCOP WAREHOUSES
SHERWOOD COMMON BLVD.
ST. GEORGE, LOUISIANA
EAST BATON ROUGE PARISH

SITE PLAN

DESIGNED	CHECKED	DATE	BY
CBM	CBM	12/2024	3 OF 6
CHECKED	CHECKED		
DATE	DATE		

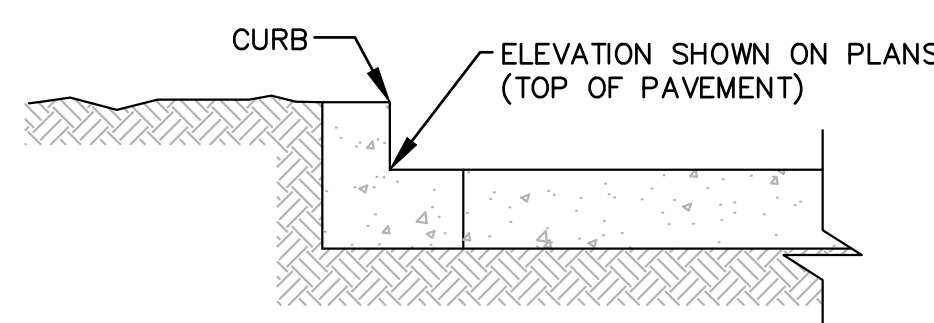
REVISION NUMBER	REVISION DESCRIPTION	DATE	BY

C:\USERS\CHRIS\MES\PROJECTS\DRIPROX\WREAS\PROJECTS\SHERWOOD COMMON OFFICE PARK WAREHOUSES\DWG\SITE PLAN\03 SITE PLAN.DWG JAN-16-2025 CHRIS



LEGEND

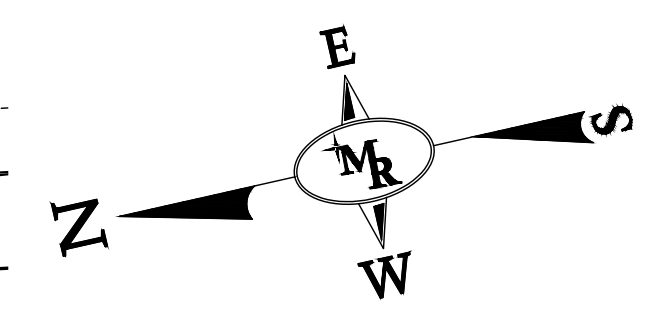
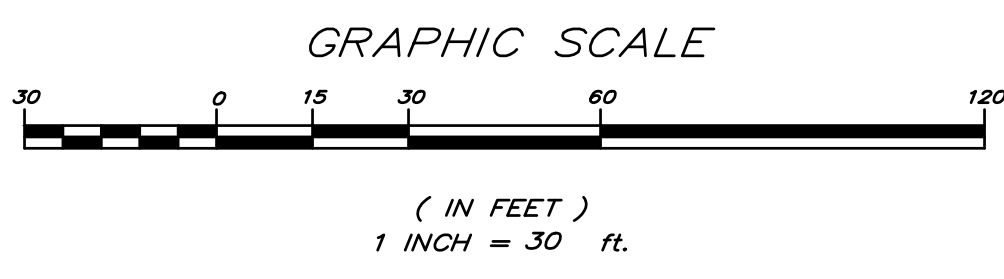
- - - - - EXISTING CONTOURS
- - - - - DRAINAGE PIPE
- INDICATES DIRECTION OF DRAINAGE FLOW
- RETICULINE GRATE INLET
- · - · - HIGH POINT



GRADING DETAIL

GENERAL NOTES:

1. THE SUBJECT PROPERTY AS SHOWN HEREON LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN) AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR ASCENSION PARISH, LOUISIANA, COMMUNITY-PANEL NUMBER 22005C0040E & 22005C0045E, DATED AUGUST 16, 2007.
2. BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF PUBLIC WORKS.
3. EMBANKMENT, WHERE REQUIRED, SHALL BE PLACED IN 8" LOOSE LIFTS AND COMPACTED TO 95% MAXIMUM DENSITY AT OPTIMUM MOISTURE AS DETERMINED BY STANDARD PROCTOR TEST. ALL COSTS FOR EMBANKMENT CONSTRUCTION SHALL BE INCLUDED IN PAY ITEM FOR SAME.
4. BEFORE STARTING ANY EMBANKMENT CONSTRUCTION, REMOVE ALL VEGETATIVE MATTER AND THOROUGHLY SCARIFY AREA TO A MINIMUM DEPTH OF 6" AND RECOMPACT TO 95% MAXIMUM DENSITY (AS DETERMINED BY STANDARD PROCTOR) AT OPTIMUM MOISTURE (NO DIRECT PAY).



