CENTRAL
A COMMUNITY THAT CARES
CENTRAL, LOUISIANA

MUNICIPAL SERVICES CENTER
6703 Sullivan Road ♦ Central, Louisiana 70739 ♦ p: 225-262-5000 ♦ f: 225-262-5001

MEMORANDUM

TO: Planning Commission

FROM: Adam Williams AICP, Senior Planner

SUBJECT: **SP-1-19 Site Plan Development** for **Tract S** of the **Ole McDonalds Farms, Inc. Property** for two buildings totaling 31,450 square feet.

LOCATION This property is located on the east side of Sullivan between Lawndale Drive to the east and Brent Avenue to the north in Section 68, T6S, R2E, GLD, EBR, LA.

MASTERPLAN LAND USE	Medium Residential
PRESENT ZONING	(C-1) Light Commercial District
LOT ID NUMBER	611130357
ENGINEER/LAND SURVEYOR	Benchmark, LLC
APPLICANT	H.P, "Pete" Firmin, III

STAFF COMMENTS

1. **Size** of subject property is approximately 4.29 acres.

2. **Background** The applicant is proposing a commercial development zoned **(C-1) Light Commercial District** for retail, restaurant, office and commercial land uses.

Parking Calculations			
Use	Formula	Required	Proposed
Building One (8,400 sq. ft.)			
Retail	1 space per 300 sq. ft.	22	35
Restaurant	1 space per 100 sq. ft. + 15% of total	12	36
Handicap 1	1 space per 150-200 spaces	2	2
Total 1		36 spaces	73 spaces
Building Two (23,000 sq. ft.)			
Office	1 space per 250 sq. ft.	28	41
Commercial	1 space per 300 sq. ft.	54	54
Handicap 2	1 space per 150-200 spaces	4	4
Total 2		86 spaces	99 spaces

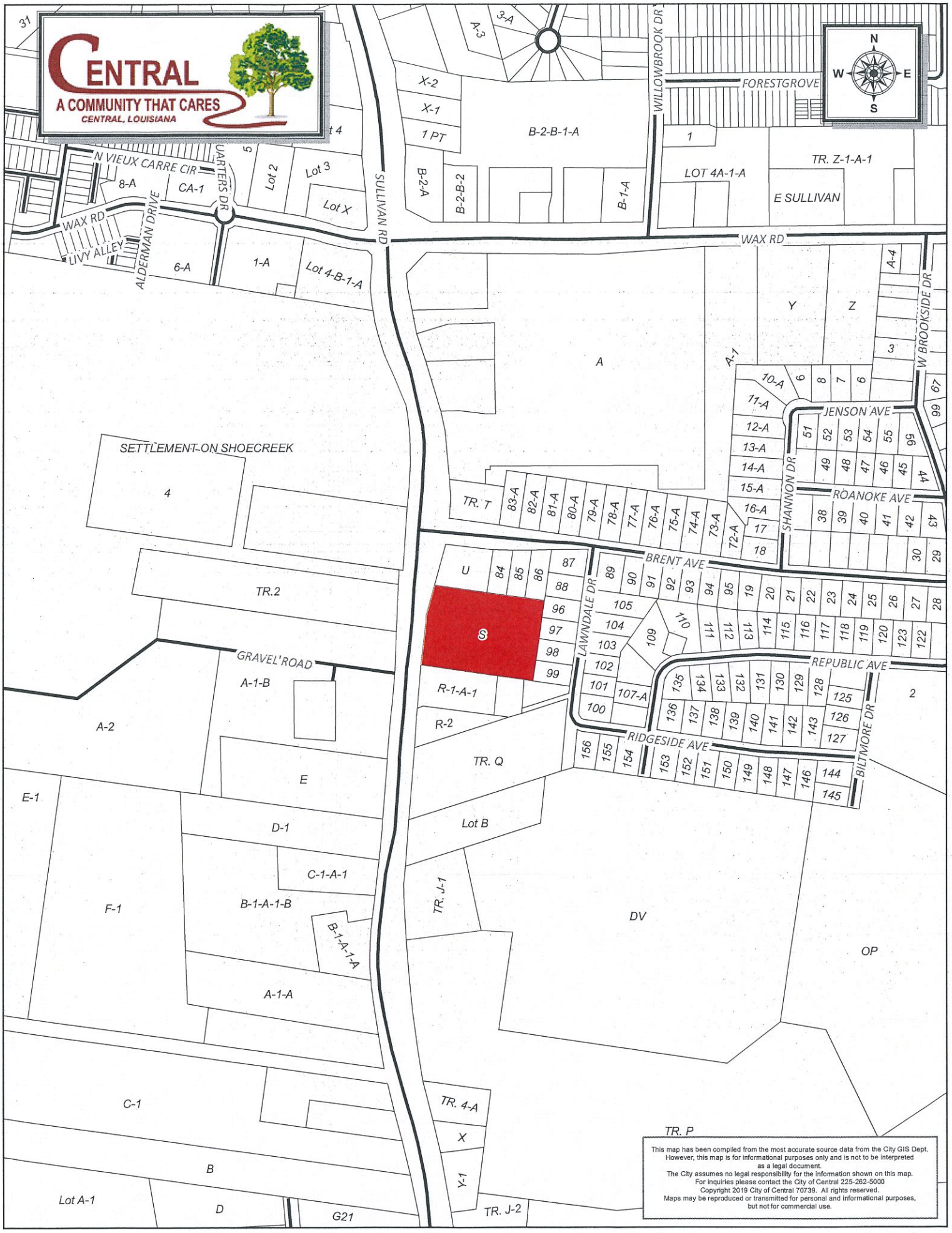
Landscape Calculations			
Section	Formula	Required	Proposed
Developed Site Area (Disturbed Area 162,591 sq. ft. or 3.73 acres.)	Two Class "A" trees per 5,000 sq. ft.	65 Class "A" Trees per 100 L.F.	39 Class "A" Trees per 100 L.F. 52 Class "B" Trees per 100 L.F.
Street Yard Landscape (Sullivan Rd.)	One Class "A" per 600 sq. ft. @ 10 ft. depth min. 3 ft. ht. Shrub screen	8 Class "A" Trees per 100 L.F 3 ft. ht. Shrub screen	4 Class "A" Trees 8 Class "B" Trees 3 ft. ht. Shrub screen
South Buffer Yard Area 6 ft. Ht. Wooden Fence	3 Class "A" Trees per 100 L.F. 6 Class "B" per 100 L.F. 9 Shrubs per 100 L.F.	6 Class "A" Trees Per 100 L.F. 12 Class "B" Trees per 100 L.F. 17 Shrubs per 100 L.F.	6 Class "A" Trees per 100 L.F. 12 Class "B" Trees 17 Shrubs per 100 L.F.
East Buffer Yard Area 372 L.F. with 6ft. Ht. Wooden Fence	3 Class "A" Trees per 100 L.F. 6 Class "B" Trees per 100 L.F. 9 Shrubs per 100 L.F.	12 Class "A" Trees per 100 L.F. 23 Class "B" Trees per 100 LF. 34 Shrubs per 100 L.F.	12 Class "A" Trees per 100 L.F. 23 Class "B" Trees per 100 LF. 34 Shrubs per 100 L.F.
North Buffer Yard Area 245 L.F. with 6 ft. Ht. Wooden Fence	3 Class "A" Trees per 100 LF. 6 Class "B" per 100 L.F. 9 Shrubs per 100 L.F.	8 Class "A" Trees per 100 LF. 15 Class "B" per 100 L.F. 22 Shrubs per 100 L.F.	8 Class "A" Trees per 100 LF. 15 Class "B" per 100 L.F. 22 Shrubs per 100 L.F.
Vehicular Use Area (160 parking spaces)	1 Class "A" Tree per 10 parking spaces	16 Class "A" Trees	16 Class "A" Trees

