

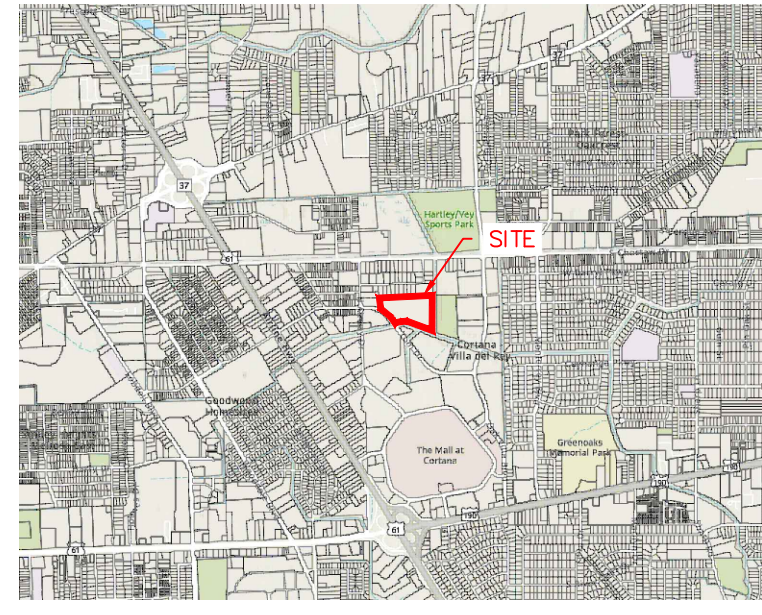
# ODFL Baton Rouge

APN: 031-5927-2

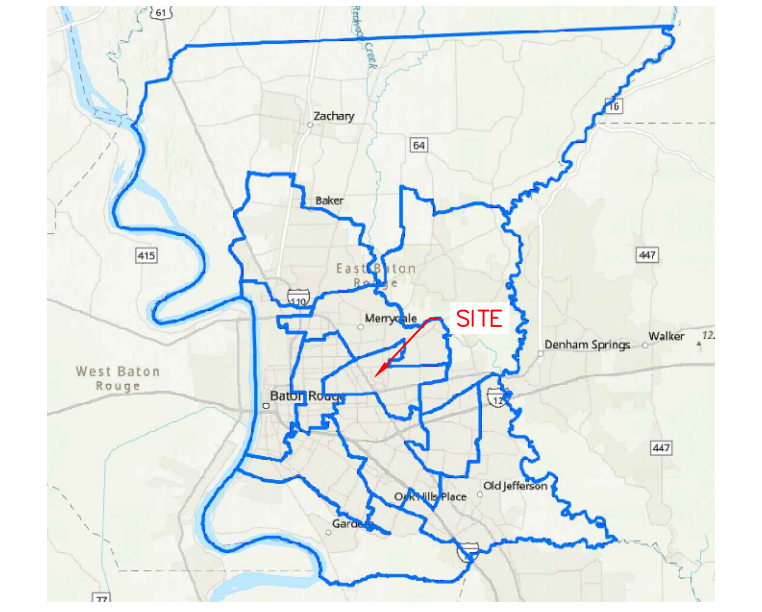
Tom Drive, Baton Rouge, LA 70815  
East Baton Rouge Parish, Louisiana

## GENERAL NOTES:

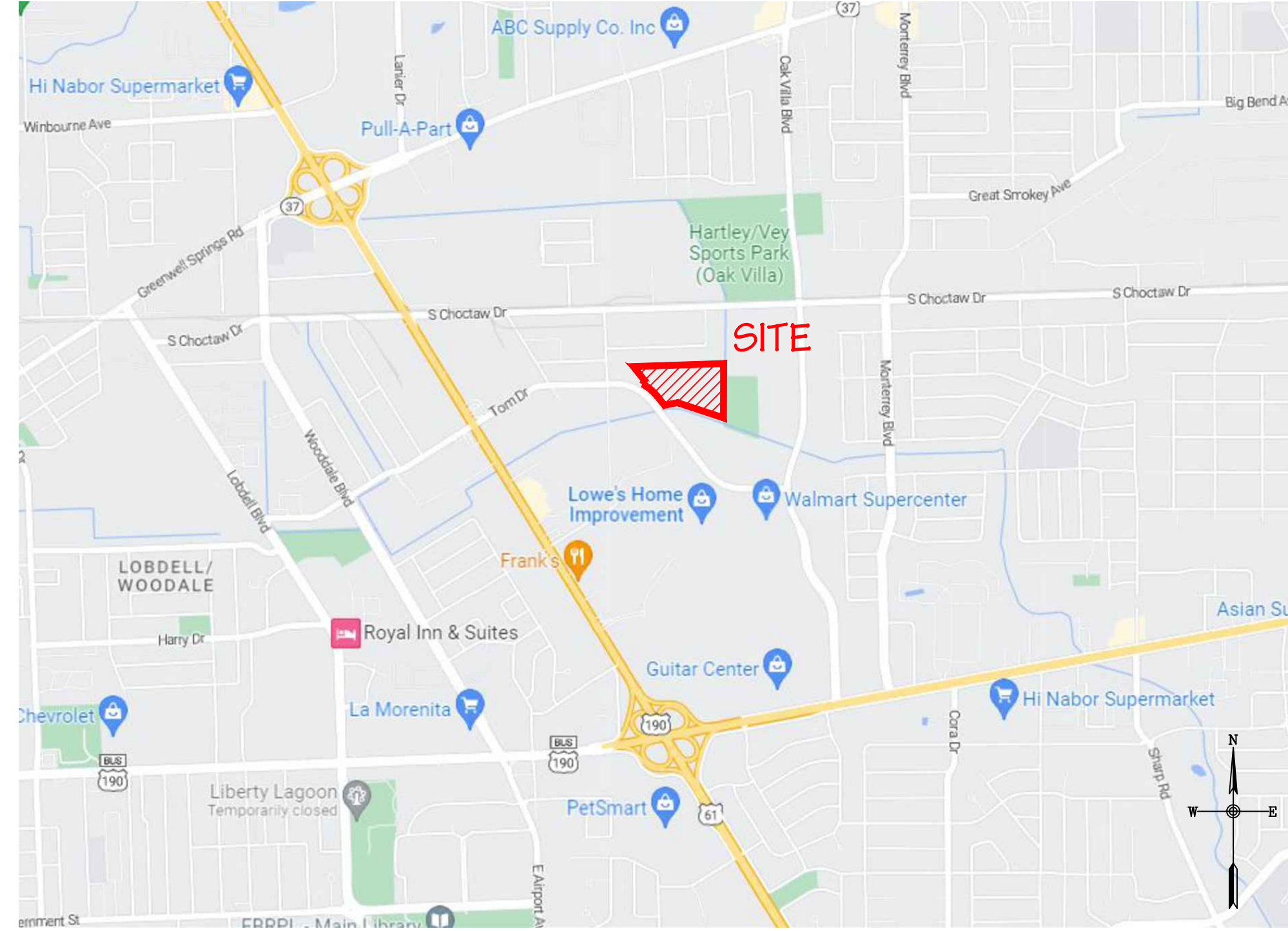
- CONTRACTOR SHALL PROCURE AND CONFORM TO ALL CONSTRUCTION PERMITS REQUIRED BY THE CITY OF BATON ROUGE, EAST BATON ROUGE PARISH, LDCQ AND/OR THE LOUISIANA DEPARTMENT OF TRANSPORTATION.
- CONTRACTOR SHALL PROVIDE ALL BONDS AND INSURANCE REQUIRED BY PUBLIC AND/OR PRIVATE AGENCIES HAVING JURISDICTION.
- CONTRACTOR SHALL PROCURE AN ENCROACHMENT PERMIT FOR ALL WORK WITHIN THE STATE RIGHT-OF-WAY AND CONFORM TO ALL CONDITIONS OF THE PERMIT.
- ALL MATERIALS AND WORKMANSHIP FOR FACILITIES IN STREET RIGHT-OF-WAY OR EASEMENTS SHALL CONFORM TO APPROVING AGENCIES' CONSTRUCTION SPECIFICATIONS WHEREIN EACH HAS JURISDICTION.
- UNLESS OTHERWISE APPROVED, CONSTRUCTION OF ALL PUBLIC FACILITIES SHALL BE DONE BETWEEN 7:00 AM AND 5:00 PM, MONDAY THROUGH SATURDAY.
- THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO COMPLETE THE PROJECT IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS INCLUDING SUCH INCIDENTALS AS MAY BE NECESSARY TO MEET APPLICABLE AGENCY REQUIREMENTS AND PROVIDE A COMPLETED PROJECT.
- CONTRACTOR TO NOTIFY LOT, CITY, COUNTY, AND ALL UTILITY COMPANIES A MINIMUM OF 48 BUSINESS HOURS (2 BUSINESS DAYS) PRIOR TO START OF CONSTRUCTION.
- ANY INSPECTION BY THE CITY, COUNTY, OR OTHER AGENCIES SHALL NOT, IN ANY WAY, RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN STRICT COMPLIANCE WITH THE APPLICABLE CODES AND AGENCY REQUIREMENTS.
- CONTRACTOR SHALL ERECT AND MAINTAIN BARRICADES, WARNING SIGNS, TRAFFIC CONES PER LOT AND BATON ROUGE REQUIREMENTS. ACCESS TO DRIVEWAYS SHALL BE MAINTAINED AT ALL TIMES. ALL TRAFFIC CONTROL MEASURES SHALL BE APPROVED AND IN PLACE PRIOR TO ANY CONSTRUCTION ACTIVITY.
- RECORD DRAWINGS: THE CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF APPROVED DRAWINGS ON THE CONSTRUCTION SITE AT ALL TIMES. WHEN HE WILL RECORD ANY APPROVED DEVIATIONS IN CONSTRUCTION FROM THE APPROVED DRAWINGS, AS WELL AS THE STATION LOCATIONS AND DEPTHS OF EXISTING UTILITIES ENCOUNTERED, THESE FIELD RECORD DRAWINGS SHALL BE KEPT UP TO DATE AT ALL TIMES AND SHALL BE AVAILABLE FOR INSPECTION BY GOVERNING AGENCIES UPON REQUEST.
- UPON COMPLETION OF CONSTRUCTION OF PUBLIC FACILITIES, CONTRACTOR SHALL SUBMIT A CLEAN SET OF FIELD RECORD DRAWINGS CONTAINING ALL PERTINENT INFORMATION TO THE DESIGN ENGINEER BY THE DATE OF PREPARATION OF RECORD DRAWINGS FOR SUBMITTAL TO THE GOVERNING AGENCIES.
- CONTRACTOR SHALL HOLD ALL PERMITS IN HAND PRIOR TO COMMENCEMENT OF WORK.
- ALL UTILITIES OTHER THAN SANITARY SEWER, WATER AND STORM DRAINAGE BY OTHERS, CONTRACTOR SHALL NOTIFY AND COORDINATE WITH POWER, TELEPHONE, AND CABLE COMPANY FOR LOCATION OR RELOCATION OF VAULTS, PEDESTALS, POWERPOLES, ETC. ALL ABOVE-GRADE FACILITIES SHALL BE PLACED IN LOCATION OUTSIDE THE PROPOSED SIDEWALK LOCATION.
- POWER, TELEPHONE AND TV TRENCHING AND CONDUITS SHALL BE INSTALLED PER UTILITY COMPANY REQUIREMENTS WITH FULL WIRE. CONTRACTOR SHALL VERIFY WITH UTILITY COMPANY FOR SIZE AND TYPE OF CONDUIT PRIOR TO CONSTRUCTION. ALL CHANGES IN DIRECTION OF UTILITY CONDUIT RUNS SHALL HAVE LONG RADIIUS STEEL BENDS.
- CONTRACTOR OBLIGATION SHALL BE SATISFIED AFTER PERMITTING OF THIS PROJECT, AS SUCH, HOYT+BERENYI, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION ADMINISTRATION UNLESS AUTHORIZED BY CONTRACT.
- CONTRACTOR SHALL REQUEST TREE PROTECTION AND SALT FENCE INSPECTION FROM THE COUNTY PRIOR TO CONSTRUCTION ACTIVITIES.



LOT AND BLOCK MAP  
1" = 400'



PARISH MAP  
N.T.S.



VICINITY MAP  
N.T.S.

## NPDES STANDARD NOTES:

- IF NECESSARY, SLOPES, WHICH EXCEED EIGHT (8) HORIZONTAL FEET SHALL BE STABILIZED WITH SYNTHETIC OR NATURAL FIBER MATS IN ADDITION TO HYDROSEEDING. IT MAY BE NECESSARY TO INSTALL TEMPORARY SLOPE DRAINS DURING CONSTRUCTION. TEMPORARY BERMS MAY BE NEEDED UNTIL THE SLOPE IS BROUGHT TO GRADE.
- STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS CEASED, EXCEPT AS STATED BELOW.
  - WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE.
  - WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EROSION-CONTROL ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
- ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED ONCE EACH CALENDAR EVERY WEEK. IF PERSONAL INSPECTION OR OTHER INFORMATION INDICATES THAT A BMP HAS BEEN INAPPROPRIATELY OR INCORRECTLY, THE PERMITTEE MUST ADDRESS THE NECESSARY REPLACEMENT OR MODIFICATION REQUIRED TO CORRECT THE BMP WITHIN 48 HOURS OF IDENTIFICATION.
- PROVIDE SILT FENCE AND/OR OTHER CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED, AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE UTILITY INSTALLATION. FULL COVER, AND TEMPORARY SEEDING AT THE END OF EACH DAY ARE RECOMMENDED. IF WATER IS ENCOUNTERED WHILE TRENCHING, THE WATER SHOULD BE FILTERED TO REMOVE SEDIMENT BEFORE BEING PUMPED BACK AND ANY WATERS OF THE STATE.
- ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO PREVENT EROSION AND OFF-SITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
- THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO PAVED ROADWAYS FROM CONSTRUCTION AREAS AND THE GENERATION OF DUST. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVED AREAS, AS MAY BE REQUIRED.
- RESIDENTIAL SUBDIVISIONS REQUIRE EROSION CONTROL FEATURES FOR INFRASTRUCTURE AS WELL AS FOR INDIVIDUAL LOT CONSTRUCTION. INDIVIDUAL PROPERTY OWNERS SHALL FOLLOW THESE PLANS DURING CONSTRUCTION OR OBTAIN APPROVAL OF AN INDIVIDUAL PLAN.
- TRENCHES SHALL BE BACK-FILLED BY PLACING LOOSE FINE SAND OR LIMESTONE SCREENING OR SAND FINE FROM STONES, BRICK-BATS OR LARGE CLODS. UNDO THE SIDES AND AROUND THE PIPE TO A DISTANCE OF ONE FOOT FROM THE BOTTOM OF THE TRENCH THROUGHOUT TAMPED IN SIX-INCH LAYERS TO THE POINT TO THE TOP OF TRENCH. THE EARTH SHALL BE TAMPED BY HAND OR MECHANICAL TAMP. NO TRENCH SHALL BE BACK-FILLED WITH SOIL UNLESS INSPECTED AND APPROVED BY BATON ROUGE DEPARTMENT OF ENVIRONMENTAL SERVICES.
- ALL CONSTRUCTION, RECONSTRUCTION AND ALTERATIONS OF FACILITIES OWNED BY THE CUSTOMER SHALL BE DONE AND INSTALLED IN A COMPETENT, WORKMANLIKE MANNER IN ACCORDANCE WITH RECOGNIZED STANDARDS OF THE PLUMBING TRADE. BATON ROUGE DEPARTMENT OF ENVIRONMENTAL SERVICES, MAY REQUIRE RECONSTRUCTION OF ANY WORK DONE IMPROPERLY.
- ALL WATERS OF THE STATE (WOS), INCLUDING WETLANDS, ARE TO BE FLAGGED OR OTHERWISE CLEARLY MARKED IN THE FIELD A DOUBLE ROW OF SILT FENCE IS TO BE INSTALLED IN ALL AREAS WHERE A 50-FOOT BUFFER CAN'T BE MAINTAINED BEHIND THE DISTURBED AREA AND ALL WOS. A 10-FOOT BUFFER SHOULD BE MAINTAINED BEHIND THE LAST ROW OF SILT FENCE AND ALL WOS.
- LITTER, CONSTRUCTION DEBRIS, OILS, FUELS, AND BUILDING PRODUCTS WITH SIGNIFICANT POTENTIAL FOR IMPACT (SUCH AS STOCKPILES OF FRESHLY TREATED LUMBER) AND CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORM WATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORM WATER DISCHARGES.
- A COPY OF THE SWPPP, INSPECTIONS RECORDS, AND RAINFALL DATA MUST BE RETAINED AT THE CONSTRUCTION SITE OR A NEARBY LOCATION EASILY ACCESSIBLE DURING NORMAL BUSINESS HOURS, FROM THE DATE OF COMMENCEMENT OF CONSTRUCTION ACTIVITIES TO THE DATE THAT FINAL STABILIZATION IS REACHED.
- INTENSIVE STABILIZATION MEASURES ON ANY EXPOSED STEEP SLOPE (3H:1V OR GREATER) WATER-DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED, AND WILL NOT RETURN FOR A PERIOD OF 7 CALENDAR DAYS.
- MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL.
- MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING. WASH WATER, AND OTHER WASH WATERS, WASH WATERS MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDES EQUIVALENT OR BETTER TREATMENT PRIOR TO DISCHARGE.
- MINIMIZE THE DISCHARGE OF POLLUTANTS FROM DEWATERING OF TRENCHES AND EXCAVATED AREAS. THESE DISCHARGES ARE TO BE ROUTED THROUGH APPROPRIATE BMPs (SEDIMENT BASIN, FILTER BAG, ETC.).
- THE FOLLOWING DISCHARGES FROM SITES ARE PROHIBITED:
  - WASTEWATER FROM WASHOUT OF CONCRETE, UNLESS MANAGED BY AN APPROPRIATE CONTROL.
  - WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FUR RELEASE OILS, CURBS, CURBS, OR OTHER CONSTRUCTION MATERIALS; FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE; AND SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING.
  - AFTER CONSTRUCTION ACTIVITIES BEGIN, INSPECTIONS MUST BE CONDUCTED AT A MINIMUM OF AT LEAST ONCE EVERY CALENDAR WEEK AND MUST BE CONDUCTED UNTIL FINAL STABILIZATION IS REACHED ON ALL AREAS OF THE CONSTRUCTION SITE.
  - IF EXISTING BMPs NEED TO BE MODIFIED OR IF ADDITIONAL BMPs ARE NECESSARY TO COMPLY WITH THE REQUIREMENTS OF THIS PERMIT AND/OR STATE WATER QUALITY STANDARDS, IMPLEMENTATION MUST BE COMPLETED BEFORE THE NEXT STORM EVENT WHICHEVER PRACTICABLE. IF IMPLEMENTATION BEFORE THE NEXT STORM EVENT IS IMPRACTICABLE, THE SITUATION MUST BE DOCUMENTED IN THE SWPPP AND ALTERNATIVE BMPs MUST BE IMPLEMENTED AS SOON AS REASONABLY PRACTICABLE.
- A PRE-CONSTRUCTION CONFERENCE MUST BE HELD FOR EACH CONSTRUCTION SITE WITH AN APPROVED ON-SITE SWPPP PRIOR TO THE IMPLEMENTATION OF CONSTRUCTION ACTIVITIES. FOR WORKSITES THAT DISTURB 10 ACRES OR MORE THIS CONFERENCE MUST BE HELD ON-SITE UNLESS THE DEPARTMENT HAS DETERMINED OTHERWISE.

## GRADING PAVING & DRAINAGE:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MANAGING CONSTRUCTION ACTIVITIES TO INSURE THAT ALL EXISTING UTILITIES ARE KEPT CLEAN OF MUD, DUST, OR DEBRIS. DUST ABATEMENT SHALL BE MAINTAINED BY ADEQUATE WATERING OF EXPOSED AREAS THROUGHOUT THE PROJECT.
- GRADING WORK, MATERIALS AND EQUIPMENT, UNLESS SPECIFICALLY STATED OTHERWISE HEREIN, SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF THE MOST STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
- CLEAR AND GRUB WITHIN WORK LIMITS FOR ALL SURFACE VEGETATION, TREES, STUMPS, BRUSH, ROOTS, ETC. DO NOT DAMAGE OR REMOVE TREES EXCEPT AS APPROVED BY THE ENGINEER OR AS SHOWN ON THE DRAWINGS. PROTECT ALL ROOTS TWO INCHES IN DIAMETER OR LARGER.
- STRIP WORK LIMITS, REMOVING ALL ORGANIC MATTER WHICH CAN NOT BE COMPACTED INTO A STABLE MASS. ALL TREES, BRUSH AND DEBRIS ASSOCIATED WITH CLEARING, STRIPPING OR GRADING SHALL BE REMOVED AND DISPOSED OF OFF-SITE BY THE CONTRACTOR.
- IMMEDIATELY FOLLOWING FINE GRADING OPERATIONS, COMPACT SUBGRADE TO 98% OF MAXIMUM DRY DENSITY PER AASHTO T-180 TEST METHOD (MODIFIED PROCTOR).
- ALL FILLS WITHIN PUBLIC RIGHT-OF-WAYS AND EASEMENTS SHALL BE ENGINEERED. ADDITIONALLY, ANY FILLS OUTSIDE OF PUBLIC RIGHT-OF-WAYS WHICH ARE OVER TWO (2) FEET IN DEPTH SHALL BE ENGINEERED. FILLS SHALL BE CONSTRUCTED IN 6" LIFTS. EACH LIFT SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY PER AASHTO T-180 TEST METHOD (MODIFIED PROCTOR).
- UNLESS OTHERWISE SHOWN ON THE DRAWINGS, STRAIGHT GRADES SHALL BE RUN BETWEEN ALL FINISH GRADE POINTS. FINISH GRADES AND SLOPES SHALL BE DETERMINED BY EXISTING PAVEMENT GRADES OR FINISH GRADES FROM THE CITY ENGINEER. PAVEMENT AS REQUIRED TO PROVIDE A SMOOTH, FREE DRAINAGE SURFACE.
- CRUSHED ROCK SHALL CONFORM TO THE REQUIREMENTS OF MOST STANDARD SPECIFICATIONS SECTION 308 (BASE AGGREGATE) AND TO THE REQUIREMENTS OF THE MAXIMUM DRY DENSITY PER AASHTO T-180 TEST METHOD (MODIFIED PROCTOR).
- A. C. PAVEMENT SHALL CONFORM TO MOST STANDARD SPECIFICATIONS SECTION 401 (ASPHALT CONCRETE PAVEMENT) FOR STANDARD DUTY MIX. A. C. PAVEMENT SHALL BE CONSTRUCTED TO A MINIMUM OF 91% OF MAXIMUM DENSITY AS DETERMINED BY THE RICE STANDARD METHOD.
- ALL EXISTING AND CONSTRUCTED MANHOLES, CLEANOUTS, MONUMENTS, GAS VALVES, WATER VALVES, AND SIMILAR STRUCTURES SHALL BE ADJUSTED TO MATCH FINISH GRADE OF THE PAVEMENT, SIDEWALK, LANDSCAPED AREA OR MEDIAN STRIP WHEREIN THEY LIE.
- UNLESS OTHERWISE SHOWN ON THE DRAWINGS, NO CUT OR FILL SLOPES SHALL BE CONSTRUCTED STEEPER THAN 2H:1V.
- CONTRACTOR SHALL HYDROSEED ALL EXPOSED SLOPES AND DISTURBED AREAS WHICH ARE NOT SCHEDULED TO BE LANDSCAPED.
- PIPE LENGTHS ARE TO CENTER OF BOX AND ROUNDED TO THE NEAREST 1' INCREMENT.
- A GEOTECHNICAL REPORT IS PROVIDED FOR THIS PROJECT. THE RECOMMENDATION OF THE GEOTECHNICAL ENGINEER SHALL SUPERSEDE THOSE OUTLINED IN THESE DOCUMENTS IN REGARDS TO GRADING, CONSTRUCTION, SUBGRADE PREPARATION, ETC.

## EXISTING UTILITIES & FACILITIES:

- THE LOCATION AND DESCRIPTIONS OF EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE COMPILED FROM AVAILABLE RECORDS AND/OR SURVEYS. THE ENGINEER OR UTILITY COMPANIES DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF SUCH RECORDS. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL LOCATE AND MARK ALL EXISTING PROPERTY AND STREET MONUMENTS PRIOR TO CONSTRUCTION. ANY MONUMENTS DISTURBED DURING CONSTRUCTION OF THE PROJECT SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL FIELD VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES WHERE NEW FACILITIES CROSS. CONTRACTOR SHALL BE RESPONSIBLE FOR EXPOSING UTILITIES. UTILITY CONFLICTS FAR ENOUGH AWAY FROM CONSTRUCTION TO MAKE NECESSARY GRADE MODIFICATIONS WITHOUT RELATING THE WORK. IF GRADE MODIFICATION IS NECESSARY, CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER, AND THE DESIGN ENGINEER SHALL OBTAIN APPROVAL FROM THE CITY ENGINEER PRIOR TO CONSTRUCTION. ALL UTILITY CROSSINGS SHALL BE PROTECTED AS NECESSARY PRIOR TO EXCAVATING OR BORING TO ALLOW THE CONTRACTOR TO PREVENT GROUND OR ALIGNMENT CONFLICTS.
- ALL EXISTING FACILITIES SHALL BE MAINTAINED IN-PLACE BY THE CONTRACTOR UNLESS OTHERWISE SHOWN ON THE DRAWINGS. PRECAUTIONS NECESSARY TO SUPPORT, MAINTAIN, OR OTHERWISE PROTECT EXISTING UTILITIES AND OTHER FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LEAVE EXISTING FACILITIES IN AN EQUAL OR BETTER-THAN-ORIGINAL CONDITION AND TO THE SATISFACTION OF THE ENGINEER AND COUNTY.
- UTILITIES, OR INTERFERING PORTIONS OF UTILITIES, THAT ARE ABANDONED IN PLACE SHALL BE REMOVED BY THE CONTRACTOR TO THE EXTENT NECESSARY TO ACCOMPLISH THE WORK. THE CONTRACTOR SHALL FILL ALL UTILITIES WITH FLOWABLE FILL THAT ARE TO BE ABANDONED IN PLACE.
- CONTRACTOR SHALL REMOVE ALL EXISTING SIGNS, MAILBOXES, FENCES, LANDSCAPING, ETC., AS REQUIRED TO AVOID DAMAGE DURING CONSTRUCTION AND REPLACE THEM TO EXISTING CONDITION.
- ANY SEPTIC ENCOUNTERED DURING CONSTRUCTION SHALL BE PUMPED OUT. CONTRACTOR SHALL BREAK BOUND OF TANK OUT AND BACKFILL WITH FEA GRAVEL. UNLESS OTHERWISE INDICATED, CONTRACTOR SHALL REMOVE ALL EXISTING SEPTIC TANK REMOVAL TO BE IN ACCORDANCE WITH TOWN AND STATE SANITARIAN REQUIREMENTS.
- ANY WELLS ENCOUNTERED SHALL BE ABANDONED PER MDQ REQUIREMENTS.
- ANY FUEL TANKS ENCOUNTERED SHALL BE REMOVED AND DISPOSED OF PER MDQ REQUIREMENTS. BACKFILL WITH COMPACTED GRANULAR MATERIAL.