SCOP WAREHOUSES
SHERWOOD COMMON BLVD.
ST. GEORGE, LOUISIANA
EAST BATON ROUGE PARISH
GRADING & DRAINAGE

DESIGNED	CEM	CHEKED	CEM	DATE	12/2024
DETAILED	CEM	CHEKED	CEM	BY	04 OF 4

REVISION	DATE	DESCRIPTION	BY

SHEET NUMBER **04**

C:\USERS\CHRIS\MRCS\PROJECTS\BROOKVIEW\PROJECTS\SHERWOOD COMMON OFFICE PARK WAREHOUSES\DWG\SITE PLAN\DWG GRADING\GRADING PLAN.DWG JAN-16-2025 CHRIS

SSMH
 TOP: 44.10

LANDSCAPE STANDARDS

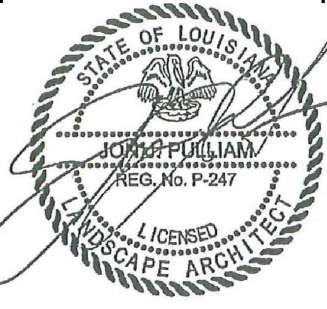
1. ALL PLANTS MATERIALS SHALL BE TRUE TO NAME, VARIETY, AND SIZE. PLANTS SHALL BE SPECIMEN QUALITY, FULL POT AND HEAD, SYMMETRICAL FOLIAGE AND BRANCHING STRUCTURE. ALL PLANT MATERIALS TO MEET ANSI Z.60 STANDARDS, LATEST EDITION.
2. THE LANDSCAPE CONTRACTOR SHALL MEET OR EXCEED BOTH THE CONTAINER SIZE 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 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 TREE'S ORIGINAL GRADE IN NURSERY OR BE SLIGHTLY ABOVE (NO MORE THEN 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:
 - 3" DEPTH EGG ROCK MULCH OVER LANDSCAPE FABRIC.
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 CONTRUCTION 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, 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.

FINAL INSPECTION NOTE:

THE LANDSCAPE ARCHITECT WILL INSPECT THE LANDSCAPING FOLLOWING INSTALLATION TO CERTIFY THAT THE LANDSCAPING WAS INSTALLED IN COMPLIANCE WITH THE APPROVED PLAN.

C:\USERS\CHRIS\MES\PROJECTS\DRP\06\WRES\PROJECTS\SHERWOOD COMMON OFFICE PARK WAREHOUSES\DWG\SITE PLAN\09 LANDSCAPE PLANTING JAN-16-2025.DWG

MR ENGINEERING & SURVEYING, LLC
 8345 Interline Avenue, Baton Rouge, LA 70809 225-490-9592



LA ONE CALL - CALL BEFORE YOU DIG
 811
 THE UTILITY COMPANIES FOR ALL AREAS OF CONSTRUCTION

SCOP WAREHOUSES
 SHERWOOD COMMON BLVD.
 ST. GEORGE, LOUISIANA
 EAST BATON ROUGE PARISH
 LANDSCAPE DETAILS

DESIGNED	JJP
CHECKED	CBM
DETAILED	JJP
CHECKED	CBM
DATE	12/2024
SHEET	06 OF 07

REVISION DATE	REVISION DESCRIPTION	BY

SHEET NUMBER 06

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

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OFFICE WAREHOUSE DEVELOPMENT
4505 SHERWOOD COMMONS BLVD
BATON ROUGE, LOUISIANA

PROJECT INFO:

PROJECT NAME:
SHERWOOD COMMONS

PROJECT NUMBER:
2024.059

SQUARE FOOTAGE:

NET:	
GROSS:	
TOTAL:	