3. **Access** Public

4. **Master Plan Statement** The subject property is designated as Medium Density Residential land use on the 2010 City of Central Master Plan. The proposed use is not consistent with the Master Plan, but the property is currently zoned, C-1.

5. **Planning Commission Staff Recommendation** Staff recommends approval contingent on a cross-access connection between proposed lot S-2 and lot U where Central Pharmacy is located.

6. Scheduled for Planning Commission Meeting on **November 24, 2019.**



VICINITY MAP

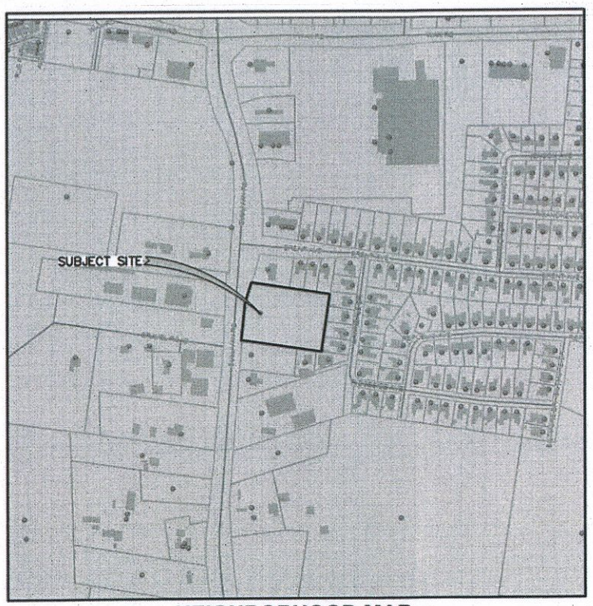
SP-1-19

PRELIMINARY SITE PLAN PACKAGE

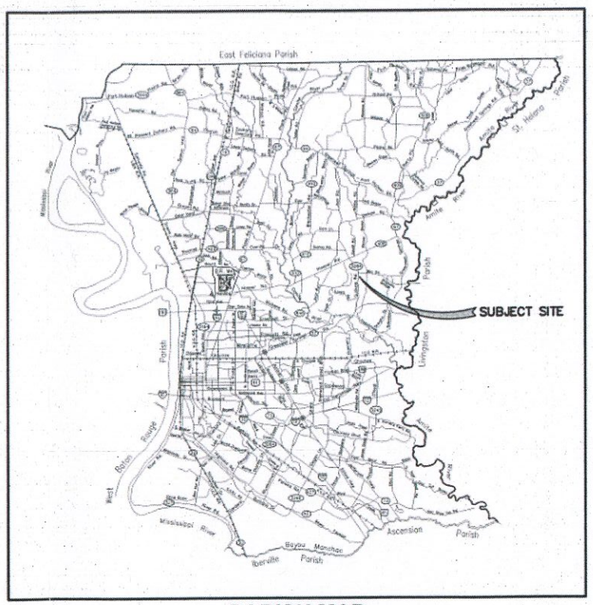
FOR

JPF SULLIVAN, LLC

CITY OF CENTRAL, LOUISIANA



NEIGHBORHOOD MAP
SCALE: 1" = 400'



PARISH MAP
N.T.S.

OWNER/DEVELOPER
JPF SULLIVAN, LLC
9811 MAMMOTH AVENUE BATON ROUGE, LA 70814 PHONE: 225-928-8433 CONTACT: H.P. FIRMIN III EMAIL: hpi3@firminconstruction.com

CIVIL ENGINEER / LAND SURVEYOR	LANDSCAPE ARCHITECT
BENCHMARK GROUP, L.L.C.	BENCHMARK GROUP, L.L.C.
11328 PENNYWOOD AVENUE BATON ROUGE, LA 70809 CONTACT: MURRAY MCCULLOUGH PHONE: 225.368.2475 FAX: 225.368.2476 EMAIL: murray@benchmarkgroupllc.com	11328 PENNYWOOD AVENUE BATON ROUGE, LA 70809 CONTACT: MARK BOUDREAUX PHONE: 225.368.2475 FAX: 225.368.2476 EMAIL: mboudreaux@benchmarkgroupllc.com

REGISTERED PROFESSIONAL:

THIS PLAN/DOCUMENT HAS BEEN PREPARED FOR CITY/PARISH PLANNING AND/OR ZONING PURPOSES ONLY. THE USE OF THIS PLAN/DOCUMENT FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF ANY PERMIT IS STRICTLY PROHIBITED. THIS PLAN/DOCUMENT HAS BEEN PREPARED BY THE REGISTERED ENGINEER, SURVEYOR, AND/OR LANDSCAPE ARCHITECT NOTED HEREON AND SIGNATURE OF SAID REGISTERED PROFESSIONAL DOES NOT DEEM THE PLAN/DOCUMENT AN OFFICIAL ENGINEERING, SURVEYING, OR LANDSCAPING PLAN/DOCUMENT.

PLANNING SUMMARY:

EXISTING ZONING:	C1	BLDG. SQUARE FOOTAGE:	45,600 S.F. TOTAL
MASTER PLAN LAND USE:	C1		8,450 S.F. BLDG. 1 15,300 S.F. BLDG. 2 10,000 S.F. BLDG. 3
ACREAGE:	3.73-AC.± TOTAL		
NUMBER OF BLDGS:	3 (THREE)	ADJACENT PARCEL(S) EXISTING ZONING:	
BUILDING HEIGHT(S):	28-FT.	BILTMORE SUBDIVISION: R2 – LOTS 84-88, 96-99	
NUMBER OF STORIES:	1 & 2	TRACT U: B4 TRACT R: R2 TRACT R-1-8-1: RA TRACT R-1-8-2: RA	
PROPOSED USE:	COMMERCIAL		

LEGAL DESCRIPTION OF SITE:

THE SUBJECT SITE IS SITUATED ON:
TRACT S, BEING A TRACT TAKEN FROM A 480 ACRE TRACT KNOWN AS THE OLE MCDONALDS FARMS, INC. PROPERTY, LOCATED IN SECTION 68, TOWNSHIP 6 SOUTH, RANGE 2 EAST, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA.