## PIPED UTILITIES:

- UNLESS OTHERWISE NOTED, MATERIALS AND WORKMANSHIP FOR WATER, SANITARY SEWER AND STORM SEWER SHALL CONFORM EAST BATON ROUGE PARISH AND/OR BATON ROUGE WATER COMPANY STANDARD SPECIFICATIONS.
- ALL PIPED UTILITIES ABANDONED IN PLACE SHALL BE FILLED WITH FLOWABLE FILL.
- CONTRACTOR SHALL PROVIDE ALL MATERIALS, EQUIPMENT AND FACILITIES REQUIRED FOR TESTING ALL UTILITY PIPING IN ACCORDANCE WITH APPLICABLE CONSTRUCTION SPECIFICATIONS.
- TRACER WIRE: ALL NON-METALLIC WATER PIPING LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY OR NOT LAY IN STRAIGHT LINES BETWEEN STRUCTURES SHALL HAVE AN ELECTRICALLY CONDUCTIVE INSULATED 12 GAUGE COPPER TRACER WIRE THE FULL LENGTH OF THE INSTALLED PIPE USING RED TRACER WIRE FOR WATER. TRACER WIRE SHALL BE EXTENDED UP INTO ALL VALVE BOXES.
- NO TRENCHES IN ROADS OR DRIVEWAYS SHALL BE LEFT IN AN OPEN CONDITION OVERNIGHT. ALL SUCH TRENCHES SHALL BE CLOSED BEFORE THE END OF EACH WORK DAY AND NORMAL TRAFFIC FLOW RESTORED.
- WASTEWATER INSTALLATION SHALL BE IN ACCORDANCE WITH EAST BATON ROUGE PARISH STANDARDS AND SPECIFICATIONS.
  - IN LAYING THE CUSTOMER SERVICE LINE, SPECIAL CARE SHALL BE TAKEN TO ENSURE WATER-TIGHT CONSTRUCTION AND TO PREVENT INFILTRATION. ANY INDICATION OF LEAKAGE OR POSSIBLE INFILTRATION SHALL BE SUBJECT BASIS FOR DISAPPROVAL BY BATON ROUGE DEPARTMENT OF ENVIRONMENTAL SERVICES. OF THE CONNECTION PIPE, EITHER DIRECTLY OR INDIRECTLY CONNECTED TO BATON ROUGE DEPARTMENT OF ENVIRONMENTAL SERVICES SERVICE LINE, SHALL BE LAD IN TRENCHES EXCAVATED TO LINE AND DEPTH REQUIRED. THE MINIMUM GRADE OR SLOPE FOR THE CUSTOMER SERVICE LINE SHALL BE ONE-EIGHTH INCH PER FOOT OF LINE. WHENEVER POSSIBLE, A STEEPER GRADE SHALL BE MAINTAINED. THE PIPE BARREL SHALL BE BEDDED ON UNDISTURBED TRENCH BOTTOM OR PROPERLY TAMPED CRUSHED STONE. THE TRENCH MUST BE KEPT DRY DURING LAYING, JOINTING AND INSPECTION. THE PIPE MUST BE KEPT TRUE TO LINE AND GRADE, AND THE PIPE JOINTS MUST BE PROPERLY CENTERED. UNLESS OTHERWISE PERMITTED BY BATON ROUGE DEPARTMENT OF ENVIRONMENTAL SERVICES, NO CUSTOMER SERVICE LINE SHALL BE LOCATED IN A TRENCH WITH ANY OTHER TYPE OF UTILITY LINE OR WITHIN 5 FEET OF ANY WATER PIPE.
  - TRENCHES SHALL BE BACK-FILLED BY PLACING LOOSE FINE SAND OR LIMESTONE SCREENING OR SAND FINE FROM STONES, BRICK-BATS OR LARGE CLODS. UNDO THE SIDES AND AROUND THE PIPE TO A DISTANCE OF ONE FOOT FROM THE BOTTOM OF THE TRENCH THROUGHOUT TAMPED IN SIX-INCH LAYERS TO THE POINT TO THE TOP OF TRENCH. THE EARTH SHALL BE TAMPED BY HAND OR MECHANICAL TAMP. NO TRENCH SHALL BE BACK-FILLED WITH SOIL UNLESS INSPECTED AND APPROVED BY BATON ROUGE DEPARTMENT OF ENVIRONMENTAL SERVICES.
  - ALL CONSTRUCTION, RECONSTRUCTION AND ALTERATIONS OF FACILITIES OWNED BY THE CUSTOMER SHALL BE DONE AND INSTALLED IN A COMPETENT, WORKMANLIKE MANNER IN ACCORDANCE WITH RECOGNIZED STANDARDS OF THE PLUMBING TRADE. BATON ROUGE DEPARTMENT OF ENVIRONMENTAL SERVICES, MAY REQUIRE RECONSTRUCTION OF ANY WORK DONE IMPROPERLY.

## WASTEWATER NOTES:

- WATER INSTALLATION SHALL BE IN ACCORDANCE WITH EAST BATON ROUGE PARISH STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL TAPS. TAPS REQUIRING A SLEEVE SHALL BE NO CLOSER TO A JOINT THAN 4 FEET.
- ROUGH GRADING SHALL BE DONE PRIOR TO INSTALLATION OF WATER MAINS.
- CONTRACTOR SHALL MAINTAIN MINIMUM 30" COVER OVER TOP OF PIPE.
- ALL COMPONENTS OF THE PIPING SYSTEM SHALL BE PRESSURE CLASS 53 DUCTILE IRON PIPE, MEETING AWWA C-153 FOR 42"-12" DIAMETER PIPE AND MINIMUM PRESSURE CLASS 250 DUCTILE IRON PIPE FOR GREATER THAN 12" DIAMETER PIPE.
- ALL VALVES INSTALLED UNDERGROUND IN STANDARD VALVE BOXES SHALL HAVE A 2 INCH SQUARE OPERATING HANDLE AND SHALL OPEN LEFT.
- ALL VALVE BOXES FOR UNDERGROUND GATE VALVES SHALL BE CAST IRON, TWO PIECE, SCREW TYPE, 5-1/4 INCH SHAFT, TYPE 461-S AS MANUFACTURED BY THE TITLER COMPANY, OR APPROVED EQUAL.
- RESTRAINED LENGTHS SHALL BE IN MULTIPLES OF A FULL LENGTH OF PIPE.
- USE 45° OR FLATTER BENDS WHEN GOING UNDER RCP AND DO NOT INSTALL VALVES, HYDRANTS, OR SERVICES ON DEEP PIPE SECTIONS.
- WHERE POSSIBLE, HORIZONTAL WATERLINES SHALL BE DEFLECTED IN LIEU OF USING BENDS. DEFLECTIONS SHALL NOT EXCEED 75% OF MANUFACTURER'S SPECIFICATION.
- WHERE WATER AND SANITARY SEWER LINES CROSS WITHIN 18", THE LINE LAD LAST SHALL HAVE A FULL LENGTH OF PIPE INSTALLED WITH ITS BOPND VERTICALLY IN LIE WITH THE OTHER LINE. THE CROSSING SHALL BE AT NOT LESS THAN A 45° ANGLE.
- ALL MATERIAL SHALL CONFORM TO BATON ROUGE WATER COMPANY SPECIFICATIONS AS TO MANUFACTURER, TYPE, AND DESIGN.

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- ALL MATERIAL SHALL CONFORM TO BATON ROUGE WATER COMPANY SPECIFICATIONS AS TO MANUFACTURER, TYPE, AND DESIGN.
- CONTRACTOR INSTALLING THE WATER SYSTEM SHALL BE APPROVED BY ENGINEER AND BATON ROUGE WATER COMPANY.
- COORDINATE INSPECTION AND TESTING OF THE BACKFLOW PREVENTER WITH BATON ROUGE WATER COMPANY. WATER SERVICE SHALL NOT BE TURNED ON UNTIL ALL BACKFLOW DEVICES HAVE PASSED INSPECTION AND TESTING.
- DEVELOPER SHALL TAKE NECESSARY MEASURES TO PROTECT MICHM WATER SYSTEM DURING THE TIME BETWEEN THE COMMISSIONING INSPECTION AND THE MAINTENANCE BOND INSPECTION.
- BATON ROUGE WATER COMPANY RESERVES THE RIGHT NOT TO INSTALL WATER MAINS IF METER BOXES ARE NOT LOCATED AND ON GRADE IN COMPLIANCE WITH ITS MINIMUM STANDARDS.

## STORM DRAIN CLEANING AND VIDEO INSPECTION

ALL STORM DRAINS SHALL BE FULLY CLEANED (FLUSHED/VACUUMED, ETC.). A VIDEO INSPECTION OF THE STORM DRAIN LINES SHALL BE PERFORMED AND SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO ACCEPTANCE OF ONSITE DRAINAGE.

## SEDIMENT BASIN AND POND AREA CLEANING

ONCE STABILIZATION IS ACHIEVED ALL SEDIMENT BASIN AREAS THAT ARE TO BE CONVERTED TO PERMANENT DETENTION POND SHALL BE FULLY CLEANED. SEDIMENT SHALL BE REMOVED AND DESIGN ELEVATION SHALL BE ESTABLISHED PRIOR TO FINAL STABILIZATION OF THE DETENTION AND SEFL ACCEPTANCE OF THE POND FOR LONG TERM MAINTENANCE.

## OPEN SPACE FINE GRADING NOTE

ALL AREAS OUTSIDE OF PAVEMENT OR HARDCAPE SHALL BE RAKED, FREE OF LARGE DEBRIS (ORGANICS, CONSTRUCTION MATERIAL, ETC.) AND FINE GRADED. AREAS BEHIND CURB SHALL BE COMPACTED AND GRADED TO PROMOTE A UNIFORM SURFACE AND PROPER DRAINAGE ONTO THE ROAD SURFACE OR AWAY FROM THE ROAD SURFACE AS DESIGNED.

## UTILITY NOTE

ALL SERVICES TO NEW BUILDINGS ARE TO BE UNDERGROUND.

## FILL SLOPE NOTE

ALL FILL SLOPES GREATER THAN 10° ARE TO UTILIZE BLANKET MATTING FOR TEMPORARY STABILIZATION.

## FINAL AS-BUILT

THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER OF RECORD FOR A DIGITAL STAKING PLAN TO ESTABLISH COMPLETE HORIZONTAL AND VERTICAL CONTROL. THE CONTRACTOR IS RESPONSIBLE FOR SURVEY STAKEOUT OF ALL IMPROVEMENTS. DISCREPANCIES BETWEEN THE PLANS, CONSTRUCTION STAKES, AND FIELD CONDITIONS SHALL BE REPORTED TO THE ENGINEER OF RECORD IMMEDIATELY FOR RESOLUTION PRIOR TO INSTALLATION OF PROPOSED IMPROVEMENTS.

## CONSTRUCTION STAKING

THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER OF RECORD FOR A DIGITAL STAKING PLAN TO ESTABLISH COMPLETE HORIZONTAL AND VERTICAL CONTROL. THE CONTRACTOR IS RESPONSIBLE FOR SURVEY STAKEOUT OF ALL IMPROVEMENTS. DISCREPANCIES BETWEEN THE PLANS, CONSTRUCTION STAKES, AND FIELD CONDITIONS SHALL BE REPORTED TO THE ENGINEER OF RECORD IMMEDIATELY FOR RESOLUTION PRIOR TO INSTALLATION OF PROPOSED IMPROVEMENTS.

## SITE AND ZONING INFORMATION

PARCEL ID #: APN: 031-5927-2  
TOTAL AREA: 19.08 ACRES  
DISTURBED AREA: 15.8 ACRES  
ADDRESS: TOM DRIVE  
BATON ROUGE, LA 70815  
ZONING DISTRICT: M-1 (EAST BATON ROUGE PARISH)  
PROPOSED LAND USE = FREIGHT TERMINAL  
ADJACENT ZONING/LAND USE  
NORTH = M1/INDUSTRIAL MANUFACTURING  
SOUTH = RIGHT-OF-WAY (TOM DRIVE)  
EAST = M1/VACANT  
WEST = M1/VACANT

## ENGINEER:

NAME: HOYT+BERENYI, LLC  
ADDRESS: P.O. BOX 1470  
LADSON, SC 29456  
PHONE: (843) 709-7207  
336-822-5771  
EMAIL: MPROSSER@HOYTBERENYI.COM

## DEVELOPER/OWNER:

NAME: OLD DOMINION FREIGHT LINE, INC.  
ADDRESS: 500 OLD DOMINION WAY  
THOMASVILLE, NC 27460  
PHONE: 336-822-5771  
EMAIL: MATT.NOWELL@ODFL.COM

## PROJECT INFO

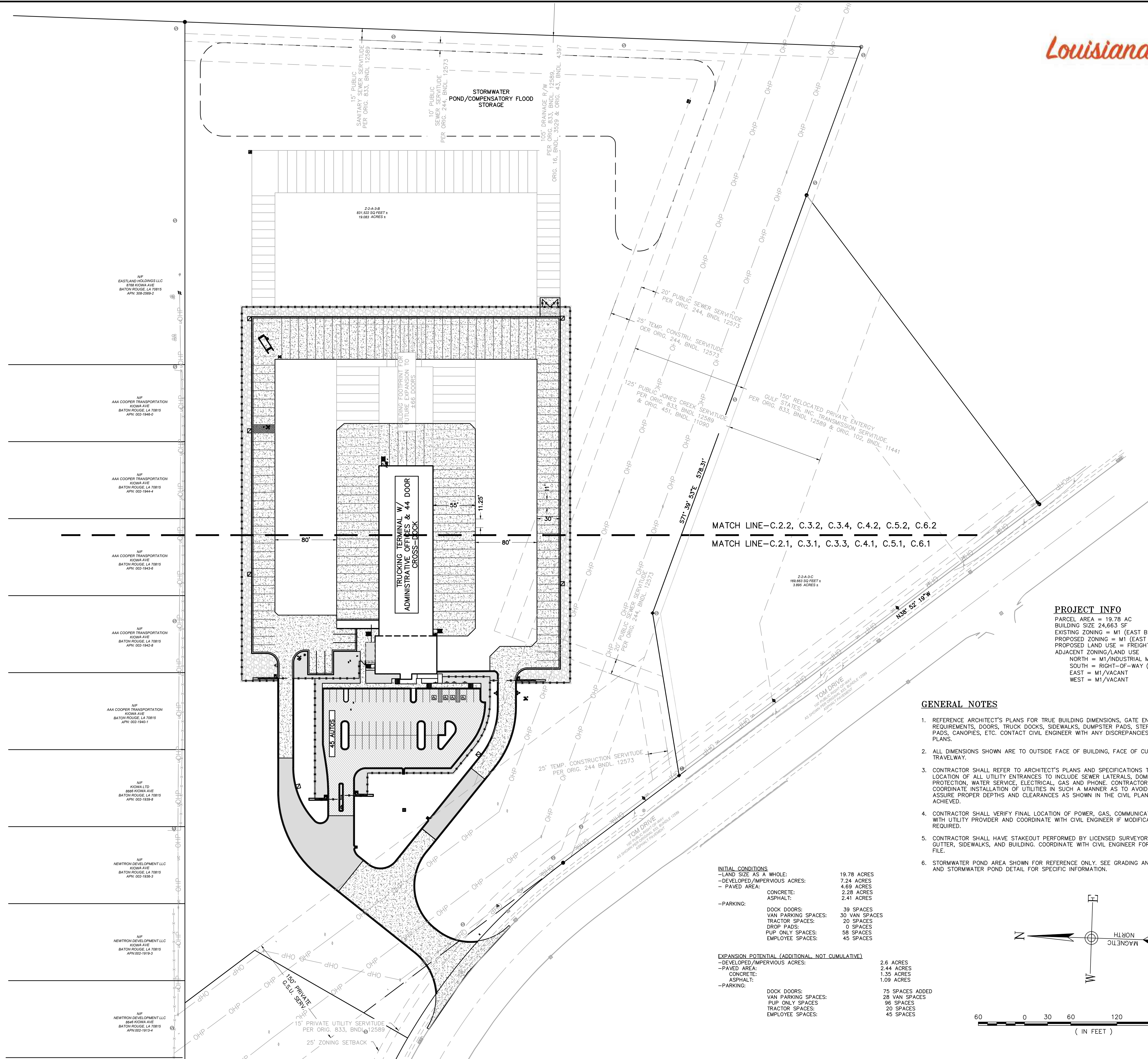
PAVED AREA: 6.67 ACRES (8.20 WITH EXPANSION)  
CONCRETE: 3.31 ACRES (3.59 WITH EXPANSION)  
ASPHALT: 3.36 ACRES (4.61 WITH EXPANSION)  
PARKING: DOCK DOORS: 39 DOORS (EXPANDABLE TO 77 DOORS)  
VAN PARKING SPACES: 31 VAN SPACES (EXPANDABLE TO 132 SPACES)  
TRACTOR SPACES: 20 SPACES  
POP UP SPACES: 58 SPACES IN EXPANSION  
EMPLOYEE SPACES: 45 SPACES (UNDESIGNATED SPACES)

| LINE TYPES AND SYMBOLS                   | LEGEND                          |
|--|---------------------------------|
| (Symbol: Solid line with dots)           | PROPERTY LINE WITH CORNER FOUND |
| (Symbol: Dashed line with dots)          | PROPERTY LINE WITH CORNER SET   |
| (Symbol: Dashed line)                    | RIGHT OF WAY                    |
| (Symbol: Dotted line)                    | ADJACENT PROPERTY LINE          |
| (Symbol: Long dashed line)               | CENTERLINE                      |
| (Symbol: Short dashed line)              | EXISTING EASEMENT               |
| (Symbol: Dashed line with 'COMM')        | UNDERGROUND COMMUNICATION LINE  |
| (Symbol: Dashed line with 'SD')          | STORM DRAIN LINE                |
| (Symbol: Dashed line with 'SS')          | SANITARY SEWER GRAVITY LINE     |
| (Symbol: Dashed line with 'W')           | WATER LINE                      |
| (Symbol: Dashed line with 'UGP')         | UNDERGROUND POWER               |
| (Symbol: Dashed line with 'G')           | UNDERGROUND GAS                 |
| (Symbol: Solid line)                     | CONCRETE                        |
| (Symbol: Dashed line)                    | ASPHALT                         |
| (Symbol: Triangle)                       | SIGN                            |
| (Symbol: Circle with 'CI')               | LIGHT POLE                      |
| (Symbol: Circle with 'HYD')              | CURB INLET                      |
| (Symbol: Circle with 'FEE')              | HYDRANT                         |
| (Symbol: Circle with 'TC')               | FINISHED FLOOR ELEVATION        |
| (Symbol: Circle with 'BW')               | TOP OF GRADE                    |
| (Symbol: Circle with 'TC')               | TOP OF WALL                     |
| (Symbol: Circle with 'BC')               | BOTTOM OF WALL                  |
| (Symbol: Circle with 'IE')               | TOP OF CURB                     |
| (Symbol: Circle with 'EC')               | BOTTOM OF CURB                  |
| (Symbol: Circle with 'EB')               | FINISHED ELEVATION              |
| (Symbol: Circle with 'L.P.')             | ELECTRICAL CABINET              |
| (Symbol: Circle with 'F.M.')             | ELECTRIC BOX                    |
| (Symbol: Circle with 'S.W.')             | LIGHT POLE                      |
| (Symbol: Circle with 'R.C.P.')           | DUCTILE IRON PIPE               |
| (Symbol: Circle with 'CONC.')            | FORCE MAIN                      |
| (Symbol: Circle with 'W.L.D.')           | STORM WATER                     |
| (Symbol: Circle with 'R.C.P.')           | REINFORCED CONCRETE PIPE        |
| (Symbol: Circle with 'CONC.')            | CONCRETE                        |
| (Symbol: Circle with 'W.L.D.')           | WATER VALVE                     |
| (Symbol: Circle with 'R.C.P.')           | BUILDING                        |
| (Symbol: Circle with 'CONC.')            | REINFORCED CONCRETE PIPE        |
| (Symbol: Circle with 'CORR. METAL PIPE') | CORRUGATED METAL PIPE           |
| (Symbol: Circle with 'N/F')              | NOW OR FORMERLY                 |
| (Symbol: Circle with 'DB')               | DEED BOOK                       |
| (Symbol: Circle with 'PG.')              | BOOK                            |
| (Symbol: Circle with 'F.')               | PAGE                            |
| (Symbol: Circle with 'FO.')              | FOUND                           |
| (Symbol: Circle with 'MEAS.')            | MEASURED                        |
| (Symbol: Circle with 'REC.')             | RECORD                          |
| (Symbol: Circle with 'CALC.')            | CALCULATED                      |
| (Symbol: Circle with 'P/L')              | PROPERTY LINE                   |
| (Symbol: Circle with 'CONC.')            | CONCRETE                        |
| (Symbol: Circle with 'CHD.')             | CHORD                           |
| (Symbol: Circle with 'P.O.B.')           | POINT OF BEGINNING              |
| (Symbol: Circle with 'M.S.')             | METAL SIGN                      |
| (Symbol: Circle with 'PVC.')             | POLYVINYL CHLORIDE PIPE         |
| (Symbol: Circle with 'TSB')              | TRAFFIC SIGNAL BOX              |
| (Symbol: Circle with 'TSP')              | TRAFFIC SIGNAL POLE             |
| (Symbol: Circle with 'CO.')              | SANITARY SEWER CLEANOUT         |
| (Symbol: Circle with 'RAD.')             | RADIUS                          |
| (Symbol: Circle with 'R/W')              | RIGHT-OF-WAY                    |
| (Symbol: Circle with 'FH')               | FIRE HYDRANT (FH)               |
| (Symbol: Circle with 'WV')               | WATER VALVE (WV)                |
| (Symbol: Circle with 'WM')               | WATER METER (WM)                |
| (Symbol: Circle with 'LP')               | LIGHT POLE (LP)                 |
| (Symbol: Circle with 'PP')               | POWER POLE (PP)                 |
| (Symbol: Circle with 'XFMR')             | ELECTRIC TRANSFORMER (XFMR)     |
| (Symbol: Circle with 'TP')               | TELEPHONE PREDESTAL (TP)        |
| (Symbol: Circle with 'EM')               | ELECTRIC METER (EM)             |

## CIVIL SHEET INDEX

| Sheet Number | Sheet Title                           |
|--------------|---------------------------------------|
| C1.0         | Civil Title Sheet                     |
| C2.0         | Overall Site Layout                   |
| C2.1         | Existing Conditions                   |
| C2.2         | Existing Conditions                   |
| C3.1         | SWPPP & Demo Plan - Phase 1           |
| C3.2         | SWPPP & Demo Plan - Phase 1           |
| C3.3         | SWPPP & Demo Plan - Phase 2           |
| C3.4         | SWPPP & Demo Plan - Phase 2           |
| C3.5         | SWPPP & Demo Plan - Phase 3           |
| C3.6         | SWPPP & Demo Plan - Phase 3           |
| C3.7         | SWPPP Details                         |
| C3.8         | SWPPP Details                         |
| C4.1         | Site Plan                             |
| C4.2         | Site Plan                             |
| C4.3         | Site Details                          |
| C5.1         | Paving, Grading, and Drainage Plan    |
| C5.2         | Paving, Grading, and Drainage Plan    |
| C5.3         | Paving, Grading, and Drainage Details |
| C5.4         | Paving, Grading, and Drainage Details |
| C5.5         | Storm Profiles                        |
| C5.6         | Storm Profiles                        |
| C6.1         | Utility Plan                          |
| C6.2         | Utility Plan                          |
| C6.3         | Utility Details                       |
| C6.4         | Utility Profiles                      |
| LS-0         | Overall Landscape Plan (By Others)    |
| LS-1         | Detailed Landscape Plan (By Others)   |
| LS-2         | Detailed Landscape Plan (By Others)   |





**PROJECT INFO**  
 PARCEL AREA = 19.78 AC  
 BUILDING SIZE 24,663 SF  
 EXISTING ZONING = M1 (EAST BATON ROUGE PARISH)  
 PROPOSED ZONING = M1 (EAST BATON ROUGE PARISH)  
 PROPOSED LAND USE = FREIGHT TERMINAL  
 ADJACENT ZONING/LAND USE  
 NORTH = M1/INDUSTRIAL MANUFACTURING  
 SOUTH = RIGHT-OF-WAY (TOM DRIVE)  
 EAST = M1/VACANT  
 WEST = M1/VACANT

**GENERAL NOTES**

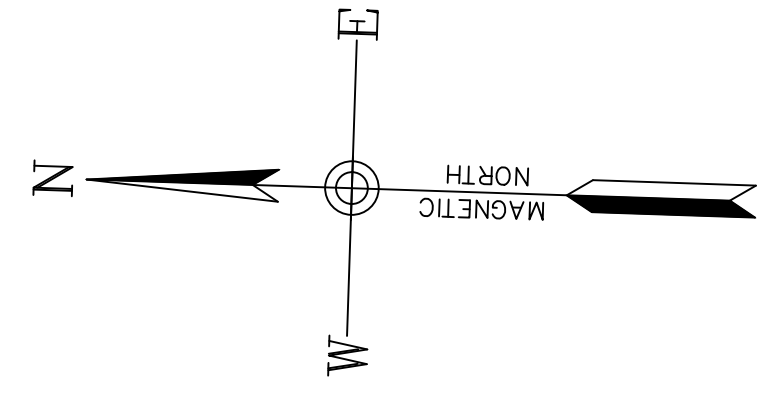
1. REFERENCE ARCHITECT'S PLANS FOR TRUE BUILDING DIMENSIONS, GATE ENTRANCE REQUIREMENTS, DOORS, TRUCK DOCKS, SIDEWALKS, DUMPSTER PADS, STEPS, TRANSFORMER PADS, CANOPIES, ETC. CONTACT CIVIL ENGINEER WITH ANY DISCREPANCIES SHOWN ON THESE PLANS.
2. ALL DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF BUILDING, FACE OF CURB, OR EDGE OF TRAVELWAY.
3. CONTRACTOR SHALL REFER TO ARCHITECT'S PLANS AND SPECIFICATIONS TO VERIFY ACTUAL LOCATION OF ALL UTILITY ENTRANCES TO INCLUDE SEWER LATERALS, DOMESTIC AND FIRE PROTECTION, WATER SERVICE, ELECTRICAL, GAS AND PHONE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS AND CLEARANCES AS SHOWN IN THE CIVIL PLANS CAN BE ACHIEVED.
4. CONTRACTOR SHALL VERIFY FINAL LOCATION OF POWER, GAS, COMMUNICATION, AND LIGHTING WITH UTILITY PROVIDER AND COORDINATE WITH CIVIL ENGINEER IF MODIFICATIONS ARE REQUIRED.
5. CONTRACTOR SHALL HAVE STAKEOUT PERFORMED BY LICENSED SURVEYOR FOR CURB AND CUTTER, SIDEWALKS, AND BUILDINGS. COORDINATE WITH CIVIL ENGINEER FOR ELECTRONIC CAD FILE.
6. STORMWATER POND AREA SHOWN FOR REFERENCE ONLY. SEE GRADING AND DRAINAGE PLANS AND STORMWATER POND DETAIL FOR SPECIFIC INFORMATION.