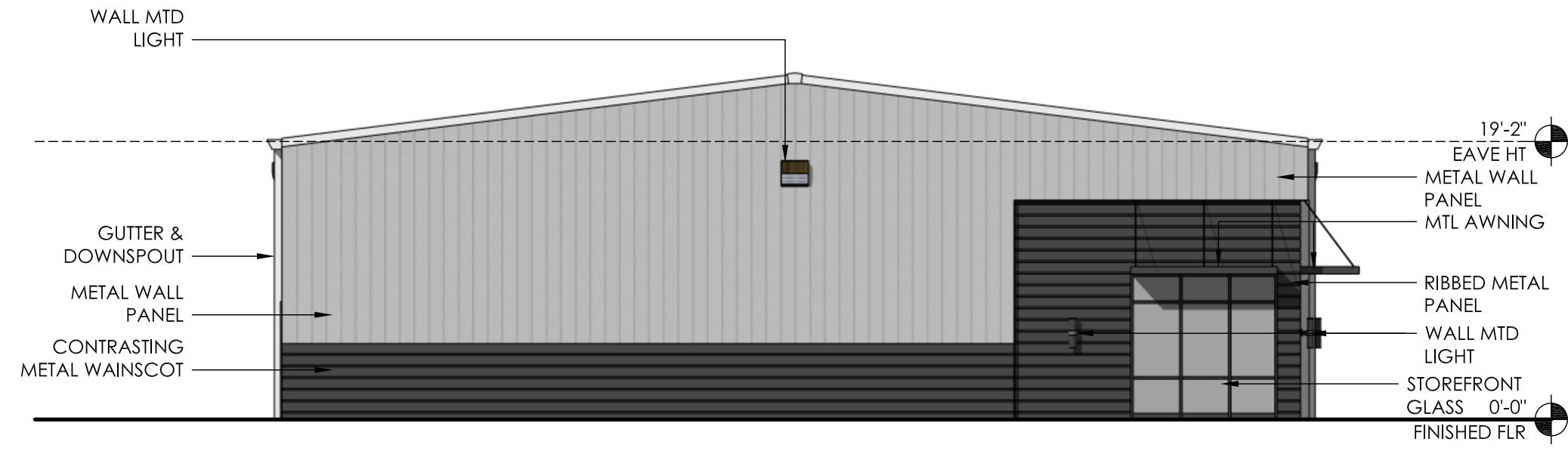
REVISION:

DATE:	ISSUED:
12.20.2024	ZONING
01.15.2025	REV 01

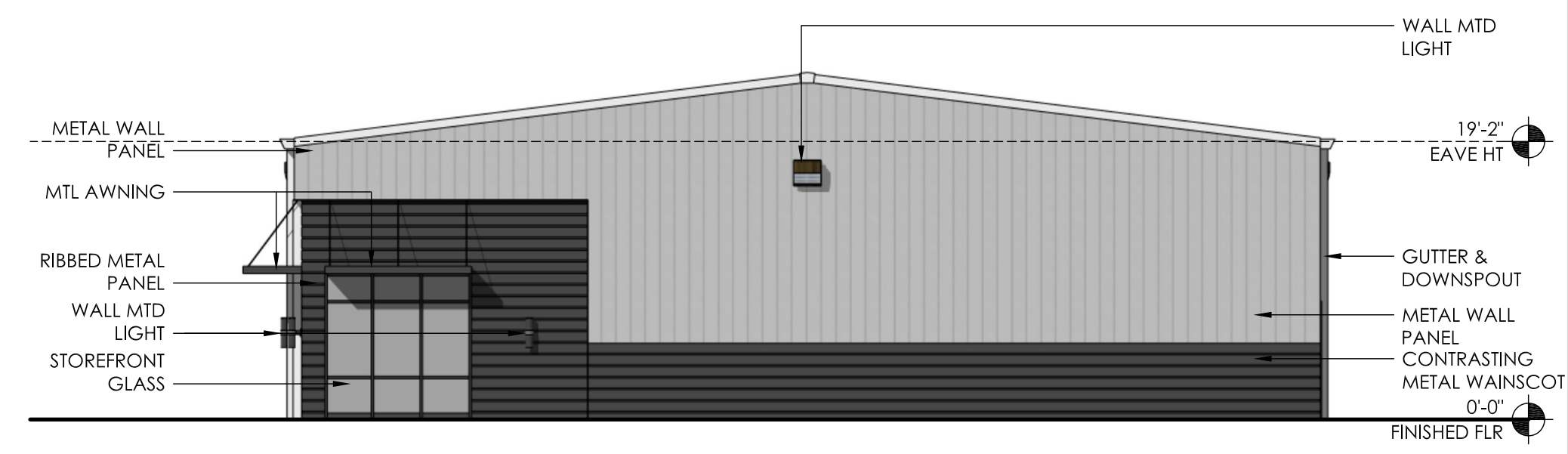
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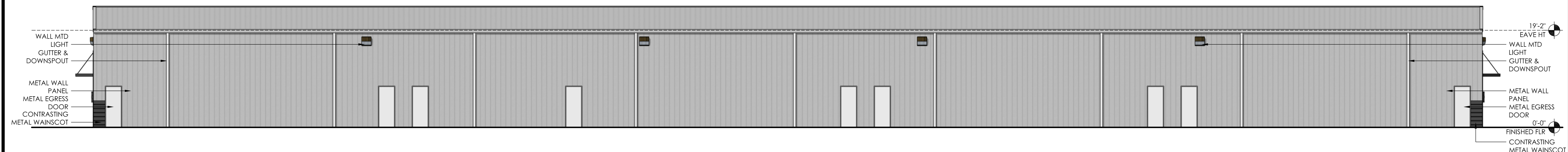
ARCHITECTURAL
ELEVATIONS



LEFT ELEVATION 3
1"=10'



RIGHT ELEVATION 3
1"=10'



REAR ELEVATION 2
1"=10'



FRONT ELEVATION 1
1"=10'