INDEX TO DRAWINGS:

SHEET:	DESCRIPTION:
1	COVER SHEET
2	EXISTING SITE CONDITIONS MAP
3	SITE PLAN
4	CIRCULATION PLAN
5	LANDSCAPE PLAN
6	ARCHITECTURAL ELEVATION(S)

BENCHMARK GROUP
LAND SURVEYING • CIVIL ENGINEERING
LAND PLANNING • LANDSCAPE ARCHITECTURE

BENCHMARK GROUP, L.L.C.
11328 PENNYWOOD AVENUE
BATON ROUGE, LOUISIANA 70809
PHONE: 225.368.2475 FAX: 225.368.2476
WWW.BENCHMARKGROUPLLC.COM

PROJECT:

PRELIMINARY SITE PLANS

JPF SULLIVAN, LLC

THE SUBJECT SITE IS SITUATED ON:
TRACT S, BEING A TRACT TAKEN FROM A 480 ACRE TRACT KNOWN AS THE OLE MCDONALDS FARMS, INC. PROPERTY, LOCATED IN SECTION 68, TOWNSHIP 6 SOUTH, RANGE 2 EAST, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA.

STAMP:

MURRAY L. McCULLOUGH, P.E.
NO. 31988
PRELIMINARY
10/10/19
LICENSED PROFESSIONAL ENGINEER
STATE OF LOUISIANA

THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT

REVISION:	DATE:	COMMENT:
A	10/10/19	SUBMITTAL TO PC
B	11/06/18	PER PC COMMENTS

BMG PROJECT NO.: 19-047

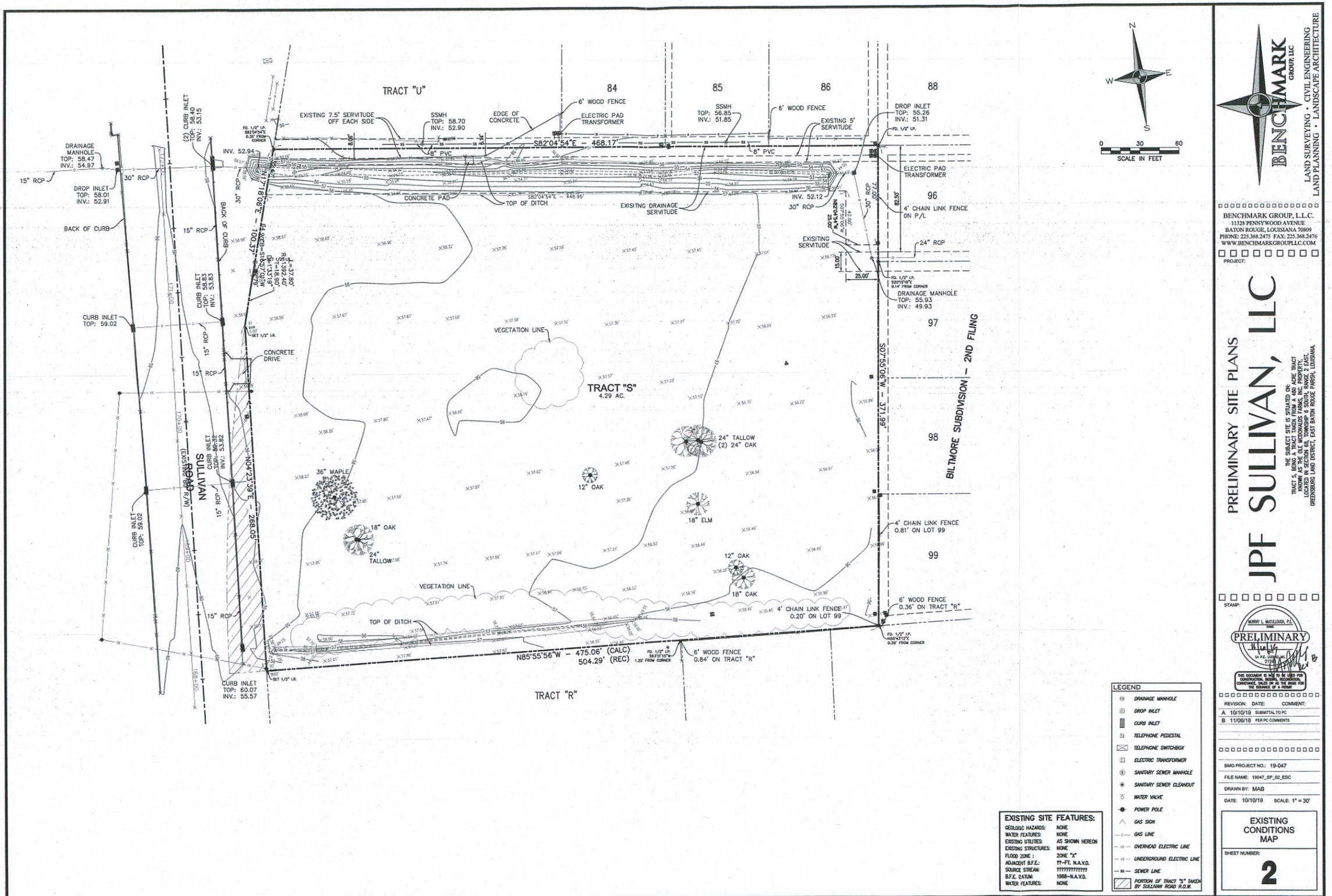
FILE NAME: 19047_SP_01_TITLE

DRAWN BY: MAB

DATE: 10/10/19 SCALE: AS NOTED

COVER SHEET

SHEET NUMBER: **1**



EXISTING SITE FEATURES:

GEOLOGIC HAZARDS:	NONE
WATER FEATURES:	NONE
EXISTING UTILITIES:	AS SHOWN HEREON
EXISTING STRUCTURES:	NONE
FLOOD ZONE :	ZONE "X"
ADJACENT B.F.E.:	??-FT. N.A.V.D.
SOURCE STREAM:	???????????
B.F.E. DATUM:	1988-N.A.V.D.
WATER FEATURES:	NONE

LEGEND

- DRAINAGE MANHOLE
- DROP INLET
- CURB INLET
- TELEPHONE PEDESTAL
- TELEPHONE SWITCHBOX
- ELECTRIC TRANSFORMER
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER VALVE
- POWER POLE
- GAS SIGN
- GAS LINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- SEWER LINE
- PORTION OF TRACT "S" TAKEN BY SULLIVAN ROAD R.O.W.

BENCHMARK GROUP, LLC
LAND SURVEYING • CIVIL ENGINEERING
LAND PLANNING • LANDSCAPE ARCHITECTURE

BENCHMARK GROUP, L.L.C.
11328 PENNYWOOD AVENUE
BATON ROUGE, LOUISIANA 70809
PHONE: 225.368.2475 FAX: 225.368.2476
WWW.BENCHMARKGROUPLLC.COM

PROJECT:

PRELIMINARY SITE PLANS

JPF SULLIVAN, LLC

THE SUBJECT SITE IS SITUATED ON TRACT S, BEING A TRACT TAKEN FROM A 480 ACRE TRACT KNOWN AS THE OLE MOONAUDS FARMS, INC. PROPERTY, LOCATED IN SECTION 68, TOWNSHIP 6 SOUTH, RANGE 2 EAST, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA.