**INITIAL CONDITIONS**

|                              |               |
|------------------------------|---------------|
| -LAND SIZE AS A WHOLE:       | 19.78 ACRES   |
| -DEVELOPED/IMPERVIOUS ACRES: | 7.24 ACRES    |
| -PAVED AREA:                 | 4.69 ACRES    |
| CONCRETE:                    | 2.28 ACRES    |
| ASPHALT:                     | 2.41 ACRES    |
| -PARKING:                    |               |
| DOCK DOORS:                  | 39 SPACES     |
| VAN PARKING SPACES:          | 30 VAN SPACES |
| TRACTOR SPACES:              | 20 SPACES     |
| DROP PADS:                   | 0 SPACES      |
| PUP ONLY SPACES:             | 58 SPACES     |
| EMPLOYEE SPACES:             | 45 SPACES     |

**EXPANSION POTENTIAL (ADDITIONAL NOT CUMULATIVE)**

|                              |                 |
|------------------------------|-----------------|
| -DEVELOPED/IMPERVIOUS ACRES: | 2.6 ACRES       |
| -PAVED AREA:                 | 2.44 ACRES      |
| CONCRETE:                    | 1.35 ACRES      |
| ASPHALT:                     | 1.09 ACRES      |
| -PARKING:                    |                 |
| DOCK DOORS:                  | 75 SPACES ADDED |
| VAN PARKING SPACES:          | 28 VAN SPACES   |
| PUP ONLY SPACES:             | 96 SPACES       |
| TRACTOR SPACES:              | 20 SPACES       |
| EMPLOYEE SPACES:             | 45 SPACES       |



APN: 031-5927-2  
 EASTLAND HOLDINGS LLC  
 6788 KOWA AVE  
 BATON ROUGE, LA 70815  
 APN: 308-2589-2

APN: 031-5927-2  
 AAA COOPER TRANSPORTATION  
 KOWA AVE  
 BATON ROUGE, LA 70815  
 APN: 002-1940-0

APN: 031-5927-2  
 AAA COOPER TRANSPORTATION  
 KOWA AVE  
 BATON ROUGE, LA 70815  
 APN: 002-1944-4

APN: 031-5927-2  
 AAA COOPER TRANSPORTATION  
 KOWA AVE  
 BATON ROUGE, LA 70815  
 APN: 002-1943-6

APN: 031-5927-2  
 AAA COOPER TRANSPORTATION  
 KOWA AVE  
 BATON ROUGE, LA 70815  
 APN: 002-1943-8

APN: 031-5927-2  
 AAA COOPER TRANSPORTATION  
 KOWA AVE  
 BATON ROUGE, LA 70815  
 APN: 002-1940-1

APN: 031-5927-2  
 KOWA LTD  
 8068 KOWA AVE  
 BATON ROUGE, LA 70815  
 APN: 002-1939-8

APN: 031-5927-2  
 NEWTRON DEVELOPMENT LLC  
 KOWA AVE  
 BATON ROUGE, LA 70815  
 APN: 002-1938-3

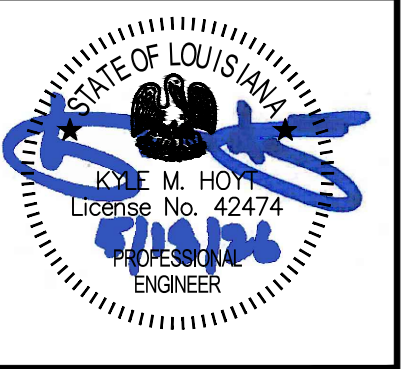
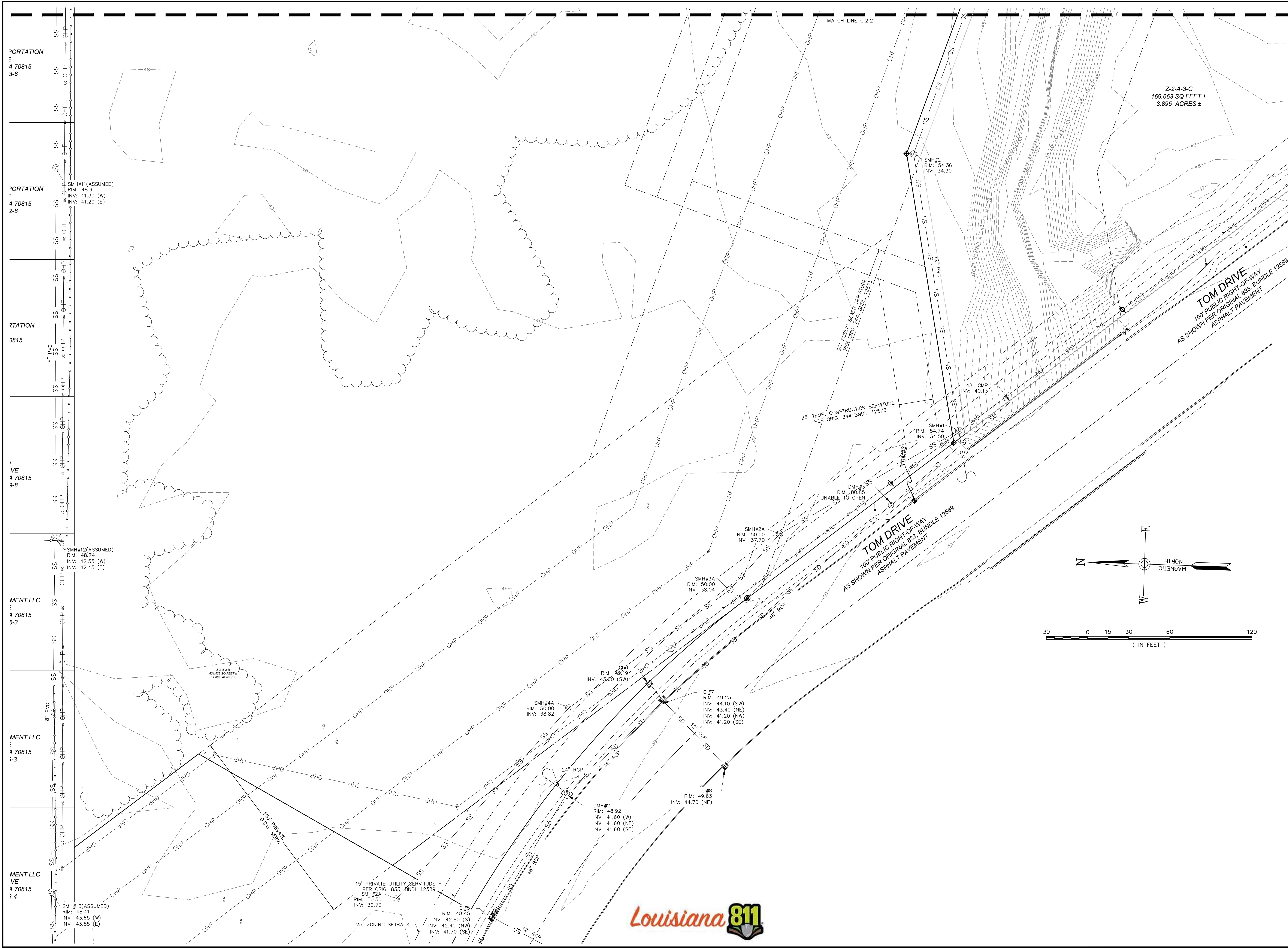
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 NEWTRON DEVELOPMENT LLC  
 KOWA AVE  
 BATON ROUGE, LA 70815  
 APN: 002-1919-3

APN: 031-5927-2  
 NEWTRON DEVELOPMENT LLC  
 8048 KOWA AVE  
 BATON ROUGE, LA 70815  
 APN: 002-1913-4

| REV | DATE       | BY | DESCRIPTION                    |
|-----|------------|----|--------------------------------|
| B   | 06/18/2025 | A  | RECEIVED DETAILED GRADING PLAN |
| A   | 06/18/2025 | A  | SITE PLAN MODIFICATION         |

DRAWN BY: Matt T. Prosser, P.E.  
 CHECKED BY: Kyle M. Hoyt, P.E.  
 DATE: June 04, 2025  
 PROJECT #: 22-021  
 SCALE: 1" = 60'  
 SHEET TITLE:  
**Overall Site  
 Layout**

SHEET NUMBER:  
**C2.0**



DRAWINGS FOR:  
**ODFL Baton Rouge**

APN: 031-5927-2  
Baton Rouge, LA

| NO. | DATE       | BY | REVISION  |
|-----|------------|----|---|
| 1   | 06/18/2025 | A  | RECEIVED DETAILED GRADING PLAN SITE PLAN MODIFICATION |
| 2   | 06/18/2025 | A  |   |
| 3   | 06/18/2025 | A  |   |
| 4   | 06/18/2025 | A  |   |
| 5   | 06/18/2025 | A  |   |
| 6   | 06/18/2025 | A  |   |
| 7   | 06/18/2025 | A  |   |
| 8   | 06/18/2025 | A  |   |
| 9   | 06/18/2025 | A  |   |
| 10  | 06/18/2025 | A  |   |
| 11  | 06/18/2025 | A  |   |
| 12  | 06/18/2025 | A  |   |
| 13  | 06/18/2025 | A  |   |
| 14  | 06/18/2025 | A  |   |
| 15  | 06/18/2025 | A  |   |
| 16  | 06/18/2025 | A  |   |
| 17  | 06/18/2025 | A  |   |
| 18  | 06/18/2025 | A  |   |
| 19  | 06/18/2025 | A  |   |
| 20  | 06/18/2025 | A  |   |

DRAWN BY: Matt T. Prosser, P.E.  
 CHECKED BY: Kyle M. Hoyt, P.E.  
 DATE: June 04, 2025  
 PROJECT #: 22-021  
 SCALE: 1" = 30'  
 SHEET TITLE:  
**Existing Conditions**  
 SHEET NUMBER:  
**C2.1**



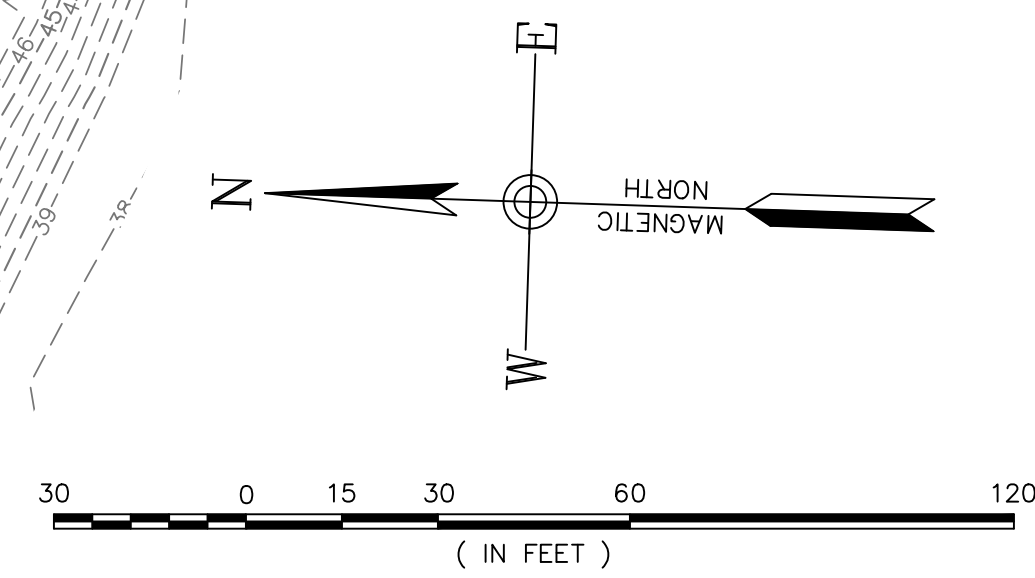


Z-2-A-3-B  
831,522 SQ FEET ±  
19.083 ACRES ±

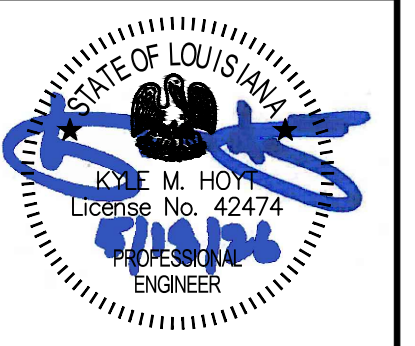
INGS LLC  
AVE  
LA 70815  
69-2

PORTATION  
E  
LA 70815  
46-0

PORTATION  
E  
LA 70815  
44-4



**HOYT+BERENYI**  
P.O. Box 1470 Ladson, SC 29456  
843.408.3546 | www.HoytBerenyi.com



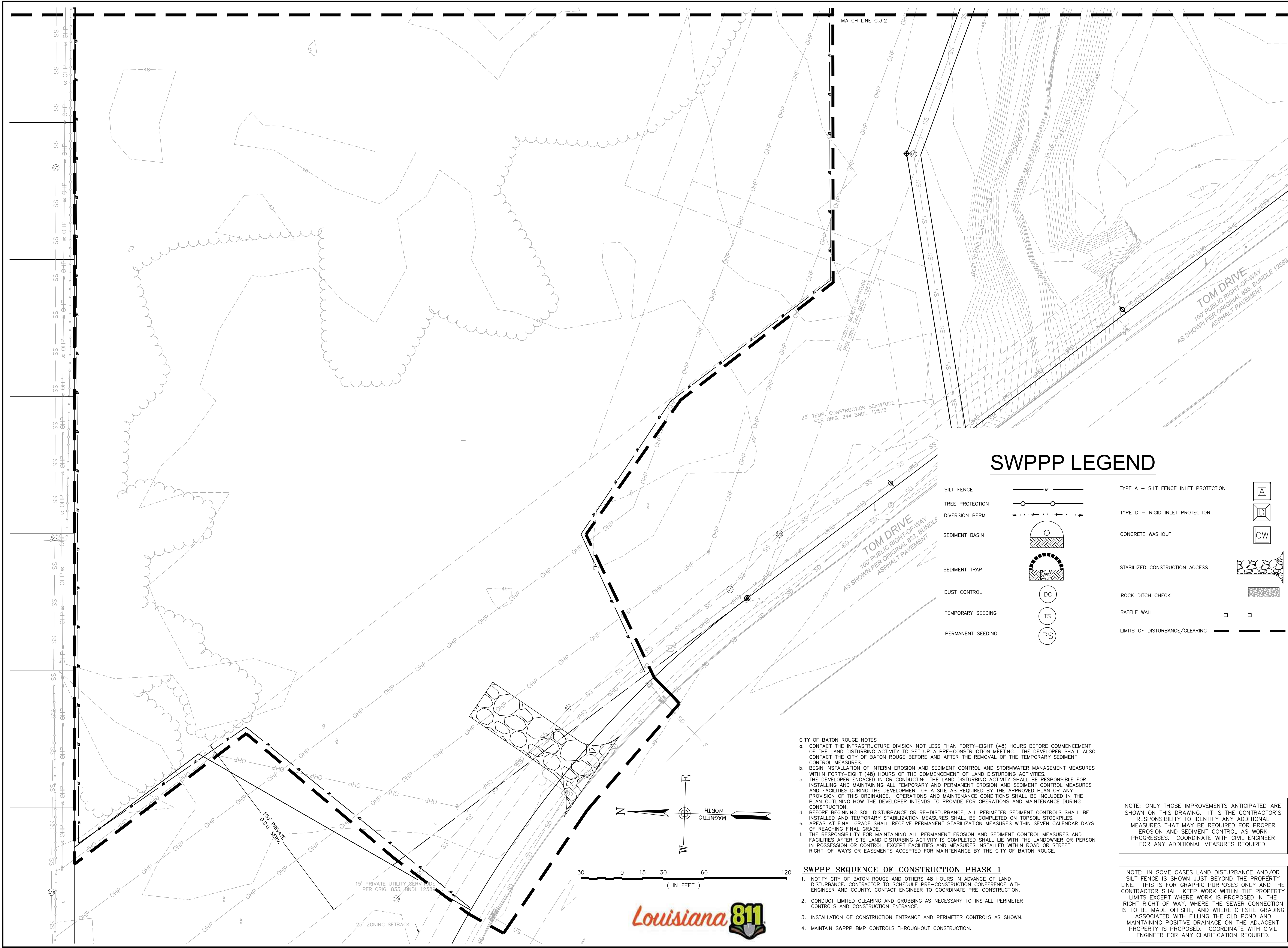
DRAWINGS FOR:  
**ODFL Baton Rouge**

APN: 031-5927-2  
Baton Rouge, LA

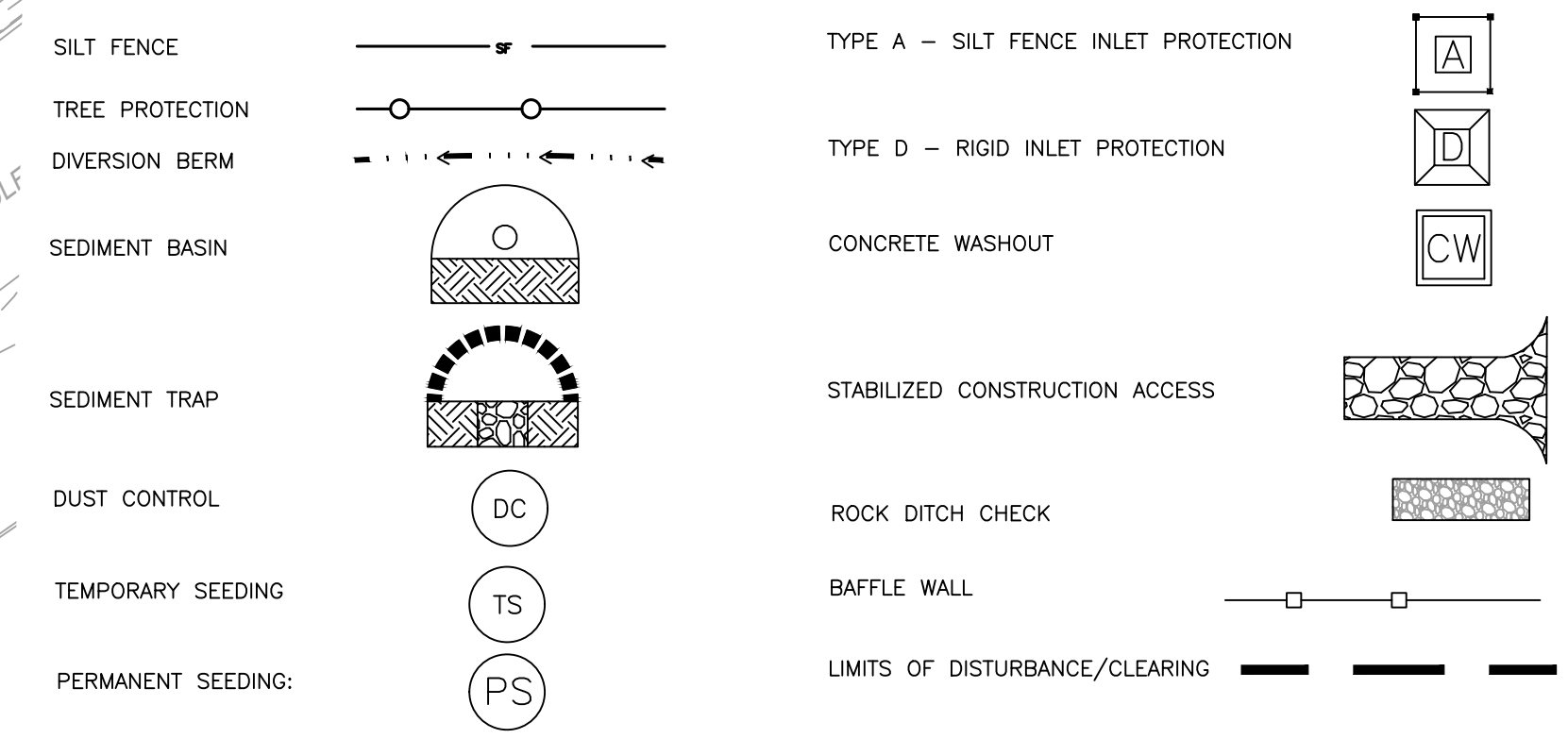
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|-----|------------|----|-----|-------------------------------|
| B   | 06/18/2025 |    |     | REVISED DETAILED GRADING PLAN |
| A   | 04/14/2024 |    |     | SITE PLAN MODIFICATION        |

DRAWN BY: Matt T. Prosser, P.E.  
CHECKED BY: Kyle M. Hoyt, P.E.  
DATE: June 04, 2025  
PROJECT #: 22-021  
SCALE: 1" = 30'  
SHEET TITLE:  
**Existing  
Conditions**

SHEET NUMBER:  
**C2.2**



### SWPPP LEGEND



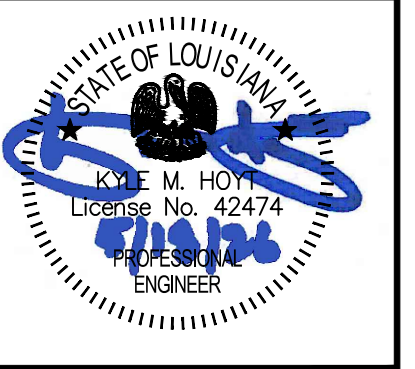
**CITY OF BATON ROUGE NOTES**

- CONTACT THE INFRASTRUCTURE DIVISION NOT LESS THAN FORTY-EIGHT (48) HOURS BEFORE COMMENCEMENT OF THE LAND DISTURBING ACTIVITY TO SET UP A PRE-CONSTRUCTION MEETING. THE DEVELOPER SHALL ALSO CONTACT THE CITY OF BATON ROUGE BEFORE AND AFTER THE REMOVAL OF THE TEMPORARY SEDIMENT CONTROL MEASURES.
- BEGIN INSTALLATION OF INTERIM EROSION AND SEDIMENT CONTROL AND STORMWATER MANAGEMENT MEASURES WITHIN FORTY-EIGHT (48) HOURS OF THE COMMENCEMENT OF LAND DISTURBING ACTIVITIES.
- THE DEVELOPER ENGAGED IN OR CONDUCTING THE LAND DISTURBING ACTIVITY SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL MEASURES AND FACILITIES DURING THE DEVELOPMENT OF A SITE AS REQUIRED BY THE APPROVED PLAN OR ANY PROVISION OF THIS ORDINANCE. OPERATIONS AND MAINTENANCE CONDITIONS SHALL BE INCLUDED IN THE PLAN OUTLINING HOW THE DEVELOPER INTENDS TO PROVIDE FOR OPERATIONS AND MAINTENANCE DURING CONSTRUCTION.
- BEFORE BEGINNING SOIL DISTURBANCE OR RE-DISTURBANCE, ALL PERIMETER SEDIMENT CONTROLS SHALL BE INSTALLED AND TEMPORARY STABILIZATION MEASURES SHALL BE COMPLETED ON TOPSOIL STOCKPILES.
- AREAS AT FINAL GRADE SHALL RECEIVE PERMANENT STABILIZATION MEASURES WITHIN SEVEN CALENDAR DAYS OF REACHING FINAL GRADE.
- THE RESPONSIBILITY FOR MAINTAINING ALL PERMANENT EROSION AND SEDIMENT CONTROL MEASURES AND FACILITIES AFTER SITE LAND DISTURBING ACTIVITY IS COMPLETED SHALL LIE WITH THE LANDOWNER OR PERSON IN POSSESSION OR CONTROL, EXCEPT FACILITIES AND MEASURES INSTALLED WITHIN ROAD OR STREET RIGHT-OF-WAYS OR EASEMENTS ACCEPTED FOR MAINTENANCE BY THE CITY OF BATON ROUGE.

- SWPPP SEQUENCE OF CONSTRUCTION PHASE 1**
- NOTIFY CITY OF BATON ROUGE AND OTHERS 48 HOURS IN ADVANCE OF LAND DISTURBANCE. CONTRACTOR TO SCHEDULE PRE-CONSTRUCTION CONFERENCE WITH ENGINEER AND COUNTY. CONTACT ENGINEER TO COORDINATE PRE-CONSTRUCTION.
  - CONDUCT LIMITED CLEARING AND GRUBBING AS NECESSARY TO INSTALL PERIMETER CONTROLS AND CONSTRUCTION ENTRANCE.
  - INSTALLATION OF CONSTRUCTION ENTRANCE AND PERIMETER CONTROLS AS SHOWN.
  - MAINTAIN SWPPP BMP CONTROLS THROUGHOUT CONSTRUCTION.

NOTE: ONLY THOSE IMPROVEMENTS ANTICIPATED ARE SHOWN ON THIS DRAWING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY ANY ADDITIONAL MEASURES THAT MAY BE REQUIRED FOR PROPER EROSION AND SEDIMENT CONTROL AS WORK PROGRESSES. COORDINATE WITH CIVIL ENGINEER FOR ANY ADDITIONAL MEASURES REQUIRED.

NOTE: IN SOME CASES LAND DISTURBANCE AND/OR SILT FENCE IS SHOWN JUST BEYOND THE PROPERTY LINE. THIS IS FOR GRAPHIC PURPOSES ONLY AND THE CONTRACTOR SHALL KEEP WORK WITHIN THE PROPERTY LIMITS EXCEPT WHERE WORK IS PROPOSED IN THE RIGHT RIGHT OF WAY, WHERE THE SEWER CONNECTION IS TO BE MADE OFFSITE, AND WHERE OFFSITE GRADING ASSOCIATED WITH FILLING THE OLD POND AND MAINTAINING POSITIVE DRAINAGE ON THE ADJACENT PROPERTY IS PROPOSED. COORDINATE WITH CIVIL ENGINEER FOR ANY CLARIFICATION REQUIRED.



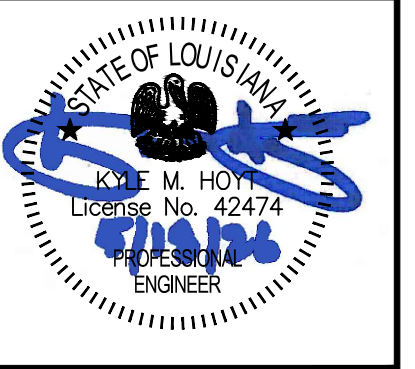
ODFL Baton Rouge

| REV | DATE       | BY | APP | DESCRIPTION |
|-----|------------|----|-----|-------------|
| 1   | 06/18/2025 | A  |     | REVISION    |
| 2   | 06/18/2025 | A  |     | REVISION    |
| 3   | 06/18/2025 | A  |     | REVISION    |
| 4   | 06/18/2025 | A  |     | REVISION    |
| 5   | 06/18/2025 | A  |     | REVISION    |
| 6   | 06/18/2025 | A  |     | REVISION    |
| 7   | 06/18/2025 | A  |     | REVISION    |
| 8   | 06/18/2025 | A  |     | REVISION    |
| 9   | 06/18/2025 | A  |     | REVISION    |
| 10  | 06/18/2025 | A  |     | REVISION    |

DRAWN BY: Matt T. Prosser, P.E.  
 CHECKED BY: Kyle M. Hoyt, P.E.  
 DATE: June 04, 2025  
 PROJECT #: 22-021  
 SCALE: 1" = 30'  
 SHEET TITLE: SWPPP & Demo Plan - Phase 1  
 SHEET NUMBER: C3.1



**HOYT+BERENYI**  
 P.O. Box 1470 Ladson, SC 29456  
 843.408.3546 | www.HoytBerenyi.com



DRAWINGS FOR:  
**ODFL Baton Rouge**

APN: 031-5927-2  
 Baton Rouge, LA

| REV | DATE       | BY | APP  |
|-----|------------|----|------|
| B   | 06/18/2025 |    | ARCH |
| A   | 04/18/2024 |    | AW   |

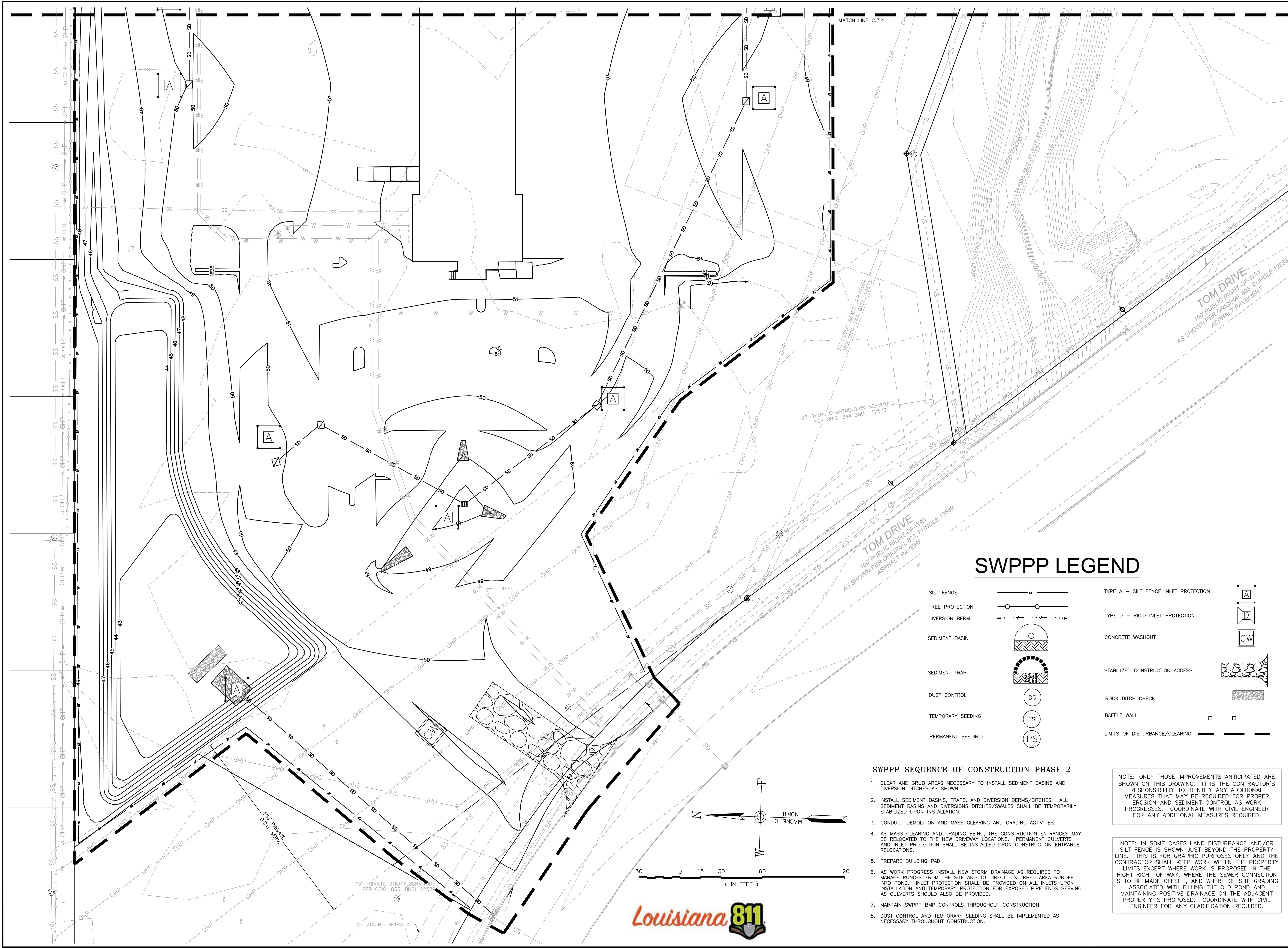
REVISED DETAILED GRADING PLAN  
 SITE PLAN MODIFICATION

DRAWN BY: Matt T. Prosser, P.E.  
 CHECKED BY: Kyle M. Hoyt, P.E.  
 DATE: June 04, 2025  
 PROJECT #: 22-021  
 SCALE: 1" = 30'

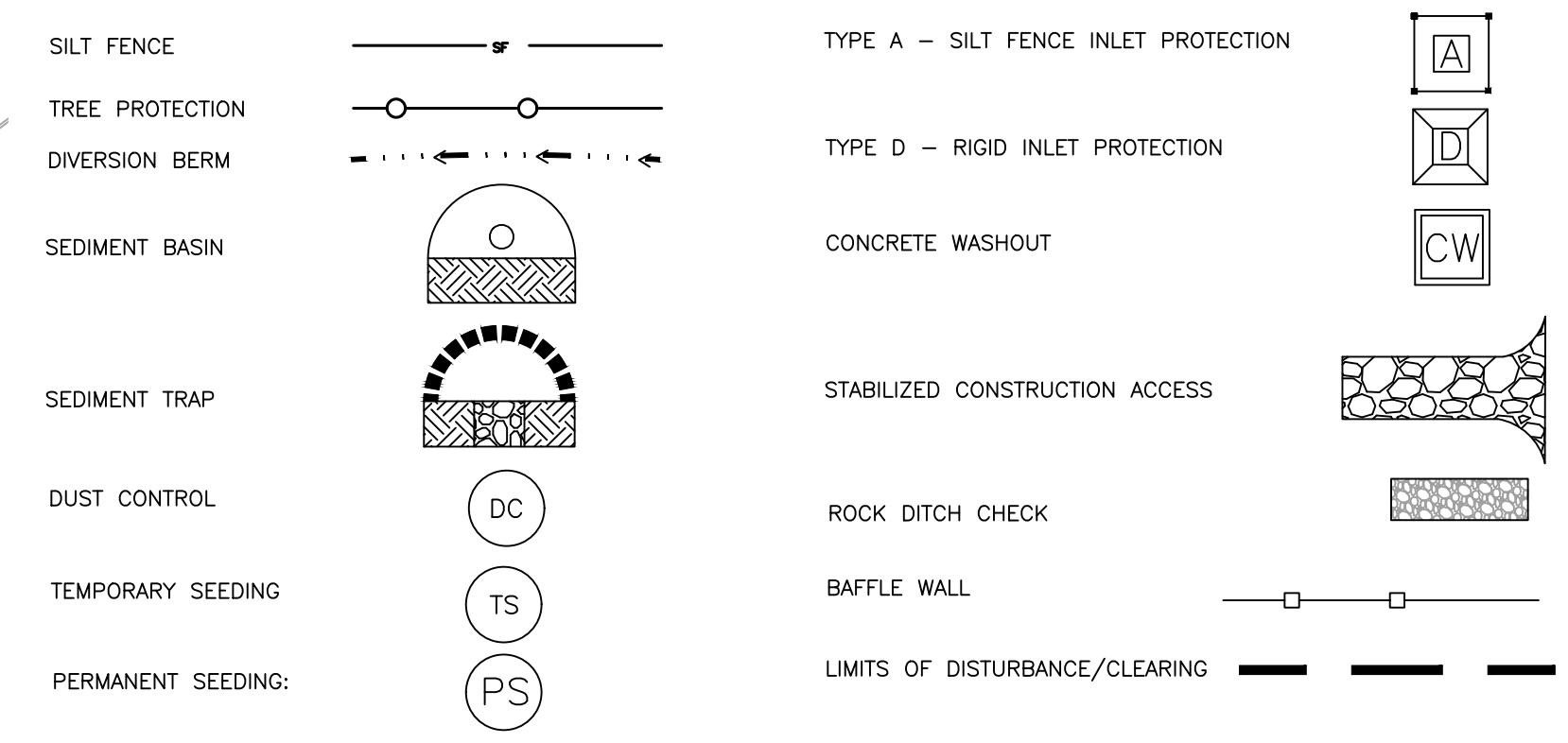
SHEET TITLE:  
**SWPPP & Demo  
 Plan - Phase 1**

SHEET NUMBER:  
**C3.2**





### SWPPP LEGEND

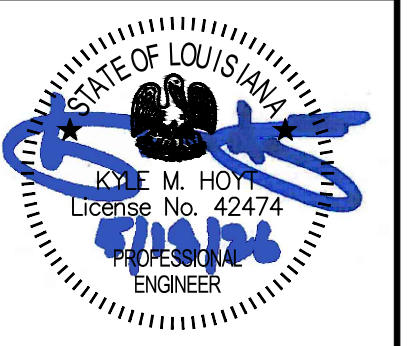
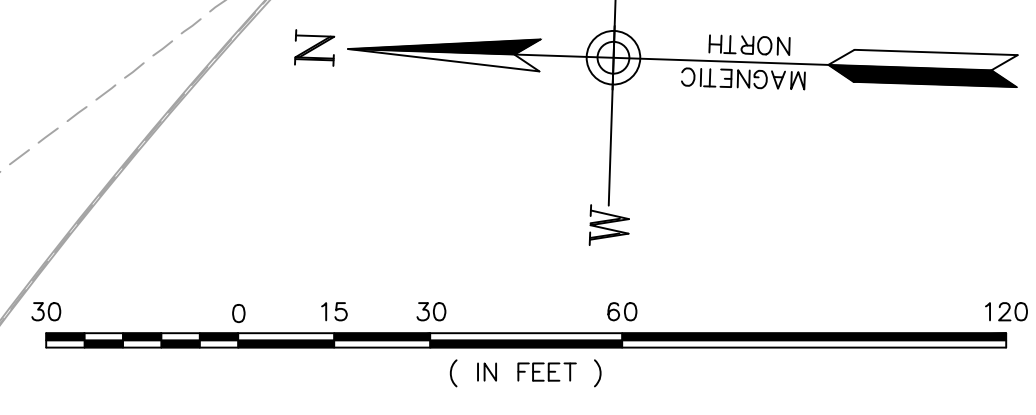


### SWPPP SEQUENCE OF CONSTRUCTION PHASE 2

- CLEAR AND GRUB AREAS NECESSARY TO INSTALL SEDIMENT BASINS AND DIVERSION DITCHES AS SHOWN.
- INSTALL SEDIMENT BASINS, TRAPS, AND DIVERSION BERMS/DITCHES. ALL SEDIMENT BASINS AND DIVERSIONS DITCHES/SWALES SHALL BE TEMPORARILY STABILIZED UPON INSTALLATION.
- CONDUCT DEMOLITION AND MASS CLEARING AND GRADING ACTIVITIES.
- AS MASS CLEARING AND GRADING BEING, THE CONSTRUCTION ENTRANCES MAY BE RELOCATED TO THE NEW DRIVEWAY LOCATIONS. PERMANENT CULVERTS AND INLET PROTECTION SHALL BE INSTALLED UPON CONSTRUCTION ENTRANCE RELOCATIONS.
- PREPARE BUILDING PAD.
- AS WORK PROGRESS INSTALL NEW STORM DRAINAGE AS REQUIRED TO MANAGE RUNOFF FROM THE SITE AND TO DIRECT DISTURBED AREA RUNOFF INTO POND. INLET PROTECTION SHALL BE PROVIDED ON ALL INLETS UPON INSTALLATION AND TEMPORARY PROTECTION FOR EXPOSED PIPE ENDS SERVING AS CULVERTS SHOULD ALSO BE PROVIDED.
- MAINTAIN SWPPP BMP CONTROLS THROUGHOUT CONSTRUCTION.
- DUST CONTROL AND TEMPORARY SEEDING SHALL BE IMPLEMENTED AS NECESSARY THROUGHOUT CONSTRUCTION.

NOTE: ONLY THOSE IMPROVEMENTS ANTICIPATED ARE SHOWN ON THIS DRAWING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY ANY ADDITIONAL MEASURES THAT MAY BE REQUIRED FOR PROPER EROSION AND SEDIMENT CONTROL AS WORK PROGRESSES. COORDINATE WITH CIVIL ENGINEER FOR ANY ADDITIONAL MEASURES REQUIRED.

NOTE: IN SOME CASES LAND DISTURBANCE AND/OR SILT FENCE IS SHOWN JUST BEYOND THE PROPERTY LINE. THIS IS FOR GRAPHIC PURPOSES ONLY AND THE CONTRACTOR SHALL KEEP WORK WITHIN THE PROPERTY LIMITS EXCEPT WHERE WORK IS PROPOSED IN THE RIGHT RIGHT OF WAY. WHERE THE SEWER CONNECTION IS TO BE MADE OFFSITE, AND WHERE OFFSITE GRADING ASSOCIATED WITH FILLING THE OLD POND AND MAINTAINING POSITIVE DRAINAGE ON THE ADJACENT PROPERTY IS PROPOSED. COORDINATE WITH CIVIL ENGINEER FOR ANY CLARIFICATION REQUIRED.



ODFL Baton Rouge

| REV | DATE       | BY | APP | DESCRIPTION                   |
|-----|------------|----|-----|-------------------------------|
| 1   | 06/18/2025 | A  |     | REVISED DETAILED GRADING PLAN |
| 2   | 06/18/2025 | A  |     | SITE PLAN MODIFICATION        |

DRAWN BY: Matt T. Prosser, P.E.

CHECKED BY: Kyle M. Hoyt, P.E.

DATE: June 04, 2025

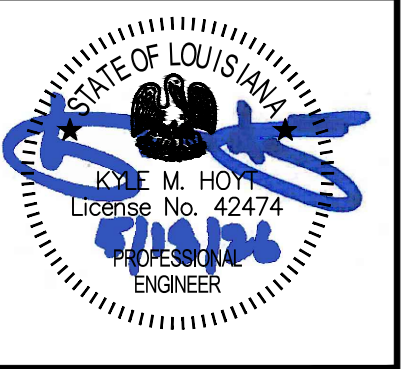
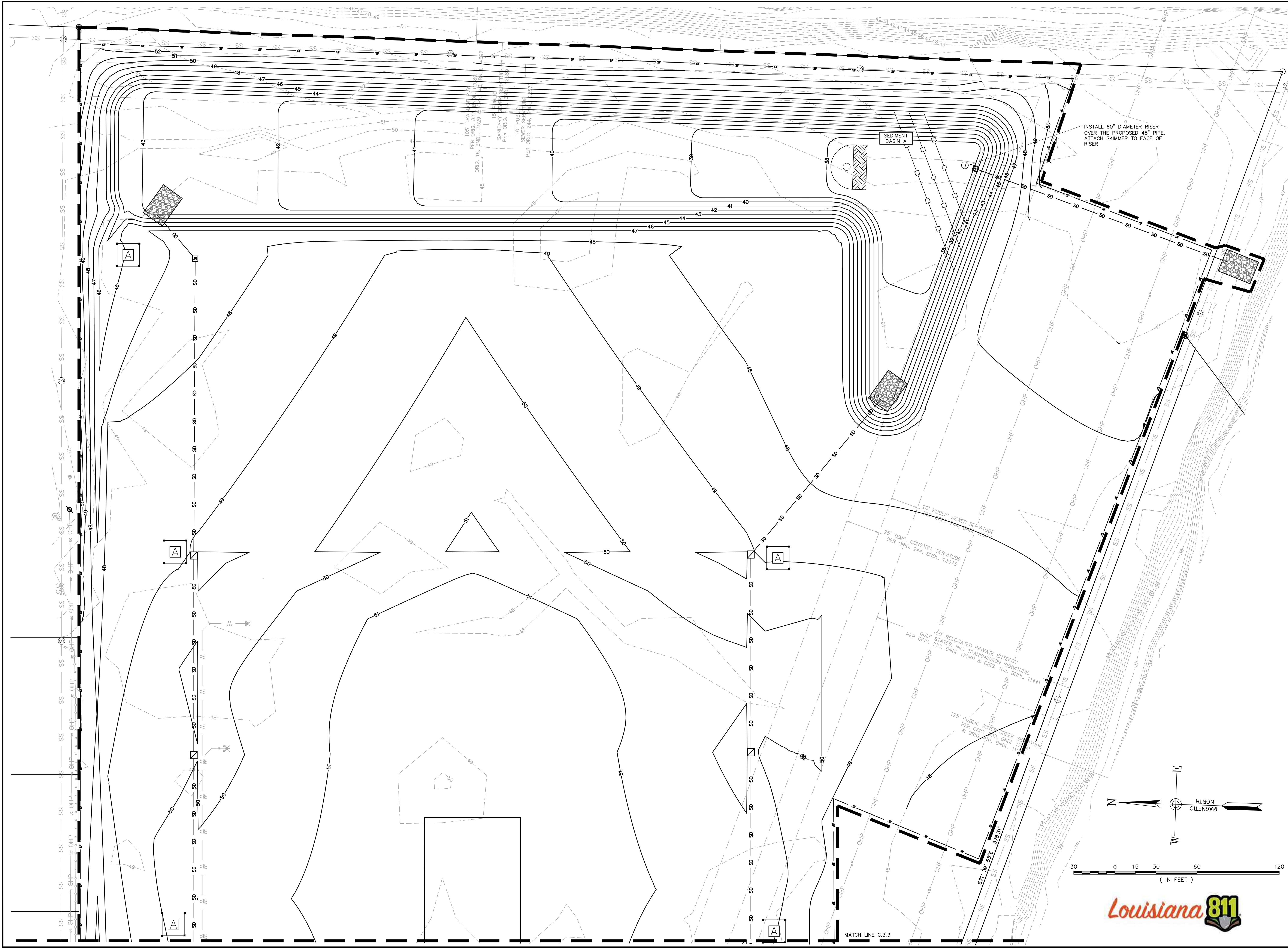
PROJECT #: 22-021

SCALE: 1" = 30'

SHEET TITLE:  
SWPPP & Demo  
Plan - Phase 2

SHEET NUMBER:

C3.3



DRAWINGS FOR:  
**ODFL Baton Rouge**

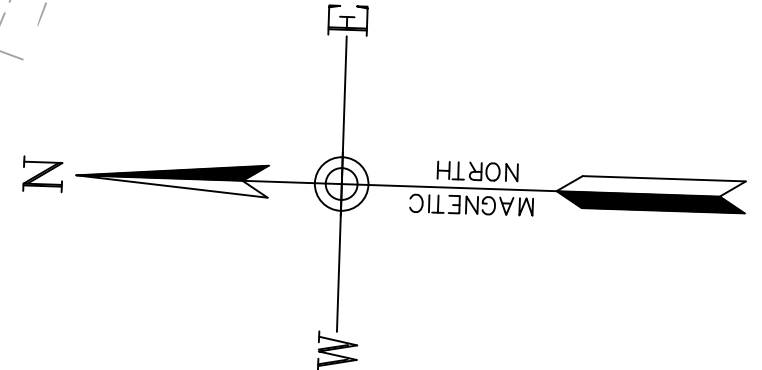
APN: 031-5927-2  
Baton Rouge, LA

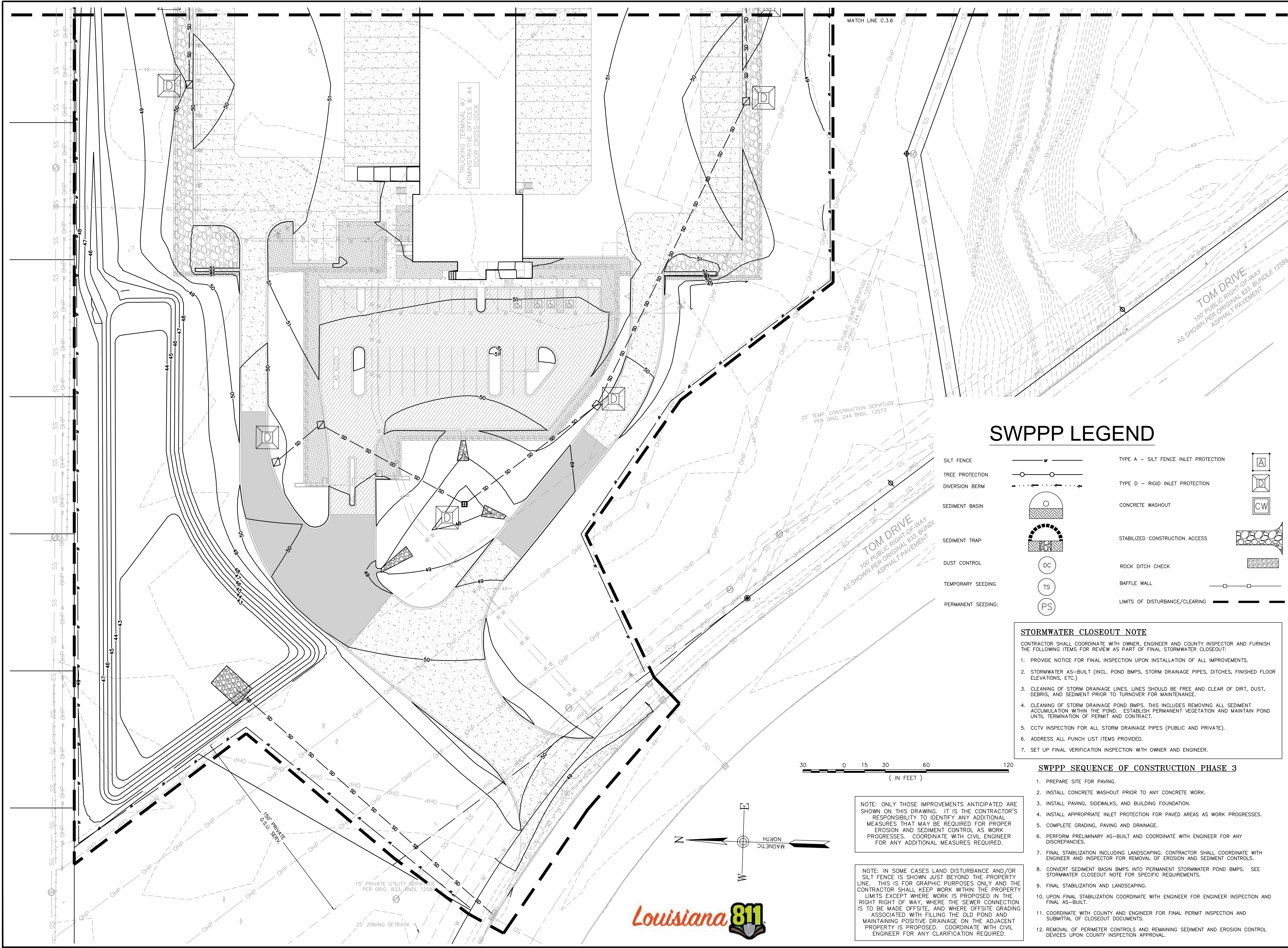
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|-----|------------|----|-----|-------------------------------|
| B   | 06/18/2025 |    |     | REVISED DETAILED GRADING PLAN |
| A   | 04/18/2025 |    |     | SITE PLAN MODIFICATION        |

DRAWN BY: Matt T. Prosser, P.E.  
CHECKED BY: Kyle M. Hoyt, P.E.  
DATE: June 04, 2025  
PROJECT #: 22-021  
SCALE: 1" = 30'

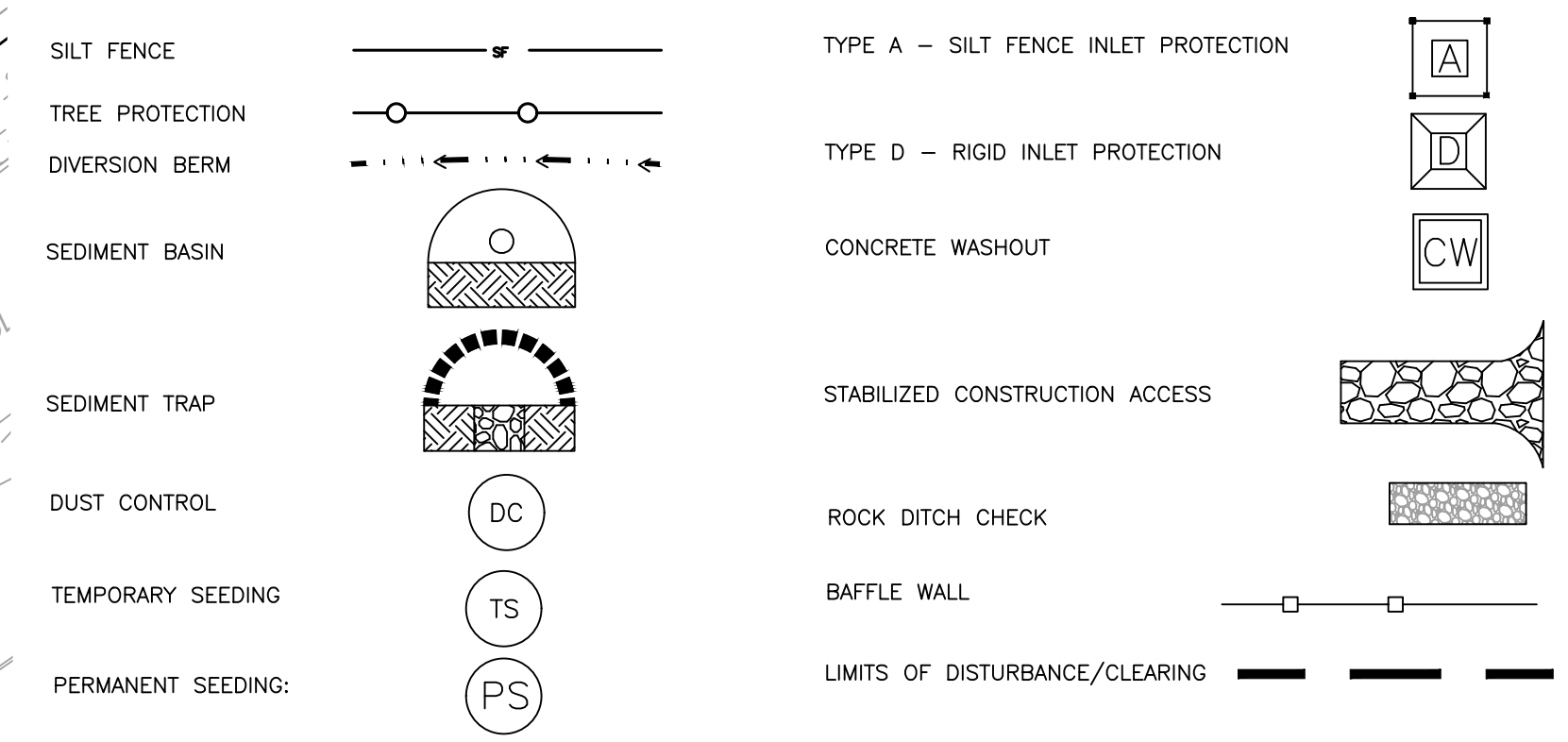
SHEET TITLE:  
**SWPPP & Demo  
Plan - Phase 2**

SHEET NUMBER:  
**C3.4**





### SWPPP LEGEND



**STORMWATER CLOSEOUT NOTE**

CONTRACTOR SHALL COORDINATE WITH OWNER, ENGINEER AND COUNTY INSPECTOR AND FURNISH THE FOLLOWING ITEMS FOR REVIEW AS PART OF FINAL STORMWATER CLOSEOUT:

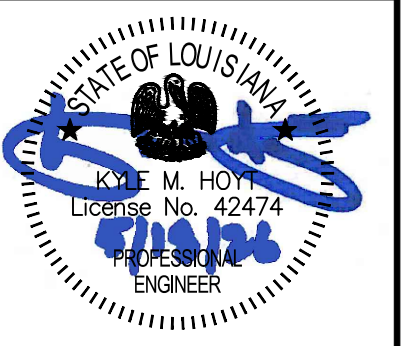
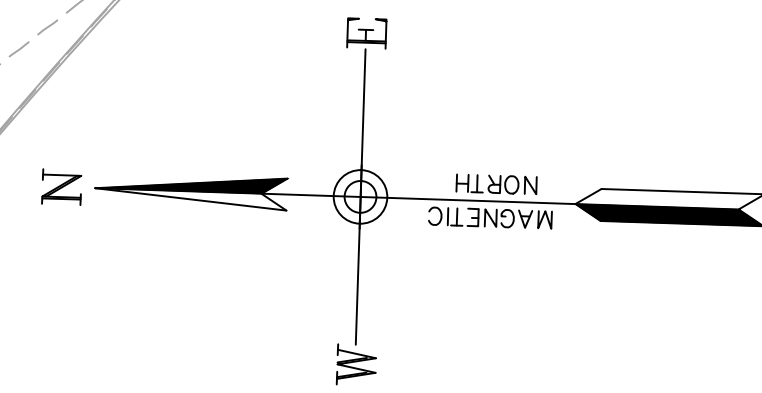
1. PROVIDE NOTICE FOR FINAL INSPECTION UPON INSTALLATION OF ALL IMPROVEMENTS.
2. STORMWATER AS-BUILT (INCL. POND BMPs, STORM DRAINAGE PIPES, DITCHES, FINISHED FLOOR ELEVATIONS, ETC.)
3. CLEANING OF STORM DRAINAGE LINES. LINES SHOULD BE FREE AND CLEAR OF DIRT, DUST, DEBRIS, AND SEDIMENT PRIOR TO TURNOVER FOR MAINTENANCE.
4. CLEANING OF STORM DRAINAGE POND BMPs. THIS INCLUDES REMOVING ALL SEDIMENT ACCUMULATION WITHIN THE POND. ESTABLISH PERMANENT VEGETATION AND MAINTAIN POND UNTIL TERMINATION OF PERMIT AND CONTRACT.
5. CCTV INSPECTION FOR ALL STORM DRAINAGE PIPES (PUBLIC AND PRIVATE).
6. ADDRESS ALL PUNCH LIST ITEMS PROVIDED.
7. SET UP FINAL VERIFICATION INSPECTION WITH OWNER AND ENGINEER.

### SWPPP SEQUENCE OF CONSTRUCTION PHASE 3

1. PREPARE SITE FOR PAVING.
2. INSTALL CONCRETE WASHOUT PRIOR TO ANY CONCRETE WORK.
3. INSTALL PAVING, SIDEWALKS, AND BUILDING FOUNDATION.
4. INSTALL APPROPRIATE INLET PROTECTION FOR PAVED AREAS AS WORK PROGRESSES.
5. COMPLETE GRADING, PAVING AND DRAINAGE.
6. PERFORM PRELIMINARY AS-BUILT AND COORDINATE WITH ENGINEER FOR ANY DISCREPANCIES.
7. FINAL STABILIZATION INCLUDING LANDSCAPING. CONTRACTOR SHALL COORDINATE WITH ENGINEER AND INSPECTOR FOR REMOVAL OF EROSION AND SEDIMENT CONTROLS.
8. CONVERT SEDIMENT BASIN BMPs INTO PERMANENT STORMWATER POND BMPs. SEE STORMWATER CLOSEOUT NOTE FOR SPECIFIC REQUIREMENTS.
9. FINAL STABILIZATION AND LANDSCAPING.
10. UPON FINAL STABILIZATION COORDINATE WITH ENGINEER FOR ENGINEER INSPECTION AND FINAL AS-BUILT.
11. COORDINATE WITH COUNTY AND ENGINEER FOR FINAL PERMIT INSPECTION AND SUBMITTAL OF CLOSEOUT DOCUMENTS.
12. REMOVAL OF PERIMETER CONTROLS AND REMAINING SEDIMENT AND EROSION CONTROL DEVICES UPON COUNTY INSPECTION APPROVAL.

NOTE: ONLY THOSE IMPROVEMENTS ANTICIPATED ARE SHOWN ON THIS DRAWING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY ANY ADDITIONAL MEASURES THAT MAY BE REQUIRED FOR PROPER EROSION AND SEDIMENT CONTROL AS WORK PROGRESSES. COORDINATE WITH CIVIL ENGINEER FOR ANY ADDITIONAL MEASURES REQUIRED.