STAMP:

MURRY L. McCULLOUGH, P.E. 21508

PRELIMINARY

THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT

REVISION:	DATE:	COMMENT:
A	10/10/19	SUBMITTAL TO PC
B	11/06/18	PER PC COMMENTS

BMG PROJECT NO.: 19-047

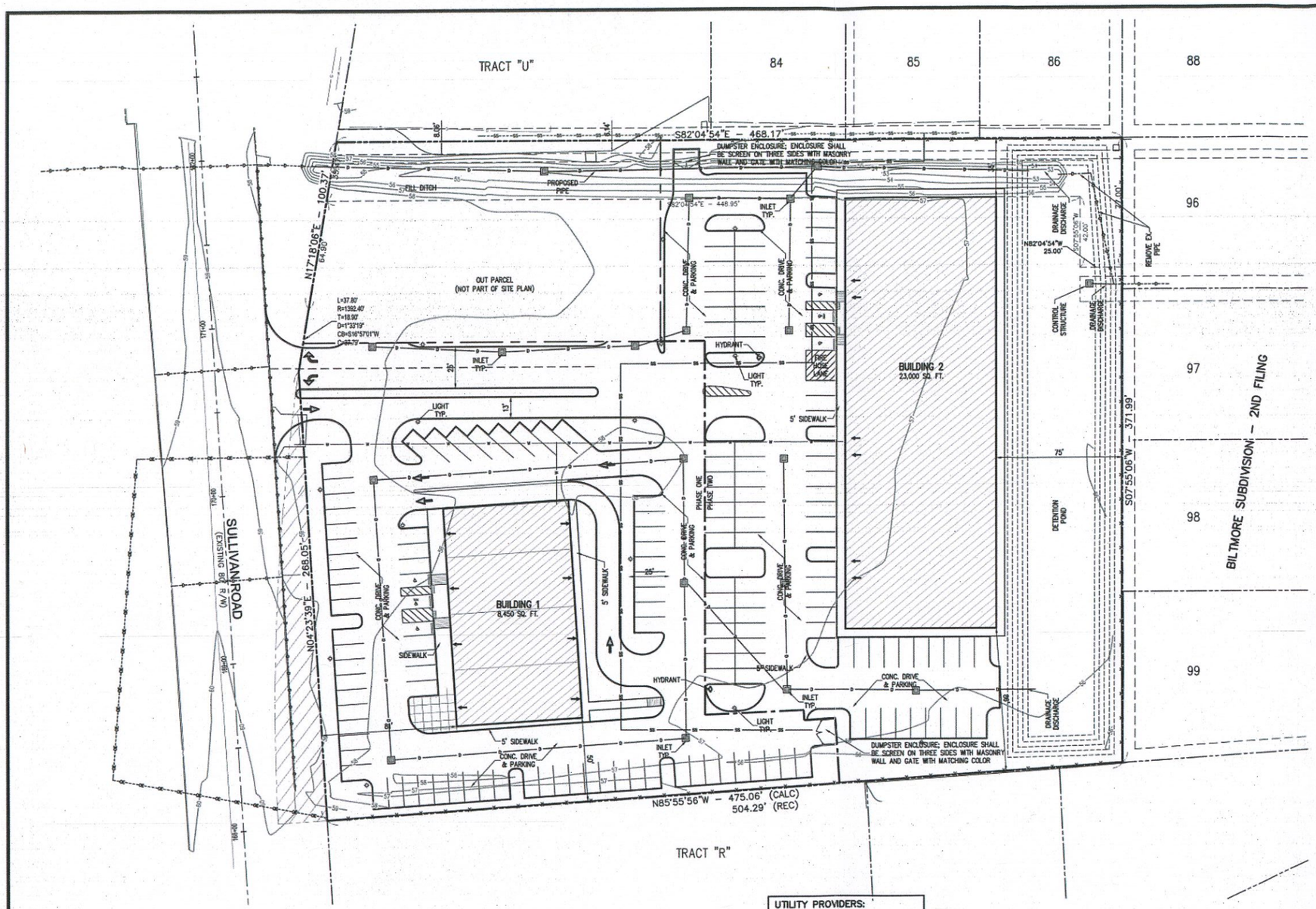
FILE NAME: 19047_SP_02_ESC

DRAWN BY: MAB

DATE: 10/10/19 SCALE: 1" = 30'

EXISTING CONDITIONS MAP

SHEET NUMBER: 2



UTILITY PROVIDERS:

ELECTRIC:	ENTERGY
WATER:	BATON ROUGE WATER CO.
GAS:	ENTERGY
TELEPHONE:	A.T.&T.
CATV:	COX COMMUNICATIONS
SEWAGE:	W.S.T.N.

SETBACKS PER ZONING:

FRONT:	10-FT.
SIDE:	NONE
REAR:	NONE

PROPOSED SETBACKS:

FRONT:	81-FT.±
SIDE:	86- & 35-FT.±
REAR:	75-FT.±

PROPOSED STRUCTURES:

NUMBER OF BUILDINGS:	2 (TWO)
BUILDING HEIGHT(S):	28-FT.
NUMBER OF STORIES:	1

PROPOSED SITE FEATURES:

LIGHTING: HEIGHT: 20-FT.
ANGLE OF SHINE: 90° TO POLE
TYPE: HID-TYPE LIGHTING
***SITE LIGHTING SHALL BE DIRECTED INWARD ANT NOT TOWARD ANY ABUTTING PROPERTY OWNERS

REFUSE-DUMPSTER: LOCATION: AS SHOWN HEREON
SCREENING: 7-FT. WOOD FENCE

PROPOSED UTILITIES: AS SHOWN HEREON

NOISY EQUIPMENT: LOCATED ON ROOF(S)

SERVICE AREAS: NONE

MACHINERY: NONE

FIRE HYDRANTS: AS SHOWN HEREON

GATE: NONE

FENCES: YES HEIGHT: 6'
TYPE: WOODEN SCREEN

SIGNAGE: HEIGHT: 5-FT.
WIDTH: 8-FT.
FACE AREA: 38 S.F.

GENERAL SITE NOTES:

SEWAGE TREATMENT: SEWAGE TREATMENT WILL BE VIA COLLECTION BY GRAVITY SYSTEM WITH ULTIMATE DISCHARGE TO EXISTING E.B.R. SEWAGE SYSTEM. NO SEWAGE TREATMENT PLANT ON-SITE IS REQUIRED.

EXISTING PAVEMENT SURFACE TYPE: P.C. CONCRETE PAVEMENT (SULLIVAN ROAD)

PROPOSED SURFACE TYPE: P.C. CONCRETE PAVEMENT (DRIVEWAYS & PARKING)

PROPOSED LAKES/PONDS: REAR DETENTION

COMMON AREAS: DUMPSTER ENCLOSURE

WETLANDS: NO WETLANDS EXIST ON THE SUBJECT PROPERTY

TRAFFIC SIGNALS: NEAREST TRAFFIC SIGNAL AT SULLIVAN ROAD & WAX ROAD

ALL DIMENSIONS SHOWN HEREON ARE APPROXIMATE AND PRELIMINARY AND SUBJECT TO REVISION BASED ON FINAL ENGINEERING/ARCHITECTURAL DESIGN.

LEGEND:

- DRAINAGE MANHOLE
- DROP INLET
- CURB INLET
- TELEPHONE PEDESTAL
- TELEPHONE SWITCHBOX
- ELECTRIC TRANSFORMER
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER VALVE
- POWER POLE
- GAS SIGN
- GAS LINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- SEWER LINE
- PORTION OF TRACT "S" TAKEN BY SULLIVAN ROAD R.O.W.
- PROPOSED STORM DRAINAGE CULVERT
- PROPOSED STORM DRAINAGE INLET
- PROPOSED SANITARY SEWER SERVICE
- PROPOSED SUBSURFACE ELECTRIC SERVICE
- PROPOSED SUBSURFACE WATER SERVICE
- PROPOSED FIRE HYDRANT
- PROPOSED SITE LIGHT

FIRMIN PROJECT - PRELIMINARY SITE PLAN

BENCHMARK GROUP, LLC
LAND SURVEYING • CIVIL ENGINEERING
LAND PLANNING • LANDSCAPE ARCHITECTURE

BENCHMARK GROUP, L.L.C.
11328 PENNYWOOD AVENUE
BATON ROUGE, LOUISIANA 70809
PHONE: 225.368.2475 FAX: 225.368.2476
WWW.BENCHMARKGROUPLLC.COM

PROJECT:

PRELIMINARY SITE PLANS

JPF SULLIVAN, LLC

THE SUBJECT SITE IS SITUATED ON TRACT S, BEING A TRACT TAKEN FROM A 480 ACRE TRACT KNOWN AS THE OLE MCDONALDS FARMS, INC. PROPERTY, LOCATED IN SECTION 6, T7S, R2E, 2ND JUDICIAL DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA.

STAMP:

MURRAY L. McCULLOUGH, P.E.
18906
PRELIMINARY
LA P.E. LICENSE NUMBER
21906
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT

REVISION:	DATE:	COMMENT:
A	10/10/19	SUBMITTAL TO PC
B	11/06/18	PER PC COMMENTS

BMG PROJECT NO.: 19-047

FILE NAME: 19047_SP_03_SITE

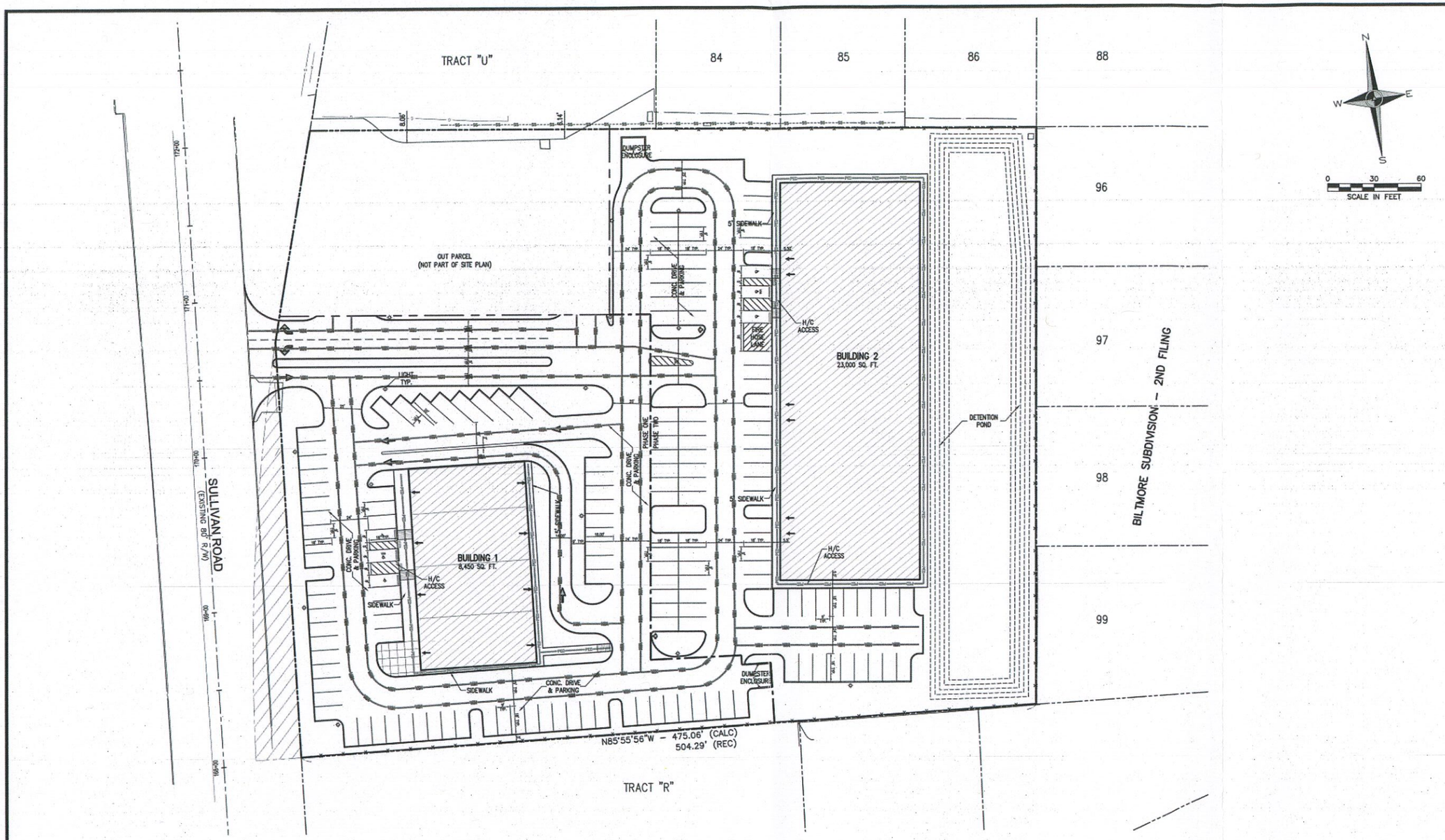
DRAWN BY: MAB

DATE: 10/10/19 SCALE: 1" = 30'

SITE PLAN

SHEET NUMBER:

3



GENERAL SITE NOTES:

EXISTING PAVEMENT SURFACE TYPE: P.C. CONCRETE PAVEMENT (SULLIVAN ROAD)

PROPOSED SURFACE TYPE: P.C. CONCRETE PAVEMENT (DRIVEWAYS & PARKING)

PARKING SPACES ARE 90-DEGREES AND 45-DEGREES

BUS STOPS: NO CTC BUS STOPS

VEHICULAR USE PER PHASE:

VEHICULAR USE AREA	PHASE ONE: VUA – 46,210 S.F.
	PHASE TWO: VUA – 26,732 S.F.