NOTE: IN SOME CASES LAND DISTURBANCE AND/OR SILT FENCE IS SHOWN JUST BEYOND THE PROPERTY LINE. THIS IS FOR GRAPHIC PURPOSES ONLY AND THE CONTRACTOR SHALL KEEP WORK WITHIN THE PROPERTY LIMITS EXCEPT WHERE WORK IS PROPOSED IN THE RIGHT RIGHT OF WAY, WHERE THE SEWER CONNECTION IS TO BE MADE OFFSITE, AND WHERE OFFSITE GRADING ASSOCIATED WITH FILLING THE OLD POND AND MAINTAINING POSITIVE DRAINAGE ON THE ADJACENT PROPERTY IS PROPOSED. COORDINATE WITH CIVIL ENGINEER FOR ANY CLARIFICATION REQUIRED.

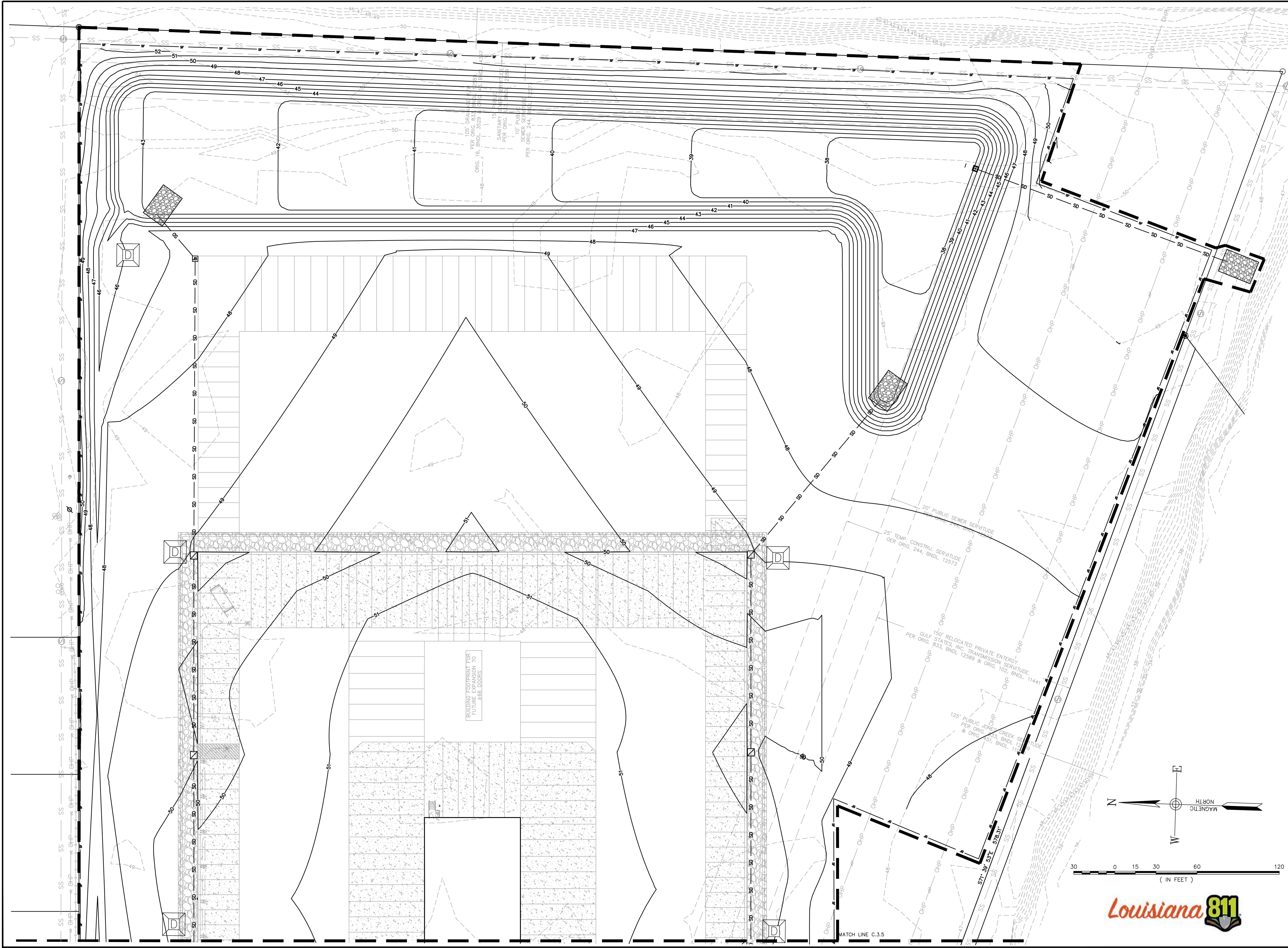


DRAWINGS FOR:  
ODFL Baton Rouge

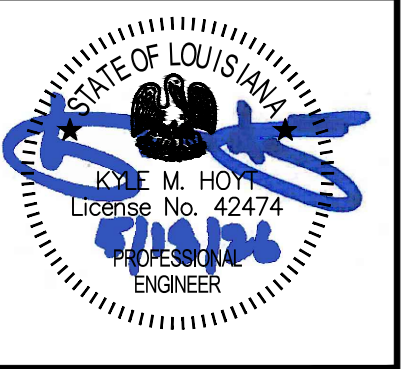
APN: 031-5927-2  
Baton Rouge, LA

| REV | DATE       | BY   | APP | DESCRIPTION                   |
|-----|------------|------|-----|-------------------------------|
| B   | 06/18/2025 | A.W. |     | REvised DETAILED GRADING PLAN |
| A   | 06/18/2025 | A.W. |     | SITE PLAN MODIFICATION        |

DRAWN BY: Matt T. Prosser, P.E.  
 CHECKED BY: Kyle M. Hoyt, P.E.  
 DATE: June 04, 2025  
 PROJECT #: 22-021  
 SCALE: 1" = 30'  
 SHEET TITLE:  
**SWPPP & Demo**  
**Plan - Phase 3**  
 SHEET NUMBER:  
**C3.5**



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 843.408.3546 | www.HoytBerenyi.com



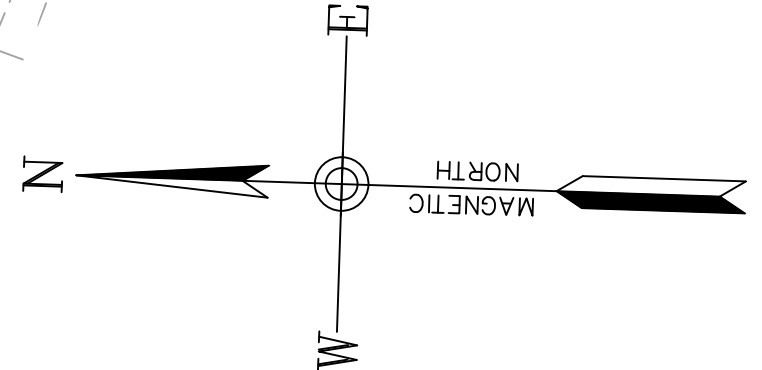
DRAWINGS FOR:  
**ODFL Baton Rouge**

APN: 031-5927-2  
 Baton Rouge, LA

| REV | DATE       | BY | APP | DESCRIPTION                   |
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| A   | 04/18/2024 |    |     | SITE PLAN MODIFICATION        |

DRAWN BY: Matt T. Prosser, P.E.  
 CHECKED BY: Kyle M. Hoyt, P.E.  
 DATE: June 04, 2025  
 PROJECT #: 22-021  
 SCALE: 1" = 30'

SHEET TITLE:  
**SWPPP & Demo  
 Plan - Phase 3**  
 SHEET NUMBER:  
**C3.6**





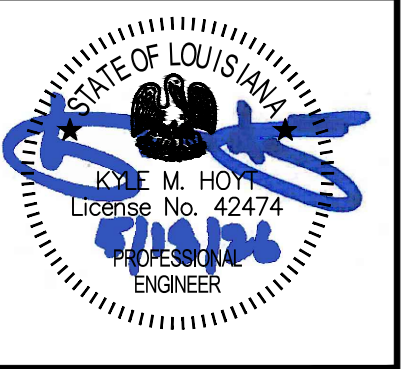
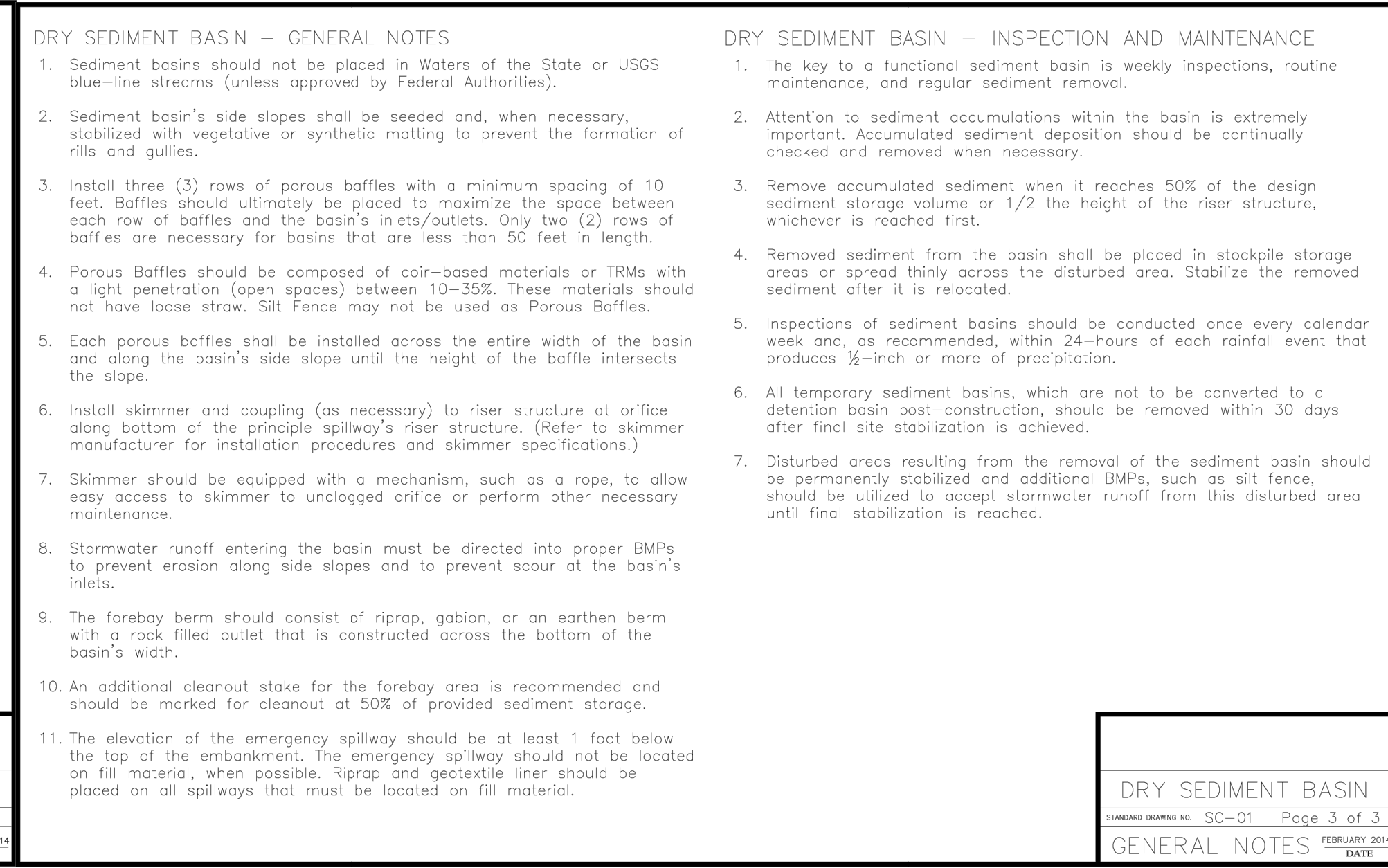
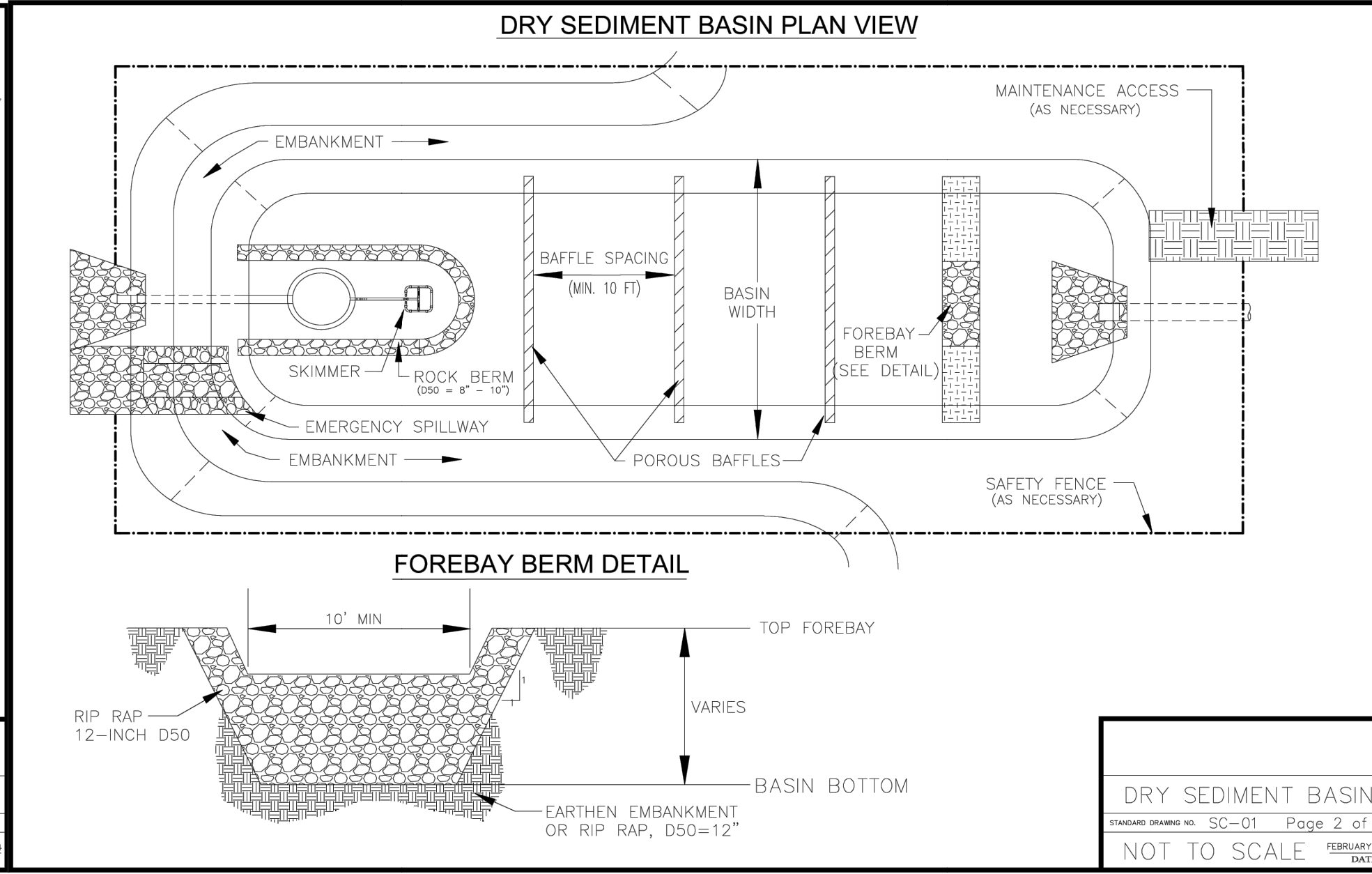
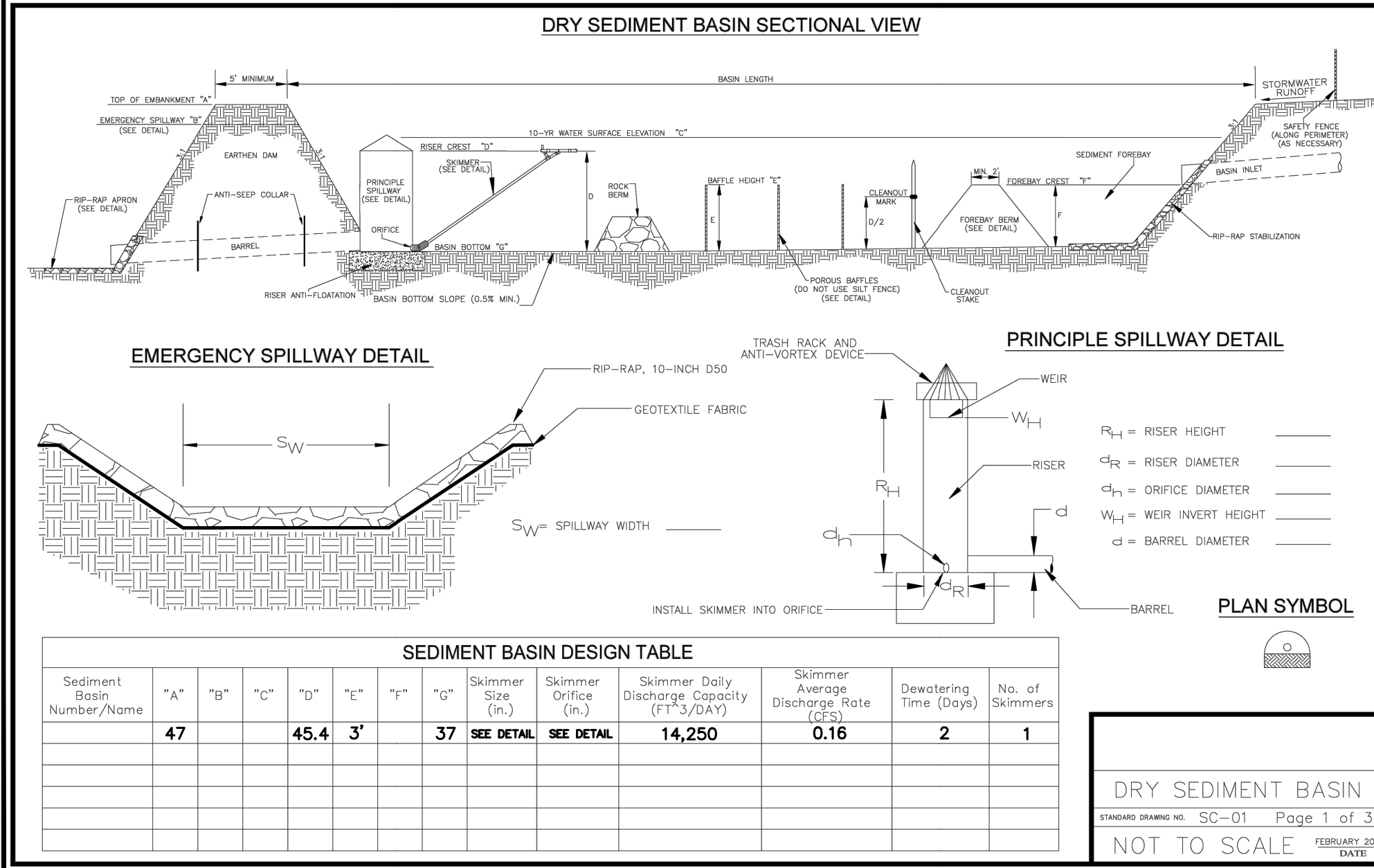
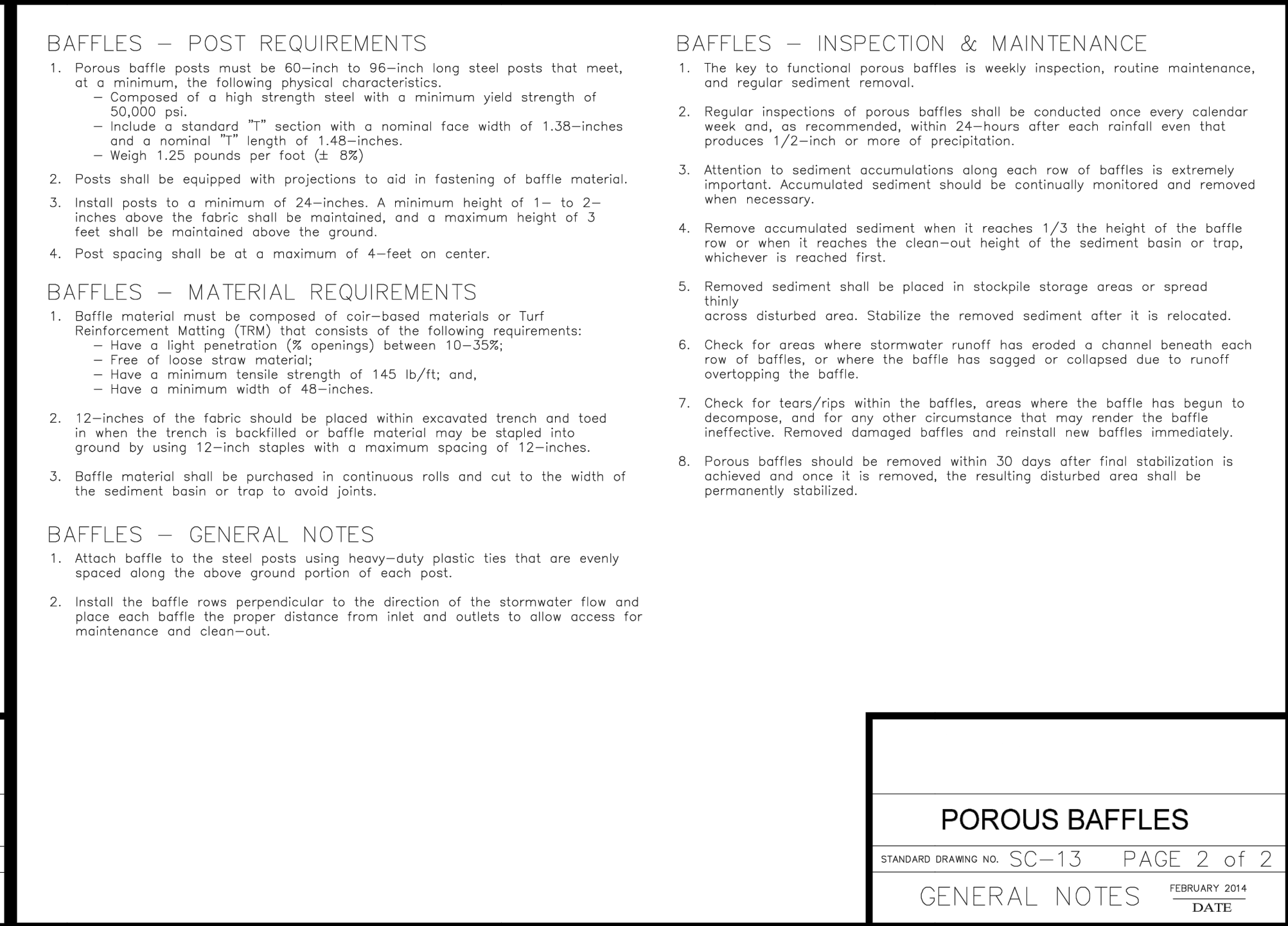
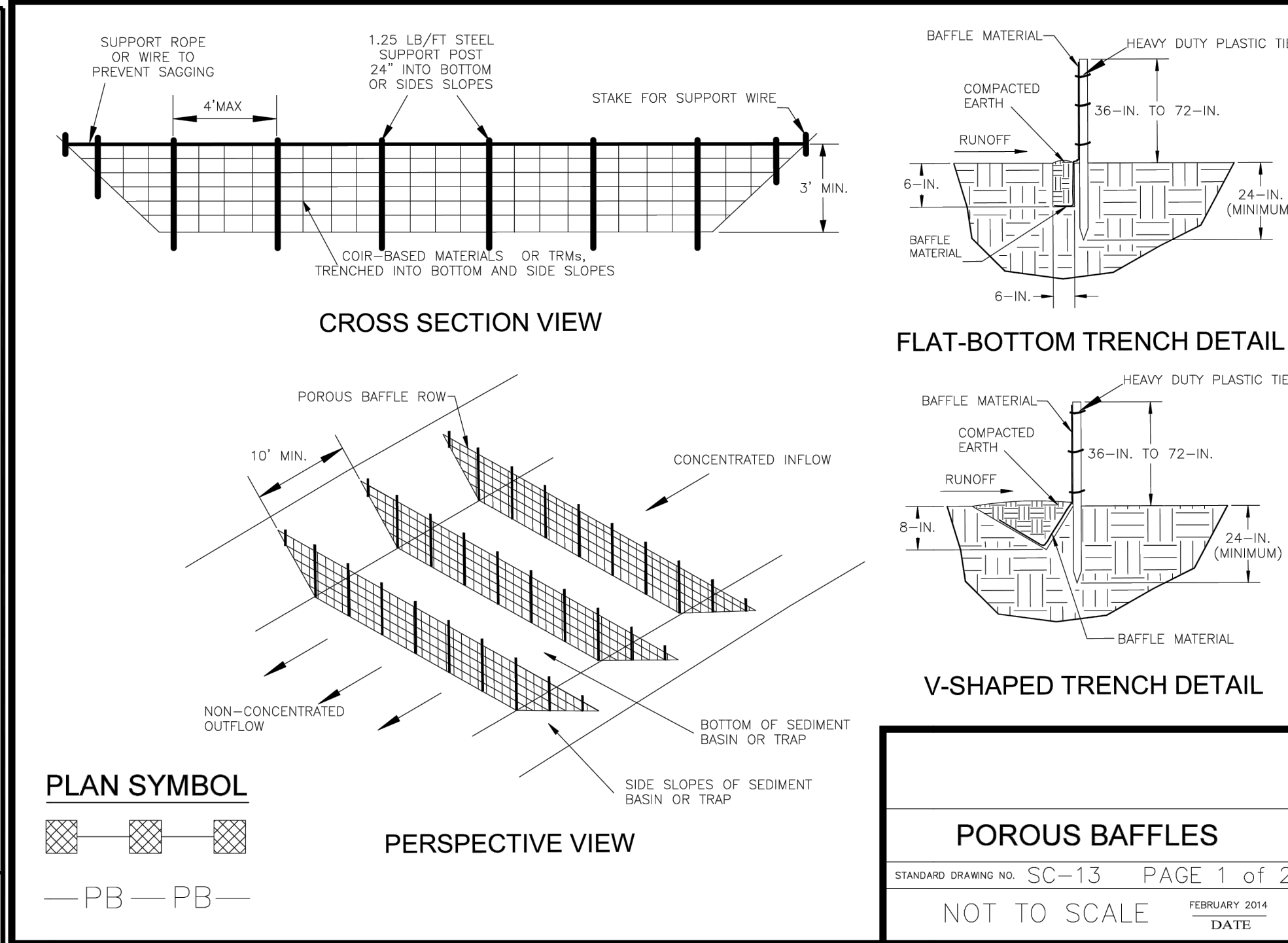
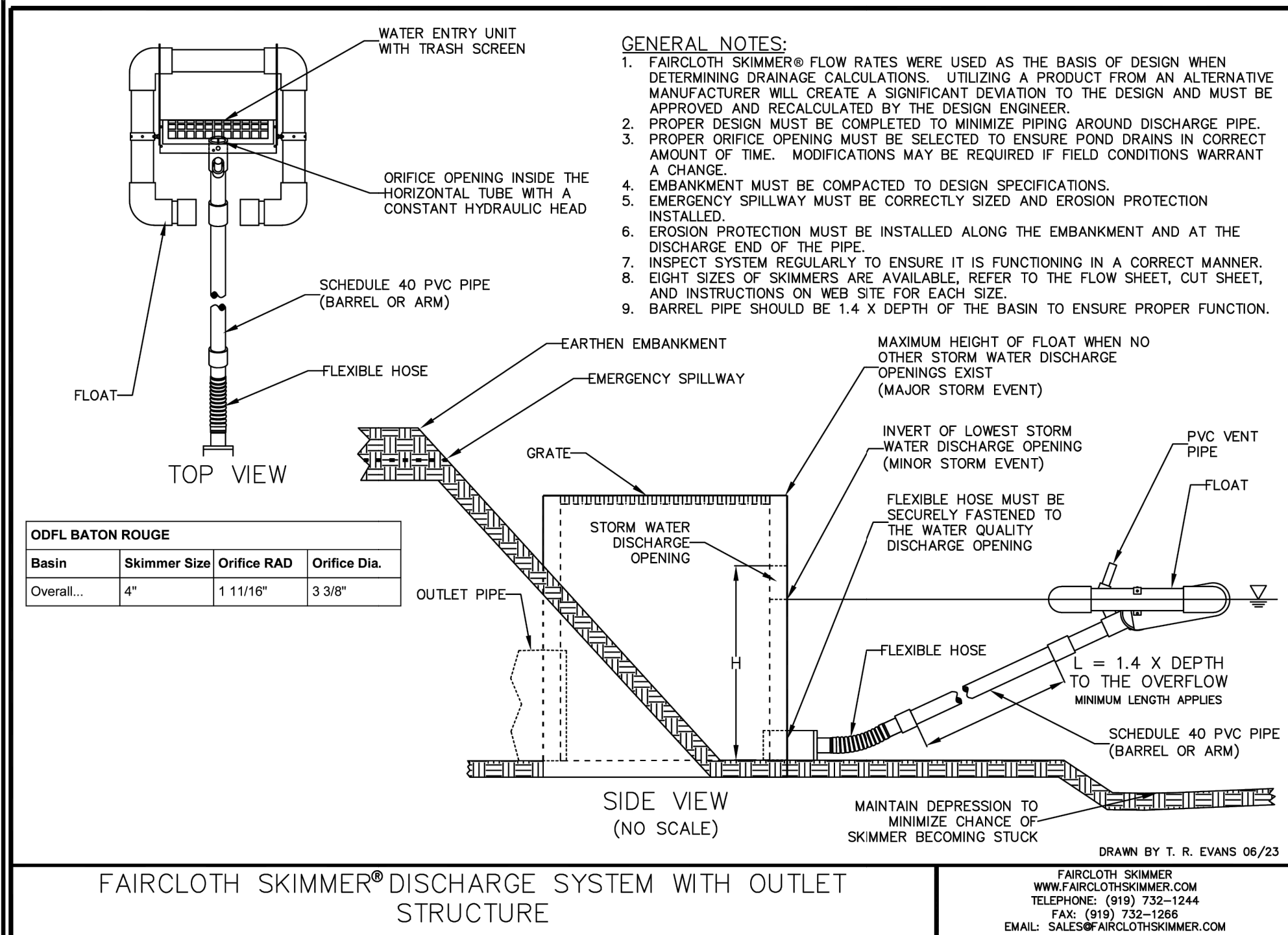
WATER QUALITY VOLUME = 28,500 CF = 15.70AC x  $\frac{1}{2}$  RUNOFF

| Required Basin volume in cubic feet | Days to Drain |
|-------------------------------------|---------------|
| 28500                               | 2             |

The required basin volume is the actual volume you intend to drain, not the provided or total volume which is often larger. If a pool of water is to be maintained between storms, do not include that volume.