PARKING SUMMARY:

PHASE ONE:

USE	FORMULA	REQUIRED	PROPOSED
RETAIL	1 SPACE PER 300 S.F.	22	39
RESTAURANT	1 SPACE PER 100 GFA PLUS 15% OF TOTAL	12	35

PHASE TWO:

USE	FORMULA	REQUIRED	PROPOSED
GENERAL COMMERCIAL	1 SPACE PER 300 S.F.	54	54
OFFICE	1 SPACE PER 250 S.F.	28	28
HANDICAP SPACES	151-200 SPACES	6	6

LEGEND:

- VEH — PROPOSED VEHICULAR CIRCULATION PATH
- PED — PROPOSED PEDESTRIAN CIRCULATION PATH
- PROPOSED BUILDING ACCESS POINT
- PROPOSED WHEEL STOP
- PROPOSED HANDICAP ACCESS RAMP
- PROPOSED FIRE HYDRANT
- PROPOSED SITE LIGHT

BENCHMARK GROUP
LAND SURVEYING • CIVIL ENGINEERING
LAND PLANNING • LANDSCAPE ARCHITECTURE

BENCHMARK GROUP, L.L.C.
11328 PENNYWOOD AVENUE
BATON ROUGE, LOUISIANA 70809
PHONE: 225.368.2475 FAX: 225.368.2476
WWW.BENCHMARKGROUPLLC.COM

PROJECT:

PRELIMINARY SITE PLANS

JPF SULLIVAN, LLC

THE SUBJECT SITE IS SITUATED ON:
TRACT S, BEING A TRACT TAKEN FROM A 480 ACRE TRACT
KNOWN AS THE OLE MCDONALDS FARMS, INC. PROPERTY,
LOCATED IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 2 EAST,
GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA.

STAMP:

REVISION:	DATE:	COMMENT:
A	10/10/19	SUBMITTAL TO PC
B	11/06/18	PER PC COMMENTS

BMG PROJECT NO.: 19-047

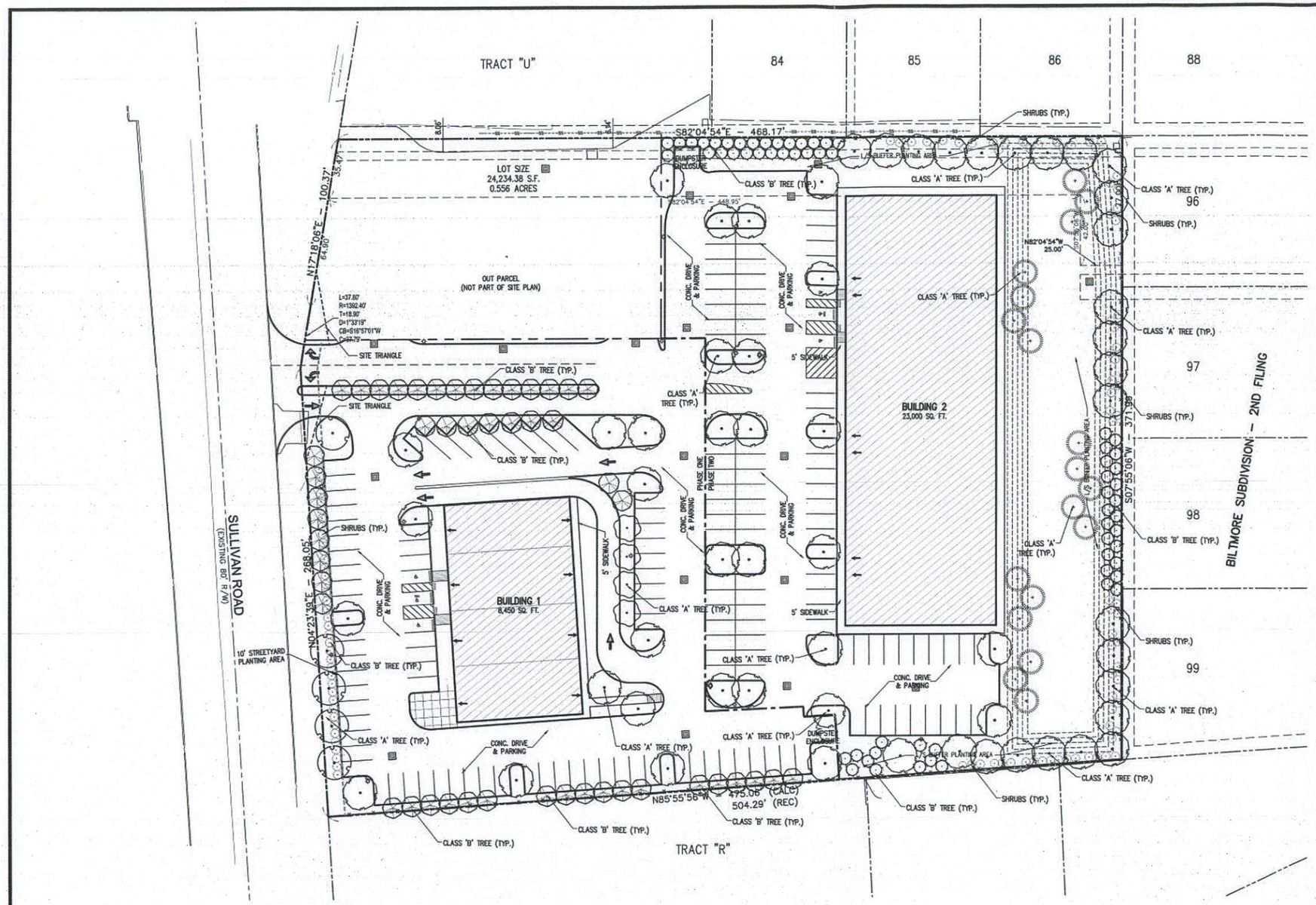
FILE NAME: 19047_SP_05_CIR

DRAWN BY: MAB

DATE: 10/10/19 SCALE: 1" = 30'

CIRCULATION PLAN

SHEET NUMBER: 4



LANDSCAPE SITE CALCULATIONS			
TOTAL SITE AREA:	3.73		
ZONING:	C1		
EXISTING LAND USE:	VACANT		
SECTION	FORMULA	REQUIRED	PROPOSED
DEVELOPED SITE AREA (DISTURBED AREA – 162,591 S.F.)	2 CLASS 'A' PER 5,000 S.F.	65 CLASS 'A'	39 CLASS 'A' 52 CLASS 'B'
STREET YARD LANDSCAPE SULLIVAN ROAD – 480 L.F.	1 CLASS 'A' PER 600 S.F. @ 10 DEPTH MIN. 3' HT. SHRUB SCREEN	8 CLASS 'A' 3' HT. SHRUB SCREEN	4 CLASS 'A' 8 CLASS 'B' 3' HT. SHRUB SCREEN
SOUTH BUFFERYARD AREA: 186.70 L.F. (20' – B) 6' HT. WOODEN SCREEN FENCE	3 CLASS 'A' PER 100 L.F. 6 CLASS 'B' PER 100 L.F. & 9 SHRUBS PER 100 L.F.	6 CLASS 'A' 12 CLASS 'B' & 17 SHRUBS	6 CLASS 'A' 12 CLASS 'B' & 17 SHRUBS
EAST BUFFERYARD AREA: 372 L.F. (20' – B) 6' HT. WOODEN SCREEN FENCE	3 CLASS 'A' PER 100 L.F. 6 CLASS 'B' PER 100 L.F. & 9 SHRUBS PER 100 L.F.	12 CLASS 'A' 23 CLASS 'B' & 34 SHRUBS	12 CLASS 'A' 23 CLASS 'B' & 34 SHRUBS
NORTH BUFFERYARD AREA: 245 L.F. (20' – B) 6' HT. WOODEN SCREEN FENCE	3 CLASS 'A' PER 100 L.F. 6 CLASS 'B' PER 100 L.F. & 9 SHRUBS PER 100 L.F.	8 CLASS 'A' 15 CLASS 'B' & 22 SHRUBS	8 CLASS 'A' 15 CLASS 'B' & 22 SHRUBS
VEHICULAR USE LANDSCAPING (160 PARKING SPACES)	1 CLASS 'A' TREE PER 10 PARKING SPACES	16 CLASS 'A'	16 CLASS 'A'
VEHICULAR USE LANDSCAPING 10% LANDSCAPE AREA	PHASE ONE: VUA – 46,210 S.F.	PHASE ONE: 10% – 4,621 S.F.	VUA – 7,933 S.F. PER. – 2,300 S.F. INT. – 5,633 S.F.
	PHASE TWO: VUA – 26,732 S.F.	PHASE TWO: 10% – 2,673 S.F.	VUA – 4,137 S.F. PER. – 800 S.F. INT. – 3,337 S.F.

PLANTING LEGEND			
SYMBOL		BOTANICAL NAME	COMMON NAME
TREES			
AR		Acer rubrum 'Flame'	Flame Red Maple
IO		Ilex hybrid 'Oakleaf'	Oakleaf Holly
LI		Lagerstroemia indica	Crape Myrtle
QN		Quercus nuttallii	Nuttall Oak
TD		Taxodium distichum	Bald Cypress
UA		Ulmus parvifolia 'Alee'	Alee Elm
SHRUBS			
IHS		Ilex cornuta 'Dwarf Burford'	Dwarf Burford Holly

N
W
E
S
0 30 60
SCALE IN FEET

BENCHMARK GROUP, LLC
LAND SURVEYING • CIVIL ENGINEERING
LAND PLANNING • LANDSCAPE ARCHITECTURE

BENCHMARK GROUP, L.L.C.
11328 PENNYWOOD AVENUE
BATON ROUGE, LOUISIANA 70809
PHONE: 225.368.2475 FAX: 225.368.2476
WWW.BENCHMARKGROUPLLC.COM

PROJECT:

PRELIMINARY SITE PLANS

JPF SULLIVAN, LLC

THE SUBJECT SITE IS SITUATED ON:
TRACT S, BEING A TRACT TAKEN FROM A 480 ACRE TRACT KNOWN AS THE OLE MOONKALDS FARMS, INC. PROPERTY, LOCATED IN SECTION 84, T.7S., R.1E., SOUTHEASTERN LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA.

STAMP:

MARK A. BOUDREAUX, ASLA
NAME
PRELIMINARY
11/6/2019
LA. A.S.L.A. LICENSE NO. 000413
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT

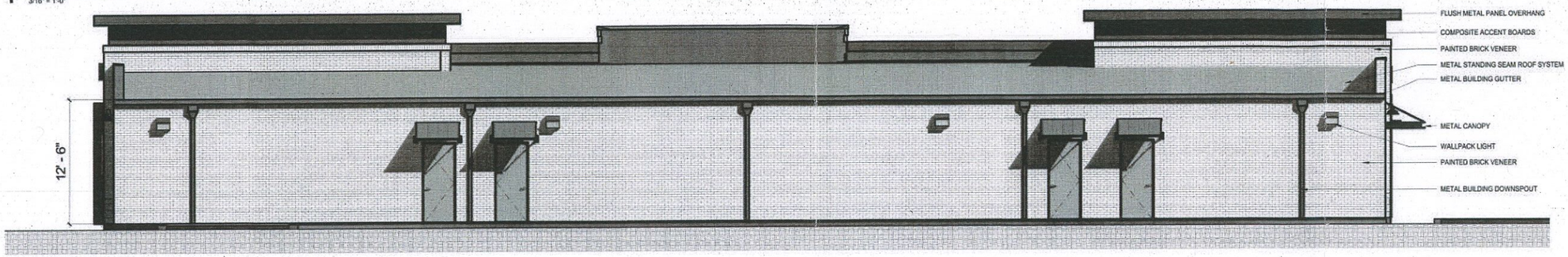
REVISION:	DATE:	COMMENT:
A	10/10/19	SUBMITTAL TO PC
B	11/06/19	PER PC COMMENTS

BMG PROJECT NO.: 19-047
FILE NAME: 19047_SP_06_LSCAPE
DRAWN BY: MAB
DATE: 10/10/19 SCALE: 1" = 30'