Number of Days to drain is usually determined by local or state regulations. Where there is no requirement 3 days is recommended. Keep in mind the quicker the basin is to drain the larger the skimmer required. In NC, assume 3 days to drain.

| SKIMMER SIZE | ORIFICE RADIUS | ORIFICE DIAMETER |
|--------------|----------------|------------------|
| 4.0 inches   | 1.7 inches     | 3.4 inches       |



ODFL Baton Rouge  
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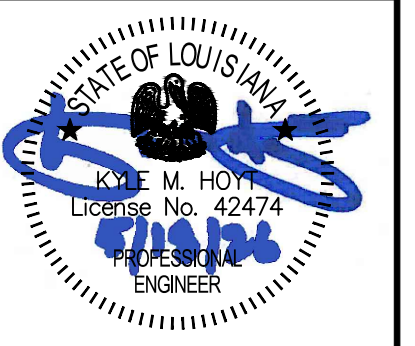
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| 2   |      |    |       | REVISION    |
| 3   |      |    |       | REVISION    |
| 4   |      |    |       | REVISION    |
| 5   |      |    |       | REVISION    |
| 6   |      |    |       | REVISION    |
| 7   |      |    |       | REVISION    |
| 8   |      |    |       | REVISION    |
| 9   |      |    |       | REVISION    |
| 10  |      |    |       | REVISION    |

DRAWN BY: Matt T. Prosser, P.E.  
CHECKED BY: Kyle M. Hoyt, P.E.  
DATE: June 04, 2025  
PROJECT #: 22-021  
SCALE: 1" = 30'  
SHEET TITLE: SWPPP Details  
SHEET NUMBER: C3.8





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DRAWINGS FOR  
**ODFL Baton Rouge**

APN: 031-5927-2  
Baton Rouge, LA

| REV | DATE       | BY | APP | DESCRIPTION                   |
|-----|------------|----|-----|-------------------------------|
| B   | 06/18/2025 |    |     | REVISED DETAILED GRADING PLAN |
| A   | 04/14/2024 |    |     | SITE PLAN MODIFICATION        |

DRAWN BY: Matt T. Prosser, P.E.

CHECKED BY: Kyle M. Hoyt, P.E.

DATE: June 04, 2025

PROJECT #: 22-021

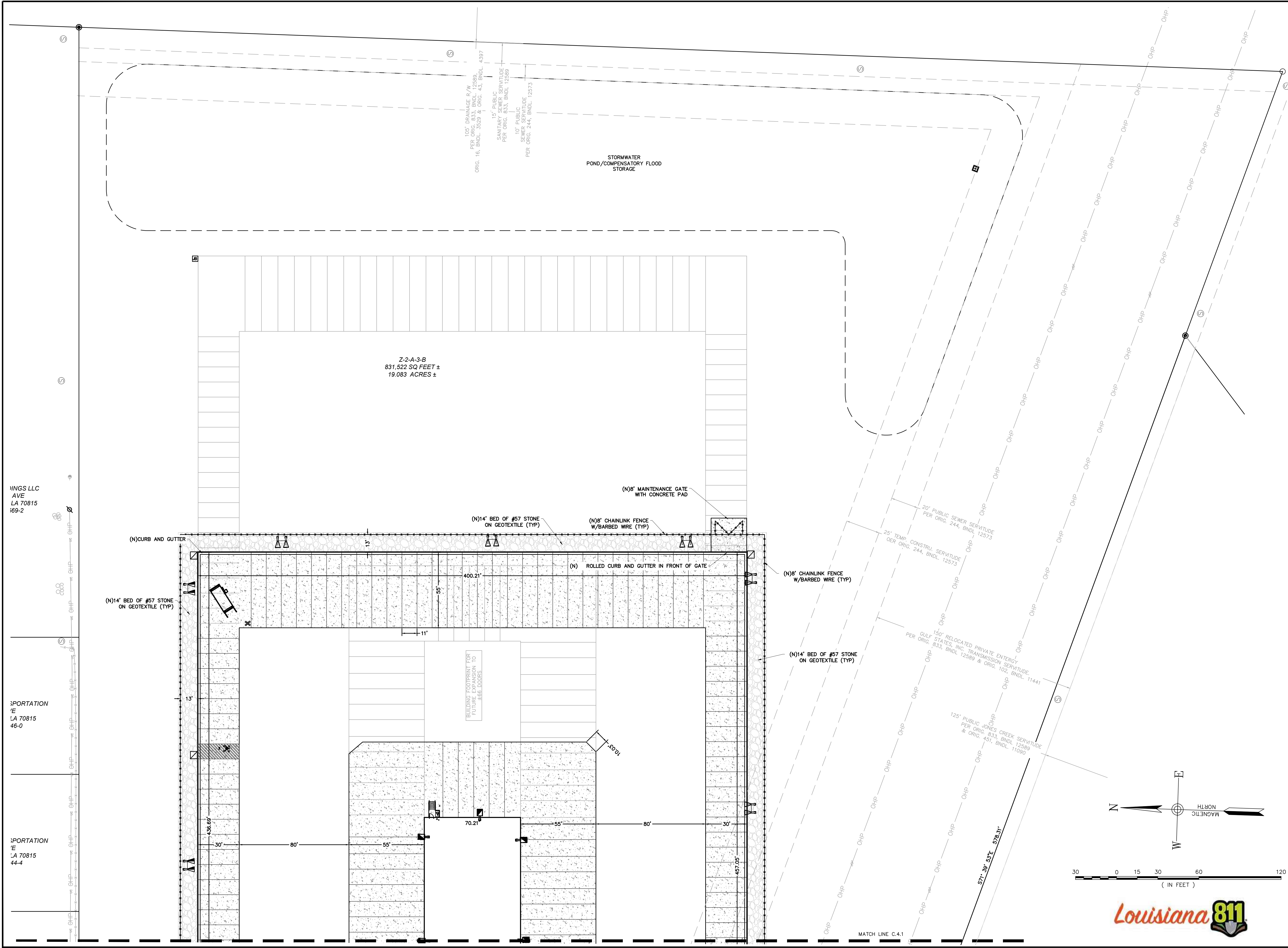
SCALE: 1" = 30'

SHEET TITLE:

Site Plan

SHEET NUMBER:

C4.2



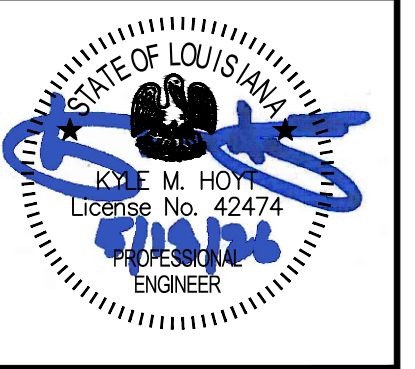
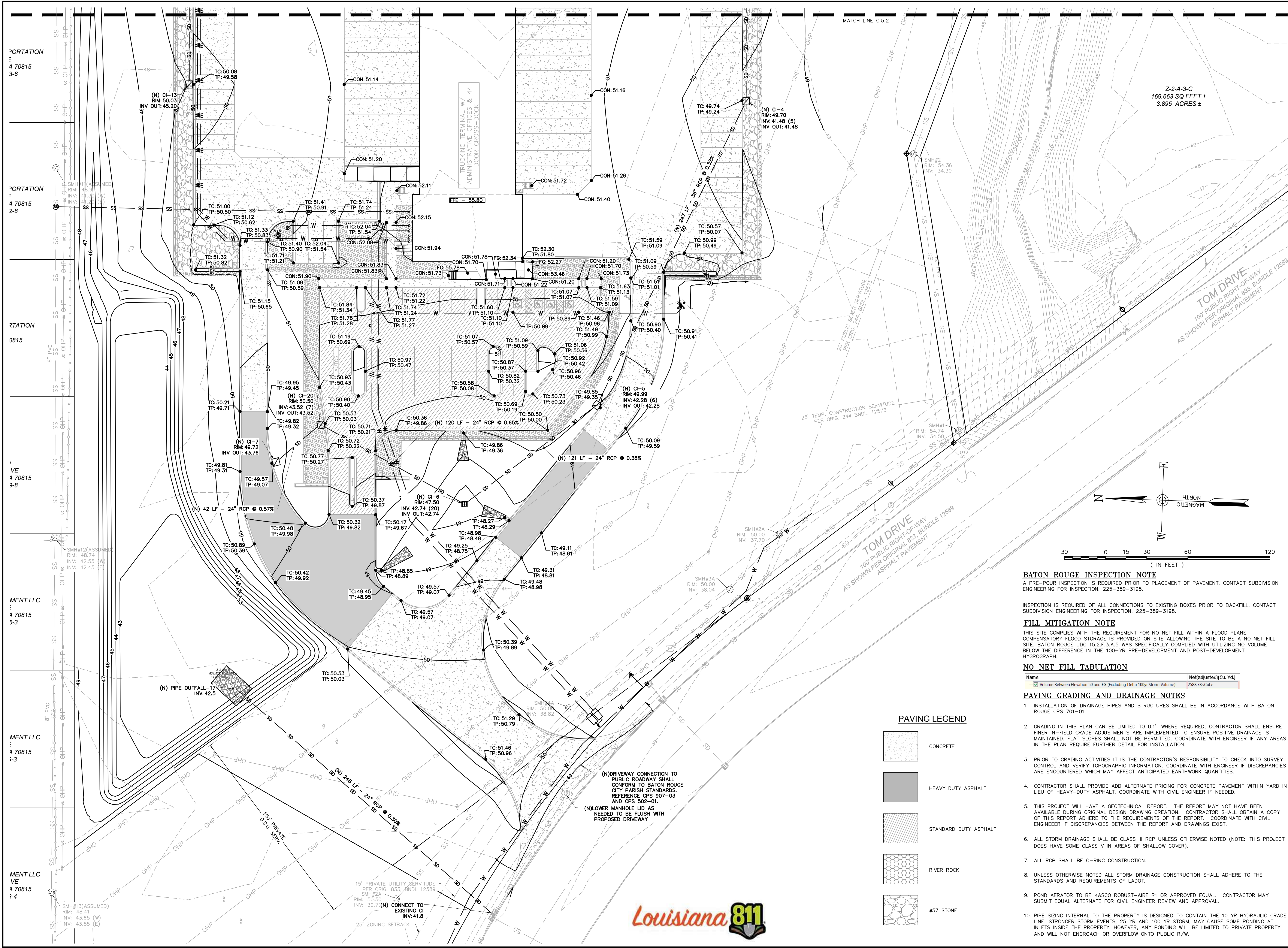
INGRS LLC  
AVE  
LA 70815  
69-2

PORTATION  
E  
LA 70815  
46-0

PORTATION  
E  
LA 70815  
44-4







DRAWINGS FOR  
**ODFL Baton Rouge**

APN: 031-5927-2  
Baton Rouge, LA

**BATON ROUGE INSPECTION NOTE**  
A PRE-POUR INSPECTION IS REQUIRED PRIOR TO PLACEMENT OF PAVEMENT. CONTACT SUBDIVISION ENGINEERING FOR INSPECTION. 225-389-3198.

INSPECTION IS REQUIRED OF ALL CONNECTIONS TO EXISTING BOXES PRIOR TO BACKFILL. CONTACT SUBDIVISION ENGINEERING FOR INSPECTION. 225-389-3198.

**FILL MITIGATION NOTE**  
THIS SITE COMPLIES WITH THE REQUIREMENT FOR NO NET FILL WITHIN A FLOOD PLANE. COMPENSATORY FLOOD STORAGE IS PROVIDED ON SITE ALLOWING THE SITE TO BE A NO NET FILL SITE. BATON ROUGE UDC 15.2.F.3.A.5 WAS SPECIFICALLY COMPLIED WITH UTILIZING NO VOLUME BELOW THE DIFFERENCE IN THE 100-YR PRE-DEVELOPMENT AND POST-DEVELOPMENT HYDROGRAPH.

**NO NET FILL TABULATION**

| Name  | Net(adjusted)(Cu Yd) |
|---|----------------------|
| Volume Between Elevation 50 and FG (Excluding Delta 100yr Storm Volume) | 2588.78 <Cut>        |

**PAVING GRADING AND DRAINAGE NOTES**

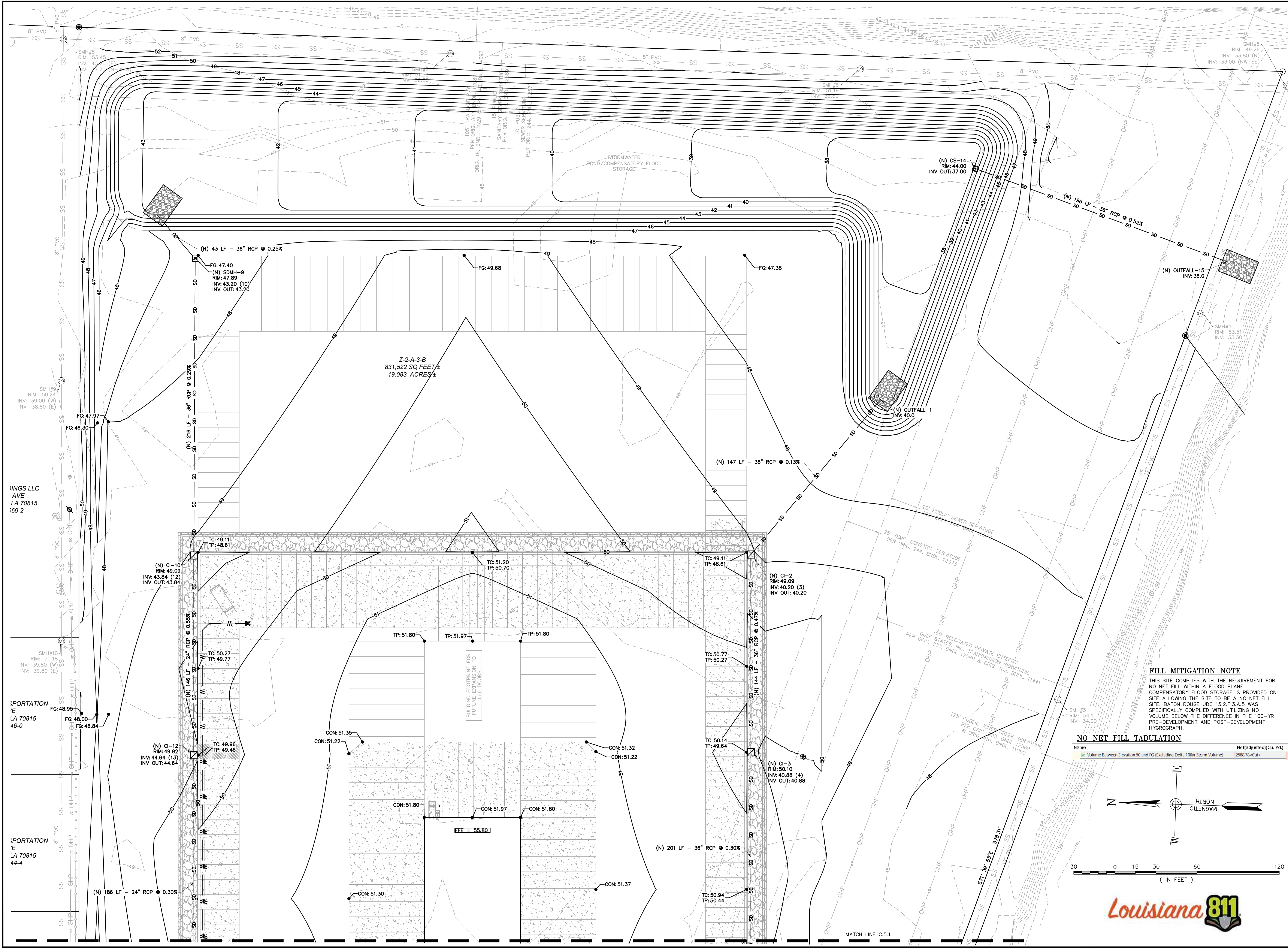
- INSTALLATION OF DRAINAGE PIPES AND STRUCTURES SHALL BE IN ACCORDANCE WITH BATON ROUGE CPS 701-01.
- GRADING IN THIS PLAN CAN BE LIMITED TO 0.1'. WHERE REQUIRED, CONTRACTOR SHALL ENSURE FINER IN-FIELD GRADE ADJUSTMENTS ARE IMPLEMENTED TO ENSURE POSITIVE DRAINAGE IS MAINTAINED. FLAT SLOPES SHALL NOT BE PERMITTED. COORDINATE WITH ENGINEER IF ANY AREAS IN THE PLAN REQUIRE FURTHER DETAIL FOR INSTALLATION.
- PRIOR TO GRADING ACTIVITIES IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK INTO SURVEY CONTROL AND VERIFY TOPOGRAPHIC INFORMATION. COORDINATE WITH ENGINEER IF DISCREPANCIES ARE ENCOUNTERED WHICH MAY AFFECT ANTICIPATED EARTHWORK QUANTITIES.
- CONTRACTOR SHALL PROVIDE ADD ALTERNATE PRICING FOR CONCRETE PAVEMENT WITHIN YARD IN LIEU OF HEAVY-DUTY ASPHALT, COORDINATE WITH CIVIL ENGINEER IF NEEDED.
- THIS PROJECT WILL HAVE A GEOTECHNICAL REPORT. THE REPORT MAY NOT HAVE BEEN AVAILABLE DURING ORIGINAL DESIGN DRAWING CREATION. CONTRACTOR SHALL OBTAIN A COPY OF THIS REPORT ADHERE TO THE REQUIREMENTS OF THE REPORT. COORDINATE WITH CIVIL ENGINEER IF DISCREPANCIES BETWEEN THE REPORT AND DRAWINGS EXIST.
- ALL STORM DRAINAGE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED (NOTE: THIS PROJECT DOES HAVE SOME CLASS V IN AREAS OF SHALLOW COVER).
- ALL RCP SHALL BE O-RING CONSTRUCTION.
- UNLESS OTHERWISE NOTED ALL STORM DRAINAGE CONSTRUCTION SHALL ADHERE TO THE STANDARDS AND REQUIREMENTS OF LADOT.
- POND AERATOR TO BE KASCO ROBUST-AIRE R1 OR APPROVED EQUAL. CONTRACTOR MAY SUBMIT EQUAL ALTERNATE FOR CIVIL ENGINEER REVIEW AND APPROVAL.
- PIPE SIZING INTERNAL TO THE PROPERTY IS DESIGNED TO CONTAIN THE 10 YR HYDRAULIC GRADE LINE. STRONGER STORM EVENTS, 25 YR AND 100 YR STORM, MAY CAUSE SOME PONDING AT INLETS INSIDE THE PROPERTY. HOWEVER, ANY PONDING WILL BE LIMITED TO PRIVATE PROPERTY AND WILL NOT ENCROACH OR OVERFLOW ONTO PUBLIC R/W.

**PAVING LEGEND**

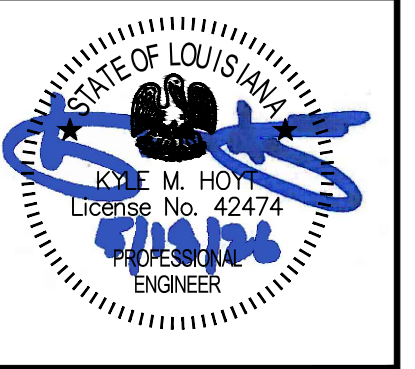
|                      |                       |
|----------------------|-----------------------|
|                      | CONCRETE              |
|                      | HEAVY DUTY ASPHALT    |
|                      | STANDARD DUTY ASPHALT |
|                      | RIVER ROCK            |
| #57 Stone pattern"/> | #57 STONE             |



SHEET NUMBER:  
**C5.1**



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DRAWINGS FOR  
**ODFL Baton Rouge**

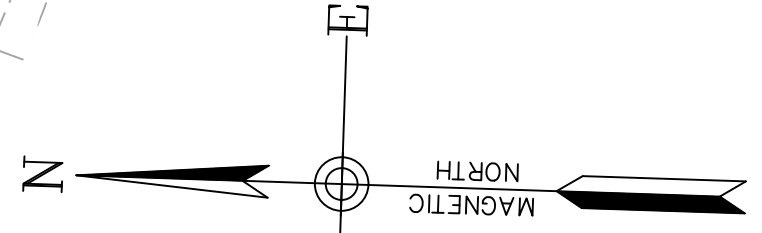
APN: 031-5927-2  
 Baton Rouge, LA

| NO. | DATE       | BY | APP. | DESCRIPTION                   |
|-----|------------|----|------|-------------------------------|
| 1   | 06/18/2025 | A. | AW   | REvised DETAILED GRADING PLAN |
| 2   | 06/18/2025 | A. | AW   | SITE PLAN MODIFICATION        |

**FILL MITIGATION NOTE**  
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**NO NET FILL TABULATION**

| Name  | Net(adjusted)(Cu. Yd) |
|---|-----------------------|
| Volume Between Elevation 50 and FG (Excluding Delta 100yr Storm Volume) | 2536.78<Cut>          |

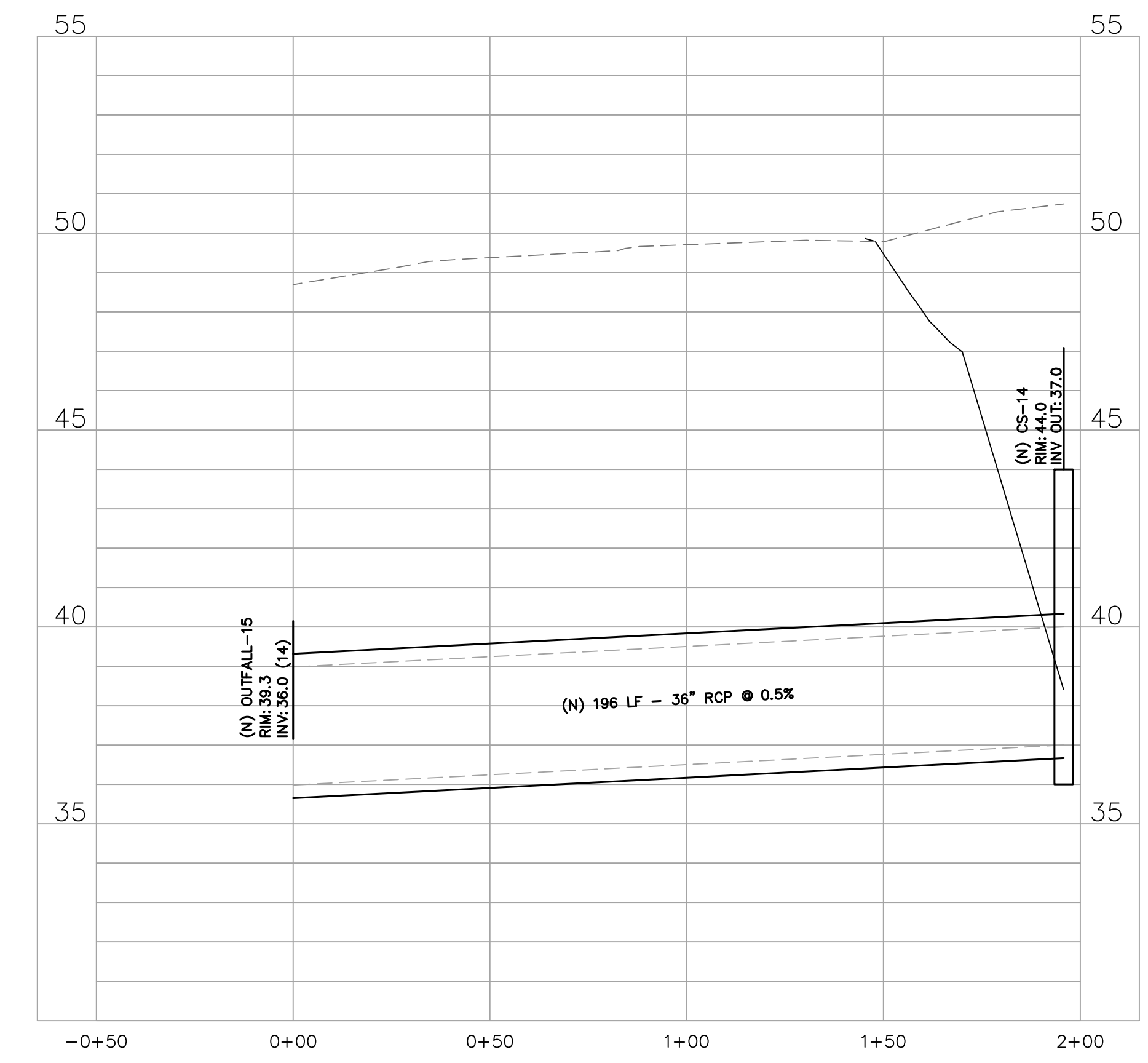


DRAWN BY: Matt T. Prosser, P.E.  
 CHECKED BY: Kyle M. Hoyt, P.E.  
 DATE: June 04, 2025  
 PROJECT #: 22-021  
 SCALE: 1" = 30'  
 SHEET TITLE:  
**Paving,  
 Grading, And  
 Drainage Plan**  
 SHEET NUMBER:

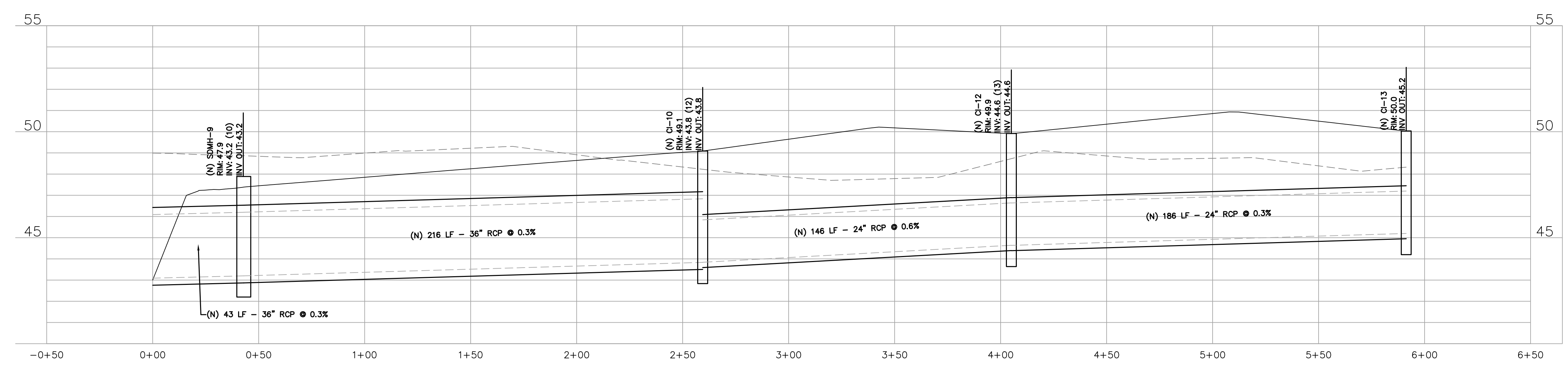
**C5.2**



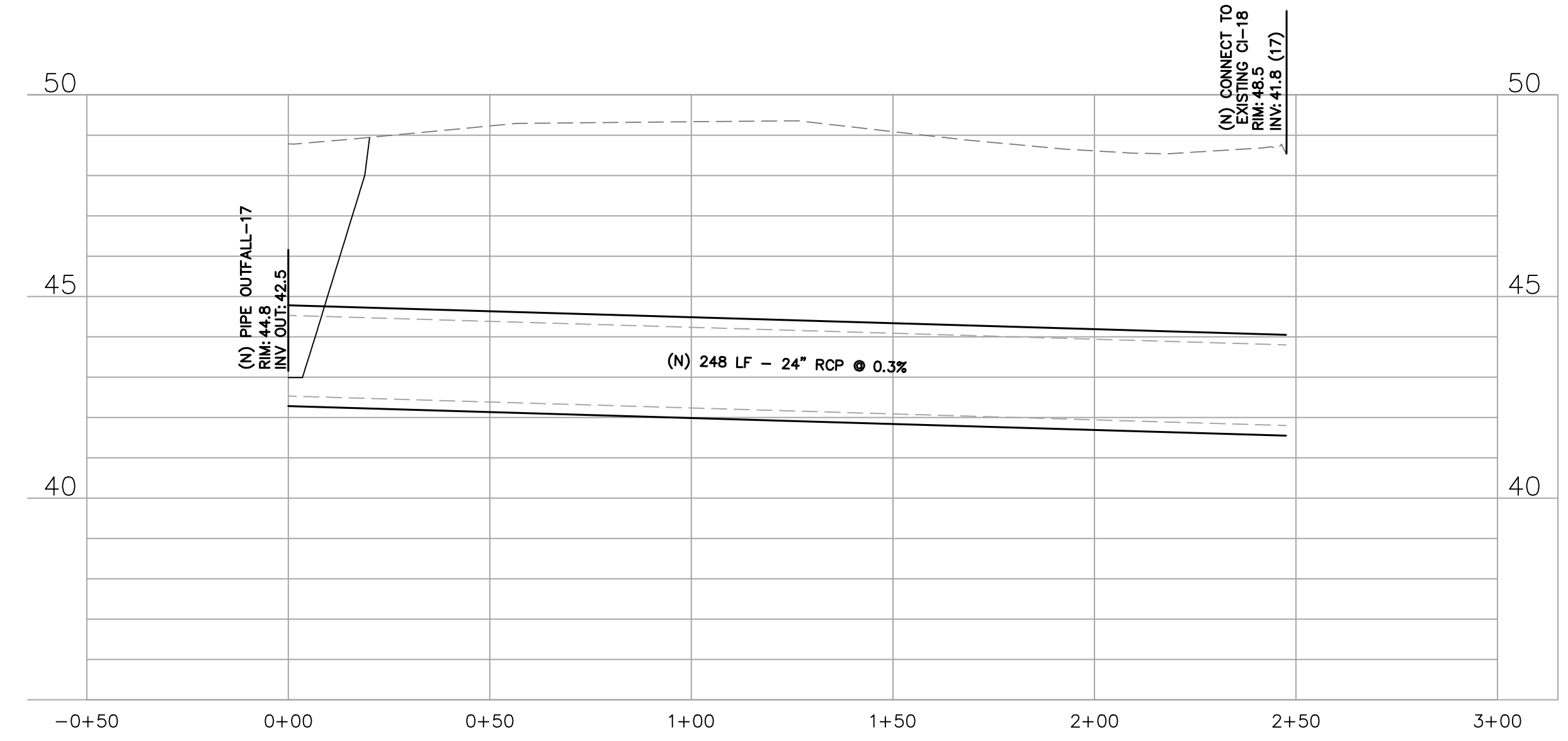




**PROFILE VIEW OF OUTFALL15 - CS14**  
SCALE  
H: 1"=30  
V: 1"=3



**PROFILE VIEW OF ES8-CI13**  
SCALE  
H: 1"=30  
V: 1"=3



**PROFILE VIEW OF EXIST. CI - OUTFALL17**  
SCALE  
H: 1"=30  
V: 1"=3

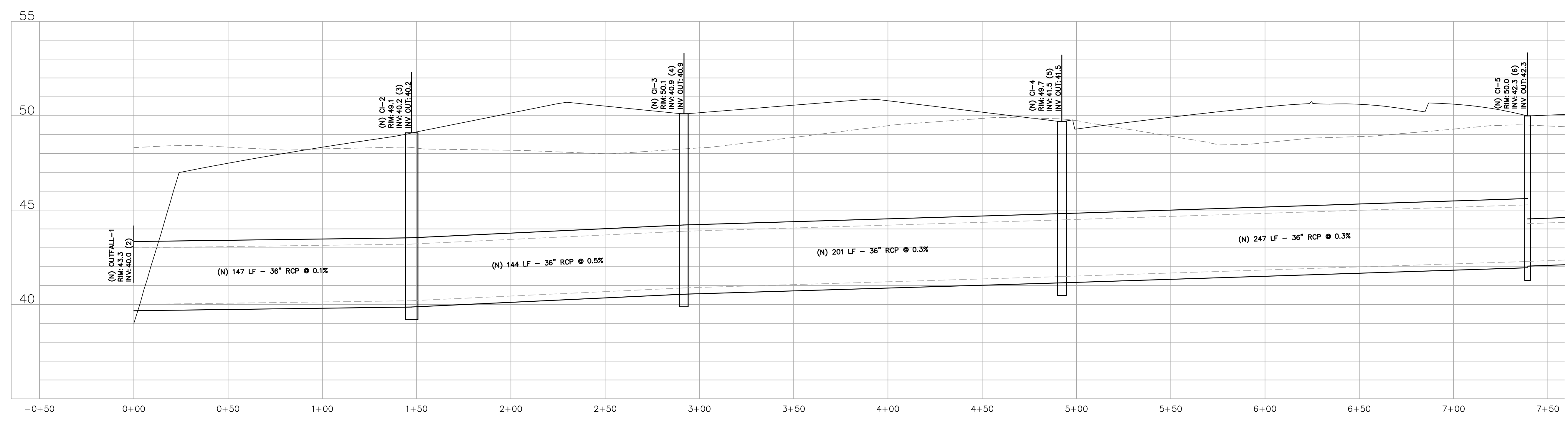
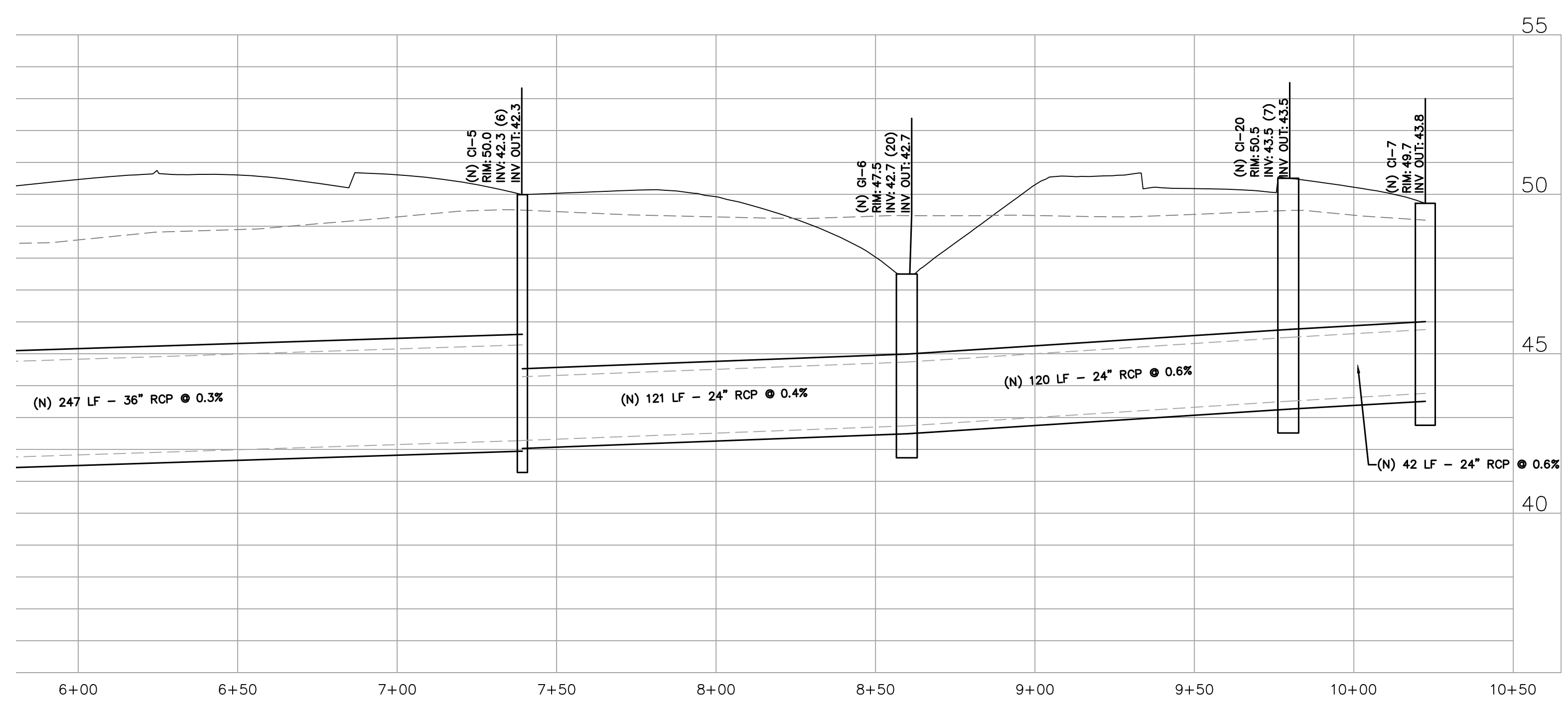
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|-----|------------|----|-----|-------------------------------|
| B   | 06/18/2025 |    |     | REVISED DETAILED GRADING PLAN |
| A   | 04/14/2025 |    |     | SITE PLAN MODIFICATION        |

DRAWN BY: Matt T. Prosser, P.E.  
CHECKED BY: Kyle M. Hoyt, P.E.  
DATE: June 04, 2025  
PROJECT #: 22-021  
SCALE: 1" = 30'  
SHEET TITLE:  
**Storm Profiles**

SHEET NUMBER:  
**C5.5**

DRAWINGS FOR  
**ODFL Baton Rouge**

APN: 031-5927-2  
Baton Rouge, LA



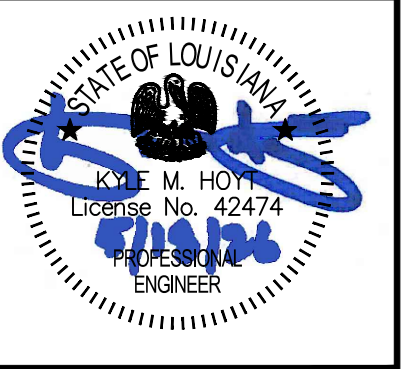
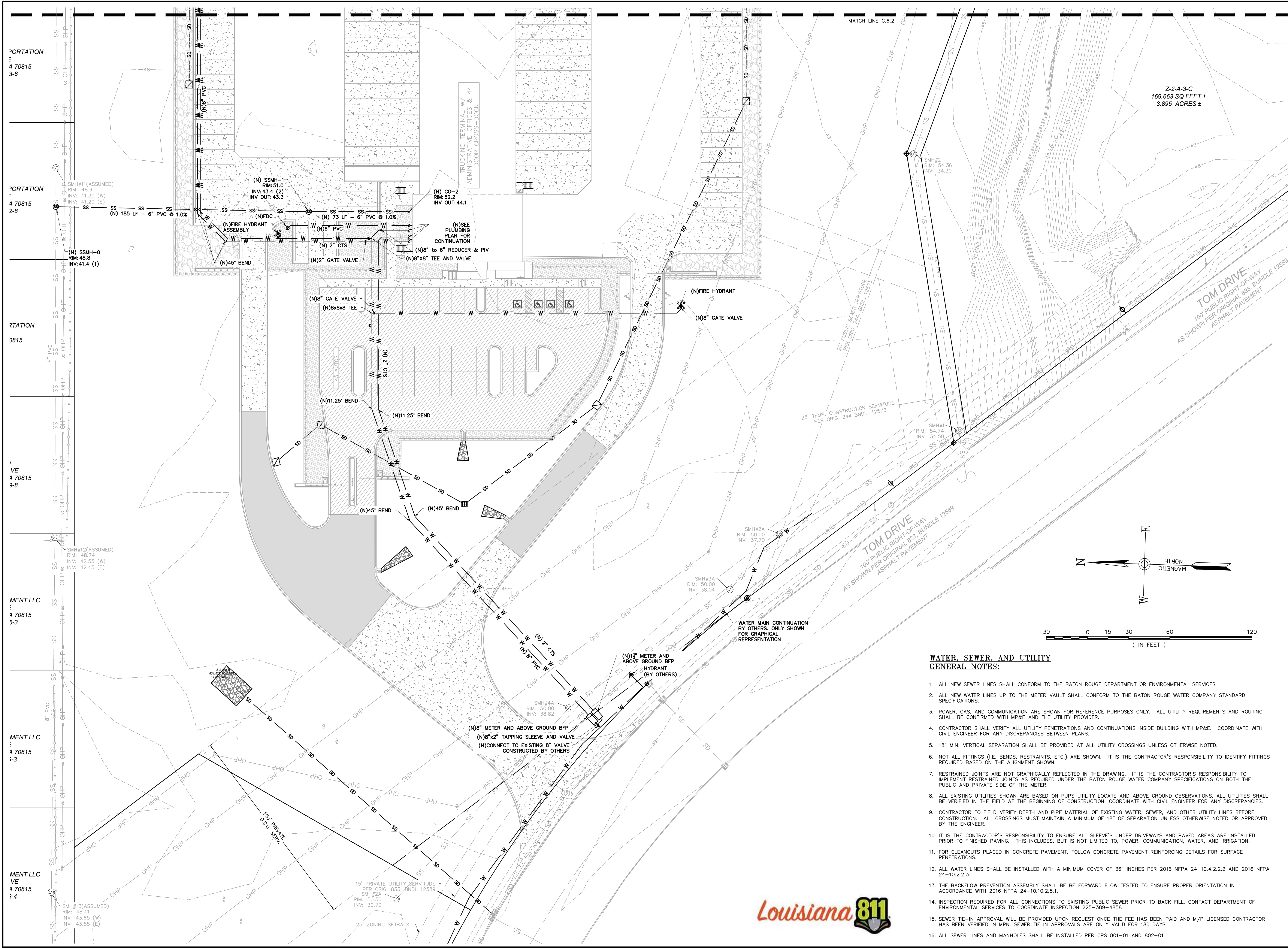
**PROFILE VIEW OF OUTFALL1-CI7**  
SCALE  
H: 1"=30  
V: 1"=3

| REV | DATE       | BY | APP                           |
|-----|------------|----|-------------------------------|
| B   | 06/16/2025 |    | REvised DETAILED GRADING PLAN |
| A   | 04/16/2024 |    | Site Plan Modification        |

DRAWN BY: Matt T. Prosser, P.E.  
CHECKED BY: Kyle M. Hoyt, P.E.  
DATE: June 04, 2025  
PROJECT #: 22-021  
SCALE: 1" = 30'

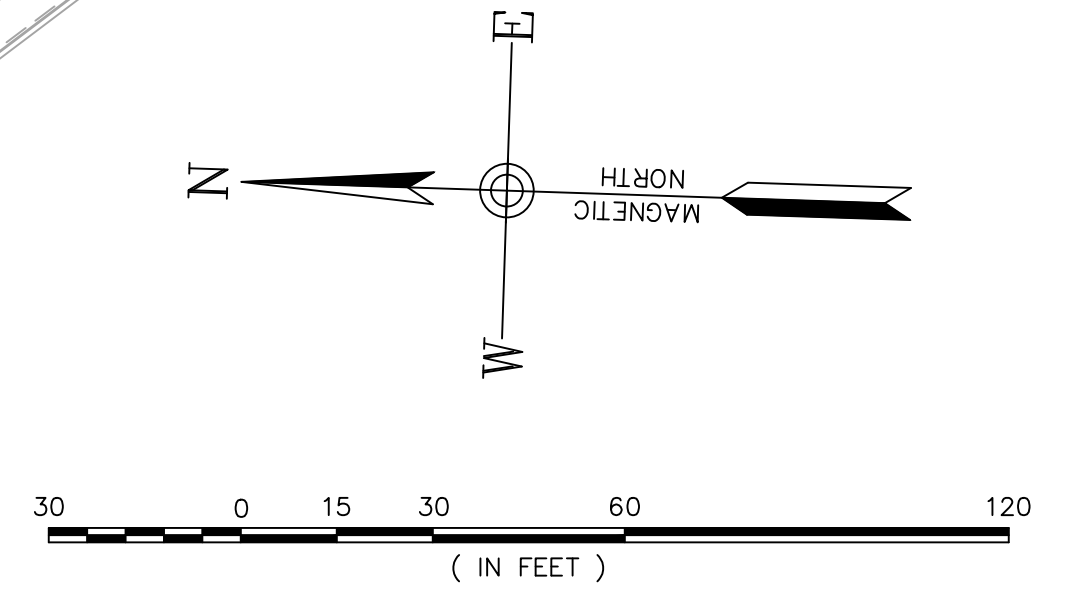
SHEET TITLE:  
**Storm Profiles**

SHEET NUMBER:  
**C5.6**



DRAWINGS FOR:  
**ODFL Baton Rouge**

APN: 031-5927-2  
Baton Rouge, LA



**WATER, SEWER, AND UTILITY GENERAL NOTES:**

1. ALL NEW SEWER LINES SHALL CONFORM TO THE BATON ROUGE DEPARTMENT OR ENVIRONMENTAL SERVICES.
2. ALL NEW WATER LINES UP TO THE METER VAULT SHALL CONFORM TO THE BATON ROUGE WATER COMPANY STANDARD SPECIFICATIONS.
3. POWER, GAS, AND COMMUNICATION ARE SHOWN FOR REFERENCE PURPOSES ONLY. ALL UTILITY REQUIREMENTS AND ROUTING SHALL BE CONFIRMED WITH MP&E AND THE UTILITY PROVIDER.
4. CONTRACTOR SHALL VERIFY ALL UTILITY PENETRATIONS AND CONTINUATIONS INSIDE BUILDING WITH MP&E. COORDINATE WITH CIVIL ENGINEER FOR ANY DISCREPANCIES BETWEEN PLANS.
5. 18" MIN. VERTICAL SEPARATION SHALL BE PROVIDED AT ALL UTILITY CROSSINGS UNLESS OTHERWISE NOTED.
6. NOT ALL FITTINGS (I.E. BENDS, RESTRAINTS, ETC.) ARE SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY FITTINGS REQUIRED BASED ON THE ALIGNMENT SHOWN.
7. RESTRAINTED JOINTS ARE NOT GRAPHICALLY REFLECTED IN THE DRAWING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IMPLEMENT RESTRAINTED JOINTS AS REQUIRED UNDER THE BATON ROUGE WATER COMPANY SPECIFICATIONS ON BOTH THE PUBLIC AND PRIVATE SIDE OF THE METER.
8. ALL EXISTING UTILITIES SHOWN ARE BASED ON PUPS UTILITY LOCATE AND ABOVE GROUND OBSERVATIONS. ALL UTILITIES SHALL BE VERIFIED IN THE FIELD AT THE BEGINNING OF CONSTRUCTION. COORDINATE WITH CIVIL ENGINEER FOR ANY DISCREPANCIES.
9. CONTRACTOR TO FIELD VERIFY DEPTH AND PIPE MATERIAL OF EXISTING WATER, SEWER, AND OTHER UTILITY LINES BEFORE CONSTRUCTION. ALL CROSSINGS MUST MAINTAIN A MINIMUM OF 18" OF SEPARATION UNLESS OTHERWISE NOTED OR APPROVED BY THE ENGINEER.
10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL SLEEVE'S UNDER DRIVEWAYS AND PAVED AREAS ARE INSTALLED PRIOR TO FINISHED PAVING. THIS INCLUDES, BUT IS NOT LIMITED TO, POWER, COMMUNICATION, WATER, AND IRRIGATION.
11. FOR CLEANOUTS PLACED IN CONCRETE PAVEMENT, FOLLOW CONCRETE PAVEMENT REINFORCING DETAILS FOR SURFACE PENETRATIONS.
12. ALL WATER LINES SHALL BE INSTALLED WITH A MINIMUM COVER OF 36" INCHES PER 2016 NFPA 24-10.4.2.2.2 AND 2016 NFPA 24-10.2.2.3.
13. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE BE FORWARD FLOW TESTED TO ENSURE PROPER ORIENTATION IN ACCORDANCE WITH 2016 NFPA 24-10.10.2.5.1.
14. INSPECTION REQUIRED FOR ALL CONNECTIONS TO EXISTING PUBLIC SEWER PRIOR TO BACK FILL. CONTACT DEPARTMENT OF ENVIRONMENTAL SERVICES TO COORDINATE INSPECTION 225-389-4858
15. SEWER TIE-IN APPROVAL WILL BE PROVIDED UPON REQUEST ONCE THE FEE HAS BEEN PAID AND M/P LICENSED CONTRACTOR HAS BEEN VERIFIED IN MPN. SEWER TIE IN APPROVALS ARE ONLY VALID FOR 180 DAYS.
16. ALL SEWER LINES AND MANHOLES SHALL BE INSTALLED PER CPS 801-01 AND 802-01

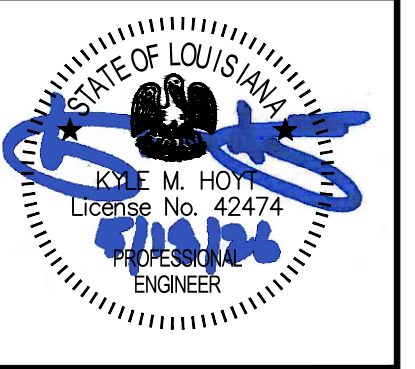


| REV | DATE       | BY   | APP | DESCRIPTION   |
|-----|------------|------|-----|---|
| B   | 06/18/2025 | A.L. |     | RECEIVED DETAILED GRADING PLAN SITE PLAN MODIFICATION |
| A   | 06/18/2025 | A.L. |     |   |

DRAWN BY: Matt T. Prosser, P.E.  
 CHECKED BY: Kyle M. Hoyt, P.E.  
 DATE: June 04, 2025  
 PROJECT #: 22-021  
 SCALE: 1" = 30'  
 SHEET TITLE: Utility Plan  
 SHEET NUMBER: **C6.1**



HOYT+BERENYI  
P.O. Box 1470 Ladson, SC 29456  
843.408.3546 | www.HoytBerenyi.com



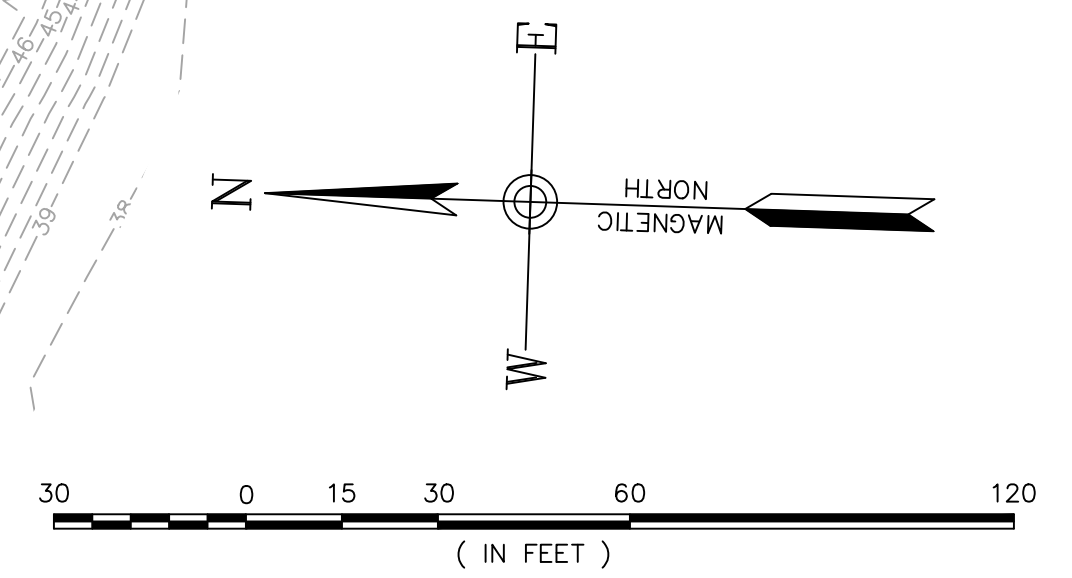
DRAWINGS FOR:  
**ODFL Baton Rouge**

APN: 031-5927-2  
Baton Rouge, LA

INGS LLC  
AVE  
LA 70815  
69-2

PORTATION  
E  
LA 70815  
46-0

PORTATION  
E  
LA 70815  
44-4

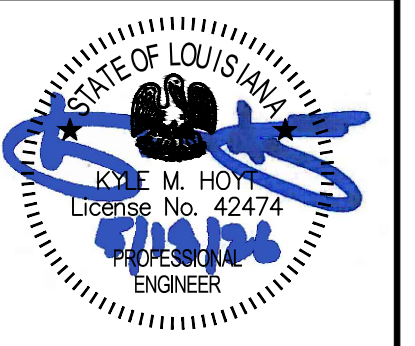


| REV | DATE       | BY | APP | DESCRIPTION                   |
|-----|------------|----|-----|-------------------------------|
| B   | 06/18/2025 |    |     | REVISED DETAILED GRADING PLAN |
| A   | 04/14/2024 |    |     | SITE PLAN MODIFICATION        |

DRAWN BY: Matt T. Prosser, P.E.  
CHECKED BY: Kyle M. Hoyt, P.E.  
DATE: June 04, 2025  
PROJECT #: 22-021  
SCALE: 1" = 30'  
SHEET TITLE:  
**Utility Plan**

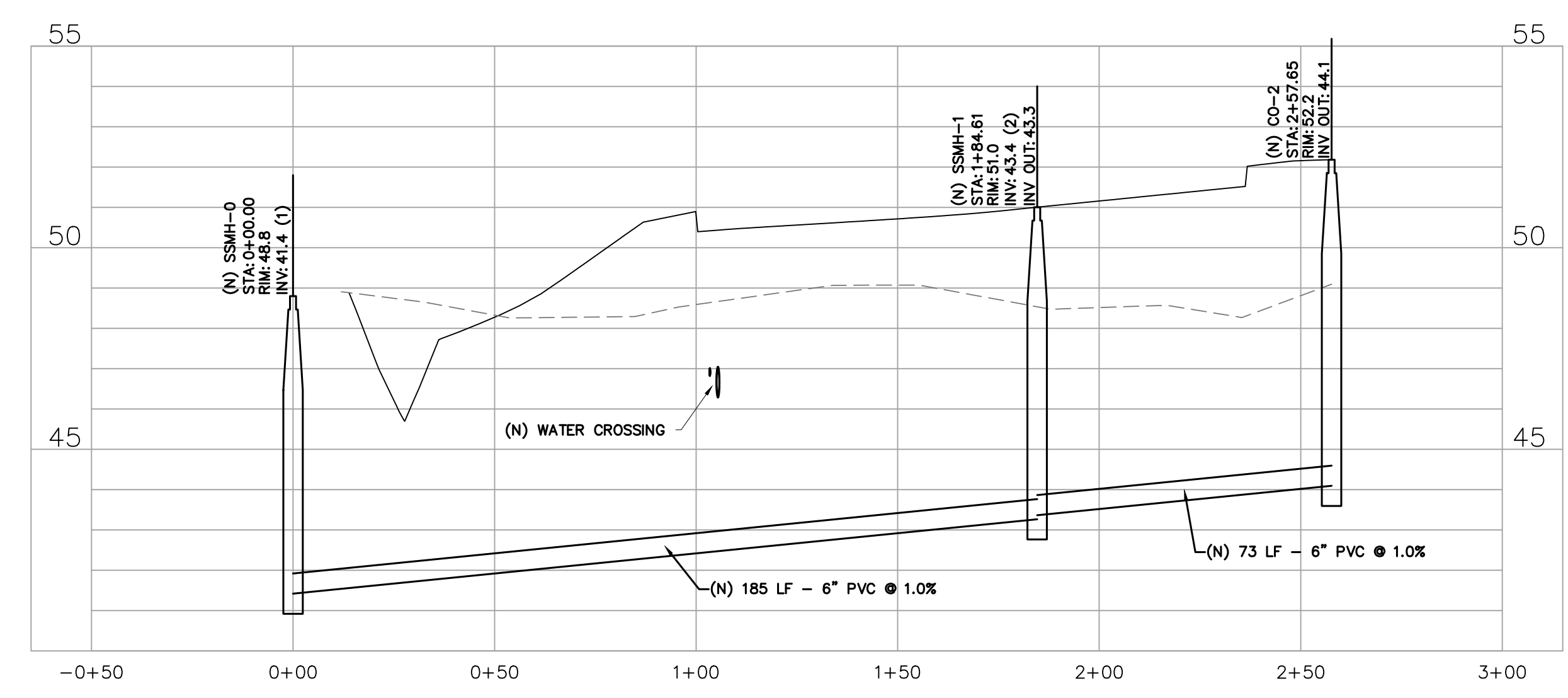
SHEET NUMBER:  
**C6.2**





DRAWINGS FOR:  
**ODFL Baton Rouge**

APN: 031-5927-2  
 Baton Rouge, LA



PROFILE VIEW OF SEWER  
 SCALE  
 H: 1"=30  
 V: 1"=3

| REV | DATE       | BY | APP                           |
|-----|------------|----|-------------------------------|
| B   | 06/18/2025 |    | REvised DETAILED GRADING PLAN |
| A   | 04/14/2024 |    | SITE PLAN MODIFICATION        |

DRAWN BY: Matt T. Prosser, P.E.