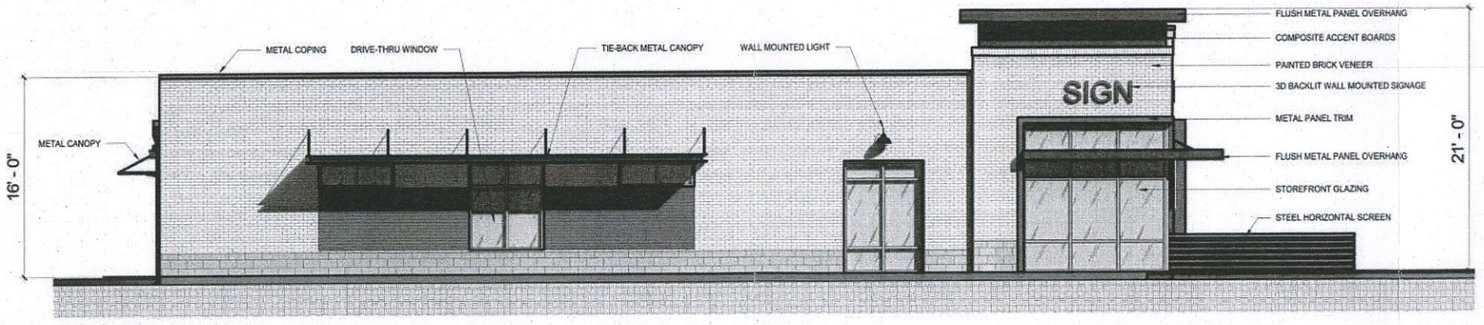
LANDSCAPE PLAN

SHEET NUMBER:
5

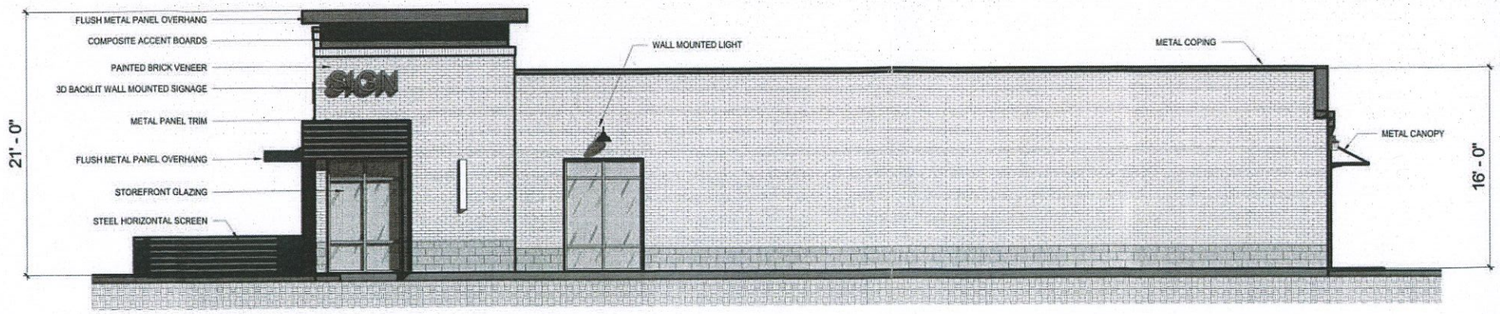
1 WEST ELEVATION - FIRMIN
3/16" = 1'-0"



2 EAST ELEVATION - FIRMIN
3/16" = 1'-0"



3 NORTH ELEVATION - FIRMIN
3/16" = 1'-0"



4 SOUTH ELEVATION - FIRMIN
3/16" = 1'-0"

BENCHMARK GROUP, LLC
LAND SURVEYING • CIVIL ENGINEERING
LAND PLANNING • LANDSCAPE ARCHITECTURE
BENCHMARK GROUP, L.L.C.
11328 PENNYWOOD AVENUE
BATON ROUGE, LOUISIANA 70809
PHONE: 225.368.2475 FAX: 225.368.2476
WWW.BENCHMARKGROUPLLC.COM

PROJECT:

PRELIMINARY SITE PLANS

JPF SULLIVAN, LLC

THE SUBJECT SITE IS SITUATED ON:
TRACT 5, BEING A TRACT TAKEN FROM A 480 ACRE TRACT
KNOWN AS THE OLE MCDONALDS FARMS, INC. PROPERTY,
LOCATED IN SECTION 57, TOWNSHIP 6 SOUTH, RANGE 2 EAST,
GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA.

STAMP:

MARK A. BOLDUC, ASLA
NAME
PRELIMINARY
11/6/2019
DATE
LA. LICENSE LANDSCAPE ARCH. NO. 0-413
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT

REVISION:	DATE:	COMMENT:
A	10/10/19	SUBMITTAL TO PC
B	11/06/18	PER PC COMMENTS

BMG PROJECT NO.: 19-047
FILE NAME: 19047_SP_07_ELEV
DRAWN BY: MAB
DATE: 10/10/19 SCALE: AS NOTED

ARCHITECTURAL ELEVATIONS

SHEET NUMBER:
6

Municipal Services Center
6703 Sullivan Road
City of Central, Louisiana 70739
P: 225.262.5000 ~ F: 225.262.5001

October 30, 2019

SP-1-19 Site Plan for J.P.F. Sullivan, LLC

Development Review Committee (DRC) Comments

Please address the following items:

Engineering

1. A sewer capacity request shall be granted by DES prior to construction plan approval, and prior to obtaining a sewer tie-in permit. The sewer tie-in permit shall be applied for to our office (Subdivision Engineering, 1100 Laurel St). Fee is $125. Also, unless Central will be collecting the impact fees, they will be due to us as well, at time of obtaining the tie-in permit. Written proof of Central collecting the impact fees must be provided to us.

Traffic

Planning and Zoning

(6)

1. Provide a table showing total VUA square footage broken into Phase 1 and Phase 2.
2. Provide a table showing total VUA square footage landscape broken into Phase 1 and Phase 2. (10% each required).
3. Provide a table showing total VUA landscape square footage, the VUA perimeter and the VUA interior landscape requirement (50%) required) for Phase 1 and Phase 2.
4. Any parking island, peninsula, or planting space internal to the VUA must have a minimum width of 5 feet. What is the width of the planting area of the south property line?
5. Brick dumpster walls on three sides with a painted matching dumpster gate.
6. Direct lighting inward.
7. Indicate fire hose travel lanes.
8. Site Plan approval expires 3 years after approval.

Printed On, 11/7/2019

en the out parcel & the

ore the Planning and

ing design and
g. All open automobile
parking spaces shall be
ing or fronting on any
t less than five feet high or
ess than five feet in height.
t three feet high across the
be provided for all parking
spaces. Wheel stops of
placed not nearer than
ere a front yard is not

dards, Vehicular use area.
ave a minimum of ten
ndscaped with trees,
grass. A minimum of 50
g requirements shall be
r use area. The
y:

ng spaces, one Class
arking spaces, or

g spaces, one Class a Tree
paces, a fraction thereof.

g spaces, one Class A Tree
paces, or fraction there of

space internal to a
width of five
tree or trees.

e of this correspondence
ts and revisions before

OUR THING WINGS
WELCH
PUBLIC HEARING
CITY OF CENTRAL
PLANNING AND ZONING COMMISSION
Date: 11.21.19 Time: 6pm
Location: Kristenwood 14025 Greenwell Springs Rd.
Case Number: SS 22-19
☐ REQUEST TO REZONE
FROM:
TO:
☒ OTHER REQUEST
SUBDIVIDE (1) LOT INTO (2) TWO LOTS
For More Information Contact City of Central 262-5000
PUBLIC HEARING
CITY OF CENTRAL
PLANNING AND ZONING COMMISSION
Date: 11.21.19 Time: 6pm
Location: Kristenwood 14025 Greenwell Springs Rd.
Case Number: SP-1-19
☐ REQUEST TO REZONE
FROM:
TO:
☒ OTHER REQUEST
SITE PLAN DEVELOPMENT FOR (2) BUILDINGS W/RETAIL, OFFICE, RESTAURANT & COMMERCIAL USES
For More Information Contact City of Central 262-5000
Oct 31, 2019