CHECKED BY: Kyle M. Hoyt, P.E.

DATE: June 04, 2025

PROJECT #: 22-021

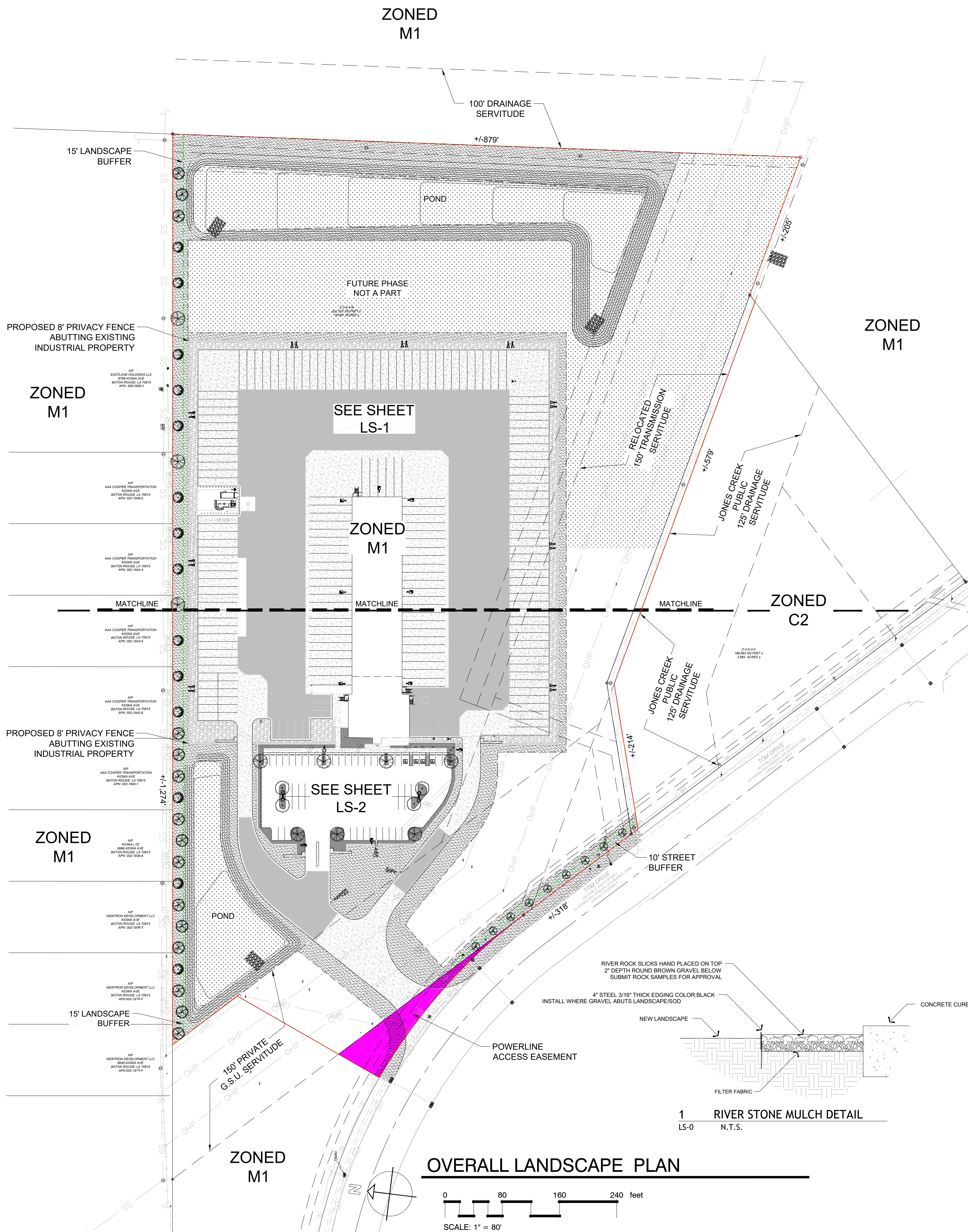
SCALE: 1" = 30'

SHEET TITLE:  
**Utility Profiles**

SHEET NUMBER:

**C6.4**





**LANDSCAPE CALCULATIONS**

Site Area: +/-861,616.8 Sq. Ft. (19.78 Acres)

**Section 18.3.2 Percentage of Landscape Area**

1. There must be 10% of the site area to be landscaped  
 Site Area: 861,617 Sq. Ft. \* 10% Sq. Ft. = 86,161.7 Sq. Ft.  
 Landscaped Area Provided: +/- 473,621 Sq. Ft.

**Section 18.3.3 Required Buffers between Abutting Properties**

1. Buffers are required between properties when incompatible uses  
 Developing property Zoned: M1 Suburban  
 North Property is Zoned: M1 North Property 1,274LF/40 = 31.85

|  | Required                  | Provided  |
|--|---------------------------|---|
| None or 15' @ L3 Planting                                | 15' @ L3 Planting         | 32 Class A Trees  |
|  |                           | 8' Opaque Security Fence Along Truck Storage Area +/-563' |
| East Property is Zoned: M1 (100' Drainage Servitude)     | None or 15' @ L3 Planting | None  |
| South Property is Zoned: M1/C2 (125' Drainage Servitude) | None or 15' @ L3 Planting | None  |

**Section 18.3.4 C. Suburban Character Streetyard**

Landscape Strip behind ROW and a min. 10' in width  
 1. There must be one (1) tree per (40) linear feet of street frontage  
 Or (1) Class B Tree per (20) linear feet of street frontage

|   | Required        | Provided  |
|---|-----------------|---|
| Tom Drive (Existing Powerlines)                                   | 8 Class A Trees | 9 Class B Trees (Existing Overhead Power lines) |
| +/-495 LF - 177 LF Driveway/Easement / 40 LF = 7.95 Class A Trees |                 |   |
| Existing Powerlines (Substitute Class B Trees for A Trees)        |                 |   |

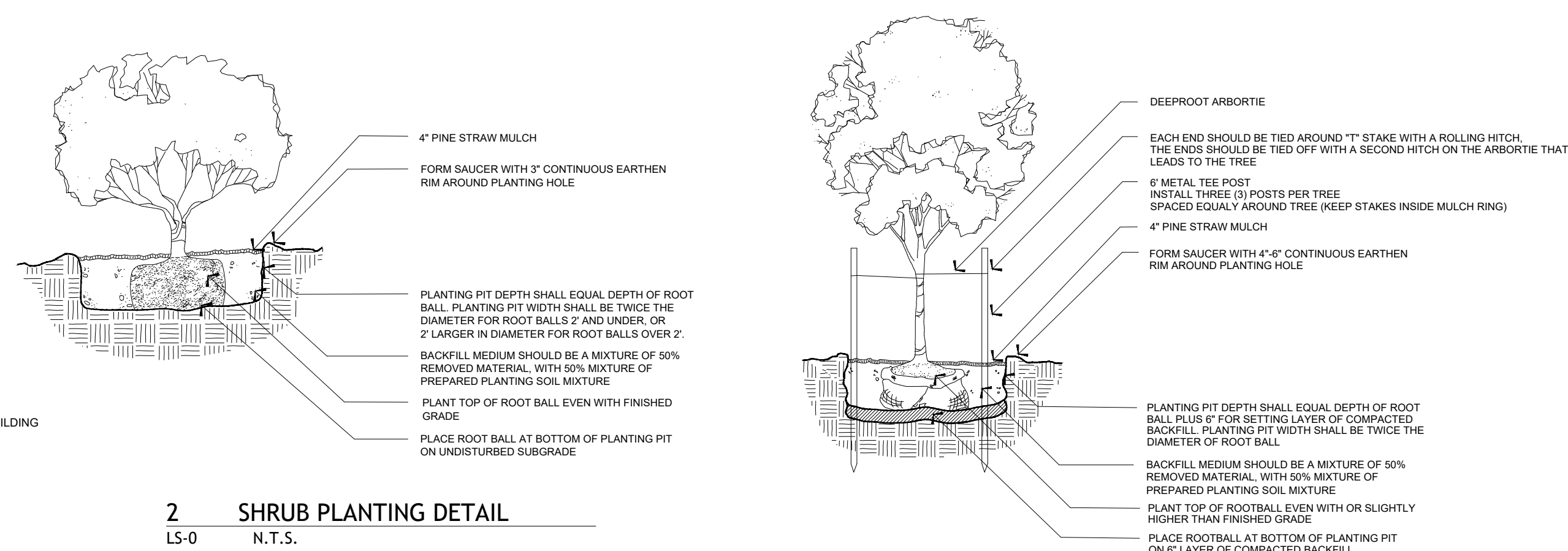
**Section 18.3.5 Parking Lot Landscaping**

- A. Parking lots with ten or more spaces or expanding by six or more spaces shall provide parking lot landscaping.
- B. No parking space shall be located further than 100 feet from the trunk of a class A or class B tree.
- C. Trees may be provided in a mix of interior islands, median islands, terminal islands and buffer areas.
- D. All islands shall have a minimum area of 75 square feet.
- E. Tree wells for class A trees shall be a minimum of 36 square feet and for class B and C trees a minimum of 25 square feet.

**PLANT SCHEDULE**

| SYMBOL           | CODE | QTY | BOTANICAL / COMMON NAME                         | CONT          | CAL                            | SIZE        |
|------------------|------|-----|---|---------------|--------------------------------|-------------|
| <b>CLASS 'A'</b> |      |     |   |               |                                |             |
|                  | MG   | 14  | Magnolia grandiflora / Southern Magnolia        | Gallon or B&B | 2"-Cal.                        | 8' Min. Ht. |
|                  | QN   | 11  | Quercus nuttallii / Nuttall Oak                 | Gallon or B&B | 2"-Cal.                        | 8' Min. Ht. |
|                  | TD   | 15  | Taxodium distichum / Bald Cypress               | Gallon or B&B | 2"-Cal.                        | 8' Min. Ht. |
|                  | UB   | 4   | Ulmus parvifolia 'UPMTF' / Bosque® Lacebark Elm | Gallon or B&B | 2"-Cal.                        | 8' Min. Ht. |
| <b>CLASS 'B'</b> |      |     |   |               |                                |             |
|                  | LI   | 9   | Lagerstroemia indica / Crape Myrtle             | Gallon or B&B | 1" Cal. per Trunk 3 Trunk Min. | 8' Min. Ht. |

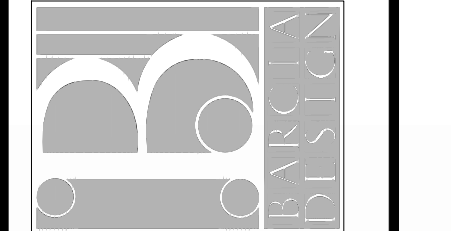
| SYMBOL | CODE | QTY        | BOTANICAL / COMMON NAME          | CONT | REMARKS               | SPACING                 |
|--------|------|------------|----------------------------------|------|-----------------------|-------------------------|
|        | SEED | 234,095 sf | Cynodon dactylon / Bermuda Grass |      | HydroSeeding          |                         |
|        | SOD  | 148,053 sf | Cynodon dactylon / Bermuda Grass |      | Squares or Mini Rolls | Class 'A'               |
|        | ROCK | 6,282 sf   | Mulch Area / River Stone Mulch   |      | River Rock Slicks     | 3" Deep w/Filter Fabric |



**Landscape and Buffer Maintenance Agreement Notation:**

- A. The owner is responsible for the maintenance of all landscaping.
- B. All plant material must be maintained in a healthy and growing condition as is appropriate for the season of the year.
- C. Plant materials which die must be replaced with similar healthy plant materials.
- D. All landscaping must be maintained in a neat and orderly manner at all times; including mowing, edging, pruning, fertilizing, watering, weeding, and other such activities common to the maintenance of landscaping.
- E. Landscaping areas must be kept free of trash, litter, weeds, and other such material or plants not part of the landscaping.
- F. All sight triangles shall be maintained in accordance with AASHTO standards as per the latest edition of *A Policy on Geometric Design of Highways and Streets*.

ALPHONSE BARCIA III  
 LANDSCAPE ARCHITECT LLC.  
 562 CLAYTON COURT  
 SLIDELL, LOUISIANA 70461  
 BARCIADESIGNS@GMAIL.COM  
 (985) 960-0429

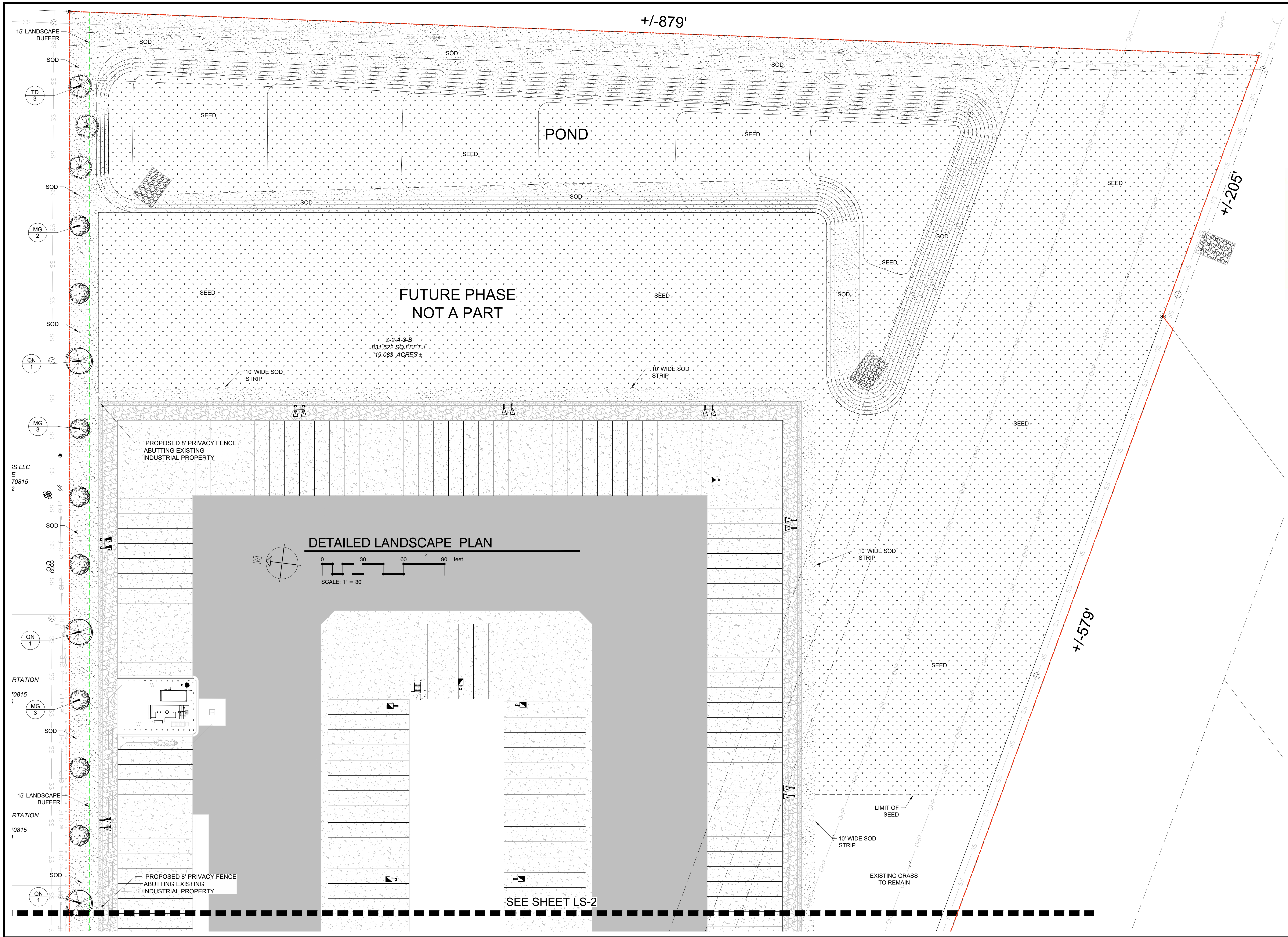


STATE OF LOUISIANA  
 ALPHONSE BARCIA III  
 LICENSED LANDSCAPE ARCHITECT  
 6-4-2025

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ODFL Baton Rouge  
 APN: 081-5927-2  
 Baton Rouge, L.A.  
 Sheet Title: Overall Landscape Plan

JOB No.:  
 SCALE: AS SHOWN  
 DRAWN BY: AB3  
 CHECKED BY: AB3  
 SHEET:  
**LS-0**  
 REV.  
 DATE: JUNE 4TH 2025



+/-879'

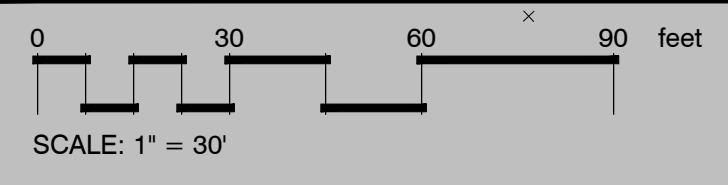
+/-205'

+/-579'

FUTURE PHASE  
NOT A PART

Z-2-A-3-B  
831,522 SQ. FEET ±  
19.083 ACRES ±

DETAILED LANDSCAPE PLAN

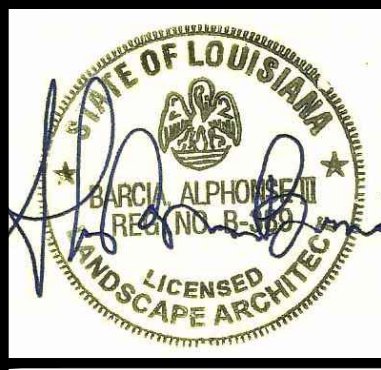
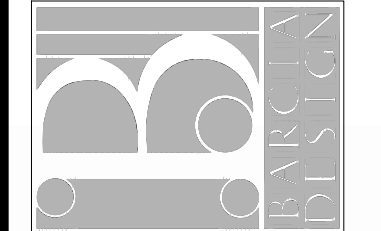


PROPOSED 8' PRIVACY FENCE  
ABUTTING EXISTING  
INDUSTRIAL PROPERTY

PROPOSED 8' PRIVACY FENCE  
ABUTTING EXISTING  
INDUSTRIAL PROPERTY

SEE SHEET LS-2

ALPHONSE BARCIA III  
LANDSCAPE ARCHITECT LLC.  
562 CLAYTON COURT  
SLIDELL, LOUISIANA 70461  
BARCIADESIGNS@GMAIL.COM  
(985) 960-0429



6-4-2025

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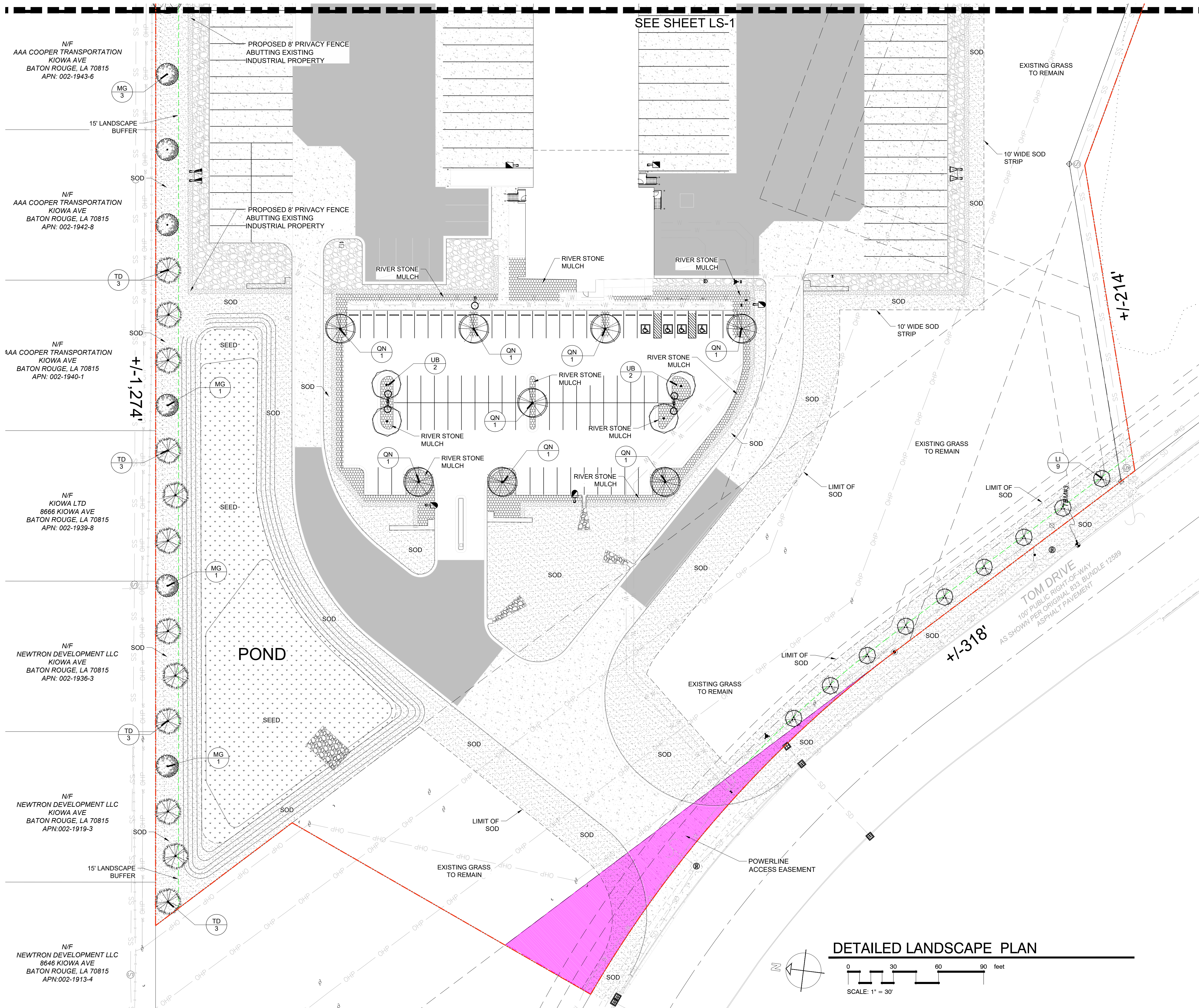
ODFL Baton Rouge  
APN: 081-5927-2  
Baton Rouge, L.A.

Sheet Title: Detailed Landscape Plan

JOB No.:  
SCALE: AS SHOWN  
DRAWN BY: AB3  
CHECKED BY: AB3

SHEET:  
**LS-1**

REV.  
DATE: JUNE 4TH 2025



SEE SHEET LS-1

N/F  
AAA COOPER TRANSPORTATION  
KIOWA AVE  
BATON ROUGE, LA 70815  
APN: 002-1943-6

N/F  
AAA COOPER TRANSPORTATION  
KIOWA AVE  
BATON ROUGE, LA 70815  
APN: 002-1942-8

N/F  
AAA COOPER TRANSPORTATION  
KIOWA AVE  
BATON ROUGE, LA 70815  
APN: 002-1940-1

N/F  
KIOWA LTD  
8666 KIOWA AVE  
BATON ROUGE, LA 70815  
APN: 002-1939-8

N/F  
NEWTRON DEVELOPMENT LLC  
KIOWA AVE  
BATON ROUGE, LA 70815  
APN: 002-1936-3

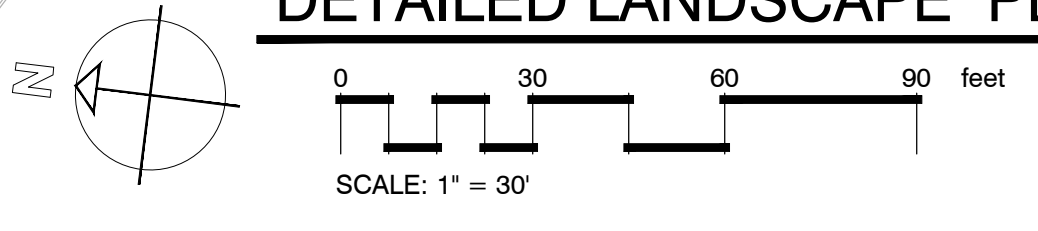
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NEWTRON DEVELOPMENT LLC  
KIOWA AVE  
BATON ROUGE, LA 70815  
APN: 002-1919-3

N/F  
NEWTRON DEVELOPMENT LLC  
8646 KIOWA AVE  
BATON ROUGE, LA 70815  
APN: 002-1913-4

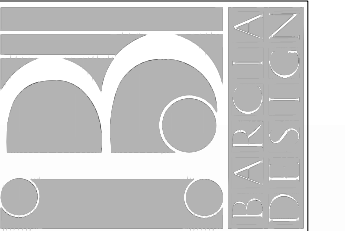
POND

TOM DRIVE  
100' PUBLIC RIGHT-OF-WAY  
AS SHOWN PER ORIGINAL 833 BUNDLE 12589  
ASPHALT PAVEMENT

DETAILED LANDSCAPE PLAN



ALPHONSE BARCIA III  
LANDSCAPE ARCHITECT LLC.  
562 CLAYTON COURT  
SLIDELL, LOUISIANA 70461  
BARCIADESIGNS@GMAIL.COM  
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ODFL Baton Rouge  
APN: 031-5927-2  
Baton Rouge, L.A.  
Sheet Title: Detailed Landscape Plan

JOB No.:  
SCALE: AS SHOWN  
DRAWN BY: AB3  
CHECKED BY: AB3  
SHEET:

LS-2

REV.  
DATE: JUNE 4TH 2025